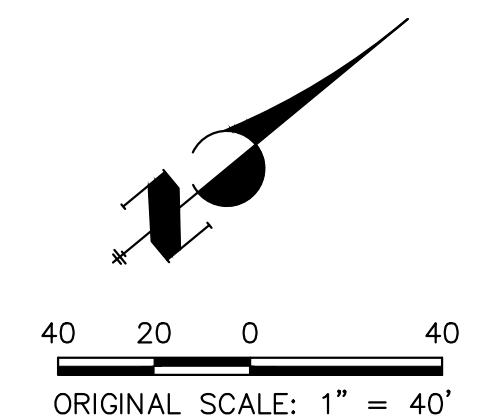


VOLLMER ROAD
STA 33+50 TO STA 43+00



KEY MAP
SCALE: N.T.S.



NOTES:
EXISTING VEGETATION: AN AERIAL SURVEY WAS USED TO DETERMINE A 30% COVER OF NATIVE GRASSES.
STAGING AREA & STOCKPILE LOCATION TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.
THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.
NO BATCH PLANTS TO BE USED ONSITE.

LEGEND

EXISTING STORM SEWER		INLET		LOW POINT/HIGH POINT		CURB SOCK	
STORM SEWER PROPOSED		PROPOSED R.O.W.		FLOW DIRECTION & SLOPE		CONSTRUCTION FENCE	
PROPOSED PROPERTY LINE		PROPOSED SIDEWALK		EMERGENCY OVERTFLOW DIRECTION		CONCRETE WASHOUT AREA	
EXISTING PROPERTY LINE		ROW EXISTING		CONCRETE WASHOUT AREA		INLET PROTECTION	
FL EXISTING		SIDEWALK EXISTING		TEMPORARY SEDIMENT BASIN		SILT FENCE	
DRAINAGE ACCESS & MAINTENANCE EASEMENT		SILT FENCE		VEHICLE TRACKING CONTROL		STAGE STABILIZED AREA	
LIMITS OF CONSTRUCTION/DISTURBANCE		EXISTING WETLAND BOUNDARY		TEMPORARY SEEDING		PERMANENT SEEDING/MULCHING	
EXISTING 100 YEAR FLOODPLAIN		CUT/ FILL		EROSION CONTROL BLANKET			
TEMPORARY DITCH		EXISTING					
CHECK DAM		PROPOSED					

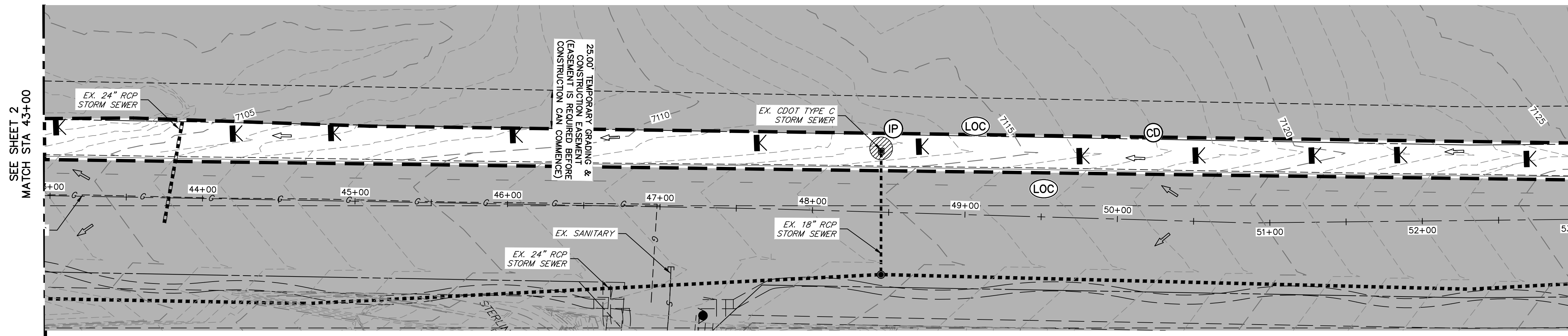
EPC 6/6/23

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

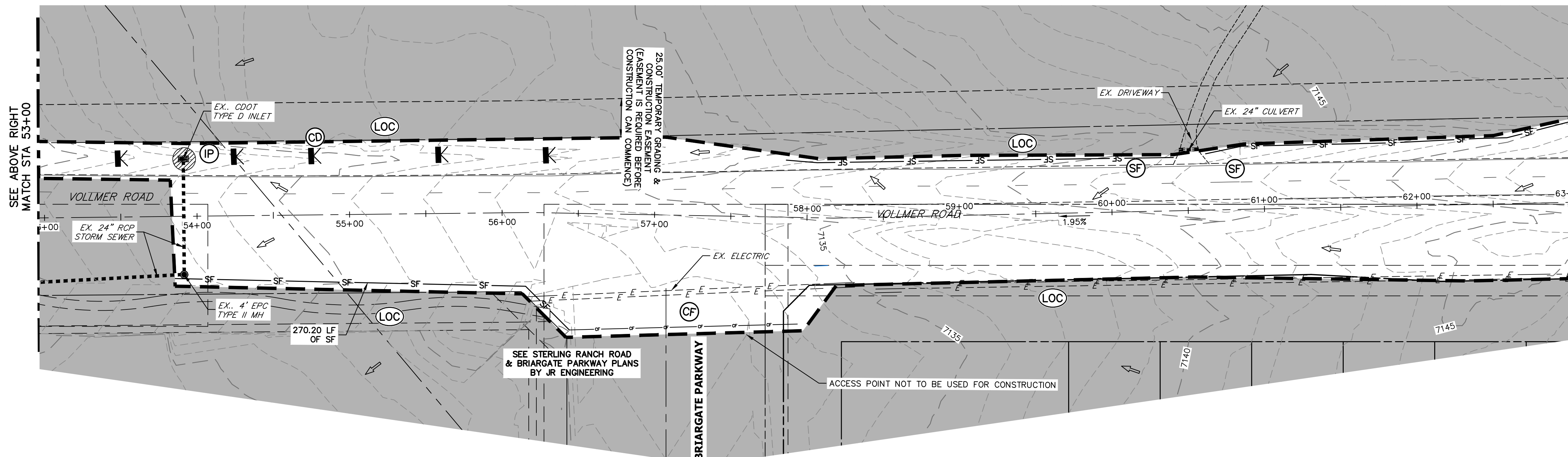
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

DATE: 2/17/23

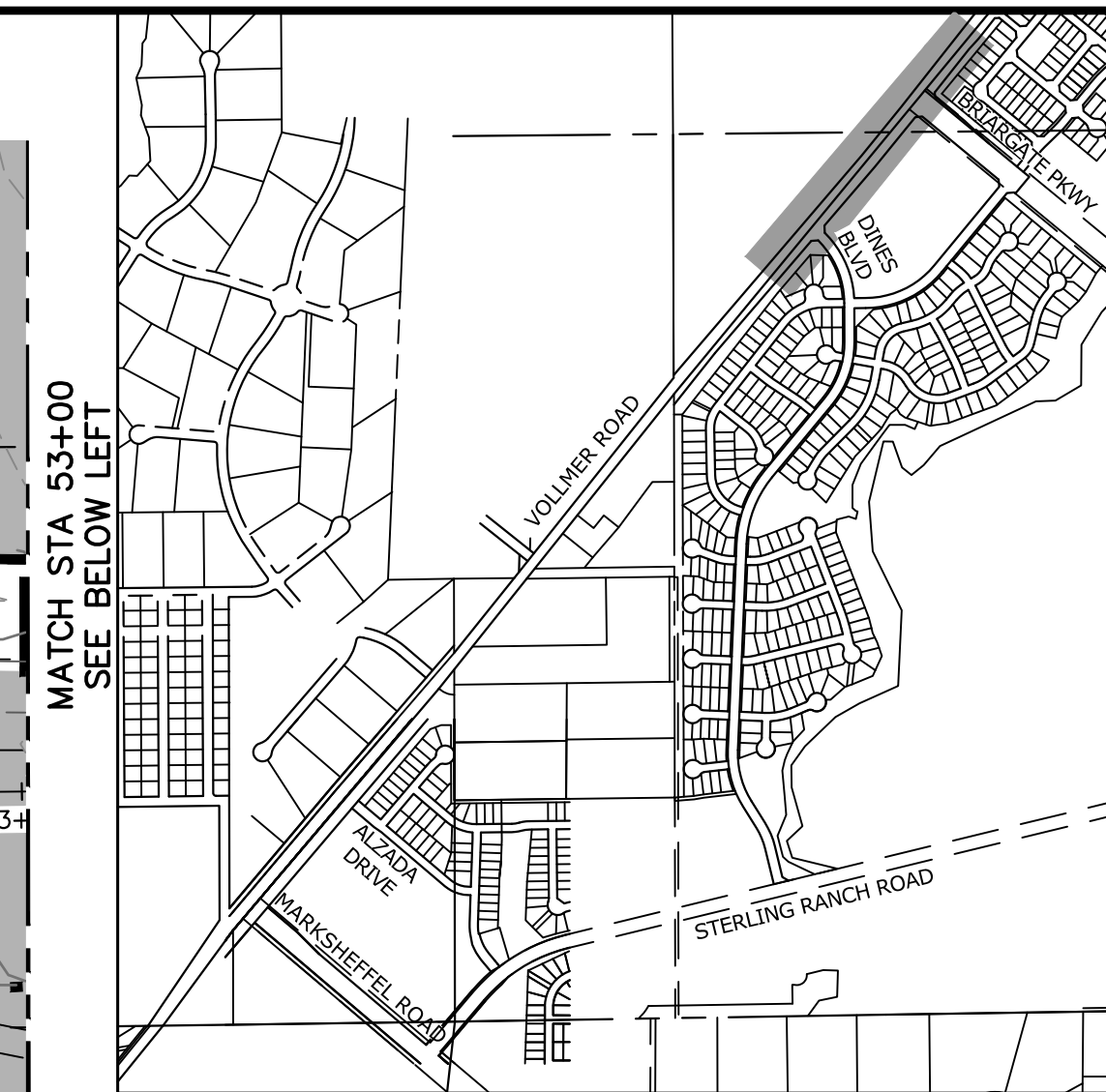
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE IN WRITING AS DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE	
No. REVISION		
H-SCALE 1"=40'	V-SCALE N/A	DATE 05/04/23
DESIGNED BY CWC	DRAWN BY SWW	CHECKED BY
VOLLMER ROAD (NORTH)		
GRADING AND EROSION CONTROL INITIAL PLAN		
SHEET 2	OF 16	
JOB NO. 25188.00		



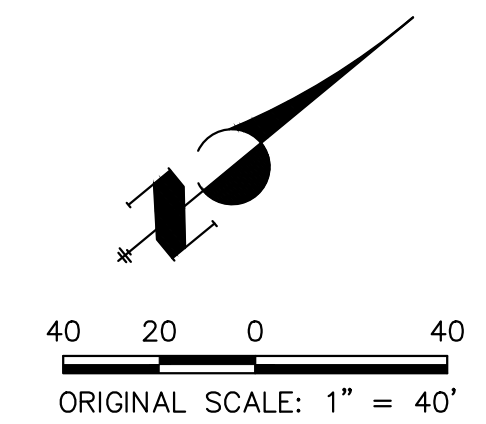
VOLLMER ROAD
STA 43+00 TO STA 53+00



VOLLMER ROAD
STA 53+00 TO STA 63+00



KEY MAP
SCALE: NTS



Know what's below.
Call before you dig.

NOTES:
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LEGEND

EXISTING STORM SEWER		INLET		CS	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT		CF	
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE			
PROPOSED PROPERTY LINE		EMERGENCY OVERTFLOW DIRECTION			
PROPOSED SIDEWALK		CONCRETE WASHOUT AREA			
EXISTING PROPERTY LINE		INLET PROTECTION			
ROW EXISTING		TEMPORARY SEDIMENT BASIN			
FL EXISTING		SILT FENCE			
SIDEWALK EXISTING		VEHICLE TRACKING CONTROL			
DRAINAGE ACCESS & MAINTENANCE EASEMENT		STAGE STABILIZED AREA			
SILT FENCE		TEMPORARY SEEDING			
LIMITS OF CONSTRUCTION/DISTURBANCE		PERMANENT SEEDING/MULCHING			
EXISTING WETLAND BOUNDARY		EROSION CONTROL BLANKET			
EXISTING 100 YEAR FLOODPLAIN					
CUT/ FILL					
TEMPORARY DITCH					
EXISTING					
PROPOSED					
CHECK DAM					

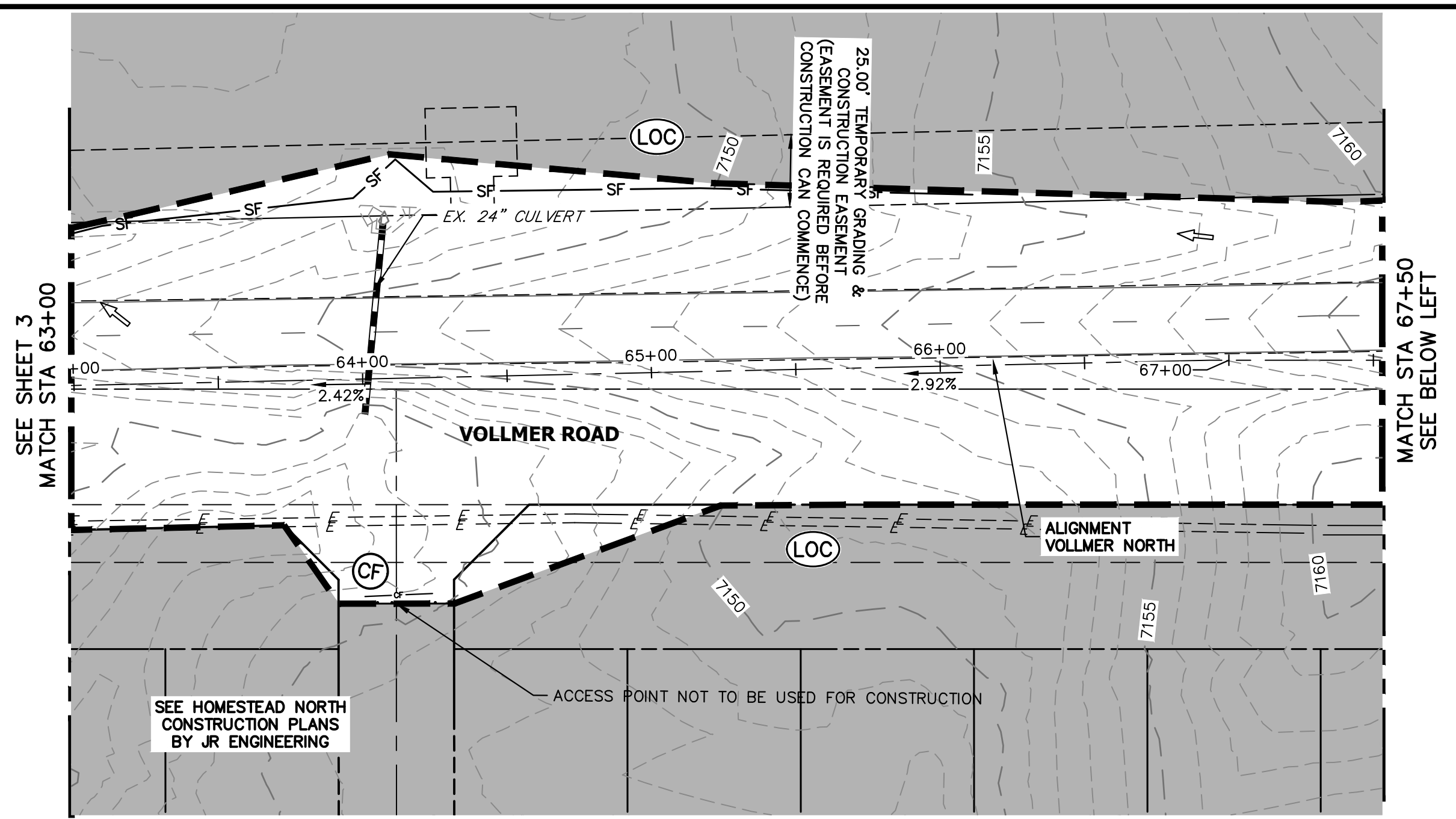
EPC 6/6/23

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE 2/17/23

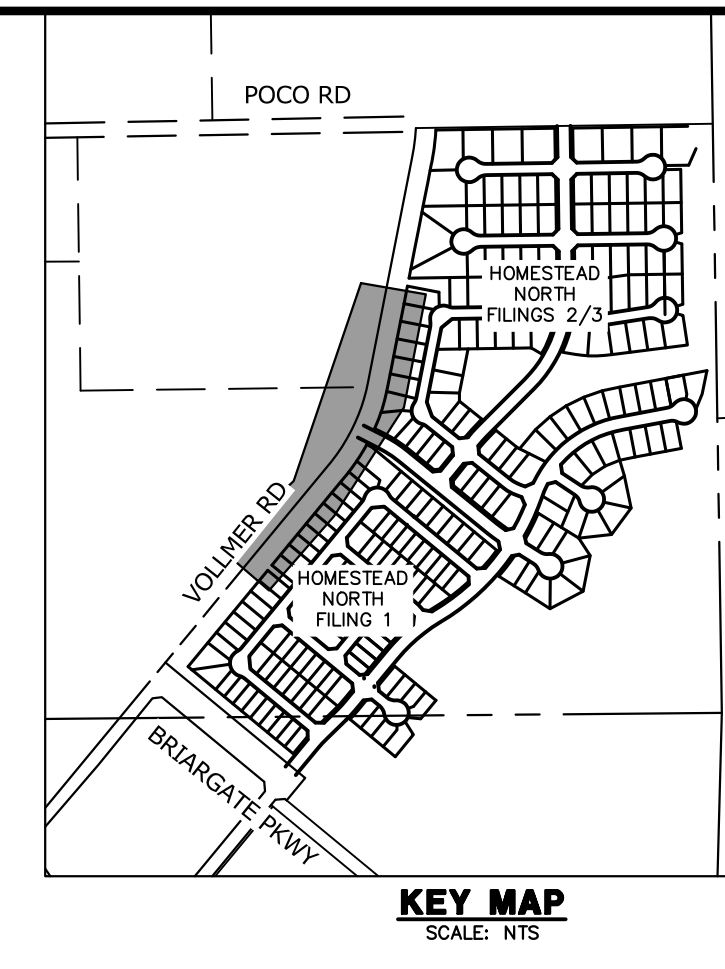
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNS, THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE	1"=40'
V-SCALE	N/A
DATE	05/04/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	
VOLLMER ROAD (NORTH)	
GRADING AND EROSION CONTROL INITIAL PLAN	
SHEET 3	OF 16
JOB NO. 25188.00	



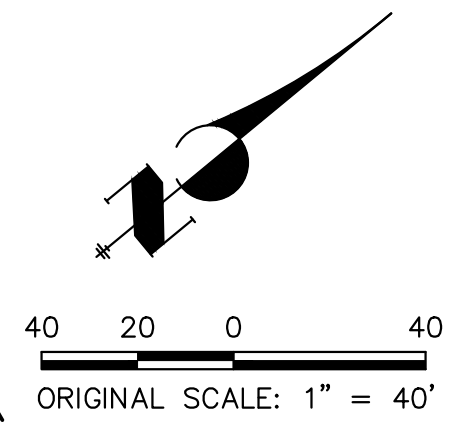
VOLLMER ROAD
STA 63+00 TO STA 67+50



VOLLMER ROAD
STA 67+50 TO STA 77+00



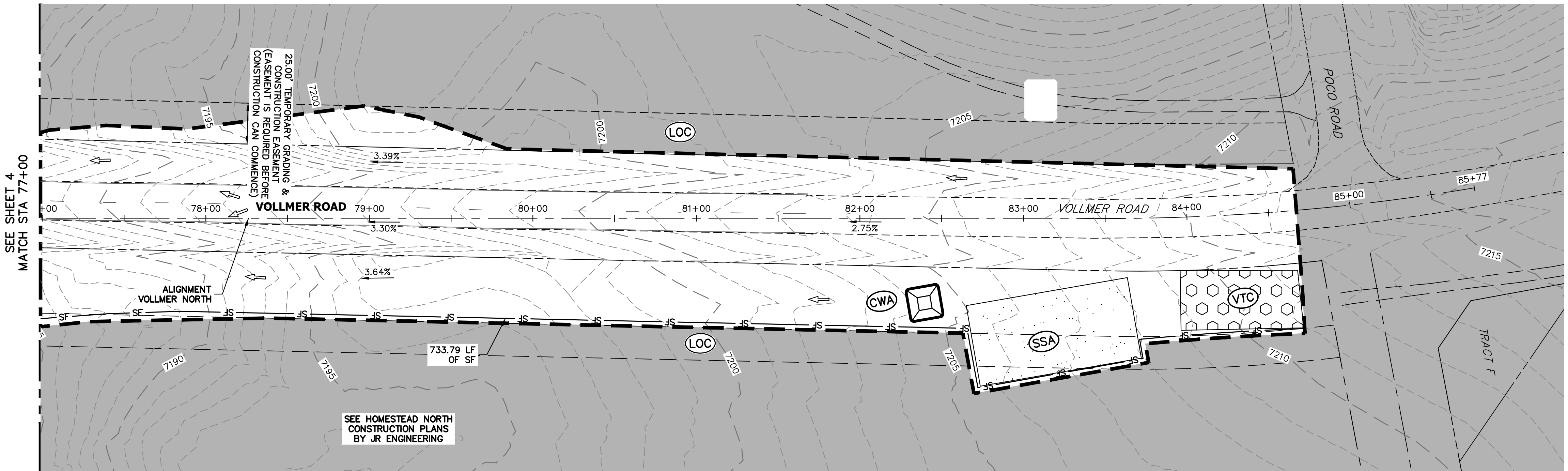
KEY MAP
SCALE: NTS



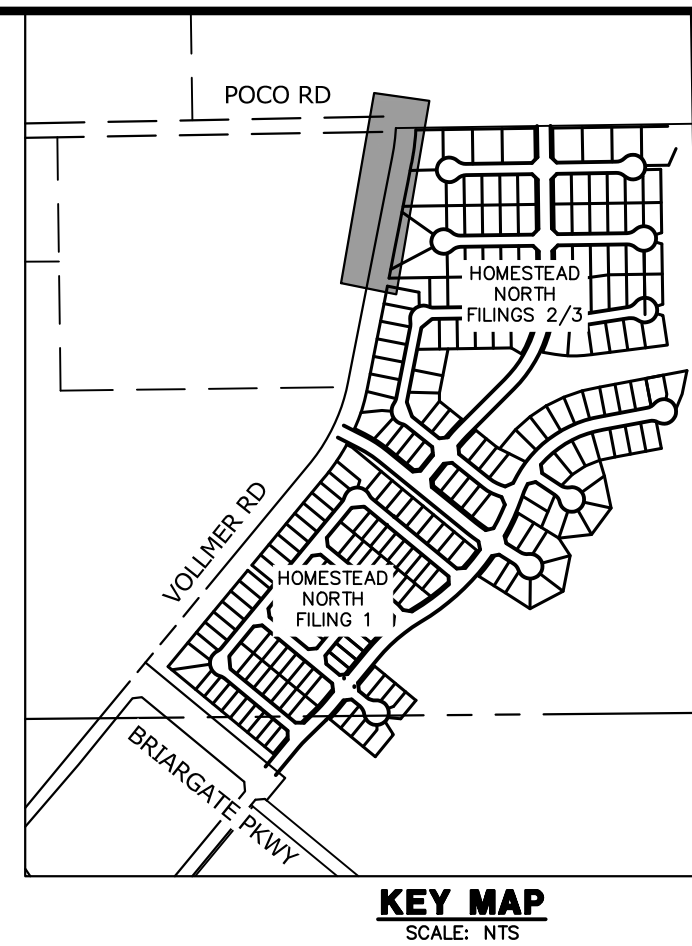
NOTES:
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NO BATCH PLANTS TO BE USED ONSITE

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 2/17/23

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.
BY DATE	No. REVISION
H-SCALE 1"=40' V-SCALE N/A DATE 05/04/23 DESIGNED BY CWC DRAWN BY SWW CHECKED BY	VOLLMER ROAD (NORTH) GRADING AND EROSION CONTROL INITIAL PLAN
SHEET 4 OF 16 JOB NO. 25188.00	EPC 6/6/23



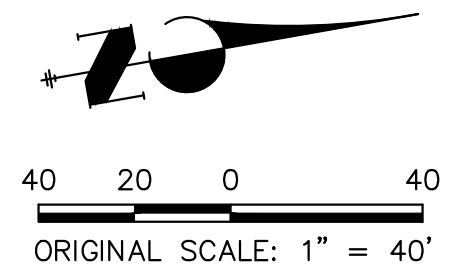
VOLLMER ROAD
STA 77+00 TO STA 85+76



SEE SHEET 4
MATCH STA 77+00

25.00' TEMPORARY GRADING & CONSTRUCTION EASEMENT IS REQUIRED BEFORE CONSTRUCTION CAN COMMENCE

SEE HOMESTEAD NORTH CONSTRUCTION PLANS BY JR ENGINEERING



LEGEND

EXISTING STORM SEWER		INLET		LOW POINT/HIGH POINT		CURB SOCK	
STORM SEWER PROPOSED		L.P./H.P.		FLOW DIRECTION & SLOPE		CONSTRUCTION FENCE	
PROPOSED R.O.W.		EMERGENCY OVERFLOW DIRECTION		CONCRETE WASHOUT AREA		INLET PROTECTION	
PROPOSED PROPERTY LINE		CONCRETE WASHOUT AREA		TEMPORARY SEDIMENT BASIN		SILT FENCE	
PROPOSED SIDEWALK		INLET PROTECTION		SILT FENCE		VEHICLE TRACKING CONTROL	
EXISTING PROPERTY LINE		TEMPORARY SEDIMENT BASIN		VEHICLE TRACKING CONTROL		STAGE STABILIZED AREA	
ROW EXISTING		SILT FENCE		STAGE STABILIZED AREA		TEMPORARY SEEDING	
FL EXISTING		LIMITS OF CONSTRUCTION/DISTURBANCE		TEMPORARY SEEDING		PERMANENT SEEDING/MULCHING	
SIDEWALK EXISTING		EXISTING WETLAND BOUNDARY		PERMANENT SEEDING/MULCHING		EROSION CONTROL BLANKET	
DRAINAGE ACCESS & MAINTENANCE EASEMENT		EXISTING 100 YEAR FLOODPLAIN		EROSION CONTROL BLANKET			
SILT FENCE		CUT / FILL					
LIMITS OF CONSTRUCTION/DISTURBANCE		TEMPORARY DITCH					
EXISTING WETLAND BOUNDARY		EXISTING					
PROPOSED WETLAND BOUNDARY		PROPOSED					
EXISTING 100 YEAR FLOODPLAIN		CHECK DAM					
CUT / FILL							
TEMPORARY DITCH							

NOTES:
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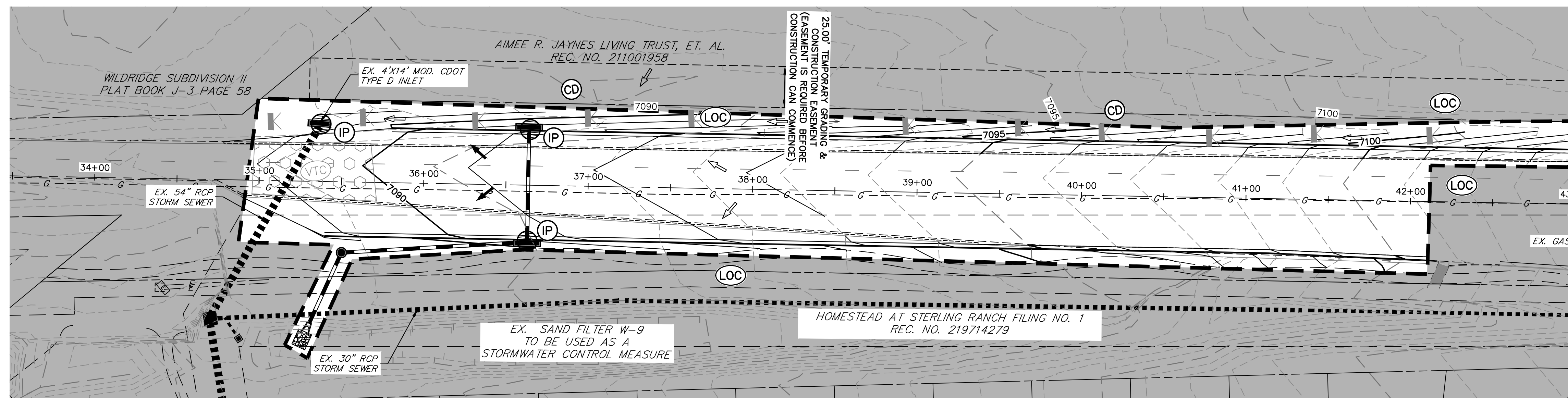
THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

NO BATCH PLANTS TO BE USED ONSITE.

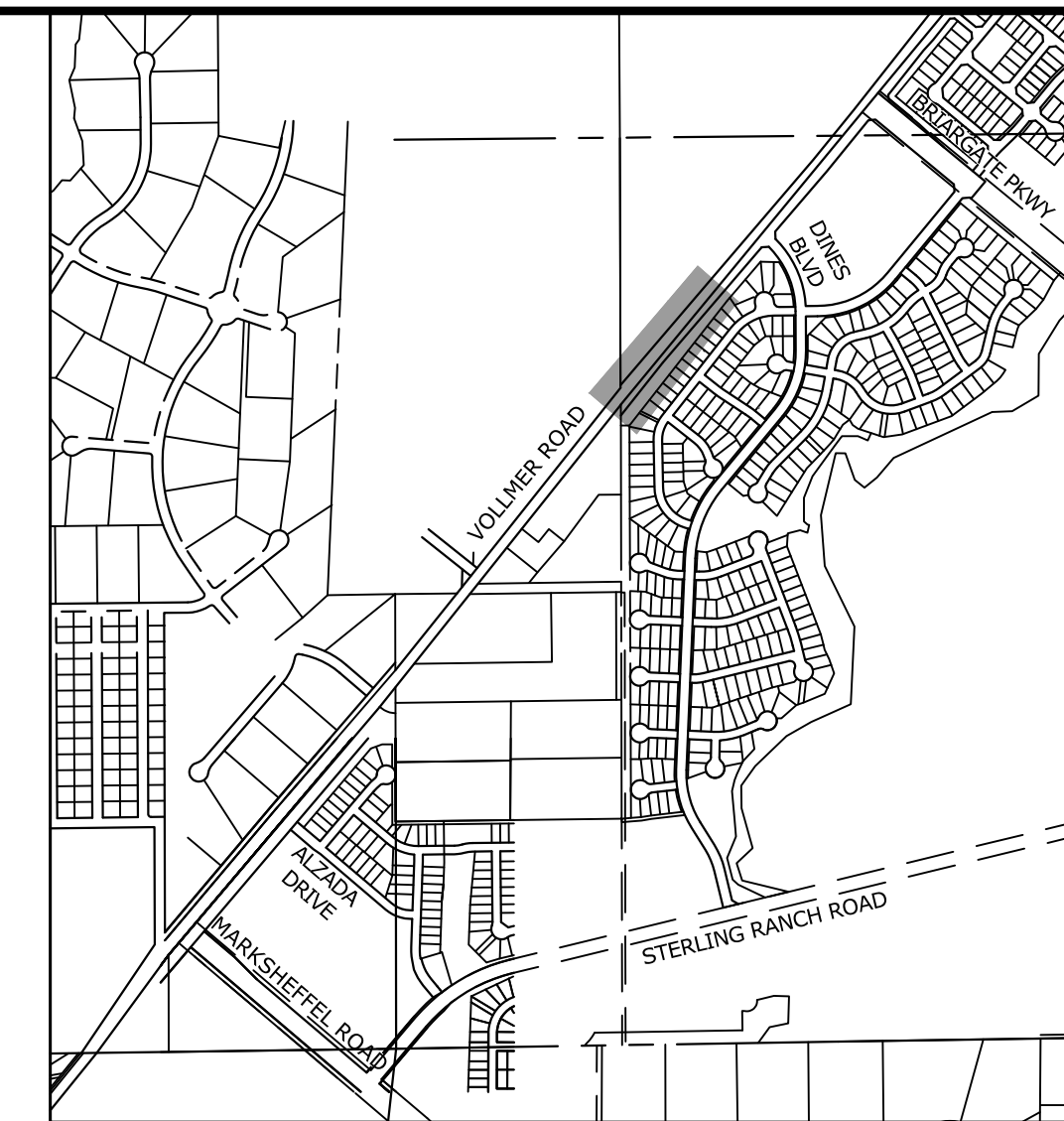


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 2/17/23
FOR AND ON BEHALF OF JR ENGINEERING, INC.

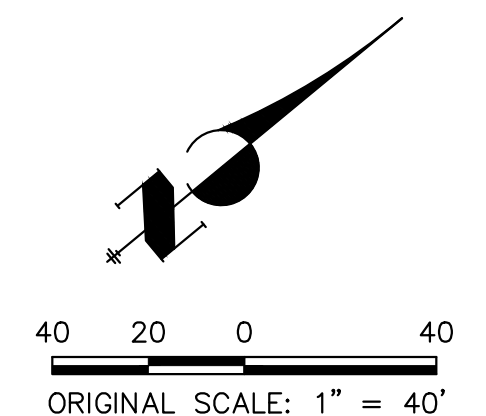
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THIS USE IS NOT DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
BY	DATE
No.	REVISION
H-SCALE	1"=40'
V-SCALE	N/A
DATE	05/04/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	
VOLLMER ROAD (NORTH)	
GRADING AND EROSION CONTROL INITIAL PLAN	
SHEET	5 OF 16
JOB NO.	25188.00



VOLLMER ROAD
STA 33+50 TO STA 43+00



KEY MAP
SCALE: N.T.S.



Know what's below.
Call before you dig.

NOTES:
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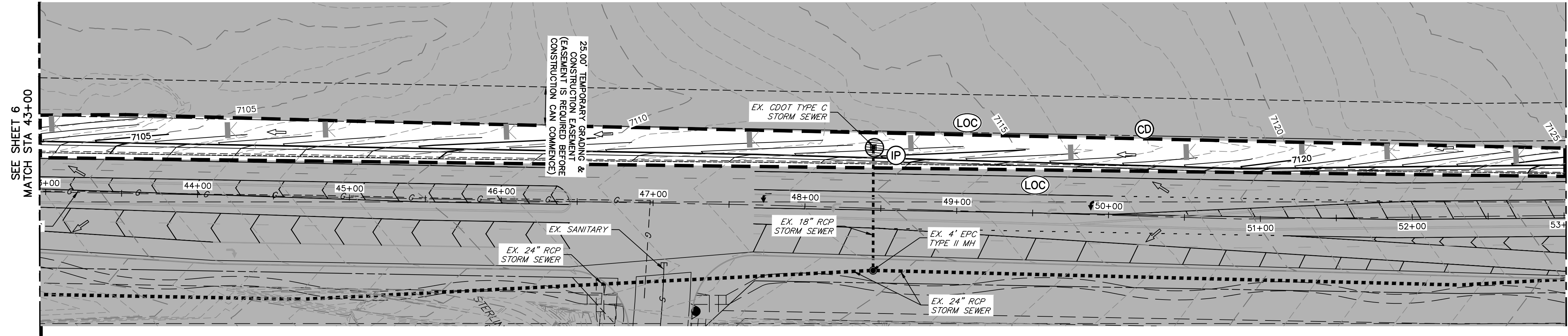
LEGEND

EXISTING STORM SEWER		INLET		CURB SOCK	
STORM SEWER PROPOSED		L.P./H.P.		CONSTRUCTION FENCE	
PROPOSED R.O.W.		(2.0)%		CONCRETE WASHOUT AREA	
PROPOSED PROPERTY LINE		EXISTING FLOW DIRECTION ARROW		INLET PROTECTION	
PROPOSED SIDEWALK		EMERGENCY OVERTFLOW DIRECTION		TEMPORARY SEDIMENT BASIN	
EXISTING PROPERTY LINE		CONCRETE WASHOUT AREA		SILT FENCE	
EXISTING SIDEWALK		INLET PROTECTION		VEHICLE TRACKING CONTROL	
ROW EXISTING		TEMPORARY SEDIMENT BASIN		STAGE STABILIZED AREA	
FL EXISTING		SILT FENCE		TEMPORARY SEEDING	
SIDEWALK EXISTING		VEHICLE TRACKING CONTROL		EROSION CONTROL BLANKET	
DRAINAGE ACCESS & MAINTENANCE EASEMENT		STAGE STABILIZED AREA			
SILT FENCE		TEMPORARY SEEDING			
LIMITS OF CONSTRUCTION/DISTURBANCE		EROSION CONTROL BLANKET			
EXISTING WETLAND BOUNDARY					
EXISTING 100 YEAR FLOODPLAIN					
CUT/ FILL					
TEMPORARY DITCH					
EXISTING					
PROPOSED					
CHECK DAM					

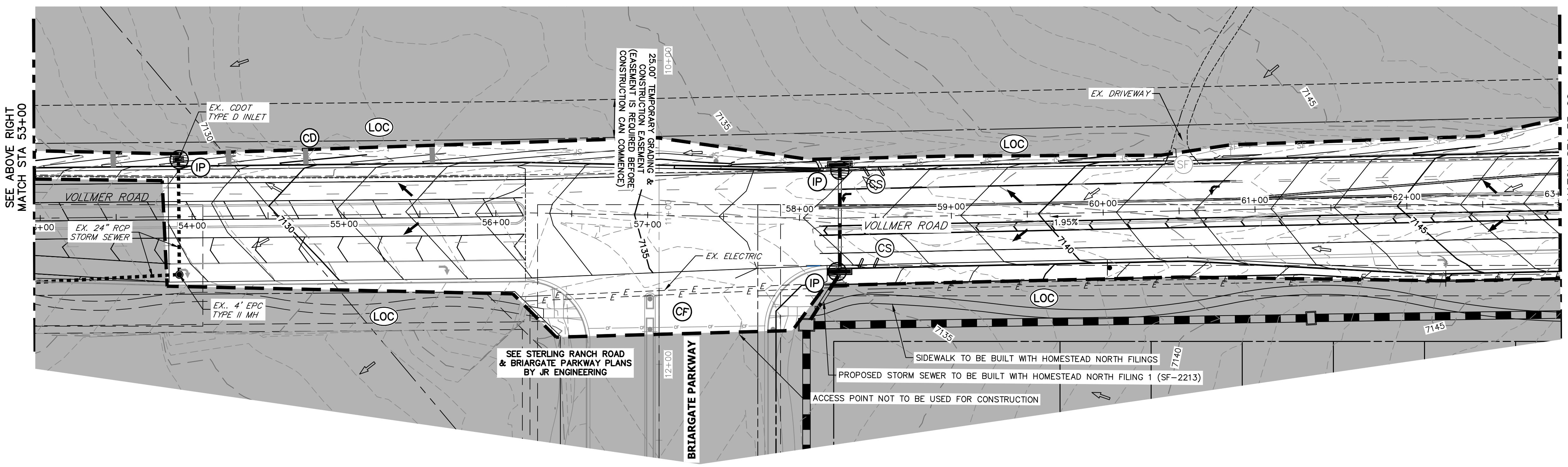
EPC 6/6/23

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE: 2/17/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE IN THE MANNER DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742
J.R. ENGINEERING A Westman Company	Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE	1"=40'
V-SCALE	N/A
DATE	05/04/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	
VOLLMER ROAD (NORTH)	
GRADING AND EROSION CONTROL INTERIM PLAN	
SHEET	6 OF 16
JOB NO.	25188.00



VOLLMER ROAD
STA 43+00 TO STA 53+00



SEE STERLING RANCH ROAD & BRIARGATE PARKWAY PLANS BY JR ENGINEERING

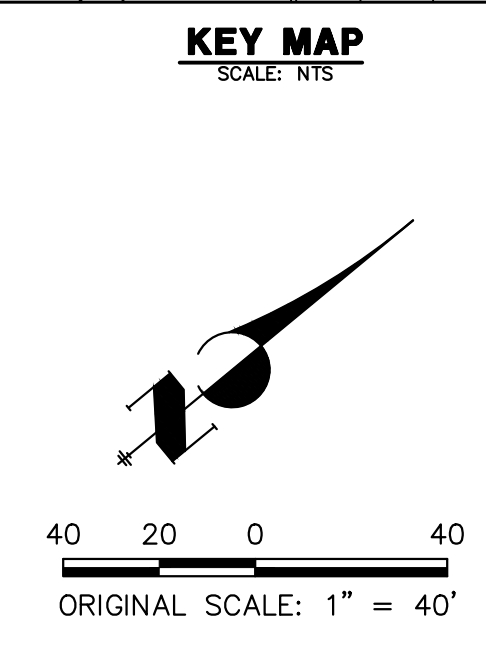
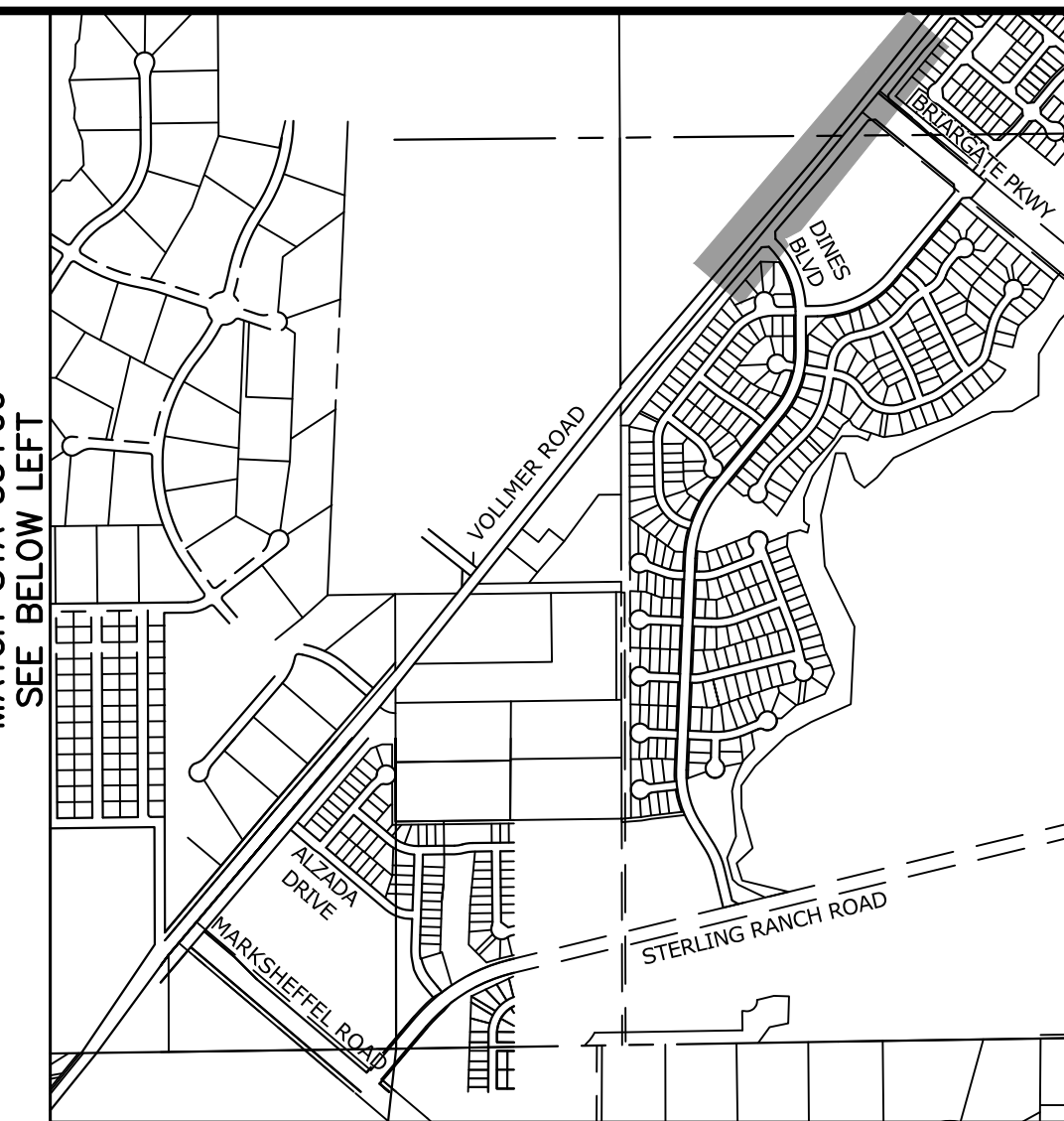
SIDEWALK TO BE BUILT WITH HOMESTEAD NORTH FILING 1
PROPOSED STORM SEWER TO BE BUILT WITH HOMESTEAD NORTH FILING 1 (SF-2213)

ACCESS POINT NOT TO BE USED FOR CONSTRUCTION

LEGEND

EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT	
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE	
PROPOSED PROPERTY LINE		FLOW DIRECTION ARROW	
PROPOSED SIDEWALK		EXISTING FLOW DIRECTION ARROW	
EXISTING PROPERTY LINE		EMERGENCY OVERFLOW DIRECTION	
ROW EXISTING		CONCRETE WASHOUT AREA	
FL EXISTING		INLET PROTECTION	
SIDEWALK EXISTING		TEMPORARY SEDIMENT BASIN	
DRAINAGE ACCESS & MAINTENANCE EASEMENT		SILT FENCE	
SILT FENCE		VEHICLE TRACKING CONTROL	
LIMITS OF CONSTRUCTION/DISTURBANCE		STAGE STABILIZED AREA	
EXISTING WETLAND BOUNDARY		TEMPORARY SEEDING	
EXISTING 100 YEAR FLOODPLAIN		EROSION CONTROL BLANKET	
CUT/ FILL			
TEMPORARY DITCH			
EXISTING			
PROPOSED			
CHECK DAM			

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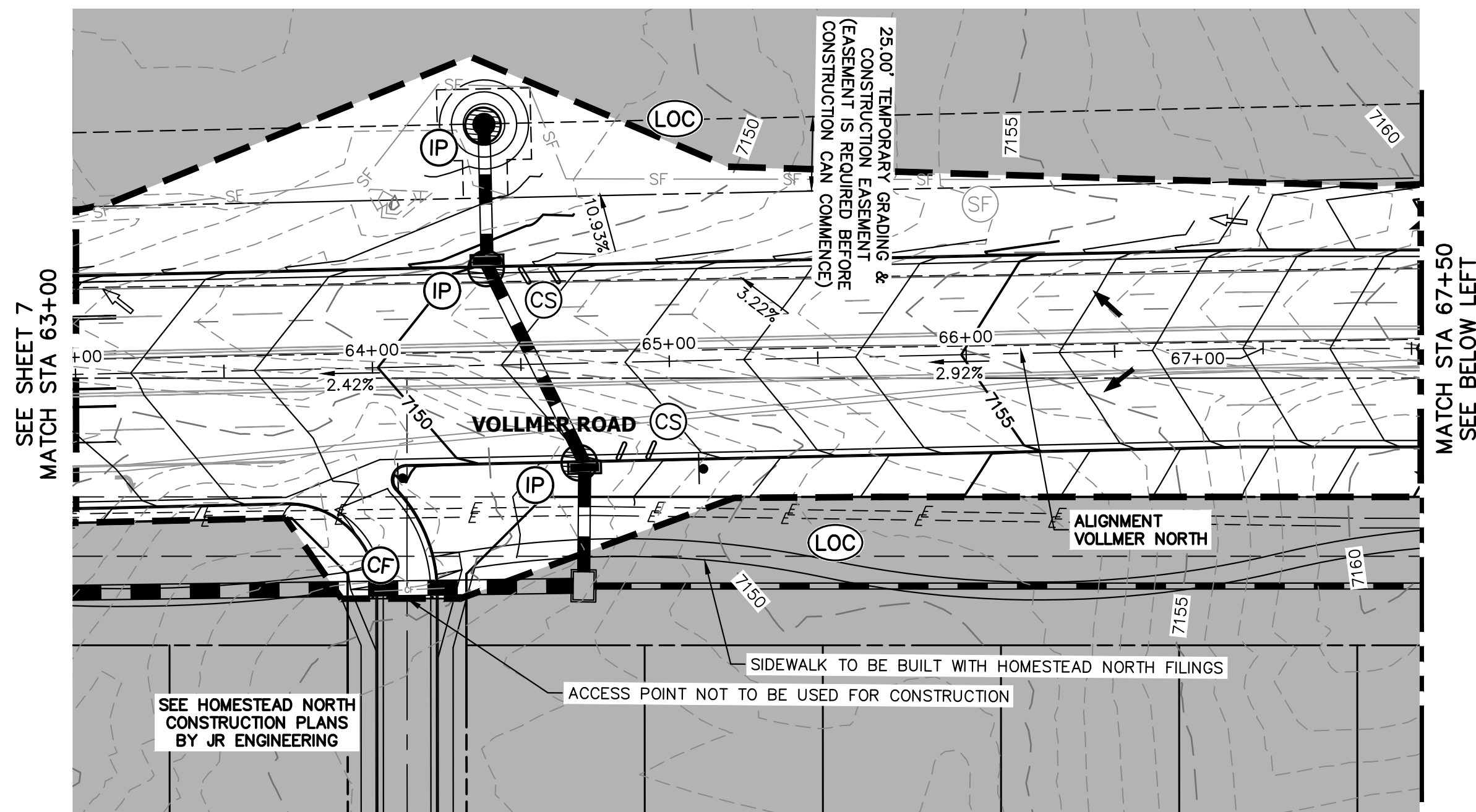
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PREPARED FOR
SR LAND, LLC
20 BOULDER CRESCENT
SUITE 201
COLORADO SPRINGS, CO 80903
JAMES F. MORLEY
(719) 471-1742

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

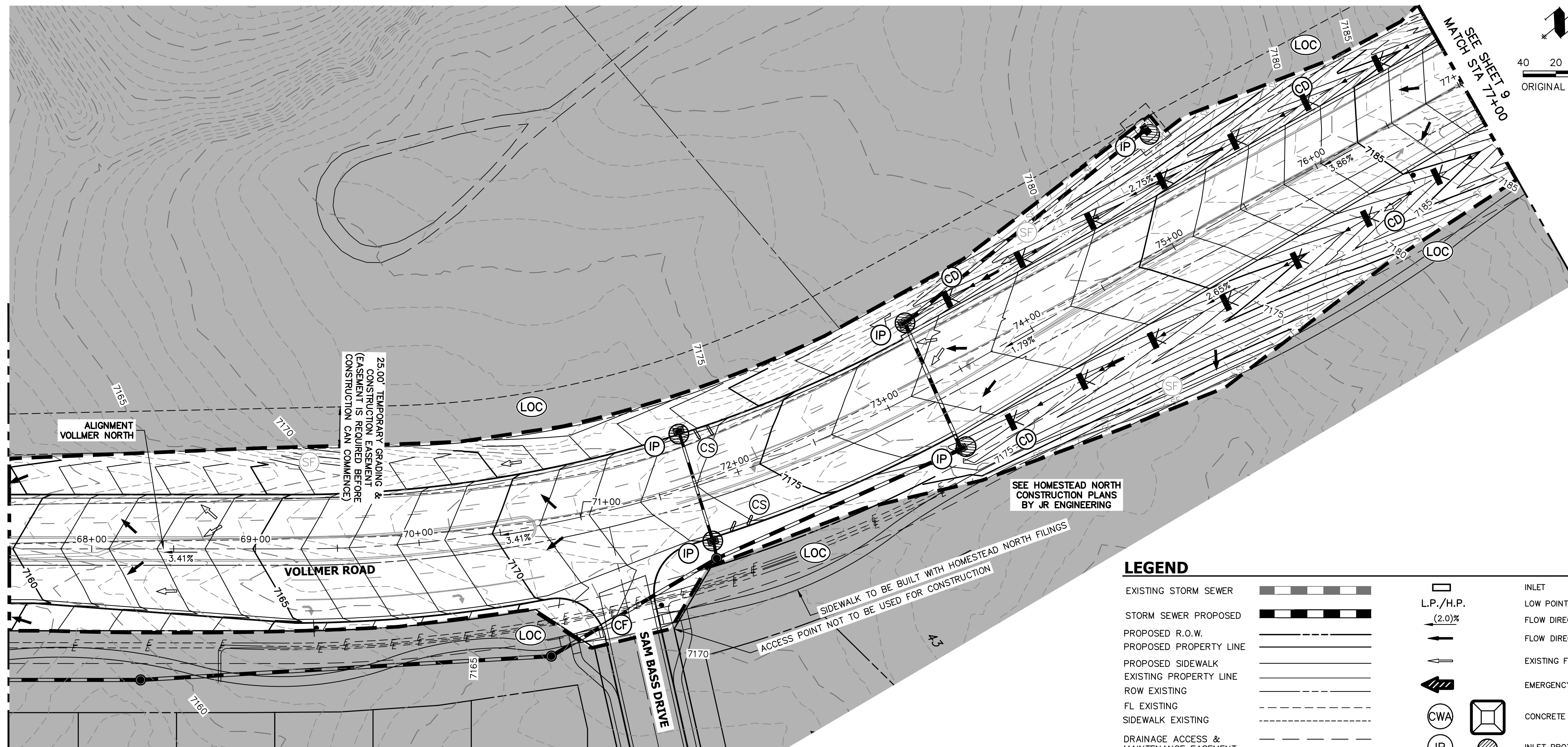
No.	REVISION	BY	DATE

H-SCALE	1"=40'
V-SCALE	N/A
DATE	05/04/23
DESIGNED BY	CWC
DRAWN BY	SWW
CHECKED BY	

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING
DATE 2/17/23



VOLLMER ROAD
STA 63+00 TO STA 67+50



VOLLMER ROAD
STA 67+50 TO STA 77+00

LEGEND

EXISTING STORM SEWER		INLET		CS		CURB SOCK
STORM SEWER PROPOSED		LOW POINT/HIGH POINT		CF		CONSTRUCTION FENCE
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE				
PROPOSED PROPERTY LINE		FLOW DIRECTION ARROW				
PROPOSED SIDEWALK		EXISTING FLOW DIRECTION ARROW				
EXISTING PROPERTY LINE		EMERGENCY OVERTFLOW DIRECTION				
ROW EXISTING		CONCRETE WASHOUT AREA				
FL EXISTING		INLET PROTECTION				
SIDEWALK EXISTING		TEMPORARY SEDIMENT BASIN				
DRAINAGE ACCESS & MAINTENANCE EASEMENT		SILT FENCE				
SILT FENCE		VEHICLE TRACKING CONTROL				
LIMITS OF CONSTRUCTION/DISTURBANCE		STAGE STABILIZED AREA				
EXISTING WETLAND BOUNDARY		TEMPORARY SEEDING				
EXISTING 100 YEAR FLOODPLAIN		EROSION CONTROL BLANKET				
CUT/ FILL						
TEMPORARY DITCH						
EXISTING						
PROPOSED						
CHECK DAM						

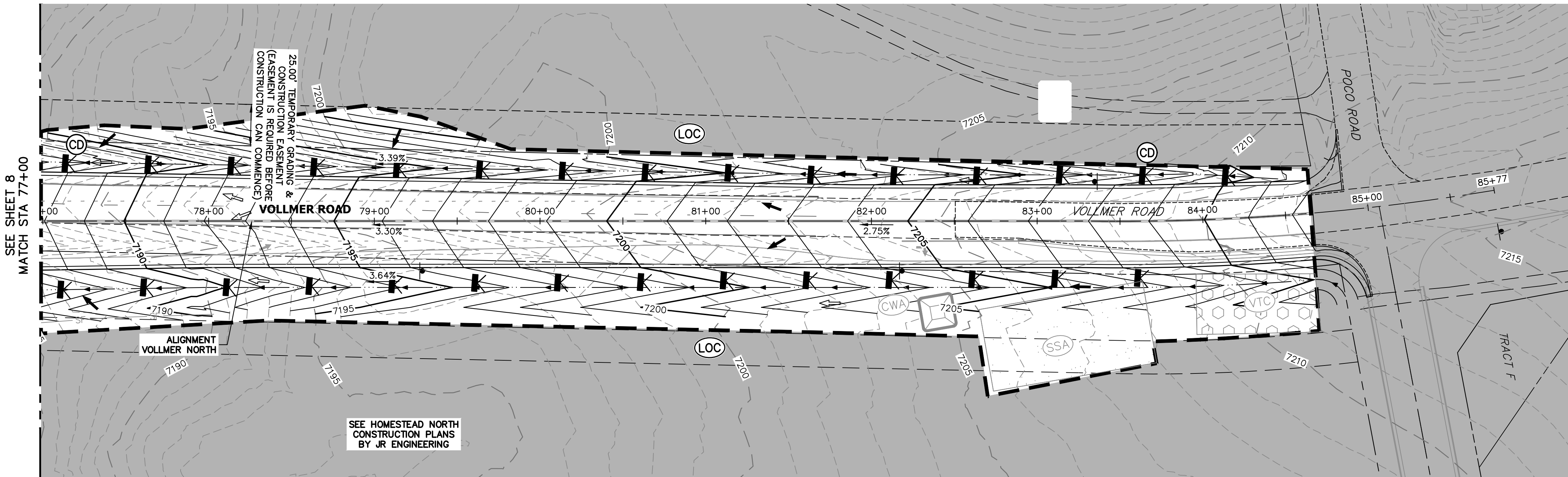
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE: 2/17/23

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. ANY CHANGES DESIGNATED BY WRITTEN AUTHORIZATION.
BY DATE No. REVISION H-SCALE 1"=40' V-SCALE N/A DATE 05/04/23 DESIGNED BY CWC DRAWN BY SWW CHECKED BY	VOLLMER ROAD (NORTH) GRADING AND EROSION CONTROL INTERIM PLAN
SHEET 8 OF 16 JOB NO. 25188.00	EPC 6/6/23



VOLLMER ROAD
STA 77+00 TO STA 85+76

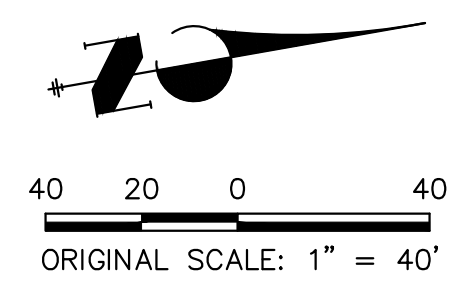
SEE SHEET 8
MATCH STA 77+00

25.00' TEMPORARY GRADING & CONSTRUCTION EASEMENT IS REQUIRED BEFORE CONSTRUCTION CAN COMMENCE

SEE HOMESTEAD NORTH CONSTRUCTION PLANS BY JR ENGINEERING



KEY MAP
SCALE: NTS



LEGEND

EXISTING STORM SEWER		L.P./H.P. (2.0)%		INLET		CURB SOCK	
STORM SEWER PROPOSED				LOW POINT/HIGH POINT		CONSTRUCTION FENCE	
PROPOSED R.O.W.				FLOW DIRECTION & SLOPE			
PROPOSED PROPERTY LINE				FLOW DIRECTION ARROW			
PROPOSED SIDEWALK				EXISTING FLOW DIRECTION ARROW			
EXISTING PROPERTY LINE				EMERGENCY OVERFLOW DIRECTION			
ROW EXISTING							
FL EXISTING				CWA		CONCRETE WASHOUT AREA	
SIDEWALK EXISTING				IP		INLET PROTECTION	
DRAINAGE ACCESS & MAINTENANCE EASEMENT				SB		TEMPORARY SEDIMENT BASIN	
SILT FENCE				SF		SILT FENCE	
LIMITS OF CONSTRUCTION/DISTURBANCE				VTC		VEHICLE TRACKING CONTROL	
EXISTING WETLAND BOUNDARY				SSA		STAGE STABILIZED AREA	
EXISTING 100 YEAR FLOODPLAIN				TS		TEMPORARY SEEDING	
CUT/ FILL				ECB		EROSION CONTROL BLANKET	
TEMPORARY DITCH							
EXISTING							
PROPOSED							
CHECK DAM							

NOTES:
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THE EROSION CONTROL DELINEATED ON THIS PLAN SHALL BE REGULARLY UPDATED BY THE CONTRACTOR.

NO BATCH PLANTS TO BE USED ONSITE.



EPC 6/6/23

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

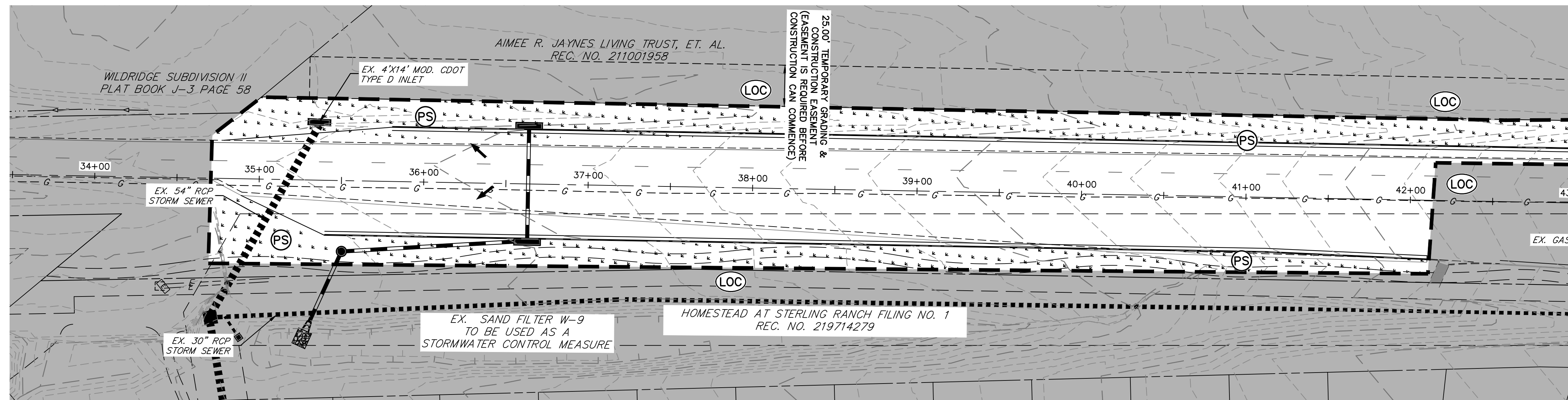
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE 2/17/23

VOLLMER ROAD (NORTH)	GRADING AND EROSION CONTROL INTERIM PLAN	DESIGNED BY	CWC
		DRAWN BY	SWW
SHEET	9	OF	16
JOB NO.	25188.00		

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

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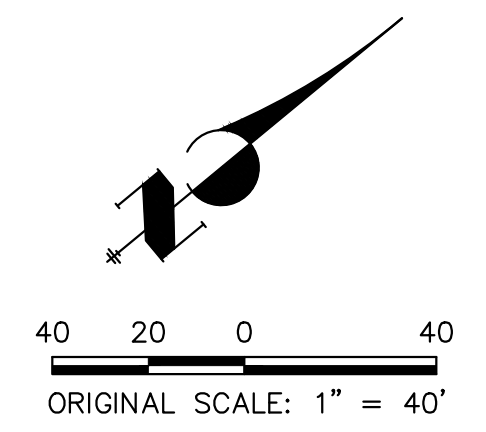
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
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VOLLMER ROAD
STA 33+50 TO STA 43+00



KEY MAP
SCALE: N.T.S.



NOTES:
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LEGEND

EXISTING STORM SEWER		INLET		CURB SOCK	
STORM SEWER PROPOSED		L.P./H.P.		CONSTRUCTION FENCE	
PROPOSED R.O.W.		(2.0)%		CONCRETE WASHOUT AREA	
PROPOSED PROPERTY LINE			CONCRETE WASHOUT AREA	INLET PROTECTION	
PROPOSED SIDEWALK		CWA		TEMPORARY SEDIMENT BASIN	
EXISTING PROPERTY LINE		IP		SILT FENCE	
ROW EXISTING		SB		VEHICLE TRACKING CONTROL	
FL EXISTING		SF		STAGE STABILIZED AREA	
SIDEWALK EXISTING		SF		TEMPORARY SEEDING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT		VTC		PERMANENT SEEDING/MULCHING	
SILT FENCE		SSA		EROSION CONTROL BLANKET	
LIMITS OF CONSTRUCTION/DISTURBANCE		TS			
EXISTING WETLAND BOUNDARY		PS			
EXISTING 100 YEAR FLOODPLAIN		ECB			
CUT/ FILL					
TEMPORARY DITCH					
EXISTING					
PROPOSED					
CHECK DAM					

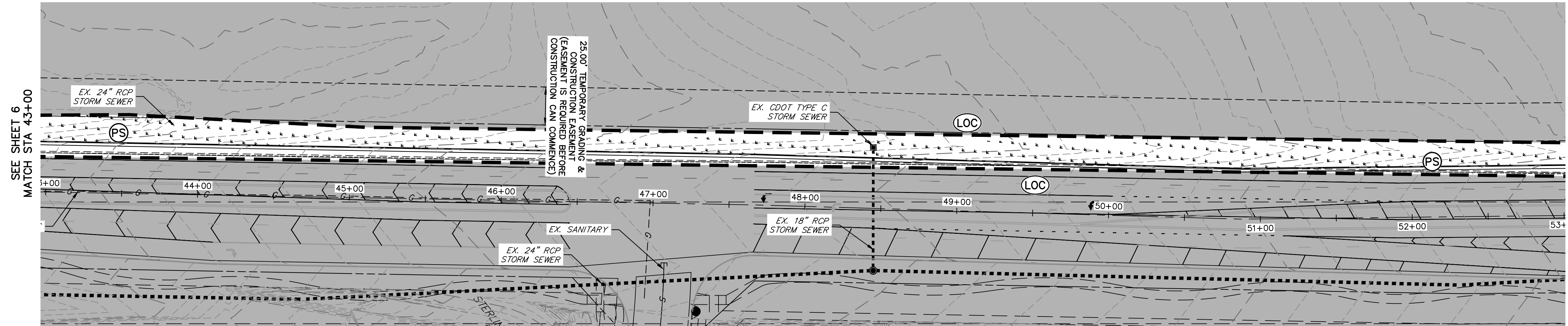
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

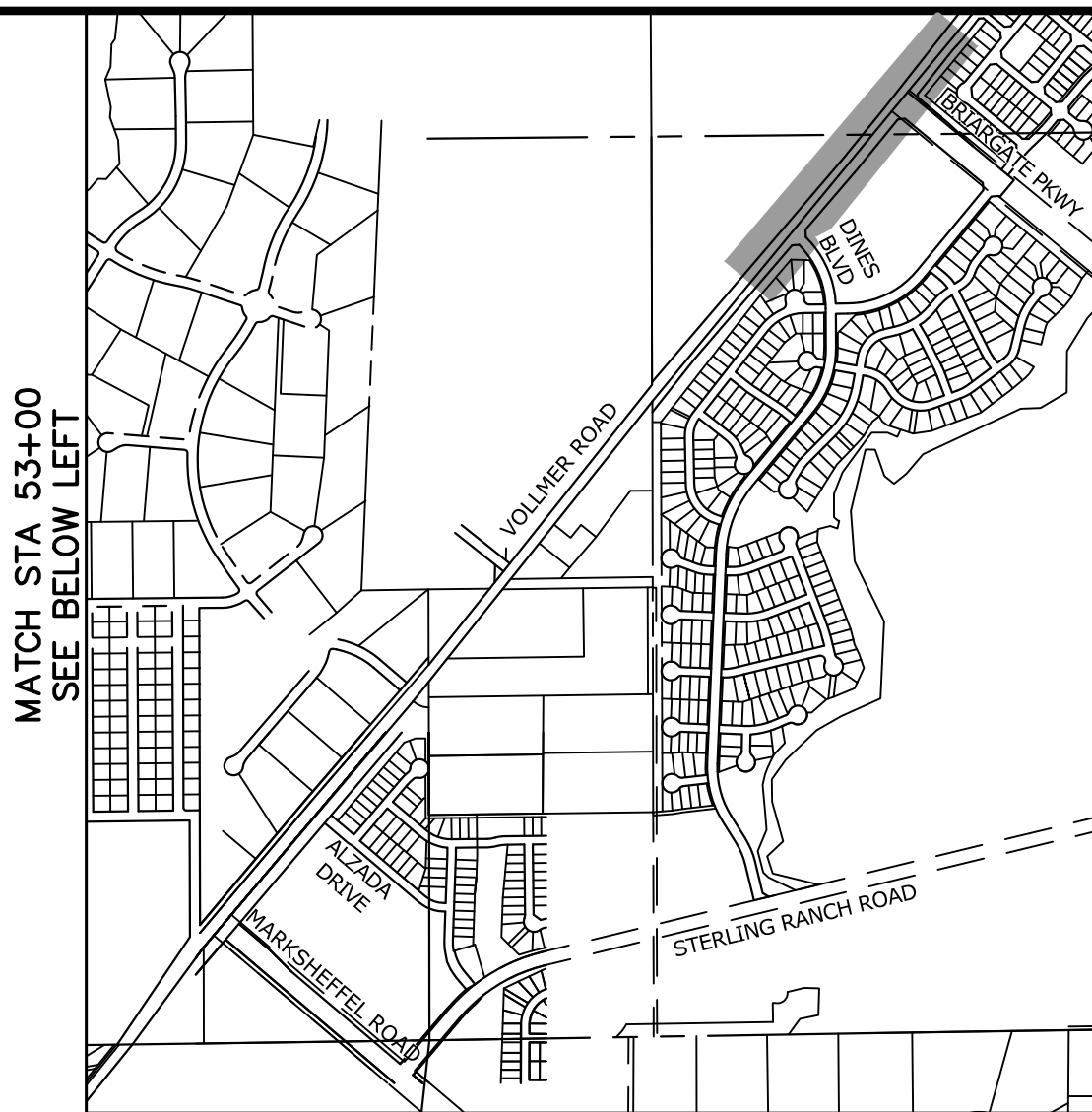
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER
 DATE 2/17/23



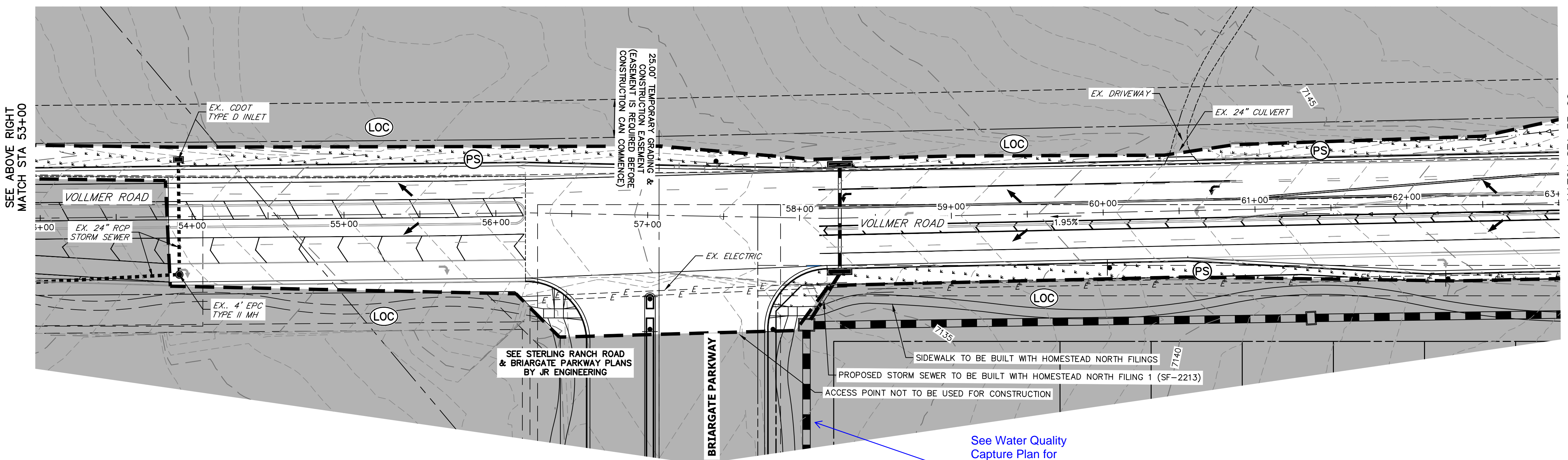
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORELY (719) 471-1742	J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
			DESIGNED BY	RAB
NO. REVISION	1"=40'	H-SCALE	DATE	05/04/23
	N/A	V-SCALE	DESIGNED BY	RAB
			DRAWN BY	RAB
			CHECKED BY	
VOLLMER ROAD (NORTH)		GRADING AND EROSION CONTROL FINAL PLAN		
SHEET 10 OF 16		JOB NO. 25188.00		



VOLLMER ROAD
STA 43+00 TO STA 53+00



KEY MAP
SCALE: NTS



VOLLMER ROAD
STA 53+00 TO STA 63+00

See Water Quality
Capture Plan for
location of
WQ/detention
Pond C

LEGEND

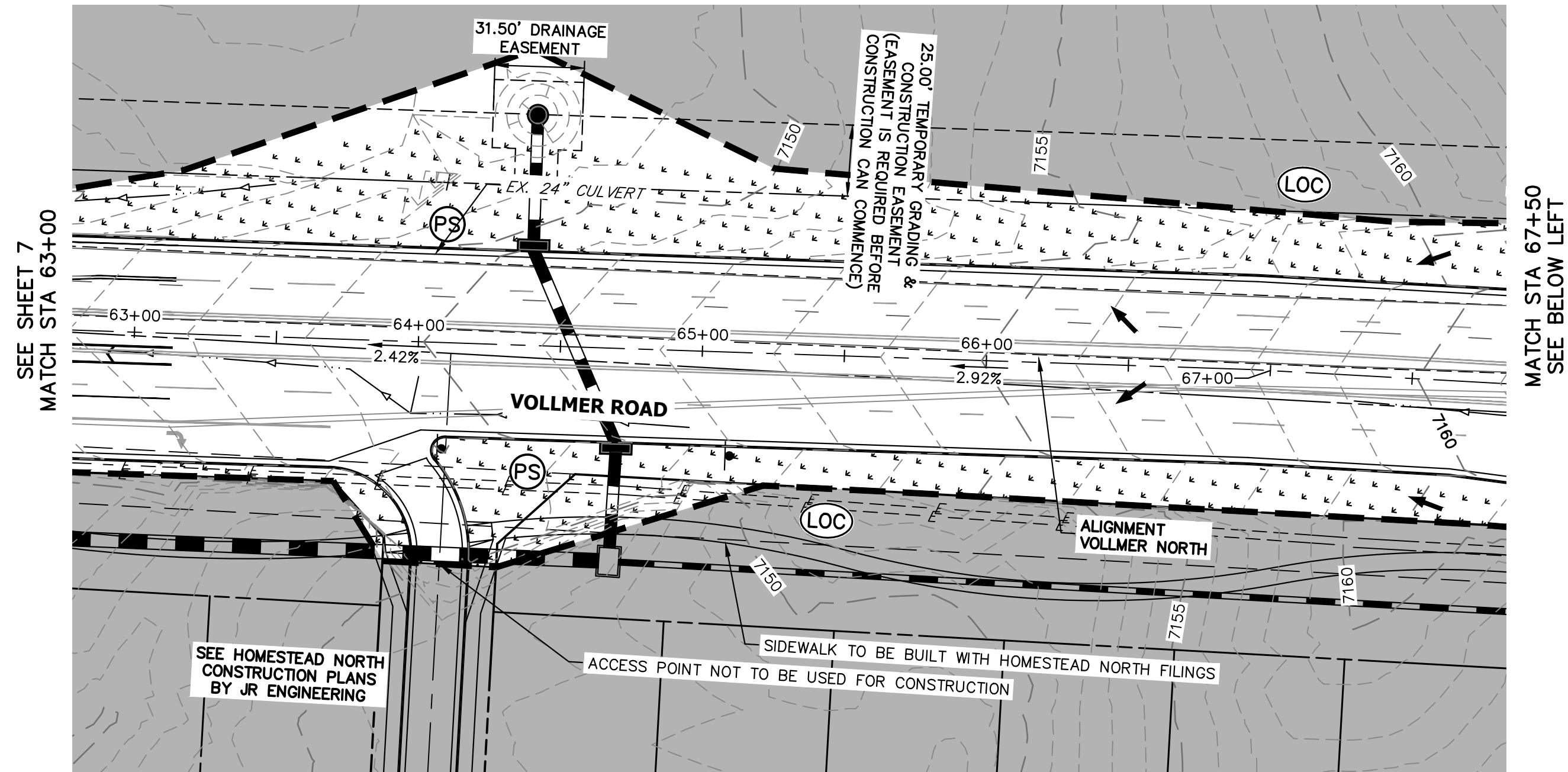
EXISTING STORM SEWER		INLET	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT	
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE	
PROPOSED PROPERTY LINE		EMERGENCY OVERFLOW DIRECTION	
PROPOSED SIDEWALK		CONCRETE WASHOUT AREA	
EXISTING PROPERTY LINE		INLET PROTECTION	
ROW EXISTING		TEMPORARY SEDIMENT BASIN	
FL EXISTING		SILT FENCE	
SIDEWALK EXISTING		VEHICLE TRACKING CONTROL	
DRAINAGE ACCESS & MAINTENANCE EASEMENT		STAGE STABILIZED AREA	
SILT FENCE		TEMPORARY SEEDING	
LIMITS OF CONSTRUCTION/DISTURBANCE		PERMANENT SEEDING/MULCHING	
EXISTING WETLAND BOUNDARY		EROSION CONTROL BLANKET	
EXISTING 100 YEAR FLOODPLAIN			
CUT/ FILL			
TEMPORARY DITCH			
EXISTING			
PROPOSED			
CHECK DAM			

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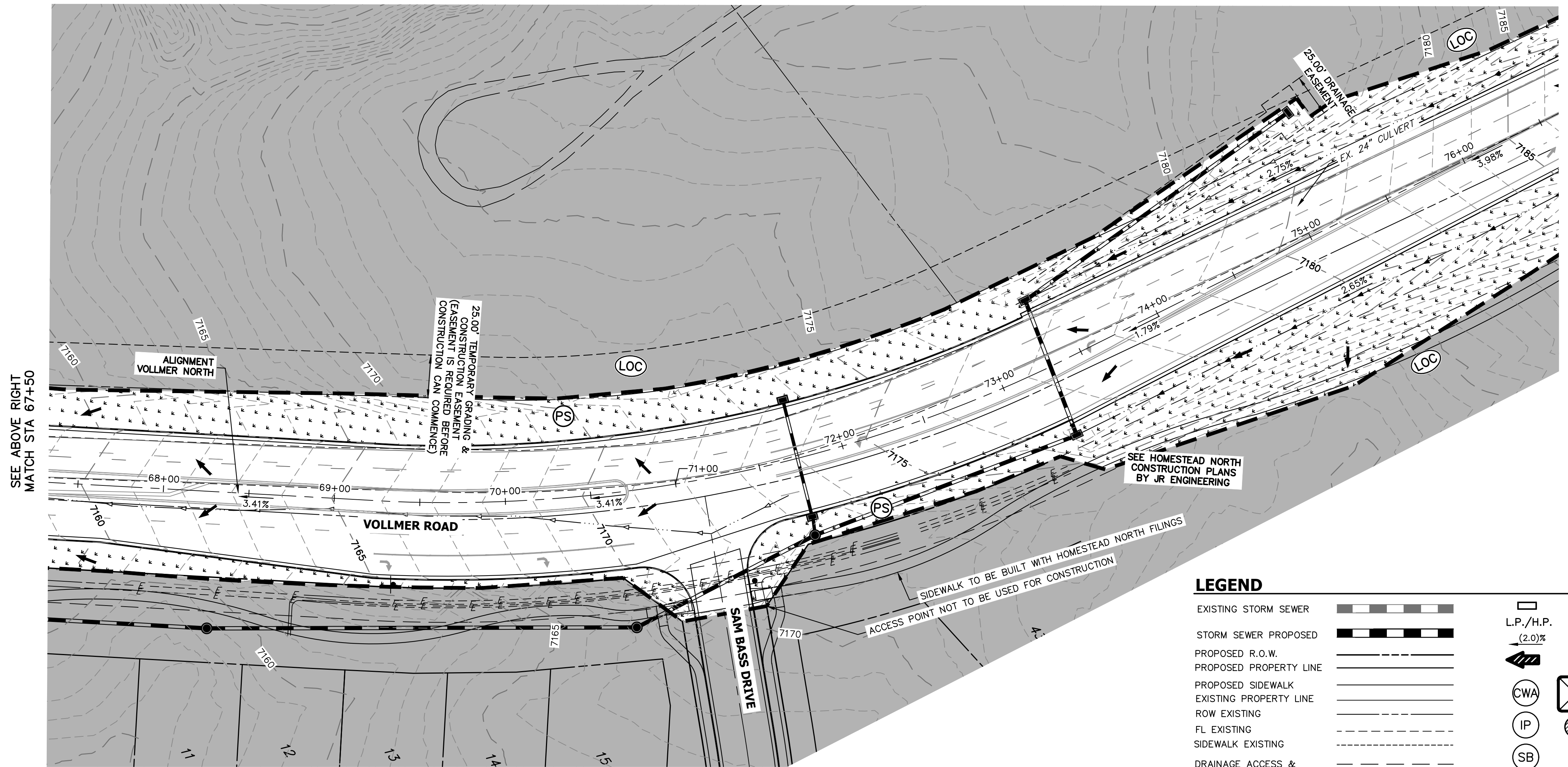
811 Know what's below. Call before you dig.

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
DATE 2/17/23

PREPARED FOR SR LAND, LLC 20 BOULDER CRESENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.
VOLLMER ROAD (NORTH) GRADING AND EROSION CONTROL FINAL PLAN	SHEET 11 OF 16 JOB NO. 25188.00



VOLLMER ROAD
STA 63+00 TO STA 67+50



VOLLMER ROAD
STA 67+50 TO STA 77+00

LEGEND

EXISTING STORM SEWER		INLET		CS	
STORM SEWER PROPOSED		L.P./H.P. (2.0%)		CF	
PROPOSED R.O.W.		EMERGENCY OVERFLOW DIRECTION			
PROPOSED PROPERTY LINE		CONCRETE WASHOUT AREA			
PROPOSED SIDEWALK		INLET PROTECTION			
EXISTING PROPERTY LINE		TEMPORARY SEDIMENT BASIN			
ROW EXISTING		SILT FENCE			
FL EXISTING		VEHICLE TRACKING CONTROL			
SIDEWALK EXISTING		STAGE STABILIZED AREA			
DRAINAGE ACCESS & MAINTENANCE EASEMENT		TEMPORARY SEEDING			
SILT FENCE		PERMANENT SEEDING/MULCHING			
LIMITS OF CONSTRUCTION/DISTURBANCE		EROSION CONTROL BLANKET			
EXISTING WETLAND BOUNDARY					
EXISTING 100 YEAR FLOODPLAIN					
CUT/ FILL					
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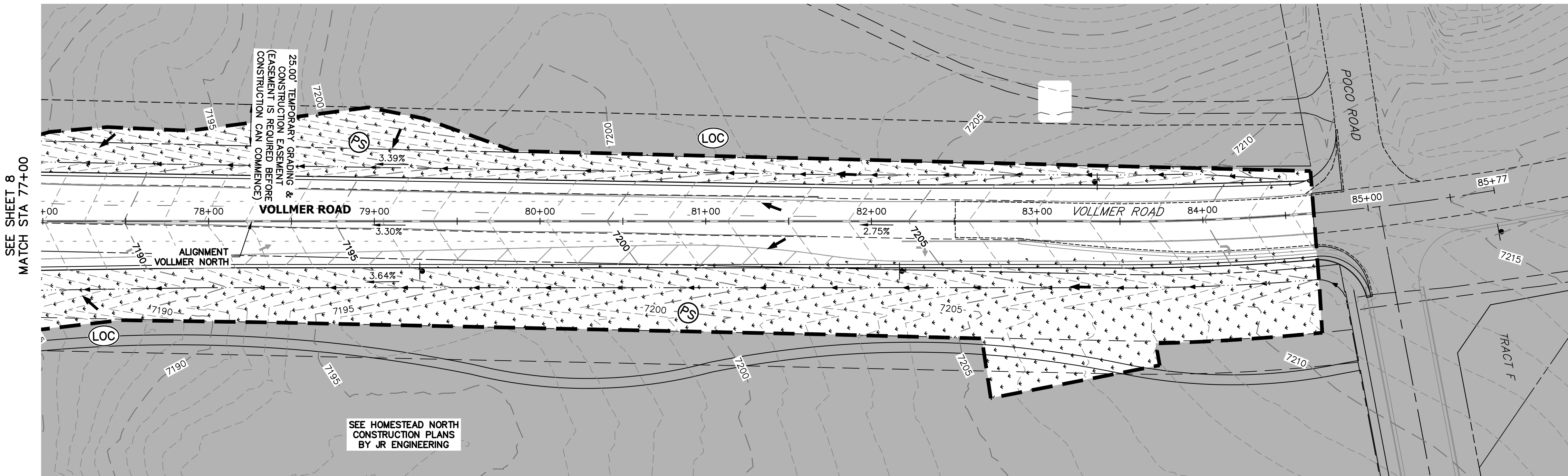
EPC 6/6/23

ENGINEER'S STATEMENT

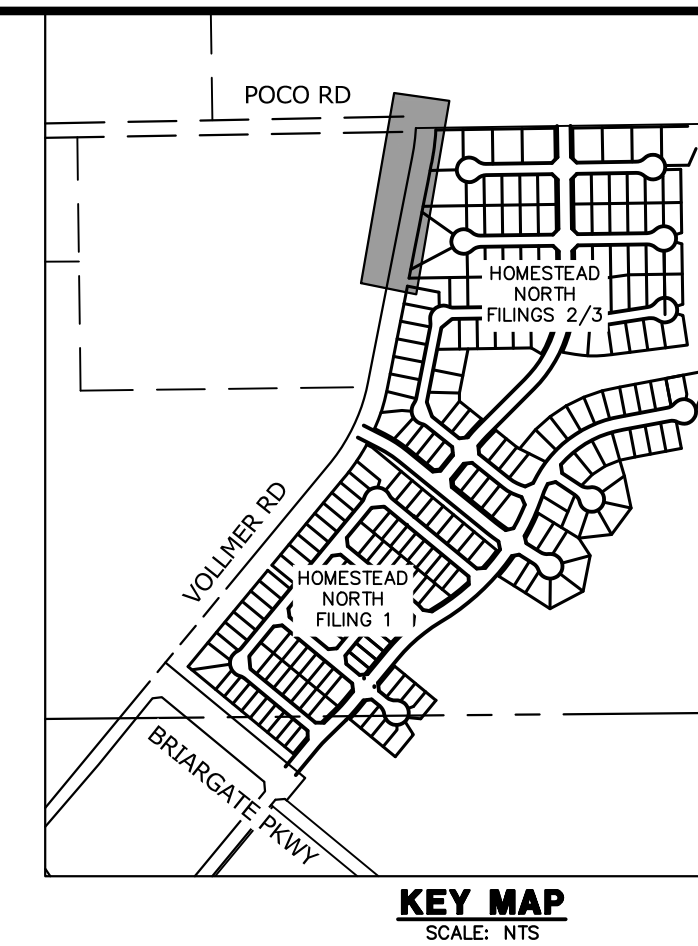
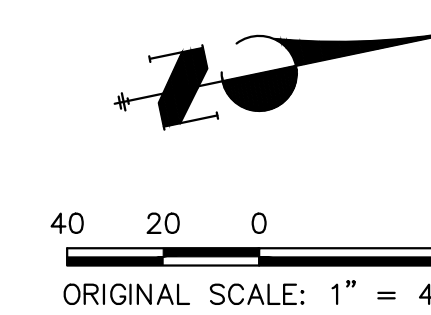
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 2/17/23

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BY DATE No. REVISION H-SCALE 1"=40' V-SCALE N/A DATE 05/04/23 DESIGNED BY RAB DRAWN BY RAB CHECKED BY	VOLLMER ROAD (NORTH) GRADING AND EROSION CONTROL FINAL PLAN SHEET 12 OF 16 JOB NO. 25188.00



VOLLMER ROAD
STA 77+00 TO STA 85+76



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

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BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	N/A	05/04/23	RAB	RAB	

LEGEND

EXISTING STORM SEWER		INLET		CONCRETE WASHOUT AREA	
STORM SEWER PROPOSED		LOW POINT/HIGH POINT		INLET PROTECTION	
PROPOSED R.O.W.		FLOW DIRECTION & SLOPE		TEMPORARY SEDIMENT BASIN	
PROPOSED PROPERTY LINE		EMERGENCY OVERFLOW DIRECTION		SILT FENCE	
PROPOSED SIDEWALK				VEHICLE TRACKING CONTROL	
EXISTING PROPERTY LINE				STAGE STABILIZED AREA	
ROW EXISTING				TEMPORARY SEEDING	
FL EXISTING				PERMANENT SEEDING/MULCHING	
SIDEWALK EXISTING				EROSION CONTROL BLANKET	
DRAINAGE ACCESS & MAINTENANCE EASEMENT					
SILT FENCE					
LIMITS OF CONSTRUCTION/DISTURBANCE					
EXISTING WETLAND BOUNDARY					
EXISTING 100 YEAR FLOODPLAIN					
CUT/ FILL					
TEMPORARY DITCH					
EXISTING					
PROPOSED					
CHECK DAM					



EPC 6/6/23

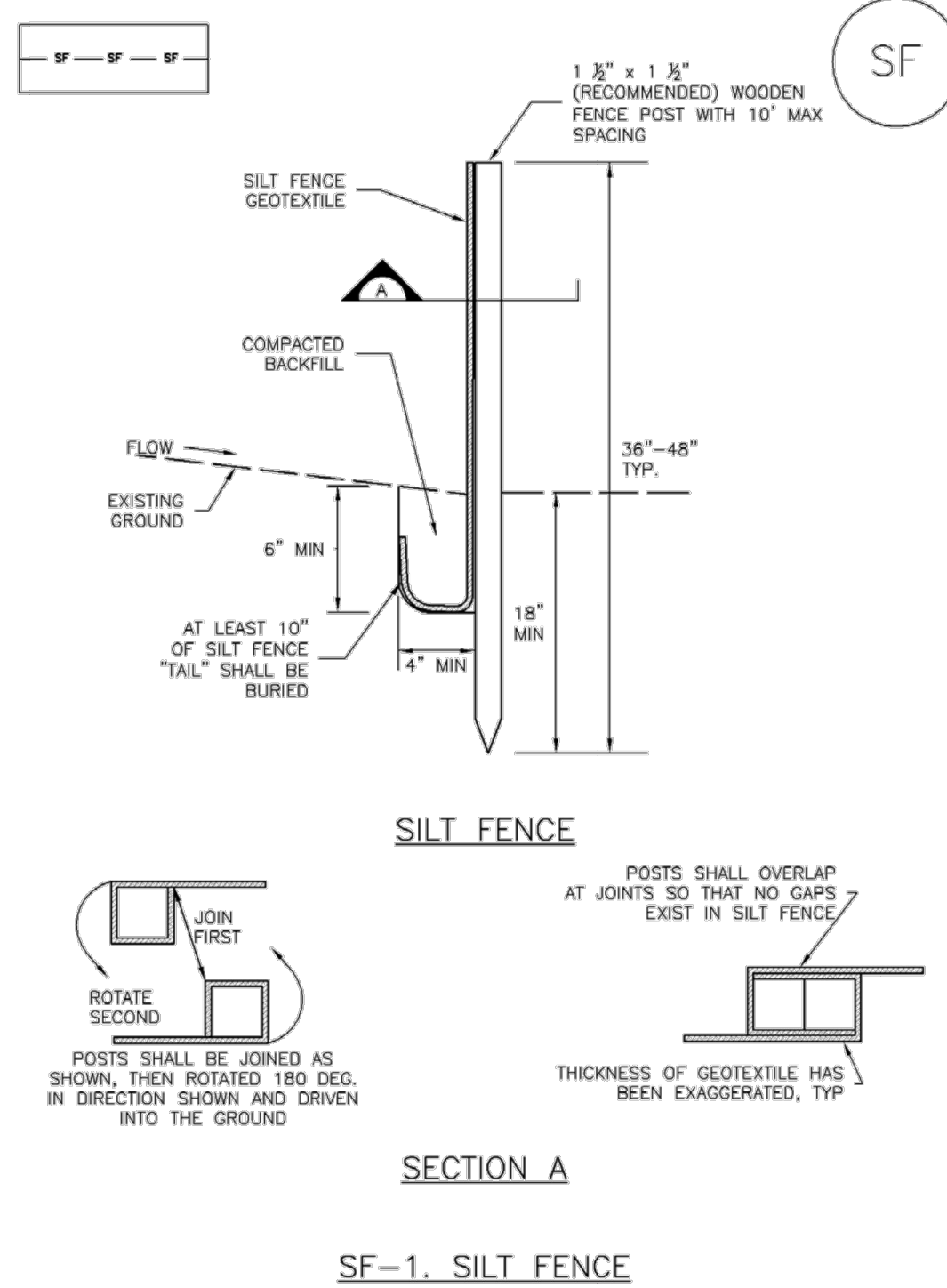
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike A. Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.
DATE 2/17/23

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VOLLMER ROAD (NORTH)	SHEET 13 OF 16
GRADING AND EROSION CONTROL FINAL PLAN	JOB NO. 25188.00

Silt Fence (SF)

SC-1



SILT FENCE

SECTION A

SF-1. SILT FENCE

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

SC-1

Silt Fence (SF)

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTATION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3' ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHOULD BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

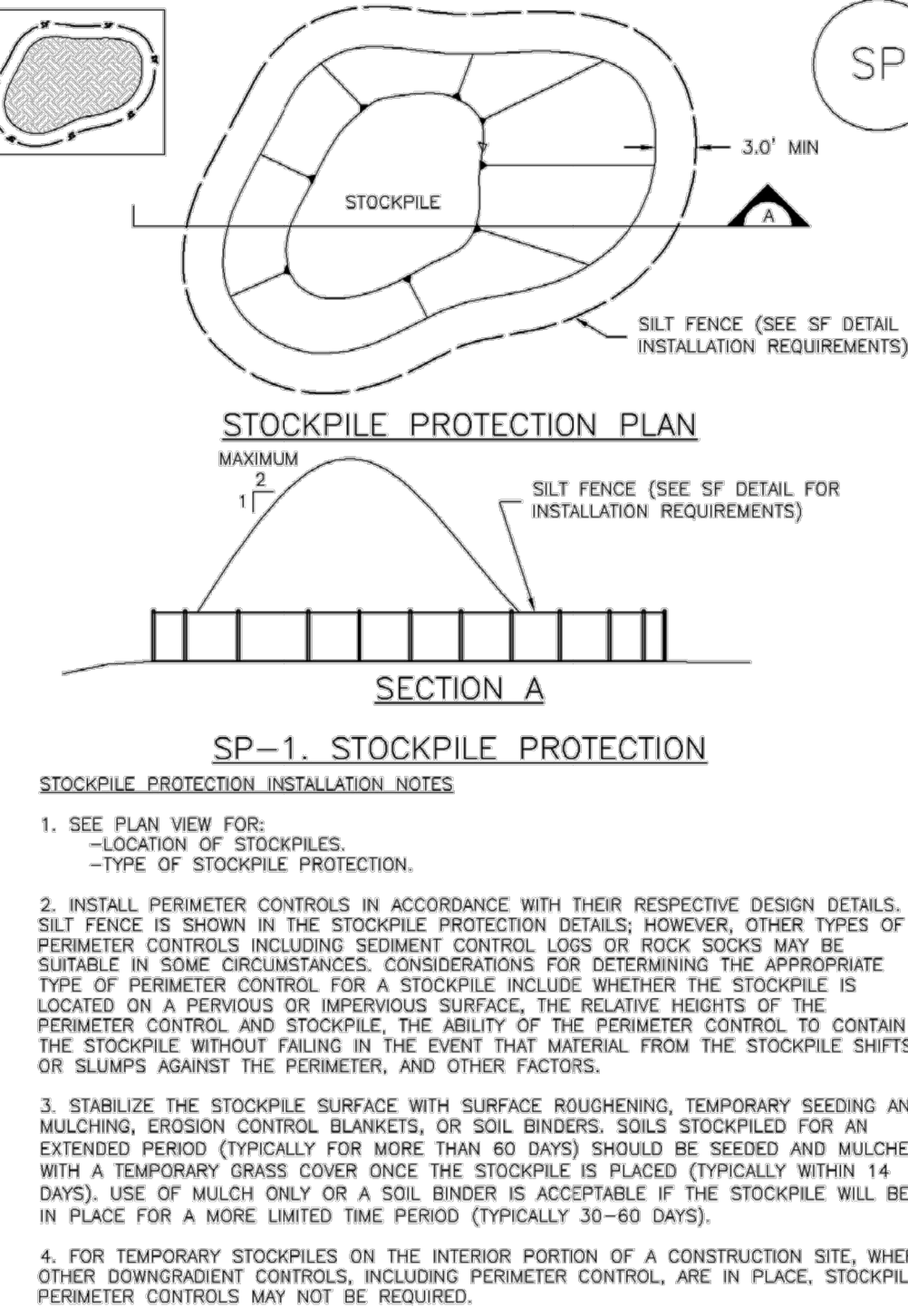
SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-4 Vehicle Tracking Control (VTC)

- STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
 - CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
 - A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
 - A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
 - SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

MM-2 Stockpile Management (SP)



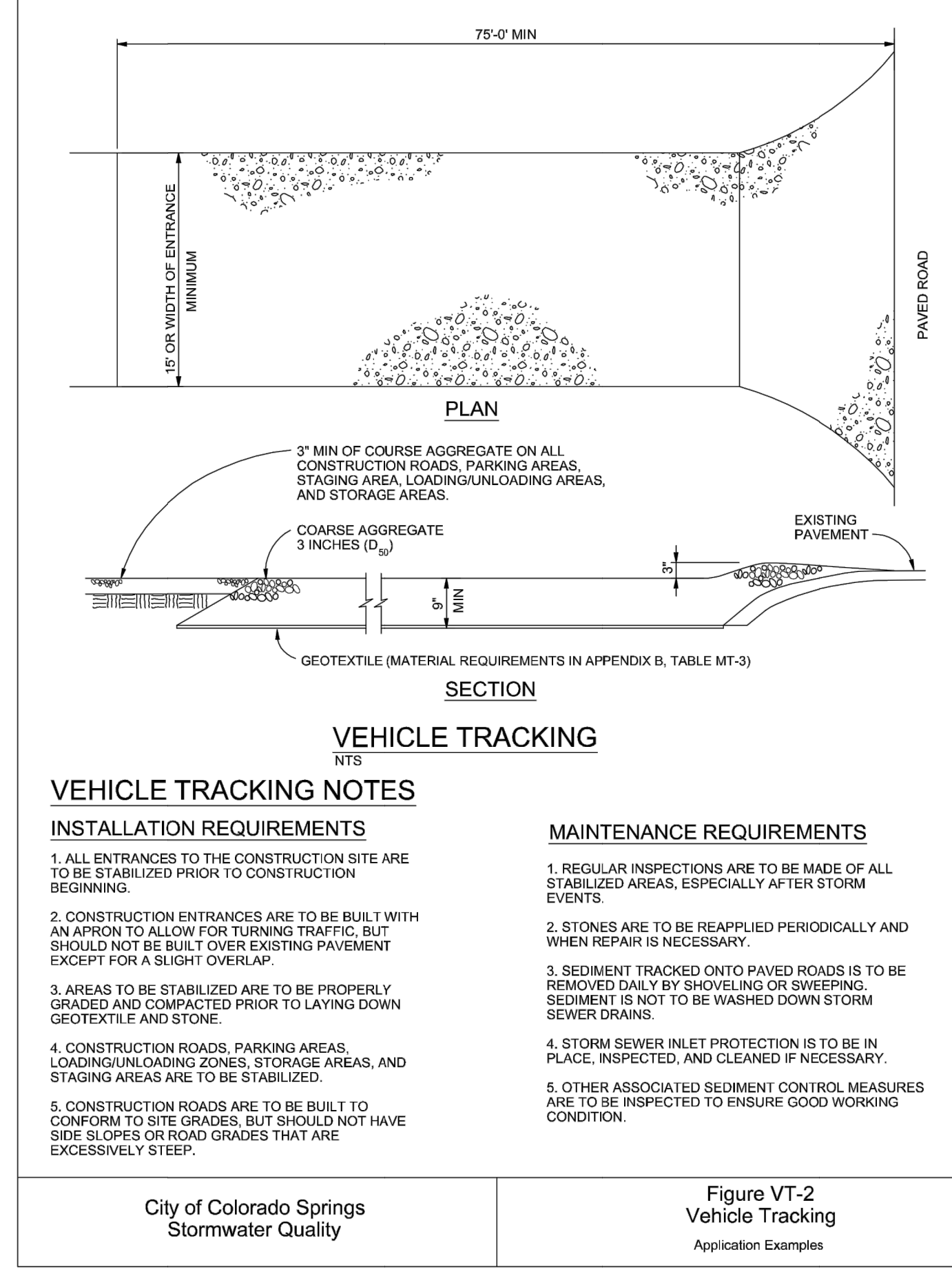
STOCKPILE PROTECTION PLAN

SECTION A

SP-1. STOCKPILE PROTECTION

- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
 - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE: WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
 - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
 - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADE CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

SP-3 November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3



SECTION

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 3-54

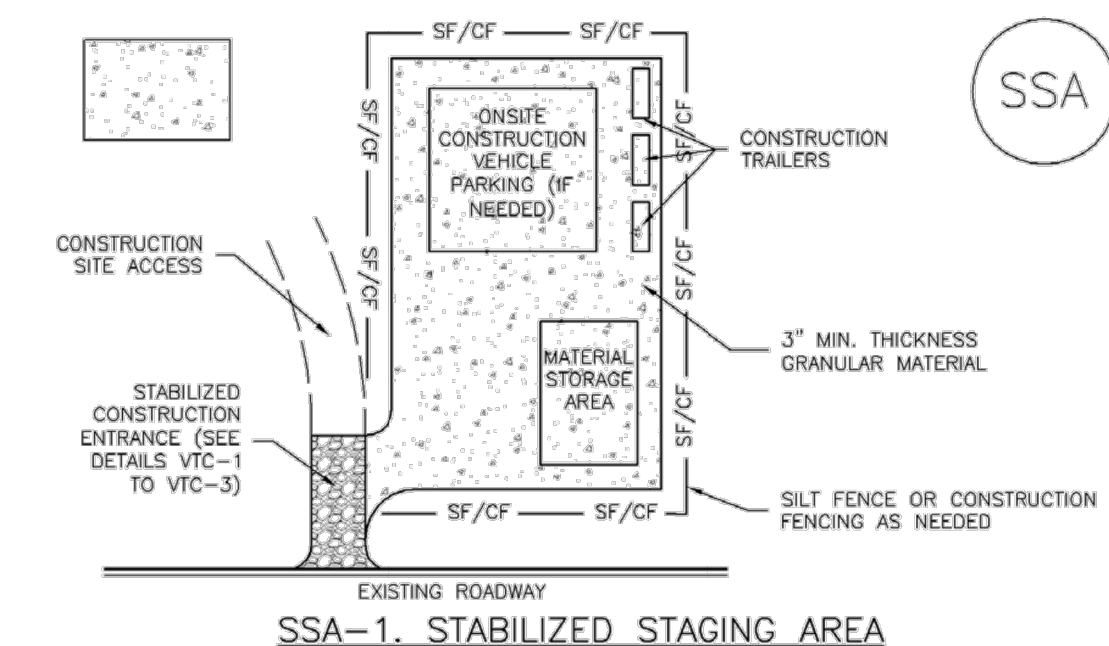
MM-2 Stockpile Management (SM)

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
 - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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SM-6 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE:** MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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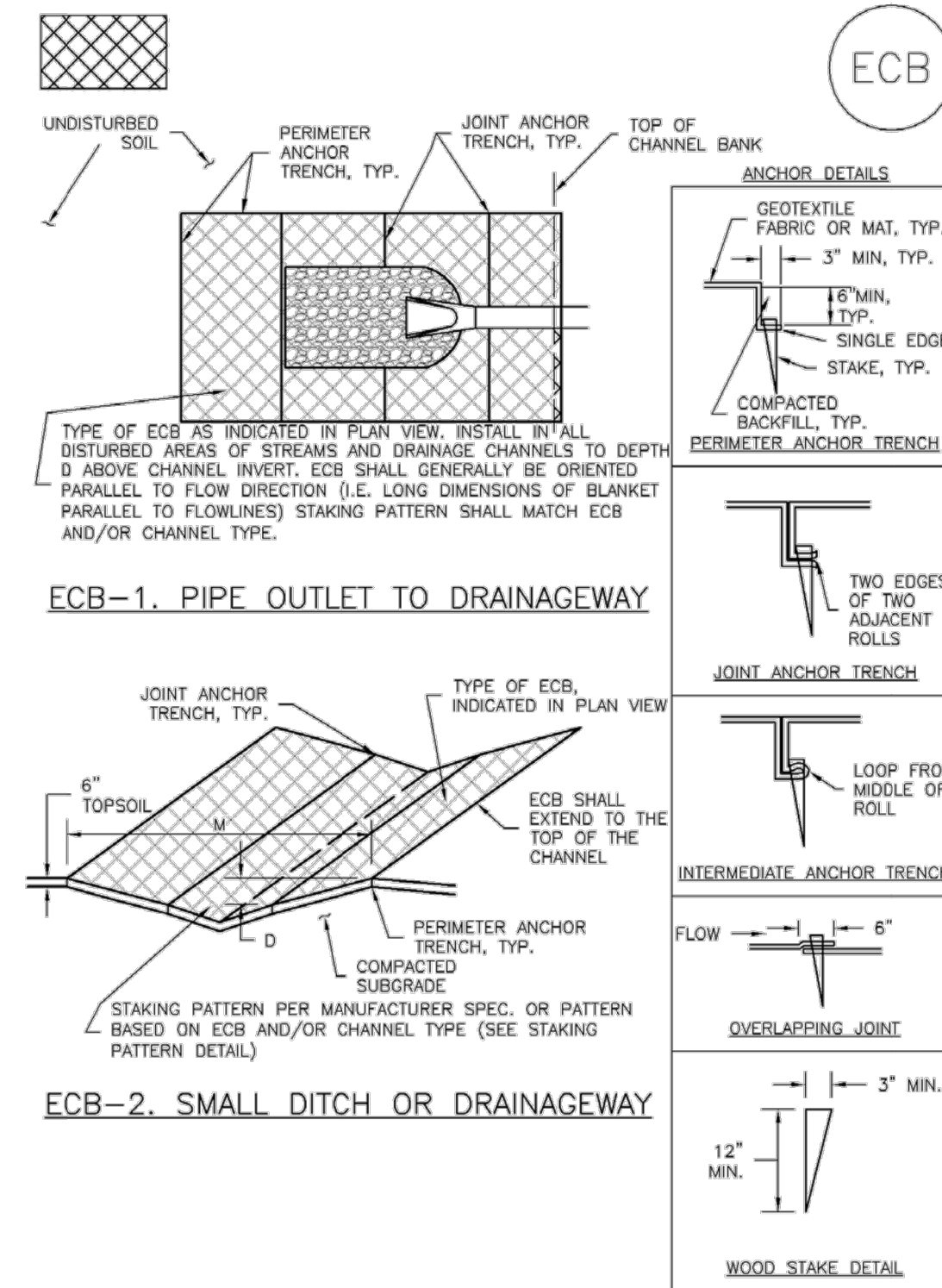
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SHEET 15 OF 16
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EC-6 Rolled Erosion Control Products (RECP)



RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Rock Sock (RS) SC-5

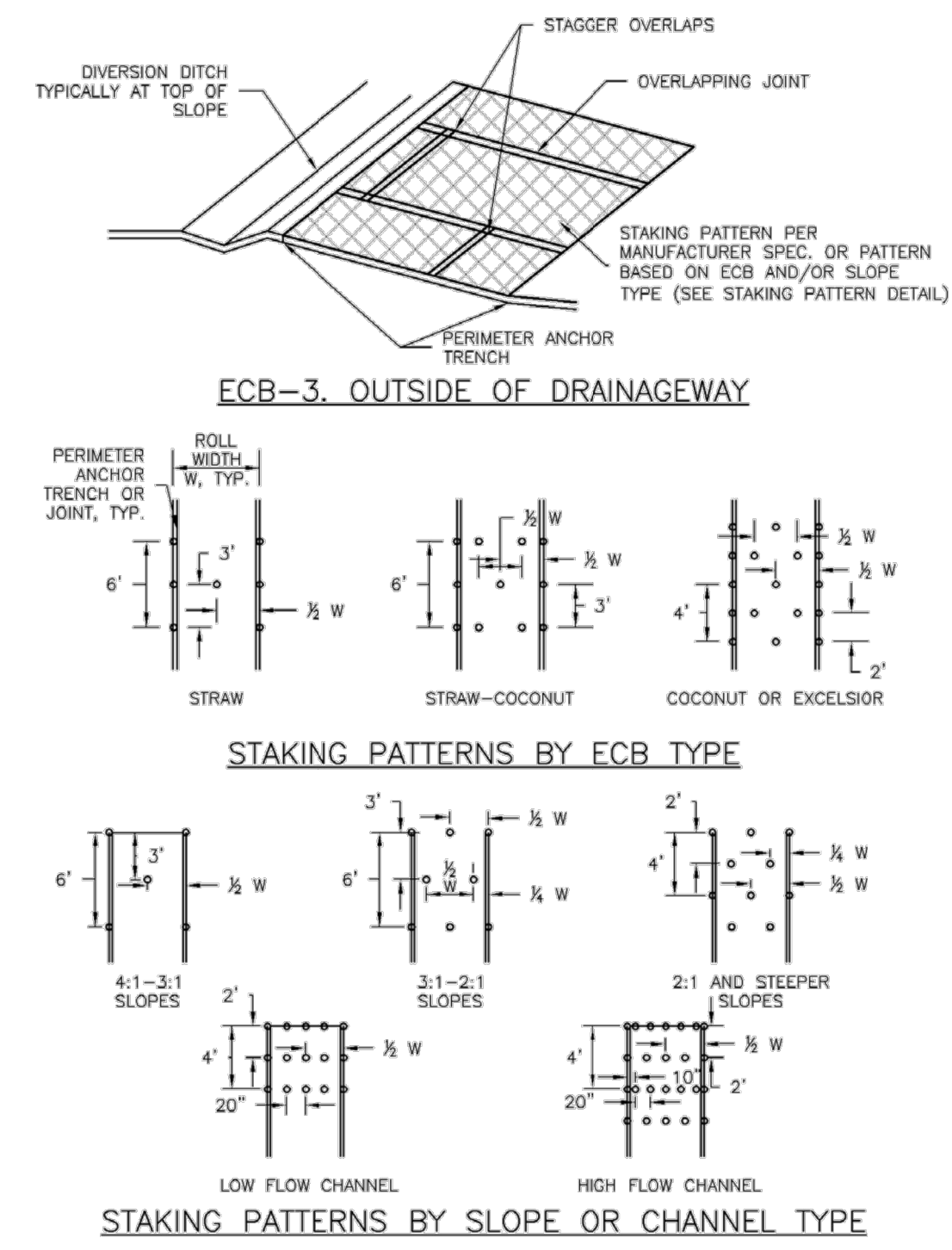
ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
 NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

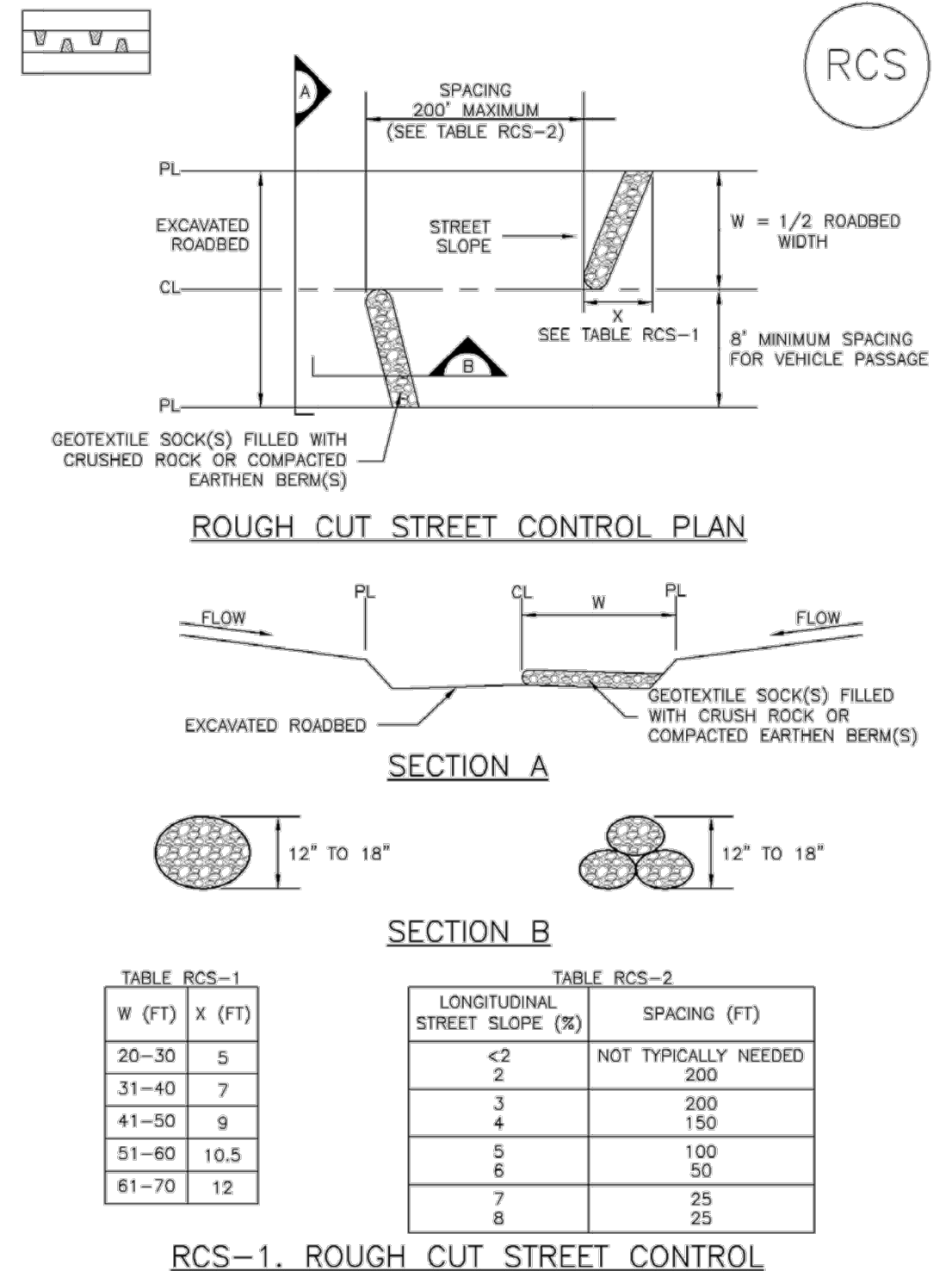
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-3

Rolled Erosion Control Products (RECP) EC-6



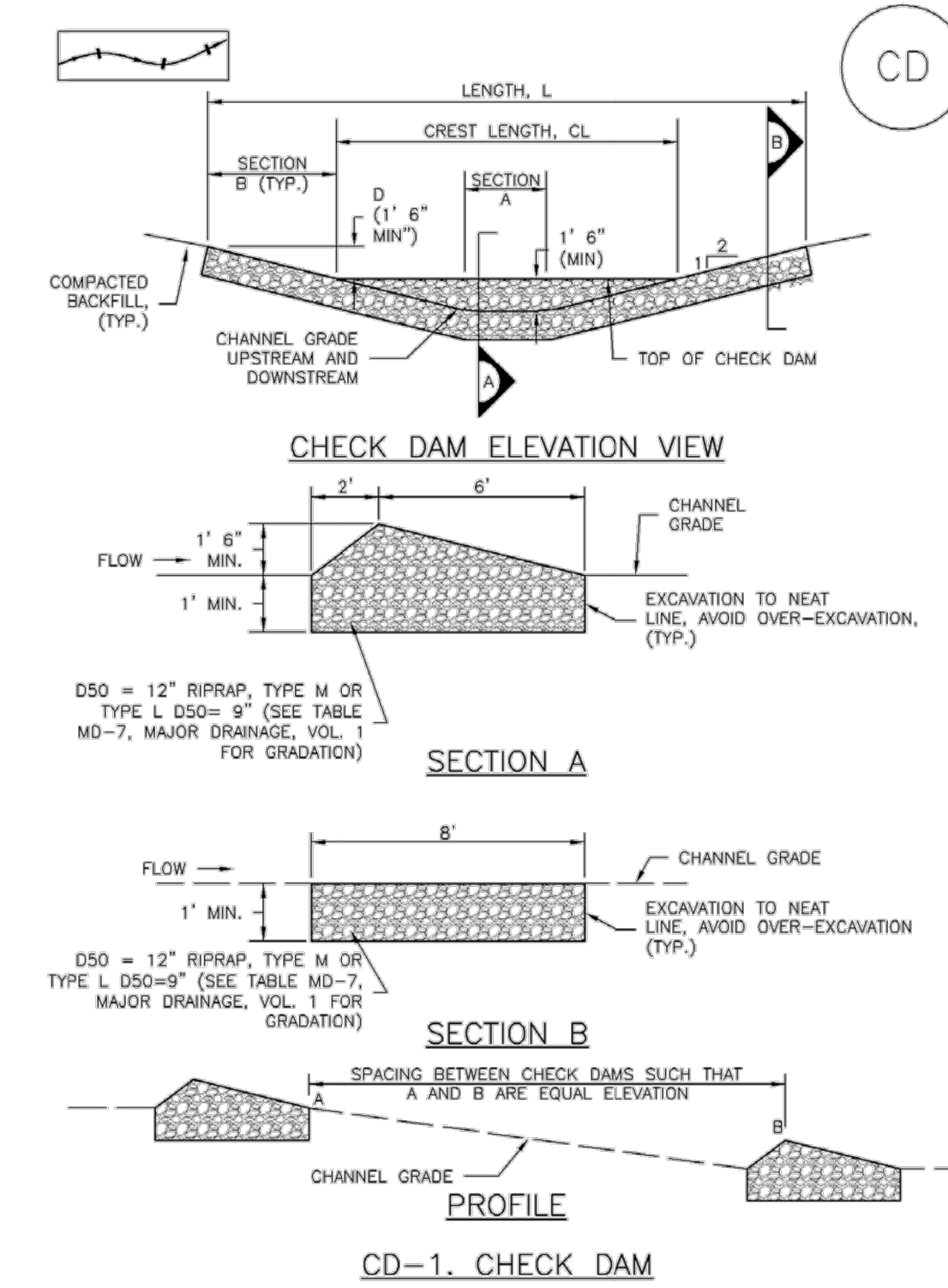
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RECP-7

EC-9 Rough Cut Street Control (RCS)



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RCS-2

Check Dams (CD) EC-12



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CD-3

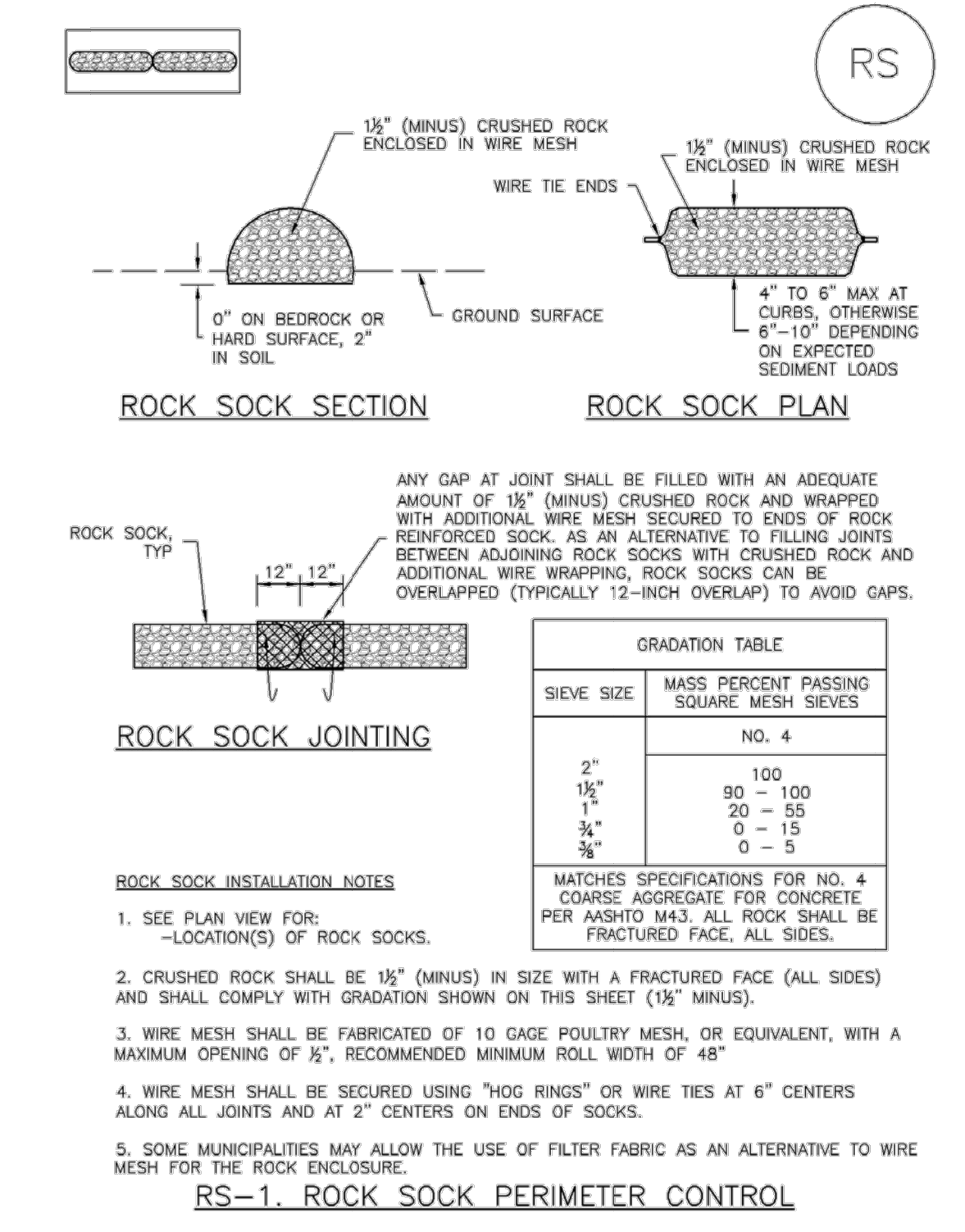
Rough Cut Street Control (RCS) EC-9

ROUGH CUT STREET CONTROL INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION OF ROUGH CUT STREET CONTROL MEASURES.
 - ROUGH CUT STREET CONTROL SHALL BE INSTALLED AFTER A ROAD HAS BEEN CUT IN, AND WILL NOT BE PAVED FOR MORE THAN 14 DAYS OR FOR TEMPORARY CONSTRUCTION ROADS THAT HAVE NOT RECEIVED ROAD BASE.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- (DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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SC-5 Rock Sock (RS)



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-2

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BY	DATE	REVISION

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