URBAN COLLECTION AT PALMER VILLAGE

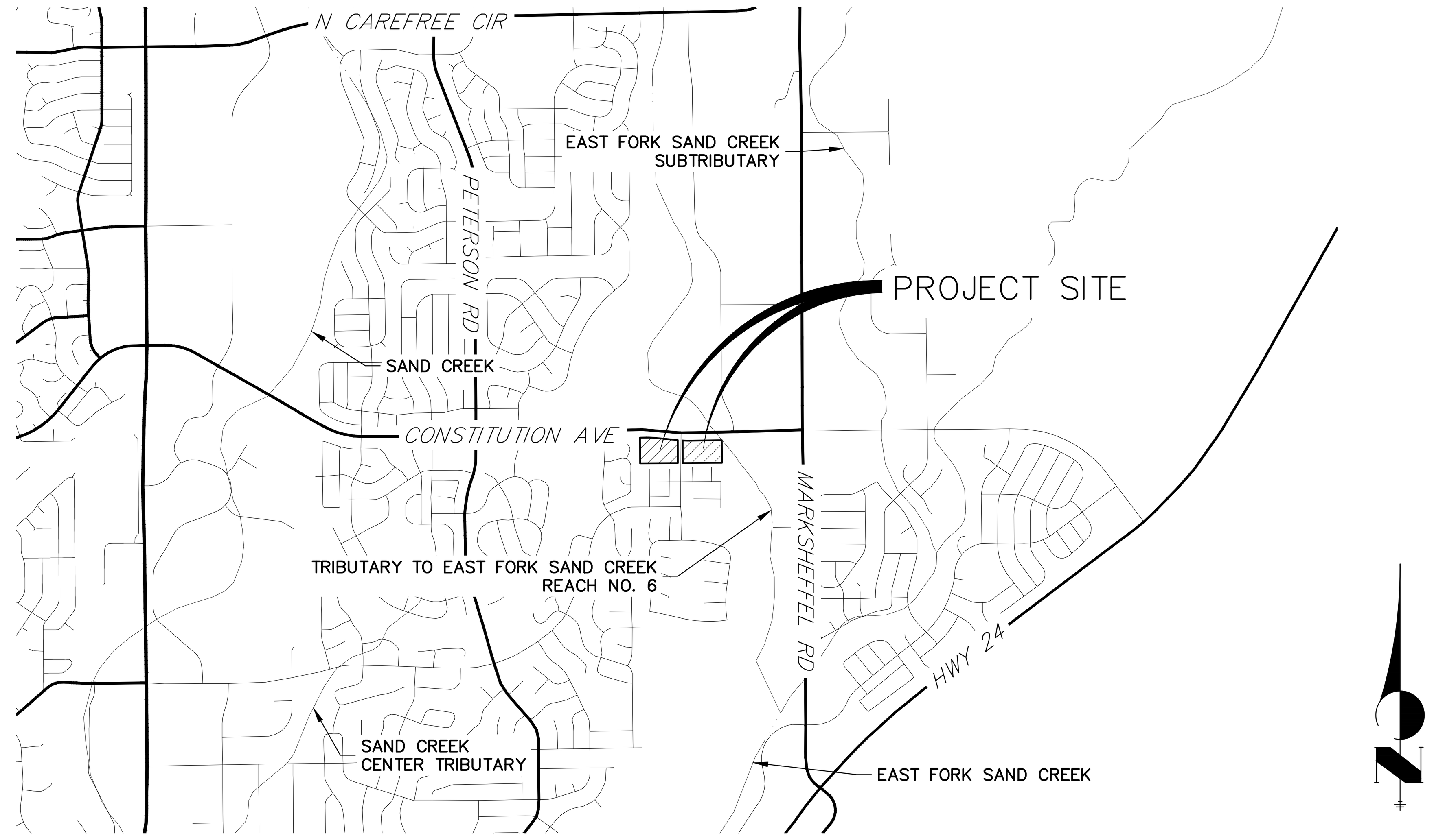
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

ABBREVIATIONS

AC	ACRE
AD	ALGEBRAIC DIFFERENCE
AH	AHEAD
ARCH	ARCHITECT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASS'Y	ASSEMBLY
AVE	AVENUE
BB	BOX BASE
BK	BACK
BNDY	BOUNDARY
BOP	BOTTOM OF PIPE
BOV	BLOW OFF VALVE
BFV	BUTTERFLY VALVE
BLVD	BOULEVARD
BW	BOTTOM OF WALL
C&G	CURB & GUTTER
CATV	CABLE TELEVISION
CB	CATCH BASIN
CBC	CONCRETE BOX CULVERT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDS	CUL-DE-SAC
CF	CUBIC FOOT
CFS	CUBIC FEET PER SECOND
CIP	COMPLETE IN PLACE
CL	CENTER LINE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COCS	CITY OF COLORADO SPRINGS
CONC	CONCRETE
CR	CIRCLE
CSP	CORRUGATED STEEL PIPE
CSU	COLORADO SPRINGS UTILITIES
CT	COURT
CTRB	CONCRETE THRUST REDUCER BLOCK
CY	CUBIC YARD
DBPS	DRAINAGE BASIN PLANNING STUDY
DE	DRAINAGE EASEMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DRIVE
DRC	DESIGN REVIEW COMMITTEE
DU	DWELLING UNITS
DY	DAY
E	EAST
EA	EACH
EGL	ENERGY GRADE LINE
EL	ELEVATION
ELEC	ELECTRIC
EOA	EDGE OF ASPHALT
EPC	EL PASO COUNTY
ERCP	ELLIPTICAL RCP
ESMT	EASEMENT
EST	ESTIMATE
EX	EXISTING
FDP	FINAL DEVELOPMENT PLAN
FDR	FINAL DRAINAGE REPORT
FES	FLARED END SECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FIL	FILING
FO	FIBER OPTIC CABLE
GB	GRADE BREAK
GE	GAS EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM
GL	GAS LINE
GPS	GLOBAL POSITIONING SYSTEM
GV	GATE VALVE
HBP	HOT BITUMINOUS PAVEMENT
HC	HANDICAP
HDC	HIGH DEFLECTION COUPLING
HDPE	HIGH DENSITY POLYETHYLENE
HGL	HYDRAULIC GRADE LINE
HMA	HOT MIX ASPHALT
HOA	HOME OWNERS ASSOCIATION
HP	HIGH POINT
HR	HOUR
I	INLET
IE	IRRIGATION EASEMENT

INT	INTERSECTION
INV	INVERT
IRR	IRRIGATION
KB	KICK (THRUST) BLOCK
LB	POUND
LE	LANDSCAPE EASEMENT
LF	LINEAR FOOT
LN	LANE
LOMR	LETTER OF MAP REVISION
LP	LOW POINT
LS	LUMP SUM
LT	LEFT
MAX	MAXIMUM
M/D	MOISTURE DENSITY
MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
MH	MANHOLE
MIN	MINIMUM
MS	MOUNTABLE SIDEWALK
N	NORTH
NRCP	NON-REINFORCED CONCRETE PIPE
ODP	OFFICIAL DEVELOPMENT PLAN
OHE	OVERHEAD ELECTRIC
OHU	OVERHEAD UTILITY
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PDP	PRELIMINARY DEVELOPMENT PLAN
PE	PROFESSIONAL ENGINEER
PI	POINT OF INTERSECTION
PKWY	PARKWAY
PL	PROPERTY LINE
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
ROW	RIGHT OF WAY
RT	RIGHT
S	SOUTH
STE	STEEL
SAN	SANITARY SEWER
SF	SQUARE FOOT
ST	STREET
STA	STATION
STM	STORM SEWER
SY	SQUARE YARD
SY-IN	SQUARE YARD INCH
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TN	TON
TOA	TOP OF ASPHALT
TOB	TOP OF BOX
TOC	TOP OF CURB OR CONCRETE
TOF	TOP OF FOUNDATION
TOP	TOP OF PIPE
TW	TOP OF WALL
TYP	TYPICAL
UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
UE	UTILITY EASEMENT
U&DE	UTILITY & DRAINAGE EASEMENT
UGE	UNDERGROUND ELECTRIC
VCP	VITRIFIED CLAY PIPE
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
VTC	VEHICLE TRACKING CONTROL
W	WEST
WL	WATER LINE
WM	WATER MAIN
WRD	WATER RESOURCES DEPARTMENT
WS	WATER SURFACE
WSE	WATER SURFACE ELEVATION
WTR	WATER
YR	YEAR



VICINITY MAP

SCALE: 1"=2000'

CONTACTS:

OWNER/DEVELOPER	MDC HOLDINGS – RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 JASON POCK P~(720)-977-3827
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: GLENN D. ELLIS 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(719) 593-2593
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION DISTRICT 730 OLD MERIDIAN ROAD PEYTON, CO 80831 TRENT HALWIG P~(719) 495-4050
WATER AND SEWER DISTRICT	CHEROKEE METRO DISTRICT 6250 PALMER PARK BLVD COLORADO SPRINGS, CO 80915 CONTACT: KEVIN BROWN P~(719) 322-4339
JURISDICTION	EL PASO COUNTY CONTACT: RAD DICKSON EMAIL: RADDICKSON@ELPASOCO.COM P~(719)-520-6447

SHEET INDEX

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST, ASSUMED TO BEAR NORTH 89°09'25" EAST BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK

FIMS MOUNUMENT SR06 IS A 2 INCH DIAMETER ALUMINUM CAP ON TOP OF THE SOUTH CURB OF PONY TRACKS DRIVE, APPROXIMATELY 850 FEET EASTERLY OF THE CENTERLINE OF PETERSON ROAD, 125 FEET EASTERLY OF THE EAST CURB OF BANKSIDE DRIVE, AND 10 FEET EASTERLY OF AN ELECTRICAL VAULT.

ELEVATION = 6523.04 (NGVD 29)

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THE PLANS AND SPECIFICATIONS.

JASON POCK   DATE

MDC HOLDINGS – RICHMOND AMERICAN HOMES
4359 S. MONACO STREET
DENVER, CO 80237

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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V-SCALE	N/A
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CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
COVER SHEET
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).

3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   - 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
   - 3.4. CDOT M&S STANDARDS

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE EINGEERI9NG CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.

6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.

8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.

9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.

10. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.

11. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.

12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.

13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.

14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE	A	A
CENTERLINE		
CITY LIMITS		
WIRE FENCE	×	×
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

UTILITIES LEGEND

EXISTING / PROPOSED

STORM SEWER
- MANHOLE
- STORM INLET
- AREA INLET - SQUARE
- AREA INLET - ROUND
- FLARED END SECTION
- RIPRAP

SANITARY SEWER
- LINE MARKER (Mkr San)
- SERVICE MARKER
- CLEAN-OUT
- MANHOLE W/ DIRECTIONAL FLOW ARROW

WATER LINE
- LINE MARKER (Mkr W)
- SERVICE MARKER
- FIRE HYDRANT
- FIRE CONNECTION
- MANHOLE
- BEND
- BLOW-OFF VALVE
- WELL (WELL)
- METER
- VALVE
- REDUCER
- THRUST BLOCK
- CROSS
- PLUG W/ THRUST BLOCK
- TEE
- REVERSE ANCHOR
- ANODE
- AIR & VACUUM VALVE ASSEMBLY
- TRANSMISSION BLOW-OFF ASSEMBLY

GAS LINE
- MARKER (Mkr G)
- SERVICE MARKER
- METER
- VALVE
- PLUG
- TEE

DRY UTILITIES
- CABLE TV MARKER (Mkr TV)
- CABLE TELEVISION PEDESTAL
- ELECTRIC MARKER (Mkr E)
- ELECTRIC SERVICE MARKER
- ELECTRICAL PEDESTAL
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- FIBER-OPTIC MARKER (Mkr FO)
- IRRIGATION PEDESTAL
- TELEPHONE MARKER (Mkr T)
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- UTILITY POLE
- GUY ANCHOR
- GUY POLE

MISC. UTILITIES
- VENT PIPE (VP / VP)
- TEST HOLE DESIGNATOR (TH# / FIRM/AGENCY)

LANDSCAPE LEGEND

EXISTING / PROPOSED

- TREE - CONIFEROUS
- TREE - DECIDUOUS
- SHRUB/BUSH
- SHRUBS AND BUSHES
- IRRIGATION BOX
- IRRIGATION SPRINKLER
- IRRIGATION VALVE
- BOLLARD
- FLAGPOLE (FP)

LEGEND

- CHECK DAM (CD)
- CONSTRUCTION FENCE (CF)
- CONCRETE WASHOUT AREA (CWA)
- INLET PROTECTION (IP)
- LIMITS OF CONSTRUCTION/ DISTURBANCE (LOC)
- OUTLET PROTECTION (OP)
- PERMANENT SEEDING & MULCHING (TS)(MU)
- SEDIMENT BASIN (SB)
- SILT FENCE (SF) — SF
- STABILIZED STAGING AREA (SSA)
- TEMPORARY STOCK PILE (TSP)
- TEMPORARY SWALE (TSW)
- VEHICLE TRACKING CONTROL (VTC)
- EROSION CONTROL BLANKET (ECB)

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E. — DATE
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FOR AND ON BEHALF OF JR ENGINEERING

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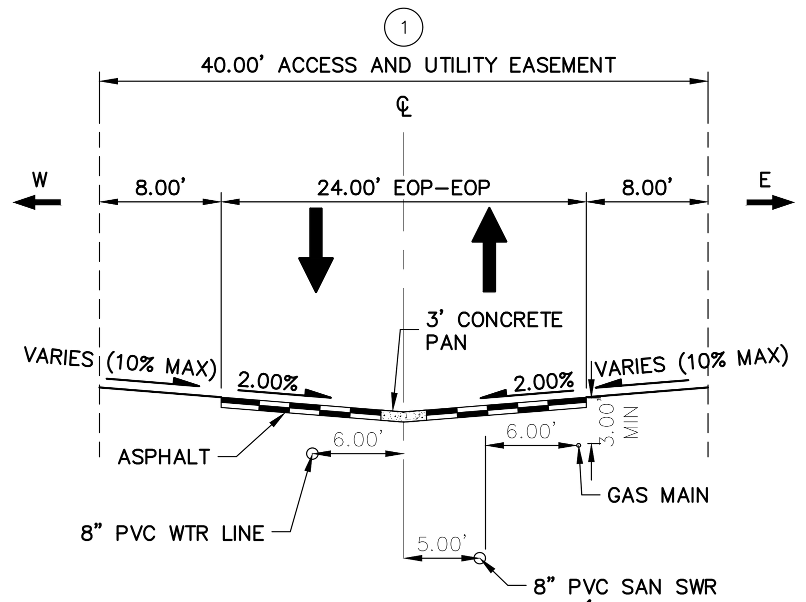
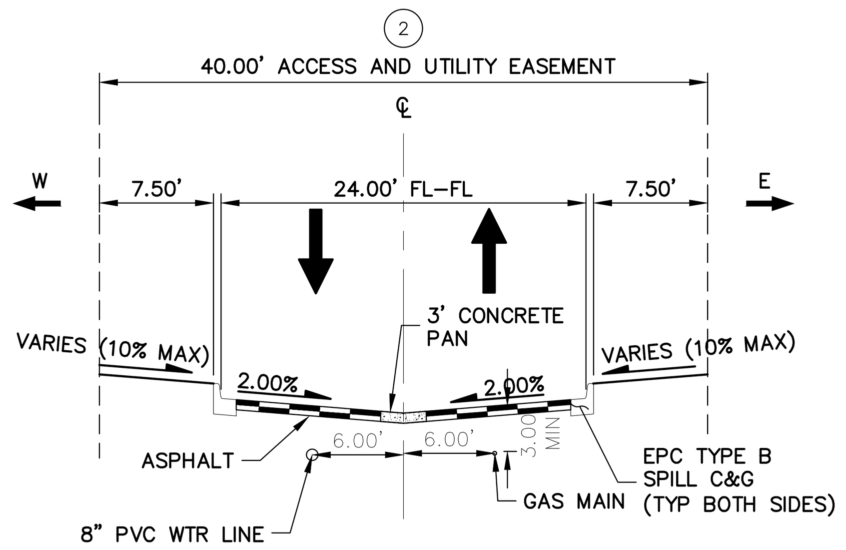
URBAN COLLECTION AT PALMER VILLAGE
LEGEND & NOTES
CONSTRUCTION DOCUMENTS



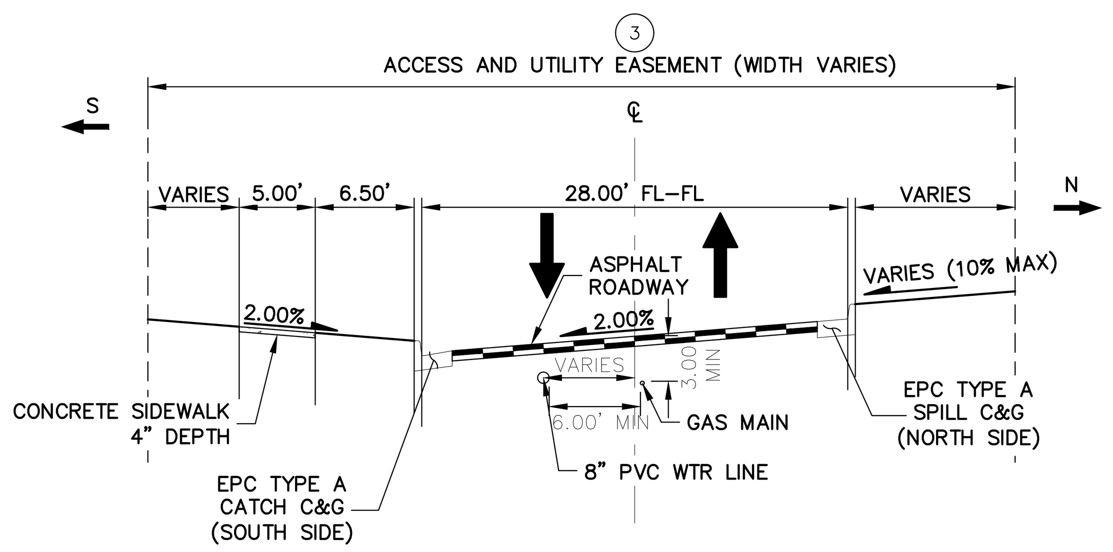
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 1

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: WAYFARING TREE HEIGHTS, FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, VANHOUTTE VIEW, BLUE AVENA VIEW, PURPLE FOUNTAIN POINT



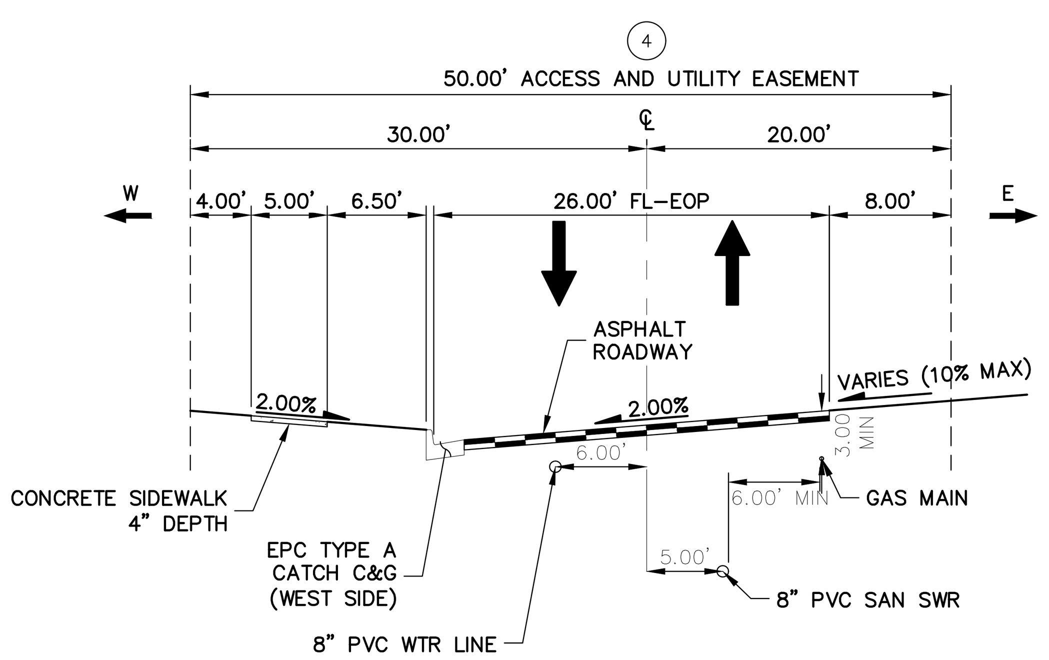
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 2

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: VANHOUTTE VIEW (EMERGENCY VEHICLE ACCESS)



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 3

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (ENTRANCE)

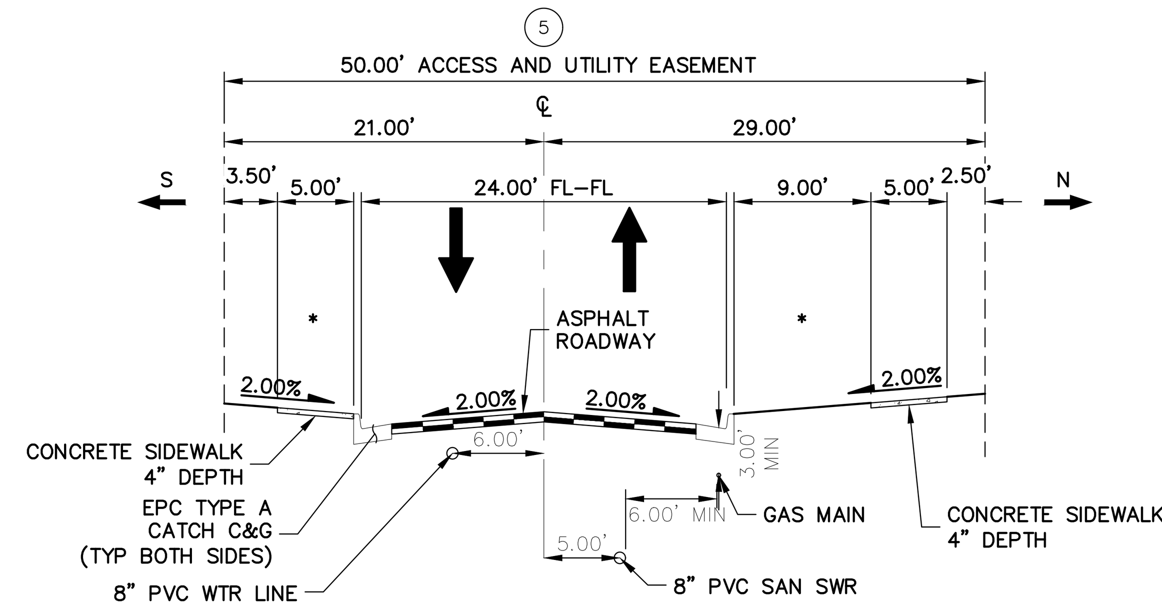


TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 4

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)

TYPICAL SECTIONS NOTES

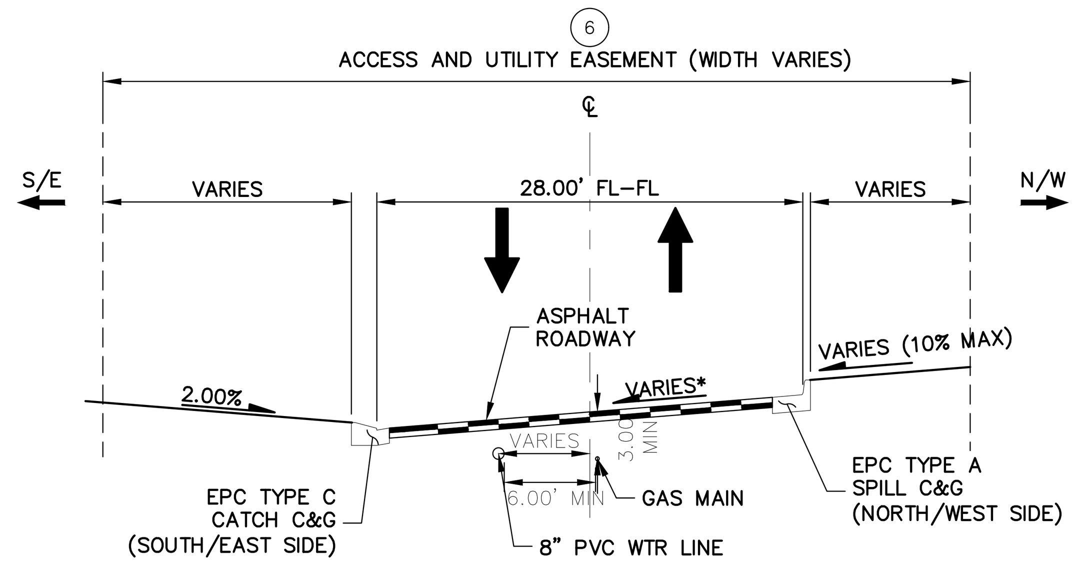
1. SEE SHEET 6 TO 14 FOR LOCATIONS OF TYPICAL SECTIONS.



*PARKING NOT INCLUDED IN TYPICAL SECTION FOR CLARITY PURPOSES
SEE PLANS FOR LOCATIONS OF HEAD-IN AND PARALLEL PARKING
*SEE FINAL GRADING PLANS FOR MODIFIED CROSS-SLOPE BETWEEN STA. 1+42 AND STA. 2+80 ON WAYFARING TREE HEIGHTS

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 5

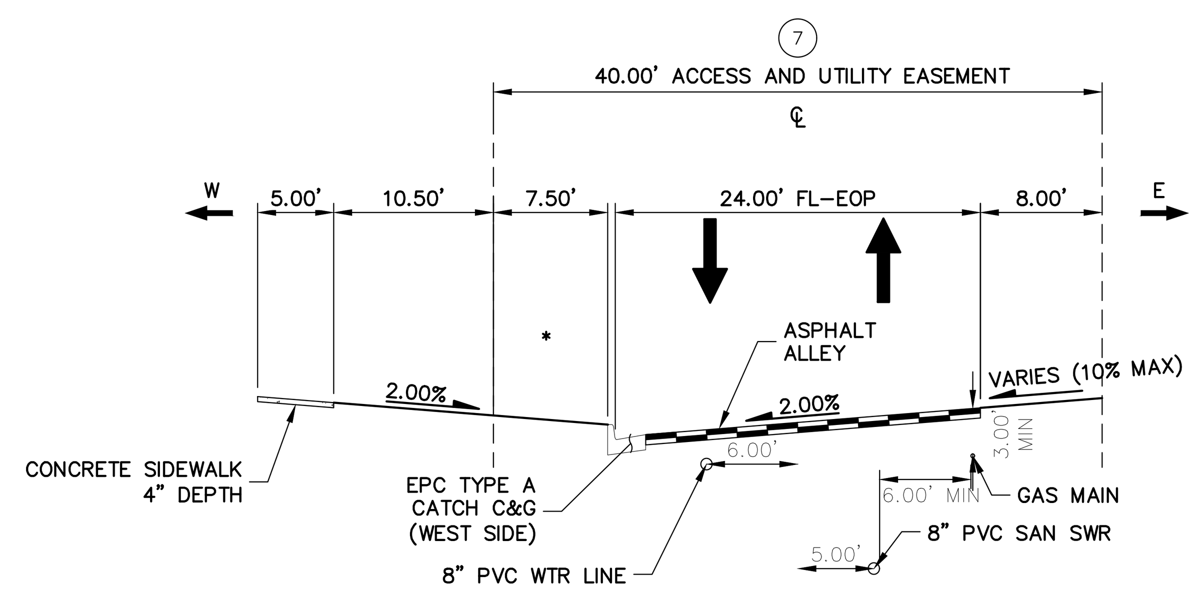
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: WAYFARING TREE HEIGHTS, BLUE AVENA VIEW



*SLOPE TRANSITIONS FROM 2% SUPERELEVATION TO SOUTH TO INVERTED CROWN OF TYPE 1 SECTION

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 6

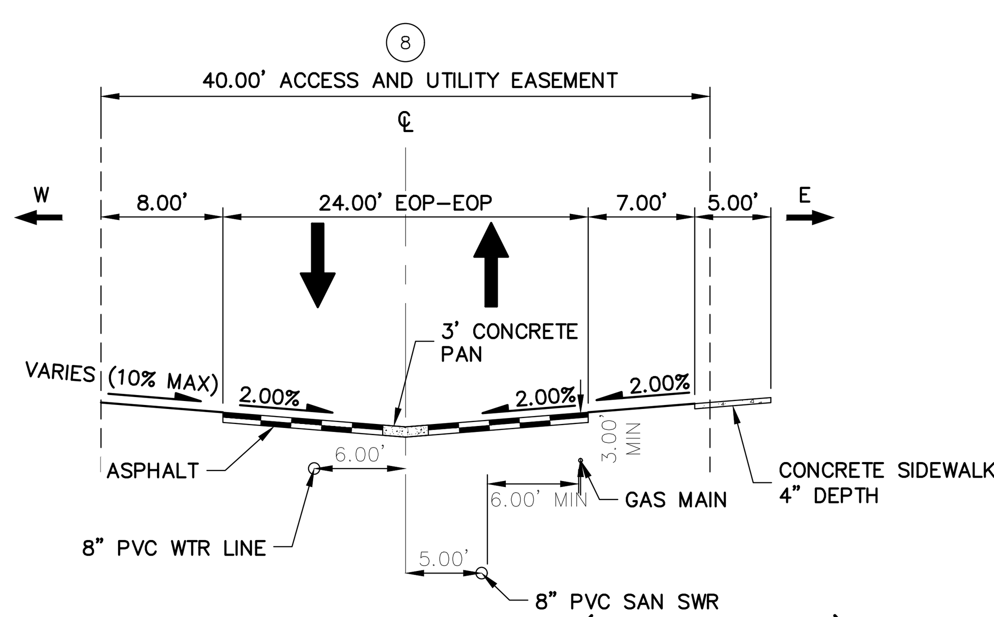
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



*PARKING NOT INCLUDED IN TYPICAL SECTION FOR CLARITY PURPOSES
SEE PLANS FOR LOCATIONS OF HEAD-IN PARKING

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 7

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOERSTER GRASS VIEW



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 8

POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: SERVICEBERRY GROVE

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
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URBAN COLLECTION AT PALMER VILLAGE
TYPICAL SECTIONS
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01

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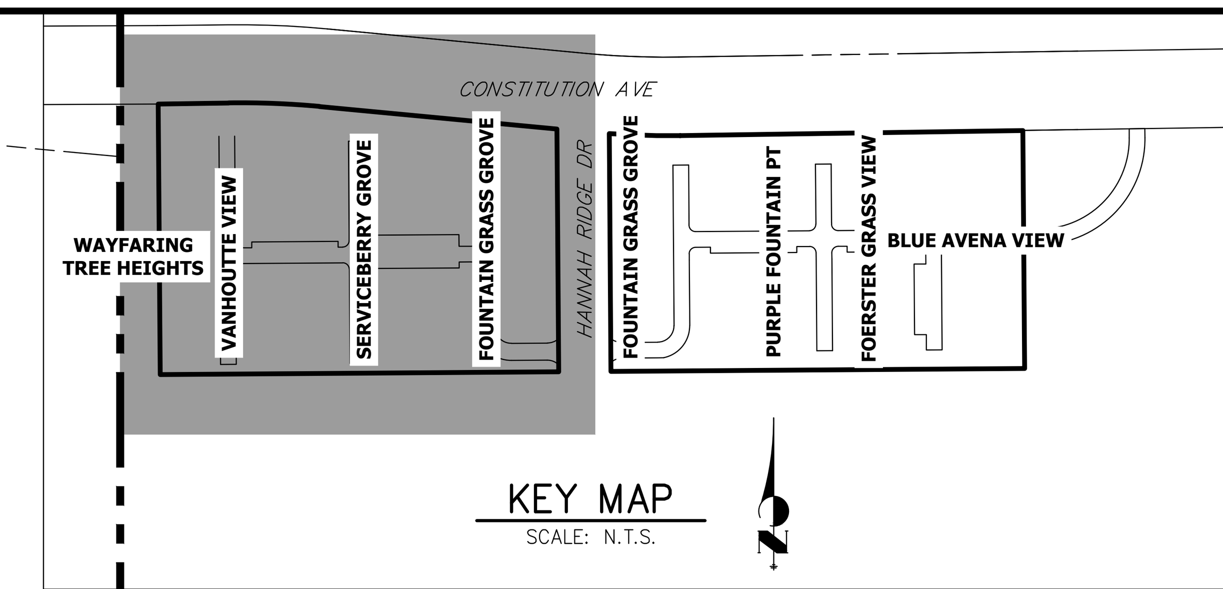

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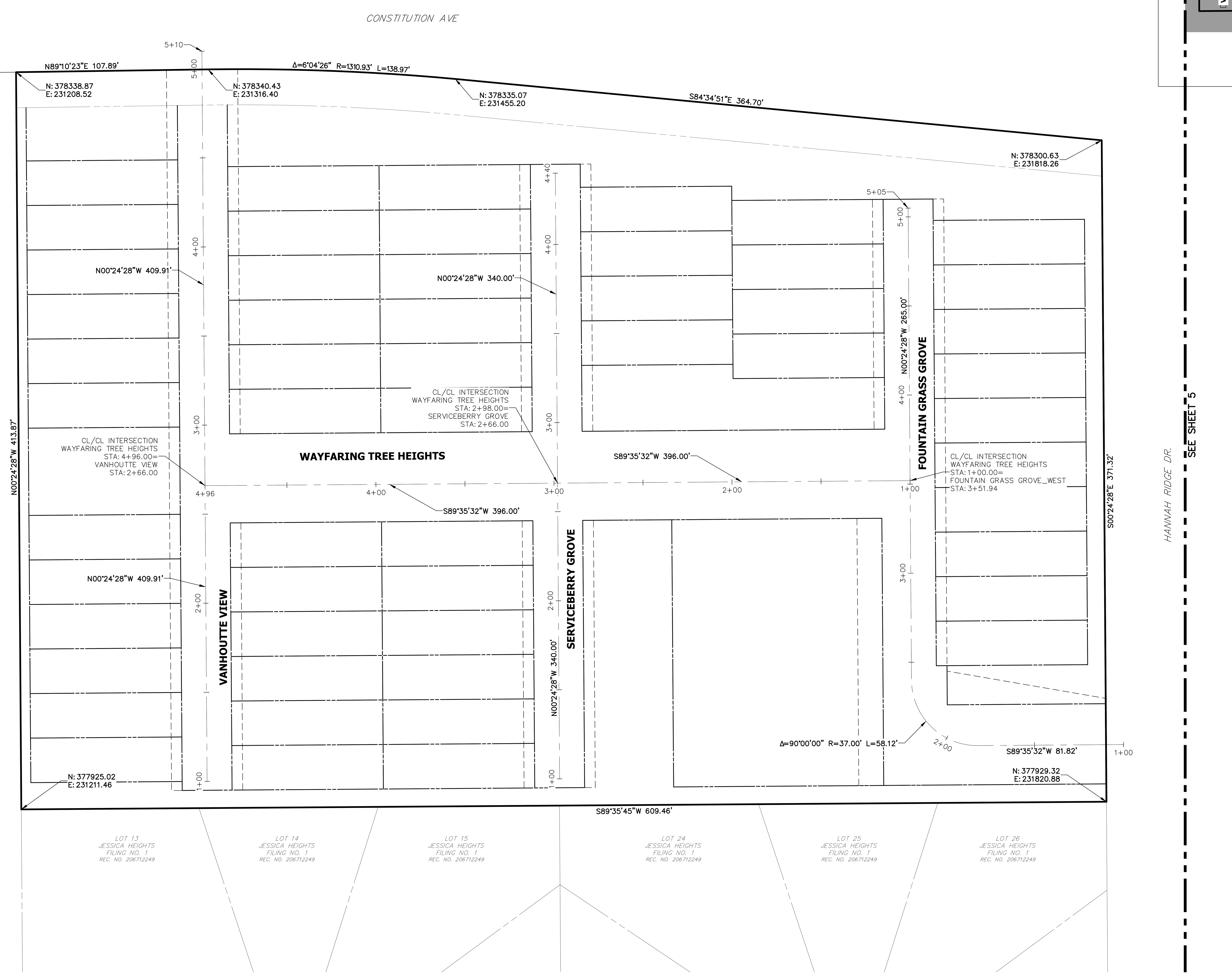

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No.	REVISION	BY	DATE

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V-SCALE	N/A
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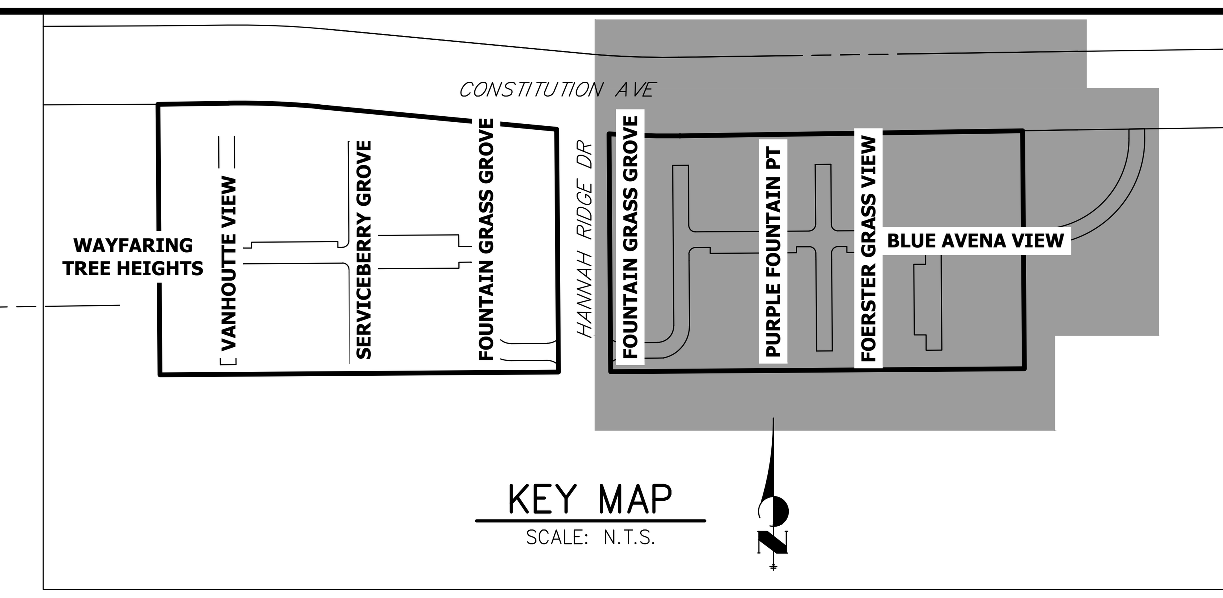
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

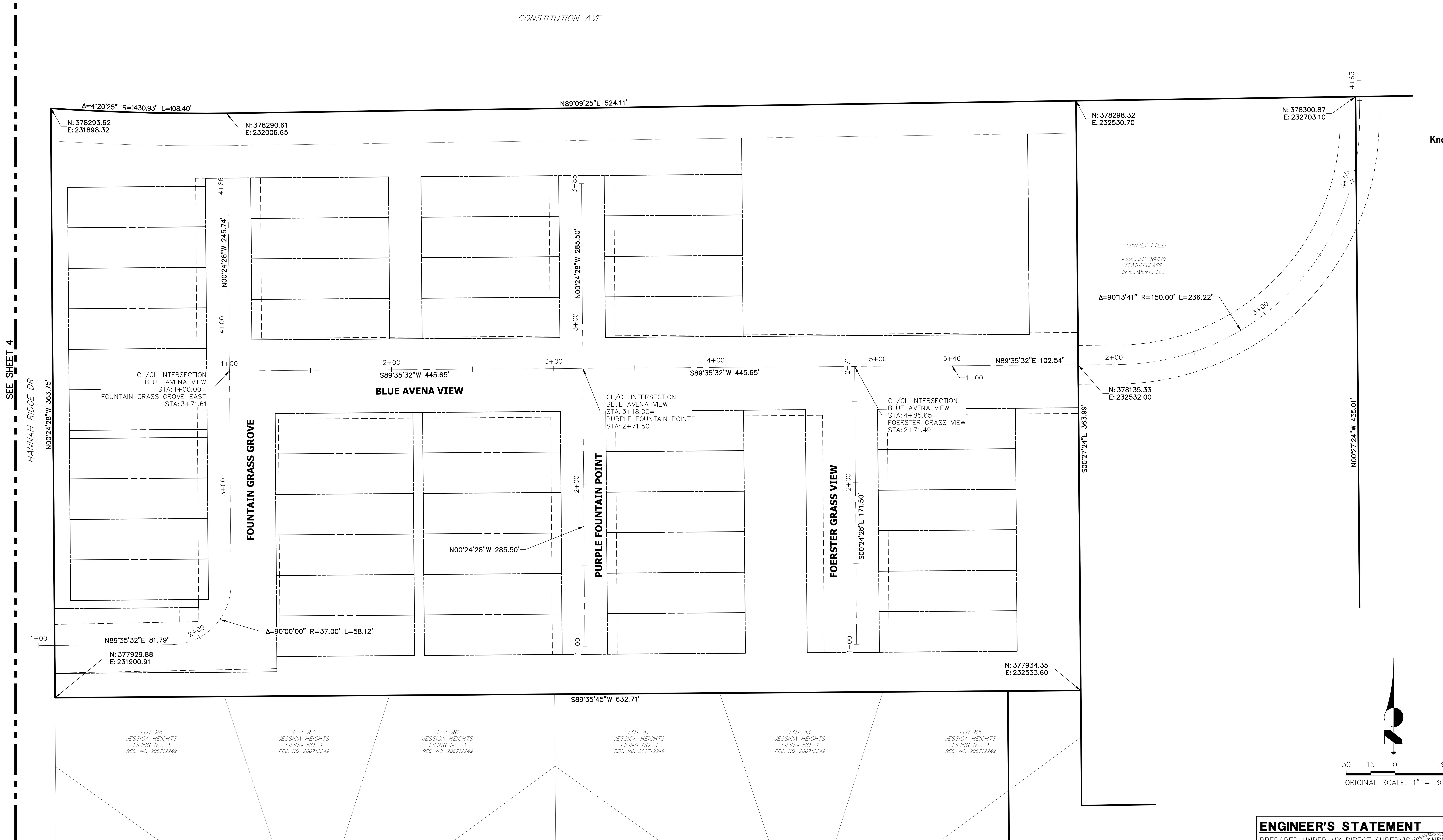
HORIZONTAL CONTROL PLAN

CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



KEY MAP
SCALE: N.T.S.



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC — DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.POCK@MDCH.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"=30'
V-SCALE	N/A
DATE	10/30/20
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
HORIZONTAL CONTROL PLAN
CONSTRUCTION DOCUMENTS

SHEET 5 OF 29
JOB NO. 25149.01

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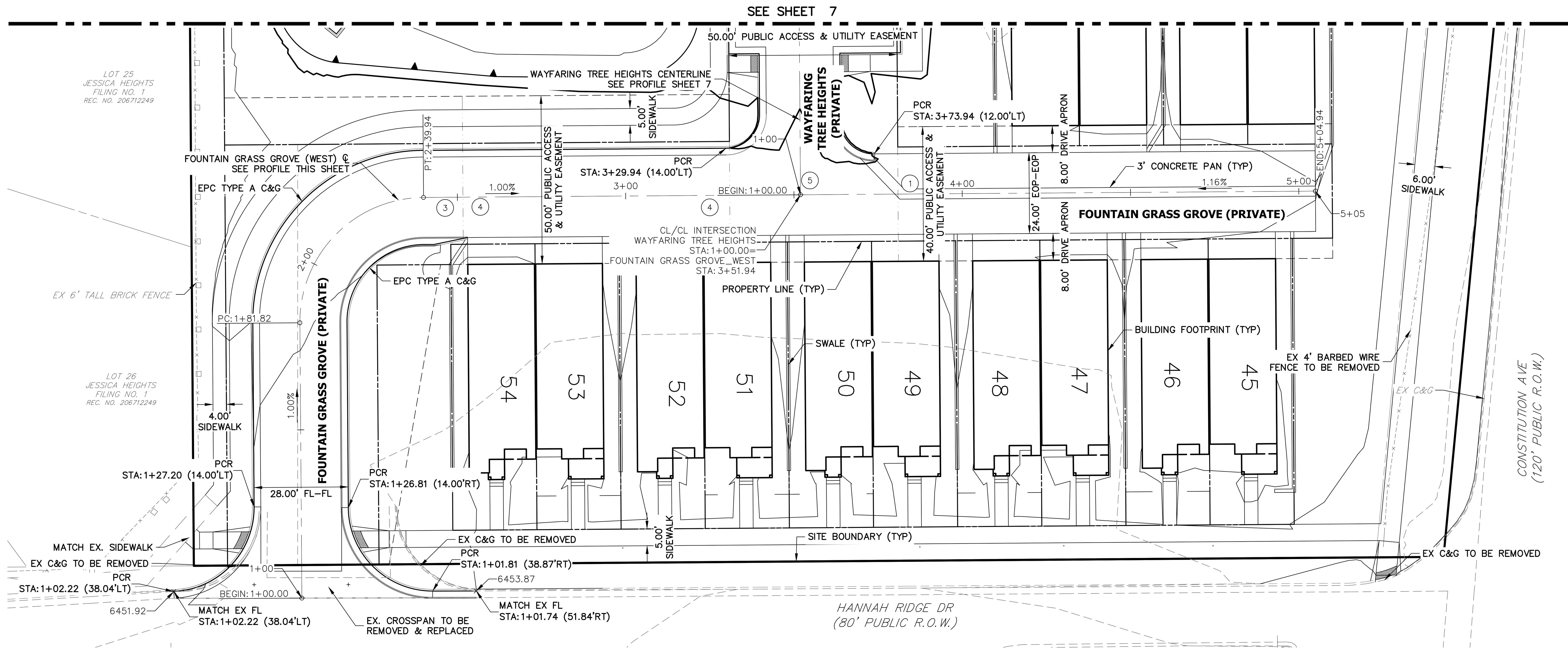
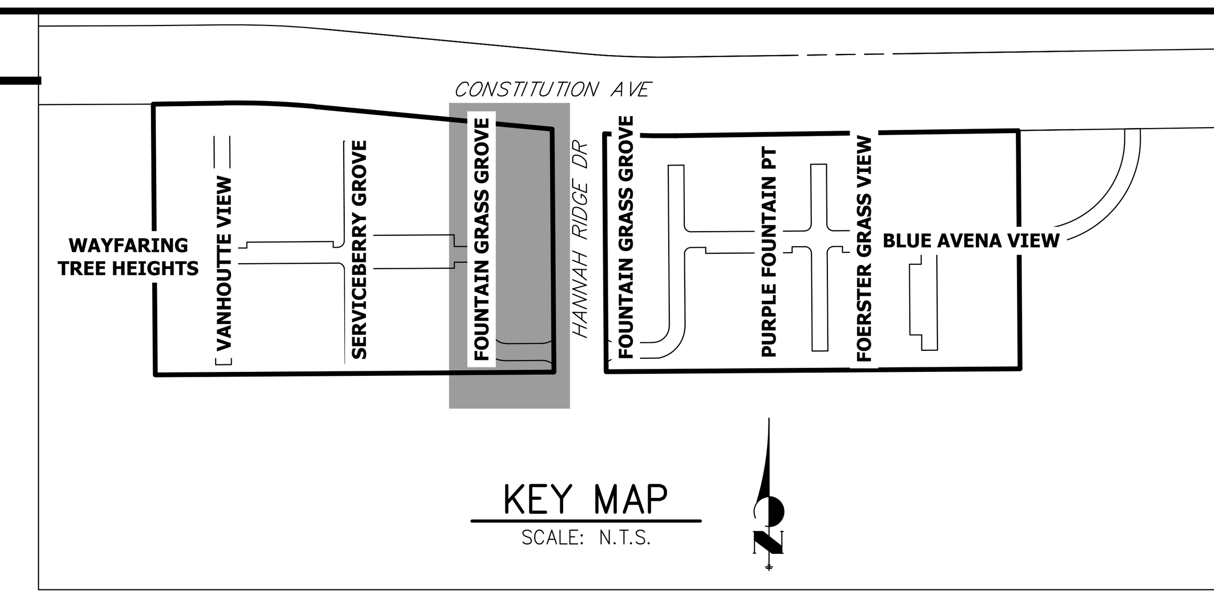
SEE SHEET 7





NOTES

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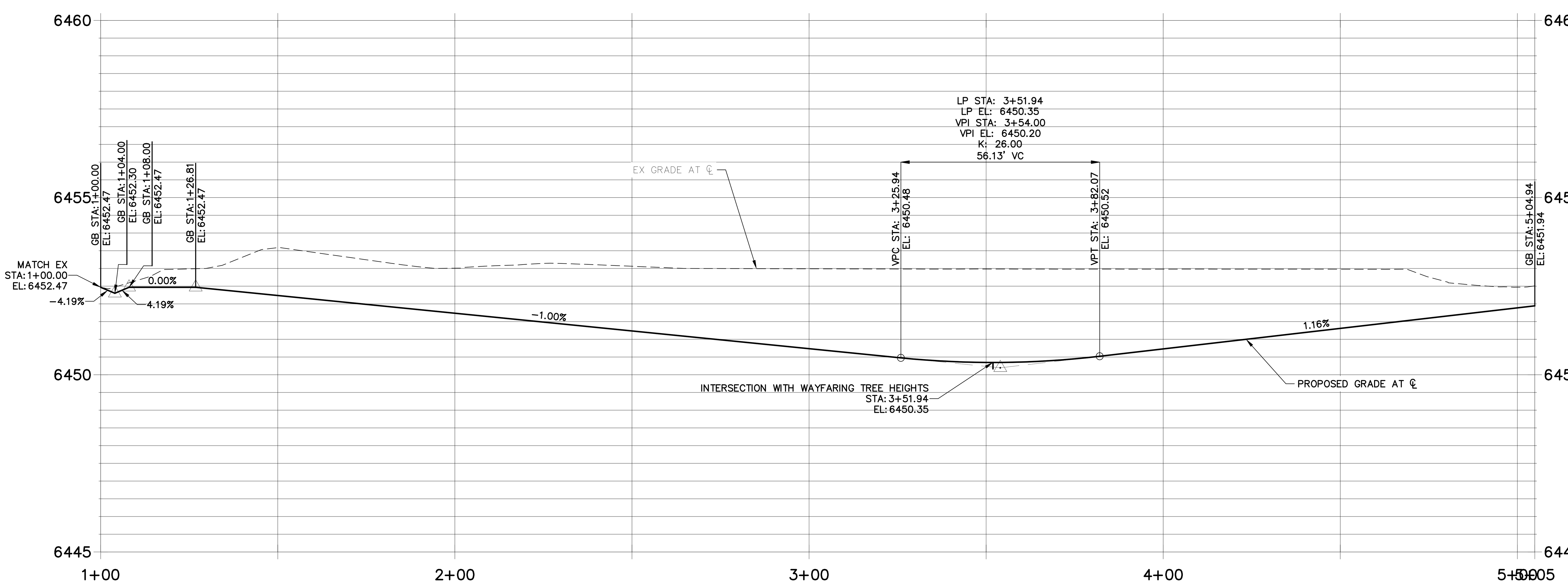
FOUNTAIN GRASS GROVE_WEST PROFILE
STA 1+00.00 TO 5+04.94



CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)

HORIZONTAL ORIGINAL SCALE: 1" = 20'
VERTICAL ORIGINAL SCALE: 1" = 2'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC — DATE

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.POCK@MDCH.COM

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H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
FOUNTAIN GRASS GROVE (WEST)
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01

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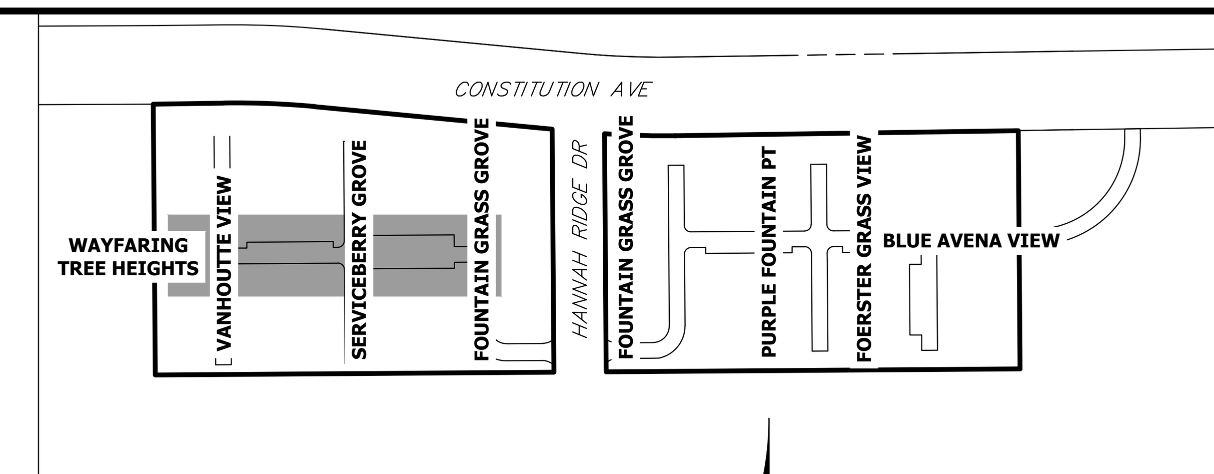
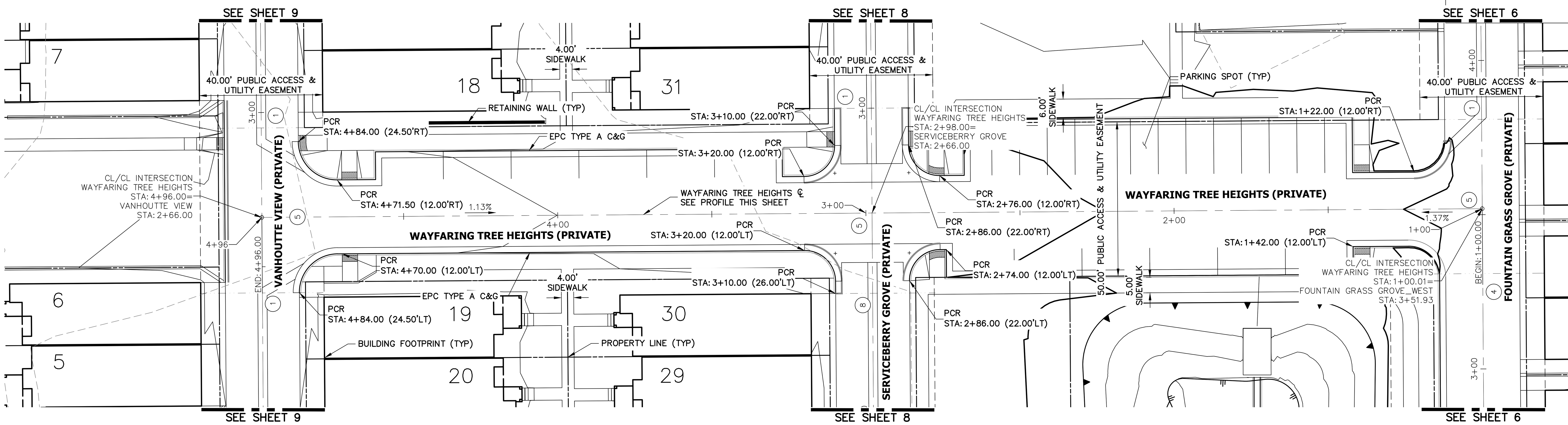
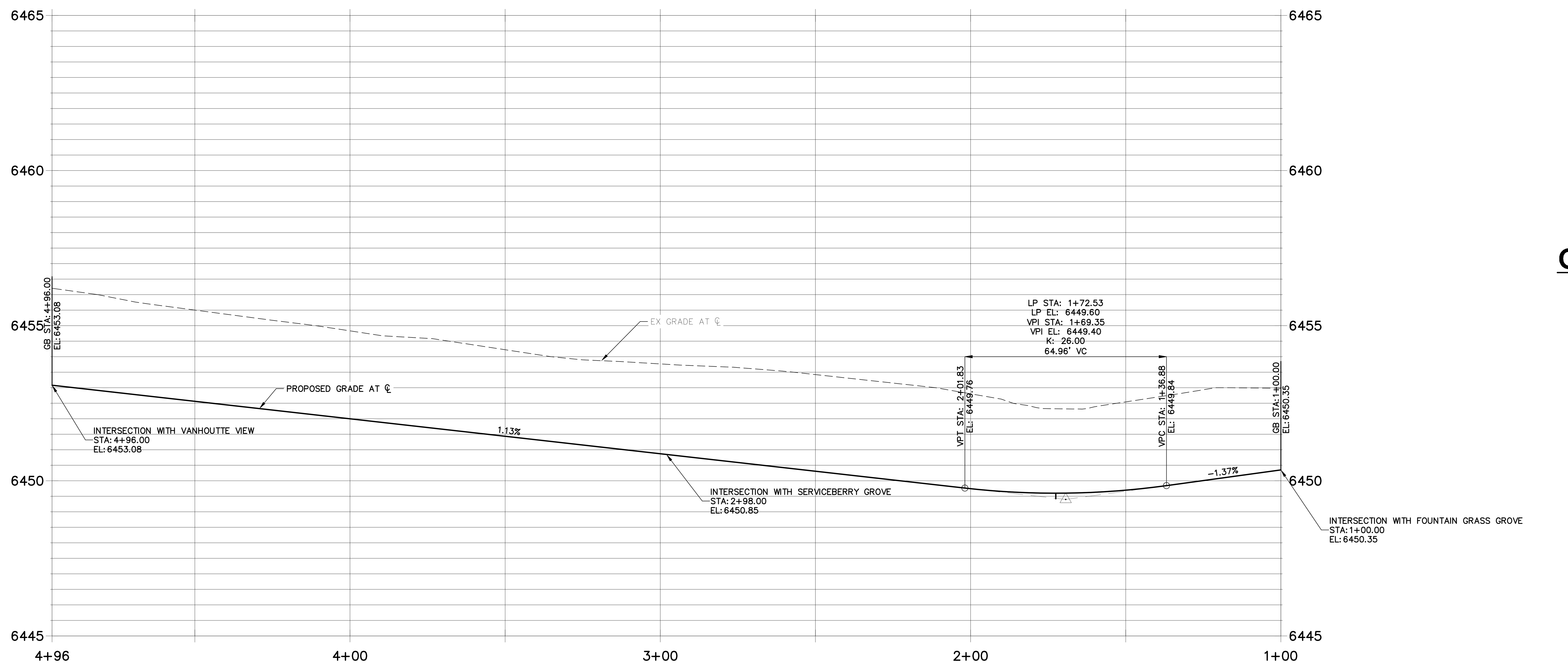


KEY MAP
SCALE: N.T.S.



WAYFARING TREE HEIGHTS PROFILE
STA 1+00.00 TO 4+96.00



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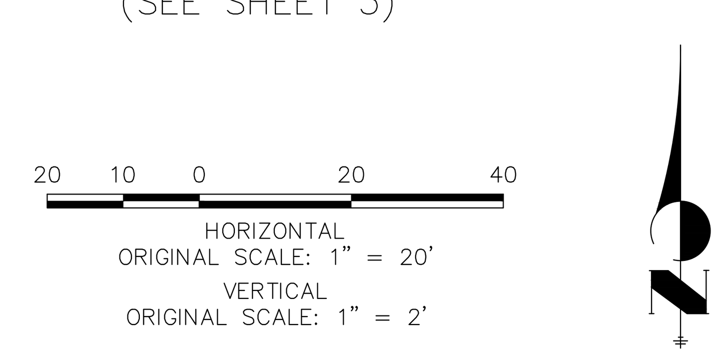
CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)



HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

ENGINEER'S STATEMENT

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GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE

COLORADO REGISTERED GLENN D. ELLIS 38861 PROFESSIONAL ENGINEER

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V-SCALE	1"=2'
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DRAWN BY	APL
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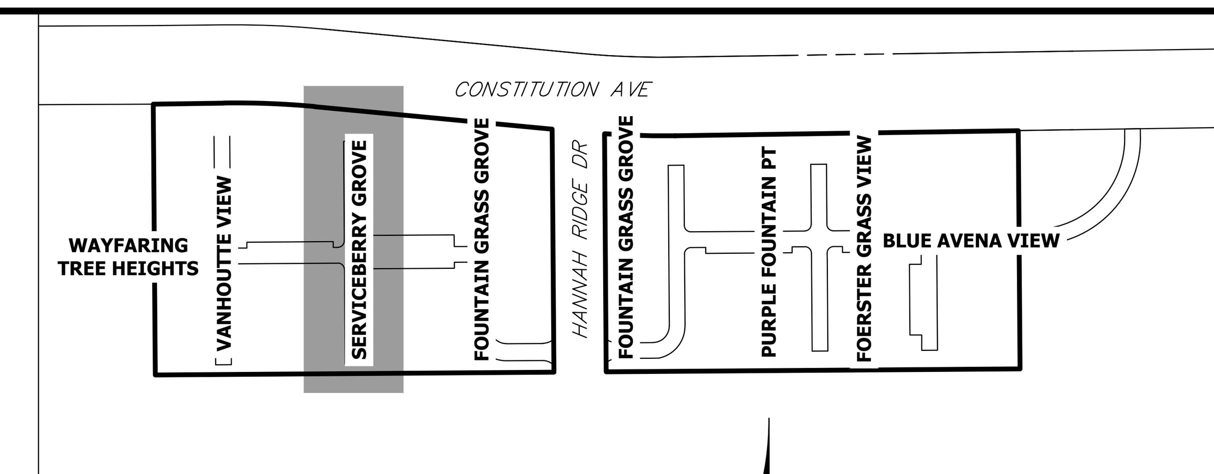
URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
WAYFARING TREE HEIGHTS
CONSTRUCTION DOCUMENTS

SHEET 7 OF 29
JOB NO. 25149.01



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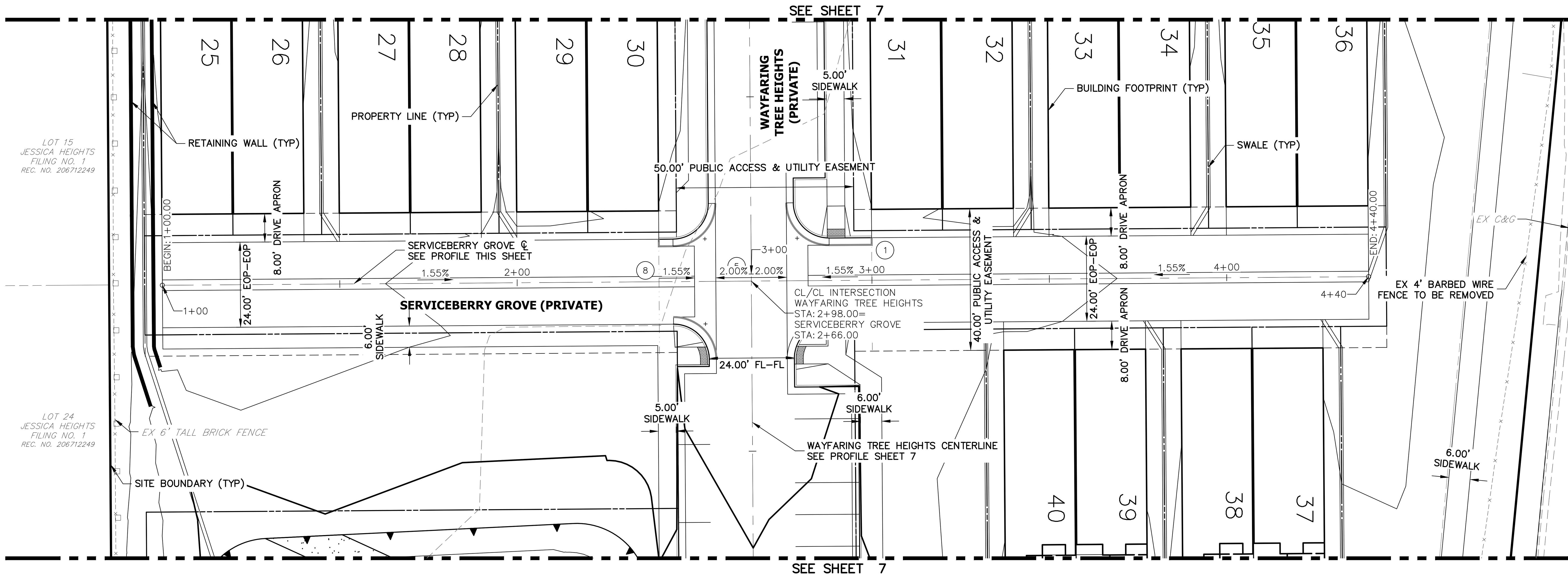

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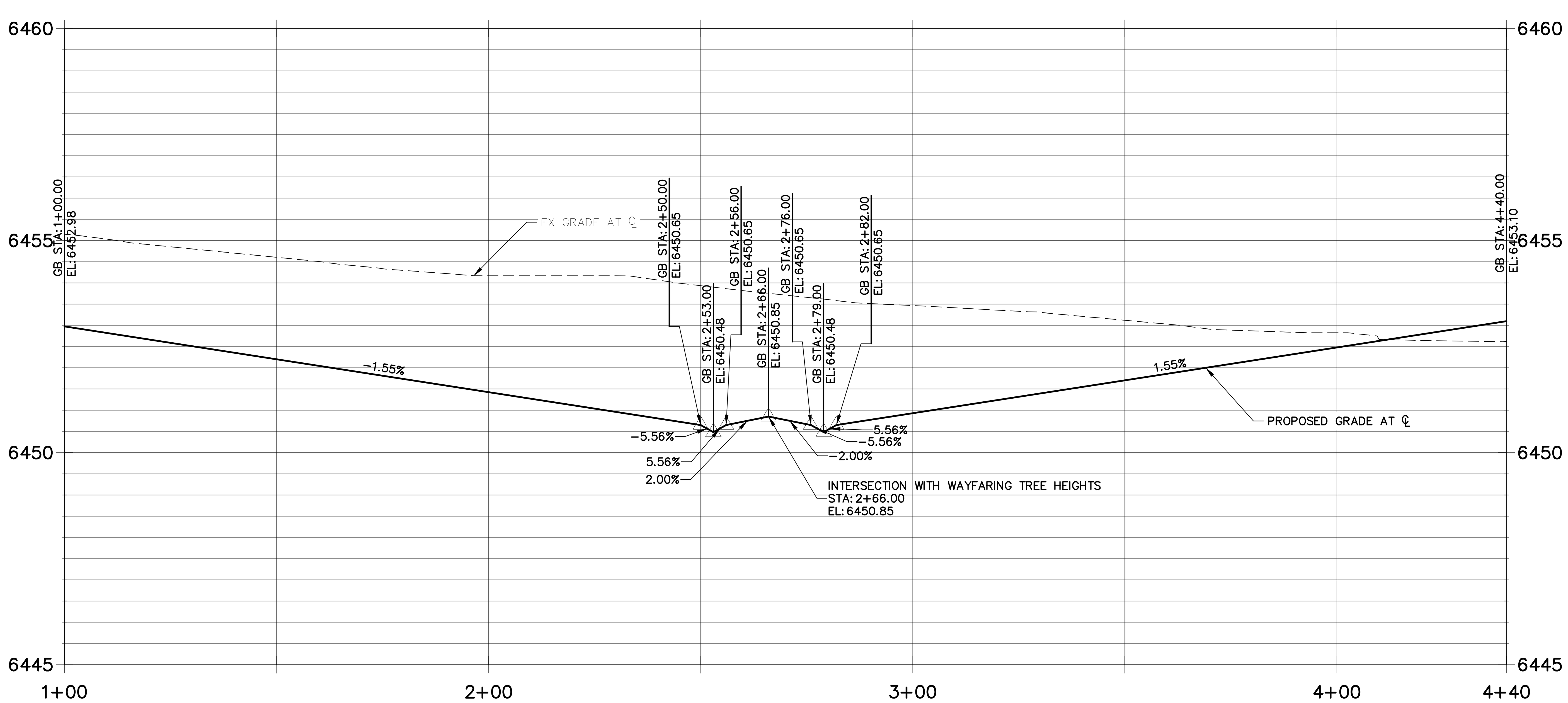
SERVICEBERRY GROVE PROFILE
STA 1+00.00 TO 4+40.00



CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

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JASON.POCK@MDCH.COM

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No.	REVISION	BY	DATE

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V-SCALE	1"=2'
DATE	10/30/20
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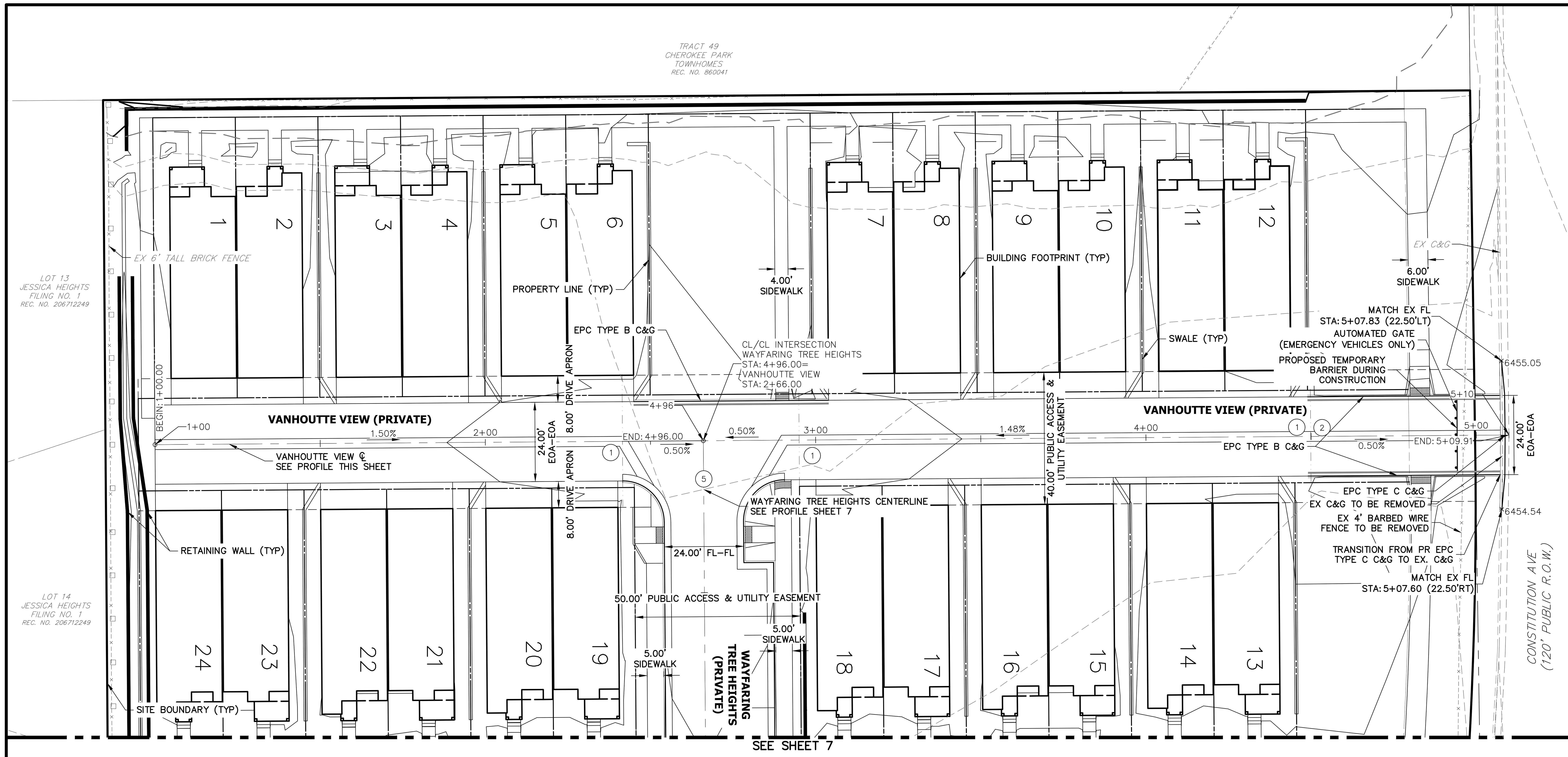
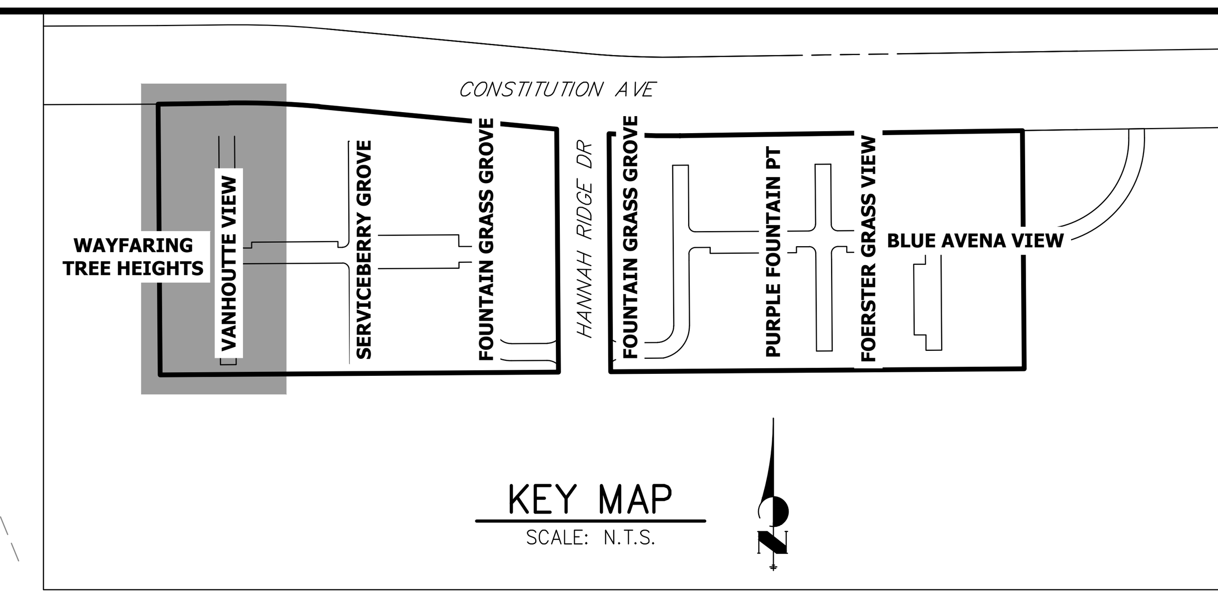
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
SERVICEBERRY GROVE
CONSTRUCTION DOCUMENTS





KEY MAP
SCALE: N.T.S.

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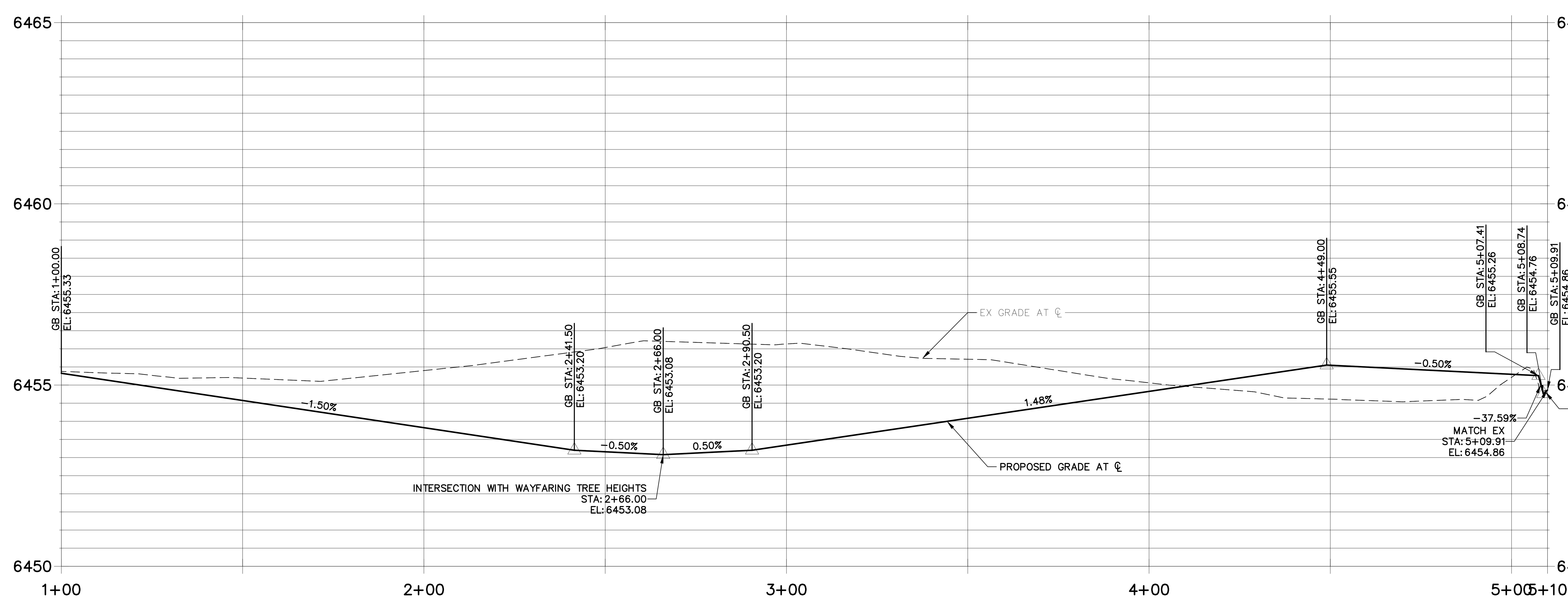
VANHOUTTE VIEW PROFILE
STA 1+00.00 TO 5+09.91



CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC DATE

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.POCK@MDCH.COM

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

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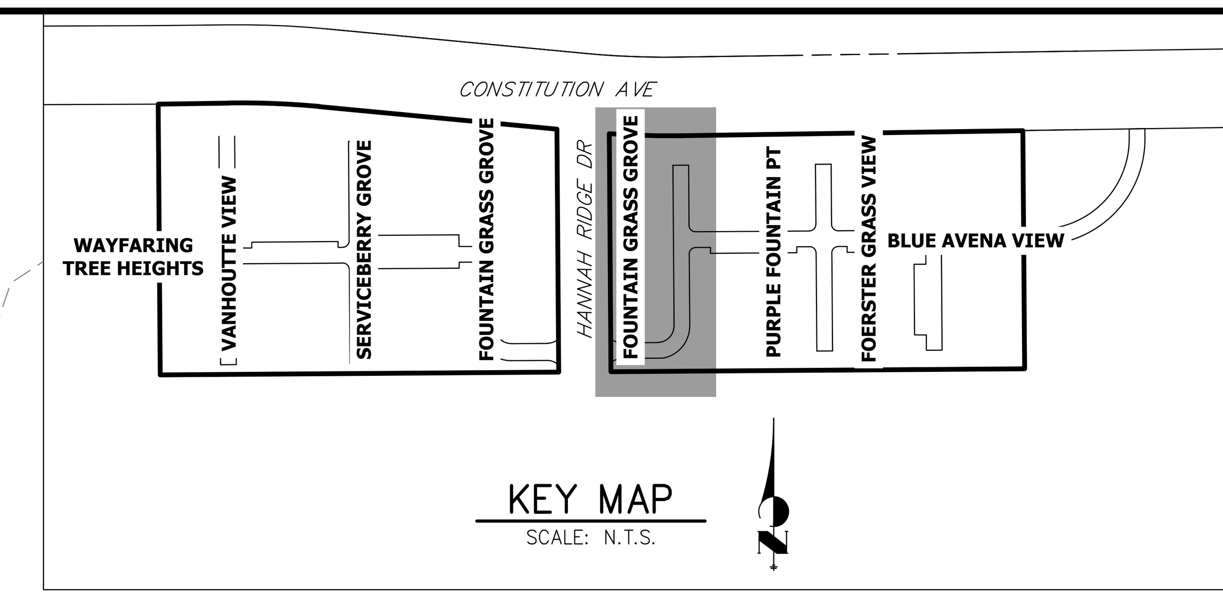
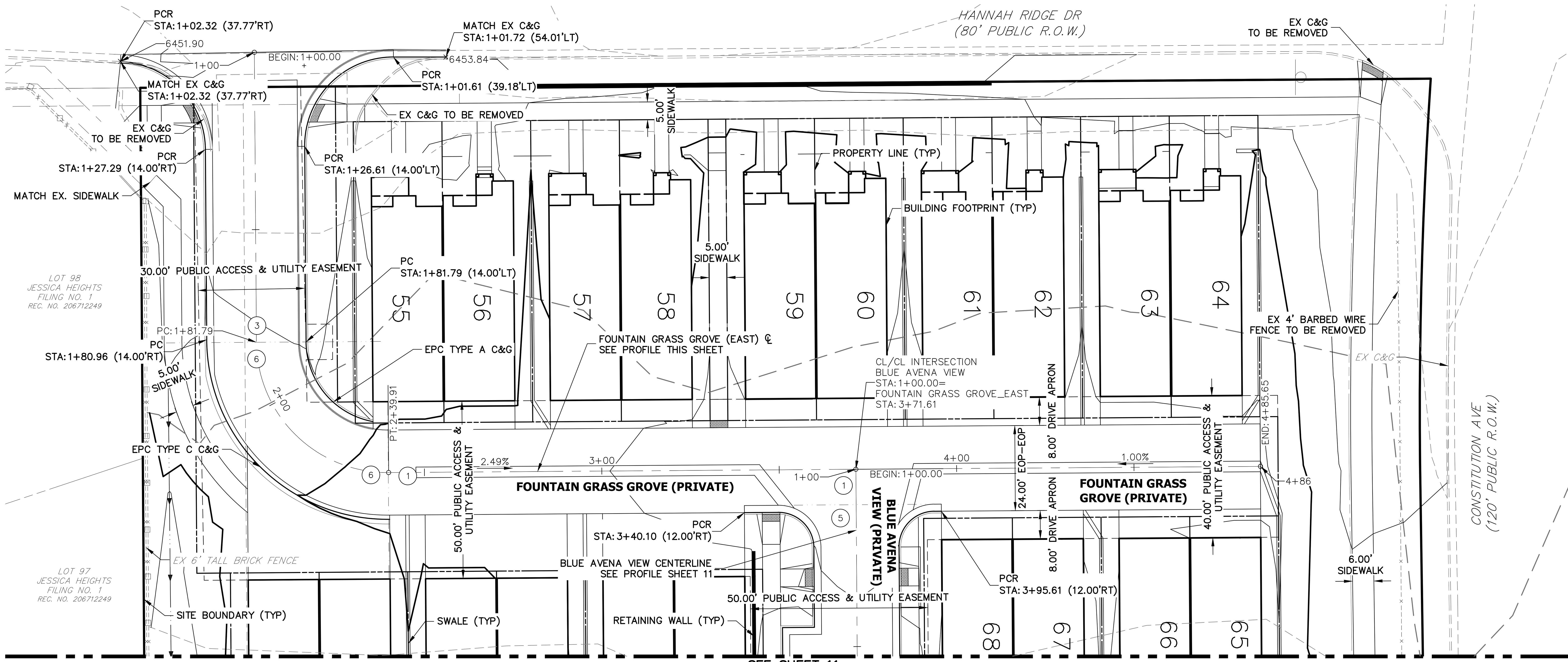
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
VANHOUTTE VIEW
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01





SEE SHEET 11

NOTES

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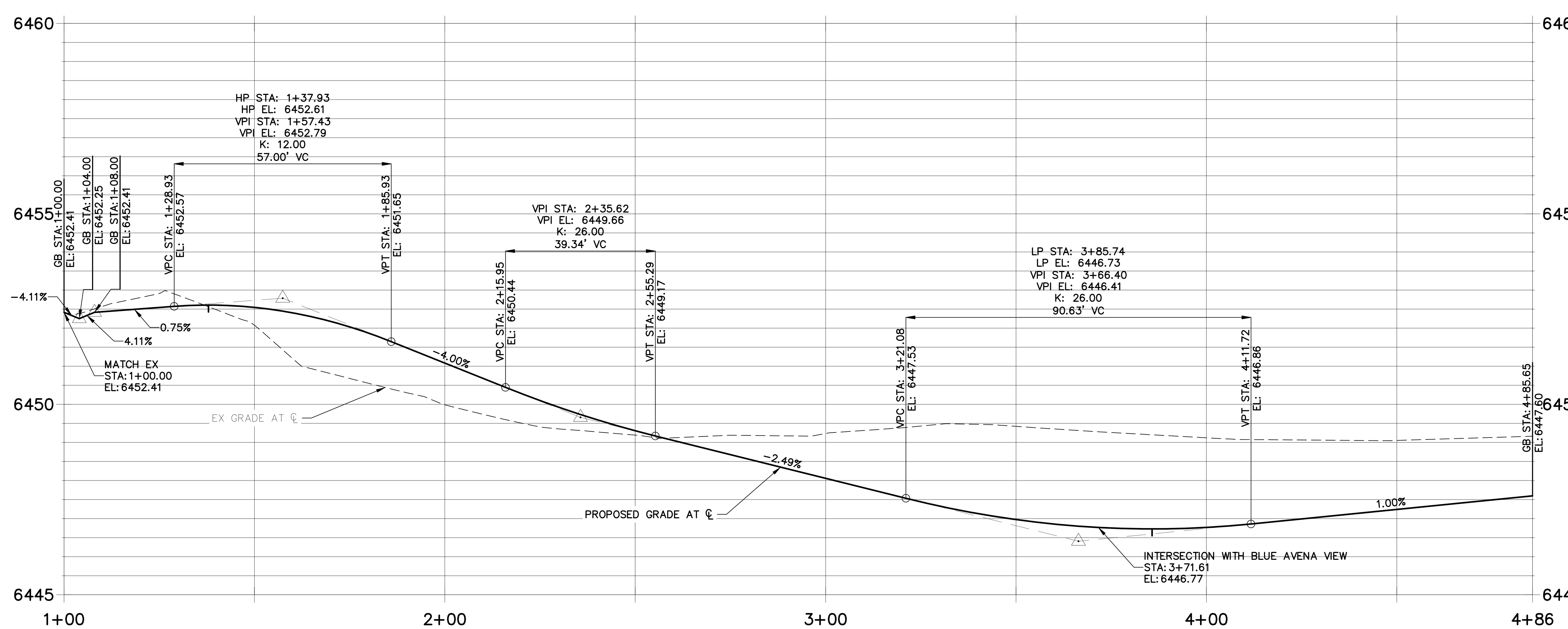
FOUNTAIN GRASS GROVE_EAST PROFILE
STA 1+00.00 TO 4+85.65



CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40
HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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No.	REVISION	BY	DATE

H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
FOUNTAIN GRASS GROVE (EAST)
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01

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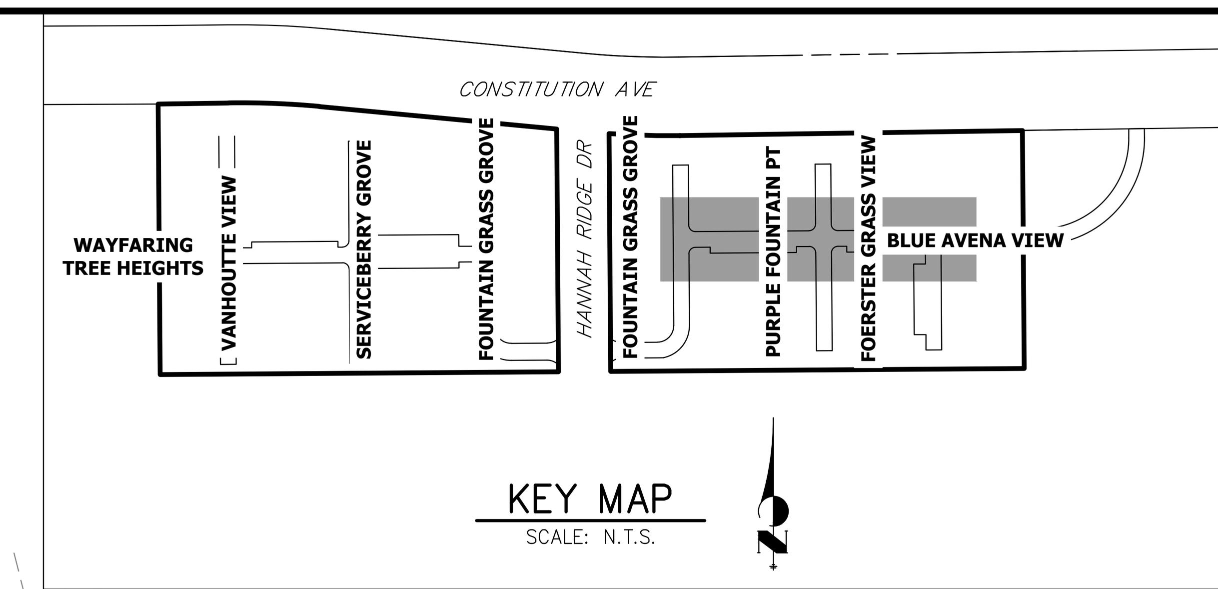
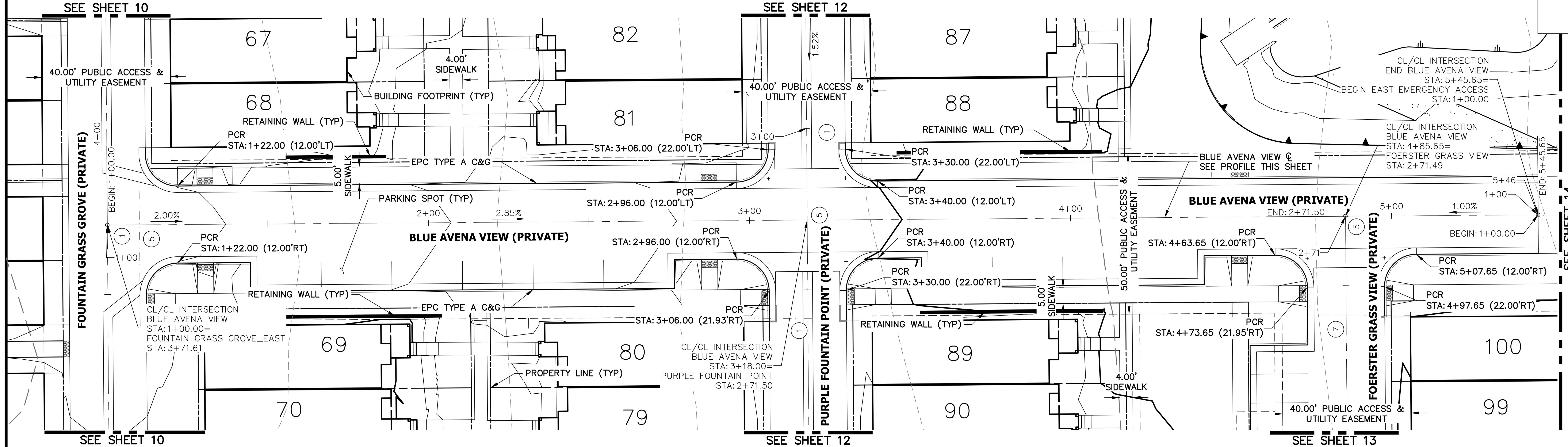


KEY MAP
SCALE: N.T.S.



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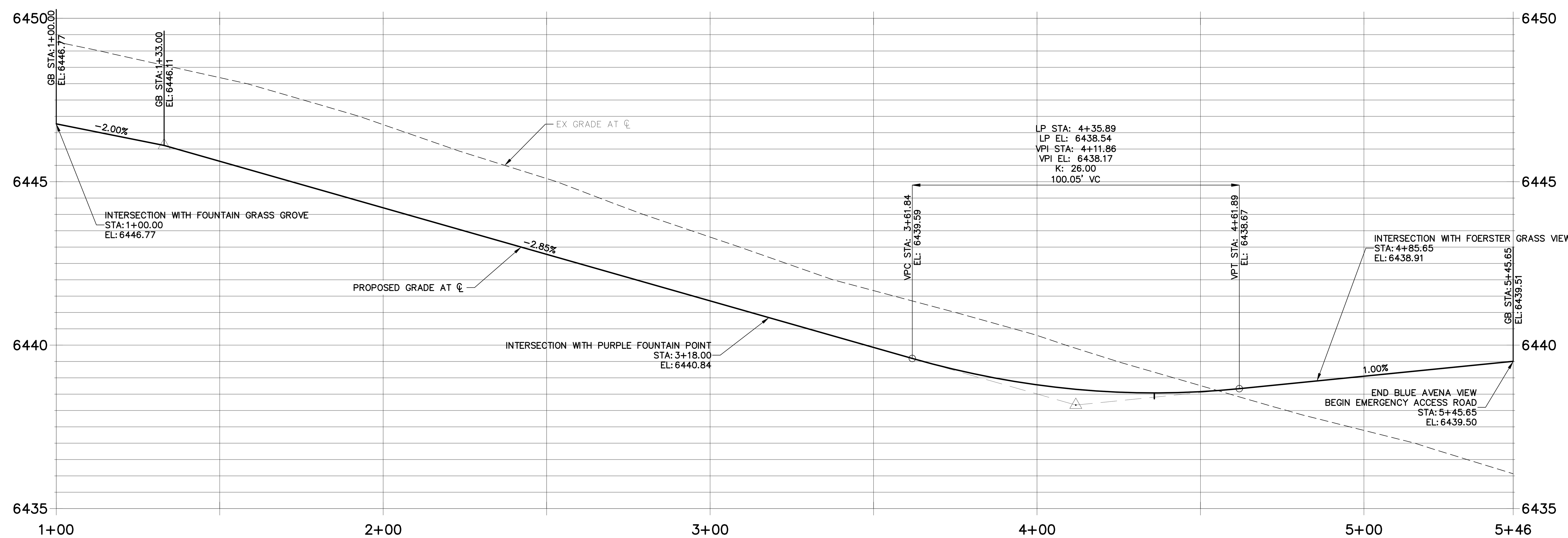
BLUE AVENA VIEW PROFILE
STA 1+00.00 TO 5+45.65



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

HORIZONTAL
ORIGINAL SCALE: 1" = 20'

VERTICAL
ORIGINAL SCALE: 1" = 2'

811
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Call before you dig.

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CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
BLUE AVENA VIEW
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01

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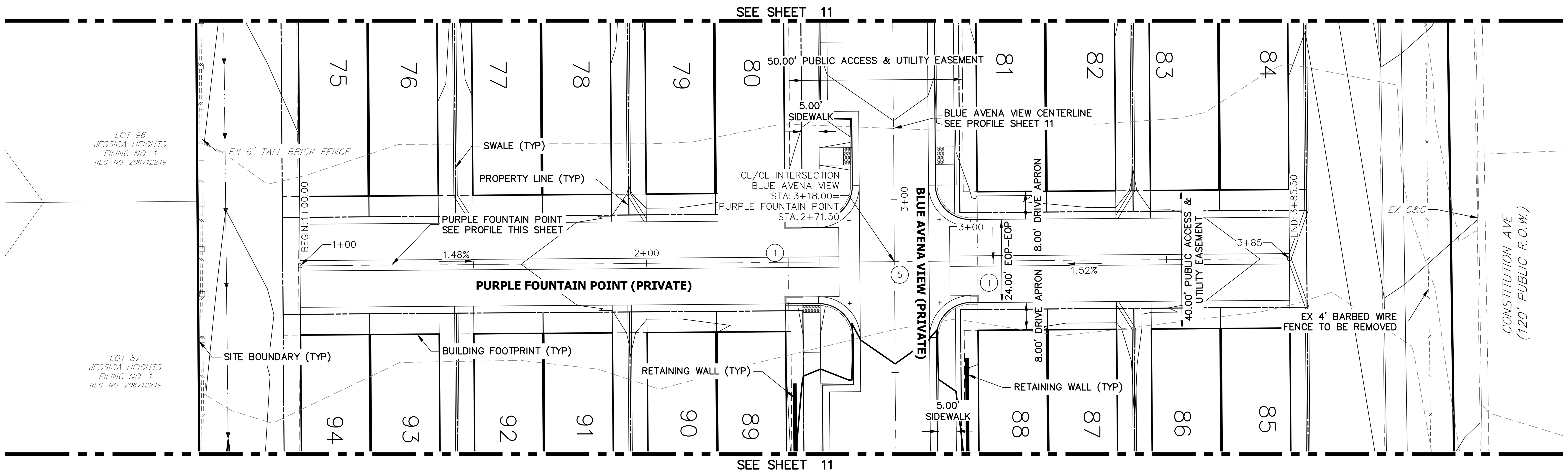

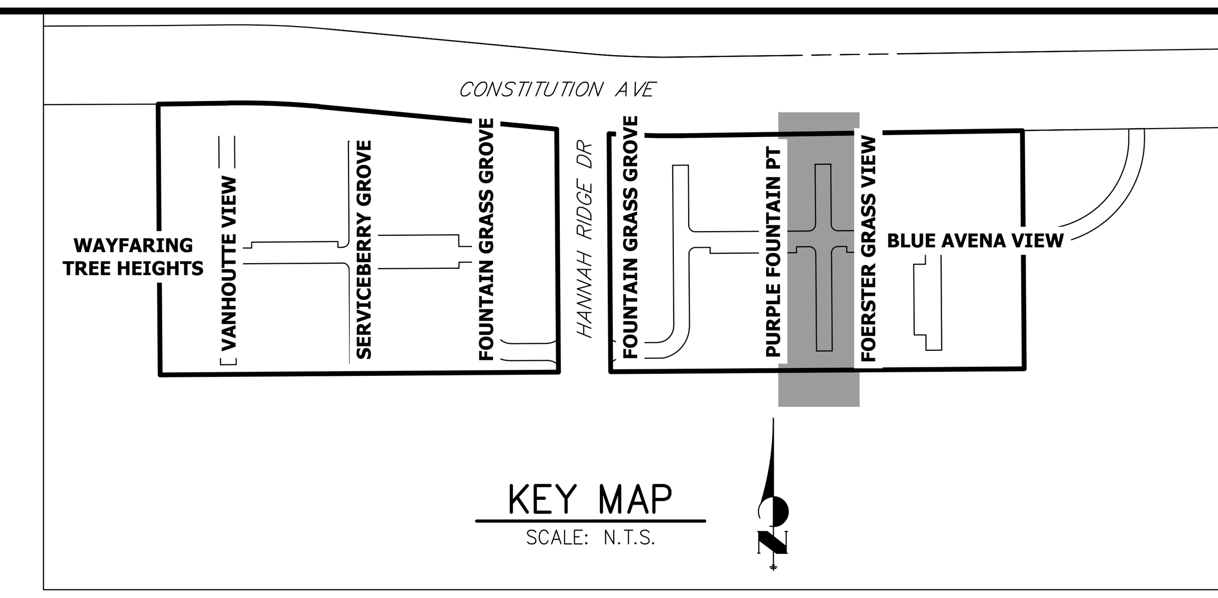

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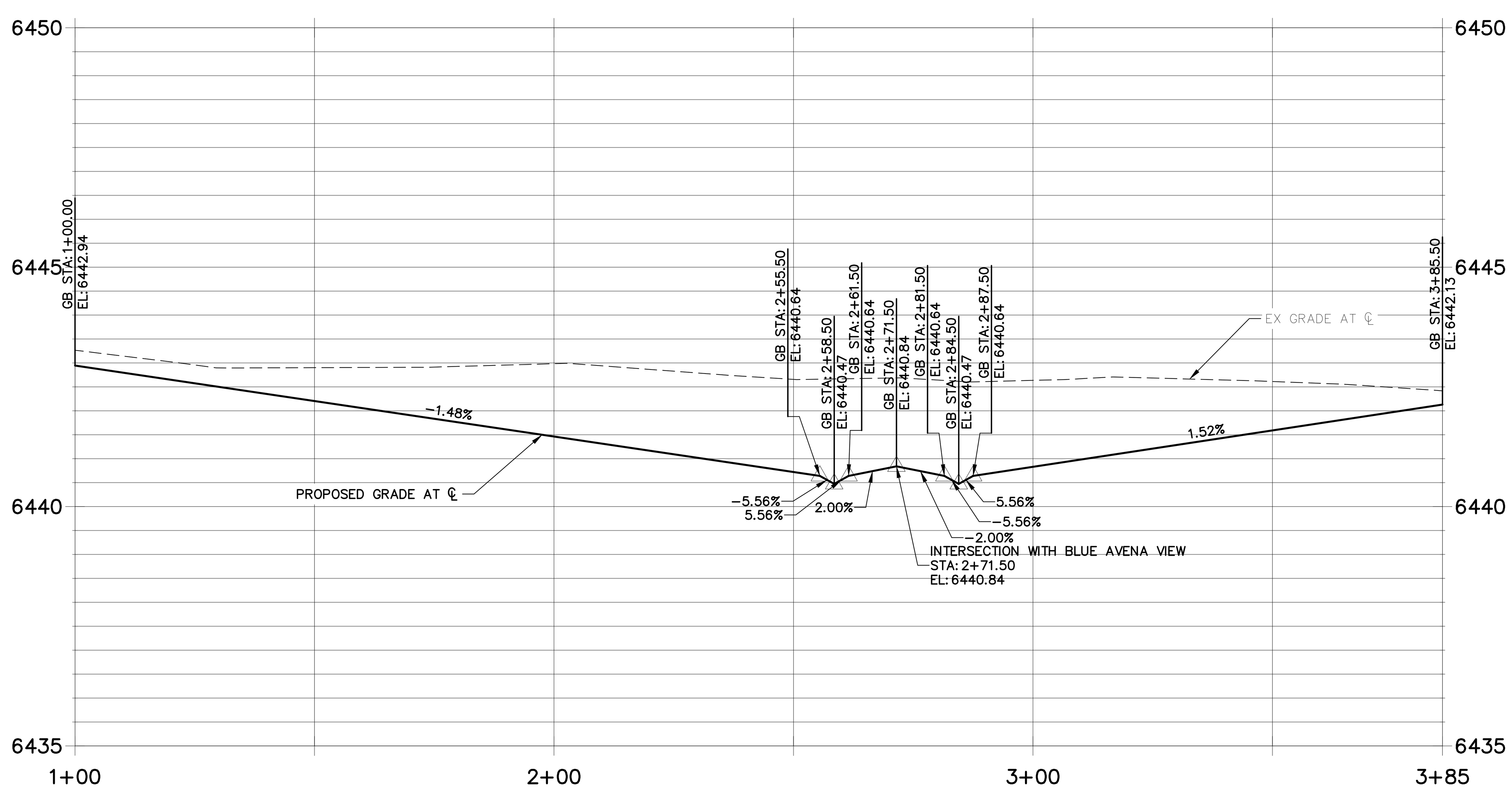
PURPLE FOUNTAIN POINT PROFILE
STA 1+00.00 TO 3+85.50



CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40
HORIZONTAL
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VERTICAL
ORIGINAL SCALE: 1" = 2'

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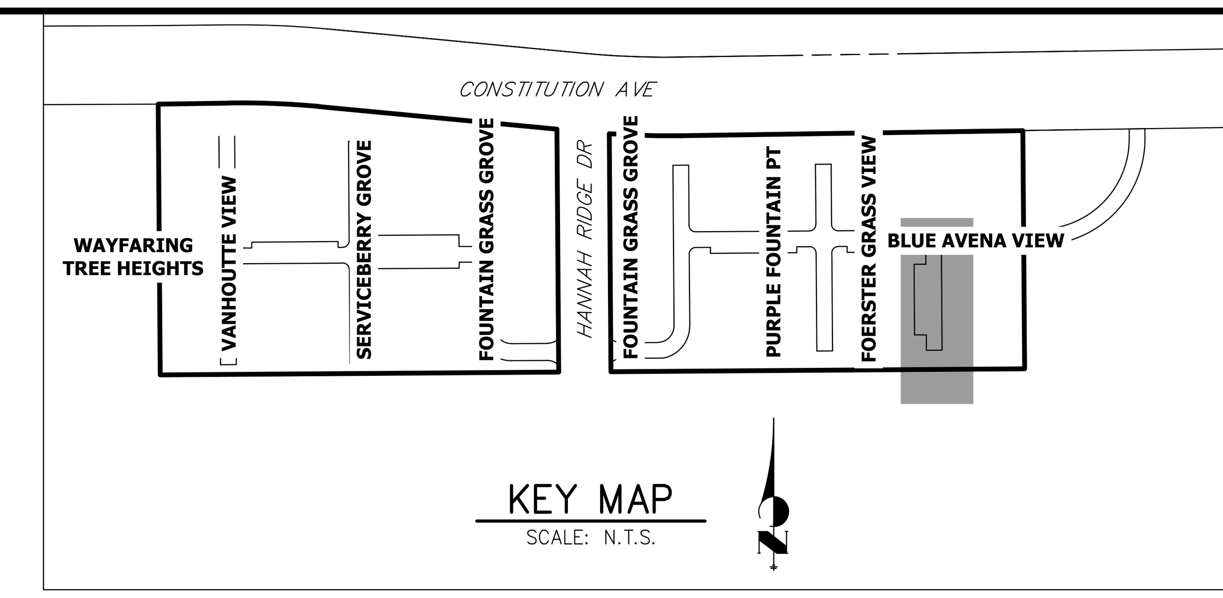
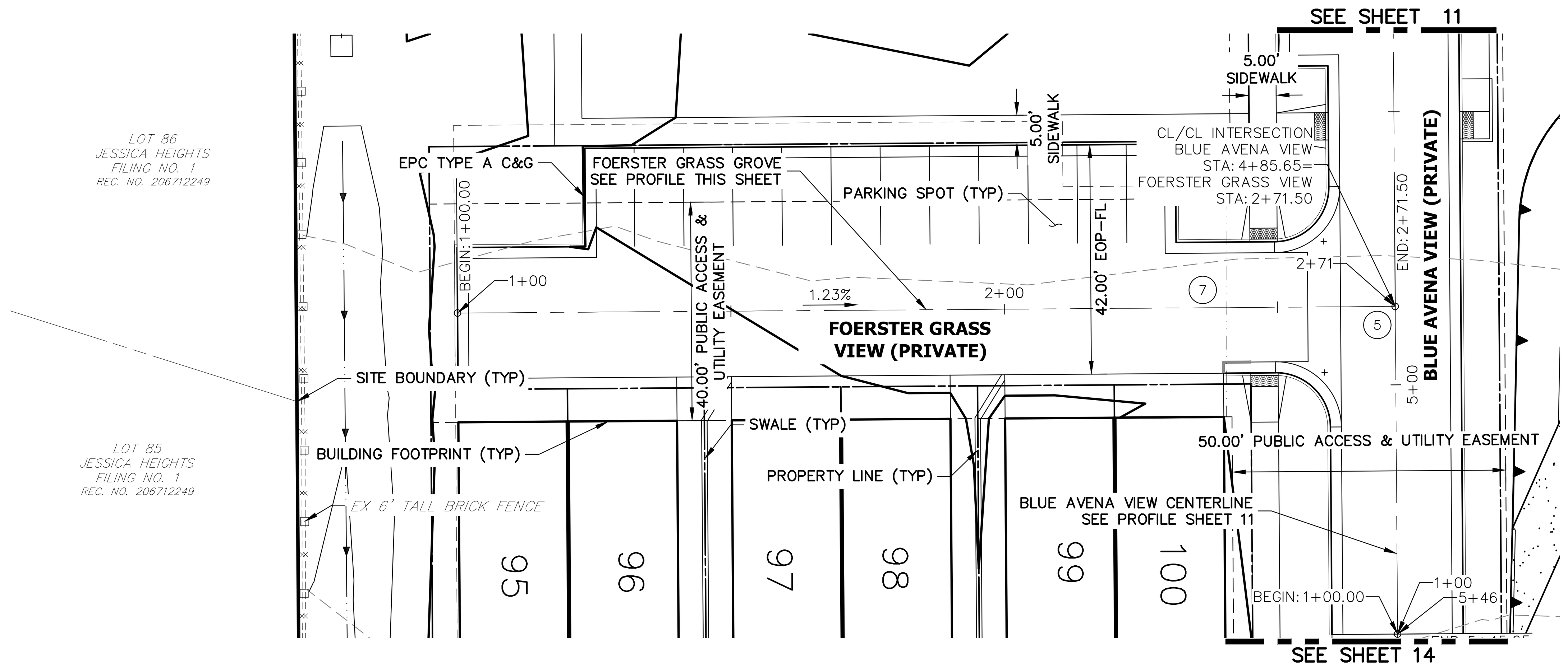
STREET IMPROVEMENT PLANS
PURPLE FOUNTAIN POINT
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



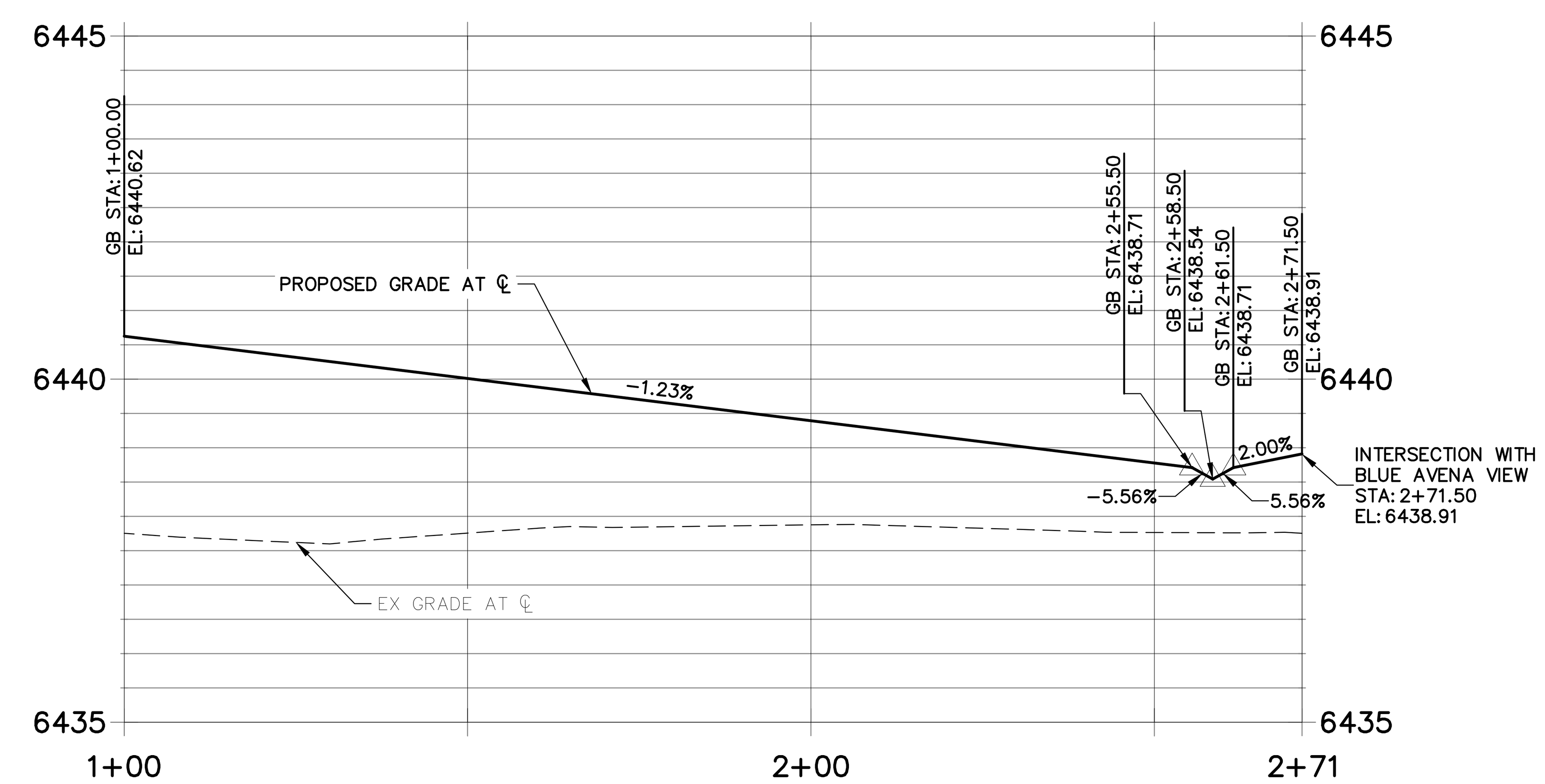
KEY MAP
SCALE: N.T.S.



NOTES

1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA.SEE DETAIL SHEET 29.
2. SEE SHEET 3 FOR TYPICAL SECTION.
3. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
4. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
5. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
6. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
7. REFER TO SEE SHEETS 15–20 FOR PROPOSED STORM SEWER DESIGN.
8. REFER TO SEE SHEETS 21–28 FOR PROPOSED POND DESIGN.
9. WHERE CURB AND GUTTER TERMINATES AT ALLEYS, OR AT A NEW CROSS-SECTION, TAPER FROM 6" TO 0" WITHIN 5'.

FOERSTER GRASS VIEW PROFILE
STA 1+00.00 TO 2+71.50



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED GLENN D. ELLIS 38861 PROFESSIONAL ENGINEER

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.POCK@MDCH.COM

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

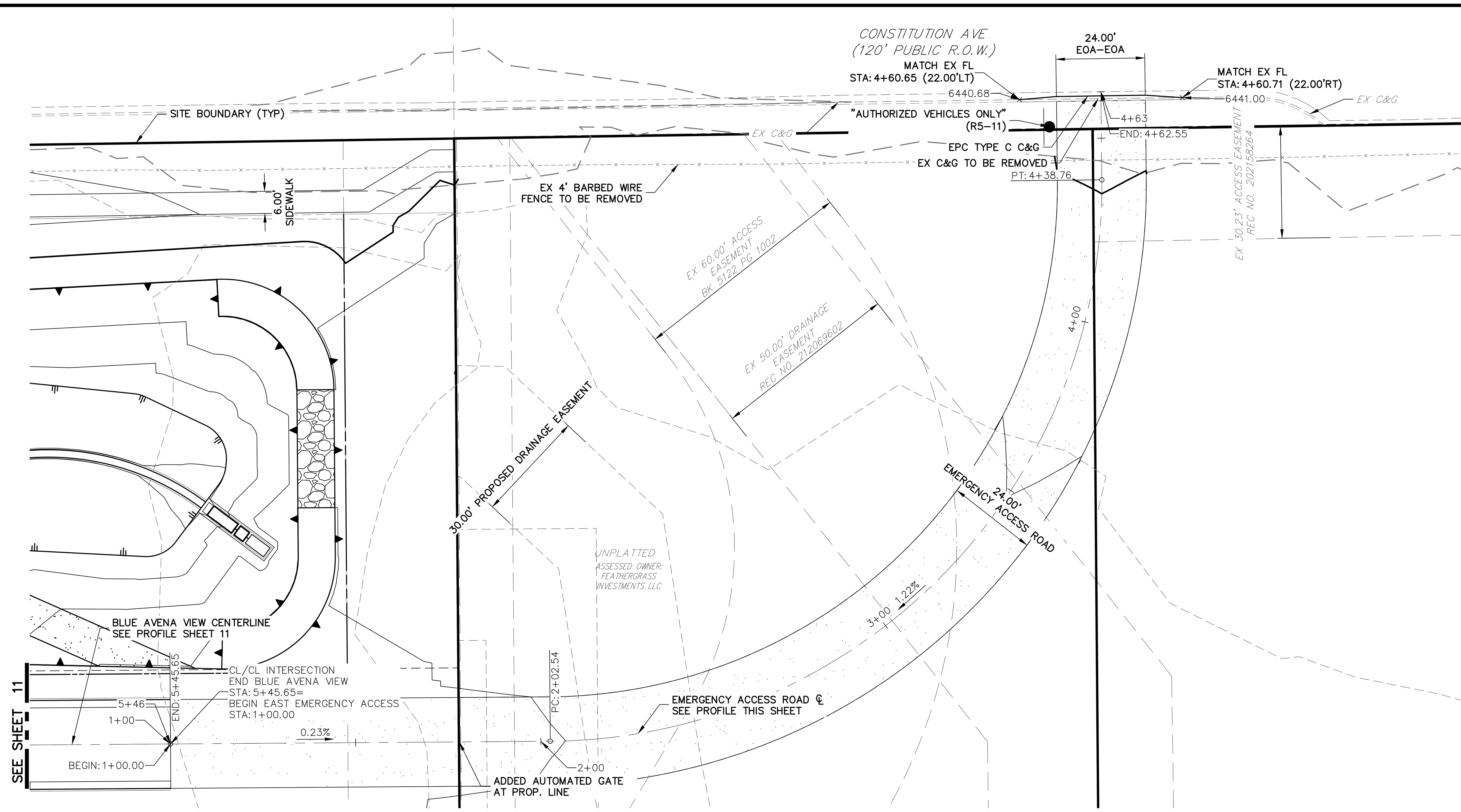
No.	REVISION	BY	DATE

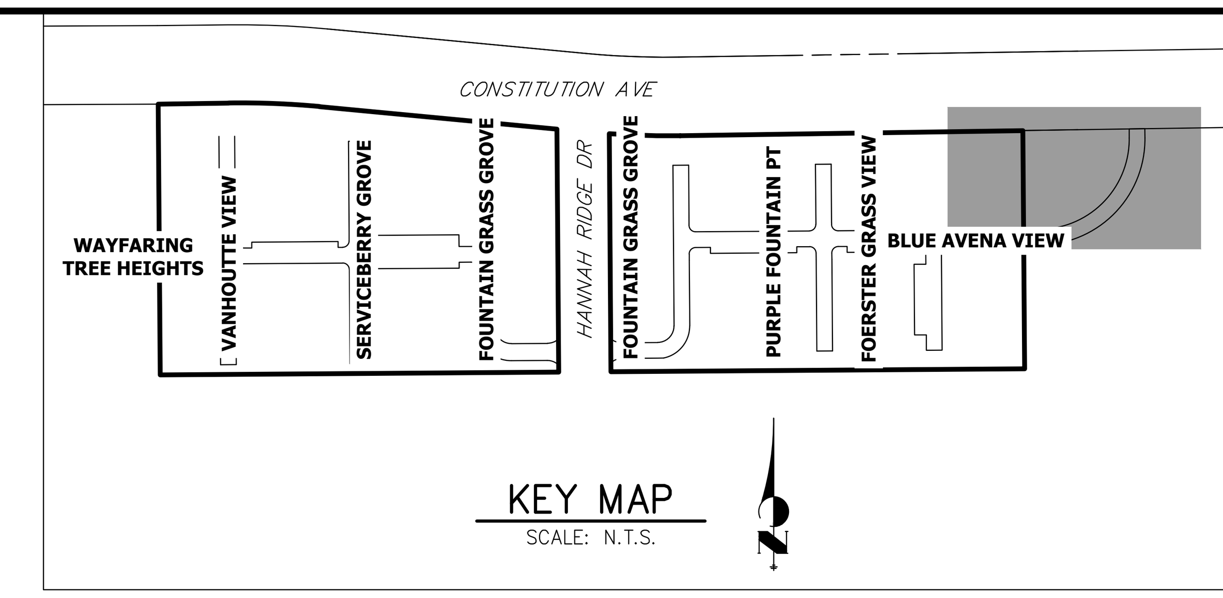
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
FOERSTER GRASS VIEW
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01





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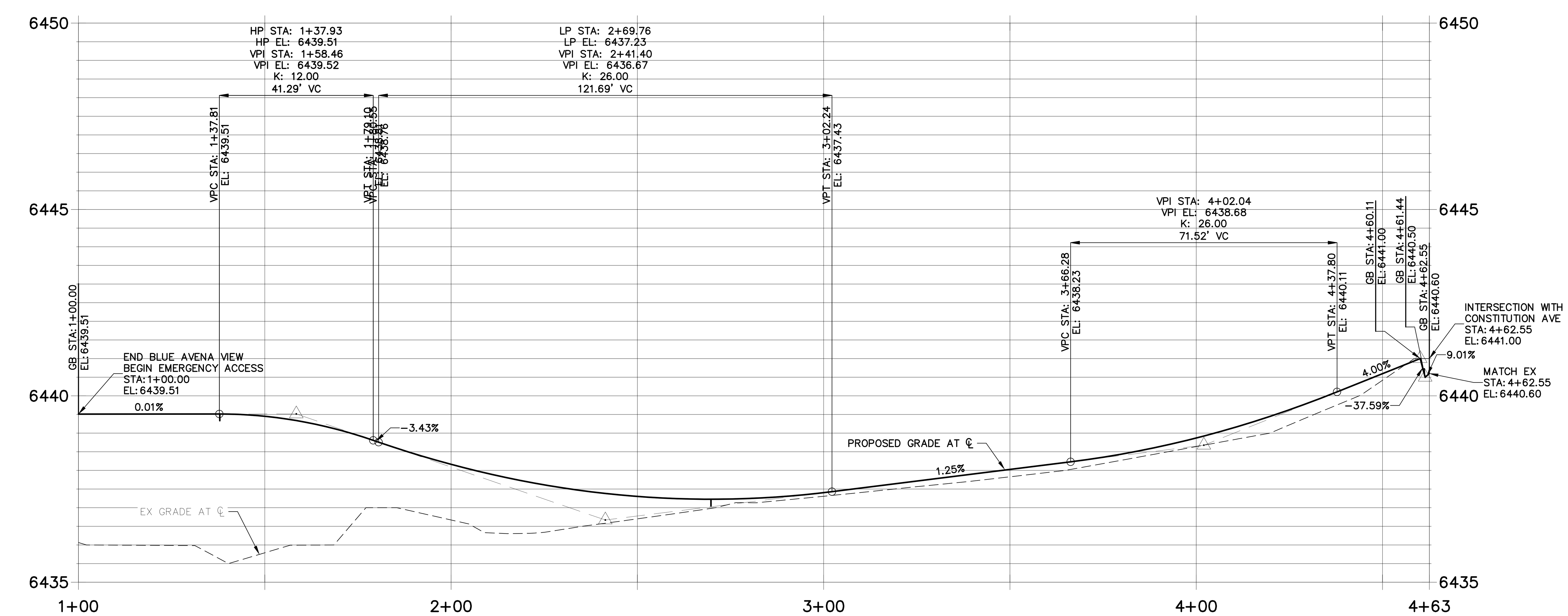
EAST EMERGENCY ACCESS PROFILE
STA 1+00.00 TO 4+62.55



CURB TYPE LEGEND

CATCH C&G
SPILL C&G
EX C&G
CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40
HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

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No.	REVISION	BY	DATE

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V-SCALE	1"=2'
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DESIGNED BY	RPD
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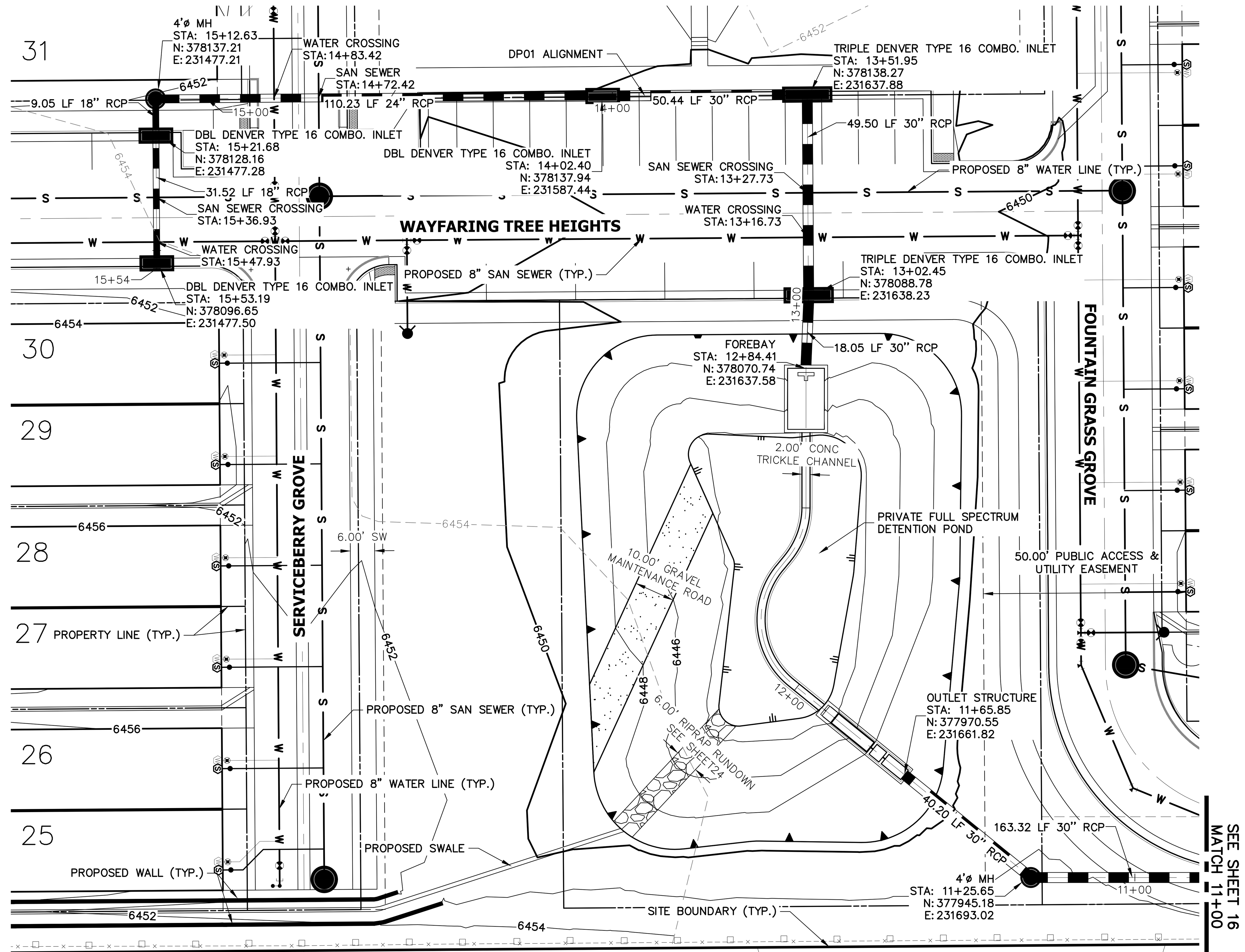
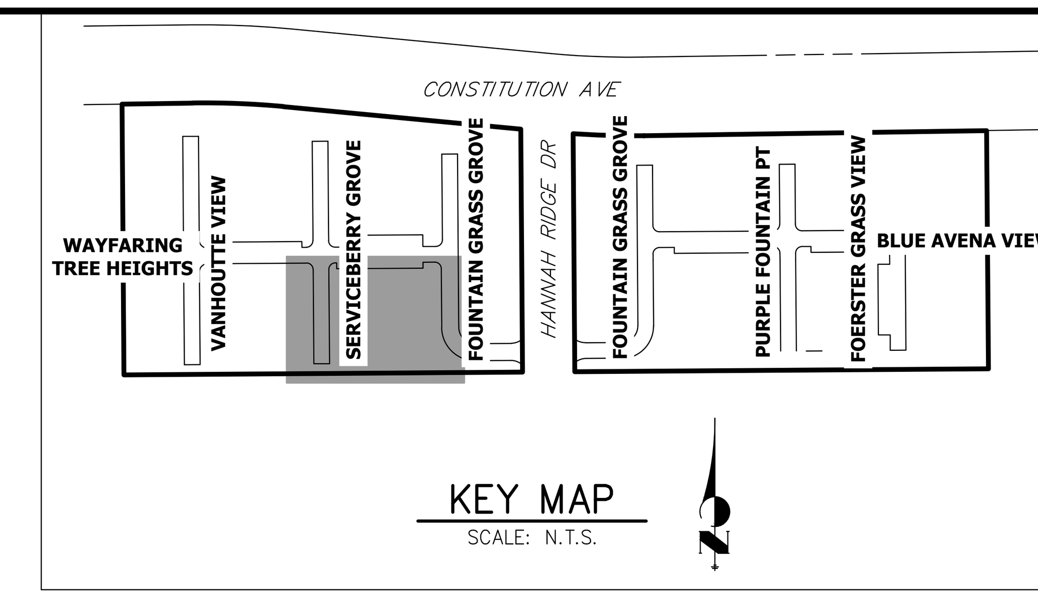
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
EMERGENCY ACCESS
CONSTRUCTION DOCUMENTS

SHEET 14 OF 29
JOB NO. 25149.01

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



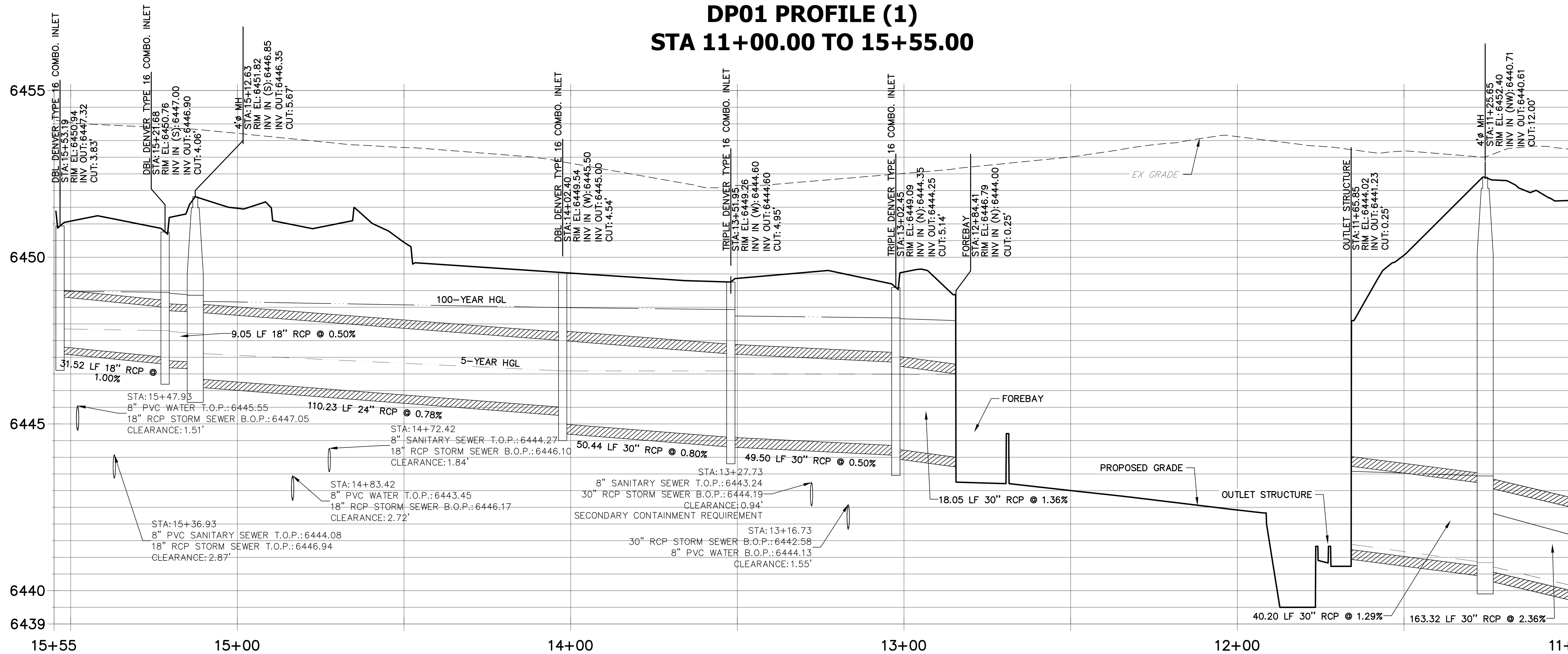


KEY MAP

SCALE: N.T.S.

DP01 PROFILE (1)

STA 11+00.00 TO 15+55.00



NOTES

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20 10 0 20 40

HORIZONTAL ORIGINAL SCALE: 1" = 20'

VERTICAL ORIGINAL SCALE: 1" = 2'

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GLENN D. ELLIS, P.E. DATE
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No.	REVISION	BY	DATE

H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

SHEET 15 OF 29

JOB NO. 25149.01

X:\2510000.all\2514901\Drawings\Sheet Dwgs\Feathergrass CD\25149\01DP01.dwg, DP01, 11/2/2020 11:03:28 AM, CS

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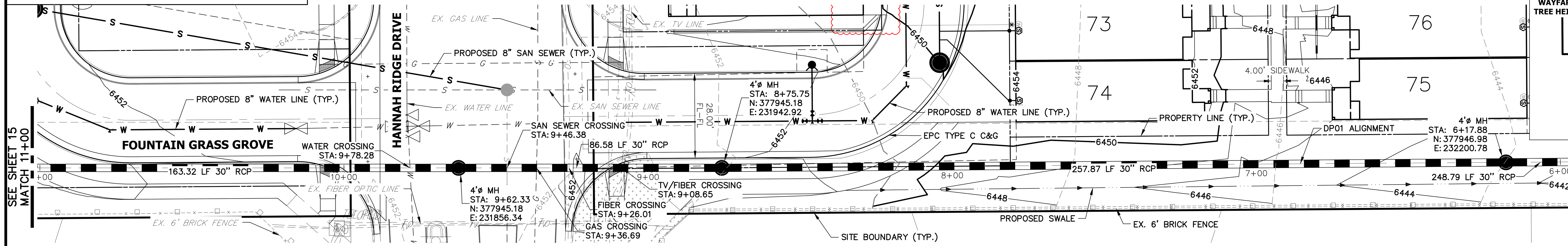
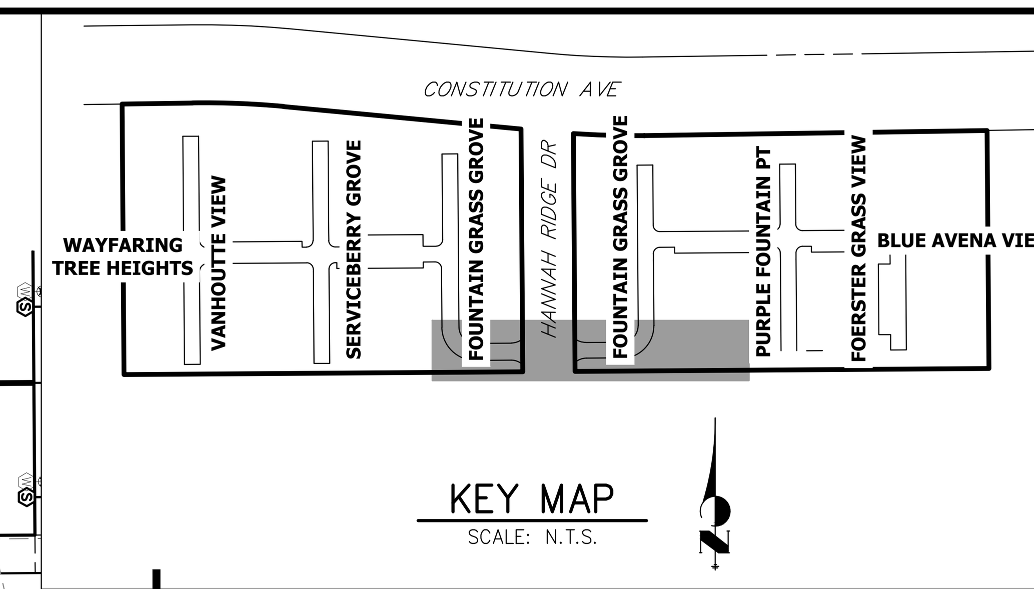
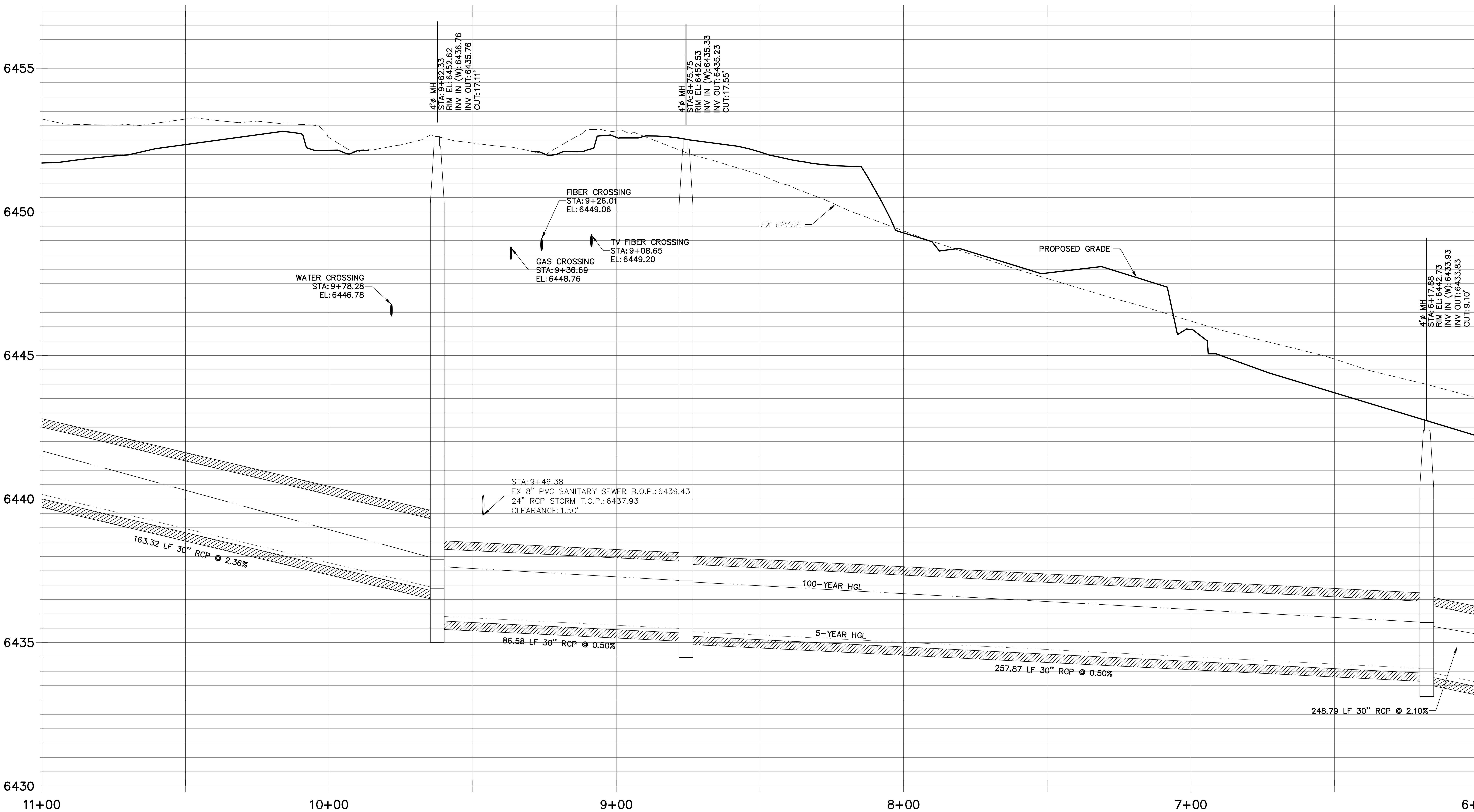




DP01 PROFILE (2)
STA 6+00.00 TO 11+00.00



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20 10 0 20 40

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

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GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
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No.	REVISION	BY	DATE

H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

SHEET 16 OF 29
JOB NO. 25149.01

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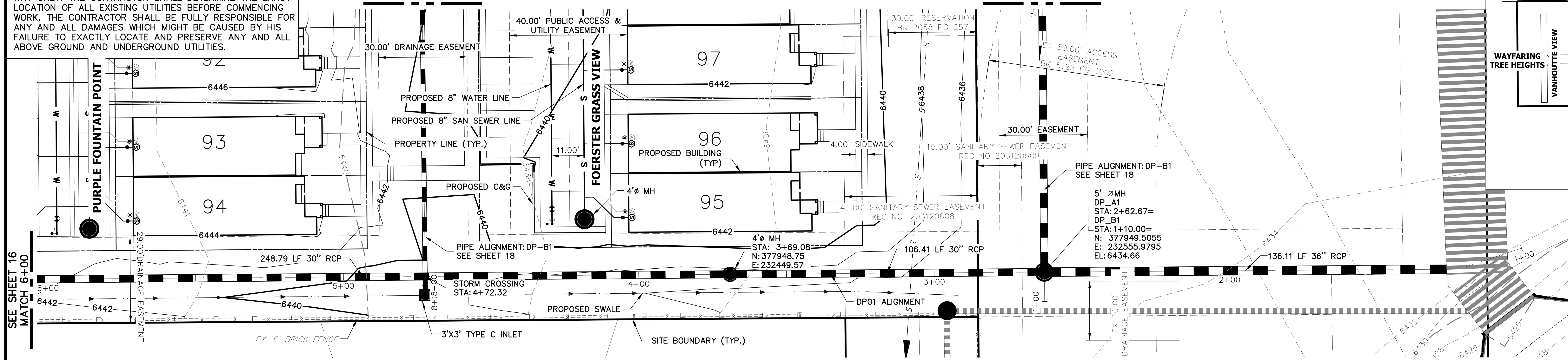
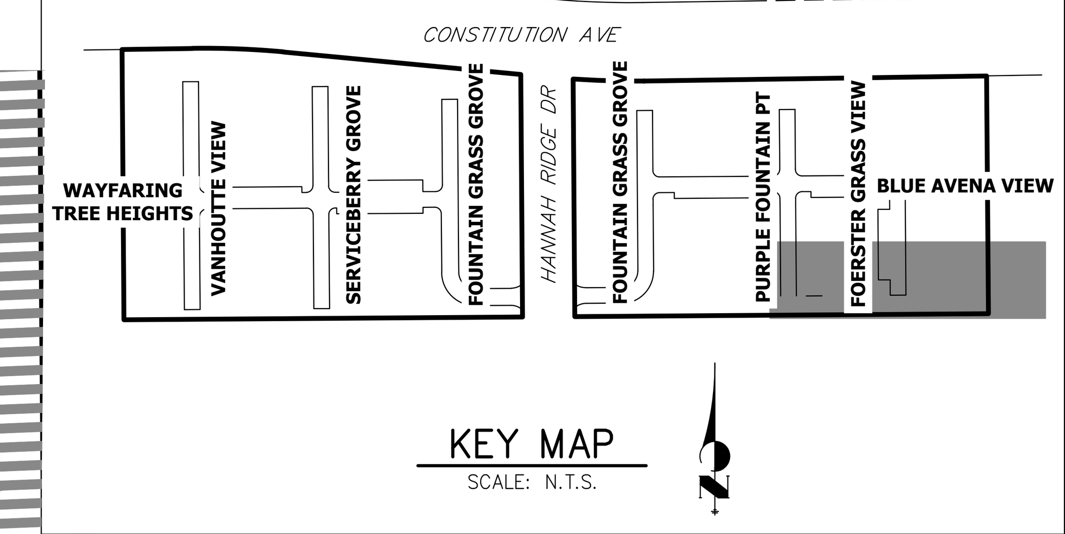
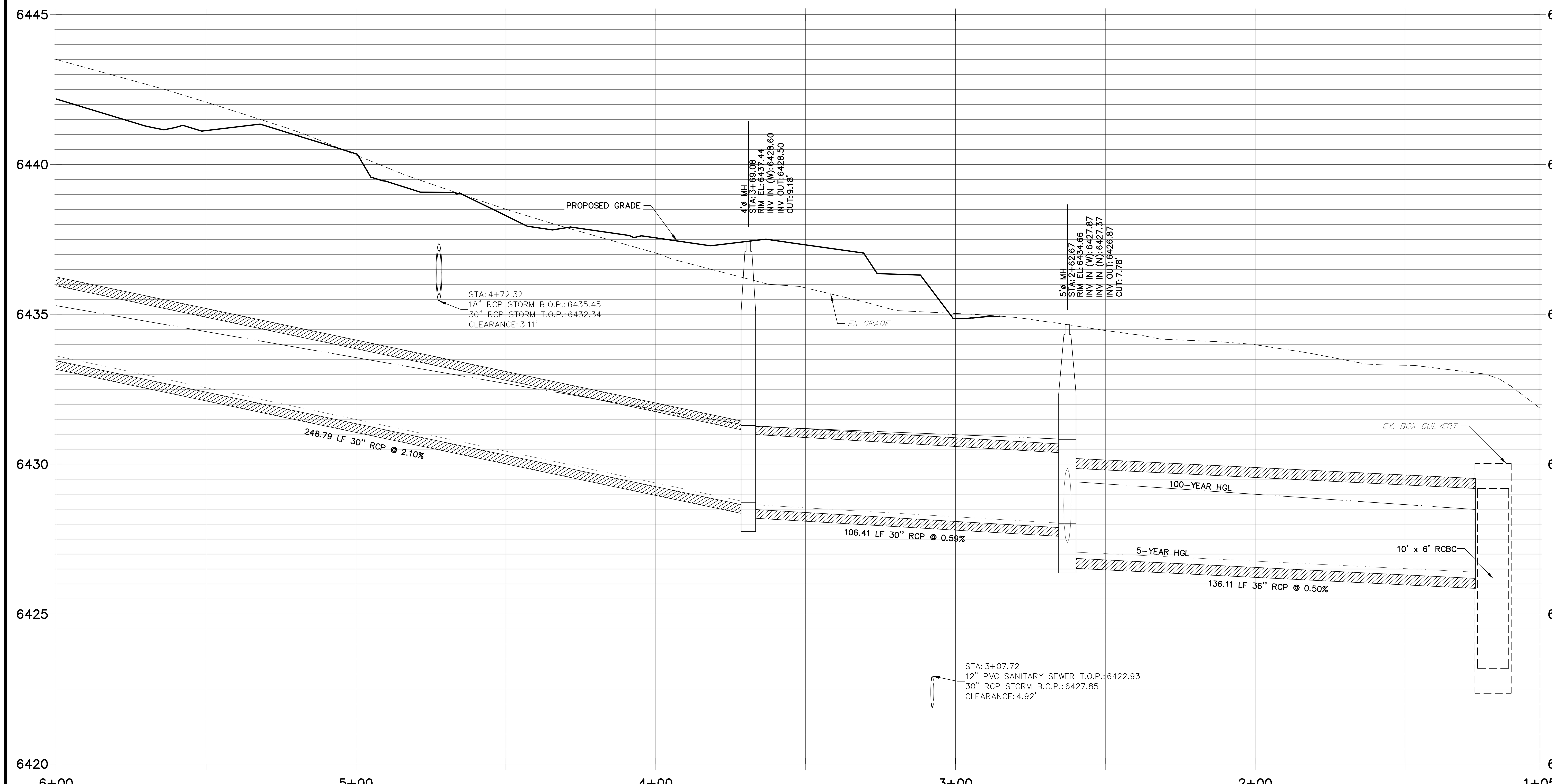




KEY MAP
SCALE: N.T.S.

DP01 PROFILE (3)
STA 1+05.00 TO 6+00.00



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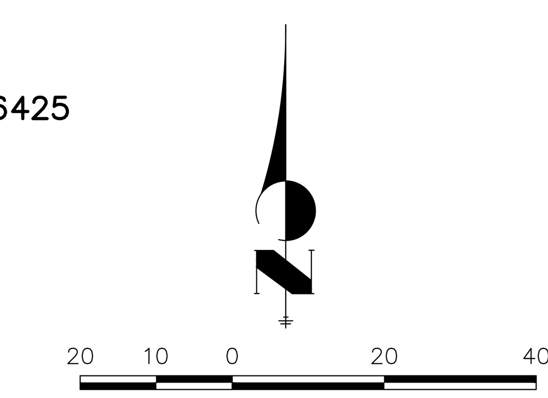

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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COLORADO P.E. 38861
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V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

STORM PLANS

JOB NO. 25149.01

X:\2510000.all\2514901\Drawings\Sheet Dwgs\Feathergrass CD\v2514901DP01.dwg, DP03, 11/2/2020 11:03:43 AM, CS

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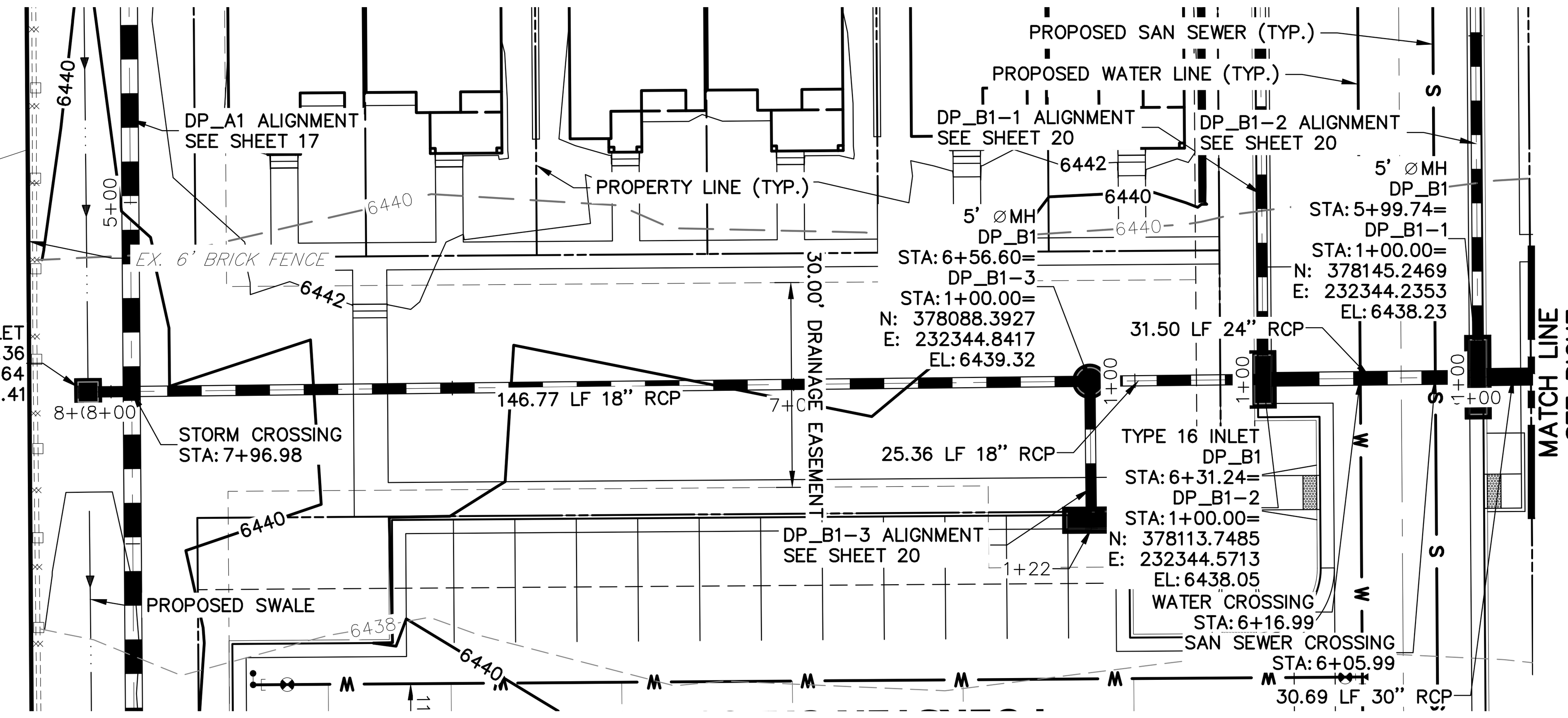
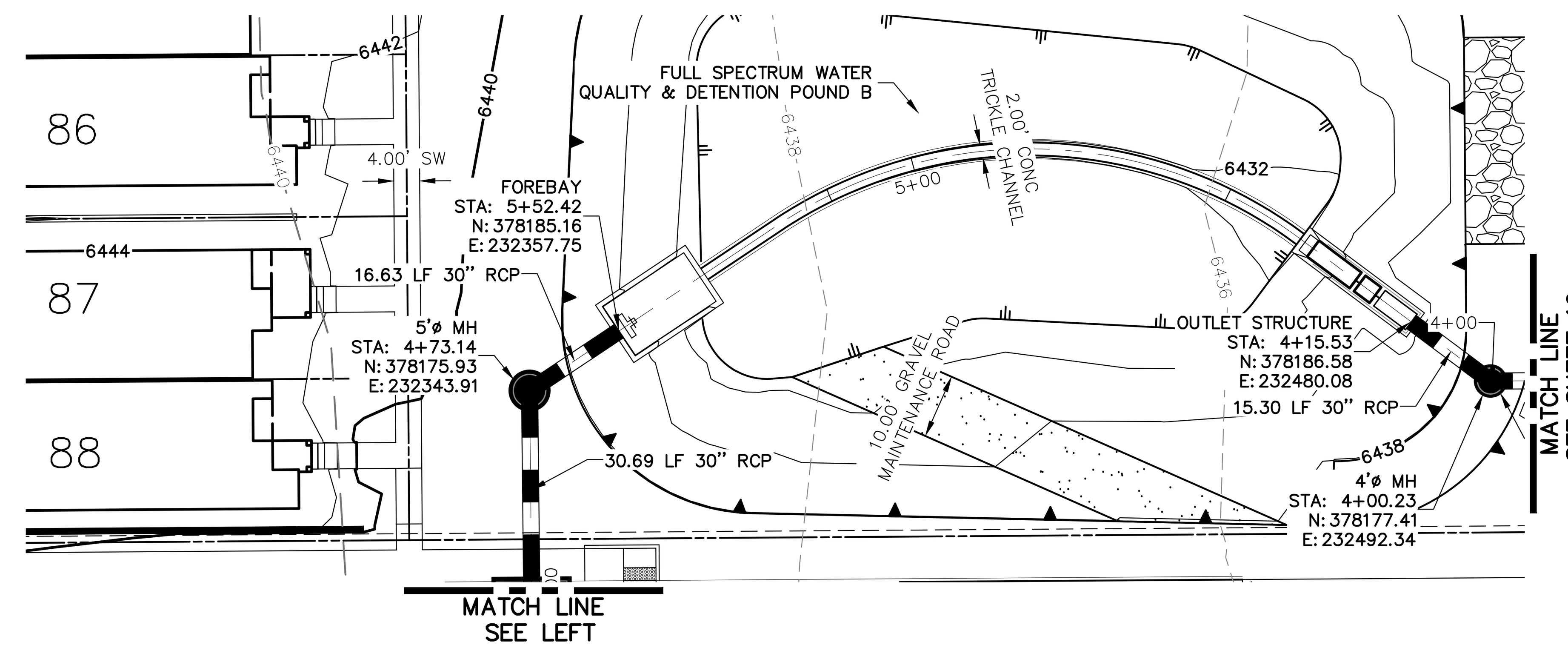
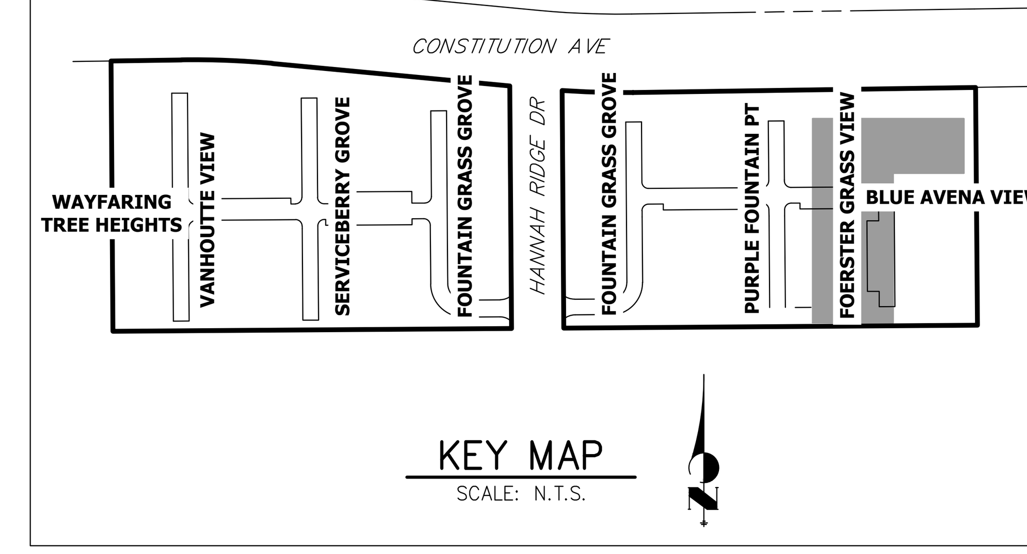
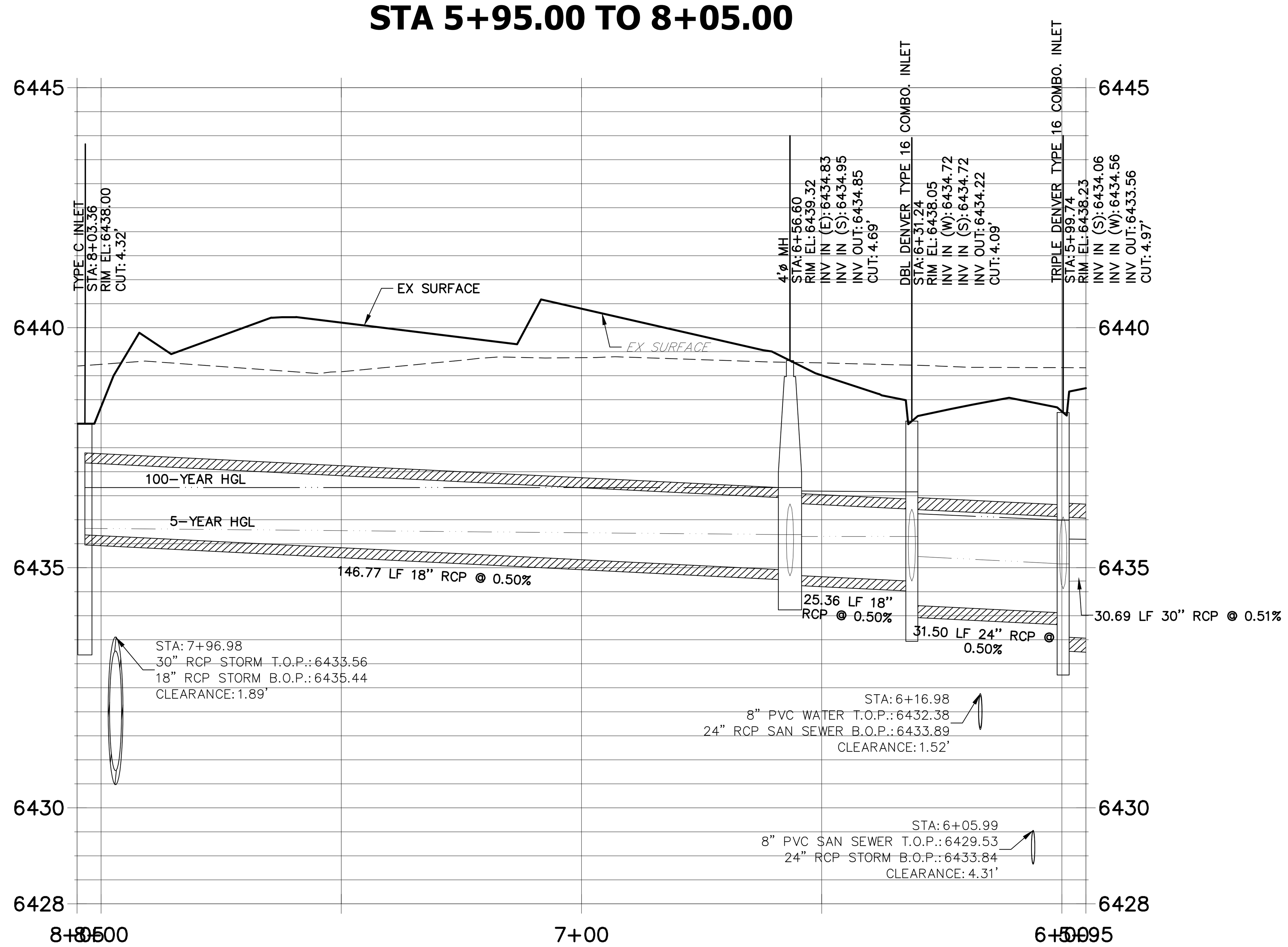


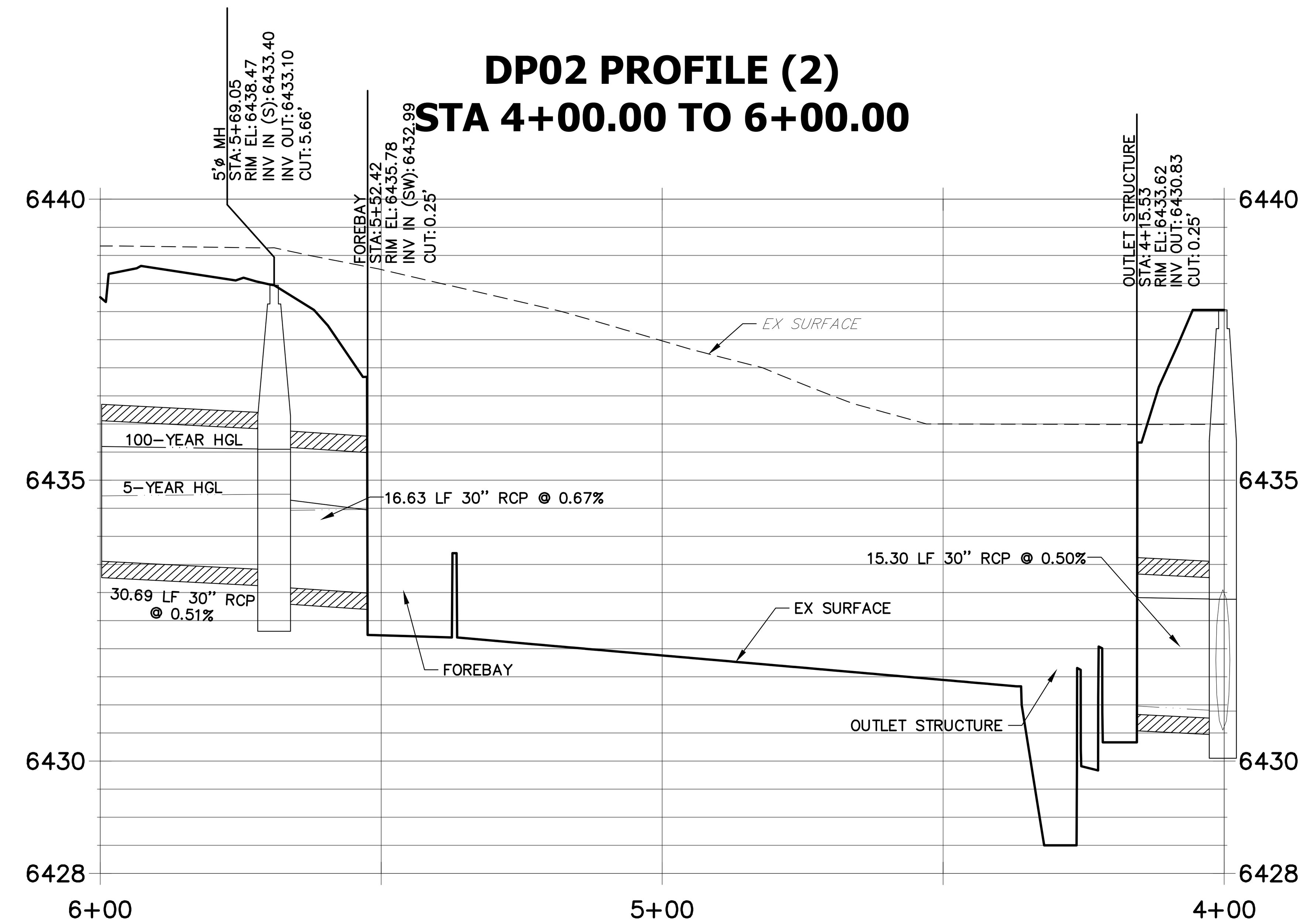




DP02 PROFILE (1)
STA 5+95.00 TO 8+05.00



DP02 PROFILE (2)
STA 4+00.00 TO 6+00.00



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20 10 0 20 40
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V-SCALE	1"=2'
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DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

SHEET 18 OF 29
JOB NO. 25149.01

X:\2510000.all\2514901\Drawings\Sheet Dwgs\Feathergrass CD\\2514901DP01.dwg, DP04, 11/2/2020 11:03:52 AM, CS

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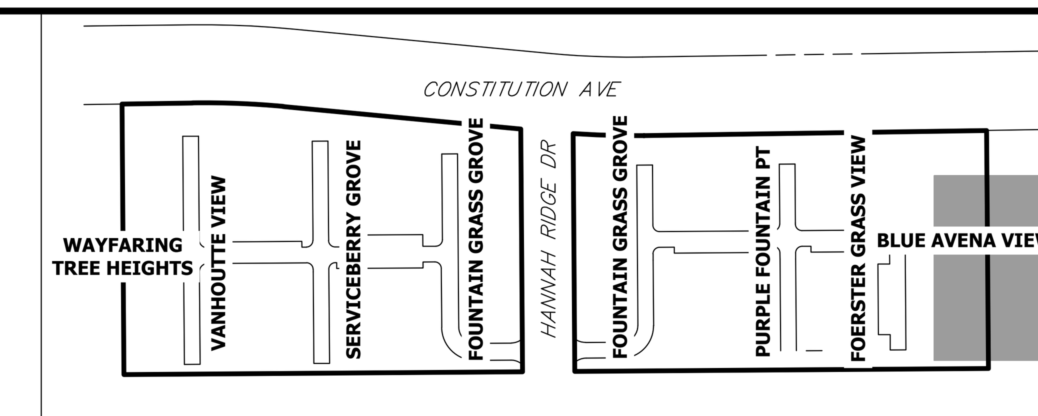
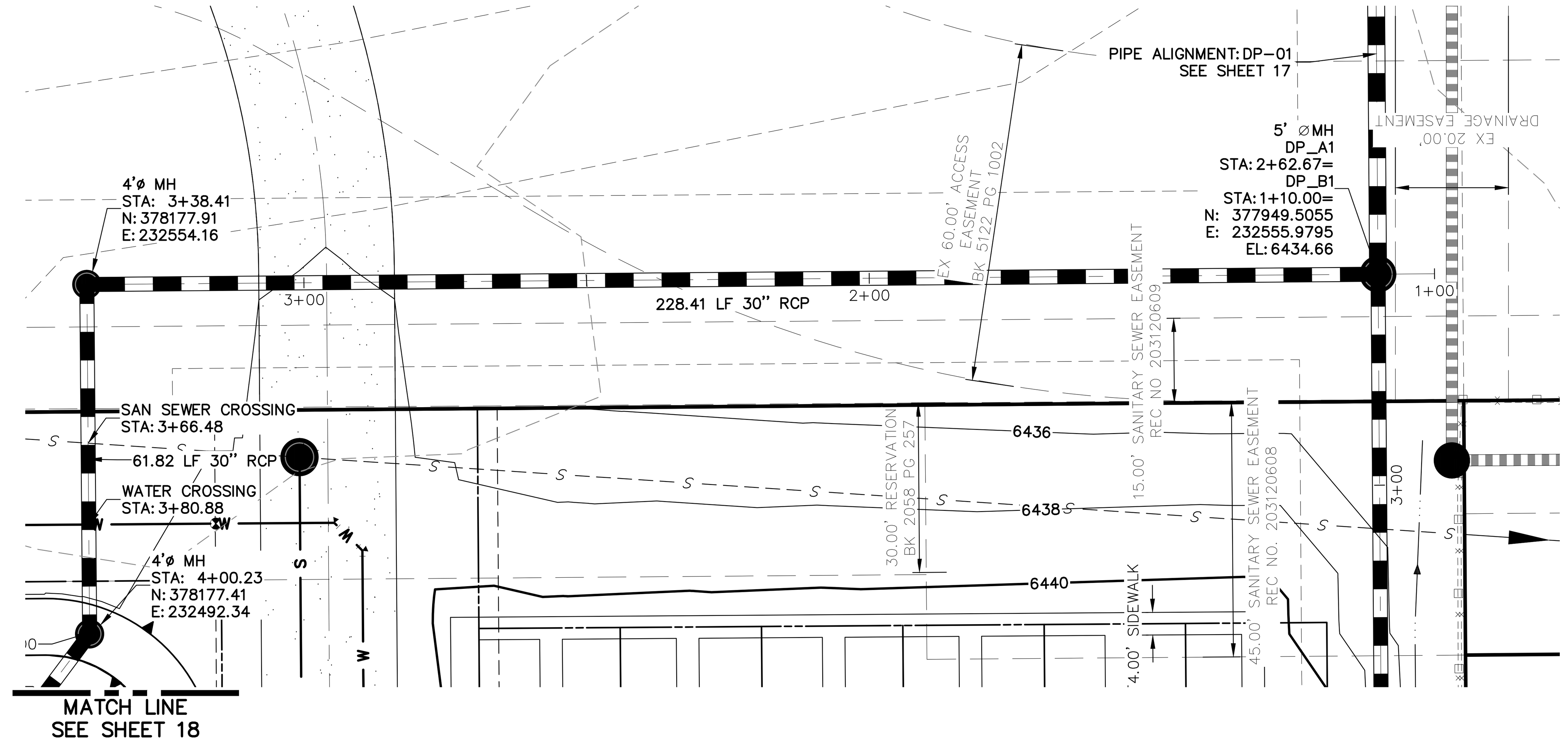
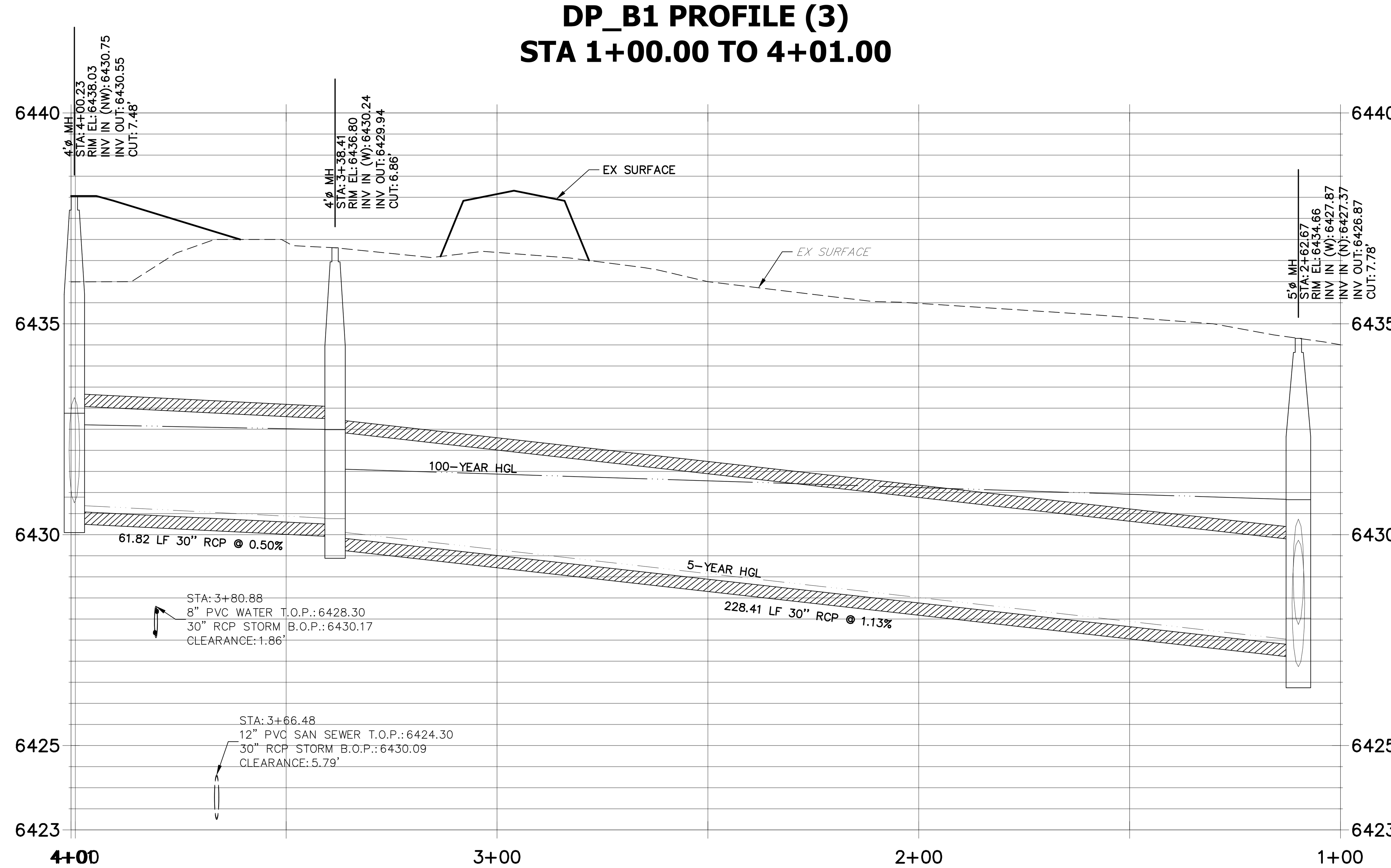


KEY MAP
SCALE: N.T.S.

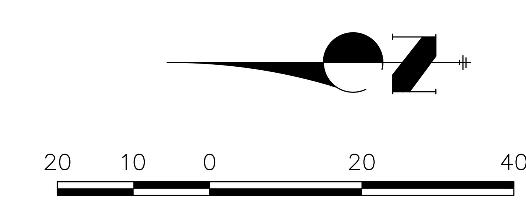


DP_B1 PROFILE (3)
STA 1+00.00 TO 4+01.00



NOTES

1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
4. PIPE LENGTHS ARE MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
5. ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
4. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
5. PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
6. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
7. INLET STATIONING IS TO CENTER OF INLET.
8. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
9. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED
10. USE REINFORCED CONCRETE COLLAR FOR ALL STORM SEWER TO PREFABRICATED INLET OR BOX CONNECTION



HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.POCK@MDCH.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

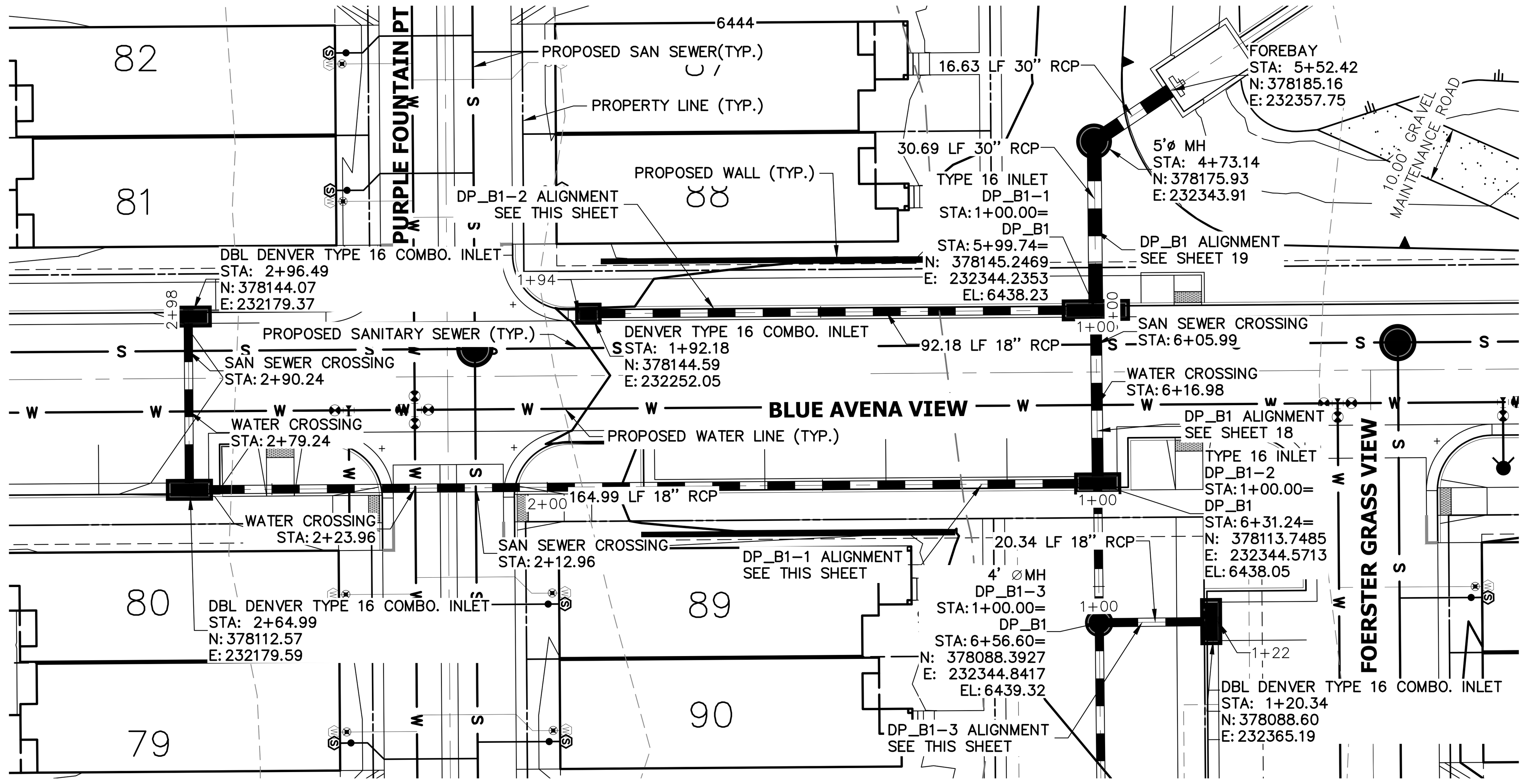
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	10/30/20
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

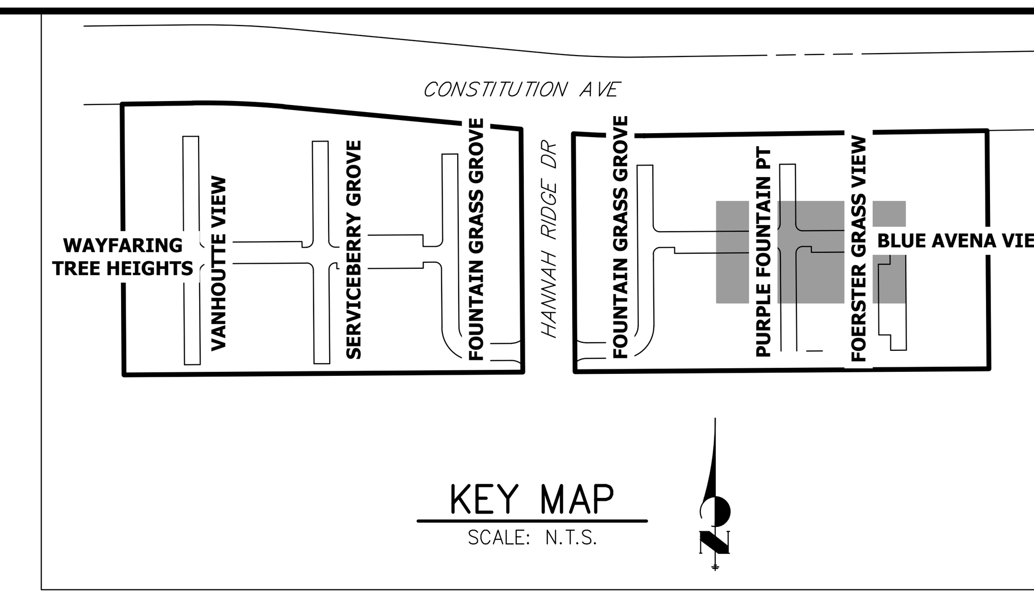
URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

SHEET 19 OF 29
JOB NO. 25149.01

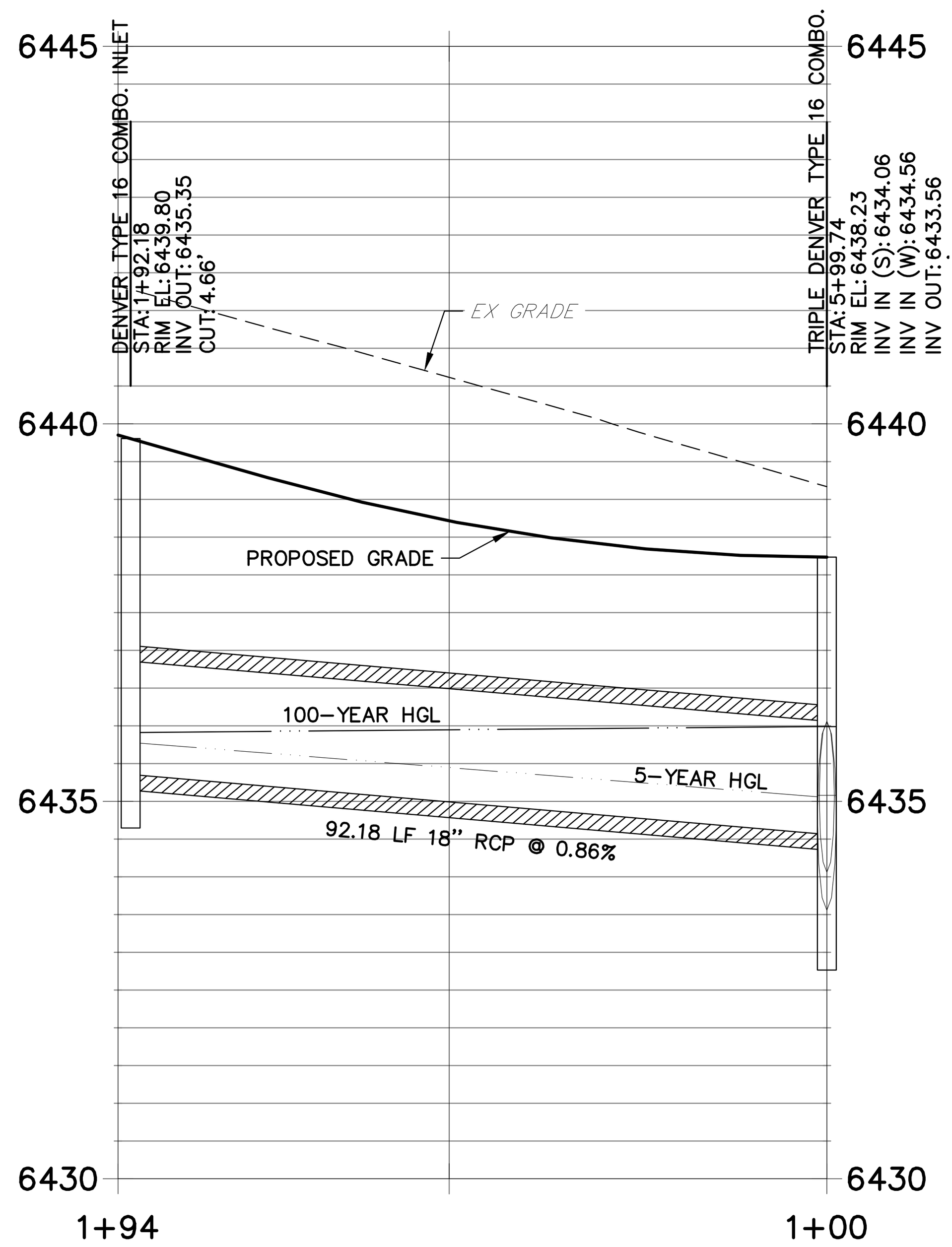
X:\2510000.all\2514901\Drawings\Sheet Dwgs\Feathergrass CD's\2514901DP01.dwg, DP05, 11/2/2020 11:04:03 AM, CS

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.





DP_B1-2 PROFILE
STA 1+00.00 TO 1+93.85



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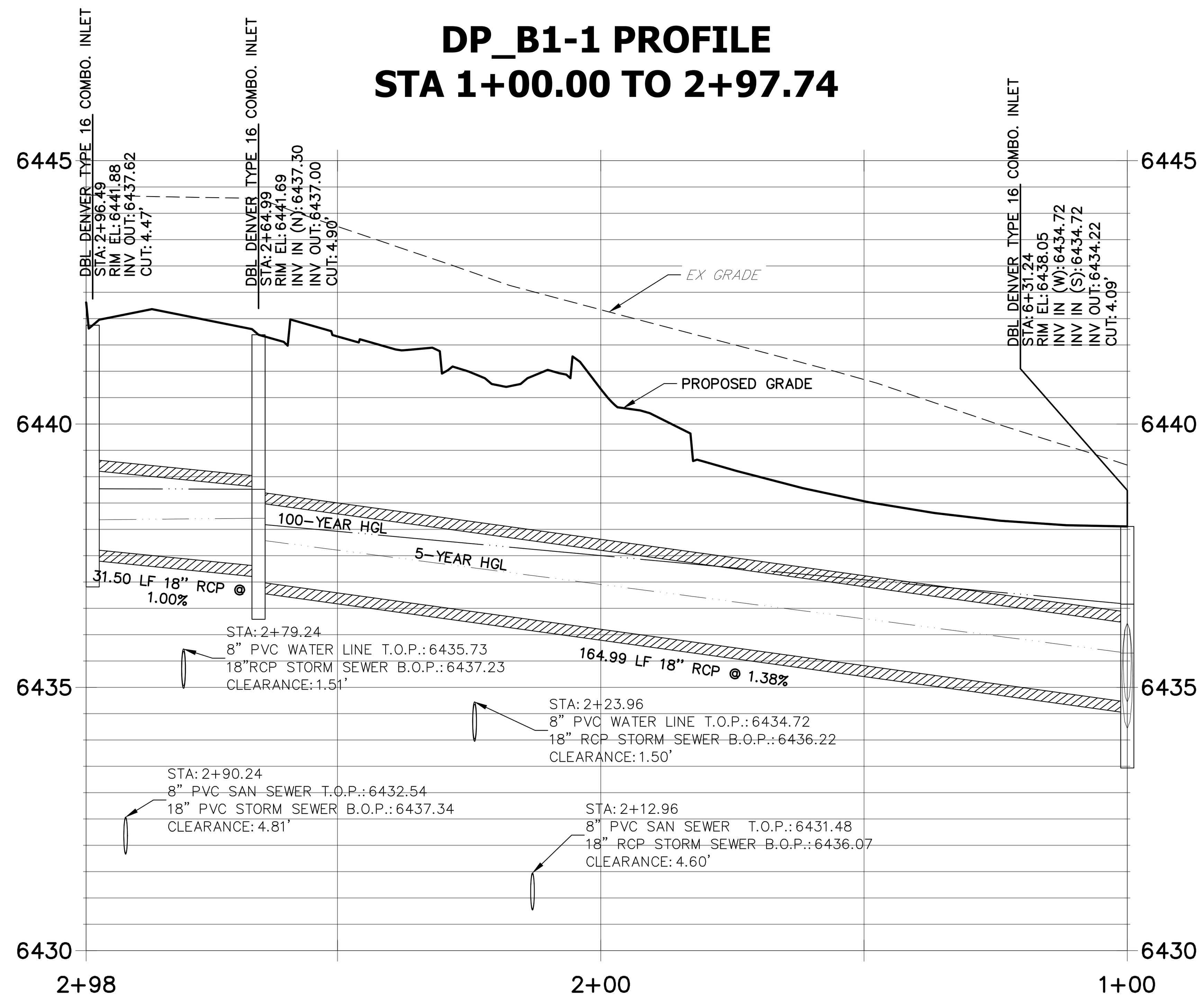

DP_B1-3 PROFILE
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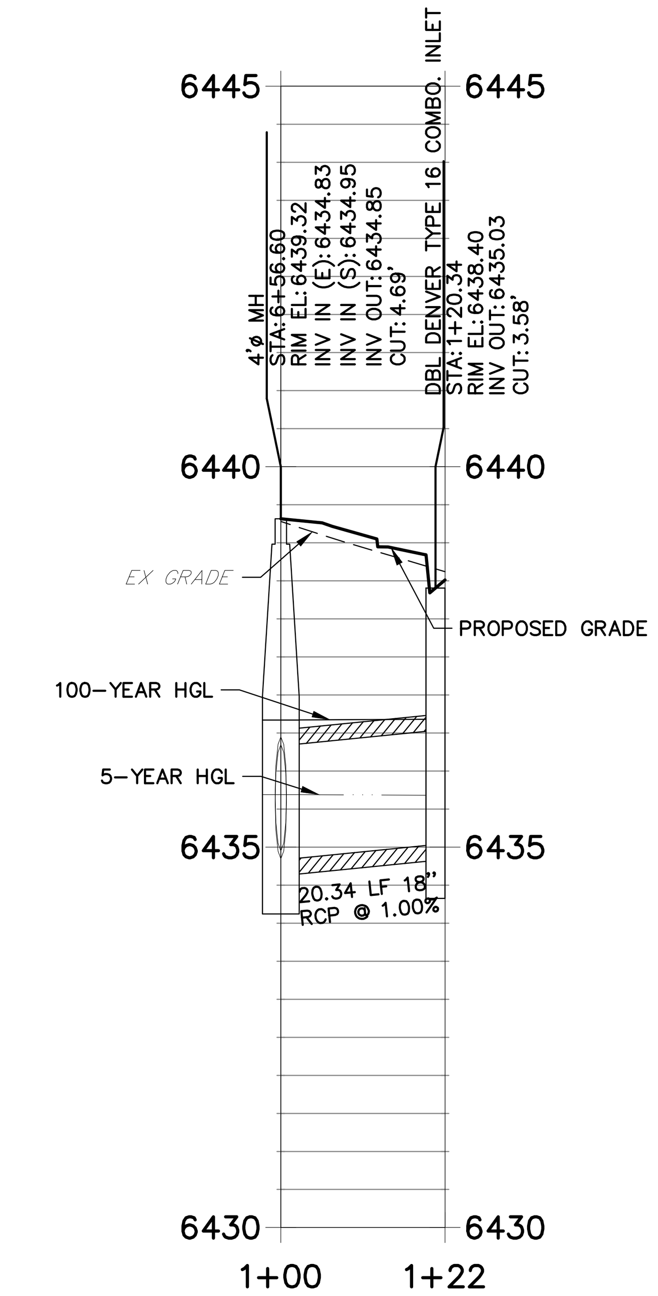

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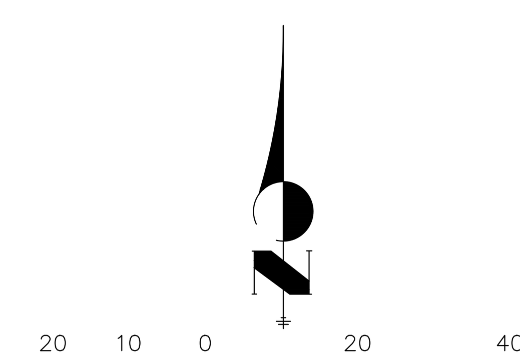

HORIZONTAL
ORIGINAL SCALE: 1" = 20'
VERTICAL
ORIGINAL SCALE: 1" = 2'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER GLENN D. ELLIS 38861

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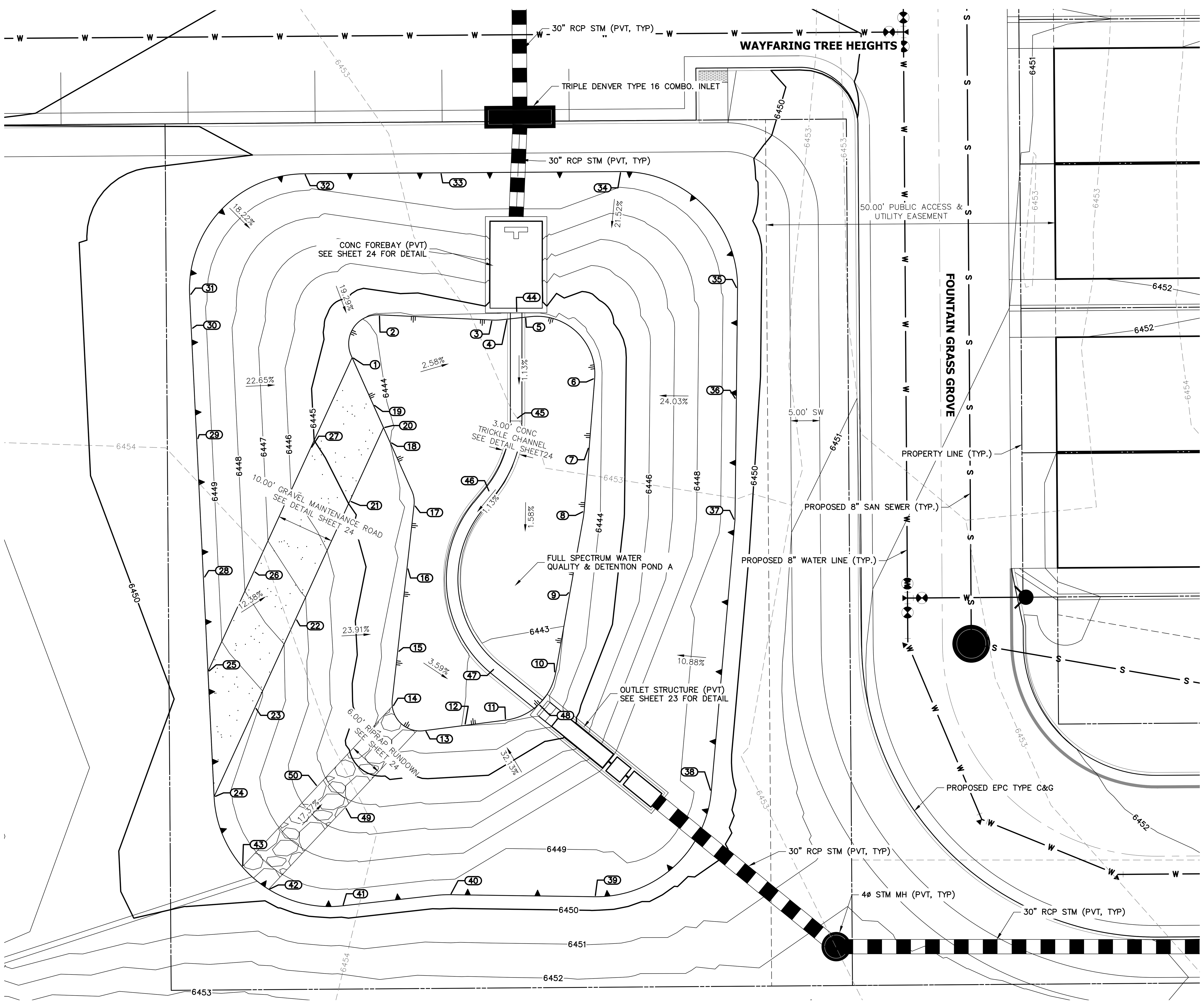
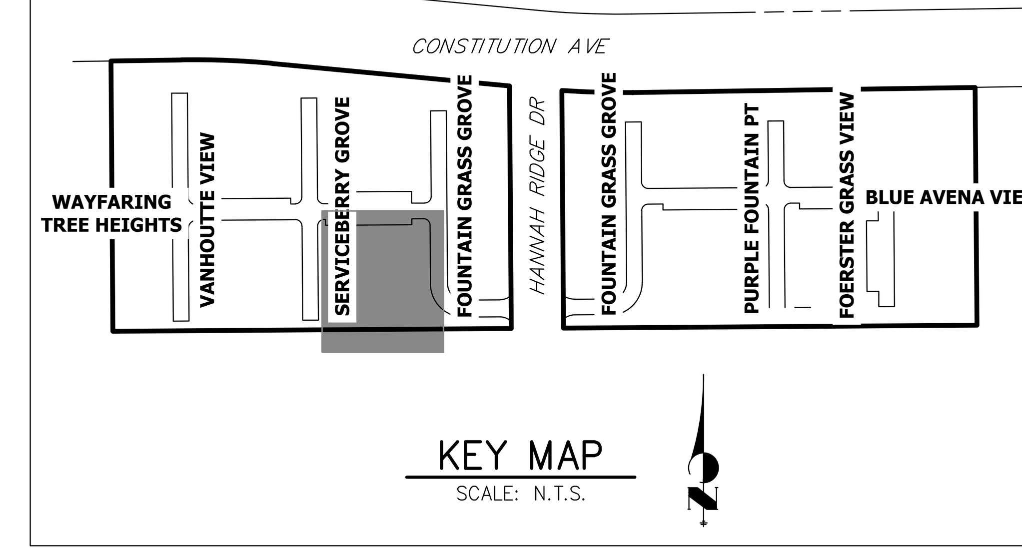
URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

JOB NO. 25149.01





KEY MAP
SCALE: N.T.S.

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE/ACCESS ROAD	N: 378047.16 E: 231609.17	6444.18
2	TOE	N: 378054.56 E: 231613.81	6443.93
3	TOE	N: 378053.66 E: 231633.51	6443.71
4	TOE	N: 378053.82 E: 231636.08	6443.70
5	TOE	N: 378054.14 E: 231639.08	6443.70
6	TOE	N: 378043.52 E: 231651.19	6443.70
7	TOE	N: 378031.62 E: 231650.24	6443.50
8	TOE	N: 378020.52 E: 231649.36	6443.32
9	TOE	N: 378006.51 E: 231646.90	6443.10
10	TOE	N: 377992.58 E: 231644.42	6442.87
11	TOE	N: 377984.42 E: 231635.86	6442.87
12	TOE	N: 377983.50 E: 231628.81	6442.99
13	TOE	N: 377982.59 E: 231621.76	6443.11
14	TOE	N: 377986.79 E: 231616.13	6443.25
15	TOE	N: 377996.25 E: 231617.06	6443.39
16	TOE	N: 378010.73 E: 231618.68	6443.63
17	TOE	N: 378021.55 E: 231619.89	6443.81
18	TOE	N: 378032.45 E: 231615.77	6444.00
19	TOE	N: 378038.96 E: 231612.85	6444.09
20	TOE/ACCESS ROAD	N: 378035.04 E: 231614.61	6444.05
21	ACCESS ROAD	N: 378022.30 E: 231608.76	6444.95
22	ACCESS ROAD	N: 378001.84 E: 231599.36	6447.47
23	ACCESS ROAD	N: 377986.52 E: 231592.33	6449.16
24	TOP/ACCESS ROAD	N: 377971.15 E: 231585.27	6449.60
25	TOP/ACCESS ROAD	N: 377992.81 E: 231584.21	6449.60

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
26	ACCESS ROAD	N: 378010.09 E: 231592.15	6447.61
27	ACCESS ROAD	N: 378031.51 E: 231601.99	6445.15
28	TOP	N: 378009.06 E: 231583.42	6449.60
29	TOP	N: 378033.04 E: 231582.25	6449.60
30	TOP	N: 378052.19 E: 231581.31	6449.60
31	TOP	N: 378058.01 E: 231581.03	6449.60
32	TOP	N: 378078.98 E: 231600.87	6449.60
33	TOP	N: 378079.14 E: 231624.43	6449.60
34	TOP	N: 378079.36 E: 231655.79	6449.60
35	TOP	N: 378059.14 E: 231675.93	6449.60
36	TOP	N: 378039.99 E: 231675.72	6449.60
37	TOP	N: 378019.03 E: 231675.49	6449.60
38	TOP	N: 377972.08 E: 231671.38	6449.60
39	TOP	N: 377953.82 E: 231651.18	6449.60
40	TOP	N: 377954.18 E: 231626.14	6449.60
41	TOP	N: 377952.25 E: 231607.47	6449.60
42	TOP/ RIPRAP	N: 377955.12 E: 231594.72	6449.60
43	TOP/RIPRAP	N: 377959.01 E: 231590.14	6449.60
44	TRICKLE CHANNEL CL/FOREBAY	N: 378054.91 E: 231637.58	6444.71
45	TRICKLE CHANNEL CL	N: 378036.60 E: 231637.58	6443.00
46	TRICKLE CHANNEL CL	N: 378023.92 E: 231633.05	6442.86
47	TRICKLE CHANNEL	N: 377993.27 E: 231633.89	6442.44
48	TRICKLE CHANNEL/OS	N: 377987.10 E: 231641.47	6442.33
49	RIPRAP	N: 377969.25 E: 231607.94	6446.27
50	RIPRAP	N: 377972.97 E: 231603.20	6446.34

NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 15–20 BY JR ENGINEERING FOR PROPOSED STORM DESIGN.
3. SEE SHEETS 6–14 BY JR ENGINEERING FOR PROPOSED STREET DESIGN IN PUBLIC RIGHT-OF-WAY.
4. SEE FINAL GRADING PLANS BY JR ENGINEERING FOR PROPOSED GRADING PLAN.
5. SEE WATER, WASTEWATER, AND UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED DESIGN OF CHEROKEE METRO DISTRICT-OWNED WATER AND SANITARY UTILITIES.
6. THE SOIL TYPES ONSITE CONSIST OF BLAKELAND LOAMY SAND (HYDROLOGIC SOIL GROUP A)
7. NO EXISTING GROUNDWATER SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER EXIST ONSITE.

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

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

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ABBREVIATIONS

CL = CENTERLINE
EX = EXISTING
OS = OUTLET STRUCTURE
TBC = TOP BACK OF CURB

ENGINEER'S STATEMENT

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GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
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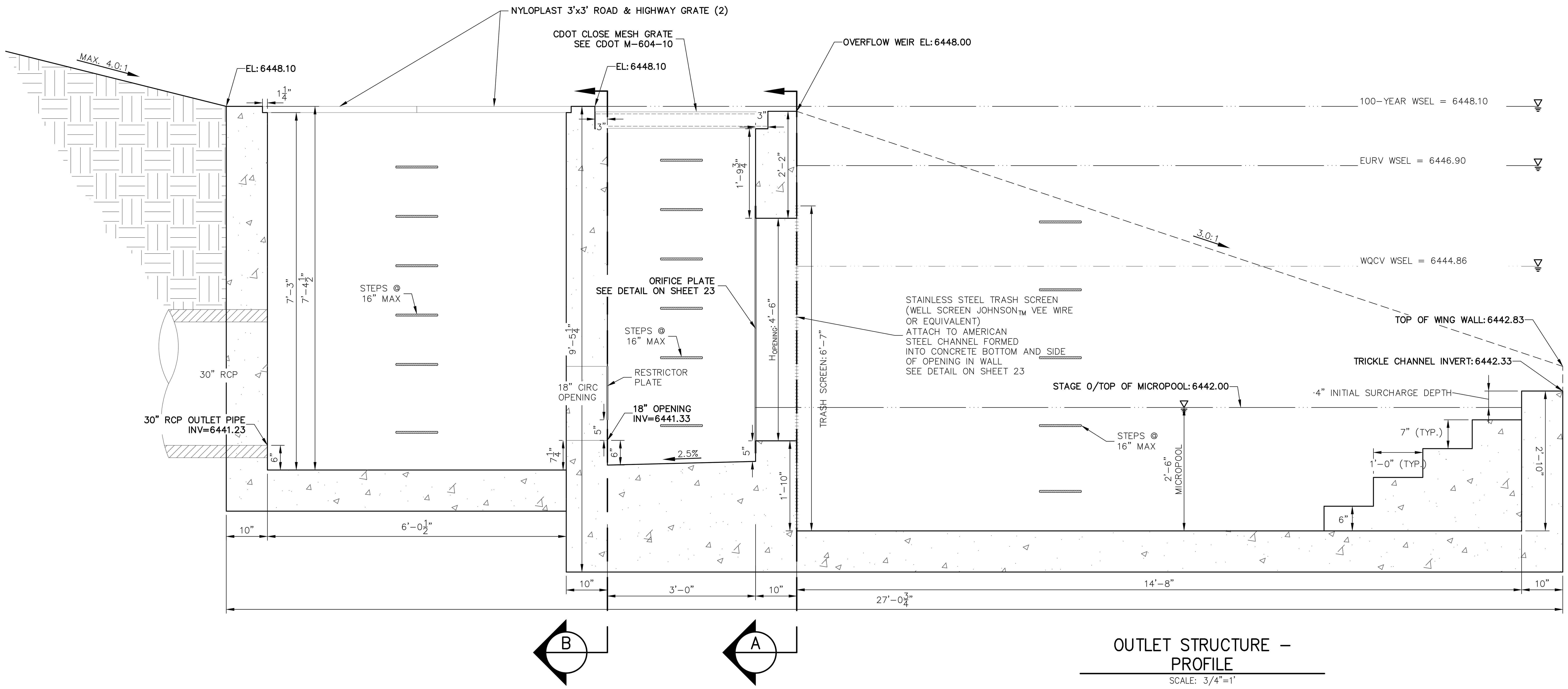
No.	REVISION	BY	DATE

H-SCALE	1"=10'
V-SCALE	N/A
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	JEA
CHECKED BY	

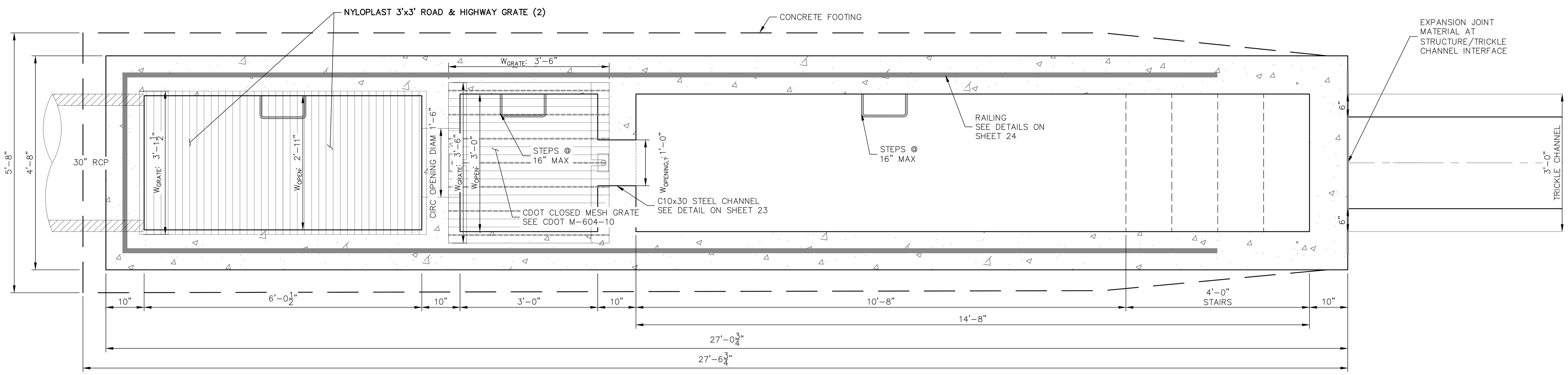
URBAN COLLECTION AT PALMER VILLAGE
PERMANENT BMP PLANS
POND A
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



OUTLET STRUCTURE – PROFILE

SCALE: 3/4"=1'



OUTLET STRUCTURE – PLAN

SCALE: 3/4"=1'

OUTLET STRUCTURE STRUCTURAL NOTES:

1. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
3. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

ORIFICE PLATE AND RESTRICTOR PLATE:

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OVERFLOW GRATE:

5. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
6. OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

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No.	REVISION	BY	DATE

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V-SCALE	AS SHOWN
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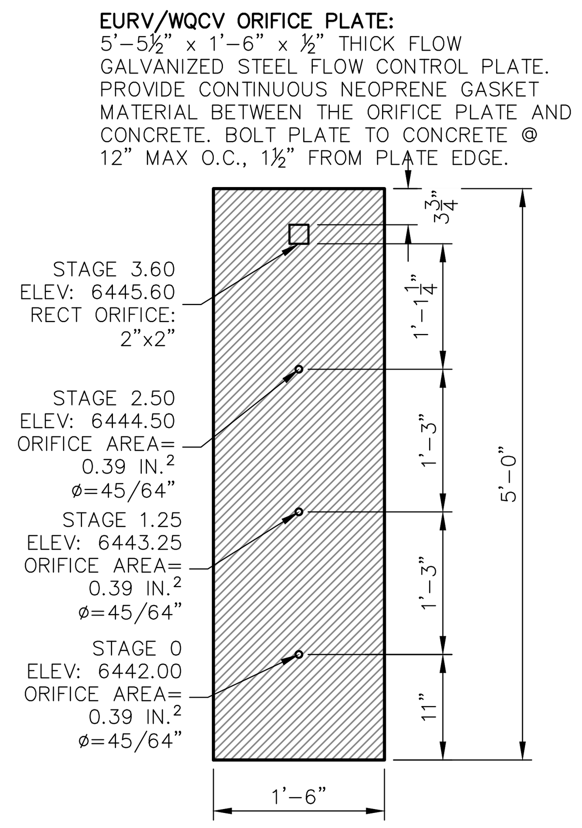
CHECKED BY	

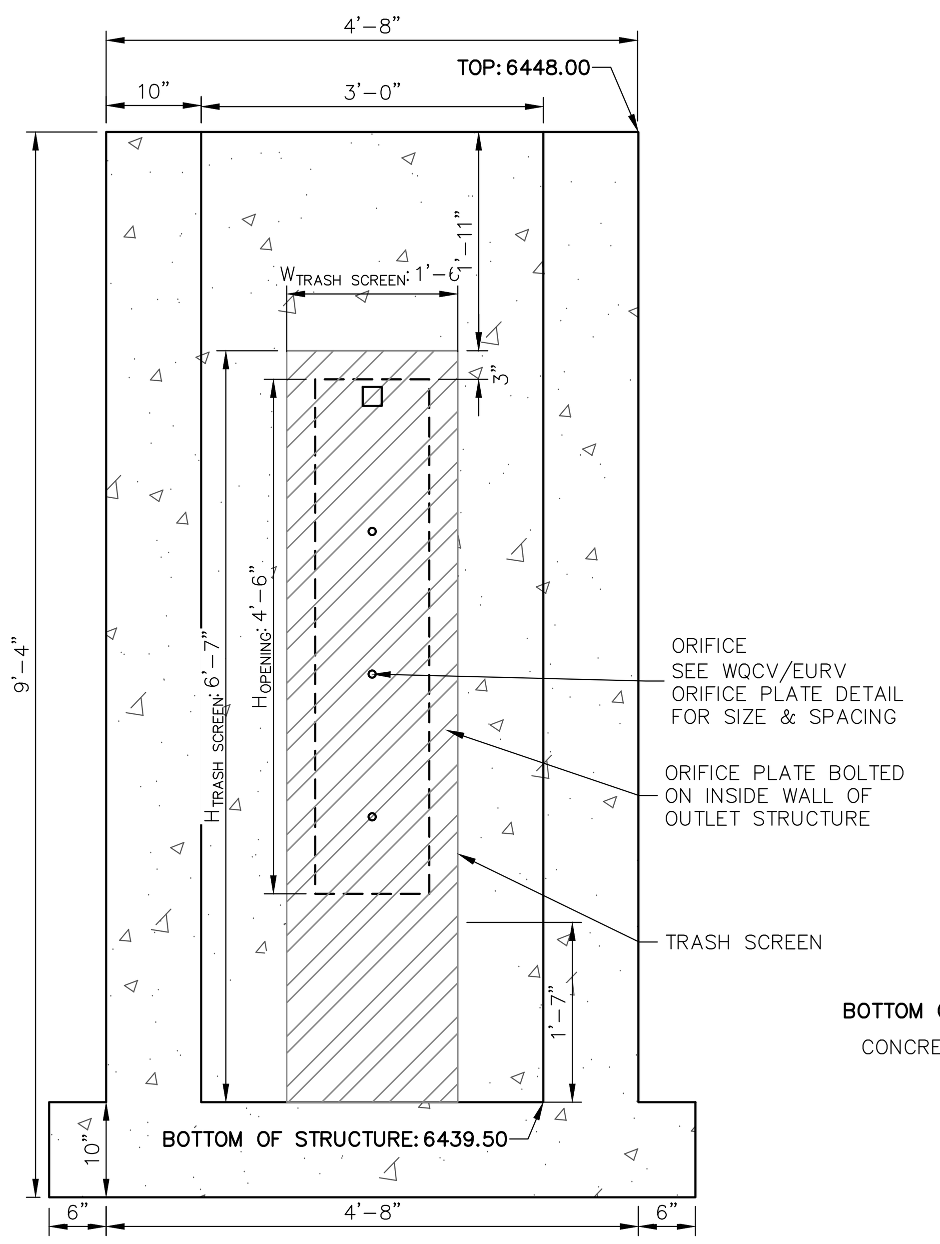
URBAN COLLECTION AT PALMER VILLAGE
PERMANENT BMP PLANS
POND A OS DETAIL 1
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



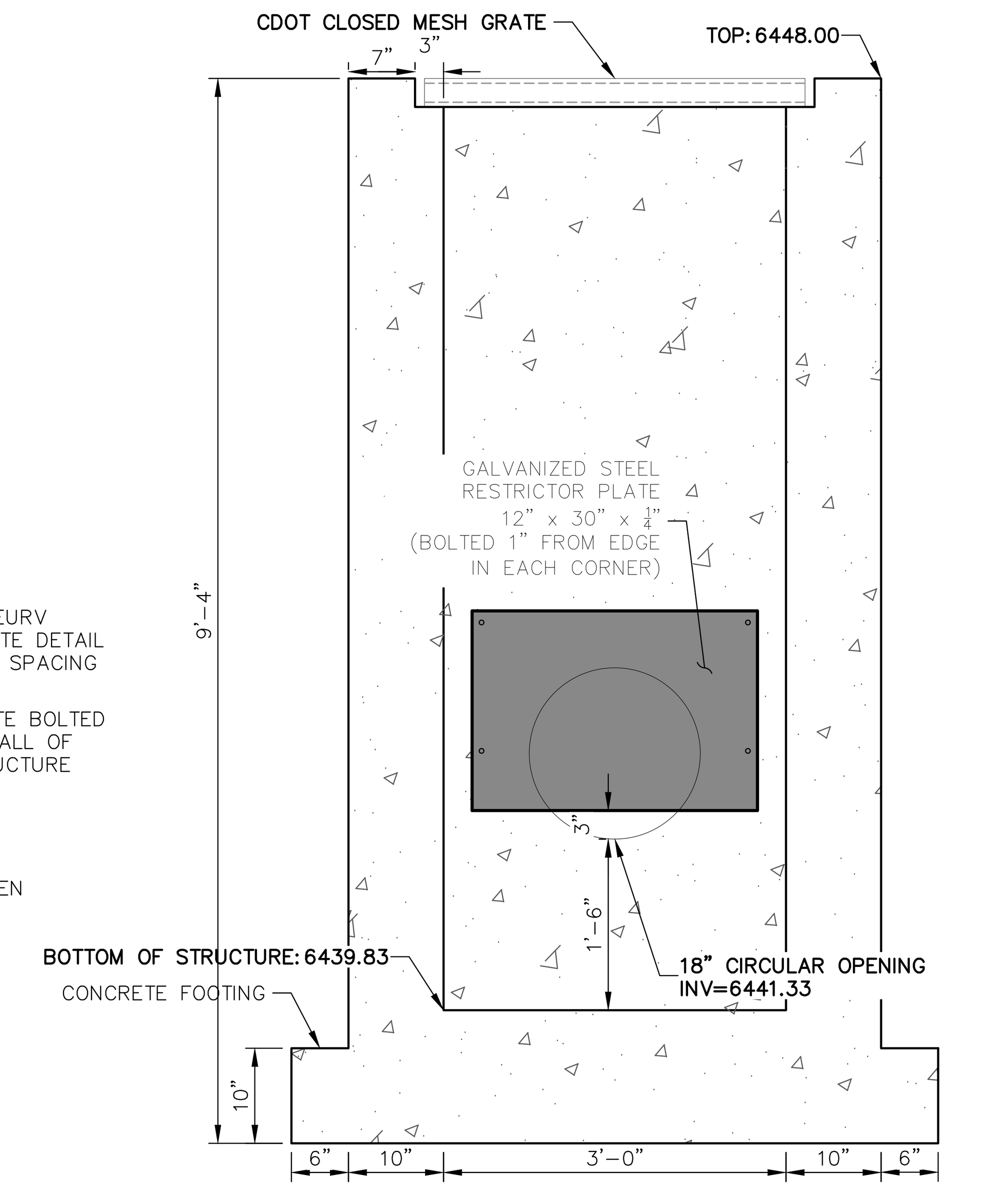
WQCV/EURV ORIFICE PLATE DETAIL

SCALE: 3/4"=1'



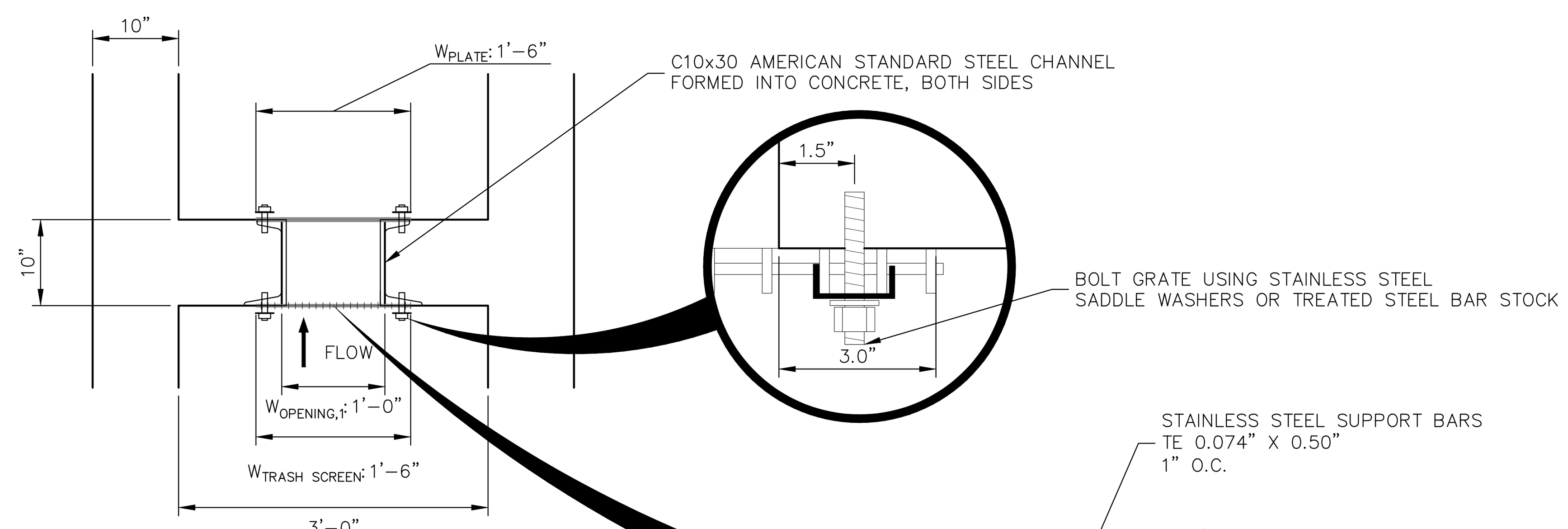
A SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



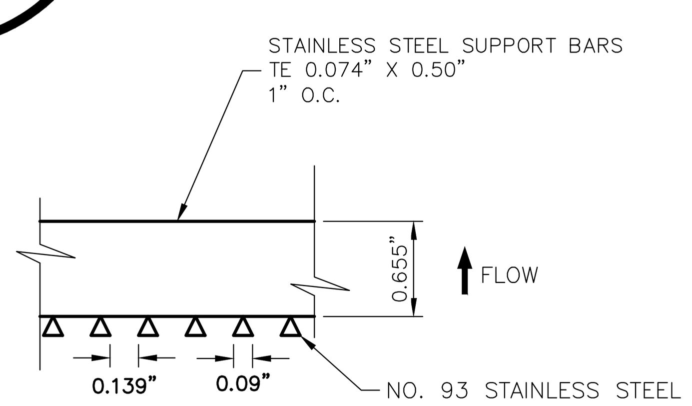
B SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)

SCALE: 3/4"=1'



R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

TRASH SCREEN DETAIL

N.T.S.

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V-SCALE	AS SHOWN
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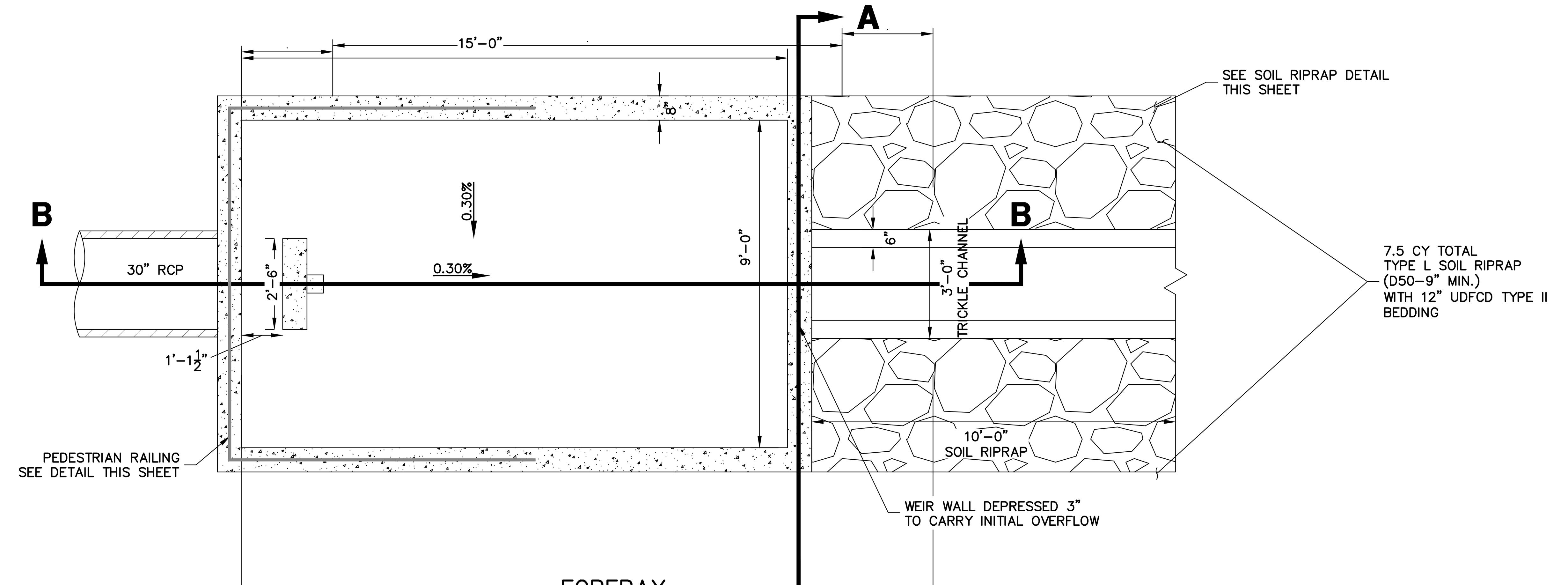
DRAWN BY	RPD
CHECKED BY	

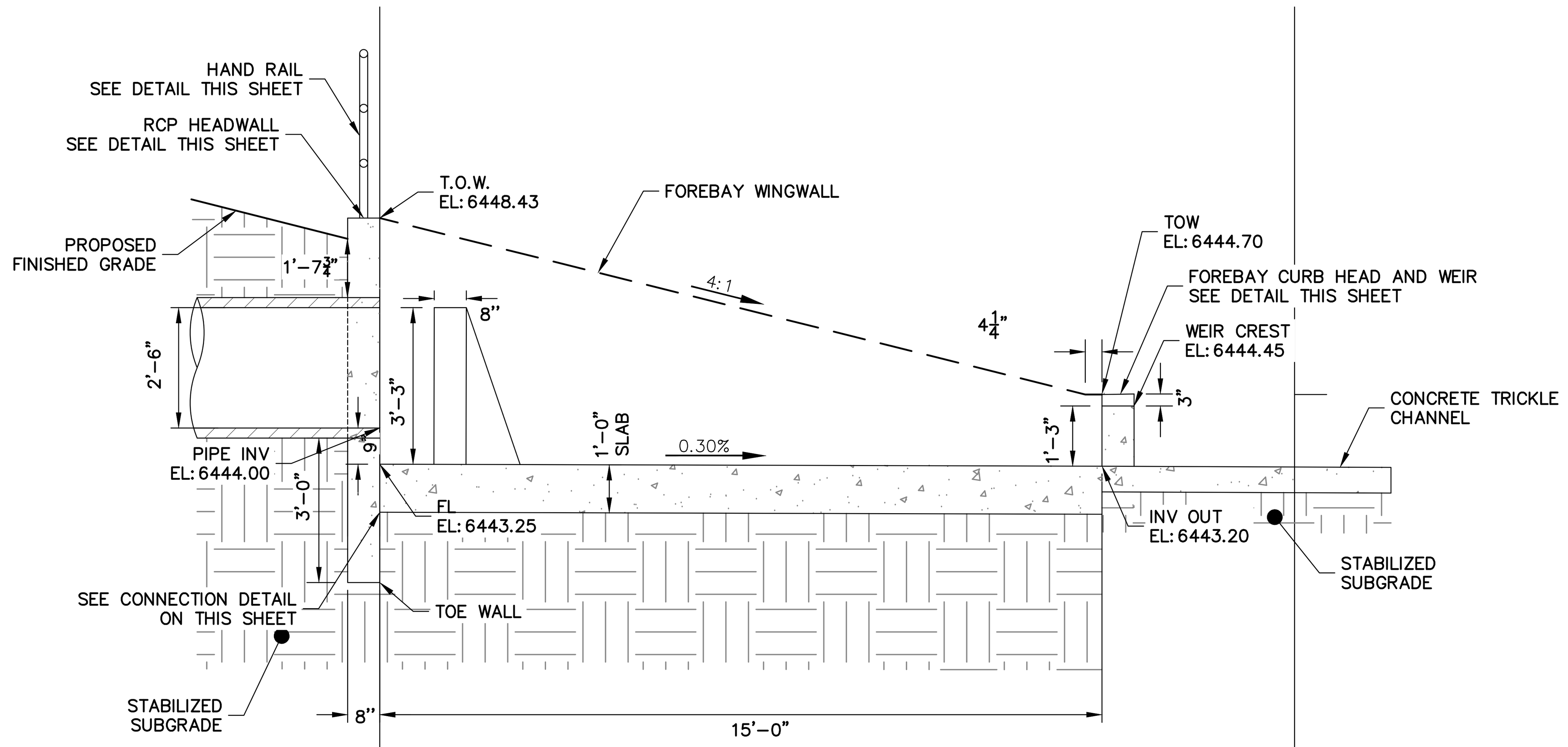
URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND A OS DETAIL 2
CONSTRUCTION DOCUMENTS

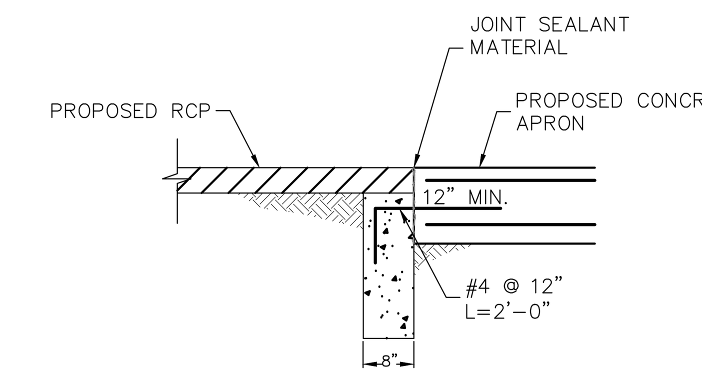
JOB NO. 25149.01



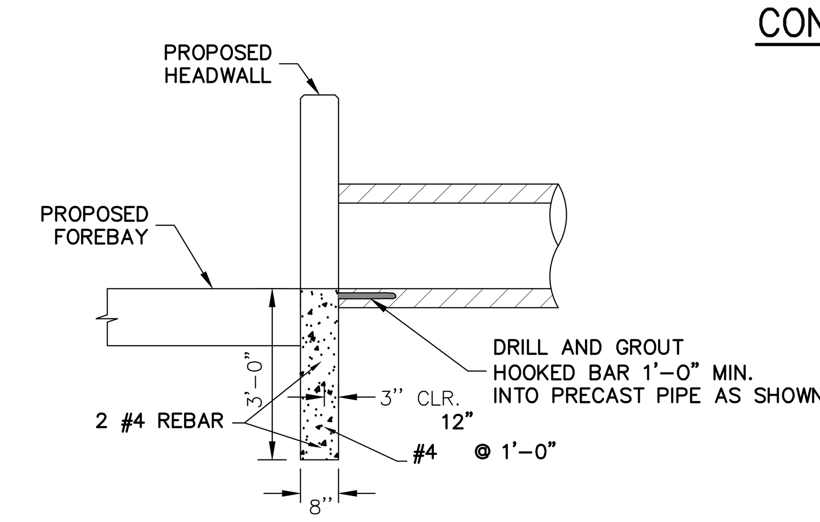
FOREBAY
SCALE: 3/8" = 1'



FOREBAY SECTION B–B
SCALE: 3/8" = 1'



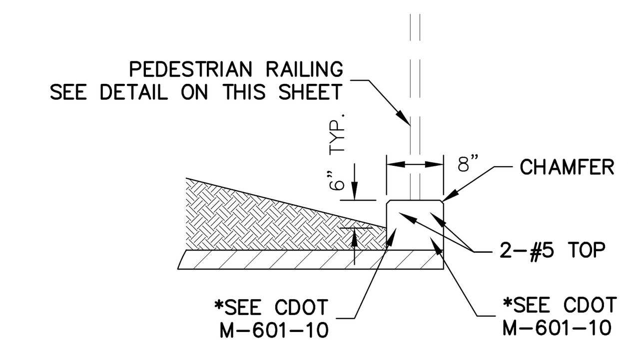
CONNECTION TO PROPOSED RCP TOEWALL
SCALE: N.T.S.



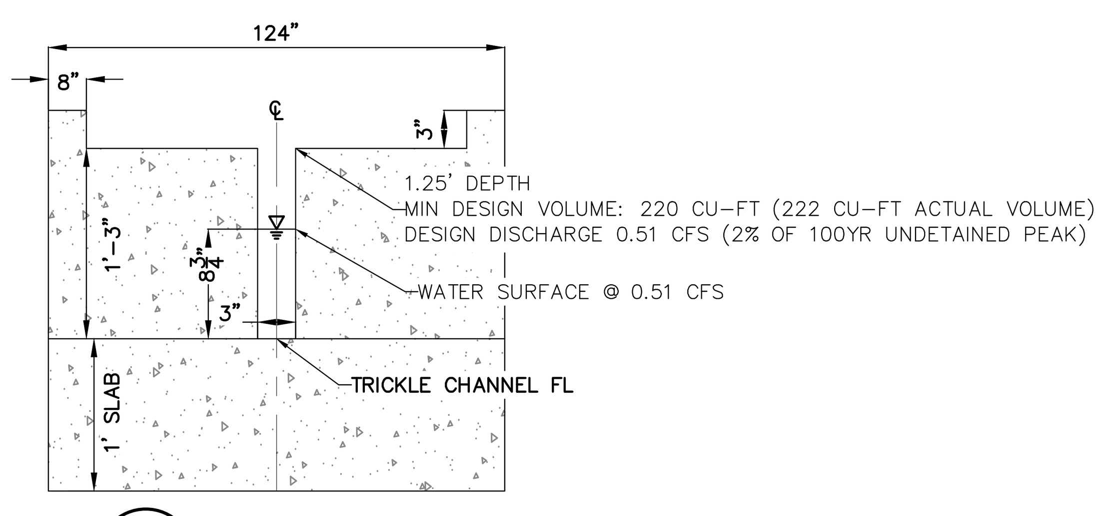
RCP TOEWALL
SCALE: N.T.S.

WARNING
THIS AREA IS A STORMWATER FACILITY
AND IS SUBJECT TO PERIODIC FLOODING

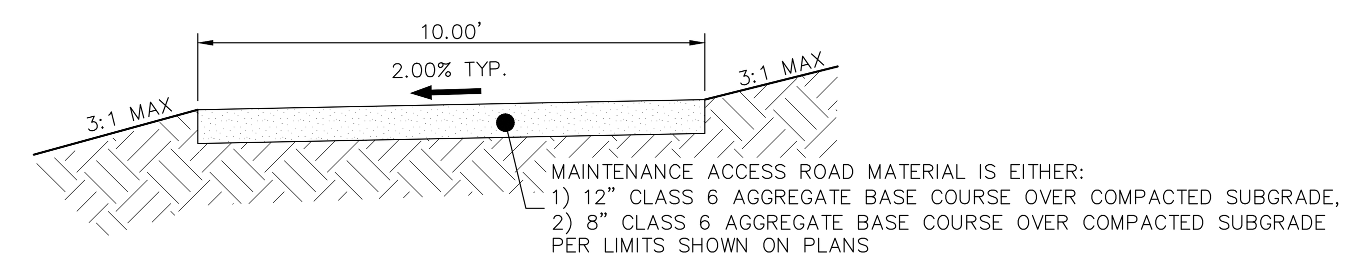
PERMANENT BMP SIGN
N.T.S.
MINIMUM AREA: 3 SQUARE FEET



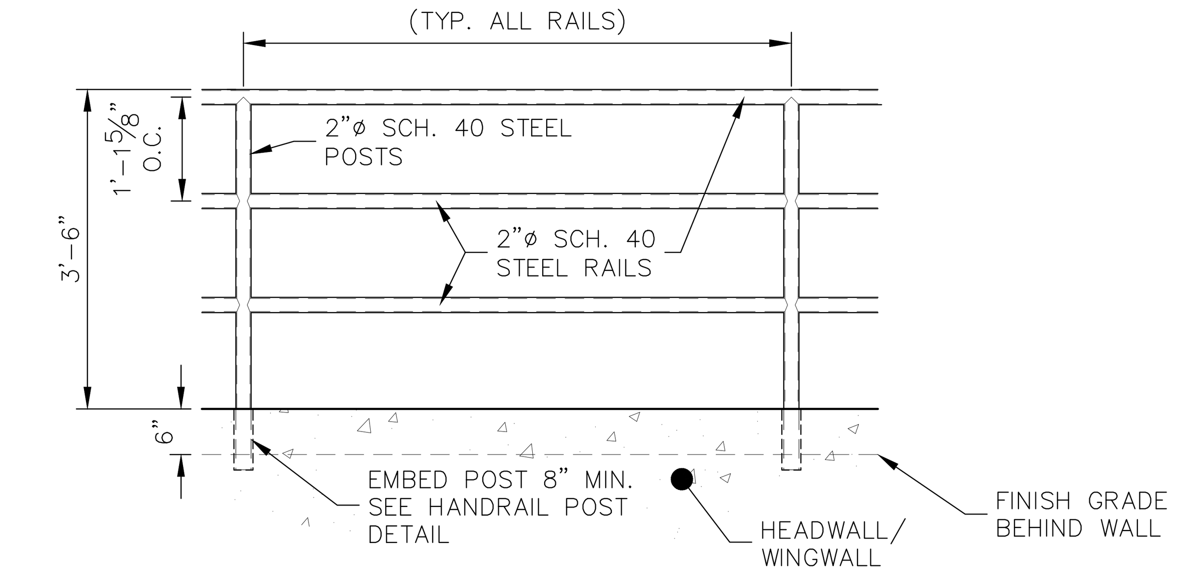
RCP HEADWALL
SCALE: N.T.S.



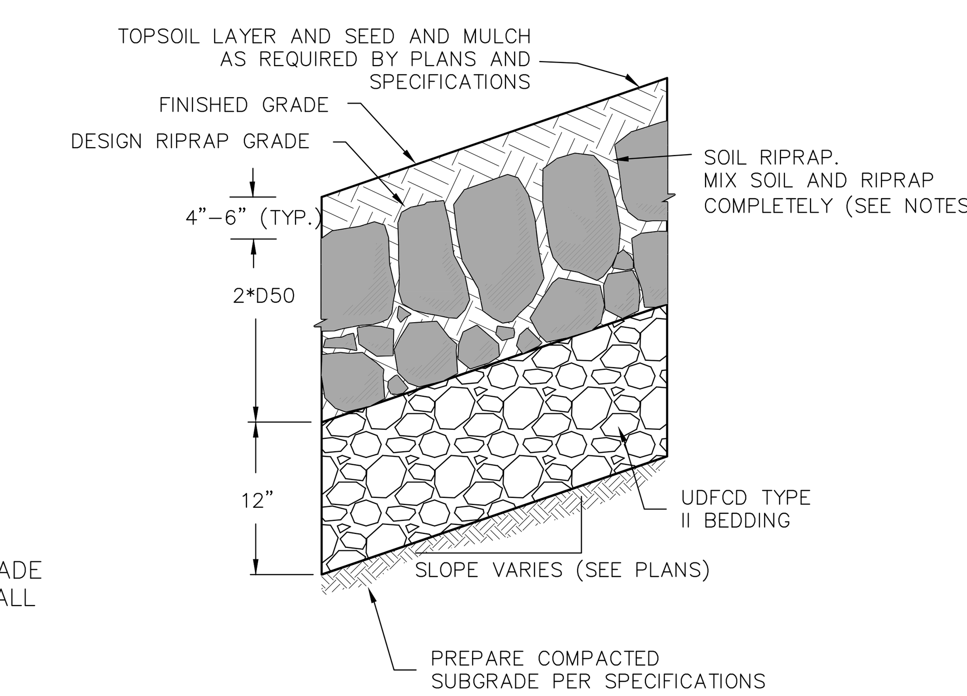
A FOREBAY
SCALE: 1" = 1'



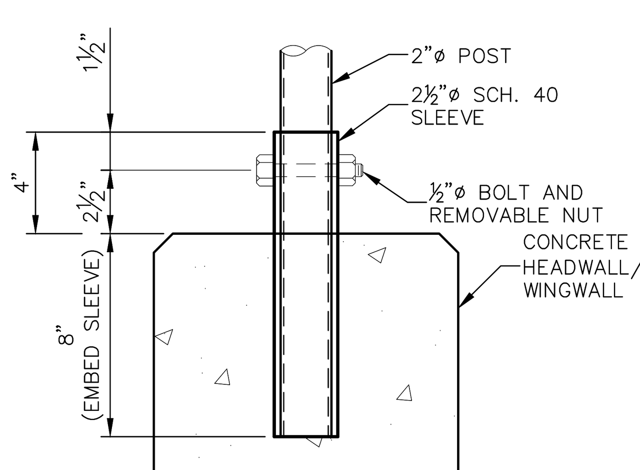
GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



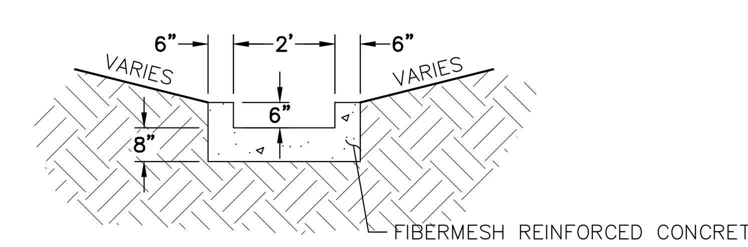
PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION
N.T.S.



HANDRAIL POST DETAIL
SCALE: 1"=6'



POND TRICKLE CHANNEL
SCALE: 1"=1'

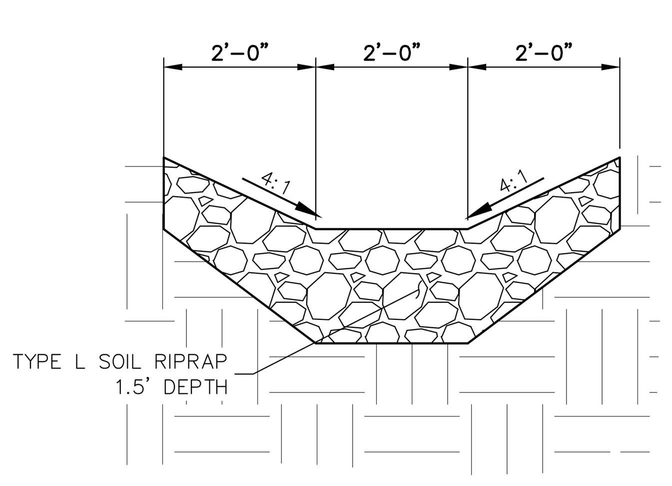
TYPE L RIPRAP

INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70–100
12	50–70
9	35–50
3	2–10

*TYPE L RIPRAP D_{50}=9".
D_{50} = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

RIPRAP NOTES:

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE–SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE–THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINE ASTM C–535–69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.



POND RIPRAP RUNDOWN
SCALE: N.T.S.

CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
3. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M–206–1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST–IN–PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST–IN–PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST–IN–PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

WALL NOTES:

1. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M–601–10.
2. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M–601–20.
3. PEDESTRIAN RAILINGS ARE REQUIRED IN LOCATIONS WHERE THE WALL HEIGHT EXCEEDS 30".

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E. DATE
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER GLENN D. ELLIS 38861

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977–3827
JASON.POCK@MDCH.COM

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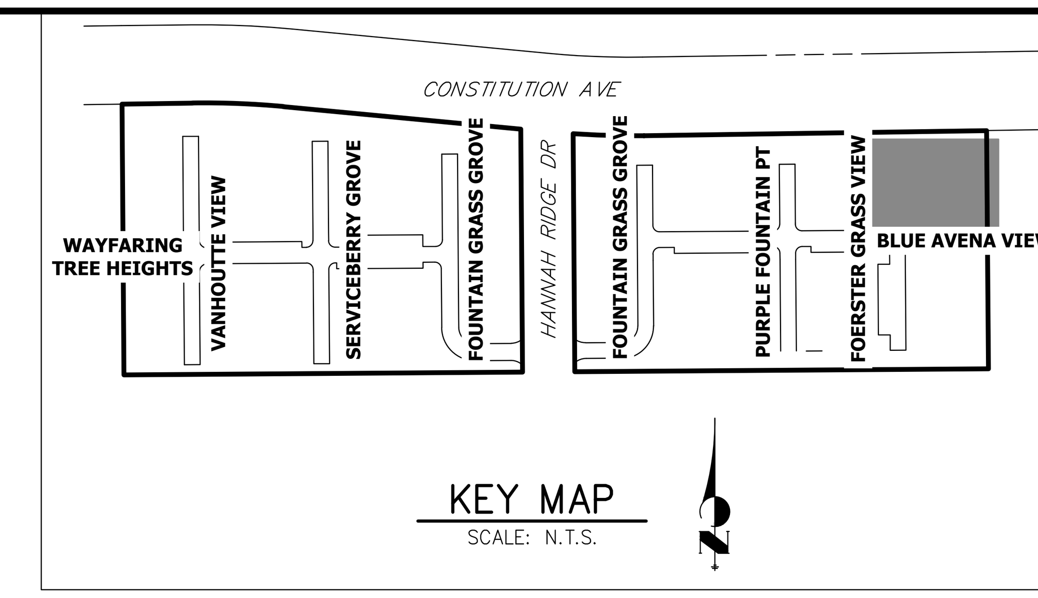
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

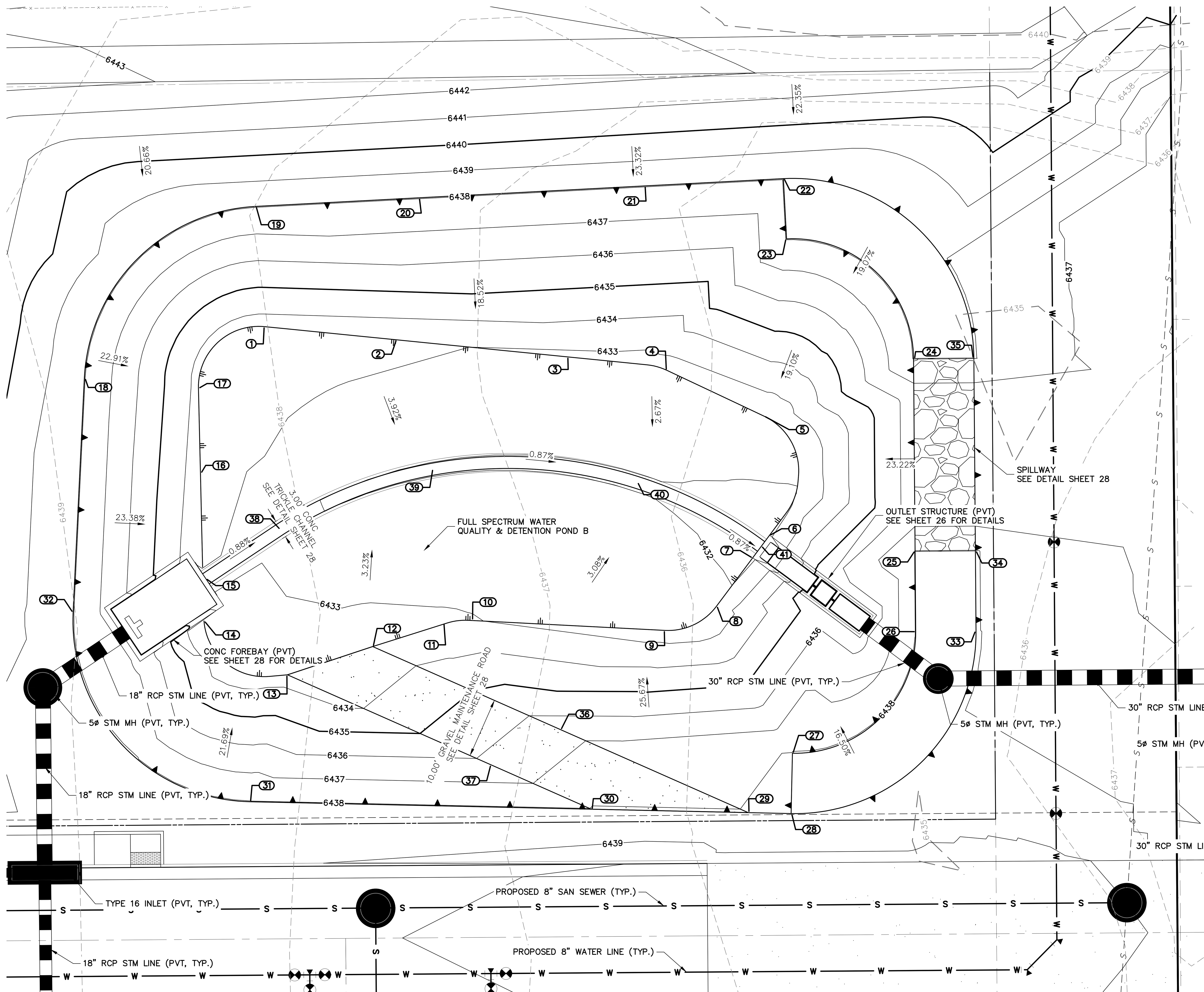
No.	REVISION	BY	DATE

H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	10/30/20
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
PERMANENT BMP PLANS
POND A FOREBAY DETAILS
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01





POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N: 378235.76 E: 232380.69	6433.53	22	TOP/BERM	N: 378260.29 E: 232466.66	6438.03
2	TOE	N: 378233.57 E: 232402.61	6433.19	23	TOP	N: 378250.31 E: 232467.19	6438.03
3	TOE	N: 378230.73 E: 232431.07	6432.74	24	TOP/SPILLWAY	N: 378230.49 E: 232488.24	6438.03
4	TOE	N: 378228.52 E: 232447.35	6432.49	25	TOP/SPILLWAY	N: 378198.50 E: 232488.49	6438.03
5	TOE	N: 378220.91 E: 232463.47	6432.21	26	TOP	N: 378185.20 E: 232488.60	6438.03
6	TOE/OUTLET STRUCTURE	N: 378201.19 E: 232464.37	6431.83	27	TOP	N: 378165.04 E: 232468.16	6438.03
7	TOE/OUTLET STRUCTURE	N: 378197.45 E: 232461.58	6431.83	28	TOP/BERM	N: 378155.05 E: 232467.94	6438.03
8	TOE	N: 378189.41 E: 232455.57	6432.13	29	TOP	N: 378155.20 E: 232460.83	6438.03
9	TOE	N: 378185.41 E: 232447.04	6432.52	30	TOP/ACCESS ROAD	N: 378155.77 E: 232434.82	6438.03
10	TOE	N: 378187.09 E: 232415.04	6433.03	31	TOP	N: 378157.01 E: 232378.24	6438.03
11	TOE	N: 378186.68 E: 232410.47	6433.08	32	TOP	N: 378188.43 E: 232348.93	6438.03
12	TOE/ACCESS ROAD	N: 378182.73 E: 232398.58	6433.23	33	TOP/BERM	N: 378185.28 E: 232498.60	6438.03
13	TOE/ACCESS ROAD	N: 378178.04 E: 232384.46	6433.57	34	TOP/SPILLWAY	N: 378198.58 E: 232498.49	6438.03
14	TOE	N: 378186.93 E: 232370.62	6433.00	35	TOP/SPILLWAY	N: 378230.57 E: 232498.24	6438.03
15	TRICKLE CHANNEL CL/ FOREBAY	N: 378193.94 E: 232370.92	6433.70	36	ACCESS ROAD	N: 378168.97 E: 232429.71	6436.55
16	TOE	N: 378211.51 E: 232370.03	6433.45	37	ACCESS ROAD	N: 378163.10 E: 232418.25	6436.26
17	TOE	N: 378225.57 E: 232369.70	6433.72	38	TRICKLE CHANNEL CL	N: 378202.19 E: 232383.28	6432.07
18	TOP	N: 378227.16 E: 232350.78	6438.03	39	TRICKLE CHANNEL CL	N: 378212.14 E: 232408.64	6431.83
19	TOP	N: 378255.69 E: 232379.17	6438.03	40	TRICKLE CHANNEL CL	N: 378209.91 E: 232442.43	6431.53
20	TOP	N: 378257.12 E: 232406.44	6438.03	41	TRICKLE CHANNEL CL/OS	N: 378199.32 E: 232462.98	6431.33
21	TOP	N: 378259.09 E: 232443.86	6438.03				

NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 15–20 BY JR ENGINEERING FOR PROPOSED STORM DESIGN.
3. SEE SHEETS 6–14 BY JR ENGINEERING FOR PROPOSED STREET DESIGN IN PUBLIC RIGHT–OF–WAY.
4. SEE FINAL GRADING PLANS BY JR ENGINEERING FOR PROPOSED GRADING PLAN.
5. SEE WATER, WASTEWATER, AND UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED DESIGN OF CHEROKEE METRO DISTRICT–OWNED WATER AND SANITARY UTILITIES.
6. THE SOIL TYPES ONSITE CONSIST OF BLAKELAND LOAMY SAND (HYDROLOGIC SOIL GROUP A)
7. NO EXISTING GROUNDWATER SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER EXIST ONSITE.

Know what's below. Call before you dig.

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ABBREVIATIONS

CL = CENTERLINE
EX = EXISTING
OS = OUTLET STRUCTURE
TBC = TOP BACK OF CURB

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER GLENN D. ELLIS 38861

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR

RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977–3827
JASON.POCK@MDCH.COM

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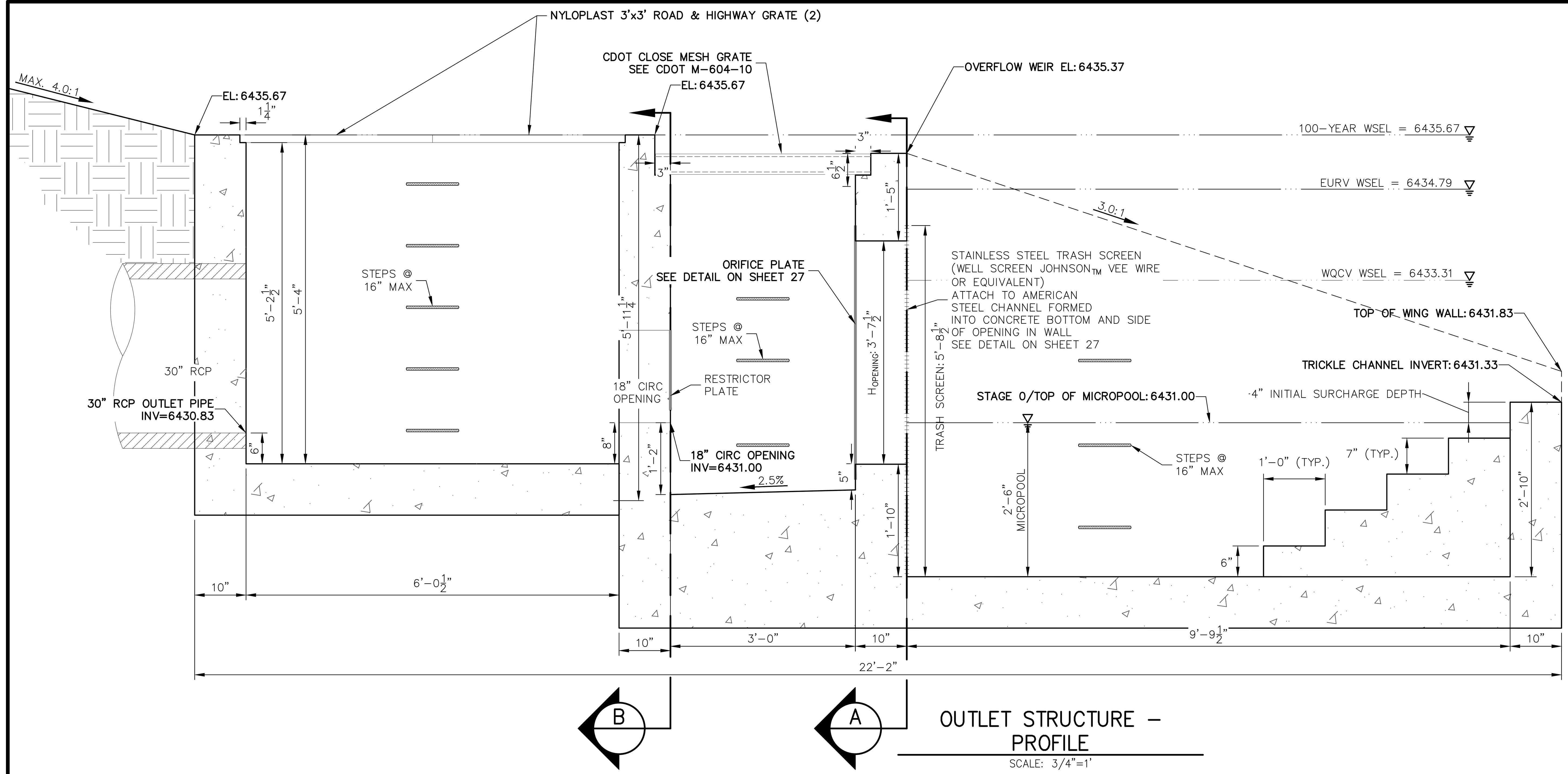
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=10'
V–SCALE	N/A
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	JEA
CHECKED BY	

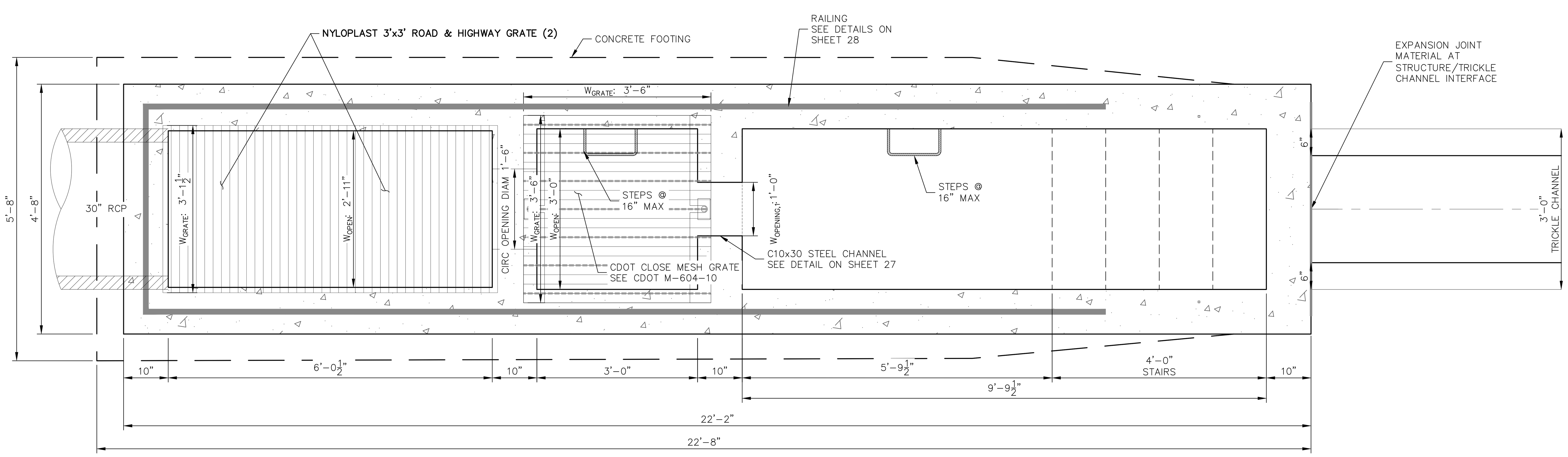
URBAN COLLECTION AT PALMER VILLAGE
PERMANENT BMP PLANS POND B
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



OUTLET STRUCTURE – PROFILE

SCALE: 3/4"=1'



OUTLET STRUCTURE – PLAN

SCALE: 3/4"=1'

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OUTLET STRUCTURE PLATE AND GRADING NOTES:

ORIFICE PLATE AND RESTRICTOR PLATE:

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OVERFLOW GRATE:

5. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
6. OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

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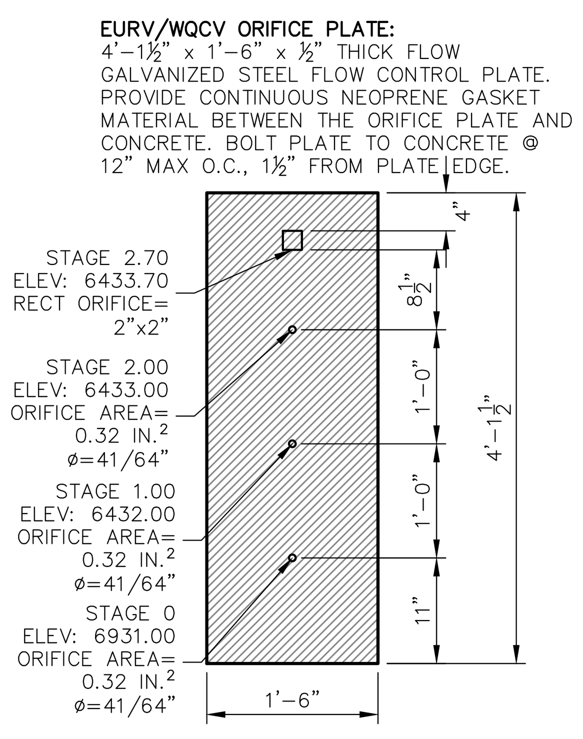
CHECKED BY	

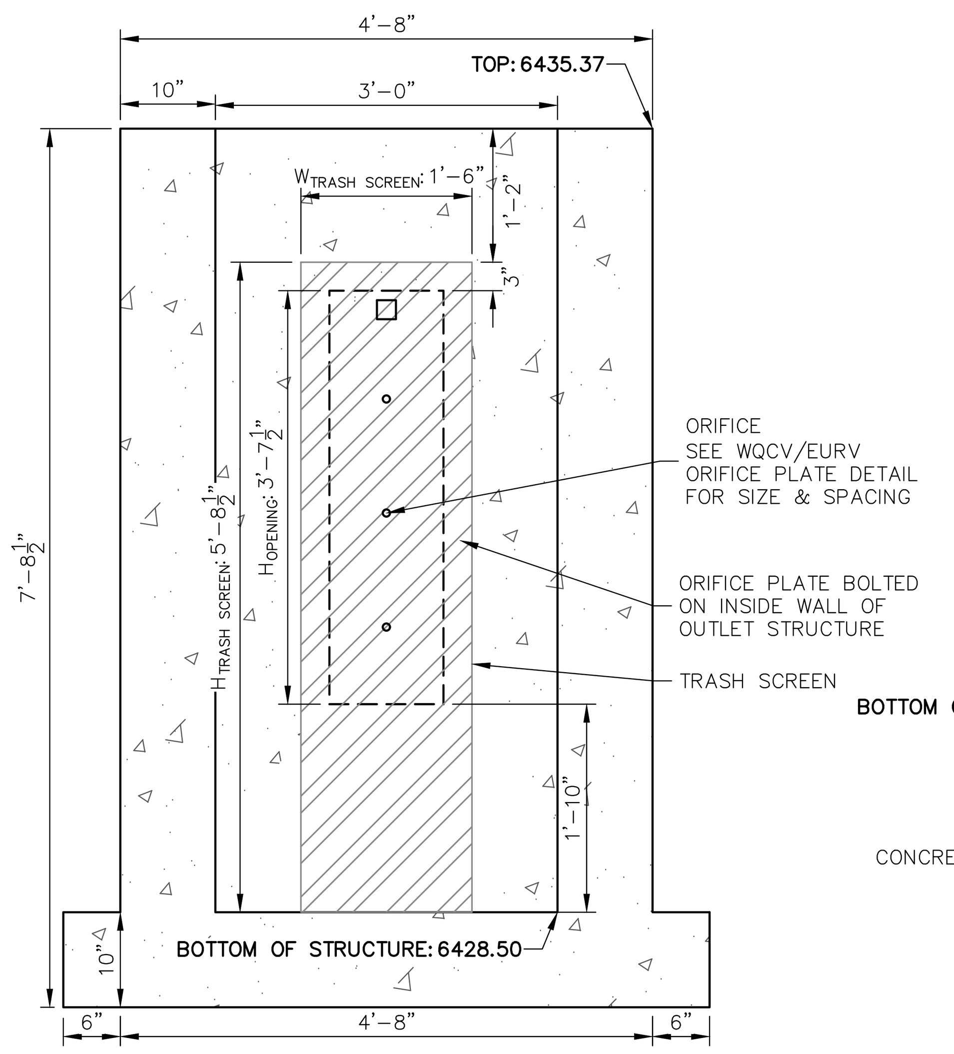
URBAN COLLECTION AT PALMER VILLAGE
PERMANENT BMP PLANS
POND B OS DETAIL 1
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



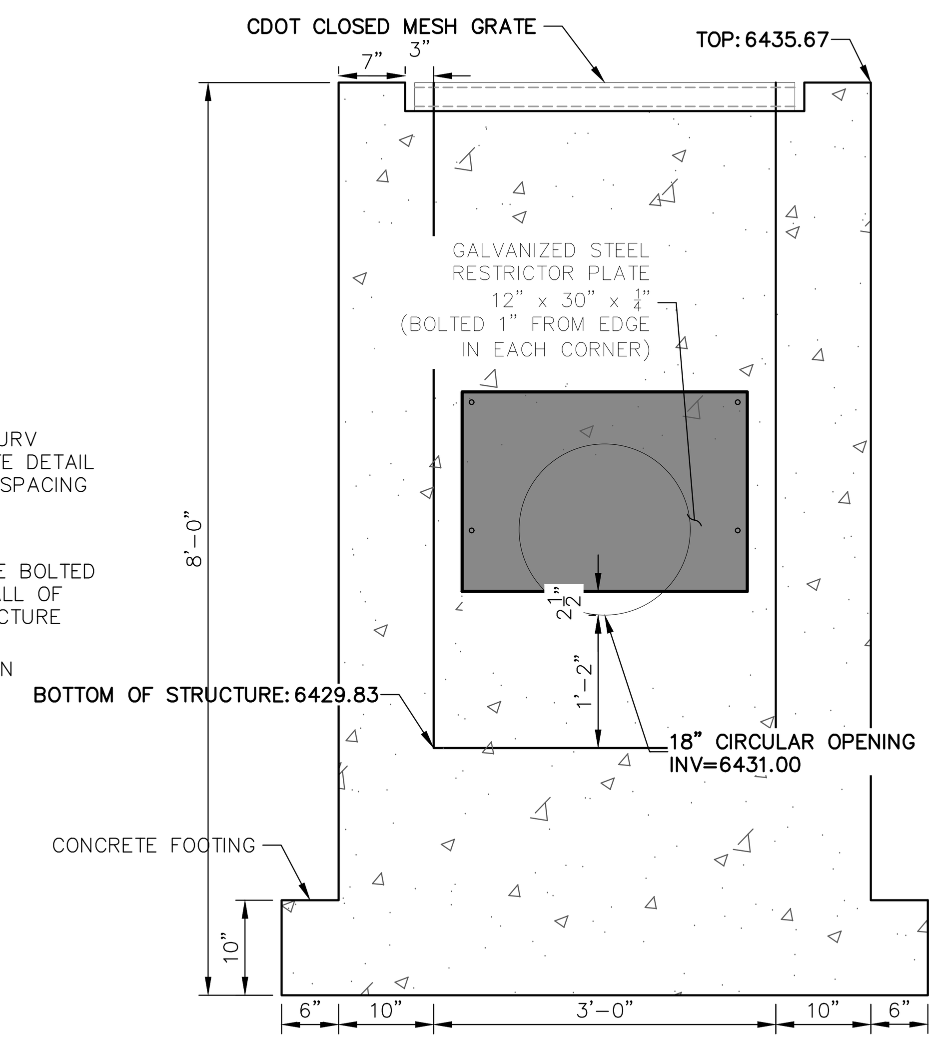
WQCV/EURV ORIFICE PLATE DETAIL

SCALE: 3/4"=1'



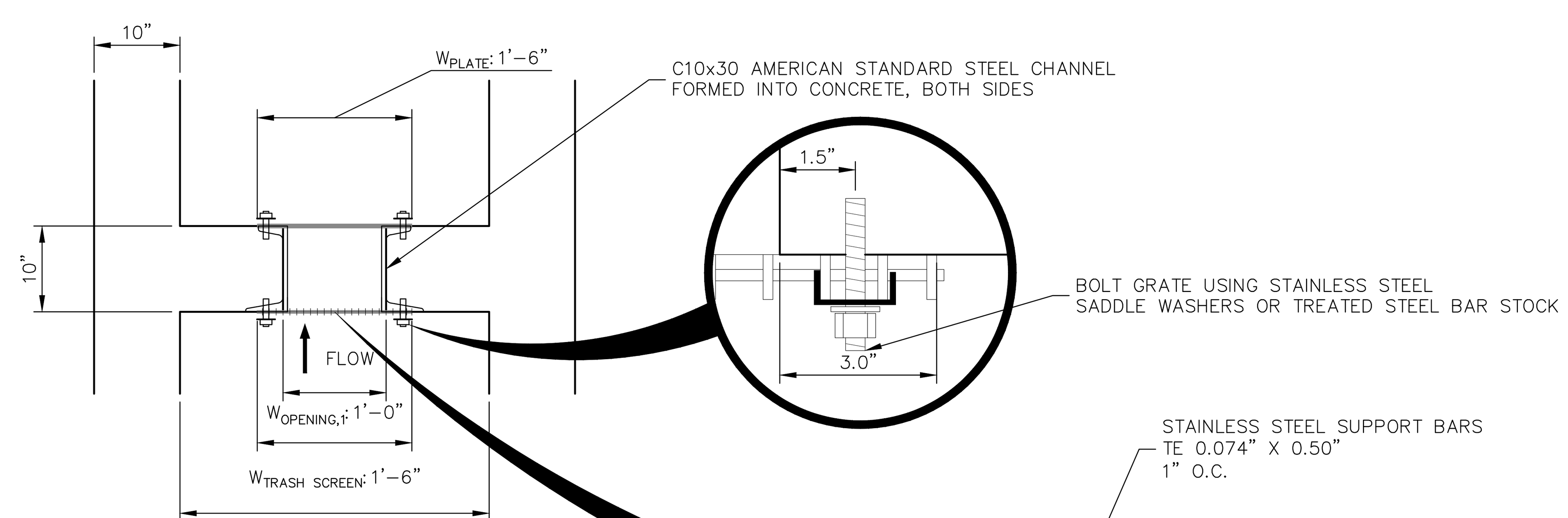
A SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



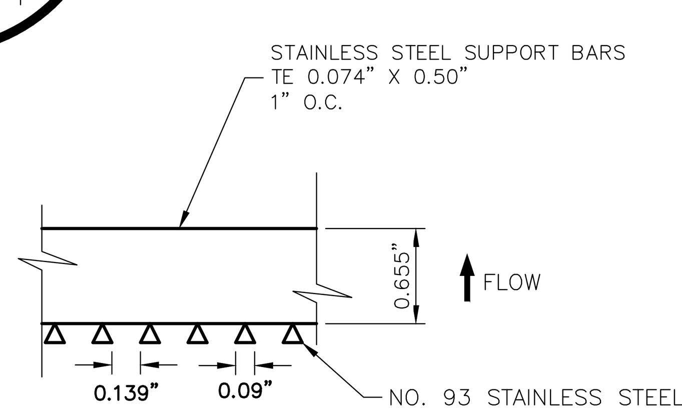
B SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)

SCALE: 3/4"=1'



R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

TRASH SCREEN DETAIL

N.T.S.

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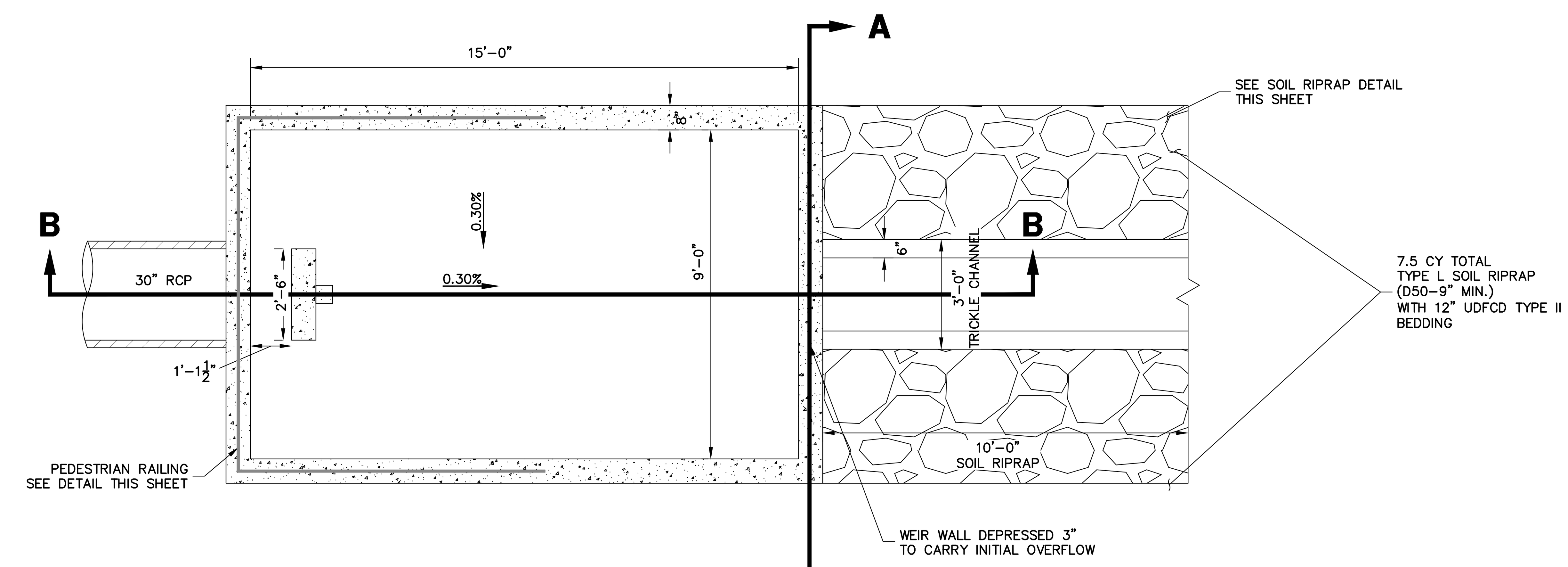
H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	10/30/20
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

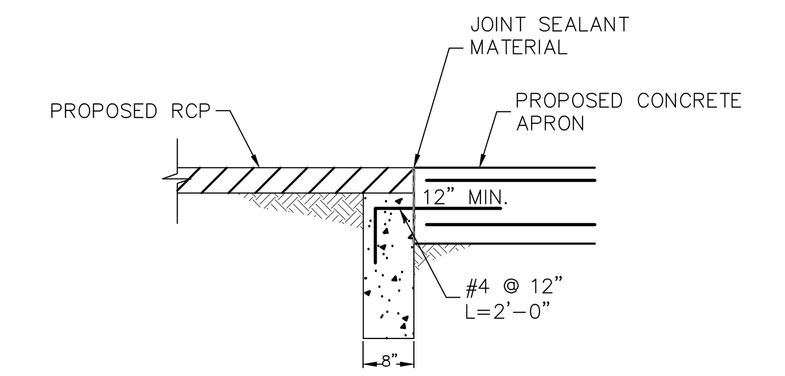
PERMANENT BMP PLANS
POND B OS DETAIL 2
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



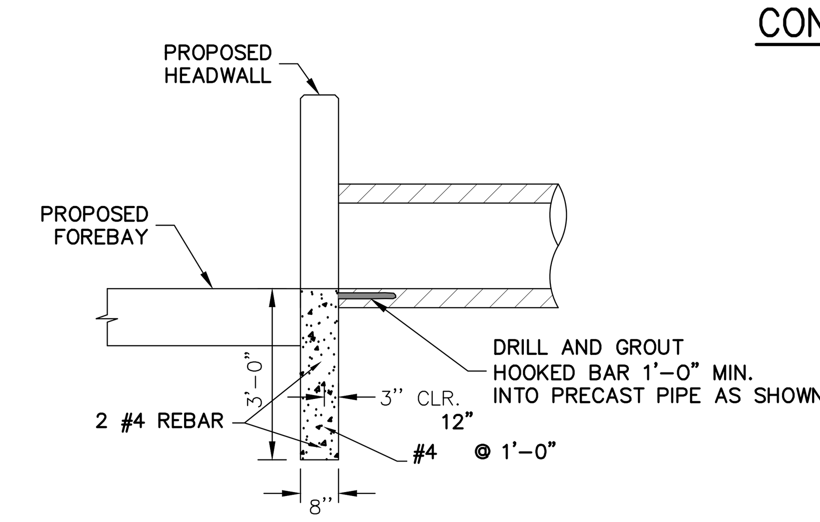
FOREBAY

SCALE: 3/8" = 1'



CONNECTION TO PROPOSED RCP TOEWALL

SCALE: N.T.S.



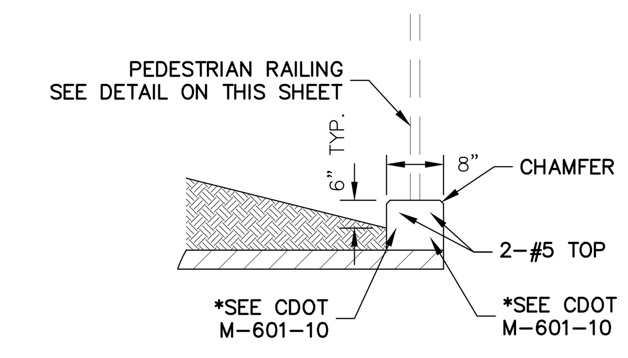
RCP TOEWALL

SCALE: N.T.S.

WARNING
THIS AREA IS A STORMWATER FACILITY
AND IS SUBJECT TO PERIODIC FLOODING

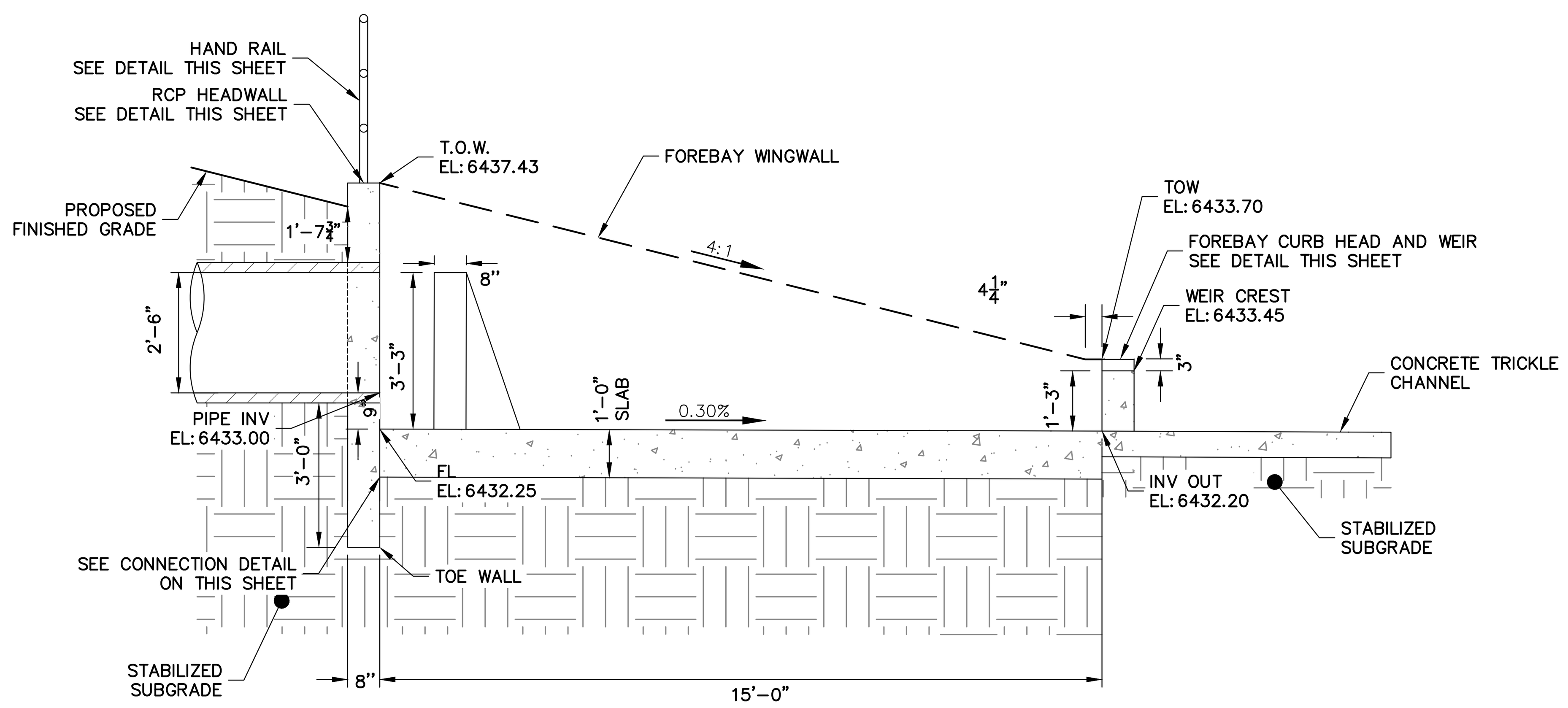
PERMANENT BMP SIGN

N.T.S.
MINIMUM AREA: 3 SQUARE FEET



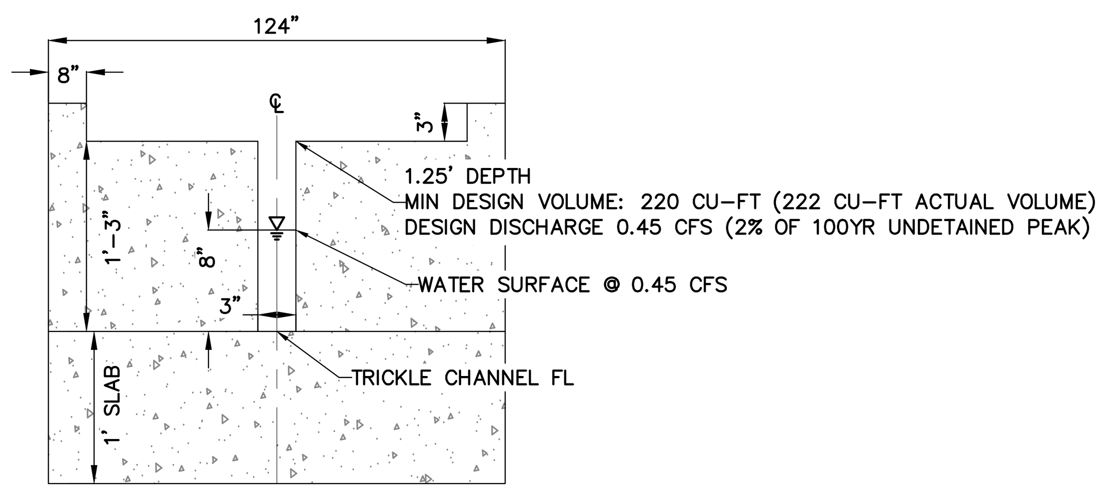
RCP HEADWALL

SCALE: N.T.S.



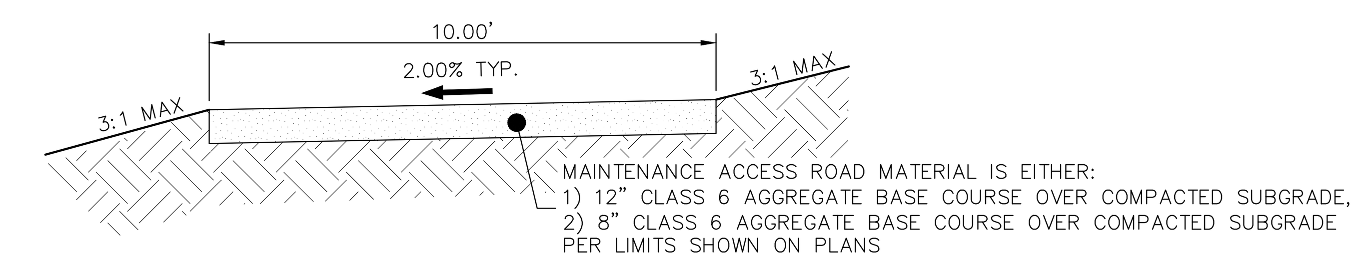
FOREBAY SECTION B-B

SCALE: 3/8" = 1'



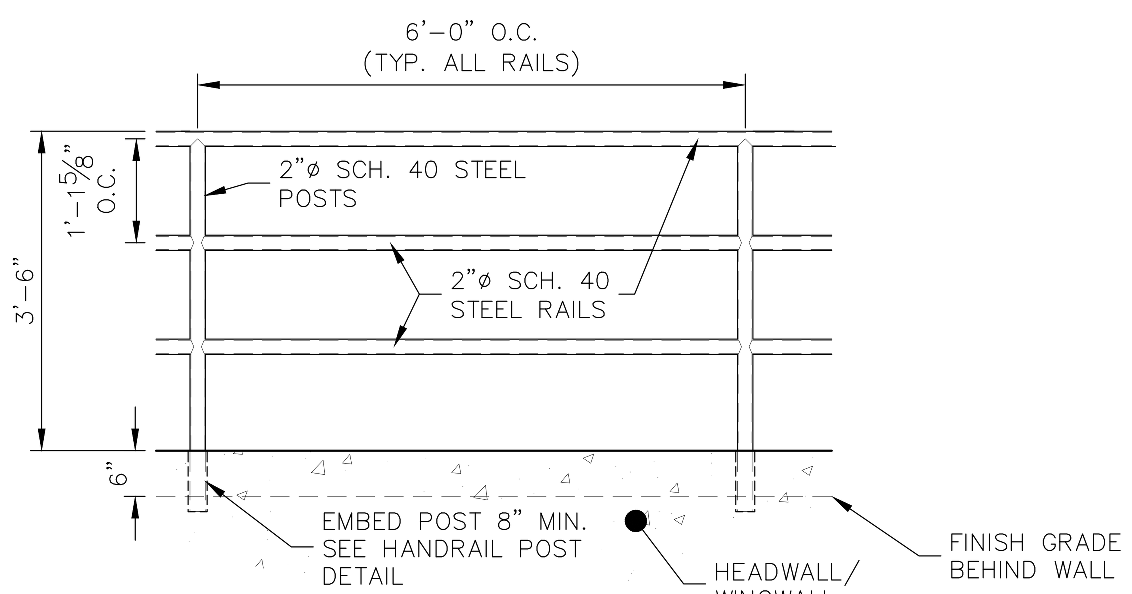
A FOREBAY

SCALE: 1" = 1'



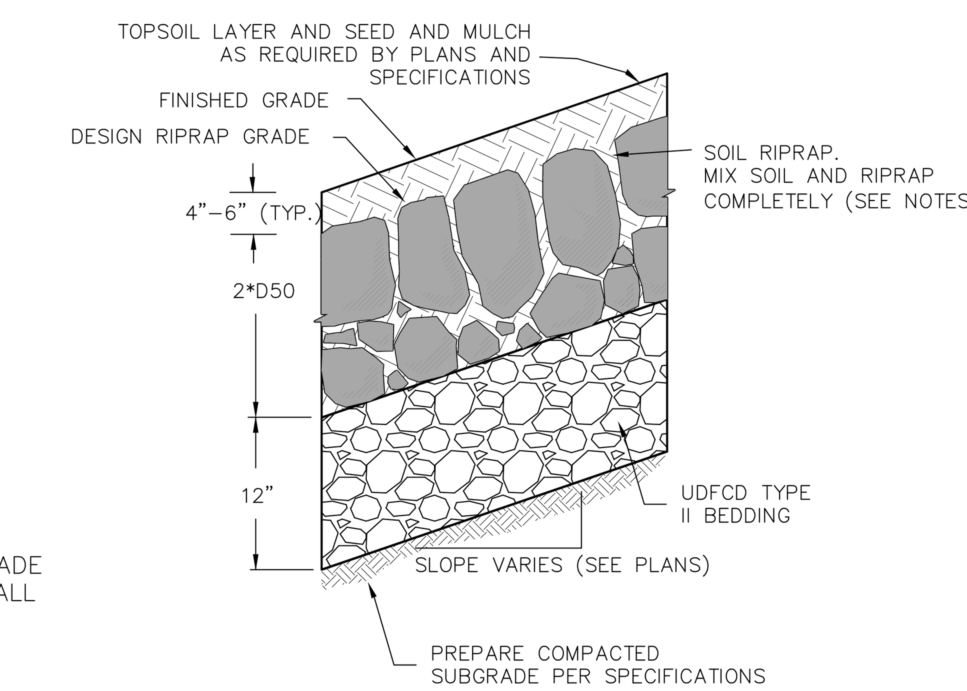
GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION

N.T.S.



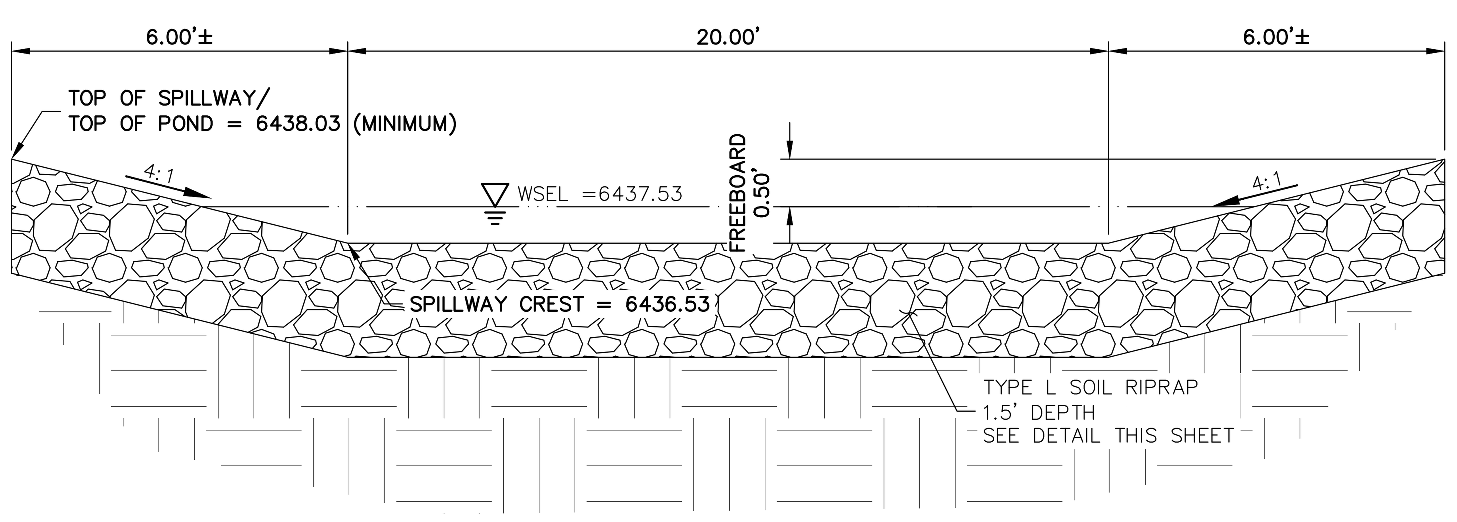
PEDESTRIAN RAILING DETAIL

SCALE: 1/2"=1'



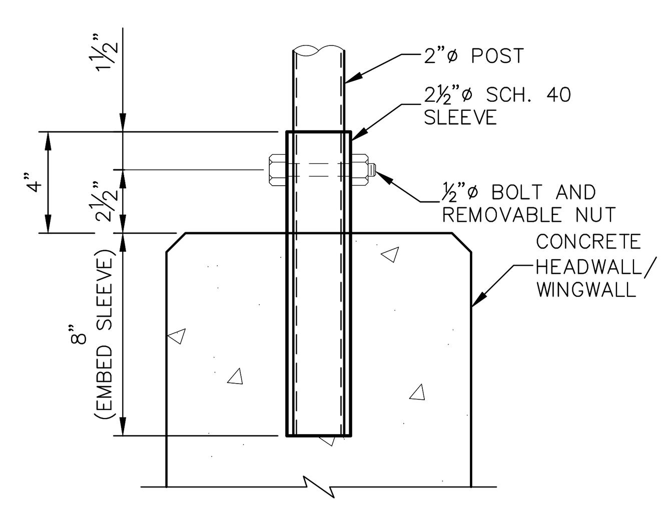
SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S.



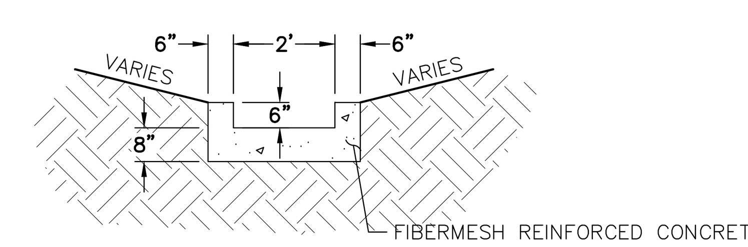
POND EMERGENCY SPILLWAY

SCALE: N.T.S.



HANDRAIL POST DETAIL

SCALE: 1"=6'



POND TRICKLE CHANNEL

SCALE: 1"=1'

TYPE L RIPRAP

INTERMEDIATE ROCK DIMENSION (IN.)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D_{50}=9".
D_{50} = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

RIPRAP NOTES:

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS. REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINE ASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
3. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

WALL NOTES:

1. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-10.
2. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-20.
3. PEDESTRIAN RAILINGS ARE REQUIRED IN LOCATIONS WHERE THE WALL HEIGHT EXCEEDS 30".

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
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(720) 977-3827
JASON.POCK@MDCH.COM

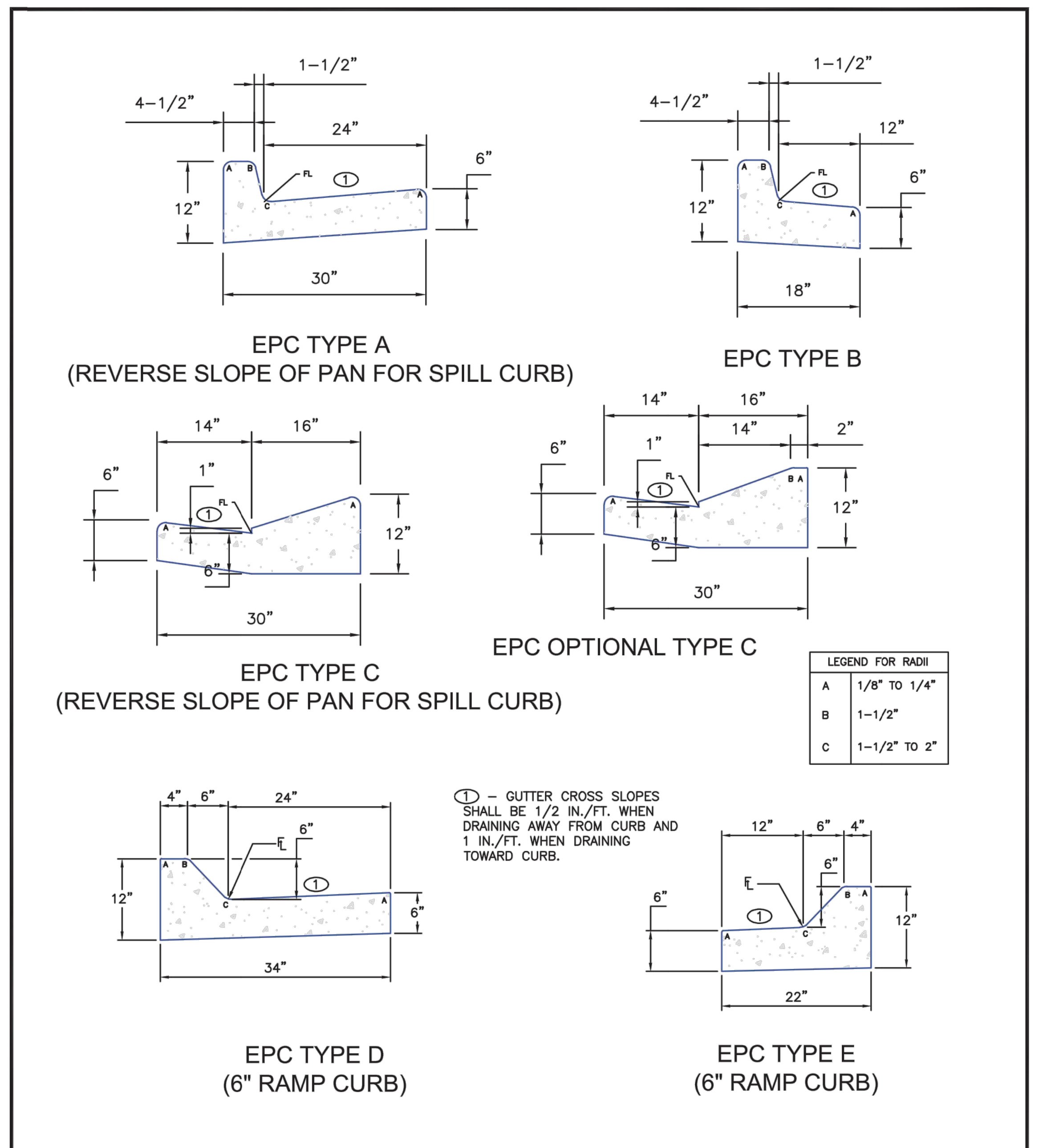
J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	10/30/20
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

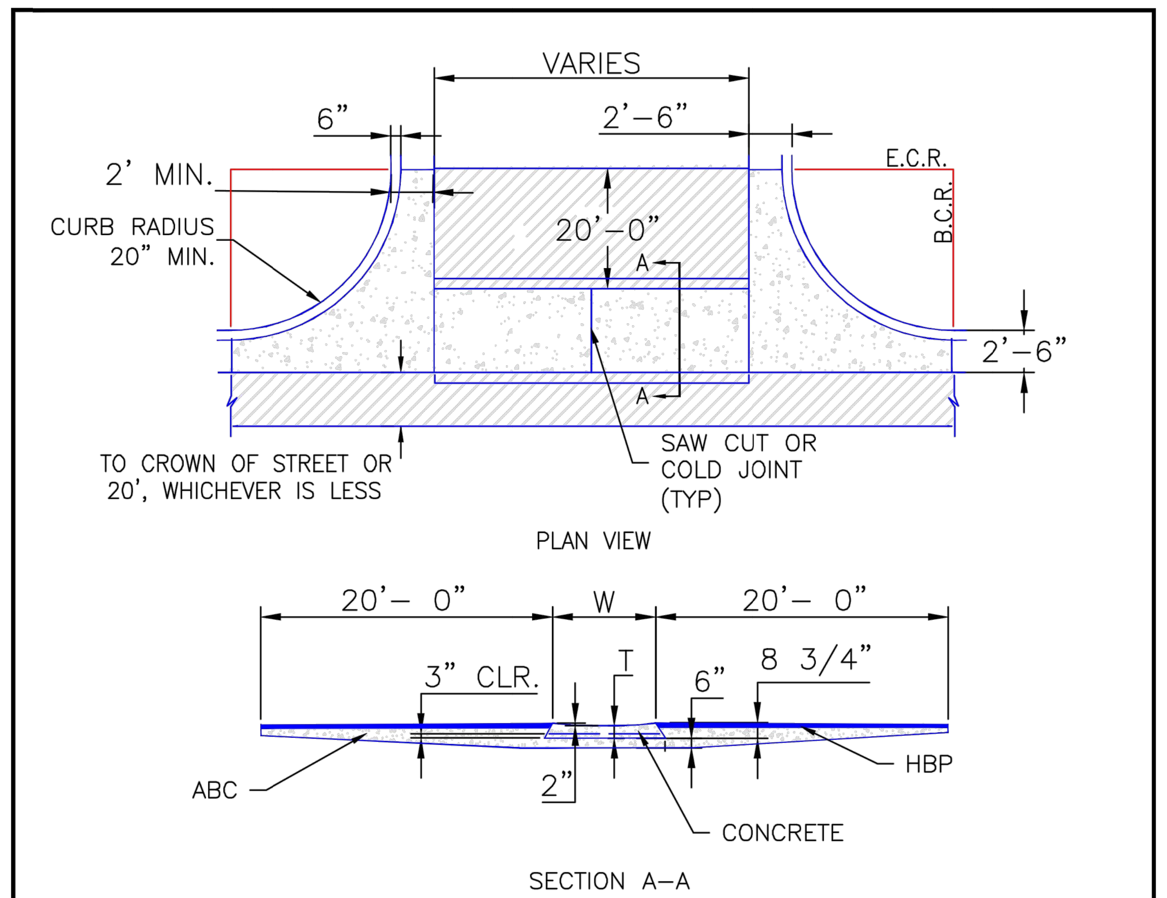
URBAN COLLECTION AT PALMER VILLAGE
PERMANENT BMP PLANS
POND B FOREBAY DETAILS
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 12/8/15 — FILE NAME: SD_2-20	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

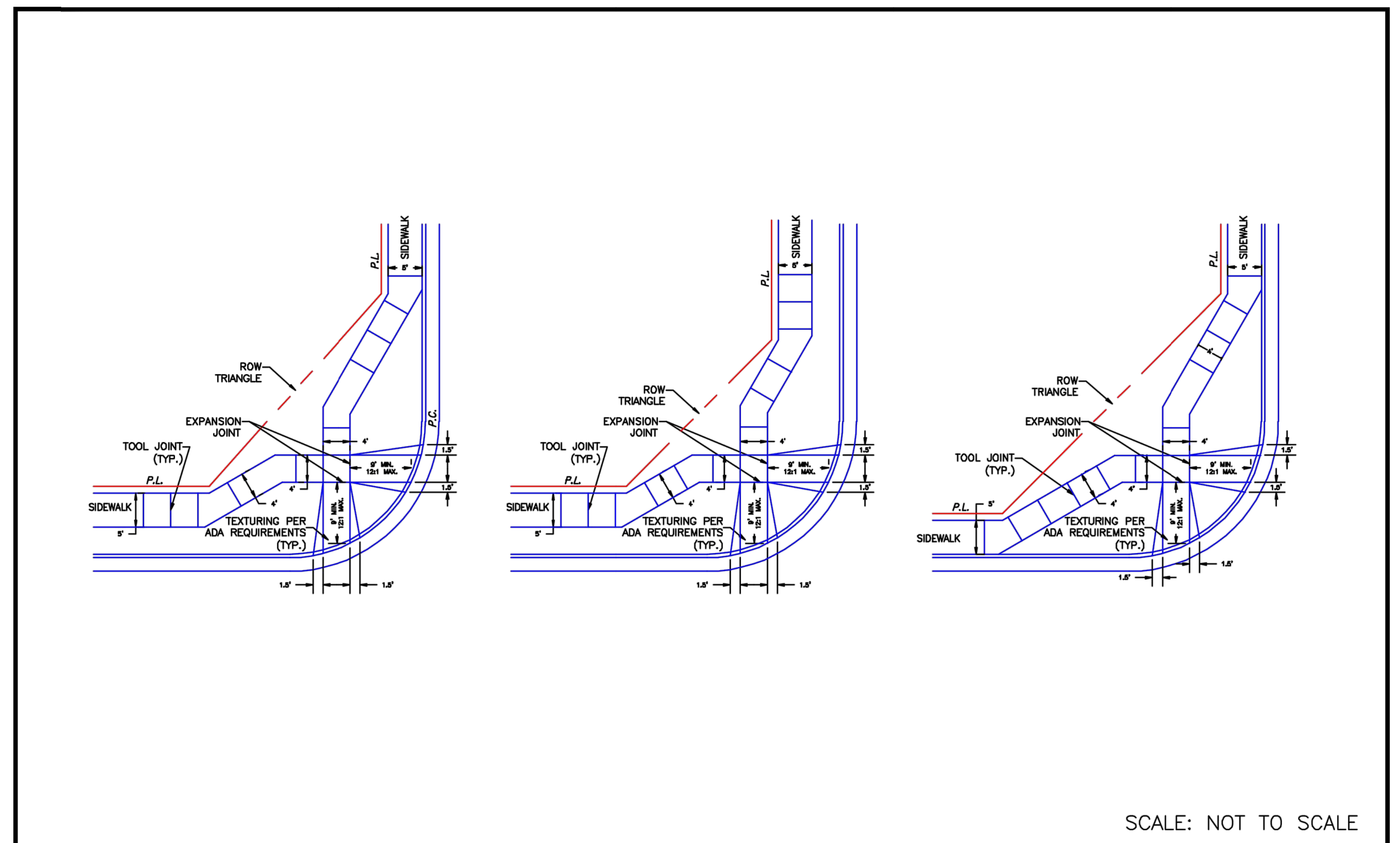


NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

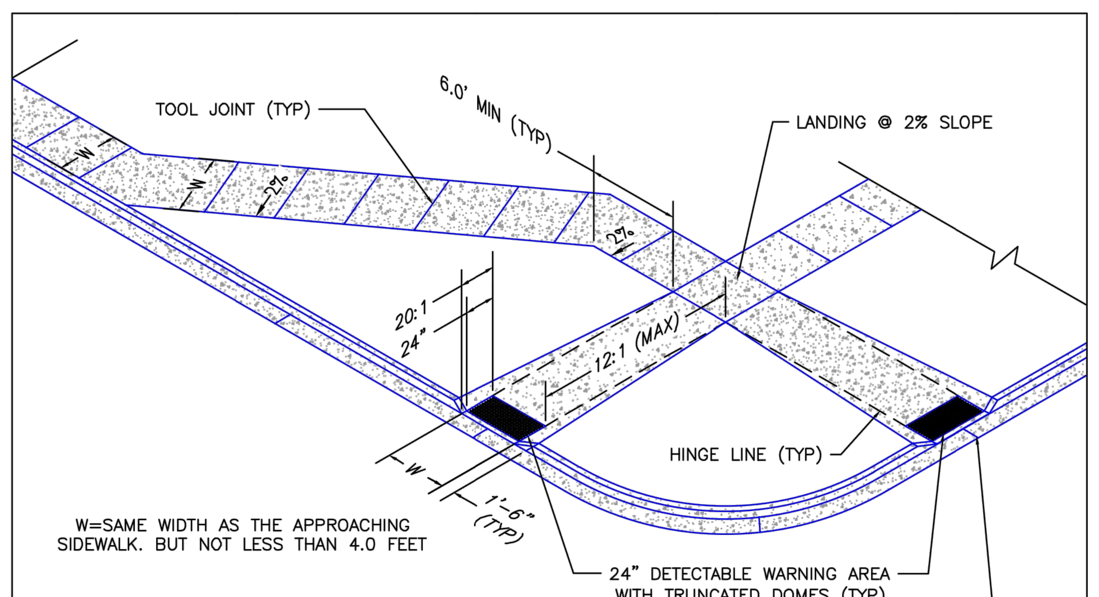
8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 — FILE NAME: SD_2-26	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

9/16/10 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Pedestrian Intersection Ramp Detail Standard Drawing REVISION DATE: 11/10/04 — FILE NAME: SD_2-40	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

Know what's below. Call before you dig.



PEDESTRIAN RAMP NOTES

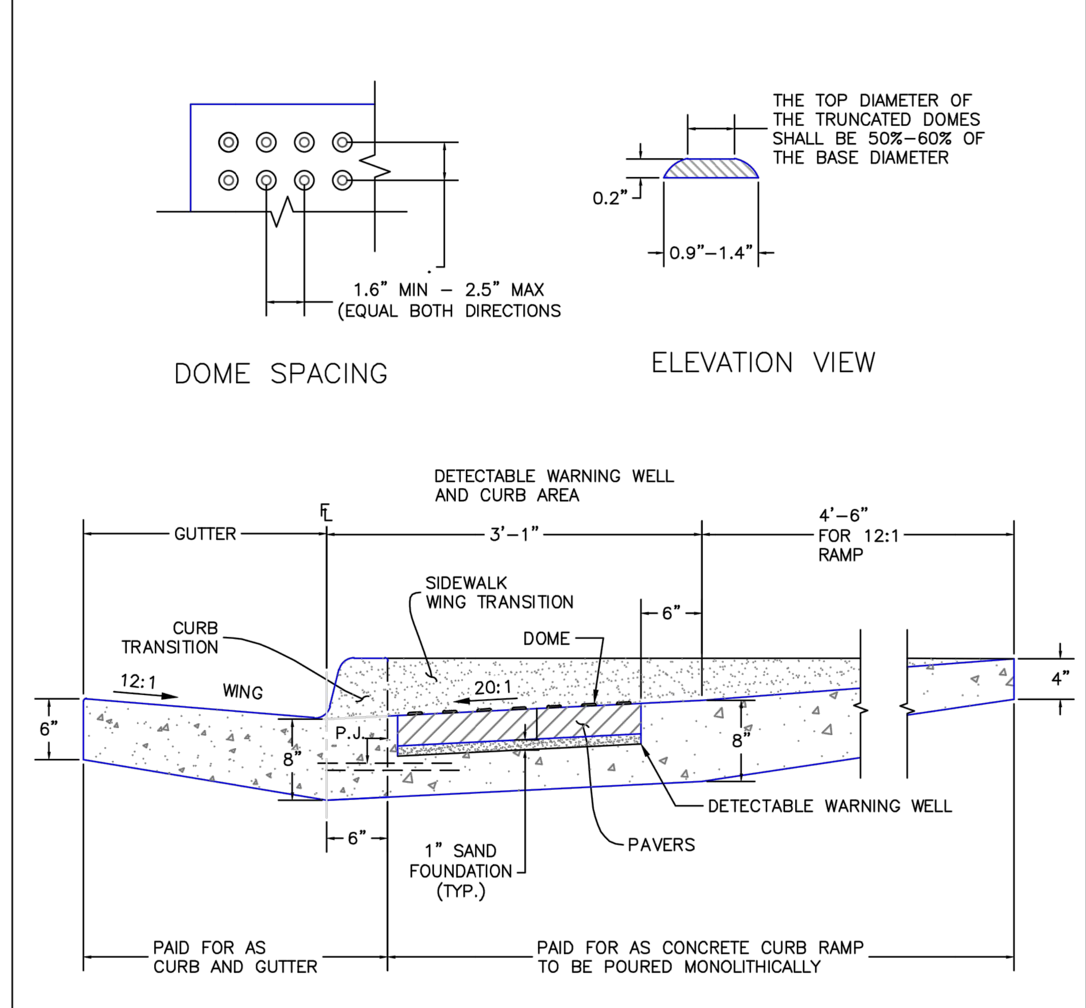
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED, REDDISH INTEGRALLY COLORED, TRUNCATED-DOME, PAVERS. THERMOPLASTIC TRUNCATED DOMES WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

7/9/09 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Pedestrian Intersection Ramp Standard Drawing REVISION DATE: 12/8/15 — FILE NAME: SD_2-41	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

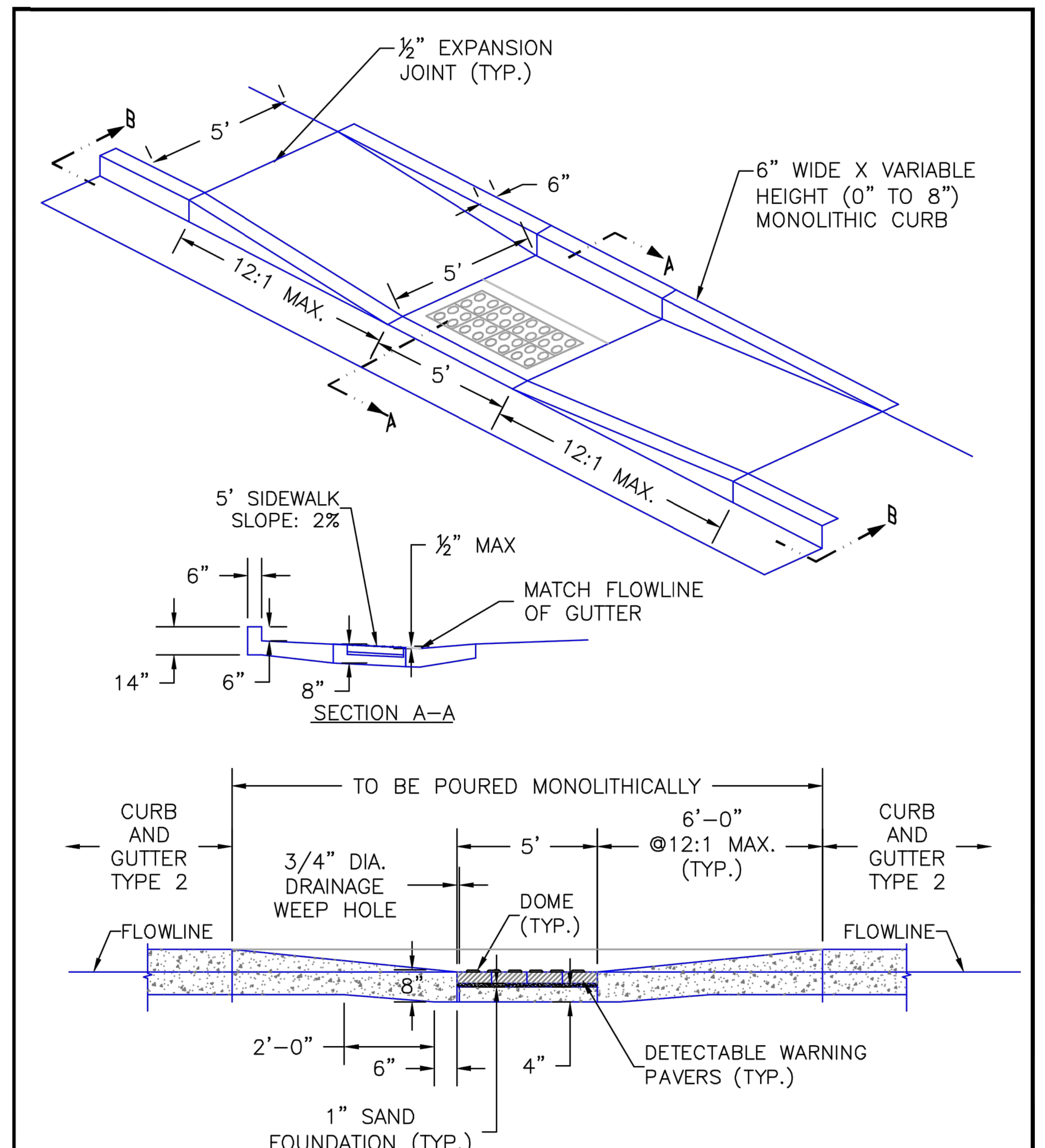
TRUNCATED DOME DETAILS



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING, WELL, CURB AND GUTTER

1/1/08 DATE APPROVED: John A. McCarty DEPARTMENT OF TRANSPORTATION	Truncated Dome Details Standard Drawing REVISION DATE: 11/25/15 — FILE NAME: SD_2-42	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION



SCALE: NOT TO SCALE

8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Parallel Pedestrian Ramp Detail Standard Drawing REVISION DATE: 12/8/15 — FILE NAME: SD_2-50	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E. DATE
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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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	10/30/20
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

DETAILS

CONSTRUCTION DOCUMENTS

JOB NO. 25149.01