

SADDLEHORN RANCH - FILING 3

LOCATED IN SECTION 3

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,

EL PASO COUNTY, STATE OF COLORADO

PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLANS



Know what's below.
Call before you dig.

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
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APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
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PREPARED FOR
ROI PROPERTY GROUP, LLC
2495 RIGDON STREET
NAPA, CALIFORNIA
(707) 365-6891
BRADY WILLIAMS

J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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BY DATE

REVISION

No.

1"=2000'

H-SCALE

V-SCALE

DATE

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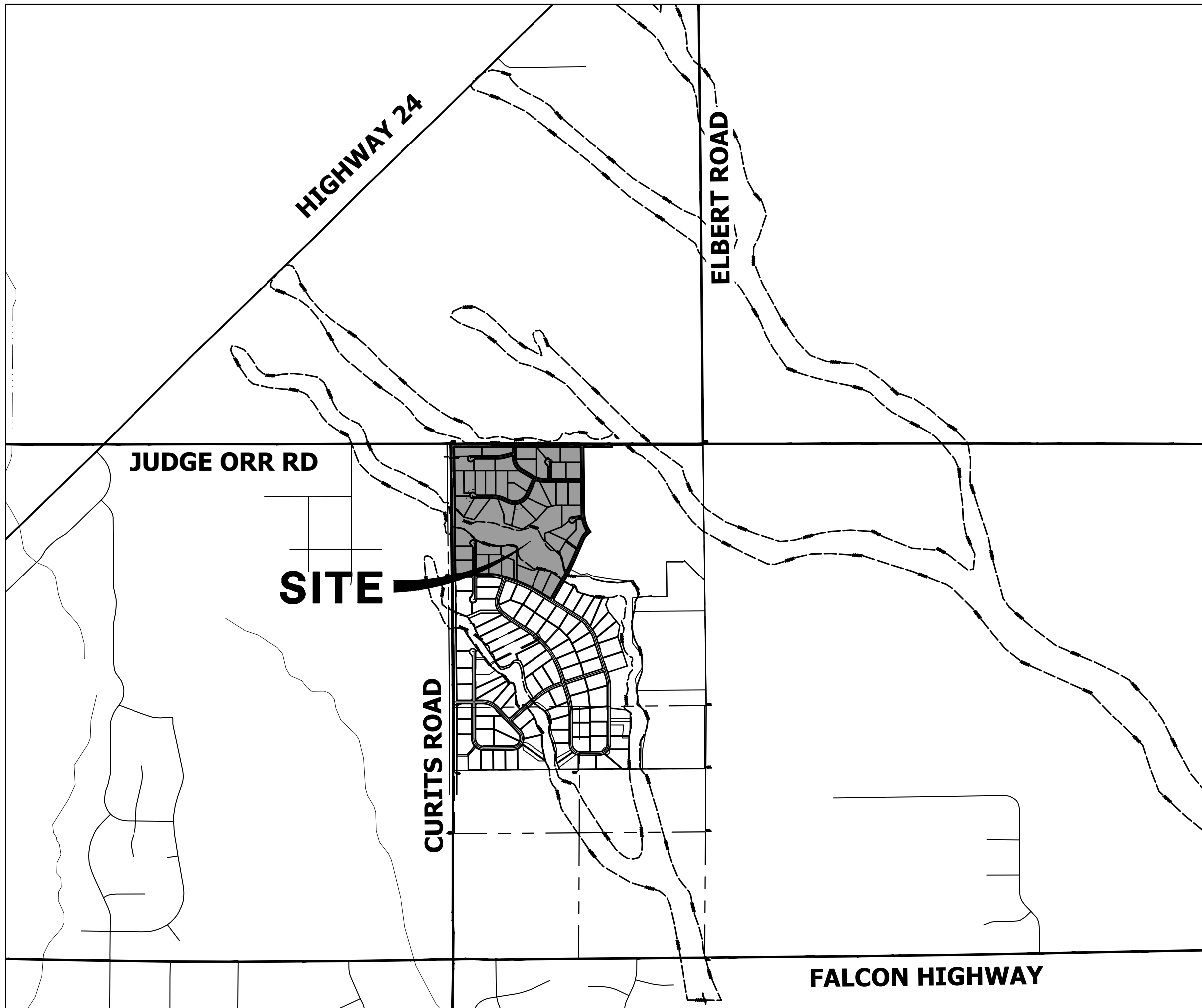
SADDLEHORN RANCH -
FILING 3
COVER SHEET

SHEET 1 OF 11

JOB NO. 25142.05

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 UTILITY
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	PARALLEL
CONC	CONCRETE	PR	PROPOSED
OR	CIRCLE	PRC	POINT OF REVERSE CURVATURE
CSP	CORRUGATED STEEL PIPE	PT	POINT OF TANGENCY
CSU	COLORADO SPRINGS UTILITIES	PV	PLUS VALVE
CT	COURT	PVC	POLYVINYL CHLORIDE
CTRB	CONCRETE THRUST REDUCER	R	RADIUS
CY	CUBIC YARD	RBCB	REINFORCED CONCRETE BOX CULVERT
DBPS	DRAINAGE BASIN PLANNING STUDY	RCP	REINFORCED CONCRETE PIPE
DE	DRAINAGE EASEMENT	RD	ROAD
DIA	DIAMETER	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
DR	DRIVE	S	SOUTH
DRC	DESIGN REVIEW COMMITTEE	STE	STEEL
DU	DWELLING UNITS	SAN	SANITARY SEWER
DY	DAY	SF	SQUARE FOOT
E	EAST	ST	STREET
EA	EACH	STA	STATION
EGL	ENERGY GRADE LINE	STM	STORM SEWER
EL	ELEVATION	SY	SQUARE YARD
ELC	ELECTRIC	SY-IN	SQUARE YARD INCH
EOA	EDGE OF ASPHALT	TB	THRUST BLOCK
EPC	EL PASO COUNTY	TBC	TOP BACK OF CURB
ERCP	ELLIPTICAL RCP	TBW	TOP BACK OF WALK
ESMT	EASEMENT	TEL	TELEPHONE
EST	ESTIMATE	TN	TON
EX	EXISTING	TOA	TOP OF ASPHALT
FDP	FINAL DEVELOPMENT PLAN	TOB	TOP OF BOX
FDR	FINAL DRAINAGE REPORT	TOC	TOP OF CURB OR CONCRETE
FES	FLARED END SECTION	TOP	TOP OF FOUNDATION
FF	FINISHED FLOOR ELEVATION	TOP	TOP OF PIPE
FG	FINISHED GRADE	TW	TOP OF WALL
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOWLINE	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
FL	FILING	UE	UTILITY EASEMENT
FO	FIBER OPTIC CABLE	U&DE	UTILITY & DRAINAGE EASEMENT
GB	GRADE BREAK	UGE	UNDERGROUND ELECTRIC
GE	GAS EASEMENT	VCP	VITRIFIED CLAY PIPE
GIS	GEOGRAPHIC INFORMATION SYSTEM	VPC	VERTICAL POINT OF CURVATURE
GL	GAS LINE	VPI	VERTICAL POINT OF INTERSECTION
GPS	GLOBAL POSITIONING SYSTEM	VPT	VERTICAL POINT OF TANGENCY
GV	GATE VALVE	VTC	VEHICLE TRACKING CONTROL
HBP	HOT BITUMINOUS PAVEMENT	W	WEST
HC	HANDICAP	WL	WATER LINE
HDC	HIGH DEFLECTION COUPLING	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE	WRD	WATER RESOURCES DEPARTMENT
HGL	HYDRAULIC GRADE LINE	WS	WATER SURFACE
HMA	HOT MIX ASPHALT	WSE	WATER SURFACE ELEVATION
HOA	HOME OWNERS ASSOCIATION	WTR	WATER
HP	HIGH POINT	YR	YEAR
HR	HOUR		
I	INLET		
IE	IRRIGATION EASEMENT		



VICINITY MAP

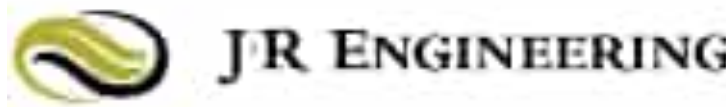
SCALE: 1" = 2000'

SHEET INDEX

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CONTACTS:

OWNER	GORILLA CAPITAL CO SADDLEHORN RANCH, LLC 1342 HIGH STREET EUGENE, OR 97401 P~541-393-9043
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.

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 ECM 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.

Approved

El Paso County Department of Public Works
on behalf of El Paso County Engineers



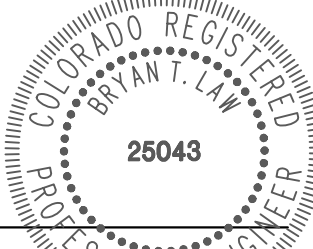
JOSHUA PALMER, P.E.

03/03/2023 2:53:10 PM

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 NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLANS.



BRYAN T. LAW, P.E.

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

2/14/2023

DATE

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

PCD FILE NO. EGP-22-004

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.

GRADING AND EROSION CONTROL STANDARD NOTES

1. CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PLANING AND COMMUNITY DEVELOPMENT INSPECTIONS.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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).
13. 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.
14. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED 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.
15. 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.
16. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
17. 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.
18. 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 DEMAED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
19. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
20. 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.
21. 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.
22. 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.
23. 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.
24. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
25. 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.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
28. 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.
29. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. ON APRIL 24, 2020 AND SHALL BE CONSIDERED A PART OF THESE PLANS. THIS REPORT CAN BE FOUND IN PCD FILE NO: SP-19-006.
30. 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		
GUARDRAIL		
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		
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		
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		

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BY	DATE	REVISION	No.	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							1/12/23	SWW	SWW	

SADDLEHORN RANCH –
FILING 3
LEGEND & NOTES

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

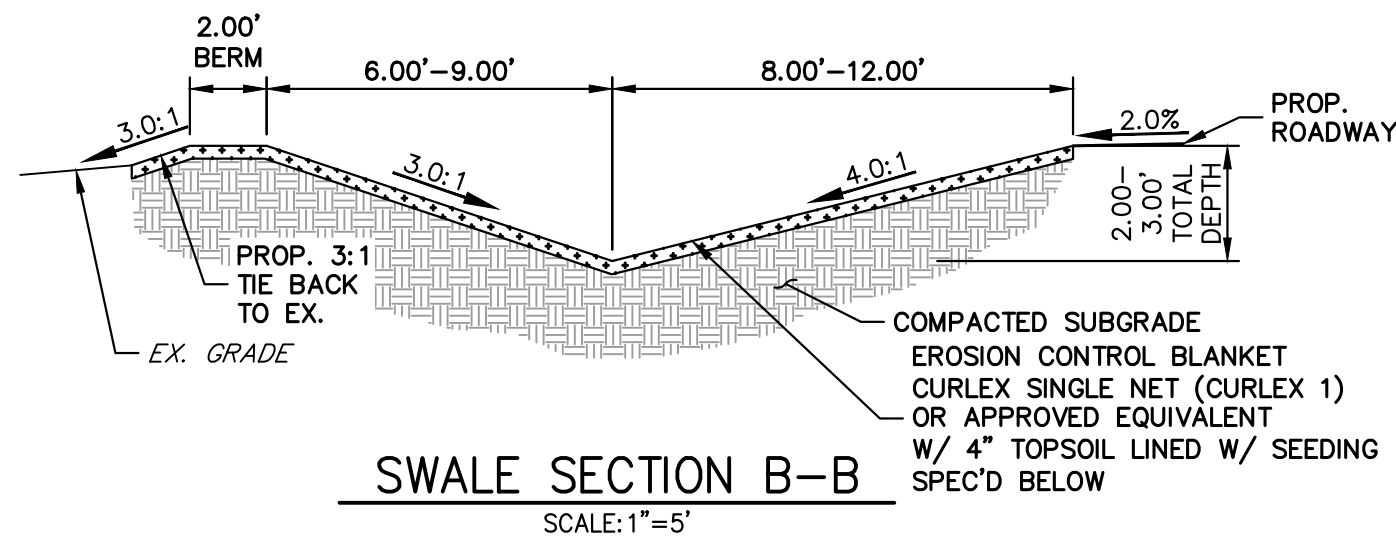
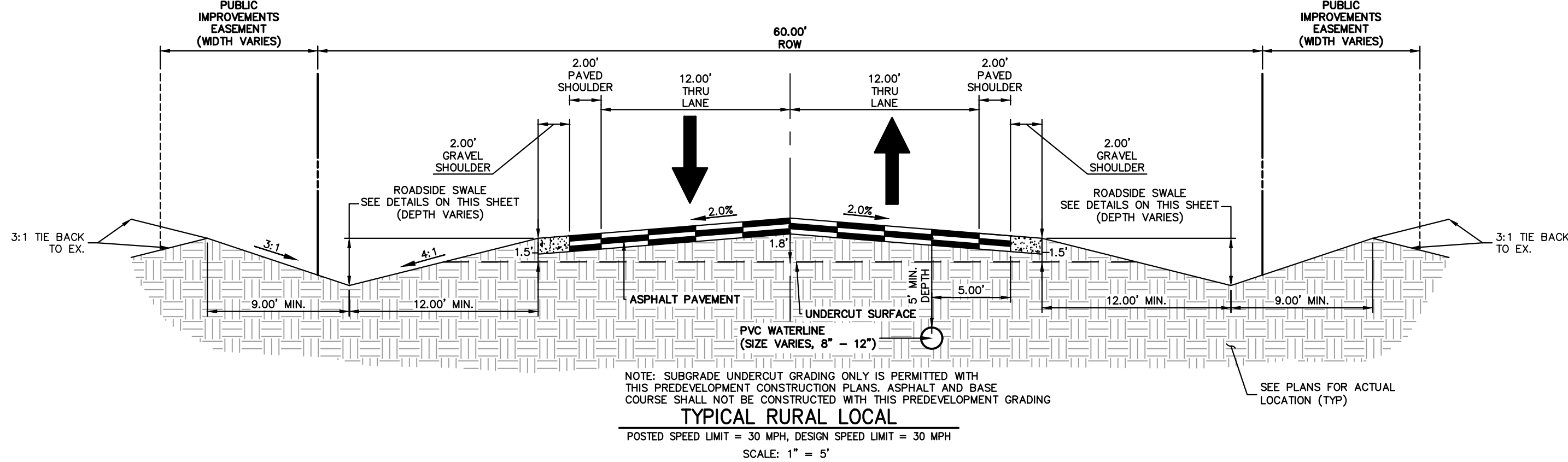


2/14/2023

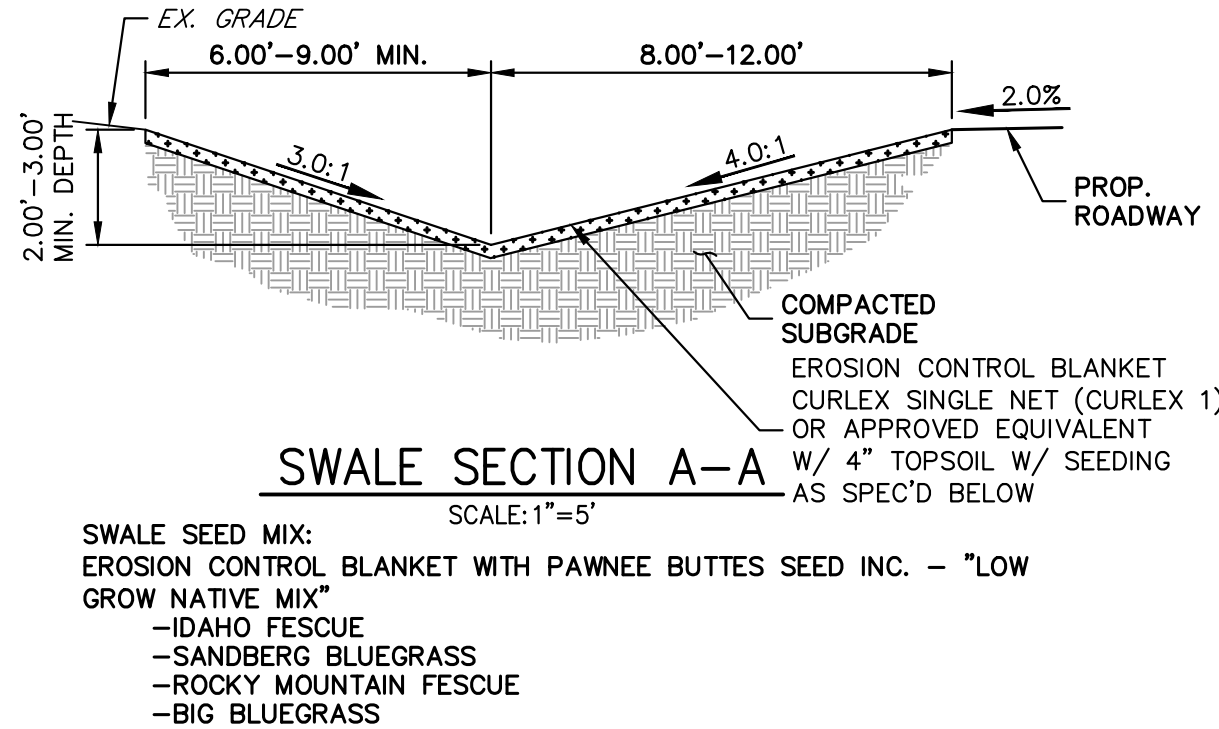
DATE

SHEET 2 OF 11

JOB NO. 25142.05



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



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EROSION CONTROL BLANKET WITH PAWNEE BUTTES SEED INC. - "LOW GROW NATIVE MIX"
-IDAHO FESCUE
-SANDBERG 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 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 CMP. TEMPORARY CULVERT LOCATIONS CAN BE FOUND ON SHEET 5.
- ALL TEMPORARY SWALE CONNECTIONS SHALL MATCH FUTURE CULVERT GRADES. TEMPORARY SWALE CONNECTION LOCATIONS CAN BE FOUND ON SHEET 5.
- 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 CURTIS ROAD ROW AS PART OF THE EARLY GRADING IMPROVEMENTS FOR THIS SITE.

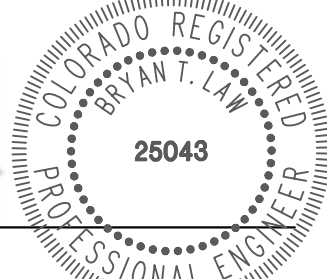


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Bryan T. Law

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



2/14/2023

DATE

SADDLEHORN RANCH -

FILING 3

TYPICAL SECTIONS

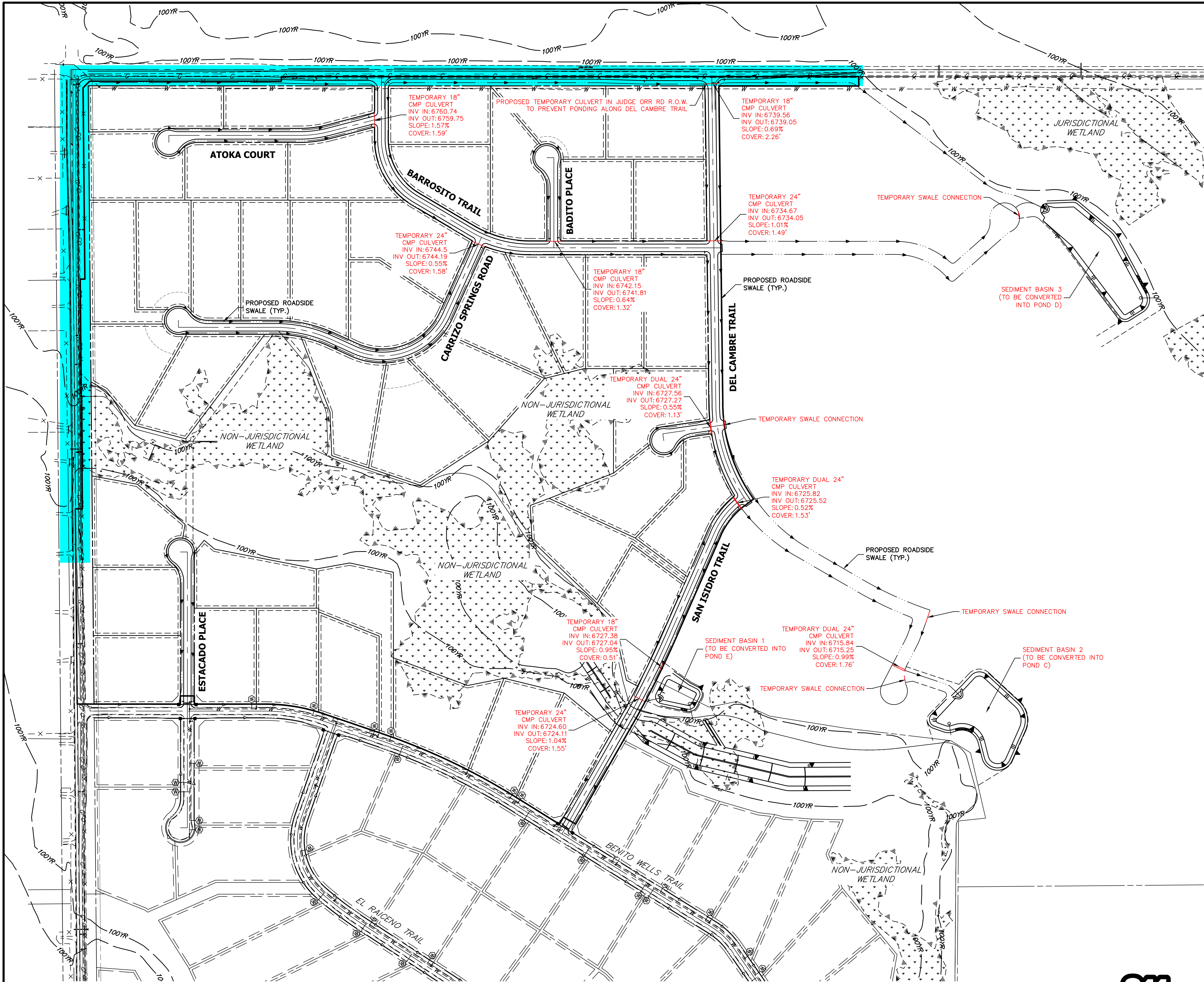
SHEET 3 OF 11

JOB NO. 25142.05

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

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

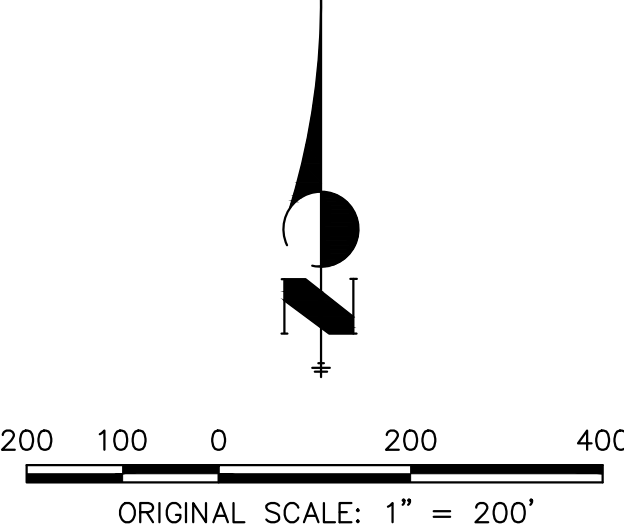
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.



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

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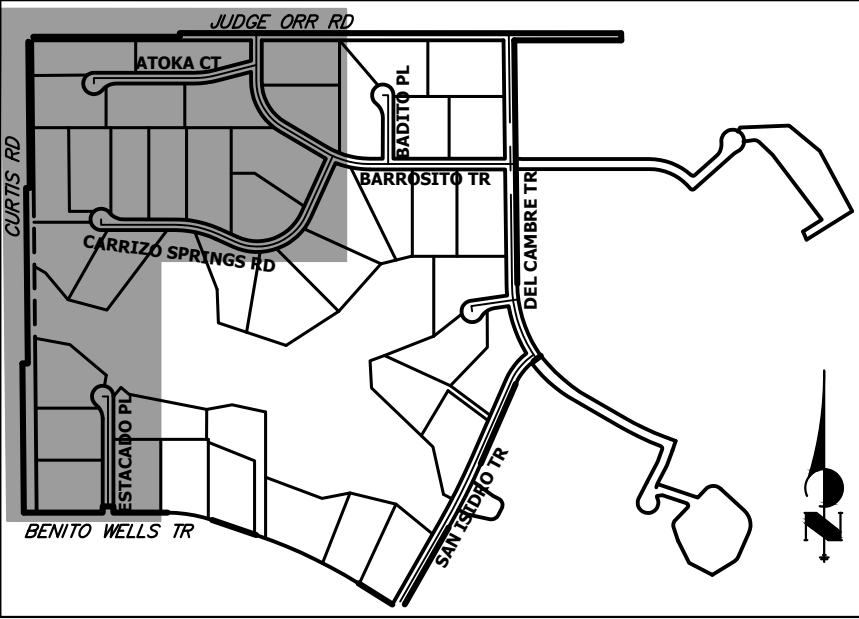
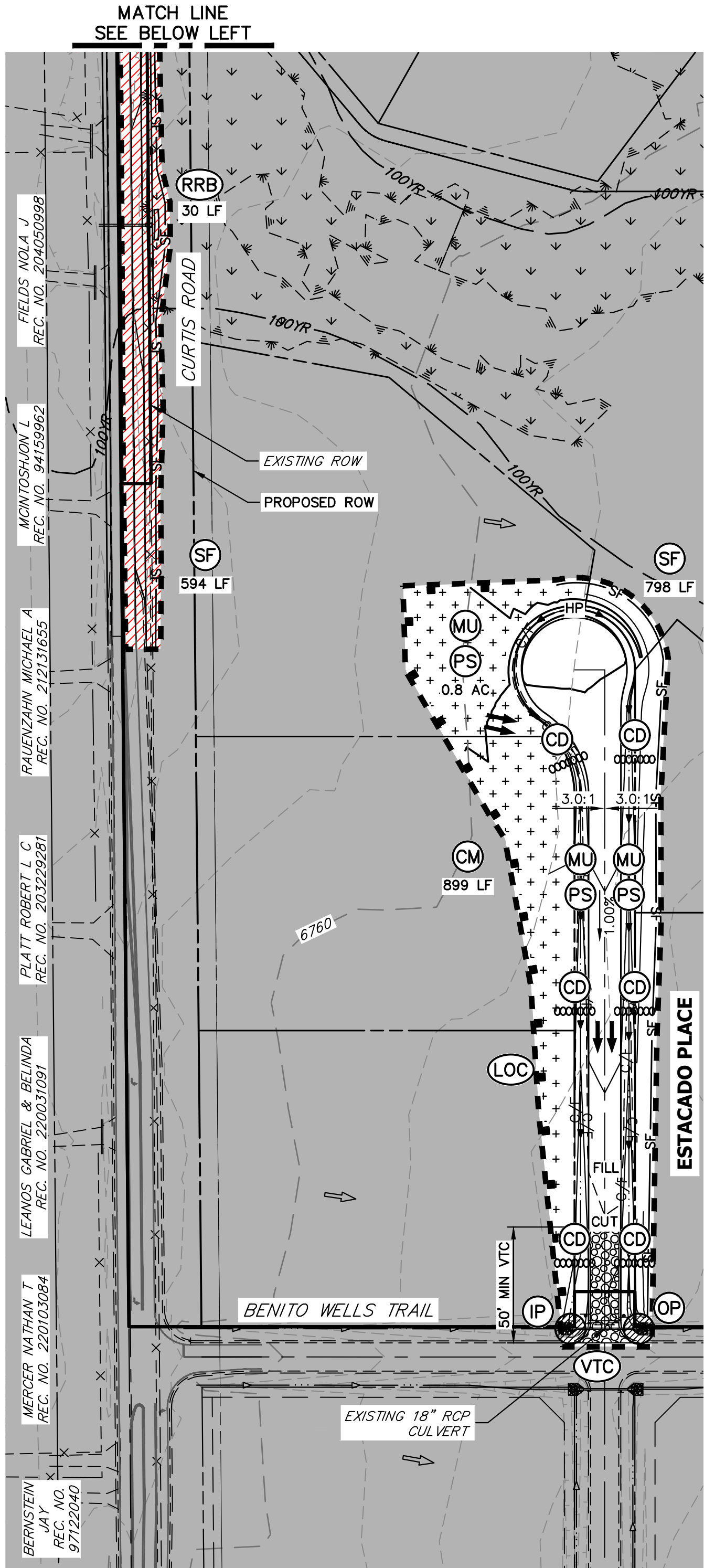
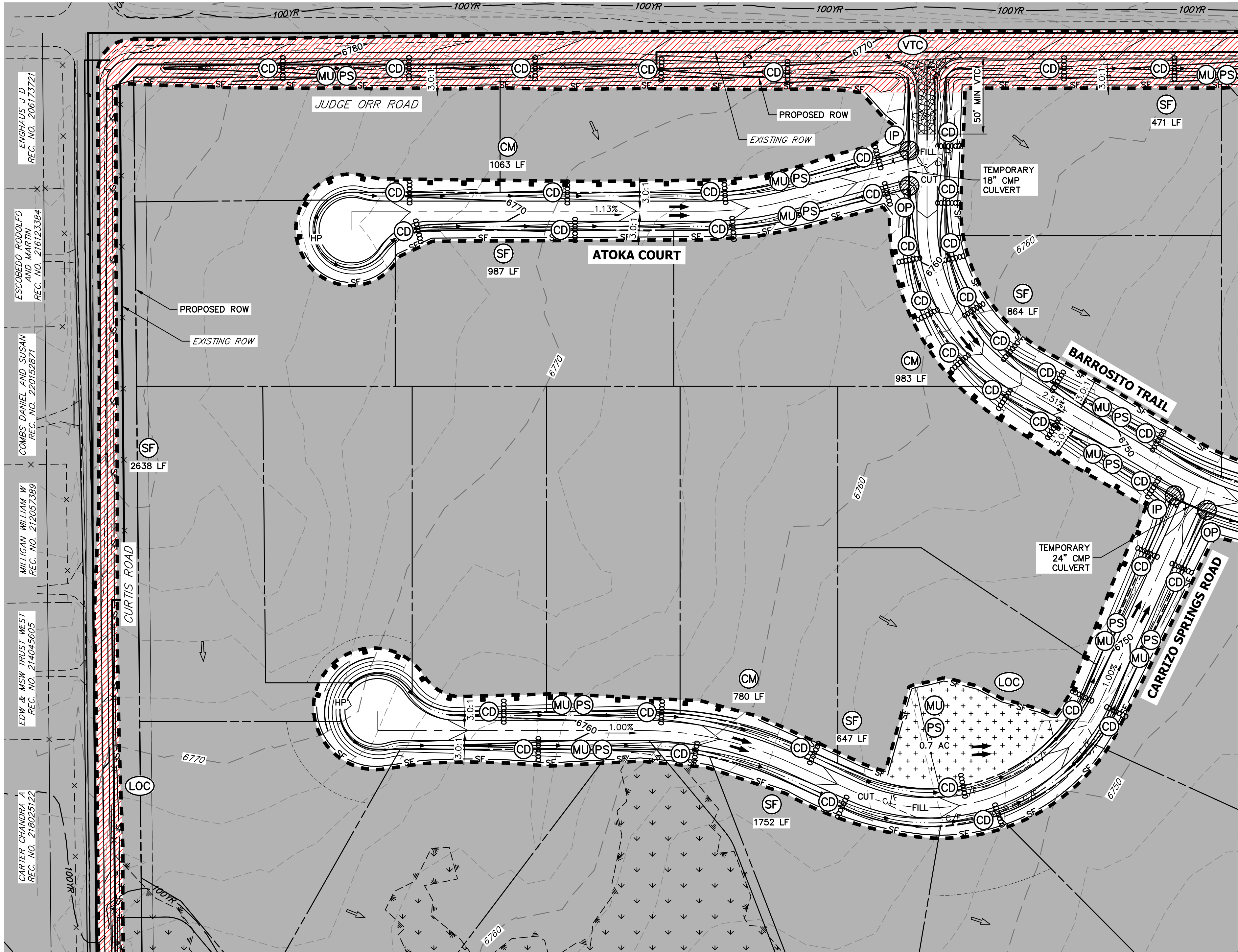
Bryan T. Law
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



2/14/2023
DATE



SADDLEHORN RANCH – FILING 3		H-SCALE 1"=200'		No.		REVISION		BY		DATE		J-R ENGINEERING A Western Company  Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com		PREPARED FOR ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE THESE DRAWINGS DESIGNATED BY WRITTEN AUTHORIZATION.	
EARLY GRADING IMPROVEMENTS		V-SCALE N/A															
		DATE 1/12/23															
		DESIGNED BY SWW															
		DRAWN BY WKN															
		CHECKED BY															
SHEET 4.1 OF 11																	
JOB NO. 25142.05																	



LEGEND

SEDIMENT BASIN	SB		TOE
SILT FENCE	SF		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		
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			
OFF-SITE GRADING (CANNOT BE COMPLETED WITH EARLY GRADING PERMIT)			

ENGHAUS J.D.
REC. NO. 201712121

ESCOBEDO RODOLFO
REC. NO. 216123384

COMBS DANIEL AND SUSAN
REC. NO. 20150871

MULLIGAN WILLIAM W.
REC. NO. 212025089

EDW & MSW TRUST WEST
REC. NO. 21465069

CARTER CHANDRA
REC. NO. 21805122

FIELDS NOLA J.
REC. NO. 20405098

MONTESSON L.
REC. NO. 94159962

RAULENZAHN MICHAEL A.
REC. NO. 212131655

FLATT ROBERT L.C.
REC. NO. 203292981

LEANOS GABRIEL & BELINDA
REC. NO. 220031091

MERCER NATHAN T.
REC. NO. 220103084

BERNSTEIN JAY
REC. NO. 97122040

EARTHWORK SUMMARY

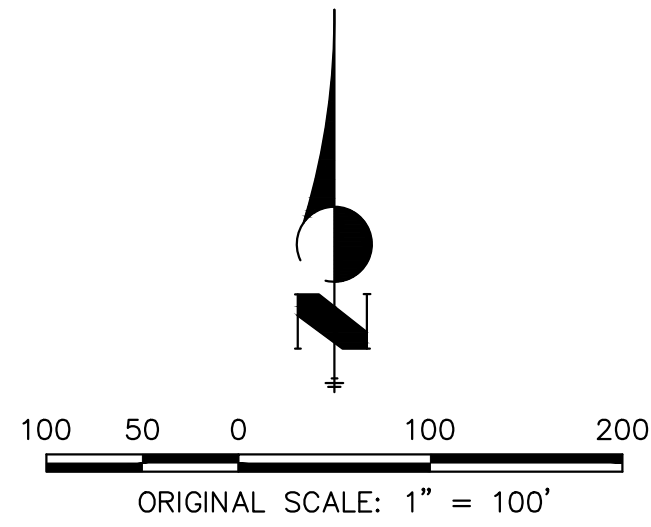
1:1 CUT (CY)	124,194
NET FILL (CY)	60,382
NET EXPORT (CY)	75,857
1" FILL CUT	
10% COARSE FILL	

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.
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- NO BATCH PLANTS WILL BE UTILIZED ON SITE.
- SILT FENCES THAT ARE NOT PARALLEL TO CONTOURS MUST BE INSTALLED WITH J-HOOK.

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



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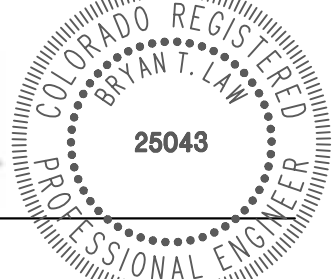
John Hickmick 2/16/23
DATE

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

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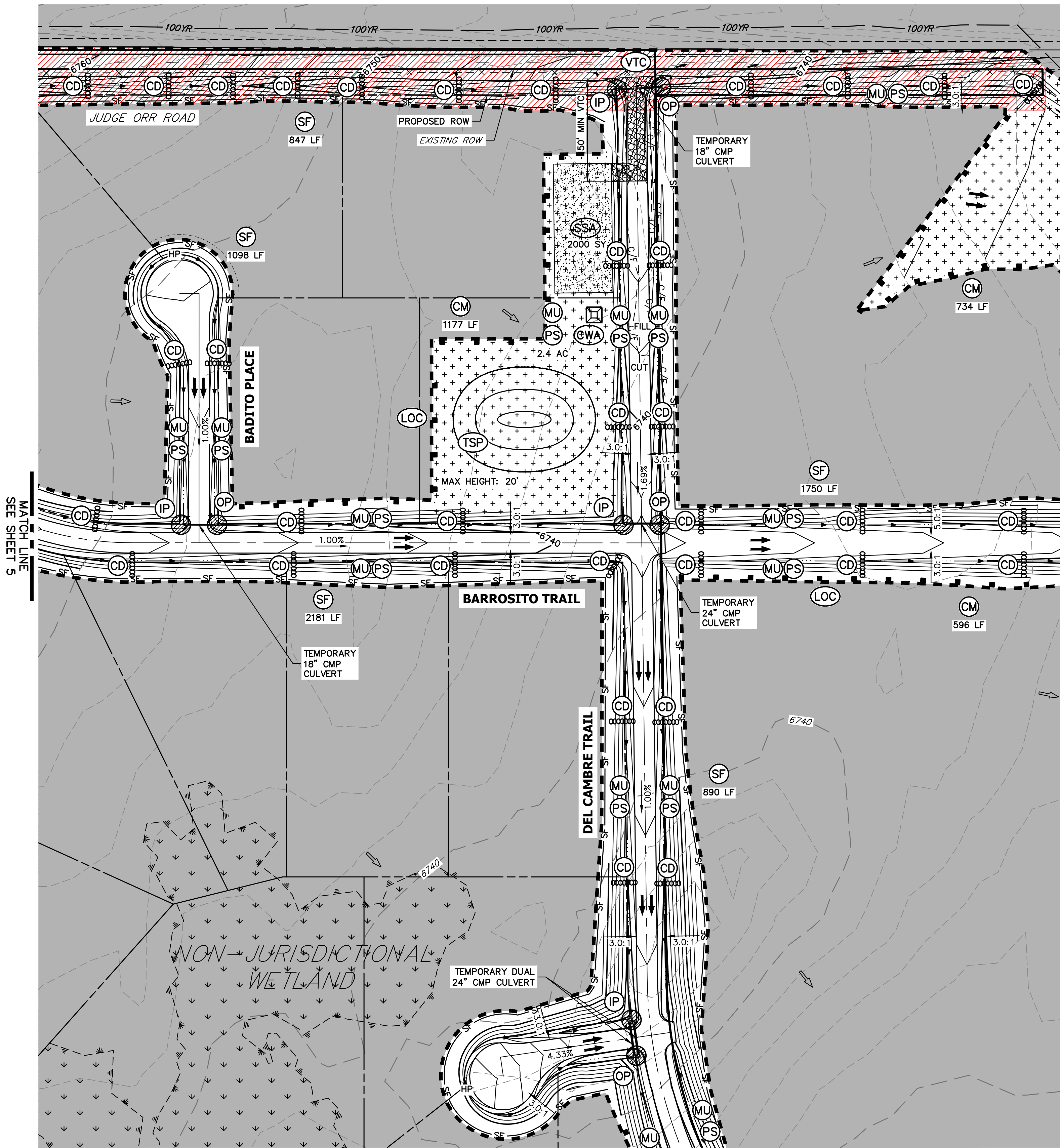
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Bryan T. Law
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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



2/14/2023
DATE

PREPARED FOR		ROJ PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA (707) 365-6891 BRADY WILLIAMS	
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SADDLEHORN RANCH - FILING 3	DESIGNED BY	SWW	
	DRAWN BY	SWW	
	CHECKED BY		
	DATE	1/12/23	
GRADING & EROSION CONTROL PLANS			
SHEET 5 OF 11			
JOB NO. 25142.05			



NOTES

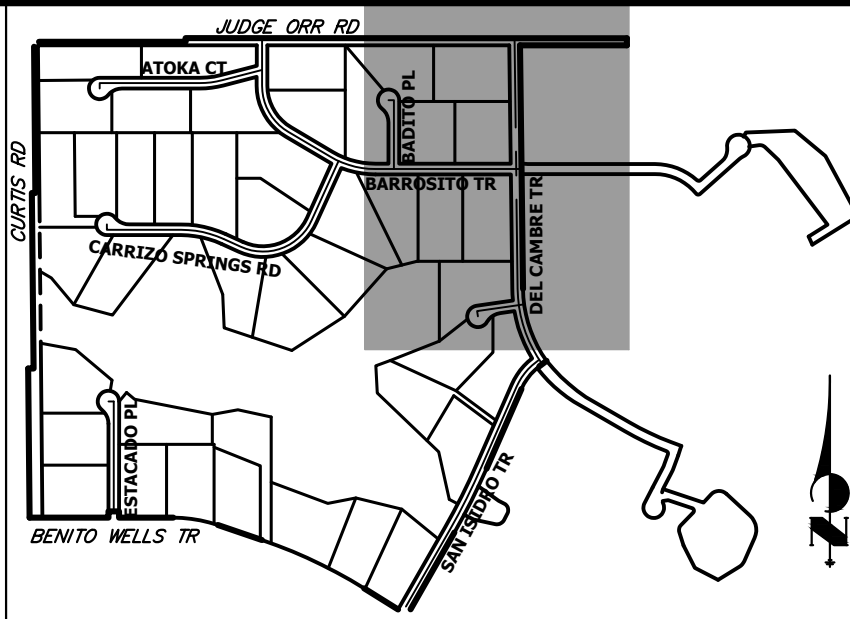
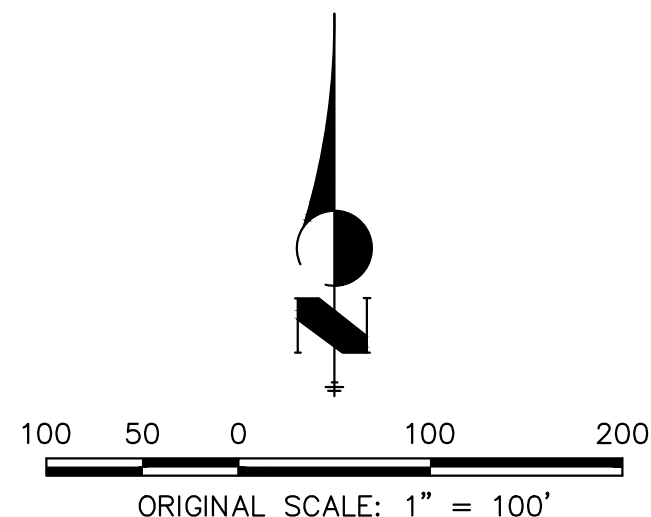
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KEY MAP
N.T.S.

LEGEND

SEDIMENT BASIN	(SB)		TOE
SILT FENCE	(SF)		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)		
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			
OFF-SITE GRADING (CANNOT BE COMPLETED WITH EARLY GRADING PERMIT)			

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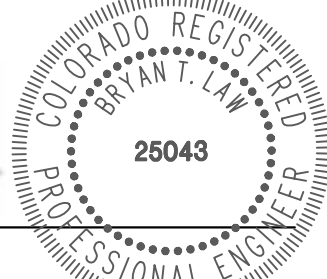
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1342 HIGH STREET
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2/14/2023
DATE
BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



PREPARED FOR

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

J.R. ENGINEERING
A Western Company



Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY

DATE

No. REVISION

1"

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

1/12/23

SWW

SWW

1/12/23

SWW

SWW

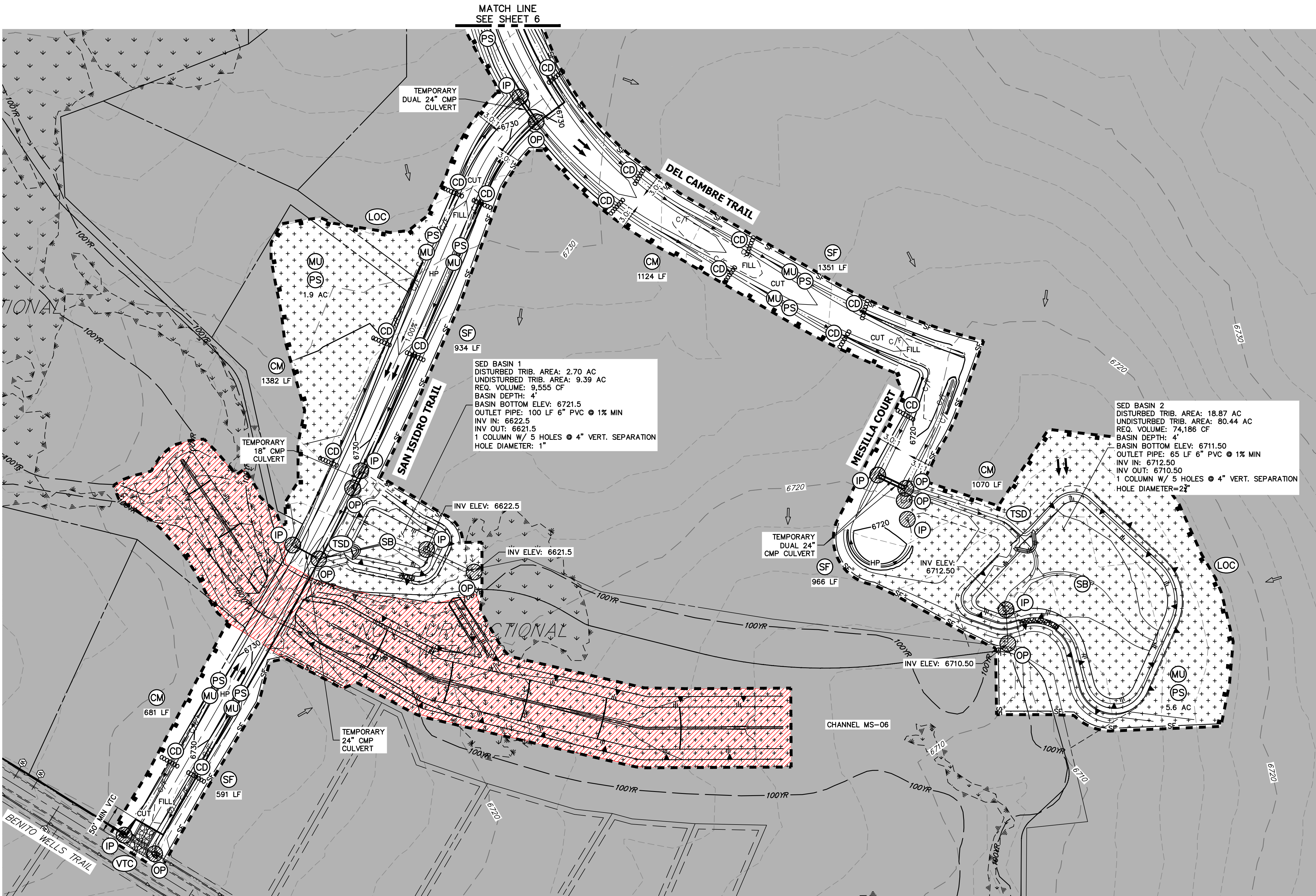
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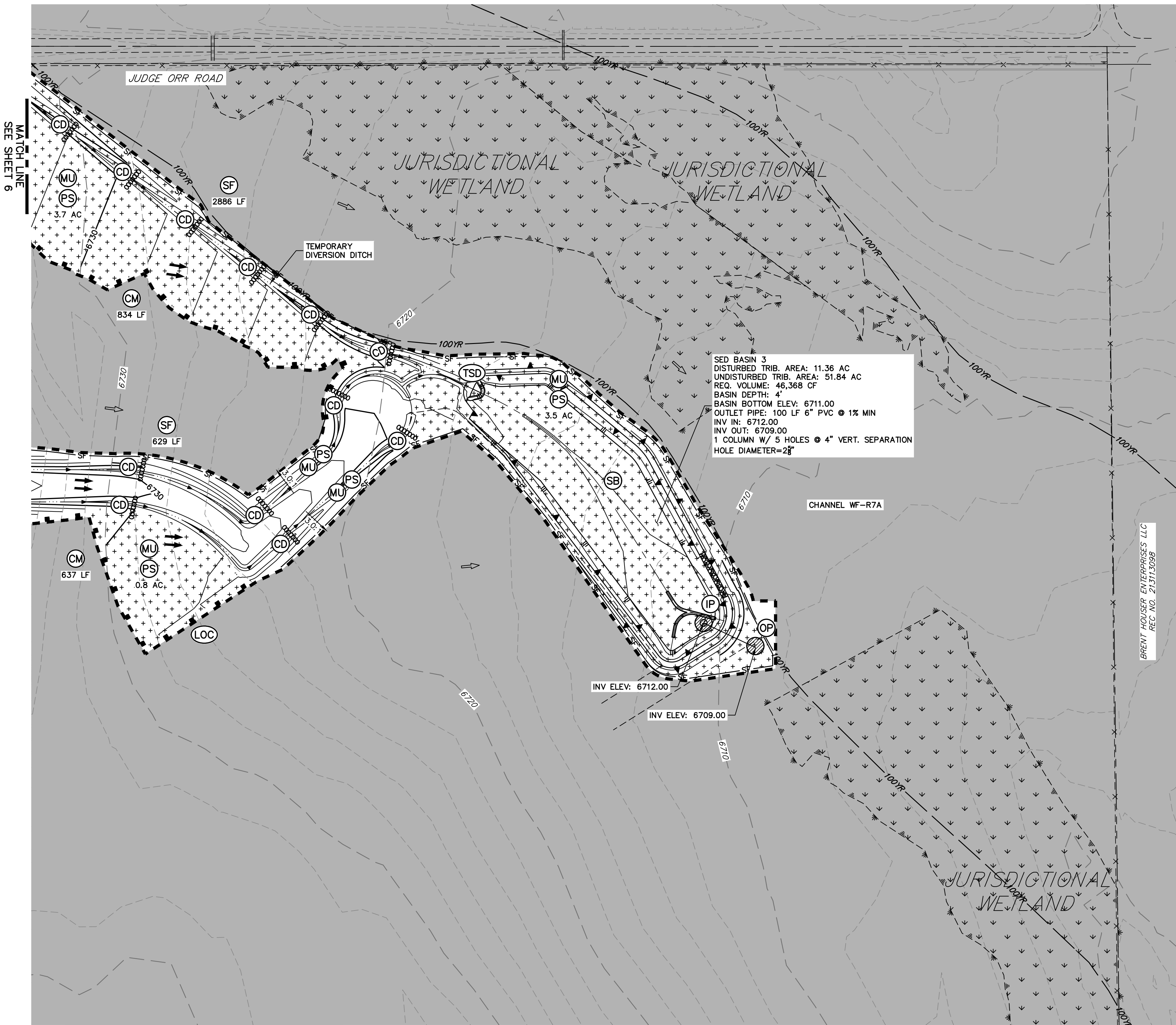
SWW

SWW

1/12/23

SWW





NOTES

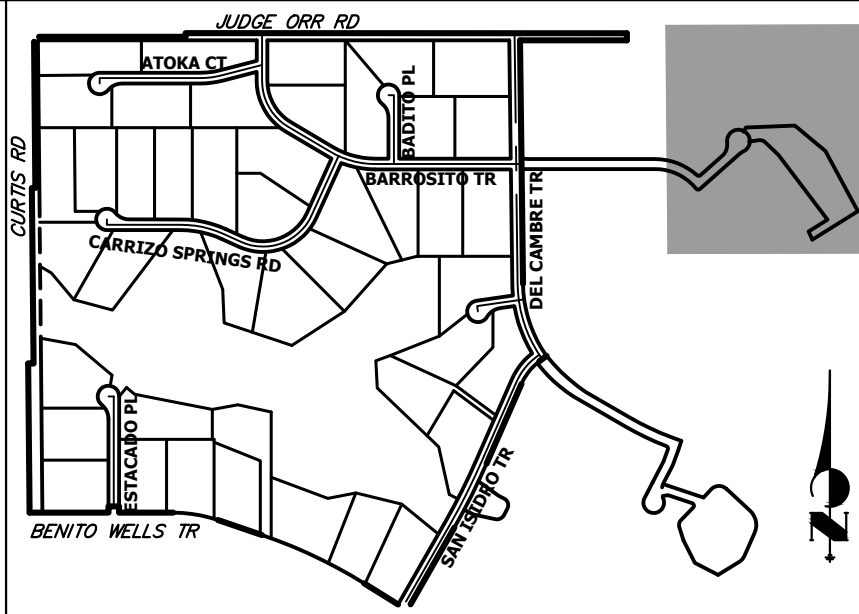
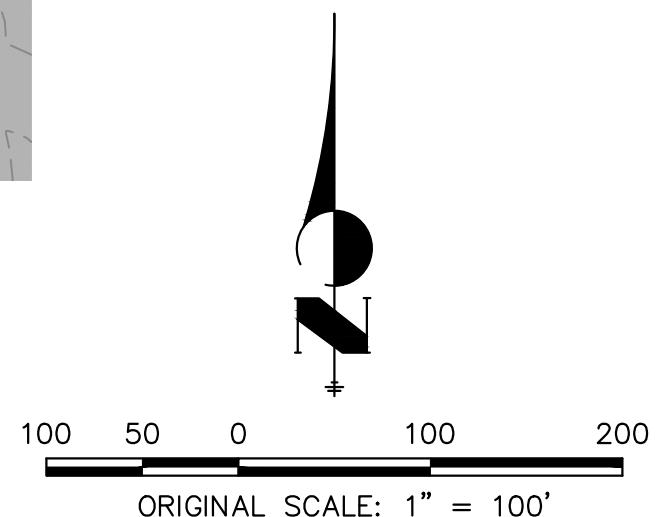
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LEGEND

SEDIMENT BASIN	SB	TOE
SILT FENCE	SF	TOP
STABILIZED STAGING AREA	SSA	
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OWNER/DEVELOPER STATEMENT

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JOHN HELM 2/16/23
DATE

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1342 HIGH STREET
EUGENE, OR 97401

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COLORADO P.E. 25043
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2/14/2023
DATE

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PREPARED FOR
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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=100'	N/A	1/12/23	SWW	SWW	

SADDLEHORN RANCH -
FILING 3
GRADING & EROSION
CONTROL PLANS

SHEET 8 OF 11

JOB NO. 25142.05

SEEDING & MULCHING

ALL SOIL TESTING, SOIL AMENDMENT AND FERTILIZER DOCUMENTATION, AND SEED LOAD AND BAG TICKETS MUST BE ADDED TO THE CONMP.

SOIL PREPARATION

- IN AREAS TO BE SEEDDED, THE UPPER 8 INCHES OF THE SOIL MUST NOT BE HEAVILY COMPACTED AND SHOULD BE IN FRABLE CONDITION. LESS THAN 88% STANDARD PROCTOR DENSITY IS ACCEPTABLE. AREAS OF COMPACTION OR GENERAL CONSTRUCTION ACTIVITY MUST BE SCRIPPED TO A DEPTH OF 4 TO 12 INCHES PRIOR TO SPREADING TOPSOIL TO BREAK UP COMPACTED LAYERS AND PROVIDE A BLENDING ZONE BETWEEN DIFFERENT SOIL LAYERS.
- AREAS TO BE PLANTED SHALL HAVE AT LEAST 4 INCHES OF TOPSOIL SUITABLE TO SUPPORT PLANT GROWTH.
- THE CITY RECOMMENDS THAT EXISTING AND/OR IMPORTED TOPSOIL BE TESTED TO IDENTIFY SOIL DEFICIENCIES AND ANY SOIL AMENDMENTS NECESSARY TO ADDRESS THESE DEFICIENCIES. SOIL AMENDMENTS AND/OR FERTILIZERS SHOULD BE ADDED TO CORRECT TOPSOIL DEFICIENCIES BASED ON SOIL TESTING RESULTS.
- TOPSOIL SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD TO RETAIN ITS STRUCTURE, AVOID COMPACTION, AND TO PREVENT EROSION AND CONTAMINATION. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS, AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL MUST NOT BE STRIPPED DURING UNDESIRABLE WORKING CONDITIONS (E.G. DURING WET WEATHER OR WHEN SOILS ARE SATURATED). TOPSOIL SHALL NOT BE STORED IN SLOPES OR IN AREAS WITH POOR DRAINAGE.

SEEDING

- ALLOWABLE SEED MIXES ARE INCLUDED IN THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. ALTERNATIVE SEED MIXES ARE ACCEPTABLE IF INCLUDED IN AN APPROVED LANDSCAPING PLAN. SEED SHOULD BE DRILL-SEEDED WHENEVER POSSIBLE.
- SEED DEPTH MUST BE 1/2 TO 3/4 INCHES WHEN DRILL-SEEDING IS USED.
- UNROADCAST SEEDING OR HYDRO-SEEDING WITH TACKIFIER MAY BE SUBSTITUTED ON SLOPES STEEPER THAN 3:1 OR ON OTHER AREAS NOT PRACTICAL TO DRILL-SEED.
- SEEDING RATES MUST BE DOUBLED FOR BROADCAST SEEDING OR INCREASED BY 50% IF USING A BROADCAST DRILL OR HYDRO-SEEDING.
- BROADCAST SEEDING MUST BE LIGHTLY HAND-RAKED INTO THE SOIL.

MULCHING

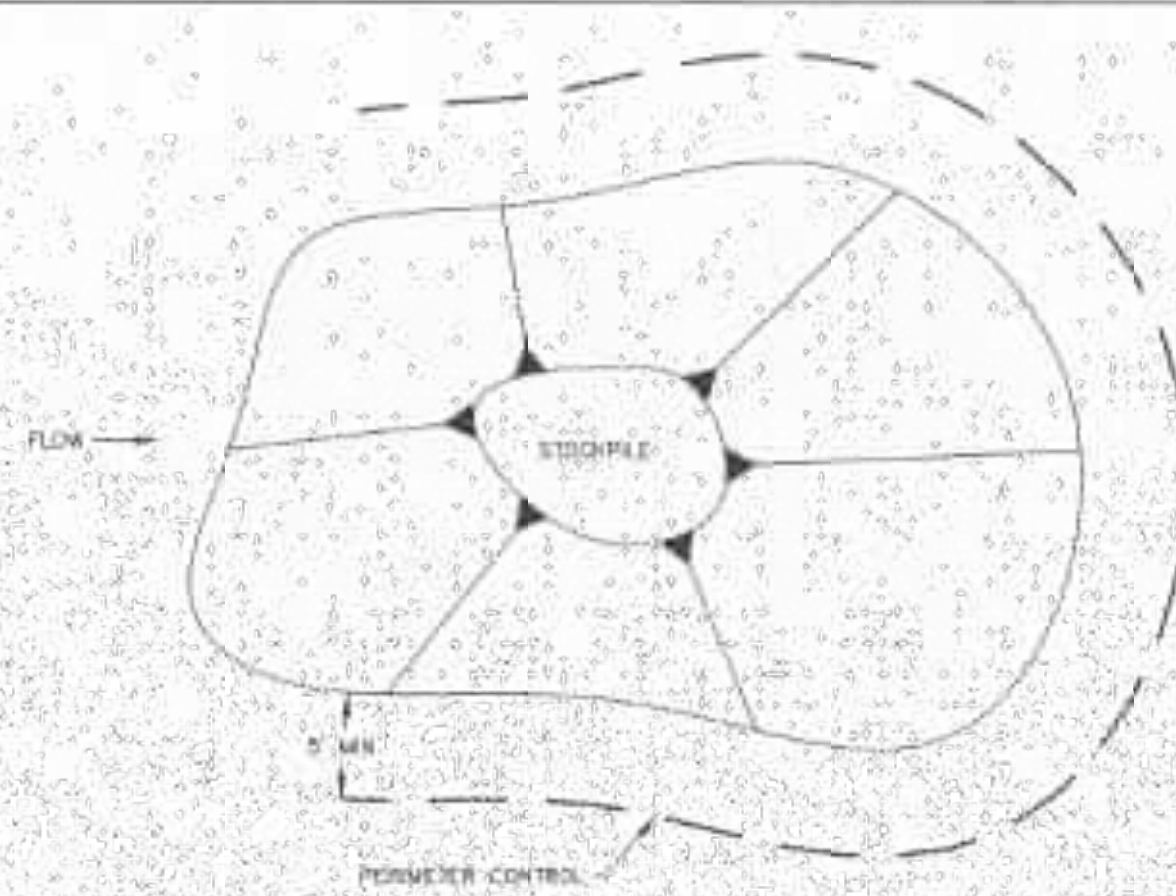
- MULCHING SHOULD BE COMPLETED AS SOON AS PRACTICABLE AFTER SEEDING. HOWEVER PLANTED AREAS MUST BE MULCHED NO LATER THAN 14 DAYS AFTER PLANTING.
- MULCHING REQUIREMENTS INCLUDE:
 - ONLY CERTIFIED WEED-FREE AND COMFIRMED SEED-FREE MULCH MAY BE USED. MULCH MUST BE APPLIED AT 2 TONS/ACRE AND ADEQUATELY SECURED BY CRIMPING AND/OR TACKIFIER. CRIMPING MUST NOT BE USED ON SLOPES GREATER THAN 3:1 AND MULCH FIBERS MUST BE TUCKED INTO THE SOIL TO A DEPTH OF 3 TO 4 INCHES.
 - TACKIFIER MUST BE USED IN PLACE OF CRIMPING ON SLOPES GREATER THAN 3:1.
 - HYDRAULIC MULCHING IS AN OPTION ON STEEP SLOPES OR WHERE ACCESS IS LIMITED.
 - IF HYDRO-SEEDING IS USED, MULCHING MUST BE APPLIED AS A SEPARATE, SECOND OPERATION.
 - WOOD CELLULOSE FIBERS MIXED WITH WATER MUST BE APPLIED AT A RATE OF 2,000 TO 2,500 POUNDS/ACRE, AND TACKIFIER MUST BE APPLIED AT A RATE OF 100 POUNDS/ACRE.
 - EROSION CONTROL BLANKET MAY BE USED IN PLACE OF TRADITIONAL MULCHING METHODS.



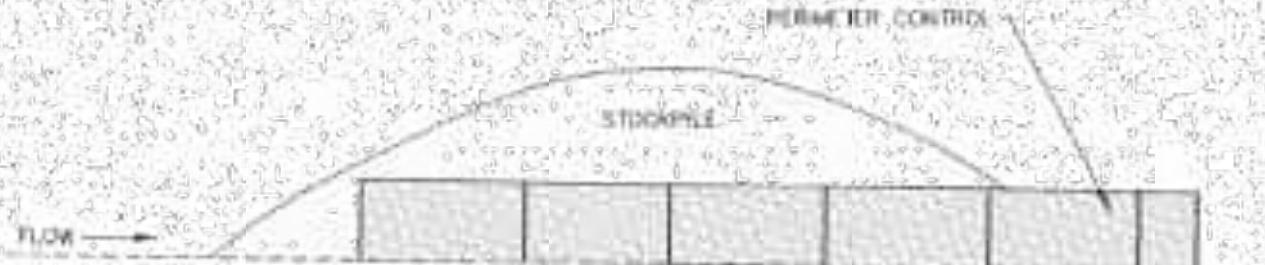
SEEDING & MULCHING

DESIGNED BY	DATE	PROJECT NO.
10/1/19	8/15/2022	200-06

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STOCKPILE PROTECTION PLAN



STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

- INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
- FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER CONTEMPORARY CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

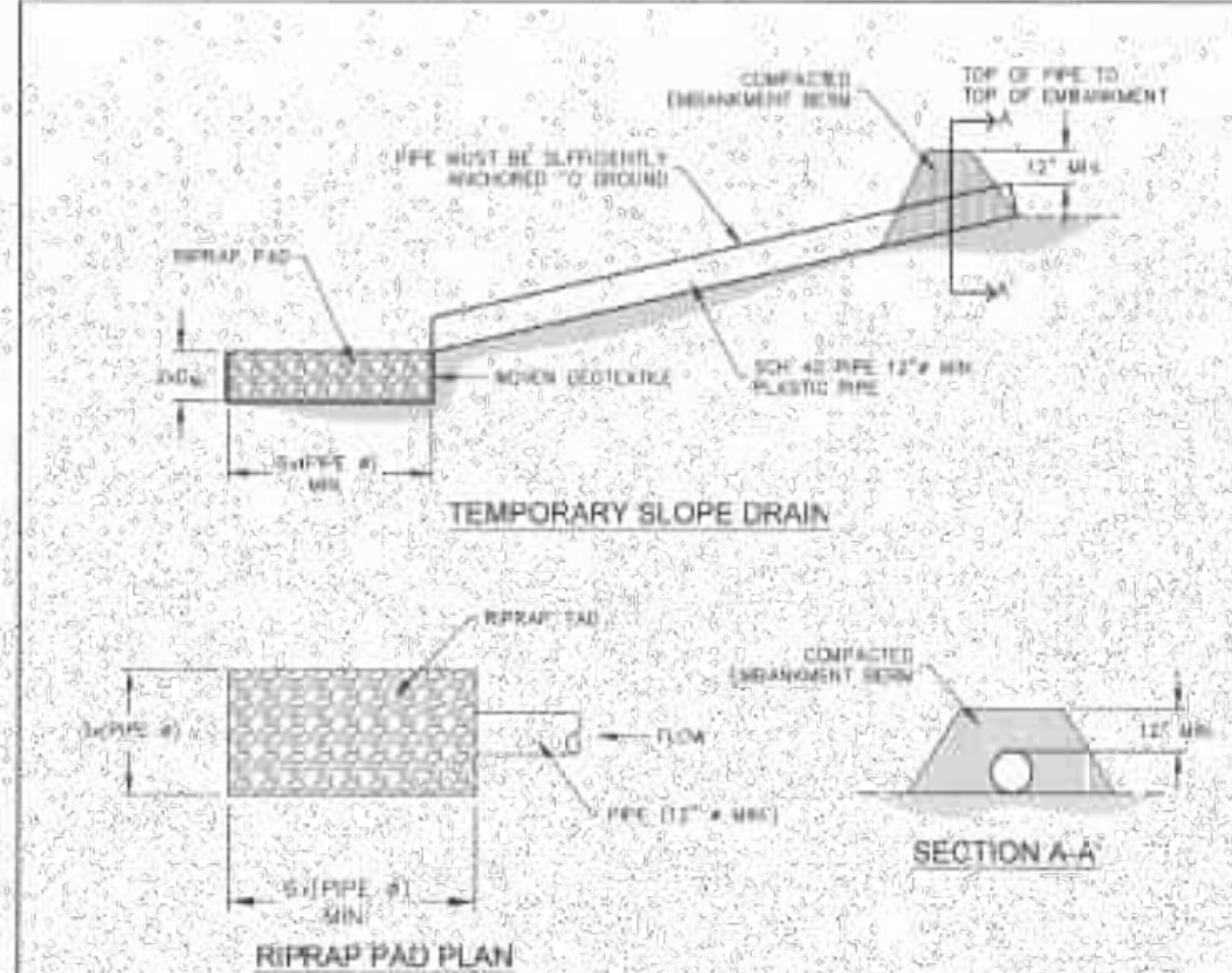
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
- ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.



STOCKPILE PROTECTION

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INSTALLATION NOTES

- THE LISTED DIMENSIONS ARE CONSIDERED A MINIMUM. LARGER DRAINS CAN BE IMPLEMENTED BY THE CONTRACTOR.
- DETAILS SHOW MINIMUM COVER. INCREASE COVER AS NECESSARY.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- INSPECT INLETS AND OUTLETS AFTER STORMS TO PREVENT EXCESS FLOODING. BREACHES IN PIPES SHOULD BE REPAIRED AS SOON AS FEASIBLY POSSIBLE.
- INSPECT RIPRAP PAD AT OUTLET FOR SIGNS OF EROSION. IF SIGNS OF EROSION EXIST, ADDITIONAL ARMORING MAY BE INSTALLED.
- TEMPORARY SLOPE DRAINS SHOULD REMAIN UNTIL THEY ARE NOT NEEDED, BUT SHOULD BE REMOVED BEFORE THE END OF CONSTRUCTION.
- PERMANENTLY STABILIZE AREA AFTER TEMPORARY SLOPE DRAINS ARE REMOVED.



TEMPORARY SLOPE DRAIN

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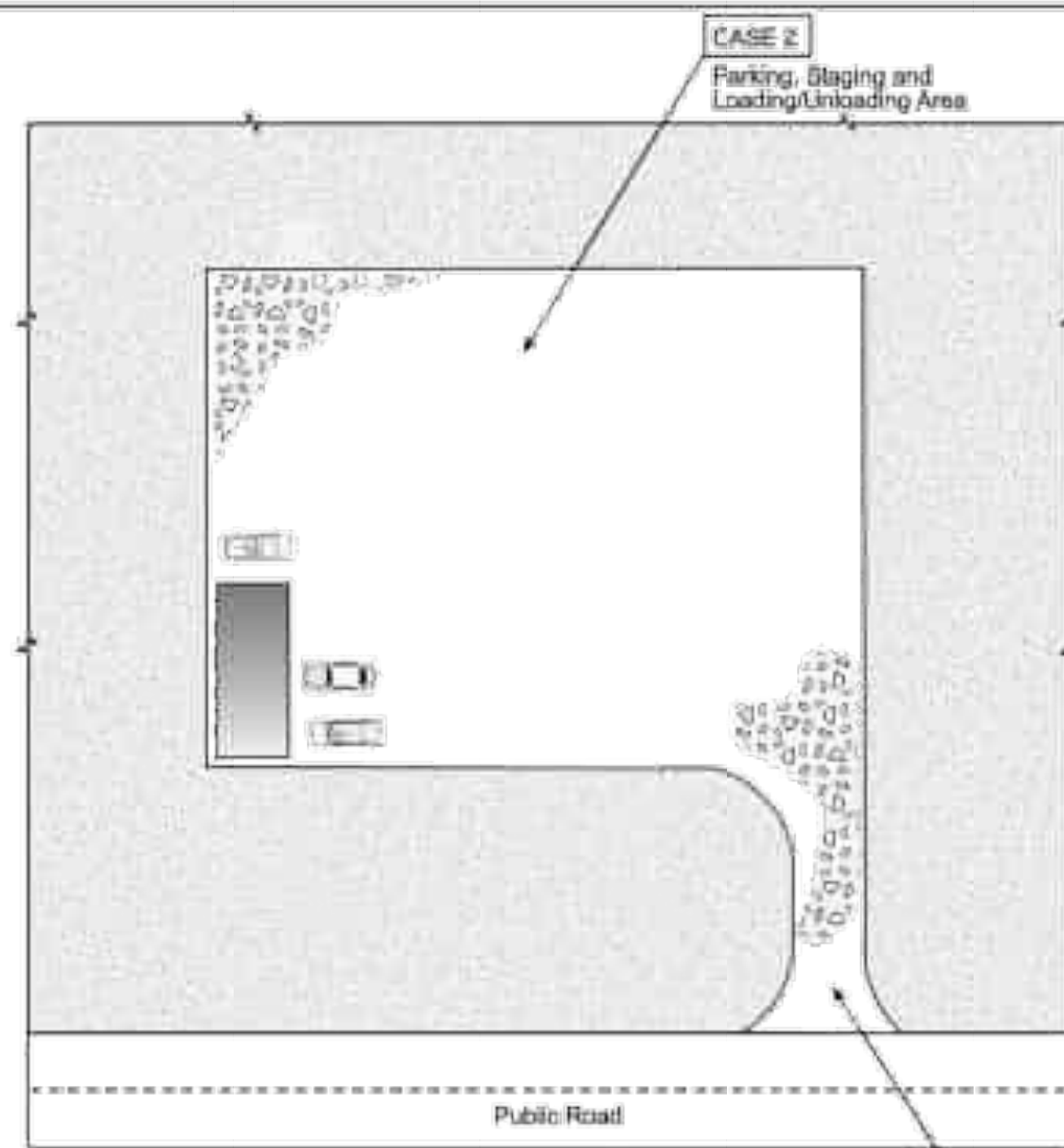
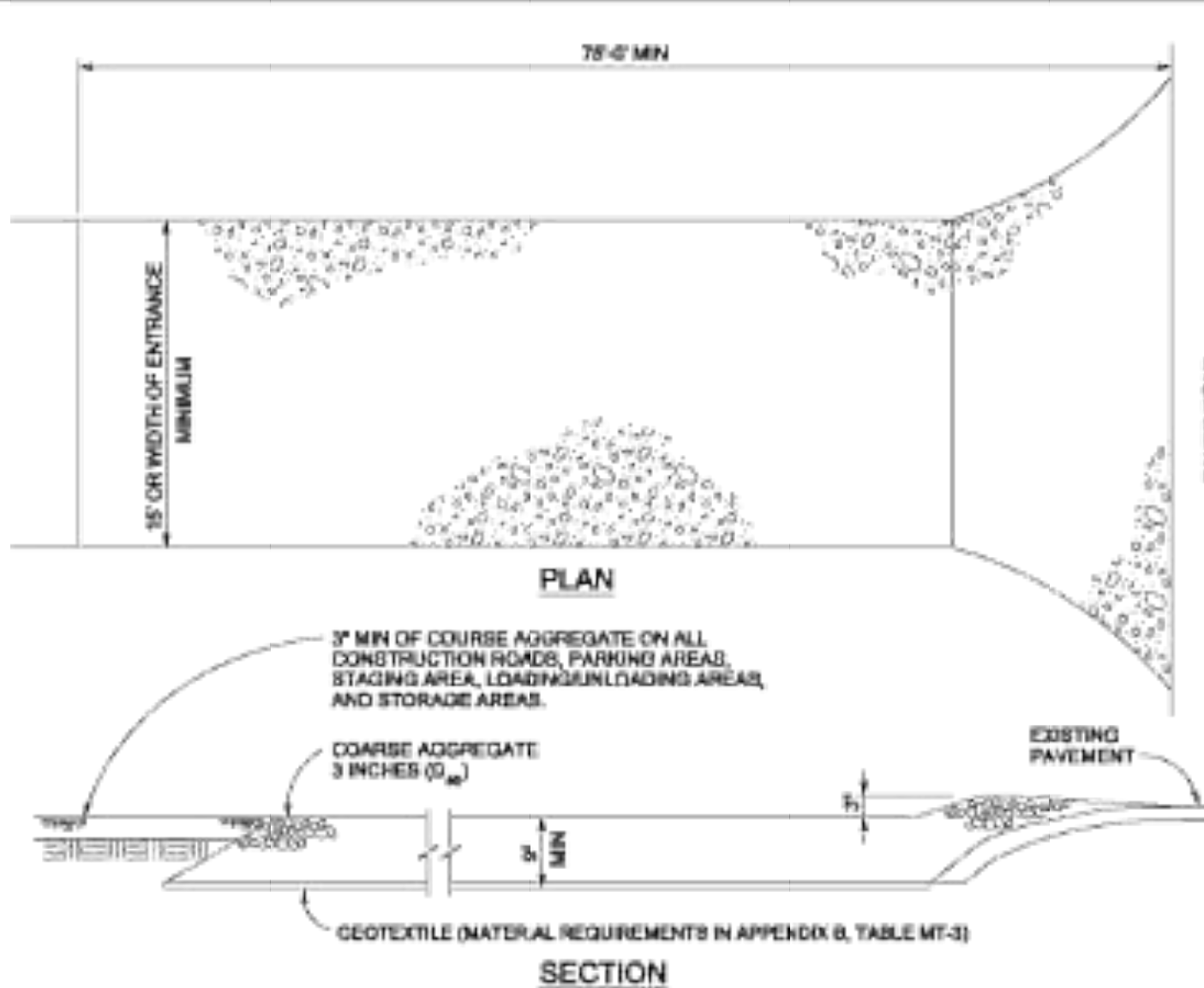


Table VT-1

	Case 1	Case 2
Gravel Thickness	3"	3"
Filter Fabric	YES	NO

City of Colorado Springs
Stormwater Quality

Figure VT-1
Vehicle Tracking
Application Examples



VEHICLE TRACKING

VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

- ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
- CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A SLIGHT OVERLAP.
- AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
- CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
- CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADES, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

MAINTENANCE REQUIREMENTS

- REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
- STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER DRAINS.
- STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
- OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
Stormwater Quality

Figure VT-2
Vehicle Tracking
Application Examples

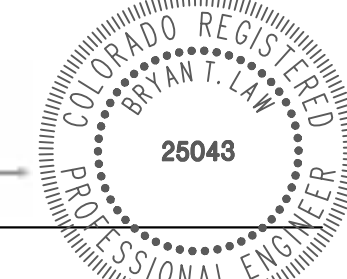


Know what's below.
Call before you dig.

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, P.E.
25043



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

2/14/2023
DATE

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