

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.
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THESE DRAWINGS ARE
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APPROPRIATE REVIEWING
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J-R ENGINEERING
A Western Company
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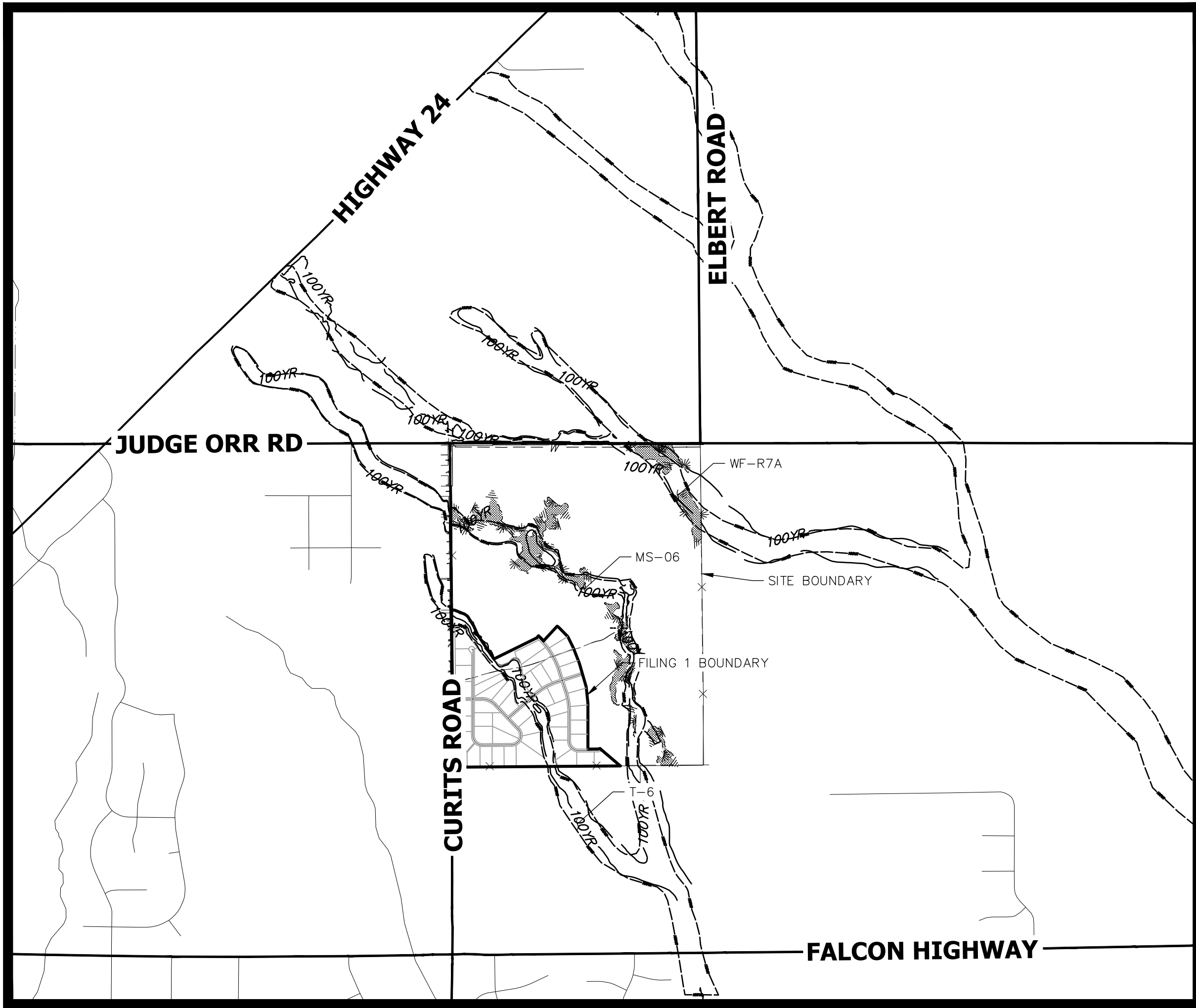
BY	DATE

No.	REVISION	1"=2000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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SADDLEHORN RANCH - FILING 1 - CONSTRUCTION DOCUMENTS COVER SHEET	SHEET 1 OF 50
	JOB NO. 2514202

ABBREVIATIONS

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



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

1	- COVER SHEET
2	- STANDARD NOTES
3	- LEGEND
4	- TYPICAL SECTIONS
5	- CURTIS ROAD DEMOLITION PLAN
6-17	- STREET IMPROVEMENT PLAN AND PROFILE
18-19	- SIGNAGE PLAN
20	- OVERALL UTILITY & SERVICE PLAN
21-31	- WATER DISTRIBUTION PLAN
32	- OVERALL FIRE HYDRANT PLAN
33	- STORM SEWER PLAN AND PROFILE
34-35	- CHANNEL IMPROVEMENT PLANS
36-38	- POND H GRADING PLAN
39	- POND H OUTLET STRUCTURE DETAILS
40-42	- POND I GRADING PLAN
43	- POND I OUTLET STRUCTURE DETAILS
44-46	- POND G GRADING PLAN
47	- POND G OUTLET STRUCTURE DETAILS
48-50	- DETAILS

CONTACTS:

OWNER/DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6240
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION 12072 ROYAL COUNTY DOWN ROAD FALCON, CO 80831 P~(719) 495-4050
DISTRICT	SADDLEHORN METRO DISTRICT



J-R ENGINEERING

BENCHMARK:

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

BASIS OF BEARINGS:

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

EL PASO COUNTY STATEMENT

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

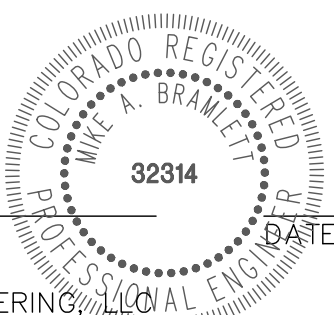
FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

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



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

OWNER/DEVELOPER STATEMENT

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

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

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.

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), THE 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 ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
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 FUGITIVE 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. 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.
10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
11. 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.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. 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 "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
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 SUBBASE 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.

FOR AND ON BEHALF OF JR ENGINEERING

DATE _____

STANDARD NOTES

JOB NO. 2514202

BRADY WILLIAMS

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No.	REVISION
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N/A

N/A

/10/20

No. 1

No. 1

10

H-SCALE

V-SCALE

DATE _____

DESIGNED BY

DRAWN BY

CHECKED BY

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/TRVERSE POINT - SET	

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PREPARED FOR
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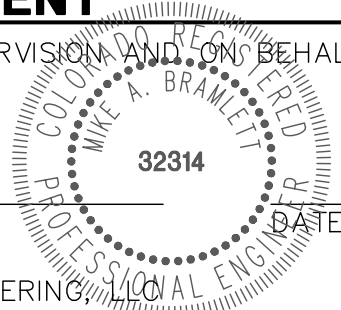
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SADDLEHORN RANCH -
FILING 1
LEGEND

ENGINEER'S STATEMENT

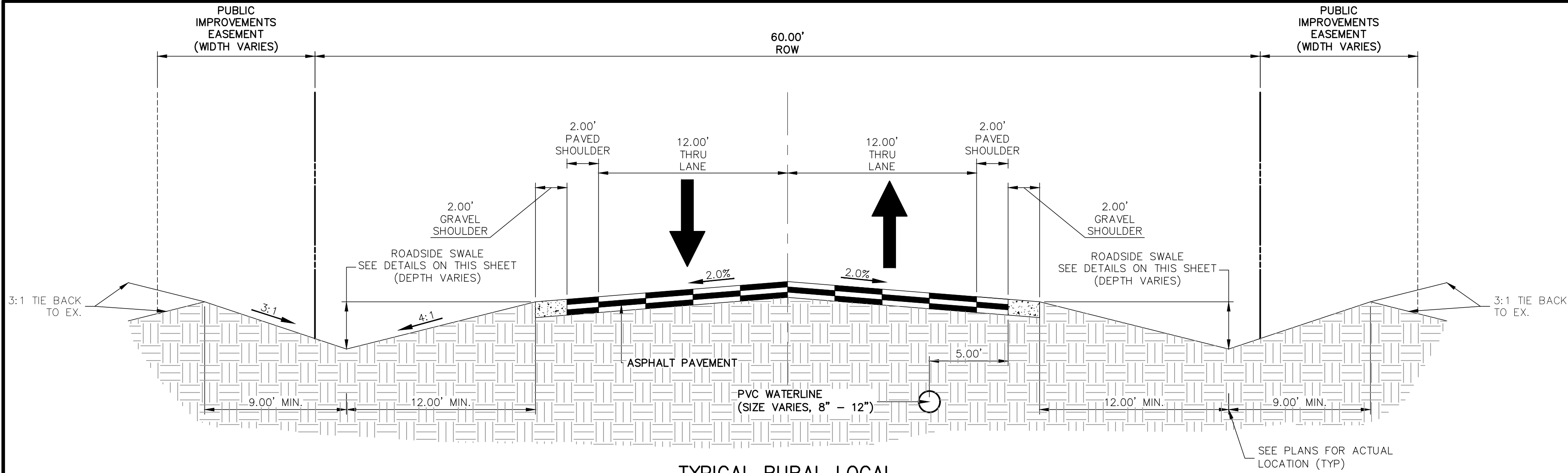
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

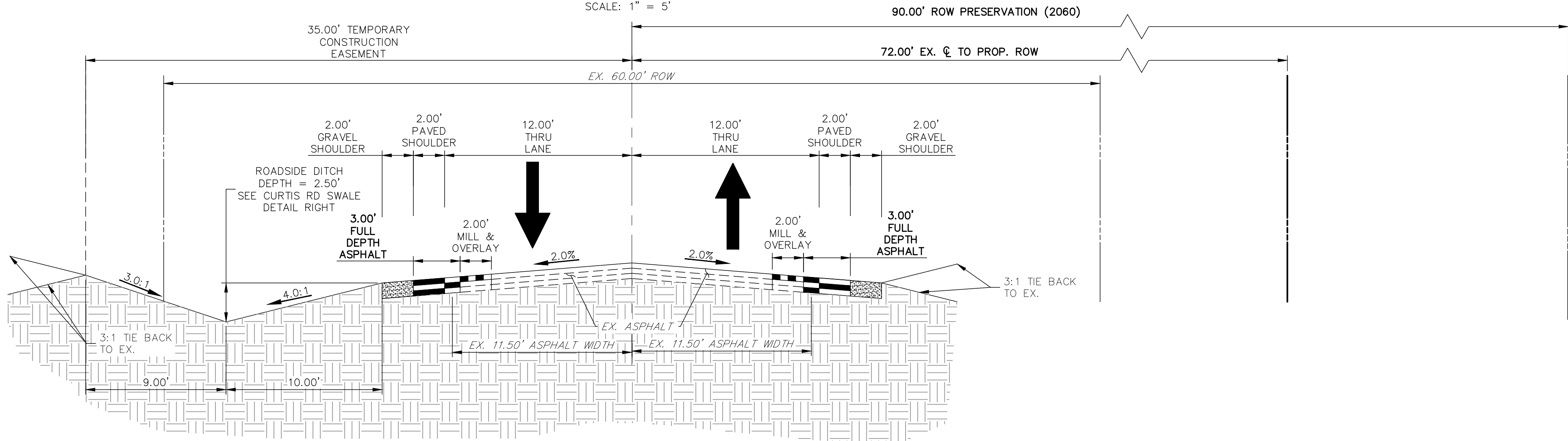


SHEET 3 OF 50

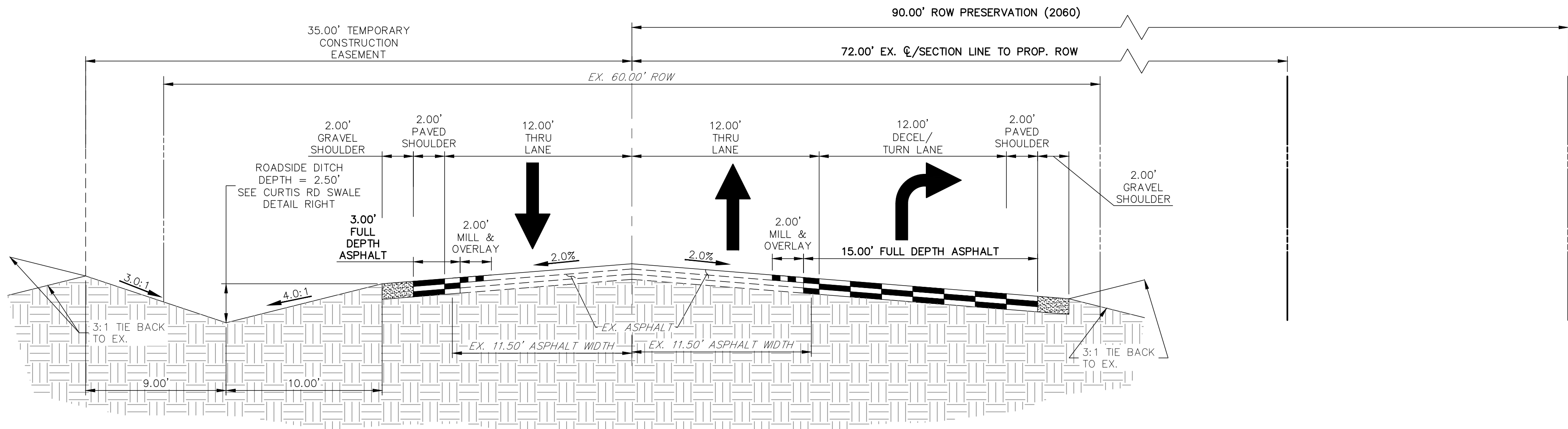
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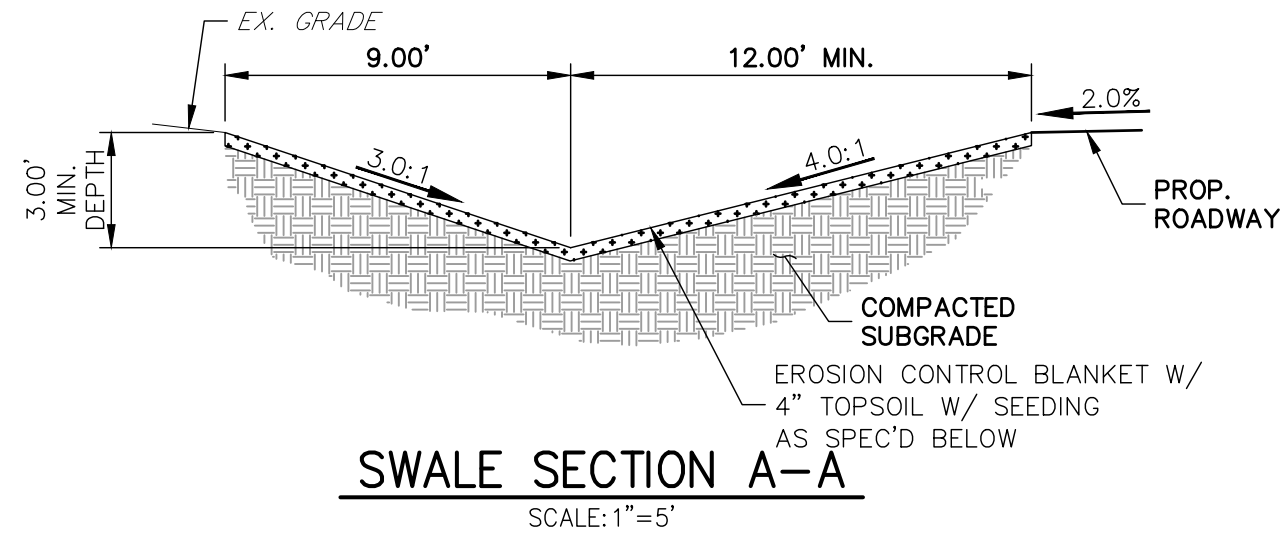
TYPICAL RURAL LOCAL
POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH
SCALE: 1" = 5'



CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL
STA: 1+05 - 10+40.09 & 15+82.58 - 30+81.13
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5'
(LOOKING NORTH)

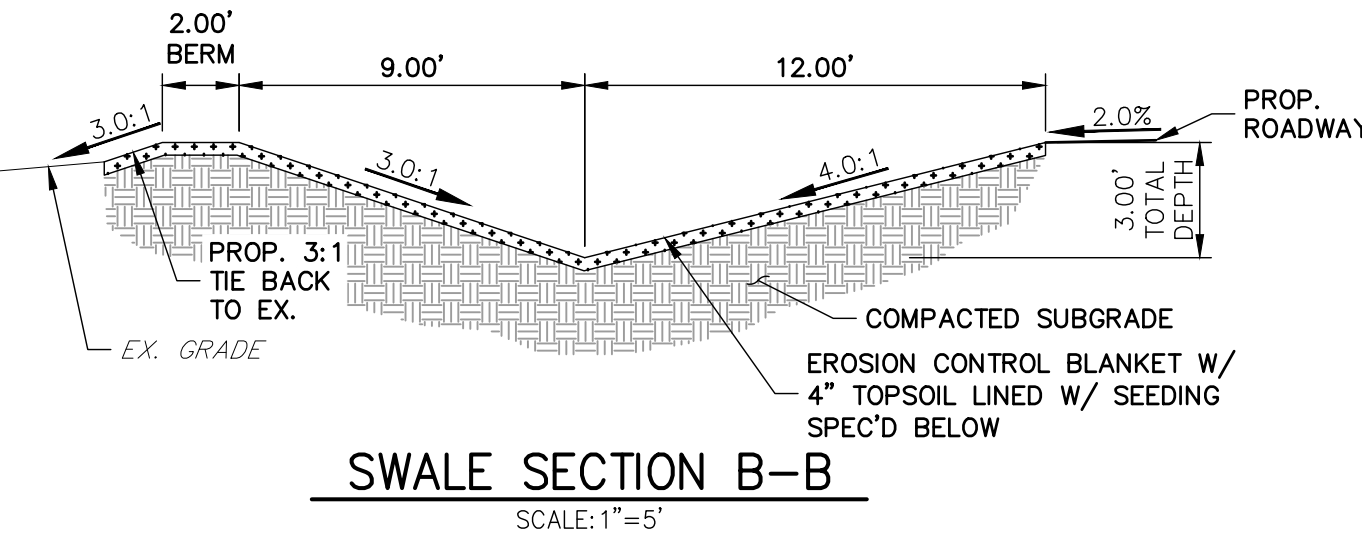


CURTIS ROAD - MODIFIED MINOR RURAL ARTERIAL
STA: 12+42.36 - 14+94.72
POSTED SPEED LIMIT = 45 MPH
SCALE: 1" = 5'
(LOOKING NORTH)



SWALE SECTION A-A
SCALE: 1" = 5'

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

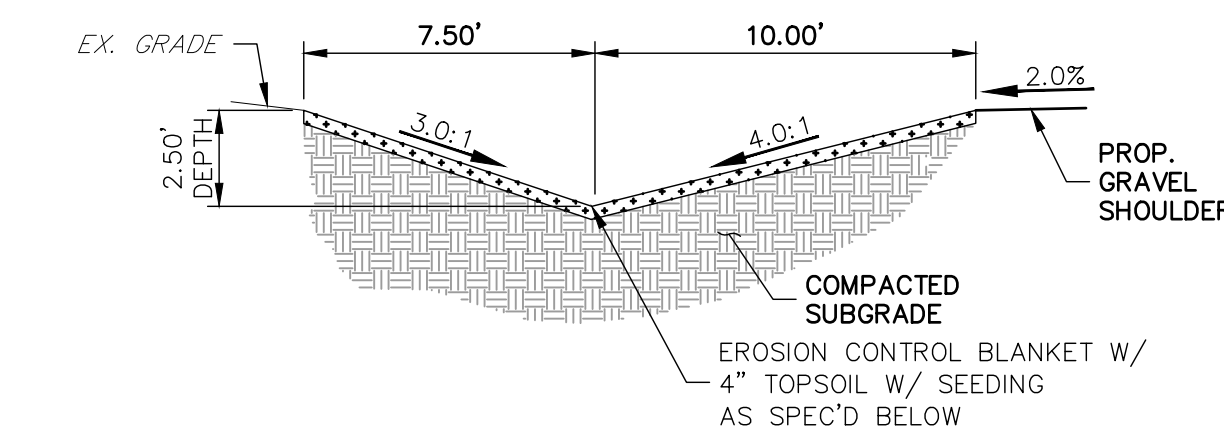


SWALE SECTION B-B
SCALE: 1" = 5'

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

ROADSIDE SWALE NOTES

- 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.



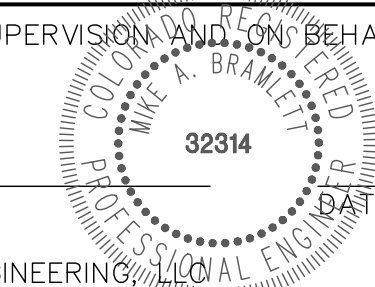
CURTIS ROAD SWALE SECTION
(EL PASO COUNTY MOD. RURAL MINOR ARTERIAL)
SCALE: 1" = 5'

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

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

TYPICAL SECTIONS

SHEET 4 OF 50

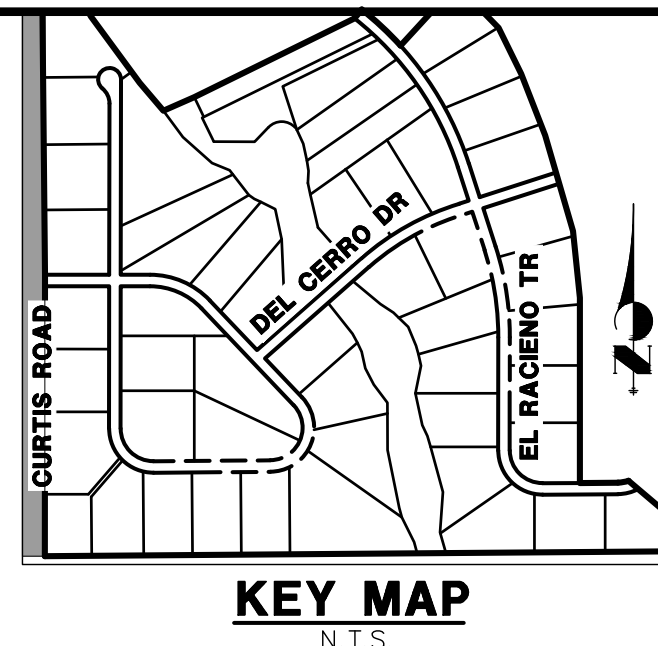
JOB NO. 2514202

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

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


J.R. ENGINEERING
A Western Company
Central 303-740-9883 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	NO.	VARIABLES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							01/10/20	NQJ	NQJ	

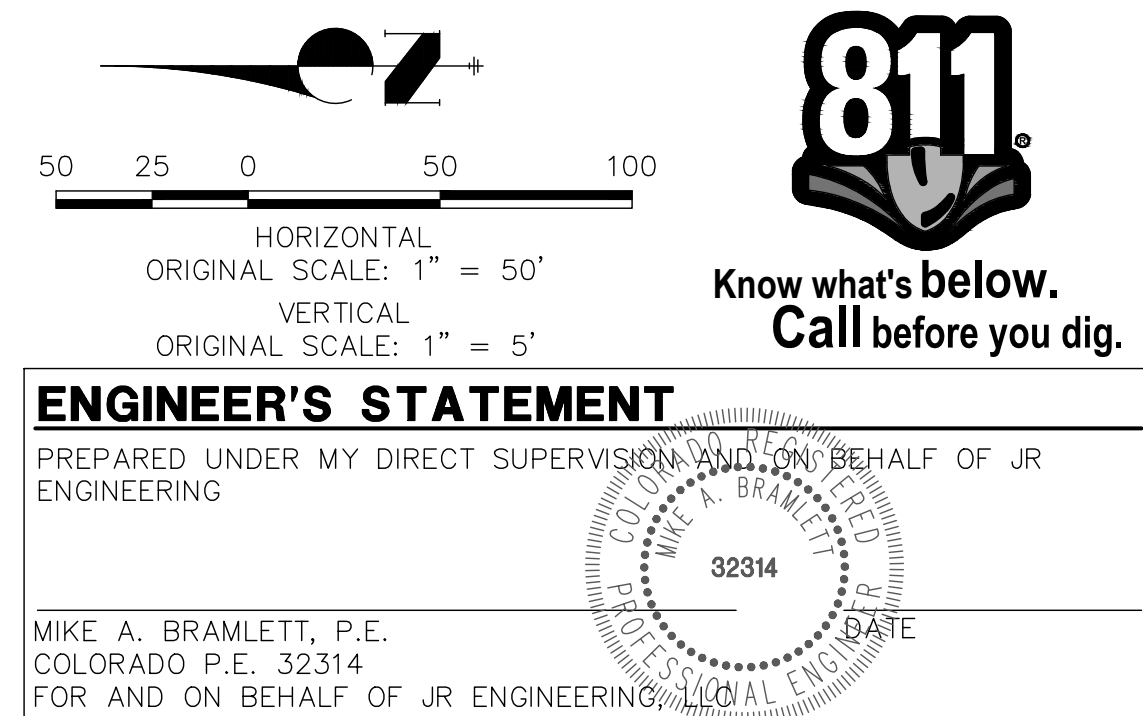
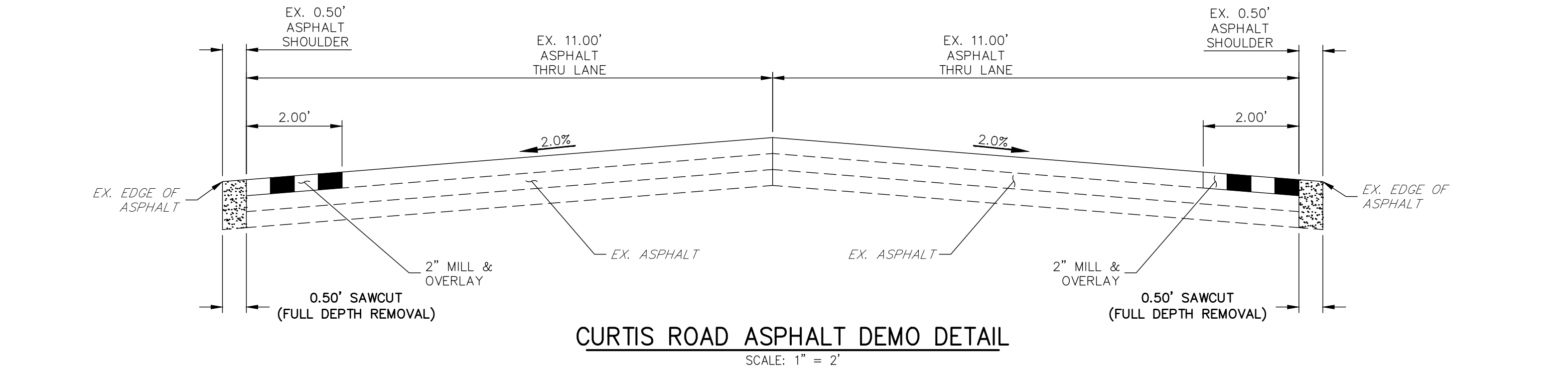
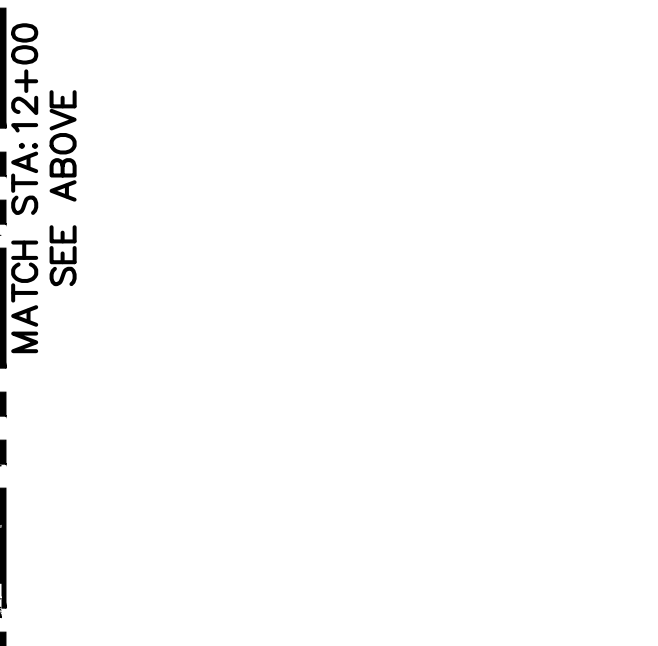


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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2495 RIGDON STREET
NAPA, CALIFORNIA
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BRADY WILLIAMS

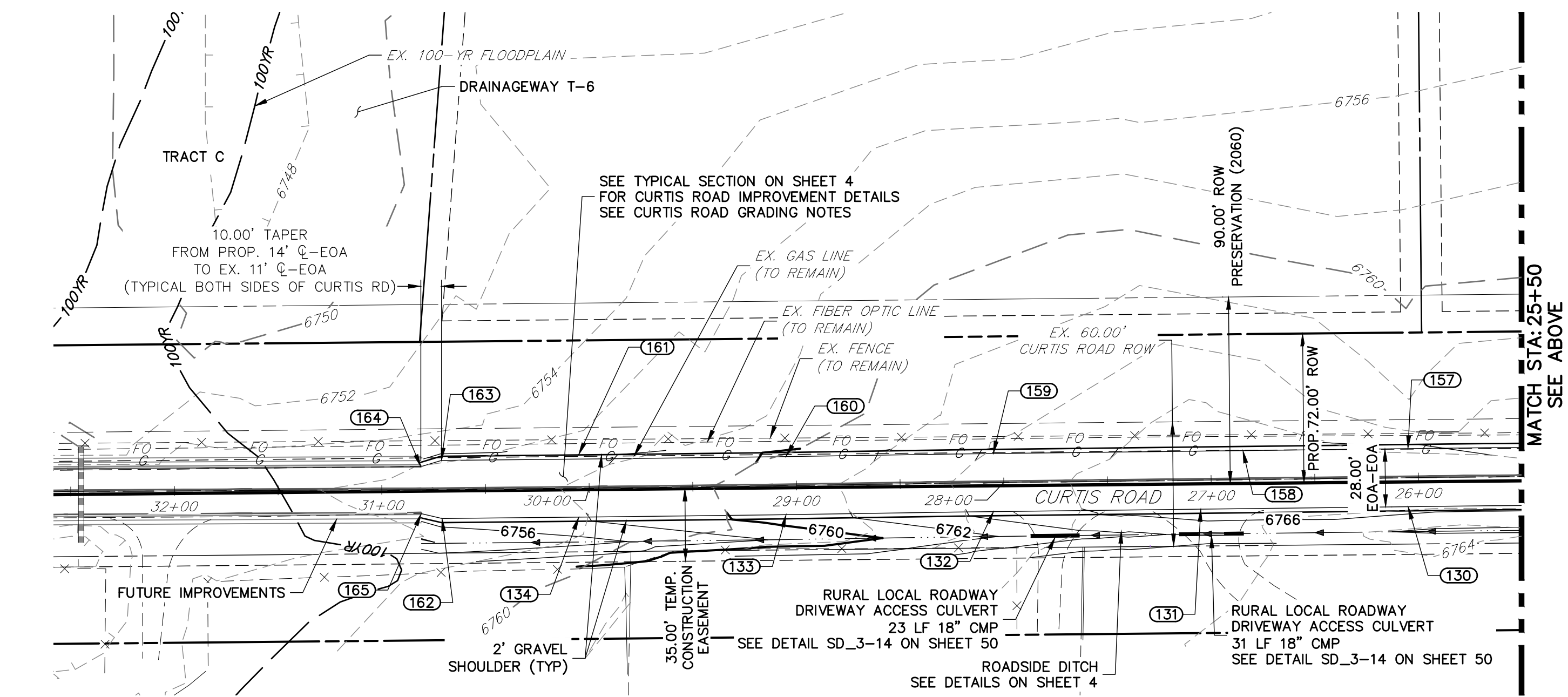
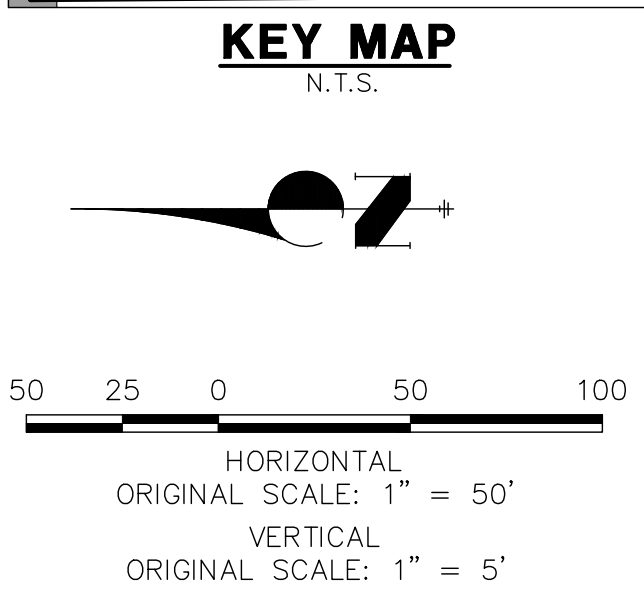
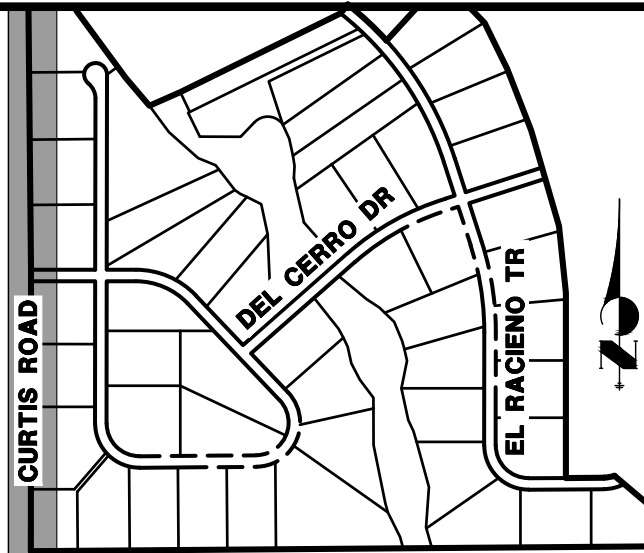
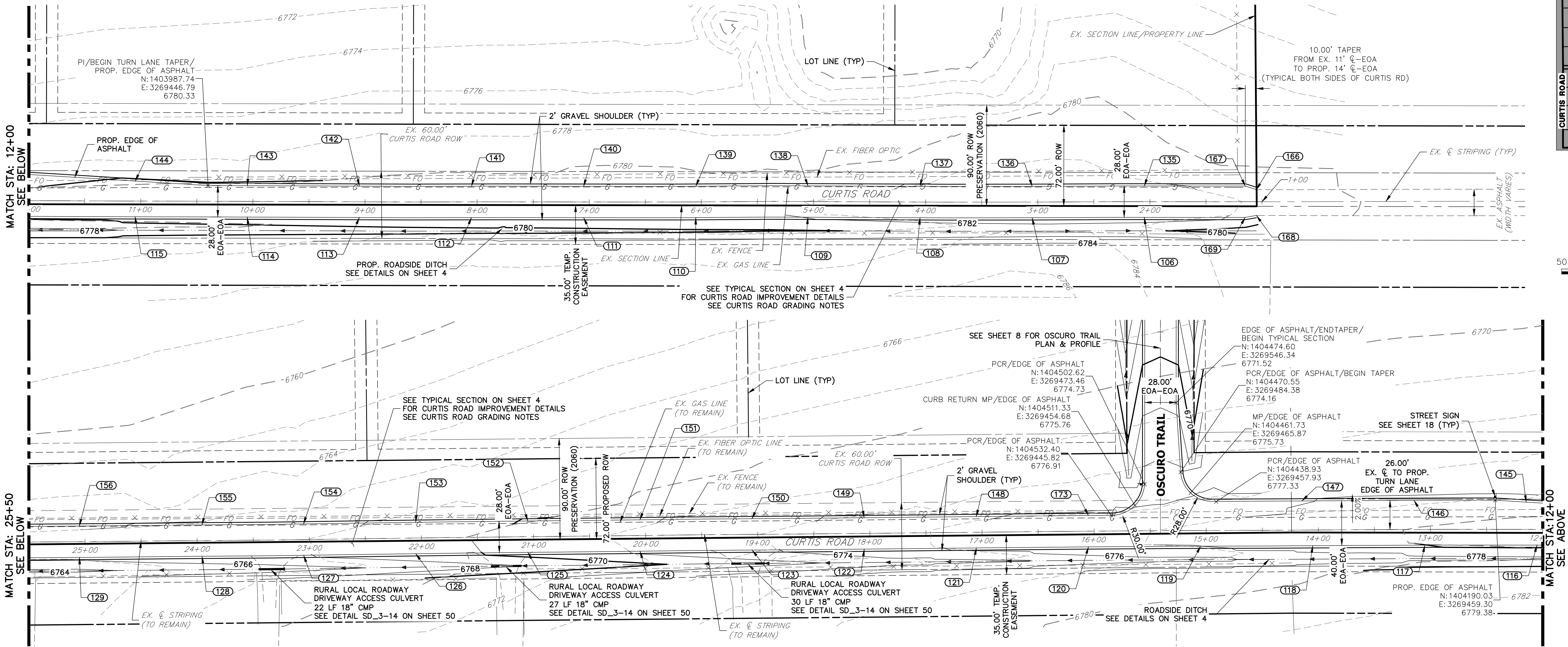
 **J·R ENGINEERING**
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SADDLEHORN RANCH – FILING 1	
CURTIS ROAD DEMOLITION PLAN	
SHEET 5 OF 50	
JOB NO. 2514202	

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POINT TABULATION				
POINT #	STATION	OFFSET	ALIGNMENT	DESCRIPTION
106	2+04.99	14.00' (LT)	EX. CURTIS ROAD	EOA
107	3+05.02	14.00' (LT)	EX. CURTIS ROAD	EOA
108	4+04.95	14.00' (LT)	EX. CURTIS ROAD	EOA
109	5+04.94	14.00' (LT)	EX. CURTIS ROAD	EOA
135	2+04.99	14.00' (RT)	EX. CURTIS ROAD	EOA
136	3+04.96	14.00' (RT)	EX. CURTIS ROAD	EOA
137	4+05.02	14.00' (RT)	EX. CURTIS ROAD	EOA

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

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

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

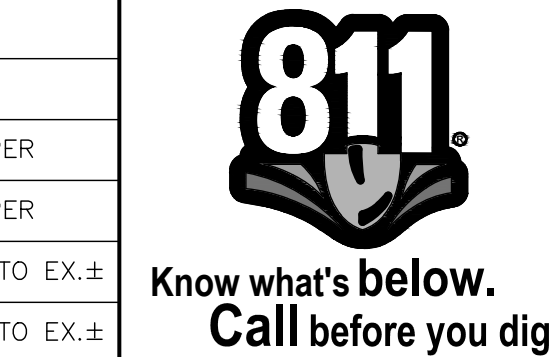
CURTIS ROAD GRADING NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



SADDLEHORN RANCH -
FILING 1
CURTIS ROAD - GRADING
PLAN

SHEET 6 OF 50

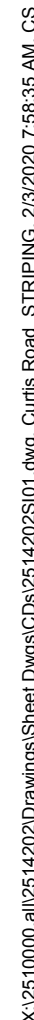
JOB NO. 2514202

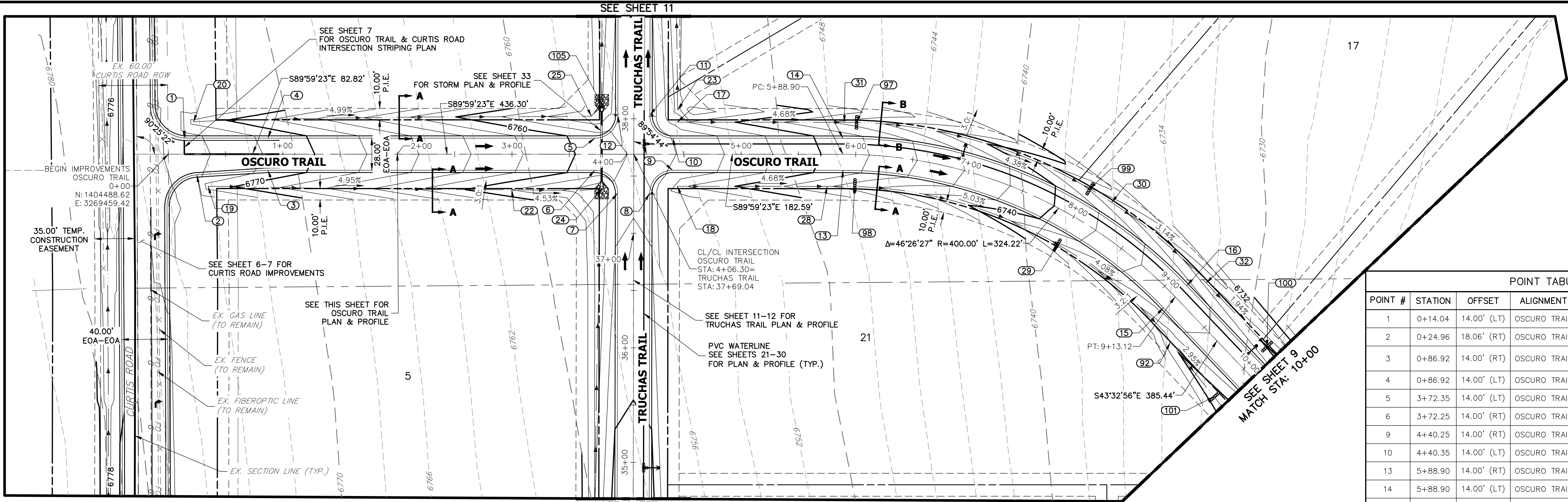
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR ENGINEER APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

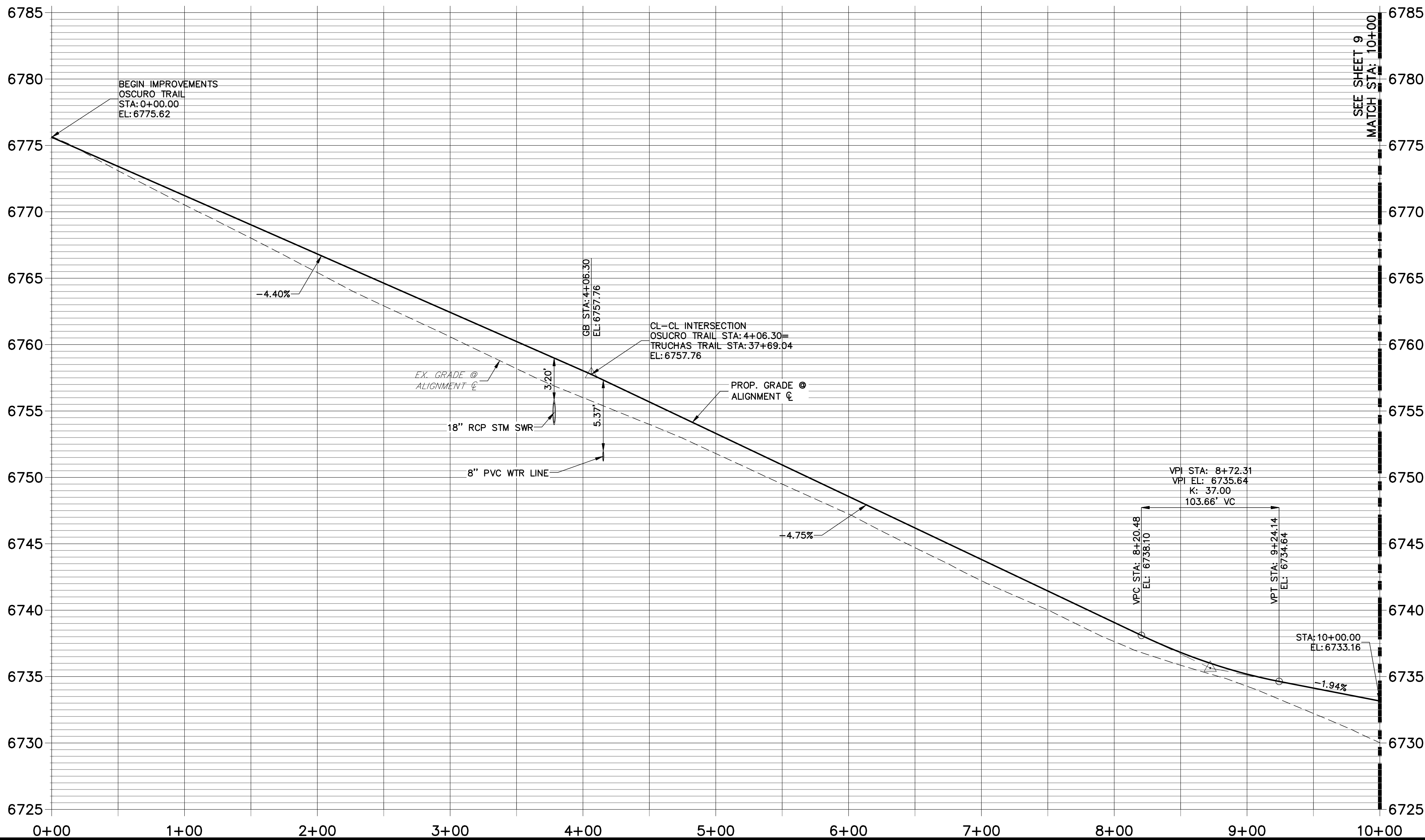
J.R. ENGINEERING
A Western Company

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





OSCURO TRAIL PROFILE
STA 0+00.00 TO 10+00.00



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

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

STREET IMPROVEMENT NOTES

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

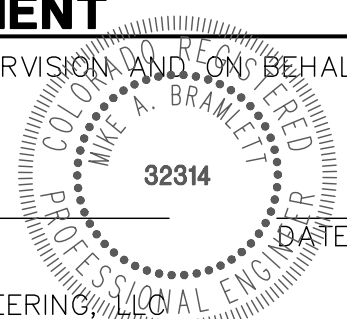


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



SADDLEHORN RANCH -
FILING 1

OSCURO TRAIL - PLAN AND
PROFILE

SHEET 8 OF 50

JOB NO. 2514202

BY DATE

No. REVISION

1"=50'

1"=5'

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

PREPARED FOR

ROI PROPERTY GROUP, LLC

2495 RIGDON STREET

NAPA, CALIFORNIA

(707) 365-6891

BRADY WILLIAMS

J.R. ENGINEERING

A Western Company



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UNTIL SUCH TIME AS

THESE DRAWINGS ARE

APPROVED BY THE

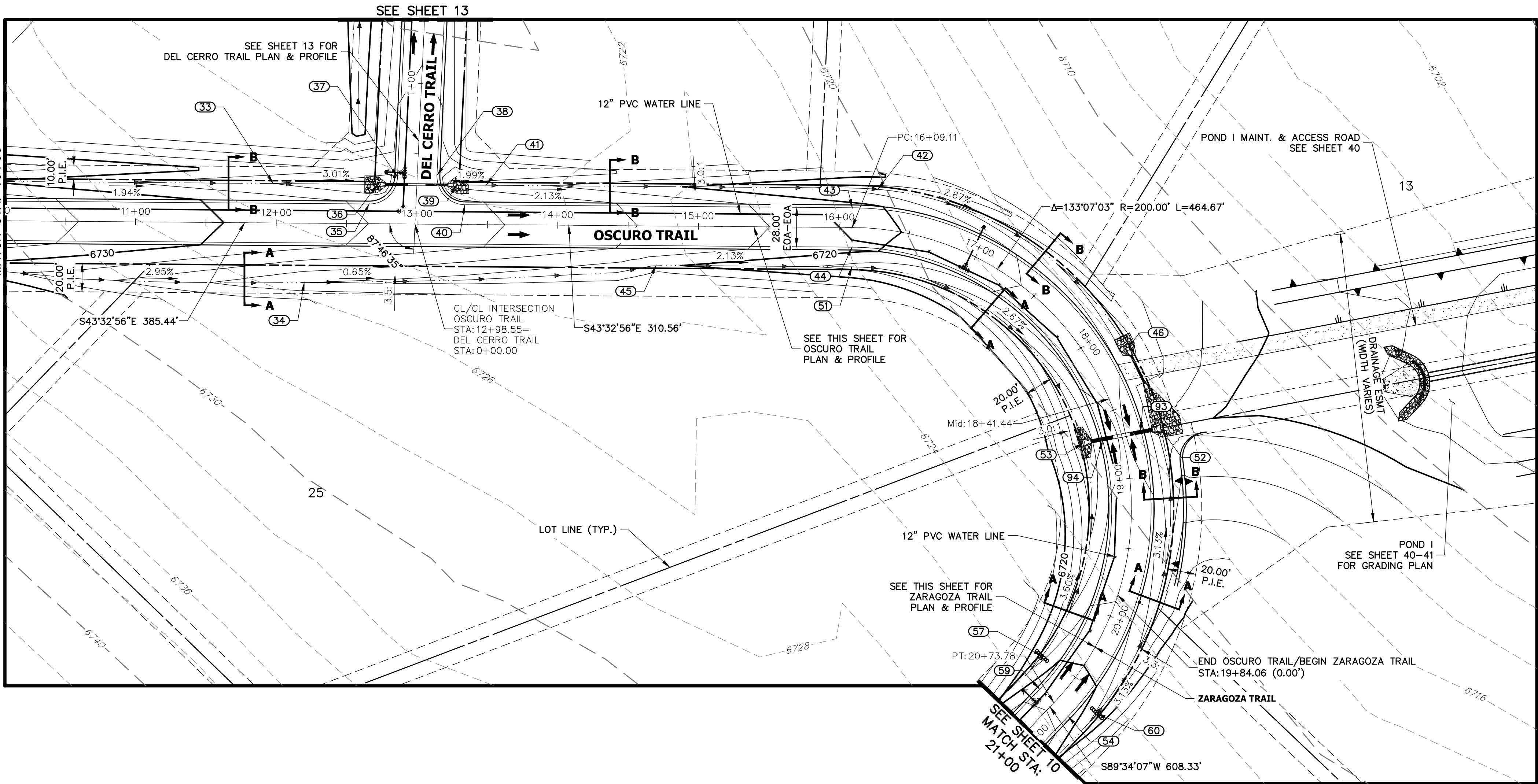
APPROPRIATE REVIEWING

AGENCIES, JR ENGINEERING

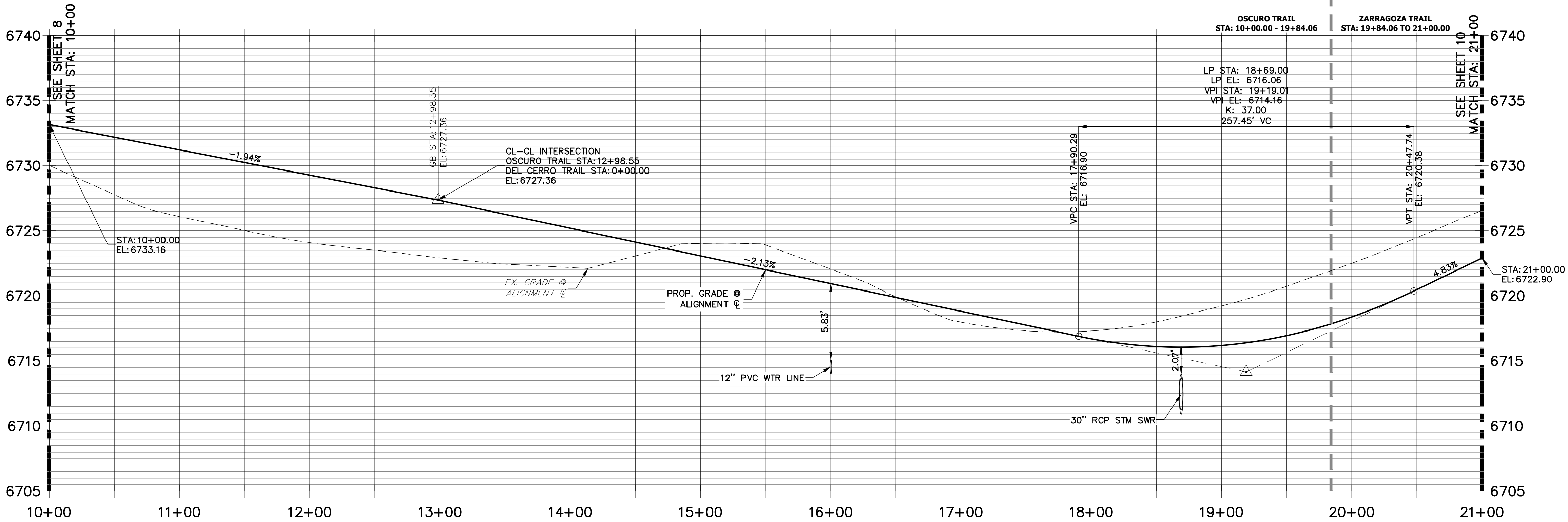
APPROVES THEIR USES

DESIGNATED BY WRITTEN

AUTHORIZATION.



**OSCURO TRAIL (1) & ZARAGOZA TRAIL PROFILE
STA 10+00.00 TO 21+00.00**



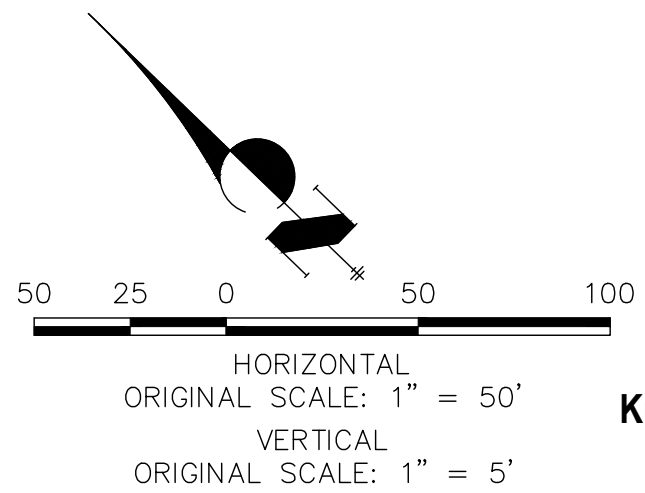
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
33	11+97.62	28.00' (LT)	OSCURO TRAIL	6726.00	SWALE GB
34	12+20.21	42.20' (RT)	OSCURO TRAIL	6722.03	SWALE GB
35	12+65.85	14.00' (LT)	OSCURO TRAIL	6727.71	PCR
36	12+71.62	28.00' (LT)	OSCURO TRAIL	6723.80	END SWALE
39	13+27.66	28.00' (LT)	OSCURO TRAIL	6723.39	BEGIN SWALE
40	13+33.90	14.00' (LT)	OSCURO TRAIL	6726.33	PCR
41	13+48.90	28.00' (LT)	OSCURO TRAIL	6722.97	SWALE GB
42	16+25.00	28.00' (LT)	OSCURO TRAIL	6717.09	SWALE GB
43	16+09.11	14.00' (LT)	OSCURO TRAIL	6720.47	PC
44	16+09.11	14.00' (RT)	OSCURO TRAIL	6720.47	PC
45	14+70.00	28.00' (RT)	OSCURO TRAIL	6720.39	SWALE GB
46	18+16.50	28.00' (LT)	OSCURO TRAIL	6712.27	END SWALE
51	16+09.09	28.00' (RT)	OSCURO TRAIL	6717.43	SWALE GB
52	18+70.97	28.00' (LT)	OSCURO TRAIL	6710.90	END SWALE
53	18+66.55	28.00' (RT)	OSCURO TRAIL	6711.58	END SWALE
93	18+69.00	14.00' (LT)	OSCURO TRAIL	6715.78	LOW PT
94	18+69.00	14.00' (RT)	OSCURO TRAIL	6715.78	LOW PT

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
54	20+73.78	14.00' (LT)	ZARAGOZA TRAIL	6721.35	PT
57	20+52.48	28.01' (RT)	ZARAGOZA TRAIL	6717.33	SWALE GB/CHECK DAM
59	20+73.78	14.00' (RT)	ZARAGOZA TRAIL	6721.35	PT
60	20+60.00	28.00' (LT)	ZARAGOZA TRAIL	6717.65	SWALE GB/CHECK DAM

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

STREET IMPROVEMENT NOTES

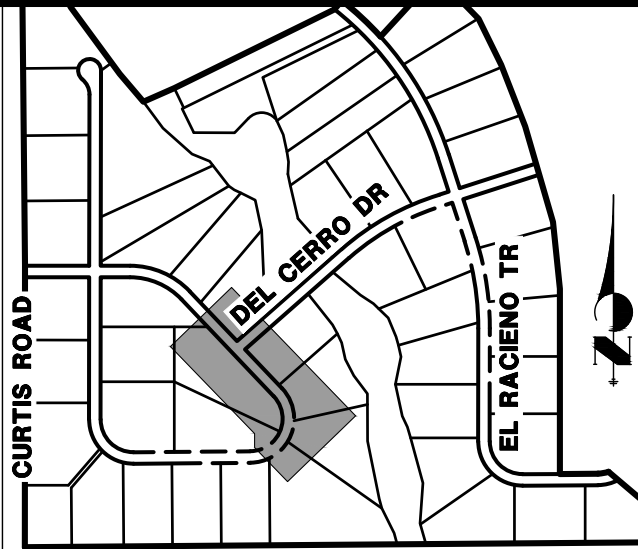
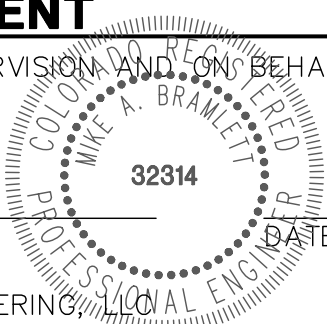
- ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



KEY MAP
N.T.S.

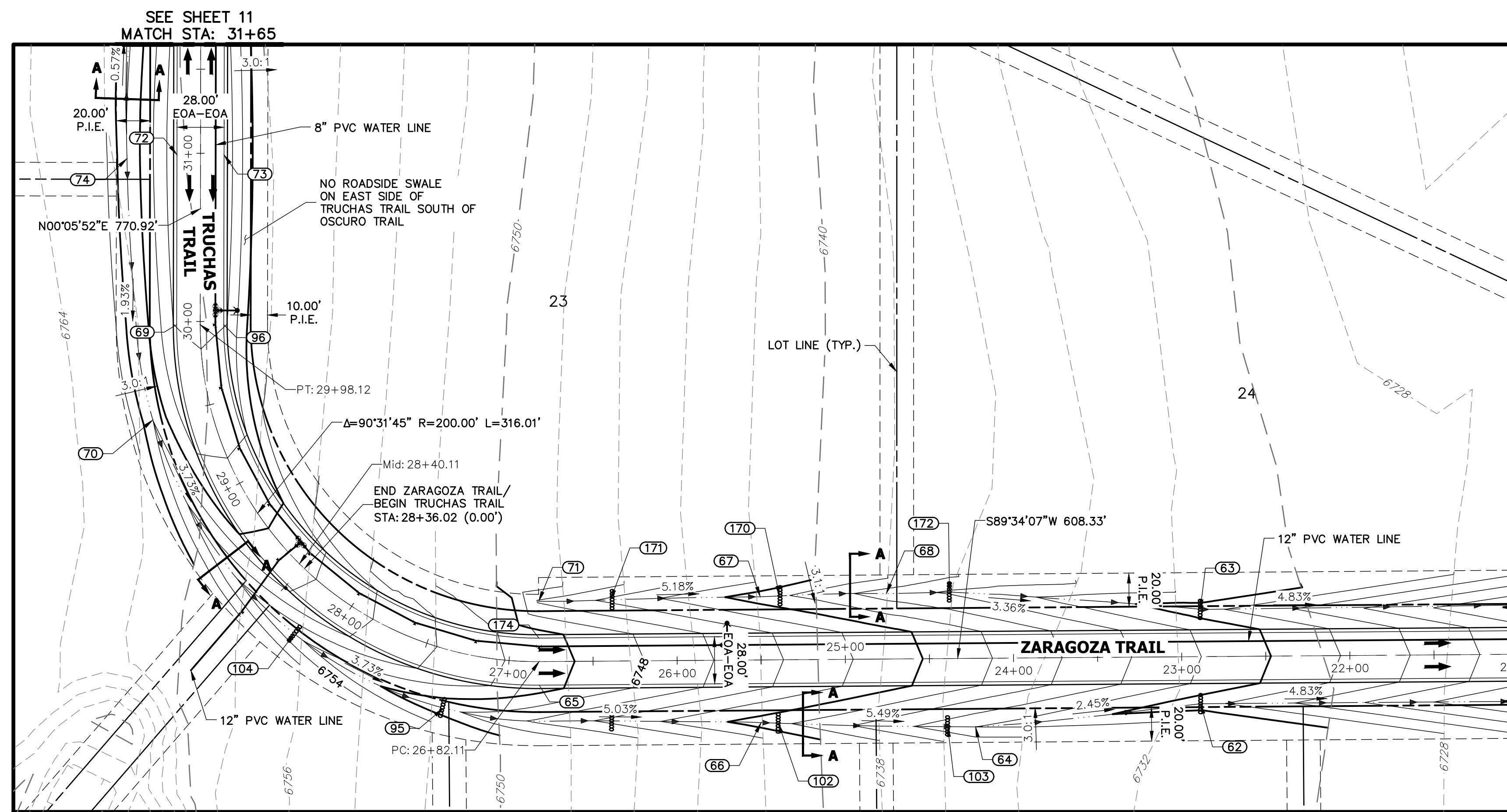
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Western Company


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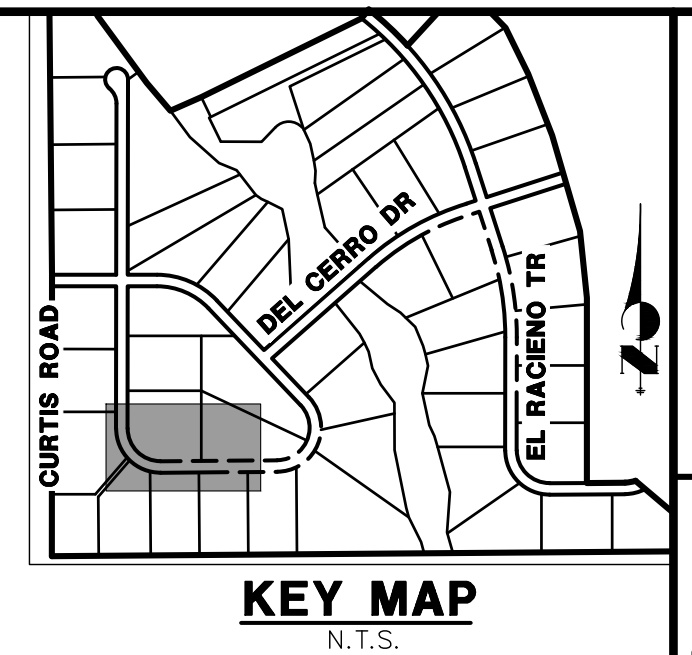
SHEET	9	OF	50	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 01/10/20	DESIGNED BY NQJ	DRAWN BY NQJ	CHECKED BY	No.	REVISION	BY	DATE
SADDLEHORN RANCH – FILING 1													
OSCURO TRAIL (CONT.) & ZARAGOZA TRAIL – PLAN AND PROFILE													
JOB NO. 2514202													

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



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

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



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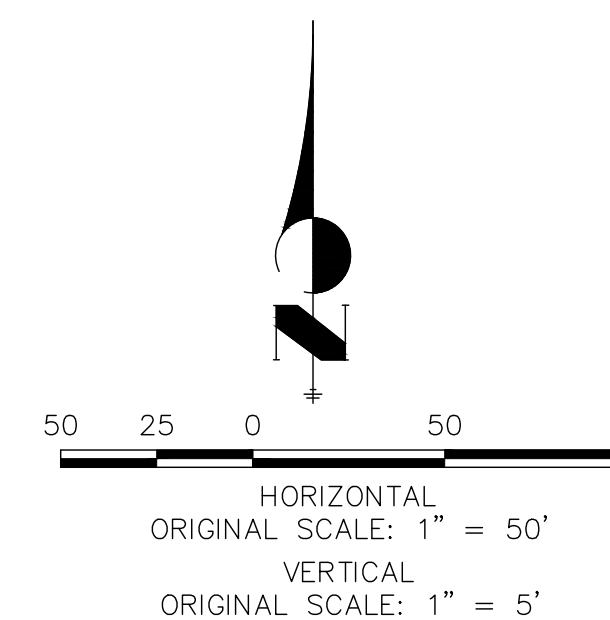


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V-SCALE	1"=5'
DATE	01/10/20
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	

STREET IMPROVEMENT NOTES


1. ALL STATIONING IS Q, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE Q, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURVE RADIUS RADI 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.
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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

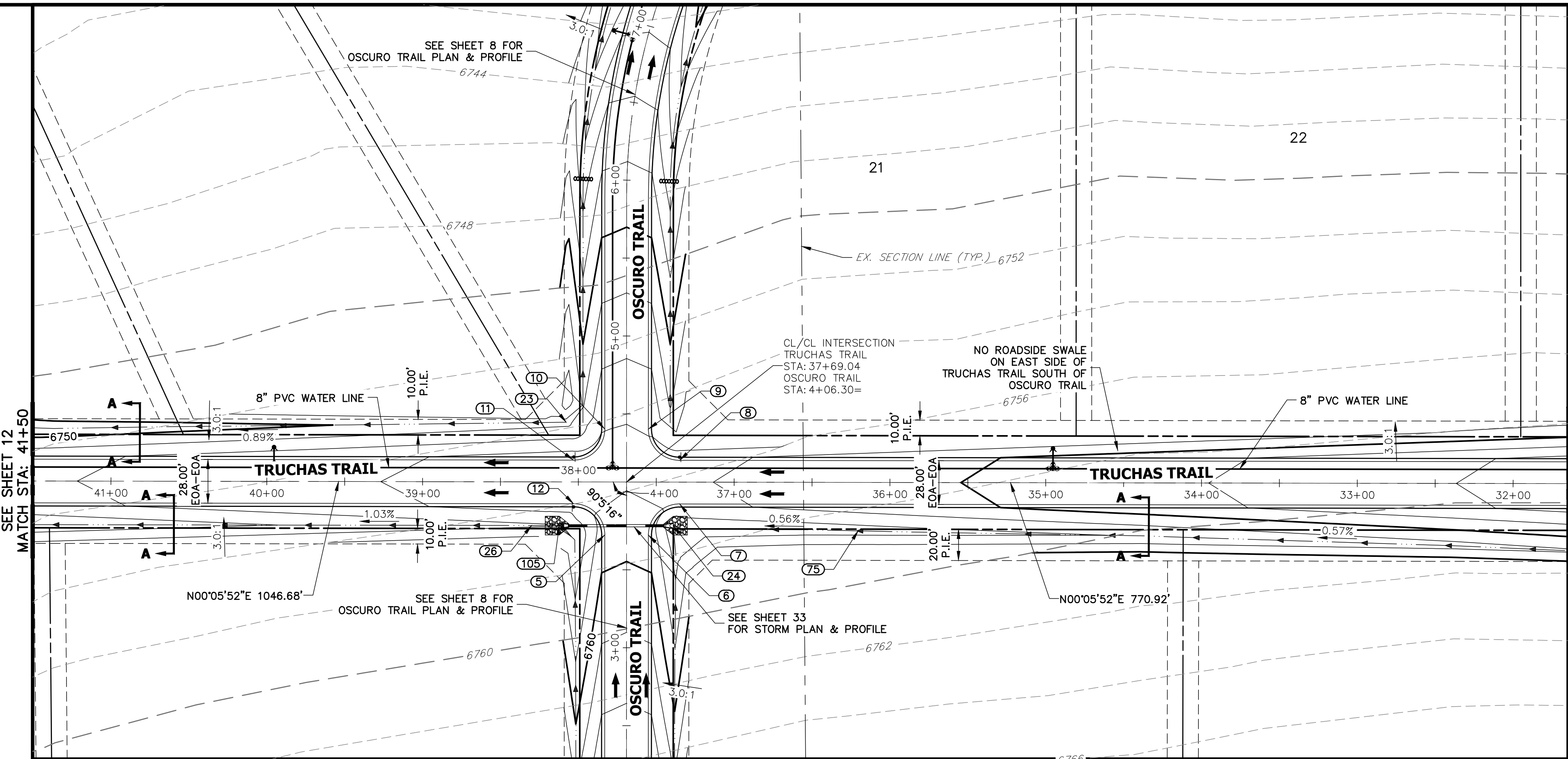


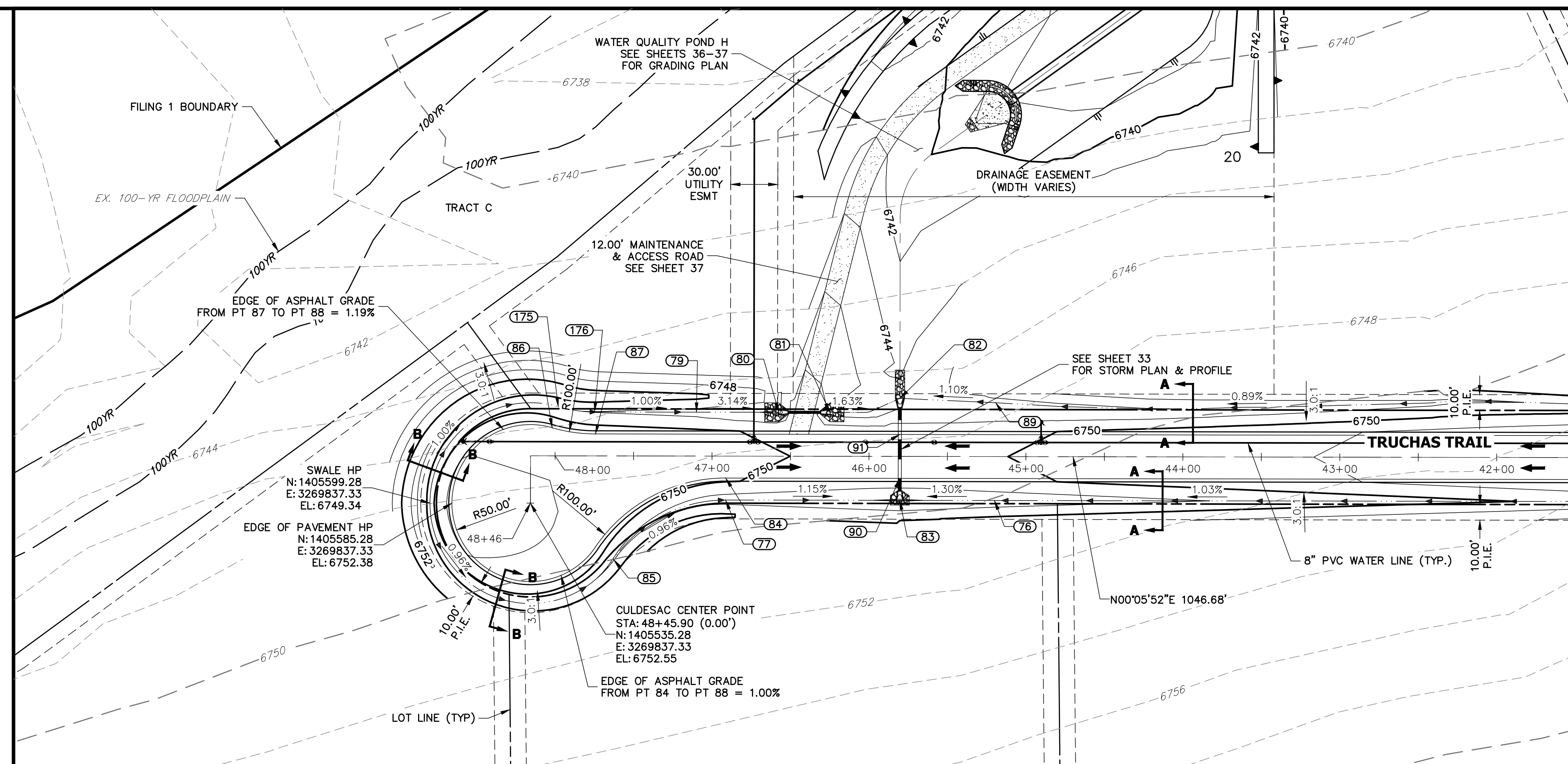
SADDLEHORN RANCH – FILING 1

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

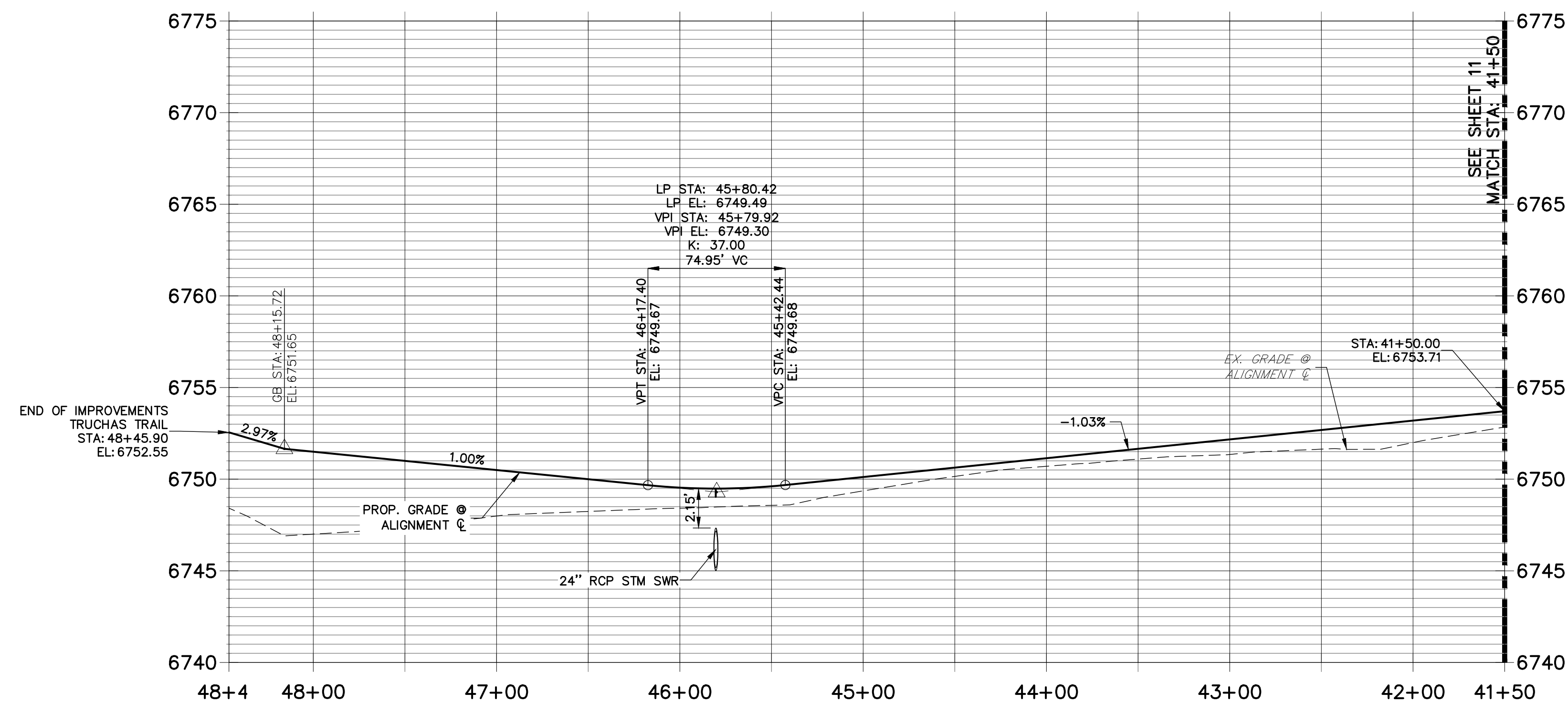
SHEET 10 OF 50

OBJ NO. 2514202

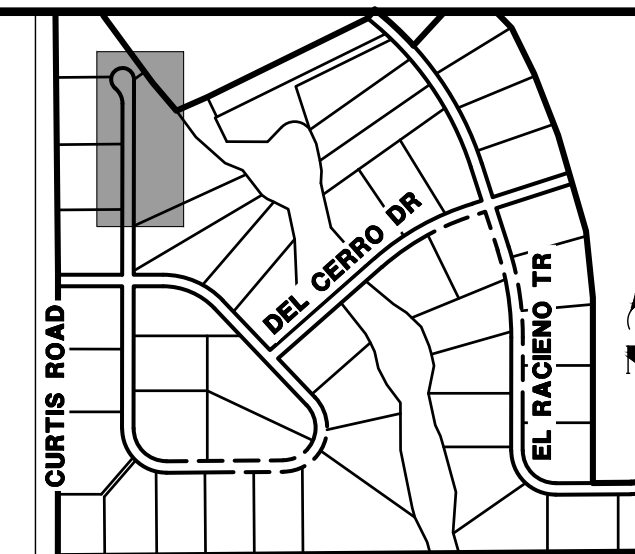




TRUCHAS TRAIL (2) PROFILE STA 41+50.00 TO 48+46.00




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



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

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

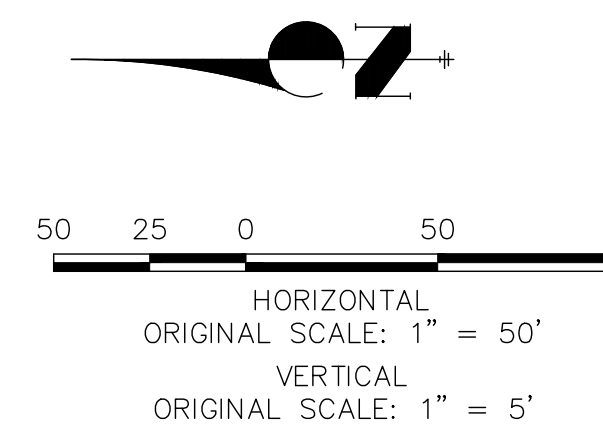
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[illegible]

STREET IMPROVEMENT NOTES

1. ALL STATIONING IS C, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE C, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE INDICATORS ARE C, 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
FOR AND ON BEHALF OF JR ENGINEERING, INC.

SADDLEHORN RANCH –
FILING 1

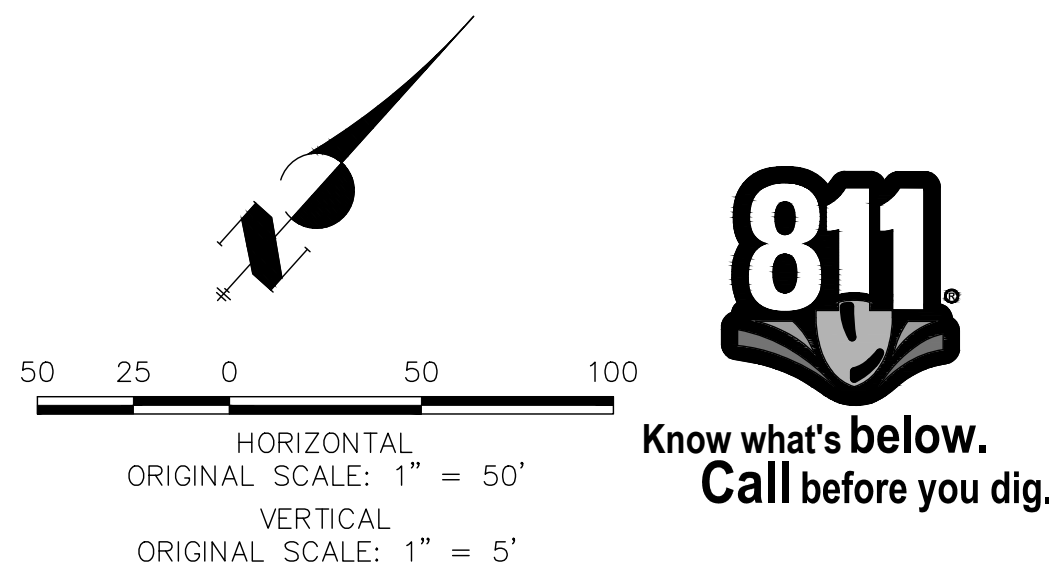
TRUCHAS TRAIL (CONT.)

SHEET 12 OF 50

JOB NO. 2514202



1. ALL STATIONING IS \varnothing , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \varnothing , UNLESS OTHERWISE NOTED.
3. ALL TOP SURF LABELATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB AND GUTTER RADII ARE \varnothing , 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 ROAD WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT

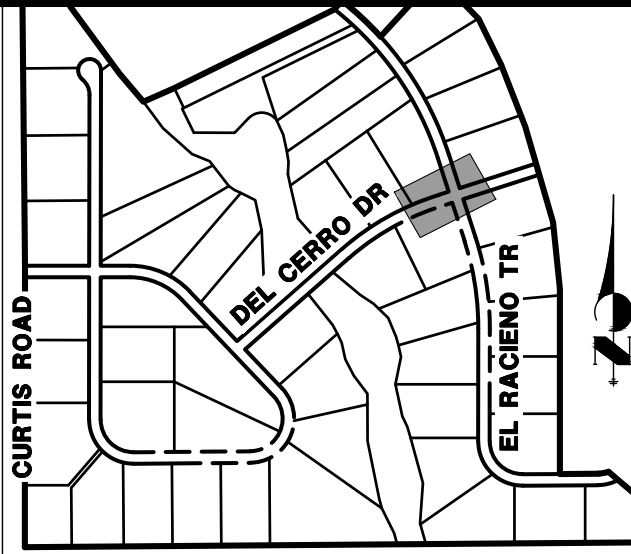
PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JF
ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING


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



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BRADY WILLIAMS

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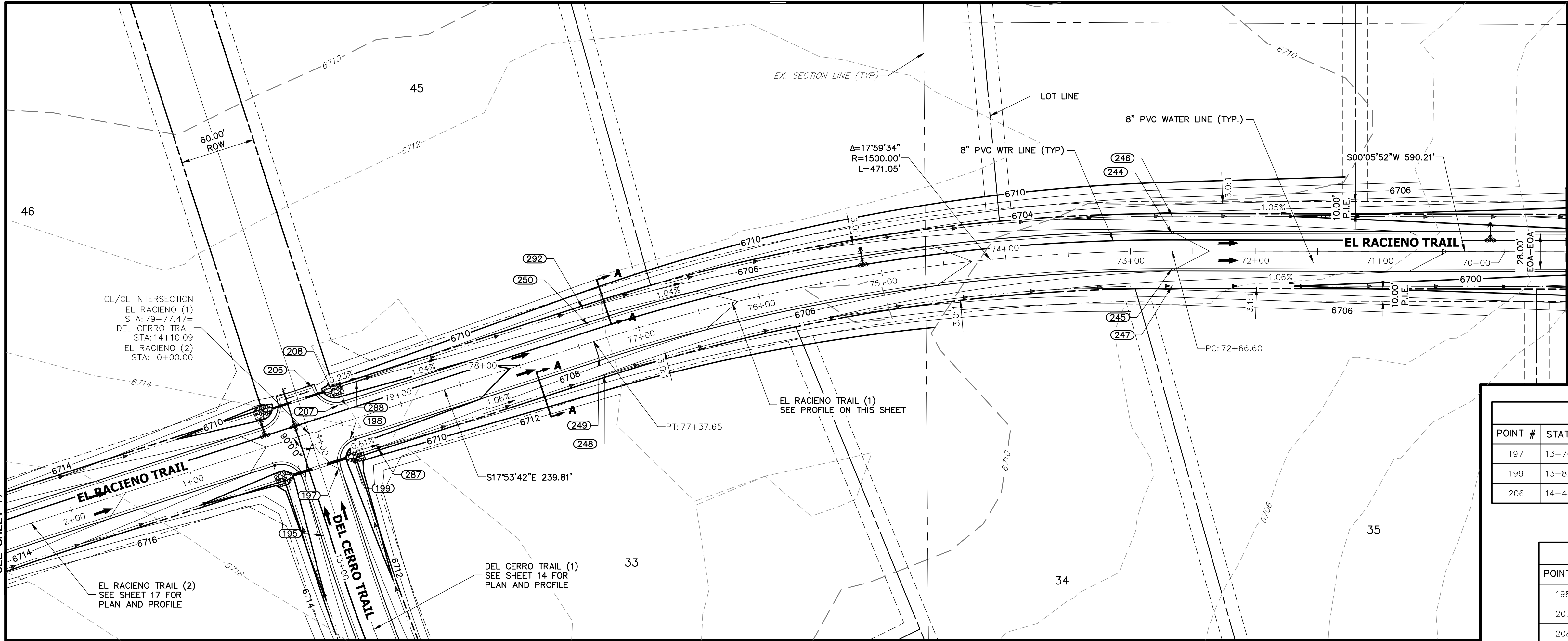
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H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	01/10/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

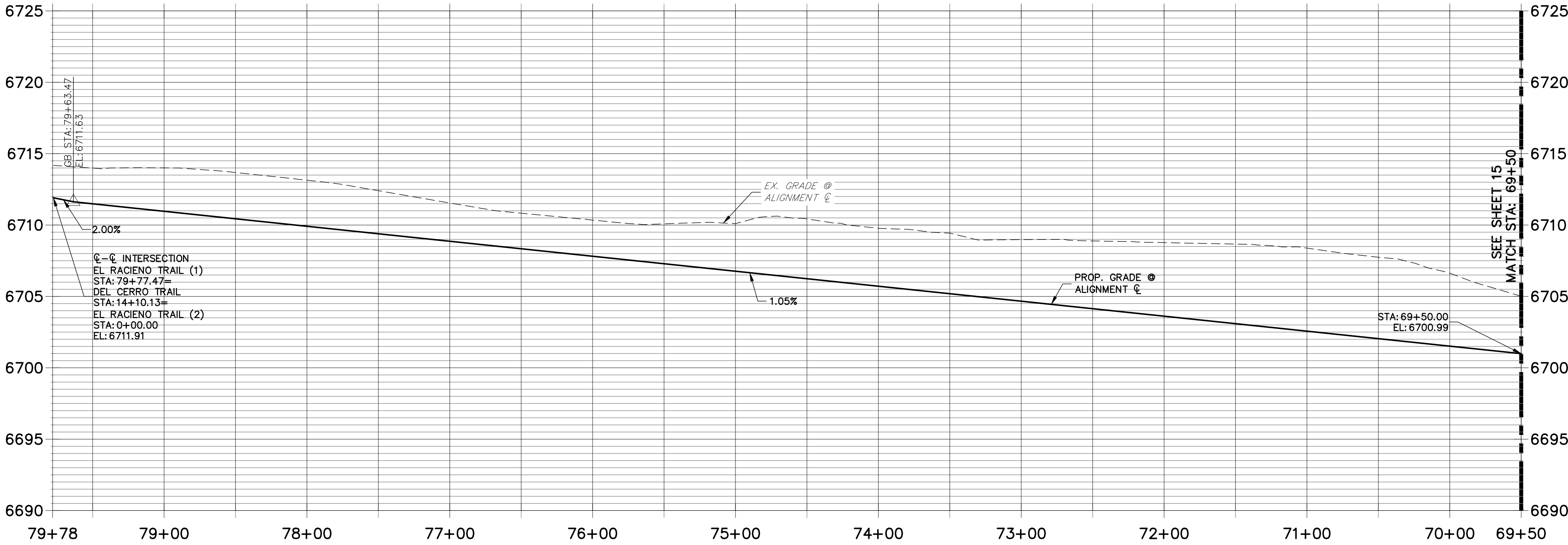
SADDLEHORN RANCH –
FILING 1

SHEET 14 OF 50

JOB NO. 2514202



EL RACIEMO TRAIL (1) PROFILE
STA 69+50.00 TO 79+78.00



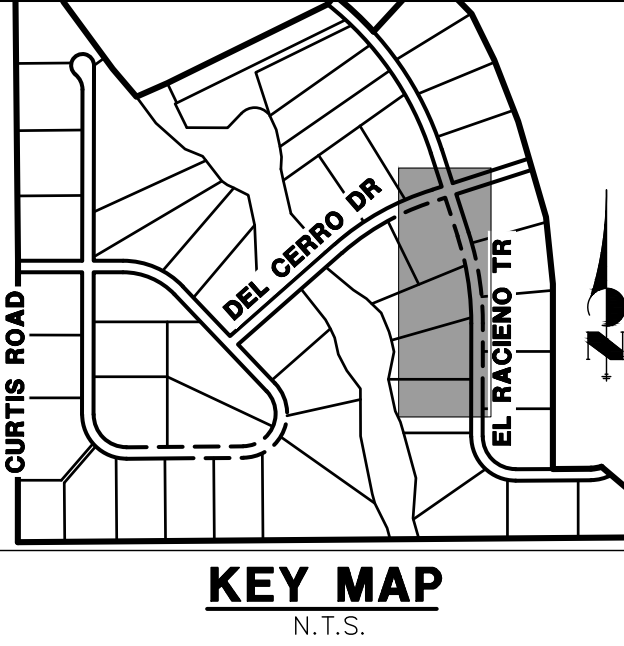
STREET IMPROVEMENT NOTES

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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.
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ENGINEER'S STATEMENT

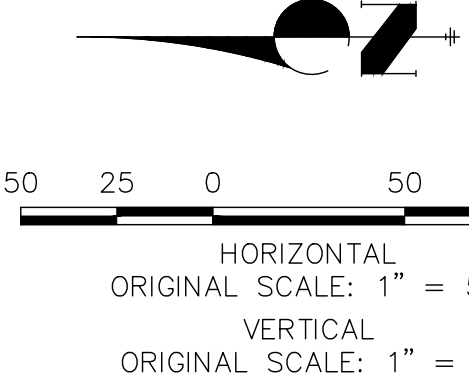
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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 RACIEMO TRAIL	6711.25	PCR
207	79+47.81	14.48' (RT)	EL RACIEMO TRAIL	6711.16	PCR
208	14+38.09	28.00' (RT)	EL RACIEMO TRAIL	6707.99	BEGIN SWALE
244	72+66.60	14.00' (RT)	EL RACIEMO TRAIL	6704.03	PC
245	72+66.60	14.00' (LT)	EL RACIEMO TRAIL	6704.03	PC
246	72+66.60	28.00' (RT)	EL RACIEMO TRAIL	6700.99	SWALE GB/PC
247	72+66.60	28.00' (LT)	EL RACIEMO TRAIL	6701.04	SWALE PC
248	77+37.65	28.00' (LT)	EL RACIEMO TRAIL	6705.93	SWALE PT
249	77+37.65	14.00' (RT)	EL RACIEMO TRAIL	6708.98	PT
250	77+37.65	14.00' (RT)	EL RACIEMO TRAIL	6708.98	PT
287	79+28.47	28.00' (LT)	EL RACIEMO TRAIL	6707.94	SWALE GB
288	79+28.47	28.00' (RT)	EL RACIEMO TRAIL	6707.94	SWALE GB
292	77+37.65	28.00' (RT)	EL RACIEMO TRAIL	6705.97	SWALE PT



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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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A Western Company

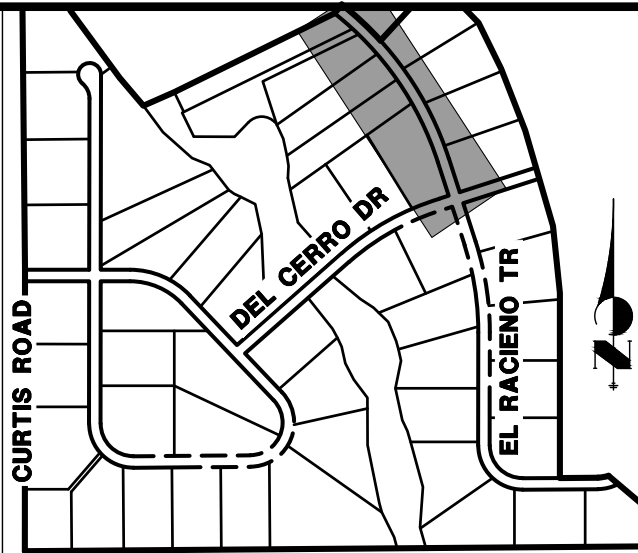
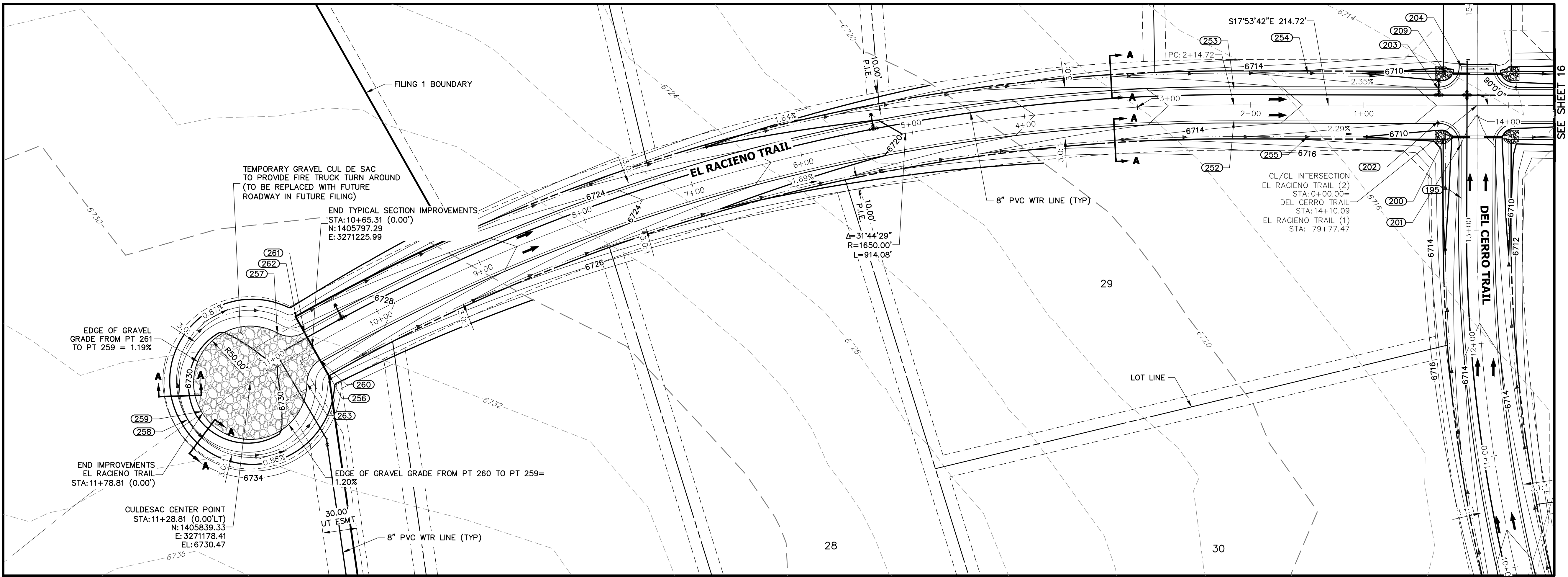
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SADDLEHORN RANCH –
FILING 1

EL RACIEMO TRAIL – PLAN
AND PROFILE

SHEET 16 OF 50

JOB NO. 2514202

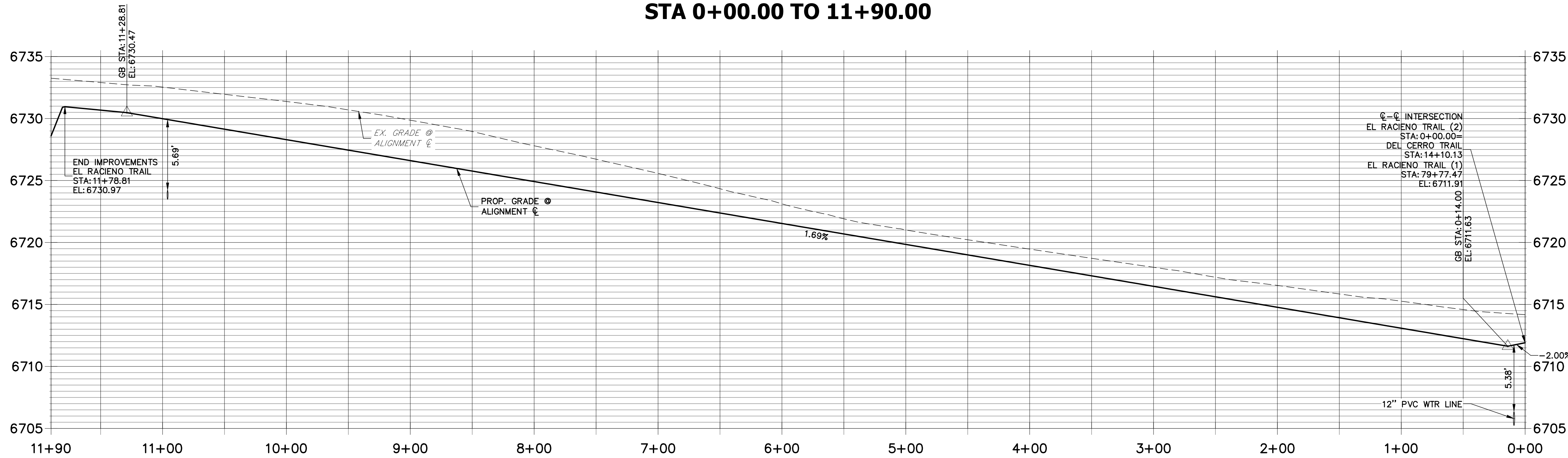


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BRADY WILLIAMS

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



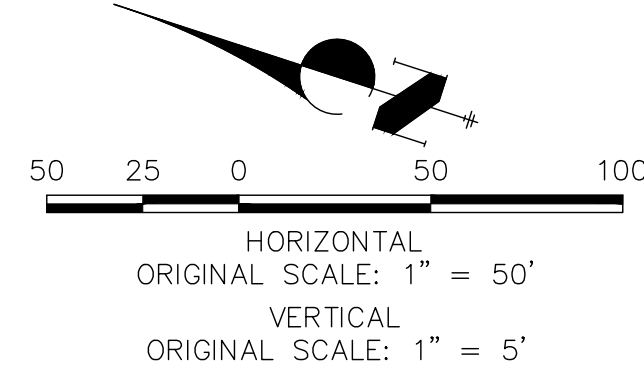
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
200	13+82.09	28.02' (LT)	EL RACIEMO TRAIL	6708.35	END SWALE
202	0+34.00	14.00' (LT)	EL RACIEMO TRAIL	6711.69	PCR
203	0+34.00	14.00' (RT)	EL RACIEMO TRAIL	6711.69	PCR
209	14+38.09	28.00' (LT)	EL RACIEMO TRAIL	6708.27	END SWALE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

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

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

STREET IMPROVEMENT NOTES

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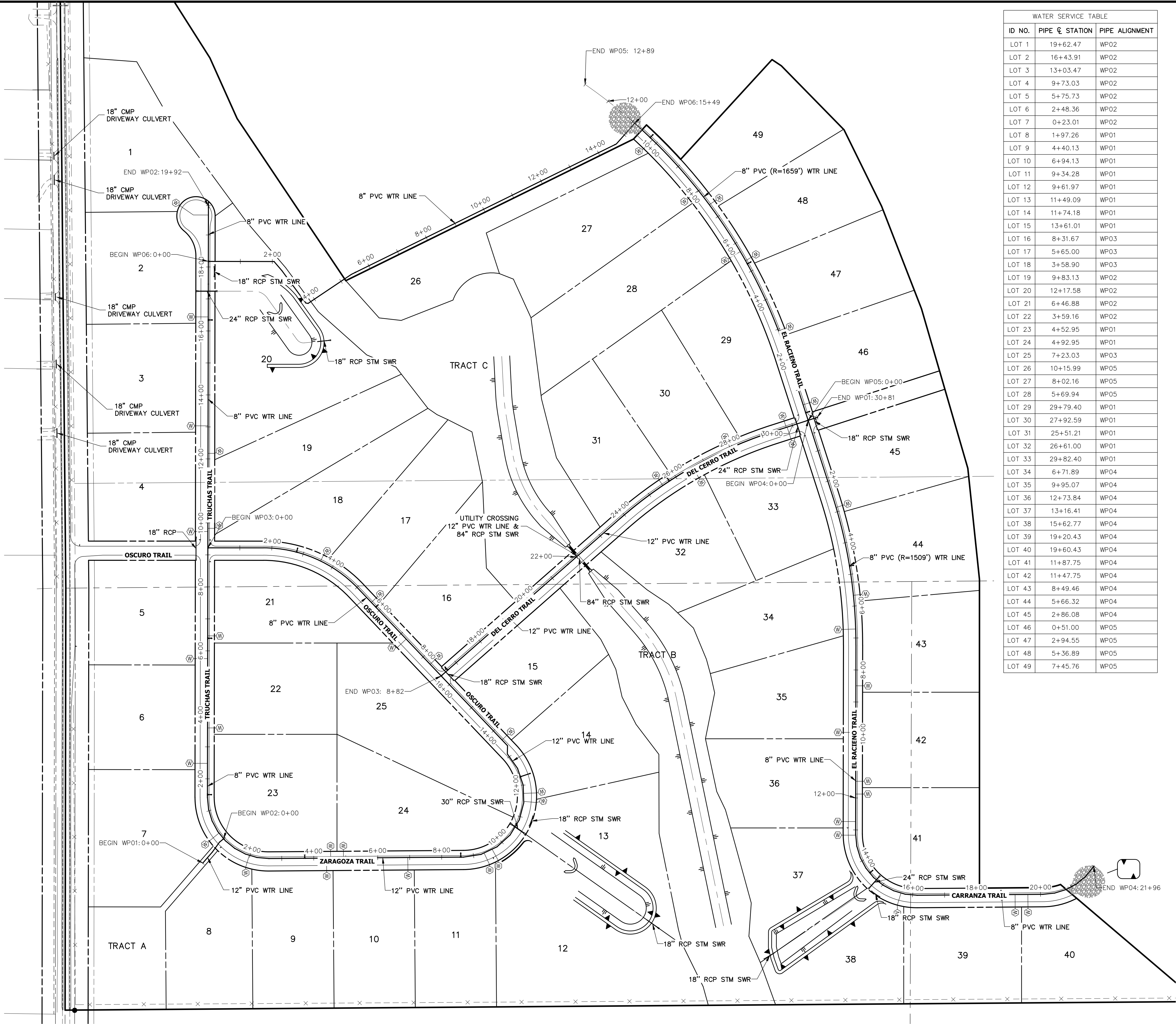
811
Know what's below.
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ENGINEER'S STATEMENT

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

X:\2610000\00261420\Drawings\Sheet\Drawings\00261420\T01.dwg, UT01, 2/20/2026 8:01:33 AM, CS



WATER SERVICE TABLE		
ID NO.	PIPE C 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



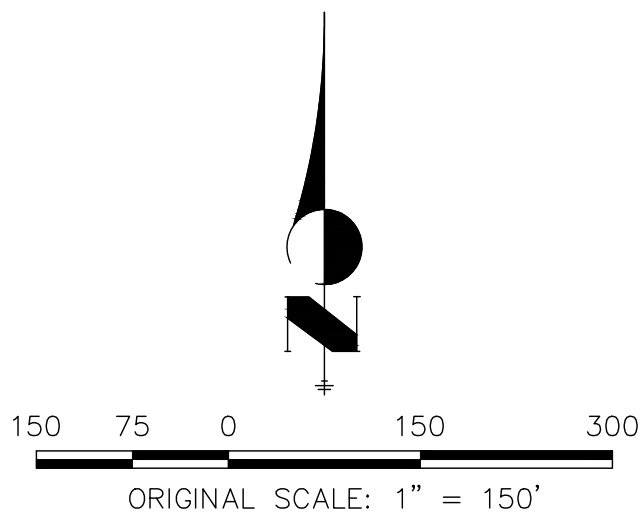
KEY MAP
N.T.S.

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

J.R. ENGINEERING
A Western Company
Central 303-740-9883 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

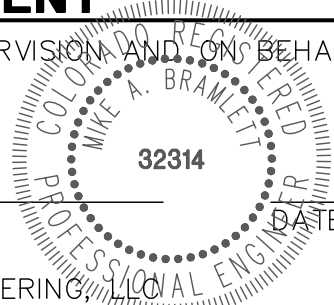
BY		DATE	
DESIGNED BY		N/A	
DRAWN BY		N/A	
CHECKED BY		N/A	



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
OVERALL UTILITY & SERVICE
PLAN

SHEET 20 OF 50

JOB NO. 2514202



1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE EXISTING LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETECT THE EXACT LOCATION OF 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 ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
3. ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
4. PIPES SHALL BE INSTALLED TO MEET EASEMENT.
5. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAIL A-2 AND A-4.
6. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A-4 -4.
8. FIRE HYDRANT AND BLOW OFF ASSY' FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



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

J·R ENGINEERING
A Westrian Company



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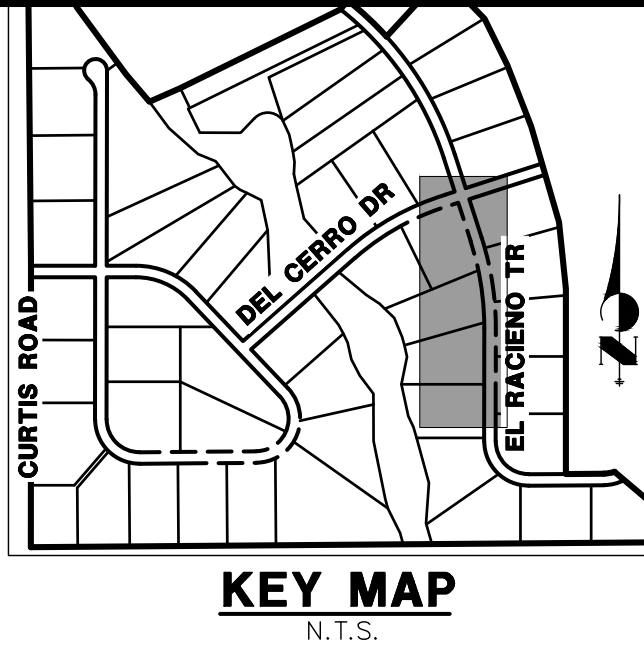
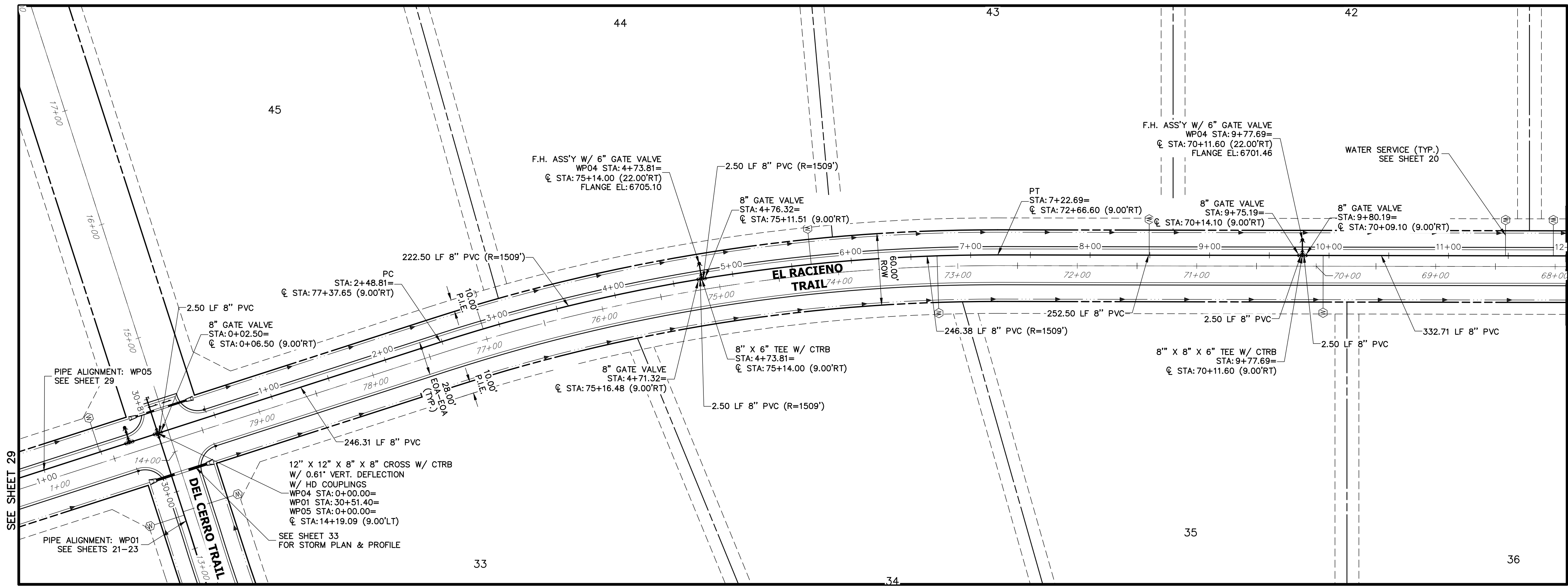
SADDLEHORN RANCH –
FILING 1

WATER DISTRIBUTION PLAN
OSCURO TRAIL

SHEET 26 OF 5


JOB NO. 251420

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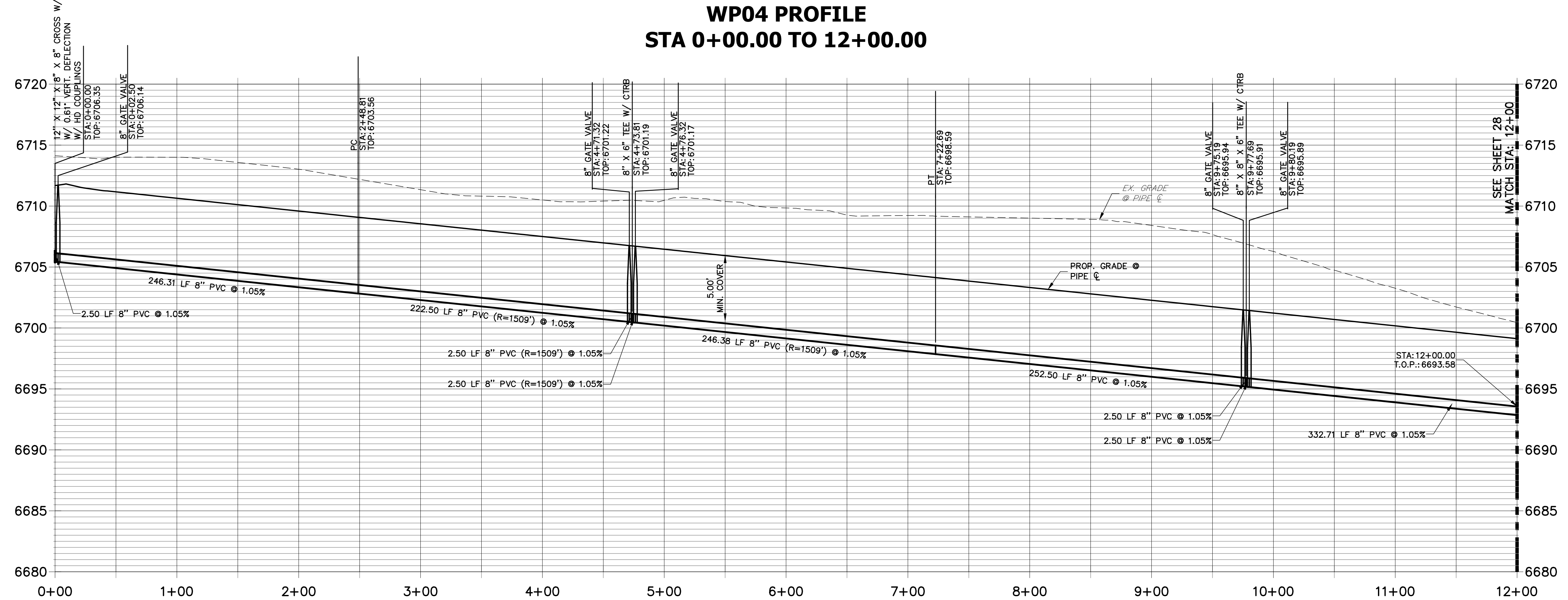


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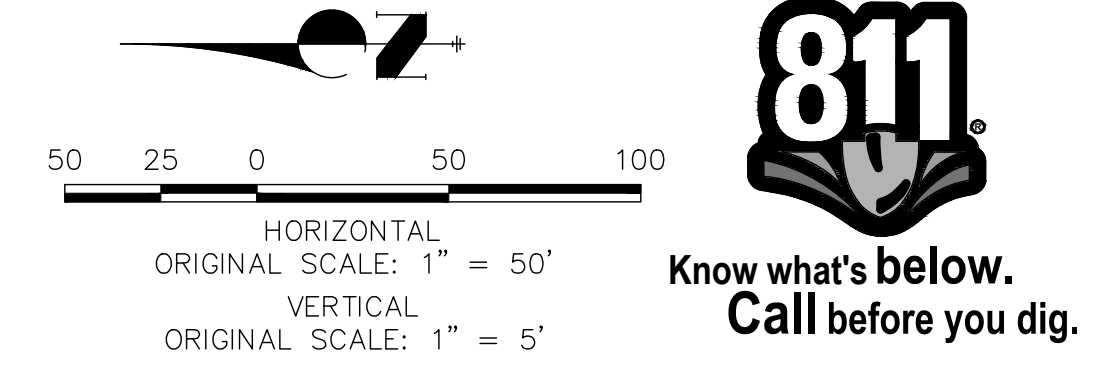
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2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

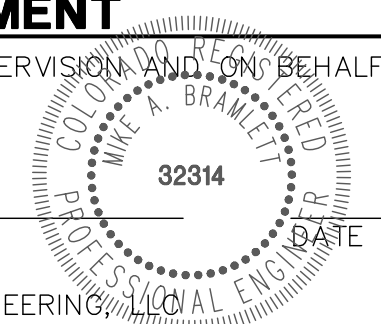
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WP04 PROFILE STA 0+00.00 TO 12+00.00



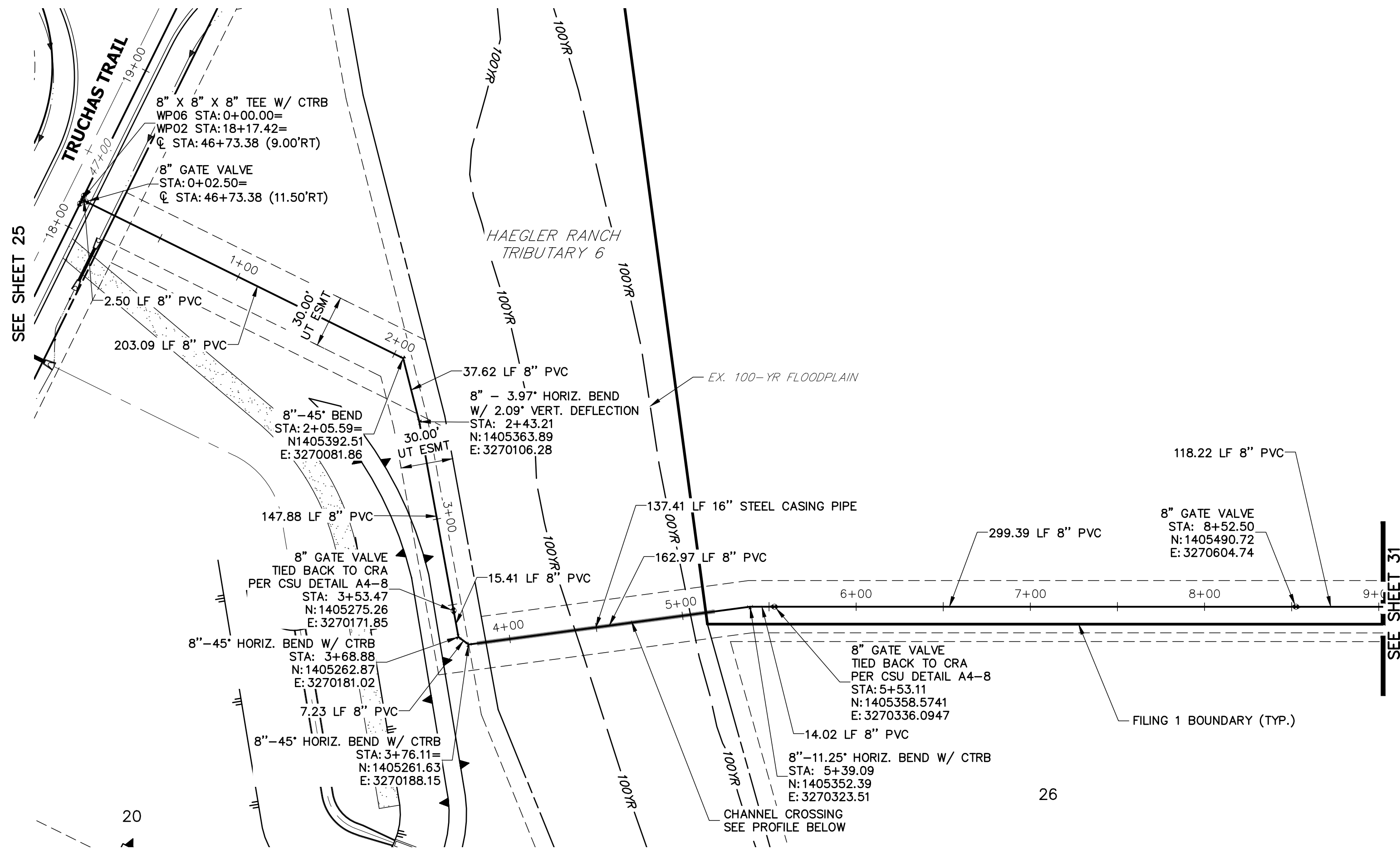
- #### NOTES
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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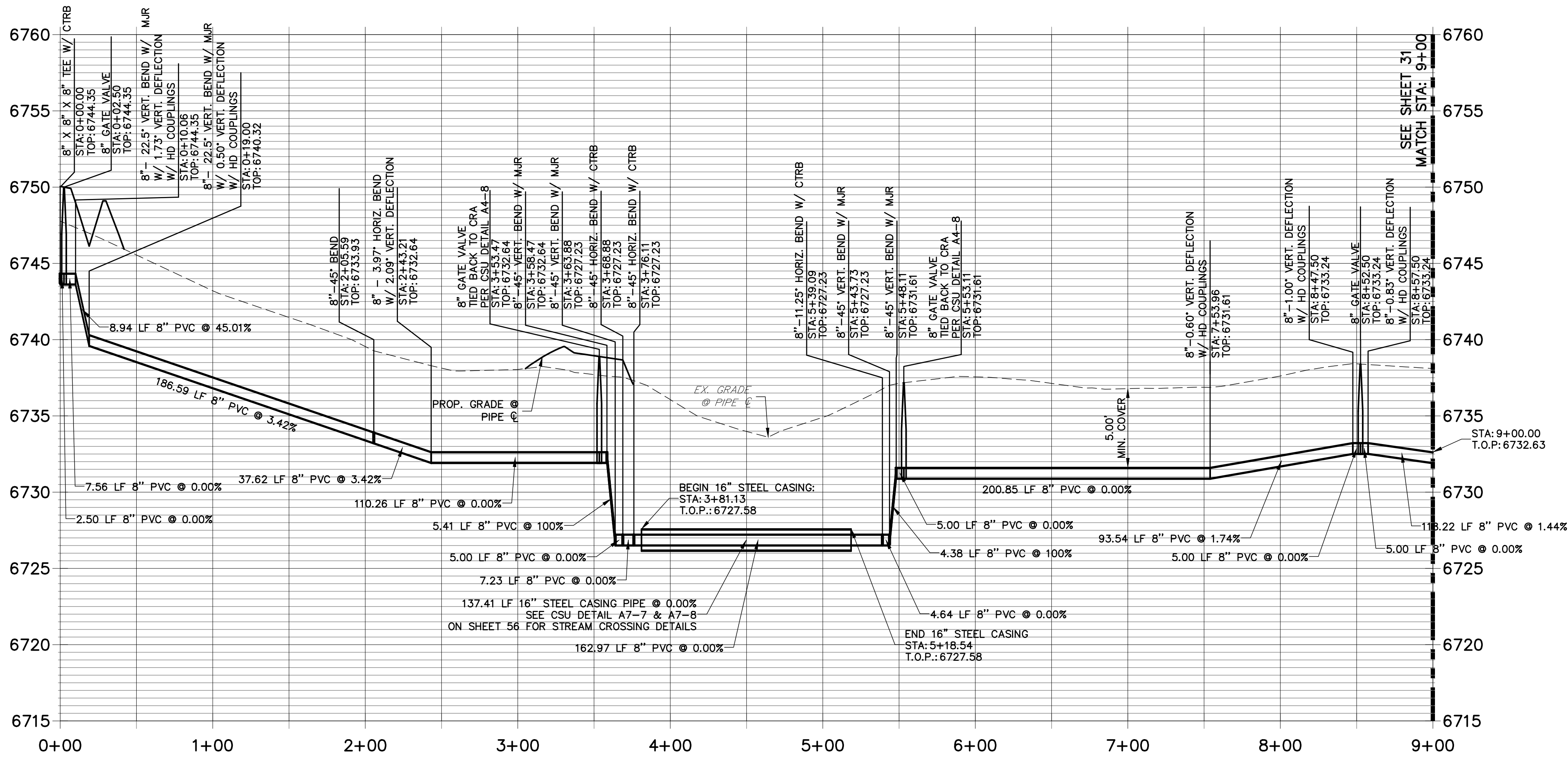
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

No.	REVISION	BY	DATE	H-SCALE 1"=50'	V-SCALE 1"=5'	DATE 01/10/20	DESIGNED BY NQJ	DRAWN BY NQJ	CHECKED BY	SHEET 27 OF 50	JOB NO. 2514202

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

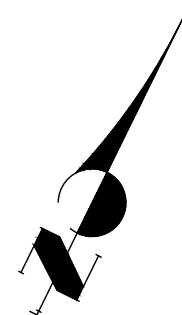


WP06 PROFILE
STA 0+00.00 TO 9+00.00



NOTES

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50 25 0 50 100

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

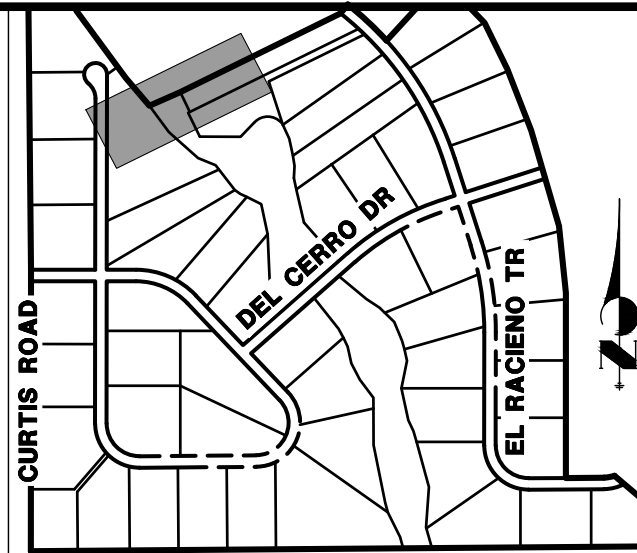
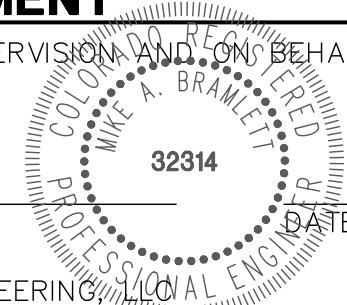
VERTICAL
ORIGINAL SCALE: 1" = 5'



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



KEY MAP
N.T.S.

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=50'	1"=5'	01/10/20	NQJ	NQJ					
SADDLEHORN RANCH - FILING 1									
WATER DISTRIBUTION PLAN - HAEGLER RANCH TRIBUTARY 6									
SHEET 30 OF 50						JOB NO. 2514202			

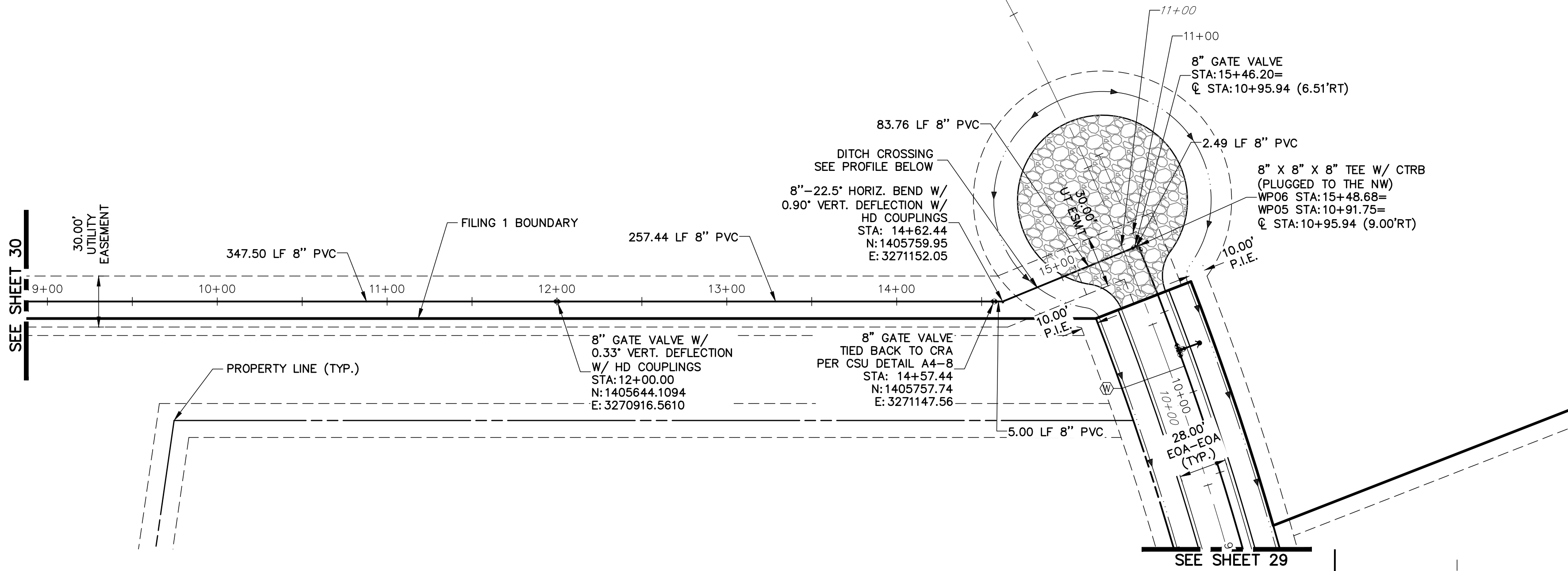
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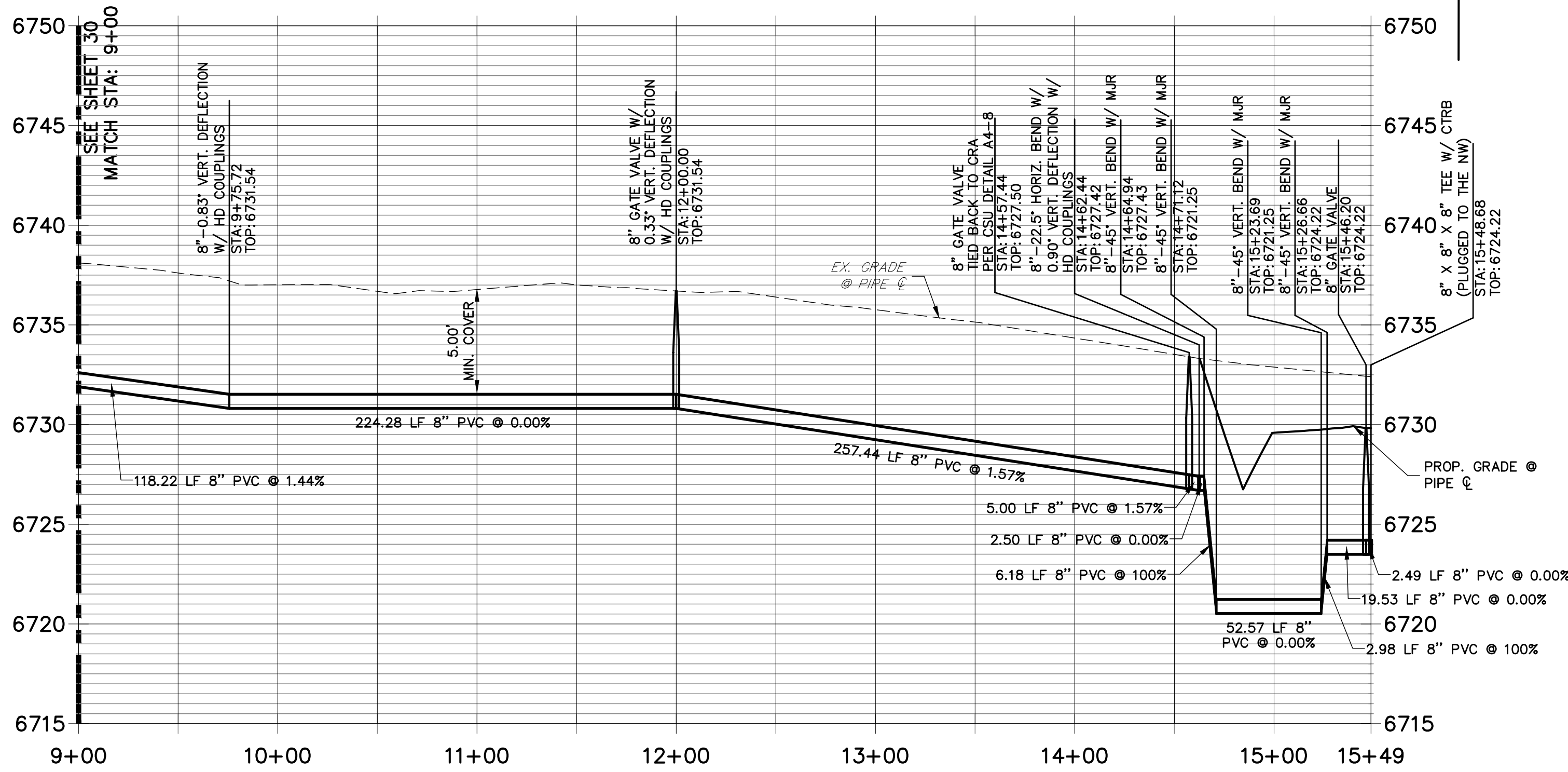
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2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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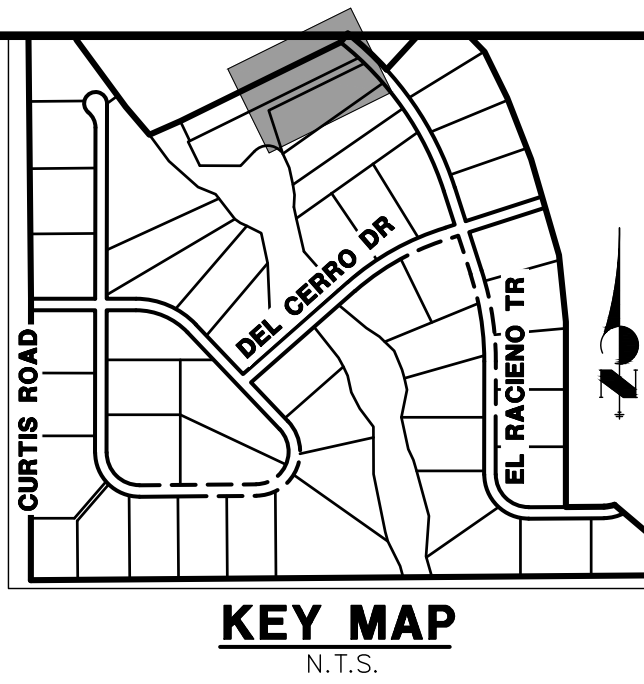


WP06 PROFILE (1)
STA 9+00.00 TO 15+48.70




NOTES

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(707) 365-6891
BRADY WILLIAMS

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

SADDLEHORN RANCH –
FILING 1

WATER DISTRIBUTION PLAN –
HAEGLER RANCH TRIBUTARY 6
(CONT.)

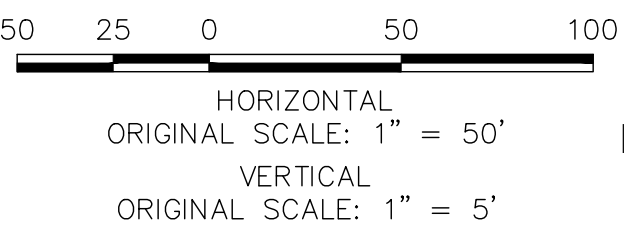
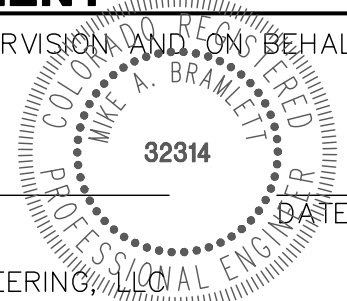
SHEET 31 OF 50

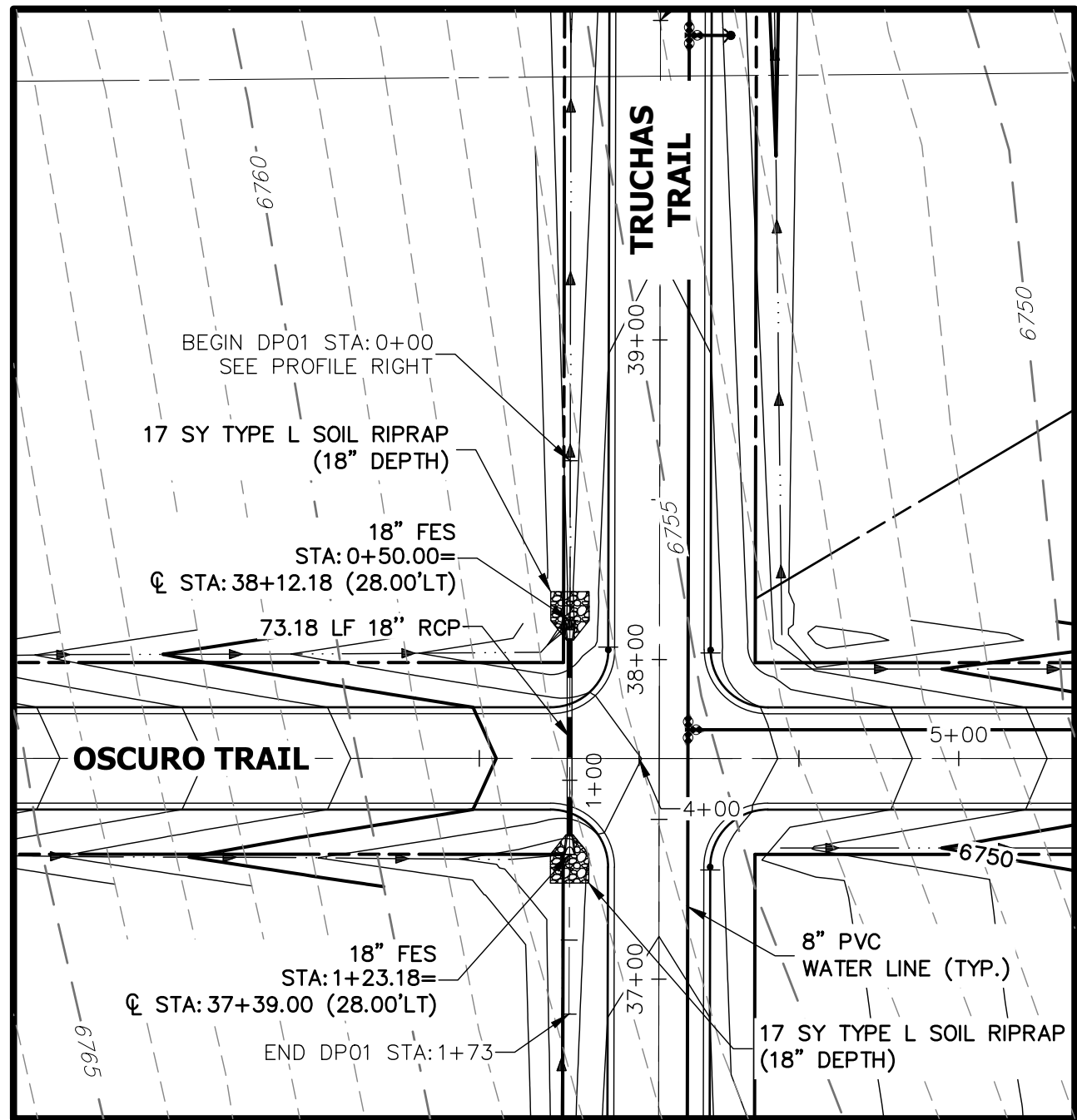
JOB NO. 2514202

ENGINEER'S STATEMENT

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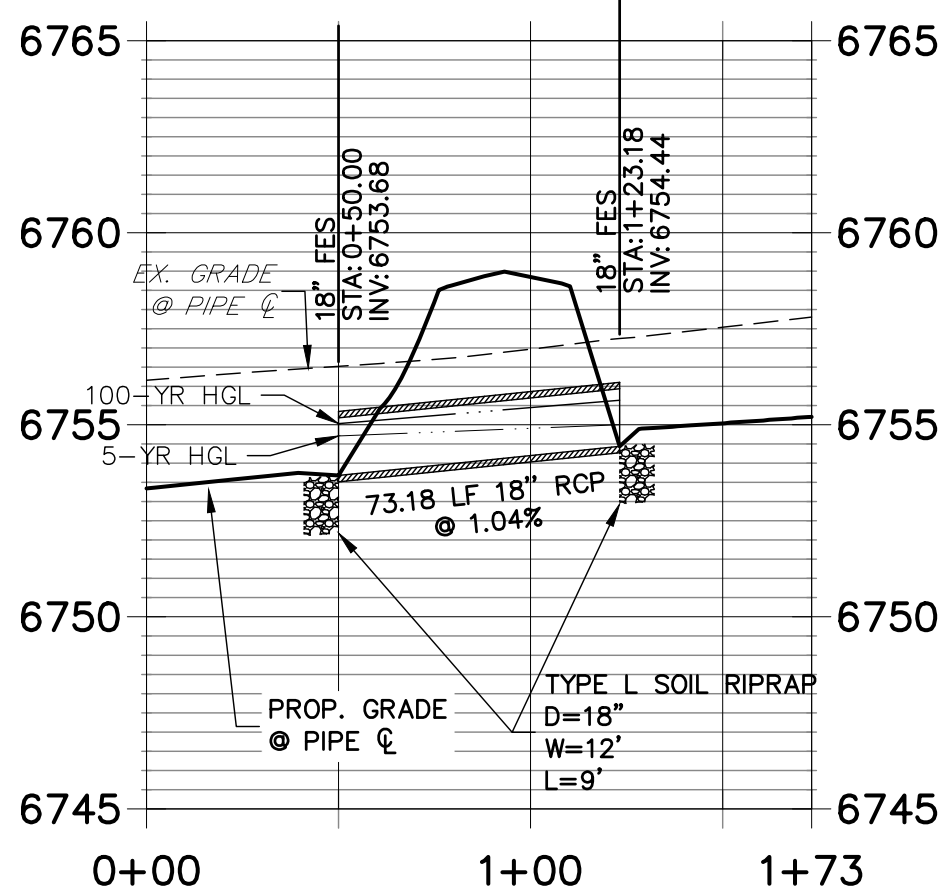
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



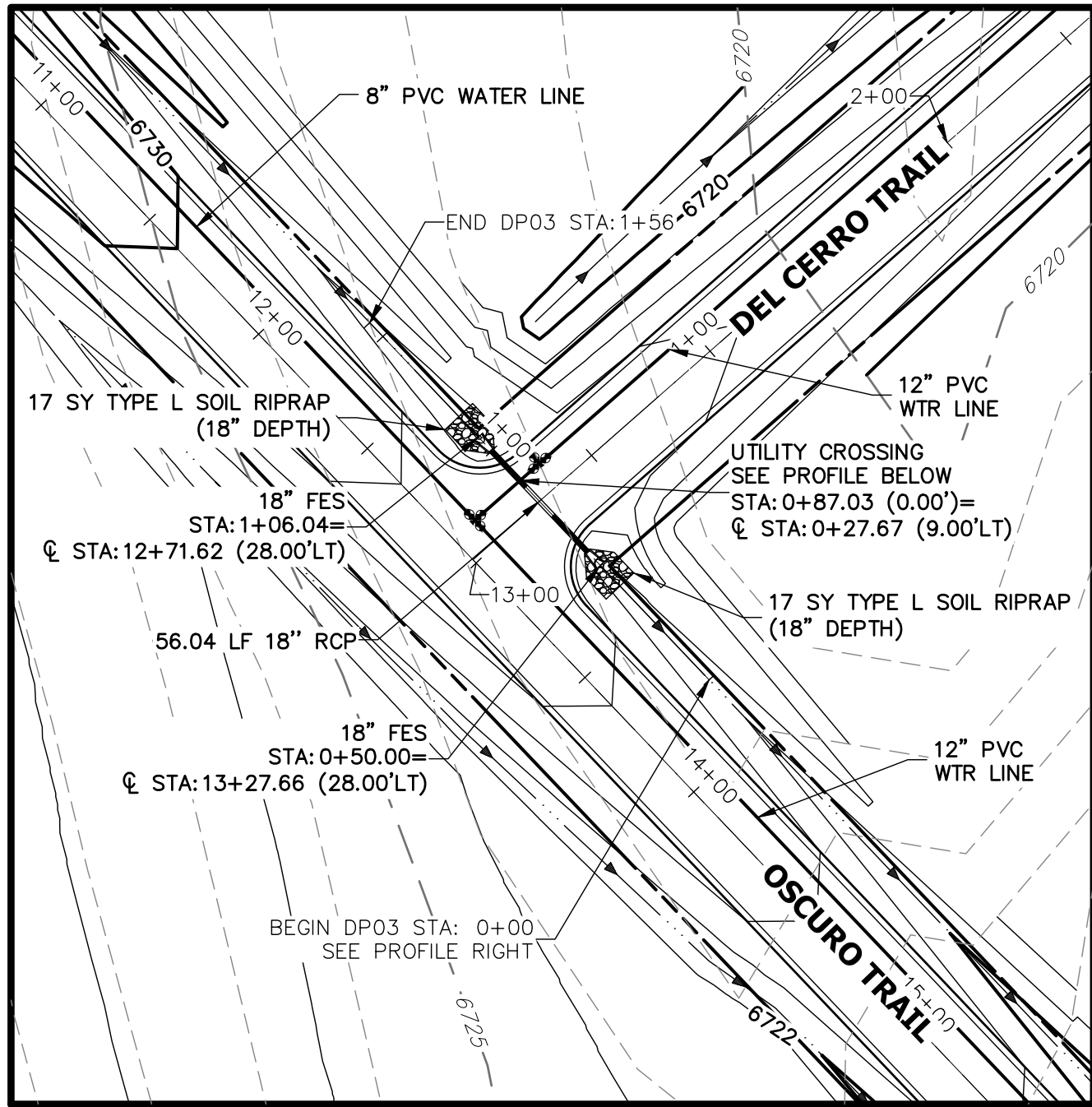


A1 CULVERT - PLAN

DP01 PROFILE
STA 0+00.00 TO 1+73.19

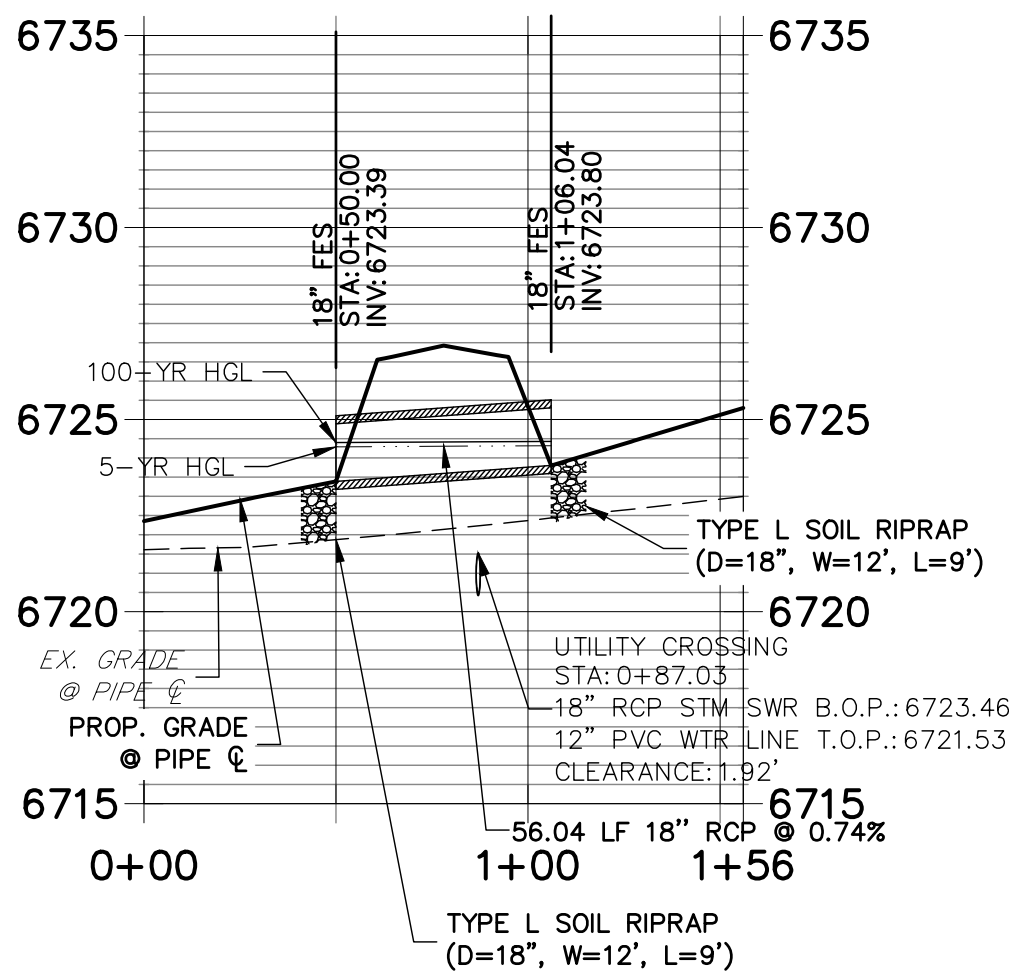


A1 CULVERT - PROFILE

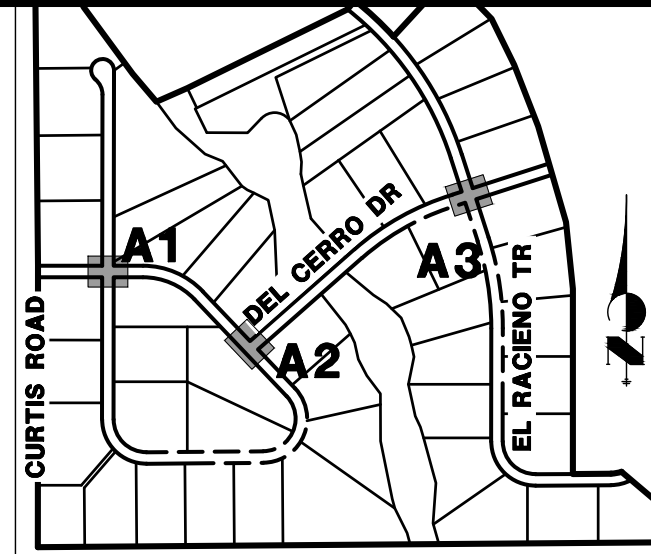


A2 CULVERT - PLAN

DP03 PROFILE
STA 0+00.00 TO 1+56.04



A2 CULVERT - PROFILE



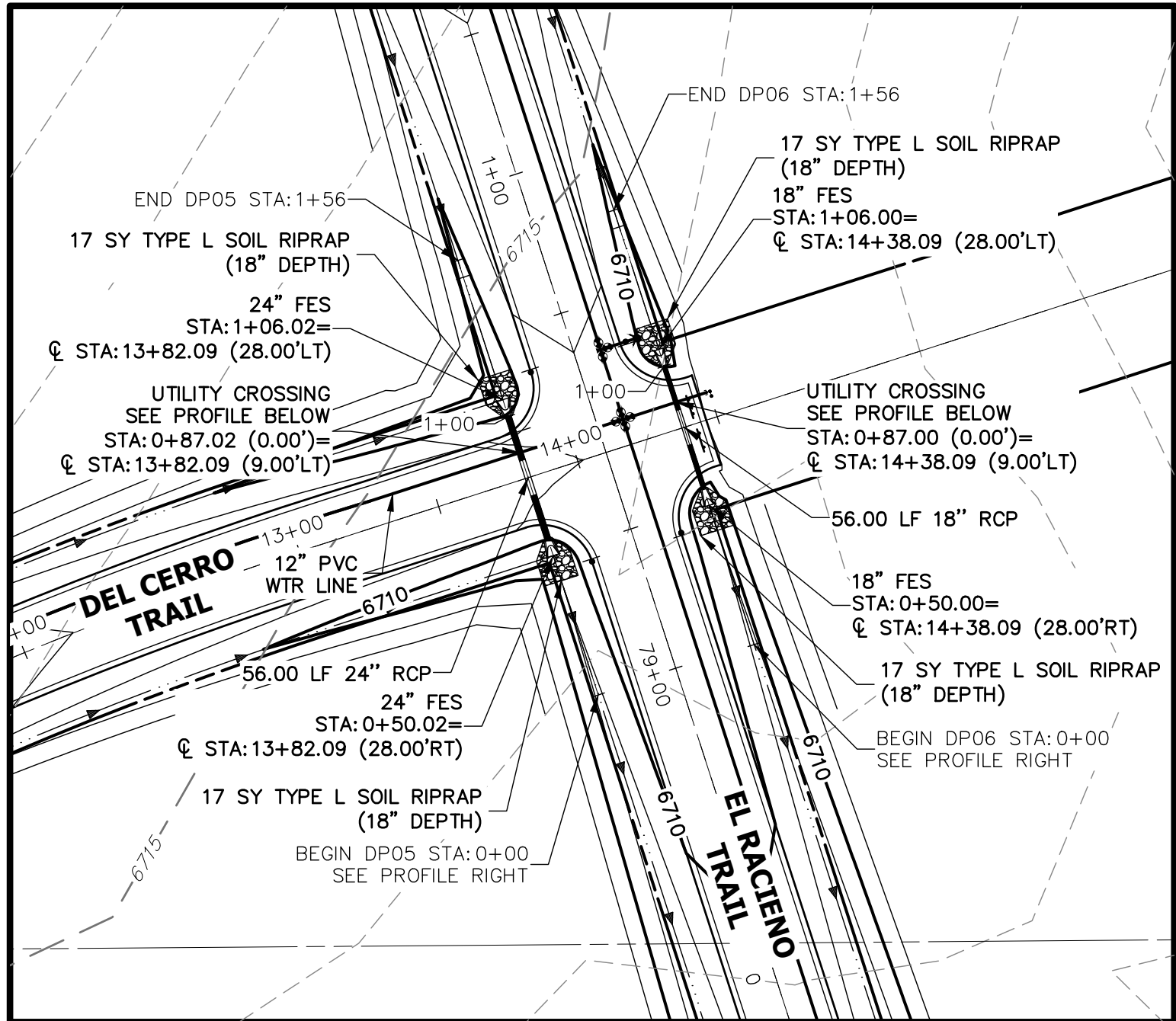
KEY MAP
N.T.S.

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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

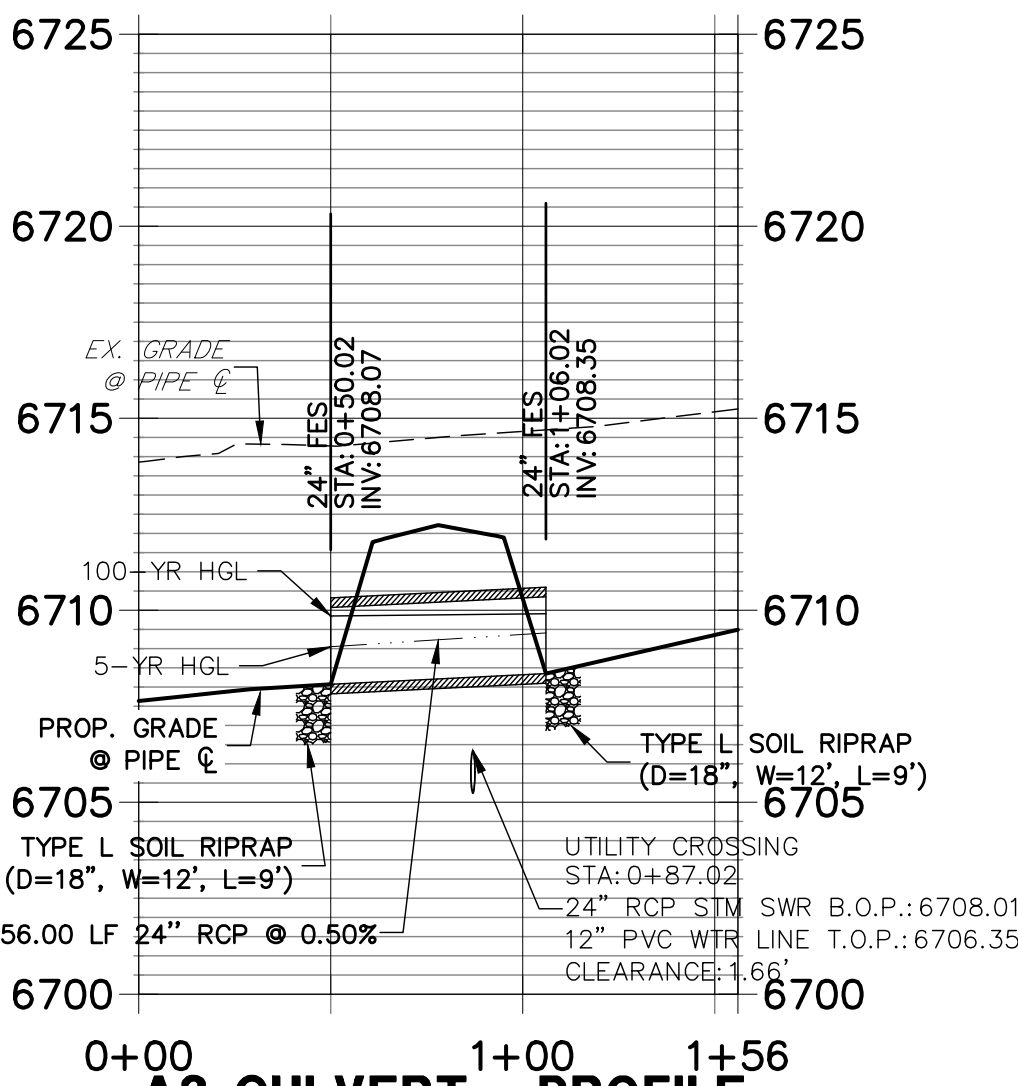
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No.	REVISION	BY	DATE



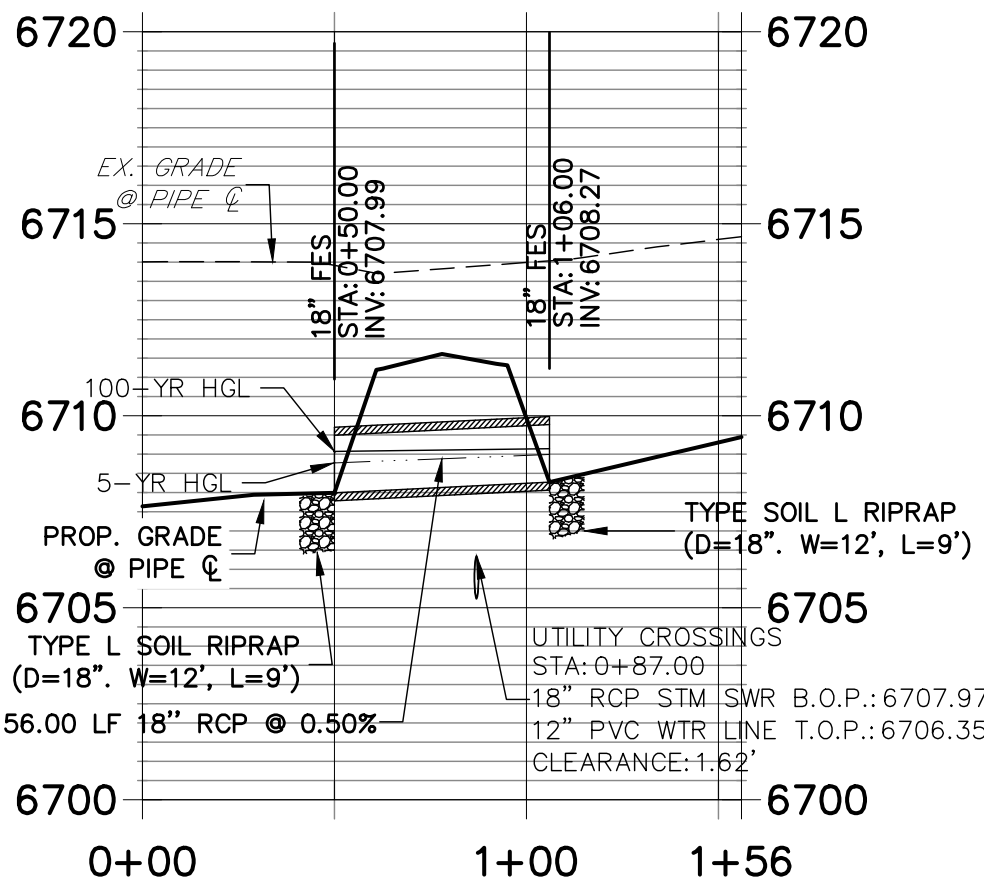
A3 CULVERT - PLAN

DP05 PROFILE
STA 0+00.00 TO 1+56.04



A3 CULVERT - PROFILE

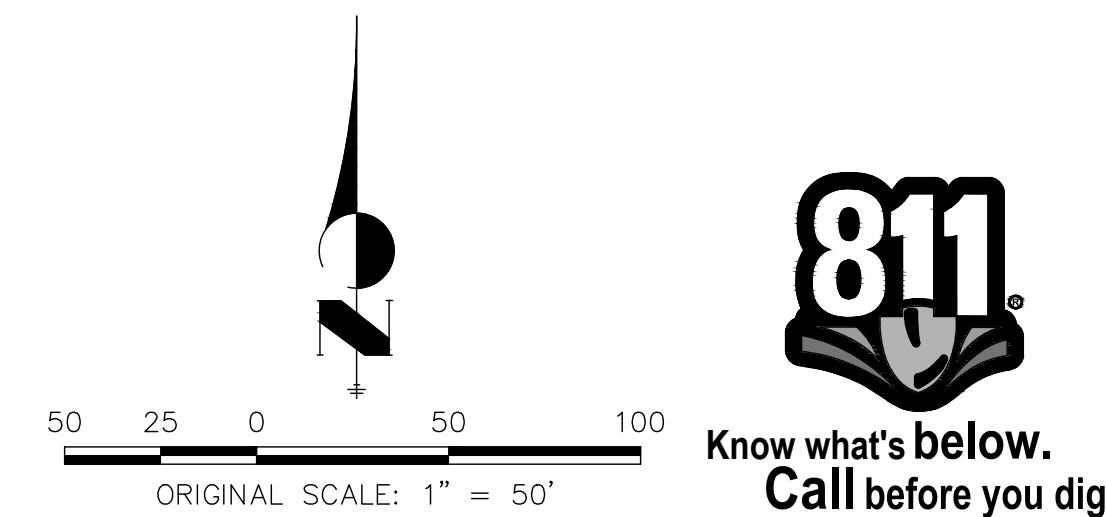
DP06 PROFILE
STA 0+00.00 TO 1+56.00



A3 CULVERT - PROFILE

STORM SEWER NOTES

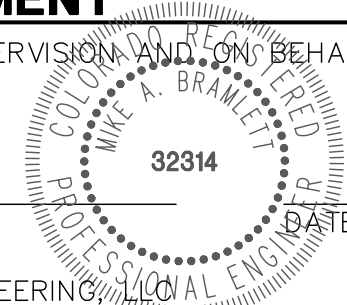
- SEE DETAIL SHEET 49 FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
- STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
- ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

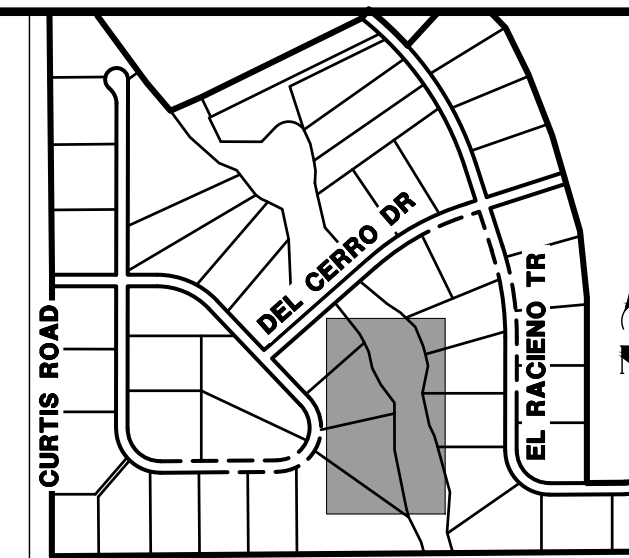
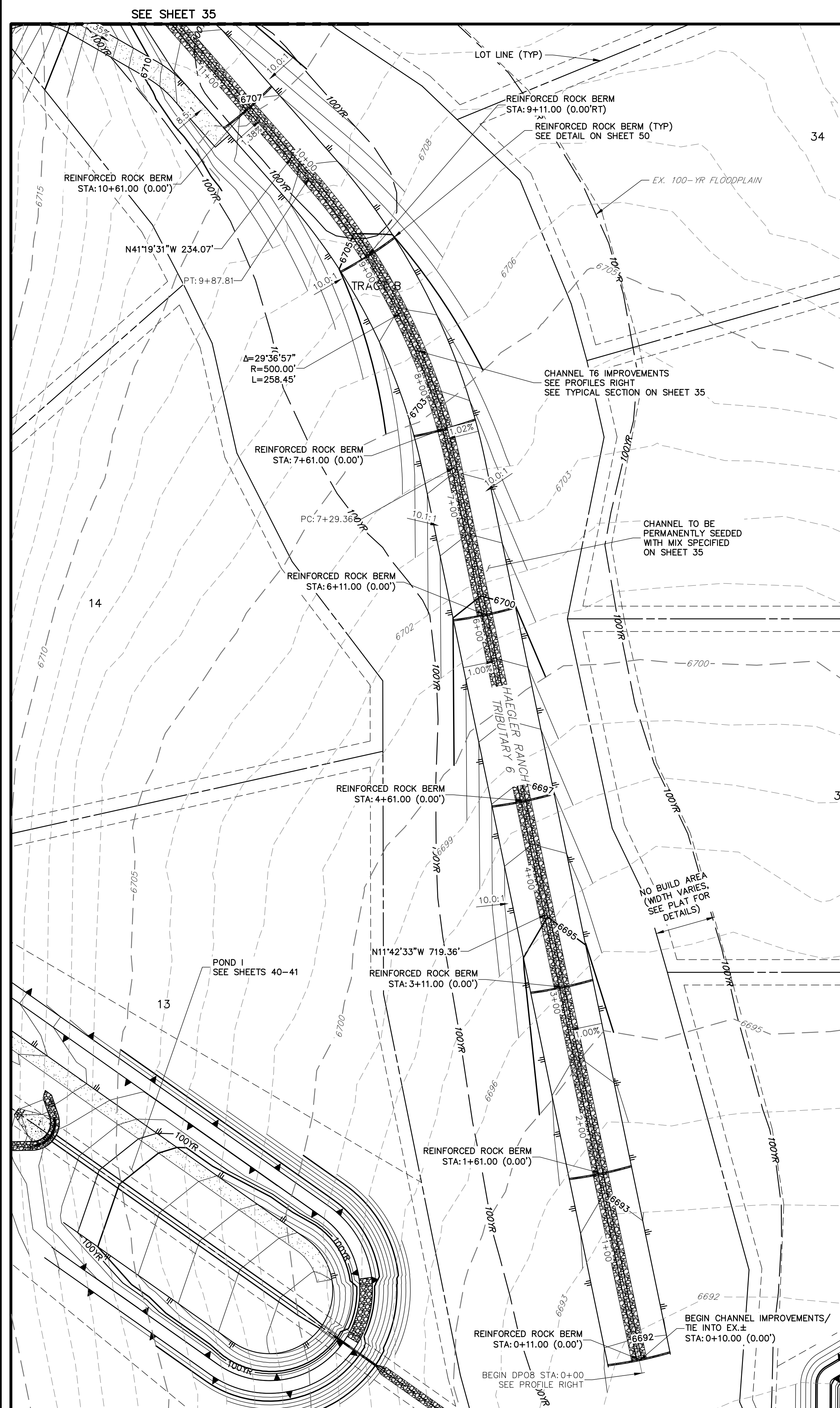
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -
FILING 1
STORM SEWER PLAN AND
PROFILE

SHEET 33 OF 50

JOB NO. 2514202



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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

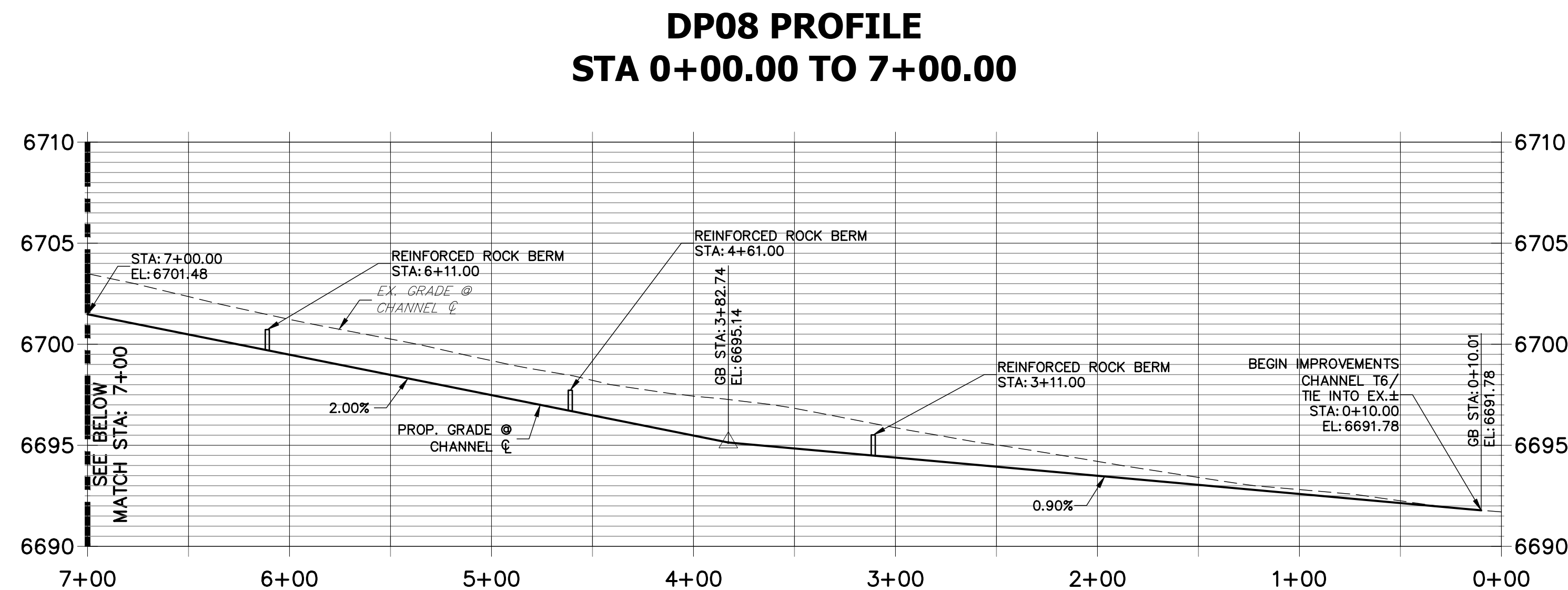
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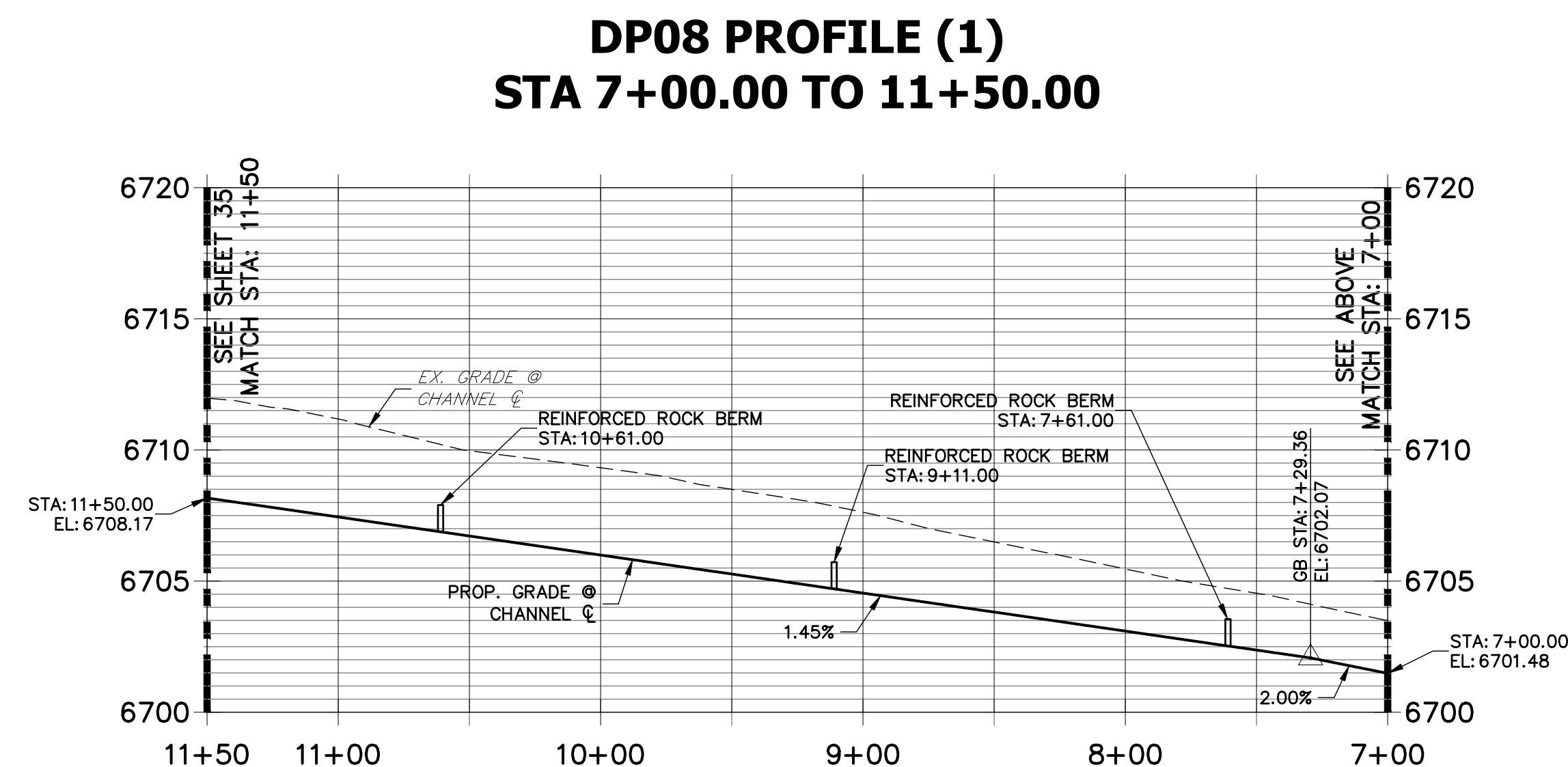
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H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'				
DATE	01/10/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				

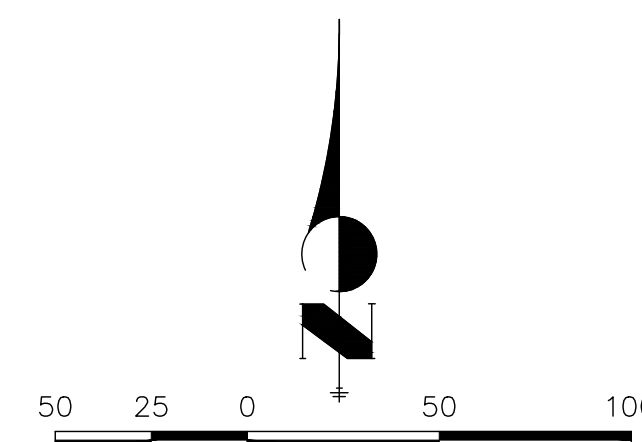
SADDLEHORN RANCH – FILING 1		CHANNEL T6 IMPROVEMENTS – PLAN AND PROFILE
SHEET	34	OF 50
JOB NO.	2514202	



STA 0+00.00 TO 7+00.00



STA 7+00.00 TO 11+50.00



HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL

ORIGINAL SCALE: 1" = 5'



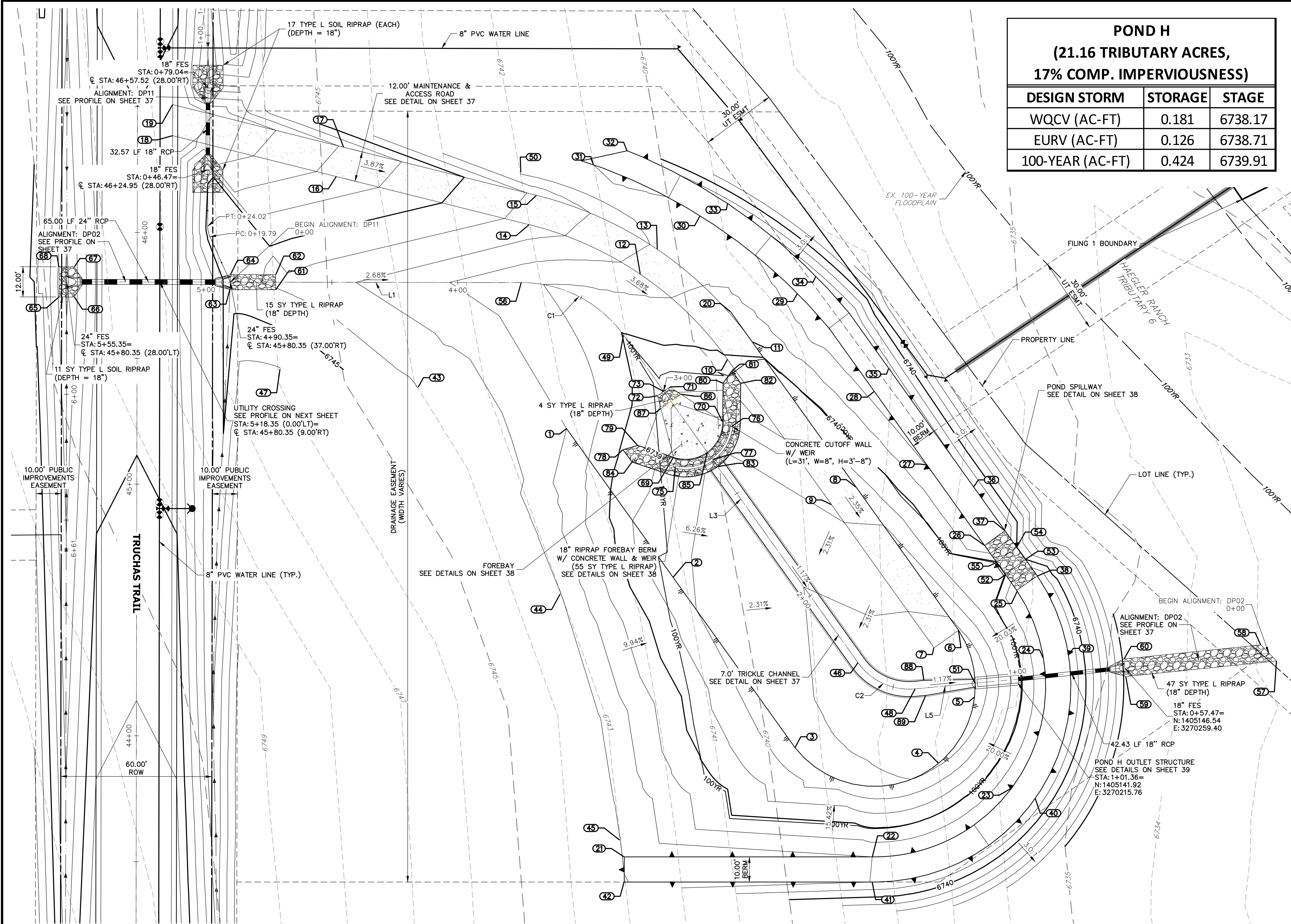
Know what's **below**.
Call before you dig

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF J
ENGINEERING

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

PERMISSION AND ON BEHALF OF THE BOARD OF PROFESSIONAL ENGINEERS
STATE OF CALIFORNIA
MIKE A. BRAMLETT
32314
DATE: 1/10/2010
ENGINEERING NO. 100



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



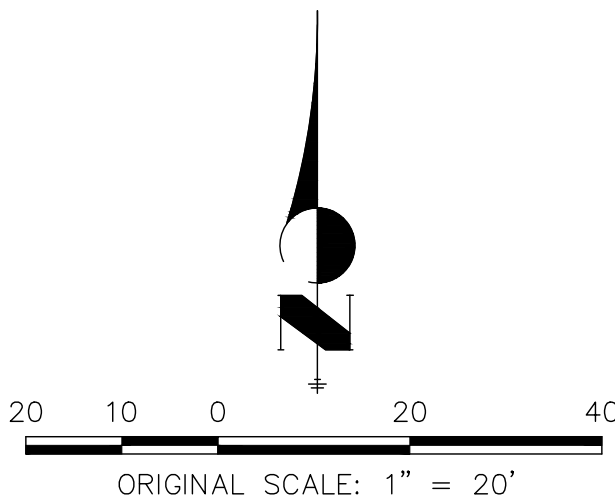
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
49	GB/LOW FLOW CHANNEL	N:1405278.70 E:3270060.30	6739.96
50	TIE INTO EX±	N:1405343.08 E:3270019.31	6742.00
51	OUTLET STRUCTURE	N:1405140.42 E:3270199.95	6736.00
52	SPILLWAY CREST	N:1405183.55 E:3270212.02	6740.00
53	SPILLWAY CREST	N:1405189.66 E:3270219.95	6740.00
54	SPILLWAY CREST	N:1405194.54 E:3270216.45	6740.00
55	SPILLWAY CREST	N:1405188.43 E:3270208.53	6740.00
56	LOW FLOW CHANNEL	N:1405299.60 E:3270019.73	6741.24
57	RIPRAP	N:1405149.25 E:3270319.69	6732.81
58	RIPRAP	N:1405155.64 E:3270313.46	6732.94
59	RIPRAP	N:1405143.06 E:3270259.76	6734.75
60	RIPRAP	N:1405150.03 E:3270259.05	6734.81
61	RIPRAP	N:1405296.76 E:3269922.11	6744.05
62	RIPRAP	N:1405302.76 E:3269922.12	6743.87
63	RIPRAP	N:1405296.82 E:3269903.99	6744.37
64	RIPRAP	N:1405302.79 E:3269904.12	6744.35
65	RIPRAP	N:1405293.90 E:3269836.10	6746.88
66	RIPRAP	N:1405293.89 E:3269842.10	6746.67
67	RIPRAP	N:1405305.89 E:3269842.12	6746.67
68	RIPRAP	N:1405305.90 E:3269836.12	6746.87

GRADING POINT NOTES

1. GRADING POINTS CONTINUED ON NEXT PAGE.

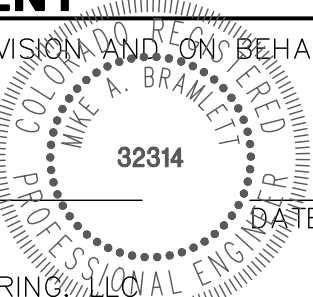
POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N:1405241.57 E:3270037.69	6742.00	9	ACCESS ROAD	N:1405211.35 E:3270142.94	6738.21	17	ACCESS ROAD	N:1405353.39 E:3269949.15	6746.92	25	SPILLWAY TOP	N:1405176.94 E:3270161.71	6742.00	33	TOP	N:1405330.97 E:3270101.71	6741.49
2	TOE	N:1405182.52 E:3270079.95	6738.19	10	ACCESS ROAD	N:1405269.05 E:3270101.64	6739.94	18	ACCESS ROAD/EOA	N:1405357.98 E:3269881.21	6749.60	26	SPILLWAY TOP	N:1405195.23 E:3270136.73	6742.00	34	TOP	N:1405301.96 E:3270165.71	6742.55
3	TOE	N:1405114.87 E:3270128.36	6737.33	11	ACCESS ROAD	N:1405276.03 E:3270111.40	6740.18	19	ACCESS ROAD/EOA	N:1405370.35 E:3269881.23	6749.73	27	TOP	N:1405227.15 E:3270180.82	6742.04	35	TOP	N:1405265.45 E:3270165.71	6742.42
4	TOE	N:1405108.65 E:3270185.42	6736.83	12	ACCESS ROAD	N:1405302.86 E:3270067.02	6741.63	20	TOE	N:1405288.13 E:3270102.75	6740.57	28	TOP	N:1405256.32 E:3270159.94	6742.38	36	TOP	N:1405218.49 E:3270199.31	6742.00
5	TOE	N:1405134.86 E:3270199.75	6736.09	13	ACCESS ROAD	N:1405312.78 E:3270073.76	6741.86	21	TOP	N:1405295.16 E:3270129.39	6742.96	29	TOP	N:1405201.05 E:3270211.80	6742.00	37	SPILLWAY TOP	N:1405077.93 E:3270059.05	6743.00
6	ACCESS ROAD	N:1405161.43 E:3270193.42	6736.86	14	ACCESS ROAD	N:1405071.40 E:3270022.84	6743.61	22	TOP	N:1405326.05 E:3270159.06	6742.00	30	TOP	N:1405183.04 E:3270224.69	6742.00	46	LOW FLOW CHANNEL	N:1405148.51 E:3270153.48	6736.57
7	ACCESS ROAD	N:1405154.44 E:3270183.66	6736.62	15	ACCESS ROAD	N:1405324.27 E:3270025.75	6743.85	23	TOP	N:1405098.72 E:3270214.48	6742.00	31	TOP/TIE INTO EX±	N:1405346.43 E:3270048.45	6741.00	39	TOP	N:1405151.78 E:3270236.93	6742.00
8	ACCESS ROAD	N:1405218.33 E:3270152.70	6738.45	16	ACCESS ROAD	N:1405341.75 E:3269946.24	6746.68	24	TOP	N:1405150.41 E:3270227.06	6742.00	32	TOP/TIE INTO EX±	N:1405351.99 E:3270061.76	6740.47	40	TOP	N:1405094.64 E:3270223.76	6742.00



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



PREPARED FOR

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

J.R. ENGINEERING
A Western Company



Central 303-740-9883 • Colorado Springs 719-588-2593
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BY DATE

No. REVISION

1"=20'

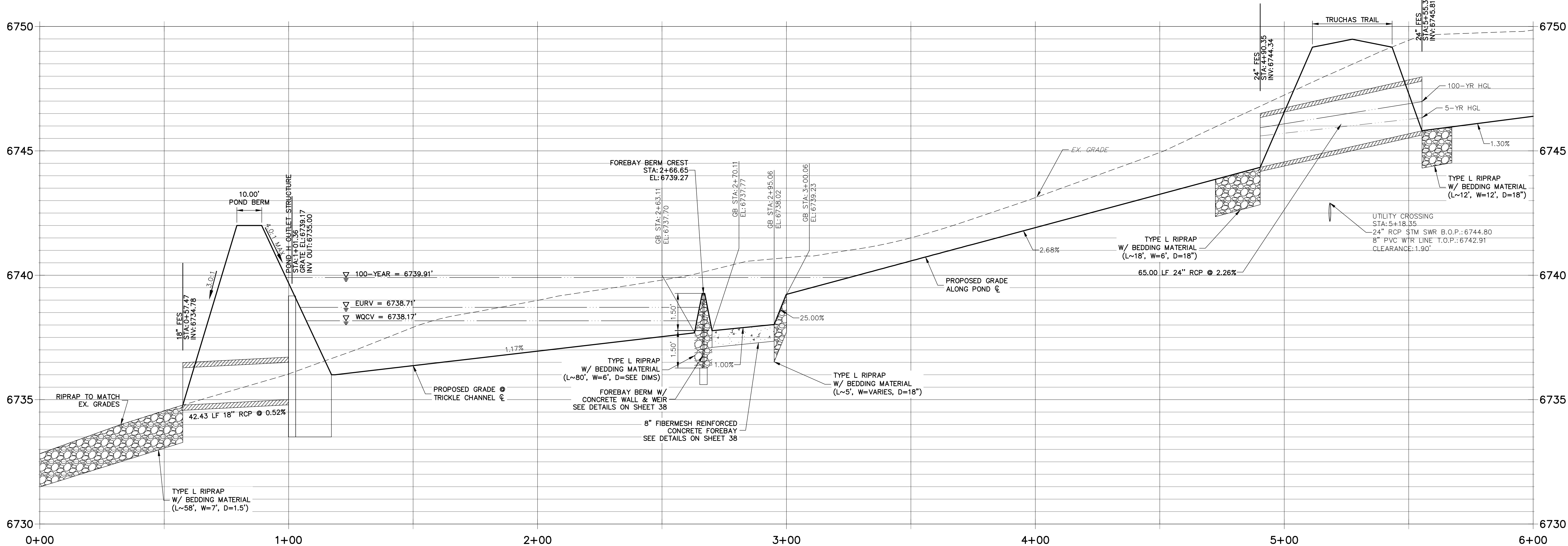
H-SCALE
V-SCALE
DATE
DESIGNED BY
DRAWN BY
CHECKED BY

SADDLEHORN RANCH -
FILING 1
POND H GRADING PLAN

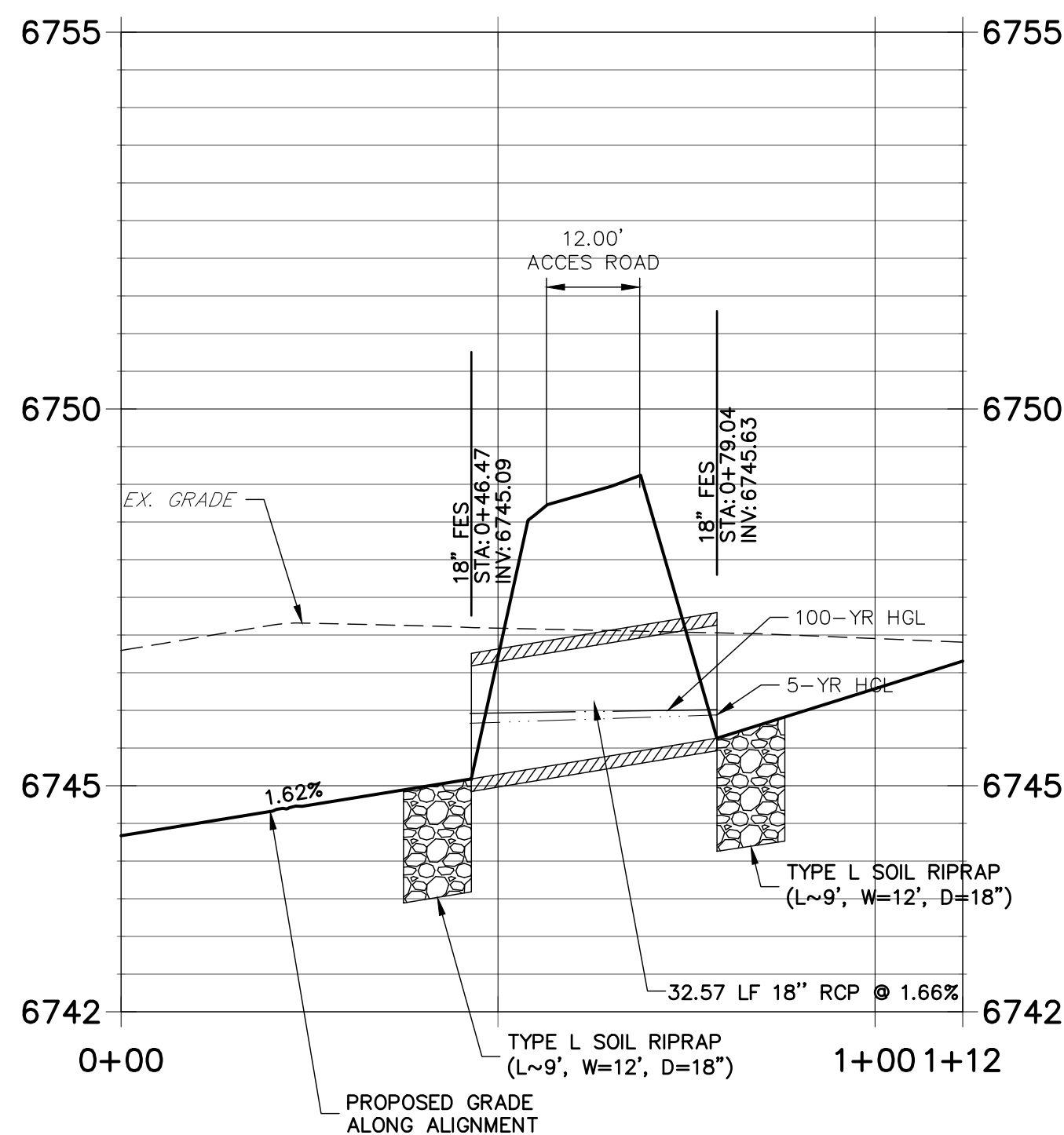
SHEET 36 OF 50

JOB NO. 2514202

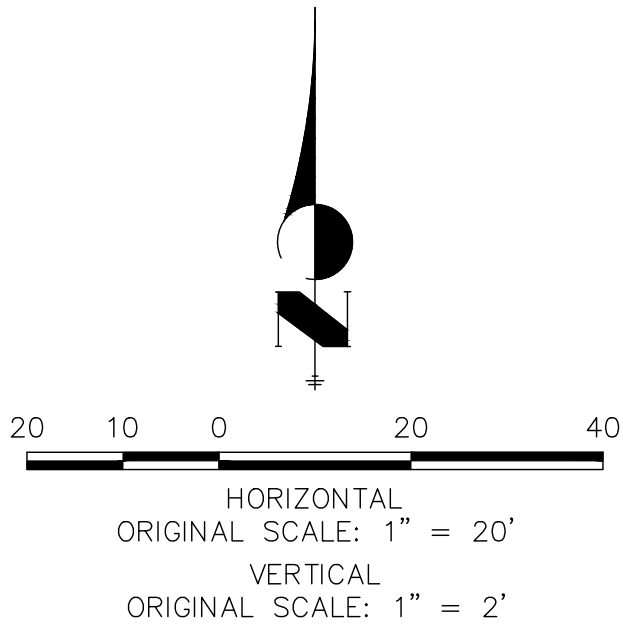
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DP11 PROFILE
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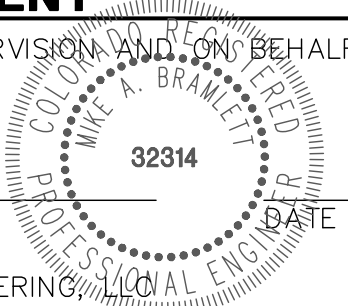
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
69	EDGE OF CONCRETE	N:1405230.18 E:3270080.14	6737.86
70	EDGE OF CONCRETE	N:1405244.35 E:3270099.72	6737.85
71	EDGE OF RIPRAP	N:1405258.14 E:3270078.71	6739.22
72	EDGE OF RIPRAP	N:1405254.65 E:3270073.83	6739.22
73	TRICKLE CHANNEL INV.	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:3270097.68	6737.70
84	TOE OF BERM	N:1405228.27 E:3270063.73	6739.35
85	TOE OF BERM	N:1405232.17 E:3270093.61	6737.77
86	RIPRAP/CONCRETE	N:1405255.24 E:3270083.13	6738.93
87	RIPRAP/CONCRETE	N:1405249.52 E:3270075.15	6738.93
88	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1405141.57 E:3270179.66	6736.31
89	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1405135.55 E:3270180.37	6736.28



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

PREPARED FOR
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BRADY WILLIAMS

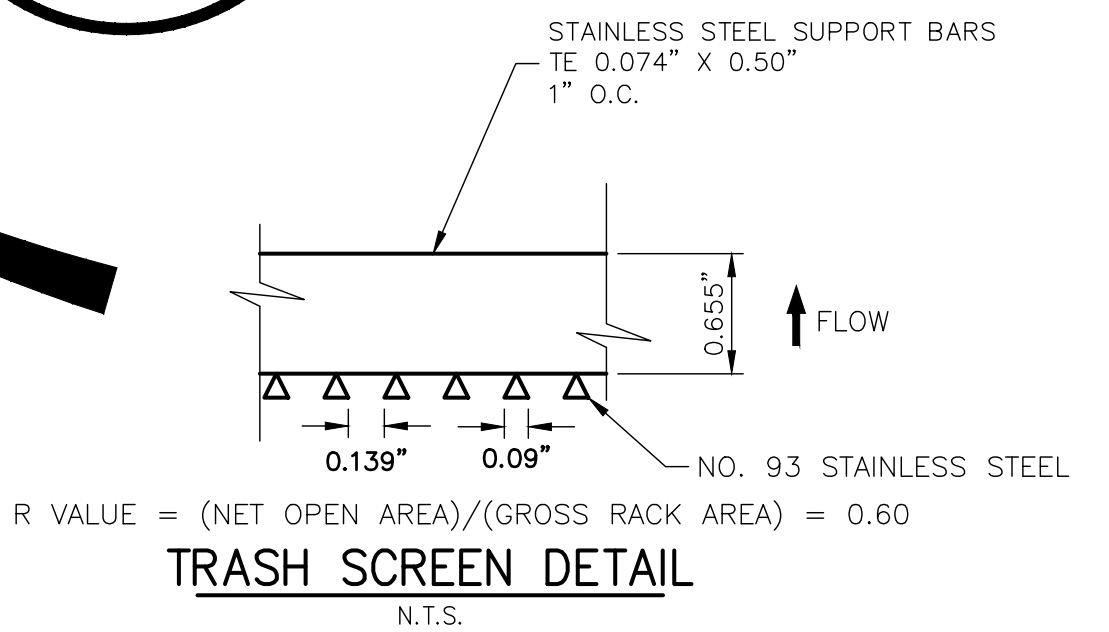
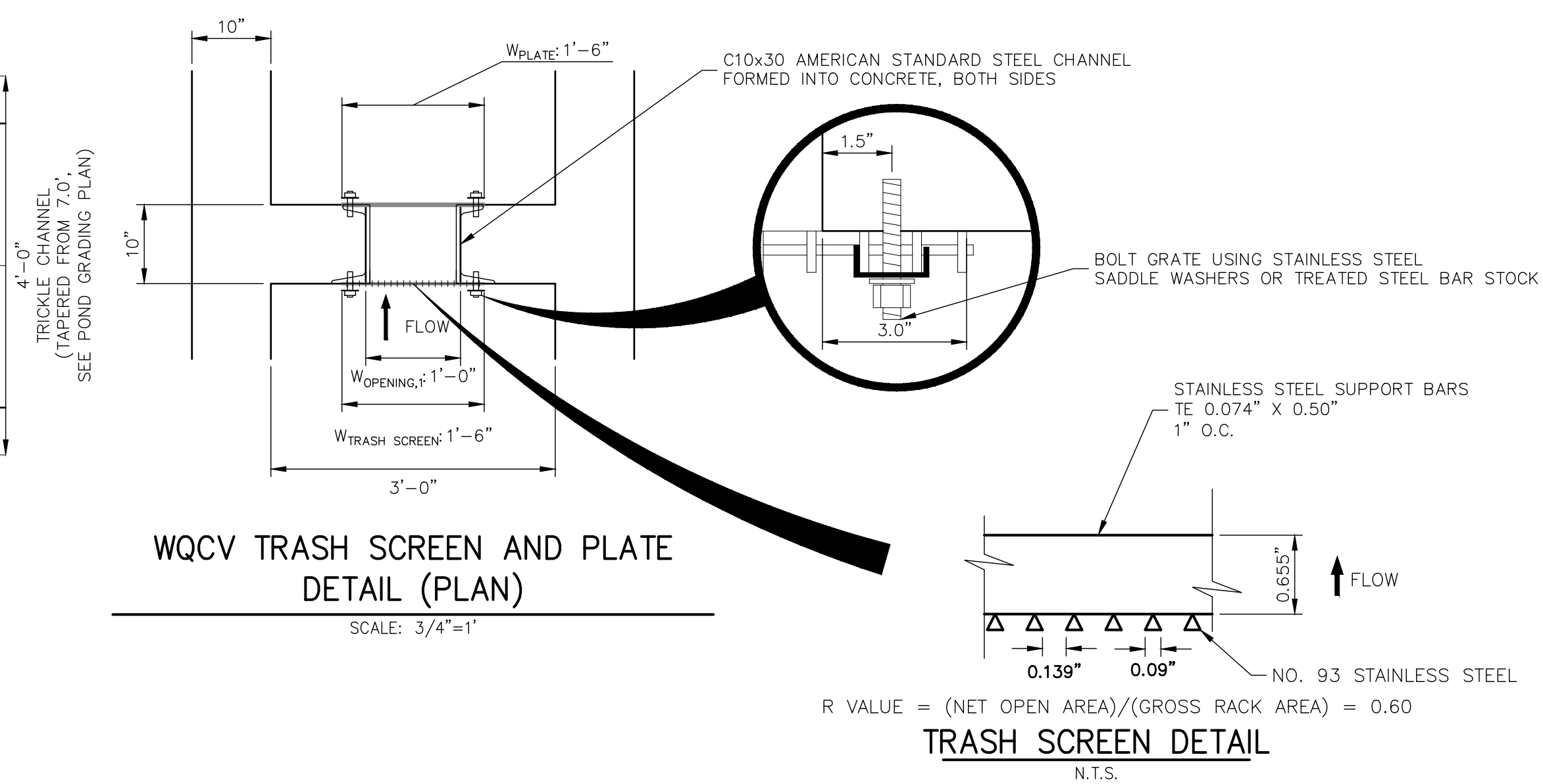
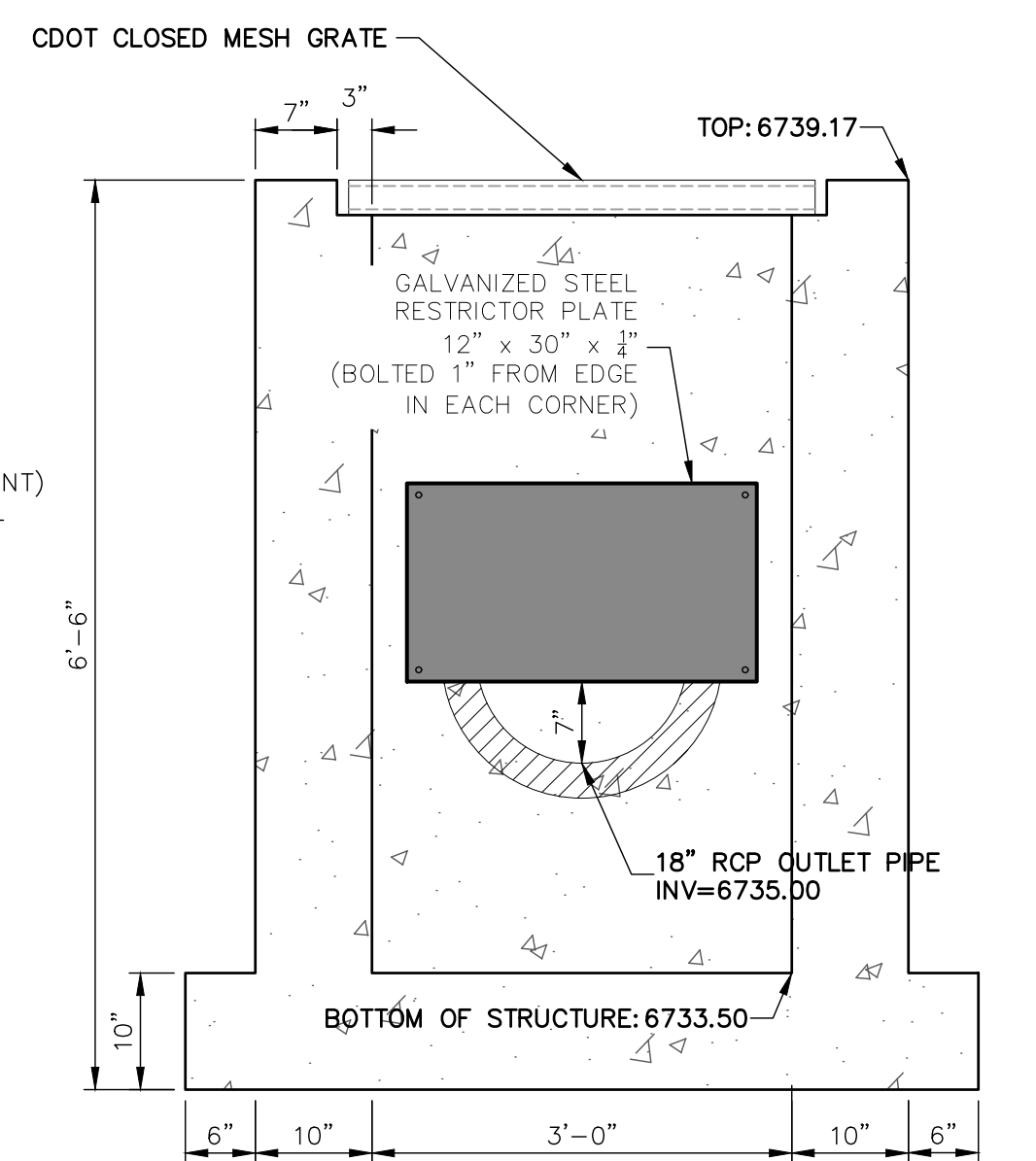
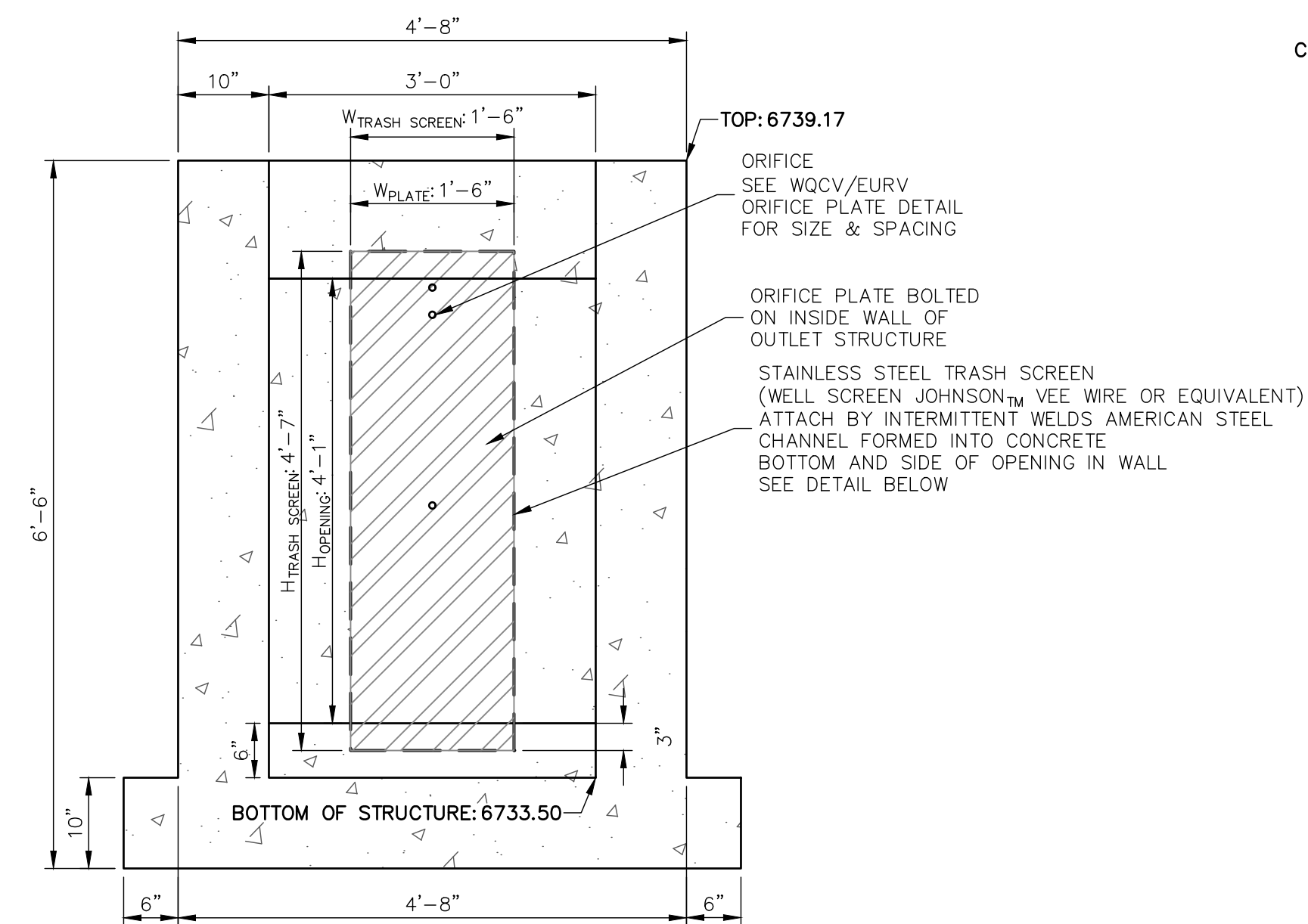
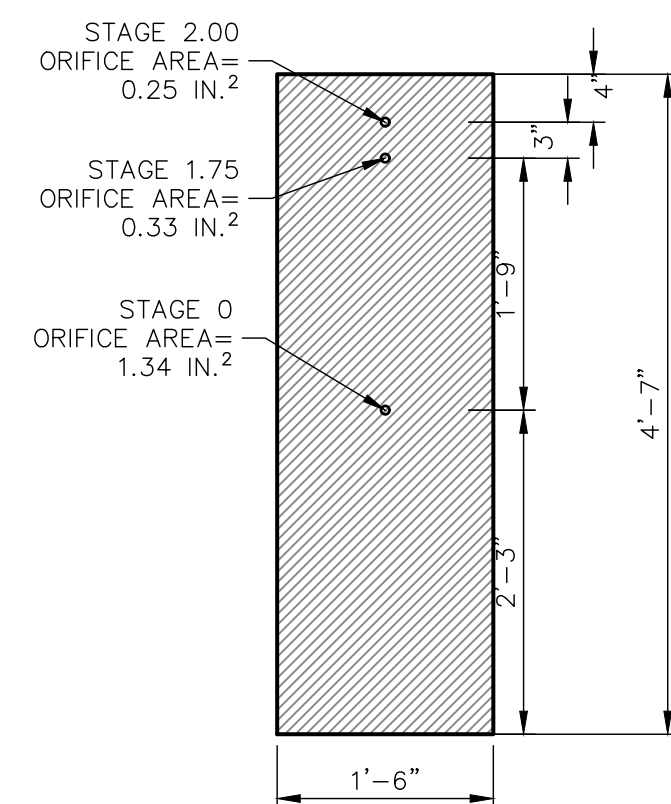
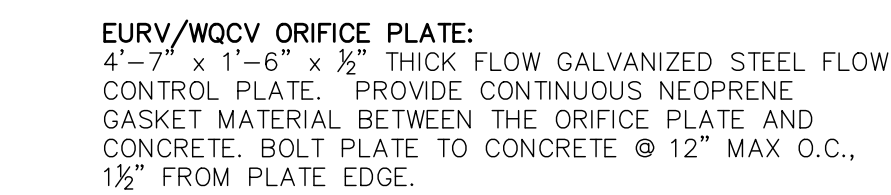
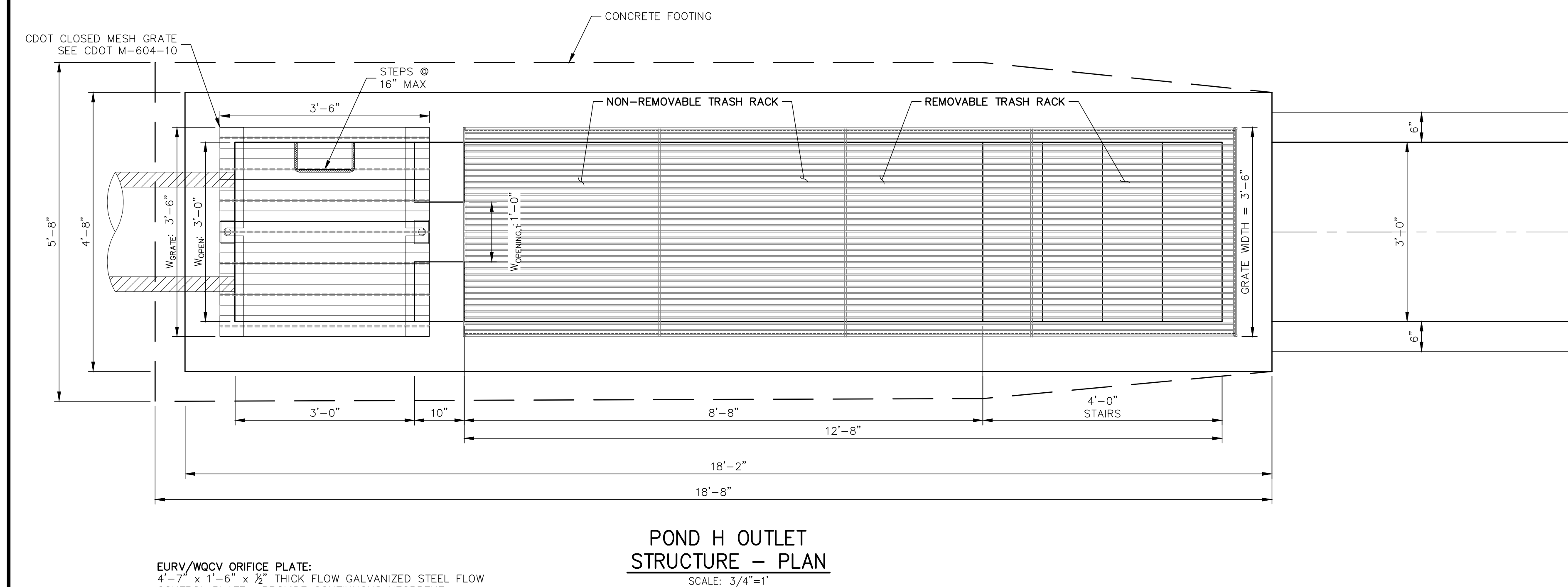
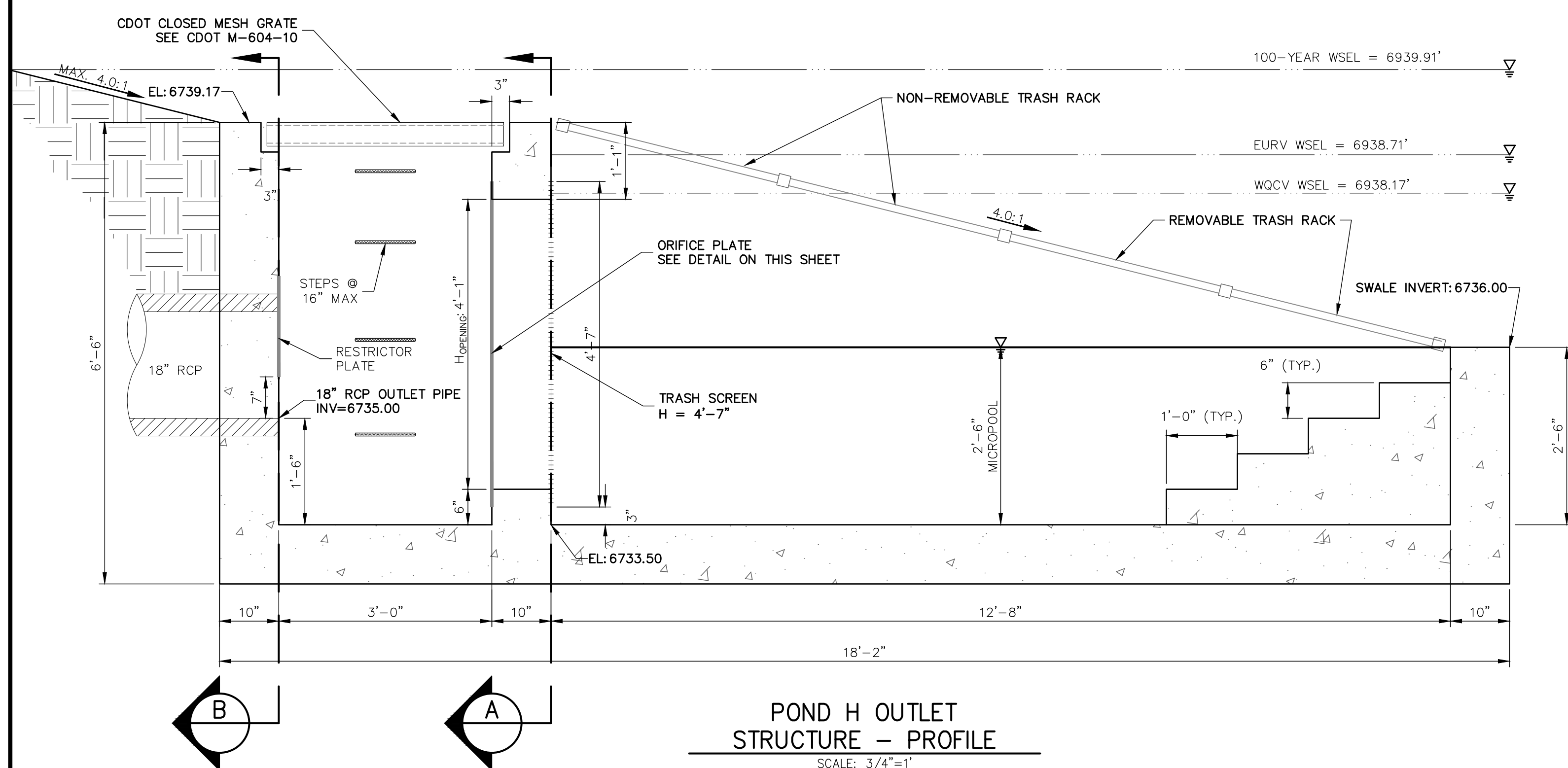
J.R. ENGINEERING
A Western Company
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE 1"=20'	V-SCALE 1"=2'	DATE 01/10/20	DESIGNED BY NQJ	DRAWN BY NQJ	CHECKED BY

SADDLEHORN RANCH -
FILING 1
POND H GRADING PLAN

SHEET 37 OF 50

JOB NO. 2514202



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

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

J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-538-2593
Fort Collins 970-491-9688 • www.jrengineering.com

NO.	REVISION	BY	DATE
H-SCALE	3/4" = 1'		
V-SCALE	3/4" = 1'		
DATE	01/10/20		
DESIGNED BY	NQJ		
DRAWN BY	NQJ		

SADDLEHORN RANCH –
FILING 1

POND H OUTLET STRUCTURE
DETAILS

SHEET 39 OF 50

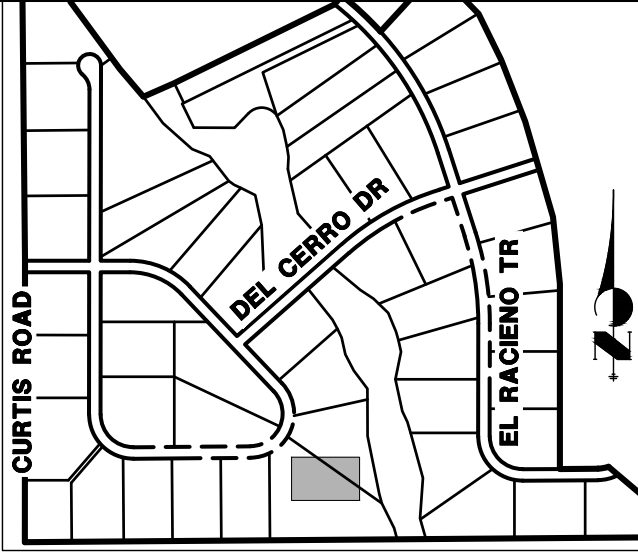
JOB NO. 2514202

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING


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

FOR AND ON BEHALF OF JR ENGINEERING, INC.



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

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

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

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

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

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

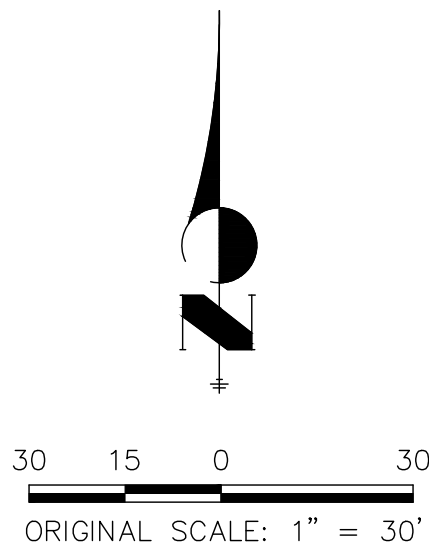
POND I (38.04 TRIBUTARY ACRES, 17% COMP. IMPERVIOUSNESS)		
DESIGN STORM	STORAGE	STAGE
WQCV (AC-FT)	0.325	6702.97
EURV (AC-FT)	0.233	6703.76
100-YEAR (AC-FT)	0.797	6705.5

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

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

POND I GRADING NOTES

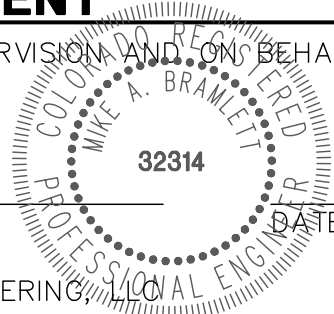
1. ALL RIPRAP IS TYPE L (18" DEPTH) UNLESS OTHERWISE NOTED.



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

ENGINEER'S STATEMENT

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



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

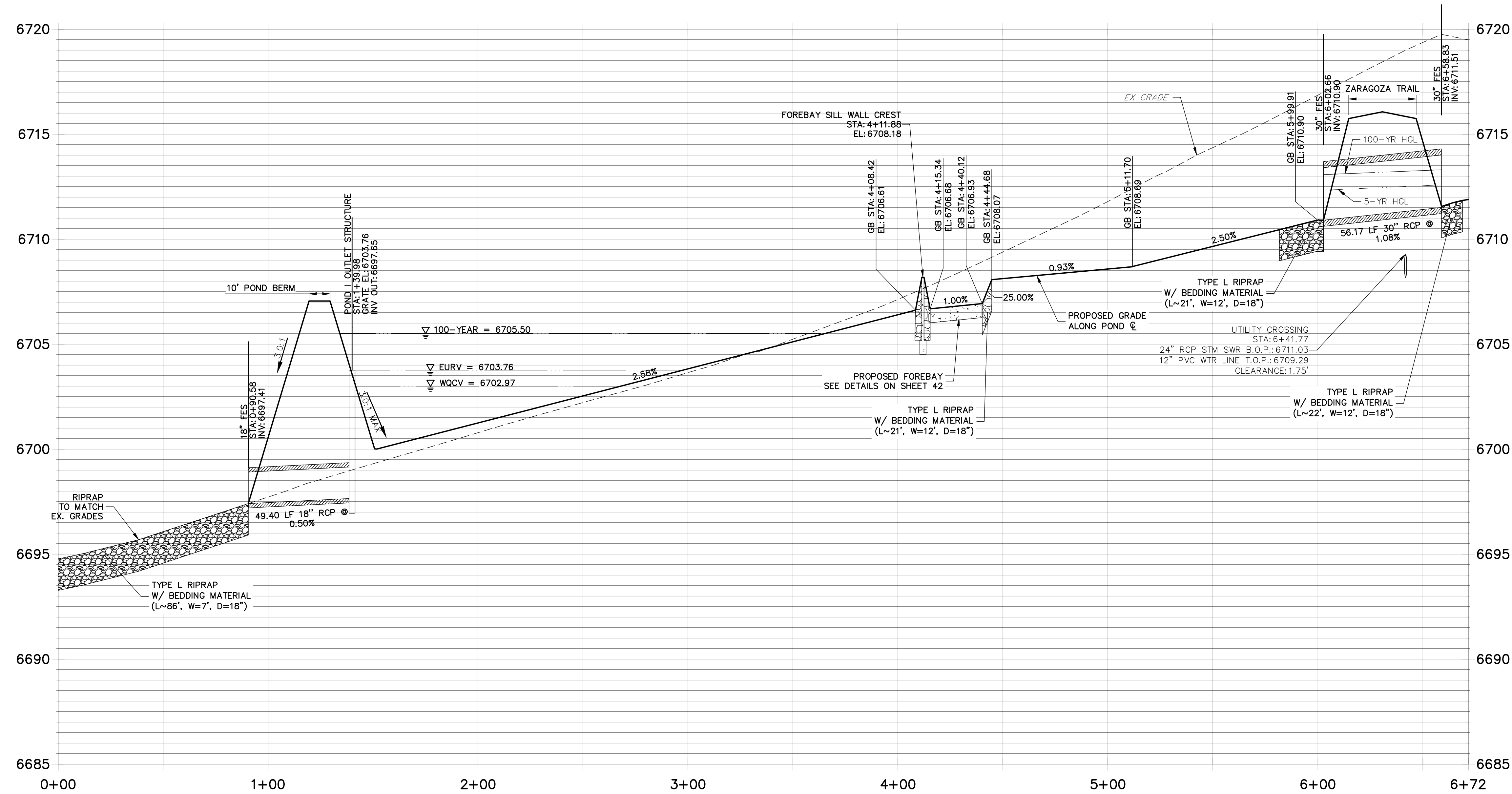
SADDLEHORN RANCH –
FILING 1

POND 1 GRADING PLAN

SHEET 40 OF 50

JOB NO. 2514202

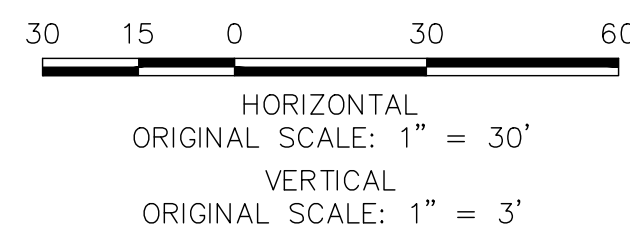
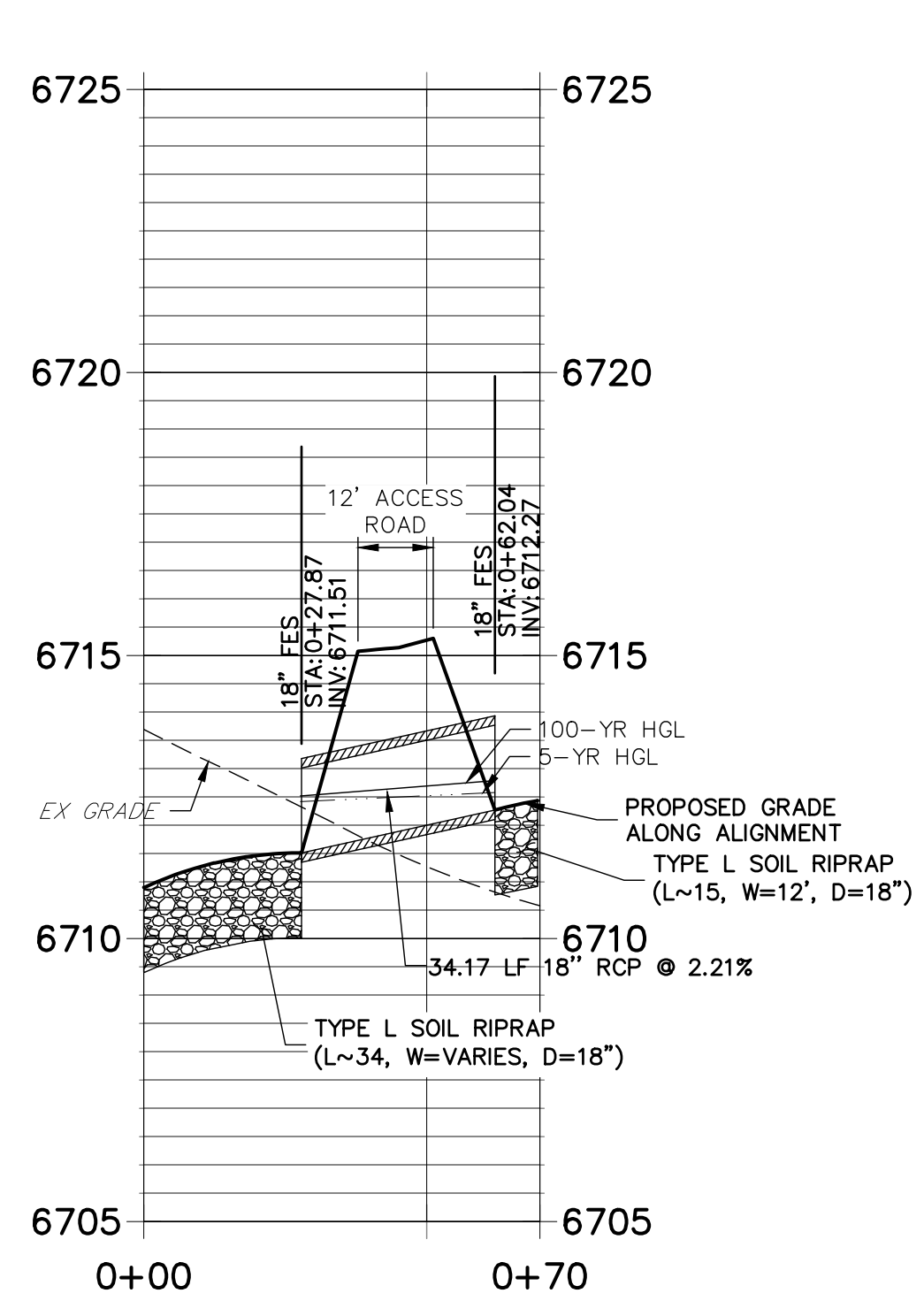
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POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
89	RIPRAP/MATCH EX	N:1403248.89 E:3271362.90	6694.68
90	RIPRAP/MATCH EX	N:1403260.78 E:3271358.20	6694.77
91	RIPRAP	N:1403616.14 E:3270883.30	6712.42
92	RIPRAP	N:1403619.25 E:3270871.27	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

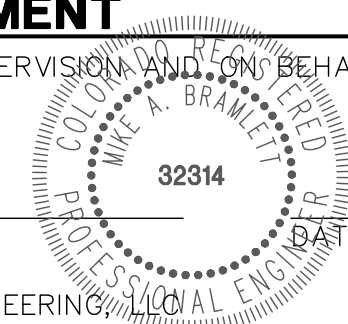
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ENGINEER'S STATEMENT

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



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

J.R. ENGINEERING
A Westman Company

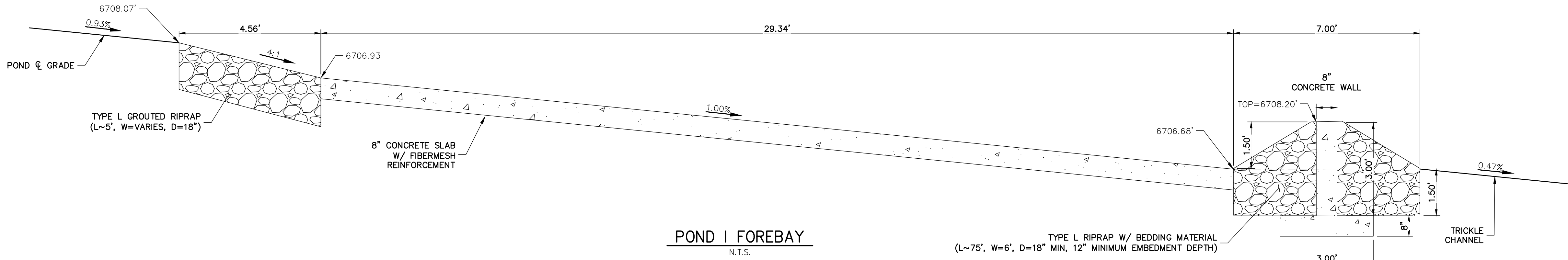
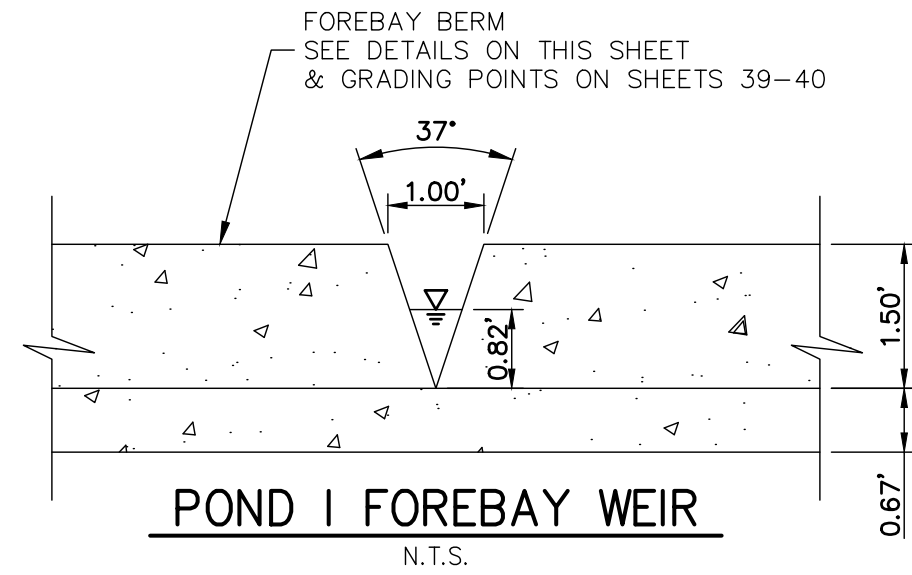
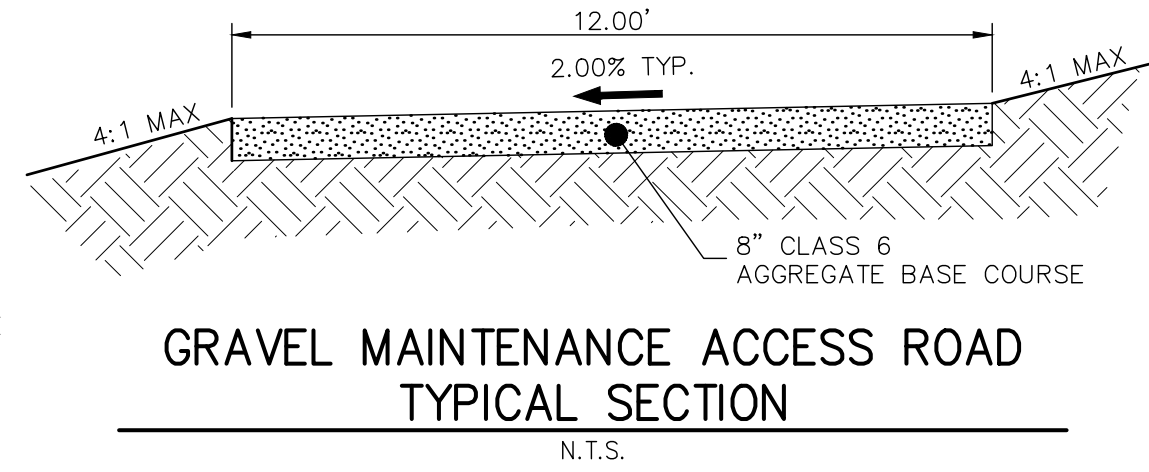
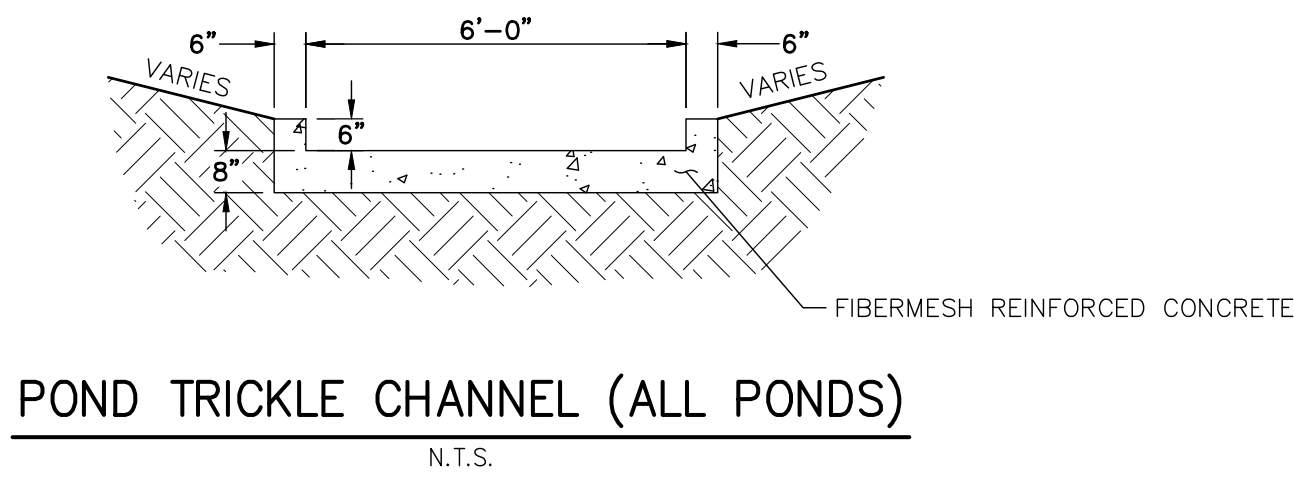
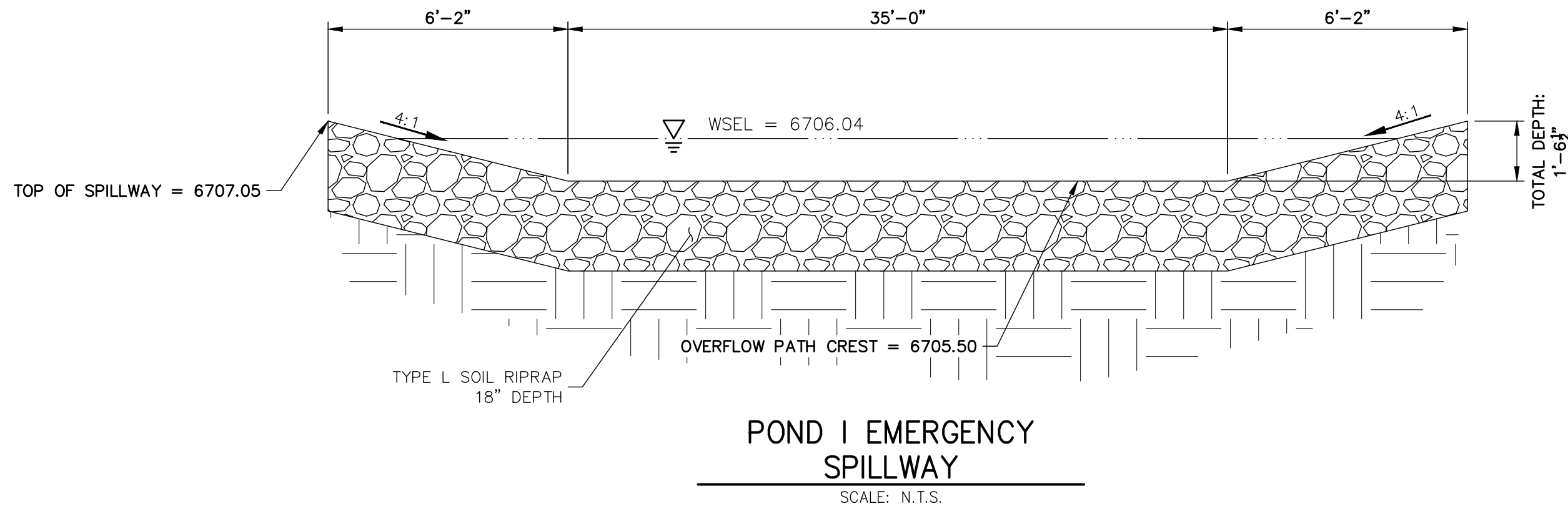
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BY	DATE	REVISION	1"=30'	H-SCALE	1"=3'	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							01/10/20	NQJ	NQJ	

SADDLEHORN RANCH -
FILING 1

POND 1 GRADING PLAN

SHEET 41 OF 50
JOB NO. 2514202

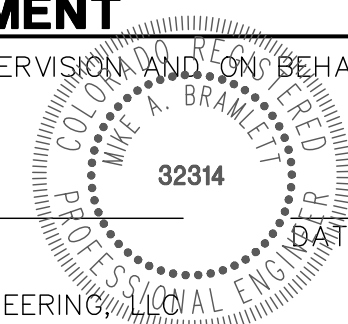


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING



SADDELEHORN RANCH -
FILING 1

POND I DETAILS

SHEET 42 OF 50

JOB NO. 2514202

BY DATE

No. REVISION

NTS

H-SCALE
V-SCALE

NTS

DATE

01/10/20

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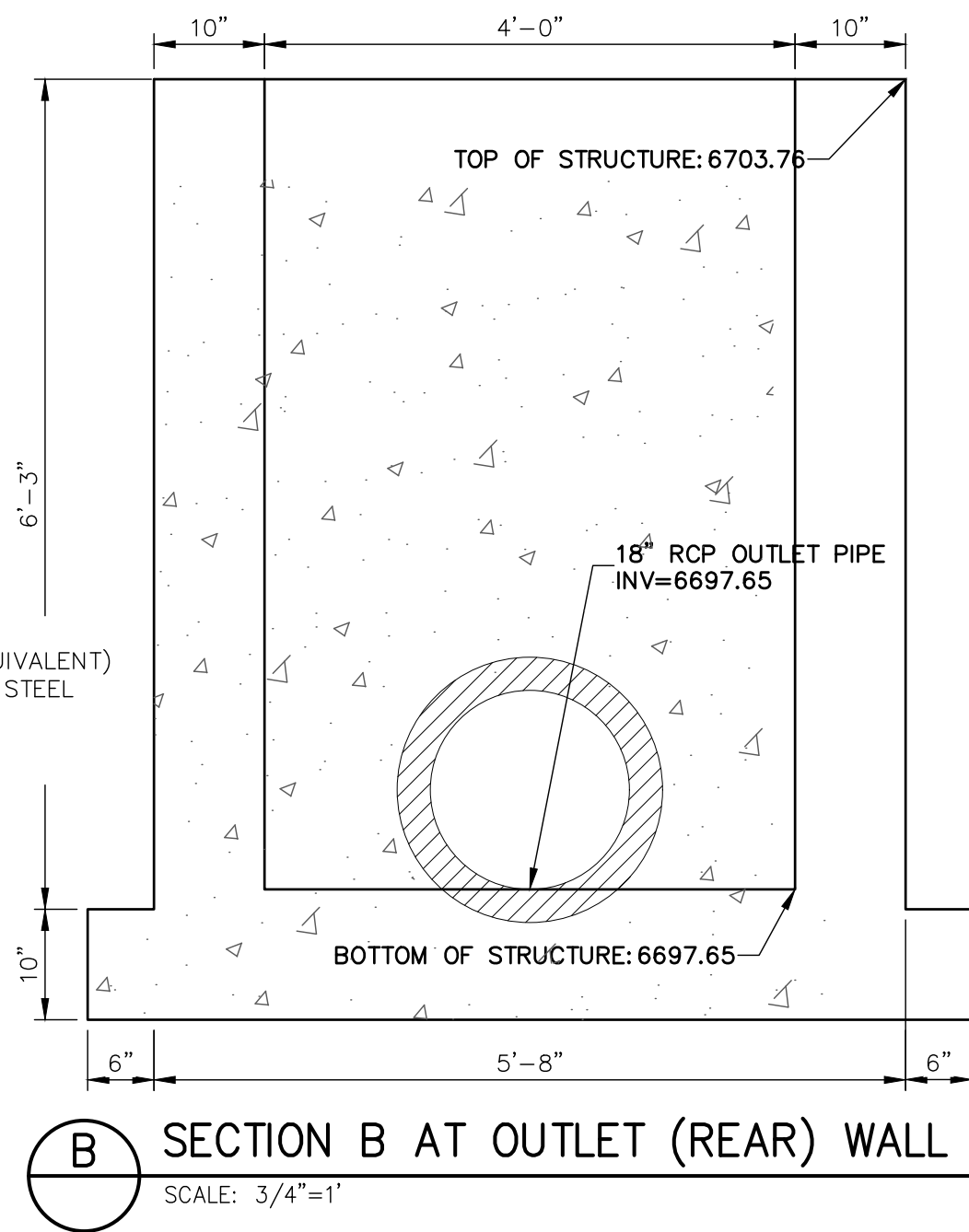
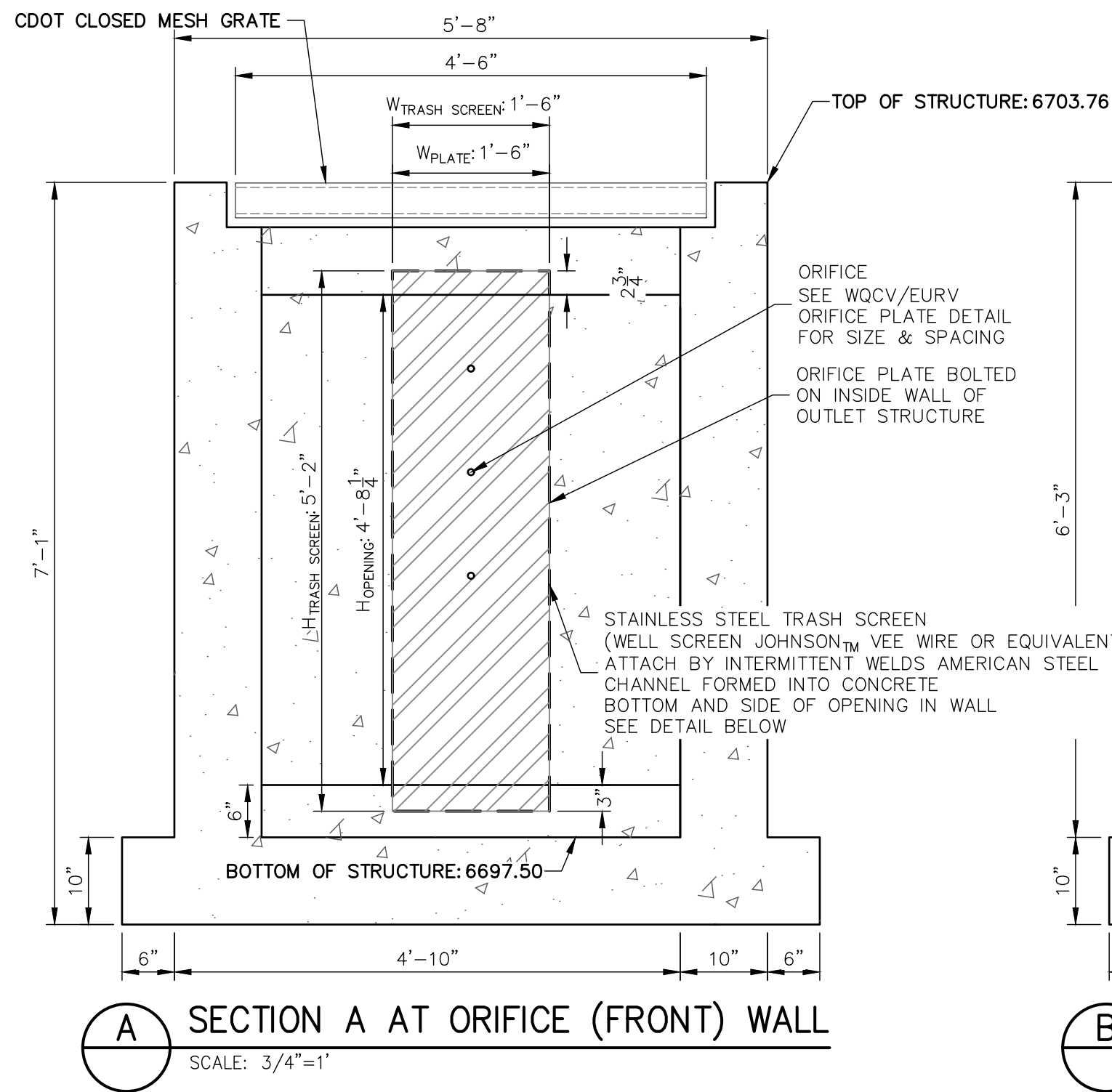
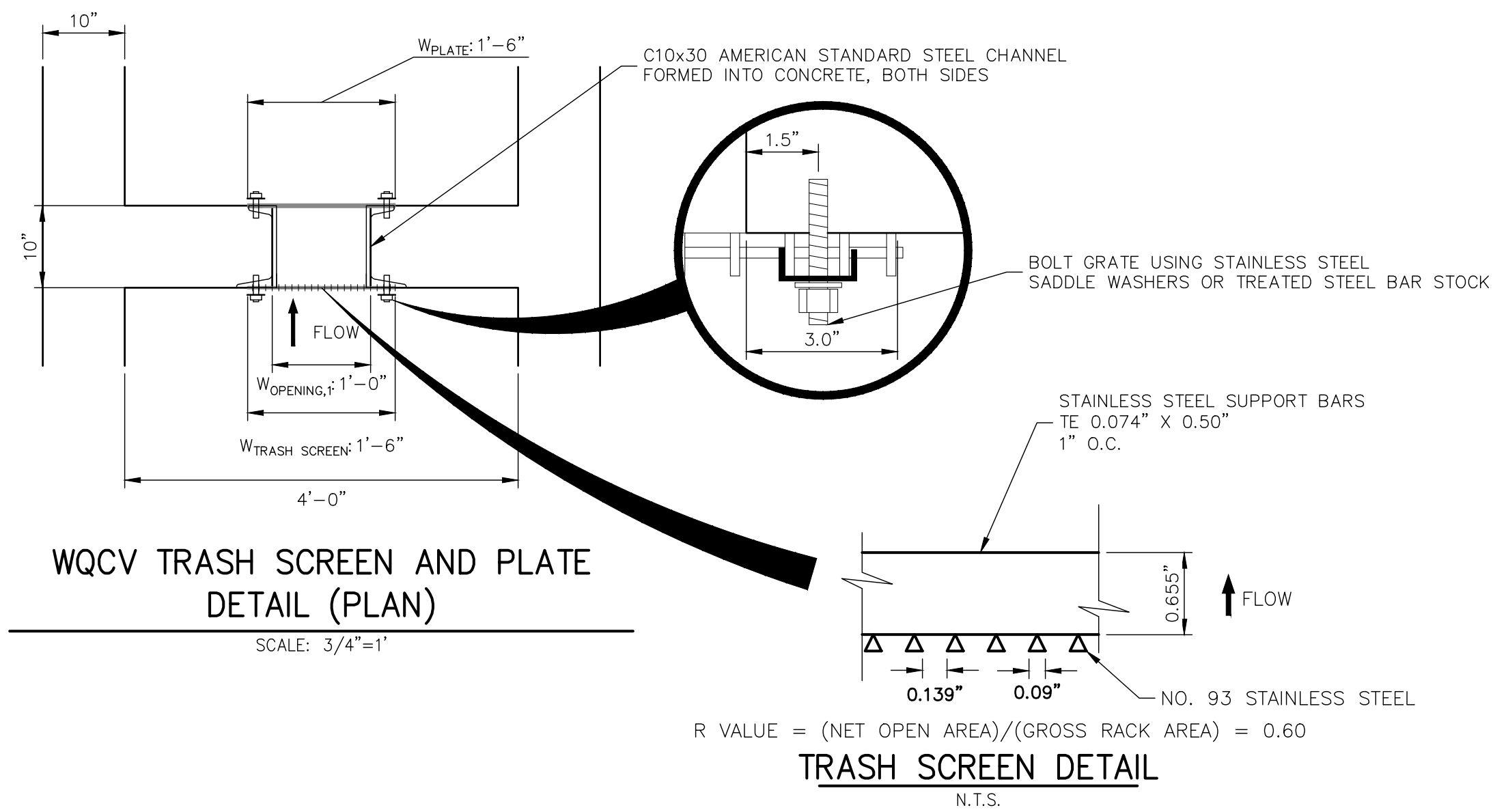
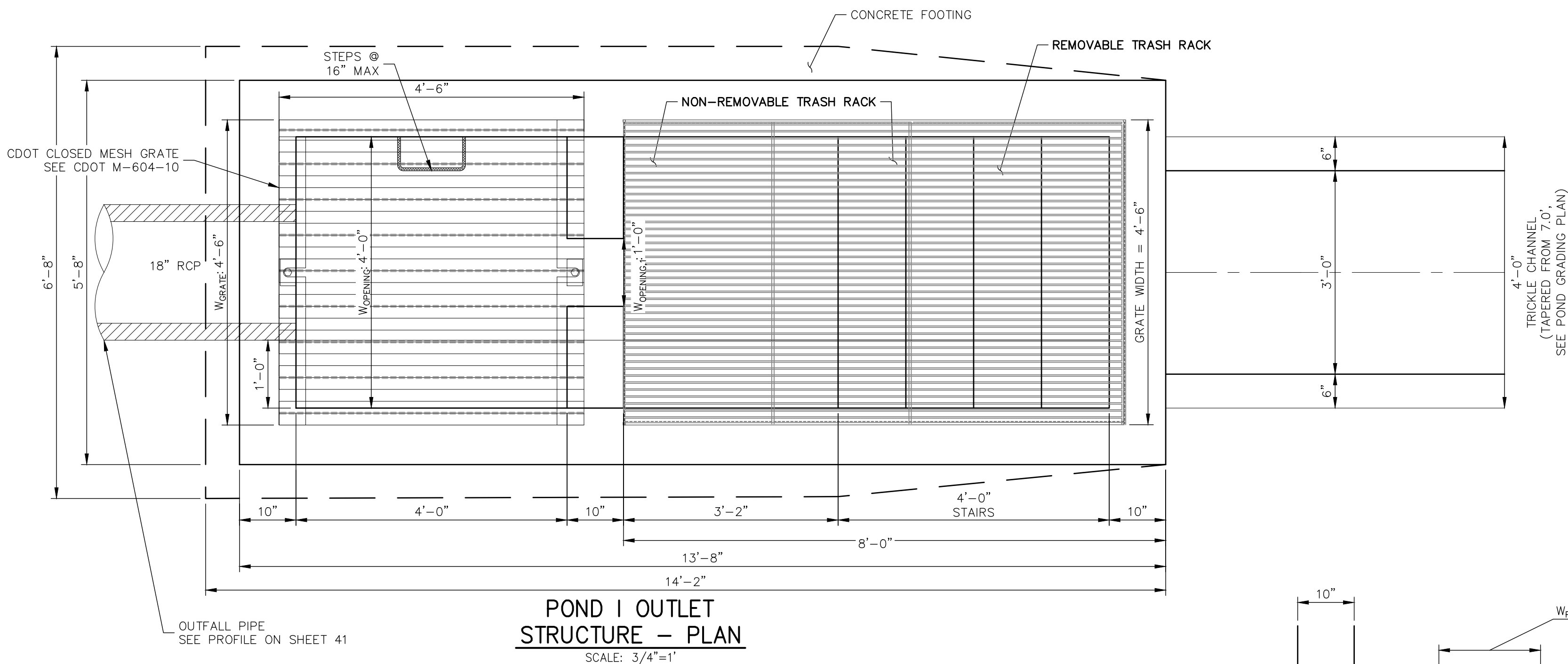
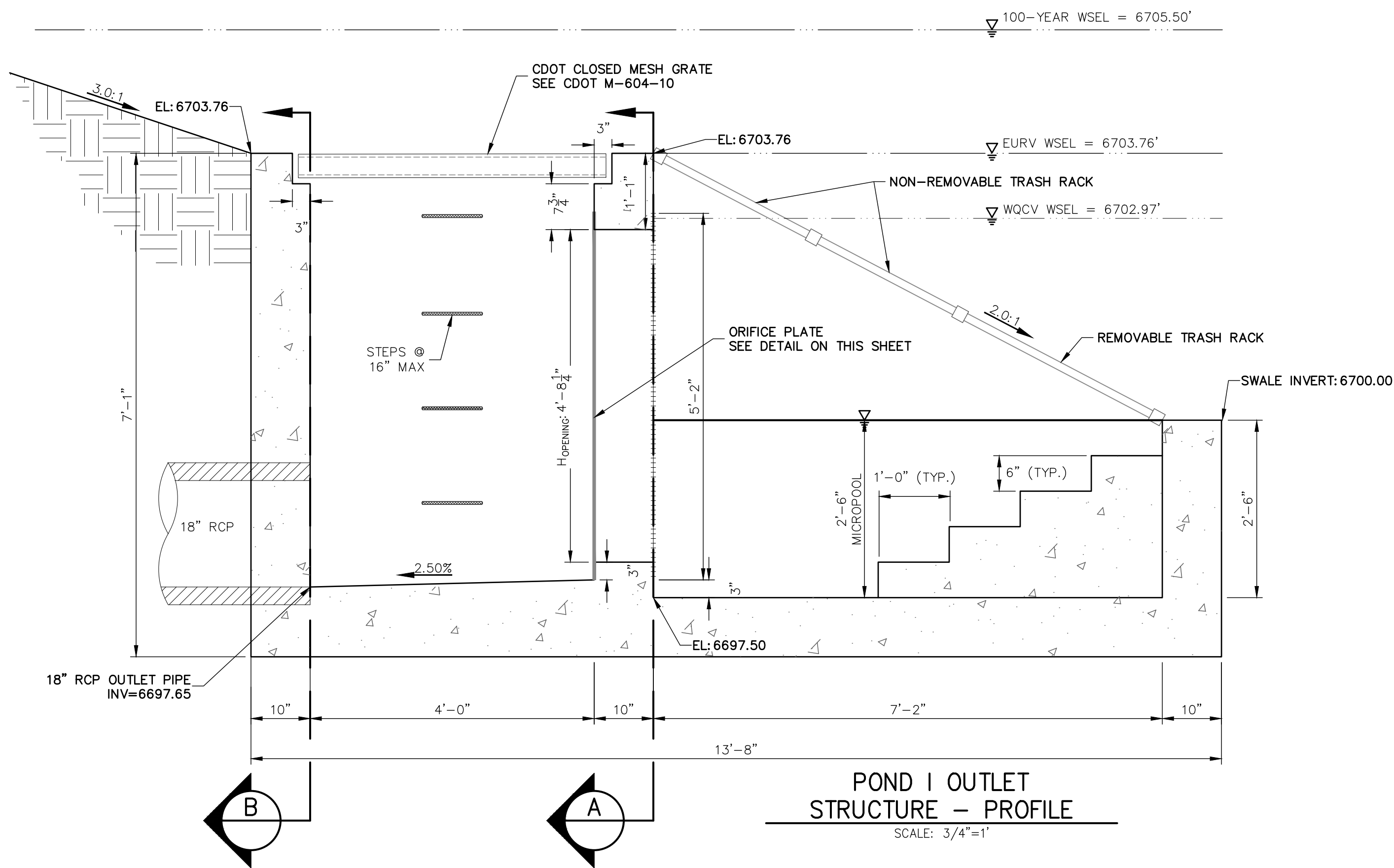
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(707) 365-6891
BRADY WILLIAMS

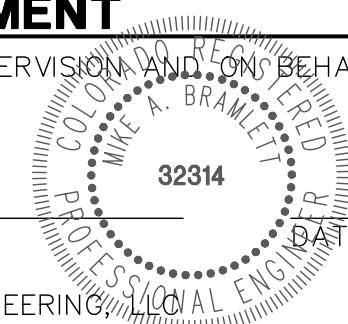
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ENGINEER'S STATEMENT

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

POND I OUTLET STRUCTURE
DETAILS

SHEET 43 OF 50

JOB NO. 2514202

BY DATE

REVISION

No. 1
3/4" = 1'

V-SCALE 3/4" = 1'

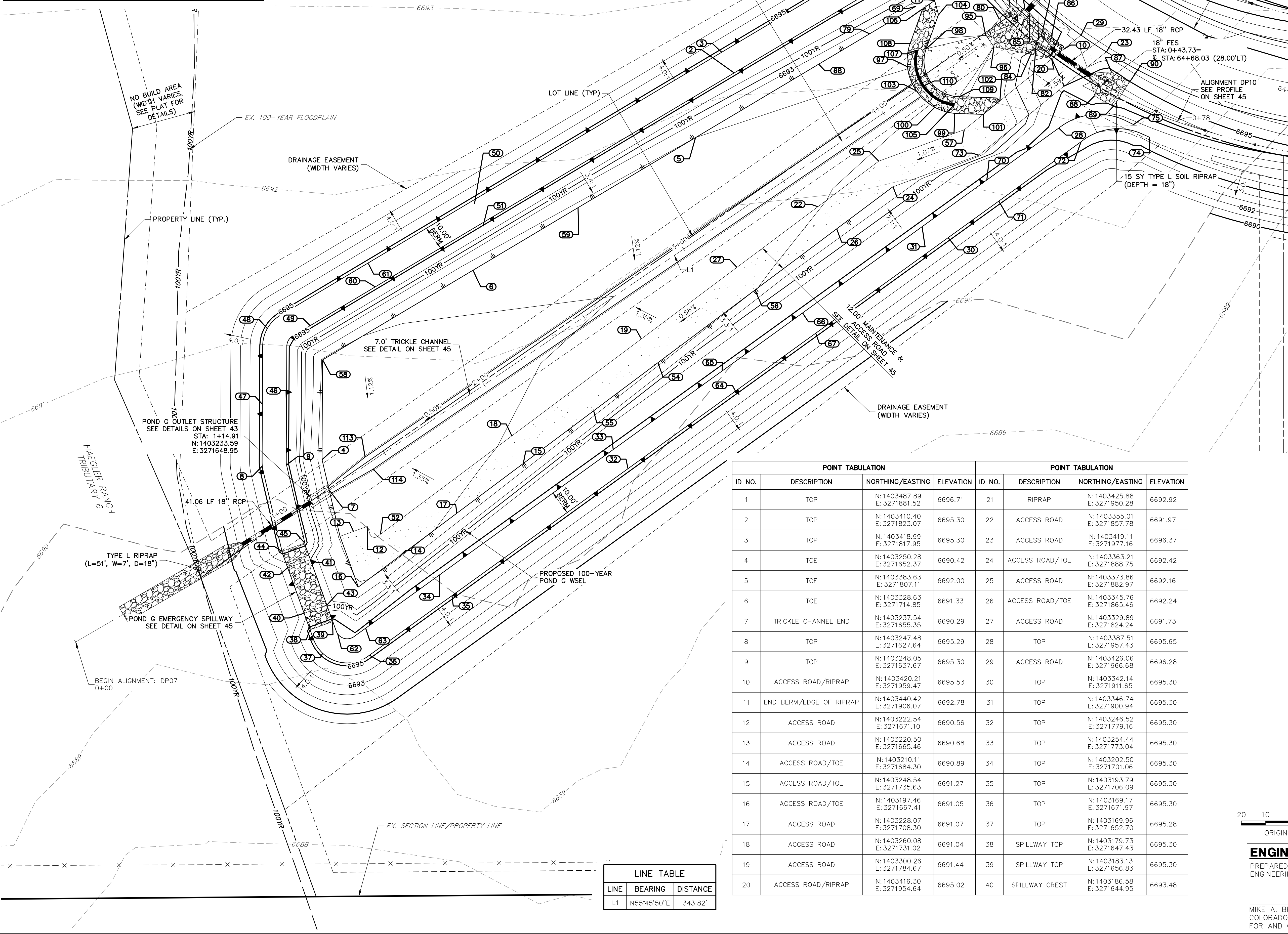
DATE 01/10/20

DESIGNED BY NQJ

DRAWN BY NQJ

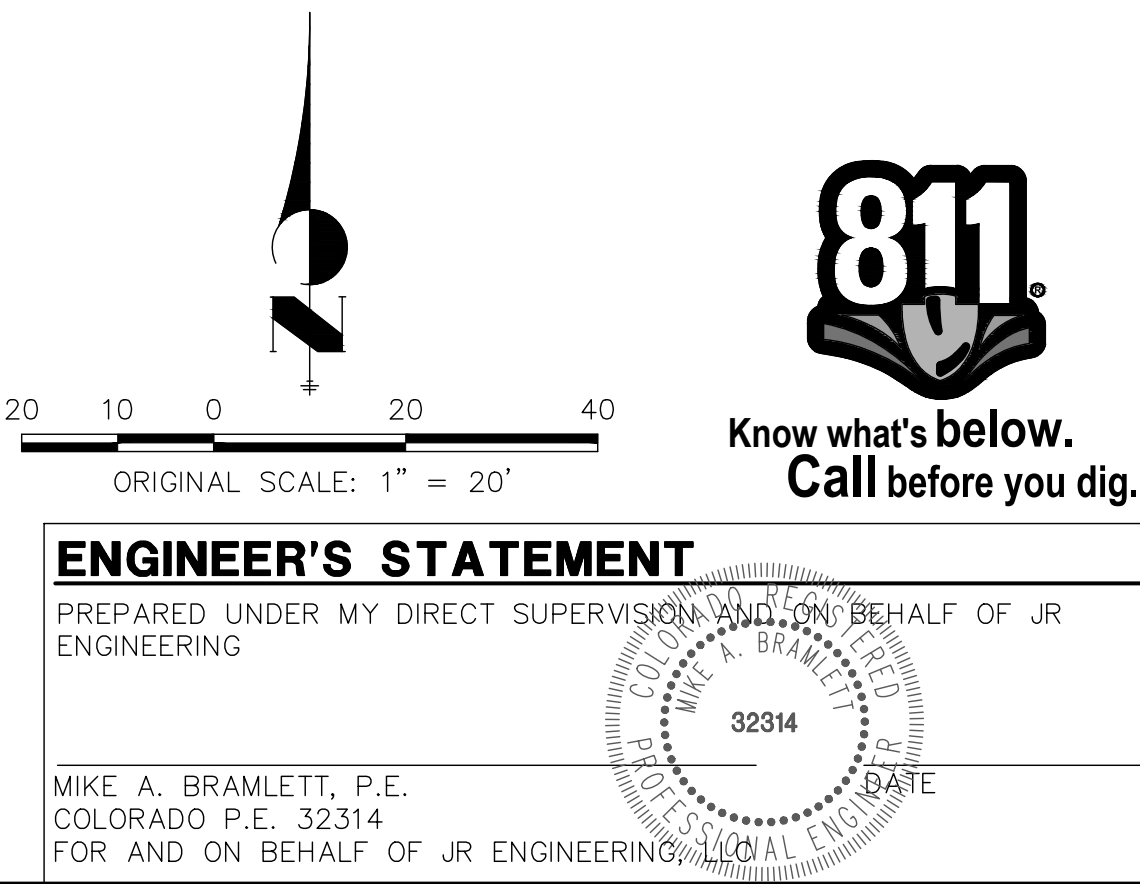
CHECKED BY

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: 1403202.44 E: 3271631.64	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.



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BRADY WILLIAMS

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

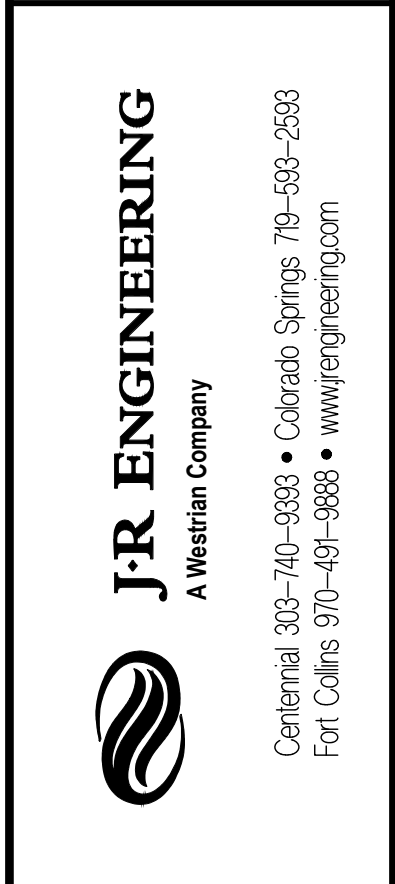
SADDLEHORN RANCH –
FILING 1

POND G GRADING PLAN

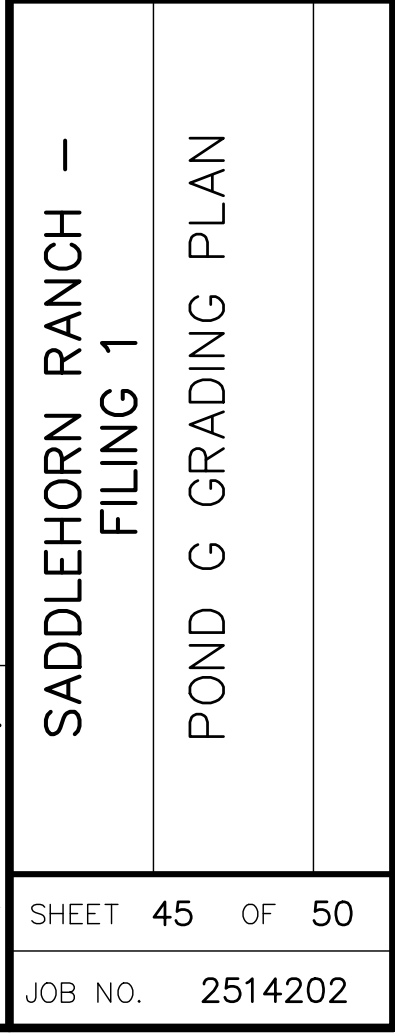
SHEET 44 OF 50

JOB NO. 2514202

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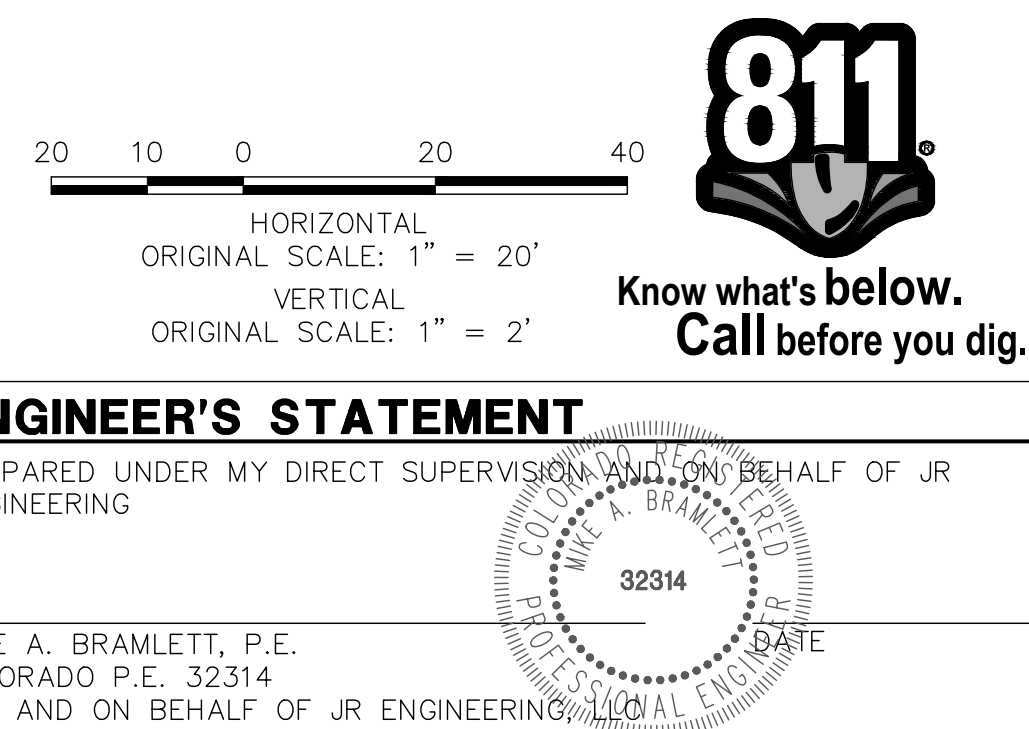


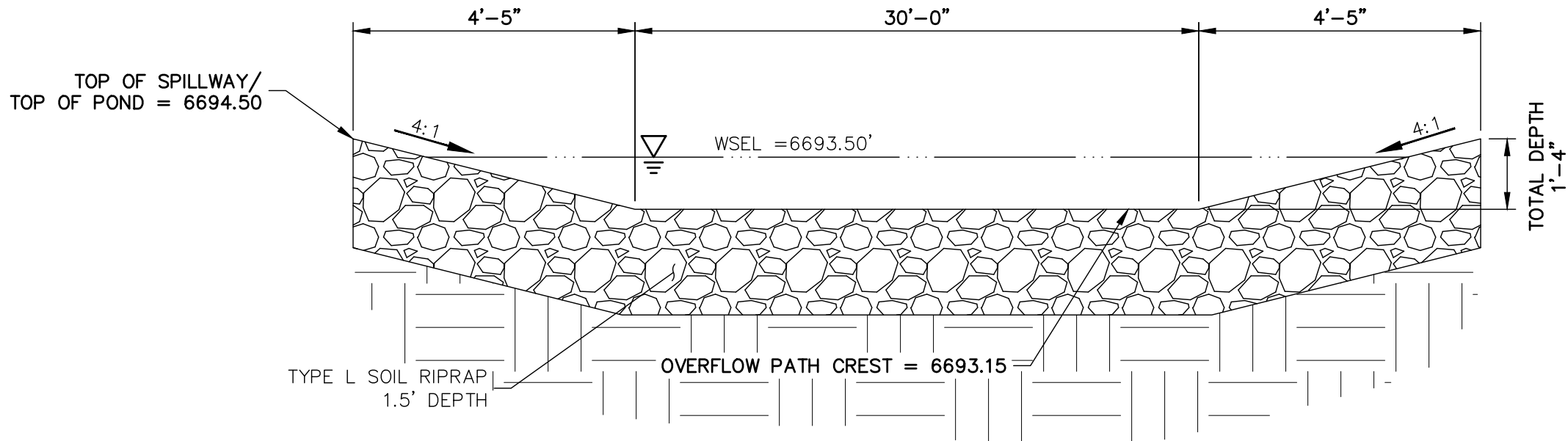
H-SCALE	1"=20'	REVISION	BY	DATE
V-SCALE	1"=2'			
DATE	01/10/20			
DESIGNED BY	NQJ			
DRAWN BY	NQJ			
CHECKED BY				



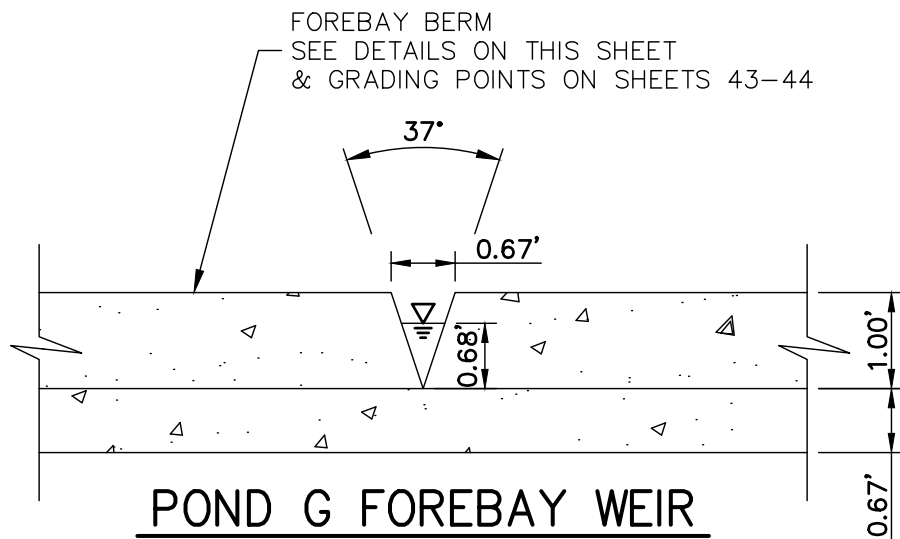
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
82	RIPRAP	N: 1403423.04 E: 3271948.16	6692.51
83	RIPRAP	N: 1403437.07 E: 3271943.37	6694.17
84	RIPRAP	N: 1403418.07 E: 3271945.97	6693.44
85	RIPRAP	N: 1403435.16 E: 3271945.54	6694.14
86	RIPRAP	N: 1403425.57 E: 3271954.47	6693.89
87	RIPRAP	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: 3271982.46	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

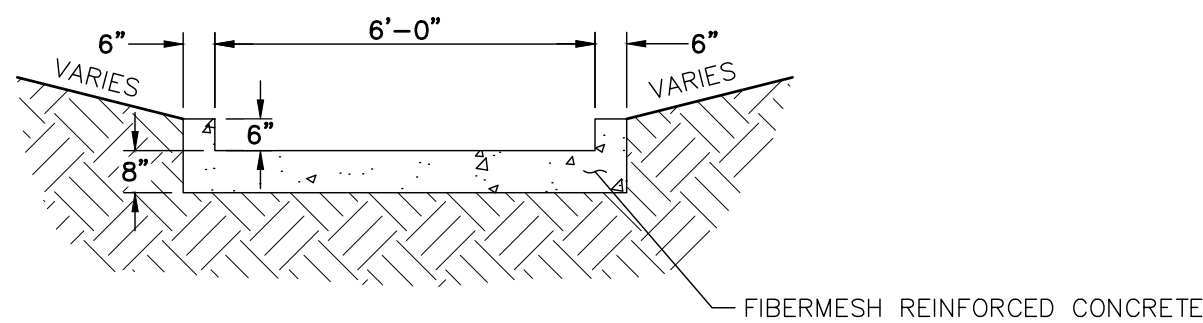




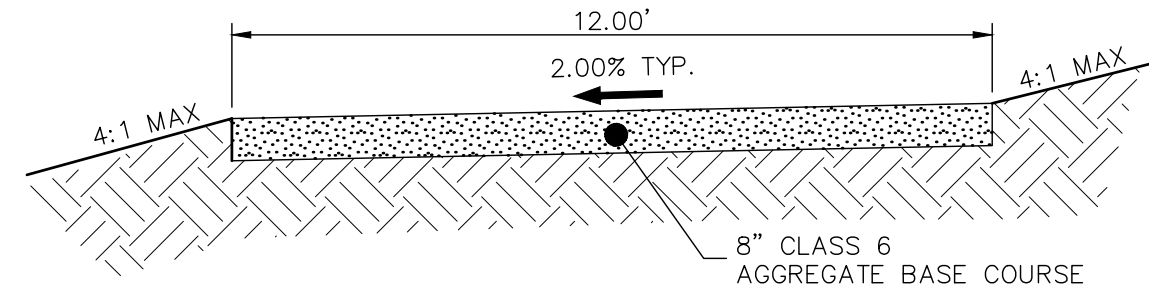
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SPILLWAY
SCALE: N.T.S.



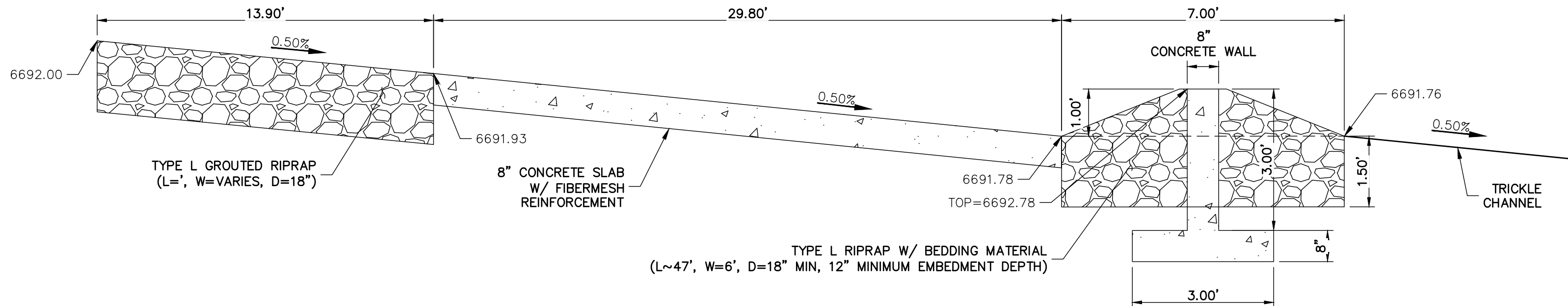
POND G FOREBAY WEIR
N.T.S.



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 FOR MY BEHALF OF JR
ENGINEERING

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

32314

DATE

SADDLEHORN RANCH -
FILING 1

POND G GRADING PLAN

SHEET 46 OF 50

JOB NO. 2514202

BY DATE

No. REVISION

NTS NTS

DATE 01/10/20

DESIGNED BY NQJ

DRAWN BY NQJ

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SHEET 46 OF 50

JOB NO. 2514202

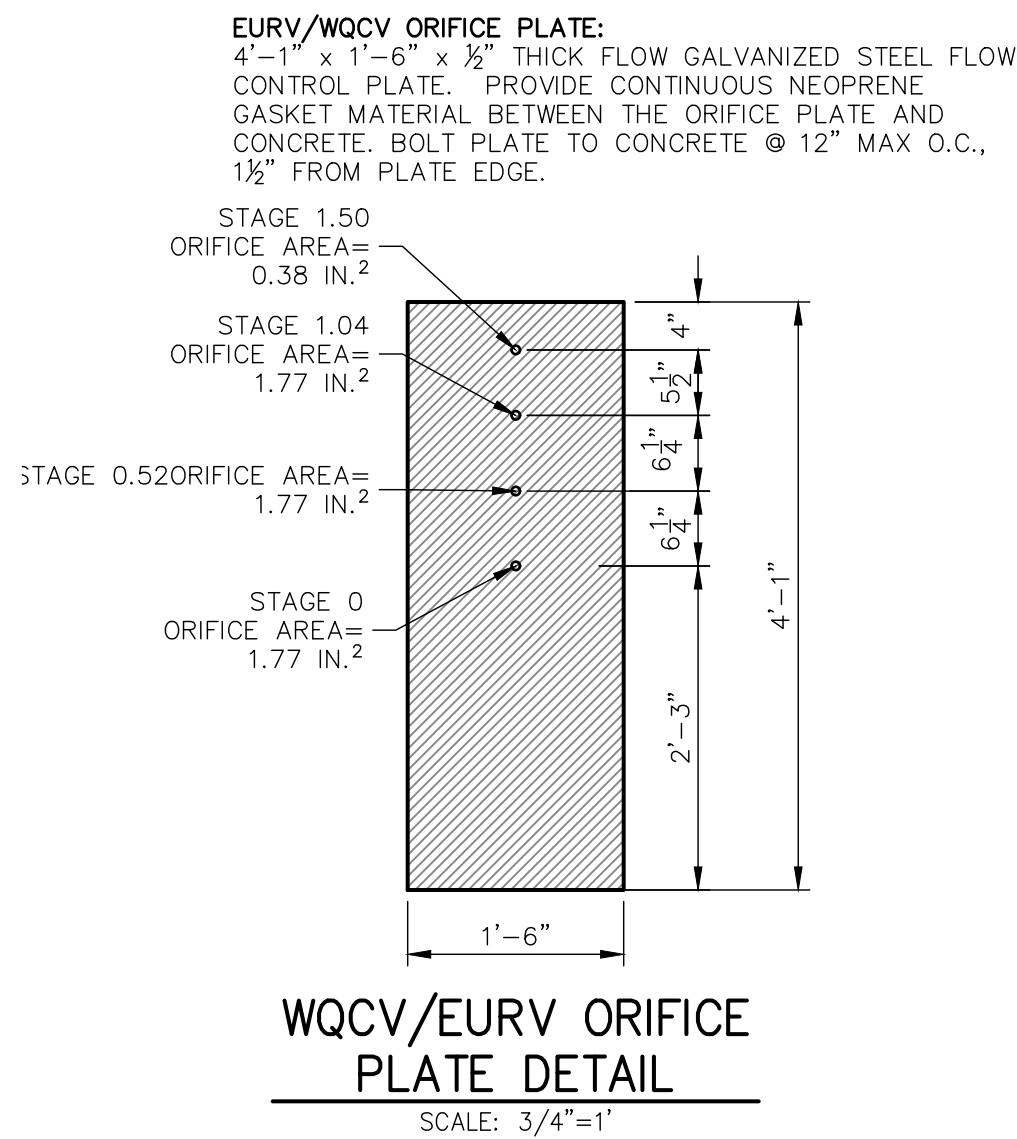
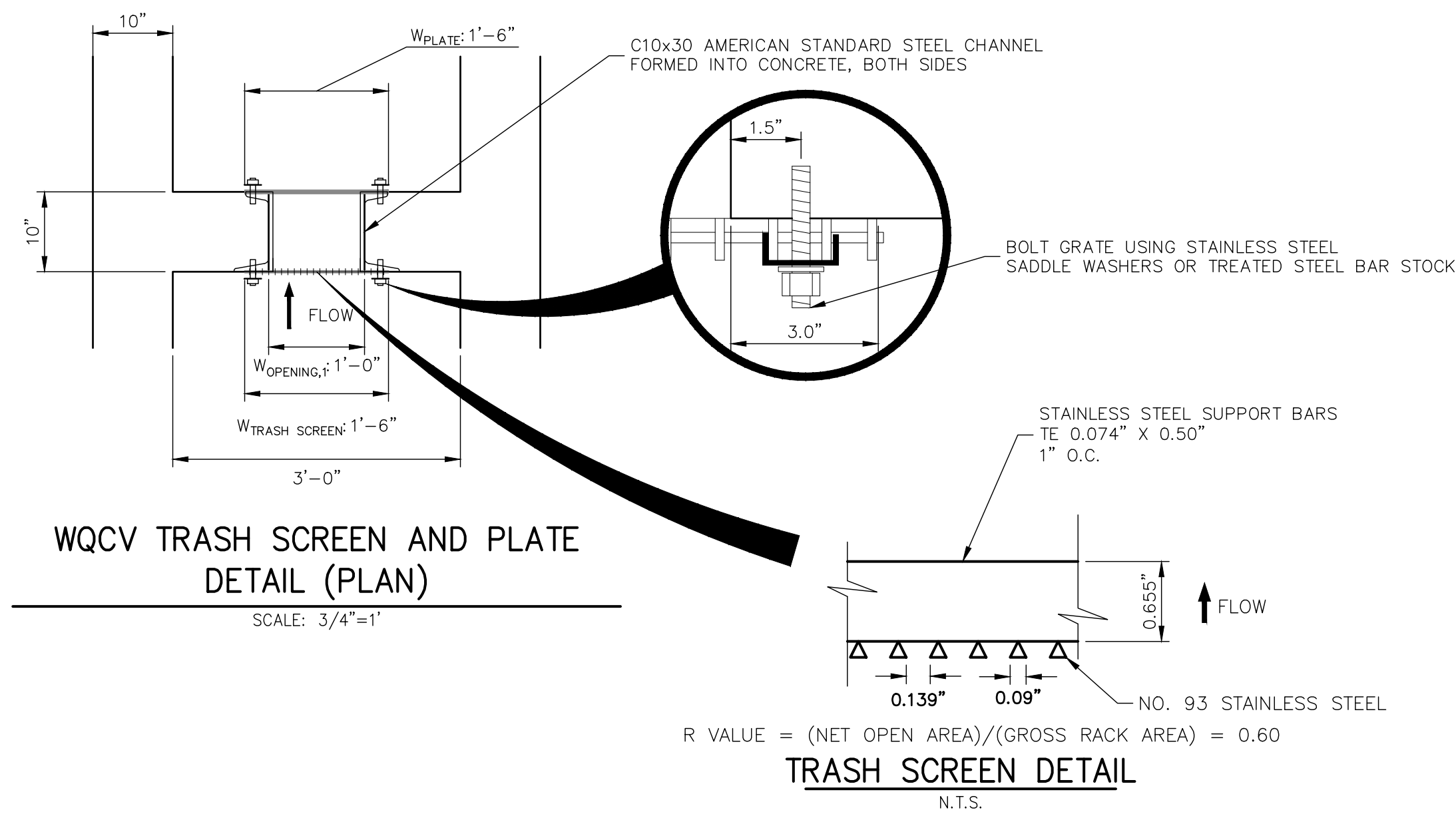
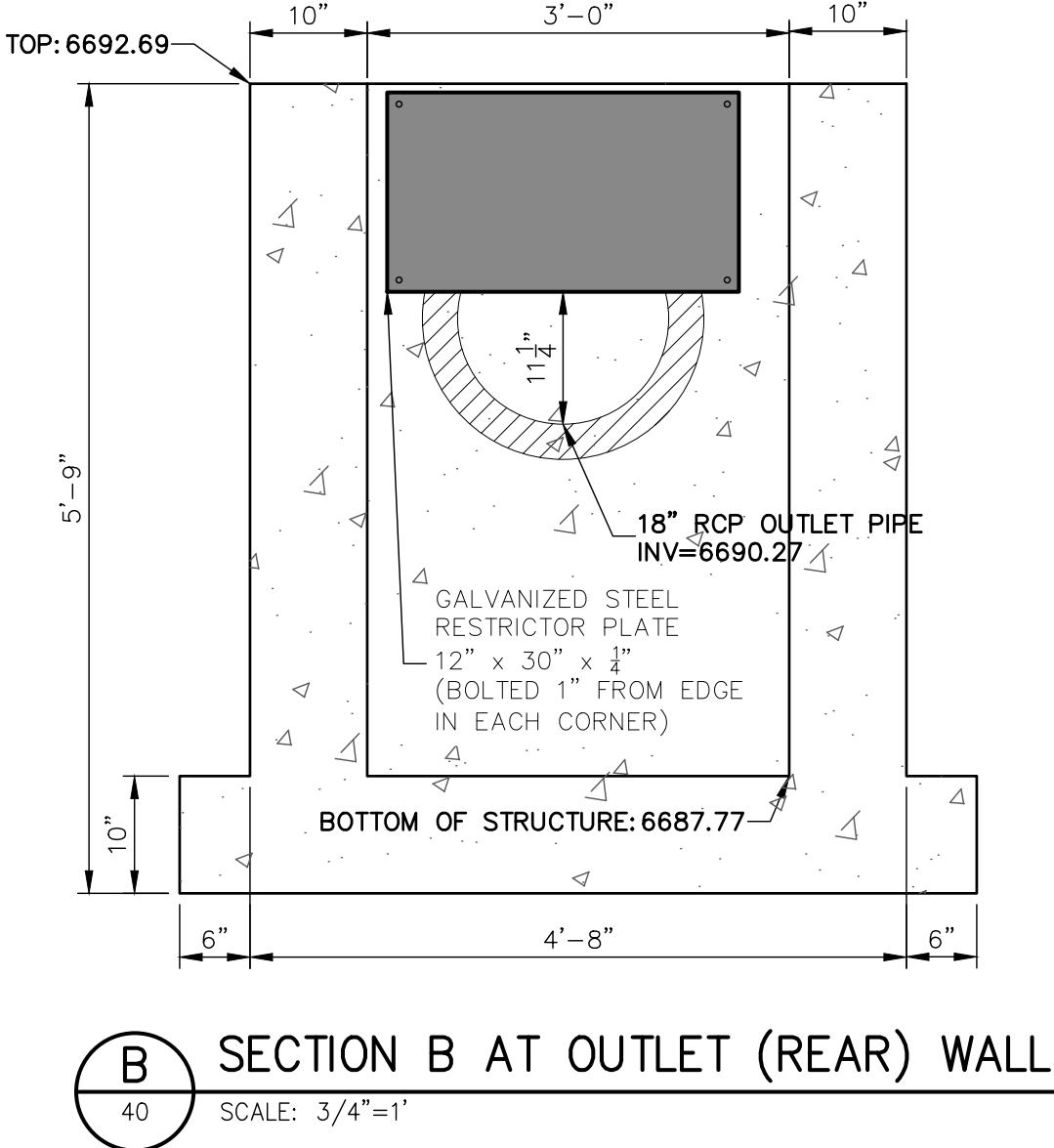
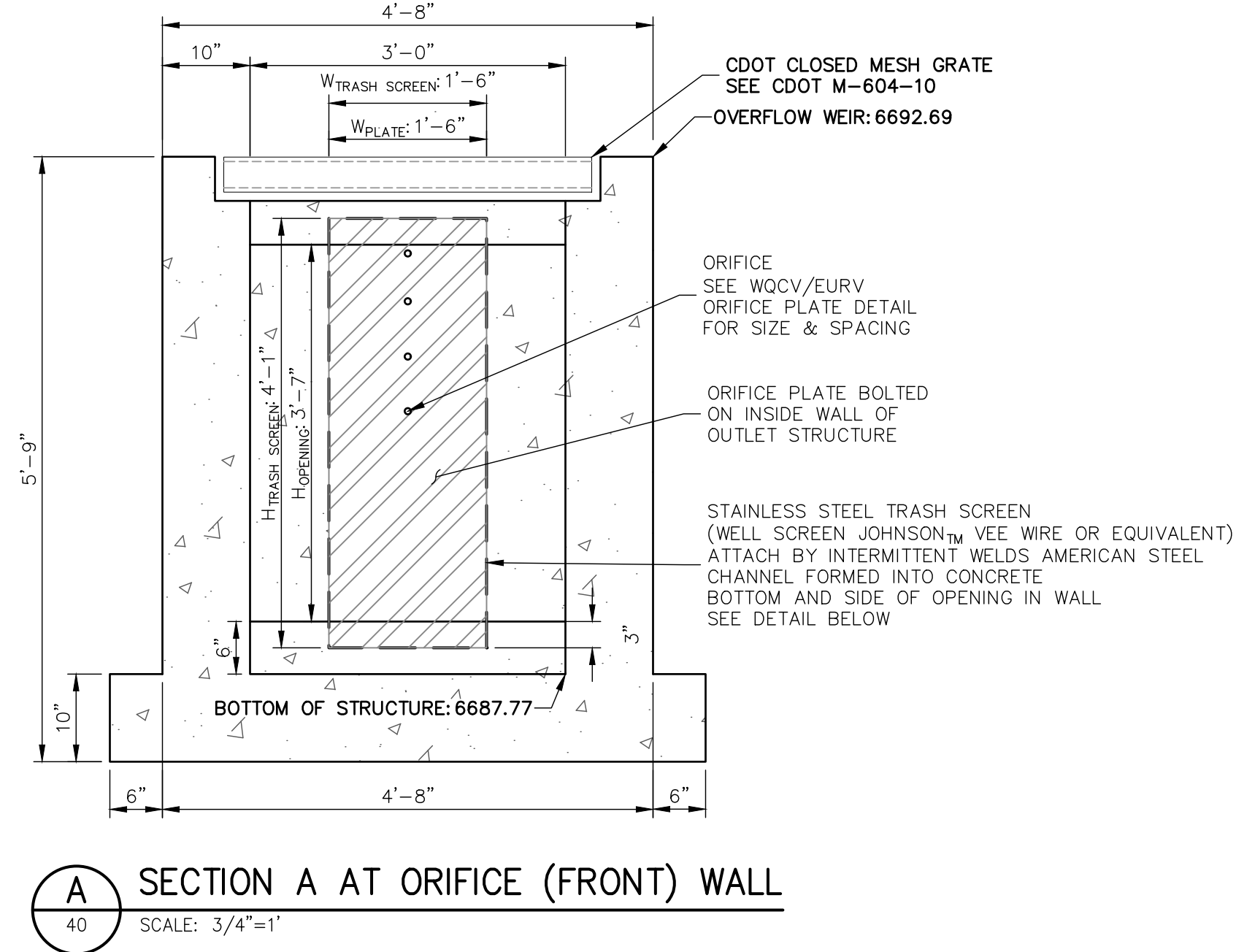
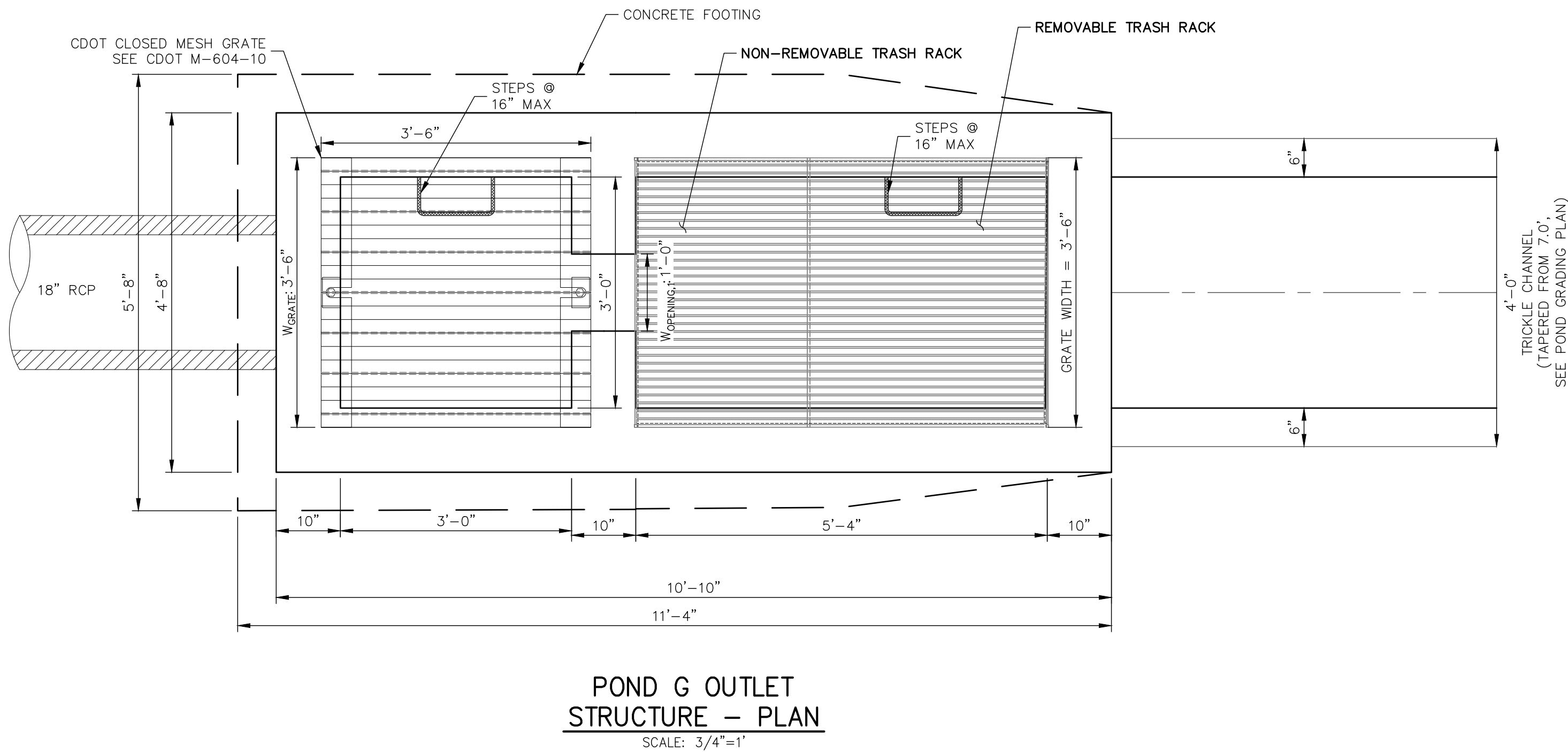
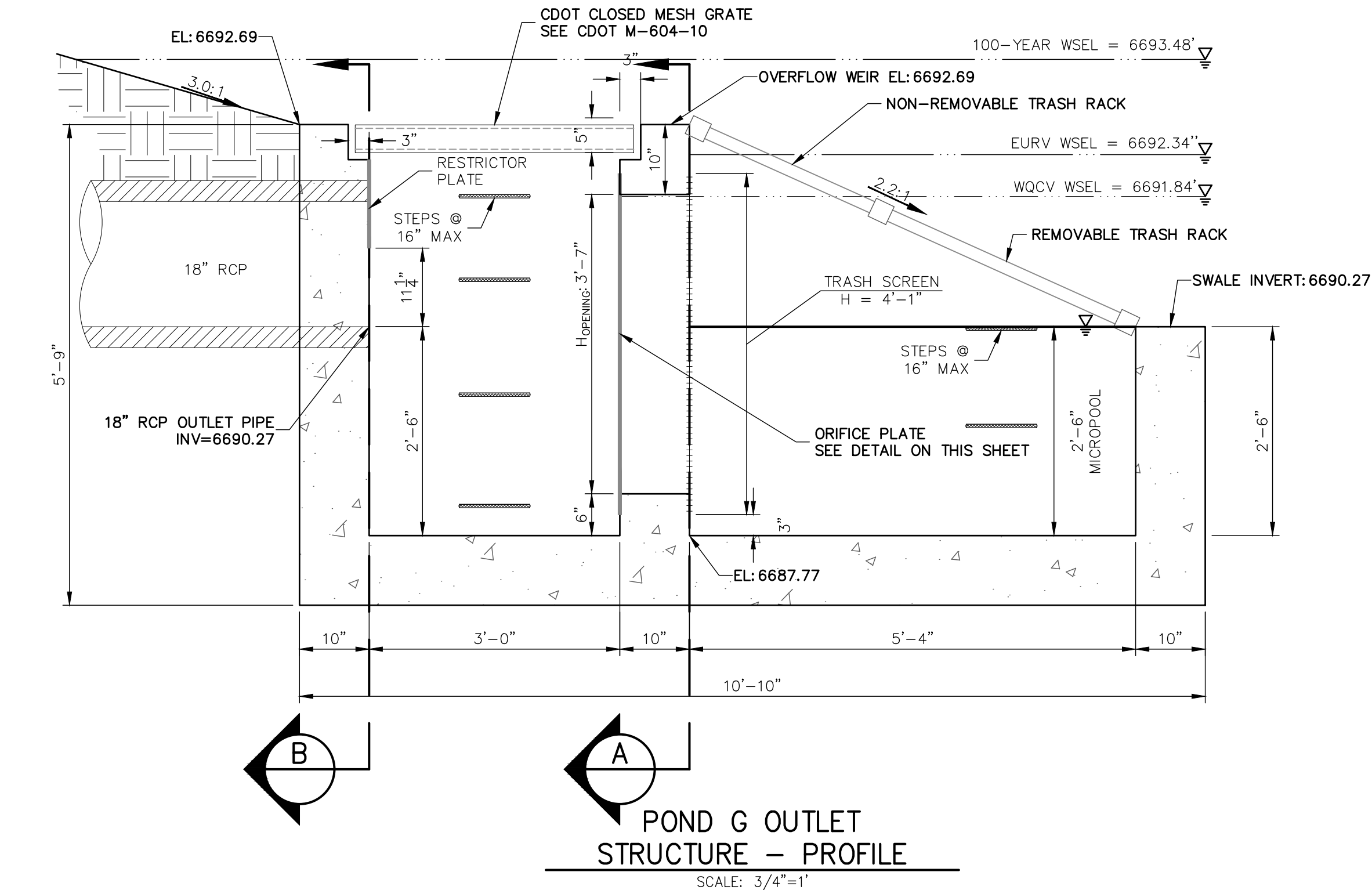
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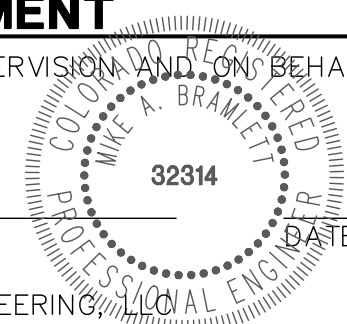
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH –
FILING 1

POND G OUTLET STRUCTURE
DETAILS

SHEET 47 OF 50

JOB NO. 2514202

BY DATE

No. REVISION

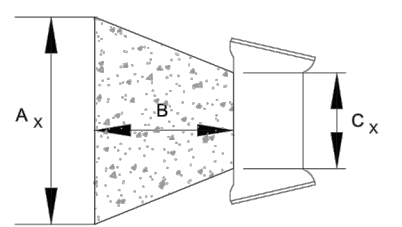
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V-SCALE 3/4" = 1'
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CHECKED BY

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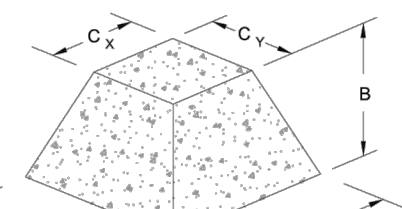
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Fort Collins 970-491-9888 • www.jrengineering.com

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (IN.)	MINIMUM A ₂ (IN.)	MINIMUM C ₁ (IN.)	MINIMUM C ₂ (IN.)	MINIMUM B ₁ (IN.)	APPROXIMATE VOLUME (CU YD)
4	11.25" BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.25
4	22.5" BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.25
4	45" BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.25
4	TEE & DEAD END	4.75	2.18	2.18	0.87	0.33	2.00	0.25
6	11.25" BEND	2.00	1.41	1.41	0.25	0.50	2.00	0.25
6	22.5" BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.25
6	45" BEND	7.25	2.89	2.89	0.58	0.50	2.00	0.25
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.50	2.00	0.50
8	11.25" BEND	3.25	1.80	1.80	0.34	0.67	2.00	0.25
8	22.5" BEND	6.00	2.55	2.55	0.48	0.67	2.00	0.25
8	45" BEND	12.50	3.81	3.81	0.87	0.67	2.00	0.50
8	TEE & DEAD END	16.25	4.64	4.64	1.08	0.67	2.00	0.75



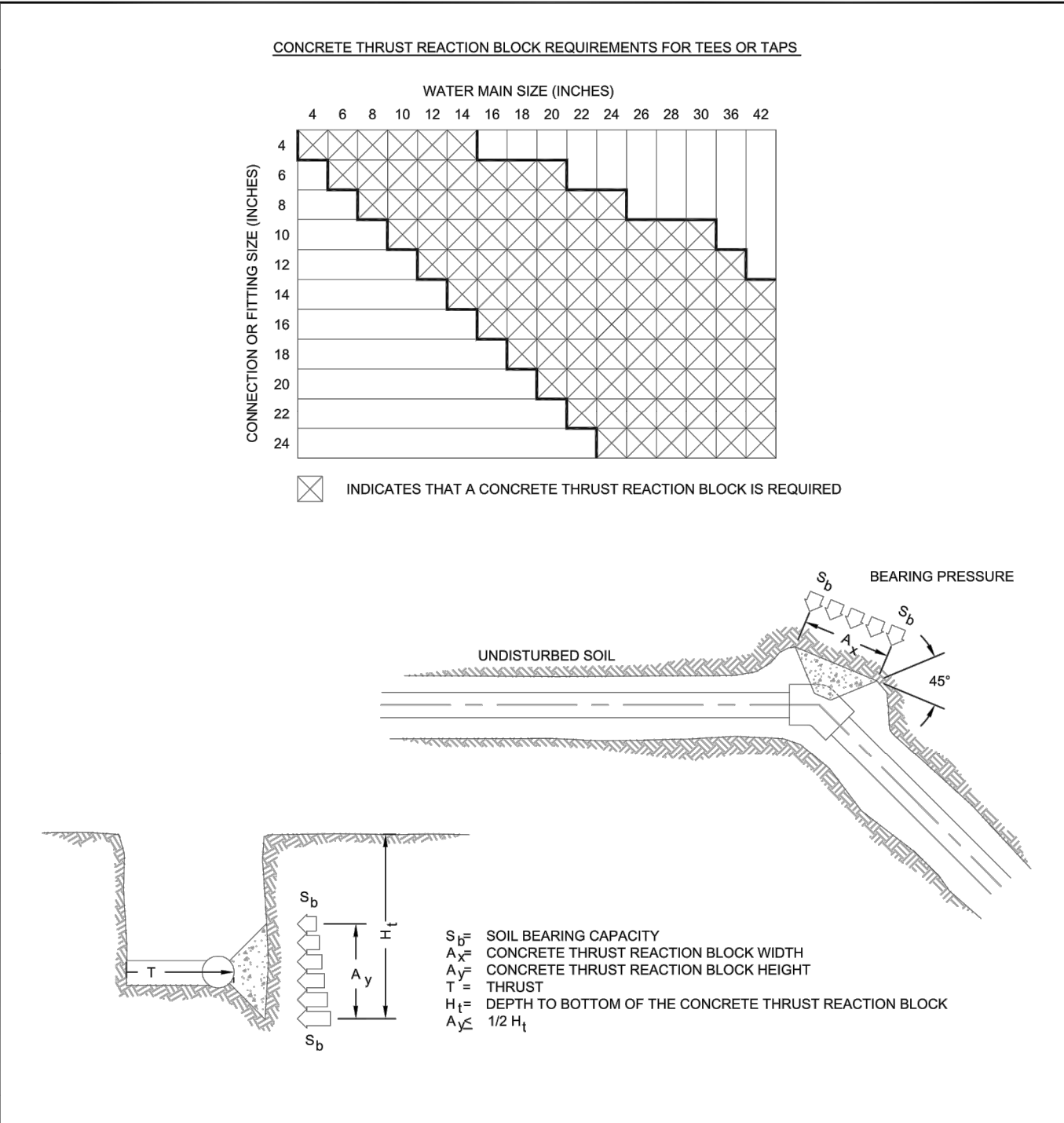
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (IN.)	MINIMUM A ₂ (IN.)	MINIMUM C ₁ (IN.)	MINIMUM C ₂ (IN.)	MINIMUM B ₁ (IN.)	APPROXIMATE VOLUME (CU YD)
12	11.25" BEND	4.75	3.18	3.18	0.43	1.00	2.00	0.25
12	22.5" BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45" BEND	18.00	4.92	4.92	1.00	1.00	2.00	0.75
12	TEE & DEAD END	23.50	6.42	6.42	1.48	1.00	2.48	1.00
16	11.25" BEND	8.00	2.83	2.83	0.44	1.33	2.00	0.50
16	22.5" BEND	16.00	4.27	4.27	0.66	1.33	2.00	0.75
16	45" BEND	31.00	8.27	8.27	1.00	1.33	3.64	1.75
16	TEE & DEAD END	40.50	10.80	10.80	1.32	1.33	4.44	3.00



MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (IN.)	MINIMUM A ₂ (IN.)	MINIMUM C ₁ (IN.)	MINIMUM C ₂ (IN.)	MINIMUM B ₁ (IN.)	APPROXIMATE VOLUME (CU YD)
12	11.25" BEND	6.75	2.80	2.80	0.43	1.00	2.00	0.50
12	22.5" BEND	13.50	3.89	3.89	0.64	1.00	2.00	0.50
12	45" BEND	26.25	7.17	7.17	1.00	1.00	3.00	1.50
12	TEE & DEAD END	34.25	9.36	9.36	1.48	1.00	3.56	2.25
16	11.25" BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5" BEND	23.50	5.20	5.20	0.66	1.33	2.77	1.00
16	45" BEND	45.50	12.13	12.13	1.00	1.33	5.57	4.00
16	TEE & DEAD END	59.50	15.87	15.87	1.32	1.33	6.86	6.50

MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (SQ. FT.)	MINIMUM A ₁ (IN.)	MINIMUM A ₂ (IN.)	MINIMUM C ₁ (IN.)	MINIMUM C ₂ (IN.)	MINIMUM B ₁ (IN.)	APPROXIMATE VOLUME (CU YD)
12	11.25" BEND	6.75	2.80	2.80	0.43	1.00	2.00	0.50
12	22.5" BEND	13.50	3.89	3.89	0.64	1.00	2.00	0.50
12	45" BEND	26.25	7.17	7.17	1.00	1.00	3.00	1.50
12	TEE & DEAD END	34.25	9.36	9.36	1.48	1.00	3.56	2.25
16	11.25" BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5" BEND	23.50	5.20	5.20	0.66	1.33	2.77	1.00
16	45" BEND	45.50	12.13	12.13	1.00	1.33	5.57	4.00
16	TEE & DEAD END	59.50	15.87	15.87	1.32	1.33	6.86	6.50

Colorado Springs Utilities	CONCRETE THRUST REACTION BLOCKS	A4-2
		DATED 03/2014



Colorado Springs Utilities	CONCRETE THRUST REACTION BLOCKS	A4-3
		DATED 03/2014

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)													
PIPE DIAMETER	45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR PLUG, TO INCLUDE IN-PIPE VALVES (SEE NOTE 8)			
MAX. STATIC PRESSURE PSI	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	
6 INCH DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97	
8 INCH DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125	
12 INCH DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4	6	89	133	177	
16 INCH DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	USE CONCRETE REVERSE ANCHOR	
20 INCH DUCTILE IRON AND PVC	18	26	35	9	13	17	4	6	8				
24 INCH DUCTILE IRON AND PVC	20	30	40	10	15	20	5	7	10				
30 INCH DUCTILE IRON AND PVC	24	36	48	12	18	24	6	9	12				
36 INCH DUCTILE IRON AND PVC	28	42	56	14	20	27	7	10	14				

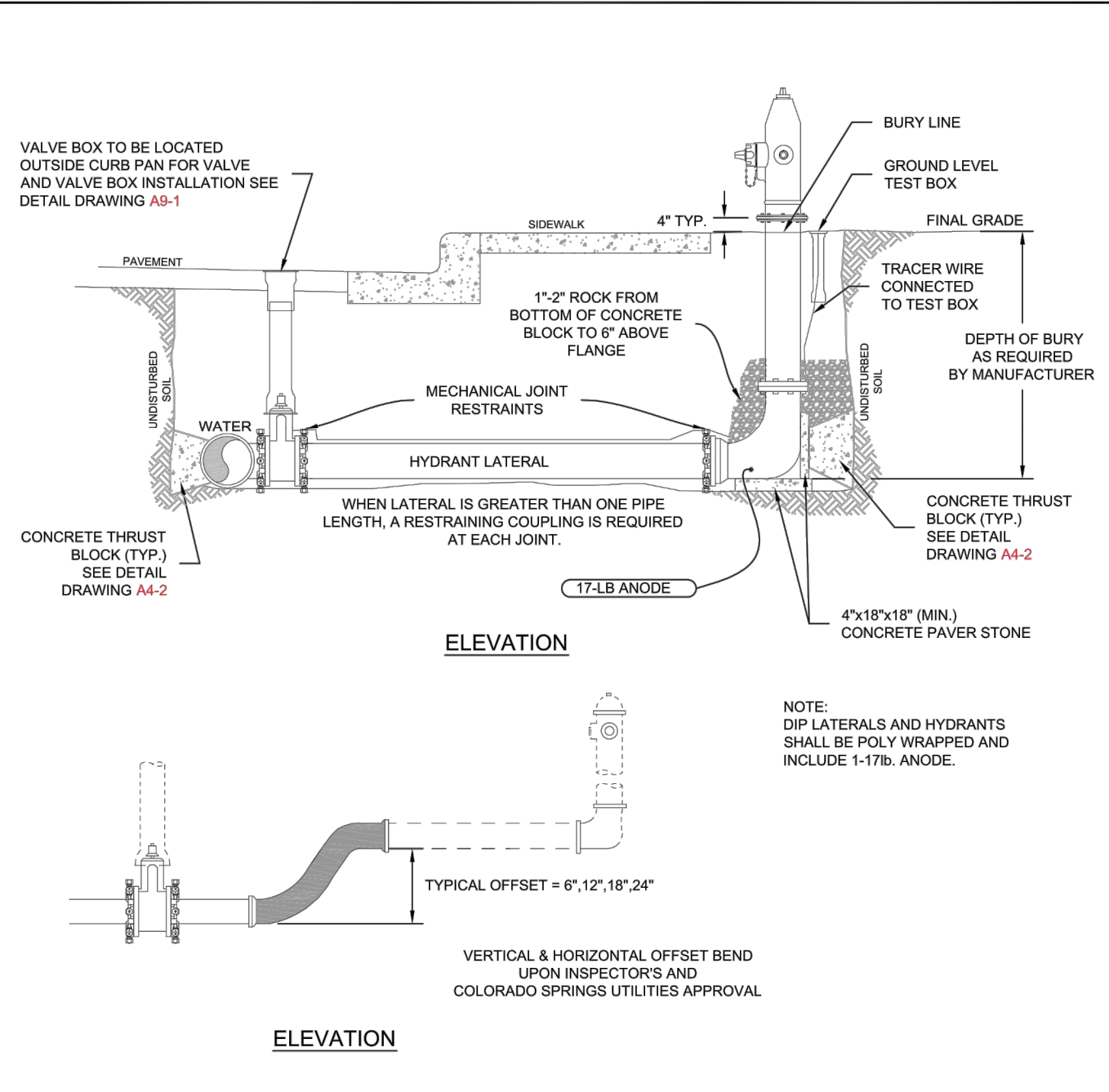
UNRESTRAINED BELL

BELL HARNESS RESTRAINTS (TYP.)

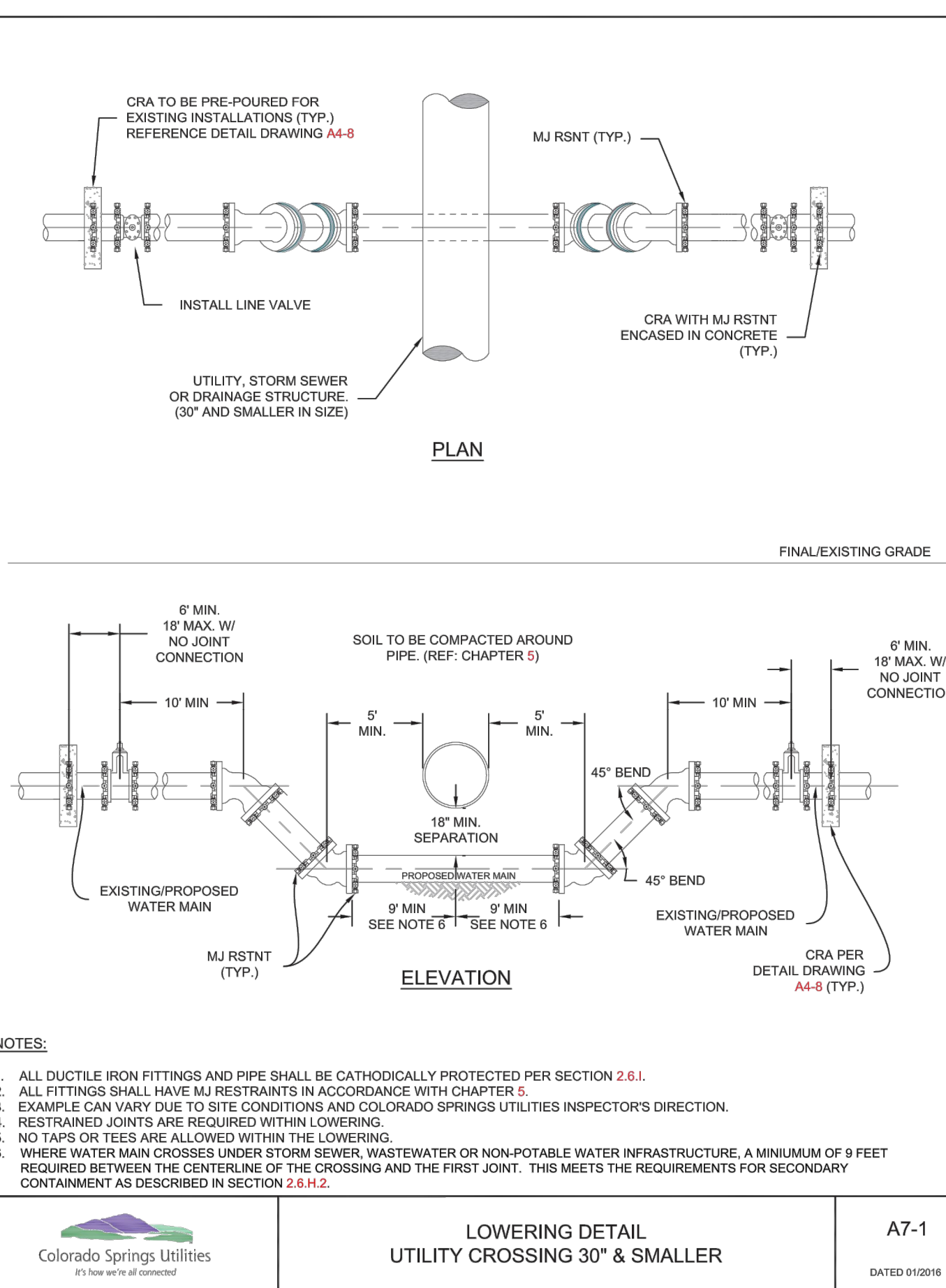
L

MECHANICAL JOINT BEND

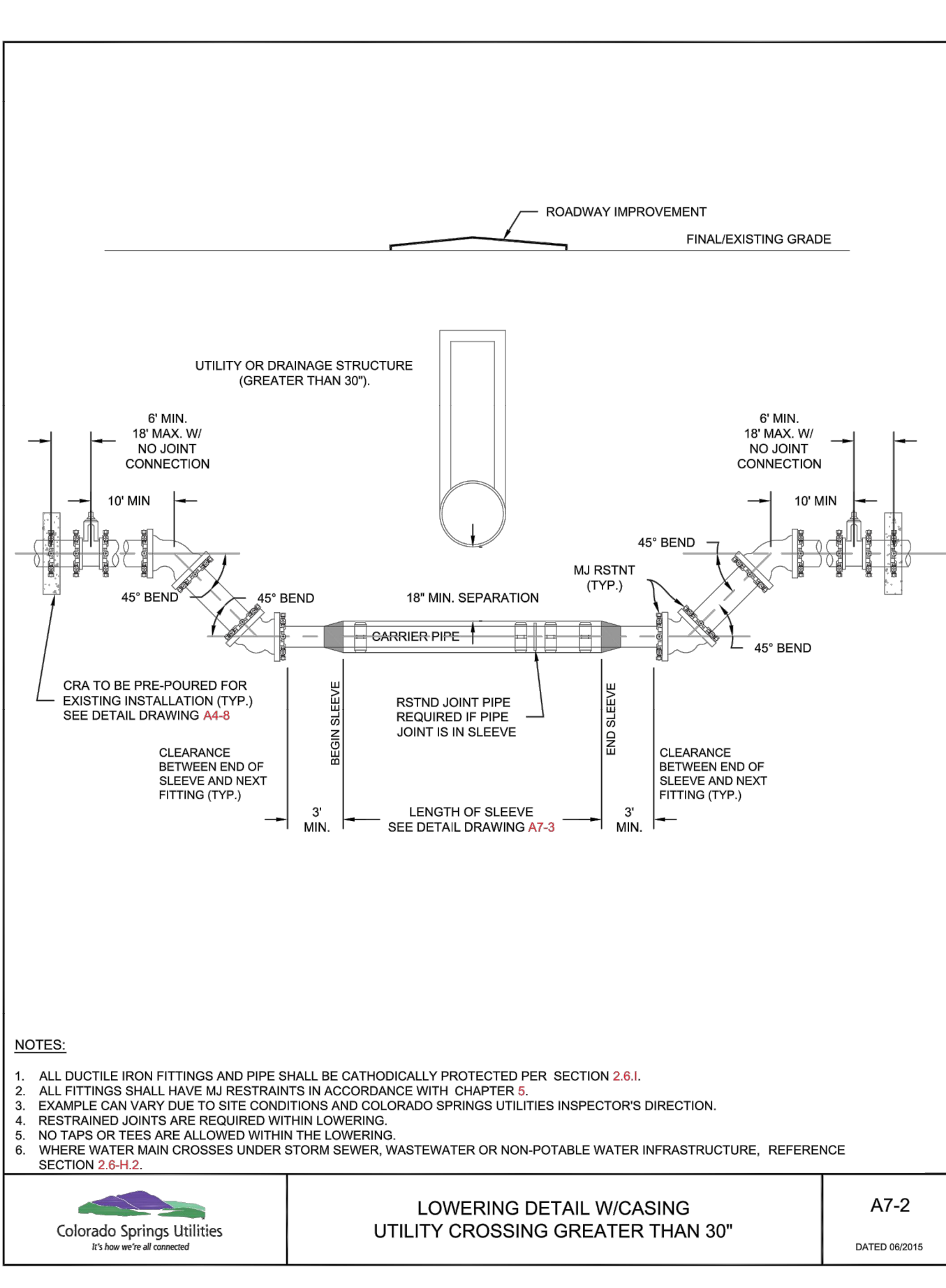
Colorado Springs Utilities	RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS	A4-4
		DATED 03/2014



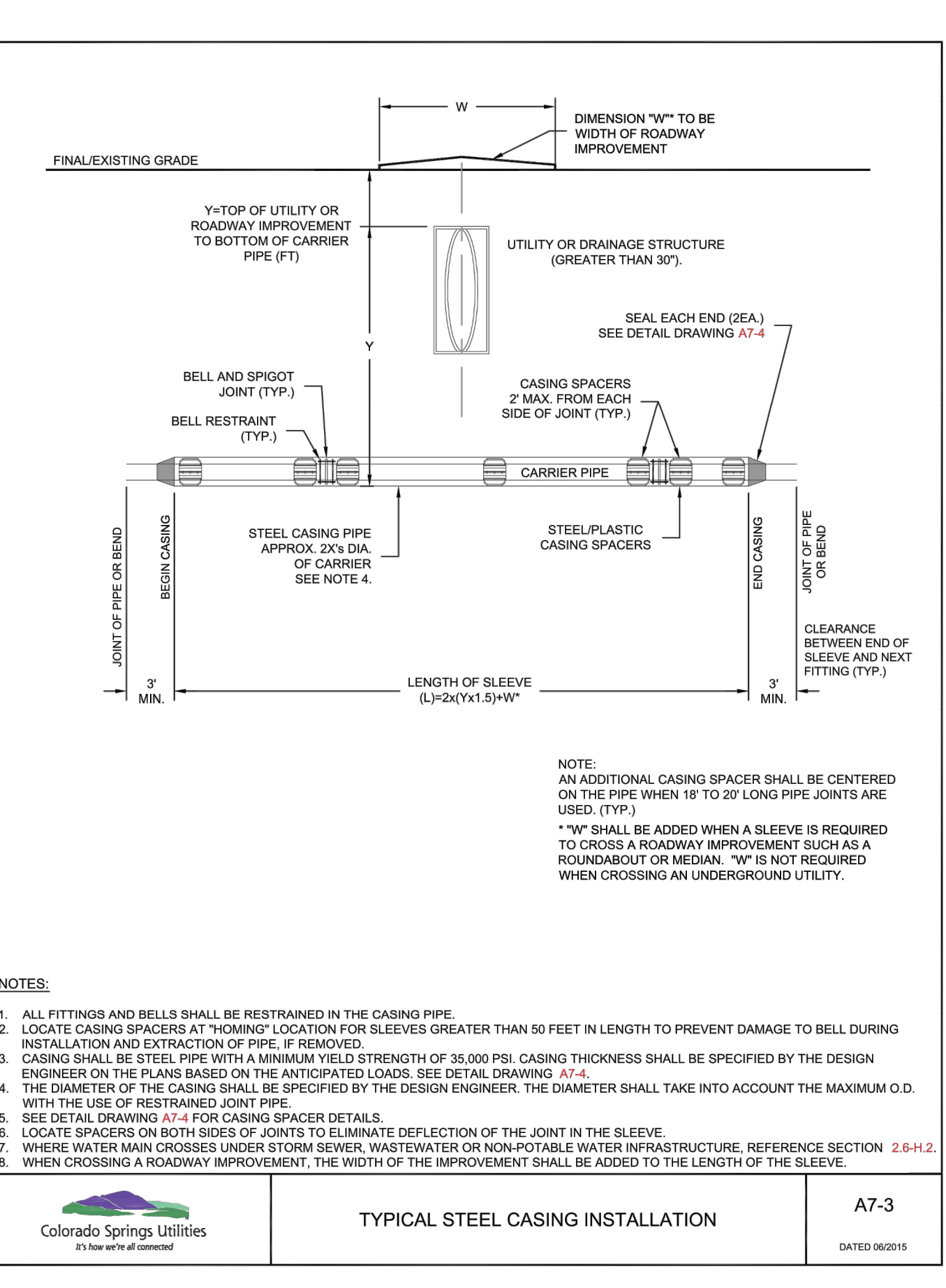
Colorado Springs Utilities	FIRE HYDRANT INSTALLATION	A5-3
		DATED 03/2014



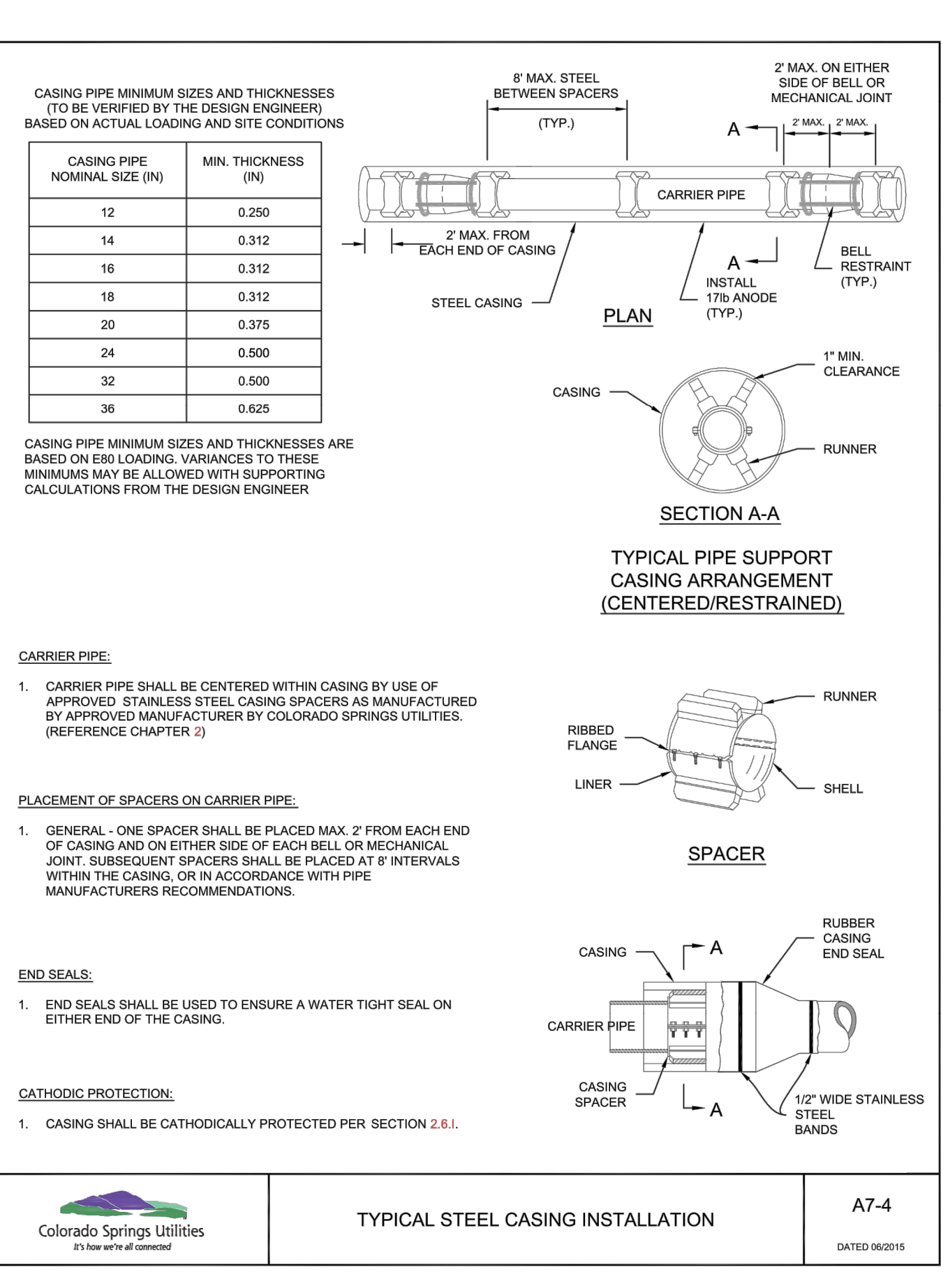
Colorado Springs Utilities	LOWERING DETAIL UTILITY CROSSING 30" & SMALLER	A7-1
		DATED 01/2016



Colorado Springs Utilities	LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30"	A7-2
		DATED 06/2015



Colorado Springs Utilities	TYPICAL STEEL CASING INSTALLATION	A7-3
		DATED 06/2015

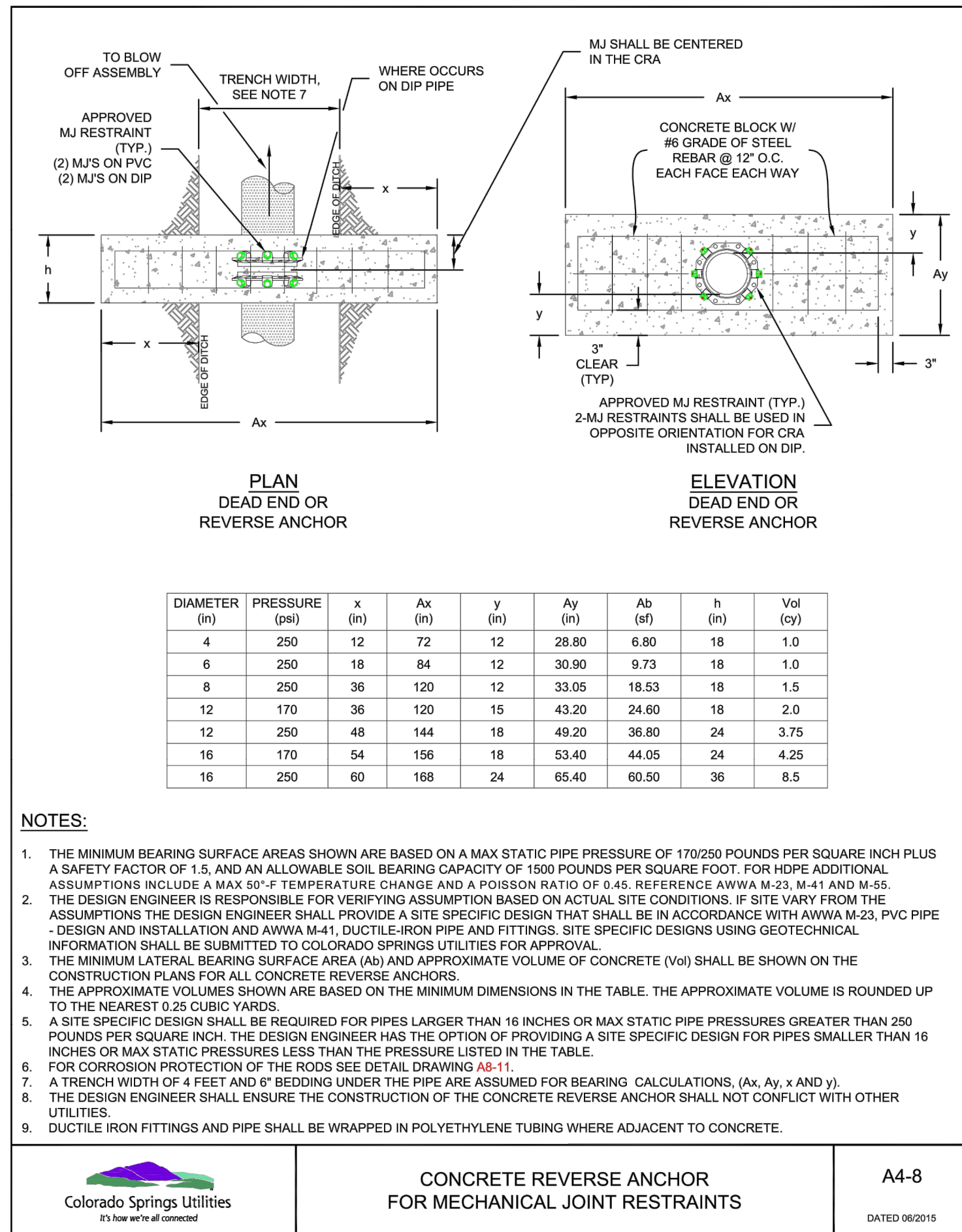
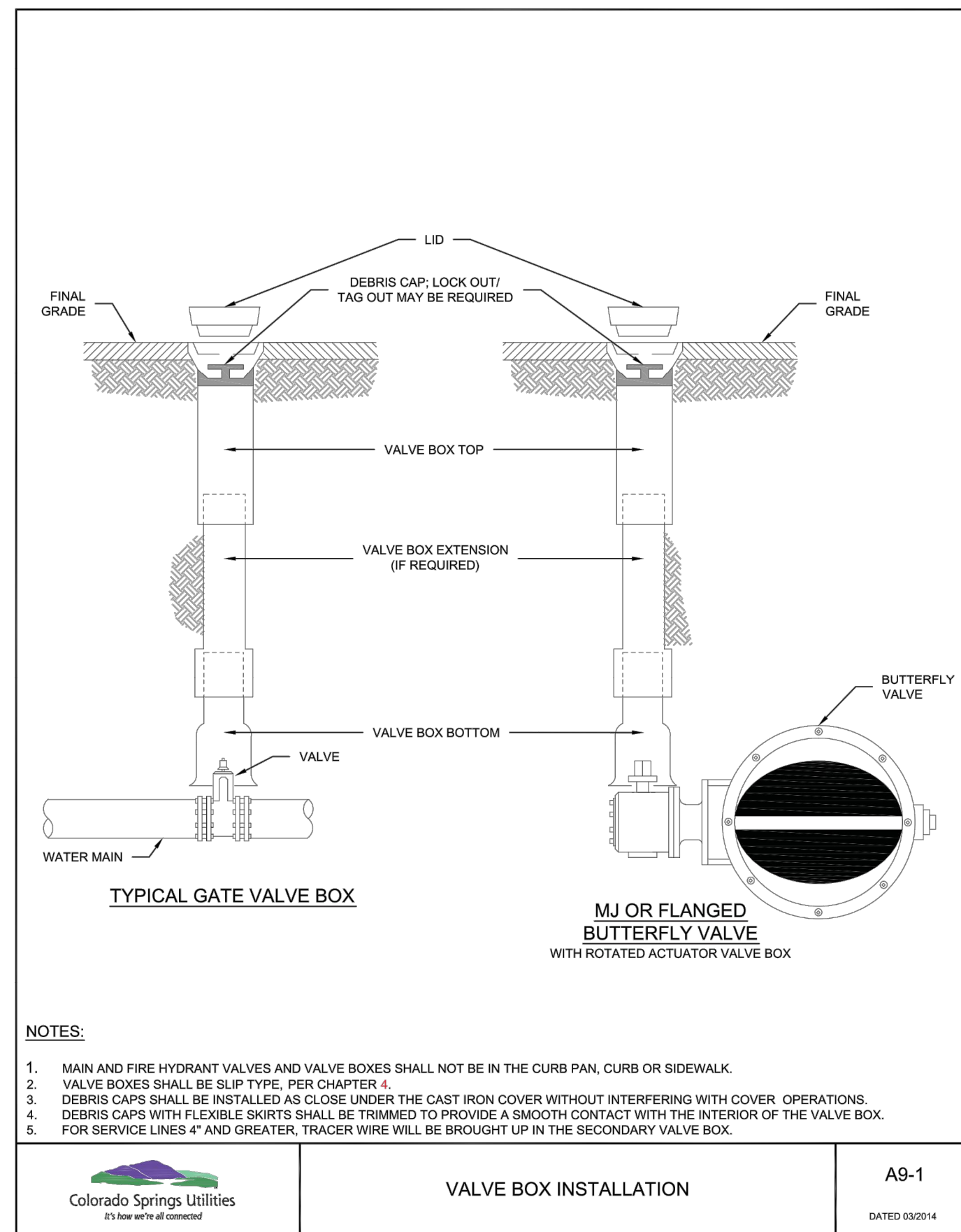
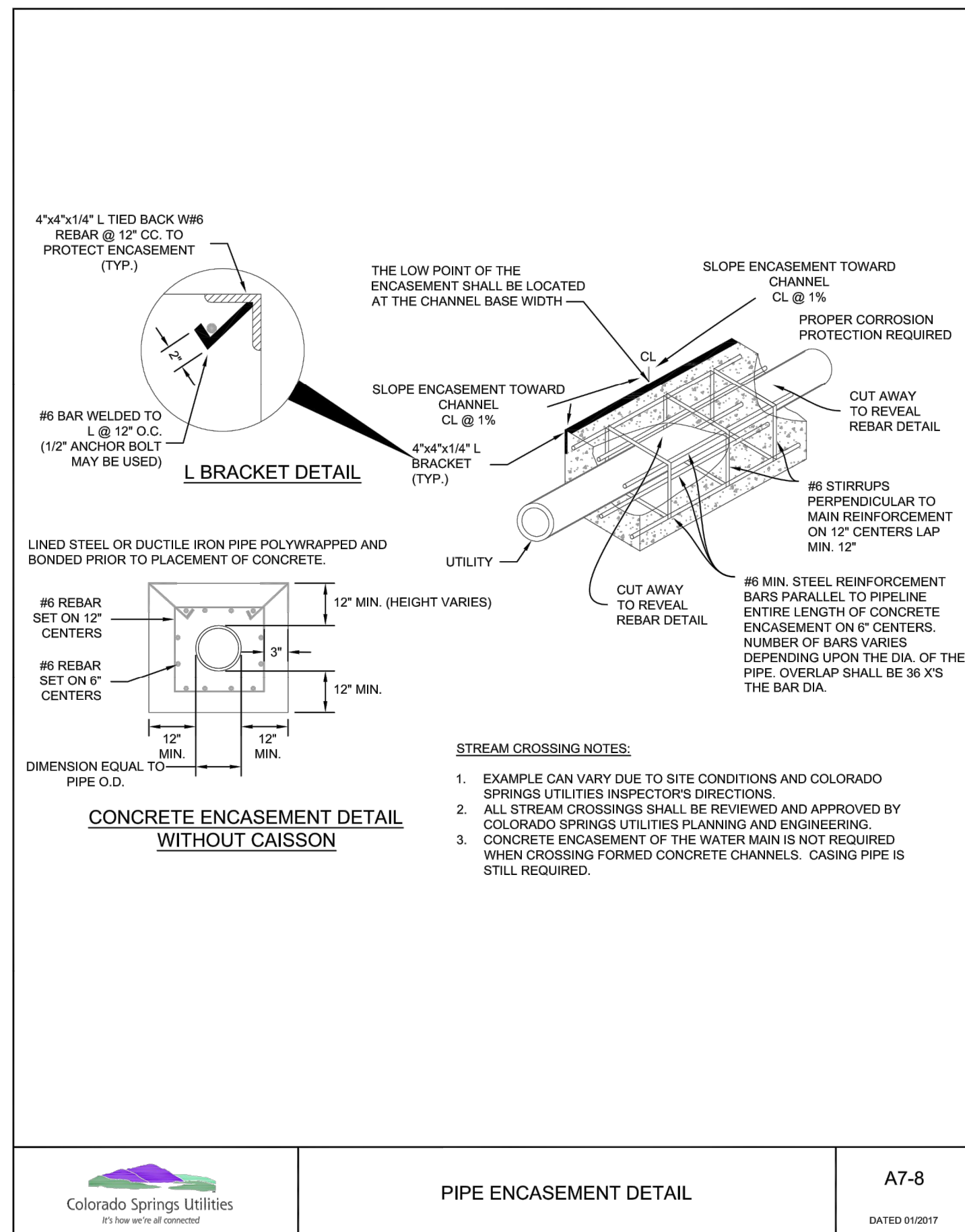
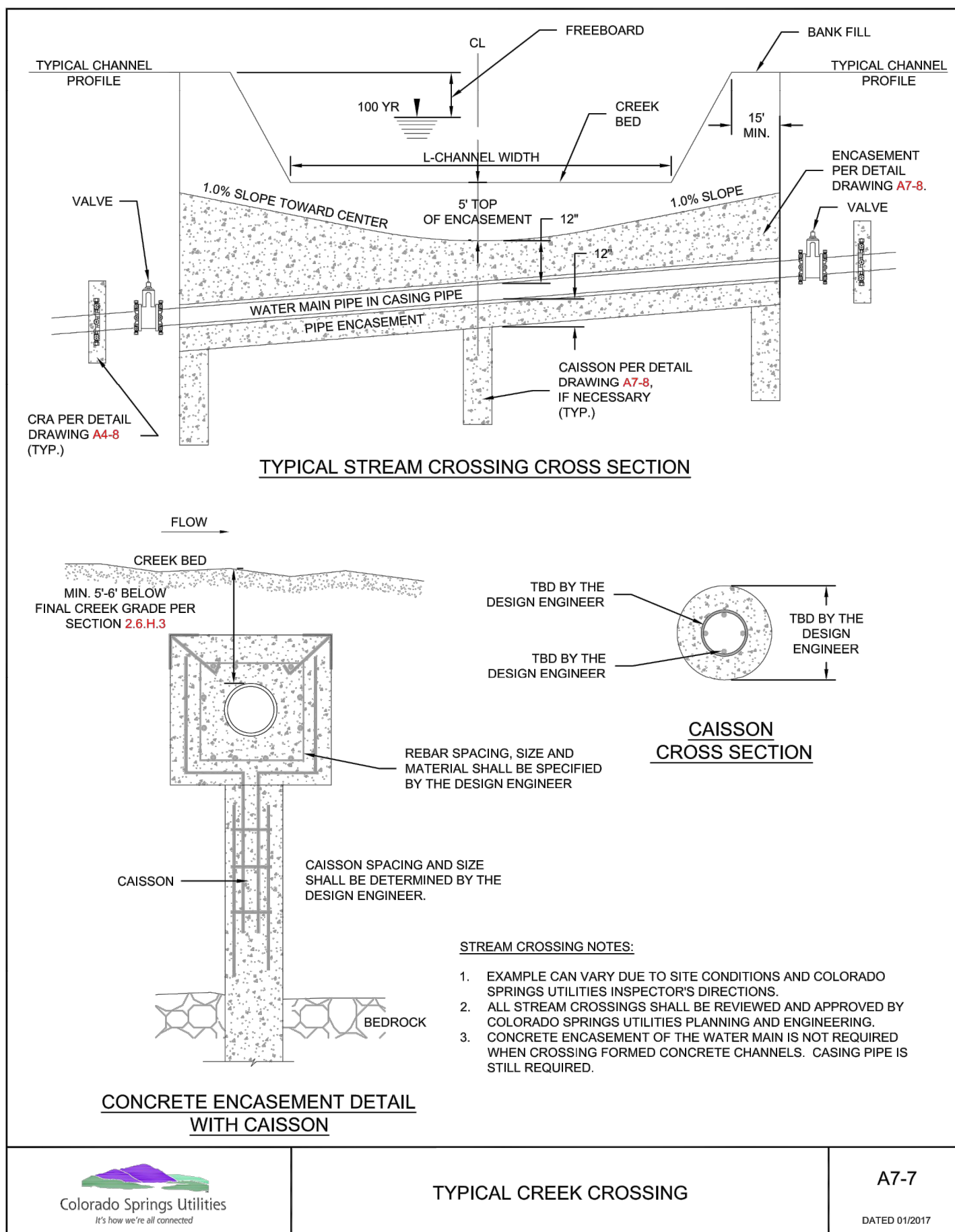


Colorado Springs Utilities	TYPICAL STEEL CASING INSTALLATION	A7-4
		DATED 06/2015

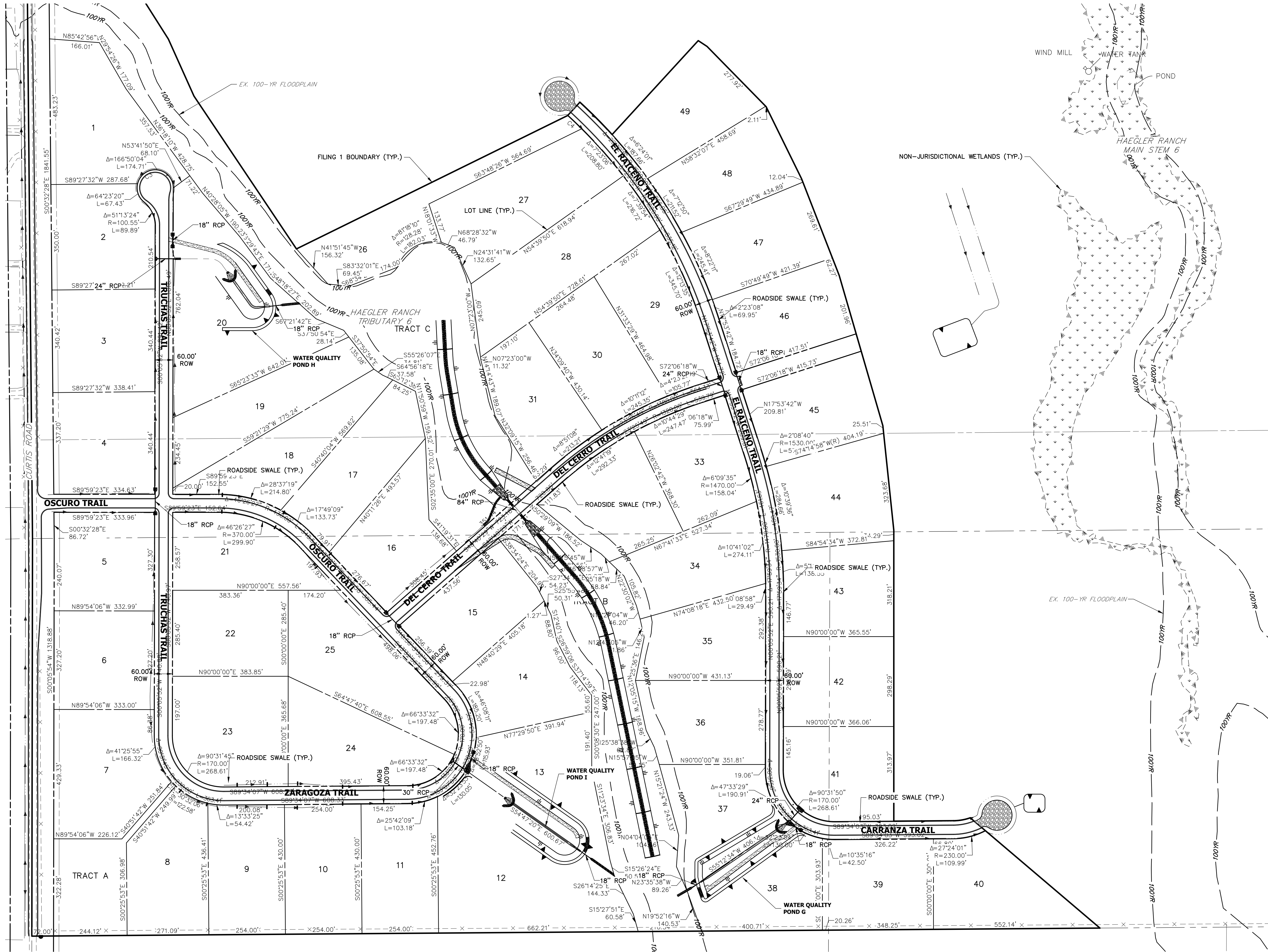


ENGINEER'S STATEMENT	
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT	
MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF JR ENGINEERING	DATE

SADDLEHORN RANCH – FILING 1										PREPARED FOR										UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSE DESCRIBED BY WRITTEN AUTHORIZATION.																																							
WATER DETAILS										No.										REVISION										BY										DATE																			
										H-SCALE										N/A																																							
										V-SCALE										N/A																																							
										DATE										01/10/20																																							
										DESIGNED BY										NQJ																																							
DRAWN BY										NQJ																																																	
CHECKED BY																																																											
SHEET 48 OF 50										J.R ENGINEERING A Western Company										ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS										CENTENNIAL 302-740-5933 • CONTRAST SPRINGS 709-593-2593 FORT COLLINS 970-491-5888 • www.jrengineering.com																													



X:\2610000\10251420\Drawings\Sheet\Drawings\Facilities Map.dwg, Facilities Map, 202009 8:09:39 AM, CS



Know what's below.
Call before you dig.

SADDLEHORN RANCH -
FILING 1
FACILITIES MAP

SHEET 1 OF 1

JOB NO. 2514202

No. REVISION

1"=150'

H-SCALE

V-SCALE

N/A

DATE

01/10/20

DESIGNED BY

NQJ

DRAWN BY

NQJ

BY

DATE

PREPARED FOR

ROI PROPERTY GROUP, LLC

2495 RIGDON STREET

NAPA, CALIFORNIA

(707) 365-6891

BRADY WILLIAMS

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