

# SADDLEHORN RANCH - FILING 1

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



Know what's below.  
Call before you dig.

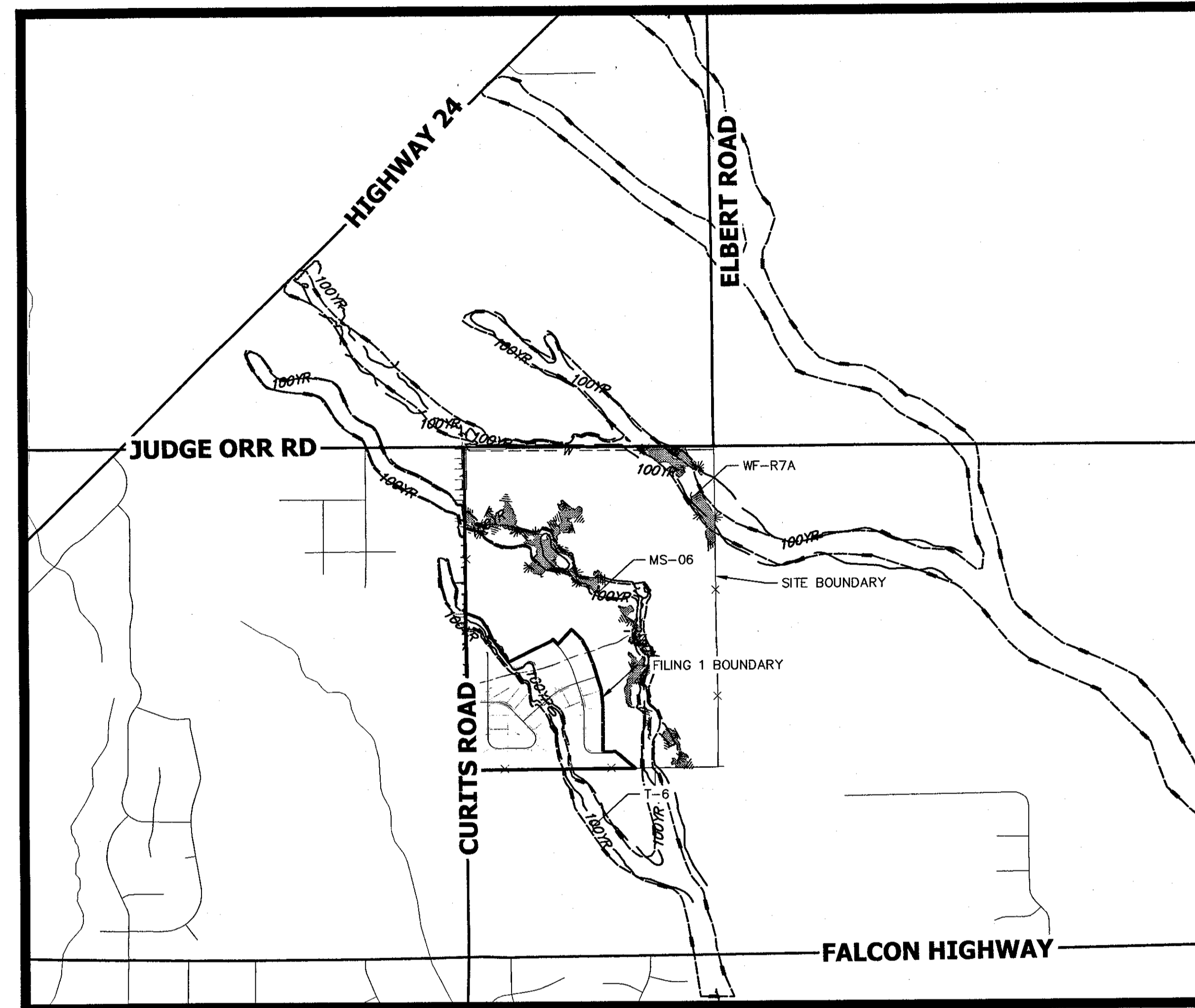
UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, JR ENGINEERING  
APPROVES THEIR USE  
ONLY FOR THE PURPOSES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

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

**JR ENGINEERING**  
A Westlan Company  
Central: 303-740-9888 • Colorado Springs: 719-580-2588  
Fort Collins: 970-491-9888 • www.jrengineering.com

### 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		
CIP	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		
HDPE	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	LOAD		
LE	LANDSCAPE EASEMENT		
LF	LINEAR FOOT		
LN	LANE		
LOMR	LETTER OF MAP REVISION		
LP	LOW POINT		
LSJ	LUMP SUM		
LT	LEFT		
MAX	MAXIMUM		
M/D	MOISTURE DENSITY		
MDDP	MASTER DEVELOPMENT PLAN		
MH	MANHOLE		
MIN	MINIMUM		
MP	MID POINT CURVE		
MS	MOUNTAIN SIDEWALK		
N	NORTH		
NRCP	NON-REINFORCED CONCRETE PIPE		
ODP	OFFICIAL DEVELOPMENT PLAN		
OHE	OVERHEAD ELECTRIC		
OHU	OVERHEAD UTILITY		
PC	POINT OF CURVATURE		
PCC	POINT OF COMPOUND CURVATURE		
PCR	POINT OF CURB RETURN		
POD	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		
ROBC	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 SYSTEM		
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		
WC	WEST		
WL	WATER LINE		
WM	WATER MAIN		
WRD	WATER RESOURCES DEPARTMENT		
WS	WATER SURFACE		
WSE	WATER SURFACE ELEVATION		
WTR	WATER		



### VICINITY MAP

SCALE: 1" = 2000'

### SHEET INDEX

1	- COVER SHEET
2	- STANDARD NOTES
3	- LEGEND
4	- TYPICAL SECTIONS
5	- CURTIS ROAD DEMOLITION PLAN
6-18	- STREET IMPROVEMENT PLAN AND PROFILE
19-20	- SIGNAGE PLAN
21	- OVERALL UTILITY & SERVICE PLAN
22-32	- WATER DISTRIBUTION PLAN
33	- OVERALL FIRE HYDRANT PLAN
34	- STORM SEWER PLAN AND PROFILE
35-36	- CHANNEL IMPROVEMENT PLANS
37-39	- POND H GRADING PLAN
40	- POND H OUTLET STRUCTURE DETAILS
41-43	- POND I GRADING PLAN
44	- POND I OUTLET STRUCTURE DETAILS
45-47	- POND G GRADING PLAN
48	- POND G OUTLET STRUCTURE DETAILS
49-51	- DETAILS

### CONTACTS:

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



### BENCHMARK:

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

### BASIS OF BEARINGS:

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

### EL PASO COUNTY STATEMENT

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

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

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

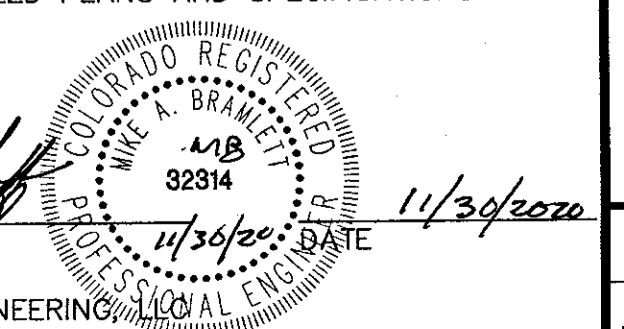
JENNIFER IRVINE, P.E. DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

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

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



SADDLEHORN RANCH - FILING 1  
CONSTRUCTION DOCUMENTS  
COVER SHEET

NO.	REVISION	DATE

SHEET 1 OF 51  
JOB NO. 2514202

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.

### 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 11/30/2020  
DATE

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

### DISTRICT APPROVALS

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

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

**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.

*Mike Bramlett*

11/21/20

**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.

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

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

**J.R. ENGINEERING**  
 A Western Company  
  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

SADDLEHORN RANCH -  
 FILING 1  
 STANDARD NOTES

SHEET 2 OF 51  
 JOB NO. 2514202

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

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

32314  
 11/20/20

X:\251009\2514202\Drawings\Sheet Dwg\CD0-2514202\01.dwg, Notes, 5/6/2020 11:38:46 AM, ccomert

### LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	---	---
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	---	---
CHAIN LINK FENCE	---	---
WOOD FENCE	---	---
MASONRY FENCE	---	---
GUARDRAIL	---	---
CONC. BARRIER	---	---
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN	---	---
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE OF FILLS	---	---
CUT AND FILL LINE	C/F	C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---
FLOW ARROWS	---	---

### UTILITIES LEGEND

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊗	●
STORM INLET	⊘	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊗	⊗
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr S <sup>o</sup>	
SERVICE MARKER	△	
CLEAN-OUT	○	+
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊗	●
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
SERVICE MARKER	△	
FIRE HYDRANT	⊗	●
FIRE CONNECTION	⊗	●
MANHOLE	⊗	●
BEND	⊗	●
BLOW-OFF VALVE	⊗	●
WELL	⊗	●
METER	⊗	●
VALVE	⊗	●
REDUCER	⊗	●
THRUST BLOCK	⊗	●
CROSS	⊗	●
PLUG W/ THRUST BLOCK	⊗	●
TEE	⊗	●
REVERSE ANCHOR	⊗	●
ANODE	⊗	●
AIR & VACUUM VALVE ASSEMBLY	⊗	●
TRANSMISSION BLOW-OFF ASSEMBLY	⊗	●
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	
METER	⊗	●
VALVE	⊗	●
PLUG	⊗	●
TEE	⊗	●
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	⊗	●
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊗	●
ELECTRICAL METER	⊗	●
ELECTRICAL MANHOLE	⊗	●
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	⊗	●
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	⊗	●
TELEPHONE MANHOLE	⊗	●
UTILITY POLE	⊗	●
GUY ANCHOR	⊗	●
GUY POLE	⊗	●
<b>MISC. UTILITIES</b>		
VENT PIPE	VP	●
TEST HOLE DESIGNATOR	TH#	●

### MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	●AC
BRASS CAP - FOUND	●BC
BENCHMARK - FOUND	⊕
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	□
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	△
MONUMENT - FOUND (ALTERNATE 5)	◆
MONUMENT - FOUND (ALTERNATE 6)	⊗
MONUMENT - FOUND (ALTERNATE 7)	⊙
NAIL & WASHER - FOUND	●NAIL & WASHER
PANEL - FOUND	⊕
PK NAIL - FOUND	●PK NAIL
ROW MONUMENT - FOUND	⊕
ROW MARKER - FOUND	⊗
SECTION CORNER - FOUND	⊕
SECTION CORNER - SET	⊕
QUARTER-SECTION CORNER - FOUND	⊕
QUARTER-SECTION CORNER - SET	⊕
SECTION CENTER - FOUND	⊗
SECTION CENTER - FOUND	⊗
CONTROL/TRaverse POINT - SET	△

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

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

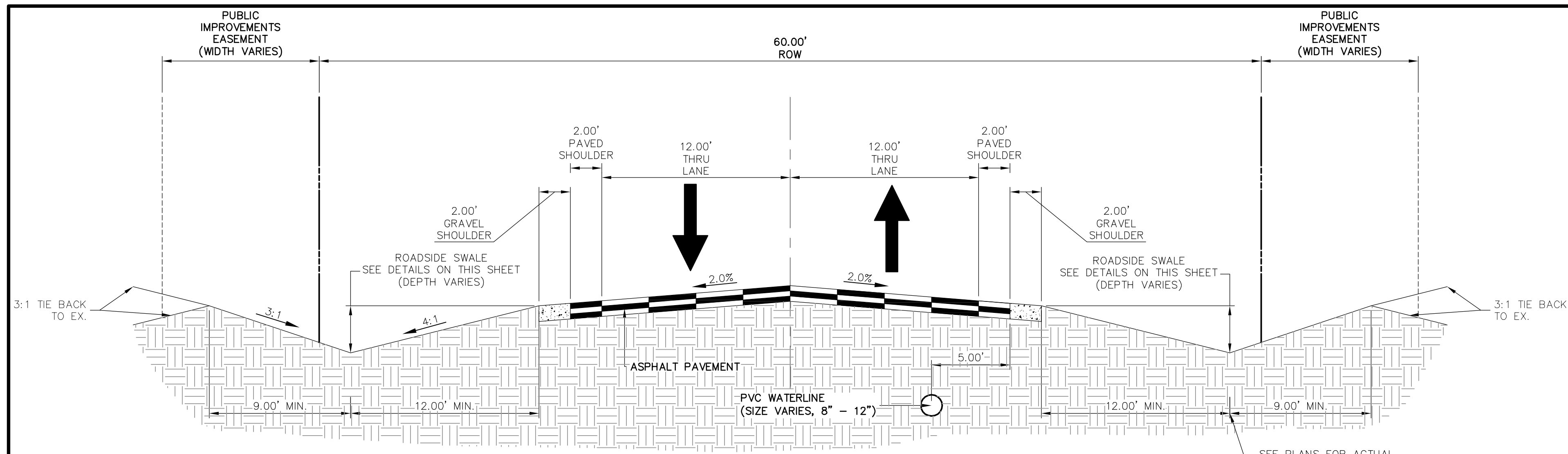
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9883 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

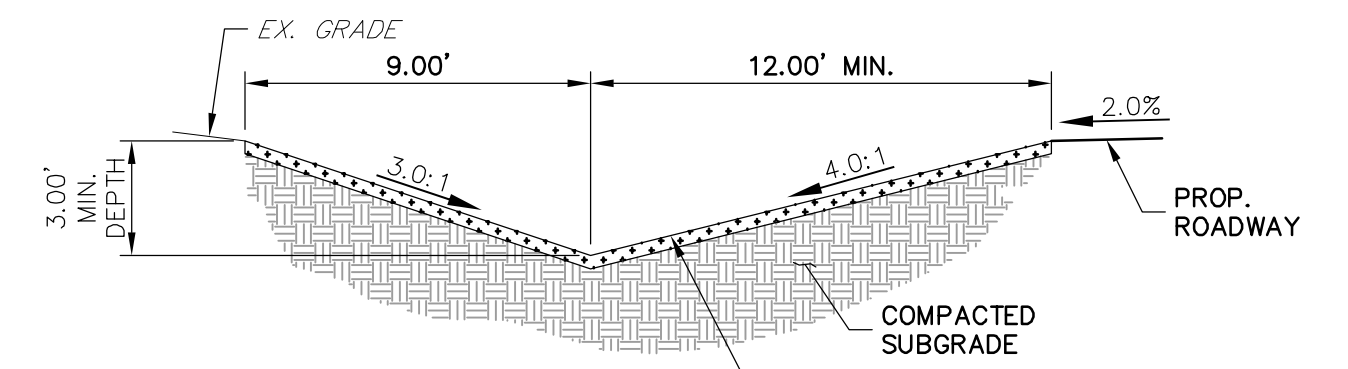
H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				05/07/20	NQJ	NQJ	

**SADDLEHORN RANCH -**  
**FILING 1**  
**LEGEND**

**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

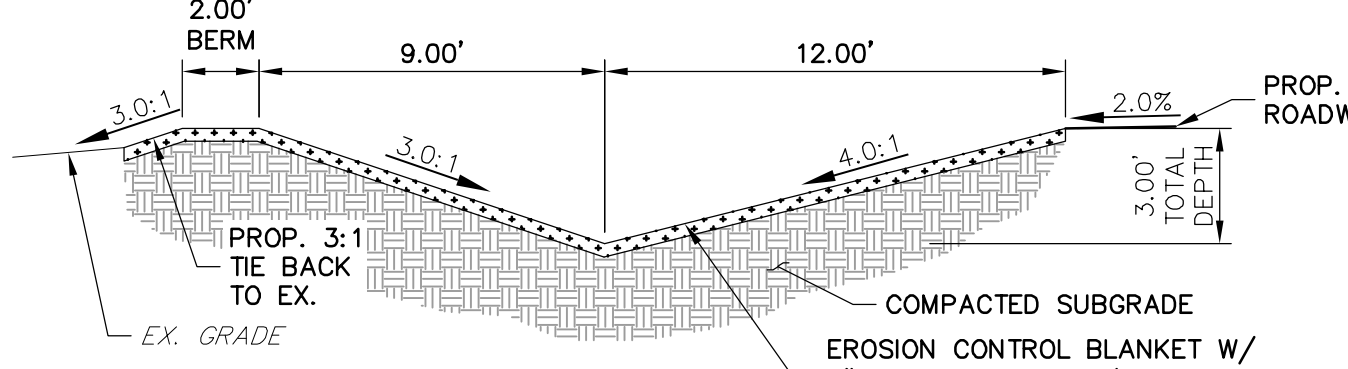


**TYPICAL RURAL LOCAL**  
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH  
 SCALE: 1" = 5'



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

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

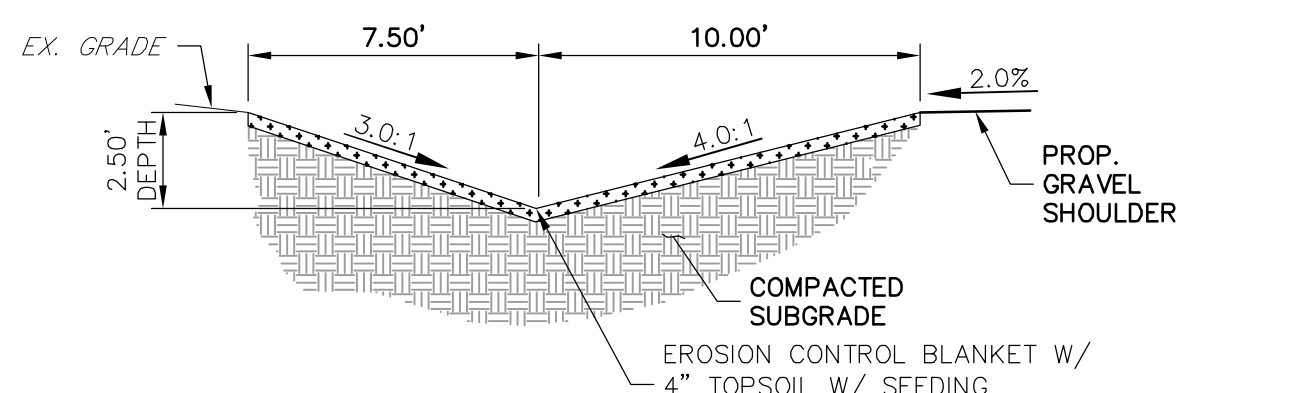


**SWALE SECTION B-B**  
 SCALE: 1" = 5'

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

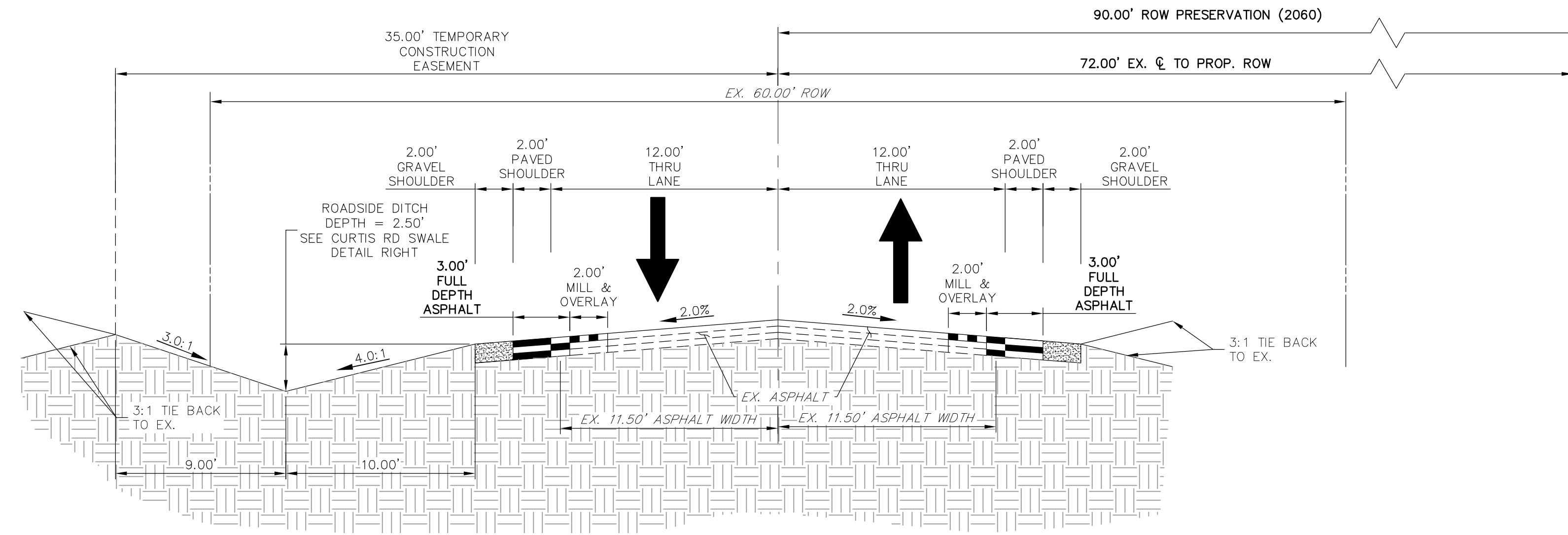
**ROADSIDE SWALE NOTES**

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

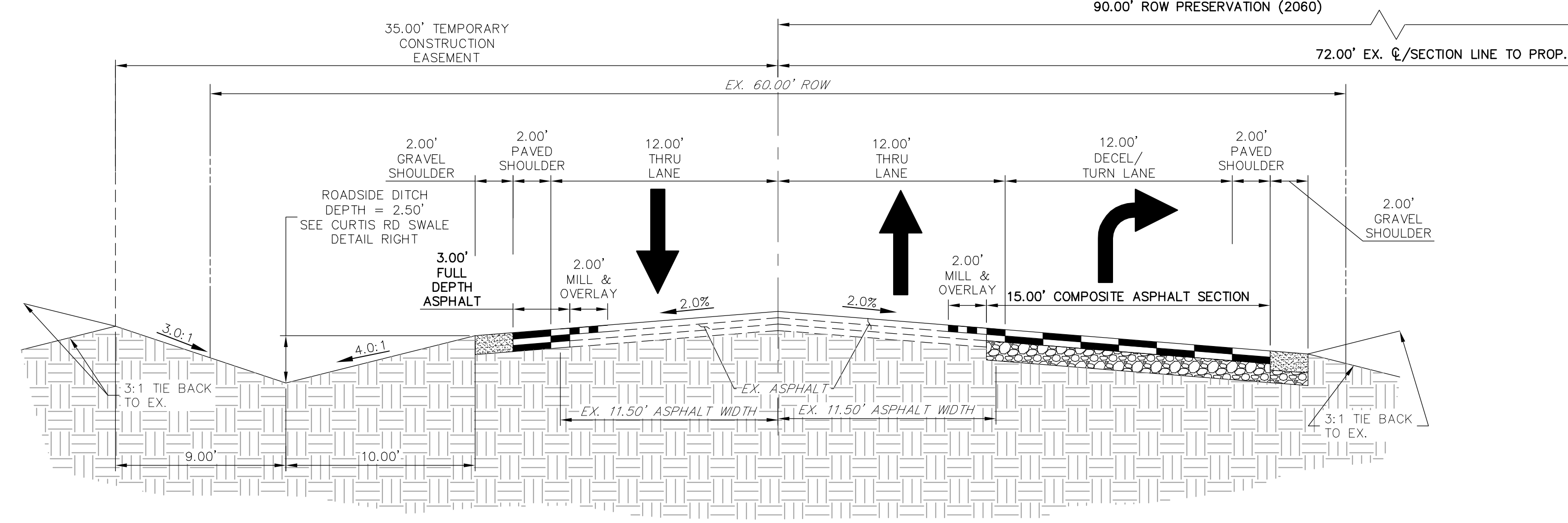


**CURTIS ROAD SWALE SECTION**  
 (EL PASO COUNTY MOD. RURAL MINOR ARTERIAL)  
 SCALE: 1" = 5'

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



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



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

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

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

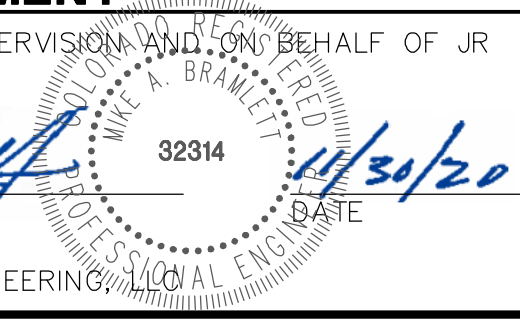
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

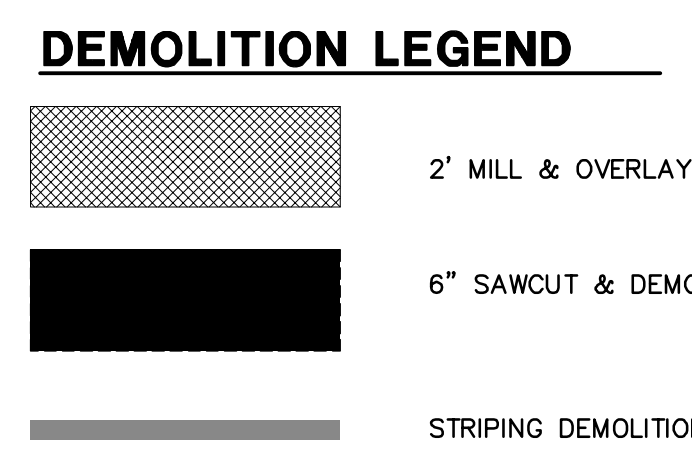
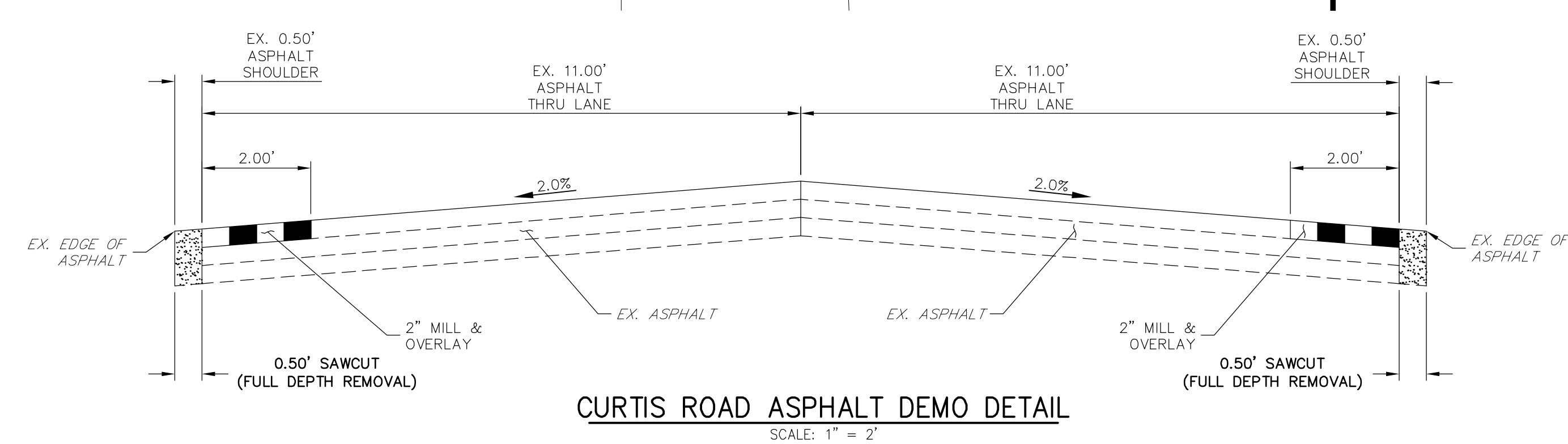
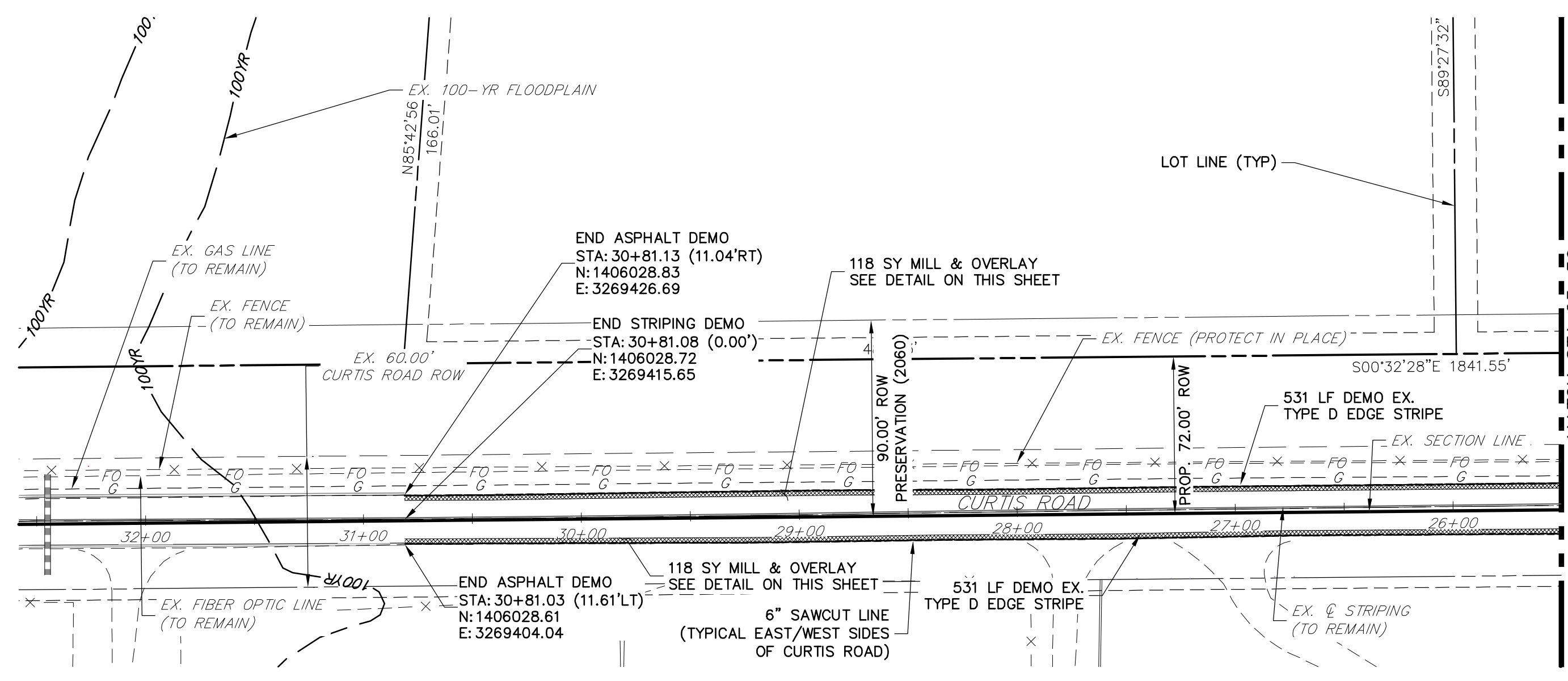
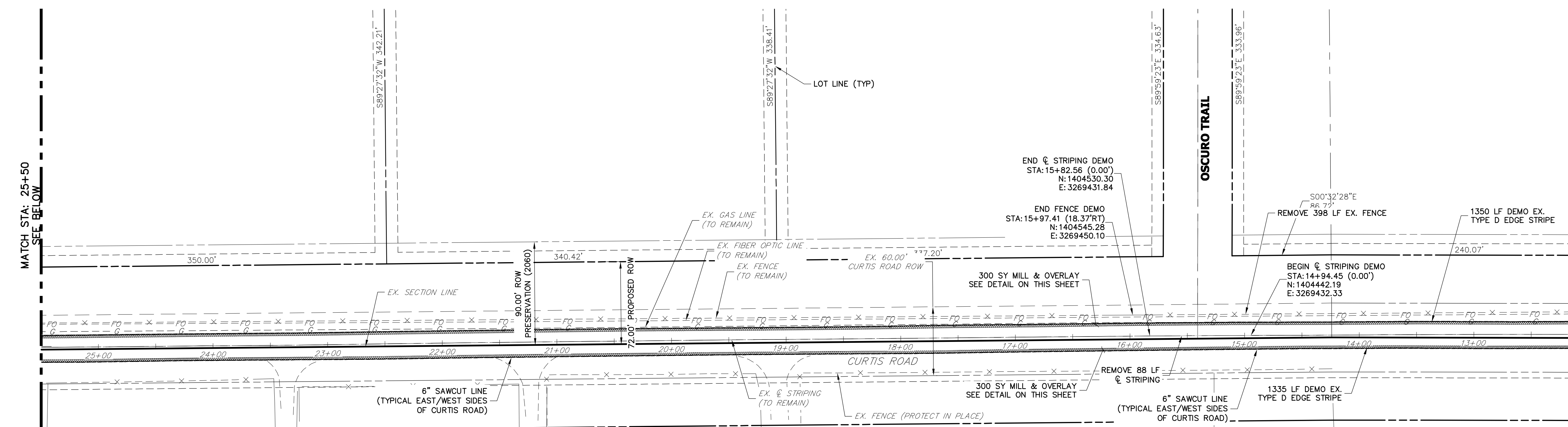
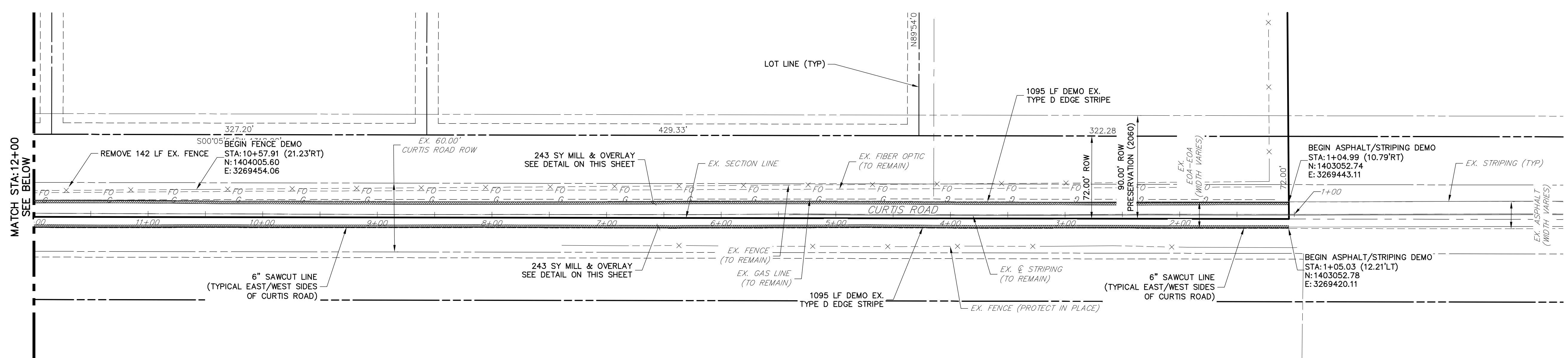
**SADDLEHORN RANCH - FILING 1**  
 TYPICAL SECTIONS

**ENGINEER'S STATEMENT**

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



X:\251006\jms14202\Drawings\Sheet\Drawings\2514202\01.dwg Typical Sections\_5/8/2020 11:38:58 AM - comtdr



- CURTIS ROAD DEMOLITION NOTES**
1. ALL EXISTING & STRIPING TO REMAIN, UNLESS OTHERWISE NOTED.
  2. ALL EXISTING ASPHALT BETWEEN LIMITS OF MILL AND OVERLAY TO REMAIN.
  3. EXISTING ASPHALT OUTSIDE THE EXISTING EDGE LINE STRIPING IS TO BE DEMOLISHED, TYPICAL BOTH SIDES OF CURTIS ROAD.
  4. EXISTING EDGE LINE STRIPING TO BE REMOVED WITHIN LIMITS OF CURTIS ROAD IMPROVEMENTS. SEE CURTIS ROAD STRIPING PLAN FOR PROPOSED STRIPING.

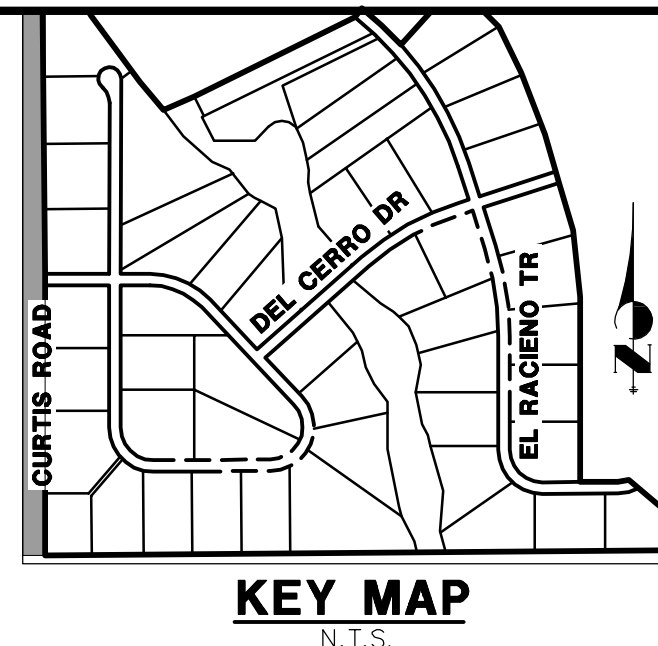
**811**  
Know what's below.  
Call before you dig.

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

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

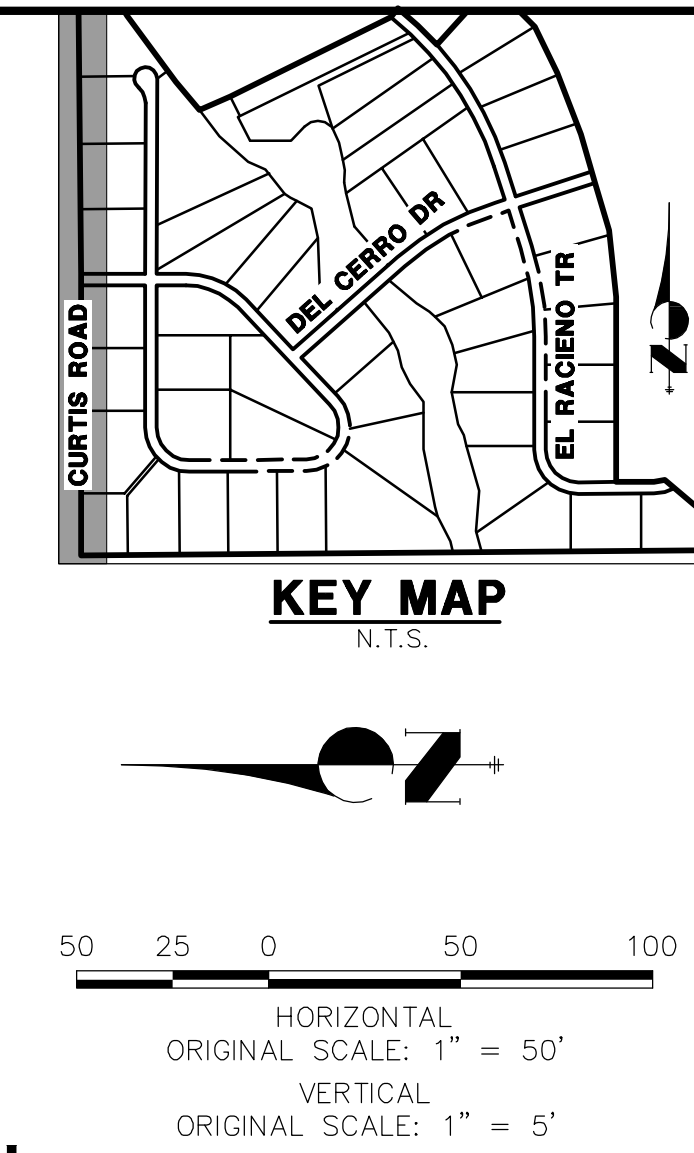
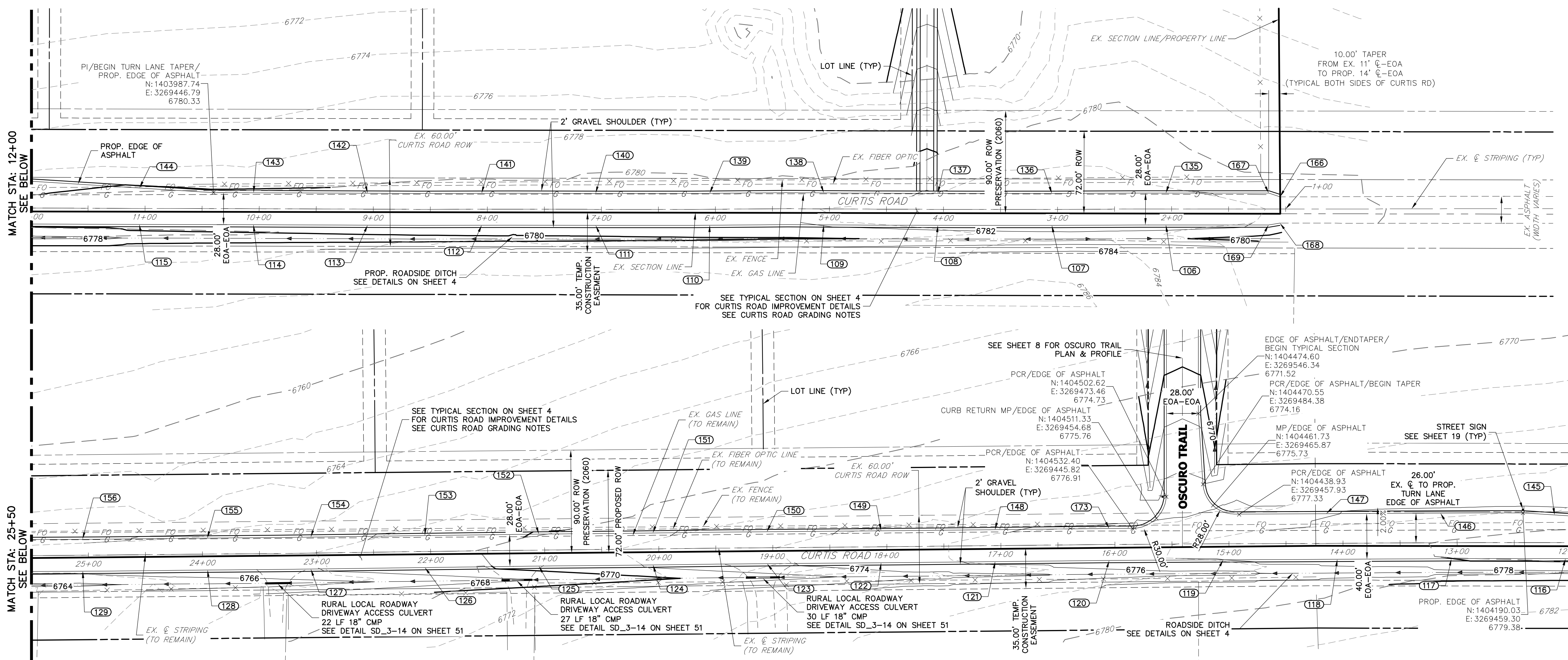
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 11/30/20



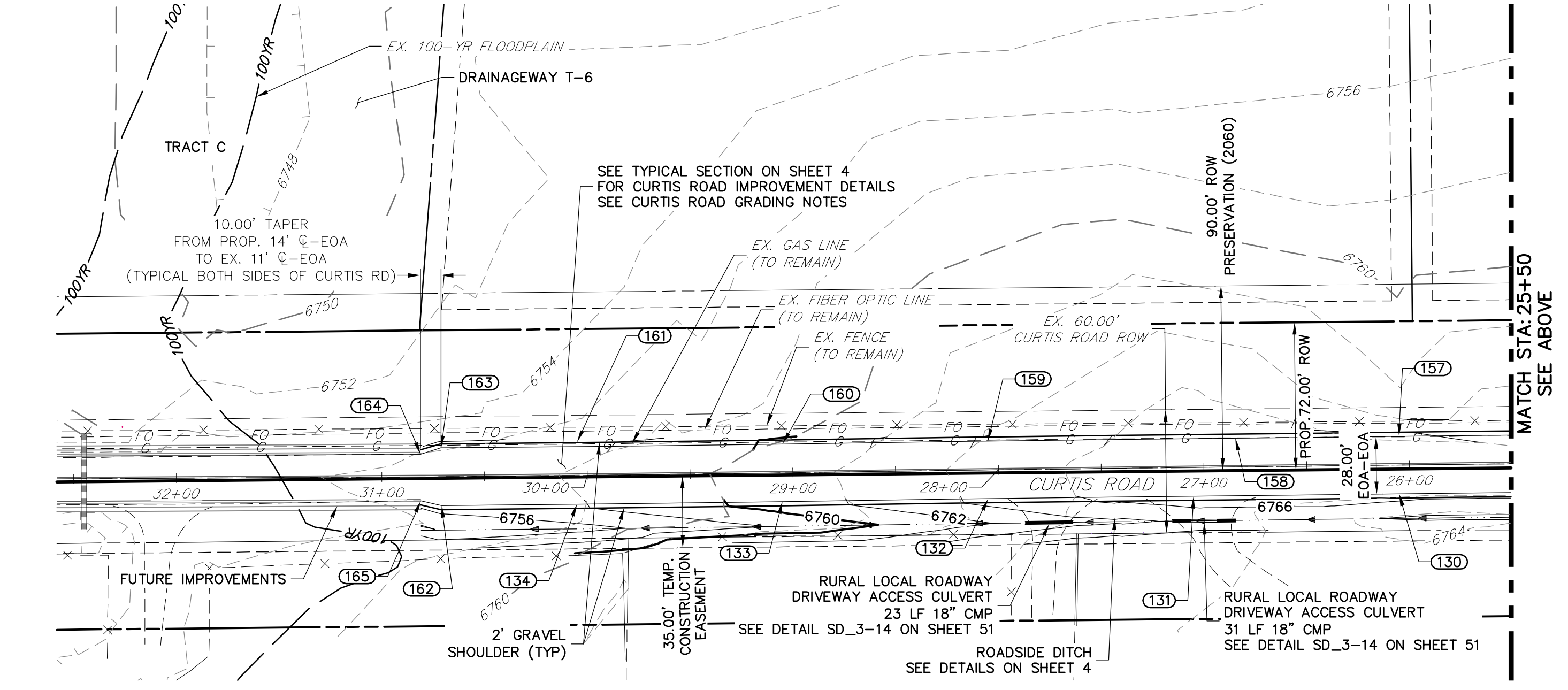
<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	
<p>PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</p>	<p>FOR AND ON BEHALF OF JR ENGINEERING</p>
<p><b>J.R. ENGINEERING</b> A Western Company Central 303-740-9888 • Colorado Springs 719-588-2683 Fort Collins 970-491-9888 • www.jrengineering.com</p>	
<p>BY DATE</p>	<p>REVISION</p>
<p>H-SCALE 1"=50'</p>	<p>V-SCALE N/A</p>
<p>DATE 05/07/20</p>	<p>DESIGNED BY NQJ</p>
<p>DRAWN BY NQJ</p>	<p>CHECKED BY NQJ</p>
<p><b>SADDLEHORN RANCH - FILING 1</b></p>	
<p><b>CURTIS ROAD DEMOLITION PLAN</b></p>	
<p>SHEET 5 OF 51</p>	<p>JOB NO. 2514202</p>

X:\2514202\Drawings\Sheet\Drawings\2514202\2514202\M01.dwg, Curtis Road\_Demo Plan, 5/6/2020 11:38:22 AM, comonr



UNLESS SHOWN OTHERWISE, THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES AS DESIGNATED BY WRITTEN AUTHORIZATION.

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



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

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

POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
106	2+04.99	14.00' (LT)	EX. CURTIS ROAD	6782.73	EOA
107	3+05.02	14.00' (LT)	EX. CURTIS ROAD	6782.91	EOA
108	4+04.95	14.00' (LT)	EX. CURTIS ROAD	6782.53	EOA
109	5+04.94	14.00' (LT)	EX. CURTIS ROAD	6782.02	EOA
135	2+04.99	14.00' (RT)	EX. CURTIS ROAD	6782.38	EOA
136	3+04.96	14.00' (RT)	EX. CURTIS ROAD	6782.94	EOA
137	4+05.02	14.00' (RT)	EX. CURTIS ROAD	6782.17	EOA

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

**CURTIS ROAD GRADING NOTES**

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

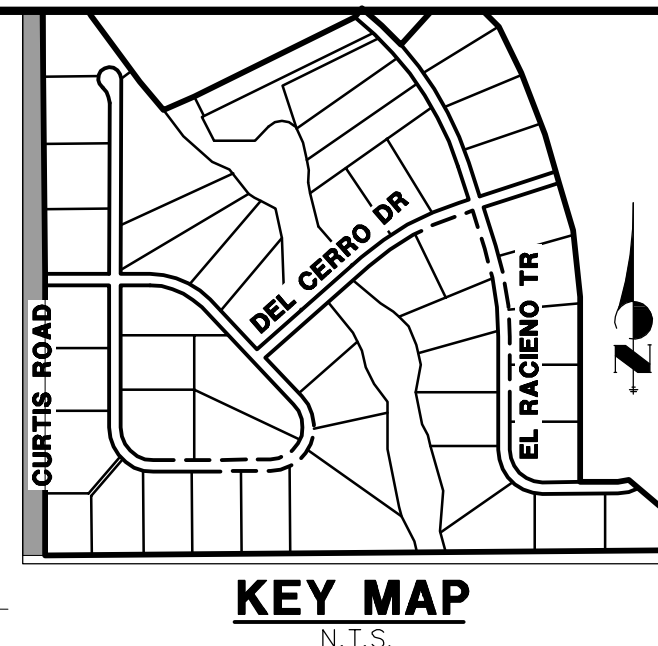
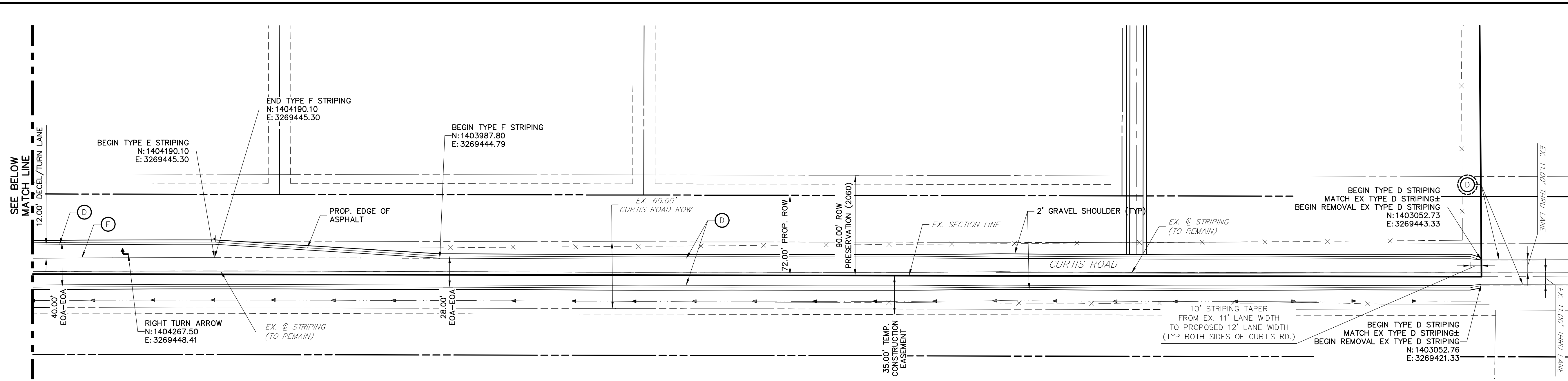
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 MIKE A. BRAMLET, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE: 11/30/20



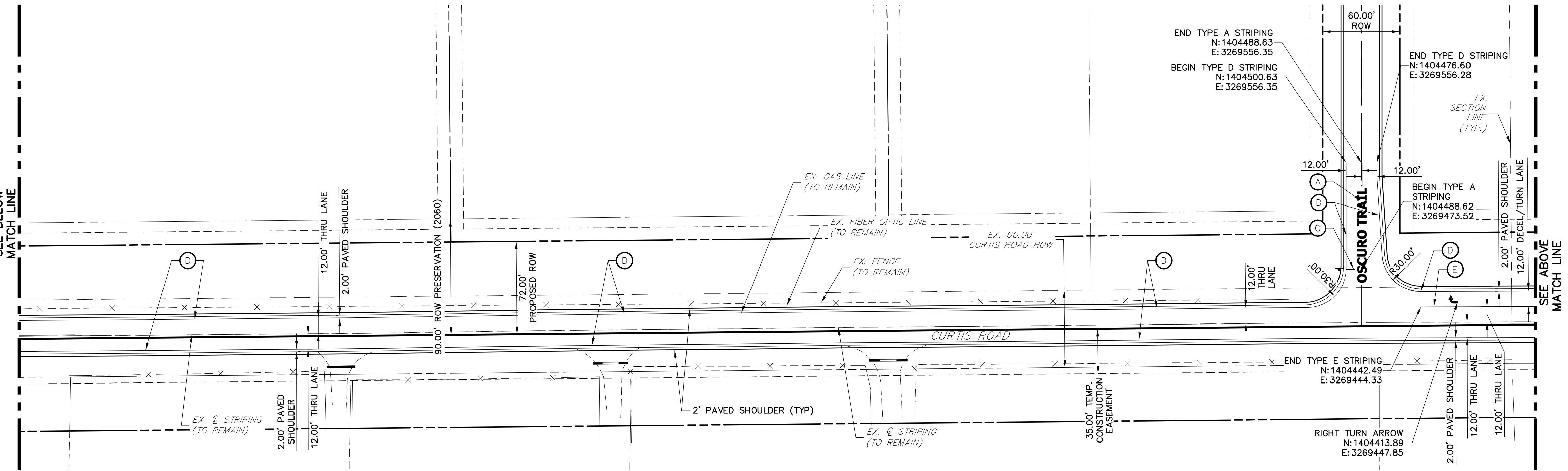
X:\2514202\Drawings\Sheet\DWG\2514202\2514202\2514202.ctb Curtis Road\_Grading.dwg, 5/6/2020 11:40:11 AM, oomph

X:\251006\jra2514202\Drawings\Sheet\Drawings\CD-05-1025301.dwg, Curtis Road STRIPING, 5/9/2020 11:40:19 AM, oomoor



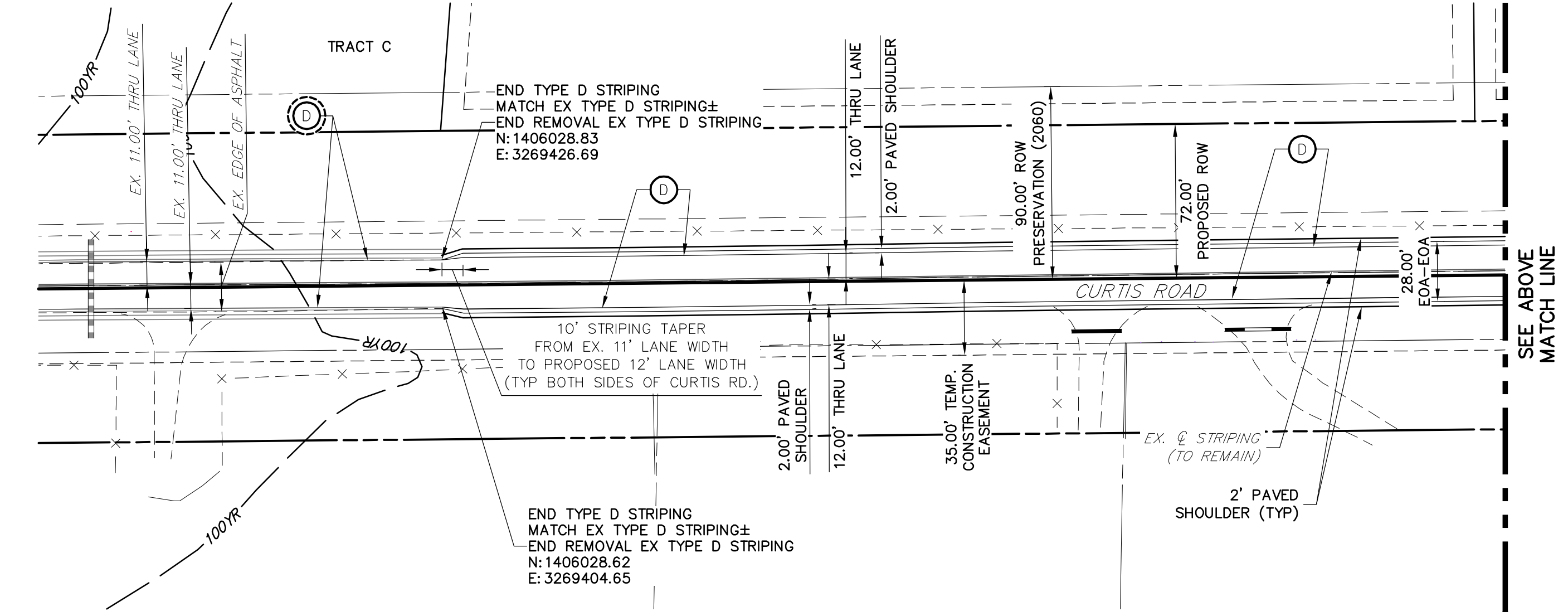
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DESIGNS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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



**SIGNING AND STRIPING NOTES**

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- 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-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- 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.

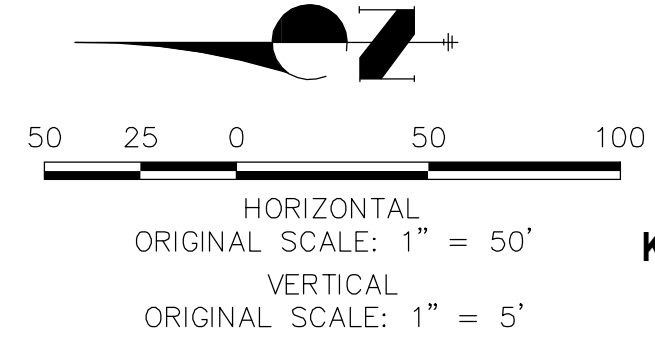


**LEGEND**

- PROPOSED SIGN
- EXISTING SIGN
- ⊗ PROPOSED STRIPE
- ⊗ EXISTING STRIPE
- (A) CENTER LINE - 5" WIDE, 3" GAP, SOLID DOUBLE YELLOW
- (B) CENTER LINE - 5" WIDE, 10' LONG, 30' GAP, DASHED SINGLE YELLOW
- (C) CENTER LINE - 5" WIDE, 10' LONG, 30' GAP, & SOLID YELLOW, DASHED/SOLID DOUBLE YELLOW
- (D) EDGE LINE - 5" WIDE, SOLID WHITE
- (E) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (F) WIDE DOTTED ENTRANCE LINE - 8" WIDE x 2' LONG, 4' GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE

**CURTIS ROAD STRIPING NOTES**

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



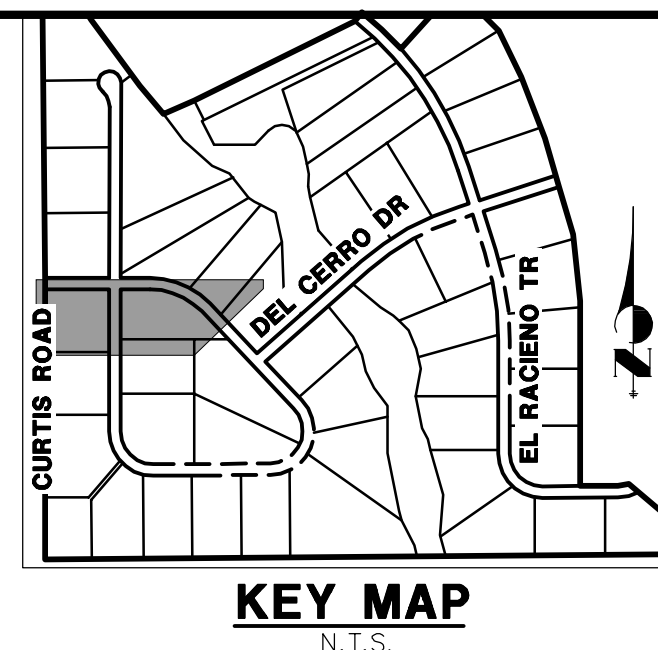
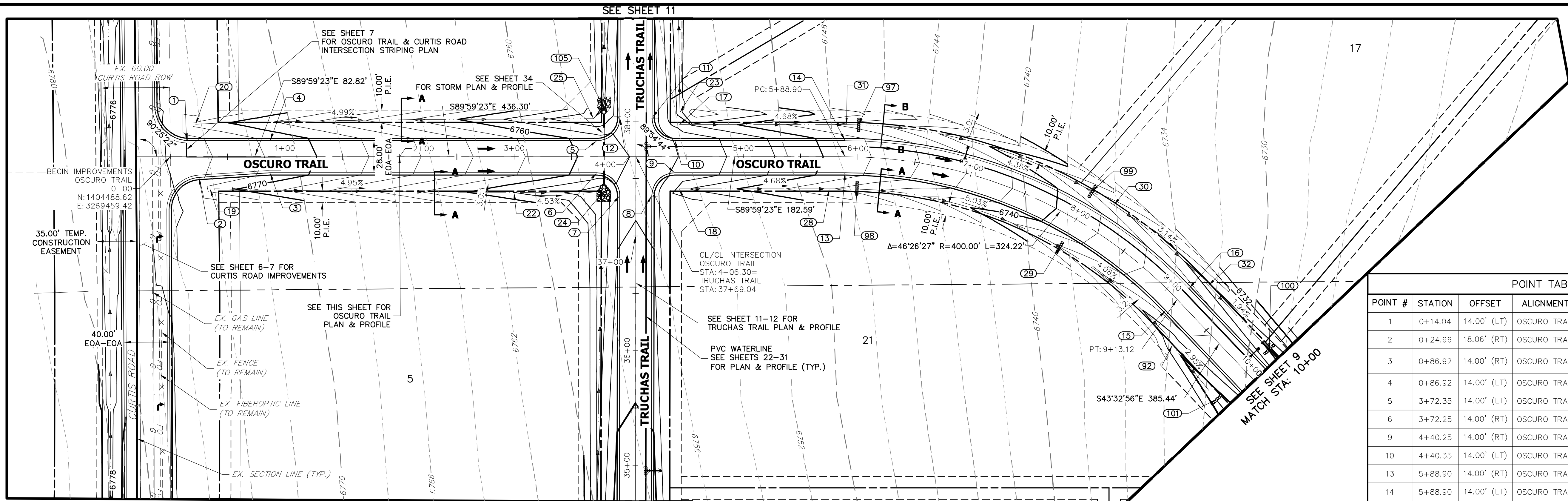
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

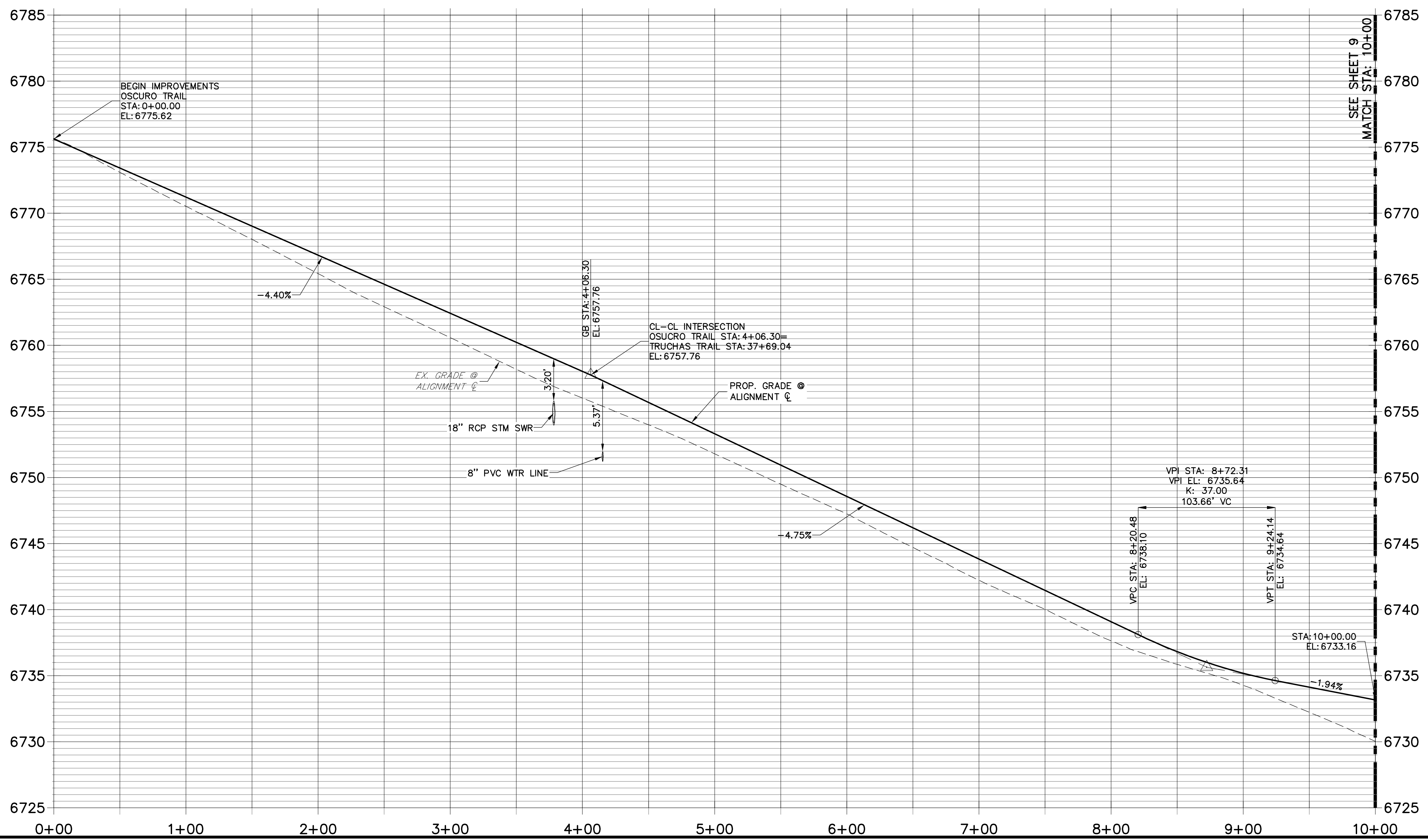
*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

DATE: 11/30/20

SADDLEHORN RANCH - FILING 1		CURTIS ROAD - STRIPING PLAN	
H-SCALE	1"=50'	V-SCALE	N/A
DATE	05/07/20	DESIGNED BY	NQJ
		DRAWN BY	NQJ
		CHECKED BY	
SHEET	7	OF	51
JOB NO.	2514202		



**OSCURO TRAIL PROFILE  
STA 0+00.00 TO 10+00.00**

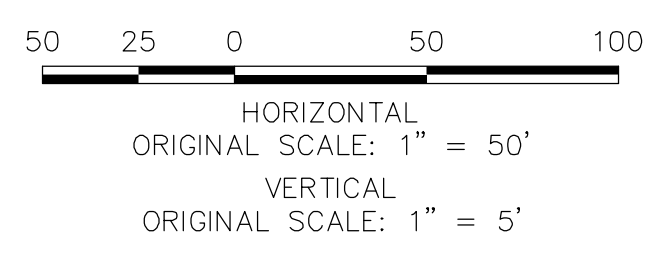


POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	0+14.04	14.00' (LT)	OSCURO TRAIL	6774.73	PCR
2	0+24.96	18.06' (RT)	OSCURO TRAIL	6774.16	PCR
3	0+86.92	14.00' (RT)	OSCURO TRAIL	6771.52	PI/ BEGIN TYP. STREET SECTION
4	0+86.92	14.00' (LT)	OSCURO TRAIL	6771.52	BEGIN TYP. STREET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

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

**STREET IMPROVEMENT NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett*  
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 APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

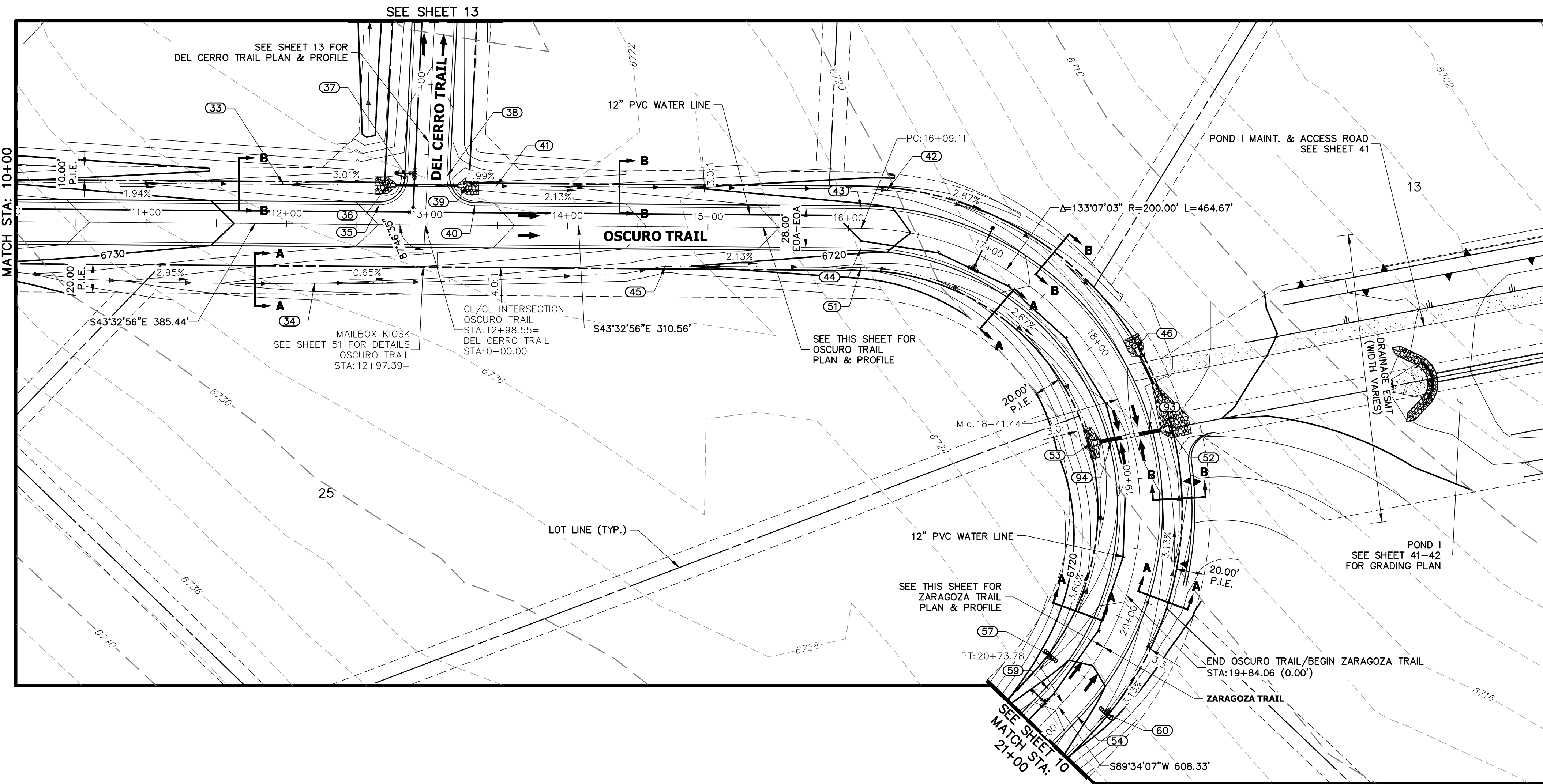
BY	DATE	REVISION

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

SADDLEHORN RANCH - FILING 1  
OSCURO TRAIL - PLAN AND PROFILE

SHEET 8 OF 51  
JOB NO. 2514202





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

**POINT TABULATION**

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

**POINT TABULATION**

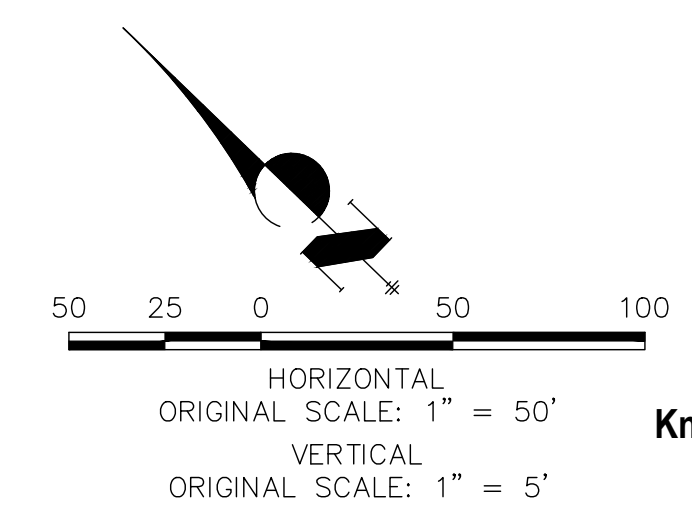
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
54	20+73.78	14.00' (LT)	ZARAGOZA TRAIL	6721.35	PT
57	20+52.48	28.01' (RT)	ZARAGOZA TRAIL	6717.33	SWALE GB/CHECK DAM
59	20+73.78	14.00' (RT)	ZARAGOZA TRAIL	6721.35	PT
60	20+60.00	28.00' (LT)	ZARAGOZA TRAIL	6717.65	SWALE GB/CHECK DAM

**POINT TABULATION**

POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
37	0+32.71	14.00' (LT)	DEL CERRO TRAIL	6726.60	PCR
38	0+35.35	14.00' (RT)	DEL CERRO TRAIL	6726.57	PCR

**STREET IMPROVEMENT NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 11/30/20

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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

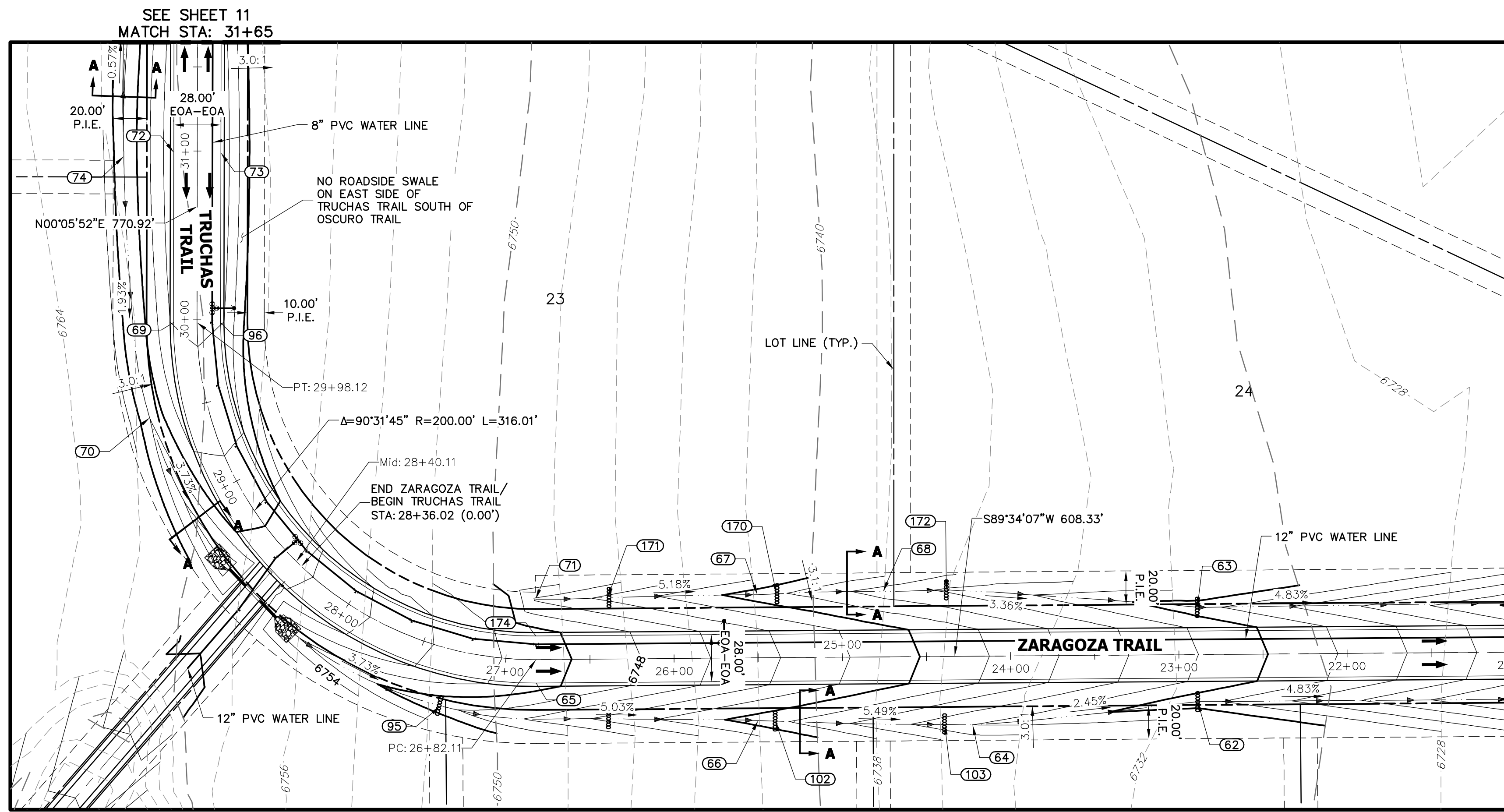
BY	DATE	No.	REVISION

H-SCALE: 1" = 50'  
 V-SCALE: 1" = 5'  
 DATE: 7/15/20  
 DESIGNED BY: NQJ  
 DRAWN BY: NQJ  
 CHECKED BY: NQJ

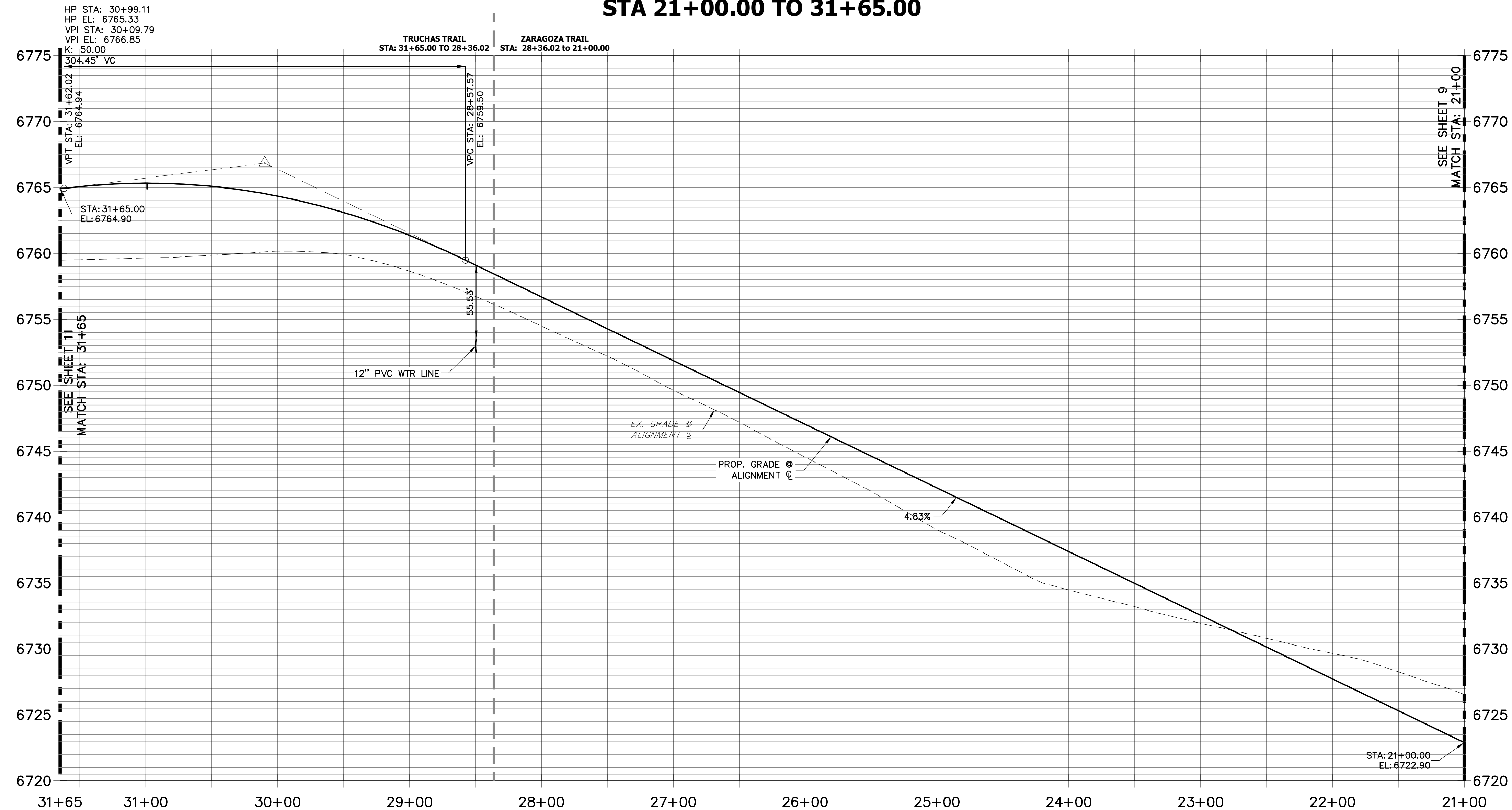
**SADDLEHORN RANCH - FILING 1**

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

SHEET 9 OF 51  
 JOB NO. 2514202

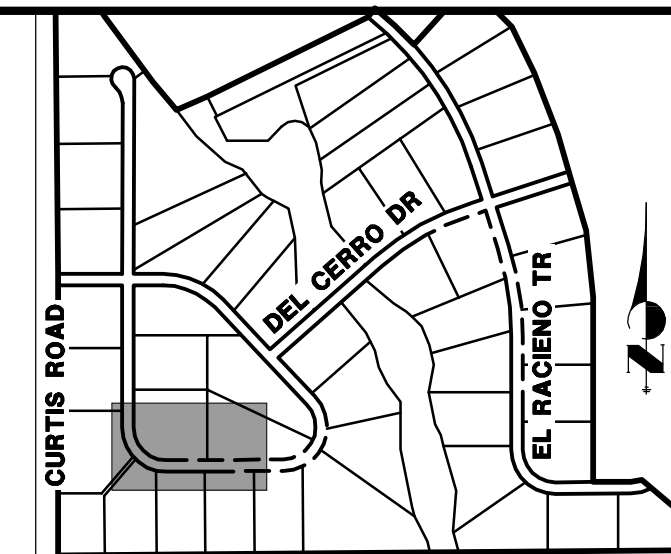


**ZARAGOZA TRAIL (1) & TRUCHAS TRAIL PROFILE  
STA 21+00.00 TO 31+65.00**



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 DESIGNATED BY WRITTEN AUTHORIZATION.

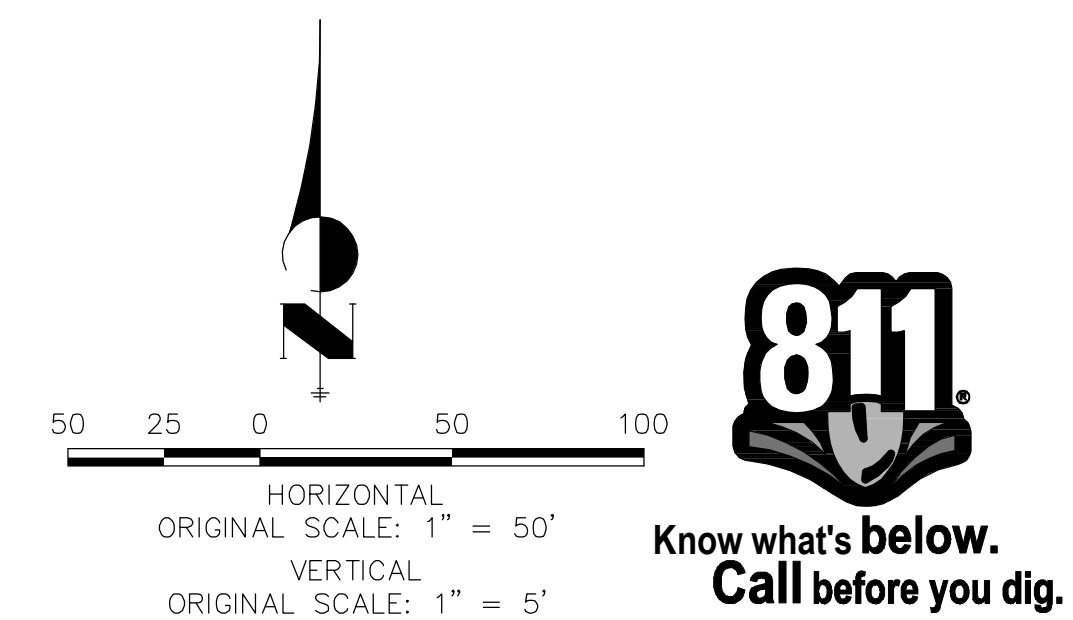
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

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

BY	DATE	REVISION

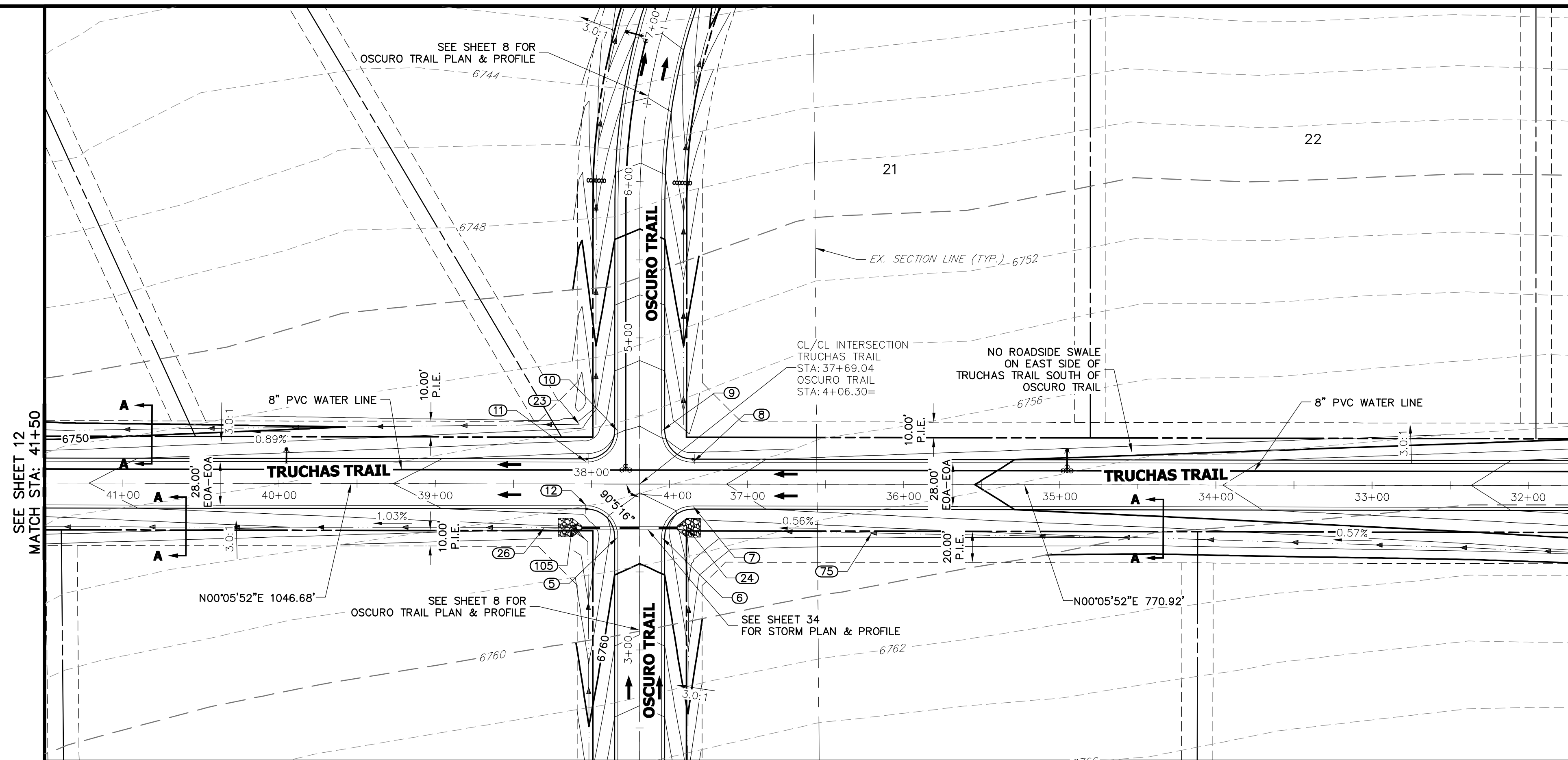
**STREET IMPROVEMENT NOTES**

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



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

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



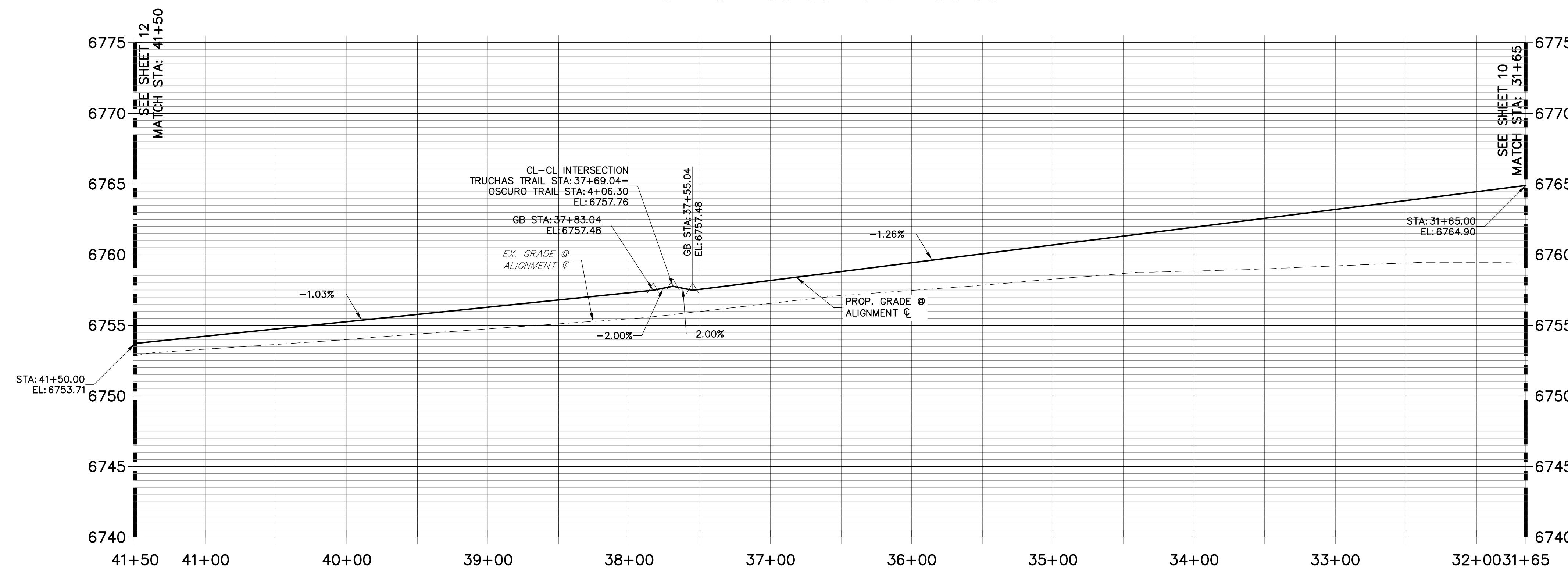
**POINT TABULATION**

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

**POINT TABULATION**

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

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



**STREET IMPROVEMENT NOTES**

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



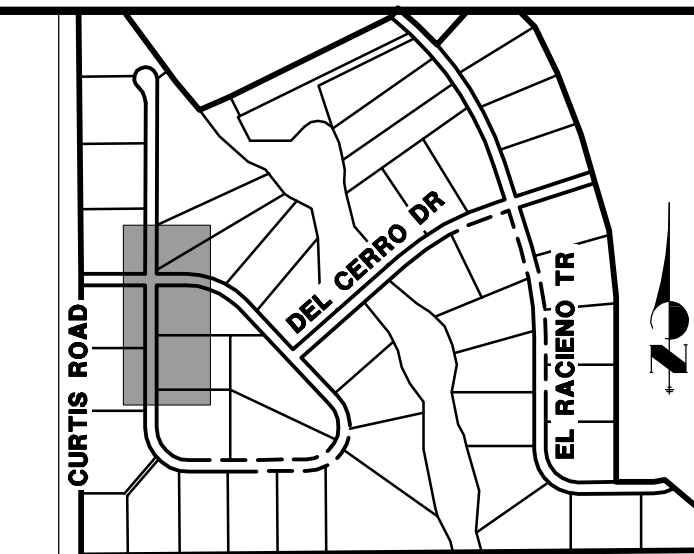
HORIZONTAL SCALE: 1" = 50'  
VERTICAL SCALE: 1" = 5'



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

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

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

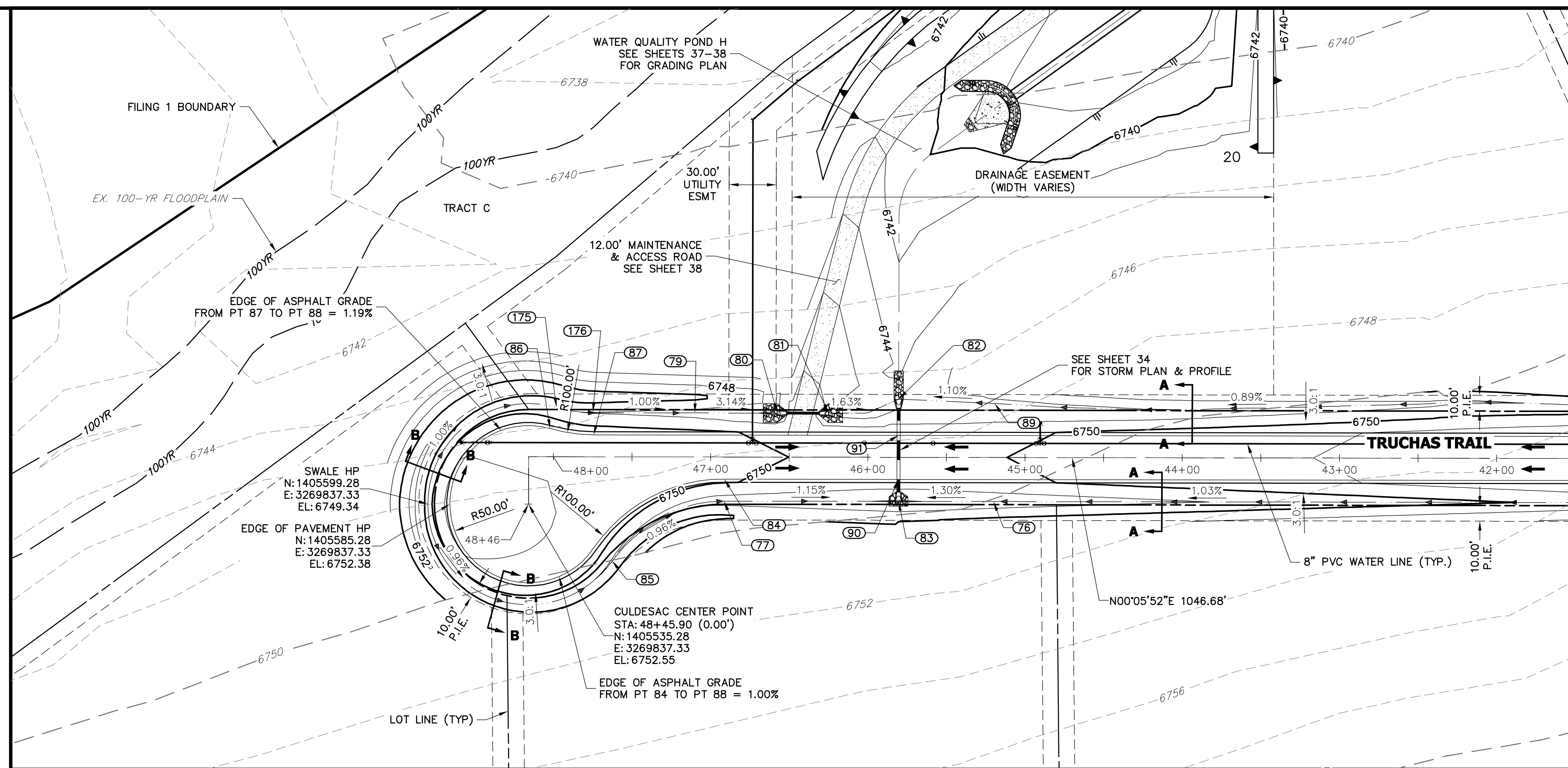
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

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

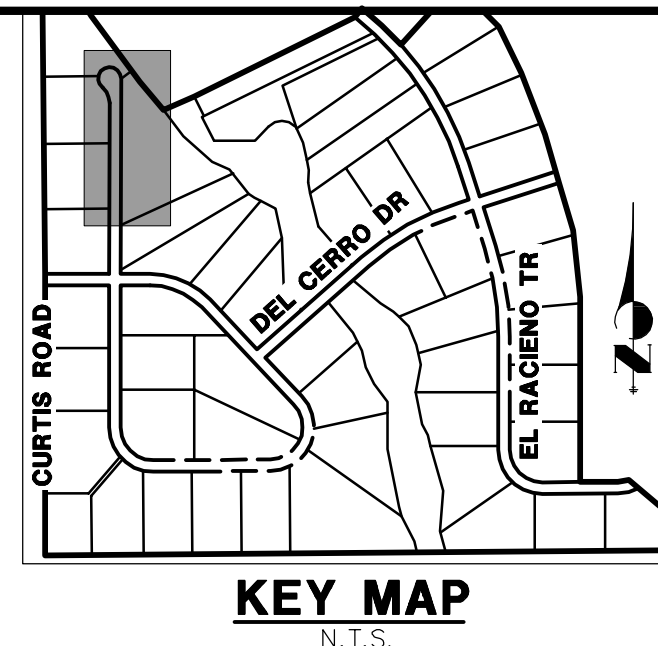
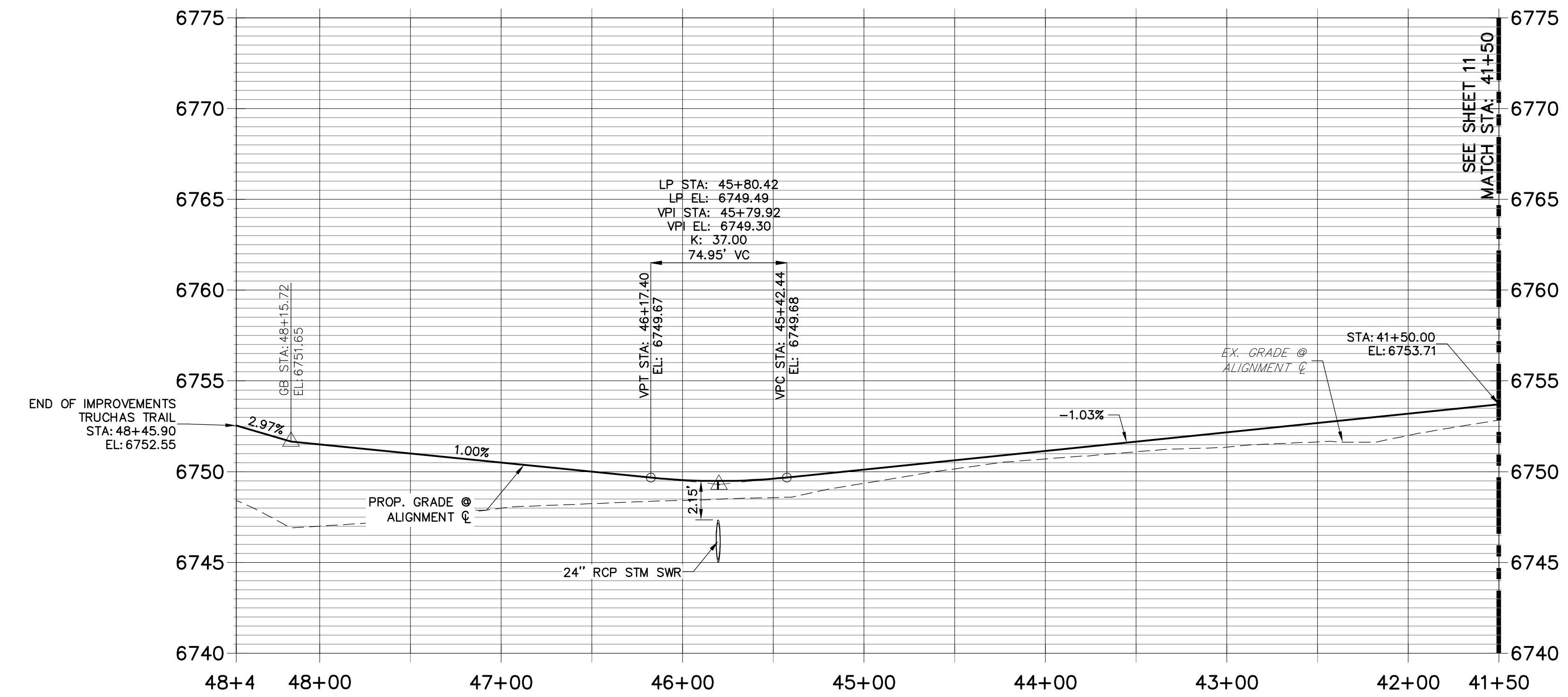
SHEET 11 OF 51  
JOB NO. 2514202



**POINT TABULATION**

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

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



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

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

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

**811**  
Know what's below.  
Call before you dig.

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

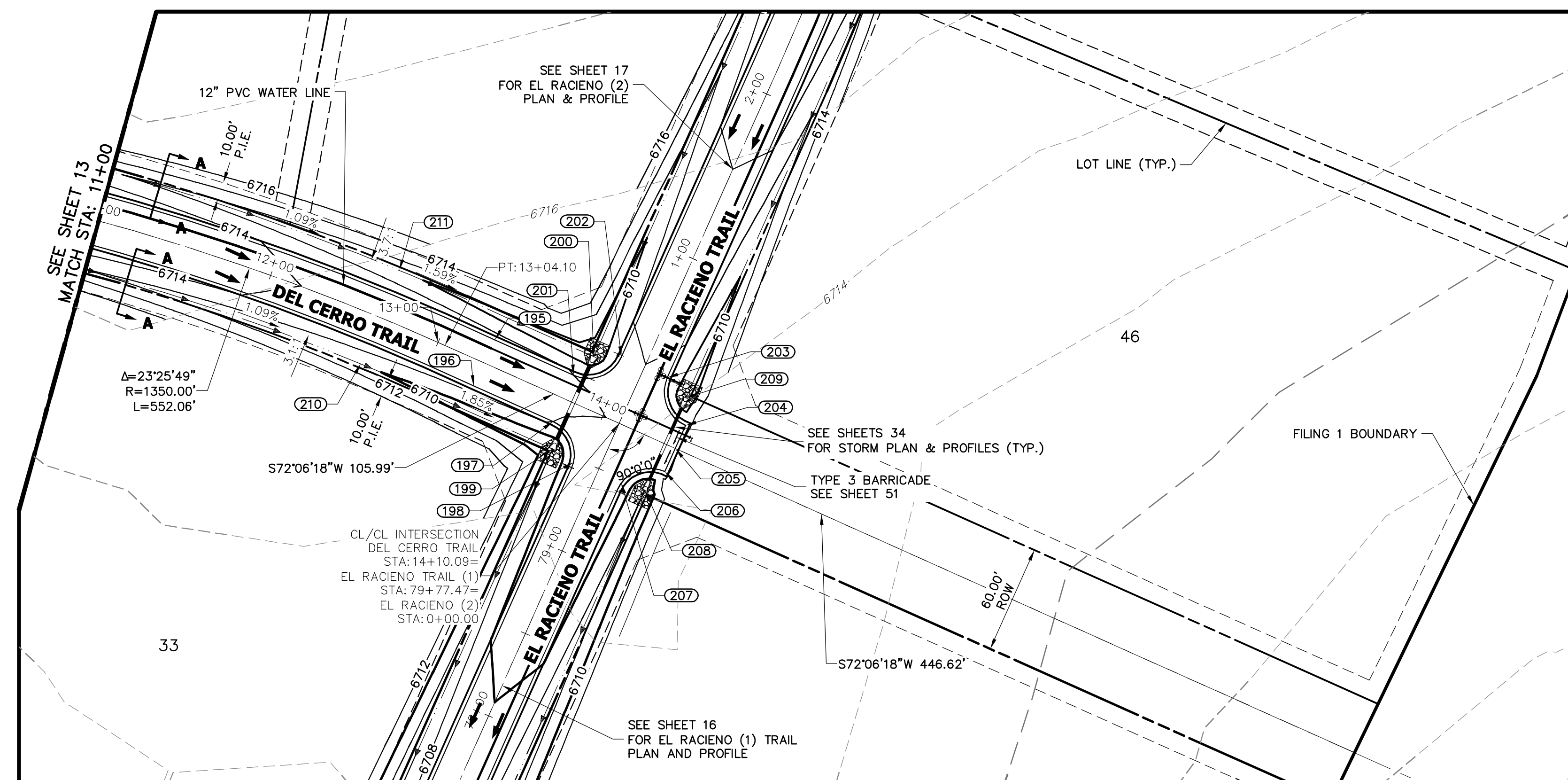
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 04/30/20

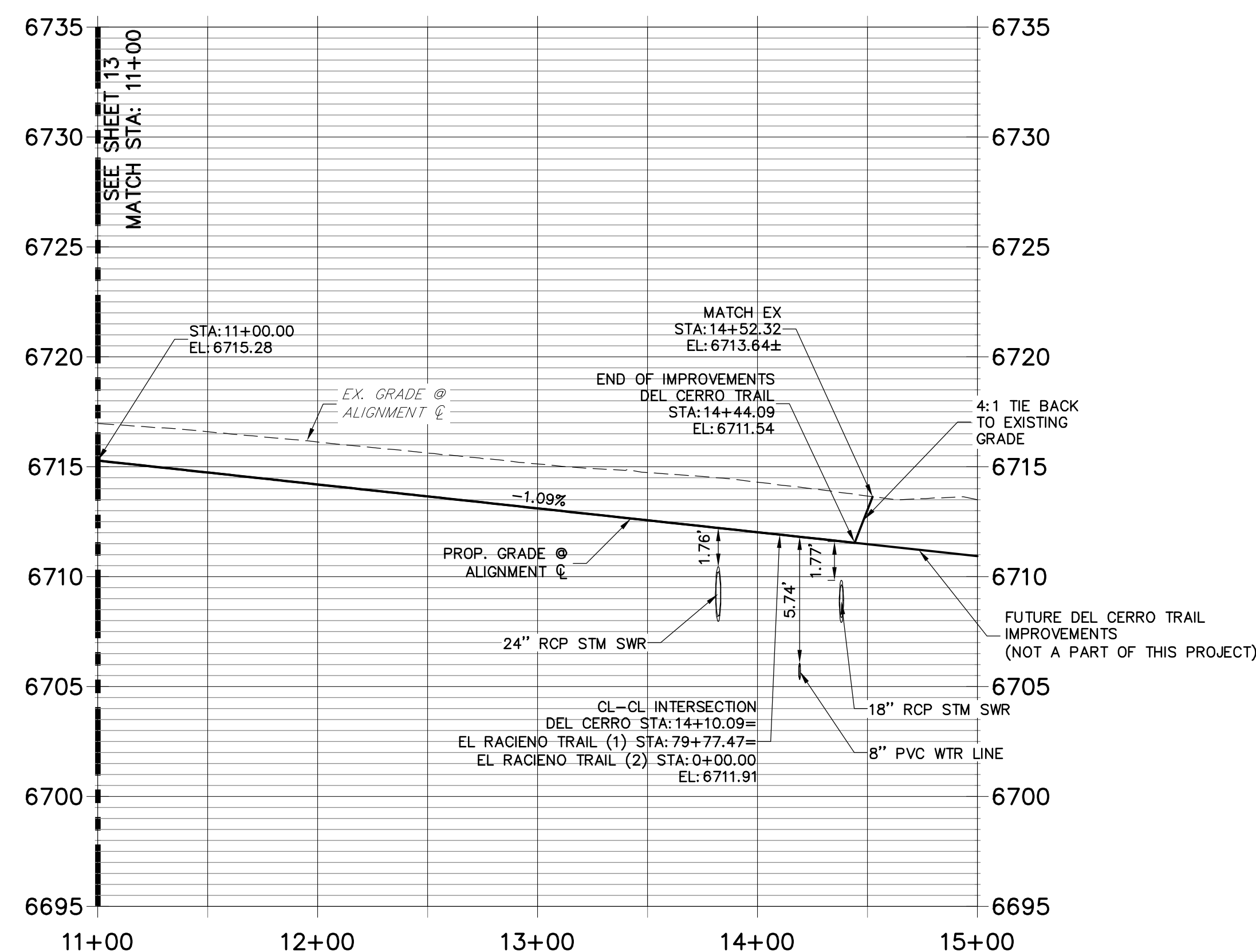
SADDLEHORN RANCH -  
FILING 1  
TRUCHAS TRAIL (CONT.)

SHEET 12 OF 51  
JOB NO. 2514202



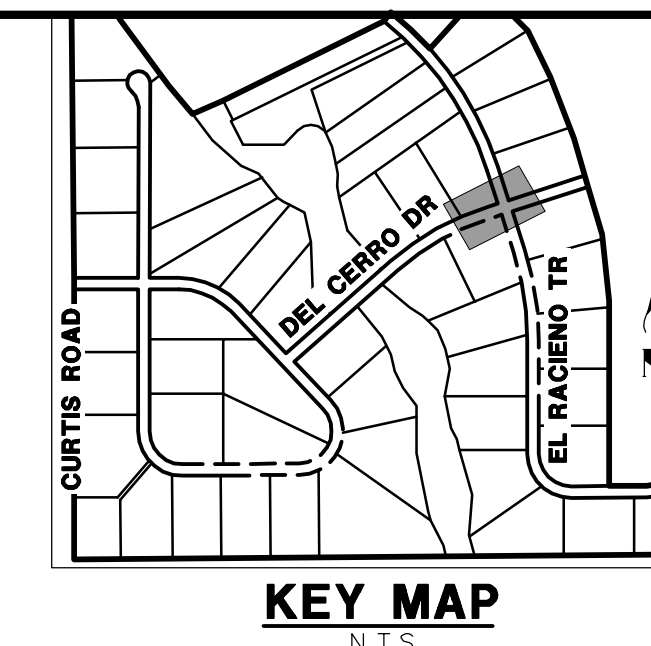


**DEL CERRO TRAIL PROFILE (1)  
STA 11+00.00 TO 15+00.00**



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

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



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

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9883 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

**STREET IMPROVEMENT NOTES**

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

50 25 0 50 100  
HORIZONTAL ORIGINAL SCALE: 1" = 50'  
VERTICAL ORIGINAL SCALE: 1" = 5'

**811**  
Know what's below.  
Call before you dig.

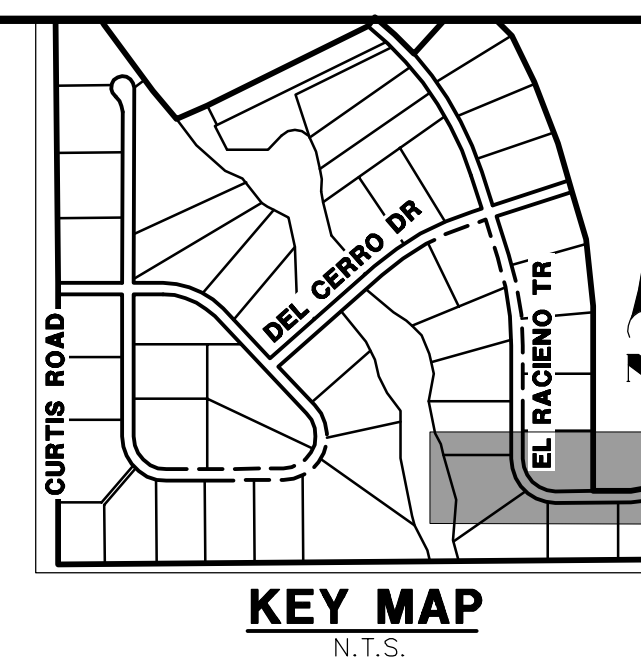
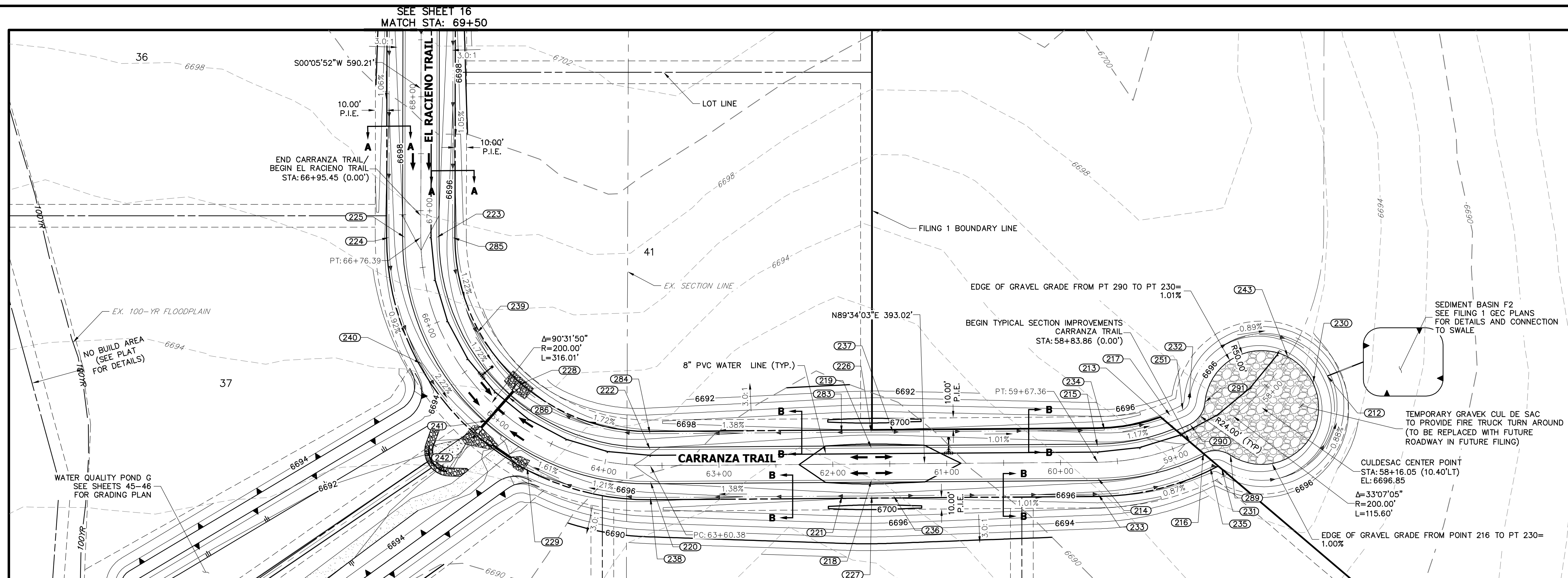
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett* 32314 04/30/20  
MIKE A. BRAMLETT, P.E. DATE  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

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

SHEET 14 OF 51  
JOB NO. 2514202

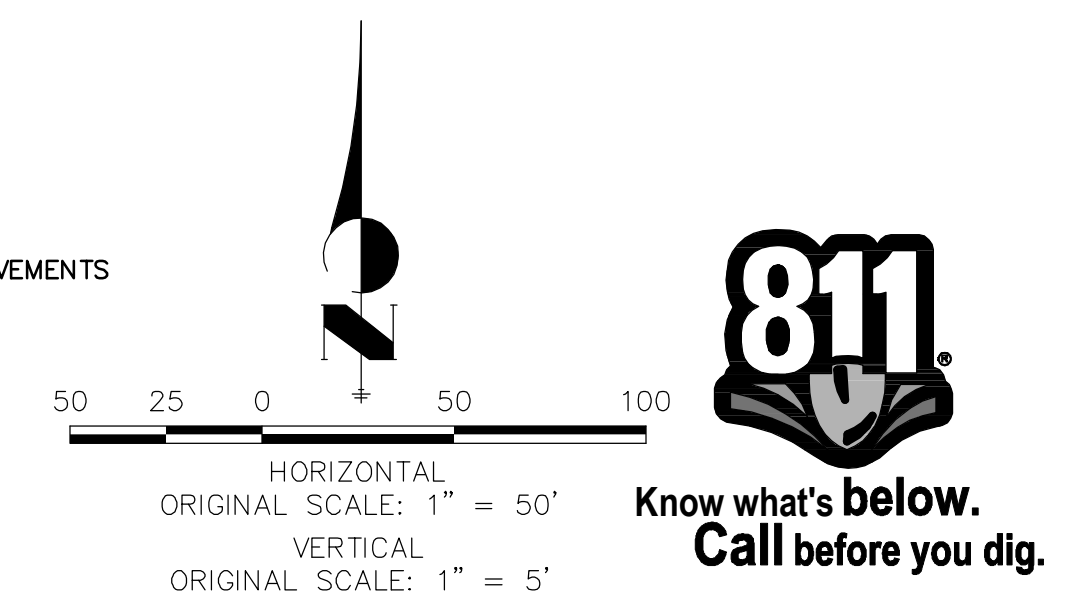
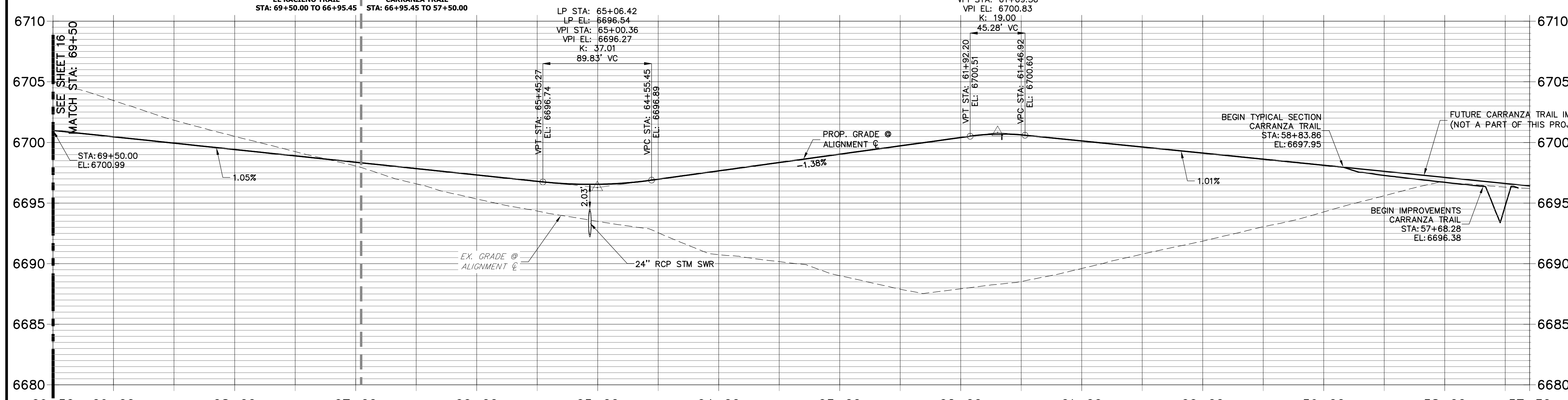


UNTIL SUCH TIME AS  
THESE DRAWINGS ARE  
APPROVED BY THE  
APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USES  
DESIGNATED BY WRITTEN  
AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Westran Company  
Central 303-740-9888 • Colorado Springs 719-588-2693  
Fort Collins 970-491-9888 • www.jrengineering.com

**CARRANZA TRAIL & EL RACIEMO TRAIL PROFILE  
STA 57+30.00 TO 69+50.00**



POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
223	66+76.39	14.00' (RT)	EL RACIEMO TRAIL	6697.84	PT
224	66+76.39	28.00' (LT)	EL RACIEMO TRAIL	6694.80	SWALE GB/PT
225	66+76.39	14.00' (LT)	EL RACIEMO TRAIL	6697.84	PT
285	66+76.39	28.00' (RT)	EL RACIEMO TRAIL	6694.80	SWALE GB/PT

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
212	57+64.40	38.19' (LT)	CARRANZA TRAIL	6693.02	END SWALE
213	58+91.03	14.00' (RT)	CARRANZA TRAIL	6697.75	BEGIN TYPICAL STREET SECTION
214	59+67.36	14.00' (LT)	CARRANZA TRAIL	6698.51	PT
215	59+67.36	14.00' (RT)	CARRANZA TRAIL	6698.51	PT
216	58+77.73	14.00' (LT)	CARRANZA TRAIL	6697.61	BEGIN TYPICAL STREET SECTION/PRC
217	58+91.03	28.00' (RT)	CARRANZA TRAIL	6694.71	SWALE PCC/GB
218	61+66.03	14.00' (LT)	CARRANZA TRAIL	6700.41	HP
219	61+66.03	14.00' (RT)	CARRANZA TRAIL	6700.41	HP
220	63+60.38	14.00' (LT)	CARRANZA TRAIL	6697.92	PC
221	61+92.20	28.00' (LT)	CARRANZA TRAIL	6697.19	SWALE GB
222	63+60.38	14.00' (RT)	CARRANZA TRAIL	6697.92	PC
226	61+66.03	28.00' (RT)	CARRANZA TRAIL	6697.37	SWALE HP
227	61+66.03	28.00' (LT)	CARRANZA TRAIL	6697.37	SWALE HP

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
228	65+06.42	28.00' (RT)	CARRANZA TRAIL	6692.72	END SWALE
229	64+59.21	28.00' (LT)	CARRANZA TRAIL	6693.38	END SWALE
230	57+74.59	30.88' (LT)	CARRANZA TRAIL	6696.06	LP
231	58+70.26	33.09' (LT)	CARRANZA TRAIL	6694.48	SWALE PRC
232	58+66.74	32.55' (RT)	CARRANZA TRAIL	6694.51	SWALE PRC
233	59+67.22	28.00' (LT)	CARRANZA TRAIL	6695.47	SWALE GB/PT
234	59+60.00	28.00' (RT)	CARRANZA TRAIL	6695.40	SWALE GB/PT
235	58+77.66	28.00' (LT)	CARRANZA TRAIL	6694.57	SWALE PRC
236	61+46.92	28.00' (LT)	CARRANZA TRAIL	6697.28	SWALE GB
237	61+47.00	28.00' (RT)	CARRANZA TRAIL	6697.28	SWALE GB
238	63+60.38	28.00' (LT)	CARRANZA TRAIL	6694.88	SWALE GB/PC
239	65+75.00	28.00' (RT)	CARRANZA TRAIL	6693.73	SWALE GB
240	65+75.00	28.00' (LT)	CARRANZA TRAIL	6693.73	SWALE GB

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
241	65+06.42	14.00' (LT)	CARRANZA TRAIL	6696.26	LOW PT
242	65+06.42	28.01' (LT)	CARRANZA TRAIL	6692.00	END SWALE
243	57+68.26	0.00' ( )	CARRANZA TRAIL	6696.38	BEGIN IMPROVEMENTS CARRANZA TRAIL
251	58+76.92	28.00' (RT)	CARRANZA TRAIL	6694.60	SWALE PCC
283	61+92.20	28.00' (RT)	CARRANZA TRAIL	6697.19	SWALE GB
284	63+60.38	28.00' (RT)	CARRANZA TRAIL	6694.88	SWALE GB/PC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
286	65+06.42	14.00' (RT)	CARRANZA TRAIL	6696.26	LOW PT
289	58+59.39	26.78' (LT)	CARRANZA TRAIL	6697.36	PRC
290	58+76.92	14.00' (RT)	CARRANZA TRAIL	6697.61	PCC
291	58+53.60	24.24' (RT)	CARRANZA TRAIL	6697.37	PRC

**STREET IMPROVEMENT NOTES**

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

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

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

32314  
05/30/20

BY DATE

No. REVISION

H-SCALE 1"=50'

V-SCALE 1"=5'

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

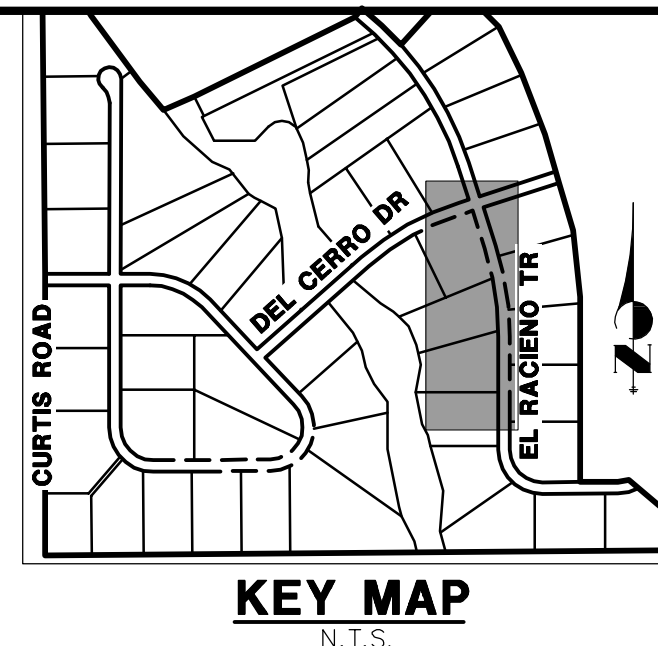
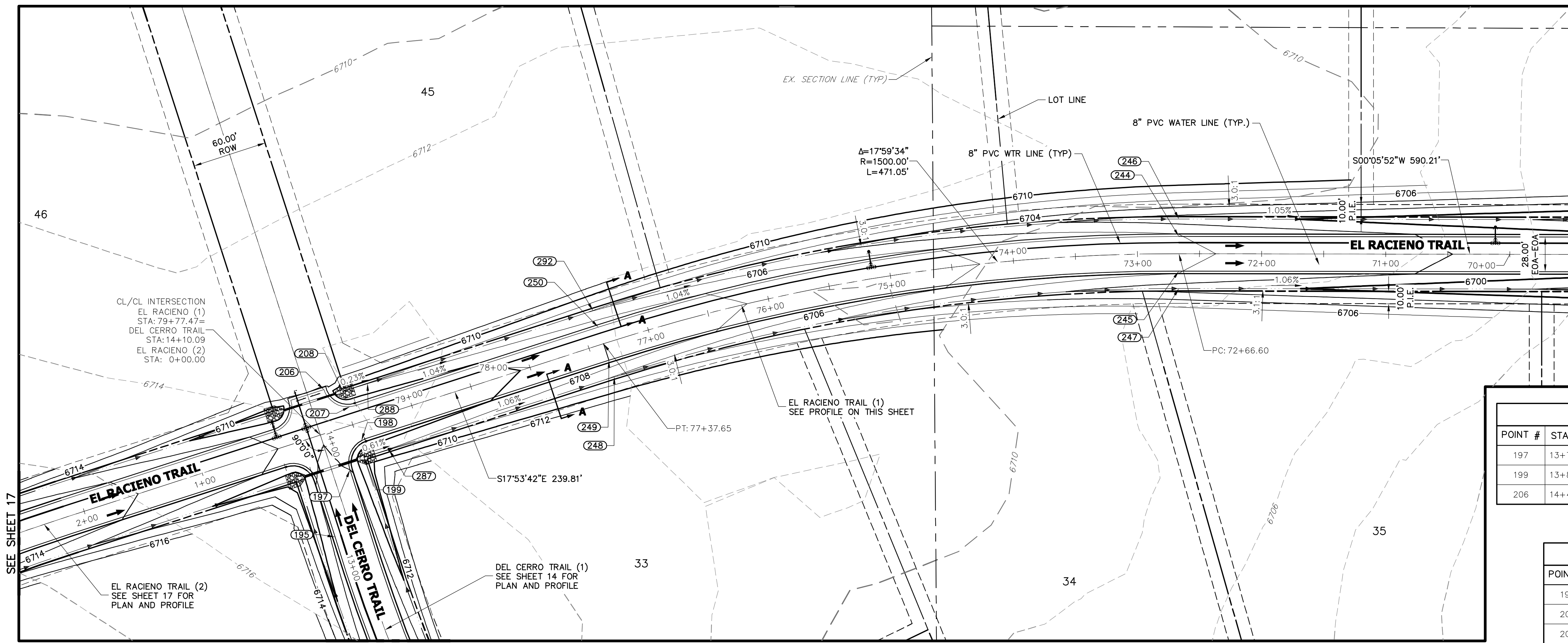
CHECKED BY

**SADDLEHORN RANCH -  
FILING 1**

**CARRANZA & EL RACIEMO  
TRAIL - PLAN AND PROFILE**

SHEET 15 OF 51

JOB NO. 2514202



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

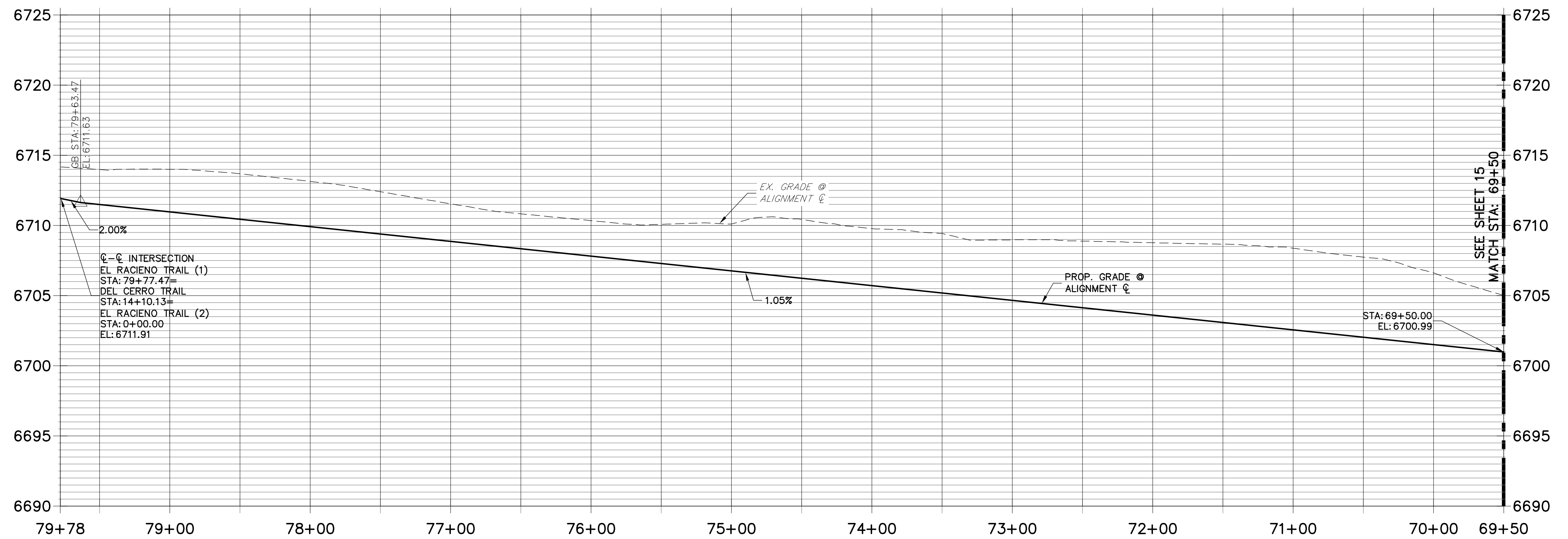
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
197	13+76.09	14.00' (RT)	DEL CERRO TRAIL	6712.00	PCR
199	13+82.09	28.00' (RT)	DEL CERRO TRAIL	6708.07	END SWALE/BEGIN SWALE
206	14+44.09	14.00' (RT)	DEL CERRO TRAIL	6711.26	PCR/END OF IMPROVEMENTS

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

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



**STREET IMPROVEMENT NOTES**

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

**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

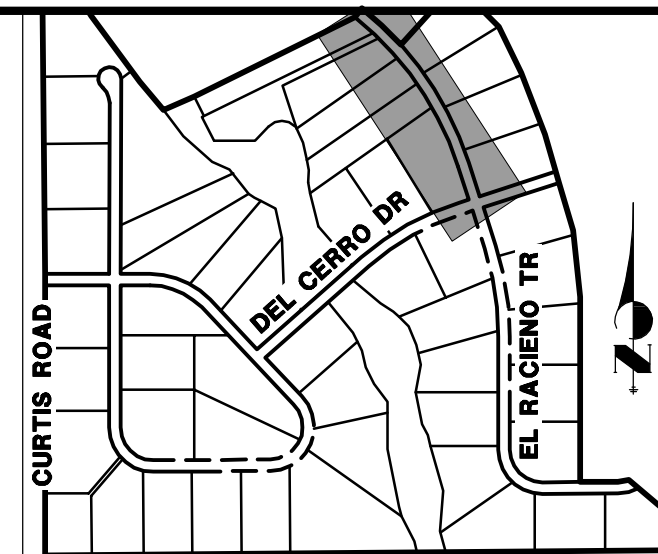
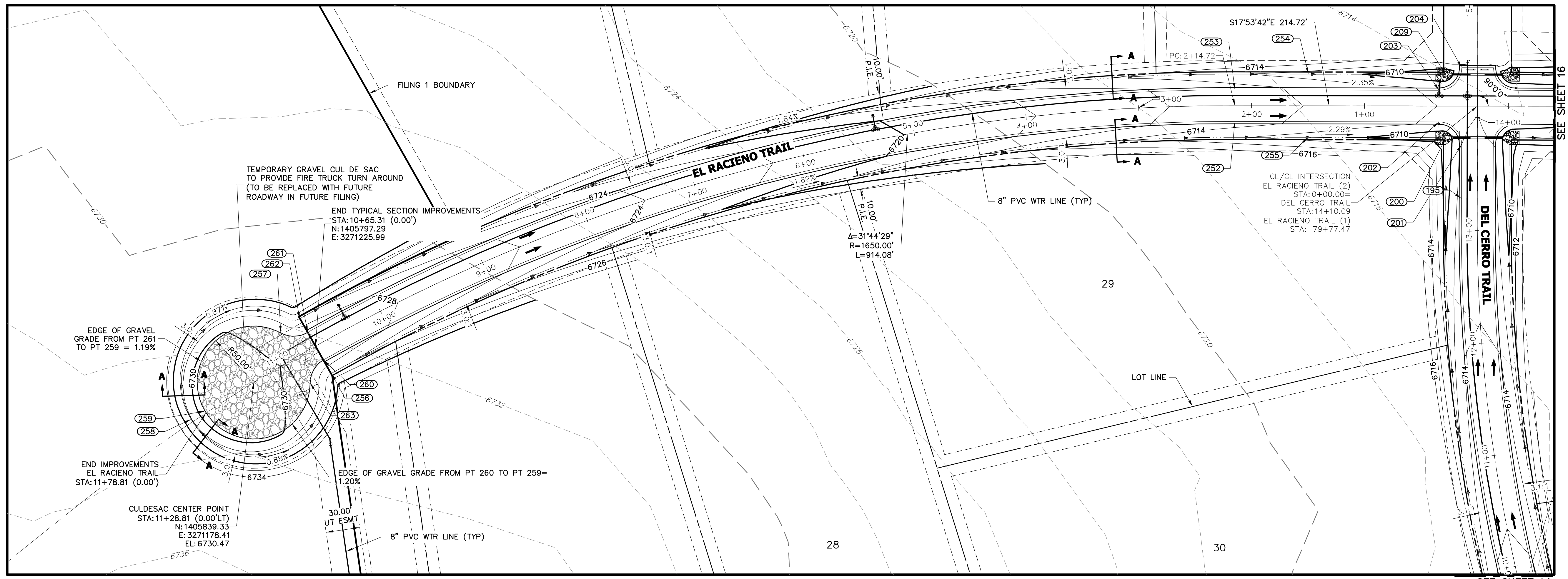
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY DATE		No.	REVISION
						1"=50'	1"=5'		
1"=50'	1"=5'	05/07/20	NQJ	NQJ					

SADDLEHORN RANCH -  
 FILING 1  
 EL RACIEMO TRAIL - PLAN  
 AND PROFILE

SHEET 16 OF 51  
 JOB NO. 2514202

X:\251000\2514202\Drawings\Sheet\_Dwg\CDD-05-14025102.dwg, El Raciemo, 5/6/2020 11:42:36 AM, oomomr

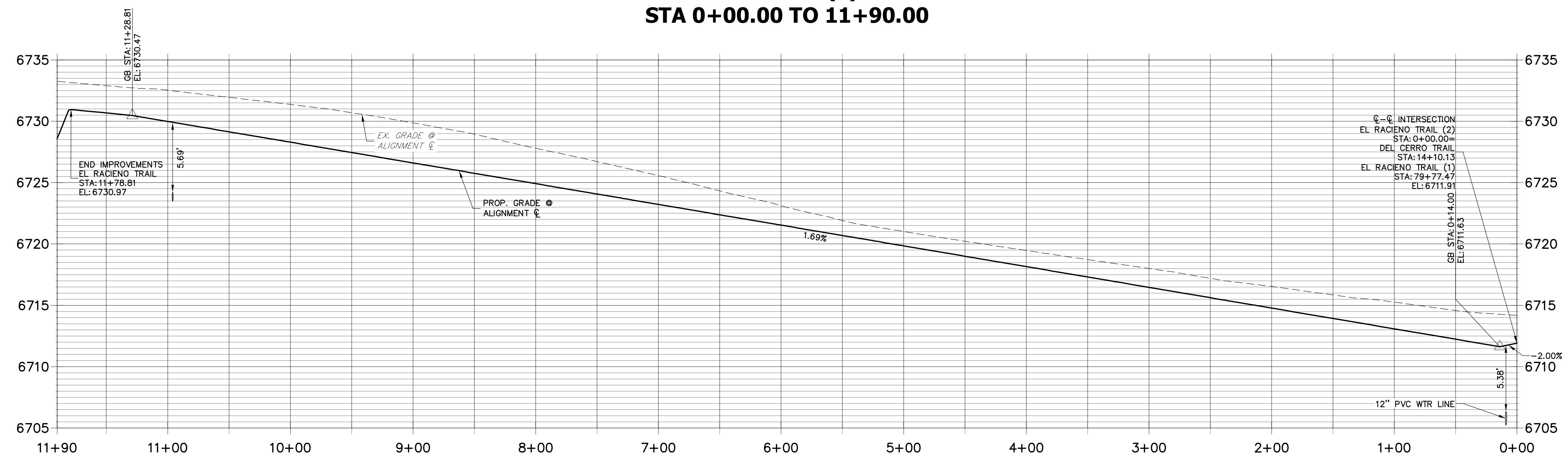




UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com



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 #	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 #	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**

- 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 CASEMENT.

**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: 12/30/20

811  
Know what's below.  
Call before you dig.

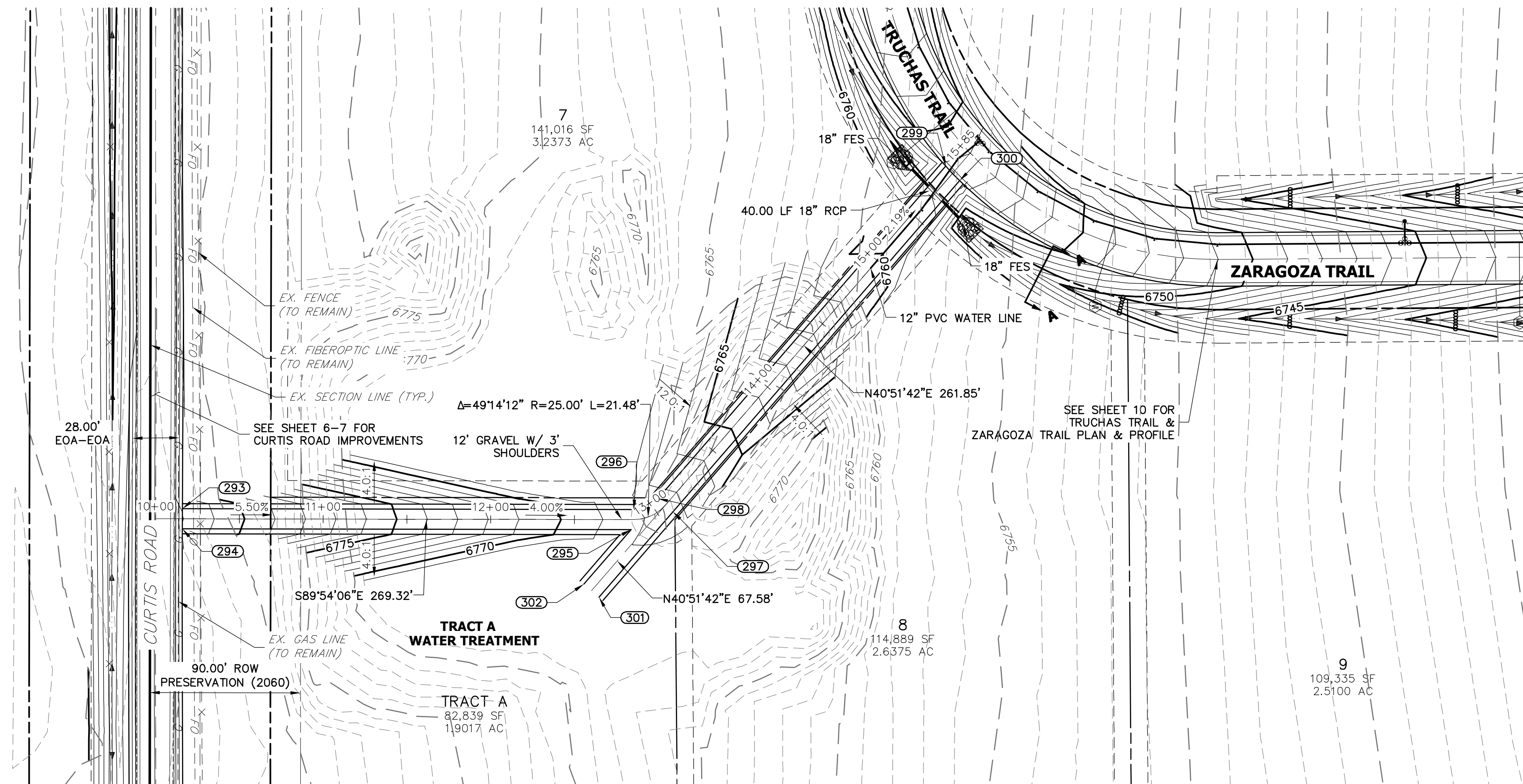
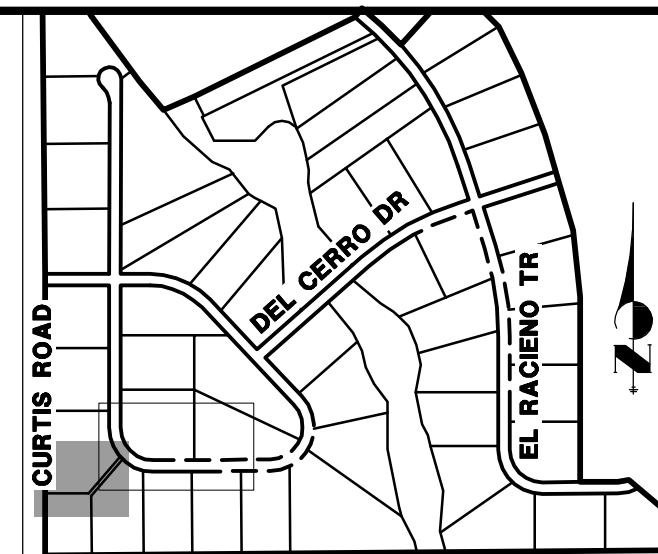
HORIZONTAL ORIGINAL SCALE: 1" = 50'  
VERTICAL ORIGINAL SCALE: 1" = 5'

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

SADDLEHORN RANCH - FILING 1  
EL RACIEMO TRAIL (CONT.) - PLAN AND PROFILE

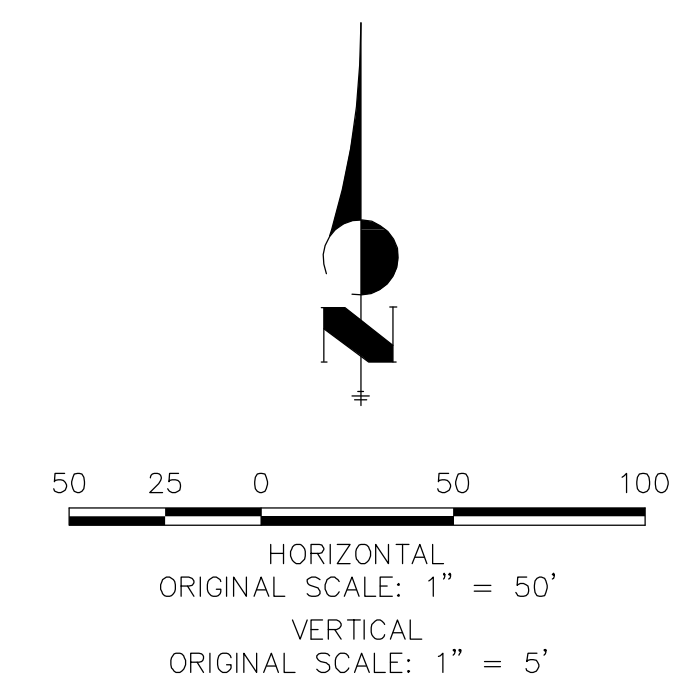
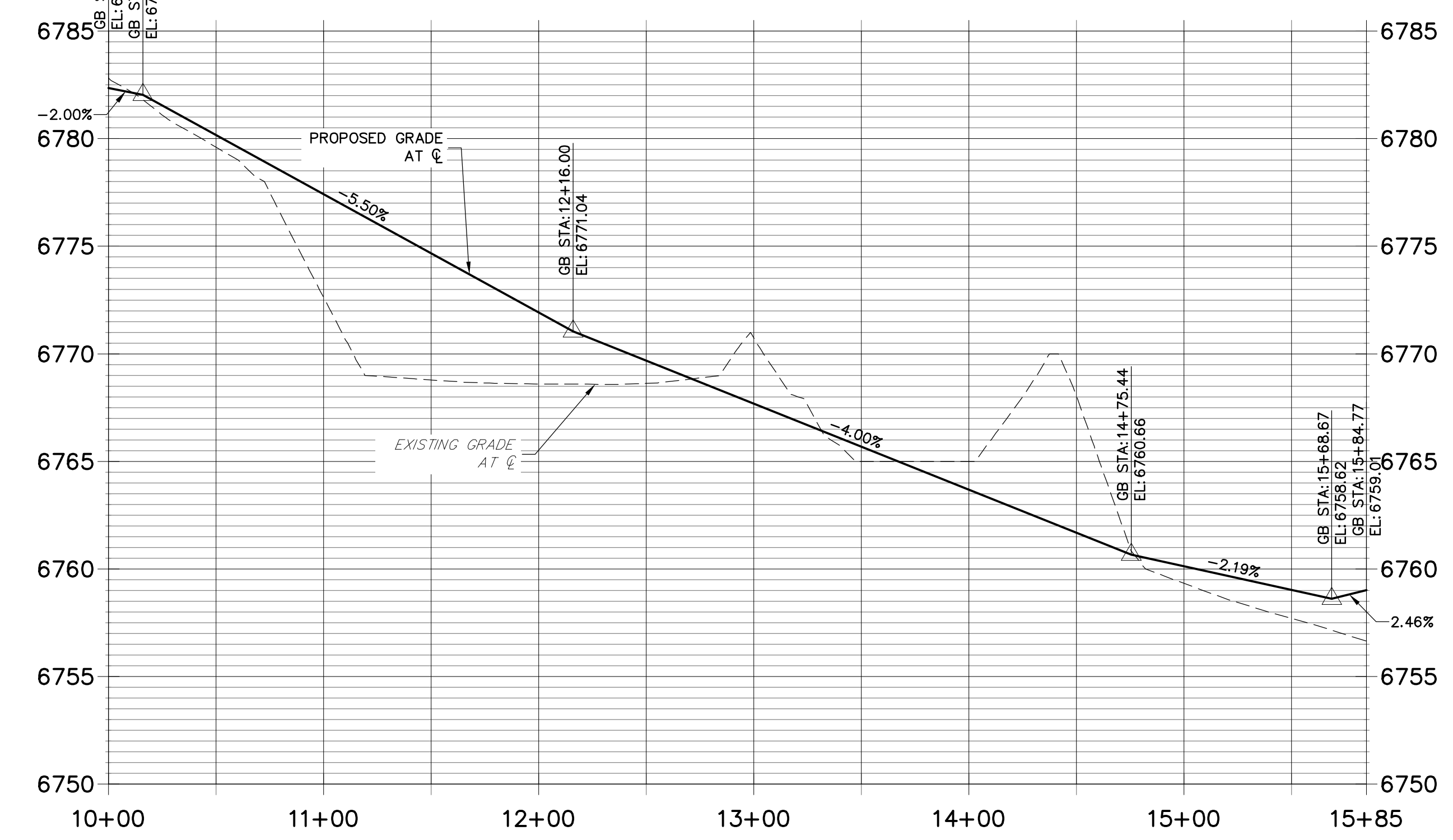
SHEET 17 OF 51  
JOB NO. 2514202

X:\251009\2514202\Drawings\Sheet\2514202S2.dwg, El Raciemo (2) - FILING 1 - 11/26/2020 11:42:46 AM, ccmr



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

**EMERGENCY ACCESS ROAD PROFILE  
STA 10+00.00 TO 15+84.77**



**STREET IMPROVEMENT NOTES**

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



**ENGINEER'S STATEMENT**

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: 05/20/20

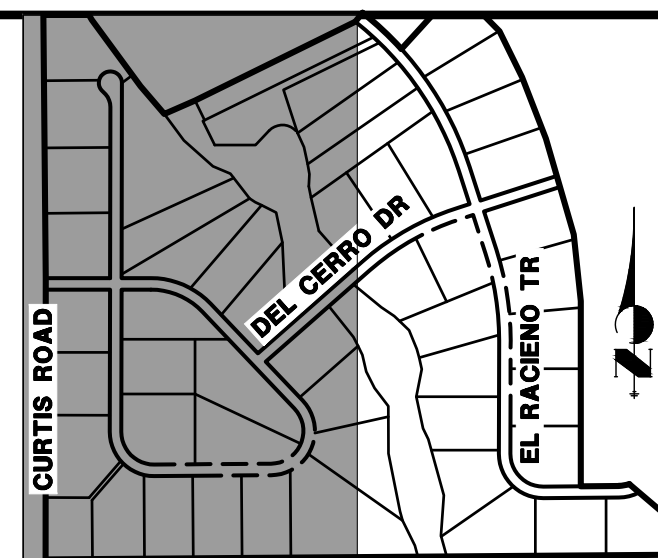
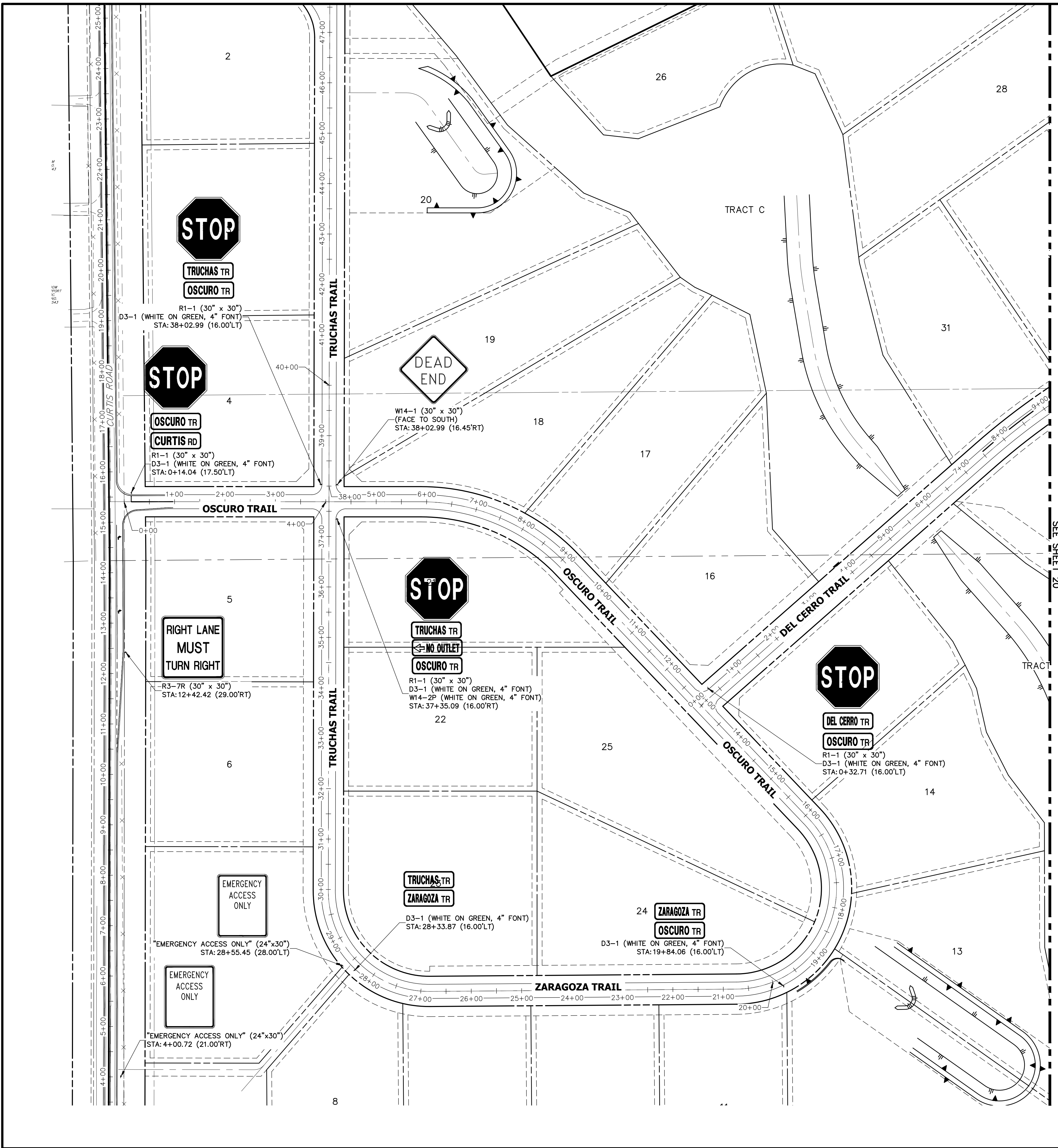
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE


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



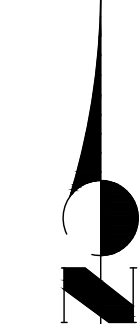
**KEY MAP**  
N.T.S.

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


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

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

BY	DATE	No.	REVISION




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



100 50 0 100 200  
 ORIGINAL SCALE: 1" = 100'

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

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

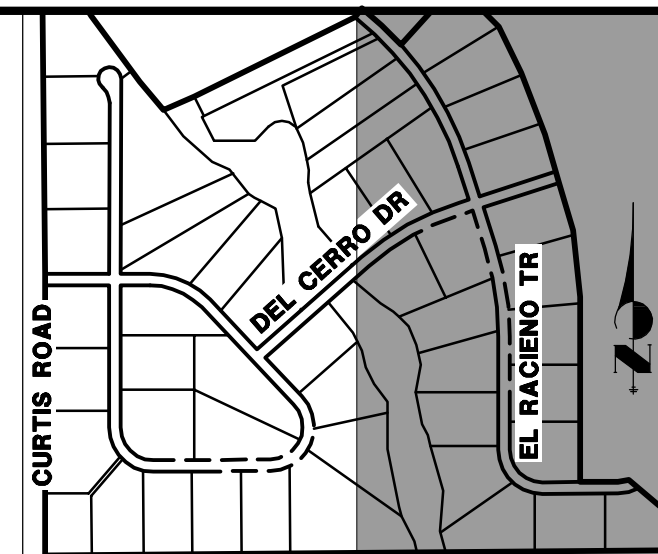
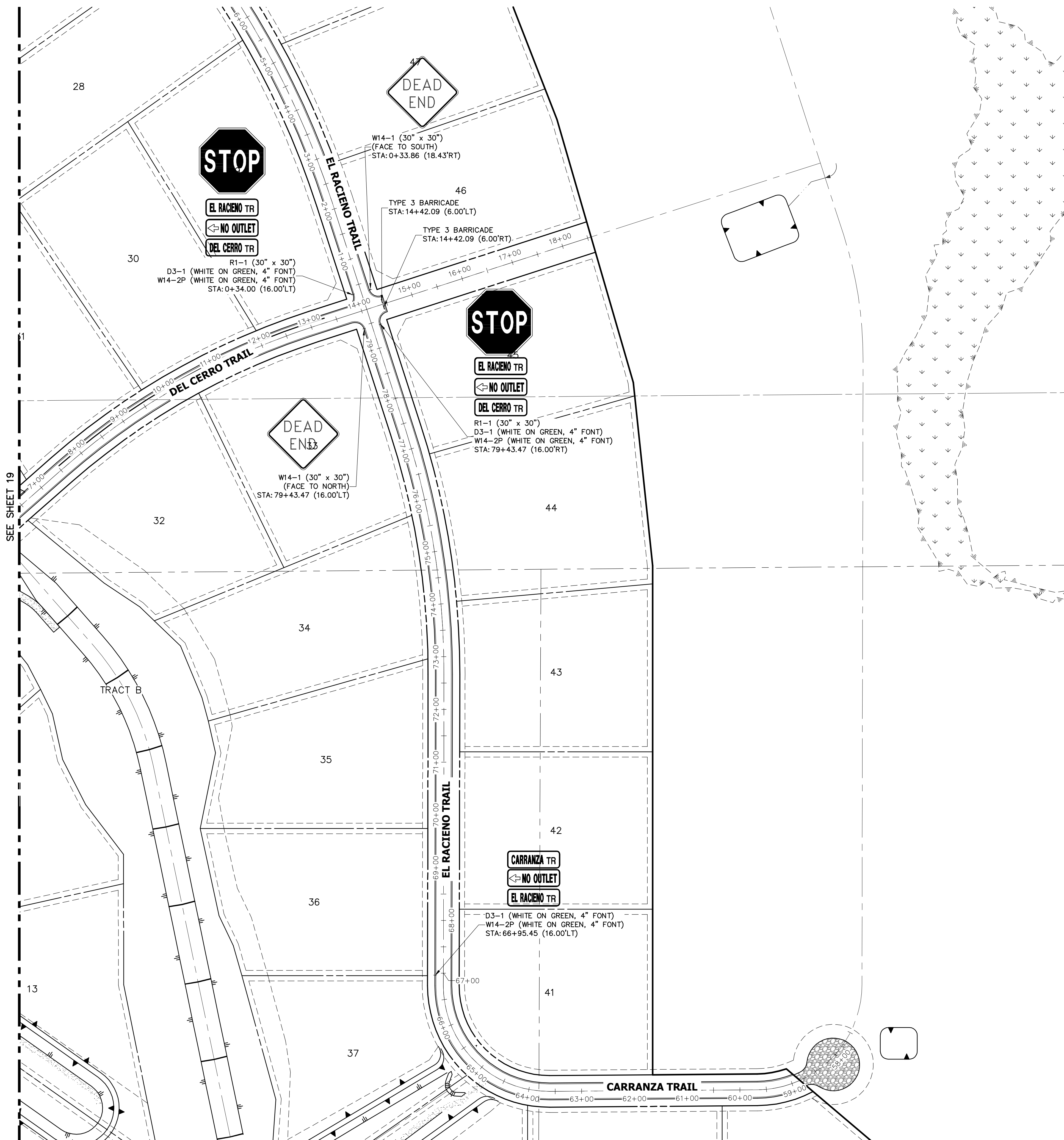
FOR AND ON BEHALF OF JR ENGINEERING, INC. LOCAL ENGINEER

DATE: 7/15/20

**SADDLEHORN RANCH - FILING 1**  
**SIGNAGE PLAN**

SHEET 19 OF 51  
 JOB NO. 2514202

X:\2010\0000\0000\Drawings\sheet.dwg: C:\3151\2025\001.dwg, S:\01\_8/29/2020 1:36:35 PM, Maherd



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

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

**J.R. ENGINEERING**  
 A Western Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

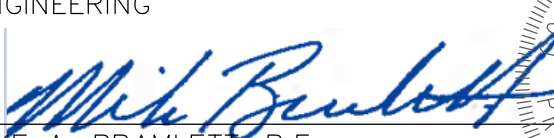
SADDLEHORN RANCH - FILING 1  
 SIGNAGE PLAN

SHEET 20 OF 51  
 JOB NO. 2514202

**811**  
 Know what's below. Call before you dig.

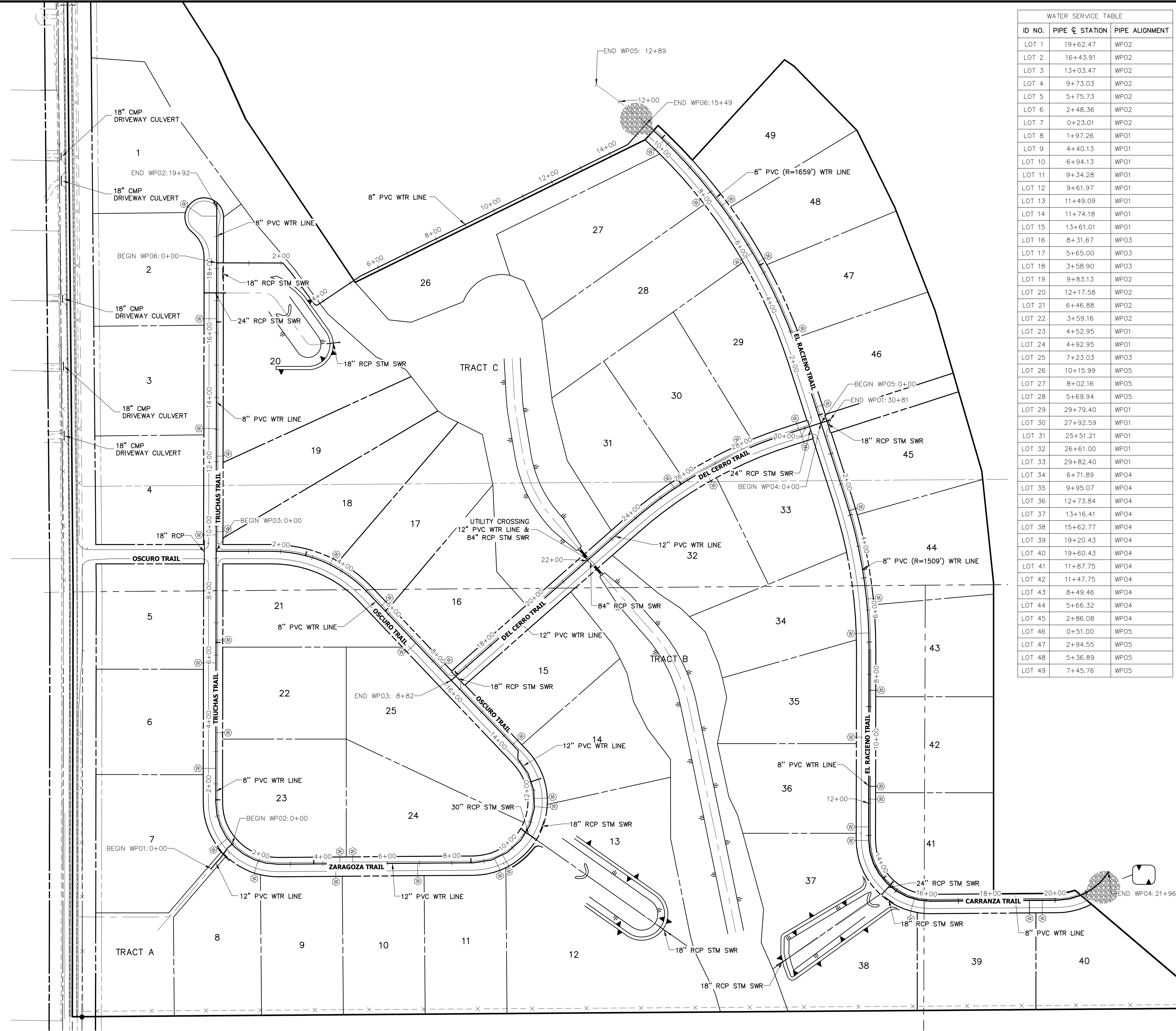
ORIGINAL SCALE: 1" = 100'

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

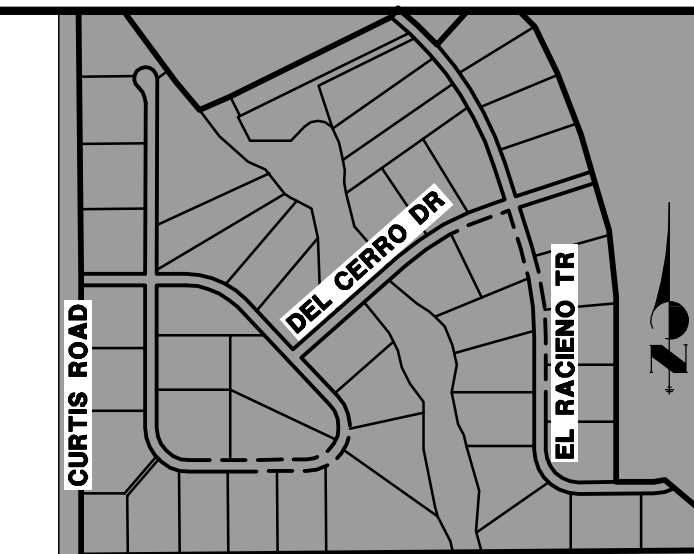
  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 04/30/20  
 32314

X:\2514202\Drawings\Sheet\Drawings\Sheet 2514202S01.dwg, S101 (1), 5/6/2020 11:43:29 AM, cconner



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



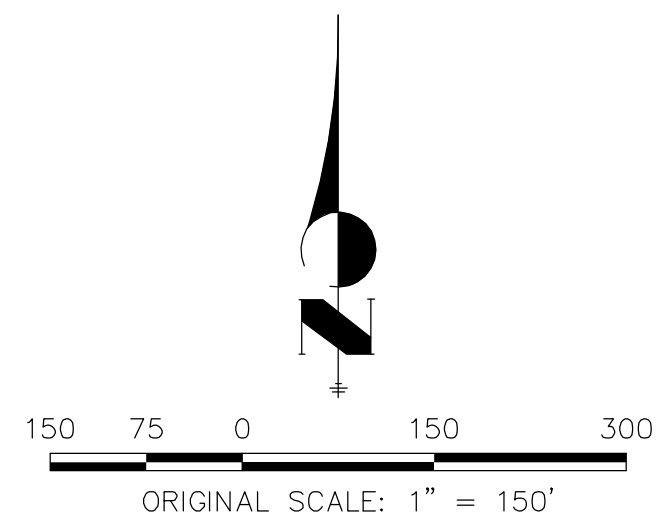
**KEY MAP**  
N.T.S.

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

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE		NO. REVISION	



Know what's below.  
Call before you dig.

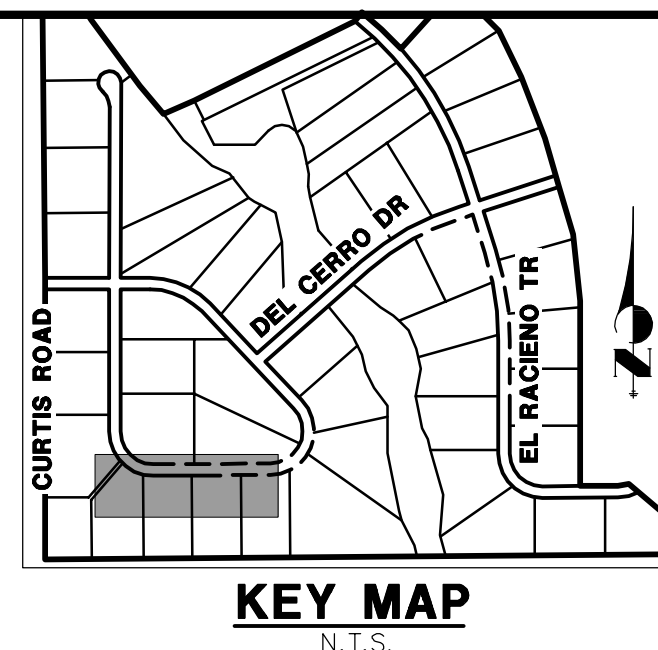
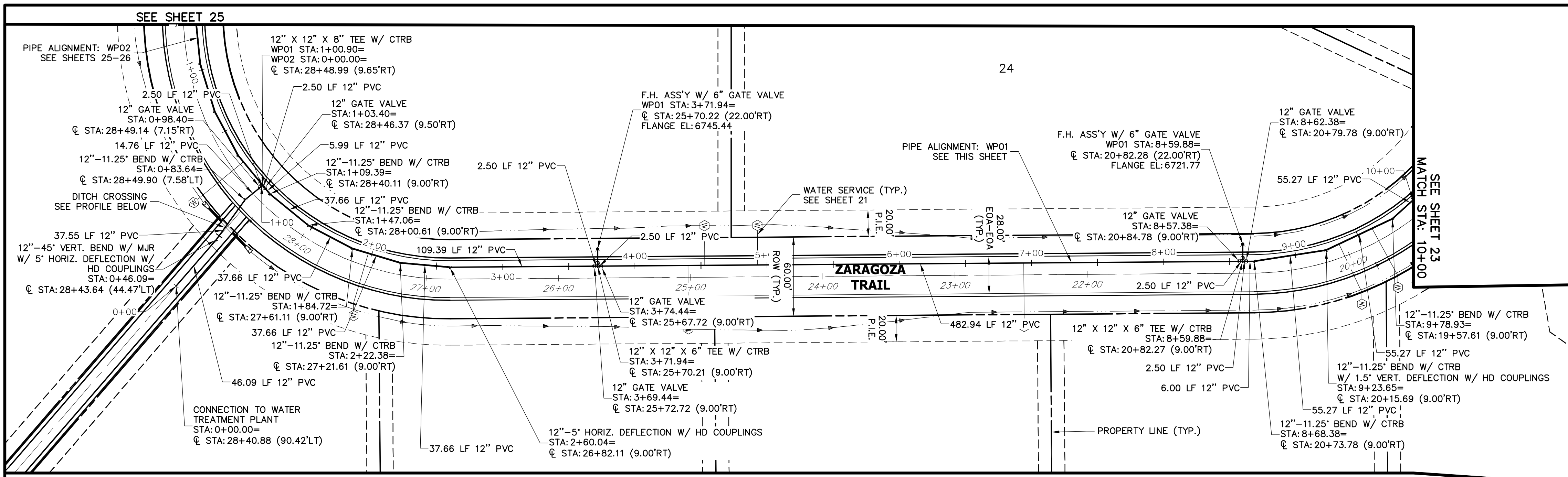
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

SADDLEHORN RANCH –  
FILING 1  
OVERALL UTILITY & SERVICE  
PLAN

SHEET 21 OF 51  
JOB NO. 2514202



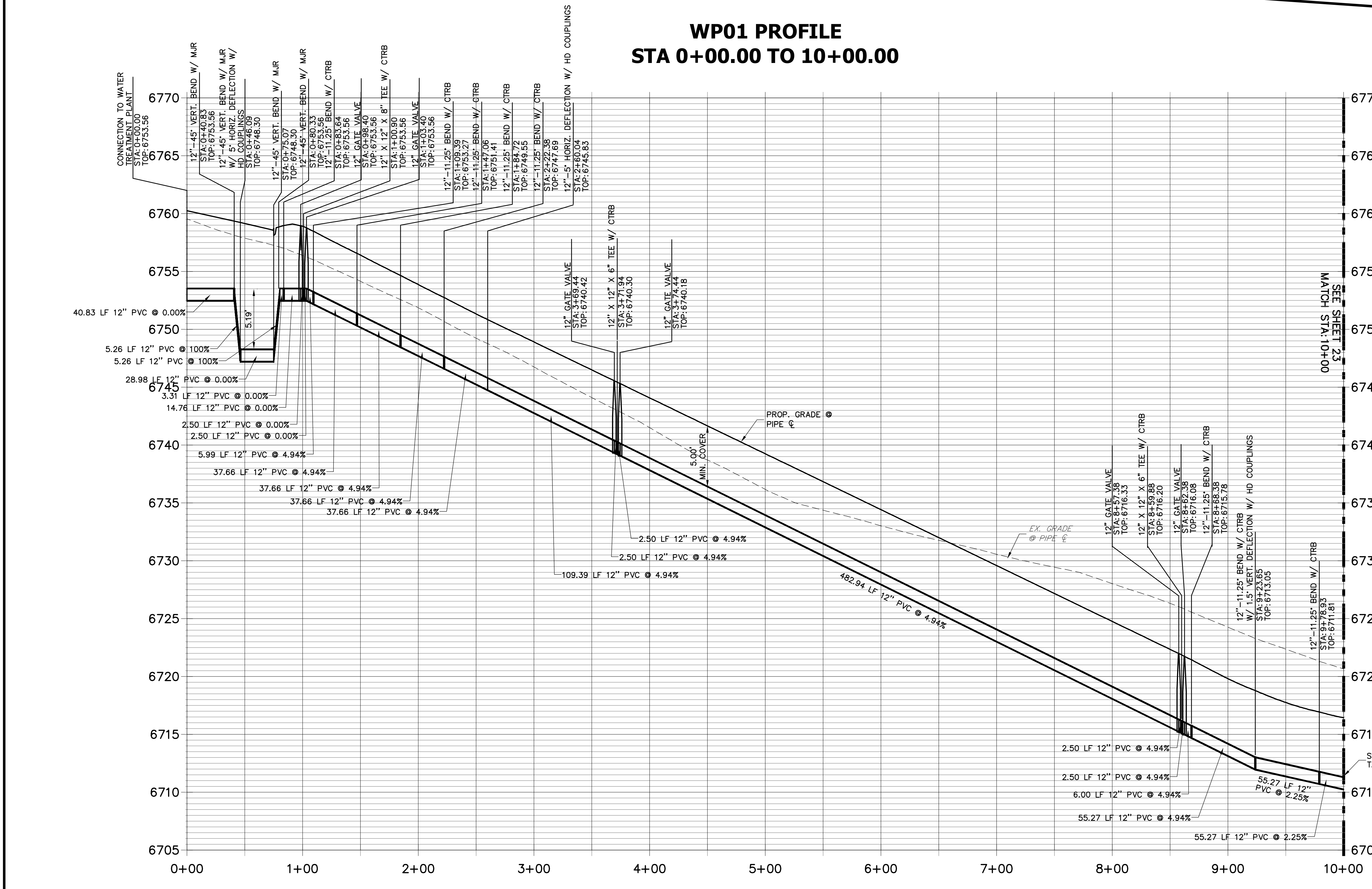
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

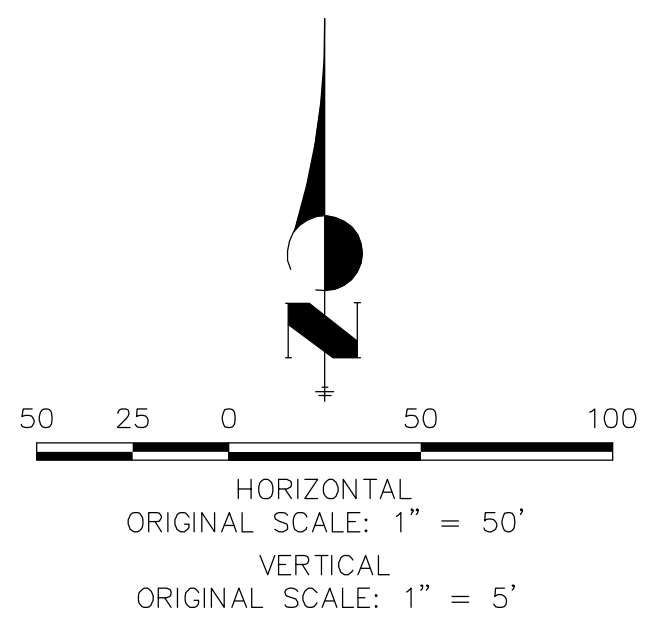
No.	REVISION	BY	DATE

**WP01 PROFILE  
 STA 0+00.00 TO 10+00.00**



**NOTES**

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



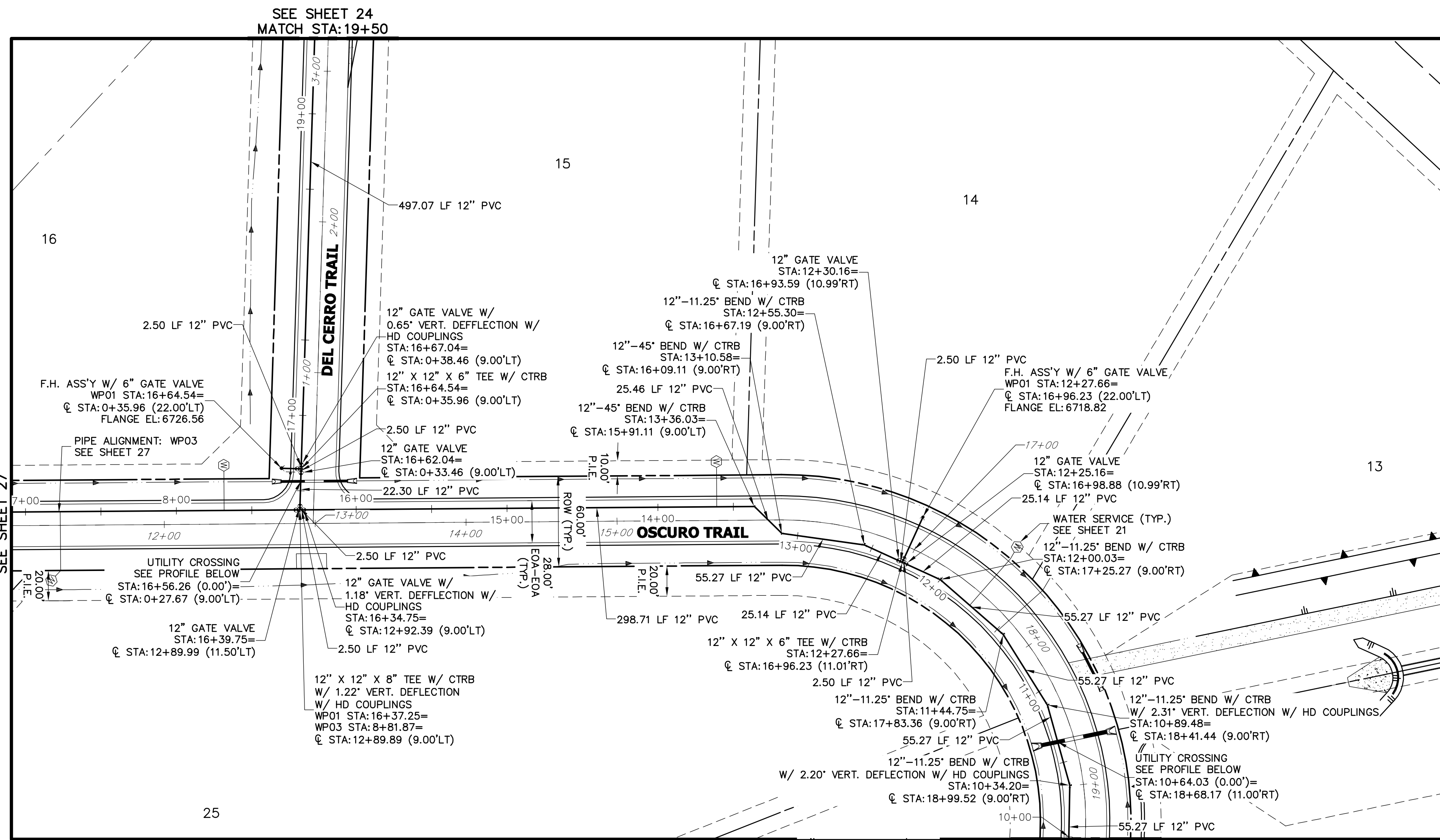
**811**  
 Know what's below.  
 Call before you dig.

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 Mike A. Bramlett, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE 12/30/20

SADDLEHORN RANCH -  
 FILING 1  
 WATER DISTRIBUTION PLAN -  
 ZARAGOZA TRAIL

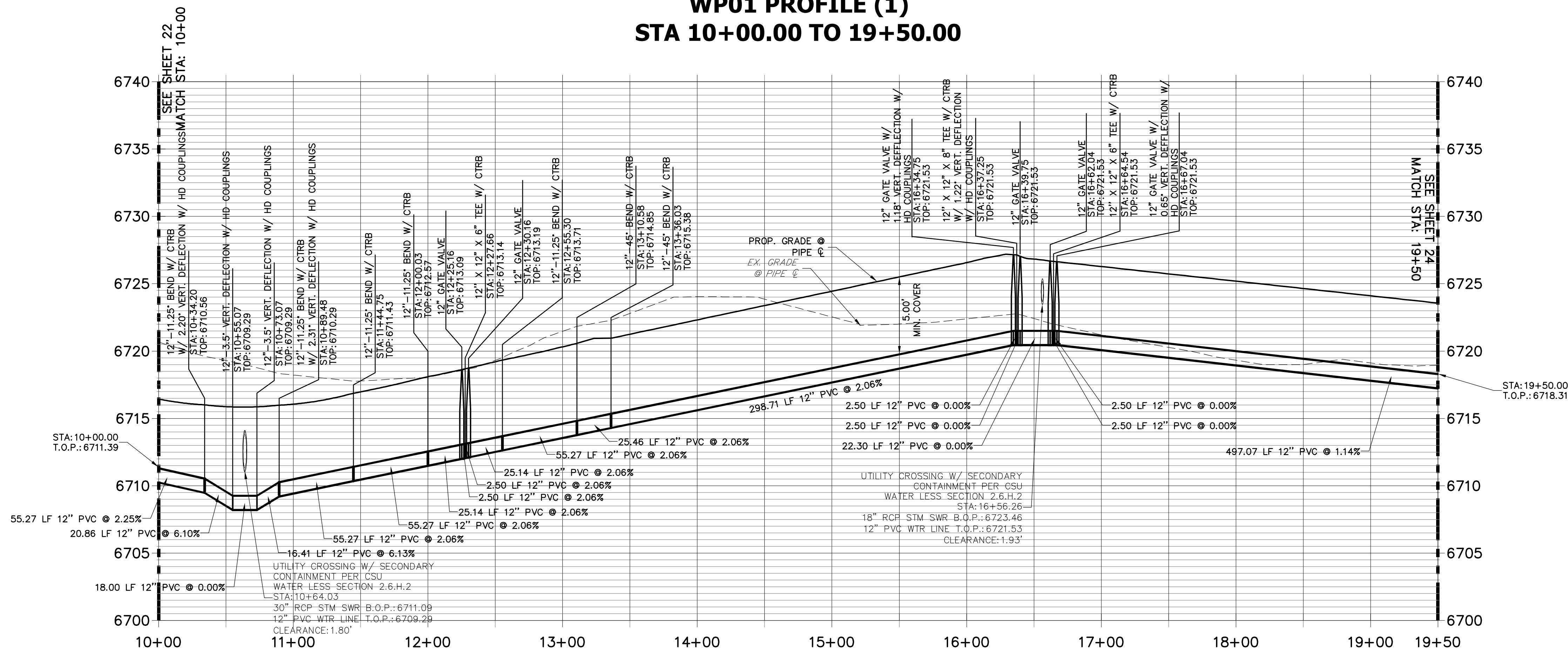
SHEET 22 OF 51  
 JOB NO. 2514202

X:\2514202\Drawings\Sheet\DWG\CDD-2514202\WP01.dwg, WP01, 5/8/2020 11:44:23 AM, vconform



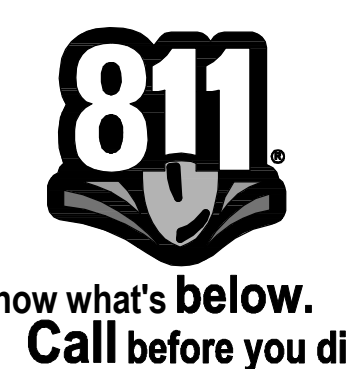
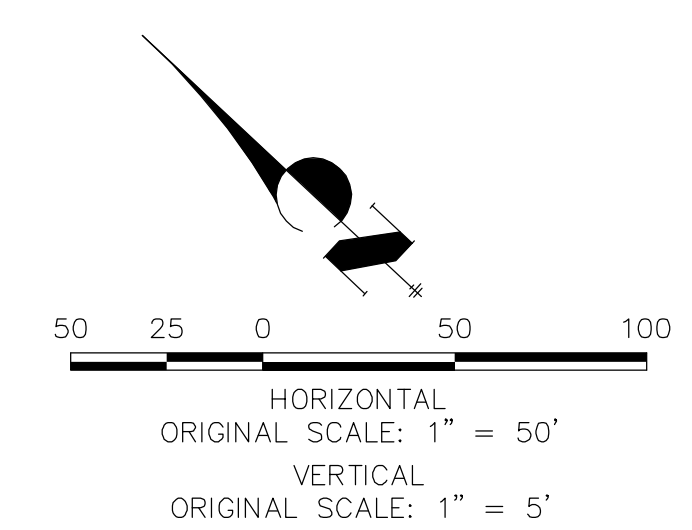
SEE SHEET 22  
MATCH STA: 10+00

**WP01 PROFILE (1)  
STA 10+00.00 TO 19+50.00**



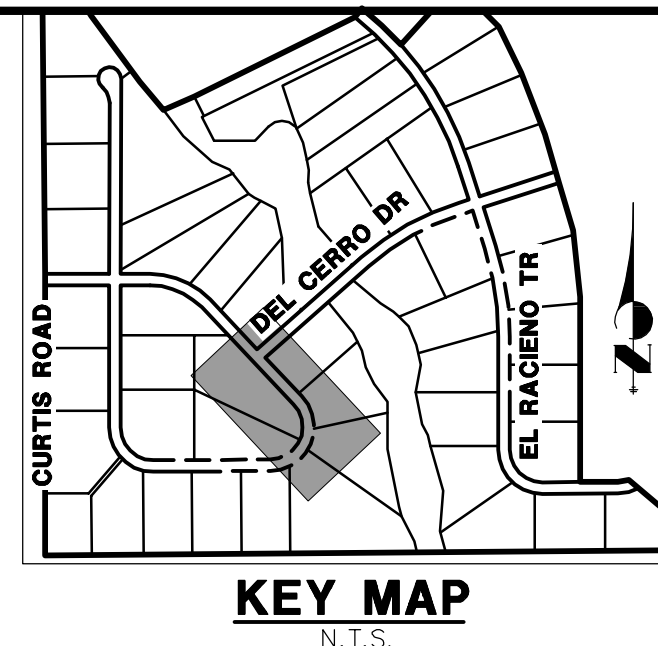
**NOTES**

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) COUPLINGS.
7. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A4-4.
8. FIRE HYDRANT AND BLOW OFF ASS'Y FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



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

32314  
10/30/20  
DATE



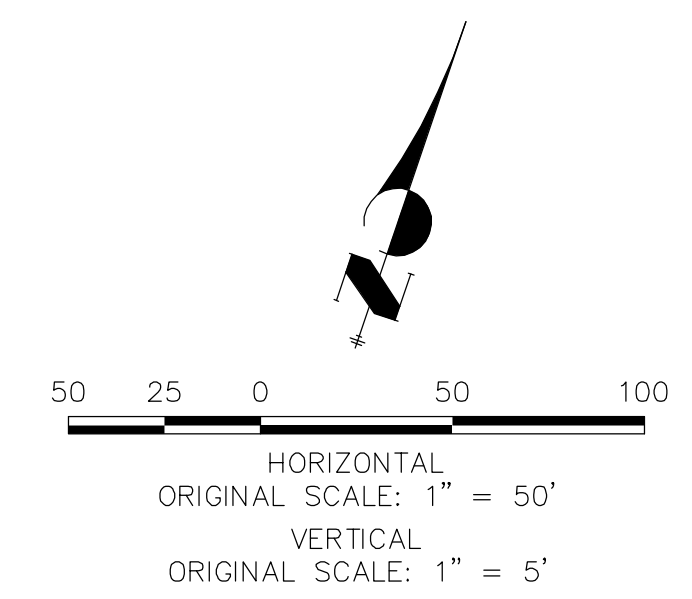
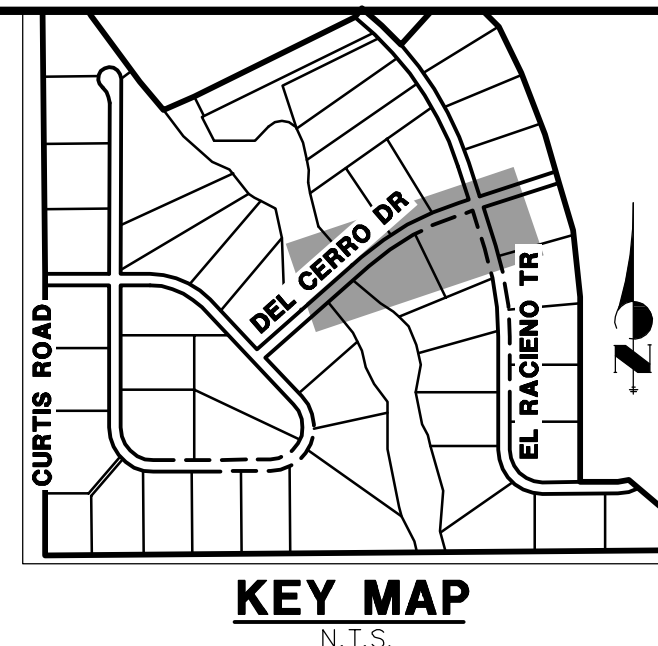
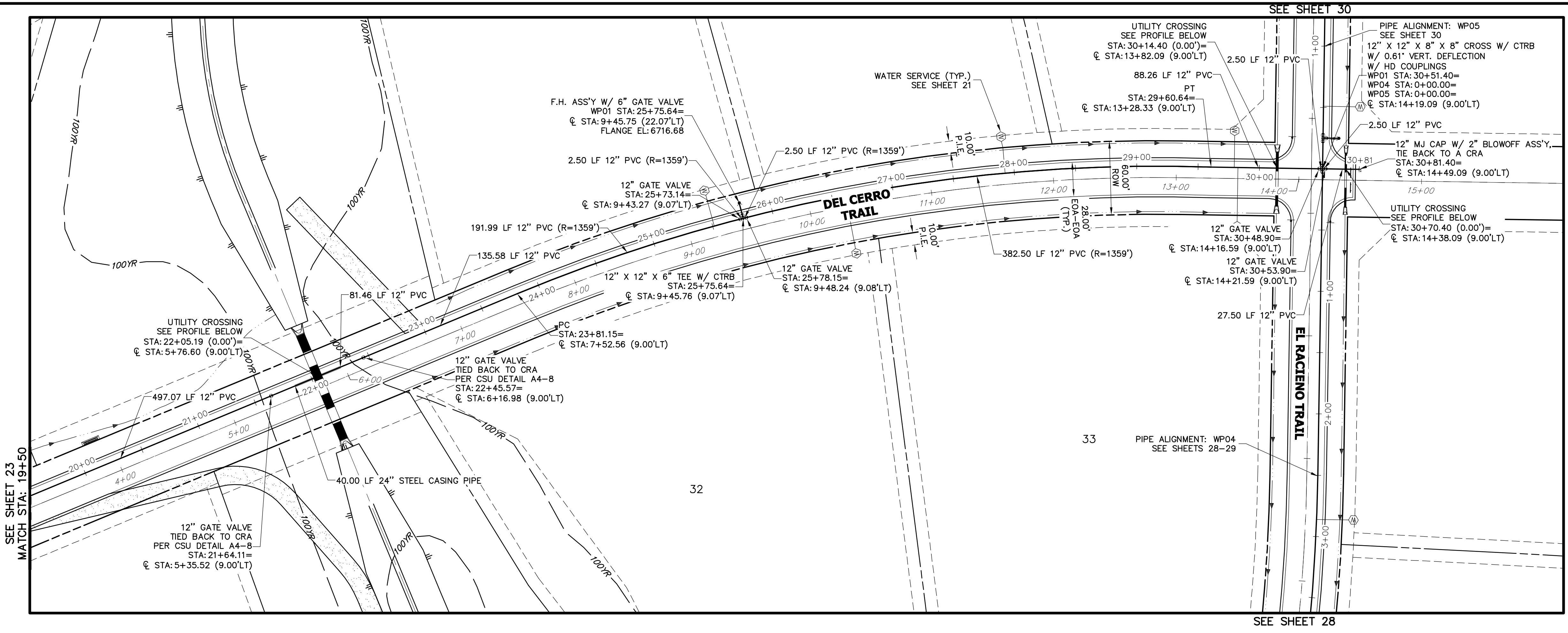
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIDGON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

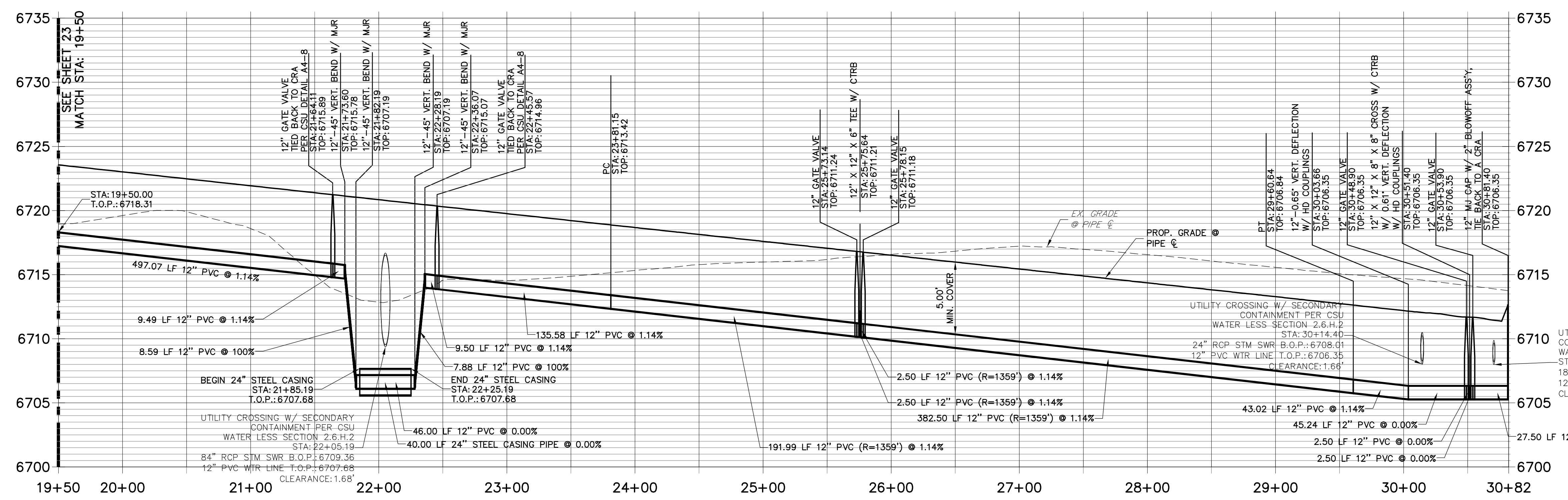
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/07/20	NQJ	NQJ	NQJ

SADDLEHORN RANCH - FILING 1  
WATER DISTRIBUTION PLAN - OSCURO TRAIL  
SHEET 23 OF 51  
JOB NO. 2514202



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

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



UTILITY CROSSING W/ SECONDARY CONTAINMENT PER CSU WATER LESS SECTION 2.6.H.2 STA: 30+14.40  
24\"/>



**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

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 Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

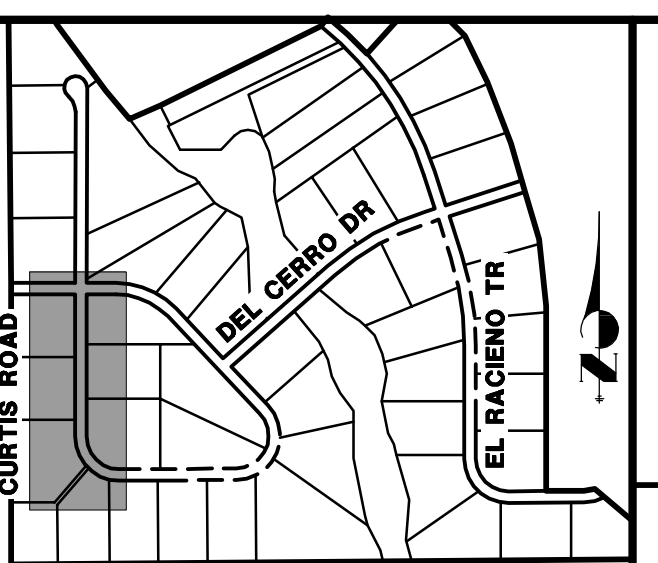
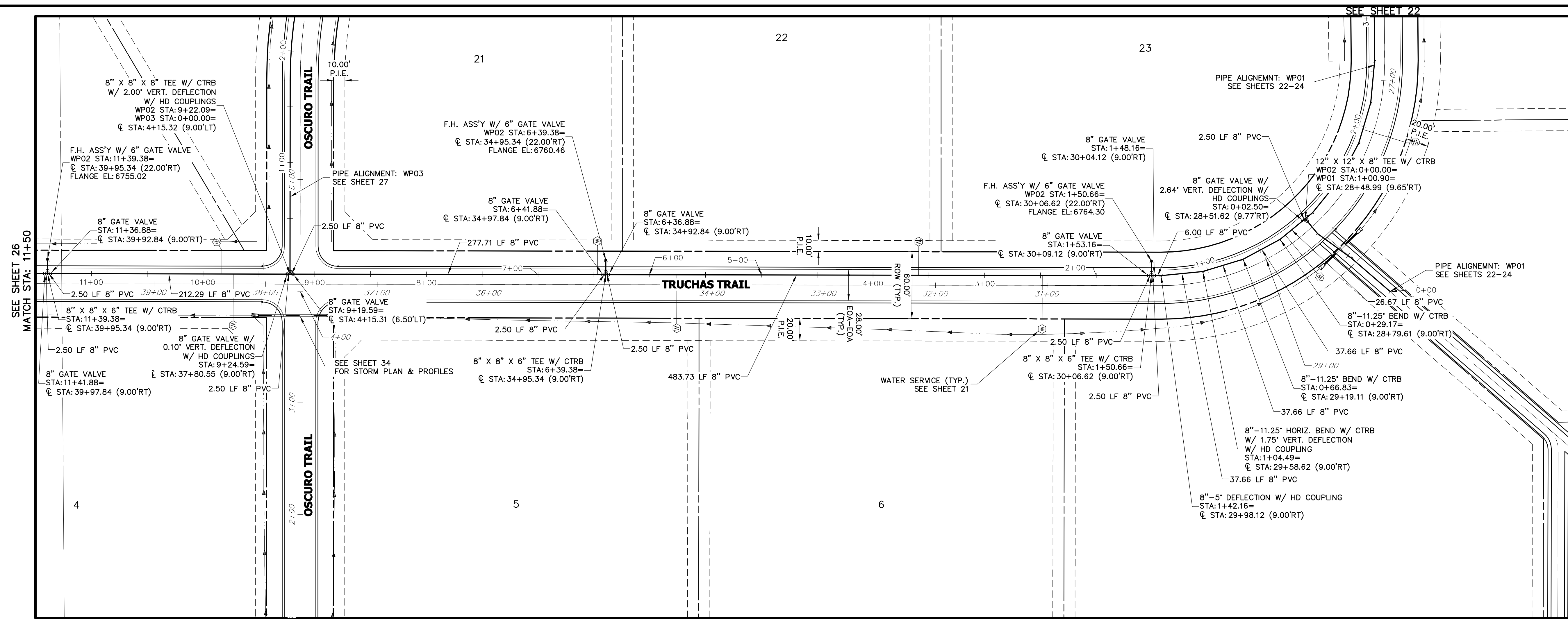
BY	DATE	REVISION

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

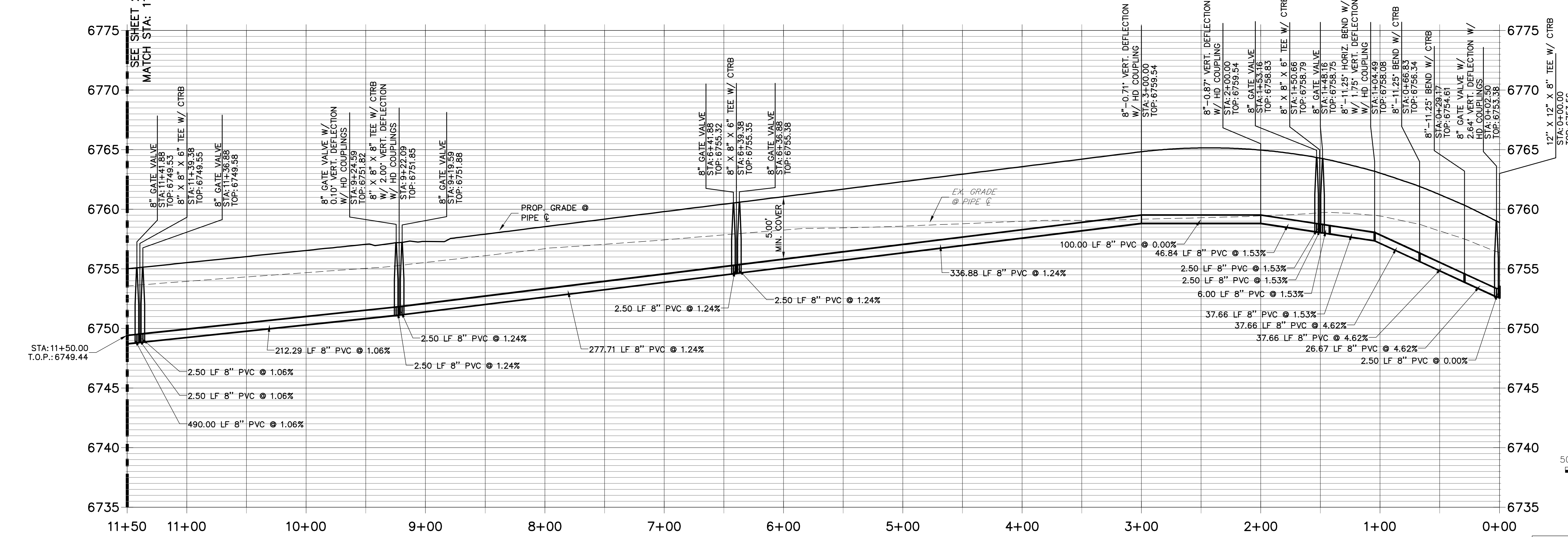
**SADDLEHORN RANCH - FILING 1**  
**WATER DISTRIBUTION PLAN - DEL CERRO TRAIL**

SHEET 24 OF 51  
JOB NO. 2514202





**WP2 PROFILE  
STA 0+00.00 TO 11+50.00**



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

**811**  
Know what's below. Call before you dig.

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

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

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

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

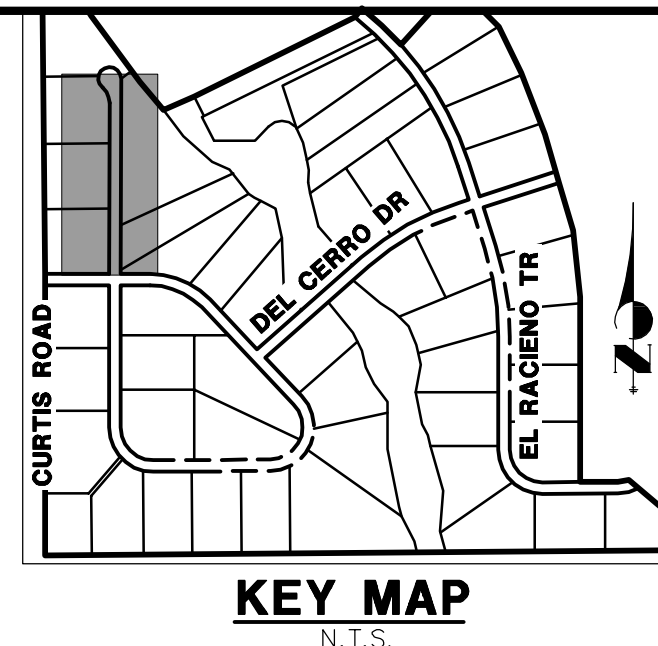
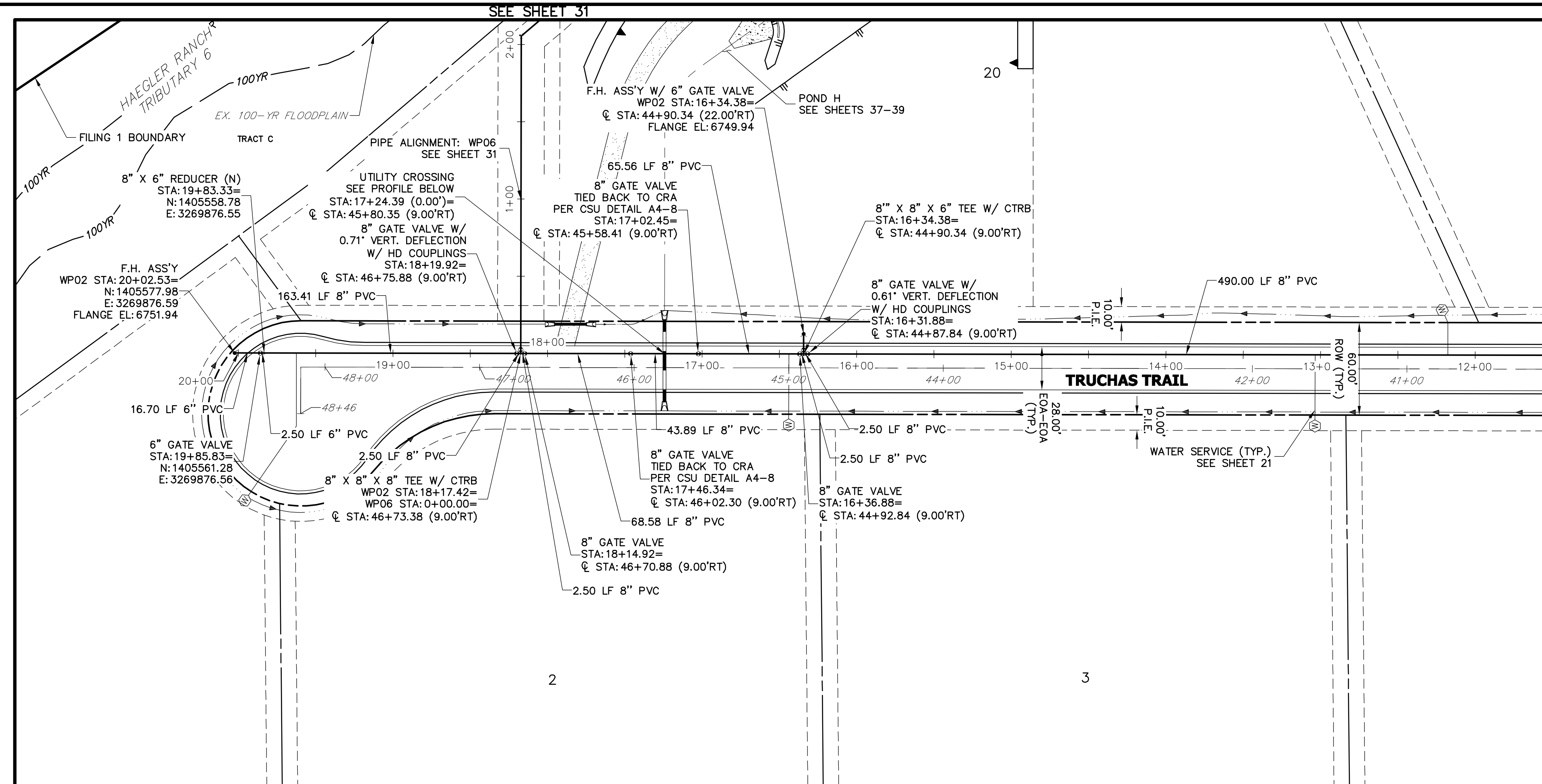
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

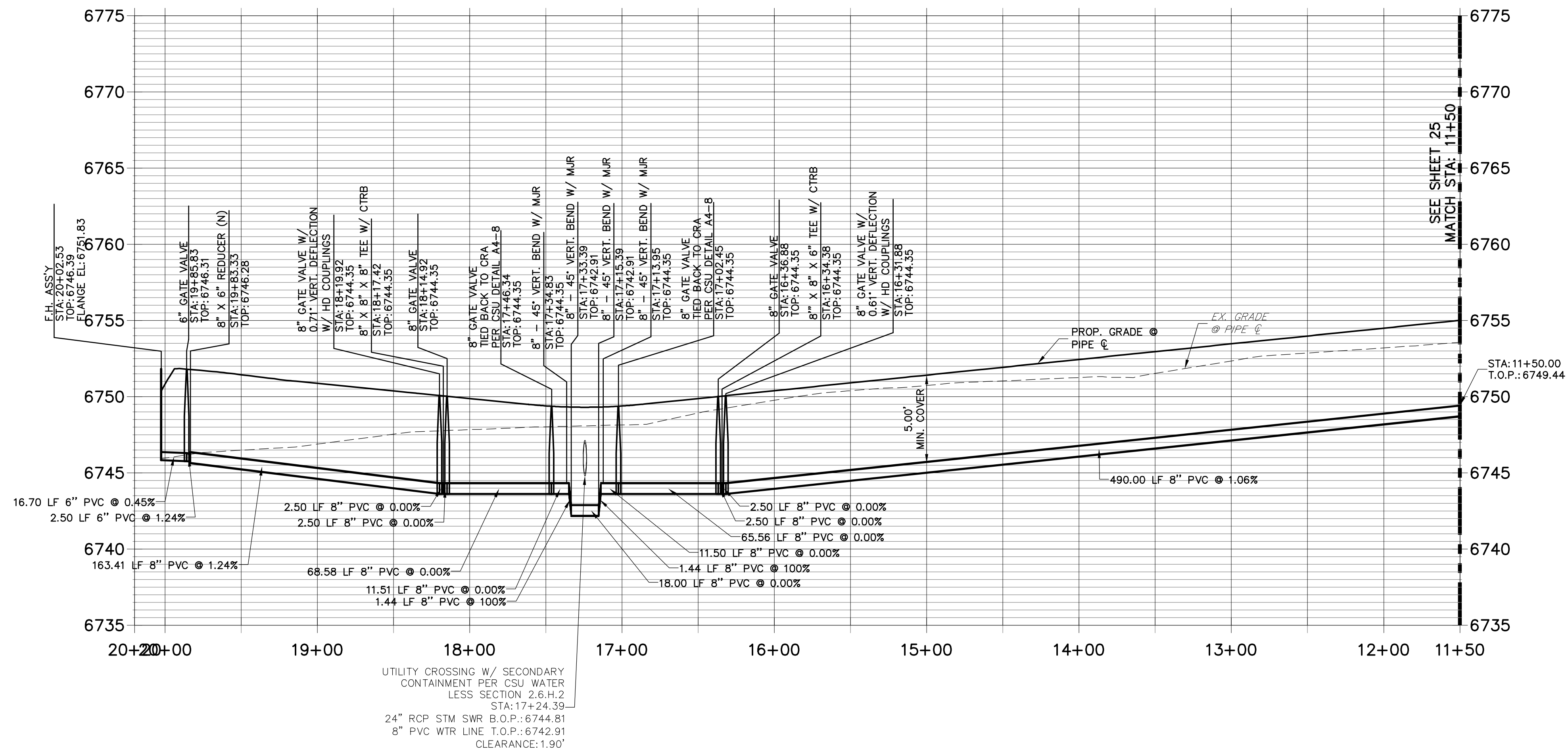
SADDLEHORN RANCH - FILING 1  
27

SHEET 25 OF 51  
JOB NO. 2514202

X:\251009\2514202\Drawings\Sheet\WP2\WP2-05-1020\WP2.dwg, WP2\_051020 11:44:52 AM, localhost



**WP02 PROFILE (1)  
STA 11+50.00 TO 20+20.00**



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

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE: 12/30/20

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR:  
**ROI PROPERTY GROUP, LLC**  
 2495 RIDGON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

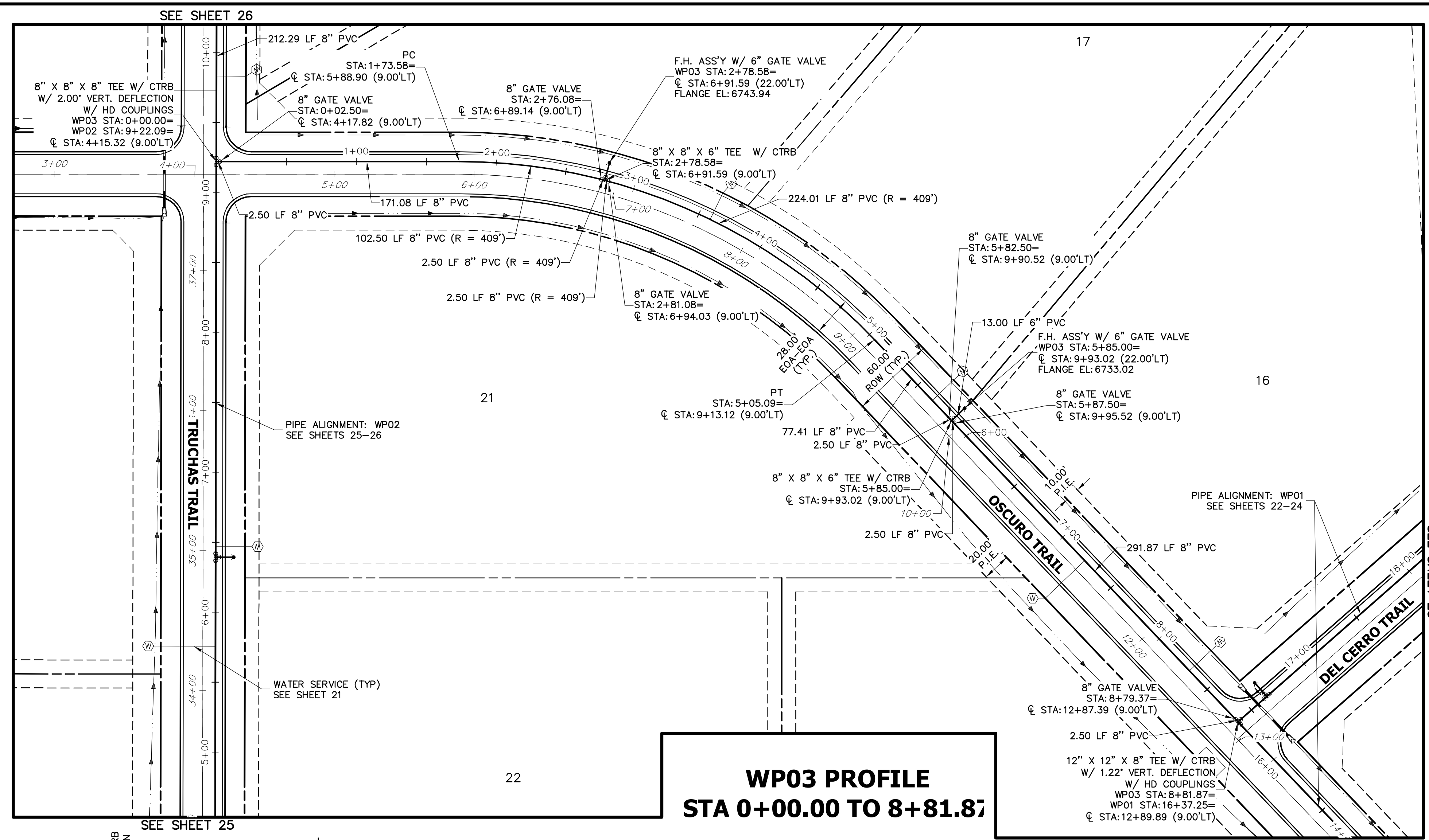
**J.R. ENGINEERING**  
 A Western Company  
 Centennial 303-740-9883 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

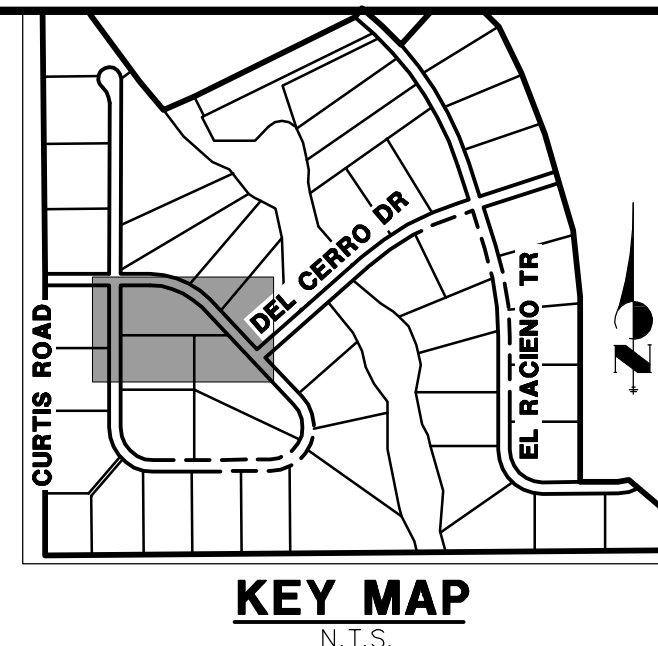
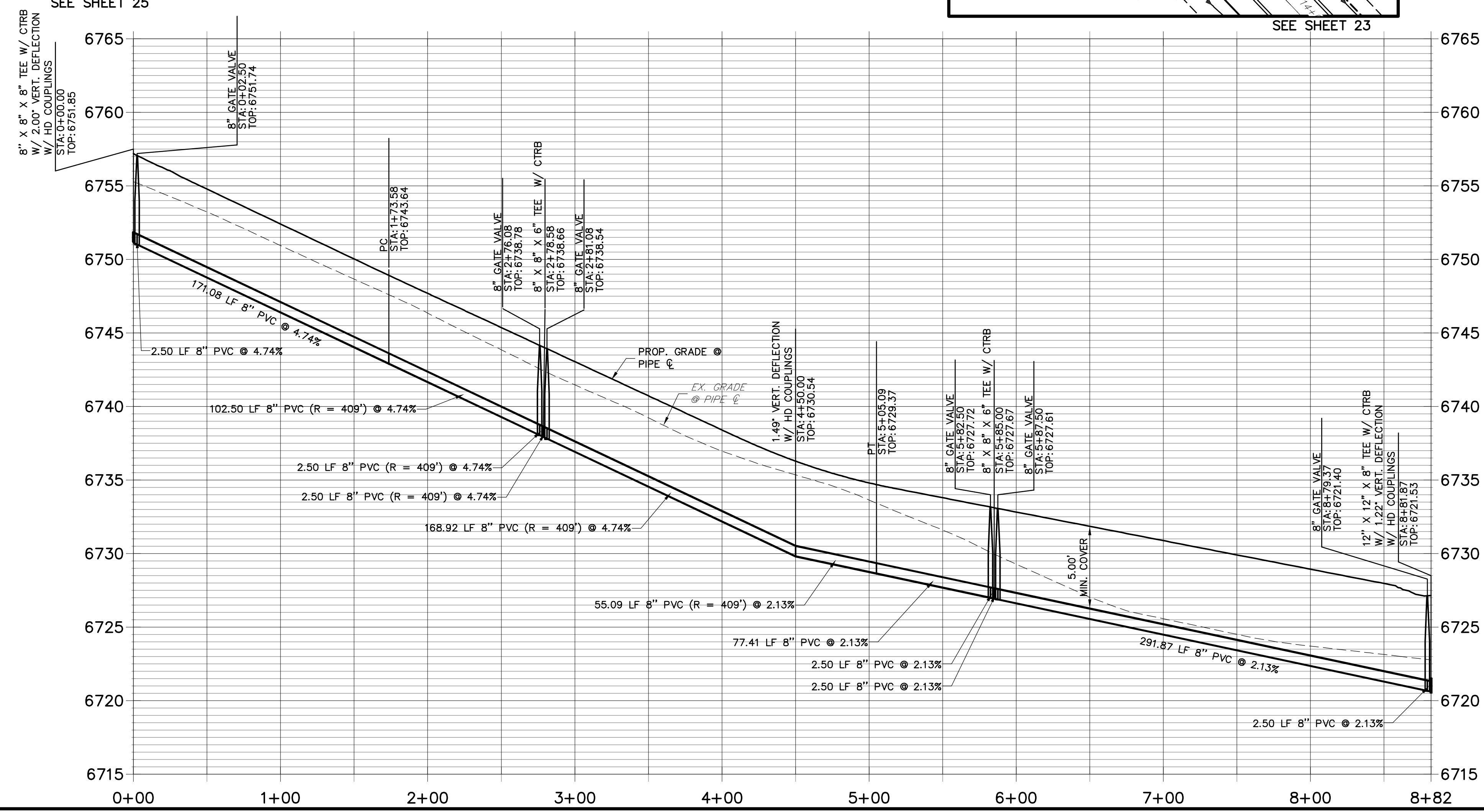
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/07/20	NQJ	NQJ	

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

X:\251009\arj0514202\Drawings\Sheet\DWG\CDS-2514202\WP03.dwg, WP03\_56/2020 11:45:12 AM, scondor



**WP03 PROFILE  
STA 0+00.00 TO 8+81.87**



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

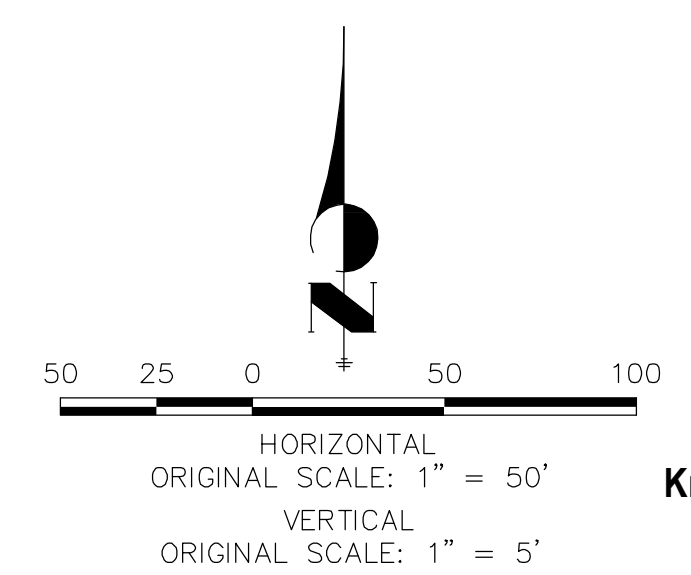
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
2495 RIGDON STREET  
NAPA, CALIFORNIA  
(707) 365-6891  
BRADY WILLIAMS

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

**NOTES**

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



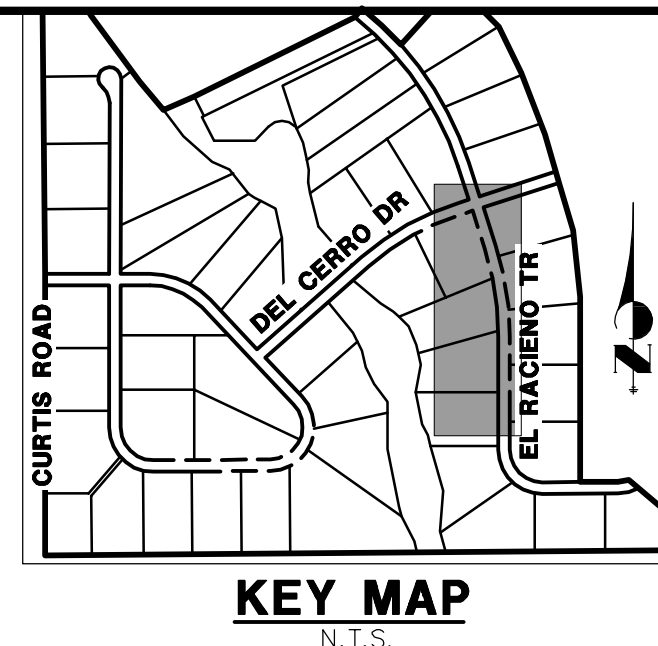
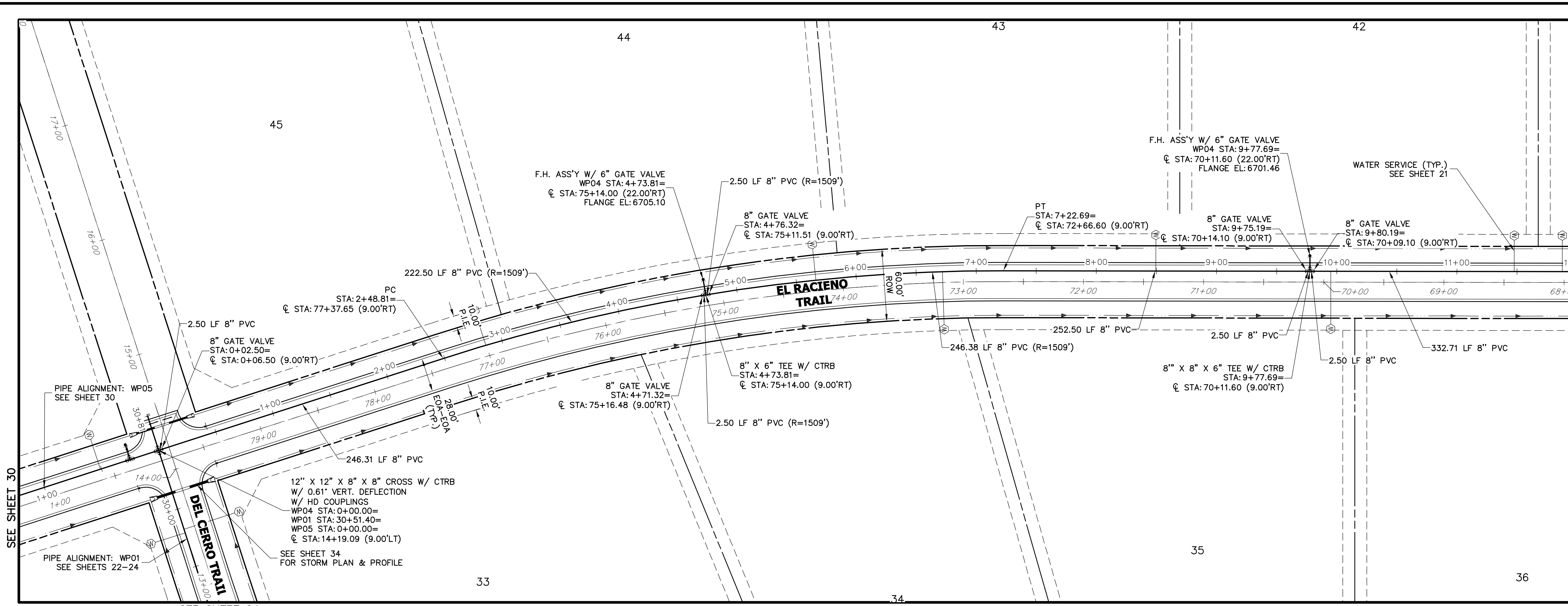
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett* 32314 04/30/20  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

SADDLEHORN RANCH -  
FILING 1  
WATER DISTRIBUTION PLAN -  
OSCURO TRAIL

SHEET 27 OF 51  
JOB NO. 2514202

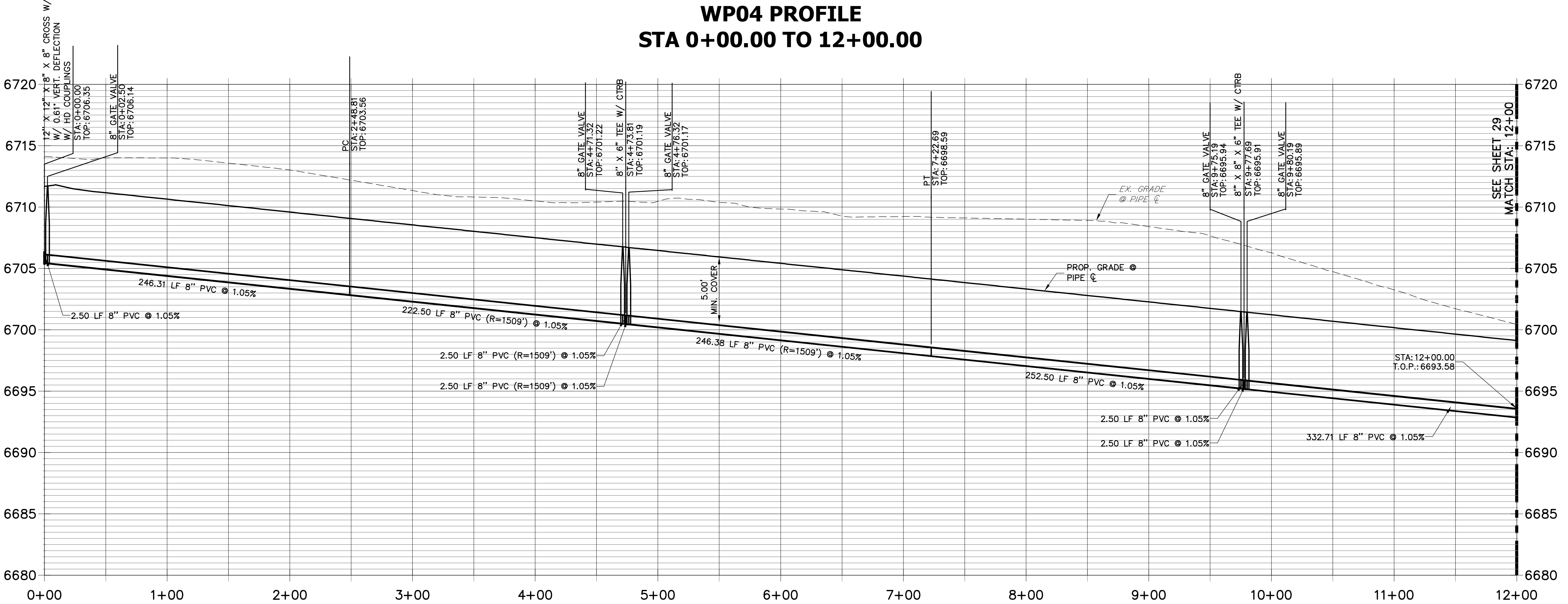


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

**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 ASSY FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.

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

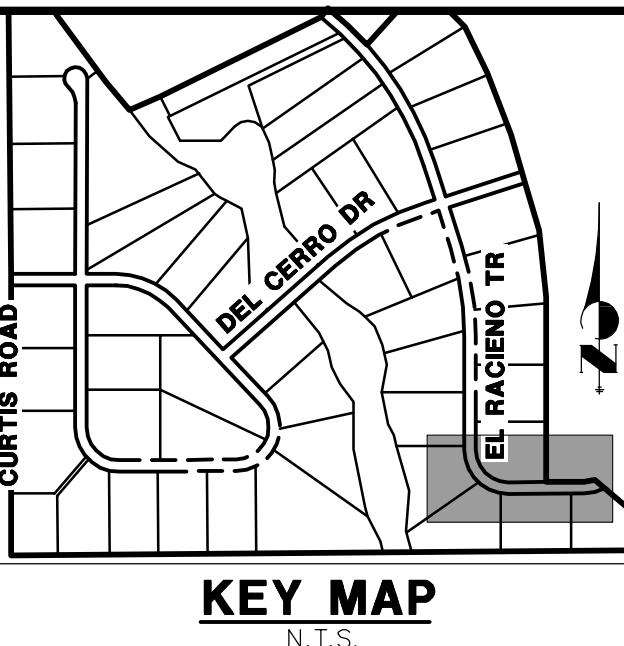
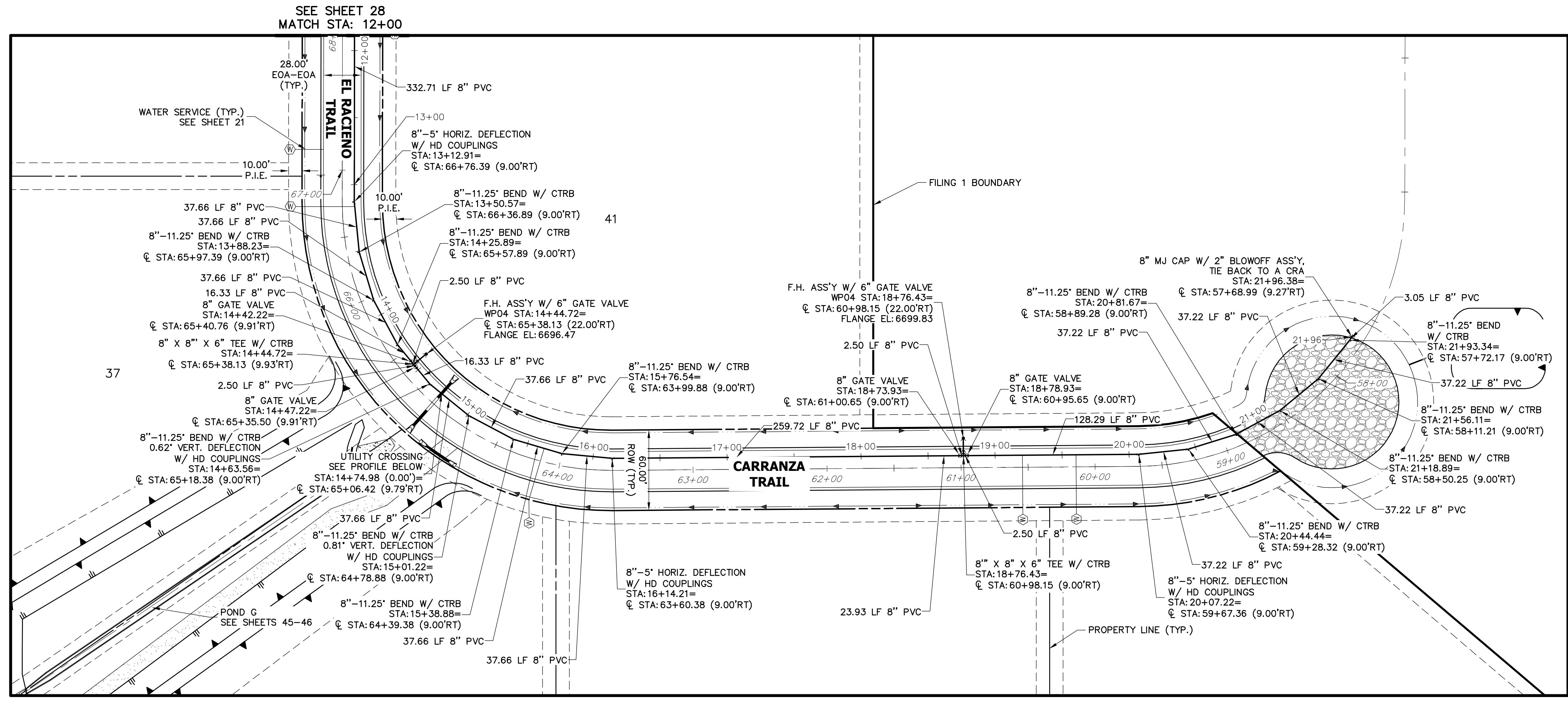
HORIZONTAL ORIGINAL SCALE: 1" = 50'  
 VERTICAL ORIGINAL SCALE: 1" = 5'

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett, P.E. 32314 11/30/20  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

NO.	REVISION	BY	DATE

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

SHEET 28 OF 51  
 JOB NO. 2514202



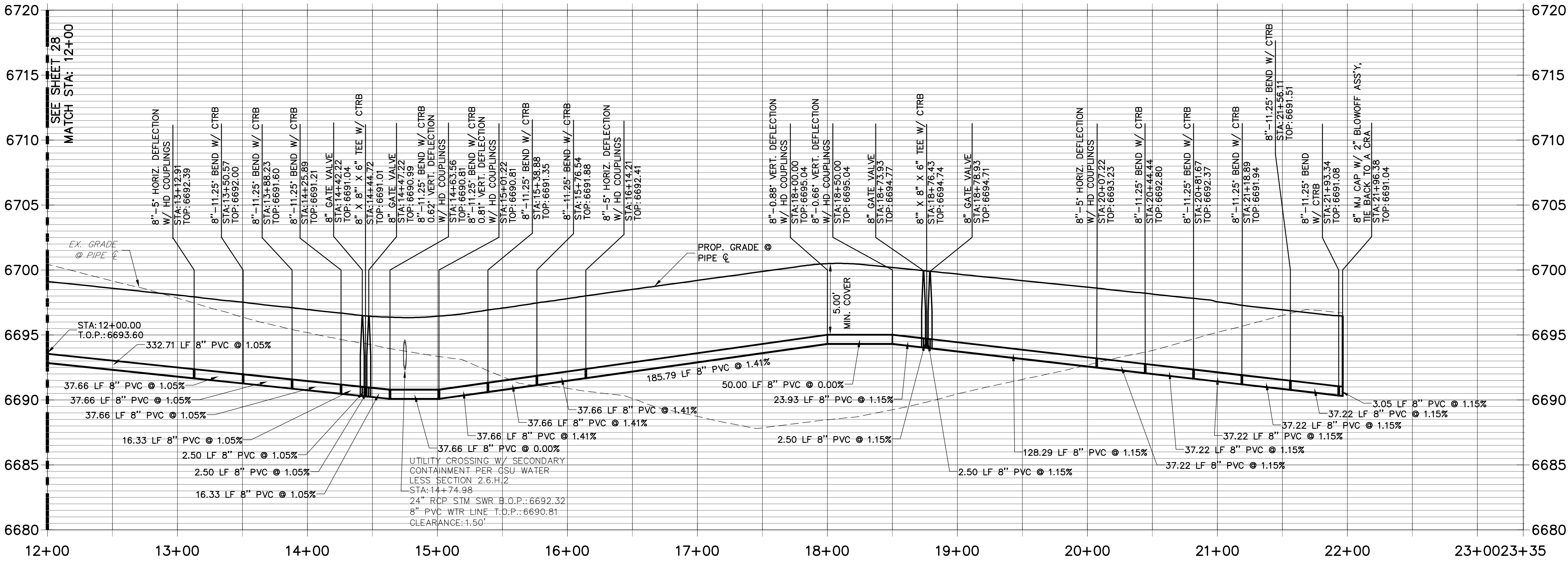
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

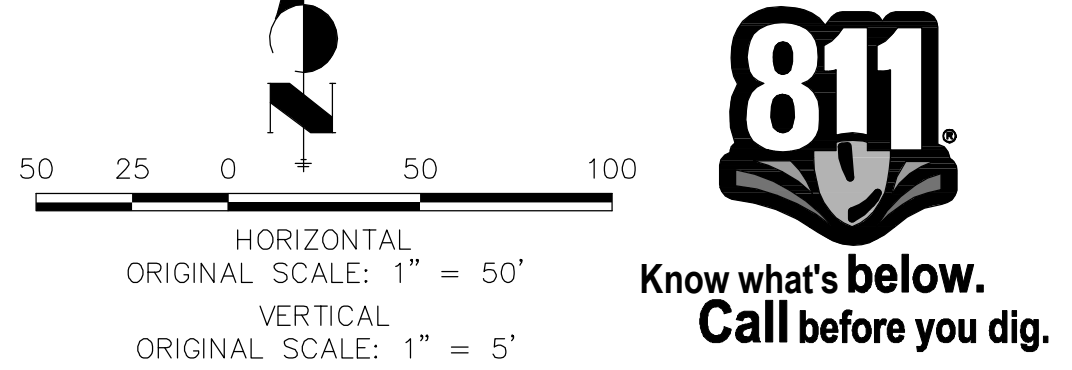
**J.R. ENGINEERING**  
 A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

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



- 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

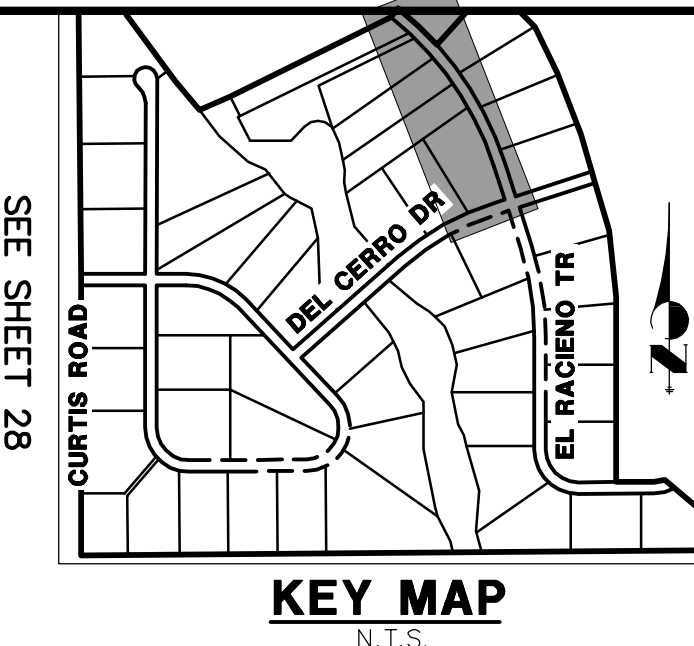
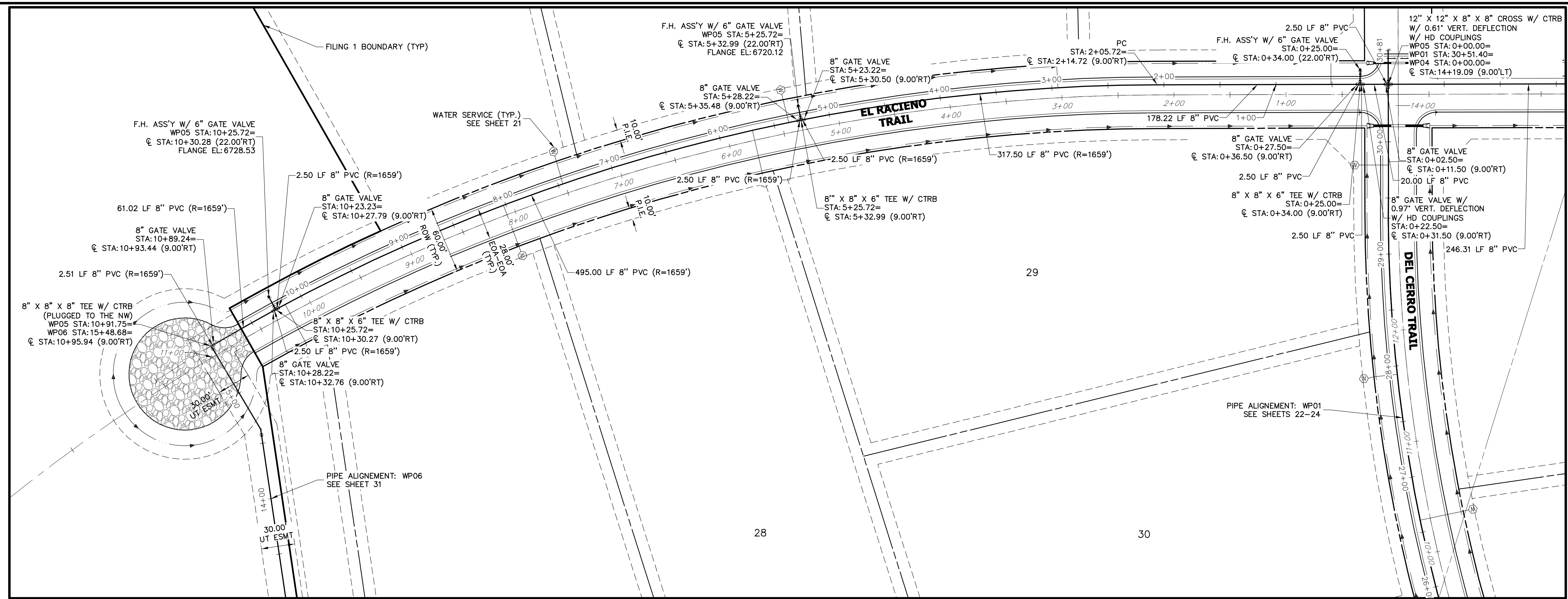
DATE: 12/30/20

BY	DATE	No.	REVISION

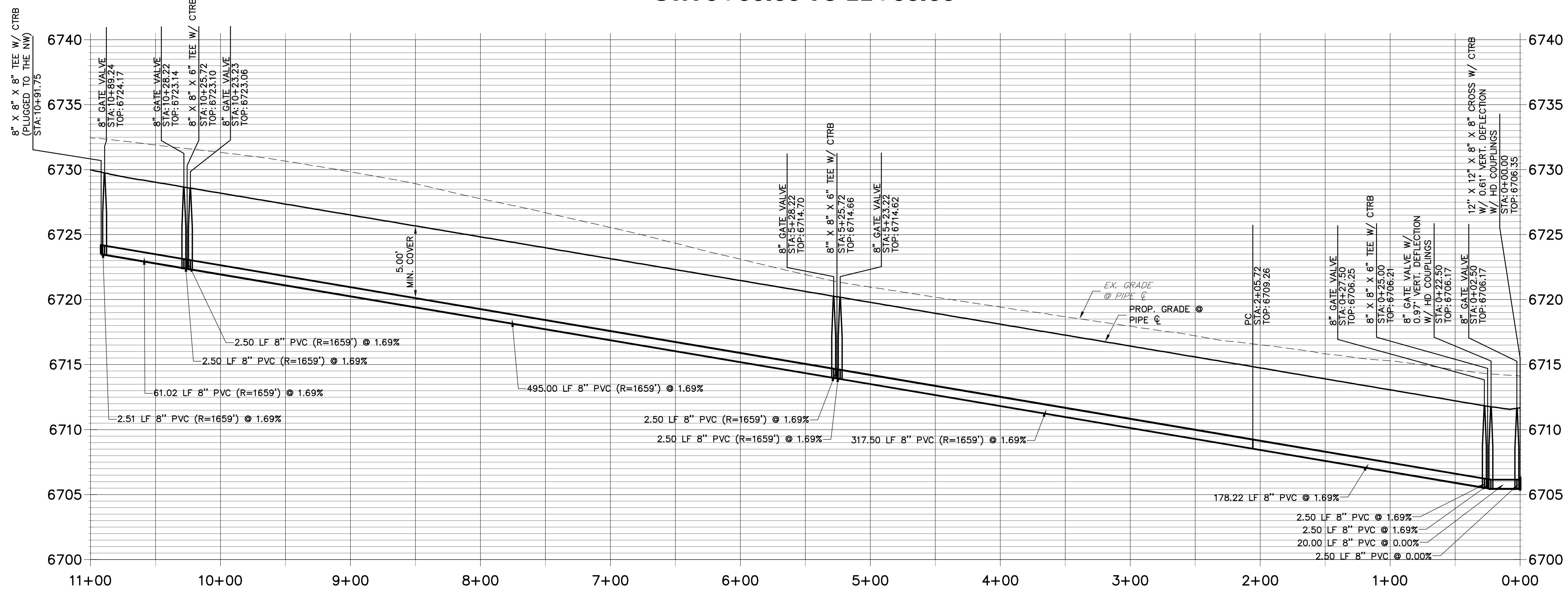
H-SCALE 1"=50'  
 V-SCALE 1"=5'  
 DATE 05/07/20  
 DESIGNED BY NQJ  
 DRAWN BY NQJ  
 CHECKED BY

SADDLEHORN RANCH - FILING 1  
 WATER DISTRIBUTION PLAN - CARRANZA TRAIL

SHEET 29 OF 51  
 JOB NO. 2514202



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



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

**811**  
Know what's below.  
Call before you dig.

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

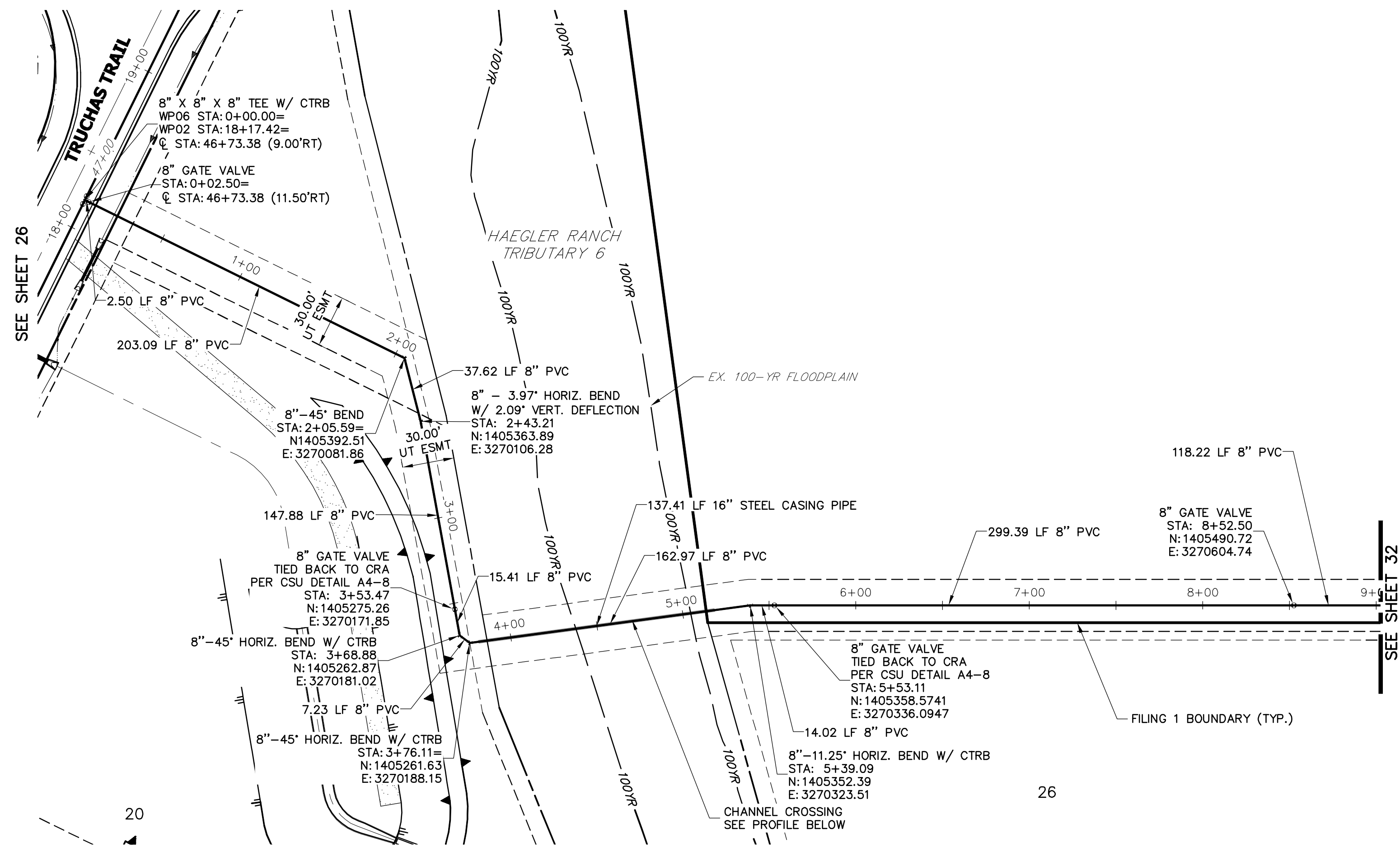
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett*  
32314  
DATE: 05/20/20

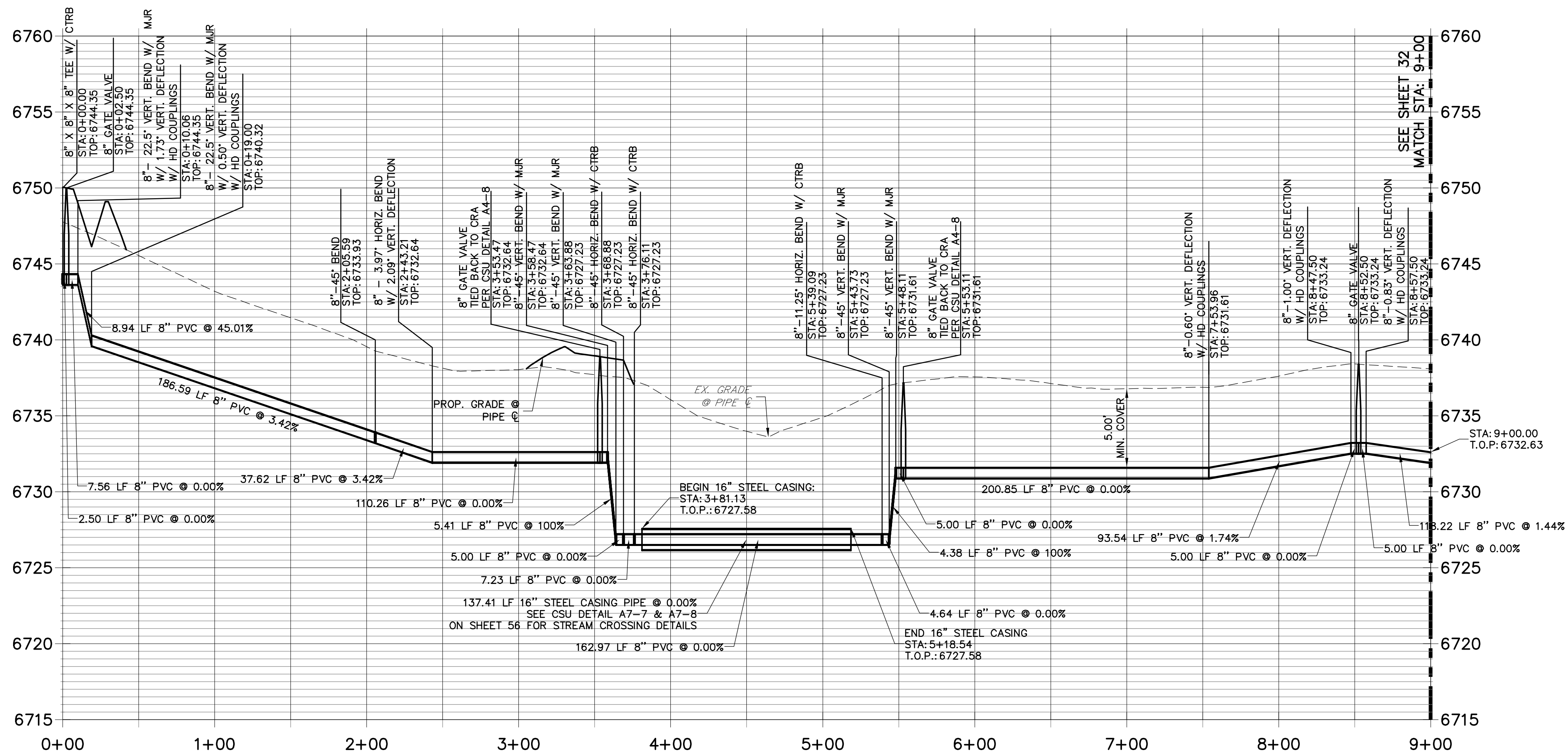
FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	J.R. ENGINEERING A Westman Company Central 303-740-0888 • Colorado Springs 719-588-2693 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	05/07/20
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	
<b>SADDLEHORN RANCH - FILING 1</b> <b>WATER DISTRIBUTION PLAN - EL RACIENO TRAIL</b>	
SHEET 30	OF 51
JOB NO.	2514202

X:\2514202\Drawings\Sheet\DWG\CDD-2514202\WP05.dwg, WP05\_58(2020)11.dwg, 4.43 AM, 10/07/2020

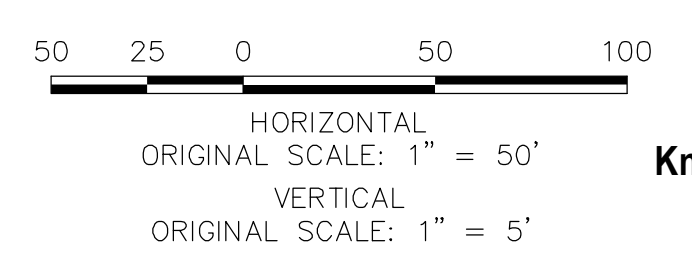
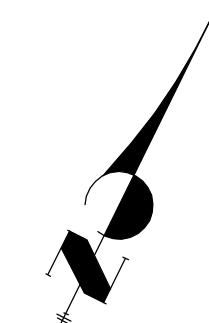


**WP06 PROFILE  
STA 0+00.00 TO 9+00.00**



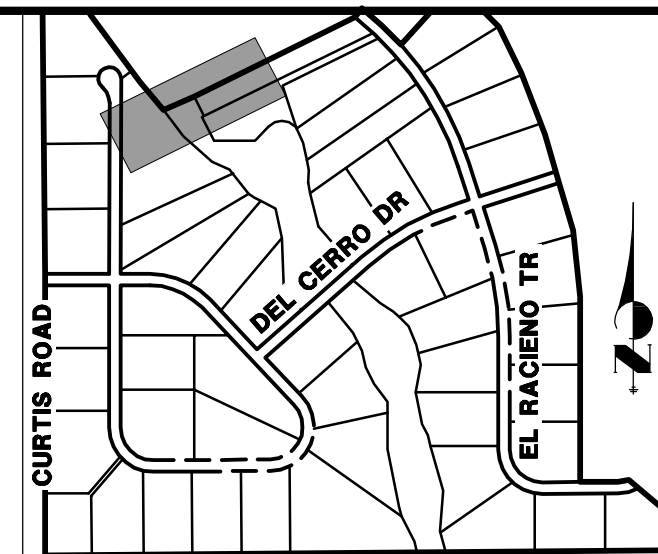
**NOTES**

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



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 32314  
 04/30/20  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



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

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

**J.R. ENGINEERING**  
 A Westiran Company  
 Centennial 303-740-0883 • Colorado Springs 719-588-2683  
 Fort Collins 970-491-9888 • www.jrengineering.com

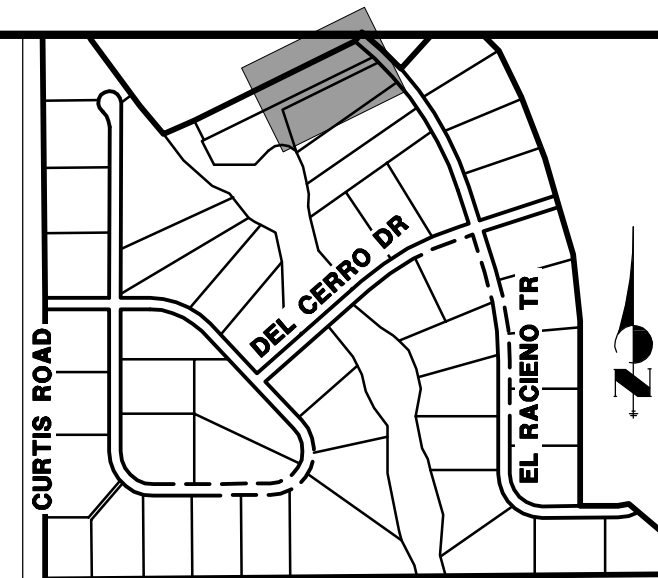
BY	DATE	NO.	REVISION

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

SADDLEHORN RANCH -  
 FILING 1  
 WATER DISTRIBUTION PLAN -  
 HAEGLER RANCH TRIBUTARY 6

SHEET 31 OF 51  
 JOB NO. 2514202

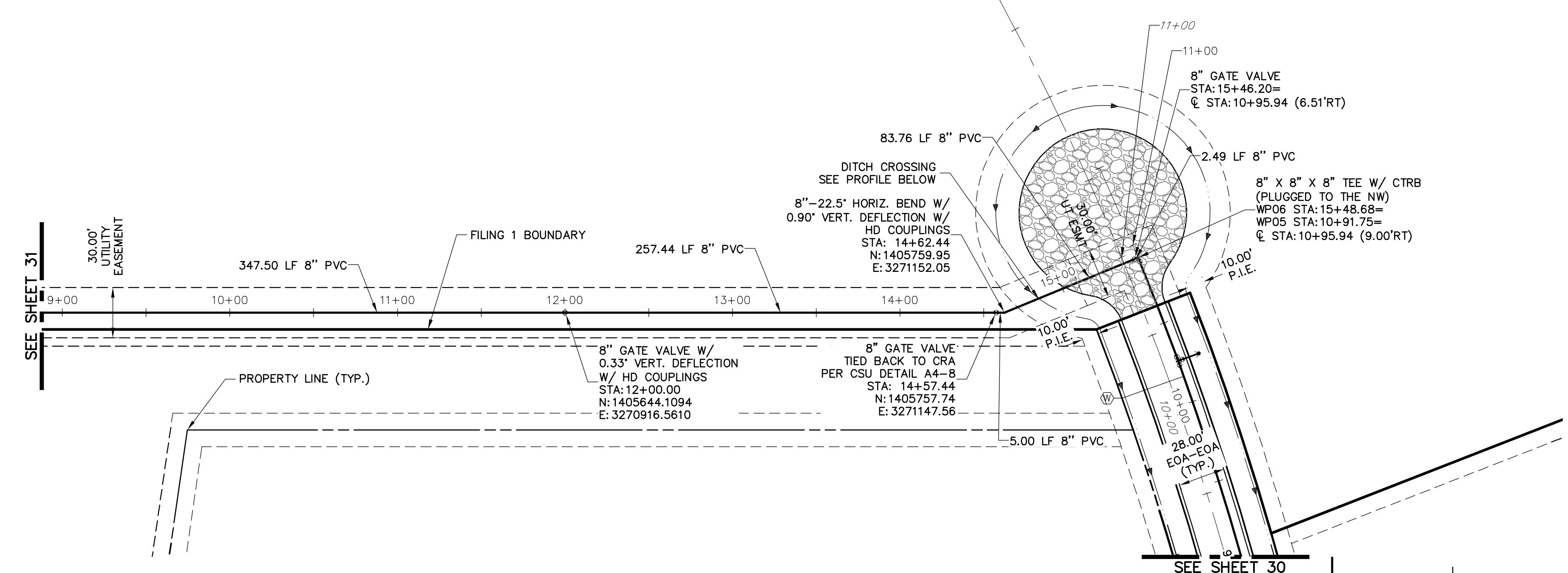
X:\251006\job2514202\Drawings\Sheet\DWG\CDD-2514202\WP06.dwg, WP06\_5882020114852.dwg, 04/30/20



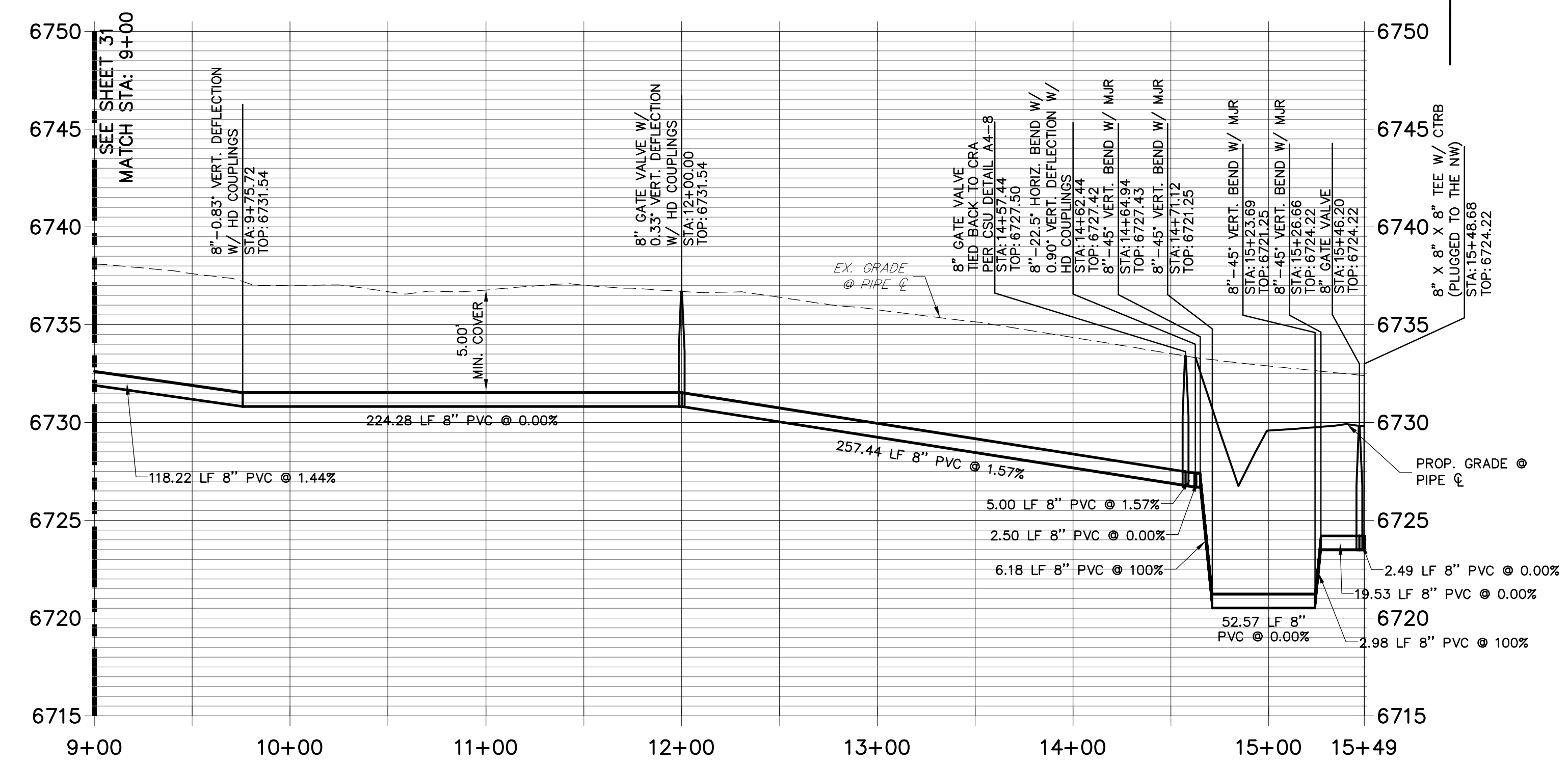
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
 A Western Company  
 Central 303-740-9883 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

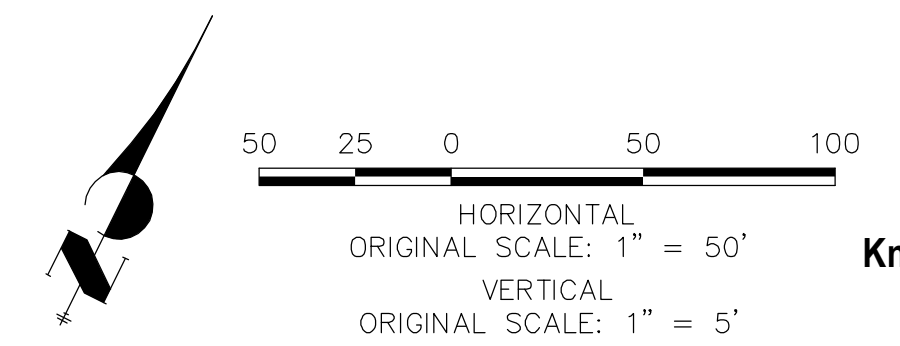


**WP06 PROFILE (1)  
 STA 9+00.00 TO 15+48.70**



**NOTES**

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



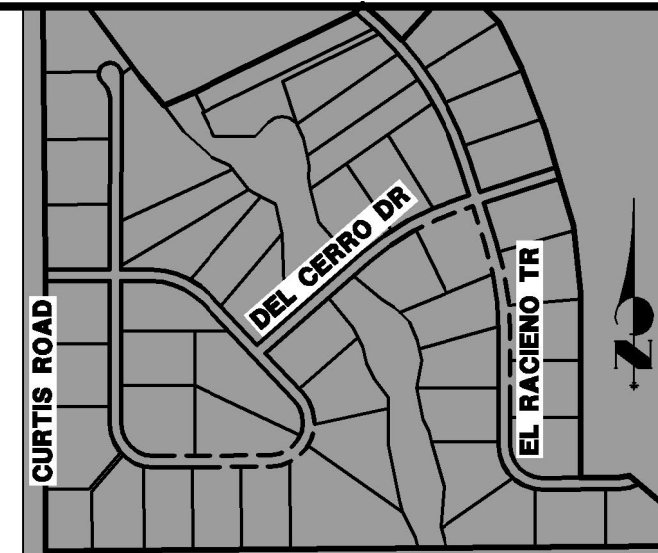
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 32314  
 04/30/20  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH - FILING 1	DESIGNED BY N/QJ	CHECKED BY N/QJ
WATER DISTRIBUTION PLAN - HAEGLER RANCH TRIBUTARY 6 (CONT.)	DATE 05/07/20	
SHEET 32 OF 51		
JOB NO. 2514202		

X:\251009\ar02514202\Drawings\Sheet\DWG\CDD-2514202\WP06.dwg, WP06 (2), 5/6/2020 11:46:02 AM, ocmomr

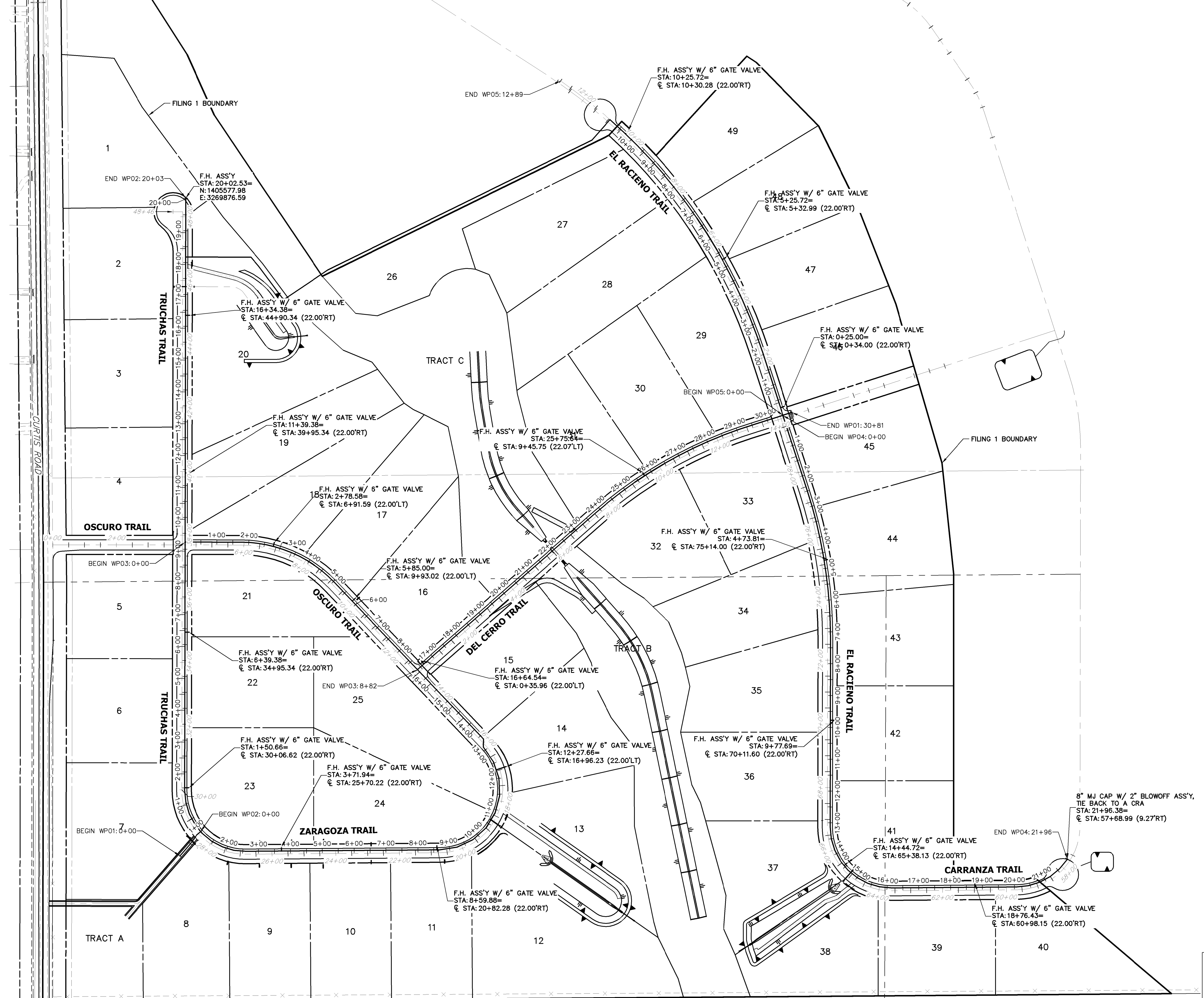




UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2683  
Fort Collins 970-491-9888 • www.jrengineering.com



ORIGINAL SCALE: 1" = 150'

**811**  
Know what's below.  
Call before you dig.

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

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

DATE: 7/15/20

**SADDLEHORN RANCH - FILING 1**

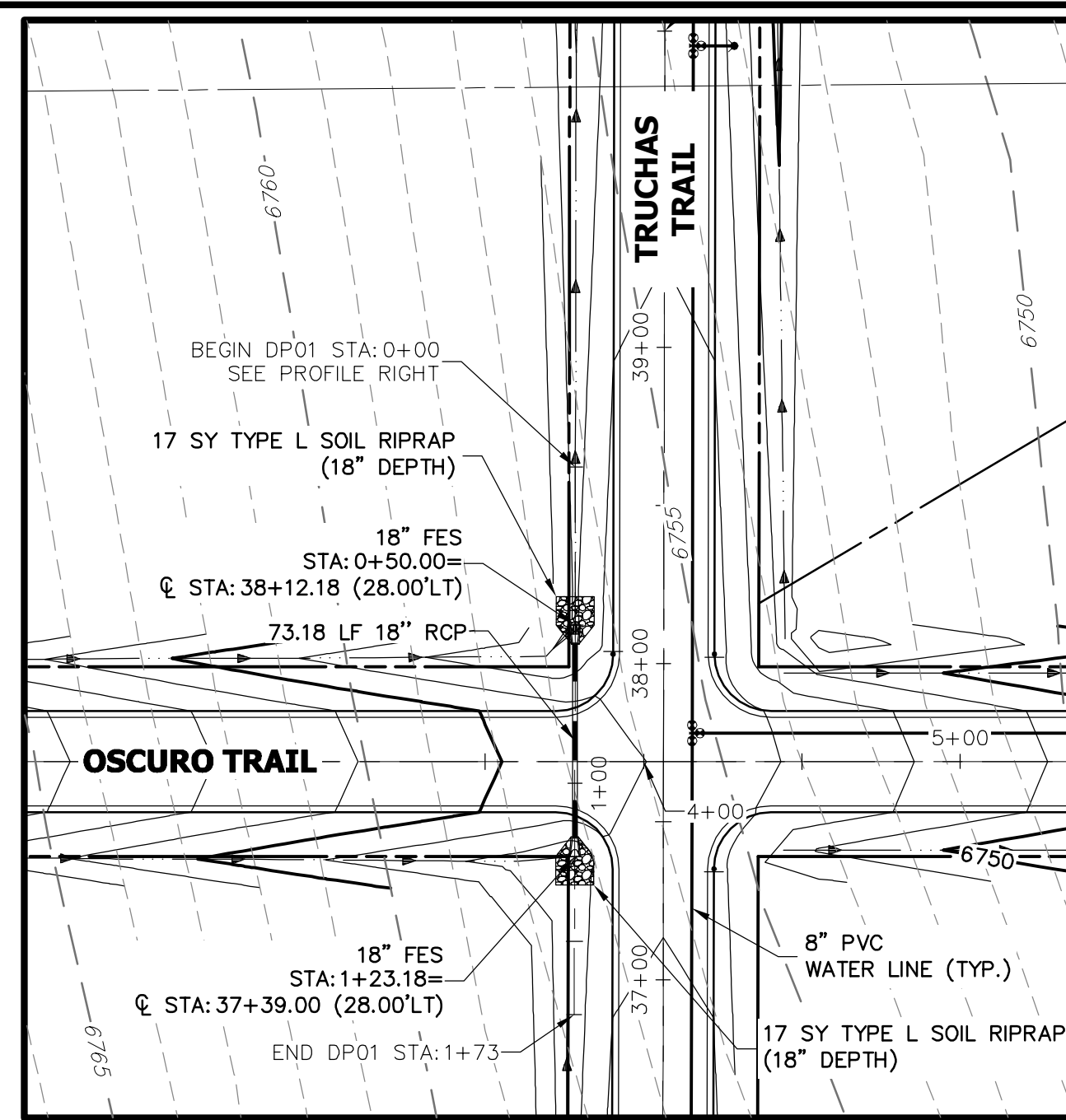
**OVERALL FIRE HYDRANT PLAN**

NO.	REVISION	BY	DATE

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

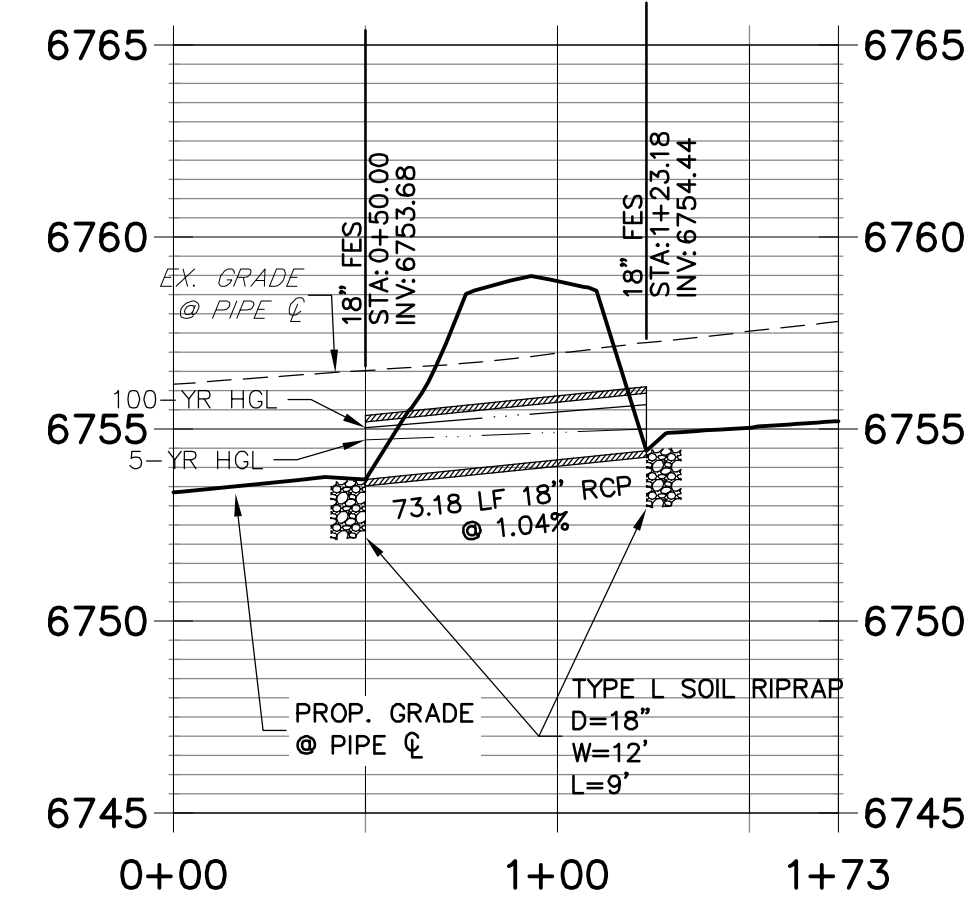
SHEET 33 OF 51  
JOB NO. 2514202

X:\2514202\Drawings\Sheet\Drawings\CD\2514202\F101.dwg, 24:36 Construction, 7/15/2020 2:49:23 PM, GE

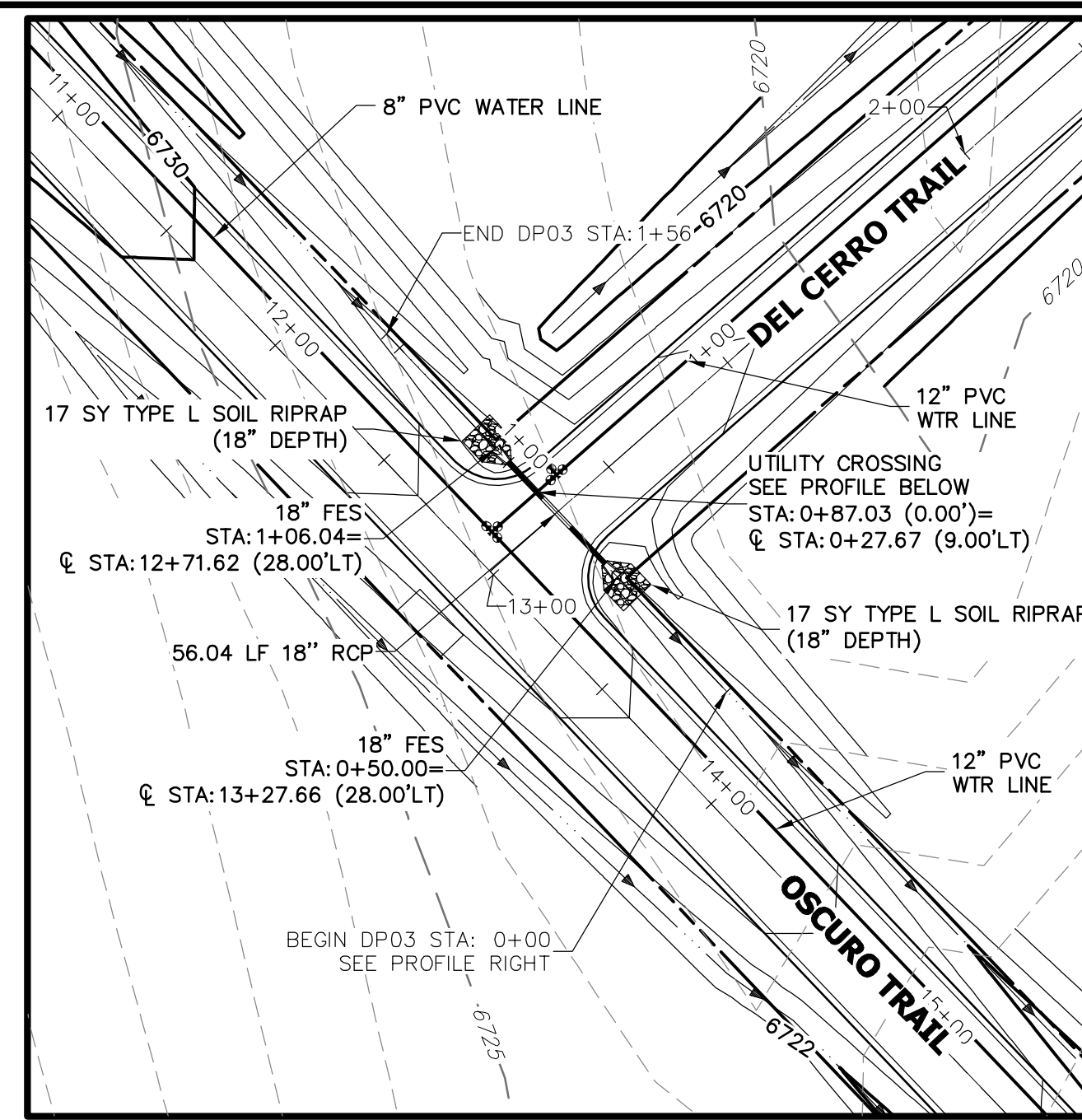


**A1 CULVERT - PLAN**

**DP01 PROFILE  
STA 0+00.00 TO 1+73.19**

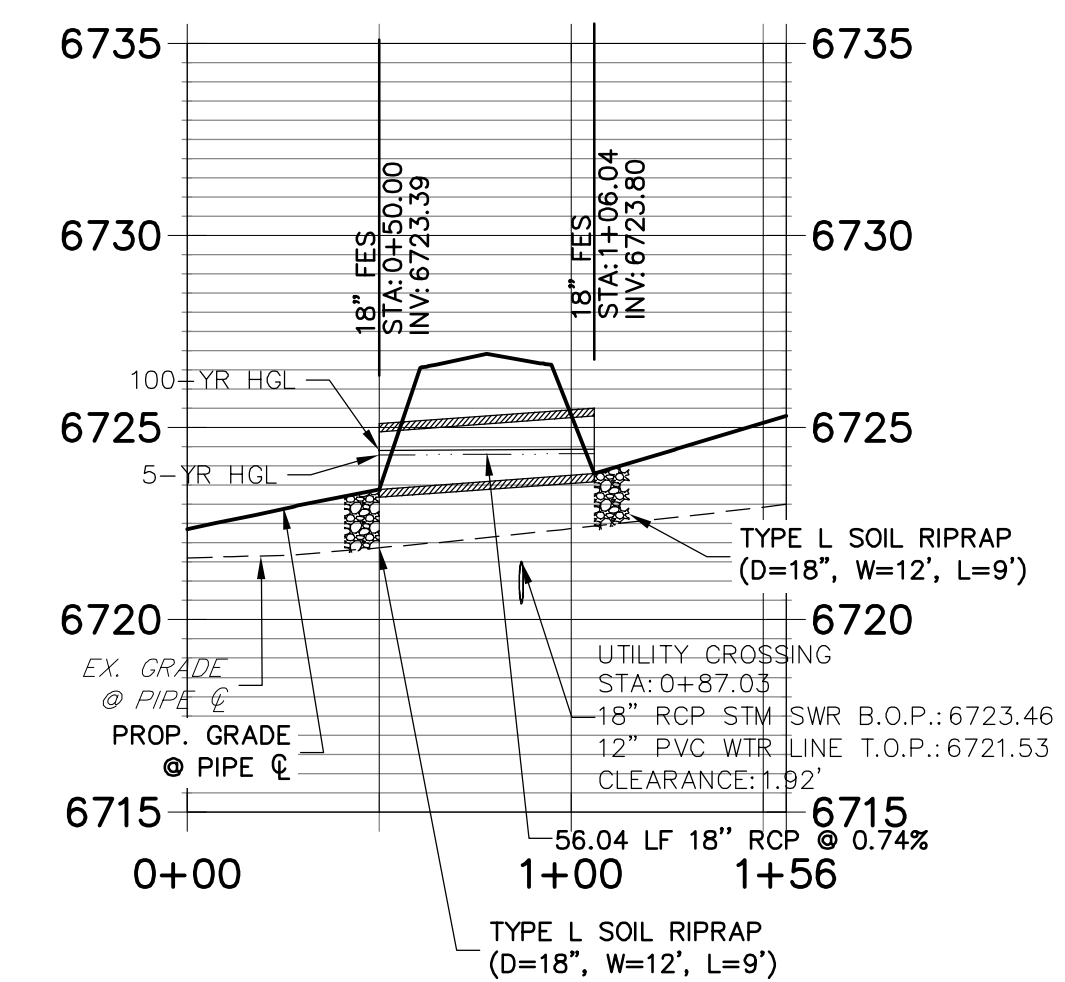


**A1 CULVERT - PROFILE**

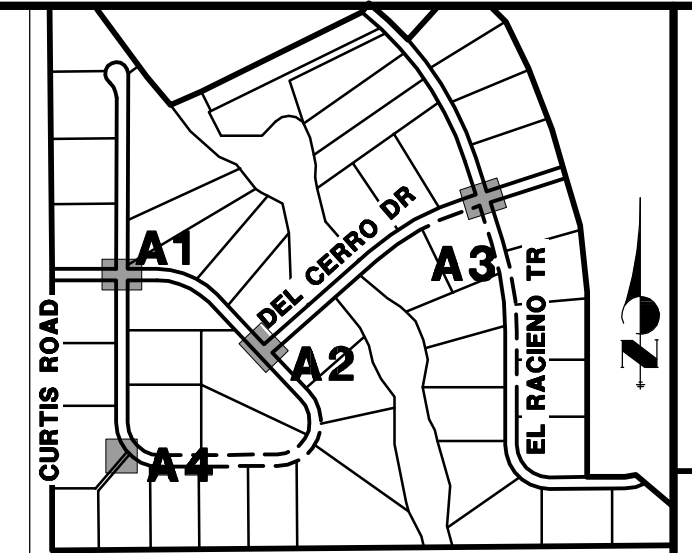


**A2 CULVERT - PLAN**

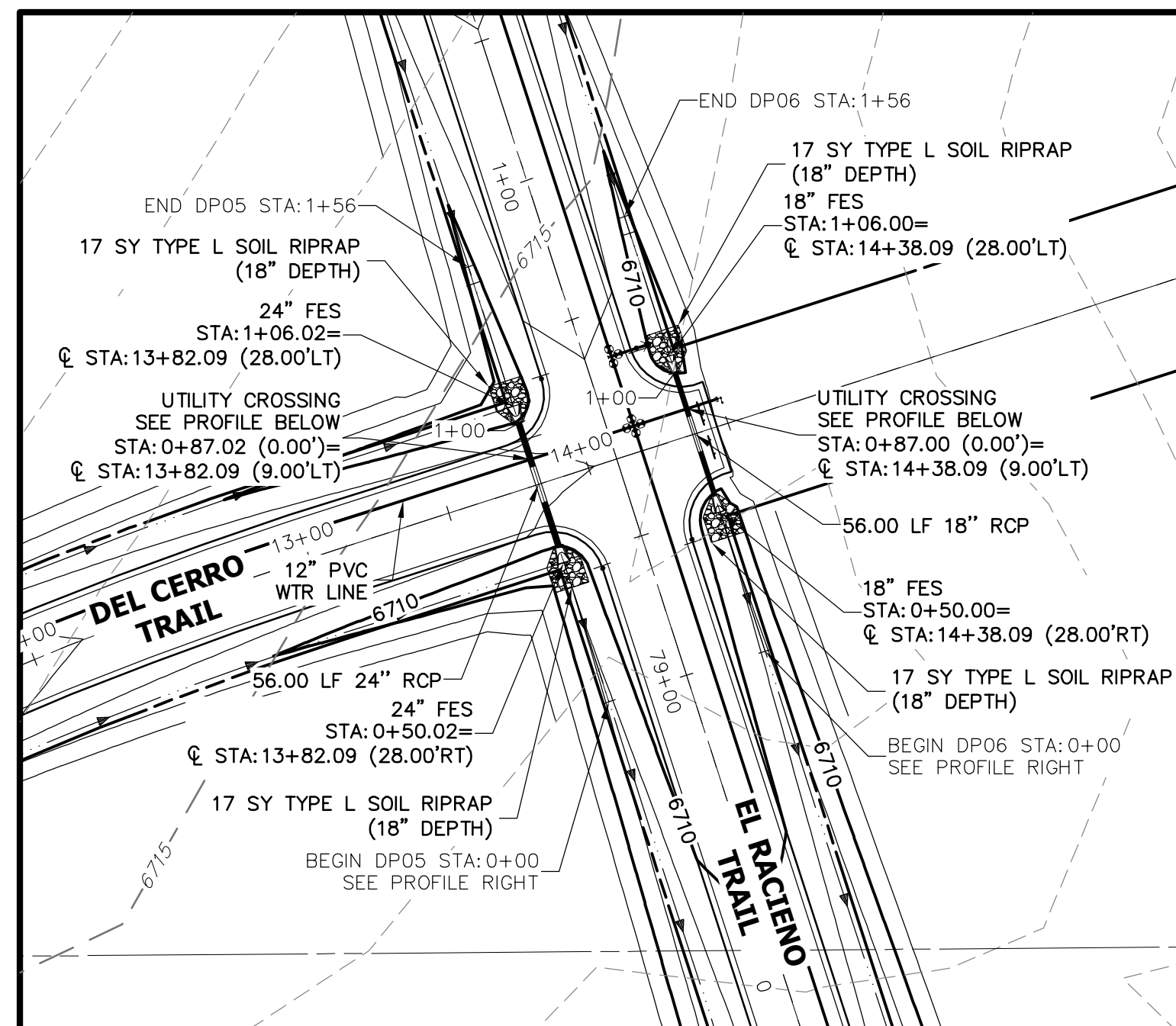
**DP03 PROFILE  
STA 0+00.00 TO 1+56.04**



**A2 CULVERT - PROFILE**

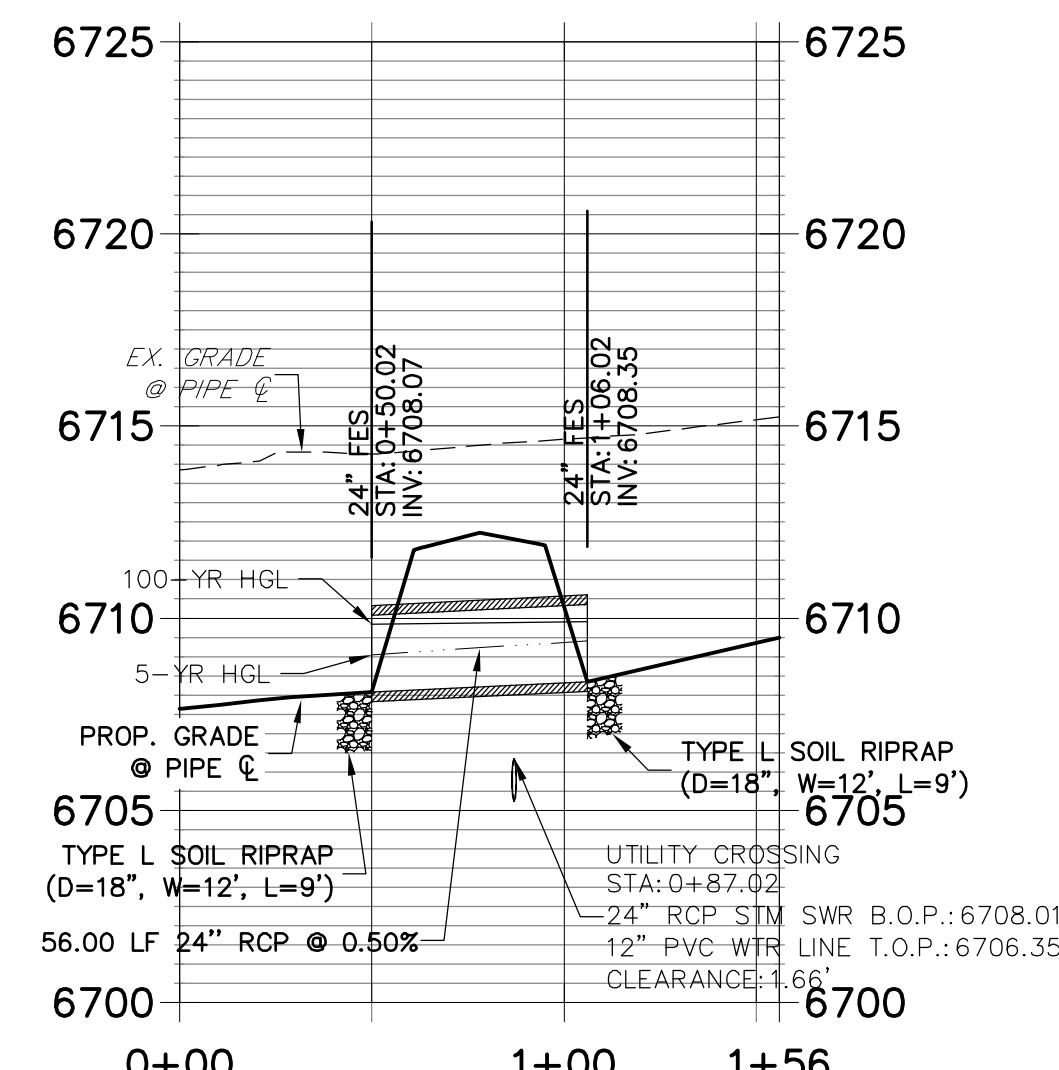


**KEY MAP**  
N.T.S.



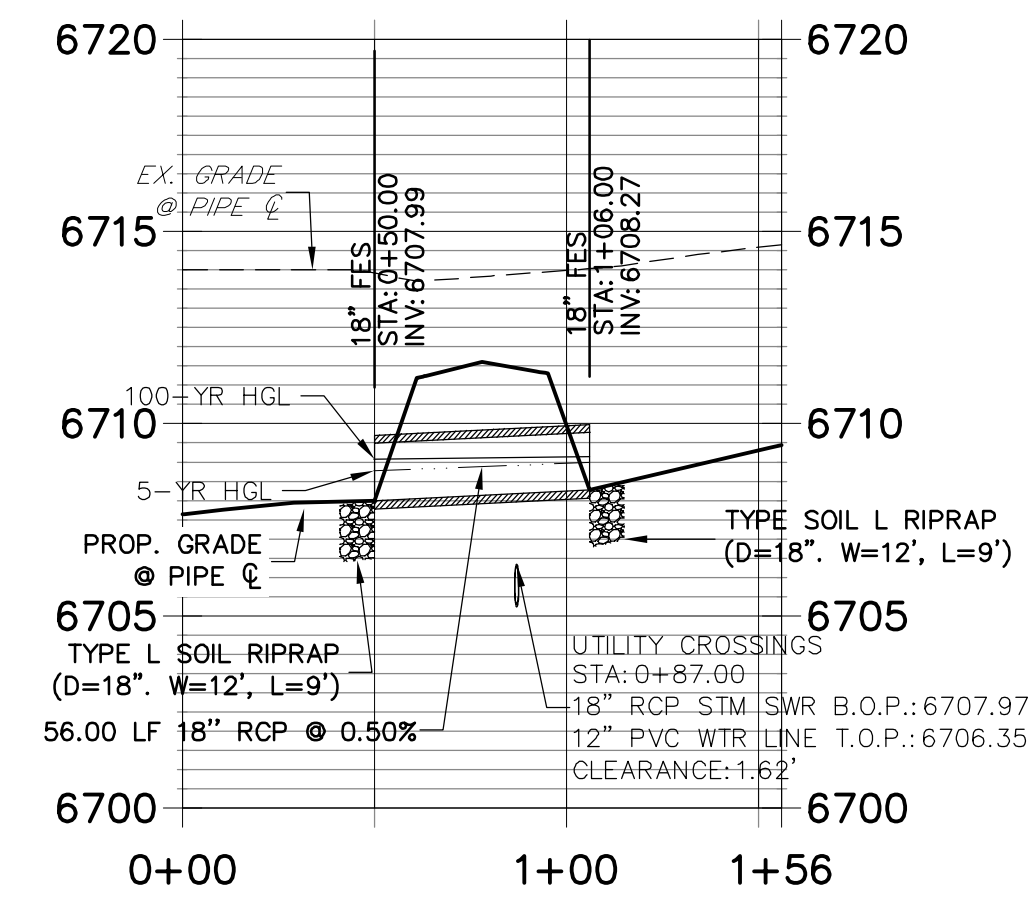
**A3 CULVERT - PLAN**

**DP05 PROFILE  
STA 0+00.00 TO 1+56.04**

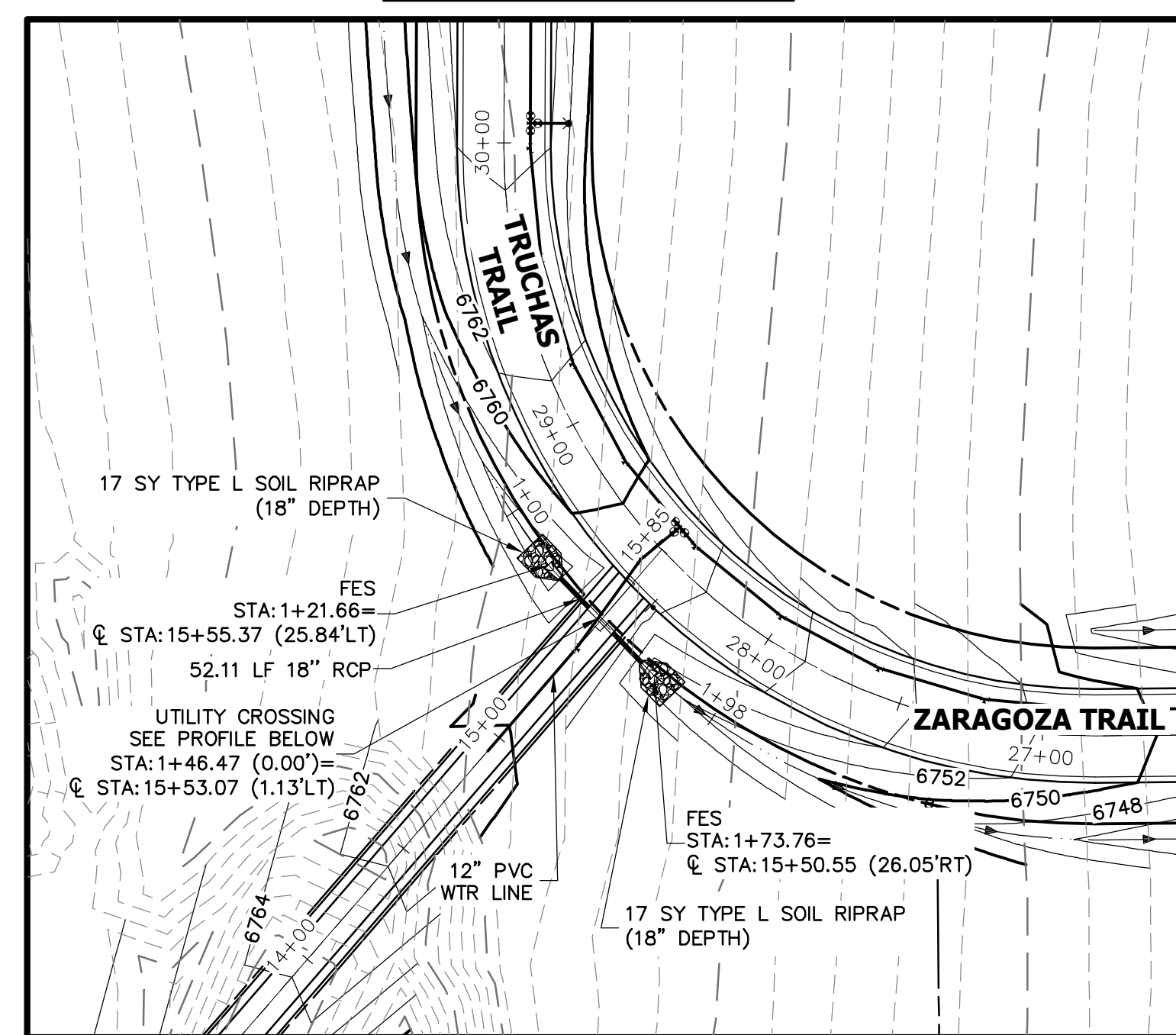


**A3 CULVERT - PROFILE**

**DP06 PROFILE  
STA 0+00.00 TO 1+56.00**

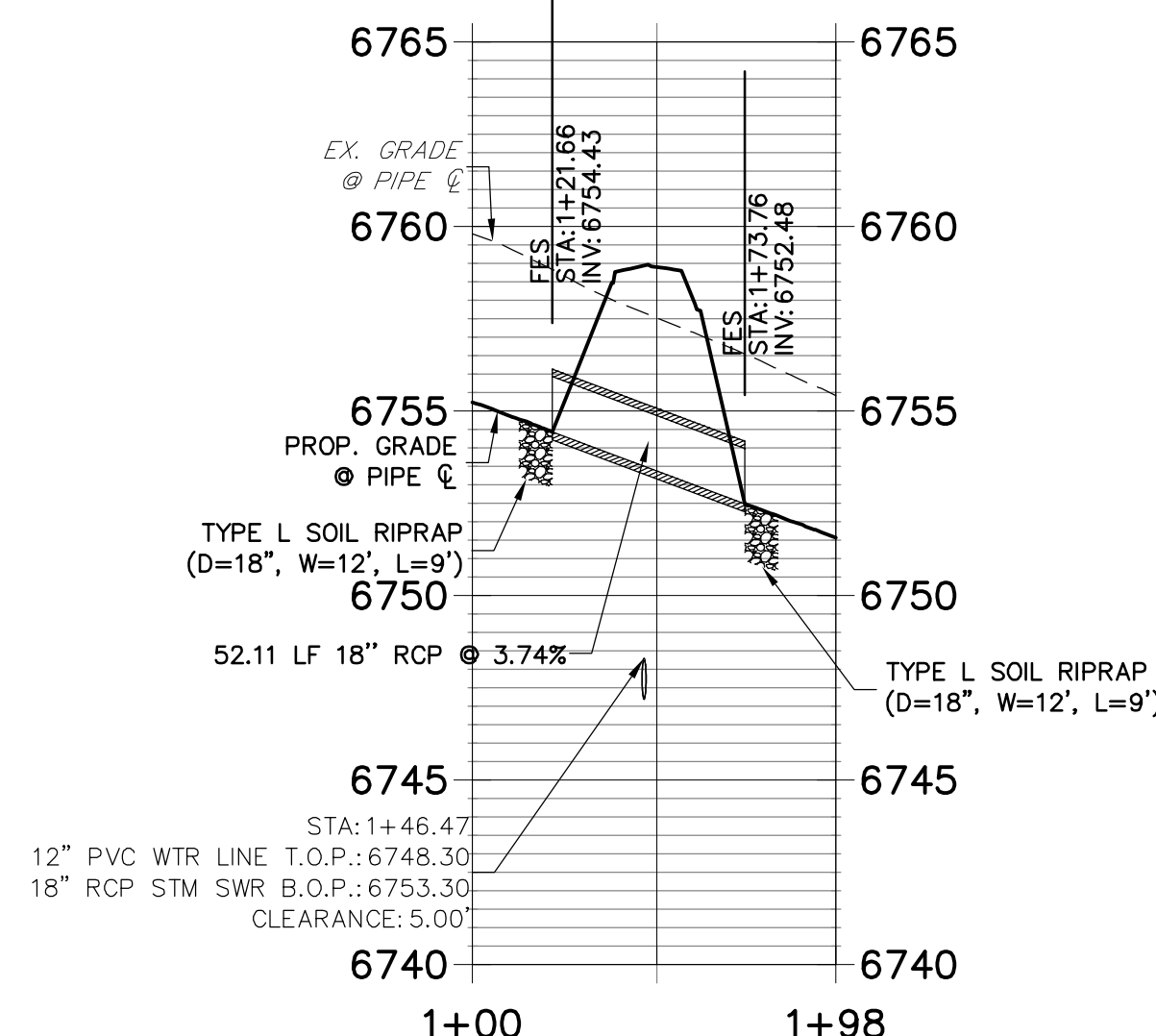


**A3 CULVERT - PROFILE**



**A4 CULVERT - PLAN**

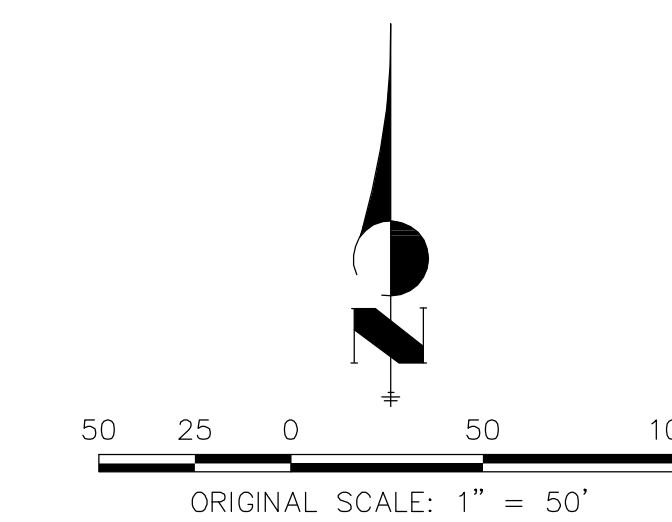
**DP12 PROFILE  
STA 1+00.00 TO 1+98.44**



**A4 CULVERT - PROFILE**

**STORM SEWER NOTES**

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



**811**  
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: 11/21/20

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

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

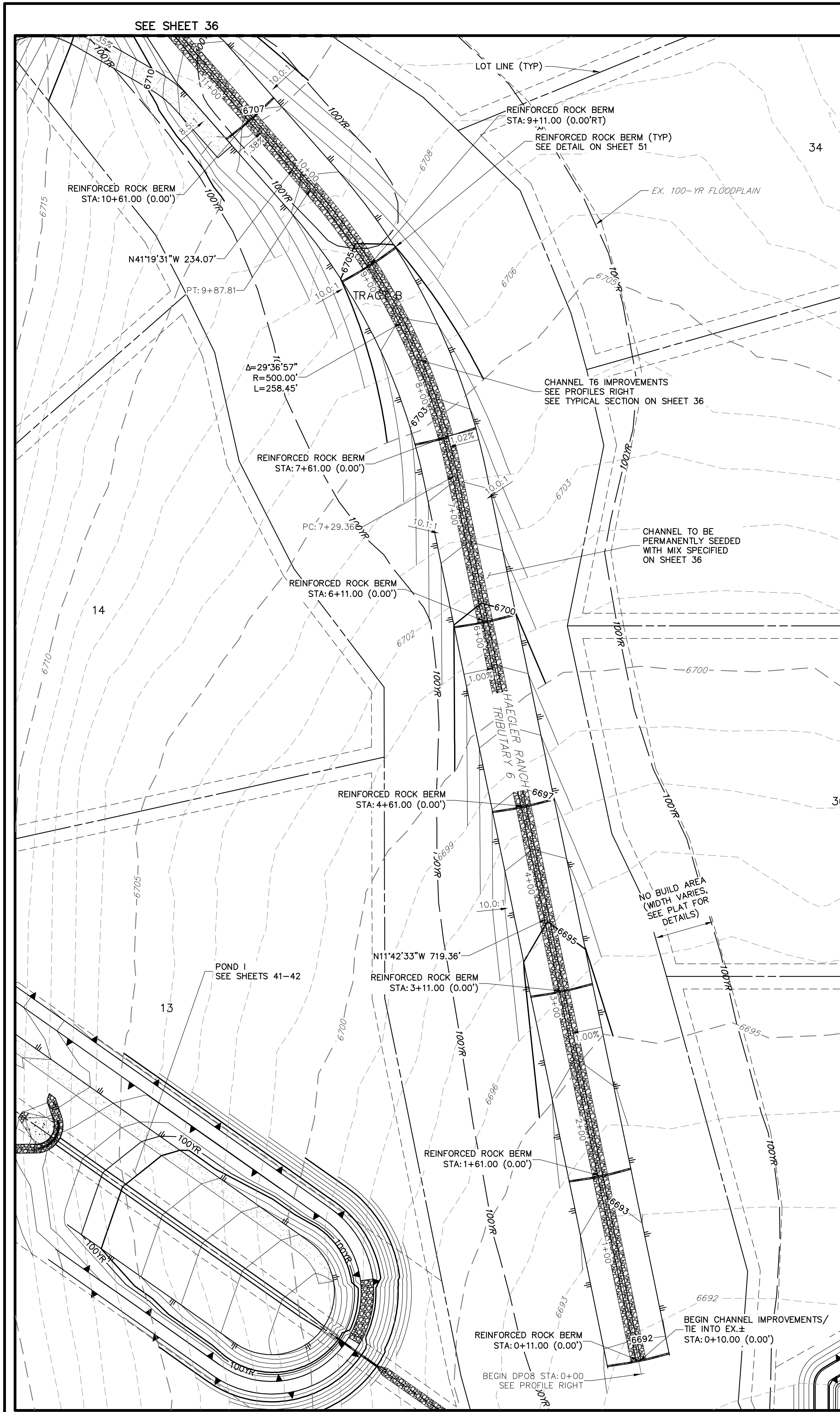
**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

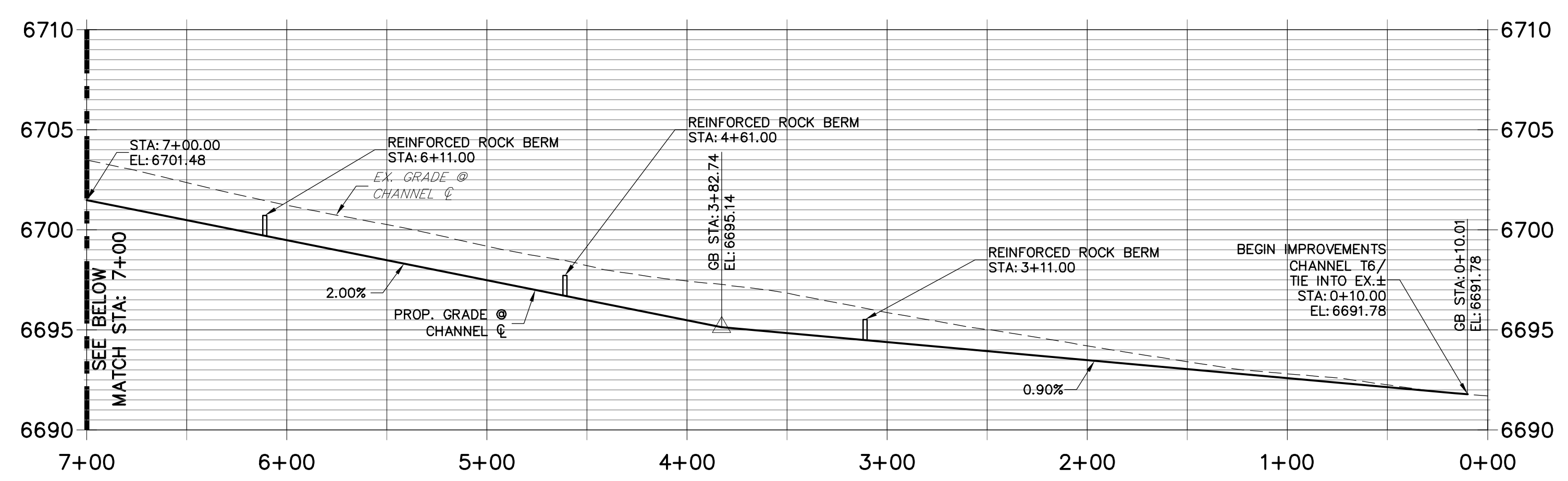
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/07/20	NQJ	NQJ	NQJ

**SADDLEHORN RANCH - FILING 1**  
**STORM SEWER PLAN AND PROFILE**  
 SHEET 34 OF 51  
 JOB NO. 2514202

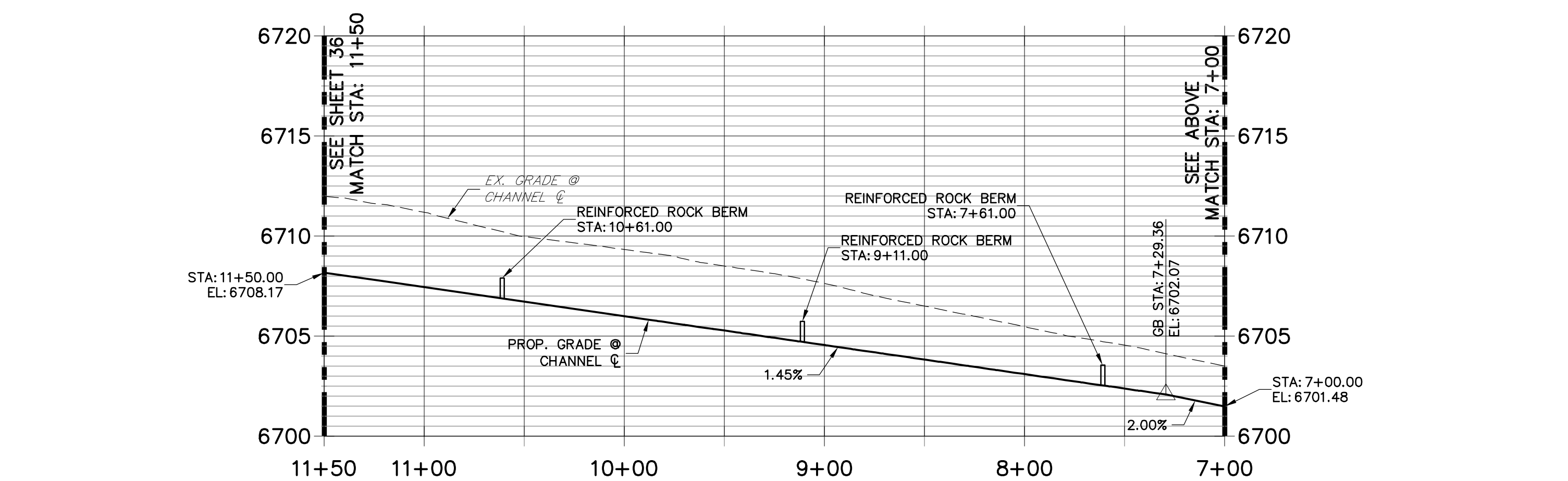
X:\2514202\Drawings\Sheet\DWG\CDS-2514202\DP01.dwg, DP01, 5/6/2020, 11:48:48 AM, oconnor

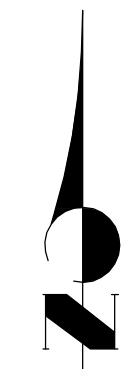




**DP08 PROFILE  
STA 0+00.00 TO 7+00.00**

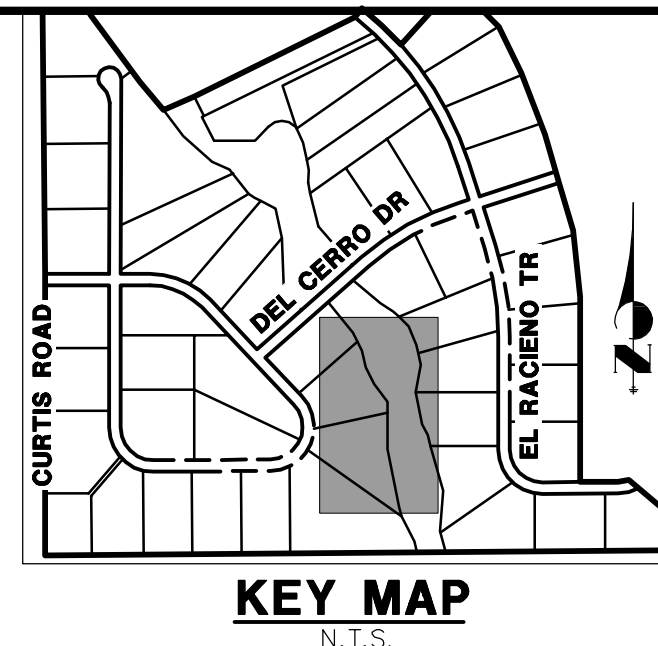


**DP08 PROFILE (1)  
STA 7+00.00 TO 11+50.00**




  
 HORIZONTAL  
 ORIGINAL SCALE: 1" = 50'  
 VERTICAL  
 ORIGINAL SCALE: 1" = 5'  
  
**Know what's below.  
Call before you dig.**

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE: 4/30/20



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

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

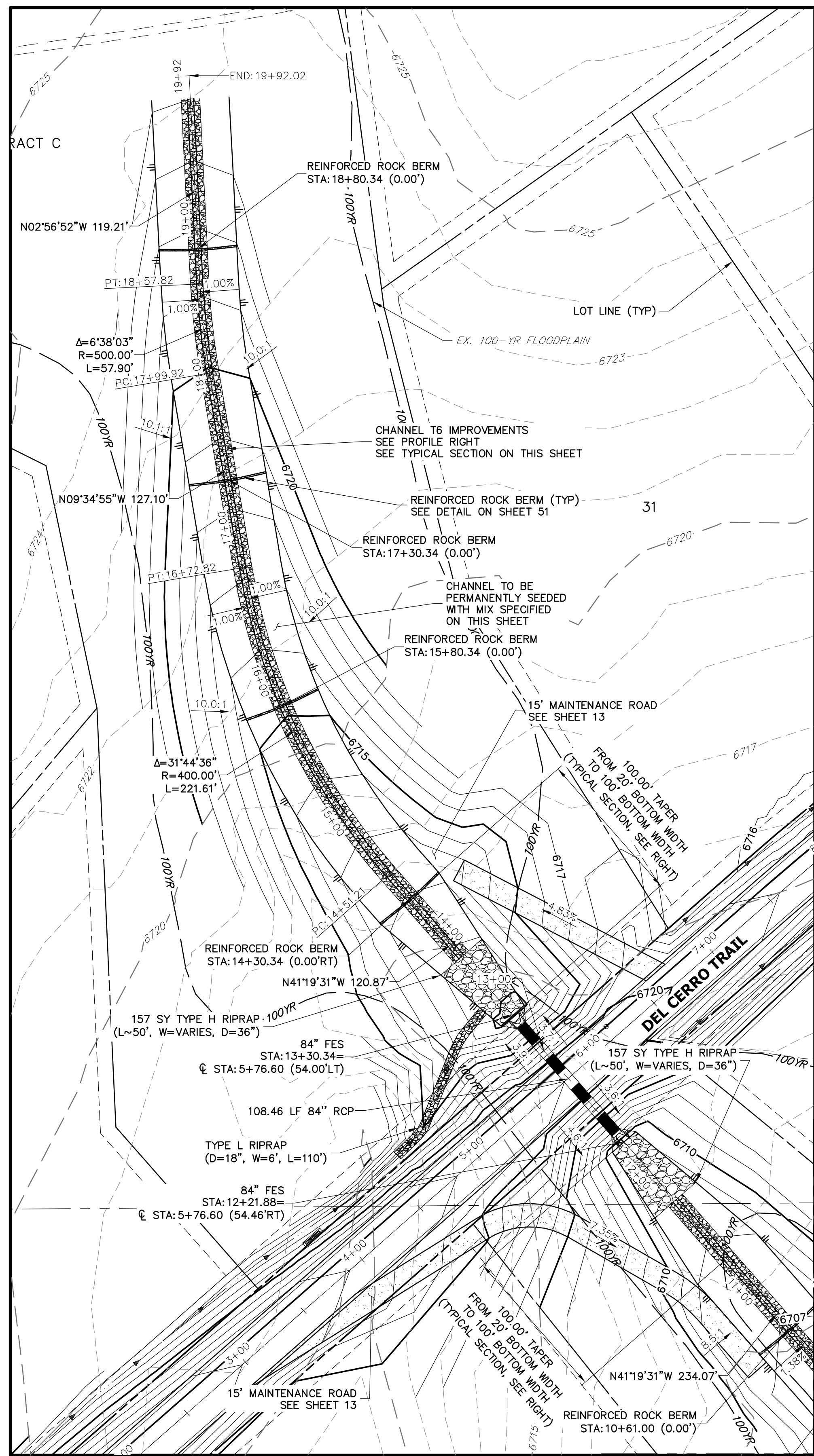
**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

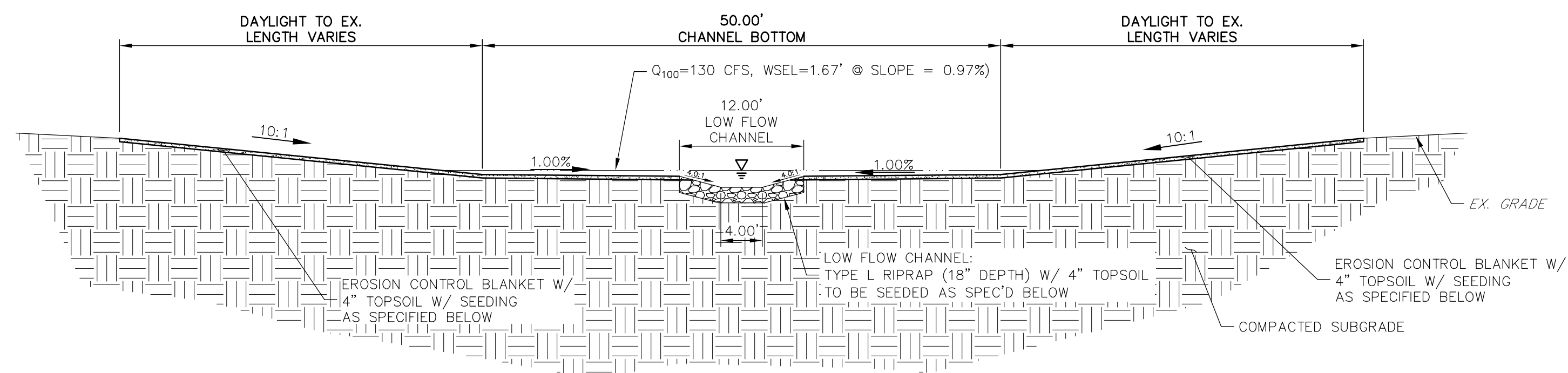
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/07/20	NQJ	NQJ	NQJ

**SADDLEHORN RANCH -  
FILING 1**  
**CHANNEL T6 IMPROVEMENTS  
- PLAN AND PROFILE**  
 SHEET 35 OF 51  
 JOB NO. 2514202

X:\251000\2514202\Drawings\Sheet\DWG\CDS-2514202-CH1.dwg, CD101121, 5/6/2020 11:47:22 AM, cconner



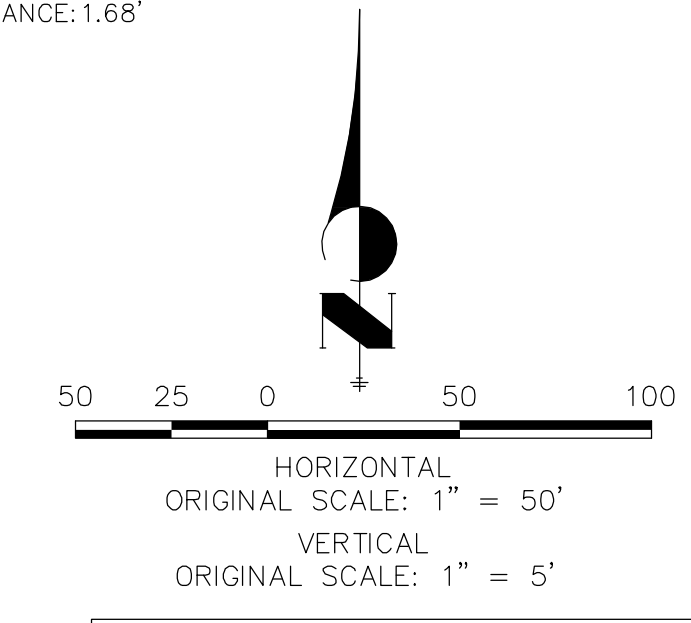
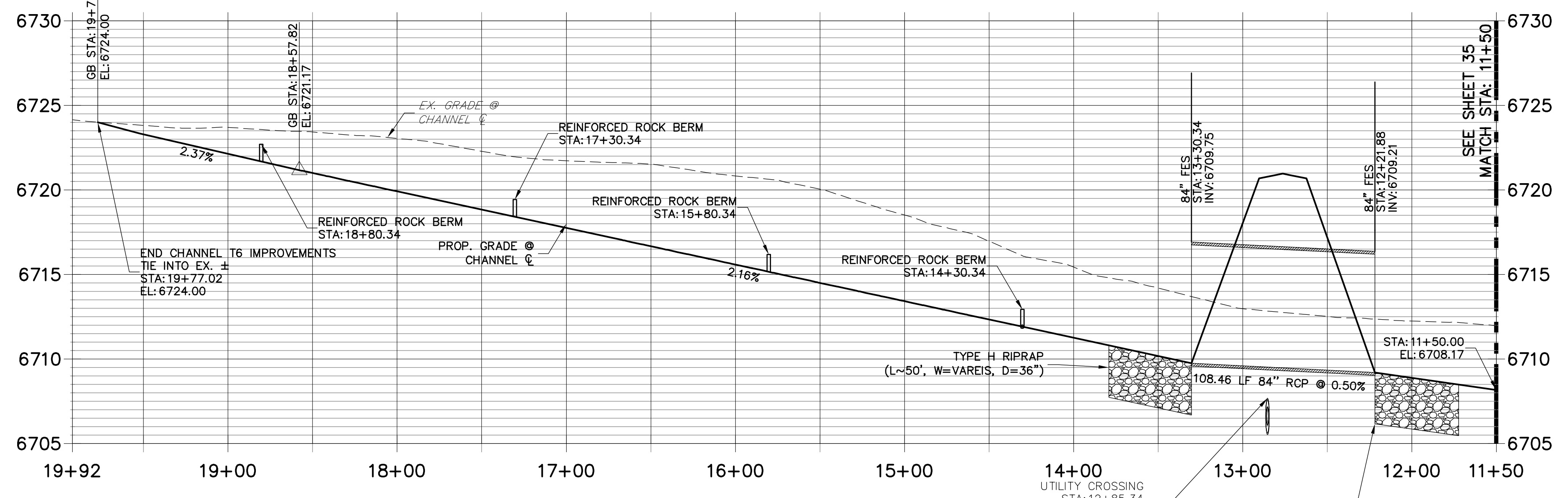
SEE SHEET 35



**T6 CHANNEL IMPROVEMENTS - TYPICAL SECTION**

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

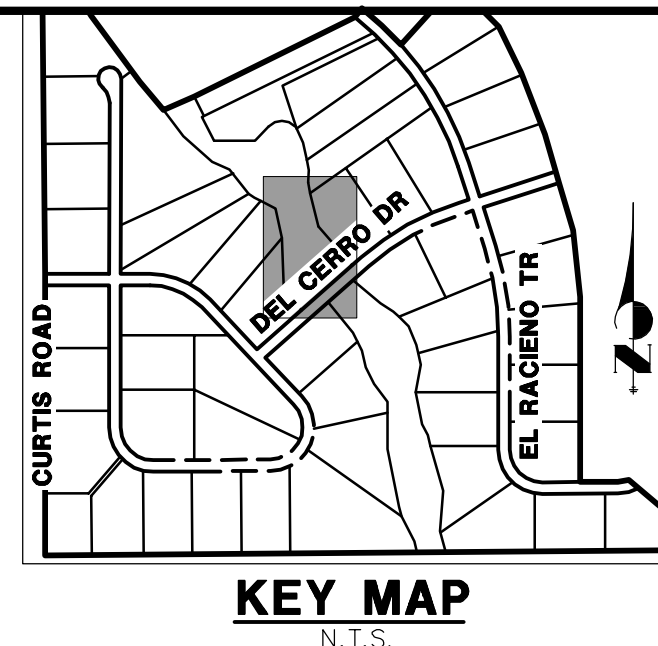
**DP08 PROFILE (2)  
 STA 11+50.00 TO 19+92.02**



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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DESIGNATIONS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIDGON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

FOR  
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9883 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

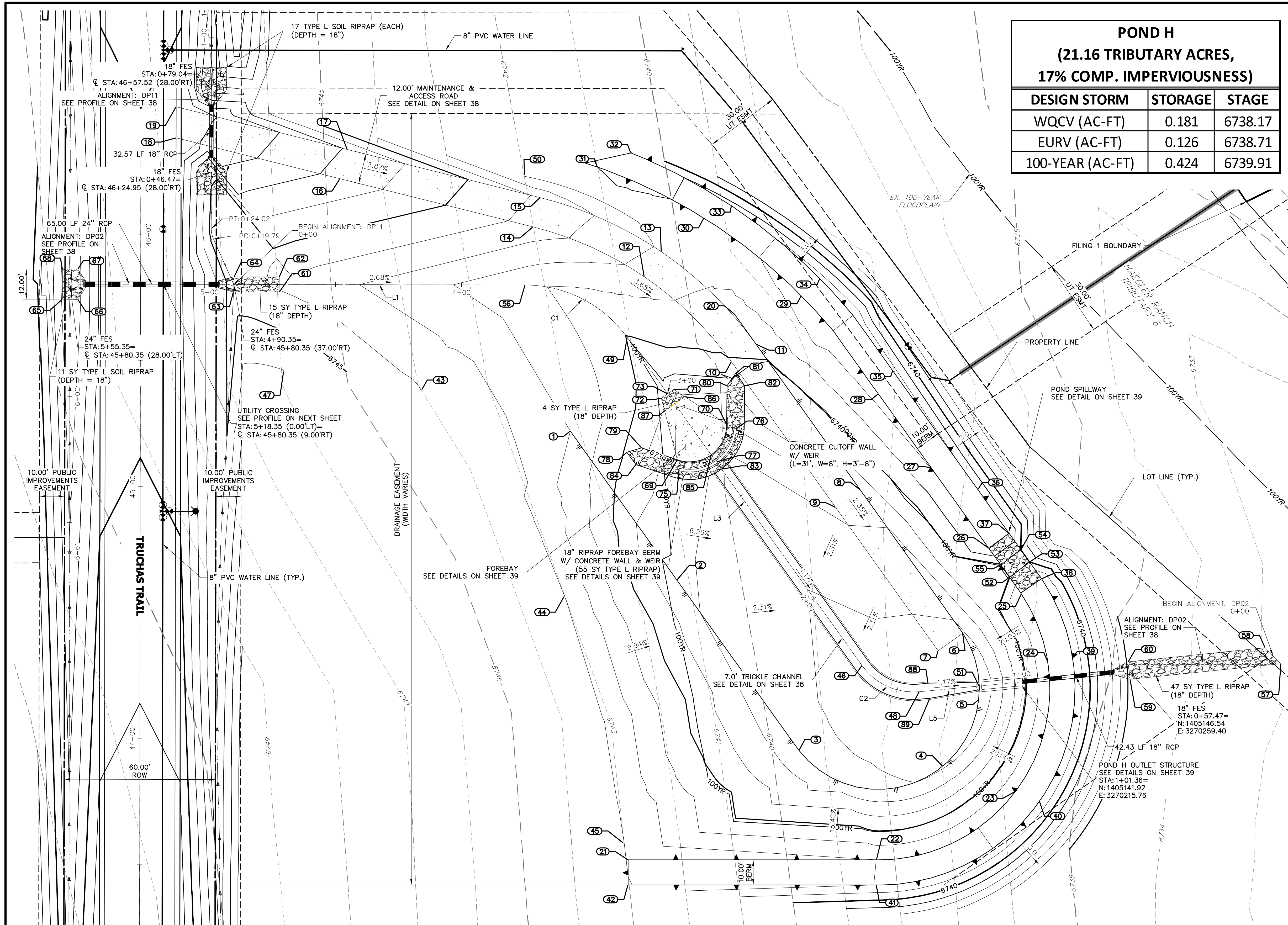
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	05/07/20	NQJ	NQJ	NQJ

No.	REVISION

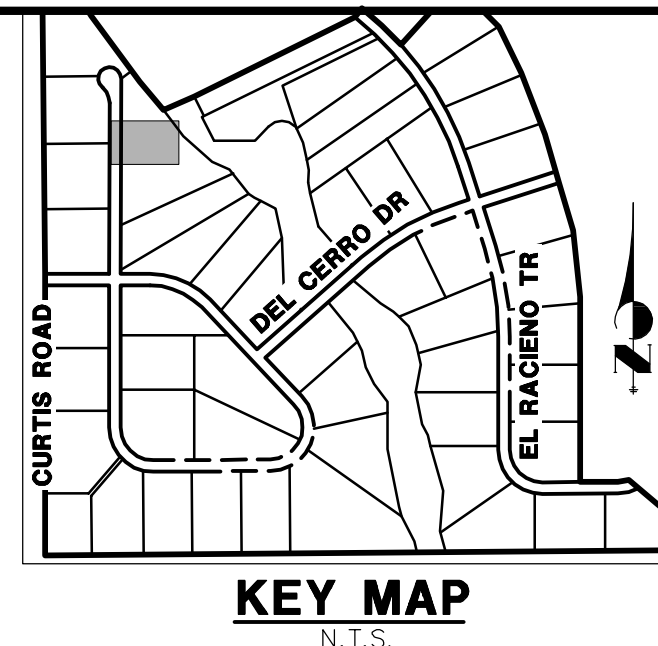
SADDLEHORN RANCH -  
 FILING 1  
 CHANNEL T6 IMPROVEMENTS  
 - PLAN AND PROFILE

SHEET 36 OF 51  
 JOB NO. 2514202

X:\251000\2514202\Drawings\Sheet\DWG\CDD-2514202\CH1.dwg, CH02, 5/6/2020, 11:47:29 AM, ccorrator



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



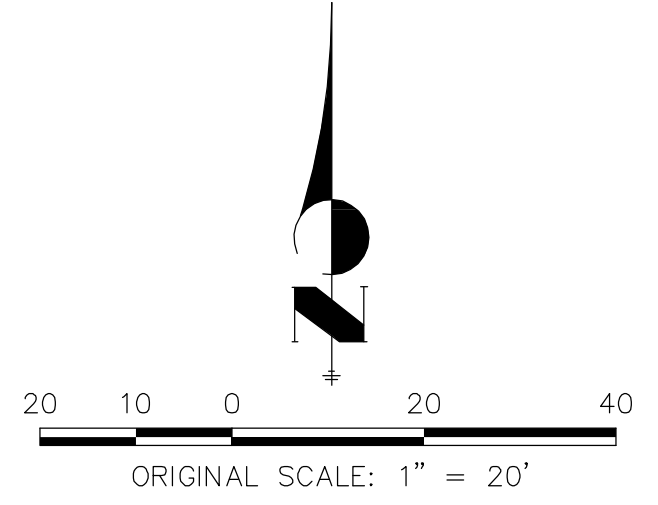
LINE TABLE		CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

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:3270191.31	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.

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:3269881.21	6749.60	26	SPILLWAY TOP	N:1405195.23 E:3270136.73	6742.00	34	TOP	N:1405301.96 E:3270165.71	6742.55	42	TOP	N:1405061.40 E:3270060.60	6743.02
3	TOE	N:1405114.87 E:3270128.36	6737.33	11	ACCESS ROAD	N:1405276.03 E:3270111.40	6740.18	19	ACCESS ROAD/EOA	N:1405370.35 E:3269881.23	6749.73	27	TOP	N:1405227.15 E:3270180.82	6742.04	35	TOP	N:1405265.45 E:3270165.71	6742.42	43	TIE INTO EX±	N:1405257.86 E:3269978.40	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	6742.00	44	TIE INTO EX±	N:1405176.08 E:3270035.41	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:1405295.16 E:3270129.39	6742.53	37	SPILLWAY 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:1405071.40 E:3270159.06	6742.00	30	TOP	N:1405326.05 E:3270090.72	6741.35	38	SPILLWAY TOP	N:1405183.04 E:3270224.69	6742.00	46	LOW FLOW CHANNEL	N:1405148.51 E:3270153.48	6736.57
7	ACCESS ROAD	N:1405154.44 E:3270183.66	6736.62	15	ACCESS ROAD	N:1405324.27 E:3270025.75	6743.85	23	TOP	N:1405098.72 E:3270214.48	6742.00	31	TOP/TIE INTO EX±	N:1405346.43 E:3270048.45	6741.00	39	TOP	N:1405151.78 E:3270236.93	6742.00	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	40	TOP	N:1405034.64 E:3270223.76	6742.00	48	LOW FLOW CHANNEL	N:1405138.17 E:3270176.17	6736.26



**ENGINEER'S STATEMENT**  
 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

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

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

**J.R. ENGINEERING**  
 A Westran Company  
 Centennial 300-740-9883 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

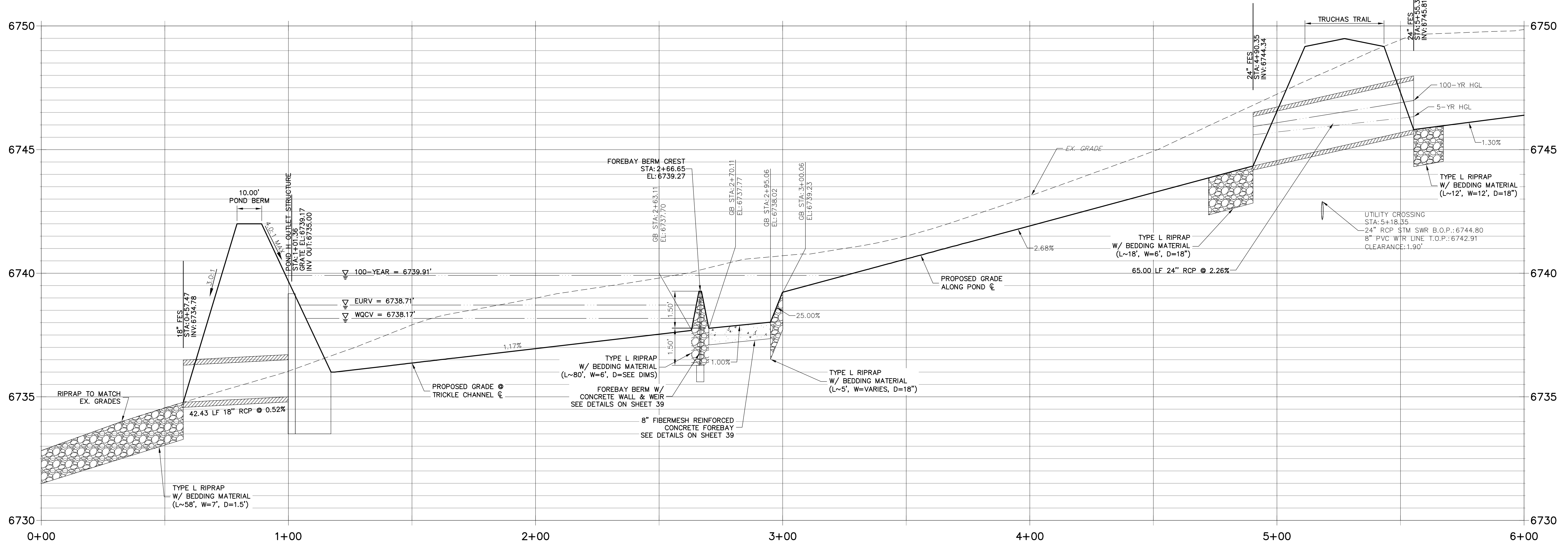
H-SCALE 1"=20'  
 V-SCALE N/A  
 DATE 05/07/20  
 DESIGNED BY NQJ  
 DRAWN BY NQJ  
 CHECKED BY

**SADDLEHORN RANCH - FILING 1**  
**POND H GRADING PLAN**

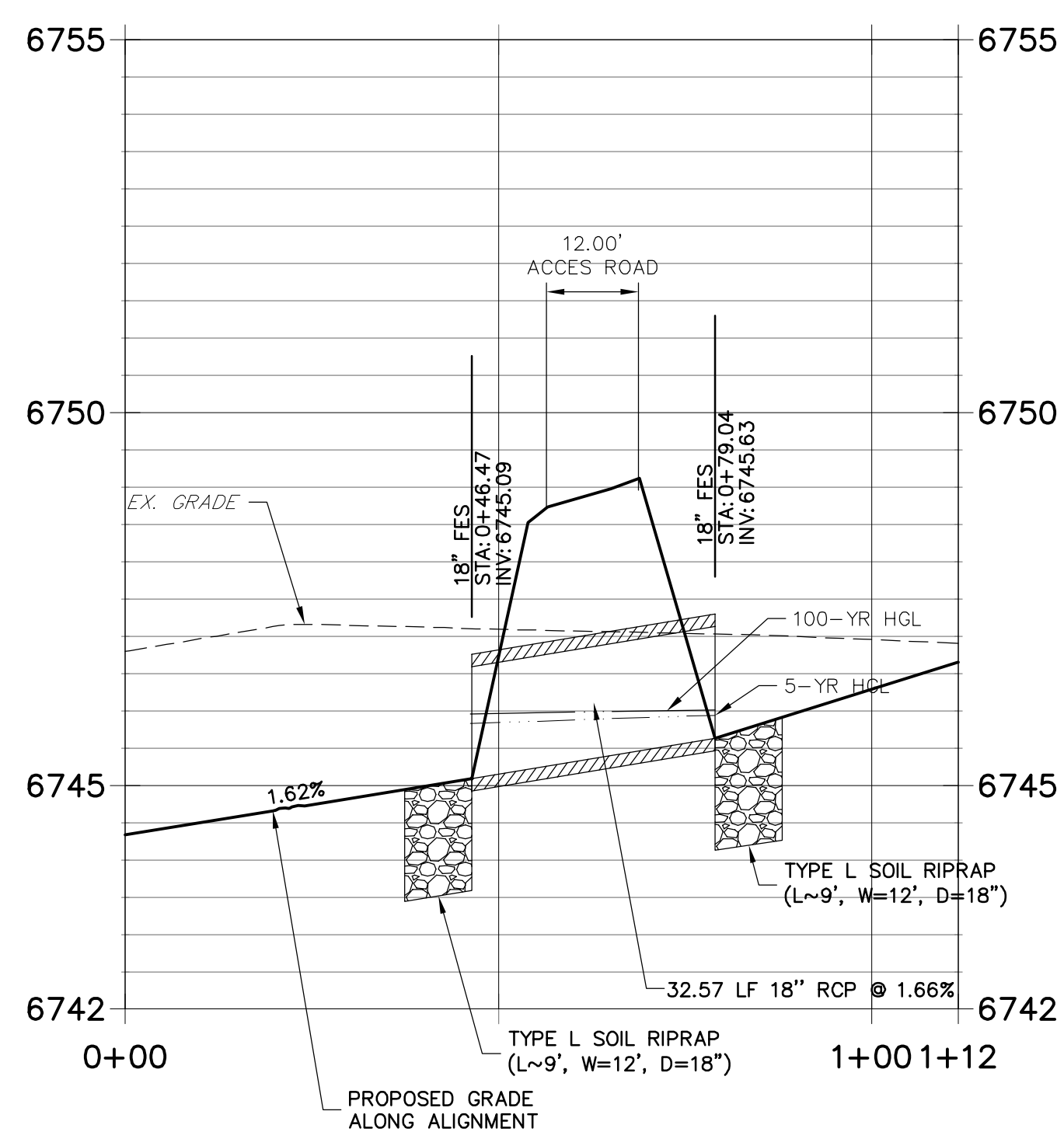
SHEET 37 OF 51  
 JOB NO. 2514202

X:\251006\2514202\Drawings\Sheet\DWG\CAD\2514202\RD\_POND\_H.dwg GRW1\_5/8/2020 11:48:00 AM .cadd

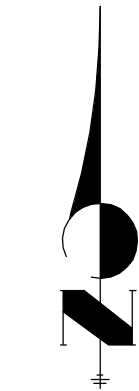


**DP02 PROFILE  
STA 0+00.00 TO 6+00.00**




**DP11 PROFILE  
STA 0+00.00 TO 1+11.64**



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
69	EDGE OF CONCRETE	N: 1405230.18 E: 3270080.14	6737.86
70	EDGE OF CONCRETE	N: 1405244.35 E: 3270099.72	6737.85
71	EDGE OF RIPRAP	N: 1405258.14 E: 3270078.71	6739.22
72	EDGE OF RIPRAP	N: 1405254.65 E: 3270073.83	6739.22
73	TRICKLE CHANNEL INV.	N: 1405256.40 E: 3270076.27	6739.22
75	END CONCRETE WALL/TOP OF BERM	N: 1405226.33 E: 3270080.89	6739.27
76	END CONCRETE WALL/TOP OF BERM	N: 1405242.39 E: 3270103.13	6739.27
77	TOP OF BERM	N: 1405229.33 E: 3270095.64	6739.27
78	TOE OF BERM	N: 1405233.17 E: 3270060.09	6739.89
79	TOE OF BERM	N: 1405234.91 E: 3270065.94	6739.29
80	TOE OF BERM	N: 1405259.63 E: 3270099.84	6739.26
81	TOE OF BERM	N: 1405264.60 E: 3270103.38	6739.74
82	TOE OF BERM	N: 1405259.57 E: 3270106.84	6739.31
83	TRICKLE CHANNEL INV.	N: 1405226.48 E: 3270097.68	6737.70
84	TOE OF BERM	N: 1405228.27 E: 3270063.73	6739.35
85	TOE OF BERM	N: 1405232.17 E: 3270093.61	6737.77
86	RIPRAP/CONCRETE	N: 1405255.24 E: 3270083.13	6738.93
87	RIPRAP/CONCRETE	N: 1405249.52 E: 3270075.15	6738.93
88	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1405141.57 E: 3270179.66	6736.31
89	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N: 1405135.55 E: 3270180.37	6736.28

  
  
 HORIZONTAL ORIGINAL SCALE: 1" = 20'  
 VERTICAL ORIGINAL SCALE: 1" = 2'  
  
**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

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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

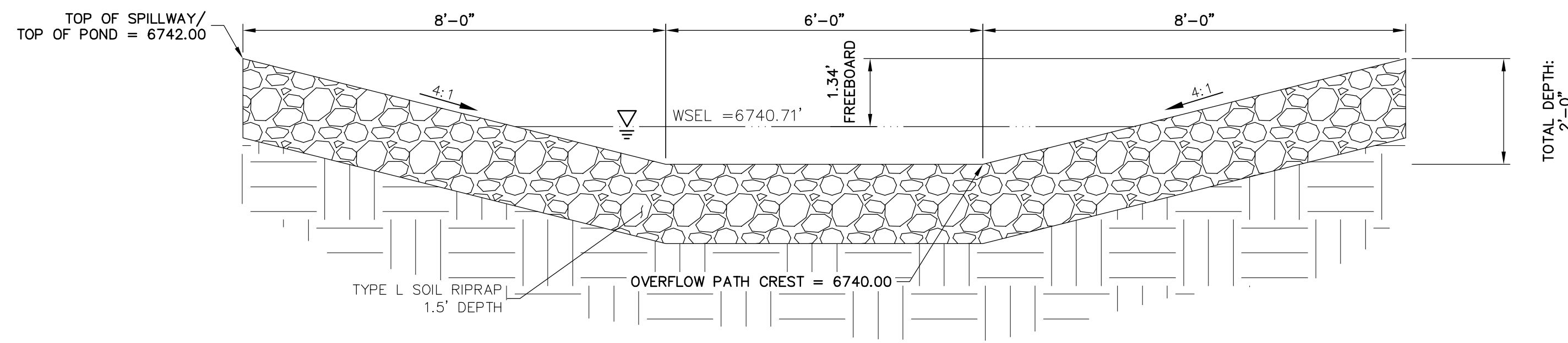
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NO. \_\_\_\_\_ REVISION \_\_\_\_\_

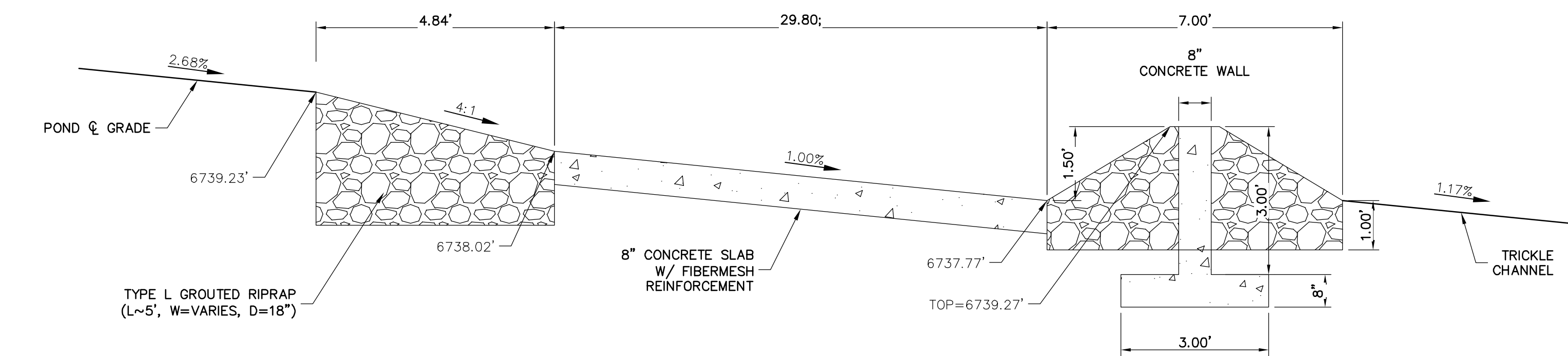
H-SCALE 1"=20'  
 V-SCALE 1"=2'  
 DATE 05/07/20  
 DESIGNED BY NQJ  
 DRAWN BY NQJ  
 CHECKED BY \_\_\_\_\_

**SADDLEHORN RANCH - FILING 1**  
**POND H GRADING PLAN**

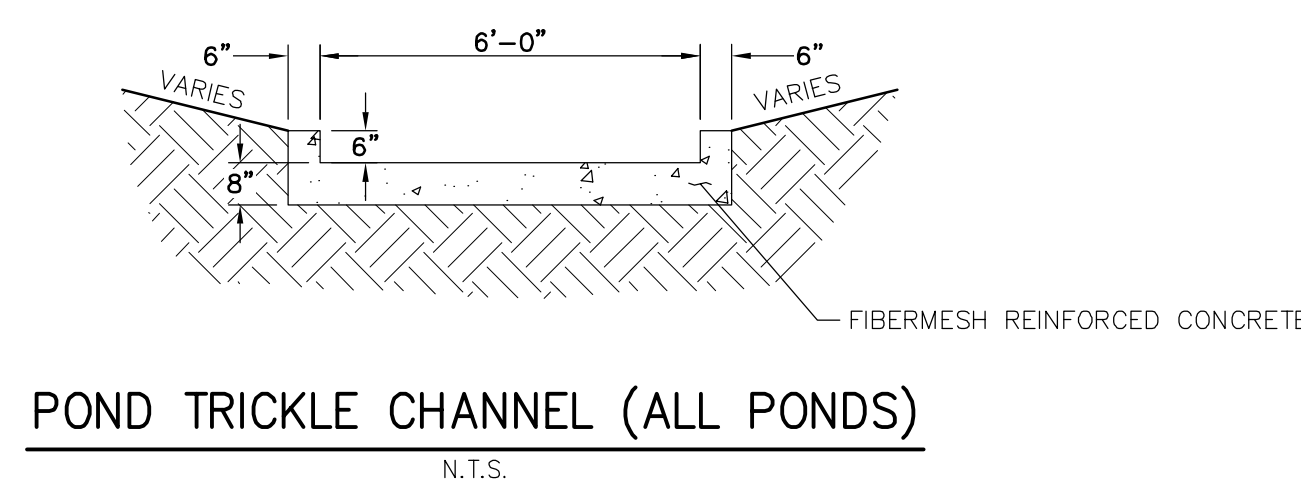
SHEET 38 OF 51  
 JOB NO. 2514202



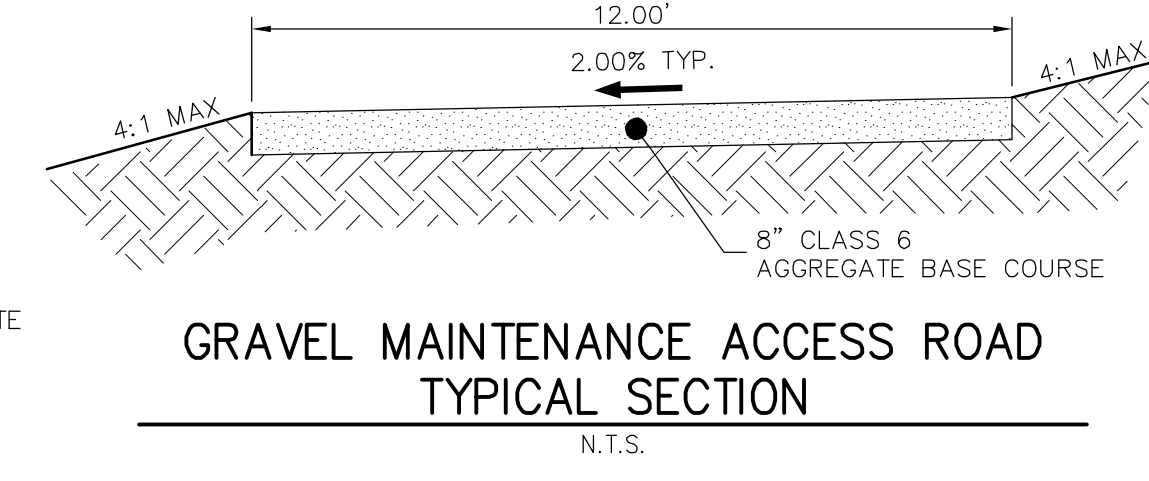
**POND H EMERGENCY SPILLWAY**  
SCALE: N.T.S.



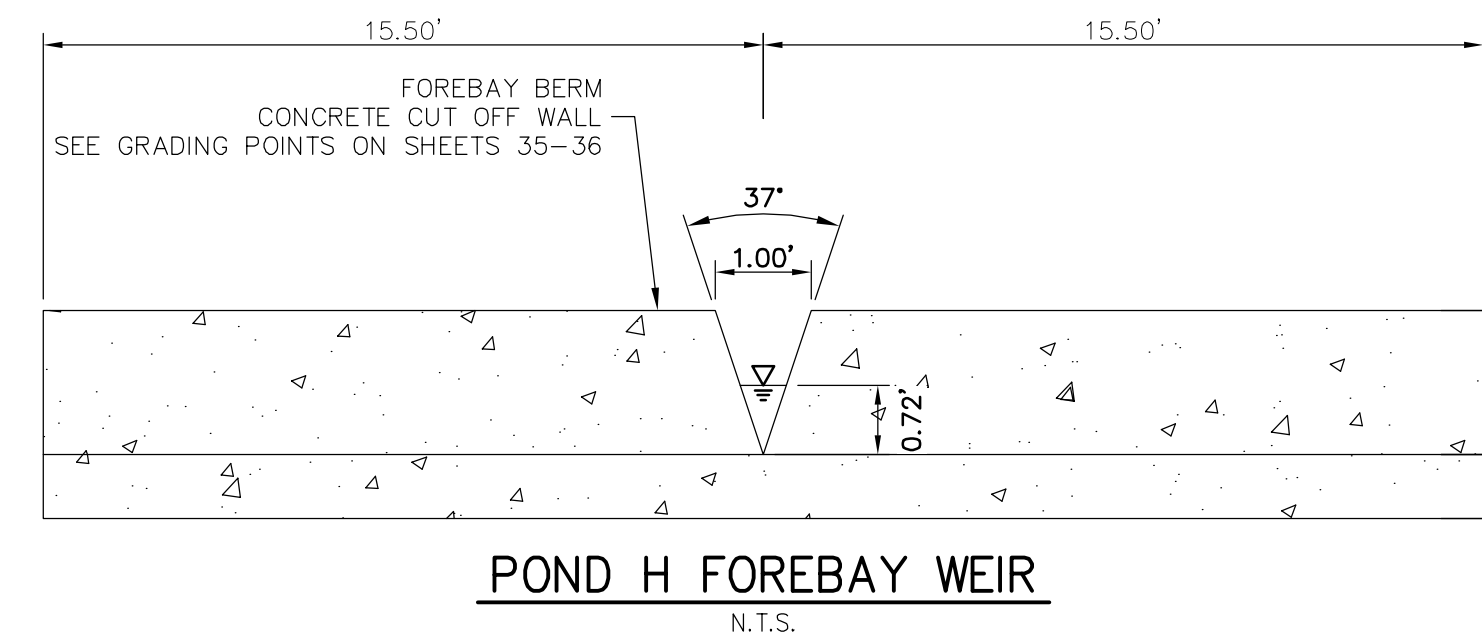
**POND H FOREBAY**  
N.T.S.



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



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



**POND H FOREBAY WEIR**  
N.T.S.

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

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
NTS	NTS	05/07/20	NQJ	NQJ	NQJ



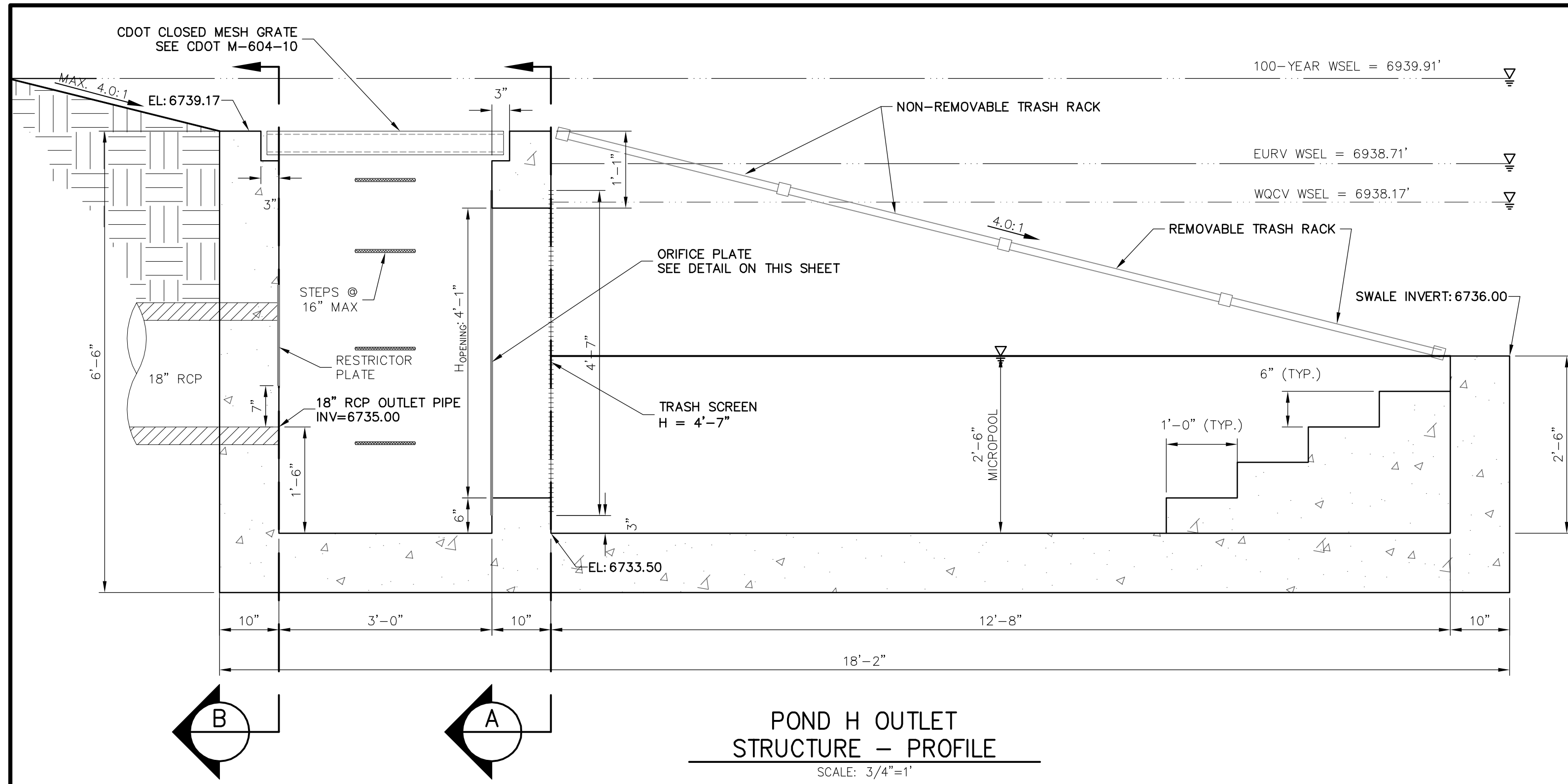
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

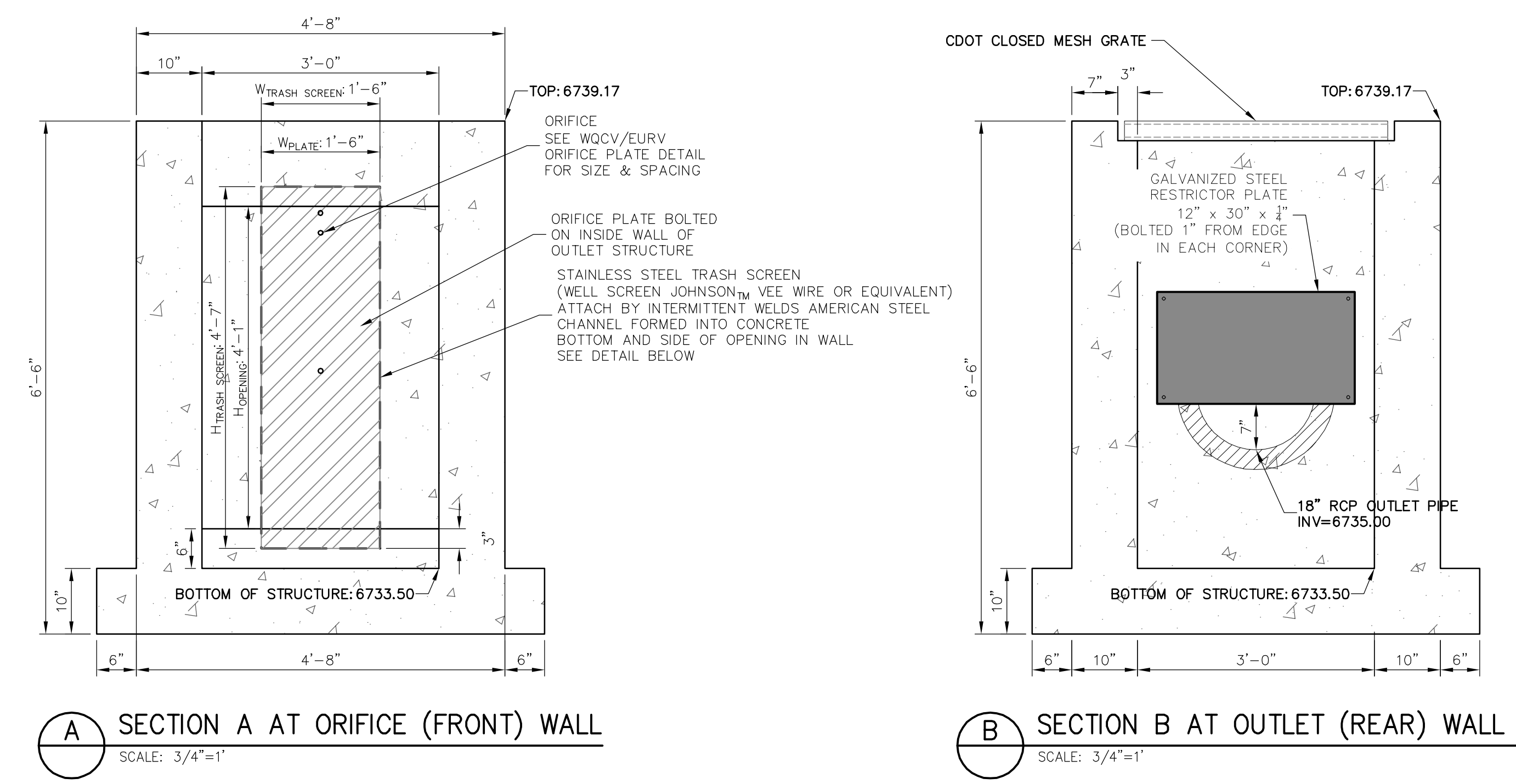
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
DATE: 4/30/20

X:\2514202\Drawings\Sheet\DWG\CAD\2514202\RD1\_POND H.dwg GRN 5/8/2020 11:48:18 AM common

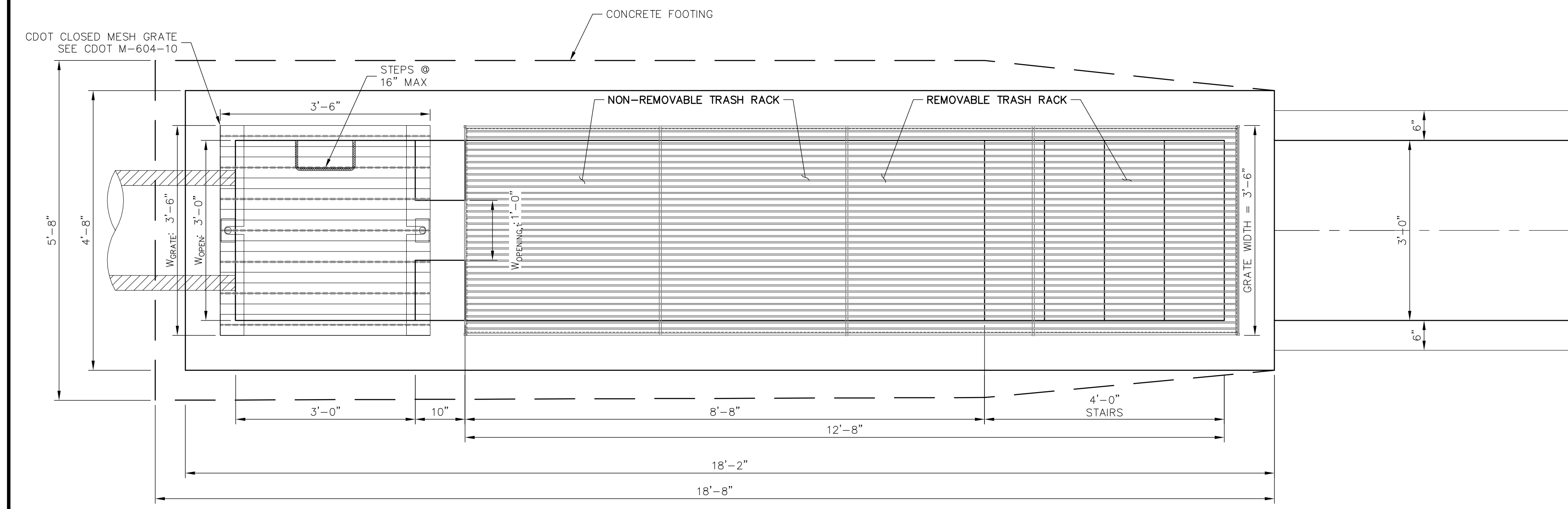


**POND H OUTLET STRUCTURE - PROFILE**  
SCALE: 3/4"=1'

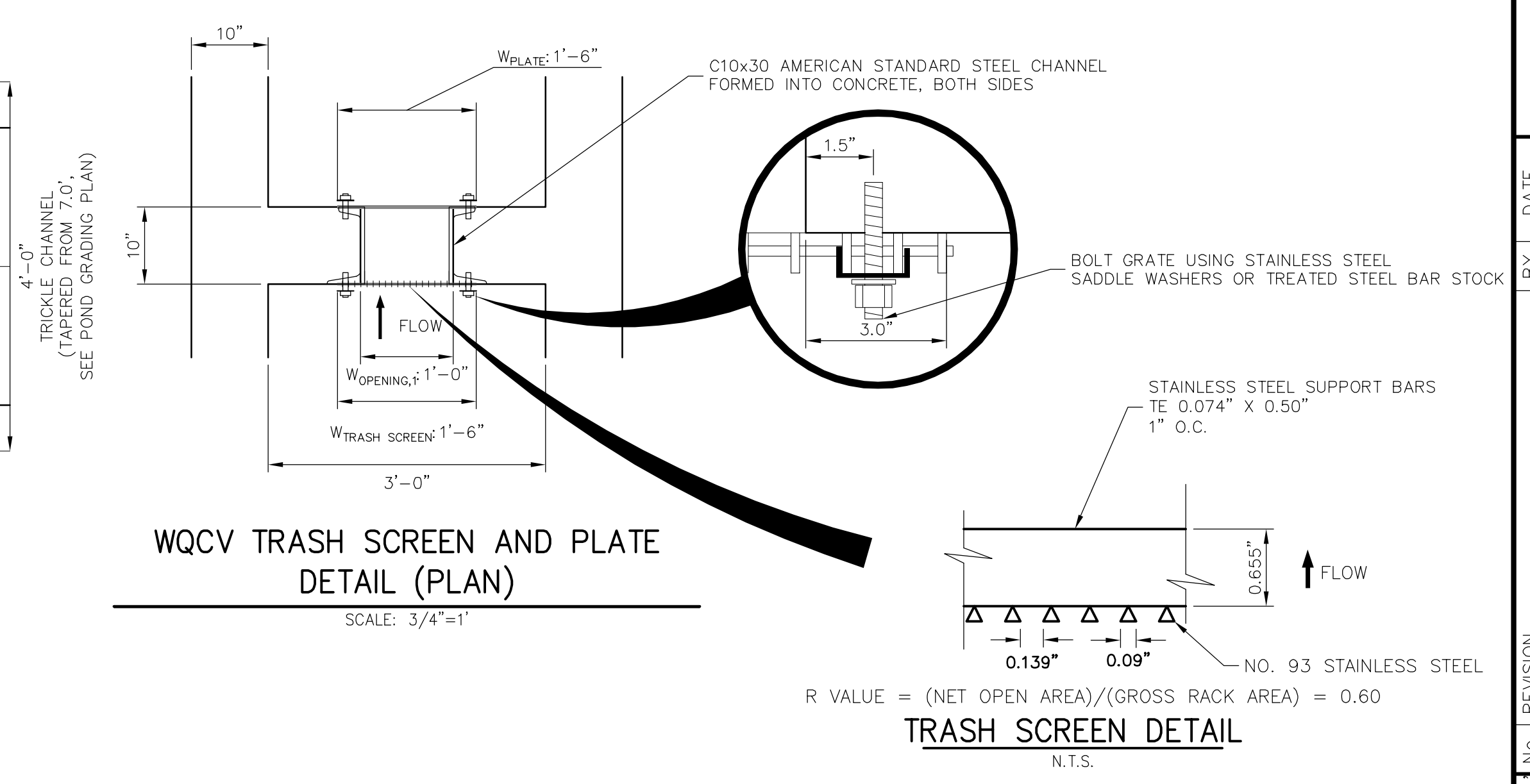


**SECTION A AT ORIFICE (FRONT) WALL**  
SCALE: 3/4"=1'

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



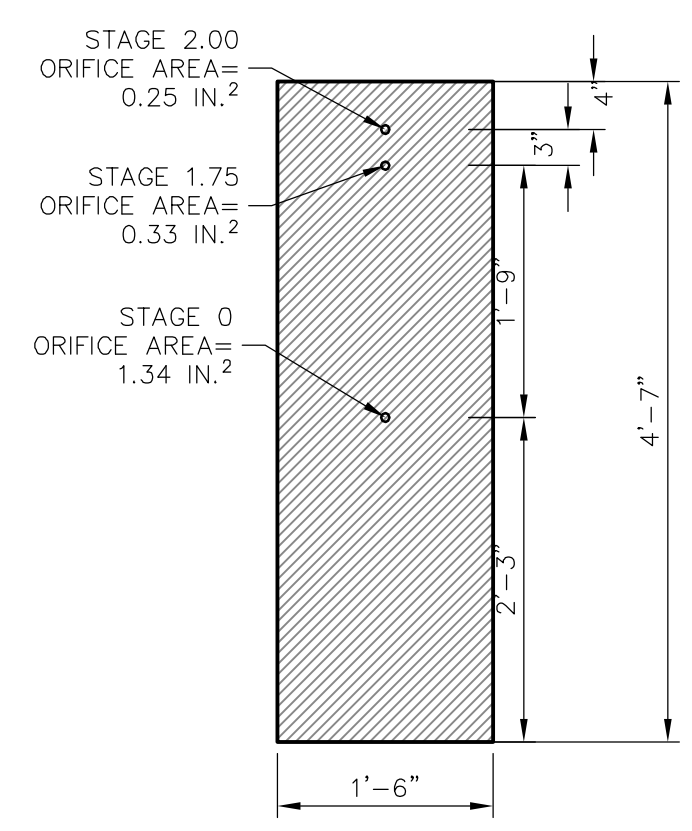
**POND H OUTLET STRUCTURE - PLAN**  
SCALE: 3/4"=1'



**WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)**  
SCALE: 3/4"=1'

**TRASH SCREEN DETAIL**  
N.T.S.

**EURV/WQCV ORIFICE PLATE:**  
4'-7" x 1'-6" x 1/2" THICK FLOW GALVANIZED STEEL FLOW CONTROL PLATE. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. BOLT PLATE TO CONCRETE @ 12" MAX O.C., 1/2" FROM PLATE EDGE.

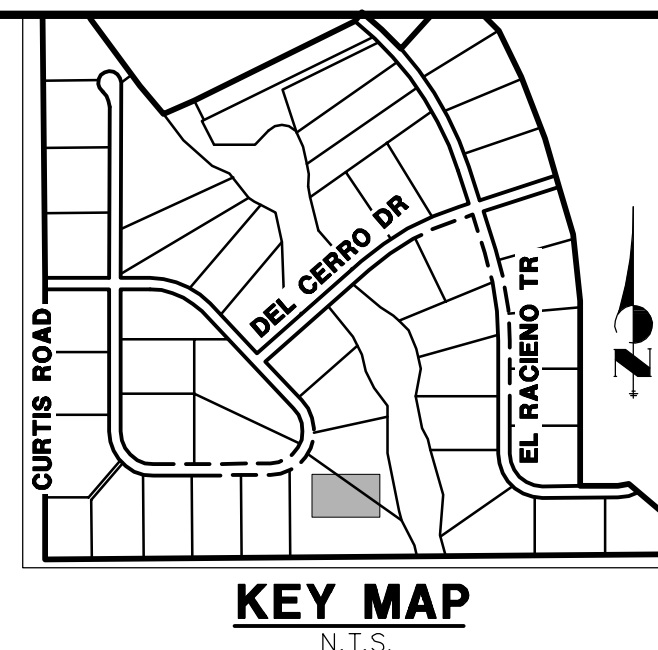
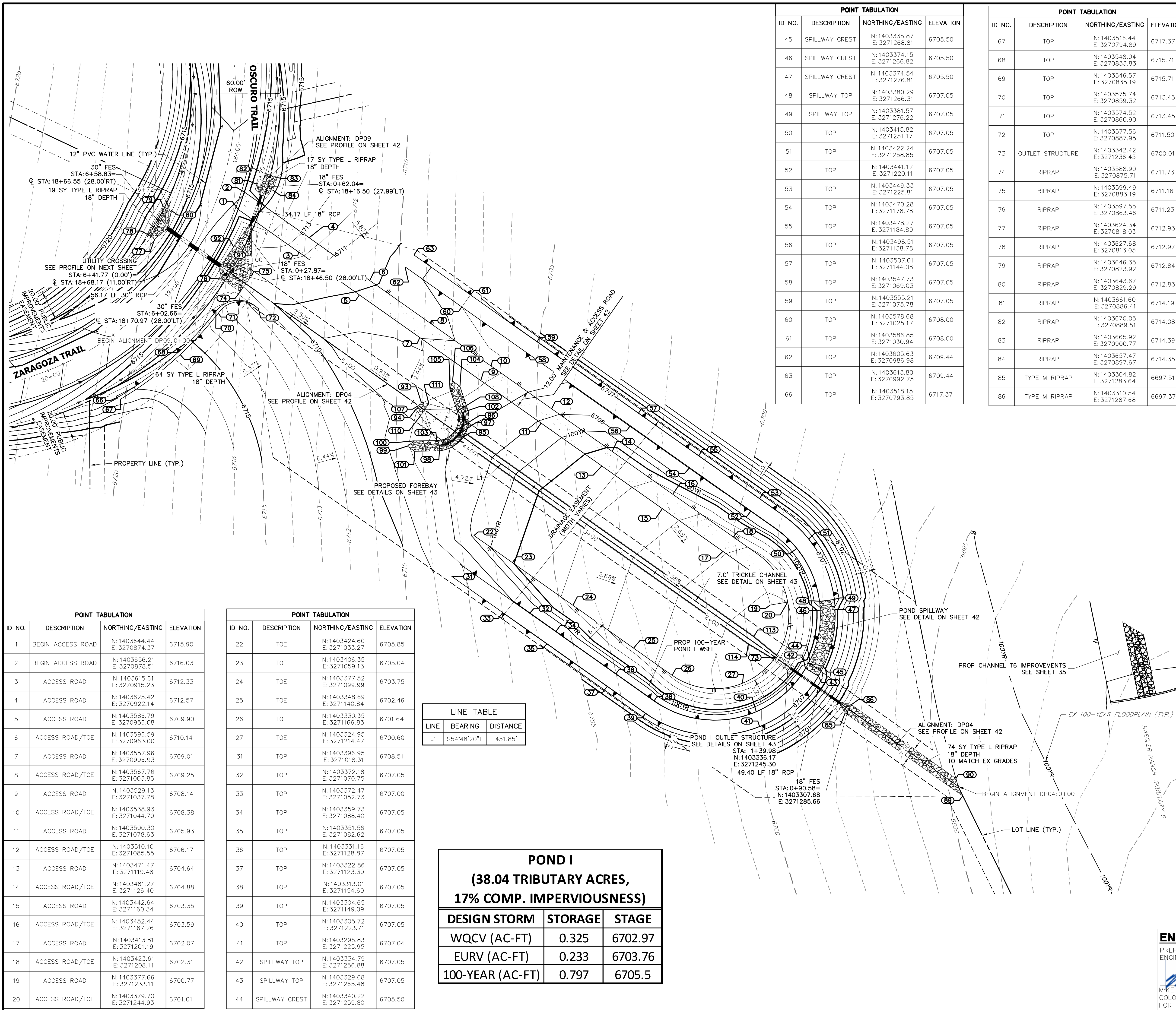


**WQCV/EURV ORIFICE PLATE DETAIL**  
SCALE: 3/4"=1'

**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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.  PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9883 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
<b>SADDLEHORN RANCH - FILING 1</b>  <b>POND H OUTLET STRUCTURE DETAILS</b>	SHEET 40 OF 51 JOB NO. 2514202	No.	REVISION
		H-SCALE	3/4" = 1'
		V-SCALE	3/4" = 1'
		DATE	05/07/20
DESIGNED BY	NQJ	DRAWN BY	NQJ
CHECKED BY			





POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
45	SPILLWAY CREST	N: 1403335.87 E: 3271266.81	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: 3270859.19	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

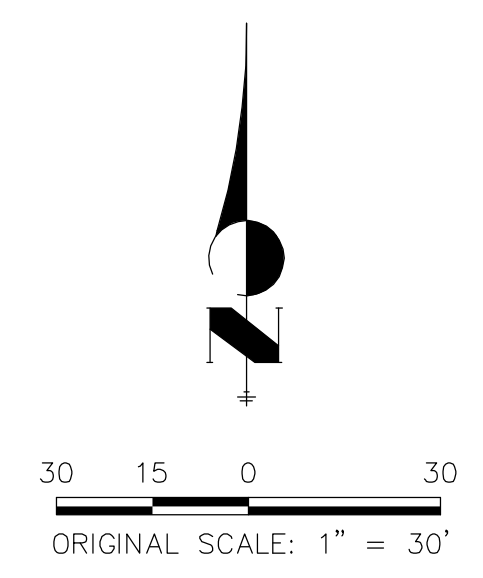
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	BEGIN ACCESS ROAD	N: 1403644.44 E: 3270874.37	6715.90
2	BEGIN ACCESS ROAD	N: 1403656.21 E: 3270878.51	6716.03
3	ACCESS ROAD	N: 1403615.61 E: 3270915.23	6712.33
4	ACCESS ROAD	N: 1403625.42 E: 3270922.14	6712.57
5	ACCESS ROAD	N: 1403586.79 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: 3271166.63	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: 3271265.46	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

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



**811**  
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlet*  
MIKE A. BRAMLET, 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, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Westran Company  
Central 303-740-9883 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

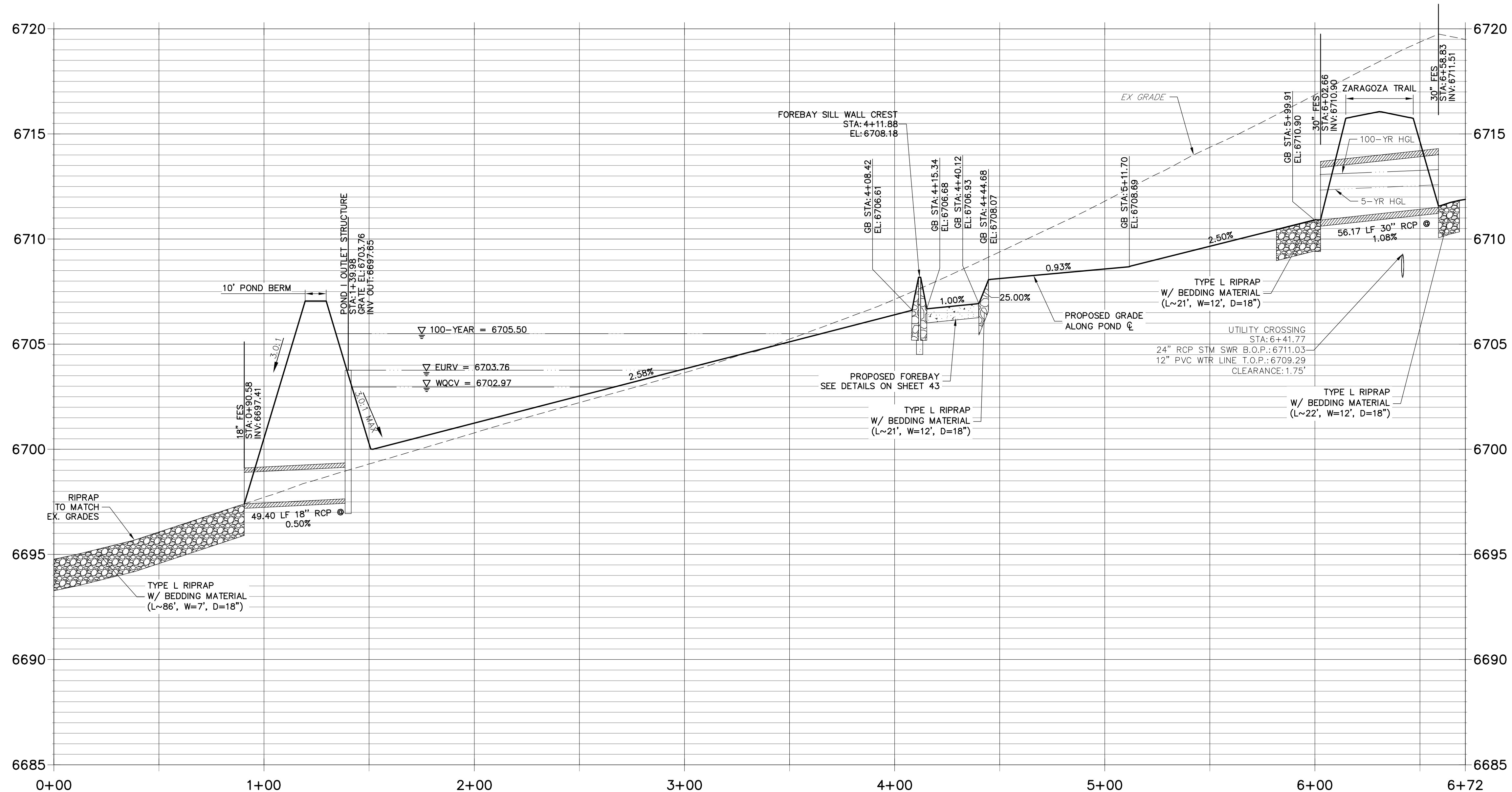
No. \_\_\_\_\_ REVISION: \_\_\_\_\_

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

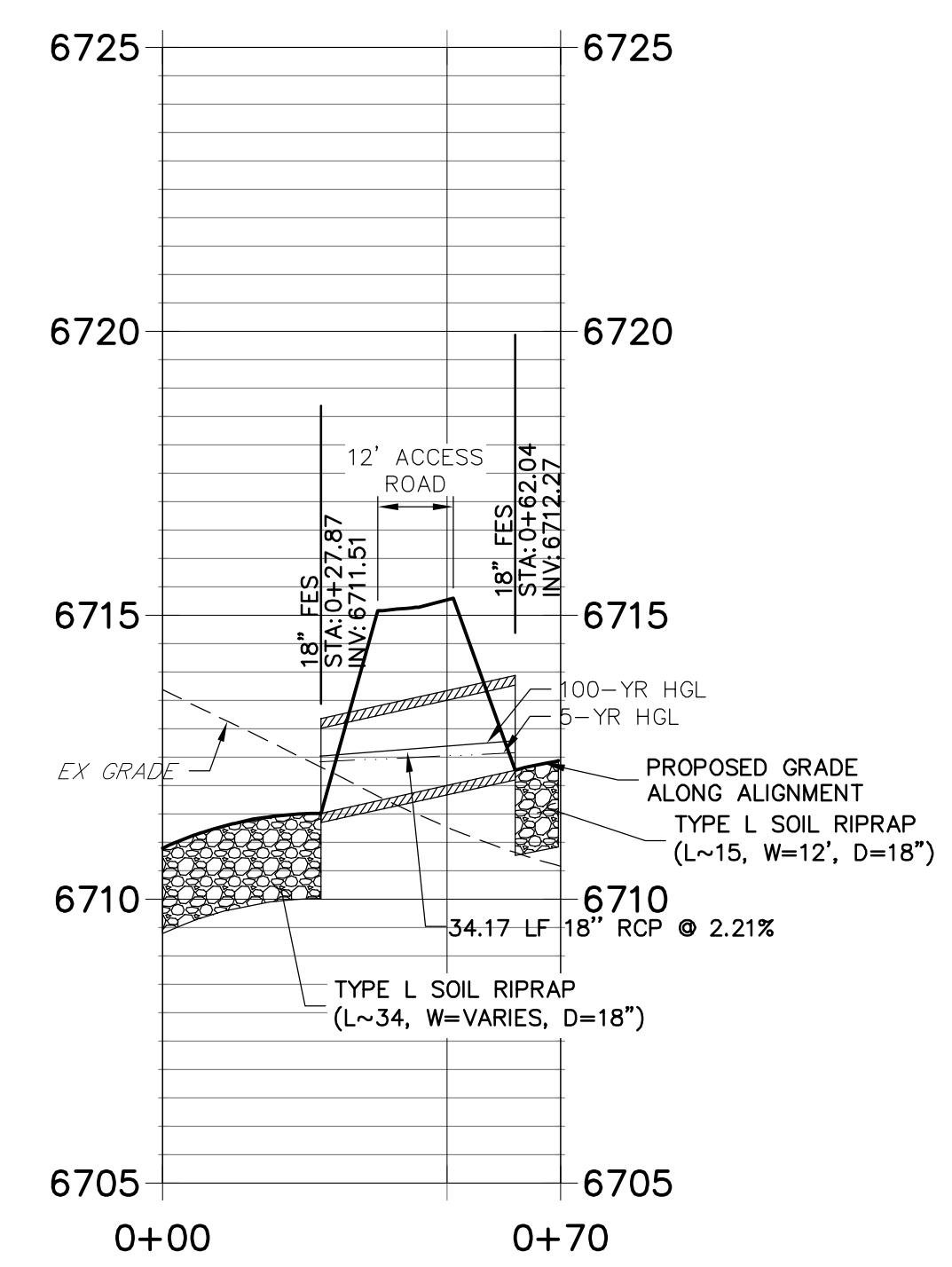
SADDLEHORN RANCH - FILING 1  
POND I GRADING PLAN  
SHEET 41 OF 51  
JOB NO. 2514202

X:\2514202\Drawings\Sheet\Drawings\2514202\DRG\_POND I.dwg, 05/07/20 10:04:10 PM, ccorwin

## DP04 PROFILE STA 0+00.00 TO 6+71.61

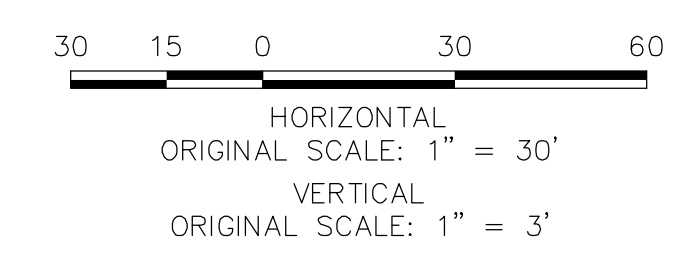


## DP09 PROFILE STA 0+00.00 TO 0+70.00



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

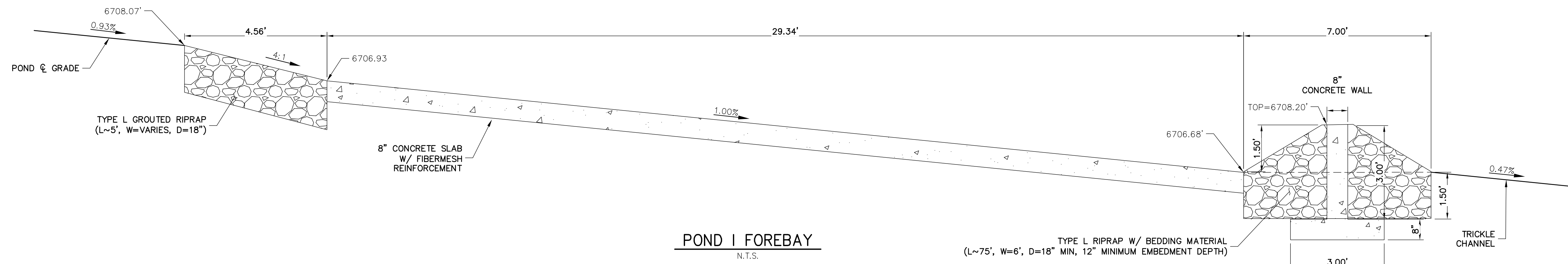
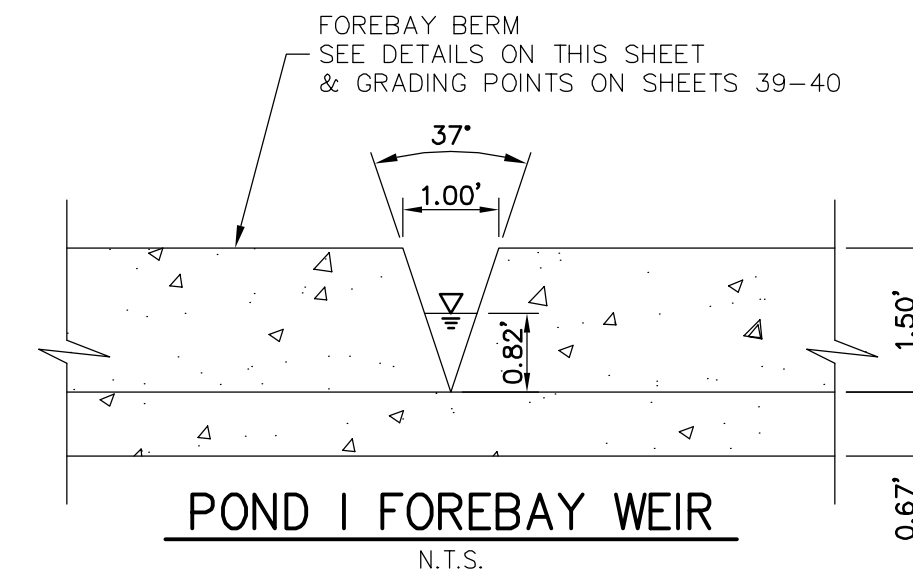
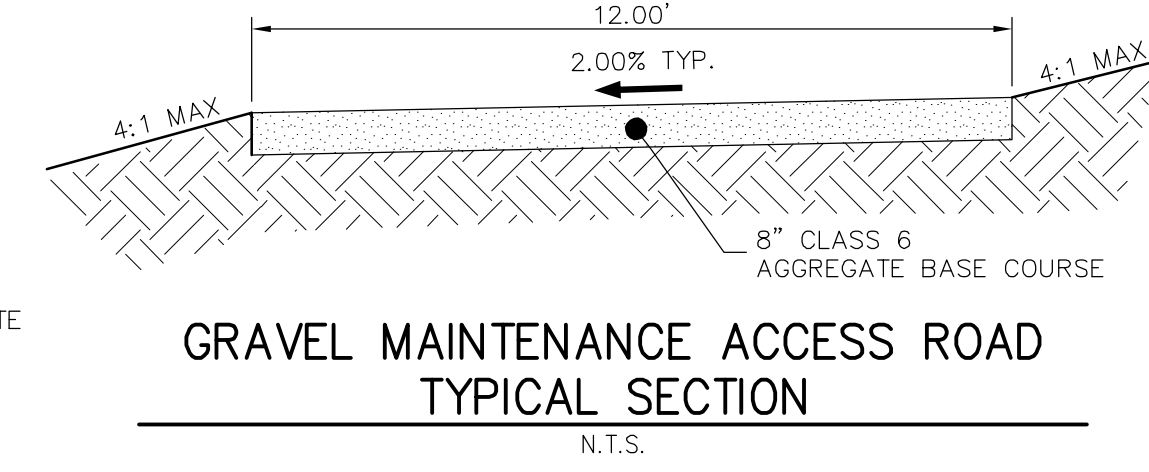
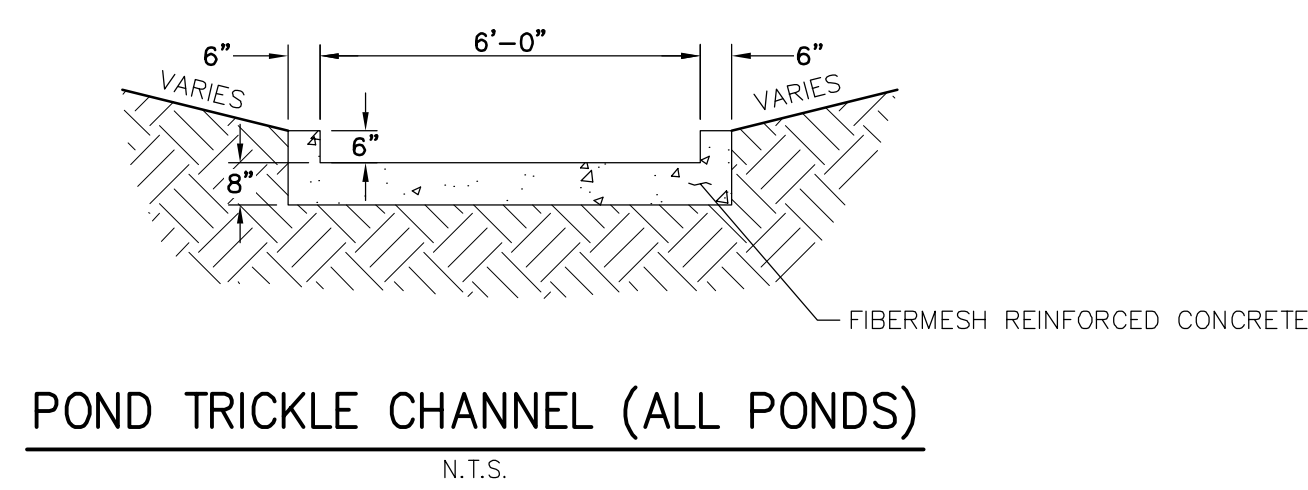
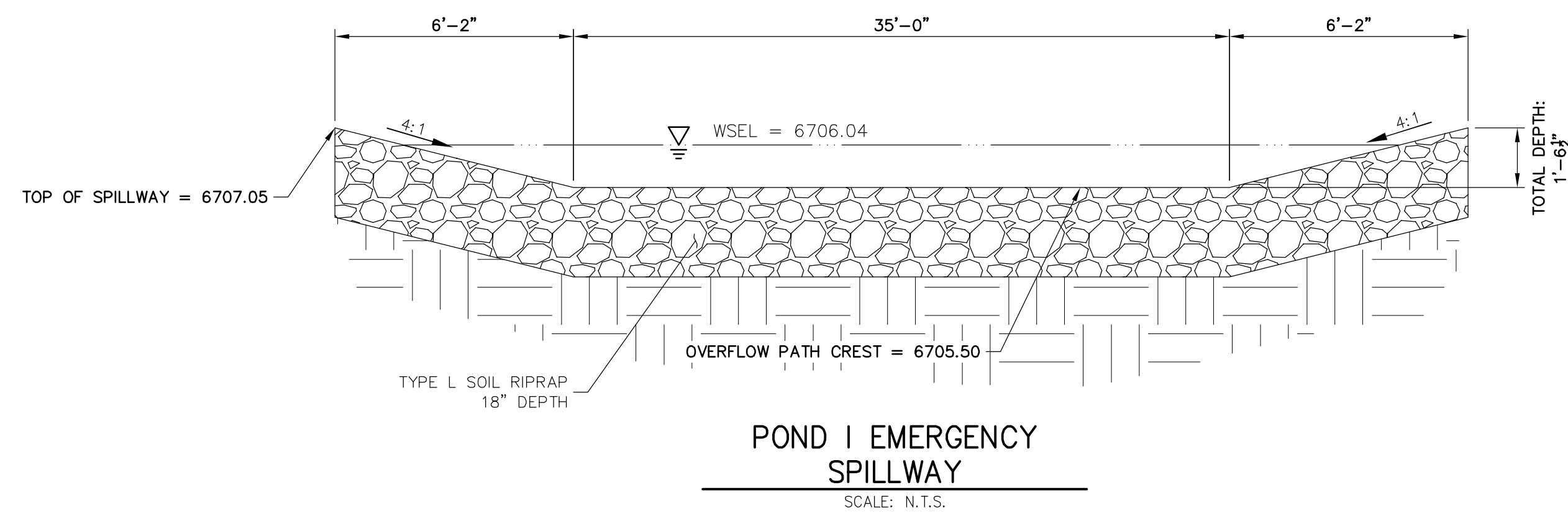
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
110	BEGIN FOREBAY CONCRETE/END RIPRAP	N:1403505.25 E:3270997.19	6707.78
111	BEGIN FOREBAY CONCRETE/END RIPRAP	N:1403513.28 E:3271002.85	6707.78
113	BEGIN TRICKLE CHANNEL TAPER TO 4.0' TRICKLE CHANNEL	N:1403356.40 E:3271221.83	6700.51
114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



**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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR: **ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS  
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com  
 SADDLEHORN RANCH - FILING 1  
 POND 1 GRADING PLAN  
 SHEET 42 OF 51  
 JOB NO. 2514202

X:\251009\2514202\Drawings\Sheet\DP04\CD-05-10025R01\_POND 1.dwg, 5/16/2020 11:49:46 AM, vconmor



UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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

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

BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
NTS	NTS	05/07/20	NQJ	NQJ	NQJ

**SADDLEHORN RANCH - FILING 1**  
**POND I DETAILS**

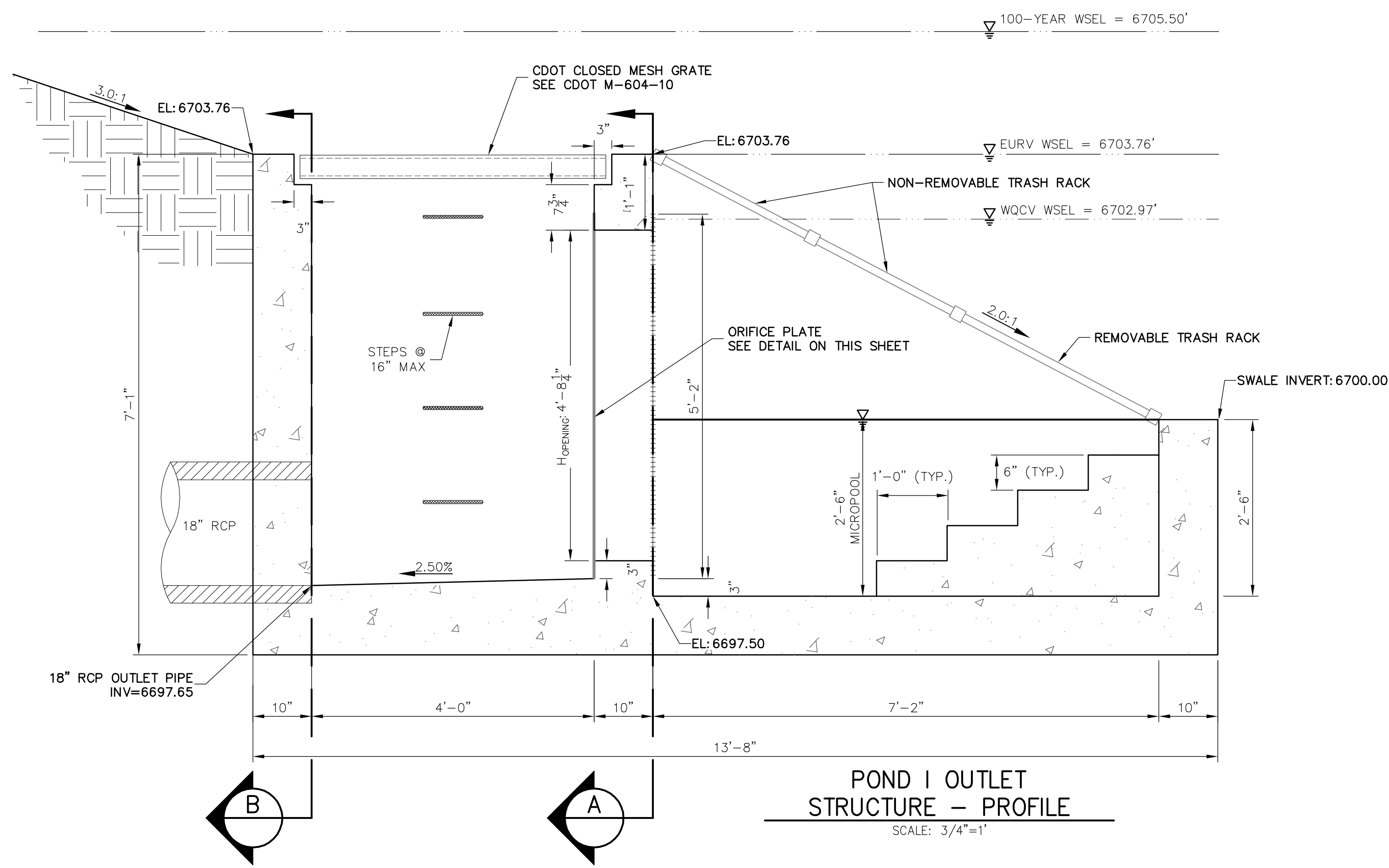
SHEET 43 OF 51  
JOB NO. 2514202

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

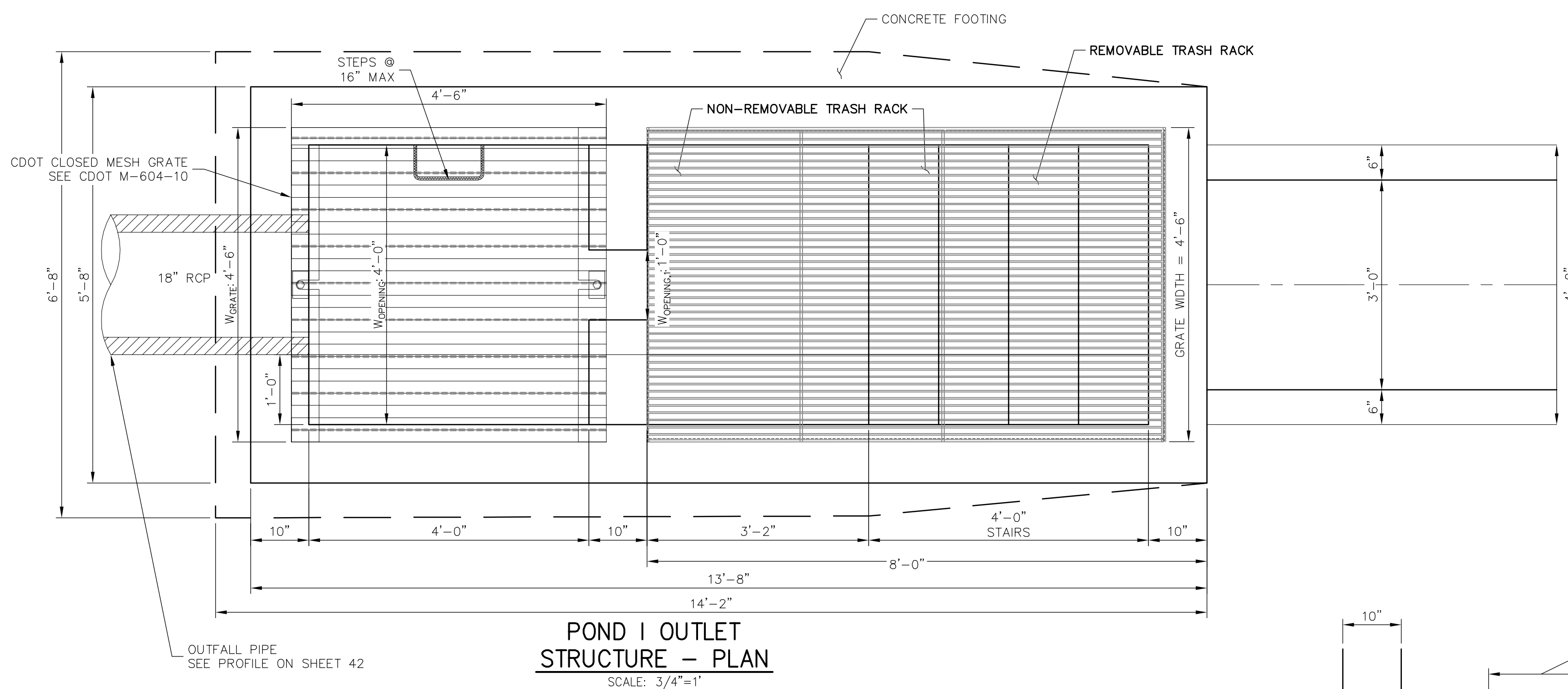
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 04/30/20

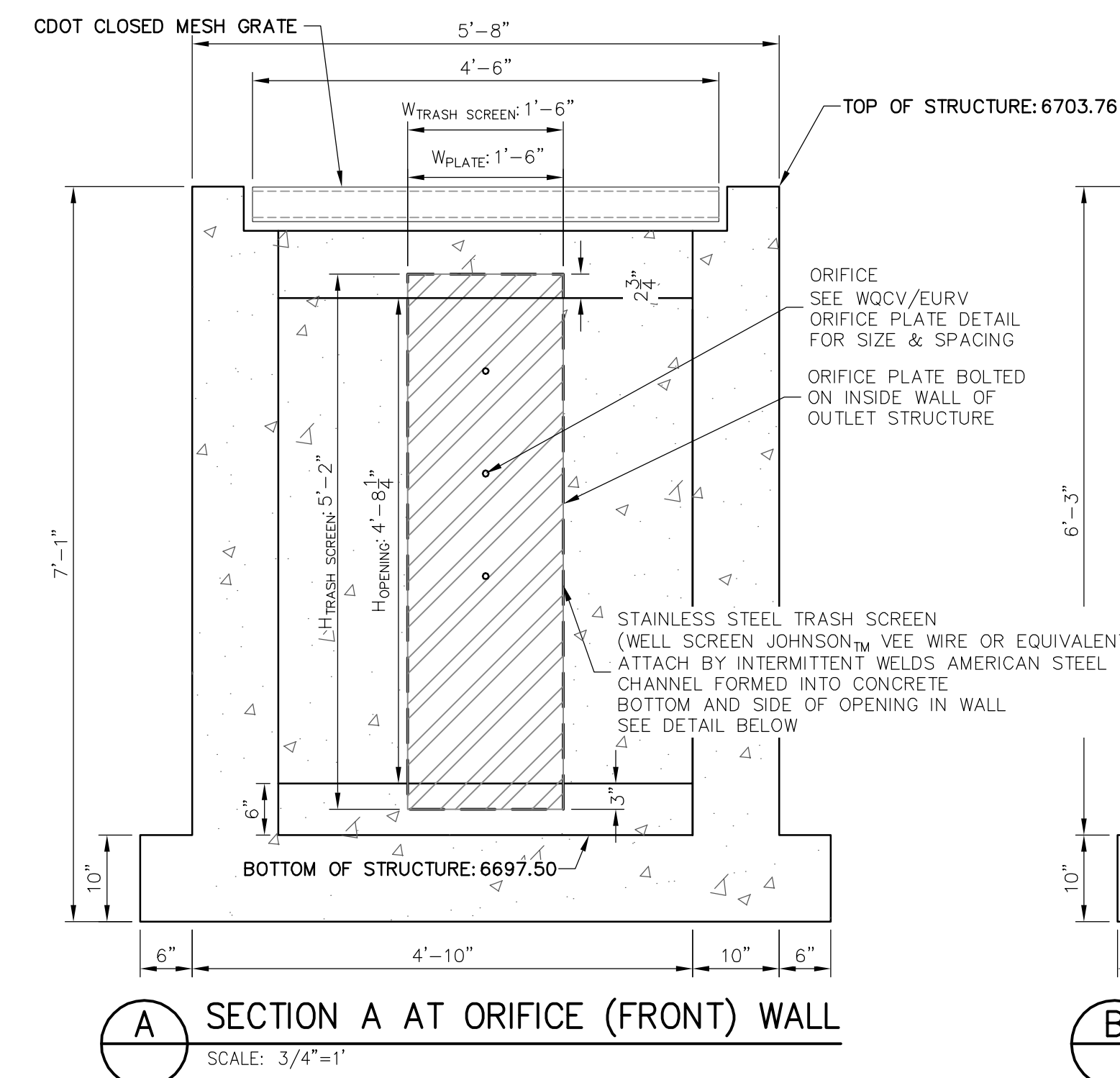
X:\2514202\Drawings\Sheet Dwg\CD-2514202\RD1\_POND I.dwg, 05/07/20 11:49:53 AM, vcomor



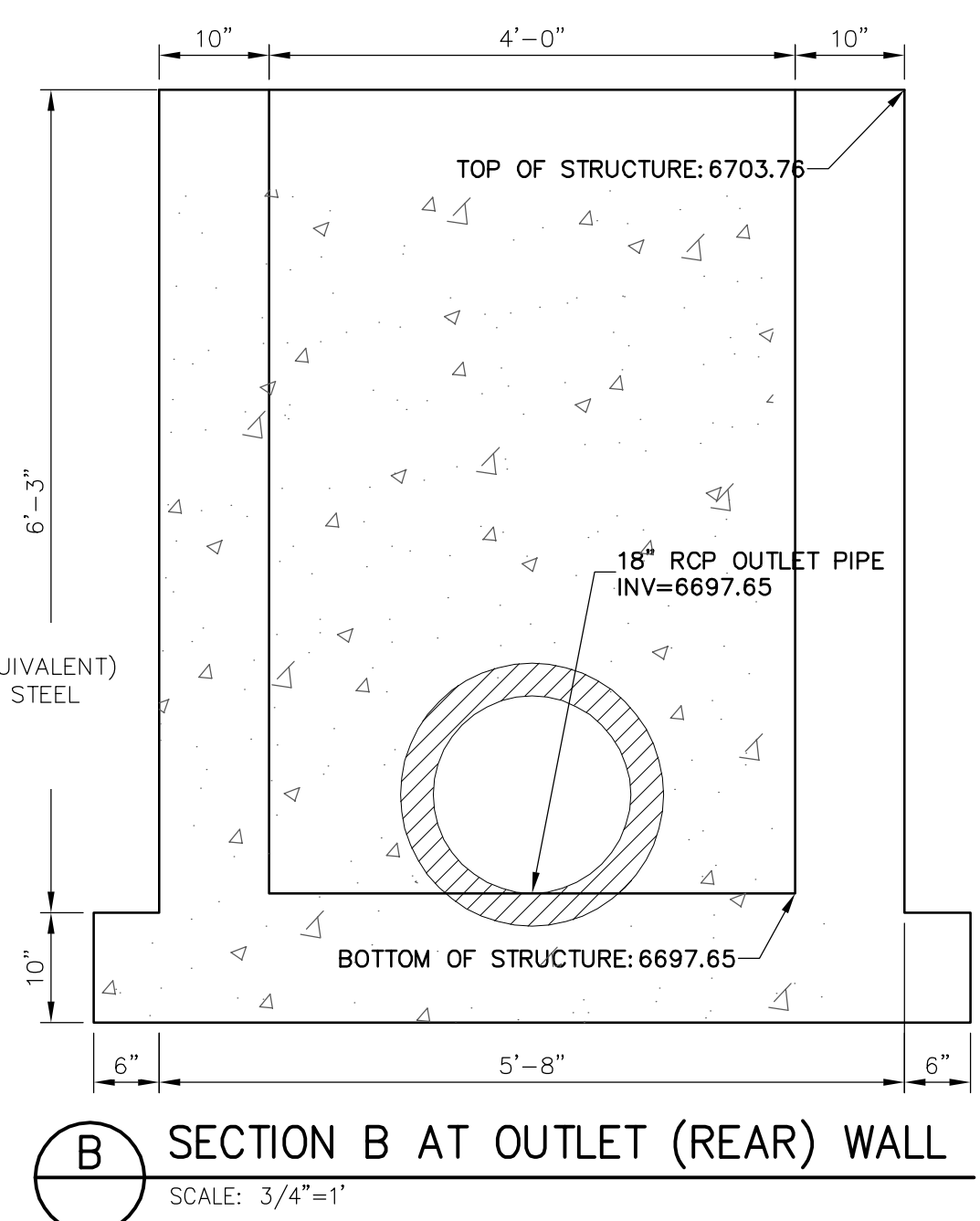
**POND I OUTLET STRUCTURE - PROFILE**  
SCALE: 3/4"=1'



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

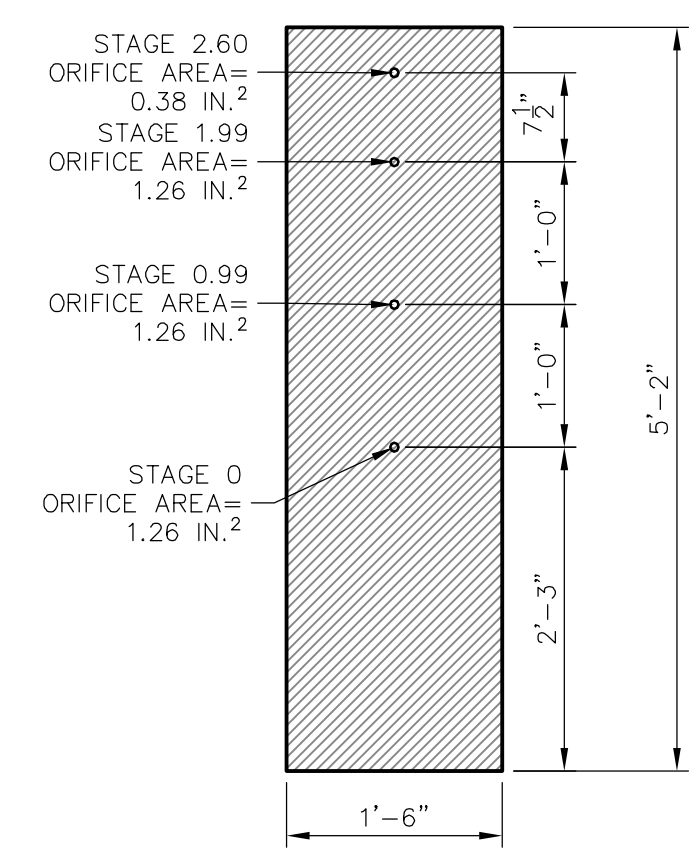


**SECTION A AT ORIFICE (FRONT) WALL**  
SCALE: 3/4"=1'

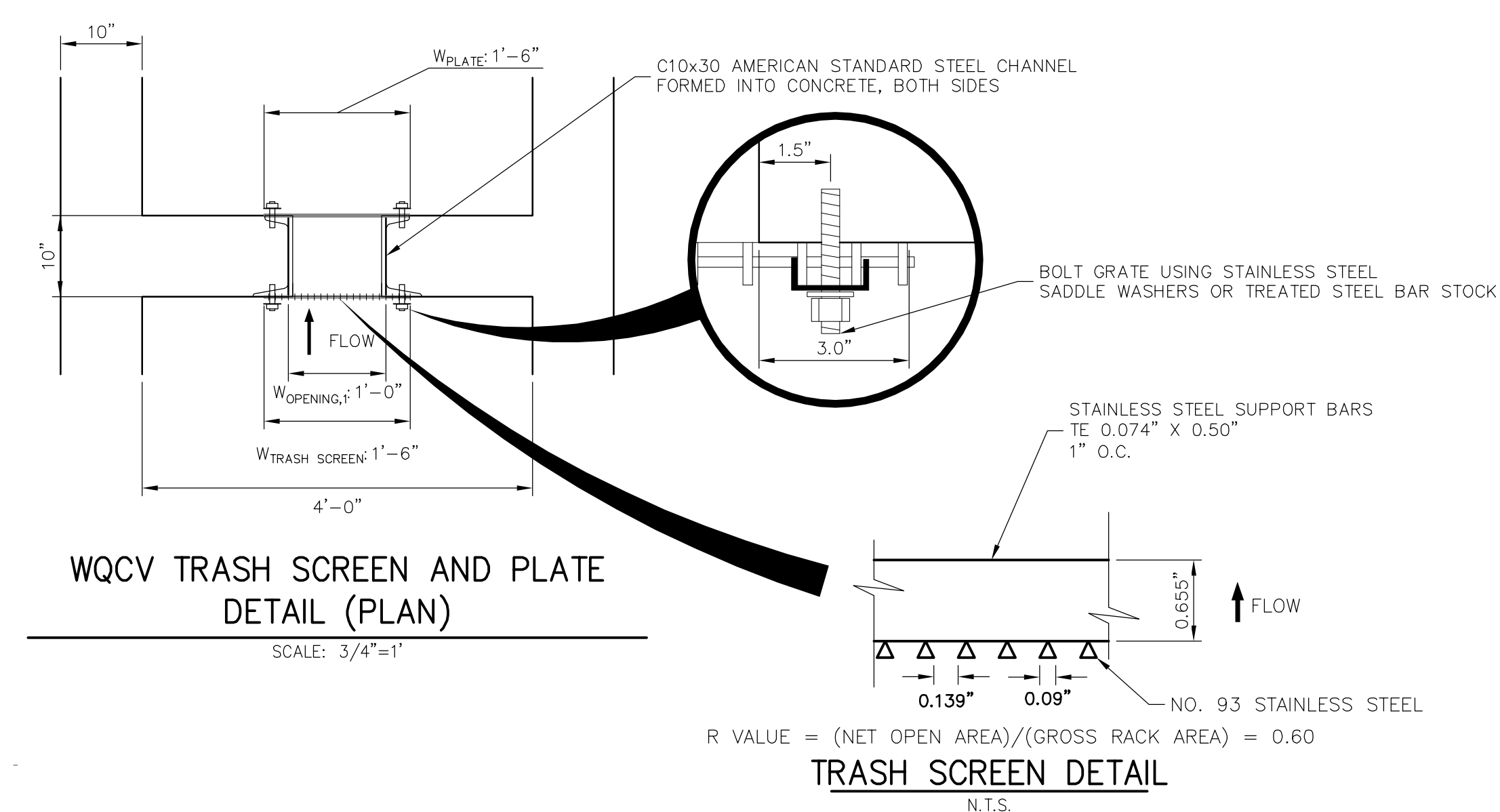


**SECTION B AT OUTLET (REAR) WALL**  
SCALE: 3/4"=1'

**EURV/WQCV ORIFICE PLATE:**  
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.



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



**WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)**  
SCALE: 3/4"=1'

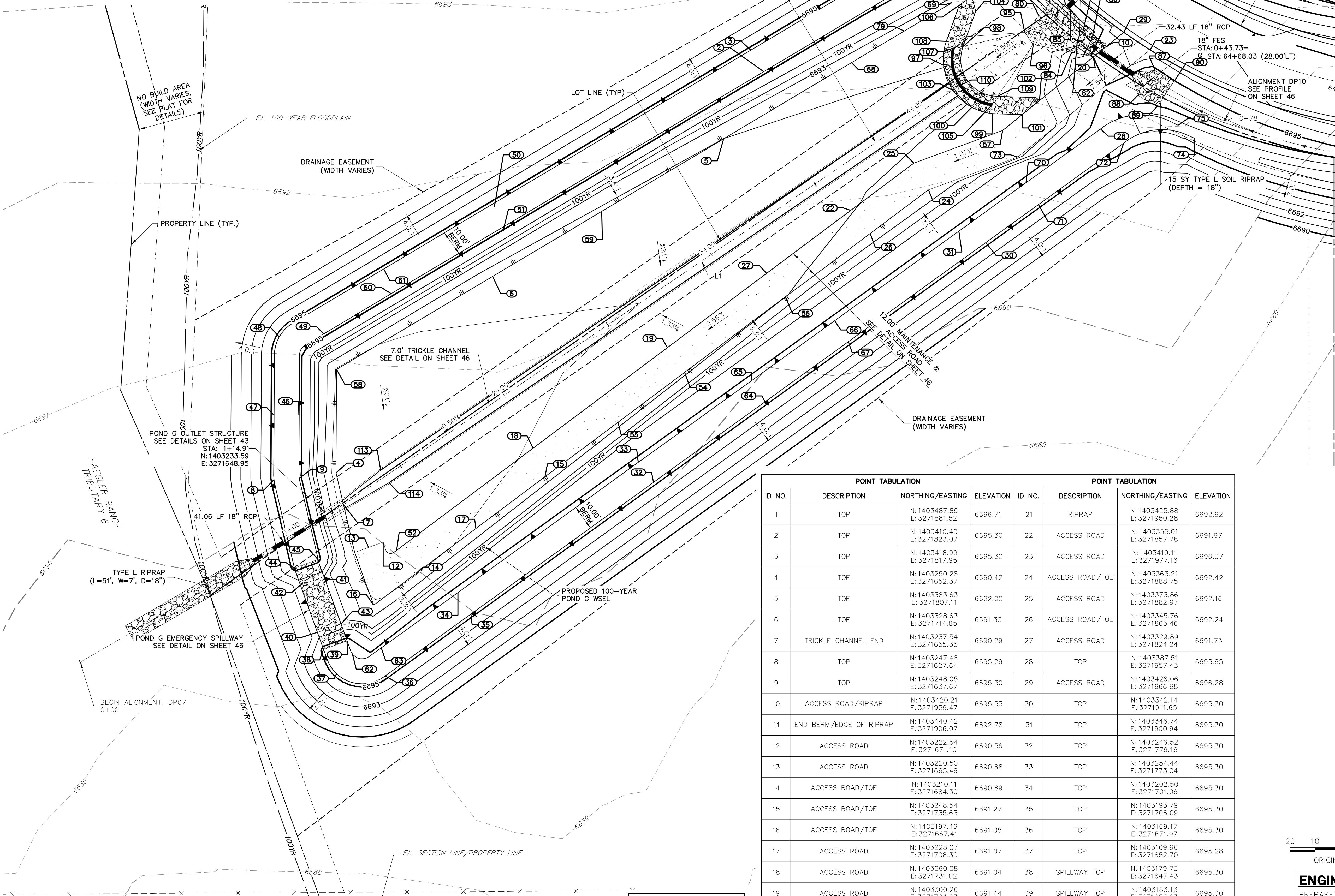
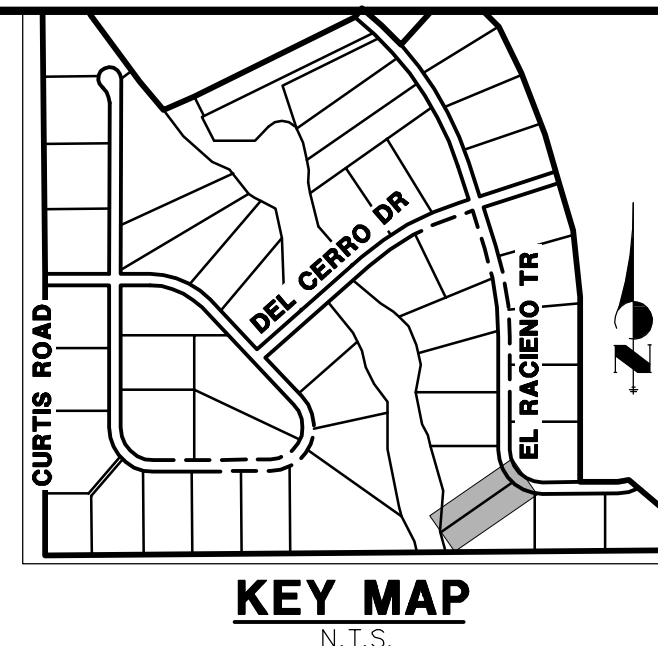
**TRASH SCREEN DETAIL**  
N.T.S.  
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

**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: 04/30/20

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9883 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jrengineering.com
BY: _____ DATE: _____	No. _____ REVISION: _____
H-SCALE 3/4" = 1' V-SCALE 3/4" = 1' DATE 05/07/20 DESIGNED BY NQJ DRAWN BY NQJ CHECKED BY _____	SHEET 44 OF 51 JOB NO. 2514202

**SADDLEHORN RANCH - FILING 1**  
**POND I OUTLET STRUCTURE DETAILS**

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



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

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

POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOP	N: 1403487.89 E: 3271881.52	6696.71	21	RIPRAP	N: 1403425.88 E: 3271950.28	6692.92
2	TOP	N: 1403410.40 E: 3271823.07	6695.30	22	ACCESS ROAD	N: 1403355.01 E: 3271857.78	6691.97
3	TOP	N: 1403418.99 E: 3271817.95	6695.30	23	ACCESS ROAD	N: 1403419.11 E: 3271977.16	6696.37
4	TOE	N: 1403250.28 E: 3271652.37	6690.42	24	ACCESS ROAD/TOE	N: 1403363.21 E: 3271888.75	6692.42
5	TOE	N: 1403383.63 E: 3271807.11	6692.00	25	ACCESS ROAD	N: 1403373.86 E: 3271882.97	6692.16
6	TOE	N: 1403328.63 E: 3271714.85	6691.33	26	ACCESS ROAD/TOE	N: 1403345.76 E: 3271865.46	6692.24
7	TRICKLE CHANNEL END	N: 1403237.54 E: 3271655.35	6690.29	27	ACCESS ROAD	N: 1403329.89 E: 3271824.24	6691.73
8	TOP	N: 1403247.48 E: 3271627.64	6695.29	28	TOP	N: 1403387.51 E: 3271957.43	6695.65
9	TOP	N: 1403248.05 E: 3271637.67	6695.30	29	ACCESS ROAD	N: 1403426.06 E: 3271966.68	6696.28
10	ACCESS ROAD/RIPRAP	N: 1403420.21 E: 3271959.47	6695.53	30	TOP	N: 1403442.14 E: 3271911.65	6695.30
11	END BERM/EDGE OF RIPRAP	N: 1403440.42 E: 3271906.07	6692.78	31	TOP	N: 1403446.74 E: 3271900.94	6695.30
12	ACCESS ROAD	N: 1403222.54 E: 3271671.10	6690.56	32	TOP	N: 1403246.52 E: 3271779.16	6695.30
13	ACCESS ROAD	N: 1403220.50 E: 3271665.46	6690.68	33	TOP	N: 1403254.44 E: 3271773.04	6695.30
14	ACCESS ROAD/TOE	N: 1403210.11 E: 3271684.30	6690.89	34	TOP	N: 1403202.50 E: 3271701.06	6695.30
15	ACCESS ROAD/TOE	N: 1403248.54 E: 3271735.63	6691.27	35	TOP	N: 1403193.79 E: 3271706.09	6695.30
16	ACCESS ROAD/TOE	N: 1403197.46 E: 3271667.41	6691.05	36	TOP	N: 1403169.17 E: 3271671.97	6695.30
17	ACCESS ROAD	N: 1403228.07 E: 3271708.30	6691.07	37	TOP	N: 1403169.96 E: 3271652.70	6695.28
18	ACCESS ROAD	N: 1403260.08 E: 3271731.02	6691.04	38	SPILLWAY TOP	N: 1403179.73 E: 3271647.43	6695.30
19	ACCESS ROAD	N: 1403300.26 E: 3271784.67	6691.44	39	SPILLWAY TOP	N: 1403183.13 E: 3271656.83	6695.30
20	ACCESS ROAD/RIPRAP	N: 1403416.30 E: 3271954.64	6695.02	40	SPILLWAY CREST	N: 1403186.58 E: 3271644.95	6693.48

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

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

**ENGINEER'S STATEMENT**  
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

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

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

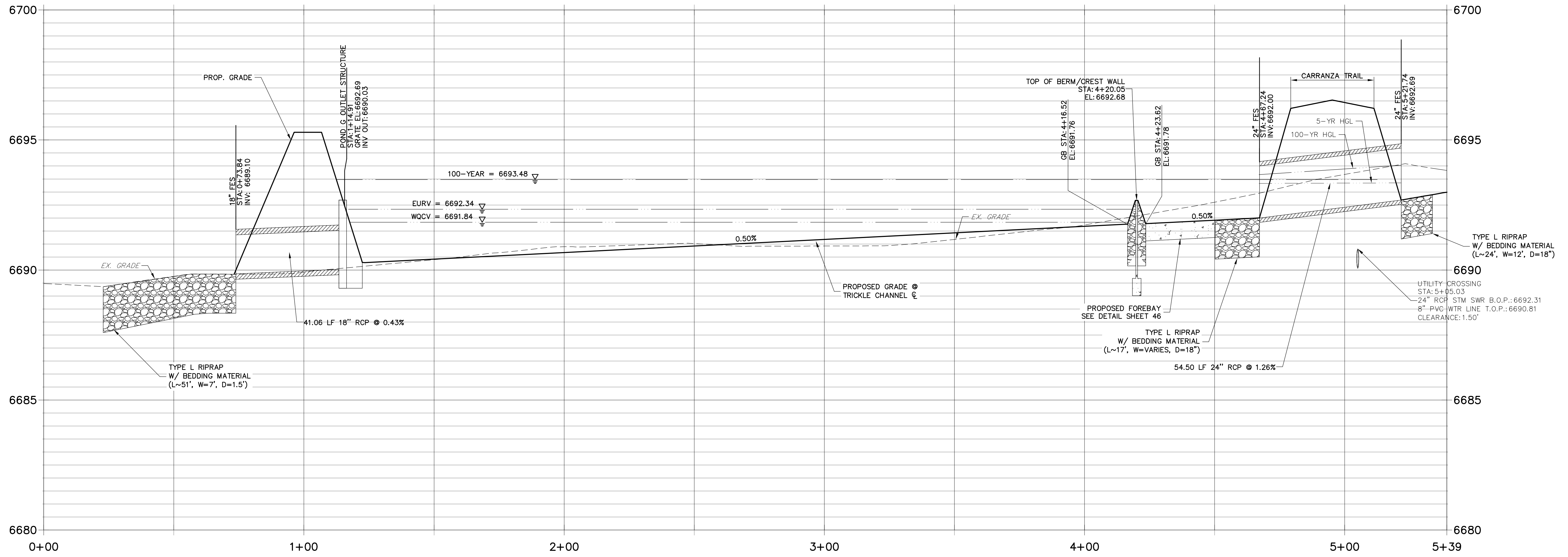
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

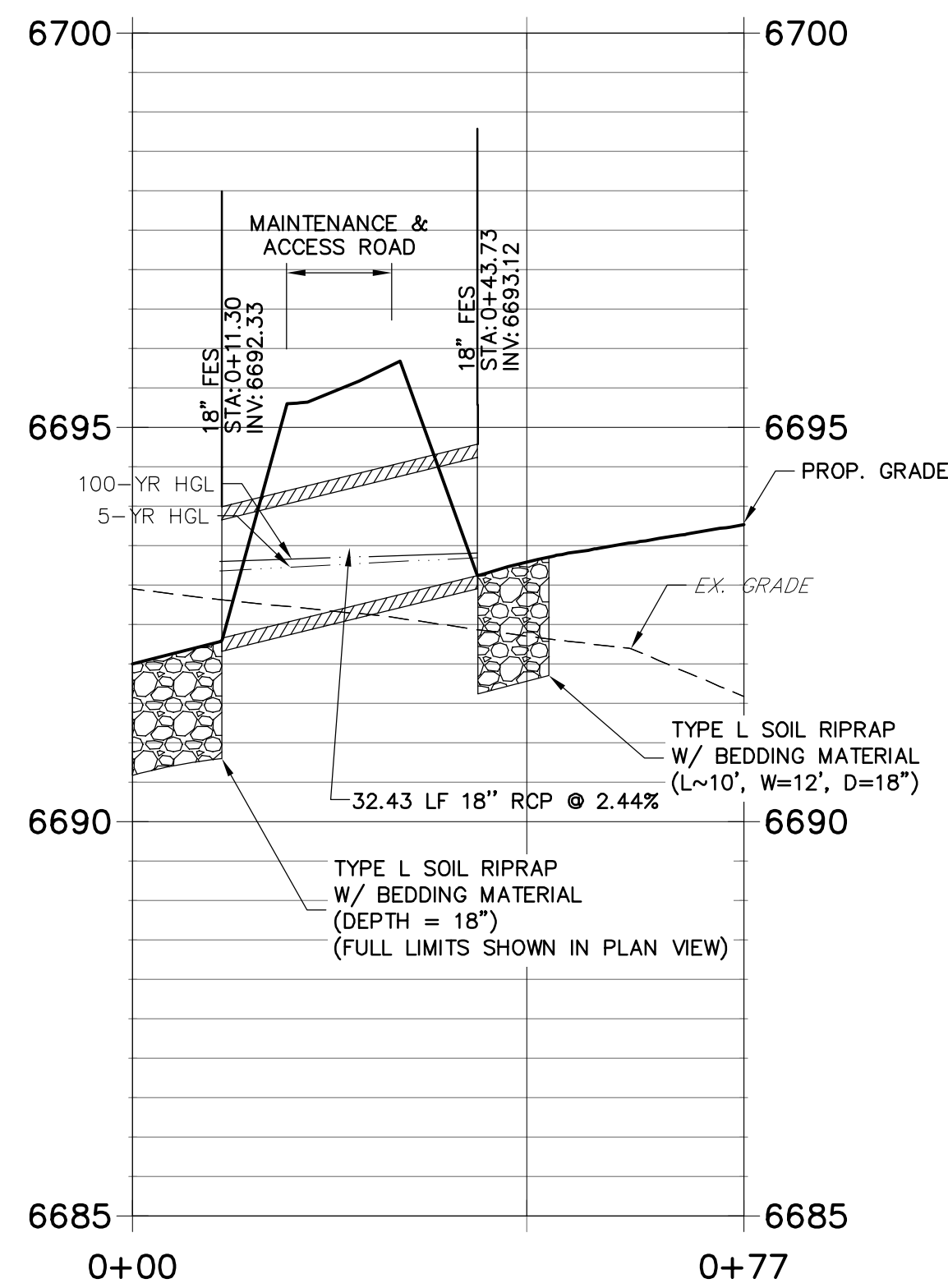
H-SCALE: 1"=20'  
V-SCALE: N/A  
DATE: 05/07/20  
DESIGNED BY: NQJ  
DRAWN BY: NQJ  
CHECKED BY: NQJ

SADDLEHORN RANCH - FILING 1  
POND G GRADING PLAN  
SHEET 45 OF 51  
JOB NO. 2514202

**DP07 PROFILE  
STA 0+00.00 TO 5+39.26**



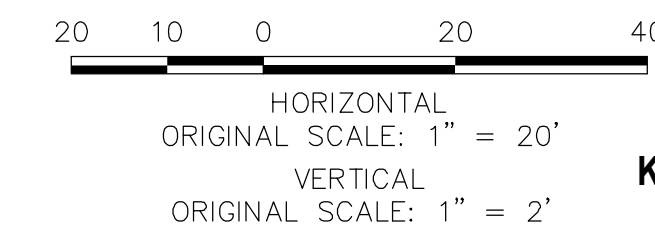
**DP10 PROFILE  
STA 0+00.00 TO 0+77.46**



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: 3271932.69	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**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike A. Bramlett, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE: 4/30/20

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

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

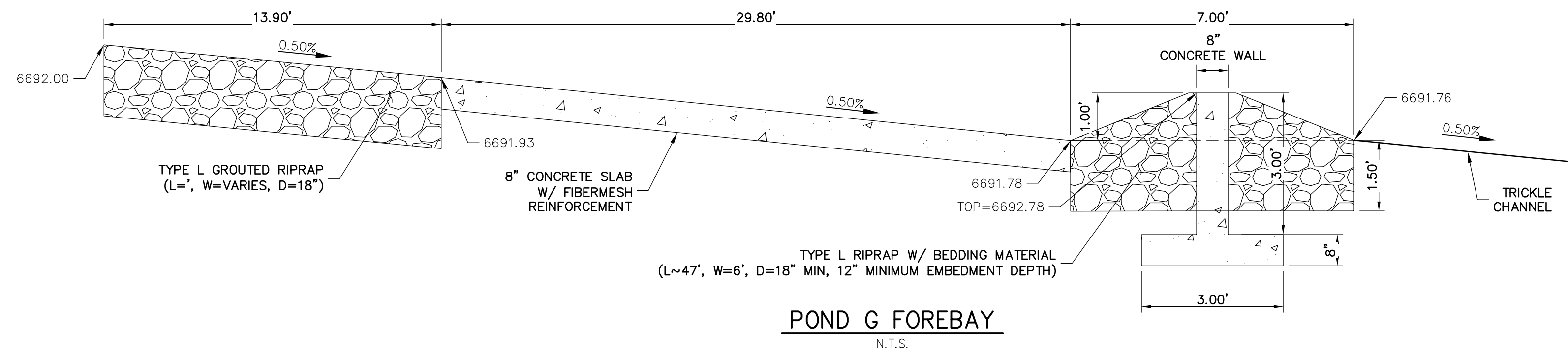
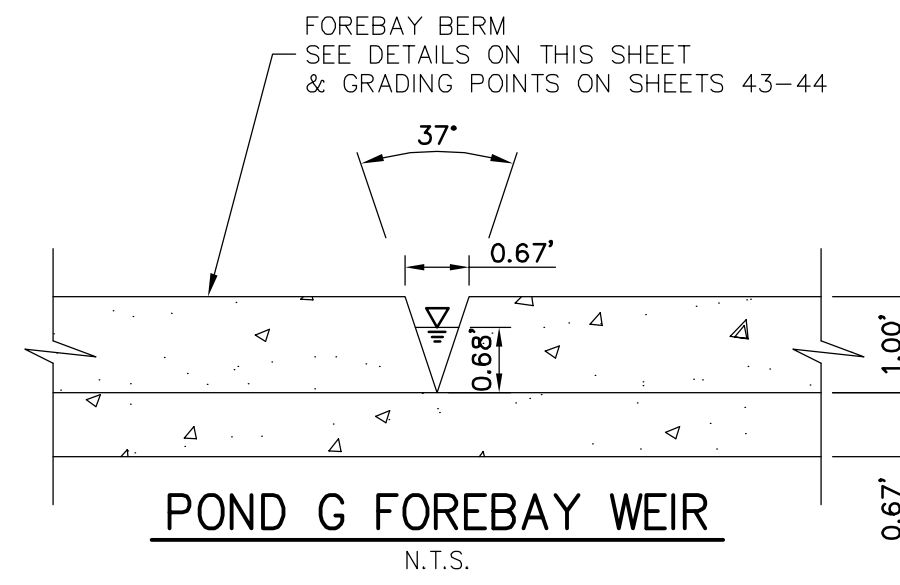
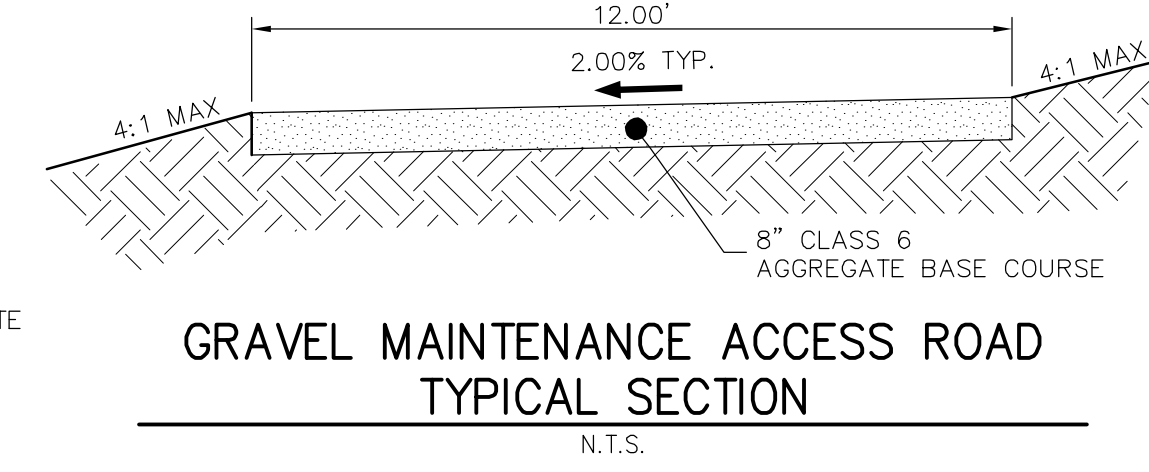
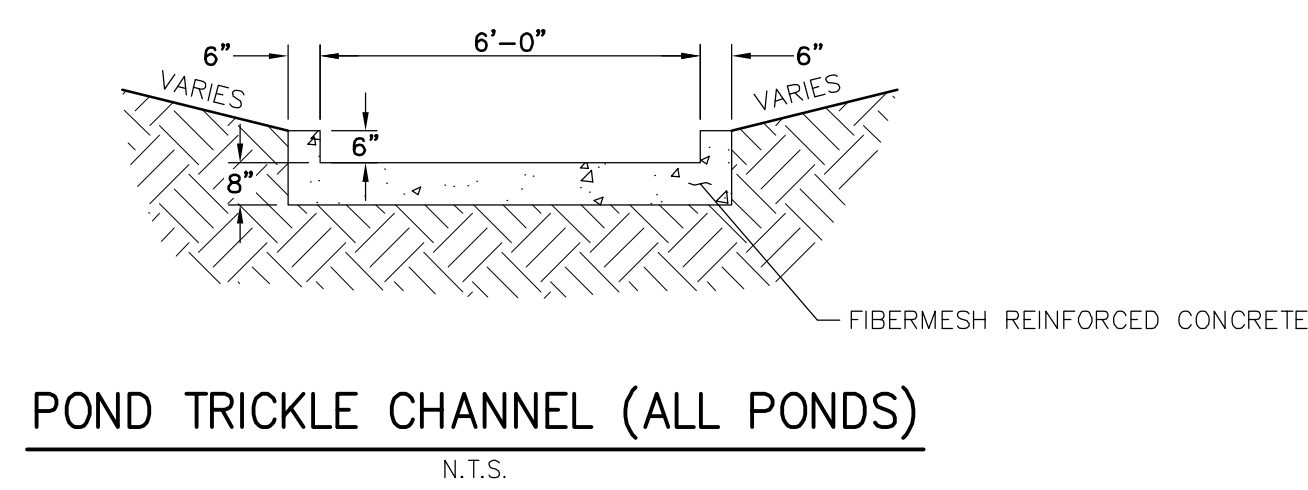
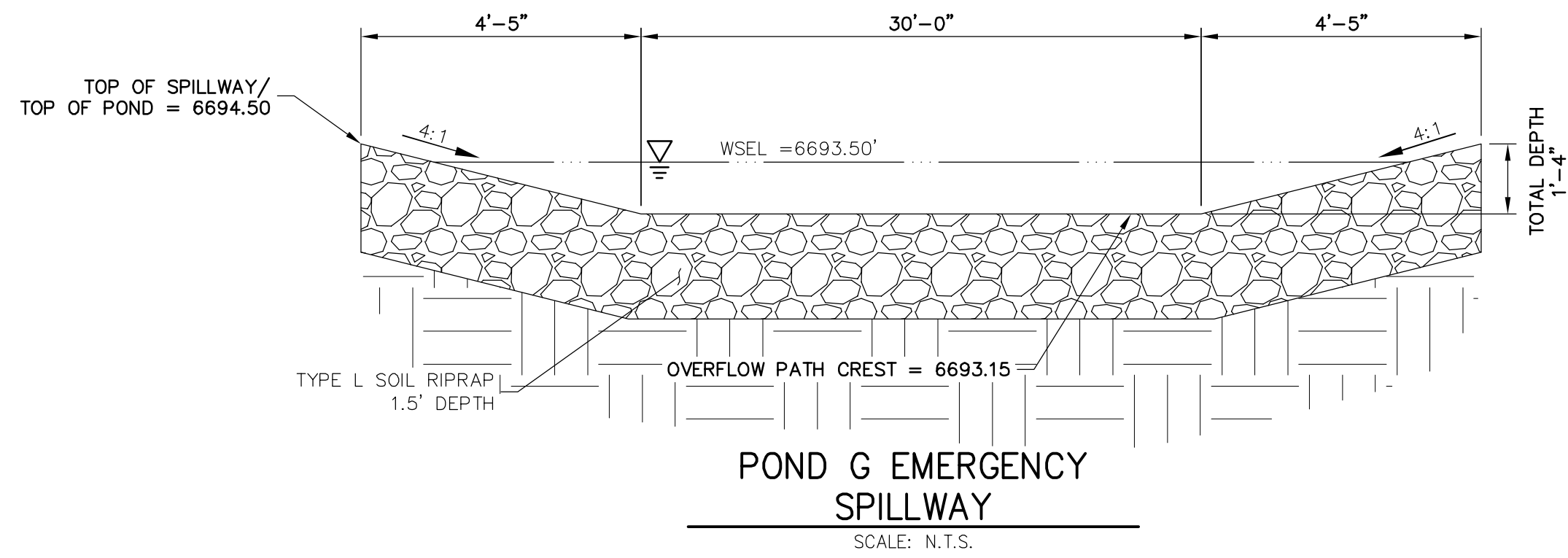
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-0883 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE: 1"=20'  
 V-SCALE: 1"=2'  
 DATE: 05/07/20  
 DESIGNED BY: NQJ  
 DRAWN BY: NQJ  
 CHECKED BY: NQJ

**SADDLEHORN RANCH - FILING 1**  
**POND G GRADING PLAN**

SHEET 46 OF 51  
 JOB NO. 2514202



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

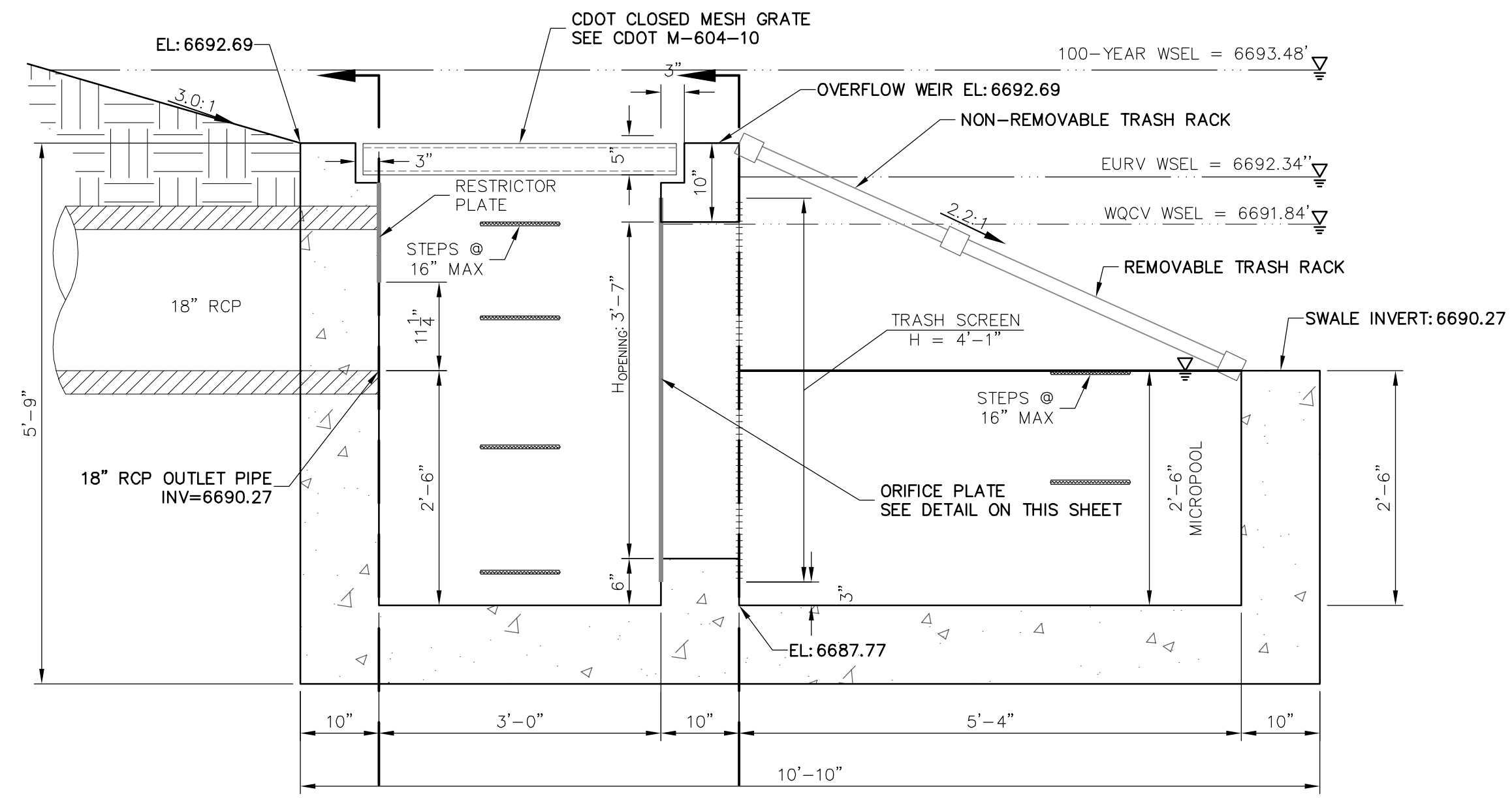
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

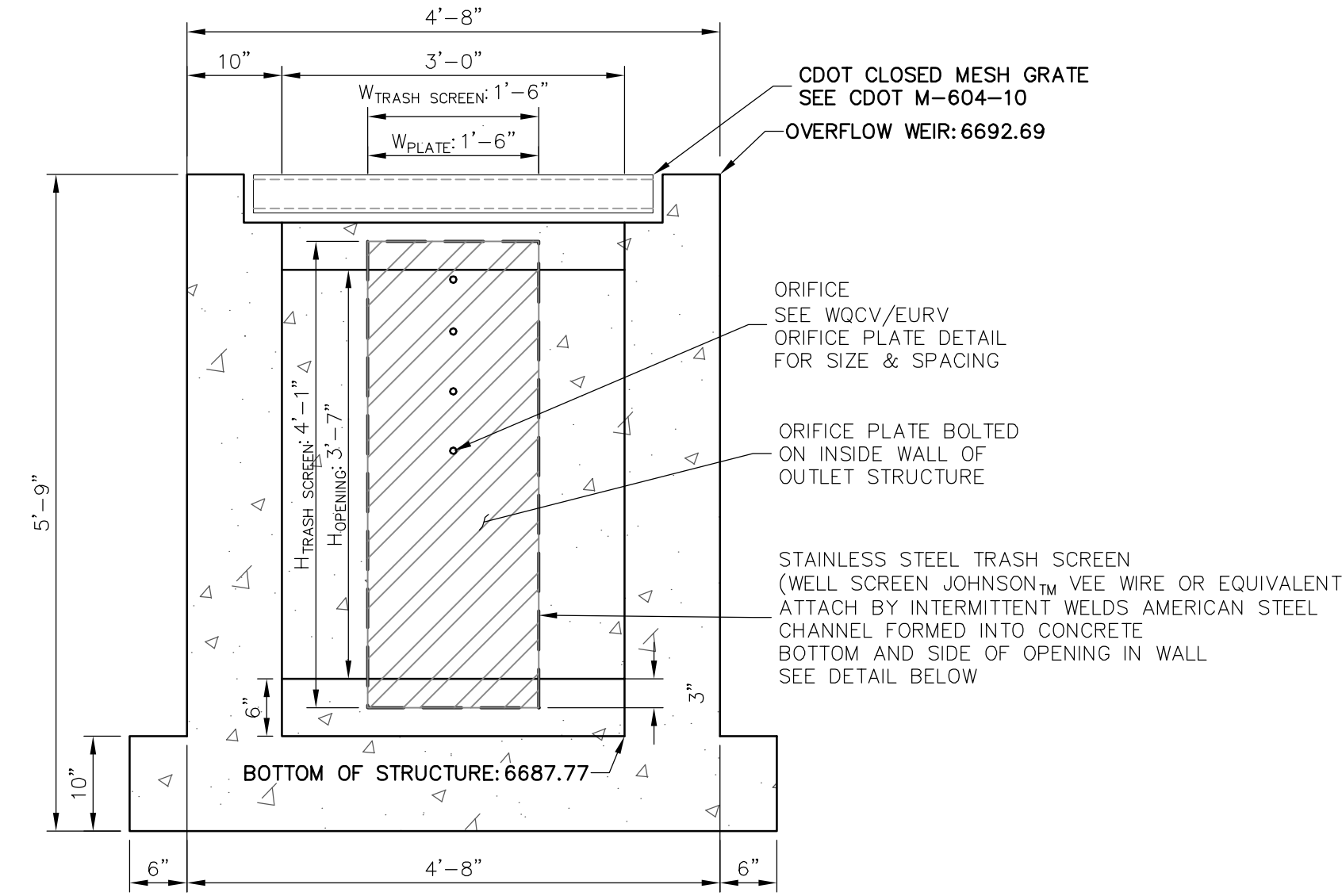
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		05/07/20			

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
32314  
DATE 05/31/20  
FOR AND ON BEHALF OF JR ENGINEERING

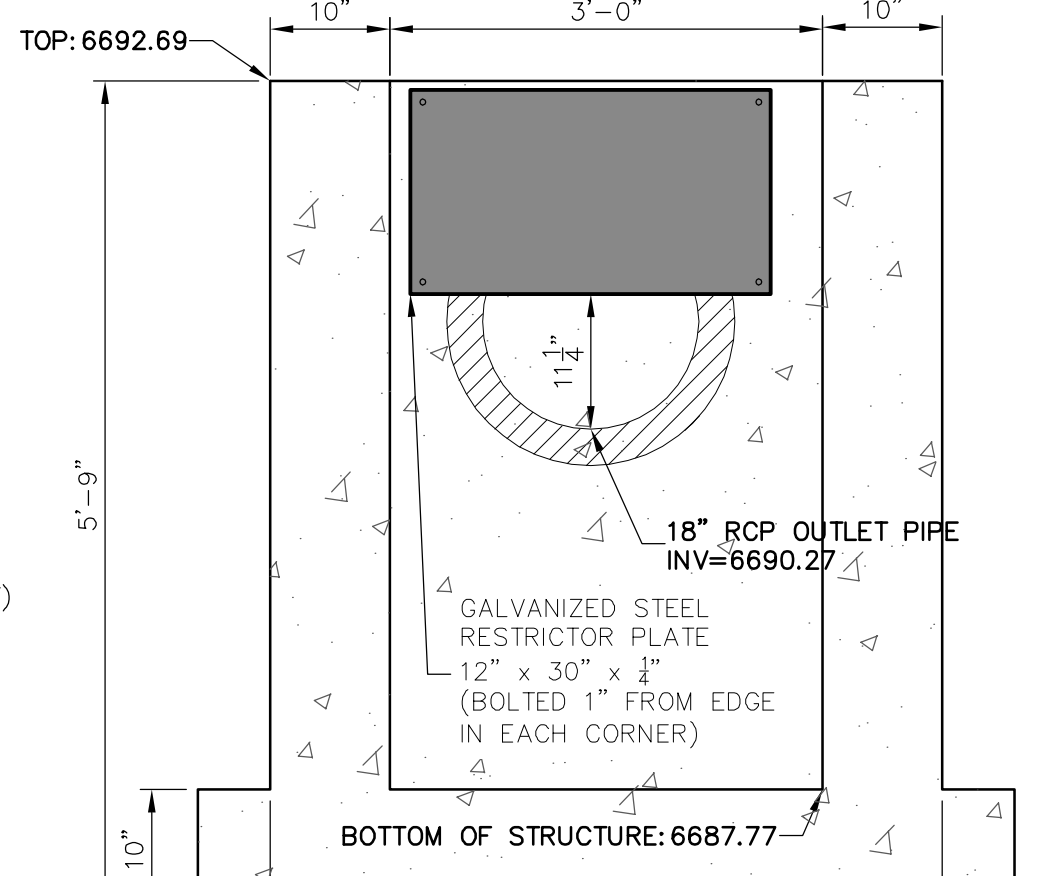
X:\2514202\Drawings\Sheet Dwg\CAD\2514202\RD1\_POND G.dwg GRD3\_5/29/20 11:51:13 AM common



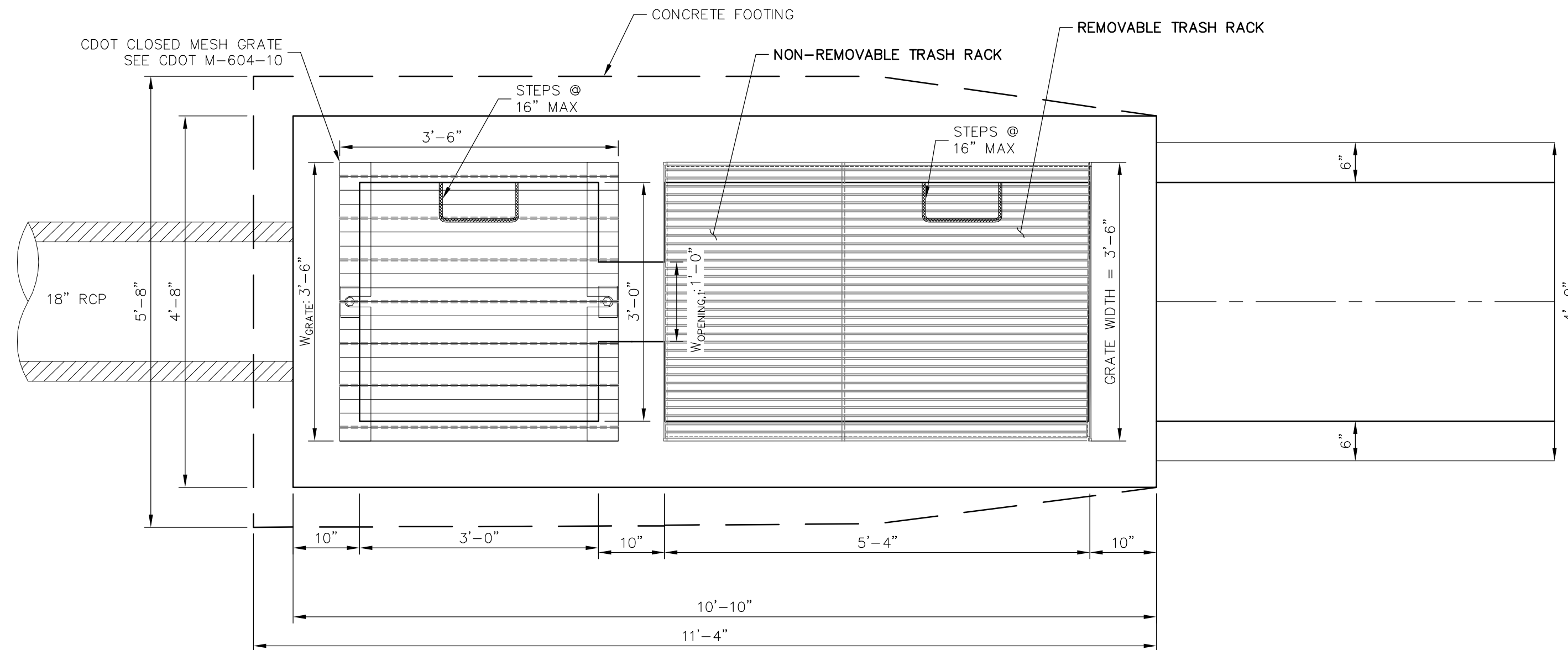
POND G OUTLET STRUCTURE - PROFILE  
SCALE: 3/4"=1'



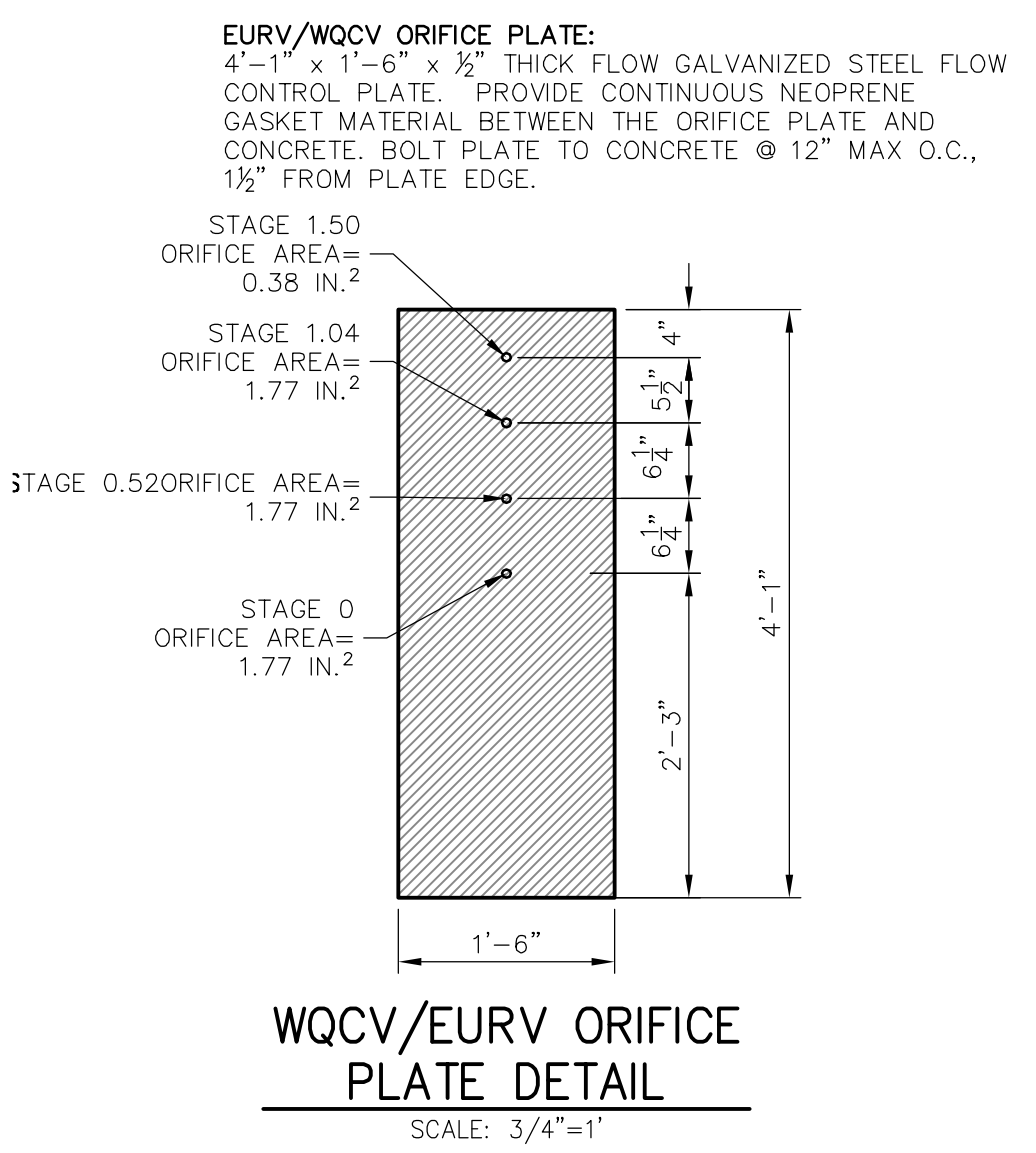
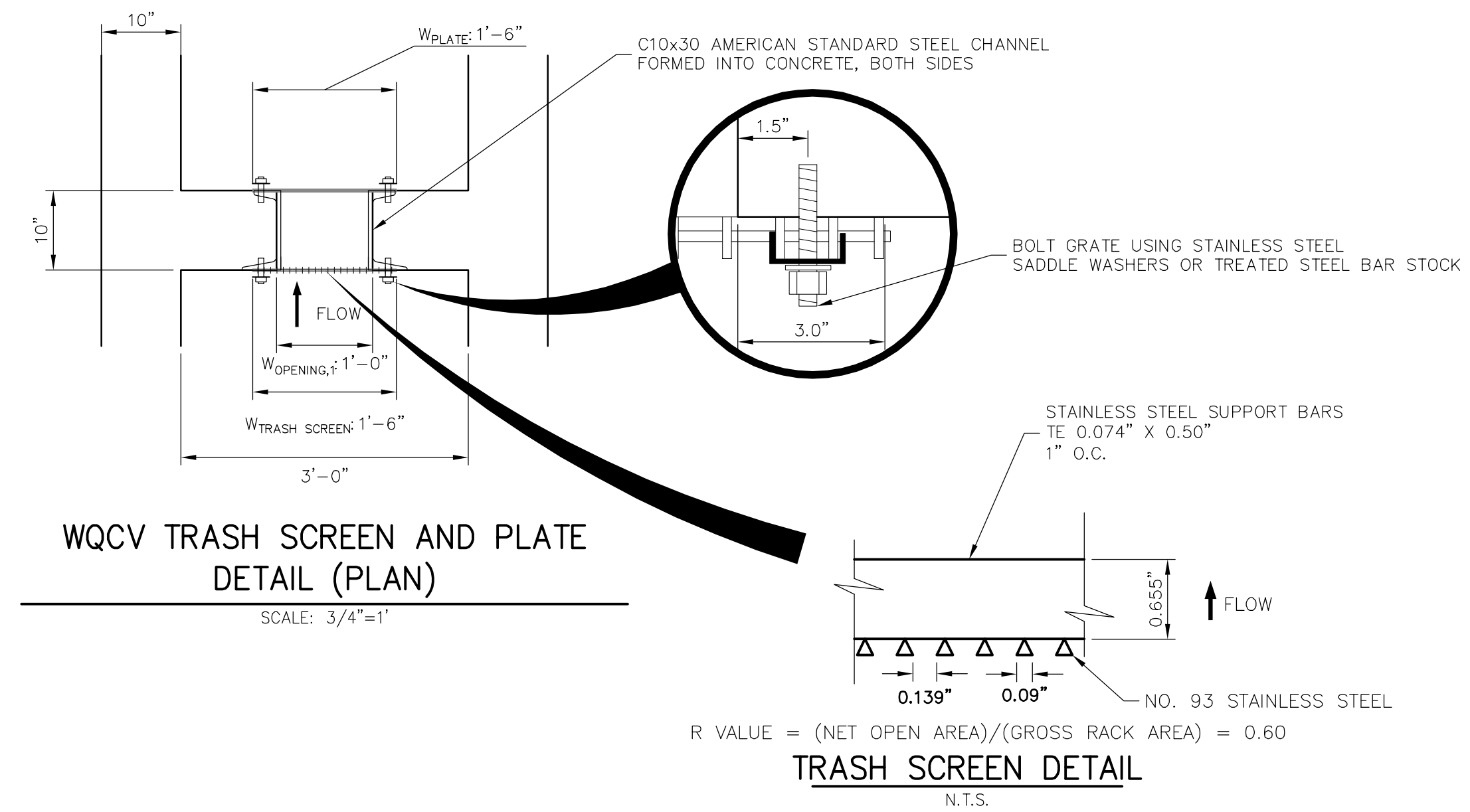
SECTION A AT ORIFICE (FRONT) WALL  
SCALE: 3/4"=1'



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



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



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

**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

SADDLEHORN RANCH - FILING 1 POND G OUTLET STRUCTURE DETAILS	SHEET 48 OF 51 JOB NO. 2514202	DESIGNED BY NQJ DRAWN BY NQJ CHECKED BY	DATE 05/07/20	H-SCALE 3/4" = 1'	V-SCALE 3/4" = 1'	REVISION	BY	DATE
				No. 1	No. 1			
<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</p> <p><b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>								



THRUST BLOCK DIMENSIONS and VOLUMES - PVC & DIP 250 psi								
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (FT <sup>2</sup> )	MINIMUM A <sub>1</sub> (ft)	MINIMUM A <sub>2</sub> (ft)	MINIMUM C <sub>1</sub> (ft)	MINIMUM C <sub>2</sub> (ft)	MINIMUM B <sub>1</sub> (ft)	APPROXIMATE VOLUME (yd <sup>3</sup> )
4	11.25° BEND	1.00	1.00	1.00	0.25	0.33	2.00	0.35
4	22.5° BEND	2.00	1.41	1.41	0.21	0.33	2.00	0.35
4	45° BEND	3.00	1.67	1.67	0.42	0.33	2.00	0.35
4	TEE & DEAD END	4.75	2.18	2.18	0.67	0.33	2.00	0.35
6	11.25° BEND	2.00	1.41	1.41	0.25	0.30	2.00	0.35
6	22.5° BEND	3.75	1.94	1.94	0.38	0.30	2.00	0.35
6	45° BEND	7.25	2.69	2.69	0.58	0.30	2.00	0.35
6	TEE & DEAD END	9.50	3.08	3.08	0.83	0.30	2.00	0.35
8	11.25° BEND	3.25	1.80	1.80	0.34	0.27	2.00	0.35
8	22.5° BEND	4.90	2.66	2.66	0.48	0.27	2.00	0.35
8	45° BEND	12.50	3.37	3.35	0.87	0.27	2.00	0.35
8	TEE & DEAD END	18.25	4.64	4.50	1.28	0.27	2.00	0.35

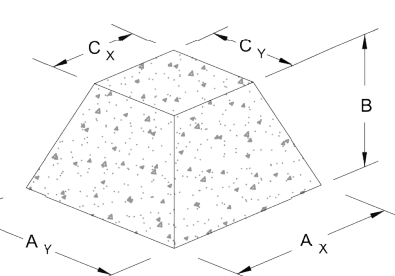
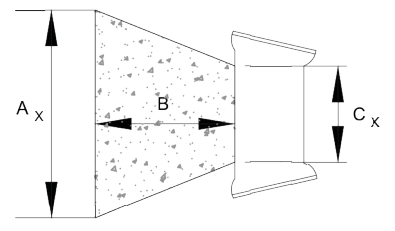
THRUST BLOCK DIMENSIONS and VOLUMES - PVC (Maximum Static Pressure = 170 psi)								
MAIN SIZE (IN.)	TYPE OF FITTING	MINIMUM BEARING SURFACE AREA (FT <sup>2</sup> )	MINIMUM A <sub>1</sub> (ft)	MINIMUM A <sub>2</sub> (ft)	MINIMUM C <sub>1</sub> (ft)	MINIMUM C <sub>2</sub> (ft)	MINIMUM B <sub>1</sub> (ft)	APPROXIMATE VOLUME (yd <sup>3</sup> )
12	11.25° BEND	4.75	2.18	2.18	0.43	1.00	2.00	0.35
12	22.5° BEND	9.25	3.04	3.04	0.64	1.00	2.00	0.50
12	45° BEND	18.00	4.62	4.68	1.00	1.00	2.00	0.75
12	TEE & DEAD END	25.50	6.42	6.66	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	4.35	0.66	1.33	2.00	0.75
16	45° BEND	31.00	6.27	6.75	1.00	1.33	3.64	1.75
16	TEE & DEAD END	40.50	10.80	11.35	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 (FT <sup>2</sup> )	MINIMUM A <sub>1</sub> (ft)	MINIMUM A <sub>2</sub> (ft)	MINIMUM C <sub>1</sub> (ft)	MINIMUM C <sub>2</sub> (ft)	MINIMUM B <sub>1</sub> (ft)	APPROXIMATE VOLUME (yd <sup>3</sup> )
12	11.25° BEND	6.75	2.60	2.60	0.43	1.00	2.00	0.50
12	22.5° BEND	13.50	3.69	3.66	0.64	1.00	2.00	0.50
12	45° BEND	26.25	5.17	5.68	1.00	1.00	3.00	1.50
12	TEE & DEAD END	34.25	9.36	9.66	1.48	1.00	3.62	2.35
16	11.25° BEND	11.75	3.43	3.43	0.44	1.33	2.00	0.50
16	22.5° BEND	23.25	6.20	6.75	0.66	1.33	2.77	1.00
16	45° BEND	45.50	12.13	12.75	1.00	1.33	5.67	4.00
16	TEE & DEAD END	59.50	19.87	20.75	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 AWMA M-2 AND M-4.  
 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 AWMA M-3, PVC PIPE DESIGN AND INSTALLATION AND AWMA M-4, 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 0.5 CUBIC YARDS.  
 5. THESE CHARTS MAY ONLY BE USED IF THE BLOCK HEIGHT (A<sub>1</sub>) IS EQUAL TO OR LESS THAN ONE HALF THE TOTAL DEPTH (H) 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 PRESSURE 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.

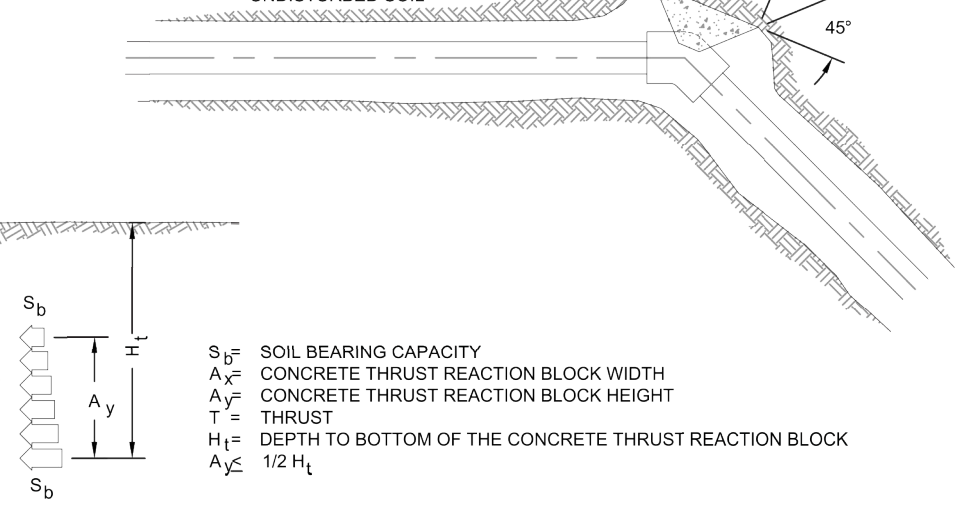


CONCRETE THRUST REACTION BLOCKS A4-2

CONCRETE THRUST REACTION BLOCK REQUIREMENTS FOR TEES OR TAPS	
CONNECTION OR FITTING SIZE (INCHES)	WATER MAIN SIZE (INCHES)
	4 6 8 10 12 14 16 18 20 22 24 26 28 30 36 42
4	
6	
8	
10	
12	
14	
16	
18	
20	
22	
24	
26	
28	
30	
36	
42	

**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.



CONCRETE THRUST REACTION BLOCKS A4-3

**L = MINIMUM RESTRAINED PIPE LENGTH (FEET)**

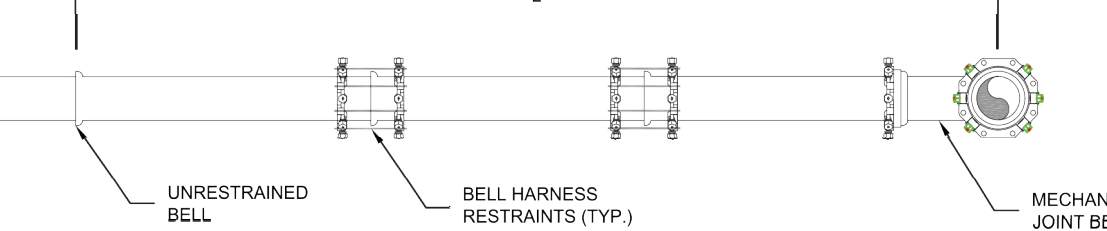
PIPE DIAMETER	45° BEND	22-1/2° BEND	11-1/4° BEND	DEAD END VALVE OR FLUID TO INCLUDE IN LINE VALVES (SEE NOTE 1)		
				100-150	150-200	200-250
6 INCH	6	9	12	3	5	6
8 INCH	8	12	16	4	6	8
12 INCH	12	17	23	6	8	11
18 INCH	15	22	29	7	11	14
20 INCH	18	26	35	9	13	17
24 INCH	20	30	40	10	15	20
30 INCH	24	36	48	12	18	24
36 INCH	28	42	56	14	20	27

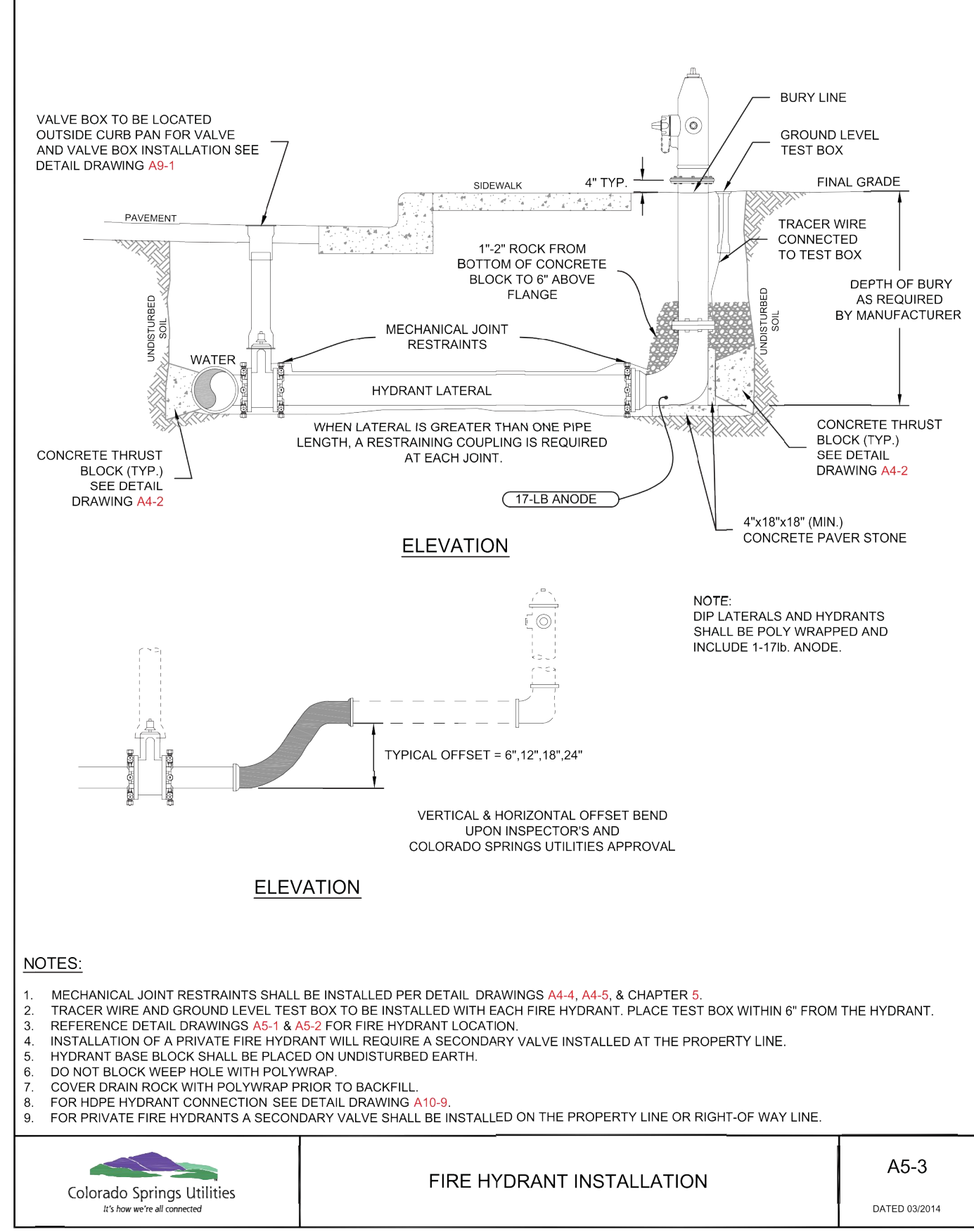
PIPE DIAMETER	MAX. STATIC PRESSURE (PSI)	45° BEND			22-1/2° BEND			11-1/4° BEND			DEAD END VALVE OR FLUID TO INCLUDE IN LINE VALVES (SEE NOTE 1)		
		100-150	150-200	200-250	100-150	150-200	200-250	100-150	150-200	200-250			
6 INCH	DUCTILE IRON AND PVC	6	9	12	3	5	6	2	3	3	49	73	97
8 INCH	DUCTILE IRON AND 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	5	89	133	177
18 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			

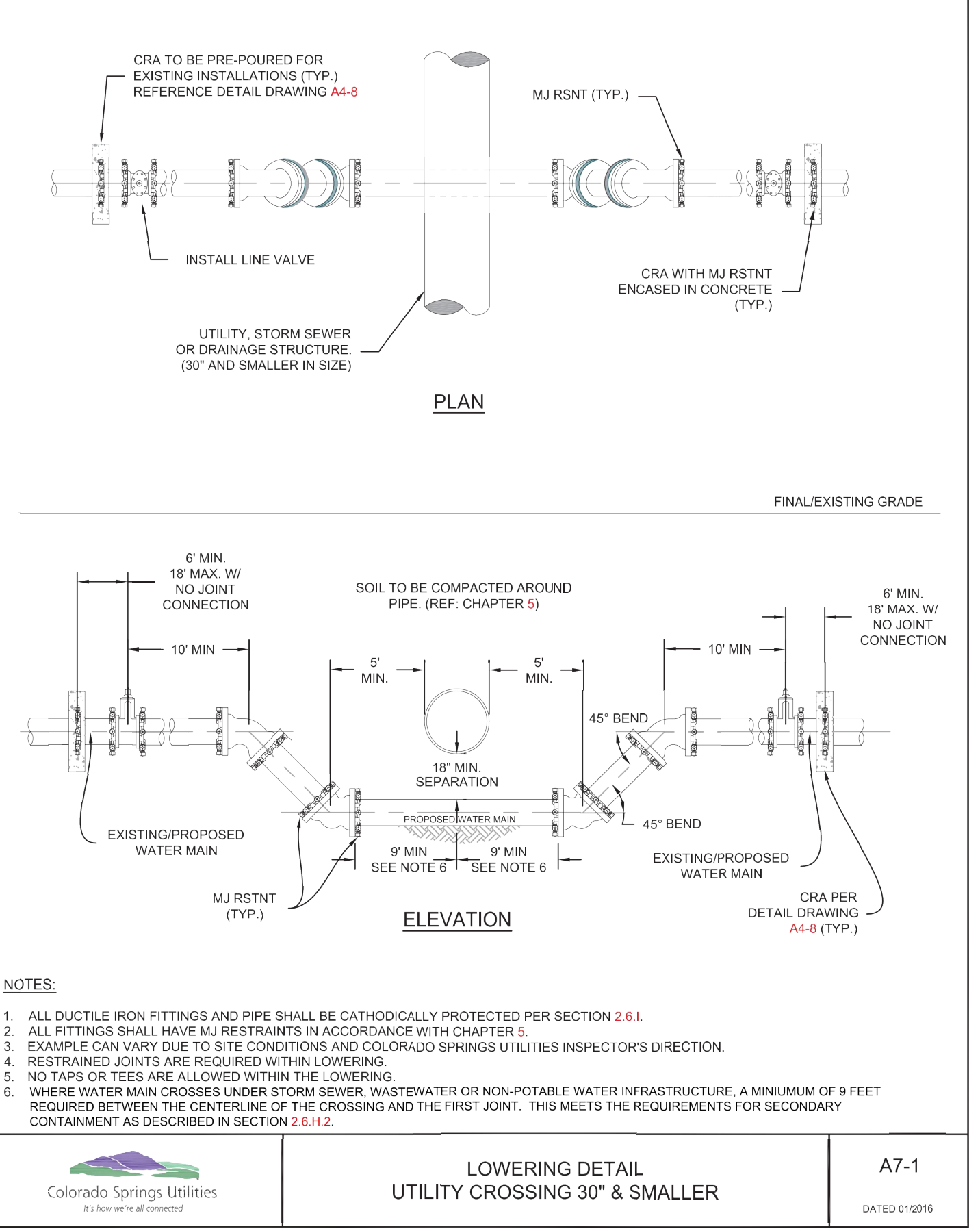
**NOTES:**  
 1. PRESSURE GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY SPRINGS UTILITIES. APPROVED BY COLORADO SPRINGS UTILITIES.  
 2. LENGTH IS BASED ON MINIMUM 5 FEET OF GROUND COVER AND SOIL COMPACTED ACCORDING TO CHAPTER 5 OF THESE WATER LESS. IF THE DEPTH IS LESS THAN 5 FEET RESTRAINED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



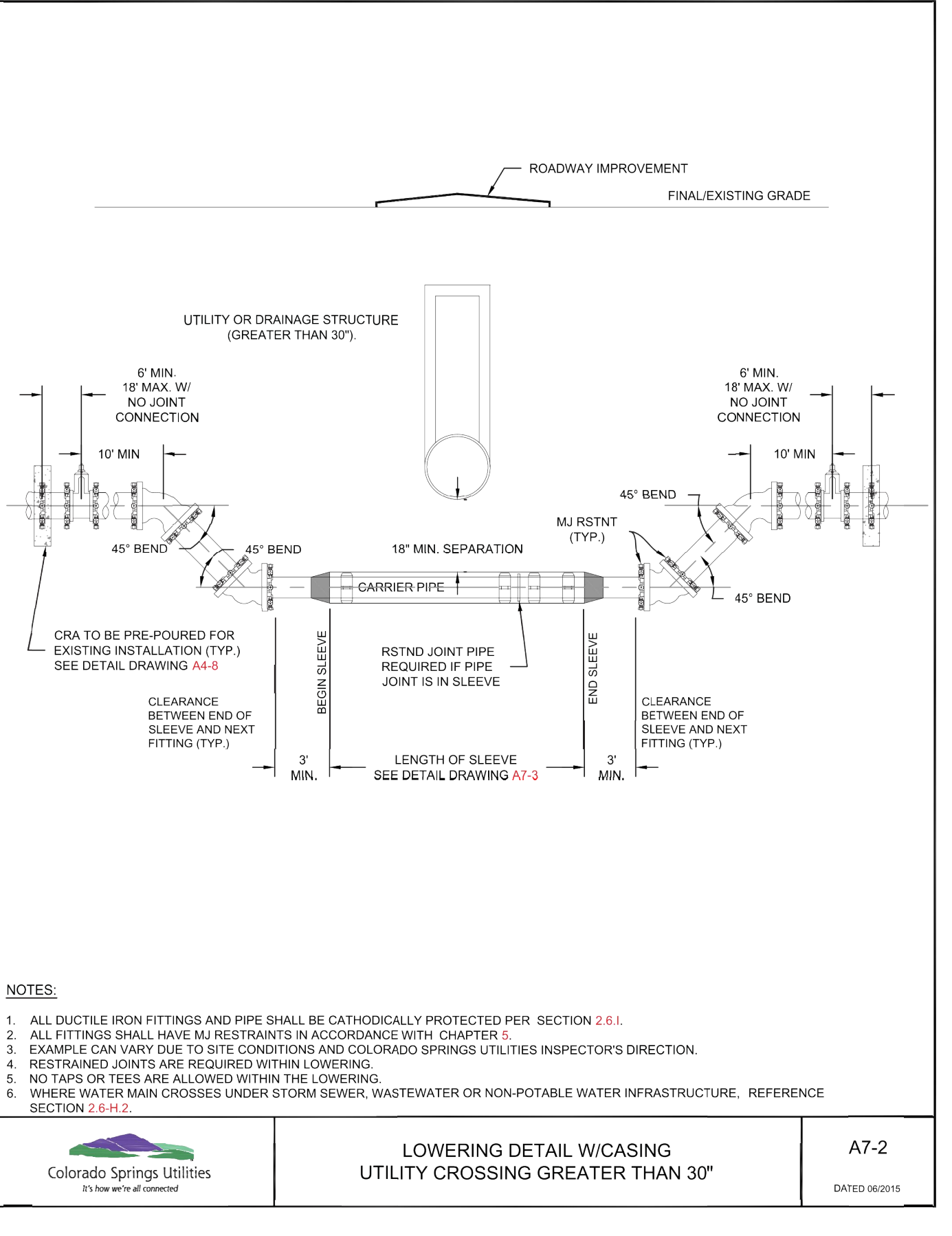
RESTRAINED PIPE LENGTH (FEET) W/MECHANICAL JOINT RESTRAINTS A4-4



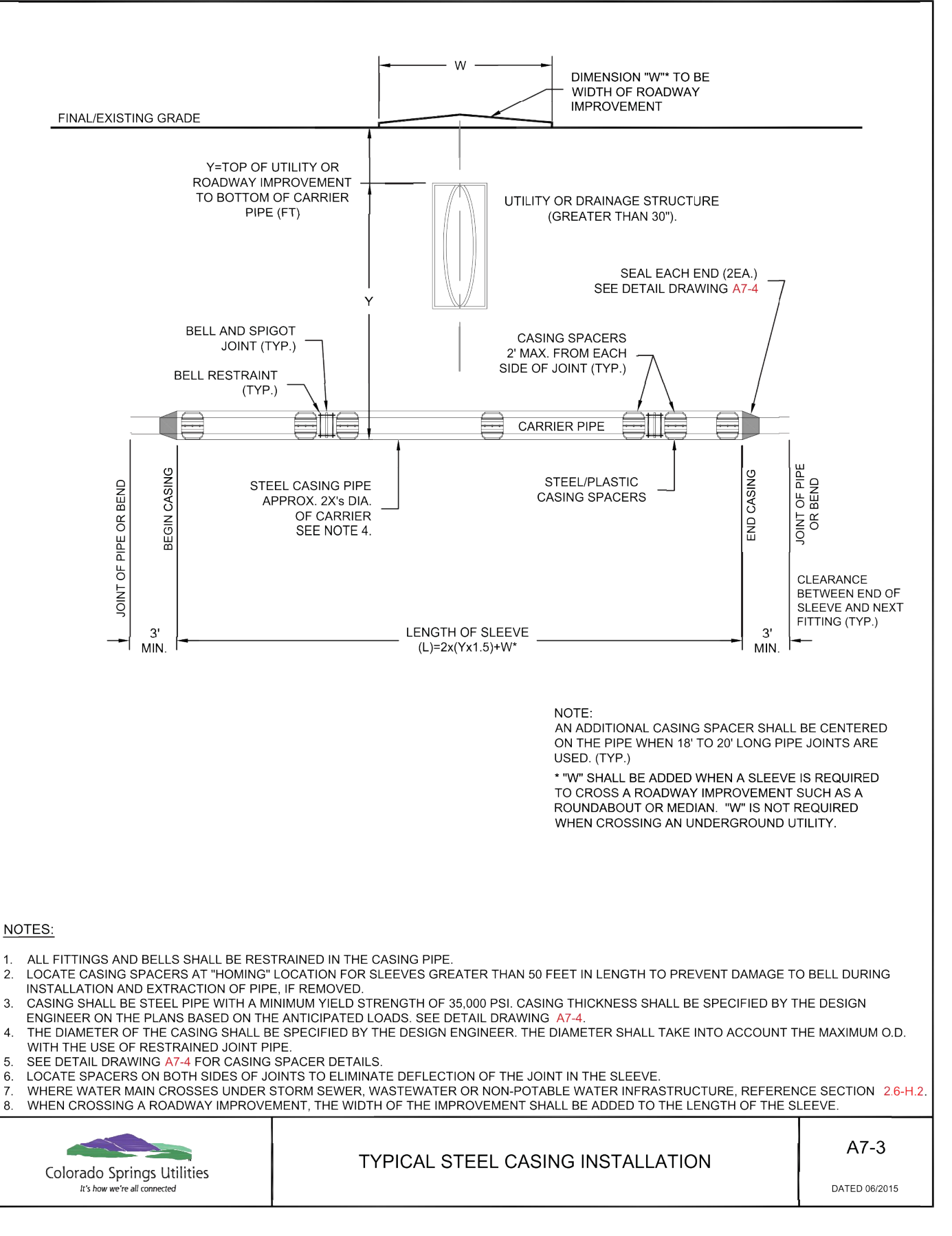
FIRE HYDRANT INSTALLATION A5-3



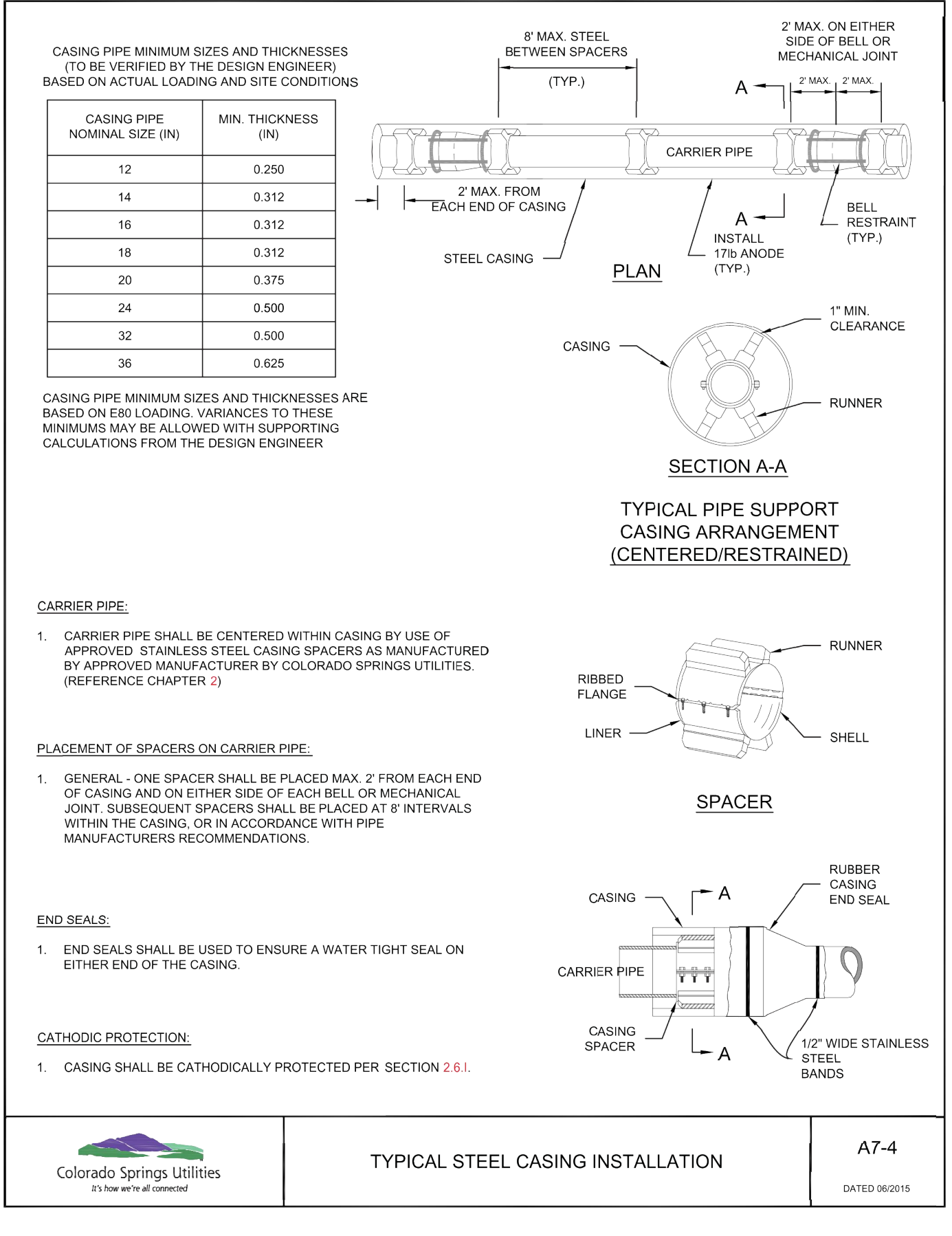
LOWERING DETAIL UTILITY CROSSING 30° & SMALLER A7-1



LOWERING DETAIL W/CASING UTILITY CROSSING GREATER THAN 30° A7-2



TYPICAL STEEL CASING INSTALLATION A7-3



TYPICAL STEEL CASING INSTALLATION A7-4



**ENGINEER'S STATEMENT**

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

*Mike Bramlett*

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

DATE: 4/30/20

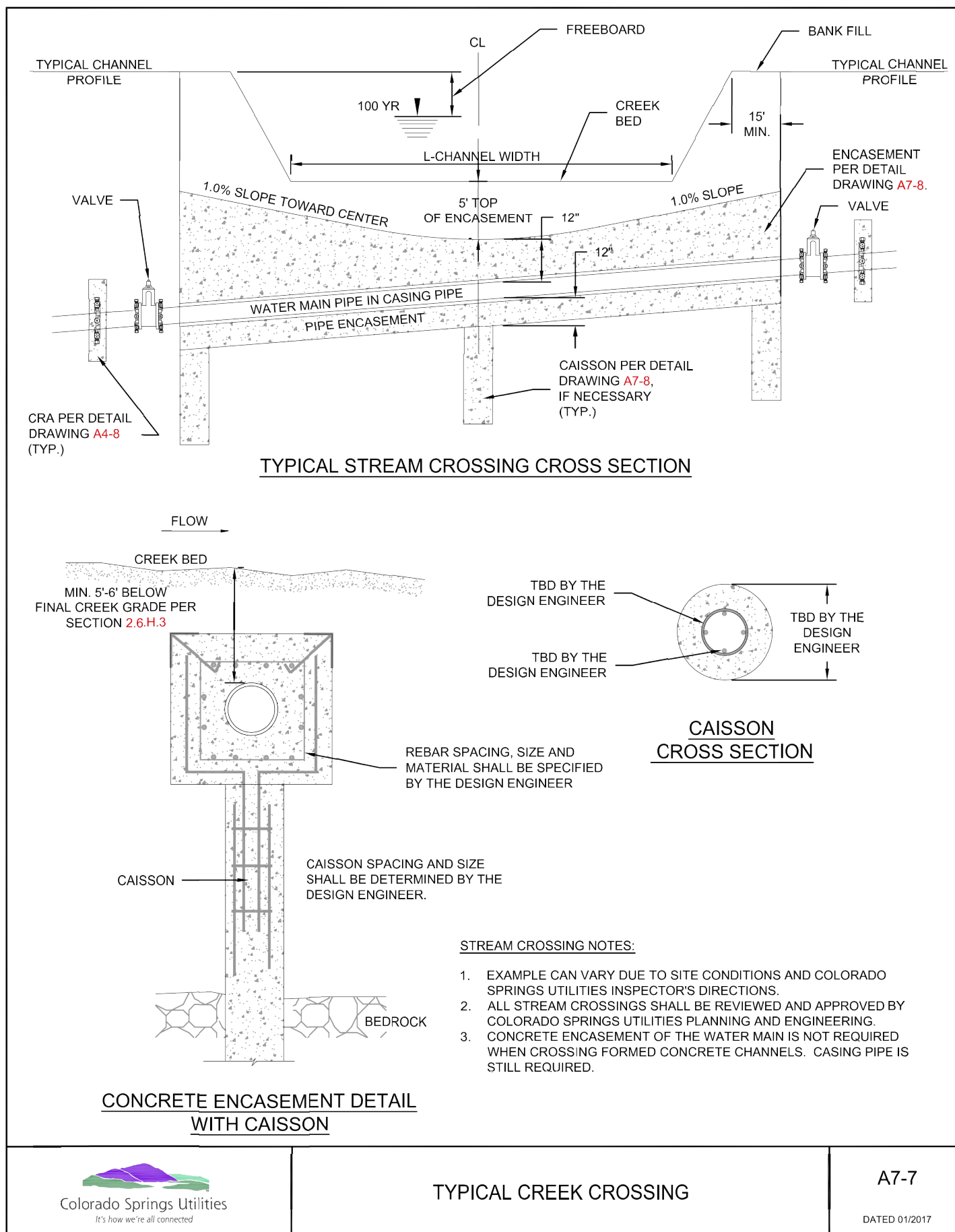
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 DESIGNATED BY WRITTEN AUTHORIZATION.  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
 A Westair Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

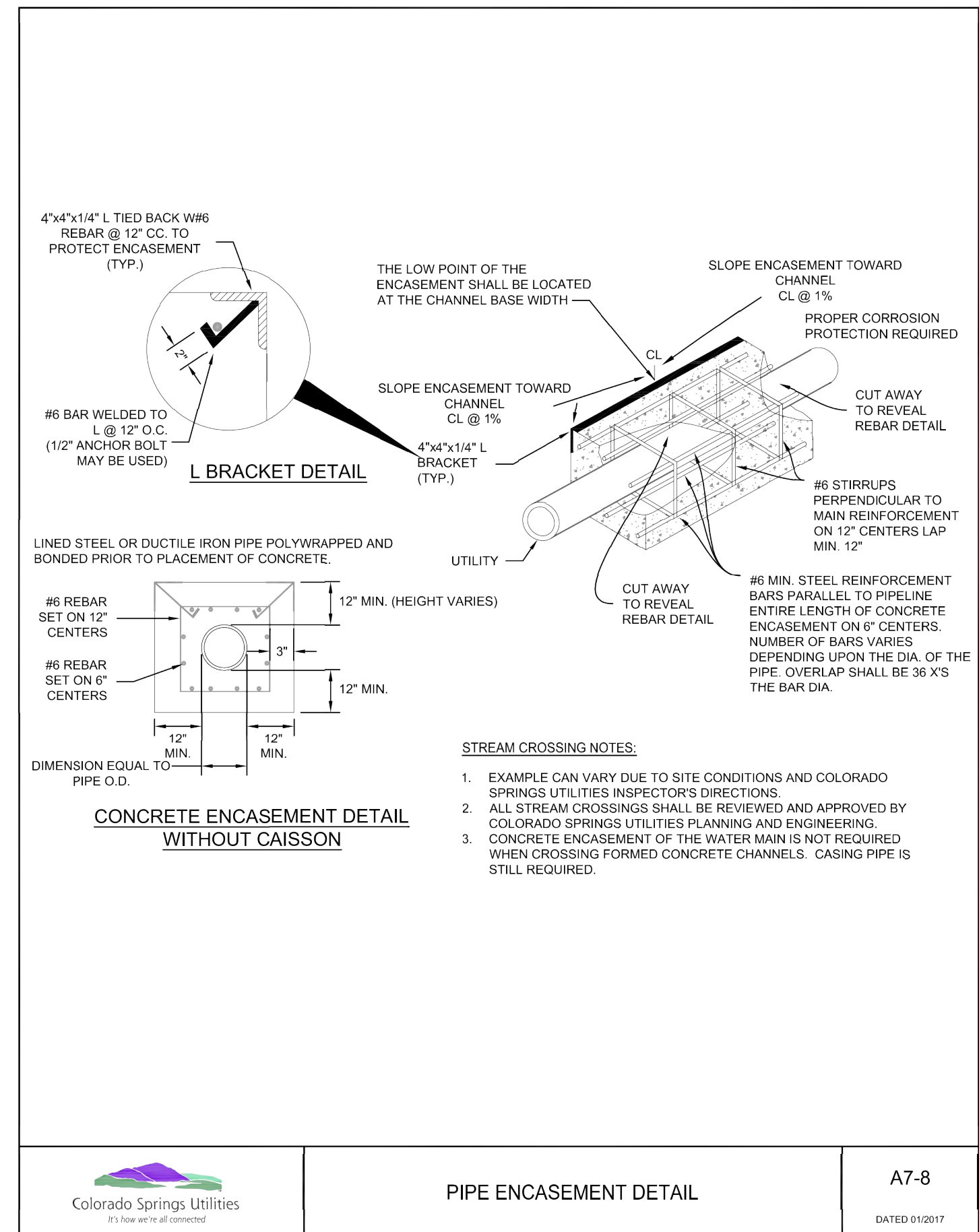
NO.	REVISION	BY		DATE	
		NO.	DATE	NO.	DATE

SADDLEHORN RANCH - FILING 1 WATER DETAILS

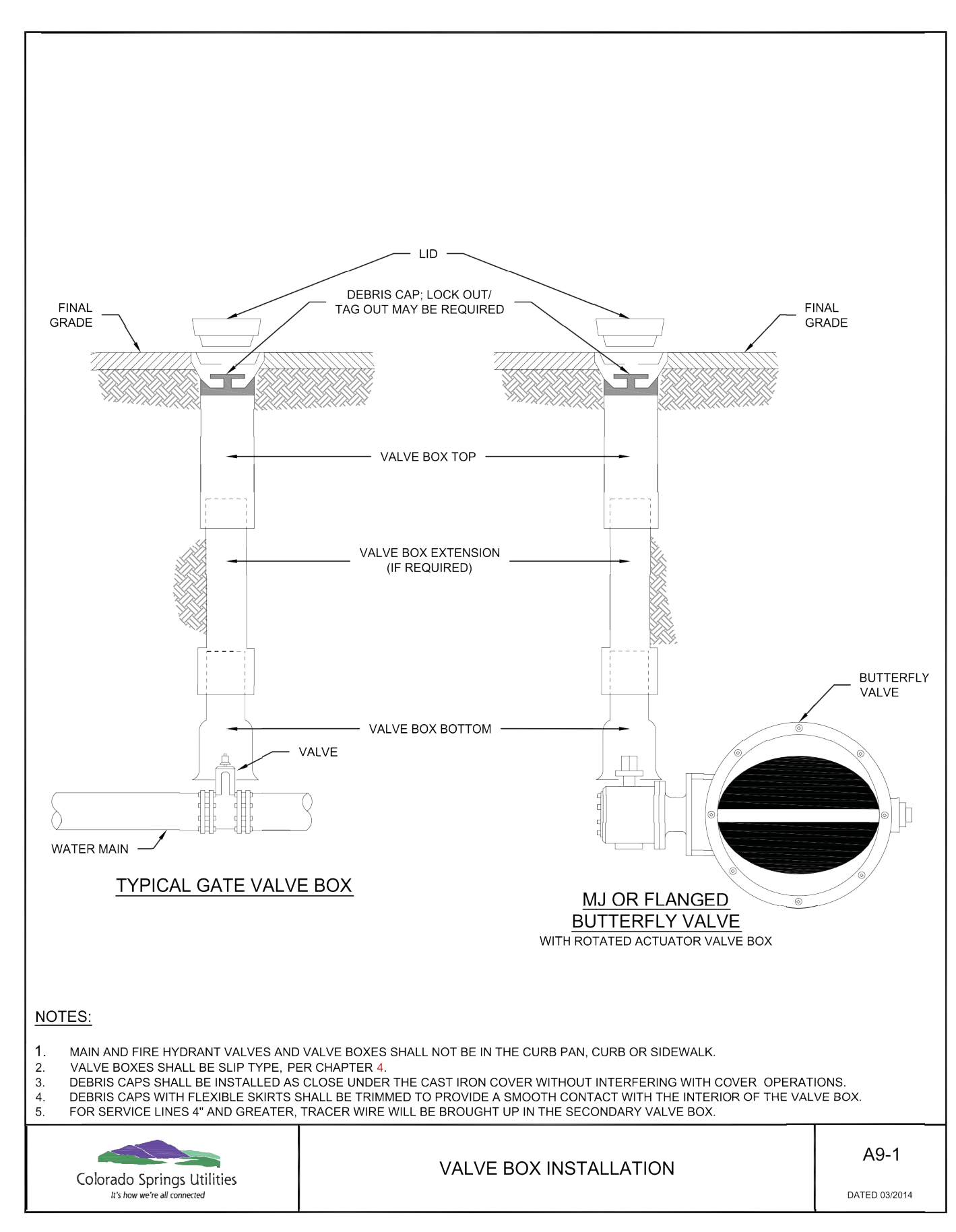
SHEET 49 OF 51  
 JOB NO. 2514202



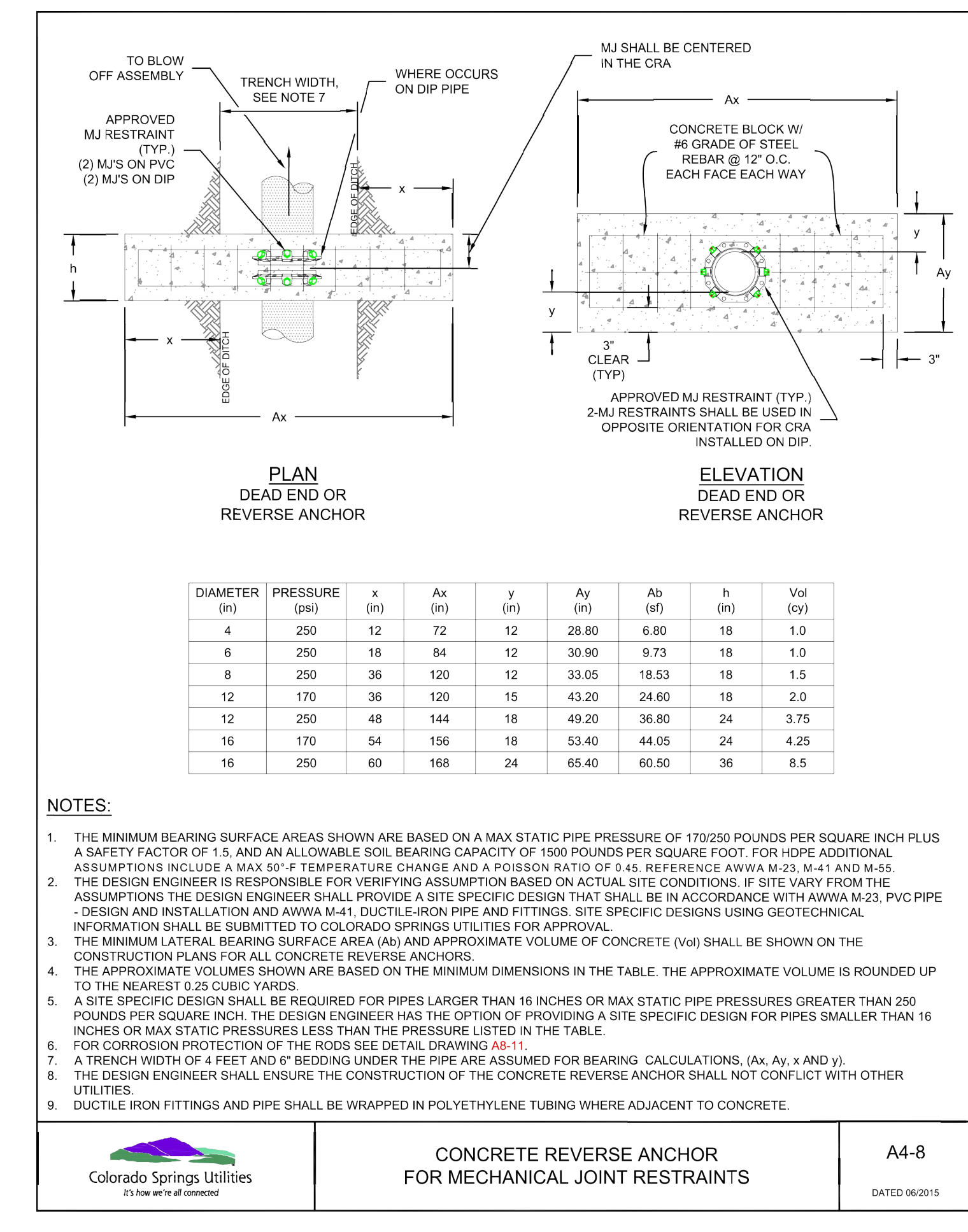
TYPICAL CREEK CROSSING A7-7 DATED 01/2017



PIPE ENCASEMENT DETAIL A7-8 DATED 01/2017



VALVE BOX INSTALLATION A9-1 DATED 03/2014



CONCRETE REVERSE ANCHOR FOR MECHANICAL JOINT RESTRAINTS A4-8 DATED 06/2015

**CSU WATER LESS SECTION 2.6.H.2 UTILITY CROSSINGS**

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

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

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

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

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

**ENGINEER'S STATEMENT**

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

*Mike Bramlett* 32314 11/30/20

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

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

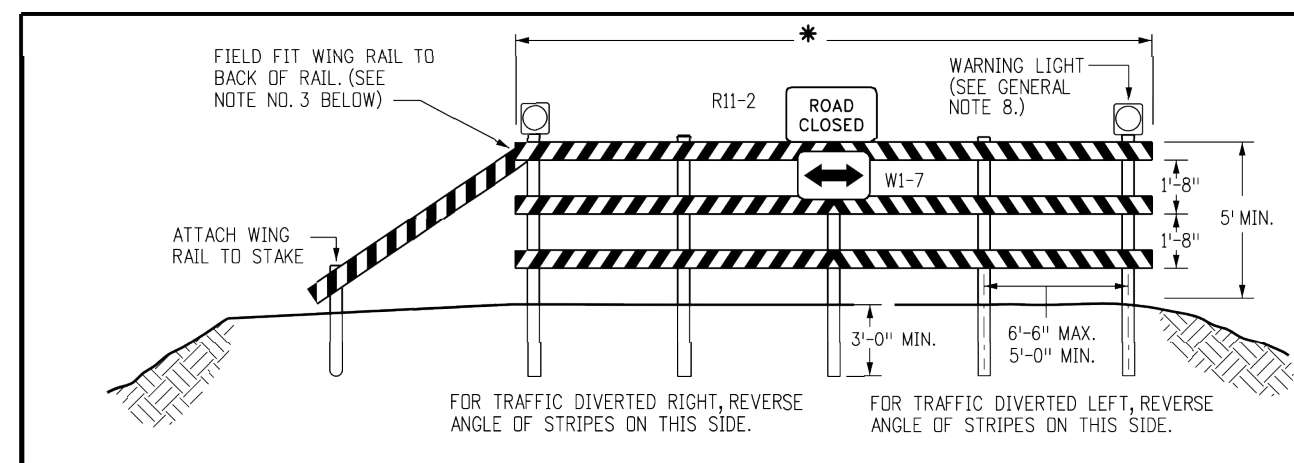
PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

**J.R. ENGINEERING**  
 A Western Company  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

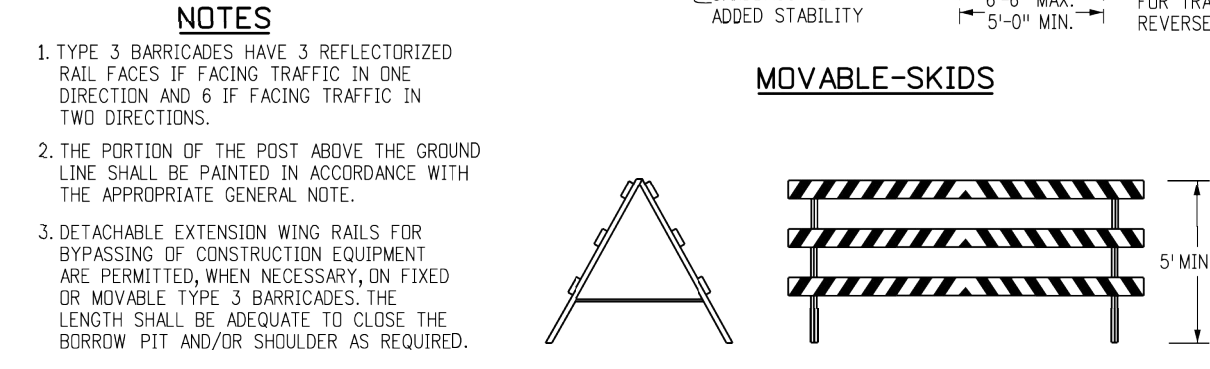
SADDLEHORN RANCH - FILING 1  
 WATER DETAILS (CONT.)

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

SHEET 50 OF 51  
 JOB NO. 2514202

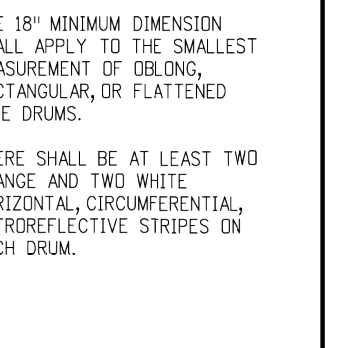
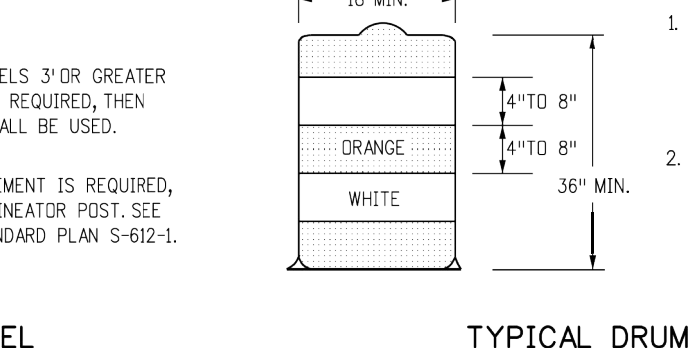
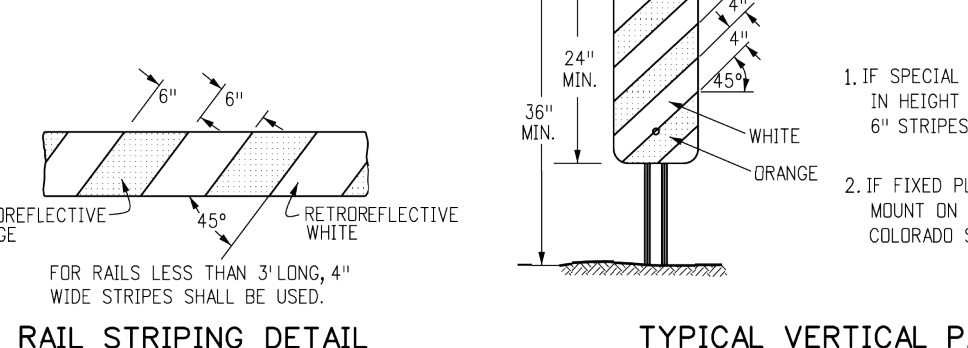


TYPE 3 BARRICADE	LENGTH
F - A M - A	8'-14"
F - B M - B	15'-24"
F - C M - C	25'-35'
F - D M - D	> 35'

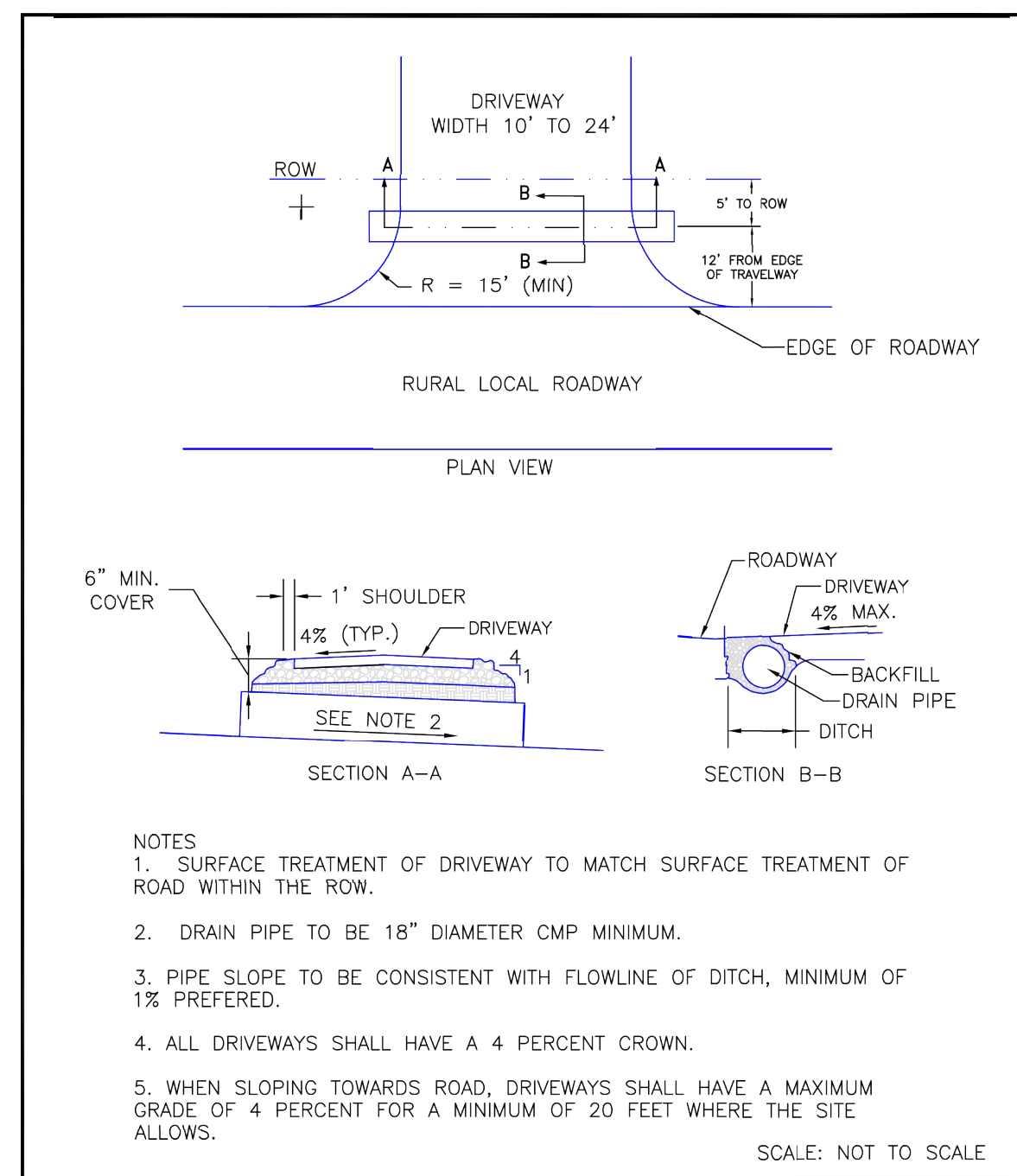
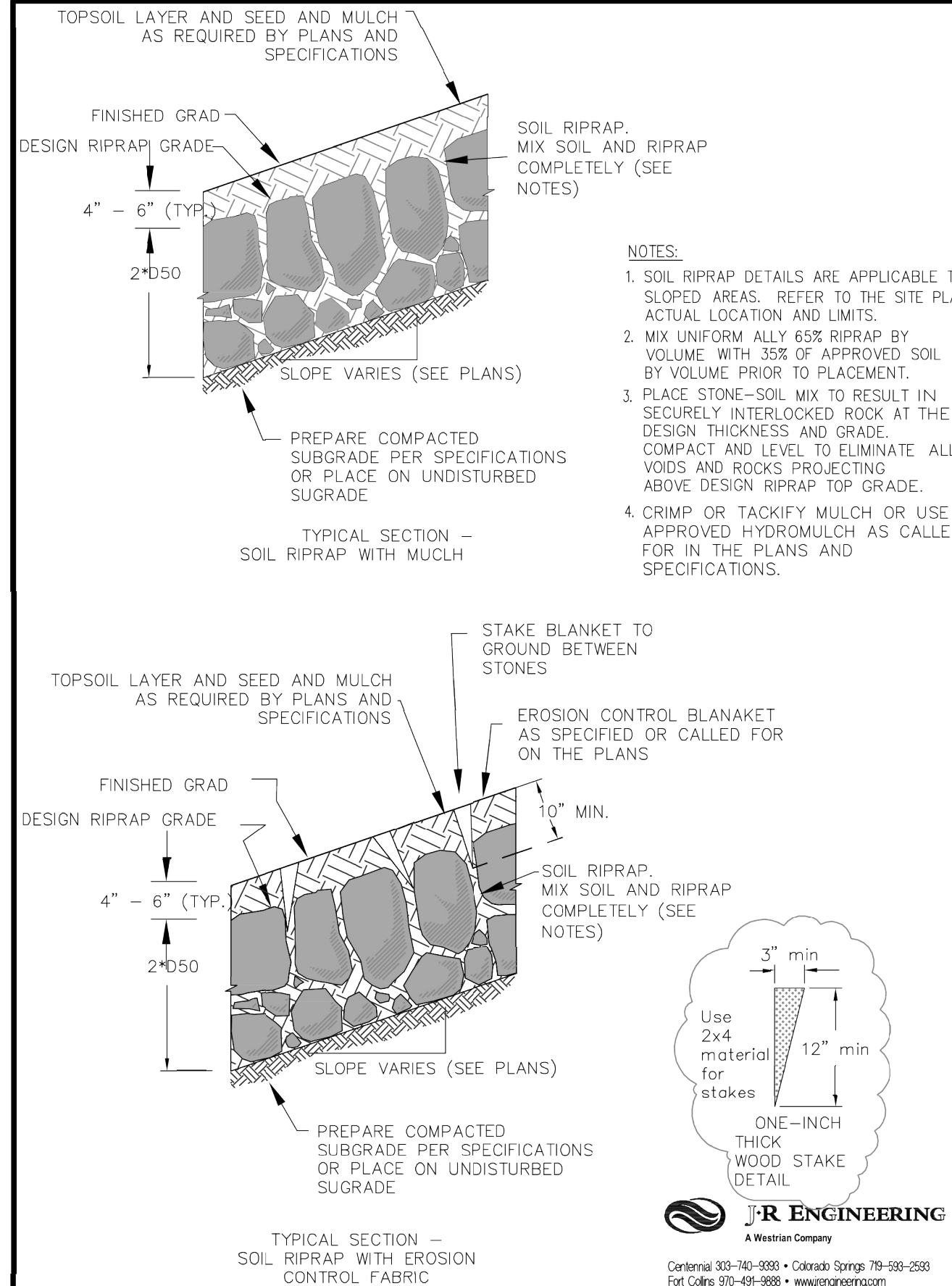


TYPICAL TYPE 3 BARRICADES

BARRICADE DESIGNATIONS	TYPE 3
RAIL WIDTH	8" MIN.-12" MAX.
RAIL LENGTH	AS REQUIRED, SEE RAIL LENGTH TABLE
HEIGHT	5' MIN.
USE	TEMPORARY OR PERMANENT
STRIPES	SEE DETAIL OF BARRICADE STRIPING AND APPROPRIATE GENERAL NOTES.



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



DATE APPROVED: 8/11/11	PROJECT DATE: 12/8/15	FILE NAME: SD_3-14
APPROVED BY: André P. Brackin	DESIGNED BY: [Blank]	CHECKED BY: [Blank]

NOTES

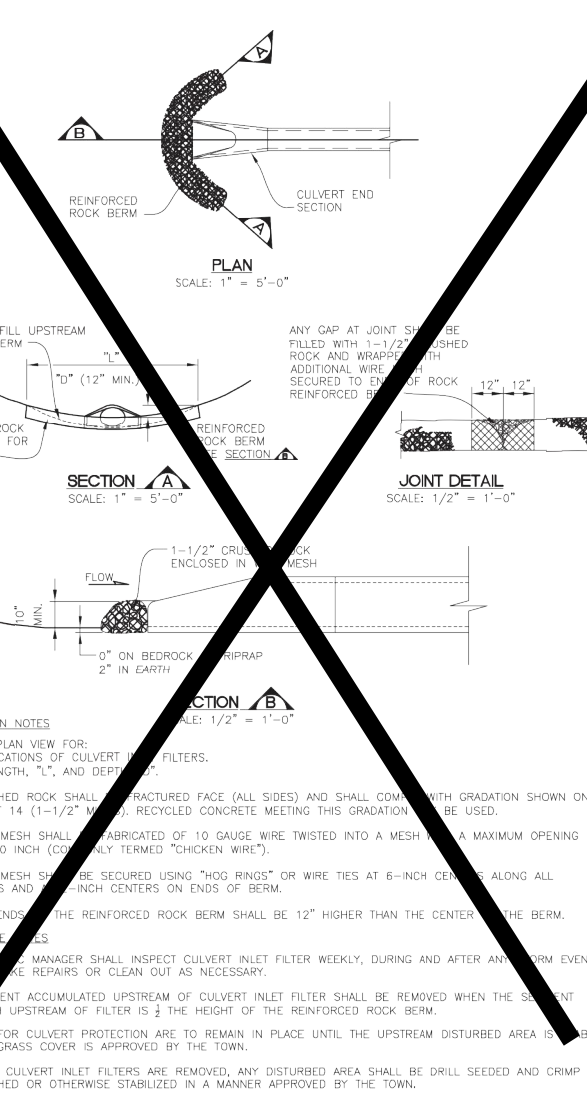
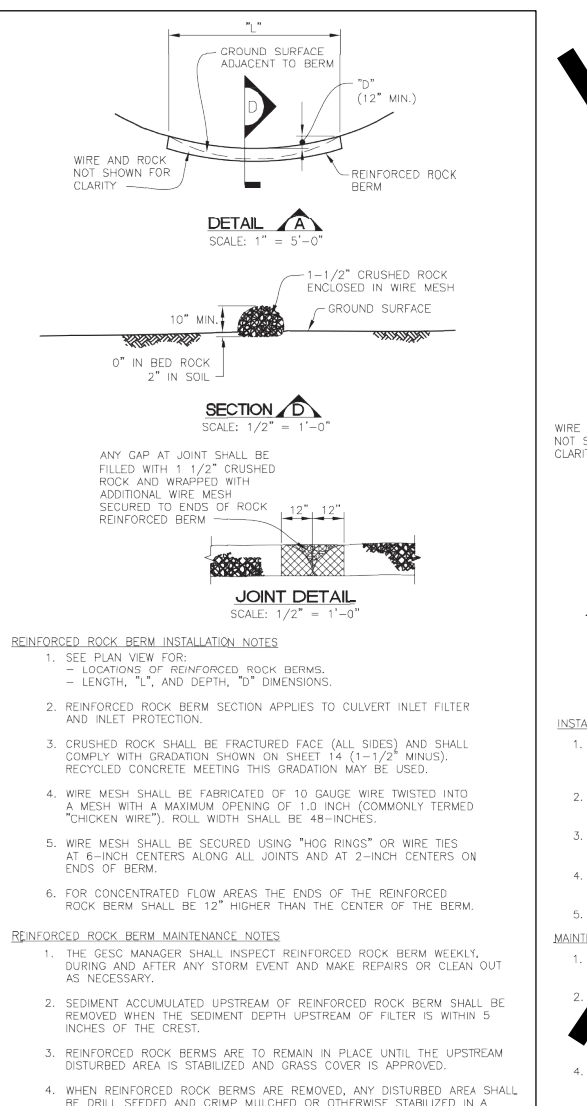
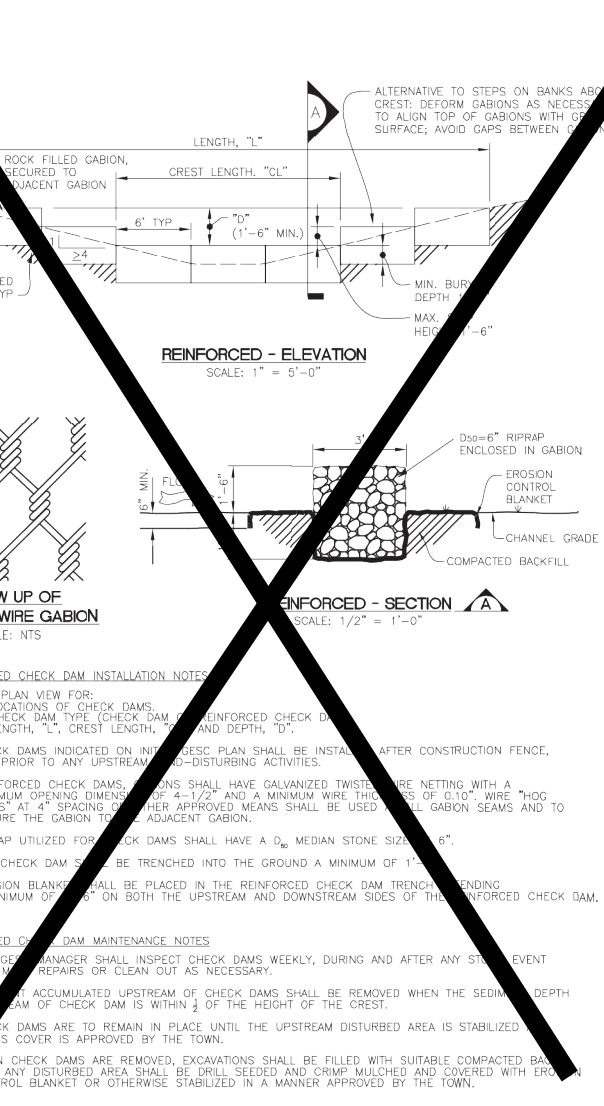
- SURFACE TREATMENT OF DRIVEWAY TO MATCH SURFACE TREATMENT OF ROAD WITHIN THE ROW.
- DRAIN PIPE TO BE 18" DIAMETER CMP MINIMUM.
- PIPE SLOPE TO BE CONSISTENT WITH FLOWLINE OF DITCH, MINIMUM OF 1% PREFERRED.
- ALL DRIVEWAYS SHALL HAVE A 4 PERCENT CROWN.
- WHEN SLOPING TOWARDS ROAD, DRIVEWAYS SHALL HAVE A MAXIMUM GRADE OF 4 PERCENT FOR A MINIMUM OF 20 FEET WHERE THE SITE ALLOWS.

Creation Date: 07/04/12	Initials: JSW
Last Modification Date: 06/03/16	Initials: MHP
Full Path: www.colorado.gov/transportation/standard-plans	
Drawing File Name: S-630-02.dgn	
CAD Ver.: MicroStation V8i	Scale: Not to Scale

Date	Comments
06/03/16	UPDATED GENERAL NOTES 4 C

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

BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS	STANDARD PLAN NO. S-630-2
Issued By: Safety & Traffic Engineering Branch July 4, 2012	Sheet No. 1 of 1



REINFORCED CHECK DAM (11)	REINFORCED ROCK BEAM (12)	JOINT DETAIL (13)
---------------------------	---------------------------	-------------------

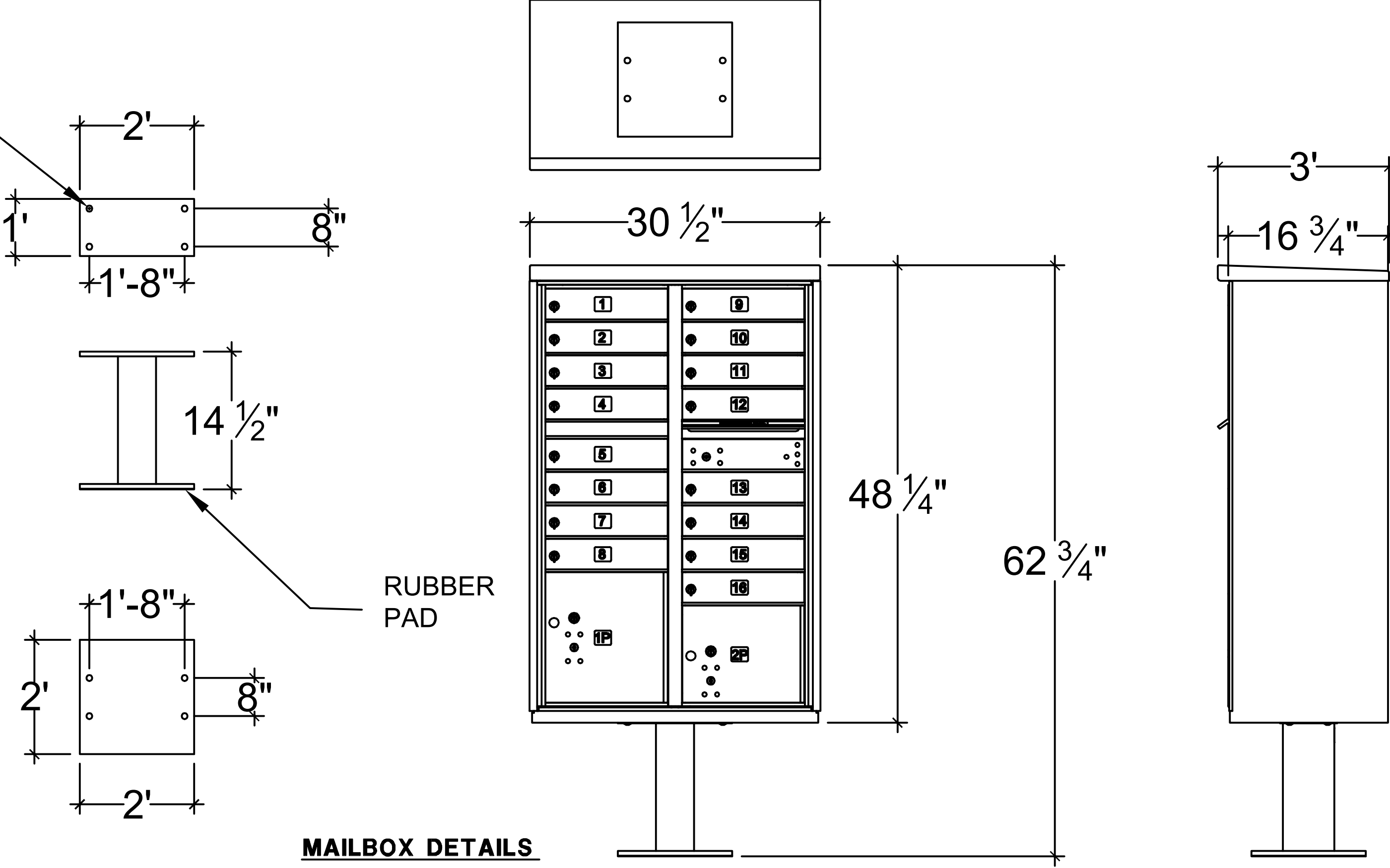
UTILITIES DEPARTMENT	GESG	GRADING, EROSION, AND SEDIMENT CONTROL	GESG PLAN	STANDARD NOTES AND DETAILS	SHEET 7 OF 14
----------------------	------	--	-----------	----------------------------	---------------

Ø0.6250 (8 PLACES)

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

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

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



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

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

**J.R. ENGINEERING**  
A Westran Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	REVISION

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

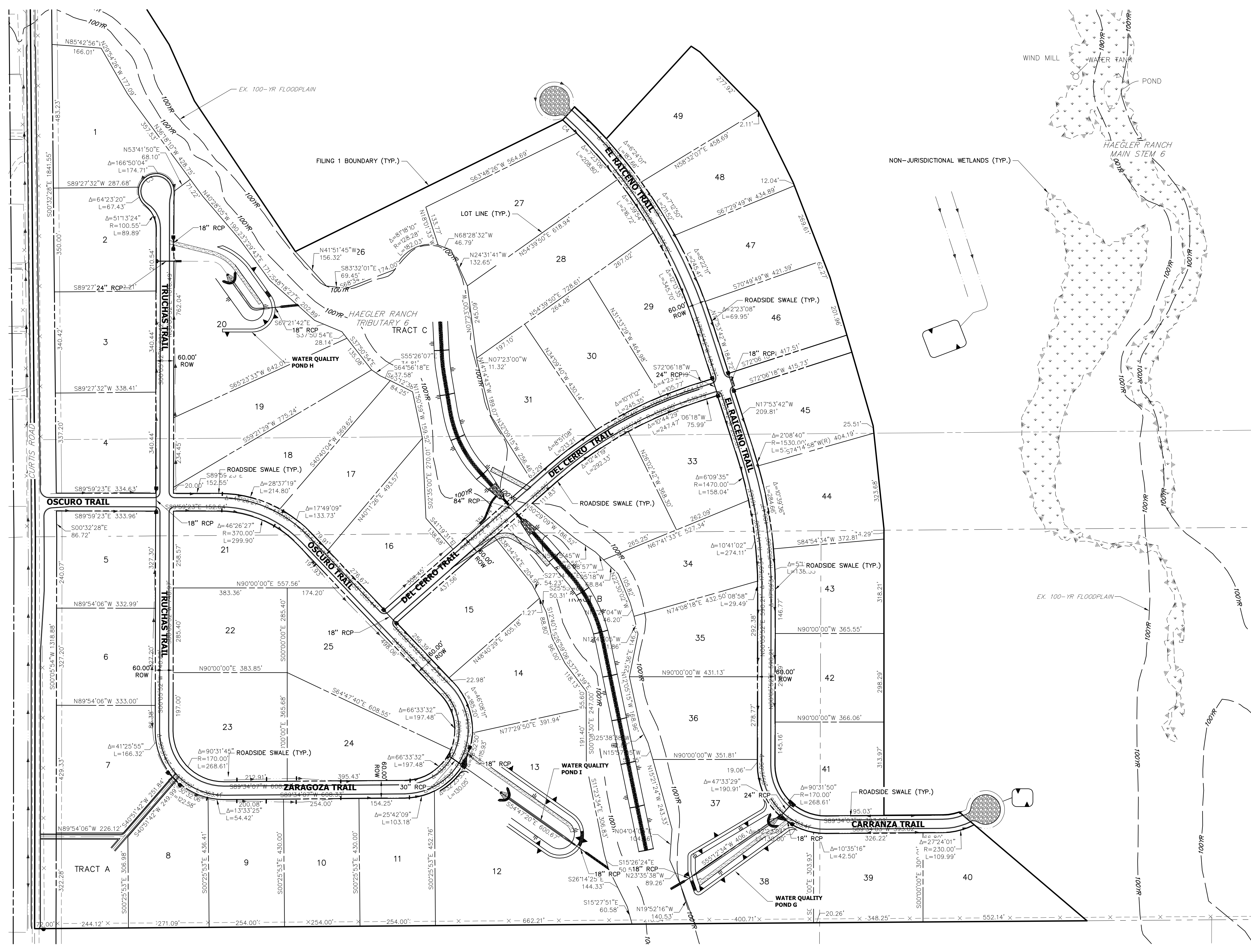
SADDLEHORN RANCH - FILING 1  
MISCELLANEOUS DETAILS

SHEET 51 OF 51  
JOB NO. 2514202

**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

X:\2514202\Drawings\Sheet\Drawings\CD-2514202\01.dwg, DT01 (6), 5/8/2020 11:52:58 AM, ccmorrr



Know what's below.  
Call before you dig.

SADDLEHORN RANCH -  
FILING 1  
FACILITIES MAP

SHEET	1	OF	1
JOB NO.	2514202		

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

No.	REVISION	BY	DATE

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

Central 303-740-9883 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com

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

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

X:\251000a\2514202\Drawings\Sheet\DWG\FACILITIES Map.dwg, Facilities Map, 5/8/2020 11:58:34 AM, ccmomr