

SADDLEHORN RANCH - FILING 5

LOCATED IN SECTIONS 3 AND 10
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLANS

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

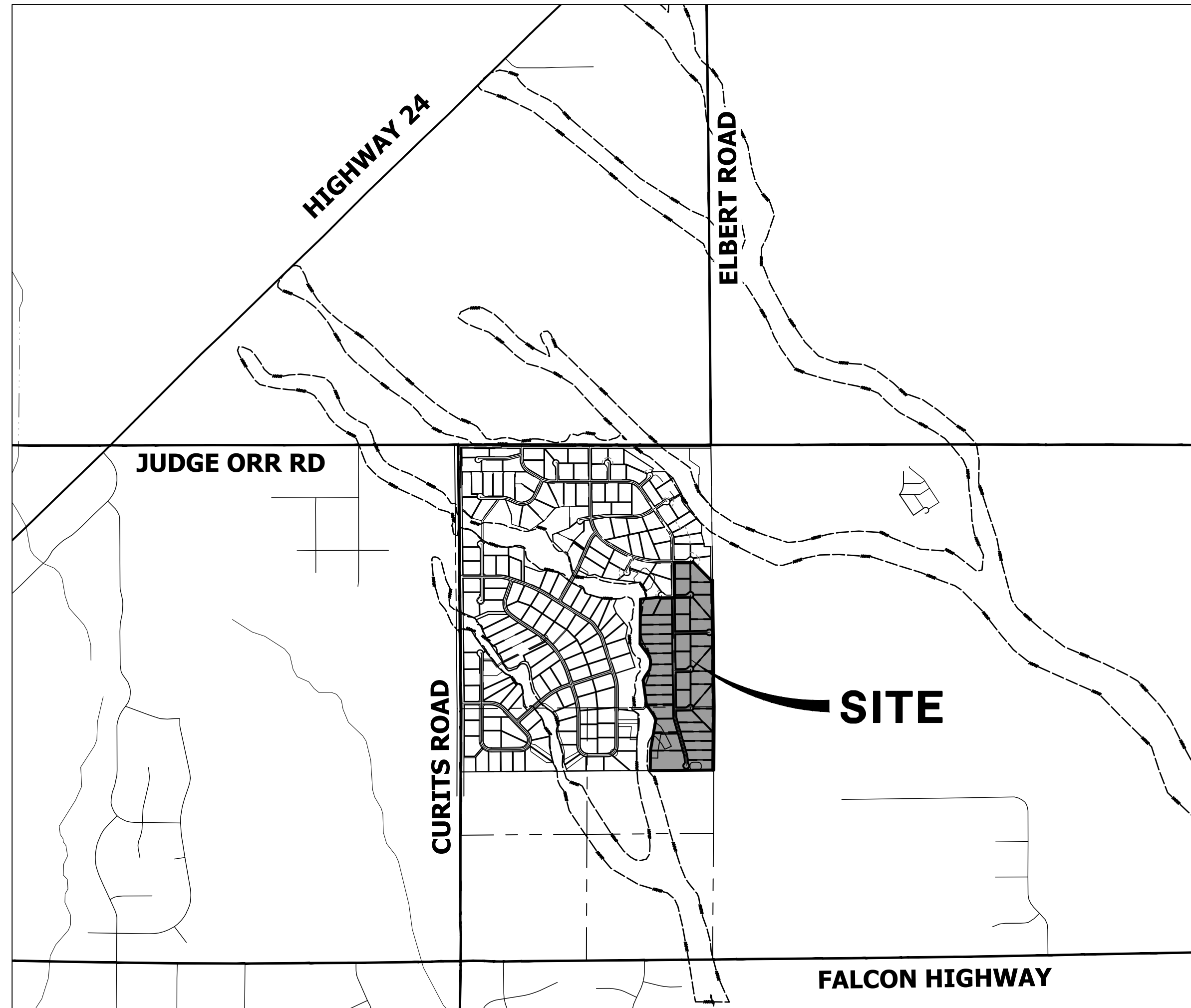


Know what's below.
Call before you dig.

PCD-ENGINEERING REVIEW COMMENTS
IN BLUE BOXES WITH BLUE TEXT

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	LQMR 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 BOULEVARD	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	OHE 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
ERCPC 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
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	



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

1	- COVER SHEET
2	- LEGEND & NOTES
3	- TYPICAL SECTIONS
4	- OVERALL SITE MAP
4.1	- EARLY GRADING IMPROVEMENTS
5	- GRADING & EROSION CONTROL PLANS
6-8	- GRADING & EROSION CONTROL DETAILS

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.



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

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

BY	DATE	No.	REVISION

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 EOM 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.

JOSHUA PALMER, 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.

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

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. EGPXXX

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

JOHN HELMICK
9/9/22
DATE
GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
1342 HIGH STREET
EUGENE, OR 97401

SADDLEHORN RANCH - FILING 5
COVER SHEET
SHEET 1 OF 8
JOB NO. 25142.07

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 TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR 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 ECM 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 TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS 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 ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM 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 ONSITE 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, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, 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
WOOD - 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	A	A
CENTERLINE	---	---
CITY LIMITS		
WIRE FENCE	---x---	---x---
CHAIN LINK FENCE	---o---	---o---
WOOD FENCE	---◇---	---◇---
MASONRY FENCE	---□---	---□---
GUARDRAIL	---u---	---u---
CONC. BARRIER	---□---	---□---
CABLE TV	---TV---	---TV---
ELECTRIC	---E---	---E---
FIBER OPTIC	---FO---	---FO---
GAS MAIN	---G---	---G---
IRRIGATION MAIN	---IRR---	---IRR---
OIL/PETRO. MAIN	---O---	---O---
OVERHEAD UTILITY	---OHU---	---OHU---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
RAW WATER LINE	---RWL---	---RWL---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
EDGE OF WATER	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---
TOP OF CUTS	---	---
TOE 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	Mkr San ^o	
SERVICE MARKER	△	△
CLEAN-OUT	o	o
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	△
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	⊕	⊕
MANHOLE	⊙	●
BEND	⊕	⊕
BLOW-OFF VALVE	⊕	⊕
WELL	⊕	⊕
METER	⊕	⊕
VALVE	⊕	⊕
REDUCER	⊕	⊕
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	△
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊕	⊕
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	△
ELECTRICAL PEDESTAL	⊕	⊕
ELECTRICAL METER	⊕	⊕
ELECTRICAL MANHOLE	⊕	⊕
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊕	⊕
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊕	⊕
TELEPHONE MANHOLE	⊕	⊕
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕

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

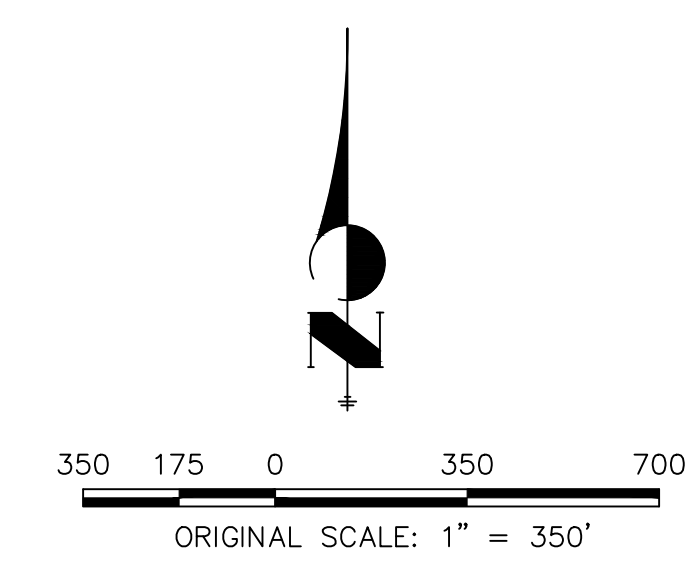
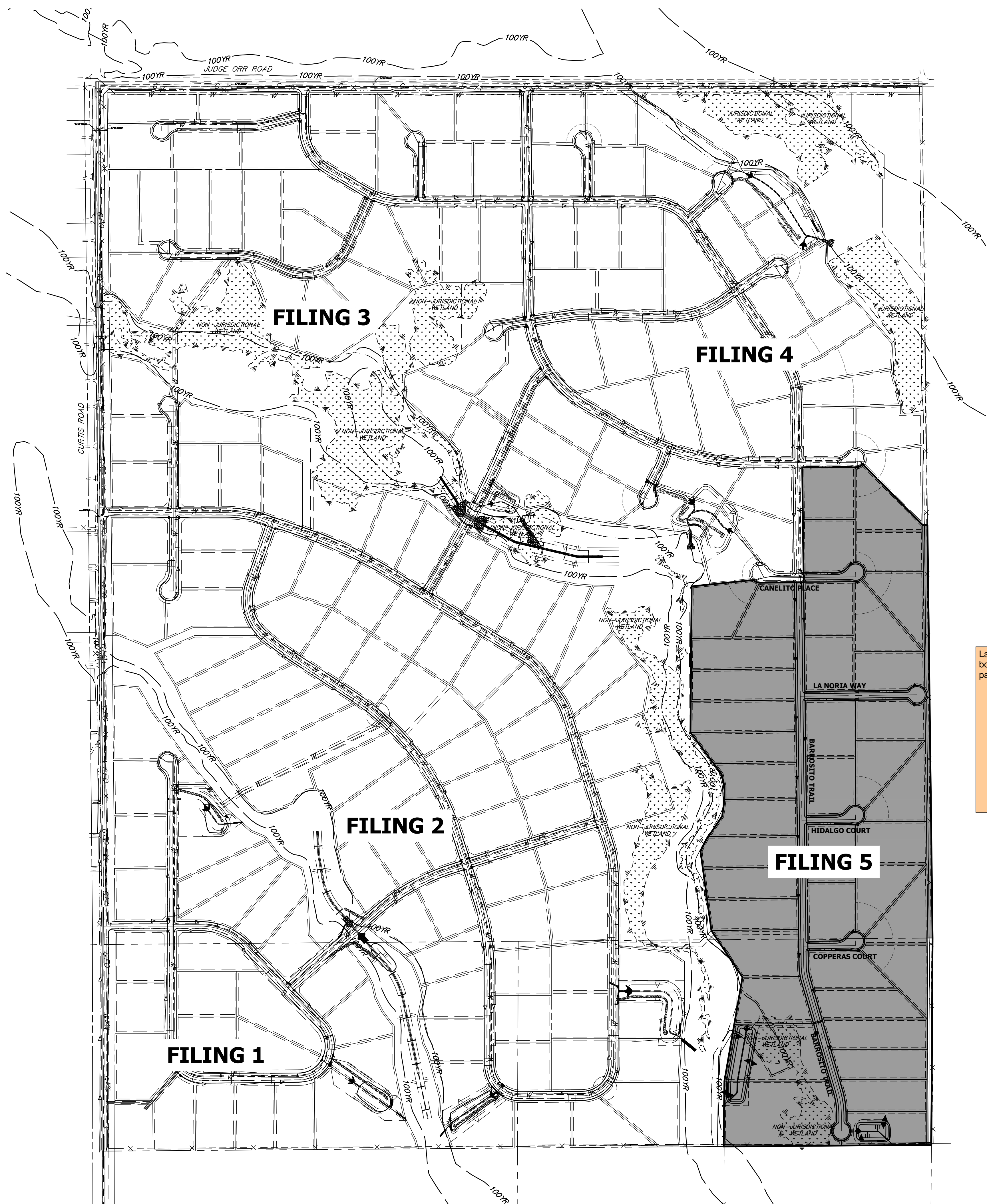
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						9/2/2022			

SADDLEHORN RANCH - FILING 5
LEGEND & NOTES

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
DATE: 9/2/22
SHEET 2 OF 8
JOB NO. 25142.07



Label adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers

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

John Helmick **9/9/22**
 JOHN HELMICK DATE

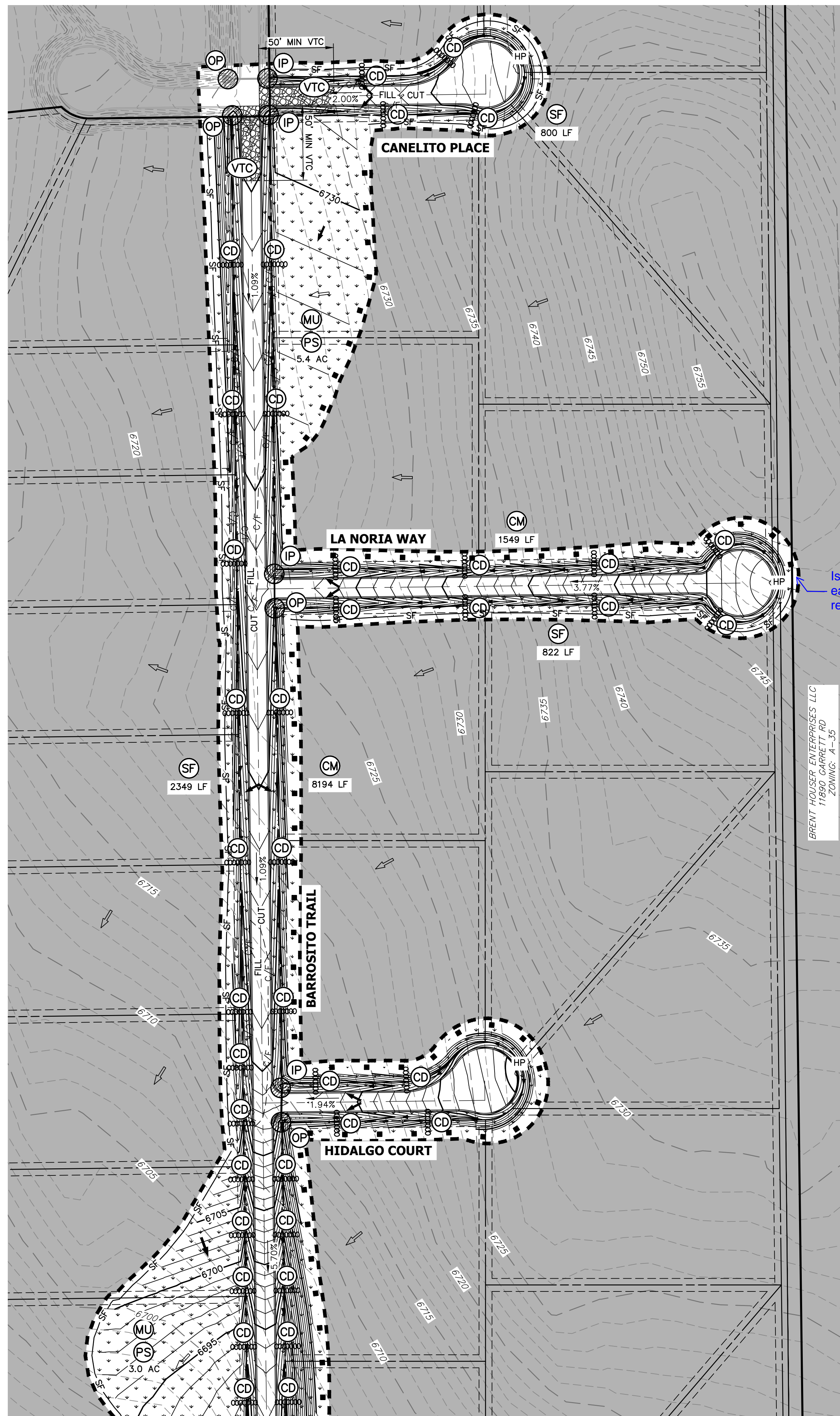
GORILLA CAPITAL CO SADDLEHORN RANCH, LLC
 1342 HIGH STREET
 EUGENE, OR 97401

ENGINEER'S STATEMENT
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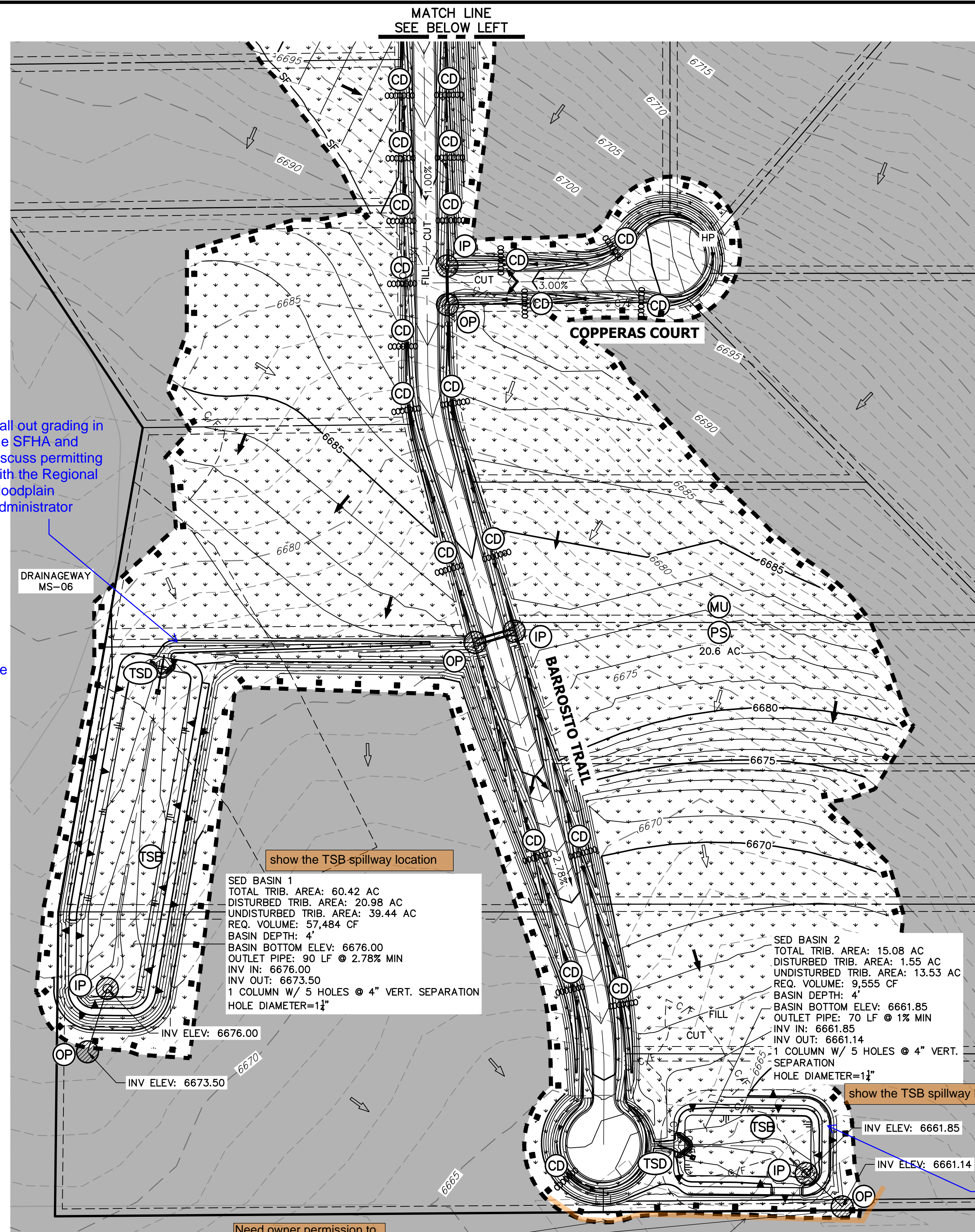
Bryan T. Law **9/2/22**
 BRYAN T. LAW, P.E. DATE
 COLORADO P.E. 25043
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING THEIR USE APPROVES 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
No.	REVISION
H-SCALE	1" = 350'
V-SCALE	N/A
DATE	9/2/2022
DESIGNED BY	GVT
DRAWN BY	GVT
CHECKED BY	
SADDLEHORN RANCH - FILING 5	
OVERALL SITE MAP	
SHEET	4 OF 8
JOB NO.	25142.07



MATCH LINE
SEE ABOVE RIGHT



MATCH LINE
SEE BELOW LEFT

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

Is an offsite easement required?

show the TSB spillway location

SED BASIN 1
TOTAL TRIB. AREA: 60.42 AC
DISTURBED TRIB. AREA: 20.98 AC
UNDISTURBED TRIB. AREA: 39.44 AC
REQ. 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=12"

show the TSB spillway location

SED BASIN 2
TOTAL TRIB. AREA: 15.08 AC
DISTURBED TRIB. AREA: 1.55 AC
UNDISTURBED TRIB. AREA: 13.53 AC
REQ. VOLUME: 9,555 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=12"

EXISTING DRAINAGE ARROW
Spillway should be on this side to minimize impacts to downstream property
PROPOSED DRAINAGE ARROW

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

add silt fence

NOTES

- REFER TO THE STORMWATER MANAGEMENT PLAN (SWMP) FOR A DETAILED DESCRIPTION OF THE MAINTENANCE PROGRAMS FOR EROSION CONTROL FACILITIES.
- SEE SHEET 3 FOR SWALE TYPICAL CROSS SECTIONS THAT INCLUDES SWALE LINING DETAIL.
- ALL DISTURBED AREAS NOT TO BE PAVED SHALL BE PERMANENTLY SEEDED PER THE PAWNEE BUTTES SEED INC - "LOW GROW NATIVE MIX" OR APPROVED EQUAL. SEE SHEET 3 FOR SEED MIX DETAILS. 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.

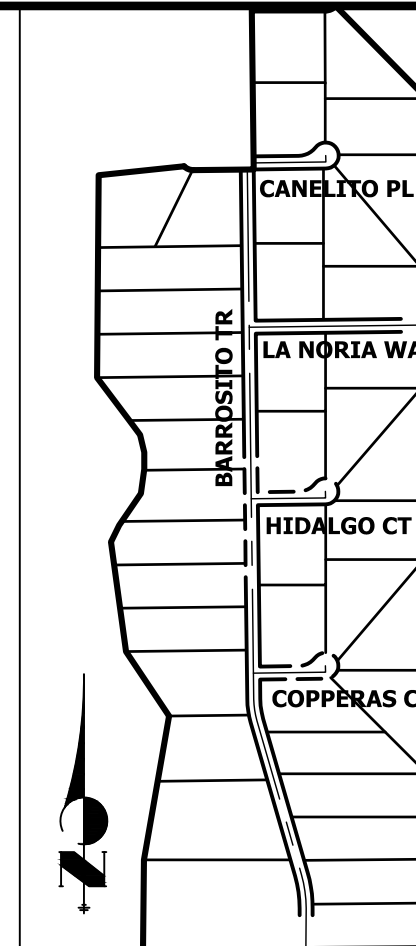
EARTHWORK SUMMARY TABLE

NET CUT (CY)	64,195
NET FILL (CY)	94,796
NET IMPORT (CY)	30,602
*1' ROAD CUT	
*10% COMPACTION	

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 BMP'S
 - INSTALL RRB'S
 - 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, RRB'S, EROSION CONTROL BLANKETS, VTC, CWA, CONSTRUCTION MARKERS, SEDIMENT BASINS, DIVERSION DITCHES, SSA, AND TEMPORARY STOCKPILES

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



KEY MAP
N.T.S

LEGEND

TEMPORARY SEDIMENT BASIN	(TSB)	TOE	(TOE)
SILT FENCE	(SF)	TOP	(TOP)
STABILIZED STAGING AREA	(SSA)		
CONSTRUCTION MARKER	(CM)		
VEHICLE TRACKING CONTROL	(VTC)		
TEMPORARY STOCK PILE	(TSP)		
EROSION CONTROL BLANKET	(ECB)		
INLET PROTECTION	(IP)		
OUTLET PROTECTION	(OP)		
DIVERSION DITCH AND DIKE, TEMPORARY	(DD)		
CUT AND FILL LINE	---	C/F	---
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)		

show on plans

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John Helmick **9/9/22**
DATE
JOHN HELMICK

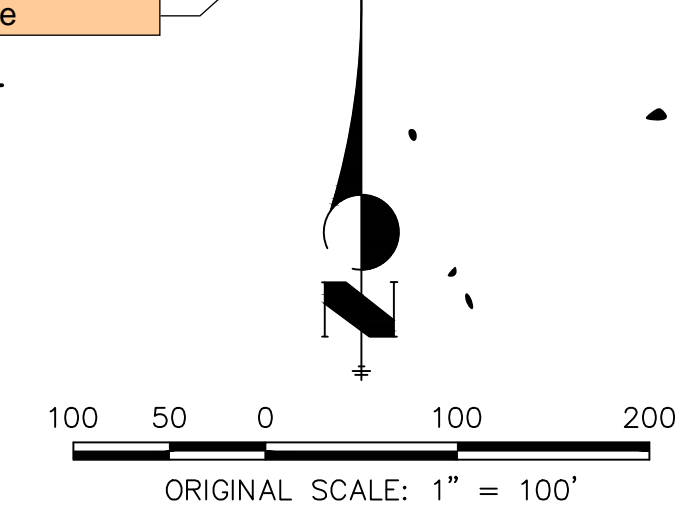
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Bryan T. Law **9/2/22**
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FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

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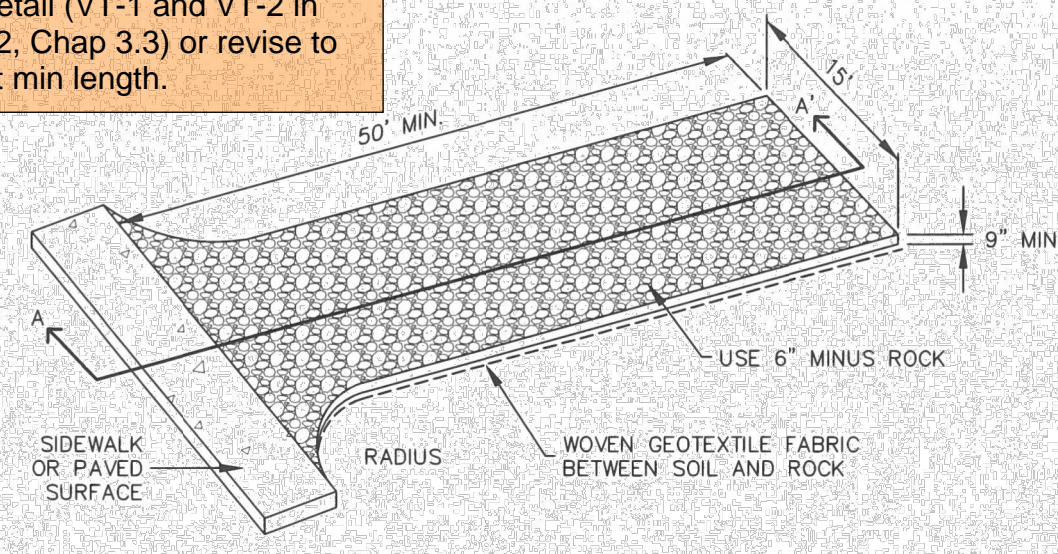
BY	DATE	NO.	REVISION

SADDLEHORN RANCH - FILING 5 GRADING & EROSION CONTROL PLANS

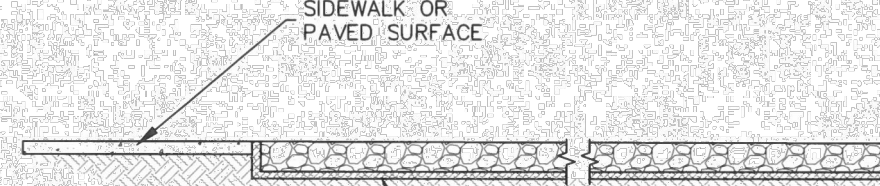
DESIGNED BY SWW
DRAWN BY SWW
CHECKED BY

SHEET 5 OF 8
JOB NO. 25142.07

Replace with EPC approved VTC detail (VT-1 and VT-2 in DCMv2, Chap 3.3) or revise to be 75ft min length.



AGGREGATE VEHICLE TRACKING CONTROL



SECTION A-A'

INSTALLATION NOTES

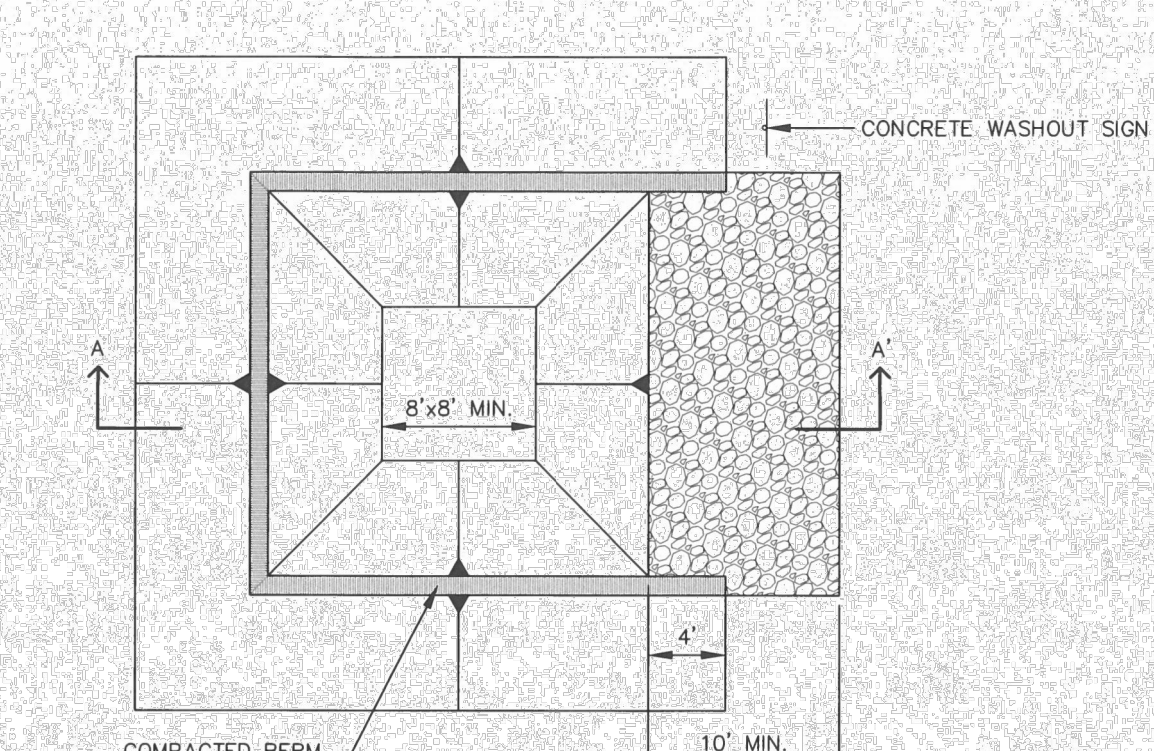
1. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOULD BE LOCATED AT ALL POINTS WHERE VEHICLES EXIT THE CONSTRUCTION SITE TO ADJACENT ROADWAY.
2. STABILIZED CONSTRUCTION ENTRANCE/EXITS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. RADIUS MUST BE ADEQUATE FOR INTENDED CONSTRUCTION VEHICLE TURNING.
4. ROCK SHOULD CONSIST OF 6" MINUS ROCK.
5. INSTALL CONSTRUCTION FENCE ON BOTH SIDES OF VEHICLE TRACKING CONTROL PAD WHEN NEEDED OR REQUIRED BY INSPECTOR.

MAINTENANCE NOTES

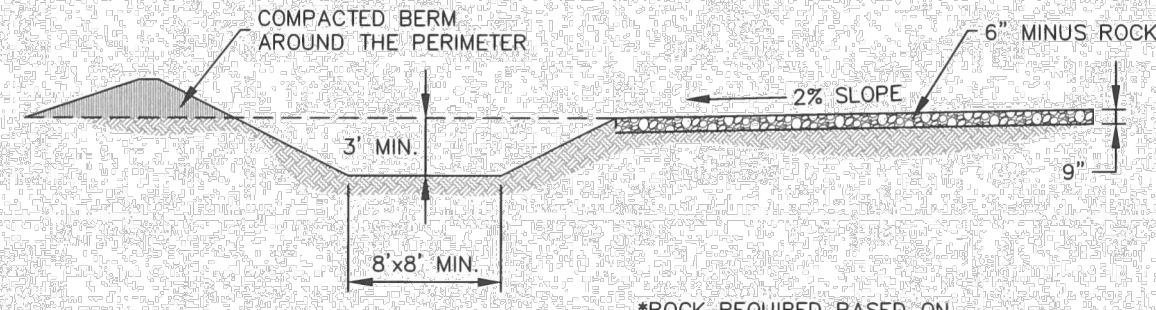
1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. SEDIMENT TRACKED ONTO THE ADJACENT ROAD SHALL BE REMOVED DAILY BY SWEEPING OR SHOVELING, AND NEVER WASHED DOWN STORM DRAINS.
3. ROUGHEN, REPLACE AND/OR ADD ROCK AS NEEDED TO MAINTAIN CONSISTENT DEPTH AND TO PREVENT SEDIMENT TRACKING ONTO ADJACENT STREET.
4. PERMANENTLY STABILIZE AREA AFTER VEHICLE TRACKING CONTROL IS REMOVED.



STORMWATER ENTERPRISE	VEHICLE TRACKING CONTROL	
	APPROVED: <i>[Signature]</i>	CLIENT MANAGER
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-VTC



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE GEC INSPECTOR



STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA	
	APPROVED: <i>[Signature]</i>	CLIENT MANAGER
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CWA-1

INSTALLATION NOTES

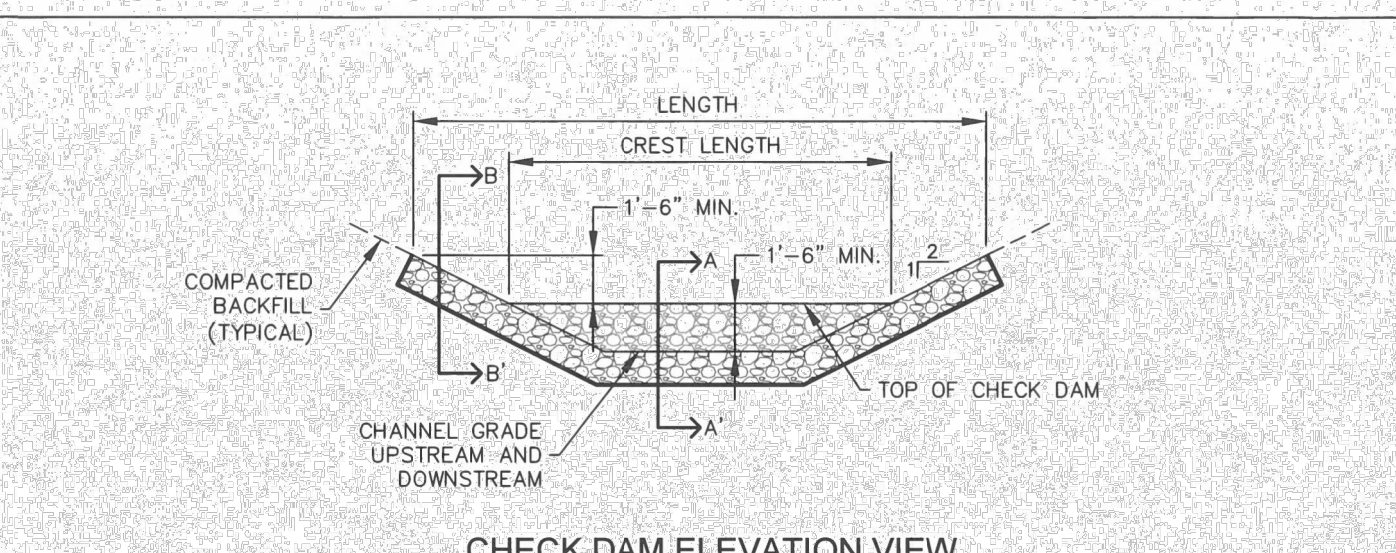
1. SEE PLAN VIEW FOR: -LOCATION OF CONCRETE WASHOUT AREA
2. LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
3. AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
4. DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
5. THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
6. CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8'.
7. BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
8. CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
9. SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
10. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

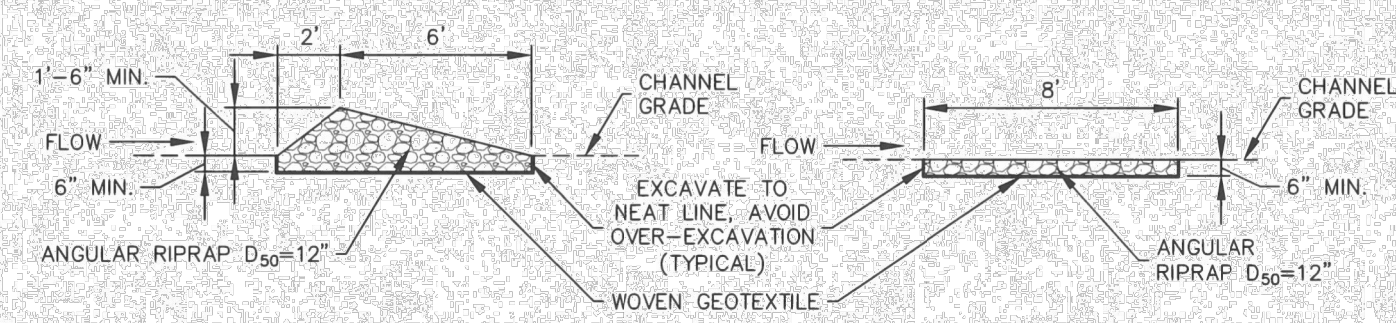
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2. THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2/3 THE HEIGHT OF THE CONCRETE WASH AREA.
3. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE, AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
4. THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
5. PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.



STORMWATER ENTERPRISE	CONCRETE WASHOUT AREA	
	APPROVED: <i>[Signature]</i>	CLIENT MANAGER
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CWA-2



CHECK DAM ELEVATION VIEW



SECTION A-A'

SECTION B-B'

PROFILE

INSTALLATION NOTES

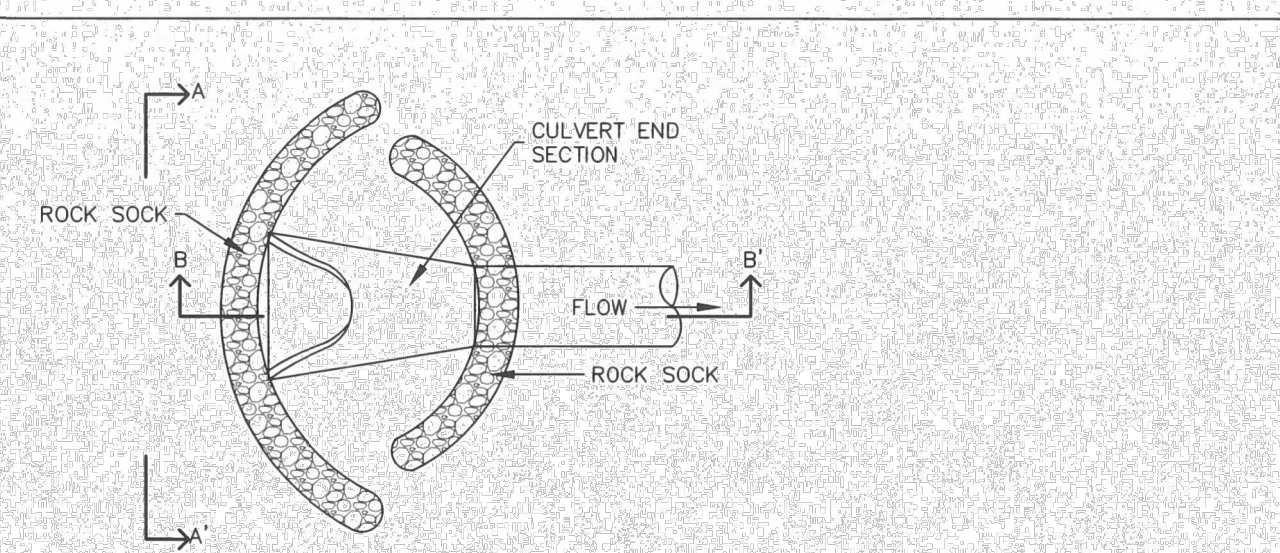
1. CHECK DAMS SHOULD BE INSTALLED BEFORE UPSTREAM LAND DISTURBING ACTIVITIES.
2. RIPRAP PAD SHOULD BE TRENCHED INTO GROUND BY A MINIMUM OF 6".

MAINTENANCE NOTES

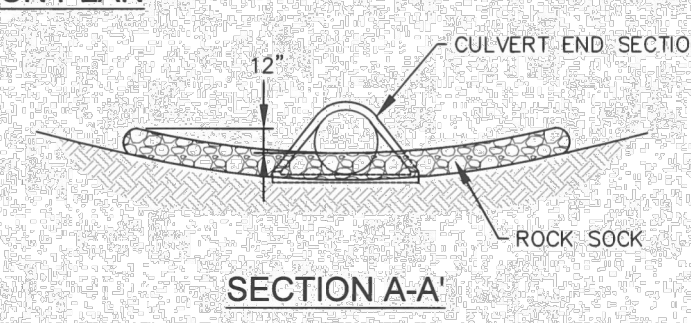
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2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 THE HEIGHT OF THE CHECK DAM CREST.
3. CHECK DAMS MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER CHECK DAMS ARE REMOVED IF REMOVAL IS REQUIRED.



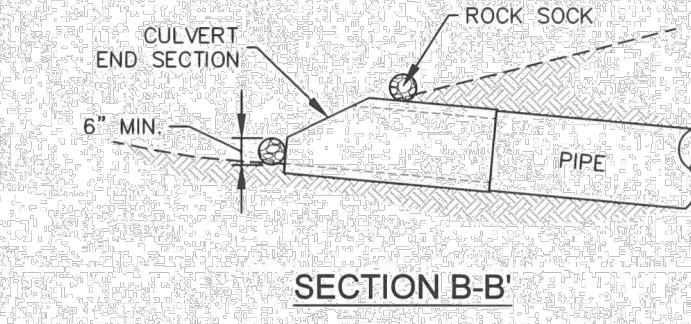
STORMWATER ENTERPRISE	CHECK DAM	
	APPROVED: <i>[Signature]</i>	CLIENT MANAGER
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CD



CULVERT INLET PROTECTION PLAN



SECTION A-A'



SECTION B-B'

INSTALLATION NOTES

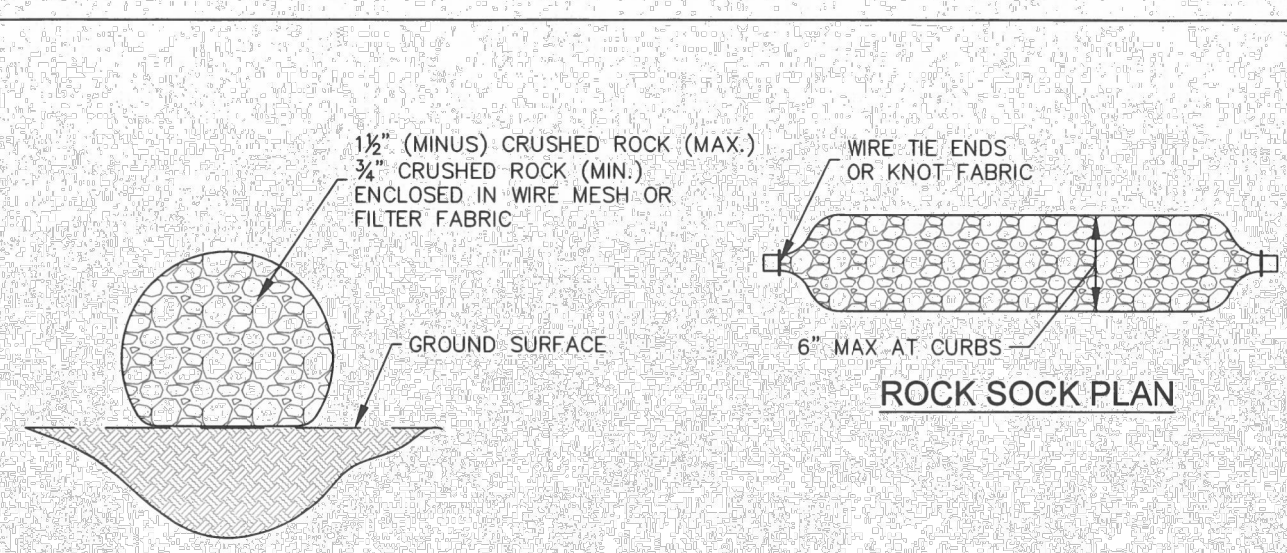
1. SEE ROCK SOCK DETAIL.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 HEIGHT OF THE ROCK SOCK.
3. CULVERT INLET PROTECTION SHALL REMAIN UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.

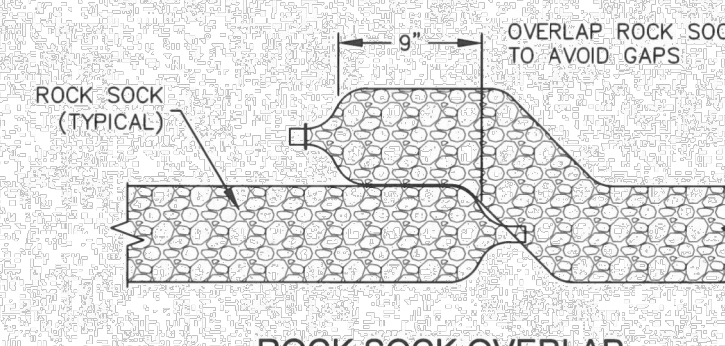


STORMWATER ENTERPRISE	CULVERT INLET PROTECTION	
	APPROVED: <i>[Signature]</i>	CLIENT MANAGER
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-CIP



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK OVERLAP

GRADATION TABLE	
MASS PERCENT PASSING SQUARE MESH SIEVES	
No. 4	
2"	100
1 1/2"	90-100
1"	20-55
3/4"	0-15
3/8"	0-5

MATCHES SPECIFICATIONS FOR No. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M-43 ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES

INSTALLATION NOTES

1. CRUSHED ROCK SHALL BE BETWEEN MAX. 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET AND MIN. 3/4" CRUSHED ROCK.
2. WIRE MESH SHALL HAVE OPENINGS SMALLER THAN THE SMALLEST SIZE ROCK.
3. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

MAINTENANCE NOTES

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2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED BEYOND REPAIR.
3. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE DEPTH REACHES 1/2 OF THE HEIGHT OF THE ROCK SOCK.
4. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL DISTURBED AREA IS STABILIZED.
5. PERMANENTLY STABILIZE AREA AFTER ROCK SOCKS HAVE BEEN REMOVED.



STORMWATER ENTERPRISE	ROCK SOCK	
	APPROVED: <i>[Signature]</i>	CLIENT MANAGER
ISSUED: 10/7/19	REVISED: 8/19/2020	DRAWING NO. 900-RS

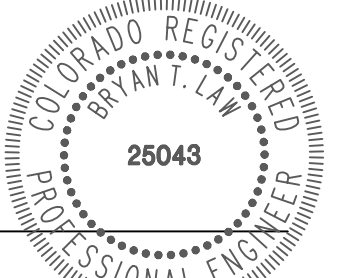


Know what's below. Call before you dig.

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[Signature]



9/2/22
DATE

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

SADDLEHORN RANCH - FILING 5	GRADING & EROSION CONTROL DETAILS	DESIGNED BY	SWW
		DRAWN BY	SWW
SHEET 7 OF 8	JOB NO. 25142.07	DATE	9/2/22
		BY	DATE

PREPARED FOR
ROI PROPERTY GROUP, LLC
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NAPA, CALIFORNIA
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BRADY WILLIAMS
AUTHORIZATION

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