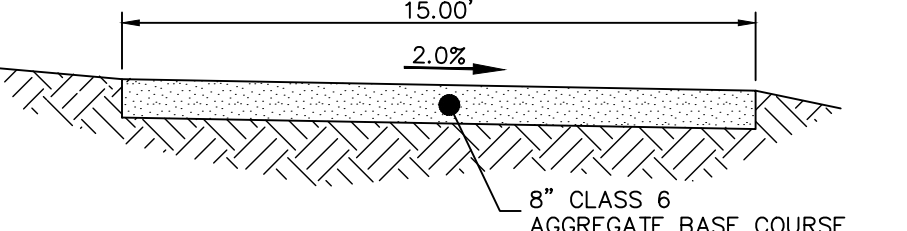


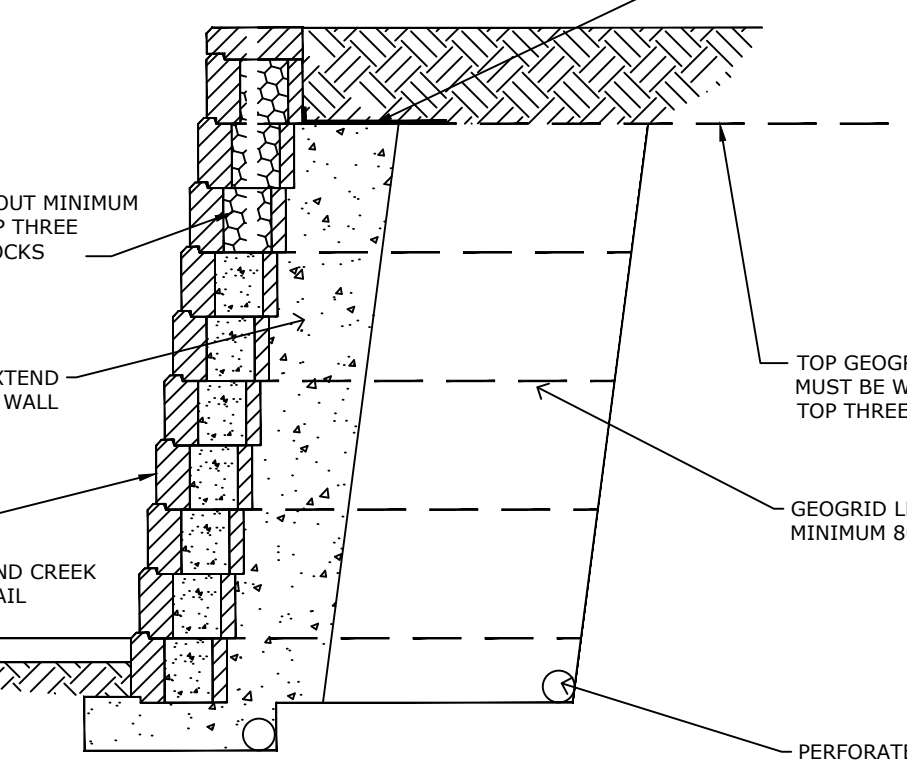
TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
NOT TO SCALE

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.



SAND CREEK MAINTENANCE TRAIL
N.T.S.



This drawing is for reference only to communicate design intent. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

RETAINING WALL DETAIL

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.

CONSTRUCTION NOTES:

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

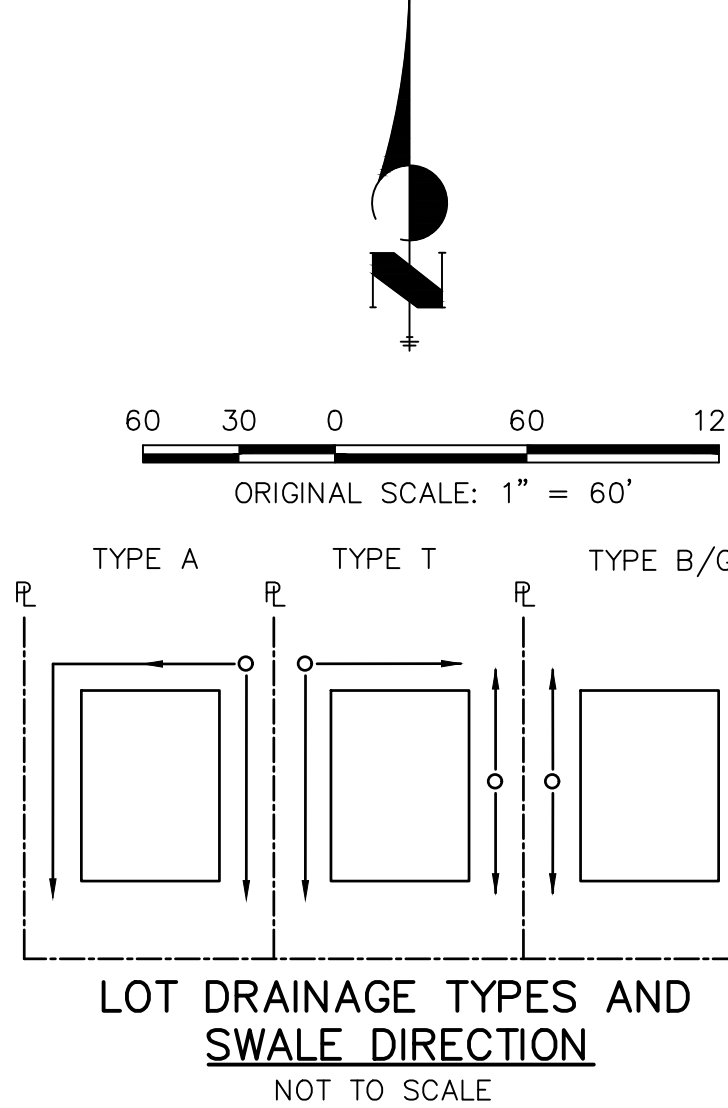
NO GRADING IS TO OCCUR WITHIN THE 100 YEAR FLOODPLAIN.

ADDITIONAL NOTES:

EXISTING VEGETATION: AN AERIAL SURVEY WAS USED TO DETERMINE A 50% 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.



LEGEND

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR SR LAND, LLC 20 BOULDER CRESCENT SUITE 201 COLORADO SPRINGS, CO 80903 JAMES F. MORLEY (719) 471-1742		BY		DATE		REVISION		No.		H-SCALE		V-SCALE		DATE		DESIGNED BY		DRAWN BY		CHECKED BY	
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1		1"=60'		N/A		6/2/2022		BAB		ARJ		N/A		N/A		N/A		N/A		N/A		N/A	
GRADING & EROSION CONTROL PLAN		SHEET 2 OF 6		JOB NO. 25188.00																			