

SADDLEHORN RANCH - FILING 1

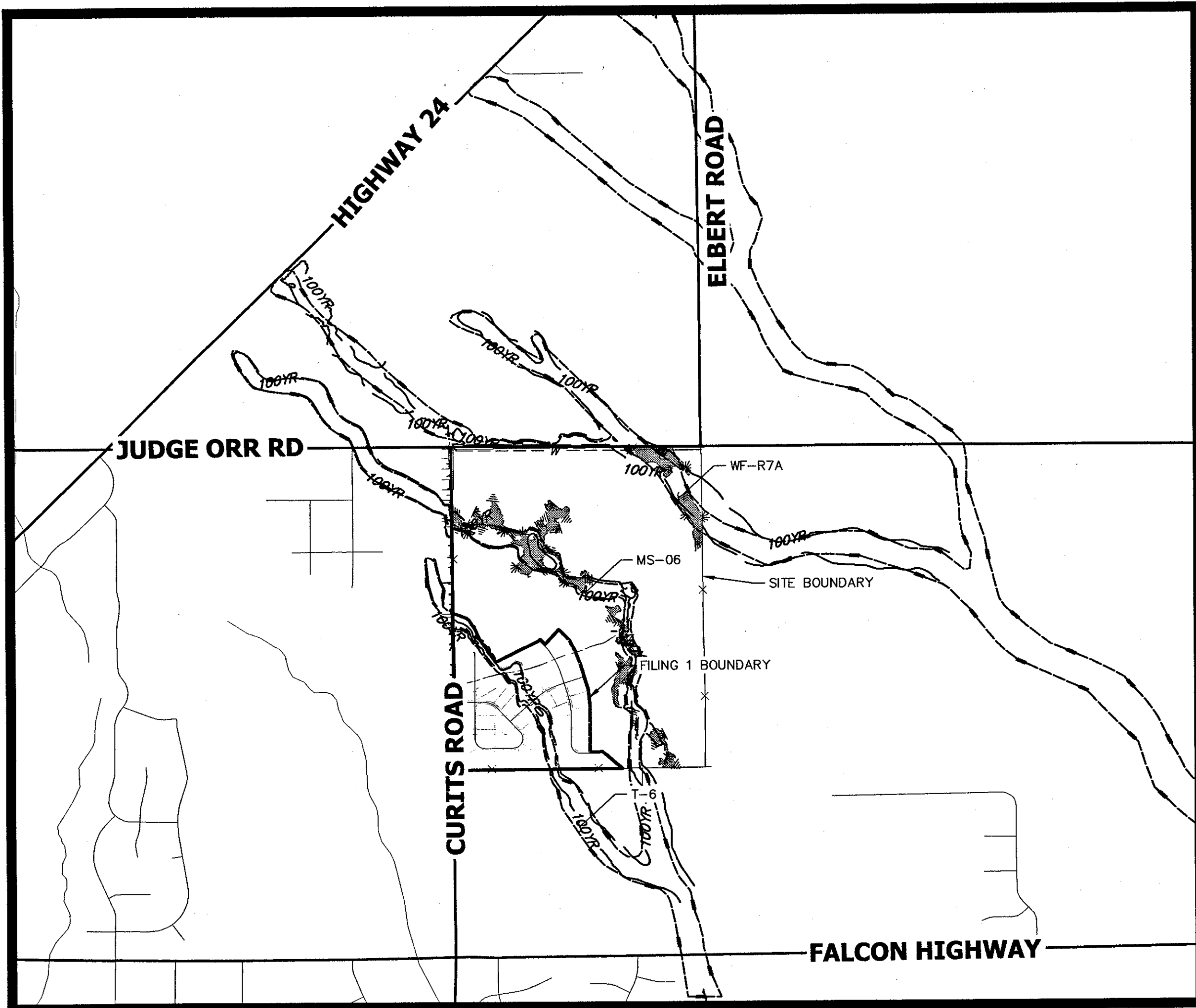
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO
CONSTRUCTION DOCUMENTS



Know what's below.
Call before you dig.

ABBREVIATIONS

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



VICINITY MAP

SCALE: 1" = 2000'

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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 RANCH METRO DISTRICT

BENCHMARK:

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

BASIS OF BEARINGS:

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

EL PASO COUNTY STATEMENT

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

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

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

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

FOR AND ON BEHALF OF JR ENGINEERING

OWNER/DEVELOPER STATEMENT

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

FOR ROI
PROPERTY GROUP, LLC
11/30/2020
DATE

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

DISTRICT APPROVALS

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

PRESIDENT FOR
SADDLEHORN RANCH METRO DISTRICT
11/30/2020
DATE

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

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

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

JR ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-590-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=2000'	N/A	7/15/20	NQJ	NQJ	NQJ

SADDLEHORN RANCH - FILING 1
- CONSTRUCTION DOCUMENTS
COVER SHEET

SHEET 1 OF 51

JOB NO. 2514202

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

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL BE "0" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 16" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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

No.	REVISION	BY	DATE

JOB NO. 2514202

FOR AND ON BEHALF OF JR ENGINEERING, LLC

X:\251009a\2514202\Drawings\Sheet Dwg\CDs\2514202\CD\1.dwg, Legend, 5/8/2020 11:38:52 AM, common

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		

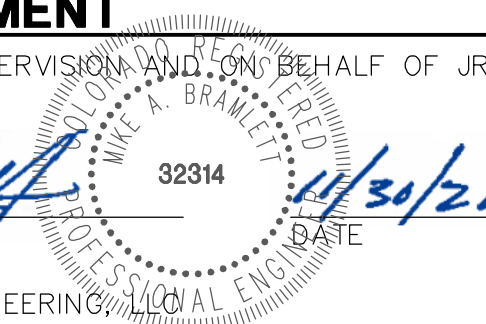
MONUMENTATION LEGEND

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 51

JOB NO. 2514202

BY	DATE	REVISION	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/07/20	NQJ	NQJ	

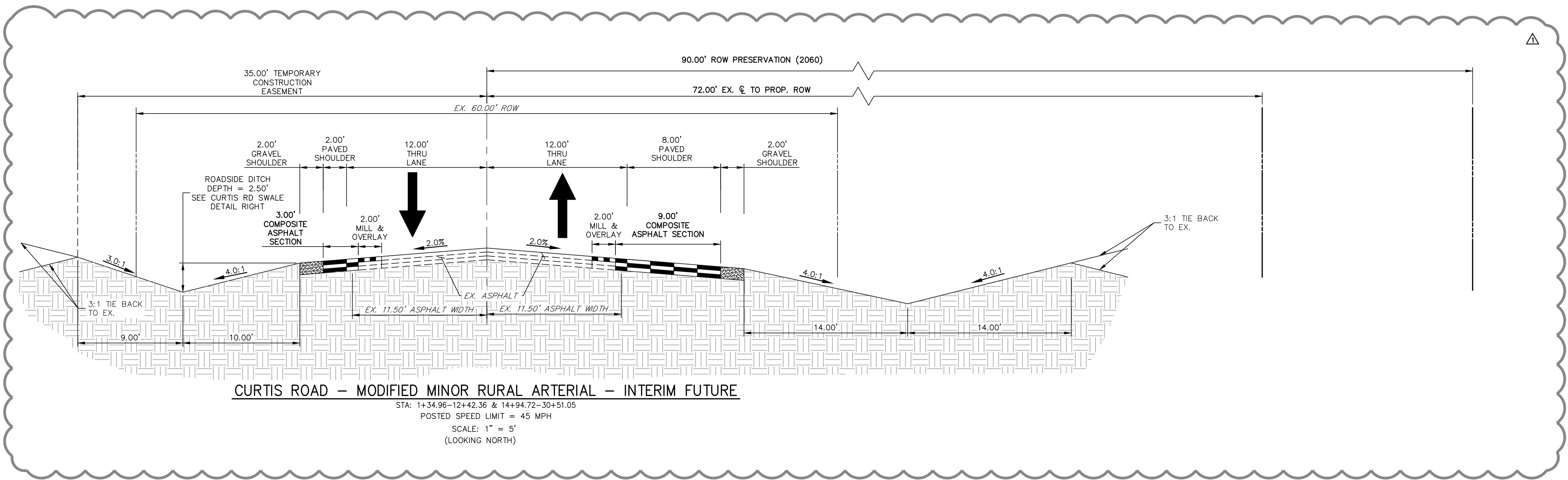
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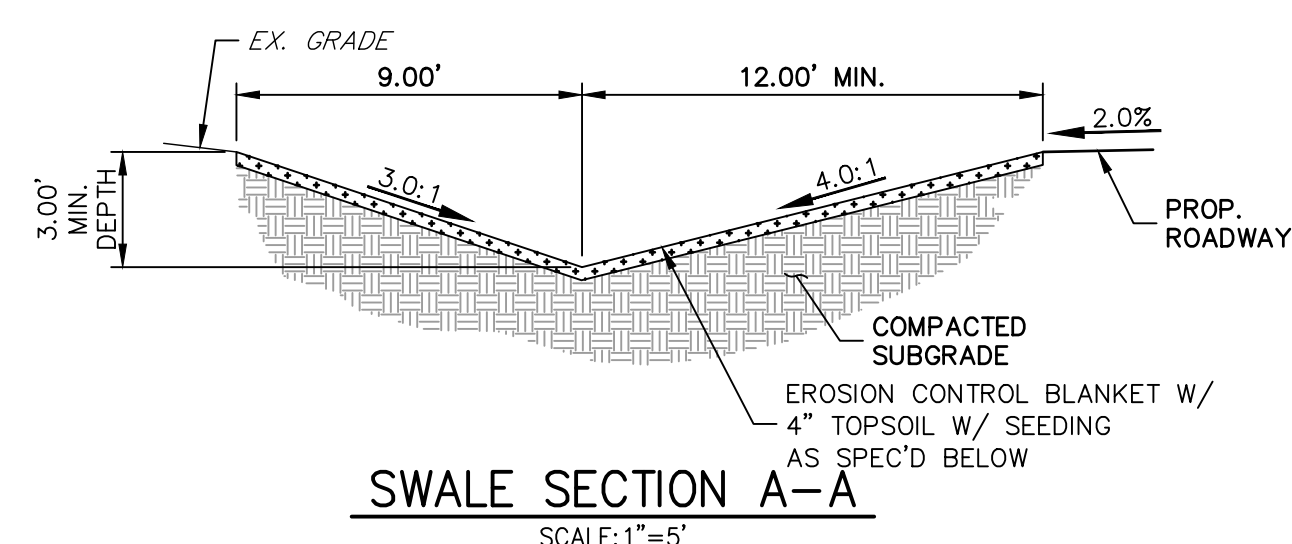
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UNTIL SUCH TIME AS
THESE DRAWINGS ARE
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APPROPRIATE REVIEWING
AGENCIES, JR ENGINEERING
APPROVES THEIR USE FOR
THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION.

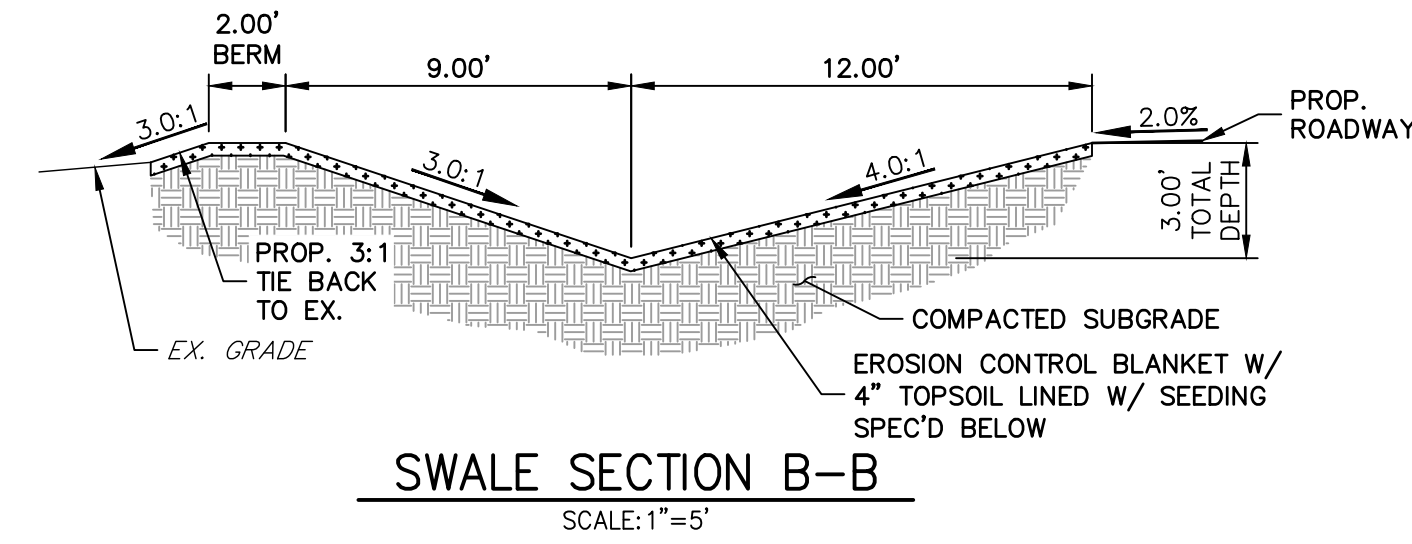
BY	DATE	REVISION	VARIES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
AAM	5/17/21	1	N/A			7/15/20	NQJ	NQJ	



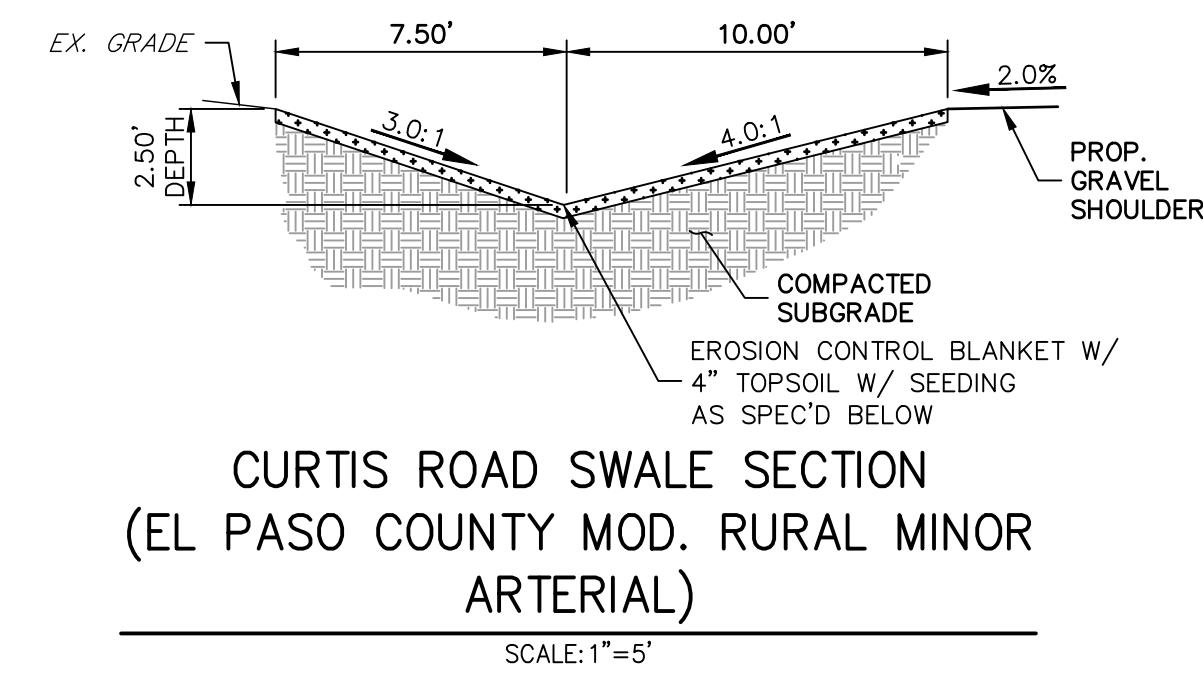
- ### ROADSIDE SWALE NOTES
- SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS. IN AREAS WHERE 3:1 TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH, SWALE TO BE CUT DEEPER SUCH THAT 3' DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
 - SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER TO ACHIEVE 3.0' DEPTH RELATIVE TO EXISTING GRADE CAN NOT BE ACHIEVED DUE TO DOWN STREAM GRADE REQUIREMENTS. 2.0' BERM MUST BE PROVIDED TO MITIGATE FUTURE EROSION.



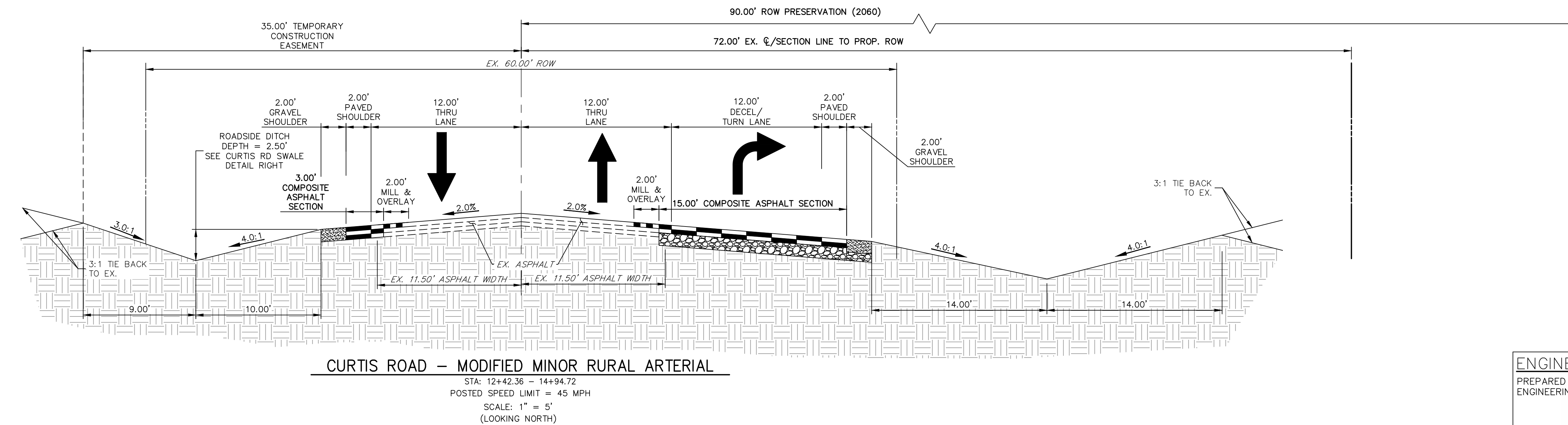
SWALE SEED MIX:
EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
-IDAHO FESCUE
-SANDBERG BLUEGRASS
-ROCKY MOUNTAIN FESCUE
-BIG BLUEGRASS



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



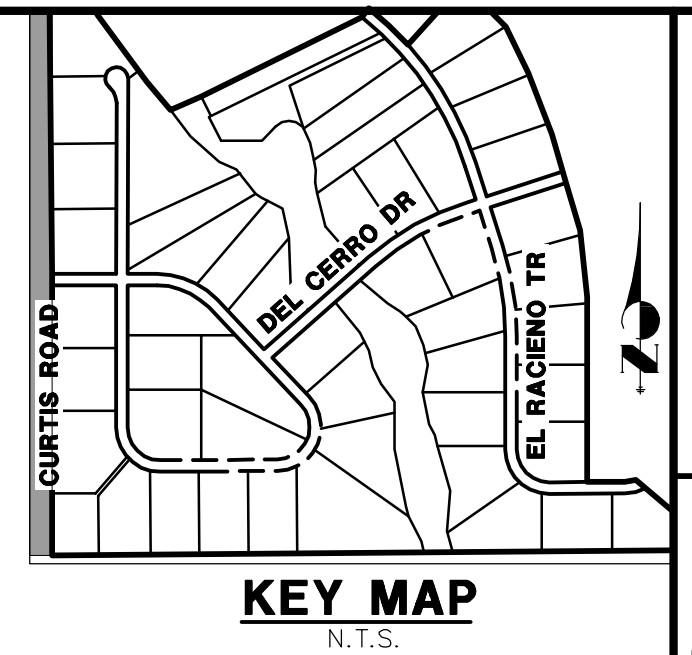
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett

MIKE A. BRAMLETT, P.E.
32314
DATE 5-17-21

FOR AND ON BEHALF OF JR ENGINEERING, LLC

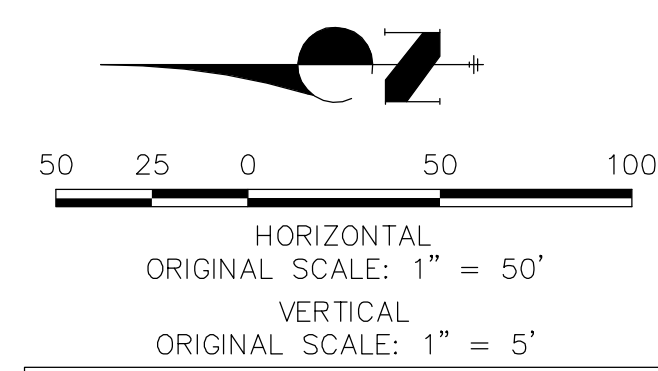


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AGENCIES, JR ENGINEERING
APPROVES THEIR USE
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

 **J.R. ENGINEERING**
A Westair Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Michael Bramblett

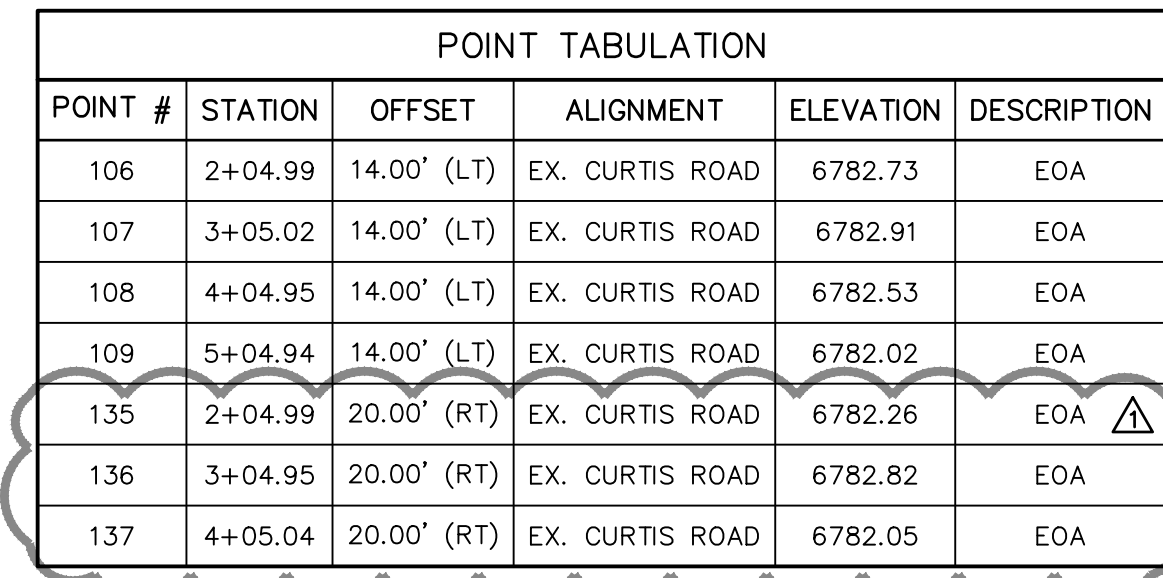
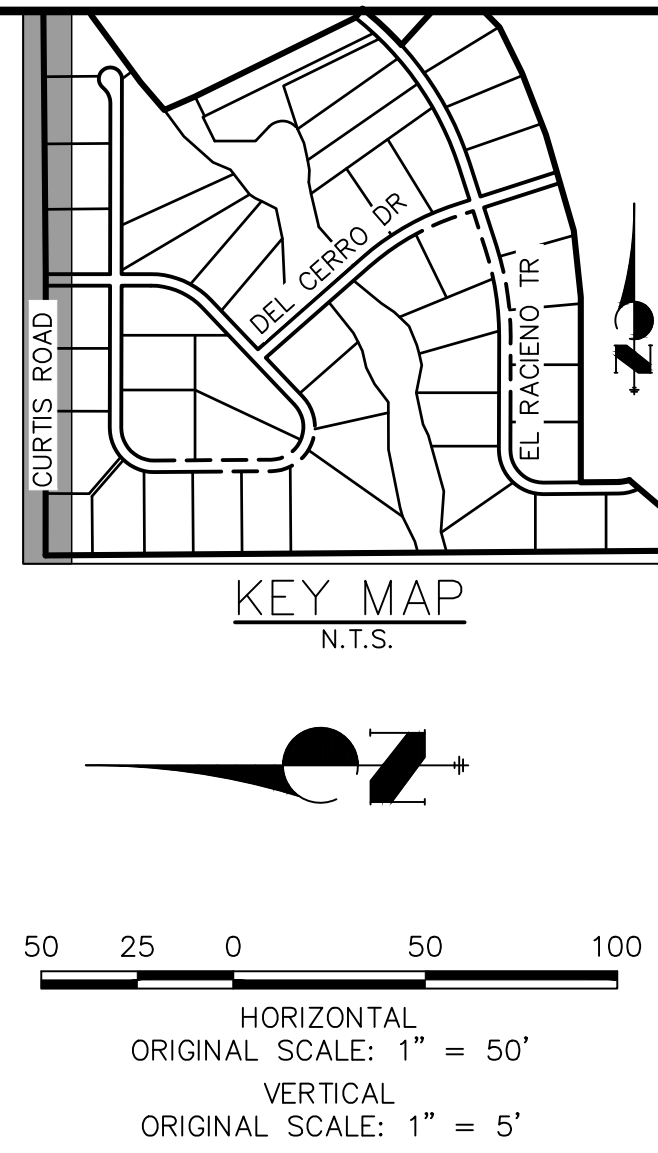
32314 4/24/20



BASE

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



SADDLEHORN RANCH – FILING 1	CURTIS ROAD DEMOLITION PLAN
SHEET 5	OF 51
JOB NO.	2514202

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POINT TABULATION						
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
138	5+05.06	20.00' (RT)	EX. CURTIS ROAD	6781.09	EOA	
166	1+04.98	10.79' (RT)	EX. CURTIS ROAD	6781.28	TIE INTO EX.±/BEGIN	TAPER
167	1+34.96	20.00' (RT)	EX. CURTIS ROAD	6781.41	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+05.00	20.00' (RT)	EX. CURTIS ROAD	6776.49	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+04.82	20.00' (RT)	EX. CURTIS ROAD	6780.91	EOA

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
140	7+04.99	20.00' (RT)	EX. CURTIS ROAD	6780.92	EOA 
141	8+04.93	20.00' (RT)	EX. CURTIS ROAD	6780.99	EOA
142	9+05.04	20.00' (RT)	EX. CURTIS ROAD	6780.93	EOA
143	10+05.04	20.00' (RT)	EX. CURTIS ROAD	6780.33	EOA
144	11+05.01	23.88' (RT)	EX. CURTIS ROAD	6779.96	EOA
145	12+05.17	26.00' (RT)	EX. CURTIS ROAD	6779.67	EOA
146	13+05.06	26.00' (RT)	EX. CURTIS ROAD	6778.96	EOA
147	14+05.00	26.00' (RT)	EX. CURTIS ROAD	6777.98	EOA
148	17+04.93	20.00' (RT)	EX. CURTIS ROAD	6775.70	EOA
149	18+04.96	20.00' (RT)	EX. CURTIS ROAD	6774.27	EOA
150	19+04.99	20.00' (RT)	EX. CURTIS ROAD	6773.05	EOA
151	20+04.90	20.00' (RT)	EX. CURTIS ROAD	6771.55	EOA
152	21+04.91	20.00' (RT)	EX. CURTIS ROAD	6769.98	EOA
153	22+04.88	20.00' (RT)	EX. CURTIS ROAD	6768.52	EOA
154	23+04.85	20.00' (RT)	EX. CURTIS ROAD	6767.07	EOA
155	23+95.56	20.00' (RT)	EX. CURTIS ROAD	6766.23	EOA
156	25+05.00	20.00' (RT)	EX. CURTIS ROAD	6765.81	EOA
157	26+04.85	20.00' (RT)	EX. CURTIS ROAD	6765.93	EOA
158	27+04.85	20.00' (RT)	EX. CURTIS ROAD	6766.60	EOA
159	28+04.84	20.00' (RT)	EX. CURTIS ROAD	6764.10	EOA
160	29+04.79	20.00' (RT)	EX. CURTIS ROAD	6760.27	EOA
161	30+04.90	20.00' (RT)	EX. CURTIS ROAD	6757.24	EOA
162	30+71.08	14.00' (LT)	EX. CURTIS ROAD	6756.56	PI/BEGIN TAPER
163	30+51.08	20.00' (RT)	EX. CURTIS ROAD	6756.40	PI/BEGIN TAPER 
164	30+81.13	11.04' (LT)	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.±



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ENGINEER'S STATEMENT


PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

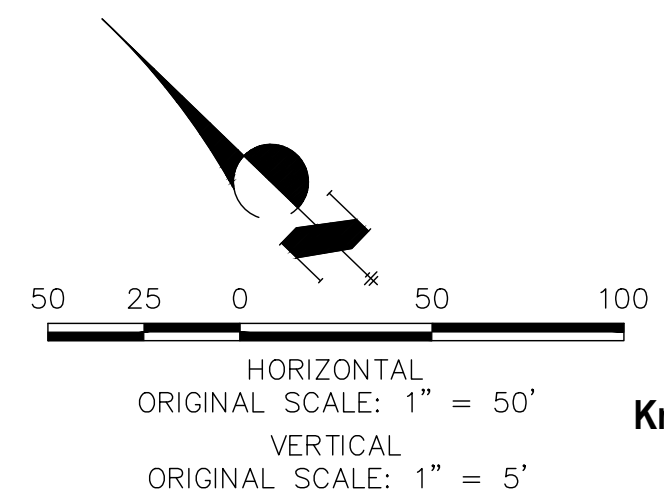
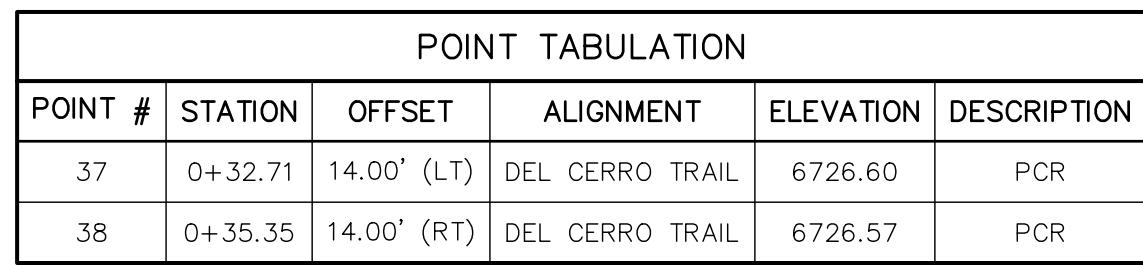
Mike Bramlett

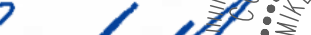
32314

5-17-21

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

SADDLEHORN RANCH – FILING 1	H-SCALE	1"=50'	NO.	REVISION	BY	DATE	 J.R. ENGINEERING A Western Company Centennial 303-740-9393 Colorado Springs 719-593-2593 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 THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.
	V-SCALE	1"=5'	1	DCN #3	AAM	5/17/21		
	DATE	7/15/20						
	DESIGNED BY	NQJ						
CURTIS ROAD – GRADING PLAN	DRAWN BY	NQJ						
	CHECKED BY							
SHEET 6 OF 51	JOB NO.	2514202						



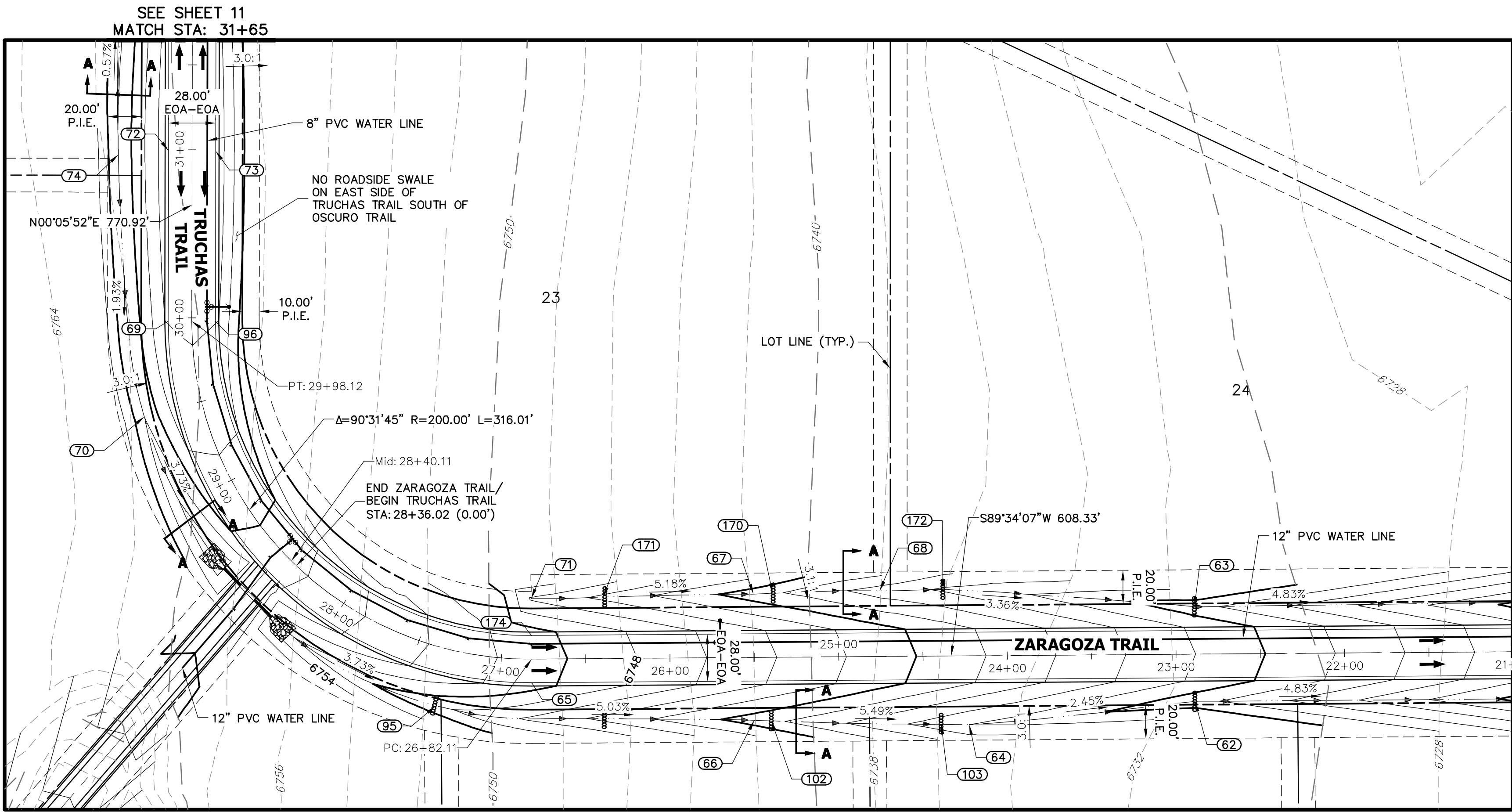


 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

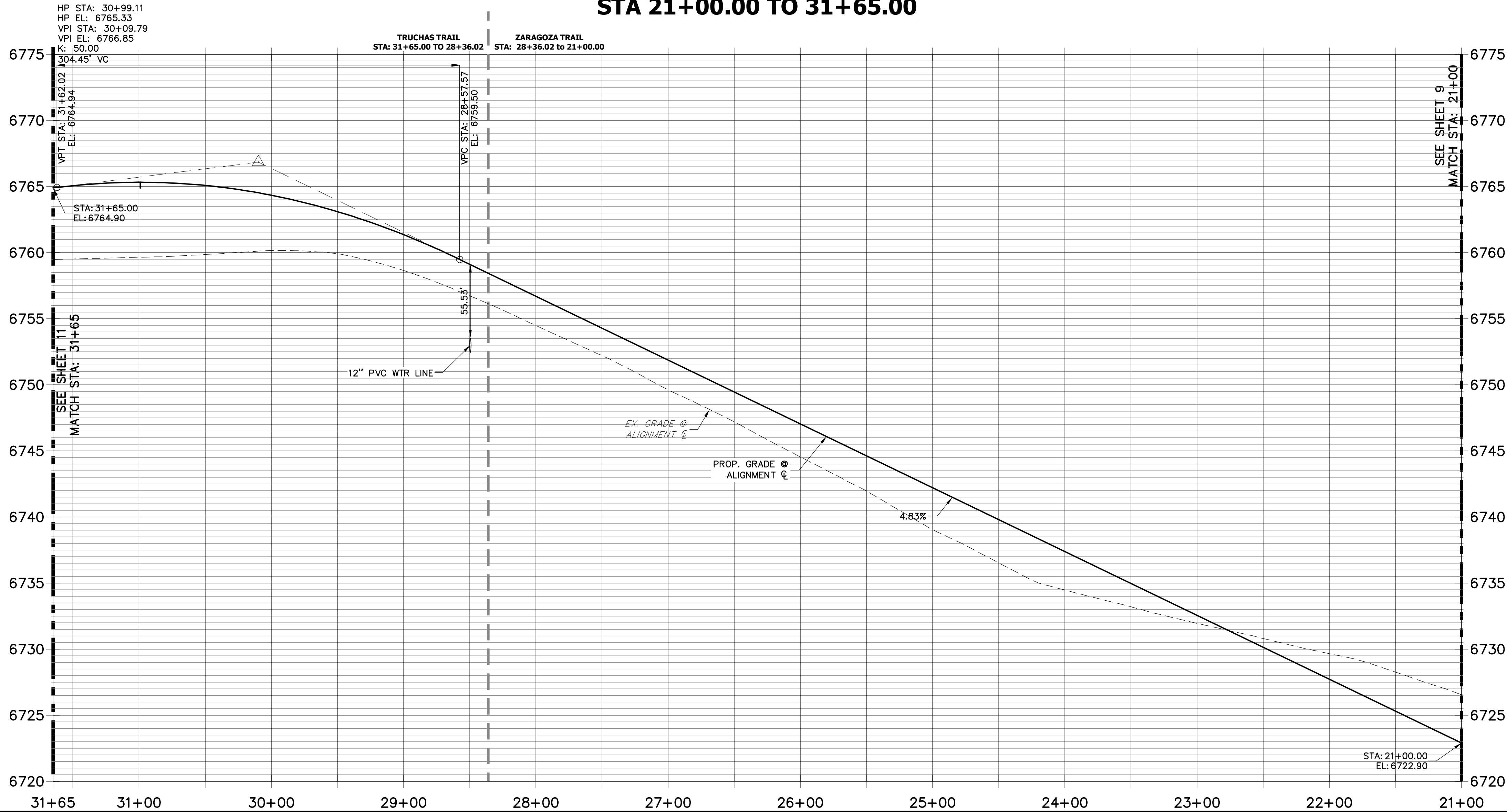


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JOB NO. 251420

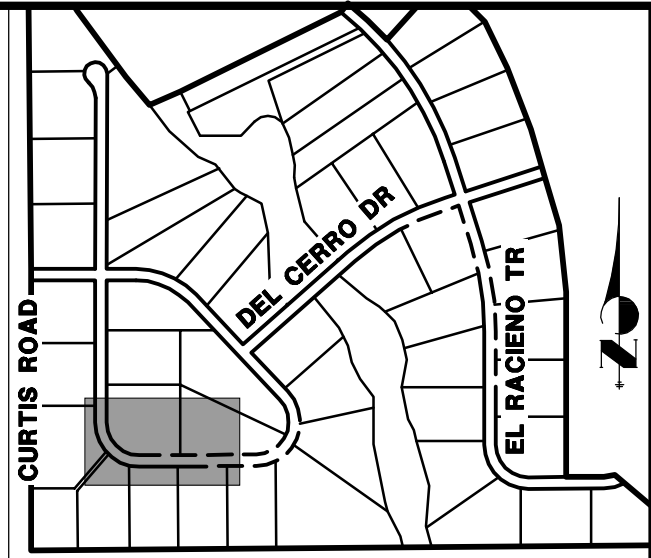


ZARAGOZA TRAIL (1) & TRUCHAS TRAIL PROFILE
STA 21+00.00 TO 31+65.00



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
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



KEY MAP
N.T.S.

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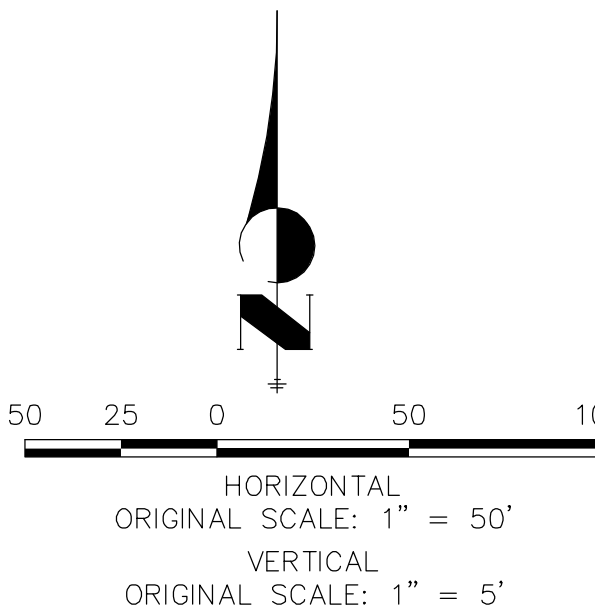
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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A Westrian Company
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BY		DATE	
No.		REVISION	
H-SCALE	1"=50'	V-SCALE	1"=5'
DATE	05/07/20	DESIGNED BY	NQJ
DRAWN BY	NQJ	CHECKED BY	

STREET IMPROVEMENT NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

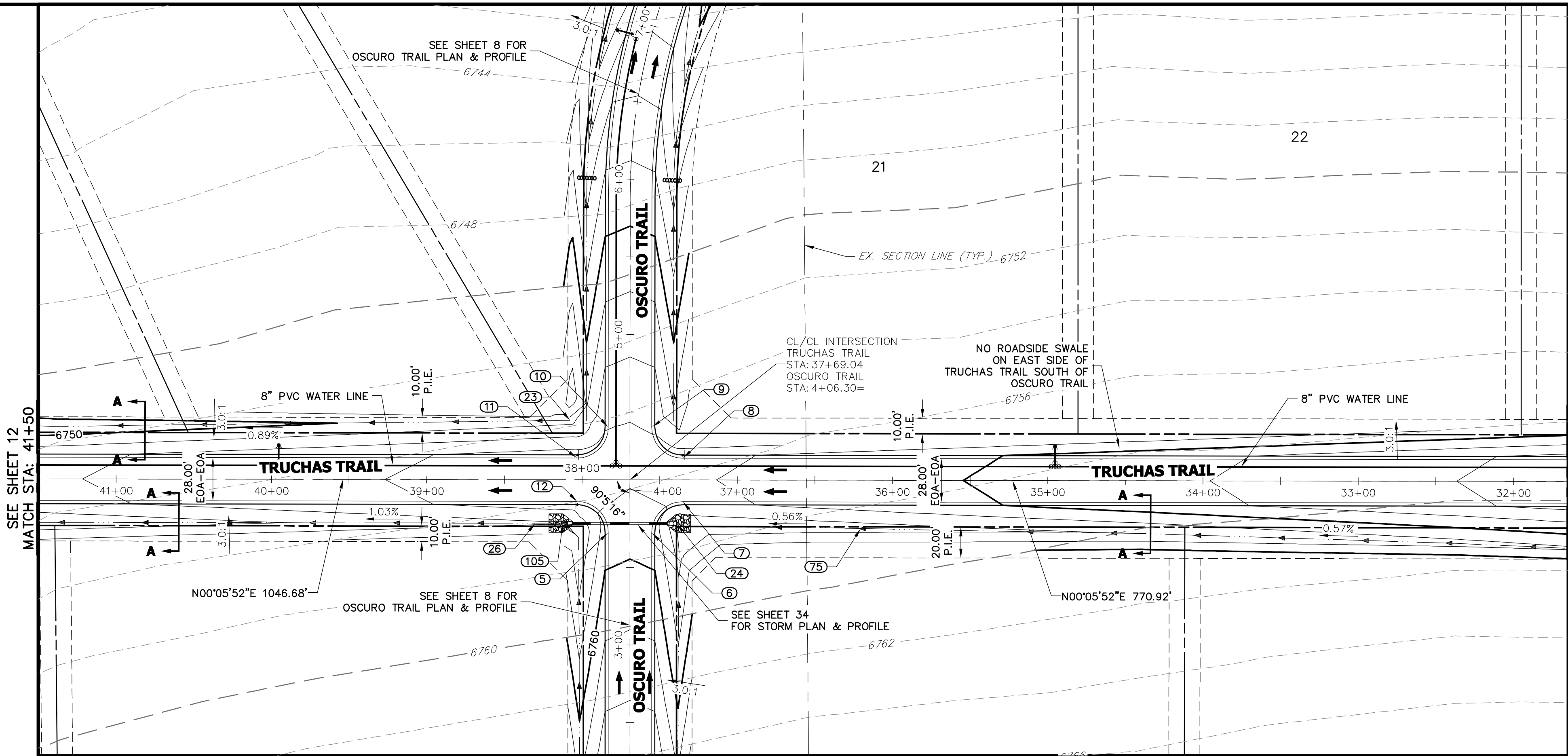
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10/30/20

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

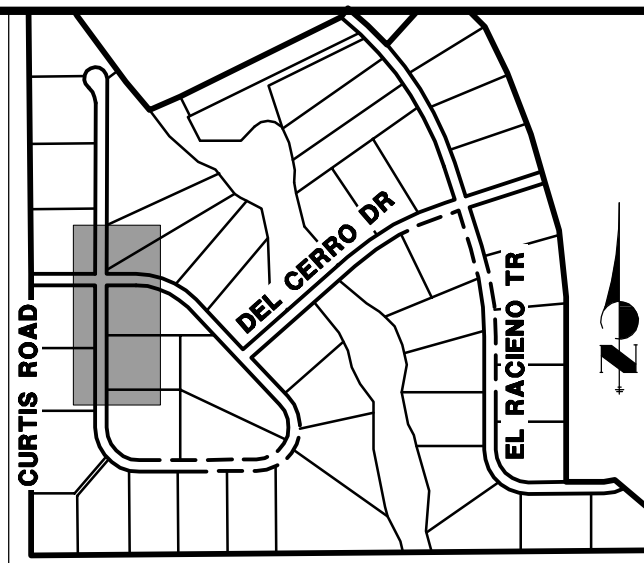
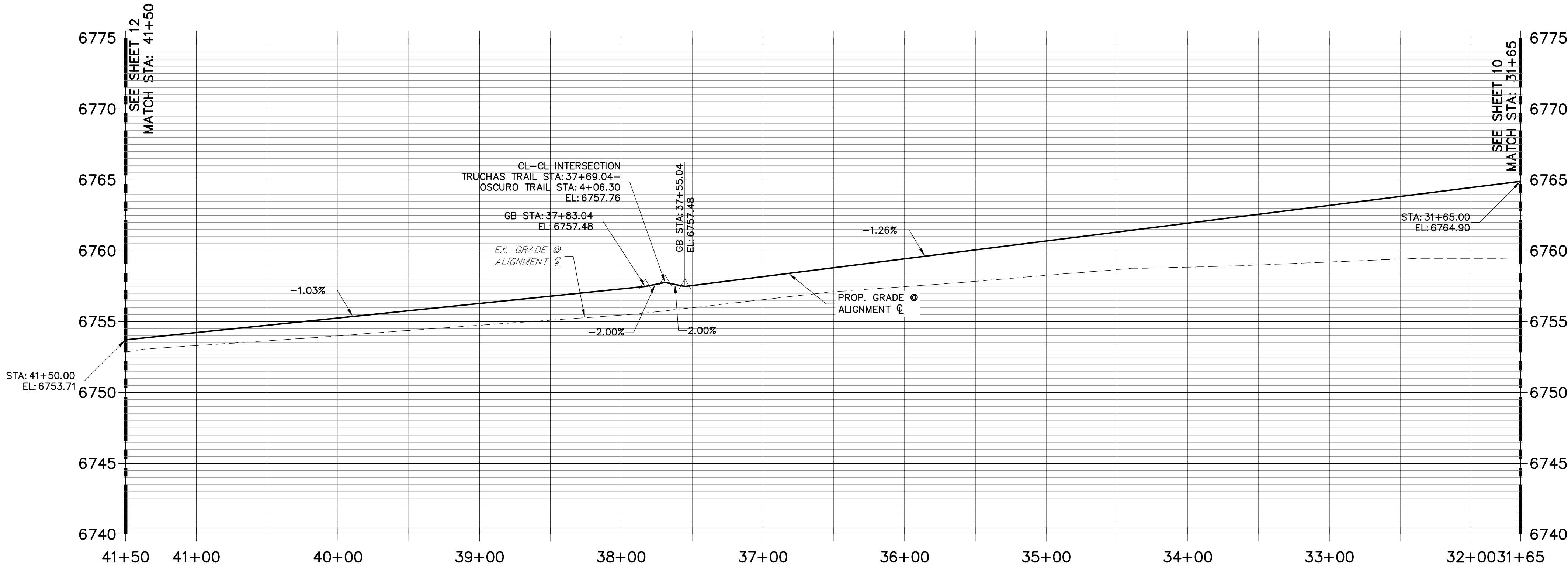
SHEET 10 OF 51

JOB NO. 2514202

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TRUCHAS TRAIL (1) PROFILE
STA 31+65.00 TO 41+50.00



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

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS ℓ , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE ℓ , 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.
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7. ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
8. ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



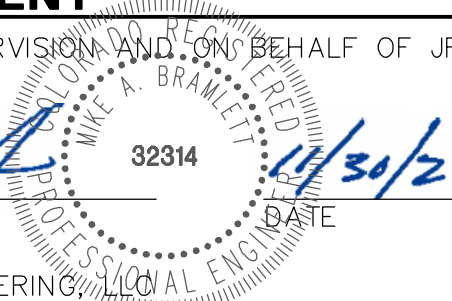
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



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 USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westrian Company

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No.	REVISION	BY	DATE

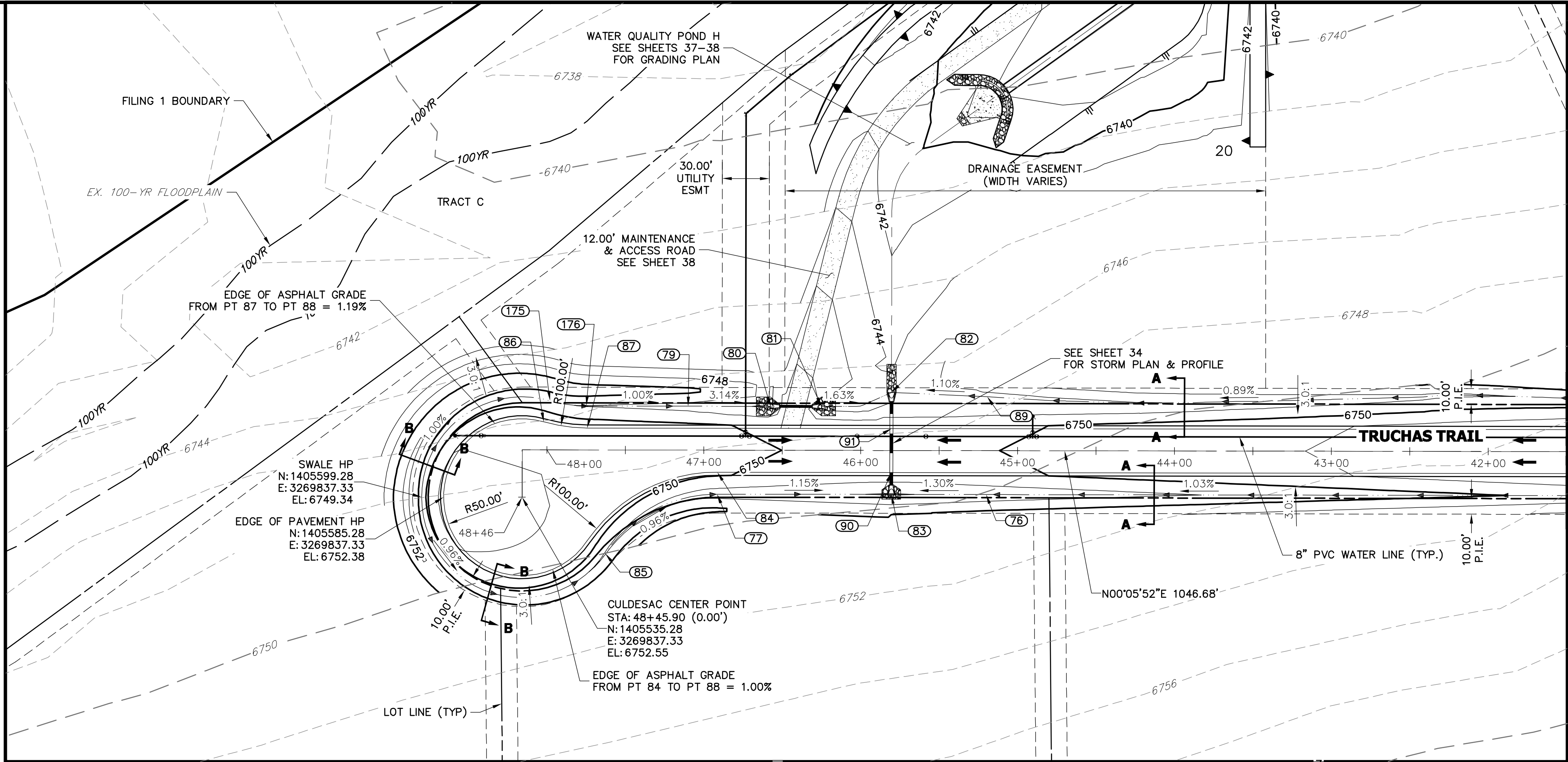
H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 05/07/20	DESIGNED BY NQU	DRAWN BY NQU	CHECKED BY
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SADDLEHORN RANCH
FILING 1

TRUCHAS TRAIL (CONT.)
PLAN AND PROFILE

SHEET 11 OF 51
JOB NO. 2514202

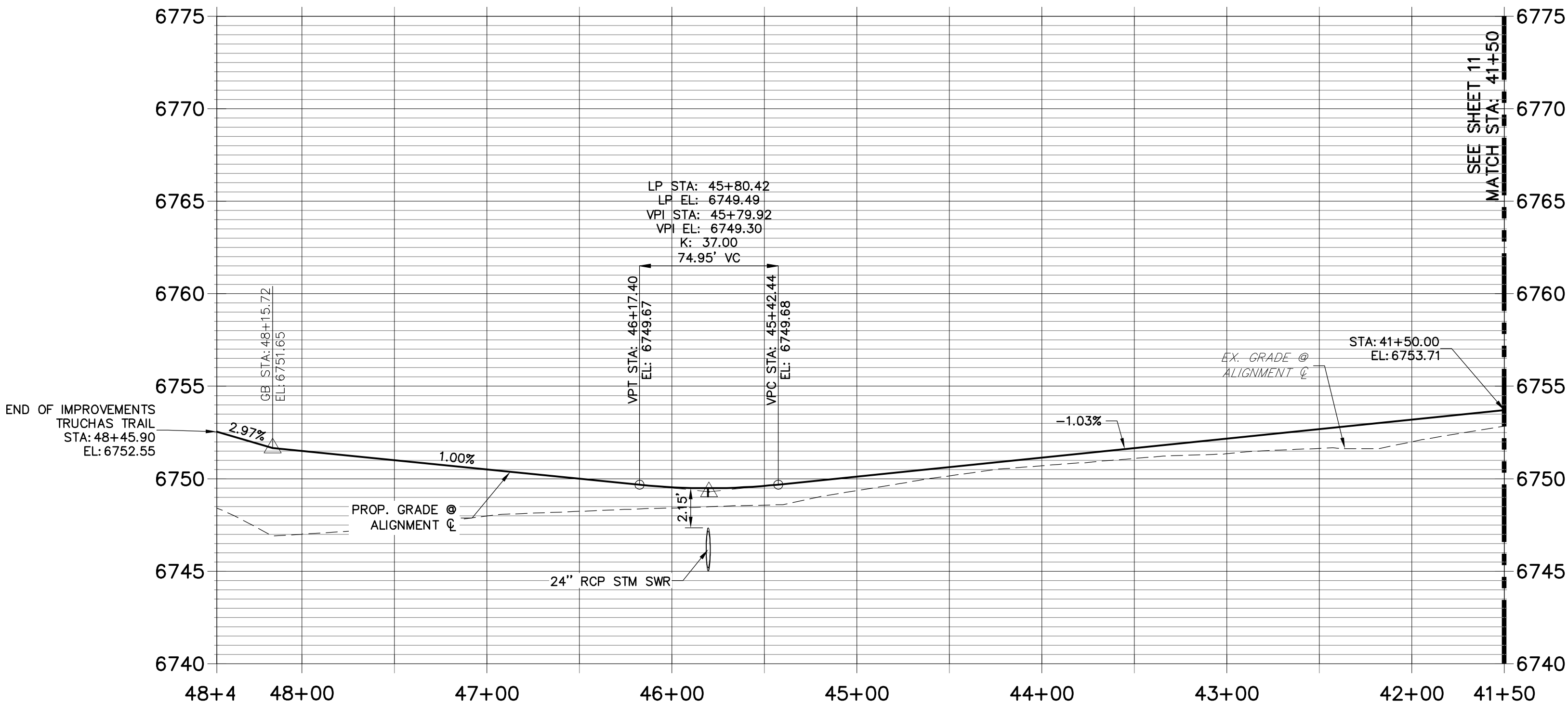
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SEE SHEET 11
MATCH STA: 41+50

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 LP
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' (LT)	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

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



STREET IMPROVEMENT NOTES

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



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



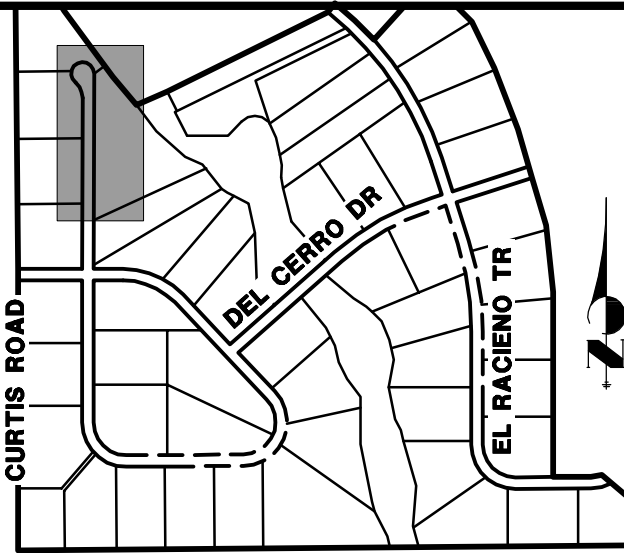
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 04/30/20

BY	DATE	REVISION	No.	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/07/20	NQJ	NQJ	
SADDLEHORN RANCH - FILING 1 TRUCHAS TRAIL (CONT.)									
SHEET 12 OF 51									
JOB NO. 2514202									



KEY MAP
N.T.S.

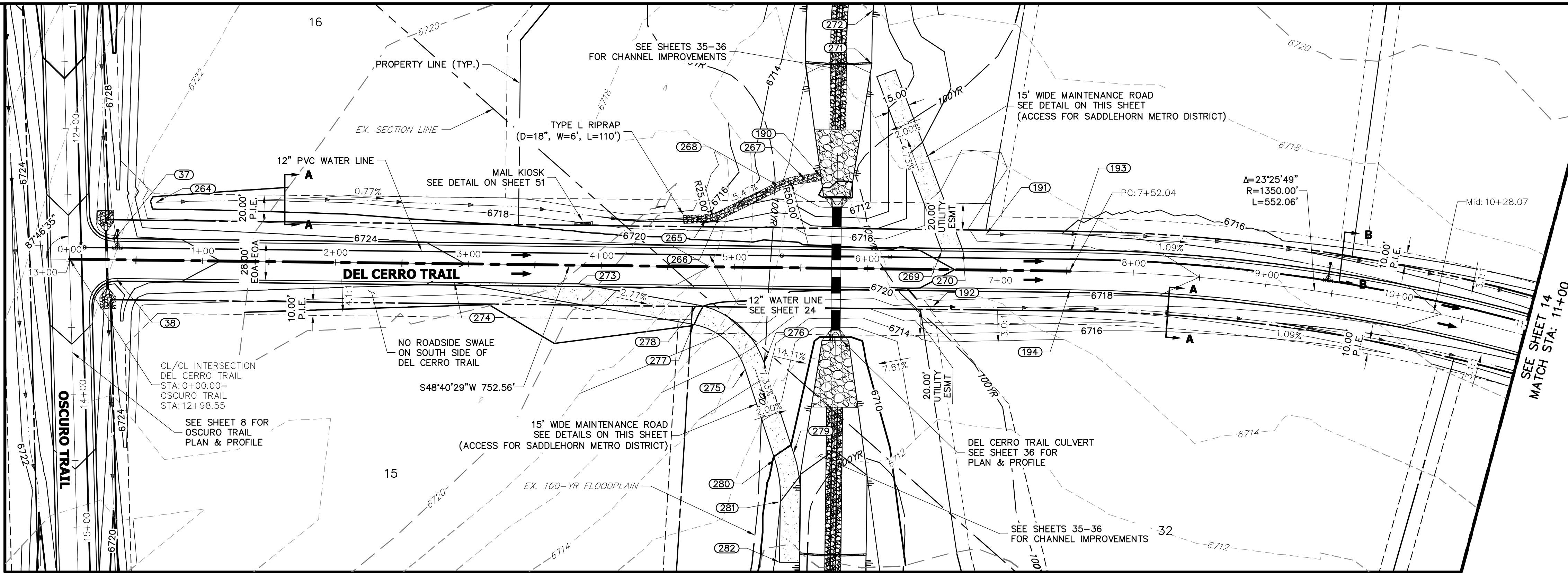
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-593-2593
Fort Collins 970-497-9888 • www.jrengineering.com

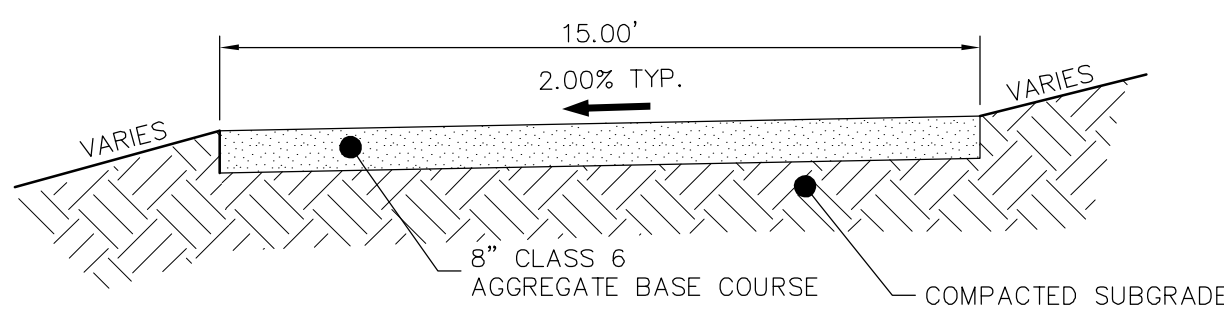
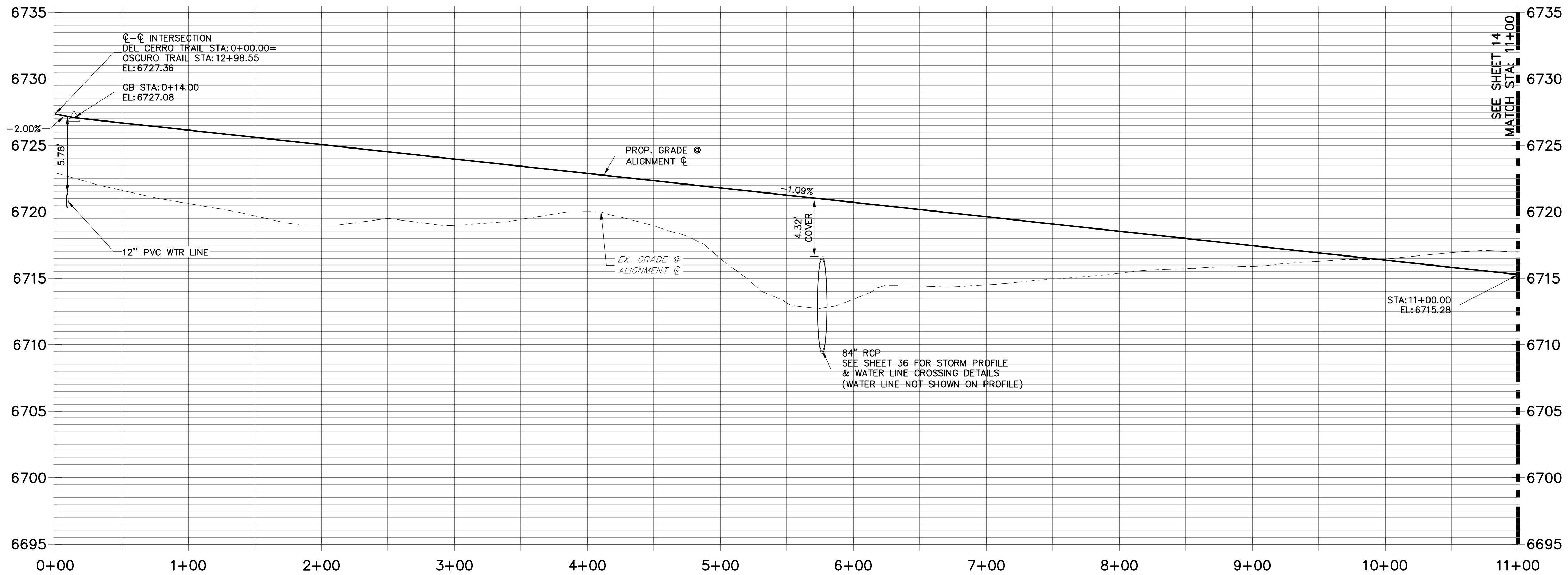
BY	DATE	REVISION	No.

H-SCALE 1"=50'	V-SCALE 1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		05/07/20	NQJ	NQJ	

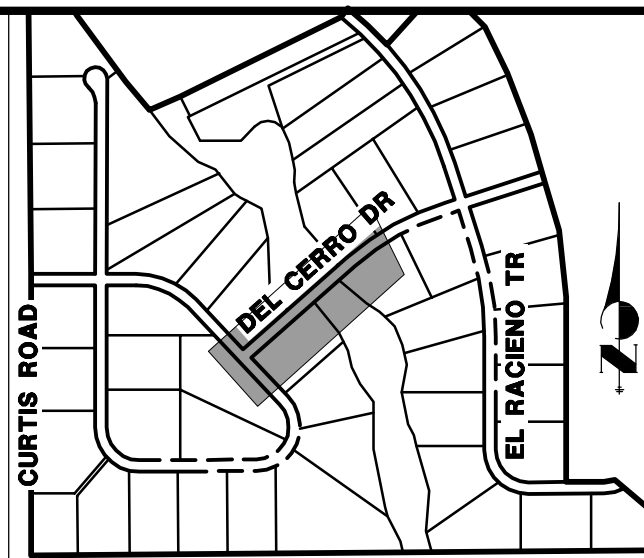
SADDLEHORN RANCH - FILING 1 TRUCHAS TRAIL (CONT.)					
SHEET 12 OF 51					
JOB NO. 2514202					



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



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

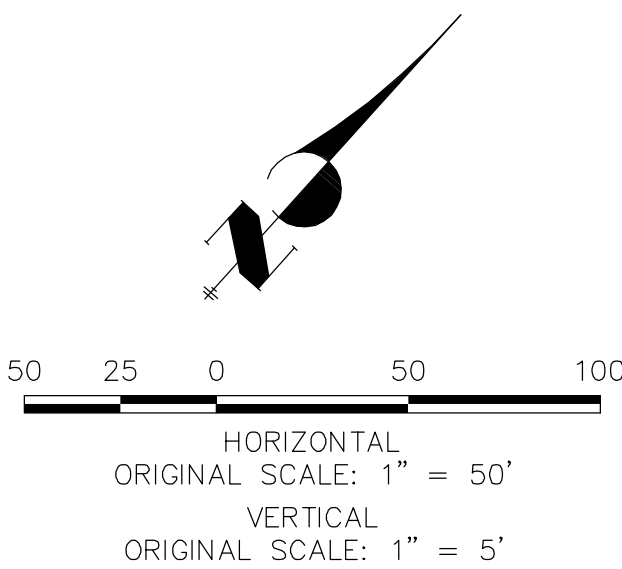


KEY MAP
N.T.S.

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

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

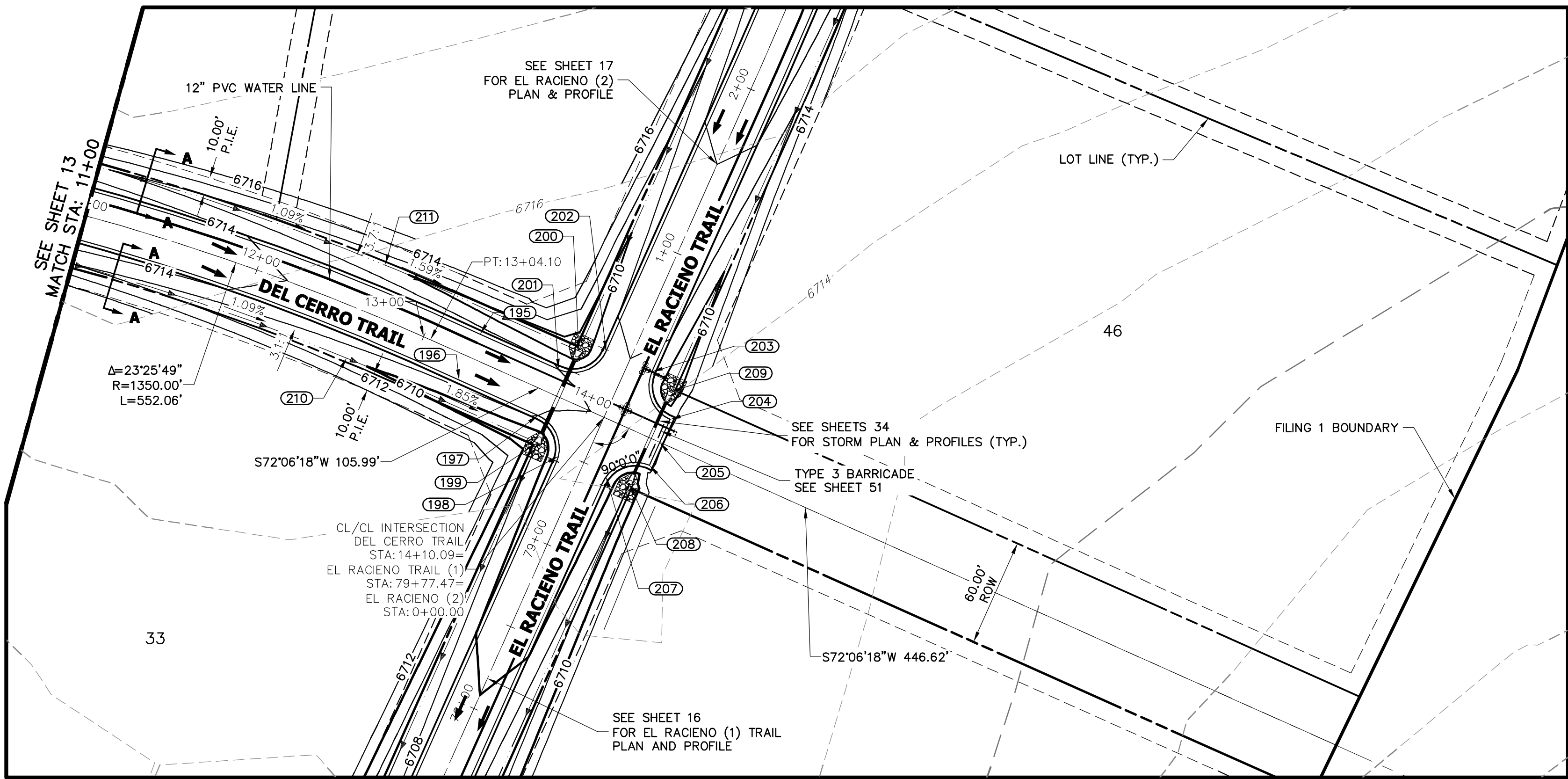
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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

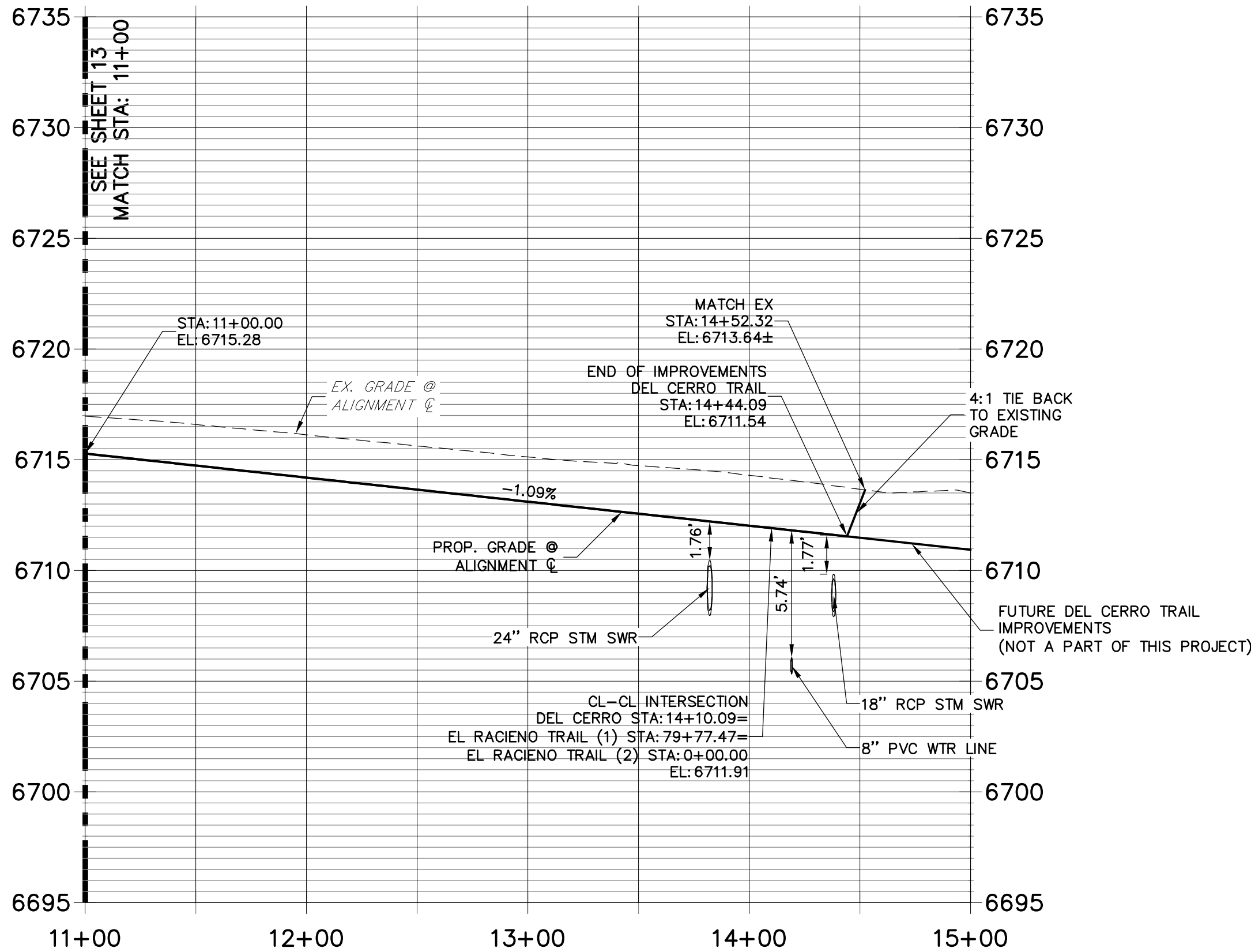
JR ENGINEERING
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SADDLEHORN RANCH -
FILING 1
DEL CERRO TRAIL - PLAN
AND PROFILE
SHEET 13 OF 51
JOB NO. 2514202

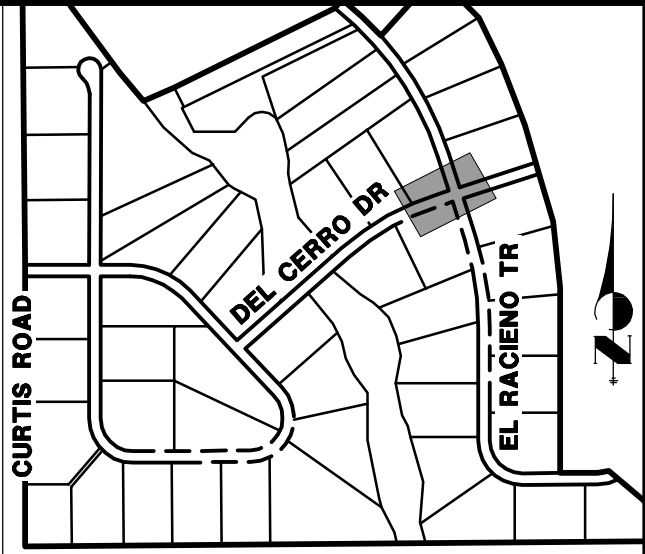


DEL CERRO TRAIL PROFILE (1)
STA 11+00.00 TO 15+00.00



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



KEY MAP
N.T.S.

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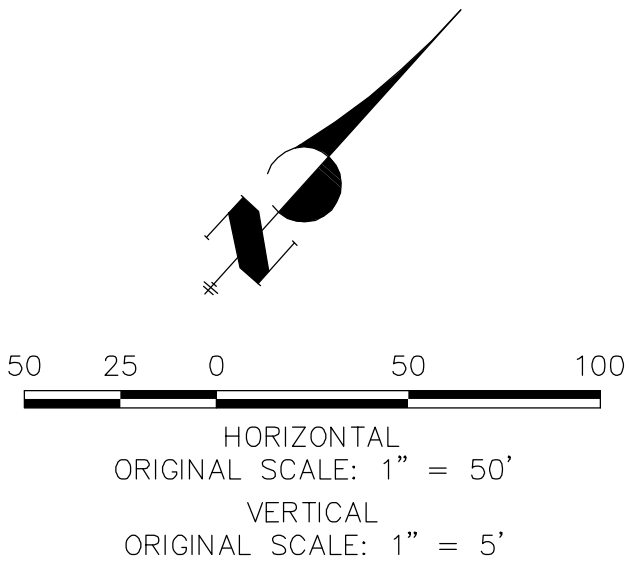
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
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No.	REVISION	BY	DATE
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STREET IMPROVEMENT NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

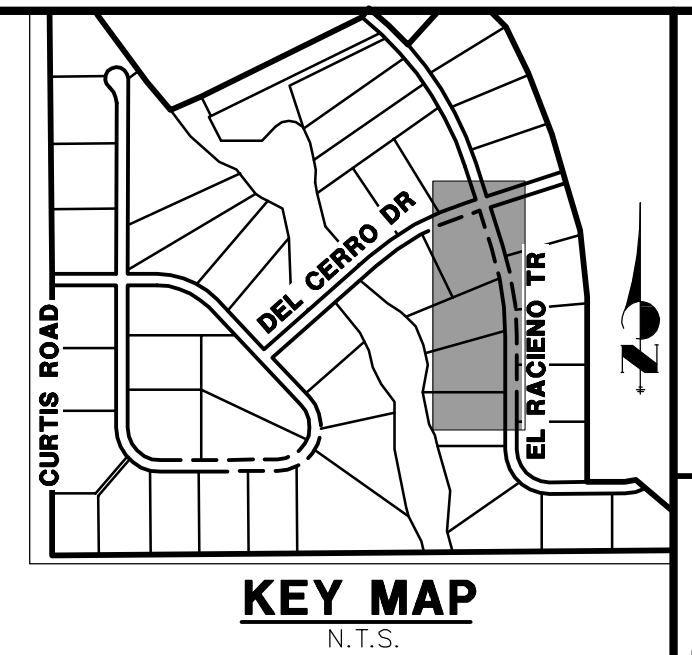
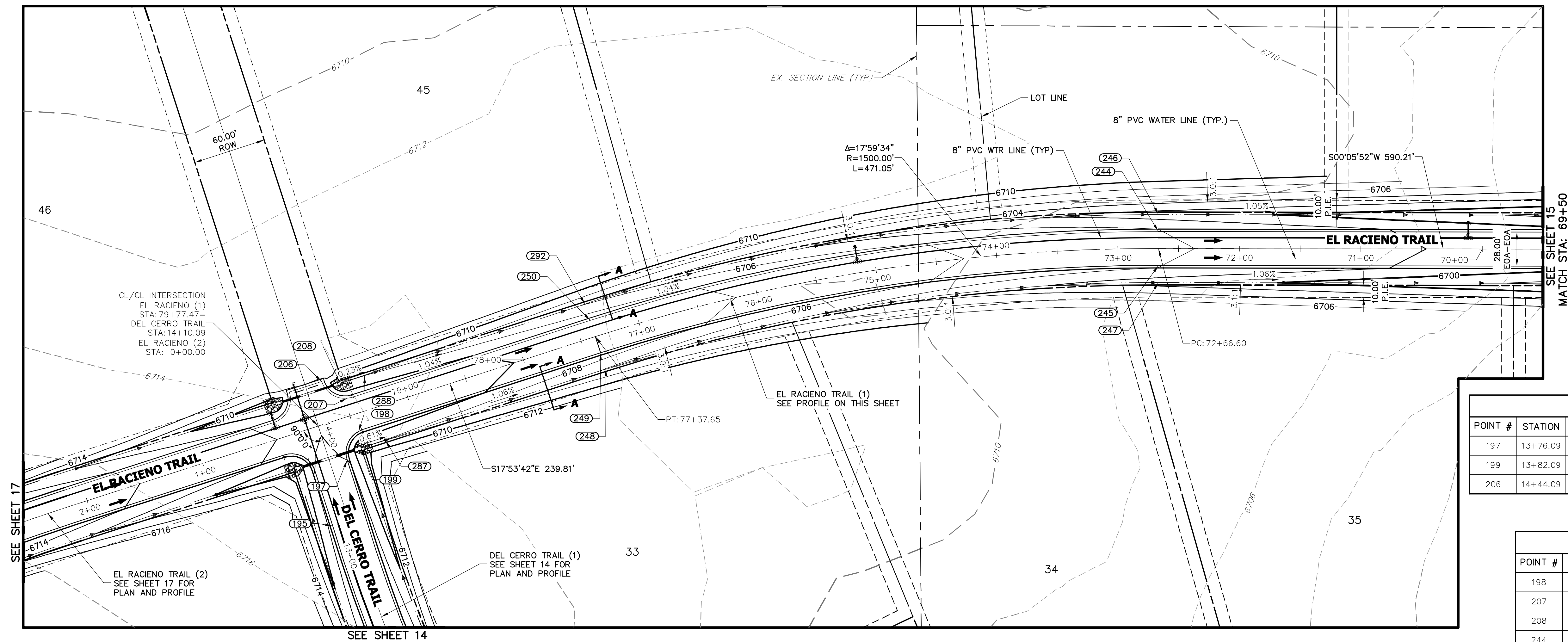
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 04/30/20

FOR AND ON BEHALF OF JR ENGINEERING

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

SHEET 14 OF 51

JOB NO. 2514202



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DESIGNATED BY WRITTEN
AUTHORIZATION.

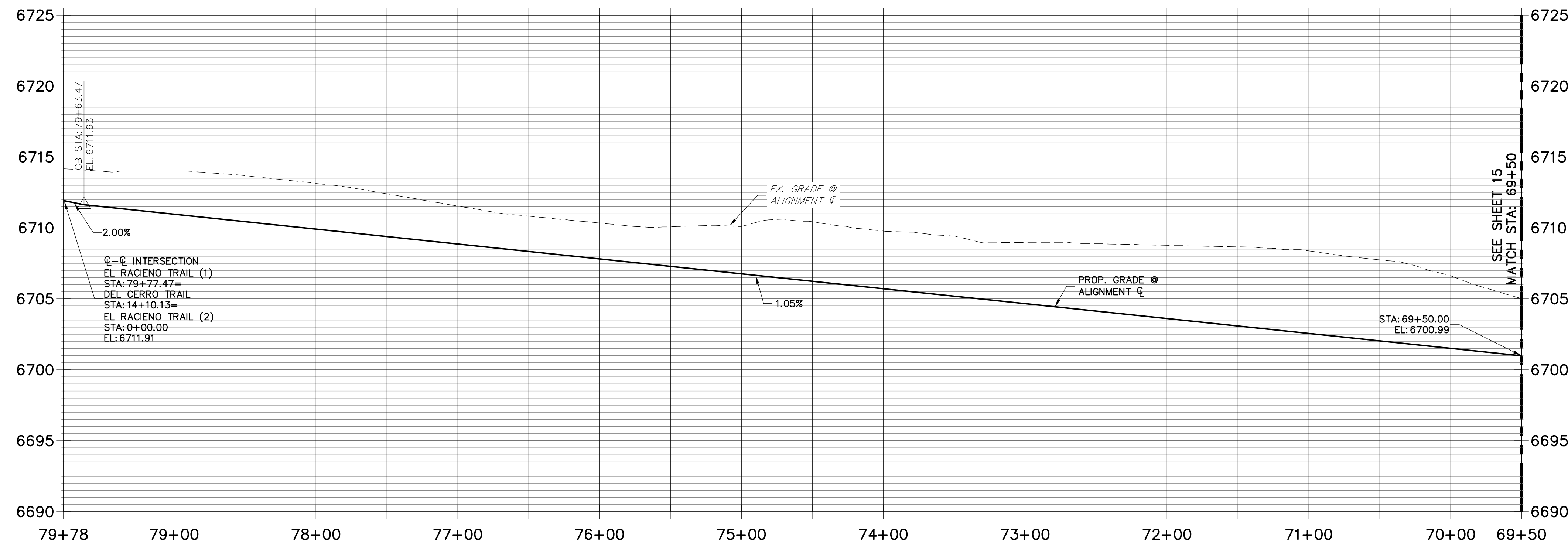
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J·R ENGINEERING
A Westrian Company



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
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
206	14+44.09	14.00' (RT)	DEL CERRO TRAIL	6711.26	PCR/END OF IMPROVEMENTS

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
198	79+47.30	14.37' (LT)	EL RACIENO TRAIL	6711.25	PCR
207	79+47.81	14.48' (RT)	EL RACIENO TRAIL	6711.16	PCR
208	14+38.09	28.00' (RT)	EL RACIENO TRAIL	6707.99	BEGIN SWALE
244	72+66.60	14.00' (RT)	EL RACIENO TRAIL	6704.03	PC
245	72+66.60	14.00' (LT)	EL RACIENO TRAIL	6704.03	PC
246	72+66.60	28.00' (RT)	EL RACIENO TRAIL	6700.99	SWALE GB/PC
247	72+66.60	28.00' (LT)	EL RACIENO TRAIL	6701.04	SWALE PC
248	77+37.65	28.00' (LT)	EL RACIENO TRAIL	6705.93	SWALE PT
249	77+37.65	14.00' (LT)	EL RACIENO TRAIL	6708.98	PT
250	77+37.65	14.00' (RT)	EL RACIENO TRAIL	6708.98	PT
287	79+28.47	28.00' (LT)	EL RACIENO TRAIL	6707.94	SWALE GB
288	79+28.47	28.00' (RT)	EL RACIENO TRAIL	6707.94	SWALE GB
292	77+37.65	28.00' (RT)	EL RACIENO TRAIL	6705.97	SWALE PT



STREET IMPROVEMENT NOTES

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4. ALL CURB RETURN RADI ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE PERCENTS 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: EQA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

M.I.R.

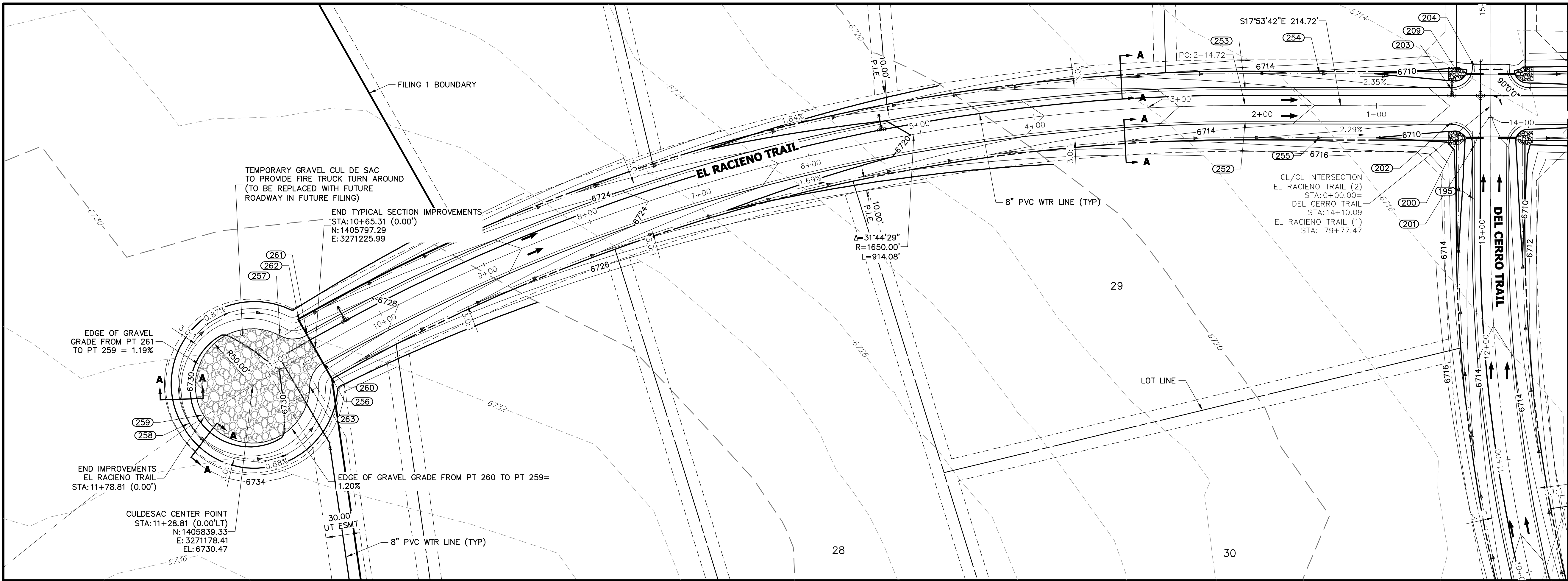
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

MA AND, ON BEHALF OF JR
32314
DATE 11/30/20

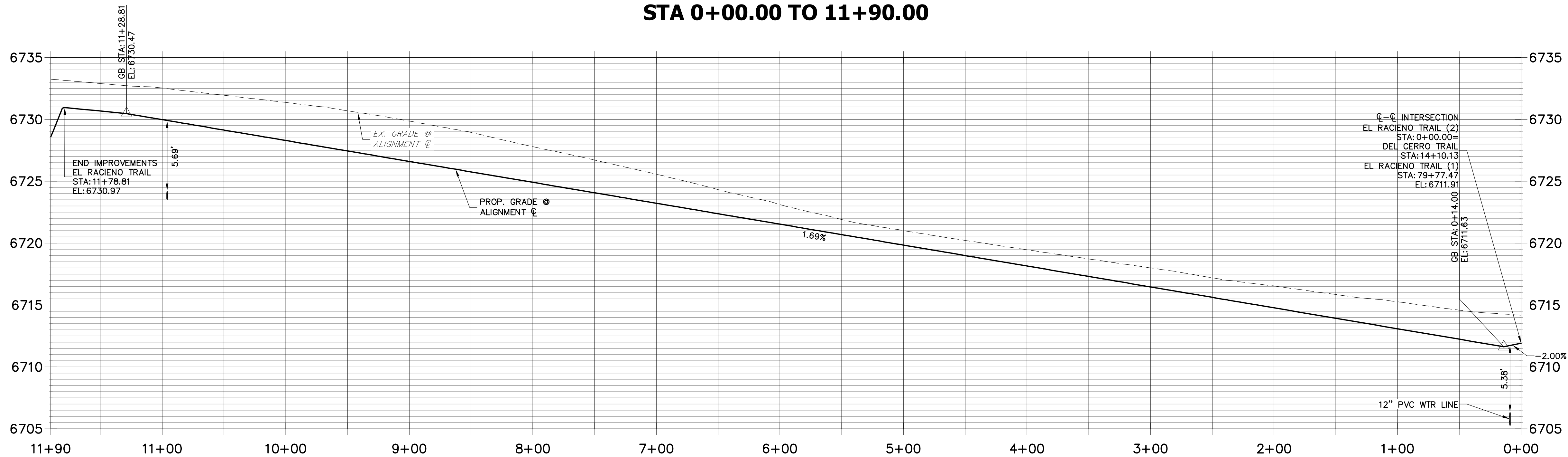
FILING 1
PLAN AND PROFILE

ET 16 OF 51

NO. 2514202



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



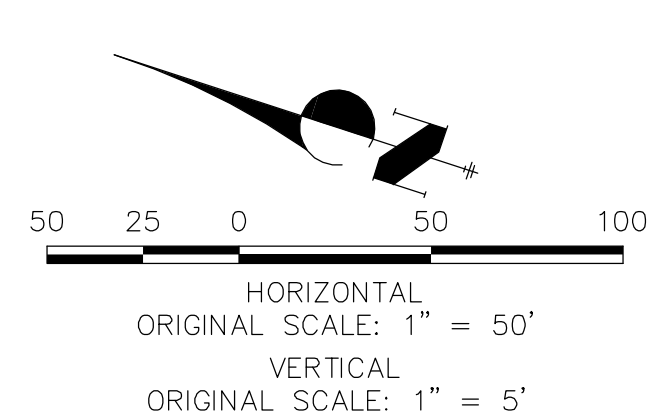
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
200	13+82.09	28.02' (LT)	EL RACIENO TRAIL	6708.35	END SWALE
202	0+34.00	14.00' (LT)	EL RACIENO TRAIL	6711.69	PCR
203	0+34.00	14.00' (RT)	EL RACIENO TRAIL	6711.69	PCR
209	14+38.09	28.00' (LT)	EL RACIENO TRAIL	6708.27	END SWALE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

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

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ENGINEER'S STATEMENT

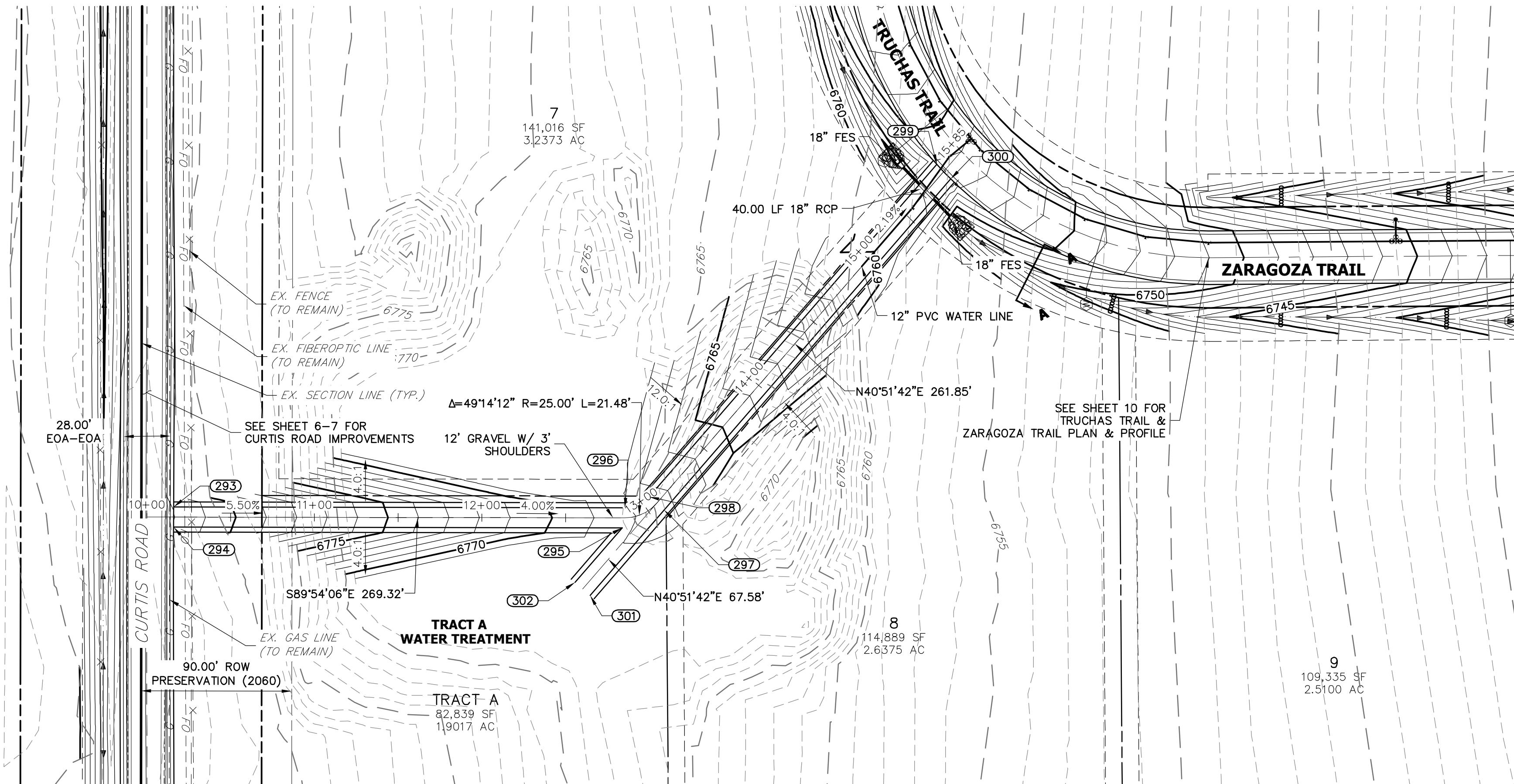
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH - FILING 1 EL RACIENO TRAIL (CONT.) - PLAN AND PROFILE	SHEET 17 OF 51 JOB NO. 2514202	BY		DATE	
		No.		REVISION	
		H-SCALE	1"=50'	V-SCALE	1"=5'
		DATE	05/07/20	DESIGNED BY	NQJ
		DRAWN BY	NQJ	CHECKED BY	NQJ

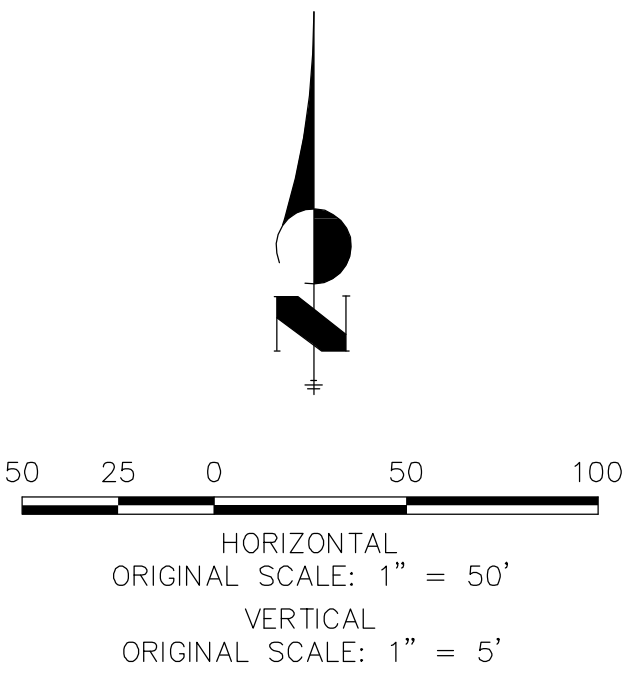
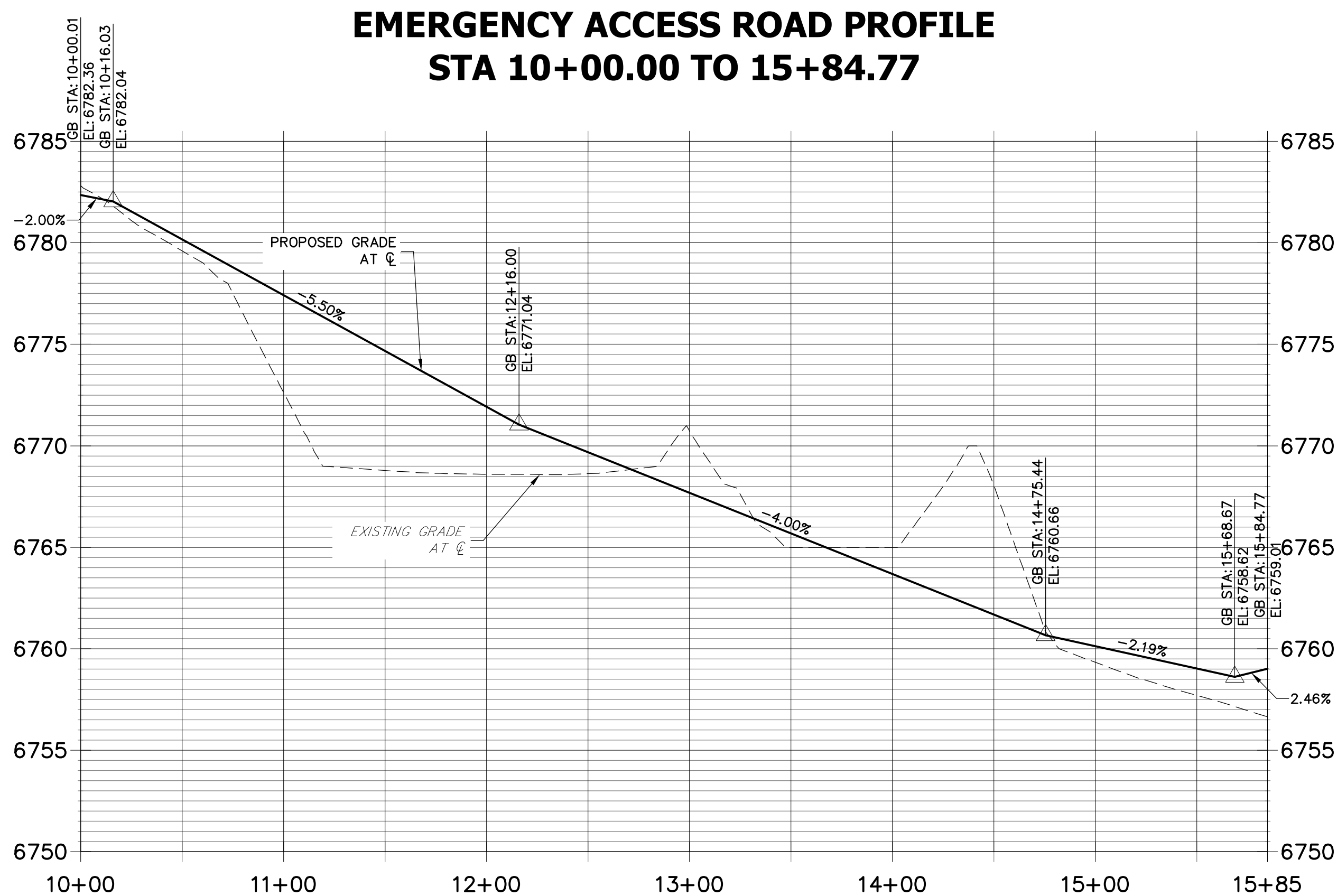
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PREPARED FOR
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BRADY WILLIAMS

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AUTHORIZATION.



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
293	10+16.03	6.00' (LT)	EMERGENCY ACCESS ROAD	6781.96	MATCH EX
294	10+16.03	6.00' (RT)	EMERGENCY ACCESS ROAD	6781.92	MATCH EX
295	12+83.70	6.00' (RT)	EMERGENCY ACCESS ROAD	6768.21	PI
296	12+85.34	6.00' (LT)	EMERGENCY ACCESS ROAD	6768.15	PC
297	13+06.82	6.00' (RT)	EMERGENCY ACCESS ROAD	6767.29	PT
298	13+06.82	6.00' (LT)	EMERGENCY ACCESS ROAD	6767.29	PT
299	15+69.35	6.00' (LT)	EMERGENCY ACCESS ROAD	6758.88	PI
300	15+68.16	6.00' (RT)	EMERGENCY ACCESS ROAD	6758.36	PI
301	12+64.70	46.42' (RT)	EMERGENCY ACCESS ROAD	6768.74	PI
302	12+55.61	38.59' (RT)	EMERGENCY ACCESS ROAD	6768.86	PI



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



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
COLORADO P.E. 32314
DATE 04/30/20

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

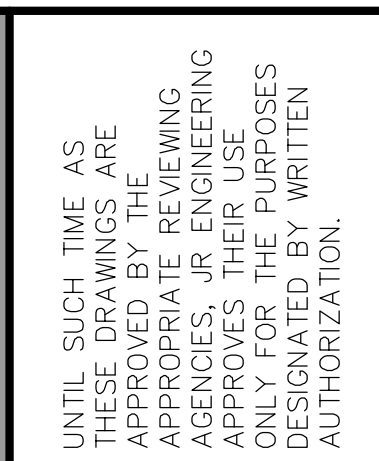
J.R. ENGINEERING
A Western Company
Central 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-497-9888 • www.jrengineering.com

REVISION		BY		DATE	
No.					
H-SCALE	1"=50'	V-SCALE	1"=5'	DATE	05/07/20
DESIGNED BY		DRAWN BY		ROO	
CHECKED BY					

SADDLEHORN RANCH -
FILING 1
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 18 OF 51

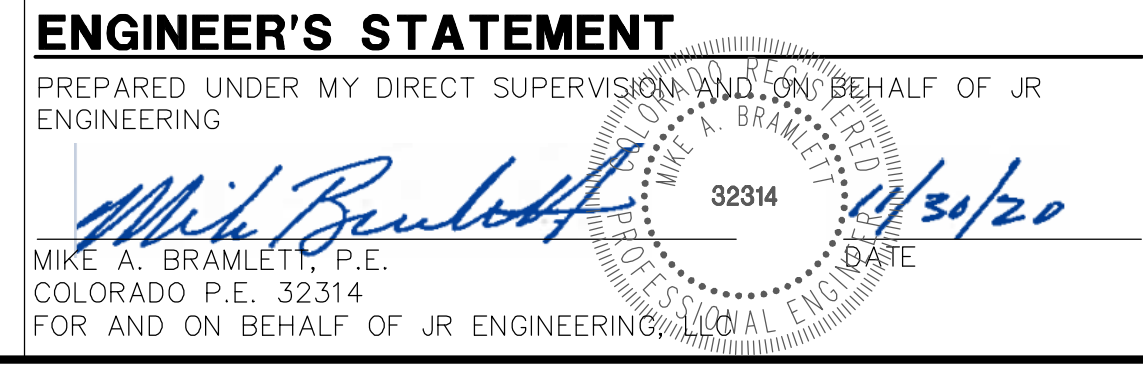
JOB NO. 2514202

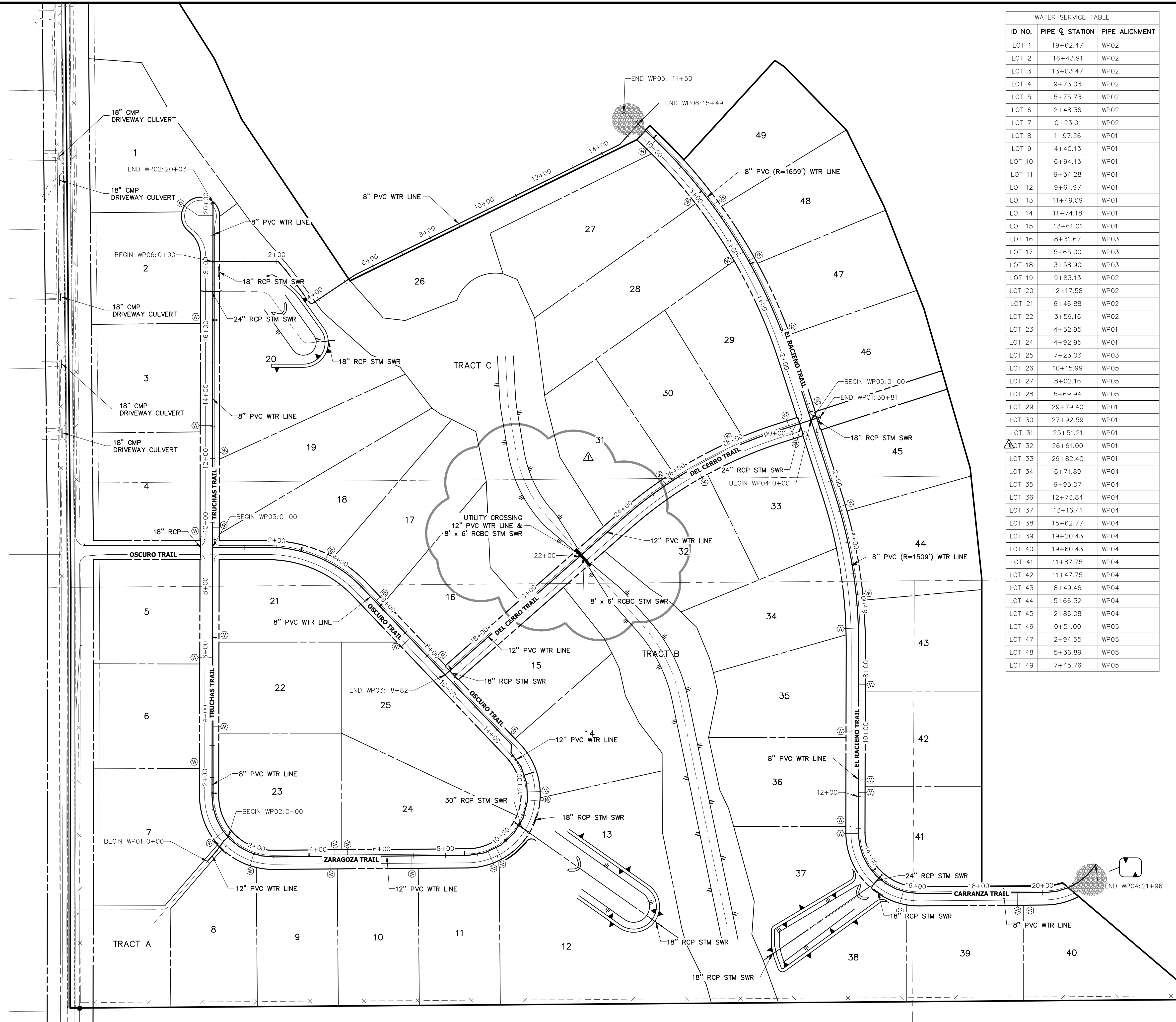


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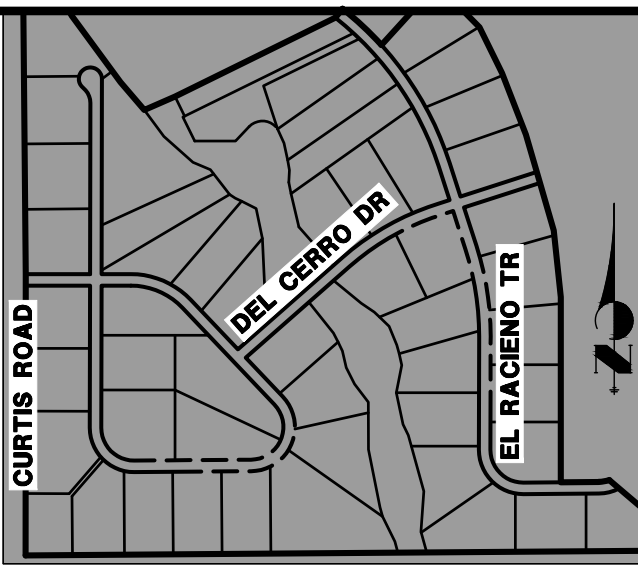
Centennial 303-740-9300 • Colorado Springs 719-588-2580
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SADDLEHORN RANCH - FILING 1		SIGNAGE PLAN	
SHEET	20	OF	51
JOB NO.	2514202		

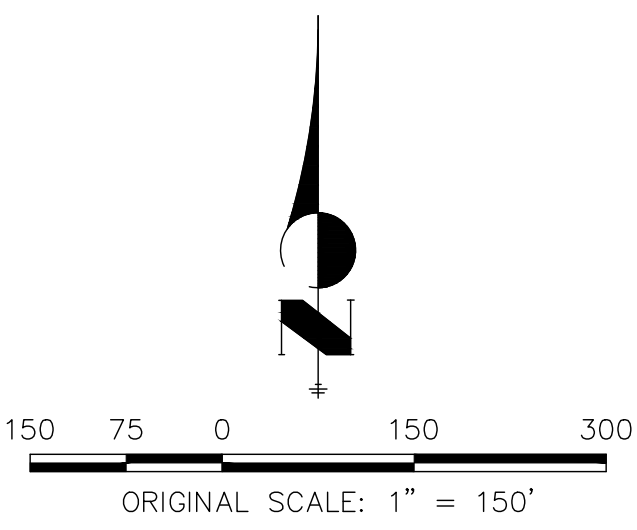




WATER SERVICE TABLE		
ID NO.	PIPE @ STATION	PIPE ALIGNMENT
LOT 1	19+62.47	WP02
LOT 2	16+43.91	WP02
LOT 3	13+03.47	WP02
LOT 4	9+73.03	WP02
LOT 5	5+75.73	WP02
LOT 6	2+48.36	WP02
LOT 7	0+23.01	WP02
LOT 8	1+97.26	WP01
LOT 9	4+40.13	WP01
LOT 10	6+94.13	WP01
LOT 11	9+34.28	WP01
LOT 12	9+61.97	WP01
LOT 13	11+49.09	WP01
LOT 14	11+74.18	WP01
LOT 15	13+61.01	WP01
LOT 16	8+31.67	WP03
LOT 17	5+65.00	WP03
LOT 18	3+58.90	WP03
LOT 19	9+83.13	WP02
LOT 20	12+17.58	WP02
LOT 21	6+46.88	WP02
LOT 22	3+59.16	WP02
LOT 23	4+52.95	WP01
LOT 24	4+92.95	WP01
LOT 25	7+23.03	WP03
LOT 26	10+15.99	WP05
LOT 27	8+02.16	WP05
LOT 28	5+69.94	WP05
LOT 29	29+79.40	WP01
LOT 30	27+92.59	WP01
LOT 31	25+51.21	WP01
LOT 32	26+61.00	WP01
LOT 33	29+82.40	WP01
LOT 34	6+71.89	WP04
LOT 35	9+95.07	WP04
LOT 36	12+73.84	WP04
LOT 37	13+16.41	WP04
LOT 38	15+62.77	WP04
LOT 39	19+20.43	WP04
LOT 40	19+60.43	WP04
LOT 41	11+87.75	WP04
LOT 42	11+47.75	WP04
LOT 43	8+49.46	WP04
LOT 44	5+66.32	WP04
LOT 45	2+86.08	WP04
LOT 46	0+51.00	WP05
LOT 47	2+94.55	WP05
LOT 48	5+36.89	WP05
LOT 49	7+45.76	WP05



KEY MAP
N.T.S.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
3-17-21
32314
DATE
FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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

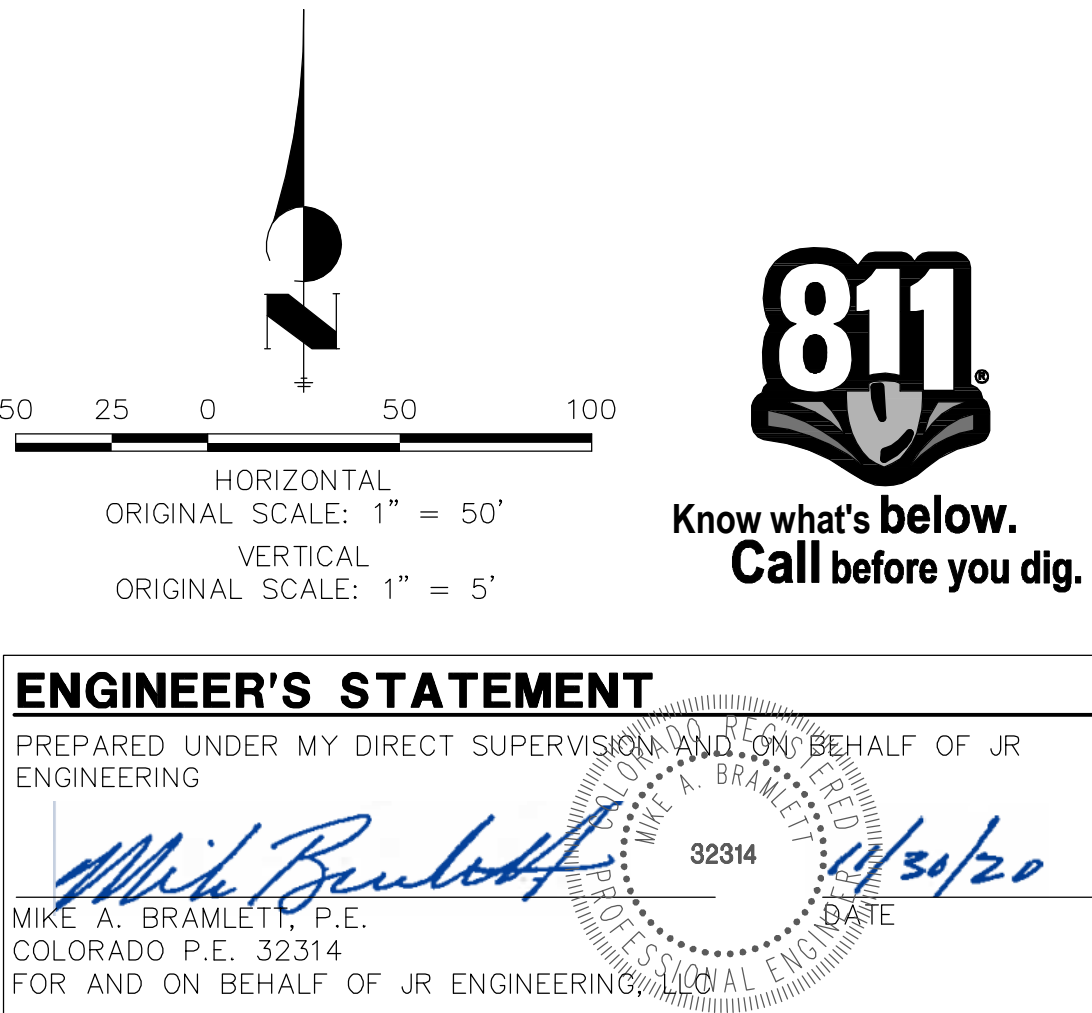
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A Western Company
Central 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

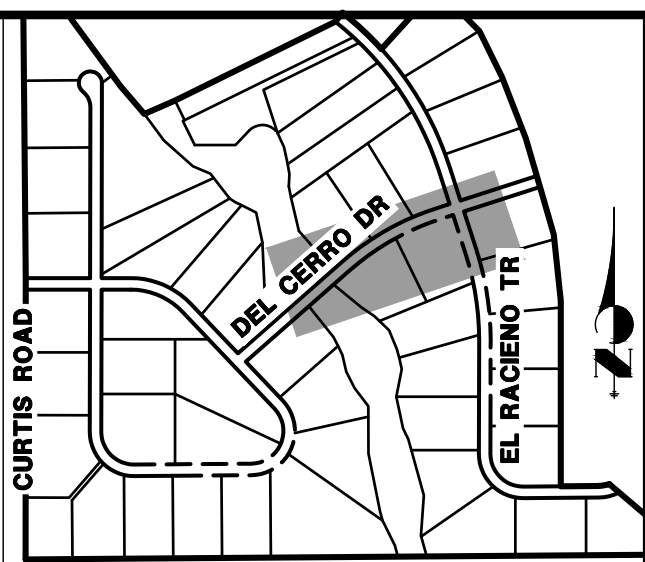
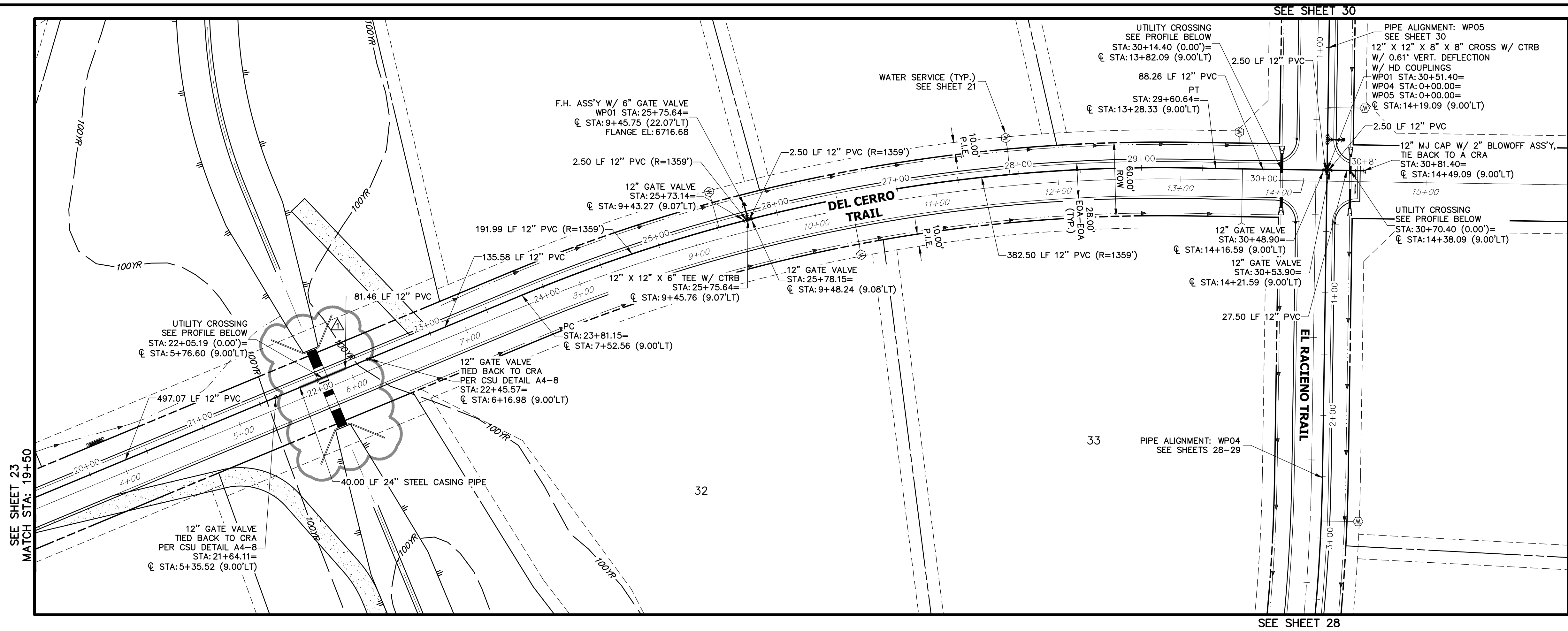
BY	DATE	REVISION	1"	150'	DESIGNED BY	CHECKED BY
AAM	3/17/21	1	N/A	N/A	NQJ	NQJ

SADDLEHORN RANCH -
FILING 1

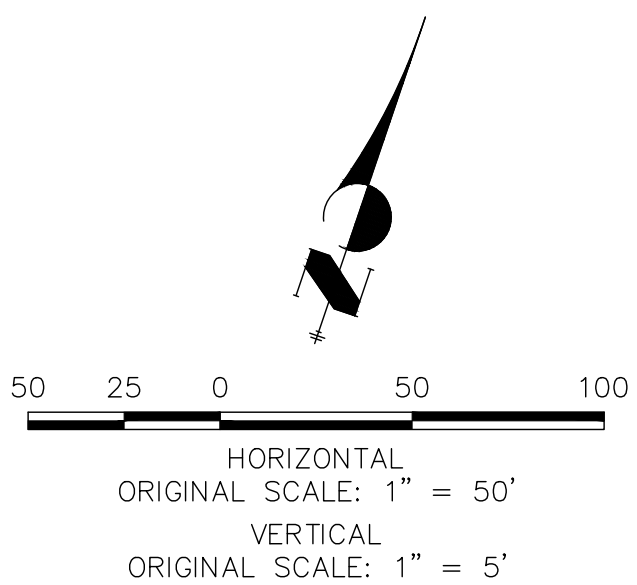
OVERALL UTILITY & SERVICE
PLAN

SHEET 21 OF 51
JOB NO. 2514202





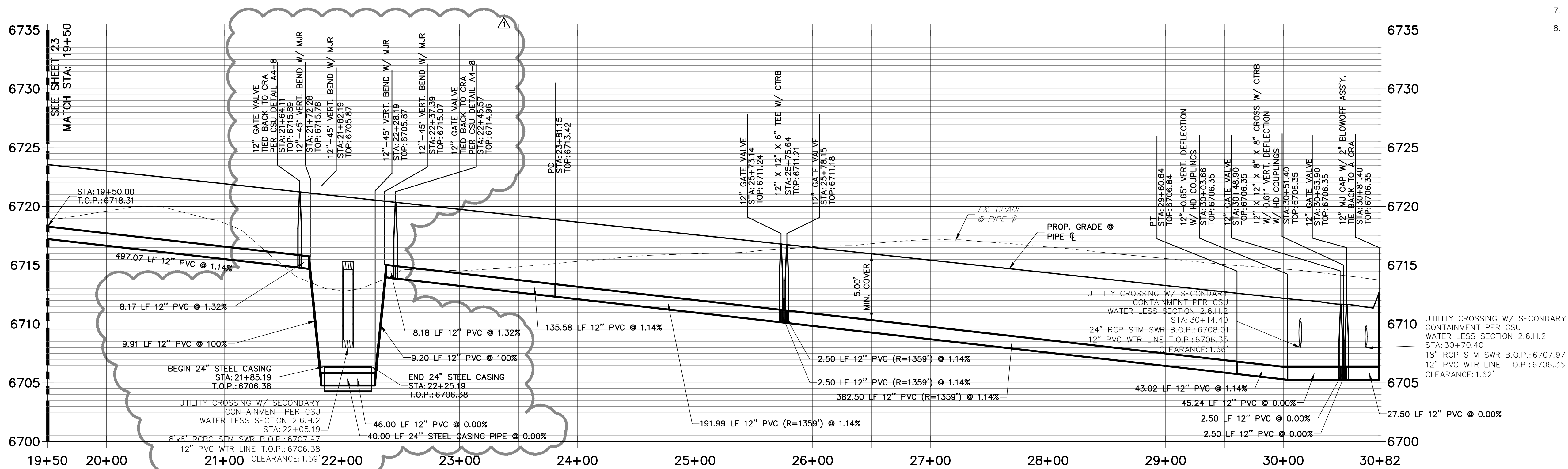
KEY MAP
N.T.S.



NOTES

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

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



ENGINEER'S STATEMENT

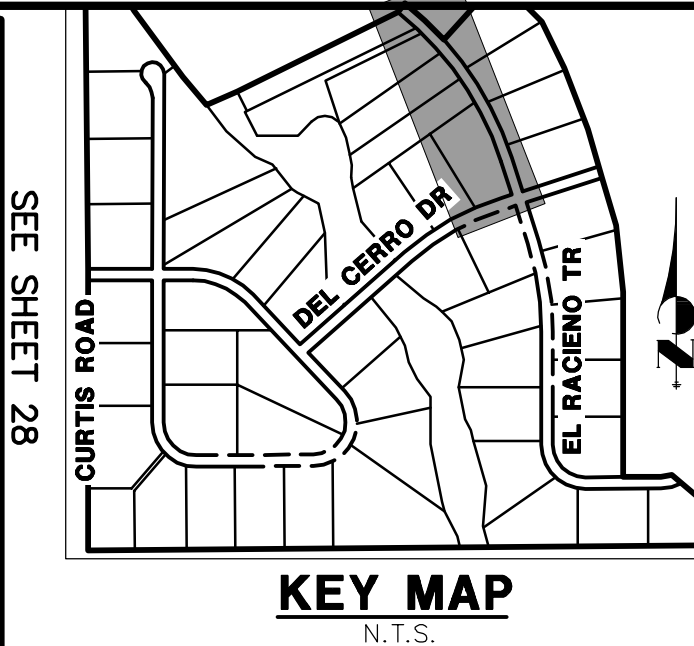
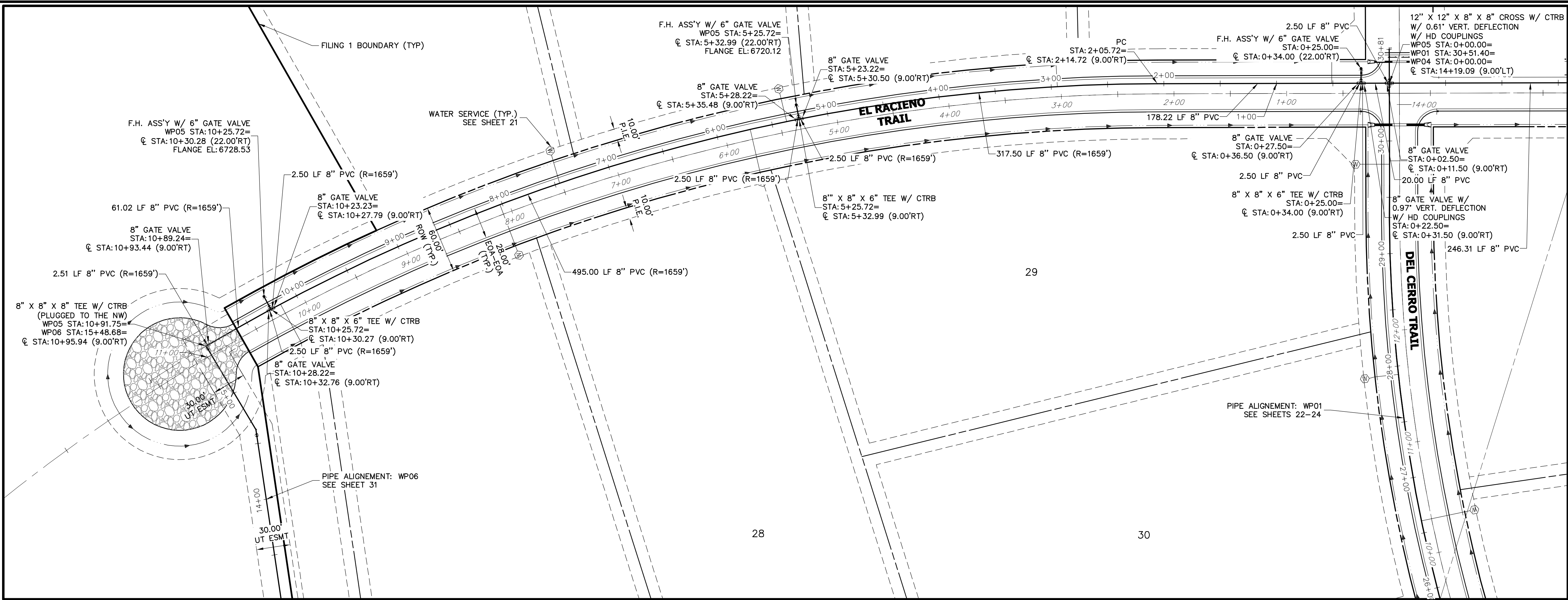
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
3-17-21

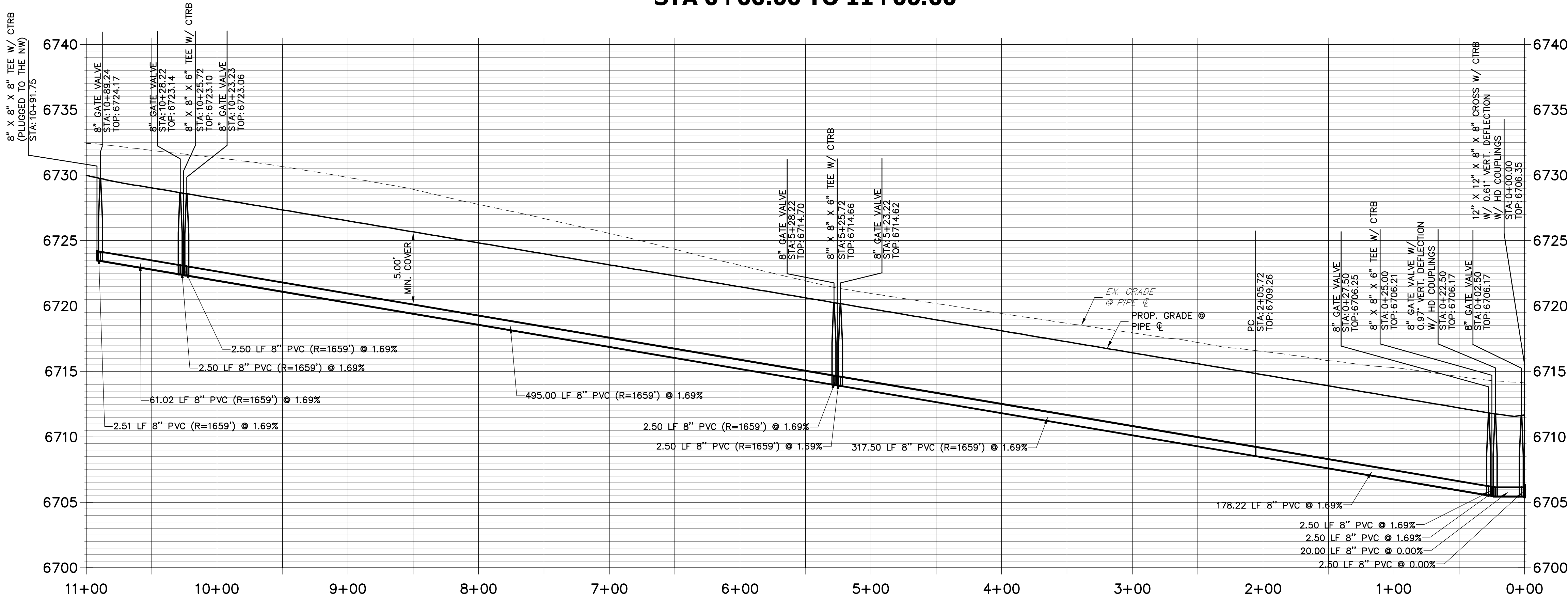
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p>			
<p>PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</p>			
<p>J.R. ENGINEERING A Western Company Central 303-740-9383 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com</p>			
BY	DATE	NO.	REVISION
AAM	3/17/21	1	DCN #1
H-SCALE	1"=50'	DATE	7/15/20
V-SCALE	1"=5'	DESIGNED BY	NQJ
		DRAWN BY	NQJ
		CHECKED BY	
<p>SADDLEHORN RANCH - FILING 1 WATER DISTRIBUTION PLAN - DEL CERRO TRAIL</p>			
<p>SHEET 24 OF 51 JOB NO. 2514202</p>			

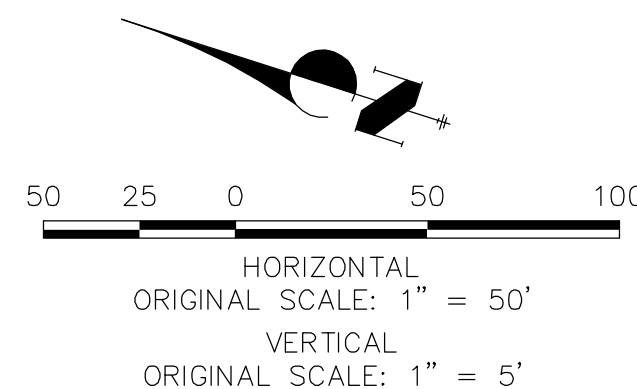
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**WP05 PROFILE
STA 0+00.00 TO 11+00.00**



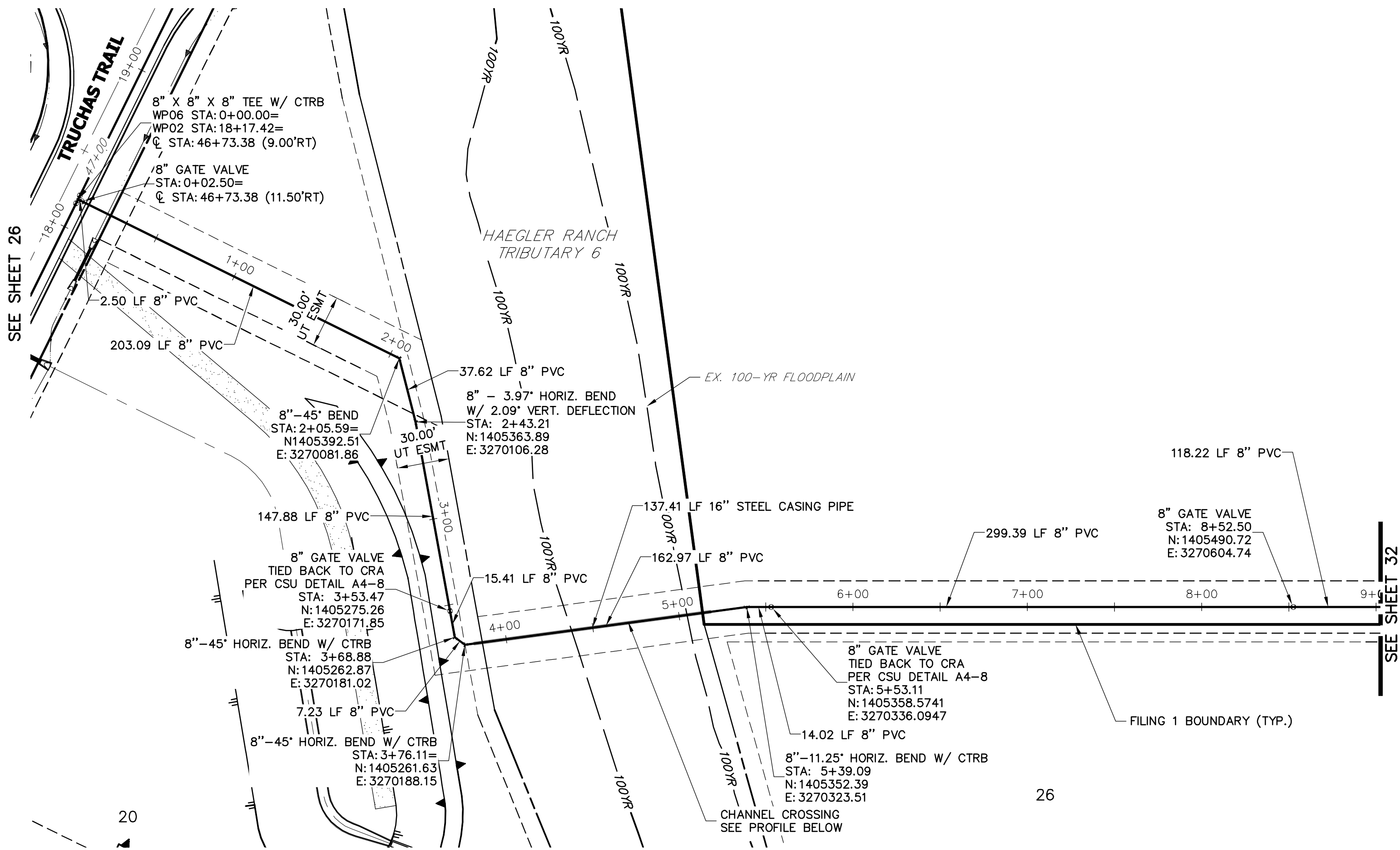
- NOTES**
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
 - THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE, AND PRESERVE, ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
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 - FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



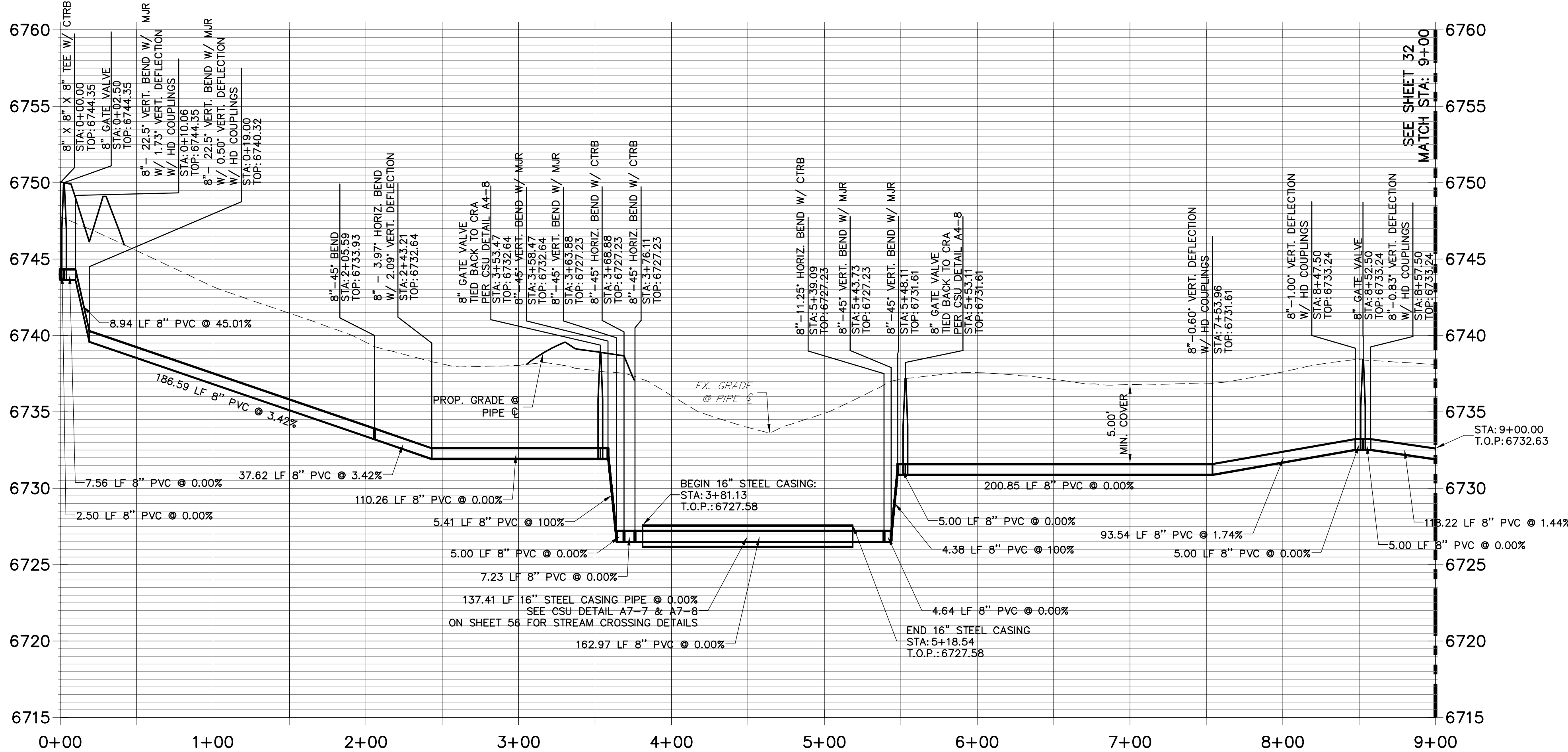
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
32314
DATE: 05/30/20

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	J.R. ENGINEERING A Western Company Central: 303-740-9888 • Colorado Springs: 719-593-2593 Fort Collins: 970-497-9888 • www.jrengineering.com	BY	DATE			
			No.	REVISION			
SADDLEHORN RANCH - FILING 1	WATER DISTRIBUTION PLAN - EL RACIONO TRAIL	DESIGNED BY NQU	DRAWN BY NQU	CHECKED BY	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 05/07/20
					SHEET 30 OF 51	JOB NO. 2514202	

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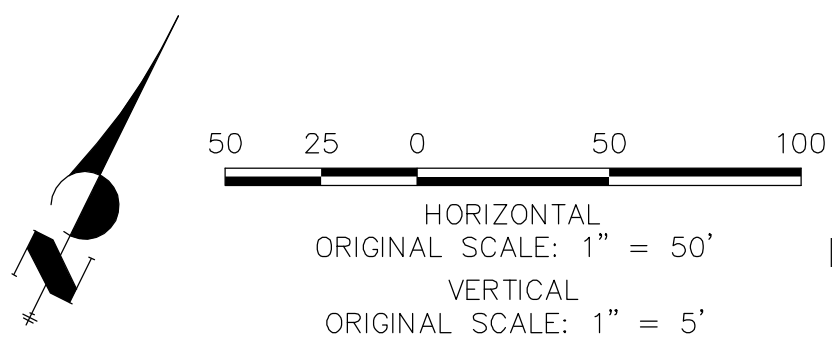


WP06 PROFILE
STA 0+00.00 TO 9+00.00



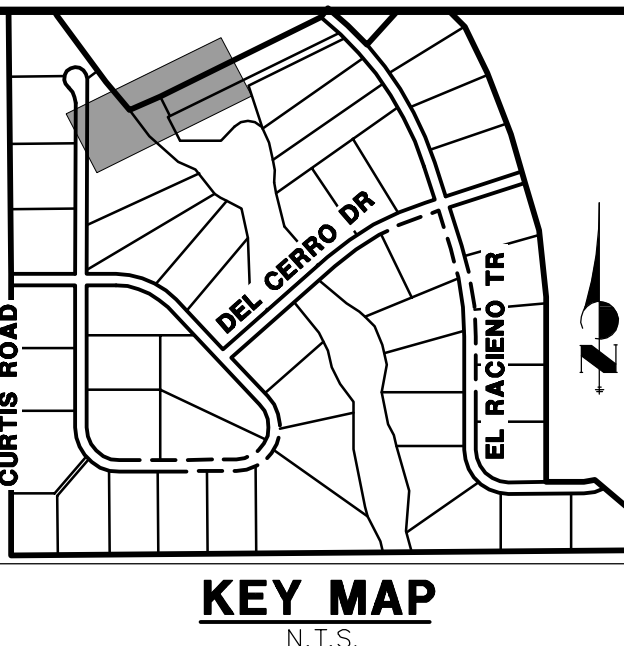
NOTES


- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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- ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.

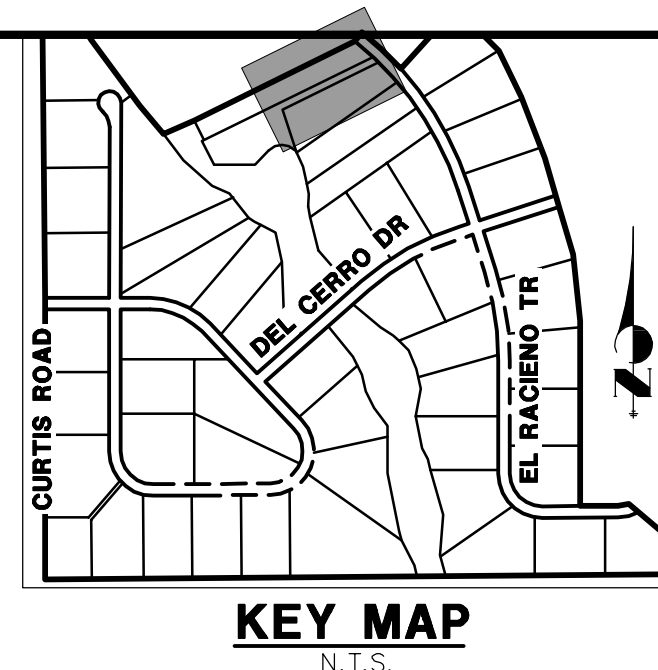


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE: 05/30/20




SADDLEHORN RANCH – FILING 1		SHEET 31 OF 51			
WATER DISTRIBUTION PLAN – HAEGLER RANCH TRIBUTARY 6		JOB NO. 2514202			
H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
	DATE		05/07/20		
	DESIGNED BY		NQJ		
	DRAWN BY		NQJ		
	CHECKED BY				
<div><div>J-R ENGINEERING A Westman Company</div></div> <div>Central 303-740-9383 • Colorado Springs 719-550-2933 Fort Collins 970-491-9888 • www.jrengineering.com</div>					
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS					
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AUTHORIZATION.

PREPARED FOR:
ROI PROPERTY GROUP
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6899
BRADY WILLIAM

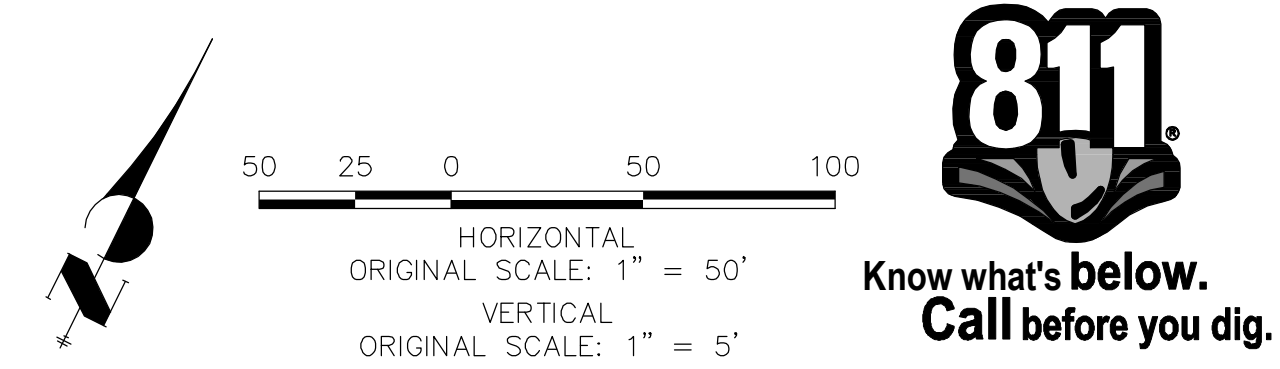
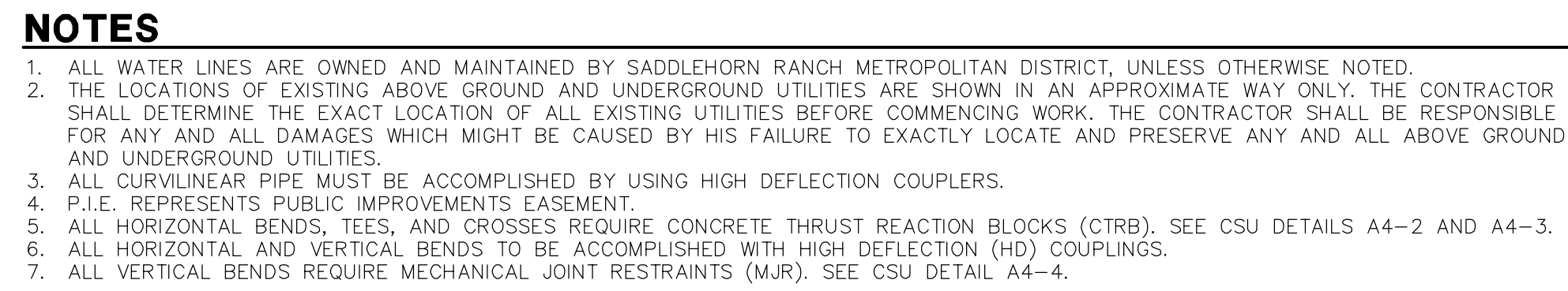
**J·R ENGINEERING**
A Westrian Company

Centennial 303-740-9303 • Colorado Springs 719-593-2503
Fort Collins 970-491-9888 • www.jrengineering.com

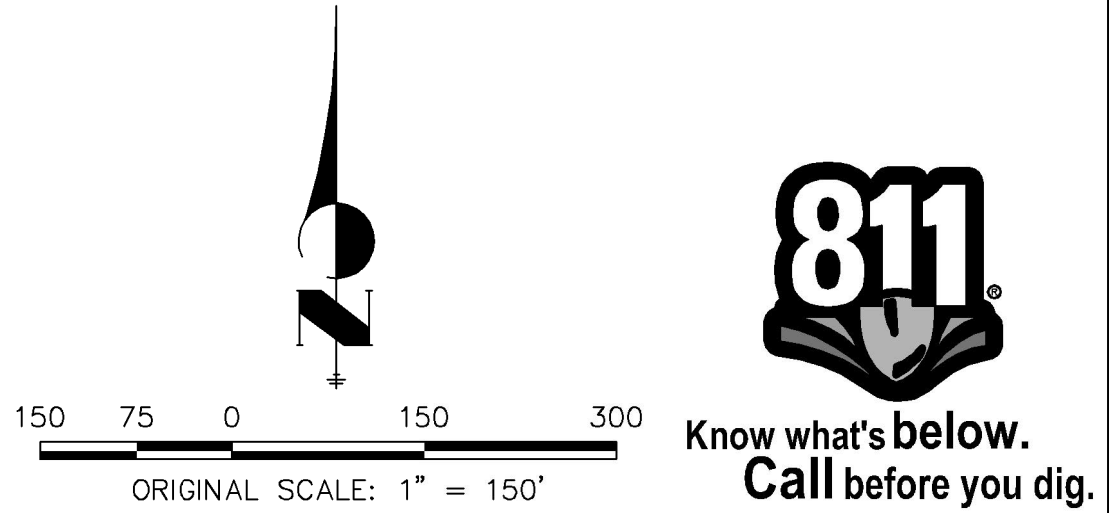
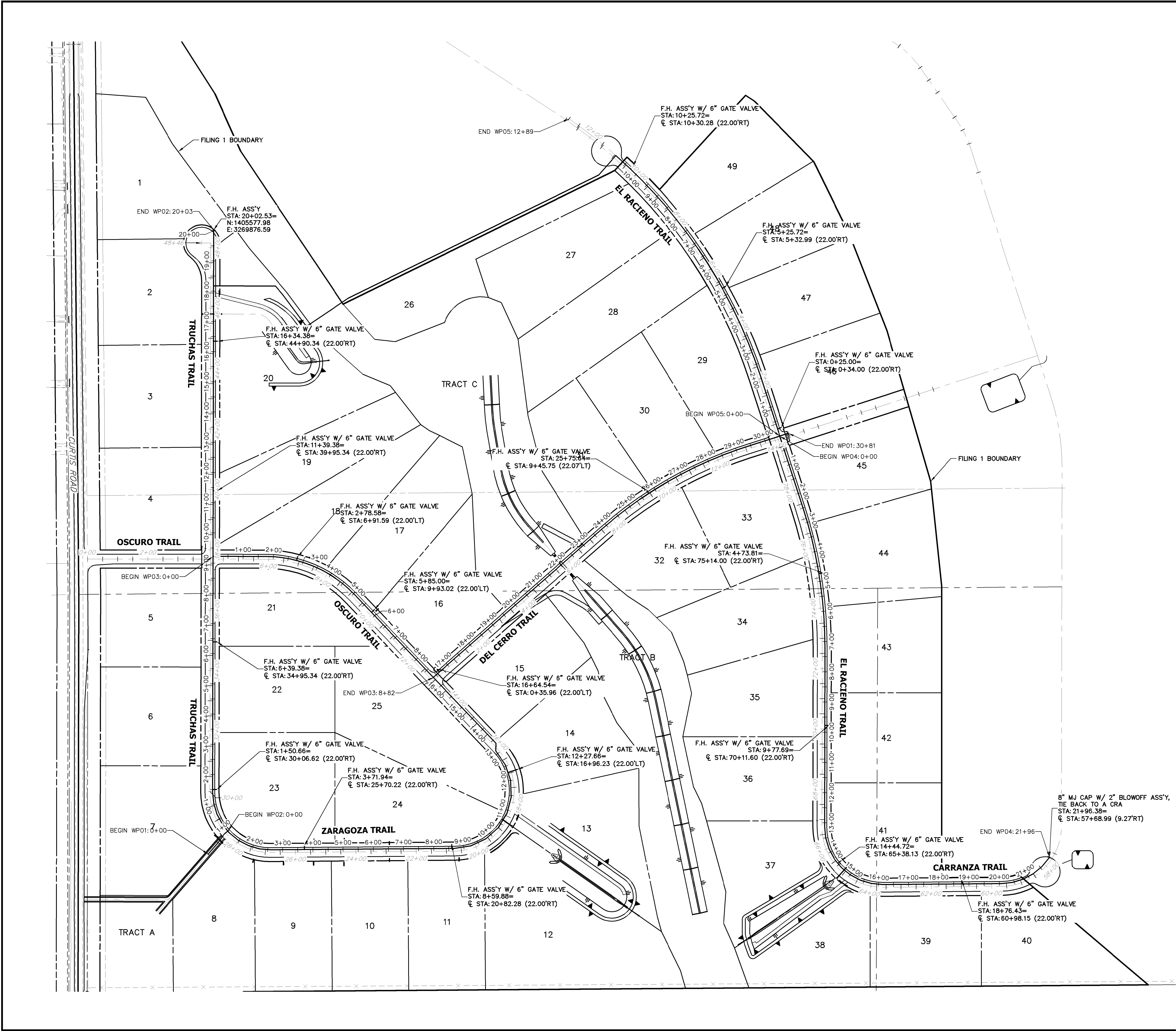
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H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	05/07/20
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	


SADDLEHORN RANCH – FILING 1	32	OF	51
WATER DISTRIBUTION PLAN – HAEGLER RANCH TRIBUTARY 6			
(CONT.)			
JOB NO.	2514202		

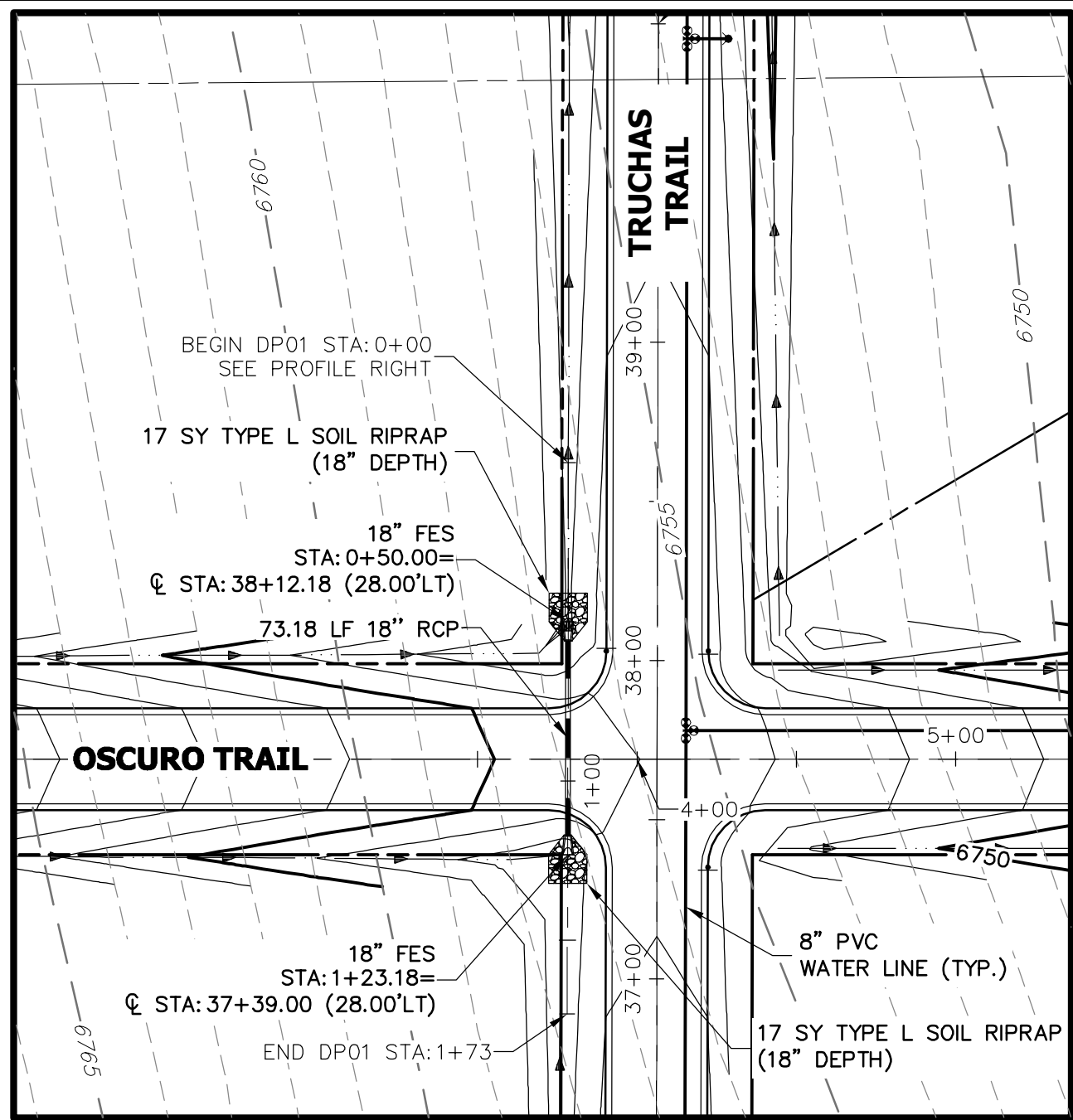


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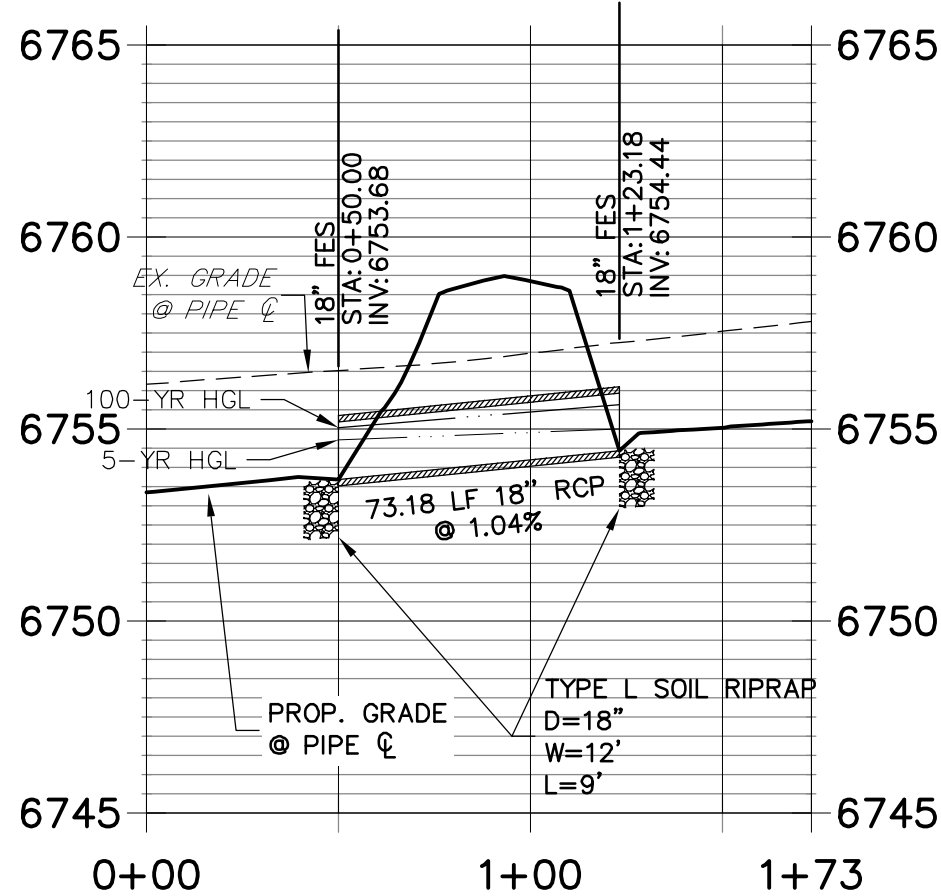
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM
DATE 7/15/20

SADDLEHORN RANCH – FILING 1		BY		DATE	
		No.		REVISION	
OVERALL FIRE HYDRANT PLAN		H-SCALE V-SCALE		1"=150' N/A	
		DATE		7/15/20	
		DESIGNED BY		NQJ	
		DRAWN BY		NQJ	
		CHECKED BY			
SHEET 33 OF 51		JOB NO. 2514202			
 J-R ENGINEERING A Westman Company				CENTRAL 303-740-3888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
PREPARED FOR				ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
				UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	

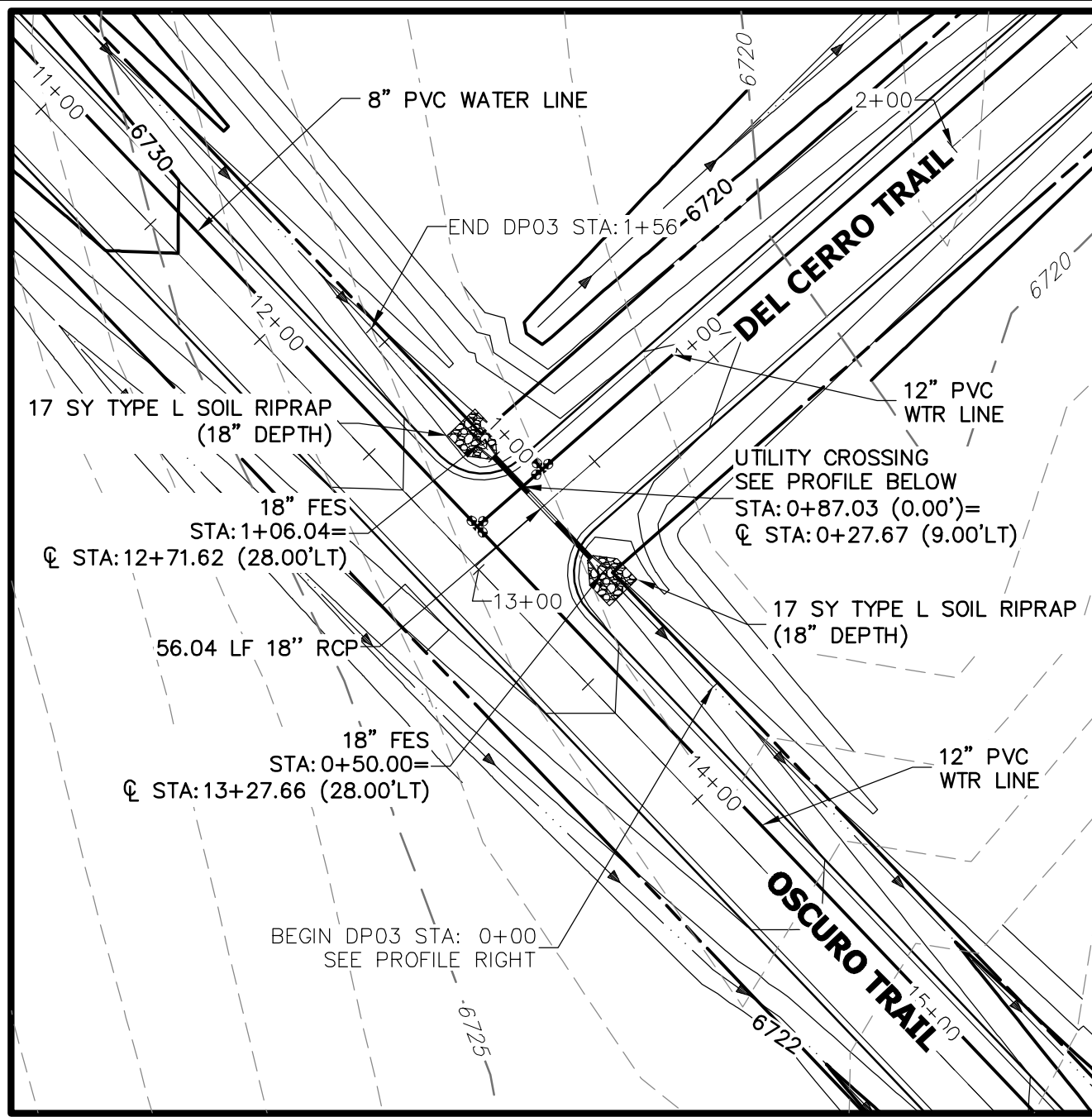


A1 CULVERT - PLAN

DP01 PROFILE
STA 0+00.00 TO 1+73.19

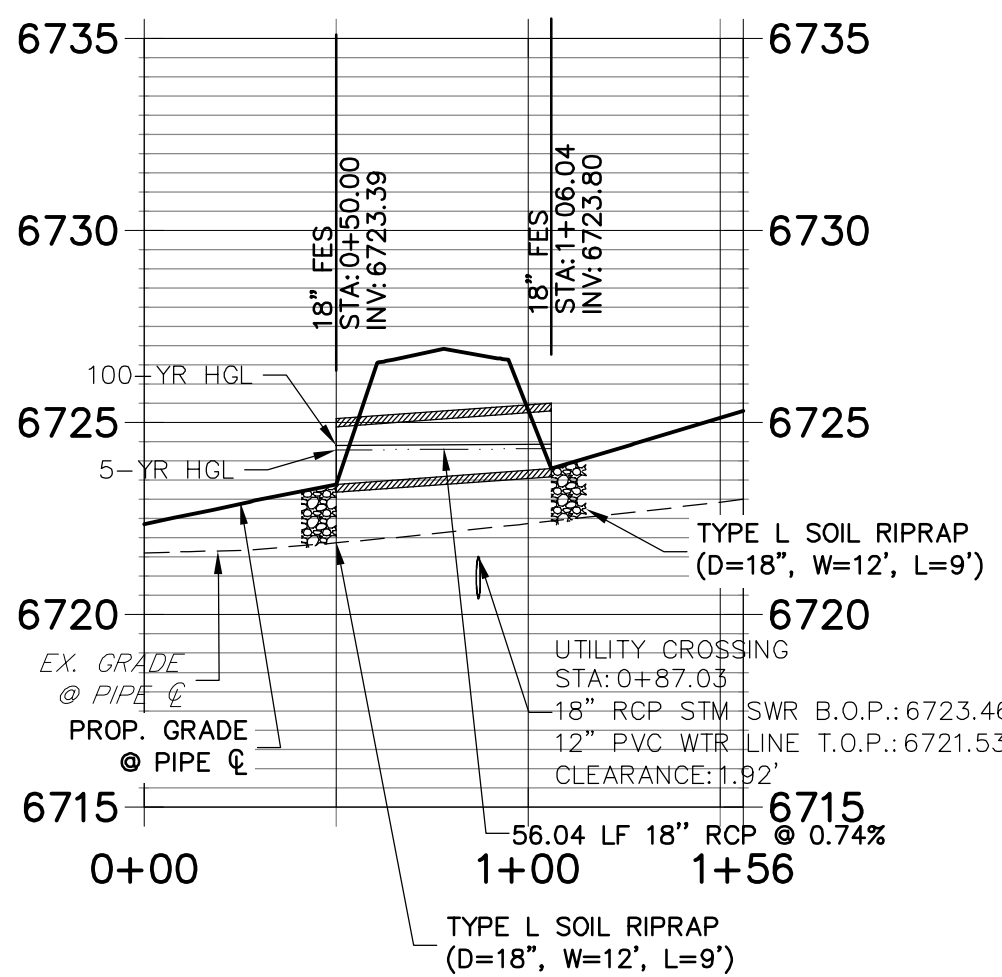


A1 CULVERT - PROFILE

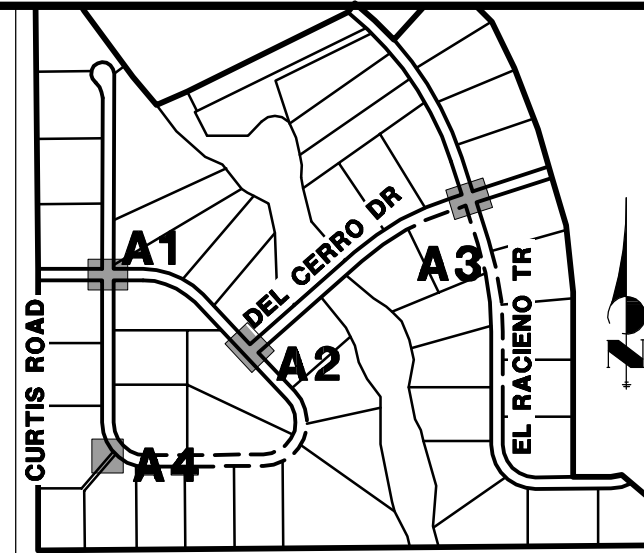


A2 CULVERT - PLAN

DP03 PROFILE
STA 0+00.00 TO 1+56.04



A2 CULVERT - PROFILE



KEY MAP
N.T.S.

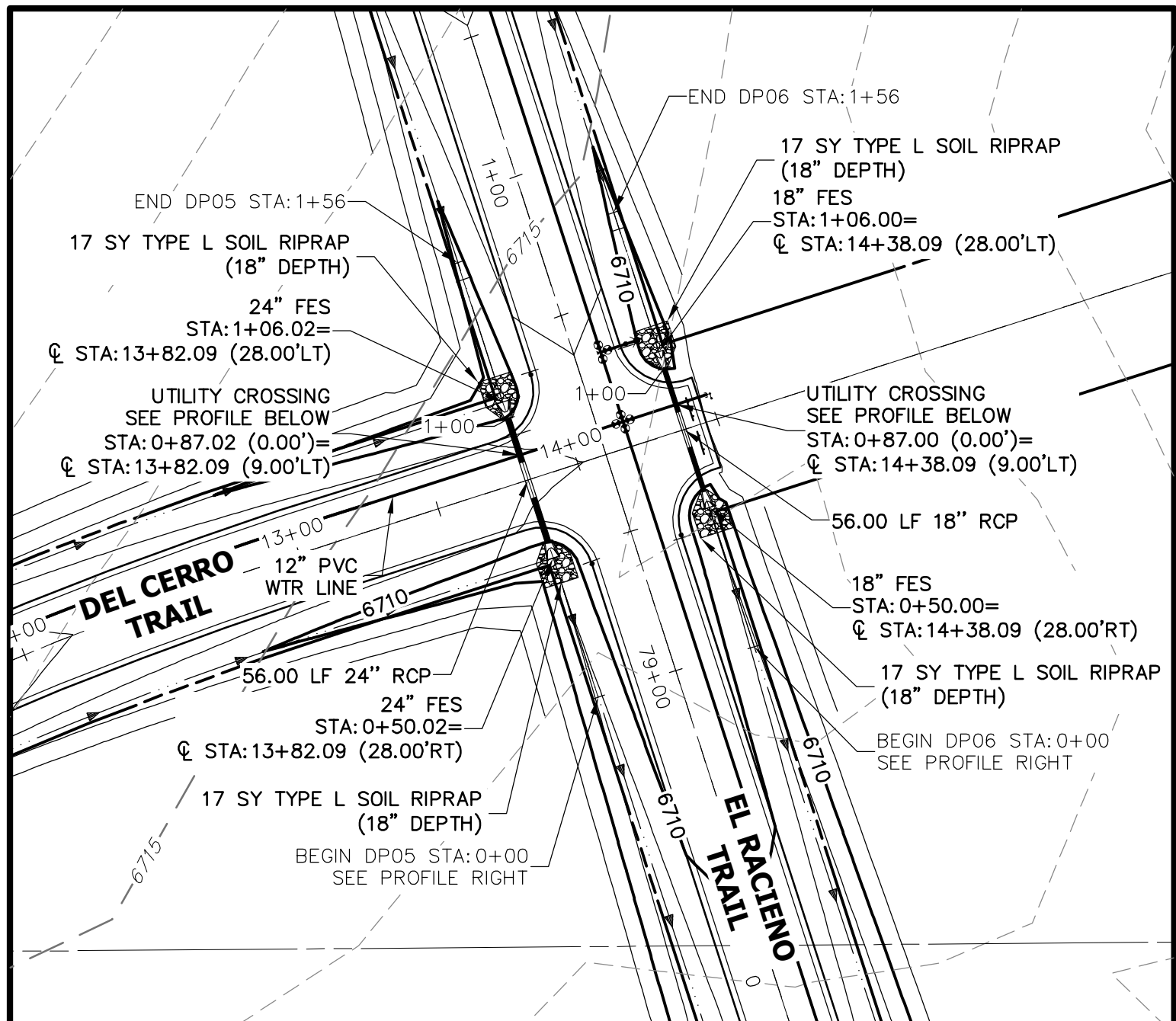
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AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

J.R. ENGINEERING
A Westran Company

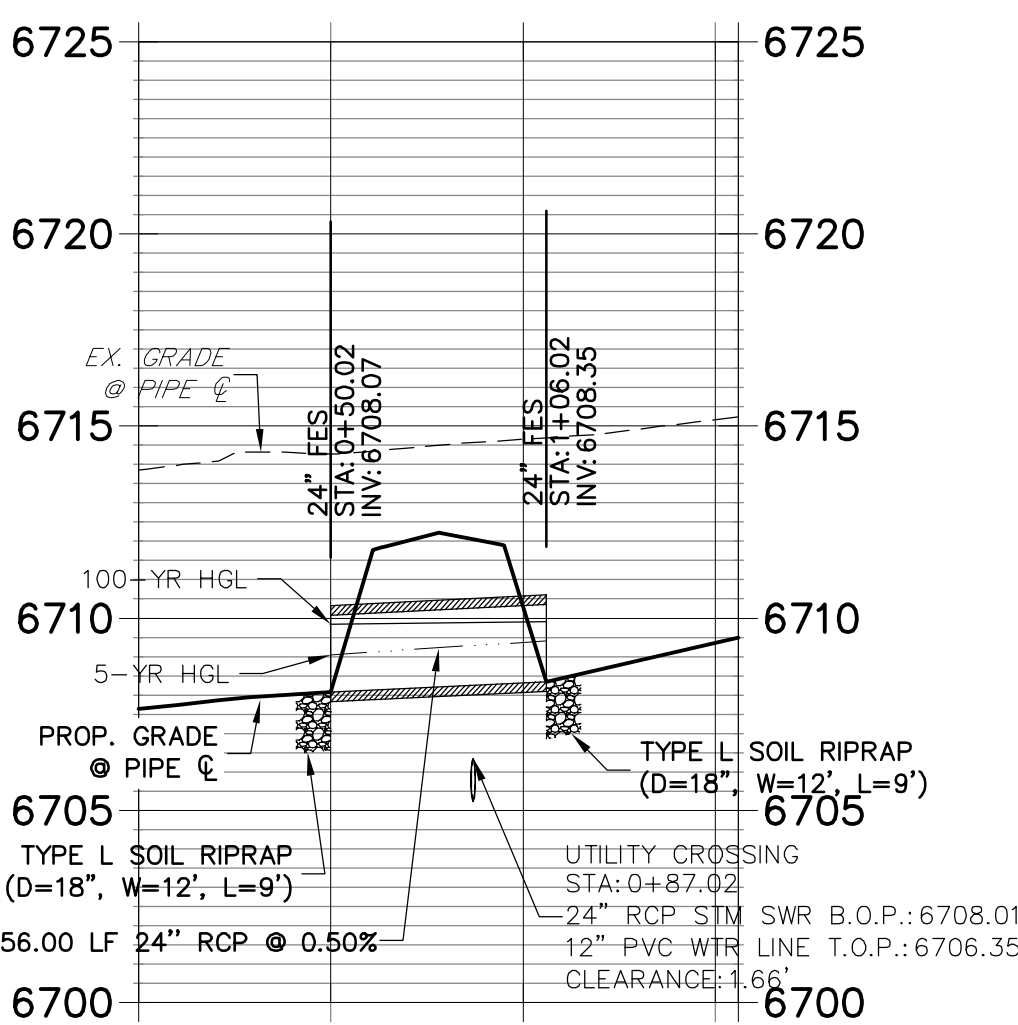
Central 303-740-9888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE



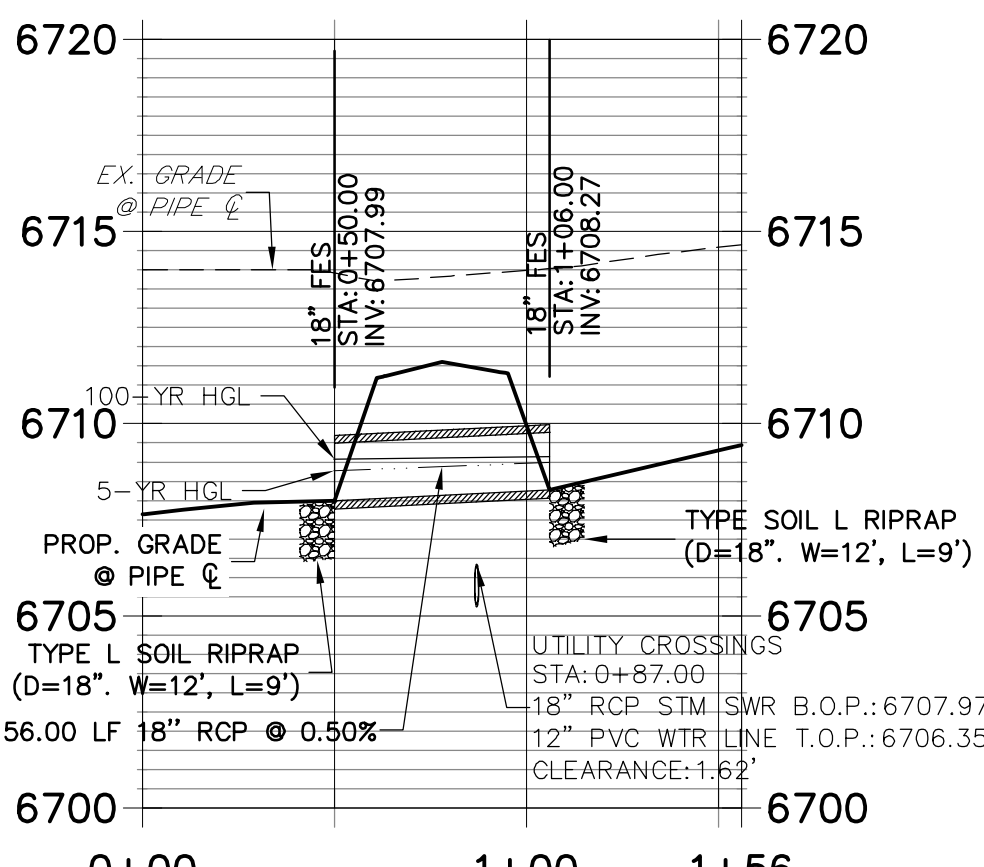
A3 CULVERT - PLAN

DP05 PROFILE
STA 0+00.00 TO 1+56.04

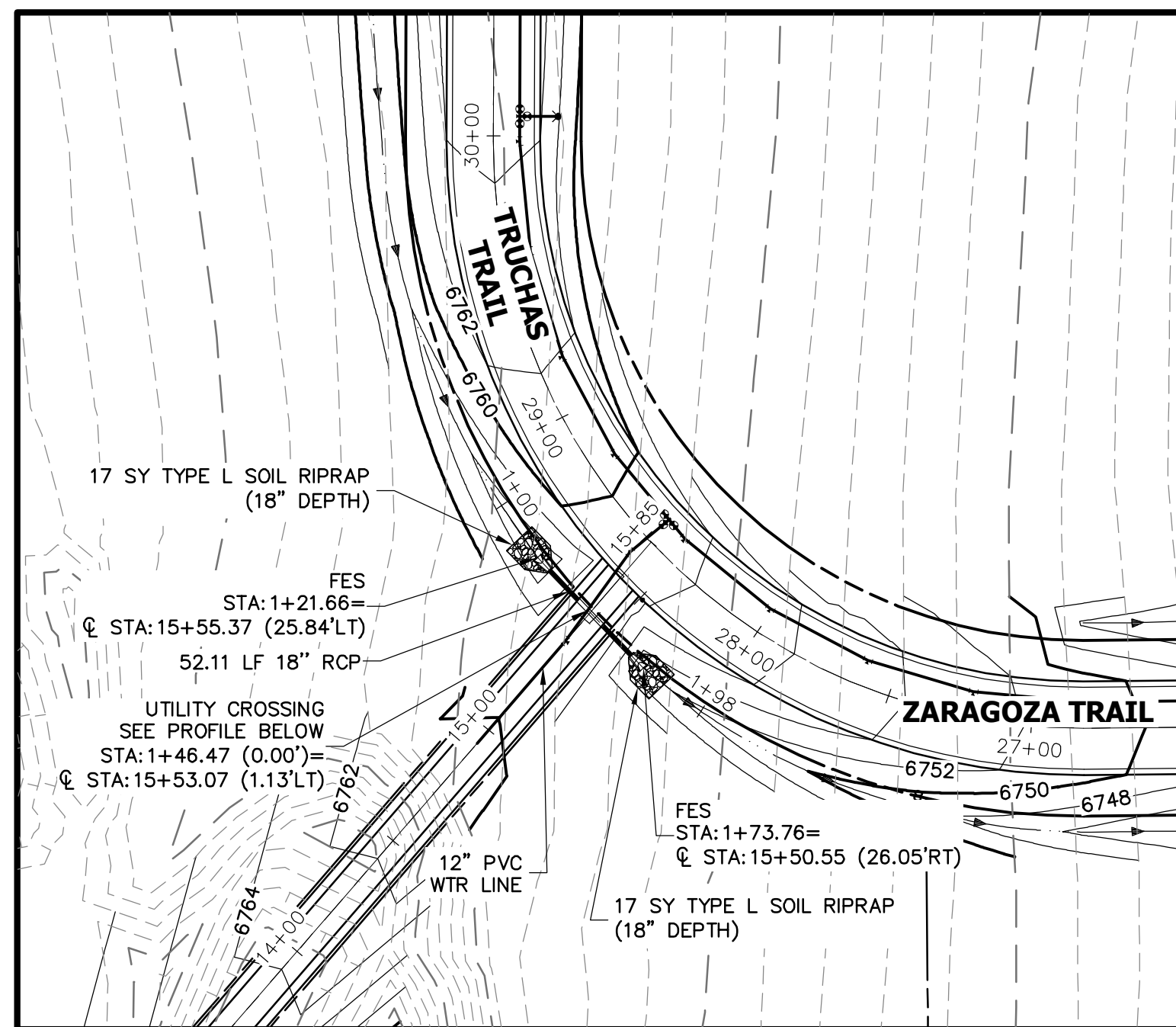


A3 CULVERT - PROFILE

DP06 PROFILE
STA 0+00.00 TO 1+56.00

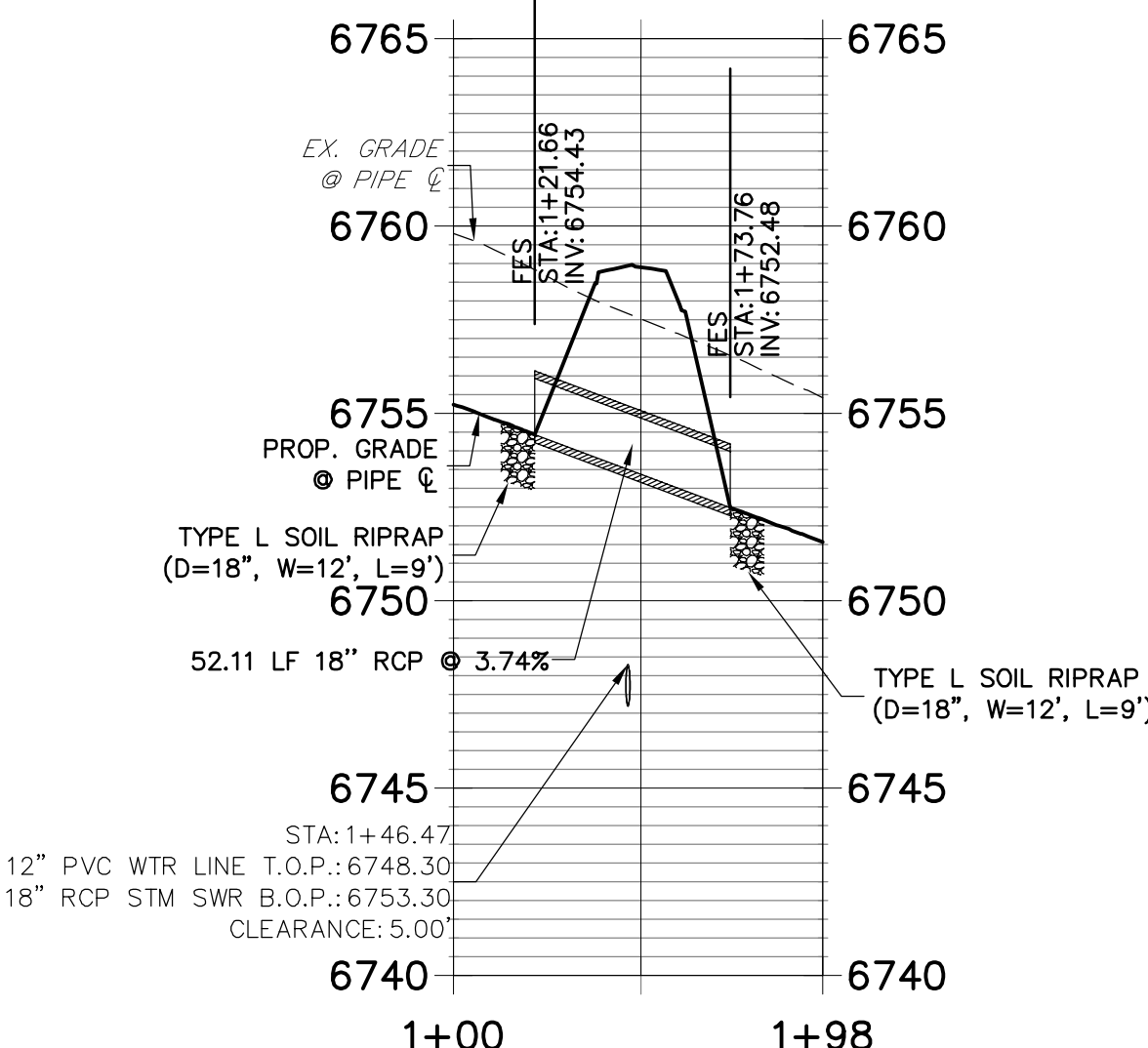


A3 CULVERT - PROFILE



A4 CULVERT - PLAN

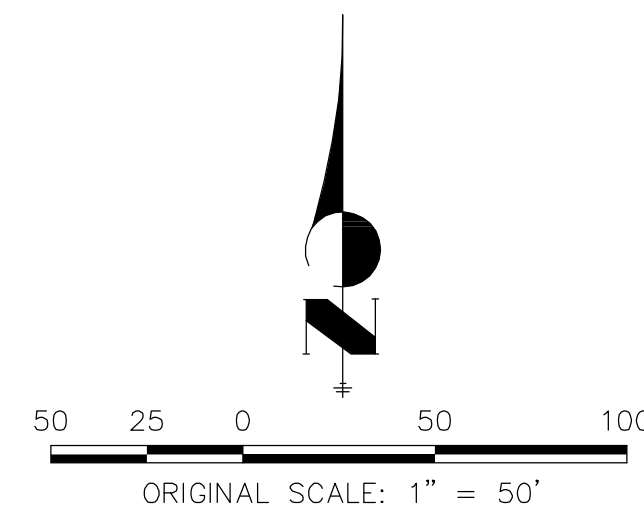
DP12 PROFILE
STA 1+00.00 TO 1+98.44



A4 CULVERT - PROFILE

STORM SEWER NOTES

- SEE DETAIL SHEET 50 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.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

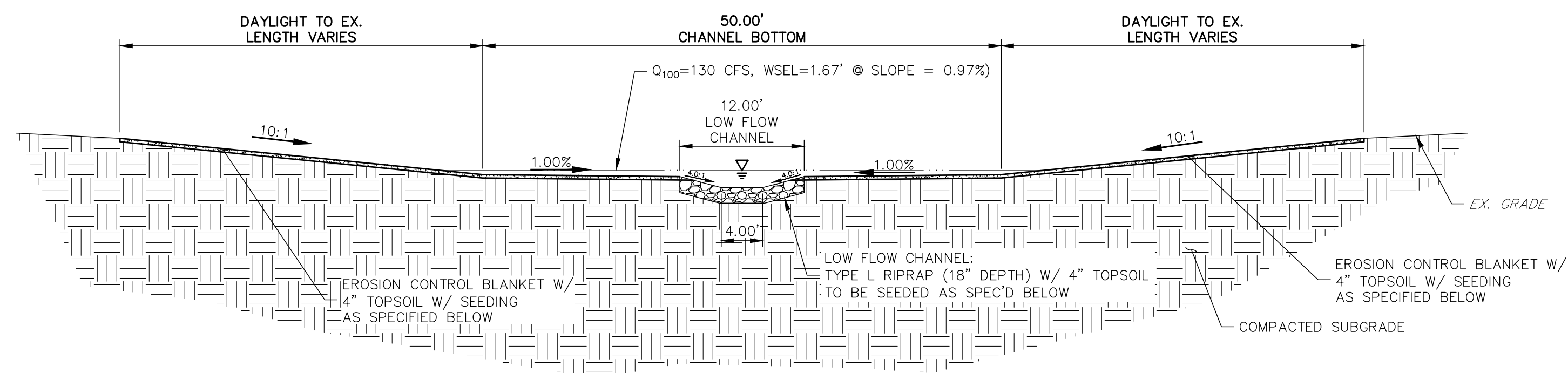
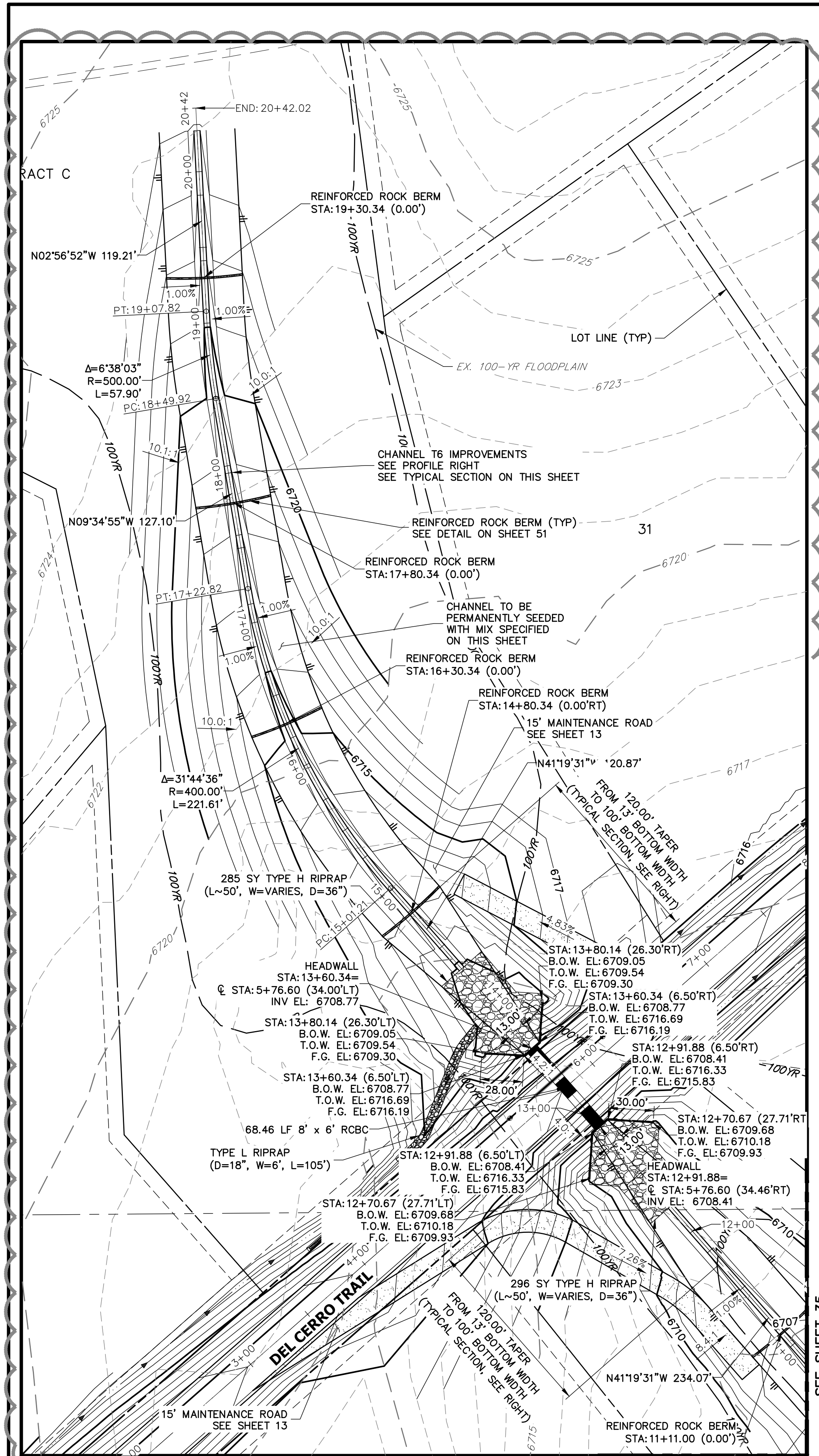
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM
DATE 11/21/20

SADDLEHORN RANCH -
FILING 1
STORM SEWER PLAN AND
PROFILE

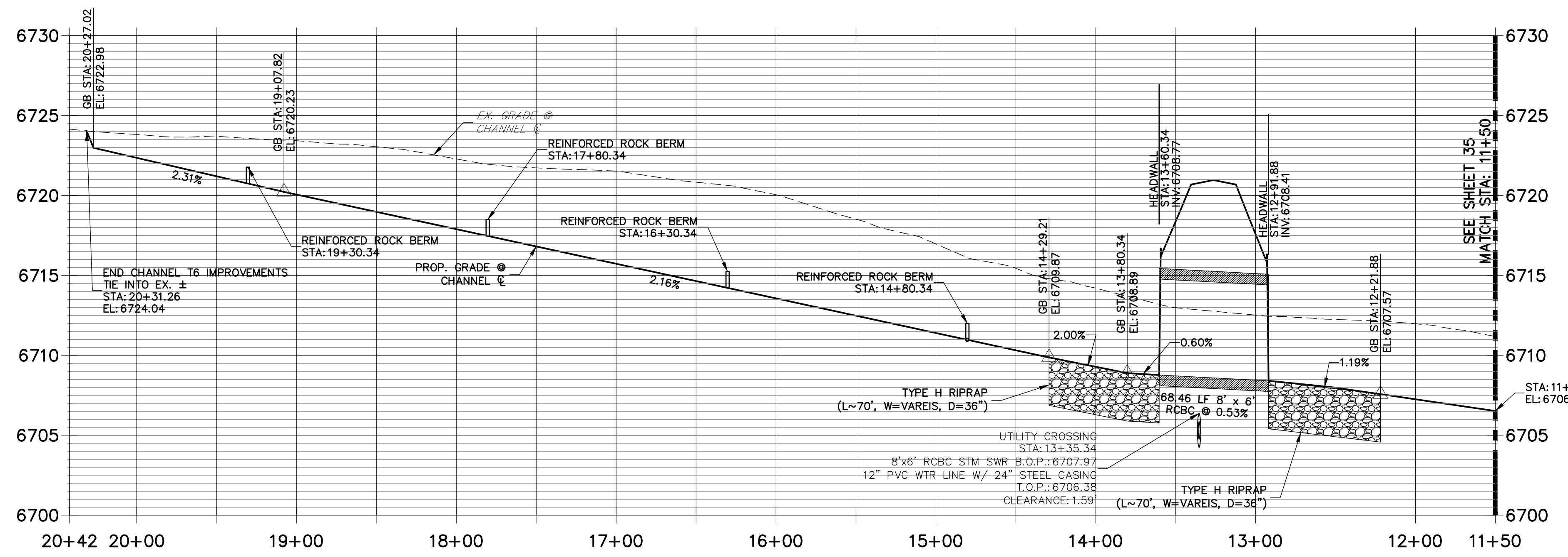
SHEET 34 OF 51

JOB NO. 2514202



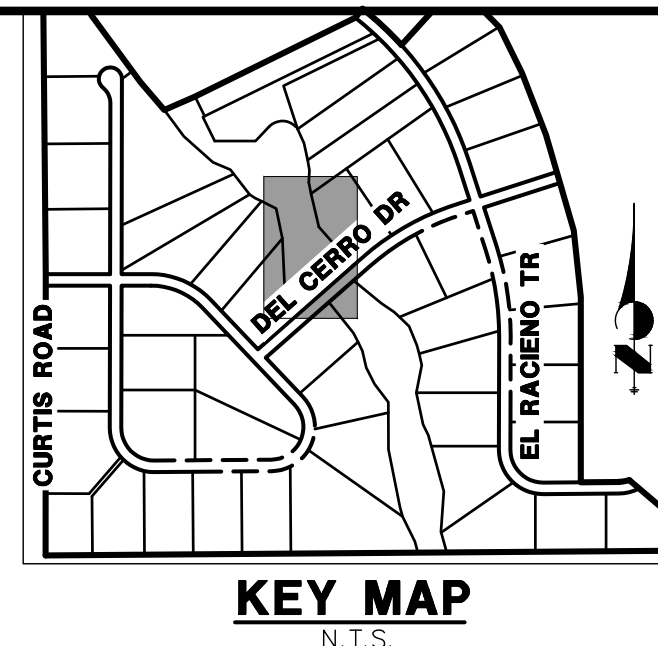
T6 CHANNEL IMPROVEMENTS - TYPICAL SECTION
SCALE: 1"=10'
CHANNEL SEED MIX: EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
-IDAHO FESCUE
-SANDBERG BLUEGRASS
-ROCKY MOUNTAIN FESCUE
-BIG BLUEGRASS


**DP08 PROFILE (2)
STA 11+50.00 TO 20+42.02**



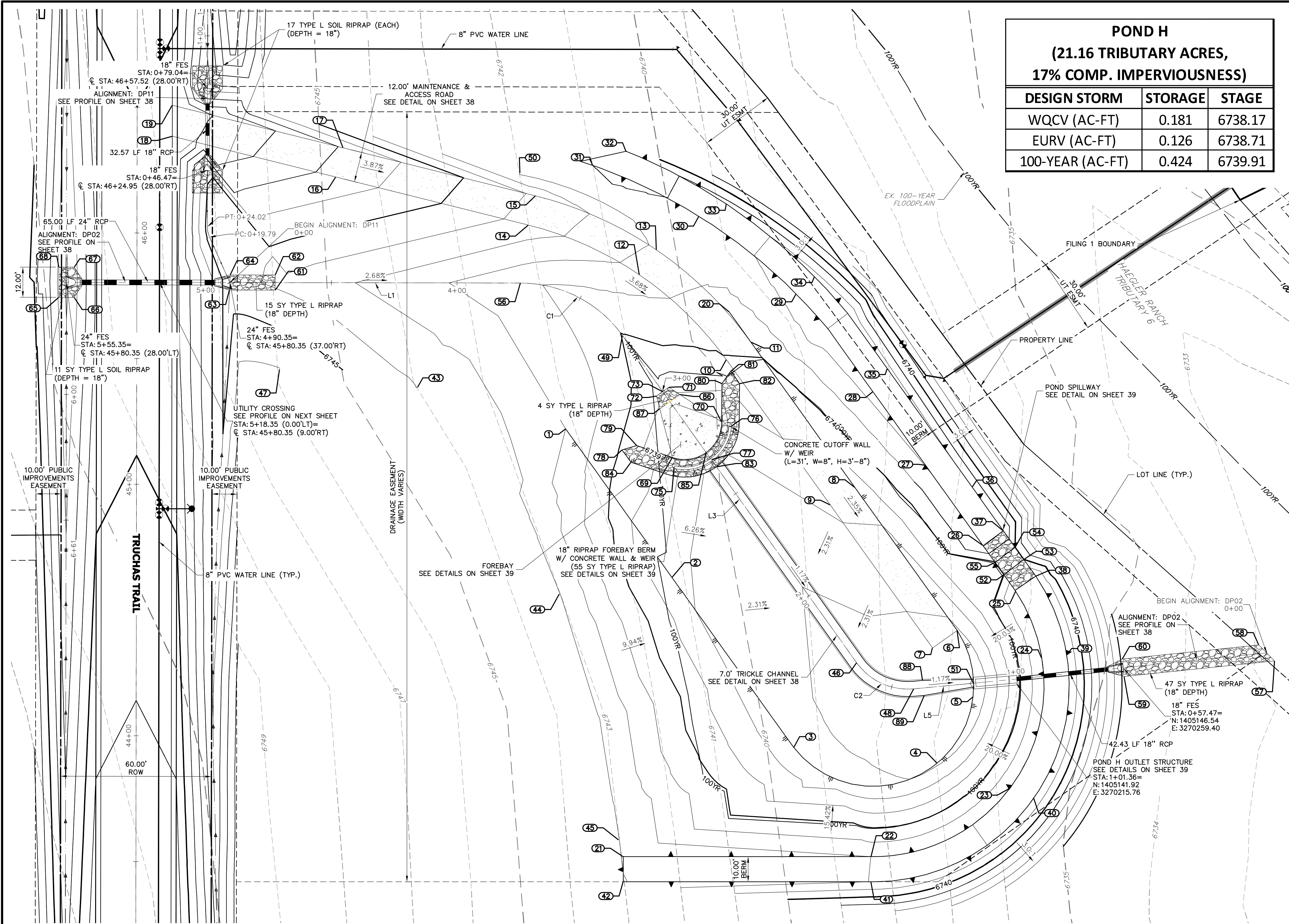
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

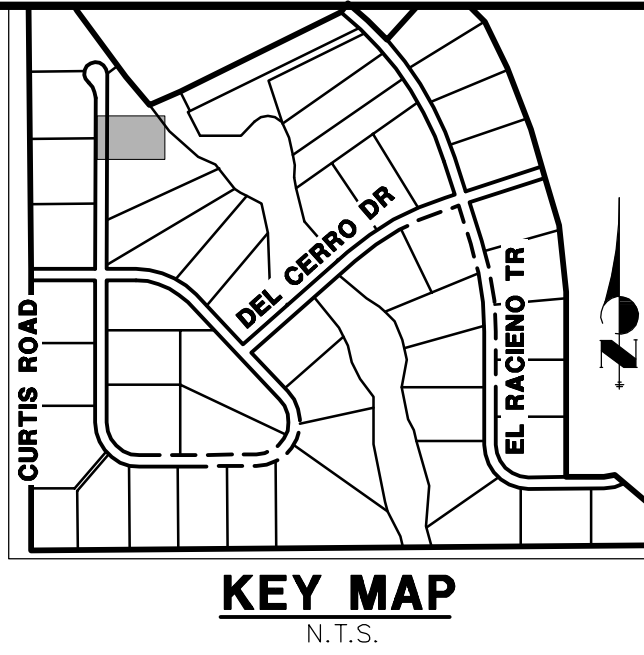


SADDLEHORN RANCH – FILING 1				SHEET 36 OF 51			
CHANNEL T6 IMPROVEMENTS – PLAN AND PROFILE				JOB NO. 2514202			
H-SCALE 1"=50'	DATE 7/15/20	DESIGNED BY NQJ	NO. 1	REVISION DCN #1	BY AAM	DATE 3/17/21	PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
V-SCALE 1"=5'							
 J-R ENGINEERING A Western Company							UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com							

X:\251009\al0514202\Drawings\Sheet Dwg\CD\3514202\GRD1_POND H.dwg GRD1 5/9/2020 11:48:00 AM c:\motor



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	



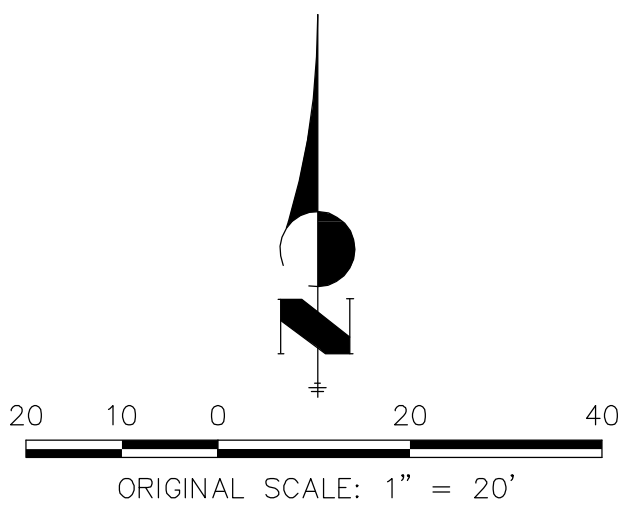
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

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:1405330.97 E:3270101.71	6741.49	41	TOP	N:1405061.40 E:3270159.00	6741.99
2	TOE	N:1405182.52 E:3270079.95	6738.19	10	ACCESS ROAD	N:1405269.05 E:3270101.64	6739.94	18	ACCESS ROAD/EOA	N:1405357.98 E:3269981.21	6749.60	26	SPILLWAY TOP	N:1405195.23 E:3270136.73	6742.00	34	TOP	N:1405301.96 E:3270165.71	6743.02
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	6744.00
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	6743.00
5	TOE	N:1405134.86 E:3270199.75	6736.09	13	ACCESS ROAD	N:1405312.78 E:3270073.76	6741.86	21	TOP	N:1405071.40 E:3270060.60	6742.96	29	TOP	N:1405201.05 E:3270211.80	6742.53	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:1405322.63 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:1405334.27 E:3270025.75	6743.85	23	TOP	N:1405098.72 E:3270214.48	6742.00	31	TOP/TIE INTO EX±	N:1405346.43 E:3270048.45	6741.00	39	TOP	N:1405151.78 E:3270223.76	6746.00
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	6736.26



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
32314
DATE 11/30/20
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 Westran Company
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No.	REVISION	BY	DATE
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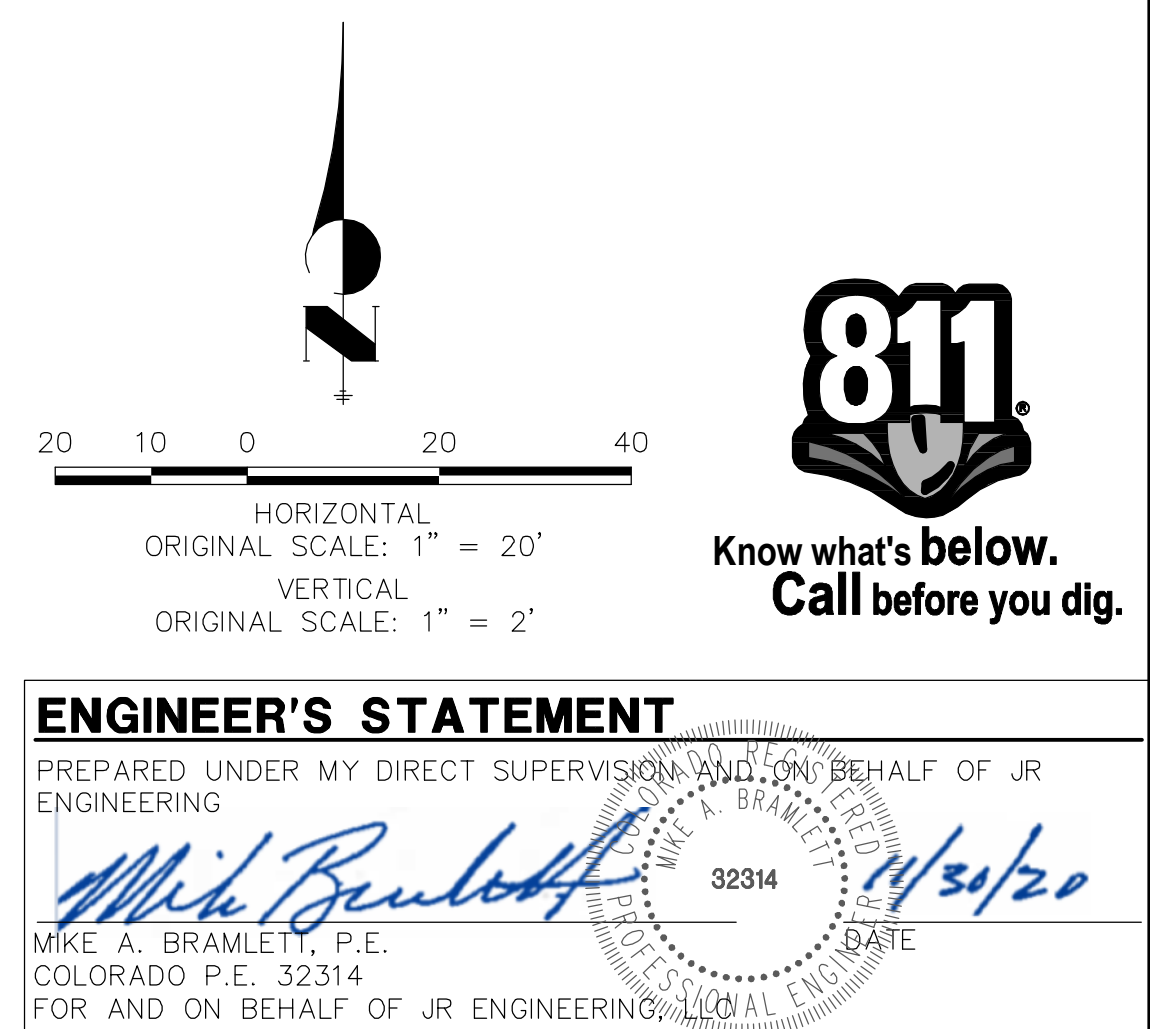
SADDLEHORN RANCH -
FILING 1
POND H GRADING PLAN
SHEET 37 OF 51
JOB NO. 2514202

The diagram illustrates a cross-section of a proposed road alignment. The vertical axis represents elevation in feet, ranging from 6742 to 6755. The horizontal axis represents stationing, from 0+00 to 1+00.1+12.

Key features and labels include:


- EX. GRADE:** The existing ground surface, shown as a dashed line.
- PROPOSED GRADE ALONG ALIGNMENT:** The proposed road surface, shown as a solid line with a 1.62% slope.
- 18" FES:** Two vertical lines indicating the 18-inch Finished Elevation Surface (FES) at STA. 0+46.47 (INV. 6745.09) and STA. 0+69.04 (INV. 6745.63).
- 12.00' ACCESS ROAD:** A horizontal dimension indicating the width of the access road.
- 100-YR HGL:** The 100-year High Ground Line, shown as a dashed line.
- 5-YR HGL:** The 5-year High Ground Line, shown as a solid line.
- TYPE L SOIL RIPRAP (L~9', W=12', D=18"):** Two rectangular areas filled with a pattern representing soil riprap, located between the proposed grade and the 5-year HGL.
- 32.57 LF 18" RCP @ 1.66%:** A dimension indicating the length and slope of the 18-inch Reinforced Concrete Pipe (RCP) section.

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: 1405226.33 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: 3270087.68	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
POND H GRADING PLAN		V-SCALE 1"= 2'				
		DATE 05/07/20				
		DESIGNED BY NQU				
		DRAWN BY NQU				
		CHECKED BY				

J-R ENGINEERING
A Western Company



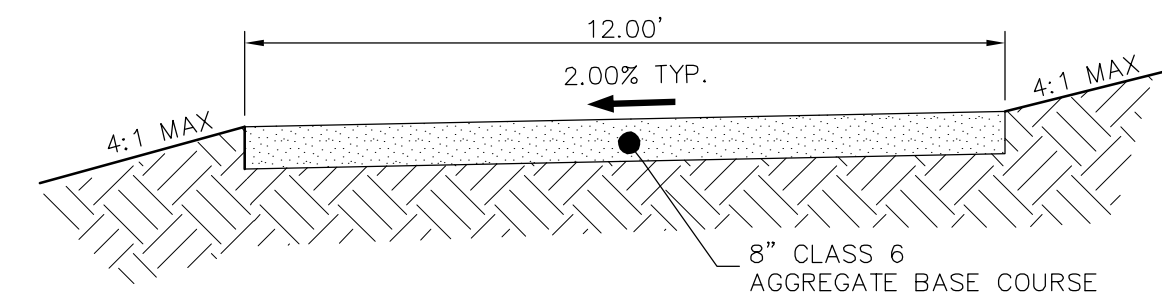
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2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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AGENCY, THE ENGINEERING
FIRM ASSUMES NO LIABILITY
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO. 2514202

SHEET 38 OF 51



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.



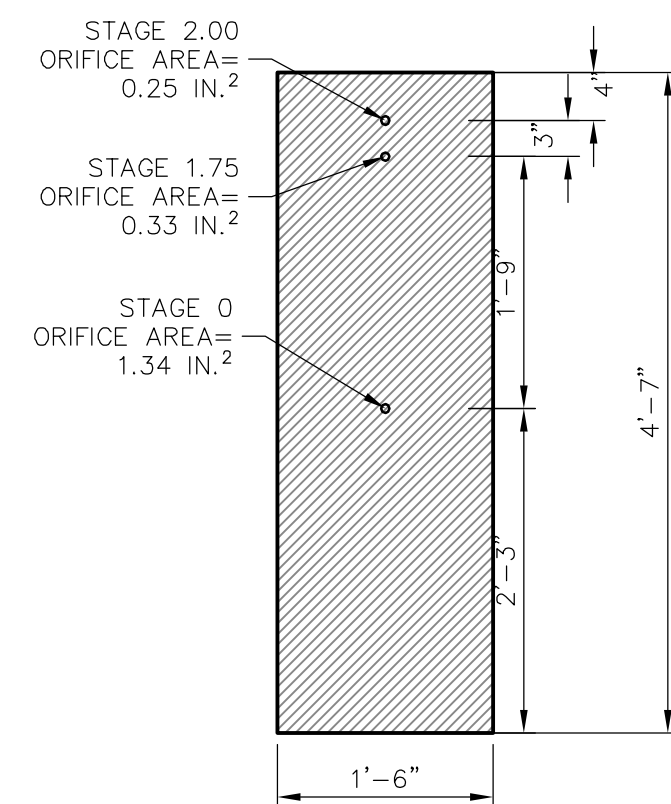
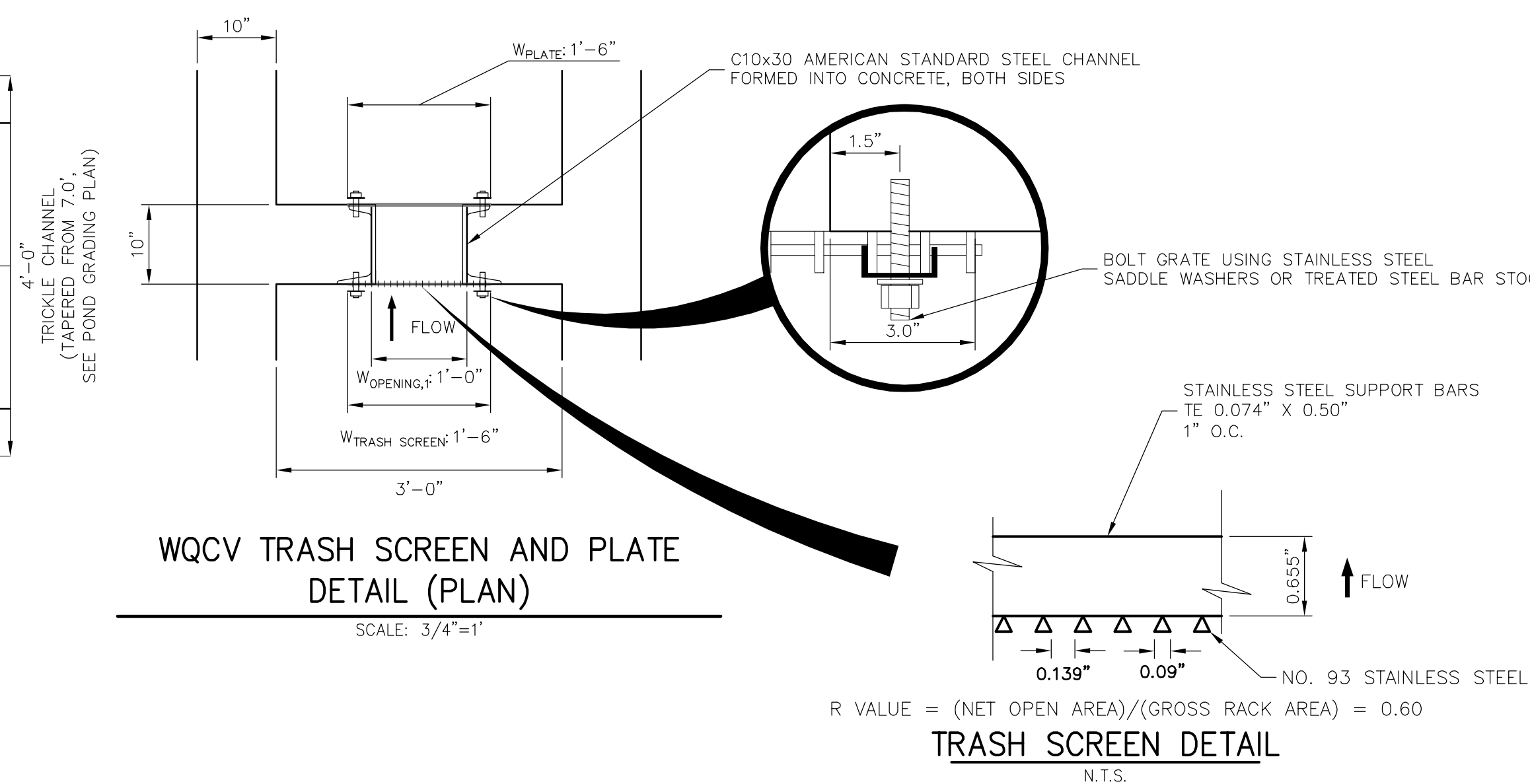
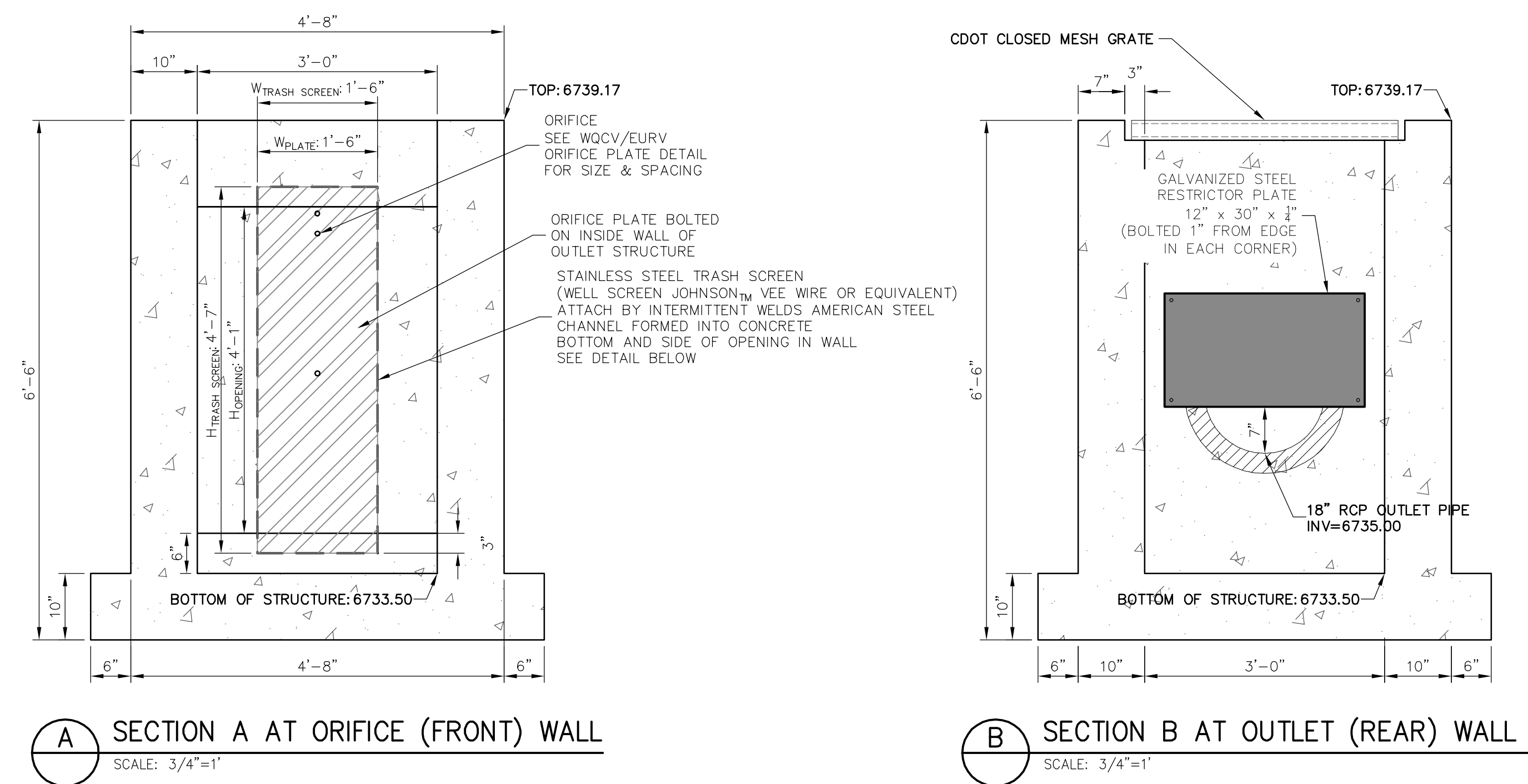
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SADDLEHORN RANCH - FILING 1	H-SCALE		NTS	NO. REVISION	BY	DATE
	V-SCALE		NTS			
	DATE		05/07/20			
	DESIGNED BY		NQ			
POND H DETAILS	DRAWN BY		NQ			
	CHECKED BY					
SHEET	39	OF	51			

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

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



ENGINEER'S STATEMENT

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

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



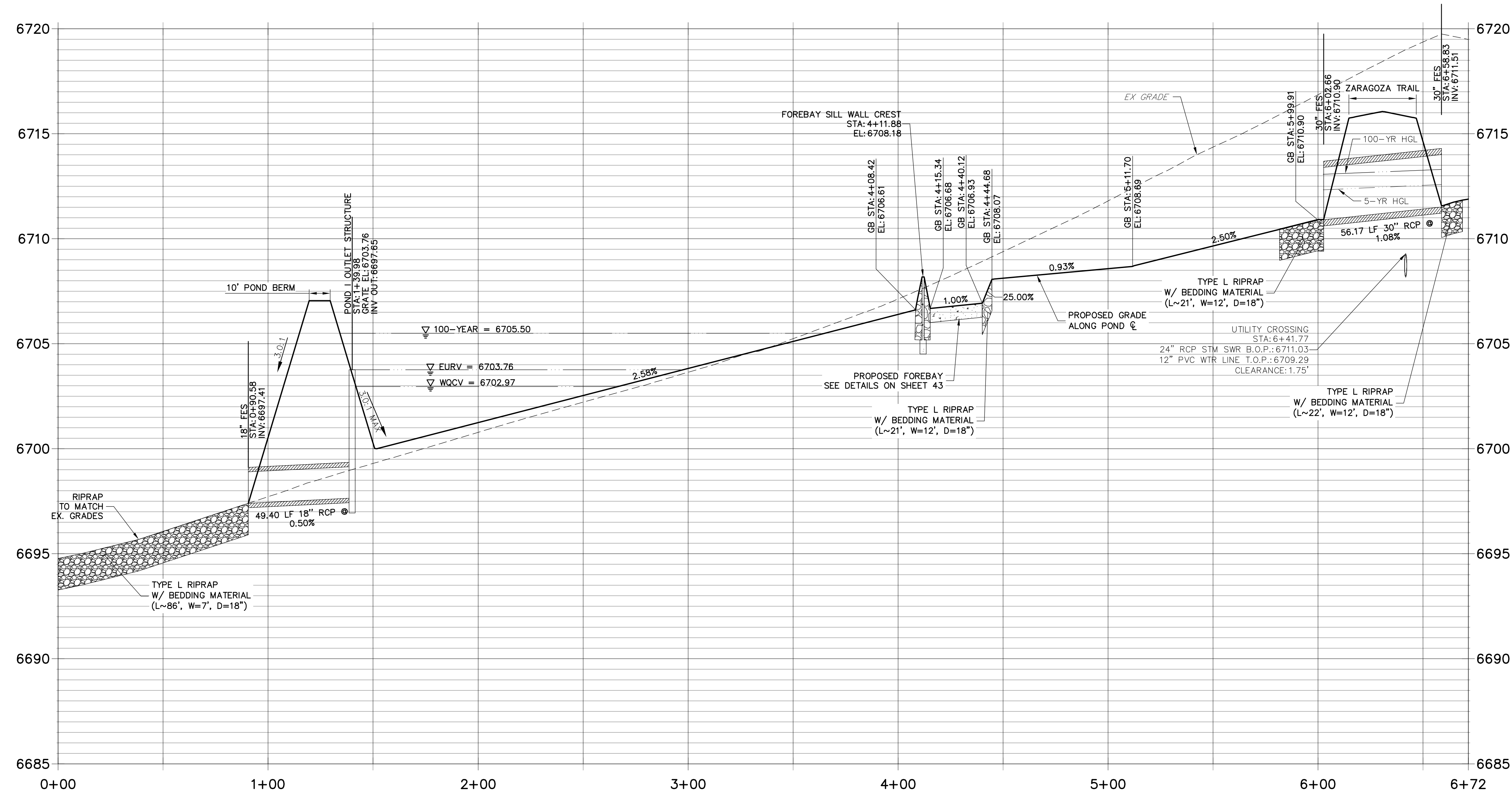
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H-SCALE	3/4" = 1'	No.	REVISION	BY	DATE
V-SCALE	3/4" = 1'				
DATE	05/07/20				
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POND H OUTLET STRUCTURE DETAILS

JOB NO. 2514202

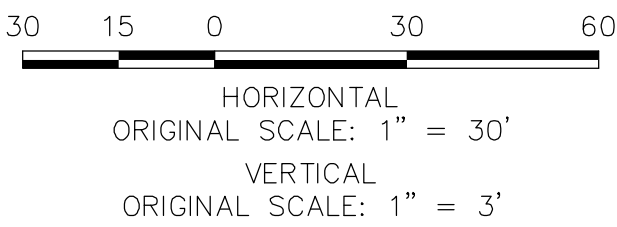
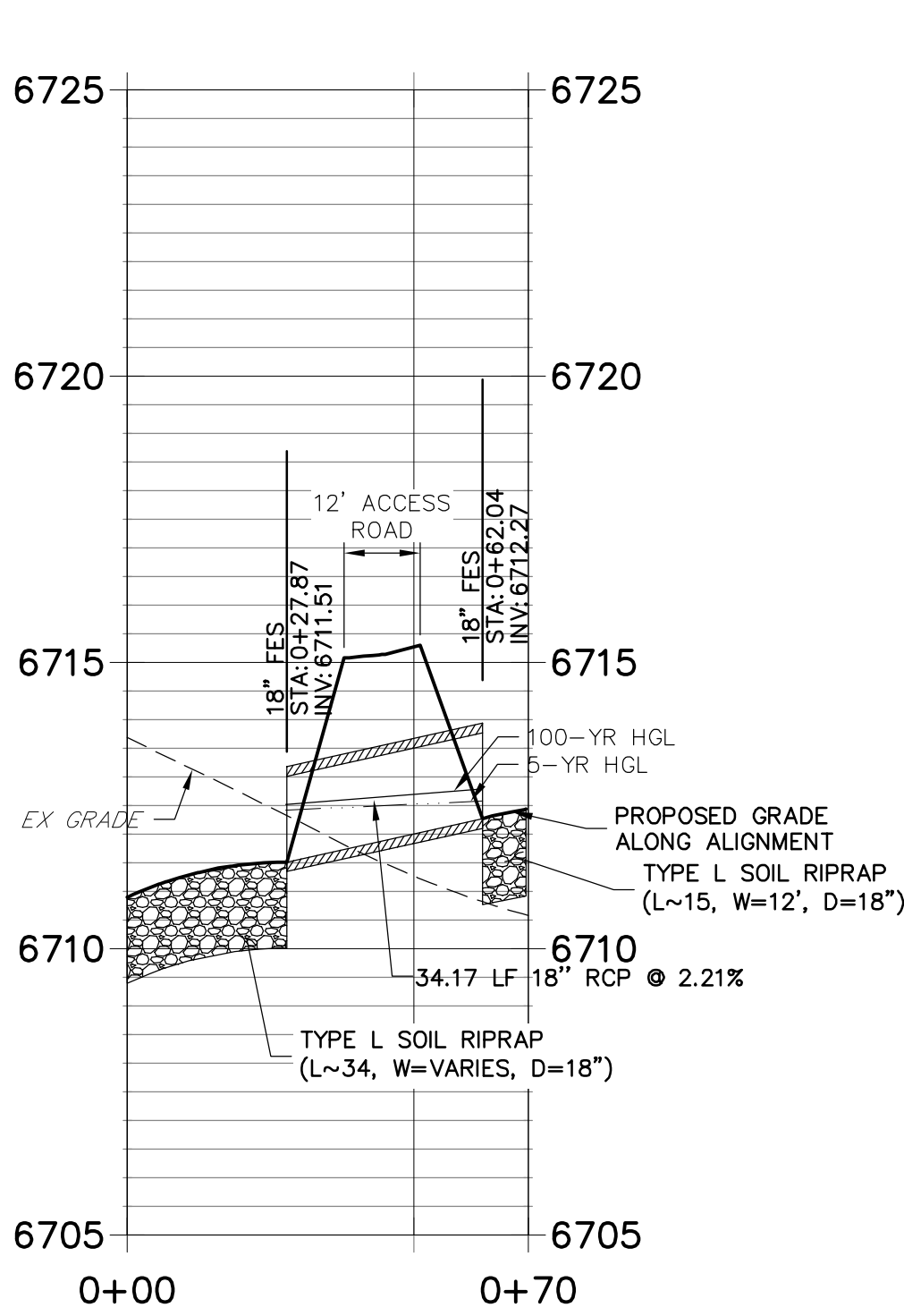
DP04 PROFILE
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POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
89	RIPRAP/MATCH EX	N:1403248.89 E:3271362.90	6694.68
90	RIPRAP/MATCH EX	N:1403260.78 E:3271358.20	6694.77
91	RIPRAP	N:1403616.14 E:3270883.30	6712.42
92	RIPRAP	N:1403619.25 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. BRAMLEY, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE 11/30/20

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

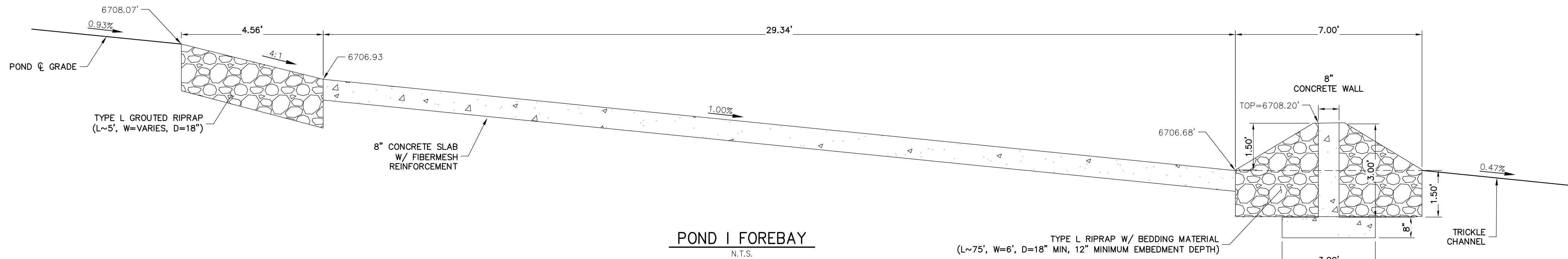
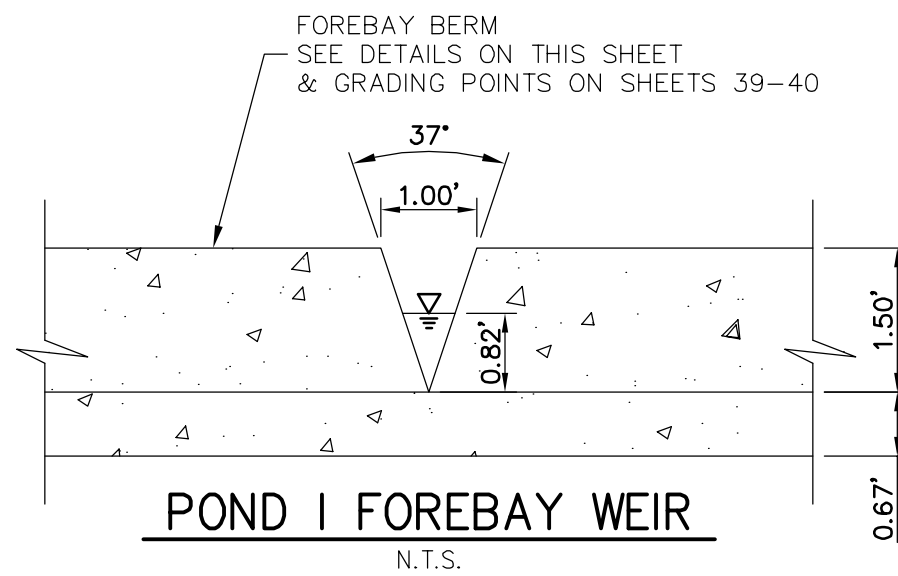
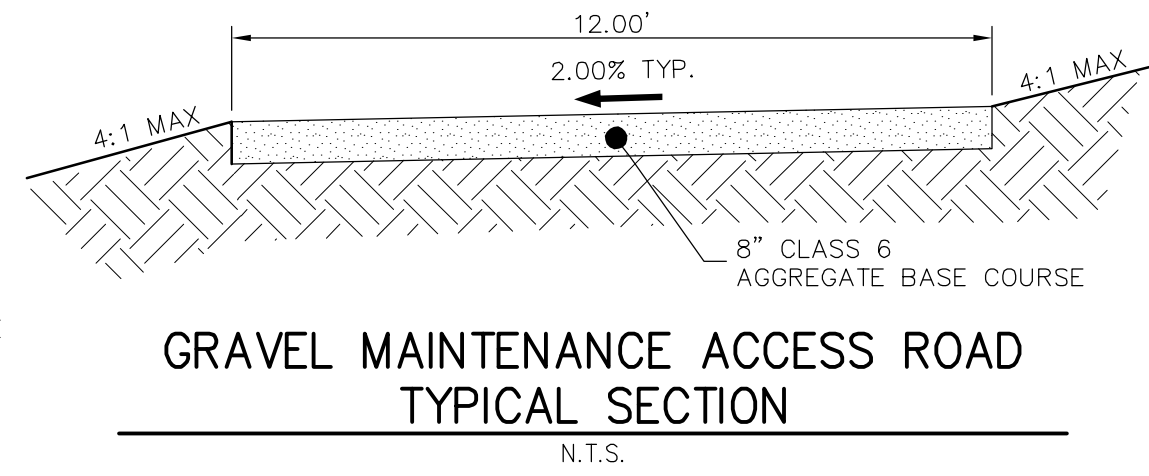
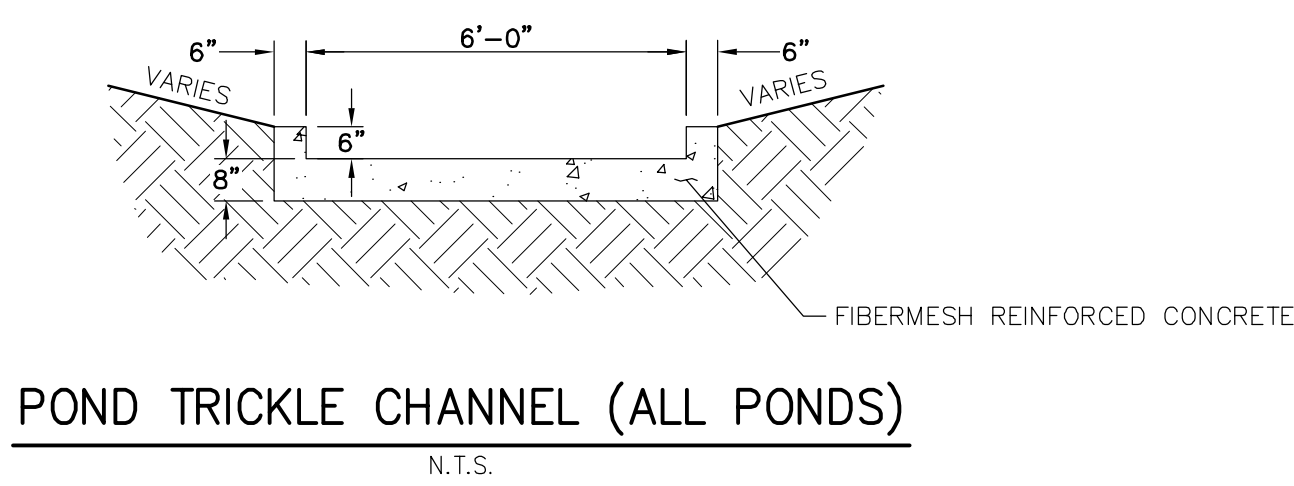
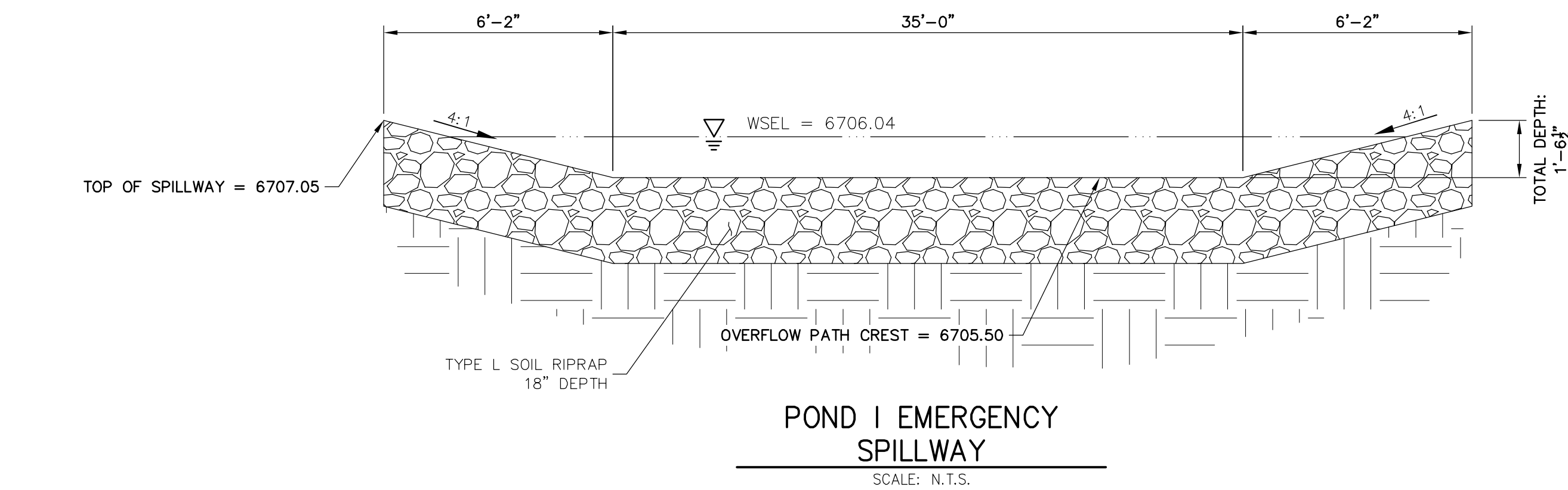
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BY	DATE	REVISION	No.	1"=30'	1"=3'
				H-SCALE	V-SCALE
				DATE 05/07/20	DATE 05/07/20
				DESIGNED BY NQJ	DESIGNED BY NQJ
				DRAWN BY	DRAWN BY
				CHECKED BY	CHECKED BY

SADDLEHORN RANCH -
FILING 1
POND I GRADING PLAN

SHEET 42 OF 51
JOB NO. 2514202

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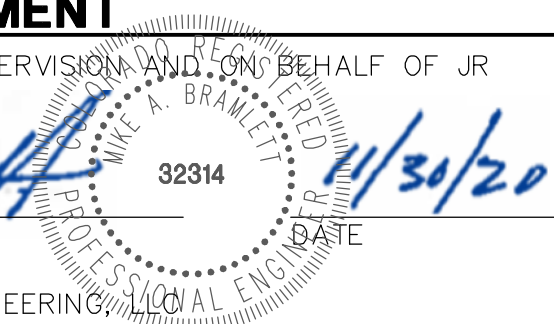


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett
Mike A. Bramlett, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -
FILING 1

POND I DETAILS

SHEET 43 OF 51

JOB NO. 2514202

BY DATE

REVISION

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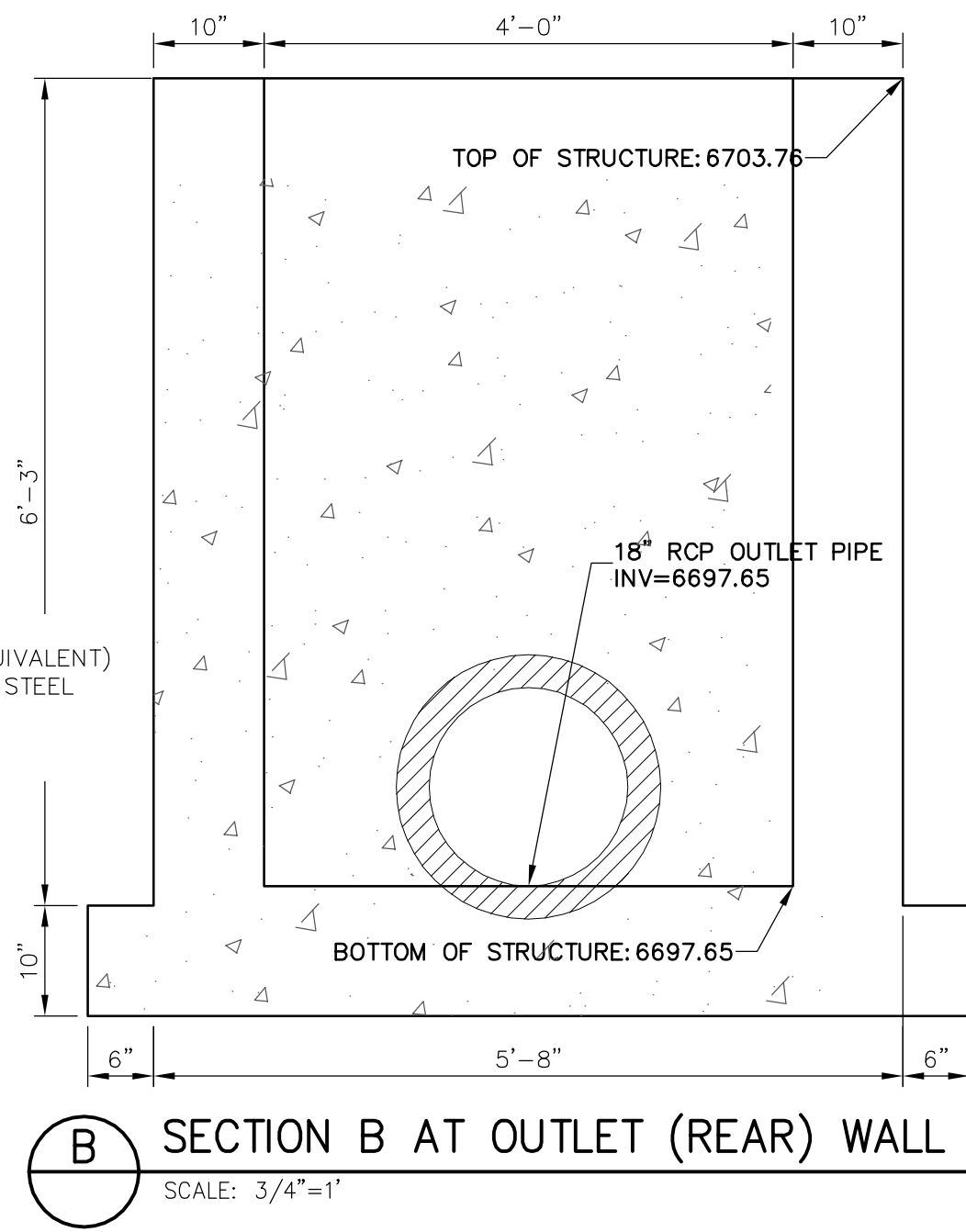
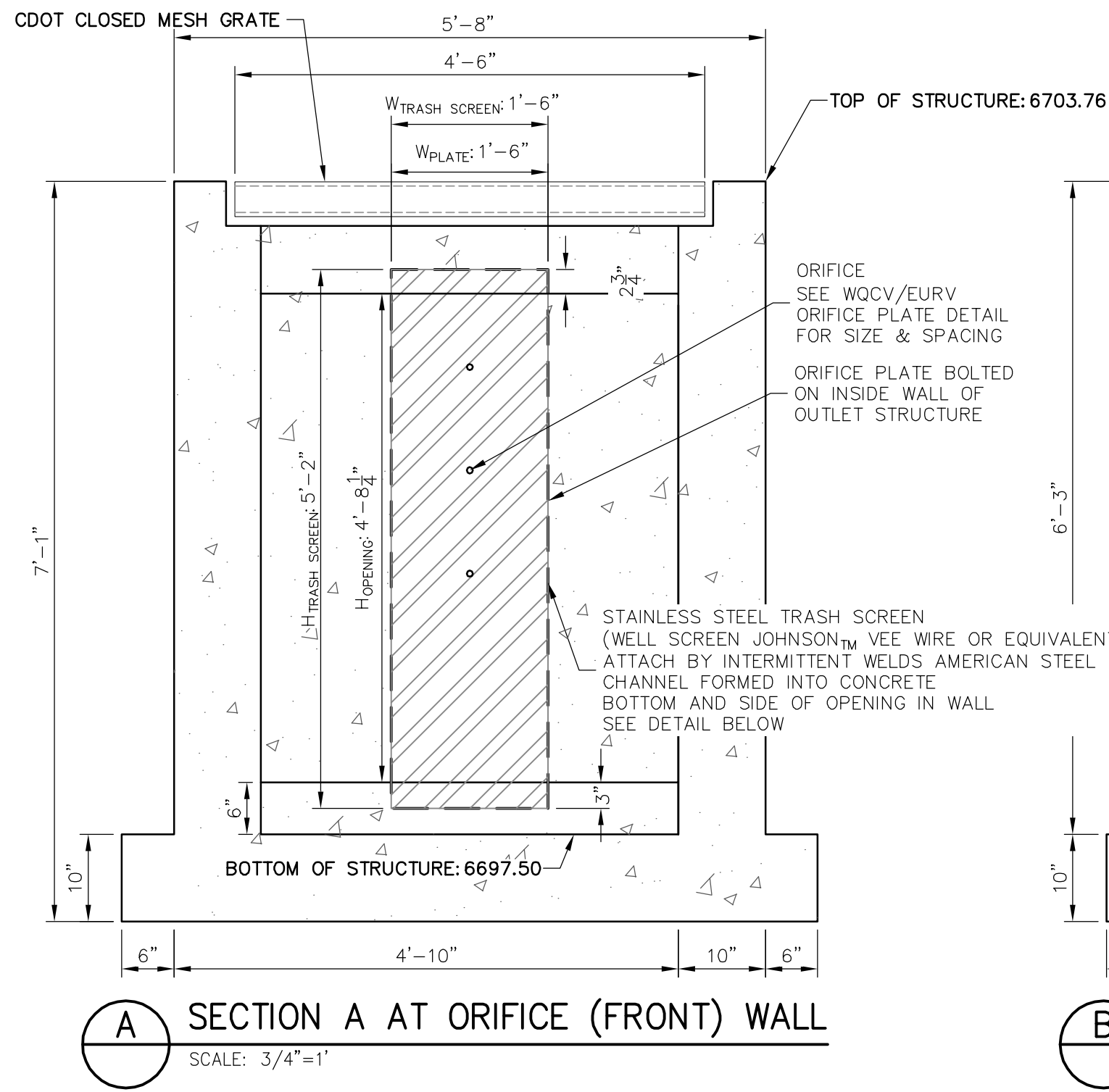
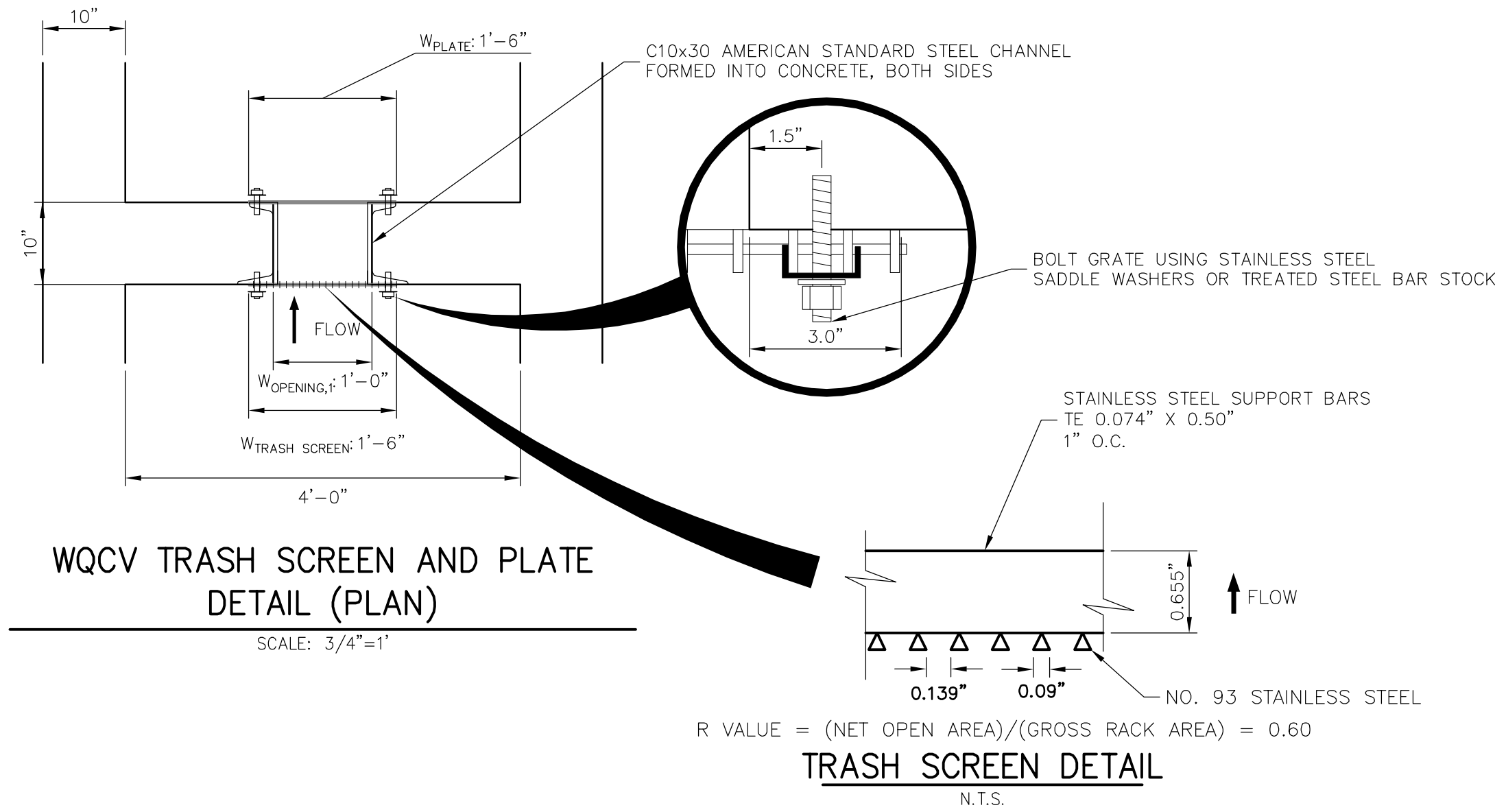
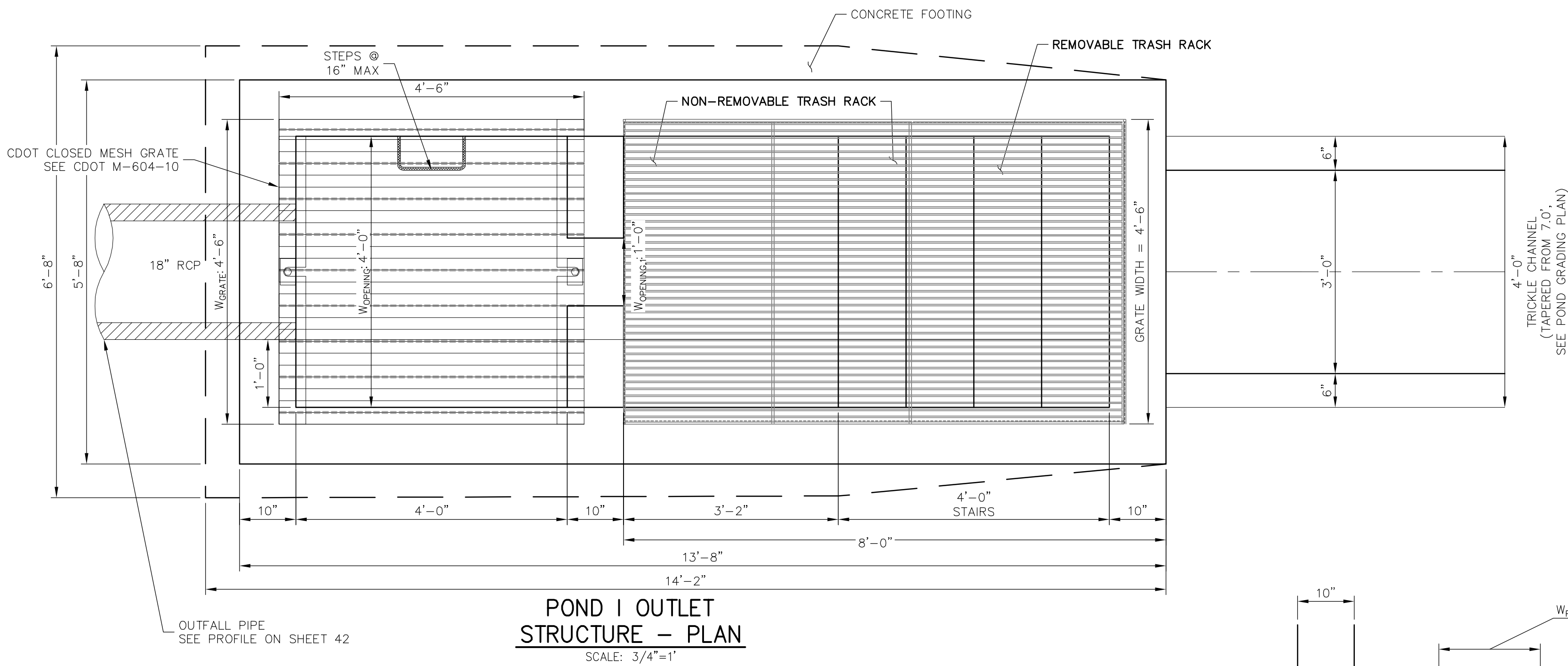
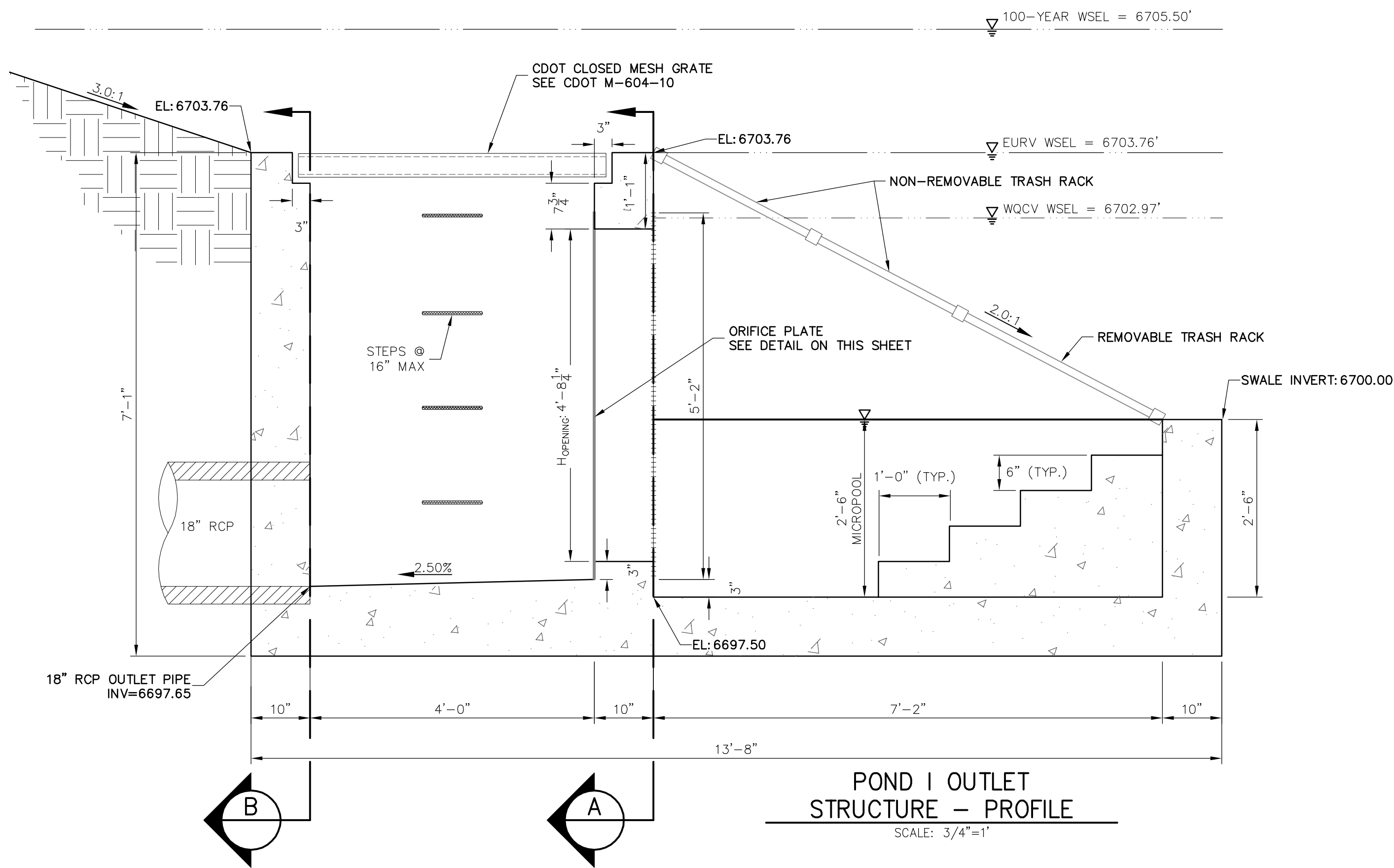
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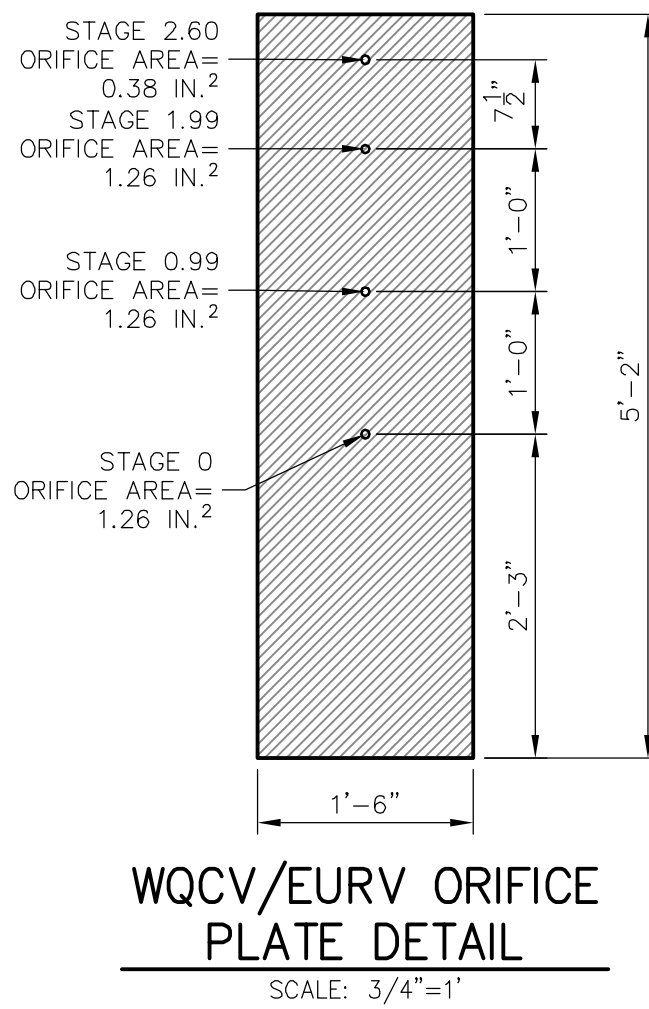
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EURV/WQCV ORIFICE PLATE:
5'-2" x 1'-6" x 1/2" THICK FLOW GALVANIZED STEEL FLOW CONTROL PLATE. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. BOLT PLATE TO CONCRETE @ 12" MAX O.C., 1/2" FROM PLATE EDGE.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

32314

DATE 05/30/20

MIKE A. BRAMLEY, P.E.

COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH -
FILING 1

POND I OUTLET STRUCTURE
DETAILS

SHEET 44 OF 51

JOB NO. 2514202

BY DATE

REVISION

No. 1

H-SCALE 3/4" = 1'

V-SCALE 3/4" = 1'

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

PREPARED FOR

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

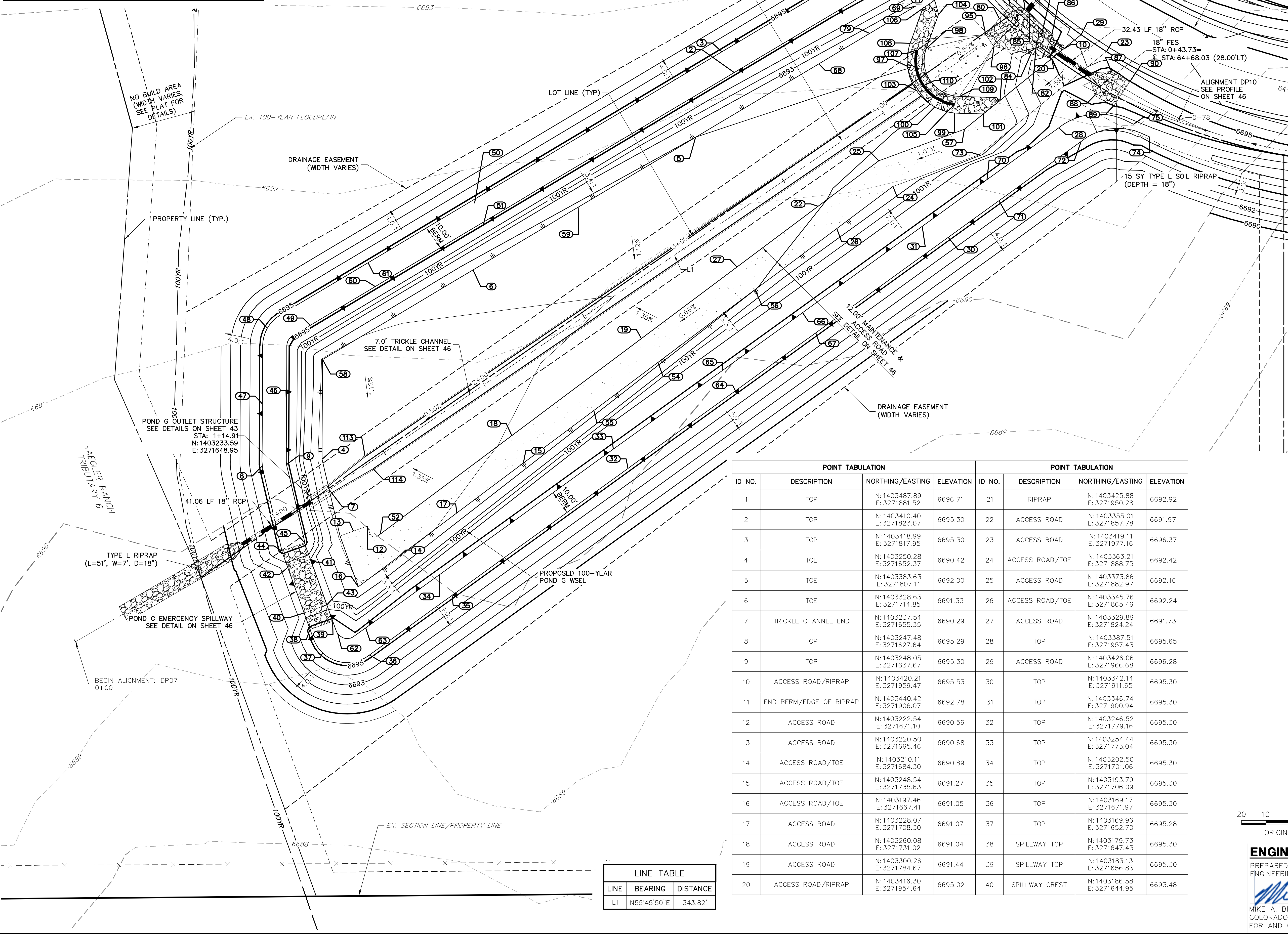
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APPROVES THEIR USE FOR
A PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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:1403220.44 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

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: 3271906.94	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'



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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike Bramletti

32314

4/30/20

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

DATE

FOR AND ON BEHALF OF JR ENGINEERING

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

J·R ENGINEERING
A Westrian Company



Centennial 303-740-9383 • Colorado Springs 719-599-2583
Fort Collins 970-701-0988 • www.jrce.com

H-SCALE		1" = 20'	REVISION		BY	DATE
V-SCALE		N/A				
DATE		05/07/20				
DESIGNED BY		NQU				
DRAWN BY		NQU				
CHECKED BY						

SADDLEHORN RANCH -
FILING 1

SHEET 45 OF 51

JOB NO. 2514202

Profile view of a proposed road section. The vertical axis shows elevations from 6885 to 6700. The horizontal axis shows stationing from 0+00 to 0+77. The profile includes a proposed grade line, existing ground line, and a 18" FFS (Finished Floor Surface) line. A maintenance and access road is shown at station 0+43.73. The profile also shows a 100-YR HGL (High Water Level) and a 5-YR HGL (High Water Level). The material specifications for the riprap and bedding are detailed in the notes.

6700

6695

6690

6885

0+00

0+77

MAINTENANCE & ACCESS ROAD

18" FFS
STA: 0+11.30
INV: 6692.33

18" FFS
STA: 0+43.73
INV: 6693.12

100-YR HGL

5-YR HGL

PROP. GRADE

EX. GRADE

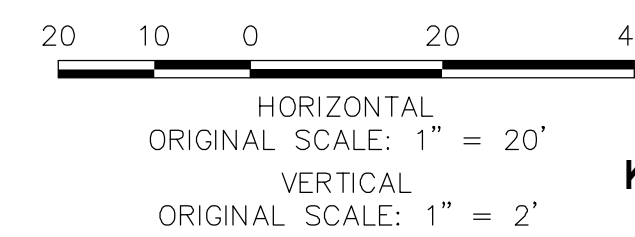
TYPE L SOIL RIPRAP
W/ BEDDING MATERIAL
(DEPTH = 18")
(FULL LIMITS SHOWN IN PLAN VIEW)

32.43 LF 18" RCP @ 2.44%

TYPE L SOIL RIPRAP
W/ BEDDING MATERIAL
(L~10', W=12', D=18")

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**.
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

32314

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

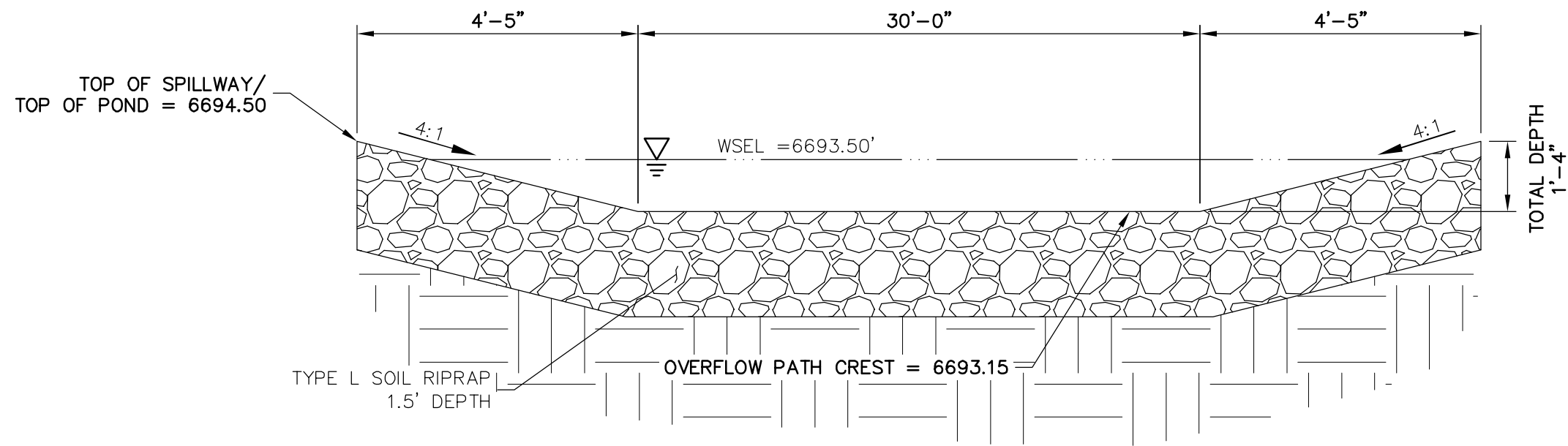
SADDLEHORN RANCH - FILING 1	H-SCALE	1"=20'	No.	REVISION	BY	DATE
	V-SCALE	1"=2'				
	DATE	05/07/20				
	DESIGNED BY	NQJ				
POND G GRADING PLAN	DRAWN BY	NQJ				
	CHECKED BY					
SHEET 46 OF 51	JOB NO. 2514202					

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

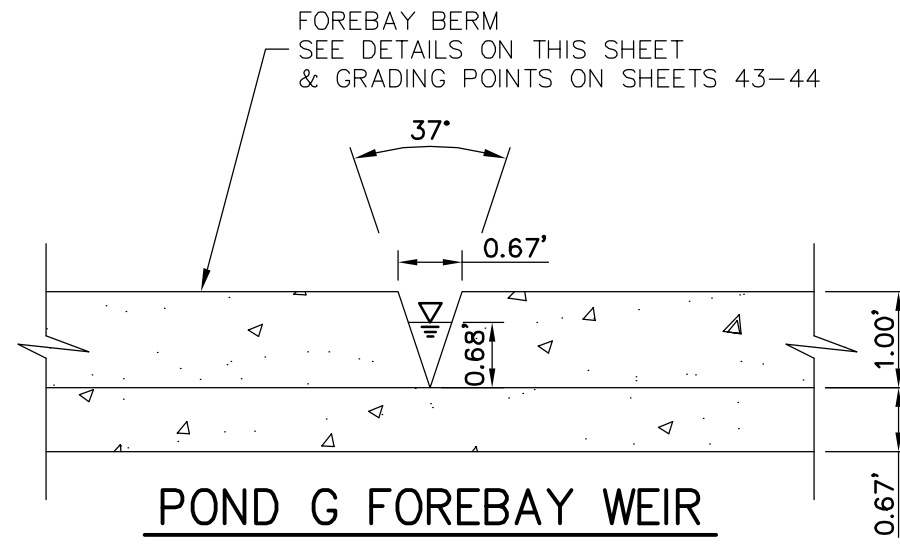
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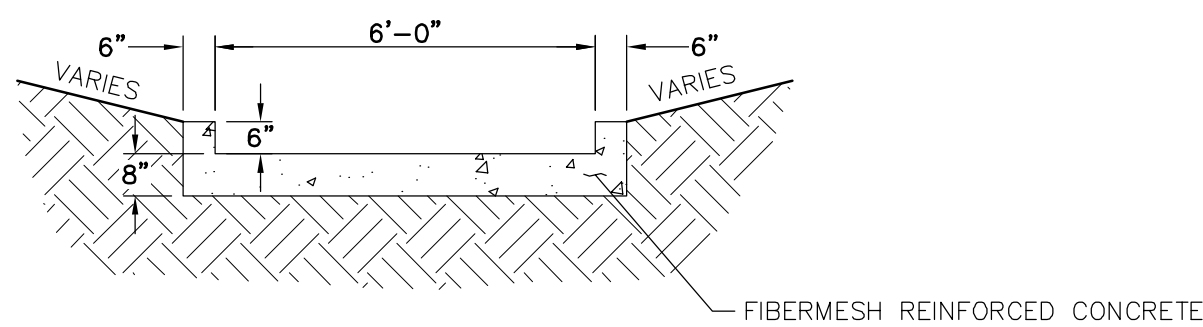
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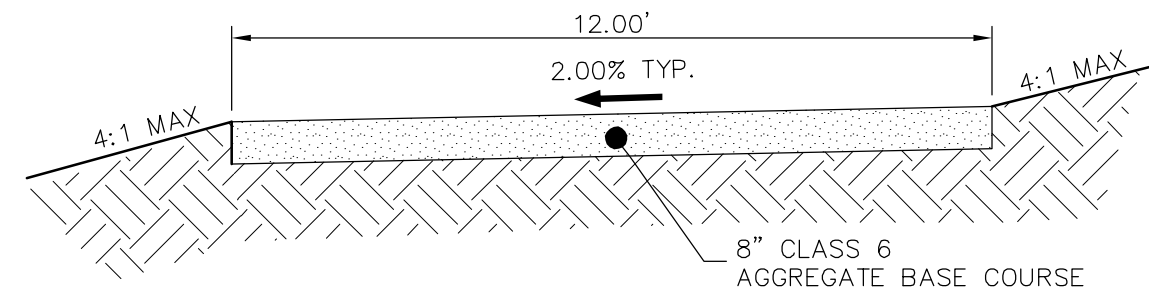
POND G EMERGENCY
SPILLWAY
SCALE: N.T.S.



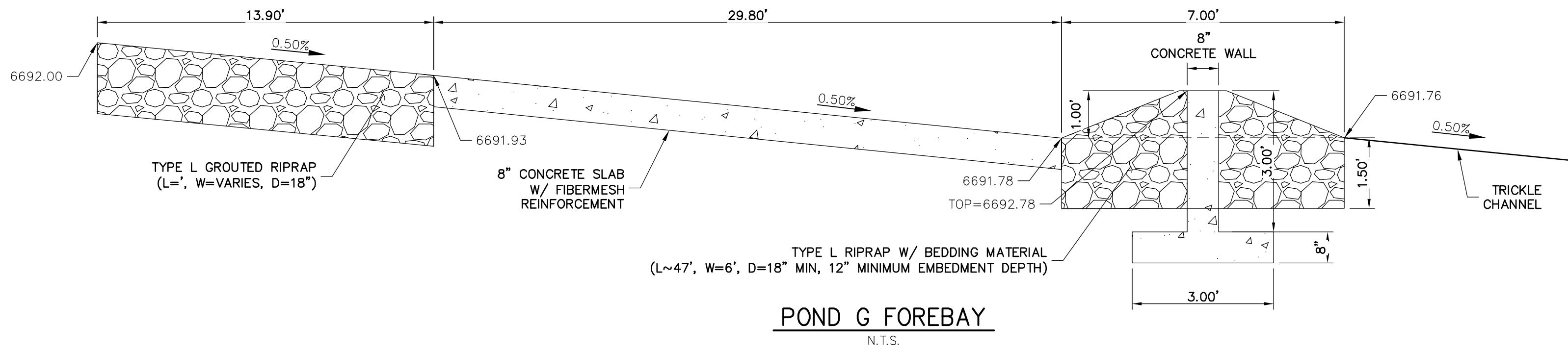
POND G FOREBAY WEIR
N.T.S.



POND TRICKLE CHANNEL (ALL PONDS)
N.T.S.



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



POND G FOREBAY
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

DATE 4/30/20

SADDLEHORN RANCH -
FILING 1

POND G GRADING PLAN

SHEET 47 OF 51

JOB NO. 2514202

BY DATE

REVISION

NTS
NTS

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

J.R. ENGINEERING
A Westrian Company

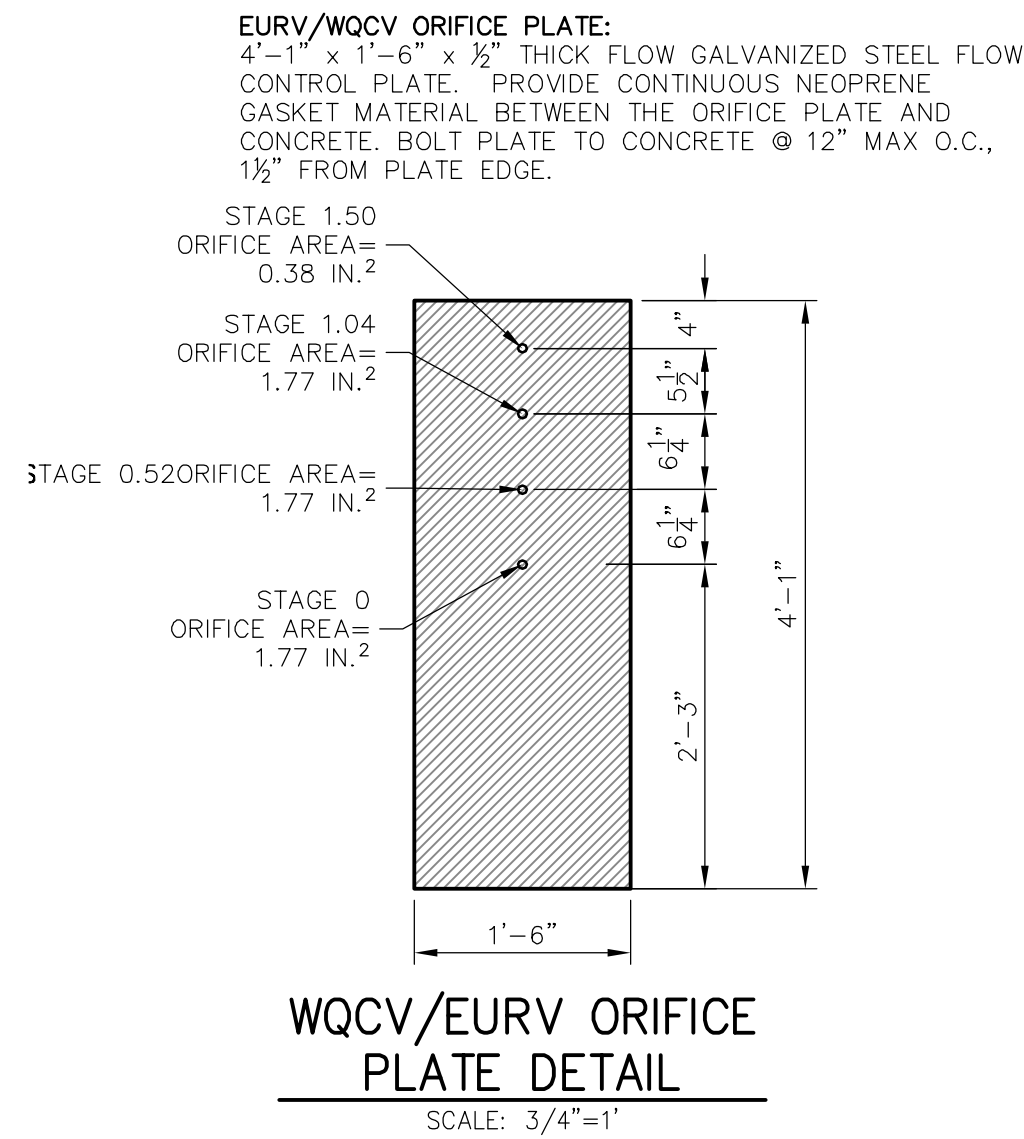
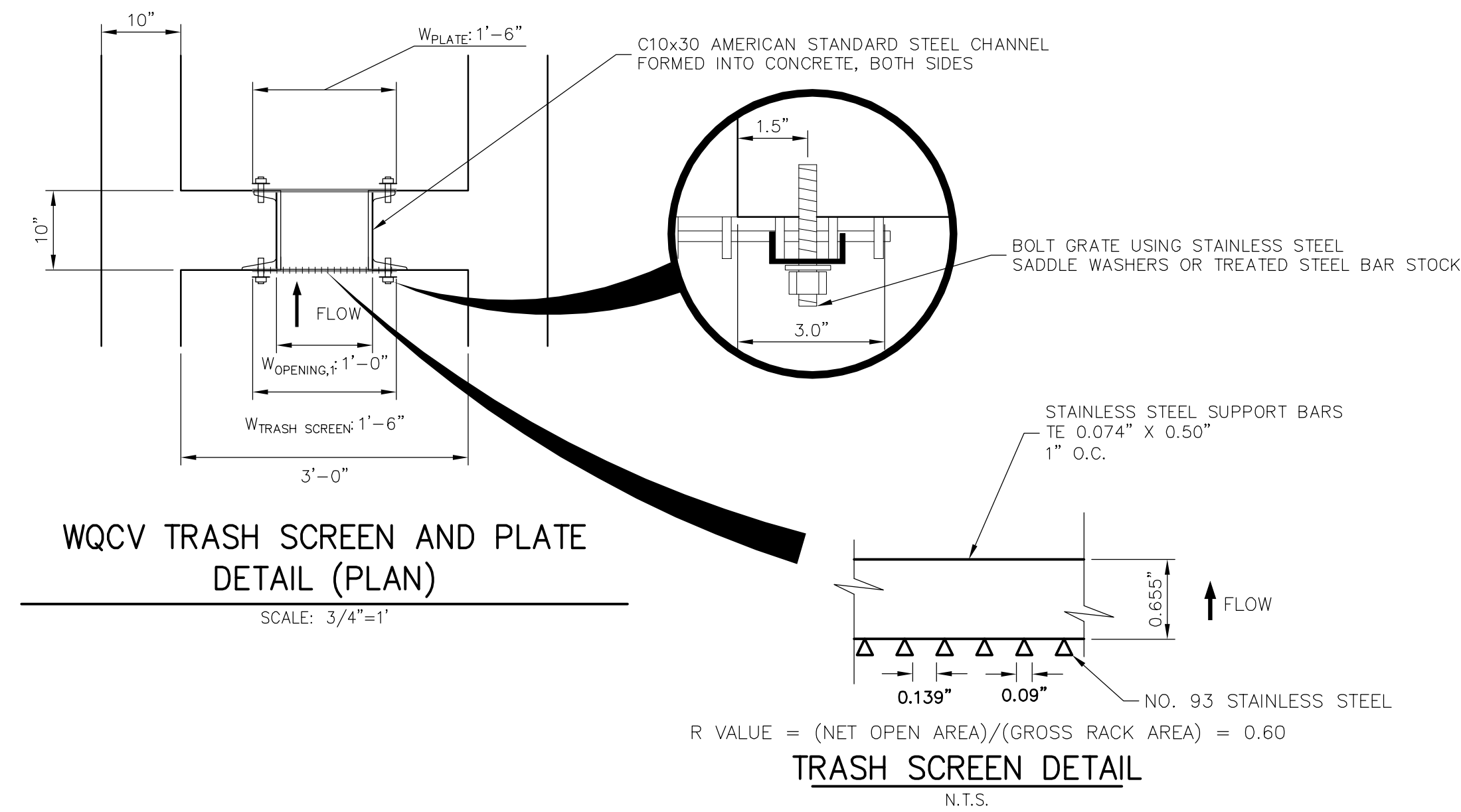
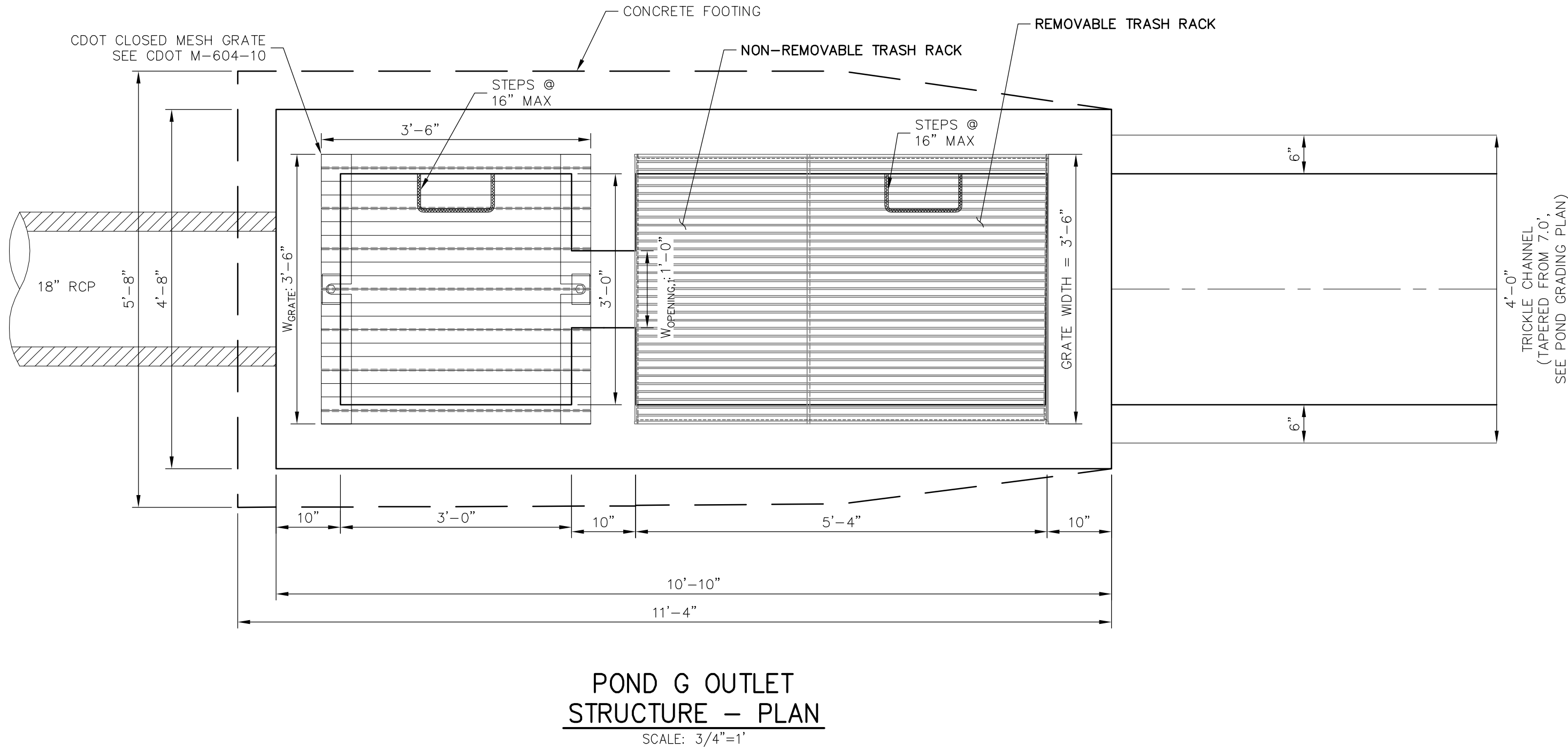
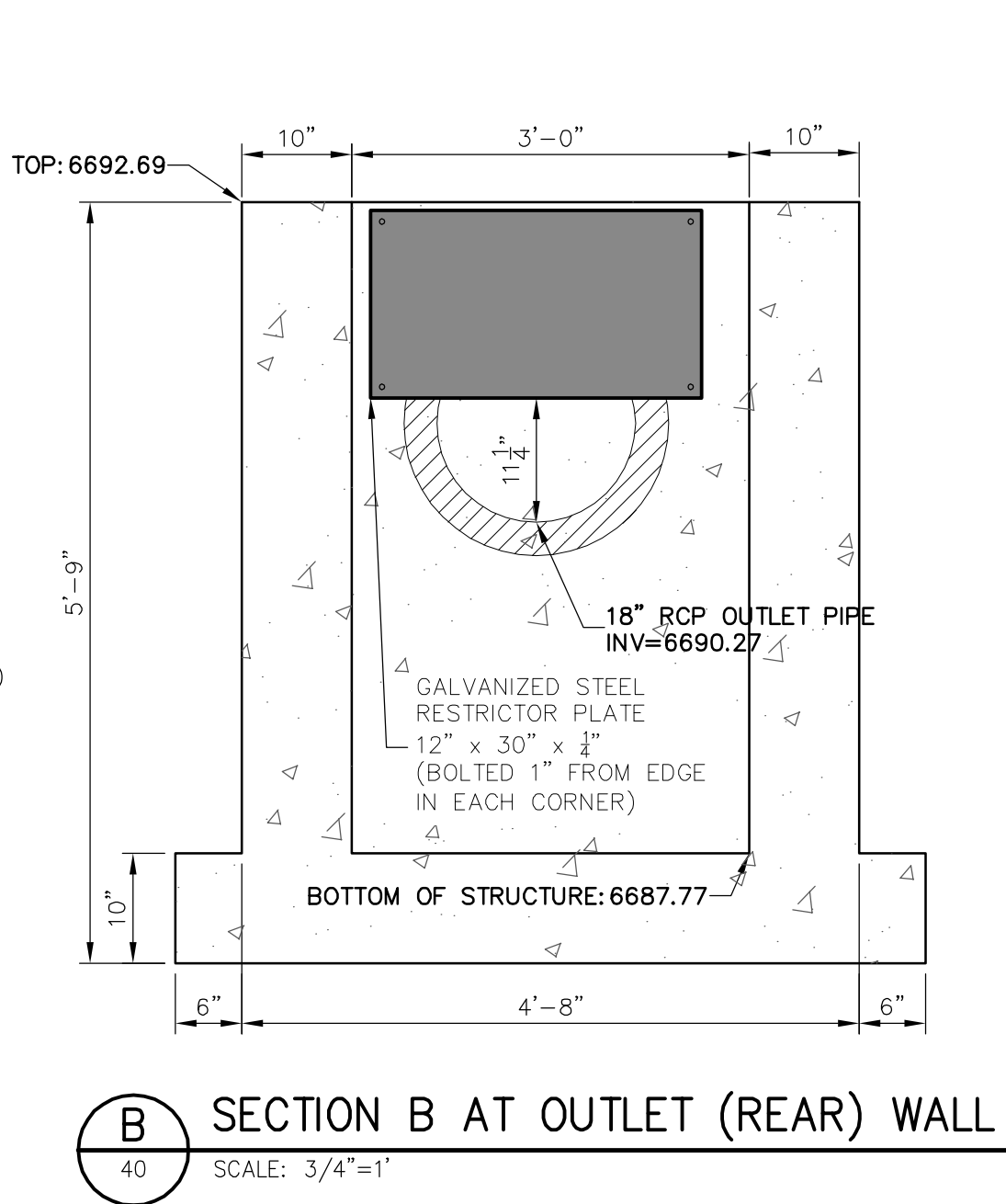
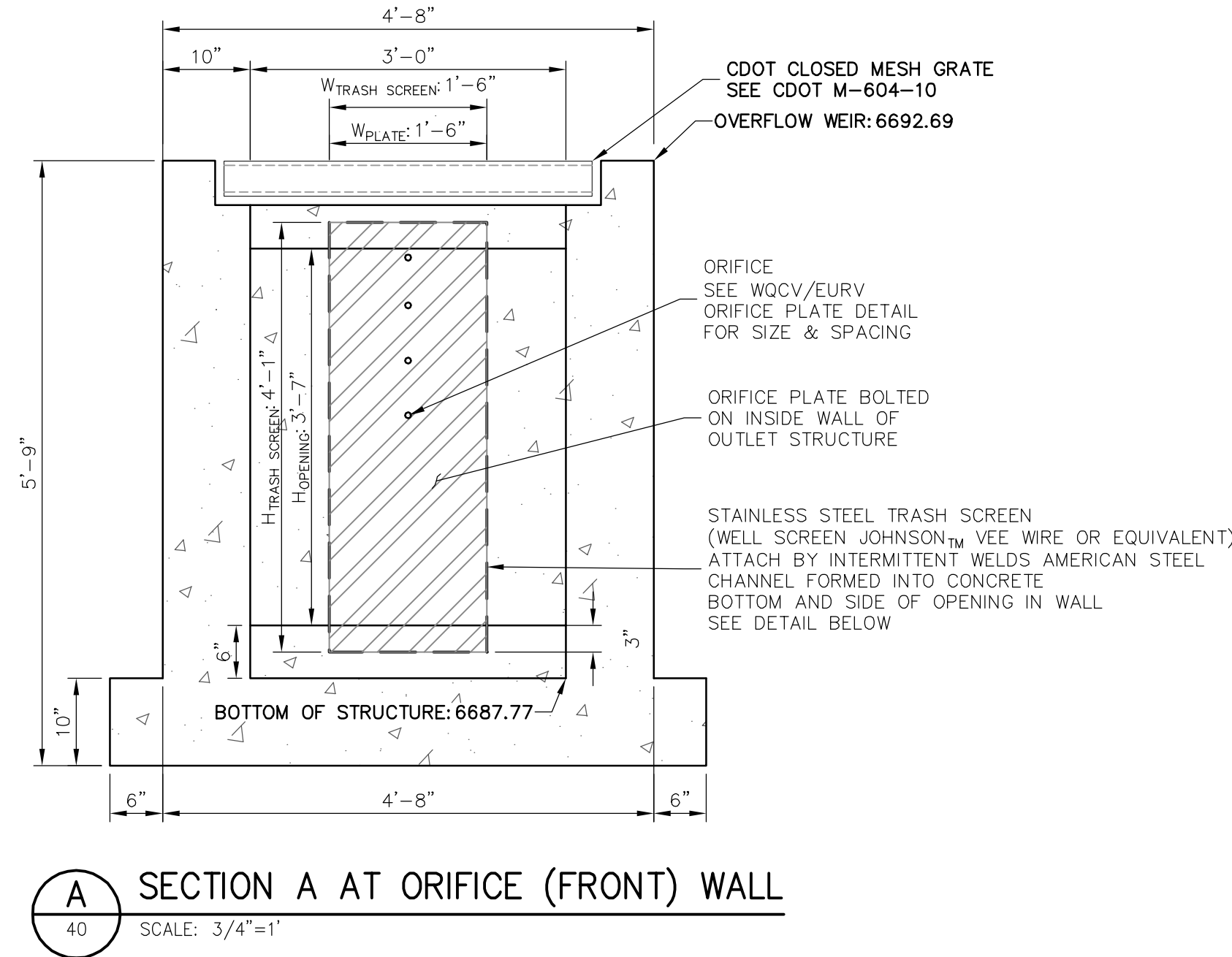
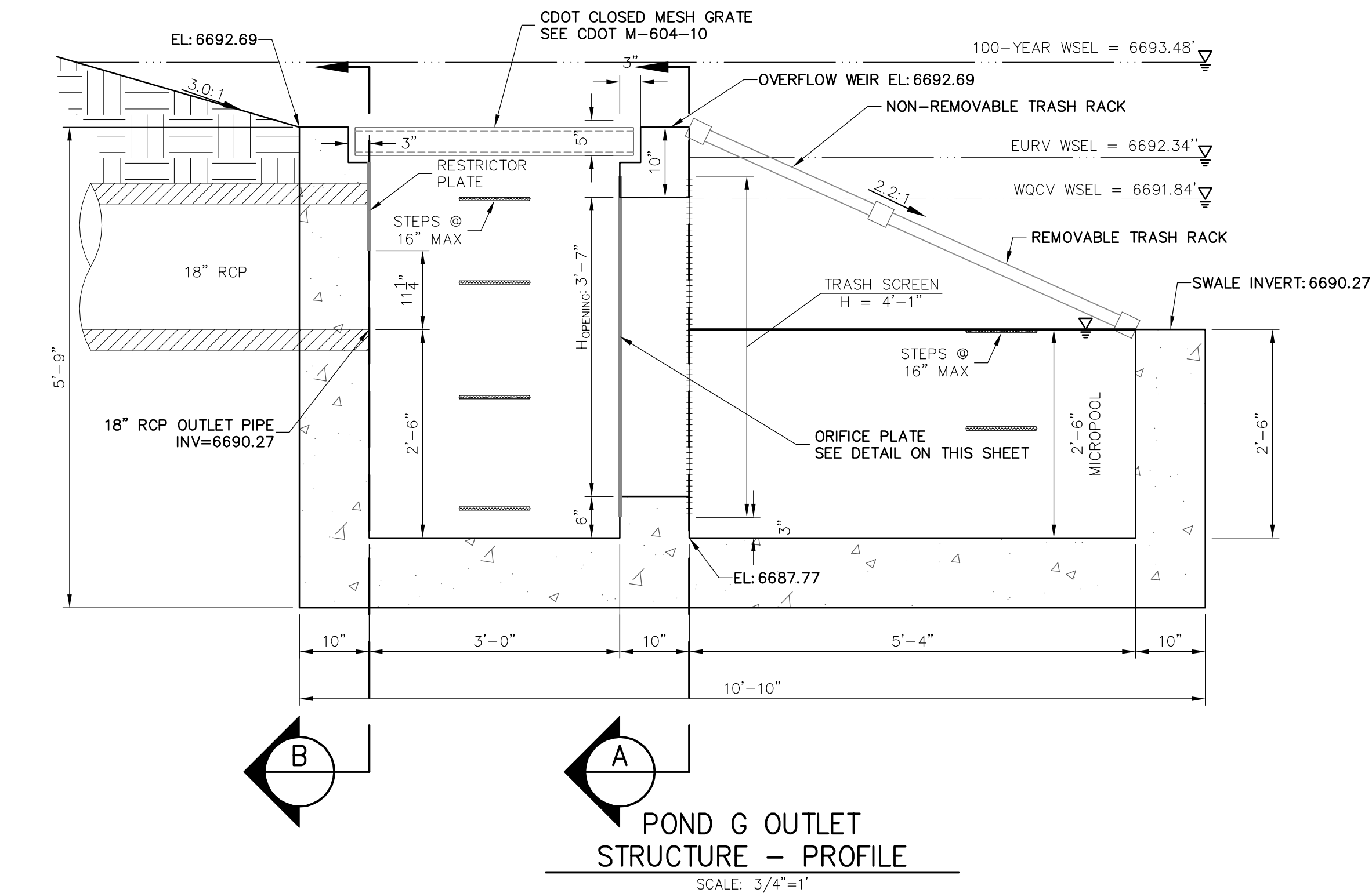


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BRADY WILLIAMS

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APPROVES THEIR USE FOR
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AUTHORIZATION.

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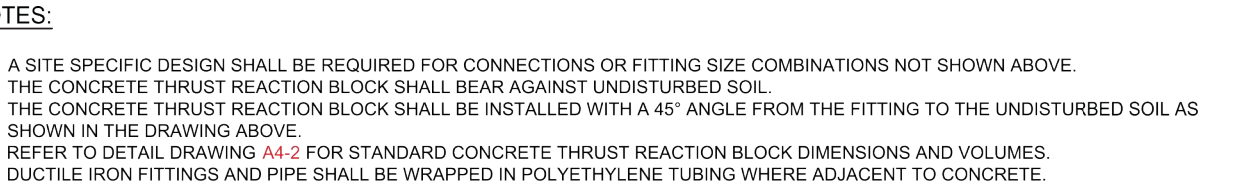
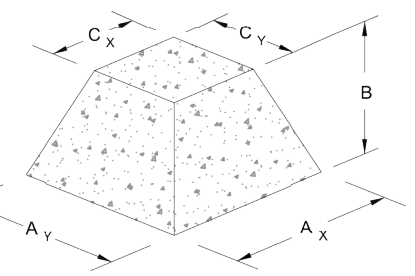
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING
Mike Bramlett
32314
DATE 11/30/20
FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH - FILING 1 POND G OUTLET STRUCTURE DETAILS	SHEET 48 OF 51 JOB NO. 2514202	DESIGNED BY DRAWN BY CHECKED BY	DATE 05/07/20 NQU NQU	REVISION No.	BY	DATE	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Western Company
Central 303-740-9883 • Colorado Springs 719-583-2593
Fort Collins 970-497-9888 • www.jrengineering.com

 <p>Colorado Springs Utilities It's how we're all connected</p>	<p>CONCRETE THRUST REACTION BLOCKS</p>	<p>A4-2 DATED 03/2014</p>
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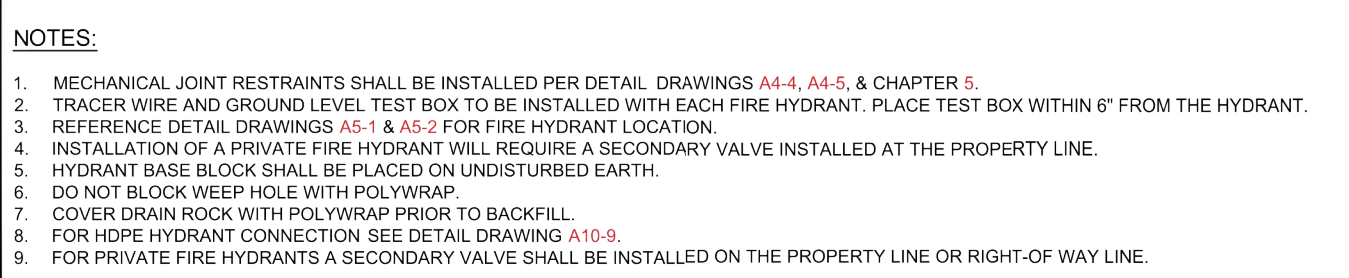
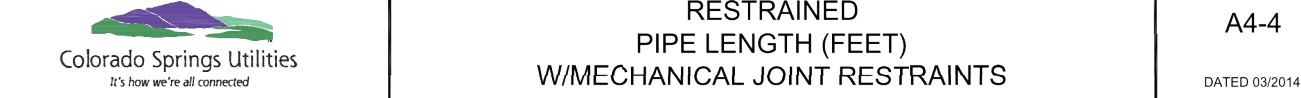



CONCRETE THRUST REACTION BLOCKS
A4-
DATED 03/

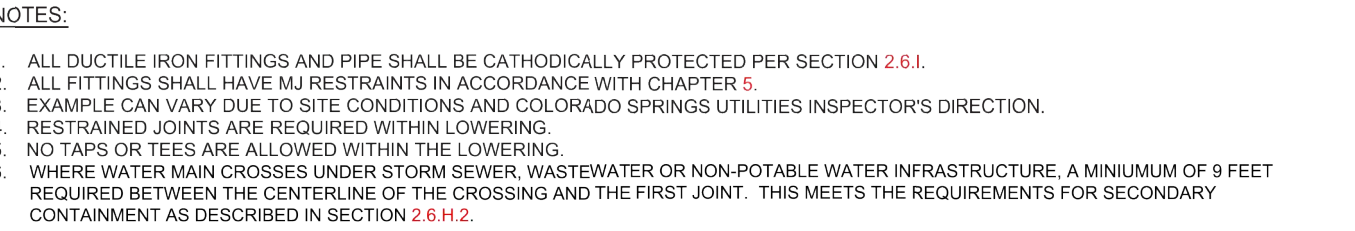
Diagram illustrating the cantilevered pipe configuration. The pipe is shown with a dimension L representing the length from the unrestrained end to the restrained end. The components are labeled:


- UNRESTRAINED BELL
- BELL HARNESS RESTRAINTS (TYP.)
- MECHANICAL JOINT REST

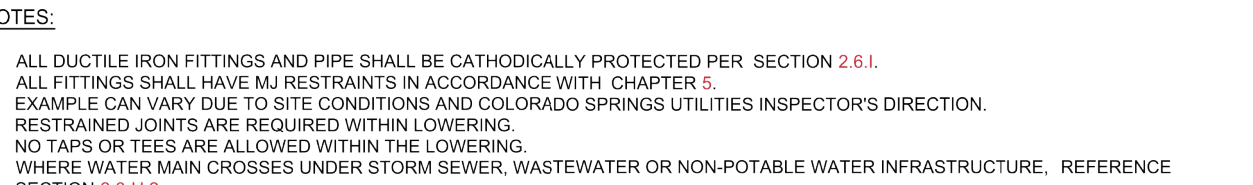
<p>Colorado Springs Utilities It's how we're all connected</p>	<p>RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS</p>	<p>A4-4 DATED 03/24/14</p>
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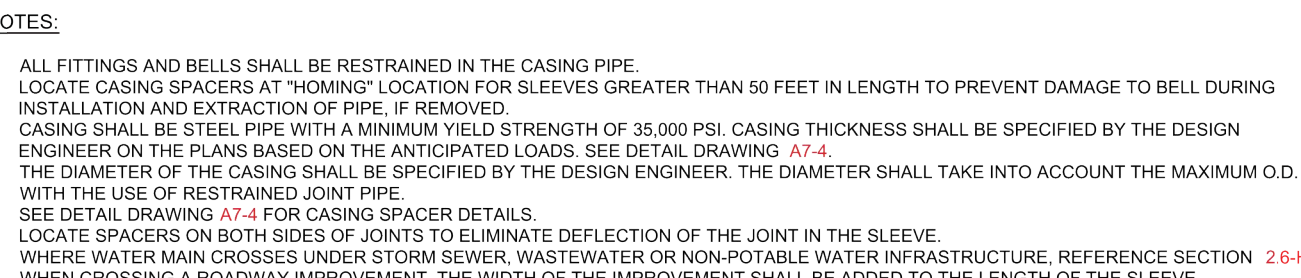
 <p>Colorado Springs Utilities It's how we're all connected</p>	<p>FIRE HYDRANT INSTALLATION</p>	<p>A5-3 DATED 03/2014</p>
--	----------------------------------	-------------------------------




Colorado Springs Utilities
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<p>Colorado Springs Utilities It's how we're all connected</p>	<p>LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"</p>	<p>A7-</p> <p>DATED 06/11/2019</p>
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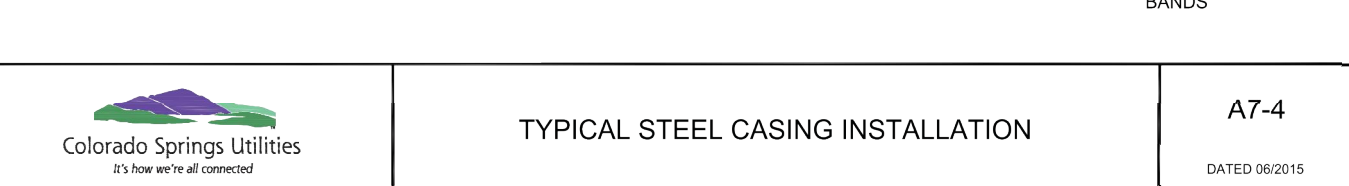
<p>Colorado Springs Utilities It's how we're all connected</p>	<p>TYPICAL STEEL CASING INSTALLATION</p>	<p>A7-3</p> <p>DATED 06/2015</p>
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CASING PIPE MINIMUM SIZES AND THICKNESSES ARE BASED ON E80 LOADING. VARIANCES TO THESE MINIMUMS MAY BE ALLOWED WITH SUPPORTING CALCULATIONS FROM THE DESIGN ENGINEER.



SECTION A-A

TYPICAL PIPE SUPPORT CASING ARRANGEMENT (CENTERED/RESTRAINED)



<p>Colorado Springs Utilities It's how we're all connected</p>	<p>TYPICAL STEEL CASING INSTALLATION</p>	<p>A7-4</p> <p>DATED 08/2015</p>
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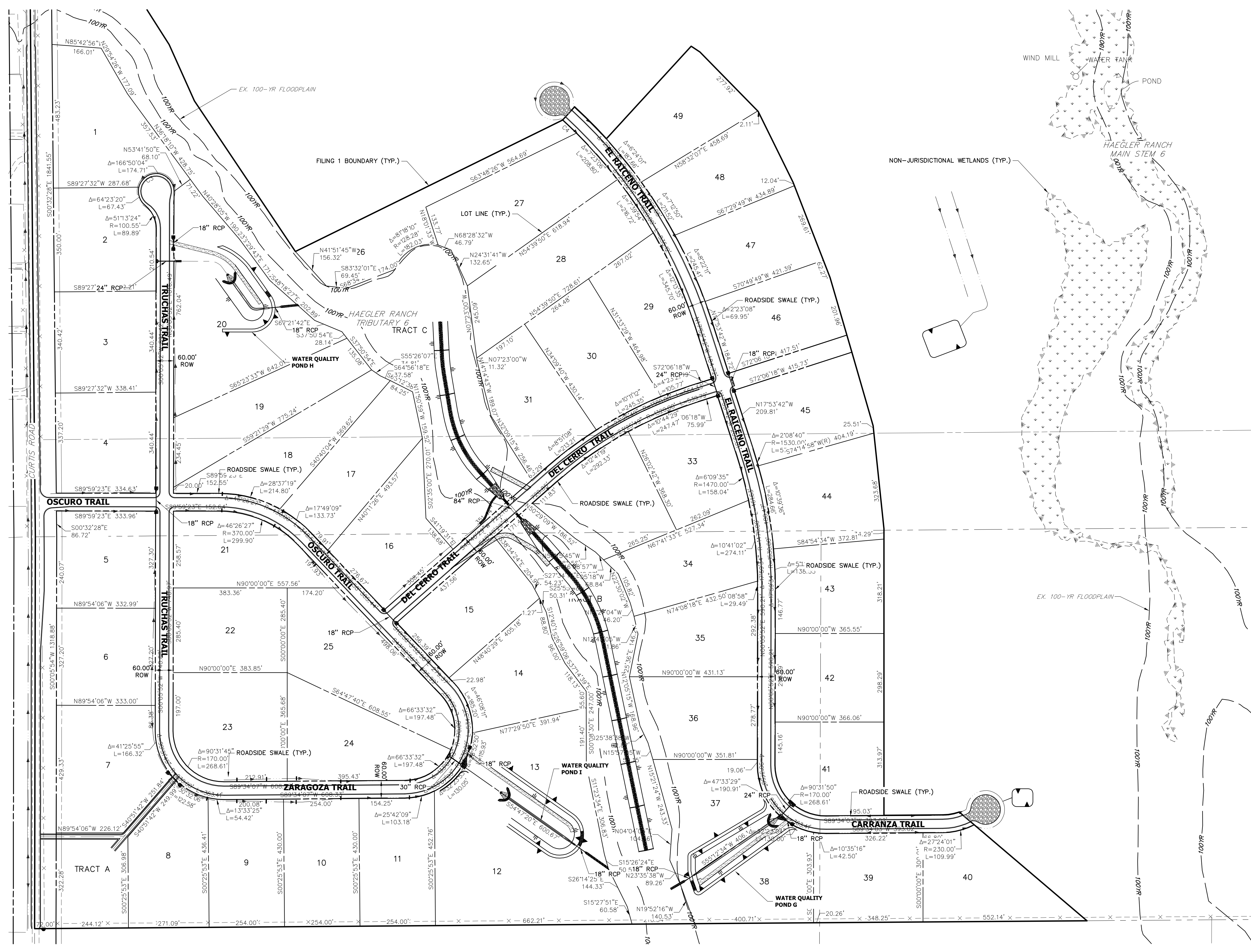


MIKE A. BRAMLEY, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LLC

SADDLEHORN RANCH – FILING 1		No.		BY		DATE		PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
WATER DETAILS		H-SCALE		N/A		05/07/20					
		V-SCALE		N/A							
		DATE		DESIGNED BY		NQU					
		DRAWN BY		NQU							
		CHECKED BY									
SHEET 49 OF 51		JOB NO. 2514202									

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Know what's below.
Call before you dig.

SADDLEHORN RANCH - FILING 1 FACILITIES MAP					SHEET 1 OF 1
JOB NO. 2514202					

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=150'	N/A	05/07/20	NQJ	NQJ	

No.	REVISION	BY	DATE

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

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AUTHORIZATION.