

SADDLEHORN RANCH - FILING 1

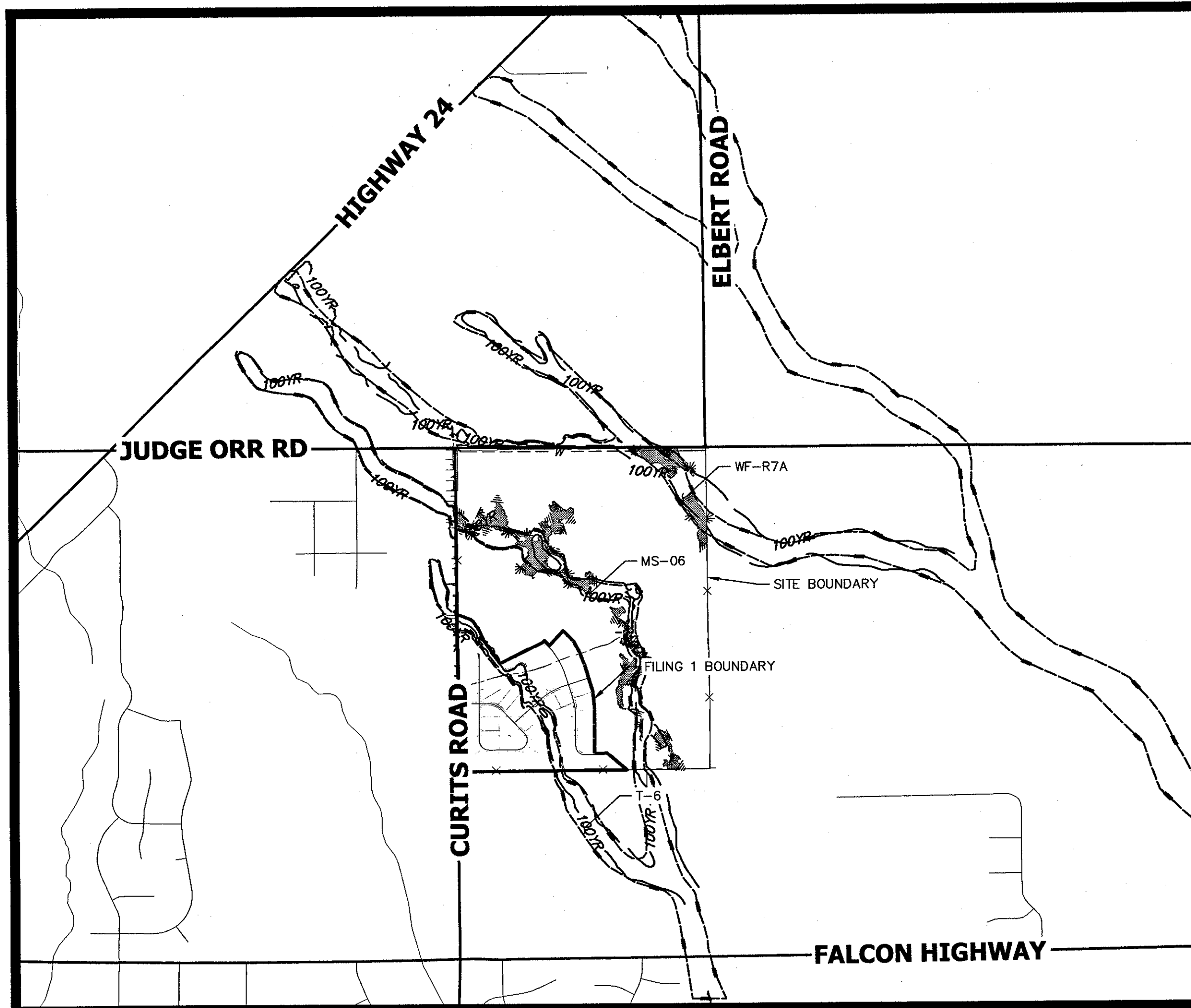
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO
CONSTRUCTION DOCUMENTS



Know what's below.
Call before you dig.

ABBREVIATIONS

		YR	YEAR
AC	ACRE		
AD	ALGEBRAIC DIFFERENCE		
AH	AHEAD		
ARCH	ARCHITECT		
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS		
ASSY	ASSEMBLY		
AVE	AVENUE		
BB	BOX BASE		
BK	BACK		
BNDY	BOUNDARY		
BOP	BOTTOM OF PIPE		
BOV	BLOW OFF VALVE		
BFV	BUTTERFLY VALVE		
BLVD	BOULEVARD		
BW	BOTTOM OF WALL		
C&G	CURB & GUTTER		
CATV	CABLE TELEVISION		
CB	CATCH BASIN		
CBC	CONCRETE BOX CULVERT		
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION		
CDS	CUL-DE-SAC		
CF	CUBIC FOOT		
CFS	CUBIC FEET PER SECOND		
CLP	COMPLETE IN PLACE		
CL	CENTER LINE		
CLOMR	CONDITIONAL LETTER OF MAP REVISION		
CLR	CLEAR		
CMP	CORRUGATED METAL PIPE		
CO	CLEAN OUT		
CPCS	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		
HDP	HIGH DENSITY POLYETHYLENE		
HGL	HYDRAULIC GRADE LINE		
HMA	HOT MIX ASPHALT		
HOA	HOME OWNERS ASSOCIATION		
HP	HIGH POINT		
HR	HOUR		
I	INLET		
IE	IRRIGATION EASEMENT		
INT	INTERSECTION		
INV	INVERT		
IRR	IRRIGATION		
KB	KICK (THRUST) BLOCK		
LB	POUND		
LE	LANDSCAPE EASEMENT		
LF	LINEAR FOOT		
LN	LANE		
LOMR	LETTER OF MAP REVISION		
LP	LOW POINT		
LS	LUMP SUM		
LT	LEFT		
MAX	MAXIMUM		
M/D	MOISTURE DENSITY		
MDDP	MASTER DEVELOPMENT DRAINAGE PLAN		
MH	MANHOLE		
MIN	MINIMUM		
MP	MID POINT CURVE		
MS	MOUNTABLE SIDEWALK		
N	NORTH		
NRCP	NON-REINFORCED CONCRETE PIPE		
ODP	OFFICIAL DEVELOPMENT PLAN		
OHE	OVERHEAD ELECTRIC		
OHU	OVERHEAD UTILITY		
PC	POINT OF CURVATURE		
PCC	POINT OF COMPOUND CURVATURE		
PCR	POINT OF CURB RETURN		
POP	PRELIMINARY DEVELOPMENT PLAN		
PE	PROFESSIONAL ENGINEER		
PI	POINT OF INTERSECTION		
PKWY	PARKWAY		
PL	PROPERTY LINE		
PR	PROPOSED		
PRC	POINT OF REVERSE CURVATURE		
PT	POINT OF TANGENCY		
PV	PLUG VALVE		
PVC	POLYVINYL CHLORIDE		
R	RADIUS		
RBCB	REINFORCED CONCRETE BOX CULVERT		
RCP	REINFORCED CONCRETE PIPE		
RD	ROAD		
ROW	RIGHT OF WAY		
RT	RIGHT		
S	SOUTH		
STE	STEEL		
SAN	SANITARY SEWER		
SF	SQUARE FOOT		
ST	STREET		
STA	STATION		
STM	STORM SEWER		
SY	SQUARE YARD		
SY-IN	SQUARE YARD INCH		
TB	THRUST BLOCK		
TBC	TOP BACK OF CURB		
TBW	TOP BACK OF WALK		
TEL	TELEPHONE		
TN	TON		
TOA	TOP OF ASPHALT		
TOB	TOP OF BOX		
TOC	TOP OF CURB OR CONCRETE		
TOF	TOP OF FOUNDATION		
TOP	TOP OF PIPE		
TW	TOP OF WALL		
TYP	TYPICAL		
UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT		
UE	UTILITY EASEMENT		
U&DE	UTILITY & DRAINAGE EASEMENT		
UGE	UNDERGROUND ELECTRIC		
VCP	VITRIFIED CLAY PIPE		
VPC	VERTICAL POINT OF CURVATURE		
VPI	VERTICAL POINT OF INTERSECTION		
VPT	VERTICAL POINT OF TANGENCY		
VTC	VEHICLE TRACKING CONTROL		
WL	WATER LINE		
WM	WATER MAIN		
WRD	WATER RESOURCES DEPARTMENT		
WS	WATER SURFACE		
WSE	WATER SURFACE ELEVATION		
WTR	WATER		



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

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Conditions:

- "Dead End" / "No Outlet" signage may be reduced as approved in the field.

- The mail kiosk on Oscuro Trail (sheet 9) shall be relocated northwest of the intersection with Del Cerro Trail, which shall be as agreed on in the field and shown on the as-built plans.

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
BILL GUMAN
731 NORTH WEBER STREET
COLORADO SPRINGS, CO 80903

11/30/2020
DATE

DISTRICT APPROVALS

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

Bill Guman PRESIDENT FOR SADDLEHORN RANCH METRO DISTRICT
FOR AND ON BEHALF OF THE SADDLEHORN RANCH METRO DISTRICT

11/30/2020
DATE

CONTACTS:

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

BENCHMARK:

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

BASIS OF BEARINGS:

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

EL PASO COUNTY STATEMENT

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

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

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

APPROVED

Engineering Department

JENNIFER IRVINE, P.E.

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

11/30/2020
DATE

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

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

PREPARED FOR
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BRADY WILLIAMS

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

NO.	REVISION	BY	DATE

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

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

11/25/20

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)

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

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

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

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL BE “D” SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4” UPPER–LOWER CASE LETTERING ON 8” BLANK AND NON–LOCAL ROADWAY SIGNS BEING 6” LETTERING, UPPER–LOWER CASE ON 12” BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI–LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8” UPPER–LOWER CASE LETTERING ON 18” BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON–RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD “STANDARD HIGHWAY SIGNS”.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75” X 1.75” SQUARE TUBE SIGN POST AND STUB POST BASE,. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S–614–8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100” THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S–627–1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24” IN WIDTH, CROSSWALK LINES SHALL BE 12” WIDE AND 8’ LONG PER CDOT S–267–1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON–LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S–627–1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520–6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

EPC 5/6/2021

ENGINEER’S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett

32314

11/25/20

DATE

32314

DATE

FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH –
FILING 1

STANDARD NOTES

SHEET 2 OF 51

JOB NO. 2514202

PREPARED FOR

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

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

FIRM LOGO

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	△


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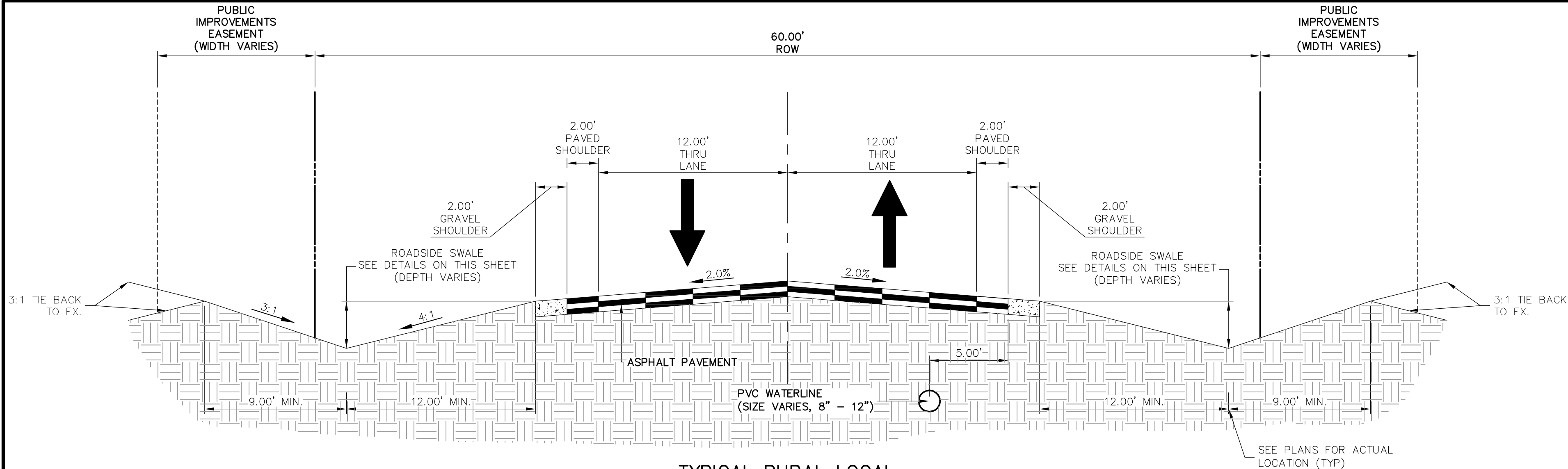
TH-SCALE	N/A	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	05/07/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				
CHECKED BY					

SHEET 3 OF 51
JOB NO. 2514202

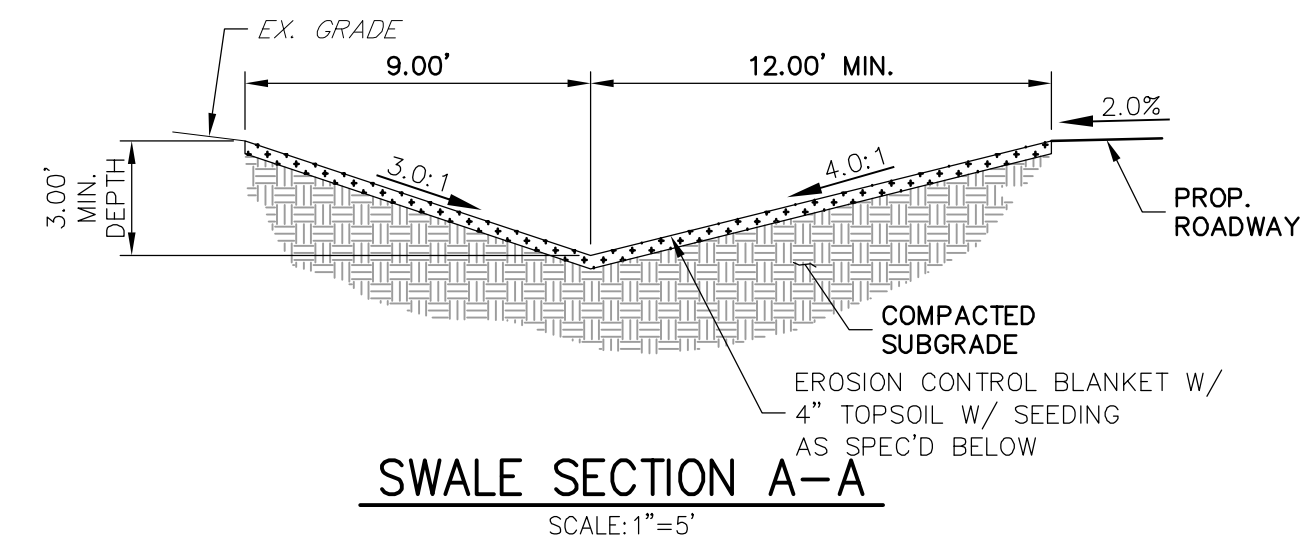
ENGINEER'S STATEMENT


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

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

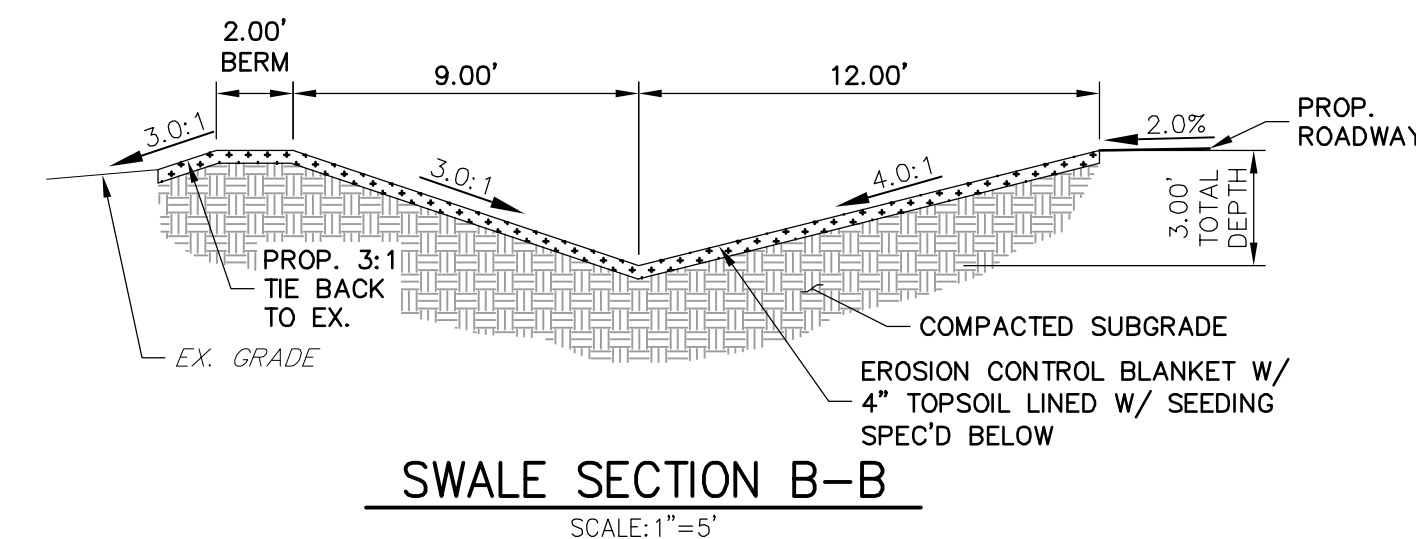


TYPICAL RURAL LOCAL
POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH
SCALE: 1" = 5'



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

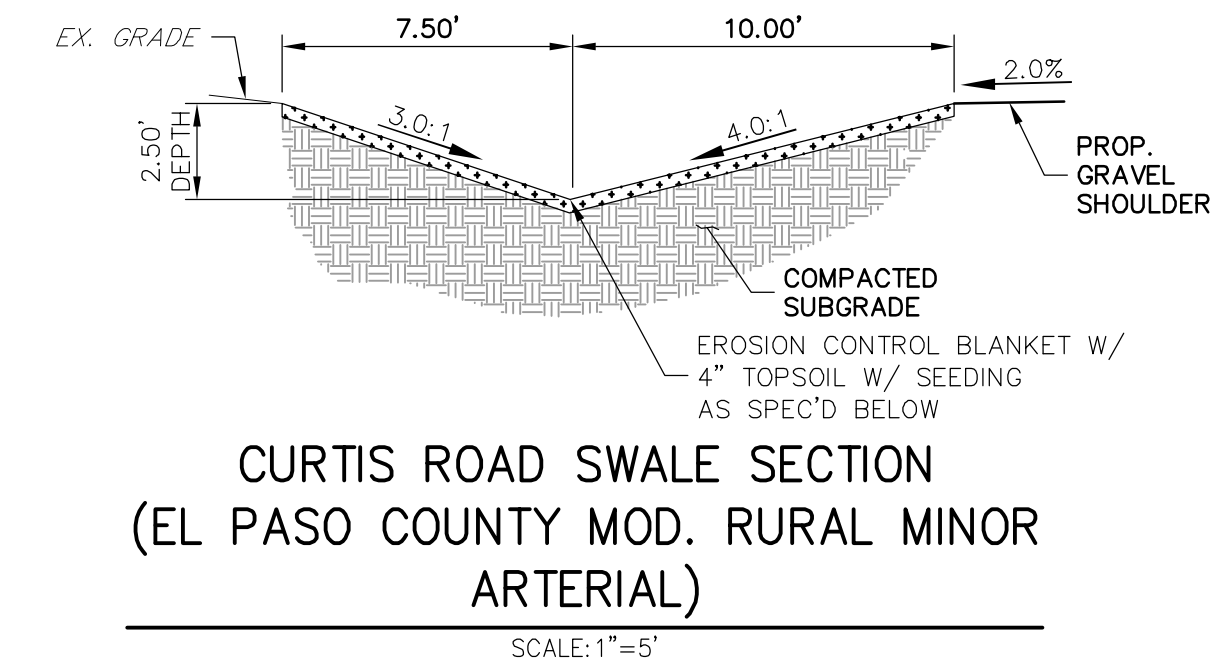


SWALE SECTION B-B
SCALE: 1" = 5'

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

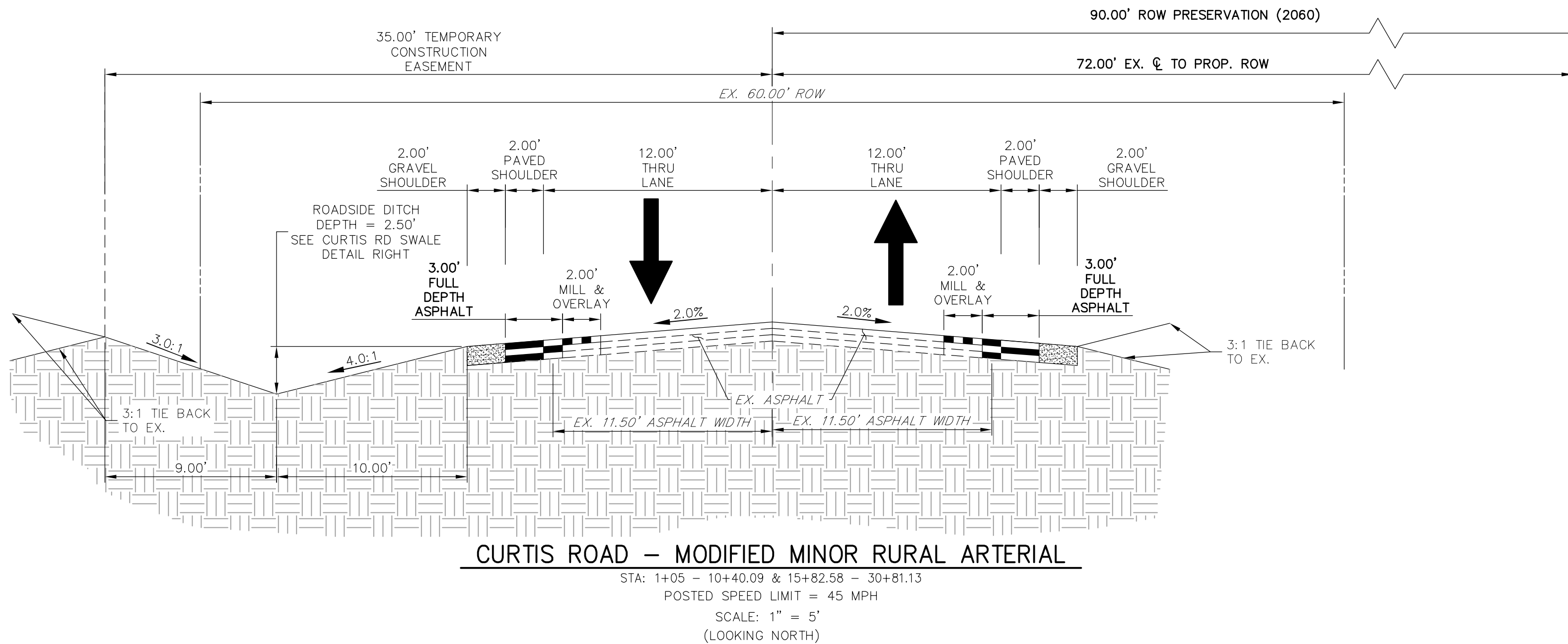
ROADSIDE SWALE NOTES

- 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.

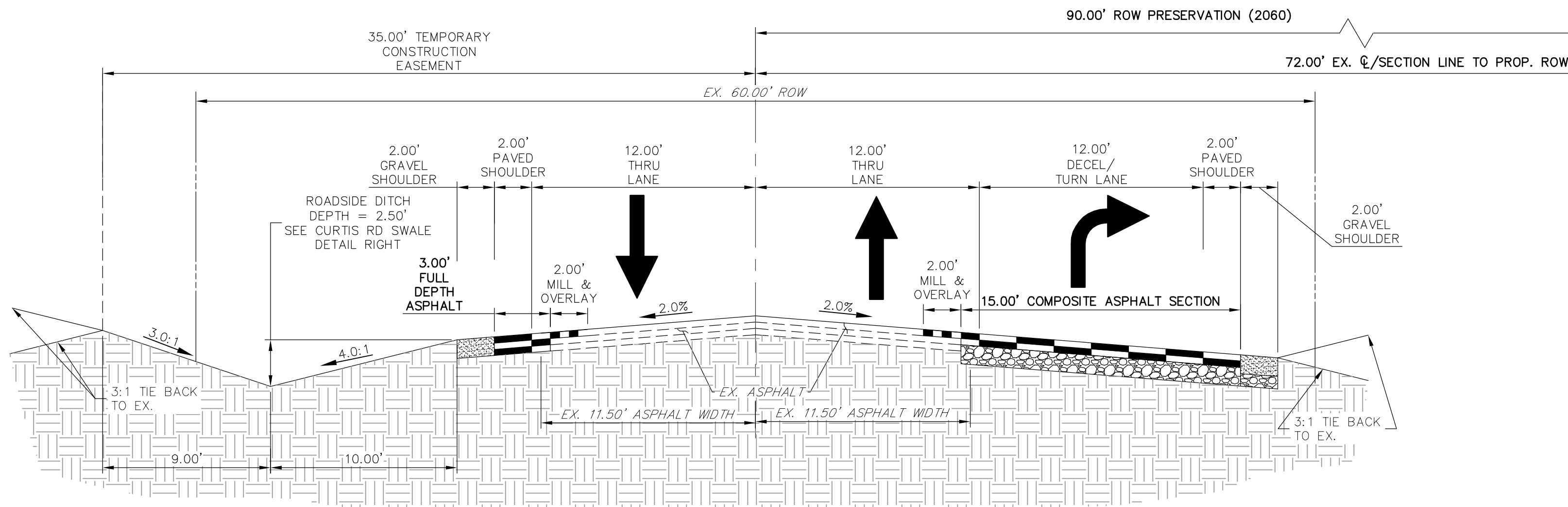


CURTIS ROAD SWALE SECTION
(EL PASO COUNTY MOD. RURAL MINOR ARTERIAL)
SCALE: 1" = 5'

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)

EPC 5/6/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

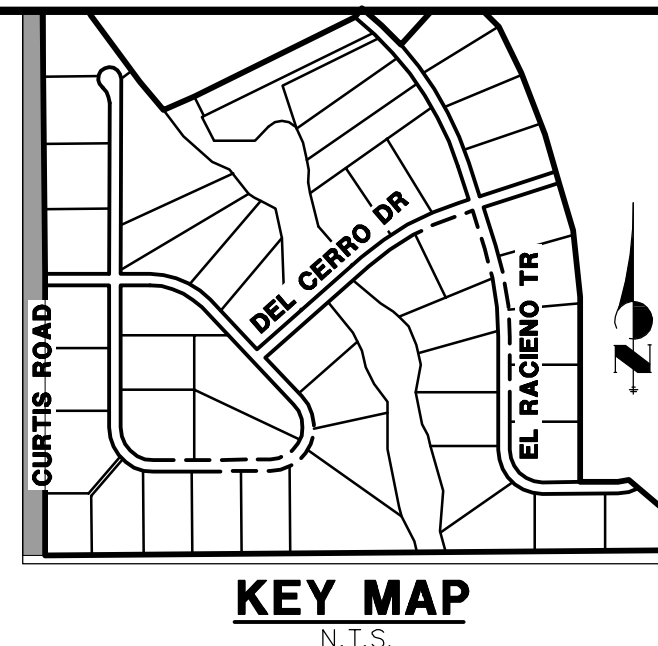
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Western Company
Central: 303-740-9888 • Colorado Springs: 719-593-2593
Fort Collins: 970-491-9888 • www.jrengineering.com

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

SADDLEHORN RANCH - FILING 1
TYPICAL SECTIONS

SHEET 4 OF 51
JOB NO. 2514202

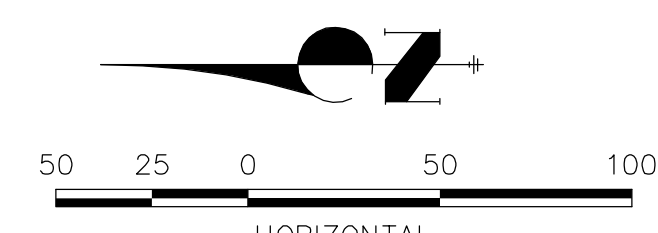


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

ENGINEER'S STATEMENT EPC 5/6/2021

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

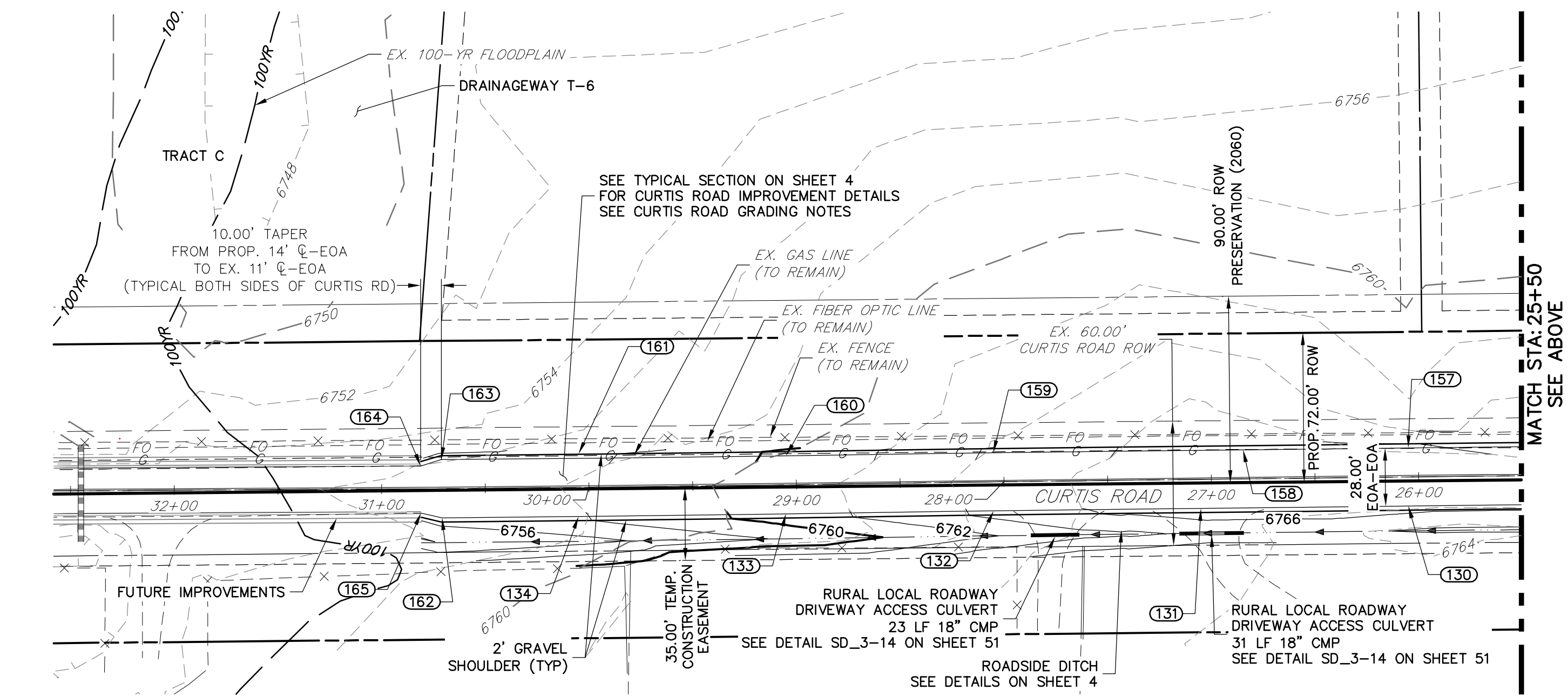
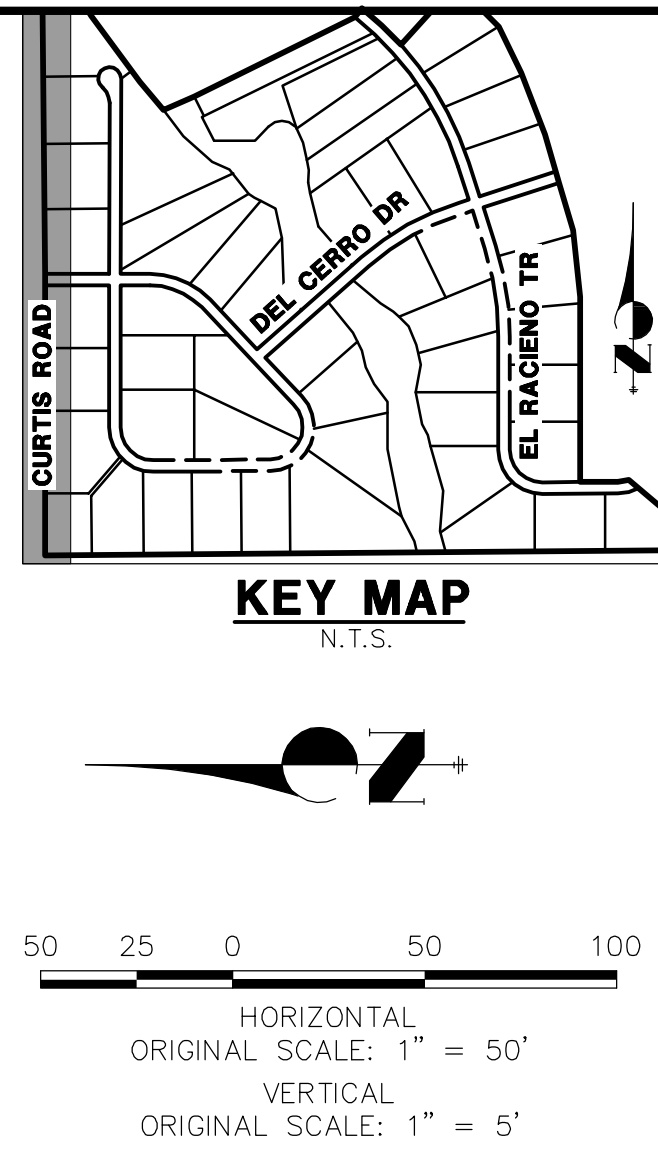
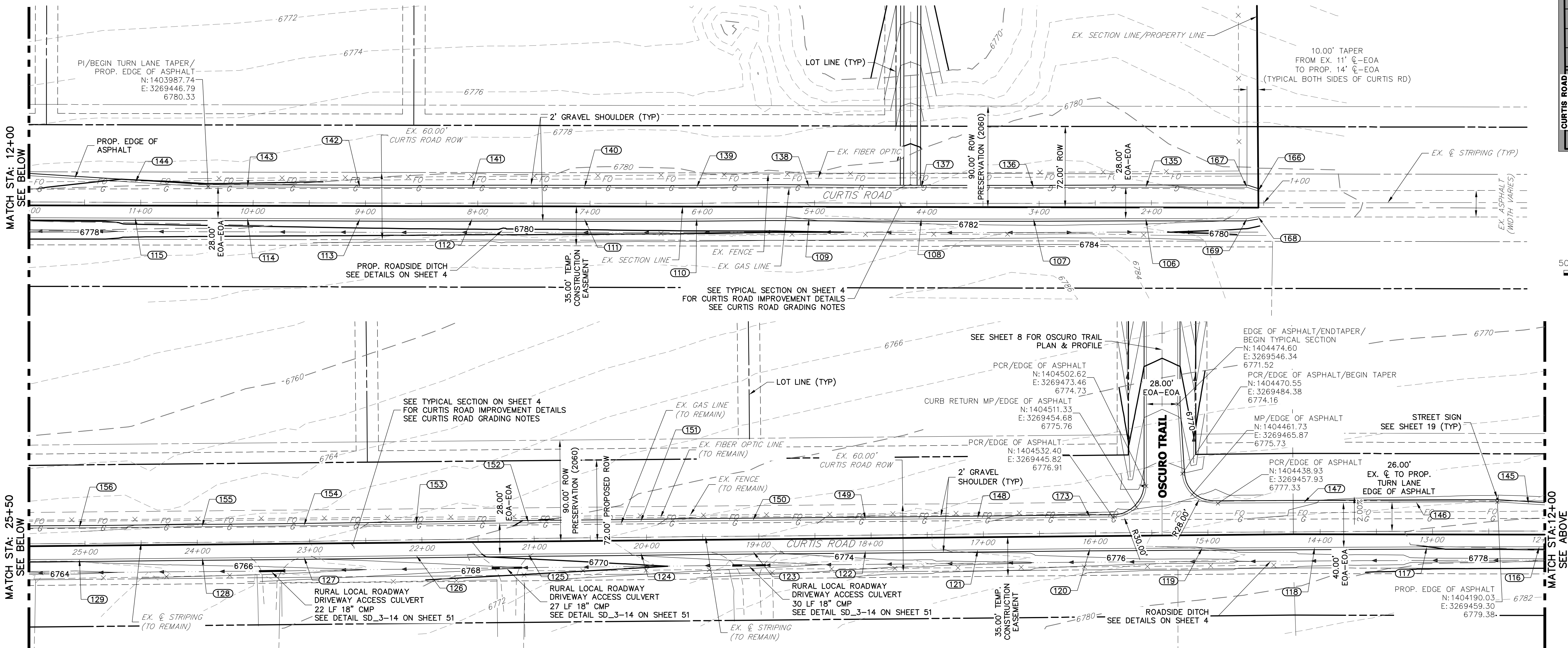
Michael Bramblett 32314 4/30/20

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

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

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

K:\25100000.al\2514202\Drawings\Sheet Dwg\CDs\2514202DM01.dwg, Curtis Road_Demo Plan, 5/8/2020 11:39:22 AM, oconnor



POINT TABULATION					
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 TABULATION					
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

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

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

CURTIS ROAD GRADING NOTES

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



SADDLEHORN RANCH -
FILING 1
CURTIS ROAD - GRADING
PLAN

SHEET 6 OF 51

JOB NO. 2514202

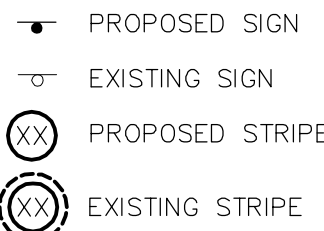
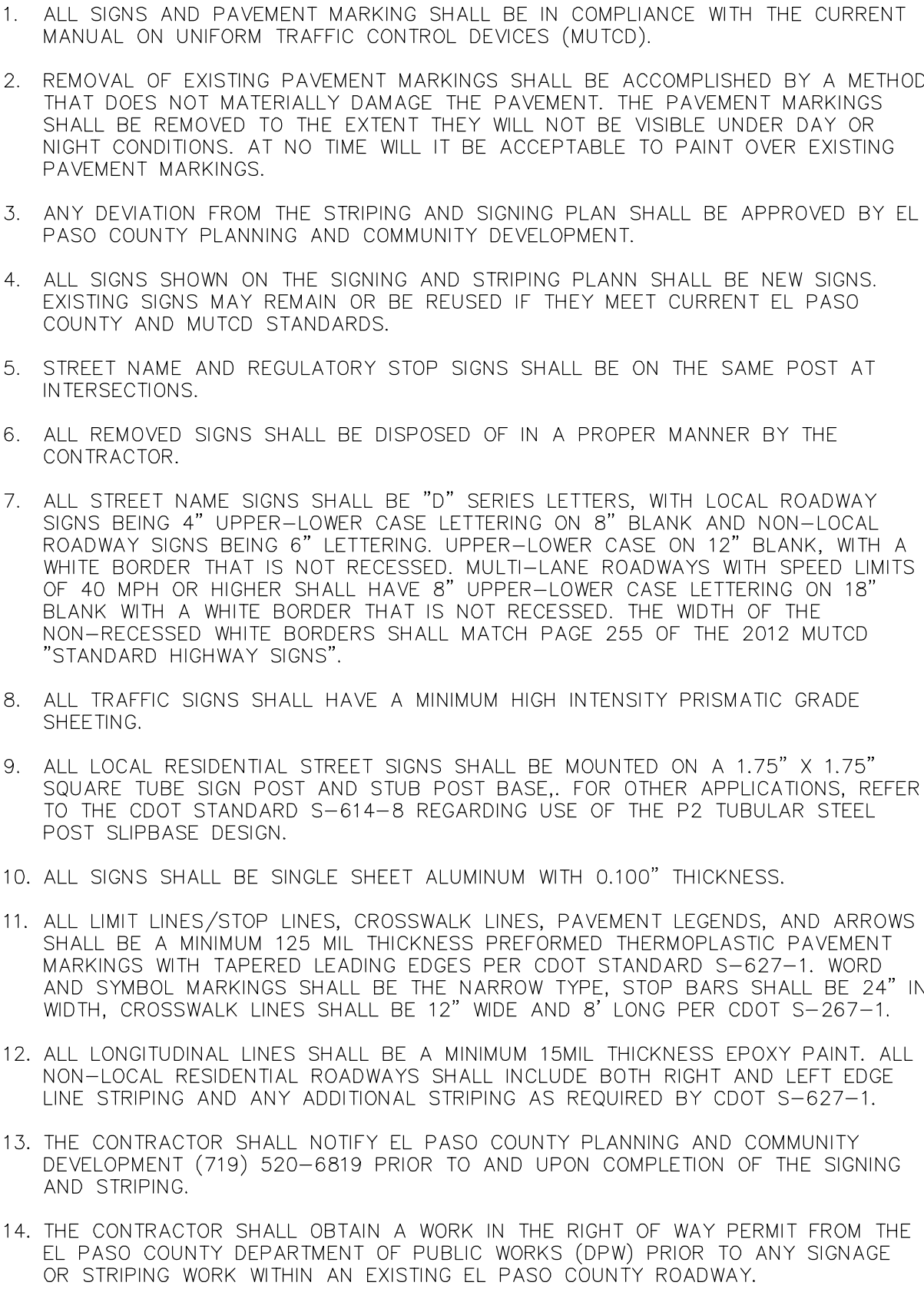
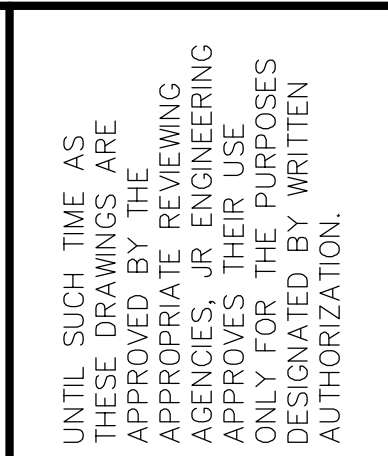
BY		DATE	REVISION	

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Fort Collins 970-497-9888 • www.jrengineering.com


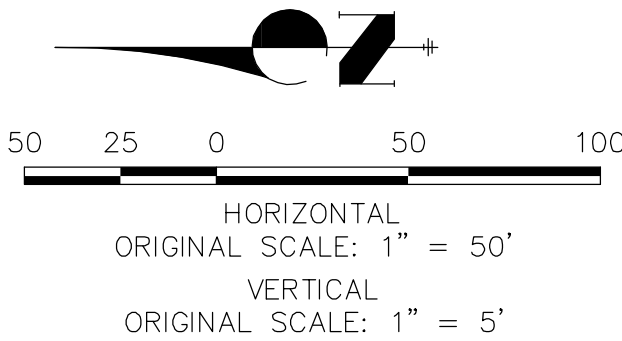
ROJ PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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



- (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 DOTD ENTRANCE LINE - 8" WIDE x 2' LONG, 4" GAP, WHITE
- (G) STOP BAR - 2' SOLID WHITE


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



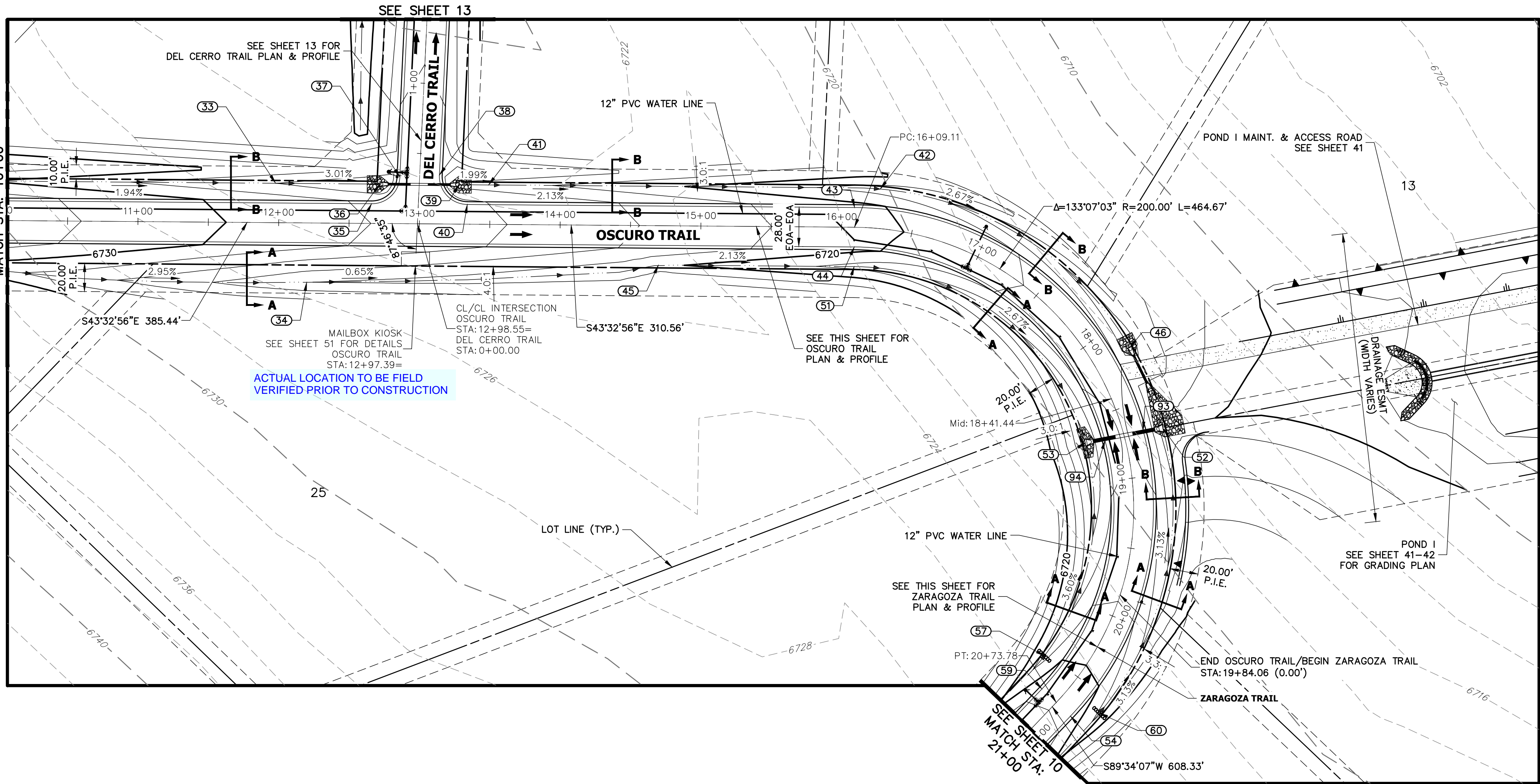
**Know what's below.
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EPC 5/6/2021

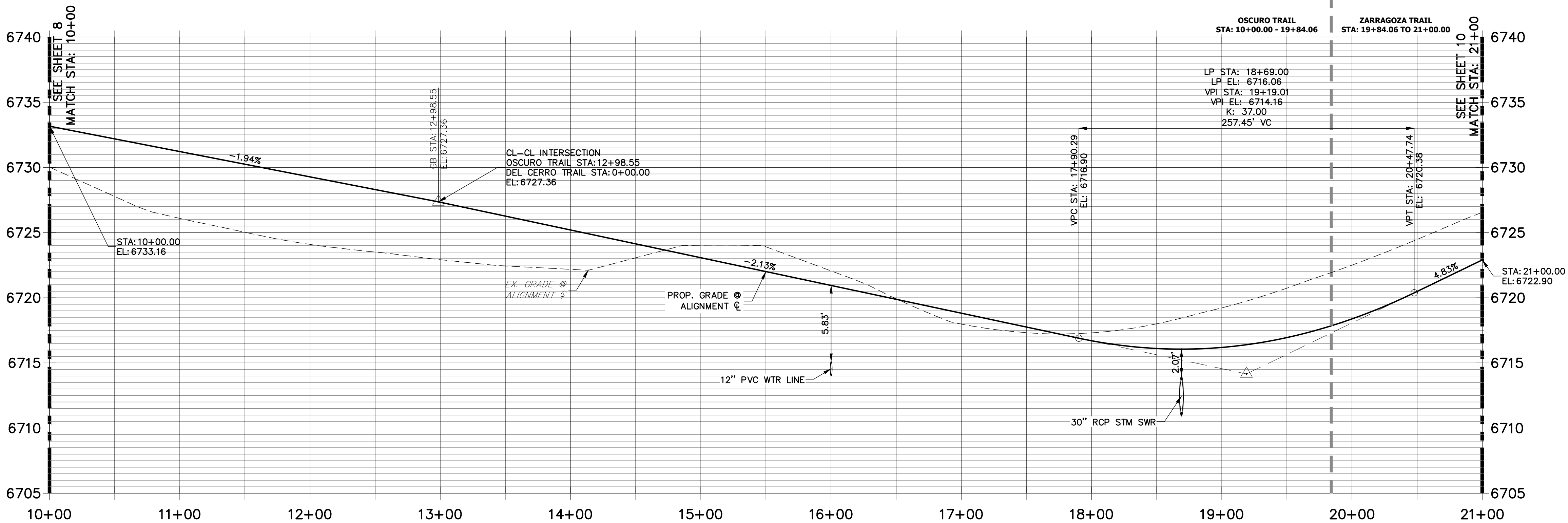
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING


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

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



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



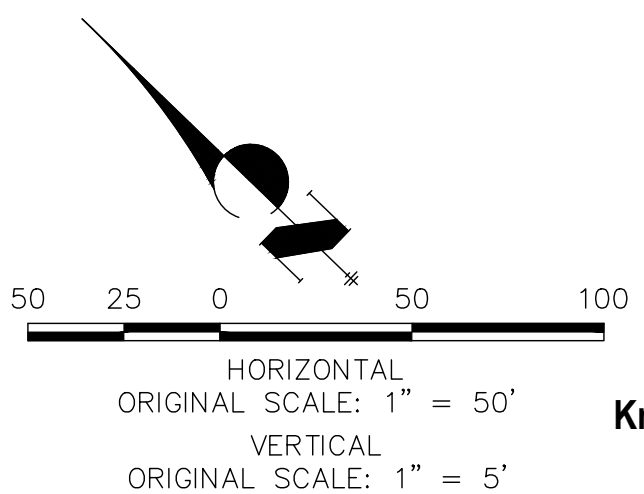
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
33	11+97.62	28.00' (LT)	OSCURO TRAIL	6726.00	SWALE GB
34	12+20.21	42.20' (RT)	OSCURO TRAIL	6722.03	SWALE GB
35	12+65.85	14.00' (LT)	OSCURO TRAIL	6727.71	PCR
36	12+71.62	28.00' (LT)	OSCURO TRAIL	6723.80	END SWALE
39	13+27.66	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 @, UNLESS OTHERWISE NOTED.
- ALL PROFILE ELEVATIONS ARE @, UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
- ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
- SEE SHEET 4 FOR TYPICAL STREET SECTIONS, SWALE SECTION A-A AND SECTION B-B DIMENSIONS AND DETAILS.
- ALL PROPOSED ROW WIDTHS ARE 60', UNLESS OTHERWISE NOTED.
- ABBREVIATIONS: EOA = EDGE OF ASPHALT, P.I.E. = PUBLIC IMPROVEMENTS EASEMENT.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

EPC 5/6/2021

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE 6/30/20

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

J.R. ENGINEERING
A Western Company



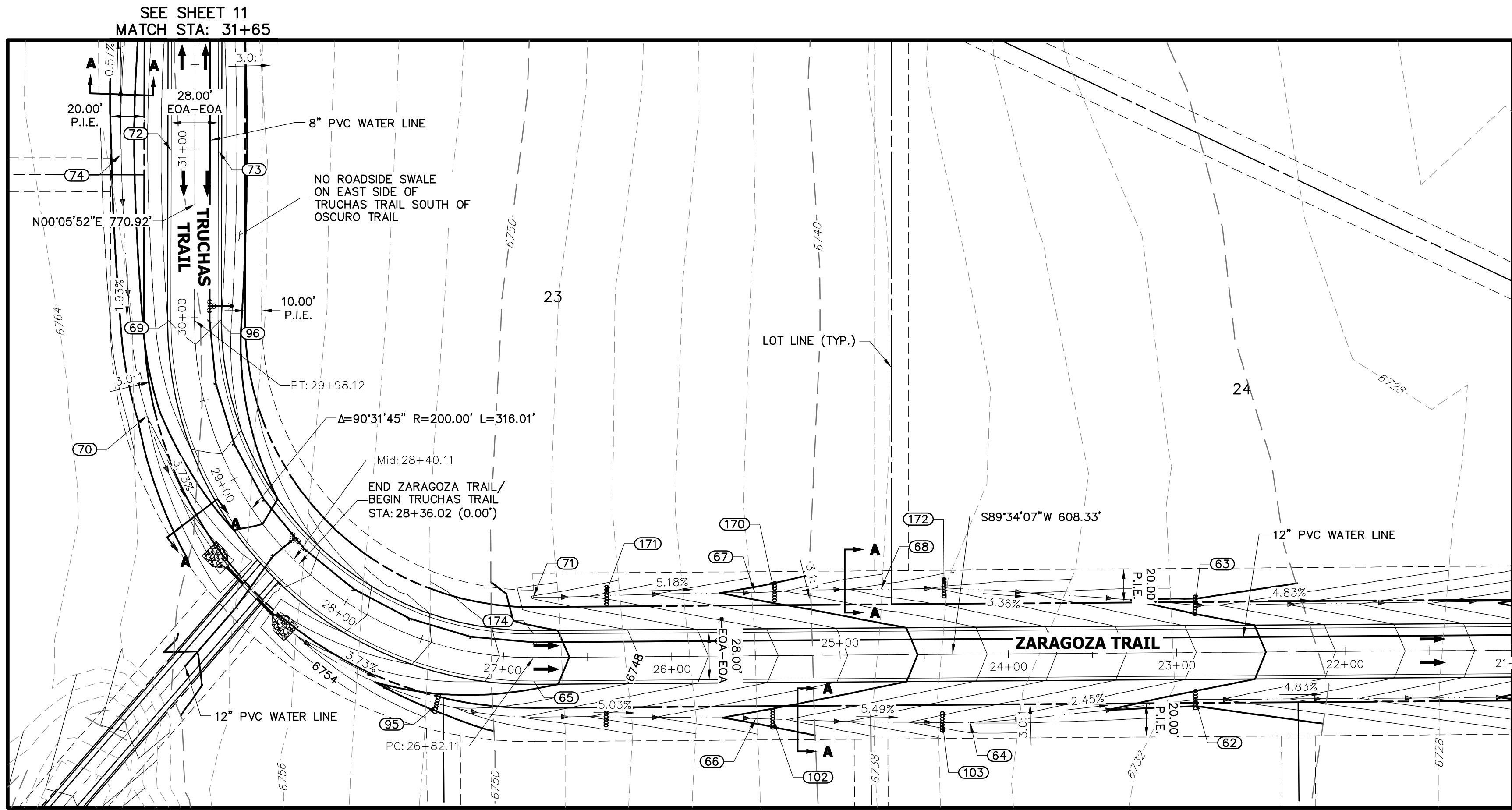
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SADDLEHORN RANCH -
FILING 1

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

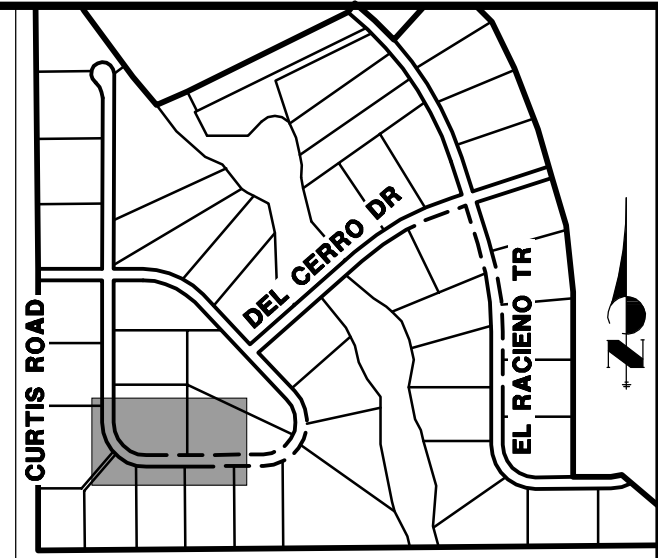
SHEET 9 OF 51

JOB NO. 2514202



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

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



KEY MAP
N.T.S.

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

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

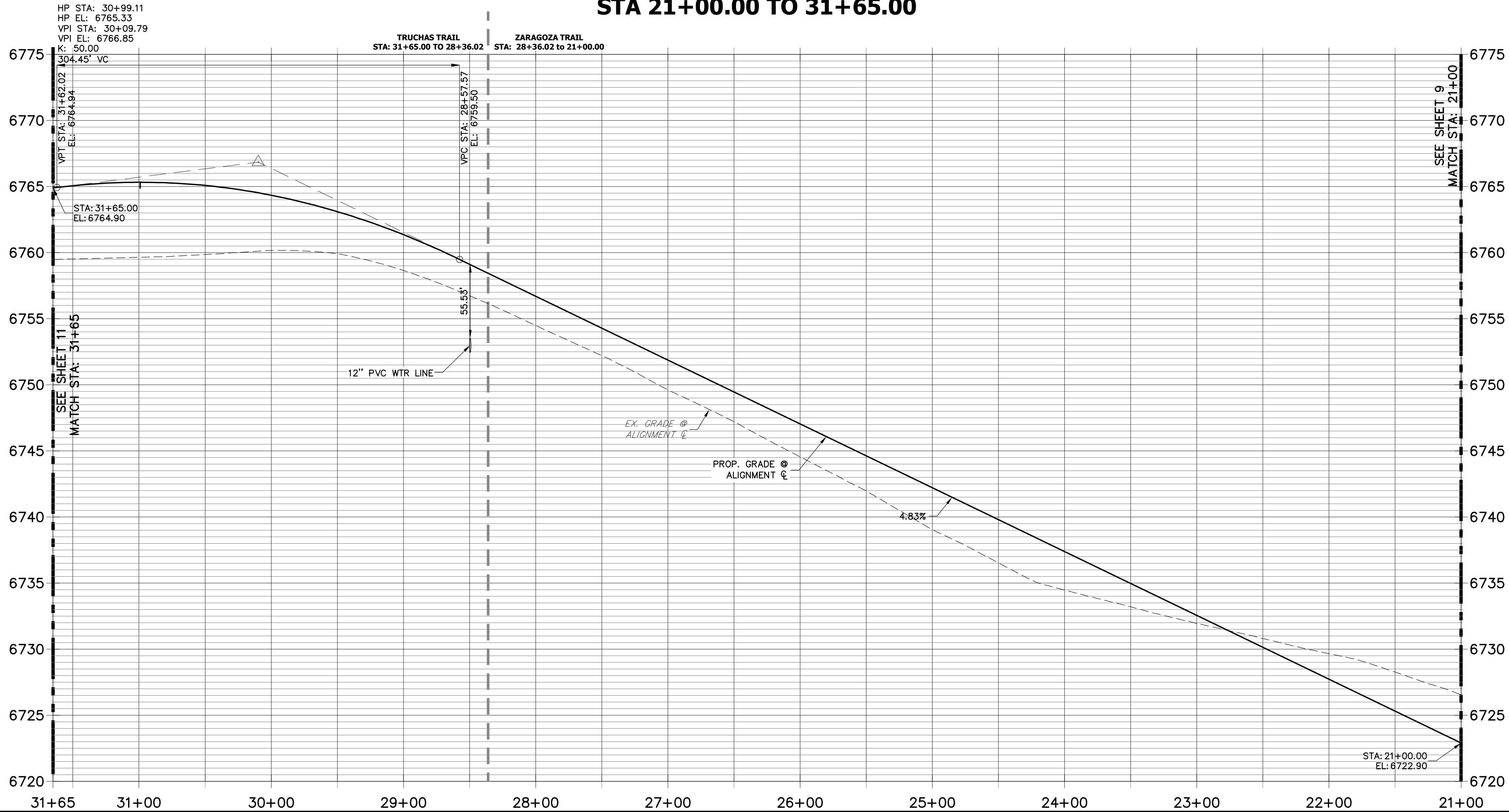
J.R. ENGINEERING
A Westrian Company
Central 303-740-9888 • Colorado Springs 719-593-2593
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BY		DATE	
No.		REVISION	
H-SCALE	1"=50'	V-SCALE	1"=5'
DATE	05/07/20	DESIGNED BY	NQJ
DRAWN BY	NQJ	CHECKED BY	

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

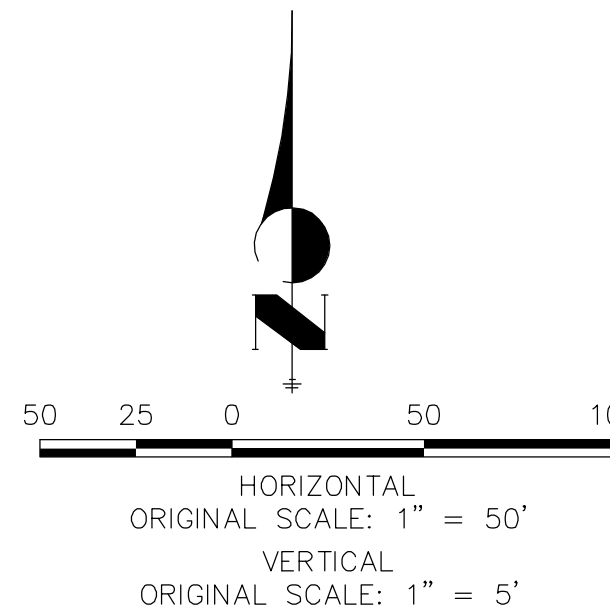
SHEET 10 OF 51
JOB NO. 2514202

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



STREET IMPROVEMENT NOTES

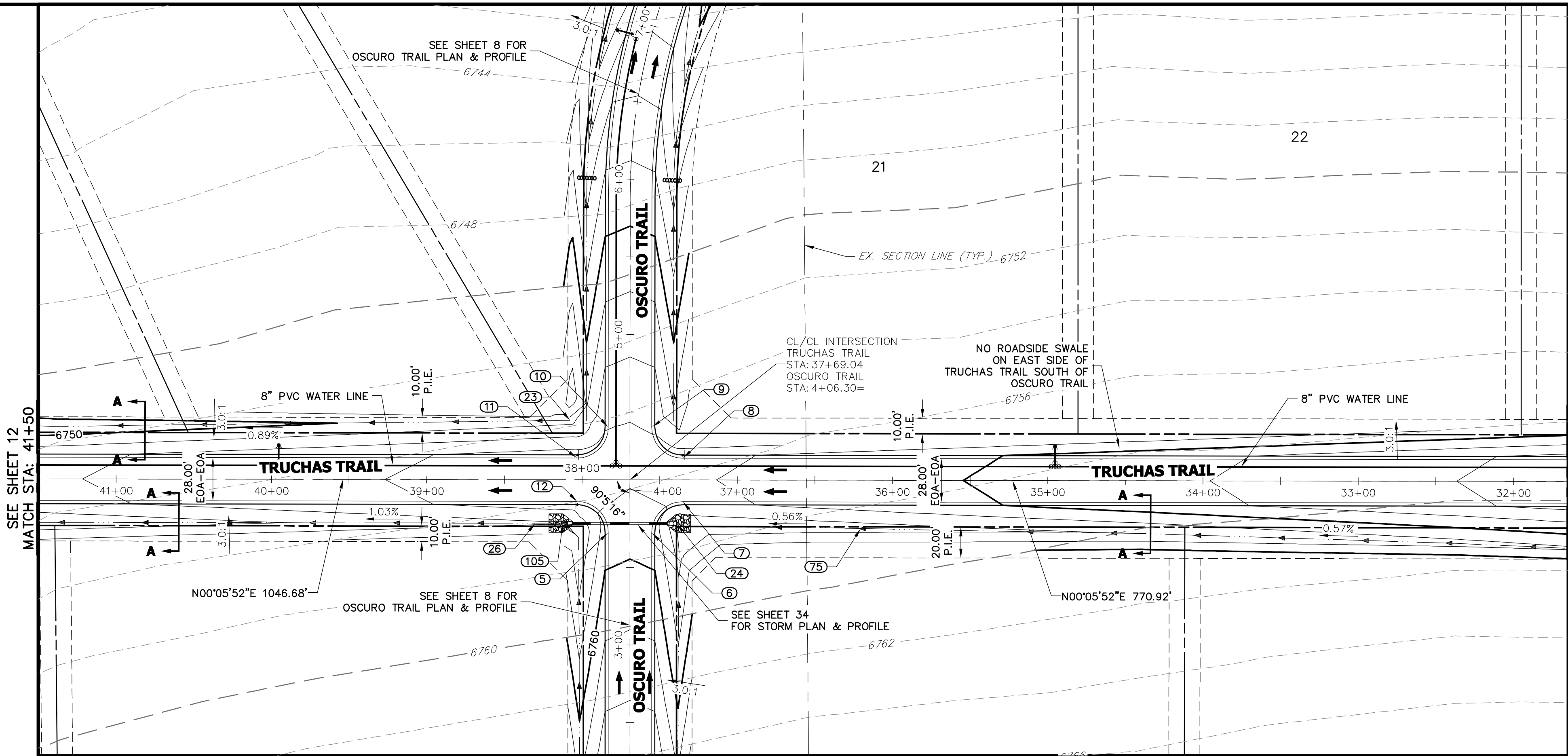
1. ALL STATIONING IS \pm , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \pm , UNLESS OTHERWISE NOTED.
3. ALL POINT TABULATIONS ARE EDGE OF ASPHALT, UNLESS OTHERWISE NOTED.
4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.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



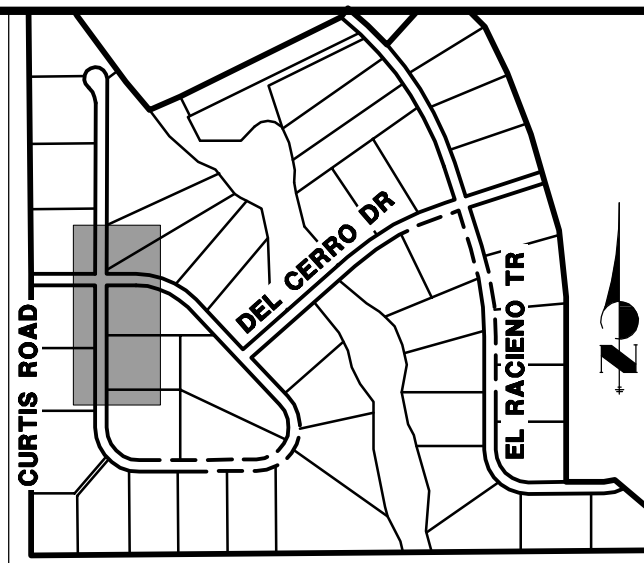
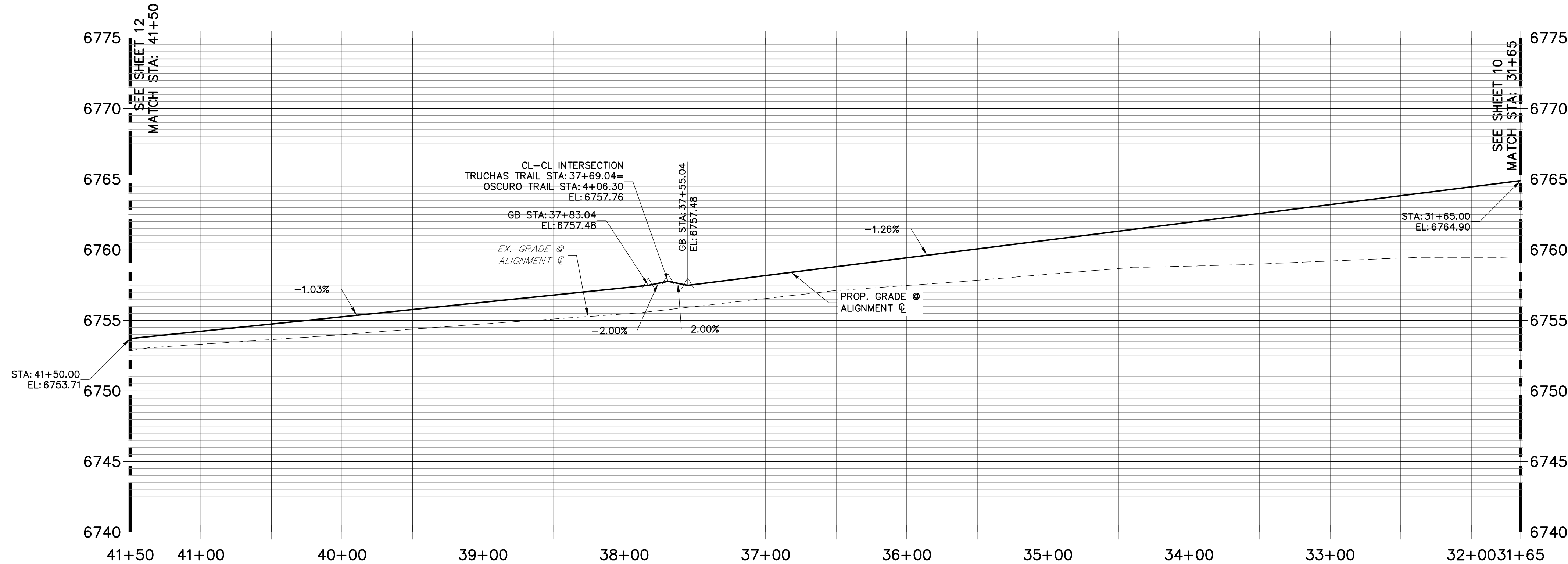
ENGINEER'S STATEMENT

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

X:\251000\al2514202\Drawings\Sheet Dwg\CDs\2514202\2501.dwg, Truchas (1), 5/6/2020 11:41:11 AM, ccmor



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



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

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

STREET IMPROVEMENT NOTES

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2. ALL PROFILE ELEVATIONS ARE ℓ , UNLESS OTHERWISE NOTED.
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4. ALL CURB RETURN RADII ARE 20', UNLESS OTHERWISE NOTED.
5. ALL SLOPE LABELS ARE SWALE CENTERLINE, UNLESS OTHERWISE NOTED.
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HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



EPC 5/6/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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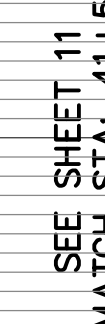
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No.	REVISION	BY	DATE
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SADDLEHORN RANCH FILING 1	TRUCHAS TRAIL (CONT.) PLAN AND PROFILE
SHEET 11 OF 51	JOB NO. 2514202



SEE SHEET 11
MATCH STA: 41+50



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ENGINEERING

Mike Bramlett

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

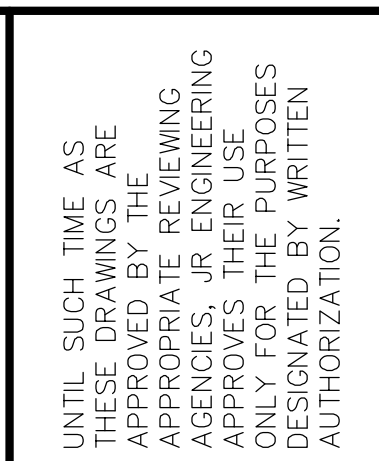
FOR AND ON BEHALF OF JR ENGINEERING, LLC


32314 4/30/20

DATE

PROFESSIONAL ENGINEER

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 LF
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

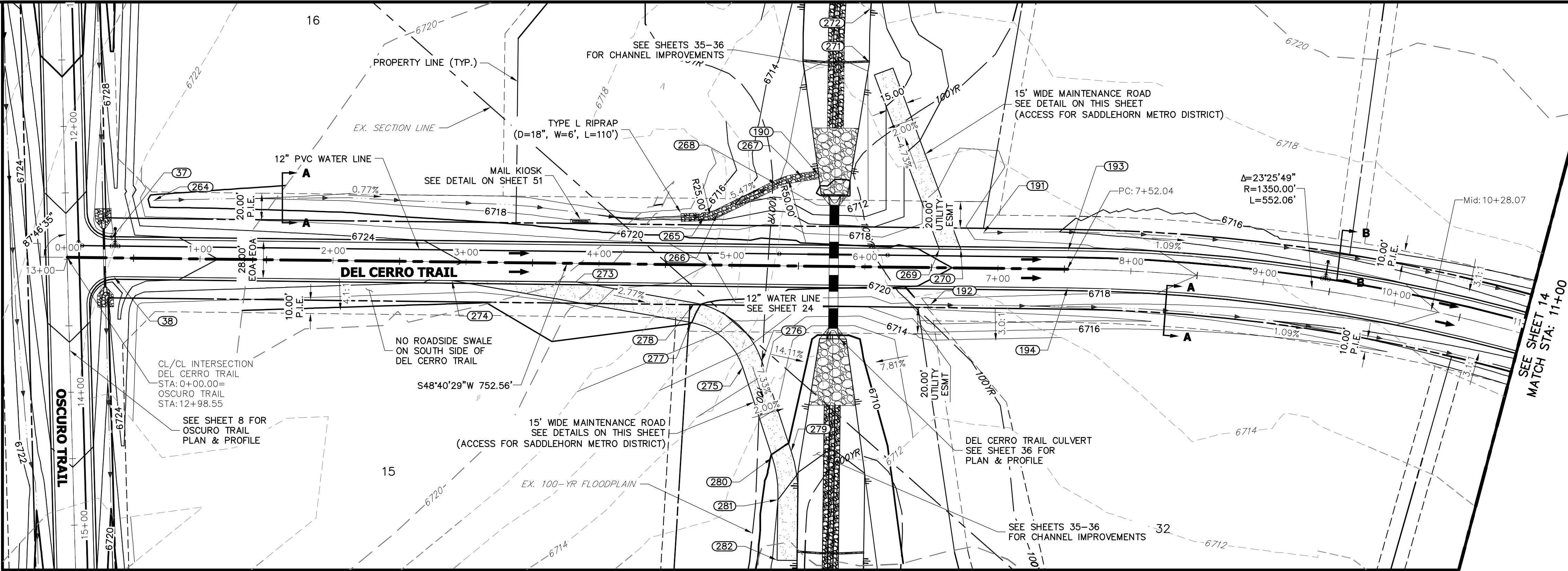


**J•R ENGINEERING**
A Westrian Company

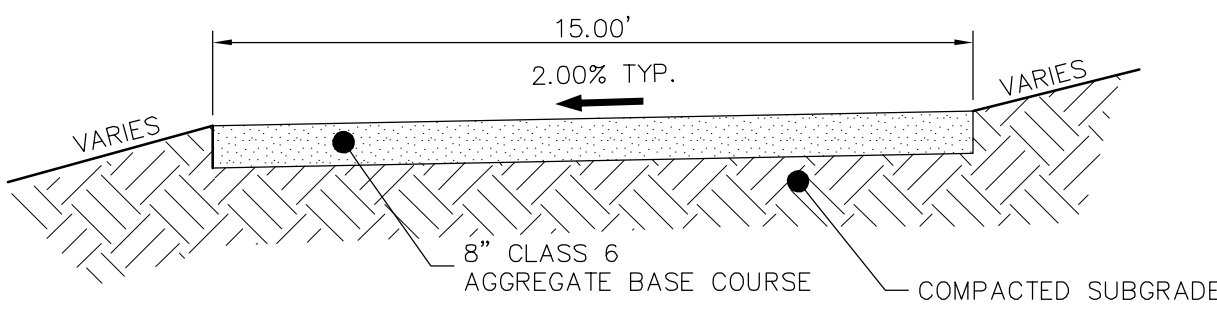
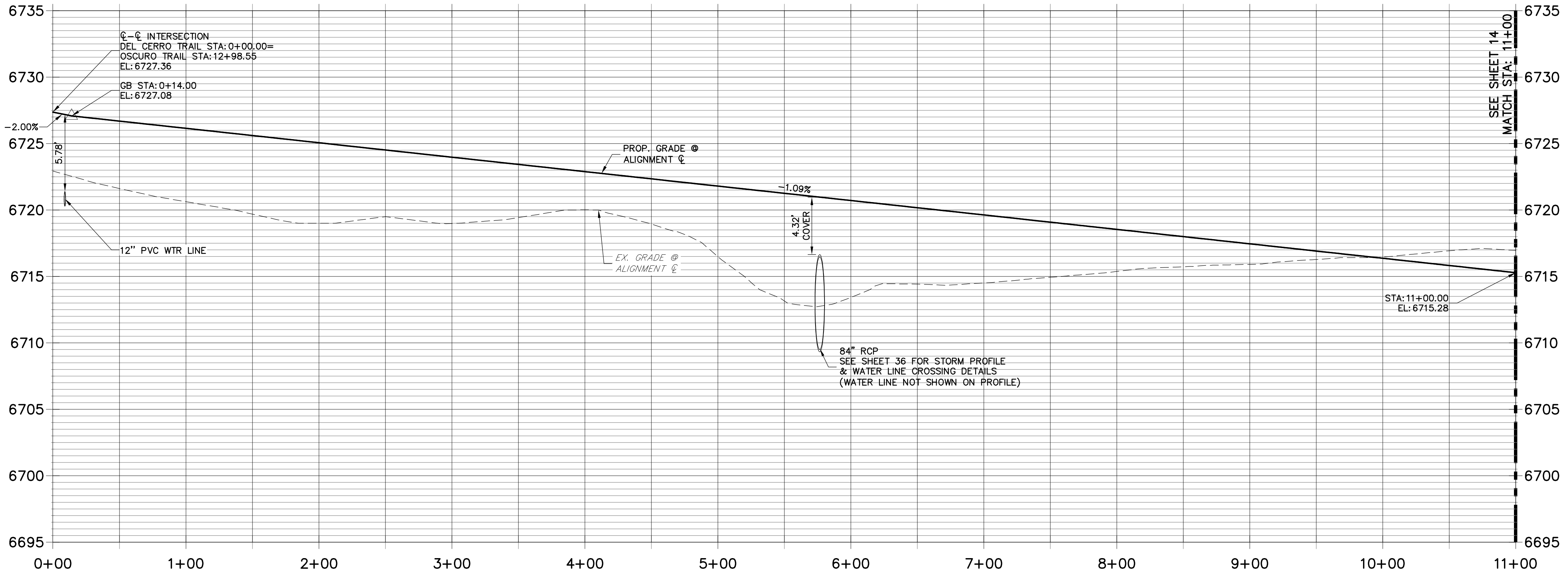
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Fort Collins 970-491-9888 • www.jrengineering.com

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

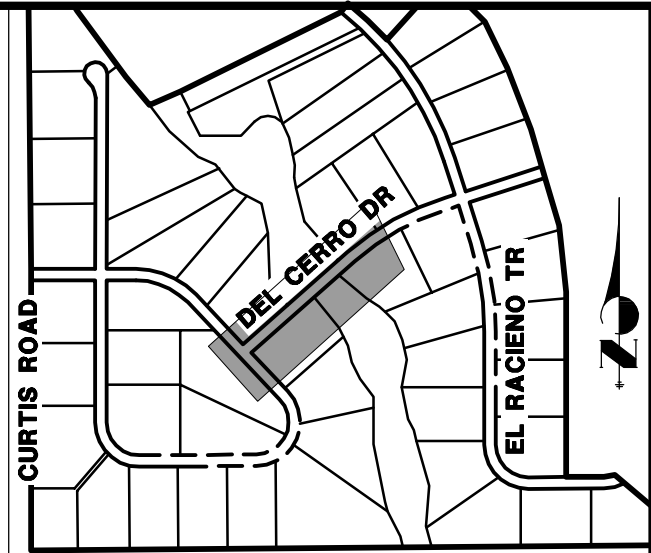
SADDLEHORN RANCH - FILING 1		TRUGHAS TRAIL (CONT.)	
SHEET	12	OF	51
JOB NO.	2514202		



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



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

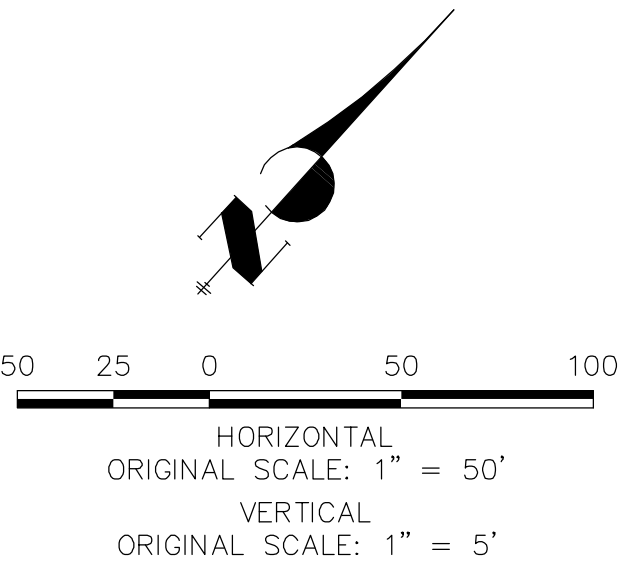


KEY MAP
N.T.S.

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

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

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BRADY WILLIAMS

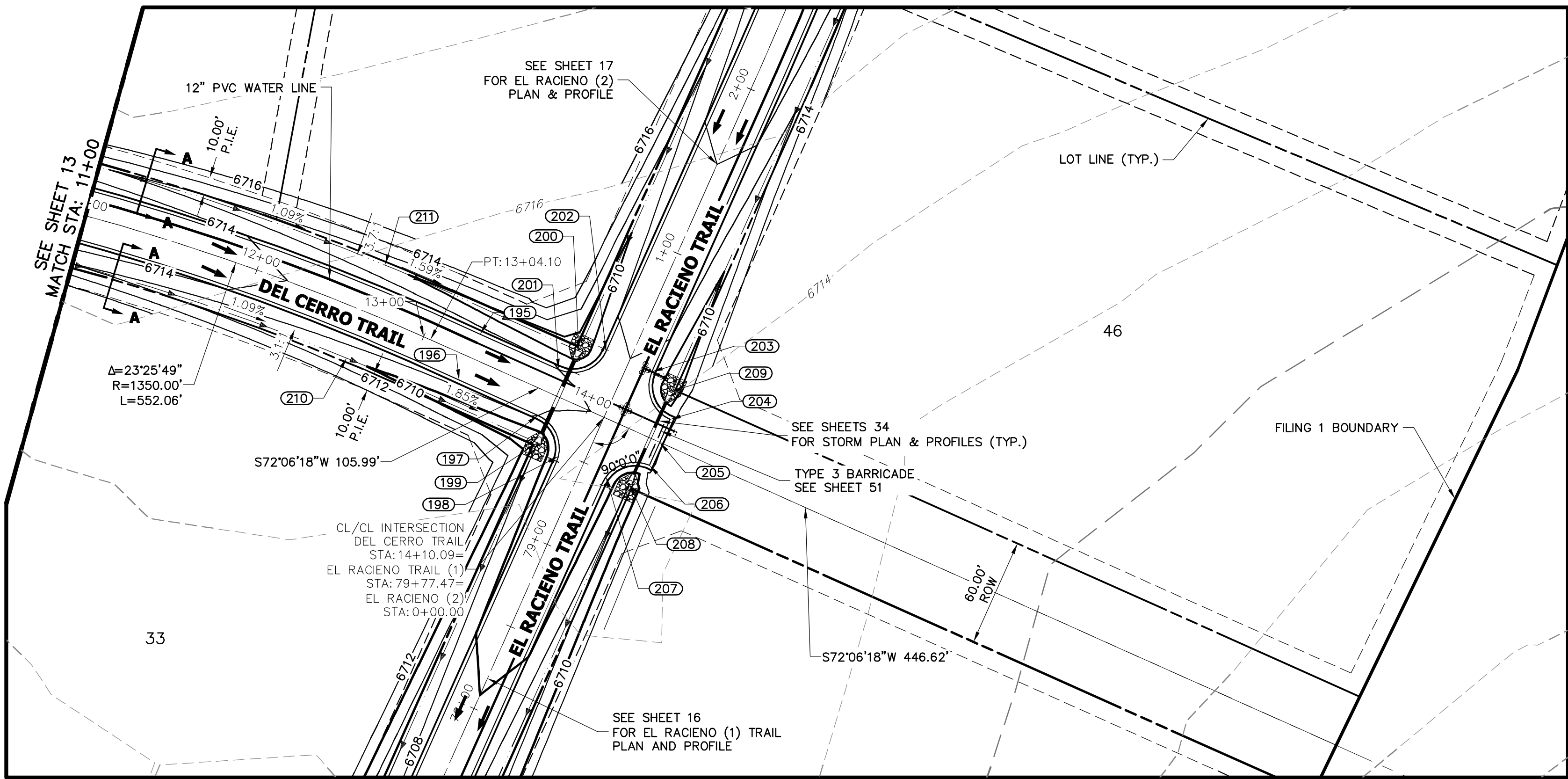
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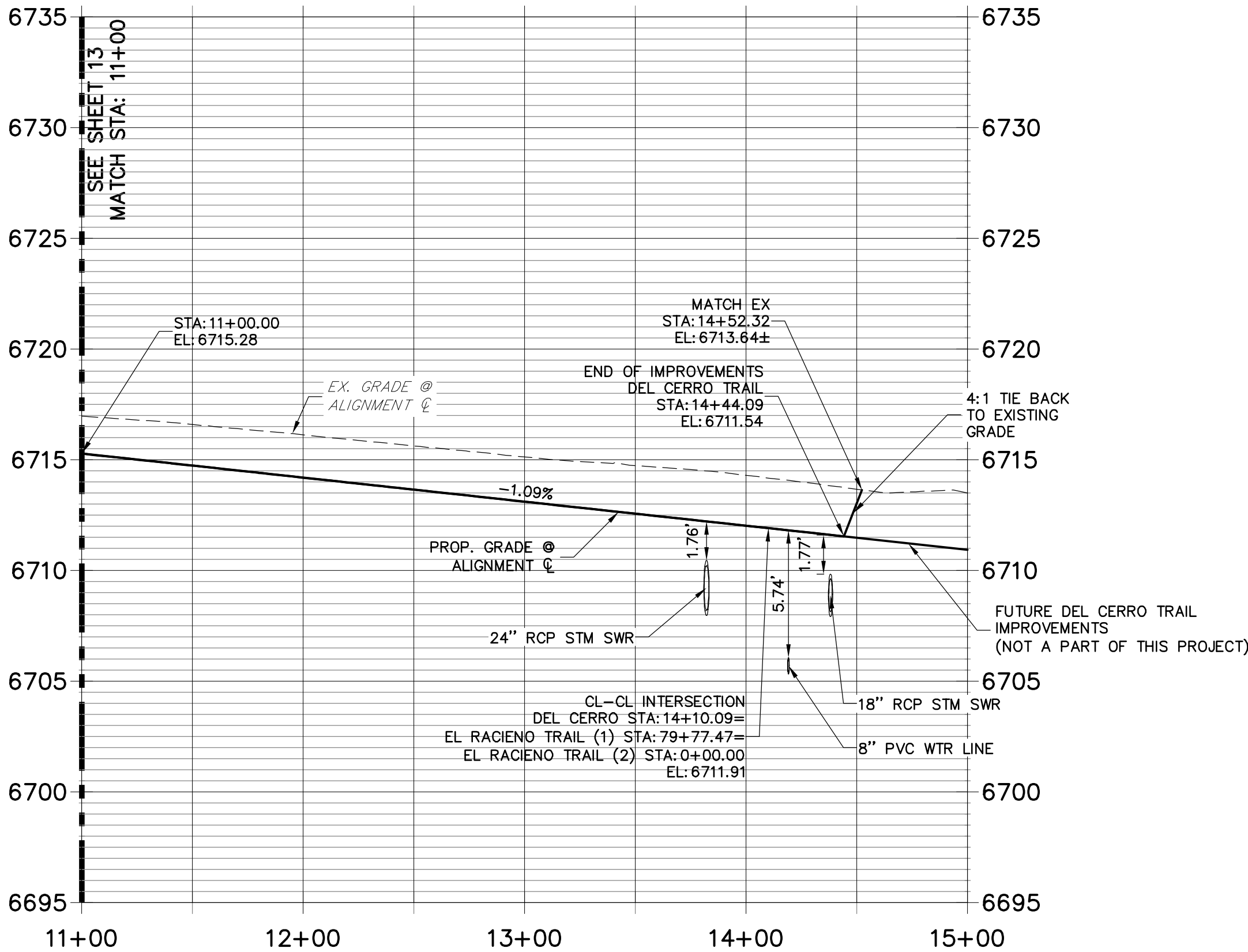
SADDLEHORN RANCH -
FILING 1
DEL CERRO TRAIL - PLAN
AND PROFILE

SHEET 13 OF 51

JOB NO. 2514202

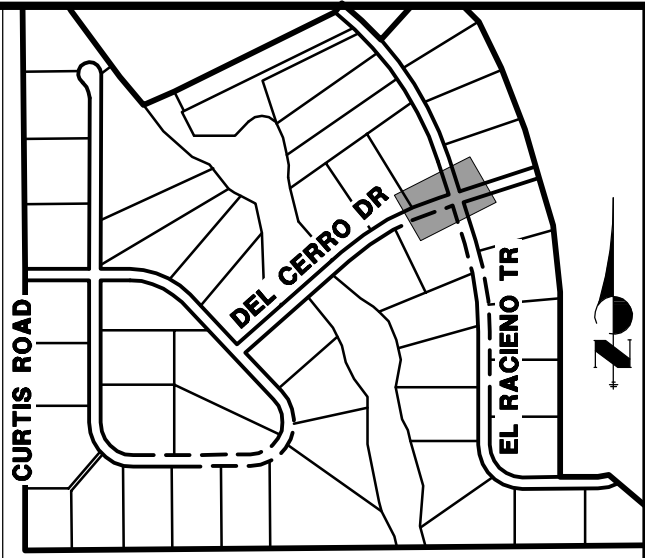


DEL CERRO TRAIL PROFILE (1)
STA 11+00.00 TO 15+00.00



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


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



KEY MAP
N.T.S.

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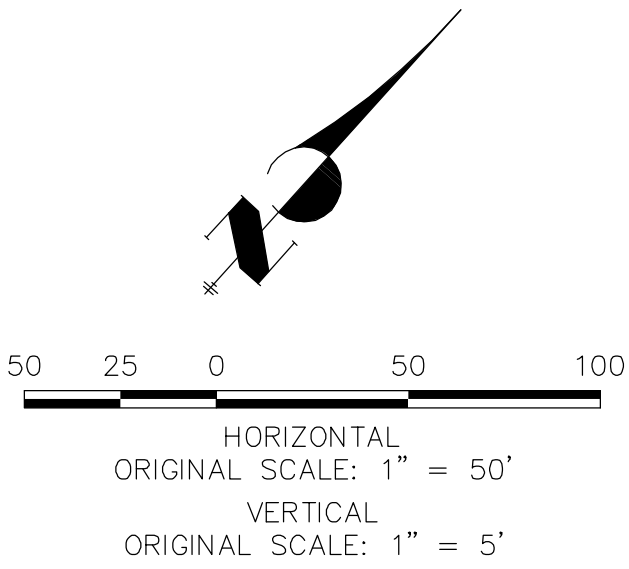
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STREET IMPROVEMENT NOTES

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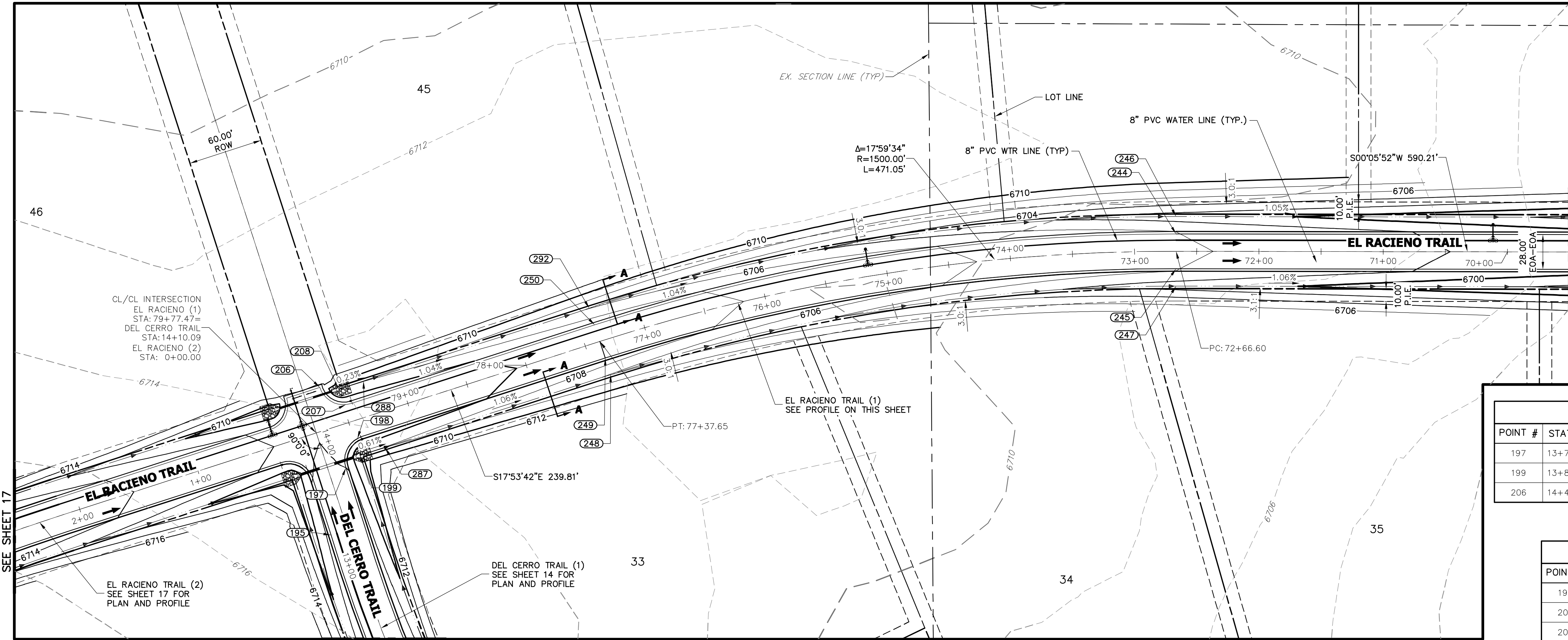
Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE 04/30/20

FOR AND ON BEHALF OF JR ENGINEERING

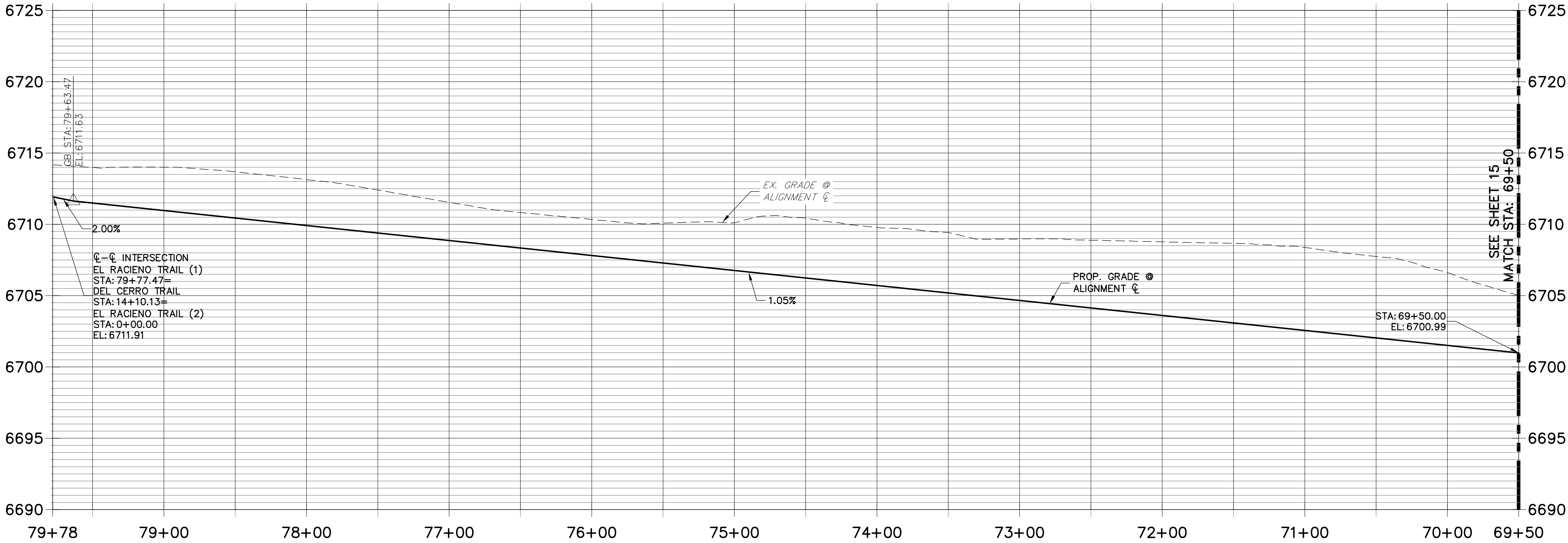
SADDLEHORN RANCH
FILING 1
DEL CERRO TRAIL (CONT.)
PLAN AND PROFILE

SHEET 14 OF 51

JOB NO. 2514202



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



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

STREET IMPROVEMENT NOTES

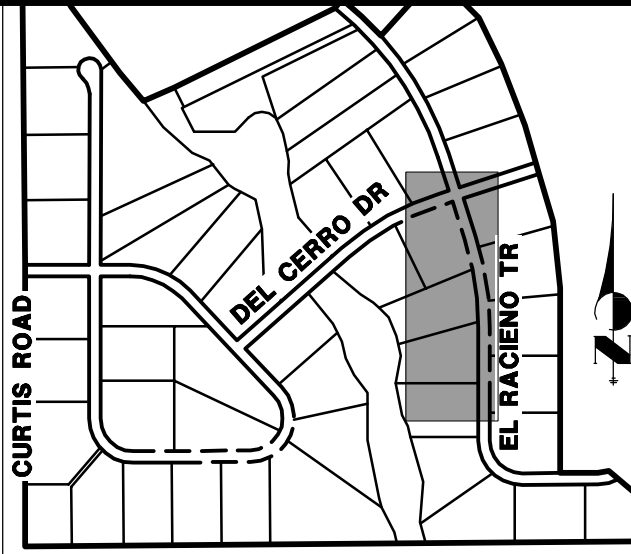
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FOR AND ON BEHALF OF JR ENGINEERING

DATE: 05/07/20



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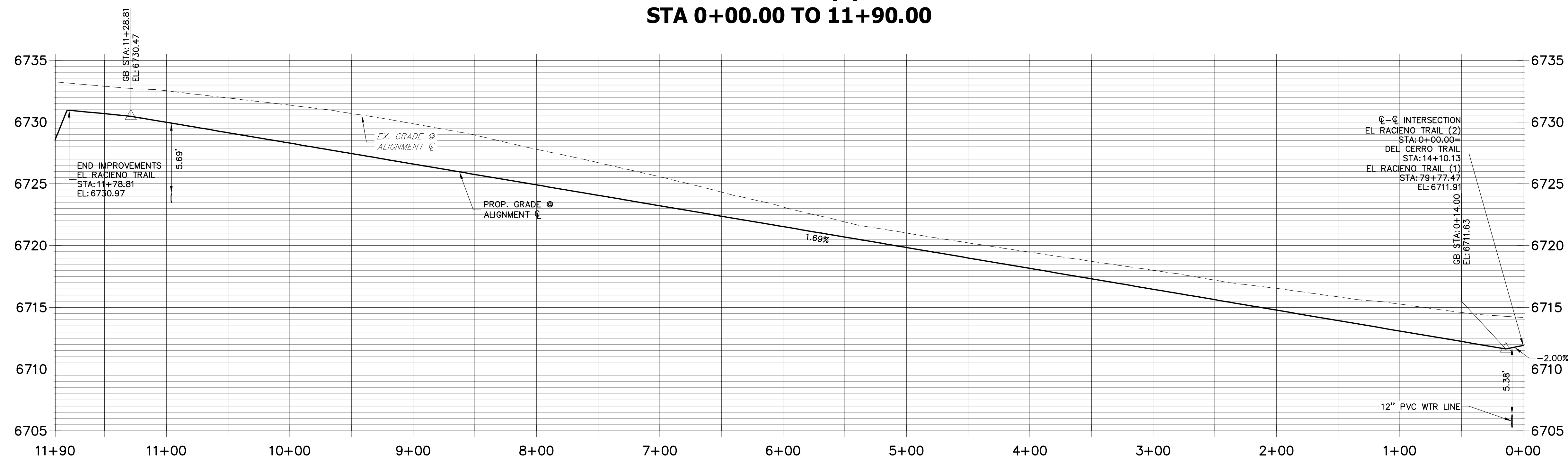
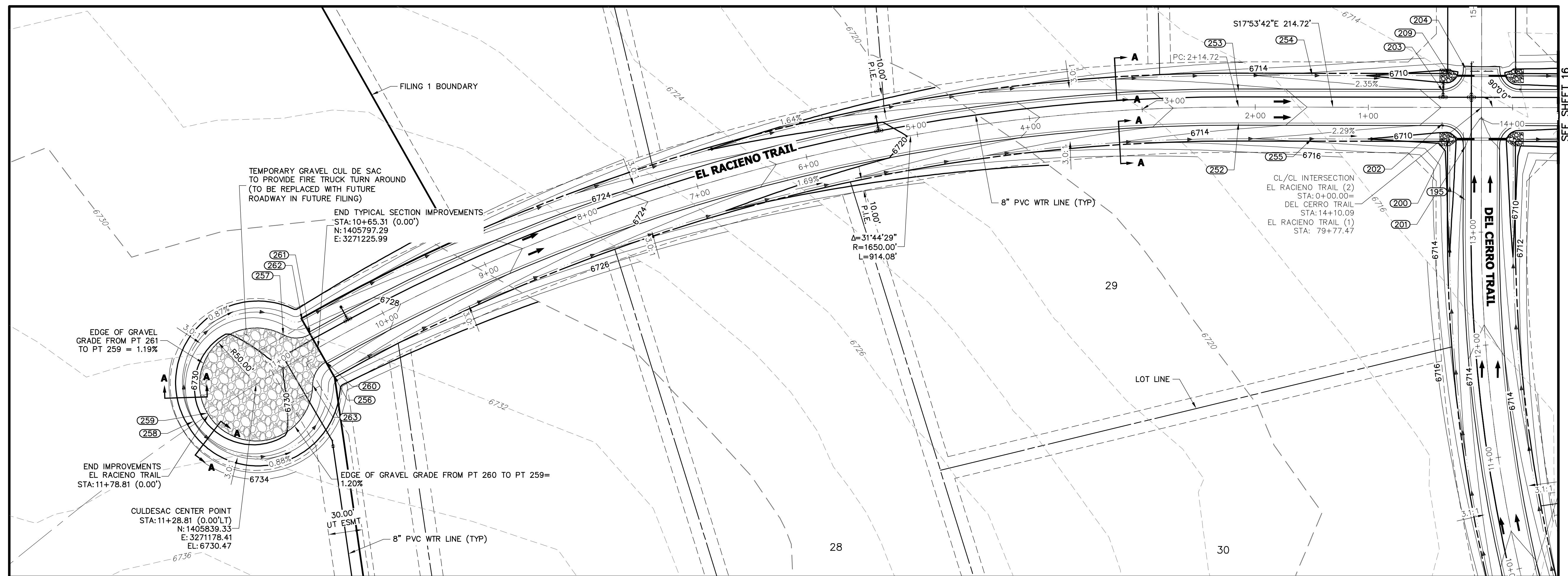
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

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

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

SHEET 16 OF 51
JOB NO. 2514202



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

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

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

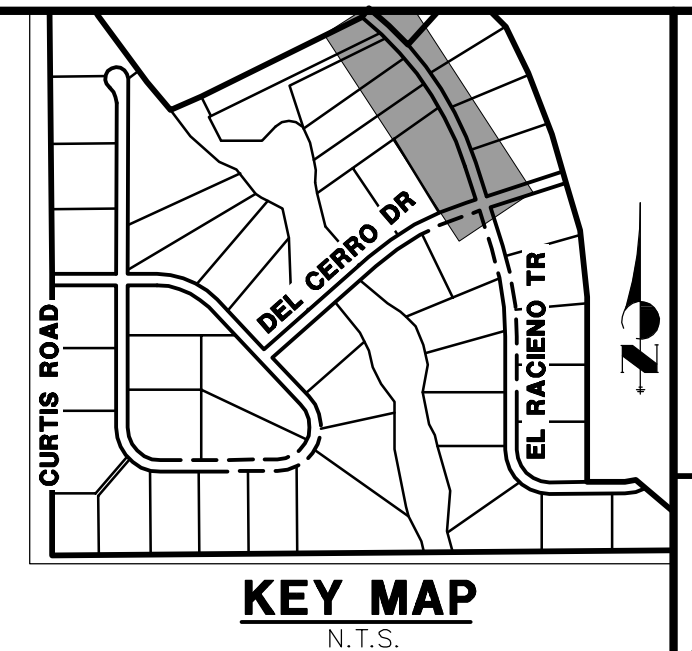
STREET IMPROVEMENT NOTES

1. ALL STATIONINGS \leq , UNLESS OTHERWISE NOTED.
2. ALL PROFILE ELEVATIONS ARE \leq , 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. ALL CUT AND FILL TYPICAL CROPPED SECTIONS, SWALE SECTION A-A AND SE
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

ENGINEER'S STATEMENT

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

ON Mike Bramlett 32314 4/30/20
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314 DATE
FOR AND ON BEHALF OF JR ENGINEERING, INC. PROFESSIONAL ENGINEER



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

J·R ENGINEERING
A Westrian Company

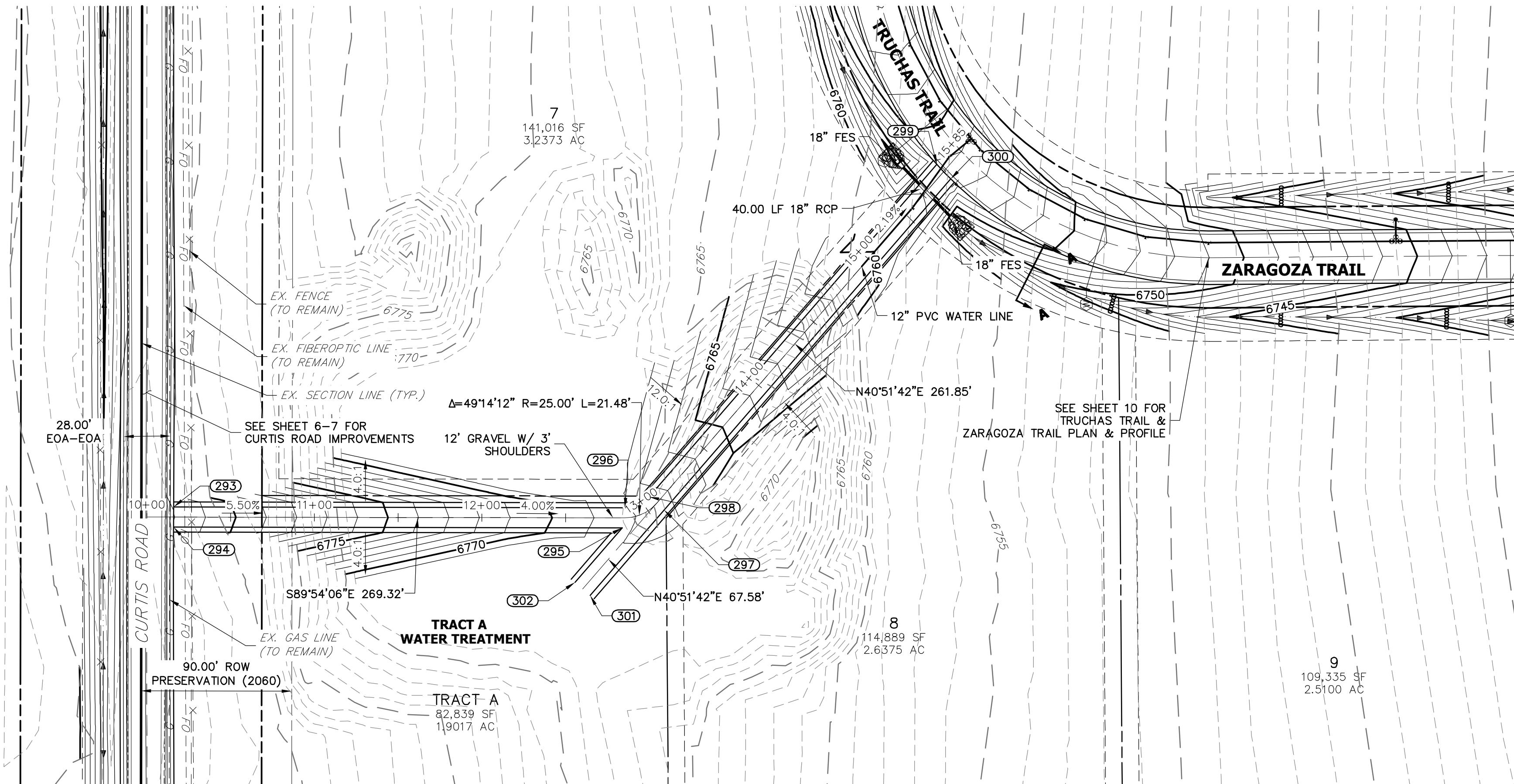
 Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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

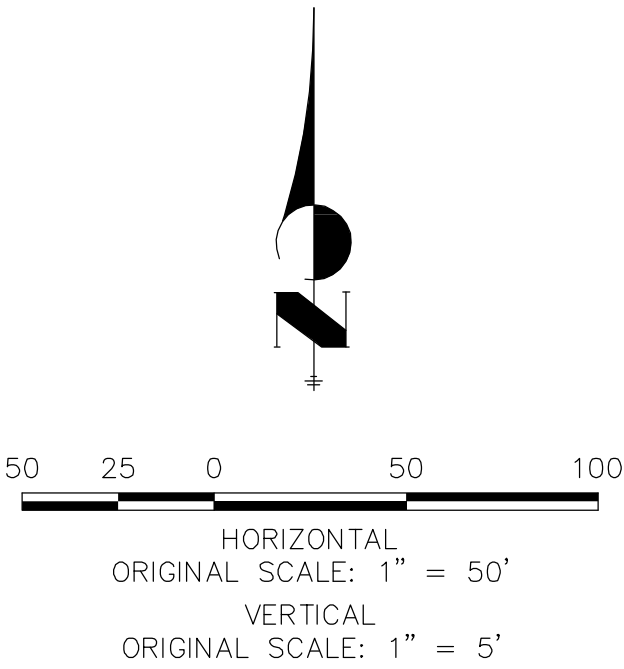
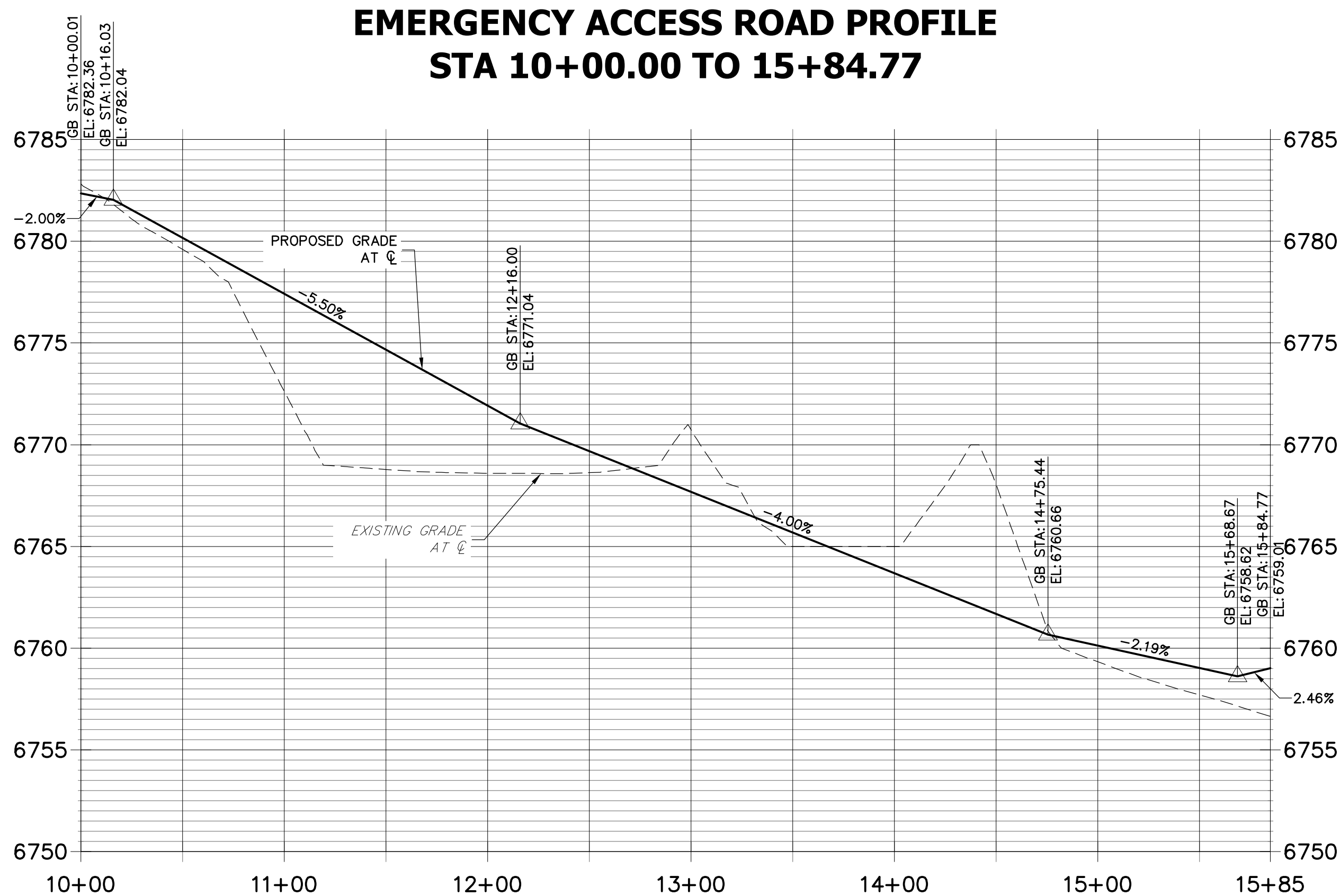
SADDLEHORN RANCH -
FILING 1

SHEET 17 OF 51

UB NO. 2514202



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



STREET IMPROVEMENT NOTES

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



Know what's below.
Call before you dig.
EPC 5/6/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike A. Bramlett, P.E.
COLORADO P.E. 32314
DATE 05/30/20

FOR AND ON BEHALF OF JR ENGINEERING

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

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

J.R. ENGINEERING
A Western Company
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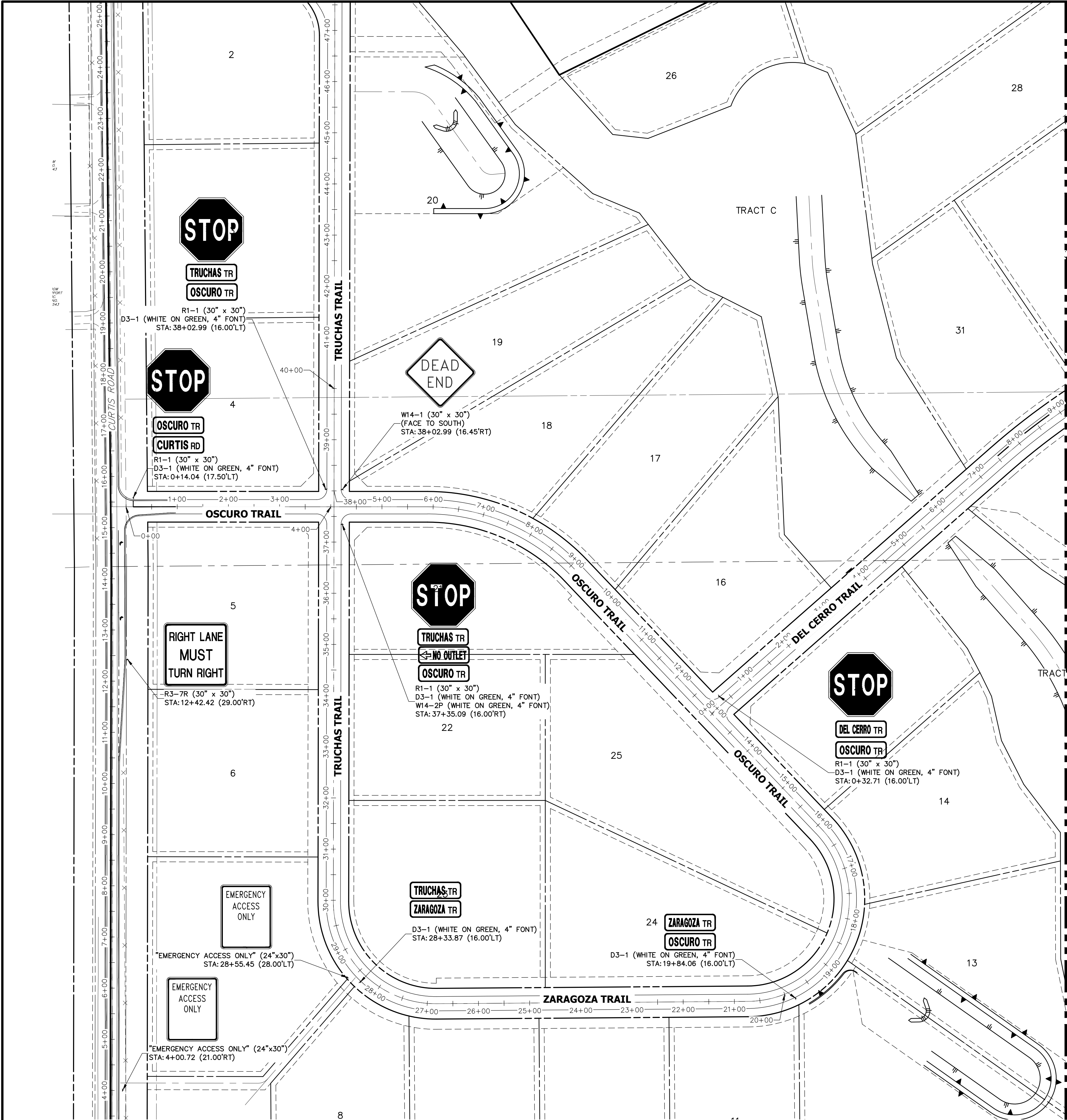
REVISION		BY		DATE	
No.					
H-SCALE	1"=50'	V-SCALE	1"=5'	DATE	05/07/20
DESIGNED BY		DRAWN BY		ROO	
CHECKED BY					

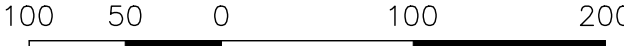

SADDLEHORN RANCH -
FILING 1
STREET IMPROVEMENT PLAN
AND PROFILE

SHEET 18 OF 51


JOB NO. 2514202

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ORIGINAL SCALE: 1" = 100'



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ENGINEER'S STATEMENT

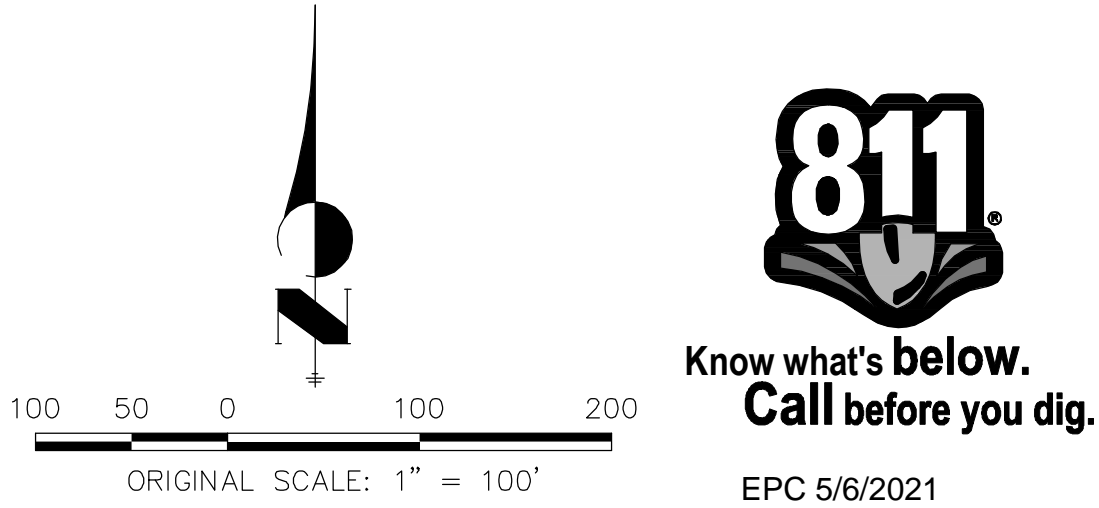
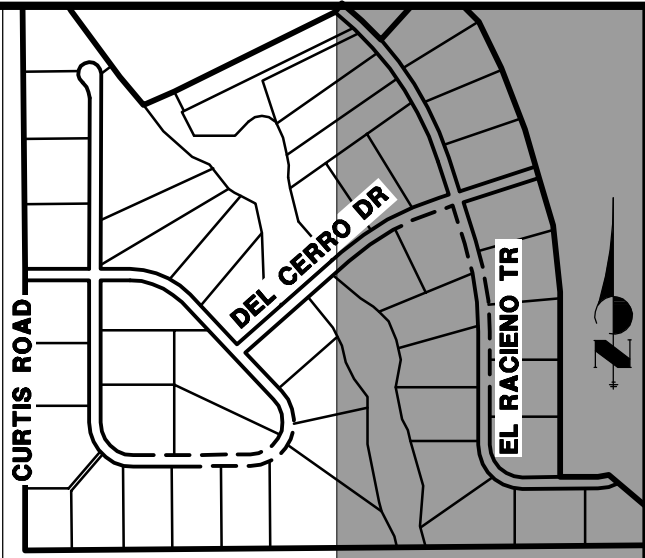
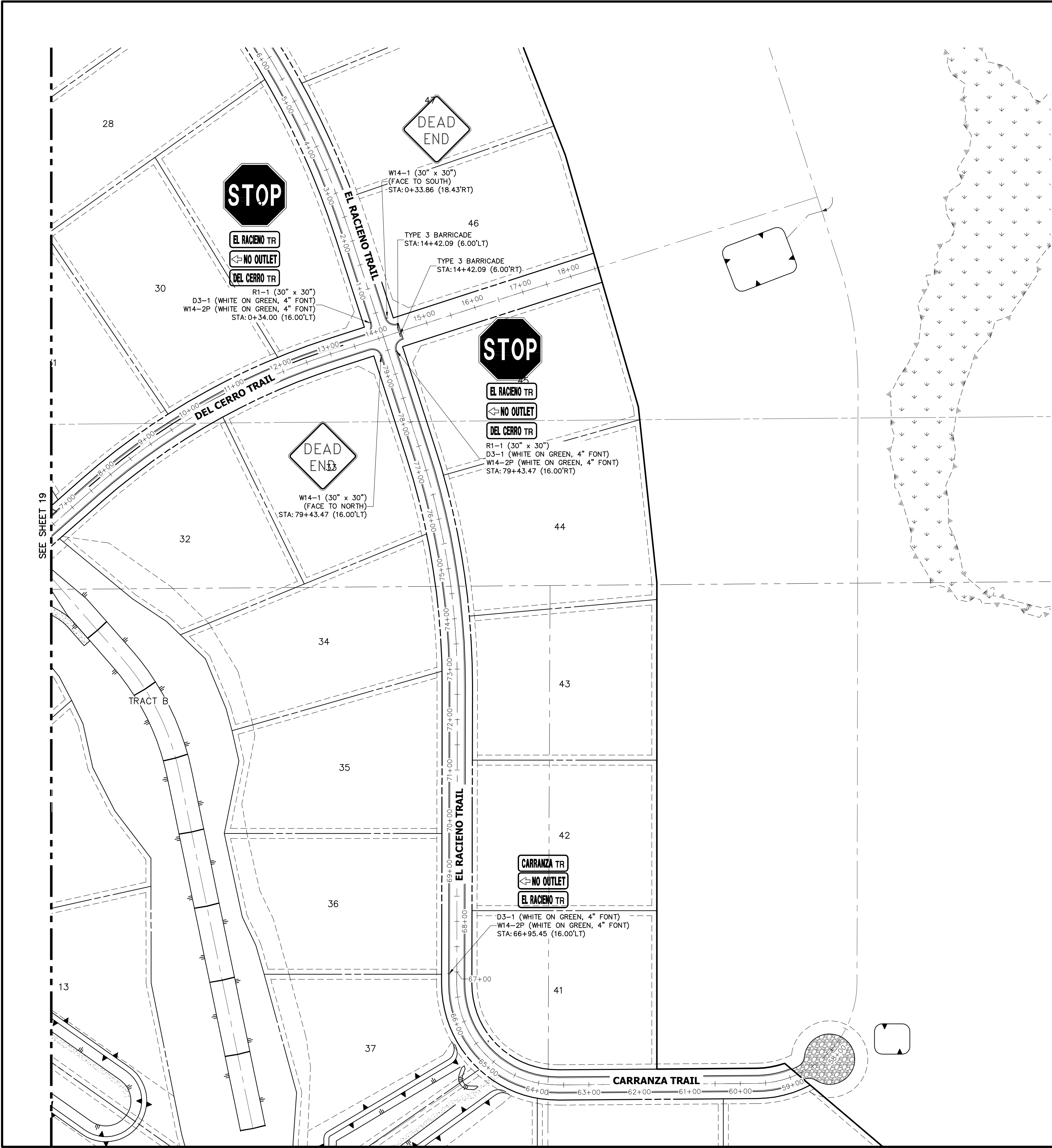
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett 32314 4/30/20

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

SADDLEHORN RANCH – FILING 1 SIGNAGE PLAN		SHEET 19 OF 51		JOB NO. 2514202	
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		UNLESS OTHERWISE SPECIFIED, THE DESIGNATION OF THE ENGINEER APPROVES THE USE OF THE MATERIALS AND METHODS DESIGNATED BY WRITTEN AUTHORIZATION.	
BY		DATE		REVISION	
No.		1"=100'		H-SCALE	
DATE		N/A		V-SCALE	
DESIGNED BY		7/15/20		N/A	
DRAWN BY		NQJ		NQJ	
CHECKED BY		NQJ		NQJ	

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

FOR AND ON BEHALF OF JR ENGINEERING

32314
DATE 05/30/20

SADDLEHORN RANCH -
FILING 1

SIGNAGE PLAN

SHEET 20 OF 51

JOB NO. 2514202

J.R. ENGINEERING
A Westrian Company

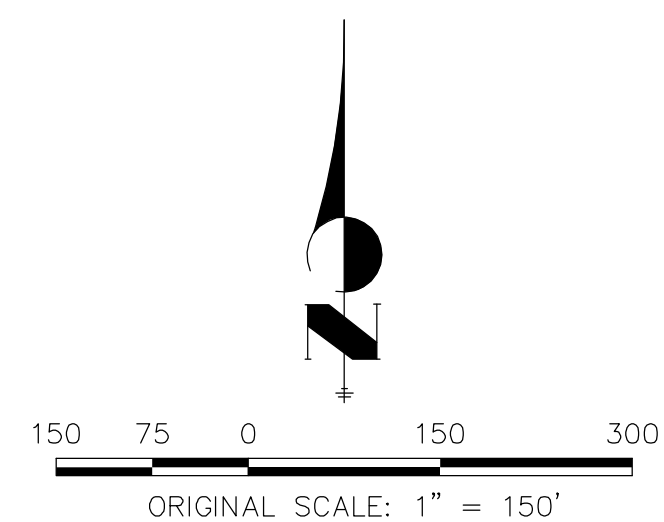


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2495 RIGDON STREET
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(707) 365-6891
BRADY WILLIAMS

PREPARED FOR

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THE PROJECT PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.




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

[illegible]

H-SCALE	1"=150'
V-SCALE	N/A
DATE	05/07/2011
DESIGNED BY	NQJ
DRAWN BY	NQJ

SHEET	21	OF	5
SADDLEHORN RANCH – FILING 1			
OVERALL UTILITY & SERVICE PLAN			
JOB NO.	2514202		

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING


32314 4/30/20


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

FOR AND ON BEHALF OF JR ENGINEERING, LLC



ENGINEER'S STATEMENT

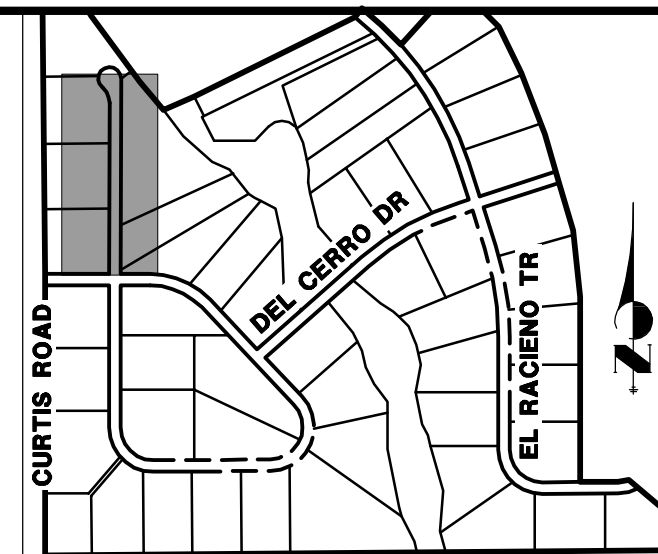
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

 32314 11/30/20

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

DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

 **J·R ENGINEERING**
A Westrian Company

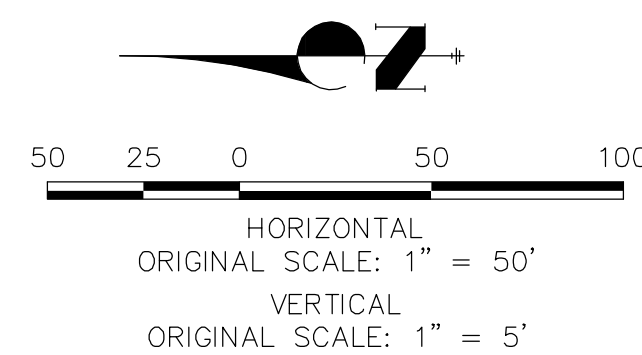
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Fort Collins 970-491-9888 • www.jrengineering.com

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

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

[illegible]

1. ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
2. THE EXISTING UTILITIES EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXCAVATE PROPERLY FOR ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
4. ALL CURVILINEAR PIPE MUST BE ACCOMPLISHED BY USING HIGH DEFLECTION COUPLERS.
5. FIRE HYDRANTS, PIPES, AND PUMPERS EASEMENT.
6. ALL HORIZONTAL BENDS, TEES, AND CROSSES REQUIRE CONCRETE THRUST REACTION BLOCKS (CTRB). SEE CSU DETAIL A-4-A.
7. ALL HORIZONTAL AND VERTICAL DEFLECTIONS TO BE ACCOMPLISHED WITH HIGH DEFLECTION (HD) COUPLINGS.
8. ALL VERTICAL BENDS REQUIRE MECHANICAL JOINT RESTRAINTS (MJR). SEE CSU DETAIL A-4-A.
9. FIRE HYDRANT AND BLOW OFF ASSY FLANGE ELEVATIONS ARE TO BE SET EQUAL TO EDGE OF PAVEMENT ELEVATION PERPENDICULAR TO THE HYDRANT OR ELEVATION.



PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

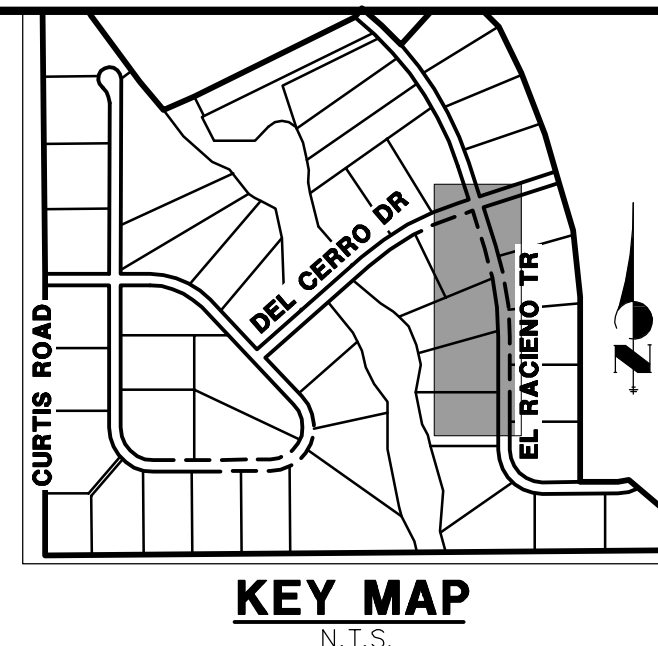
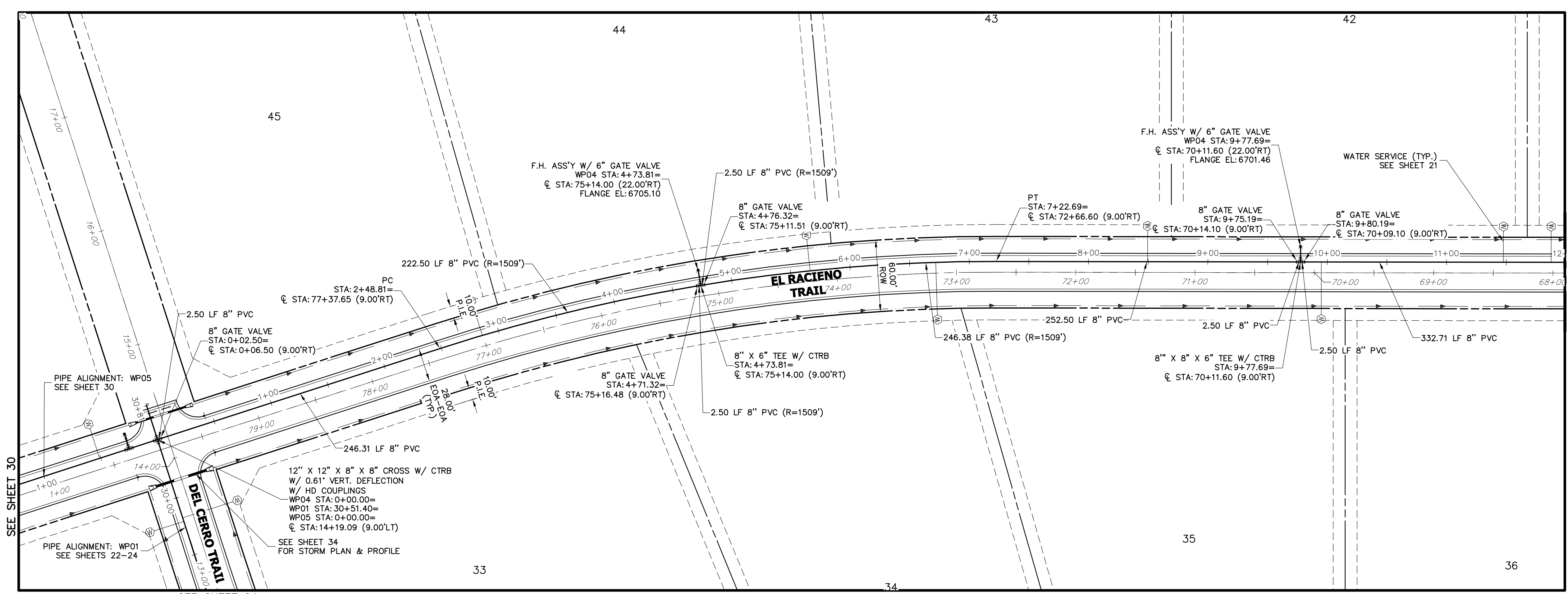
Mike Bramlett

32314 11/30/20

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

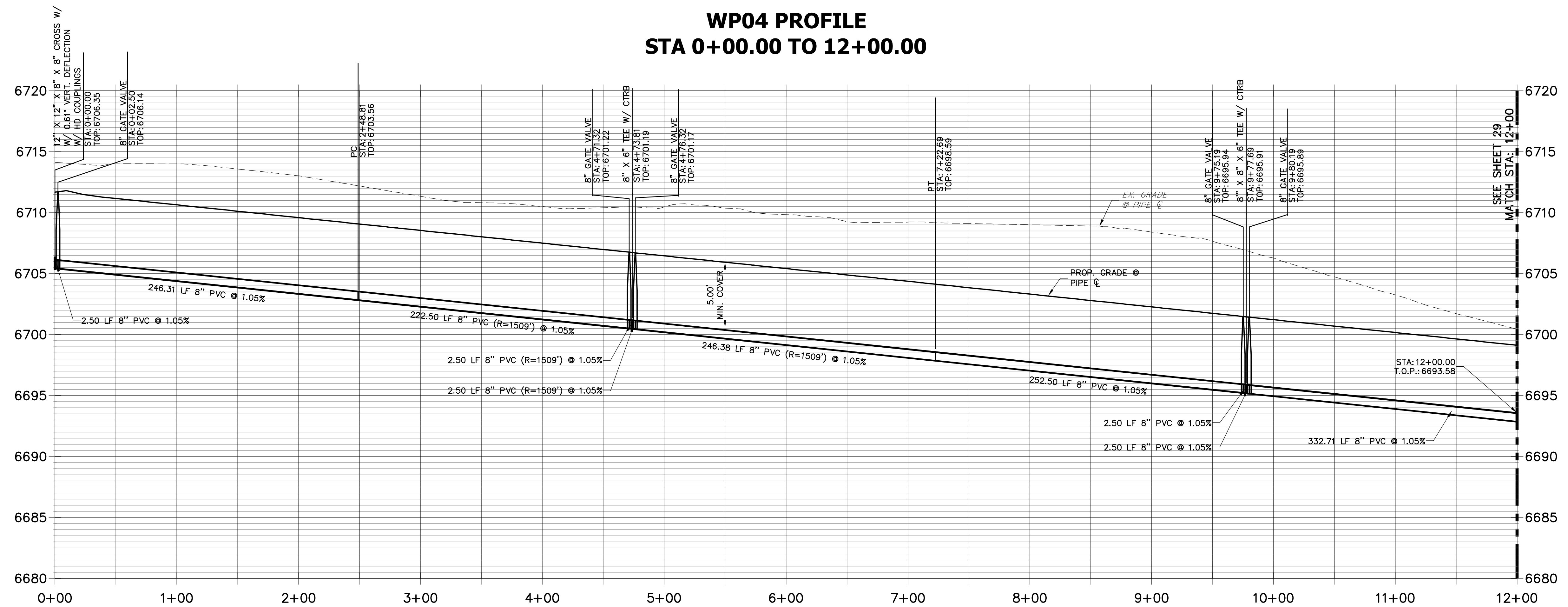


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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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

WP04 PROFILE STA 0+00.00 TO 12+00.00



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

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

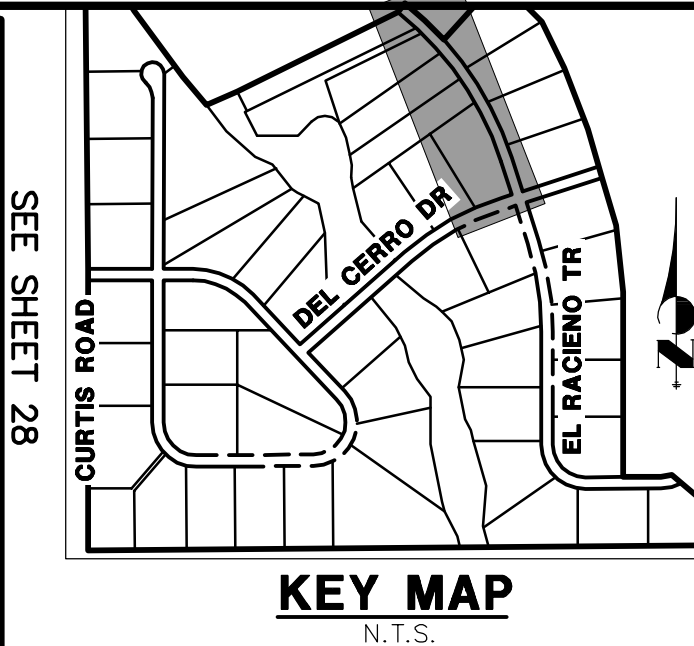
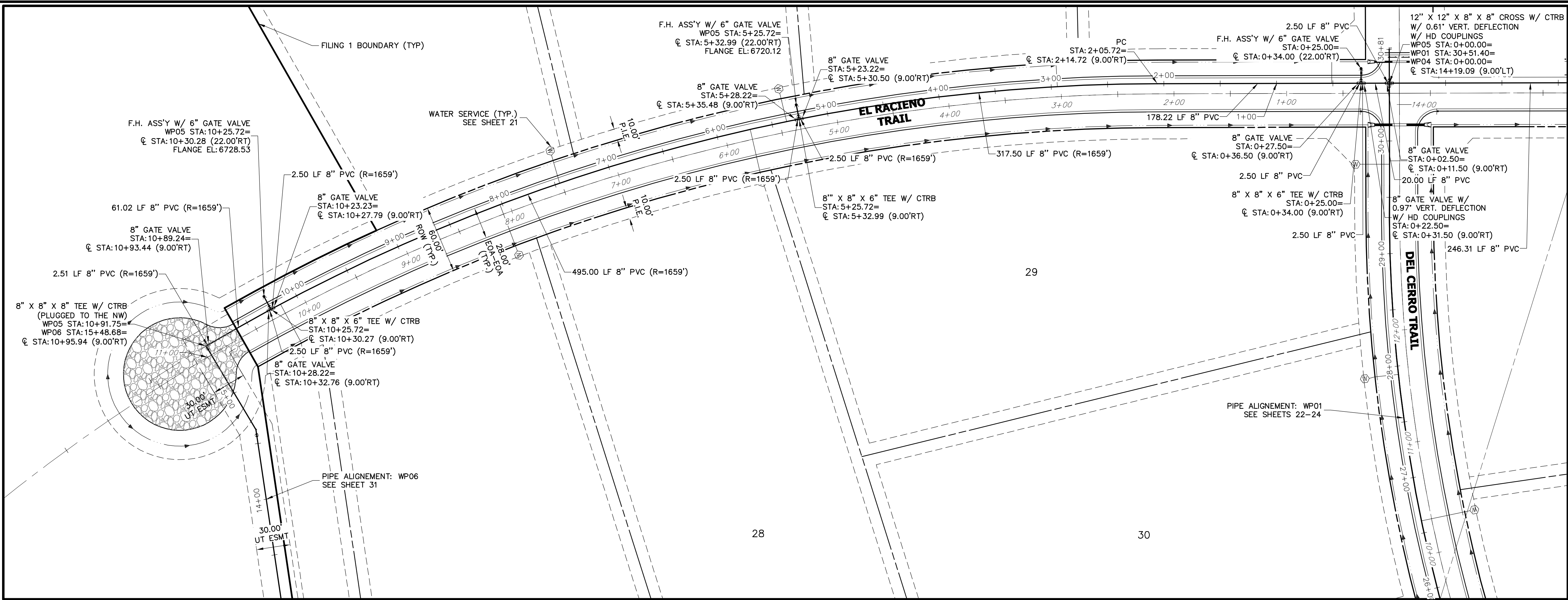
BY	DATE	REVISION	No.	1"=50'	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						05/07/20	NQJ	NQJ	

SADDLEHORN RANCH
FILING 1

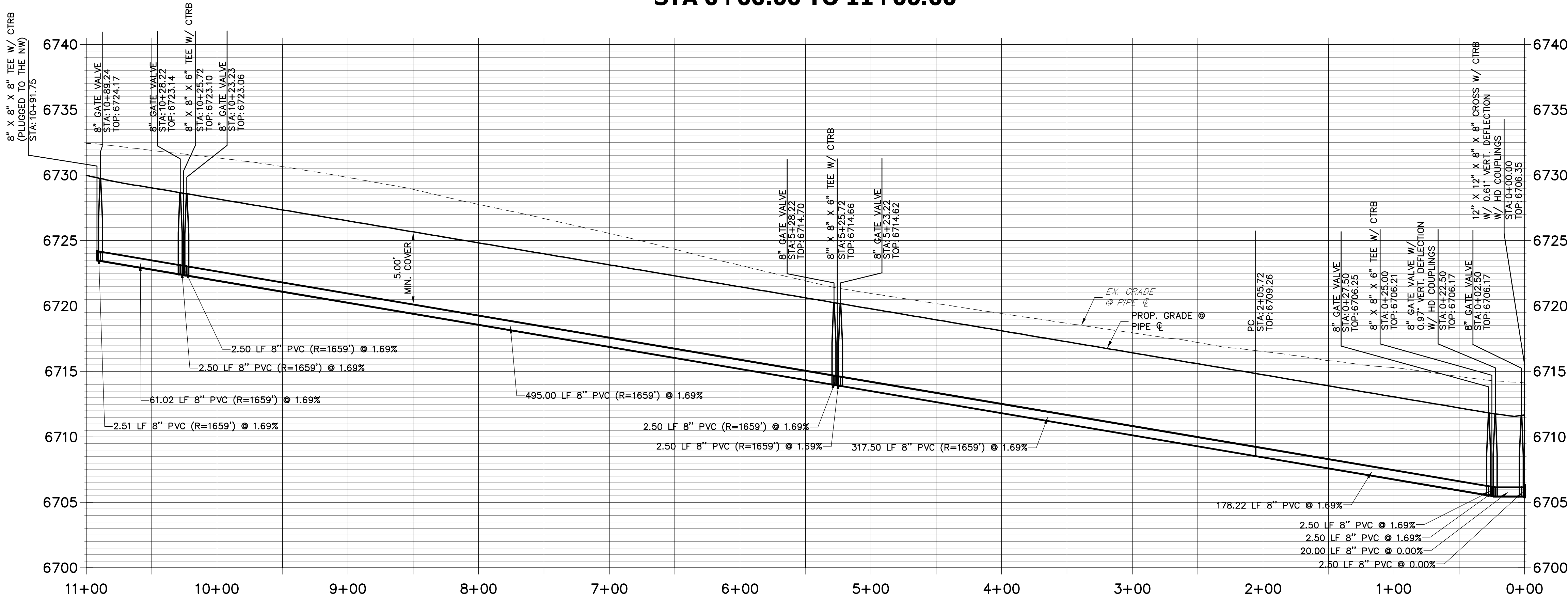
WATER DISTRIBUTION PLAN
EL RACIEMO TRAIL

SHEET 28 OF 51
JOB NO. 2514202

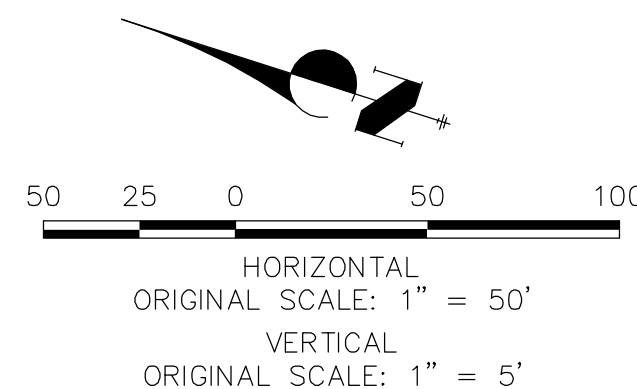
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WP05 PROFILE
STA 0+00.00 TO 11+00.00



- NOTES**
- ALL WATER LINES ARE OWNED AND MAINTAINED BY SADDLEHORN RANCH METROPOLITAN DISTRICT, UNLESS OTHERWISE NOTED.
 - THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE, AND PRESERVE, ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
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 - 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.
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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
32314
DATE 05/30/20
FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH - FILING 1 WATER DISTRIBUTION PLAN - EL RACIONO TRAIL	SHEET 30 OF 51	JOB NO. 2514202	J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-593-2593 Fort Collins 970-497-9888 • www.jrengineering.com	PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.



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.

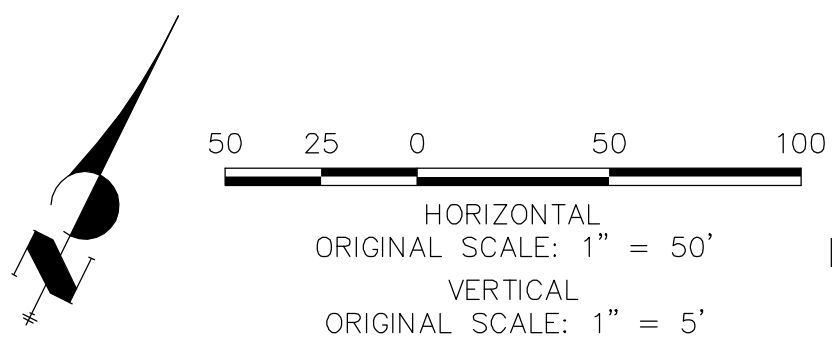
PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J·R ENGINEERING
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- ## 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 ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.
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 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.



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

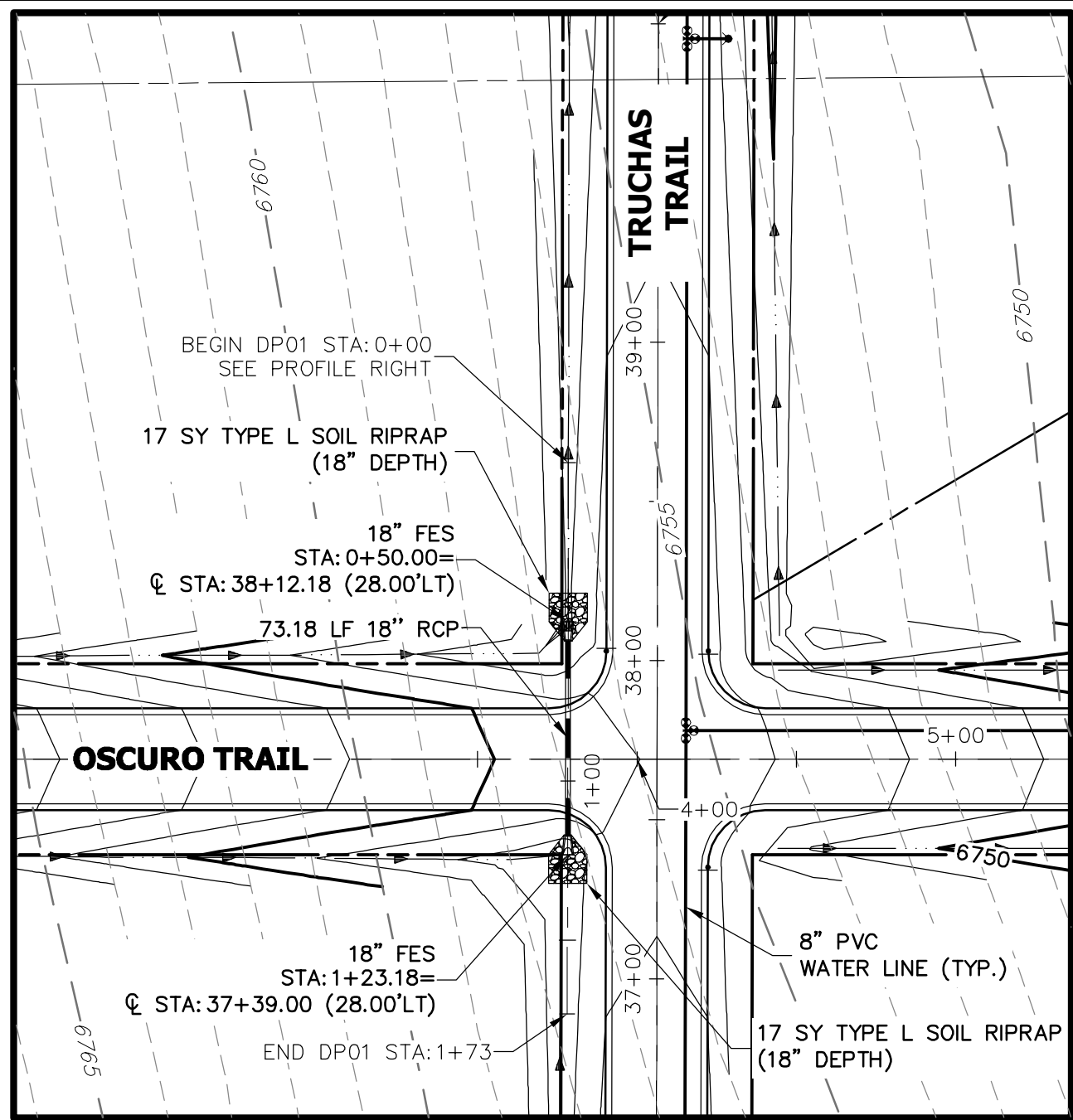
ENGINEER'S STATEMENT

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, LLC

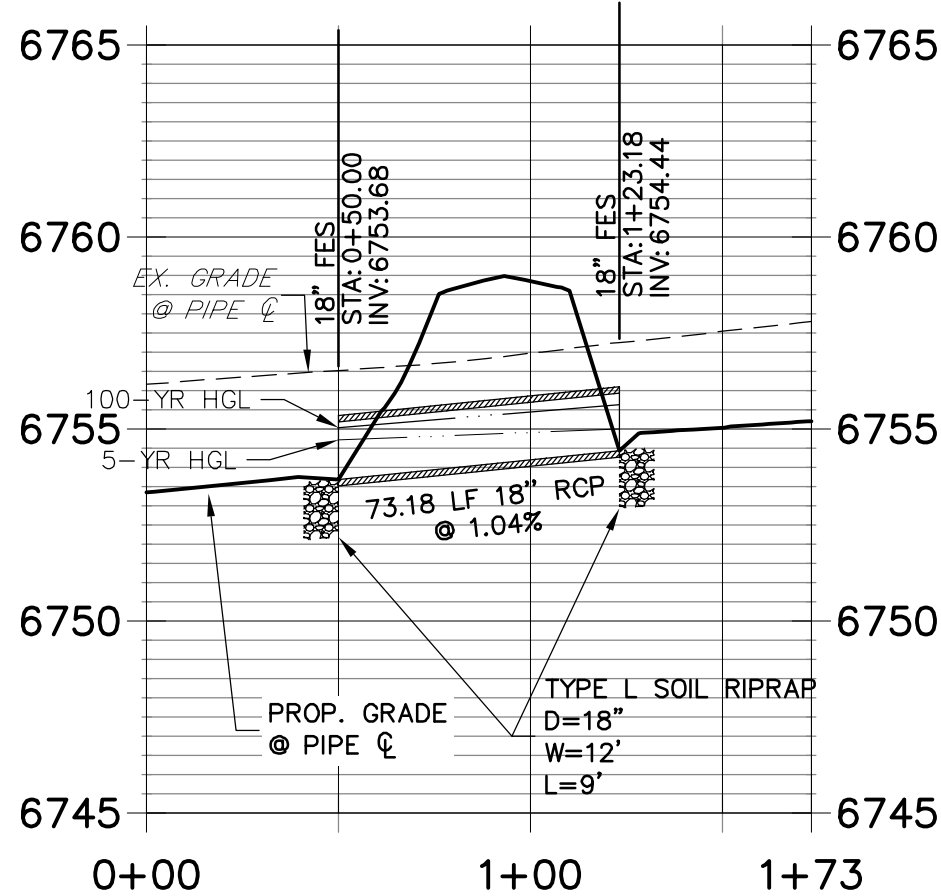
EPC 5/6/2021

SADDLEHORN RANCH – FILING 1	WATER DISTRIBUTION PLAN – HAEGLER RANCH TRIBUTARY 6
SHEET 31 OF 51	
JOB NO. 2514202	

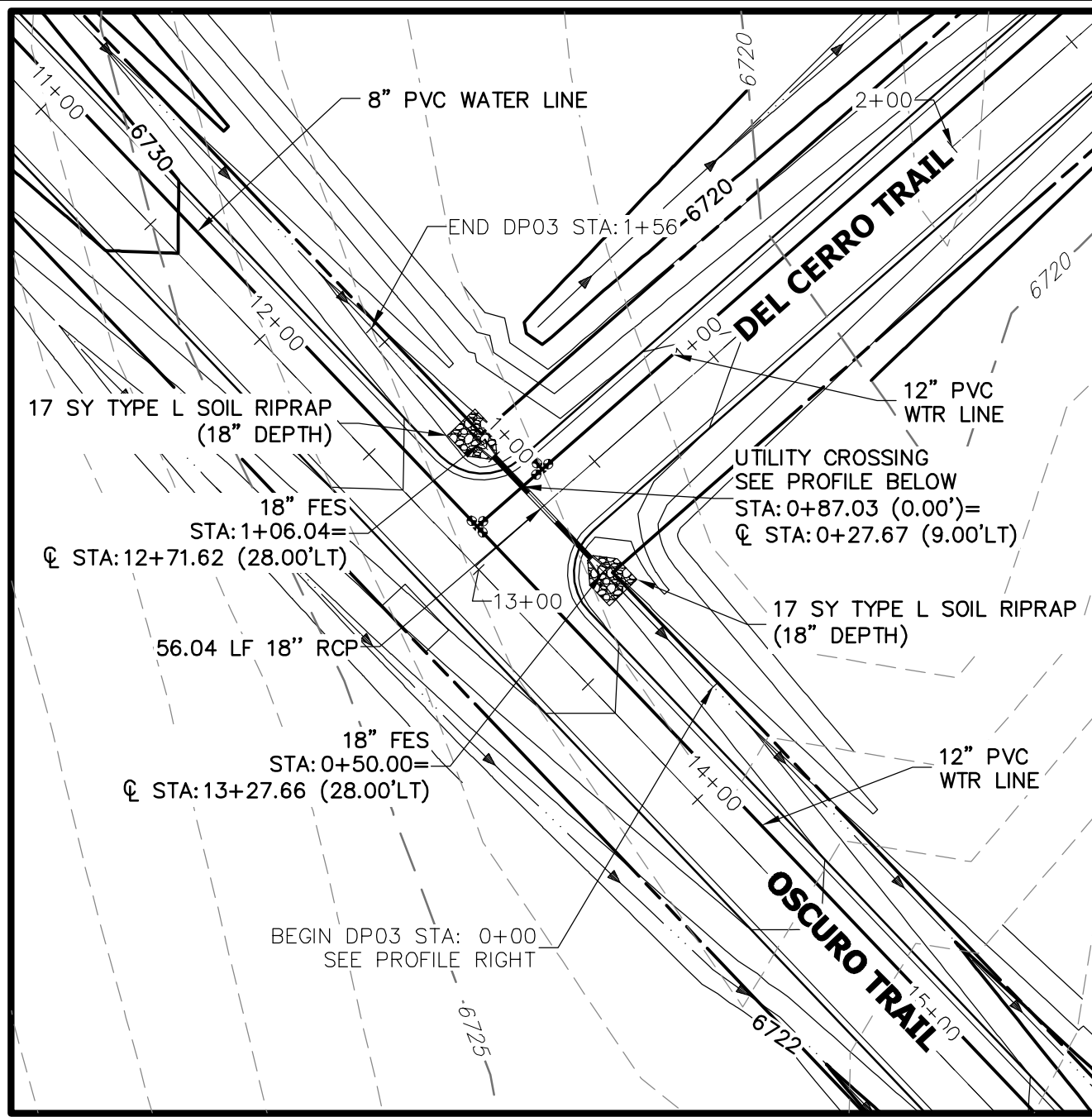


A1 CULVERT - PLAN

DP01 PROFILE
STA 0+00.00 TO 1+73.19

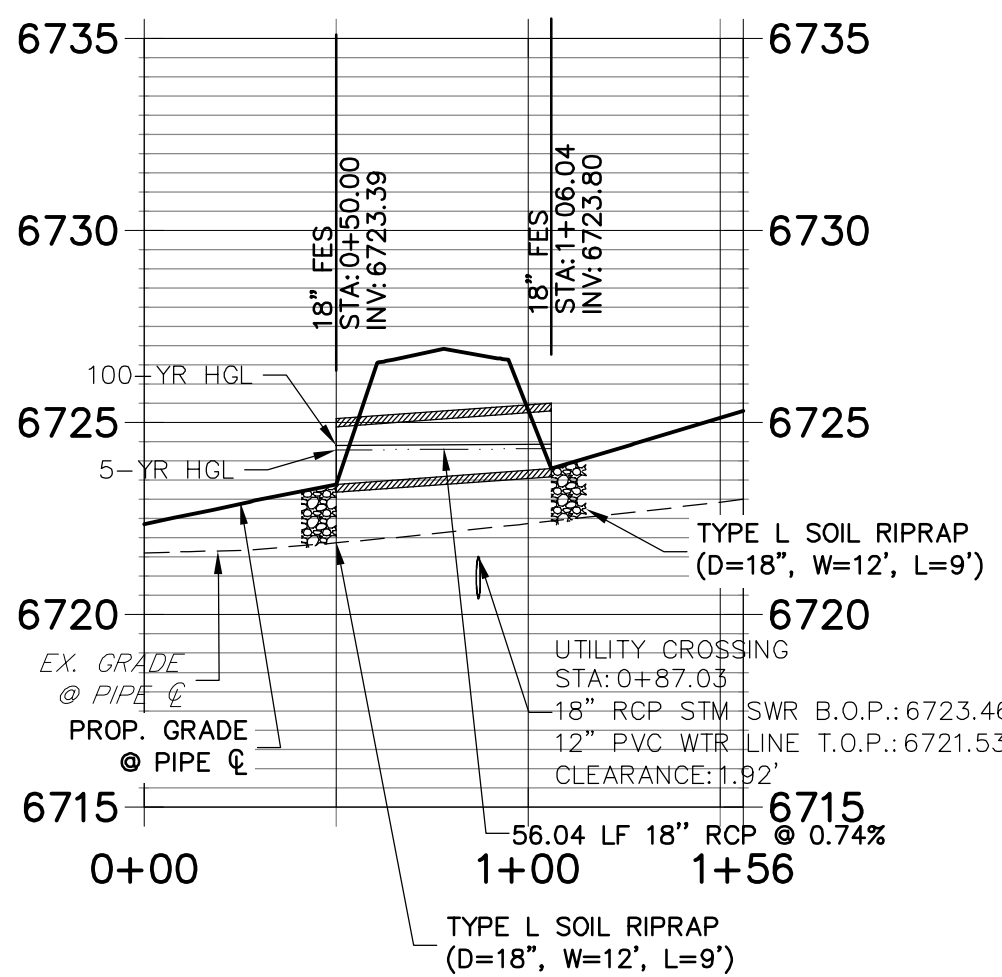


A1 CULVERT - PROFILE

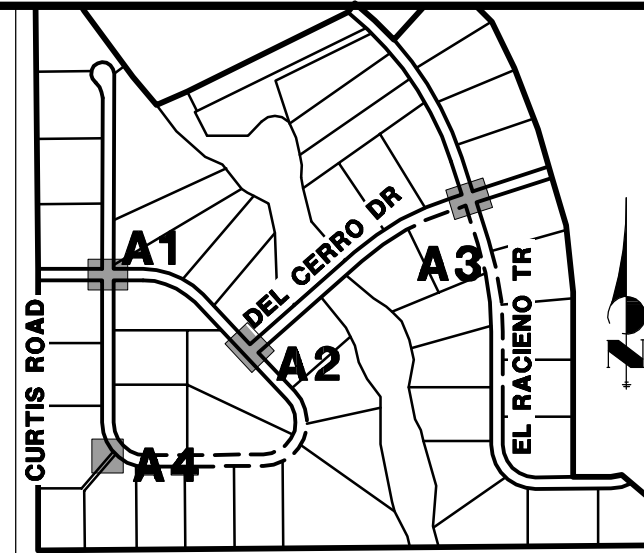


A2 CULVERT - PLAN

DP03 PROFILE
STA 0+00.00 TO 1+56.04



A2 CULVERT - PROFILE



KEY MAP
N.T.S.

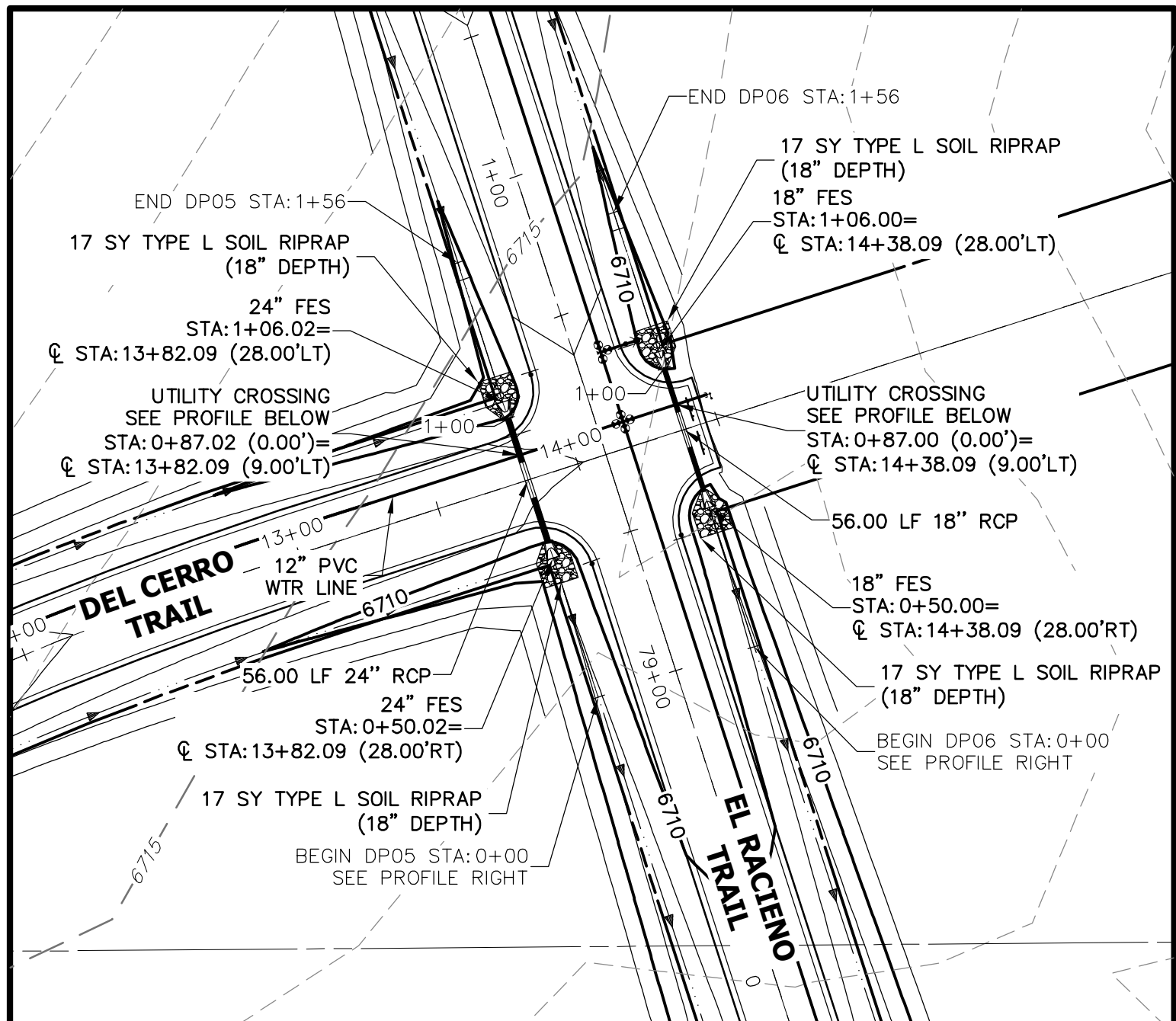
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Westran Company

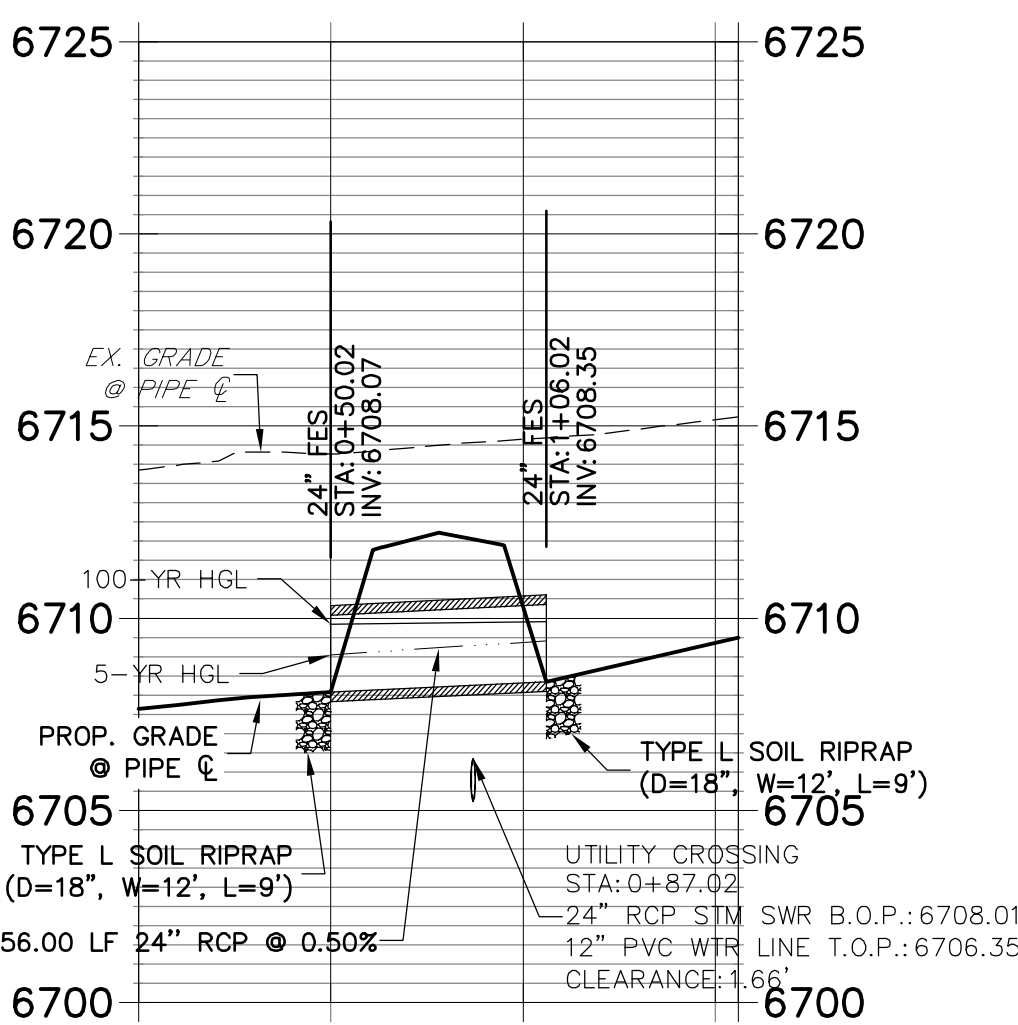
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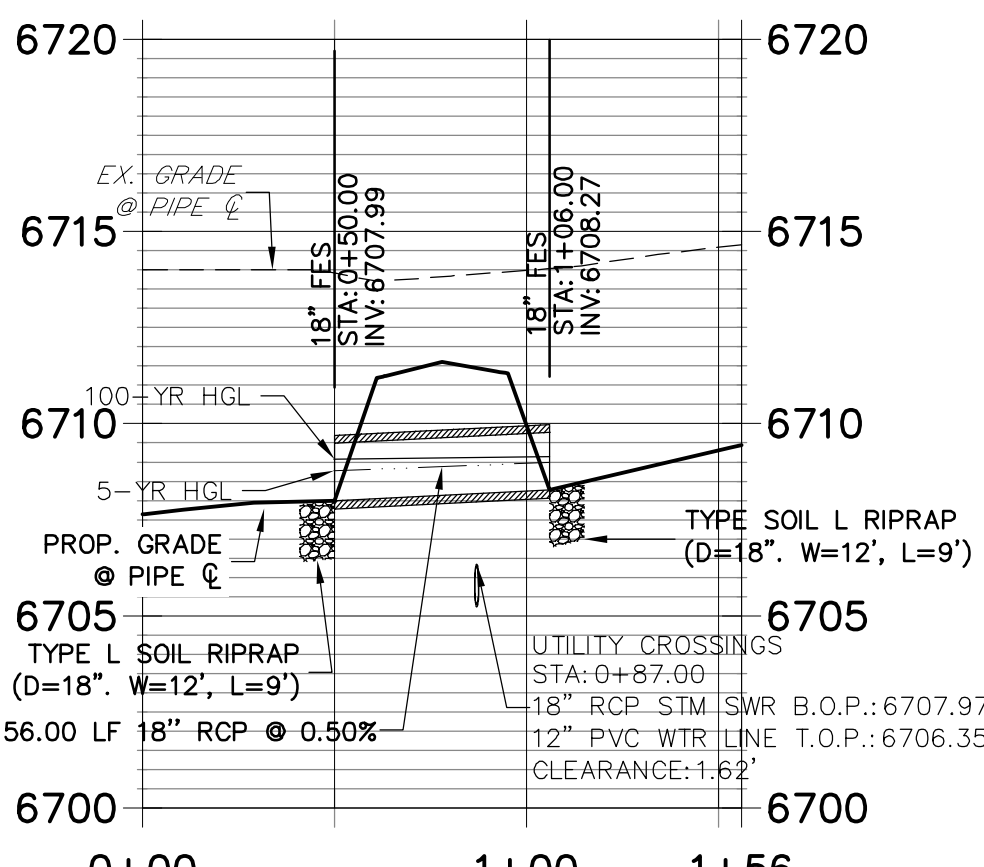
A3 CULVERT - PLAN

DP05 PROFILE
STA 0+00.00 TO 1+56.04

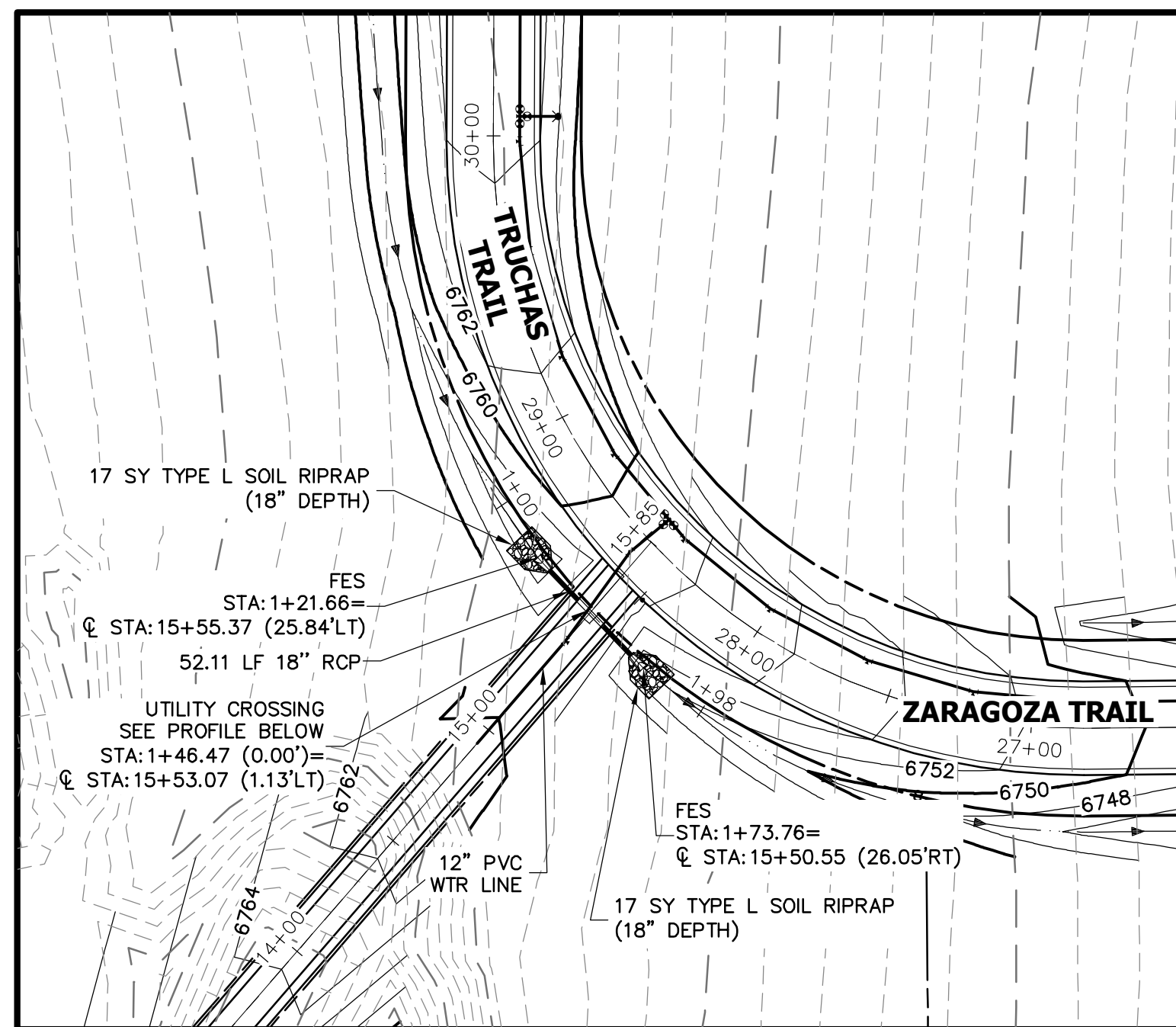


A3 CULVERT - PROFILE

DP06 PROFILE
STA 0+00.00 TO 1+56.00

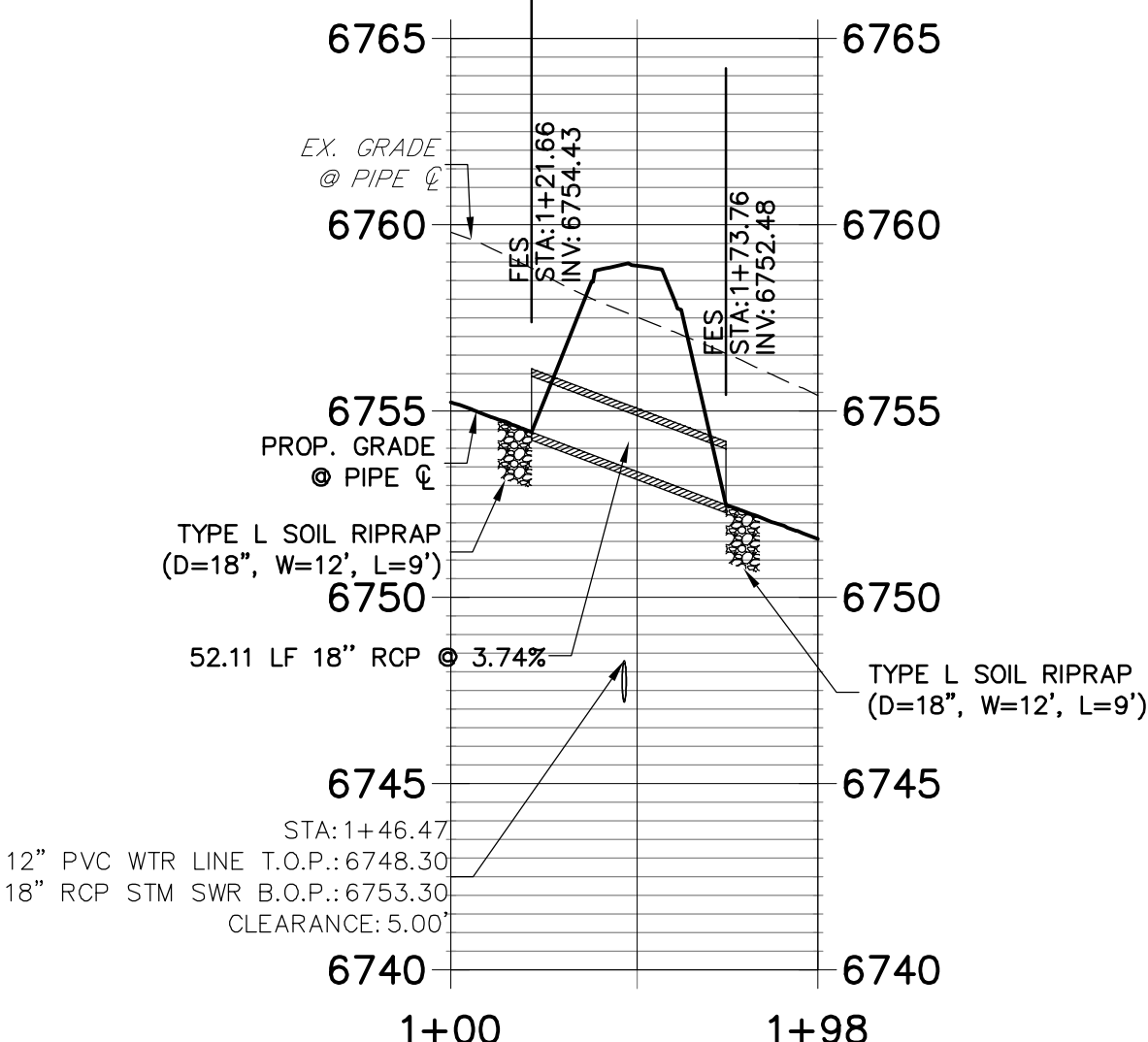


A3 CULVERT - PROFILE



A4 CULVERT - PLAN

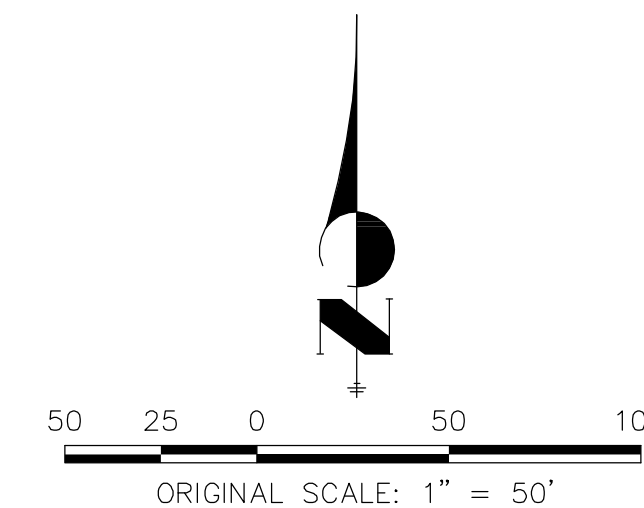
DP12 PROFILE
STA 1+00.00 TO 1+98.44



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.



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ENGINEER'S STATEMENT

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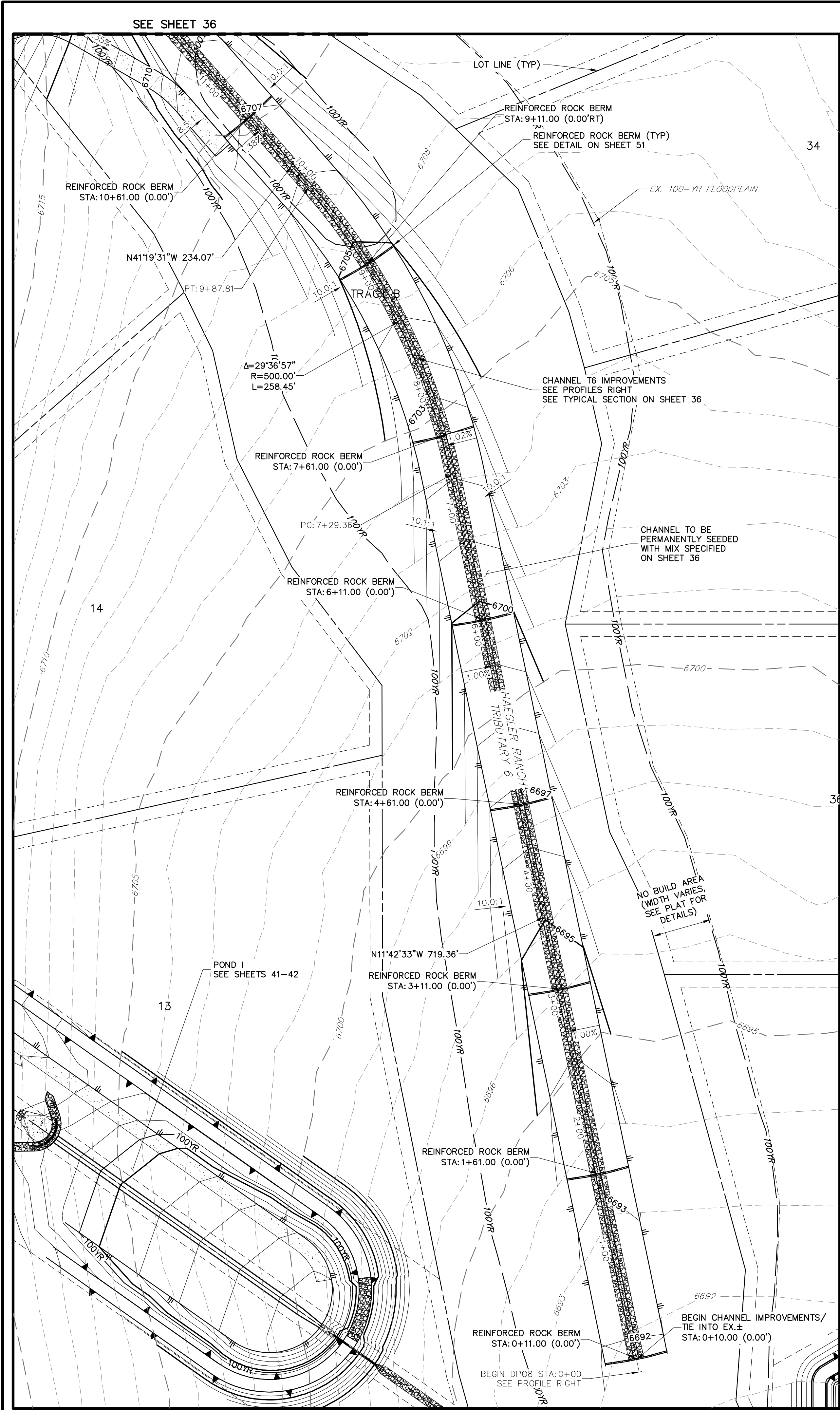
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH -
FILING 1
STORM SEWER PLAN AND
PROFILE

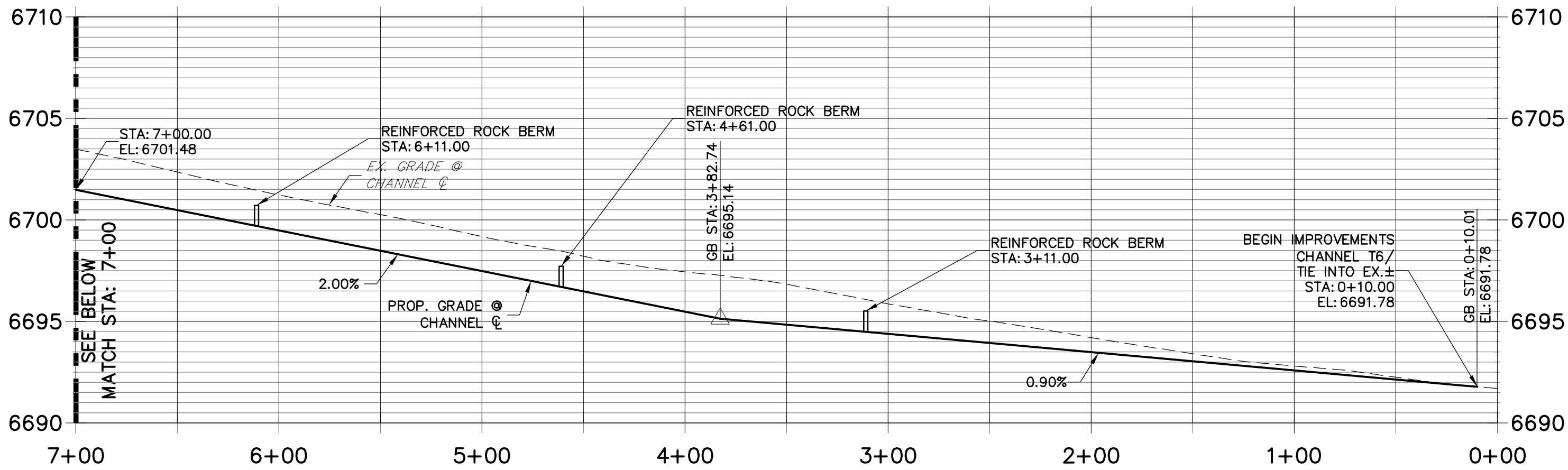
SHEET 34 OF 51

JOB NO. 2514202

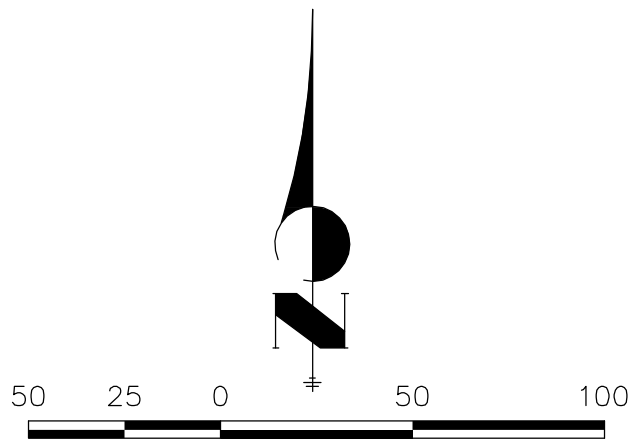
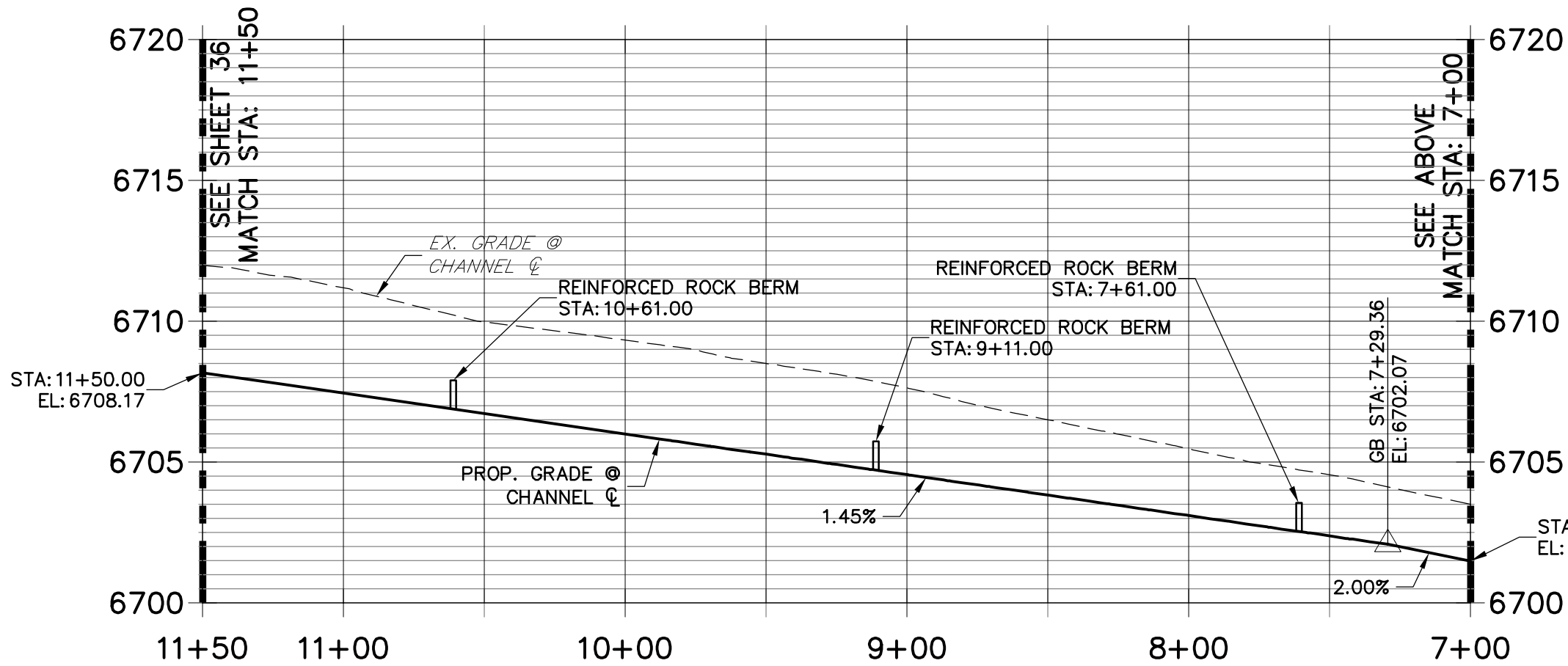
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DP08 PROFILE
STA 0+00.00 TO 7+00.00



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



ENGINEER'S STATEMENT

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

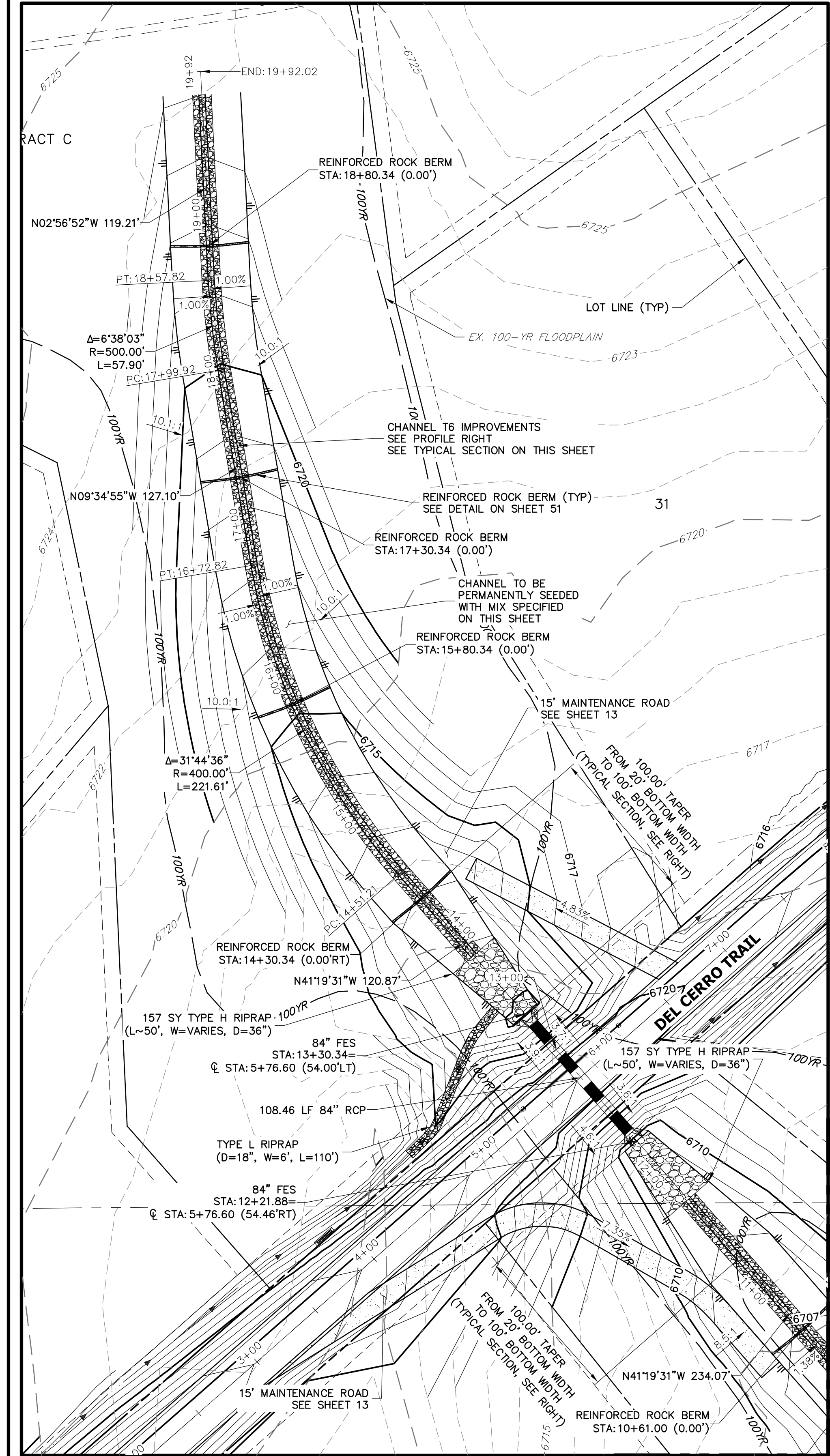
FOR AND ON BEHALF OF JR ENGINEERING



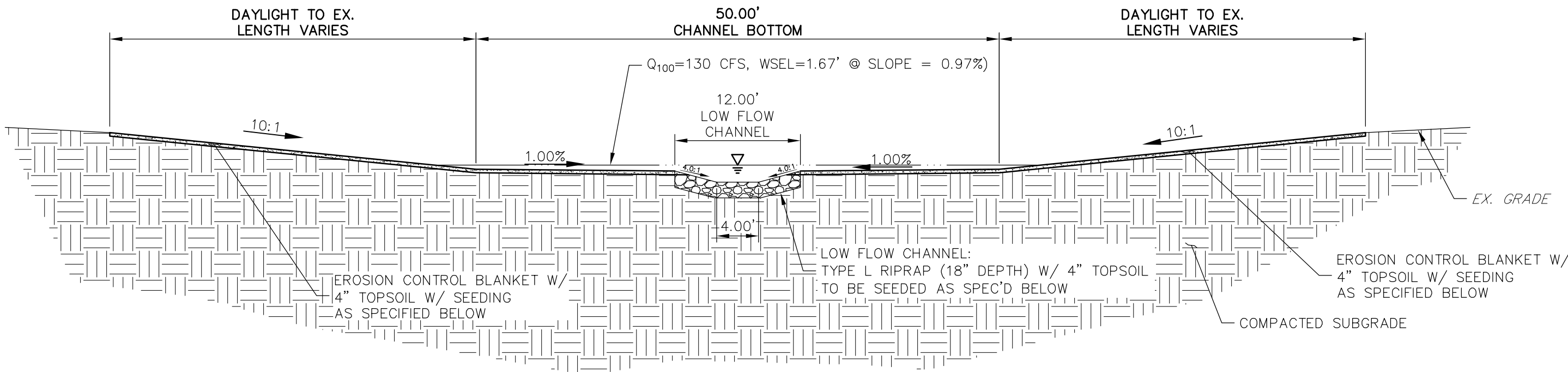
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DATE 4/30/20

PREPARED FOR		BY		DATE	
ROI PROPERTY GROUP, LLC					
2495 RIGDON STREET					
NAPA, CALIFORNIA					
(707) 365-6891					
BRADY WILLIAMS					
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SADDLEHORN RANCH -					
FILING 1					
CHANNEL T6 IMPROVEMENTS					
- PLAN AND PROFILE					
SHEET 35 OF 51					
JOB NO. 2514202					

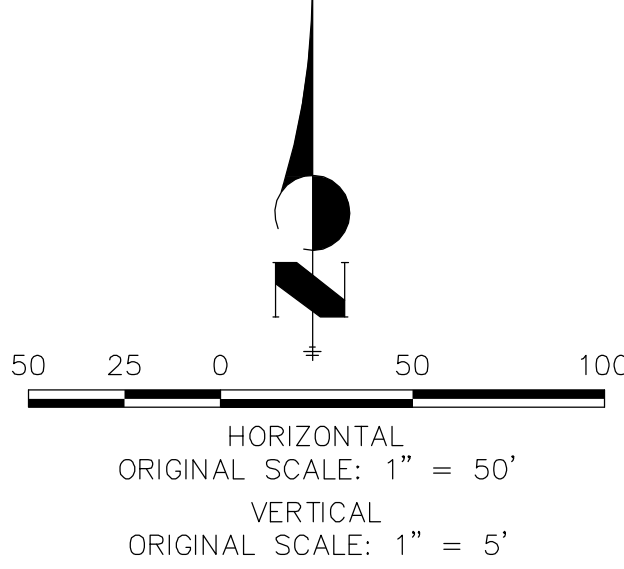
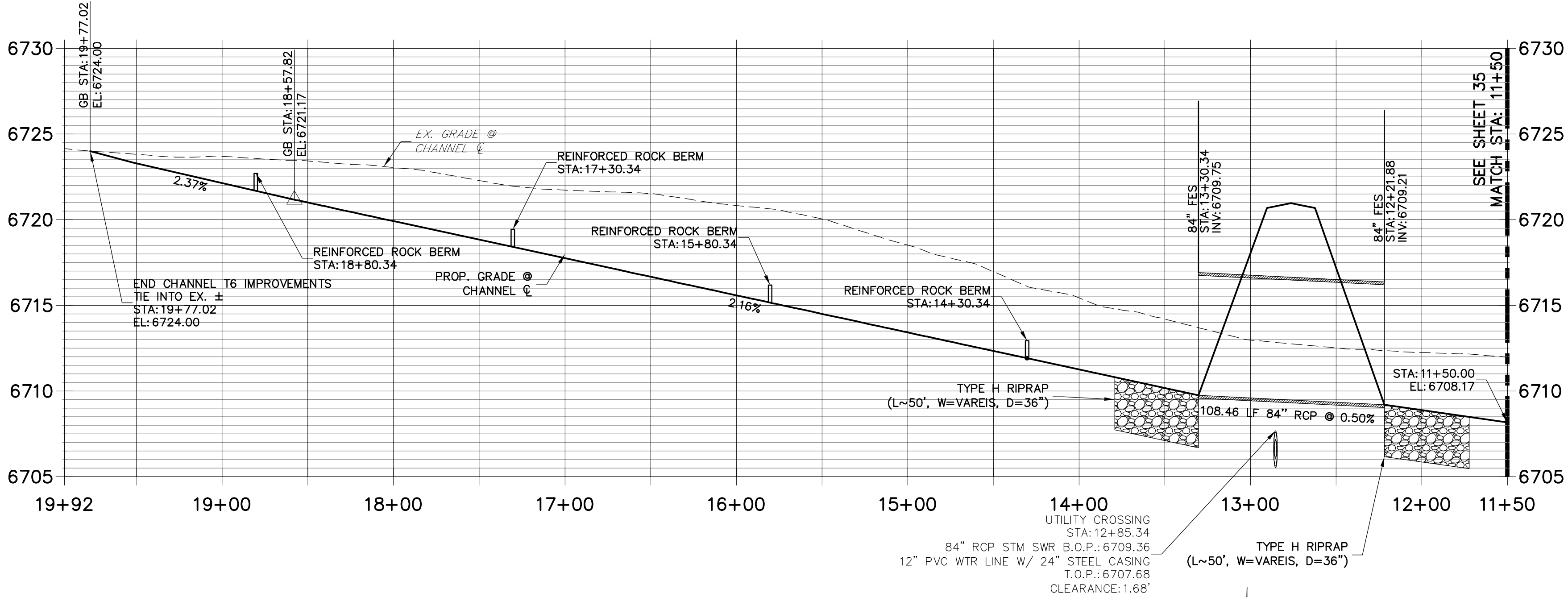


SEE SHEET 35



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

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



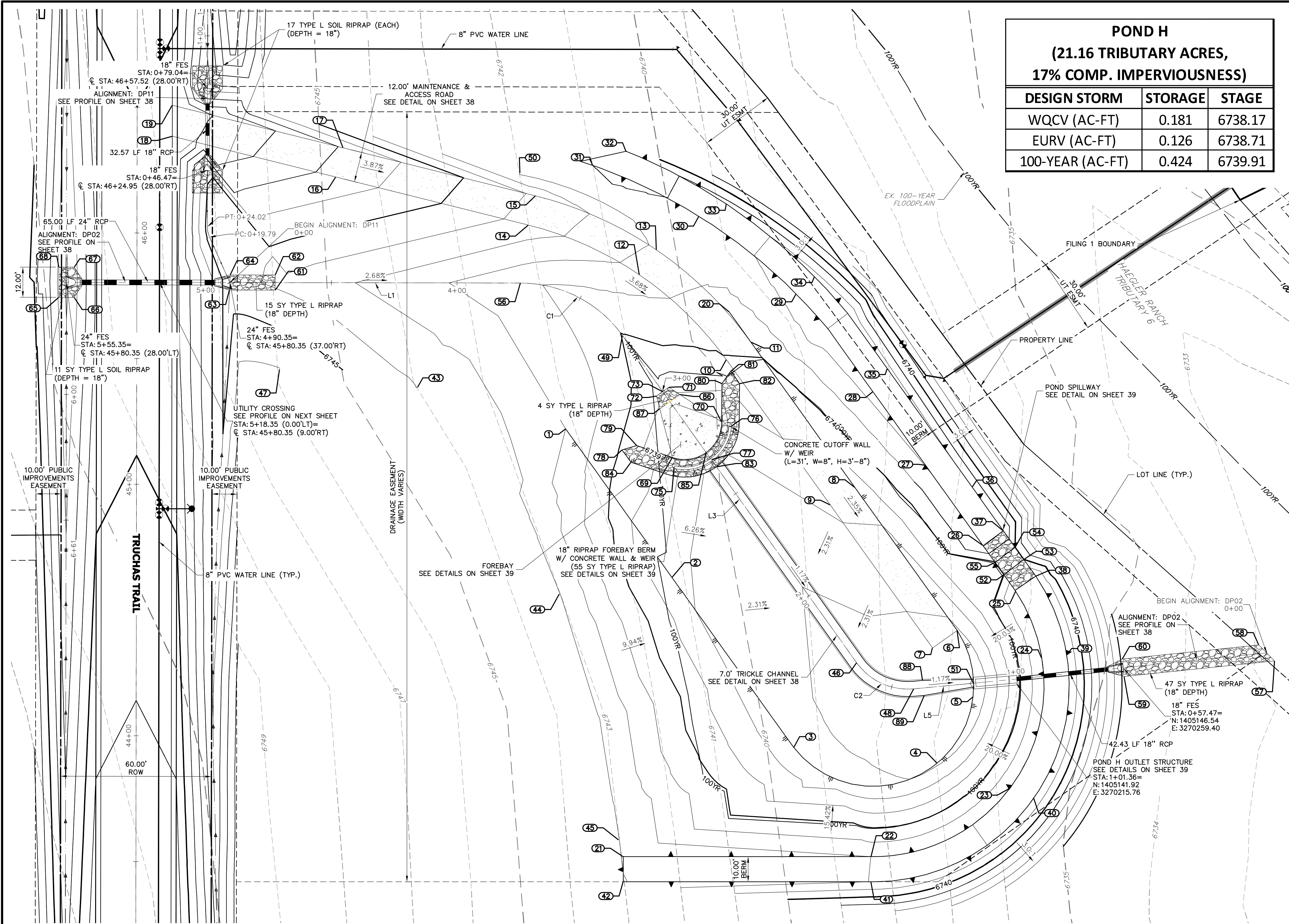
ENGINEER'S STATEMENT

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

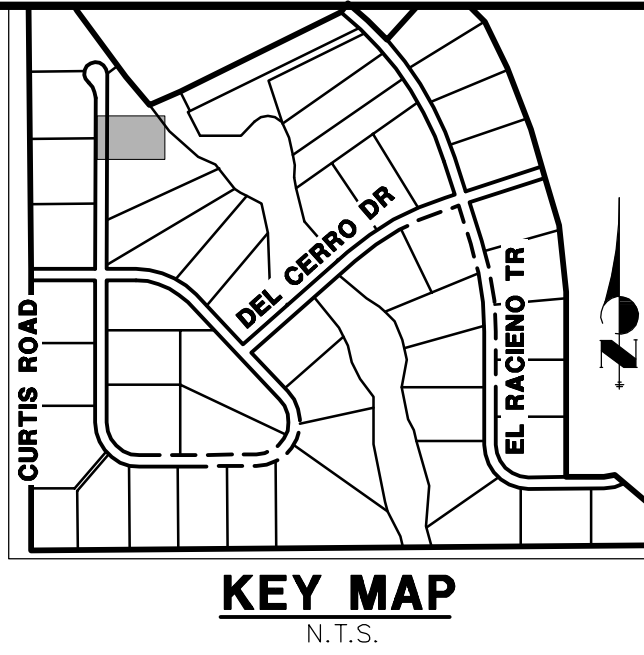
DATE 11/30/20
32314
LOCAL ENGINEER

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PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
J.R. ENGINEERING A Westrian Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-497-9888 • www.jrengineering.com	
BY DATE	REVISION
1"=50' H-SCALE	1"=5' V-SCALE
DATE 05/07/20	DESIGNED BY NQJ
DRAWN BY NQJ	CHECKED BY
SADDLEHORN RANCH - FILING 1 CHANNEL T6 IMPROVEMENTS - PLAN AND PROFILE	
SHEET 36 OF 51	JOB NO. 2514202

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



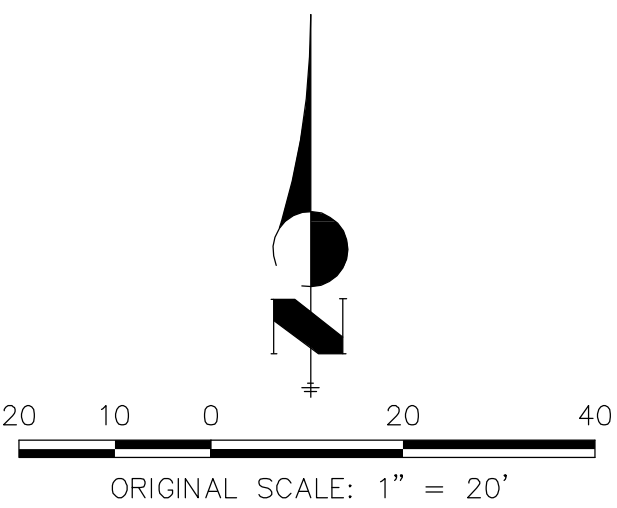
LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	S89°54'25"E	115.62'	C1	54°19'02"	50.00'	47.40'
L3	S35°35'22"E	160.10'	C2	59°49'39"	25.00'	26.10'
L5	N84°34'58"E	23.93'				

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

GRADING POINT NOTES

1. GRADING POINTS CONTINUED ON NEXT PAGE.

POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N:1405241.57 E:3270037.69	6742.00	9	ACCESS ROAD	N:1405211.35 E:3270142.94	6738.21	17	ACCESS ROAD	N:1405353.39 E:3269949.15	6746.92	25	SPILLWAY TOP	N:1405330.97 E:3270101.71	6742.00	33	TOP	N:1405330.97 E:3270101.71	6741.49
2	TOE	N:1405182.52 E:3270079.95	6738.19	10	ACCESS ROAD	N:1405269.05 E:3270101.64	6739.94	18	ACCESS ROAD/EOA	N:1405357.98 E:3269981.21	6749.60	26	SPILLWAY TOP	N:1405195.23 E:3270136.73	6742.00	34	TOP	N:1405301.96 E:3270136.73	6742.55
3	TOE	N:1405114.87 E:3270128.36	6737.33	11	ACCESS ROAD	N:1405276.03 E:3270111.40	6740.18	19	ACCESS ROAD/EOA	N:1405370.35 E:3269981.23	6749.73	27	TOP	N:1405227.15 E:3270180.82	6742.04	35	TOP	N:1405265.45 E:3270165.71	6742.42
4	TOE	N:1405108.65 E:3270185.42	6736.83	12	ACCESS ROAD	N:1405302.86 E:3270067.02	6741.63	20	TOE	N:1405288.13 E:3270102.75	6740.57	28	TOP	N:1405256.32 E:3270159.94	6742.38	36	TOP	N:1405218.49 E:3270199.31	6742.00
5	TOE	N:1405134.86 E:3270199.75	6736.09	13	ACCESS ROAD	N:1405312.78 E:3270073.76	6741.86	21	TOP	N:1405071.40 E:3270060.60	6742.96	29	TOP	N:1405201.05 E:3270211.80	6742.53	37	SPILLWAY TOP	N:1405077.93 E:3270059.05	6743.00
6	ACCESS ROAD	N:1405161.43 E:3270193.42	6736.86	14	ACCESS ROAD	N:1405322.63 E:3270022.84	6743.61	22	TOP	N:1405326.05 E:3270090.72	6742.00	30	TOP	N:1405183.04 E:3270224.69	6742.00	46	LOW FLOW CHANNEL	N:1405148.51 E:3270153.48	6736.57
7	ACCESS ROAD	N:1405154.44 E:3270183.66	6736.62	15	ACCESS ROAD	N:1405334.27 E:3270025.75	6743.85	23	TOP	N:1405098.72 E:3270214.48	6742.00	31	TOP/TIE INTO EX±	N:1405346.43 E:3270048.45	6741.00	39	TOP	N:1405151.78 E:3270223.76	6742.00
8	ACCESS ROAD	N:1405218.33 E:3270152.70	6738.45	16	ACCESS ROAD	N:1405341.75 E:3269946.24	6746.68	24	TOP	N:1405150.41 E:3270227.06	6742.00	32	TOP/TIE INTO EX±	N:1405351.99 E:3270061.76	6740.47	40	TOP	N:1405094.64 E:3270223.76	6742.00



EPC 5/6/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

32314
DATE 11/30/20

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AGENCIES, OR ENGINEERING
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2495 RIGDON STREET
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BRADY WILLIAMS

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No.	REVISION	BY	DATE
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SADDLEHORN RANCH -
FILING 1
POND H GRADING PLAN

SHEET 37 OF 51

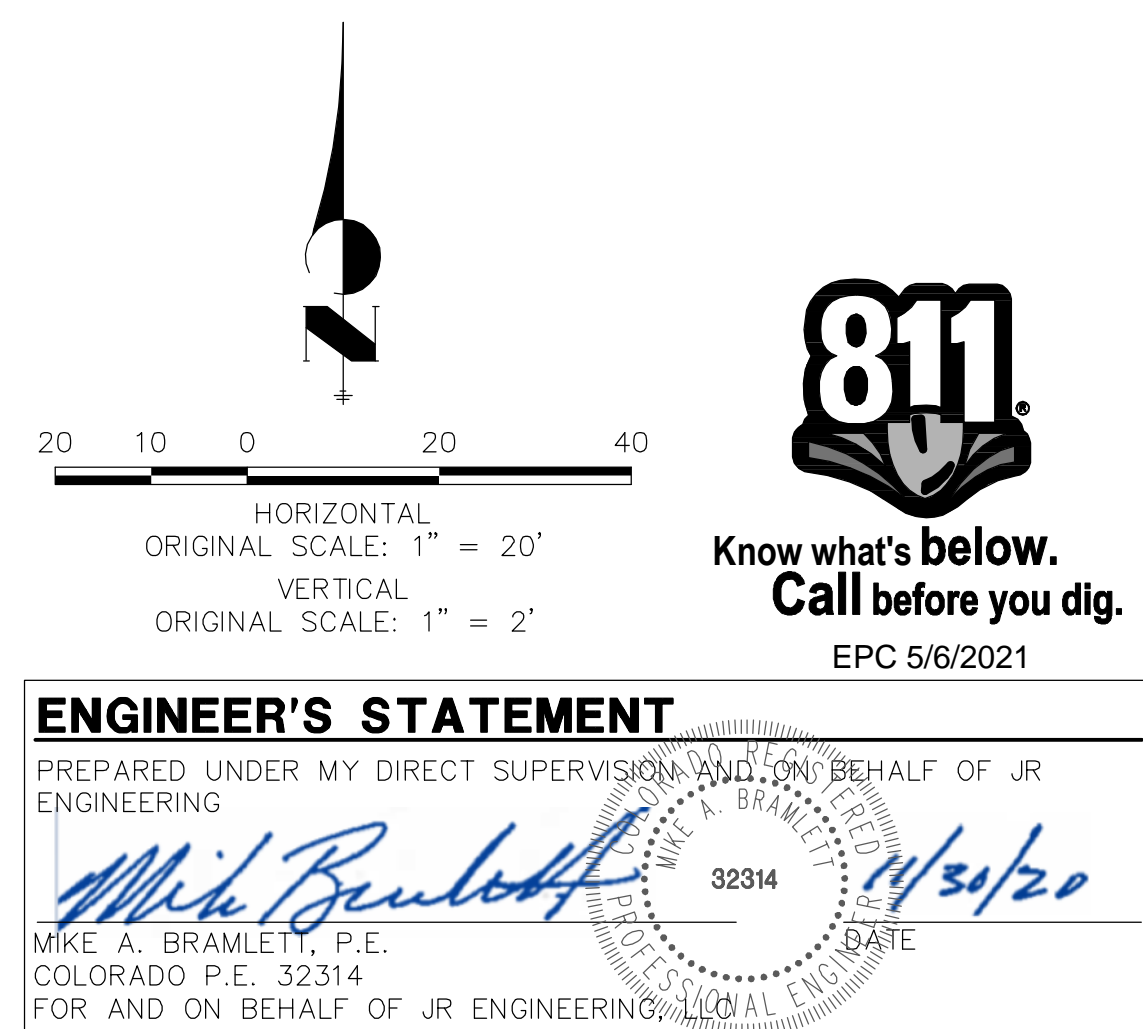
JOB NO. 2514202


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

Key features and labels include:

- EX. GRADE:** Existing ground line, shown as a dashed line.
- PROPOSED GRADE ALONG ALIGNMENT:** Proposed road grade, shown as a solid line.
- 18" FES:** 18-inch Finished Elevation Surface, marked at STA: 0+48.47 (INV: 6745.09) and STA: 0+69.04 (INV: 6745.63).
- 12.00' ACCESS ROAD:** Width of the access road.
- 100-YR HGL:** 100-year High Ground Line, indicated by a dashed line.
- 5-YR HGL:** 5-year High Ground Line, indicated by a solid line.
- TYPE L SOIL RIPRAP (L~9', W=12', D=18"):** Two areas of soil riprap are shown, one on the left and one on the right of the proposed grade.
- 32.57 LF 18" RCP @ 1.66%:** A section of 18-inch Reinforced Concrete Pipe (RCP) with a length of 32.57 feet and a slope of 1.66%.
- 1.62%:** Slope of the proposed grade from station 0+00 to the first riprap area.
- 1.66%:** Slope of the proposed grade from the end of the RCP to station 1+00.1+12.

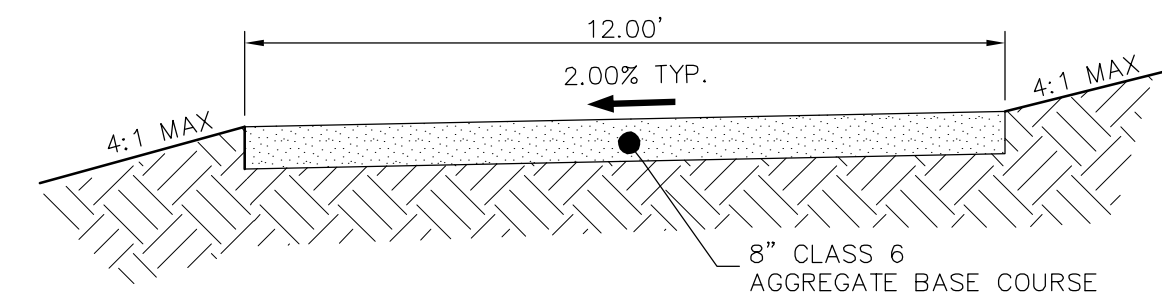
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
69	EDGE OF CONCRETE	N: 1405230.18 E: 3270080.14	6737.86
70	EDGE OF CONCRETE	N: 1405244.35 E: 3270099.72	6737.85
71	EDGE OF RIPRAP	N: 1405258.14 E: 3270078.71	6739.22
72	EDGE OF RIPRAP	N: 1405254.65 E: 3270073.83	6739.22
73	TRICKLE CHANNEL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



 <p>J-R ENGINEERING A Western Company</p> <p>Central 303-740-9939 • Colorado Springs 719-590-2993 Fort Collins 970-491-9938 • www.jrengineering.com</p>	<p>PREPARED FOR</p> <p>ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REMOVING AGENCIES, JR. ENGINEERING SHALL NOT BE HELD RESPONSIBLE FOR THE PURPOSES ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>
--	---	---

H-SCALE	1"=20'	No.	REVISION	BY	DATE
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	



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

15.50'

FOREBAY BERM
CONCRETE CUT OFF WALL
SEE GRADING POINTS ON SHEETS 35-36

37"

1.00'

0.72'

15.50'

1.50'

0.67'


POND H FOREBAY WEIR

N.T.S.

POND H FOREBAY WEIR
N.T.S.



SADDLEHORN RANCH - FILING 1	H-SCALE	NTS	No.	REVISION	BY	DATE
	V-SCALE	NTS				
	DATE					
	05/07/20					
POND H DETAILS	DESIGNED BY	NQJ				
	DRAWN BY	NQJ				
	CHECKED BY					
SHEET	39	OF	51			
JOB NO.	2514202					

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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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ENGINEERING

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

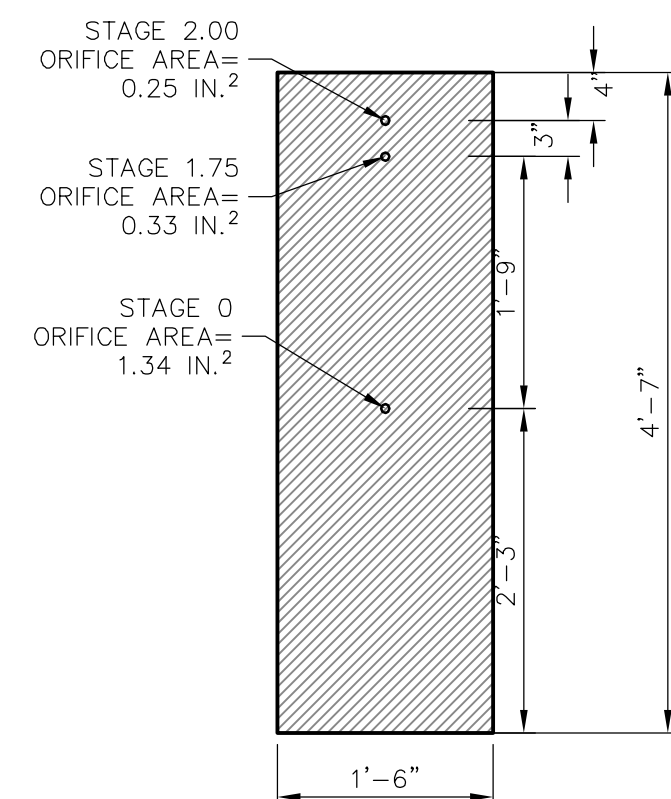
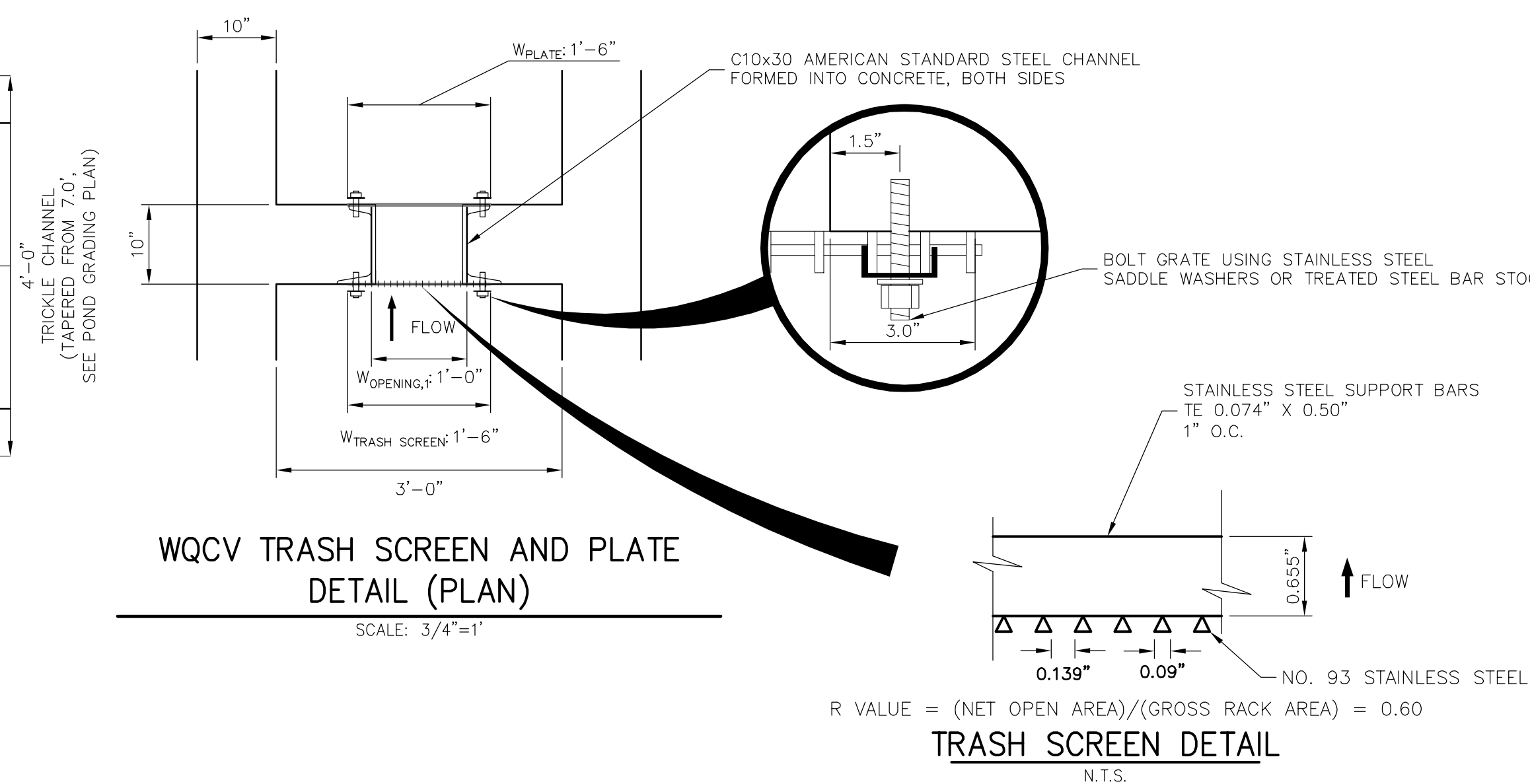
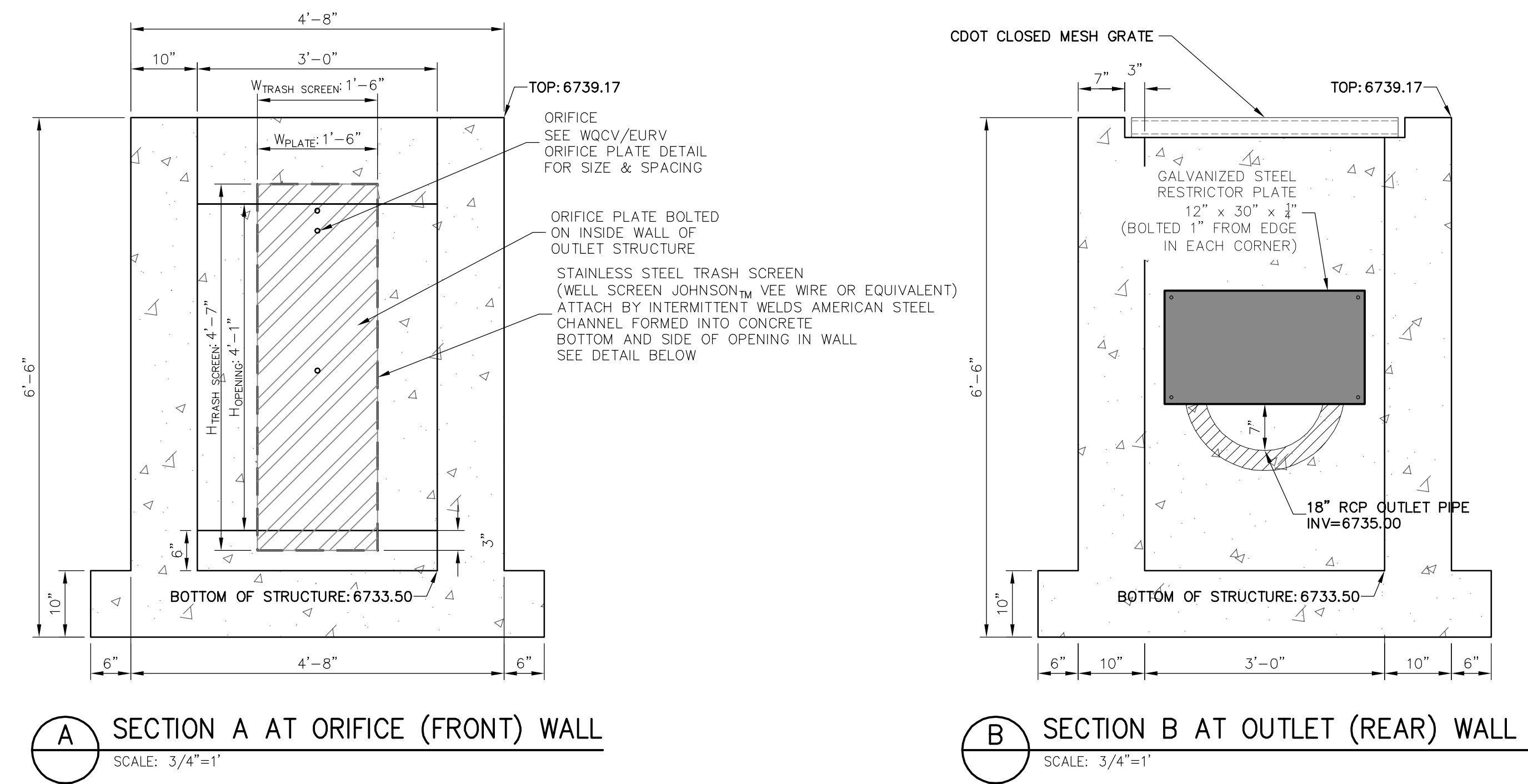
SADDLEHORN RANCH –
FILING 1

PODDLEHORN RANCH
FILING 1

POND H DETAILS

SHEET 39 OF 51

JOB NO. 2514202



EPC 5/6/2021

ENGINEER'S STATEMENT

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

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

FOR AND ON BEHALF OF JR ENGINE

PREPARED FOR

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

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BY	DATE
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No.	REVISION
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H-SCALE

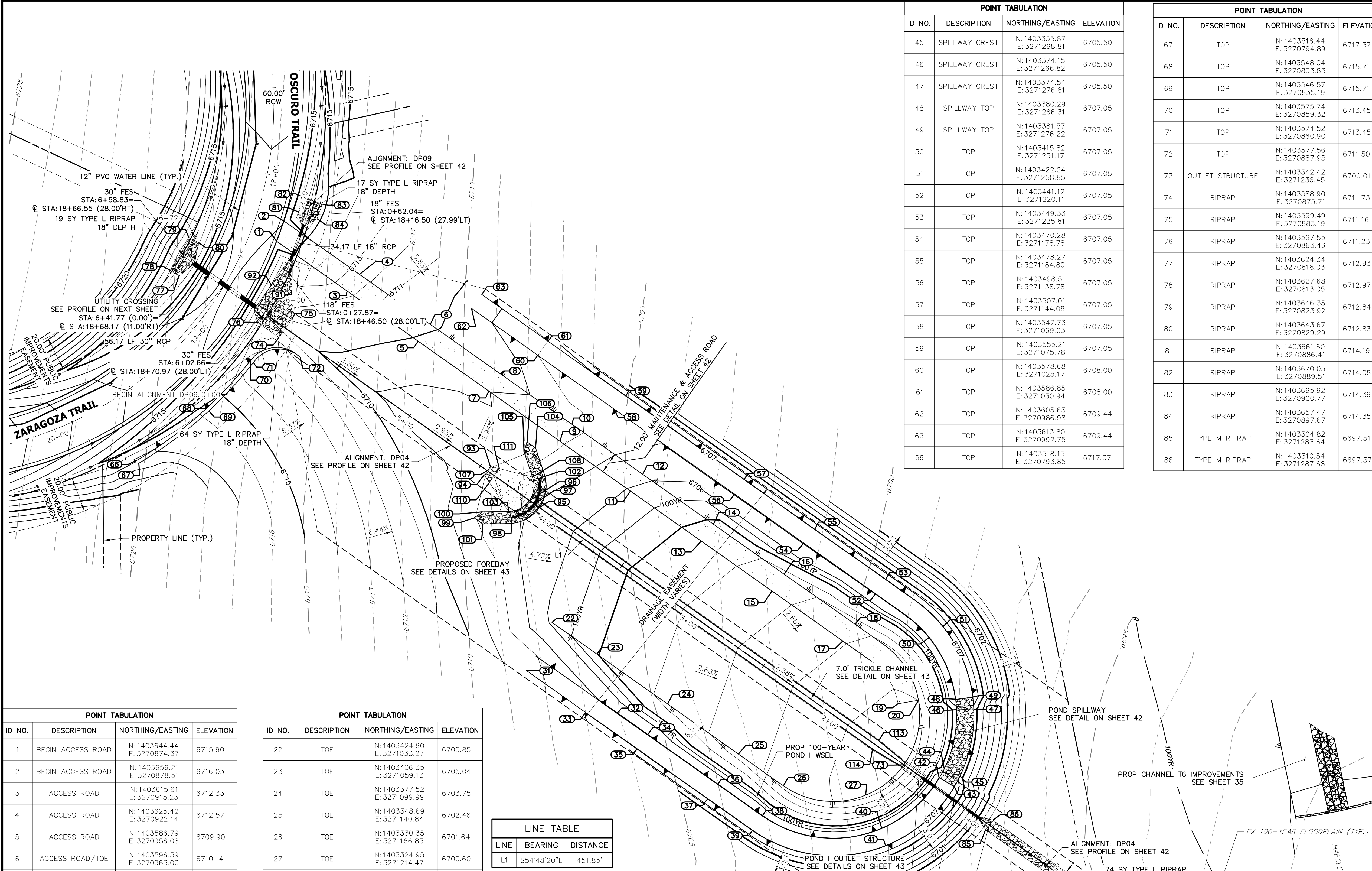
HORN RANCH -
FILING 1

SHEET 40 OF 51

JOB NO. 2514202

JOB NO. 2514202

JOB NO. 2514202



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

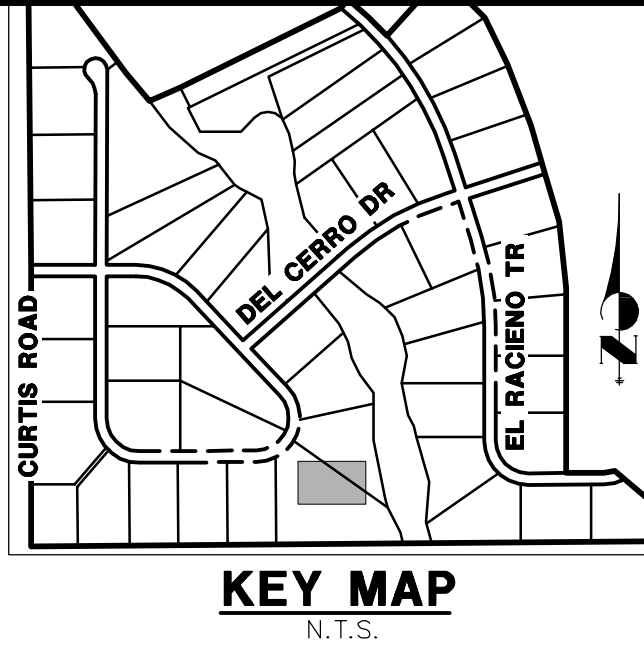
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
22	TOE	N: 1403424.60 E: 3271033.27	6705.85
23	TOE	N: 1403406.35 E: 3271059.13	6705.04
24	TOE	N: 1403377.52 E: 3271099.99	6703.75
25	TOE	N: 1403348.69 E: 3271140.84	6702.46
26	TOE	N: 1403330.35 E: 3271166.83	6701.64
27	TOE	N: 1403324.95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

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

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

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

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



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

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

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

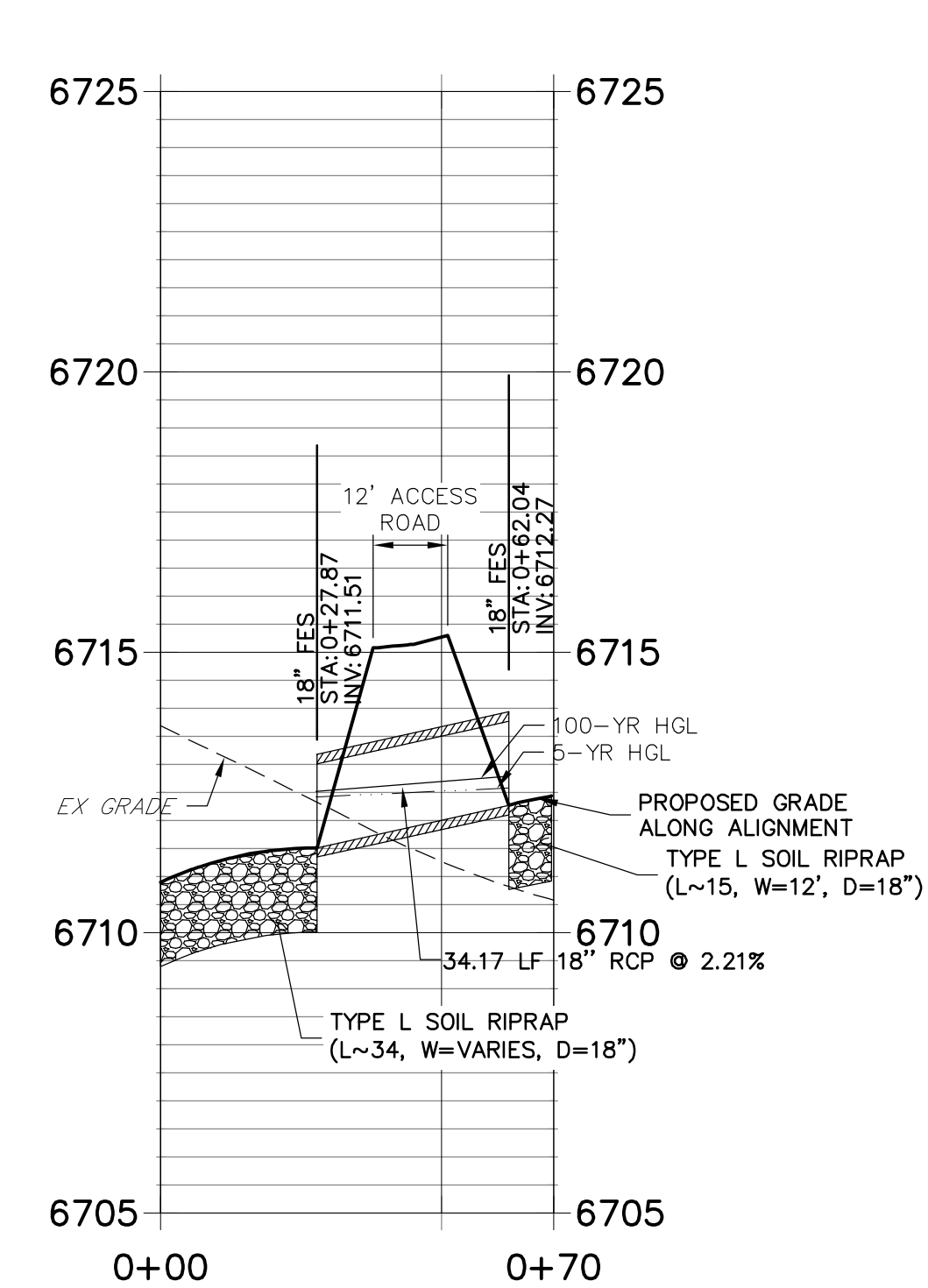
30 15 0 30
ORIGINAL SCALE: 1" = 30'

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

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

DP09 PROFILE
STA 0+00.00 TO 0+70.00



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



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, LOCAL #10

32314 11/30/12

DATE

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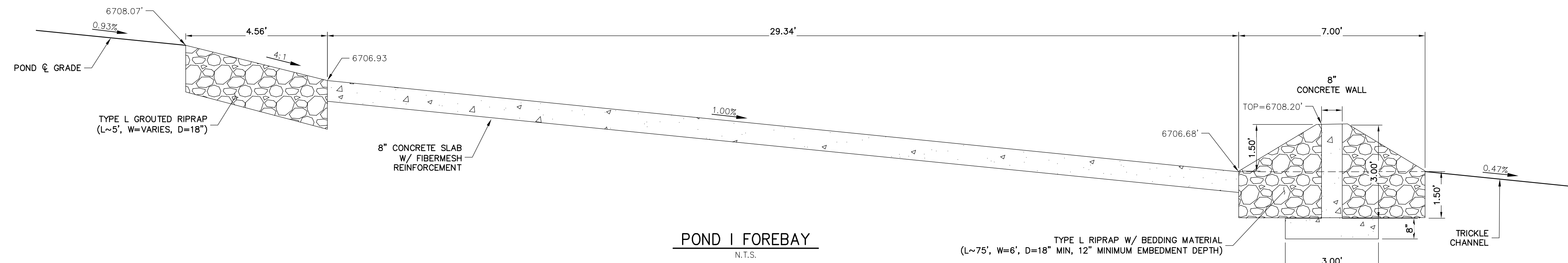
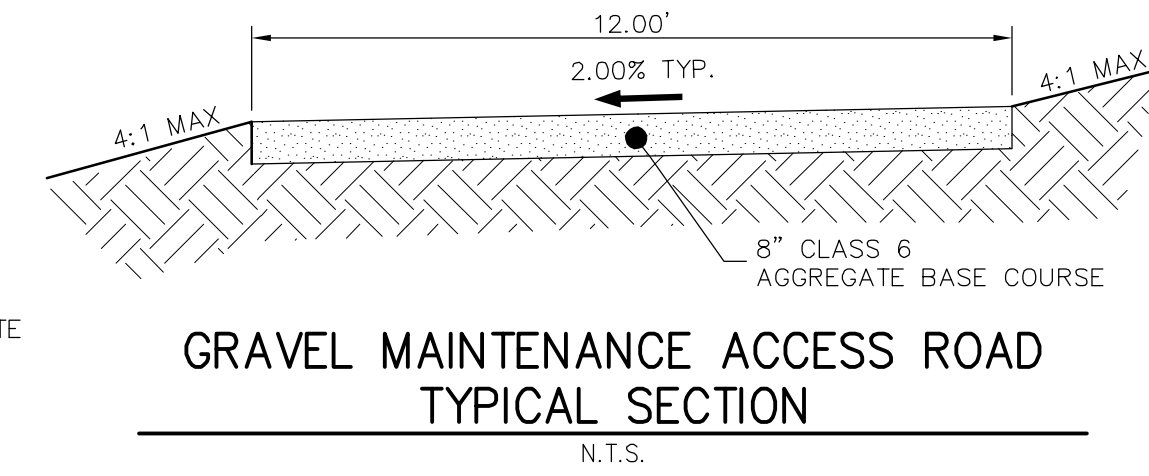
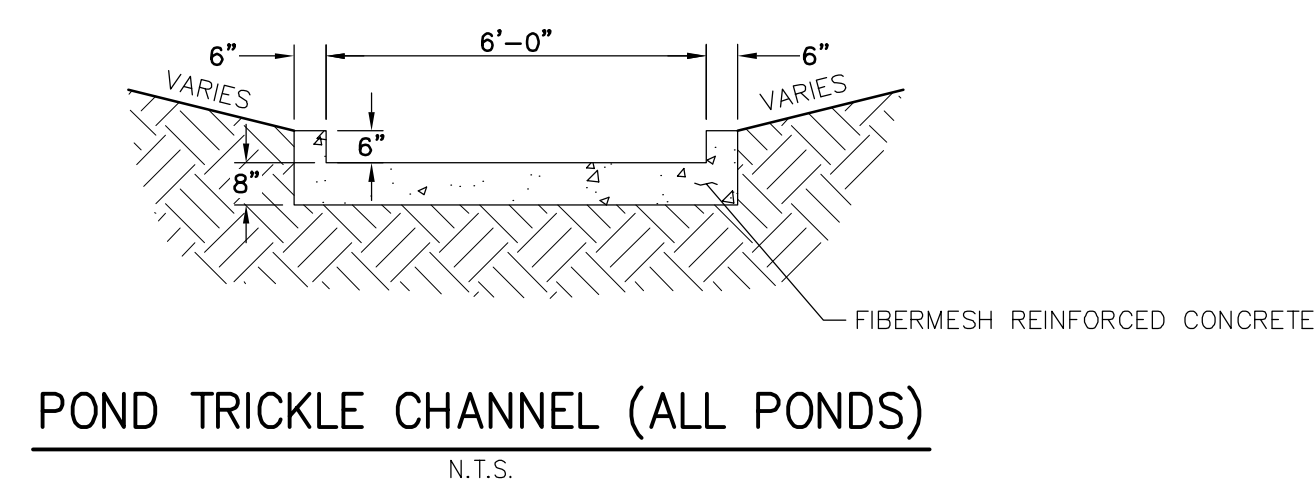
10.	REVISION
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SHEET	42	OF	51
JOB NO.	2514202		

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NAPA, CALIFORNIA
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BRADY WILLIAMS

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

SADDLEHORN RANCH -

FILING 1

POND | DETAILS

SHEET 4.3 OF 51

JOB NO. 2514202

EPC 5/6/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

M. I. R.

NAME: BRANDETTE

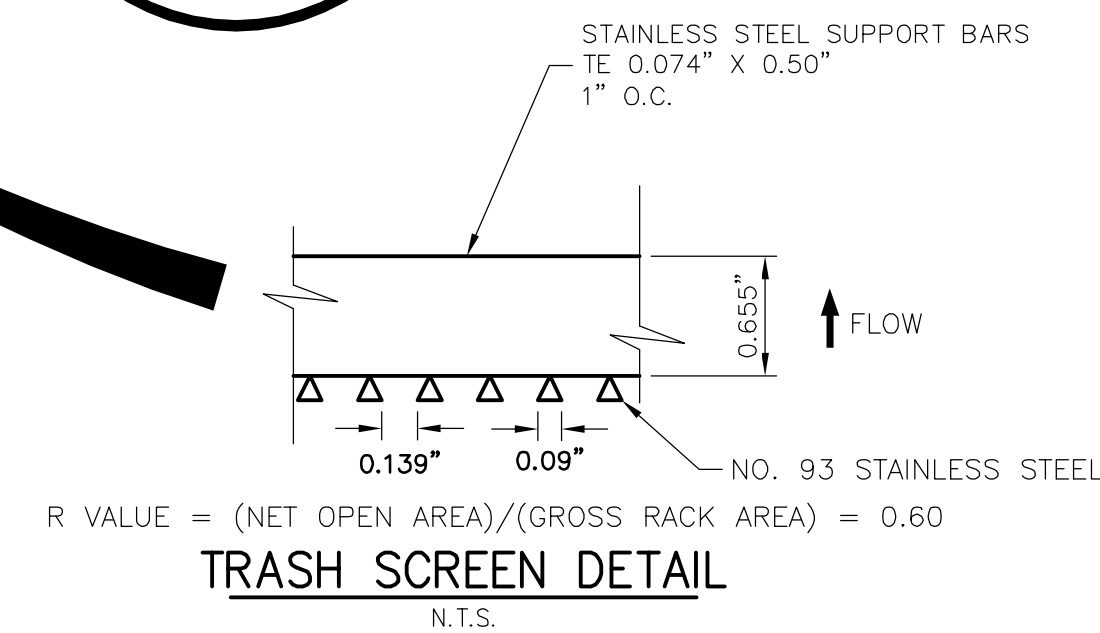
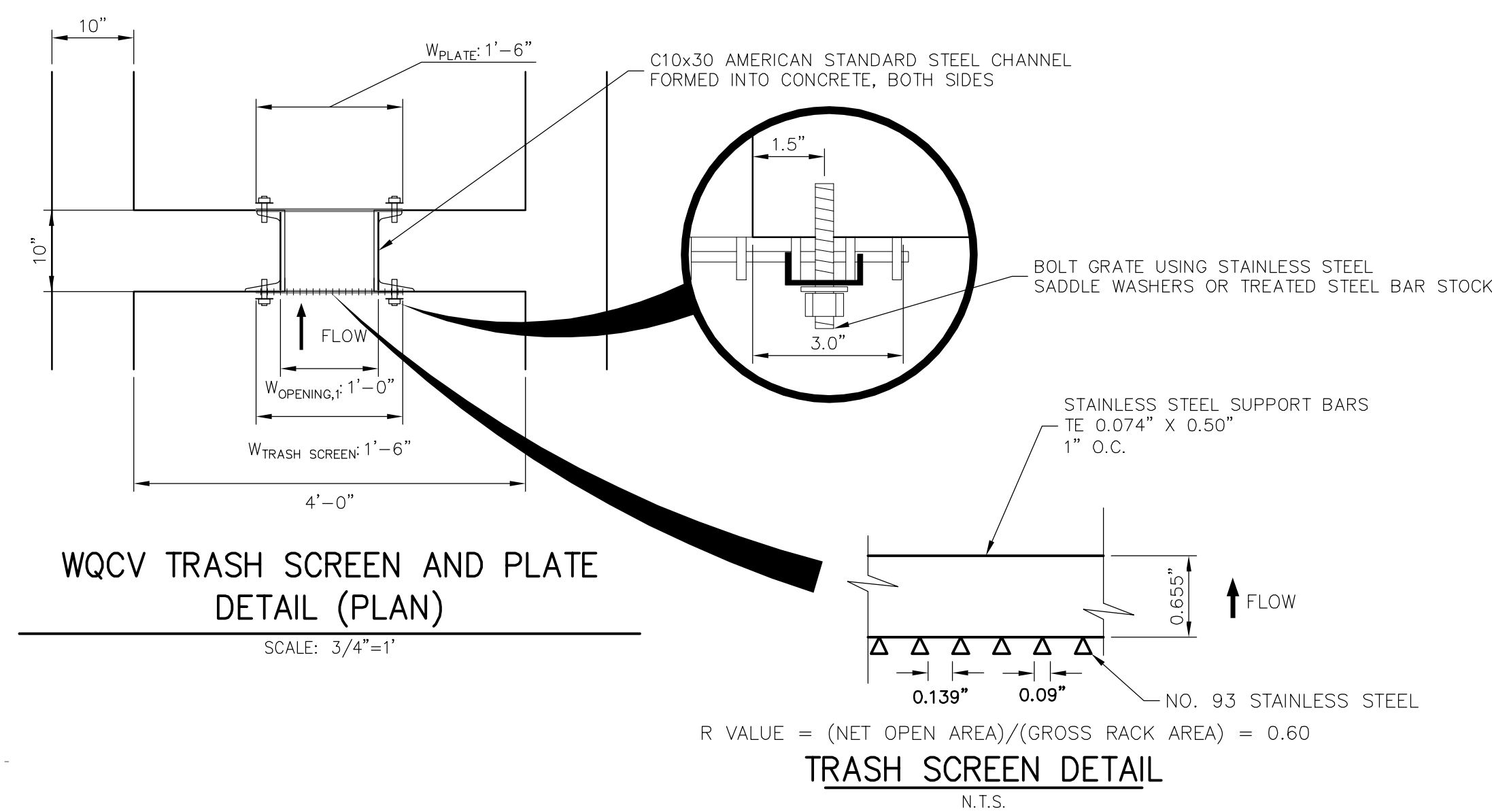
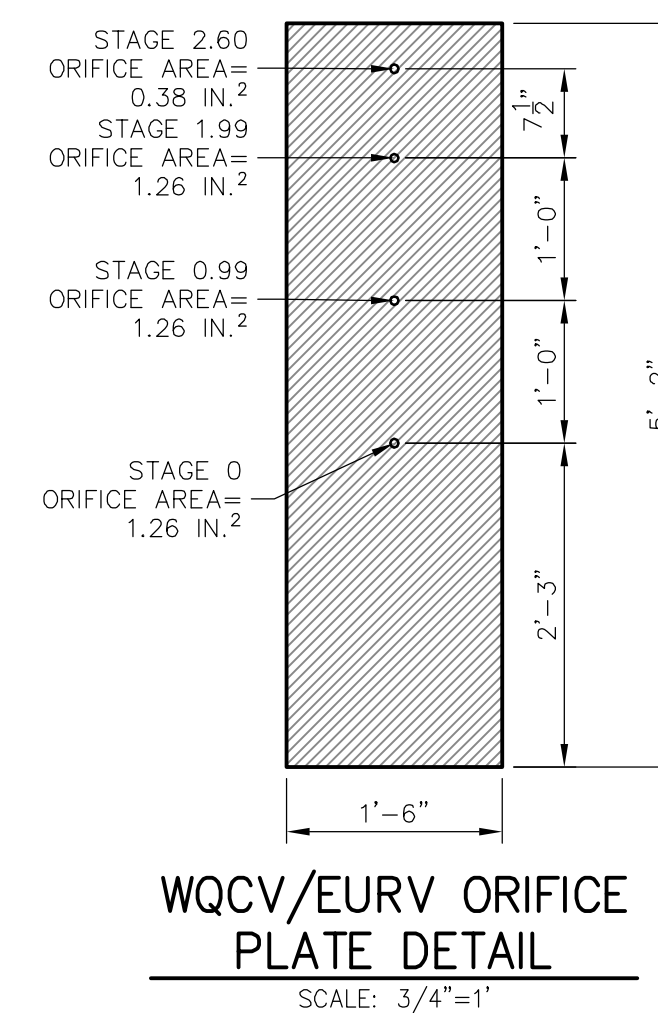
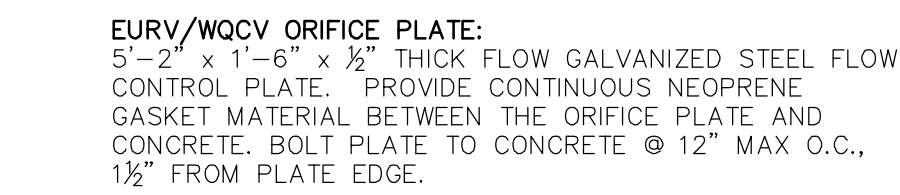
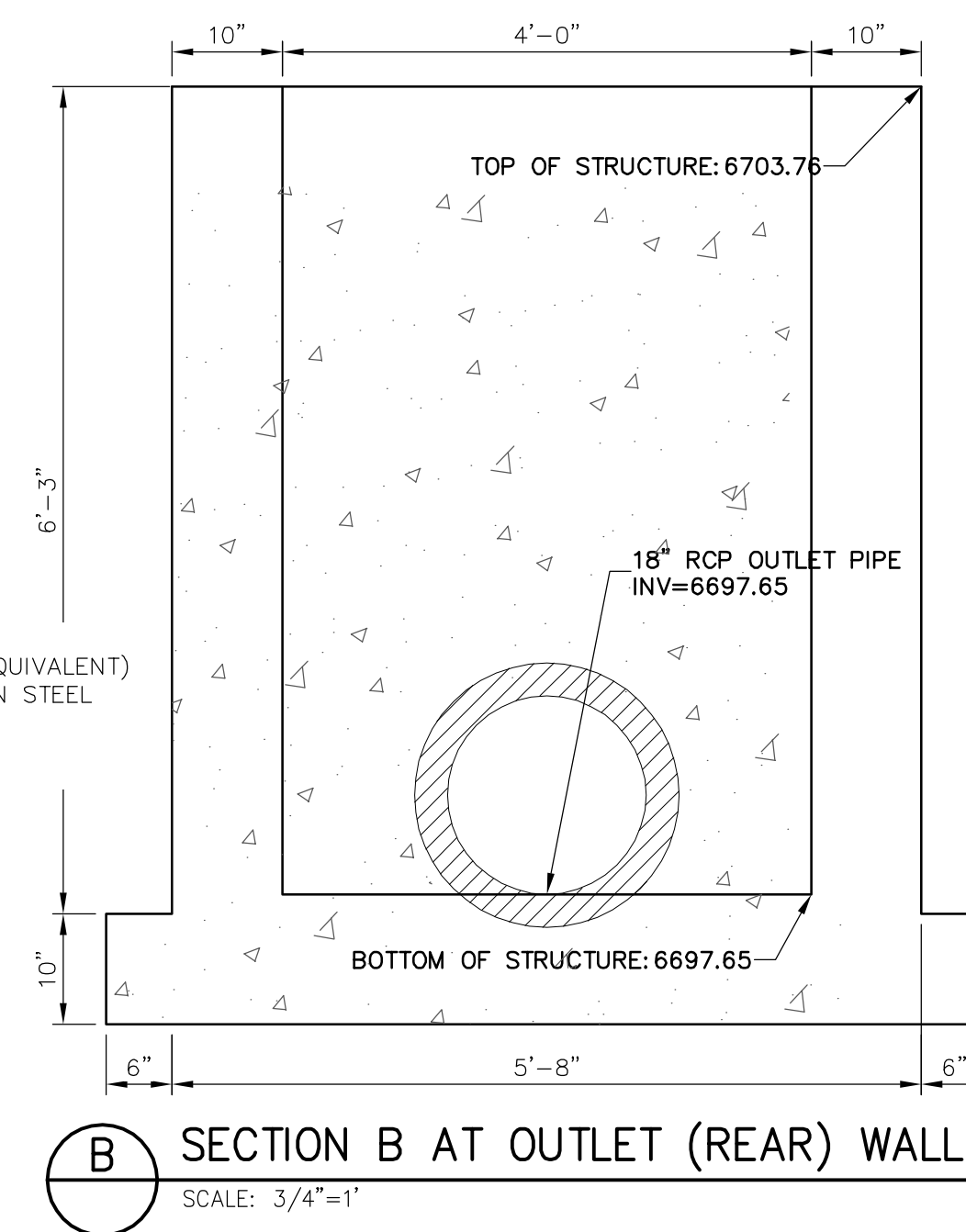
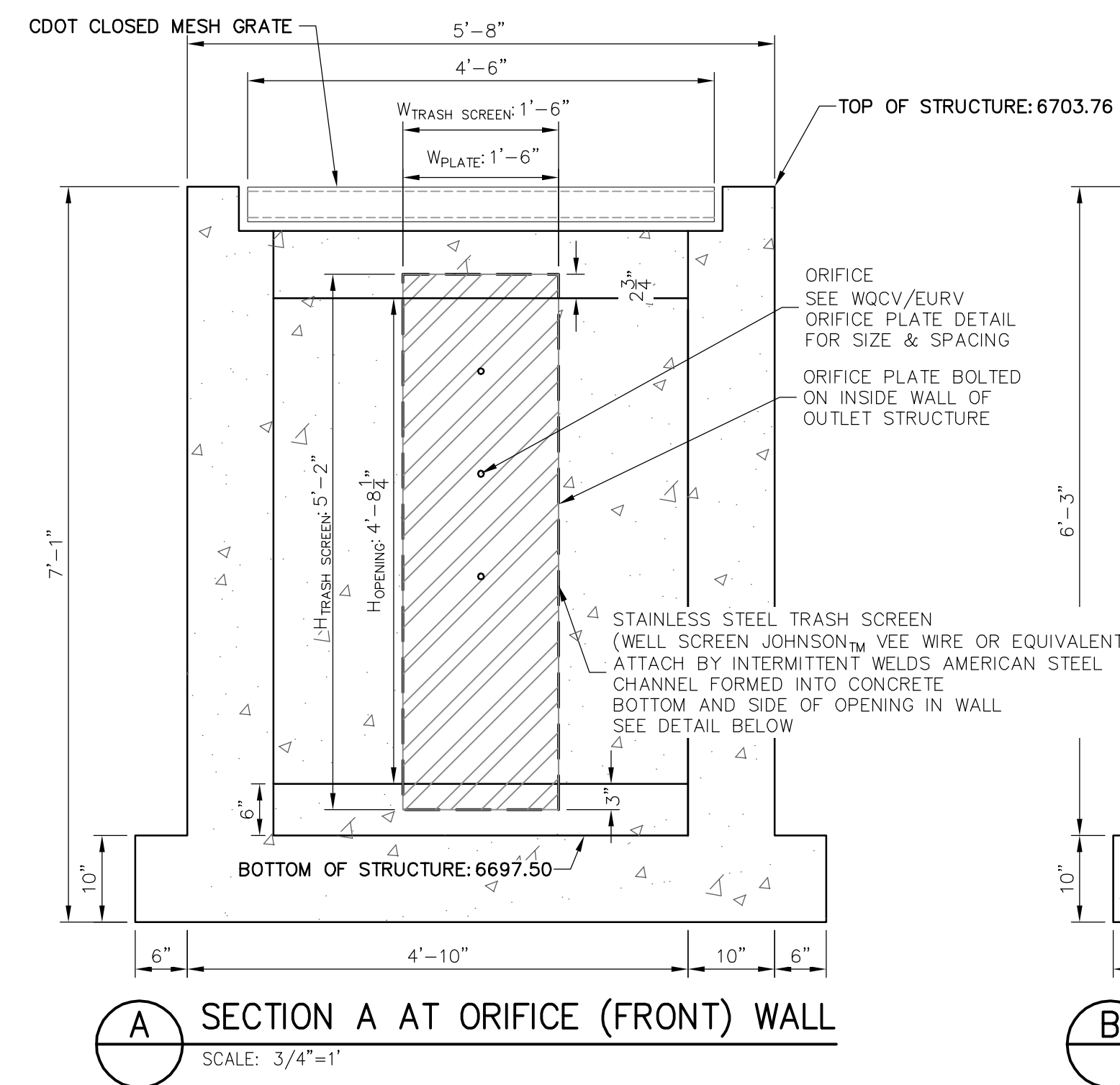
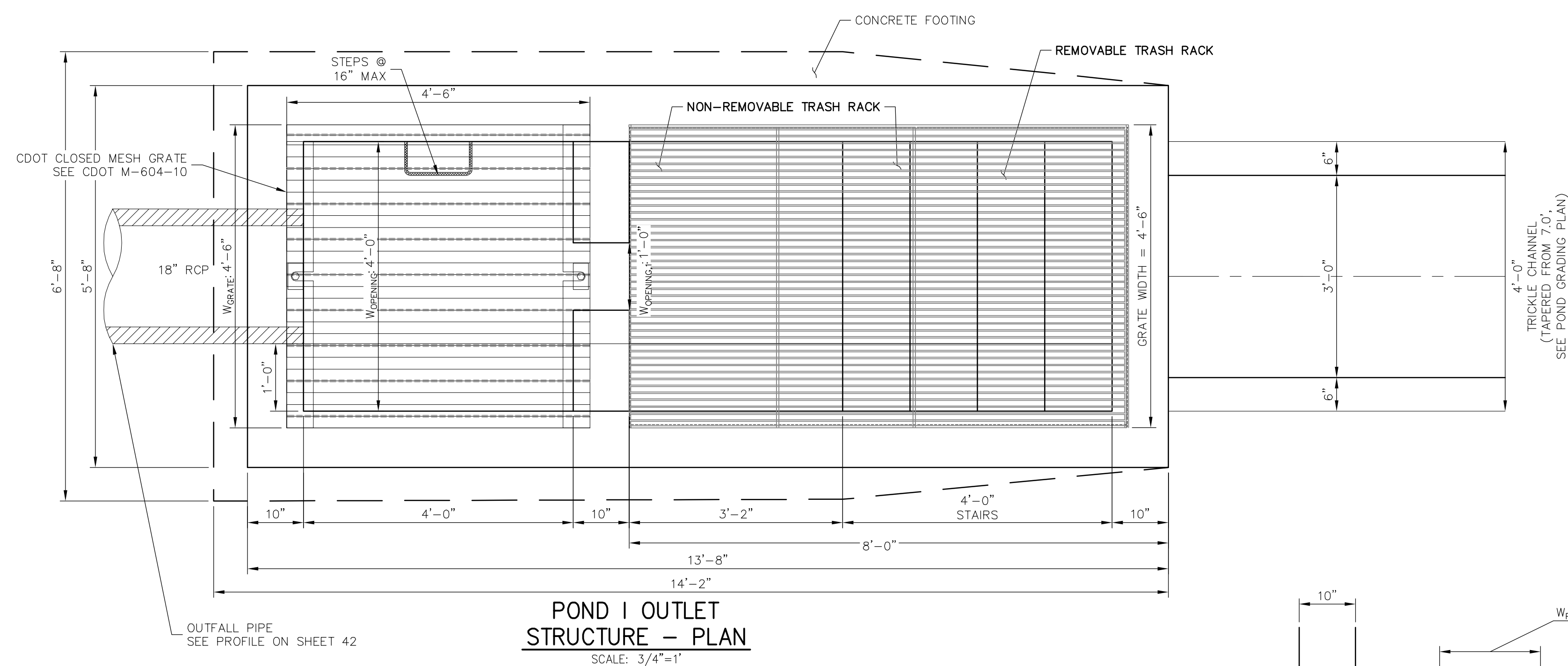
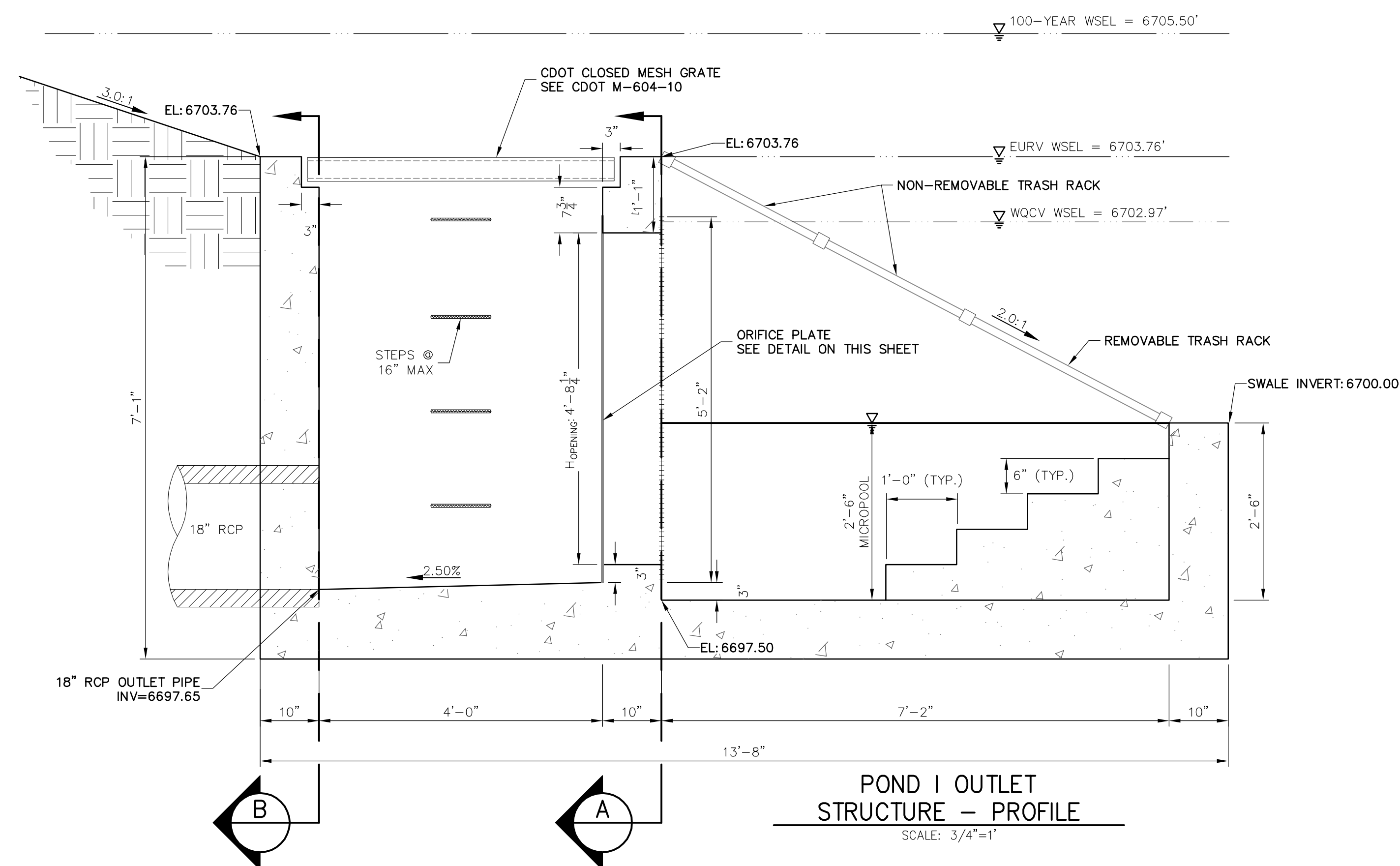
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF

AND ON BEHALF OF JR
A. BRAMLETT
32314
4/30/20

DATE _____
ENGINE _____

LOCAL EN



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NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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H-SCALE	3/4" = 1'	No.	REVISION	BY	DATE
V-SCALE	3/4" = 1'				
DATE	05/07/20				
DESIGNED BY	NQJ				
DRAWN BY	NQJ				

SHEET	44	OF	5
JOB NO. 251420			

EPC 5/6/2021

ENGINEER'S STATEMENT

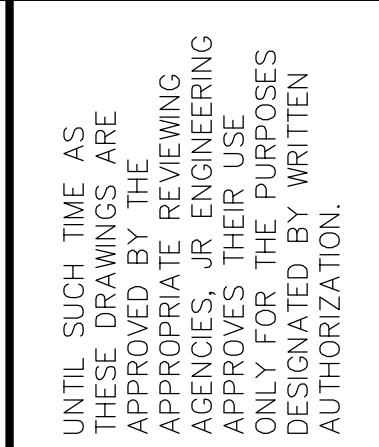
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

Mike Bramlett

32314

DATE 11/30/20

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 52314
REGISTERED PROFESSIONAL ENGINEER



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

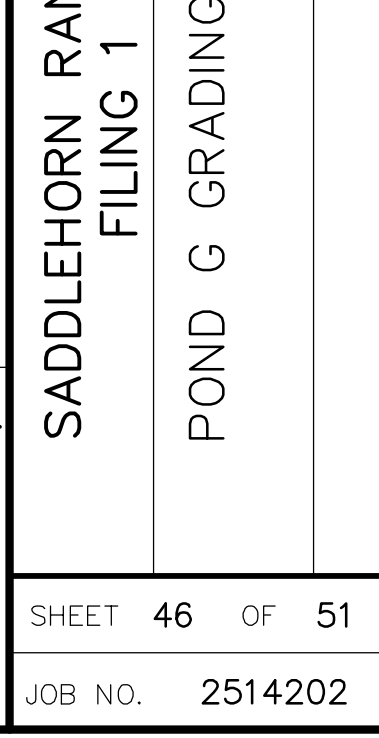
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[illegible]

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

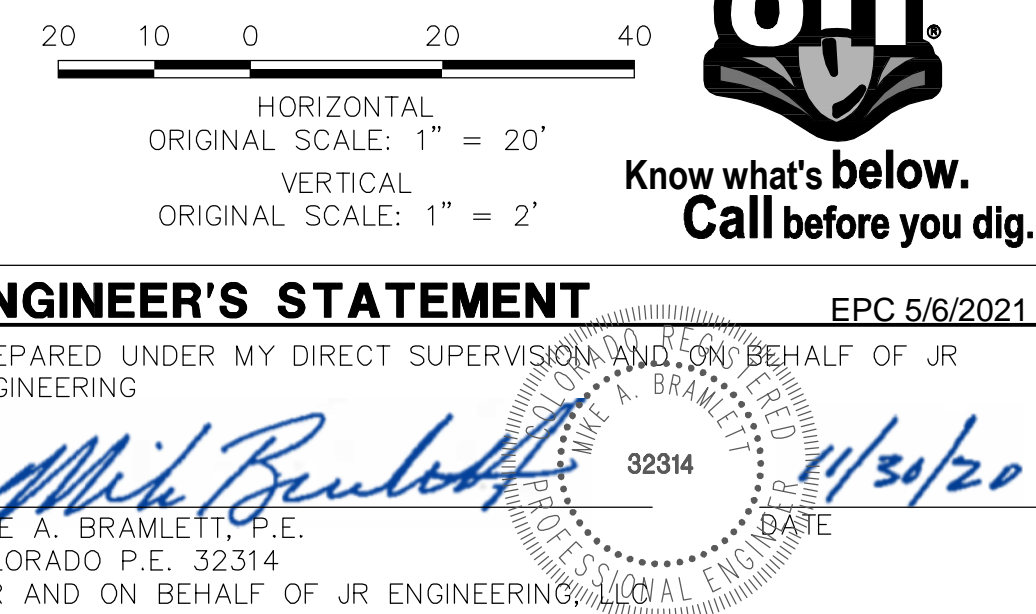
SADDLEHORN RANCH - FILING 1		POND G GRADING PLAN	
SHEET	46	OF	51
JOB NO.		2514202	

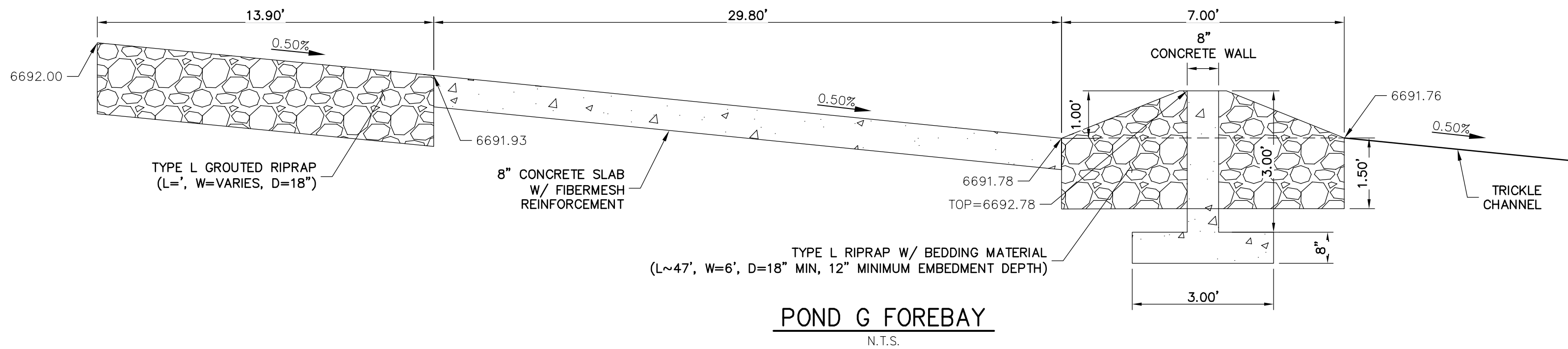
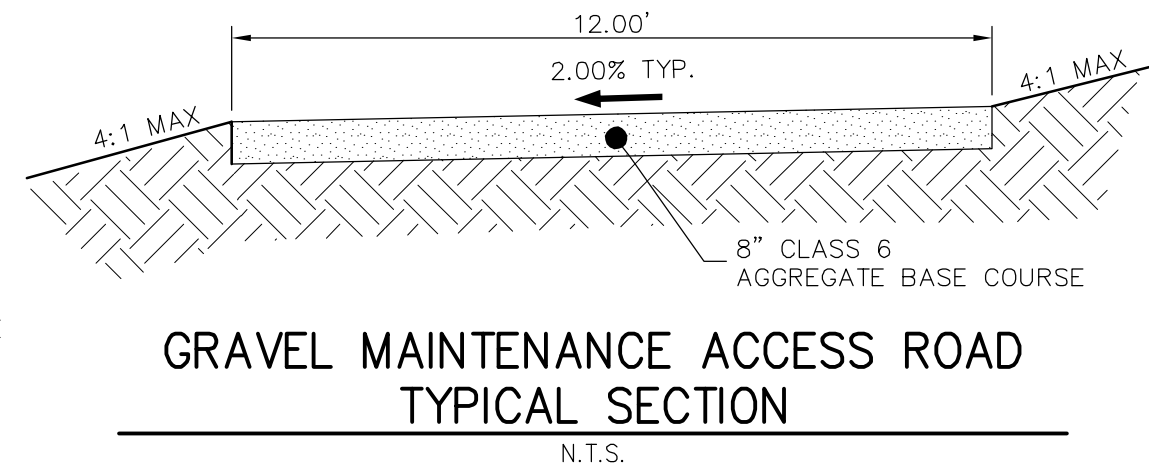
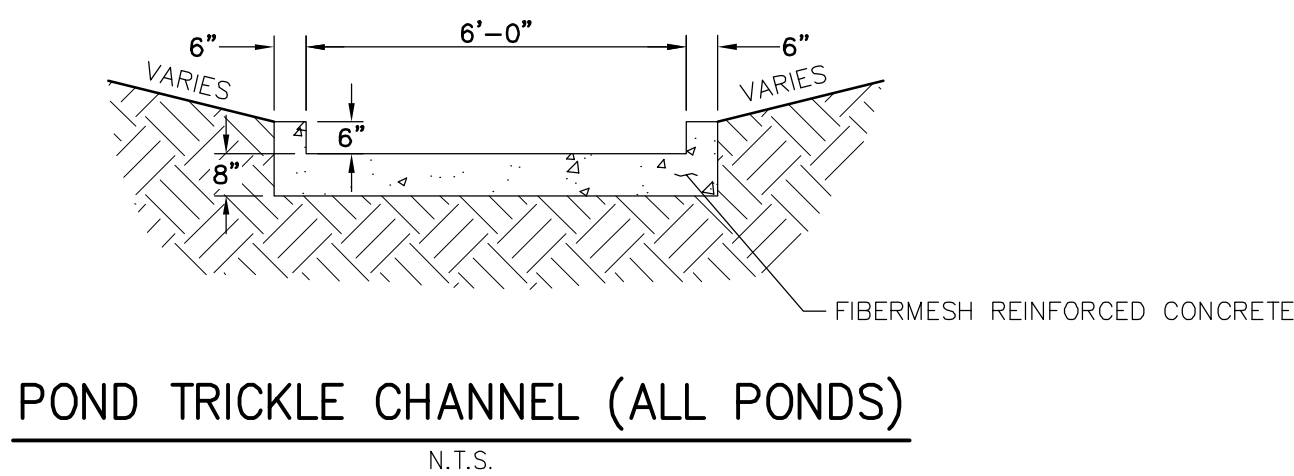
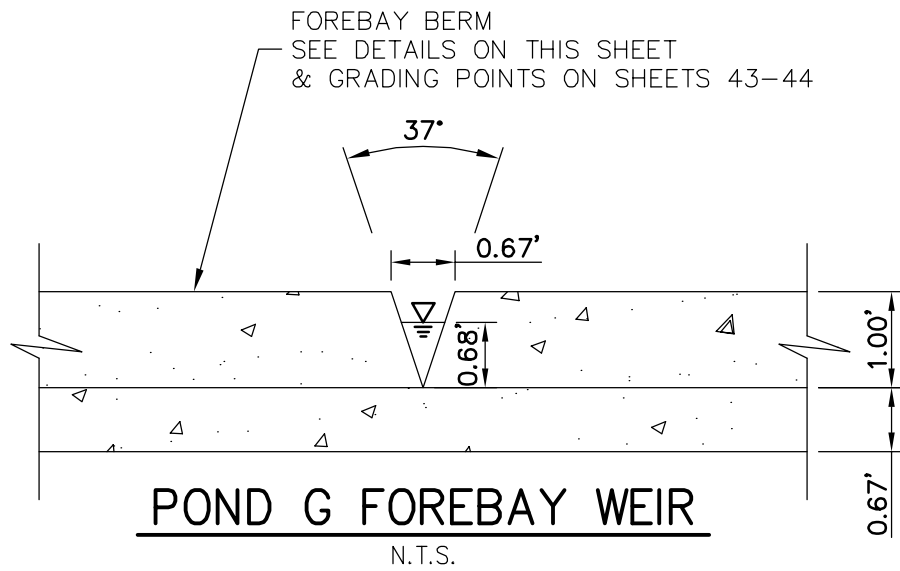
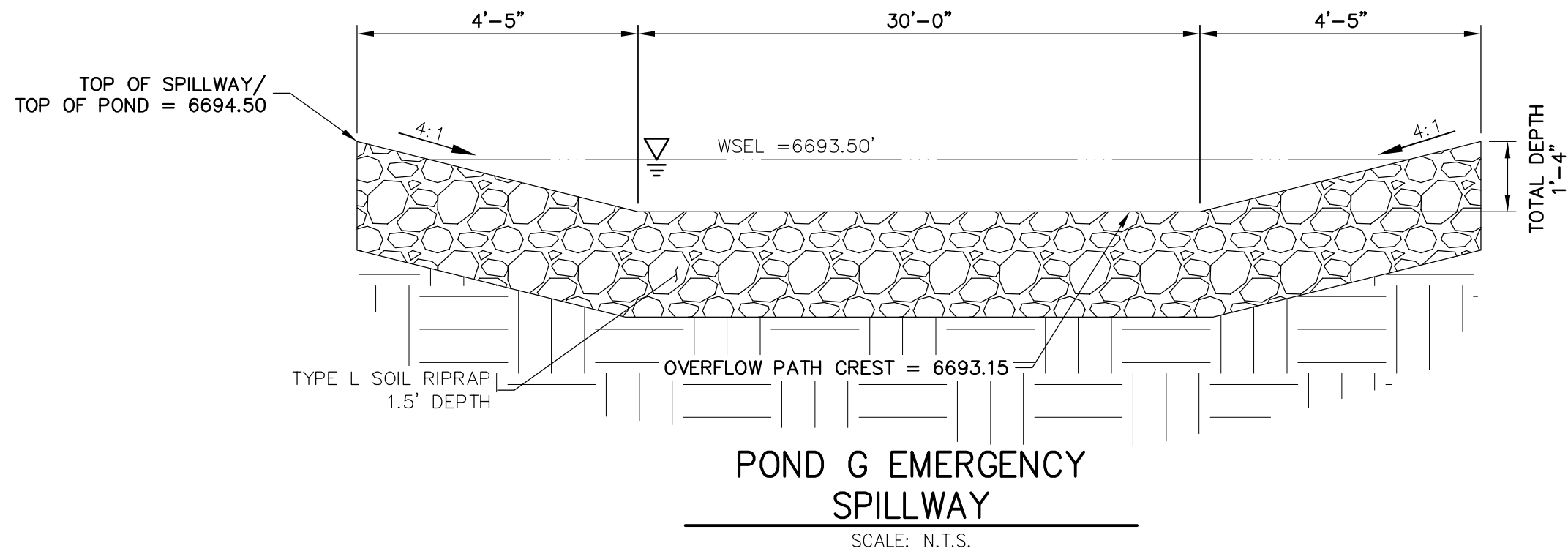


SADDLEHORN RAIL FILING 1		POND G GRADING	
SHEET	46	OF	51
JOB NO.		2514202	

SADDLEHORN RAIL FILING 1		POND G GRADING	
SHEET	46	OF	51
JOB NO.		2514202	

SADDLEHORN RAIL FILING 1		POND G GRADING	
SHEET	46	OF	51
JOB NO.		2514202	





EPC 5/6/2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING

SADDLEHORN RANCH -
FILING 1

POND G GRADING PLAN

SHEET 47 OF 51

JOB NO. 2514202

BY DATE

No. REVISION

NTS NTS

DATE 05/07/20

DESIGNED BY NQJ

DRAWN BY NQJ

CHECKED BY

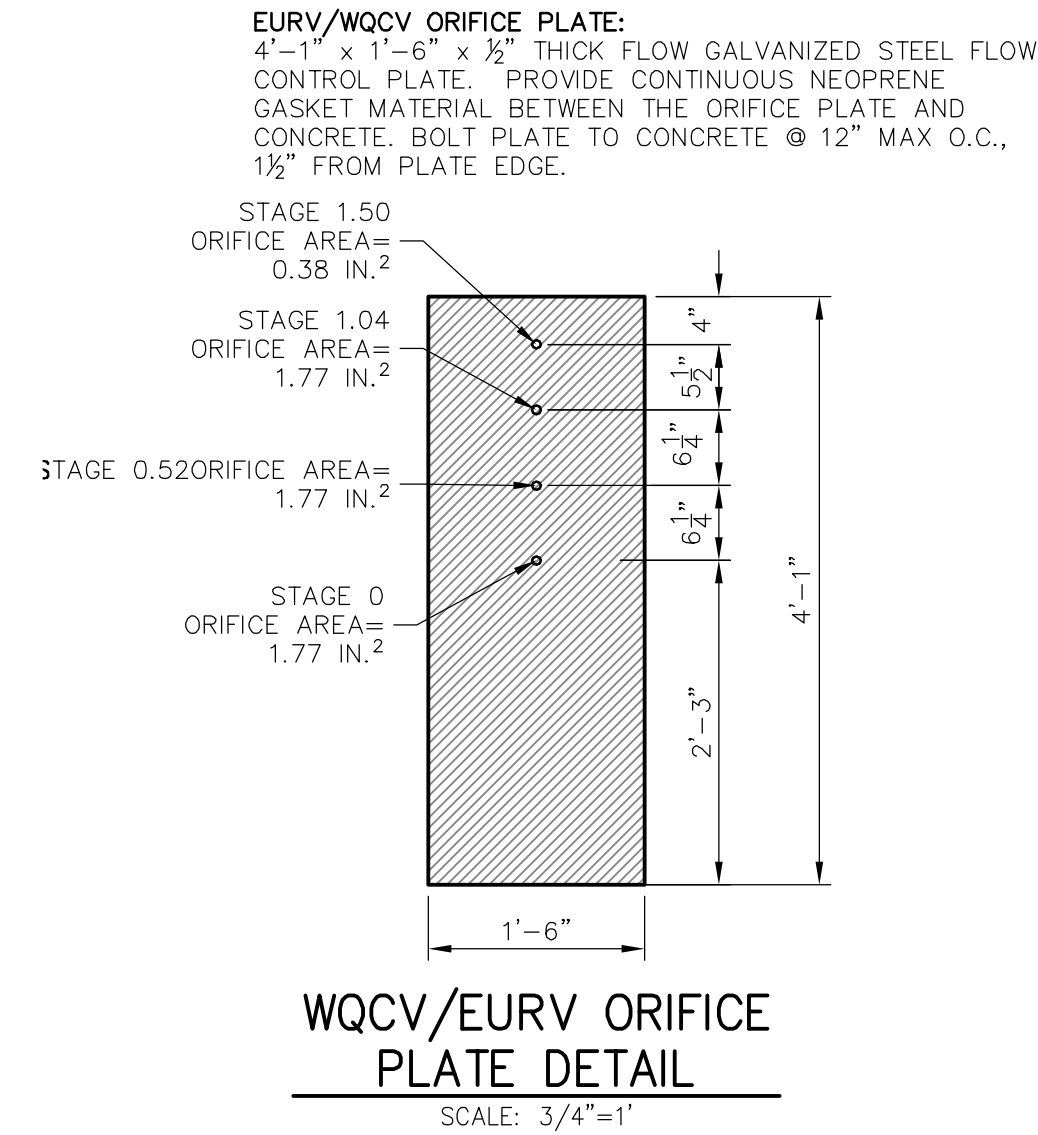
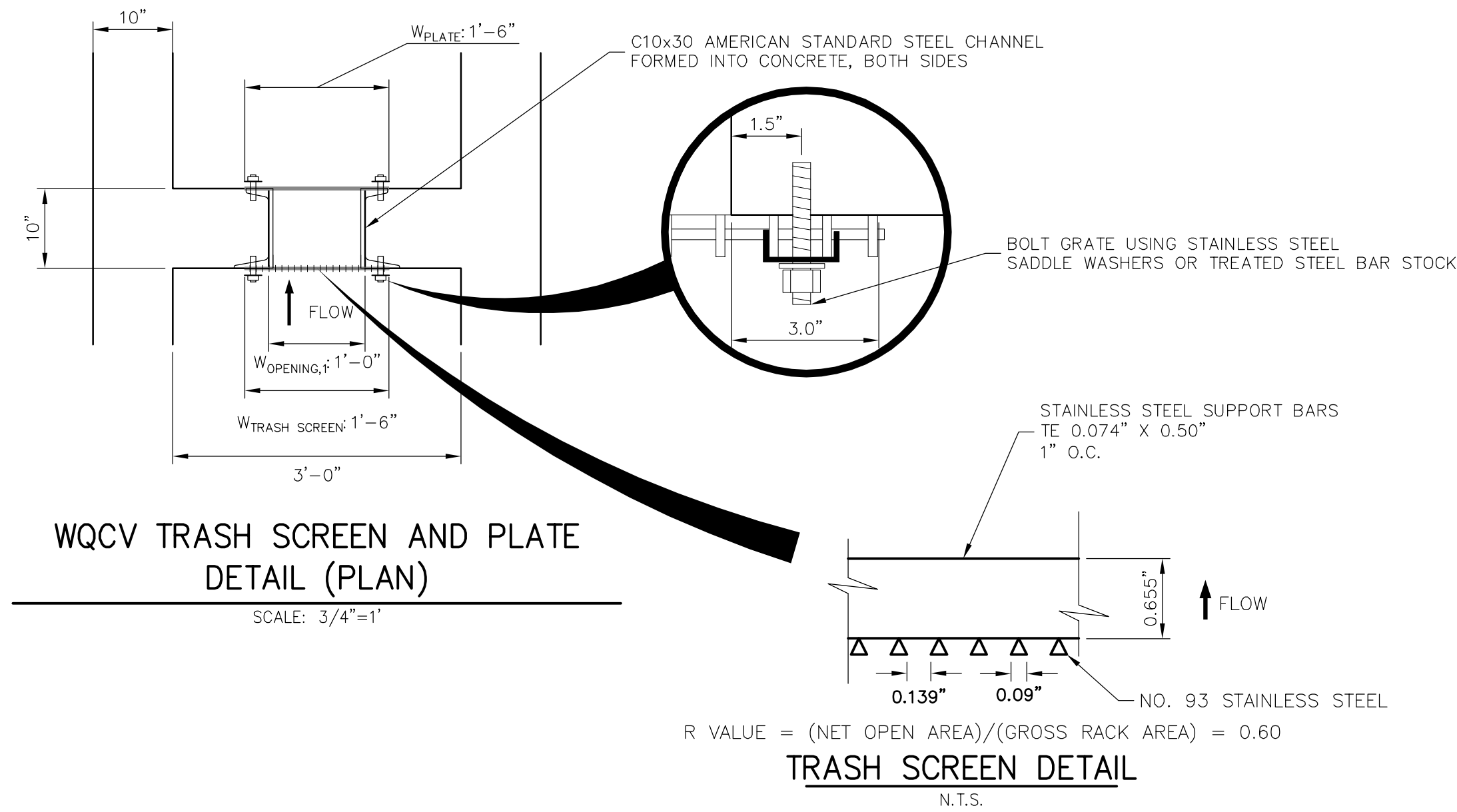
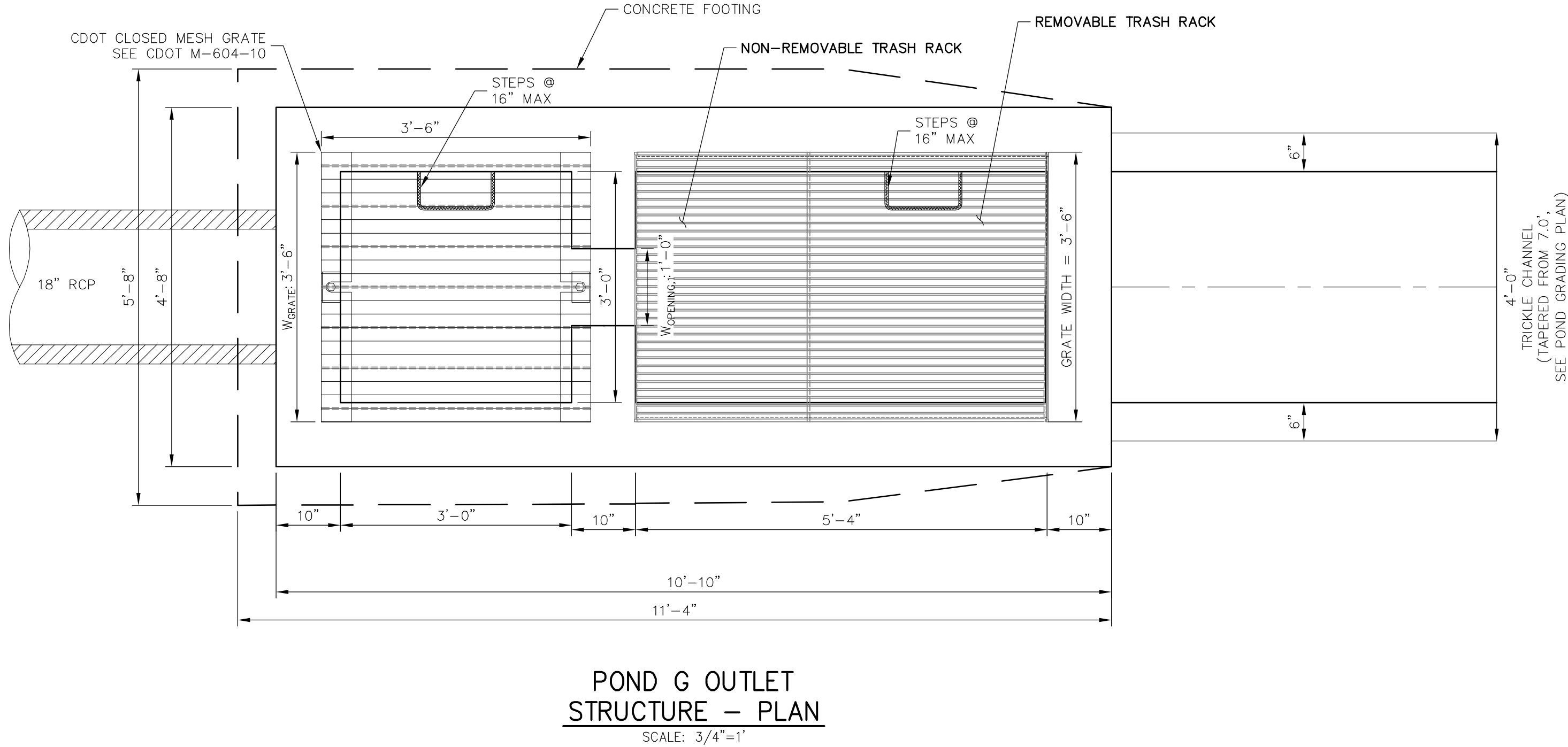
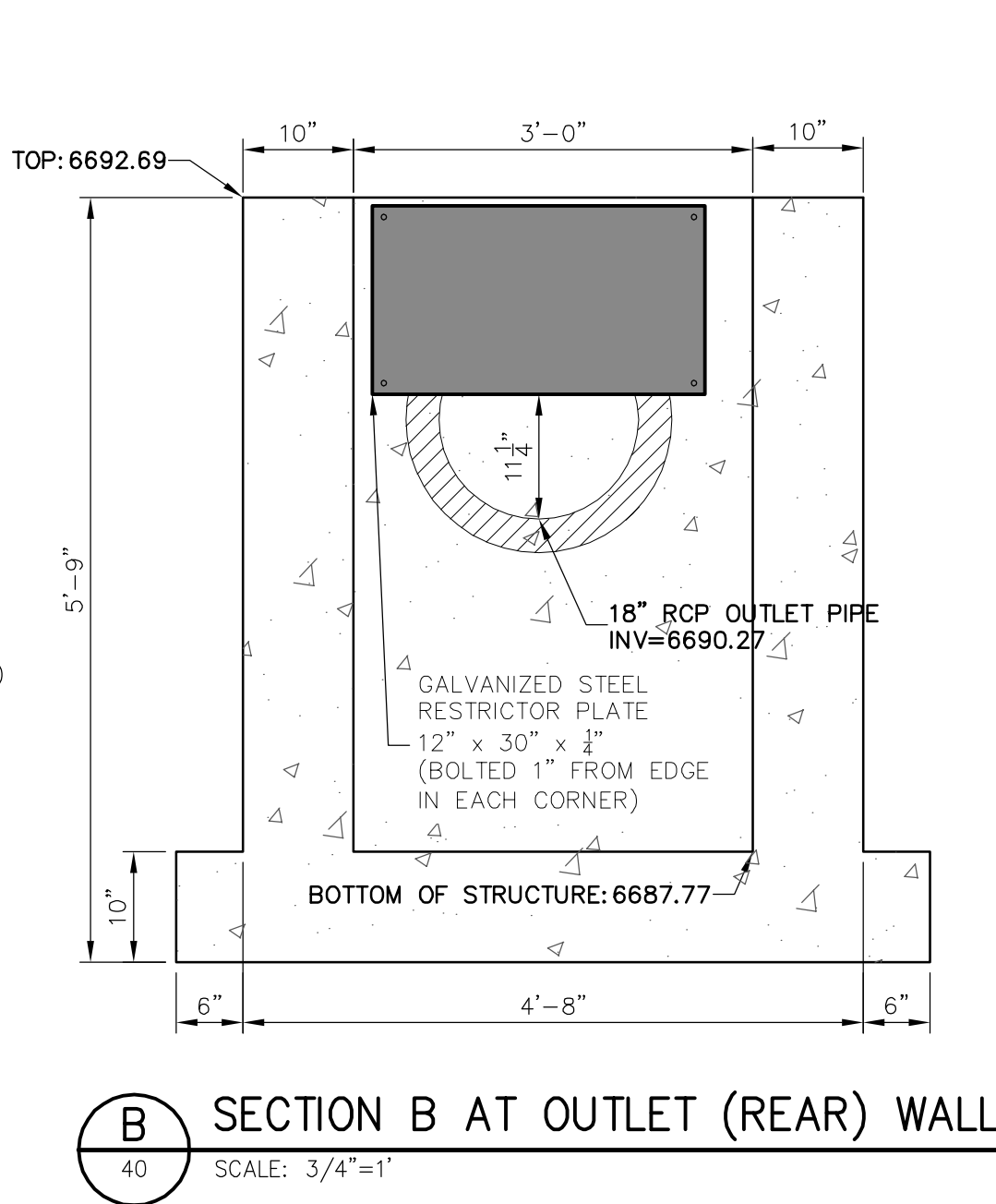
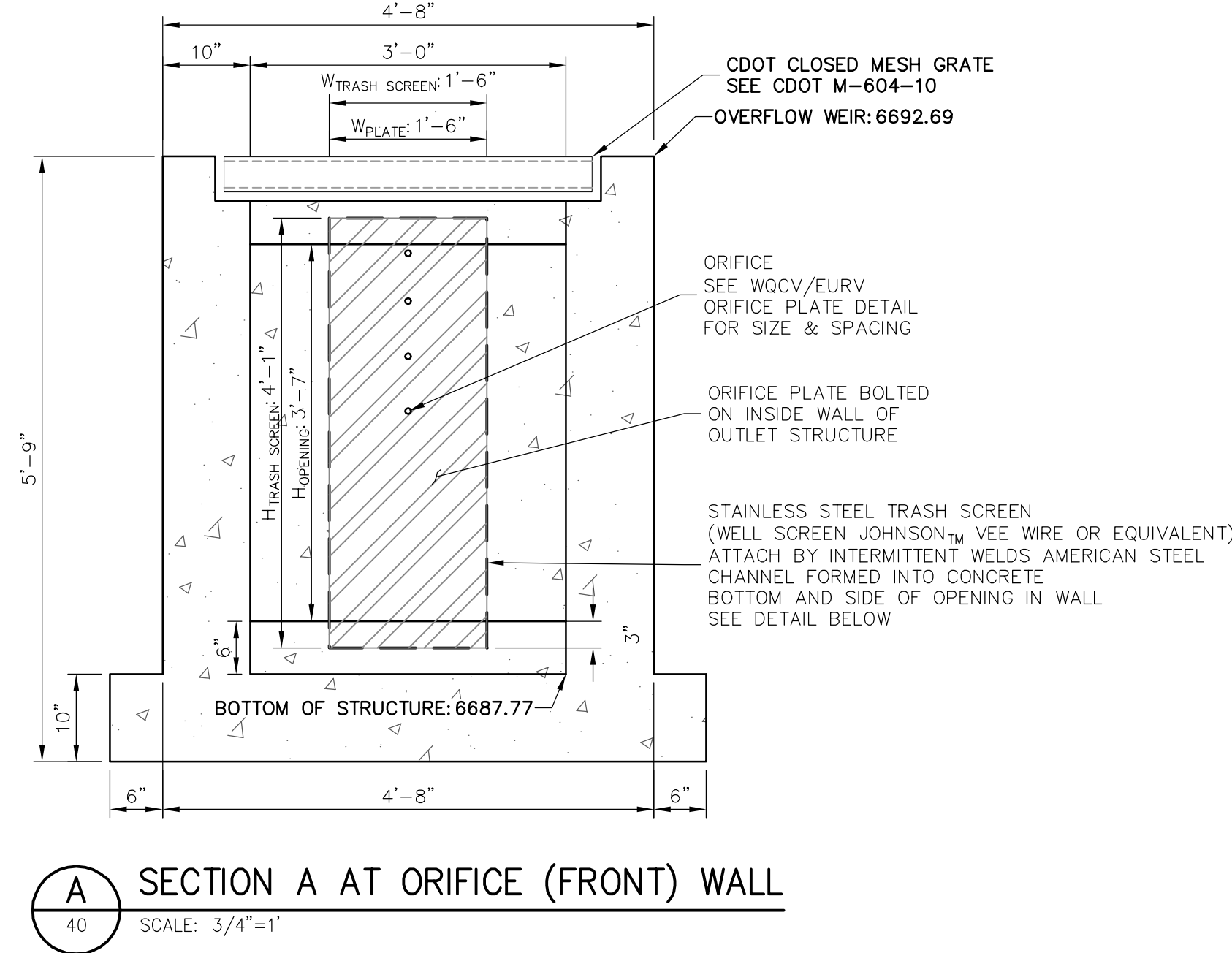
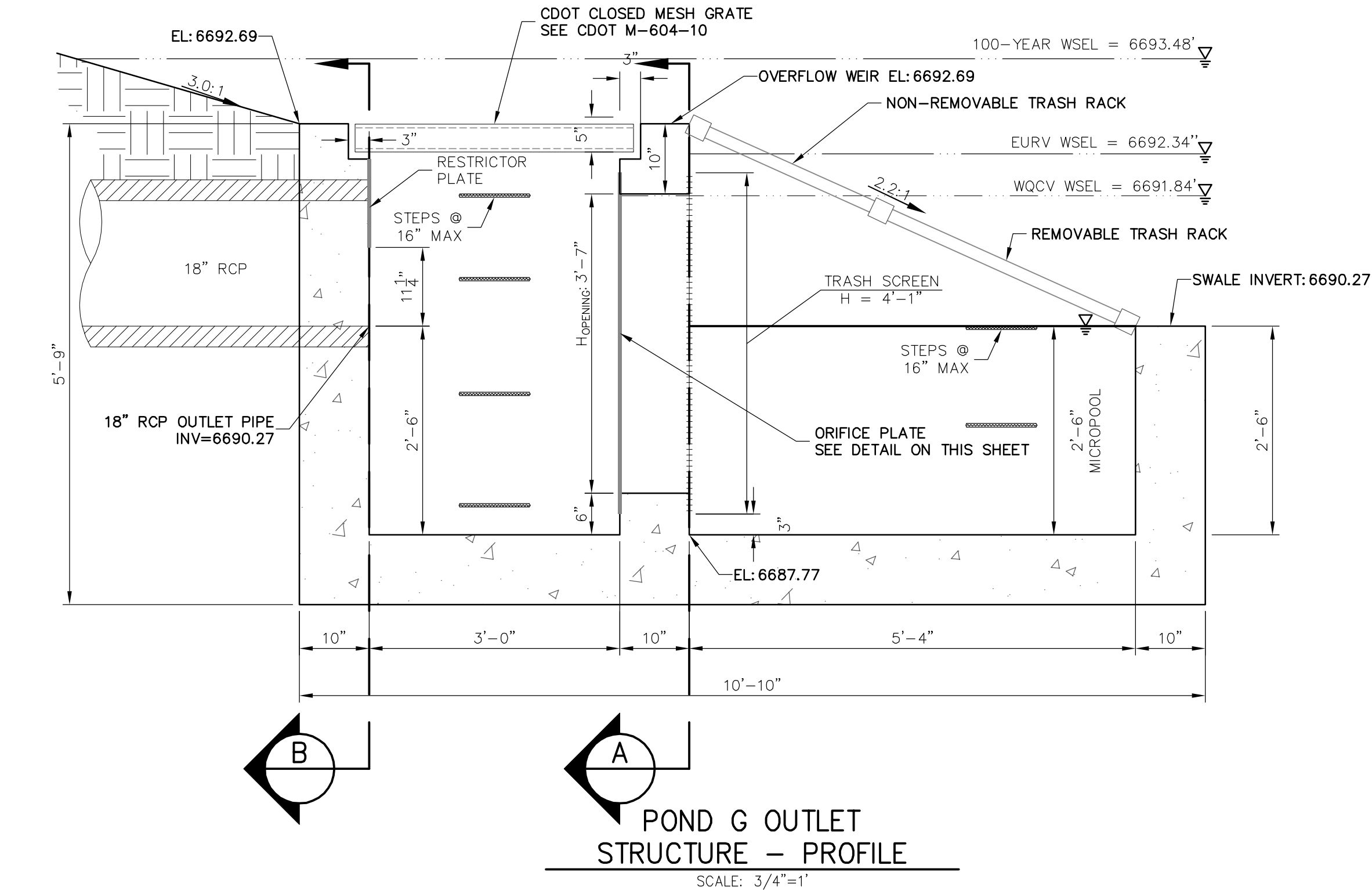
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2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

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AUTHORIZATION.

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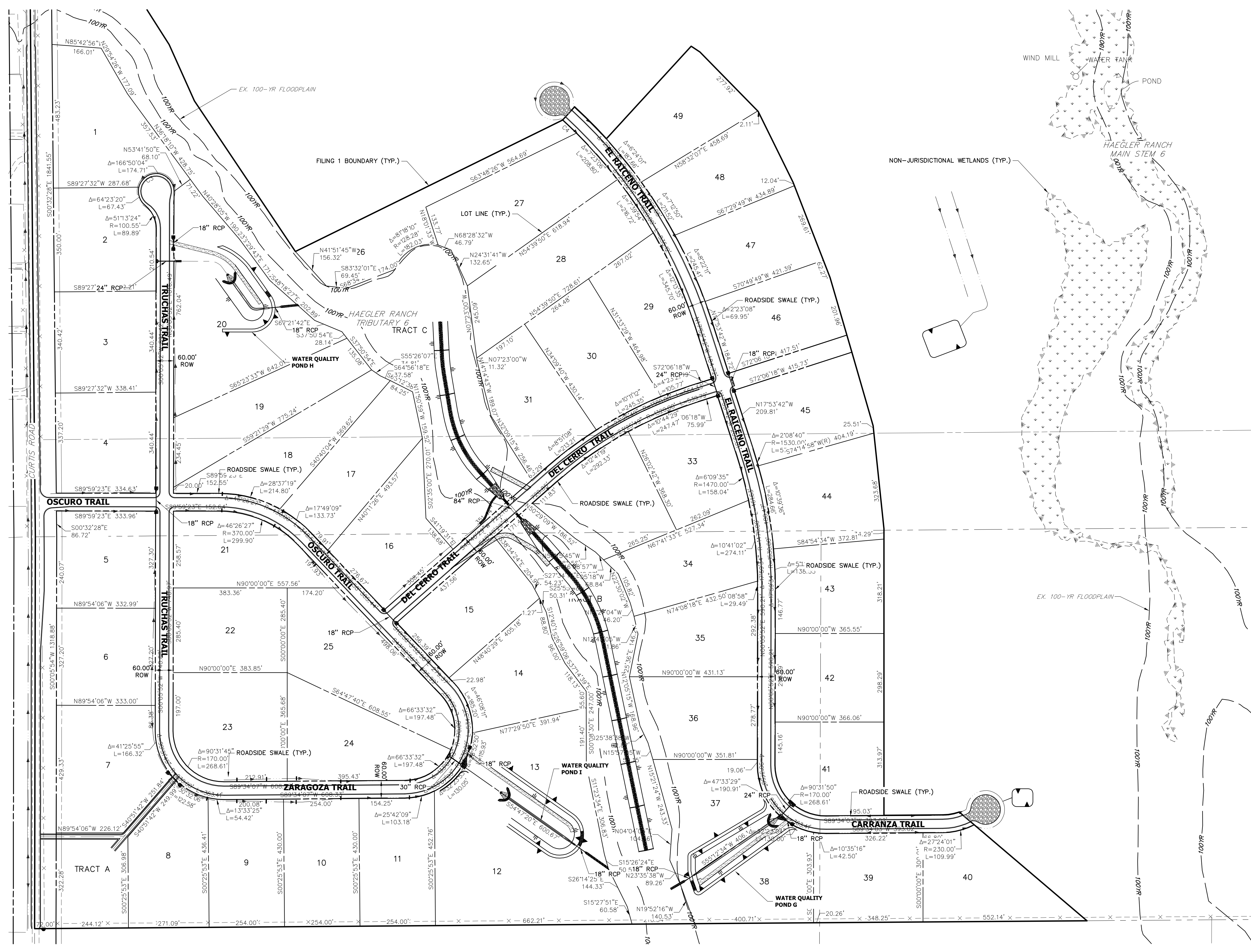
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING
Mike Bramlett
32314
DATE 11/30/20
FOR AND ON BEHALF OF JR ENGINEERING

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

PREPARED FOR
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X:\251000\251420\Drawings\Sheet\Drawings\Map.dwg, Facilities Map, 5/6/2021 11:53:44 AM, c:\ocm\



EPC 5/6/2021




Know what's below.
Call before you dig.

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

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

No.	REVISION	BY	DATE

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