

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

# VOLLMER ROAD (NORTH)

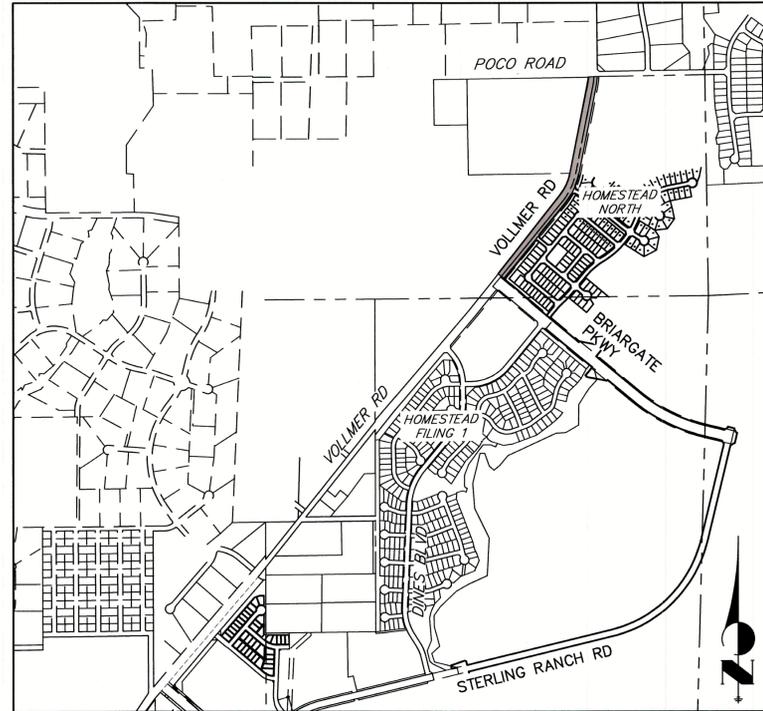
COUNTY OF EL PASO, STATE OF COLORADO

## GRADING AND EROSION CONTROL PLANS

FEBRUARY 2023

### GRADING AND EROSION CONTROL STANDARD NOTES

- 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 ALL 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 EGM 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 EGM 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 EGM 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 (JULY 2020) AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- 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



### VICINITY MAP



### SHEET INDEX

|       |  |
|-------|--|
| 1     | COVER SHEET                              |
| 2-5   | GRADING AND EROSION CONTROL INITIAL PLAN |
| 6-9   | GRADING AND EROSION CONTROL INTERIM PLAN |
| 10-13 | GRADING AND EROSION CONTROL FINAL PLAN   |
| 14-16 | GESC DETAILS                             |

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
  - CDOT M&S STANDARDS
- 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 VERSIONS 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. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTOD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- ALL STORM DRAIN PIPES SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

Use the Owner's statement from the GEC Checklist item hh.



### AGENCIES

- OWNER/DEVELOPER: SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903  
JAMES F. MORLEY (719) 471-1742
- CIVIL ENGINEER: JR ENGINEERING, LLC  
5475 TECH CENTER DRIVE  
COLORADO SPRINGS, CO 80919  
MIKE BRAMLETT P.E. (303) 267-6240
- COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
JEFF RICE, P.E. (719) 520-6300
- TRAFFIC ENGINEERING: EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS  
3275 AKERS DRIVE  
COLORADO SPRINGS, CO 80922  
JENNIFER IRVINE, P.E. (719) 520-6460
- WATER RESOURCES: STERLING RANCH METRO DISTRICT ENGINEERS  
JOS-HYDRO CONSULTANTS  
545 E. PIKES PEAK AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
JOHN MCGINN (719) 668-8769
- FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK (719) 495-4300
- GAS DEPARTMENT: COLORADO SPRINGS UTILITIES  
7710 DURANT DR.  
COLORADO SPRINGS, CO 80947  
TIM WENDT (719) 668-3556
- ELECTRIC DEPARTMENT: MOUNTAIN VIEW ELECTRIC  
11140 E. WOODMEN ROAD  
FALCON, CO 80831  
(719) 495-2283
- COMMUNICATIONS: QWEST COMMUNICATIONS (U.N.C.C. LOCATORS) (800) 922-1987  
AT&T (LOCATORS) (719) 635-3674
- CITY STORMWATER: STORMWATER ENTERPRISE  
30 S. NEVADA AVENUE, SUITE 401  
COLORADO SPRINGS, CO 80903  
(719)-385-5918

### BENCHMARKS

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411416.273  
EASTING = 235167.071  
ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANWEE RANCHEROS SUBDIVISION  
NORTHING = 410095.404  
EASTING = 235052.131  
ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION  
NORTHING = 411399.962  
EASTING = 233849.817  
ELEVATION = 7030.82

### BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624". SAID LINE BEARS N89°14'14"E; A DISTANCE OF 2,722.56 FEET.

### 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.

JOSHUA PALMER, P.E. DATE

COUNTY ENGINEER/EGM ADMINISTRATOR

### OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JAMES F. MORLEY DATE 3/7/23

SR LAND, LLC  
20 BOULDER CRESCENT, SUITE 201  
COLORADO SPRINGS, CO 80903

### 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.

MIKE A. BRAMLETT, P.E. DATE 3/7/23  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PCD #CDR-21-10"

UNLIT SUCH TIME AS THESE DRAWINGS ARE PREPARED BY AN ENGINEER OR ENGINEERING AGENCY. IT IS THE USER'S RESPONSIBILITY TO OBTAIN THE NECESSARY AUTHORIZATION.

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

JR ENGINEERING  
A Weitzman Company  
Central 303-740-9888 • Colorado Springs 719-580-2888  
Fort Collins 970-491-9888 • www.jrengineering.com

| No. | REVISION | DATE | BY   |    |
|-----|----------|------|------|----|
|     |          |      | DATE | BY |
|     |          |      |      |    |

| H-SCALE | N/A | V-SCALE | N/A | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|-----|---------|-----|----------|-------------|----------|------------|
|         |     |         |     | 02/17/23 | CWC         | CWC      |            |

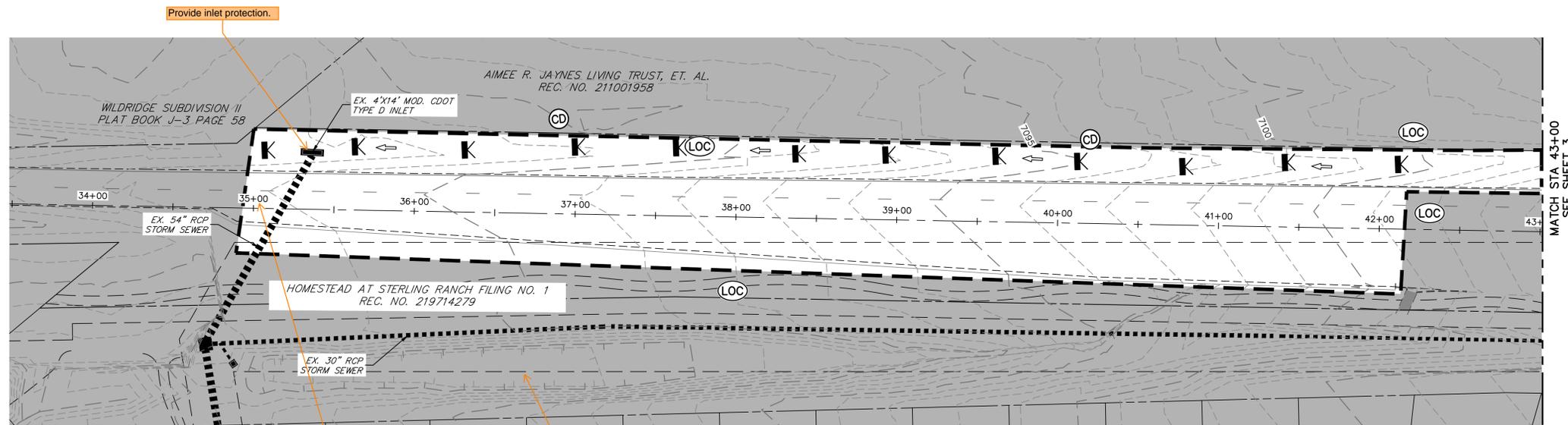
VOLLMER ROAD (NORTH)  
COVER SHEET

SWMP Checklist Item 17b - For all sheets, add flow direction arrows.

GEC Checklist Item aa - The checklist states that multiple off-site stormwater control measures are proposed for use by the project, but they are not shown on these plans. Show on the plans.



KEY MAP  
SCALE: NTS



Provide inlet protection.

Provide VTC for this access point of the project.

CD's call out this shape as an existing SFB - label on all sheets.

VOLLMER ROAD  
STA 33+50 TO STA 43+00



**LEGEND**

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

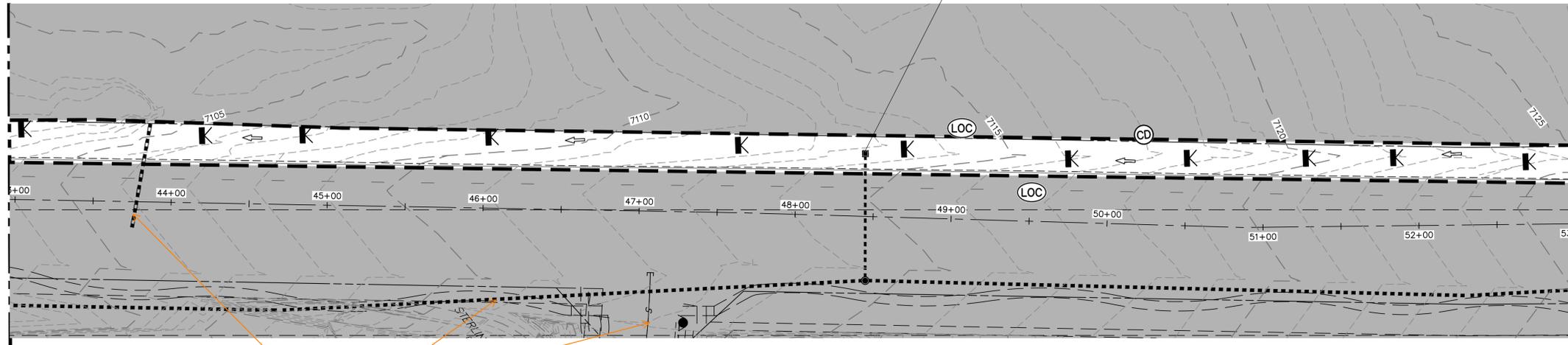
Add construction marker symbol and description to legend per the SWMP text. True for all sheets.

**NOTES:**  
 Does not match the SWMP. Verify and update so both match.  
 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.

**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

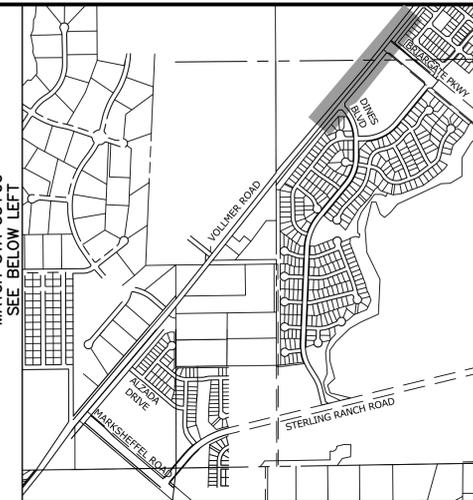
|  |   |
|--|---|
| UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION. |   |
| PREPARED FOR   | SR LAND, LLC<br>20 BOULDER CRESCENT<br>SUITE 201<br>COLORADO SPRINGS, CO 80903<br>JAMES F. MORLEY<br>(719) 471-1742 |
| BY   | DATE  |
| No.  | REVISION  |
| H-SCALE  | 1"=40'  |
| V-SCALE  | N/A   |
| DATE   | 02/17/23  |
| 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  |

SEE SHEET 2  
MATCH STA 43+00

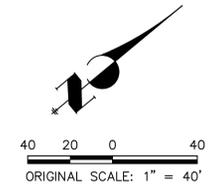


VOLLMER ROAD  
STA 43+00 TO STA 53+00

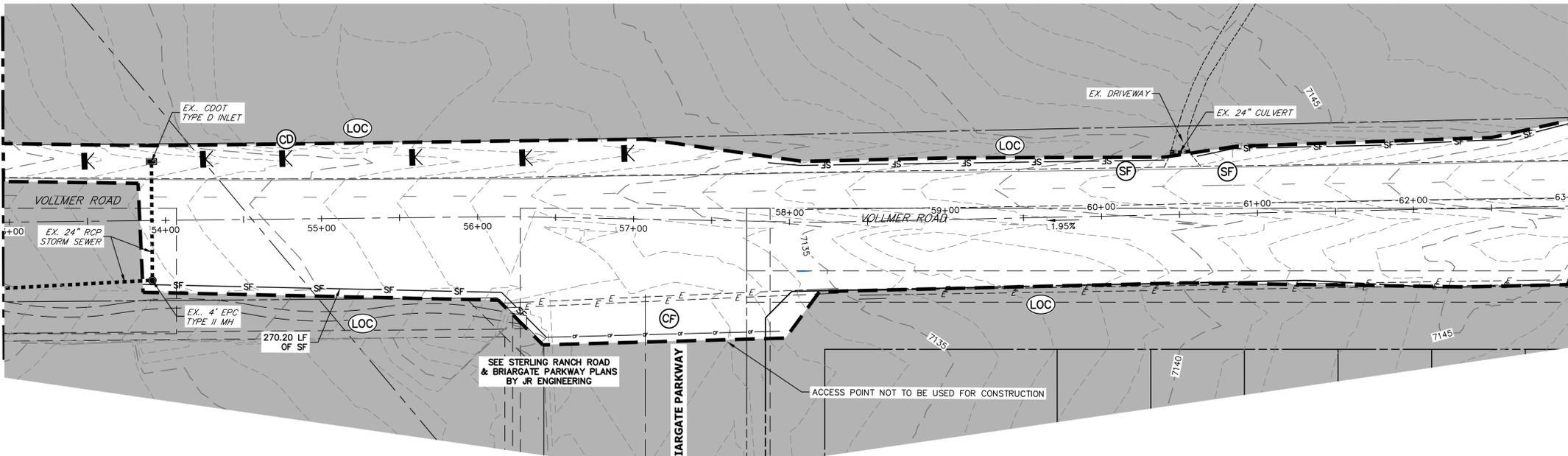
MATCH STA 53+00  
SEE BELOW LEFT



KEY MAP  
SCALE: NTS



SEE ABOVE RIGHT  
MATCH STA 53+00



VOLLMER ROAD  
STA 53+00 TO STA 63+00

MATCH STA 33+00  
SEE SHEET 4



**LEGEND**

|                      |  |                                    |  |                           |  |  |  |
|----------------------|--|------------------------------------|--|---------------------------|--|--|--|
| EXISTING STORM SEWER |  | INLET                              |  | LOW POINT/HIGH POINT      |  | CONCRETE WASHOUT AREA                  |  |
| STORM SEWER PROPOSED |  | L.P./H.P. (2.0%)                   |  | FLOW DIRECTION & SLOPE    |  | EMERGENCY OVERFLOW DIRECTION           |  |
| PROPOSED R.O.W.      |  | PROPOSED PROPERTY LINE             |  | PROPOSED SIDEWALK         |  | EXISTING PROPERTY LINE                 |  |
| ROW EXISTING         |  | FL EXISTING                        |  | SIDEWALK EXISTING         |  | 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            |  | IP                                 |  | SB                        |  | SF                                     |  |
|                      |  | VTC                                |  | SSA                       |  | TS                                     |  |
|                      |  | PS                                 |  | ECB                       |  |  |  |
|                      |  | CS                                 |  |                           |  |  |  |
|                      |  | CF                                 |  |                           |  |  |  |

**NOTES:**  
 Does not match the SWMP. Verify and update so both match.  
 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.

**ENGINEER'S STATEMENT**

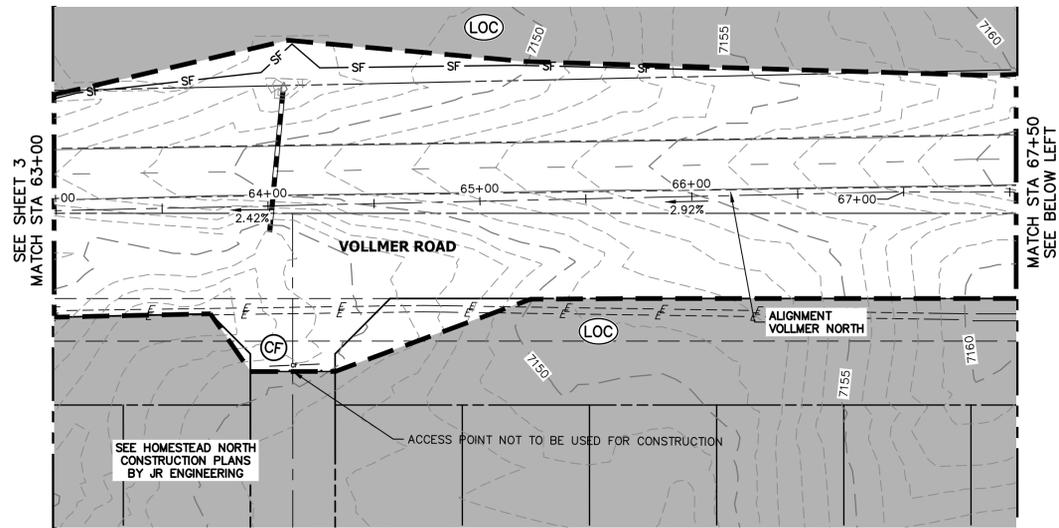
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING  
 DATE 2/17/23

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. APPROVALS 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  
 Centennial 303-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

| No. | REVISION | BY | DATE |
|-----|----------|----|------|
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |
|     |          |    |      |

VOLLMER ROAD (NORTH)  
 GRADING AND EROSION CONTROL INITIAL PLAN  
 SHEET 3 OF 16  
 JOB NO. 25188.00



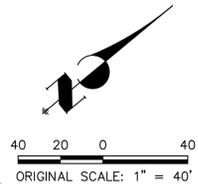
**VOLLMER ROAD**  
STA 63+00 TO STA 67+50



**KEY MAP**  
SCALE: NTS



**VOLLMER ROAD**  
STA 67+50 TO STA 77+00



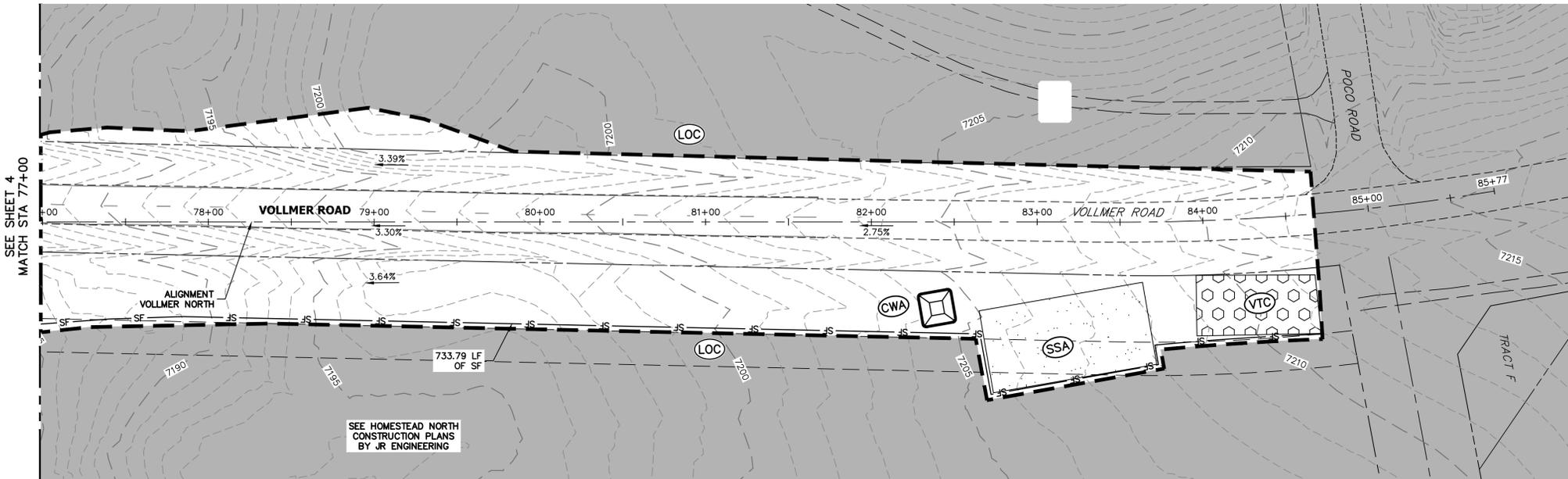
Know what's below.  
Call before you dig.

**NOTES:**  
Does not match the SWMP. Verify and update so both match.  
EXISTING VEGETATION: AN AERIAL SURVEY WAS USED TO DETERMINE A 30% COVER OF NATIVE GRASSES.  
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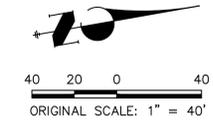
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Mike A. Bramlett*  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING  
DATE 2/17/23

|  |   |
|--|---|
| PREPARED FOR<br><b>SR LAND, LLC</b><br>20 BOULDER CRESCENT<br>SUITE 201<br>COLORADO SPRINGS, CO 80903<br>JAMES F. MORLEY<br>(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'<br>V-SCALE N/A<br>DATE 02/17/23<br>DESIGNED BY CWC<br>DRAWN BY SWW<br>CHECKED BY  | VOLLMER ROAD (NORTH)<br>GRADING AND EROSION CONTROL INITIAL PLAN  |
| SHEET 4 OF 16<br>JOB NO. 25188.00  | VOLLMER ROAD (NORTH)<br>GRADING AND EROSION CONTROL INITIAL PLAN  |

X:\25188\00\Drawings\Sheet\Drawings\North\North-GE&C\_INITIAL.dwg, GRU-1, 2/17/2023 10:51:37 AM, CS



**VOLLMER ROAD**  
STA 77+00 TO STA 85+76



**LEGEND**

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

**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.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
DATE 2/17/23

FOR AND ON BEHALF OF JR ENGINEERING, INC.

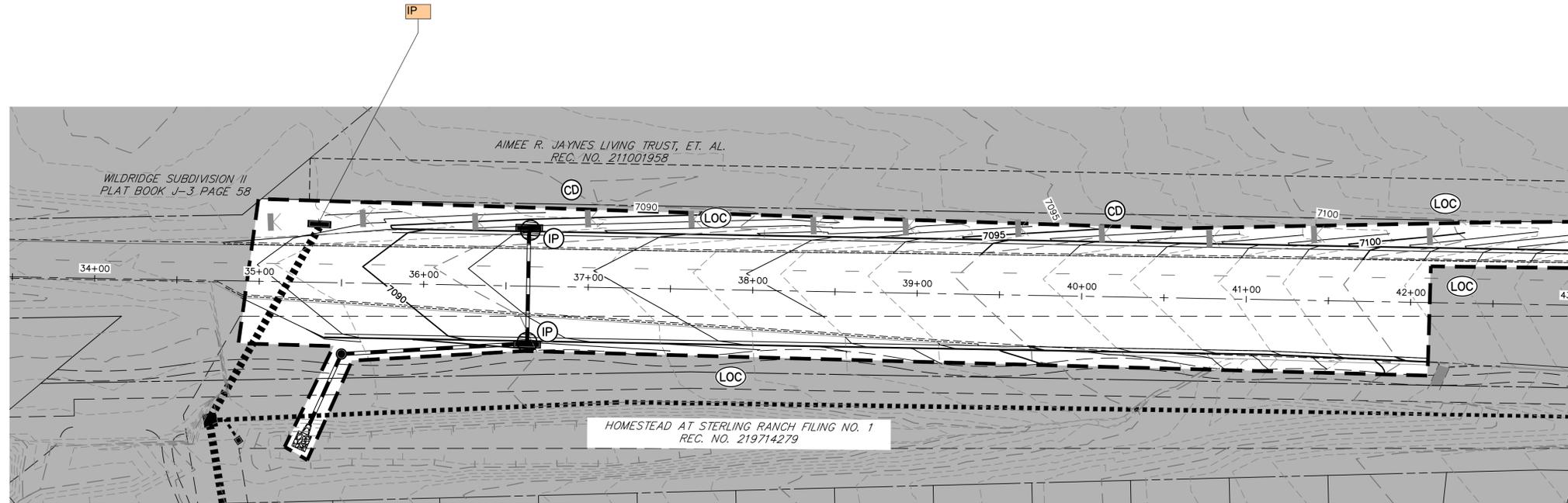
| BY | DATE | REVISION |
|----|------|----------|
|    |      |          |
|    |      |          |
|    |      |          |
|    |      |          |

| H-SCALE | V-SCALE | DATE     | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|----------|-------------|----------|------------|
| 1"=40'  | N/A     | 02/17/23 | CWC         | SWW      |            |

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 IN WRITTEN FORMS DESIGNATED BY WRITTEN AUTHORIZATION.

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



**KEY MAP**  
SCALE: NTS

**VOLLMER ROAD**  
STA 33+50 TO STA 43+00

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

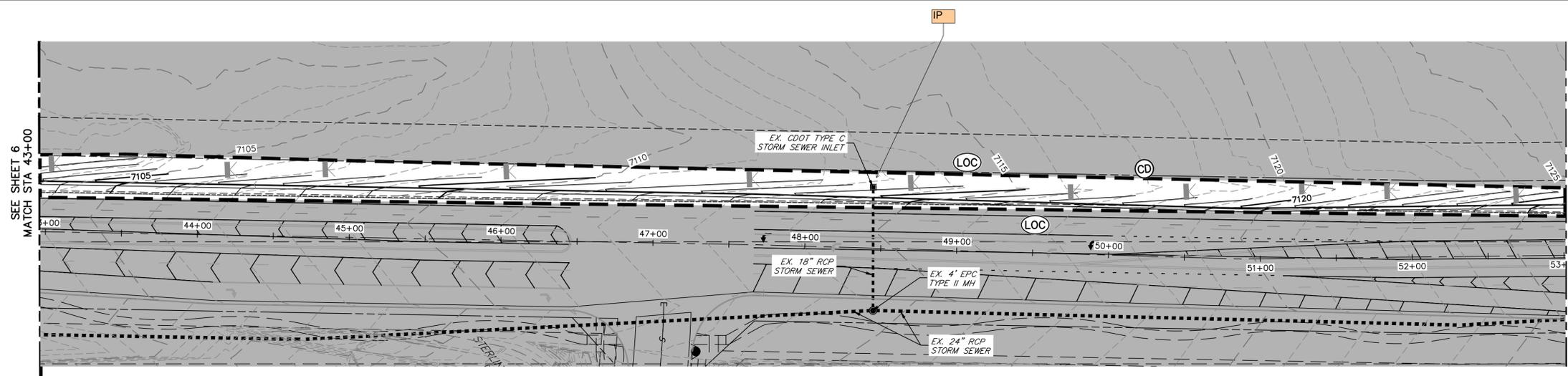
**NOTES:**  
EXISTING VEGETATION: AN AERIAL SURVEY WAS USED TO DETERMINE A 30% COVER OF NATIVE GRASSES.  
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NO BATCH PLANTS TO BE USED ONSITE.

**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

|   |   |
|---|---|
| UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION. |   |
| PREPARED FOR  | SR LAND, LLC<br>20 BOULDER CRESCENT<br>SUITE 201<br>COLORADO SPRINGS, CO 80903<br>JAMES F. MORLEY<br>(719) 471-1742 |
| J.R. ENGINEERING<br>A Western Company   | Central 303-740-9888 • Colorado Springs 719-583-2583<br>Fort Collins 970-491-9888 • www.jrengineering.com           |
| BY  | DATE  |
| No.   | REVISION  |
| H-SCALE   | 1"=40'  |
| V-SCALE   | N/A   |
| DATE  | 02/17/23  |
| 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  |



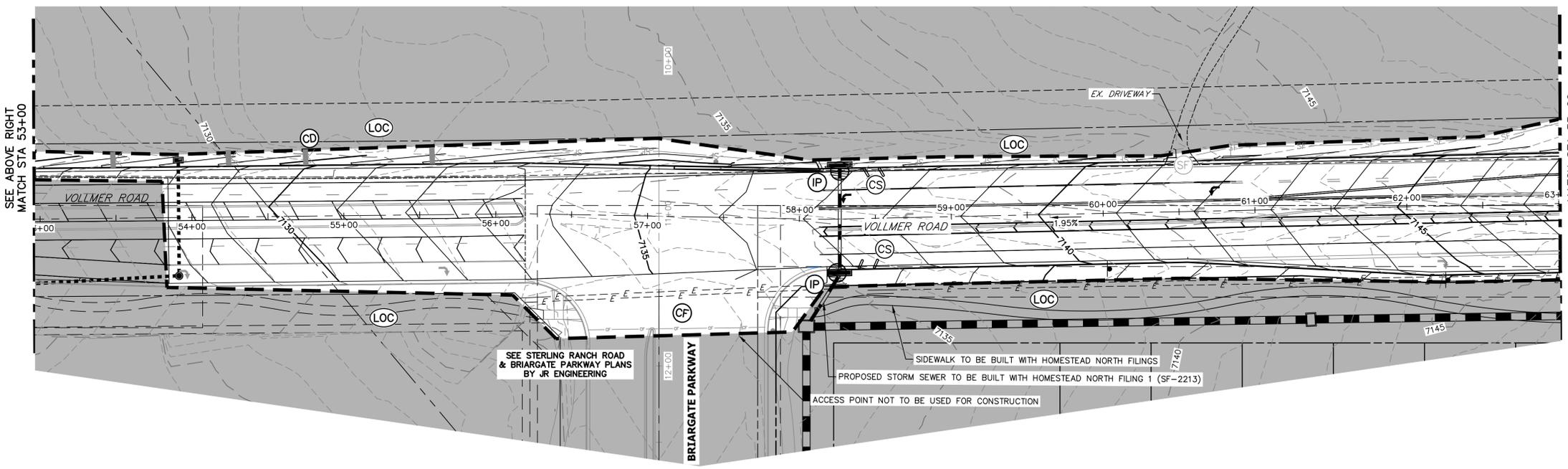
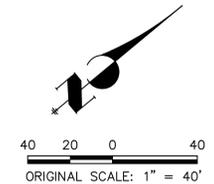
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VOLLMER ROAD  
STA 43+00 TO STA 53+00



KEY MAP  
SCALE: NTS



SEE STERLING RANCH ROAD & BRIARGATE PARKWAY PLANS BY JR ENGINEERING

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

ACCESS POINT NOT TO BE USED FOR CONSTRUCTION



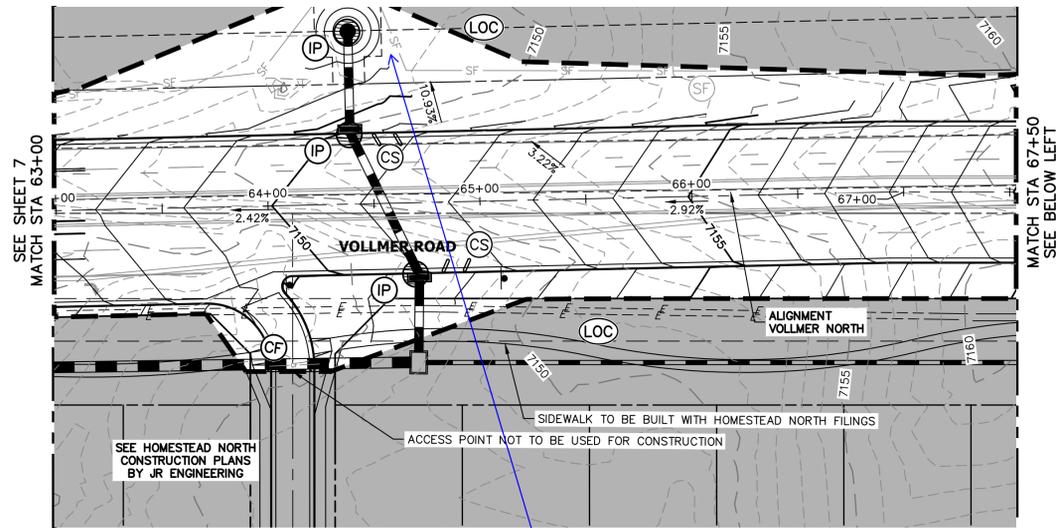
**LEGEND**

|                      |  |                 |  |                        |  |                        |  |                        |  |                               |  |                               |  |                       |  |  |  |                          |  |                                    |  |                           |  |                              |  |                   |  |                         |  |          |  |          |  |           |  |
|----------------------|--|-----------------|--|------------------------|--|------------------------|--|------------------------|--|-------------------------------|--|-------------------------------|--|-----------------------|--|--|--|--------------------------|--|------------------------------------|--|---------------------------|--|------------------------------|--|-------------------|--|-------------------------|--|----------|--|----------|--|-----------|--|
| EXISTING STORM SEWER |  | INLET           |  | LOW POINT/HIGH POINT   |  | FLOW DIRECTION & SLOPE |  | FLOW DIRECTION ARROW   |  | EXISTING FLOW DIRECTION ARROW |  | EMERGENCY OVERTFLOW DIRECTION |  | CONCRETE WASHOUT AREA |  | INLET PROTECTION                       |  | TEMPORARY SEDIMENT BASIN |  | SILT FENCE                         |  | VEHICLE TRACKING CONTROL  |  | STAGE STABILIZED AREA        |  | TEMPORARY SEEDING |  | EROSION CONTROL BLANKET |  |          |  |          |  |           |  |
| STORM SEWER PROPOSED |  | PROPOSED R.O.W. |  | PROPOSED PROPERTY LINE |  | PROPOSED SIDEWALK      |  | EXISTING PROPERTY LINE |  | ROW EXISTING                  |  | FL EXISTING                   |  | SIDEWALK EXISTING     |  | 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 |  |

**NOTES:**  
EXISTING VEGETATION: AN AERIAL SURVEY WAS USED TO DETERMINE A 30% COVER OF NATIVE GRASSES.  
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**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. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION. |   |
| PREPARED FOR  | SR LAND, LLC<br>20 BOULDER CRESCENT<br>SUITE 201<br>COLORADO SPRINGS, CO 80903<br>JAMES F. MORLEY<br>(719) 471-1742 |
| BY  | DATE  |
| No.   | REVISION  |
| H-SCALE   | 1"=40'  |
| V-SCALE   | N/A   |
| DATE  | 02/17/23  |
| DESIGNED BY   | CWC   |
| DRAWN BY  | SWW   |
| CHECKED BY  |   |
| VOLLMER ROAD (NORTH)  |   |
| GRADING AND EROSION CONTROL INTERIM PLAN  |   |
| SHEET   | 7 OF 16   |
| JOB NO.   | 25188.00  |



**VOLLMER ROAD**  
STA 63+00 TO STA 67+50

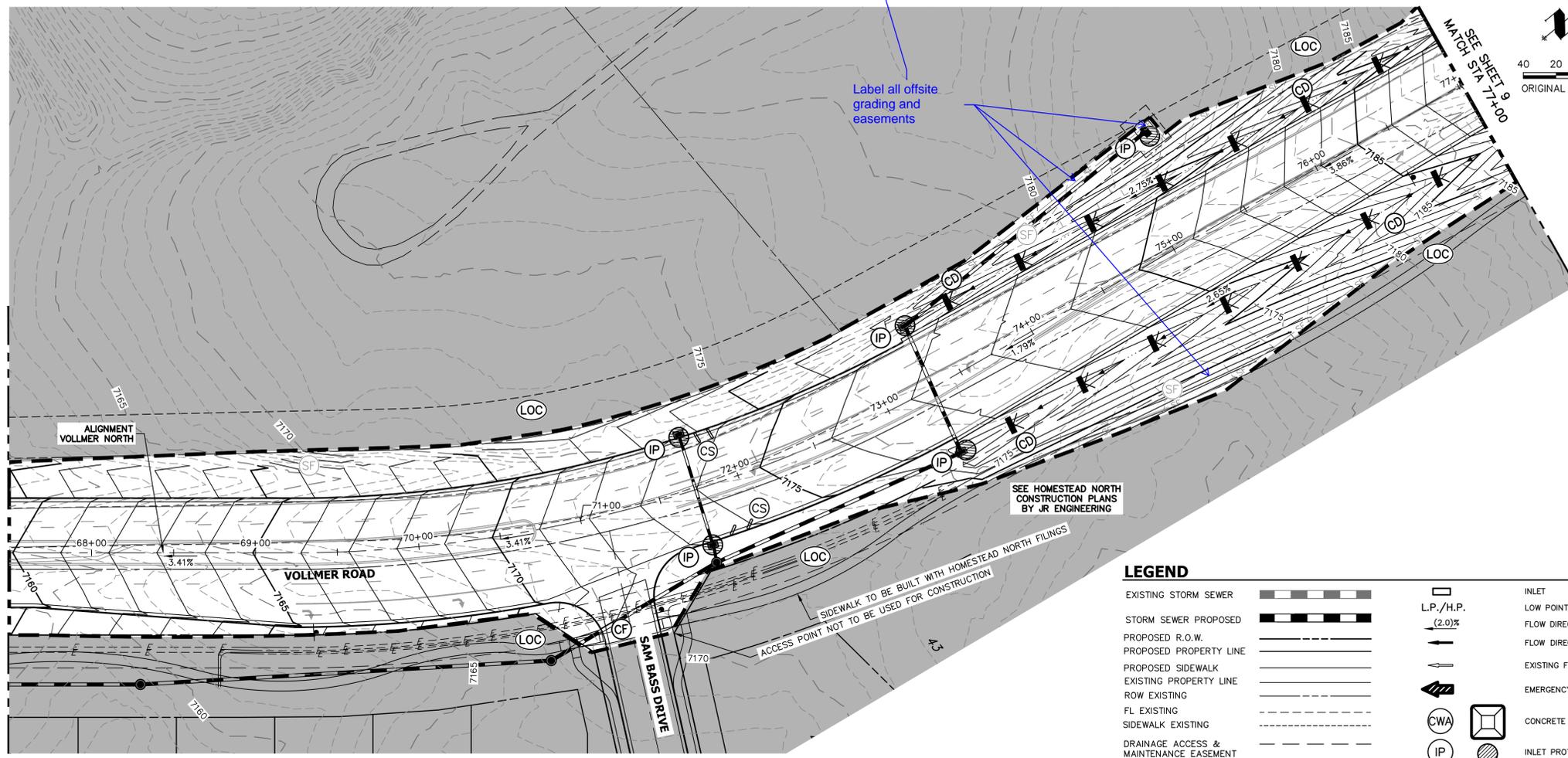


**KEY MAP**  
SCALE: NTS

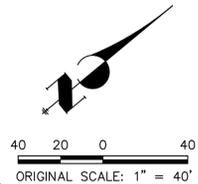
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.

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



**VOLLMER ROAD**  
STA 67+50 TO STA 77+00



Label all offsite grading and easements



**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 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                              |  |                               |  |    |  |                    |

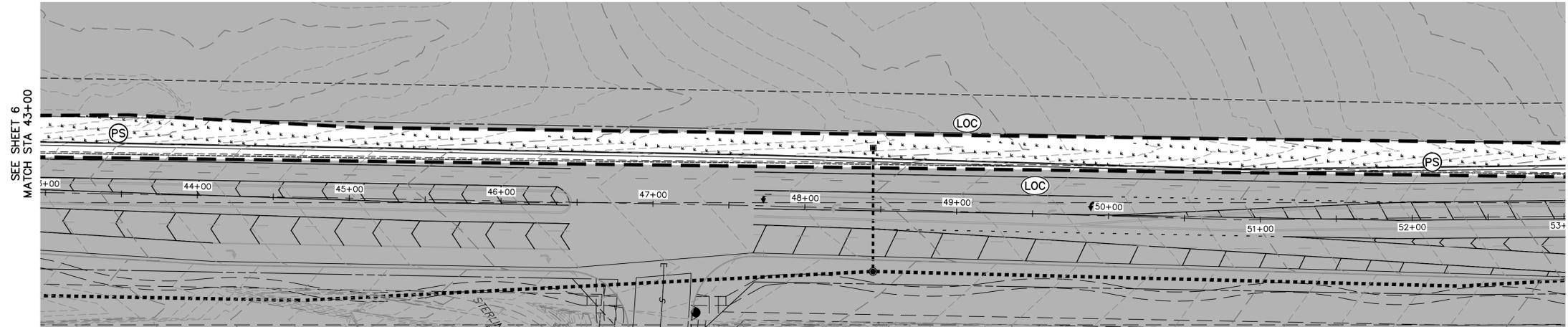
**NOTES:**  
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NO BATCH PLANTS TO BE USED ONSITE.

**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. LOCAL ENGINEER  
DATE 2/17/23

|                      |  |                  |          |
|----------------------|--|------------------|----------|
| VOLLMER ROAD (NORTH) | GRADING AND EROSION CONTROL INTERIM PLAN | BY               | DATE     |
|                      |  | No.              | REVISION |
| H-SCALE              | 1"=40'                                   | DESIGNED BY      | CWC      |
| V-SCALE              | N/A                                      | DRAWN BY         | SWW      |
| DATE                 | 02/17/23                                 | CHECKED BY       |          |
| SHEET 8 OF 16        |  | JOB NO. 25188.00 |          |



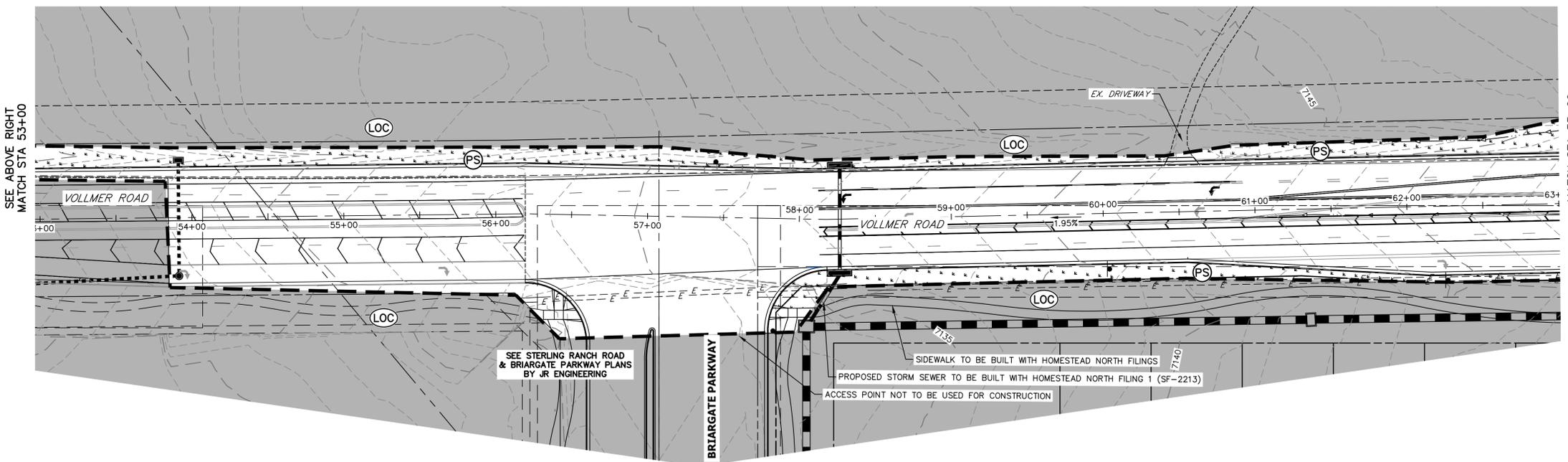
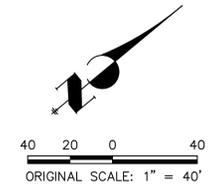




**VOLLMER ROAD**  
STA 43+00 TO STA 53+00



**KEY MAP**  
SCALE: NTS



**VOLLMER ROAD**  
STA 53+00 TO STA 63+00

**LEGEND**

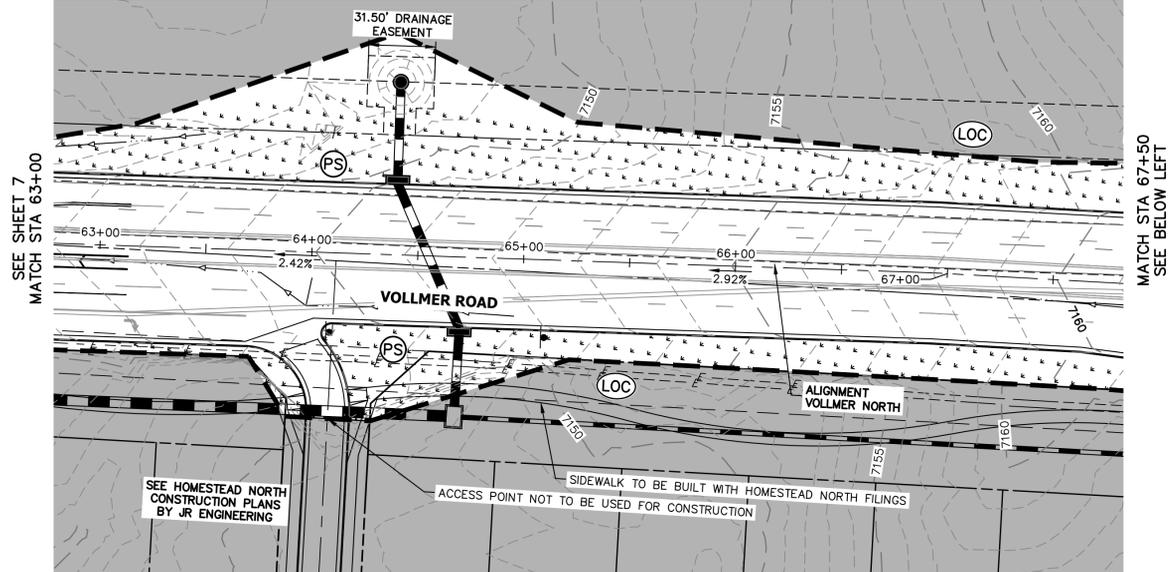
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|--|--|------------------------------|--|----------------------------|--|
| EXISTING STORM SEWER                   |  | INLET                        |  | CONCRETE WASHOUT AREA      |  |
| STORM SEWER PROPOSED                   |  | LOW POINT/HIGH POINT         |  | 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                              |  |                              |  |                            |  |

**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.



**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

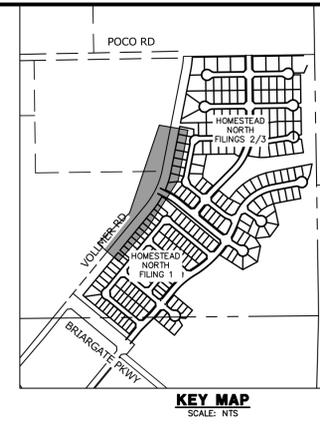
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|---|---|
| UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISES DESIGNATED BY WRITTEN AUTHORIZATION. |   |
| PREPARED FOR  | SR LAND, LLC<br>20 BOULDER CRESENT SUITE 201<br>COLORADO SPRINGS, CO 80903<br>JAMES F. MORLEY<br>(719) 471-1742 |
| BY  | DATE  |
| No.   | REVISION  |
| H-SCALE   | 1"=40'  |
| V-SCALE   | N/A   |
| DATE  | 02/17/23  |
| DESIGNED BY   | CWC   |
| DRAWN BY  | SWW   |
| CHECKED BY  |   |
| 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

SEE SHEET 7  
MATCH STA 63+00

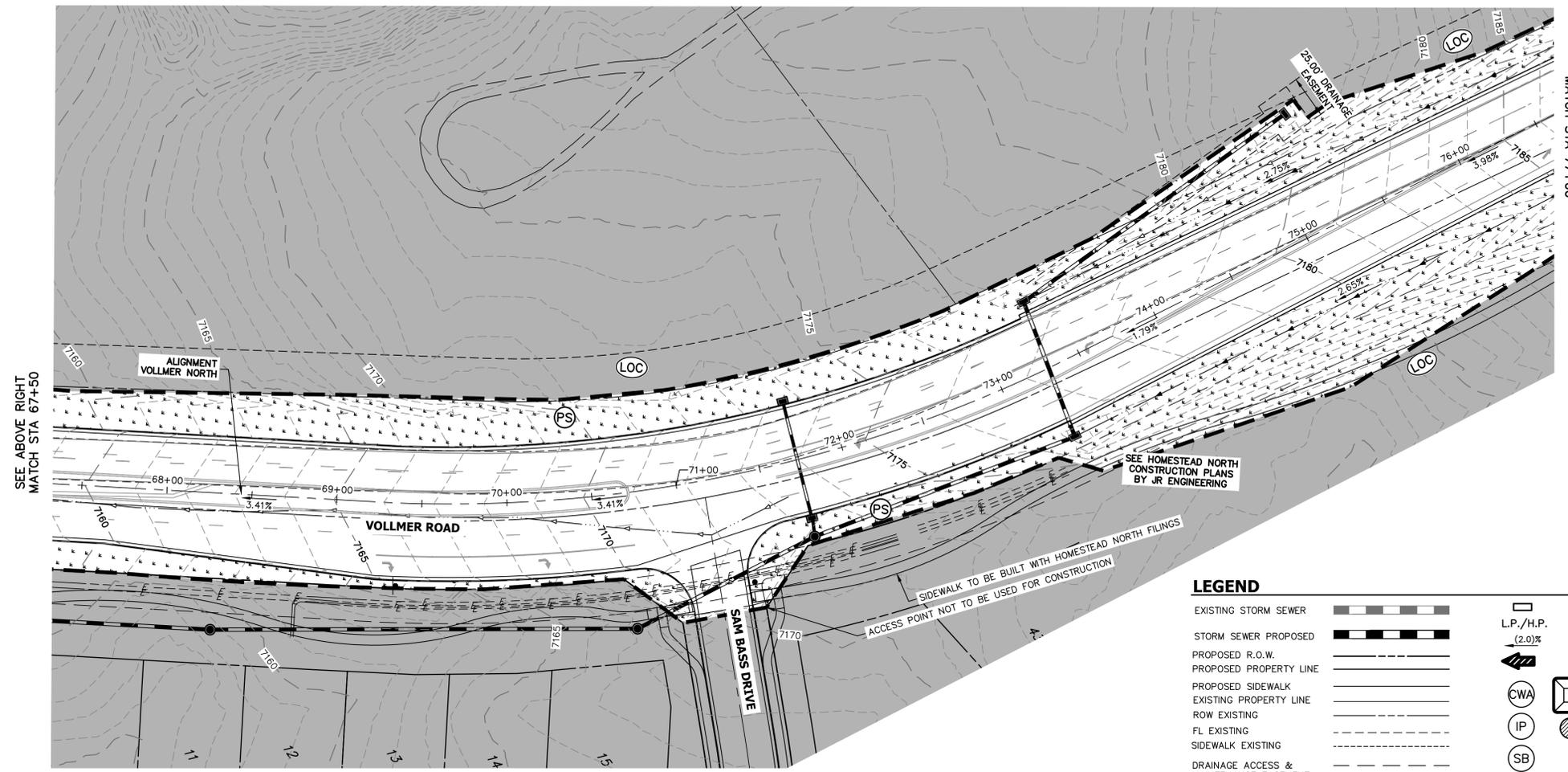
MATCH STA 67+50  
SEE BELOW LEFT



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

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

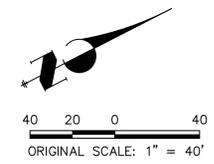
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com



**VOLLMER ROAD**  
STA 67+50 TO STA 77+00

SEE ABOVE RIGHT  
MATCH STA 67+50

SEE SHEET 9  
MATCH STA 77+00



**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 OVERTFLOW 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                              |  |                               |  |                            |  |

**NOTES:**  
EXISTING VEGETATION: AN AERIAL SURVEY WAS USED TO DETERMINE A 30% COVER OF NATIVE GRASSES.  
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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

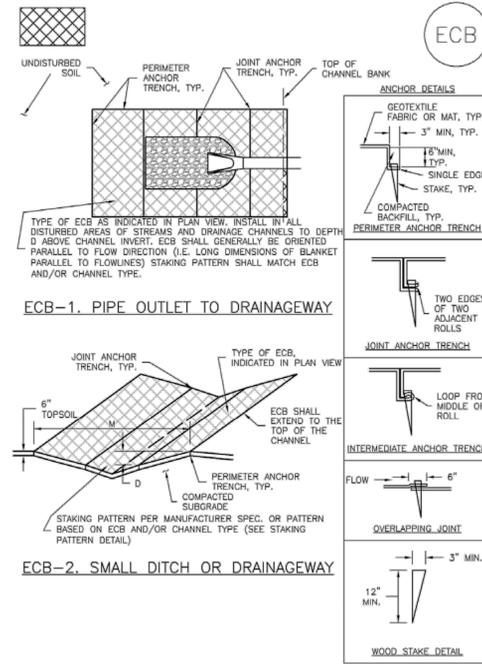
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| VOLLMER ROAD (NORTH) | GRADING AND EROSION CONTROL FINAL PLAN | SHEET 12 OF 16   |
|                      |  | JOB NO. 25188.00 |





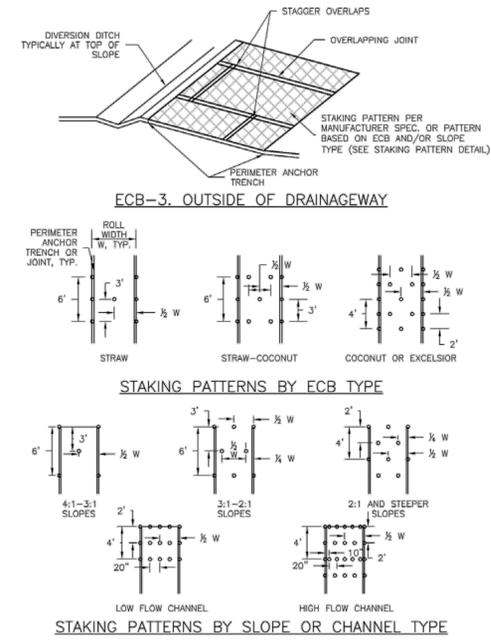


**EC-6 Rolled Erosion Control Products (RECP)**



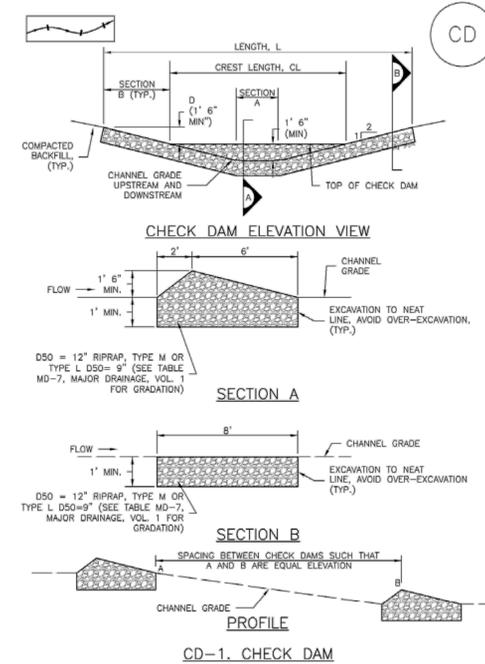
RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**EC-6 Rolled Erosion Control Products (RECP)**



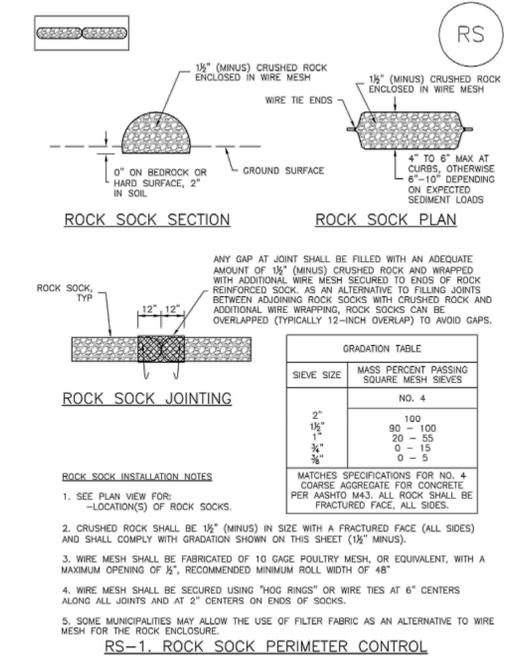
RECP-7 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**EC-12 Check Dams (CD)**



CD-1 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

**SC-5 Rock Sock (RS)**



RS-2 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.

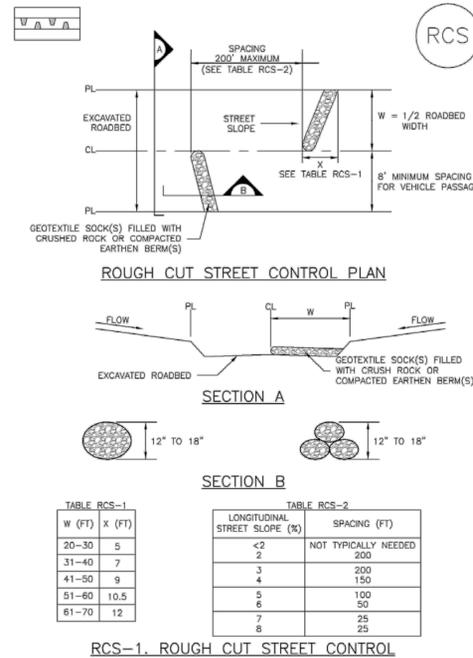
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

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

**EC-9 Rough Cut Street Control (RCS)**



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

**EC-9 Rough Cut Street Control (RCS)**

**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.

**ROUGH CUT STREET CONTROL INSPECTION AND 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.

(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.

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

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  
**SR LAND, LLC**  
 20 BOULDER CRESCENT  
 SUITE 201  
 COLORADO SPRINGS, CO 80903  
 JAMES F. MORLEY  
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**J.R. ENGINEERING**  
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 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

| BY | DATE | REVISION | No. | H-SCALE | N/A | V-SCALE | N/A | DESIGNED BY | N/A | DRAWN BY | N/A | CHECKED BY | N/A |
|----|------|----------|-----|---------|-----|---------|-----|-------------|-----|----------|-----|------------|-----|
|    |      |          |     |         |     |         |     |             |     |          |     |            |     |

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1  
 DETAIL

SHEET 10 OF 10  
 JOB NO. 25188.00