

# SADDLEHORN RANCH - FILING 1

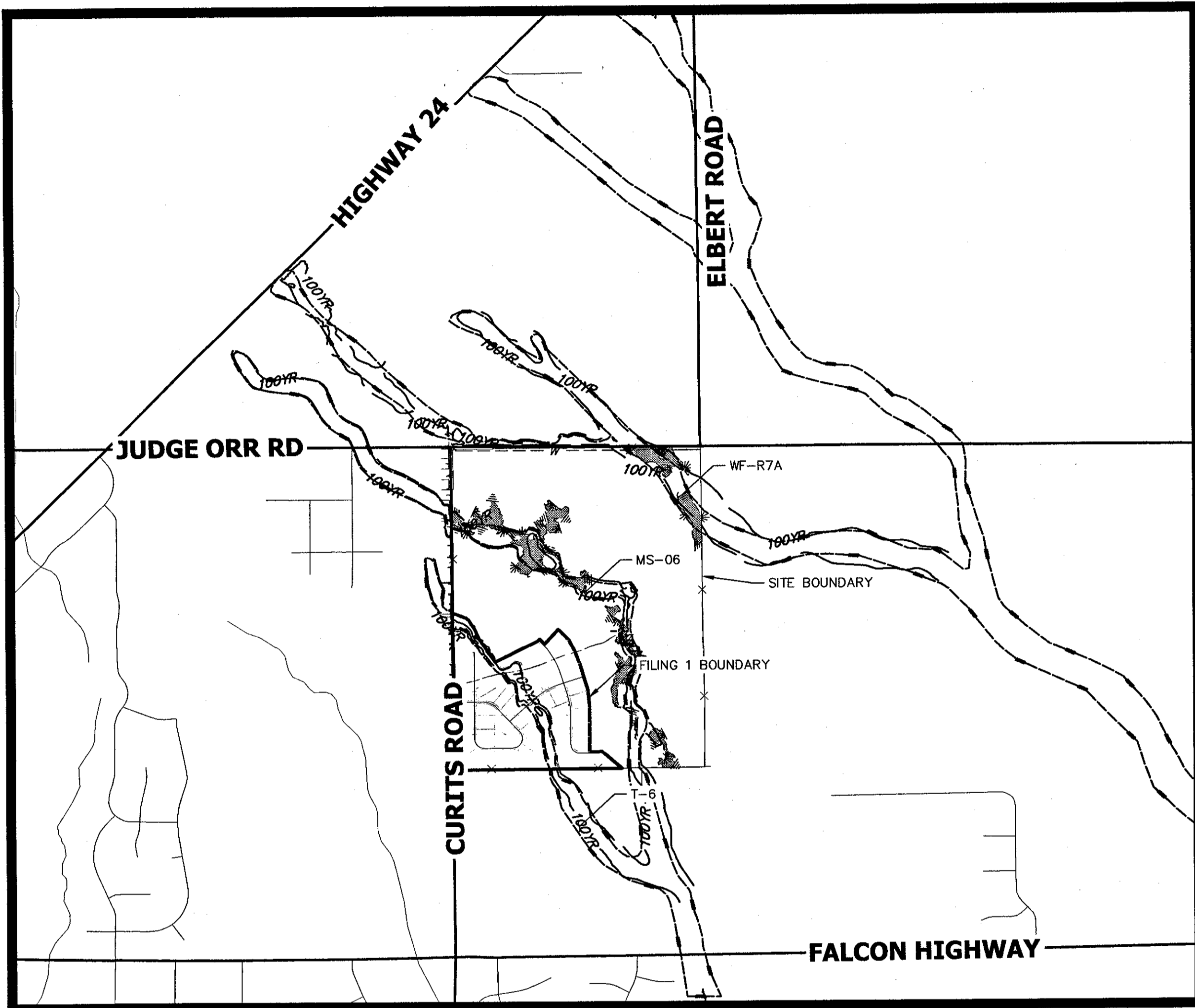
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, STATE OF COLORADO  
CONSTRUCTION DOCUMENTS



Know what's below.  
Call before you dig.

## ABBREVIATIONS

		YR	YEAR
AC	ACRE	INT	INTERSECTION
AD	ALGEBRAIC DIFFERENCE	INV	INVERT
AH	AHEAD	IRR	IRRIGATION
ARCH	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LB	POUND
ASSY	ASSEMBLY	LE	LANDSCAPE EASEMENT
AVE	AVENUE	LF	LINEAR FOOT
BB	BOX BASE	LN	LANE
BK	BACK	LOMR	LETTER OF MAP REVISION
BNDY	BOUNDARY	LP	LOW POINT
BOP	BOTTOM OF PIPE	LS	LUMP SUM
BOV	BLOW OFF VALVE	LT	LEFT
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BLVD	BOULEVARD	M/D	MOISTURE DENSITY
BW	BOTTOM OF WALL	MDDP	MASTER DEVELOPMENT
C&G	CURB & GUTTER	MD	MASTER DEVELOPMENT
CATV	CABLE TELEVISION	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
CBC	CONCRETE BOX CULVERT	MP	MID POINT CURVE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	MS	MOUNTABLE SIDEWALK
CDS	CUL-DE-SAC	N	NORTH
CF	CUBIC FOOT	NRCP	NON-REINFORCED CONCRETE PIPE
CFS	CUBIC FEET PER SECOND	ODP	OFFICIAL DEVELOPMENT PLAN
CL	CENTER LINE	OHE	OVERHEAD ELECTRIC
CLOMR	CONDITIONAL LETTER OF MAP REVISION	OJU	OVERHEAD UTILITY
CLR	CLEAR	PC	POINT OF CURVATURE
CMF	CORRUGATED METAL PIPE	PCC	POINT OF COMPOUND CURVATURE
CO	CITY OF COLORADO SPRINGS	PCR	POINT OF CURB RETURN
COCS	CONCRETE	PE	PROFESSIONAL ENGINEER
CONC	CONCRETE	PI	POINT OF INTERSECTION
CR	CIRCLE	PKWY	PARKWAY
CSP	CORRUGATED STEEL PIPE	PL	PROPERTY LINE
CSU	COLORADO SPRINGS UTILITIES	PR	PROPOSED
CT	COURT	PRC	POINT OF REVERSE CURVATURE
CTRB	CONCRETE THRUST REDUCER	PT	POINT OF TANGENCY
CY	CUBIC YARD	PV	PLUG VALVE
DBPS	DRAINAGE BASIN PLANNING STUDY	PVC	POLYVINYL CHLORIDE
DE	DRAINAGE EASEMENT	R	RADIUS
DIA	DIAMETER	RCBC	REINFORCED CONCRETE BOX CULVERT
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DR	DRIVE	RD	ROAD
DRC	DESIGN REVIEW COMMITTEE	ROW	RIGHT OF WAY
DU	DWELLING UNITS	RT	RIGHT
DY	DAY	S	SOUTH
E	EAST	STE	STEEL
EA	EACH	SAN	SANITARY SEWER
EGL	ENERGY GRADE LINE	SF	SQUARE FOOT
EL	ELEVATION	ST	STREET
ELEC	ELECTRIC	STA	STATION
EOA	EDGE OF ASPHALT	STM	STORM SEWER
EPC	EL PASO COUNTY	SY	SQUARE YARD
ERCP	ELLIPTICAL RCP	SY-IN	SQUARE YARD INCH
ESMT	EASEMENT	TB	THRUST BLOCK
EST	ESTIMATE	TBC	TOP BACK OF CURB
EX	EXISTING	TBW	TOP BACK OF WALK
FDP	FINAL DEVELOPMENT PLAN	TEL	TELEPHONE
FDR	FINAL DRAINAGE REPORT	TN	TON
FES	FLARED END SECTION	TOA	TOP OF ASPHALT
FF	FINISHED FLOOR ELEVATION	TOB	TOP OF BOX
FG	FINISHED GRADE	TOC	TOP OF CURB OR CONCRETE
FH	FIRE HYDRANT	TOF	TOP OF FOUNDATION
FL	FLOWLINE	TOP	TOP OF PIPE
FIL	FILING	TW	TOP OF WALL
FO	FIBER OPTIC CABLE	TYP	TYPICAL
GB	GRADE BREAK	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GE	GAS EASEMENT	UE	UTILITY EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	U&DE	UTILITY & DRAINAGE EASEMENT
GL	GAS LINE	UGE	UNDERGROUND ELECTRIC
GPS	GLOBAL POSITIONING SYSTEM	VCP	VITRIFIED CLAY PIPE
GV	GATE VALVE	VPC	VERTICAL POINT OF CURVATURE
HBP	HOT BITUMINOUS PAVEMENT	VPI	VERTICAL POINT OF INTERSECTION
HC	HANDICAP	VPT	VERTICAL POINT OF TANGENCY
HDC	HIGH DEFLECTION COUPLING	VTC	VEHICLE TRACKING CONTROL
HDP	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
6-18	- STREET IMPROVEMENT PLAN AND PROFILE
19-20	- SIGNAGE PLAN
21	- OVERALL UTILITY & SERVICE PLAN
22-32	- WATER DISTRIBUTION PLAN
33	- OVERALL FIRE HYDRANT PLAN
34	- STORM SEWER PLAN AND PROFILE
35-36	- CHANNEL IMPROVEMENT PLANS
37-39	- POND H GRADING PLAN
40	- POND H OUTLET STRUCTURE DETAILS
41-43	- POND I GRADING PLAN
44	- POND I OUTLET STRUCTURE DETAILS
45-47	- POND G GRADING PLAN
48	- POND G OUTLET STRUCTURE DETAILS
49-51	- 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 RANCH METRO DISTRICT

## BENCHMARK:

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

## BASIS OF BEARINGS:

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

## EL PASO COUNTY STATEMENT

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

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

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

JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

## ENGINEER'S STATEMENT

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

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

FOR AND ON BEHALF OF JR ENGINEERING

## OWNER/DEVELOPER STATEMENT

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

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

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

## DISTRICT APPROVALS

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

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

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

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

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

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



NO.	REVISION	BY	DATE
1	1"=2000'	N/A	7/15/20
2	V-SCALE	DATE	DESIGNED BY
3	DATE	DESIGNED BY	DRAWN BY
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51	DATE	DESIGNED BY	CHECKED BY

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

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

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

No.	REVISION	BY	DATE

SADDLEHORN RANCH -- FILING 1
STANDARD NOTES

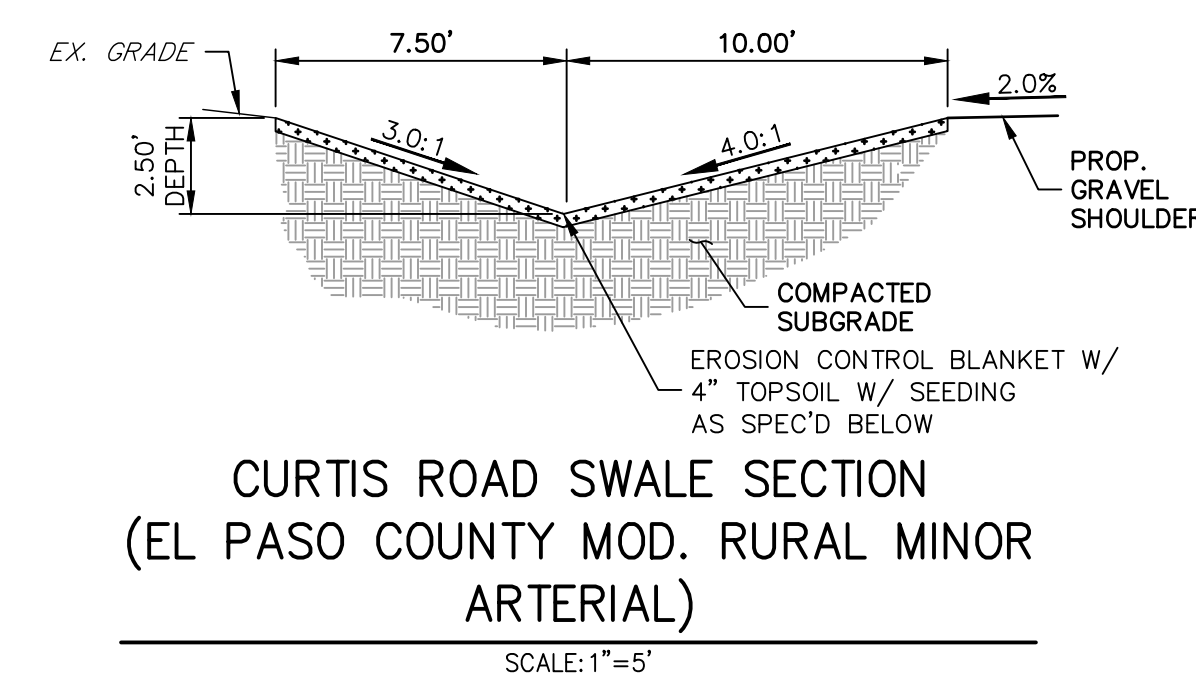
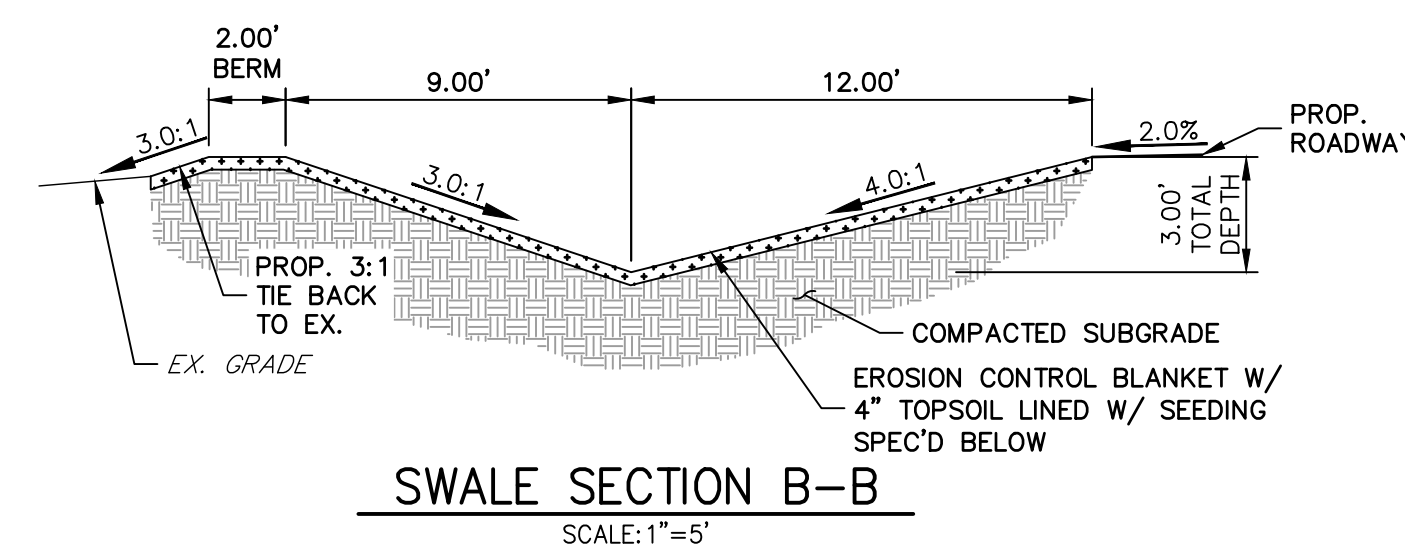
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FOR AND ON BEHALF OF JR ENGINEERING, LLC

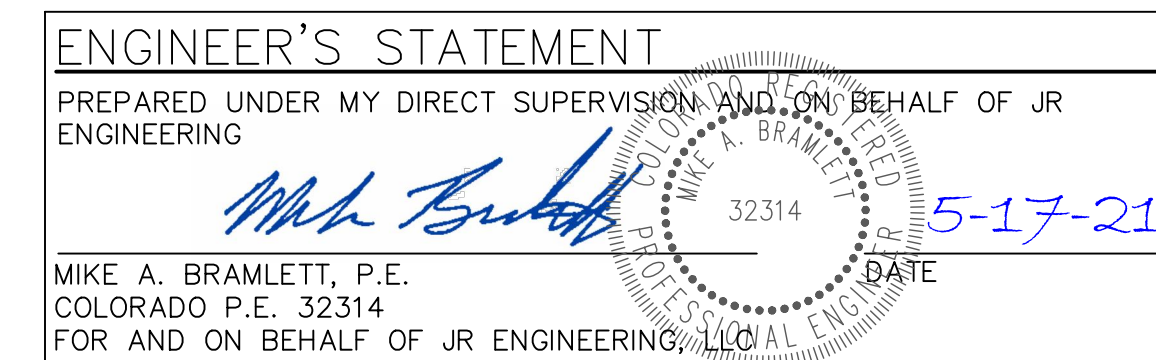


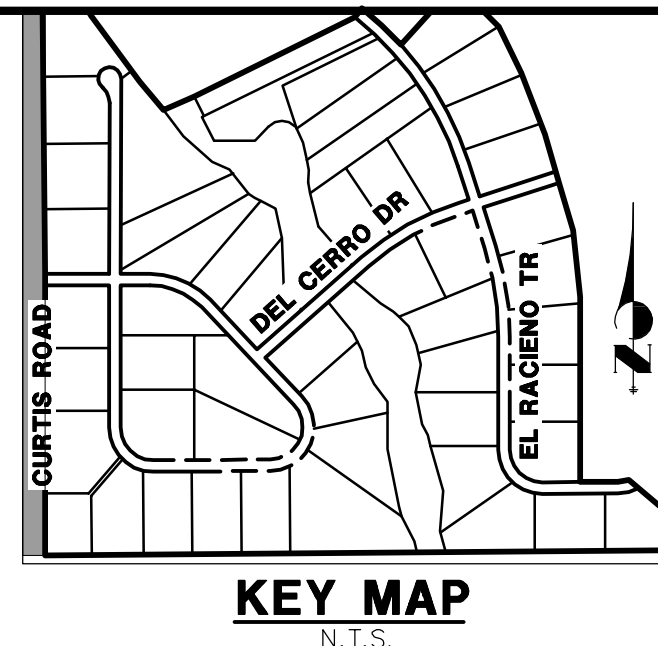


1. SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS, IN AREAS WHERE:  
 3.1' TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH. SWALE TO BE CUT DEEPER SUCH THAT 3.0' DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
2. SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER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




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



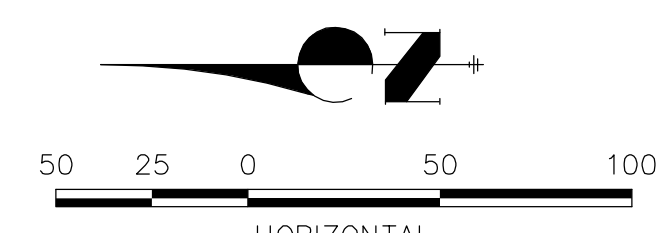


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BRADY WILLIAMS  
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 **J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9300 • Colorado Springs 719-593-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



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

### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Mike Bramlett*

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

FOR AND ON BEHALF OF JR ENGINEERING

32314

11/30/20

DATE

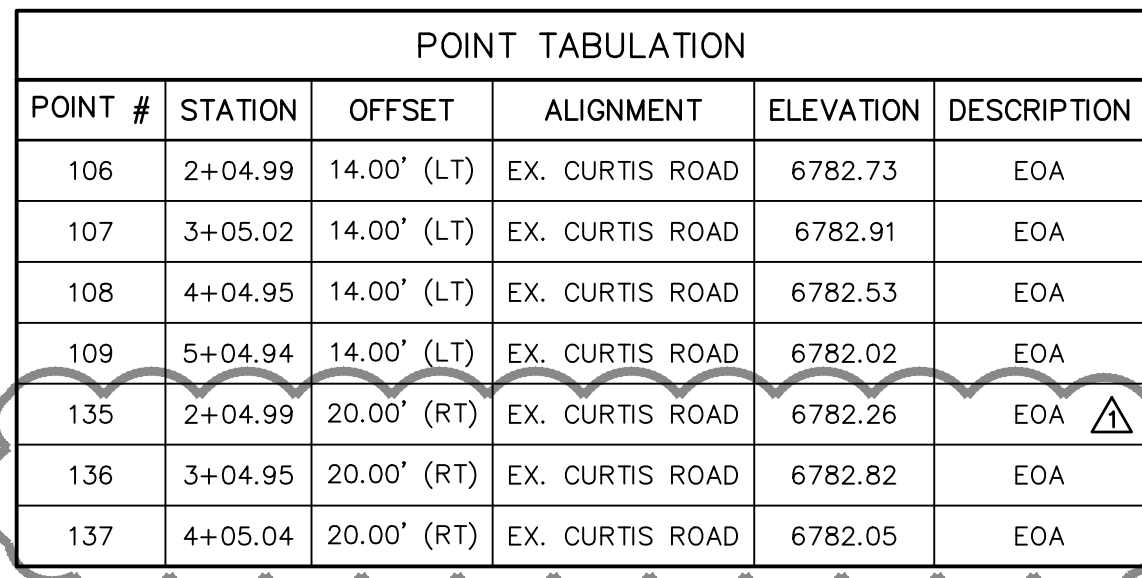
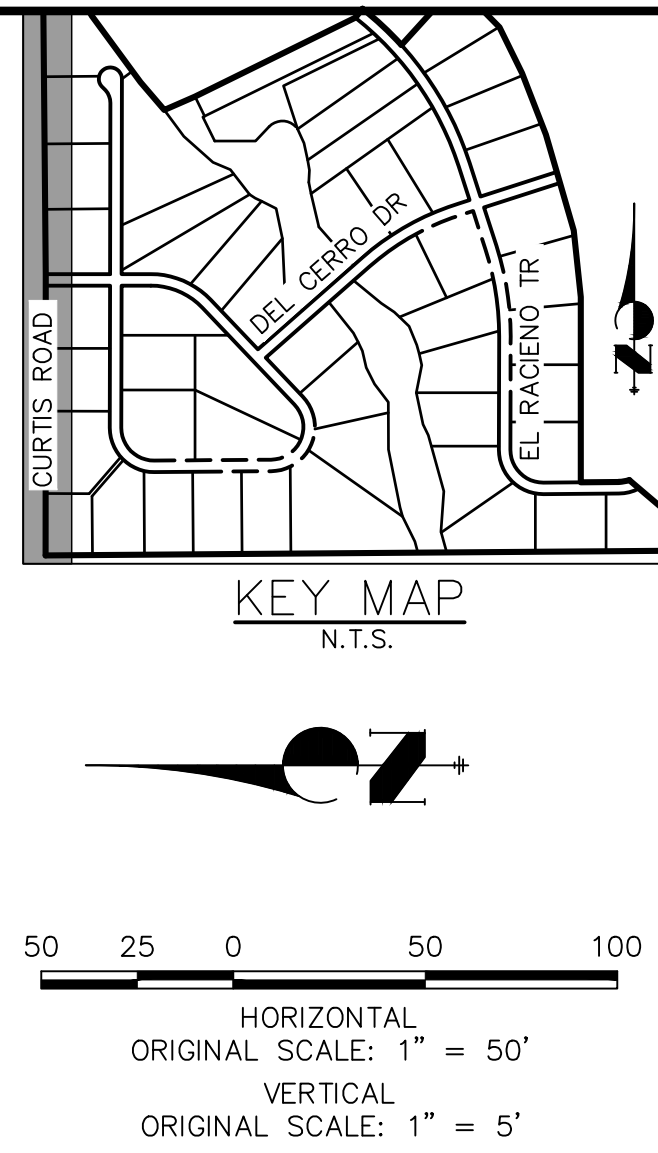
PROFESSIONAL ENGINEER




SADDLEHORN RANCH –  
FILING 1


CURTIS ROAD DEMOLITION  
PLAN

SHEET	5	OF	51
JOB NO.	2514202		

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POINT TABULATION						
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
138	5+05.06	20.00' (RT)	EX. CURTIS ROAD	6781.09	EOA 	
166	1+04.98	10.79' (RT)	EX. CURTIS ROAD	6781.28	TIE INTO EX.±/BEGIN TAPER	
167	1+34.96	20.00' (RT)	EX. CURTIS ROAD	6781.41	PI/END TAPER 	
168	1+05.02	12.21' (LT)	EX. CURTIS ROAD	6781.61	TIE INTO EX.±/BEGIN TAPER	
169	1+15.03	14.00' (LT)	EX. CURTIS ROAD	6781.74	PI/END TAPER	
173	16+05.00	20.00' (RT)	EX. CURTIS ROAD	6776.49	EOA 	

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
110	6+05.11	14.00' (LT)	EX. CURTIS ROAD	6781.79	EOA
111	7+04.99	14.00' (LT)	EX. CURTIS ROAD	6781.63	EOA
112	8+05.03	14.00' (LT)	EX. CURTIS ROAD	6781.91	EOA
113	9+04.96	14.00' (LT)	EX. CURTIS ROAD	6781.57	EOA
114	10+04.95	14.00' (LT)	EX. CURTIS ROAD	6781.26	EOA
115	11+04.98	14.00' (LT)	EX. CURTIS ROAD	6780.91	EOA
116	12+05.01	14.00' (LT)	EX. CURTIS ROAD	6780.18	EOA
117	13+05.06	14.00' (LT)	EX. CURTIS ROAD	6779.99	EOA
118	14+05.10	14.00' (LT)	EX. CURTIS ROAD	6779.03	EOA
119	15+05.05	14.00' (LT)	EX. CURTIS ROAD	6778.00	EOA
120	16+05.11	14.00' (LT)	EX. CURTIS ROAD	6777.42	EOA
121	17+05.16	14.00' (LT)	EX. CURTIS ROAD	6776.17	EOA
122	18+05.14	14.00' (LT)	EX. CURTIS ROAD	6775.21	EOA
123	19+05.11	14.00' (LT)	EX. CURTIS ROAD	6773.66	EOA
124	20+05.18	14.00' (LT)	EX. CURTIS ROAD	6772.15	EOA
125	21+05.17	14.00' (LT)	EX. CURTIS ROAD	6770.58	EOA
126	22+05.20	14.00' (LT)	EX. CURTIS ROAD	6769.16	EOA
127	23+05.22	14.00' (LT)	EX. CURTIS ROAD	6767.91	EOA
128	23+95.69	14.00' (LT)	EX. CURTIS ROAD	6767.16	EOA
129	25+05.11	14.00' (LT)	EX. CURTIS ROAD	6766.19	EOA
130	26+05.18	14.00' (LT)	EX. CURTIS ROAD	6766.42	EOA
131	27+05.17	14.00' (LT)	EX. CURTIS ROAD	6766.91	EOA
132	28+05.18	14.00' (LT)	EX. CURTIS ROAD	6764.46	EOA
133	29+05.22	14.00' (LT)	EX. CURTIS ROAD	6760.88	EOA
134	30+05.15	14.00' (LT)	EX. CURTIS ROAD	6757.88	EOA
139	6+04.82	20.00' (RT)	EX. CURTIS ROAD	6780.91	EOA 

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



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

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

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

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

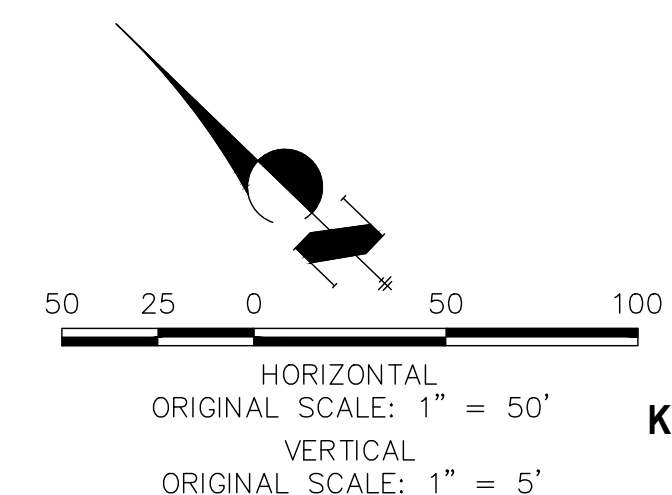
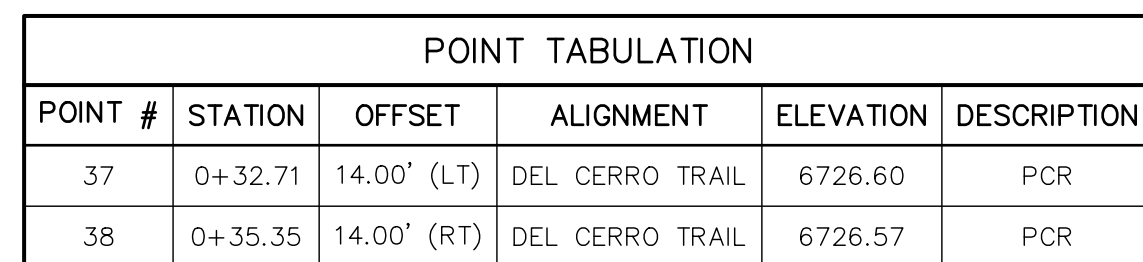
**J·R ENGINEERING**  
A Westrian Company

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

SADDLEHORN RANCH – FILING 1		H-SCALE 1"=50'	1"=50'	NO. REVISION	BY	DATE
CURTIS ROAD – GRADING PLAN		V-SCALE 1"=5'	1"=5'	1	AM	5/17/21
		DATE 7/15/20				
		DESIGNED BY NQJ				
		DRAWN BY NQJ				
		CHECKED BY				







PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Mike Bramlett*

32314 1/30/20

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

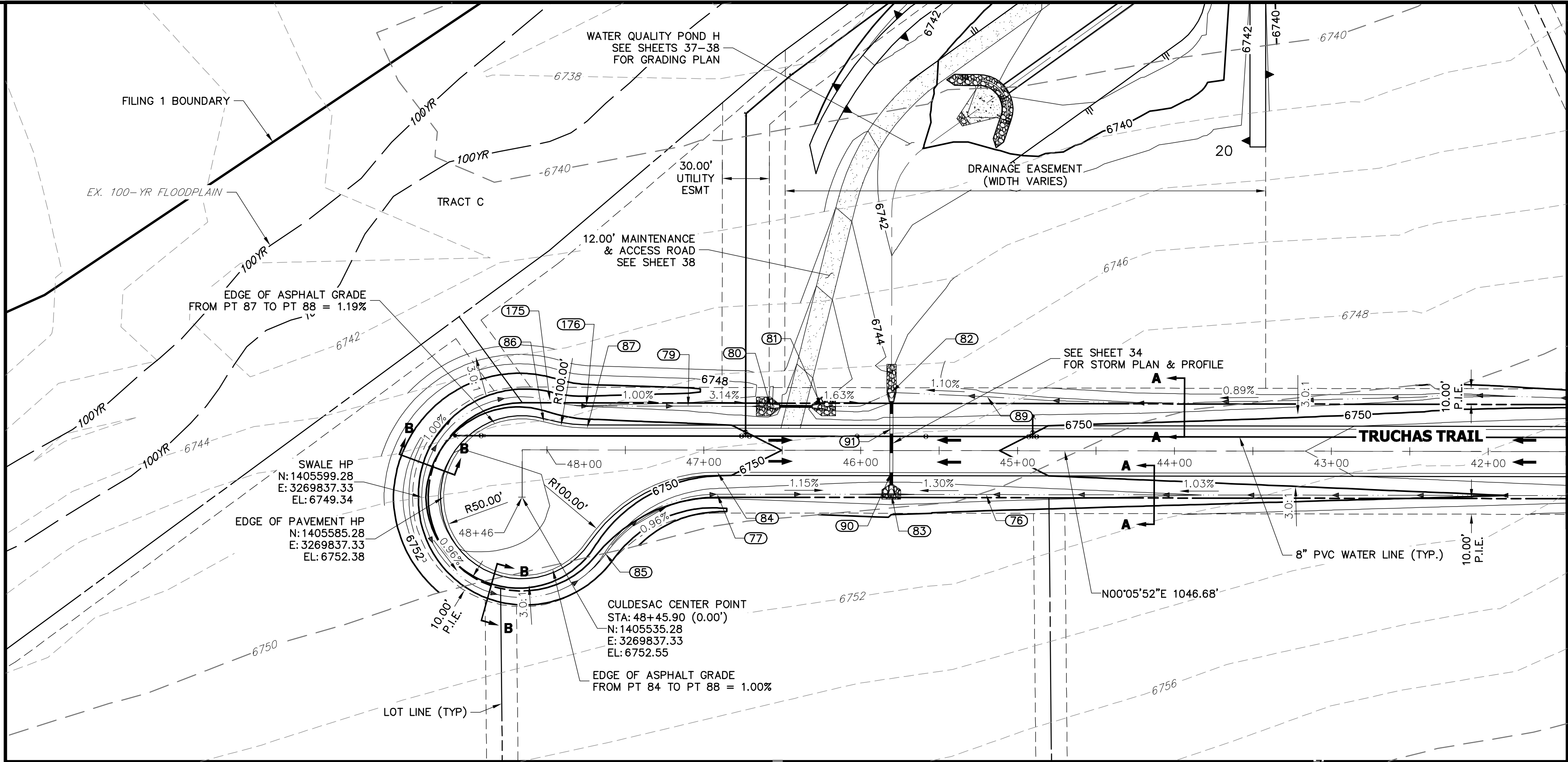
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OSCURO TRAIL (CONT.) &  
ZARAGOZA TRAIL - PLAN  
AND PROFILE

SHEET	9	OF	51
JOB NO.	2514202		



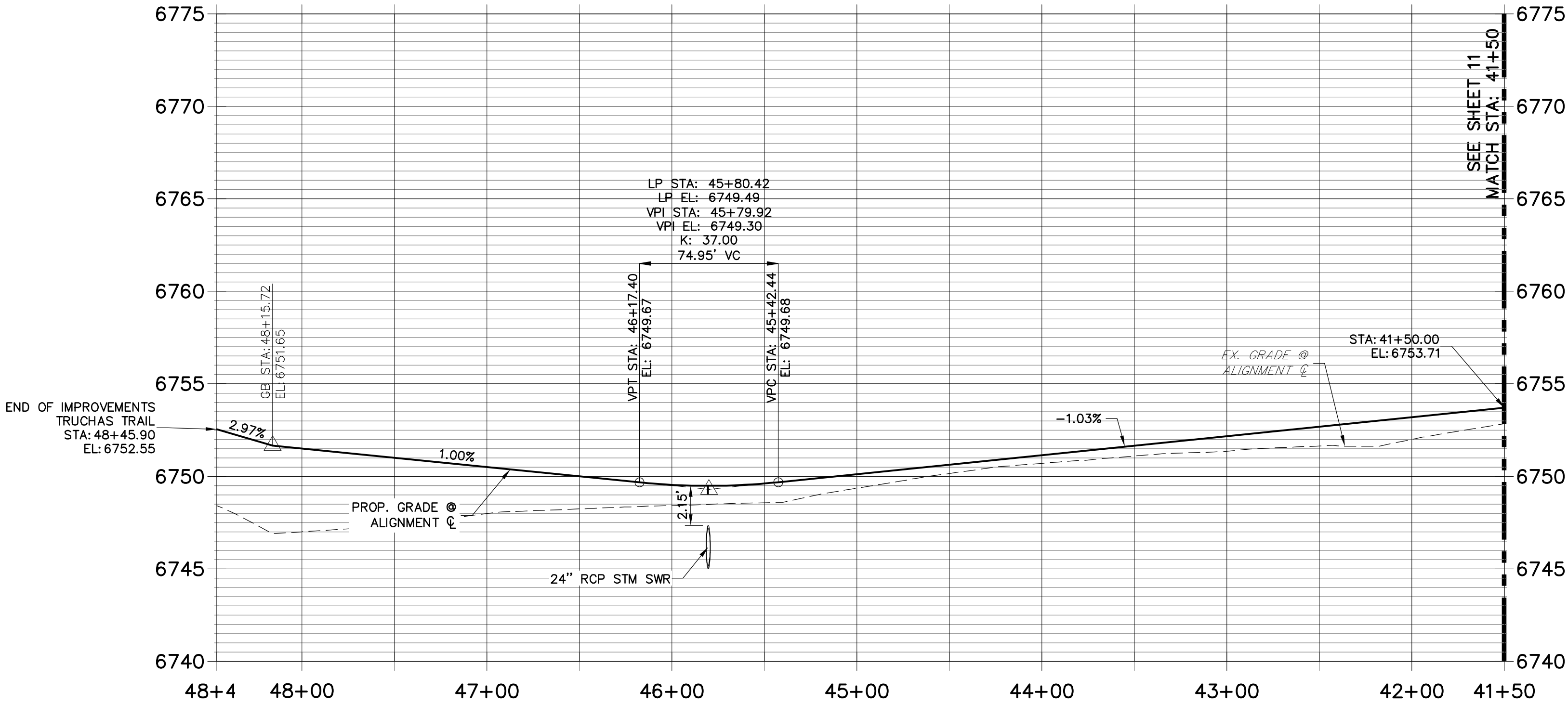




SEE SHEET 11  
MATCH STA: 41+50

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

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



STREET IMPROVEMENT NOTES

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



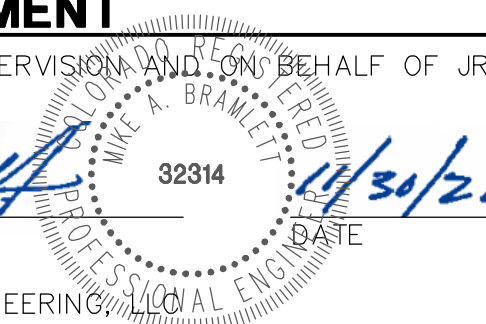
HORIZONTAL  
ORIGINAL SCALE: 1" = 50'  
VERTICAL  
ORIGINAL SCALE: 1" = 5'



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

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

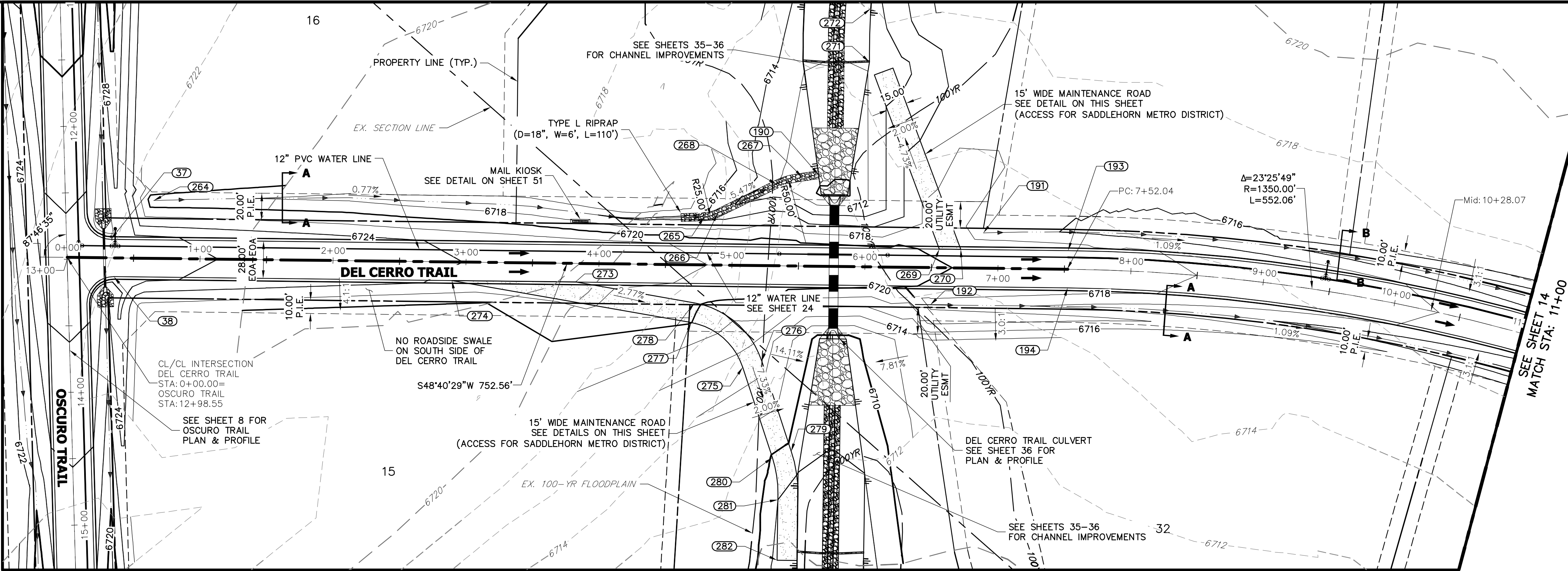
JR ENGINEERING  
A Westman Company  
  
Central 303-740-9883 • Colorado Springs 719-593-2593  
Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/07/20	NQJ	NQJ	

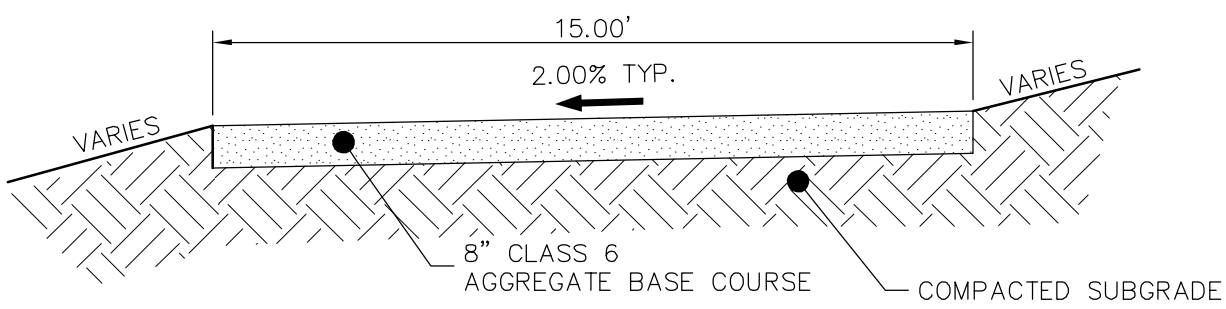
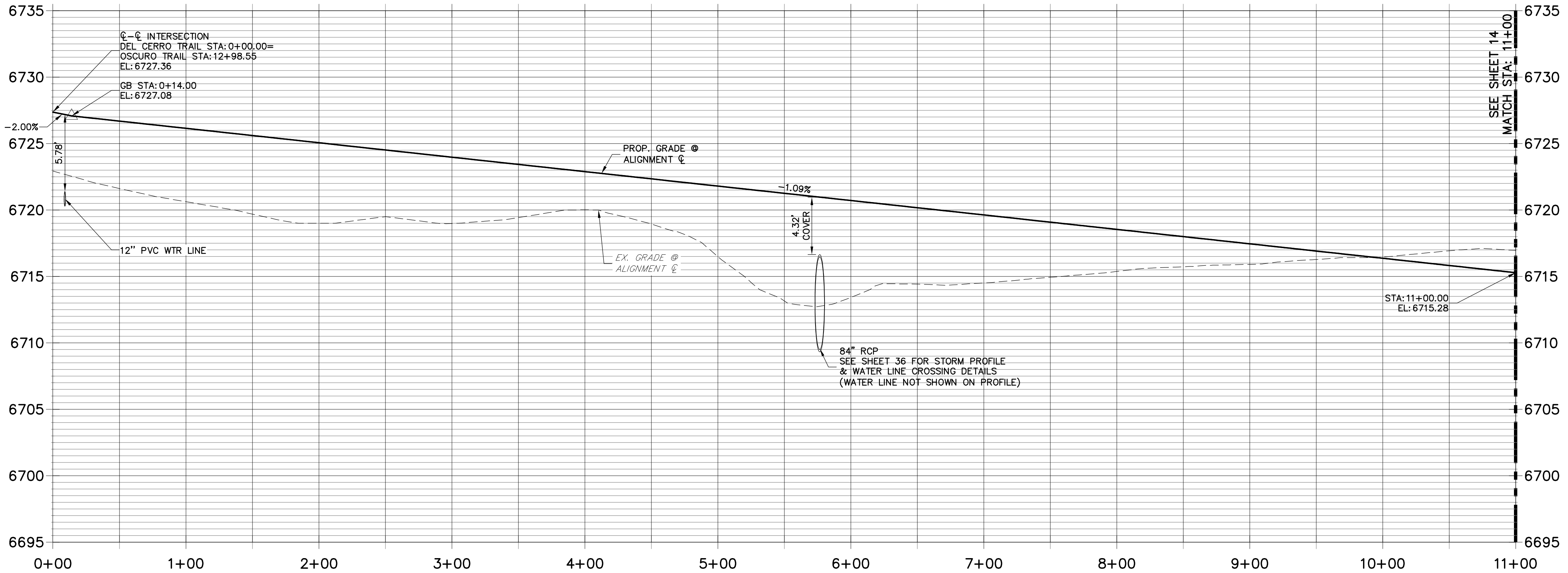
SADDLEHORN RANCH -  
FILING 1

TRUCHAS TRAIL (CONT.)

SHEET 12 OF 51  
JOB NO. 2514202



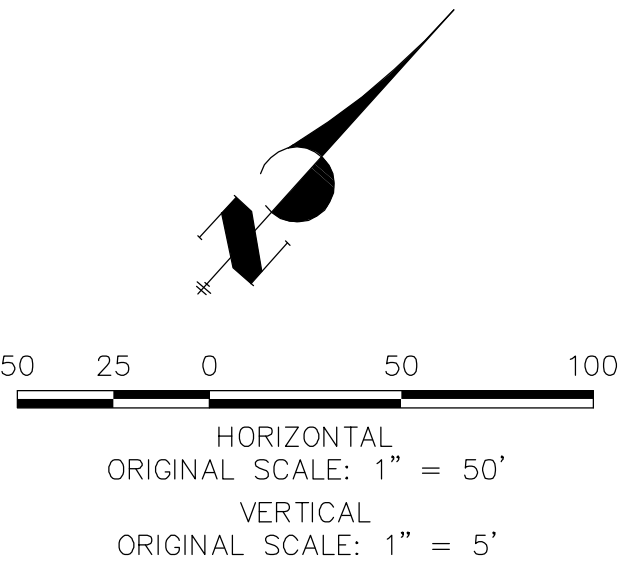
DEL CERRO TRAIL PROFILE  
STA 0+00.00 TO 11+00.00



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

STREET IMPROVEMENT NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

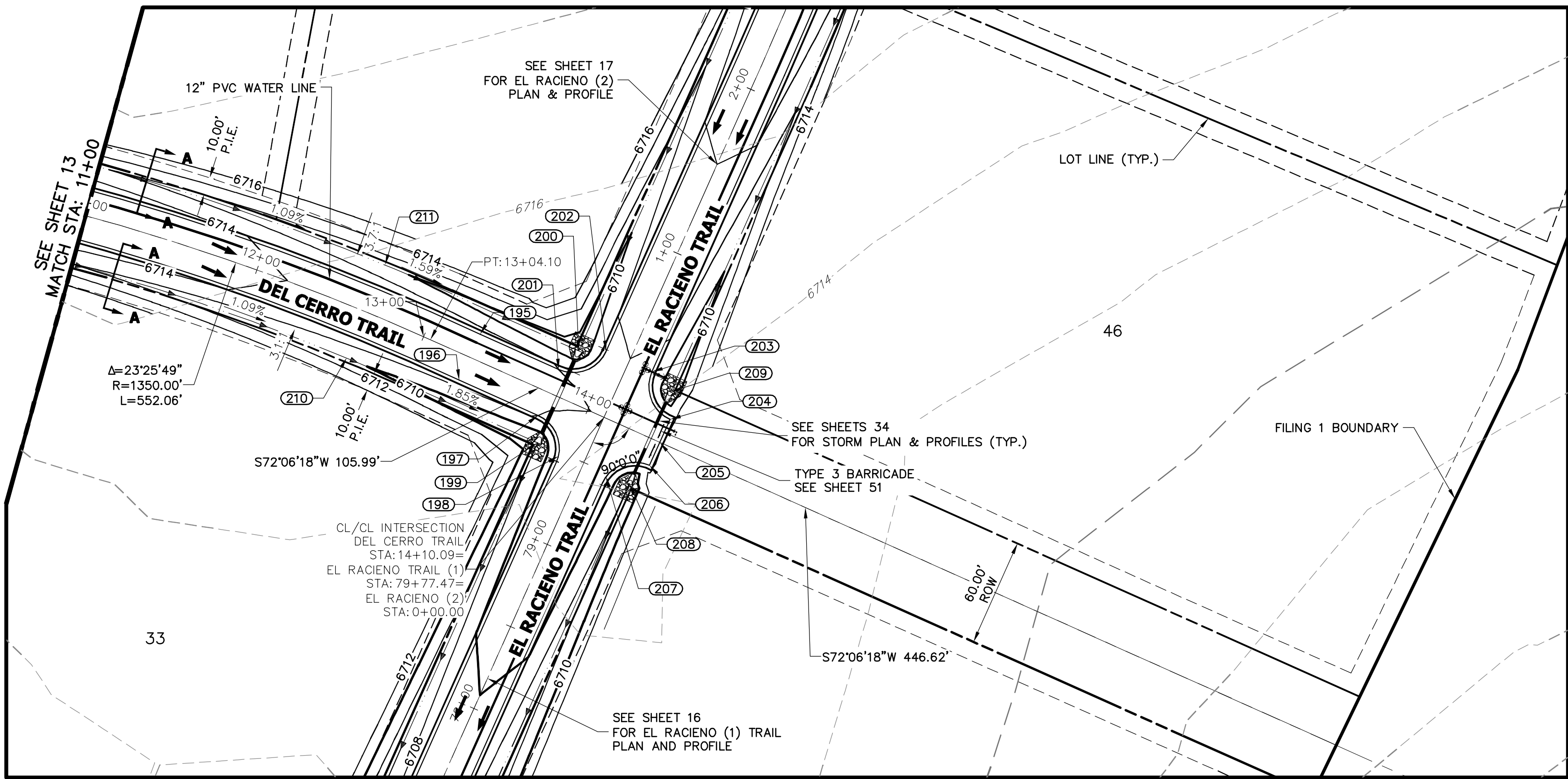
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No.	REVISION	BY	DATE
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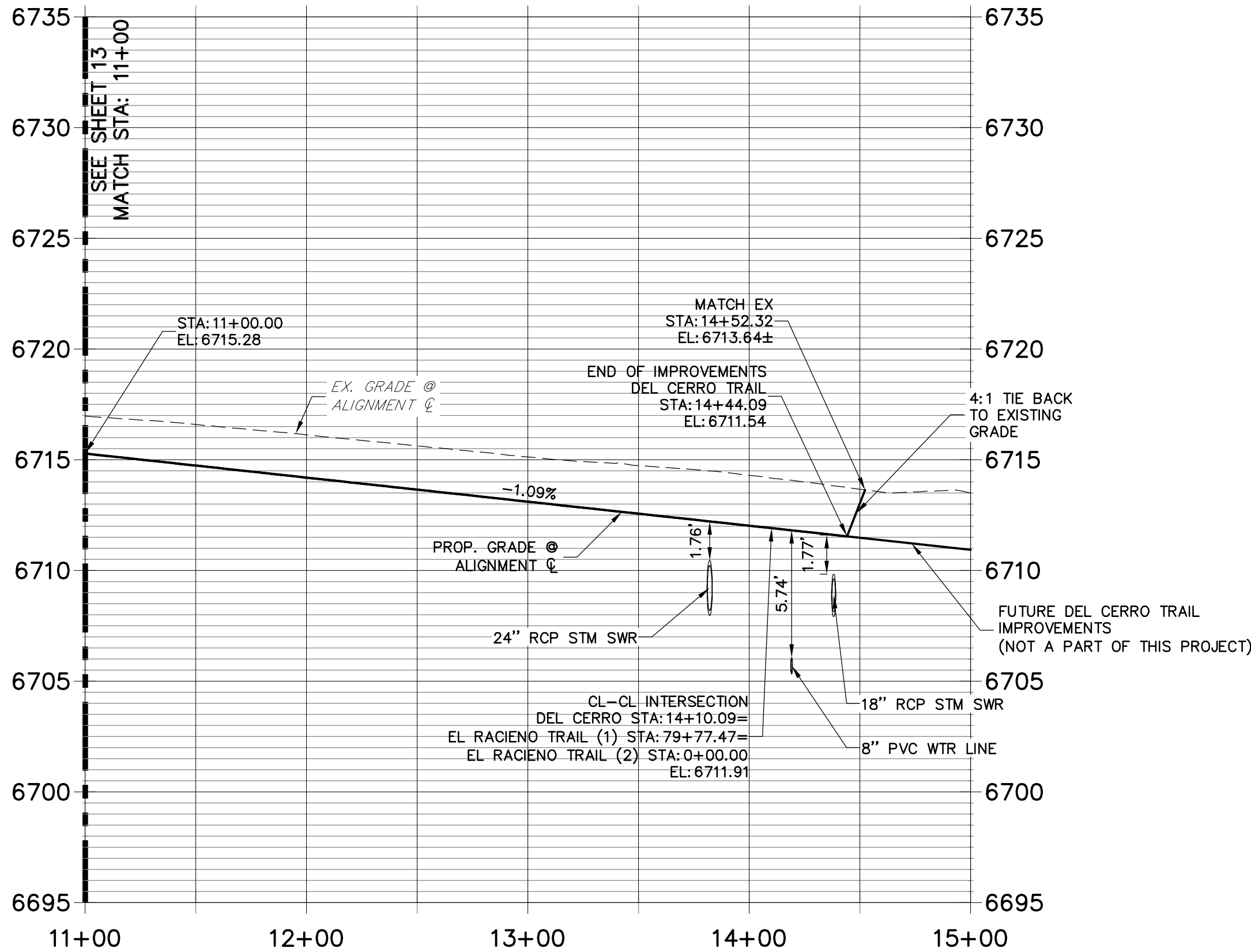
SADDLEHORN RANCH -  
FILING 1  
DEL CERRO TRAIL - PLAN  
AND PROFILE

SHEET 13 OF 51

JOB NO. 2514202

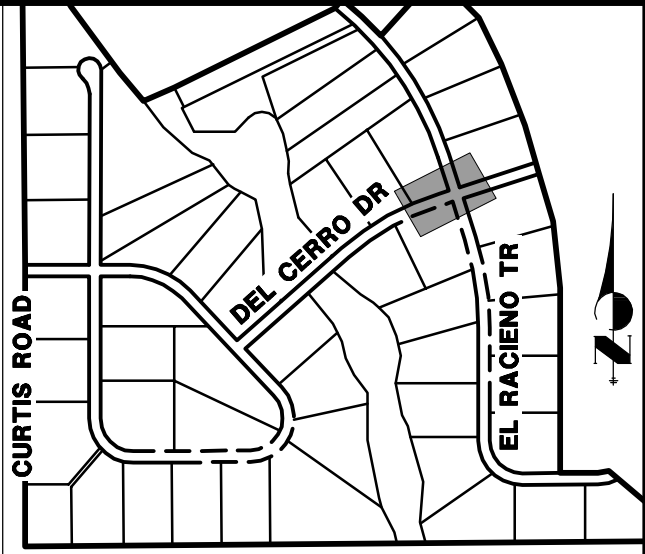


**DEL CERRO TRAIL PROFILE (1)  
STA 11+00.00 TO 15+00.00**




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

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



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

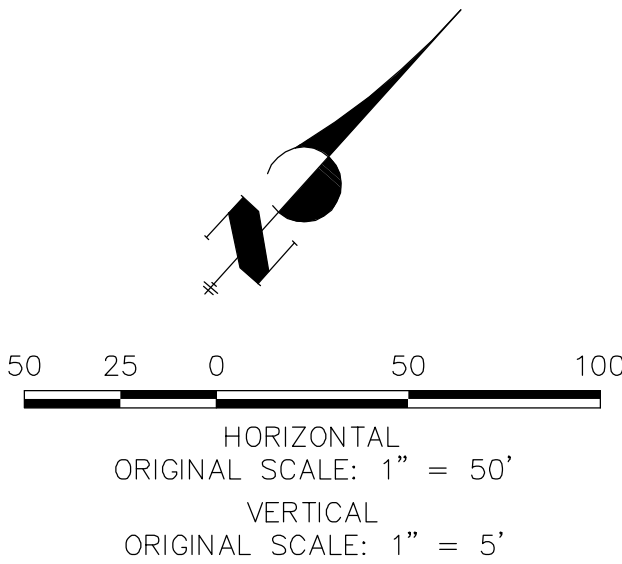
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

**J.R. ENGINEERING**  
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Fort Collins: 970-497-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1			
2			
3			
4			
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8			

**STREET IMPROVEMENT NOTES**

1. ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
6. SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
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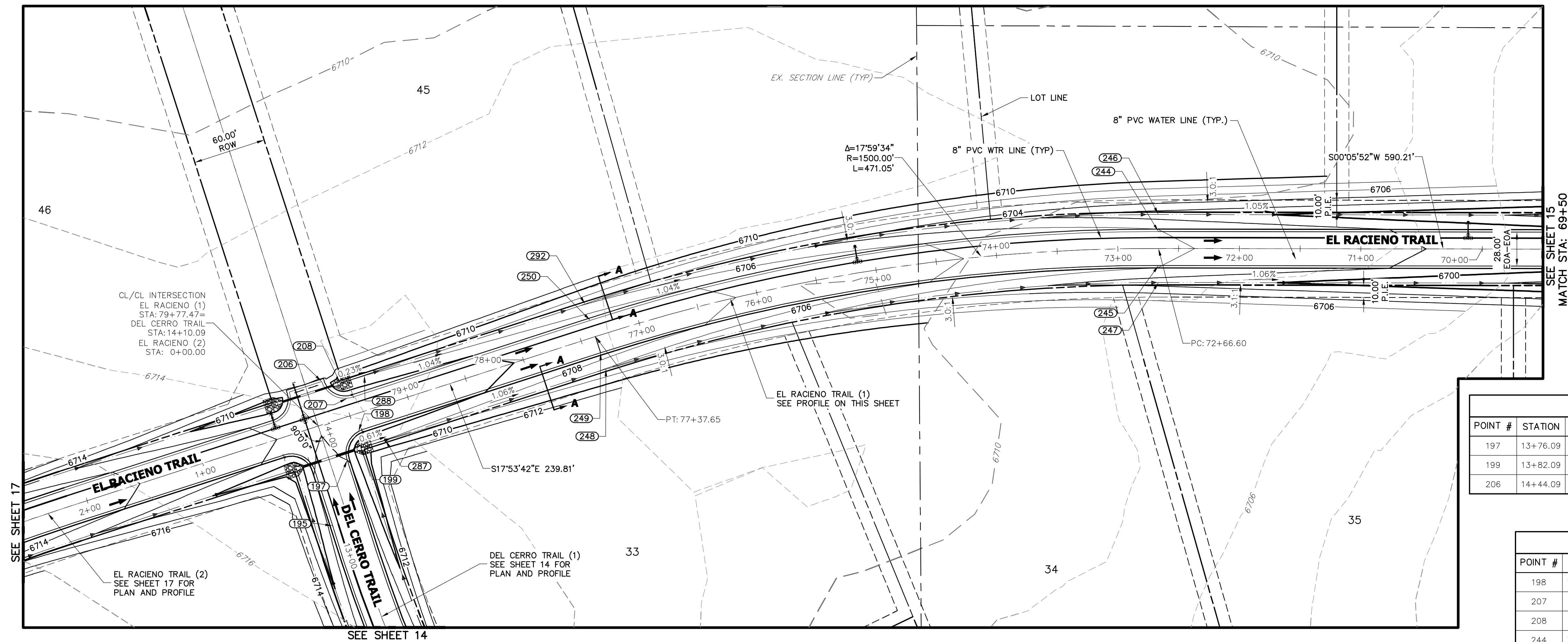
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

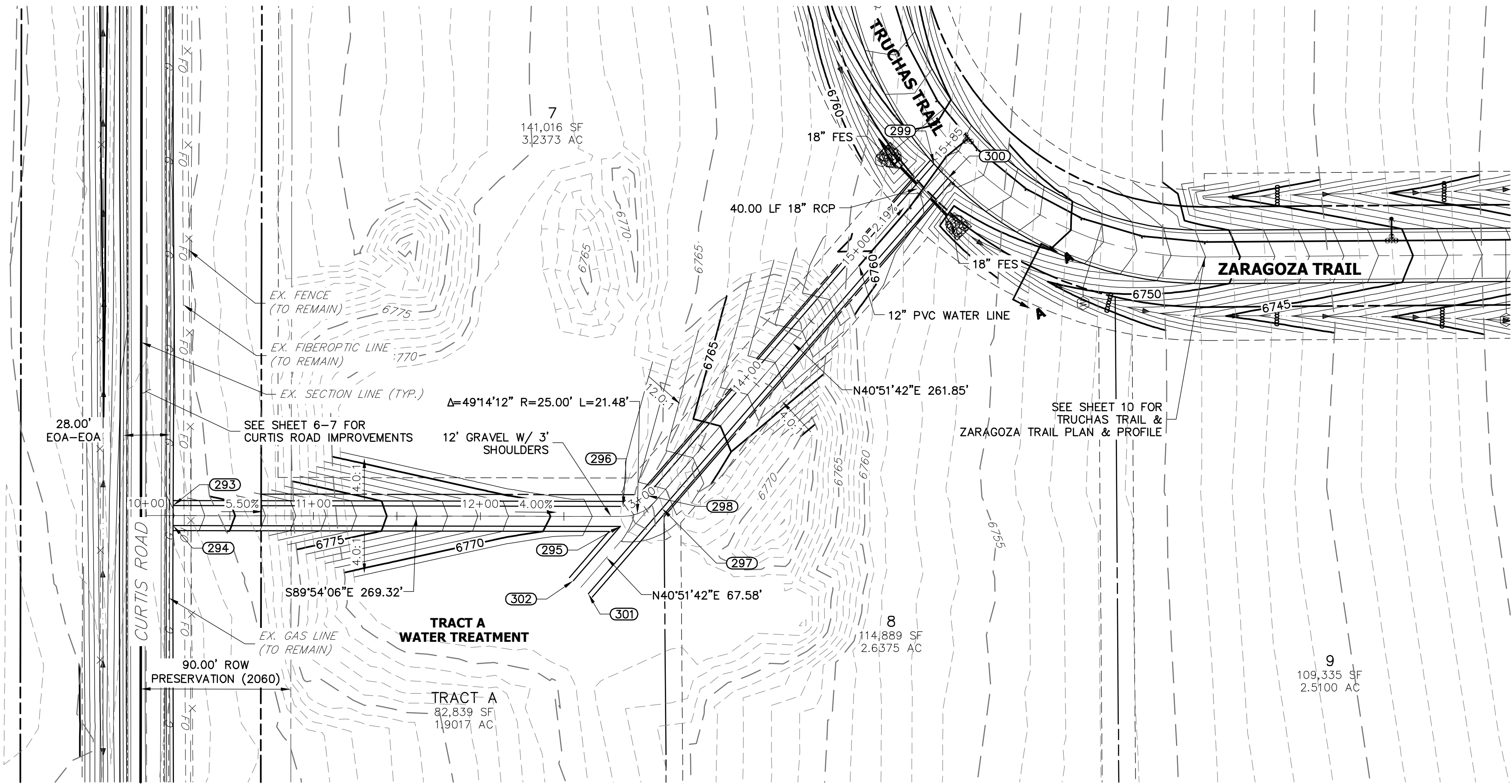
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
DATE 04/30/20

FOR AND ON BEHALF OF JR ENGINEERING

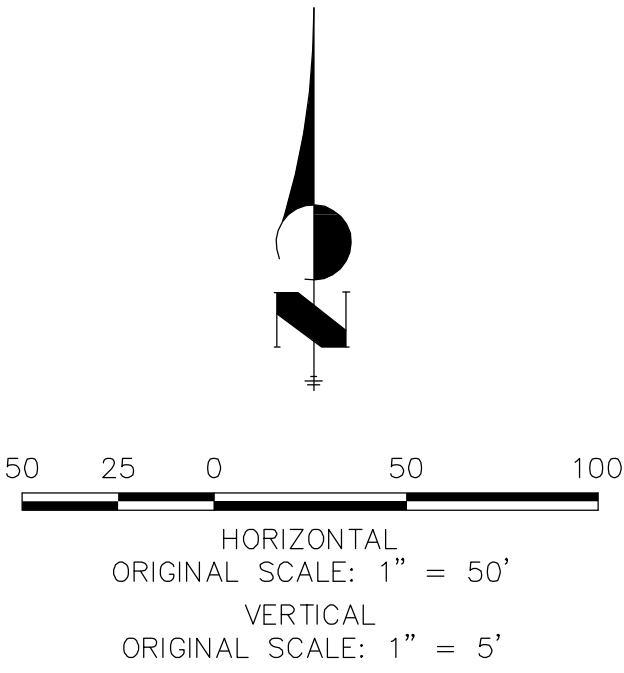
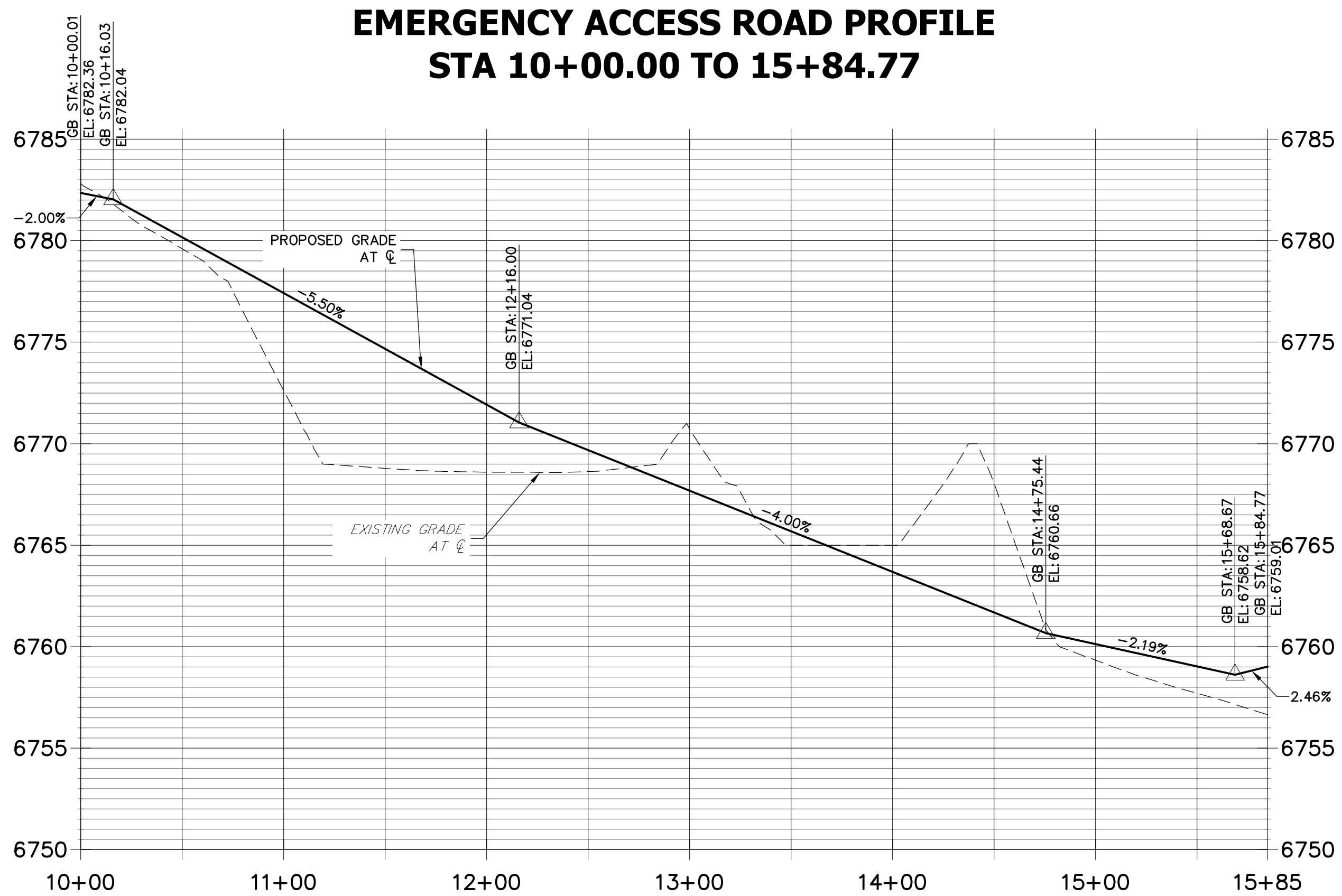








POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
293	10+16.03	6.00' (LT)	EMERGENCY ACCESS ROAD	6781.96	MATCH EX
294	10+16.03	6.00' (RT)	EMERGENCY ACCESS ROAD	6781.92	MATCH EX
295	12+83.70	6.00' (RT)	EMERGENCY ACCESS ROAD	6768.21	PI
296	12+85.34	6.00' (LT)	EMERGENCY ACCESS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



STREET IMPROVEMENT NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR 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 303-740-9383 • Colorado Springs 719-593-2593  
Fort Collins 970-497-9888 • www.jrengineering.com

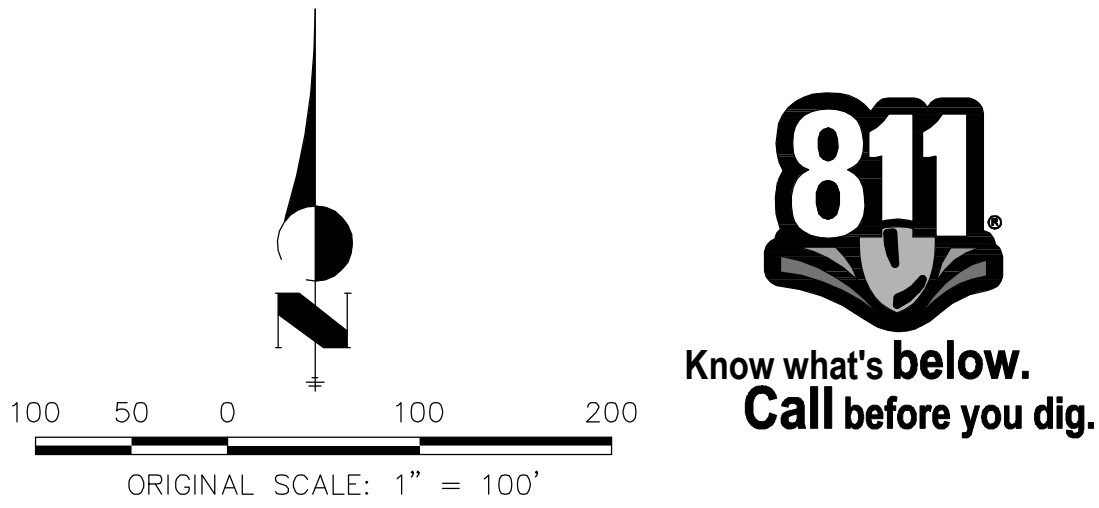
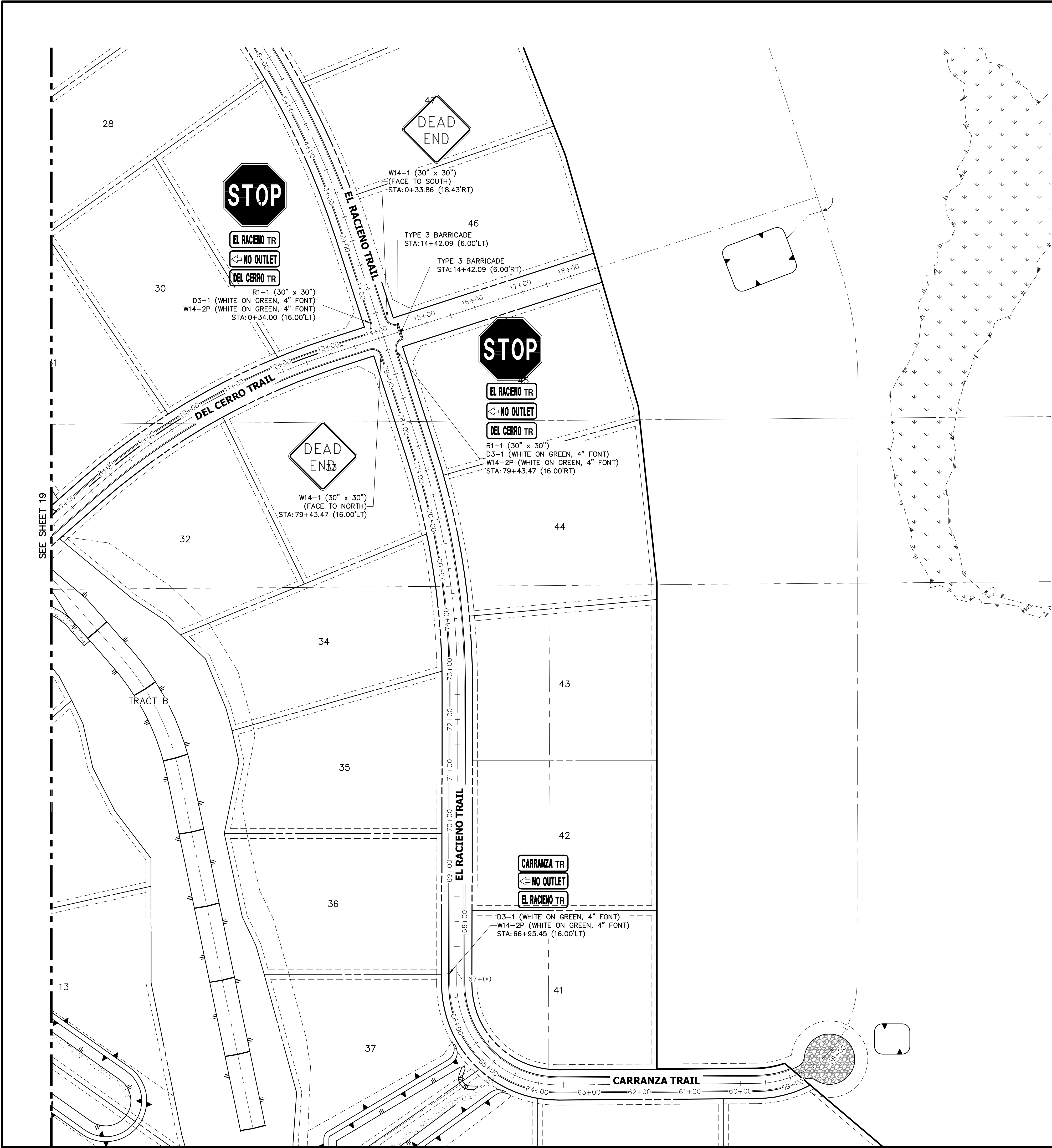
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/07/20	RDO	RDO	

SADDLEHORN RANCH - FILING 1	STREET IMPROVEMENT PLAN AND PROFILE
SHEET 18 OF 51	JOB NO. 2514202



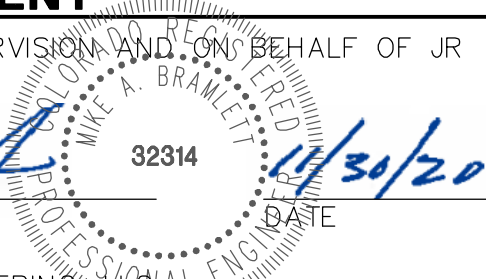
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



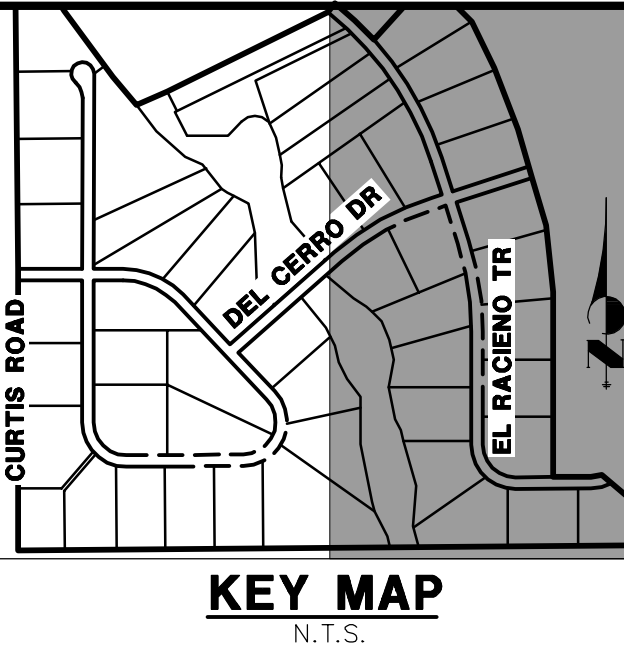
SADDLEHORN RANCH –  
FILING 1  
SIGNAGE PLAN

SHEET 20 OF 51

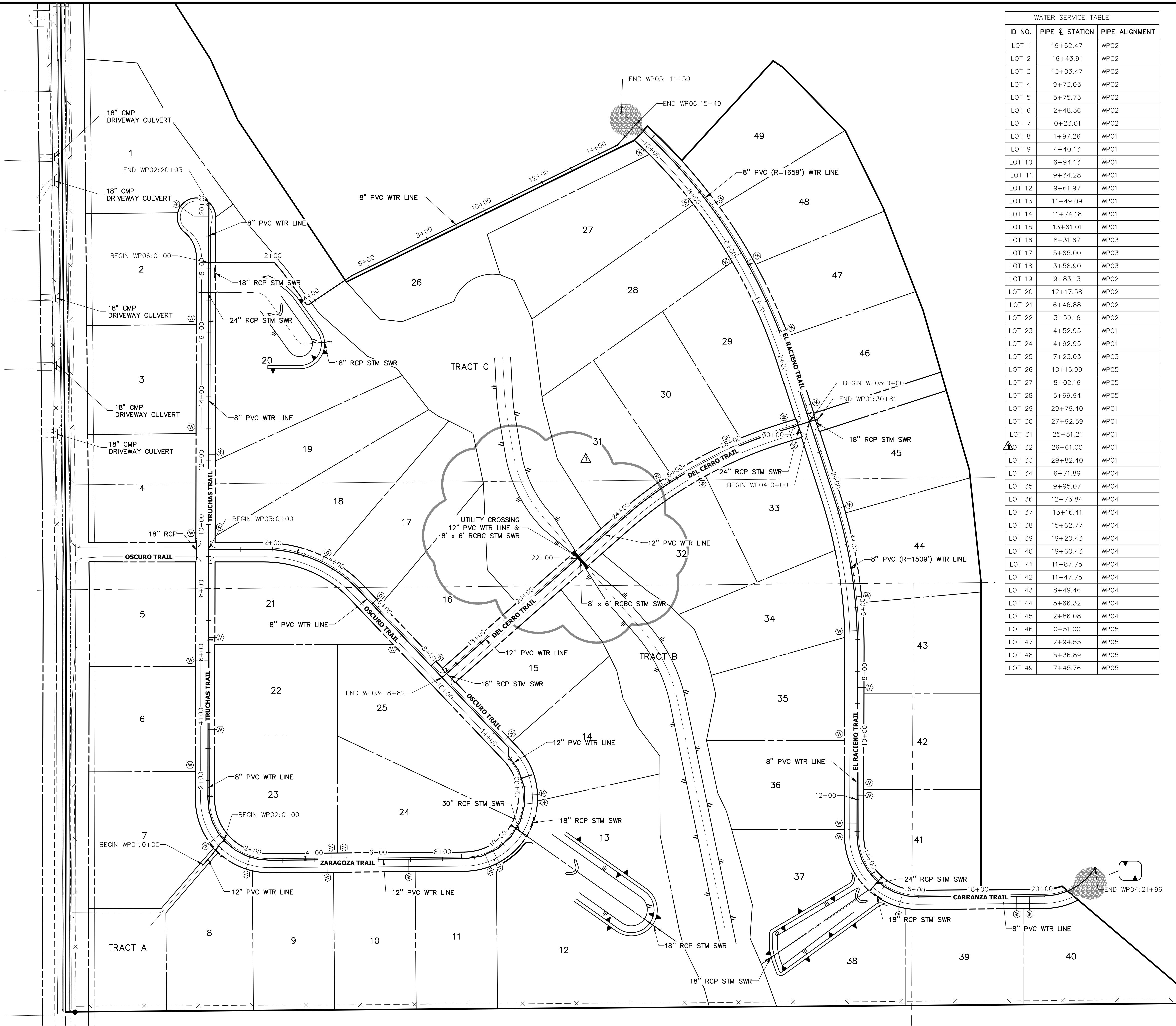
JOB NO. 2514202

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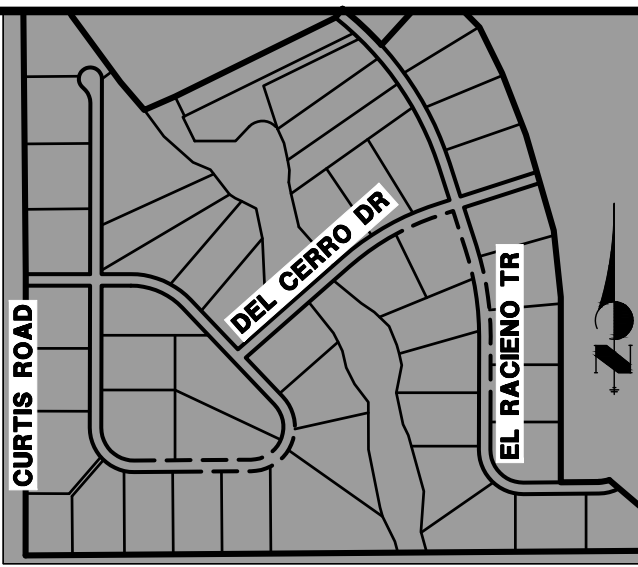
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS



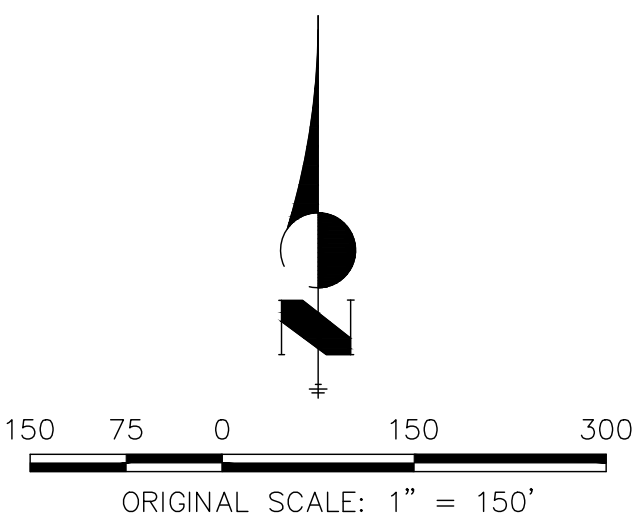
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APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE FOR  
THE PROJECT PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



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



KEY MAP  
N.T.S.




ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

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

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

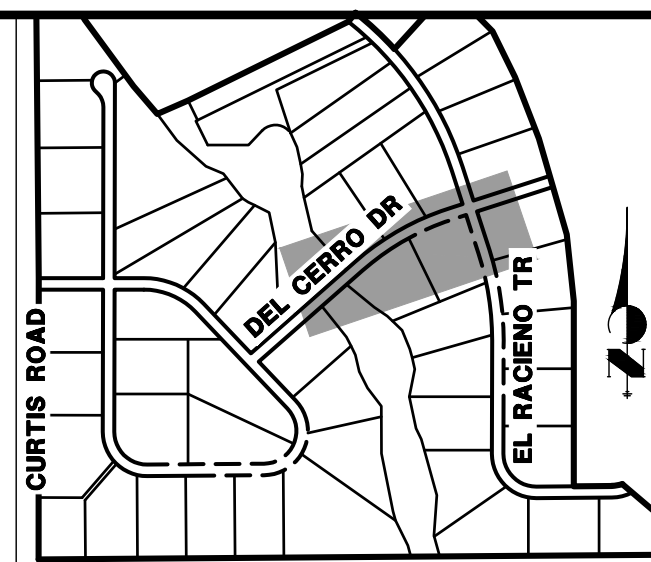
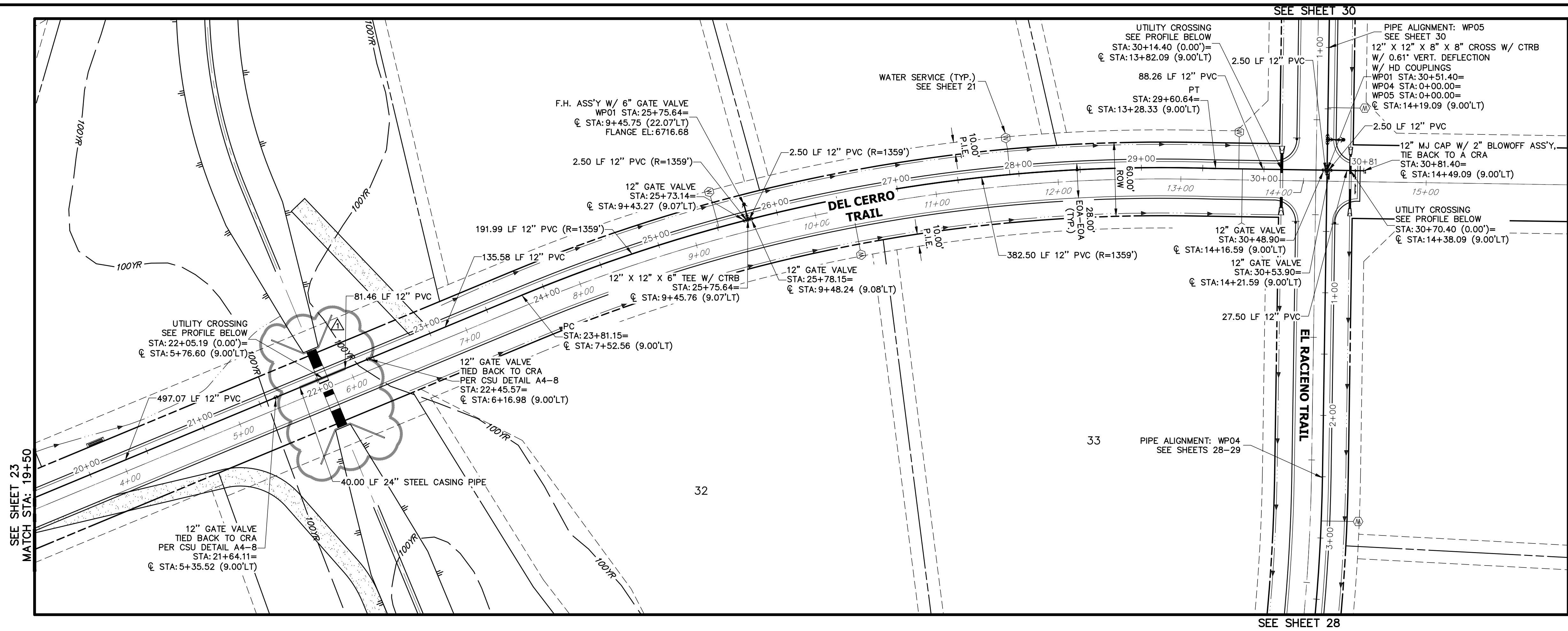
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SADDLEHORN RANCH -  
FILING 1  
OVERALL UTILITY & SERVICE  
PLAN

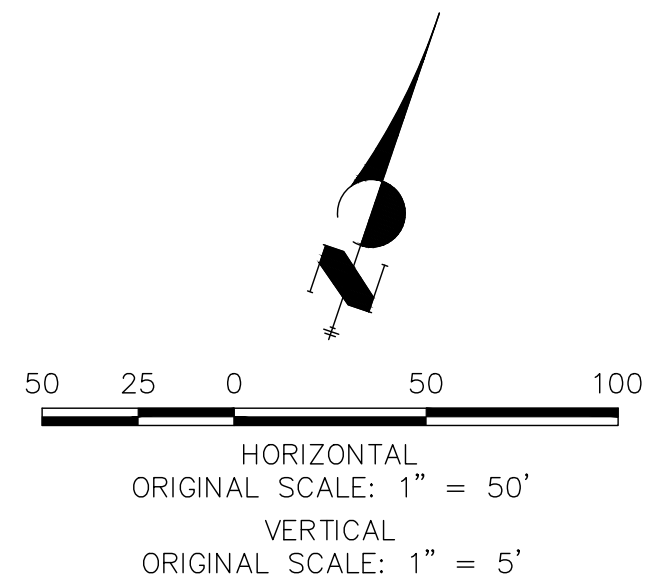
SHEET 21 OF 51  
JOB NO. 2514202







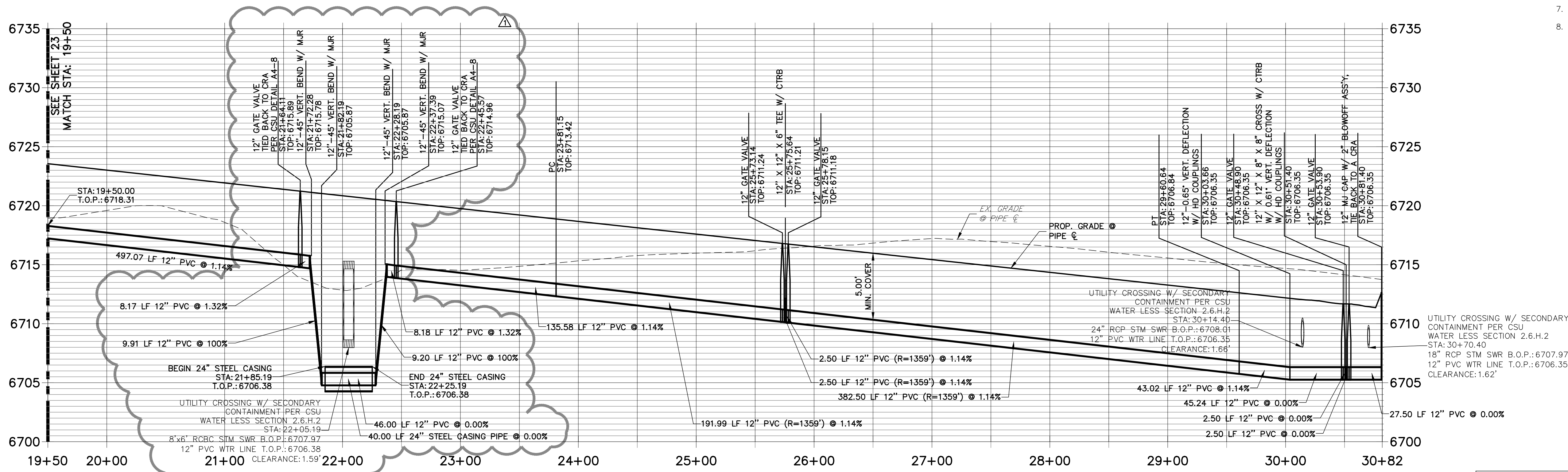
KEY MAP  
N.T.S.



#### NOTES

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

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



#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE

3-17-21

SADDLEHORN RANCH -  
FILING 1  
WATER DISTRIBUTION PLAN -  
DEL CERRO TRAIL

SHEET 24 OF 51

JOB NO. 2514202

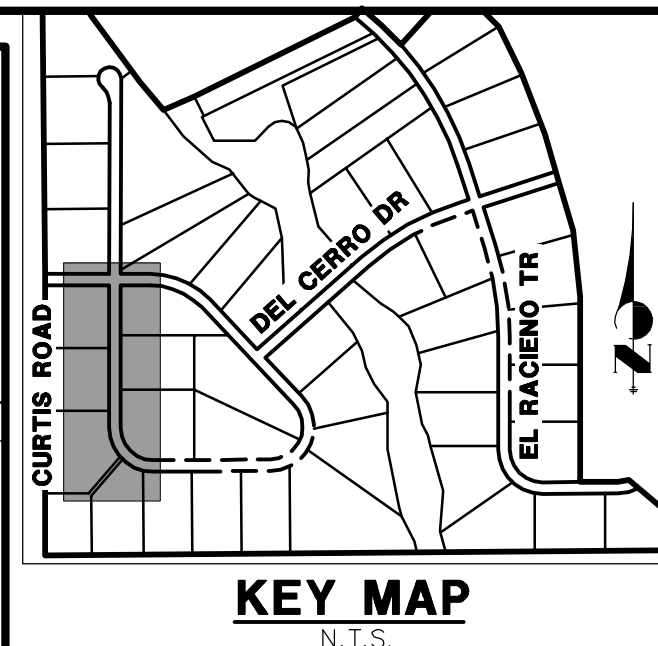
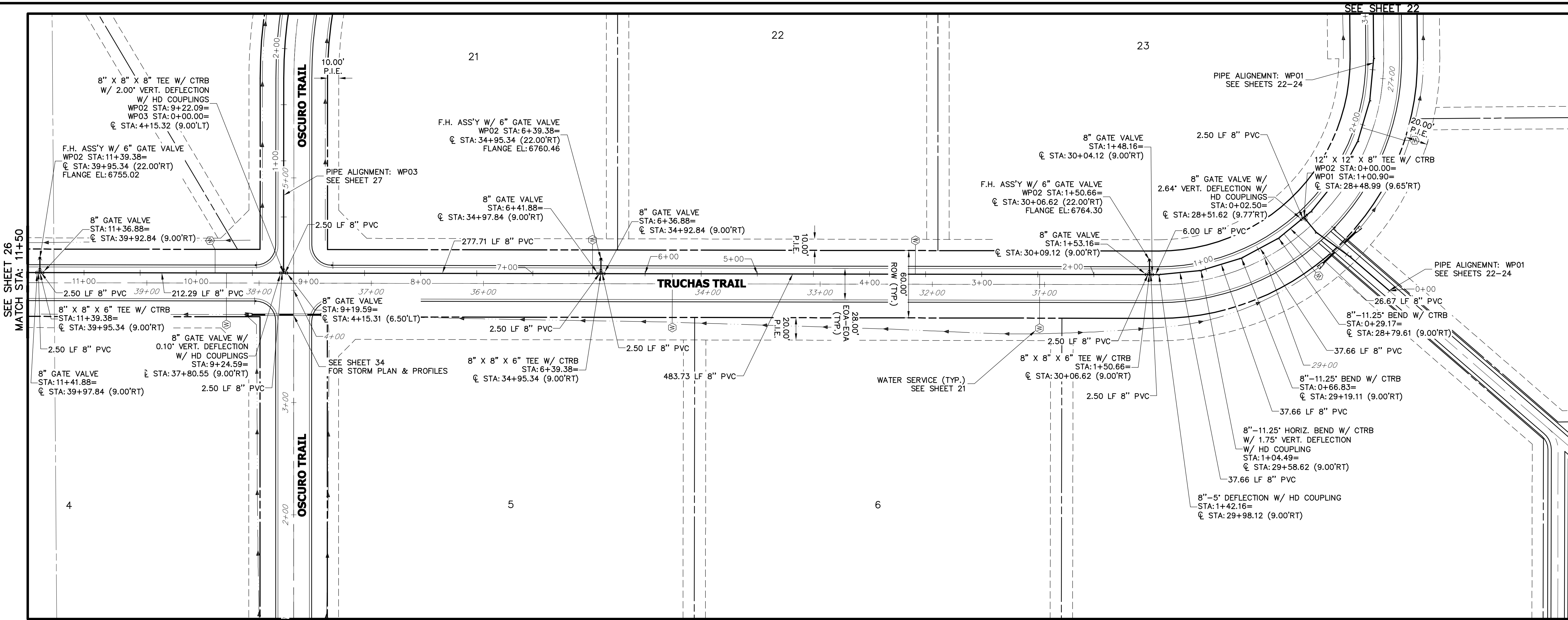


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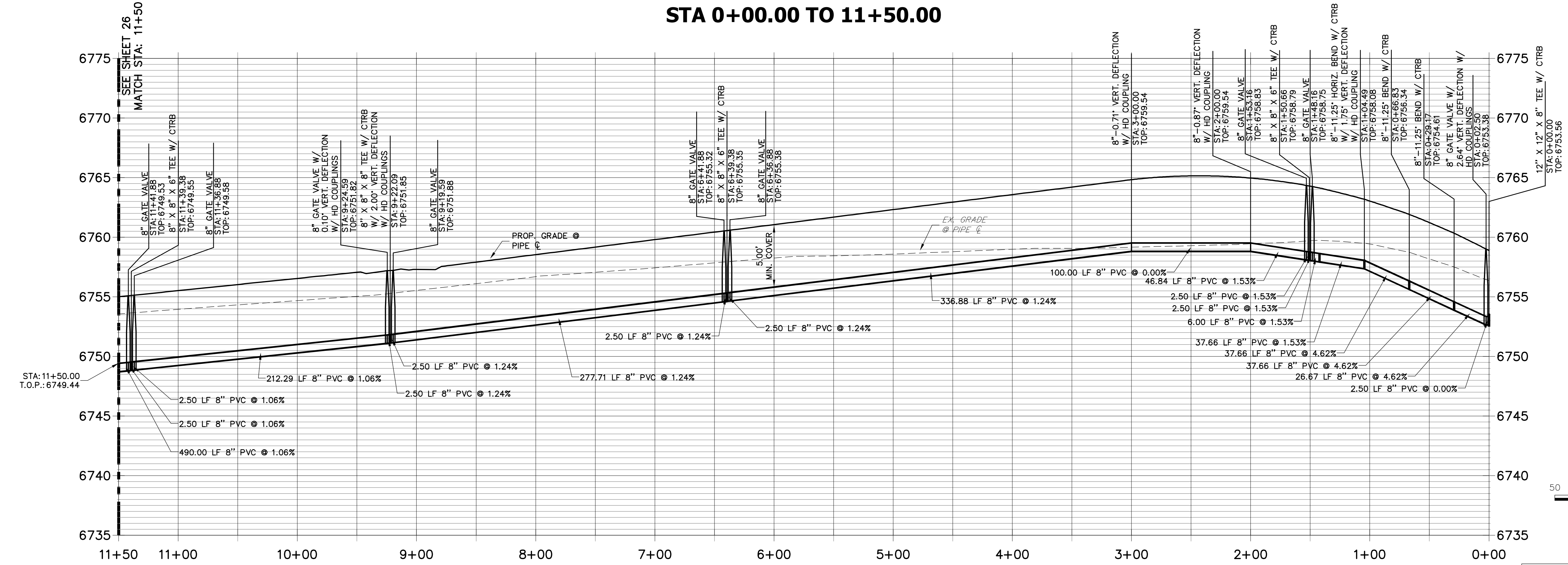
PREPARED FOR  
ROI PROPERTY GROUP, LLC  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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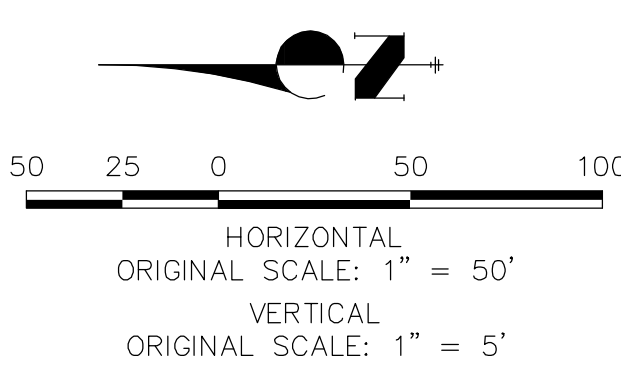
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WP02 PROFILE  
STA 0+00.00 TO 11+50.00




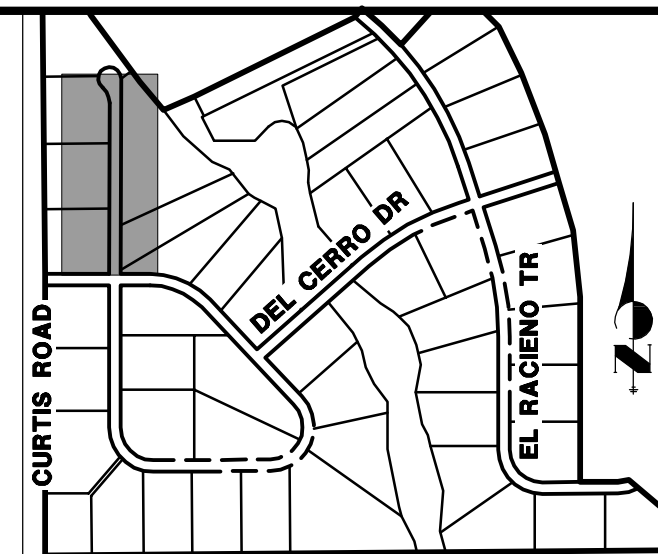
- NOTES**
1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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  7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
  8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE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



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

DATE: 05/30/20

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	<b>J.R. ENGINEERING</b> A Western Company  Central: 303-740-9888 • Colorado Springs: 719-593-2593 Fort Collins: 970-491-9888 • www.jrengineering.com	BY	DATE	
			No.	REVISION	
SADDLEHORN RANCH - FILING 1	27	DESIGNED BY NQU	DRAWN BY NQU	CHECKED BY	H-SCALE 1"=50'
					V-SCALE 1"=5'
SHEET 25 OF 51	JOB NO. 2514202				



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

 **J·R ENGINEERING**  
A Westrian Company

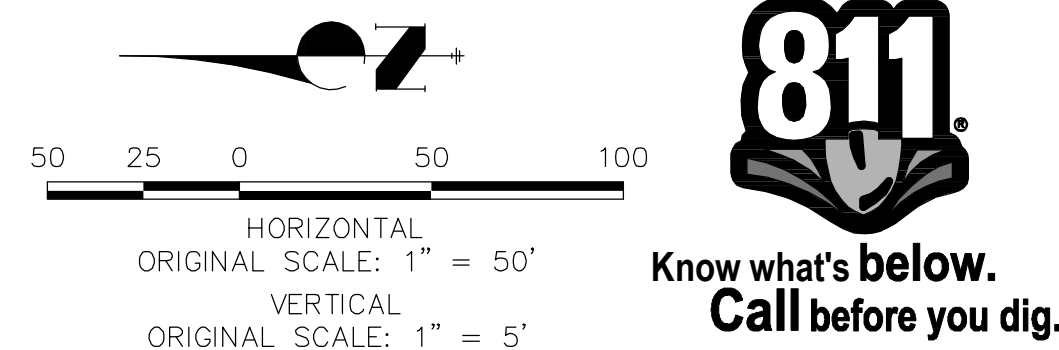
Centennial 303-740-9300 • Colorado Springs 719-593-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

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

SADDLEHORN RANCH – FILING 1		WATER DISTRIBUTION PLAN – TRUCHAS TRAIL	
SHEET	26	OF	51
JOB NO.		2514202	

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1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE CONDITIONS EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DEFEND THE EXISTING UTILITIES AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
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6. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (TRB). SEE CSU DETAIL 1-2 AND 1-3.
7. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
8. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A-4-4.
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

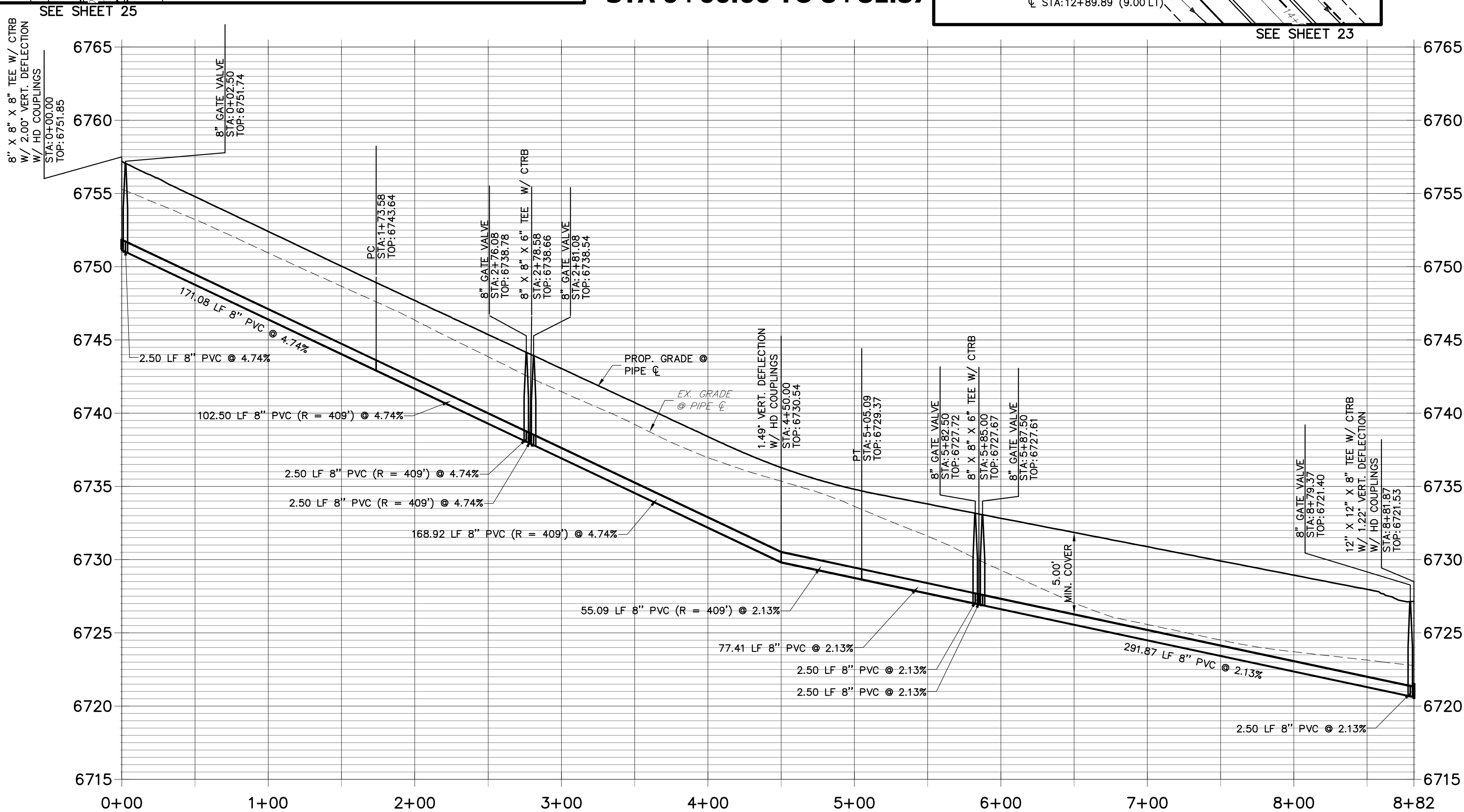
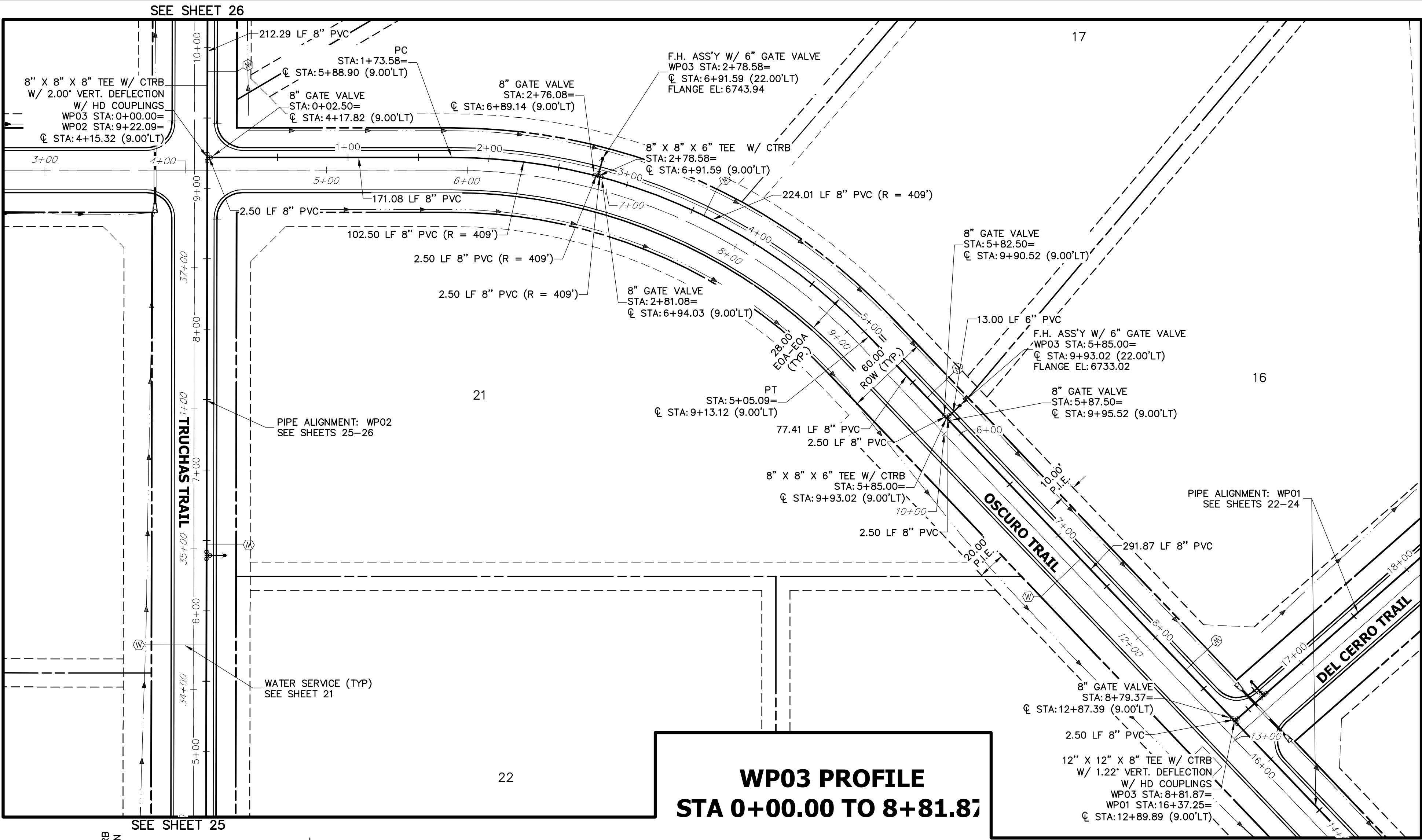
*Mike Bramlett*

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

FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING

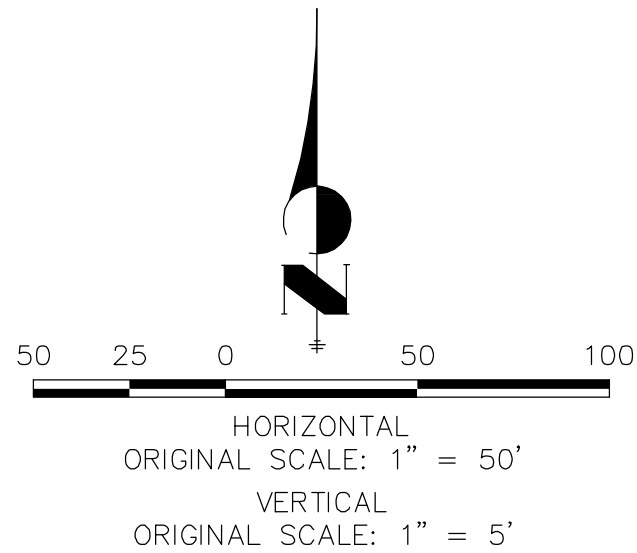
32314 4/30/20

DATE



#### NOTES

- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
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- FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



Know what's below.  
Call before you dig.

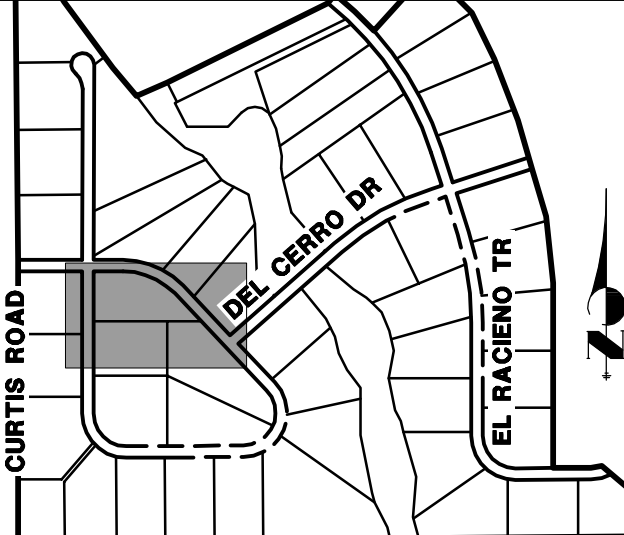
#### ENGINEER'S STATEMENT

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

DATE: 04/30/20

32314



#### KEY MAP

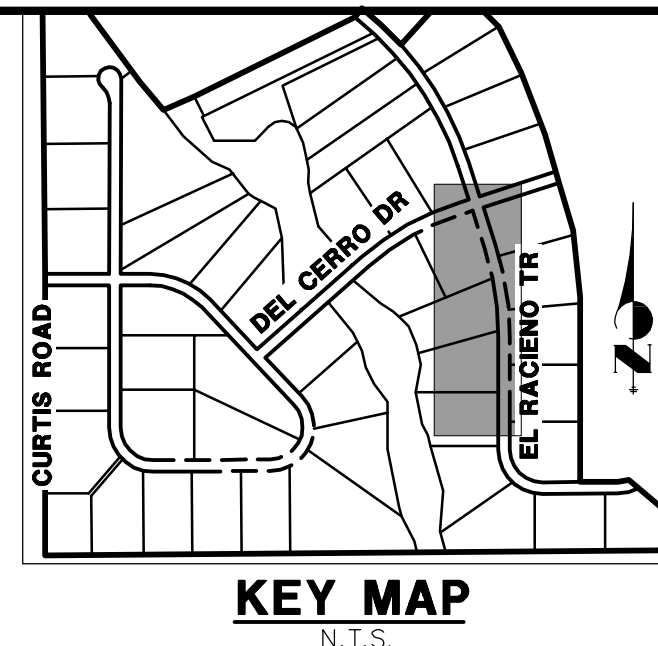
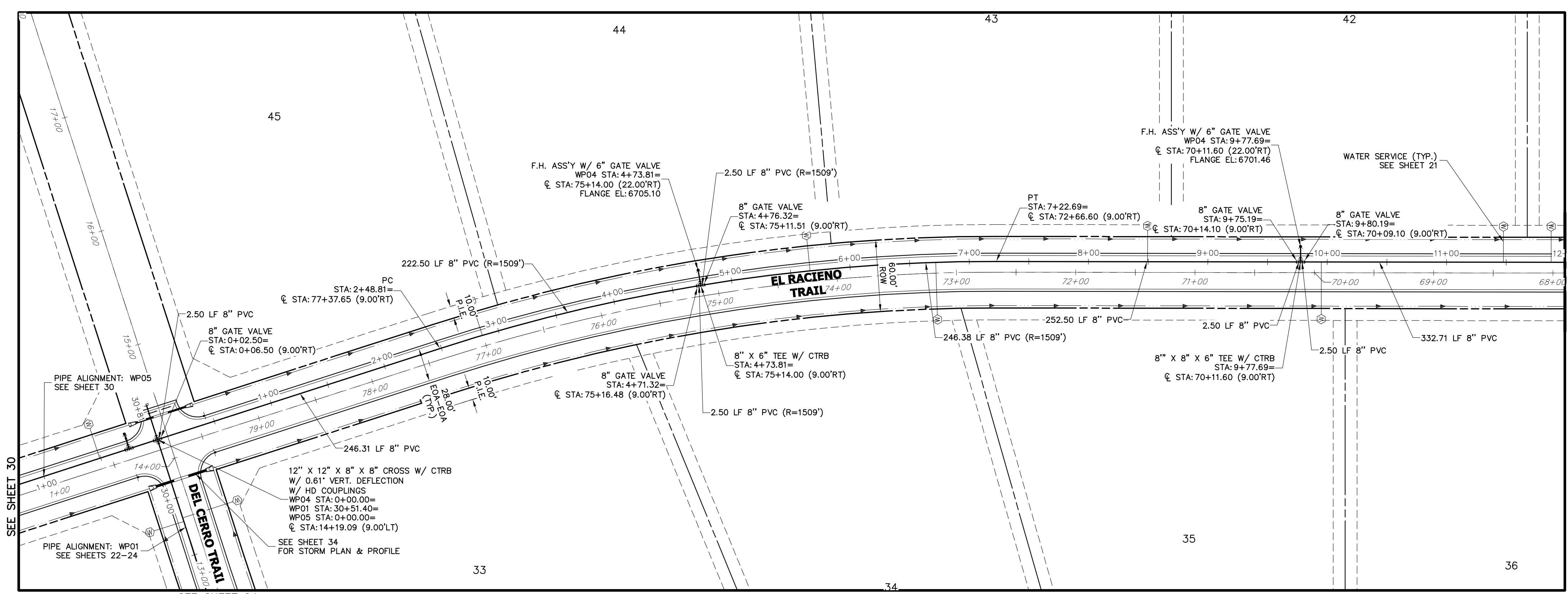
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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

**J.R. ENGINEERING**  
A Western Company  
Central: 303-740-9883 • Colorado Springs: 719-593-2593  
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No.	REVISION	BY	DATE

SADDLEHORN RANCH - FILING 1	DESIGNED BY NQU	CHECKED BY NQU
WATER DISTRIBUTION PLAN - OSCURO TRAIL	DATE 05/07/20	DATE 04/30/20
SHEET 27 OF 51	JOB NO. 2514202	

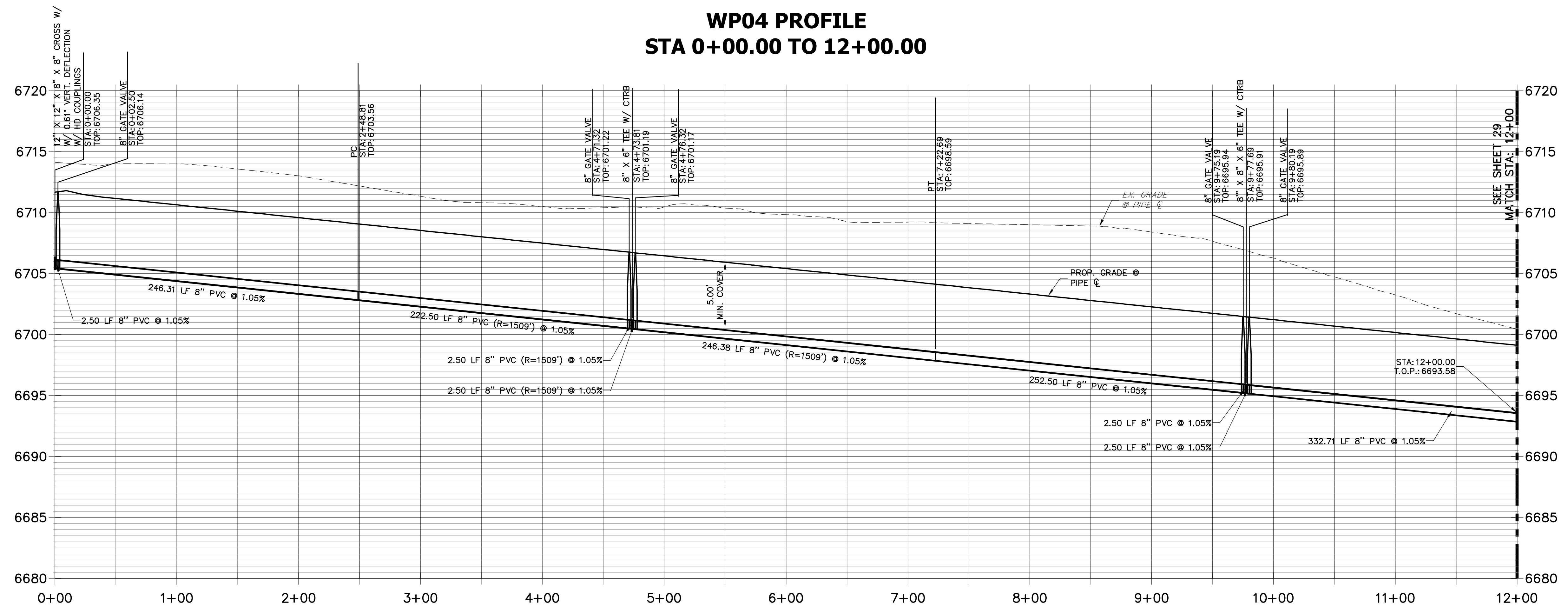


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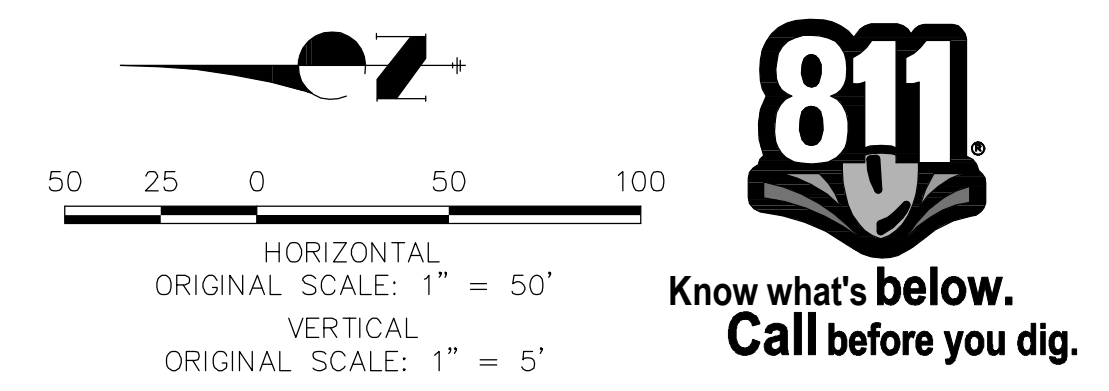
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS


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

**WP04 PROFILE  
STA 0+00.00 TO 12+00.00**



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

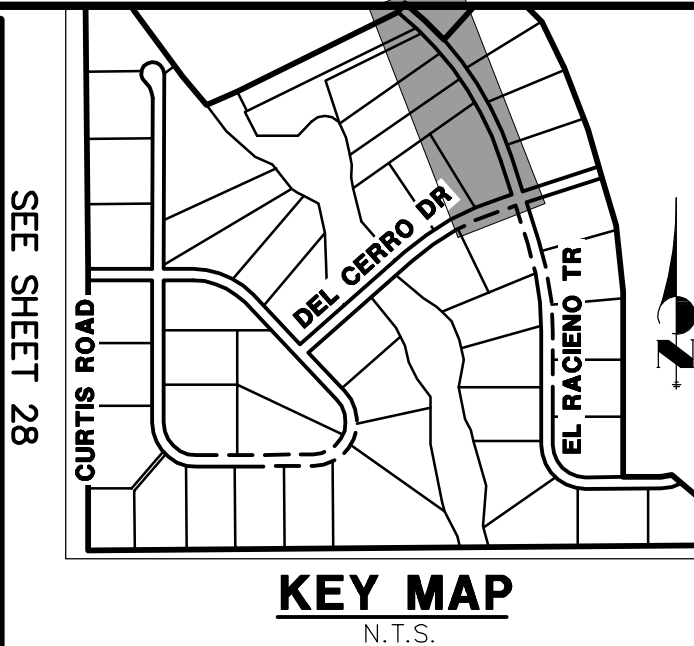
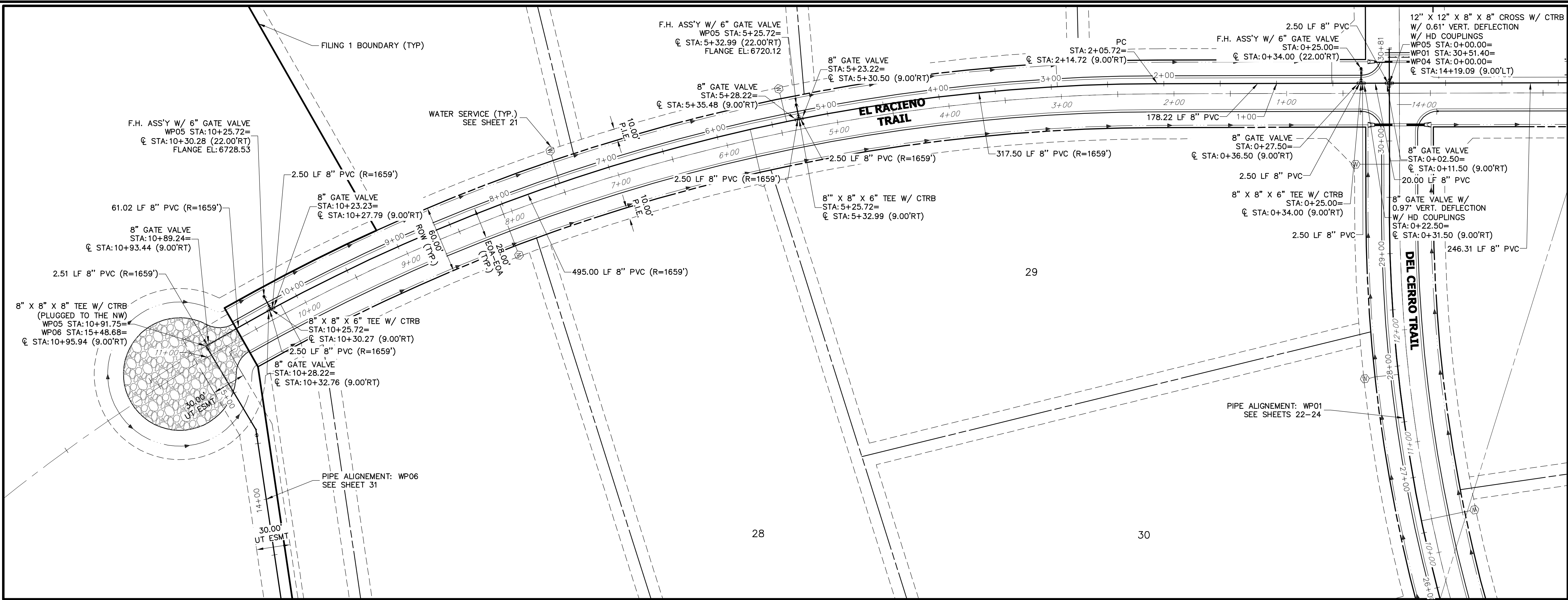
BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/07/20	NQJ	NQJ	

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

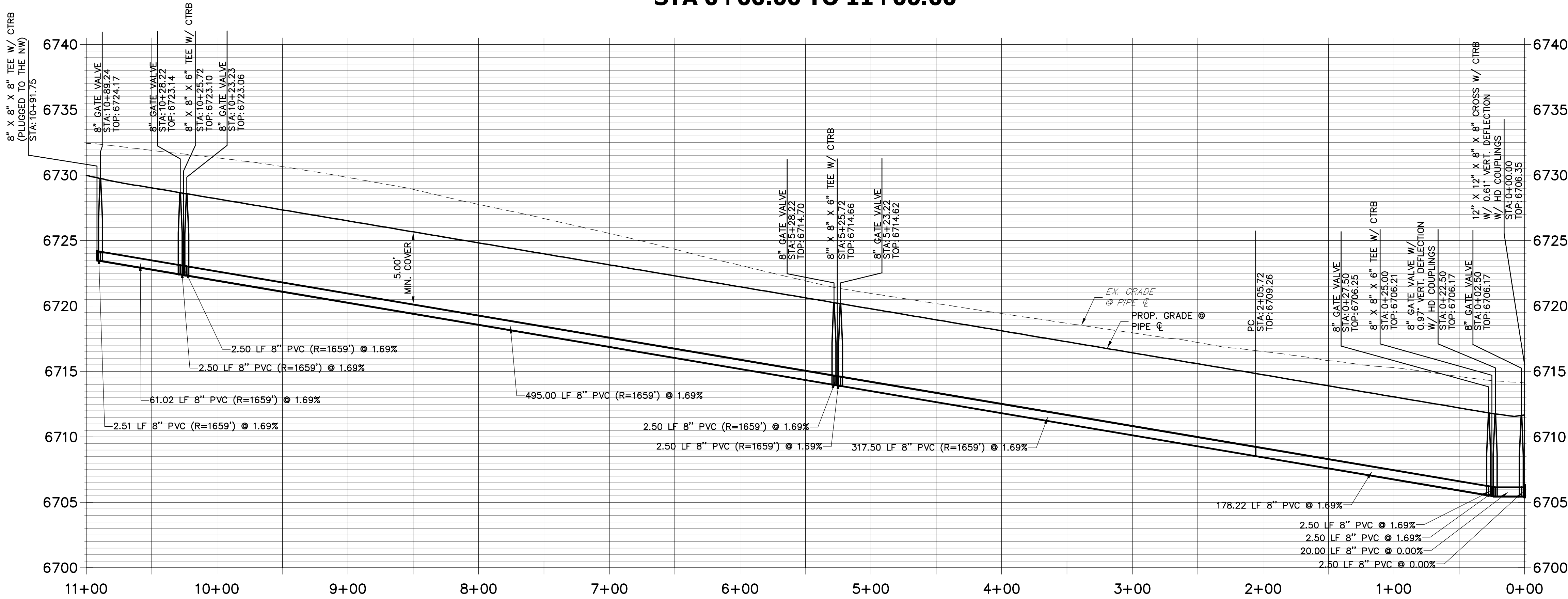
SHEET 28 OF 51  
JOB NO. 2514202



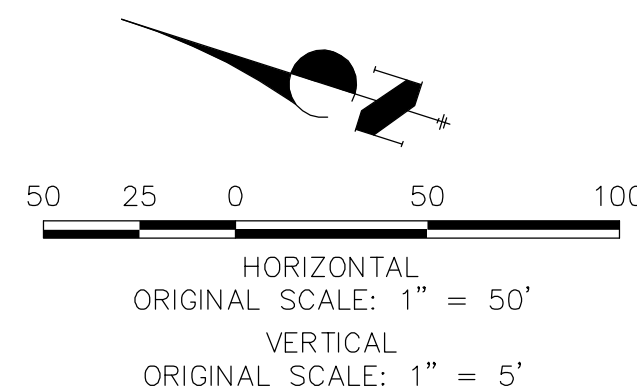
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**WP05 PROFILE  
STA 0+00.00 TO 11+00.00**



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



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

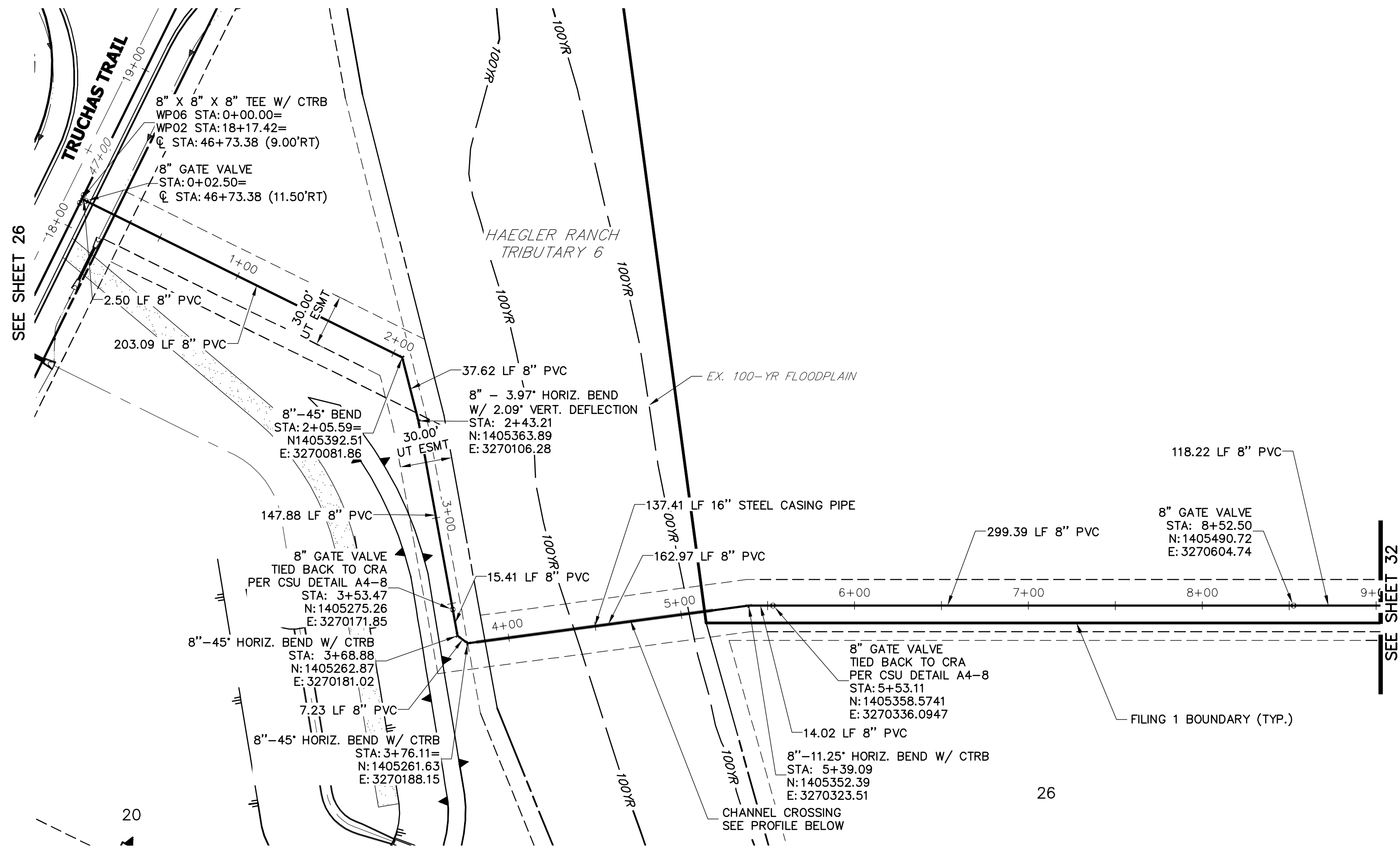
SADDLEHORN RANCH FILING 1 WATER DISTRIBUTION PLAN EL RACIONO TRAIL	BY	DATE
	REVISION	
SADDLEHORN RANCH FILING 1 WATER DISTRIBUTION PLAN EL RACIONO TRAIL	H-SCALE	1"=50'
	V-SCALE	1"=5'
SADDLEHORN RANCH FILING 1 WATER DISTRIBUTION PLAN EL RACIONO TRAIL	DATE	05/07/20
	DESIGNED BY	NQJ
SADDLEHORN RANCH FILING 1 WATER DISTRIBUTION PLAN EL RACIONO TRAIL	DRAWN BY	NQJ
	CHECKED BY	
SHEET 30 OF 51	JOB NO.	2514202

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

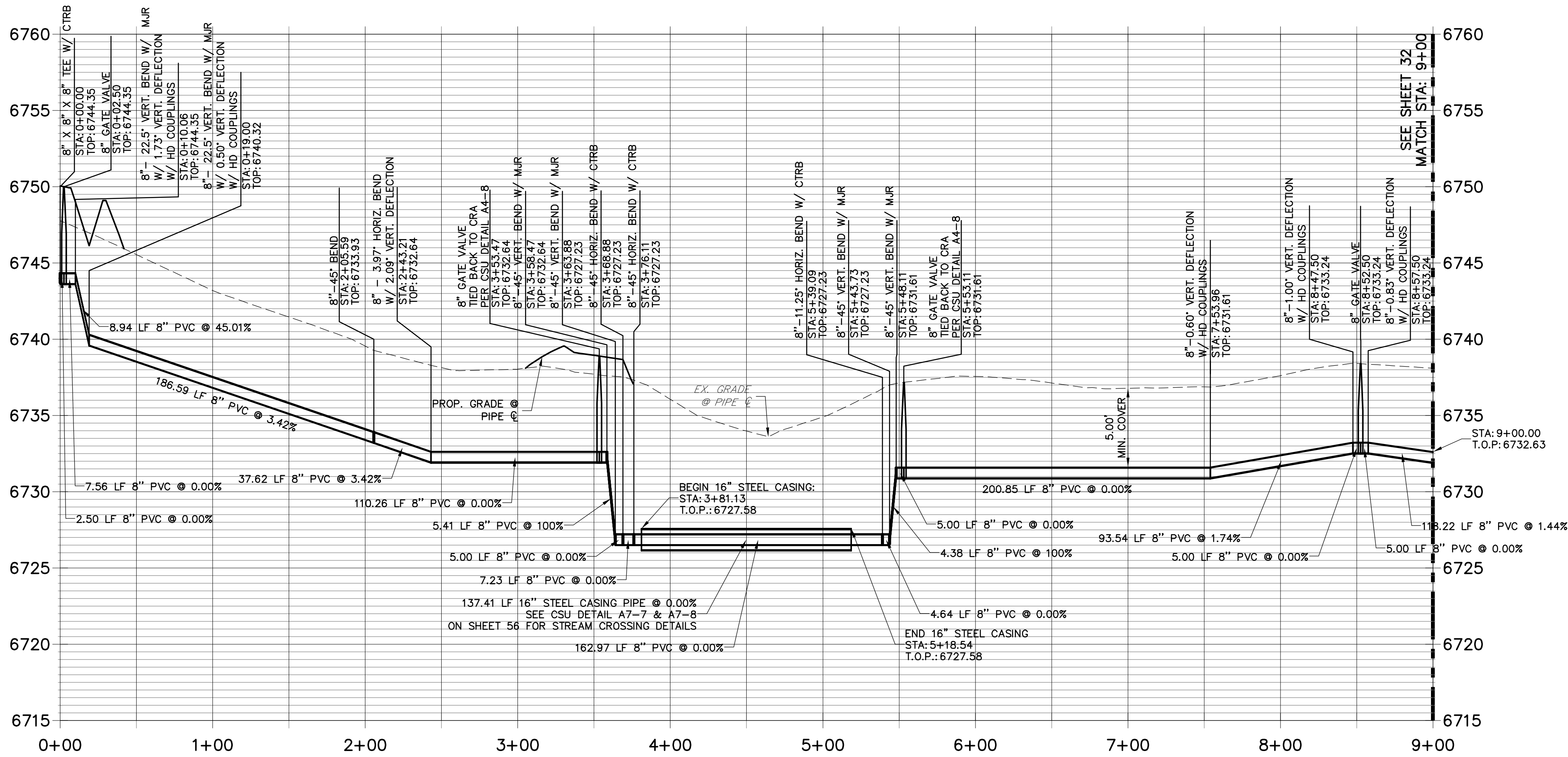
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

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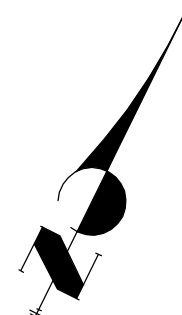


WP06 PROFILE  
STA 0+00.00 TO 9+00.00



NOTES

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



50 25 0 50 100

HORIZONTAL  
ORIGINAL SCALE: 1" = 50'

VERTICAL  
ORIGINAL SCALE: 1" = 5'

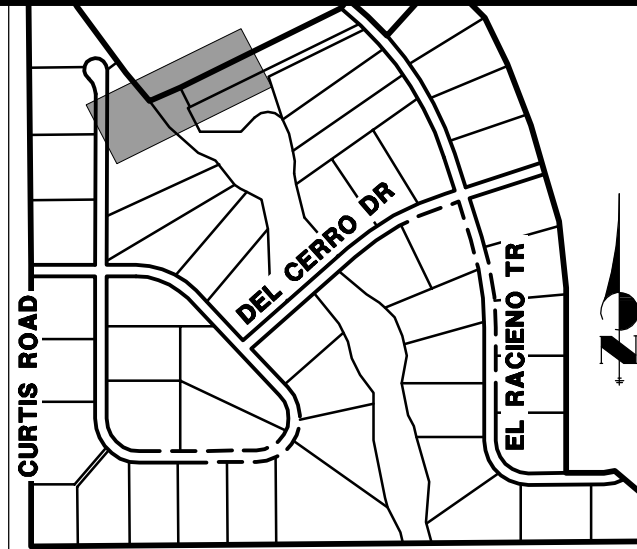


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.  
DATE: 05/30/20

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



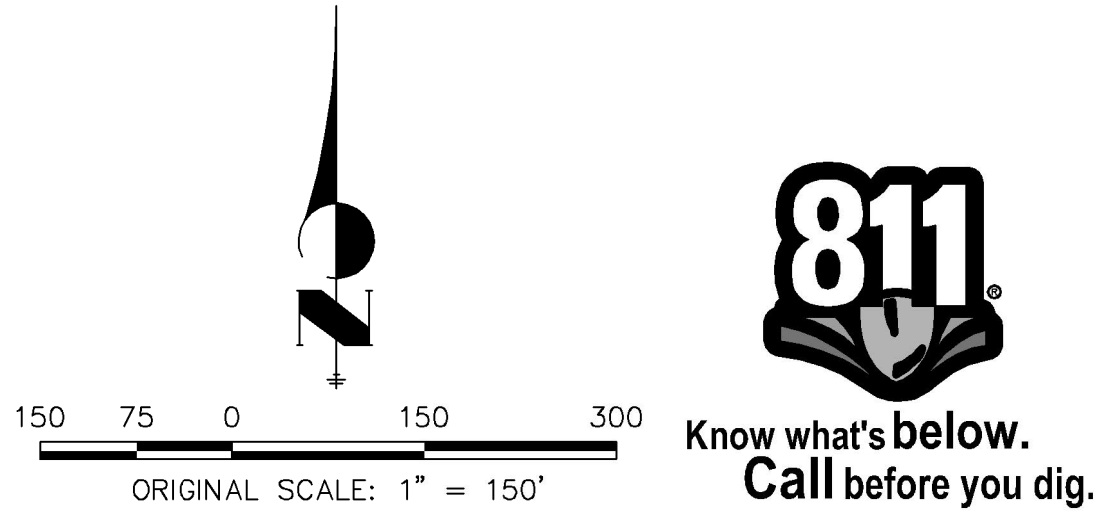
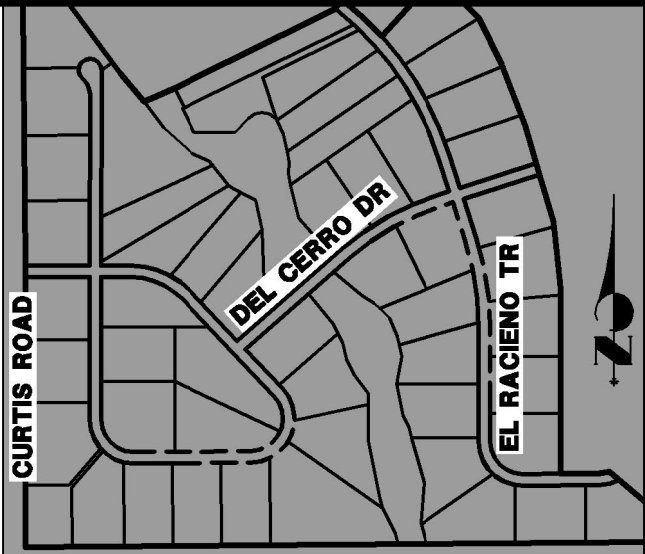
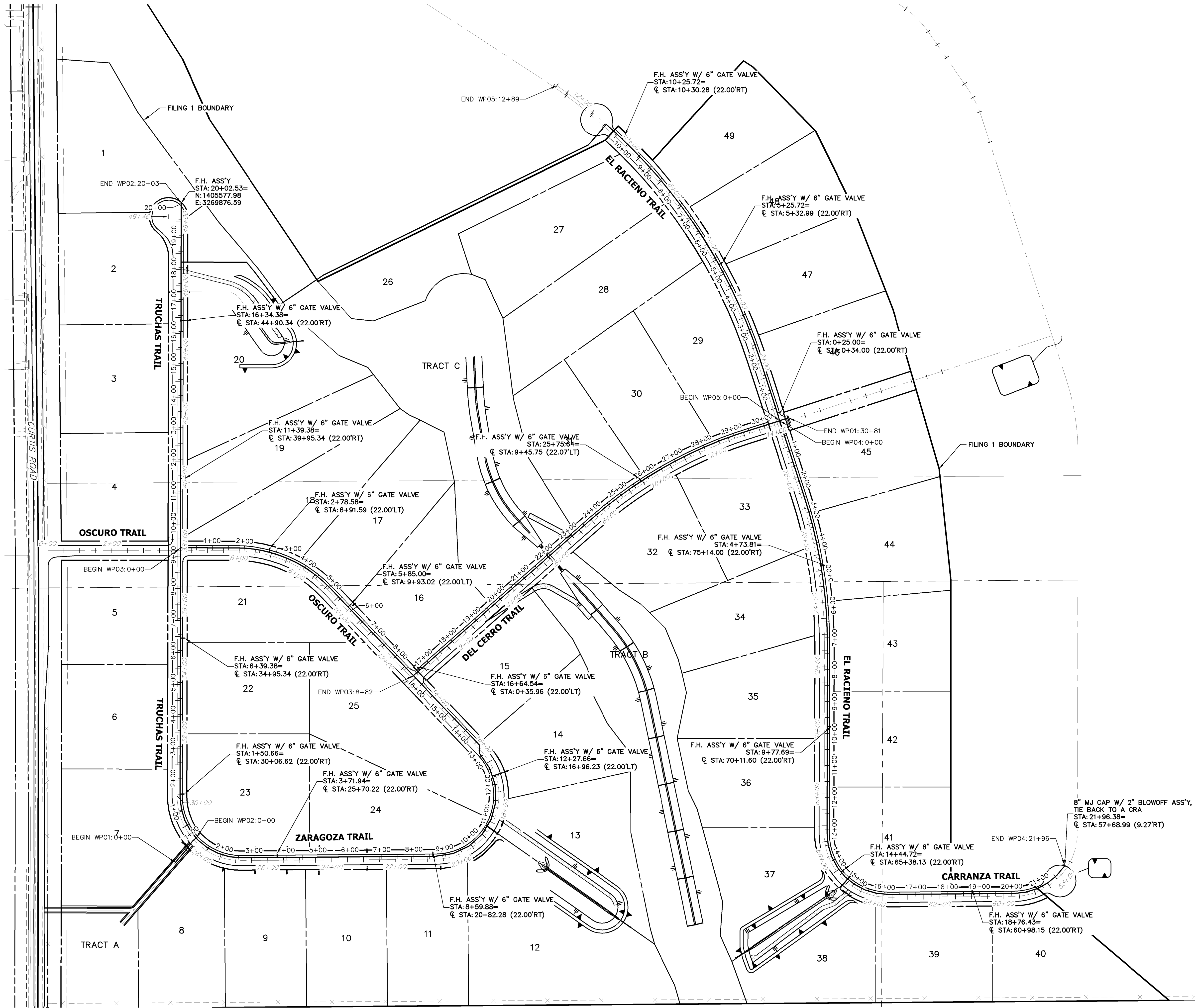
KEY MAP  
N.T.S.

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE	PREPARED FOR	J.R. ENGINEERING A Westrian Company	ROI, PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
1"=50'	1"=5'	05/07/20	NQJ	NQJ								
SADDLEHORN RANCH - FILING 1 WATER DISTRIBUTION PLAN - HAEGLER RANCH TRIBUTARY 6												
SHEET 31 OF 51												
JOB NO. 2514202												

UNTIL SUCH TIME AS  
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APPROPRIATE REVIEWING  
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APPROVES THEIR USES  
FOR THE PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



X:\3510006\al0514202\Drawings\Sheet\Drawings\CD\3514202\CD101.dwg, 24:36 Construction, 7/15/2020 2:49:23 PM, GE



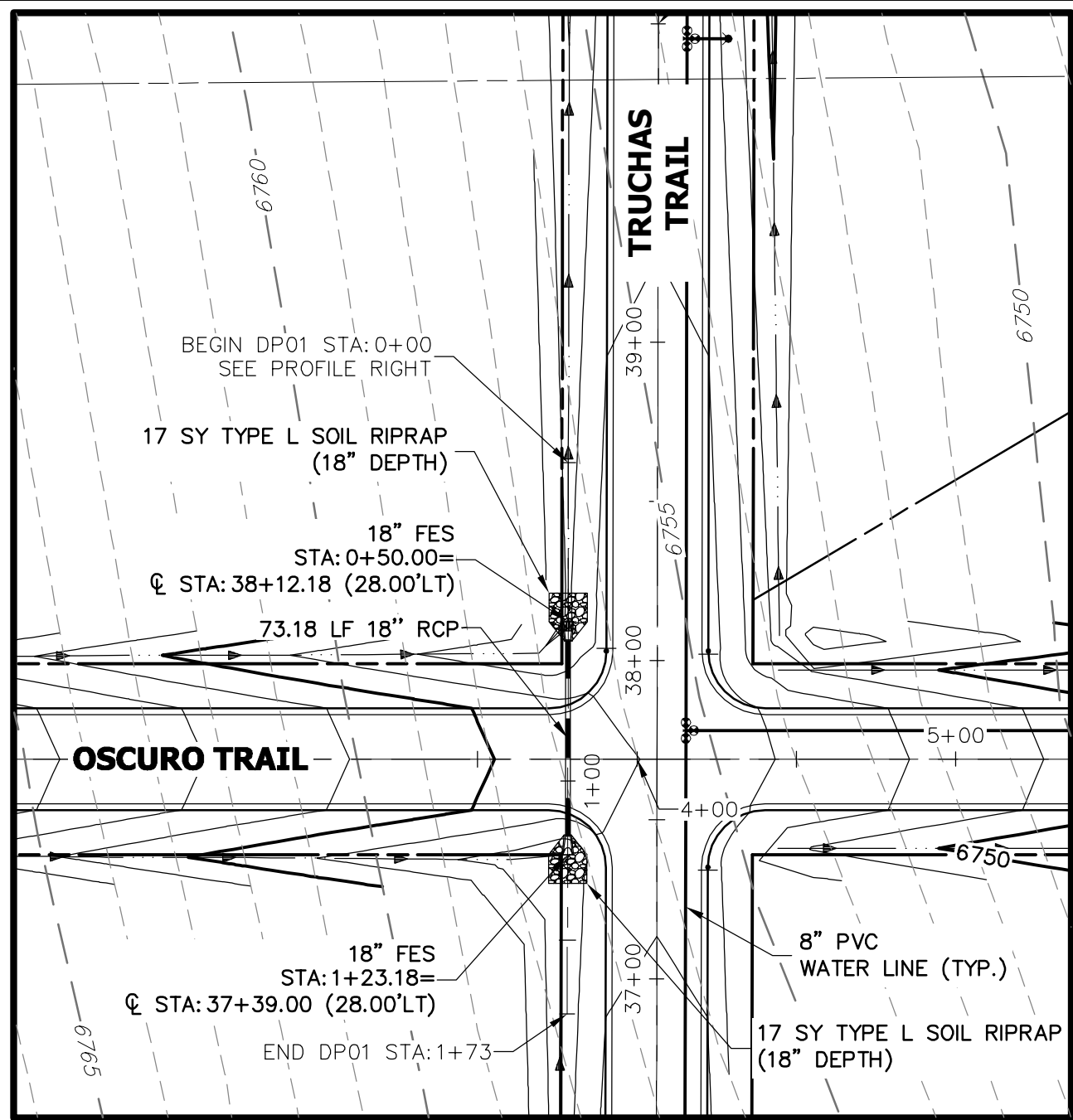
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM  
DATE 7/15/20

SADDLEHORN RANCH - FILING 1 OVERALL FIRE HYDRANT PLAN		DESIGNED BY N/A	DATE 7/15/20	NO. REVISION	BY	DATE
SHEET 33 OF 51		DRAWN BY N/A		CHECKED BY N/A		
JOB NO. 2514202						

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

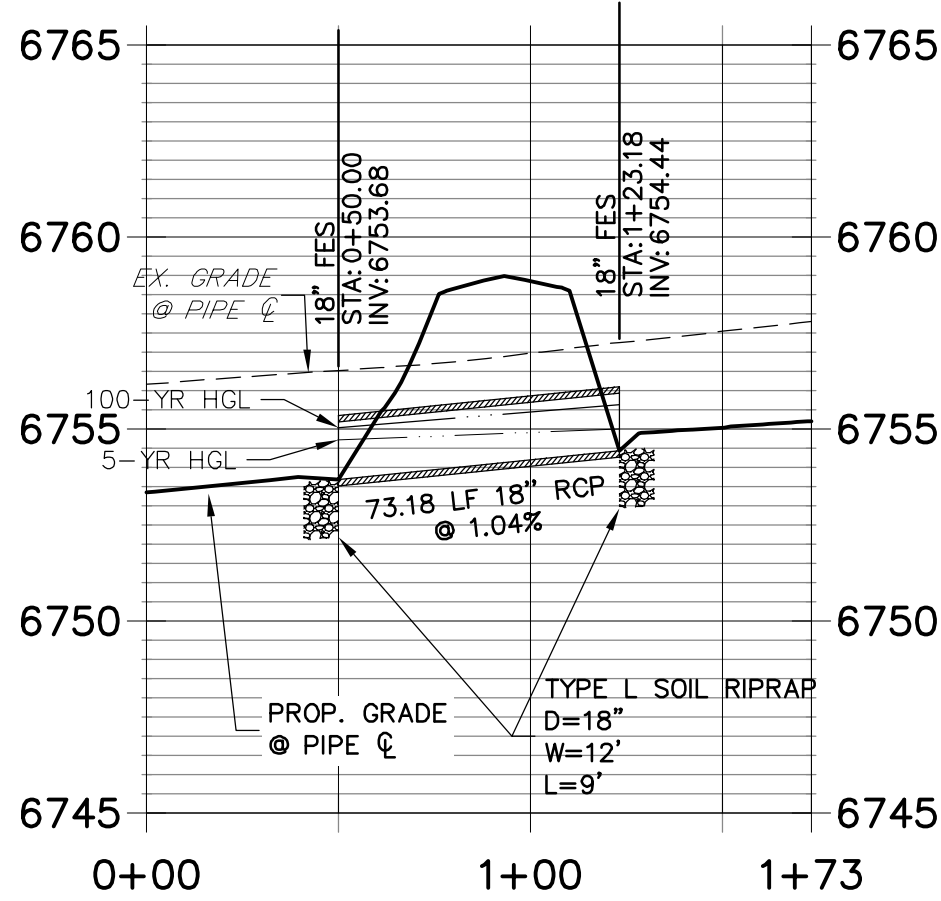
**J.R. ENGINEERING**  
A Westman Company  
  
Centennial 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

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FOR ANY PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

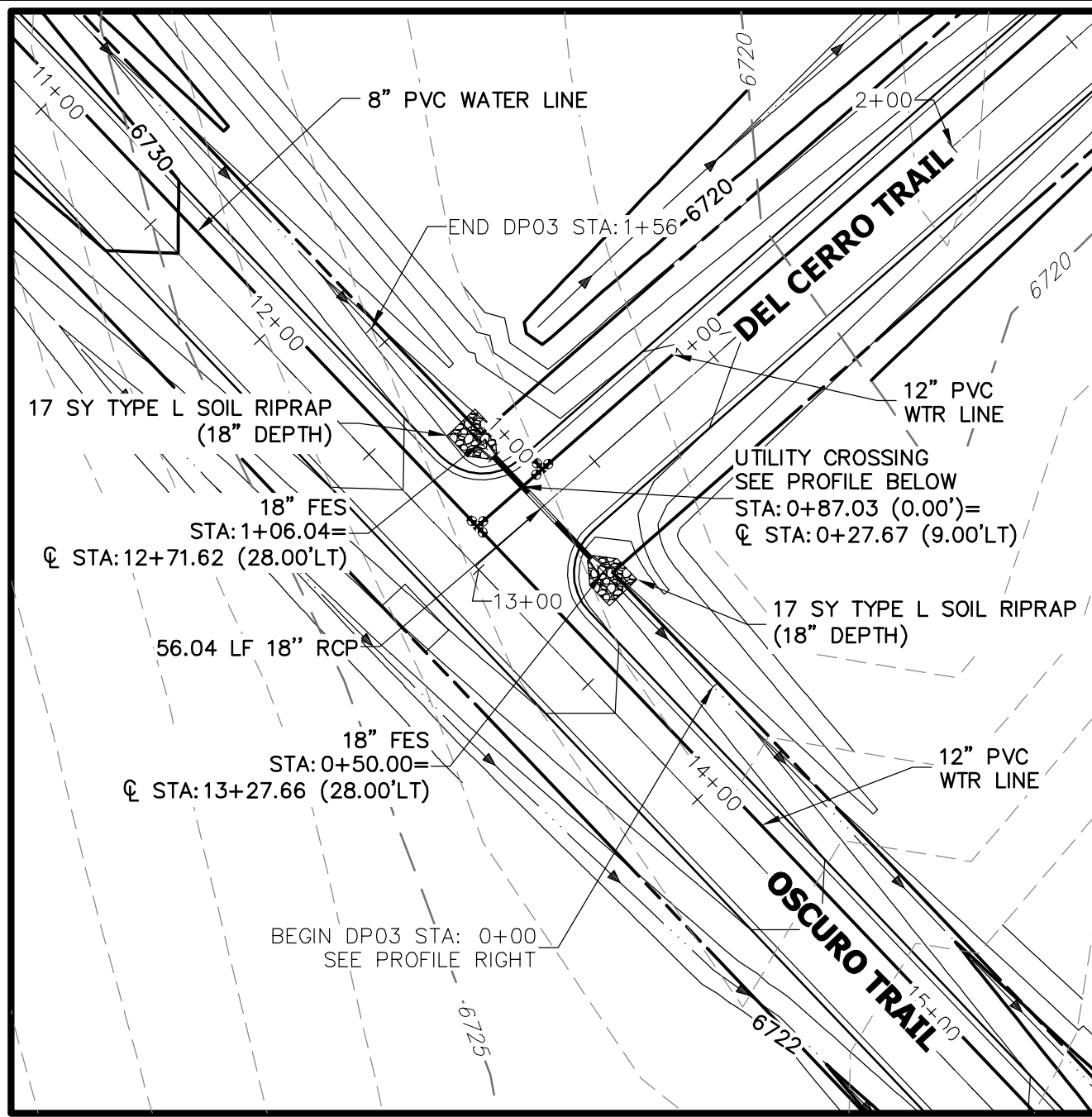


A1 CULVERT - PLAN

DP01 PROFILE  
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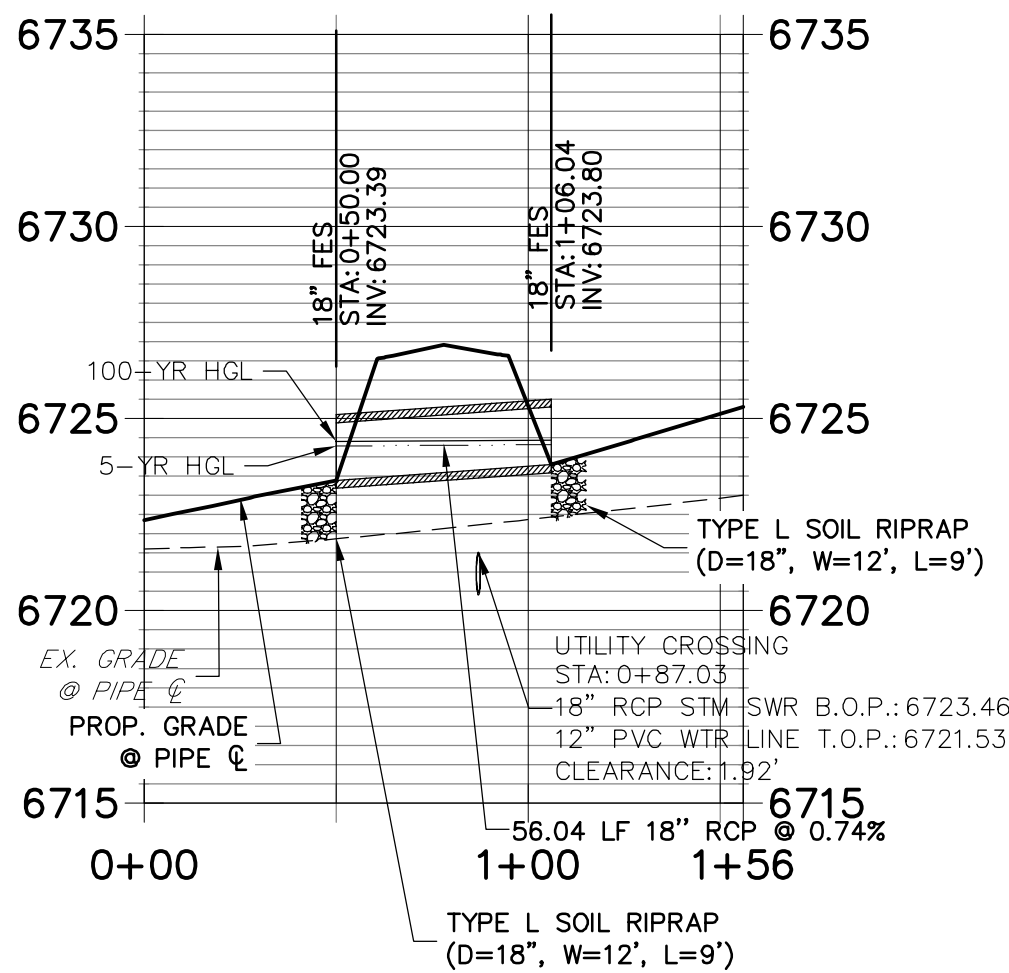


A1 CULVERT - PROFILE

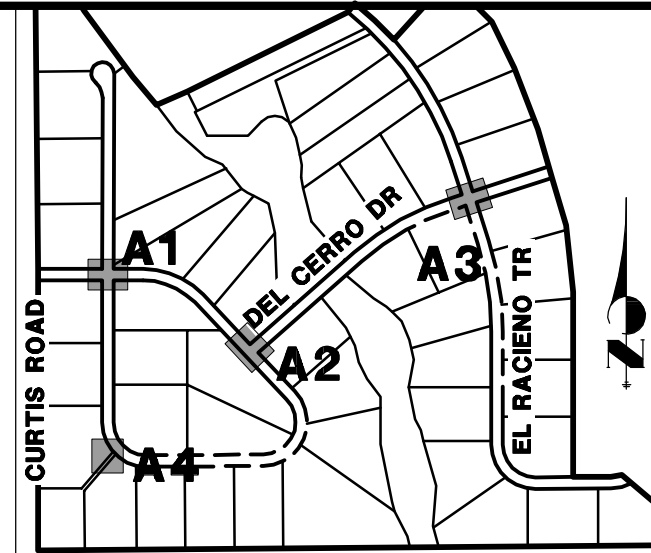


A2 CULVERT - PLAN

DP03 PROFILE  
STA 0+00.00 TO 1+56.04



A2 CULVERT - PROFILE



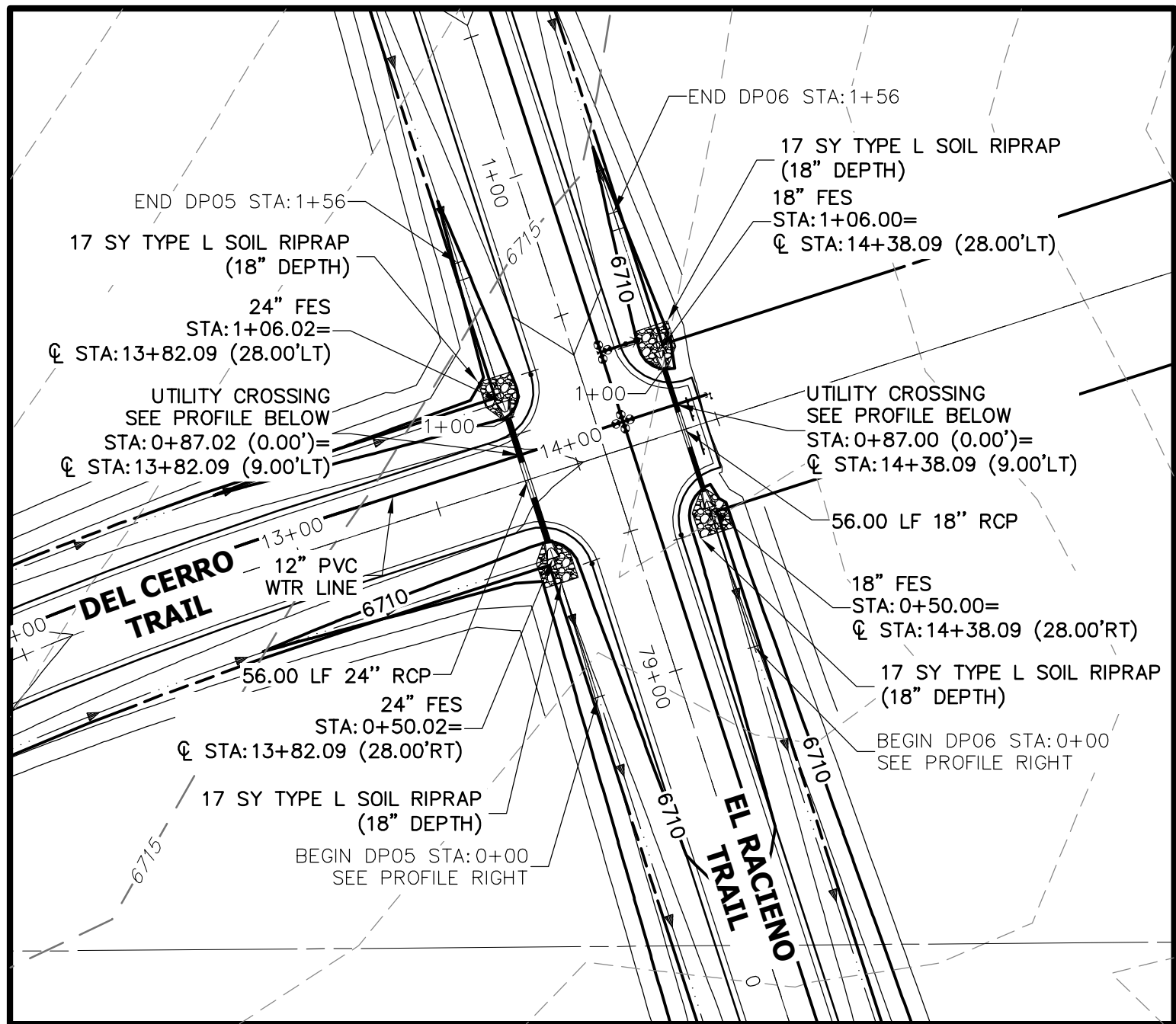
KEY MAP  
N.T.S.

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

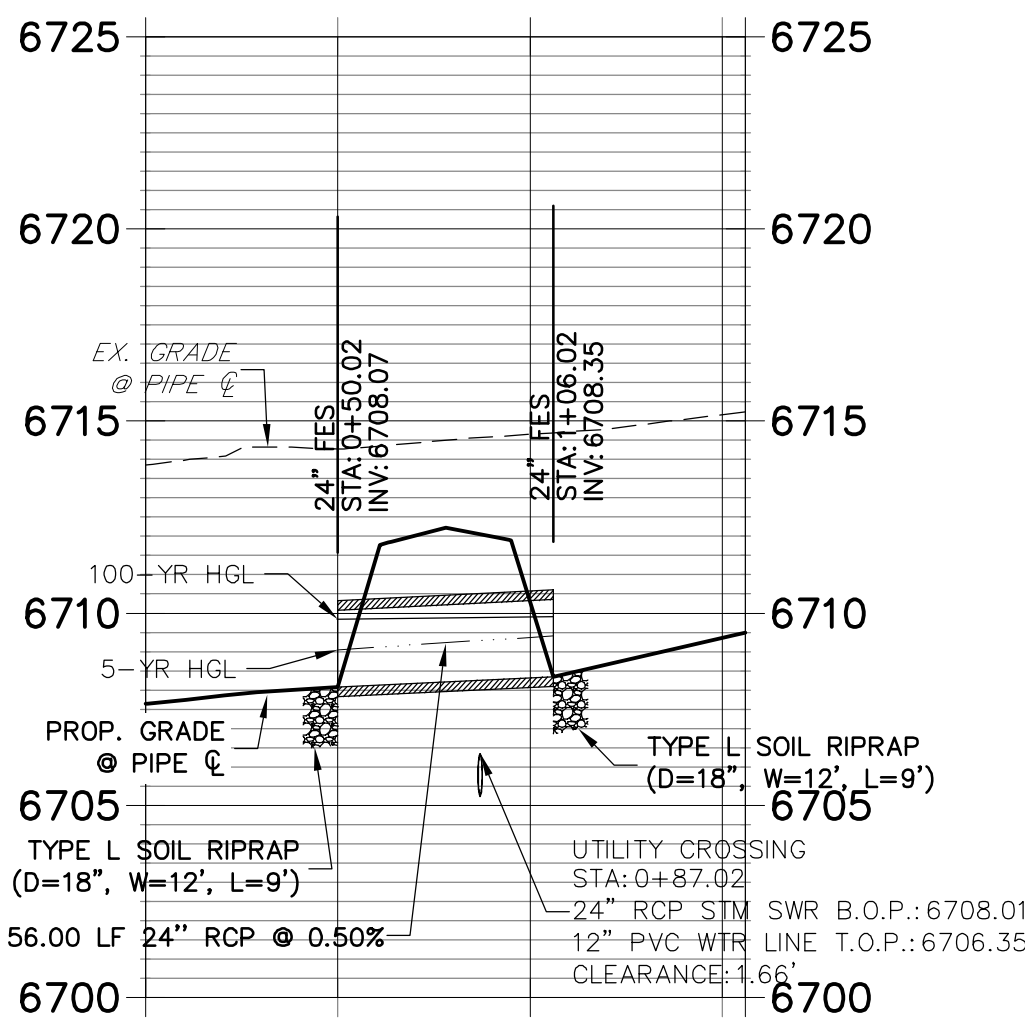
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No.	REVISION	BY	DATE



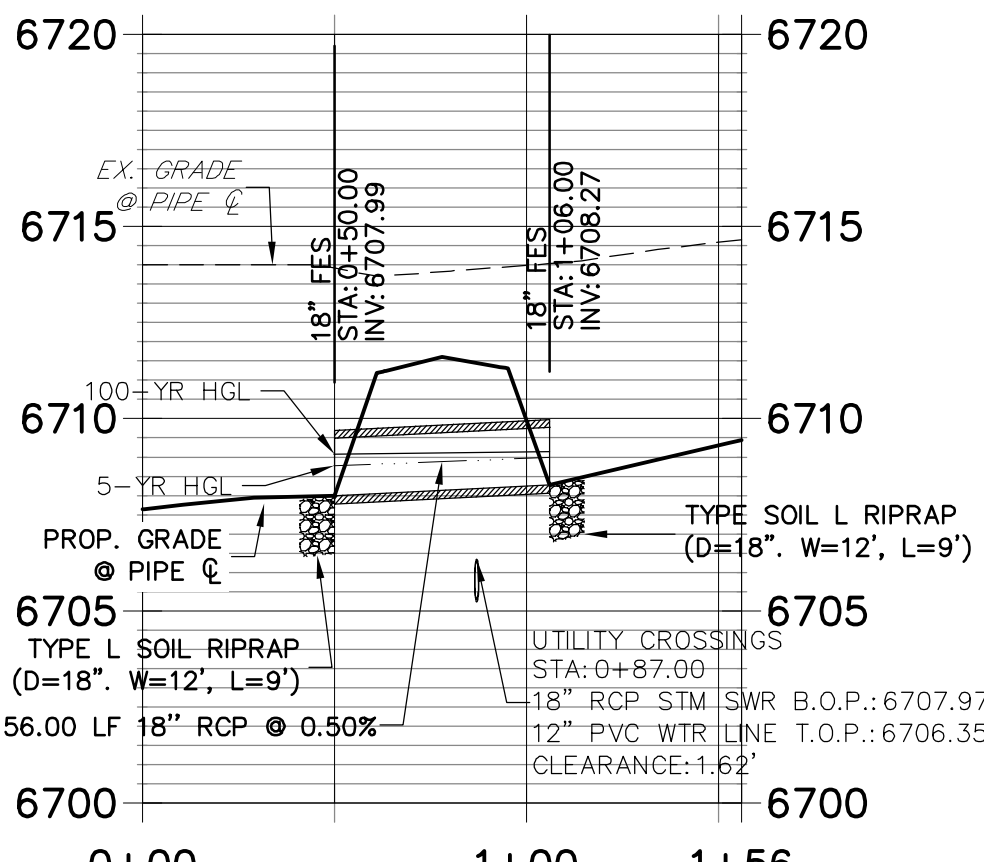
A3 CULVERT - PLAN

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STA 0+00.00 TO 1+56.04

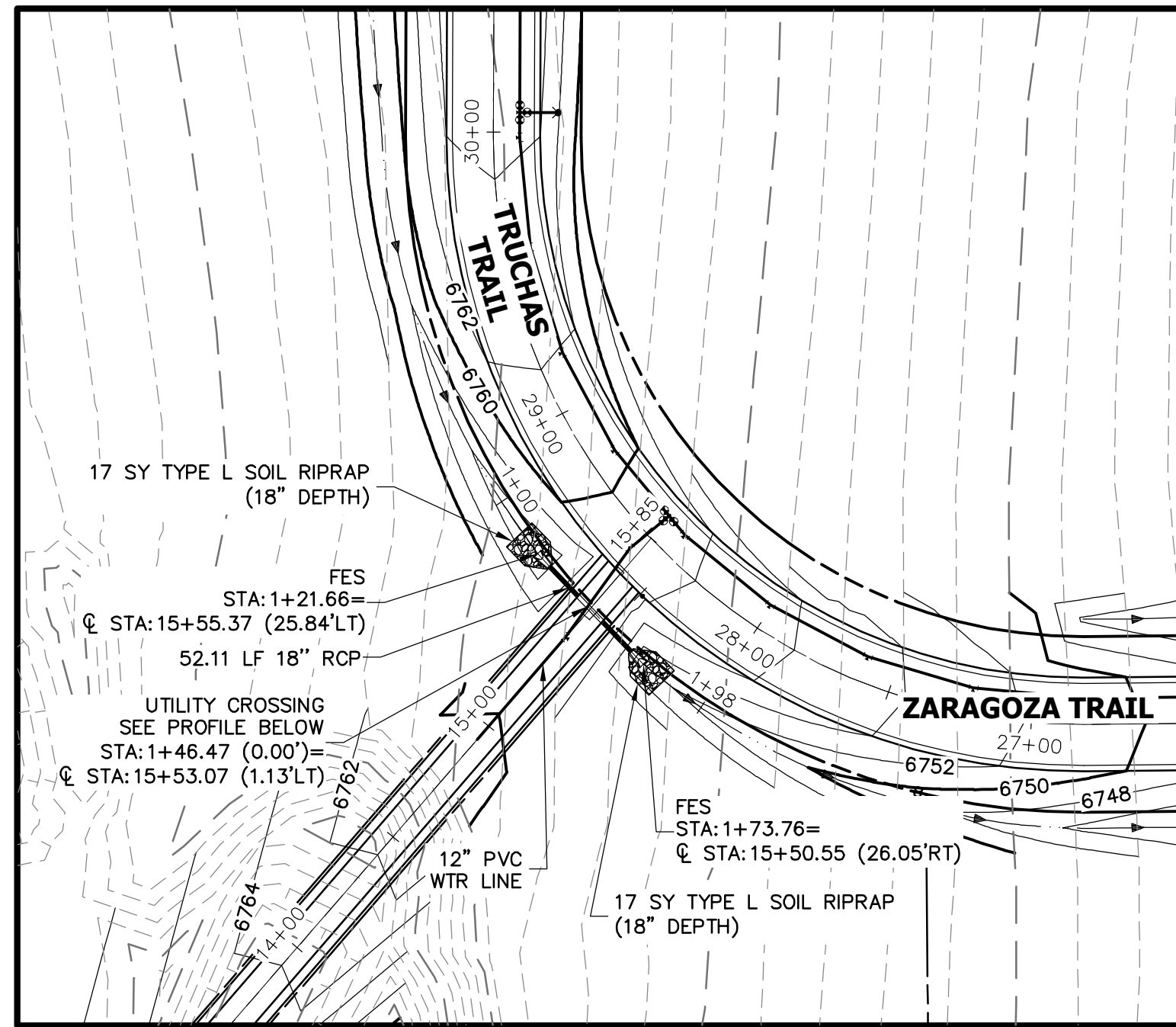


A3 CULVERT - PROFILE

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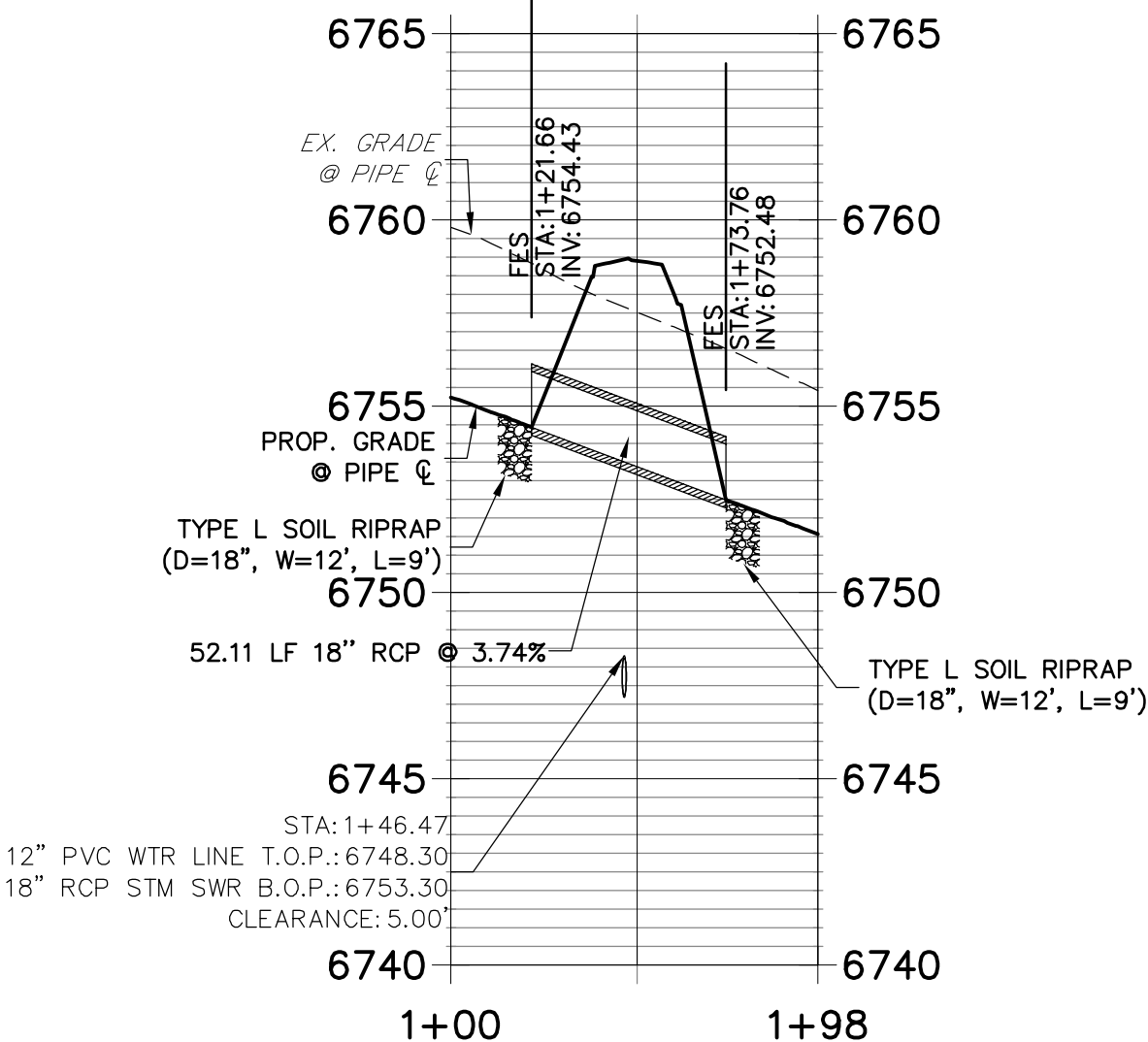


A3 CULVERT - PROFILE



A4 CULVERT - PLAN

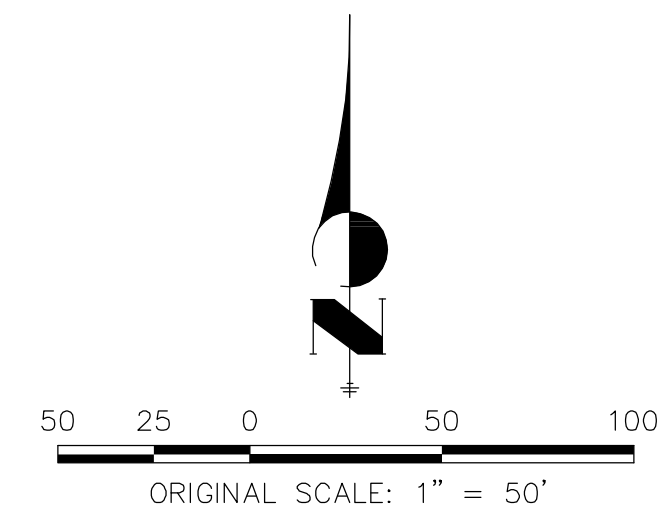
DP12 PROFILE  
STA 1+00.00 TO 1+98.44



A4 CULVERT - PROFILE

STORM SEWER NOTES

- SEE DETAIL SHEET 50 FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
- C STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC.
- ALL PUBLIC WATER LINES ARE OWNED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.



Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

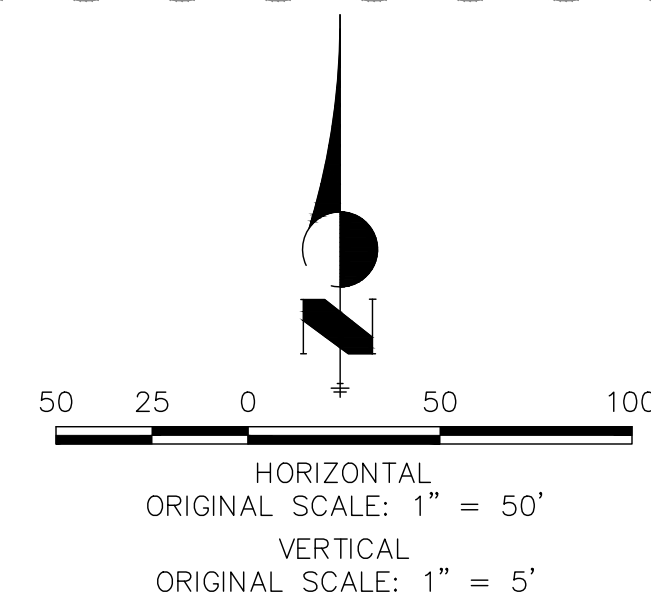
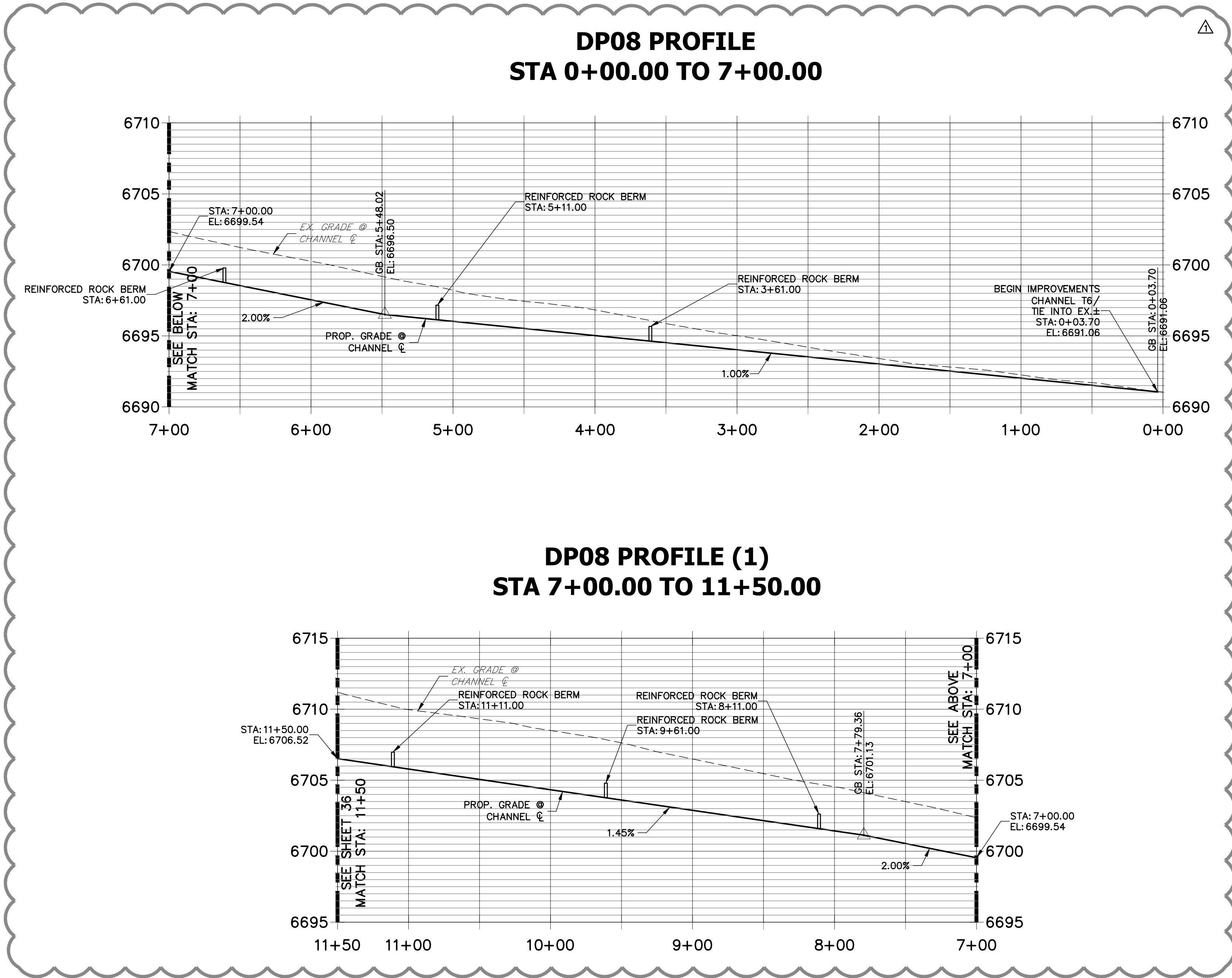
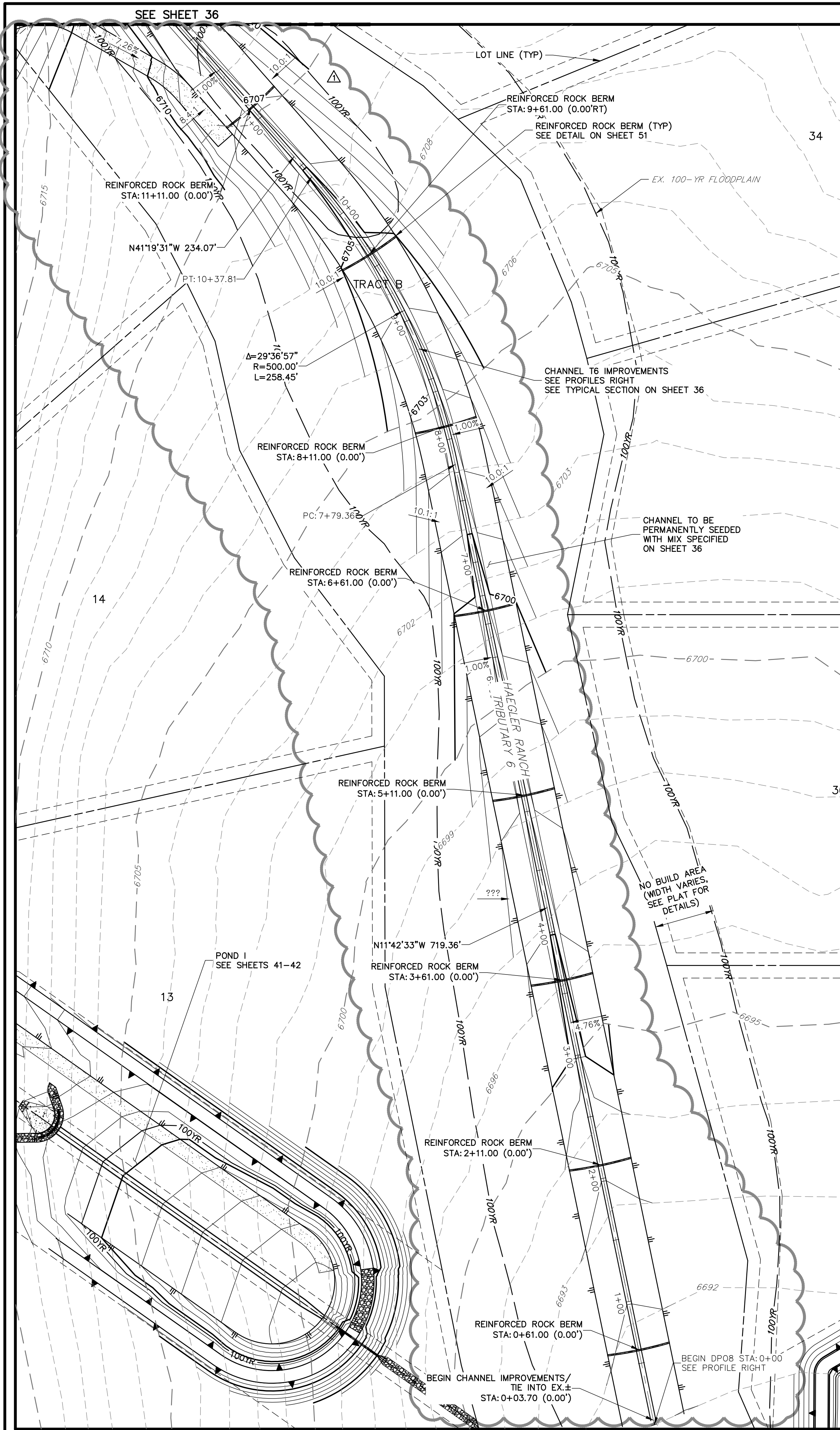
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.  
COLORADO P.E. 32314  
DATE 11/21/20

FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

SADDLEHORN RANCH -  
FILING 1  
STORM SEWER PLAN AND  
PROFILE

SHEET 34 OF 51  
JOB NO. 2514202



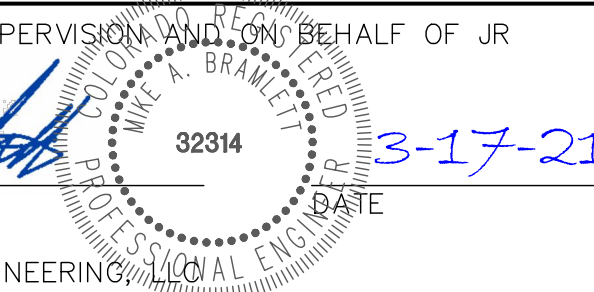
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

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

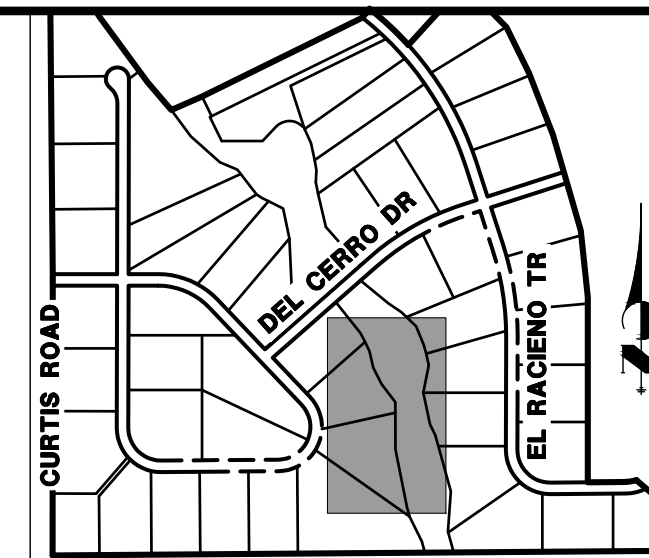
FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1  
CHANNEL T6 IMPROVEMENTS  
- PLAN AND PROFILE

SHEET 35 OF 51

JOB NO. 2514202



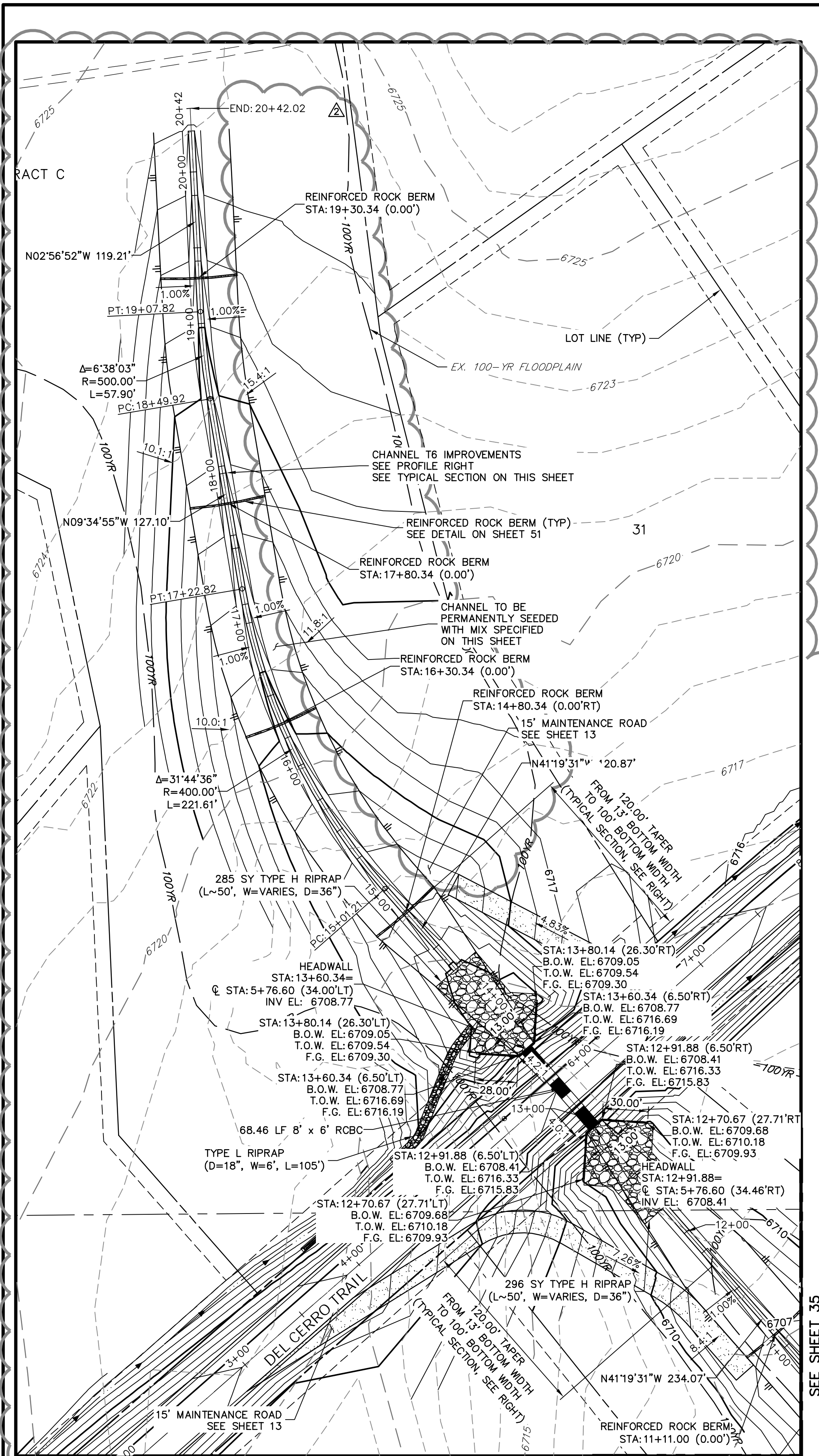
**KEY MAP**  
N.T.S.

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

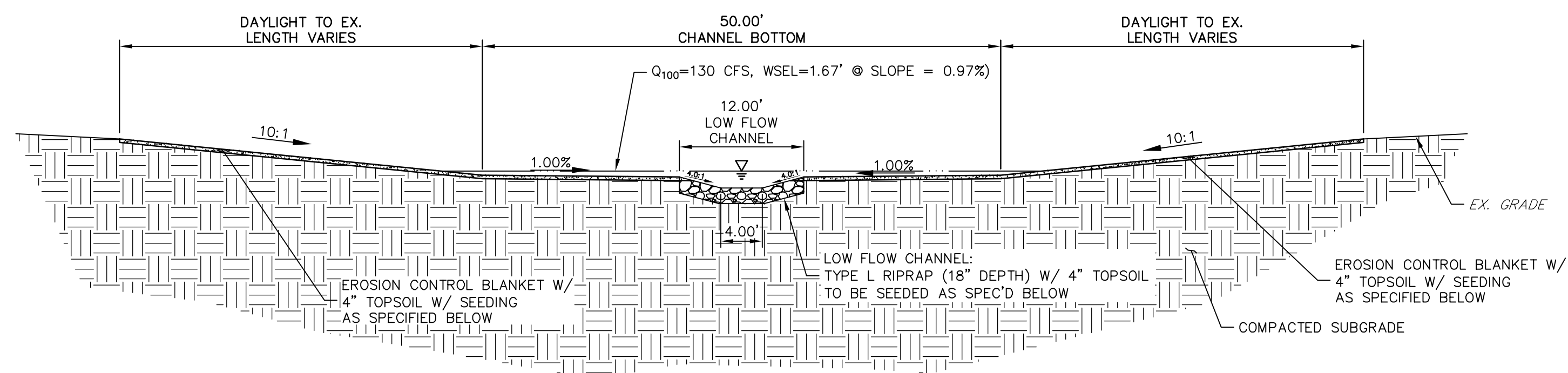
**J.R. ENGINEERING**  
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BY	DATE	REVISION	NO.	1"	50'	DESIGNED BY	DRAWN BY	CHECKED BY
AAM	3/17/21	1	DCN #1	1"	50'	NQJ	NQJ	

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THEIR INTENDED PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

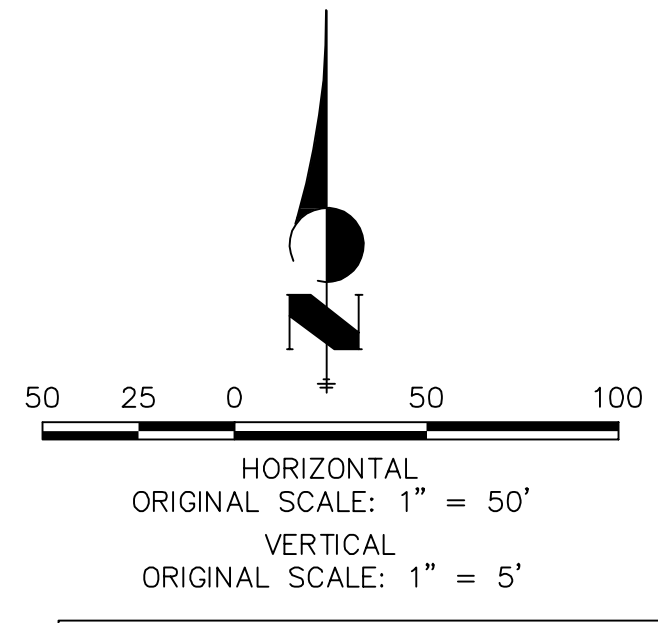
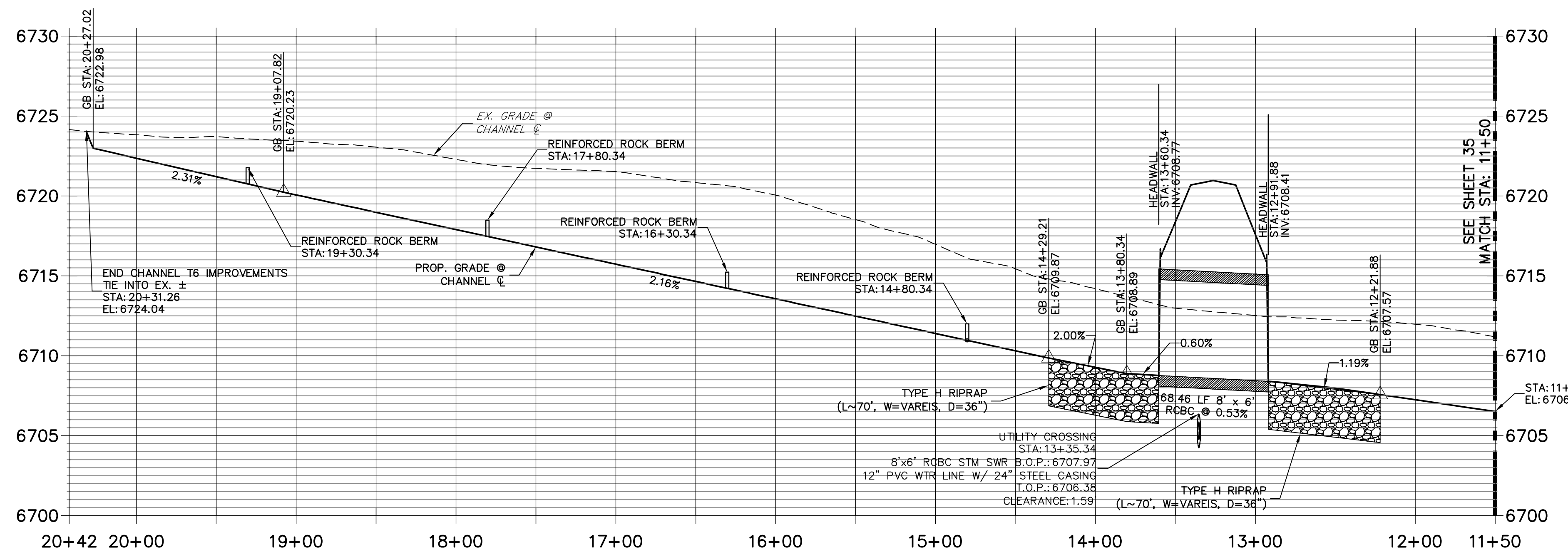


SEE SHEET 35



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

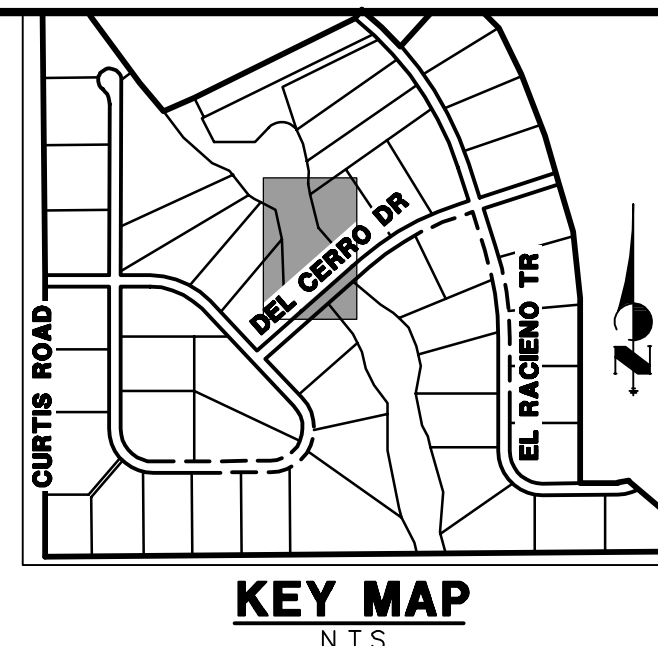
**DP08 PROFILE (2)**  
**STA 11+50.00 TO 20+42.02**




**811**  
Know what's below.  
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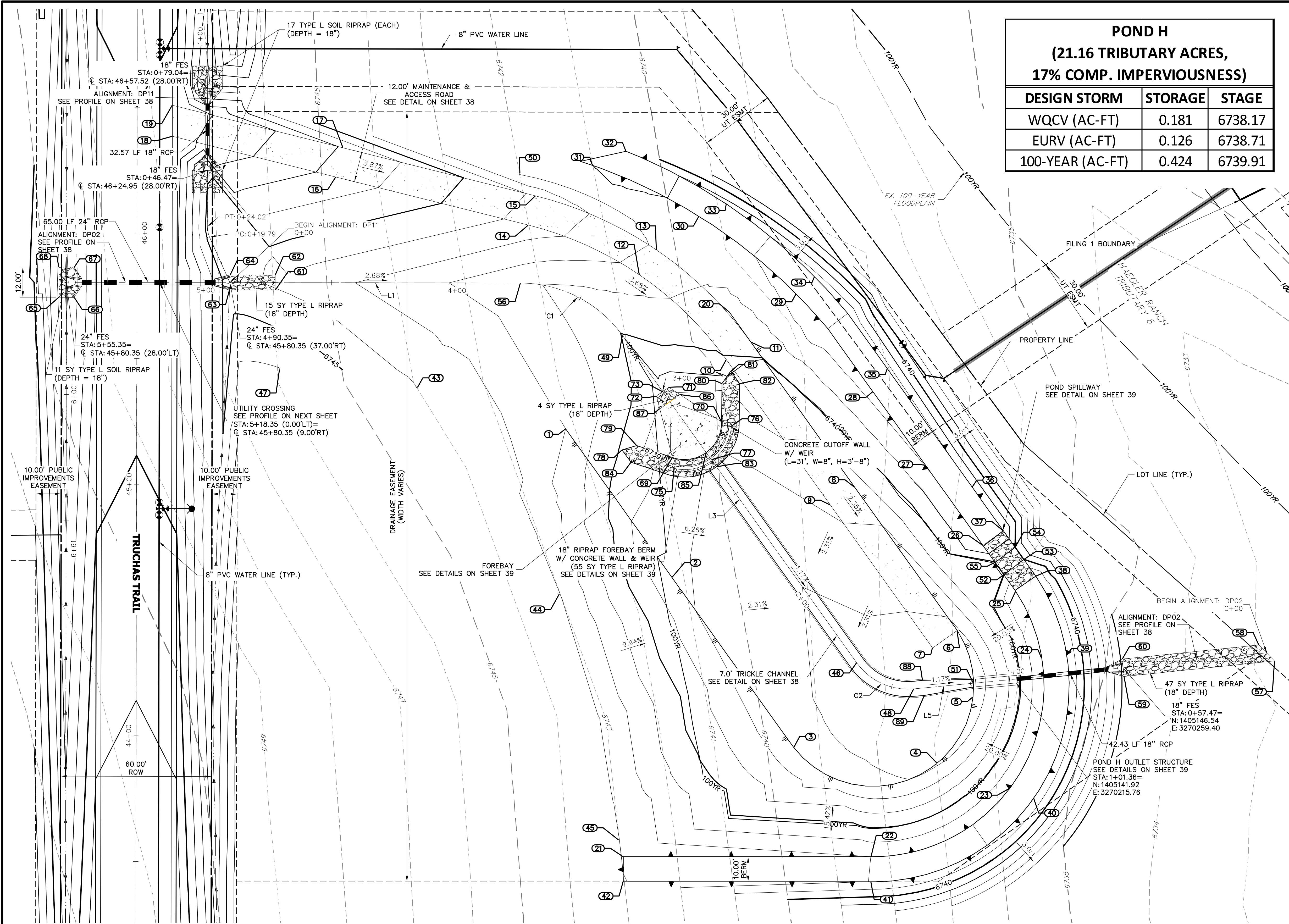
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike A. Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM  
DATE 8/17/21

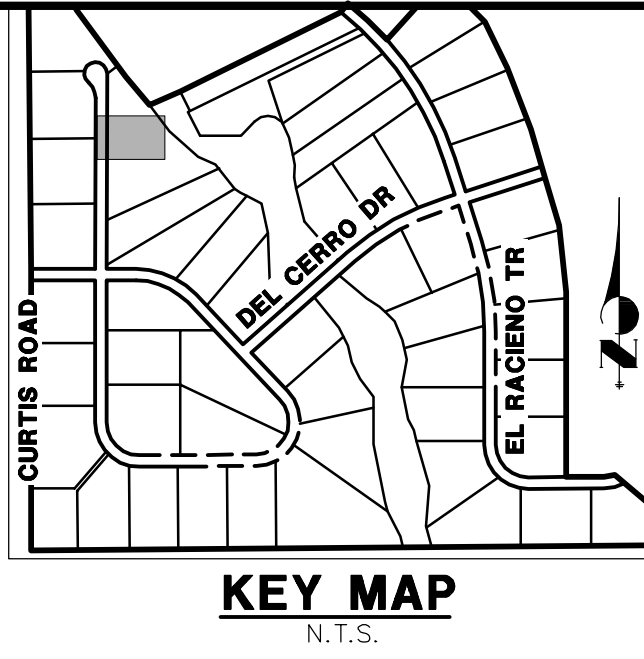


SADDLEHORN RANCH – FILING 1		H–SCALE 1"=50'		No. REVISION		BY	DATE	<div><b>JR ENGINEERING</b> A Westrian Company</div> <div>Central 303-740-9383 • Colorado Springs 719-585-2583 Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a></div>	<div>PREPARED FOR</div> <div><b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</div> <div>-----</div> <div>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</div>
CHANNEL T6 IMPROVEMENTS – PLAN AND PROFILE		V–SCALE 1"=5'		1 DGN #1		AAM	3/17/21		
		DATE 7/15/20		2 DGN #3		AAM	8/17/21		
		DESIGNED BY NQJ							
		DRAWN BY NQJ							
SHEET 36 OF 51		CHECKED BY							
JOB NO. 2514202									

X:\251009\al0514202\Drawings\Sheet\Drawings\CD\2514202\CD\01\_POND H.dwg, GR1, 5/9/2020 11:48:00 AM, common



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	

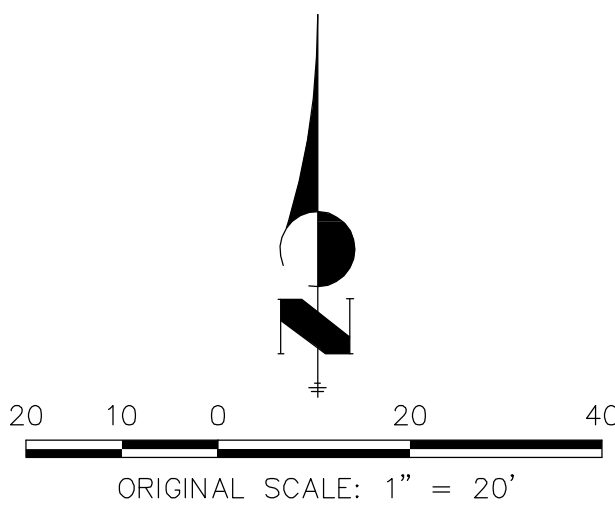


LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

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.



#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N:1405241.57 E:3270037.69	6742.00	9	ACCESS ROAD	N:1405211.35 E:3270142.94	6738.21	17	ACCESS ROAD	N:1405353.39 E:3269949.15	6746.92	25	SPILLWAY TOP	N:1405330.97 E:3270101.71	6741.49	41	TOP	N:1405061.40 E:3270159.00	6741.99
2	TOE	N:1405182.52 E:3270079.95	6738.19	10	ACCESS ROAD	N:1405269.05 E:3270101.64	6739.94	18	ACCESS ROAD/EOA	N:1405357.98 E:3269981.21	6749.60	26	SPILLWAY TOP	N:1405195.23 E:3270136.73	6742.00	34	TOP	N:1405301.96 E:3270165.71	6743.02
3	TOE	N:1405114.87 E:3270128.36	6737.33	11	ACCESS ROAD	N:1405276.03 E:3270111.40	6740.18	19	ACCESS ROAD/EOA	N:1405370.35 E:3269881.23	6749.73	27	TOP	N:1405227.15 E:3270180.82	6742.04	35	TOP	N:1405265.45 E:3270165.71	6744.00
4	TOE	N:1405108.65 E:3270185.42	6736.83	12	ACCESS ROAD	N:1405302.86 E:3270067.02	6741.63	20	TOE	N:1405288.13 E:3270102.75	6740.57	28	TOP	N:1405256.32 E:3270159.94	6742.38	36	TOP	N:1405218.49 E:3270199.31	6743.00
5	TOE	N:1405134.86 E:3270199.75	6736.09	13	ACCESS ROAD	N:1405312.78 E:3270073.76	6741.86	21	TOP	N:1405071.40 E:3270060.60	6742.96	29	TOP	N:1405201.05 E:3270211.80	6742.53	37	SPILLWAY TOP	N:1405077.93 E:3270059.05	6743.00
6	ACCESS ROAD	N:1405161.43 E:3270193.42	6736.86	14	ACCESS ROAD	N:1405322.63 E:3270022.84	6743.61	22	TOP	N:1405326.05 E:3270159.06	6742.00	30	TOP	N:1405183.04 E:3270224.69	6742.00	46	LOW FLOW CHANNEL	N:1405148.51 E:3270153.48	6736.57
7	ACCESS ROAD	N:1405154.44 E:3270183.66	6736.62	15	ACCESS ROAD	N:1405334.27 E:3270025.75	6743.85	23	TOP	N:1405098.72 E:3270214.48	6742.00	31	TOP/TIE INTO EX±	N:1405346.43 E:3270048.45	6741.00	39	TOP	N:1405265.51 E:3269924.00	6746.00
8	ACCESS ROAD	N:1405218.33 E:3270152.70	6738.45	16	ACCESS ROAD	N:1405341.75 E:3269946.24	6746.68	24	TOP	N:1405150.41 E:3270227.06	6742.00	32	TOP/TIE INTO EX±	N:1405351.99 E:3270061.76	6740.47	40	TOP	N:1405034.64 E:3270223.76	6736.26

PREPARED FOR

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

J.R. ENGINEERING  
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BY DATE

No. REVISION

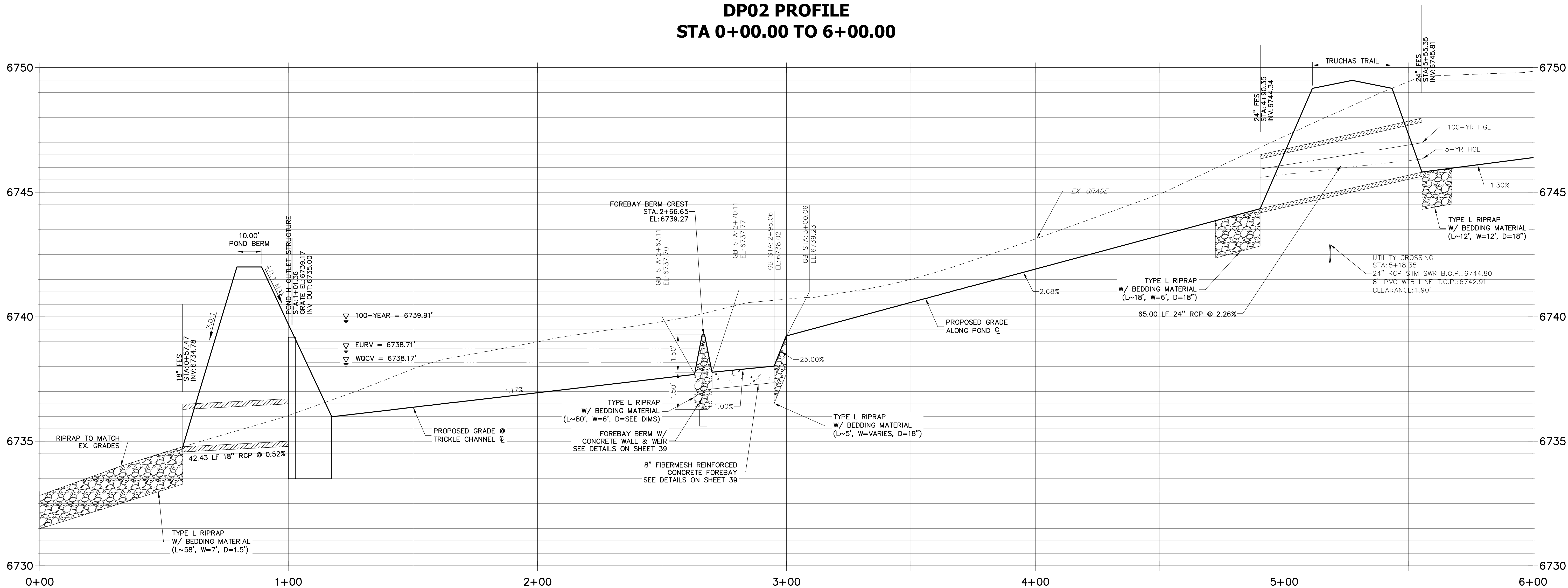
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V-SCALE N/A  
DATE 05/07/20  
DESIGNED BY NQJ  
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SADDLEHORN RANCH -  
FILING 1  
POND H GRADING PLAN

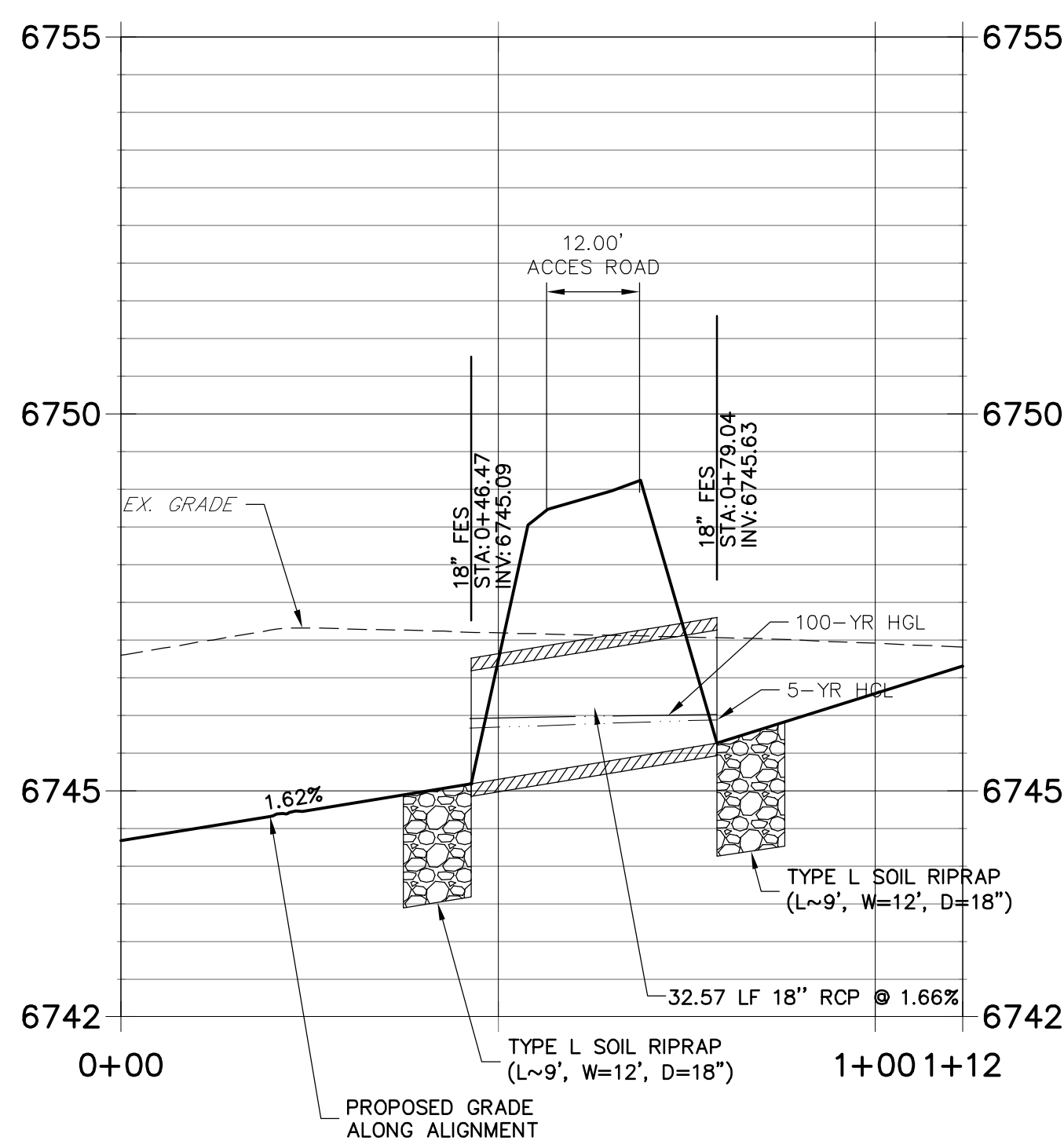
SHEET 37 OF 51

JOB NO. 2514202

DP02 PROFILE  
STA 0+00.00 TO 6+00.00



DP11 PROFILE  
STA 0+00.00 TO 1+11.64



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

20 10 0 20 40  
HORIZONTAL  
ORIGINAL SCALE: 1" = 20'  
VERTICAL  
ORIGINAL SCALE: 1" = 2'

811  
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**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
DATE 11/30/20  
32314  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

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

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

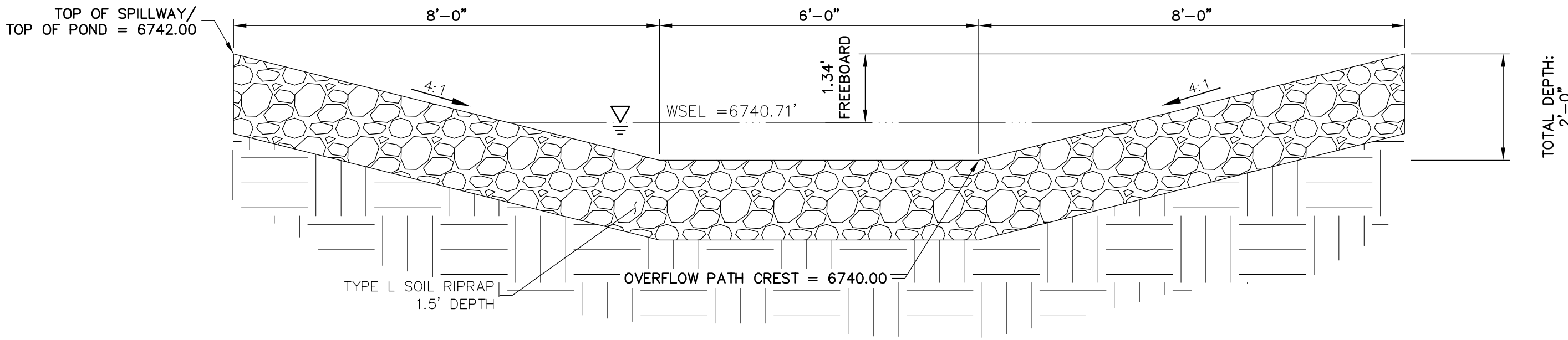
**J.R. ENGINEERING**  
A Westrian Company  
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BY DATE  
No. REVISION  
1"=20'  
1"=2'  
DATE 05/07/20  
DESIGNED BY NQJ  
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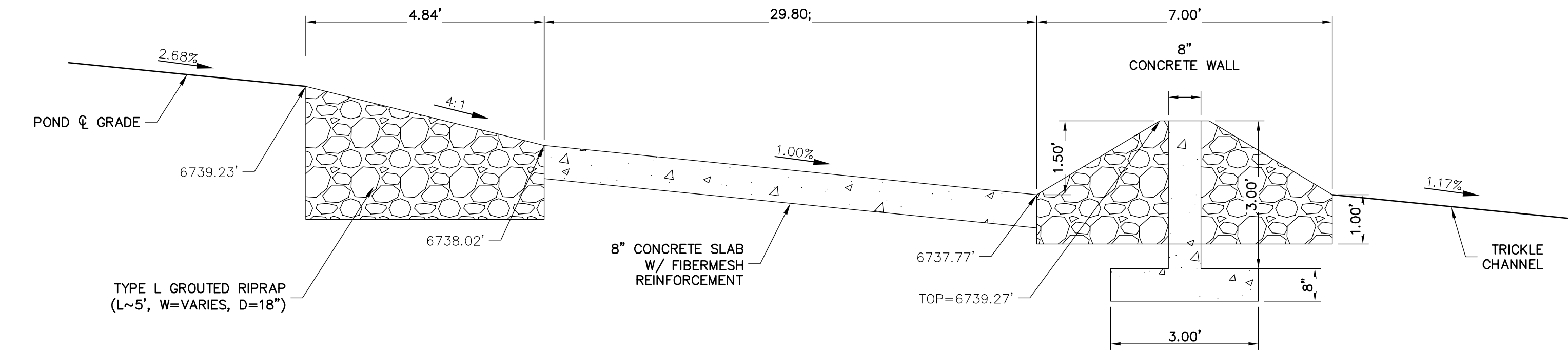
SADDLEHORN RANCH -  
FILING 1  
POND H GRADING PLAN

SHEET 38 OF 51  
JOB NO. 2514202

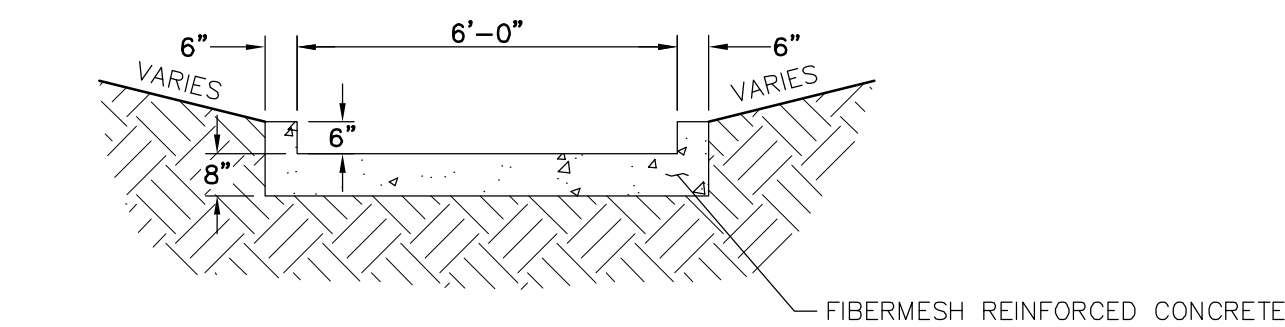
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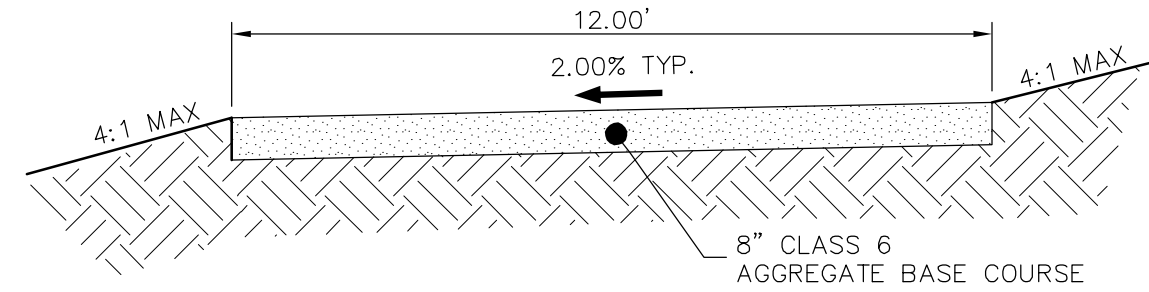
POND H EMERGENCY SPILLWAY  
SCALE: N.T.S.



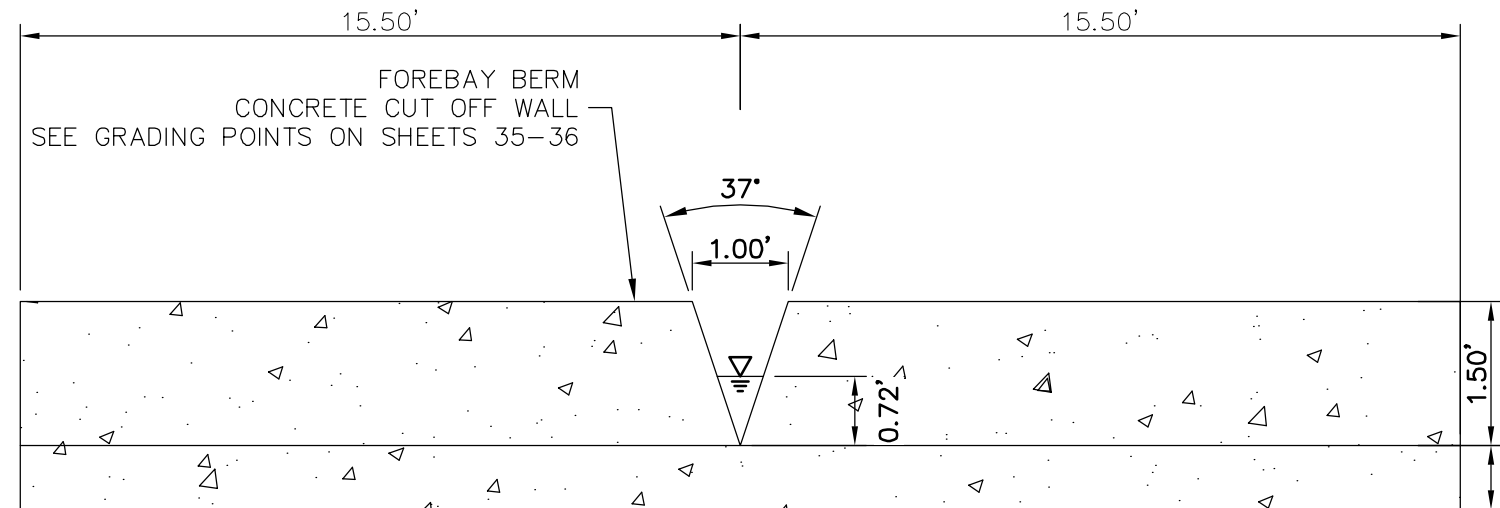
POND H FOREBAY  
N.T.S.



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



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



POND H FOREBAY WEIR  
N.T.S.



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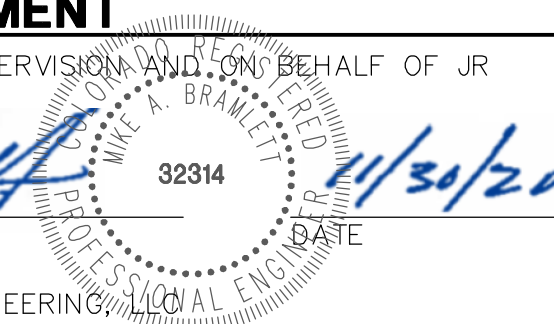
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett  
32314

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

FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1

POND H DETAILS

SHEET 39 OF 51

JOB NO. 2514202

BY DATE

No. REVISION

NTS NTS

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

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SHEET 39 OF 51

JOB NO. 2514202

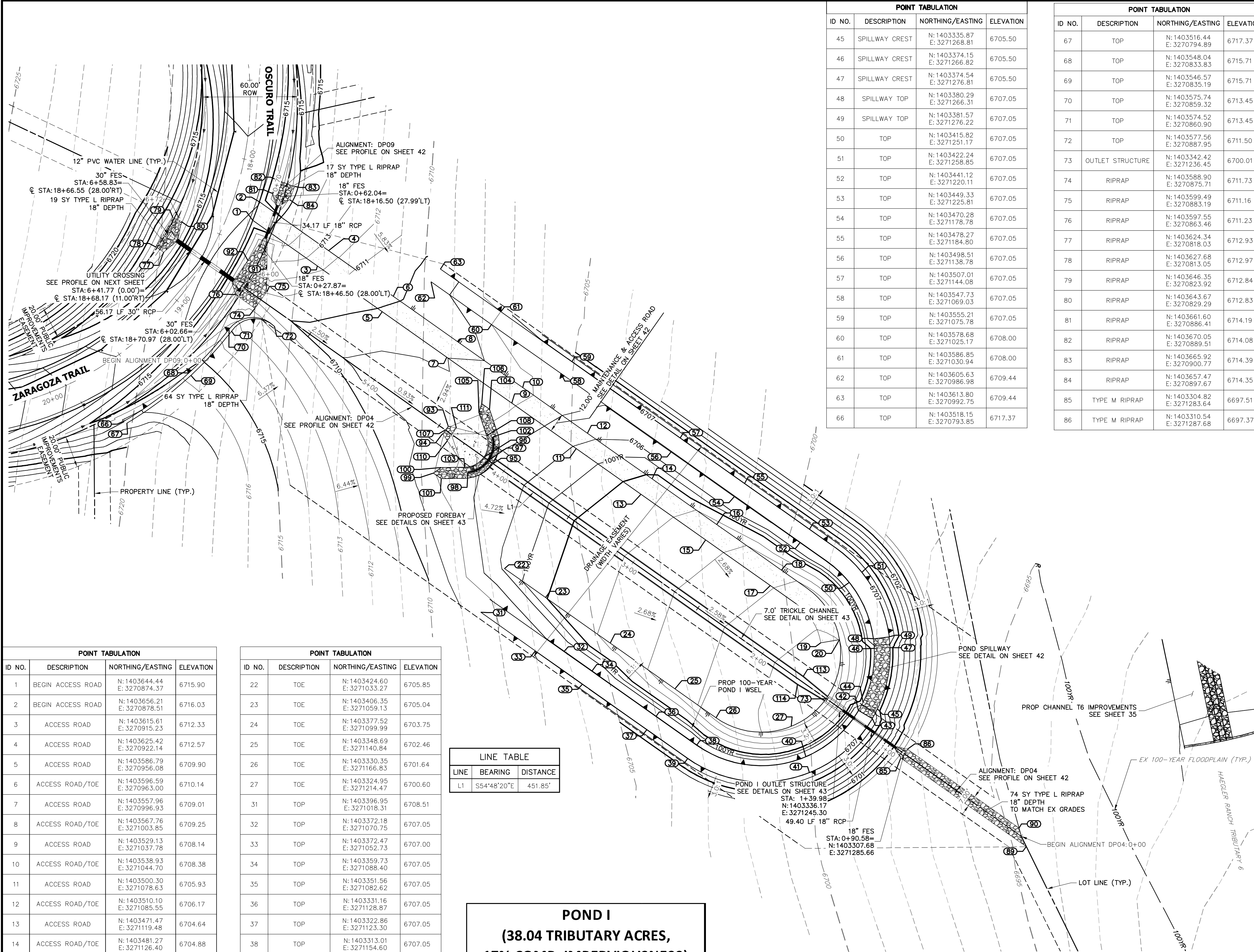
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NAPA, CALIFORNIA  
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BRADY WILLIAMS

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THE PROJECTS  
DESIGNATED BY WRITTEN  
AUTHORIZATION.





POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	BEGIN ACCESS ROAD	N: 1403644.44 E: 3270874.37	6715.90
2	BEGIN ACCESS ROAD	N: 1403656.21 E: 3270978.51	6716.03
3	ACCESS ROAD	N: 1403615.61 E: 3270915.23	6712.33
4	ACCESS ROAD	N: 1403625.42 E: 3270922.14	6712.57
5	ACCESS ROAD	N: 1403586.79 E: 3270956.08	6709.90
6	ACCESS ROAD/TOE	N: 1403596.59 E: 3270963.00	6710.14
7	ACCESS ROAD	N: 1403557.96 E: 3270996.93	6709.01
8	ACCESS ROAD/TOE	N: 1403567.76 E: 3271003.85	6709.25
9	ACCESS ROAD	N: 1403529.13 E: 3271037.78	6708.14
10	ACCESS ROAD/TOE	N: 1403538.93 E: 3271044.70	6708.38
11	ACCESS ROAD	N: 1403500.30 E: 3271078.63	6705.93
12	ACCESS ROAD/TOE	N: 1403510.10 E: 3271085.55	6706.17
13	ACCESS ROAD	N: 1403471.47 E: 3271119.48	6704.64
14	ACCESS ROAD/TOE	N: 1403481.27 E: 3271126.40	6704.88
15	ACCESS ROAD	N: 1403442.64 E: 3271160.34	6703.35
16	ACCESS ROAD/TOE	N: 1403452.44 E: 3271167.26	6703.59
17	ACCESS ROAD	N: 1403413.81 E: 3271201.19	6702.07
18	ACCESS ROAD/TOE	N: 1403423.61 E: 3271208.11	6702.31
19	ACCESS ROAD	N: 1403377.66 E: 3271233.11	6700.77
20	ACCESS ROAD/TOE	N: 1403379.70 E: 3271244.93	6701.01

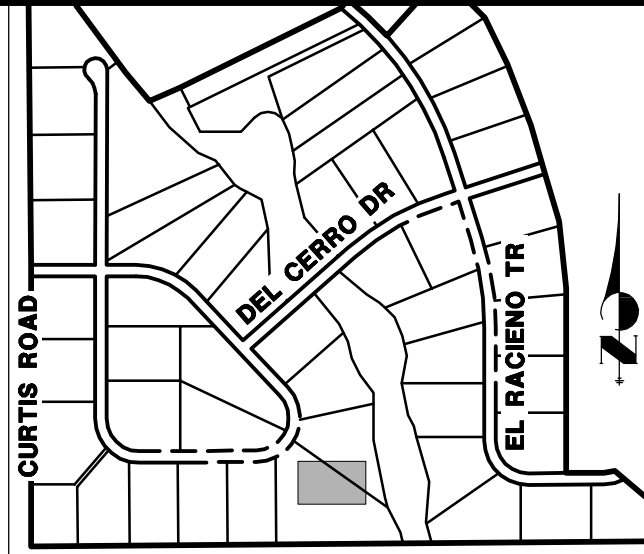
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
22	TOE	N: 1403424.60 E: 3271033.27	6705.85
23	TOE	N: 1403406.35 E: 3271059.13	6705.04
24	TOE	N: 1403377.52 E: 3271099.99	6703.75
25	TOE	N: 1403348.69 E: 3271140.84	6702.46
26	TOE	N: 1403330.35 E: 3271166.83	6701.64
27	TOE	N: 1403324.95 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



KEY MAP  
N.T.S.

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

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

**J.R. ENGINEERING**  
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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	05/07/20	NQJ	NQJ	

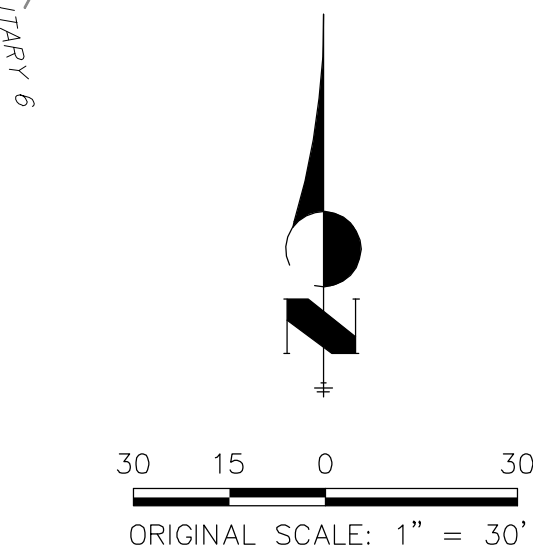
SADDLEHORN RANCH -  
FILING 1

POND I GRADING PLAN

SHEET 41 OF 51

JOB NO. 2514202

**POND I GRADING NOTES**  
1. ALL RIPRAP IS TYPE L (18" DEPTH) UNLESS OTHERWISE NOTED.



**ENGINEER'S STATEMENT**

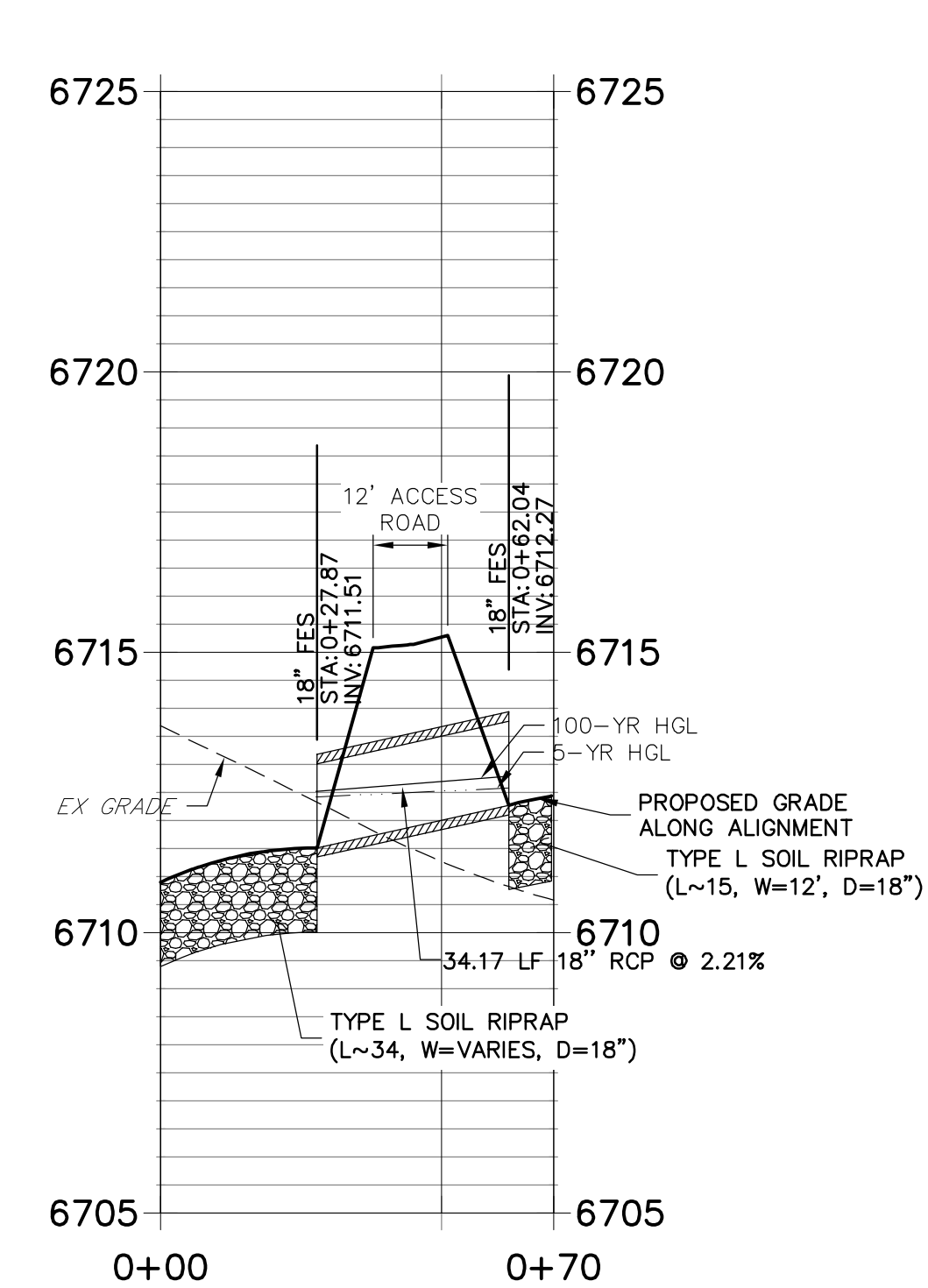
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

32314  
DATE 11/30/20



**DP09 PROFILE**  
**STA 0+00.00 TO 0+70.00**



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



PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Mike Bramlett*

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

FOR AND ON BEHALF OF JR ENGINEERING, LOCAL

32314

DATE 4/30/12

 **J·R ENGINEERING**  
A Westrian Company

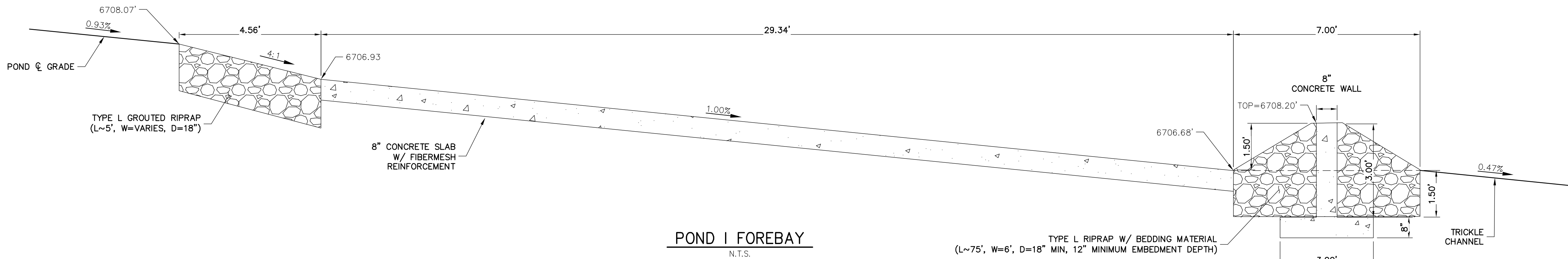
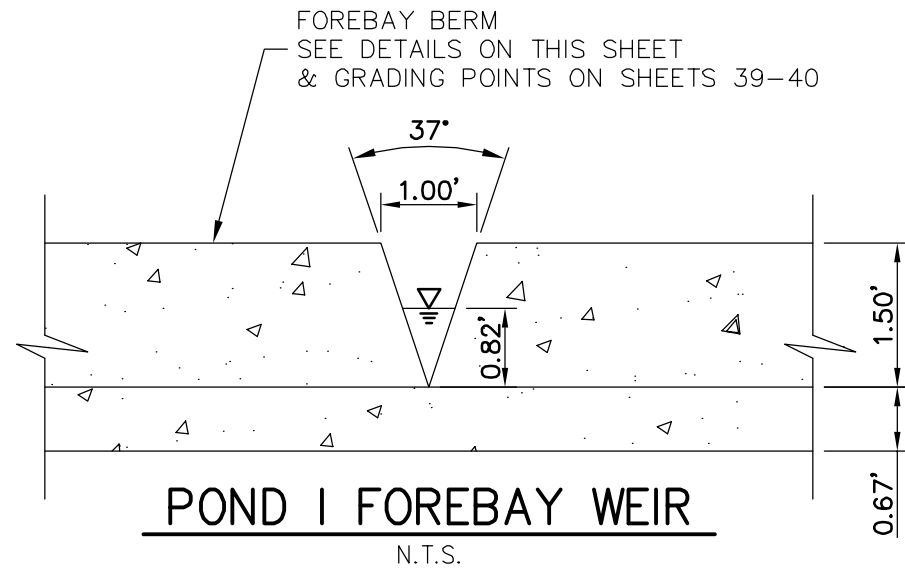
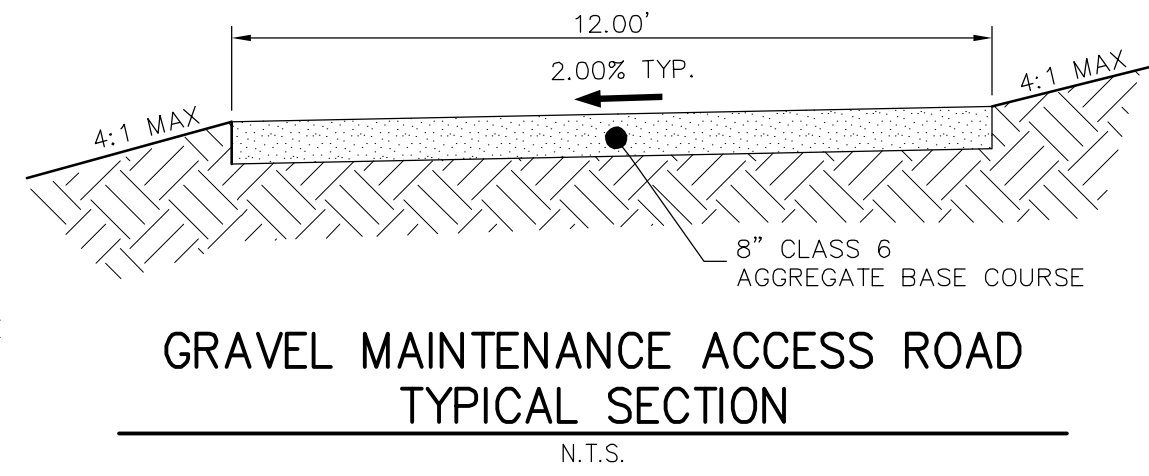
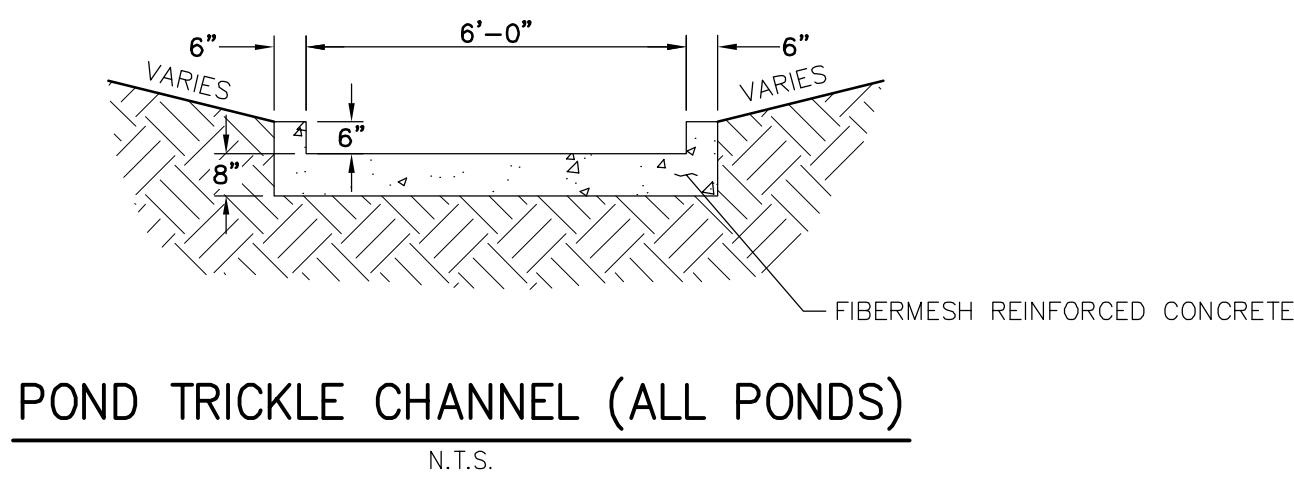
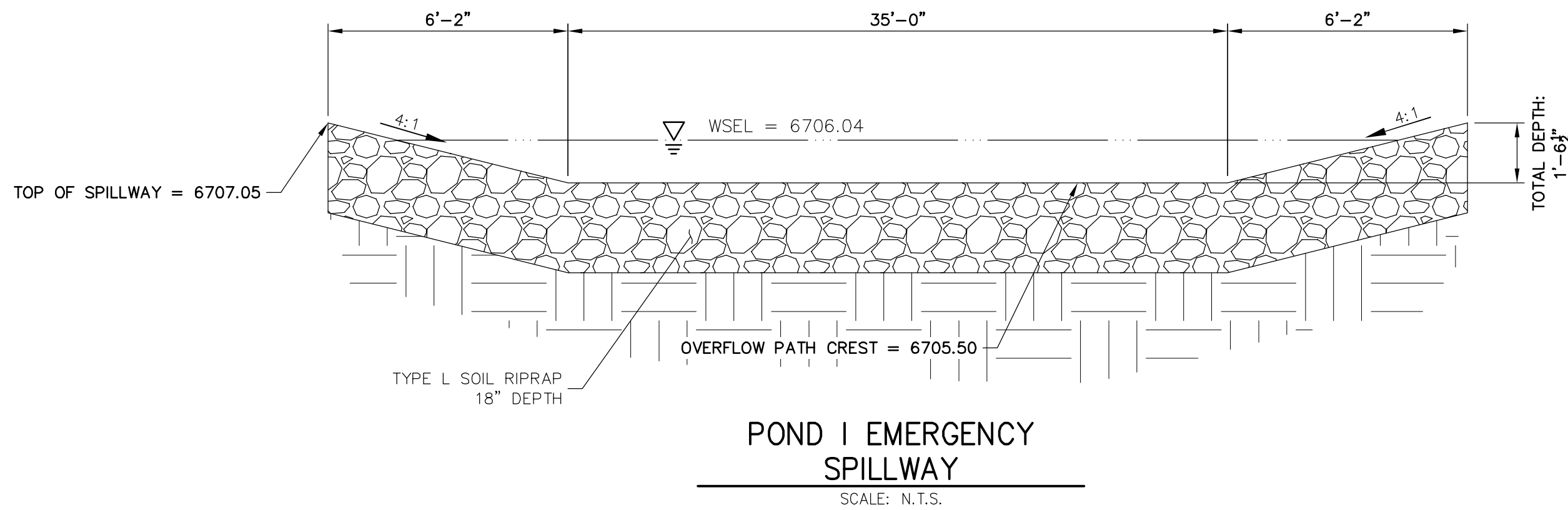
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H-SCALE	1" = 30'	No.	REVISION	BY	DATE
V-SCALE	1" = 3'				
DATE	05/07/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

SADDLEHORN RANCH -  
FILING 1  
POND 1 GRADING PLAN

SHEET	42	OF	51
JOB NO.	2514202		

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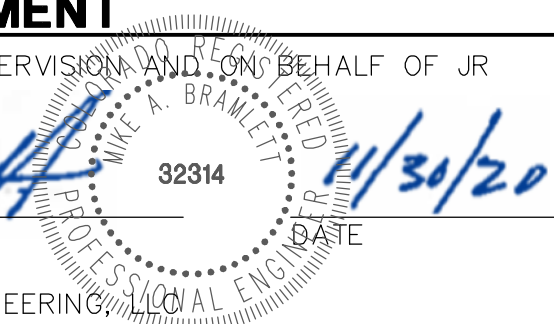
#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Mike Bramlett*

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

FOR AND ON BEHALF OF JR ENGINEERING



SADDLEHORN RANCH -  
FILING 1

POND I DETAILS

SHEET 43 OF 51

JOB NO. 2514202

BY DATE

REVISION

NTS

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

05/07/20

NQJ

NQJ

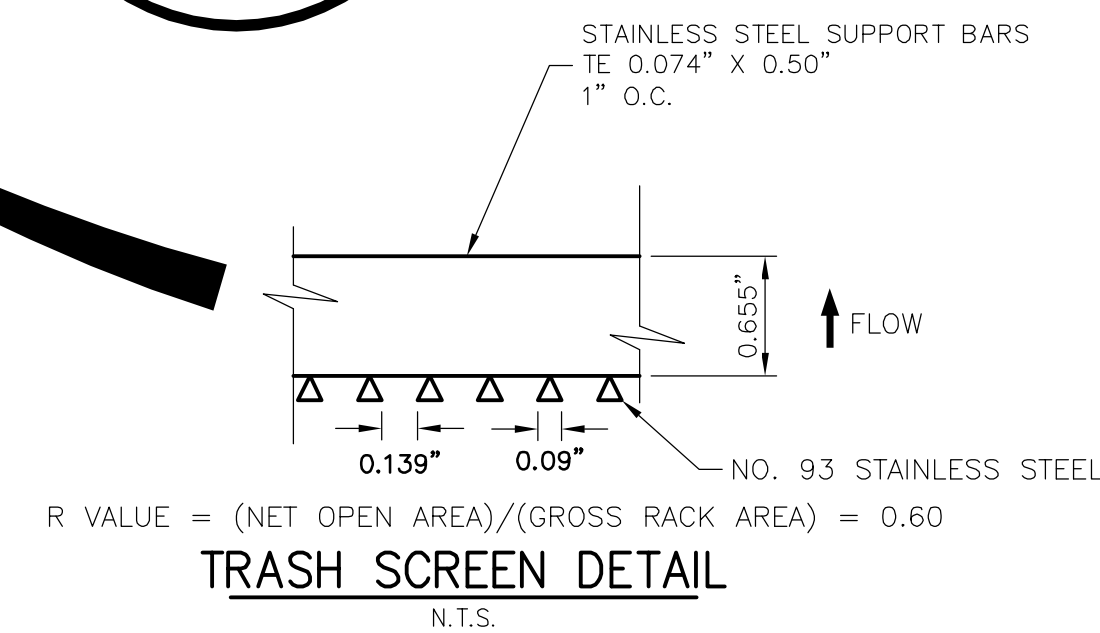
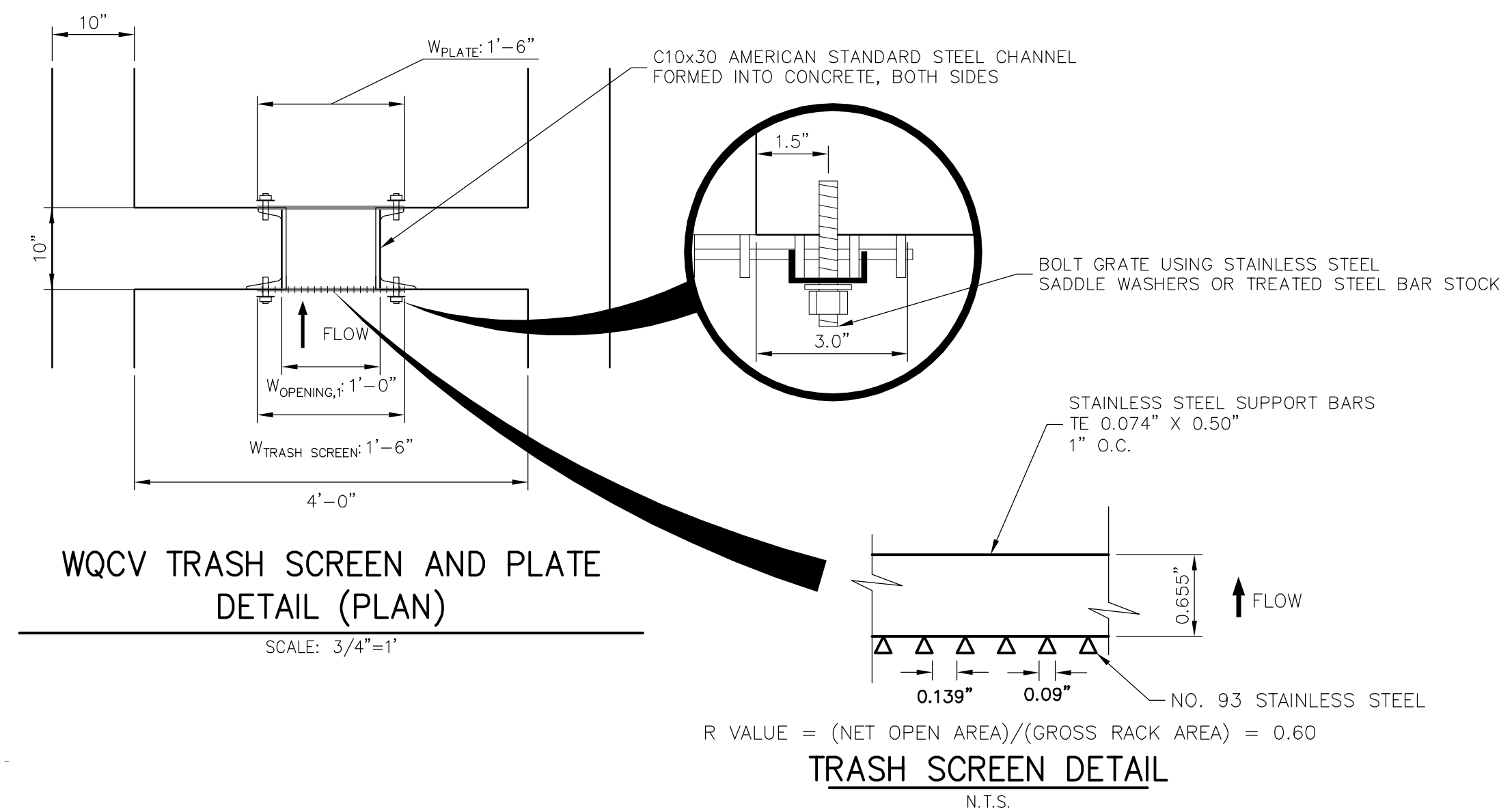
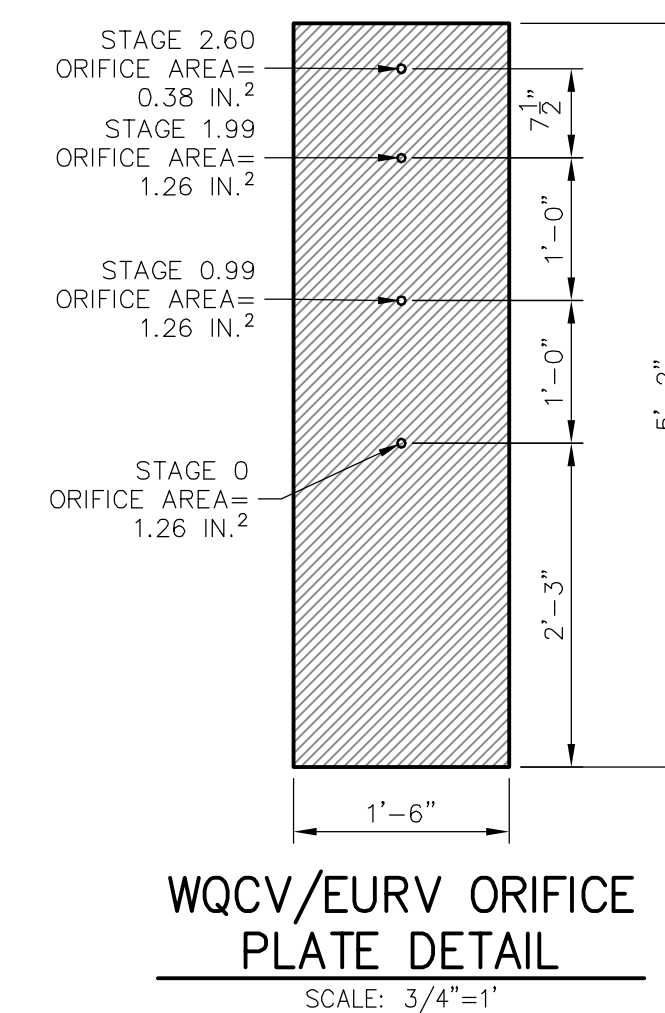
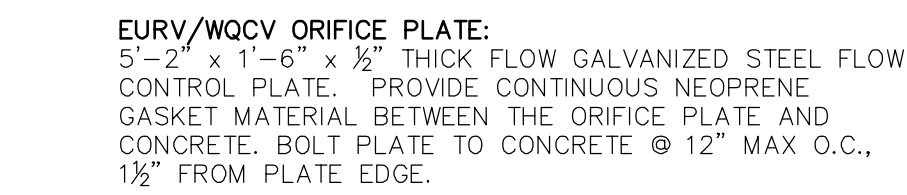
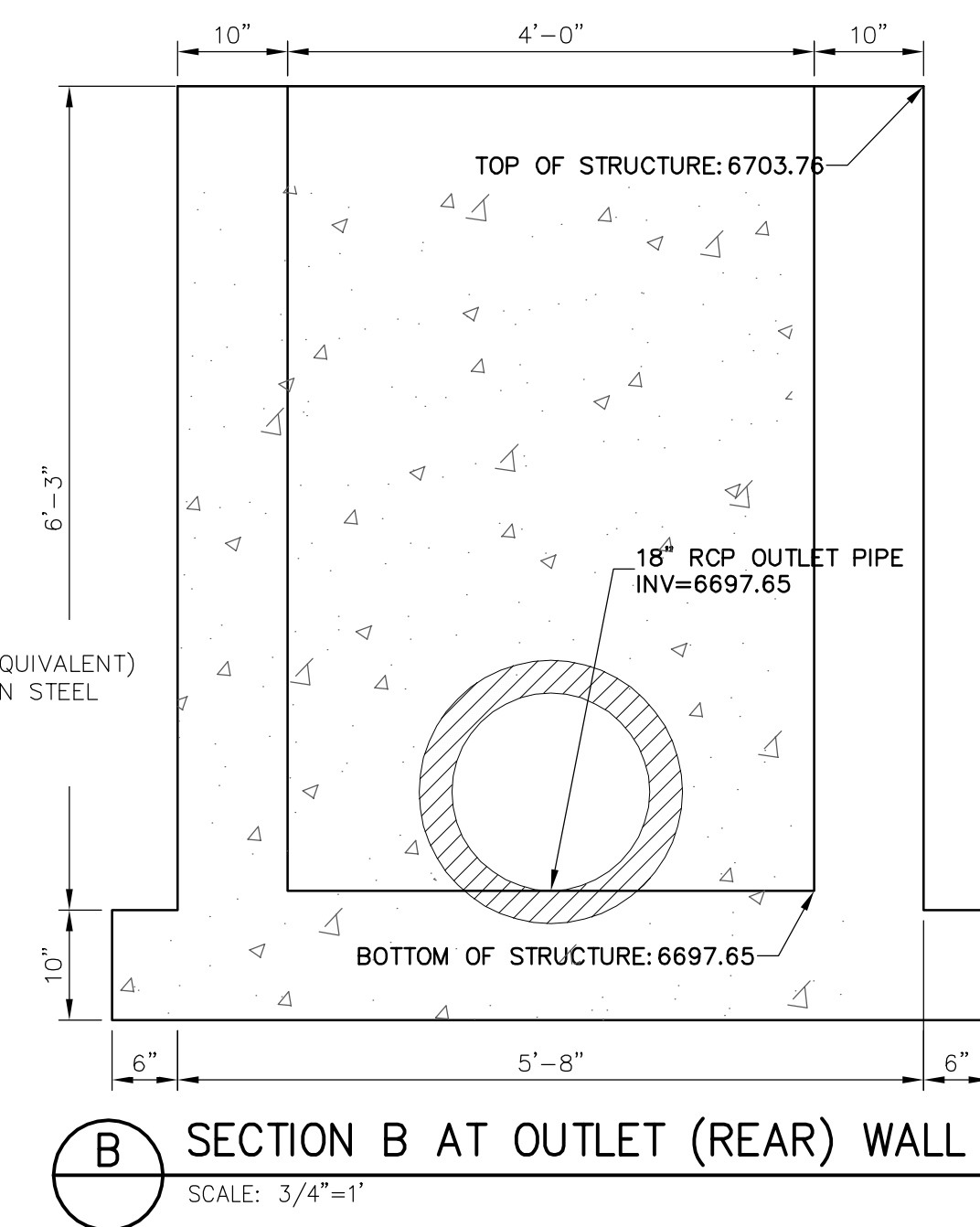
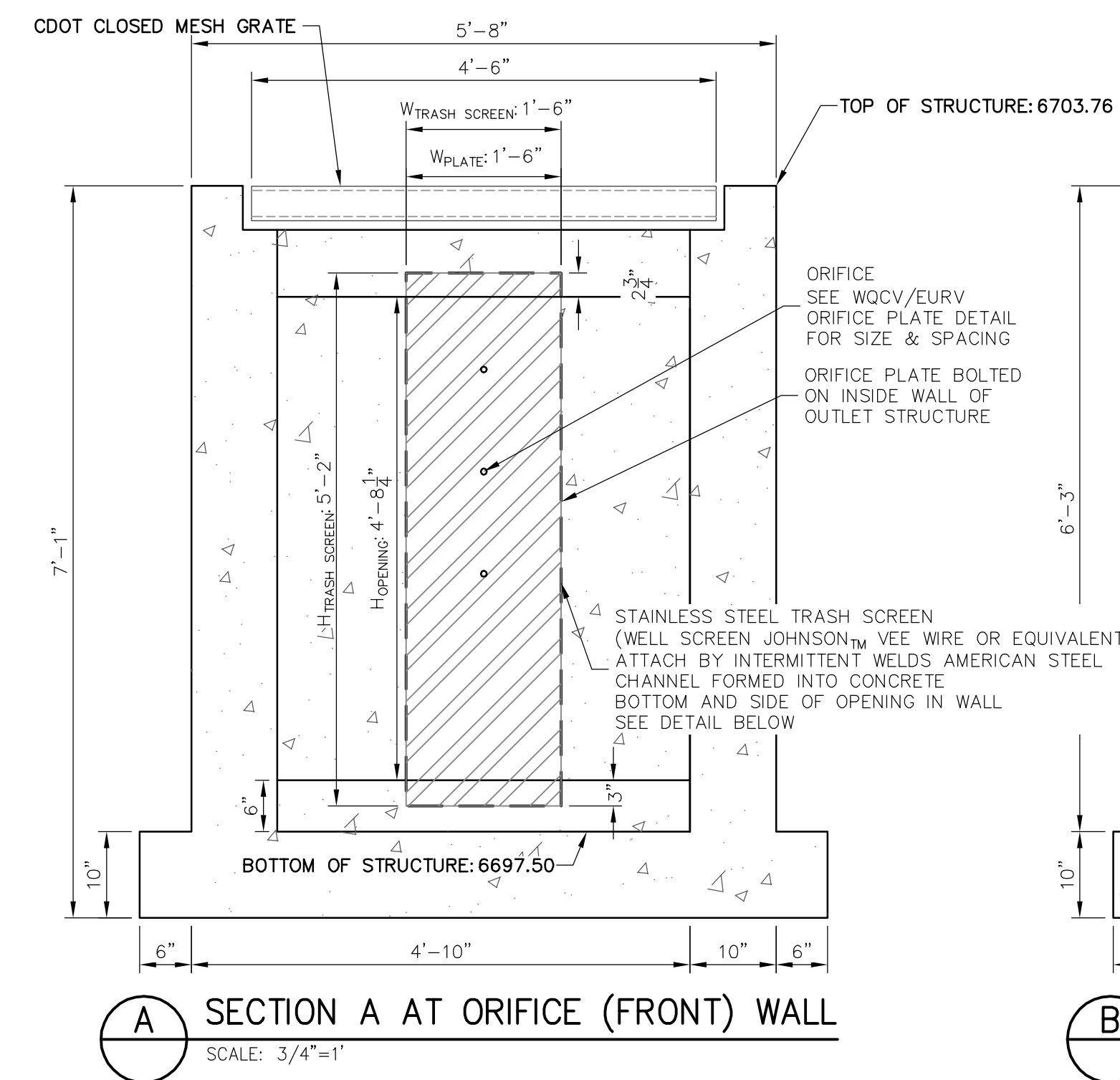
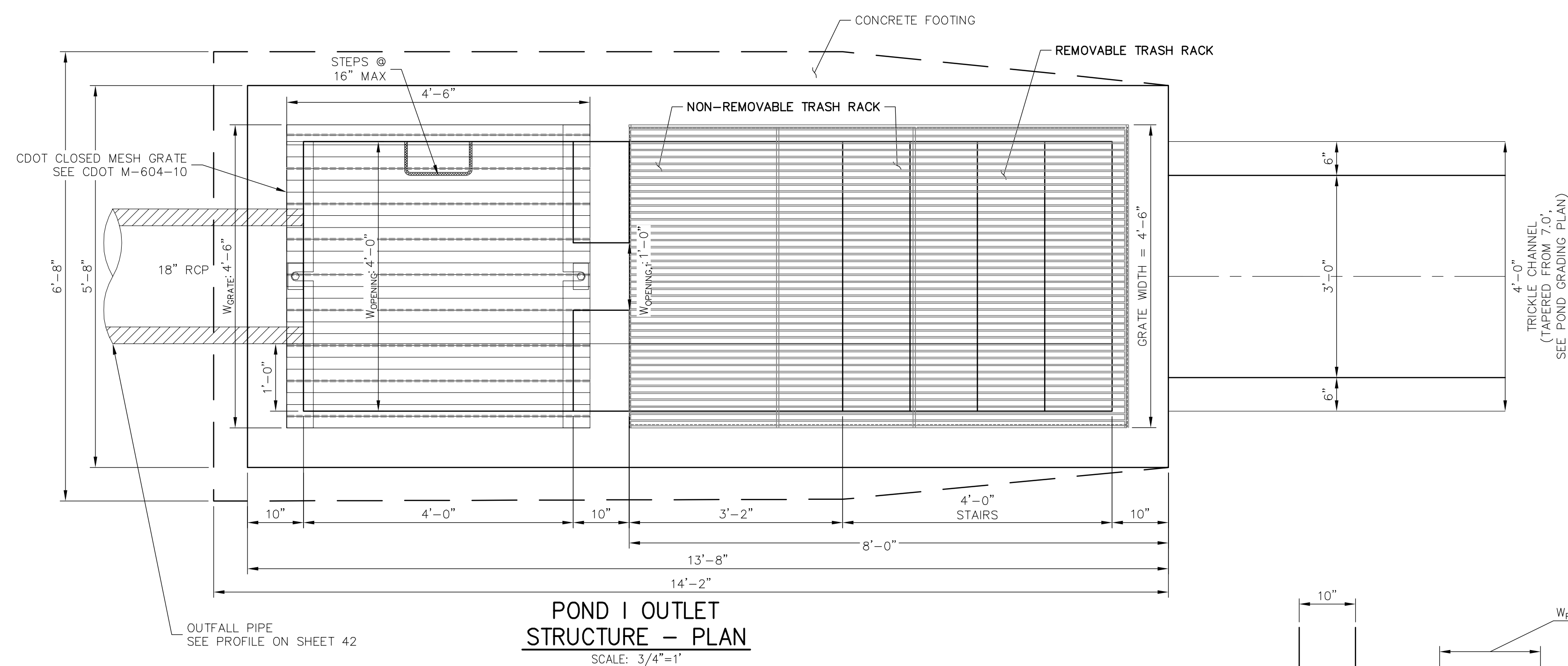
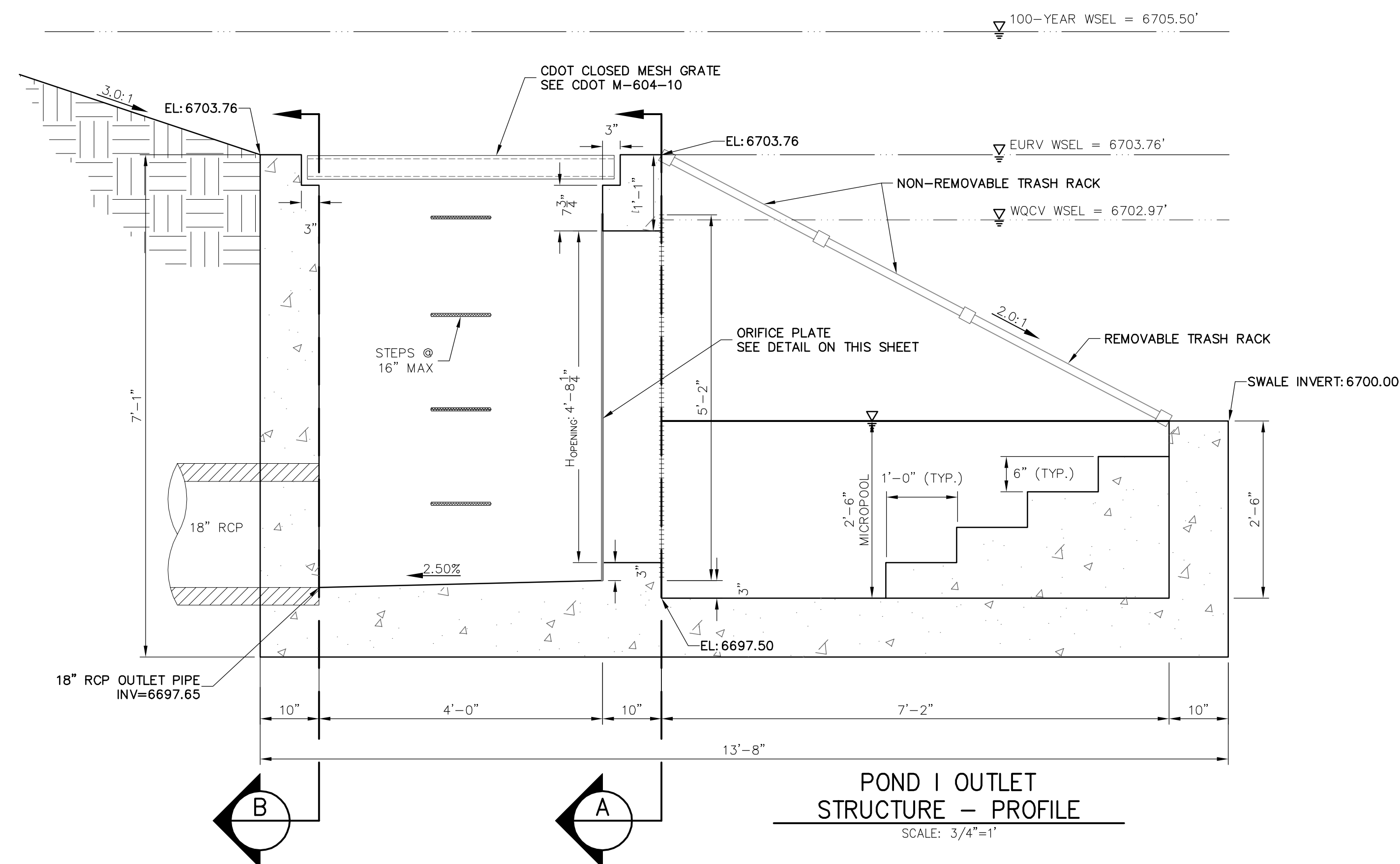
NQJ

NQJ

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

**J.R. ENGINEERING**  
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APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.



### 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  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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AUTHORIZATION.

BY	DATE
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REVISION	
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H-SCALE	$3/4" = 11$
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V-SCALE	$3/4'' = 1'$
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DATE	05/07/20
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DESIGNED BY	NQJ
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DRAWN BY	NQJ
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DATE	11/11/2011
CHECKED BY	

SADDLEHORN RANCH –  
FILING 1

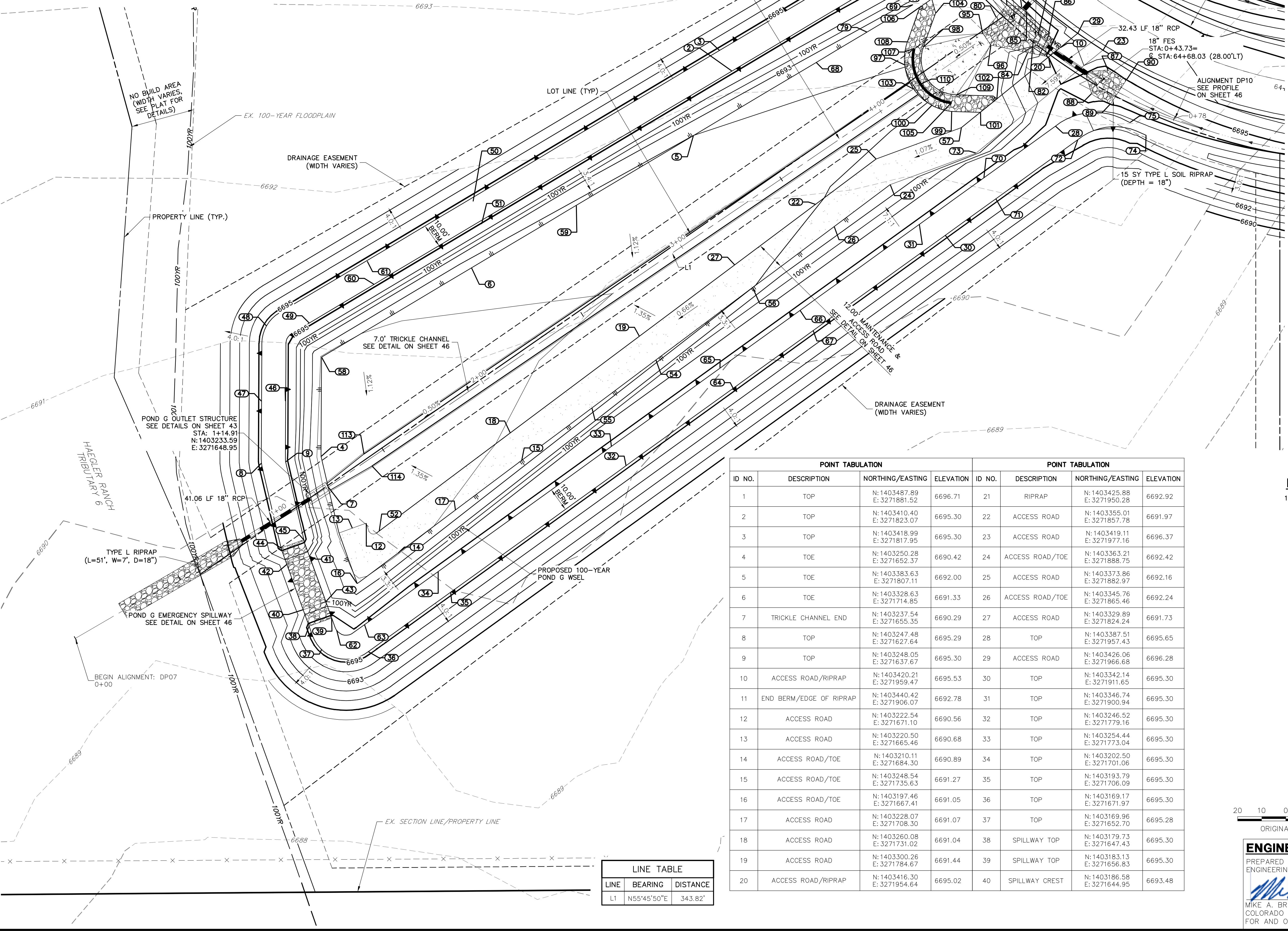
## POND 1 OUTLET STRUCTURE DETAILS

SHEET 44 OF 51

JOB NO. 2514202

X:\251009\al0514202\Drawings\Sheet Drawings\2514202\SR01\_POND G.dwg, GR1, 5/8/2020 11:50:06 AM, ccorwin


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




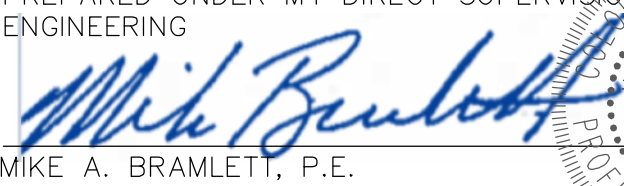
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N55°45'50"E	343.82'

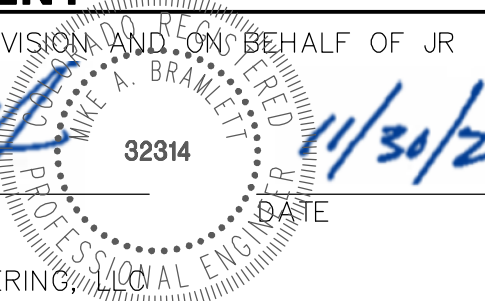
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
41	SPILLWAY CREST	N: 1403208.78 E: 3271647.56	6693.48
42	SPILLWAY CREST	N: 1403205.38 E: 3271638.15	6693.48
43	SPILLWAY CREST	N: 1403189.97 E: 3271654.36	6693.48
44	SPILLWAY TOP	N: 1403212.27 E: 3271635.78	6695.30
45	SPILLWAY TOP	N: 1403215.69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

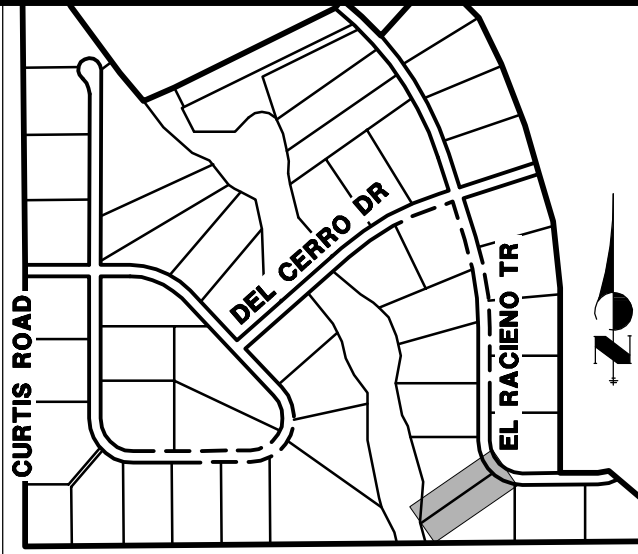
**POND GRADING NOTES**  
1. POND GRADING POINT TABLES ARE CONTINUED ON NEXT SHEET.

  
20 10 0 20 40  
ORIGINAL SCALE: 1" = 20'

  
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  
DATE 11/31/20





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BRADY WILLIAMS

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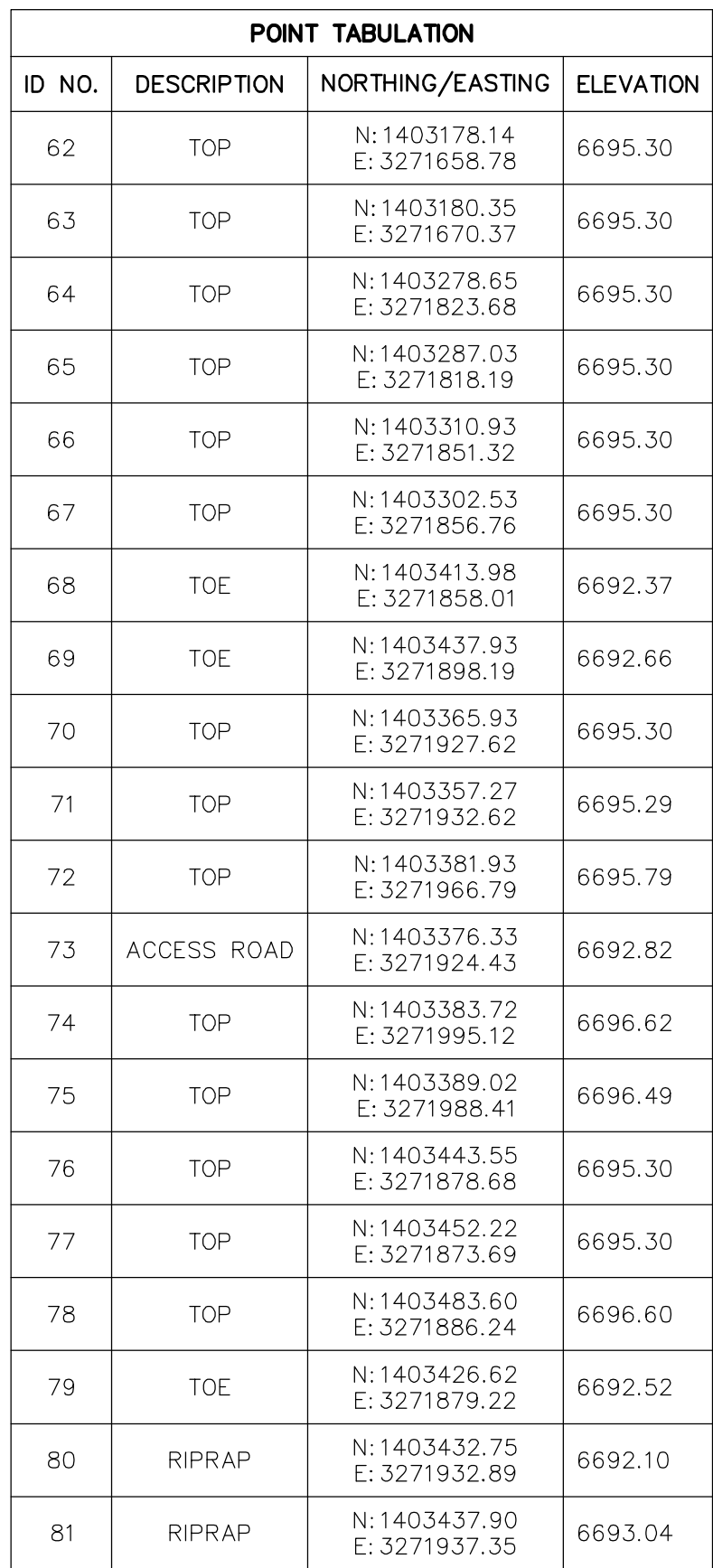
BY	DATE	REVISION	No.	1"=20'	H-SCALE	V-SCALE	N/A	DATE	05/07/20	DESIGNED BY	NQJ	DRAWN BY	NQJ	CHECKED BY	

**SADDLEHORN RANCH -  
FILING 1**

**POND G GRADING PLAN**

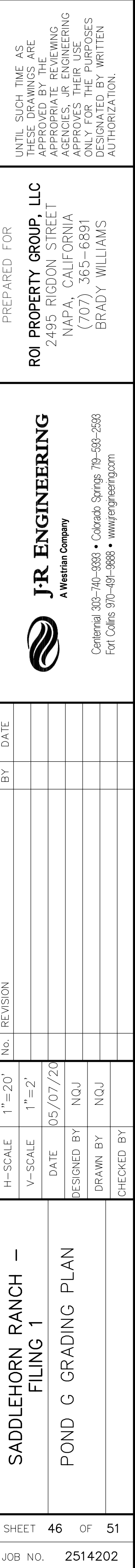
SHEET **45** OF **51**

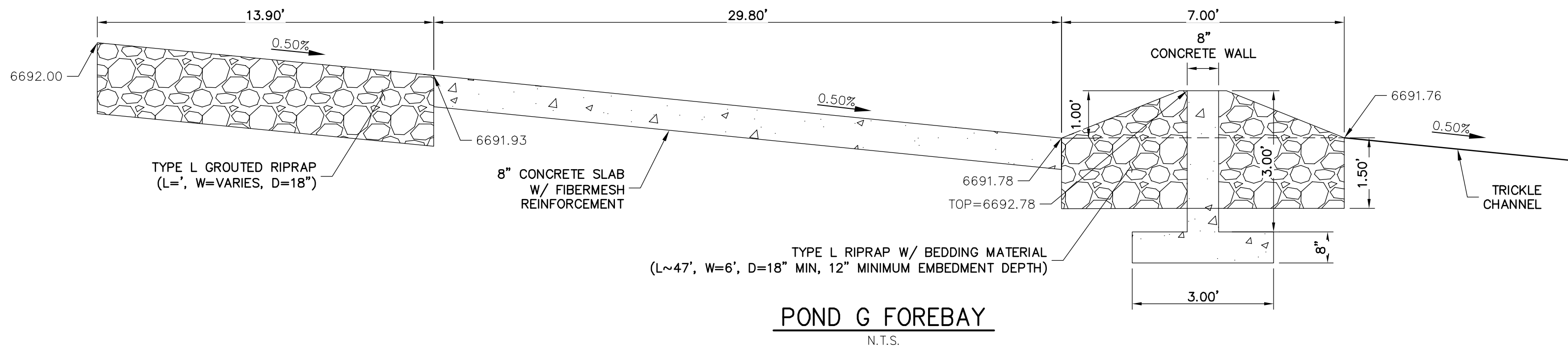
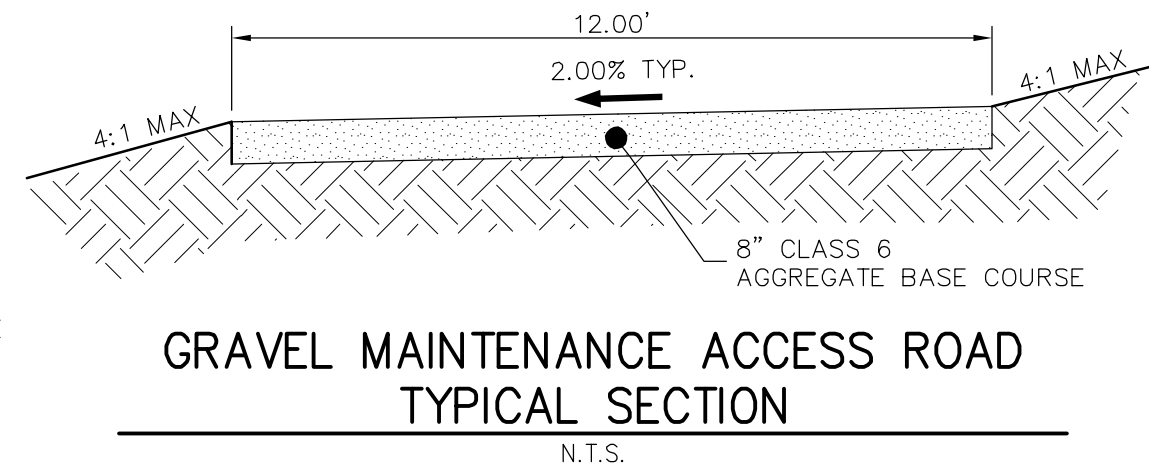
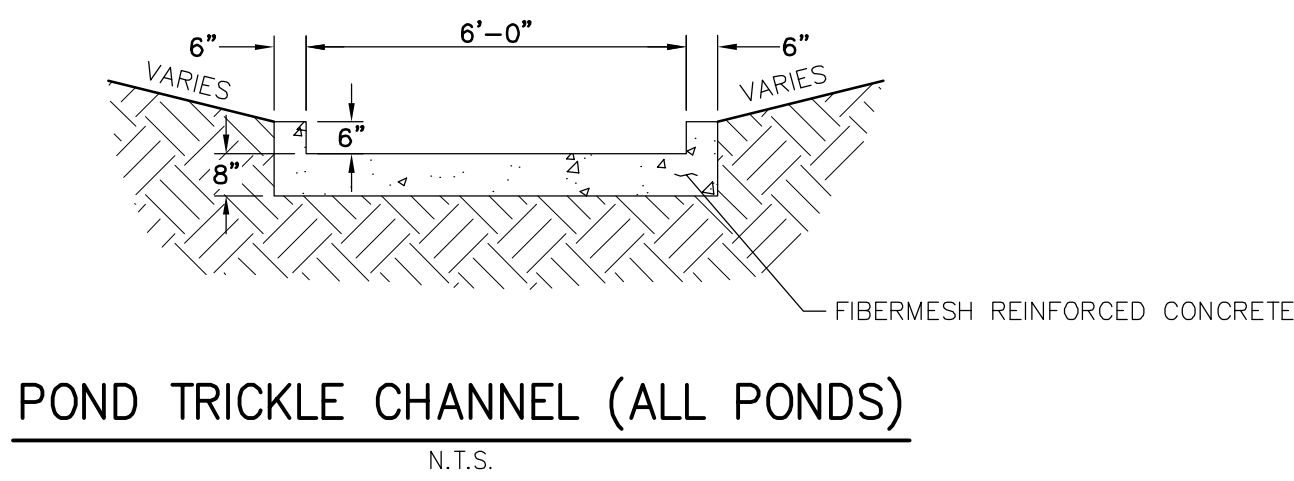
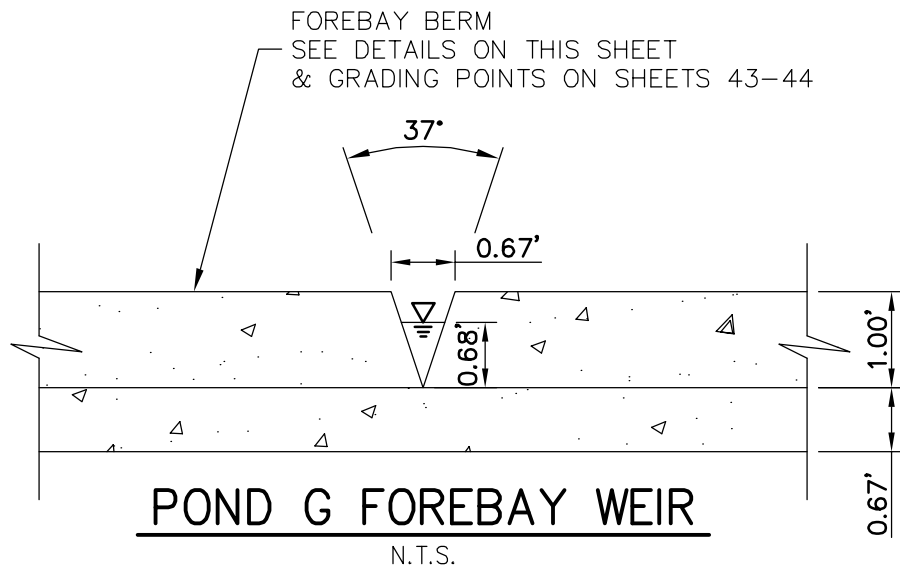
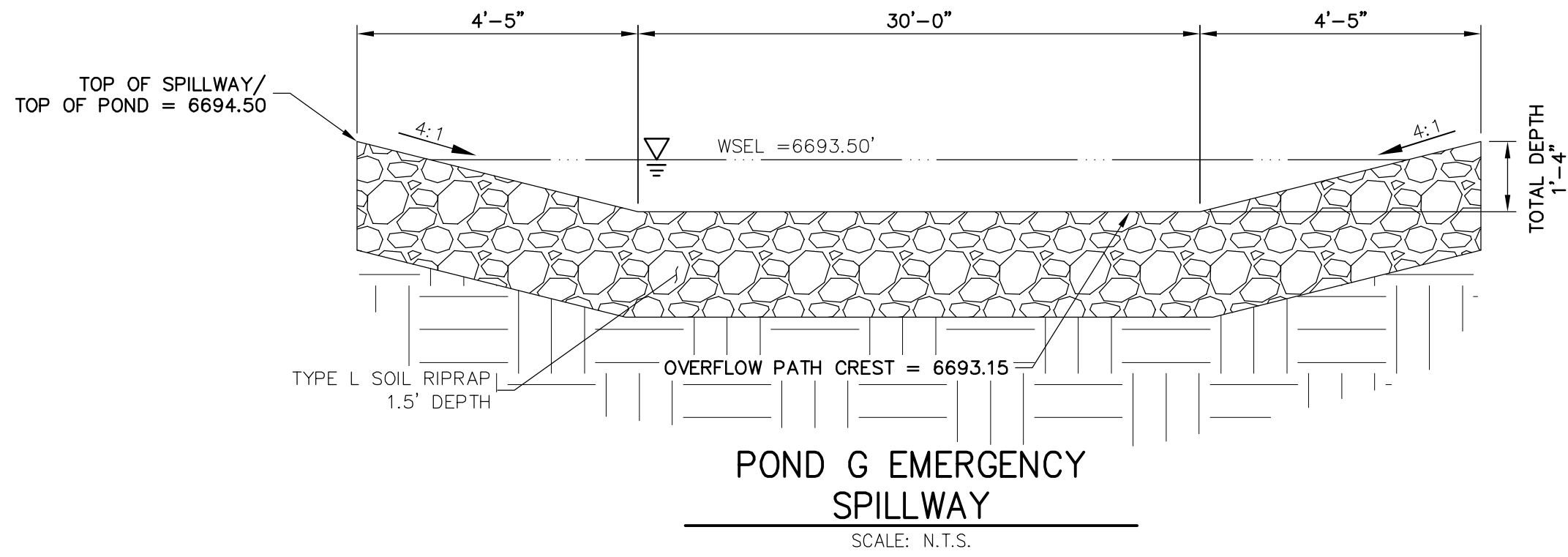
JOB NO. **2514202**



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
82	RIPRAP	N: 1403423.04 E: 3271946.16	6692.51
83	RIPRAP	N: 1403437.07 E: 3271943.37	6694.17
84	RIPRAP	N: 1403418.07 E: 3271945.97	6693.44
85	RIPRAP	N: 1403435.16 E: 3271945.54	6694.14
86	RIPRAP	N: 1403425.57 E: 3271954.47	6693.89
87	RIPRAP	N: 1403410.86 E: 3271979.20	6694.77
88	RIPRAP	N: 1403400.95 E: 3271972.43	6694.25
89	RIPRAP	N: 1403396.80 E: 3271980.37	6694.95
90	RIPRAP	N: 1403407.05 E: 3271987.09	6695.07
91	RIPRAP	N: 1403461.08 E: 3271982.48	6694.69
92	RIPRAP	N: 1403470.08 E: 3271990.41	6694.95
93	RIPRAP	N: 1403476.96 E: 3271964.48	6694.70
94	RIPRAP	N: 1403485.96 E: 3271972.41	6694.95
95	BEGIN CONCRETE FOREBAY/ END RIPRAP	N: 1403426.18 E: 3271927.22	6692.01
96	BEGIN CONCRETE FOREBAY/ END RIPRAP	N: 1403421.22 E: 3271930.59	6692.01
97	BOTTOM OF BERM/EDGE OF RIPRAP	N: 1403412.98 E: 3271894.80	6692.02
98	EDGE OF CONCRETE/BOTTOM OF BERM	N: 1403420.45 E: 3271902.60	6691.80
99	BOTTOM OF BERM/EDGE OF RIPRAP	N: 1403393.63 E: 3271914.41	6692.32
100	BOTTOM OF BERM/EDGE OF RIPRAP	N: 1403396.13 E: 3271906.13	6692.07
101	EDGE OF BERM/MAINTENANCE ROAD	N: 1403393.23 E: 3271926.21	6692.68

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





ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E. 32314 4/30/20

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

SADDLEHORN RANCH -  
FILING 1

POND G GRADING PLAN

SHEET 47 OF 51

JOB NO. 2514202

NO.	REVISION	BY	DATE

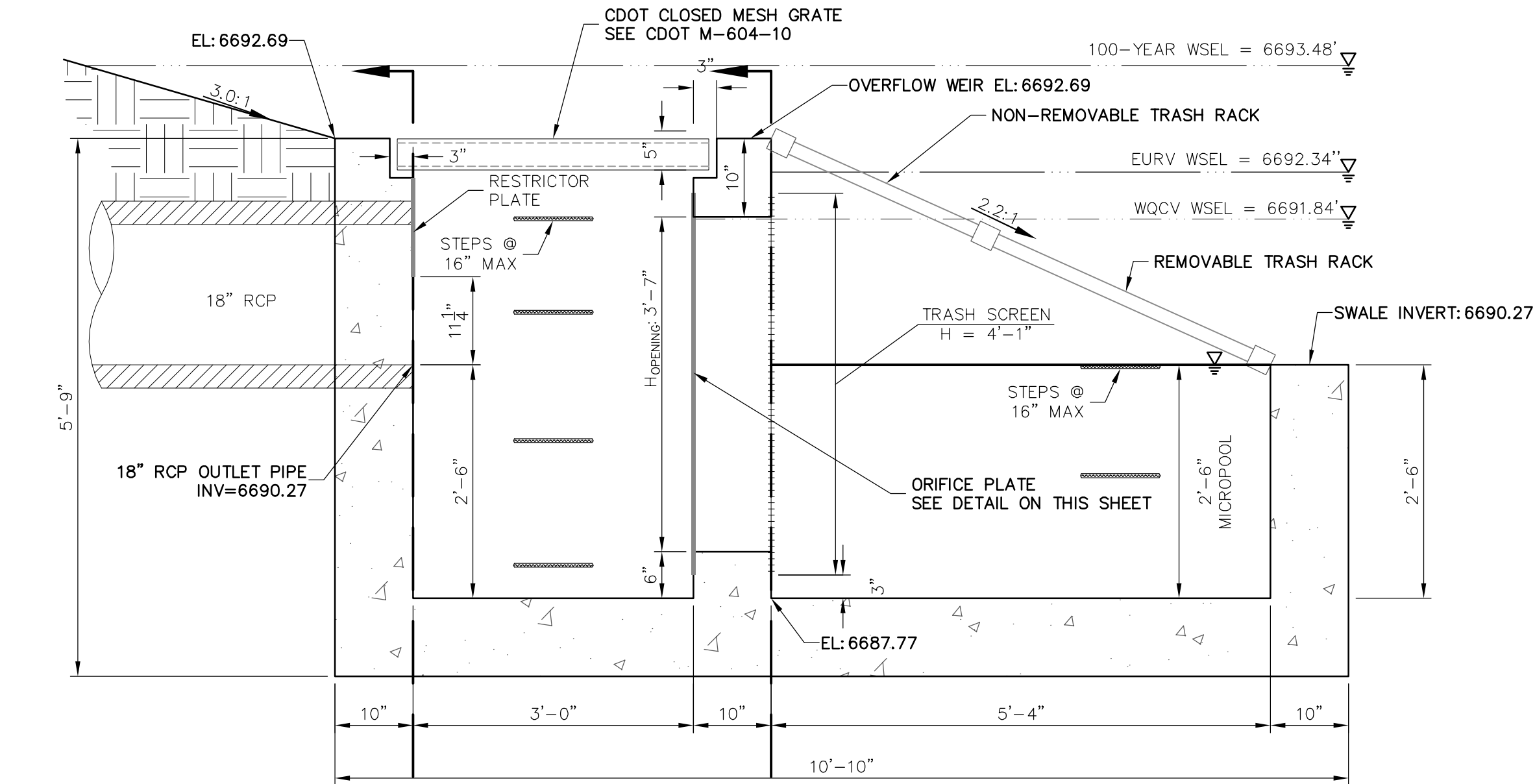
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BRADY WILLIAMS

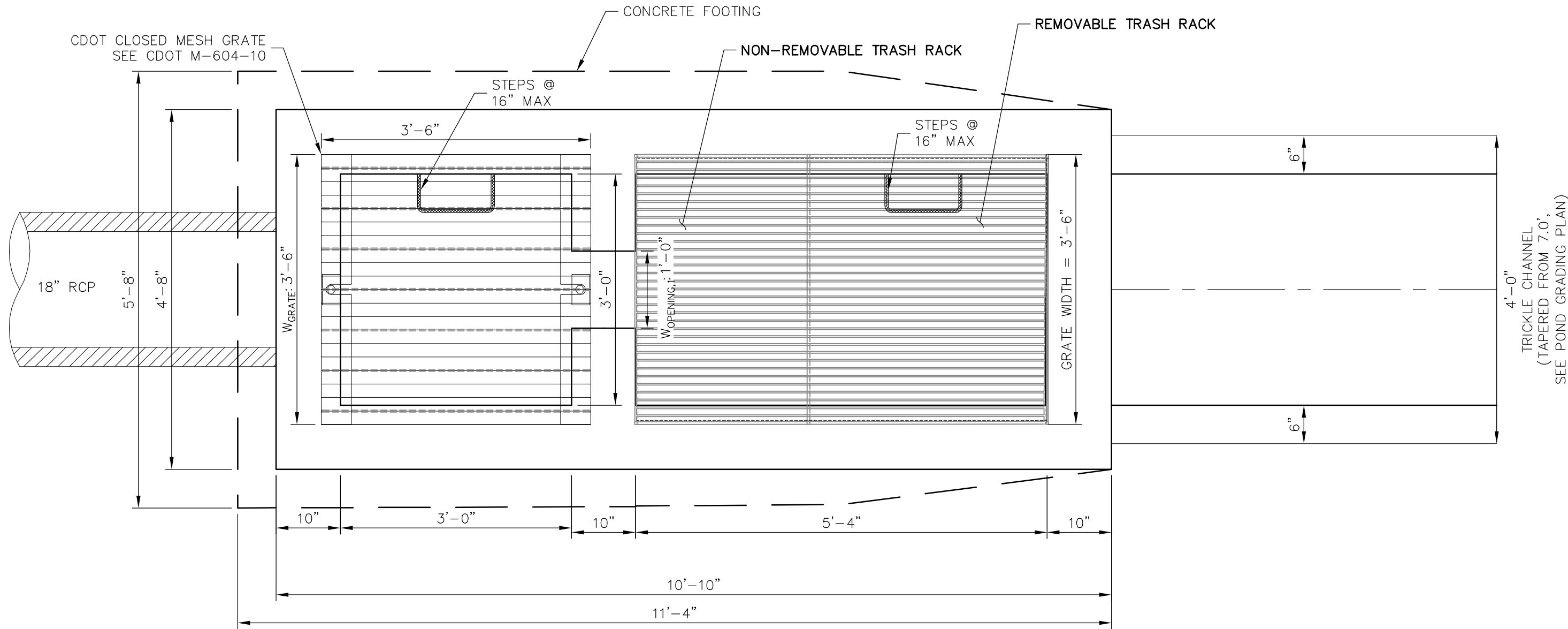
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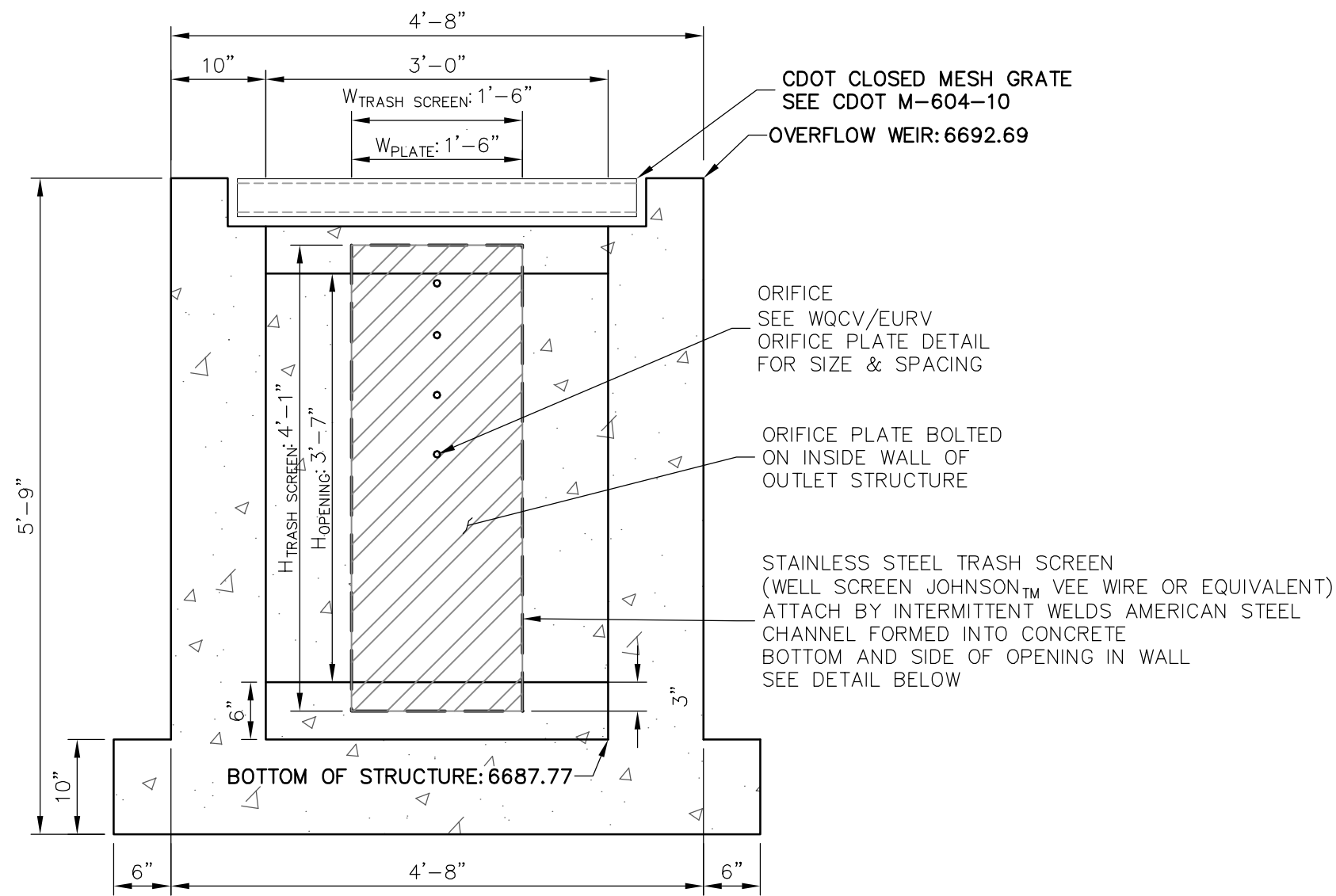
POND G OUTLET  
STRUCTURE – PROFILE

SCALE: 3/4"=1'



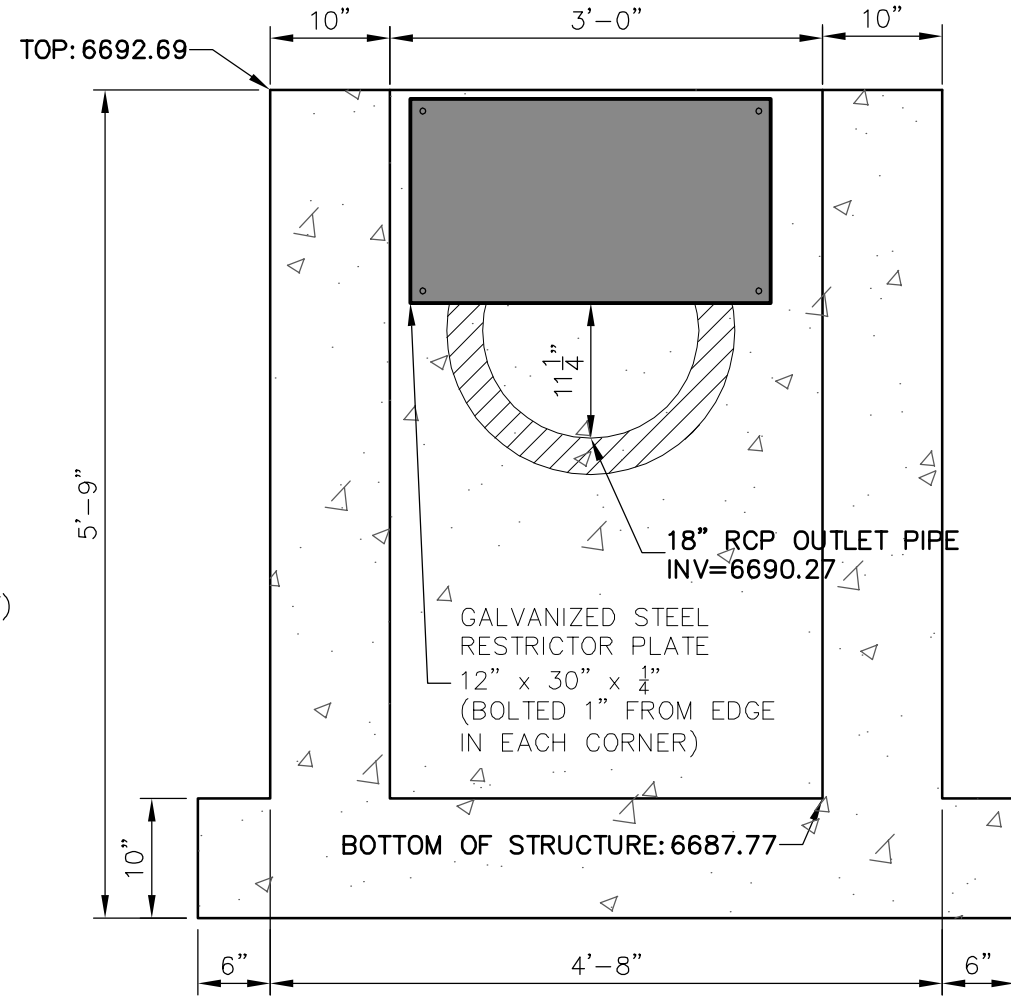
POND G OUTLET  
STRUCTURE – PLAN

SCALE: 3/4"=1'



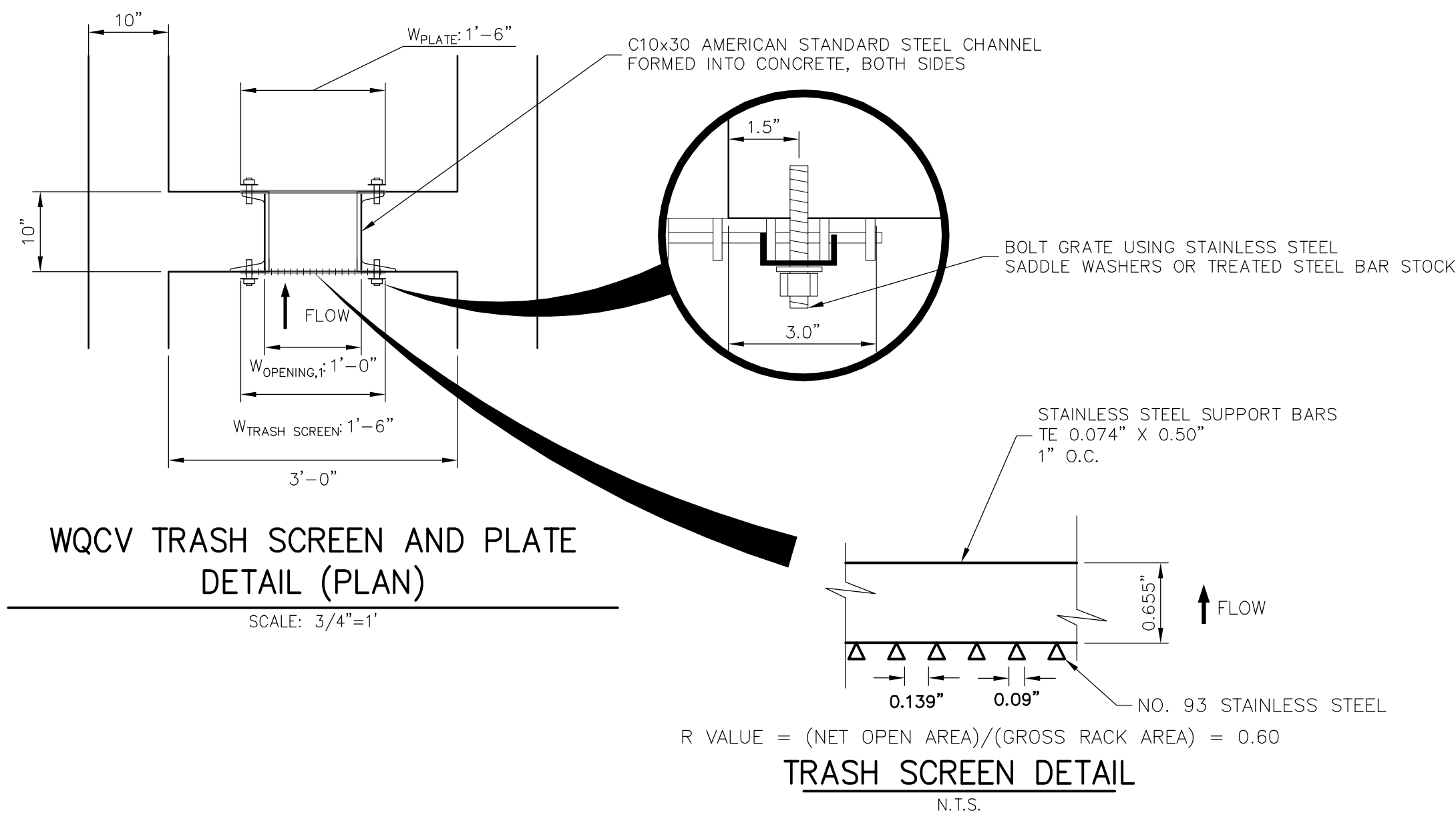
SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'

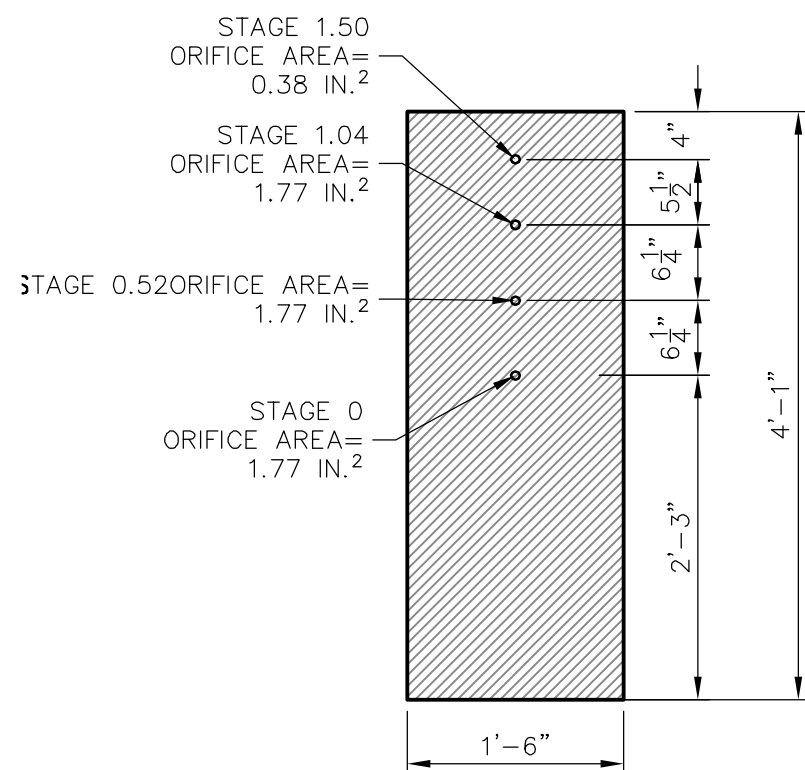


SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



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



WQCV/EURV ORIFICE  
PLATE DETAIL

SCALE: 3/4"=1'


ENGINEER'S STATEMENT

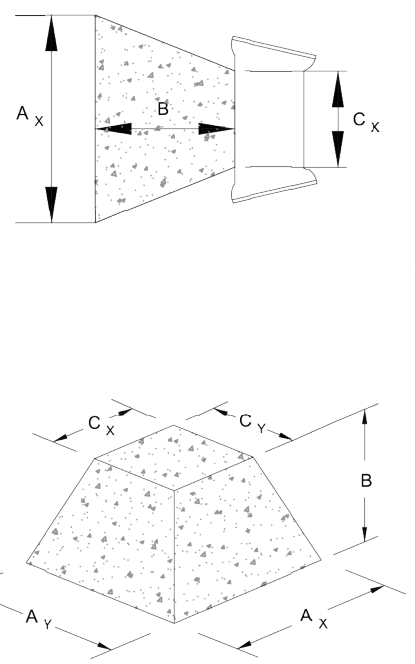
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ENGINEERING

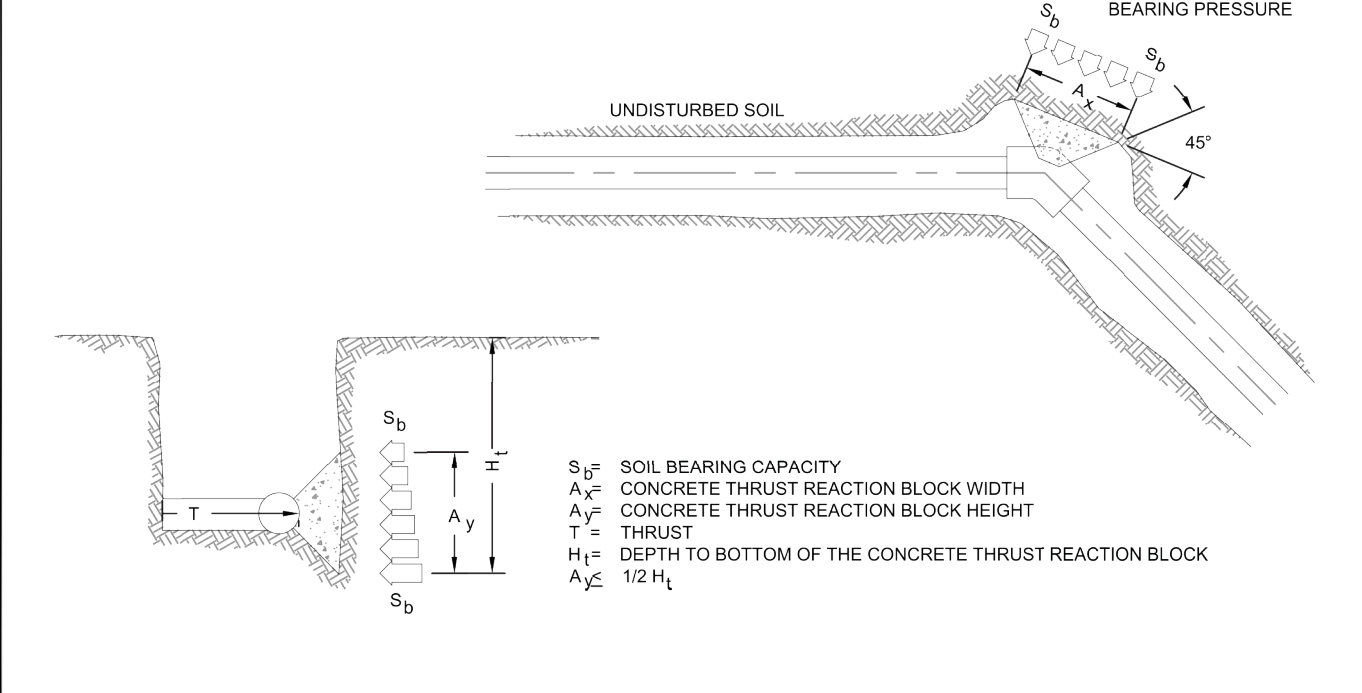

Mike A. Bramlett, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 11/30/20

X:\251000\al0514202\Drawings\Sheet Dwg\CS\251420201.dwg, D101 (4), 5/6/2020 11:52:00 AM, ccorcor


THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F <sup>2</sup> )	MINIMUM A <sub>1</sub> (F)	MINIMUM A <sub>2</sub> (F)	MINIMUM C <sub>1</sub> (F)	MINIMUM C <sub>2</sub> (F)	MINIMUM B <sub>1</sub> (F)	MINIMUM B <sub>2</sub> (F)	APPROXIMATE VOLUME (Y <sup>3</sup> )
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.35	
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.35	
4	45° BEND	3.50	1.87	1.87	0.42	0.33	2.00	0.35	
4	TEE & DEAD END	4.75	2.18	2.18	0.67	0.33	2.00	0.35	
6	11.25° BEND	2.00	1.41	1.41	0.25	0.50	2.00	0.35	
6	22.5° BEND	3.75	1.94	1.94	0.38	0.50	2.00	0.35	
6	45° BEND	7.25	2.69	2.69	0.58	0.50	2.00	0.35	
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	0.35	
8	22.5° BEND	4.50	2.56	2.56	0.48	0.67	2.00	0.35	
8	45° BEND	12.50	3.37	3.37	0.87	0.67	2.00	0.50	
8	TEE & DEAD END	16.25	4.64	4.64	1.08	0.67	2.00	0.75	
THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F <sup>2</sup> )	MINIMUM A <sub>1</sub> (F)	MINIMUM A <sub>2</sub> (F)	MINIMUM C <sub>1</sub> (F)	MINIMUM C <sub>2</sub> (F)	MINIMUM B <sub>1</sub> (F)	MINIMUM B <sub>2</sub> (F)	APPROXIMATE VOLUME (Y <sup>3</sup> )
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.35	
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50	
12	45° BEND	16.00	4.62	4.62	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	6.27	6.27	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	
THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F <sup>2</sup> )	MINIMUM A <sub>1</sub> (F)	MINIMUM A <sub>2</sub> (F)	MINIMUM C <sub>1</sub> (F)	MINIMUM C <sub>2</sub> (F)	MINIMUM B <sub>1</sub> (F)	MINIMUM B <sub>2</sub> (F)	APPROXIMATE VOLUME (Y <sup>3</sup> )
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50	
12	22.5° BEND	13.50	3.69	3.69	0.64	1.00	2.00	0.50	
12	45° BEND	26.25	5.17	5.17	1.00	1.00	3.09	1.00	
12	TEE & DEAD END	34.25	9.36	9.36	1.48	1.00	3.95	2.35	
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50	
16	22.5° BEND	23.25	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	6.98	6.50	
<b>NOTES:</b>									
1. THE MINIMUM BEARING SURFACE AREAS SHOWN ARE BASED ON A MAX STATIC PIPE PRESSURE OF 170/250 POUNDS PER SQUARE INCH PLUS A SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING CAPACITY OF 1500 POUNDS PER SQUARE FOOT. BEARING SURFACE AREA IS ROUNDED UP TO THE NEAREST 0.25 SQUARE FEET. REFERENCE AWWA M-23 AND M-41.									
2. THE DESIGN ENGINEER IS RESPONSIBLE FOR VERIFYING ASSUMPTIONS BASED ON ACTUAL SITE CONDITIONS. IF SITE CONDITIONS VARY FROM THE ASSUMPTIONS THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN IN ACCORDANCE WITH AWWA M-23, PVC PIPE - DESIGN AND INSTALLATION AND AWWA M-41, DUCTILE IRON PIPE AND FITTINGS. SITE SPECIFIC DESIGNS INCLUDING GEOTECHNICAL INFORMATION SHALL BE SUBMITTED TO COLORADO SPRINGS UTILITIES FOR REVIEW.									
3. THE MINIMUM BEARING SURFACE AREA AND APPROXIMATE VOLUME OF CONCRETE SHALL BE SHOWN ON THE CONSTRUCTION PLANS FOR ALL CONCRETE THRUST BLOCKS. CONCRETE MIX SHALL BE PER MATERIAL CHAPTER 4.									
4. THE APPROXIMATE VOLUMES SHOWN ARE BASED ON THE MINIMUM BEARING SURFACE AREA AND THE MINIMUM TRENCH DIMENSIONS. THE APPROXIMATE VOLUME IS ROUNDED UP TO THE NEAREST 0.25 CUBIC YARDS.									
5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (H) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H <sub>T</sub> ) FROM THE FINISHED GRADE TO THE BOTTOM OF THE BLOCK. THE MINIMUM DIMENSIONS SHOWN ARE BASED ON A PIPE DEPTH OF 5 FEET. SEE DETAIL DRAWING A4-3.									
6. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR PIPES LARGER THAN 16 INCHES OR MAX STATIC PIPE PRESSURES GREATER THAN 250 POUNDS PER SQUARE INCH. THE DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DESIGN FOR PIPES SMALLER THAN 16 INCHES OR MAX STATIC PRESSURES LESS THAN 250 POUNDS PER SQUARE INCH.									
7. ALL CALCULATIONS SHALL BE PROVIDED TO COLORADO SPRINGS UTILITIES FOR REVIEW.									
 <b>CONCRETE THRUST REACTION BLOCKS</b> <span style="float: right;">A4-2 DATED 03/2014</span>									

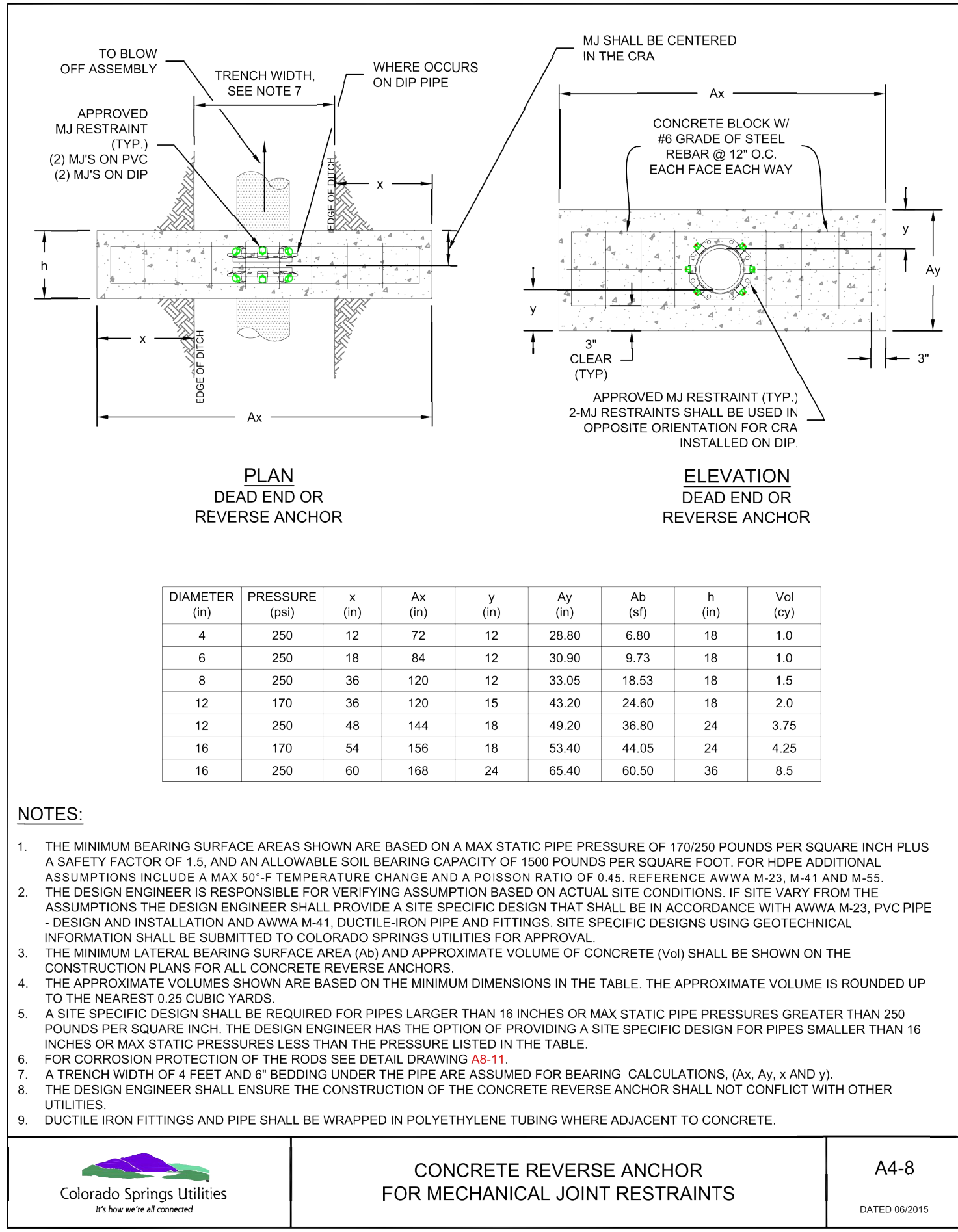
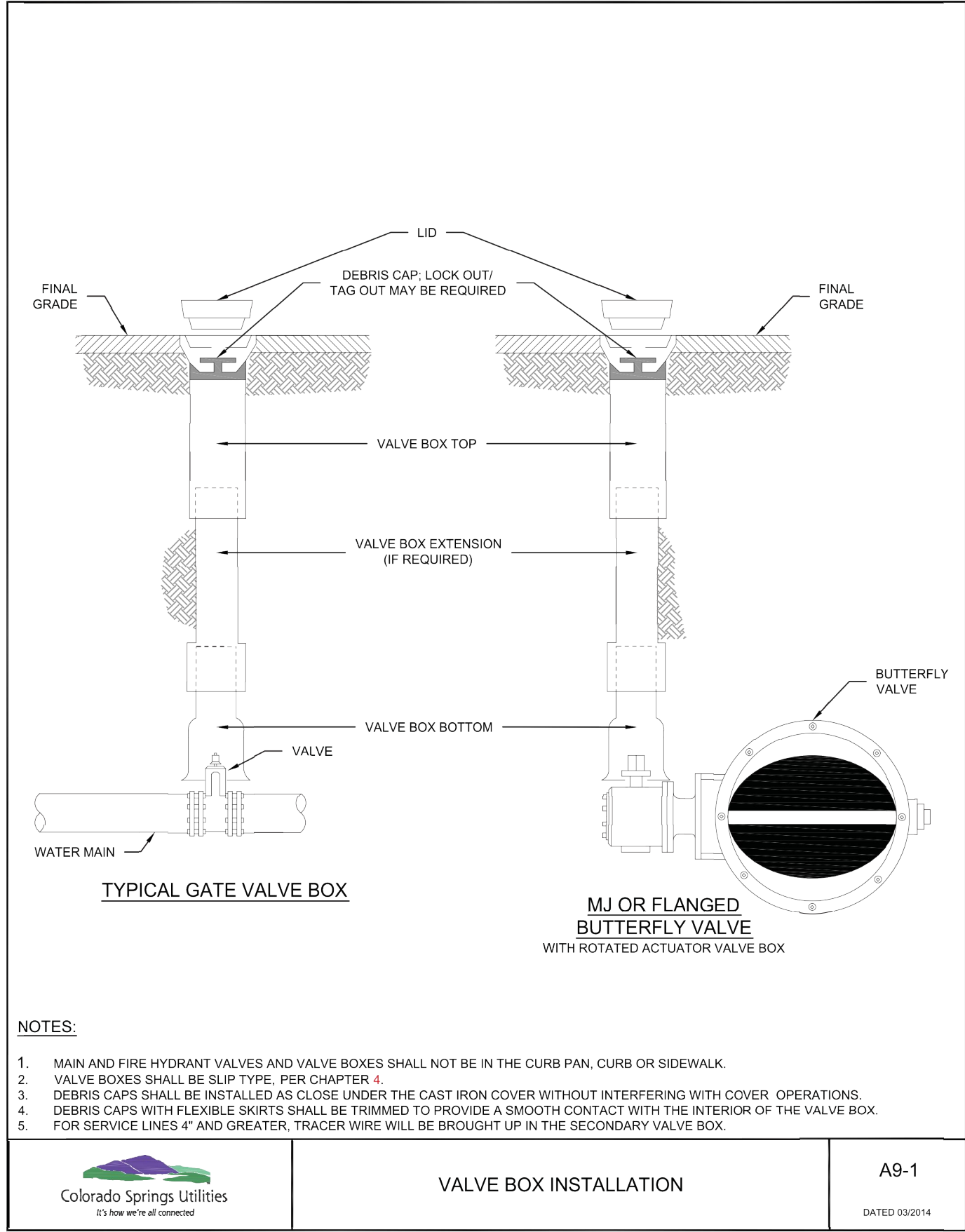
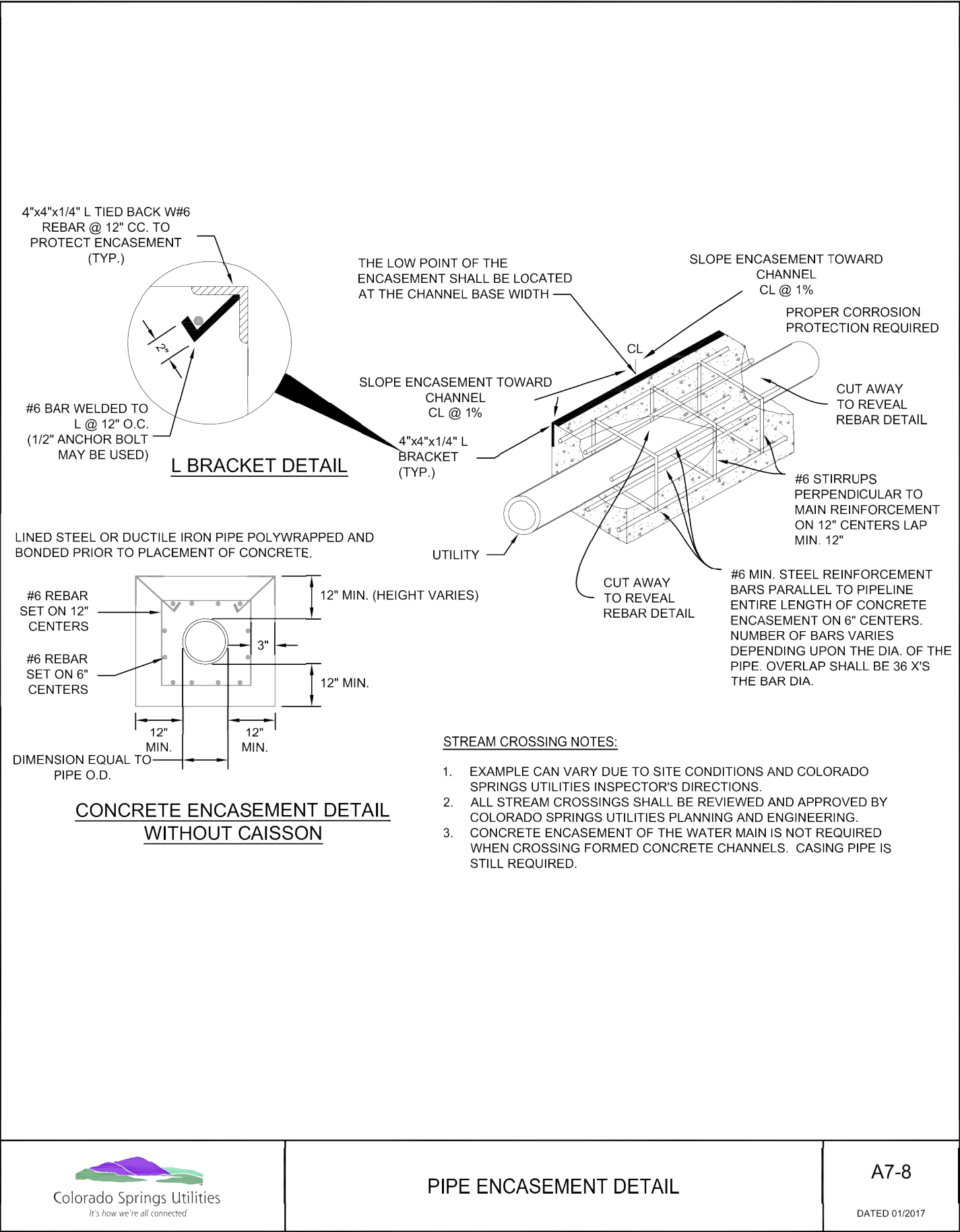
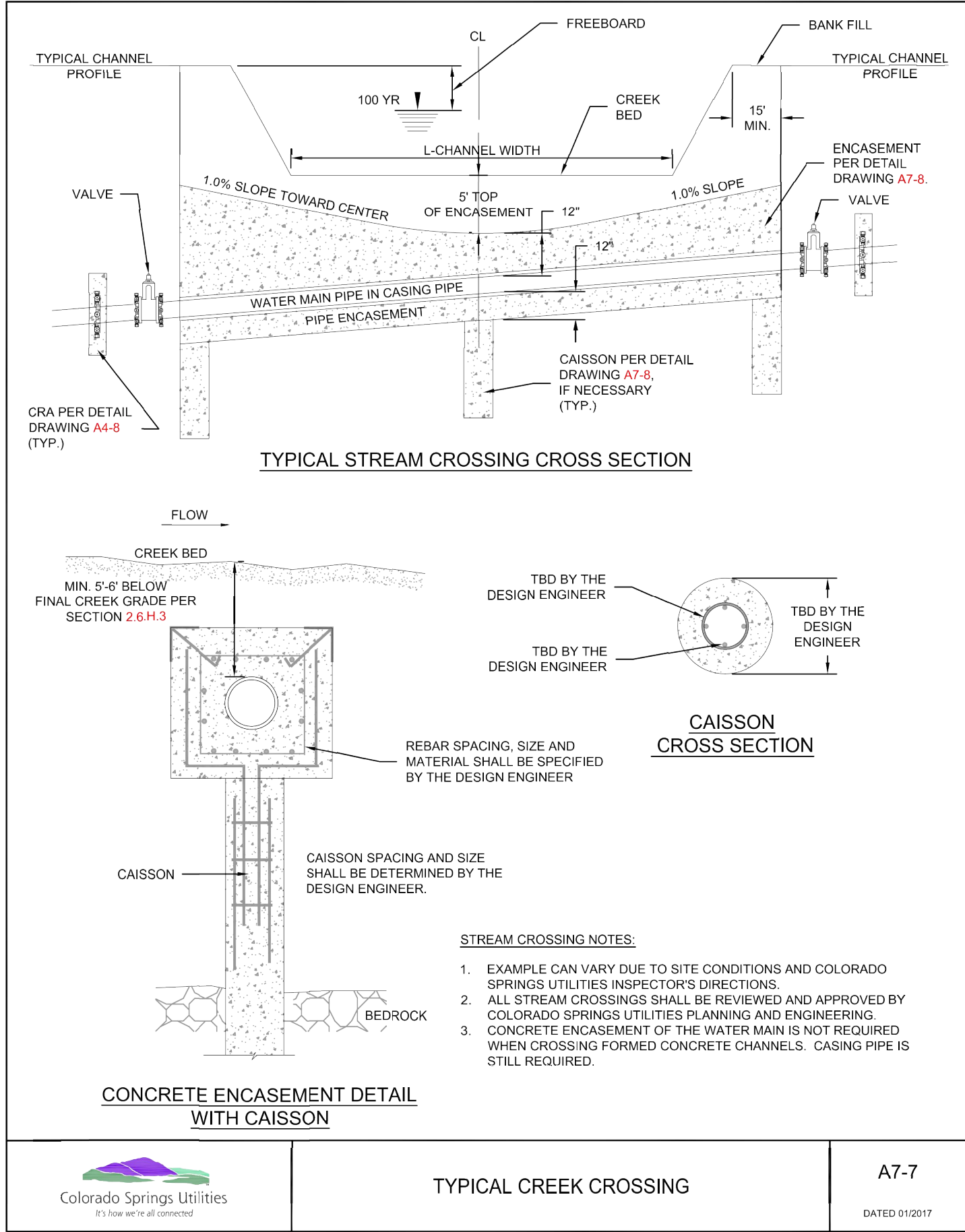


CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS									
WATER MAIN SIZE (INCHES)									
4	6	8	10	12	14	16	18	20	22
6	8	10	12	14	16	18	20	22	24
8	10	12	14	16	18	20	22	24	26
10	12	14	16	18	20	22	24	26	28
12	14	16	18	20	22	24	26	28	30
14	16	18	20	22	24	26	28	30	32
16	18	20	22	24	26	28	30	32	34
18	20	22	24	26	28	30	32	34	36
20	22	24	26	28	30	32	34	36	38
22	24	26	28	30	32	34	36	38	40
24	26	28	30	32	34	36	38	40	42
CONNECTION OR FITTING SIZE (INCHES)									
4	6	8	10	12	14	16	18	20	22
6	8	10	12	14	16	18	20	22	24
8	10	12	14	16	18	20	22	24	26
10	12	14	16	18	20	22	24	26	28
12	14	16	18	20	22	24	26	28	30
14	16	18	20	22	24	26	28	30	32
16	18	20	22	24	26	28	30	32	34
18	20	22	24	26	28	30	32	34	36
20	22	24	26	28	30	32	34	36	38
22	24	26	28	30	32	34	36	38	40
24	26	28	30	32	34	36	38	40	42
INDICATES THAT A CONCRETE THRUST REACTION BLOCK IS REQUIRED									
									
<b>NOTES:</b>									
1. A SITE SPECIFIC DESIGN SHALL BE REQUIRED FOR CONNECTIONS OR FITTING SIZE COMBINATIONS NOT SHOWN ABOVE.									
2. THE CONCRETE THRUST REACTION BLOCK SHALL BEAR AGAINST UNDISTURBED SOIL.									
3. THE CONCRETE THRUST REACTION BLOCK SHALL BE INSTALLED WITH A 45° ANGLE FROM THE FITTING TO THE UNDISTURBED SOIL AS SHOWN IN THE DRAWING ABOVE.									
4. REFER TO DETAIL DRAWING A4-2 FOR STANDARD CONCRETE THRUST REACTION BLOCK DIMENSIONS AND VOLUMES.									
5. DUCTILE IRON FITTINGS AND PIPE SHALL BE WRAPPED IN POLYETHYLENE TUBING WHERE ADJACENT TO CONCRETE.									
 <b>CONCRETE THRUST REACTION BLOCKS</b> <span style="float: right;">A4-3 DATED 03/2014</span>									

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)													
PIPE DIAMETER		45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR FLUG TO INCLUDE IN LINE VALUES (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			

<

<p><b>ELEVATION</b></p>		
<p><b>ELEVATION</b></p>		
<p><b>NOTE:</b> DIP LATERALS AND HYDRANTS SHALL BE POLY WRAPPED AND INCLUDE 1-17B. ANODE.</p>		
<p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, &amp; CHAPTER 5.</li><li>2. TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.</li><li>3. REFERENCE DETAIL DRAWINGS A5-1 &amp; A5-2 FOR FIRE HYDRANT LOCATION.</li><li>4. INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.</li><li>5. HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.</li><li>6. DO NOT BLOCK WEEP HOLE WITH POLYWRAP.</li><li>7. COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.</li><li>8. FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.</li><li>9. FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.</li></ol>		
 <p>Colorado Springs Utilities It's how we're all connected</p>	<p><b>FIRE HYDRANT INSTALLATION</b></p>	<p><b>A5-3</b> DATED 03/2014</p>



CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS

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

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

- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE INSTALLED IN A CASING PIPE EXTENDING NO LESS THAN 9 FEET ON EITHER SIDE OF THE CENTERLINE OF THE CROSSING. SEE DETAIL DRAWING A7-3, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE CONSTRUCTED WITHOUT MECHANICAL JOINTS FOR 9 FEET ON EITHER SIDE OF THE CROSSING, OR
- A FULL JOINT OF WATER MAIN SHALL BE CENTERED UNDER THE UPPER UTILITY, OR
- THE WATER MAIN OR THE WASTEWATER, STORM SEWER, OR NONPOTABLE WATER MAIN SHALL BE ENCASED IN FLOW FILL, PER THE SPECIFICATION IN THE SECTION 4.4.S, FOR 9 FEET ON EITHER SIDE OF THE CROSSING, WITH LIMITS EXTENDING TO 6 INCHES AND ABOVE THE PIPE.
- THE WATER MAIN IS CONSTRUCTED OF HDPE OR WELDED STEEL AND THERE ARE NO MECHANICAL FITTINGS WITHIN 9 FEET ON EITHER SIDE OF THE CROSSING.

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

IF THE WATER MAIN CROSSES ANOTHER UTILITY, AND A GEOTECHNICAL ANALYSIS OR FIELD CONDITIONS INDICATE POTENTIAL SETTLEMENT THAT MAY CAUSE A POINT LOAD ON THE WATER MAIN, A SAFETY HAZARD EXISTS THAT WOULD COMPROMISE MAINTENANCE OF THE WATER MAIN, OR ADEQUATE SEPARATION CANNOT BE ATTAINED TO PREVENT A POINT LOAD ON THE WATER MAIN, THEN BRIDGING OF THE WATER MAIN OR OTHER UTILITY MAY BE REQUIRED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES. SEE DETAIL DRAWINGS A7-5 AND A7-6.

ENGINEER'S STATEMENT

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

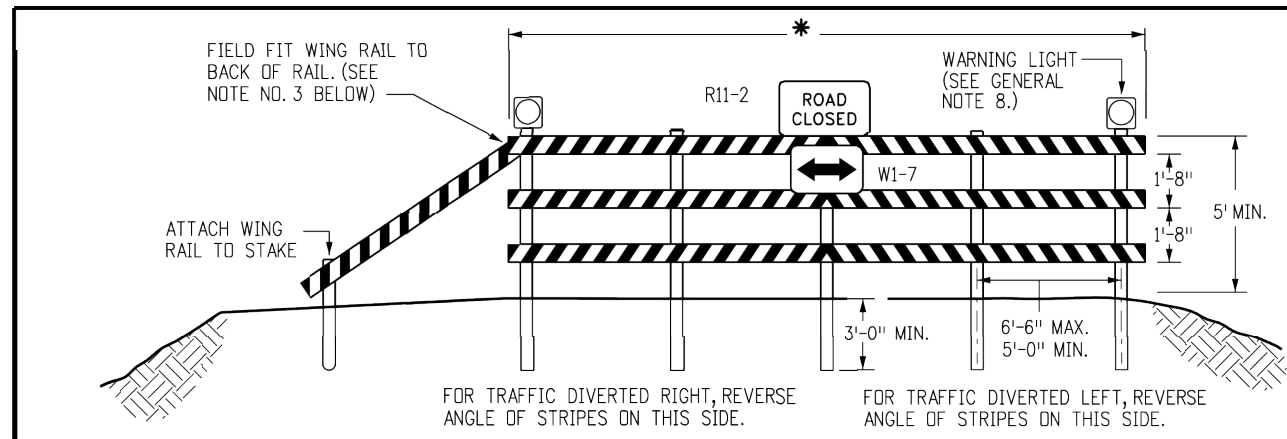
Mike Bramlett  
32314  
11/30/20  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH -  
FILING 1  
WATER DETAILS (CONT.)  
SHEET 50 OF 51  
JOB NO. 2514202

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BRADY WILLIAMS

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AUTHORIZATION.

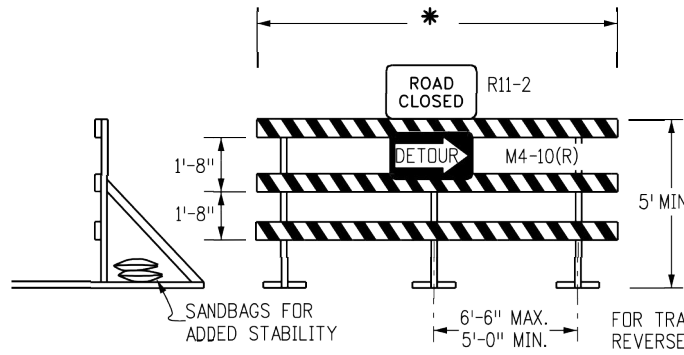


* RAIL LENGTH TABLE		
TYPE 3 BARRICADE		
	FIXED	MOVABLE
F - A	M - A	8'-14'
F - B	M - B	15'-24'
F - C	M - C	25'-35'
F - D	M - D	> 35'

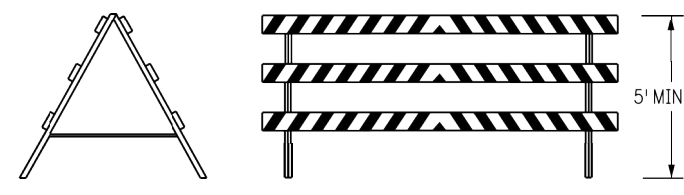
#### NOTES

- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
- THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
- DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.

#### FIXED



#### MOVABLE-SKIDS

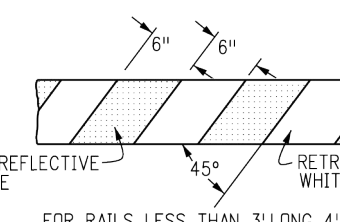


#### MOVABLE-HINGED

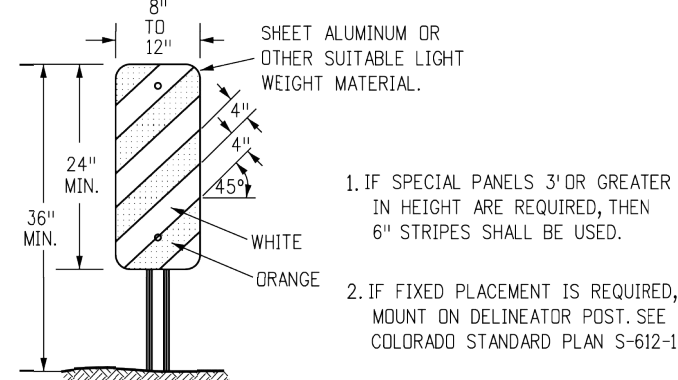
### TYPICAL TYPE 3 BARRICADES

#### TYPICAL BARRICADE CHARACTERISTICS

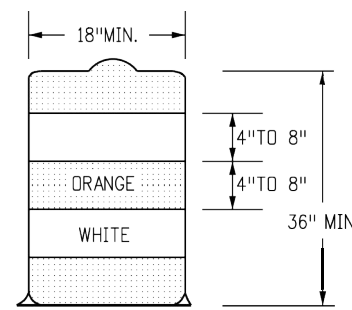
BARRICADE DESIGNATIONS	
TYPE 3	
RAIL WIDTH	8" MIN.-12" MAX.
RAIL LENGTH	AS REQUIRED, SEE RAIL LENGTH TABLE
HEIGHT	9' MIN.
USE	TEMPORARY OR PERMANENT
STRIPES	SEE DETAIL OF BARRICADE STRIPING AND APPROPRIATE GENERAL NOTES.



#### RAIL STRIPING DETAIL



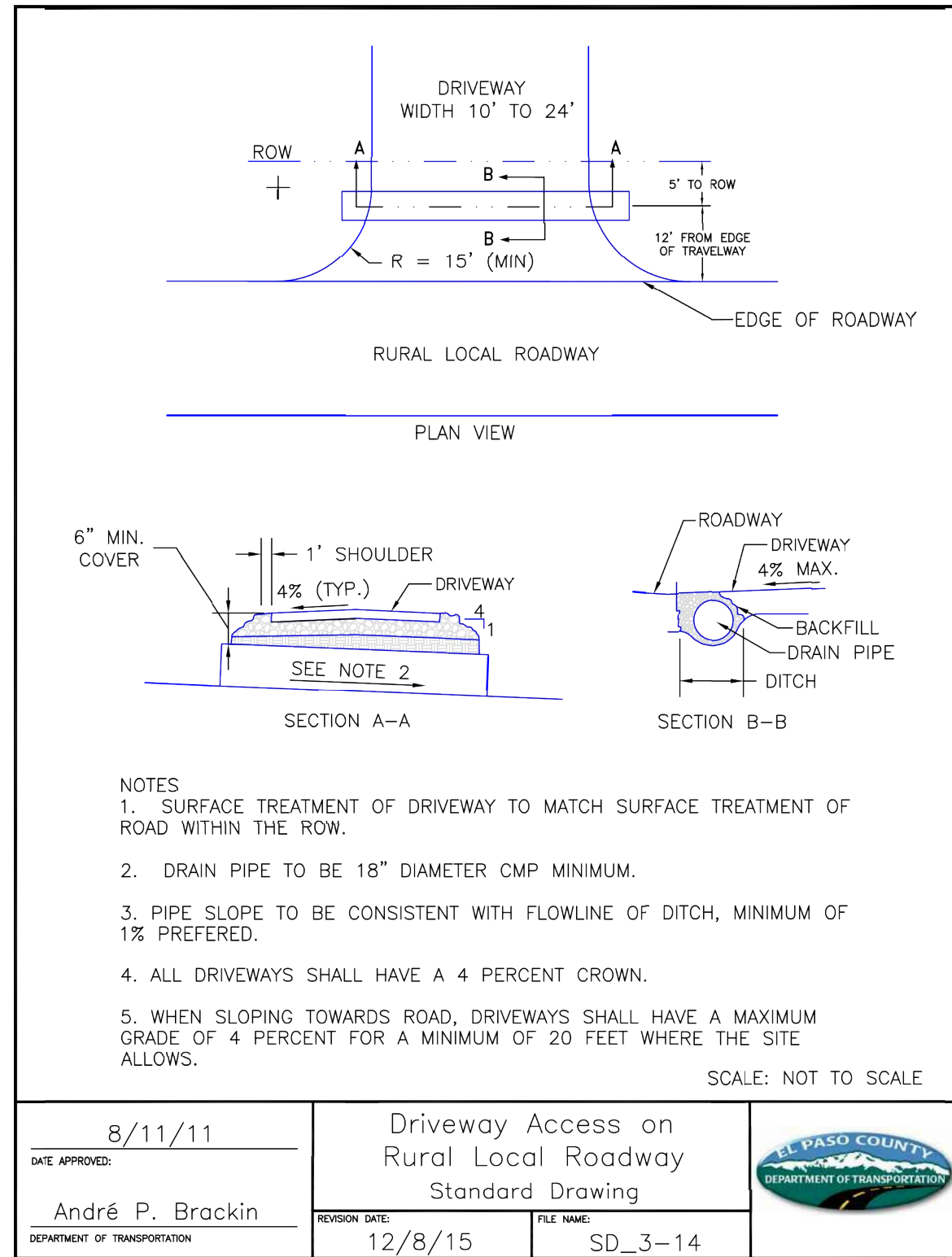
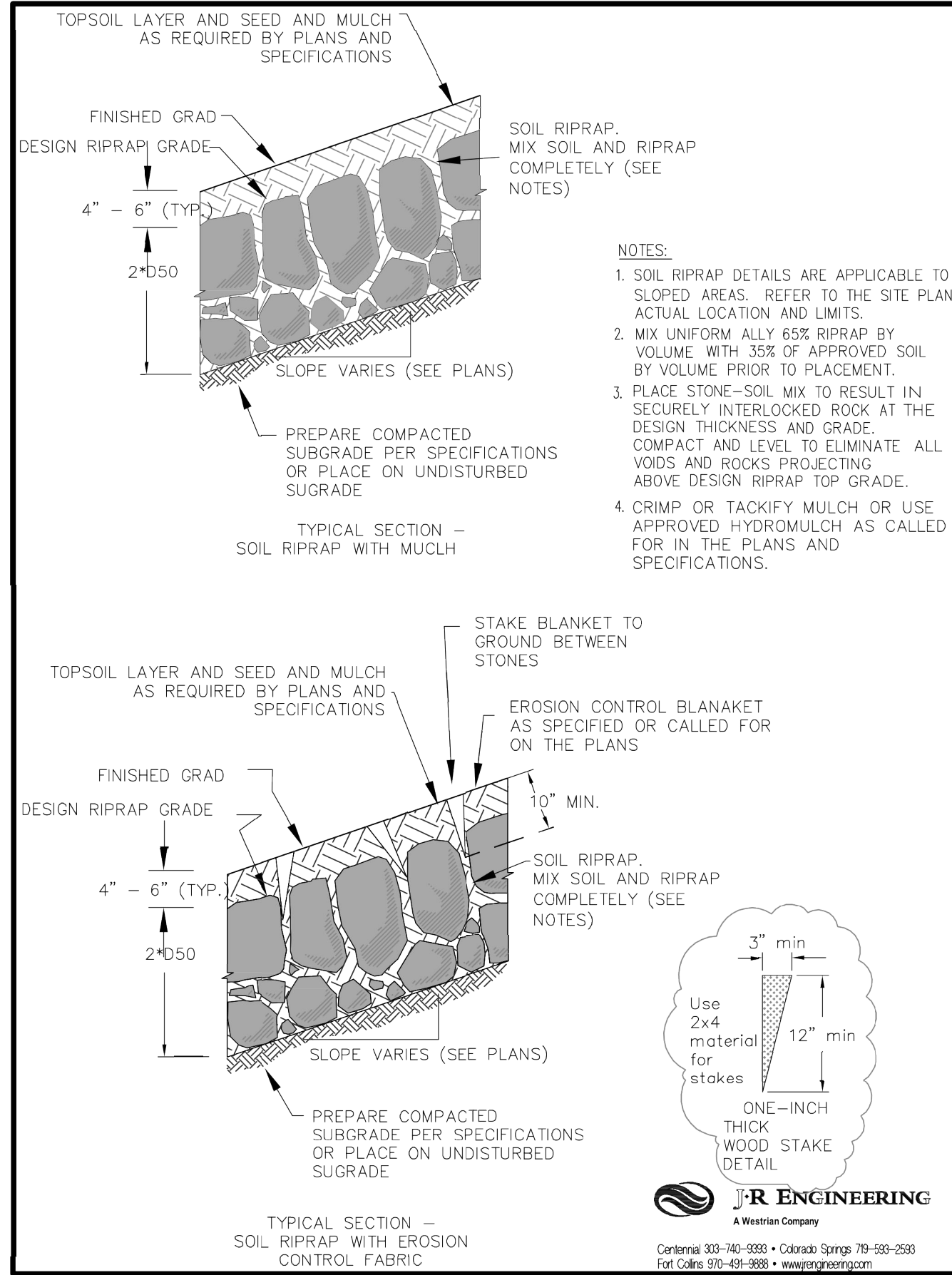
#### TYPICAL VERTICAL PANEL



#### TYPICAL DRUM

#### GENERAL NOTES

- THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:  
A. AS SPECIFIED OR DETAILED IN THE PLANS.  
B. AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.  
C. AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT BARRICADES TYPE 3 SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS. SEE SECTION 614 AND 630 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
- ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:  
A. THE APPLICABLE SECTION OF 508 OF THE STANDARD SPECIFICATIONS.  
B. ALL SKIDS, BRACES AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.  
C. THE BACKSIDES OF RAILS AND VERTICAL PANEL CHANNELIZING DEVICES FACING ONE DIRECTION OF TRAFFIC ONLY SHALL BE PAINTED WITH "EXTERIOR WHITE PAINT".  
D. ALUMINUM OR GALVANIZED STEEL SKIDS, BRACES AND POSTS SHALL NOT BE PAINTED.
- ALL STRIPED SURFACES SHALL CONFORM WITH THE FOLLOWING:  
A. THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.  
B. HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE ORANGE AND WHITE STRIPES ON THE FACE SIDES SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDE(S) TO WHICH TRAFFIC IS TO PASS OR TURN.  
C. PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES. THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION OR WHERE THERE IS NO CROSSROAD OR OUTLET.  
D. ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D4956:  
1. ORANGE AND WHITE SHALL BE TYPE II, III OR IV.  
2. RED AND WHITE SHALL BE TYPE II, III OR IV.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:  
A. SKIDS (GASTS) OF MOVABLE BARRICADES SHALL BE WEIGHTED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.  
B. NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHTED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:  
A. USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SINGLY AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.  
B. THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:  
A. PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN M-606-14.  
B. BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50', AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.  
C. CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA, AND PLACED AS SHOWN ON THE PLANS.
- SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.



DATE APPROVED: 8/11/11	Driveway Access on Rural Local Roadway	SCALE: NOT TO SCALE
André P. Brackin	Standard Drawing	SD_3-14
DEPARTMENT OF TRANSPORTATION	DESIGN DATE: 12/8/15	FILE NAME:



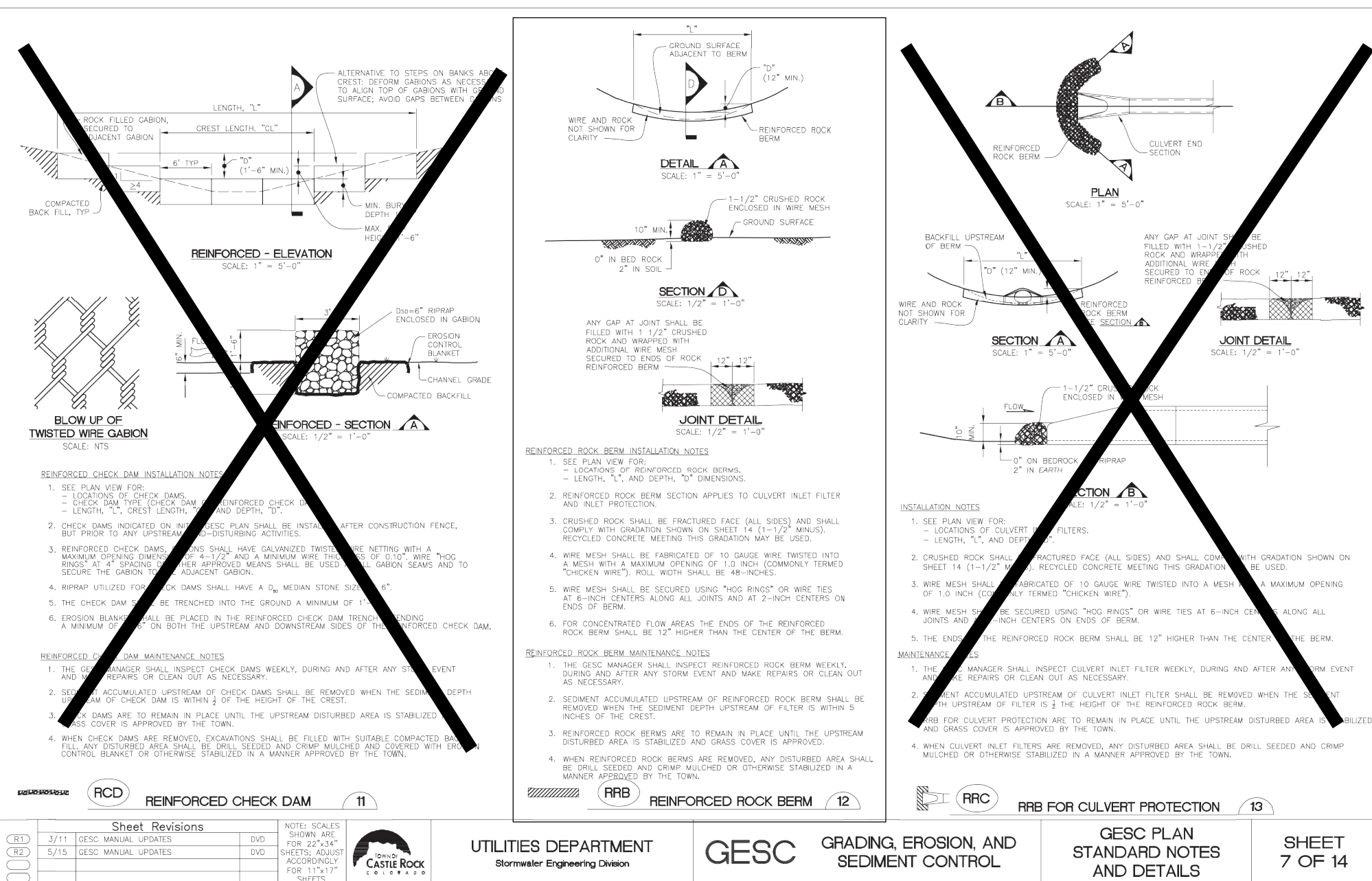
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Last Modification Date: 06/03/16	Initials: MGH
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Drawing File Name: S-630-02.dgn	
CAD Ver.: MicroStation V8i	Scale: Not to Scale
Units: English	

Sheet Revisions	
Date:	Comments
06/03/16	UPDATED GENERAL NOTES 4 C

Colorado Department of Transportation	2829 W. Howard Place Denver, Colorado 80204 Phone: 303-757-9543 FAX: 303-757-9219
Safety & Traffic Engineering	KCM

BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS
Issued By: Safety & Traffic Engineering Branch July 4, 2012

STANDARD PLAN NO.
S-630-2
Sheet No. 1 of 1

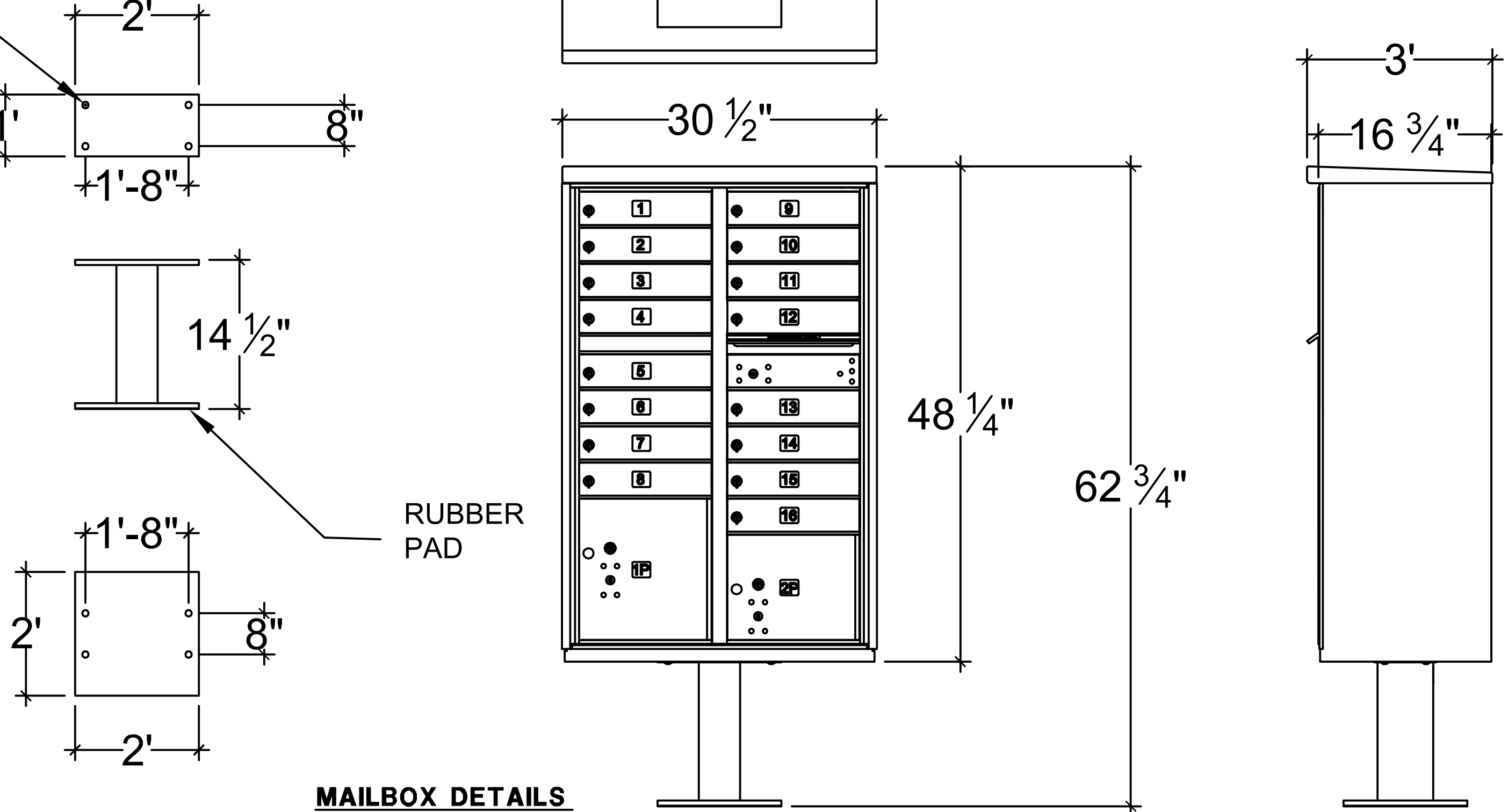


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Salsbury  
18300 Central Avenue  
Carson, CA 90746-4008  
Phone: (800) 624-5269

email: [engineering@mailboxes.com](mailto:engineering@mailboxes.com)

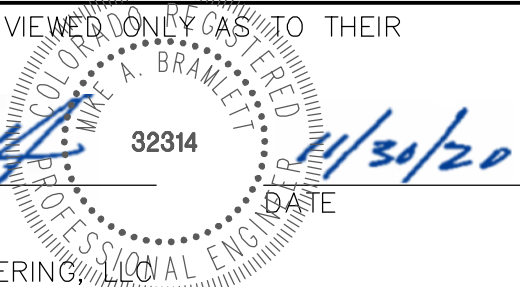
SALSURY CLUSTER BOX UNIT 3300 SERIES "F" MODEL 3316 W/ PEDESTAL 3385 OR EQ. (16) MAILBOXES, (1) OUTGOING MAIL COMPARTMENT, (2) PARCEL LOCKERS



#### 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



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BRADY WILLIAMS

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BY DATE		No. REVISION	

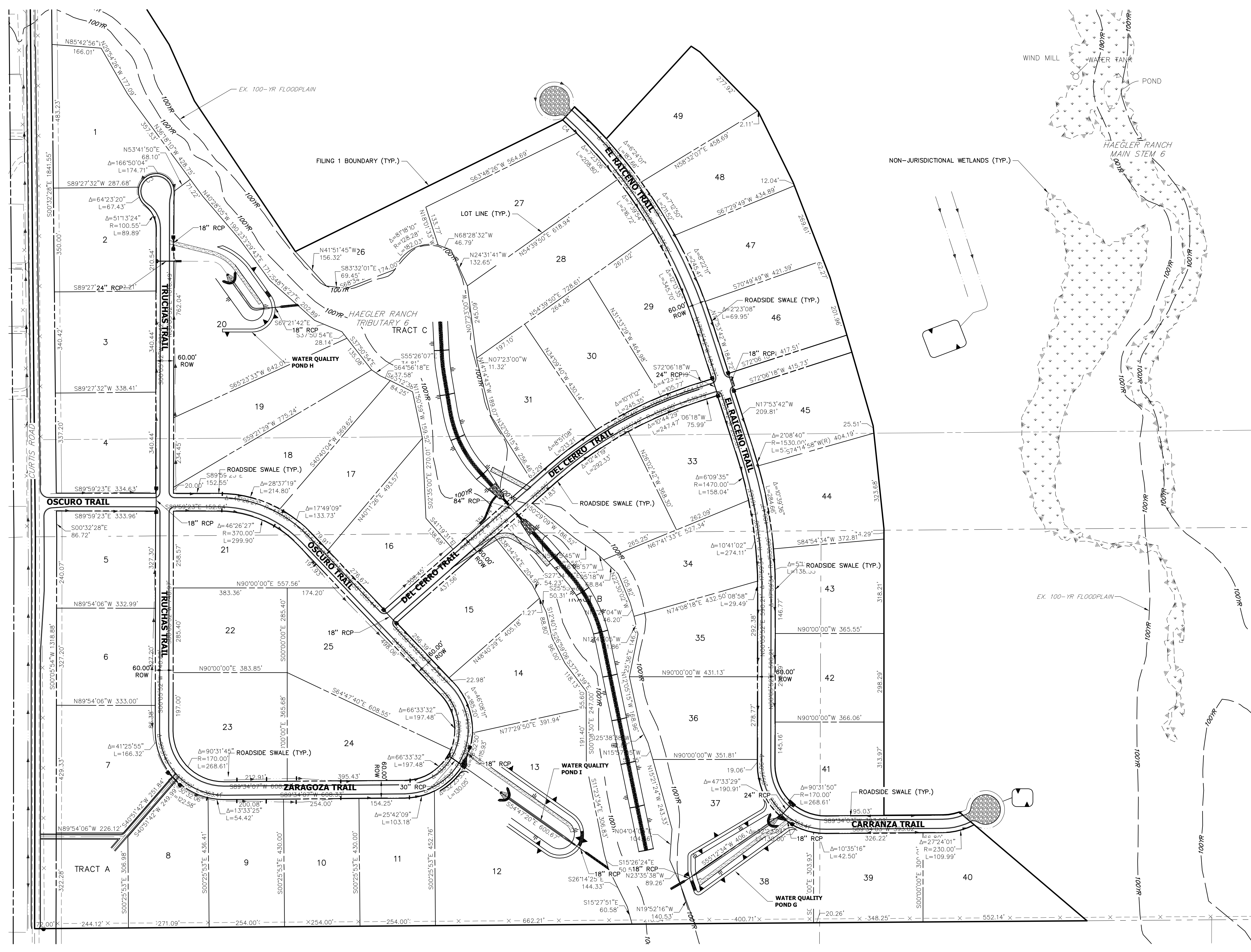
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DATE	05/07/20	DESIGNED BY	NQJ
DRAWN BY	NQJ	CHECKED BY	

SADDLEHORN RANCH -  
FILING 1  
MISCELLANEOUS DETAILS

SHEET 51 OF 51

JOB NO. 2514202

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Know what's below.  
Call before you dig.

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

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

No.	REVISION	BY	DATE

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A Western Company

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BRADY WILLIAMS  
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