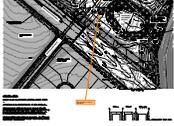


# ENG-SP20008-R2-GEC-redlines Markup Summary

---

2 (2)

---



**Subject:** SW - Comment  
**Page Index:** 2  
**Date:** 4/5/2021 11:54:21 AM  
**Author:** GReese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 2 GR\_01 - GR01

Show detail for CWA on last sheet.

JR Response:  
Addressed



**Subject:** SW - Comment  
**Page Index:** 2  
**Date:** 4/5/2021 11:58:13 AM  
**Author:** GReese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [2] 2 GR\_01 - GR01

Show check dams (rock socks, straw bales, etc) in rough cut street drainage (typical all sheets). And add detail of selected BMP to last sheet. Also see MHFD Detail EC-9 and add that to last sheet.

JR Response:  
Addressed.

---

7 (1)

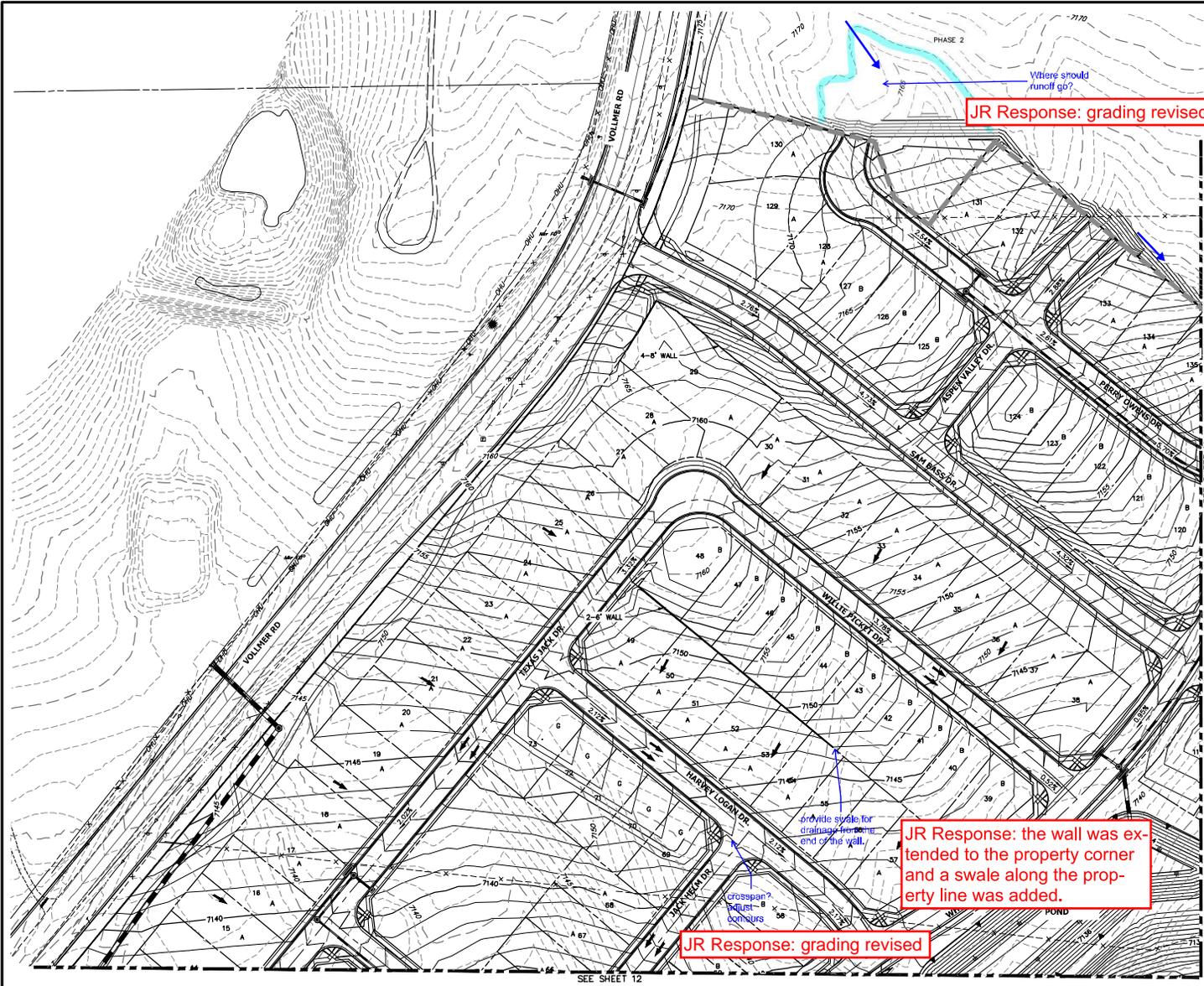
---



**Subject:** SW - Comment  
**Page Index:** 7  
**Date:** 4/5/2021 12:04:39 PM  
**Author:** GReese  
**Color:** ■  
**Layer:**  
**Space:**  
**Page Label:** [7] 7 GR\_02 SRR and BGP - GESC (4)

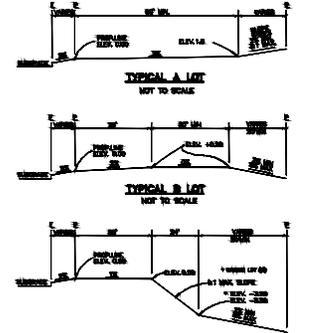
unimproved area between spillway and creek bank needs riprap as well.

JR Response:  
Addressed.  
10'x 90' riprap  
pad added



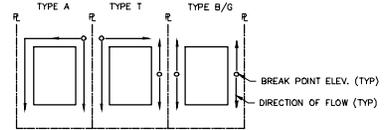
**CONSTRUCTION NOTES:**  
 NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.  
 NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.  
 ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE 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 0.03%.

**ADDITIONAL NOTES:**  
 STAGING AREA 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.



**TYPICAL WALKWAY LOT (V/W) OR GARDEN LOT**  
 NOT TO SCALE

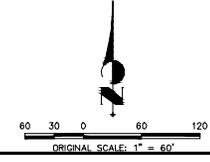
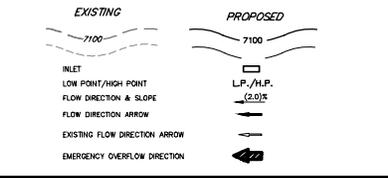
**NOTE:**  
 "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.  
 "NOTE" SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



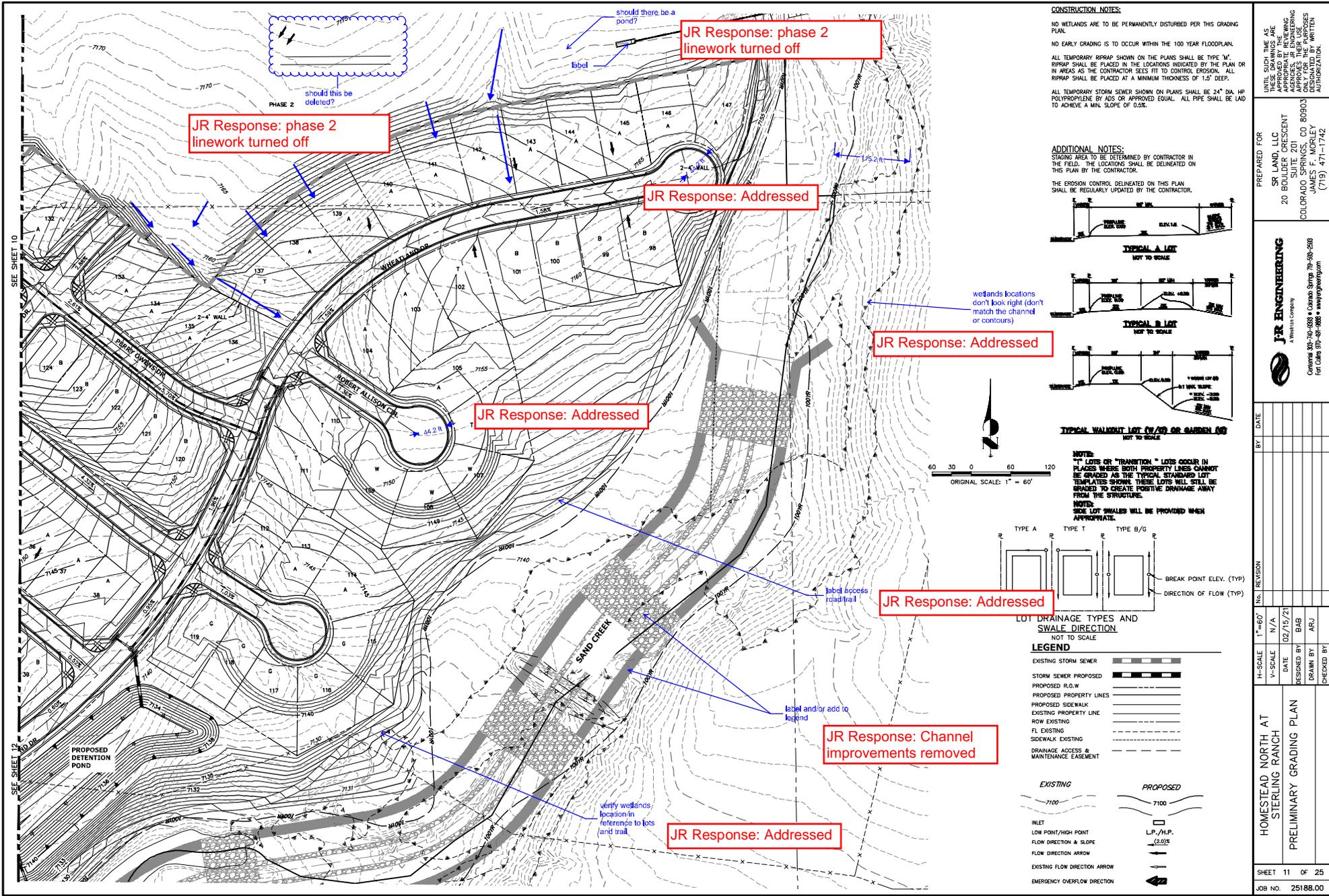
**LOT DRAINAGE TYPES AND SWALE DIRECTION**  
 NOT TO SCALE

**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	



UNLIT SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES. THESE USES SHALL BE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT DENVER, CO 80903 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	 <b>JR ENGINEERING</b> A WATKINS COMPANY Central 303-740-8888 • Colorado Springs 719-596-2888 Fort Collins 970-891-9888 • www.jrengineering.com	DATE	
			BY	
H-S-SCALE 1"=60'	V-S-SCALE N/A	DATE 02/15/21	DESIGNED BY BAB	NO. REVISION
HOMESTEAD NORTH AT STERLING RANCH	PRELIMINARY GRADING PLAN	DRAWN BY ARJ	CHECKED BY	
SHEET 10 OF 25	JOB NO. 25188.00			



JR Response: phase 2  
linework turned off

JR Response: phase 2  
linework turned off

JR Response: Addressed

JR Response: Addressed

JR Response: Addressed

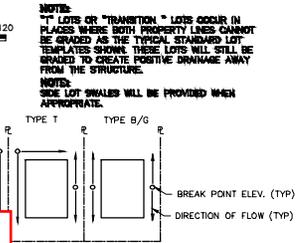
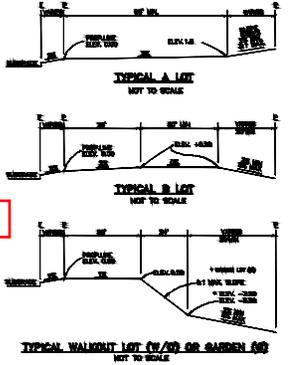
JR Response: Addressed

JR Response: Channel  
improvements removed

JR Response: Addressed

**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 0.3%.

**ADDITIONAL NOTES:**  
 STAGING AREA 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.



**LOT DRAINAGE TYPES AND SWALE DIRECTION**  
 NOT TO SCALE

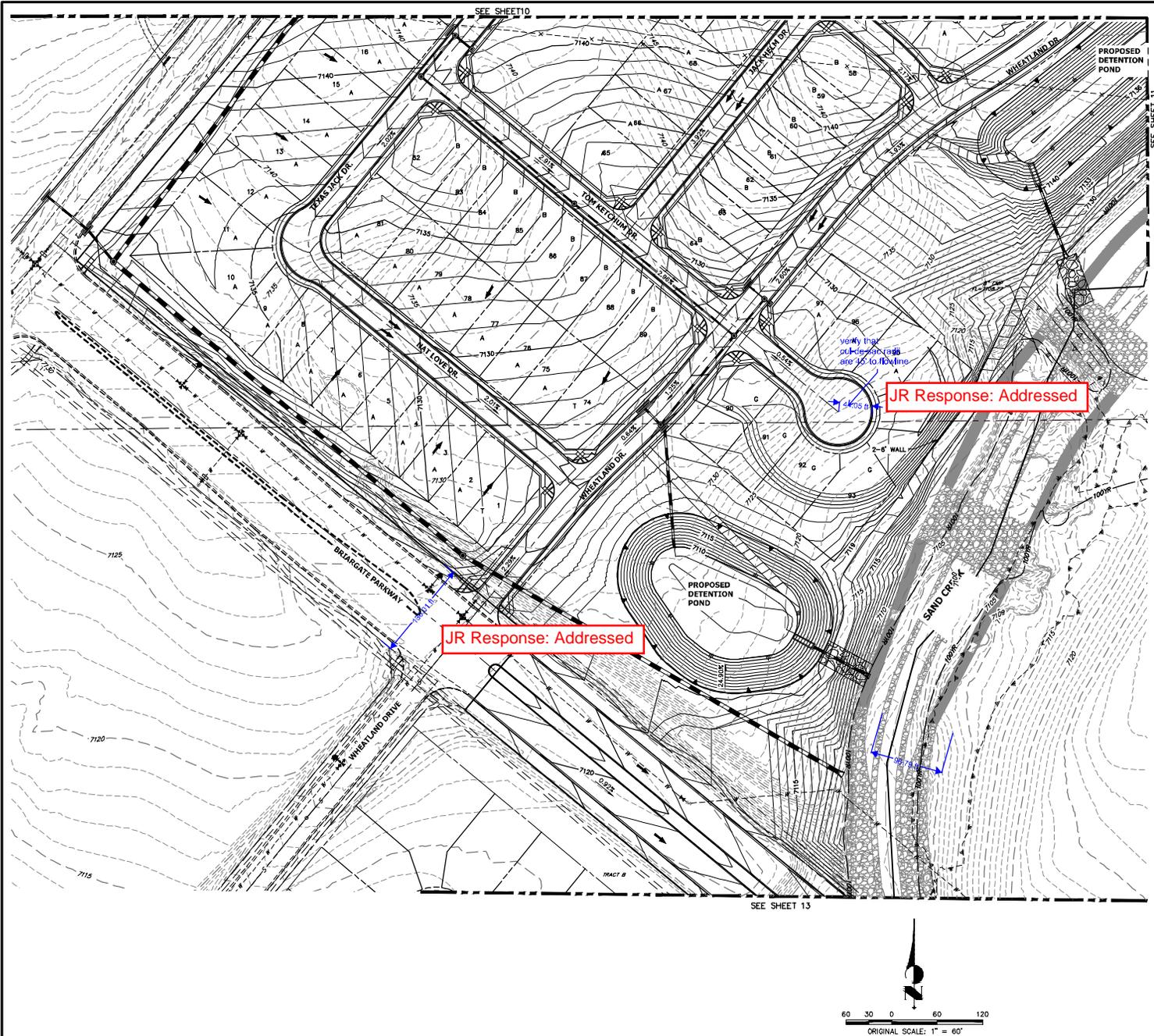
**LEGEND**

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	

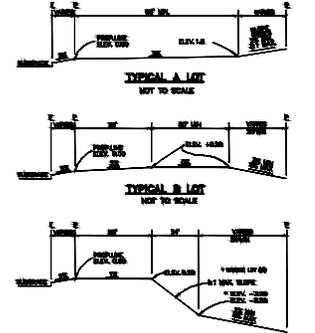
EXISTING	PROPOSED

UNIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES FOR THEIR USE. THESE AGENCIES DESIGNATED BY WRITER AUTHORIZATION.
PREPARED FOR SR LAND, LLC 20 BOLLIEF CRESCENT DENVER, CO 80903 COLORADO SURVEYING CO. 80903 JAMES F. MURLEY (719) 471-1742
<b>JR ENGINEERING</b> A Consulting Company Central 303-740-8338 • Colorado Survey 719-596-2588 for Calls 970-697-9888 • www.jrengineering.com
BY DATE
NO. REVISION
H-SCALE 1"=60'
V-SCALE N/A
DATE 02/15/21
DESIGNED BY BAB
DRAWN BY ARJ
CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH PRELIMINARY GRADING PLAN
SHEET 11 OF 25
JOB NO. 25188.00



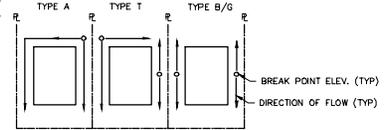
**CONSTRUCTION NOTES:**  
 NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.  
 NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.  
 ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE 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 0.3%.

**ADDITIONAL NOTES:**  
 STAGING AREA 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.



**TYPICAL WALKWAY LOT (V/W) OR GARDEN LOT**  
 NOT TO SCALE

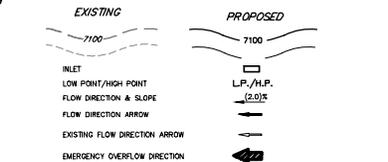
**NOTES:**  
 1. LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.  
 2. SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



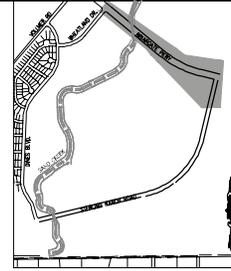
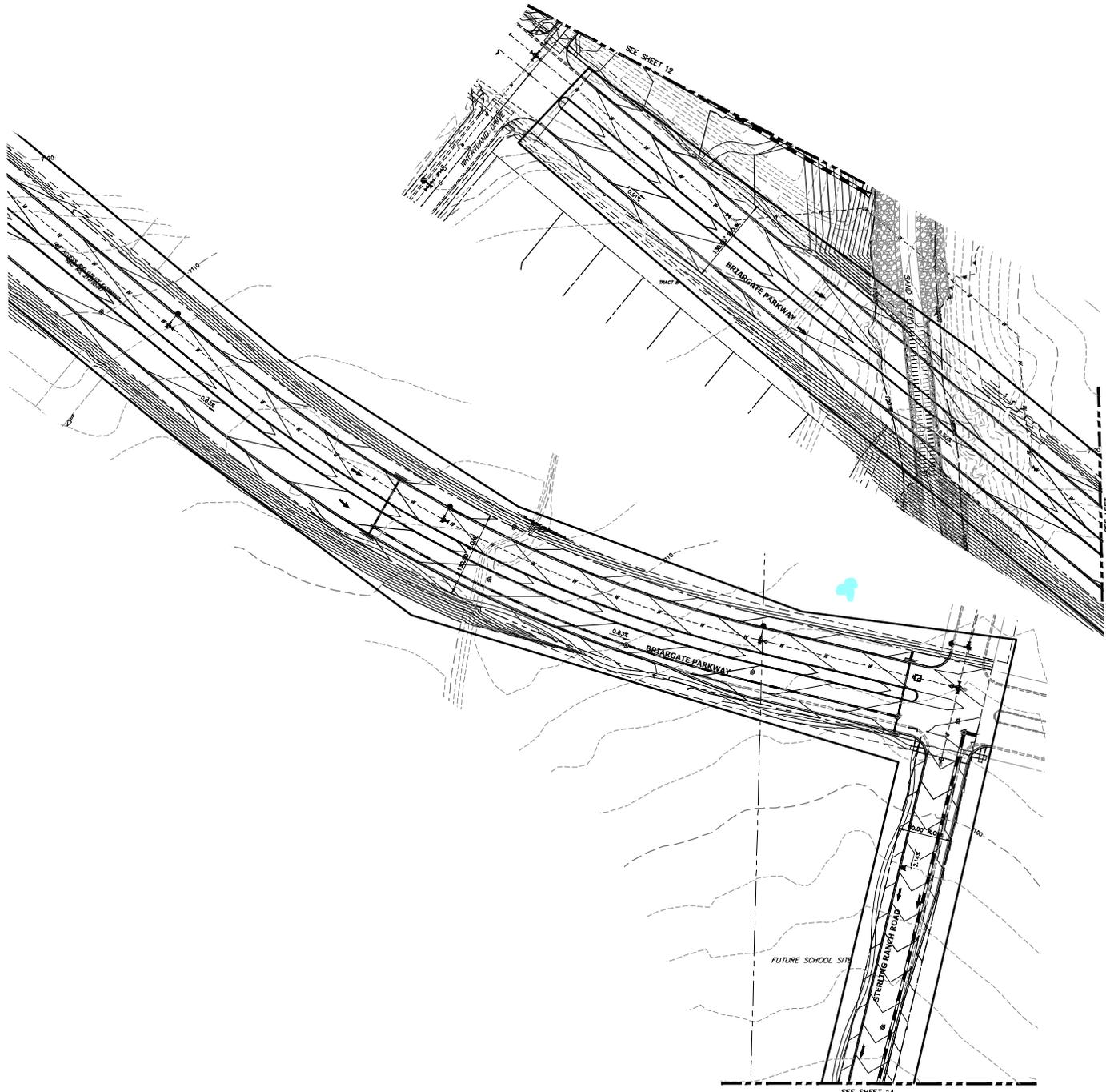
**LOT DRAINAGE TYPES AND SWALE DIRECTION**  
 NOT TO SCALE

**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



UNIL SUCH TIME AS APPROVED BY THE APPROPRIATE REVIEWING AGENCY TO APPROVE THEIR USE. THESE LOTS ARE DESIGNATED BY THE AUTHORITY.	PREPARED FOR SR LAND, LLC 20 BOLLDF CRESCENT COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	 A Whiting Company Central 303-740-8388 • Colorado Springs 719-596-2588 For Calls 877-89-9888 • www.jrengineering.com	BY DATE						
			No. REVISION						
H-SCALE 1"=60'	V-SCALE N/A	DATE 02/15/21	DESIGNED BY BAB	DRAWN BY ARJ	CHECKED BY				
HOMESTEAD NORTH AT STERLING RANCH PRELIMINARY GRADING PLAN						SHEET 12 OF 25	JOB NO. 25188.00		



**LEGEND**

- EXISTING STORM SEWER
- STORM SEWER PROPOSED
- PROPOSED R.O.W.
- PROPOSED PROPERTY LINES
- PROPOSED SIDEWALK
- EXISTING PROPERTY LINE
- FORM 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**

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE REVIEWED BY THE JR ENGINEERING APPROVES THEIR USE. ANY USE NOT APPROVED AS AUTHORIZED BY WRITTEN AUTHORIZATION.

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

**JR ENGINEERING**  
 A WORTH GROUP COMPANY  
 Colorado: 303.390.3000 • Central: 303.390.3500 • 800.390.3500  
 Fax: 303.390.3000 • [www.jrengineering.com](http://www.jrengineering.com)

DATE	BY	REVISION	NO.	1"=60'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A			02/15/21	RAB	ARJ	

HOMESTEAD NORTH AT STERLING RANCH  
 PRELIMINARY GRADING PLAN

SHEET 13 OF 25  
 JOB NO. 25188.00





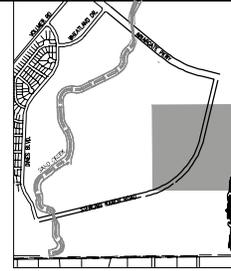
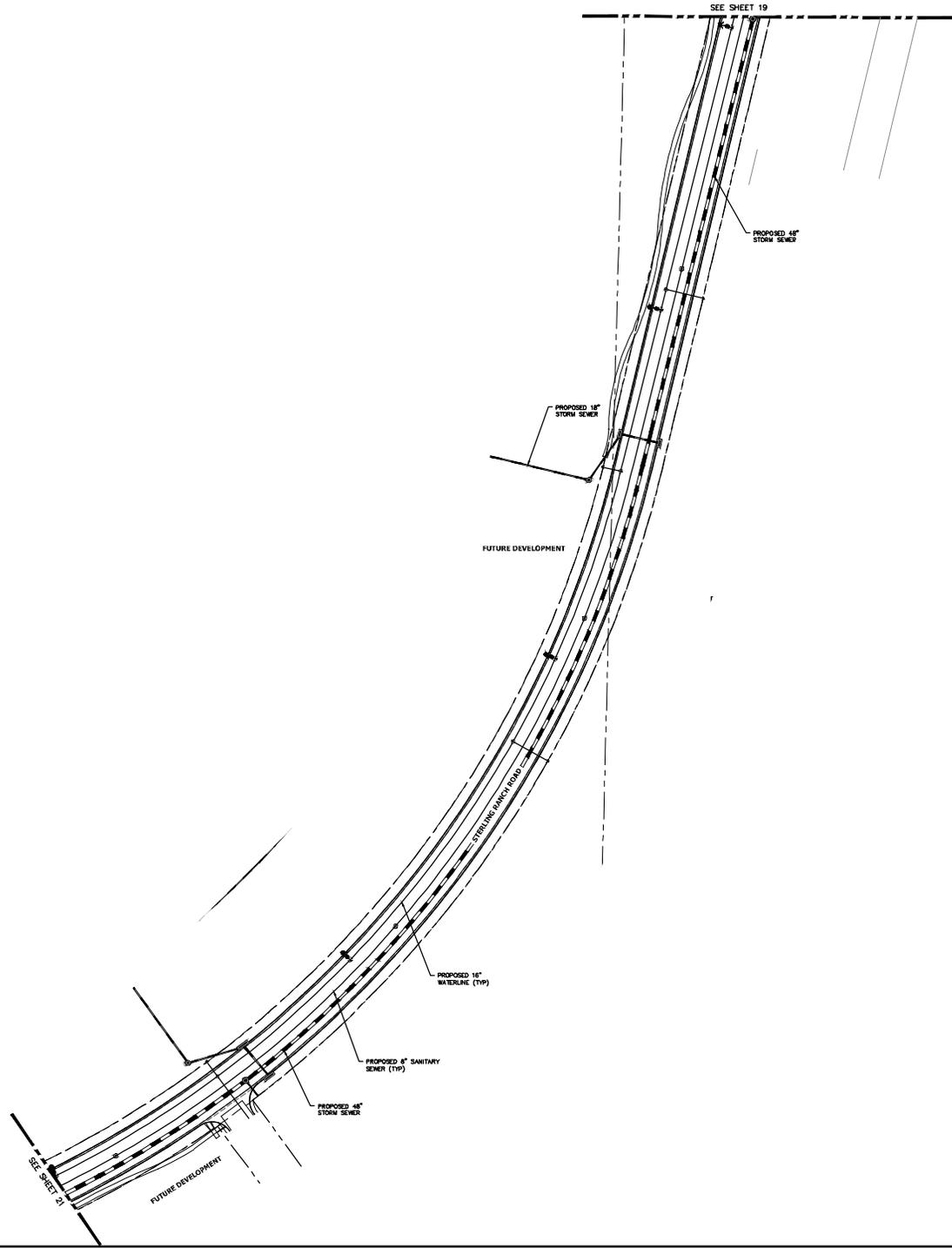




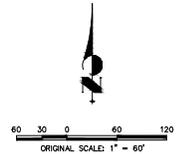






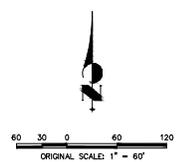
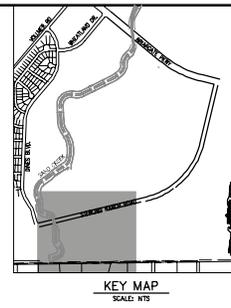
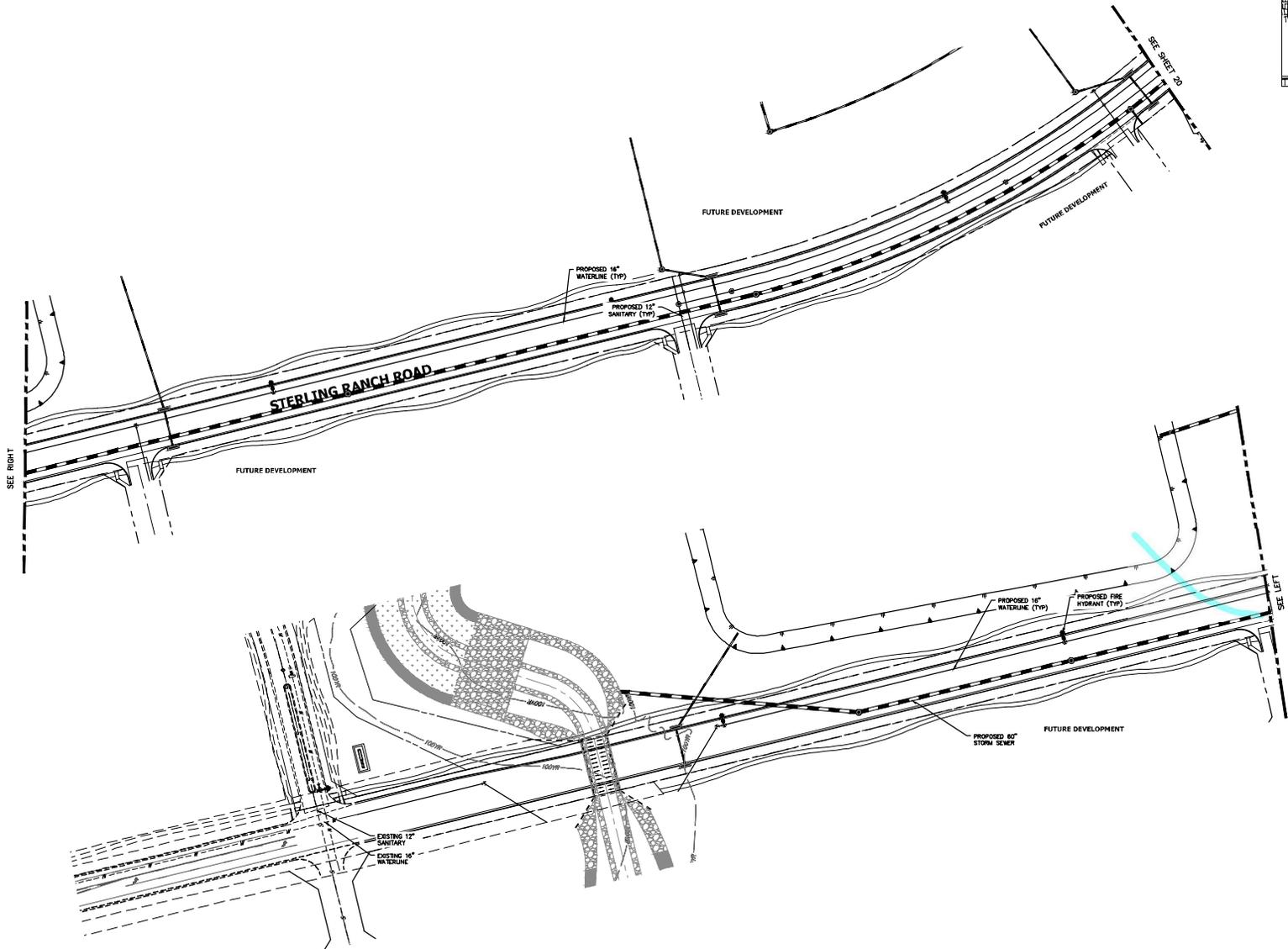


KEY MAP  
SCALE: NTS



UNTIL SUCH TIME AS THESE DRAWINGS ARE REVIEWED BY THE CITY ENGINEER OR APPROVED BY THE CITY ENGINEER APPROVES THEIR DESIGN AND CONSTRUCTION PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR <b>SR LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
 <b>JR ENGINEERING</b> A WILKIN COMPANY 1000 S. W. 10th St., Suite 200 Fort Collins, CO 80521	
H-SCALE 1" = 60'	V-SCALE N/A
DATE 12/01/20	DESIGNED BY RAB
DRAWN BY CEV	CHECKED BY
NO.	REVISION
BY	DATE
HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN	
SHEET 20 OF 25	JOB NO. 25188.00





UNTIL SUCH TIME AS THESE PROPOSALS ARE APPROVED BY THE CITY ENGINEER, THE ENGINEER APPROVES THEIR DESIGN AND PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR <b>SB LAND, LLC</b> 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	
 <b>JR ENGINEERING</b> A WILKIN COMPANY CONTACT: 303.399.8888 • COLORADO SPRINGS: 303.582.5588 FOR LOGO: 303.399.8888 • www.jr-engineering.com	
DATE	BY
REVISION	NO.
H-SCALE	1" = 60'
V-SCALE	N/A
DATE	12/01/20
DESIGNED BY	RAB
DRAWN BY	CEV
CHECKED BY	
HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN	
SHEET	21 OF 25
JOB NO. 25188.00	

