



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

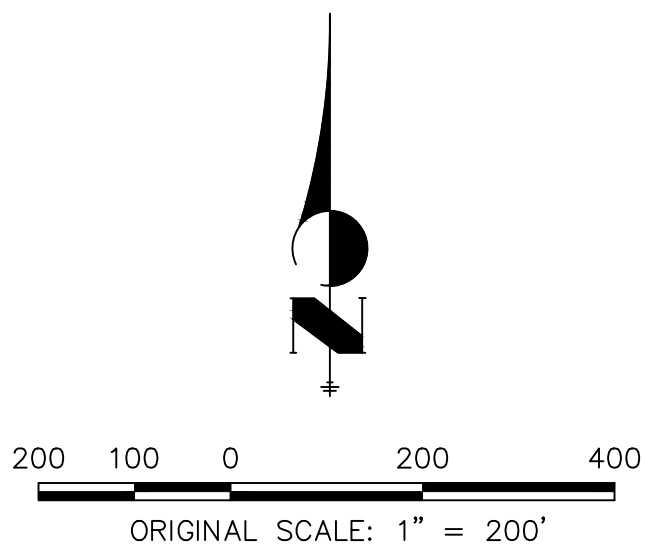
ADDITIONAL NOTES

- THIS SHEET ADDED TO SET TO SHOW STABILIZED STAGING AREA AND STOCKPILE AREA.
- NO WORK IN FLOODPLAIN UNTIL FLOODPLAIN DEVELOPMENT PERMIT IS OBTAINED.
- COMPLIANCE WITH USACE 404 WETLAND PERMIT REQUIRED.



KEY MAP

SCALE: NTS



APPROVED
Engineering Review
10/03/2022 4:33:00 PM
dsdrice
JeffRice@elpasoco.com
(719) 520-7877
EPC Planning & Community
Development Department

ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING
Mike Bramlett
10/3/2022
DATE
10/3/2022
FOR AND ON BEHALF OF JR ENGINEERING, LLC

HOMESTEAD NORTH AT STERLING RANCH EARLY GRADING & EROSION CONTROL PLAN	SHEET 8 OF 12	JOB NO. 25188.00	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	J-R ENGINEERING A Western Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS ARE NOT TO BE USED FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
No.	REVISION	DATE	BY	DATE	DATE
1	ADD BMP TO AREA INBETWEEN SRR & BGP	8/4/22	JR		
1"	60'	N/A			
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		3/25/22	RAB	CGV	