

**STORMWATER MANAGEMENT PLAN
FOR
SADDLEHORN RANCH
FILING NO. 3**

Prepared For (Applicant):

ROI Property Group, LLC
2495 Rigdon Street
Napa, CA 94558
(707) 365-6891

Prepared By:

JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, Colorado 80919
(719) 593-2593

Qualified Stormwater Manager:

To Be Determined

Contractor:

To Be Determined

January, 2022

El Paso County PCD File No.:

~~SF-XX-XXX~~

EGP-22-004

add blank lines to be
filled out at or before
pre-con meeting

QUALIFIED STORMWATER MANAGER

Name: _____

Company: _____

Address: _____

CONTRACTOR

Name: _____

Company: _____

Address: _____

1. Applicant / Contact Information

Owner/Developer: ROI Property Group, LLC
Attn: Brady Williams
2495 Rigdon Street
Napa, CA 94558
(717) 365-6891

Engineer: JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919
Attn: Bryan Law (303) 267-6254
blaw@jrengineering.com

Qualified Stormwater Manager (QSM): To Be Determined

Contractor: To Be Determined

2. Site Description and Location

The site is located in Section 3, Township 13 South, Range 65 West of the Sixth Principal Meridian, in the County of El Paso, State of Colorado. The site is bounded by Curtis Road to the west, Judge Orr Road to the North, future Saddlehorn Filing 4 to the east, and the existing Saddlehorn Filing 2 to the south. See Appendix A for a vicinity map.

The site is currently undeveloped grassland and encompasses approximately 180 acres. The development of the proposed site will include implementation of BMPs, site grading, utility and storm installation, roadway paving, associated residential site development, and removal of temporary BMPs. Refer to the GEC plans in Appendix C for the phasing of BMPs.

Update to match ESQCP

Site details:

- a. Estimated area to undergo disturbance: 54 acres (Platted Acreage = 179 acres)
- b. Estimated 100-year runoff coefficients:
 - i. Historic: $C = 0.13$
 - ii. Developed: $C = 0.25$
- c. Soil erosion potential and potential impacts upon discharge: Site soils include Blakeland loamy sand, Columbine gravelly sandy loam, and Fluvaquentic Haplaquolls. The majority of the soils are classified as Hydrologic Soils Group A (low runoff potential). Refer to Appendix B for a soils map. Eroded soil may adversely impact downstream drainageways. BMPs will be installed and maintained to mitigate adverse impacts due to soil erosion.
- d. Existing vegetation: Native meadow grasses (approximately 70% coverage), determined using a combination of visual field verification and aerial inspection.