

# SADDLEHORN RANCH - FILING NO. 2

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

EPC STORMWATER REVIEW COMMENTS ARE SHOWN IN ORANGE BOXES WITH BLACK TEXT

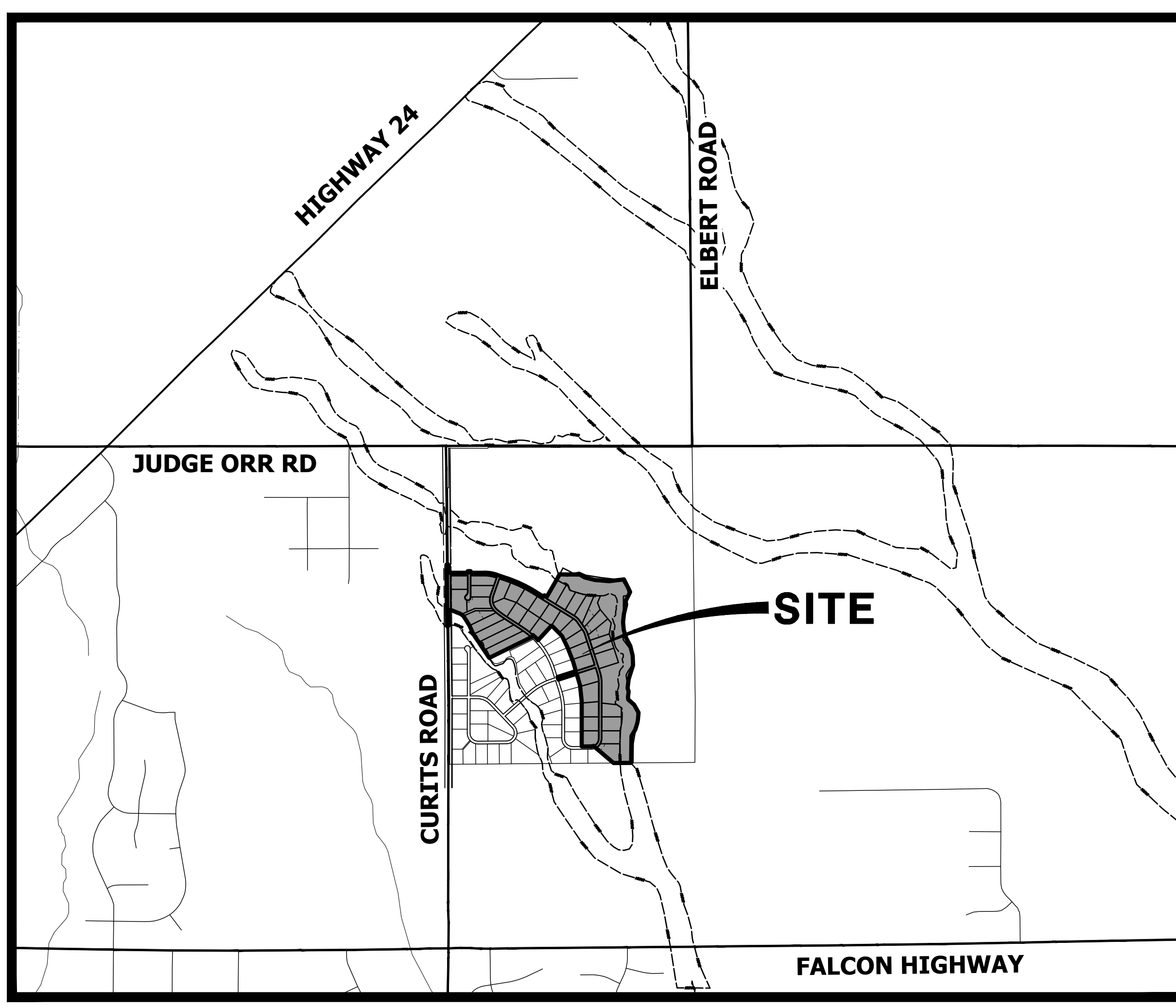


Know what's below.  
Call before you dig.

## PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLANS

### ABBREVIATIONS

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



### CONTACTS:

OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P--541-393-9043
DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P--707-633-9700
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P--(303) 267-6254
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.

### VICINITY MAP

SCALE: 1" = 2000'

### SHEET INDEX

1	- COVER SHEET
2	- LEGEND & NOTES
3	- TYPICAL SECTIONS
4	- GRADING & EROSION CONTROL SITE PLAN
4.1	- EARLY GRADING IMPROVEMENTS
5-7	- GRADING & EROSION CONTROL PLANS
8-14	- GRADING & EROSION CONTROL DETAILS

EARTHWORK SUMMARY TABLE	
NET CUT (CY)	50,633
NET FILL (CY)	46,469
NET EXPORT (CY)	4,164
* 1' ROAD CUT	
* 10% COMPACTION	

update the page numbers to match the actual number of pages submitted.

JR: ADDRESSED

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.

PCD FILE NO. EGP221

### OWNER/DEVELOPER STATEMENT

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

JOHN HELMICK \_\_\_\_\_ DATE \_\_\_\_\_  
GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

### EL PASO COUNTY STATEMENT

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

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

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

JENNIFER IRVINE, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

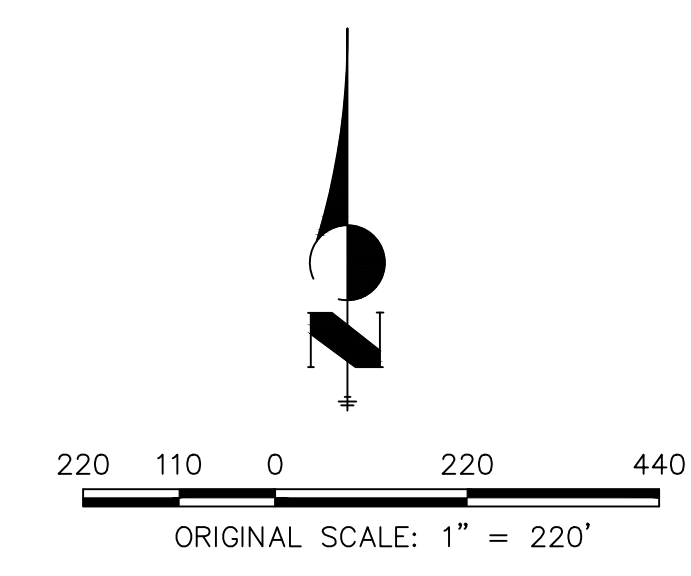
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY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

\_\_\_\_\_ DATE 5/2/22  
BRYAN T. LAW, P.E.  
25043  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>ROI PROPERTY GROUP, LLC</b> 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	<b>J-R ENGINEERING</b> A WestPlan Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY _____ DATE _____ NO. _____ REVISION _____	H-SCALE 1"=2000' V-SCALE N/A DATE 1/2/22 DESIGNED BY NQJ DRAWN BY NQJ CHECKED BY _____	SADDLEHORN RANCH - FILING NO. 2 COVER SHEET	SHEET 1 OF 14 JOB NO. 2514204
--	--	--	---	---	--	----------------------------------

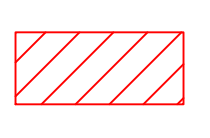






**LEGEND**

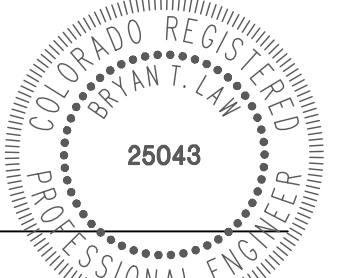
OFF-SITE GRADING  
(CANNOT BE COMPLETED WITH  
EARLY GRADING PERMIT)



**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.


*Bryan T. Law*

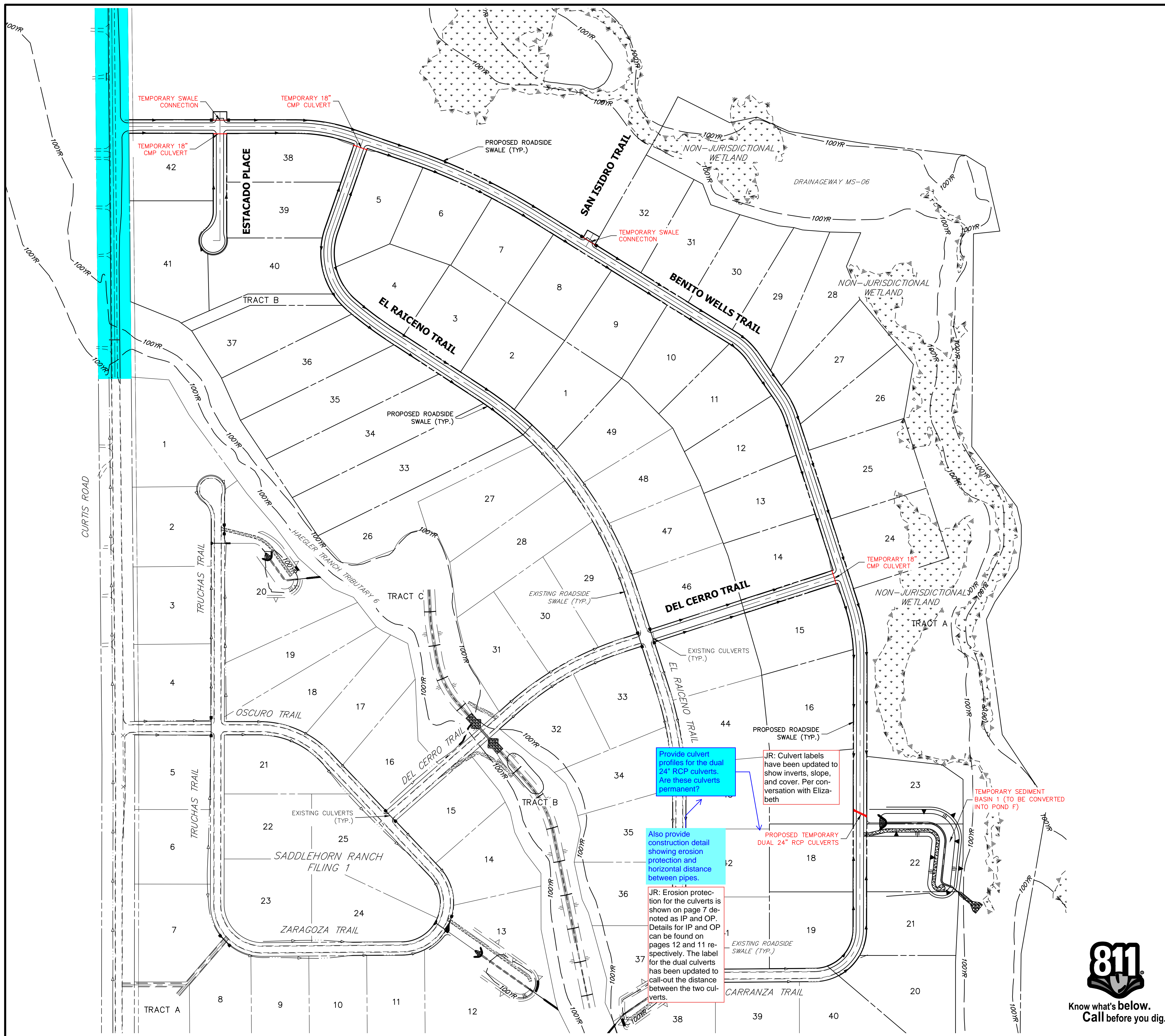


BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

5/2/22  
DATE

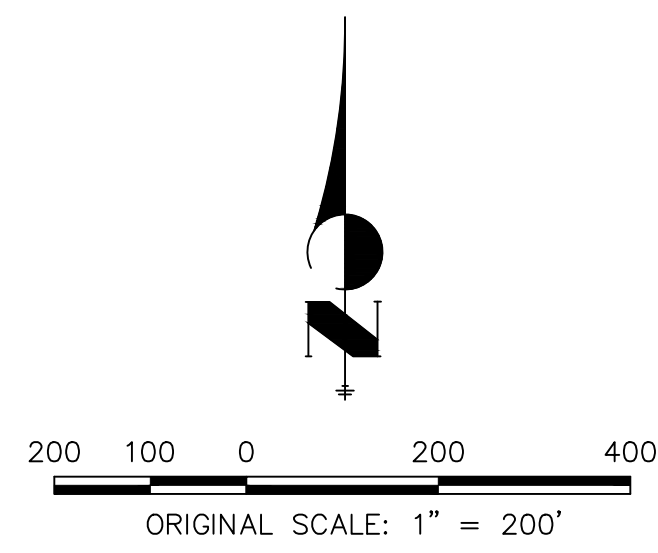
**811**  
Know what's below.  
Call before you dig.

UNTIL 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
 <b>J.R. ENGINEERING</b> A Western Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE	1"=220'
V-SCALE	N/A
DATE	1/2/22
DESIGNED BY	GVT
DRAWN BY	GVT
CHECKED BY	
SADDEHORN RANCH - FILING NO. 2	
GRADING & EROSION CONTROL SITE PLAN	
SHEET	4 OF 14
JOB NO.	2514204



**LEGEND**

- EARLY GRADING TEMPORARY IMPROVEMENTS
- EARLY GRADING EXCLUDED AREAS



Provide culvert profiles for the dual 24" RCP culverts. Are these culverts permanent?

Also provide construction detail showing erosion protection and horizontal distance between pipes.

JR: Erosion protection for the culverts is shown on page 7 denoted as IP and OP. Details for IP and OP can be found on pages 12 and 11 respectively. The label for the dual culverts has been updated to call-out the distance between the two culverts.

JR: Culvert labels have been updated to show inverts, slope, and cover. Per conversation with Elizabeth

PROPOSED TEMPORARY DUAL 24" RCP CULVERTS

TEMPORARY SEDIMENT BASIN 1 (TO BE CONVERTED INTO POND F)



**OWNER/DEVELOPER STATEMENT**

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

JOHN HELMICK \_\_\_\_\_ DATE \_\_\_\_\_  
 GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
 1342 HIGH STREET  
 EUGENE, OR 97401

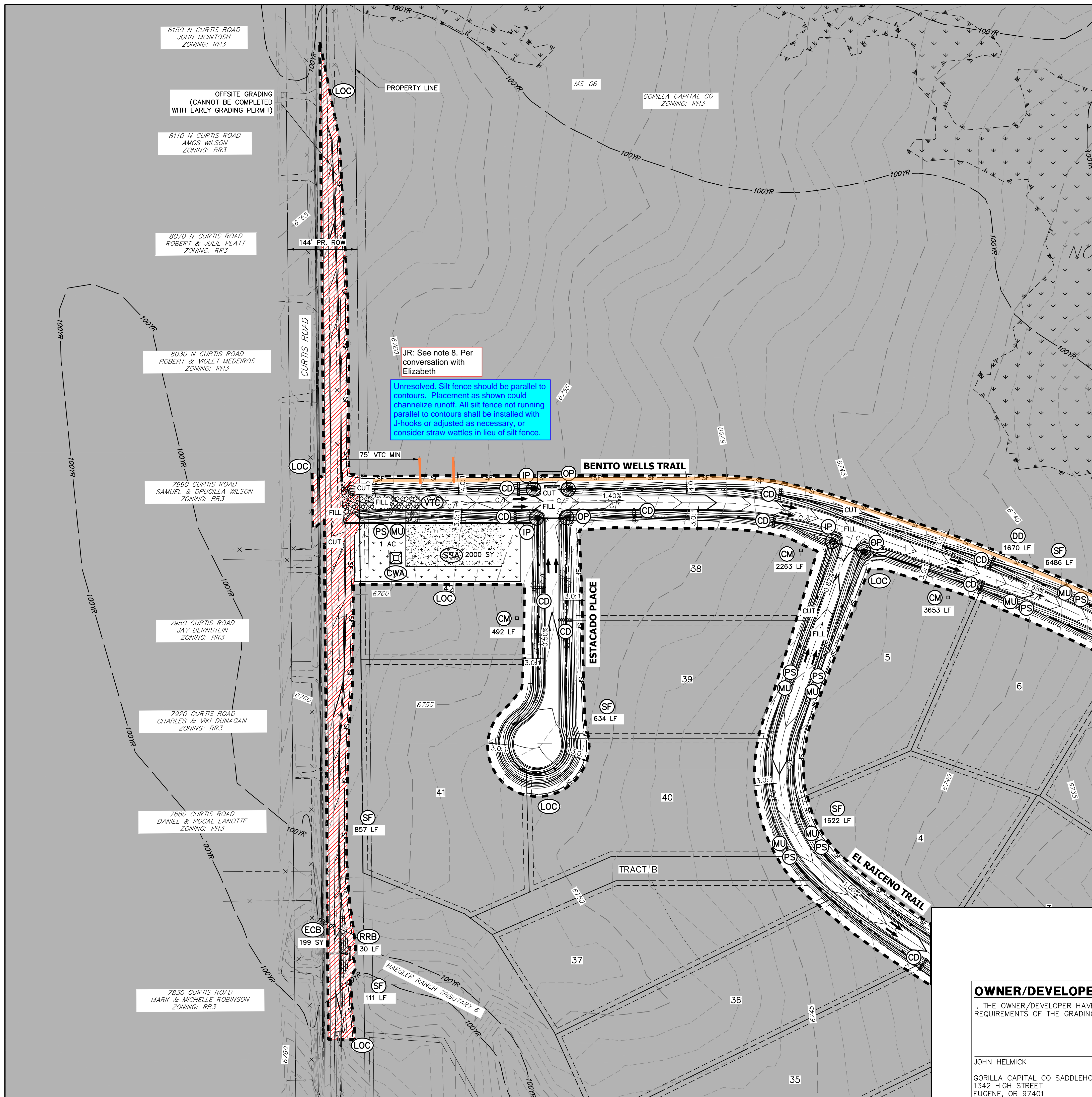
**ENGINEER'S STATEMENT**

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.

BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

5/2/22  
 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	ROI PROPERTY GROUP, LLC 2495 RIDGON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS
BY	DATE
No. REVISION	
H-SCALE	1"=220'
V-SCALE	N/A
DATE	1/2/22
DESIGNED BY	GVT
DRAWN BY	GVT
CHECKED BY	
SADDLEHORN RANCH - FILING NO. 2	
EARLY GRADING IMPROVEMENTS	
SHEET	4.1 OF 14
JOB NO.	2514204



8150 N CURTIS ROAD  
JOHN MCINTOSH  
ZONING: RR.3

OFFSITE GRADING  
(CANNOT BE COMPLETED  
WITH EARLY GRADING PERMIT)

8110 N CURTIS ROAD  
AMOS WILSON  
ZONING: RR.3

8070 N CURTIS ROAD  
ROBERT & JULIE PLATT  
ZONING: RR.3

8030 N CURTIS ROAD  
ROBERT & VOLET MEDEIROS  
ZONING: RR.3

7990 CURTIS ROAD  
SAMUEL & DRUCILLA WILSON  
ZONING: RR.3

7950 CURTIS ROAD  
JAY BERNSTEIN  
ZONING: RR.3

7920 CURTIS ROAD  
CHARLES & VIKI DUNAGAN  
ZONING: RR.3

7880 CURTIS ROAD  
DANIEL & ROCAL LANOTTE  
ZONING: RR.3

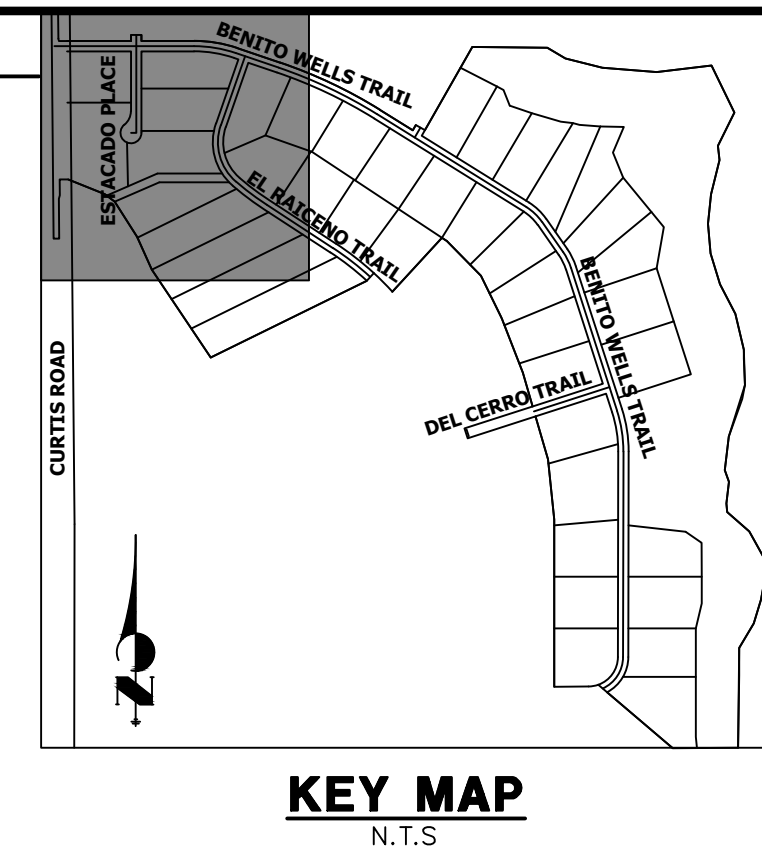
7830 CURTIS ROAD  
MARK & MICHELLE ROBINSON  
ZONING: RR.3

JR: See note 8. Per conversation with Elizabeth

Unresolved. Silt fence should be parallel to contours. Placement as shown could channelize runoff. All silt fence not running parallel to contours shall be installed with J-hooks or adjusted as necessary, or consider straw wattles in lieu of silt fence.

**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/DISTURBANCE (LOC) [Symbol]
- CONCRETE WASHOUT AREA (CWA) [Symbol]
- MULCHING & PERMANENT SEEDING (MU/PS) [Symbol]
- TEMPORARY SLOPE DRAIN (TSD) [Symbol]
- REINFORCED ROCK BERM (RRB) [Symbol]
- CHECK DAM (CD) [Symbol]
- ROCK SOCK (RS) [Symbol]
- CONSTRUCTION MARKERS (CM) [Symbol]
- OFF-SITE GRADING (CANNOT BE COMPLETED WITH EARLY GRADING PERMIT) [Symbol]



**NOTES**

1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
2. SEE SHEET 3 FOR SWALE TYPICAL CROSS SECTIONS THAT INCLUDES SWALE LINING DETAIL.
3. ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDING PER THE FAWNIE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 3 FOR SEED MIX DETAILS. 12.7 TOTAL ACRES OF SEEDING ESTIMATED.
4. P.I.E = PUBLIC IMPROVEMENTS EASEMENT
5. EXISTING VEGETATION CONSISTS OF NATIVE MEADOW GRASSES (APPROX. 70% COVERAGE) DETERMINED THROUGH A COMBINATION OF FIELD VERIFICATION AND AERIAL INSPECTION.
6. NO BATCH PLANTS WILL BE UTILIZED ON SITE.
7. NO OFF-SITE GRADING SHALL BE CONDUCTED WITH THE EARLY GRADING PERMIT.
8. SILT FENCES THAT ARE NOT PARALLEL TO CONTOURS MUST BE INSTALLED WITH J-HOOKS.

**BMP PHASING**

- INITIAL (06/2022 - 7/2022):**
- 1) INSTALL VTC
  - 2) INSTALL CWA
  - 3) ESTABLISH SSA
  - 4) INSTALL CONSTRUCTION MARKERS
  - 5) INSTALL SILT FENCE
  - 6) INSTALL SEDIMENT BASINS
  - 7) INSTALL DIVERSION DITCHES
- INTERIM (7/2022 - 10/2022):**
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
  - 2) MAINTAIN ALL BMPs
  - 3) INSTALL RRBs
  - 4) INSTALL INLET AND OUTLET PROTECTION
  - 5) INSTALL EROSION CONTROL BLANKETS
- FINAL (10/2022 - 12/2022):**
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
  - 2) REMOVE SILT FENCE AFTER STABILIZED, INLET & OUTLET PROTECTION, RRBs, EROSION CONTROL BLANKETS, VTC, CWA, CONSTRUCTION MARKERS, SEDIMENT BASINS, DIVERSION DITCHES, SSA, AND TEMPORARY STOCKPILES
- FINAL STABILIZATION ANTICIPATED 05/2023.



**OWNER/DEVELOPER STATEMENT**

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

JOHN HELMICK \_\_\_\_\_ DATE \_\_\_\_\_

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

**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.

Bryan T. Law, P.E. \_\_\_\_\_ DATE 5/2/22

25043

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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

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

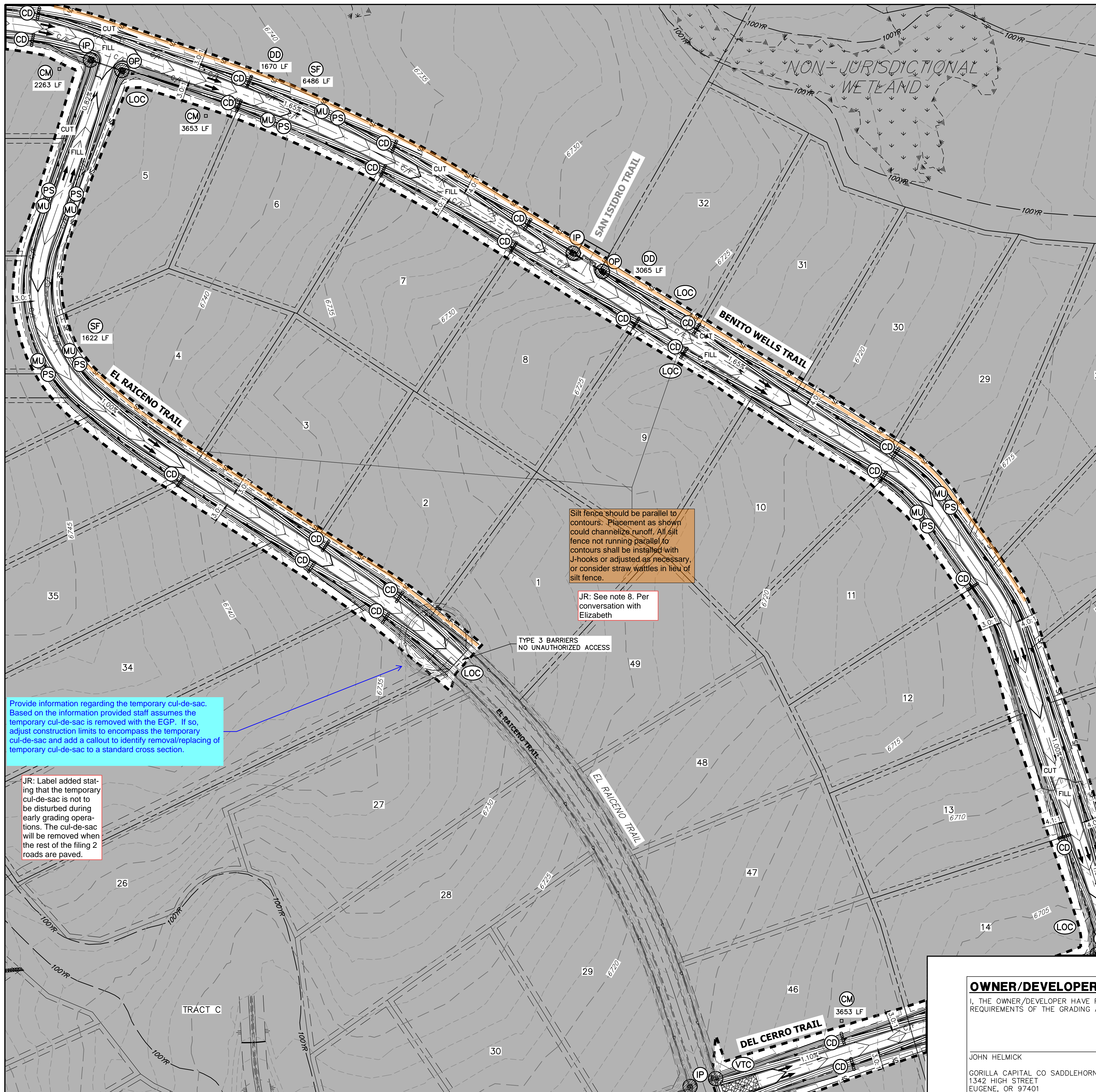
BY	DATE	REVISION

H-SCALE 1"=100'  
V-SCALE N/A  
DATE 1/2/22  
DESIGNED BY GVT  
DRAWN BY GVT  
CHECKED BY

**SADDLEHORN RANCH - FILING NO. 2**

**GRADING & EROSION CONTROL PLANS**

SHEET 5 OF 14  
JOB NO. 2514204



Provide information regarding the temporary cul-de-sac. Based on the information provided staff assumes the temporary cul-de-sac is removed with the EGP. If so, adjust construction limits to encompass the temporary cul-de-sac and add a callout to identify removal/replacing of temporary cul-de-sac to a standard cross section.

JR: Label added stating that the temporary cul-de-sac is not to be disturbed during early grading operations. The cul-de-sac will be removed when the rest of the filling 2 roads are paved.

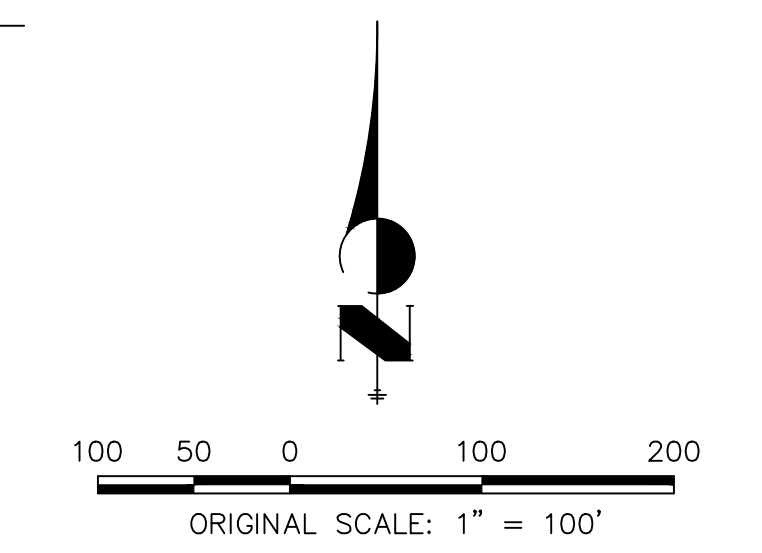
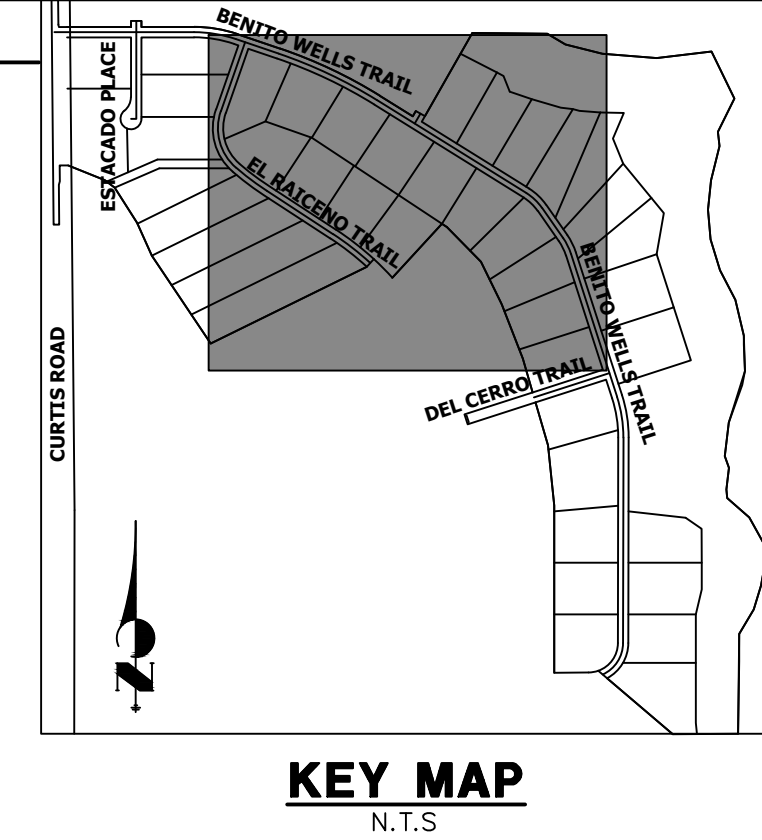
Silt fence should be parallel to contours. Placement as shown could channelize runoff. All silt fence not running parallel to contours shall be installed with J-hooks or adjusted as necessary, or consider straw wattles in lieu of silt fence.

JR: See note 8. Per conversation with Elizabeth

TYPE 3 BARRIERS  
NO UNAUTHORIZED ACCESS

**LEGEND**

- SEDIMENT BASIN (SB)
- SILT FENCE (SF)
- 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)
- LIMITS OF CONSTRUCTION/DISTURBANCE (LOC)
- CONCRETE WASHOUT AREA (CWA)
- MULCHING & PERMANENT SEEDING (MU, PS)
- TEMPORARY SLOPE DRAIN (TSD)
- REINFORCED ROCK BERM (RRB)
- CHECK DAM (CD)
- ROCK SOCK (RS)
- CONSTRUCTION MARKERS (CM)
- OFF-SITE GRADING (CANNOT BE COMPLETED WITH EARLY GRADING PERMIT)



**NOTES**

1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
2. SEE SHEET 3 FOR SWALE TYPICAL CROSS SECTIONS THAT INCLUDES SWALE LINING DETAIL.
3. 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. 12.7 TOTAL ACRES OF SEEDING ESTIMATED.
4. P.I.E = PUBLIC IMPROVEMENTS EASEMENT
5. EXISTING VEGETATION CONSISTS OF NATIVE MEADOW GRASSES (APPROX. 70% COVERAGE) DETERMINED THROUGH A COMBINATION OF FIELD VERIFICATION AND AERIAL INSPECTION.
6. NO BATCH PLANTS WILL BE UTILIZED ON SITE.
7. NO OFF-SITE GRADING SHALL BE CONDUCTED WITH THE EARLY GRADING PERMIT.
8. SILT FENCES THAT ARE NOT PARALLEL TO CONTOURS MUST BE INSTALLED WITH J-HOOKS.

**BMP PHASING**

- INITIAL (06/2022 - 7/2022):**
- 1) INSTALL VTC
  - 2) INSTALL CWA
  - 3) ESTABLISH SSA
  - 4) INSTALL CONSTRUCTION MARKERS
  - 5) INSTALL SILT FENCE
  - 6) INSTALL SEDIMENT BASINS
  - 7) INSTALL DIVERSION DITCHES
- INTERIM (7/2022 - 10/2022):**
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
  - 2) MAINTAIN ALL BMPS
  - 3) INSTALL RRBs
  - 4) INSTALL INLET AND OUTLET PROTECTION
  - 5) INSTALL EROSION CONTROL BLANKETS
- FINAL (10/2022 - 12/2022):**
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
  - 2) REMOVE SILT FENCE AFTER STABILIZED, INLET & OUTLET PROTECTION, RRBs, EROSION CONTROL BLANKETS, VTC, CWA, CONSTRUCTION MARKERS, SEDIMENT BASINS, DIVERSION DITCHES, SSA, AND TEMPORARY STOCKPILES
- FINAL STABILIZATION ANTICIPATED 05/2023.



**OWNER/DEVELOPER STATEMENT**

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

JOHN HELMICK DATE  
GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
1342 HIGH STREET  
EUGENE, OR 97401

**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.

Bryan T. Law, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



5/2/22 DATE

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

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

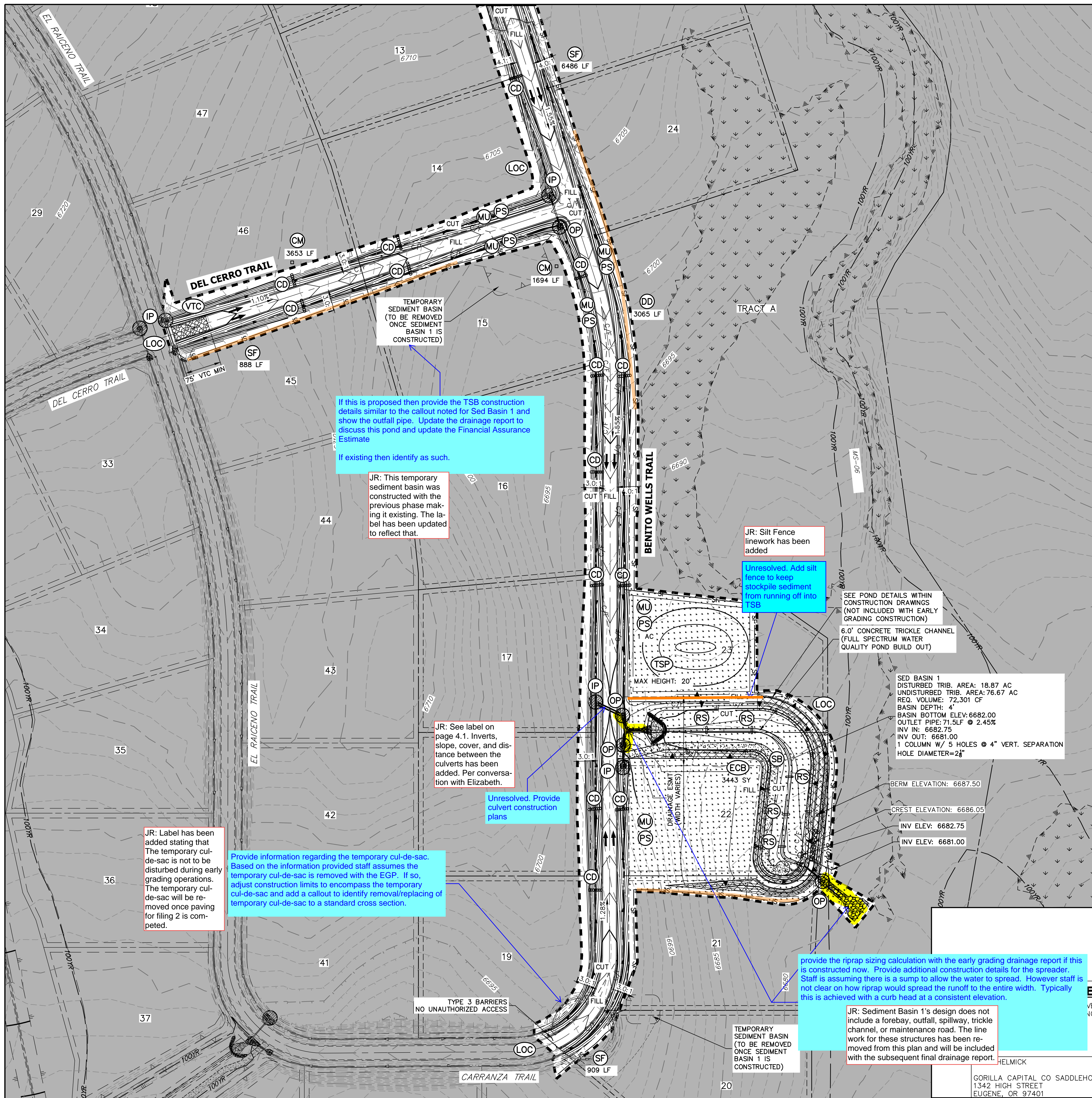
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=100'  
V-SCALE N/A  
DATE 1/2/22  
DESIGNED BY GVT  
DRAWN BY GVT  
CHECKED BY

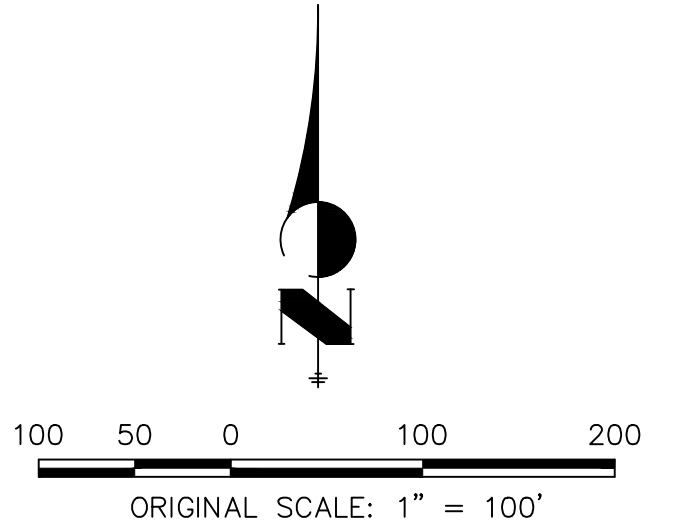
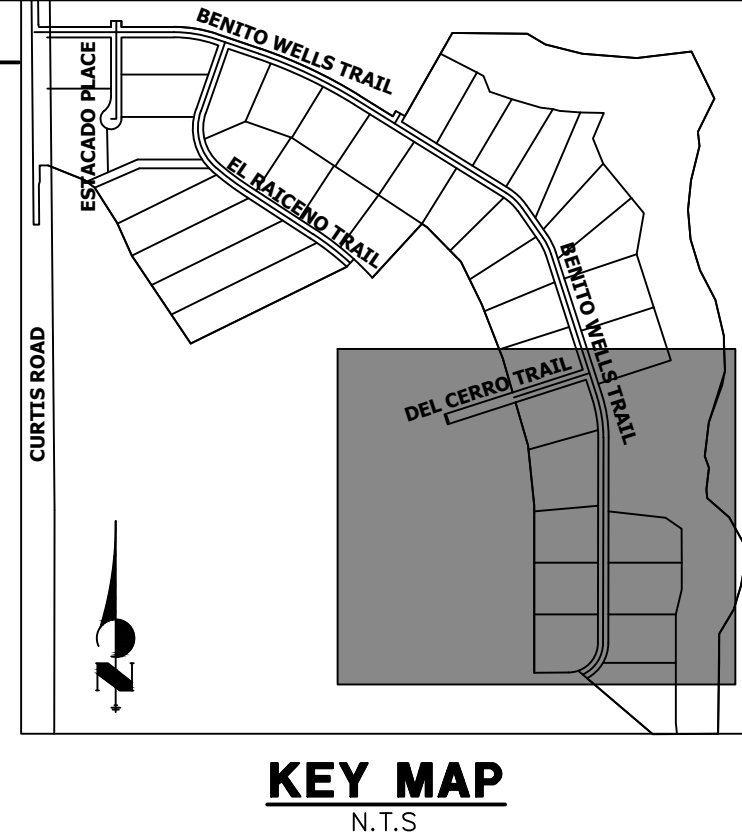
**SADDLEHORN RANCH - FILING NO. 2**  
**GRADING & EROSION CONTROL PLANS**

SHEET 6 OF 14  
JOB NO. 2514204



**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/DISTURBANCE (LOC) [Symbol]
- CONCRETE WASHOUT AREA (CWA) [Symbol]
- MULCHING & PERMANENT SEEDING (MU/PS) [Symbol]
- TEMPORARY SLOPE DRAIN (TSD) [Symbol]
- REINFORCED ROCK BERM (RRB) [Symbol]
- CHECK DAM (CD) [Symbol]
- ROCK SOCK (RS) [Symbol]
- CONSTRUCTION MARKERS (CM) [Symbol]
- OFF-SITE GRADING (CANNOT BE COMPLETED WITH EARLY GRADING PERMIT) [Symbol]



**NOTES**

1. REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
2. SEE SHEET 3 FOR SWALE TYPICAL CROSS SECTIONS THAT INCLUDES SWALE LINING DETAIL.
3. 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. 12.7 TOTAL ACRES OF SEEDING ESTIMATED.
4. P.I.E = PUBLIC IMPROVEMENTS EASEMENT
5. EXISTING VEGETATION CONSISTS OF NATIVE MEADOW GRASSES (APPROX. 70% COVERAGE) DETERMINED THROUGH A COMBINATION OF FIELD VERIFICATION AND AERIAL INSPECTION.
6. NO BATCH PLANTS WILL BE UTILIZED ON SITE.
7. NO OFF-SITE GRADING SHALL BE CONDUCTED WITH THE EARLY GRADING PERMIT.
8. SILT FENCES THAT ARE NOT PARALLEL TO CONTOURS MUST BE INSTALLED WITH J-HOOKS.

**BMP PHASING**

- INITIAL (06/2022 - 7/2022):**
- 1) INSTALL VTC
  - 2) INSTALL CWA
  - 3) ESTABLISH SSA
  - 4) INSTALL CONSTRUCTION MARKERS
  - 5) INSTALL SILT FENCE
  - 6) INSTALL SEDIMENT BASINS
  - 7) INSTALL DIVERSION DITCHES
- INTERIM (7/2022 - 10/2022):**
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
  - 2) MAINTAIN ALL BMPs
  - 3) INSTALL RRBs
  - 4) INSTALL INLET AND OUTLET PROTECTION
  - 5) INSTALL EROSION CONTROL BLANKETS
- FINAL (10/2022 - 12/2022):**
- 1) INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
  - 2) REMOVE SILT FENCE AFTER STABILIZED, INLET & OUTLET PROTECTION, RRBs, EROSION CONTROL BLANKETS, VTC, CWA, CONSTRUCTION MARKERS, SEDIMENT BASINS, DIVERSION DITCHES, SSA, AND TEMPORARY STOCKPILES
- FINAL STABILIZATION ANTICIPATED 05/2023.



**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.

*Bryan T. Law*  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



5/2/22  
 DATE

**ER STATEMENT**

I HAVE READ AND WILL COMPLY WITH THE GRADING AND EROSION CONTROL PLAN.

DATE  
 HELMICK  
 GORILLA CAPITAL CO SADDLEHORN RANCH, LLC  
 1342 HIGH STREET  
 EUGENE, OR 97401

If this is proposed then provide the TSB construction details similar to the callout noted for Sed Basin 1 and show the outfall pipe. Update the drainage report to discuss this pond and update the Financial Assurance Estimate

If existing then identify as such.

JR: This temporary sediment basin was constructed with the previous phase making it existing. The label has been updated to reflect that.

Unresolved. Add silt fence to keep stockpile sediment from running off into TSB

SEE POND DETAILS WITHIN CONSTRUCTION DRAWINGS (NOT INCLUDED WITH EARLY GRADING CONSTRUCTION)

6.0' CONCRETE TRICKLE CHANNEL (FULL SPECTRUM WATER QUALITY POND BUILD OUT)

SED BASIN 1  
 DISTURBED TRIB. AREA: 18.87 AC  
 UNDISTURBED TRIB. AREA: 76.67 AC  
 REQ. VOLUME: 72,301 CF  
 BASIN DEPTH: 4'  
 BASIN BOTTOM ELEV: 6682.00  
 OUTLET PIPE: 71.5LF @ 2.45%  
 INV IN: 6682.75  
 INV OUT: 6681.00  
 1 COLUMN W/ 5 HOLES @ 4" VERT. SEPARATION  
 HOLE DIAMETER=24"

BERM ELEVATION: 6687.50  
 CREST ELEVATION: 6686.05  
 INV ELEV: 6682.75  
 INV ELEV: 6681.00

JR: See label on page 4.1. Inverts, slope, cover, and distance between the culverts has been added. Per conversation with Elizabeth.

Unresolved. Provide culvert construction plans

Provide information regarding the temporary cul-de-sac. Based on the information provided staff assumes the temporary cul-de-sac is removed with the EGP. If so, adjust construction limits to encompass the temporary cul-de-sac and add a callout to identify removal/replacing of temporary cul-de-sac to a standard cross section.

JR: Label has been added stating that The temporary cul-de-sac is not to be disturbed during early grading operations. The temporary cul-de-sac will be removed once paving for filling 2 is completed.

provide the riprap sizing calculation with the early grading drainage report if this is constructed now. Provide additional construction details for the spreader. Staff is assuming there is a sump to allow the water to spread. However staff is not clear on how riprap would spread the runoff to the entire width. Typically this is achieved with a curb head at a consistent elevation.

JR: Sediment Basin 1's design does not include a forebay, outfall, spillway, trickle channel, or maintenance road. The line work for these structures has been removed from this plan and will be included with the subsequent final drainage report.

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

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

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

BY	DATE	REVISION

H-SCALE 1"=100'  
 V-SCALE N/A  
 DATE 1/2/22  
 DESIGNED BY GVT  
 DRAWN BY GVT  
 CHECKED BY

**SADDLEHORN RANCH - FILING NO. 2 GRADING & EROSION CONTROL PLANS**

SHEET 7 OF 14  
 JOB NO. 2514204



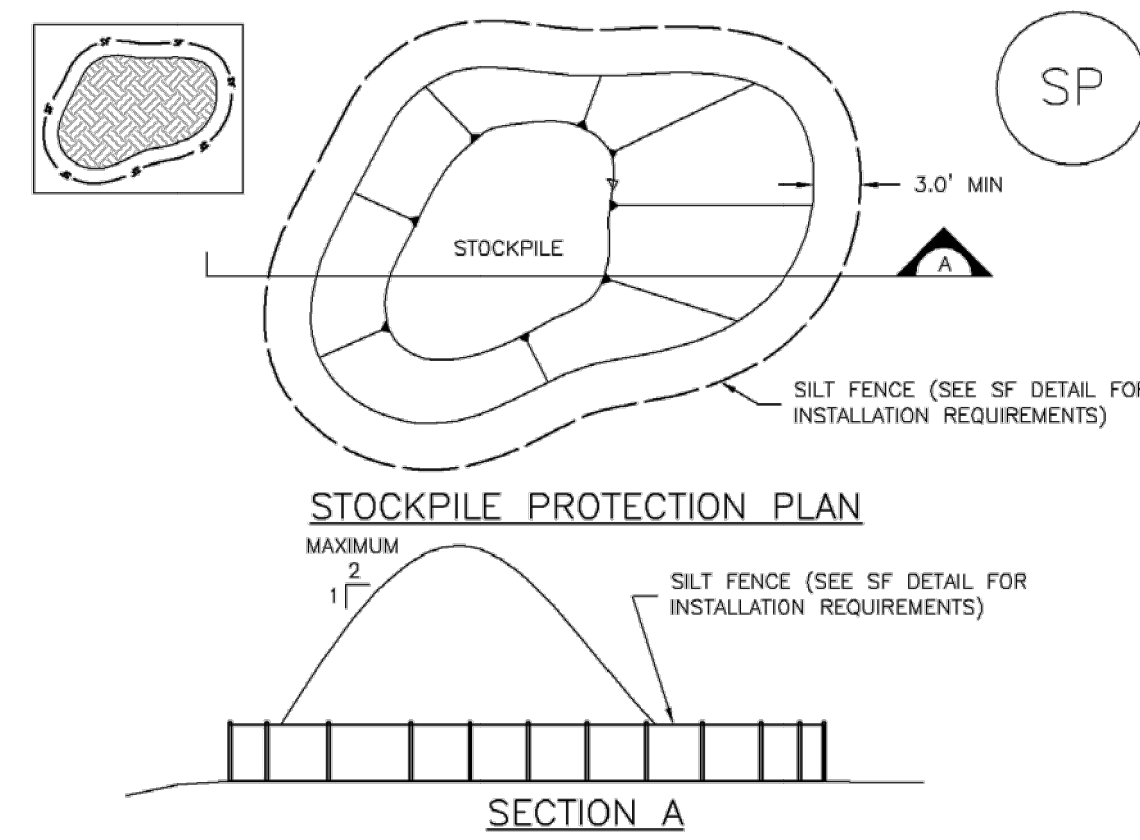








**Stockpile Management (SP) MM-2**

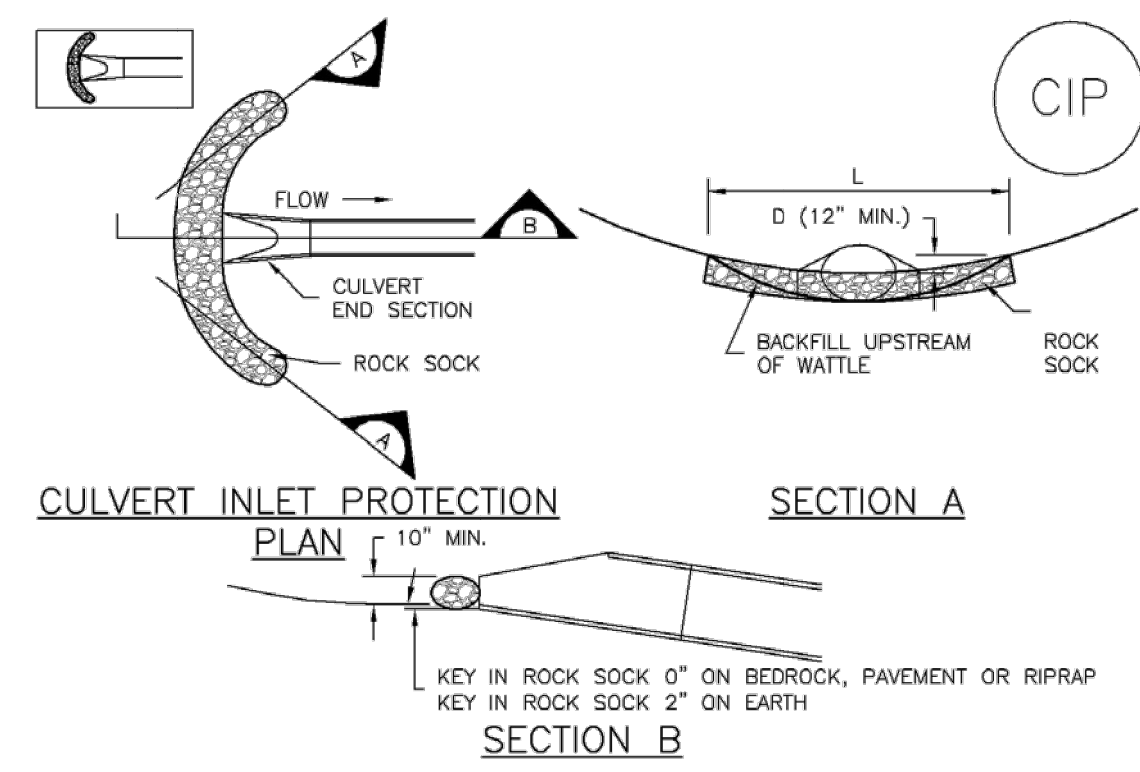


**SP-1. STOCKPILE PROTECTION**

- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF STOCKPILES.
    - TYPE OF STOCKPILE PROTECTION.
  - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
  - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District SP-3  
Urban Storm Drainage Criteria Manual Volume 3

**Inlet Protection (IP) SC-6**



**CIP-1. CULVERT INLET PROTECTION**

- CULVERT INLET PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF CULVERT INLET PROTECTION.
  - SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.
- CULVERT INLET PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS  $\frac{1}{2}$  THE HEIGHT OF THE ROCK SOCK.
  - CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

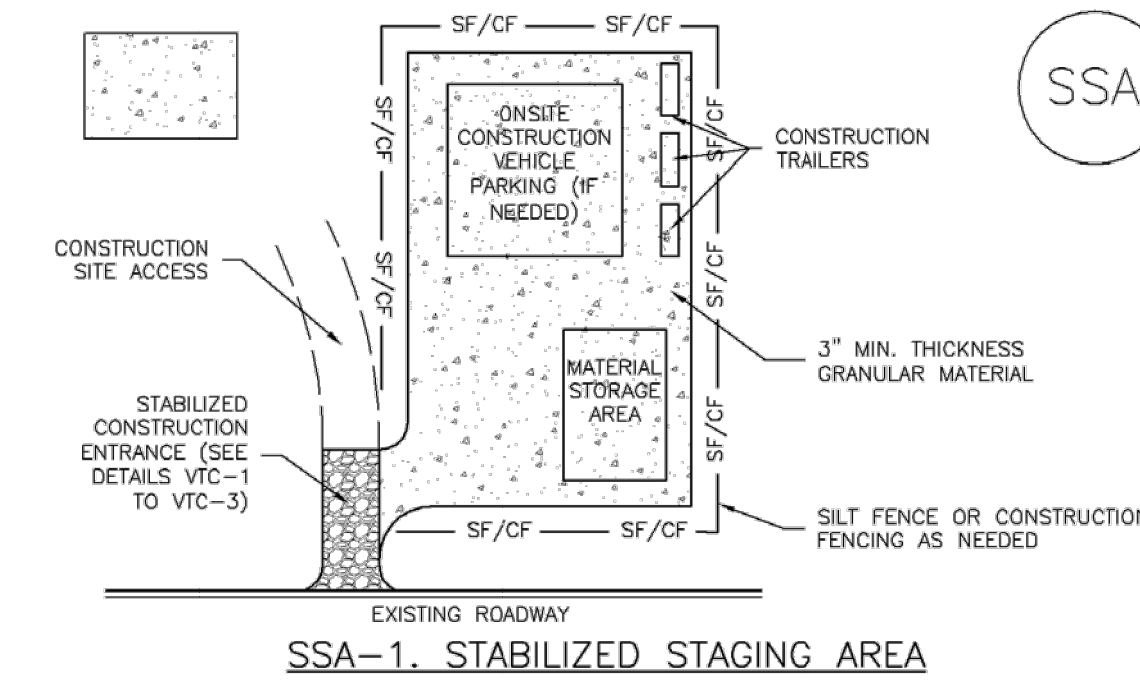
August 2013 Urban Drainage and Flood Control District IP-7  
Urban Storm Drainage Criteria Manual Volume 3

**MM-2 Stockpile Management (SM)**

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
  - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**Stabilized Staging Area (SSA) SM-6**



**SSA-1. STABILIZED STAGING AREA**

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF STAGING AREA(S).
    - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
  - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
  - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
  - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
  - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District SSA-3  
Urban Storm Drainage Criteria Manual Volume 3

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

*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043  
DATE 5/2/22



UNTIL 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
BY	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
REVISION	
H-SCALE	N/A
V-SCALE	N/A
DATE	1/2/22
DESIGNED BY	NQJ
DRAWN BY	NQJ
CHECKED BY	
SADDLEHORN RANCH - FILING NO. 2	
GRADING AND EROSION CONTROL DETAILS	
SHEET	12 OF 14
JOB NO.	2514204

STABILIZED STAGING AREA MAINTENANCE NOTES

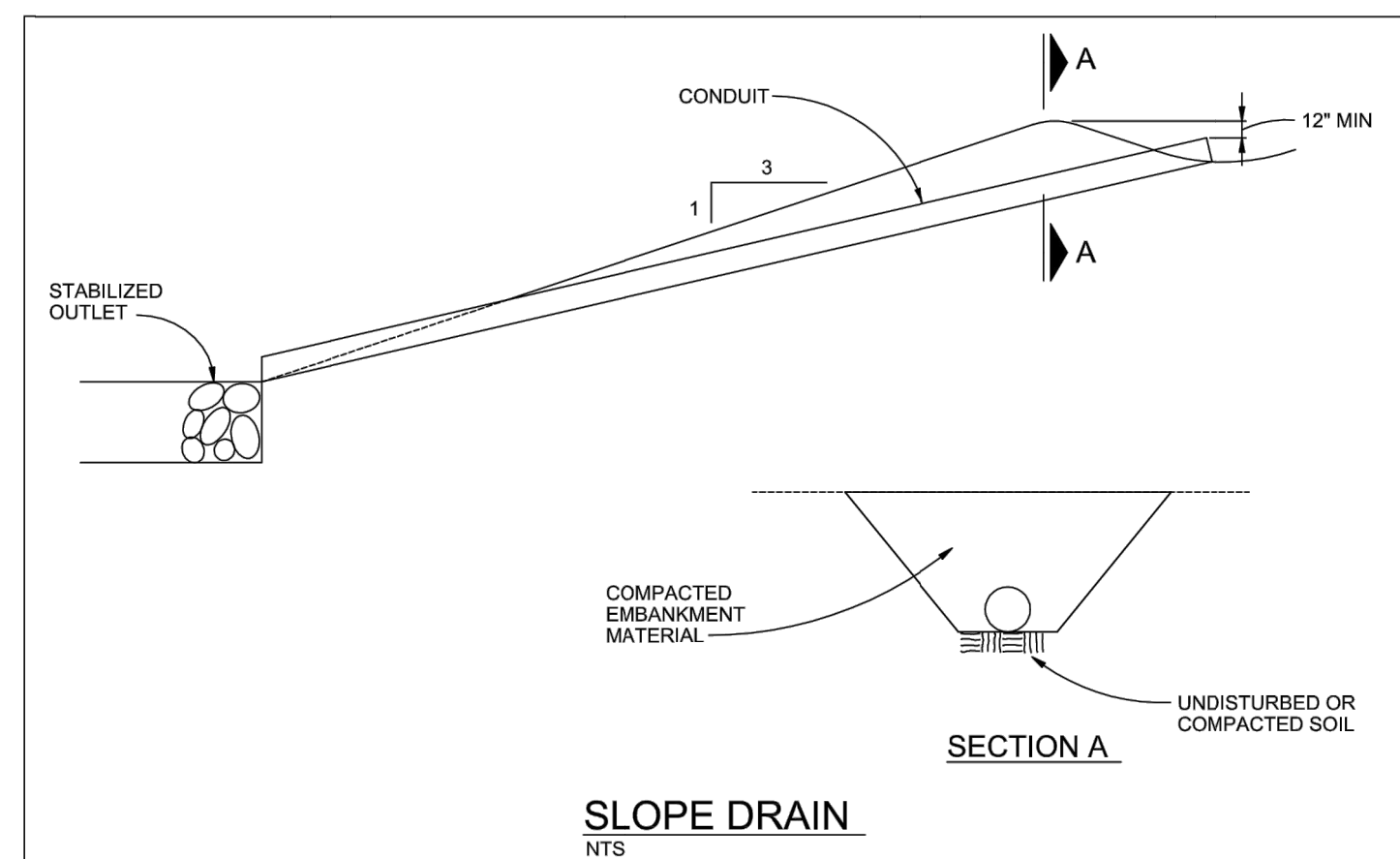
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



SLOPE DRAIN NOTES

INSTALLATION REQUIREMENTS

1. THE SLOPE DRAIN IS TO BE DESIGNED TO CONVEY THE PEAK RUNOFF FOR THE 2-YEAR STORM.
2. PIPE MATERIAL MAY INCLUDE CORRUGATED METAL, OR RIGID OR FLEXIBLE PLASTIC.
3. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL WITH A MINIMUM OF 15% PASSING A #200 SIEVE. EXCAVATED SOIL CAN BE USED IF IT MEETS THIS REQUIREMENT.
4. EMBANKMENT IS TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D 698.
5. SLOPE DRAIN SECTIONS ARE TO BE SECURELY FASTENED TOGETHER AND HAVE WATERTIGHT FITTINGS.
6. THE OUTLET IS TO BE STABILIZED AND, UNLESS THE DRAIN DISCHARGES DIRECTLY TO A SEDIMENT BASIN, A TEMPORARY SURFACE IS TO BE PROVIDED TO CONVEY FLOWS DOWN STREAM.
7. IMMEDIATELY STABILIZE ALL AREAS DISTURBED BY INSTALLATION OR REMOVAL OF THE PIPE SLOPE DRAIN.

MAINTENANCE REQUIREMENTS

1. INLET AND OUTLET POINTS ARE TO BE CHECKED REGULARLY, AND AFTER HEAVY STORMS FOR CLOGGING AND OVERCHARGING. ANY BREAKS IN THE PIPE ARE TO BE PROMPTLY REPAIRED, AND CLOGS REMOVED AS NEEDED.
2. WATER IS NOT TO BYPASS OR UNDERCUT THE INLET OR PIPE. IF THESE PROBLEMS DO EXIST, THE HEADWALL NEEDS TO BE REINFORCED WITH COMPACT EARTH OR SANDBAGS.
3. THE OUTLET POINT IS TO BE FREE OF EROSION, AND, IF NECESSARY, ADDITIONAL OUTLET PROTECTION SHOULD BE INSTALLED.
4. CONSTRUCTION TRAFFIC IS NOT TO CROSS THE SLOPE DRAIN AND MATERIALS ARE NOT TO BE PLACED ON IT.
5. THE SLOPE DRAIN IS TO REMAIN IN PLACE UNTIL THE SLOPE HAS BEEN COMPLETELY STABILIZED OR UP TO 30 DAYS AFTER PERMANENT SLOPE STABILIZATION.

MULCHING NOTES

INSTALLATION REQUIREMENTS

1. ALL DISTURBED AREAS MUST BE MULCHED WITHIN 21 DAYS AFTER FINAL GRADE AND SEEDING AREAS ARE TO BE MULCHED WITHIN 24 HOURS AFTER SEEDING.
2. MATERIAL USED FOR MULCH CAN BE CERTIFIED CLEAN, WEED- AND SEED-FREE LONG STEMMED FIELD OR MARSH HAY, OR STRAW OF OATS, BARLEY, WHEAT, RYE, OR TRITICALE CERTIFIED BY THE COLORADO DEPARTMENT OF AGRICULTURE WEED FREE FORAGE CERTIFICATION PROGRAM.
3. HYDRAULIC MULCHING MATERIAL SHALL CONSIST OF VIRGIN WOOD FIBER MANUFACTURED FROM CLEAN WHOLE WOOD CHIPS. WOOD CHIPS CANNOT CONTAIN ANY GROWTH OR GERMINATION INHIBITORS OR BE PRODUCED FROM RECYCLED MATERIAL. GRAVEL CAN ALSO BE USED.
4. MULCH IS TO BE APPLIED EVENLY AT A RATE OF 2 TONS PER ACRE.
5. MULCH IS TO BE ANCHORED EITHER BY CRIMPING (TUCKING MULCH FIBERS 4 INCHES INTO THE SOIL), USING NETTING (USED ON SMALL AREAS WITH STEEP SLOPES), OR WITH A TACKIFIER.
6. HYDRAULIC MULCHING AND TACKIFIERS ARE NOT TO BE USED IN THE PRESENCE OF FREE SURFACE WATER.

MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL MULCHED AREAS.
2. MULCH IS TO BE REPLACED IMMEDIATELY IN THOSE AREAS IT HAS BEEN REMOVED, AND IF NECESSARY THE AREA SHOULD BE RESEEDED.

Check Dams (CD)

EC-12

Description

Check dams are temporary grade control structures placed in drainage channels to limit the erosivity of stormwater by reducing flow velocity. Check dams are typically constructed from rock, gravel bags, sand bags, or sometimes, proprietary devices. Reinforced check dams are typically constructed from rock and wire gabion. Although the primary function of check dams is to reduce the velocity of concentrated flows, a secondary benefit is sediment trapping upstream of the structure.



Photograph CD-1. Rock check dams in a roadside ditch. Photo courtesy of W.W.E.

Appropriate Uses

Use as a grade control for temporary drainage ditches or swales until final soil stabilization measures are established upstream and downstream. Check dams can be used on mild or moderately steep slopes. Check dams may be used under the following conditions:

- As temporary grade control facilities along waterways until final stabilization is established.
- Along permanent swales that need protection prior to installation of a non-erodible lining.
- Along temporary channels, ditches or swales that need protection where construction of a non-erodible lining is not practicable.
- Reinforced check dams should be used in areas subject to high flow velocities.

Design and Installation

Place check dams at regularly spaced intervals along the drainage swale or ditch. Check dam heights should allow for pools to develop upstream of each check dam, extending to the downstream toe of the check dam immediately upstream.

When rock is used for the check dam, place rock mechanically or by hand. Do not dump rocks into the drainage channel. Where multiple check dams are used, the top of the lower dam should be at the same elevation as the toe of the upper dam.

When reinforced check dams are used, install erosion control fabric under and around the check dam to prevent erosion on the upstream and downstream sides. Each section of the dam should be keyed in to reduce the potential for washout or undermining. A rock apron upstream and downstream of the dam may be necessary to further control erosion.

Check Dams	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

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

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

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

H-SCALE	V-SCALE	DATE	DESIGNED BY		DRAWN BY		CHECKED BY	
			N/A	N/A	NQJ	NQJ	NQJ	NQJ
		1/2/22						

SADDLEHORN RANCH -  
FILING NO. 2  
GRADING AND EROSION  
CONTROL DETAILS

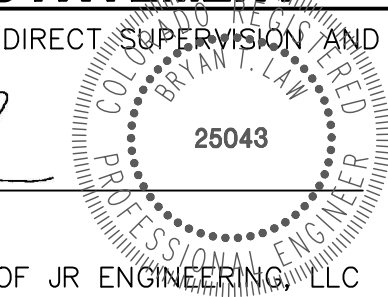


Know what's below.  
Call before you dig.

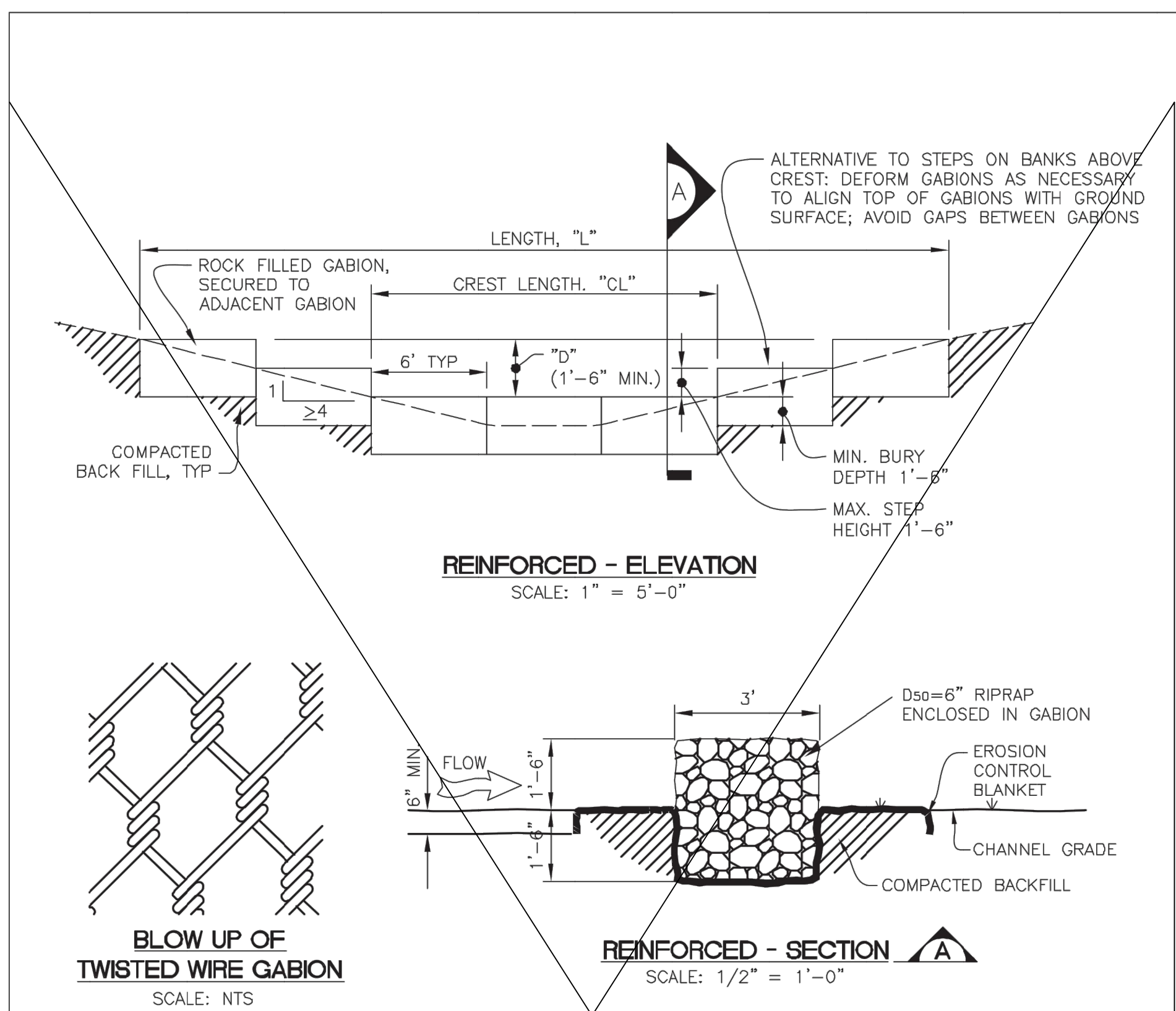
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

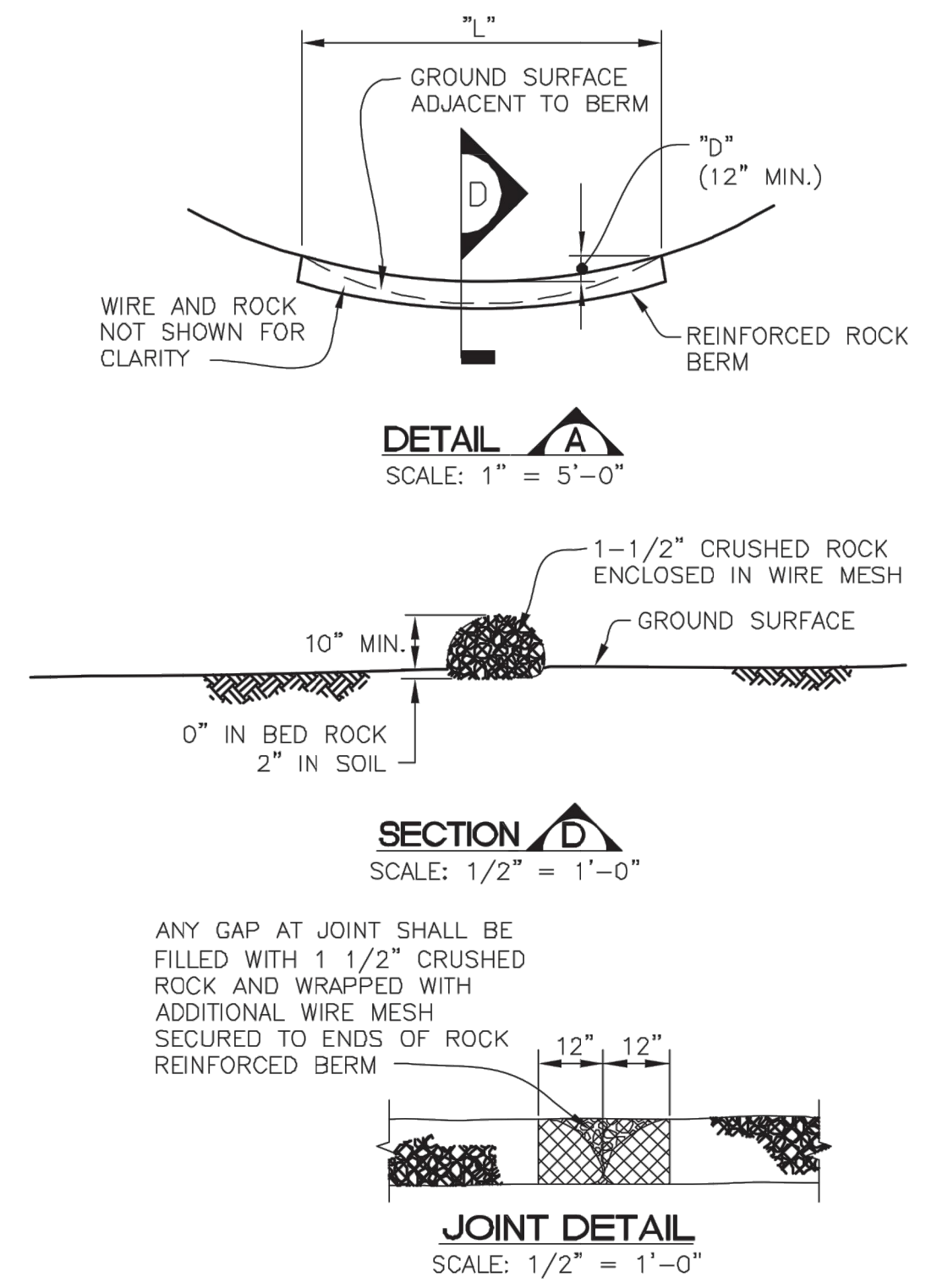


5/2/22  
DATE



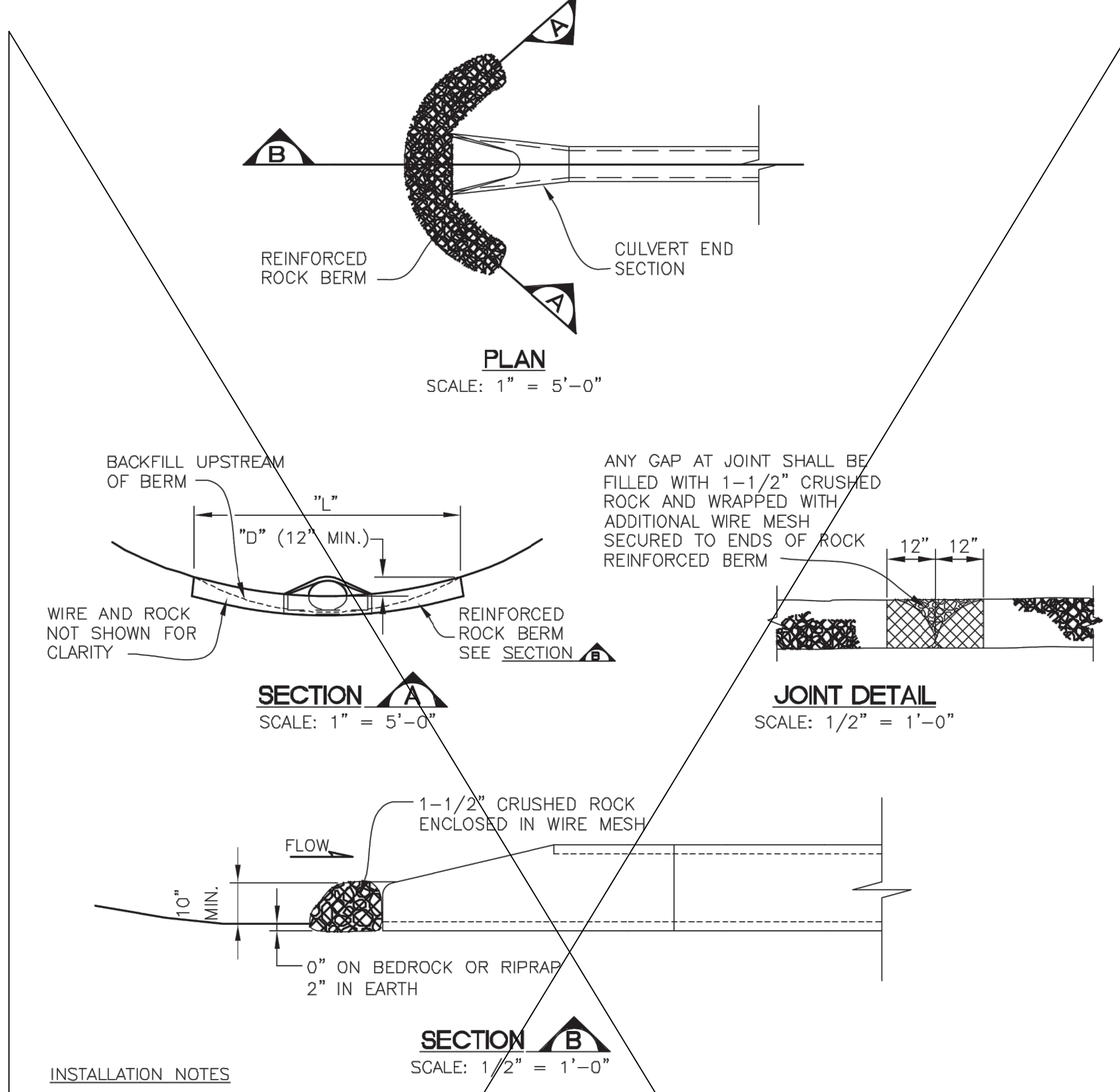
- REINFORCED CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATIONS OF CHECK DAMS.
    - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
    - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
  - CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
  - REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4" SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT GABION.
  - RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D<sub>50</sub> MEDIAN STONE SIZE OF 6".
  - THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
  - EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

- REINFORCED CHECK DAM MAINTENANCE NOTES**
- THE GESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
  - SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
  - CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
  - WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



- REINFORCED ROCK BERM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATIONS OF REINFORCED ROCK BERMS.
    - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
  - REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
  - CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 14 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
  - WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48-INCHES.
  - WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
  - FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

- REINFORCED ROCK BERM MAINTENANCE NOTES**
- THE GESC MANAGER SHALL INSPECT REINFORCED ROCK BERM WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
  - SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 5 INCHES OF THE CREST.
  - REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
  - WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.



- INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATIONS OF CULVERT INLET FILTERS.
    - LENGTH, "L", AND DEPTH, "D".
  - CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON SHEET 14 (1-1/2" MINUS). RECYCLED CONCRETE MEETING THIS GRADATION MAY BE USED.
  - WIRE MESH SHALL BE FABRICATED OF 10 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE").
  - WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
  - THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

- MAINTENANCE NOTES**
- THE GESC MANAGER SHALL INSPECT CULVERT INLET FILTER WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
  - SEDIMENT ACCUMULATED UPSTREAM OF CULVERT INLET FILTER SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS 1/2 THE HEIGHT OF THE REINFORCED ROCK BERM.
  - RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE TOWN.
  - WHEN CULVERT INLET FILTERS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE TOWN.

RCD REINFORCED CHECK DAM 11		RRB REINFORCED ROCK BERM 12		RRC RRB FOR CULVERT PROTECTION 13																									
<table border="1"> <thead> <tr> <th colspan="4">Sheet Revisions</th> <th colspan="2">NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.</th> </tr> </thead> <tbody> <tr> <td>CR1</td> <td>3/11</td> <td>GESC MANUAL UPDATES</td> <td>DVD</td> <td></td> <td></td> </tr> <tr> <td>CR2</td> <td>5/15</td> <td>GESC MANUAL UPDATES</td> <td>DVD</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Sheet Revisions				NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.		CR1	3/11	GESC MANUAL UPDATES	DVD			CR2	5/15	GESC MANUAL UPDATES	DVD								
Sheet Revisions				NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.																									
CR1	3/11	GESC MANUAL UPDATES	DVD																										
CR2	5/15	GESC MANUAL UPDATES	DVD																										

UTILITIES DEPARTMENT  
Stormwater Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 7 OF 14



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043

FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043

5/2/22

DATE

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

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

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

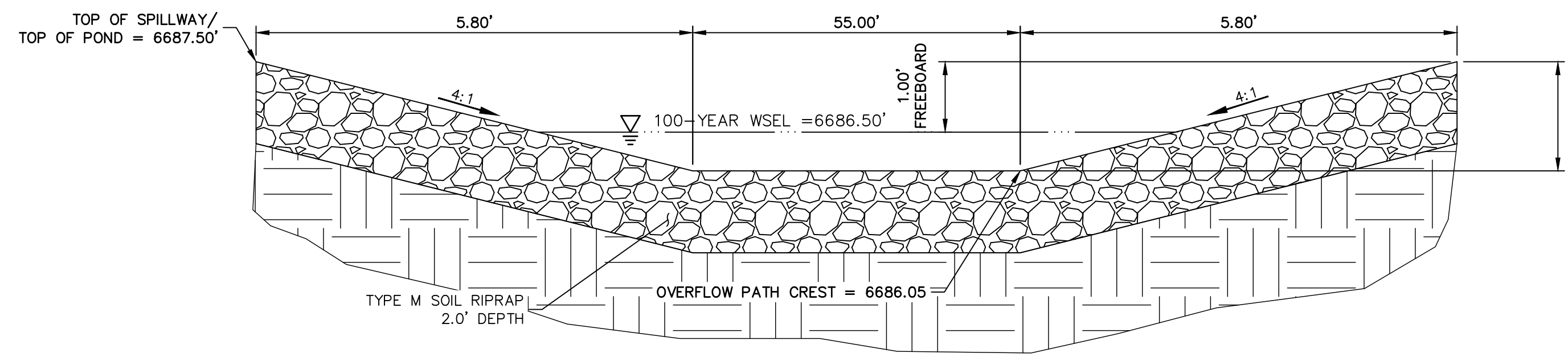
BY	DATE	NO.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	1/2/22	NQJ	NQJ	NQJ

SADDLEHORN RANCH - FILING NO. 2

GRADING AND EROSION CONTROL DETAILS

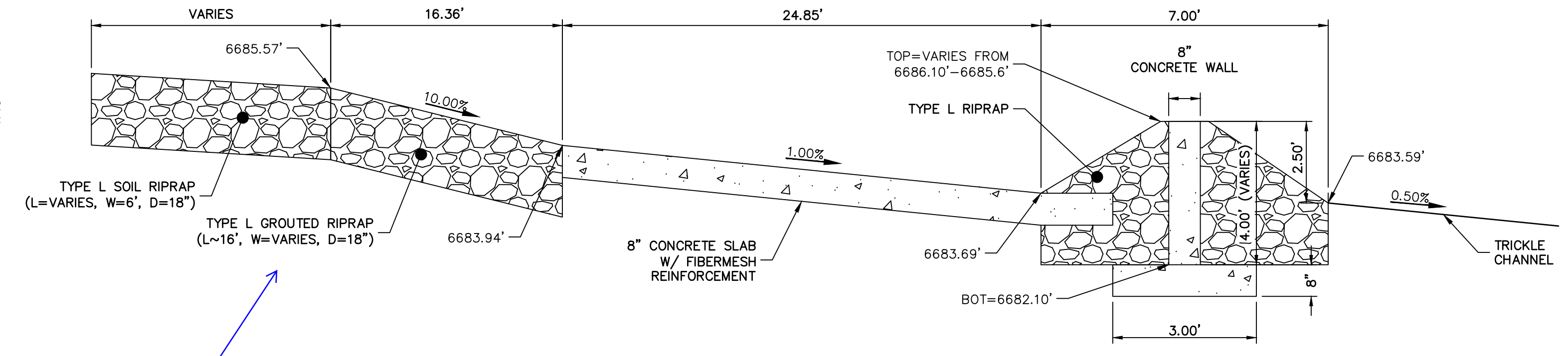
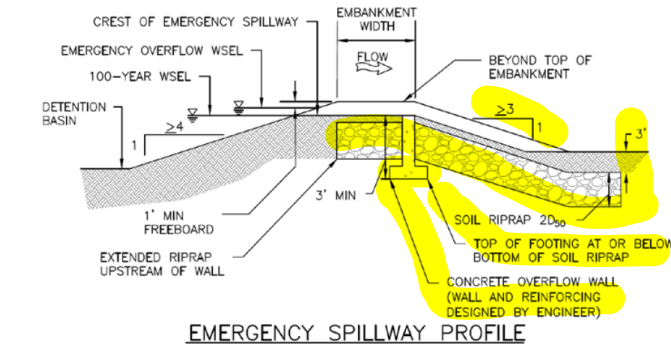
SHEET 14 OF 14

JOB NO. 2514204



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

Update the plan view and provide spillway profile section to show the full extent of riprap installed. Staff is assuming this is being constructed to buildout condition. See example below



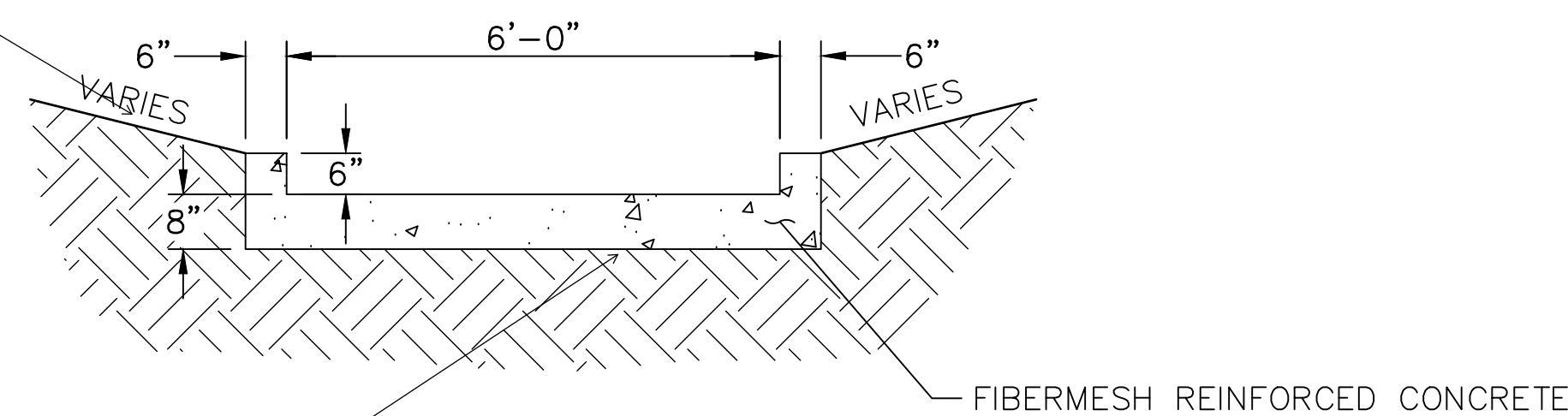
**POND F FOREBAY**  
N.T.S.

Provide the supporting riprap sizing calculation in the early grading final drainage report since this is constructed with the early grading.

Pond bottom should have a minimum slope of 3% to the trickle channel and micropool (USDCM Vol 3, detail T-5).

Stabilized access ramp shall be a minimum of 15ft wide and no greater than 12% slope, in accordance with DCMv1, Chap 11.2.2.

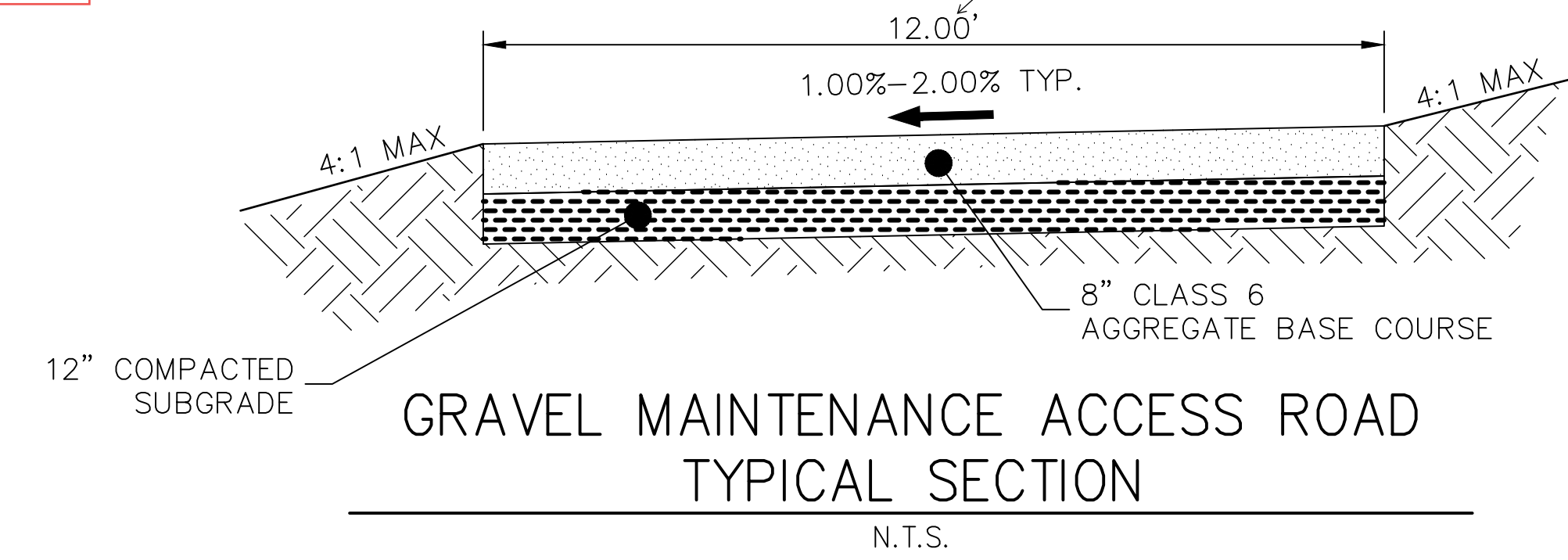
JR: For all comments on this sheet. This sheet has been removed. Sediment Basin 1 design does not include the final build out design of Pond F's forebay, outfall, trickle channel, maintenance road and riprap. Per conversation with Elizabeth



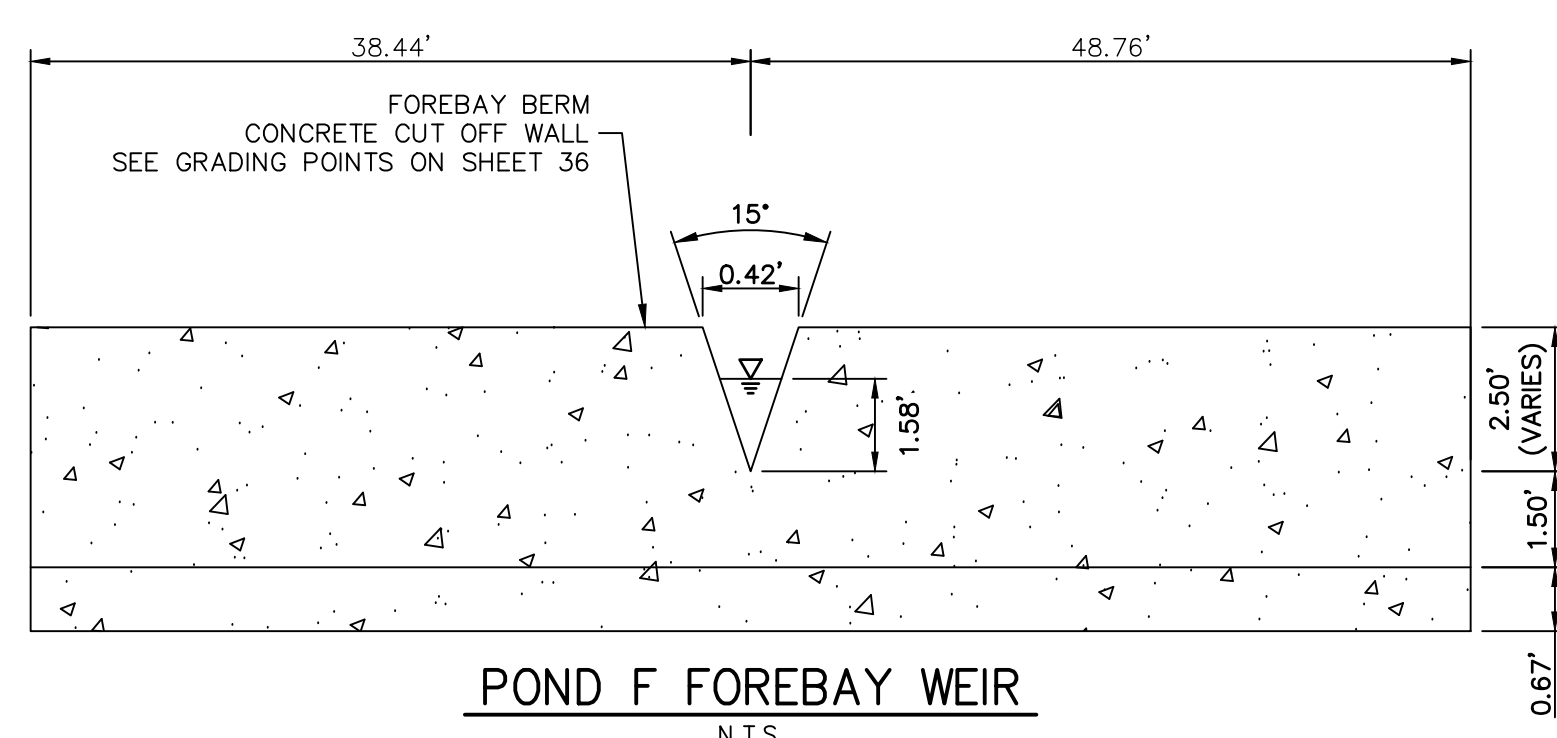
**POND F TRICKLE CHANNEL**  
N.T.S.

Consider having control joints every ~10ft.

Show rock socks along top of curb or within trickle channel (perpendicular to curbs), instead of placing straw wattles along edge of trickle channel curb. This will save time with re-vegetation effort later because once the straw wattles are removed, backfill and re-vegetation is needed behind back of curbs. Whereas with rock socks in or along trickle channel, the extra effort after removing temp BMPs would not be necessary.



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



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

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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 300-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=XX'	1"=X'	1/2/22	XXX	XXX	

**SADDLEHORN RANCH - FILING NO. 2**

**POND DETAILS (DON'T PLOT)**

SHEET 15 OF 14  
JOB NO. 2514204



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 5/2/22



PROPERTY OF JR ENGINEERING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JR ENGINEERING, INC.

Delete blank page

JR: Addressed



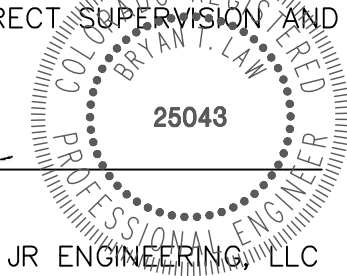
Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



5/2/22  
DATE

SADDLEHORN RANCH -  
FILING NO. 2  
POND DETAILS (DON'T PLOT)

SHEET 16 OF 14  
JOB NO. 2514204

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=XX'	1"=X'	1/2/22	XXX	XXX					

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

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

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


JR ENGINEERING

Delete blank page

JR: Addressed



Know what's below. Call before you dig.

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043  
 5/2/22  
 DATE

SADDLEHORN RANCH -  
 FILING NO. 2  
 POND DETAILS (DON'T PLOT)

SHEET 17 OF 14  
 JOB NO. 2514204

H-SCALE	1"=XX'	No. REVISION	BY	DATE
V-SCALE	1"=X'			
DATE	1/2/22			
DESIGNED BY	XXX			
DRAWN BY	XXX			
CHECKED BY				

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

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

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