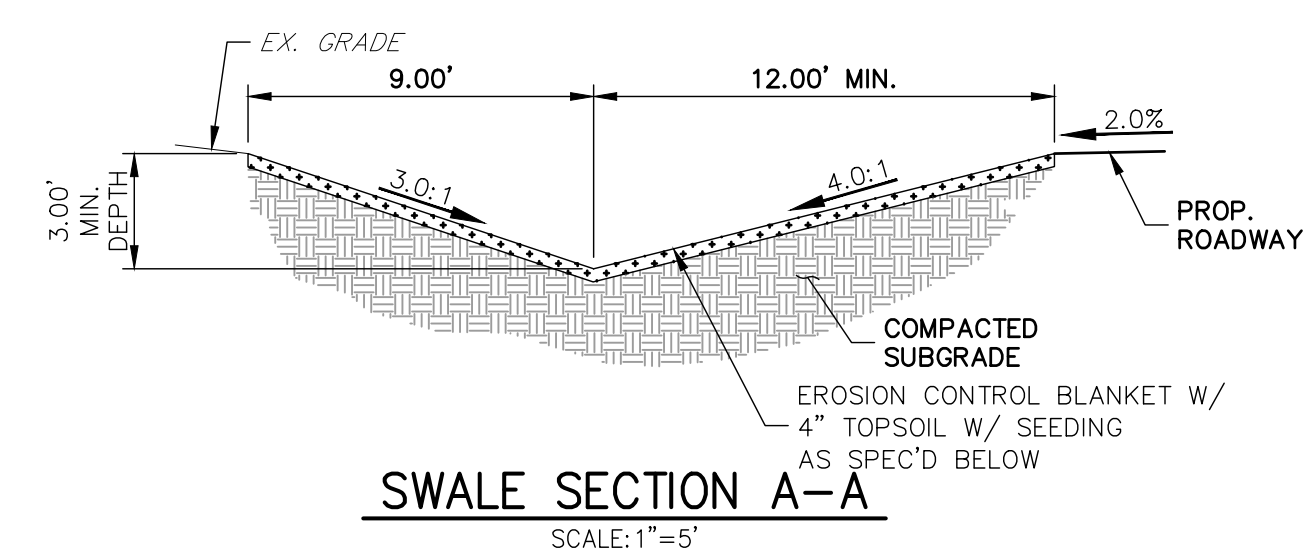


**TYPICAL RURAL LOCAL**  
 POSTED SPEED LIMIT = 30 MPH, DESIGN SPEED LIMIT = 30 MPH  
 SCALE: 1" = 5'

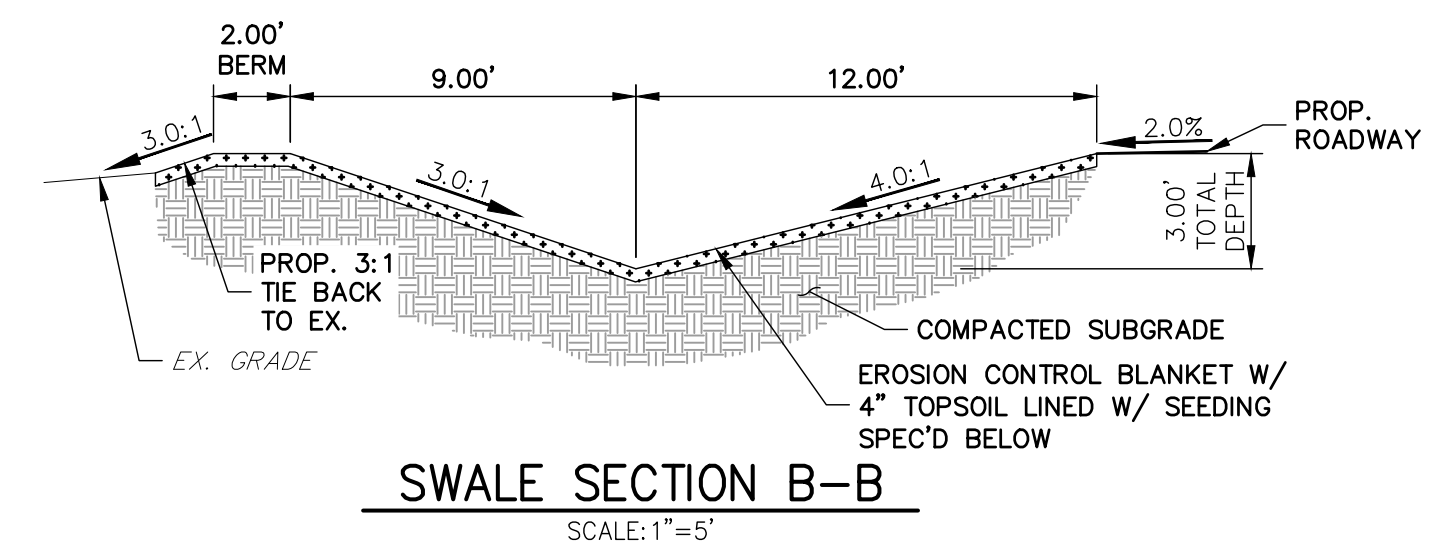


**SWALE SECTION A-A**  
 SCALE: 1" = 5'

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

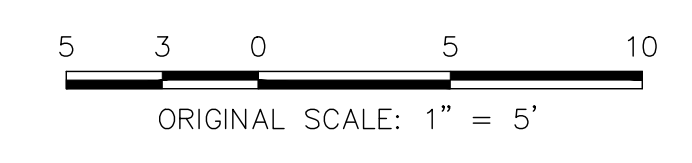
**ROADSIDE SWALE NOTES**

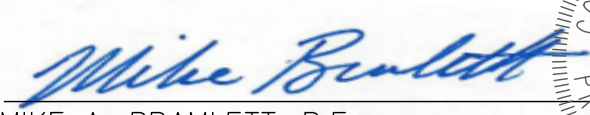
- SWALE SECTION A-A PROVIDES MINIMUM SWALE DIMENSIONS. IN AREAS WHERE 3:1 TIE BACK TO EXISTING DOES NOT PROVIDE MINIMUM SWALE DEPTH, SWALE TO BE CUT DEEPER SUCH THAT 3" DEPTH IS PROVIDED RELATIVE TO EXISTING GRADE.
- SWALE SECTION B-B TO BE USED IN FILL AREAS OF ROADWAY WHERE CUTTING SWALE DEEPER TO 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.




**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  
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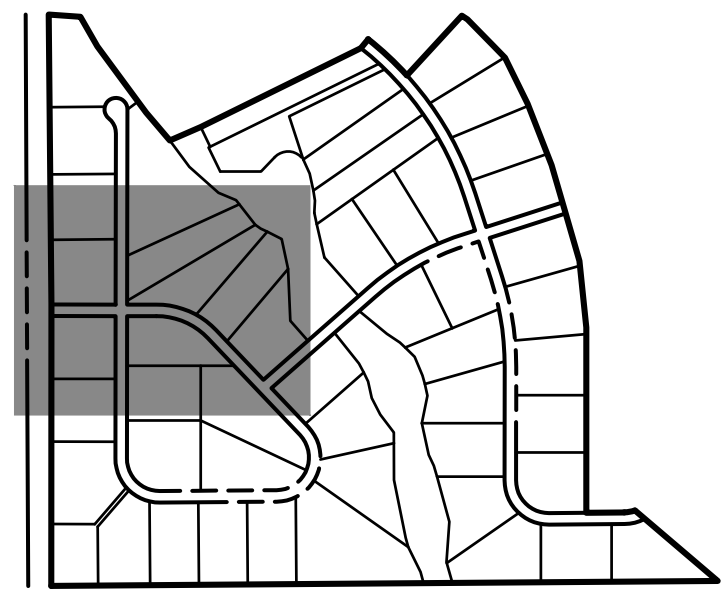
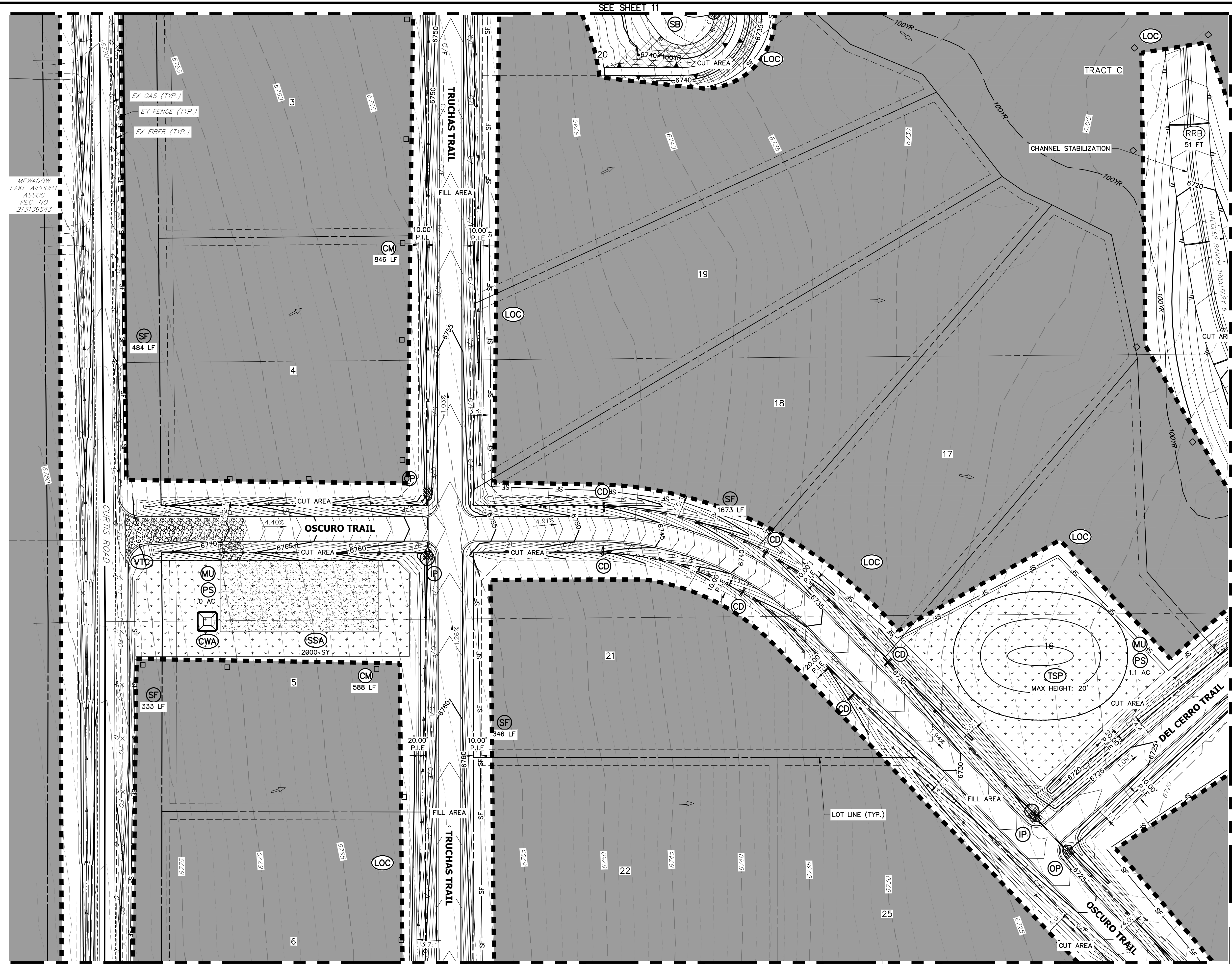


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
 <b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1" = 5'
V-SCALE	N/A
DATE	05/11/20
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	
SADDLEHORN RANCH - FILING 1	
TYPICAL SECTIONS	
SHEET	3 OF 24
JOB NO.	2514202

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**LEGEND**

SEDIMENT BASIN	SB	TOE	TOE
SILT FENCE	SF	SF	SF
STABILIZED STAGING AREA	SSA	SSA	SSA
CONSTRUCTION MARKER	CM	CM	CM
VEHICLE TRACKING CONTROL	VTC	VTC	VTC
TEMPORARY STOCK PILE	TSP	TSP	TSP
EROSION CONTROL BLANKET	ECB	ECB	ECB
INLET PROTECTION	IP	IP	IP
OUTLET PROTECTION	OP	OP	OP
DIVERSION DITCH AND DIKE, TEMPORARY	DD	DD	DD
CUT AND FILL LINE	C/F	C/F	C/F
LIMITS OF CONSTRUCTION	LOC	LOC	LOC
CONCRETE WASHOUT AREA	CWA	CWA	CWA
MULCHING & PERMANENT SEEDING	MU PS	MU PS	MU PS
TEMPORARY SLOPE DRAIN	TSD	TSD	TSD
REINFORCED ROCK BERM	RRB	RRB	RRB
CHECK DAM	CD	CD	CD

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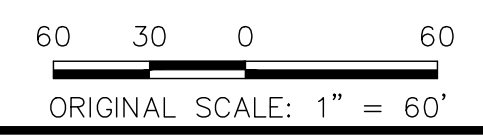
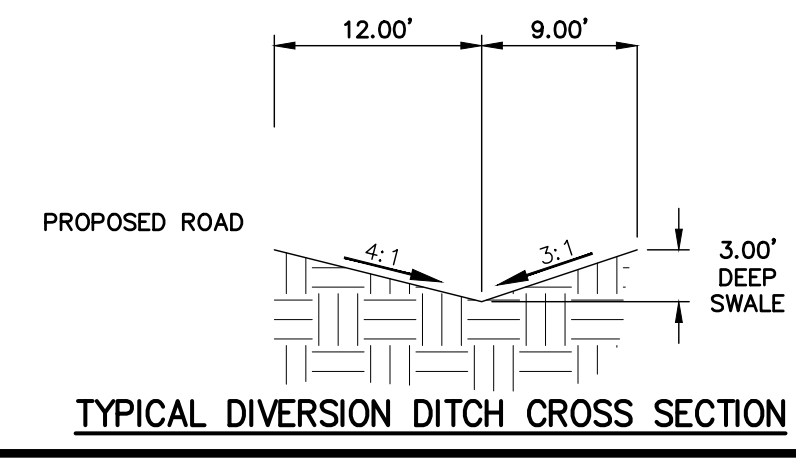
NA/see sheet 1

BILL GUMAN

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

DATE

EPC 1/5/2021



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

**J.R. ENGINEERING**  
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BY	DATE	No.	REVISION

H-SCALE 1"=60'  
V-SCALE NA  
DATE 05/11/20  
DESIGNED BY RPD  
DRAWN BY RPD  
CHECKED BY

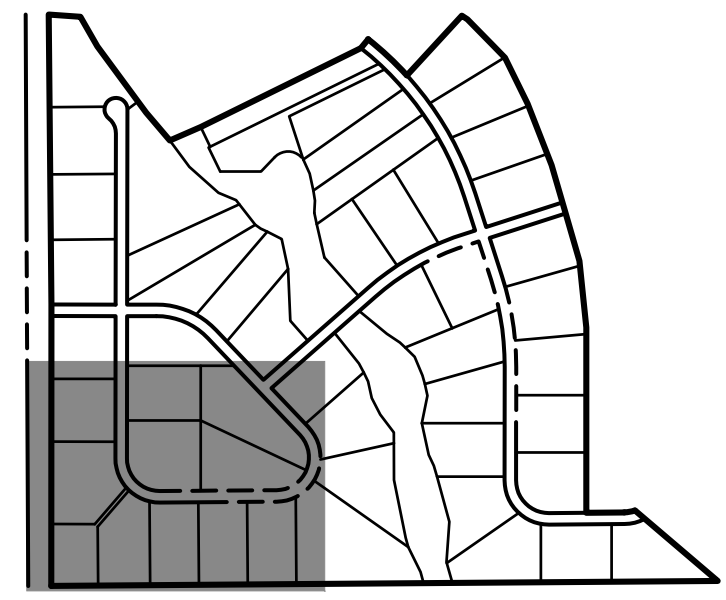
**SADDLEHORN RANCH - FILING 1**

**GRADING AND EROSION CONTROL PLANS**

SHEET 4 OF 24

JOB NO. 2514202





**LEGEND**

SEDIMENT BASIN	(SB)	TOE	(TOE)
SILT FENCE	(SF)	TOP	(TOP)
STABILIZED STAGING AREA	(SSA)		
CONSTRUCTION MARKER	(CM)		
VEHICLE TRACKING CONTROL	(VTC)		
TEMPORARY STOCK PILE	(TSP)		
EROSION CONTROL BLANKET	(ECB)		
INLET PROTECTION	(IP)		
OUTLET PROTECTION	(OP)		
DIVERSION DITCH AND DIKE, TEMPORARY	(DD)		
CUT AND FILL LINE		C/F	C/F
LIMITS OF CONSTRUCTION	(LOC)		
CONCRETE WASHOUT AREA	(CWA)		
MULCHING & PERMANENT SEEDING	(ML) (PS)		
TEMPORARY SLOPE DRAIN	(TSD)		
REINFORCED ROCK BERM	(RRB)		
CHECK DAM	(CD)		

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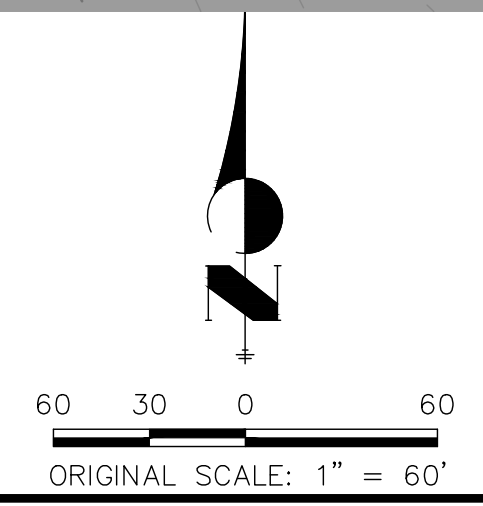
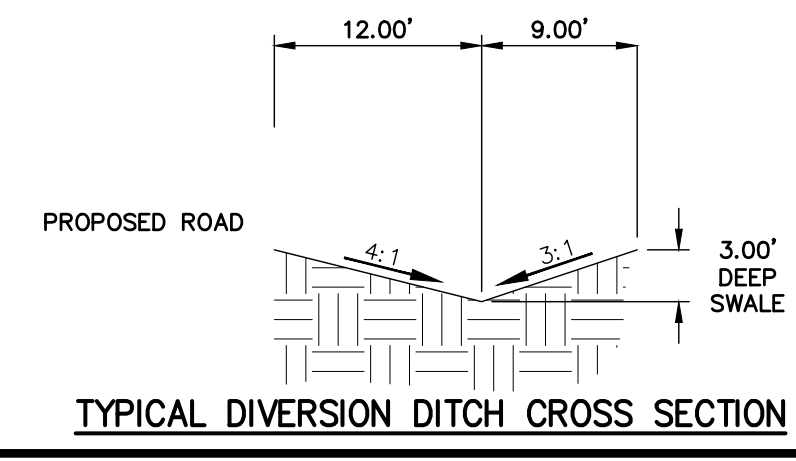
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NA/see sheet 1

BILL GUMAN \_\_\_\_\_ DATE \_\_\_\_\_

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

DATE: EPC 1/5/2021



PARCEL NO: 4300000550

ADDRESS: N/A (FALCON HIGHWAY)  
OWNER: REYNOLDS FAYE  
MAILING ADDRESS: 6634 MASTERS RD, MANVEL, TEXAS 77578

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, 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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Central 303-740-9888 • Colorado Springs 719-588-2693  
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BY	DATE	NO.	REVISION

H-SCALE: 1"=60'  
V-SCALE: NA  
DATE: 05/11/20  
DESIGNED BY: RPD  
DRAWN BY: RPD  
CHECKED BY: RPD

**SADDLEHORN RANCH - FILING 1**

**GRADING AND EROSION CONTROL PLANS**

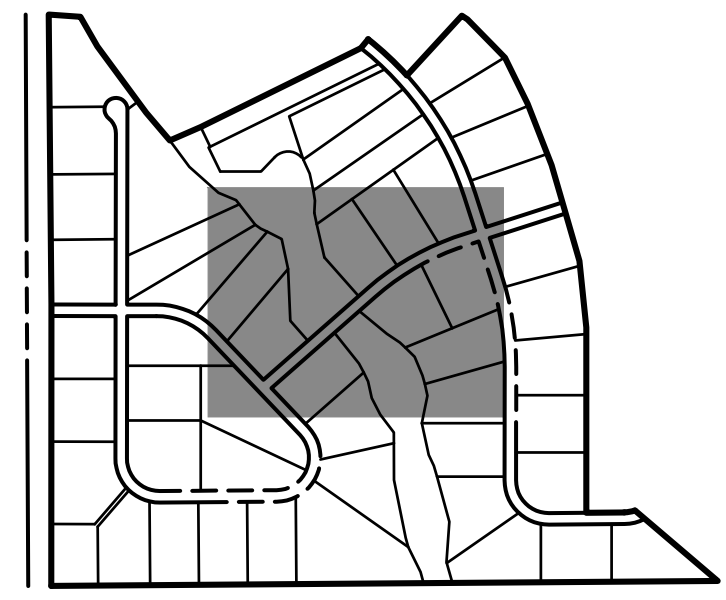
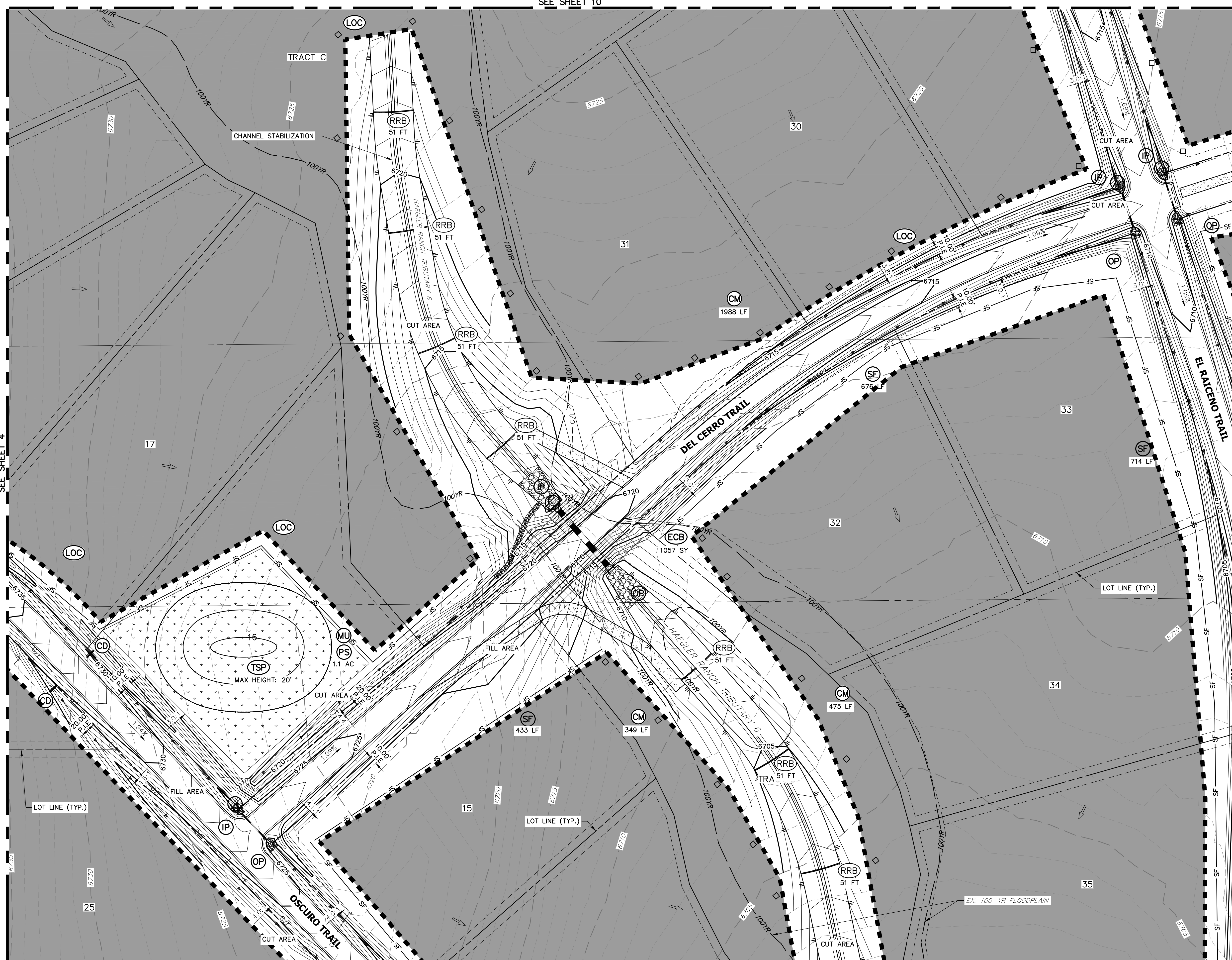
SHEET 5 OF 24  
JOB NO. 2514202







SEE SHEET 10



**LEGEND**

SEDIMENT BASIN	SB	TOE	TOE
SILT FENCE	SF	TOP	SF
STABILIZED STAGING AREA	SSA		
CONSTRUCTION MARKER	CM		
VEHICLE TRACKING CONTROL	VTC		
TEMPORARY STOCK PILE	TSP		
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CUT AND FILL LINE		C/F	C/F
LIMITS OF CONSTRUCTION	LOC		
CONCRETE WASHOUT AREA	CWA		
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Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

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PREPARED FOR  
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 2495 RIGDON STREET  
 NAPA, CALIFORNIA  
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 BRADY WILLIAMS

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NO.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	NA	05/11/20	RPD	RPD	

**SADDLEHORN RANCH - FILING 1**

**GRADING AND EROSION CONTROL PLANS**

SHEET 8 OF 24

JOB NO. 2514202

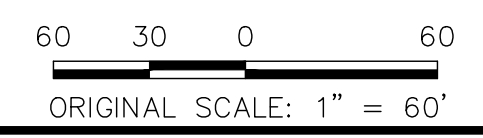
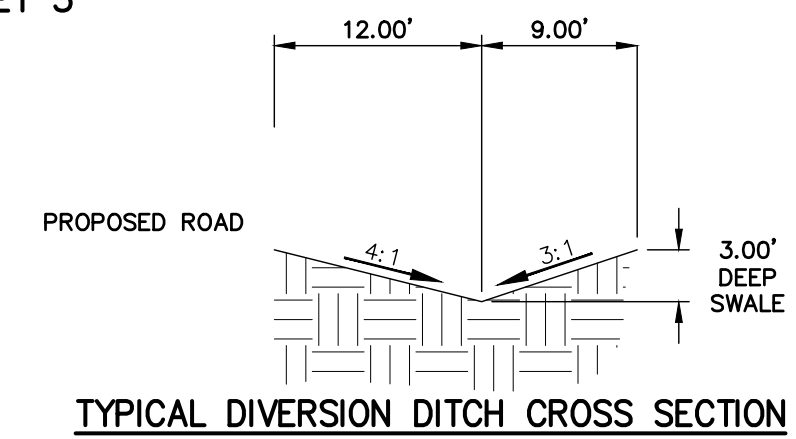
SEE SHEET 4

SEE SHEET 9

SEE SHEET 7

SEE SHEET 5

SEE SHEET 6



**OWNER/DEVELOPER STATEMENT**

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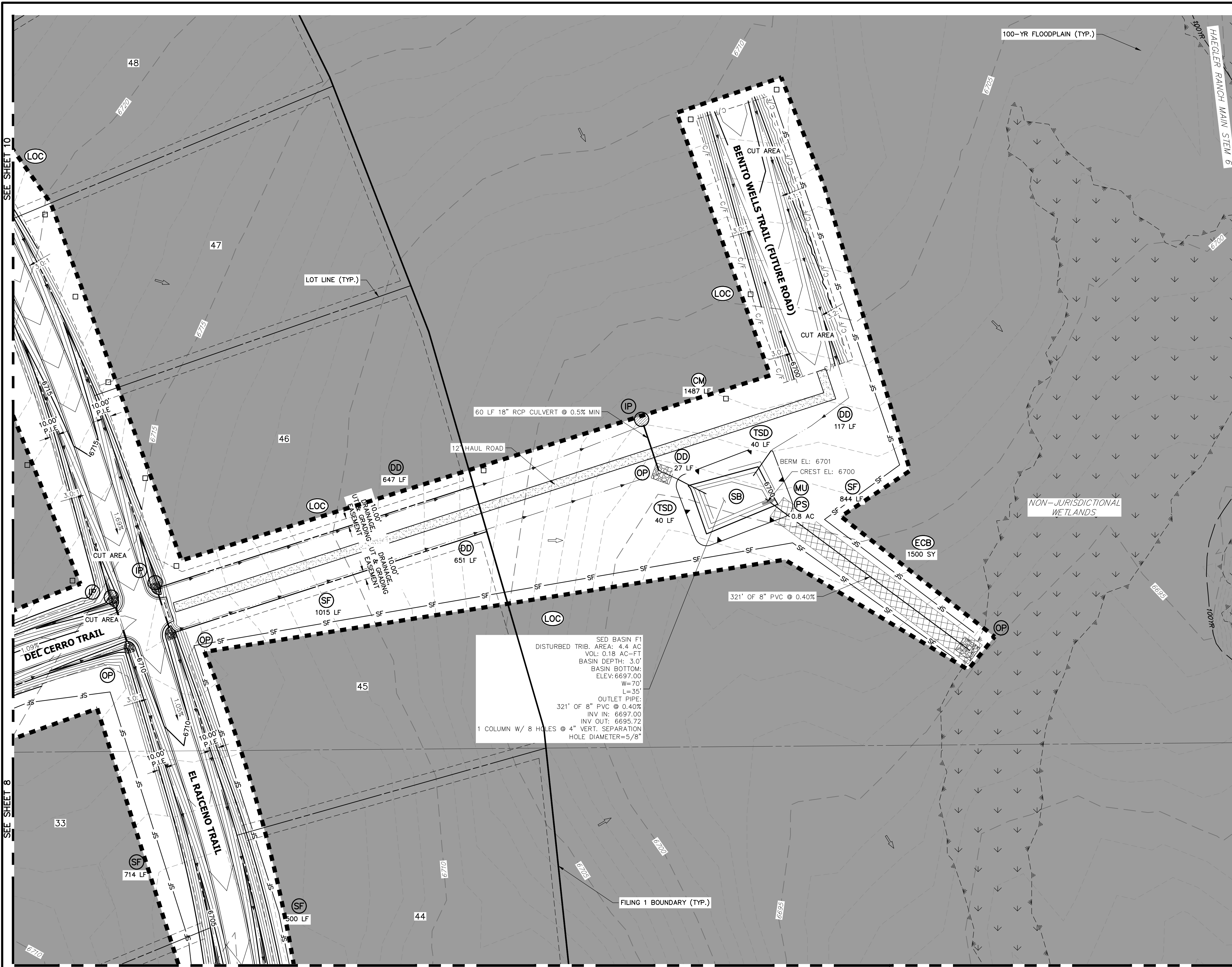
NA/see sheet 1

BILL GUMAN  
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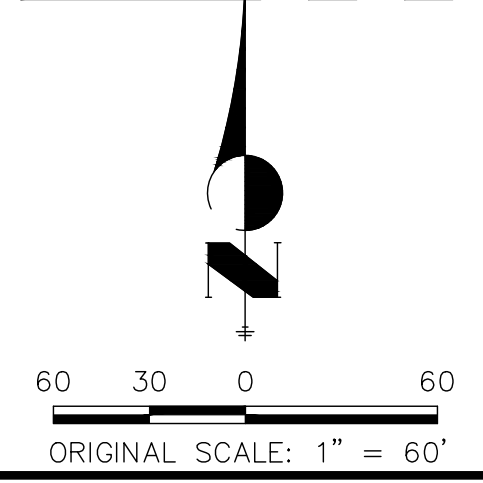
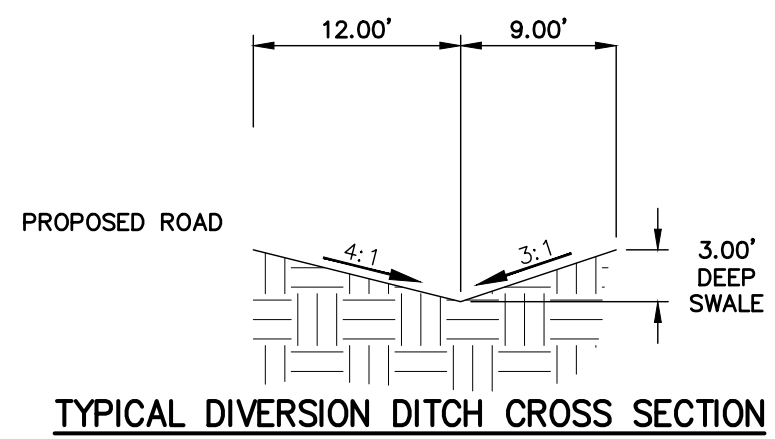
DATE  
 EPC 1/5/2021

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SED BASIN F1  
 DISTURBED TRIB. AREA: 4.4 AC  
 VOL: 0.18 AC-FT  
 BASIN DEPTH: 3.0'  
 BASIN BOTTOM:  
 ELEV: 6697.00  
 W=70'  
 L=35'  
 OUTLET PIPE:  
 321' OF 8" PVC @ 0.40%  
 INV IN: 6697.00  
 INV OUT: 6695.72  
 1 COLUMN W/ 8 HOLES @ 4" VERT. SEPARATION  
 HOLE DIAMETER=5/8"



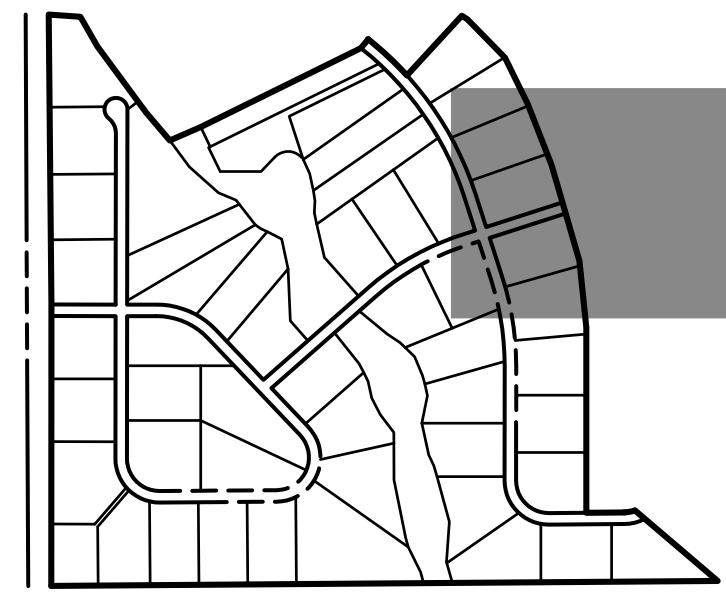
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NA/see sheet 1

BILL GUMAN DATE

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

EPC 1/5/2021



**LEGEND**

SEDIMENT BASIN	(SB)	TOE	(Symbol)
SILT FENCE	(SF)	TOP	(Symbol)
STABILIZED STAGING AREA	(SSA)		(Symbol)
CONSTRUCTION MARKER	(CM)		(Symbol)
VEHICLE TRACKING CONTROL	(VTC)		(Symbol)
TEMPORARY STOCK PILE	(TSP)		(Symbol)
EROSION CONTROL BLANKET	(ECB)		(Symbol)
INLET PROTECTION	(IP)		(Symbol)
OUTLET PROTECTION	(OP)		(Symbol)
DIVERSION DITCH AND DIKE, TEMPORARY	(DD)		(Symbol)
CUT AND FILL LINE		C/F	(Symbol)
LIMITS OF CONSTRUCTION	(LOC)		(Symbol)
CONCRETE WASHOUT AREA	(CWA)		(Symbol)
MULCHING & PERMANENT SEEDING	(ML) (PS)		(Symbol)
TEMPORARY SLOPE DRAIN	(TSD)		(Symbol)
REINFORCED ROCK BERM	(RRB)		(Symbol)
CHECK DAM	(CD)		(Symbol)

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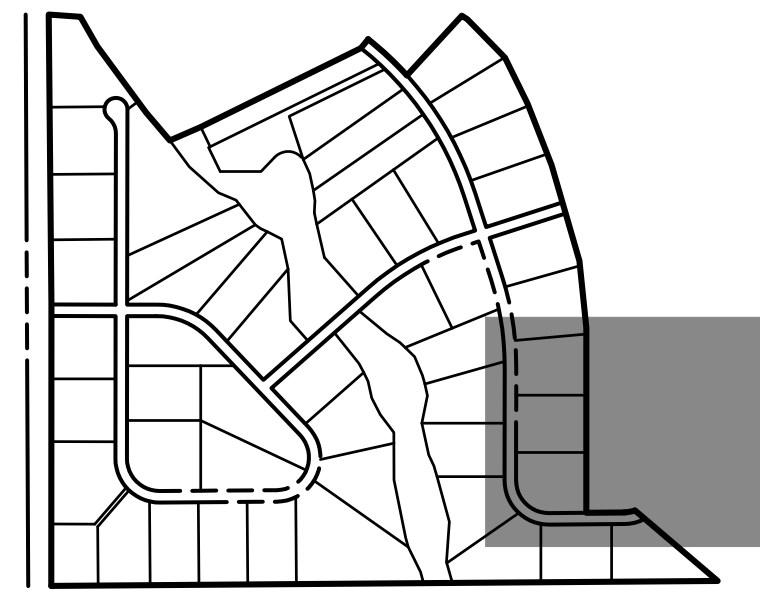
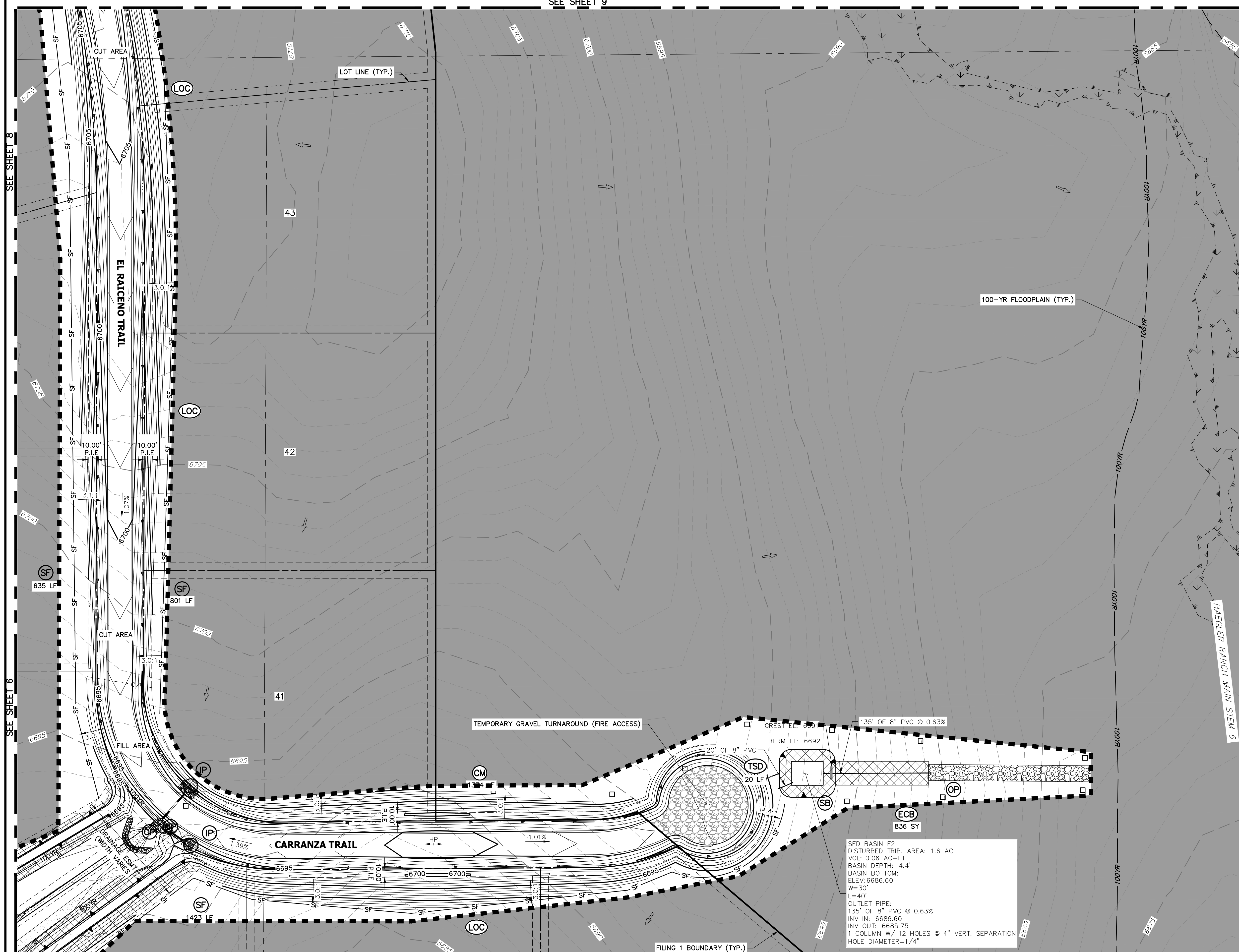
BY	DATE	NO.	REVISION

H-SCALE: 1"=60'  
 V-SCALE: NA  
 DATE: 05/11/20  
 DESIGNED BY: RPD  
 DRAWN BY: RPD  
 CHECKED BY: RPD

**SADDLEHORN RANCH - FILING 1 GRADING AND EROSION CONTROL PLANS**

SHEET 9 OF 24  
 JOB NO. 2514202





**LEGEND**

SEDIMENT BASIN	(SB)	TOE	TOE
SILT FENCE	(SF)	TOP	TOP
STABILIZED STAGING AREA	(SSA)		
CONSTRUCTION MARKER	(CM)		
VEHICLE TRACKING CONTROL	(VTC)		
TEMPORARY STOCK PILE	(TSP)		
EROSION CONTROL BLANKET	(ECB)		
INLET PROTECTION	(IP)		
OUTLET PROTECTION	(OP)		
DIVERSION DITCH AND DIKE, TEMPORARY	(DD)		
CUT AND FILL LINE		C/F	C/F
LIMITS OF CONSTRUCTION	(LOC)		
CONCRETE WASHOUT AREA	(CWA)		
MULCHING & PERMANENT SEEDING	(MU) (PS)		
TEMPORARY SLOPE DRAIN	(TSD)		
REINFORCED ROCK BERM	(RRB)		
CHECK DAM	(CD)		

- NOTES**
- REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
  - SEE SHEET 3 FOR SWALE TYPICAL CROSS SECTIONS THAT INCLUDES SWALE LINING DETAIL.
  - ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDED PER THE PAWNEE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 3 FOR SEED MIX DETAILS.
  - P.I.E = PUBLIC IMPROVEMENTS EASEMENT
  - EXISTING VEGETATION CONSISTS OF NATIVE MEADOW GRASSES (APPROX. 70% COVERAGE) DETERMINED THROUGH A COMBINATION OF FIELD VERIFICATION AND AERIAL INSPECTION.

- BMP PHASING**
- INITIAL (FEBRUARY - MARCH 2020):
- INSTALL VTC
  - INSTALL CWA
  - ESTABLISH SSA
  - INSTALL CONSTRUCTION MARKERS
  - INSTALL SILT FENCE
  - INSTALL SEDIMENT BASINS
  - INSTALL DIVERSION DITCHES
- INTERIM (MARCH 2020 - JANUARY 2021):
- LOCATE/INSTALL TEMPORARY STOCKPILE
  - MAINTAIN ALL BMPs
  - INSTALL RRBs
  - INSTALL INLET AND OUTLET PROTECTION
  - INSTALL EROSION CONTROL BLANKETS
- FINAL (JANUARY - MAY 2021):
- INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
  - REMOVE SILT FENCE AFTER STABILIZED
- FINAL STABILIZATION ANTICIPATED MAY 2021.

**ENGINEER'S STATEMENT**

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.

**OWNER/DEVELOPER STATEMENT**

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

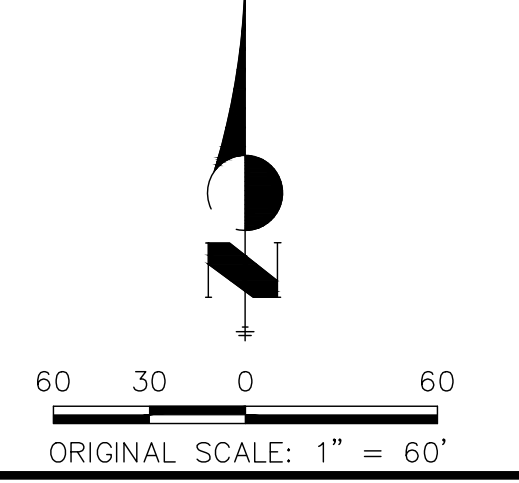
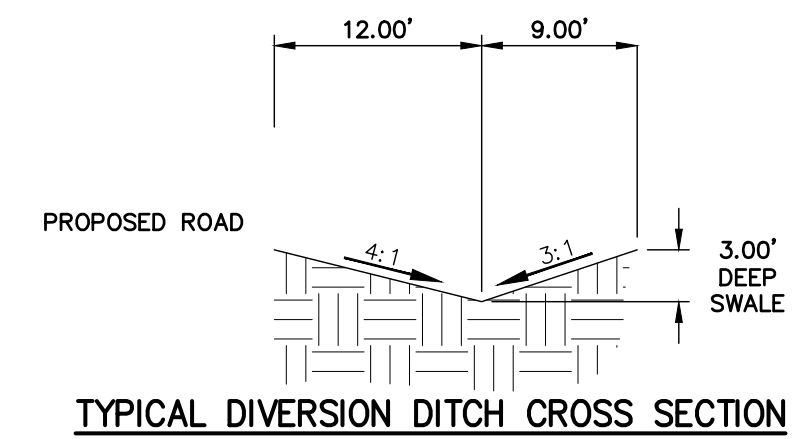
NA/see sheet 1

BILL GUMAN

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

DATE

EPC 1/5/2021



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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
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BY	DATE	NO.	REVISION

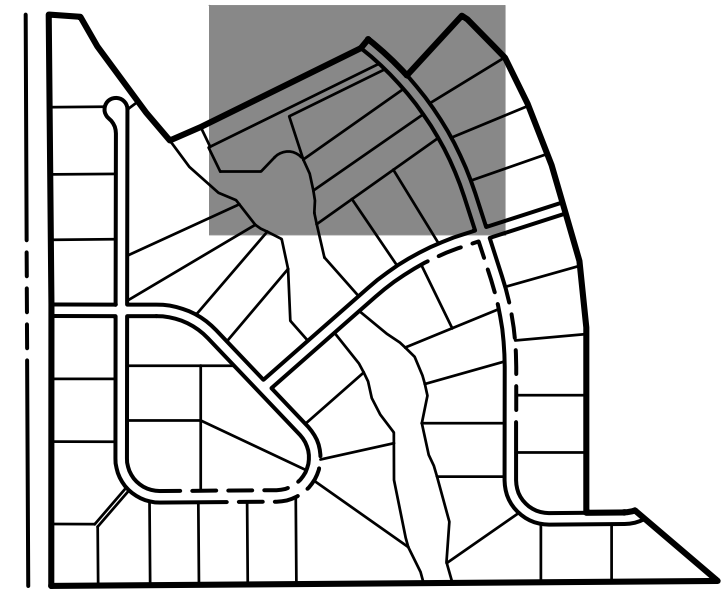
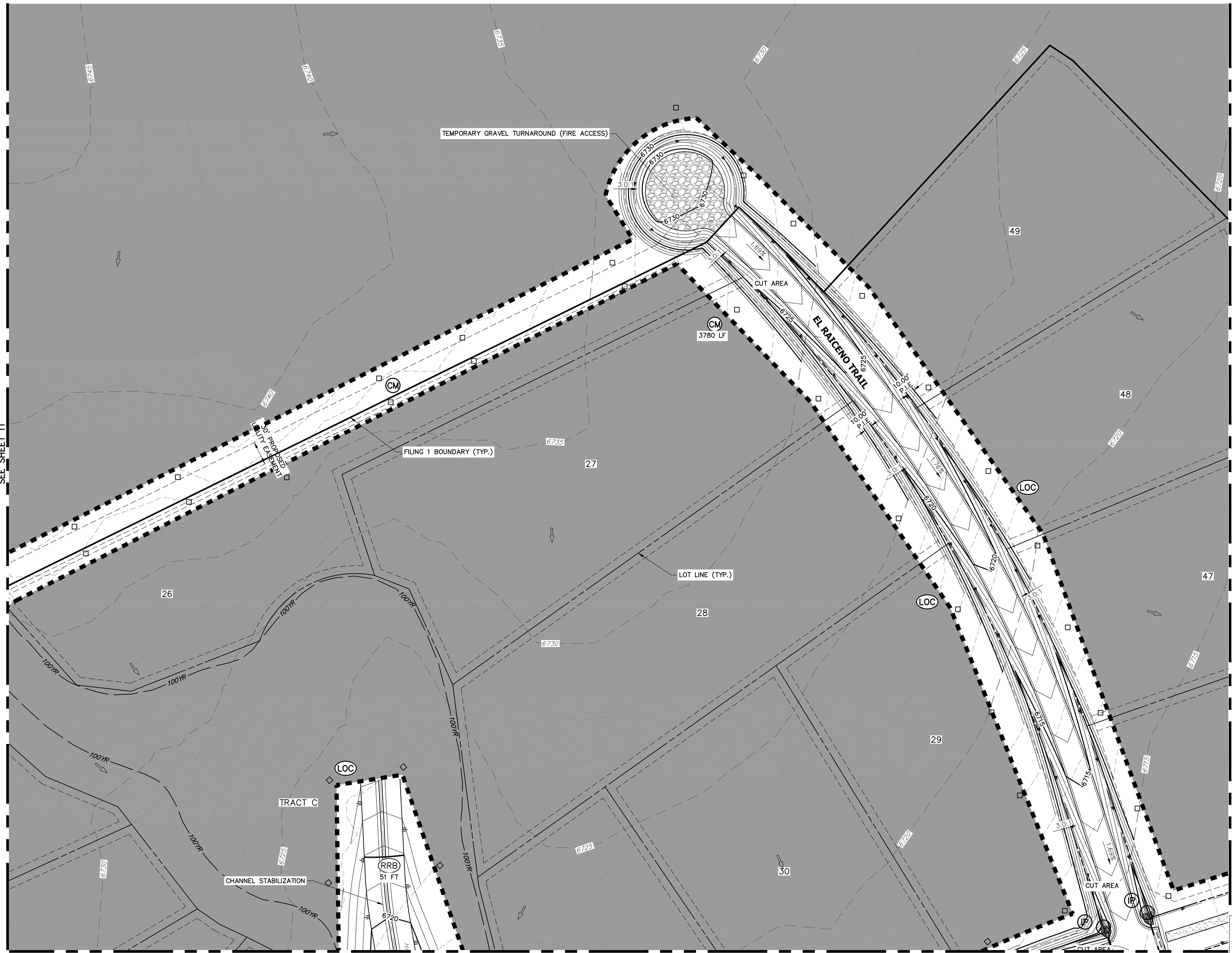
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V-SCALE NA  
DATE 05/11/20  
DESIGNED BY RPD  
DRAWN BY RPD  
CHECKED BY

**SADDLEHORN RANCH - FILING 1**  
**GRADING AND EROSION CONTROL PLANS**

SHEET 7 OF 24  
JOB NO. 2514202

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





**LEGEND**

- SEDIMENT BASIN (SB) [Symbol]
- SILT FENCE (SF) [Symbol]
- STABILIZED STAGING AREA (SSA) [Symbol]
- CONSTRUCTION MARKER (CM) [Symbol]
- VEHICLE TRACKING CONTROL (VTC) [Symbol]
- TEMPORARY STOCK PILE (TSP) [Symbol]
- EROSION CONTROL BLANKET (ECB) [Symbol]
- INLET PROTECTION (IP) [Symbol]
- OUTLET PROTECTION (OP) [Symbol]
- DIVERSION DITCH AND DIKE, TEMPORARY (DD) [Symbol]
- CUT AND FILL LINE (C/F) [Symbol]
- LIMITS OF CONSTRUCTION (LOC) [Symbol]
- CONCRETE WASHOUT AREA (CWA) [Symbol]
- MULCHING & PERMANENT SEEDING (MU) [Symbol]
- TEMPORARY SLOPE DRAIN (TSD) [Symbol]
- REINFORCED ROCK BERM (RRB) [Symbol]
- CHECK DAM (CD) [Symbol]

**NOTES**

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2. SEE SHEET 3 FOR SWALE TYPICAL CROSS SECTIONS THAT INCLUDES SWALE LINING DETAIL.
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  - 2) INSTALL CWA
  - 3) ESTABLISH SSA
  - 4) INSTALL CONSTRUCTION MARKERS
  - 5) INSTALL SILT FENCE
  - 6) INSTALL SEDIMENT BASINS
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- INTERIM (MARCH 2020 - JANUARY 2021):**
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**ENGINEER'S STATEMENT**  
 Mike Bramlett  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

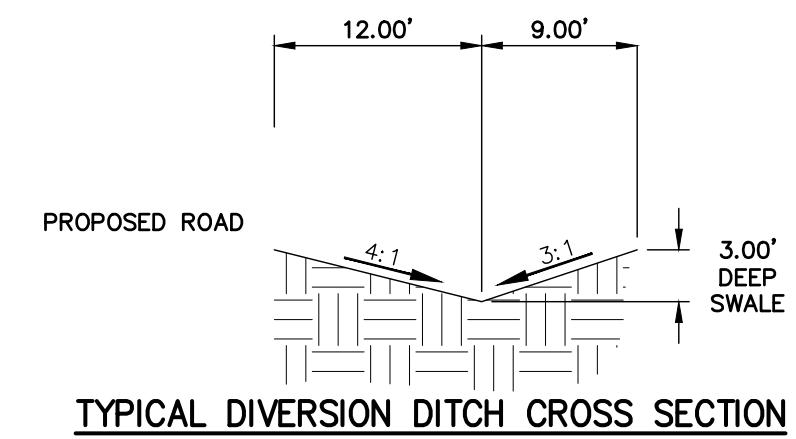
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NA/see sheet 1

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

DATE  
 EPC 1/5/2021



SEE SHEET 8

ORIGINAL SCALE: 1" = 60'

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

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**SADDLEHORN RANCH - FILING 1 GRADING AND EROSION CONTROL PLANS**

SHEET 10 OF 24  
 JOB NO. 2514202























































