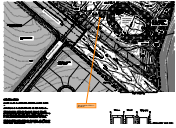


ENG-SP20008-R2-GEC-redlines Markup Summary

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.

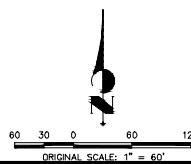
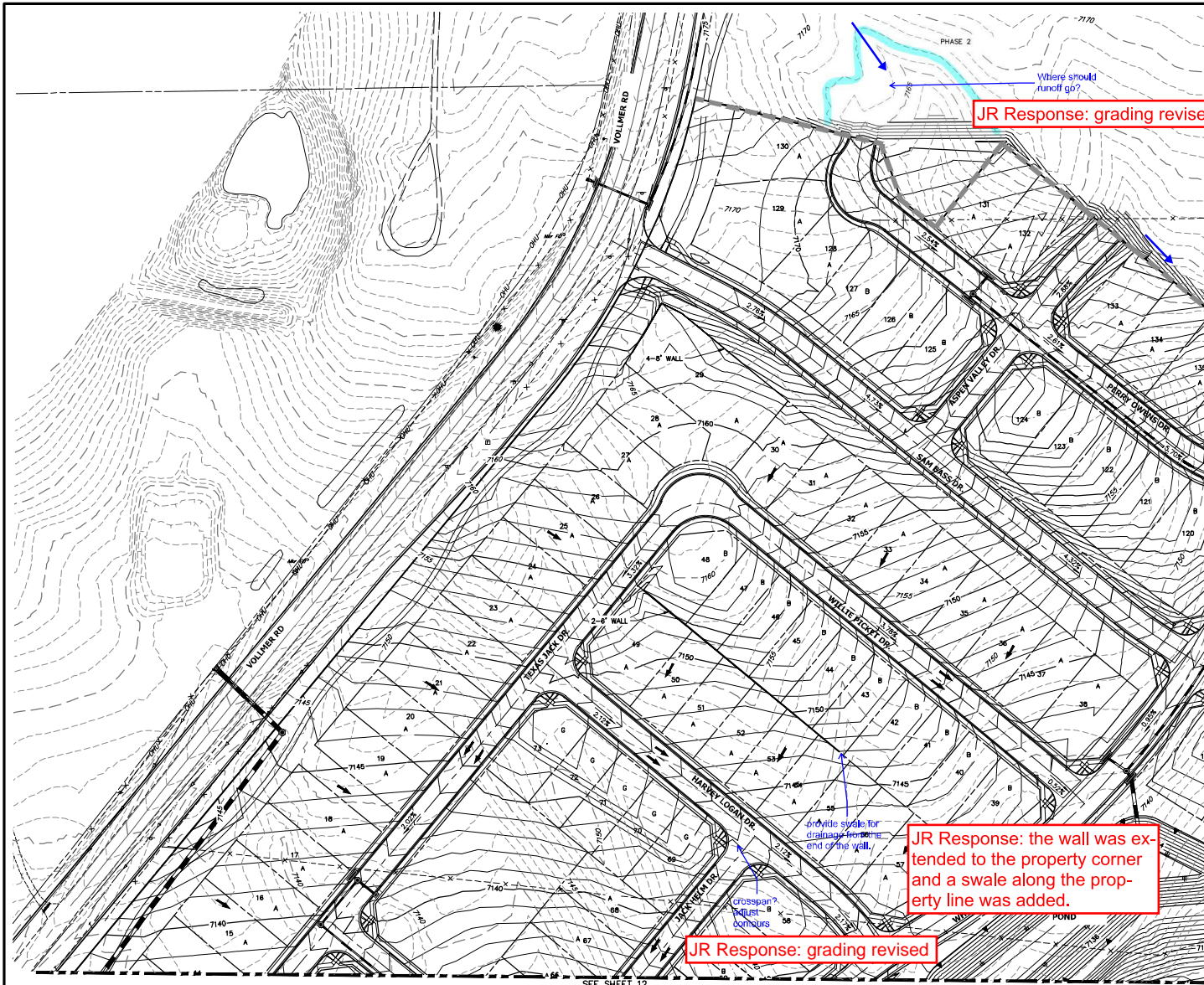
7 (1)



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.

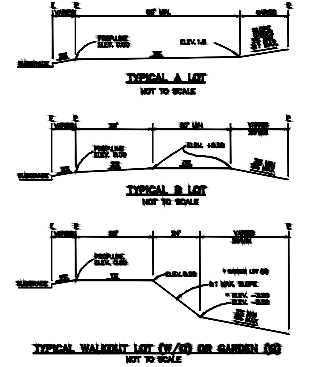
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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.

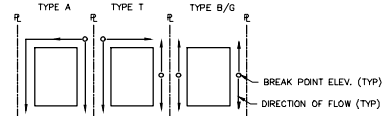


NOTES:

LOTS OR "TRANSITION" LOSS 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.

NOTES:

SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.

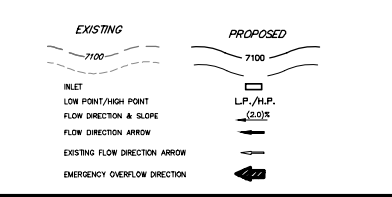


LOT DRAINAGE TYPES AND SWALE DIRECTION

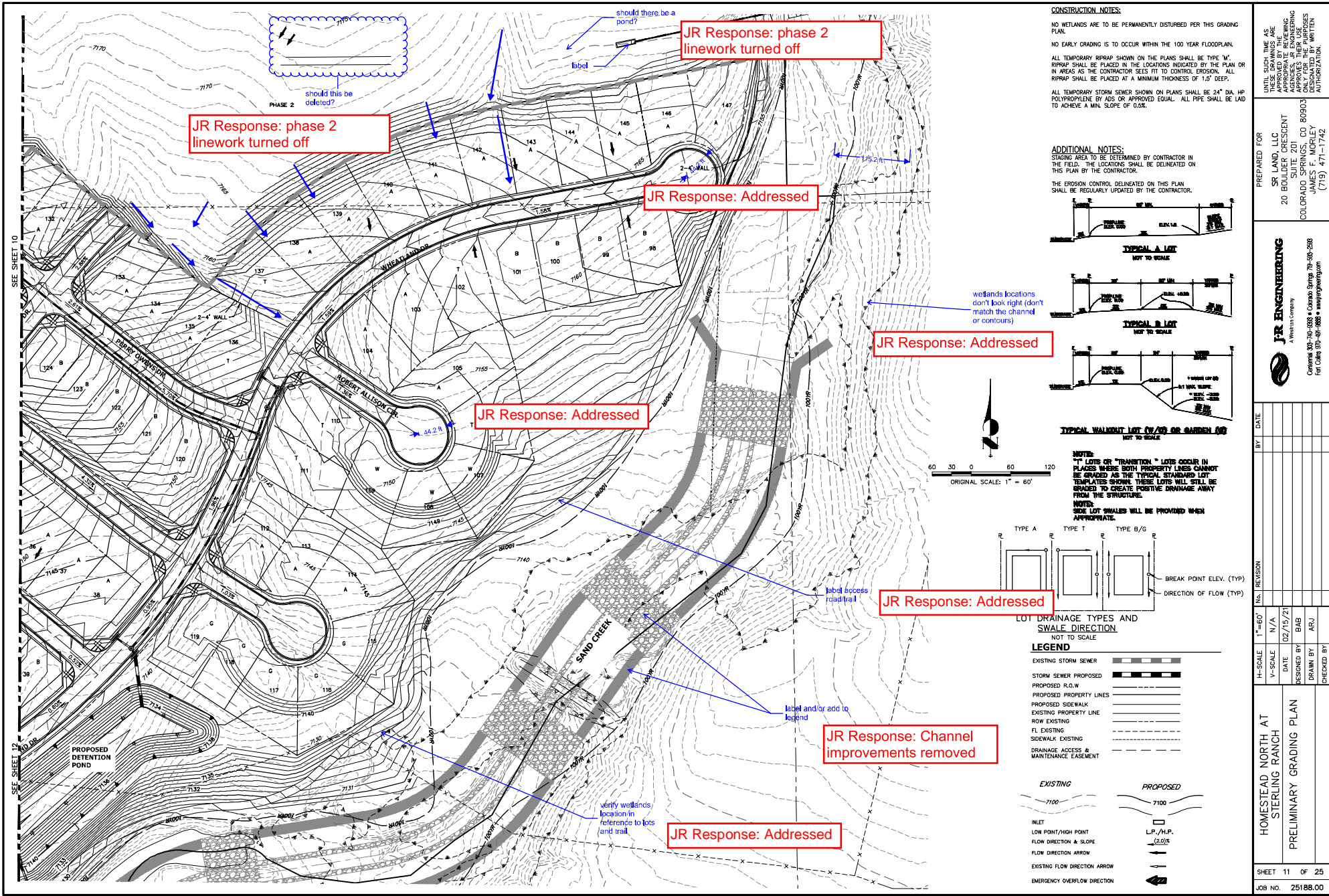
NOT TO SCALE

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	



PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT COLORED SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THE PROJECT IS COMPLETED AND THE APPROPRIATE REVIEWING AGENCIES HAVE APPROVED THEIR USE, THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF SR LAND, LLC.	DATE	BY	REVISION	NO.
		DATE	BY	REVISION	NO.
JR ENGINEERING A Weidman Company Central 303-740-5538 • Colorado Springs 719-595-2588 For Calls 970-497-9888 • www.jrengineering.com	HOMESTEAD NORTH AT STERLING RANCH PRELIMINARY GRADING PLAN	H-Scale	V-Scale	N/A	02/15/21
		DATE	DATE	DATE	DATE
		DESIGNED BY	DESIGNED BY	DESIGNED BY	DESIGNED BY
		DRAWN BY	DRAWN BY	DRAWN BY	DRAWN BY
		CHECKED BY	CHECKED BY	CHECKED BY	CHECKED BY
		SHEET 10 OF 25	SHEET 10 OF 25	SHEET 10 OF 25	SHEET 10 OF 25
		JOB NO. 25188.00	JOB NO. 25188.00	JOB NO. 25188.00	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.

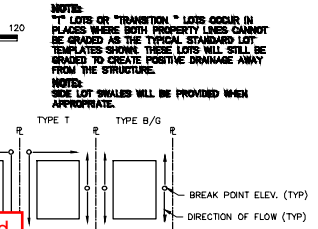
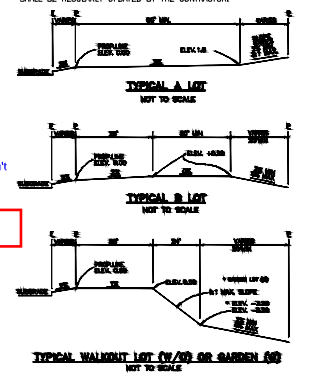
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M". RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. ALL RIPRAP SHALL BE PLACED AT A MINIMUM THICKNESS OF 1.5' DEEP.

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 0.03%.

ADDITIONAL NOTES:

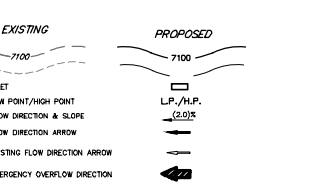
STAGING AREA TO BE DETERMINED BY CONTRACTOR IN THE FIELD. THE LOCATIONS SHALL BE DELINEATED ON THIS PLAN BY THE CONTRACTOR.

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

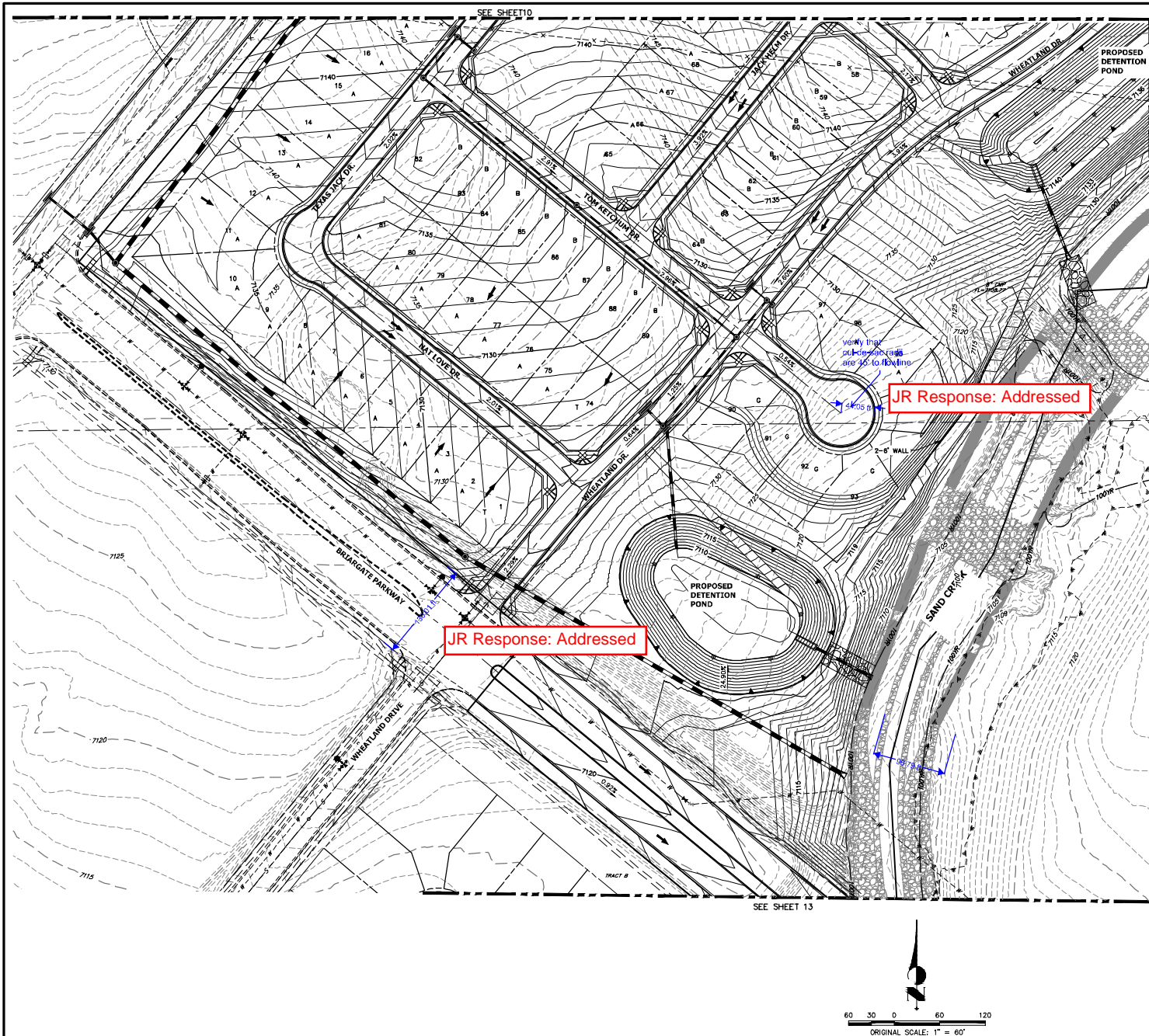


LEGEND

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



PREPARED FOR SR LAND, LLC 20 BOLLIER CRESCENT COLORADO SPRINGS, CO 80903 DESIGNED BY JAMES F. MORLEY (719) 471-1742	JR ENGINEERING A Wetzel Company Central 303-740-5538 • Colorado Springs 719-596-2588 For Calls 970-497-9888 • www.jrengineering.com	UNTIL SUCH TIME AS THE PROJECT IS COMPLETED AND THE APPROPRIATE REVIEWING AGENCIES HAVE REVIEWED AND APPROVED THEIR USE. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF JR ENGINEERING.
		SHEET 11 OF 25 JOB NO. 25188.00

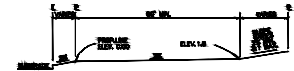


CONSTRUCTION NOTES:

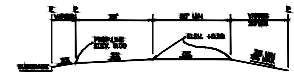
NO WETLANDS ARE TO BE PERMANENTLY DISTURBED PER THIS GRADING PLAN.
NO EARLY GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.
ALL TEMPORARY RIPRAP SHOWN ON THE PLANS SHALL BE TYPE "M".
RIPRAP SHALL BE PLACED IN THE LOCATIONS INDICATED BY THE PLAN OR IN AREAS AS THE CONTRACTOR SEES FIT TO CONTROL EROSION. 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 ADHERE 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 UPKID BY THE CONTRACTOR.



TYPICAL A LOT
NOT TO SCALE



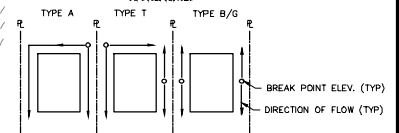
TYPICAL B LOT
NOT TO SCALE



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

NOTES:

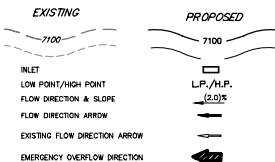
LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
SIDE LOT SWALES WILL BE PROVIDED WHEN APPROPRIATE.



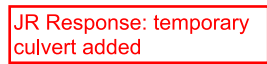
LOT DRAINAGE TYPES AND SWALE DIRECTION
NOT TO SCALE

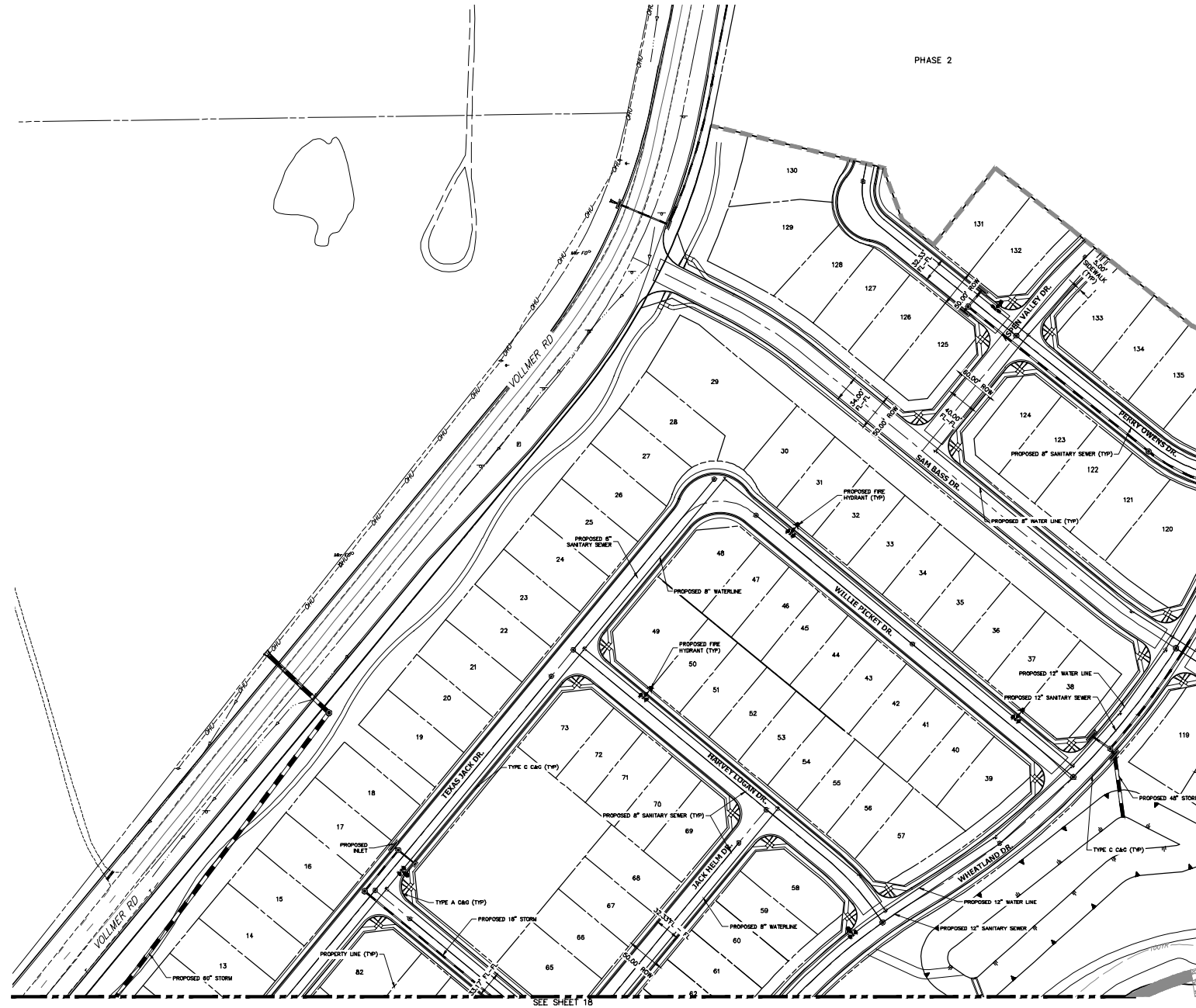
LEGEND



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



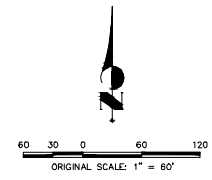
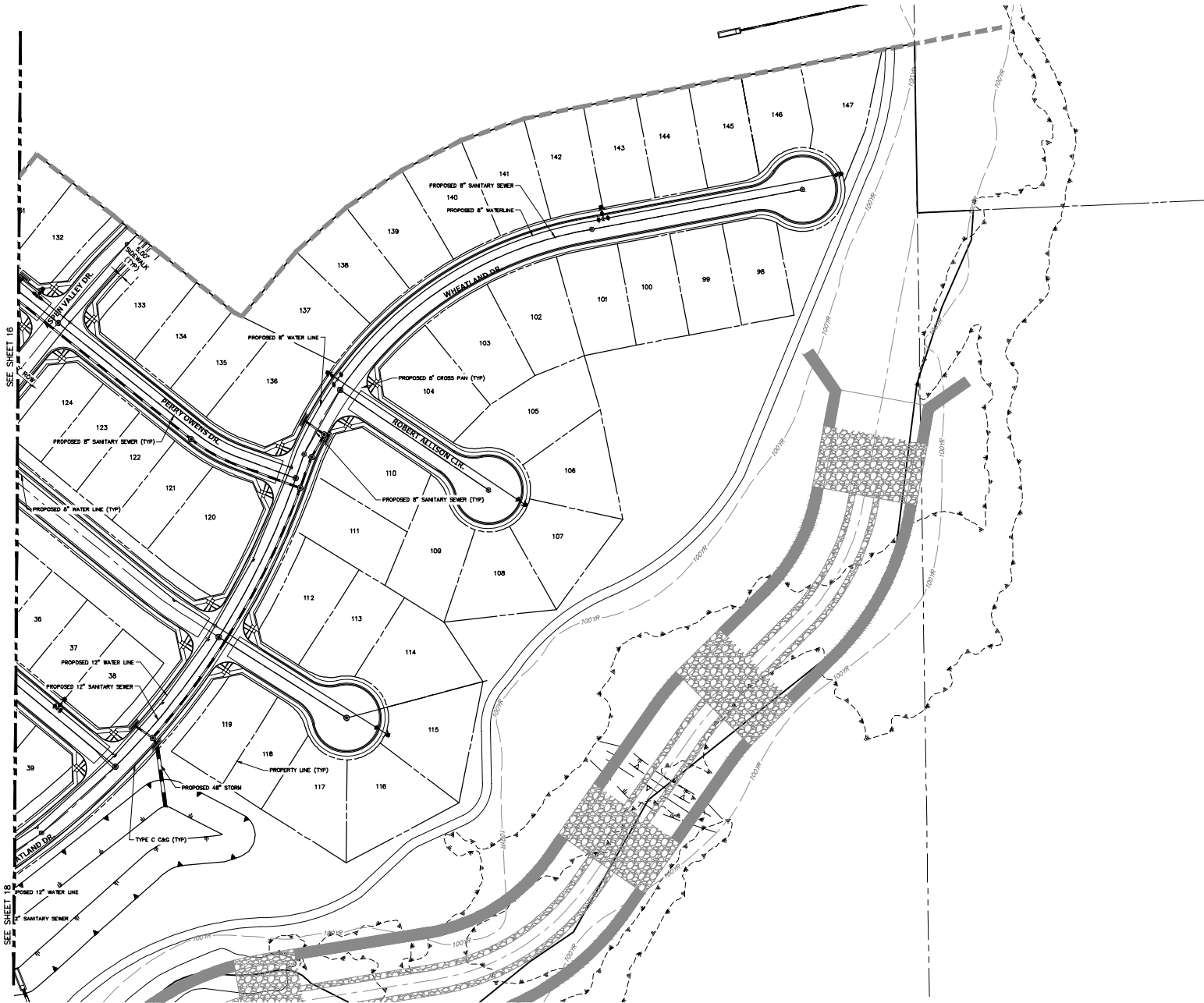
PREPARED FOR		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL ENGINEERING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES SPECIFICALLY WRITTEN AUTHORIZATION.							
HOMESTEAD NORTH AT STERLING RANCH		JF ENGINEERING A Whittier Company		Colorado 303-740-5393 • Colorado 719-593-2988 For Cities 877-497-8888 • www.jrengineering.com							
SHEET	12	NO. REVISION	1 = 60'	DATE	02/15/21	DESIGNED BY	BAB	DRAWN BY	ARJ	CHECKED BY	
PRELIMINARY GRADING PLAN		V-SCALE		N/A		DATE		02/15/21		JOB NO. 25188.00	



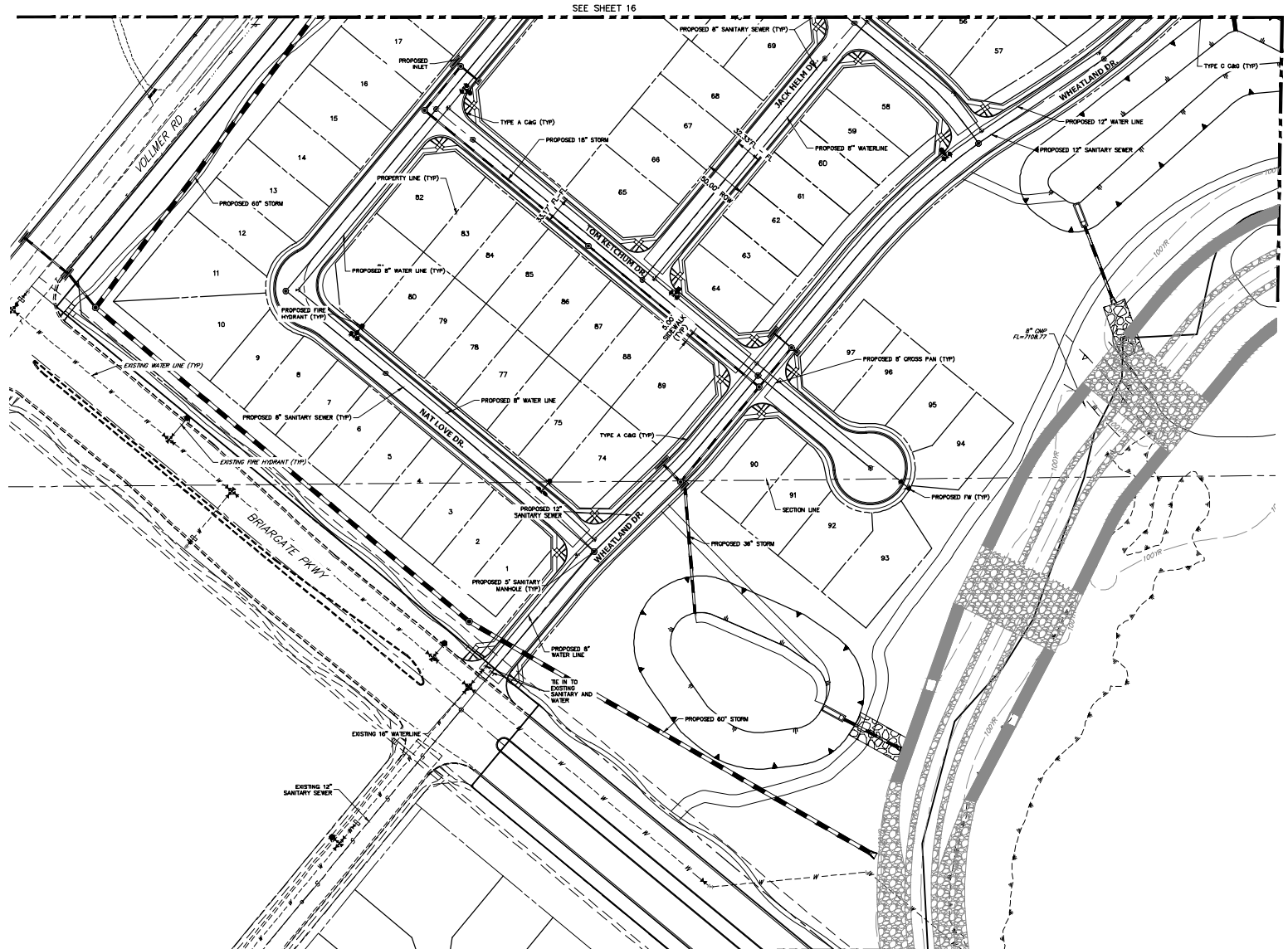



 60 30 0 60 120
 ORIGINAL SCALE: 1" = 60'

 Know what's below.
 Call before you dig.

PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT BOULDER, CO 80503 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THE PROJECT HAS BEEN APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE UTILITIES ARE NOT TO BE CONSIDERED FOR CONSTRUCTION OR AUTHORIZATION.	
JR ENGINEERING A Whiting Company Central 303-740-8888 • Colorado Springs 719-596-2588 For Calls 970-497-9888 • www.jrengineering.com		BY	DATE
H-SCALE 1"=60' V-SCALE N/A DATE 02/15/21 DESIGNED BY JRM DRAWN BY JRM CHECKED BY		No.	REVISION
SHEET 16 OF 25 JOB NO. 25188.00		HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN	



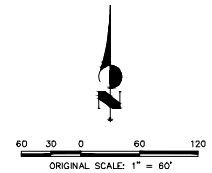
SHEET 17 OF 25 JOB NO. 25188.00		HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN		H-SCALE 1"=60' V-SCALE N/A	No. REVISION N/A	BY DATE	PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT BOULDER, CO 80503 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742	UNTIL SUCH TIME AS THE DESIGN HAS BEEN APPROVED BY THE APPROPRIATE REVIEWING AGENCY, THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
------------------------------------	--	--	--	-------------------------------------	---------------------	------------	---	---



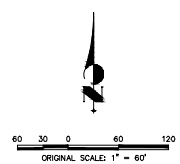
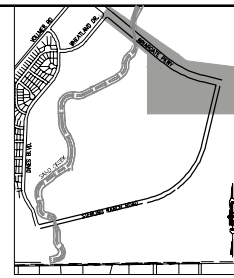
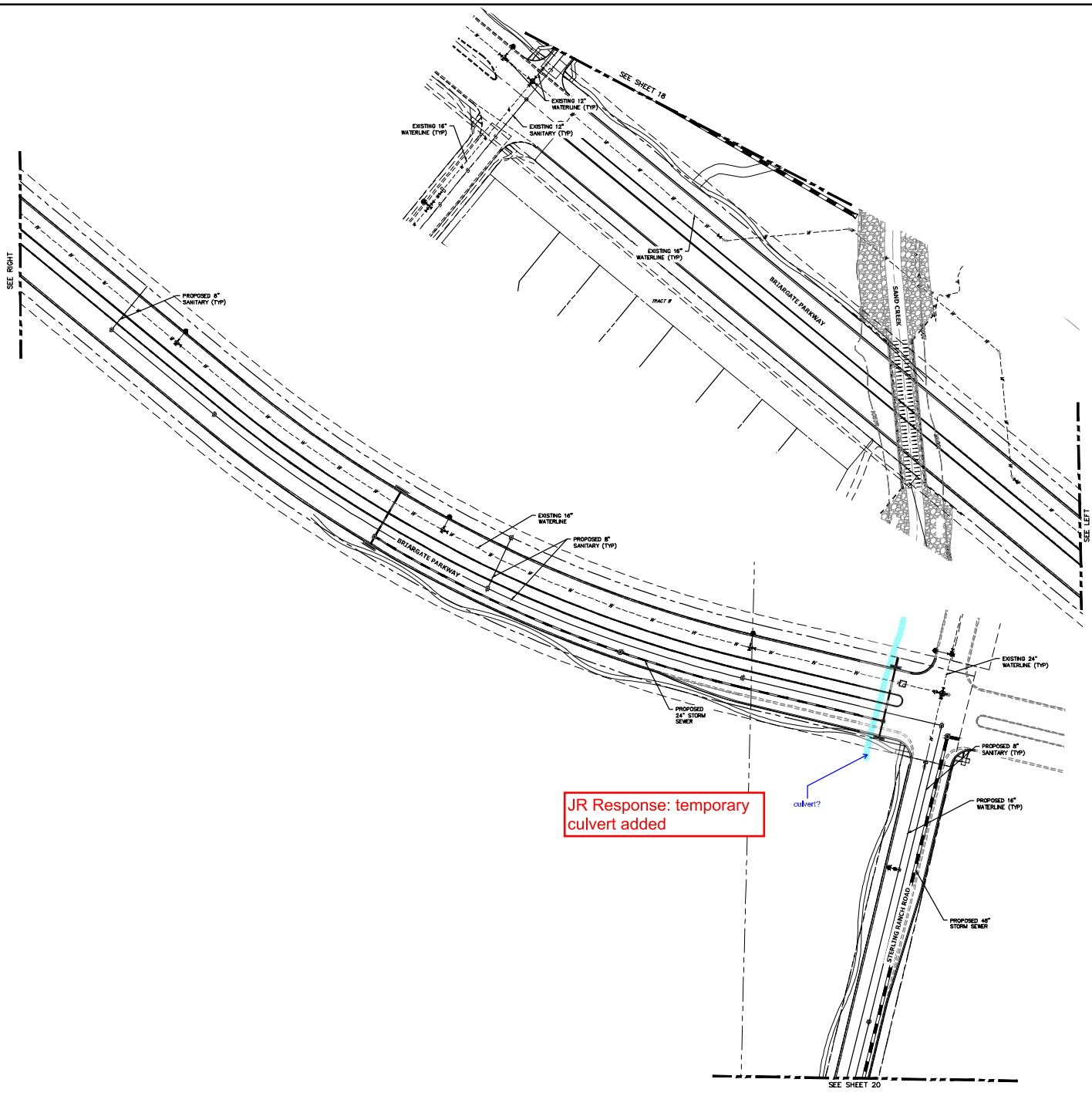
SEE SHEET 16

SEE SHEET 17

SEE SHEET 19

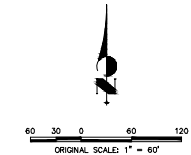
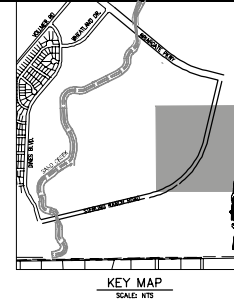
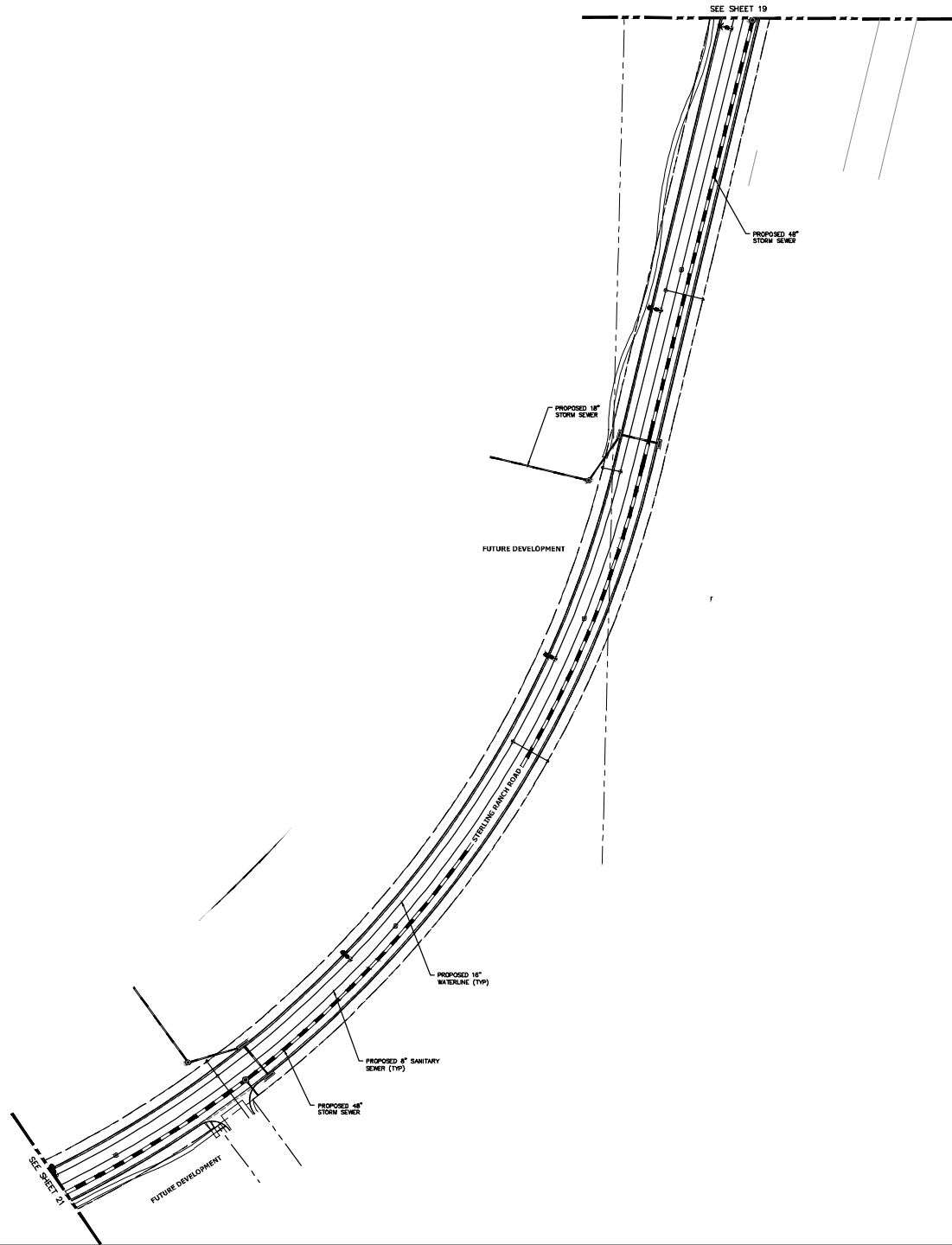


PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT BOULDER, CO 80503 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		UNTIL SUCH TIME AS THE PROJECT IS APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE UTILITIES SHALL BE DESIGATED BY WRITTEN AUTHORIZATION.	
JR ENGINEERING A Welton Company Central 303-740-5538 • Colorado Springs 719-595-2588 Fax 719-595-2588 • www.jrengineering.com		BY	DATE
No.	REVISION		
1	1"=60'	N/A	
H-Scale	V-Scale	DATE	DESIGNED BY
		02/15/21	JRM
		DRAWN BY	CHECKED BY
HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN		SHEET	18 OF 25
JOB NO. 25188.00			



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 CITY OF COLORADO SPRINGS OR ENGINEERING APPROVES THEIR USE FOR ANY OTHER PURPOSES AUTHORIZATION BY WRITTEN	
JR ENGINEERING A WHITTEN COMPANY 2000 S. W. 10th St., Suite 100 Fort Collins, CO 80521 Phone: 970-226-5500 Fax: 970-226-5501 www.jr-engineering.com		REVISION NO. DATE BY	
H-Scale V-Scale DATE DESIGNED BY DRAWN BY CHECKED BY		1" = 60' N/A 02/19/21 RAB CEV	
HOMESTEAD NORTH AT STERLING RANCH UTILITY PLAN		SHEET 19 OF 25 JOB NO. 25188.00	





HOMESTEAD NORTH AT STERLING RANCH		PREPARED FOR		UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE ENGINEER'S USE OF THESE DRAWINGS IS LIMITED TO THE PROJECT AND THE ENGINEER'S AUTHORIZATION.	
UTILITY PLAN		SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742			
		J.R. ENGINEERING A WHITMAN COMPANY Copyright © 2012 J.R. Engineering, Inc. All Rights Reserved. For Office: 303-592-5500 • 303-592-5500 • www.jrengineering.com			
SHEET	20	OF	25	DATE	
JOB NO. 25188.00				BY	
				REVISION	
				No.	
				H-SCALE	1" = 60'
				V-SCALE	N/A
				DATE	12/07/20
				DESIGNED BY	RAB
				DRAWN BY	CEV
				CHECKED BY	

