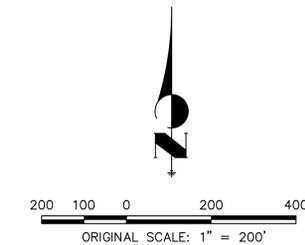


**LEGEND**

- 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 Hemick* 2/16/23  
 JOHN HEMICK 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*  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

2/14/2023  
 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

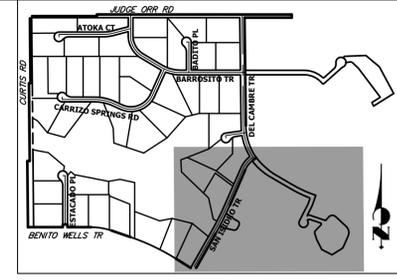
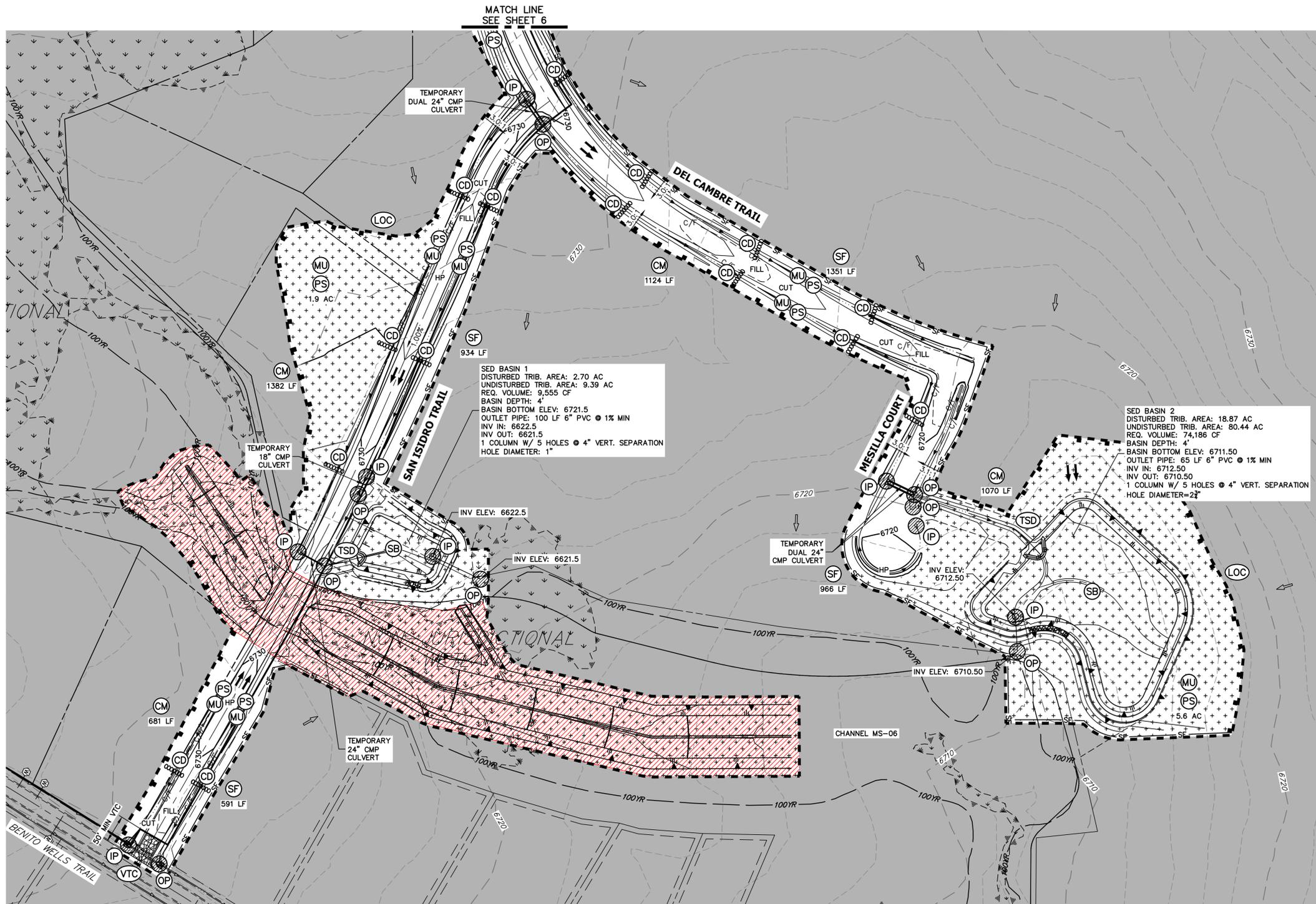
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=200'	V-SCALE	N/A	DATE	1/12/23	DESIGNED BY	SWW	DRAWN BY	WKN	CHECKED BY	
<b>SADDLEHORN RANCH - FILING 3</b>											
<b>EARLY GRADING IMPROVEMENTS</b>											
SHEET 4.1 OF 11											
JOB NO. 25142.05											







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

**LEGEND**

SEDIMENT BASIN	SB		TOE		TOP	
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		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						
OFF-SITE GRADING (CANNOT BE COMPLETED WITH EARLY GRADING PERMIT)						

**SED BASIN 1**  
DISTURBED TRIB. AREA: 2.70 AC  
UNDISTURBED TRIB. AREA: 9.39 AC  
REQ. VOLUME: 9,555 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"

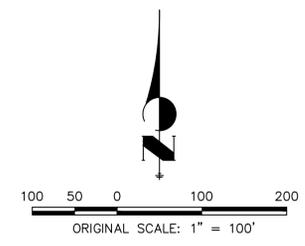
**SED BASIN 2**  
DISTURBED TRIB. AREA: 18.87 AC  
UNDISTURBED TRIB. AREA: 80.44 AC  
REQ. VOLUME: 74,186 CF  
BASIN DEPTH: 4'  
BASIN BOTTOM ELEV: 6711.50  
OUTLET PIPE: 65 LF 6" PVC @ 1% MIN  
INV IN: 6712.50  
INV OUT: 6710.50  
1 COLUMN W/ 5 HOLES @ 4" VERT. SEPARATION  
HOLE DIAMETER: 2"

**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**

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. SILT FENCES THAT ARE NOT PARALLEL TO CONTOURS MUST BE INSTALLED WITH J-HOOK.



**OWNER/DEVELOPER STATEMENT**

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*John Hermick* 2/16/23  
JOHN HERMICK DATE

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

**ENGINEER'S STATEMENT**

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V-SCALE							
DESIGNED BY							
DRAWN BY							
CHECKED BY							

**SADDLEHORN RANCH - FILING 3**

**GRADING & EROSION CONTROL PLANS**

SHEET 7 OF 11

JOB NO. 25142.05







