TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 12, SERIES 2024

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE MCMORRIS SUBDIVISION PRELIMINARY PLAT, GENERALLY LOCATED SOUTH OF AND ADJACENT TO BUSS GROVE ROAD

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, SC Land Estates LLC, Post Modern Development Inc, Harmony LLC, and Timnath Estates LLC (the "Developers") have submitted a Preliminary Plat for the McMorris Subdivision, more particularly described in Exhibit A (legal description) and Exhibit B (Preliminary Plat) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, a properly noticed public hearing was held on December 19, 2023, and the above described Preliminary Plat was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, a properly noticed public hearing with the Town Council was held on January 23, 2024 and upon hearing the statements of staff, the applicant(s), the public, and giving consideration to the recommendations from Planning Commission, the Town Council determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval

The Preliminary Plat is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JANUARY 23, 2024.

TOWN OF TIMNATH, COLORADO

Brett Hansen, Mayor Pro Tem

ATTEST:

Milissa Peters-Garcia, CMC
Town Clerk

TOWN OF TIMNATH
SEAL
COLORADO

EXHIBIT A

Legal Description of Property Proposed for Preliminary Plat

Parcel 1:

Lots 1, 2 and 3, Olde Timnath Estates, Town of Timnath,
County of Larimer, State of Colorado

Parcel 2:

Being a portion of the East half of the NE1/4 of Section 35, Township 7 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado as generally described under Reception No. 2020-0016857 of the Larimer County Records, lying Southerly of an existing right of way for Poudre Resesrvoir Company as recorded in Book 186 at Page 60 of said records, being more particularly described as follows:
Considering the North line of the NE 1/4 of said Section 35 as bearing N89`54'07"W, and with all bearing contained herein lying realtive thereto:
Commencing from the NE corner of said Section 35; thence along the East line of the NE 1/4 of said Section 35, S 00 ° 06'36"W, a distance of 30.00 feet, more or less, to a point on the Southerly right of way line of Larimer County Road 40; thence continuing along said East line of said NE1/4, S 00 ° 06'36"W, a distance of 887.39 feet to the True Point of Beginning; thence continuing along said East line of said NE1/4, S 00 ° 06'36"W, a distance of 1195.48 feet to the Southeasterly corner of that parcel described in Reception No. 2020-0016857 of the Larimer County Records; thence departing the East line of said NE1/4, and proceeding along the Southerly and Westerly lines of said Reception No. 2020-0016857, N 53 ° 14'54"W, a distance of 1443.05 feet and again N 00 ° 00'00"E, a distance of 723.05 feet, more or less, to a point on the South line of aforementioned 75 foot right of way as described in Book 186 at Page 60; thence departing said Southerly and Westerly lines and proceeding along said right of way line the following five (5) courses and distances:
1. N76 ° 20'44"E, a distance of 86.81 feet;
2. S70 ° 34'07"E, a distance of 193.97 feet;
3. S86 ° 04'07"E, a distance of 112.34 feet;
4. N72 ° 05'53:E, a distance of 211.84 feet;
5. N58 ° 05'53"E, a distance of 109.89 feet;
N42 ° 03'06"E, a distance of 572.87 feet, more or less to a point on the Southerly right of way line of Larimer County Road 40; thence departing said 75 foot right of way line and proceeding along said Southerly right of way line, S 89 ° 54'07"E, a distance of 42.56 feet, more or less, to a point on the Easterly line of said Reception No. 2020-0016857; thence departing said Southerly right of way line, and proceeding along said Easterly line, the following three (3) courses and distances:
1. S35 ° 59'20"W, a distance of 868.05 feet;
2. S00 ° 06'36"W, a distance of 184.21 feet;
3. S89 ° 54'28"E, a distance of 568.72 feet, more or less, the the East line of the NE1/4 of said Section 35 and the True Point of Beginning,
County of Larimer, State of Colorado

EXHIBIT B

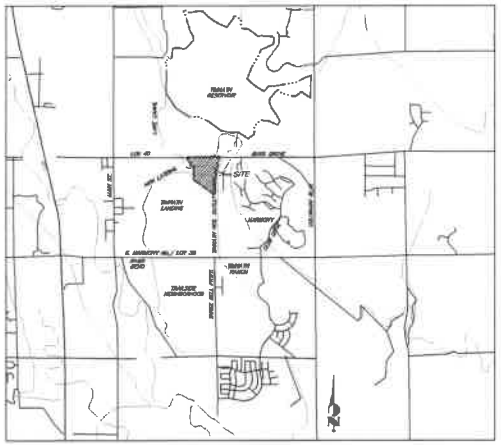
Preliminary Plat

[attached]

MCMORRIS SUBDIVISION - PRELIMINARY PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, BOTH IN TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO.

1/3/24



VICINITY MAP

SCALE 1"=3000'

LEGAL DESCRIPTION

PARCEL 1: LOTS 1, 2 AND 3, OLDE TIMNATH ESTATES, TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

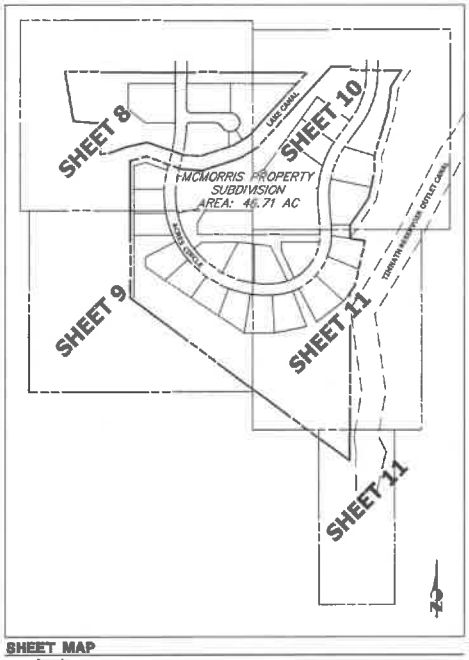
PARCEL 2: A PARCEL OF LAND BEING ALL OF LOT 206, BLOCK 10, HARMONY SUBDIVISION-SECOND FILING RECORDED UNDER RECEPTION NO. 20070020818 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, A PORTION OF TRACT B, HARMONY SUBDIVISION-THIRD FILING, FIRST AMENDMENT RECORDED UNDER RECEPTION NO. 20180048302, A PORTION OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER RECEPTION NO. 20170078597, AND THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 20220030350, LOCATED IN THE NORTHEAST QUARTER OF SECTION 35 AND THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO;
THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, S00°08'35"W A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 40 AND THE POINT OF BEGINNING;
THENCE CONTINUING ON SAID EAST LINE, S00°08'35"W A DISTANCE OF 20.00 FEET, TO THE NORTHWESTERLY CORNER OF LOT 206, BLOCK 10, HARMONY SUBDIVISION-SECOND FILING RECORDED UNDER RECEPTION NO. 20070020818 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;
THENCE ON THE NORTHERLY LINE OF SAID LOT 206, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY ROAD 40, S89°25'00"E A DISTANCE OF 265.22 FEET, TO THE EASTERLY LINE OF SAID 206;
THENCE ON SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES:
1. S32°21'59"W A DISTANCE OF 98.02 FEET;
2. S07°50'26"W A DISTANCE OF 140.42 FEET;
3. S16°55'07"W A DISTANCE OF 240.33 FEET;
4. S00°37'51"E A DISTANCE OF 66.75 FEET;
5. S12°15'04"W A DISTANCE OF 132.58 FEET;
6. S34°22'20"W A DISTANCE OF 173.85 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ON SAID EAST LINE, S00°08'35"W A DISTANCE OF 71.05 FEET; THENCE DEPARTING SAID EAST LINE, S81°33'04"E A DISTANCE OF 60.00 FEET; THENCE S13°00'46"W A DISTANCE OF 242.00 FEET;
THENCE S35°34'27"W A DISTANCE OF 43.00 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;
THENCE ON SAID EAST LINE, S00°08'35"W A DISTANCE OF 893.27 FEET, TO THE SOUTHEASTERLY CORNER OF THE PROPERTY DESCRIBED IN THE QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 20220030350;
THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, N53°14'04"W A DISTANCE OF 1443.04 FEET, TO THE SOUTHWESTERLY CORNER OF SAID PROPERTY;
THENCE ON THE WESTERLY LINE OF SAID PROPERTY, N00°00'00"E A DISTANCE OF 723.05 FEET, TO THE SOUTHERLY LINE OF THE 75 FEET WIDE RIGHT-OF-WAY DESCRIBED IN BOOK 186 AT PAGE 60;
THENCE ON SAID SOUTHERLY LINE THE FOLLOWING SIX (6) COURSES:
1. N76°20'53"E A DISTANCE OF 66.62 FEET;
2. S70°34'07"E A DISTANCE OF 193.06 FEET;
3. S88°04'07"E A DISTANCE OF 112.33 FEET;
4. N72°25'53"E A DISTANCE OF 211.63 FEET;
5. N58°25'53"E A DISTANCE OF 109.89 FEET;
6. N42°03'06"E A DISTANCE OF 572.49 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LARIMER COUNTY 40;
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°54'07"E A DISTANCE OF 122.54 FEET, TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 1,621,432 SQUARE FEET OR 48.71± ACRES.

BASIS OF BEARINGS

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED AT THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 34995 2006" AND AT THE EAST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 38469 2021", ASSUMED TO BEAR S89°54'07"E.

CITY OF GREELEY WATERLINE NOTES

1. ALL EASEMENTS AND RIGHT-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT(S) ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT(S).
2. THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT(S).
3. THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT(S) EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. APPROPRIATE CROSSING APPROVAL WILL BE ISSUED BY GREELEY WATER & SEWER.
4. IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT, OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY/OR AT THE EXPENSE OF THE CITY OF GREELEY.



SHEET MAP

SCALE 1"=300'

SHEET INDEX

1	COVER SHEET
2	STREET SECTIONS
3	PRELIMINARY PLAT BOUNDARY
4-7	EXISTING CONDITION AND DEMOLITION PLAN
8-11	PRELIMINARY PLAT & SITE PLAN
12-15	PRELIMINARY GRADING & EROSION CONTROL PLAN
16-19	PRELIMINARY DRAINAGE PLAN
20-23	PRELIMINARY UTILITY PLAN
24-29	PRELIMINARY LANDSCAPE PLAN
30-31	DETAILS

LAND USE TABLE

CURRENT ZONING:
RE-ESTATE RESIDENTIAL & RE WITH PD OVERLAY (HARMONY SUBDIVISION)

PROPOSED ZONING:
RE-ESTATE RESIDENTIAL WITH PD OVERLAY

PROPOSED USE:
RE-ESTATE RESIDENTIAL WITH PD OVERLAY

TOTAL SITE AREA	47.0 ± AC (100%)
• LOT AREA:	21.0 ± AC (45%)
• DEDICATED ROW:	4.0 ± AC (8%)
• OPEN SPACE:	22.0 ± AC (47%)
RESIDENTIAL LOTS PROPOSED	27 SF LOT HOMES (MAXIMUM)

PLANNER/LANDSCAPE ARCHITECT

JR ENGINEERING, LLC
ATTN: KEN MERRITT, APA RLA
2900 SOUTH COLLEGE AVE
SUITE 3D
P:970-305-9734
KMERRITT@JRENGINEERING.COM

ENGINEER

JR ENGINEERING, LLC
ATTN: JOEY FRANK, PE
2900 SOUTH COLLEGE AVE, SUITE 3D
FORT COLLINS, CO 80525
P:970-491-9888
THALOPOFF@JRENGINEERING.COM

SURVEYOR

JR ENGINEERING, LLC
ATTN: JARROD ADAMS, PLS
7200 S ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
P:303-740-9393
JADAMS@JRENGINEERING.COM

OWNER: SC LAND ESTATES, LLC

SC LAND ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY:

BY: _____

ALEX SHUMAN, MANAGER

STATE OF COLORADO)
COUNTY OF LARIMER) }SS.

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2024, ALEX SHUMAN, AS MANAGER OF SC LAND ESTATES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

OWNER: HARMONY LLC

HARMONY, LLC, A COLORADO LIMITED LIABILITY COMPANY:

BY: _____

BYRON COLLINS, MANAGER

STATE OF COLORADO)
COUNTY OF LARIMER) }SS.

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2024, BYRON COLLINS, AS MANAGER OF HARMONY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

TOWN COUNCIL CERTIFICATE

APPROVED THIS ____DAY OF _____,20_____, BY THE TIMNATH TOWN COUNCIL, TIMNATH, COLORADO. THIS APPROVAL IS CONDITIONED UPON ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, AND SIDEWALKS THAT SHALL BE FINANCED BY OTHERS AND NOT THE TOWN.

MAYOR MARK J. SOUKUP _____ TIMNATH TOWN CLERK _____

POUDRE FIRE AUTHORITY

REVIEWED BY: _____
FIRE MARSHALL DATE

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

OWNER: TIMNATH ESTATES LLC

TIMNATH ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY:

BY: _____

ALEX SHUMAN, MANAGER

STATE OF COLORADO)
COUNTY OF LARIMER) }SS.

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2024, ALEX SHUMAN, AS MANAGER OF TIMNATH ESTATES LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

OWNER: POST MODERN DEVELOPMENT INC

POST MODERN DEVELOPMENT INC:

BY: _____

JD PADILLA, PRESIDENT

STATE OF COLORADO)
COUNTY OF LARIMER) }SS.

THE FOREGOING INSTRUMENT WAS SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2024, JD PADILLA, AS PRESIDENT OF POST MODERN DEVELOPMENT INCORPORATED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

PLANNING COMMISSION CERTIFICATE

APPROVED THIS ____DAY OF _____,20_____, BY THE TOWN PLANNING COMMISSION, TIMNATH, COLORADO

PLANNING COMMISSION CHAIRPERSON
PHILIP GOLDSTEIN

TOWN OF TIMNATH, COLORADO PRELIMINARY DRAWING APPROVAL NOT FOR CONSTRUCTION

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

TOWN ENGINEER _____ DATE _____

TOWN OF TIMNATH, COLORADO PRELIMINARY LANDSCAPE APPROVAL NOT FOR CONSTRUCTION

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

TOWN PLANNER _____ DATE _____

CITY OF GREELEY UTILITIES

REVIEWED BY: _____
WATER/SEWER CHIEF ENGINEER DATE

REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

APPROVAL IS ONLY FOR THE PRELIMINARY PLAT AND ADDITIONAL REVIEW OF FULL PROFILES IS REQUIRED FOR ANY CROSSINGS OR CHANGES IN GRADING WITHIN CITY OF GREELEY WATERLINE EASEMENTS PRIOR TO APPROVAL OF FINAL PLAT CONSTRUCTION PLANS.

SOUTH FORT COLLINS SANITATION DISTRICT

District Engineering _____ Date _____

All changes, additions, additions, deletions and modifications to these drawings must be approved, in writing, by the South Fort Collins Sanitation District.

LAKE CANAL

Representative _____ Date _____

TIMNATH RESERVOIR OUTLET CANAL

Representative _____ Date _____

FORT COLLINS-LOVELAND WATER DISTRICT

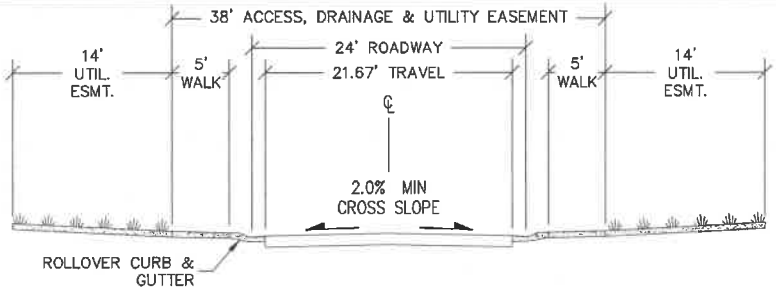
District Engineering _____ Date _____

All changes, additions, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District.

COVER SHEET
MCMORRIS SUBDIVISION – PRELIMINARY PLAT
JOB NO. 39811.00
1/3/24
SHEET 1 OF 31

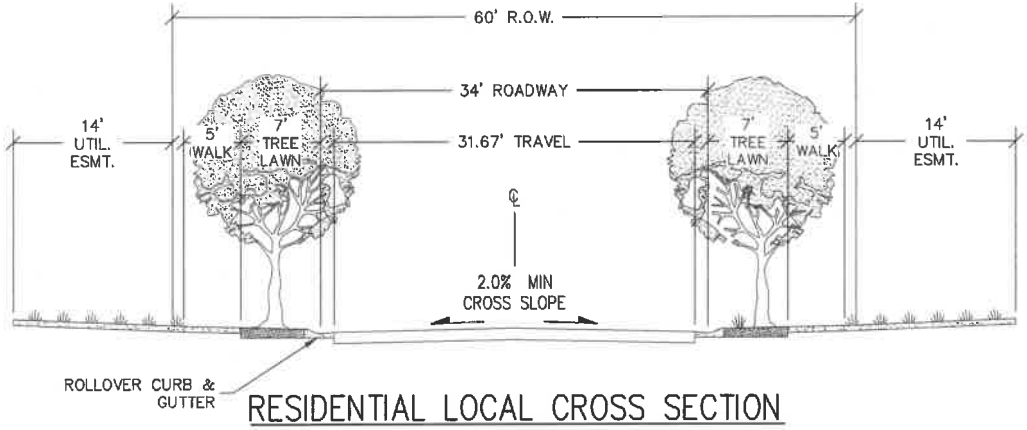
J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



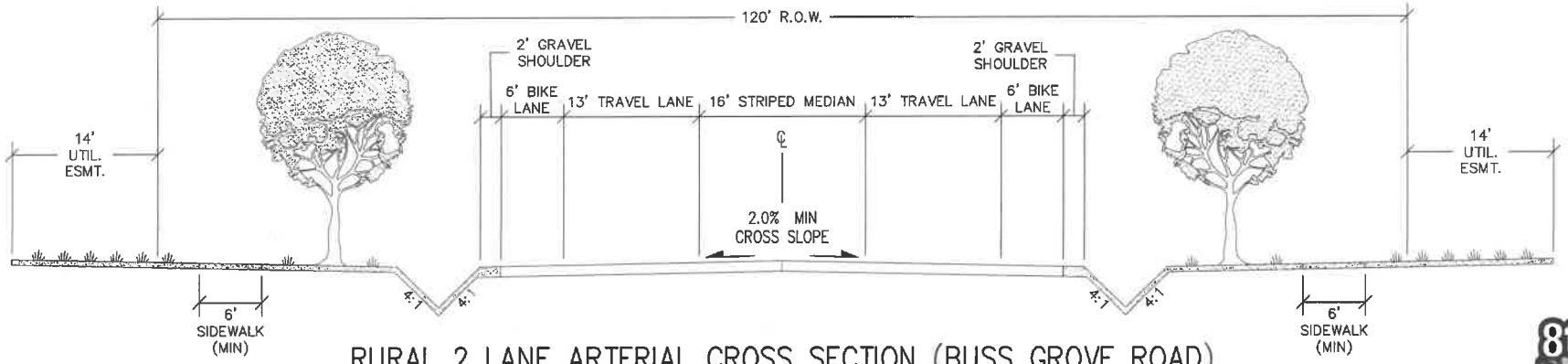
PRIVATE DRIVE CROSS SECTION

NTS



RESIDENTIAL LOCAL CROSS SECTION

NTS



RURAL 2 LANE ARTERIAL CROSS SECTION (BUSS GROVE ROAD)

NTS

Know what's **below.**
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE APPROVED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATIONAL

PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1453
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION

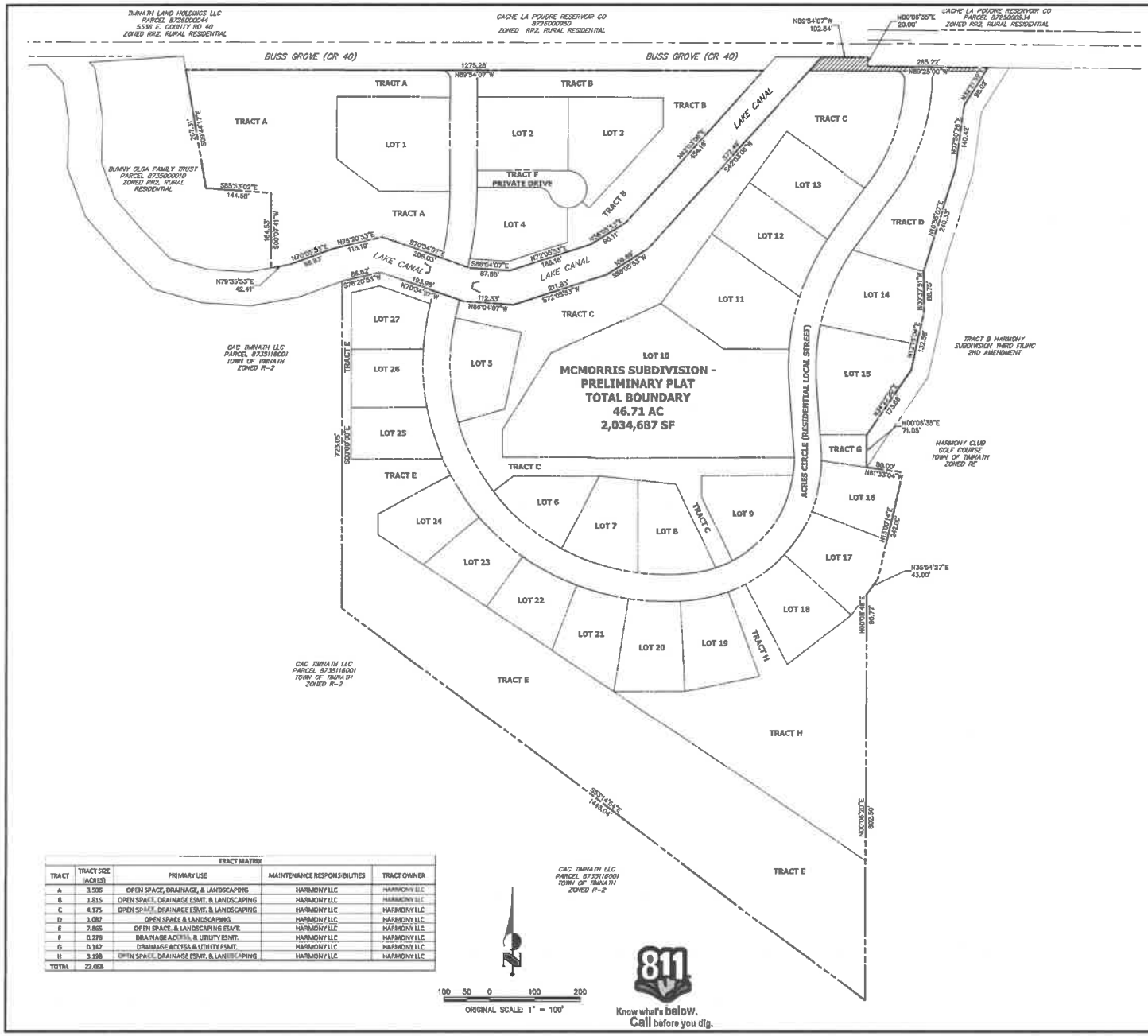
H-SCALE	1"=N/A
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	JMF
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION - I
PRELIMINARY PLAT

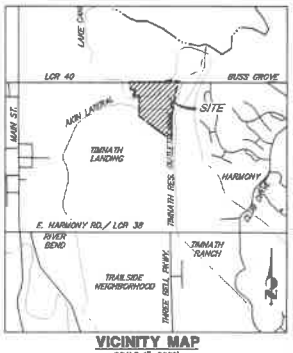
STREET SECTIONS

SHEET 2 OF 31

JOB NO. 39811.00



TRACT MATRIX				
TRACT	TRACT SIZE (ACRES)	PRIMARY USE	MAINTENANCE RESPONSIBILITIES	TRACT OWNER
A	3.506	OPEN SPACE, DRAINAGE, & LANDSCAPING	HARMONY LLC	HARMONY LLC
B	3.815	OPEN SPACE, DRAINAGE ESMT. & LANDSCAPING	HARMONY LLC	HARMONY LLC
C	4.175	OPEN SPACE, DRAINAGE ESMT. & LANDSCAPING	HARMONY LLC	HARMONY LLC
D	1.087	OPEN SPACE & LANDSCAPING	HARMONY LLC	HARMONY LLC
E	7.865	OPEN SPACE, & LANDSCAPING ESMT.	HARMONY LLC	HARMONY LLC
F	0.276	DRAINAGE ACCESS, & UTILITY ESMT.	HARMONY LLC	HARMONY LLC
G	0.147	DRAINAGE ACCESS & UTILITY ESMT.	HARMONY LLC	HARMONY LLC
H	3.198	OPEN SPACE, DRAINAGE ESMT. & LANDSCAPING	HARMONY LLC	HARMONY LLC
TOTAL	22.068			



VICINITY MAP
SCALE 1"=2000'

UNTIL SUCH TIME AS THESE DRAWINGS ARE PROPERLY SEALED, APPROPRIATE REVIEWING AGENCIES, AS ENGINEERING DOCUMENTS, ARE PROVIDED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SC LAND ESTATES, LLC
7355 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-790-0593 • Colorado Springs 719-635-0258
Fort Collins 970-226-6653 • www.jrengineering.com

No.	REVISION	BY	DATE

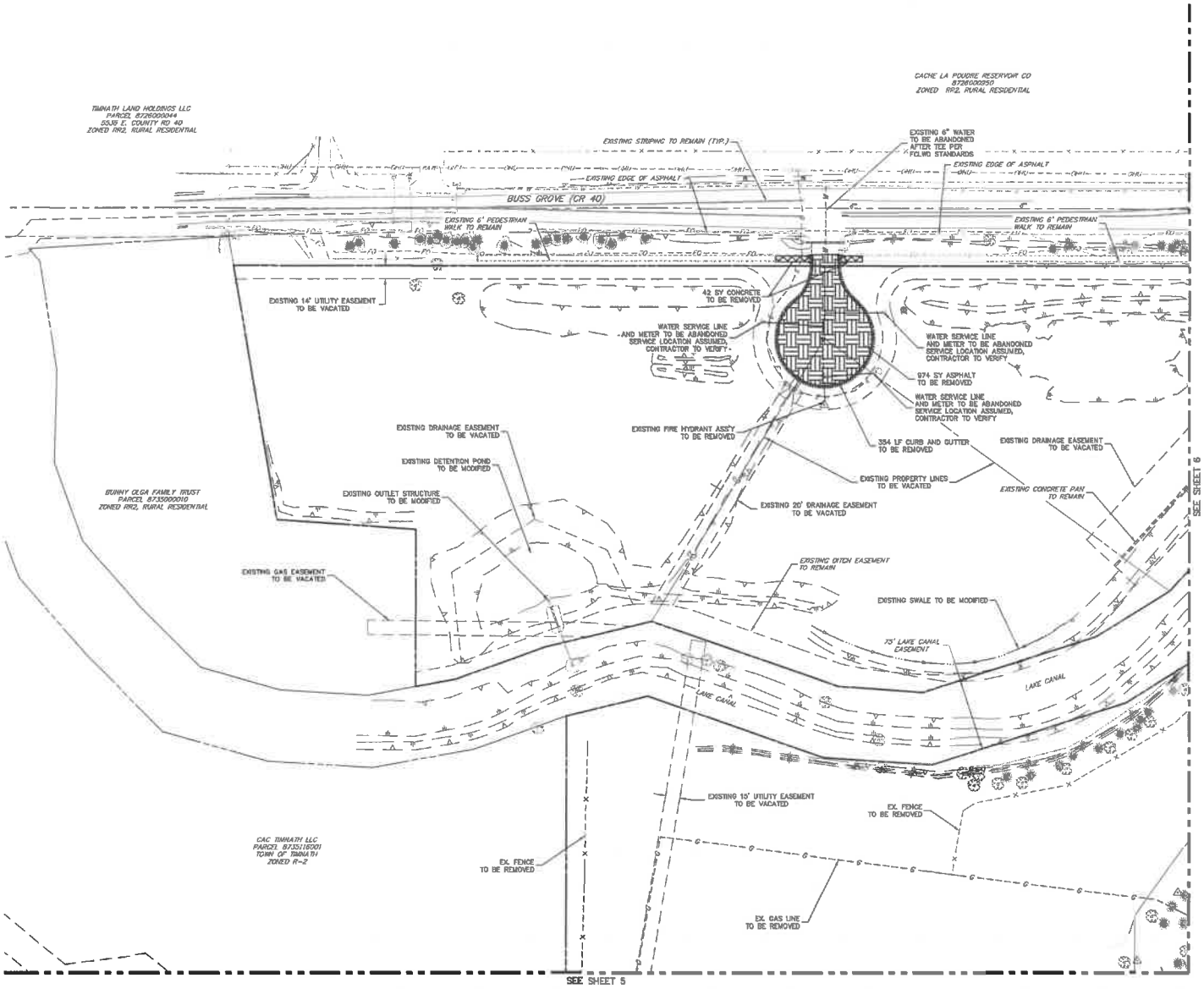
H-SCALE	1"=100'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	VS
CHECKED BY	

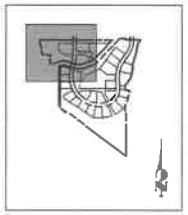
MCMORRIS SUBDIVISION - PRELIMINARY PLAT

PRELIMINARY PLAT OVERALL BOUNDARY

SHEET 3 OF 31

JOB NO. 39611.00





VICINITY MAP
SCALE 1"=2000'

DEMOLITION LEGEND

- CURB & GUTTER REMOVAL
- CONCRETE REMOVAL
- ASPHALT REMOVAL
- MILL & OVERLAY AREA

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

811
Know what's below.
Call before you dig.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE TO BE USED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SC LAND ESTATES, LLC
7365 GREENDALE ROAD #104
WINDSOR, CO 80505
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No.	REVISION	BY	DATE

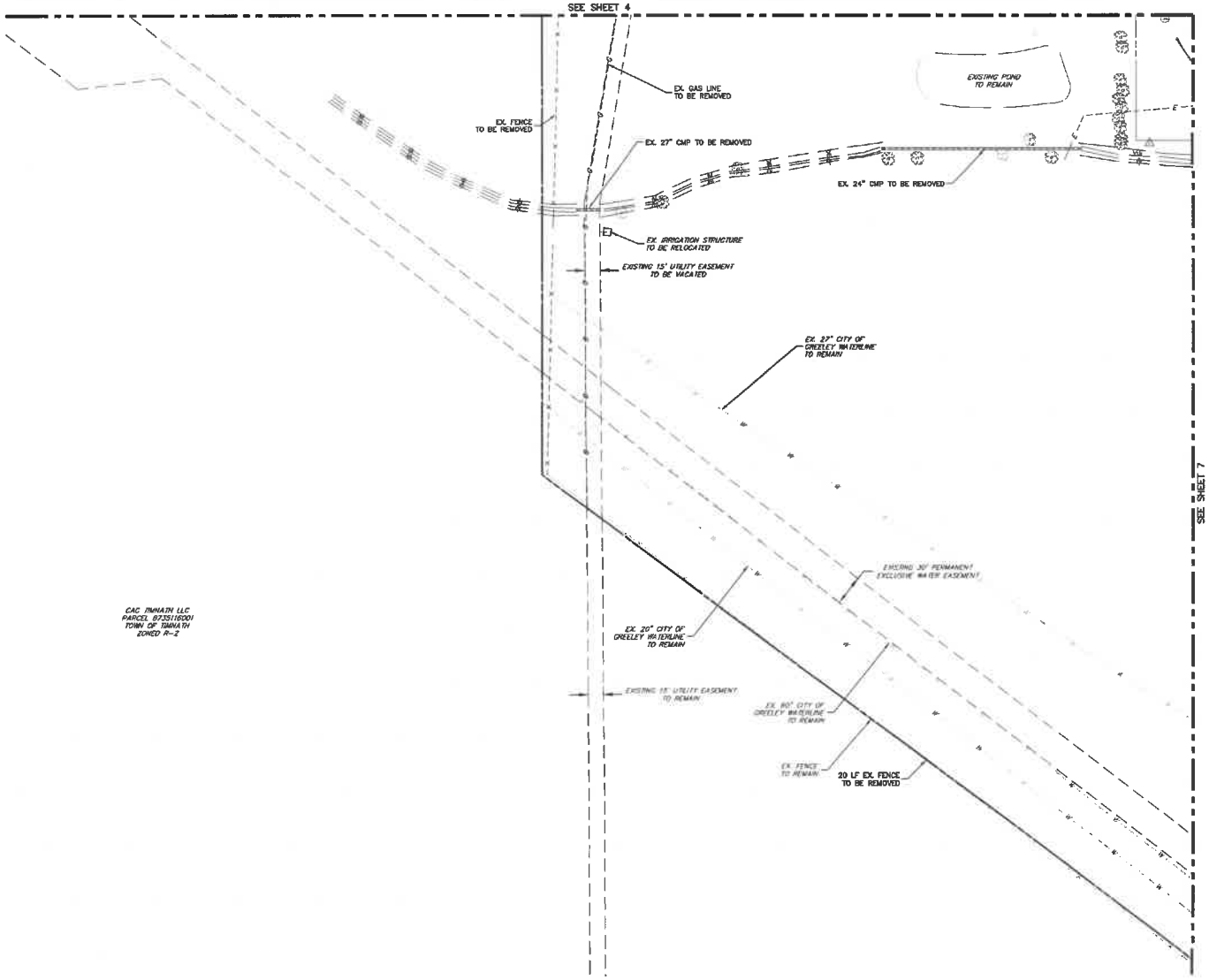
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	JMF
DRAWN BY	DJG
CHECKED BY	

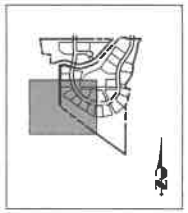
MCMORRIS SUBDIVISION - PRELIMINARY PLAT

EXISTING CONDITION AND DEMOLITION PLAN

SHEET 4 OF 31

JOB No. 39811.00





VICINITY MAP
SCALE 1"=2000'

DEMOLITION LEGEND

- CURB & GUTTER REMOVAL
- CONCRETE REMOVAL
- ASPHALT REMOVAL
- MILL & OVERLAY AREA

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J·R ENGINEERING
A Westrian Company
Centennial 970-282-7000 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

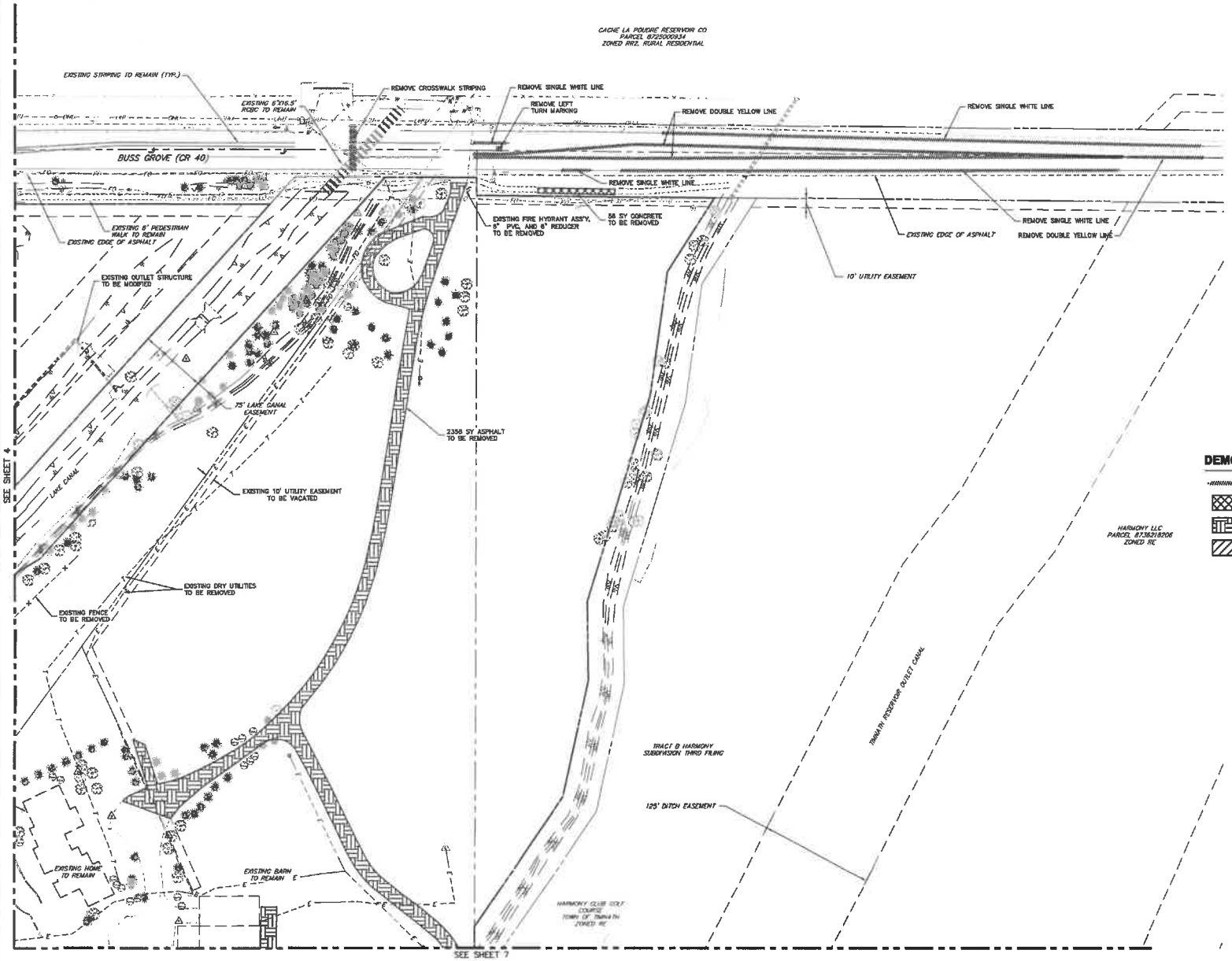
H-SCALE	1"=50'
V-SCALE	1" =N/A
DATE	1/3/24
DESIGNED BY	JMF
DRAWN BY	DJG
CHECKED BY	

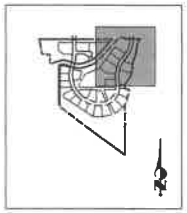
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

EXISTING CONDITION AND DEMOLITION PLAN

SHEET 5 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

811
Know what's below.
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UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY, THEY ARE PROVIDED ONLY FOR THE PURPOSES DESCRIBED AND WITHOUT WRITTEN AUTHORIZATION.

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SC LAND ESTATES, LLC
7355 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

JR ENGINEERING
A Westrian Company
Centennial 303-790-0033 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

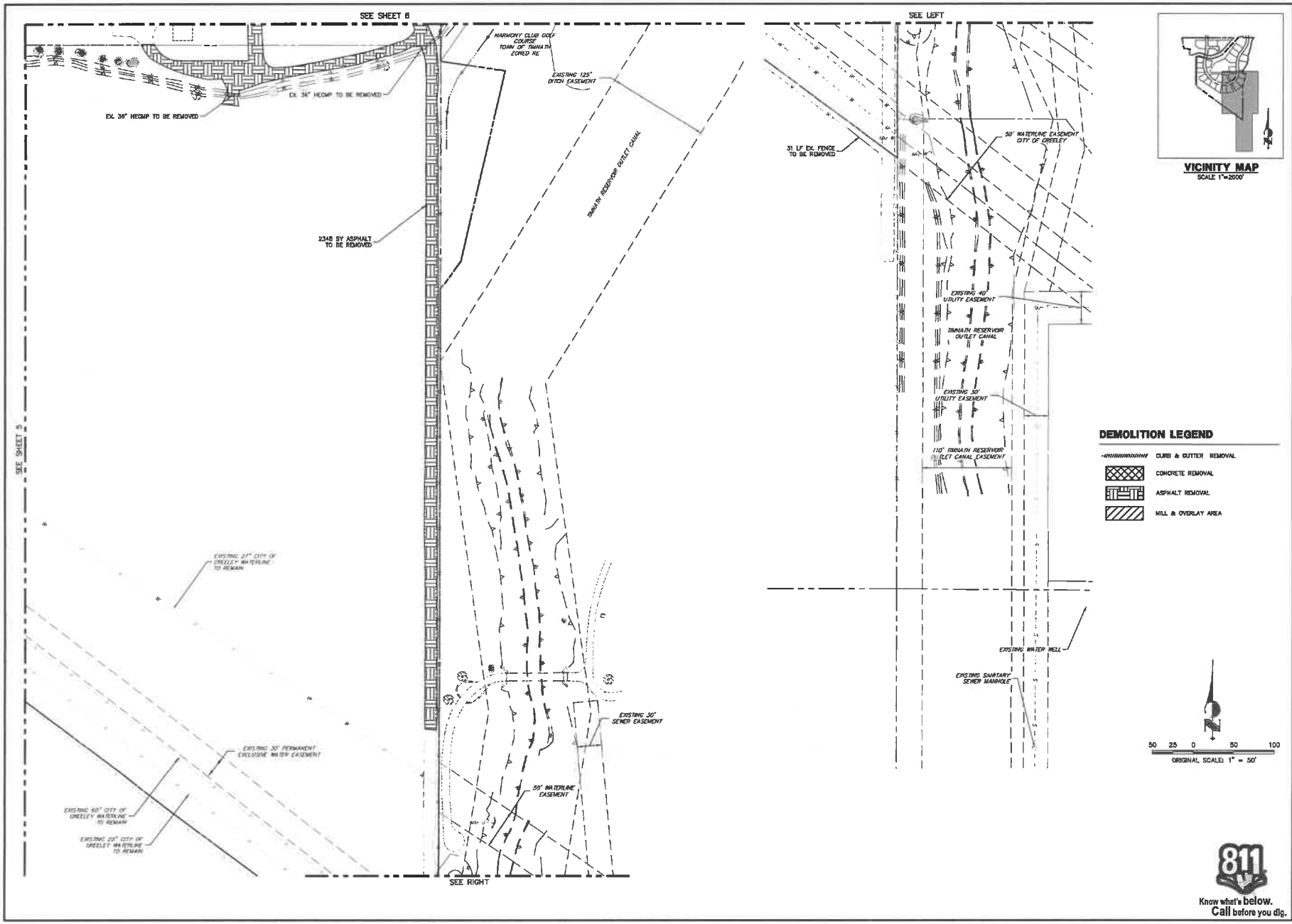
No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	JMF
DRAWN BY	DJG
CHECKED BY	

MCMORRIS SUBDIVISION - PRELIMINARY PLAT

EXISTING CONDITION AND DEMOLITION PLAN

SHEET 6 OF 31
JOB NO. 39811.00



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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

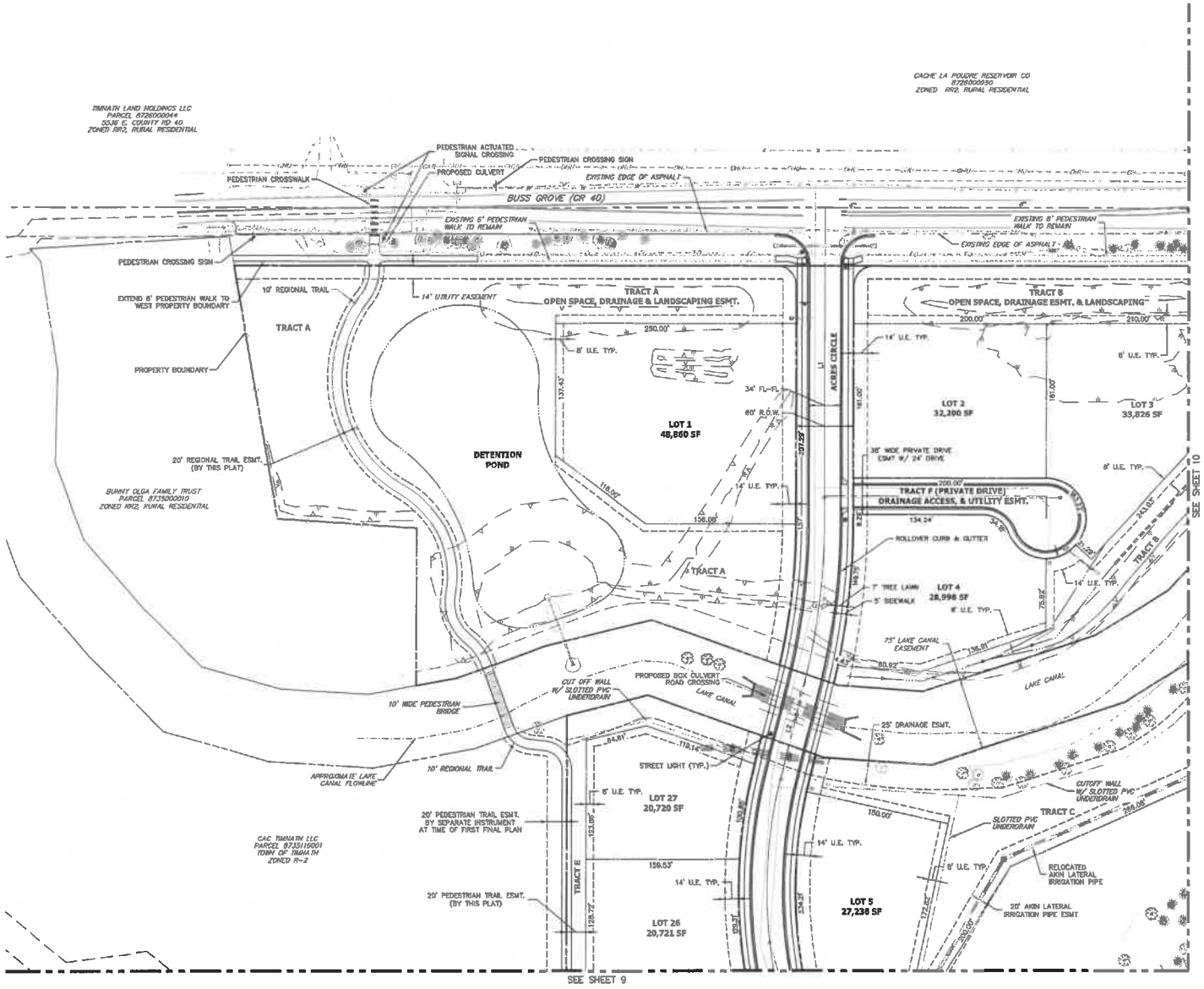
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	JMF
DRAWN BY	DJG
CHECKED BY	

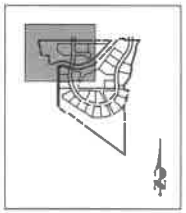
MCMORRIS SUBDIVISION - PRELIMINARY PLAT

EXISTING CONDITION AND DEMOLITION PLAN

SHEET 7 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°05'53"E	327.28'
L2	N14°17'27"E	80.80'
L3	S04°13'09"E	146.56'
L4	S38°06'35"W	133.14'
L5	S00°35'00"W	69.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°11'34"	700.00'	173.40'
C2	82°29'55"	495.00'	712.74'
C3	27°39'16"	535.00'	258.22'
C4	85°21'25"	285.00'	439.50'
C5	40°21'43"	485.00'	341.66'
C6	39°33'35"	435.00'	289.98'

LAKE CANAL ENCROACHMENTS

- ACRES CIRCLE ROADWAY, SIDEWALK, R.O.W.
- POTABLE WATER LINE
- SANITARY SEWER
- BOX CULVERT CROSSING
- MINOR GRADING
- PEDESTRIAN BRIDGE
- CUTOFF WALL WITH UNDERDRAIN

NOTE

DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 60,000 POUNDS (39,287 KG)

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

811
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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

JR ENGINEERING
A Westrian Company
Carlsbad 303-790-2593 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

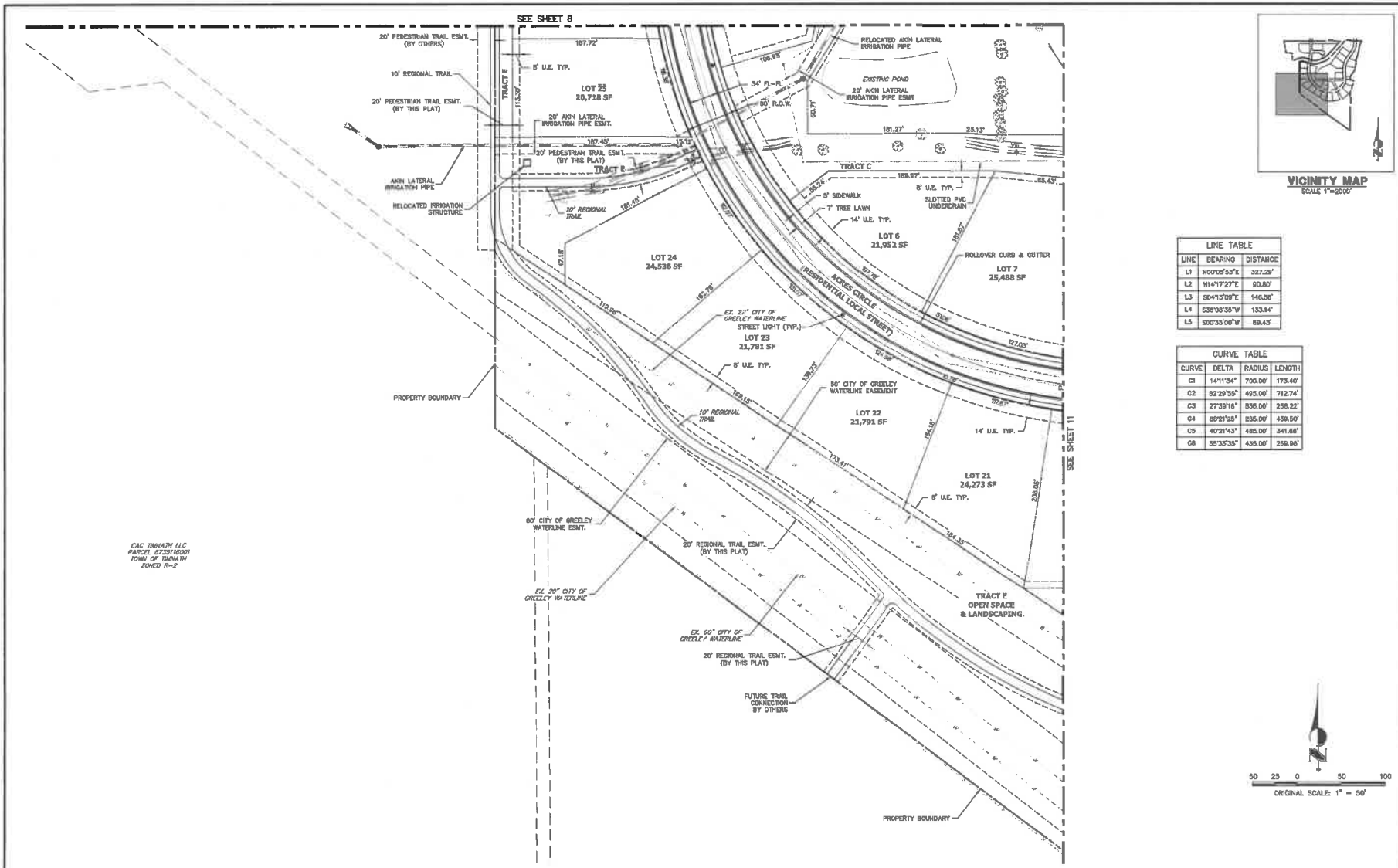
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/31/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY PLAT & SITE PLAN

SHEET 8 OF 31

JOB NO. 39811.00



VICINITY MAP
SCALE 1"=2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°03'53"E	327.29'
L2	N14°17'27"E	90.80'
L3	S04°13'09"E	146.58'
L4	S36°06'38"W	133.14'
L5	S00°33'00"W	89.43'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°11'34"	700.00'	173.40'
C2	82°29'35"	495.00'	712.74'
C3	27°39'16"	535.00'	258.22'
C4	89°21'25"	285.00'	439.50'
C5	40°21'43"	485.00'	341.68'
C6	35°35'35"	435.00'	269.98'

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

JR ENGINEERING
A Westrian Company
Centennial 303-790-2888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

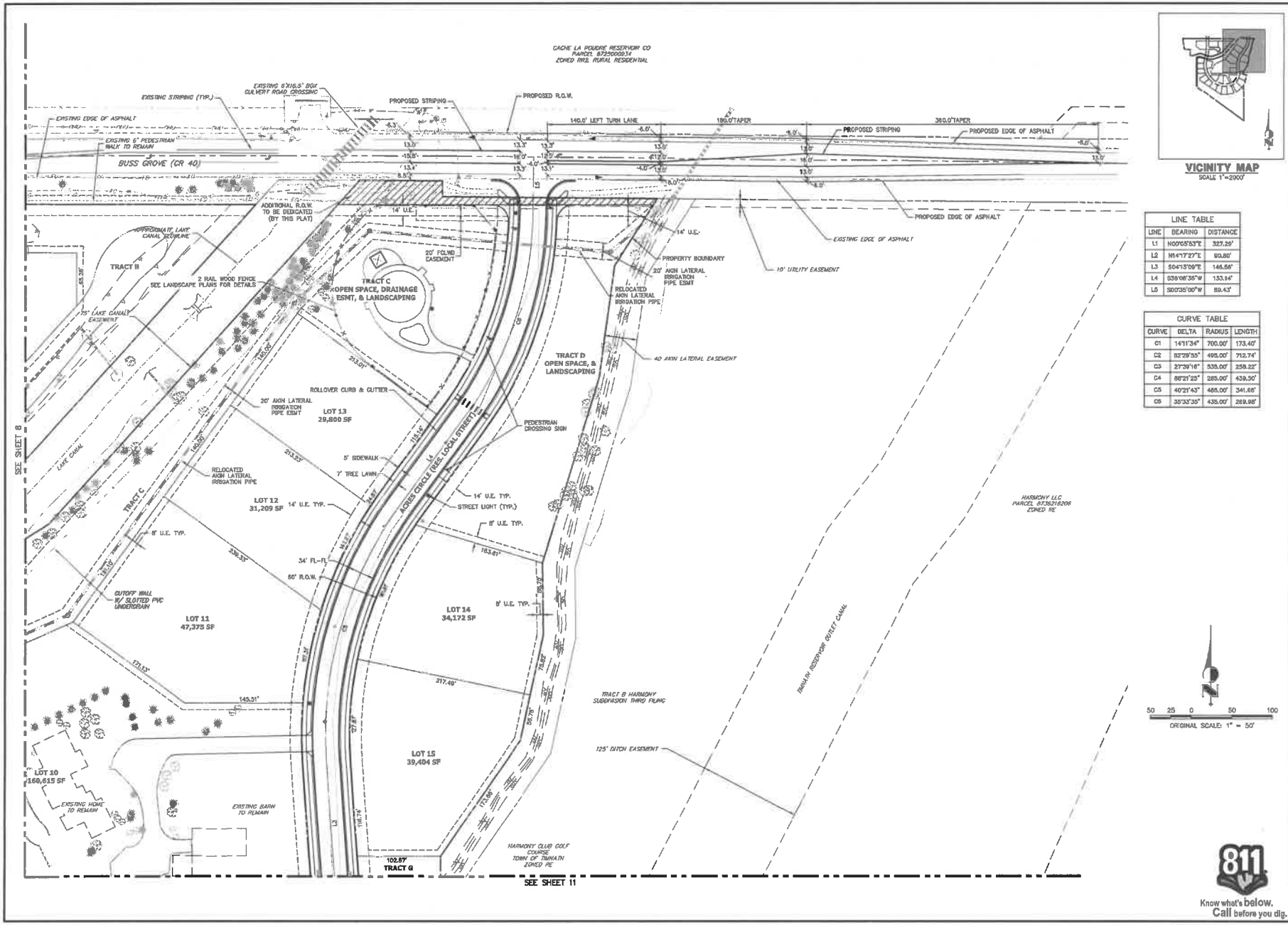
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY PLAT & SITE PLAN

SHEET 9 OF 31

JOB No. 39811.00



VICINITY MAP
SCALE 1"=2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°03'53"E	327.29'
L2	N14°17'27"E	90.80'
L3	S04°13'09"E	146.58'
L4	S39°08'35"W	133.14'
L5	S00°35'00"W	89.43'

CURVE TABLE			
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C5	40°21'43"	485.00'	341.66'
C6	35°33'35"	435.00'	269.98'

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1453
ALEX@SCHUMANCO.COM

JR ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

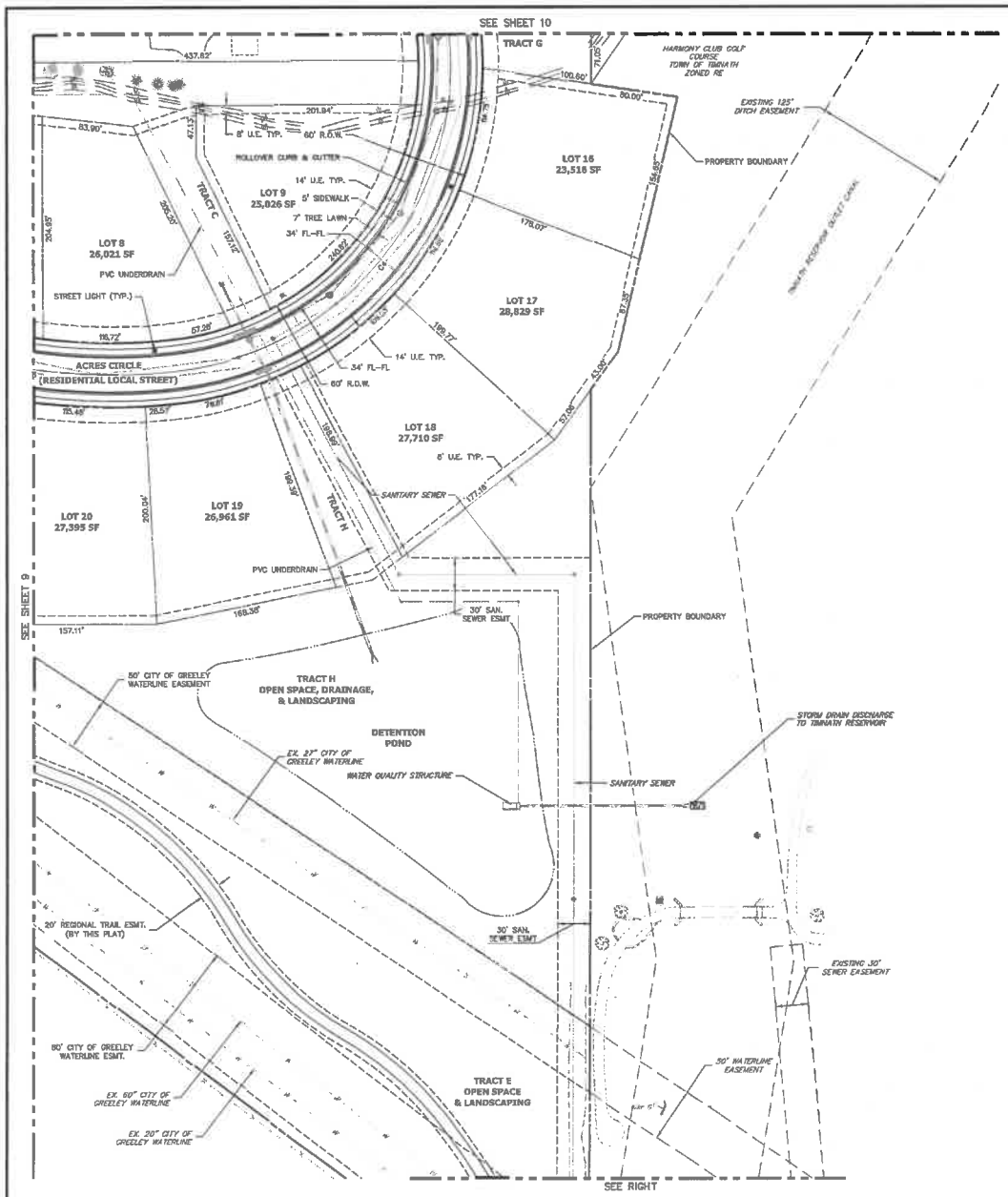
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

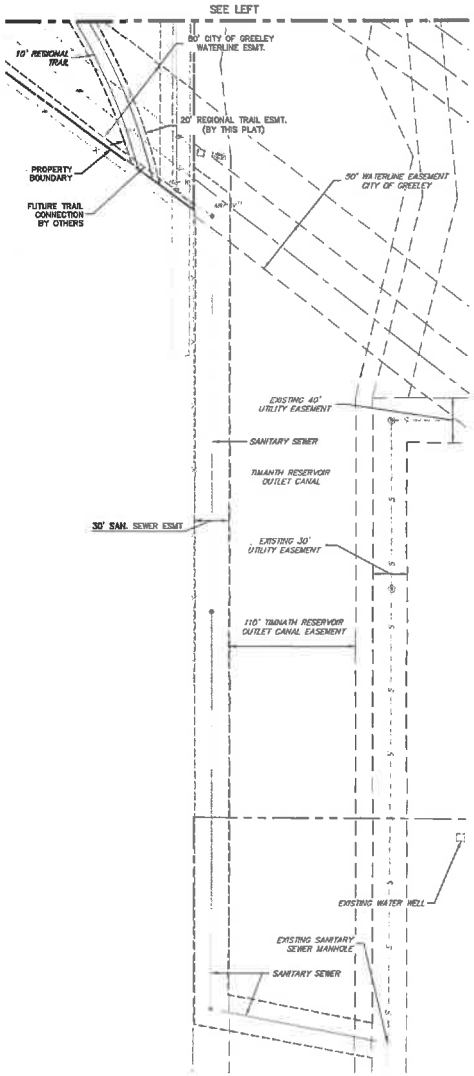
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

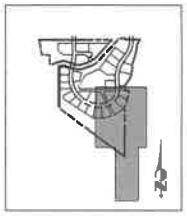
PRELIMINARY PLAT & SITE PLAN

SHEET 10 OF 31

JOB NO. 39811.00







VICINITY MAP
SCALE 1"=2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°06'53"E	327.29'
L2	N14°17'27"E	90.80'
L3	S04°13'09"E	146.56'
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L5	S00°35'00"W	89.43'

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C4	88°21'25"	285.00'	439.50'
C5	40°21'43"	485.00'	341.66'
C6	35°33'38"	435.00'	269.98'

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Corporate 970-490-6900 • Colorado Springs 719-659-2558
Fort Collins 970-482-9189 • www.jrengineering.com

NO.	REVISION	BY	DATE

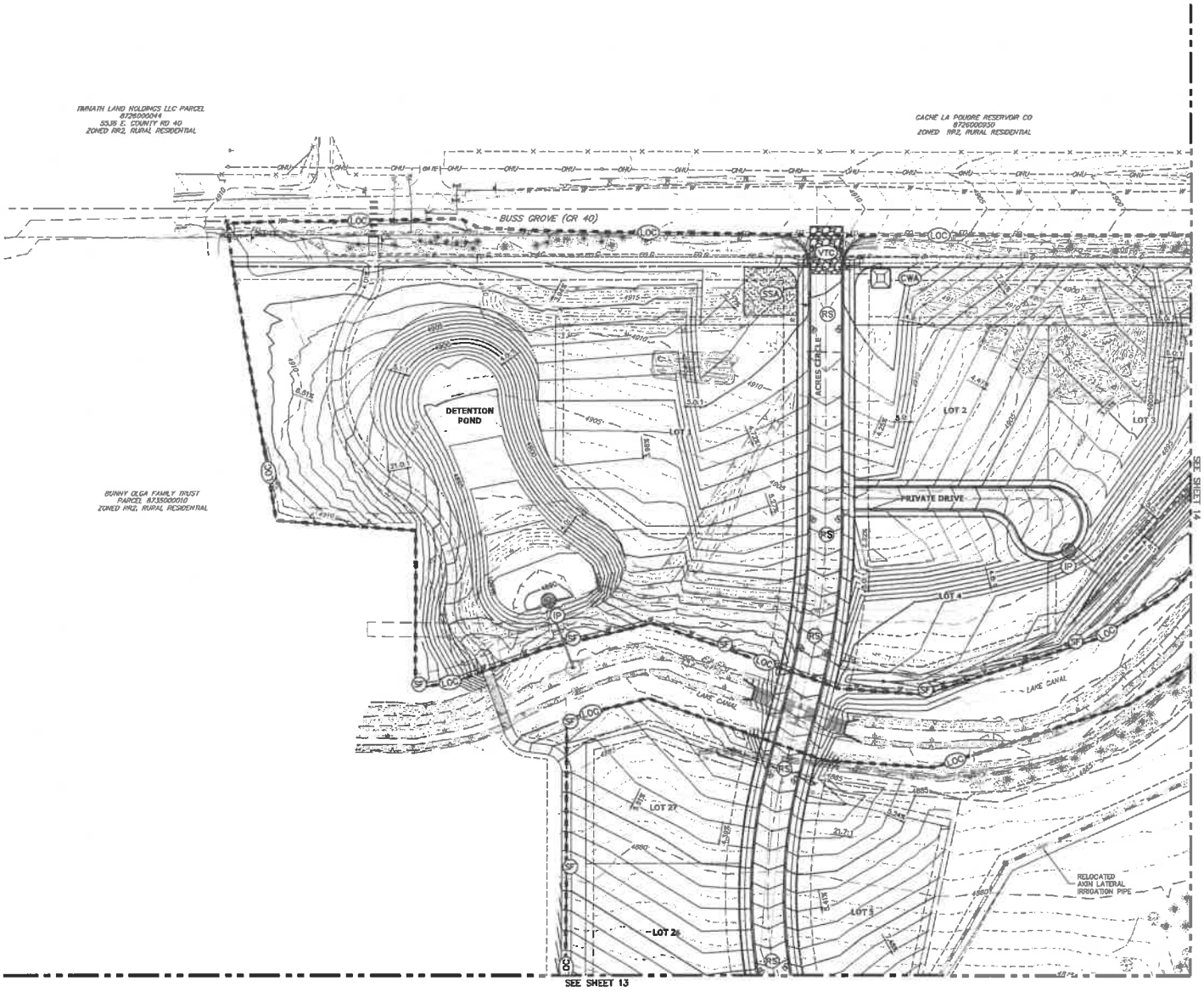
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

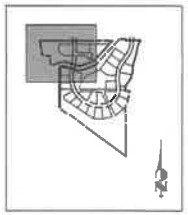
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY PLAT & SITE PLAN

SHEET 11 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

SF	SILT FENCE
LOC	LIMITS OF CONSTRUCTION
VTC	VEHICLE TRAFFIC CONTROL
CWA	CONCRETE WASHOUT AREA
IP	INLET PROTECTION
SCL	SEDIMENT CONTROL LOG
SSA	STABILIZED STAGING AREA
STM	SCOURSTOP MAT
	100 YEAR WATER SURFACE ELEVATION

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

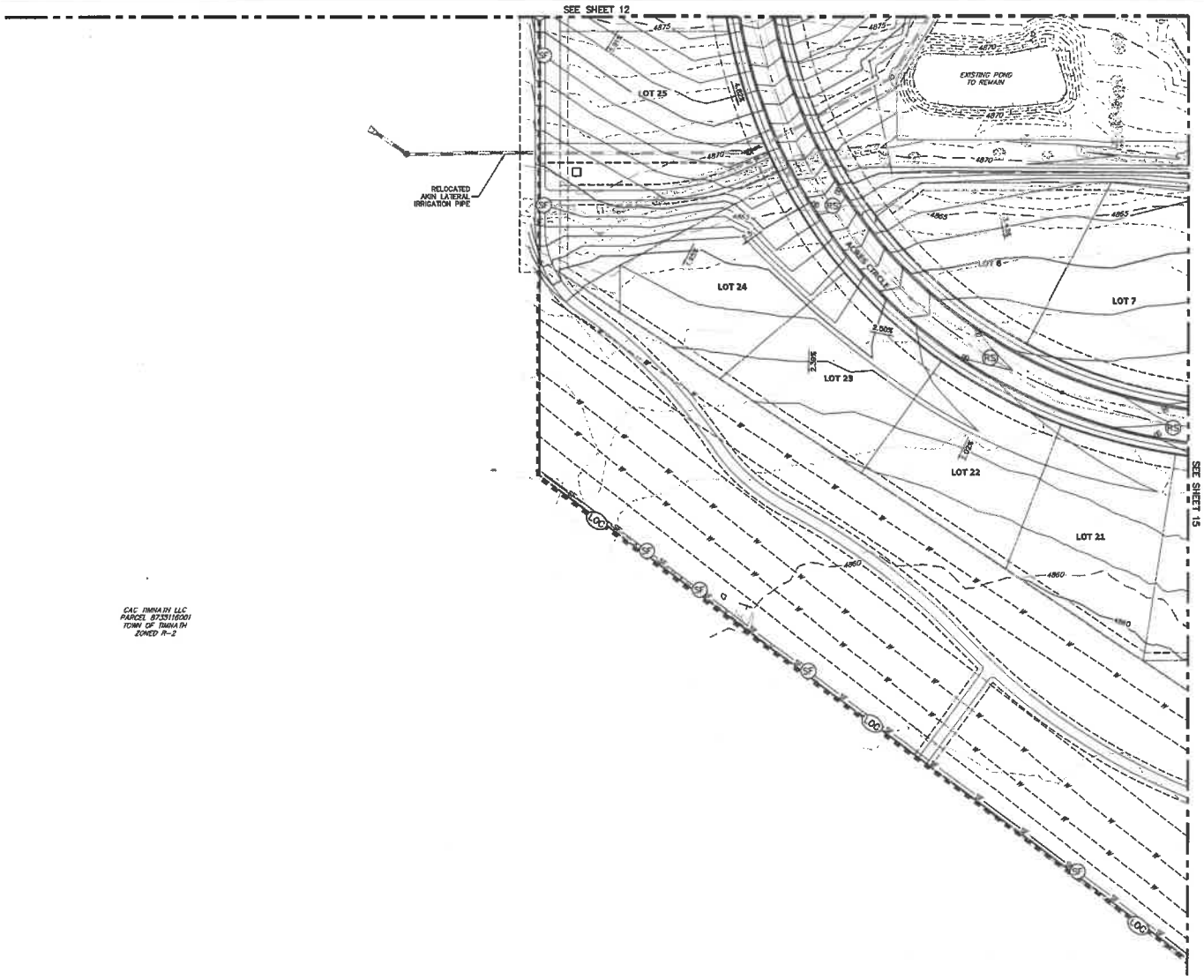
No.	REVISION	BY	DATE

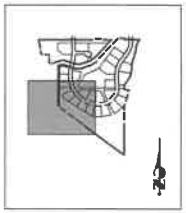
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY GRADING & EROSION CONTROL PLAN

SHEET 12 OF 31
JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

- SILT FENCE
- LIMITS OF CONSTRUCTION
- VEHICLE TRAFFIC CONTROL
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- SEDIMENT CONTROL LOG
- STABILIZED STAGING AREA
- SCOURSTOP MAT
- 100 YEAR WATER SURFACE ELEVATION

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below.
Call before you dig.

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PREPARED FOR
SC LAND ESTATES, LLC
7365 CREEDMOOR ROAD #104
WINDSOR, CO 80550
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-790-0600 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

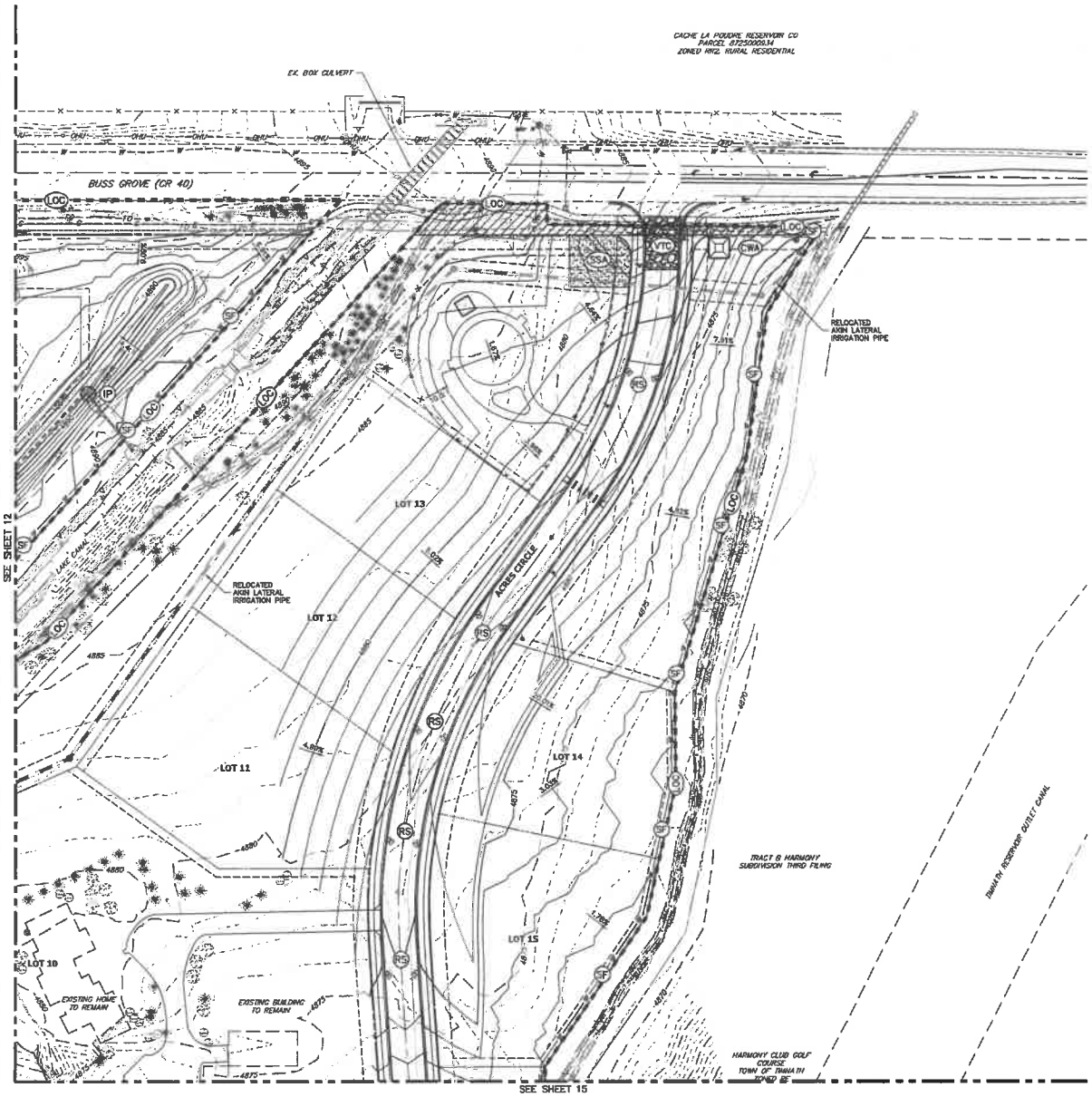
No.	REVISION

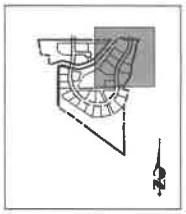
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJR
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY GRADING & EROSION CONTROL PLAN

SHEET 13 OF 31
JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- VTC — VEHICLE TRAFFIC CONTROL
- CWA — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG
- SSA — STABILIZED STAGING AREA
- STM — SCOURSTOP MAT
- 100 YEAR WATER SURFACE ELEVATION

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80503
ATTN: ALEX SHUMAN
970-219-1453
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-790-8888 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

No.	REVISION

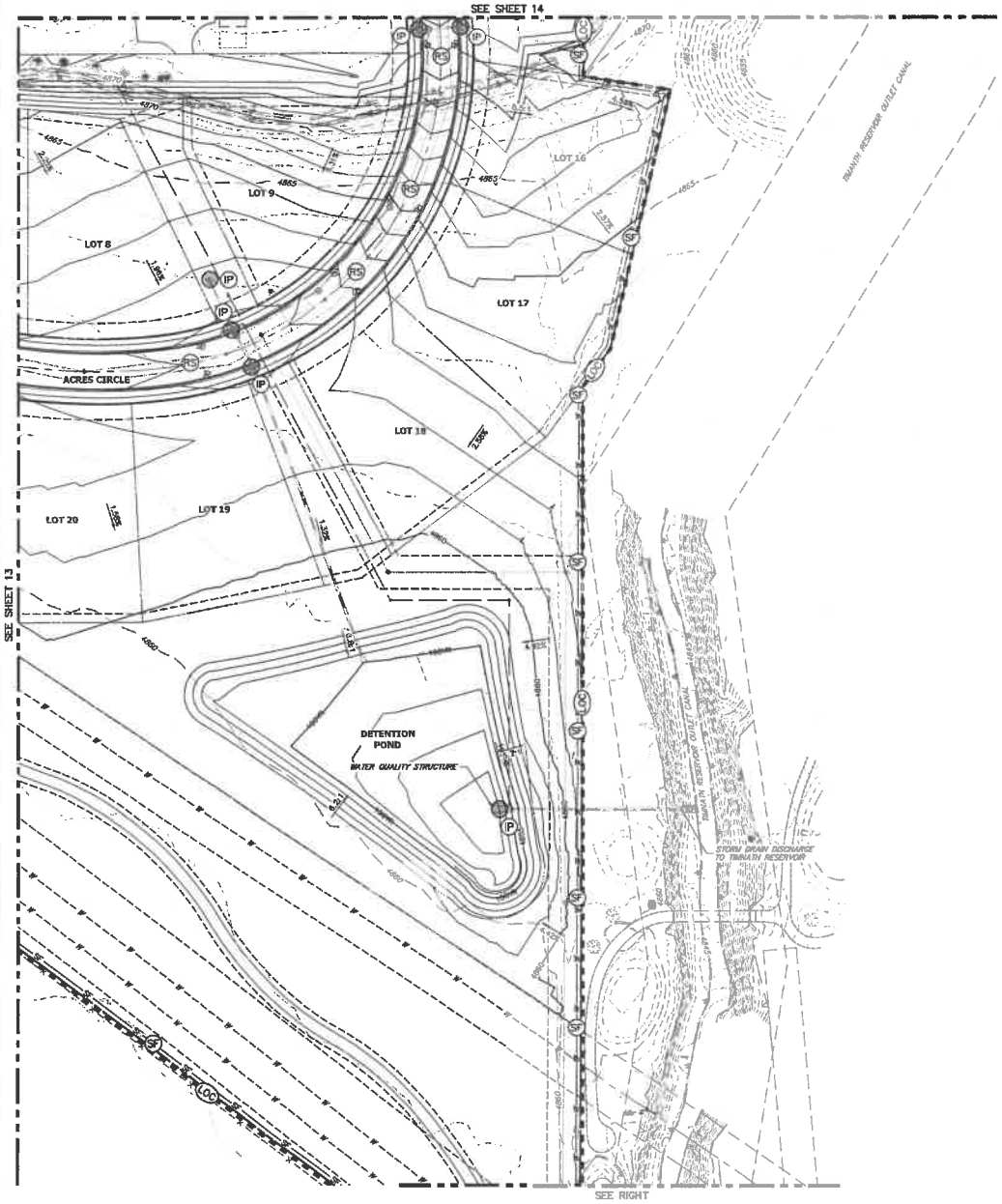
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

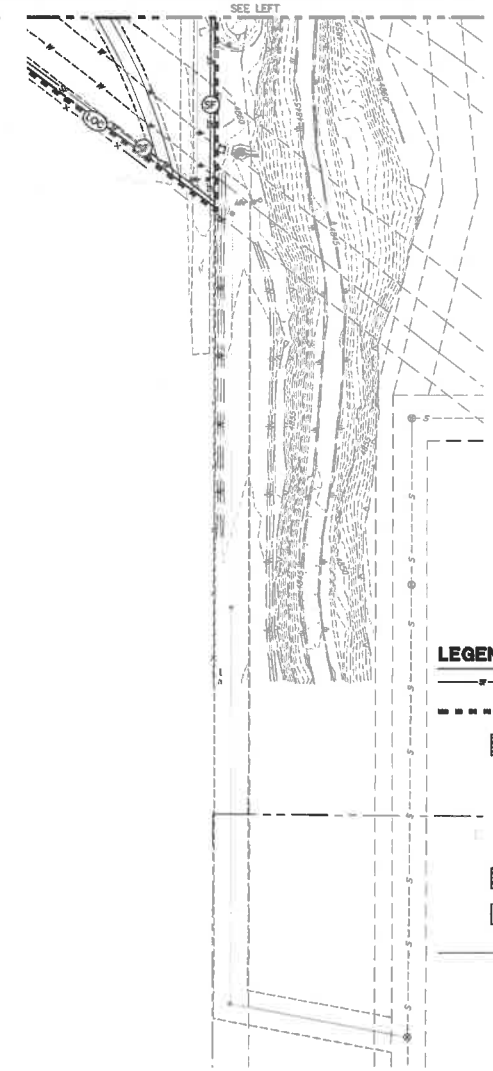
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

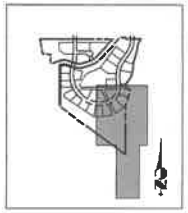
PRELIMINARY GRADING & EROSION CONTROL PLAN

SHEET 14 OF 31

JOB NO. 39811.00







VICINITY MAP
SCALE 1"=2000'

LEGEND

- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- VTC — VEHICLE TRAFFIC CONTROL
- CWA — CONCRETE WASHOUT AREA
- IP — INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG
- SSA — STABILIZED STAGING AREA
- STM — SCOURSTOP MAT
- 100 YEAR WATER SURFACE ELEVATION

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-635-9588
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

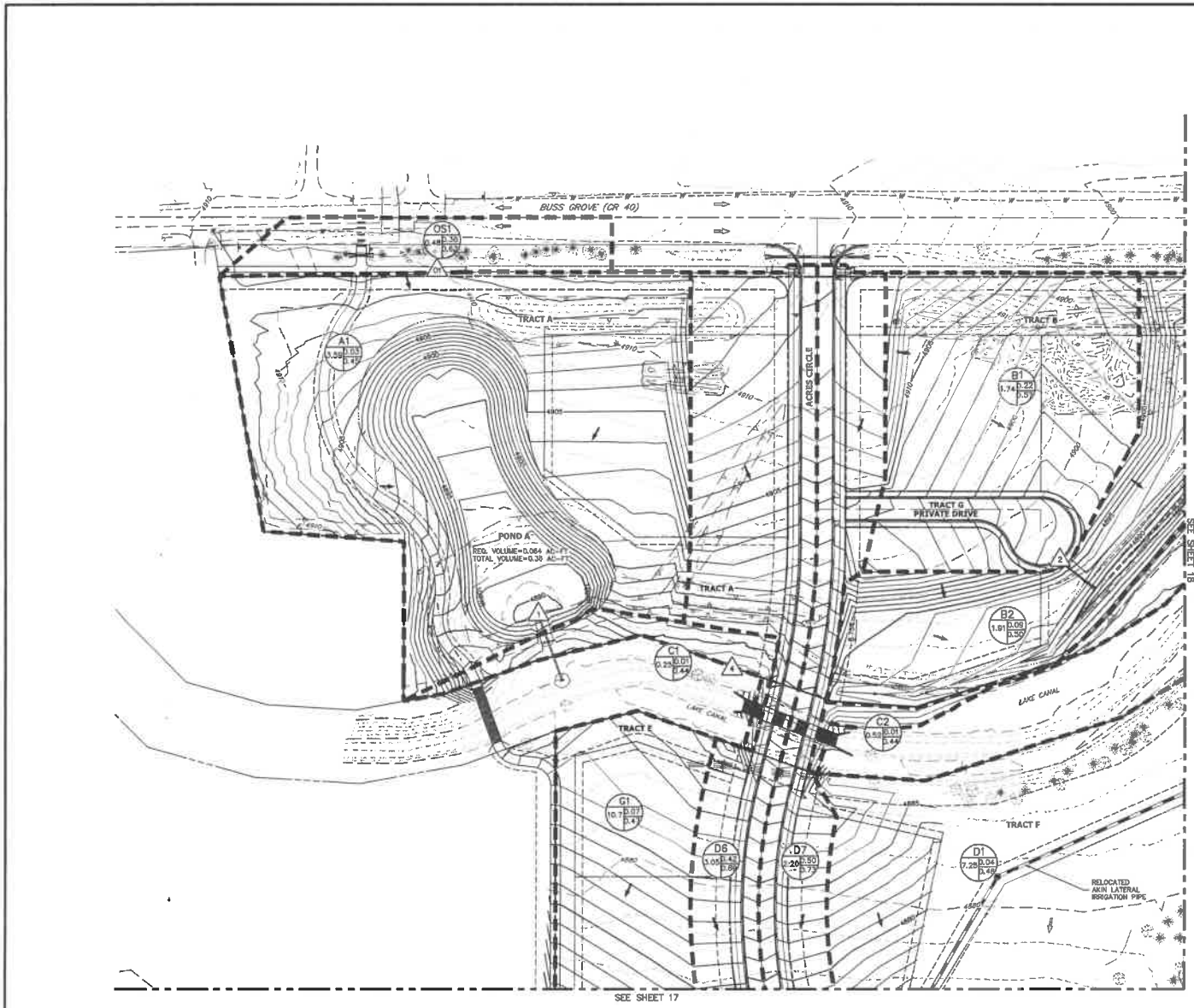
H-SCALE	1"=50'
V-SCALE	1"=N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

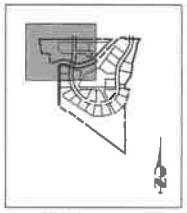
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY GRADING & EROSION CONTROL PLAN

SHEET 15 OF 31

JOB NO. 39B11.00





VICINITY MAP
SCALE 1"=1000'

BASIN SUMMARY TABLE

Tributary Sub-basin	Area (acres)	Percent Impervious	C_2	C_{100}	t_c (min)	Q_5 (cfs)	Q_{100} (cfs)
OS1	0.48	41%	0.30	0.62	5.2	0.4	2.9
OS2	0.12	79%	0.58	0.70	5.0	0.2	0.8
OS3	0.15	78%	0.58	0.70	5.0	0.2	1.0
A1	3.59	5%	0.03	0.45	25.1	0.1	8.0
B1	1.74	32%	0.22	0.57	18.2	0.6	5.9
B2	1.91	15%	0.09	0.50	17.4	0.3	5.7
C1	0.25	2%	0.01	0.44	28.1	0.0	0.5
C2	0.52	2%	0.01	0.44	24.7	0.0	1.1
D1	7.25	7%	0.04	0.46	27.5	0.4	15.7
D2	5.58	28%	0.18	0.44	22.2	1.5	13.2
D3	1.05	72%	0.54	0.67	10.5	1.3	5.4
D4	0.51	63%	0.49	0.74	11.1	0.5	2.8
D5	0.66	59%	0.46	0.72	8.3	0.7	4.0
D6	3.05	55%	0.42	0.69	24.0	1.9	10.9
D7	2.20	64%	0.50	0.73	13.2	2.2	11.1
D8	4.71	11%	0.07	0.53	24.1	0.5	12.7
F1	3.30	28%	0.11	0.53	18.1	0.6	5.4
G1	10.75	12%	0.07	0.47	23.1	1.1	26.1

LEGEND

- DESIGN DRAINAGE POINT
- DRAINAGE BASIN DESIGNATION MARKER A=AREA (AC) B=MINOR STORM, C2 C=MAJOR STORM, C100
- DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- RAISED CURB & GUTTER
- PROPOSED DRAINAGE BASIN

811 Know what's below. Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS ARE FOR REVIEW PURPOSES ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

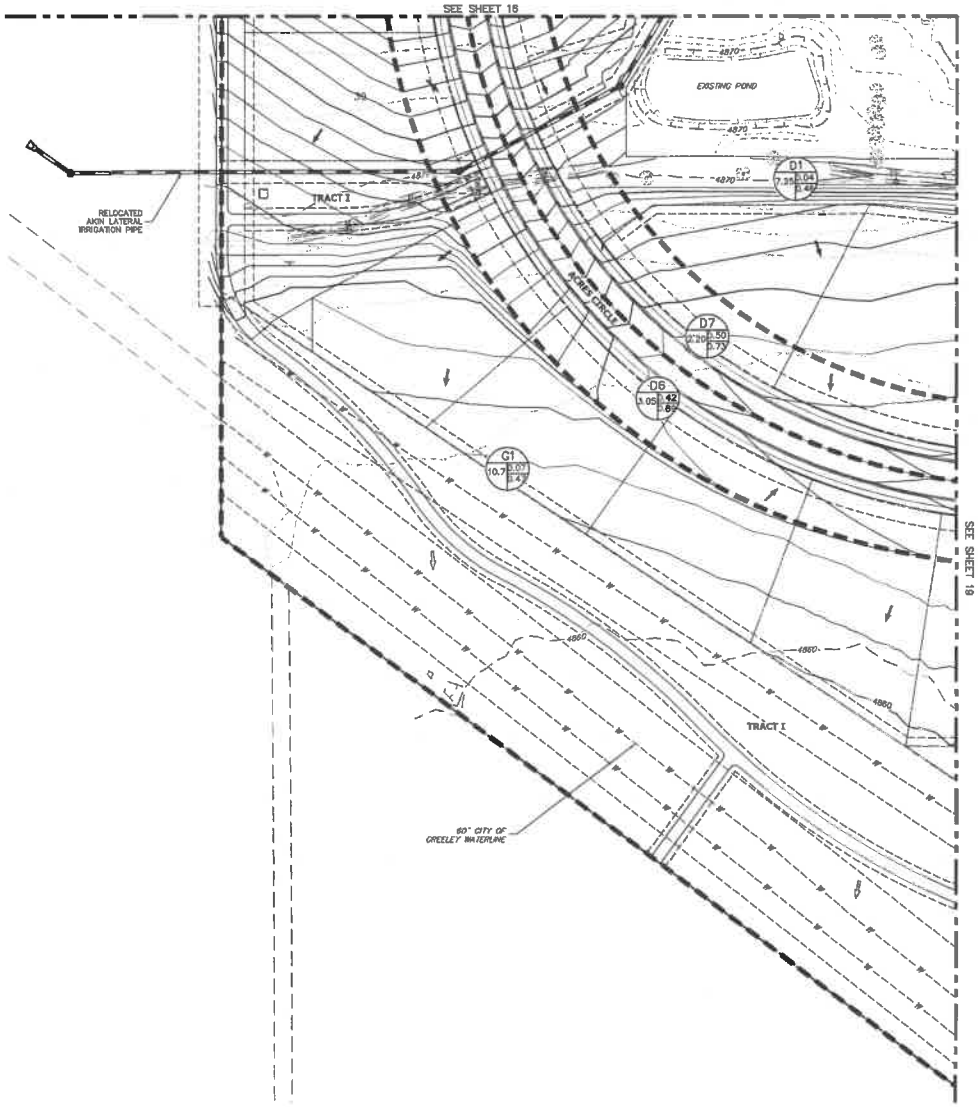
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	DJC
DRAWN BY	DJC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY DRAINAGE PLAN

SHEET 16 OF 31

JOB NO. 39811.00



VICINITY MAP
SCALE 1"=1000'

LEGEND

DESIGN DRAINAGE POINT	
DRAINAGE BASIN DESIGNATION MARKER A=AREA (AC) B=MINOR STORM, C2 C=MAJOR STORM, C100	I.D. A B C
DRAINAGE ARROW	
EXISTING DRAINAGE ARROW	
PROPOSED CONTOUR	49XX
EXISTING CONTOUR	49XX
EXISTING SANITARY LINE	S
EXISTING WATER LINE	W
EXISTING STORM SEWER	
PROPOSED SANITARY LINE	
PROPOSED WATER LINE	
PROPOSED STORM SEWER	
RAISED CURB & GUTTER	
PROPOSED DRAINAGE BASIN	

811
Know what's **below.**
Call before you dig.

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ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE

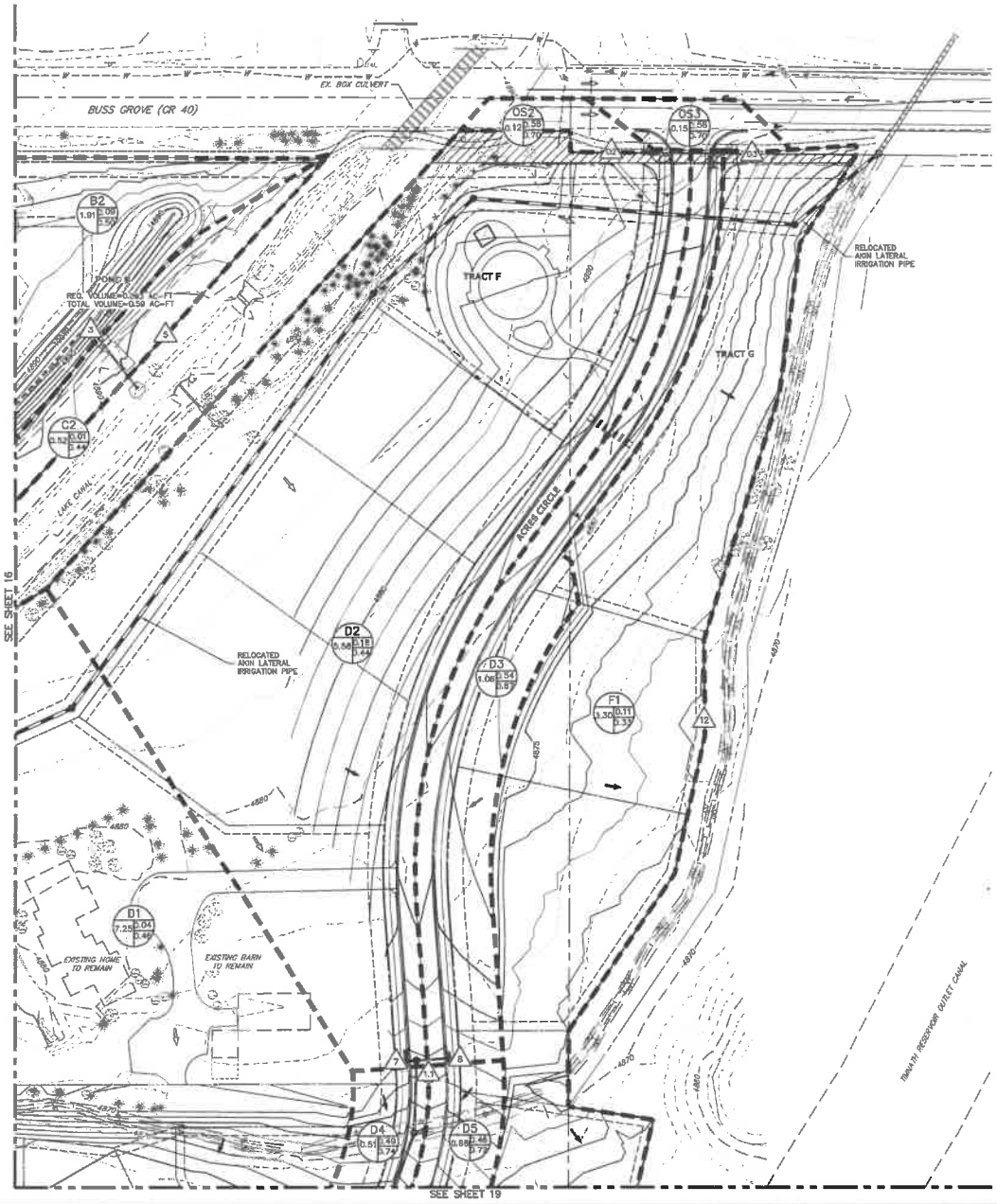
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

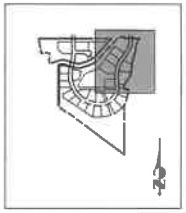
MCMORRIS SUBDIVISION - PRELIMINARY PLAT

PRELIMINARY DRAINAGE PLAN

SHEET 17 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=1000'

LEGEND

- DESIGN DRAINAGE POINT
- DRAINAGE BASIN DESIGNATION MARKER A=AREA (AC) B=MINOR STORM, C2 C=MAJOR STORM, C100
- DRAINAGE ARROW
- EXISTING DRAINAGE ARROW
- PROPOSED CONTOUR — 4910X —
- EXISTING CONTOUR — 4910X —
- EXISTING SANITARY LINE — S —
- EXISTING WATER LINE — W —
- EXISTING STORM SEWER
- PROPOSED SANITARY LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- RAISED CURB & GUTTER
- PROPOSED DRAINAGE BASIN

811 Know what's below. Call before you dig.

50 25 0 50 100
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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80550
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J·R ENGINEERING
A Westrian Company
Cartland 303-740-5700 • Colorado Springs 719-531-5599
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

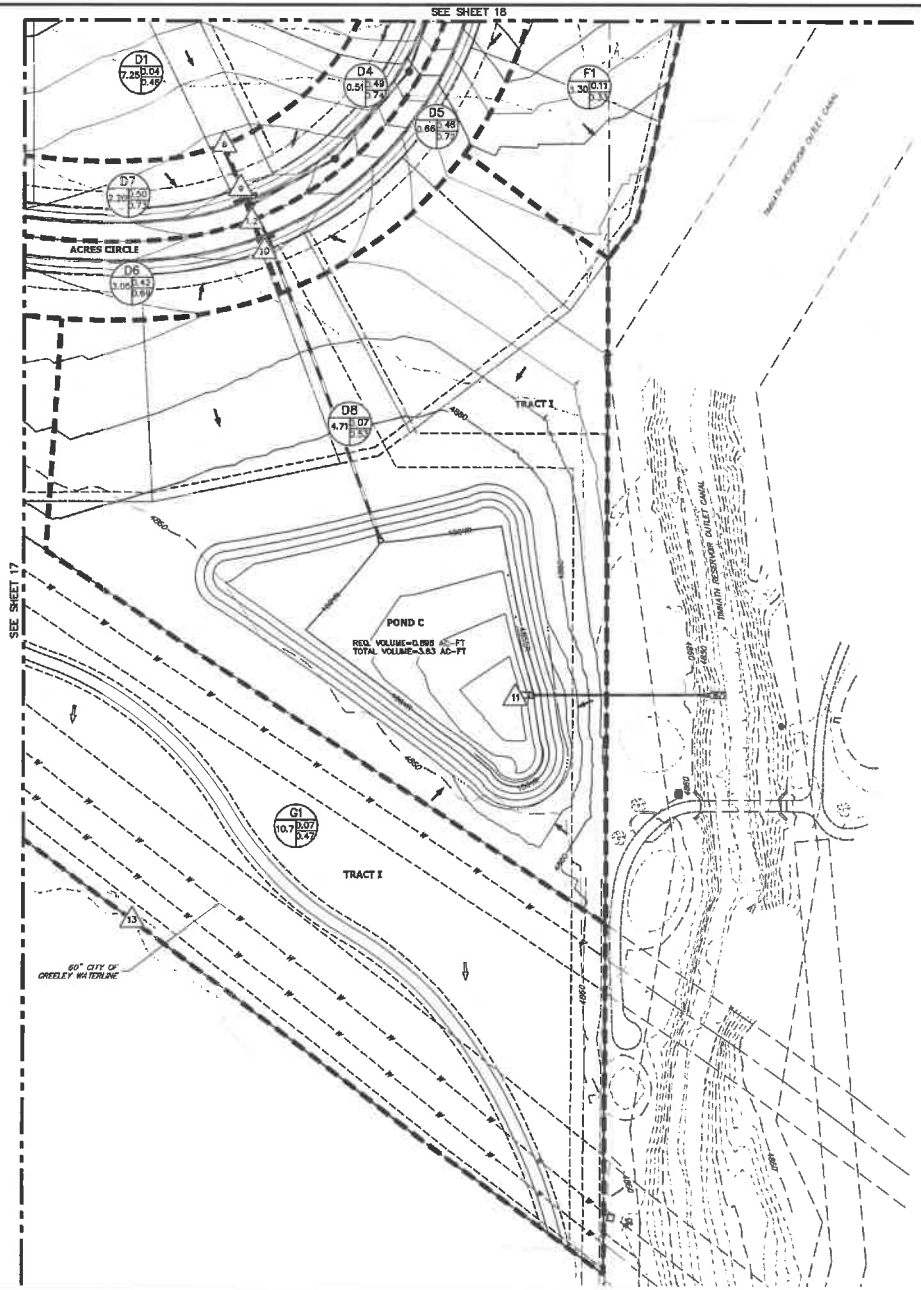
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

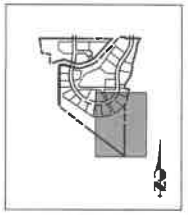
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY DRAINAGE PLAN

SHEET 18 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=1000'

LEGEND

DESIGN DRAINAGE POINT	
DRAINAGE BASIN DESIGNATION MARKER A=AREA (AC) B=MINOR STORM, C2 C=MAJOR STORM, C100	I.D. A B C
DRAINAGE ARROW	
EXISTING DRAINAGE ARROW	
PROPOSED CONTOUR	4920
EXISTING CONTOUR	4950
EXISTING SANITARY LINE	S
EXISTING WATER LINE	W
EXISTING STORM SEWER	
PROPOSED SANITARY LINE	
PROPOSED WATER LINE	
PROPOSED STORM SEWER	
RAISED CURB & GUTTER	
PROPOSED DRAINAGE BASIN	

811
Know what's below.
Call before you dig.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE

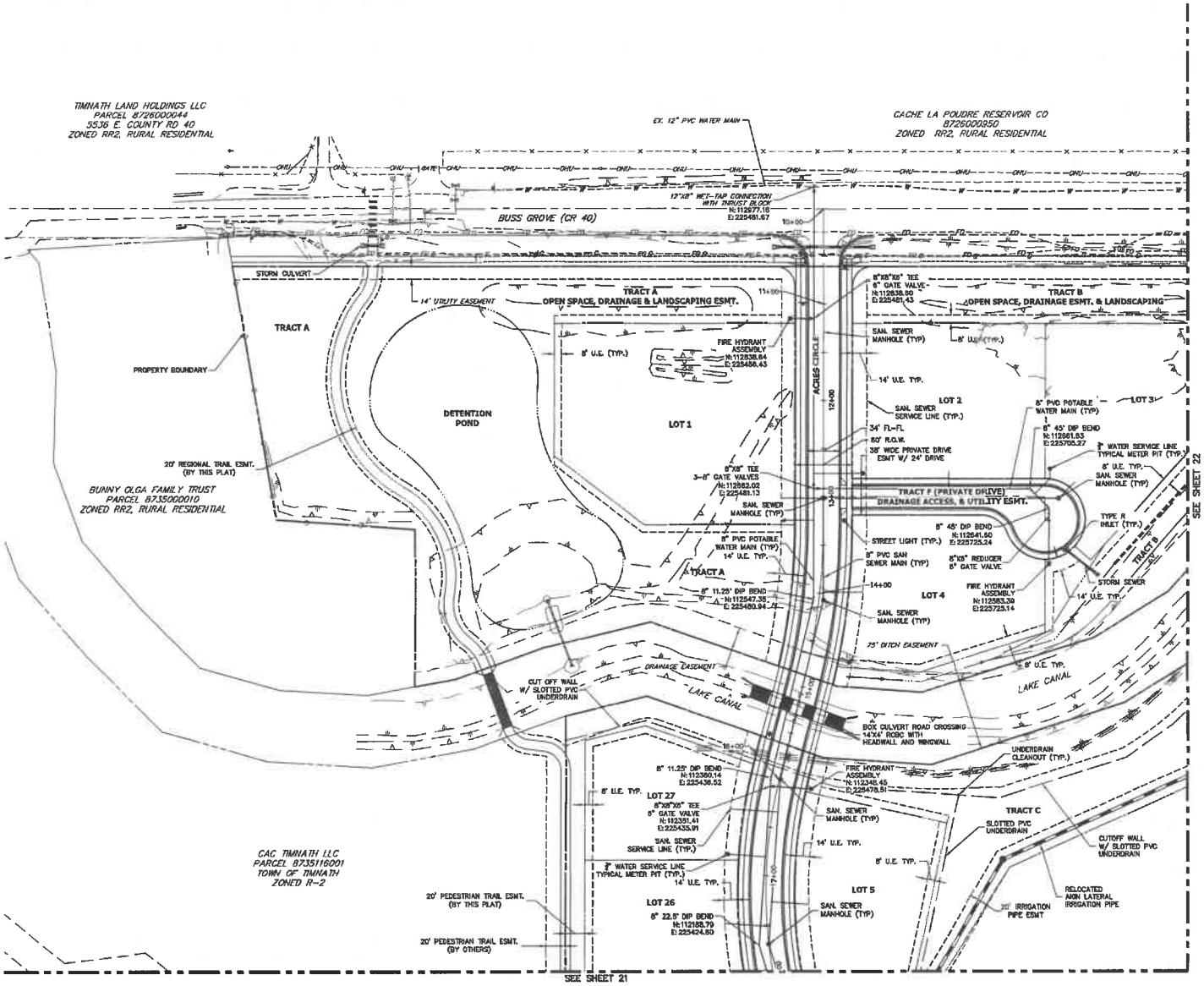
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

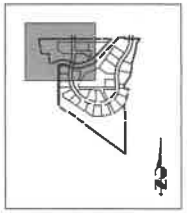
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY DRAINAGE PLAN

SHEET 19 OF 31

JOB NO. 39511.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

- 8" SDR 35 SANITARY SEWER W/ MANHOLES
- 8" C900 WATER PIPE W/ FITTINGS
- EX STORM DRAIN INLETS
- EX RCP STORM DRAIN
- FLARE END SECTION (FES)
- RIP RAP PAD
- FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE
- EX. 4' MH
- EX. 8" SANITARY SEWER LINE
- EX. 4" SANITARY SEWER SERVICE LINE
- STREET LIGHT
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- 8" GATE VALVE
- 1½" SERVICE W/ METER
- 2 RAIL WOOD FENCE WITH MASONRY COLUMN

NOTES:

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAIN LINES AND SERVICES.
2. EXISTING UTILITIES LOCATIONS ARE SHOWN APPROXIMATELY AND NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. NO TREE(S) SHALL BE LOCATED WITHIN 10-FEET OF FORT COLLINS-LOVELAND WATER DISTRICT OR SOUTH FORT COLLINS SANITATION DISTRICT FACILITIES.
4. SANITARY SEWER MANHOLES ARE 48" DIAMETER, UNLESS OTHERWISE NOTED.
5. ALL WATER MAIN BENDS TO USE RESTRAINT JOINTS. NO THRUST BLOCKS ALLOWED.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80503
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

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No.	REVISION	BY	DATE

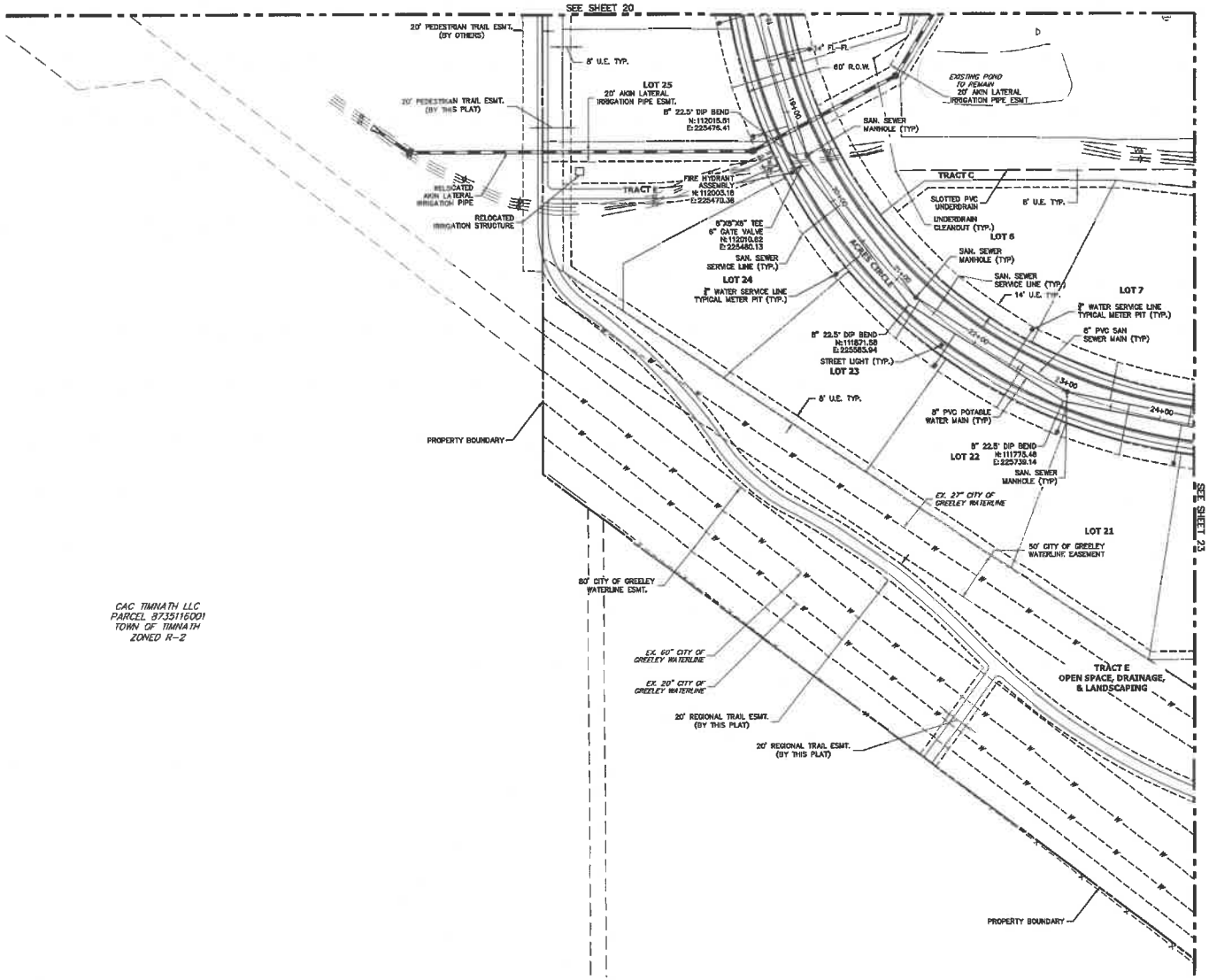
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

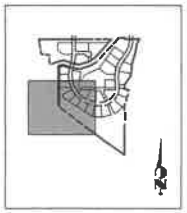
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY UTILITY PLAN

SHEET 20 OF 31

JOB NO. 39611.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

- 8" SDR 35 SANITARY SEWER W/ MANHOLES
- 8" C900 WATER PIPE W/ FITTINGS
- EX STORM DRAIN INLETS
- EX RCP STORM DRAIN
- FLARE END SECTION (FES)
- RIP RAP PAD
- FIRE HYDRANT ASSEMBLY W/ 5" GATE VALVE
- EX. 4' MH
- EX. 8" SANITARY SEWER LINE
- EX. 4" SANITARY SEWER SERVICE LINE
- STREET LIGHT
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- 8" GATE VALVE
- 1 1/2" SERVICE W/ METER
- 2 RAIL WOOD FENCE WITH MASONRY COLUMN

NOTES:

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAIN LINES AND SERVICES.
2. EXISTING UTILITIES LOCATIONS ARE SHOWN APPROXIMATELY AND NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. NO TREE(S) SHALL BE LOCATED WITHIN 10-FEET OF FORT COLLINS-LOVELAND WATER DISTRICT OR SOUTH FORT COLLINS SANITATION DISTRICT FACILITIES.
4. SANITARY SEWER MANHOLES ARE 48" DIAMETER, UNLESS OTHERWISE NOTED.
5. ALL WATER MAIN BENDS TO USE RESTRAINT JOINTS. NO THRUST BLOCKS ALLOWED.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80503
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

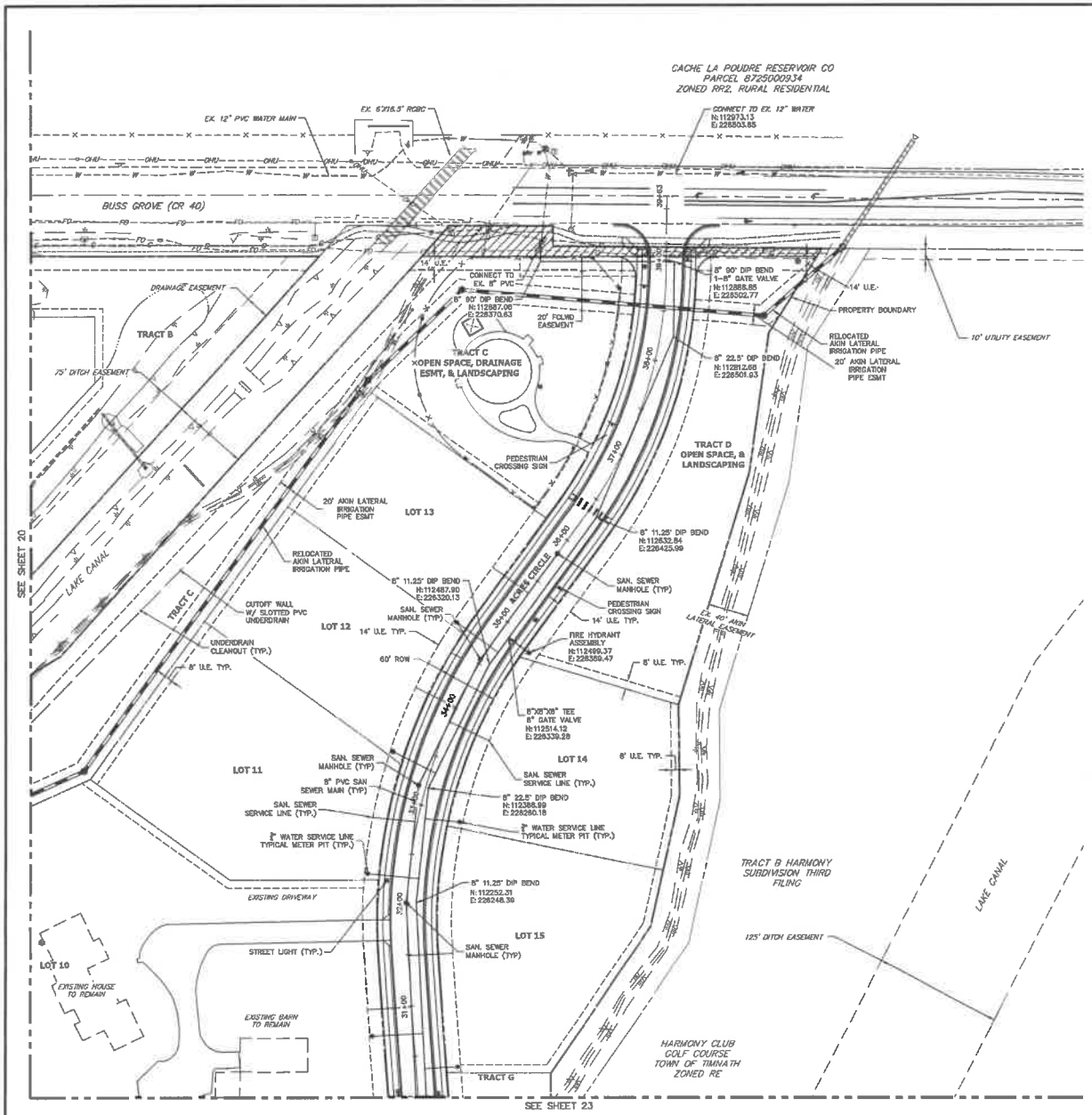
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY UTILITY PLAN

SHEET 21 OF 31

JOB NO. 39811.00



NOTES:

ALL EASEMENTS AND RIGHT-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT

THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.

THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.

IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL NOT BE DONE BY OR AT THE EXPENSE OF THE CITY OF GREELEY.

GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-371-3726, 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.

THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.

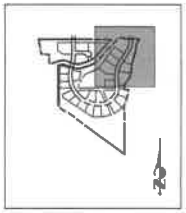
GREELEY PIPELINES MUST HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.

NO CUTS IN GRADING ARE ALLOWED WITHIN THE TRANSMISSION WATERLINE EASEMENTS UNLESS SUFFICIENT COVER EXISTS AND IS REVIEWED / APPROVED BY THE CITY OF GREELEY.

GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.

ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONTRACTOR TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.

ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.



VICINITY MAP
SCALE 1"=2000'

LEGEND

- 8" SDR 35 SANITARY SEWER W/ MANHOLES
- 8" C900 WATER PIPE W/ FITTINGS
- EX STORM DRAIN INLETS
- EX RCP STORM DRAIN
- FLARE END SECTION (FES)
- RIP RAP PAD
- FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE
- EX. 4' MH
- EX. 8" SANITARY SEWER LINE
- EX. 4" SANITARY SEWER SERVICE LINE
- STREET LIGHT
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- 8" GATE VALVE
- 1.5" SERVICE W/ METER
- 2 RAIL WOOD FENCE WITH MASONRY COLUMN

NOTES:

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4. SANITARY SEWER MANHOLES ARE 48" DIAMETER. UNLESS OTHERWISE NOTED.
5. ALL WATER MAIN BENDS TO USE RESTRAINT JOINTS. NO THRUST BLOCKS ALLOWED.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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PREPARED FOR
SC LAND ESTATES, LLC
7365 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1463
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE

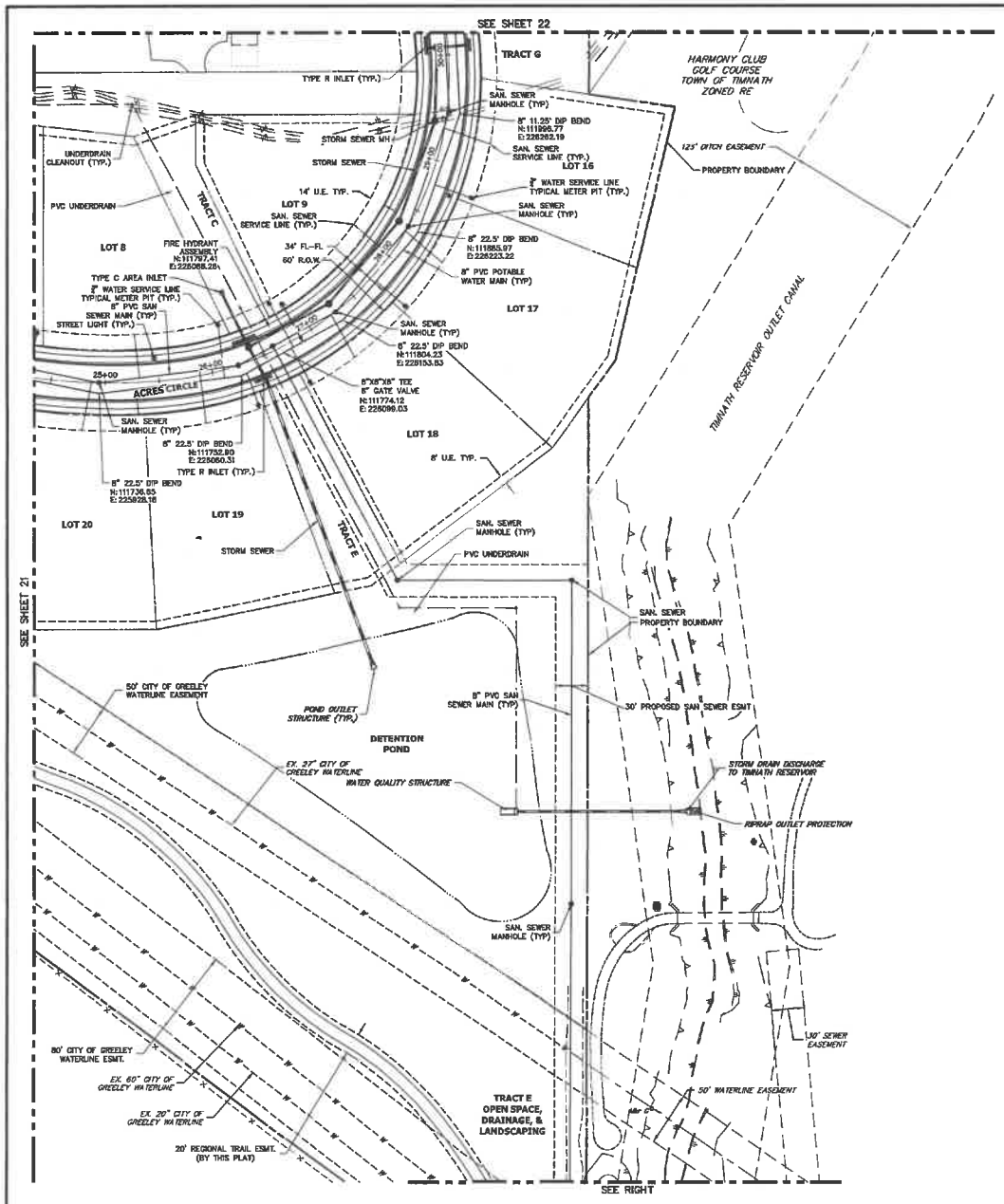
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

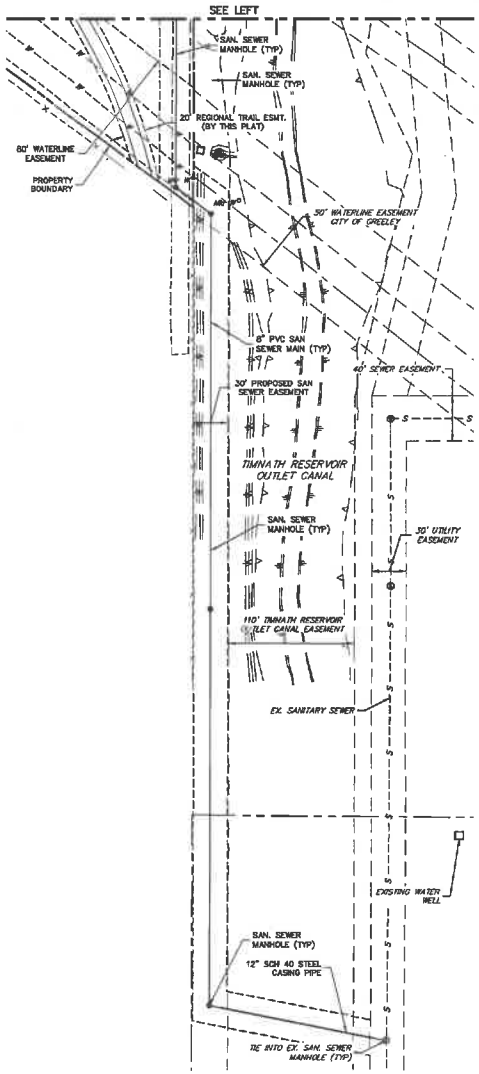
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

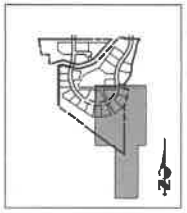
PRELIMINARY UTILITY PLAN

SHEET 22 OF 31

JOB NO. 39811.00







VICINITY MAP
SCALE 1"=2000'

LEGEND

- 8" SDR 35 SANITARY SEWER W/ MANHOLES
- 8" C900 WATER PIPE W/ FITTINGS
- EX. STORM DRAIN INLETS
- EX. RCP STORM DRAIN
- FLARE END SECTION (RES)
- RIP RAP PAD
- FIRE HYDRANT ASSEMBLY W/ 6" GATE VALVE
- EX. 4' MH
- EX. 8" SANITARY SEWER LINE
- EX. 4" SANITARY SEWER SERVICE LINE
- STREET LIGHT
- PROPOSED WATER SERVICE LINE
- PROPOSED SANITARY SEWER SERVICE LINE
- 8" GATE VALVE
- 1 1/2" SERVICE W/ METER
- 2 RAIL WOOD FENCE WITH MASONRY COLUMN

NOTES:

1. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER MAIN LINES AND SERVICES.
2. EXISTING UTILITIES LOCATIONS ARE SHOWN APPROXIMATELY AND NEED TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. NO TREE(S) SHALL BE LOCATED WITHIN 10-FEET OF FORT COLLINS-LOVELAND WATER DISTRICT OR SOUTH FORT COLLINS SANITATION DISTRICT FACILITIES.
4. SANITARY SEWER MANHOLES ARE 48" DIAMETER, UNLESS OTHERWISE NOTED.
5. ALL WATER MAIN BENDS TO USE RESTRAINT JOINTS. NO THRUST BLOCKS ALLOWED.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

811 Know what's below. Call before you dig.

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Cartersville 303-740-9393 • Colorado Springs 719-635-3200
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY UTILITY PLAN

SHEET 23 OF 31

JOB NO. 39811.00

LANDSCAPE DESIGN INTENT

THE LANDSCAPE IS DESIGNED TO CREATE A VISUAL BUFFER BETWEEN THE ESTATE RESIDENTIAL PROPERTY AREAS AND BUSS GROVE. TREES AND BERMS WILL CREATE A VISUAL BREAK. OPEN VIEWS WILL BE MAINTAINED TOWARD THE GOLF COURSE. OPEN SPACE LANDSCAPING WILL PROVIDE PASSIVE AND ACTIVE RECREATION, CONVEYANCE OF DRAINAGE AND PROVIDE PASTORAL VIEWS TO MOUNTAINS TO THE WEST. TREES, SHRUBS, AND BOULDER OUTCROPPINGS SYMBOLIZE THE LOCAL PRAIRIE AND FOOTHILLS LANDSCAPE AND IN INFORMAL GROUPS THROUGHOUT THE OPEN SPACE AREAS WITH CONIFEROUS AND DECIDUOUS TREES STRATEGICALLY LOCATED TO PRESERVE VIEWS.

LANDSCAPE GENERAL NOTES

1. AREAS OF SOD AND SEED SHOWN IN THE PLANT SCHEDULE ARE APPROXIMATE AND MAY VARY DEPENDING ON AREA OF DISTURBANCE AND FINAL GRADE WORK.
2. 2. LANDSCAPE SHALL USE THE FOLLOWING XERISCAPE DESIGN PRINCIPLES TO FACILITATE WATER CONSERVATION:
   2.I.I. APPROPRIATE TURF SELECTION TO MINIMIZE THE USE OF BLUEGRASS, USE OF MULCH TO MAINTAIN SOIL MOISTURE AND REDUCE EVAPORATION, ZONING OF PLANT MATERIALS ACCORDING TO THEIR MICROCLIMATIC NEEDS AND WATER REQUIREMENTS, AND IMPROVEMENT OF THE SOIL WITH ORGANIC MATTER IF NEEDED; AND
   2.I.II. WELL-PLANNED PLANTING SCHEMES THAT INCLUDE AN EFFICIENT IRRIGATION SYSTEM, PROPER MAINTENANCE AND AN APPROPRIATE WATERING SCHEDULE.
3. TYPICAL UNIT LANDSCAPE SHALL HAVE MODERATE WATER USE TURF INSTALLED WITH A MAXIMUM OF 25% COVERAGE ON INDIVIDUAL LOTS.
4. TREE / UTILITY SEPARATION NOTES ARE AS FOLLOWS: TREES MUST BE 30 FT. FROM FRONT OF ANY TRAFFIC CONTROL OR PEDESTRIAN CROSSING SIGN, 15 FT. FROM STREET INTERSECTIONS, AT LEAST 10 FT. FROM FIRE HYDRANTS, UTILITY POLES, DRIVES AND ALLEYS, AND AT LEAST 40 FT. FROM STREETLIGHTS FOR CANOPY SHADE TREES AND 15 FT. FOR ORNAMENTAL TREES. MAINTAIN 10 FT. BETWEEN TREES AND WATER OR SEWER LINES, 4 FT. BETWEEN TREES AND GAS LINES, AND 4 FT. BETWEEN TREES AND UNDERGROUND ELECTRIC LINES.
5. VISIBILITY AT INTERSECTIONS. NO SHRUBS, GROUND COVER, BERMS, FENCES, STRUCTURES, OR OTHER MATERIALS OR ITEMS GREATER THAN 24 INCHES IN HEIGHT SHALL BE PLANTED, CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN THE SIGHT DISTANCE TRIANGLE. TREES SHALL NOT BE PLANTED IN THE SIGHT DISTANCE TRIANGLE.
6. FINISH GRADE SHALL MAINTAIN SMOOTH FLOWING LAND FORMS, FREE OF VEGETATION, SURFACE DEBRIS, BUMPS, AND/OR DEPRESSIONS.
7. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
8. SOIL PREPARATION: PRIOR TO THE INSTALLATION OF PLANT MATERIALS, SOIL THAT HAS BEEN COMPACTED, STRIPPED OF TOPSOIL OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED. DAIRY COMPOST SHALL BE THOROUGHLY INCORPORATED AT A RATE OF 3 CU.YDS. / 1000 SQ. FT. INTO ALL LANDSCAPE AREAS. AREAS NOTED AS "NON-IRRIGATED" OR "DRYLAND" WILL NOT RECEIVE SOIL AMENDMENTS. HOWEVER, THE SOIL SHALL BE THOROUGHLY LOOSENED AND PREPARED TO ACCEPT SEEDING.
9. SOIL BACKFILL FOR ALL PLANTINGS SHALL BE AMENDED WITH AGED COMPOST (OR APPROVED EQUAL) AT A RATE OF 1/3 COMPOST TO 2/3 SOIL EXCAVATED FROM THE PLANTING PIT.
10. ALL PLANT MATERIAL SHALL MEET AAN STANDARDS FOR NUMBER ONE GRADE AND SHALL BE SIZED AS SPECIFIED IN THE PLANT SCHEDULE ON THIS PLAN.
11. MINOR CHANGES IN PLANT SPECIES AND LOCATION MAY BE MADE DURING CONSTRUCTION, AS REQUIRED BY SITE CONDITIONS AND PLANT AVAILABILITY. OVERALL QUALITY AND QUANTITY OF PLANT MATERIAL SHALL BE CONSISTENT WITH THE APPROVED LANDSCAPE PLAN. IN THE EVENT OF CONFLICT BETWEEN PLANT QUANTITIES IN THE PLANT SCHEDULE AND SPECIES ILLUSTRATED, THE SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED.
12. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO, AT LEAST (3) BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD PRIOR TO EXCAVATION / DIGGING.
13. PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE TOWN OF TIMNATH. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 48" IN HEIGHT AND OF AN OPEN DESIGN.

TREE PROTECTION SPECIFICATIONS

THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHOULD BE FOLLOWED TO THE MAXIMUM EXTENT FEASIBLE FOR ALL PROJECTS WITH PROTECTED EXISTING TREES.

1. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
2. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
3. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
4. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
5. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RESERVED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
6. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-15	12
OVER 15	15

IRRIGATION GENERAL NOTES

1. ALL TURF TYPE AREAS SHALL BE IRRIGATED WITH A PERMANENT UNDERGROUND AND AUTOMATIC IRRIGATION SYSTEM.
2. SHRUB BED AREAS SHALL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
3. TO INSURE WATER CONSERVATION THE IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN GUAGE & REAL TIME "ET" IRRIGATION CONTROLLERS.
4. NON-POTABLE WATER FROM AN EXISTING MAINLINE AND IRRIGATION SYSTEM WILL BE UTILIZED FOR IRRIGATION OF COMMON OPEN SPACE AREAS. MANUAL TEMPORARY IRRIGATION OF "DRYLAND" AREAS WILL BE USED FOR GERMINATION AND ESTABLISHMENT.
5. MOISTURE SENSORS WILL BE INSTALLED AND OVERSPRAY WILL BE MINIMIZED TO THE GREATEST EXTENT FEASIBLE.

TYPE A TURF

HYBRID KENTUCKY X TEXAS BLUEGRASS BEING A MIX OF 100% TEXAS BLUEGRASS HYBRID SEED. THE SEED SOURCE & TURF BASED MIX FOR SOD SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION OF SOD. COVERAGE MUST REACH 75% AND BE WEED FREE.

TYPE B SEED MIX

BUFFALO BRAND FINE FESCUE ("HARMONY" SEED MIX")

COMMON NAME	% OF MIX	POUNDS OF PURE LIVE SEED
CHEWINGS FESCUE JAMESTOWN IV	29.82%	14.91 PLS
HARD FESCUE, SR 3150	29.82%	14.90 PLS
CREEPING RED FESCUE, RUDD	19.88%	9.94 PLS
SHEEP FESCUE, BLUE MESA	19.84%	9.92 PLS
INERT MATERIAL	0.64%	
TOTAL	100%	50 POUNDS PLS

TYPE C SEED MIX

UPLAND MIX (FULL SUN TO PARTIAL SHADE)

COMMON NAME	% OF MIX	POUNDS OF PURE LIVE SEED
WESTERN YARROW	2	0.04 PLS
INDIAN RICEGRASS	6	2.22 PLS
LEWIS FLAX	2	0.30 PLS
PRAIRIE BASSWOOD	2	0.22 PLS
SIDEOATS GRAMA	5	1.63 PLS
BLUE GRAMA	10	0.71 PLS
BUFFALOGRASS	5	3.16 PLS
ROCKY MOUNTAIN BEEPLANT	1	0.46 PLS
PLAINS COREOPSIS	2	0.67 PLS
WHITE PRAIRIE CLOVER	1	0.14 PLS
SQUIRRELTAIL	5	2.71 PLS
SLENDER WHEATGRASS	11	3.56 PLS
BLANKETFLOWER	2	0.56 PLS
CURLY CUP GUMWEED	2	0.26 PLS
COMMON SUNFLOWER	15	0.88 PLS
PRAIRIE SUNFLOWER	3	0.13 PLS
PRAIRIE JUNEGRASS	5	0.11 PLS
DOTTED BLAZING STAR	0.5	0.16 PLS
BERGAMOT	3	0.12 PLS
WESTERN WHEATGRASS	5	3.67 PLS
FRONT RANGE BEARDTONGUE	4	0.40 PLS
MUTTONGRASS	6	0.35 PLS
UPRIGHT PRAIRIE CONEFLOWER	3	0.20 PLS
BLACKEYED SUSAN	2	0.07 PLS
TOTAL	100%	21.48 POUNDS PLS

CONTACT THE GOLF COURSE SUPERINTENDENT FOR THE HARMONY GOLF COURSE SEED SUPPLIER, SEEDING RATE AND FURTHER INFORMATION. (970)-224-4622

TYPE D SEED MIX

FACULTATIVE DETENTION POND BOTTOM SEED MIX

COMMON NAME	% OF MIX	POUNDS OF PURE LIVE SEED
BIG BLUESTEM	4	1.18 PLS
SMOOTH MILKWEED	0.5	0.21 PLS
FRINGED BROME	5	1.93 PLS
CLUSTERED FIELD SEDGE	2	0.2 PLS
BALTGRASS	5	0.63 PLS
CANADA WILDRYE	5	2.95 PLS
THICKSPIKE WHEATGRASS	7	2.13 PLS
AMERICAN LICORICE	0.5	0.33 PLS
MAXIMILIAN SUNFLOWER	2	0.49 PLS
FOXTAIL BARLEY	3	0.57 PLS
WIRE RUSH	5	0.02 PLS
GREEN NEEDLEGRASS	7	1.98 PLS
SWITCHGRASS	12	2.14 PLS
WESTERN WHEATGRASS	12	4.33 PLS
NUTTAL ALKALIGRASS	5	0.07 PLS
ALKALI	5	0.15 PLS
SAND DROPSEED	10	0.05 PLS
TOTAL	100%	19.30 POUNDS PLS

PLANT LIST

THE FOLLOWING ARE TREES AND SHRUBS TO BE PLANTED BY THE DEVELOPER OF MCMORRIS SUBDIVISION.

CONIFEROUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond	Ks Value	Species Diversity (%)	Mature Size(HxW)
6	JP	Austrian Pine	Pinus Nigra	6'-8' Ht. Min.	B&B	M	2.56	50'x30'
81	BS	Colorado Blue Spruce	Picea Pungens	6'-8' Ht. Min.	B&B	L	15.22	70'x20'
6	BP	Bosnian Pine	Pinus Heldreichii	6' Ht. Min.	B&B	L	1.78	30'x20'
2	EAP	Emerald Arrow Pine	Pinus Heldreichii Leucodermis	8' Ht. Min.	B&B	L	1.19	30'x12'
95	SUBTOTAL						20.80	

DECIDUOUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond	Ks Value	Species Diversity (%)	Mature Size(HxW)
1	BO	Burr Oak	Quercus Macrocarpa	2" Cal	B&B	L	2.63	45'x35'
18	CO	Chinkapin Oak	Quercus Muehlenbergii	2" Cal	B&B	M	3.51	45'x35'
12	EO	English Oak	Quercus Robur	2" Cal	B&B	L	3.36	50'x35'
11	FE	Frontier Elm	Ulmus x 'Frontier'	2" Cal	B&B	M	3.07	35'x25'
38	HB	Hackberry	Celtis Occidentalis	2" Cal	B&B	L	10.44	45'x35'
45	KCT	Kentucky Coffee Tree	Gymnocladus Dioicus 'Espresso'	2" Cal	B&B	L	13.43	40'x35'
29	WC	Western Catalpa	Catalpa Speciosa	2" Cal	B&B	L	8.56	40'x35'
33	BHL	Bradmaster Honeylocust	Gleditsia Triacanthos Inermis 'Bradmaster'	2" Cal Multi	B&B	L	10.48	45'x25'
17	GSL	Greenspire Linden	Tilia Cordata 'Greenspire'	2" Cal	B&B	M	5.07	50'x35'
10	NLC	Narrowleaf Cottonwood	Populus Angustifolia	2" Cal	B&B	L	3.39	50'x35'
2	RCA	Radiant Crab Apple	Malus Hybrida	1" Cal	B&B	L	1.19	20'x20'
238	SUBTOTAL						71.04	

ORNAMENTAL TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond	Ks Value	Species Diversity (%)	Mature Size(HxW)
5	CP	Chanticleer Pear	Pyrus Calleryana	1 1/2" Cal	B&B	M	1.49	30'x15'
6	CAP	Capital Pear	Pyrus Calleryana 'Capital'	1 1/2" Cal	B&B	M	1.78	35'x15'
5	HM	Hot Wings Maple	Acer Tataricum 'Hot Wings'	1 1/2" Cal	B&B, Multi Trunk	L	4.45	25'x25'
1	SBC	Spring Snow Crabapple	Malus 'Spring Snow'	1" Cal	B&B	M	0.30	20'x15'
18	SUBTOTAL						8.04	
336	TOTAL						100.00	

THE FOLLOWING IS A LIST OF CONIFEROUS AND DECIDUOUS SHRUBS, GRASSES AND PERENNIAL PLANT MATERIAL THAT MAY BE UTILIZED IN THE PROPOSED SHRUB BED AREAS DESIGNATED ON THE LANDSCAPE PLANS.

DECIDUOUS SHRUBS

Common Name	Botanical Name	Size	Cond	Ks Value
Arctic Fire Dogwood	Cornus Sericea 'Arctic Fire'	5 Gal.	Cont.	L
Crimson Pygmy Barberry	Berberis Thunbergii 'Atropurpurea Nana'	5 Gal.	Cont.	L
Dwarf Kelsey Dogwood	Cornus Sericea 'Kelsey'	5 Gal.	Cont.	L
Goldflame Spirea	Spirea x Bumalda 'Goldflame'	5 Gal.	Cont.	L
Gro-Low Sumac	Rhus Aromatica 'Gro-low'	5 Gal.	Cont.	L
Little Princess Spirea	Spiraea Japonica 'Little Princess'	5 Gal.	Cont.	M
Pawnee Buttes Manzanita	Arctostaphylos x coloradensis 'Pawnee Buttes'	5 Gal.	Cont.	L

CONIFEROUS/ EVERGREEN SHRUBS

Common Name	Botanical Name	Size	Cond	Ks Value
Blue Chip Juniper	Juniperus Horizontalis 'Blue Chip'	5 Gal.	Cont.	L
Dwarf Globe Blue Spruce	Picea Pungens 'Glauca Globosa'	5 Gal.	Cont.	L
Hope Mugo Pine	Pinus Mugo 'Hope'	5 Gal.	Cont.	L
Senior Dwarf Blue Spruce	Picea Pungens 'Blue Dwarf'	10 Gal.	Cont.	L
Slowmound Mugo Pine	Pinus Mugo 'Slowmound'	5 Gal.	Cont.	L
White Bud Mugo Pine	Pinus Mugo 'White Bud'	5 Gal.	Cont.	L

ORNAMENTAL GRASSES

Common Name	Botanical Name	Size	Cond	Ks Value
Blue Avena Grass	Helictotrichon Sempervirens	1 Gal.	Cont.	L
Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hameln'	1 Gal.	Cont.	L
Karl Foerster Grass	Calamagrostis Acutiflora 'Karl Foerster'	1 Gal.	Cont.	L
Little Bluestem Blaze	Schizachyrium Scoparium 'Blaze '	1 Gal.	Cont.	L

PERENNIALS & GROUND COVERS

Common Name	Botanical Name	Size	Cond	Ks Value
Black-Eyed Susan	Rudbeckia Hirta 'Goldstorm'	1 Gal.	Cont.	L
Night Purple Salvia	Salvia Nemorosa 'May Night'	1 Gal.	Cont.	L
Purple Coneflower	Echinacea Purpurea	1 Gal.	Cont.	L

LANDSCAPE TREE MATRIX

LANDSCAPE TYPE	TREES REQUIRED BY TOWN	TREES PROVIDED PER LANDSCAPE PLANS
STREET TREES (WITHIN 40 FT OF ROW & ACRES CIRCLE	1 TREE PER 40 LF REQUIRED EACH SIDE	TOTAL TREES PROVIDED 115 = TREES
	4150 LF ROAD = 115 TOTAL TREES REQUIRED	
OPEN SPACE TREES	TREES /AC: N/A	TOTAL TREES PROVIDED NO TREES-6.4 TREES/AC
	22 ACRES OPEN SPACE	

Know what's below. Call before you dig.

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80550
ATTN: ALEX SCHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
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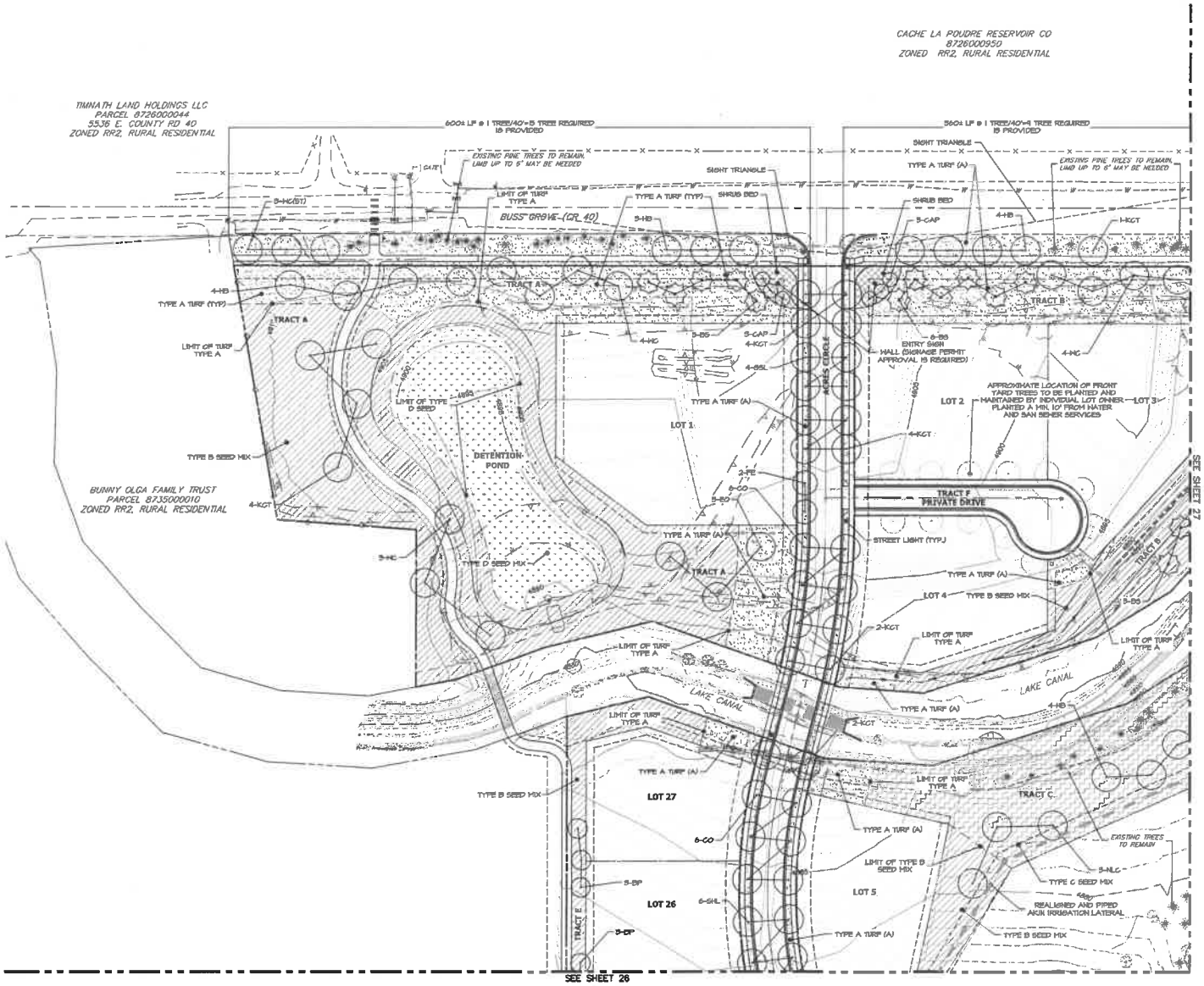
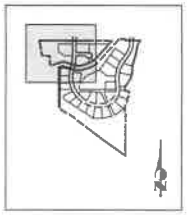
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY LANDSCAPE PLAN

SHEET 24 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- STEEL HEADER
- DECIDUOUS STREET/ SHADE TREE TREE, 2 1/2" CALIPER
- ORNAMENTAL TREE, 2" CALIPER SIZE
- CONIFEROUS TREE 8' HGT. MINIMUM
- DECIDUOUS SHRUB, 5 GALLON CONTAINER
- CONIFEROUS SHRUB, 5 GALLON CONTAINER
- PERENNIAL/ORNAMENTAL GRASSES, 1 - 5 GALLON CONTAINER
- TURF TYPE A: IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD, TURF MASTER ENVIROTURF OR APPROVED EQUAL
- TYPE B SEED MIX: TYPE B HARMONY P SEED MIX
- TYPE C SEED MIX: UPLAND SEED MIX (SUN & PARTIAL SHADE)
- TYPE D SEED MIX: DETENTION POND SEED MIX
- STREET LIGHT
- FIRE HYDRANT
- 2 RAIL WOOD FENCE W/ MASONRY COLUMN
- APPROX. LIMIT OF SEEDING, OR IRRIGATED TURF

GENERAL NOTE

- LOCATIONS OF TREES ARE APPROXIMATE AND SHALL BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, WATER/SEWER, UTILITY SERVICES, AS WELL AS OTHER SURFACE AND BELOW GRADE APPURTENANCES.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

811
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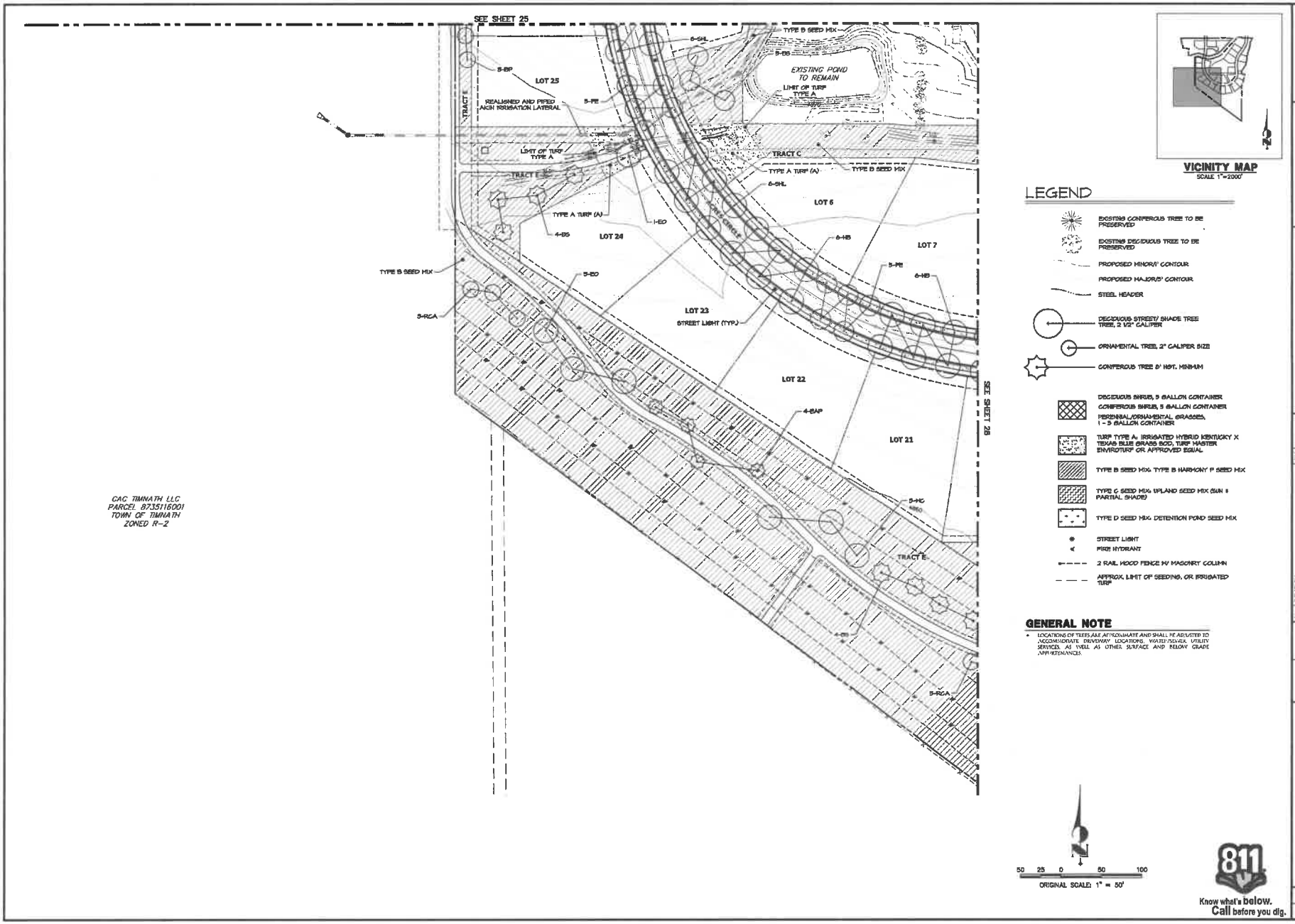
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY LANDSCAPE PLAN

SHEET 25 OF 31
JOB NO. 39811.00



VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- STEEL HEADER
- DECIDUOUS STREET/ SHADE TREE TREE, 2 1/2" CALIPER
- ORNAMENTAL TREE, 2" CALIPER SIZE
- CONIFEROUS TREE 8' HGT. MINIMUM
- DECIDUOUS SHRUB, 5 GALLON CONTAINER
- CONIFEROUS SHRUB, 5 GALLON CONTAINER
- PERENNIAL/ORNAMENTAL GRASSES, 1 - 5 GALLON CONTAINER
- TURF TYPE A: IRRIGATED HYBRID KENTUCKY X TEXAS BLUE GRASS SOD. TURF MASTER ENVIROTURF OR APPROVED EQUAL
- TYPE B SEED MIX: TYPE B HARMONY P SEED MIX
- TYPE C SEED MIX: UPLAND SEED MIX (SUN & PARTIAL SHADE)
- TYPE D SEED MIX: DETENTION POND SEED MIX
- STREET LIGHT
- FIRE HYDRANT
- 2 RAIL WOOD FENCE W/ MASONRY COLUMN
- APPROX. LIMIT OF SEEDING, OR IRRIGATED TURF

GENERAL NOTE

- LOCATIONS OF TREES ARE APPROXIMATE AND SHALL BE ADJUSTED TO ACCOMMODATE DRIVEWAY LOCATIONS, WATER/SEWER UTILITY SERVICES, AS WELL AS OTHER SURFACE AND BELOW GRADE APPURTENANCES.

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

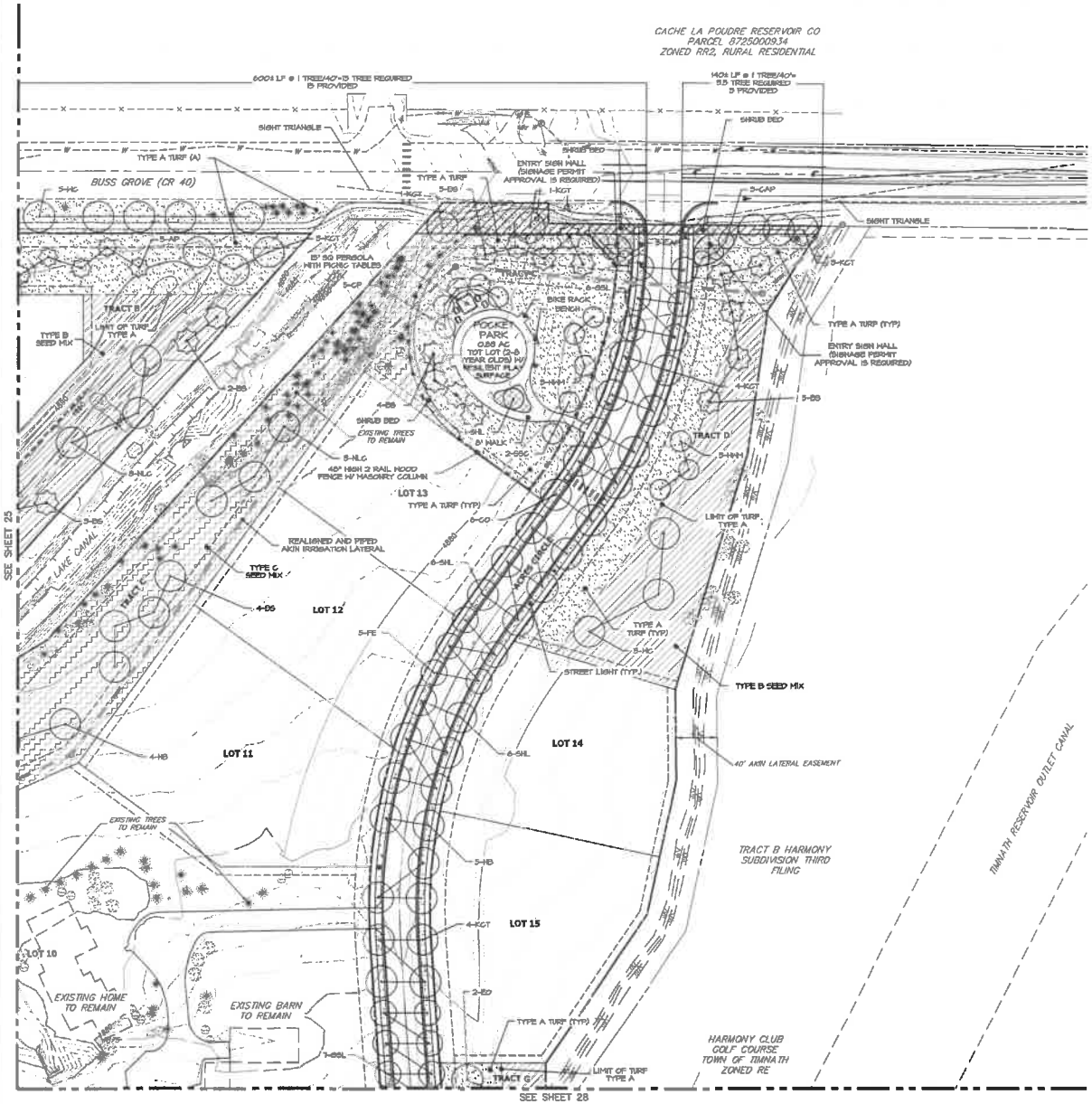
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

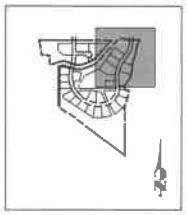
MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY LANDSCAPE PLAN

SHEET 26 OF 31

JOB NO. 39811.00





VICINITY MAP
SCALE 1"=2000'

LEGEND

- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- PROPOSED MINOR/1' CONTOUR
- PROPOSED MAJOR/5' CONTOUR
- STEEL HEADER
- DECIDUOUS STREET/ SHADE TREE TREE 2 1/2" CALIPER
- ORNAMENTAL TREE, 2" CALIPER SIZE
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- STREET LIGHT
- FIRE HYDRANT
- 2 RAIL WOOD FENCE W/ MASONRY COLUMN
- APPROX. LIMIT OF SEEDING, OR IRRIGATED TURF

GENERAL NOTE

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50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below. Call before you dig.

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SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

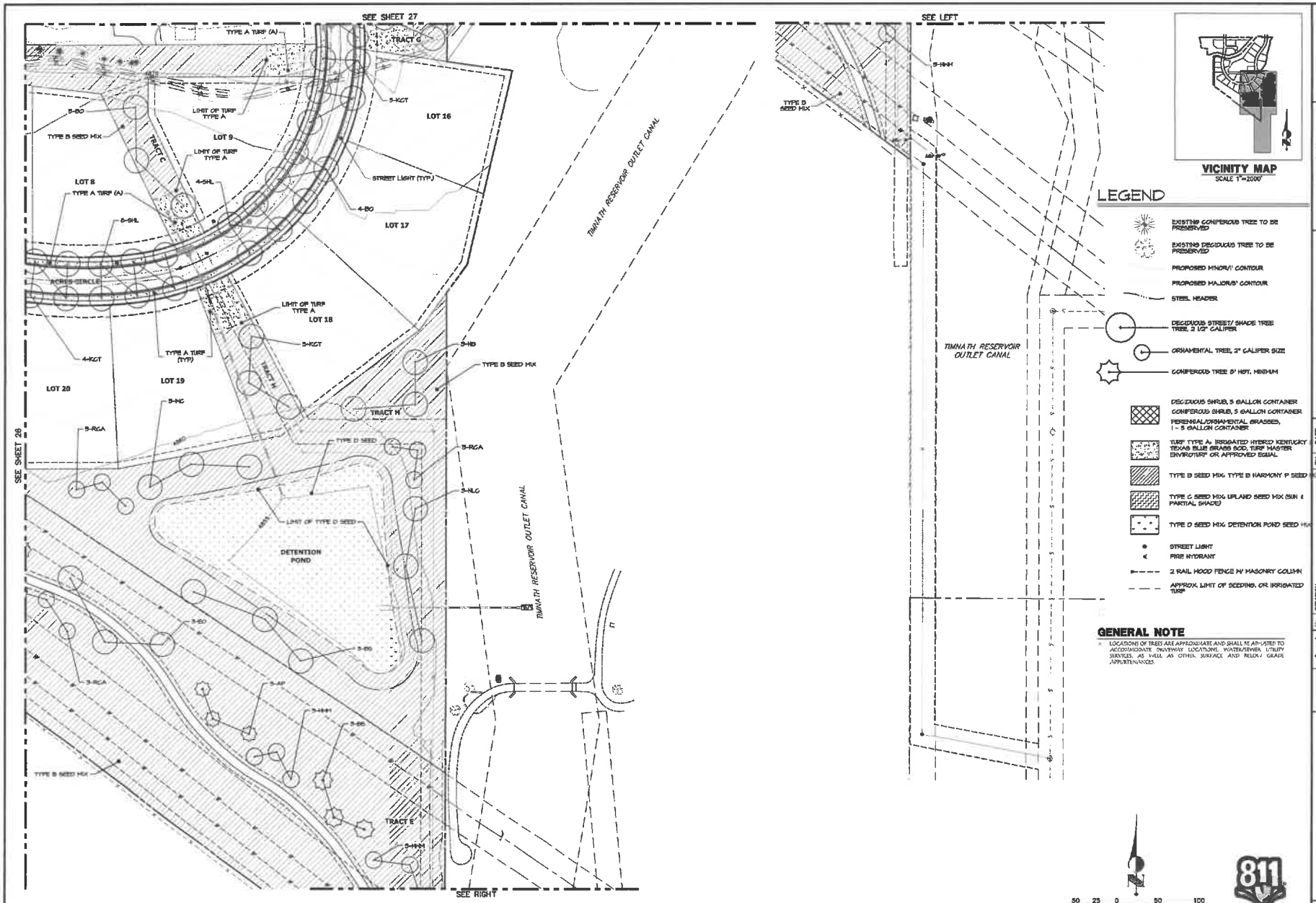
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	A.H.
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY LANDSCAPE PLAN

SHEET 27 OF 31

JOB NO. 39811.00



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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1483
ALEX@SCHUMANCO.COM

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

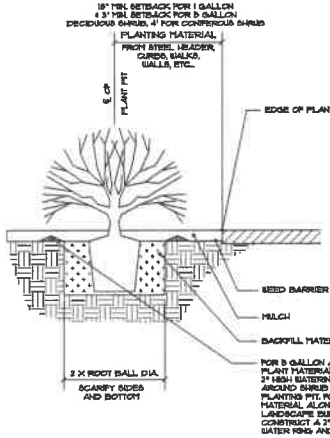
H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	AJH
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION - PRELIMINARY PLAT

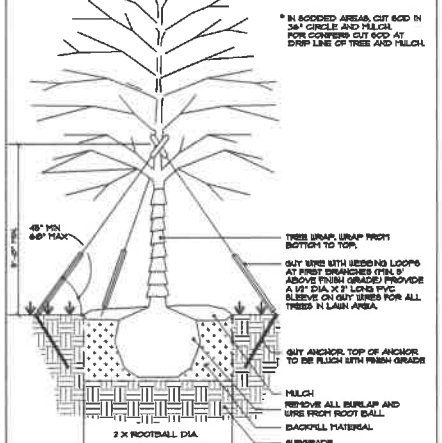
PRELIMINARY LANDSCAPE PLAN

SHEET 28 OF 31

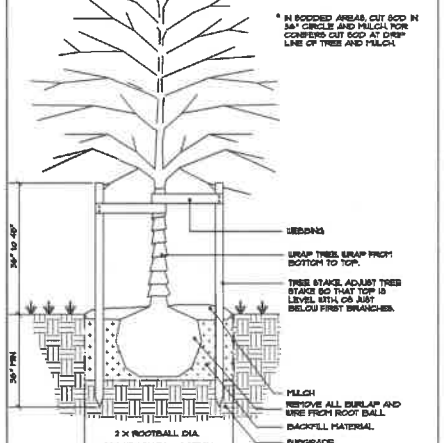
JOB NO. 39811.00



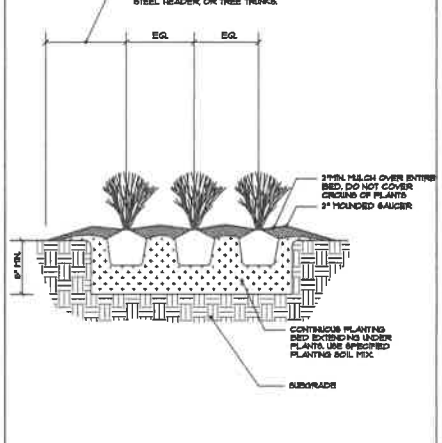
A SHRUB PLANTING



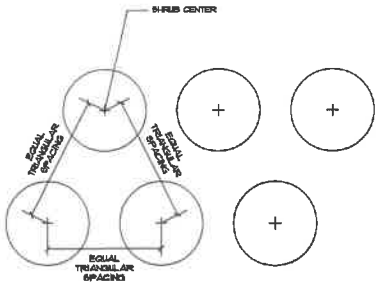
B TREE PLANTING AND GUYING



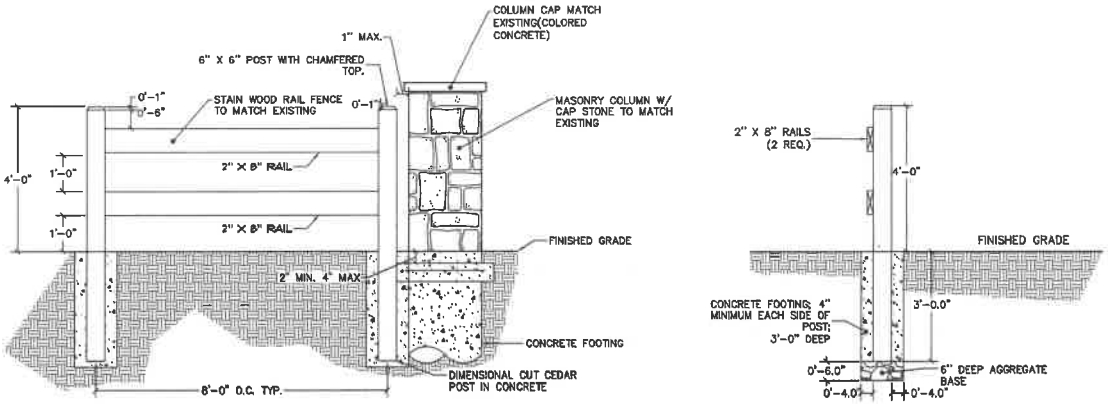
C TREE PLANTING AND STAKING



D PERENNIAL PLANTING



E TRIANGULAR SHRUB SPACING



NOTE:
1.) ALL FENCE COMPONENTS ARE ROUGH SAWN
2.) ALL REQUIRED PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF THE FENCE.

F 2-RAIL WOOD FENCE

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PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80550
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

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A Westrian Company
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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
DATE	1/3/24
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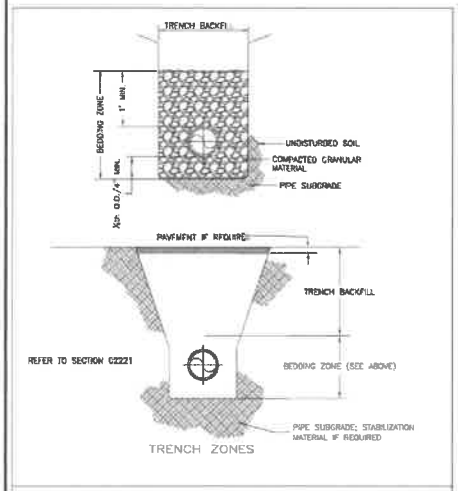
DRAWN BY	JSC
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

PRELIMINARY LANDSCAPE PLAN

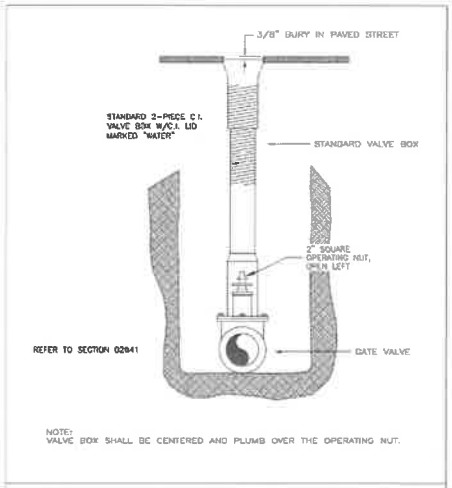
SHEET 29 OF 31

JOB NO. 39811.00



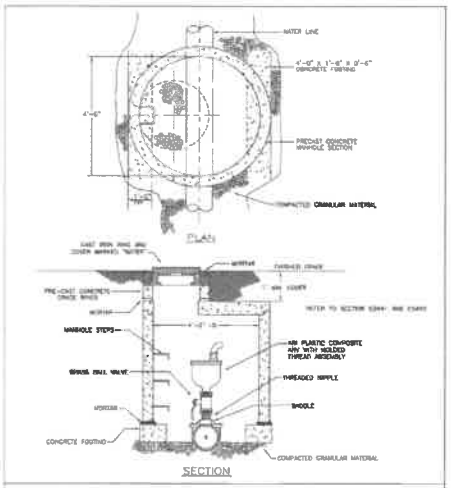
TRENCH AND BEDDING TYPICAL

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 6-18-2019
SCALE: NTS



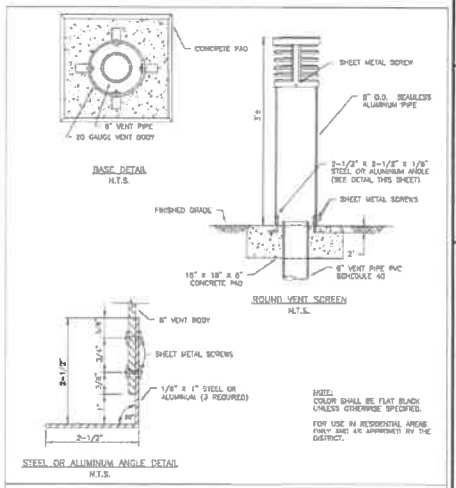
TYPICAL GATE VALVE INSTALLATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 6-18-2019
SCALE: NTS



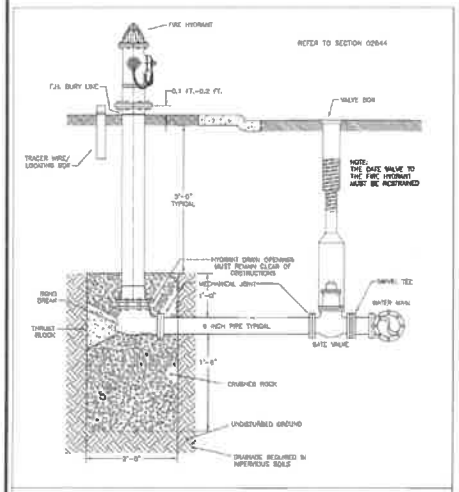
TYPICAL AIR & VACUUM RELIEF VALVE INSTALLATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 04-23-2019
SCALE: NTS



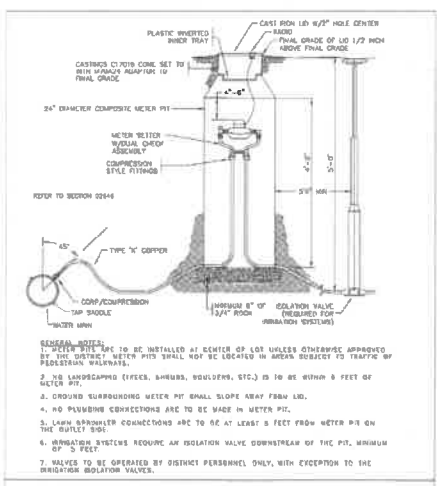
TYPICAL RESIDENTIAL VENT ASSEMBLY

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 6-18-2019
SCALE: NTS



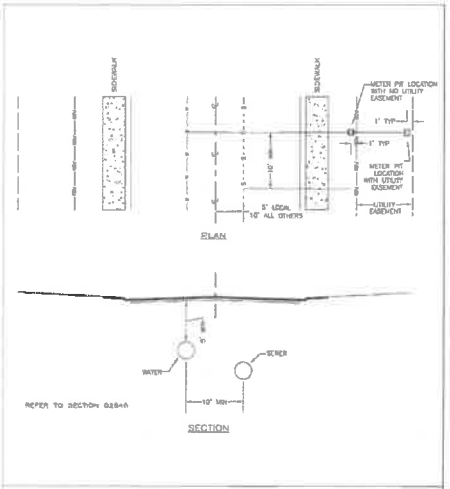
TYPICAL FIRE HYDRANT INSTALLATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 6-18-2019
SCALE: NTS



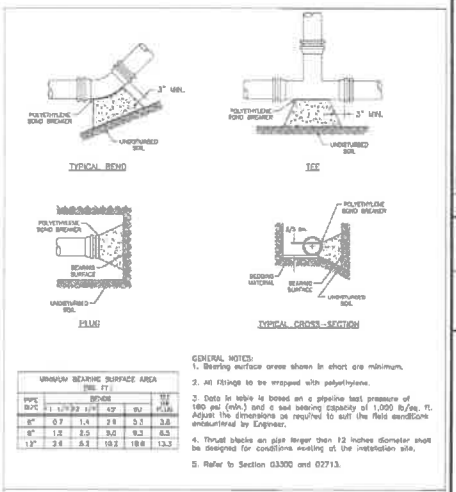
TYPICAL METER PIT INSTALLATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 9/25/2017
SCALE: NTS



TYPICAL UTILITY SERVICE LOCATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 6-18-2019
SCALE: NTS



MINIMUM BEARING SURFACE AREA (SQ. FT.)					
PIPE SIZE	BENDS				TEE & PLUG
	11 1/4°	22 1/2°	45°	90°	
6"	0.7	1.4	2.8	5.7	3.8
8"	1.2	2.5	5.0	9.3	6.5
12"	2.6	5.3	10.2	18.8	13.3

GENERAL NOTES:
1. Bearing surface areas shown in chart are minimum.
2. All fittings to be wrapped with polyethylene.
3. Data in table is based on a pipeline test pressure of 180 psi (min.) and a soil bearing capability of 1,000 lb/sq. ft. Adjust the dimensions as required to suit the field conditions encountered by Engineer.
4. Thrust blocks on pipe larger than 12 inches diameter shall be designed for conditions existing at the installation site.
5. Refer to Section 03300 and 02713.

TYPICAL CONCRETE THRUST BLOCKS

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED: DATE: 6-18-2019
SCALE: NTS

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PREPARED FOR
SC LAND ESTATES, LLC
7365 GREENDALE ROAD #104
WINDSOR, CO 80550
ATTN: ALEX SCHUMAN
970-219-1403
ALEX@SCHUMANCO.COM

J.R. ENGINEERING
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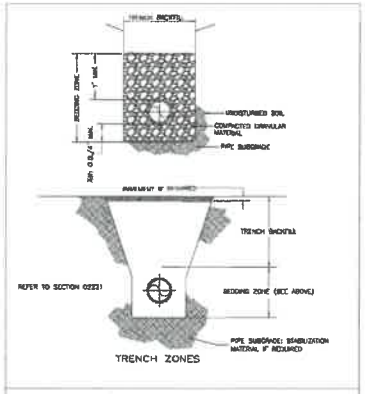
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

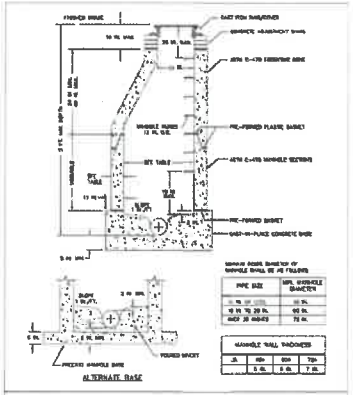
MCMORRIS SUBDIVISION – PRELIMINARY PLAT
DETAILS

SHEET 30 OF 31
JOB NO. 39811.00



TRENCH AND BEDDING TYPICAL

SOUTH FORT COLLINS SANITATION DISTRICT — SCALE: NTS

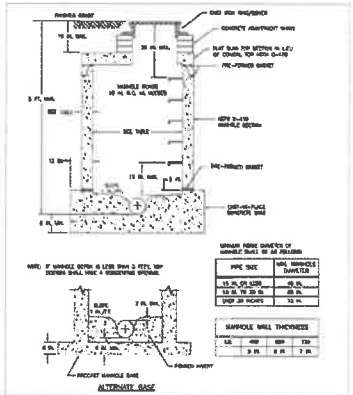


PIPE SIZE	MIN. MANHOLE DIAMETER
8 IN. OR LESS	48 IN.
10 IN. TO 20 IN.	60 IN.
OVER 20 INCHES	72 IN.

MANHOLE WALL THICKNESS		
D	60>	60> 72>
T	5 IN.	6 IN. 7 IN.

TYPICAL MANHOLE

SOUTH FORT COLLINS SANITATION DISTRICT — SCALE: NTS

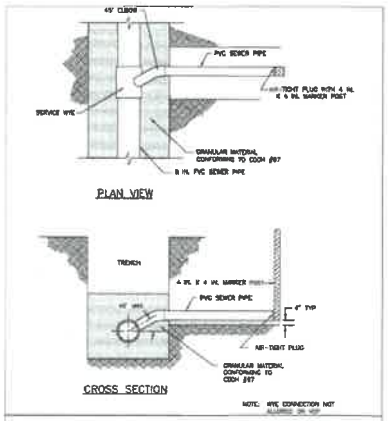


PIPE SIZE	MIN. MANHOLE DIAMETER
15 IN. OR LESS	48 IN.
15 IN. TO 20 IN.	60 IN.
OVER 20 INCHES	72 IN.

MANHOLE WALL THICKNESS		
D	48>	60> 72>
T	5 IN.	6 IN. 7 IN.

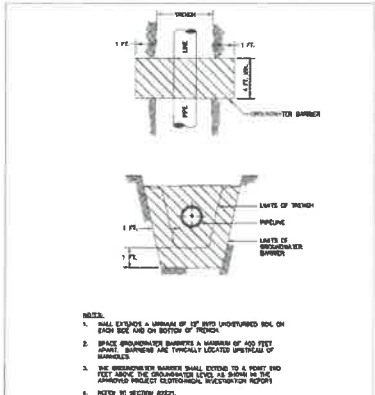
TYPICAL FLAT-TOP MANHOLE

SOUTH FORT COLLINS SANITATION DISTRICT — SCALE: NTS



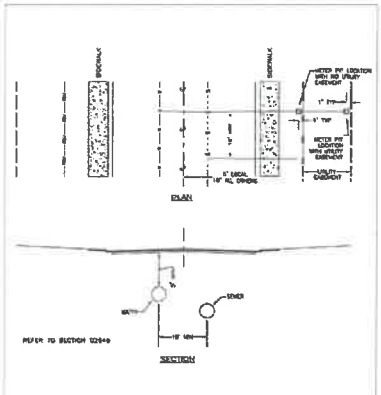
TYPICAL SANITARY SEWER SERVICE CONNECTION

SOUTH FORT COLLINS SANITATION DISTRICT — SCALE: NTS



TYPICAL GROUNDWATER BARRIER

SOUTH FORT COLLINS SANITATION DISTRICT — SCALE: NTS



TYPICAL UTILITY SERVICE LOCATION

SOUTH FORT COLLINS SANITATION DISTRICT — SCALE: NTS

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ASSUMES NO LIABILITY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SC LAND ESTATES, LLC
7385 GREENDALE ROAD #104
WINDSOR, CO 80505
ATTN: ALEX SHUMAN
970-219-1493
ALEX@SCHUMANCO.COM

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

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	1/3/24
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

MCMORRIS SUBDIVISION – PRELIMINARY PLAT

DETAILS

SHEET 31 OF 31

JOB NO. 39B11.00