



CONSTRUCTION NOTES:

NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.

NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.

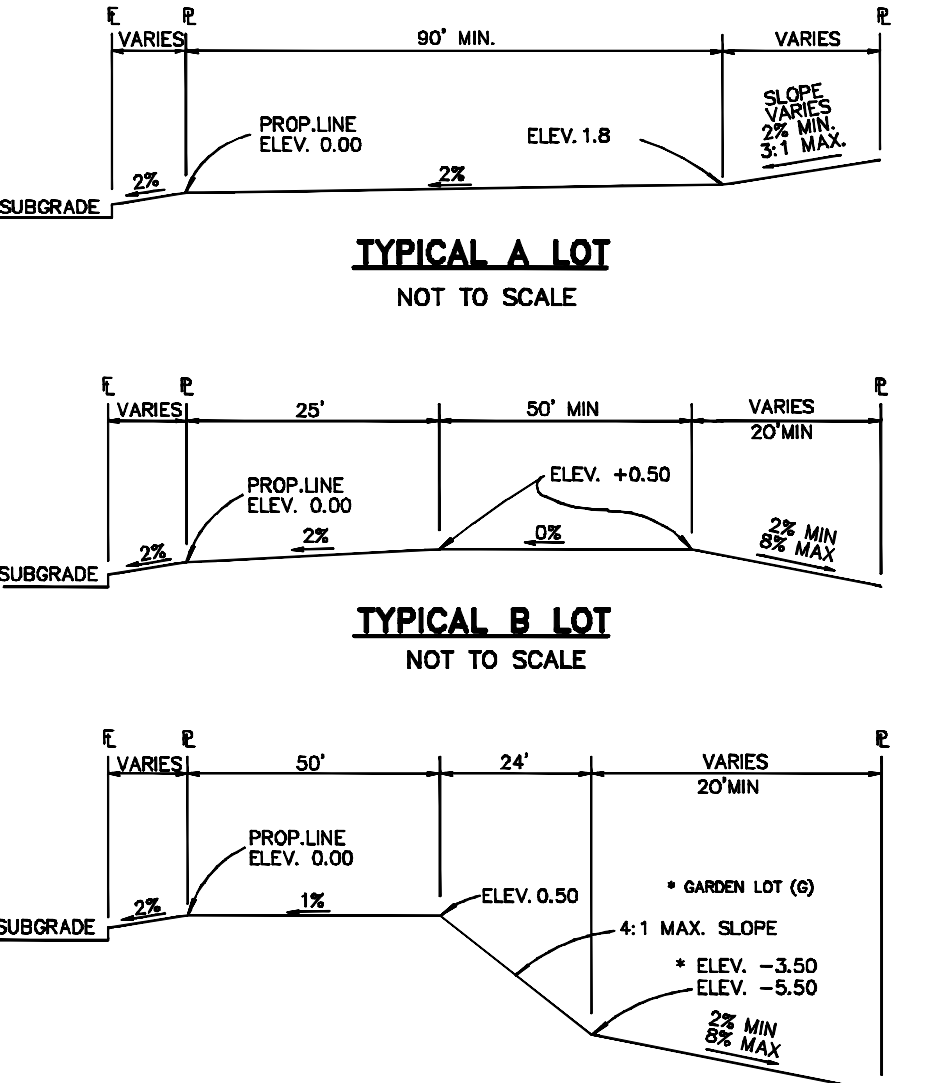
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE 'M'. RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

ALL TEMPORARY STORM SEWER SHOWN ON PLANS SHALL BE 24" DIA. HP POLYPROPYLENE BY ADS OR APPROVED EQUAL. ALL PIPE SHALL BE LAID TO ACHIEVE A MIN. SLOPE OF 0.5%.

ADDITIONAL NOTES:

STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

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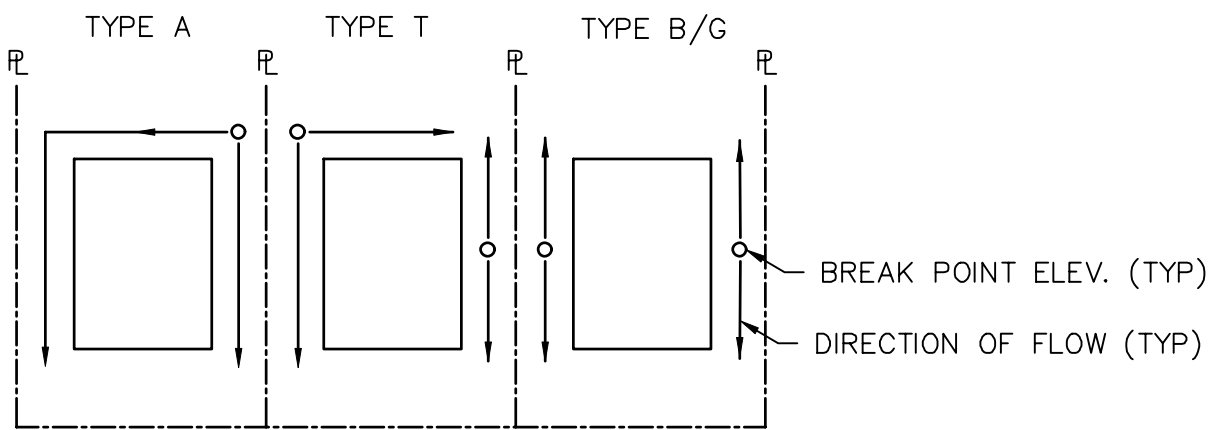


NOTE:

"T" LOTS OR "TRANSITION " LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

NOTE:

SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.

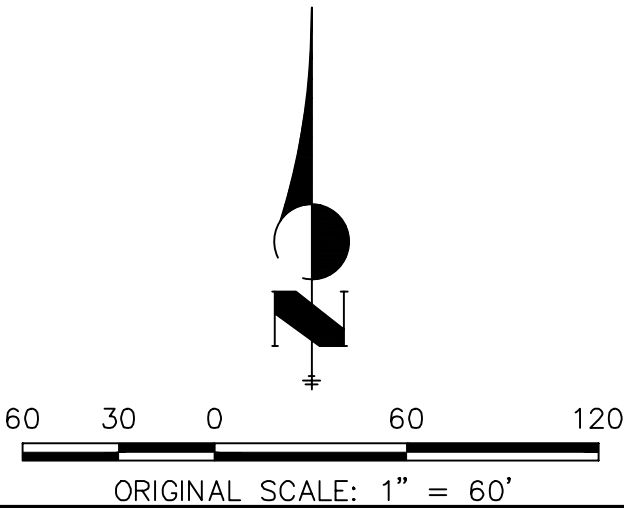
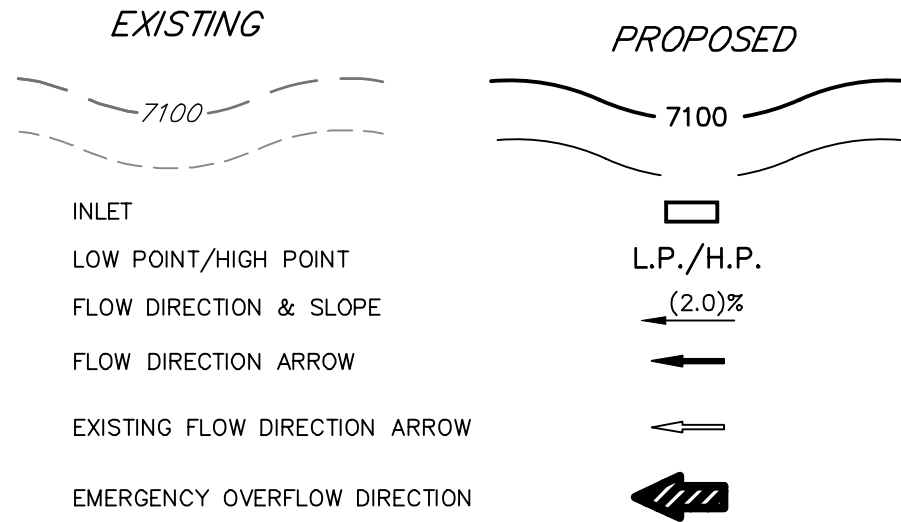


LOT DRAINAGE TYPES AND SWALE DIRECTION

NOT TO SCALE

LEGEND

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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
(719) 471-1742

J.R. ENGINEERING
A Westman Company

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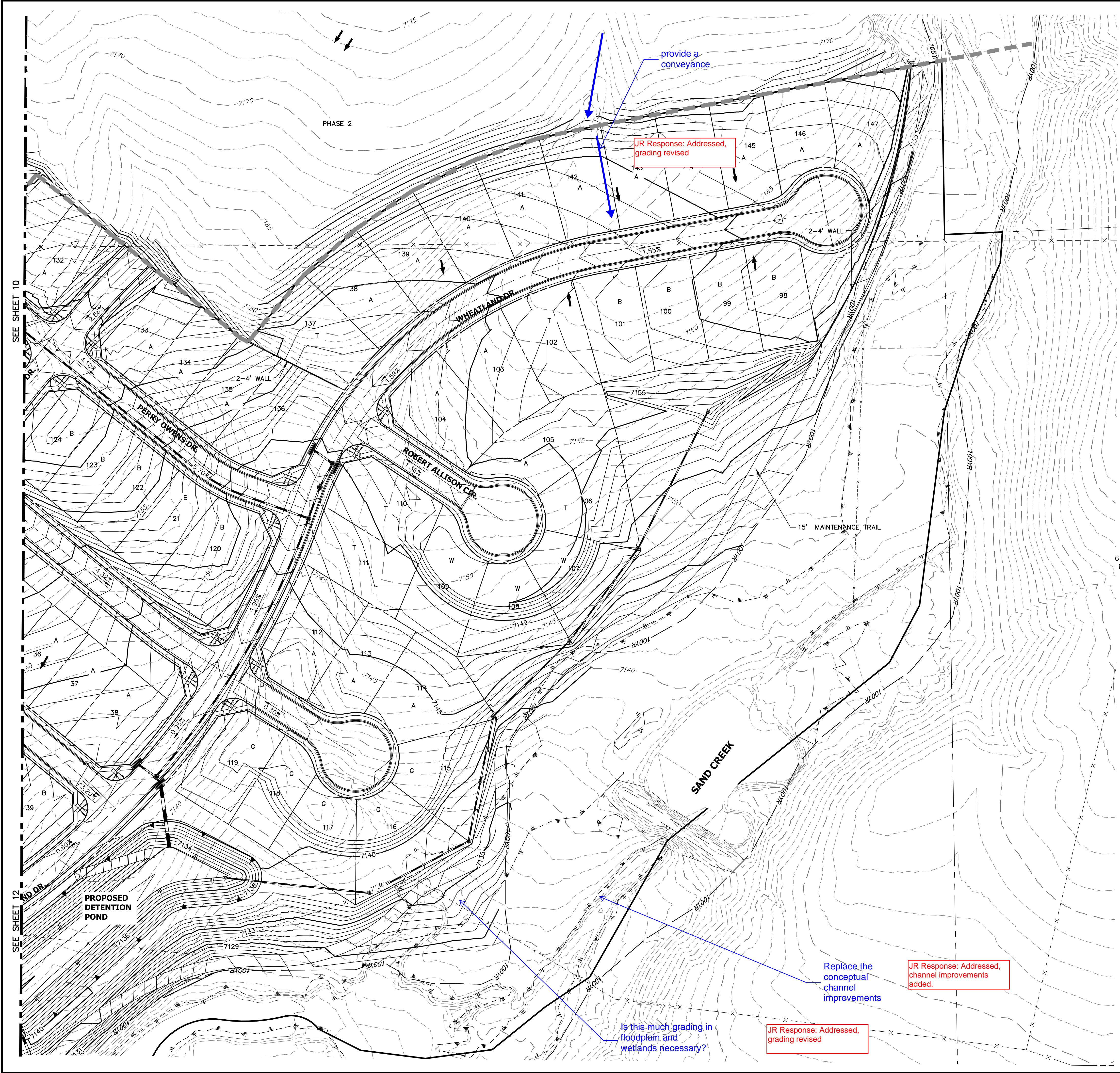
No.	REVISION	BY	DATE	1"=60'			
				H-SCALE	V-SCALE	N/A	DATE
							06/30/21
							BAB
							ARJ

HOMESTEAD NORTH AT
STERLING RANCH

PRELIMINARY GRADING PLAN

SHEET 10 OF 25

JOB NO. 25188.00



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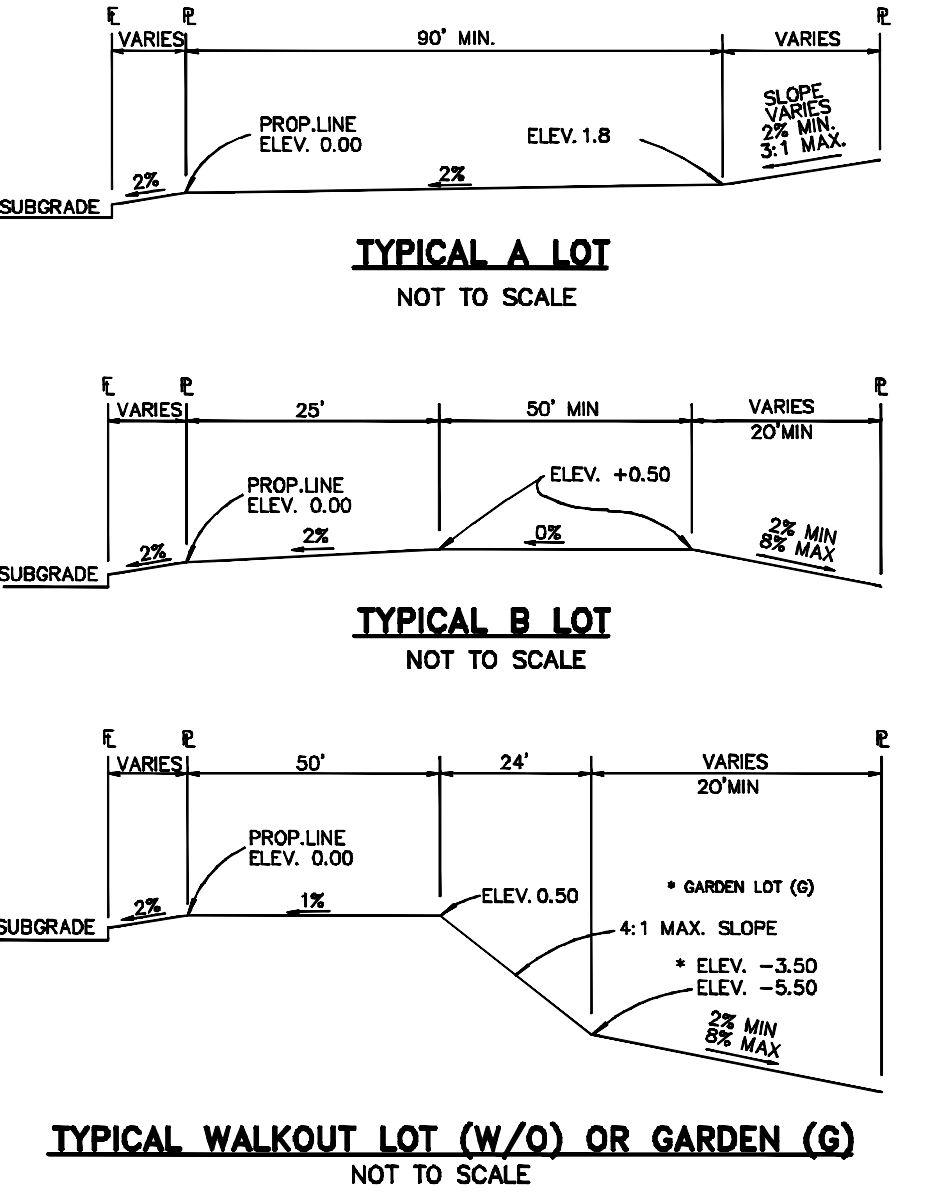
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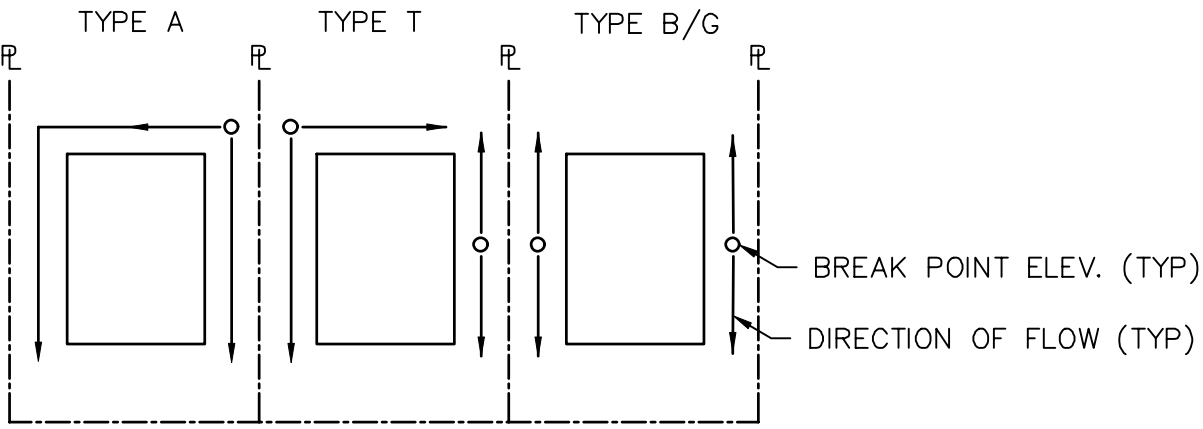
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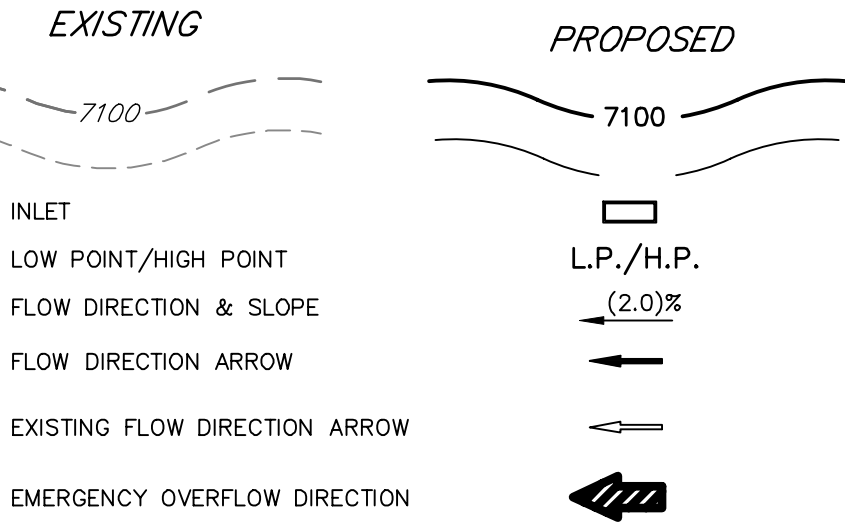
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LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

LEGEND

EXISTING STORM SEWER	
STORM SEWER PROPOSED	
PROPOSED R.O.W	
PROPOSED PROPERTY LINES	
PROPOSED SIDEWALK	
EXISTING PROPERTY LINE	
ROW EXISTING	
FL EXISTING	
SIDEWALK EXISTING	
DRAINAGE ACCESS & MAINTENANCE EASEMENT	



PREPARED FOR

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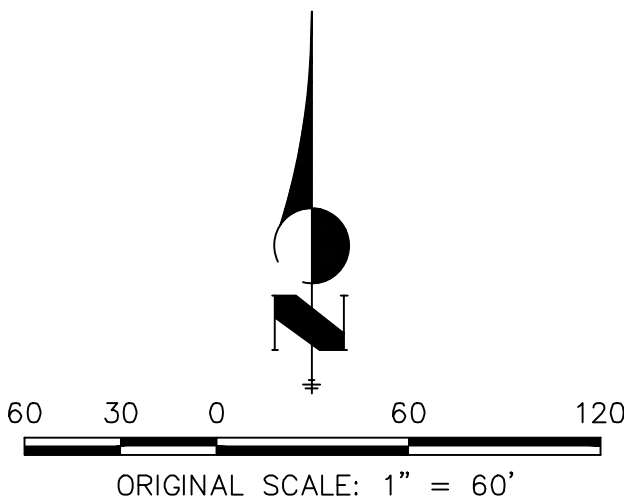
BY	DATE								
No.	REVISION								
H-SCALE	1"=60'	N/A	06/30/21	BAB	ARJ				
V-SCALE									
DATE									
DESIGNED BY									
DRAWN BY									
CHECKED BY									

HOMESTEAD NORTH AT
STERLING RANCH

PRELIMINARY GRADING PLAN

SHEET 11 OF 25

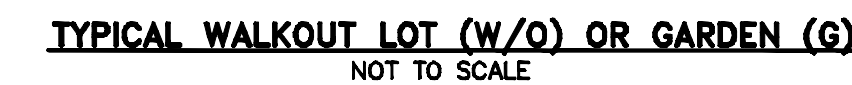
JOB NO. 25188.00



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EXISTING STORM SEWER

STORM SEWER PROPOSED

PROPOSED R.O.W

PROPOSED PROPERTY LINES

PROPOSED SIDEWALK

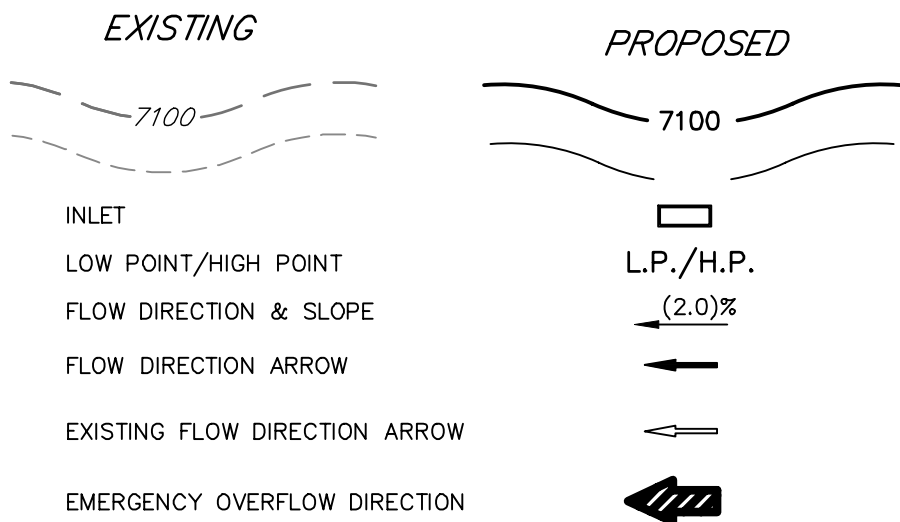
EXISTING PROPERTY LINE

ROW EXISTING

FL EXISTING

SIDEWALK EXISTING

DRAINAGE ACCESS & MAINTENANCE EASEMENT



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Fort Collins 970-491-9888 • www.virencore.com

 $1''=60'$

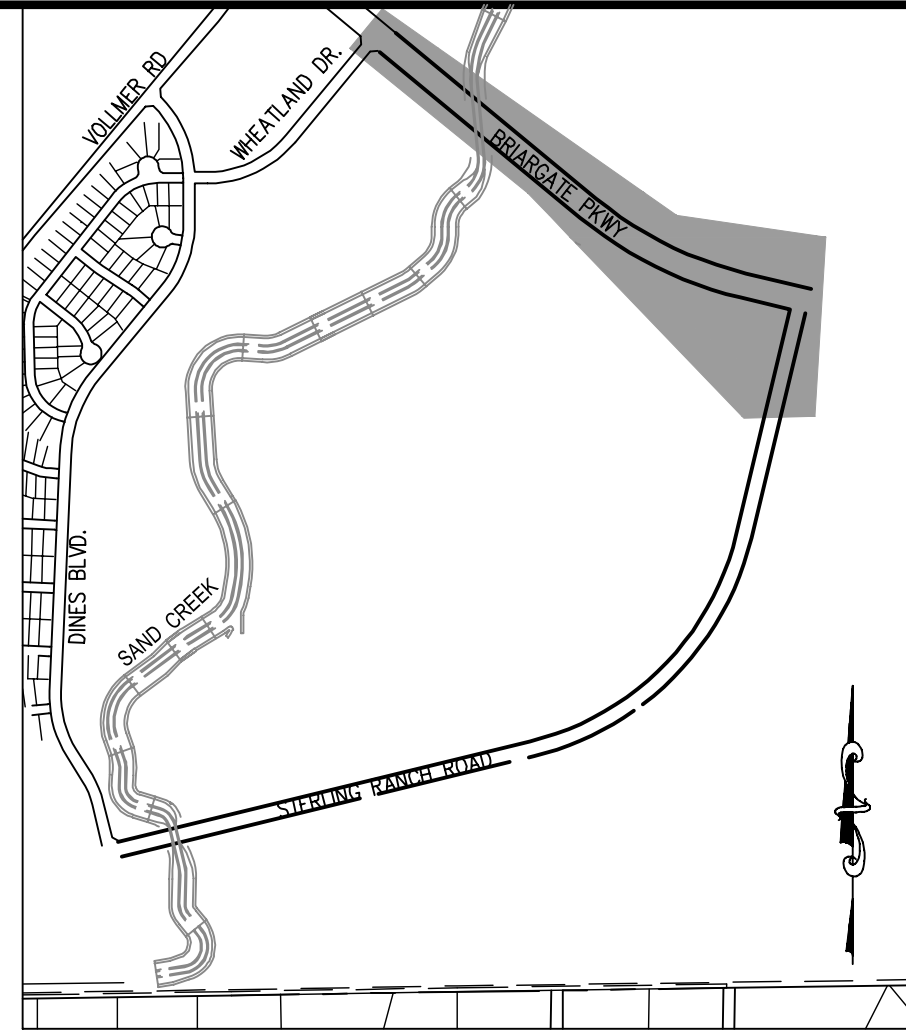
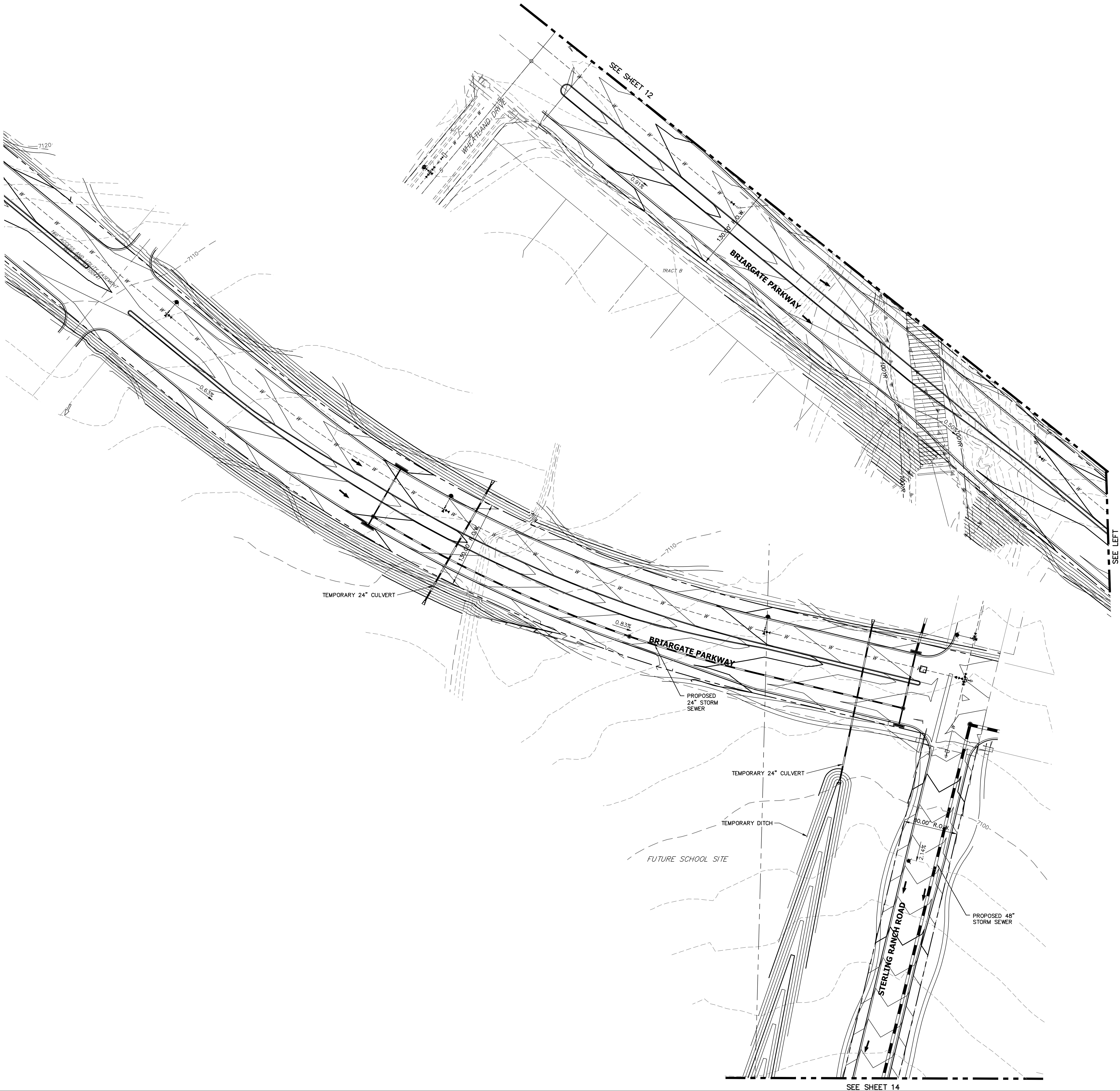
1997

HOMESTEAD NORTH AT
STERLING RANCH

PRELIMINARY GRADING PLAN

SHEET 12 OF 25

OB NO. 25188.00



LEGEND


- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W.
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- ROW EXISTING
- FL EXISTING
- SIDEWALK EXISTING
- DRAINAGE ACCESS & MAINTENANCE EASEMENT

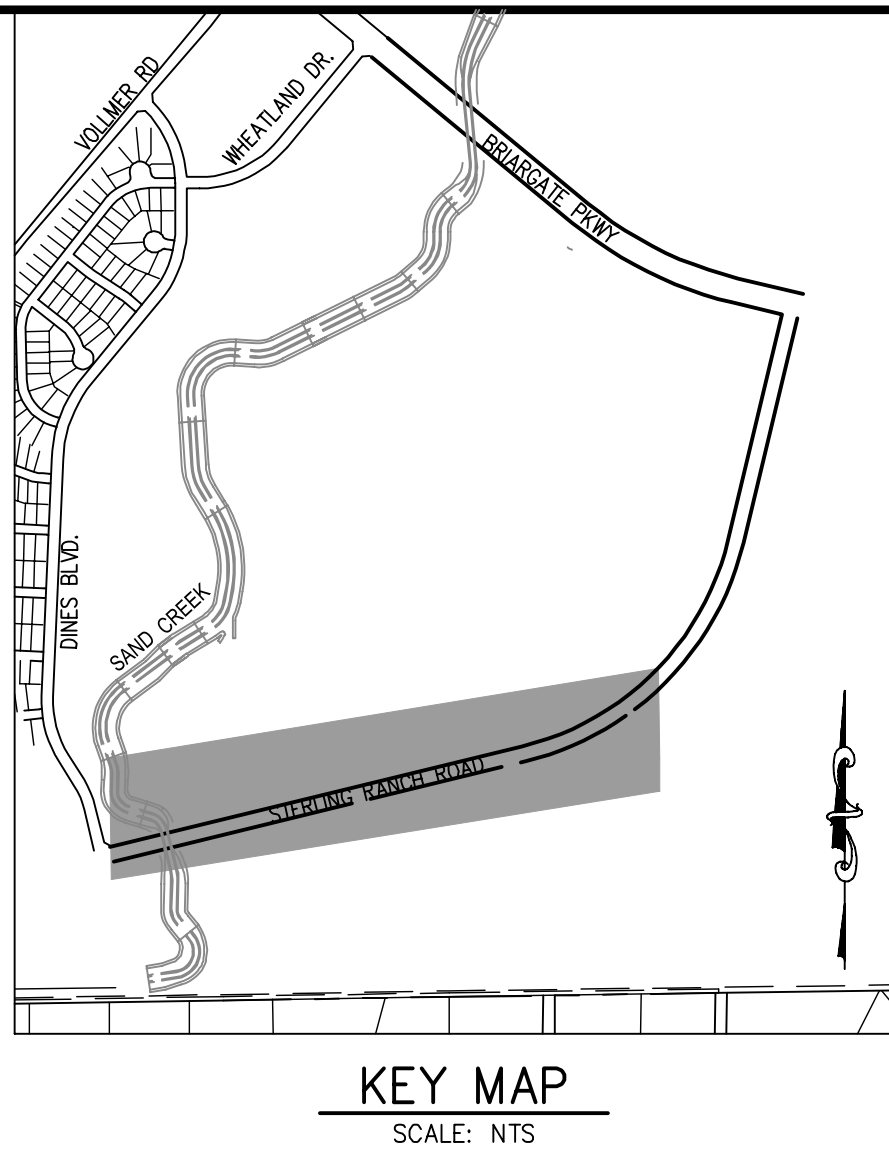
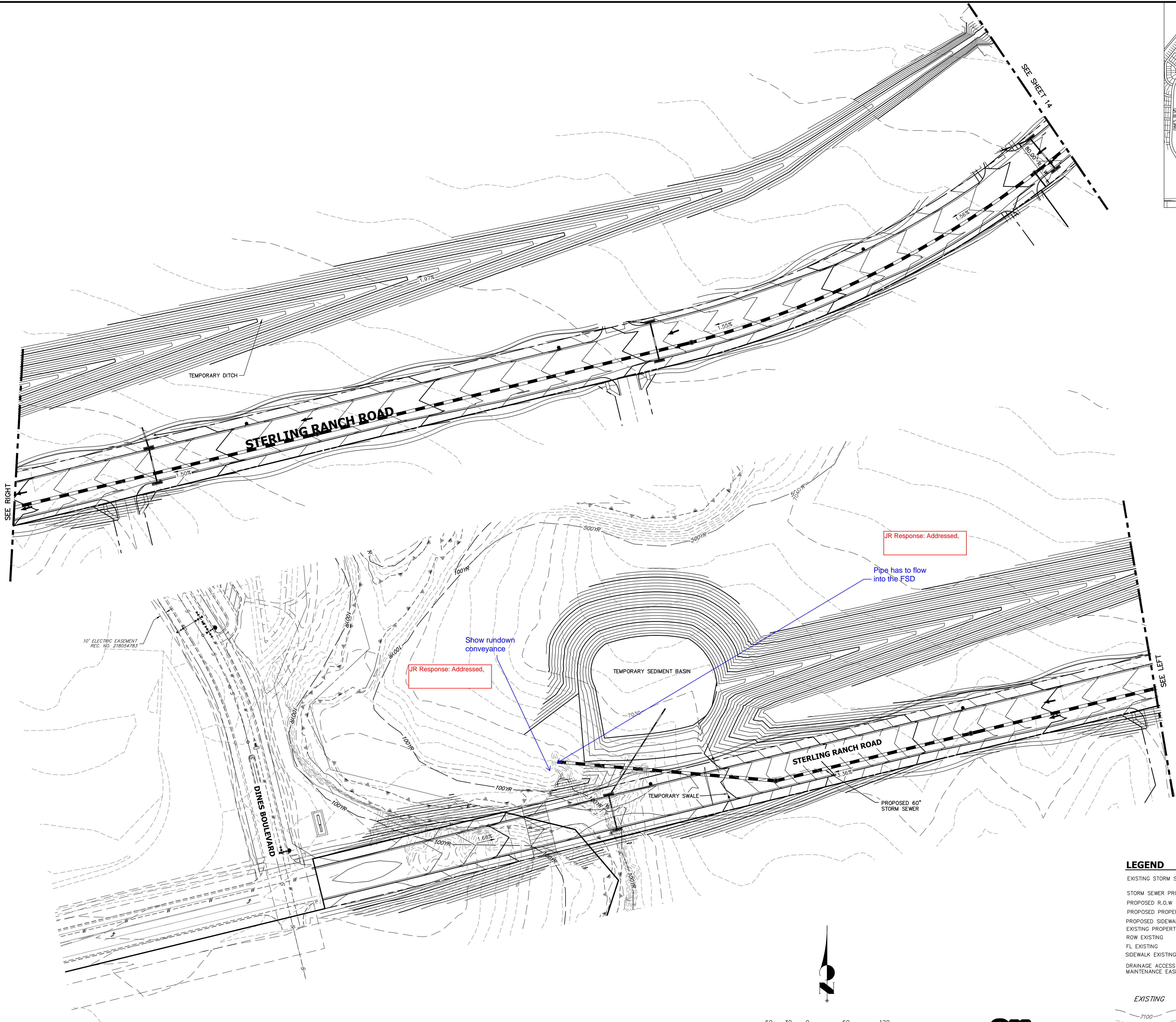
- EXISTING
- PROPOSED
- INLET
- LOW POINT/HIGH POINT
- FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW
- EXISTING FLOW DIRECTION ARROW
- EMERGENCY OVERFLOW DIRECTION

60 30 0 60 120
ORIGINAL SCALE: 1" = 60'



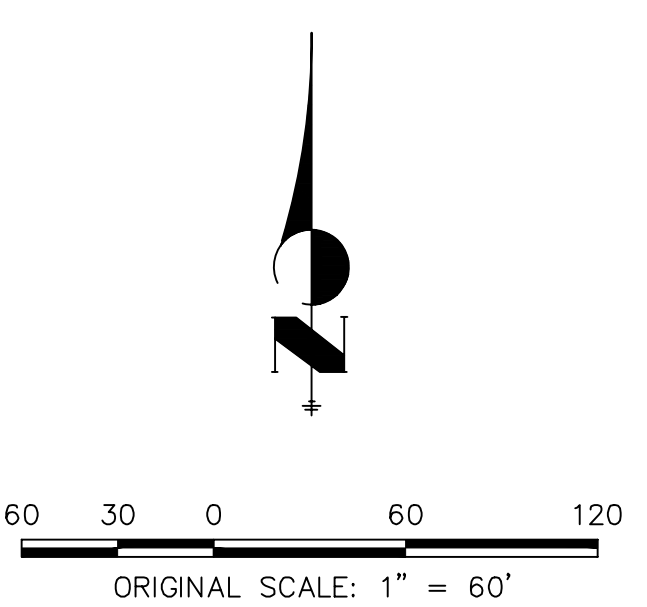
Know what's below.
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR DESIGN AND THE PROJECT BY WRITTEN AUTHORIZATION.		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		JR ENGINEERING A Westman Company  Central 303-740-8888 • Colorado Springs 719-585-2588 Fort Collins 970-491-8888 • www.jrengineering.com		BY	DATE	REVISION		1"=60' H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY		N/A 06/30/21 RAB ARJ		SHEET 13 OF 25 JOB NO. 25188.00	
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LEGEND

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
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PREPARED FOR

SR LAND, LLC

20 BOULDER CRESCENT

SUITE 201

COLORADO SPRINGS, CO 80903

JAMES F. MORLEY

(719) 471-1742

JR ENGINEERING

A Western Company

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Fort Collins 970-491-8888 • www.jrengineering.com

No.	REVISION	BY	DATE

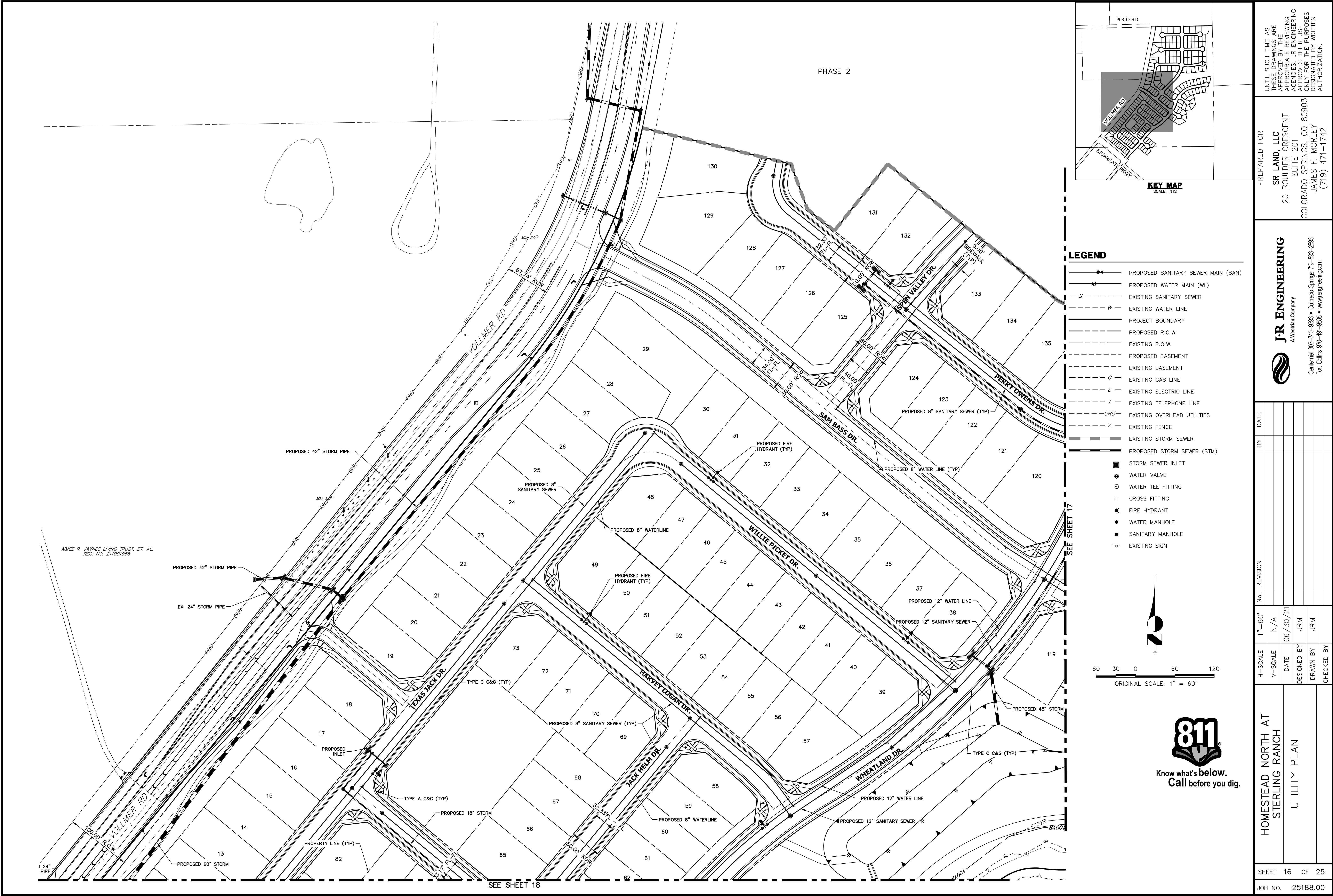
H-Scale	V-Scale	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	06/30/21	RAB	ARJ	

HOMESTEAD NORTH AT STERLING RANCH

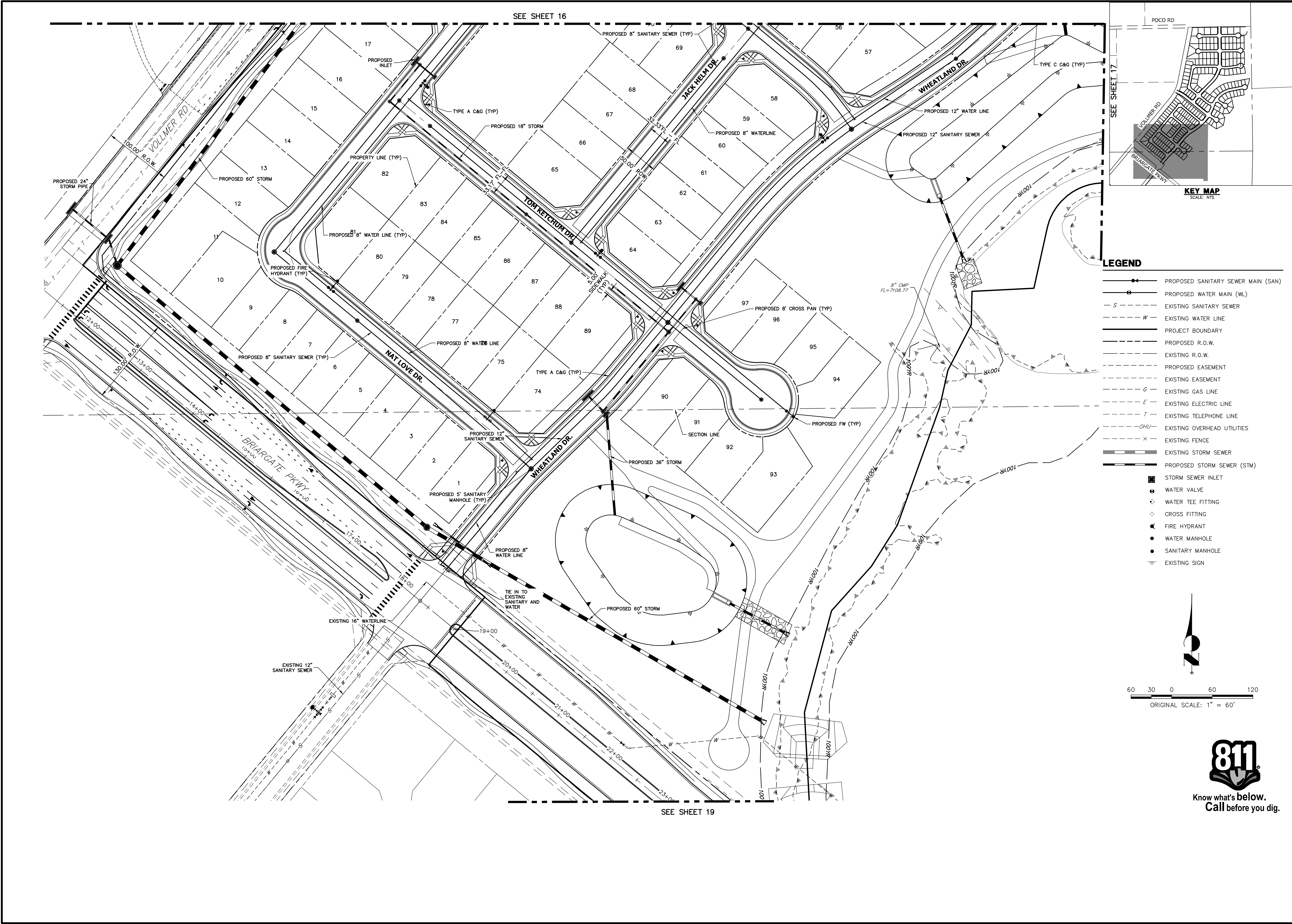
PRELIMINARY GRADING PLAN

SHEET	15	OF	25
JOB NO.	25188.00		

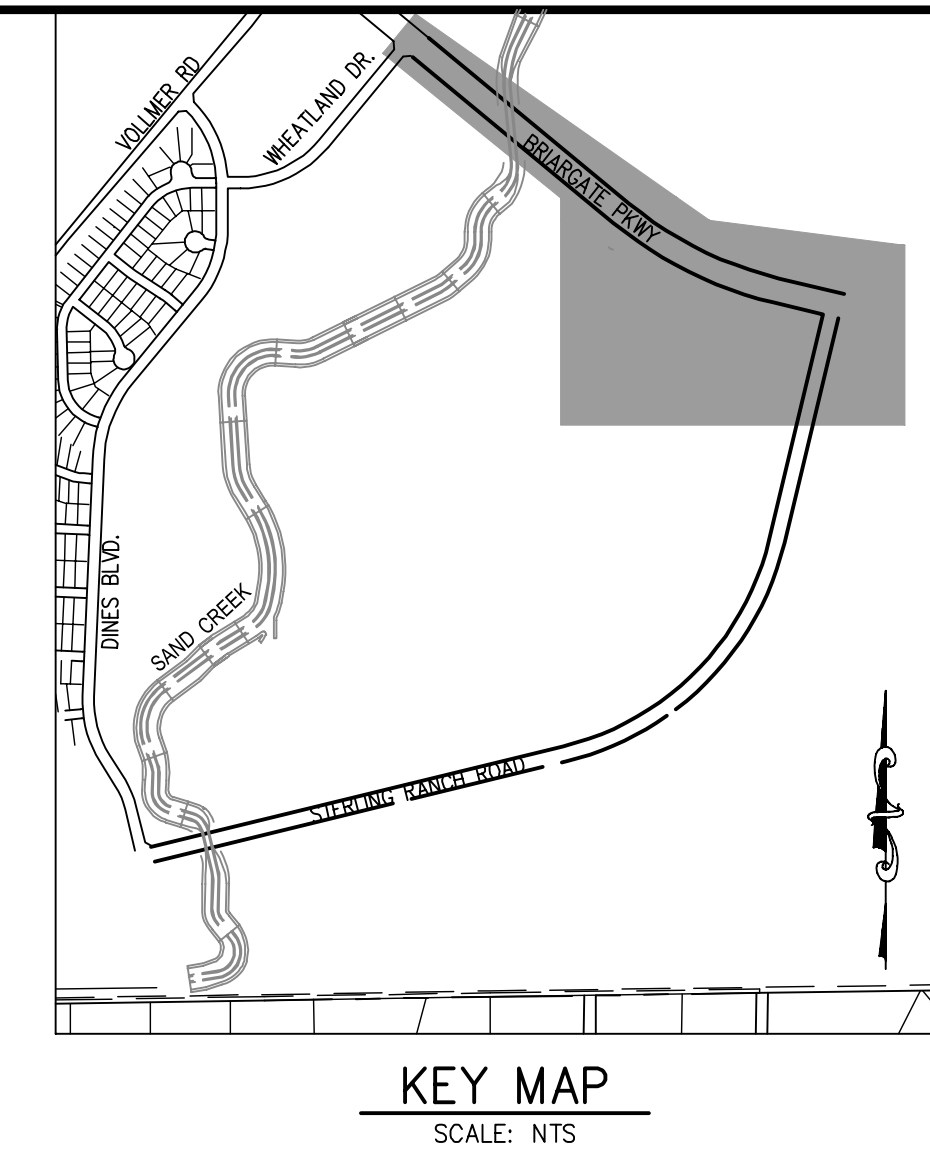
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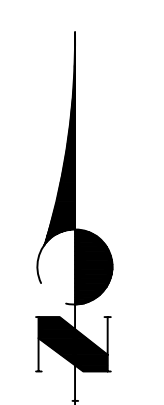


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J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-593-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE
No.	REVISION
H-SCALE 1"=60'	V-SCALE N/A
DATE 06/30/21	DESIGNED BY JRM
DRAWN BY JRM	CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN	
SHEET 18 OF 25	
JOB NO. 25188.00	



KEY MAP

SCALE: NTS



	PROPOSED SANITARY SEWER MAIN (SAN)
	PROPOSED WATER MAIN (WL)
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	PROJECT BOUNDARY
	PROPOSED R.O.W.
	EXISTING R.O.W.
	PROPOSED EASEMENT
	EXISTING EASEMENT
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING TELEPHONE LINE
	EXISTING OVERHEAD UTILITIES
	EXISTING FENCE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER (STM)
	STORM SEWER INLET
	WATER VALVE
	WATER TEE FITTING
	CROSS FITTING
	FIRE HYDRANT
	WATER MANHOLE
	SANITARY MANHOLE
	EXISTING SIGN

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING AGENCIES,
JR ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
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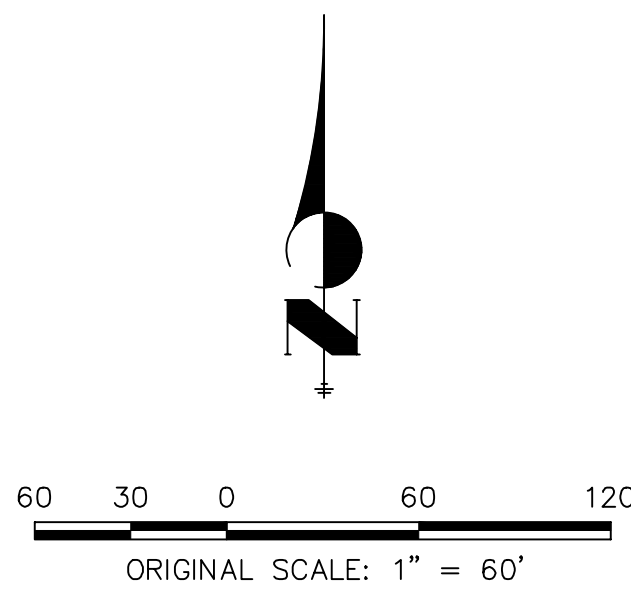
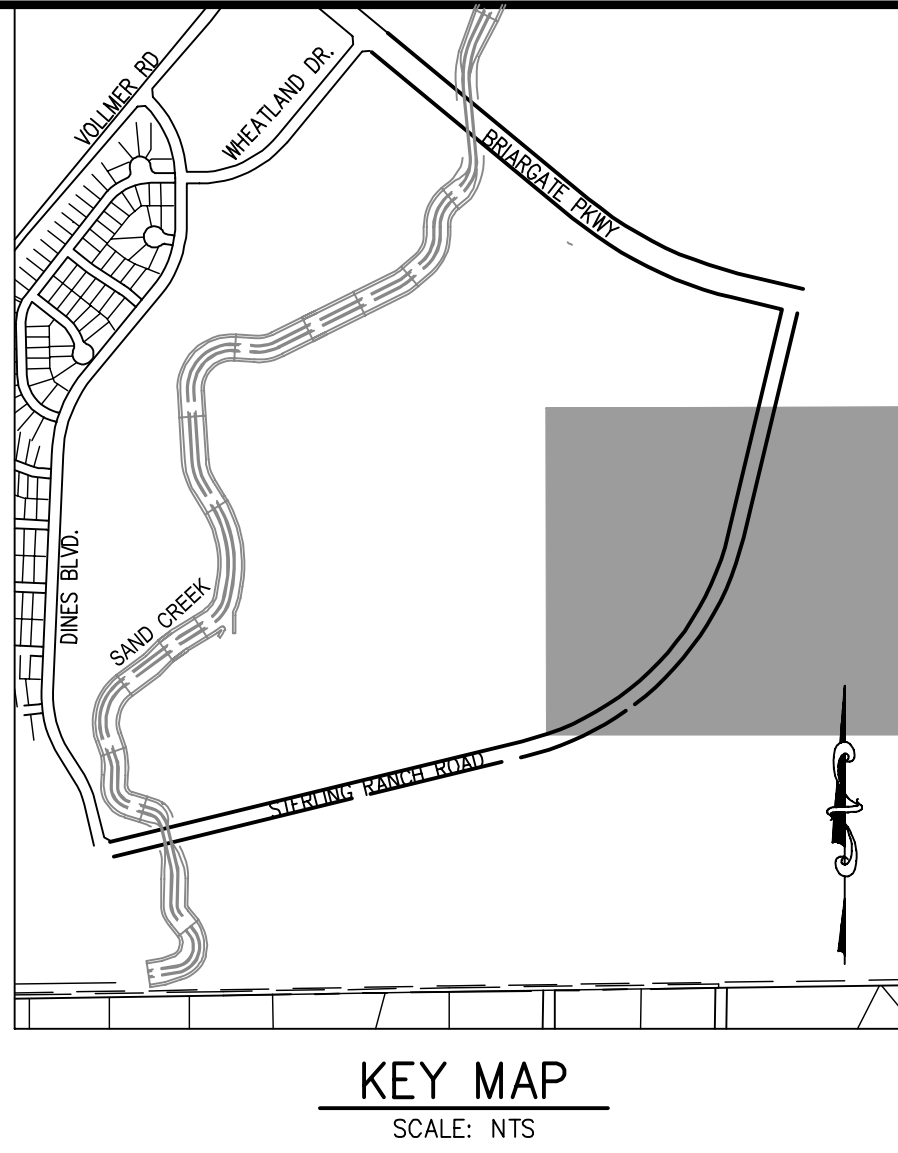
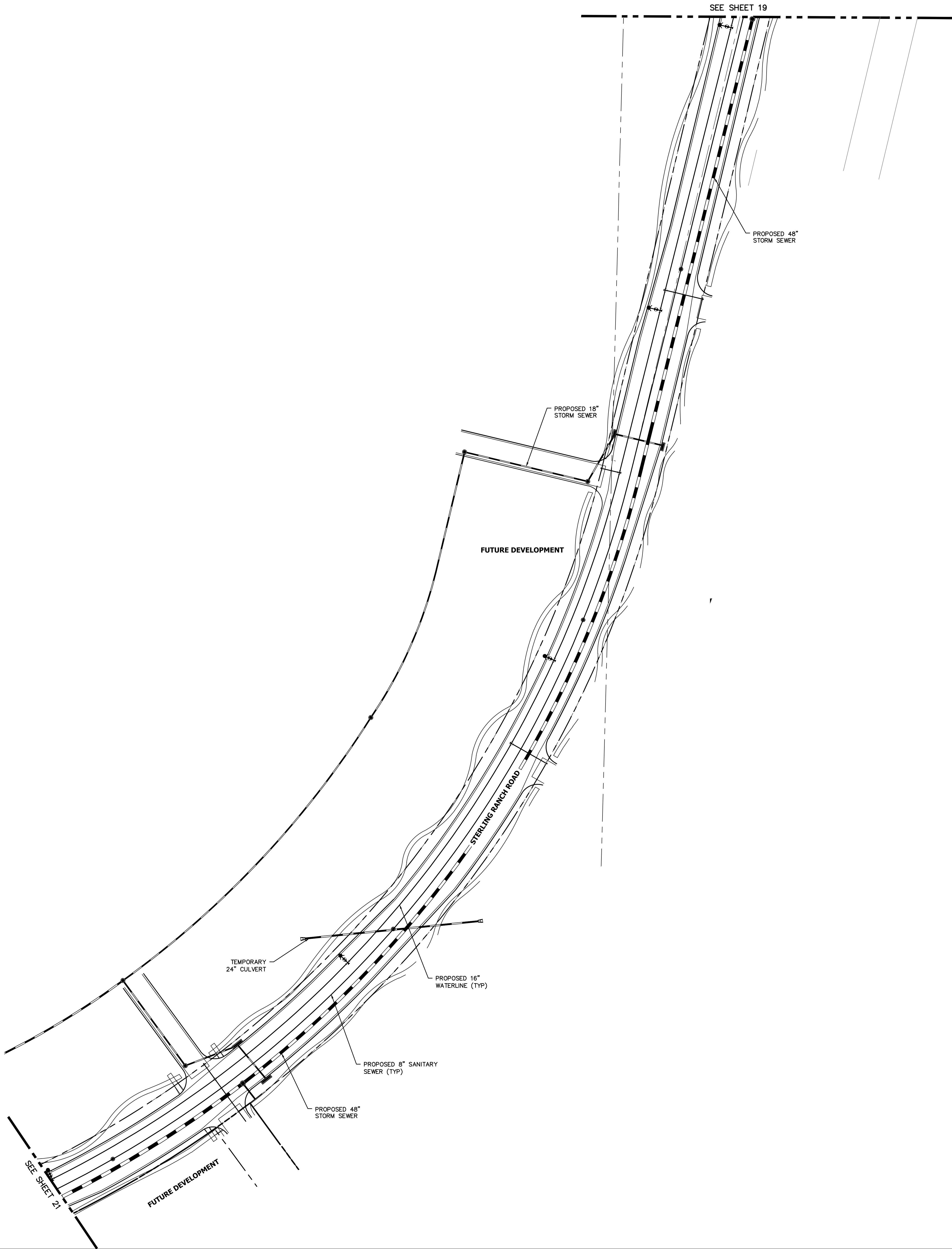
1" = 60'	REVISION	BY	DATE
H-SCALE	No.		
V-SCALE	N/A		
DATE	06/30/21		
DESIGNED BY			
DRAWN BY	RAB		
CHECKED BY	CGV		

UTILITY PLAN

SHEET	19	OF	25
JOB NO. 25188.00			



Know what's **below**.
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LEGEND

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- PROPOSED WATER MAIN (WL)
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROJECT BOUNDARY
- PROPOSED R.O.W.
- EXISTING R.O.W.
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING FENCE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER (STM)
- STORM SEWER INLET
- WATER VALVE
- WATER TEE FITTING
- CROSS FITTING
- FIRE HYDRANT
- WATER MANHOLE
- SANITARY MANHOLE
- EXISTING SIGN

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BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 60'	N/A	12/01/20	RAB	CGV	

HOMESTEAD NORTH AT STERLING RANCH

UTILITY PLAN

SHEET	20	OF	25
JOB NO. 25188.00			

