

SADDLEHORN RANCH - FILING 1

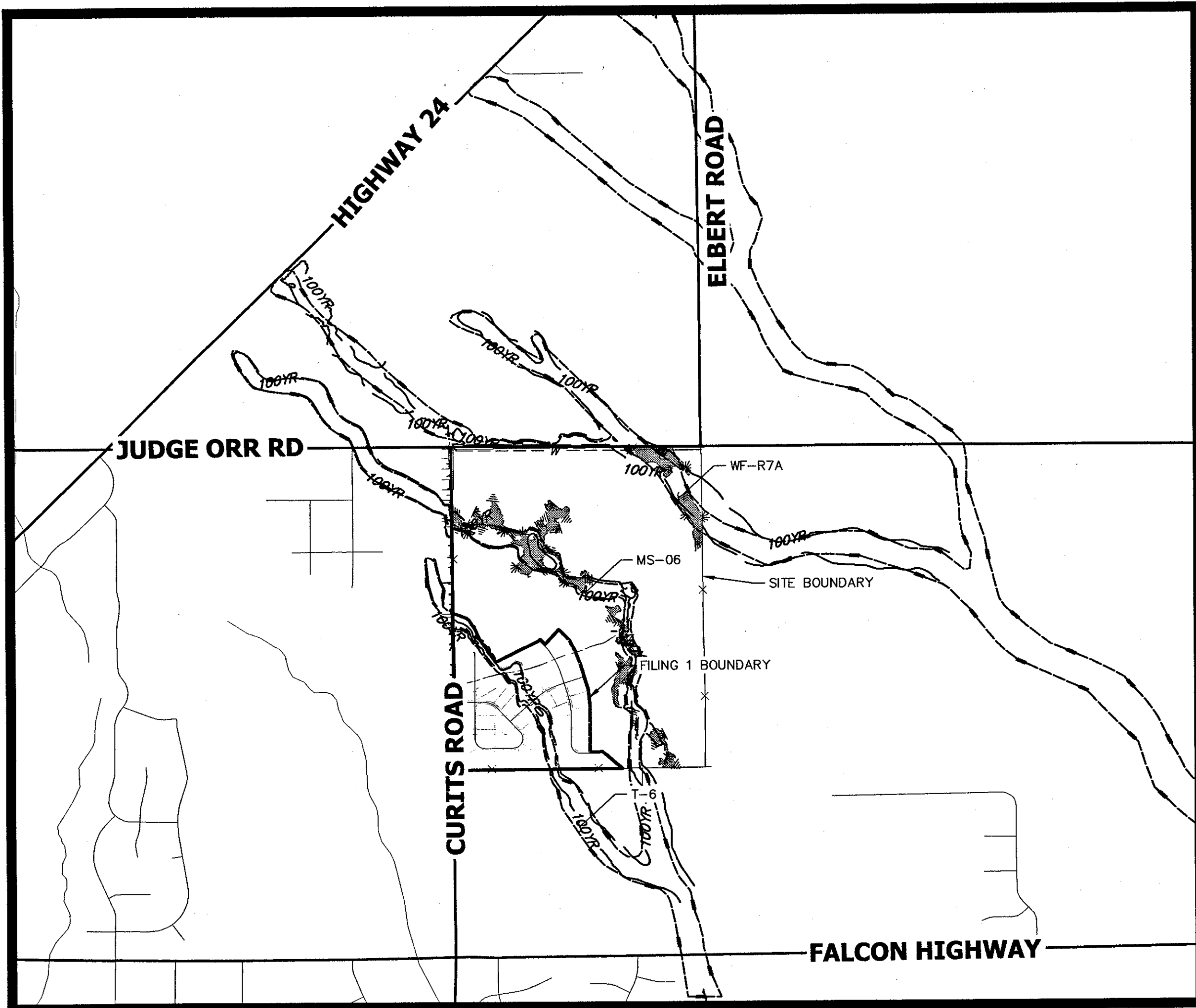
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO
CONSTRUCTION DOCUMENTS



Know what's below.
Call before you dig.

ABBREVIATIONS

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



VICINITY MAP

SCALE: 1" = 2000'

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November, 2021 revisions to sheets 3, 4, 6, 7, 9, 21, 24, 35, and 36

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.

APPROVED

Engineering Department

11/15/2020 10:59 AM

JENNIFER IRVINE, P.E.

EPC Planning & Community Development Department

COUNTY ENGINEER/ECM ADMINISTRATOR

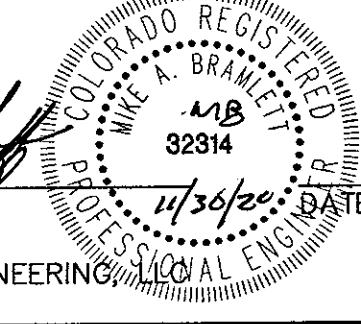
ENGINEER'S STATEMENT

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.

Bill Guman FOR ROI PROPERTY GROUP, LLC
731 NORTH WEBER STREET
COLORADO SPRINGS, CO 80903

11/30/2020
DATE

DISTRICT APPROVALS

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

Bill Guman PRESIDENT FOR SADDLEHORN RANCH METRO DISTRICT
FOR AND ON BEHALF OF THE 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 Westatran Company
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Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

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

SADDLEHORN RANCH - FILING 1 - CONSTRUCTION DOCUMENTS COVER SHEET	SHEET 1 OF 51 JOB NO. 2514202
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Mike Bramlett

11/30/20

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:

3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2

3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION

3.4. CDOT M&S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER–THE–FACT WILL BE ENTIRELY THE DEVELOPER’S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER’S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER’S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR’S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND EL PASO COUNTY PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. 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.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL BE “D” SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4” UPPER–LOWER CASE LETTERING ON 8” BLANK AND NON–LOCAL ROADWAY SIGNS BEING 6” LETTERING, UPPER–LOWER CASE ON 12” BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI–LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8” UPPER–LOWER CASE LETTERING ON 18” BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON–RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD “STANDARD HIGHWAY SIGNS”.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75” X 1.75” SQUARE TUBE SIGN POST AND STUB POST BASE., FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S–614–8 REGARDING USE OF THE P2 TUBULAR STEEL POST 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.

ENGINEER’S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett

32314

11/30/20

DATE

32314

DATE

FOR AND ON BEHALF OF JR ENGINEERING

EPC 11/15/2021

SADDLEHORN RANCH –
FILING 1

STANDARD NOTES

SHEET 2 OF 51

JOB NO. 2514202

PREPARED FOR

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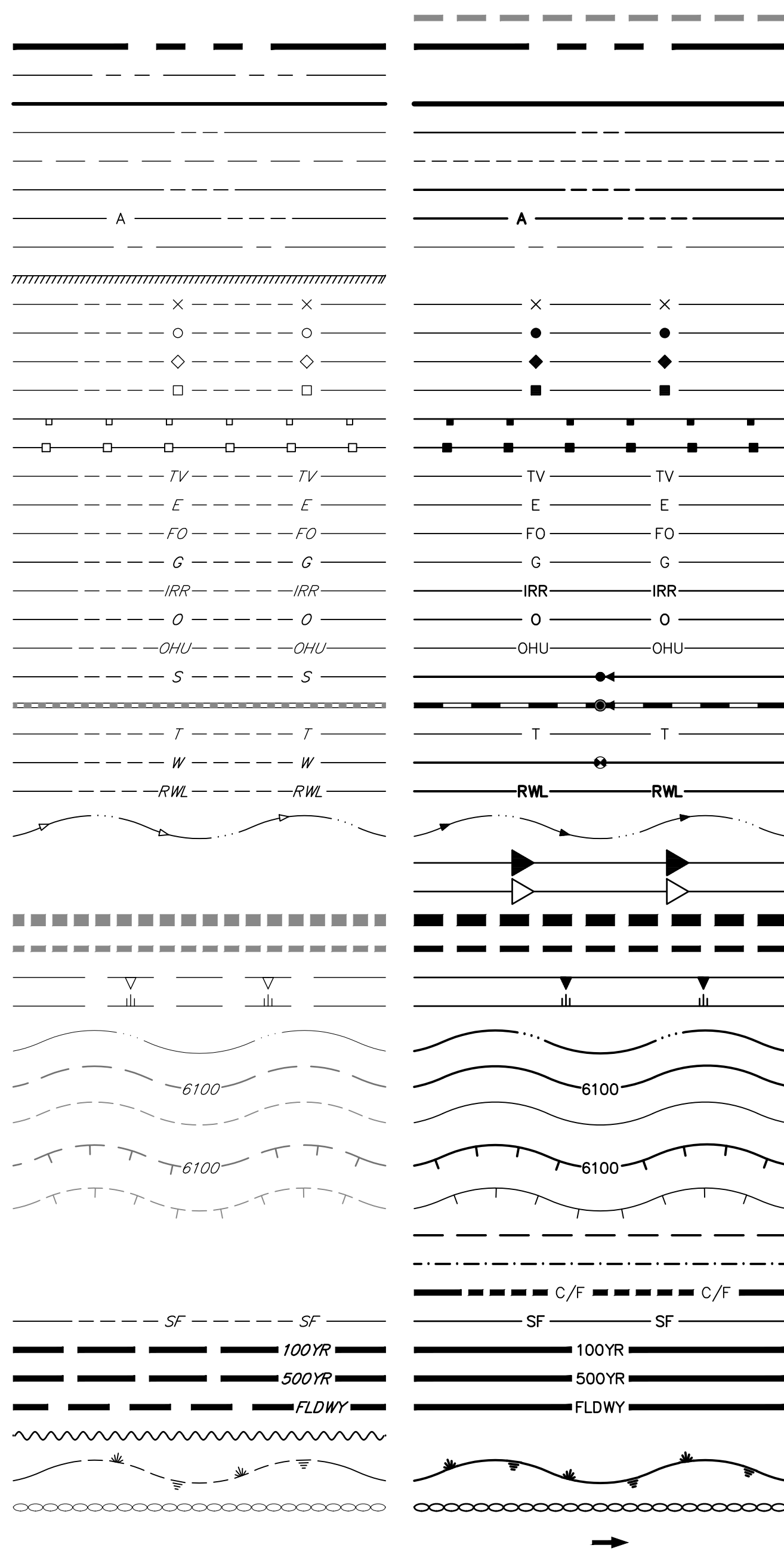


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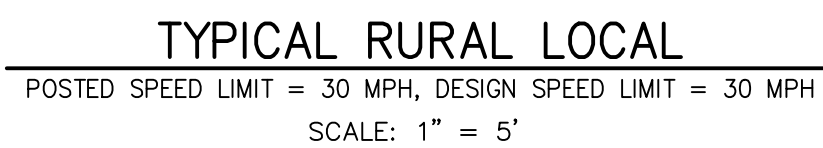
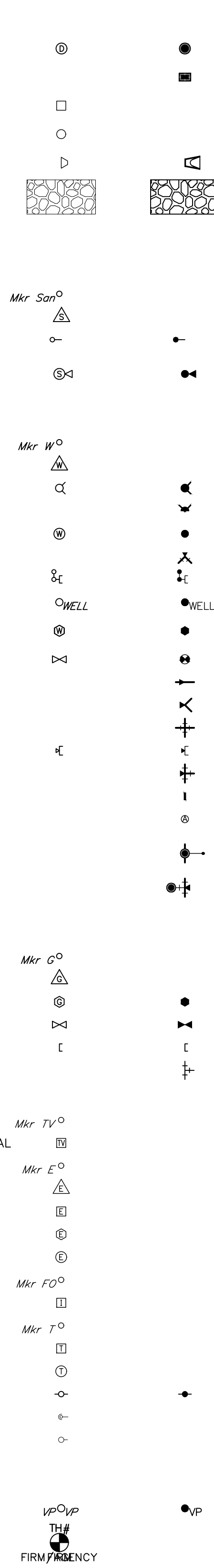
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APPROPRIATE REVIEW
AGENCIES, JR ENGINEERING
APPROVES THEIR USE FOR
THE PROJECTS
DESIGNATED BY WRITTEN
AUTHORIZATION.

PHASE LINE
MATCH LINE
SECTION LINE
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
R.O.W. A LINE
CENTERLINE
CITY LIMITS
WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
MASONRY FENCE
GUARDRAIL
CONC. BARRIER
CABLE TV
ELECTRIC
FIBER OPTIC
GAS MAIN
IRRIGATION MAIN
OIL/PETRO. MAIN
OVERHEAD UTILITY
SANITARY SEWER
STORM DRAIN
TELEPHONE
WATER MAIN
RAW WATER LINE
SWALE/WATERWAY FLOWLINE
DIVERSION DITCH
DIVERSION CHANNEL
MAJOR DRAINAGE BASIN
MINOR DRAINAGE BASIN
TOP OF SLOPE
TOE OF SLOPE
EDGE OF WATER
INDEX CONTOUR
INTERMEDIATE CONTOUR
DEPRESSION CONT. (INDEX)
DEPRESSION CONT. (INTER)
TOP OF CUTS
TOE OF FILLS
CUT AND FILL LINE
SILT FENCE
100 YEAR FLOODPLAIN
500 YEAR FLOODPLAIN
FLOODWAY
BASE FLOOD ELEVATION
EDGE OF WETLANDS
STONE WALL
FLOW ARROWS

PROPOSED



PROPOSED



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ROI PROPERTY GROUP, LLC

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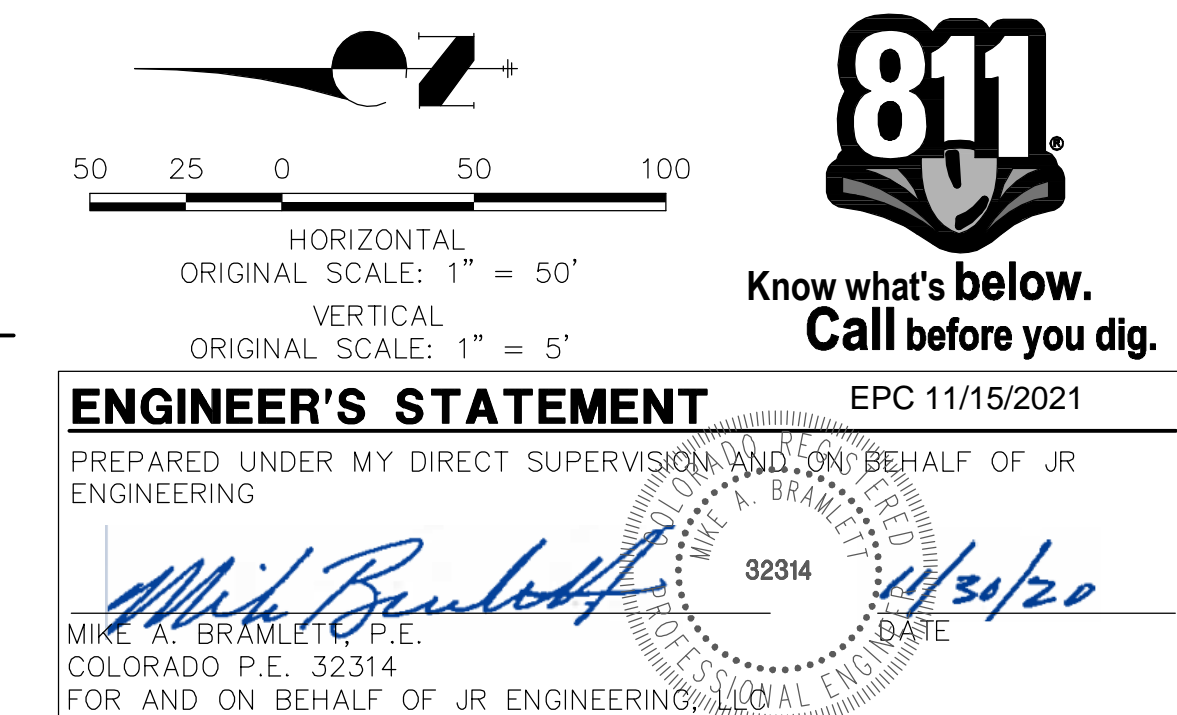
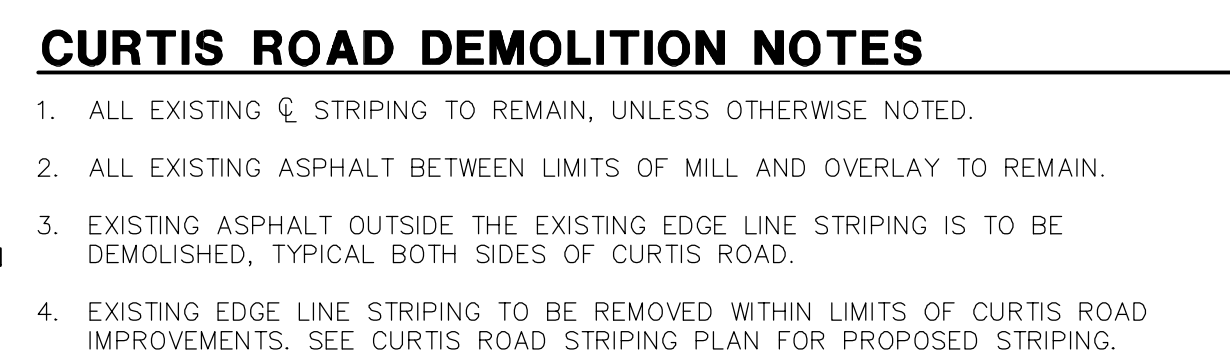
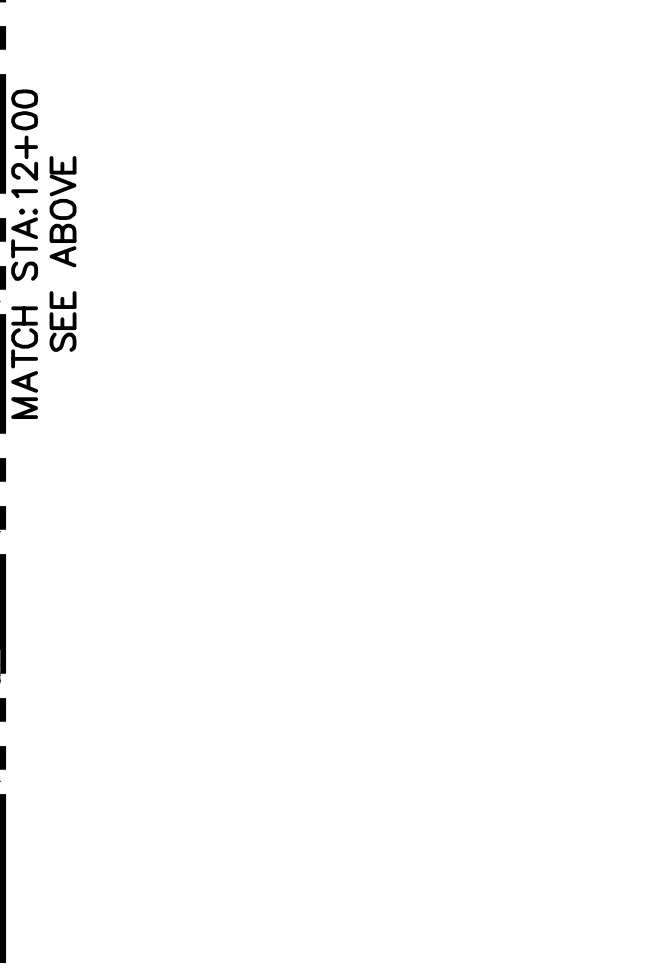
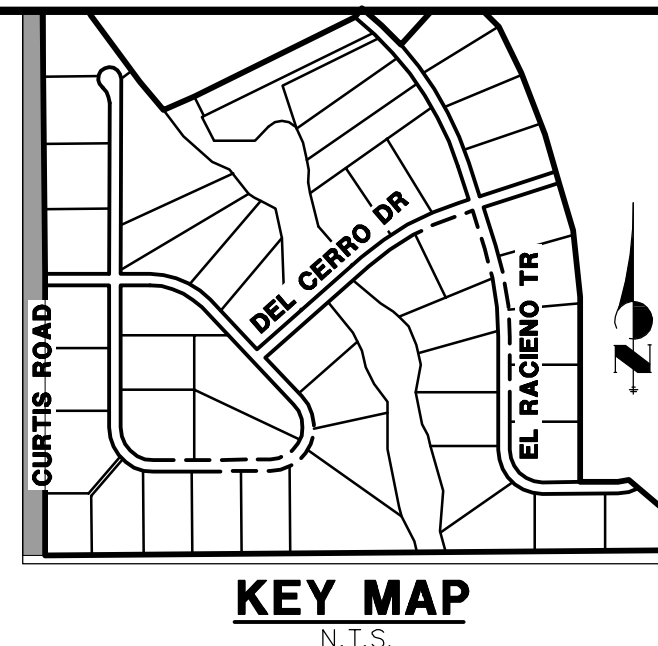
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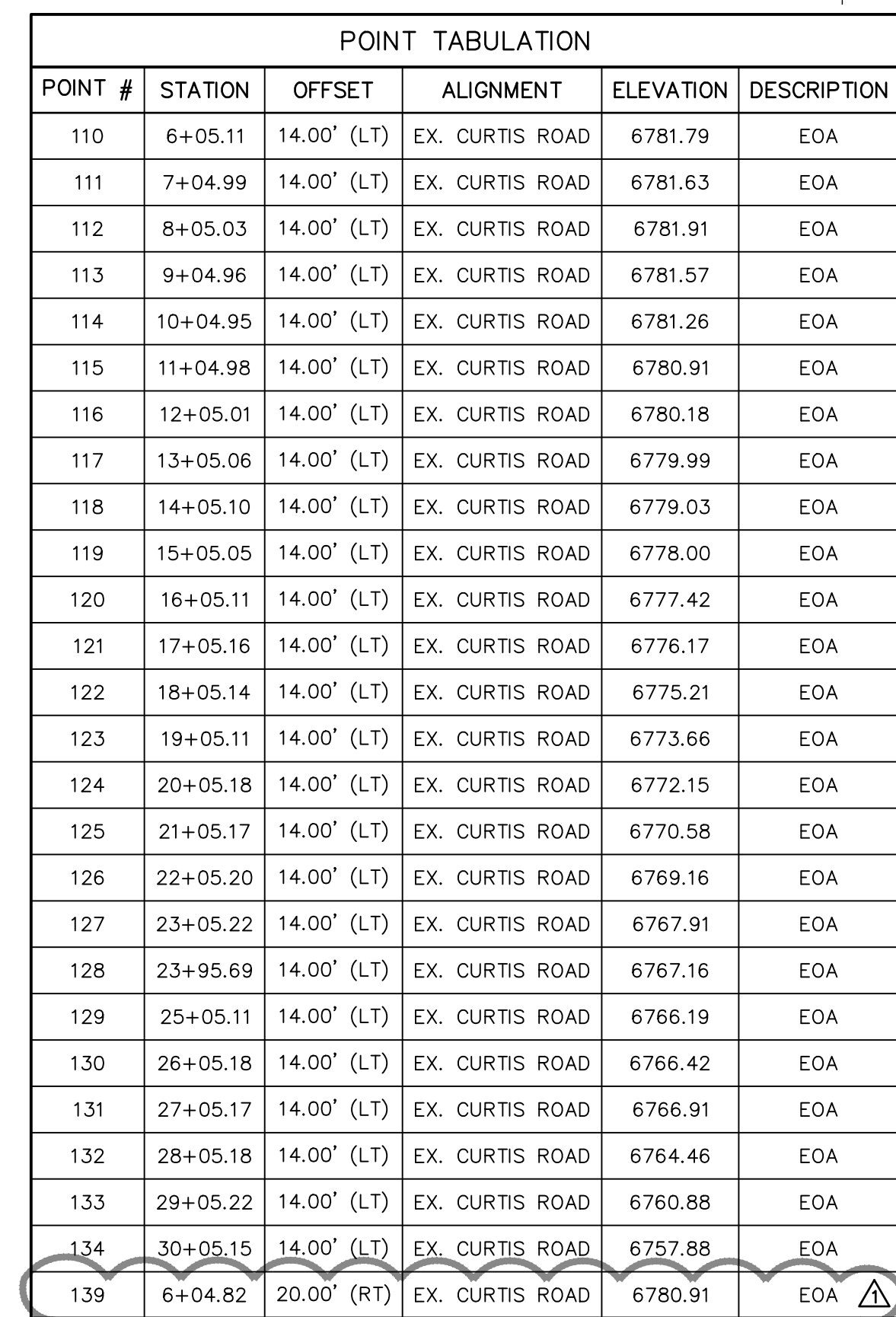
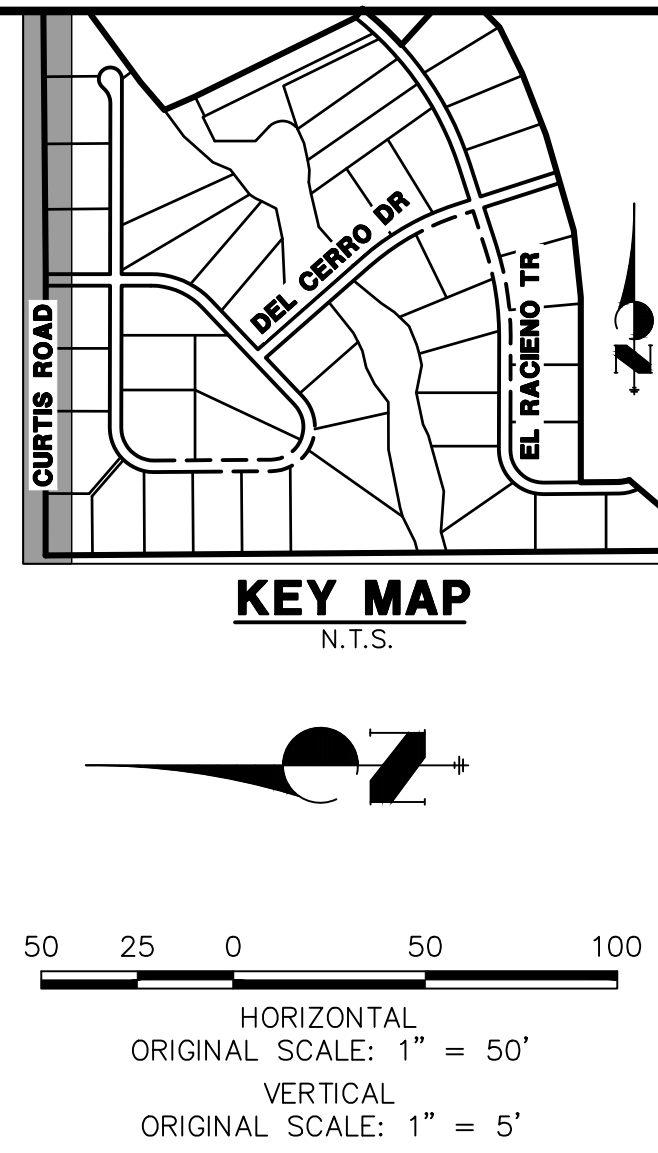
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SHEET	5	OF	51
SADDLEHORN RANCH – FILING 1			
CURTIS ROAD DEMOLITION PLAN			
H-SCALE	1"=50'	No.	REVISION
V-SCALE	N/A		
DATE	05/07/20		
DESIGNED BY	NQJ		
DRAWN BY	NQJ		
CHECKED BY			
 J-R ENGINEERING A Westran Company		CENTRAL 303-740-9083 • Colorado Springs 719-595-2983 Fort Collins 970-491-9888 • www.jrengineering.com	
PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.	
JOB NO.	2514202		



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
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.

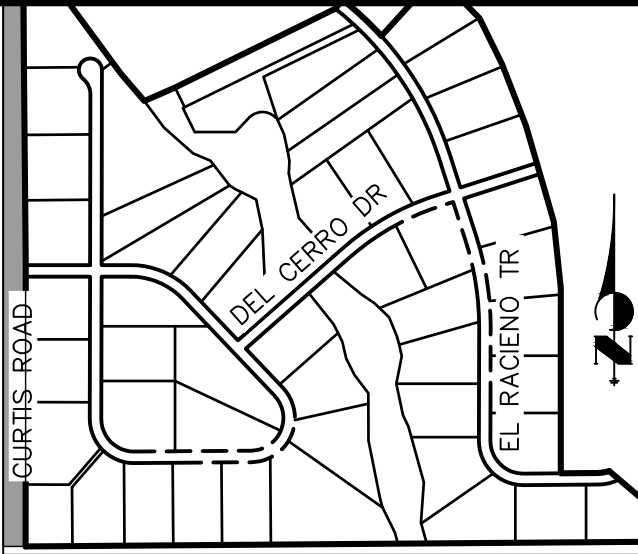
1. SEE SHEET 4 FOR PROPOSED TYPICAL SECTIONS OF CURTIS ROAD.
2. PROPOSED EDGE OF ASPHALT IS SET AT -2.00% FROM EXISTING EDGE OF ASPHALT ELEVATIONS.
3. ALL ELEVATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.

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

 **J·R ENGINEERING**
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-593-2583
Fort Collins 970-491-9888 • 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				
SHEET	6	OF	51			
JOB NO.	2514202					



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

PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
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BRADY WILLIAMS

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303-740-9393 Colorado Springs
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H-SCALE	1"=50'	NO.	REVISION	BY	DATE
V-SCALE	N/A	A	DCN #3	AM	5/17/21
DESIGNED BY					
DRAWN BY					
CHECKED BY					

SADDLEHORN RANCH –
FILING 1

CURTIS ROAD – STRIPING
PLAN

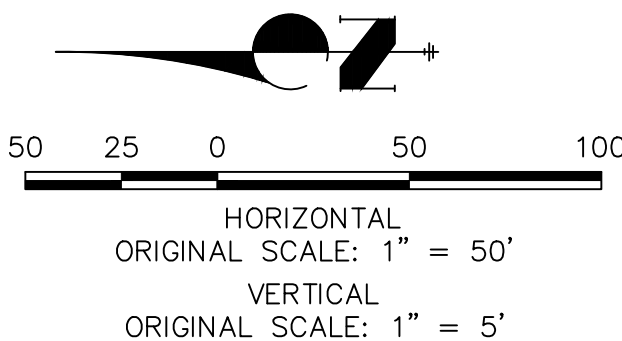
SHEET 7 OF 51

SIGNING AND STRIPING NOTES

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 PLANN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE, FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SPLADE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKING WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IF 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.

CURTIS ROAD STRIPING NOTES

1. SEE SHEET 4 FOR PROPOSED TYPICAL SECTIONS OF CURTIS ROAD.
2. STRIPING REMOVAL IS PER CURTIS ROAD GRADING AND DEMOLITION PLAN



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

EPC 11/15/2021

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

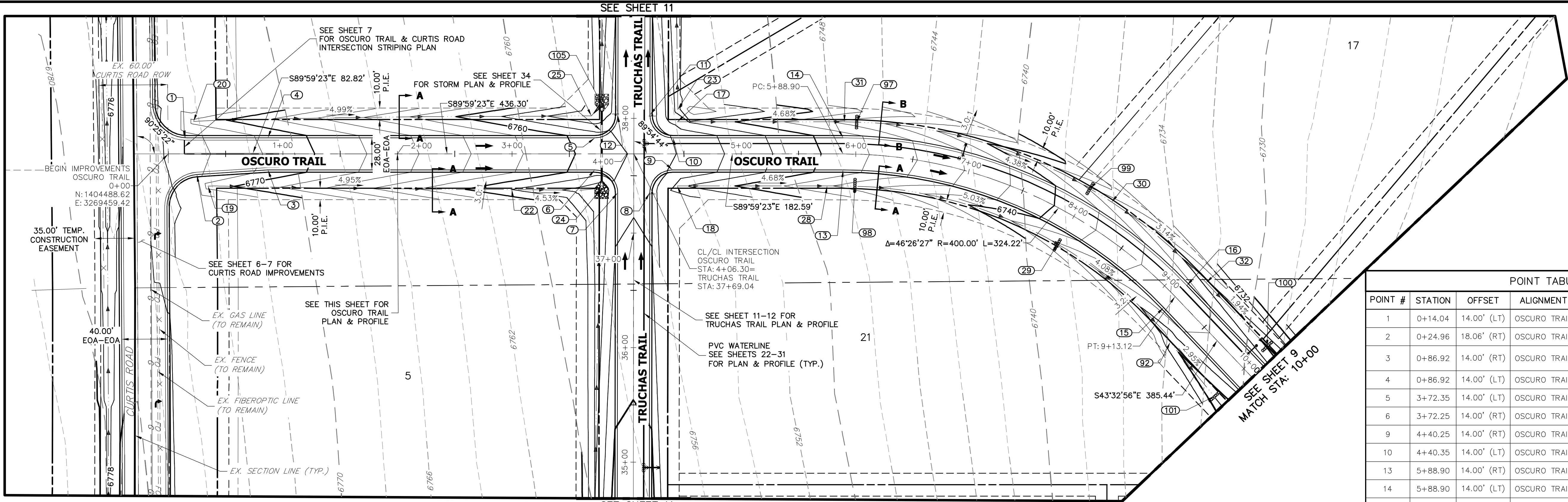
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

32314

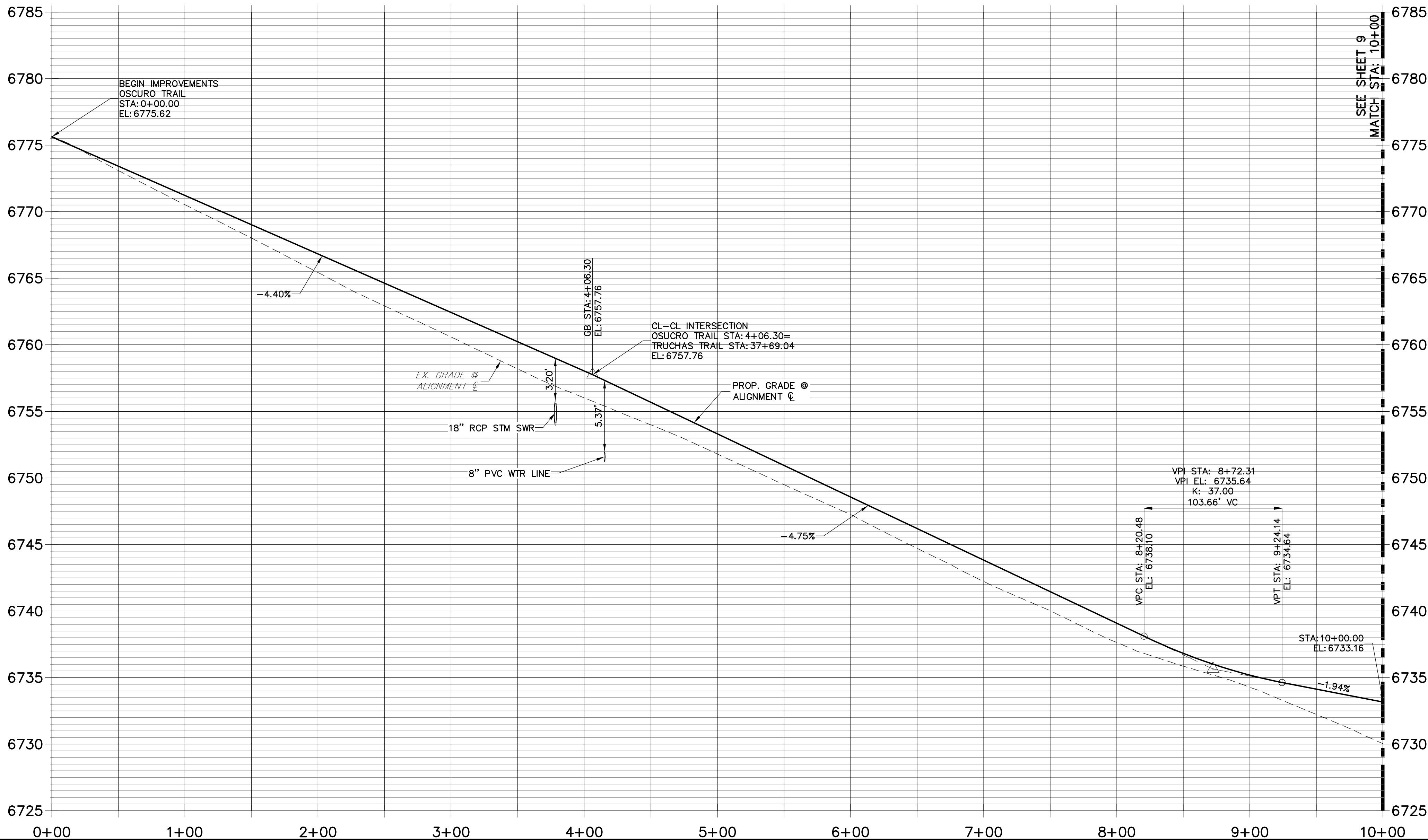
DATE _____

COLORADO P.E. 32314

FOR AND ON BEHALF OF



OSCURO TRAIL PROFILE
STA 0+00.00 TO 10+00.00



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

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

STREET IMPROVEMENT NOTES

- ALL STATIONING IS @, 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.



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

EPC 11/15/2021

DATE 11/30/20

SADDLEHORN RANCH -
FILING 1

OSCURO TRAIL - PLAN AND
PROFILE

SHEET 8 OF 51

JOB NO. 2514202

BY DATE

No. REVISION

1"=50'

1"=5'

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

PREPARED FOR

ROI PROPERTY GROUP, LLC

2495 RIGDON STREET

NAPA, CALIFORNIA

(707) 365-6891

BRADY WILLIAMS

J.R. ENGINEERING

A Westman Company

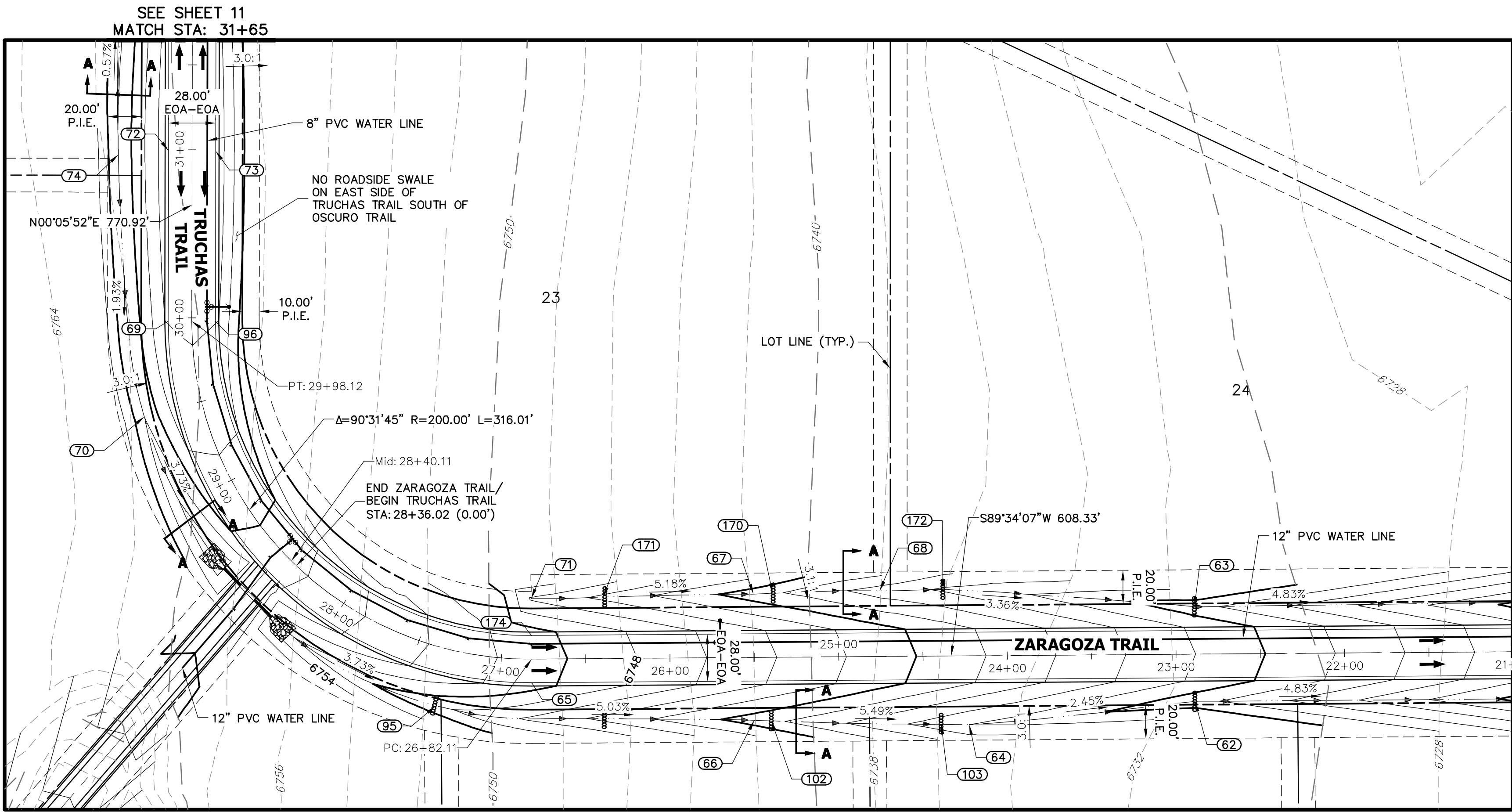


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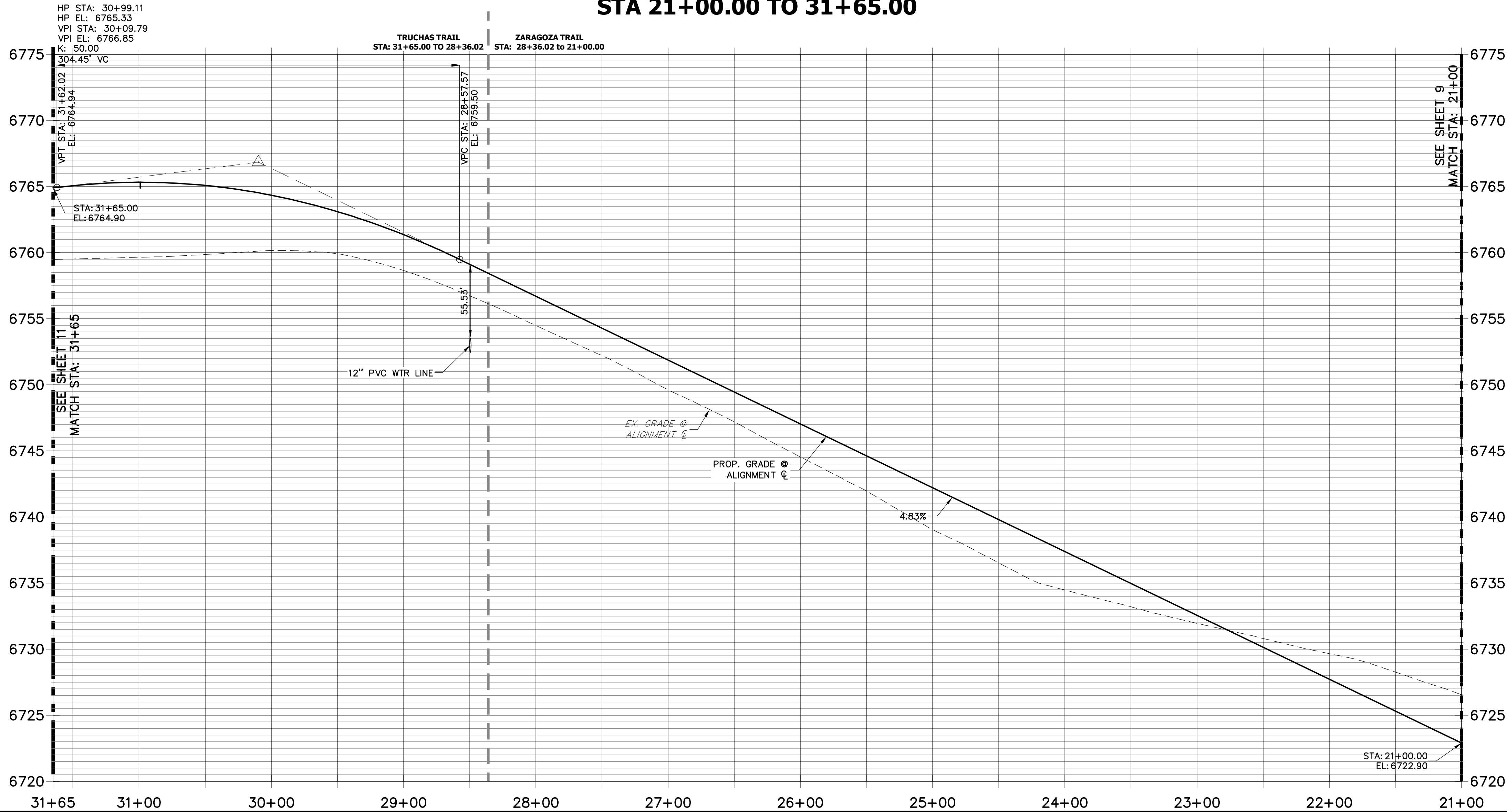
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AGENCIES, JR ENGINEERING
APPROVES THEIR USE FOR
CONSTRUCTION PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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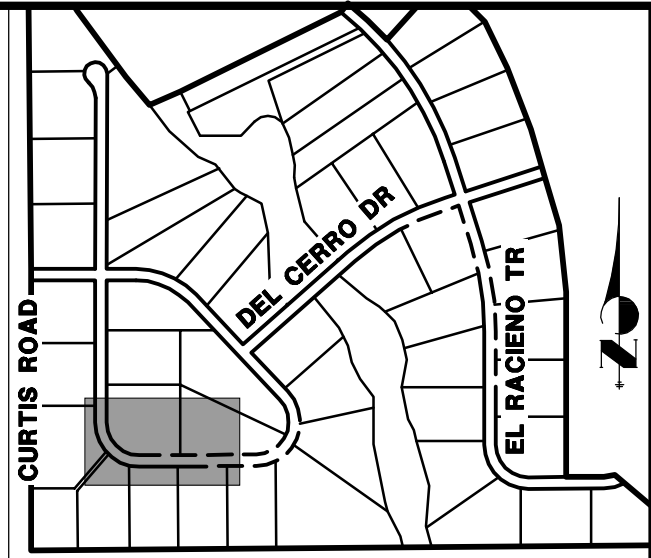


**ZARAGOZA TRAIL (1) & TRUCHAS TRAIL PROFILE
STA 21+00.00 TO 31+65.00**



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

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



KEY MAP
N.T.S.

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

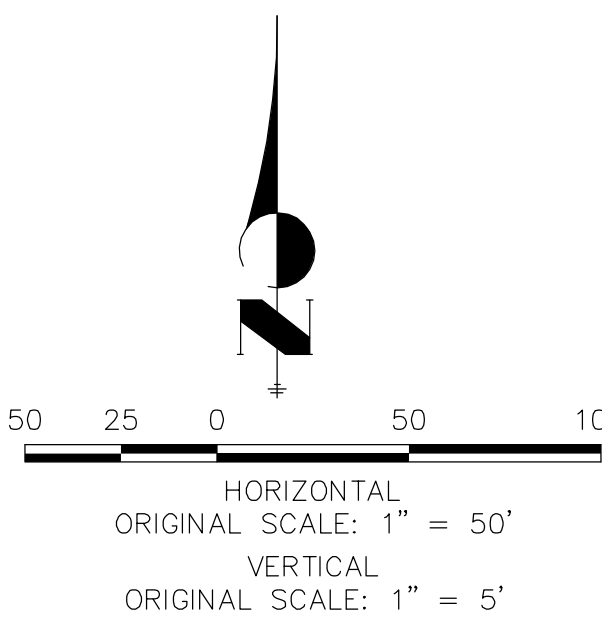
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

No.	REVISION	BY	DATE
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STREET IMPROVEMENT NOTES

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

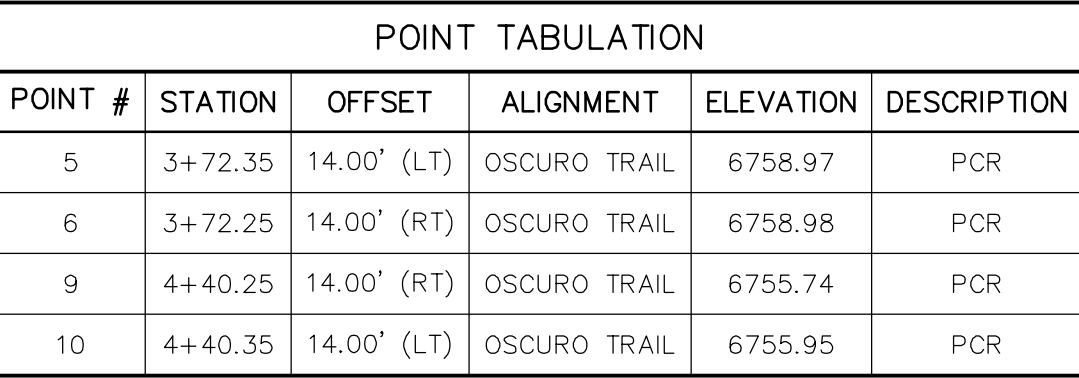
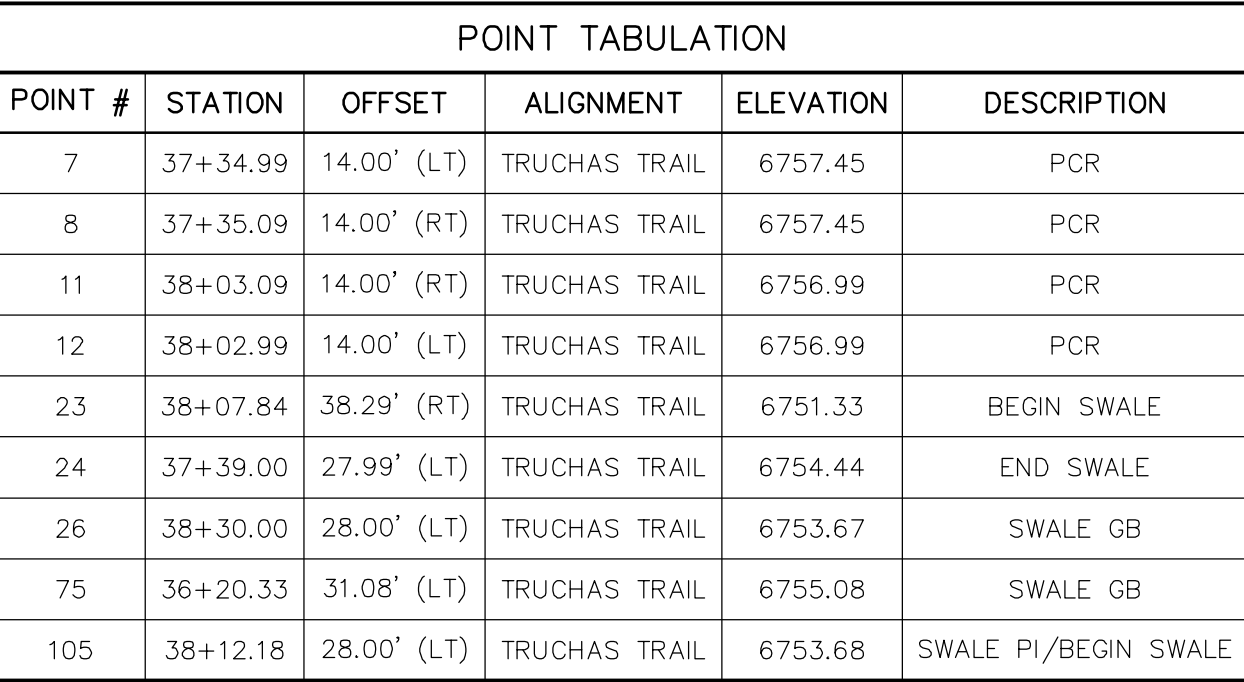


ENGINEER'S STATEMENT

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


EPC 11/15/2021
DATE 11/30/20

SADDLEHORN RANCH -
FILING 1
ZARAGOZA TRAIL (CONT.) &
TRUCHAS TRAIL - PLAN AND
PROFILE
SHEET 10 OF 51
JOB NO. 2514202



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

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

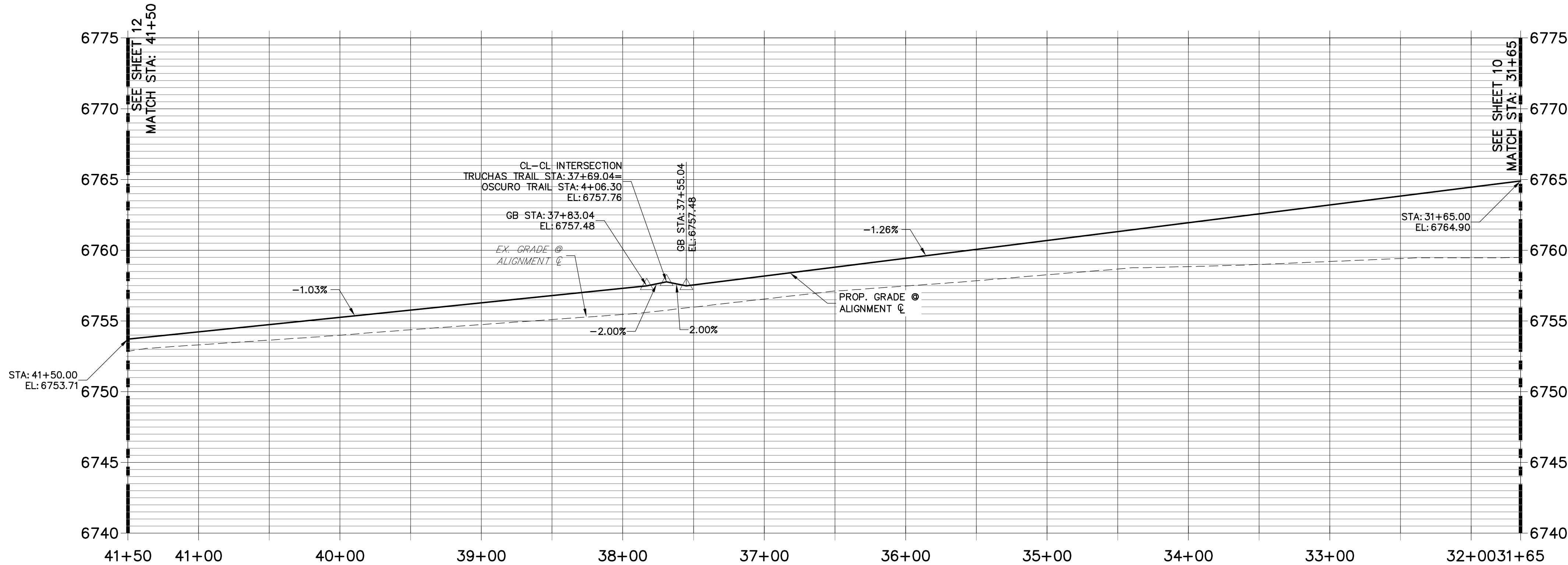
 **J.R. ENGINEERING**
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TRUCHAS TRAIL (1) PROFILE

STA 31+65.00 TO 41+50.00



STREET IMPROVEMENT NOTES

1. ALL STATING IS $\frac{1}{4}$, UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE $\frac{1}{4}$, UNLESS OTHERWISE NOTED.
3. ALL CURB 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.
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'

VERTICAL
ORIGINAL SCALE: 1" = 5'



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

ENGINEER'S STATEMENT

EPC 11/15/202

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

32314 11/30/20

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

[illegible]

SADDLEHORN RANCH –
FILING 1

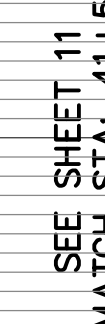
CHAS TRAIL (CONT.)
PLAN AND PROFILE

SHEET 11 OF 51

OB NO. 2514202



SEE SHEET 11
MATCH STA: 41+50



SEE SHEET 11



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

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

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



50 25 0 50

HORIZONTAL
ORIGINAL SCALE: 1" = 50'

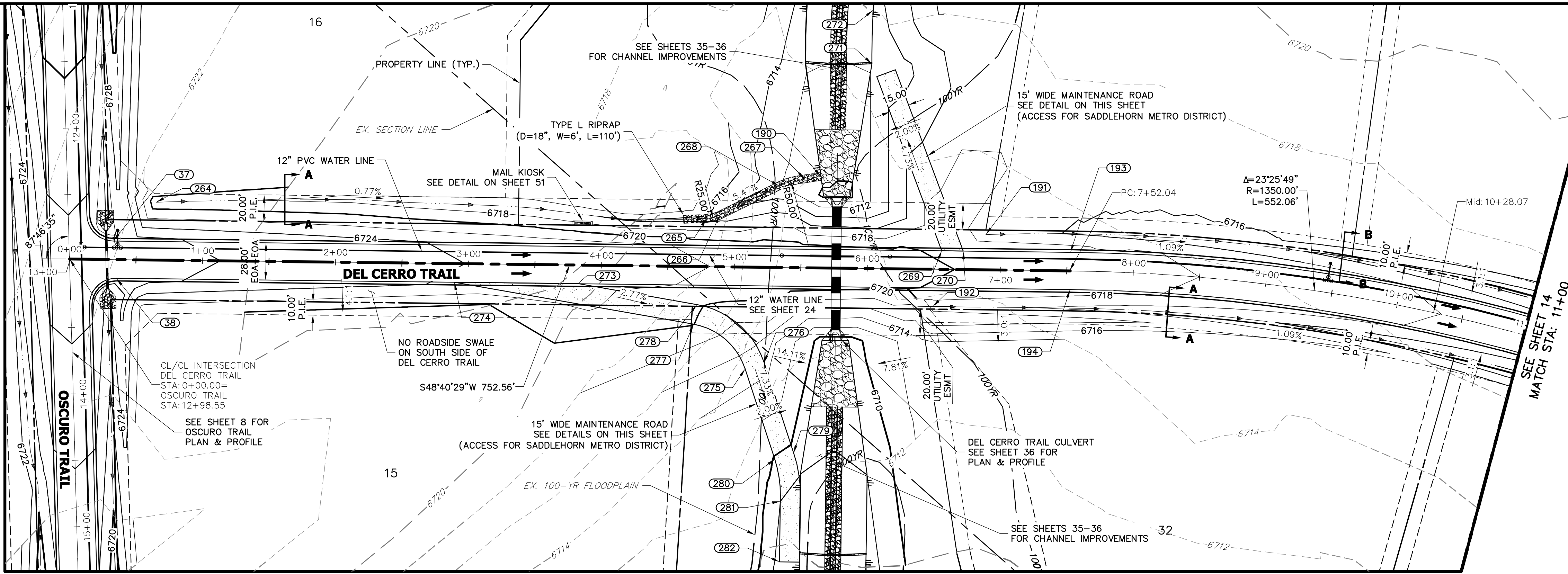
VERTICAL
ORIGINAL SCALE: 1" = 5'

EPC 11/15/2021

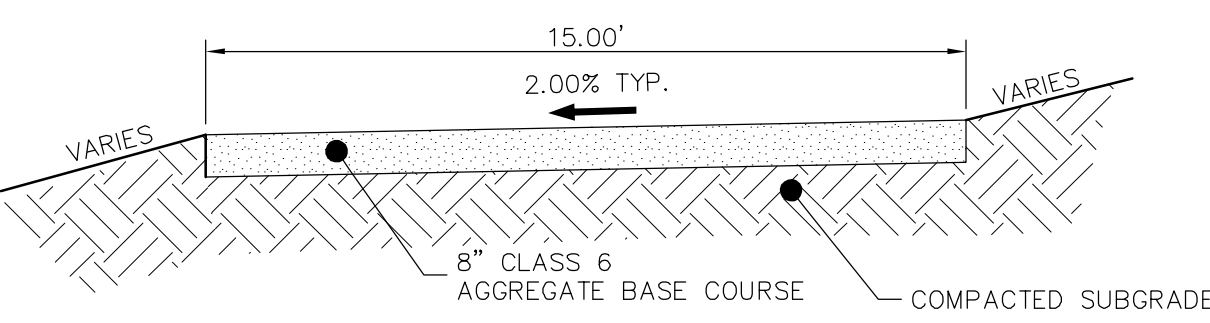
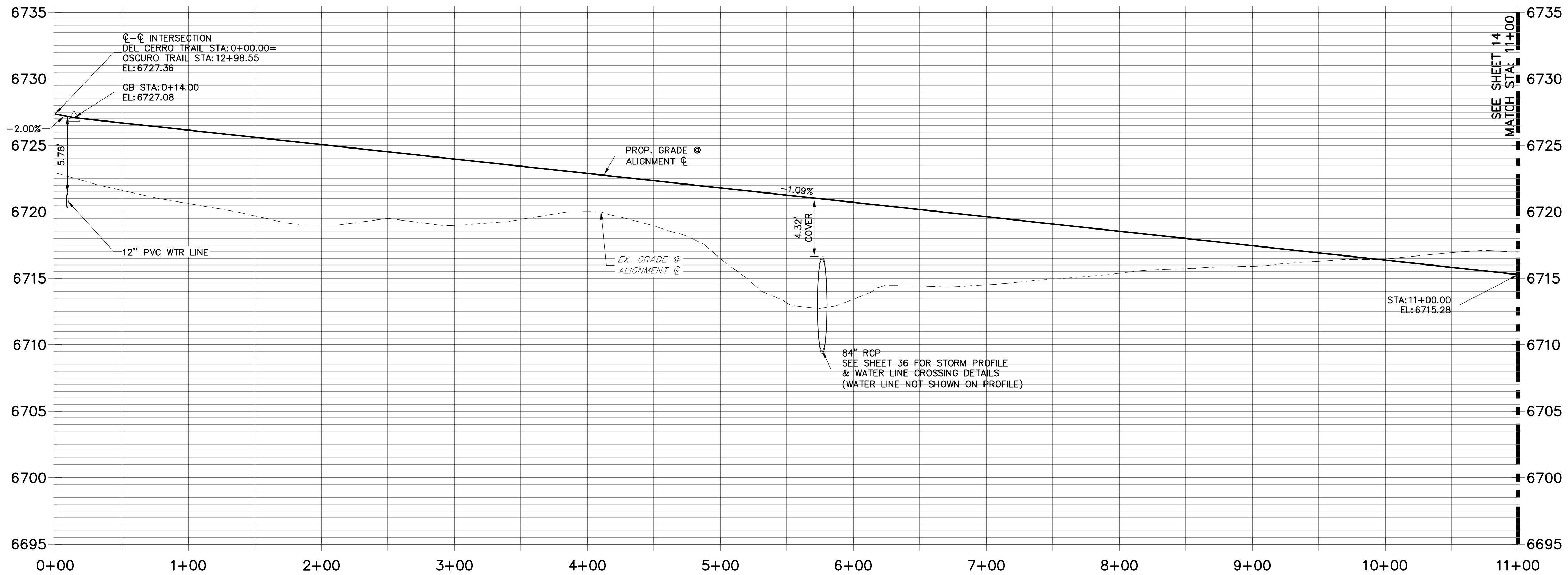
32314

FOR AND ON BEHALF OF IR ENGINEERING

HEET 12 OF 51



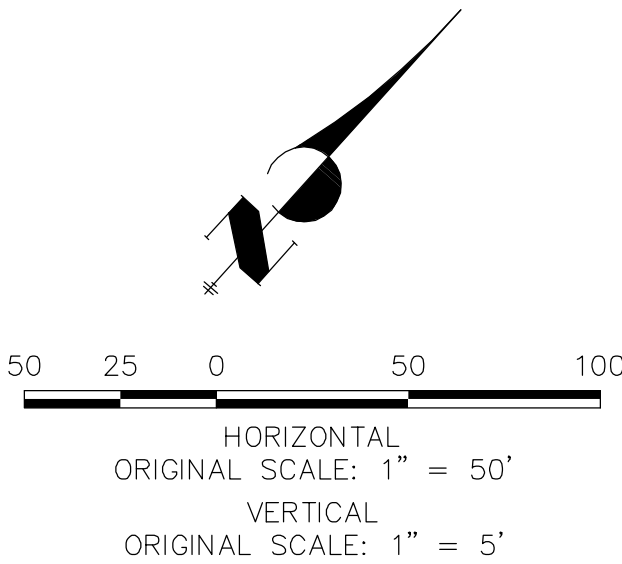
DEL CERRO TRAIL PROFILE
STA 0+00.00 TO 11+00.00



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

STREET IMPROVEMENT NOTES

- ALL STATIONING IS @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
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ENGINEER'S STATEMENT EPC 11/15/2021

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 32314 11/30/20

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

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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Western Company
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Fort Collins 970-497-9888 • www.jrengineering.com

BY	DATE	REVISION	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					05/07/20	NQJ	NQJ	

SADDLEHORN RANCH -
FILING 1

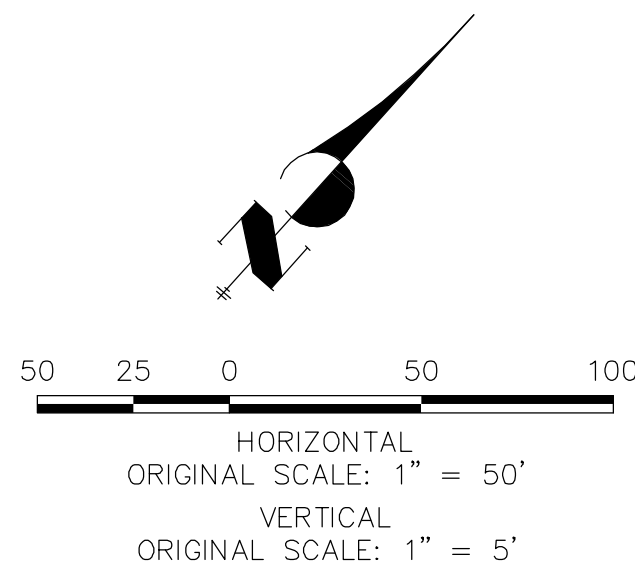
DEL CERRO TRAIL - PLAN
AND PROFILE

SHEET 13 OF 51

JOB NO. 2514202



1. ALL STATING IS ϕ , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE ϕ , UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADI ARE ϕ , UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
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EPC 11/15/2021

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ENGINEERING

M. I. R.

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

FOR AND ON BEHALF OF JR ENGINEERING

32314 4/30/20
DATE

PREPARED FOR

ROI PROPERTY GROUP, LLC
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NAPA, CALIFORNIA
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BRADY WILLIAMS

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BY	DATE

No.	REVISION
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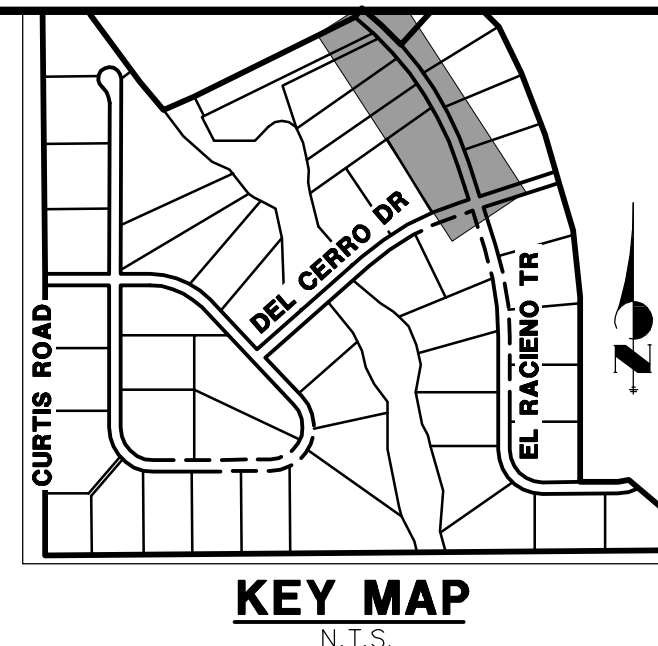
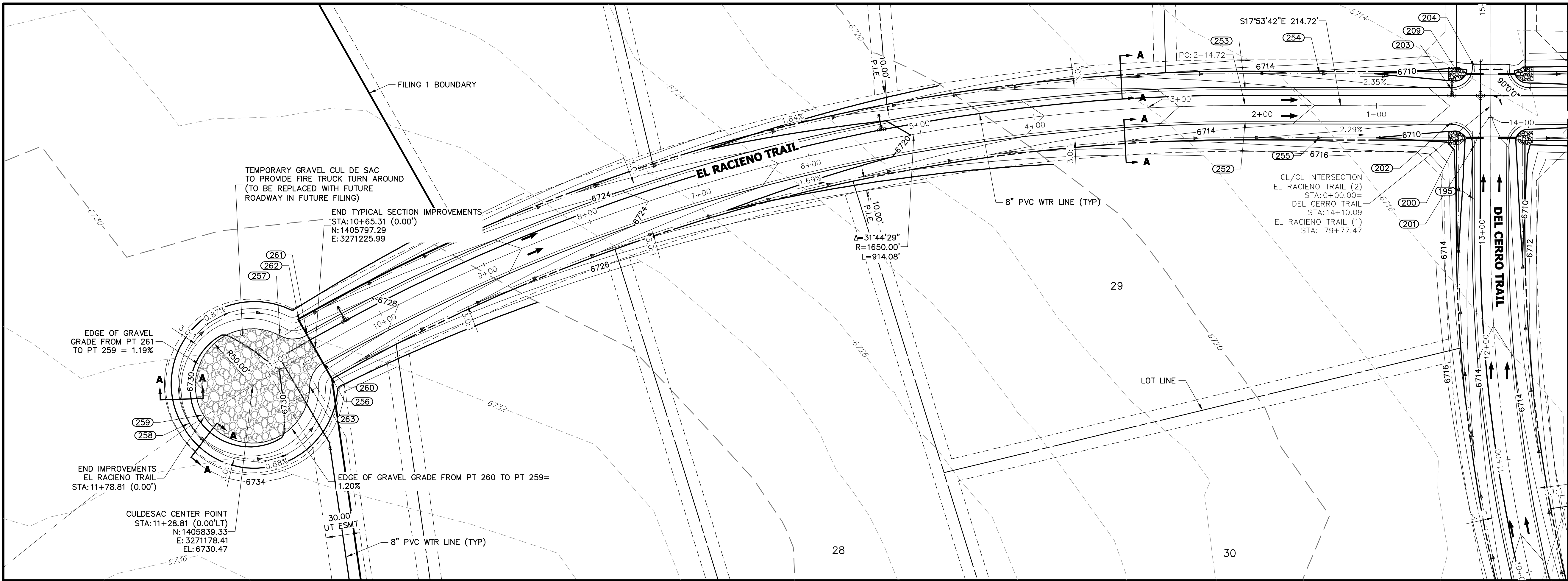
H-SCALE	1"=50'
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SADDLEHORN RANCH -
FILING 1

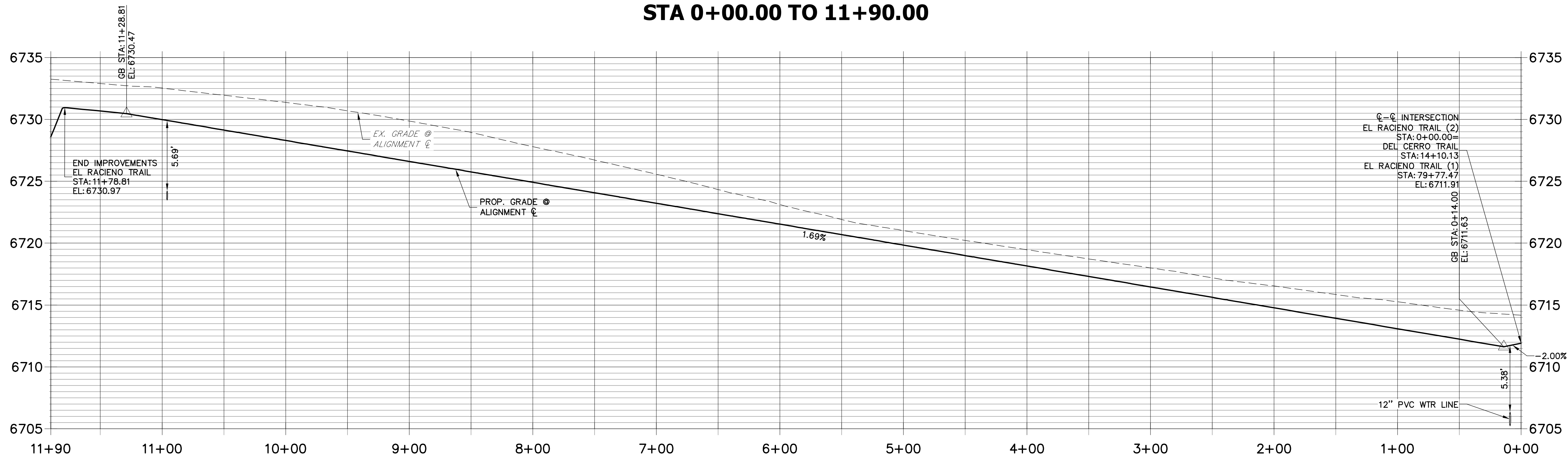
CERRO TRAIL (CONT.) -
PLAN AND PROFILE

SHEET 14 OF 51

JOB NO. 2514202



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



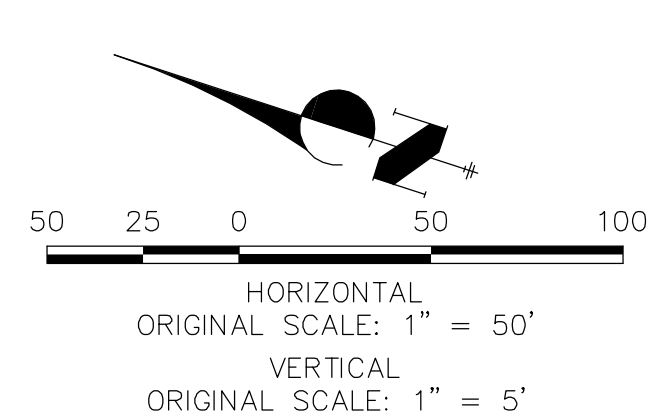
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
200	13+82.09	28.02' (LT)	EL RACIEMO TRAIL	6708.35	END SWALE
202	0+34.00	14.00' (LT)	EL RACIEMO TRAIL	6711.69	PCR
203	0+34.00	14.00' (RT)	EL RACIEMO TRAIL	6711.69	PCR
209	14+38.09	28.00' (LT)	EL RACIEMO TRAIL	6708.27	END SWALE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

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

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

STREET IMPROVEMENT NOTES

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- ALL PROFILE ELEVATIONS ARE Q, UNLESS OTHERWISE NOTED.
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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

DATE: 11/30/20

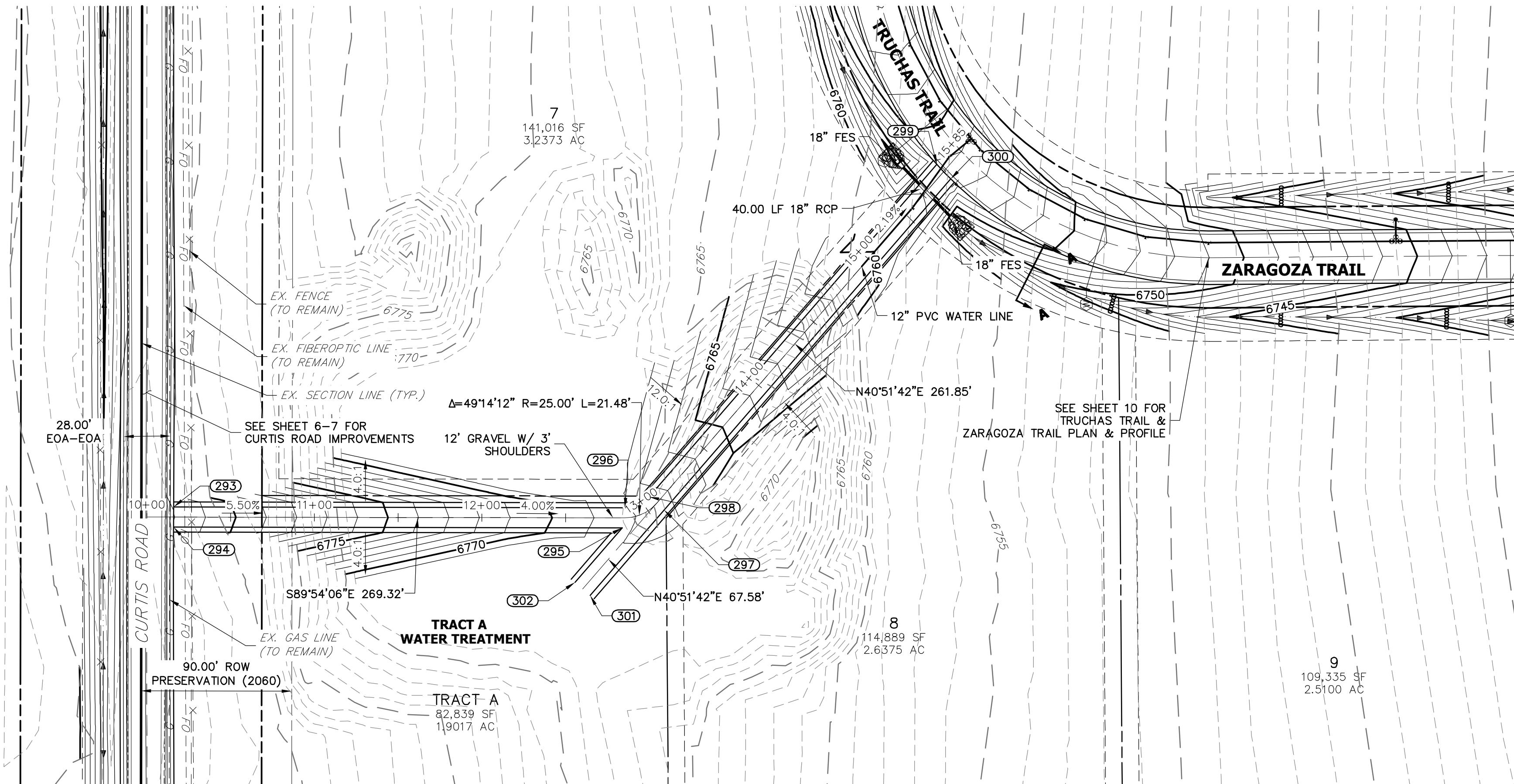
SADDLEHORN RANCH – FILING 1		H-SCALE 1"=50'	No.	REVISION	BY	DATE
		V-SCALE 1"=5'				
		DATE 05/07/20				
EL RACIENO TRAIL (CONT.) – PLAN AND PROFILE		DESIGNED BY NQJ				
		DRAWN BY NQJ				
		CHECKED BY				
SHEET 17 OF 51						
JOB NO. 2514202						

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A Westman Company

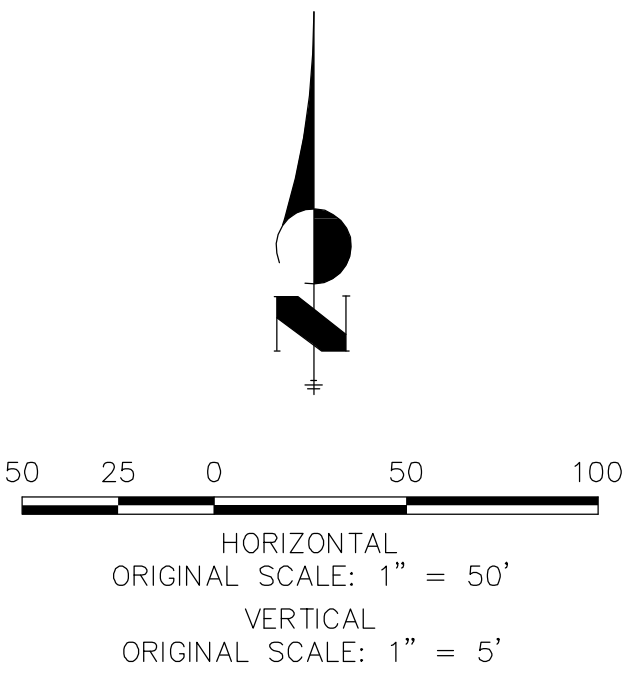
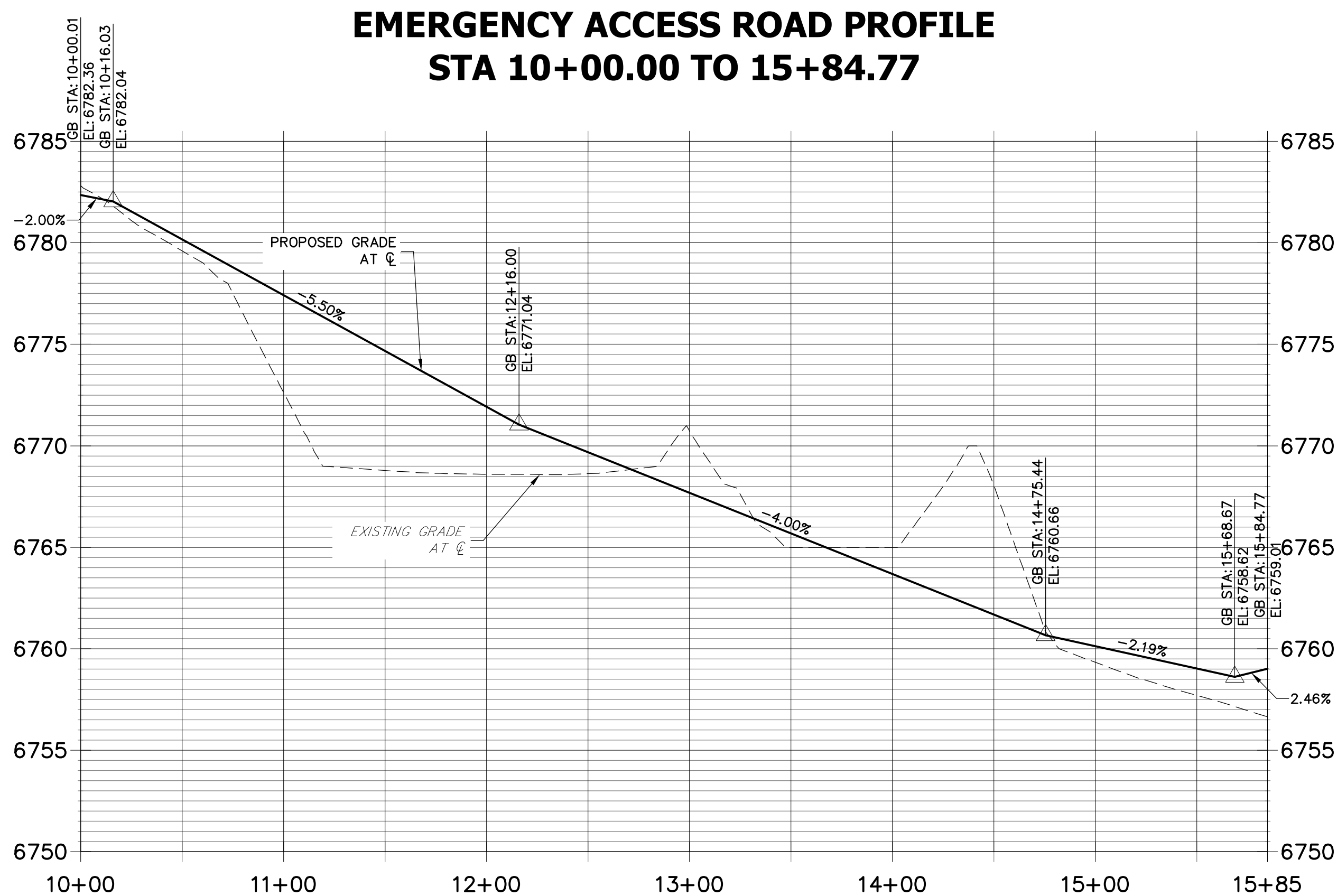
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BRADY WILLIAMS

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DESIGNATED BY WRITTEN
AUTHORIZATION.



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



STREET IMPROVEMENT NOTES

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ENGINEER'S STATEMENT

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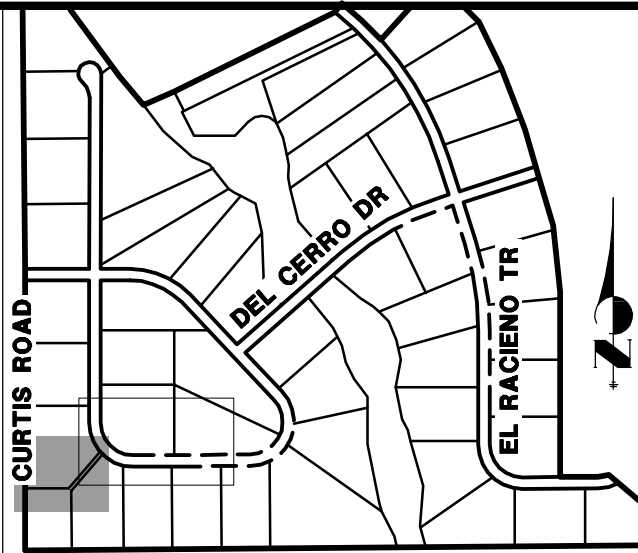
Mike Bramlett
32314

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

FOR AND ON BEHALF OF JR ENGINEERING

DATE 11/30/20

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
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									



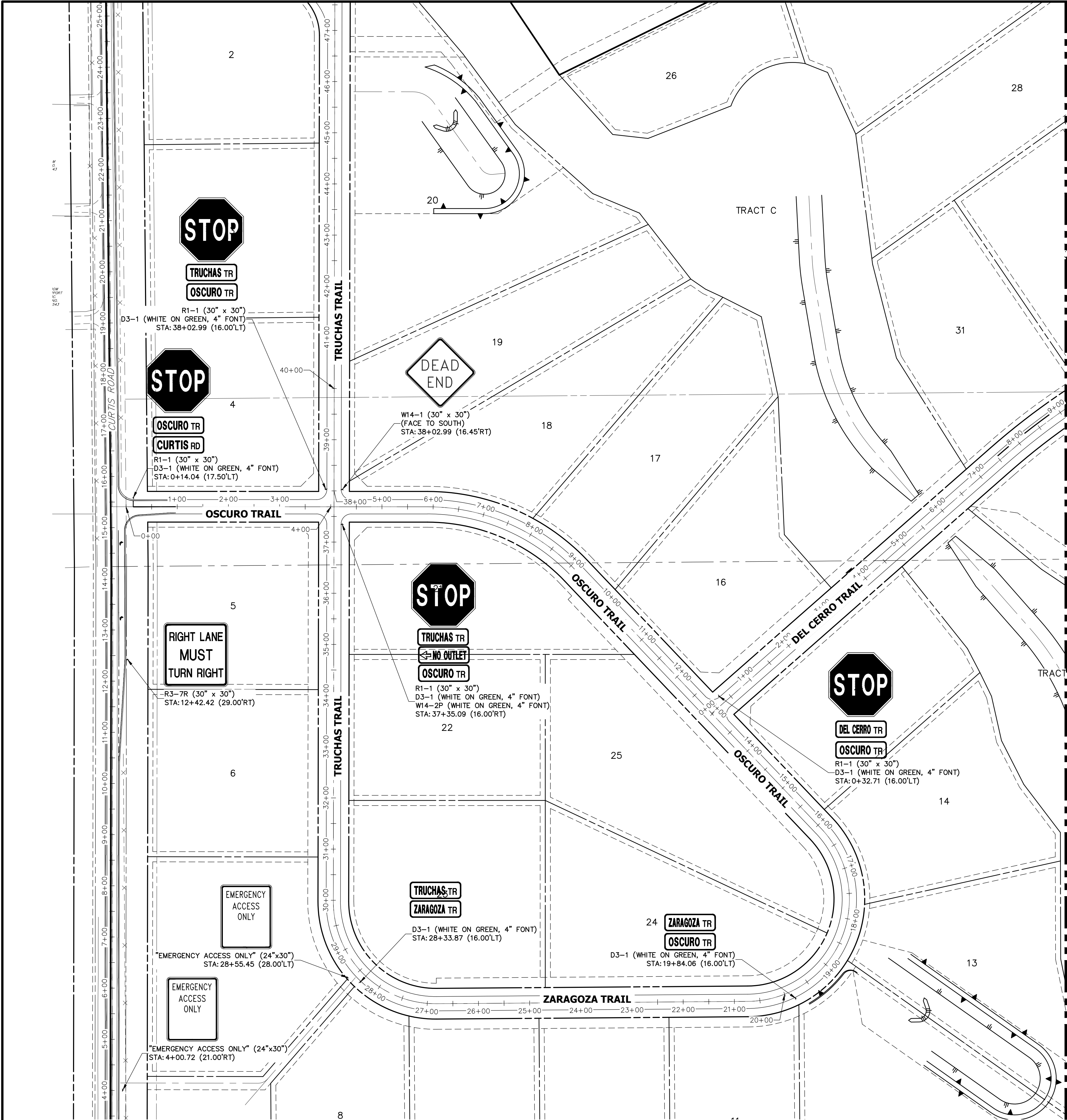
KEY MAP
N.T.S.

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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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A Western Company
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ORIGINAL SCALE: 1" = 100'

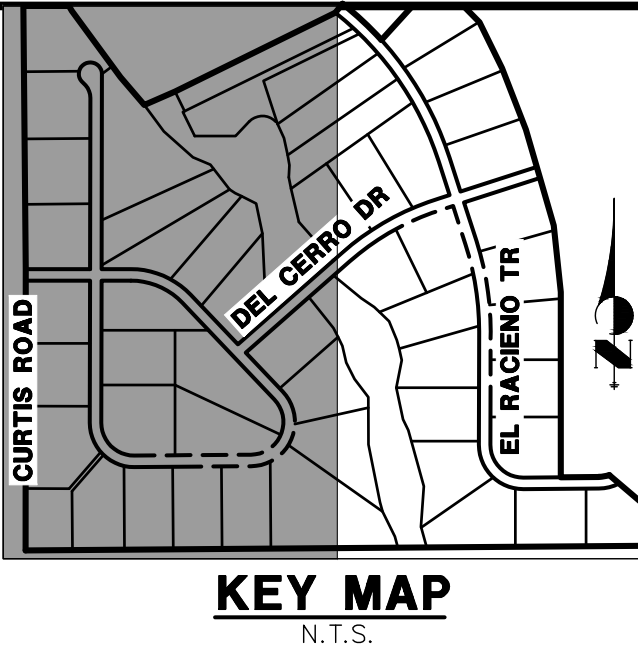
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EPC 11/15/2021

ENGINEER'S STATEMENT

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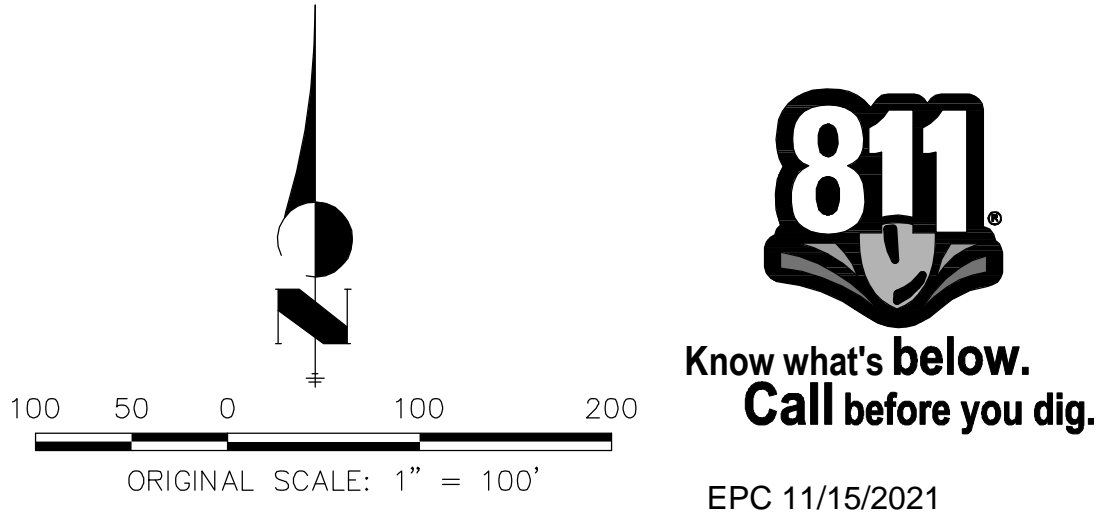
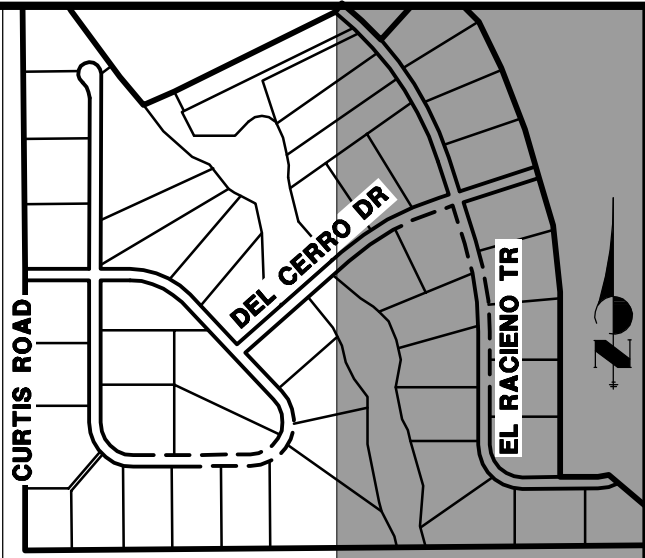
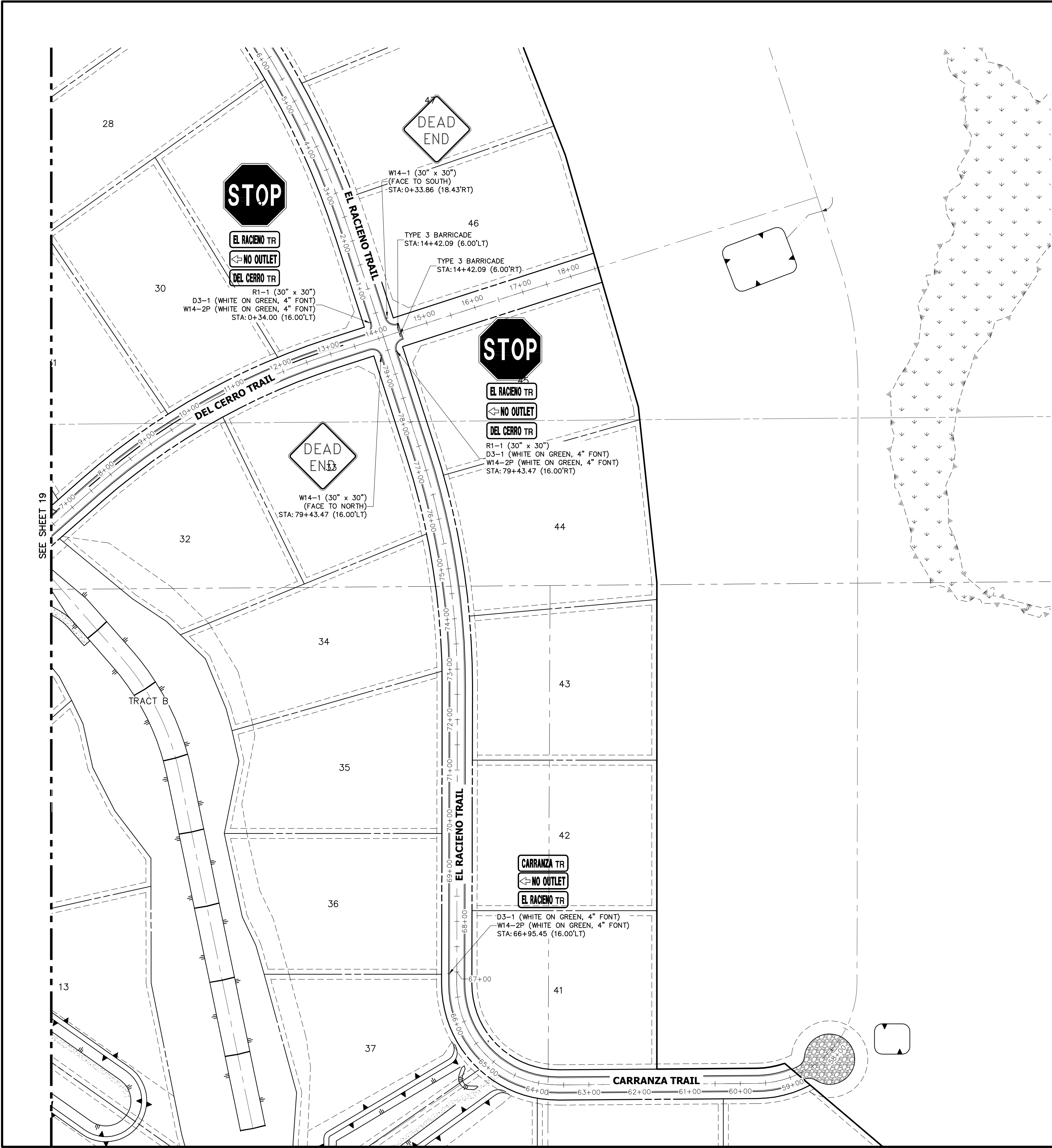
Mike Bramlett 32314 11/30/20

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



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<p>J.R. ENGINEERING A Western Company</p> <p>Central 303-740-9883 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com</p>		<p>BY</p> <p>DATE</p>	
<p>1"=100'</p> <p>N/A</p> <p>7/15/20</p> <p>DESIGNED BY</p> <p>NQJ</p> <p>DRAWN BY</p> <p>NQJ</p> <p>CHECKED BY</p> <p>NQJ</p>		<p>SADDLEHORN RANCH – FILING 1 SIGNAGE PLAN</p>	
<p>SHEET 19 OF 51</p>		<p>JOB NO. 2514202</p>	

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ENGINEER'S STATEMENT

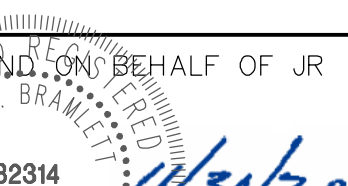
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Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

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SADDLEHORN RANCH -
FILING 1
SIGNAGE PLAN

SHEET 20 OF 51

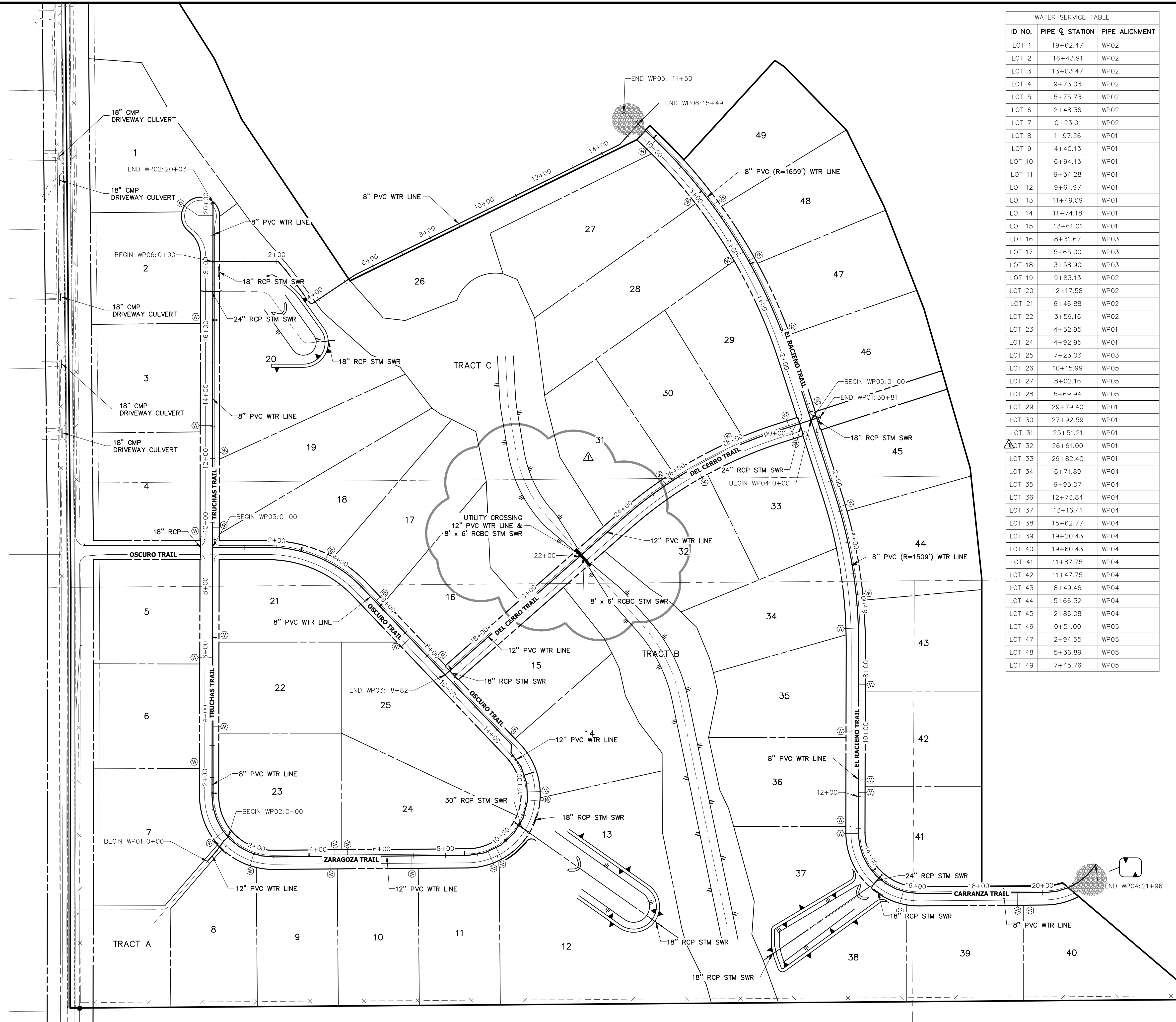
JOB NO. 2514202

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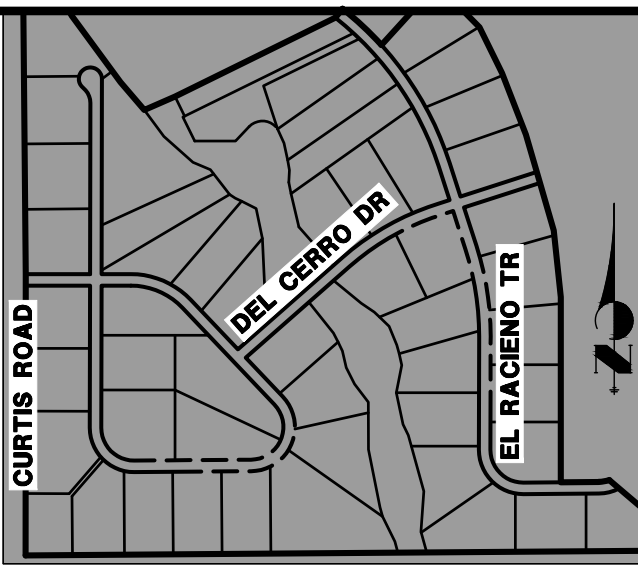
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THE PROJECT PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.



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.

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

J.R. ENGINEERING
A Western Company

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

BY	DATE	REVISION	1"=150'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
AAM	3/17/21	1	N/A			7/15/20	NQJ	NQJ	

SADDLEHORN RANCH -
FILING 1

OVERALL UTILITY & SERVICE
PLAN

SHEET 21 OF 51

JOB NO. 2514202

150 75 0 150 300
ORIGINAL SCALE: 1" = 150'

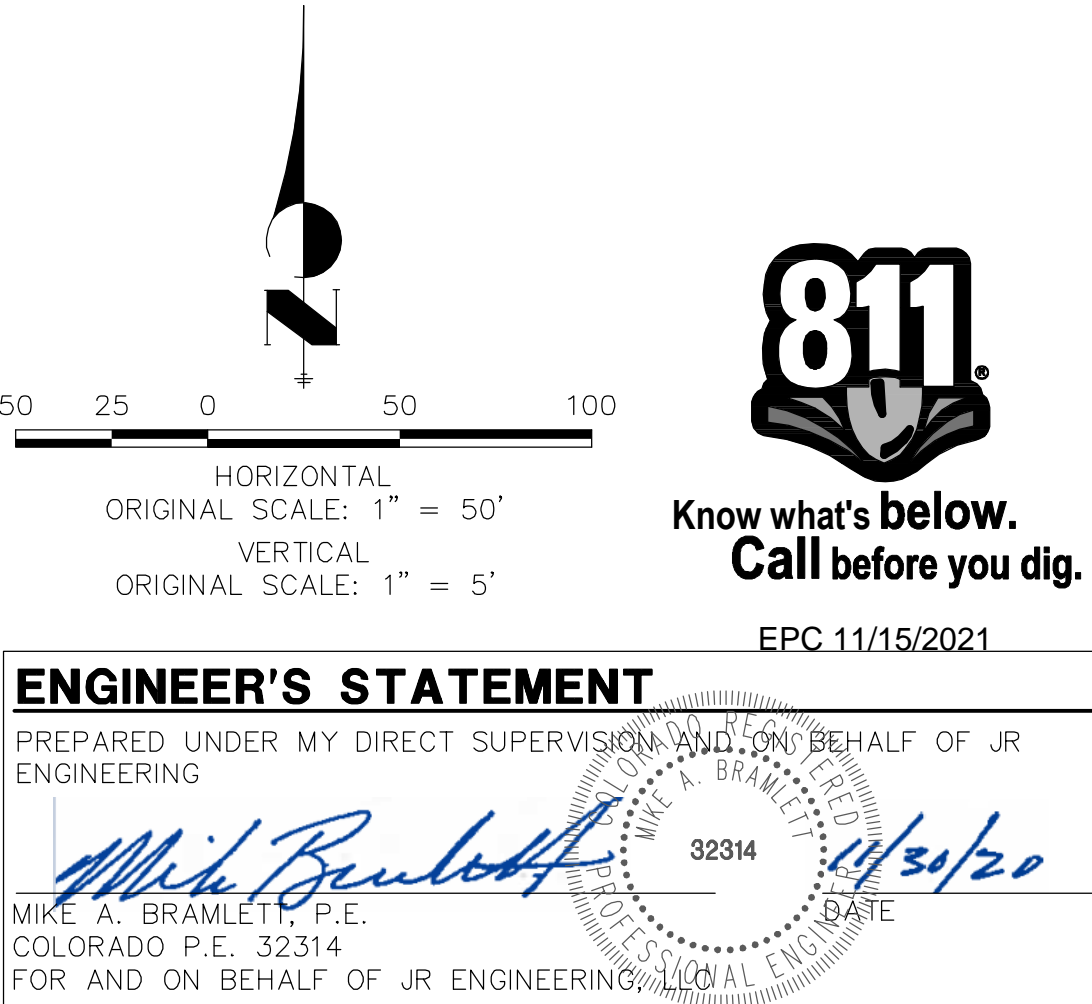
Know what's below.
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EPC 11/15/2021

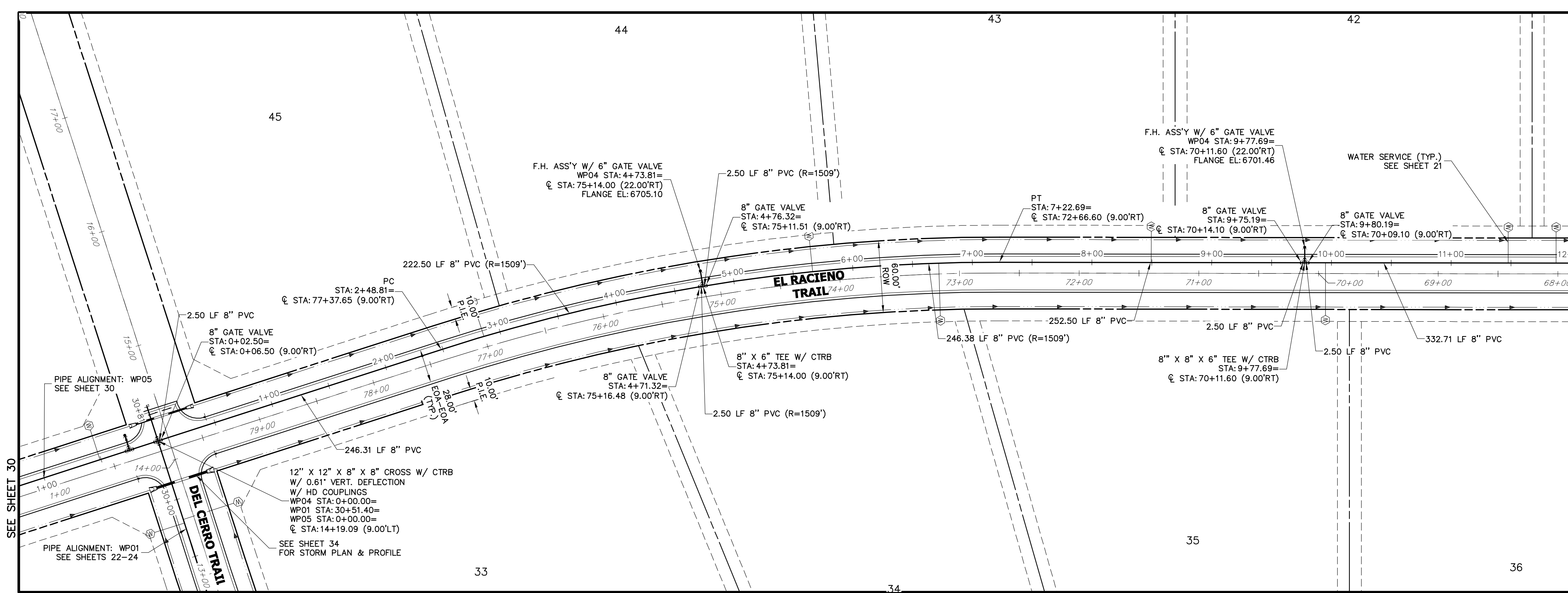
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

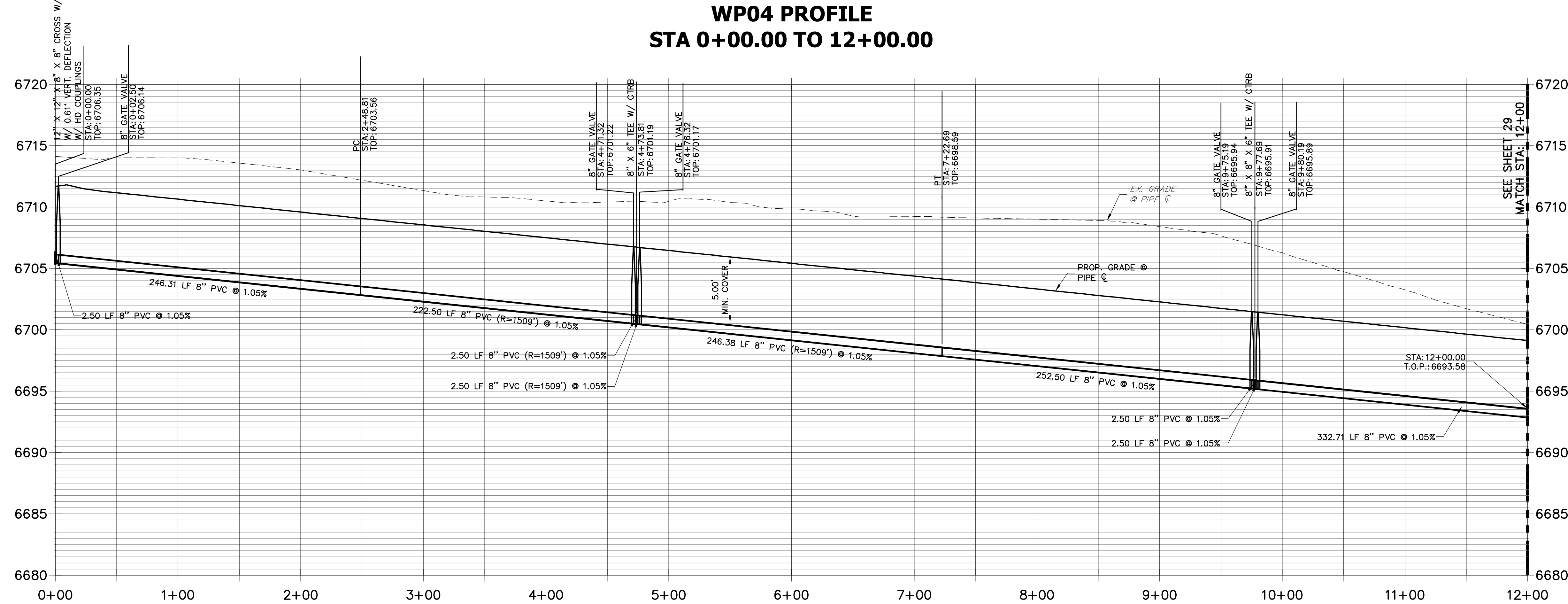
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

3-17-21
DATE



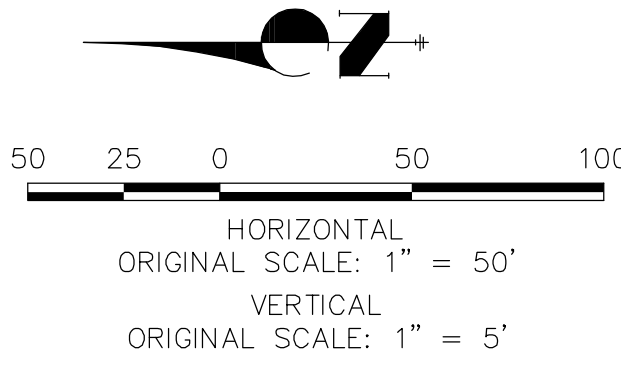


WP04 PROFILE
STA 0+00.00 TO 12+00.00



NOTES

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



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: 11/30/20

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

J.R. ENGINEERING
A Westrian Company

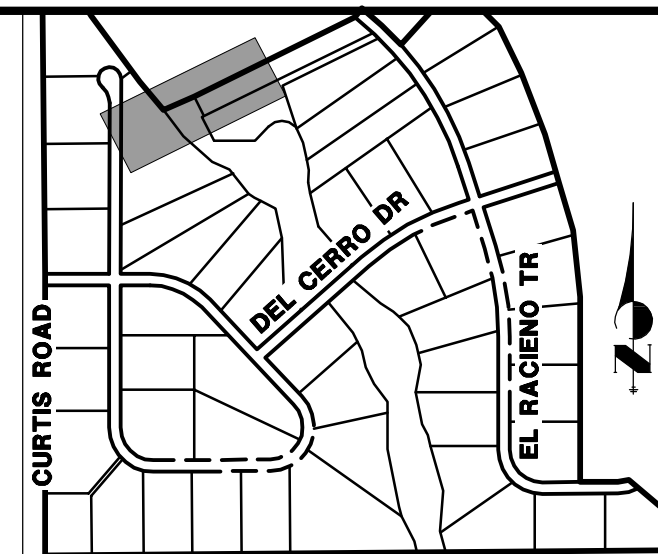
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BY	DATE	REVISION

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

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

SHEET 28 OF 51
JOB NO. 2514202



KEY MAP
N.T.S.

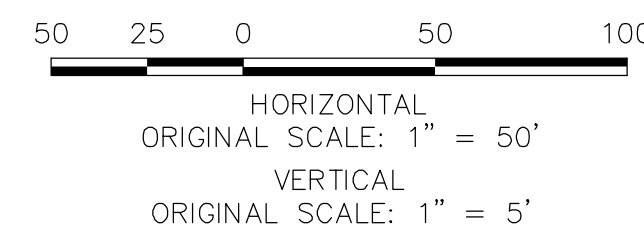
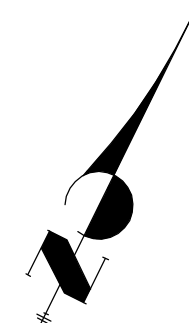
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2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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A Westrian Company



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7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.



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ENGINEERING

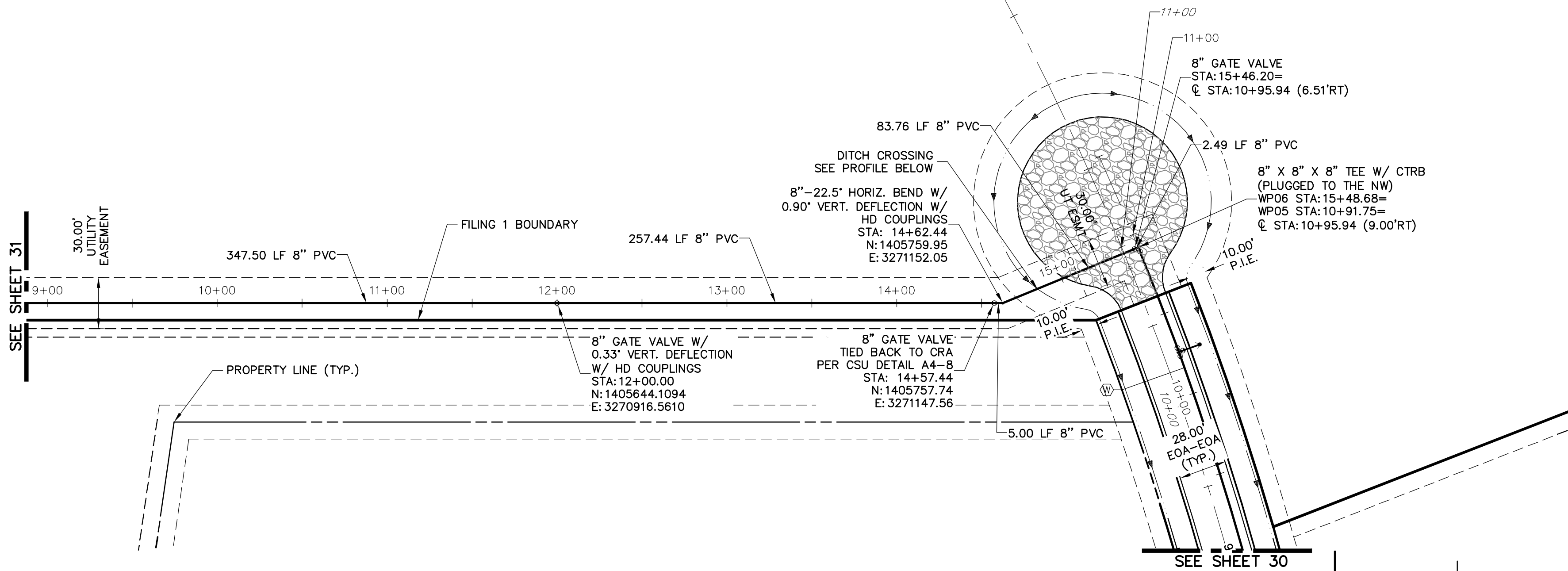

 MIKE A. BRAMLET, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 DATE 1/30/2

SADDLEHORN RANCH –
FILING 1

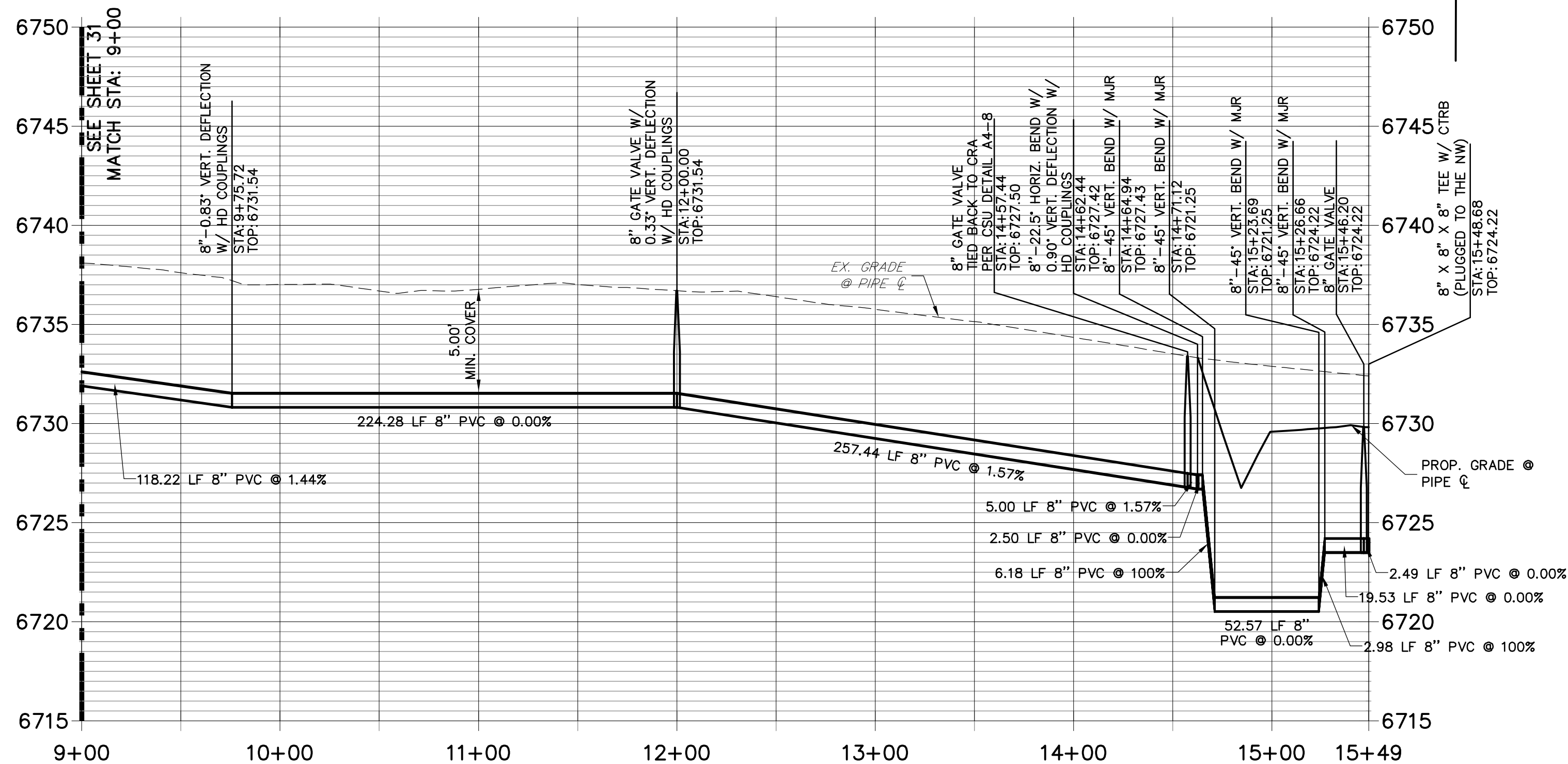
SHEET 31 OF 51

JOB NO. 2514202

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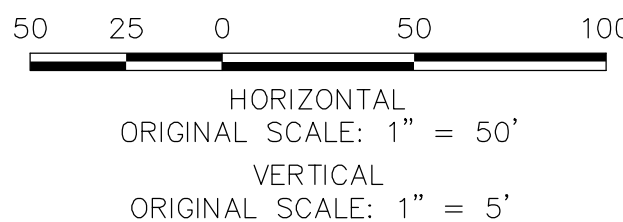
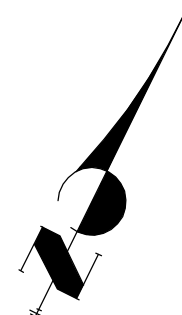


WP06 PROFILE (1)
STA 9+00.00 TO 15+48.70



NOTES

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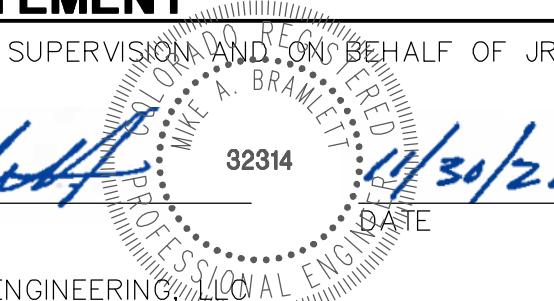


ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

EPC 11/15/2021



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

SHEET 32 OF 51
JOB NO. 2514202

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

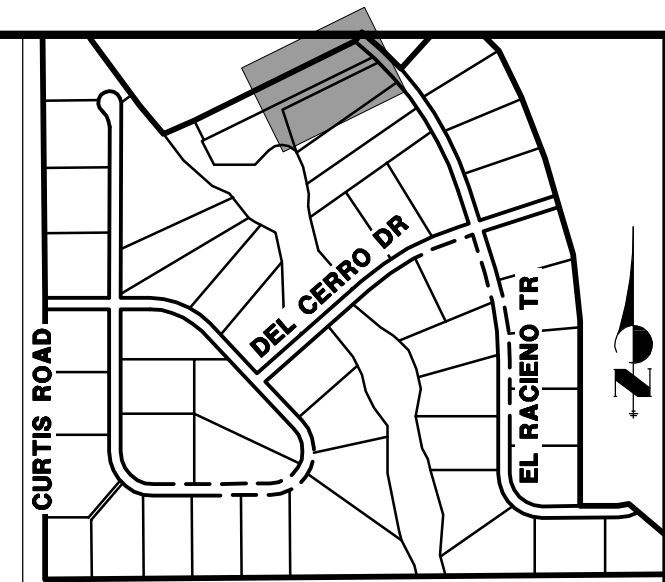
No.	REVISION	BY	DATE



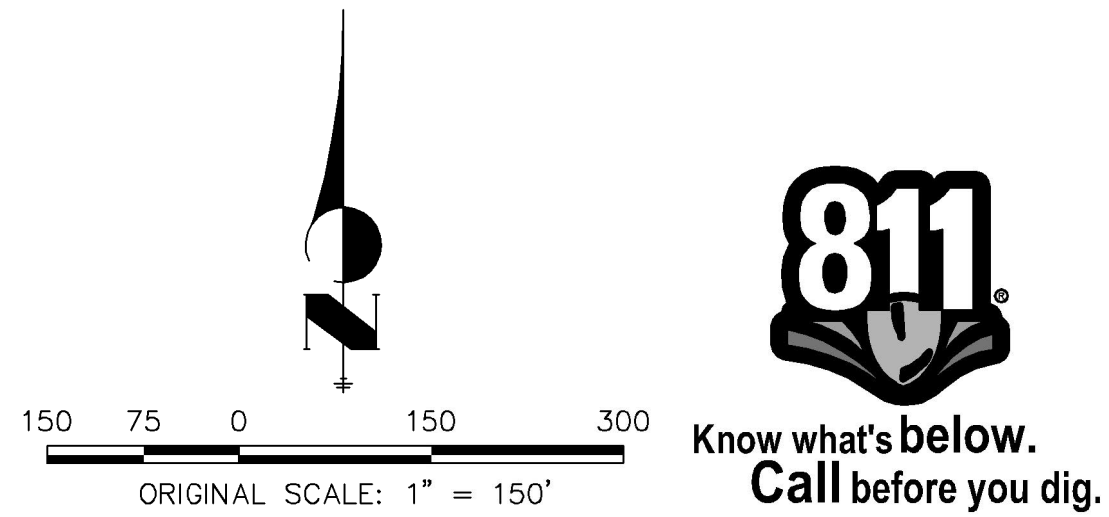
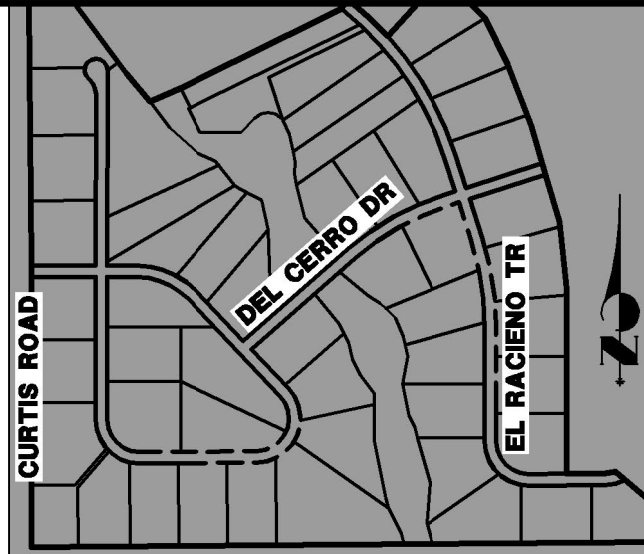
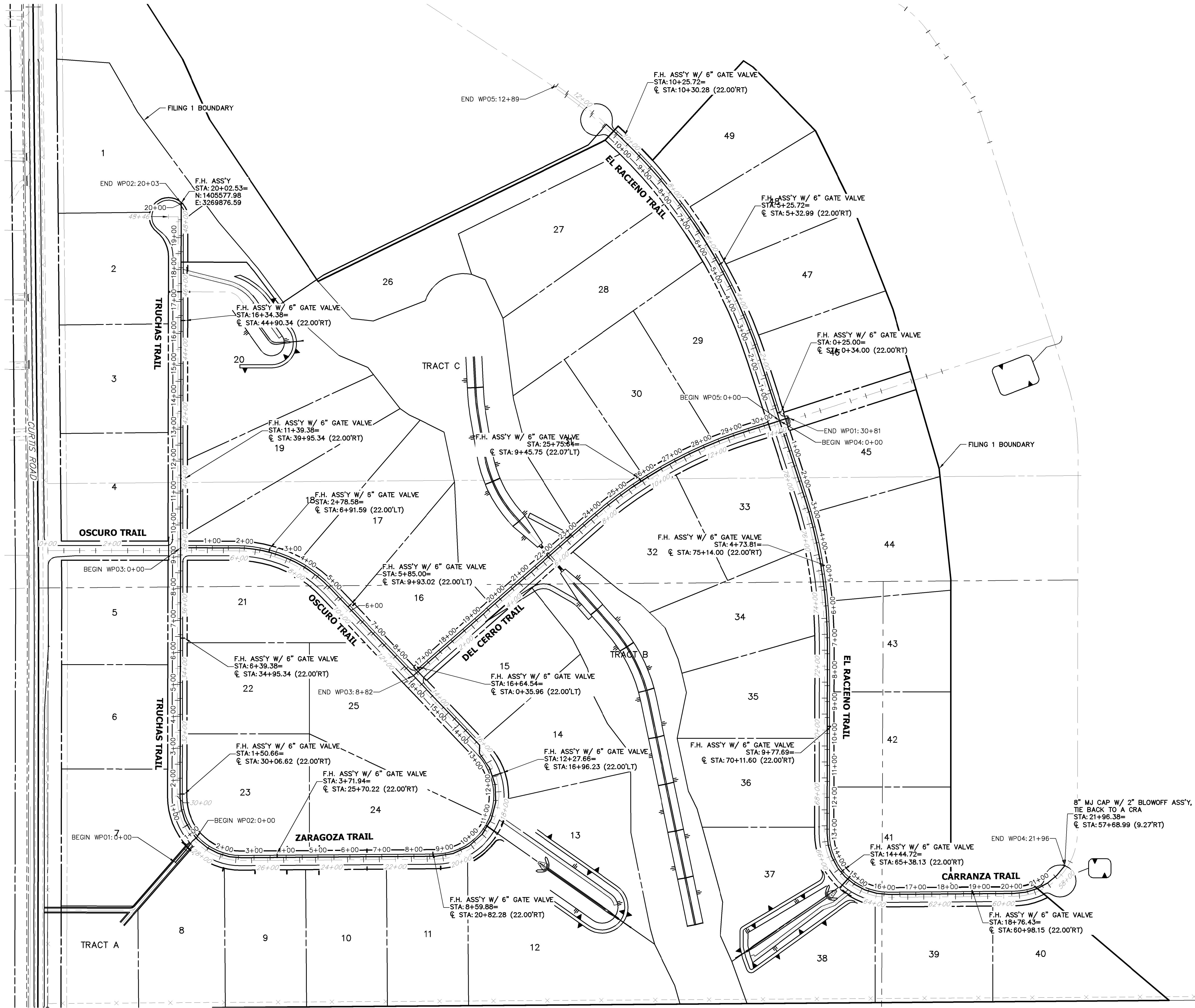
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A Western Company
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS


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AUTHORIZATION.

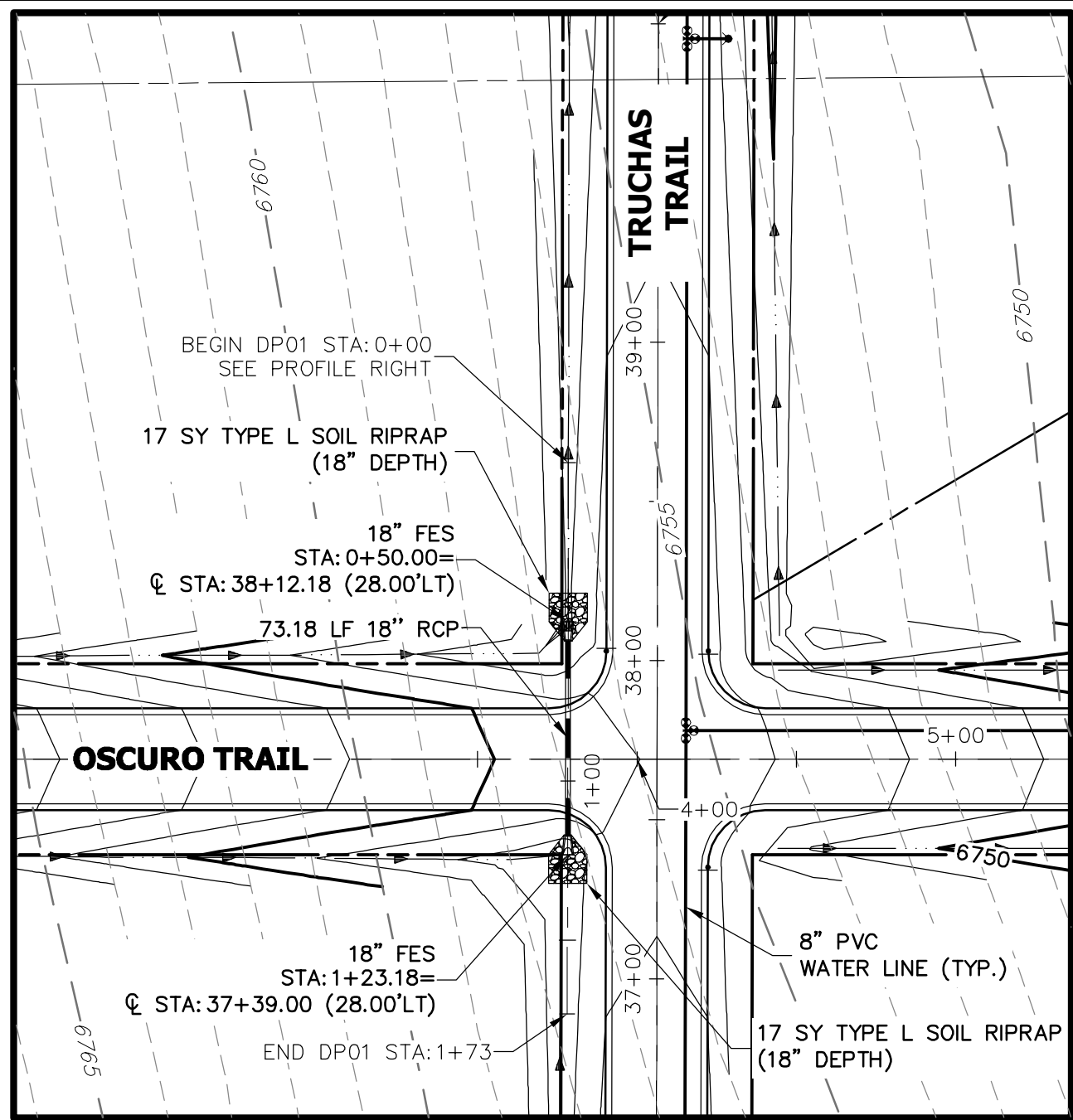


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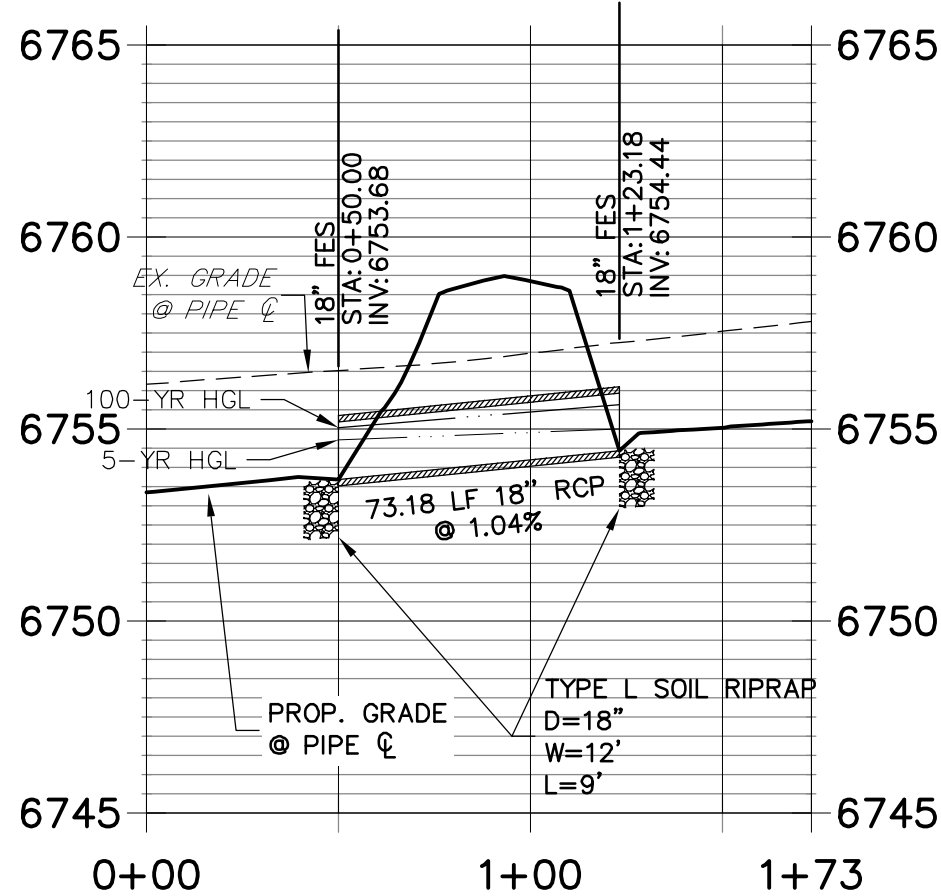
ENGINEER'S STATEMENT EPC 11/15/2021
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING
Mike A. Bramlett 32314
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

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BY	DATE	No.		REVISION	1"=150'	
		H-SCALE	V-SCALE	DATE	DESIGNED BY	CHECKED BY
		N/A	N/A	7/15/20	NQJ	NQJ
SADDLEHORN RANCH – FILING 1		OVERALL FIRE HYDRANT PLAN		SHEET 33 OF 51		
JOB NO.		2514202				

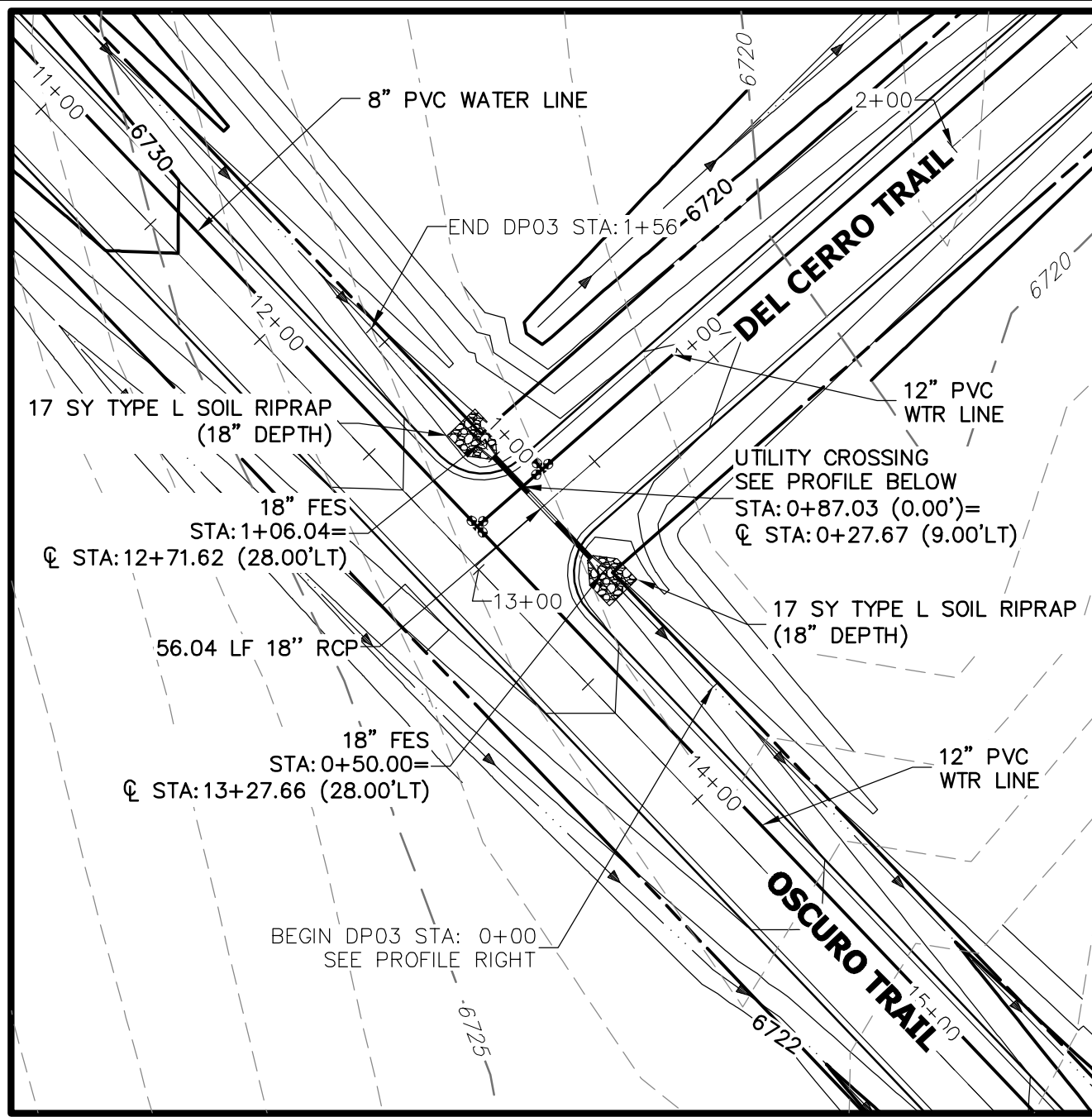


A1 CULVERT - PLAN

DP01 PROFILE
STA 0+00.00 TO 1+73.19

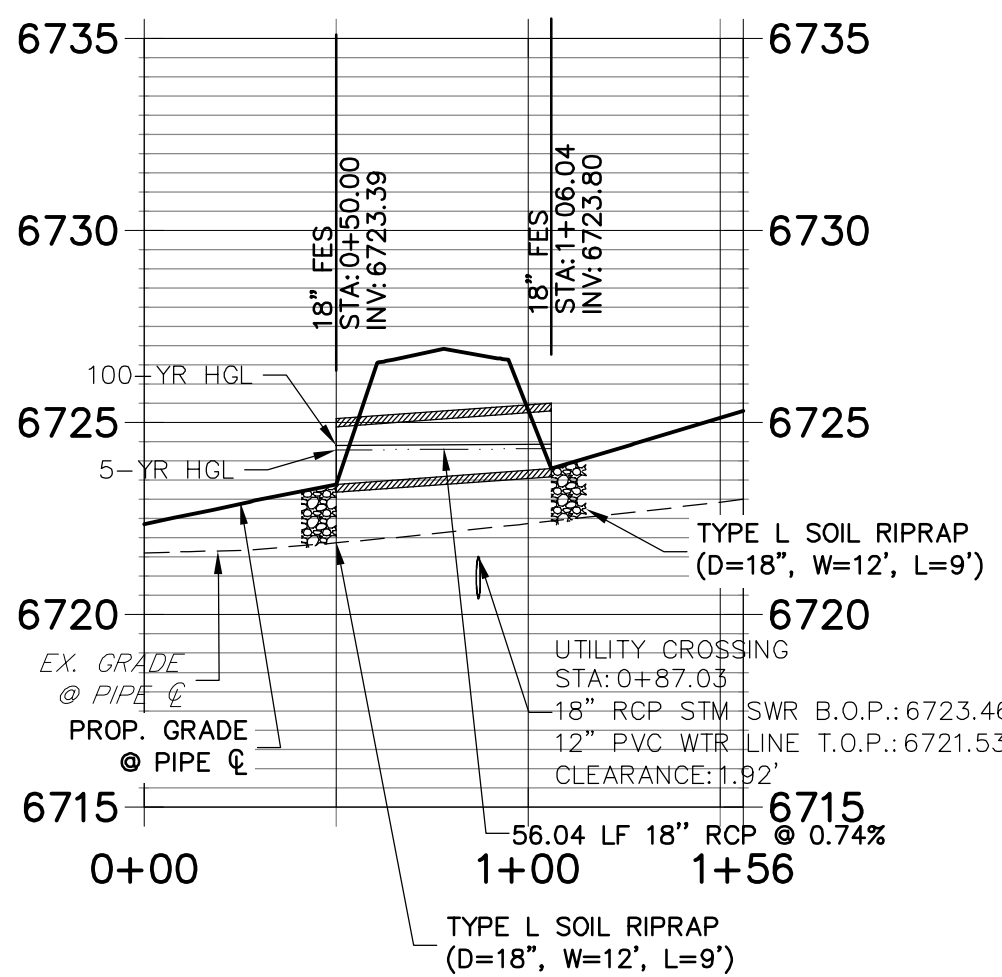


A1 CULVERT - PROFILE

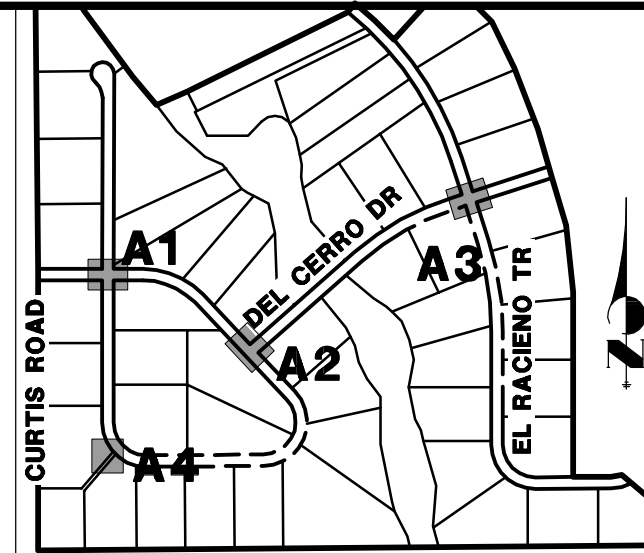


A2 CULVERT - PLAN

DP03 PROFILE
STA 0+00.00 TO 1+56.04



A2 CULVERT - PROFILE



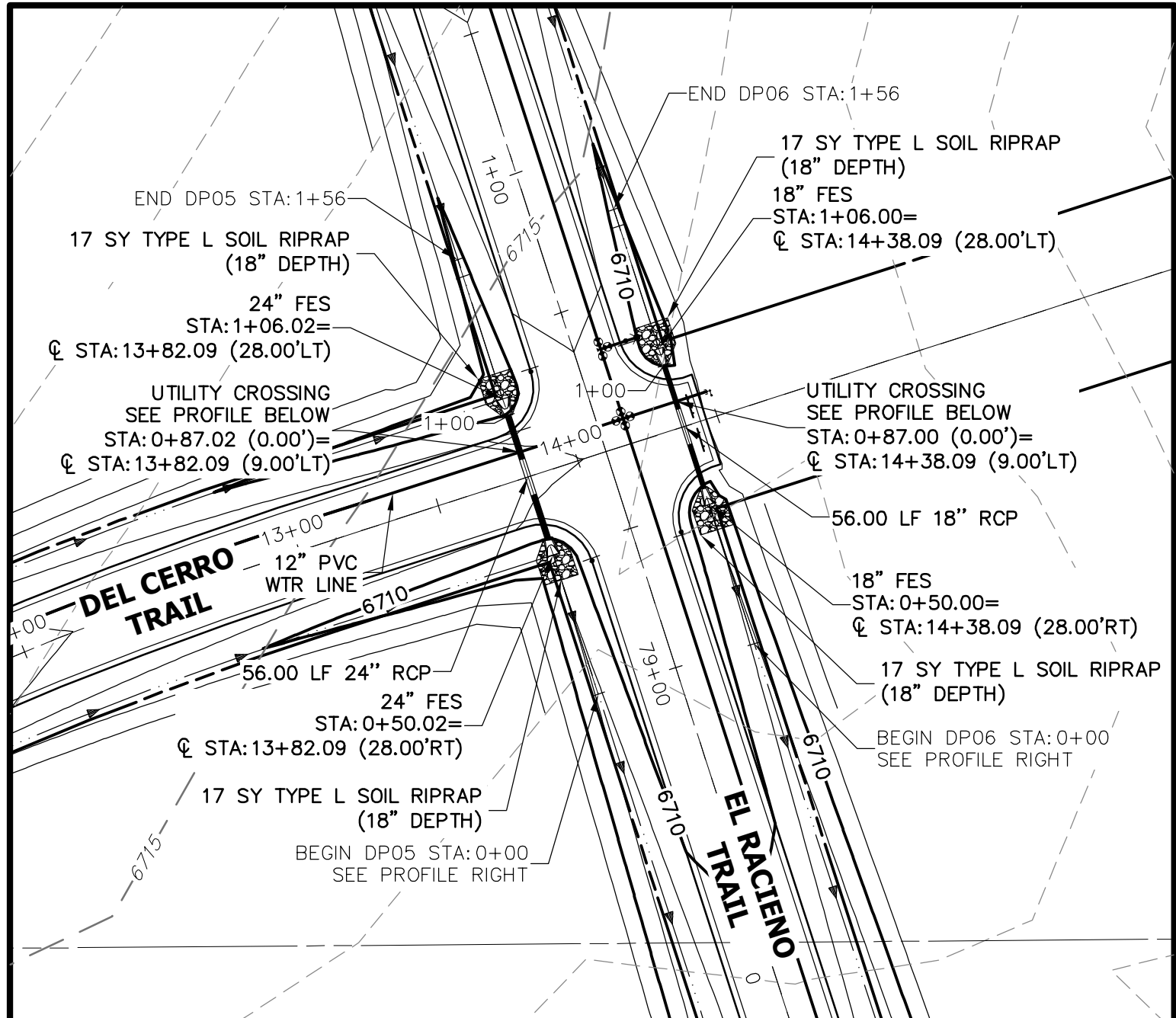
KEY MAP
N.T.S.

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

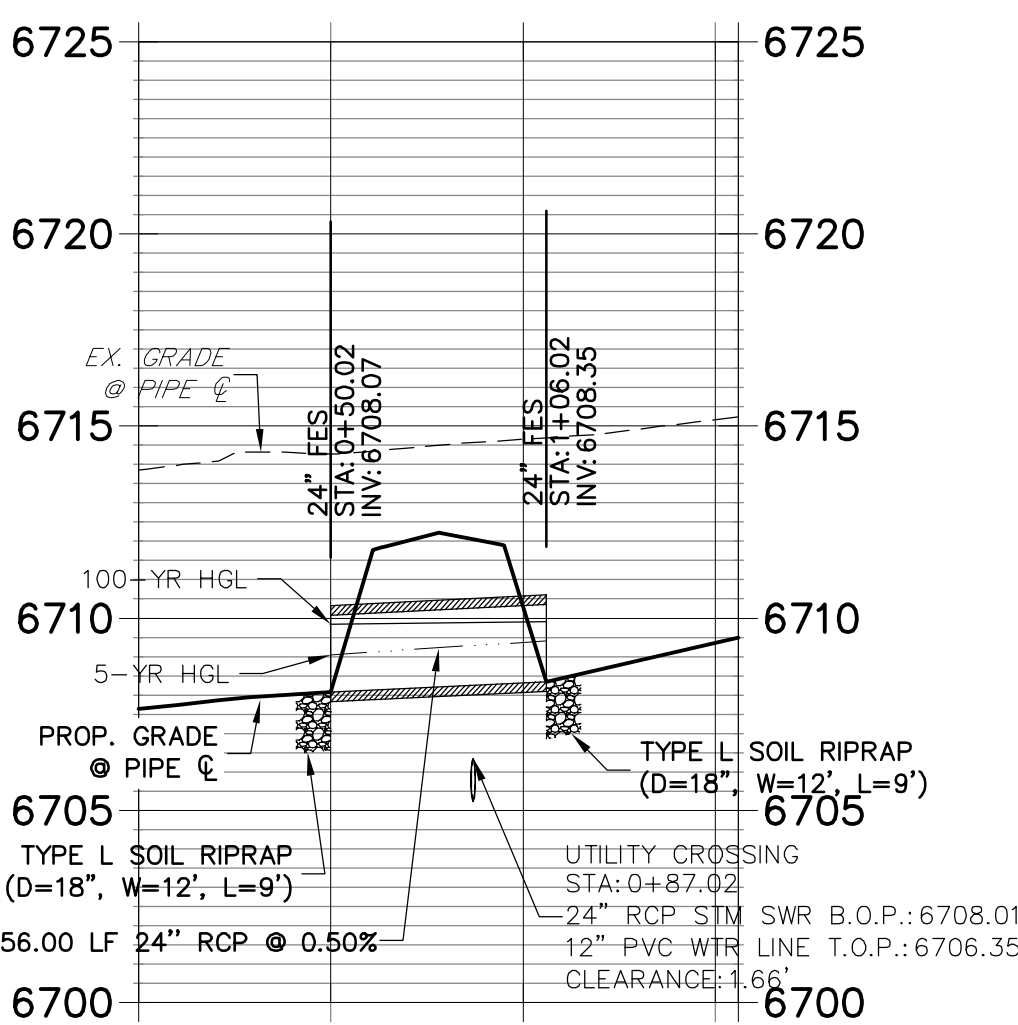
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No.	REVISION	BY	DATE



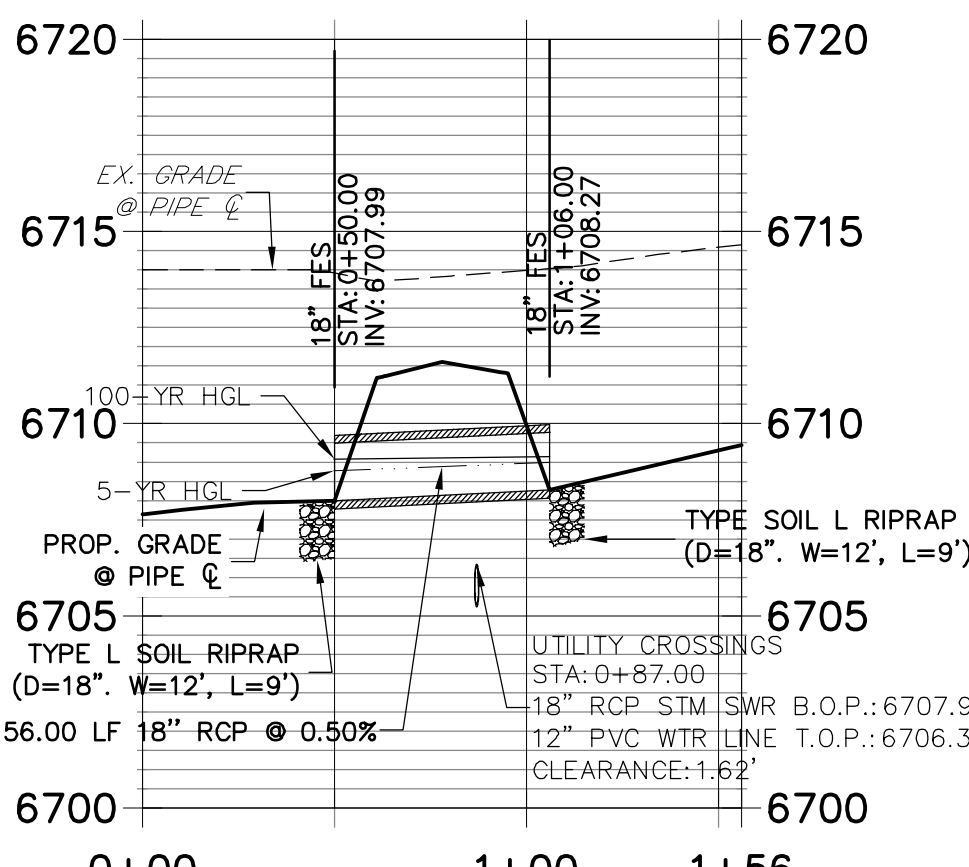
A3 CULVERT - PLAN

DP05 PROFILE
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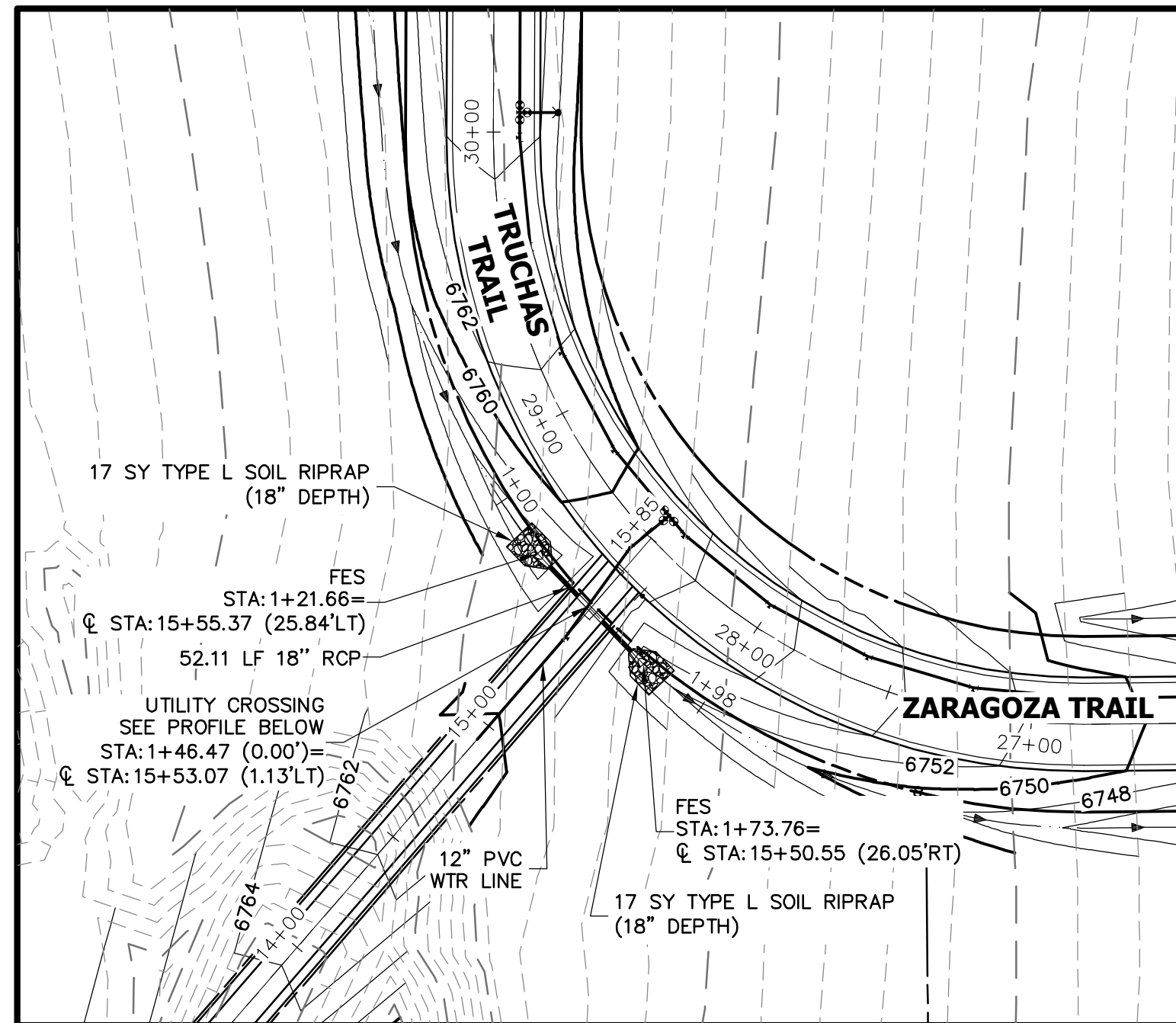


A3 CULVERT - PROFILE

DP06 PROFILE
STA 0+00.00 TO 1+56.00

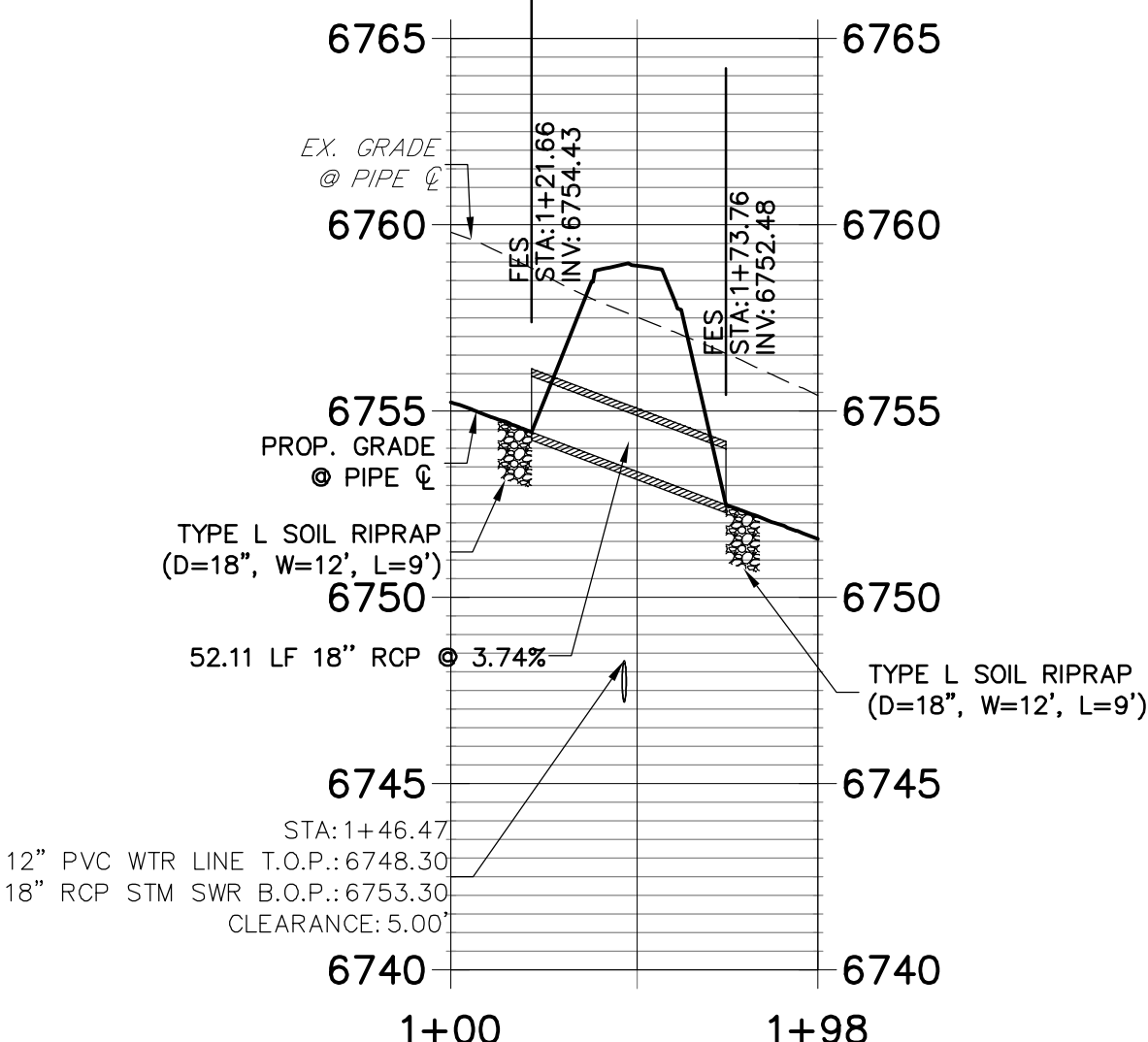


A3 CULVERT - PROFILE



A4 CULVERT - PLAN

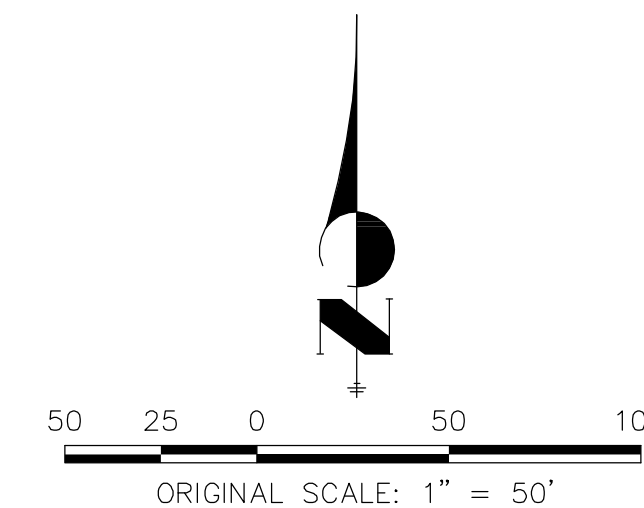
DP12 PROFILE
STA 1+00.00 TO 1+98.44



A4 CULVERT - PROFILE

STORM SEWER NOTES

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



Know what's below.
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ENGINEER'S STATEMENT

EPC 11/15/2021

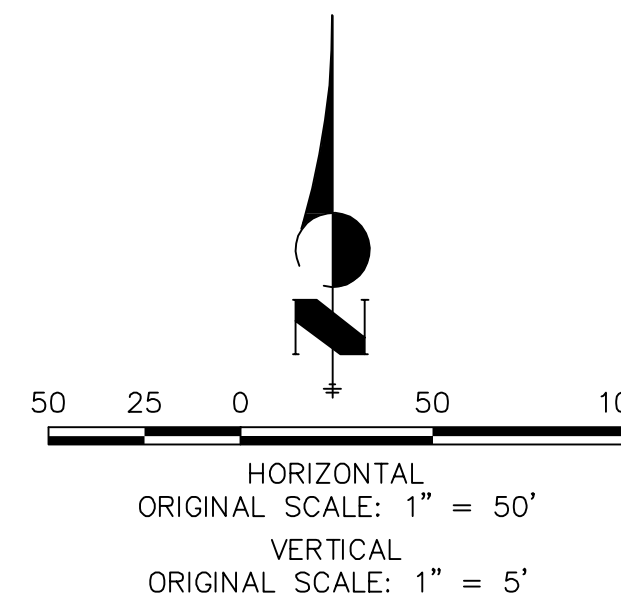
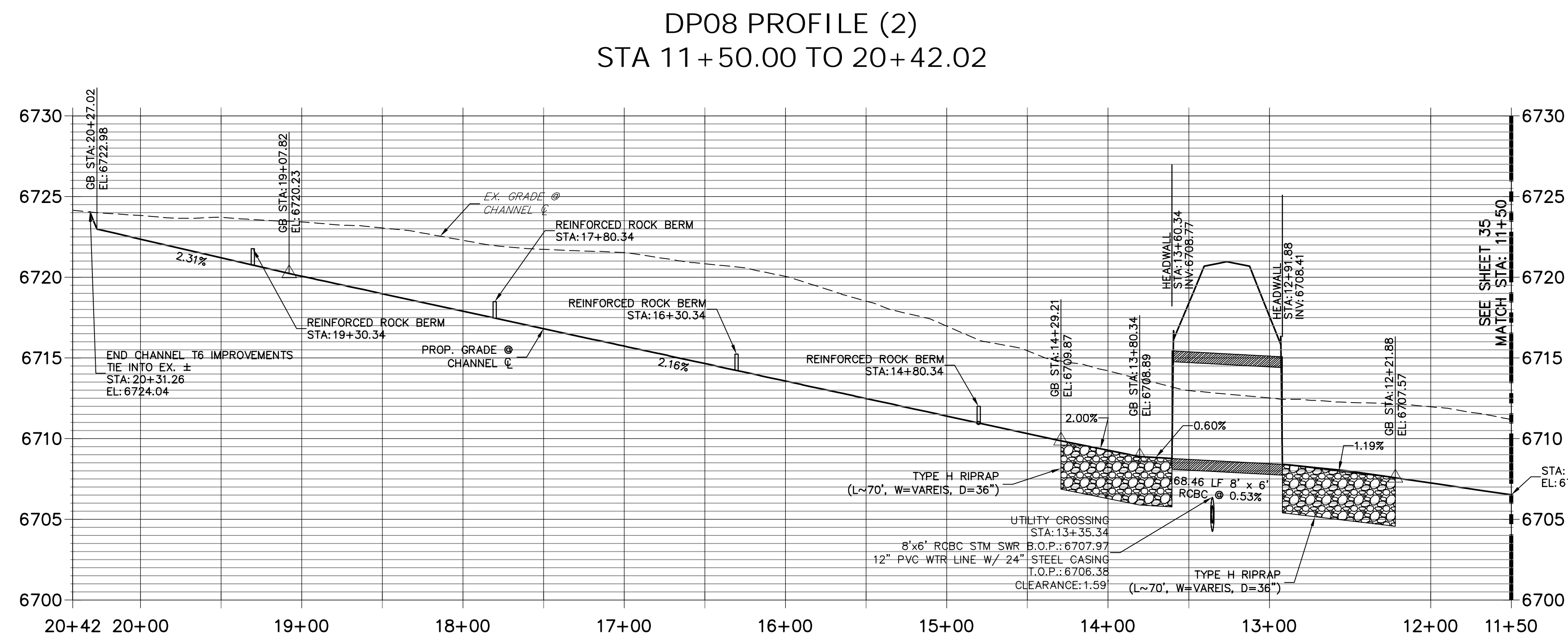
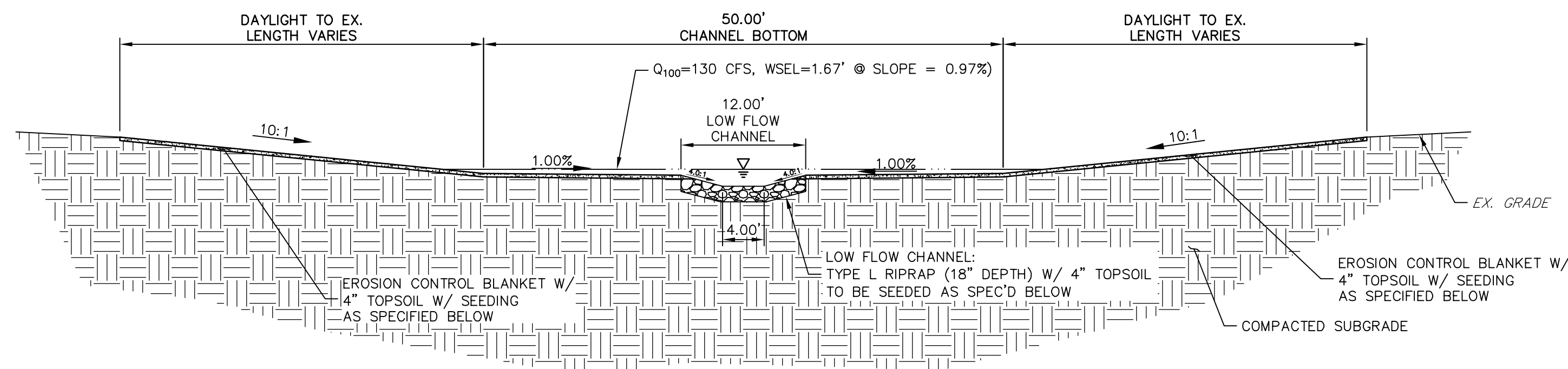
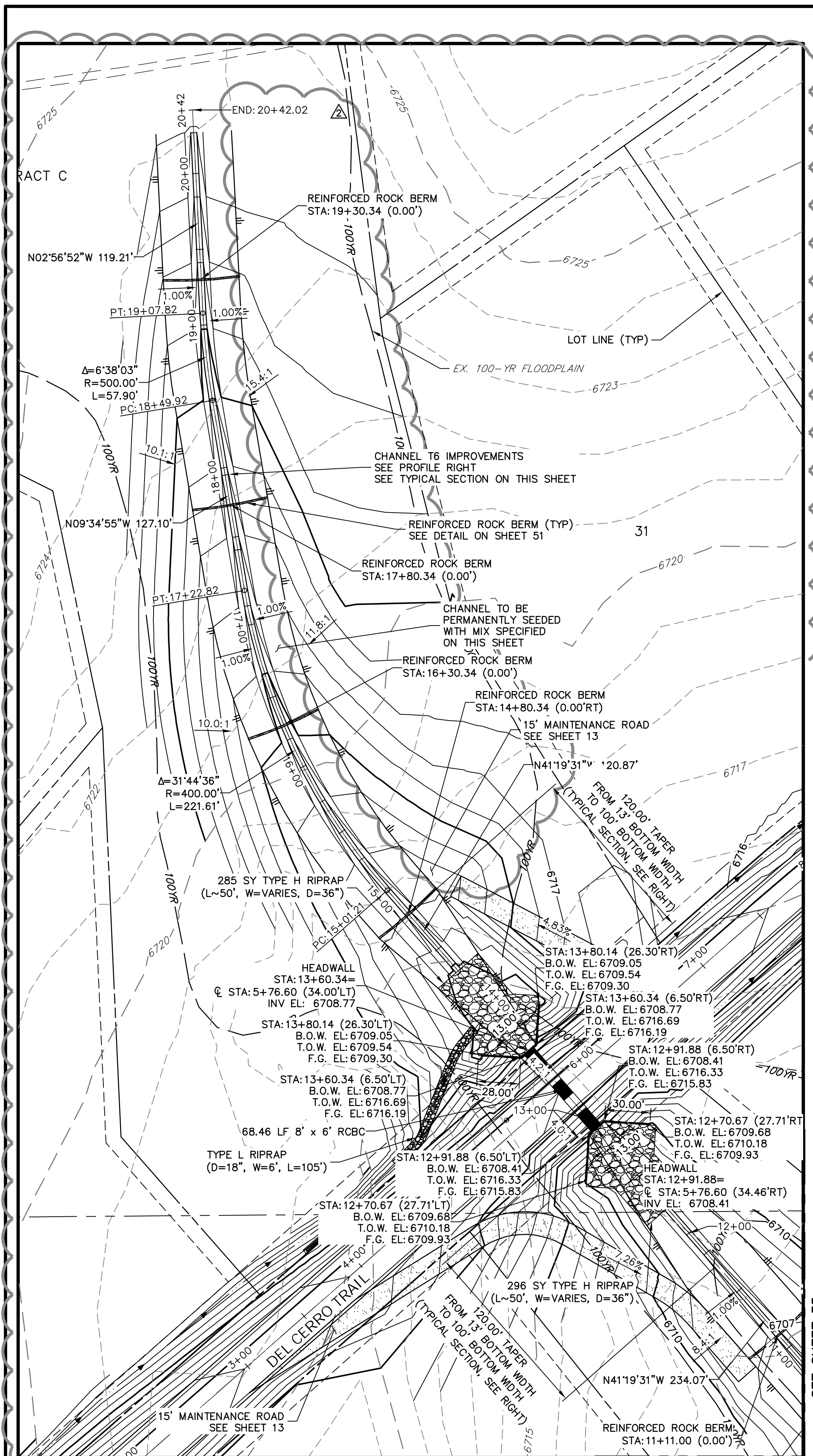
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

SADDLEHORN RANCH -
FILING 1
STORM SEWER PLAN AND
PROFILE


SHEET 34 OF 51

JOB NO. 2514202




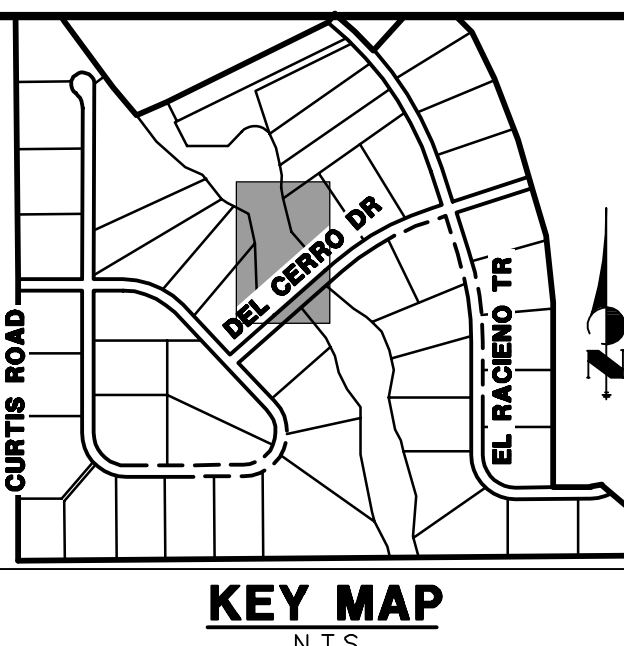
ENGINEER'S STATEMENT EPC 11/15/2021

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

 32314 8/17/22

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

 DATE



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2495 RIGDON STREET
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(707) 365-6891
BRADY WILLIAMS

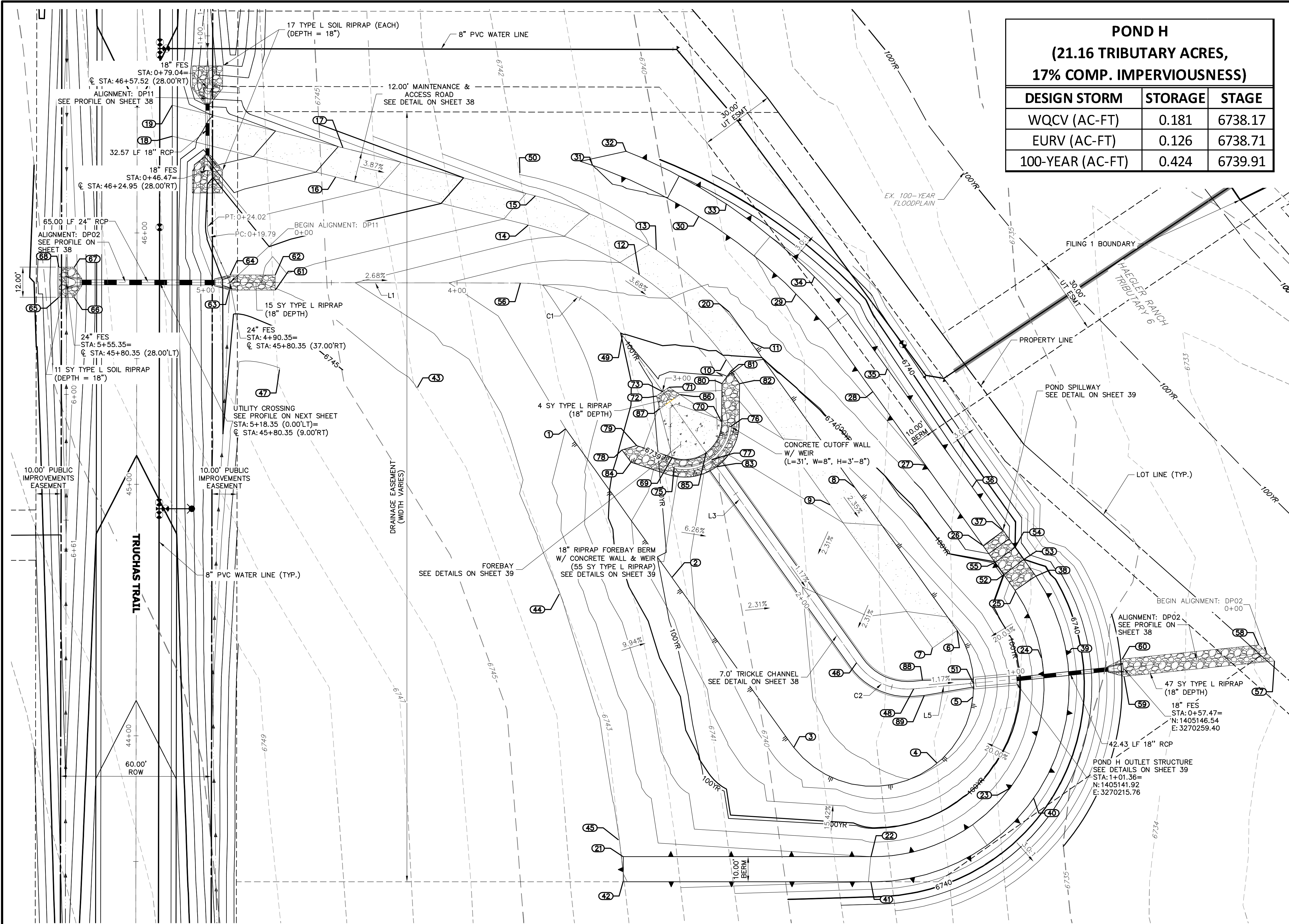
JR ENGINEERING
A Westrian Company



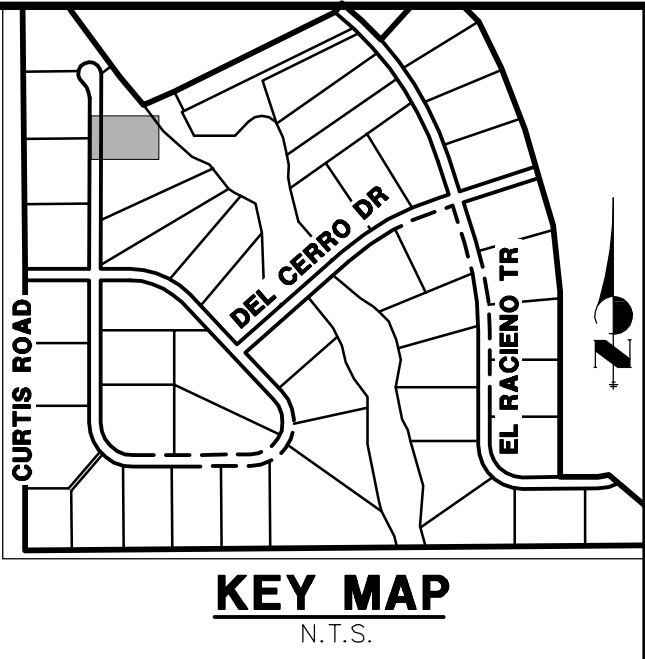
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H-SCALE	1"=50'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	DCN #1	AAM	3/17/21
		2	DCN #3	AAM	8/17/21
DATE	7/15/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

SADDLEHORN RANCH – FILING 1		CHANNEL T6 IMPROVEMENTS – PLAN AND PROFILE	
SHEET	36	OF	51
JOB NO.	2514202		



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

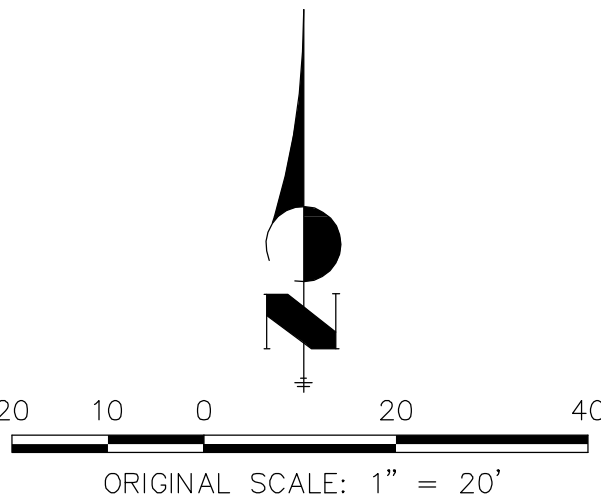


LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

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

GRADING POINT NOTES

1. GRADING POINTS CONTINUED ON NEXT PAGE.



EPC 11/15/2021


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, INC.
DATE 11/30/20

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:3269981.23	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	6742.00	45	TIE INTO EX±	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:3270090.72	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	47	TIE INTO EX±	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	48	LOW FLOW CHANNEL	N:1405138.17 E:3270176.17	6736.26

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

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

J.R. ENGINEERING
A Westran Company

Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-497-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
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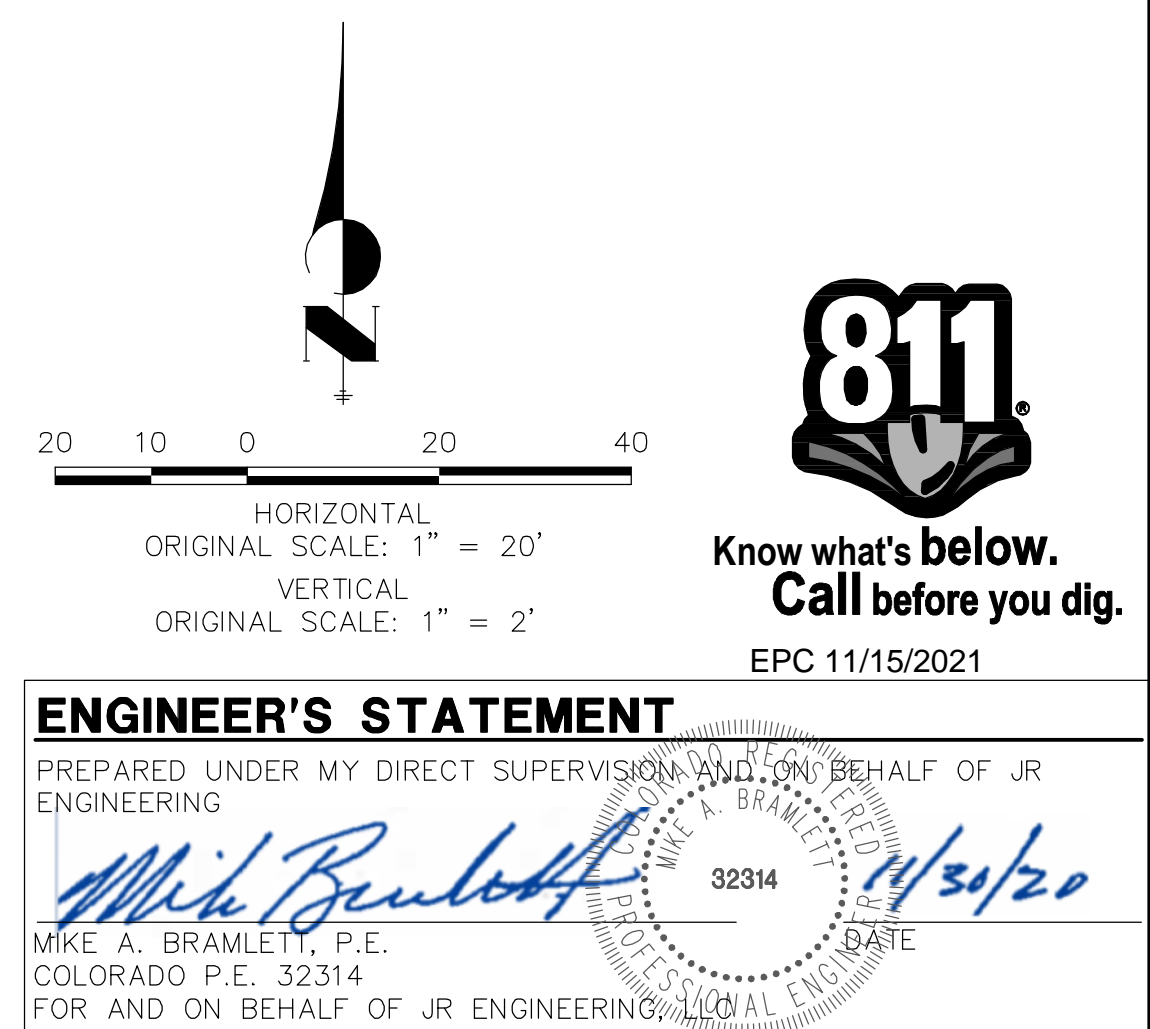
SADDLEHORN RANCH -
FILING 1
POND H GRADING PLAN
SHEET 37 OF 51
JOB NO. 2514202


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

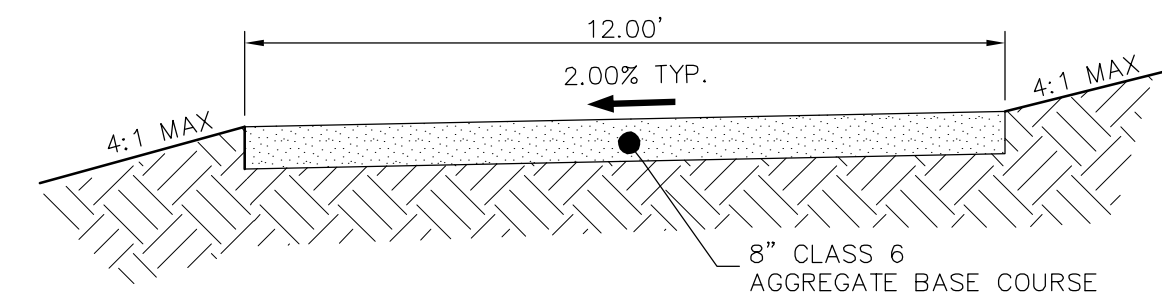
Key features and labels include:

- EX. GRADE:** Existing ground line, shown as a dashed line.
- PROPOSED GRADE ALONG ALIGNMENT:** Proposed road grade, shown as a solid line.
- 12.00' ACCESS ROAD:** A horizontal section of the proposed road.
- 18" FES:** Foundation Elevation, shown as vertical lines with labels:
 - STA: 0+48.47 INV: 6745.09
 - STA: 0+69.04 INV: 6745.63
- 100-YR HGL:** 100-year High Ground Line, shown as a dashed line.
- 5-YR HGL:** 5-year High Ground Line, shown as a solid line.
- TYPE L SOIL RIPRAP (L~9', W=12', D=18"):** Two rectangular areas of soil riprap, shown with a cross-hatch pattern.
- 32.57 LF 18" RCP @ 1.66%:** A section of 18-inch Reinforced Concrete Pipe (RCP) with a length of 32.57 feet and a slope of 1.66%.
- 1.62%:** Slope percentage for the proposed grade before the first riprap area.
- 1.66%:** Slope percentage for the proposed grade after the second riprap area.

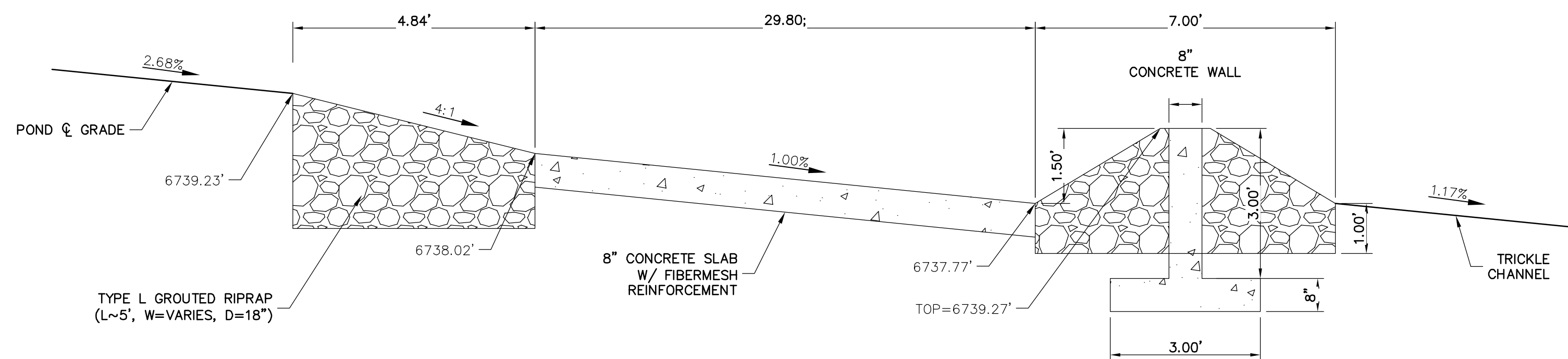
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
69	EDGE OF CONCRETE	N: 1405230.18 E: 3270080.14	6737.86
70	EDGE OF CONCRETE	N: 1405244.35 E: 3270099.72	6737.85
71	EDGE OF RIPRAP	N: 1405258.14 E: 3270078.71	6739.22
72	EDGE OF RIPRAP	N: 1405254.65 E: 3270073.83	6739.22
73	TRICKLE CHANNEL INV.	N: 1405256.40 E: 3270076.27	6739.22
75	END CONCRETE WALL/TOP OF BERM	N: 1405226.33 E: 3270080.89	6739.27
76	END CONCRETE WALL/TOP OF BERM	N: 1405242.39 E: 3270103.13	6739.27
77	TOP OF BERM	N: 1405229.33 E: 3270095.64	6739.27
78	TOE OF BERM	N: 1405233.17 E: 3270060.09	6739.89
79	TOE OF BERM	N: 1405234.91 E: 3270065.94	6739.29
80	TOE OF BERM	N: 1405259.63 E: 3270099.84	6739.26
81	TOE OF BERM	N: 1405264.60 E: 3270103.38	6739.74
82	TOE OF BERM	N: 1405259.57 E: 3270106.84	6739.31
83	TRICKLE CHANNEL INV	N: 1405226.48 E: 3270087.68	6737.70
84	TOE OF BERM	N: 1405228.27 E: 3270063.73	6739.35
85	TOE OF BERM	N: 1405232.17 E: 3270093.61	6737.77
86	RIPRAP/CONCRETE	N: 1405255.24 E: 3270083.13	6738.93
87	RIPRAP/CONCRETE	N: 1405249.52 E: 3270075.15	6738.93
88	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1405141.57 E: 3270179.66	6736.31
89	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1405135.55 E: 3270180.37	6736.28



SADDLEHORN RANCH – FILING 1	H-SCALE	1"=20'	No.	REVISION	BY	DATE	 J-R ENGINEERING A Western Company Centennial 303-740-9888 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.jrengineering.com	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY, THE ENGINEERING AGENCY SHALL BE THE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
	V-SCALE	1"=2'						
	DATE	05/07/20						
	DESIGNED BY	NQJ						
POND H GRADING PLAN	DRAWN BY	NQJ						PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
	CHECKED BY							
SHEET 38	OF 51	JOB NO. 2514202						



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



POND H FOREBAY WEIR
N.T.S.

SADDLEHORN RANCH – FILING 1		H-SCALE	NTS	No.	REVISION	BY	DATE
		V-SCALE	NTS				
		DATE	05/07/20				
POND H DETAILS		DESIGNED BY	NQJ				
		DRAWN BY	NQJ				
		CHECKED BY					

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

J·R ENGINEERING
A Westlawn Company

Central 303-740-9333 • Colorado Springs 719-539-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

SADDLEHORN RANCH – FILING 1		H-SCALE	NTS	No.	REVISION	BY	DATE
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		DATE	05/07/20				
POND H DETAILS		DESIGNED BY	NQJ				
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POND H DETAILS


SHEET 39 OF 51
JOB NO. 2514202




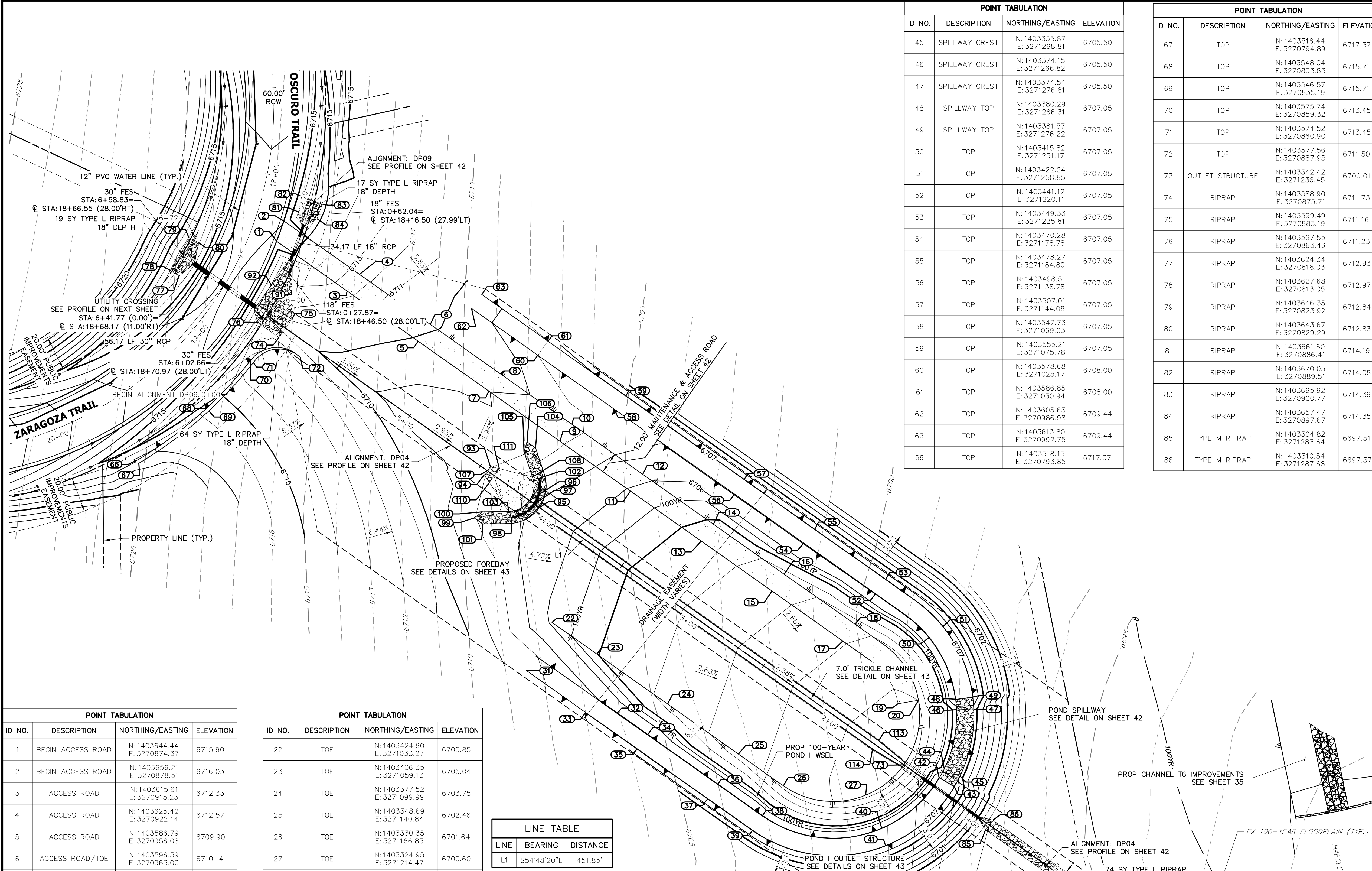
Know what's **below**.
Call before you dig.
 EPC 11/15/2021

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, LOCAL ENGINEERING


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



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

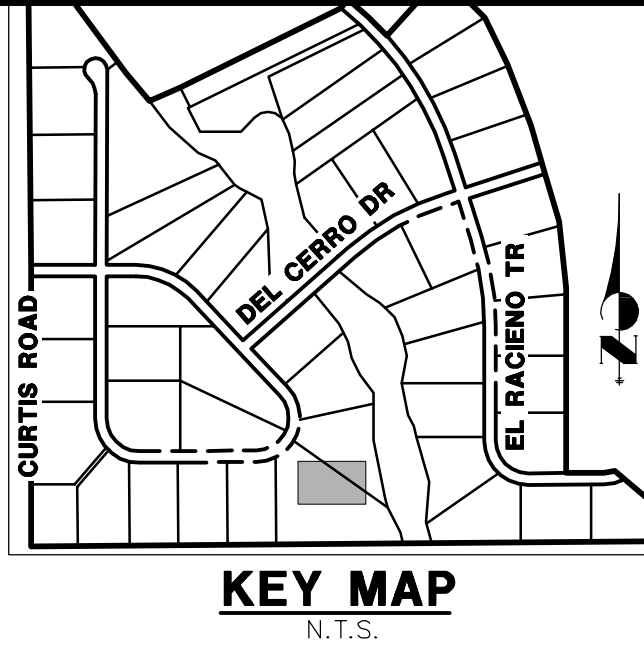
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
22	TOE	N: 1403424.60 E: 3271033.27	6705.85
23	TOE	N: 1403406.35 E: 3271059.13	6705.04
24	TOE	N: 1403377.52 E: 3271099.99	6703.75
25	TOE	N: 1403348.69 E: 3271140.84	6702.46
26	TOE	N: 1403330.35 E: 3271166.83	6701.64
27	TOE	N: 1403324.95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



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

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

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

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

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

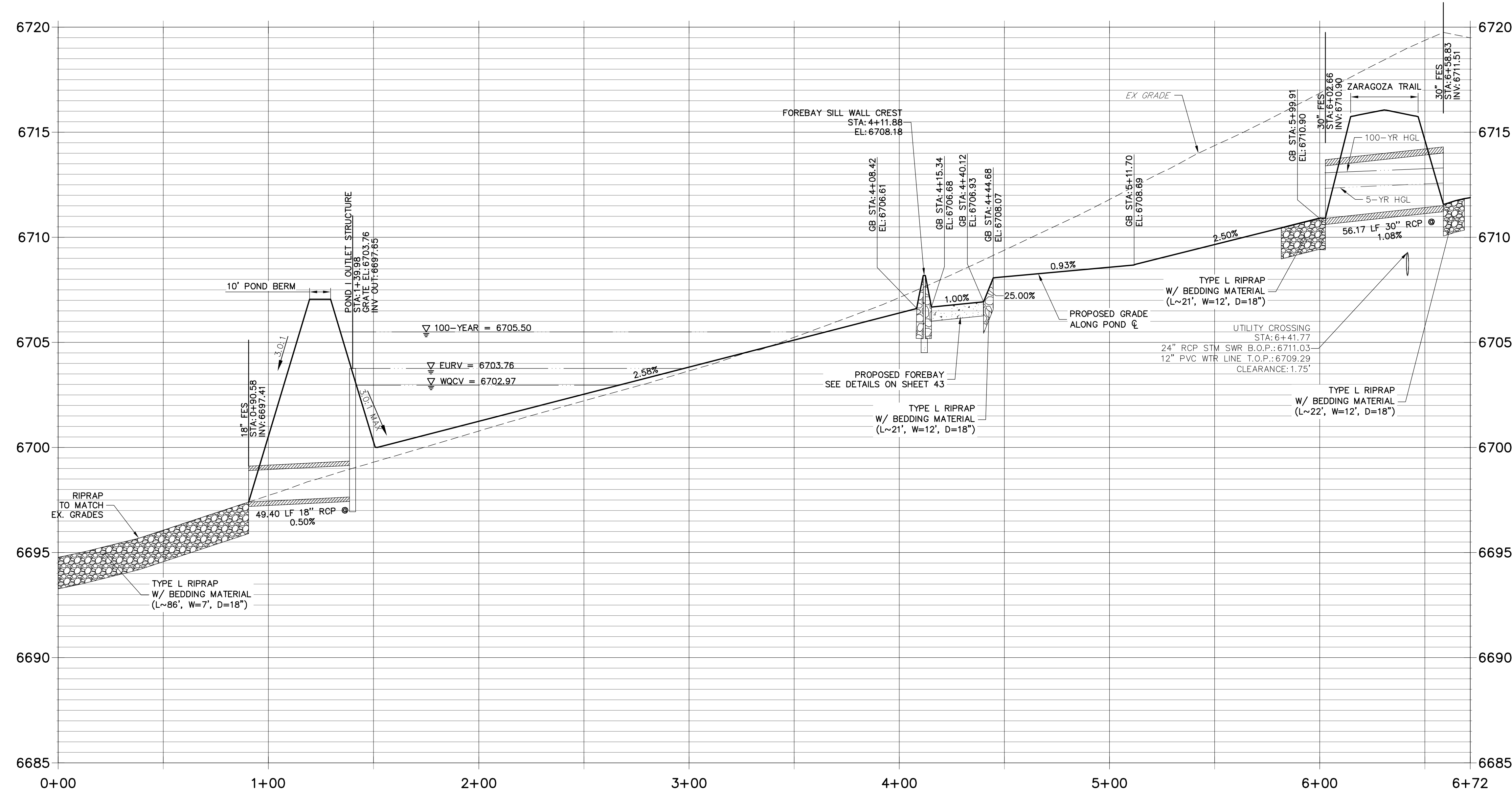
Know what's below.
Call before you dig.

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

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

EPC 11/15/2021

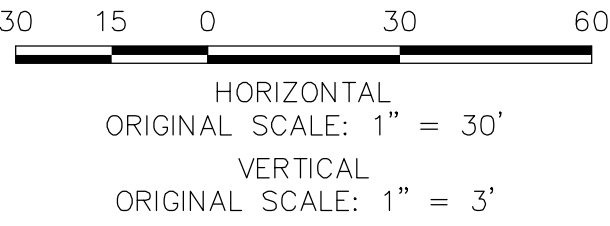
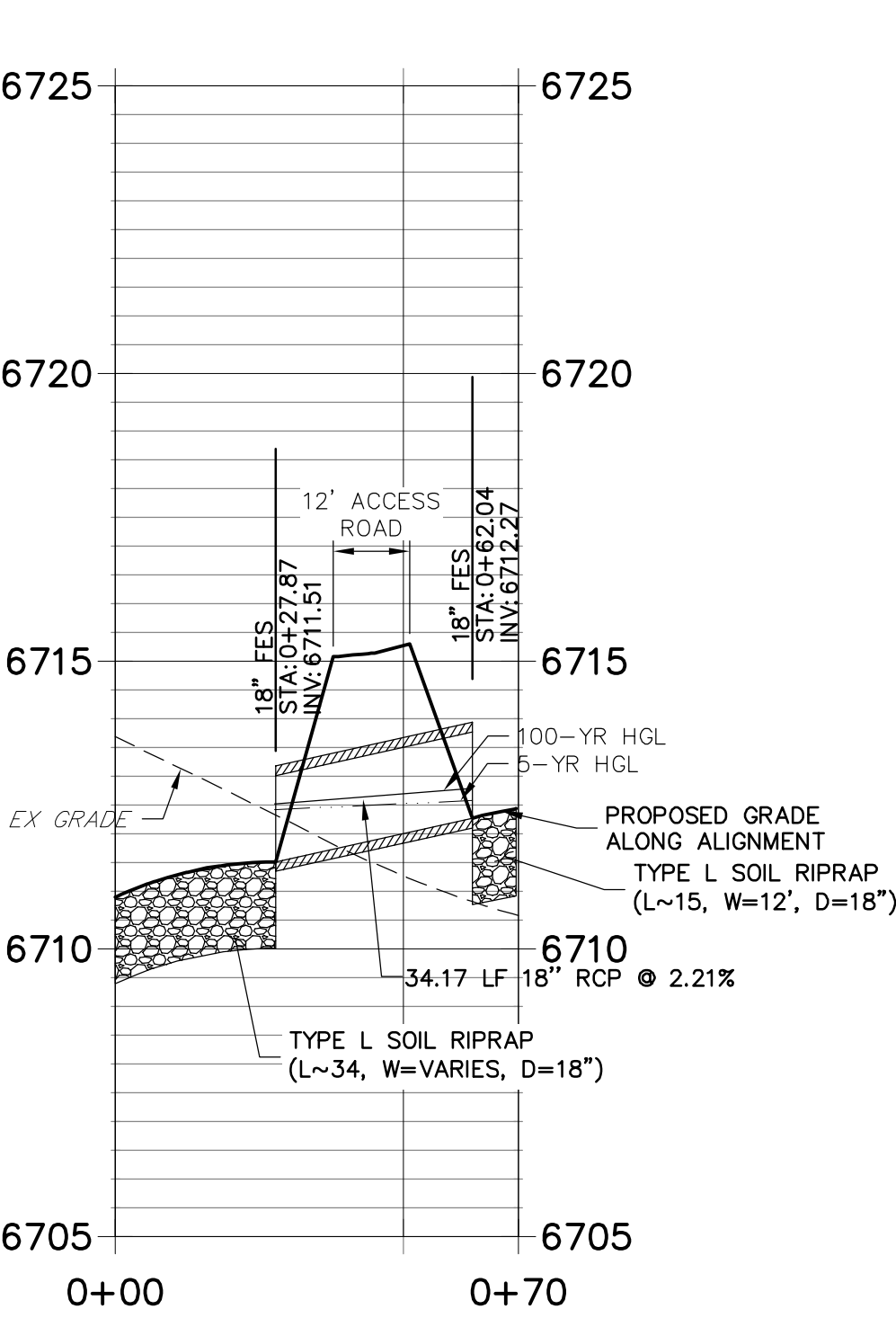
DP04 PROFILE
STA 0+00.00 TO 6+71.61



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

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

DP09 PROFILE
STA 0+00.00 TO 0+70.00



EPC 11/15/2021

ENGINEER'S STATEMENT

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

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

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

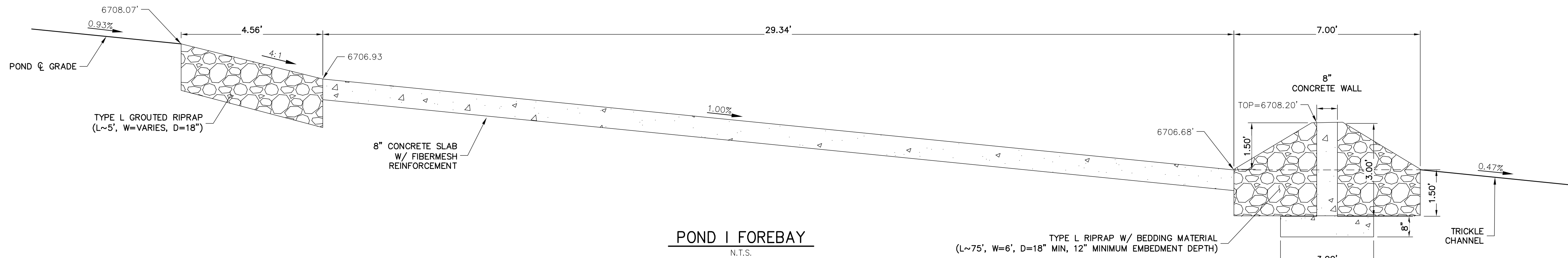
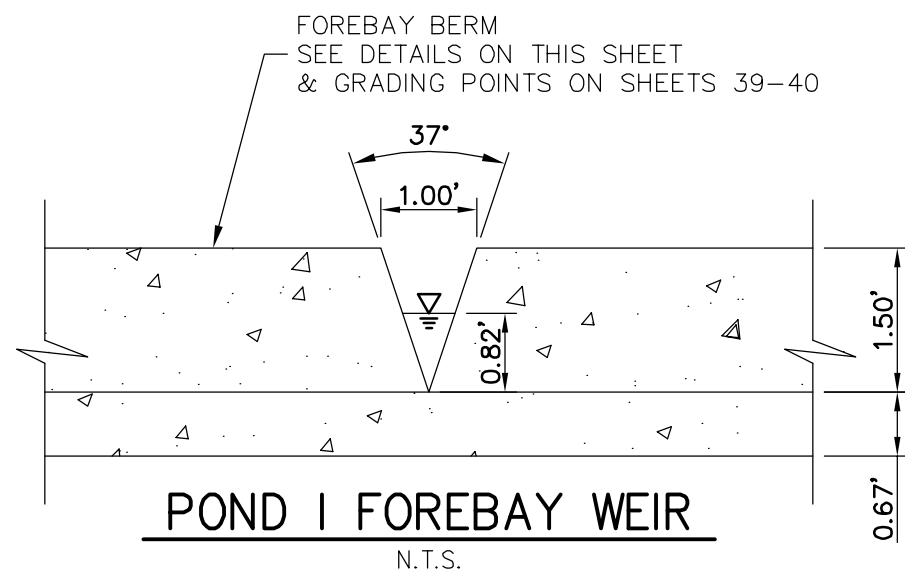
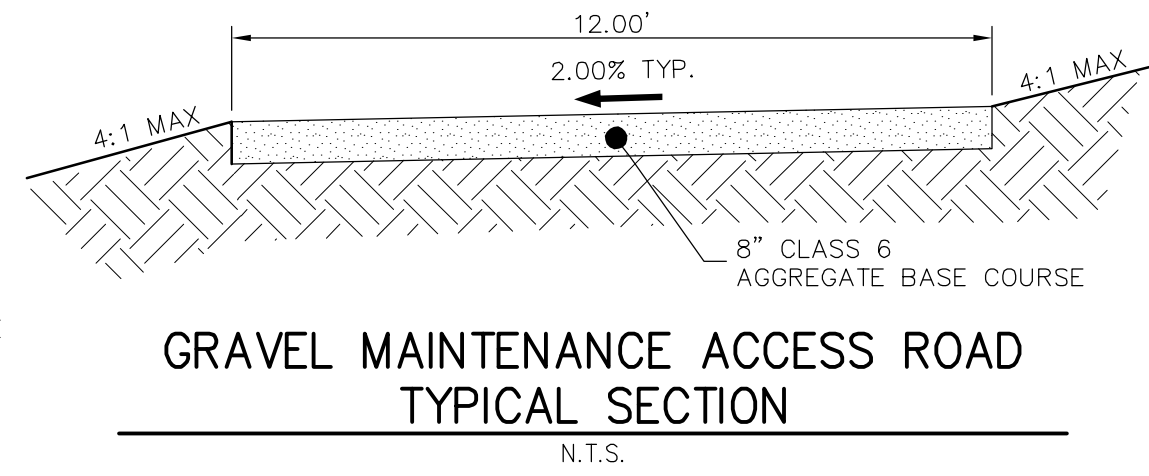
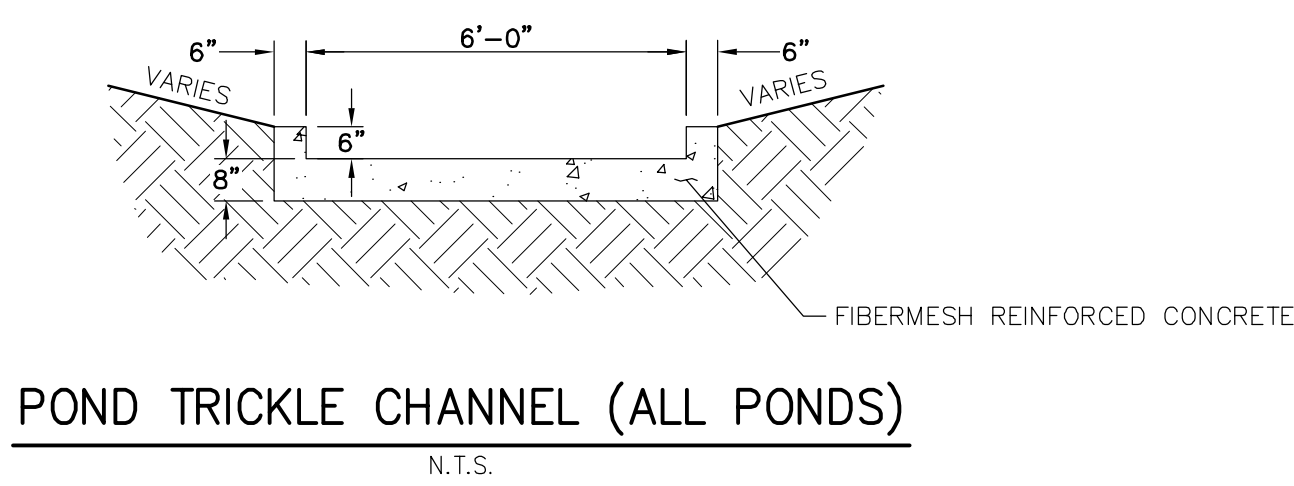
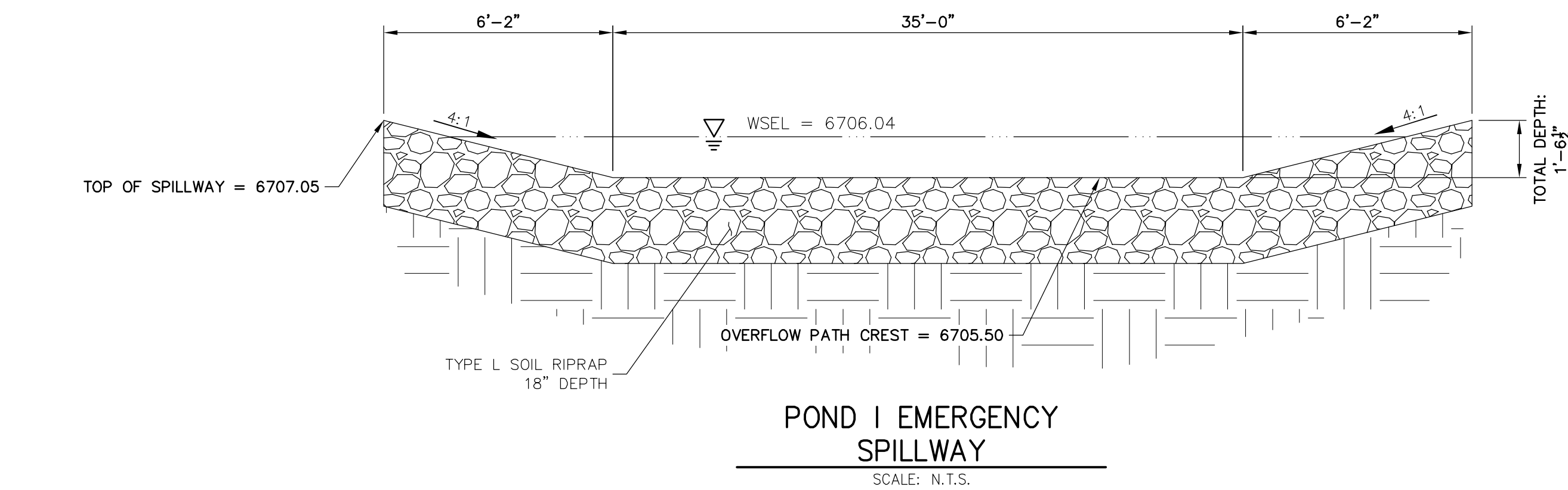
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=30'	1"=3'	05/07/20	NQJ	NQJ					

SADDLEHORN RANCH -
FILING 1
POND 1 GRADING PLAN

SHEET 42 OF 51
JOB NO. 2514202

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EPC 11/15/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314

DATE 4/30/20
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

NTS

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY NQJ

PREPARED FOR

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

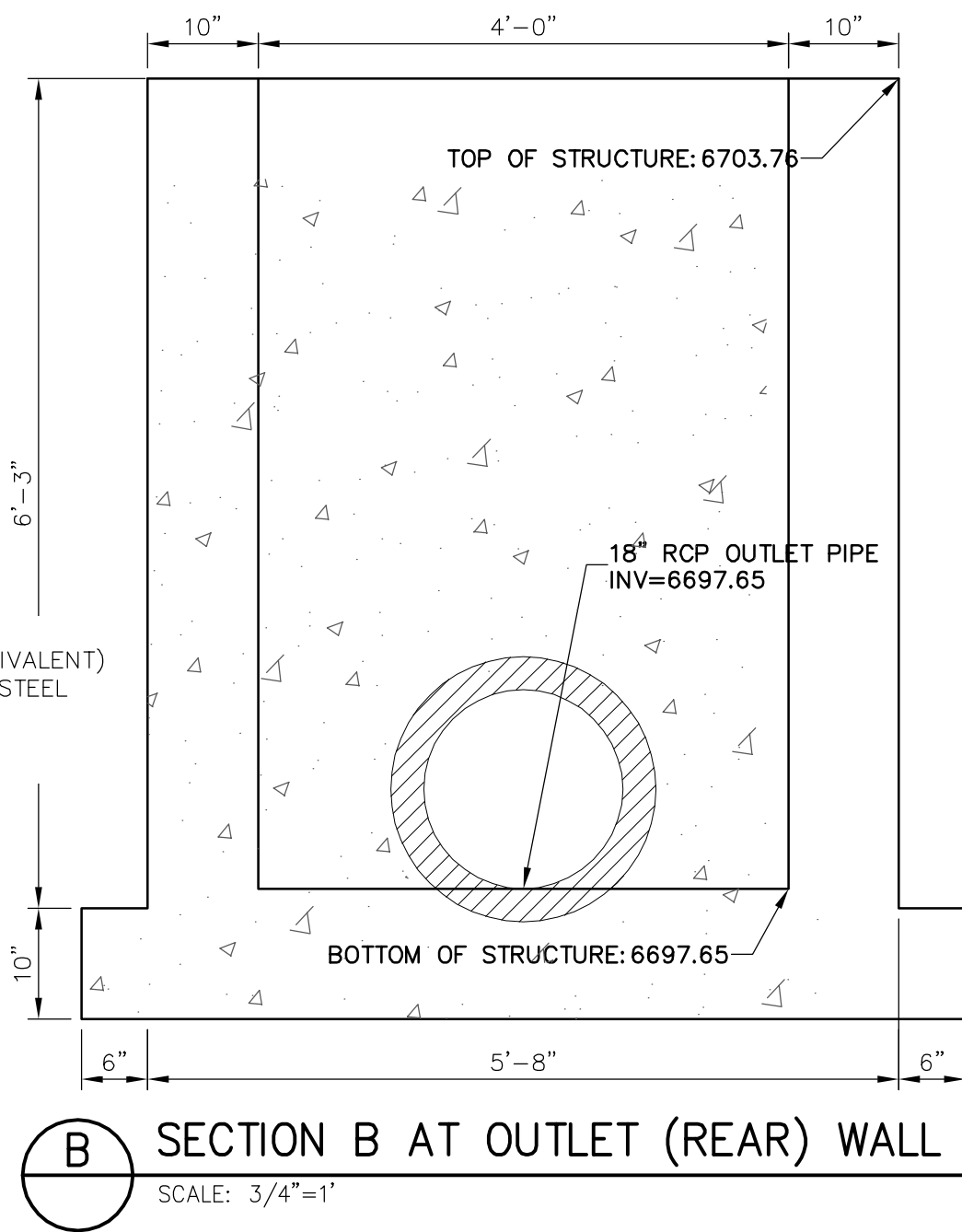
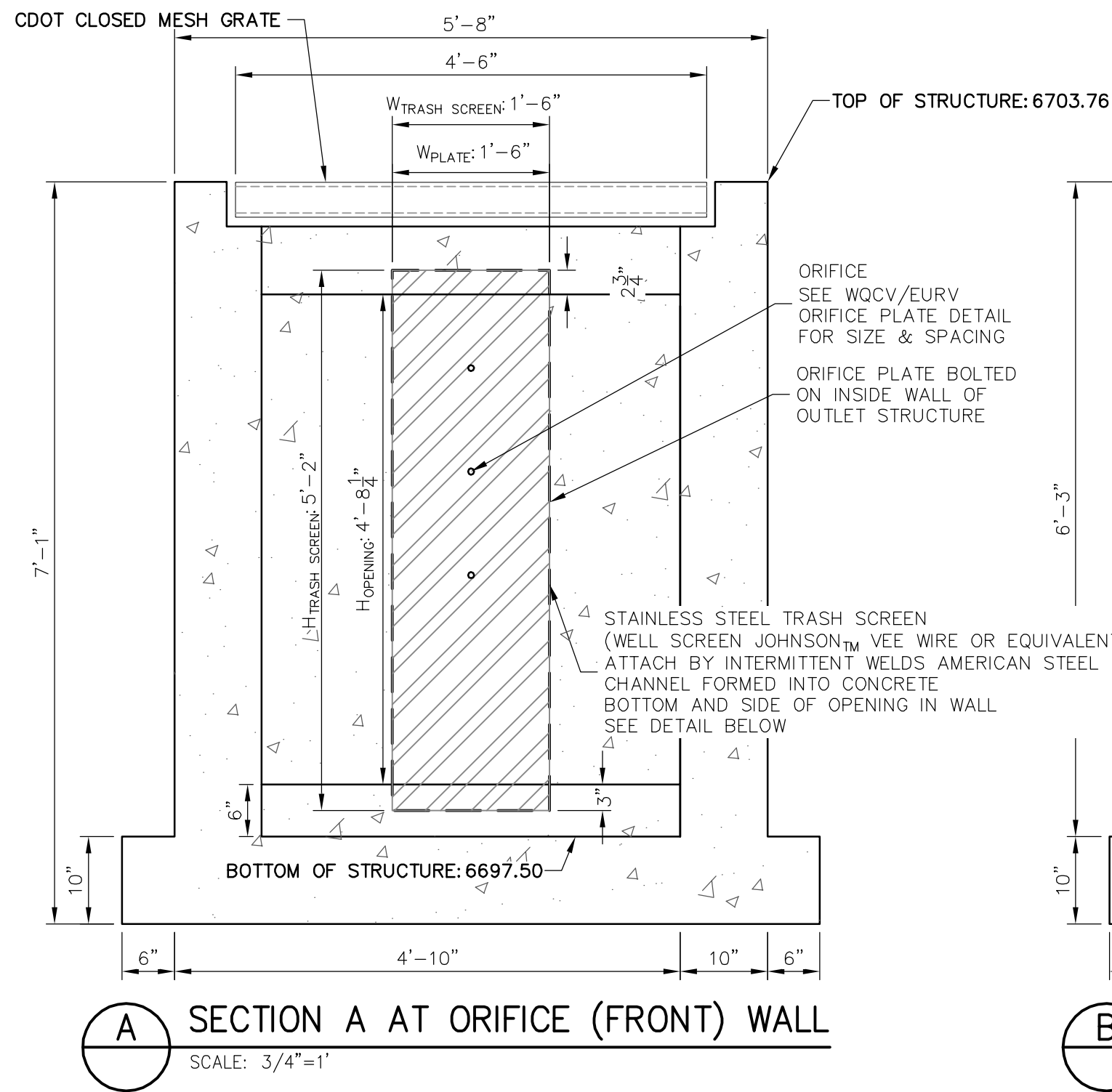
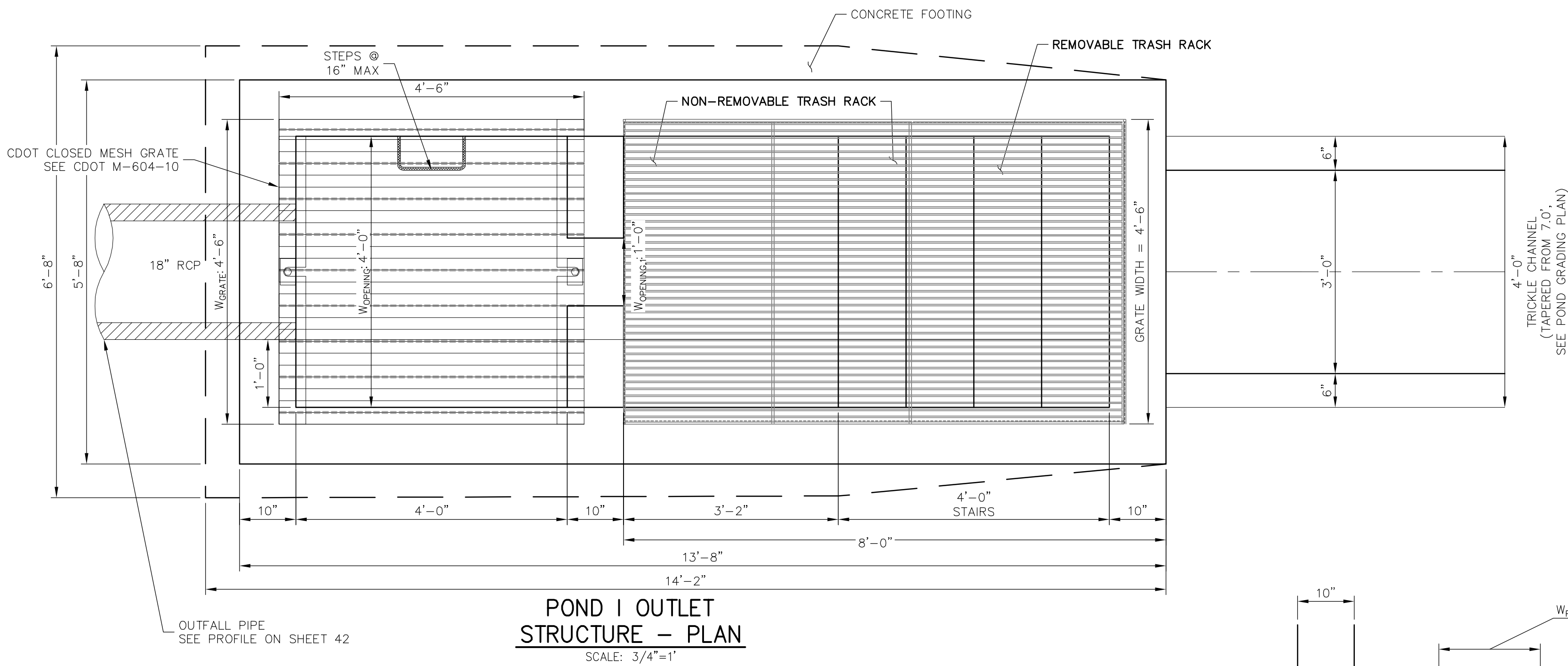
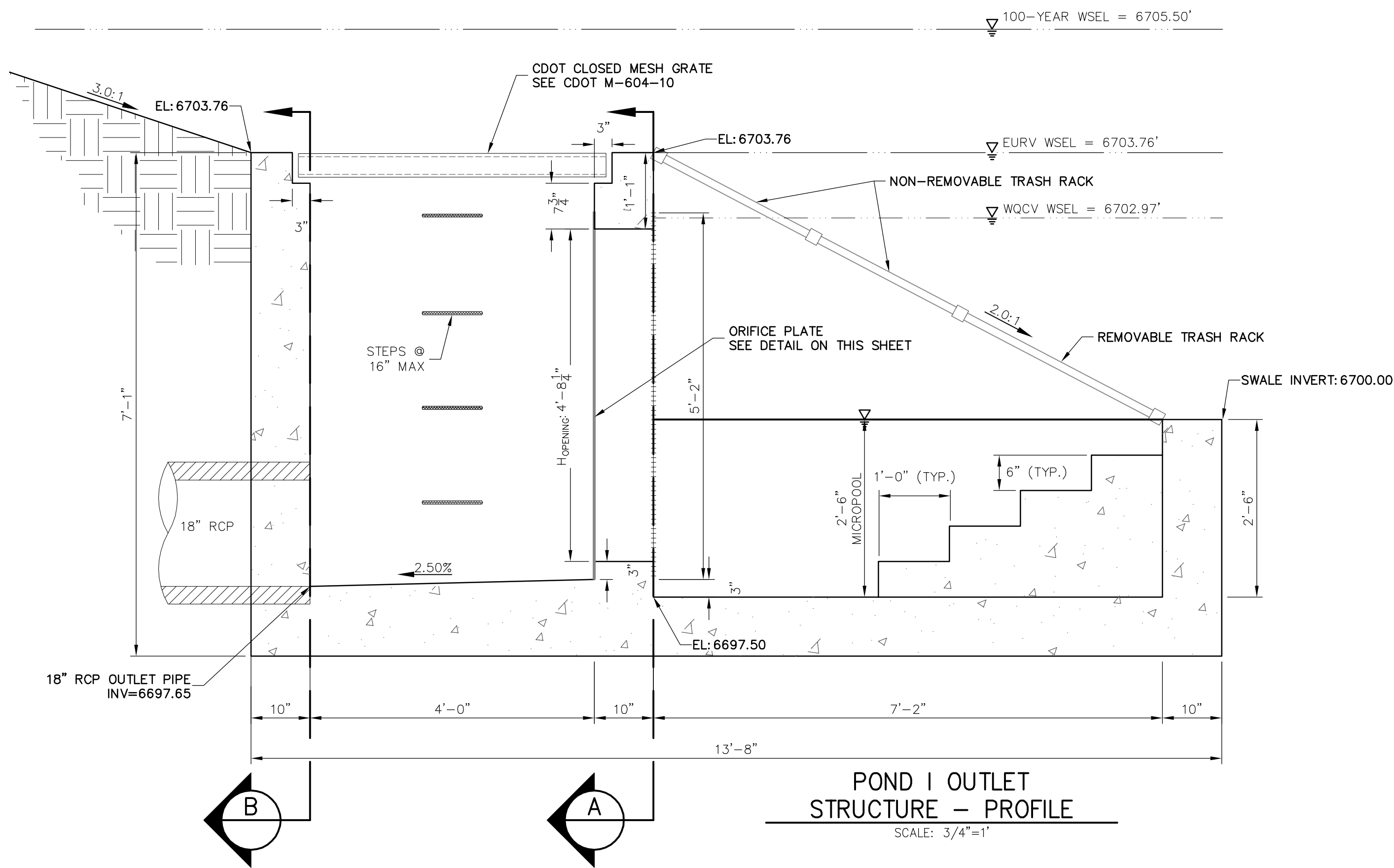
J.R. ENGINEERING
A Western Company



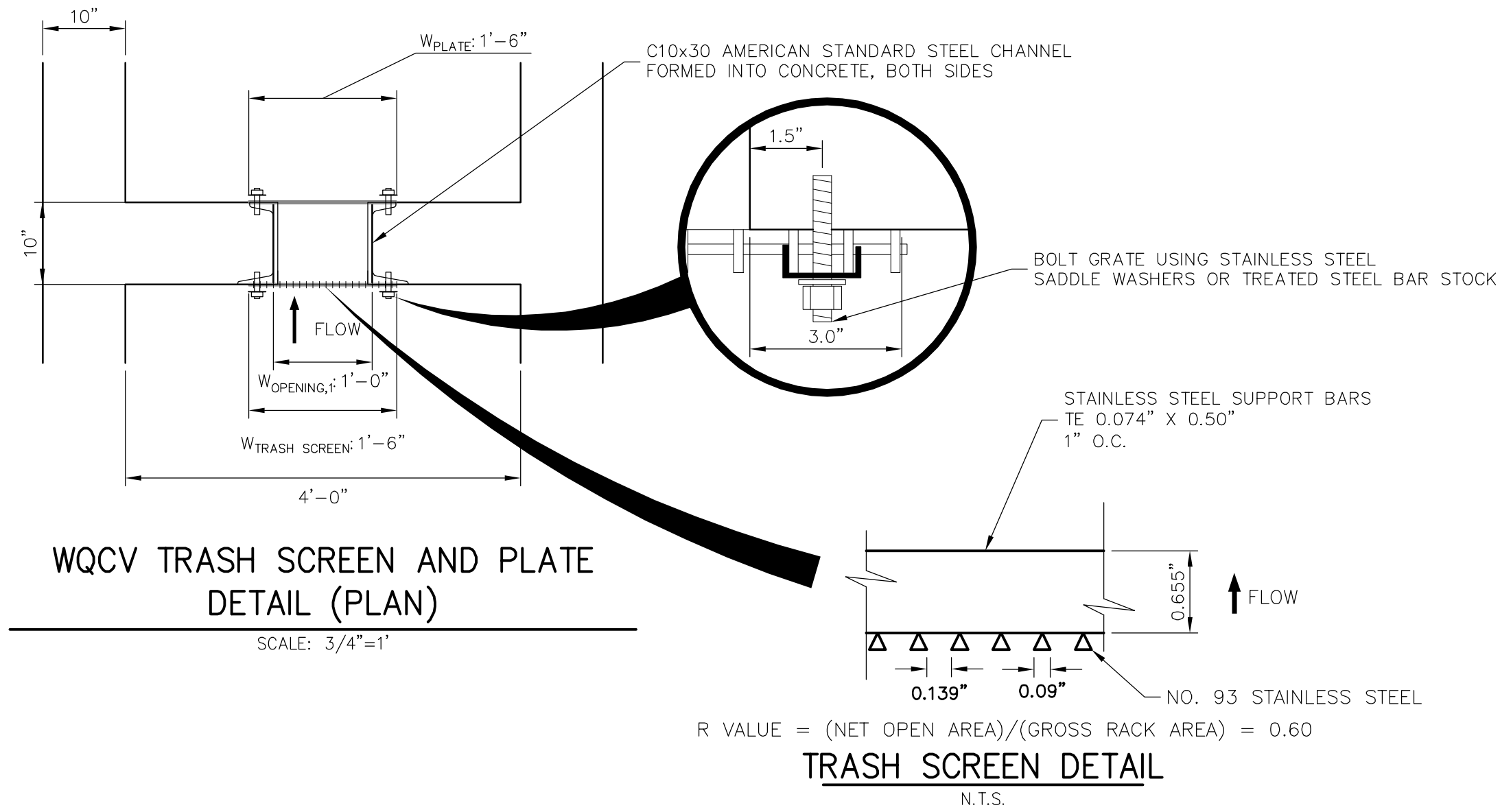
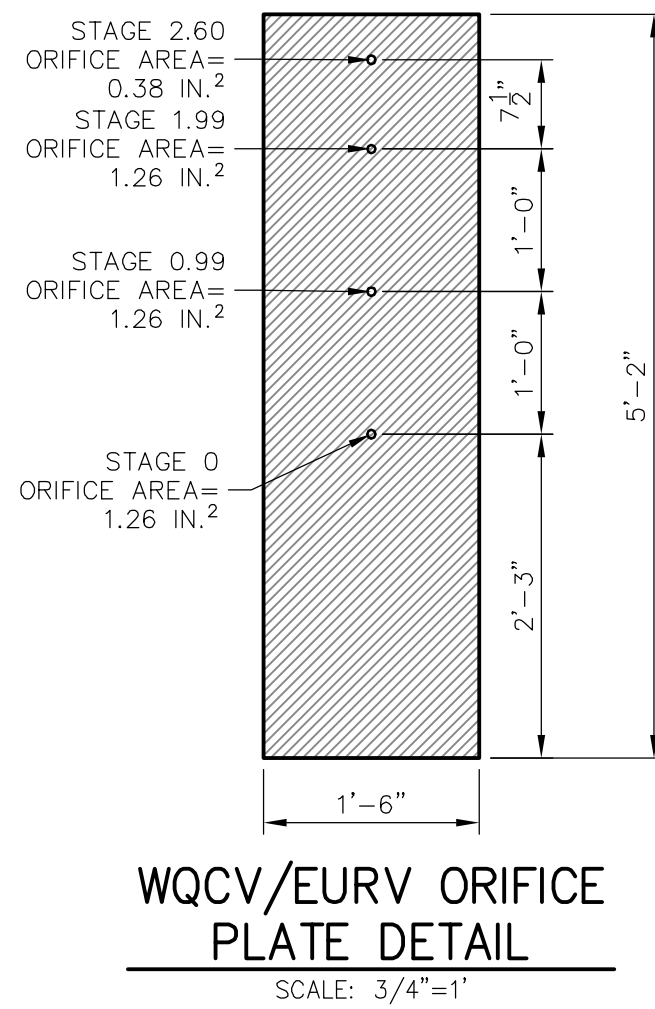
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EURV/WQCV ORIFICE PLATE:
5'-2" x 1'-6" x 1/2" THICK FLOW GALVANIZED STEEL FLOW
CONTROL PLATE. PROVIDE CONTINUOUS NEOPRENE
GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND
CONCRETE. BOLT PLATE TO CONCRETE @ 12" MAX O.C.,
1/2" FROM PLATE EDGE.



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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

32314

DATE 04/30/20

FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH -
FILING 1

POND I OUTLET STRUCTURE
DETAILS

SHEET 44 OF 51

JOB NO. 2514202

BY DATE

REVISION

H-SCALE 3/4" = 1'
V-SCALE 3/4" = 1'

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

PREPARED FOR

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

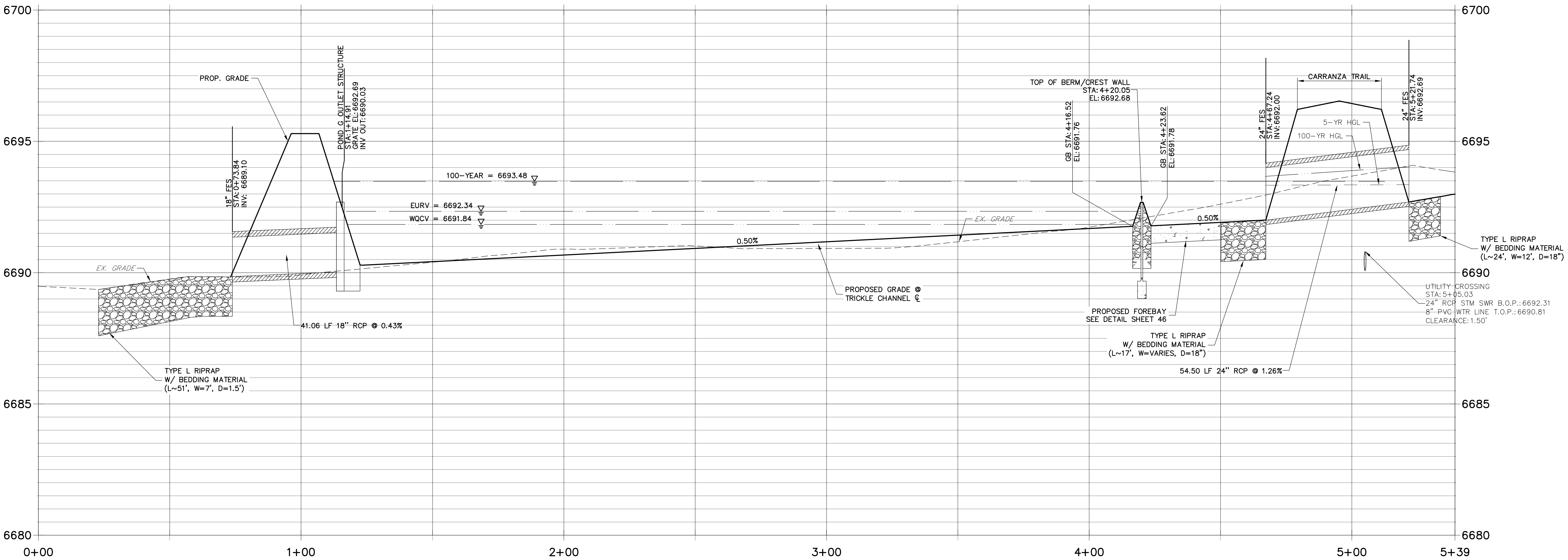
J-R ENGINEERING
A Westran Company



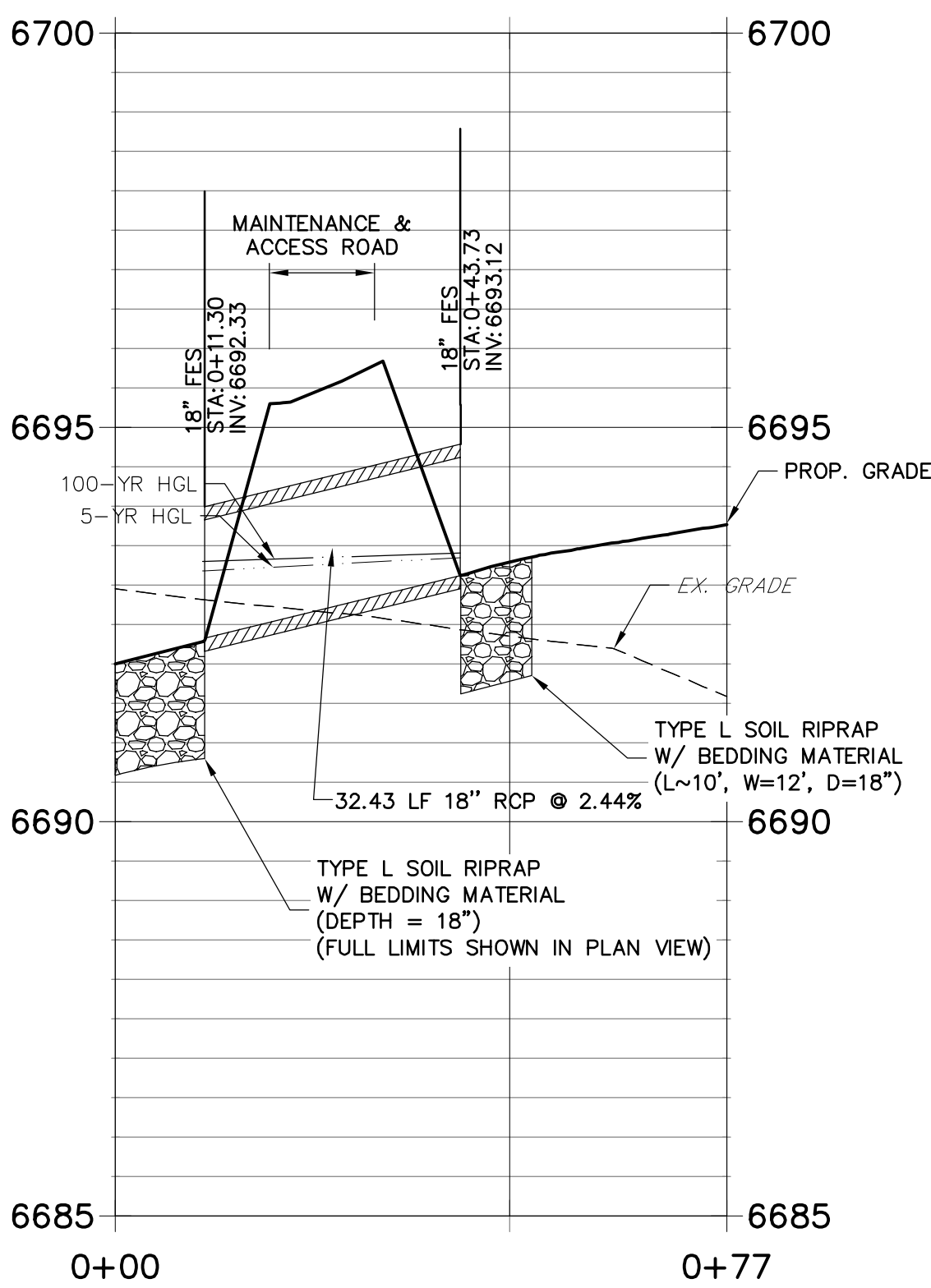
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DP07 PROFILE
STA 0+00.00 TO 5+39.26



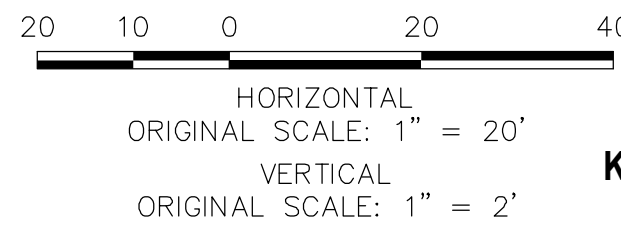
DP10 PROFILE
STA 0+00.00 TO 0+77.46



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
62	TOP	N: 1403178.14 E: 3271658.78	6695.30
63	TOP	N: 1403180.35 E: 3271670.37	6695.30
64	TOP	N: 1403278.65 E: 3271823.68	6695.30
65	TOP	N: 1403287.03 E: 3271818.19	6695.30
66	TOP	N: 1403310.93 E: 3271851.32	6695.30
67	TOP	N: 1403302.53 E: 3271856.76	6695.30
68	TOE	N: 1403413.98 E: 3271858.01	6692.37
69	TOE	N: 1403437.93 E: 3271898.19	6692.66
70	TOP	N: 1403365.93 E: 3271927.62	6695.30
71	TOP	N: 1403357.27 E: 3271932.62	6695.29
72	TOP	N: 1403381.93 E: 3271966.79	6695.79
73	ACCESS ROAD	N: 1403376.33 E: 3271924.43	6692.82
74	TOP	N: 1403383.72 E: 3271995.12	6696.62
75	TOP	N: 1403389.02 E: 3271988.41	6696.49
76	TOP	N: 1403443.55 E: 3271878.68	6695.30
77	TOP	N: 1403452.22 E: 3271873.69	6695.30
78	TOP	N: 1403483.60 E: 3271886.24	6696.60
79	TOE	N: 1403426.62 E: 3271879.22	6692.52
80	RIPRAP	N: 1403432.75 E: 3271932.89	6692.10
81	RIPRAP	N: 1403437.90 E: 3271937.35	6693.04

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

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



ENGINEER'S STATEMENT EPC 11/15/2021
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 11/30/20

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

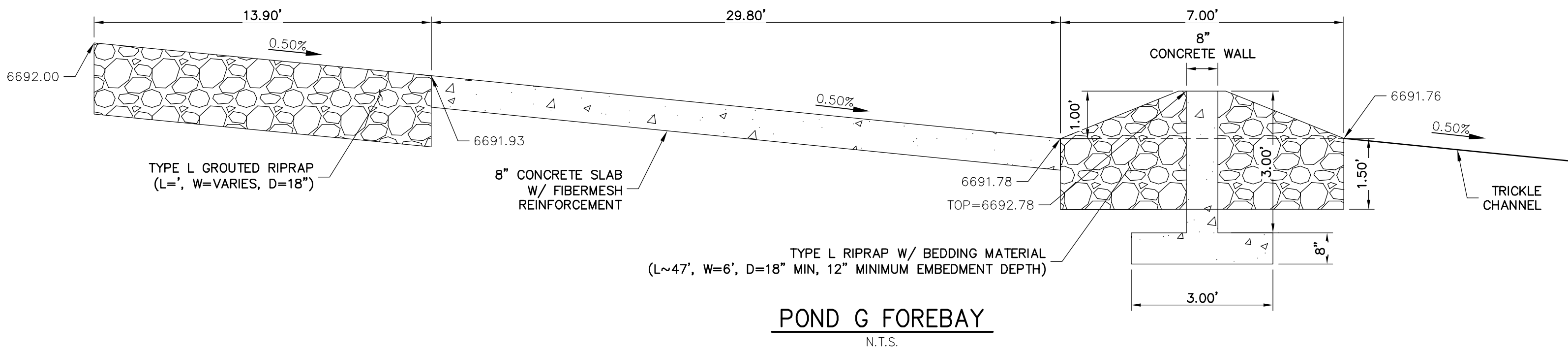
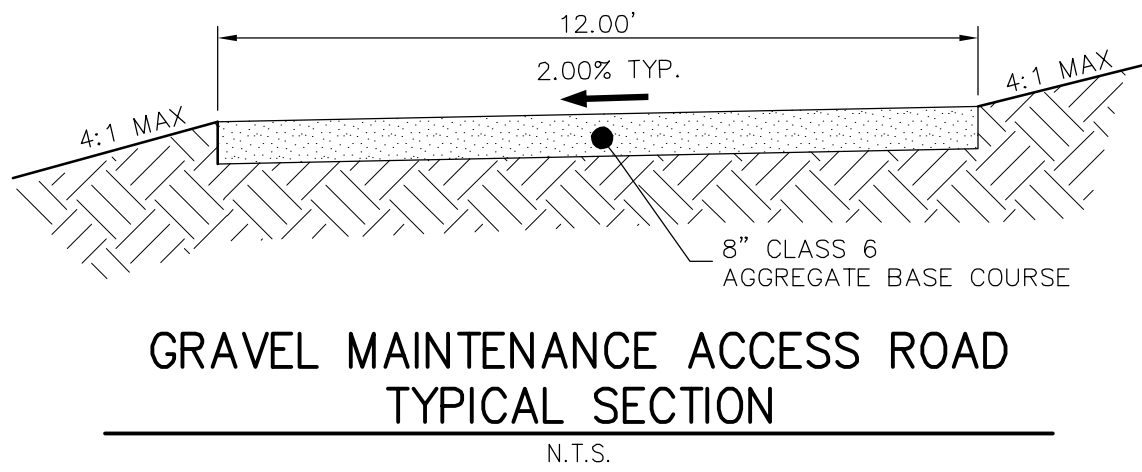
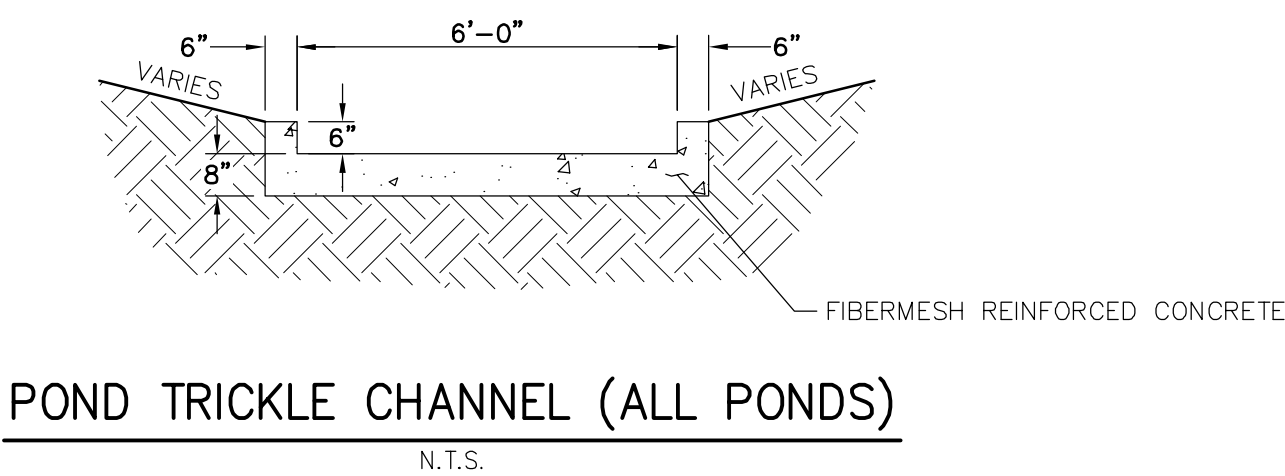
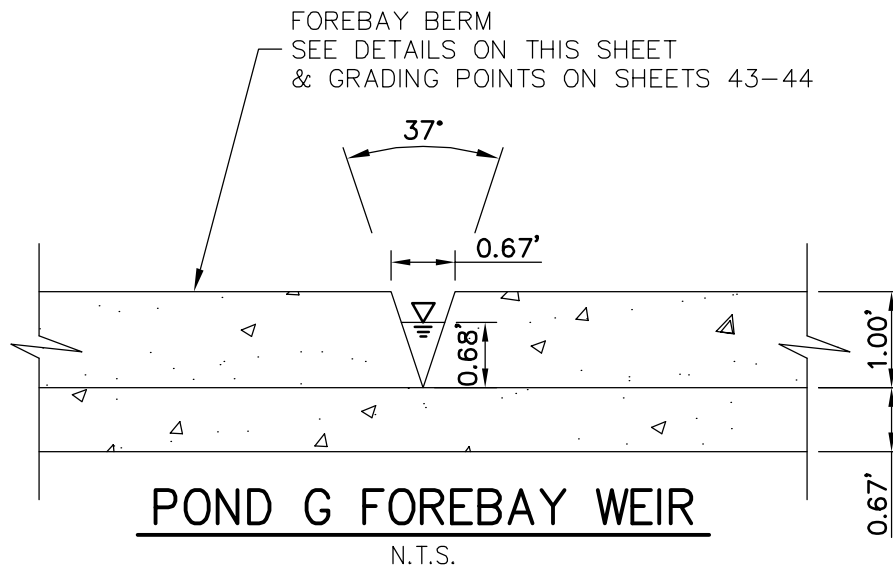
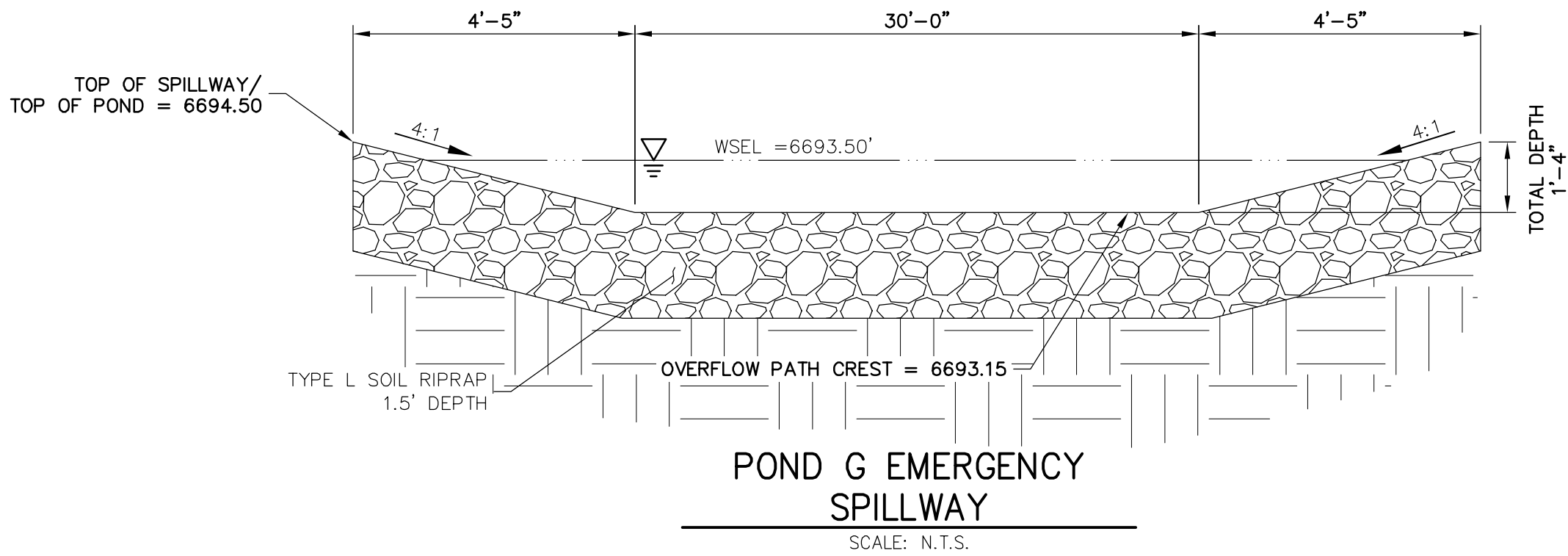
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BY	DATE	REVISION	1"=20'	1"=2'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					05/07/20	NQJ	NQJ	

SADDLEHORN RANCH -
FILING 1

POND G GRADING PLAN

SHEET 46 OF 51
JOB NO. 2514202



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E. 32314 4/30/20

FOR AND ON BEHALF OF JR ENGINEERING

EPC 11/15/2021

SADDLEHORN RANCH -
FILING 1

POND G GRADING PLAN

SHEET 47 OF 51

JOB NO. 2514202

NO.	REVISION	BY	DATE

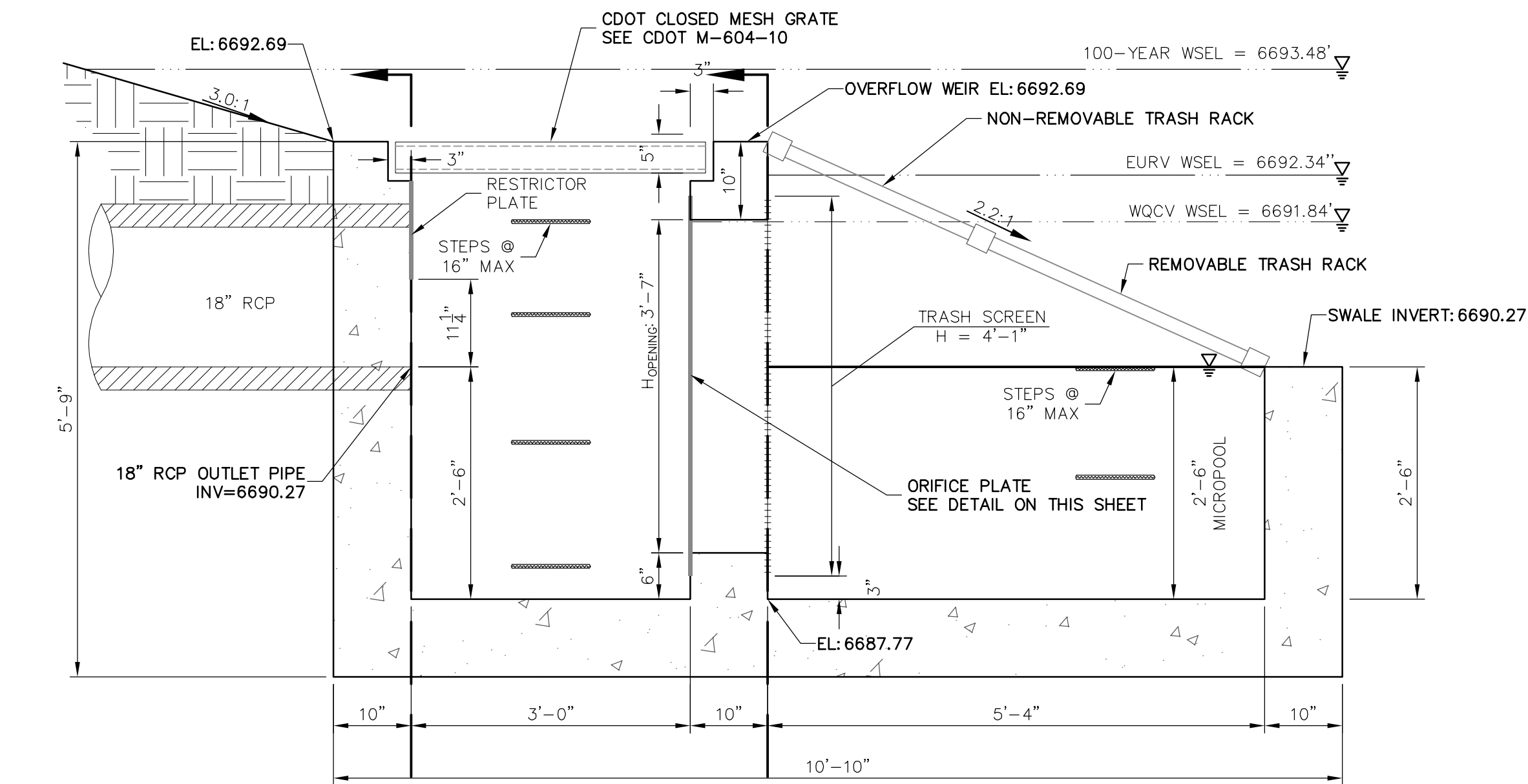
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(707) 365-6891
BRADY WILLIAMS

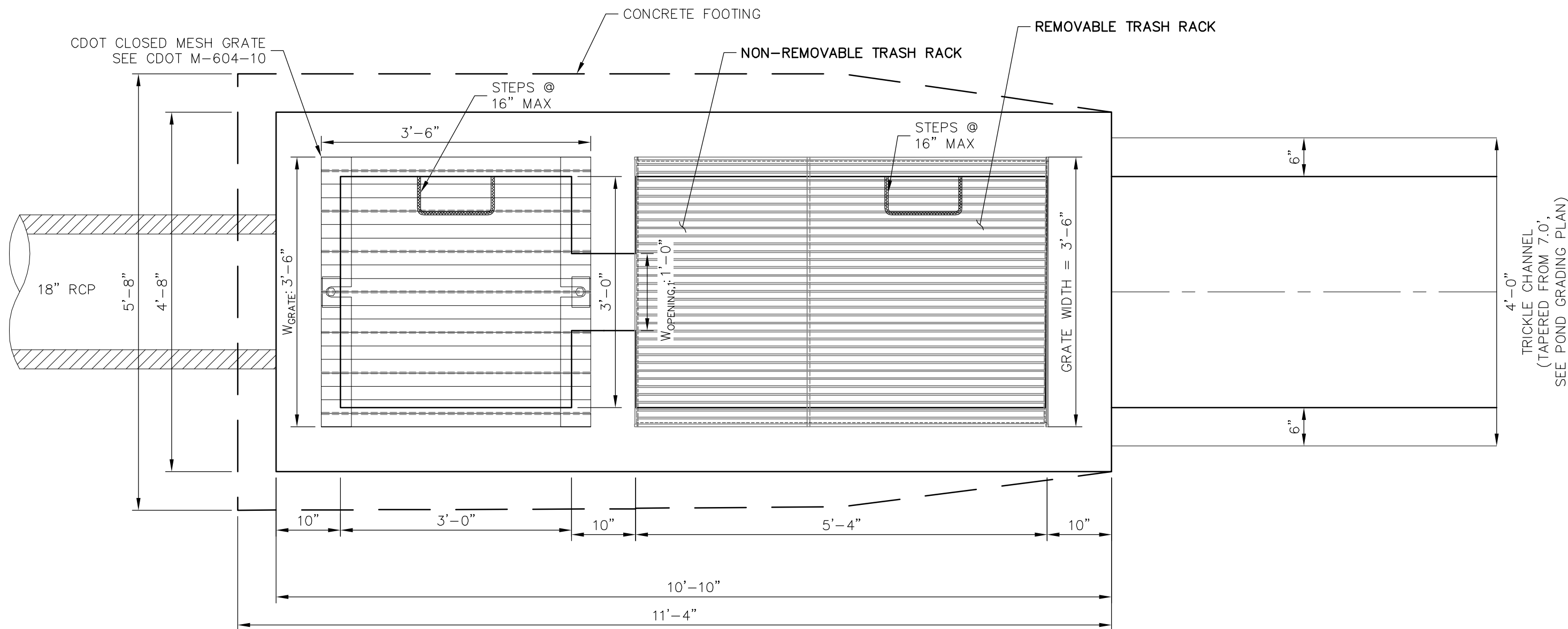
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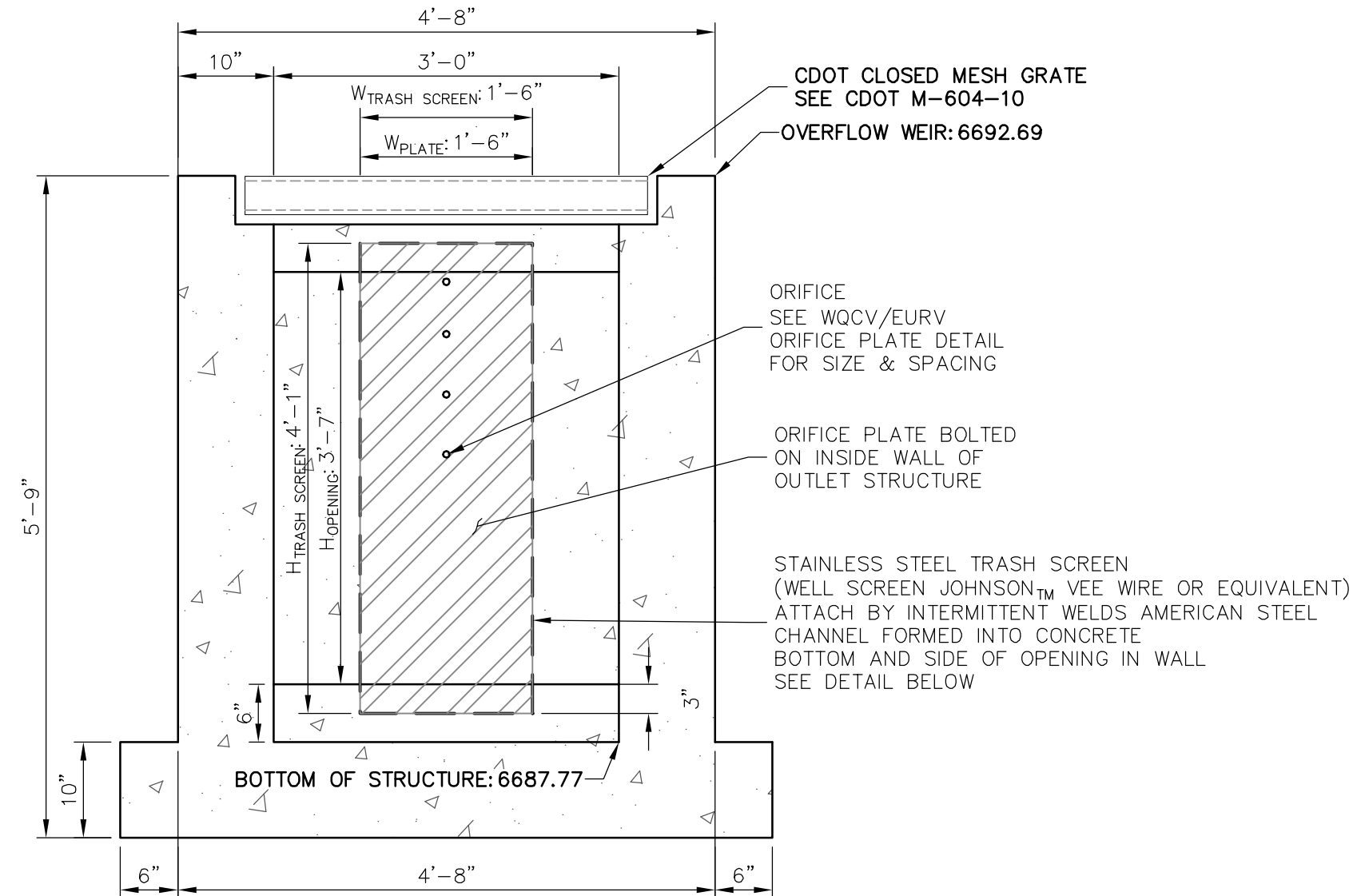
POND G OUTLET
STRUCTURE – PROFILE

SCALE: 3/4"=1'



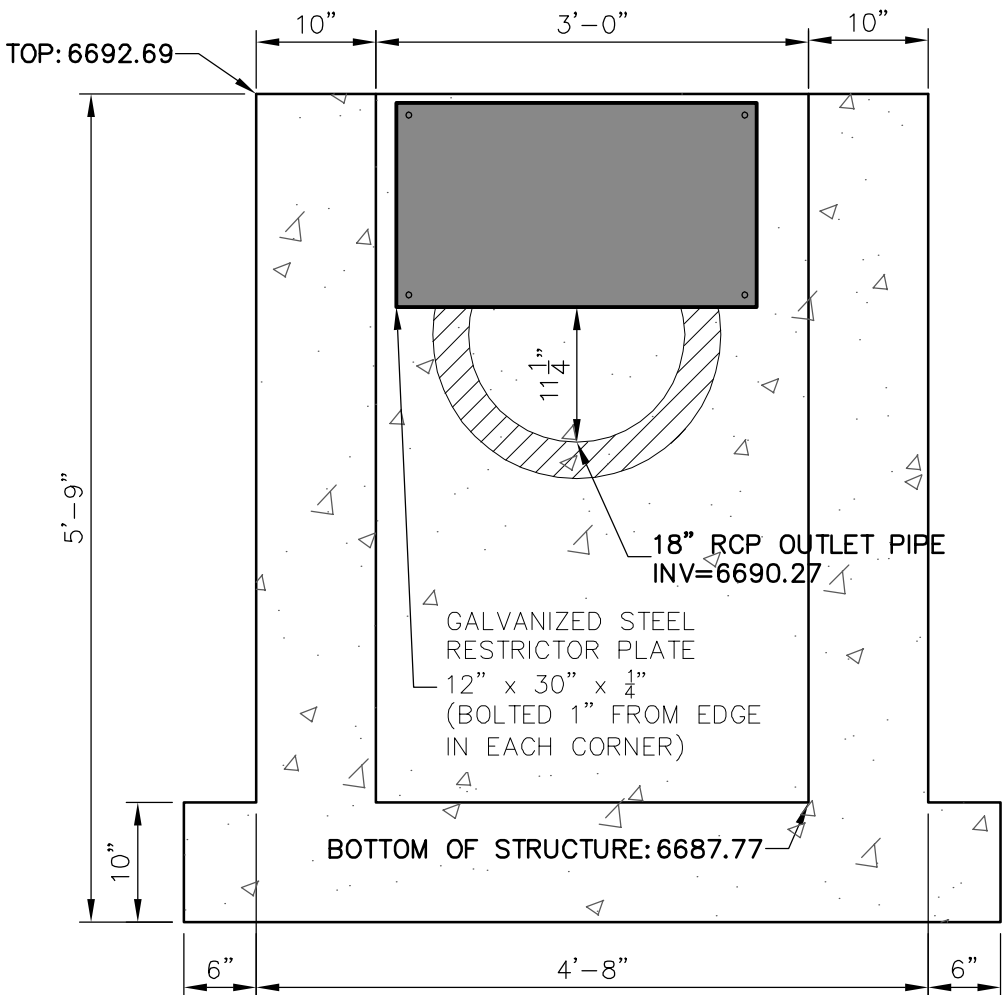
POND G OUTLET
STRUCTURE – PLAN

SCALE: 3/4"=1'



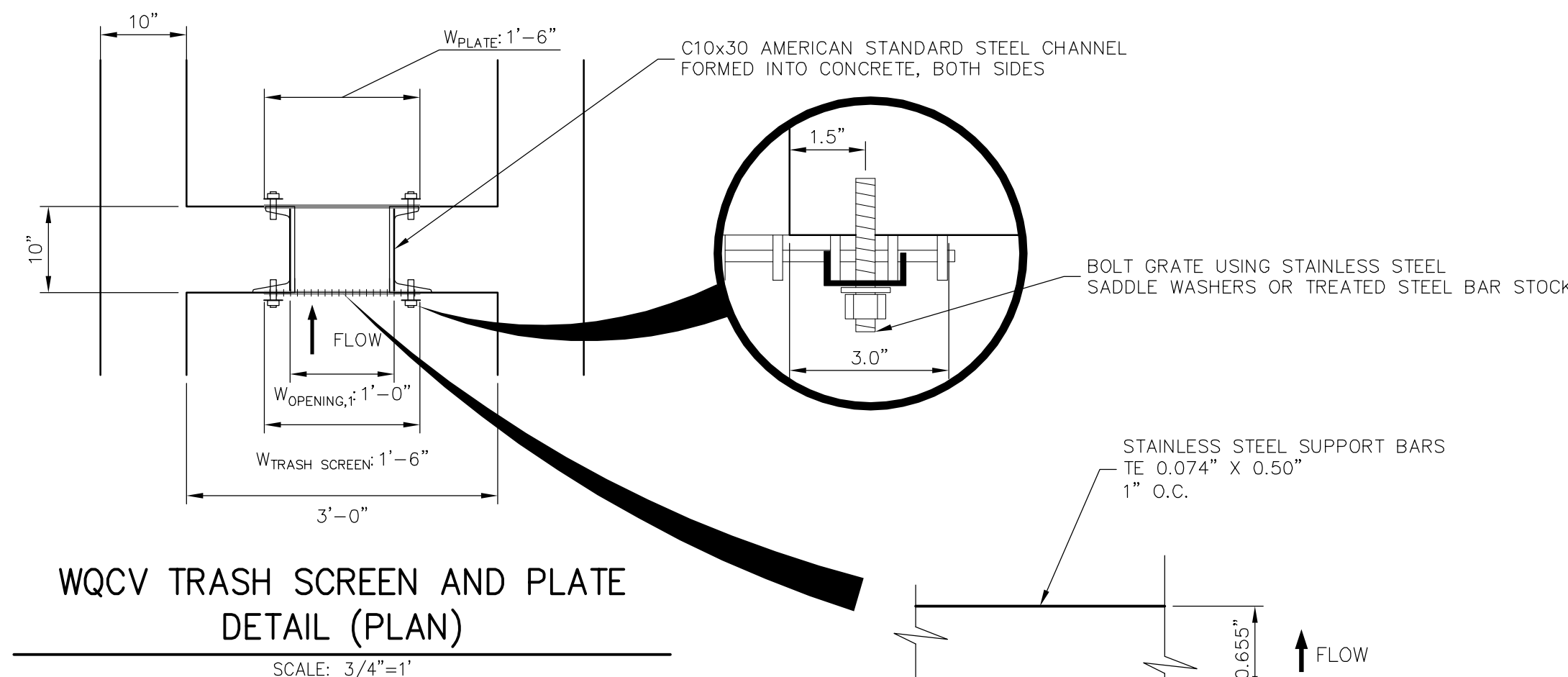
SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



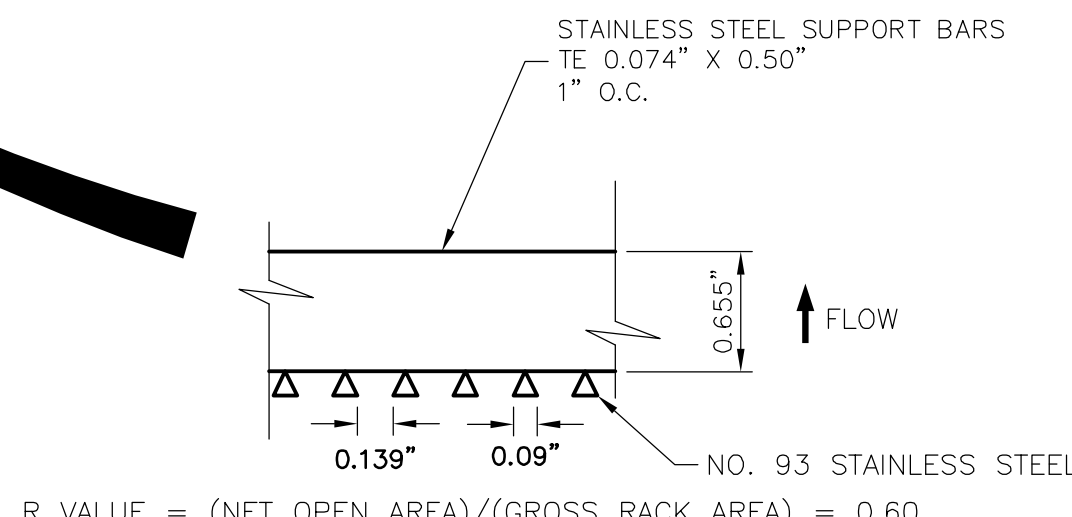
SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



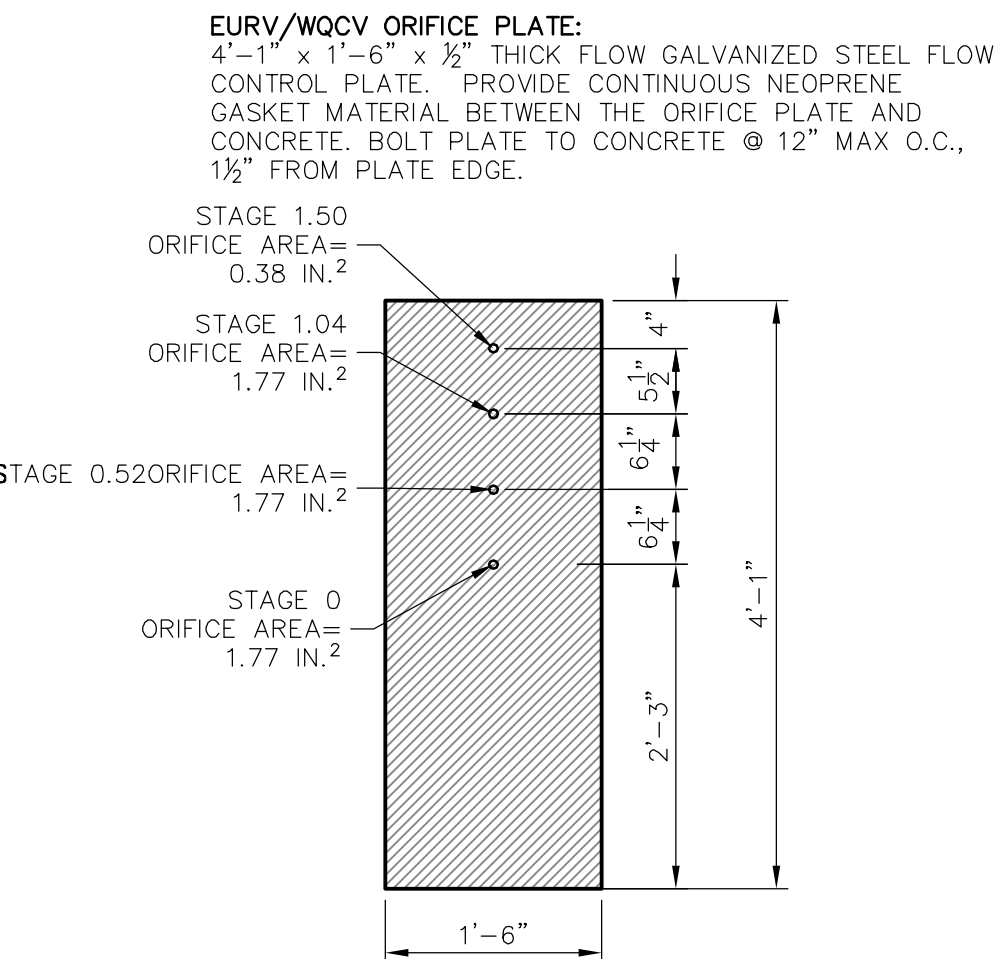
WQCV TRASH SCREEN AND PLATE
DETAIL (PLAN)

SCALE: 3/4"=1'



TRASH SCREEN DETAIL

N.T.S.



WQCV/EURV ORIFICE
PLATE DETAIL

SCALE: 3/4"=1'

ENGINEER'S STATEMENT

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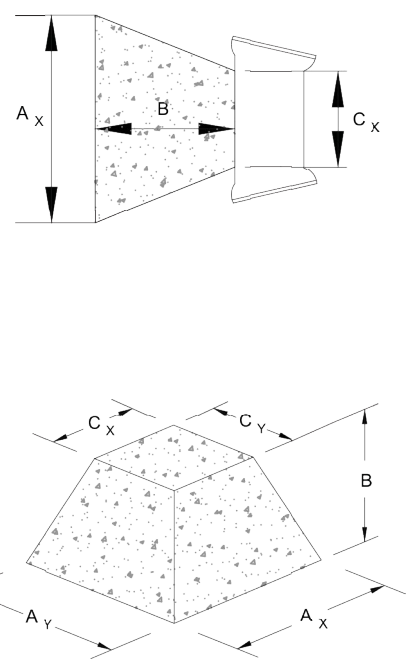
DATE 11/30/20

FOR AND ON BEHALF OF JR ENGINEERING

EPC 11/15/2021

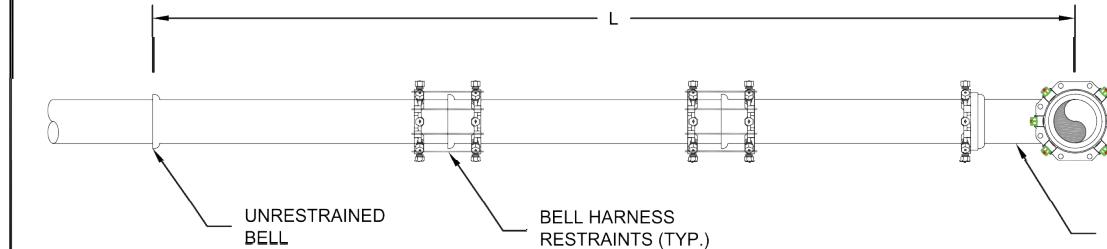
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THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM C ₁ (F)	MINIMUM A ₁ (F)	MINIMUM C ₂ (F)	MINIMUM B ₁ (F)	MINIMUM B ₂ (F)	APPROXIMATE VOLUME (Y ³)	
4	11.25° BEND	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	TEE & DEAD END	3.50	1.87	1.87	0.42	0.33	2.00	0.35	
4	45° BEND	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 ²)	MINIMUM C ₁ (F)	MINIMUM A ₁ (F)	MINIMUM C ₂ (F)	MINIMUM B ₁ (F)	MINIMUM B ₂ (F)	APPROXIMATE VOLUME (Y ³)	
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	18.00	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	1.92	1.33	4.44	3.00	
THRUST BLOCK DIMENSIONS and VOLUMES - DIP (Maximum Static Pressure = 250 psi)									
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (F ²)	MINIMUM C ₁ (F)	MINIMUM A ₁ (F)	MINIMUM C ₂ (F)	MINIMUM B ₁ (F)	MINIMUM B ₂ (F)	APPROXIMATE VOLUME (Y ³)	
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	3.00	1.00	
12	TEE & DEAD END	34.25	9.36	9.36	1.48	1.00	3.96	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	1.92	1.33	6.98	6.50	
NOTES:									
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 _T) 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 A4-2.									
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.									
Colorado Springs Utilities It's how we're all connected		CONCRETE THRUST REACTION BLOCKS						A4-2	DATED 03/2014



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									
BEARING PRESSURE									
UNDISTURBED SOIL									
45°									
S _B SOIL BEARING CAPACITY									
A _C CONCRETE THRUST REACTION BLOCK WIDTH									
A _T CONCRETE THRUST REACTION BLOCK HEIGHT									
T = THRUST									
H _T = DEPTH TO BOTTOM OF THE CONCRETE THRUST REACTION BLOCK									
A _C ≤ 12 H _T									
NOTES:									
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.									
Colorado Springs Utilities It's how we're all connected		CONCRETE THRUST REACTION BLOCKS						A4-3	DATED 03/2014

L = MINIMUM RESTRAINED PIPE LENGTH (FEET)													
PIPE DIAMETER	45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR FLUG, TO INCLUDE IN LINE VALVES (SEE NOTE 8)			
MAX. STATIC PRESSURE (PSI)	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	<100	100-150	150-200	
6 INCH	DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8 INCH	DUCTILE IRON AND PVC	8	12	16	4	6	8	2	3	4	63	94	125
12 INCH	DUCTILE IRON AND PVC	12	17	23	6	8	11	3	4	6	89	133	177
16 INCH	DUCTILE IRON AND PVC	15	22	29	7	11	14	4	5	7			
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			
<div><div><div>UNRESTRAINED BELL</div><div>BELL HARNESS RESTRAINTS (TYP.)</div><div>MECHANICAL JOINT BEND</div></div></div>													
<div>NOTES:</div> <div><div>1. PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.</div><div>2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED LENGTH MUST BE DESIGNED BY THE DESIGN ENGINEER.</div><div>3. APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE IN ACCORDANCE WITH CHAPTER 4.</div><div>4. RESTRAINED PIPE LENGTH APPLIES TO CONDITIONS WHERE NO CONCRETE THRUST REACTION BLOCK IS PRESENT.</div><div>5. CALCULATIONS ARE BASED ON A POORLY GRADED SANDS, GRAVEL, AND GRAVEL SAND MIXTURE. LITTLE OR NO FINES. TYPE 4 BEDDING CONDITIONS - PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO A DEPTH OF 1/8 PIPE DIAMETER (4" MIN.) * FACTOR OF SAFETY 2:1.</div><div>6. FIGURES ARE BASED ON DIP WRAPPED IN POLYETHYLENE MATERIAL.</div><div>7. MEASUREMENTS ARE IN FEET.</div><div>8. USE CRA FOR DOWN TURNING BENDS.</div><div>9. RESTRAINED LENGTH FOR DEAD END MAY BE USED AT THE DISCRETION OF COLORADO SPRINGS UTILITIES.</div></div>													
<div><div><div>Colorado Springs Utilities</div><div>It's how we're all connected</div></div><div>RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS</div><div>A4-4</div><div>DATED 03/2014</div></div>													



VALVE BOX TO BE LOCATED
OUTSIDE CURB PAN FOR VALVE
AND VALVE BOX INSTALLATION SEE
DETAIL DRAWING A8-1

Diagram illustrating the elevation of a fire hydrant installation. Key components and labels include:

- VALVE BOX TO BE LOCATED OUTSIDE CURB PAN FOR VALVE AND VALVE BOX INSTALLATION SEE DETAIL DRAWING A8-1**
- PAVEMENT**
- SIDEWALK**
- 4" TYP**
- FINAL GRADE**
- BURY LINE**
- GROUND LEVEL TEST BOX**
- TRACER WIRE CONNECTED TO TEST BOX**
- DEPTH OF BURY AS REQUIRED BY MANUFACTURER**
- CONCRETE THRUST BLOCK (TYP.) SEE DETAIL DRAWING A4-2**
- 17-18 ANODE**
- 4"x18"x18" (MIN) CONCRETE PAVEMENT STONE**
- MECHANICAL JOINT RESTRAINTS**
- HYDRANT LATERAL**
- WATER**
- 1" 3" ROCK FROM BOTTOM OF CONCRETE BLOCK TO 6" ABOVE FLANGE**
- WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.**

ELEVATION

NOTE:
DIP LATERALS AND HYDRANTS
SHALL BE POLY WRAPPED AND
INCLUDE 1-17B ANODE.


Diagram illustrating the vertical and horizontal offset bend upon inspectors and Colorado Springs Utilities approval. Key components and labels include:

- VERTICAL & HORIZONTAL OFFSET BEND UPON INSPECTORS AND COLORADO SPRINGS UTILITIES APPROVAL**
- TYPICAL OFFSET = 6", 12", 18", 24"**
- HYDRANT**
- VALVE BOX**
- GROUND LEVEL TEST BOX**

ELEVATION

NOTES:

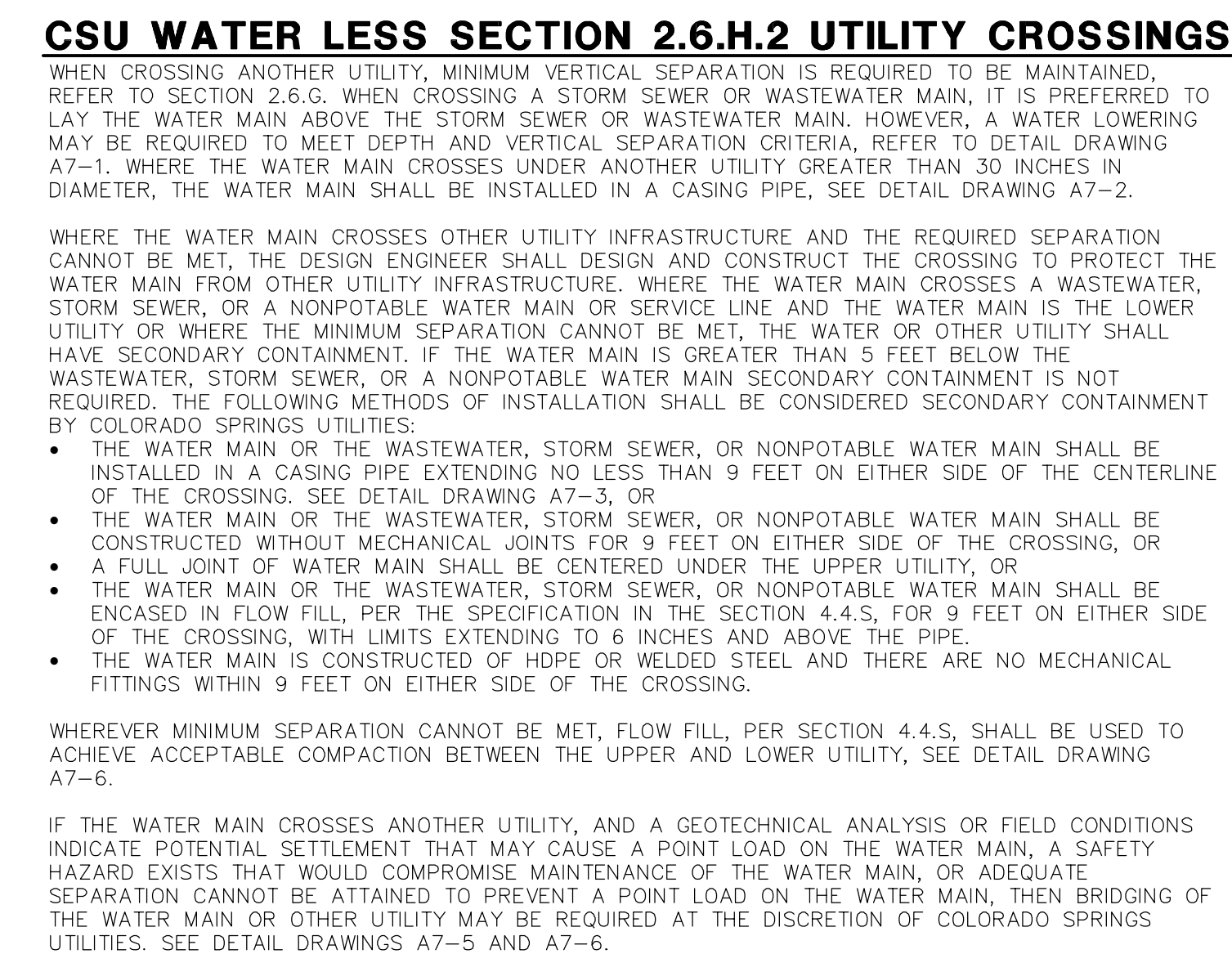
- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
- TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6" FROM THE HYDRANT.
- REFERENCE DETAIL DRAWINGS A5-1 & A5-2 FOR FIRE HYDRANT LOCATION.
- INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE INSTALLED AT THE PROPERTY LINE.
- HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
- DO NOT BLOCK WEEP HOLE WITH POLYWRAP.
- COVER DRAIN ROCK WITH POLYWRAP PRIOR TO BACKFILL.
- FOR HOPE HYDRANT CONNECTION SEE DETAIL DRAWING A10-9.
- FOR PRIVATE FIRE HYDRANT A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT-OF-WAY LINE.


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FIRE HYDRANT INSTALLATION

A5-3

DATED 02/01/19



 **J·R ENGINEERING**
A Westrian Company

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

SADDLEHORN RANCH – FILING 1	H-SCALE	N/A	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	05/07/20				
	DESIGNED BY					
WATER DETAILS (CONT.)	DRAWN BY	NQJ				
	CHECKED BY					
SHEET 50 OF 51						
JOB NO. 2514202						

EPC 11/15/2021

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

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

VIEWED ONLY GAS TO THEIR

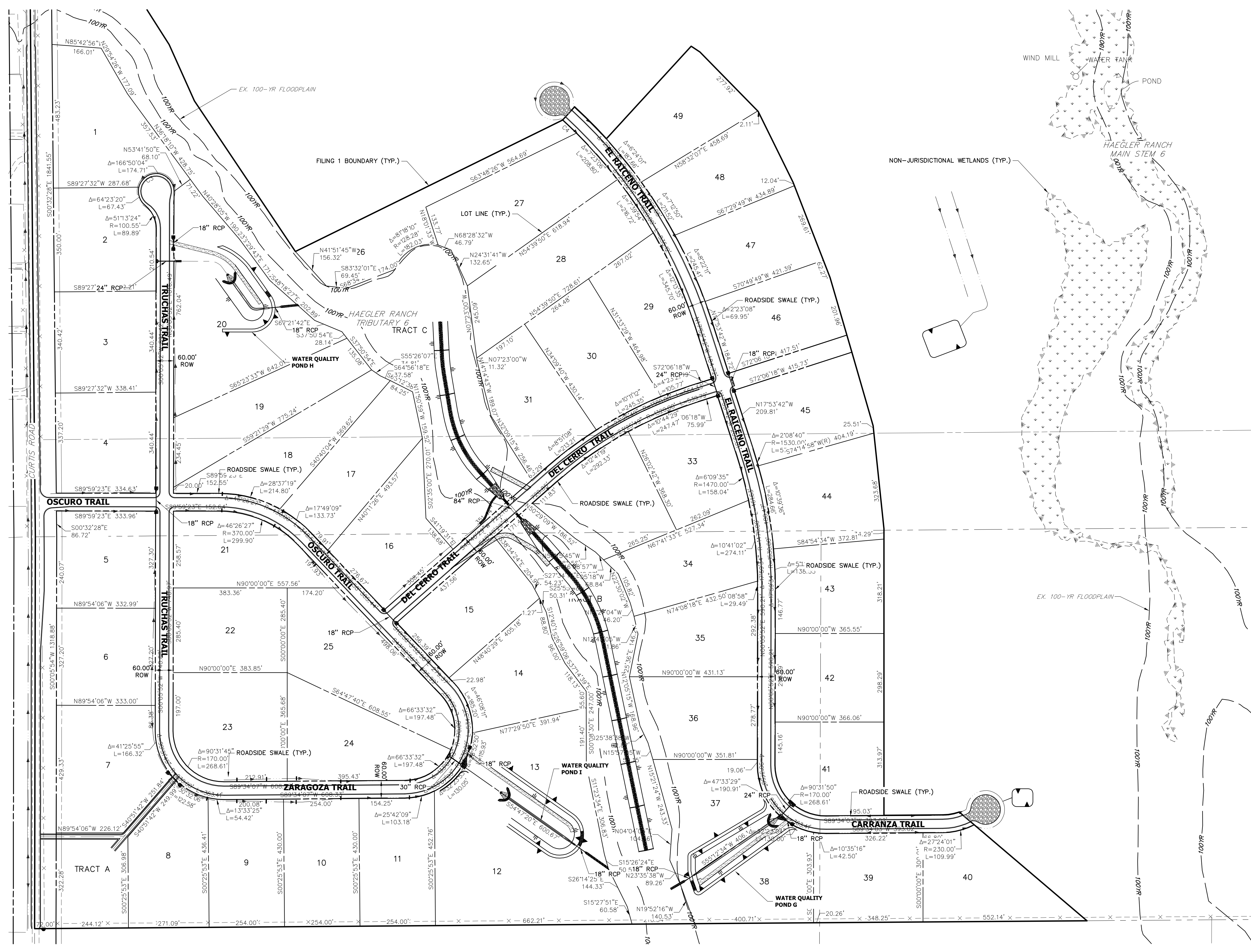
32314

DATE 10/30/20

PROFESSIONAL ENGINEER

ERING, LLC

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EPC 11/15/2021




Know what's below.
Call before you dig.

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

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

No.	REVISION	BY	DATE

**J.R. ENGINEERING**
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UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE FOR
DESIGNATED BY WRITTEN
AUTHORIZATION.