

GRADING AND EROSION CONTROL STANDARD NOTES

- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- 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 VERSION 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.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EDM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED OR ALLOWED TO ENTER STATE WATERS INCLUDING ANY SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHWATS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY. UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN, CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EDM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE CLEAN WATER ACT (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE (DOM VOLUME 8) AND THE EDM APPENDIX 1. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (104s, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. ON APRIL 29, 2019 AND SHALL BE CONSIDERED A PART OF THESE PLANS. THIS REPORT CAN BE FOUND IN PGD FILE NO: SF-21-033.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
 WATER QUALITY CONTROL DIVISION
 WQCD - PERMITS
 4300 CHERRY CREEK DRIVE SOUTH
 DENVER, CO 80246-1530
 ATTN: PERMITS UNIT

LAYER LINETYPE LEGEND

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

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER	---	---
MANHOLE	---	---
STORM INLET	---	---
AREA INLET - SQUARE	---	---
AREA INLET - ROUND	---	---
FLARED END SECTION	---	---
RIPRAP	---	---
SANITARY SEWER	---	---
LINE MARKER	---	---
SERVICE MARKER	---	---
CLEAN-OUT	---	---
MANHOLE W/ DIRECTIONAL FLOW ARROW	---	---
WATER LINE	---	---
LINE MARKER	---	---
SERVICE MARKER	---	---
FIRE HYDRANT	---	---
FIRE CONNECTION	---	---
MANHOLE	---	---
BEND	---	---
BLOW-OFF VALVE	---	---
WELL	---	---
METER	---	---
VALVE	---	---
REDUCER	---	---
THRUST BLOCK	---	---
CROSS	---	---
PLUG W/ THRUST BLOCK	---	---
TEE	---	---
REVERSE ANCHOR	---	---
ANODE	---	---
AIR & VACUUM VALVE ASSEMBLY	---	---
TRANSMISSION BLOW-OFF ASSEMBLY	---	---
GAS LINE	---	---
MARKER	---	---
SERVICE MARKER	---	---
METER	---	---
VALVE	---	---
PLUG	---	---
TEE	---	---
DRY UTILITIES	---	---
CABLE TV MARKER	---	---
CABLE TELEVISION PEDESTAL	---	---
ELECTRIC MARKER	---	---
ELECTRIC SERVICE MARKER	---	---
ELECTRICAL PEDESTAL	---	---
ELECTRICAL METER	---	---
ELECTRICAL MANHOLE	---	---
FIBER-OPTIC MARKER	---	---
IRRIGATION PEDESTAL	---	---
TELEPHONE MARKER	---	---
TELEPHONE PEDESTAL	---	---
TELEPHONE MANHOLE	---	---
UTILITY POLE	---	---
GUY ANCHOR	---	---
GUY POLE	---	---

UNLIT SUCH TIME AS THE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. THESE APPROVES THEIR USE ONLY FOR THE PURPOSES INDICATED ON THE PERMIT AUTHORIZATION.

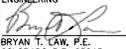
PREPARED FOR
 RO PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA
 94957-3600
 CONTACT: BRADY WILLIAMS

JR ENGINEERING
 A Valmont Company
 Central 303-742-5338 • Colorado Springs 719-599-2535
 Fort Collins 970-699-8988 • www.jrengineering.com

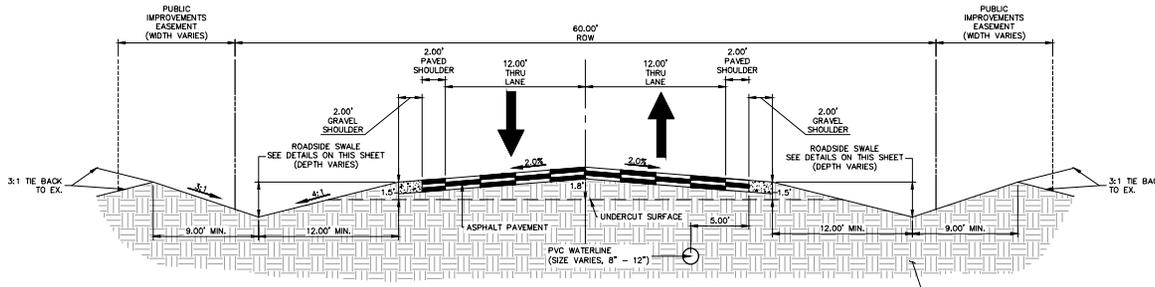
NO.	REVISION	DATE

H-SCALE N/A
 V-SCALE N/A
 DATE 9/2/2022
 DESIGNED BY SWW
 DRAWN BY SWW
 CHECKED BY

SADDLEHORRN RANCH -
 FILING 5
 LEGEND & NOTES

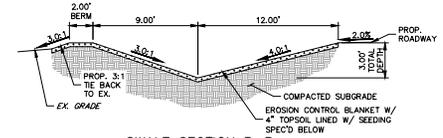
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 BRYAN T. LAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC
 9/2/22
 DATE

SHEET 2 OF 8
 JOB NO. 25142.07



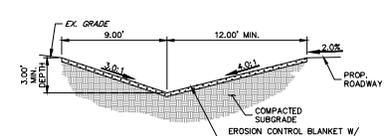
NOTE: SUBGRADE UNDERCUT GRADING ONLY IS PERMITTED WITH THIS PREDEVELOPMENT CONSTRUCTION PLANS. ASPHALT AND BASE COURSE SHALL NOT BE CONSTRUCTED WITH THIS PREDEVELOPMENT GRADING

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



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

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



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

SWALE SEED MIX:
 EROSION CONTROL BLANKET WITH PANNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
 - IDAHO FESCUE
 - SANBERG 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.

EARLY GRADING NOTES

- NO PAVEMENT SHOWN IN THE ABOVE ROAD SECTION SHALL BE PROPOSED WITH ANY EARLY GRADING IMPROVEMENTS.
- ALL PROPOSED TEMPORARY CULVERTS SHALL BE 18" CMP. TEMPORARY CULVERT LOCATIONS CAN BE FOUND ON SHEET 4.1.
- ALL TEMPORARY SWALE CONNECTIONS SHALL MATCH FUTURE CULVERT GRASSES. TEMPORARY SWALE CONNECTION LOCATIONS CAN BE FOUND ON SHEET 4.1.
- ALL INITIAL BMPs SHALL BE INSTALLED PRIOR TO ANY GRADING ONSITE.
- ALL CHECK DAMS AND INLET/OUTLET PROTECTIONS SHALL BE INSTALLED AND MAINTAINED UNTIL 70% VEGETATION HAS BEEN ACHIEVED AND REMOVAL IS APPROVED BY EPC.
- NO GRADING IMPROVEMENTS SHALL BE PERFORMED WITHIN THE CURBED ROAD ROW AS PART OF THE EARLY GRADING IMPROVEMENTS FOR THIS SITE.

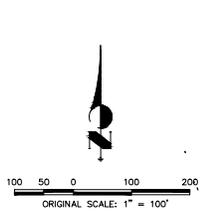
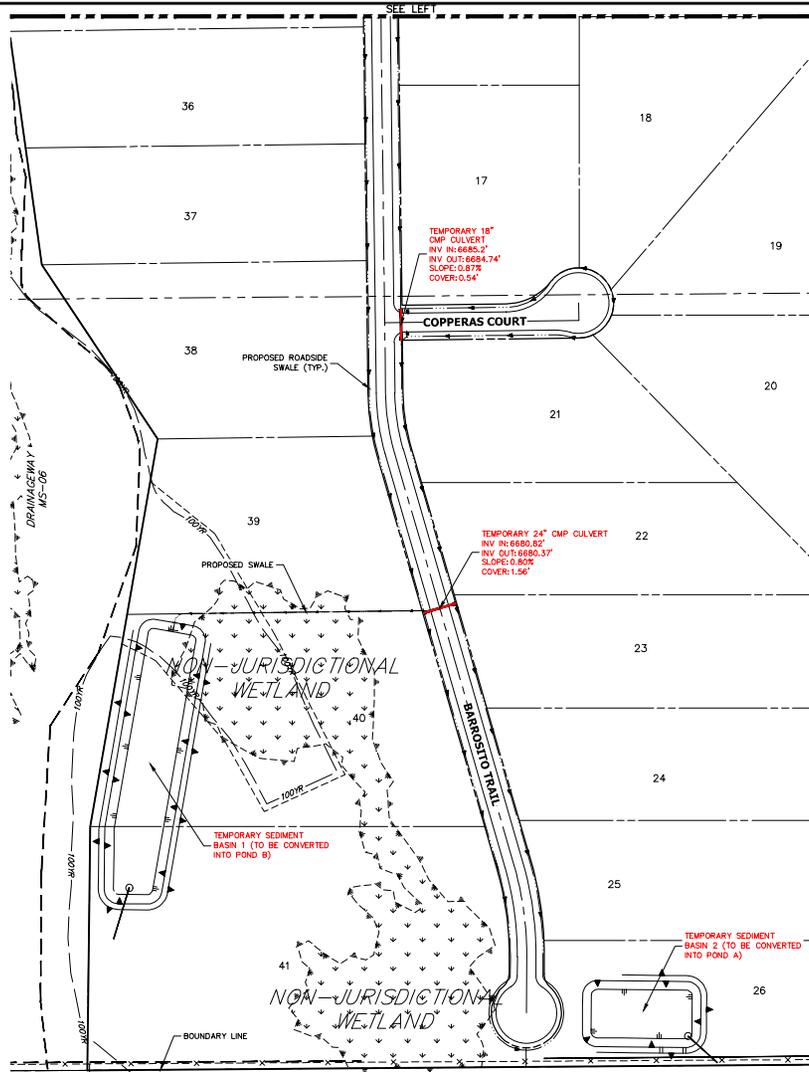
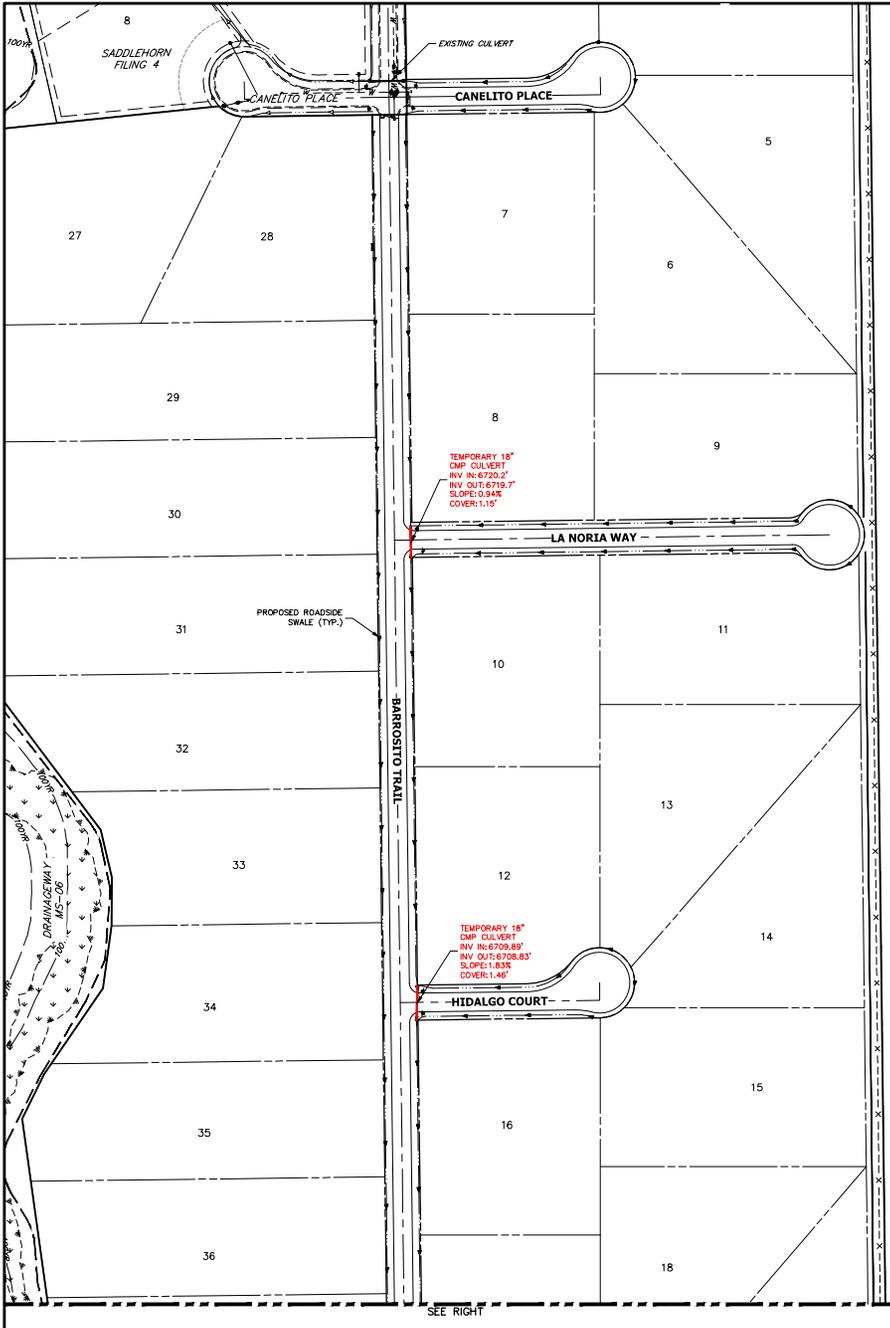


ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 [Signature]
 BRYAN T. CAW, P.E.
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 9/2/22

28045
 PROFESSIONAL ENGINEER
 STATE OF COLORADO

UNTIL SUCH TIME AS THE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. THEIR USE ONLY FOR THE PURPOSES INDICATED IN THE WRITTEN AUTHORIZATION.	
PREPARED FOR	RO PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94951-3600 BRADY WILLIAMS
FOR	JR ENGINEERING A Williams Company Central 303-742-8338 • Colorado Springs 719-599-2938 For Color 970-691-9988 • www.jrengineering.com
DATE	
BY	
NO. REVISION	
H-SCALE	1" = 5'
V-SCALE	N/A
DATE	9/2/2022
DESIGNED BY	SWW
DRAWN BY	SWW
CHECKED BY	
SADDLEHORN RANCH - FILING 5	
TYPICAL SECTIONS	
SHEET	3 OF 8
JOB NO.	25142.07



LEGEND

EARLY GRADING TEMPORARY IMPROVEMENTS

OWNER/DEVELOPER STATEMENT

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

John Helmick

JOHN HELMICK

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

9/9/22

DATE

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

9/2/22

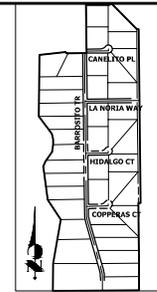
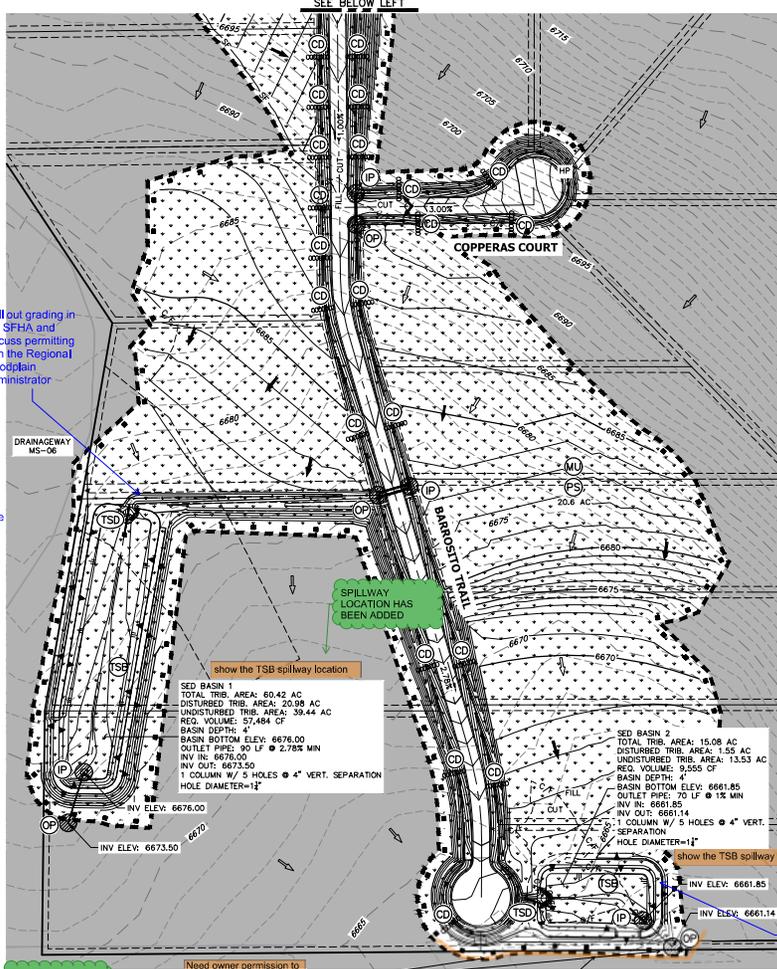
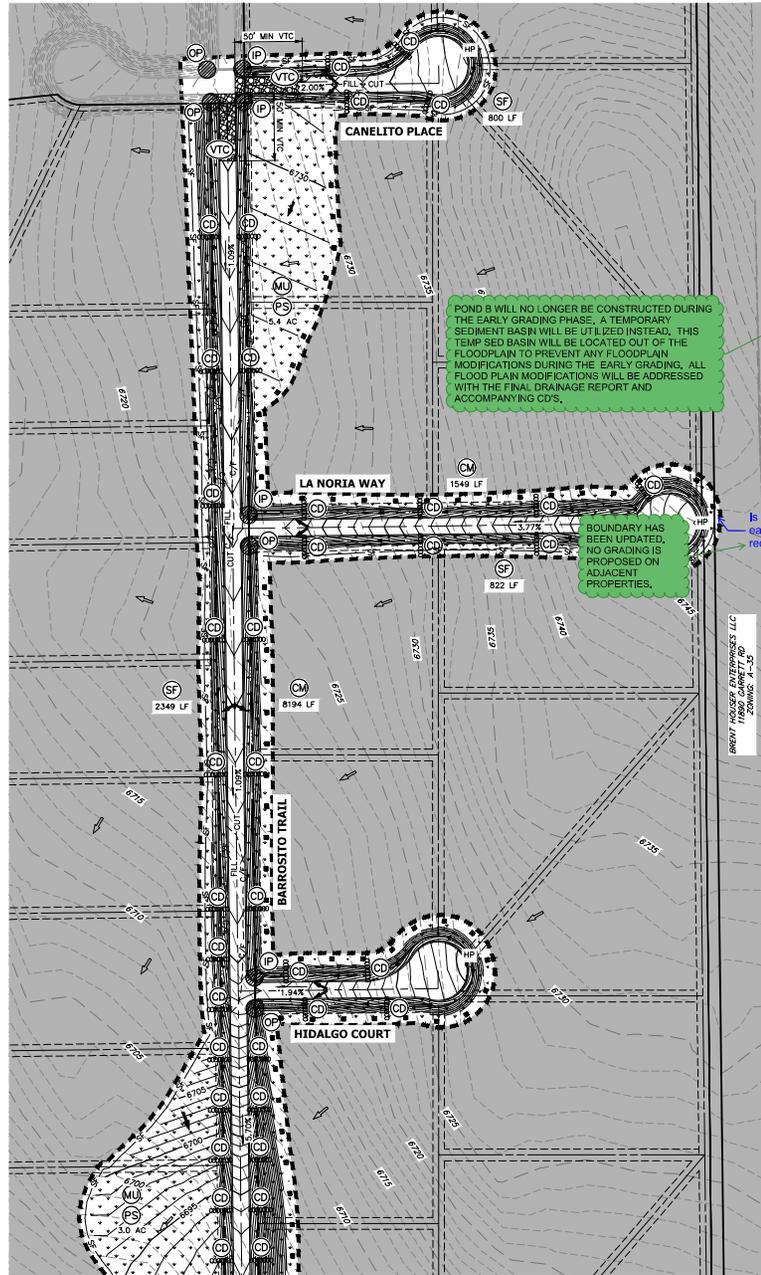
DATE



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Know what's below.
Call before you dig.

UNTIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES FOR THE PURPOSES OF OBTAINING A PARTIAL AUTHORIZATION.	
PREPARED FOR	RO PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94931 BRYAN WILLIAMS
BY	DATE
NO. REVISION	
H-SCALE 1"=100'	N/A
V-SCALE	
DATE	9/2/2022
DESIGNED BY	WKN
DRAWN BY	WKN
CHECKED BY	
SADDLEHORN RANCH - FILING 5	
EARLY GRADING IMPROVEMENTS	
SHEET 4.1 OF 8	
JOB NO.	25142.07



LEGEND

TEMPORARY SEDIMENT BASIN	TSE	TOE	TOE
SILT FENCE	SF	SF	SF
STABILIZED STAGING AREA	SSA	SSA	show on plans
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	DD	DD	DD
CUT AND FILL LINE	C/F	C/F	C/F
LIMITS OF CONSTRUCTION/DISTURBANCE	LOC	LOC	LOC
CONCRETE WASHOUT AREA	CWA	CWA	CWA
MULCHING & PERMANENT SEEDING	ML	ML	ML
SPILLWAY LOCATION HAS BEEN ADDED	SP	SP	SP
REINFORCED ROCK BERM	RRB	RRB	RRB
ROCK SOCK	RS	RS	RS

Call out grading in the SP10k and discuss permitting with the Regional Floodplain Administrator

POND 8 WILL NO LONGER BE CONSTRUCTED DURING THE EARLY GRADING PHASE. A TEMPORARY SEDIMENT BASIN WILL BE UTILIZED INSTEAD. THIS TEMP SED BASIN WILL BE LOCATED OUT OF THE FLOODPLAIN TO PREVENT ANY FLOODPLAIN MODIFICATIONS DURING THE EARLY GRADING. ALL FLOOD PLAN MODIFICATIONS WILL BE ADDRESSED WITH THE FINAL DRAINAGE REPORT AND ACCOMPANYING CD'S.

BOUNDARY HAS BEEN UPDATED. NO GRADING IS PROPOSED ON ADJACENT PROPERTIES.

Is an offsite easement required?

show the TSB spillway location

SED BASIN 1
 TOTAL TRIB. AREA: 63.42 AC
 UNDISTURBED TRIB. AREA: 20.98 AC
 REG. VOLUME: 57,484 CF
 BASIN DEPTH: 4'
 BASIN BOTTOM ELEV: 6676.00
 OUTLET PIPE: 90 LF @ 2.78% MIN
 INV IN: 6676.00
 INV OUT: 6673.50
 1 COLUMN W/ 5 HOLES @ 4" VERT. SEPARATION
 HOLE DIAMETER=1"

show the TSB spillway location

SED BASIN 2
 TOTAL TRIB. AREA: 15.08 AC
 UNDISTURBED TRIB. AREA: 13.53 AC
 REG. VOLUME: 9,255 CF
 BASIN DEPTH: 4'
 BASIN BOTTOM ELEV: 6661.85
 OUTLET PIPE: 70 LF @ 1% MIN
 INV IN: 6661.85
 INV OUT: 6661.14
 1 COLUMN W/ 5 HOLES @ 4" VERT. SEPARATION
 HOLE DIAMETER=1"

BOUNDARY HAS BEEN UPDATED. NO GRADING IS PROPOSED ON ADJACENT PROPERTIES.

Need owner permission to grade offsite. Provide copy of owner permission to EPC.

BMP PHASING

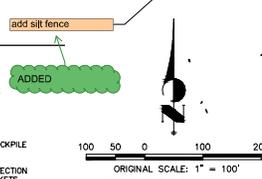
- INITIAL:**
- 1) INSTALL VTC
 - 2) INSTALL CWA
 - 3) ESTABLISH SSA
 - 4) INSTALL CONSTRUCTION MARKERS
 - 5) INSTALL SILT FENCE
 - 6) INSTALL SEDIMENT BASINS
 - 7) INSTALL DIVERSION DITCHES
- INTERIM:**
- 1) LOCATE/INSTALL TEMPORARY STOCKPILE
 - 2) MAINTAIN ALL BMPs
 - 3) INSTALL RRBS
 - 4) INSTALL INLET 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
 - 3) REMOVE RRBS AFTER STABILIZED INLET
 - 4) REMOVE RRBS AFTER STABILIZED OUTLET
 - 5) REMOVE RRBS AFTER STABILIZED OUTLET
 - 6) REMOVE RRBS AFTER STABILIZED DIVERSION DITCHES, SSA, AND TEMPORARY STOCKPILES

EARTHWORK SUMMARY TABLE

NET CUT (CY)	64,395
NET FILL (CY)	94,796
NET IMPORT (CY)	30,602

*1 ROAD CUT
 *10% COMPACTION

since this is an EGP, remove this bullet and keep BMPs in place for subsequent construction



OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE REVIEWED THE GRADING AND EROSION CONTROL PLAN AND AGREE WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JOHN HELMICK
 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 PLAN.

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



9/9/22
 DATE

9/2/22
 DATE

PREPARED FOR: RO PROPERTY GROUP, LLC
 2495 RIGDON STREET
 NAPA, CALIFORNIA 94558
 PROJECT NO: 2022-001
 DRAWN BY: BRYAN T. WILLIAMS
 CHECKED BY: BRYAN T. WILLIAMS

UNTIL SUCH TIME AS THE APPROPRIATE REVIEWING AGENCIES APPROVE THEIR USE. THIS PLAN IS NOT VALID FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AUTHORIZATION.

JR ENGINEERING
 A Naiman Company
 General: 330-740-8388 • Colorado Springs: 719-599-2525
 For Color: 970-691-9988 • www.jrengineering.com

NO.	REVISION	BY	DATE
1	1"=100'	N/A	9/2/2022
2	V-SCALE	SIW	9/2/2022
3	DESIGNED BY	SIW	
4	DRAWN BY	SIW	
5	CHECKED BY		

SADDLEHORN RANCH - FILING 5
 GRADING & EROSION CONTROL PLANS
 SHEET 5 OF 8
 JOB NO. 25142.07

