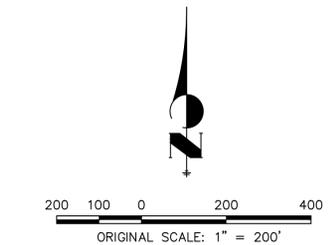


**LEGEND**

- EARLY GRADING TEMPORARY IMPROVEMENTS
- EARLY GRADING EXCLUDED AREAS



**OWNER/DEVELOPER STATEMENT**

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

*John Helmick* 2/16/23  
JOHN HELMICK DATE

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

**ENGINEER'S STATEMENT**

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*Bryan T. Law* 2/14/23  
BRYAN T. LAW, P.E. DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC



Know what's below.  
Call before you dig.

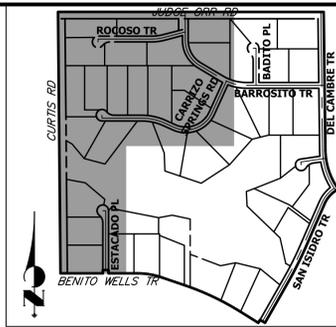
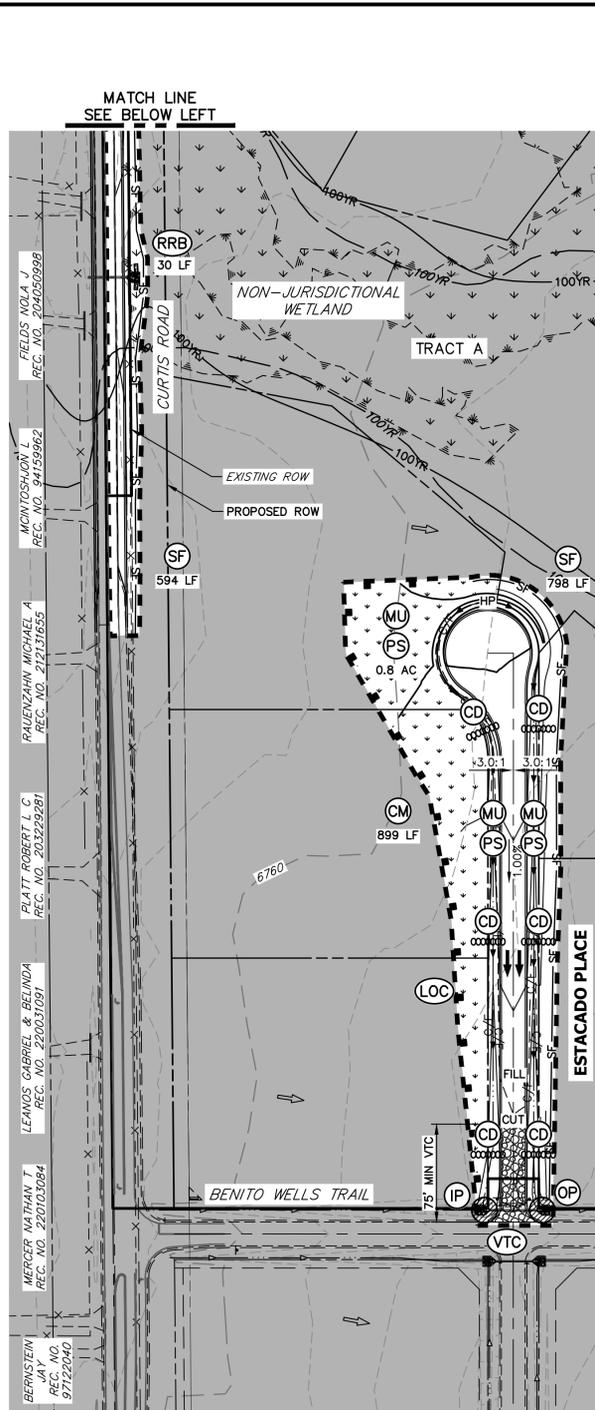
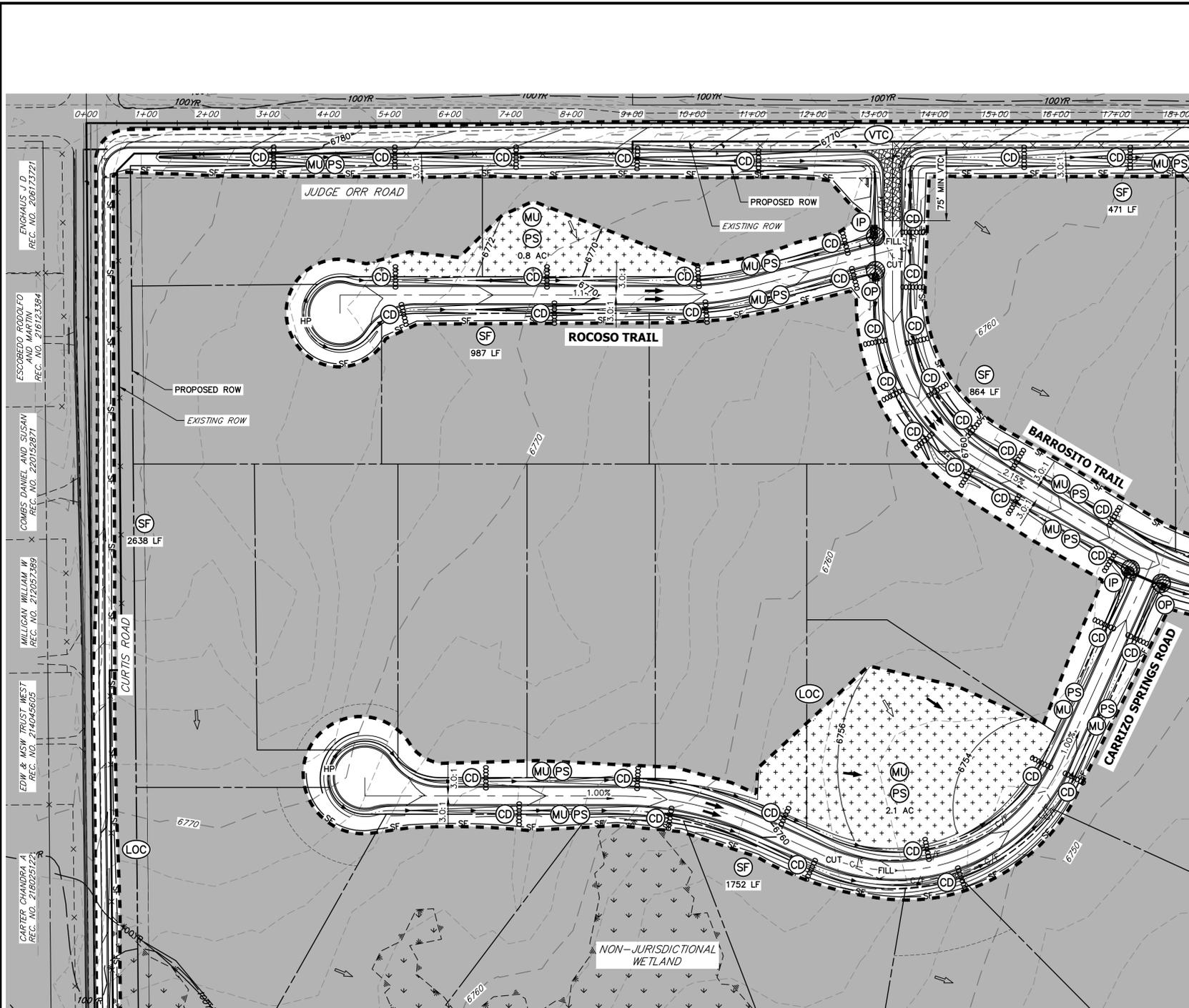
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PREPARED FOR  
**ROI PROPERTY GROUP, LLC**  
 2495 RIDGON STREET  
 NAPA, CALIFORNIA  
 (707) 365-6891  
 BRADY WILLIAMS

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

No.	REVISION	BY	DATE
1	GRADING CHANGES FROM PROFILE SHIFTS	AM	12/18/23

SADDLEHORN RANCH - FILING 3  
 EARLY GRADING IMPROVEMENTS  
 SHEET 4.1 OF 13  
 JOB NO. 25142.05



**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		
TURF REINFORCEMENT MAT	TRM		
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		
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

MATCH LINE  
SEE ABOVE RIGHT

MATCH LINE  
SEE BELOW LEFT

**Saddlehorn Filing 3 Earthwork Summary Table**

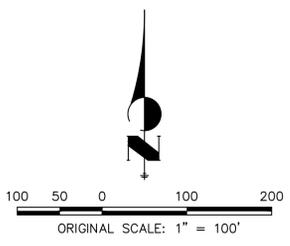
Extraneous Strippings (4") (CY)	8,904
Total Cut (CY)	133,924
Total Fill (CY)	68,382
Excess Cut (CY)	65,542

**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 PAMNEE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 3 FOR SEED MIX DETAILS. 12.7 TOTAL ACRES OF SEEDING ESTIMATED.
- 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.
- NO BATCH PLANTS WILL BE UTILIZED ON SITE.
- DETENTION POND DETAILS ARE PROVIDED IN THE CONSTRUCTION DRAWINGS.
- SILT FENCES THAT ARE NOT PARALLEL TO CONTOURS MUST BE INSTALLED WITH J-HOOK.

**BMP PHASING**

- INITIAL:**
- INSTALL VTC
  - INSTALL CWA
  - ESTABLISH SSA
  - INSTALL CONSTRUCTION MARKERS
  - INSTALL SILT FENCE
  - INSTALL SEDIMENT BASINS
  - INSTALL DIVERSION DITCHES
- INTERIM:**
- LOCATE/INSTALL TEMPORARY STOCKPILE
  - MAINTAIN ALL BMPs
  - INSTALL RRBs
  - INSTALL INLET AND OUTLET PROTECTION
  - INSTALL EROSION CONTROL BLANKETS
- FINAL:**
- INSTALL MULCH AND PERMANENT SEEDING IN ALL DISTURBED AREAS
  - REMOVE SILT FENCE AFTER STABILIZED, INLET & OUTLET PROTECTION, RRBs, EROSION CONTROL BLANKETS, VTC, CWA, CONSTRUCTION MARKERS, SEDIMENT BASINS, DIVERSION DITCHES, SSA, AND TEMPORARY STOCKPILES



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*John Helmick* 3/20/24  
 JOHN HELMICK DATE

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

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*Bryan T. Law* 3/20/24  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043 DATE  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

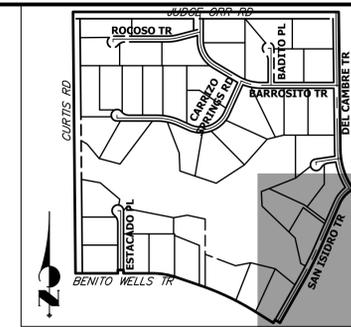
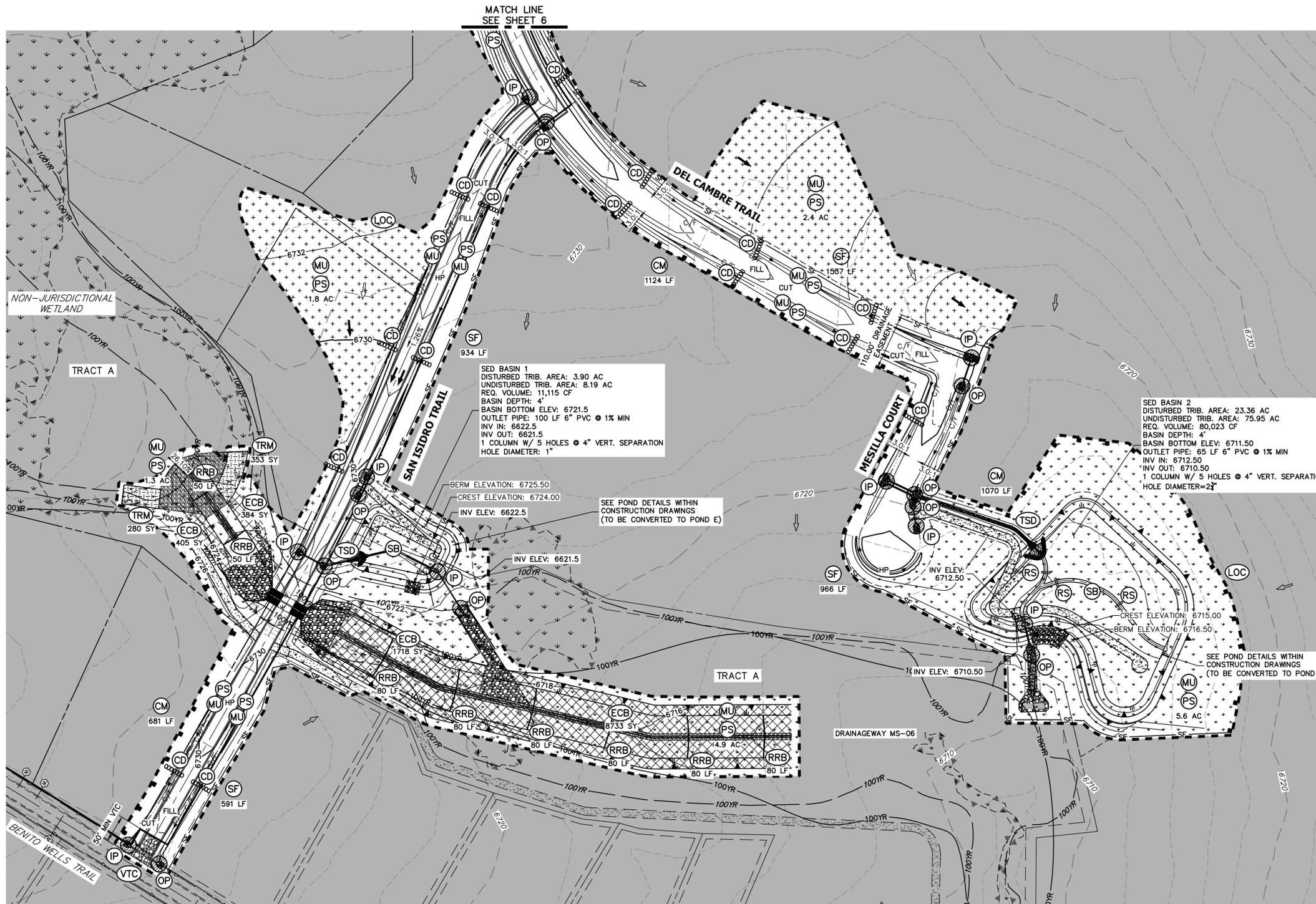
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 BRADY WILLIAMS

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

BY	DATE	No.	REVISION





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

**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	
TURF REINFORCEMENT MAT	TRM	
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	
EXISTING DRAINAGE ARROW		
PROPOSED DRAINAGE ARROW		

**SED BASIN 1**  
DISTURBED TRIB. AREA: 3.90 AC  
UNDISTURBED TRIB. AREA: 8.19 AC  
REQ. VOLUME: 11,115 CF  
BASIN DEPTH: 4'  
BASIN BOTTOM ELEV: 6721.5  
OUTLET PIPE: 100 LF 6" PVC @ 1% MIN  
INV IN: 6622.5  
INV OUT: 6621.5  
1 COLUMN W/ 5 HOLES @ 4" VERT. SEPARATION  
HOLE DIAMETER: 1"

**SED BASIN 2**  
DISTURBED TRIB. AREA: 23.36 AC  
UNDISTURBED TRIB. AREA: 75.95 AC  
REQ. VOLUME: 80,023 CF  
BASIN DEPTH: 4'  
BASIN BOTTOM ELEV: 6711.50  
OUTLET PIPE: 65 LF 6" PVC @ 1% MIN  
INV IN: 6712.50  
INV OUT: 6710.50  
1 COLUMN W/ 5 HOLES @ 4" VERT. SEPARATION  
HOLE DIAMETER=2"

SEE POND DETAILS WITHIN CONSTRUCTION DRAWINGS (TO BE CONVERTED TO POND E)

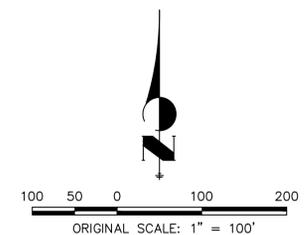
SEE POND DETAILS WITHIN CONSTRUCTION DRAWINGS (TO BE CONVERTED TO POND C)

**BMP PHASING**

- INITIAL:**
- 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:**
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
  - 2) MAINTAIN ALL BMPs
  - 3) INSTALL RRBs
  - 4) INSTALL INLET AND OUTLET PROTECTION
  - 5) INSTALL EROSION CONTROL BLANKETS
- FINAL:**
- 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

**NOTES**

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3/20/24  
DATE

JOHN HELMICK

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1342 HIGH STREET  
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3/20/24  
DATE

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

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NAPA, CALIFORNIA  
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BY	DATE	No.	REVISION

H-SCALE 1"=100'  
V-SCALE N/A  
DATE 3/20/24  
DESIGNED BY SWW  
DRAWN BY SWW  
CHECKED BY

**SADDLEHORN RANCH - FILING 3**

**GRADING & EROSION CONTROL PLANS**

SHEET 7 OF 13  
JOB NO. 25142.05

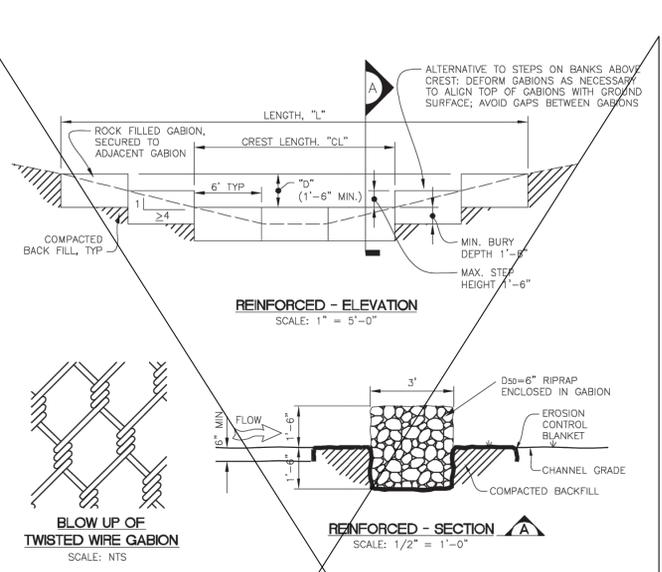






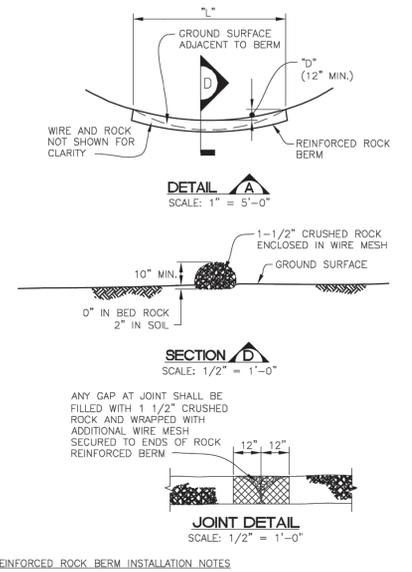






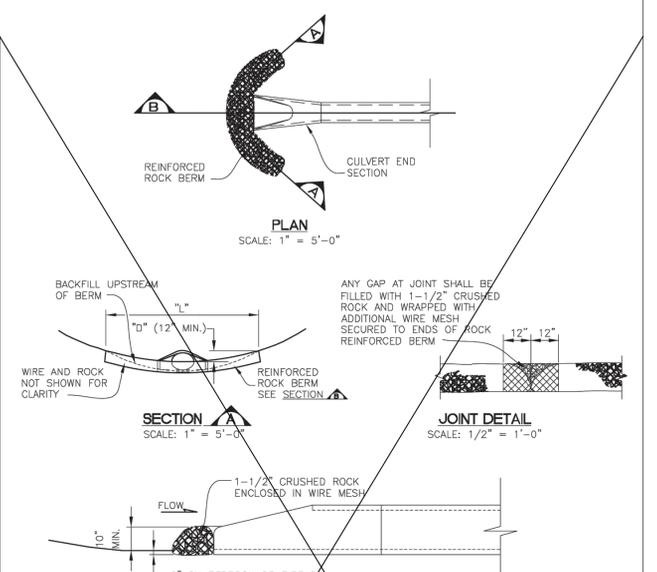
- REINFORCED CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATIONS OF CHECK DAMS.
    - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
    - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
  - CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT 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  $D_{50}$  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.



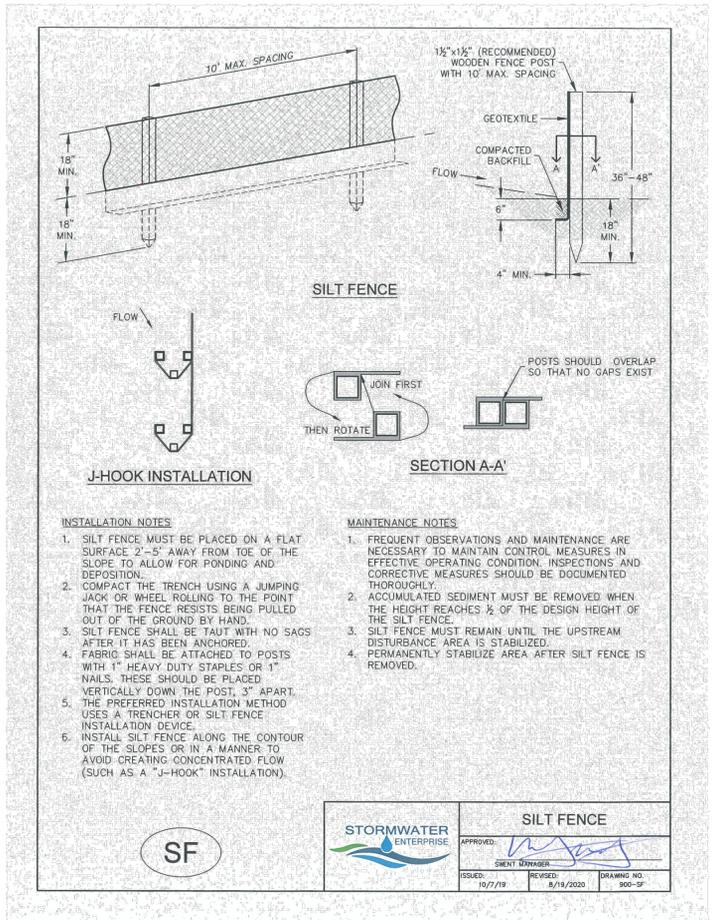
- REINFORCED ROCK BERM INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATIONS OF REINFORCED ROCK BERMS.
    - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
  - REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
  - CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL 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.



- RRB FOR CULVERT PROTECTION 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.
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- RRB FOR CULVERT PROTECTION 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.



- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5" AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
  - COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
  - SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
  - FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
  - THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
  - INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPE OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

	SILT FENCE		
	ISSUED:	REVISED:	DRAWING NO.:
	10/7/19	8/19/2020	1-900-5F

REINFORCED CHECK DAM		REINFORCED ROCK BERM		RRB FOR CULVERT PROTECTION	
11		12		13	

UTILITIES DEPARTMENT  
Stormwater Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 7 OF 14

NOTE: SCALES SHOWN ARE FOR 22"x34" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

REV	DATE	DESCRIPTION	BY
R1	3/11	GESC MANUAL UPDATES	DVD
R2	5/15	GESC MANUAL UPDATES	DVD



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BY	DATE	NO.	REVISION

H-SCALE	N/A	N/A	N/A
V-SCALE	N/A	N/A	N/A
DATE	3/20/24	DESIGNED BY	SWW
		DRAWN BY	SWW
		CHECKED BY	

SADDLEHORN RANCH - FILING 3  
GRADING & EROSION CONTROL DETAILS  
SHEET 13 OF 13  
JOB NO. 25142.05