

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

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

PCD-ENGINEERING REVIEW COMMENTS
IN BLUE BOXES WITH BLUE TEXT

Engineering Review

12/30/2020 9:08:19 AM

adrice

JeffRice@elpasoco.com

(719) 520-7877

EPC Planning & Community

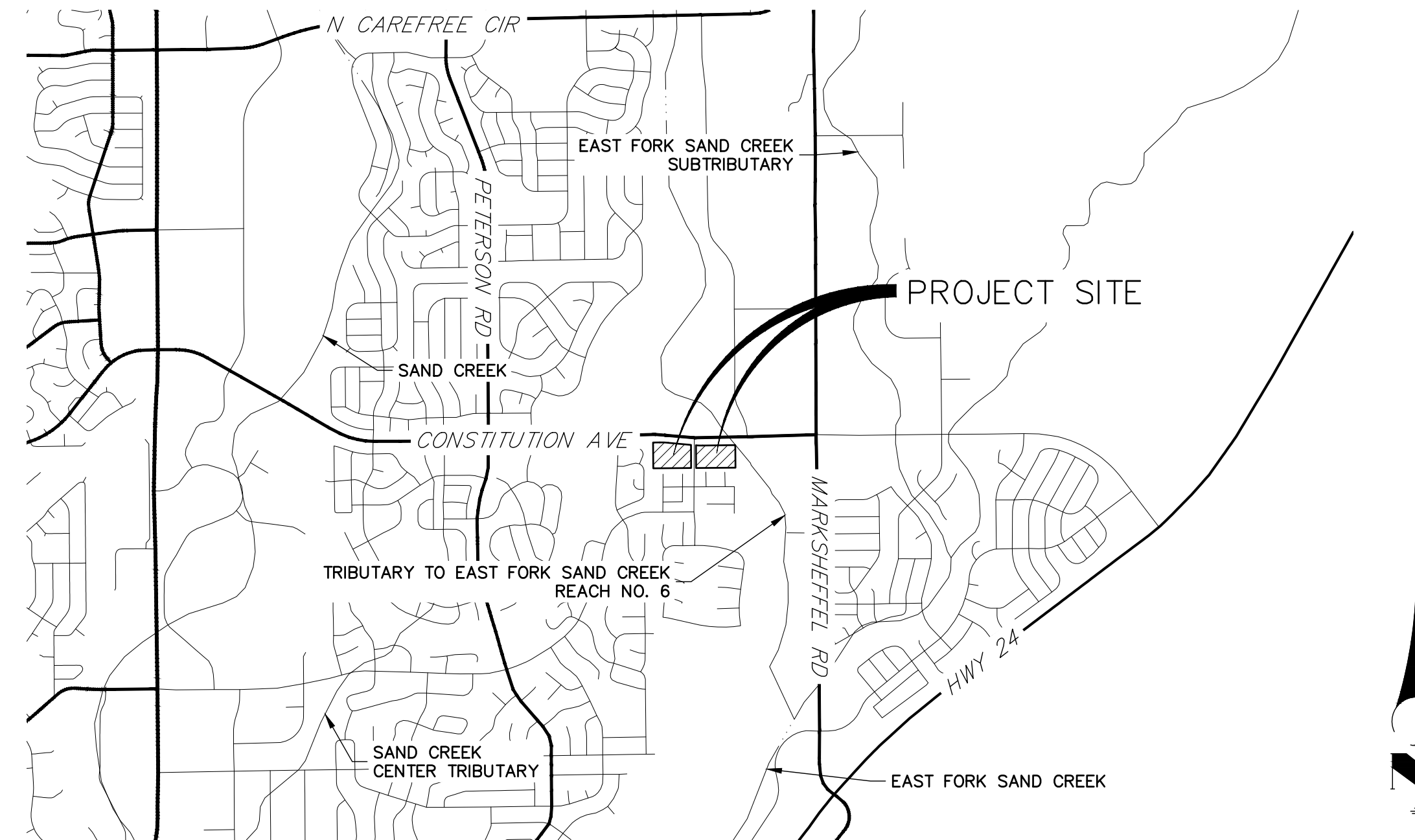
Development Department

Also see comment letter.

ABBREVIATIONS

AC	ACRE	INT	INTERSECTION
AD	ALGEBRAIC DIFFERENCE	INV	INVERT
AH	AHEAD	IRR	IRRIGATION
ARCH	ARCHITECT	KB	KICK (THRUST) BLOCK
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LB	POUND
ASSY	ASSEMBLY	LE	LANDSCAPE EASEMENT
AVE	AVENUE	LF	LINEAR FOOT
BB	BOX BASE	LN	LANE
BK	BACK	LOMR	LETTER OF MAP REVISION
BNDY	BOUNDARY	LP	LOW POINT
BOP	BOTTOM OF PIPE	LS	LUMP SUM
BOV	BLOW OFF VALVE	LT	LEFT
BFV	BUTTERFLY VALVE	MAX	MAXIMUM
BLVD	BOULEVARD	M/D	MOISTURE DENSITY
BW	BOTTOM OF WALL	MDDP	MASTER DEVELOPMENT
C&G	CURB & GUTTER		DRAINAGE PLAN
CATV	CABLE TELEVISION	MH	MANHOLE
CB	CATCH BASIN	MIN	MINIMUM
CBC	CONCRETE BOX CULVERT	MS	MOUNTABLE SIDEWALK
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	N	NORTH
CDS	CUL-DE-SAC	NRCP	NON-REINFORCED CONCRETE PIPE
CF	CUBIC FOOT	ODP	OFFICIAL DEVELOPMENT PLAN
CFS	CUBIC FEET PER SECOND	OHE	OVERHEAD ELECTRIC
CIP	COMPLETE IN PLACE	OHU	OVERHEAD UTILITY
CL	CENTER LINE	PC	POINT OF CURVATURE
CLOMR	CONDITIONAL LETTER OF MAP REVISION	PCC	POINT OF COMPOUND CURVATURE
CLR	CLEAR	PCR	POINT OF CURB RETURN
CMP	CORRUGATED METAL PIPE	PDP	PRELIMINARY DEVELOPMENT PLAN
CO	CLEAN OUT	PE	PROFESSIONAL ENGINEER
COCS	CITY OF COLORADO SPRINGS	PI	POINT OF INTERSECTION
CONC	CONCRETE	PKWY	PARKWAY
CR	CIRCLE	PL	PROPERTY LINE
CSP	CORRUGATED STEEL PIPE	PR	PROPOSED
CSJ	COLORADO SPRINGS UTILITIES	PRC	POINT OF REVERSE CURVATURE
CT	COURT	PT	POINT OF TANGENCY
CTRB	CONCRETE THRUST REDUCER BLOCK	PV	PLUG VALVE
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
DBPS	DRAINAGE BASIN PLANNING STUDY	R	RADIUS
DE	DRAINAGE EASEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RD	ROAD
DR	DRIVE	ROW	RIGHT OF WAY
DRC	DESIGN REVIEW COMMITTEE	RT	RIGHT
DU	DWELLING UNITS	S	SOUTH
DY	DAY	STE	STEEL
E	EAST	SAN	SANITARY SEWER
EA	EACH	SF	SQUARE FOOT
EGL	ENERGY GRADE LINE	ST	STREET
EL	ELEVATION	STA	STATION
ELEC	ELECTRIC	STM	STORM SEWER
EOA	EDGE OF ASPHALT	SY	SQUARE YARD
EPC	EL PASO COUNTY	SY-IN	SQUARE YARD INCH
ERCP	ELLIPTICAL RCP	TB	THRUST BLOCK
ESMT	EASEMENT	TBC	TOP BACK OF CURB
EST	ESTIMATE	TBW	TOP BACK OF WALK
EX	EXISTING	TEL	TELEPHONE
FDP	FINAL DEVELOPMENT PLAN	TN	TON
FDR	FINAL DRAINAGE REPORT	TOA	TOP OF ASPHALT
FES	FLARED END SECTION	TOB	TOP OF BOX
FF	FINISHED FLOOR ELEVATION	TOC	TOP OF CURB OR CONCRETE
FG	FINISHED GRADE	TOF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOWLINE	TW	TOP OF WALL
FIL	FILING	TYP	TYPICAL
FO	FIBER OPTIC CABLE	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GB	GRADE BREAK	UE	UTILITY EASEMENT
GE	GAS EASEMENT	U&DE	UTILITY & DRAINAGE EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	UGE	UNDERGROUND ELECTRIC
GL	GAS LINE	VCP	VITRIFIED CLAY PIPE
GPS	GLOBAL POSITIONING SYSTEM	VPC	VERTICAL POINT OF CURVATURE
GV	GATE VALVE	VPI	VERTICAL POINT OF INTERSECTION
HBP	HOT BITUMINOUS PAVEMENT	VPT	VERTICAL POINT OF TANGENCY
HC	HANDICAP	VTC	VEHICLE TRACKING CONTROL
HDC	HIGH DEFLECTION COUPLING	W	WEST
HDPE	HIGH DENSITY POLYETHYLENE	WL	WATER LINE
HGL	HYDRAULIC GRADE LINE	WM	WATER MAIN
HMA	HOT MIX ASPHALT	WRD	WATER RESOURCES DEPARTMENT
HOA	HOME OWNERS ASSOCIATION	WS	WATER SURFACE
HP	HIGH POINT	WSE	WATER SURFACE ELEVATION
HR	HOUR	WTR	WATER
I	INLET	YR	YEAR
IE	IRRIGATION EASEMENT		

PCD Filing No.:
SF-20-028



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

- 1 - COVER SHEET
- 2 - LEGEND & NOTES
- 3 - TYPICAL SECTIONS
- 4-5 - HORIZONTAL CONTROL PLAN
- 6-14 - STREET IMPROVEMENT PLANS
- 17-20 - STORM PLANS
- 21-28 - PERMANENT BMP PLANS
- 29 - DETAILS

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 MOUNTMENT 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)

Clarify per updated plat statement.

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

Change to:
El Paso County PCD
(719) 520-6300

El Paso County DPW
(719) 520-6460

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



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 USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
JASON POCK
JASON.POCK@MDCOH.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							10/30/20	APL	APL	

URBAN COLLECTION AT
PALMER VILLAGE
COVER SHEET
CONSTRUCTION DOCUMENTS

SHEET 1 OF 29

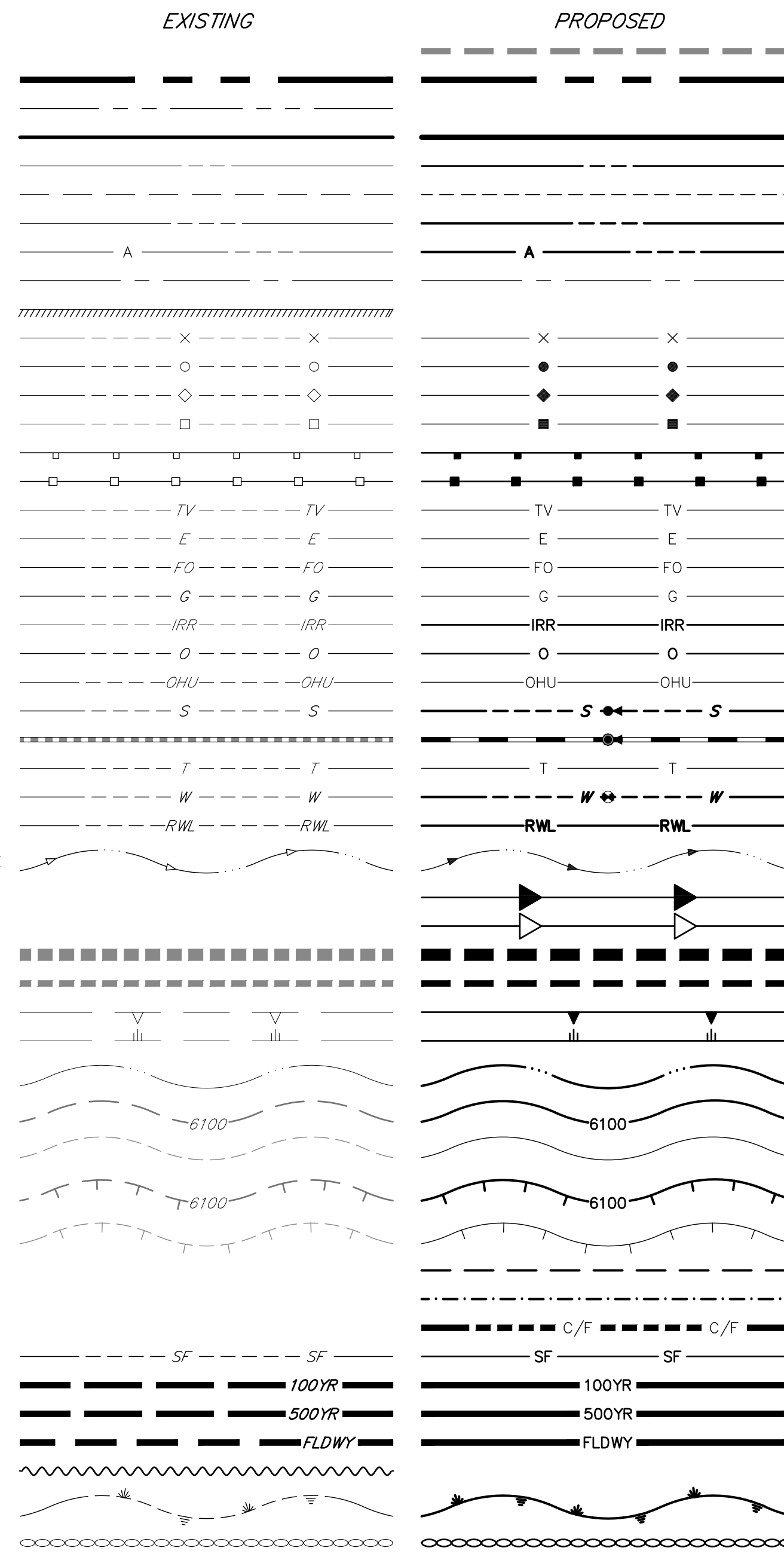
JOB NO. 25149.01

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

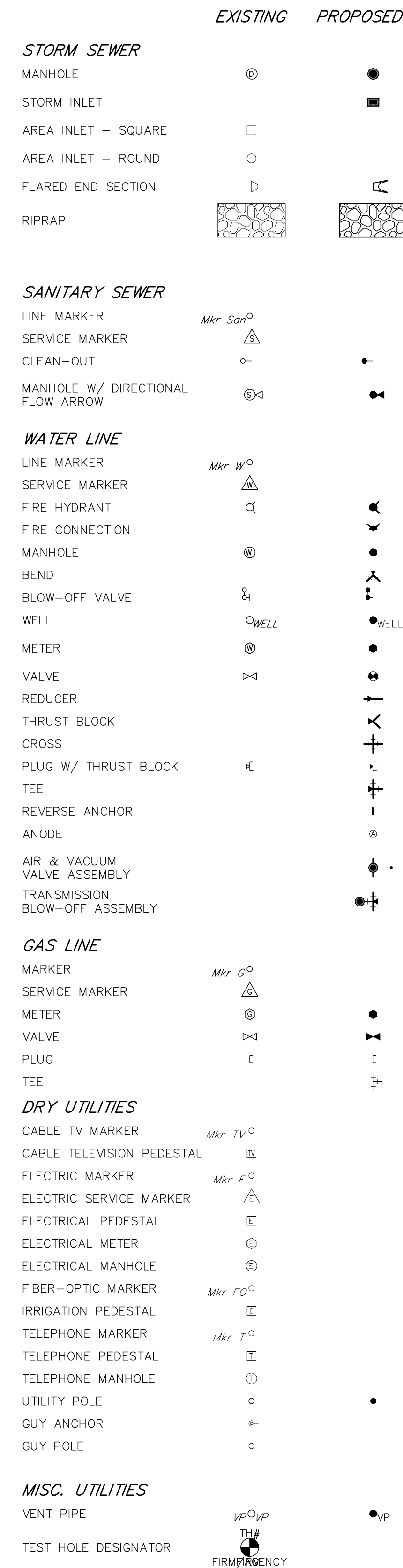
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
 - CDOT M&S STANDARDS
- 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 ENGINEERING 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 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.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

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

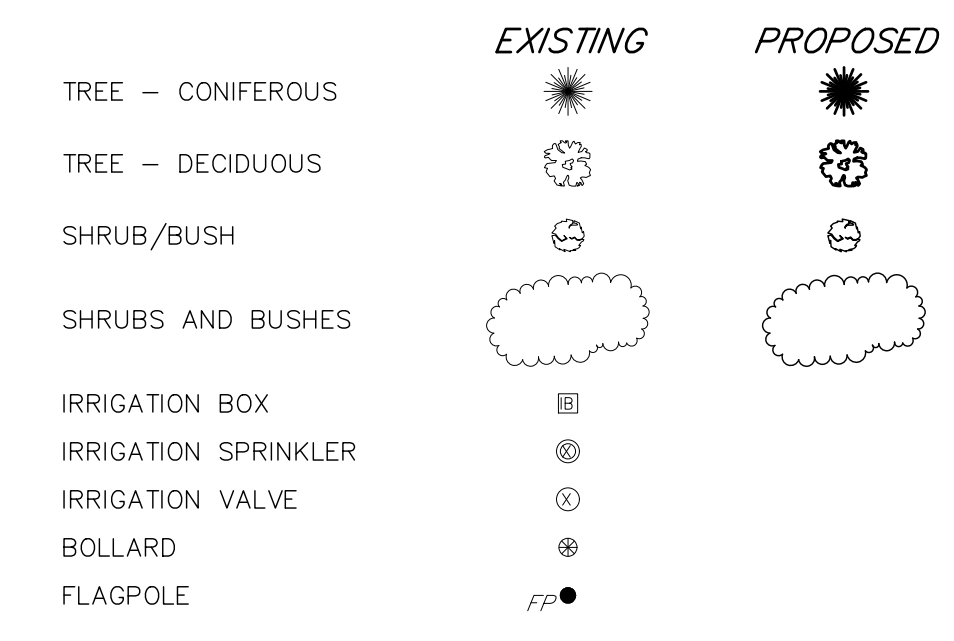
LAYER LINETYPE LEGEND



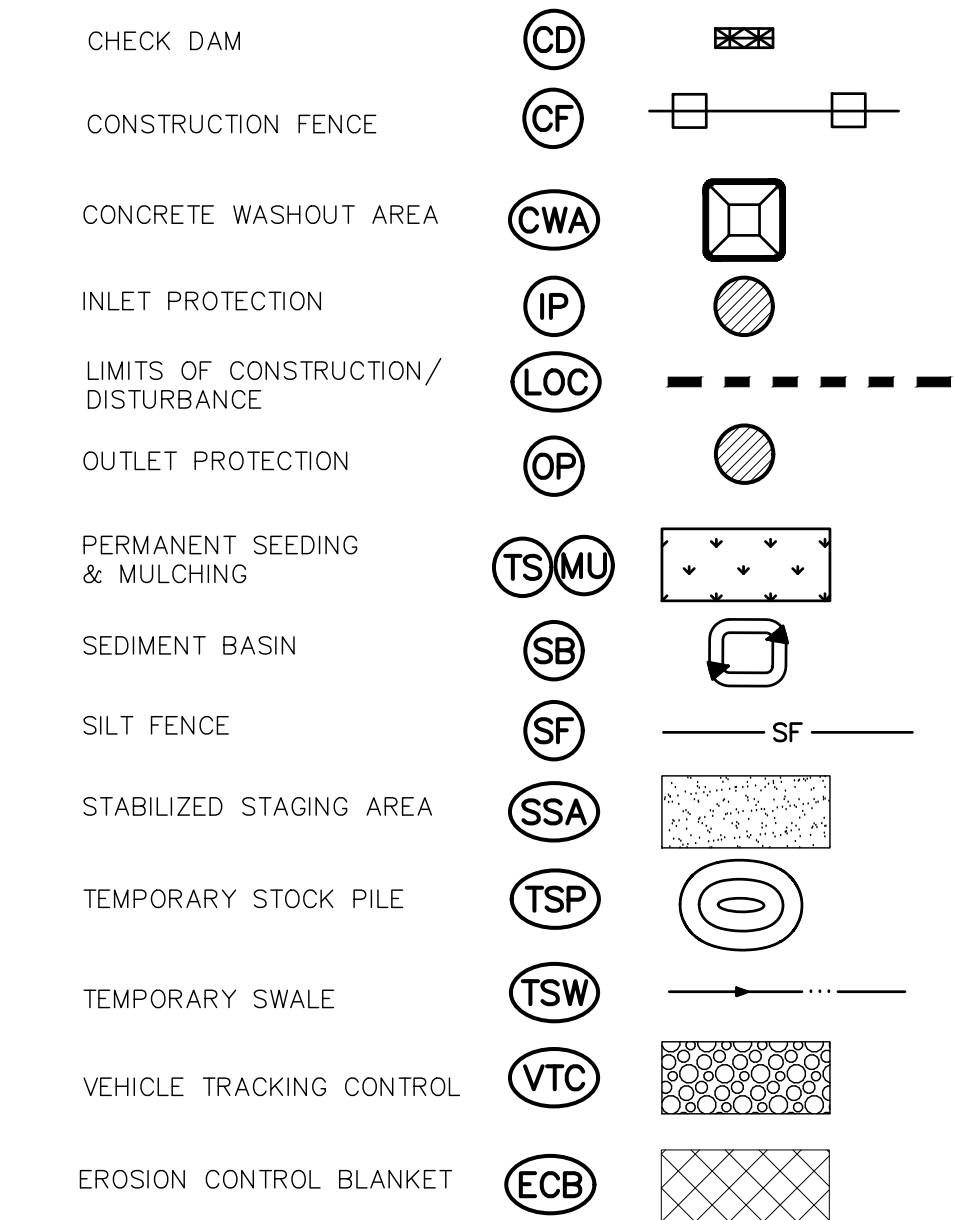
UTILITIES LEGEND



LANDSCAPE LEGEND

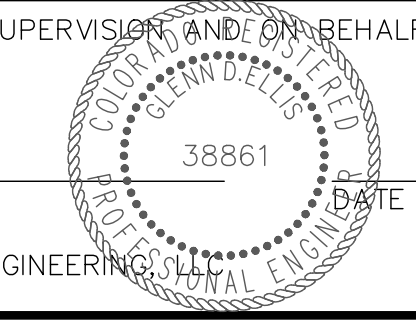


LEGEND



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



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

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

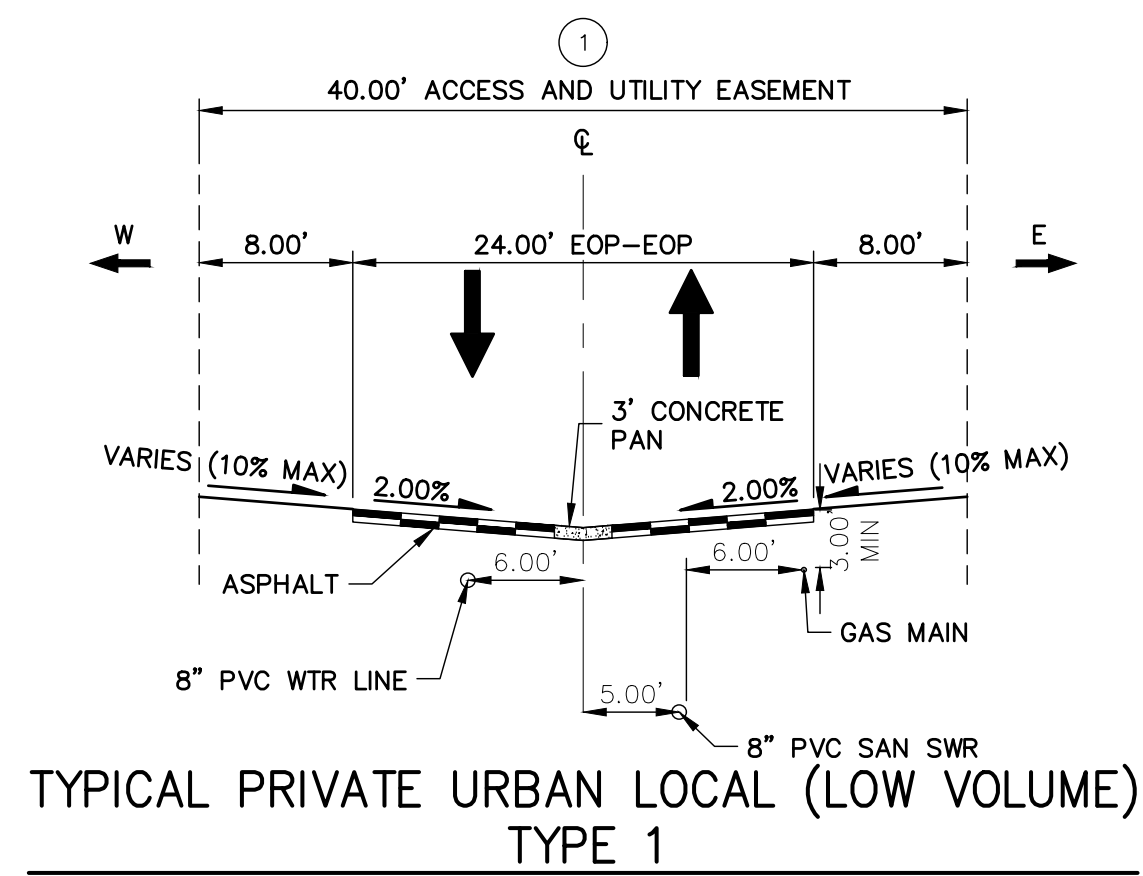
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9083 • Colorado Springs 719-583-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY		DATE	
								N/A	N/A	10/30/20	APL

URBAN COLLECTION AT PALMER VILLAGE
 LEGEND & NOTES
 CONSTRUCTION DOCUMENTS

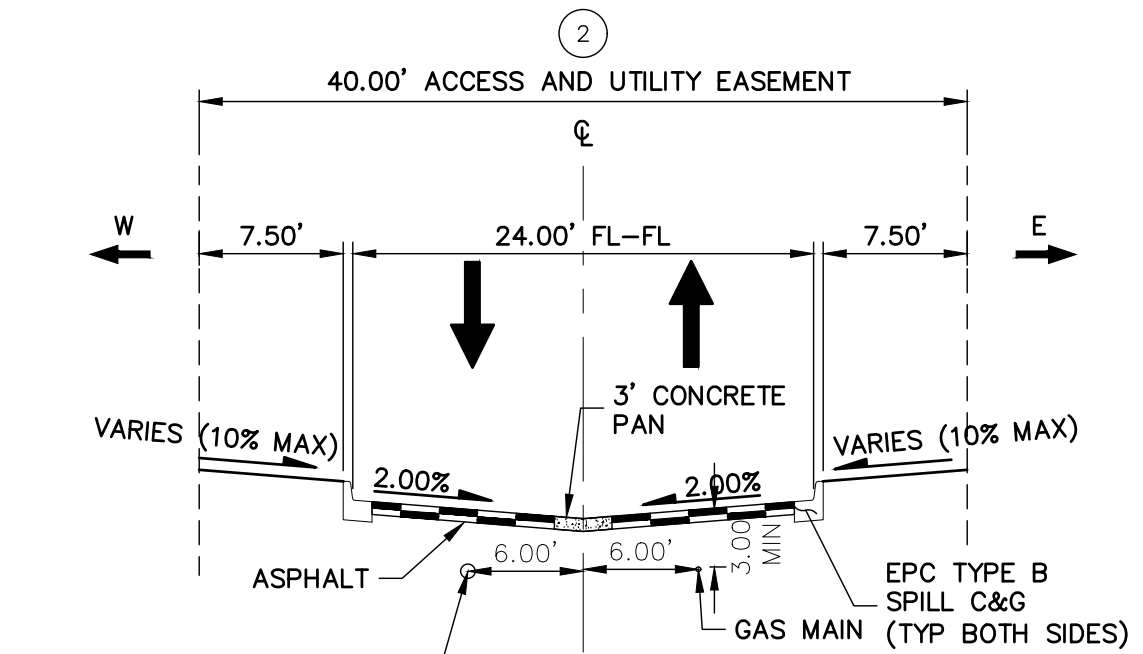
SHEET 2 OF 29
 JOB NO. 25149.01

X:\2510000\2514901\Drawings\Sheet\Legend\Legend.dwg, L001, 11/23/2021 11:01:46 AM, CS



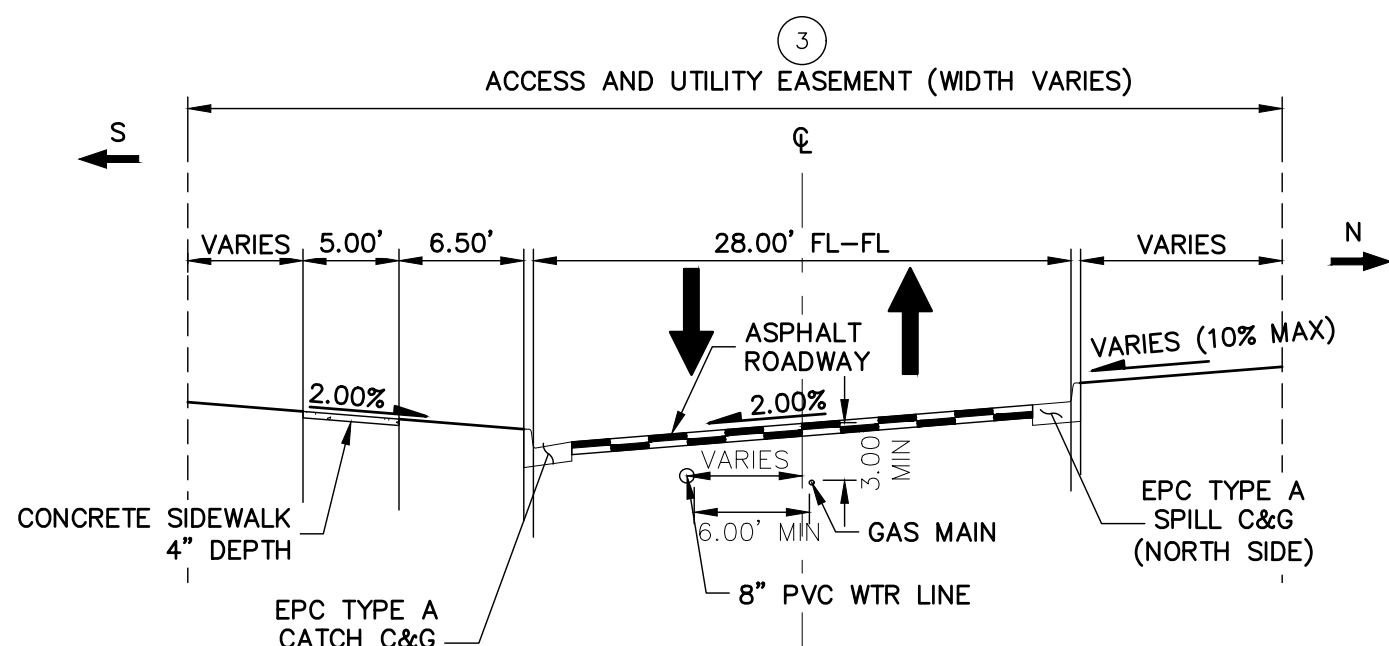
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 1

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



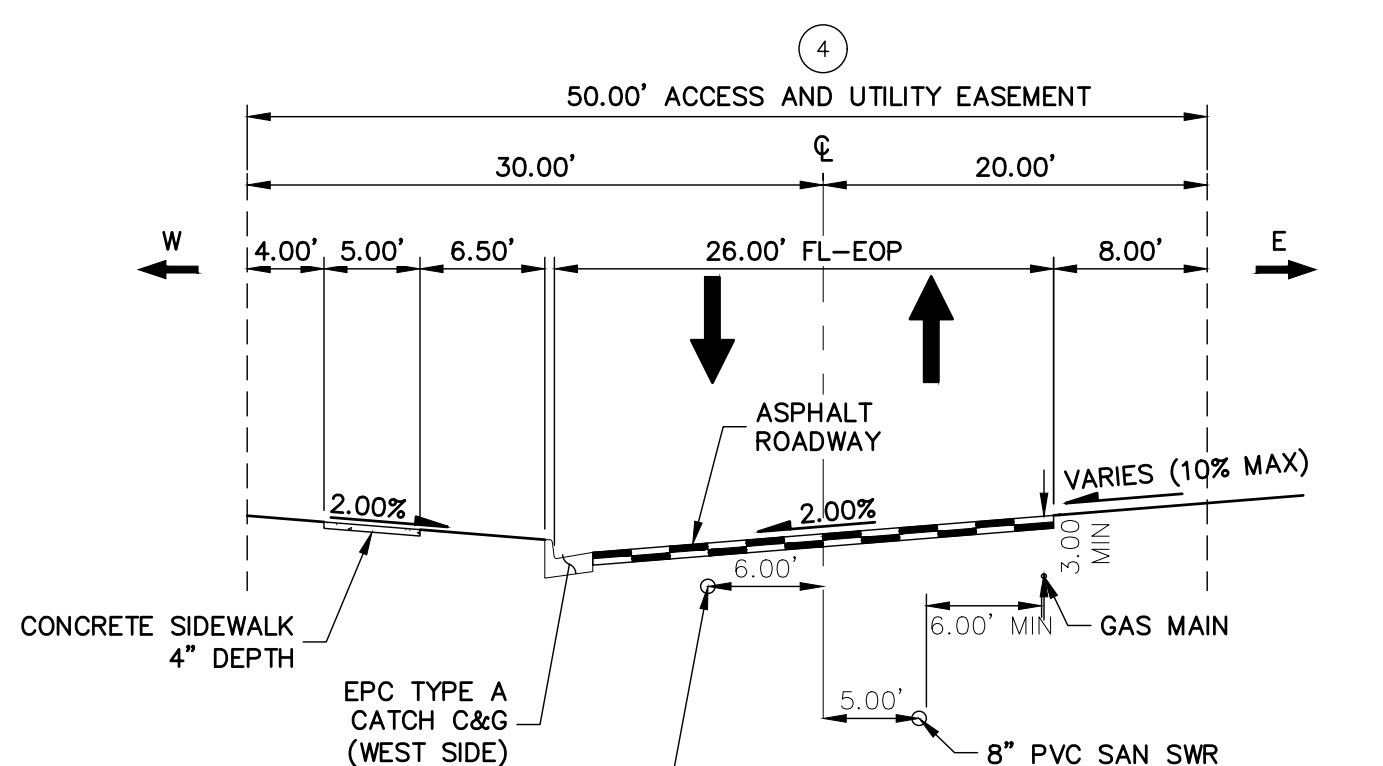
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 2

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



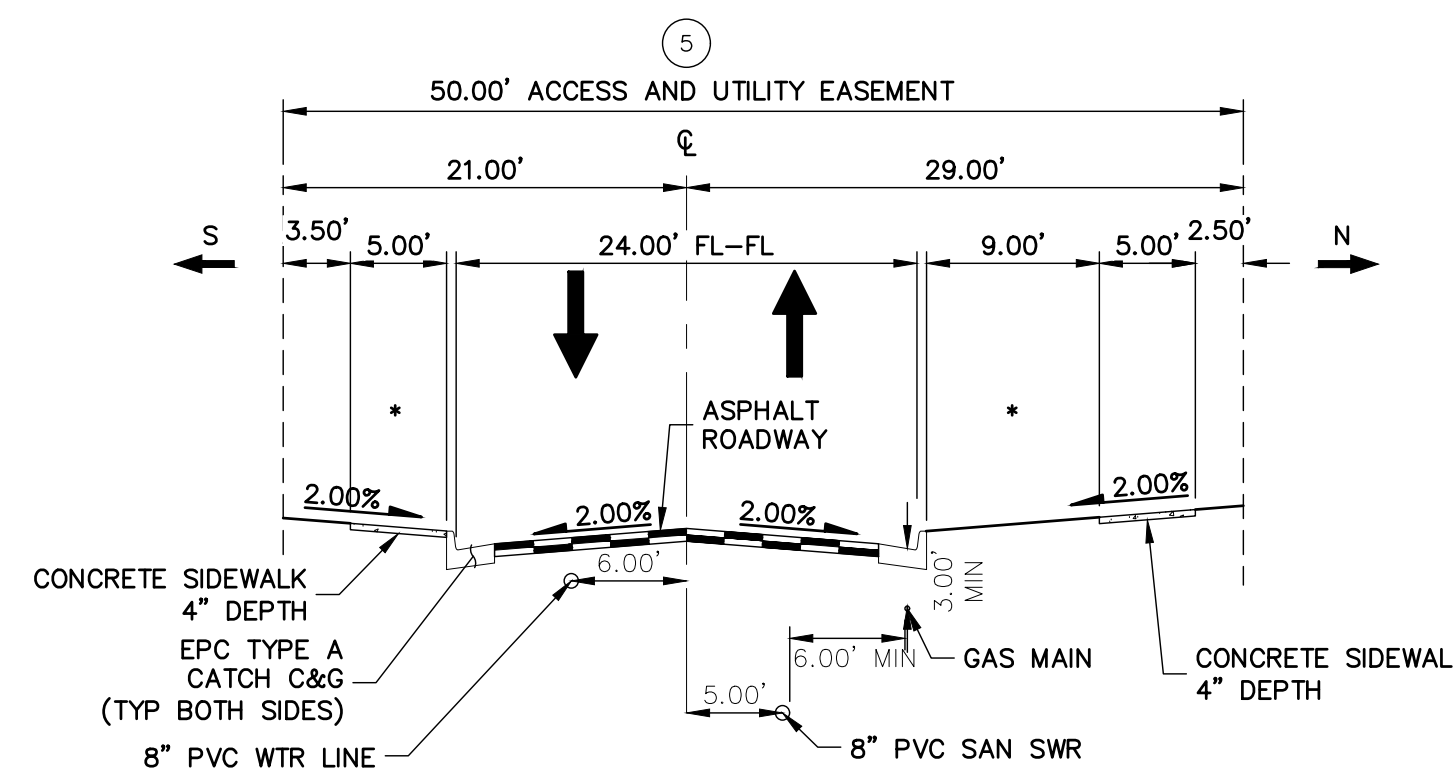
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 3

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



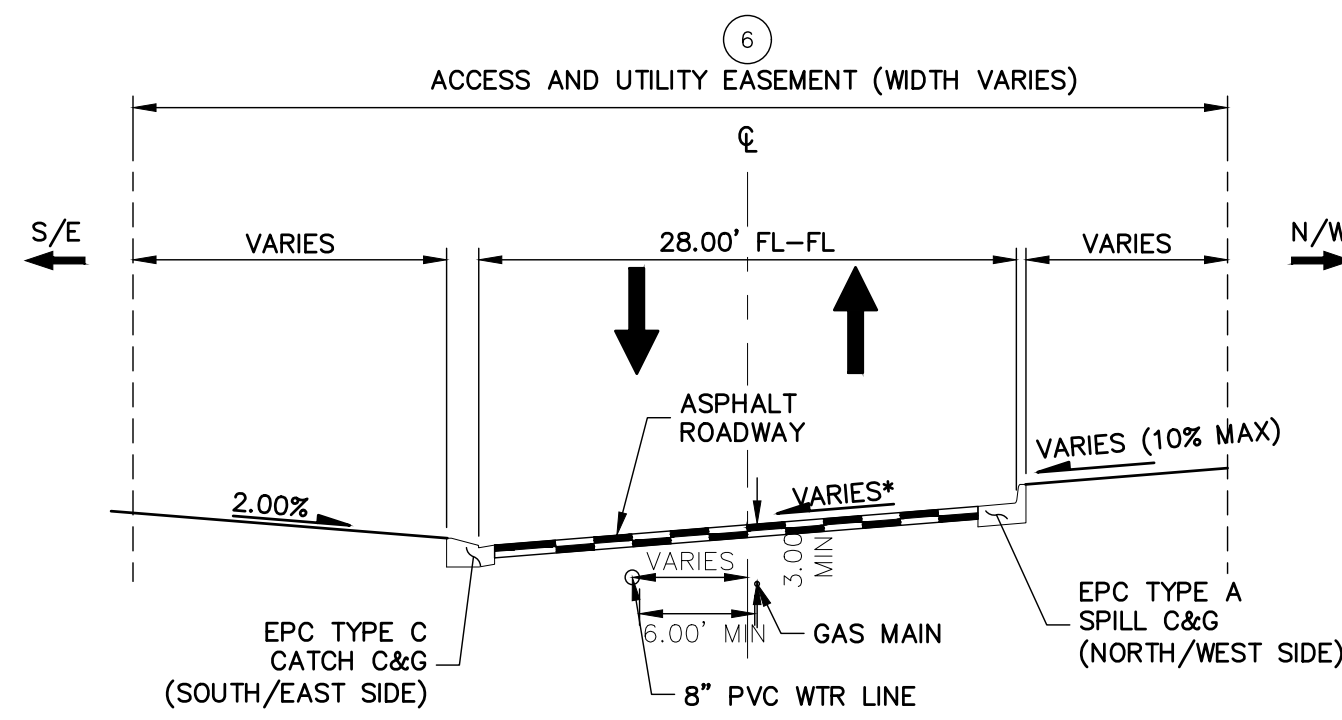
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 4

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



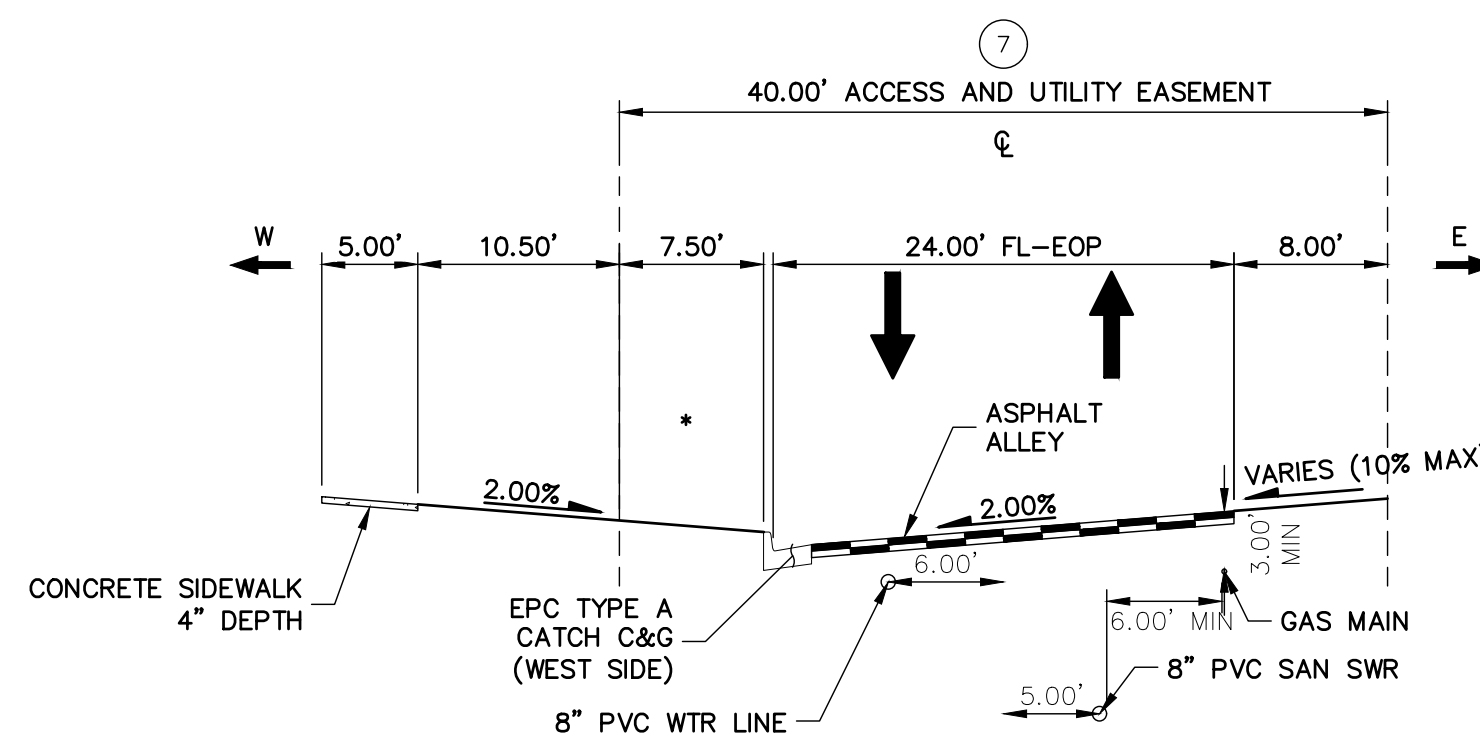
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 5

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



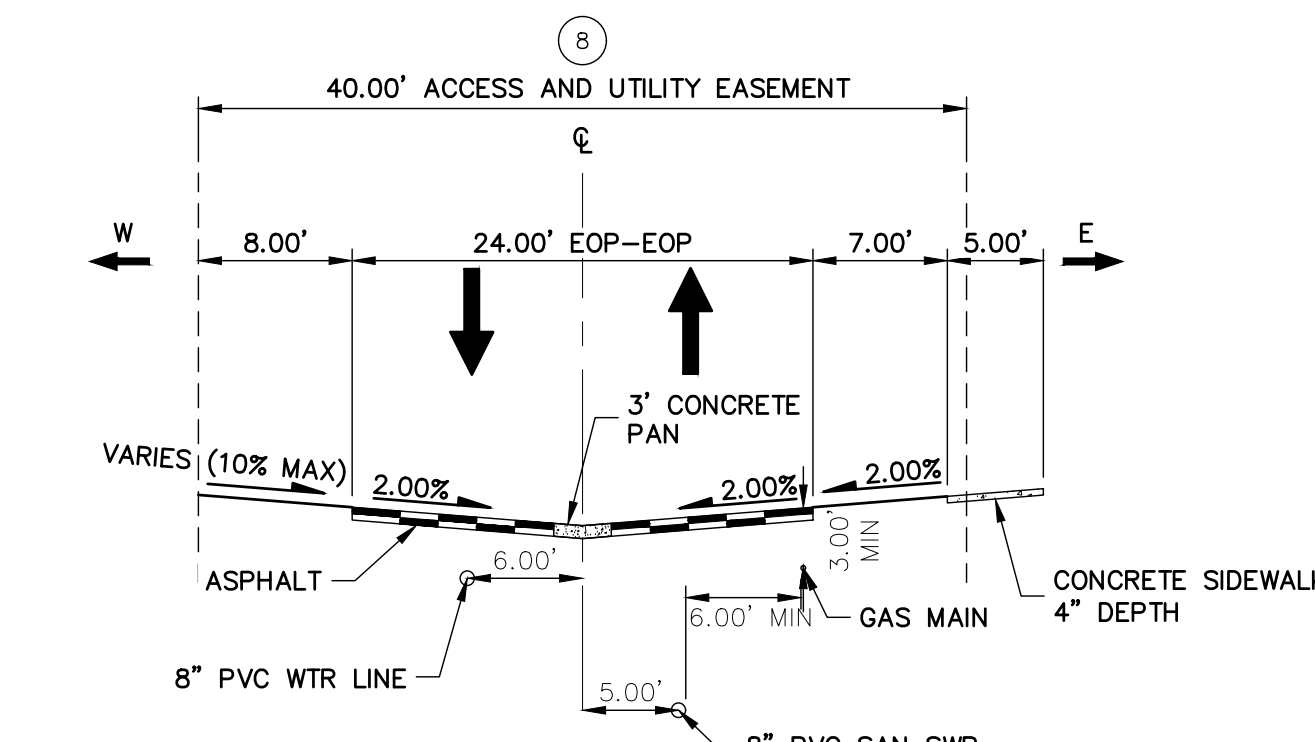
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 6

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



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

TYPICAL SECTIONS NOTES

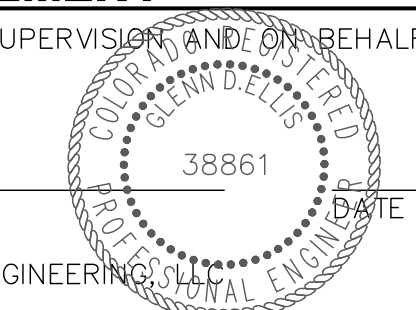
1. SEE SHEET 6 TO 14 FOR LOCATIONS OF TYPICAL SECTIONS.



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 DATE

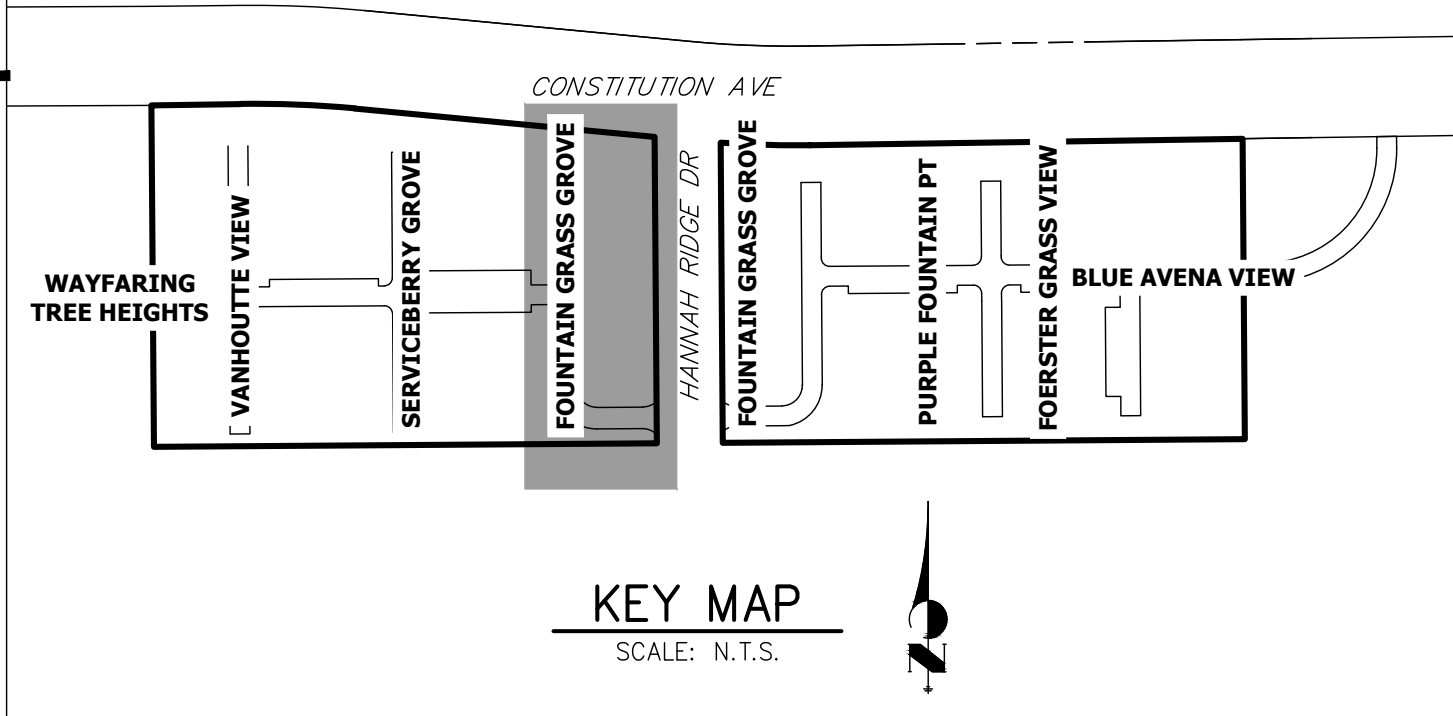
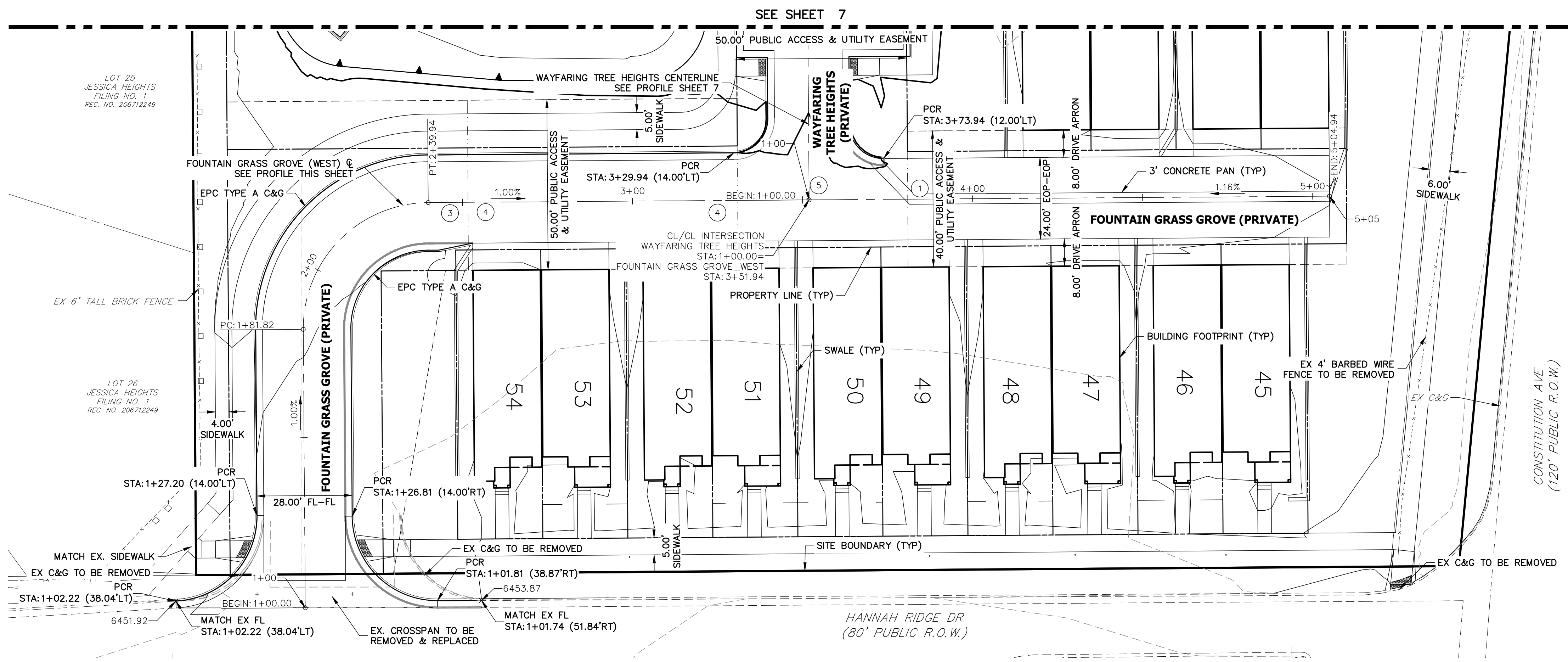
URBAN COLLECTION AT PALMER VILLAGE
TYPICAL SECTIONS
CONSTRUCTION DOCUMENTS

No.	REVISION	BY	DATE	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	10/30/20	APL	APL	APL

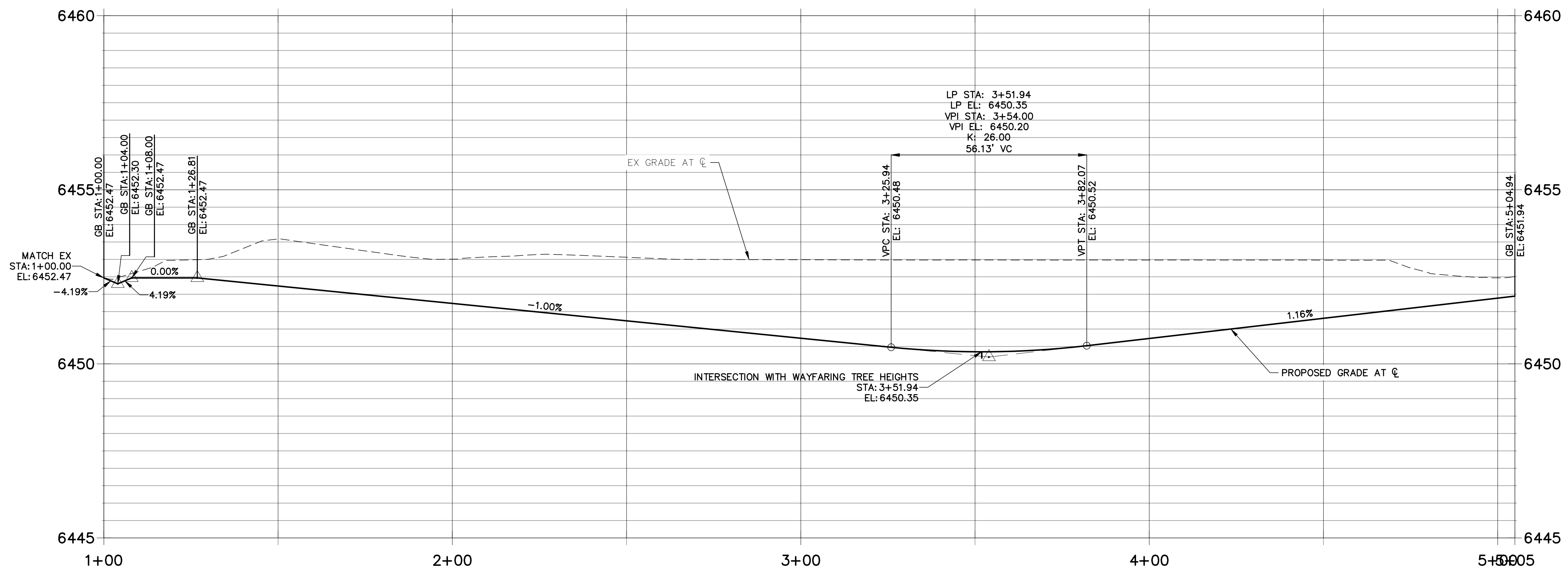
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

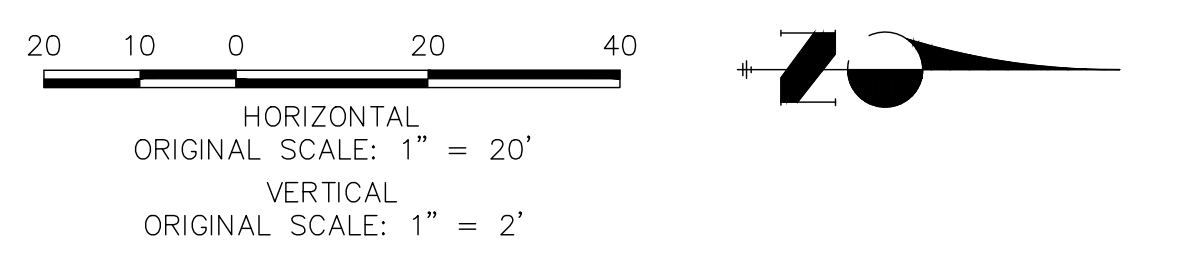
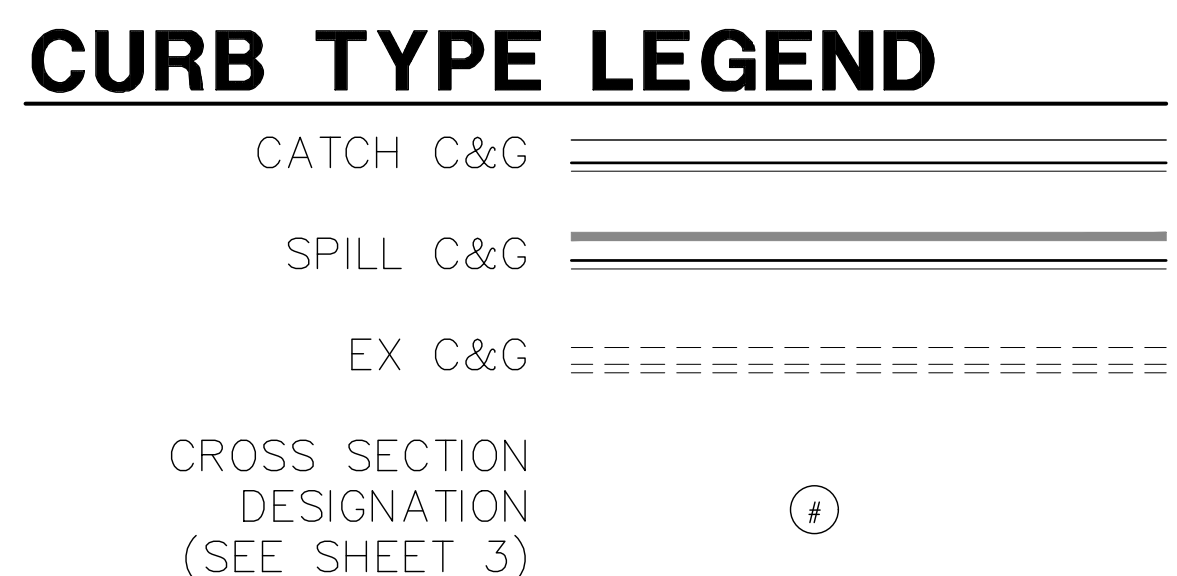
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.



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



- NOTES**
1. ALL SIDEWALK CURB RAMP 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'.



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

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

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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

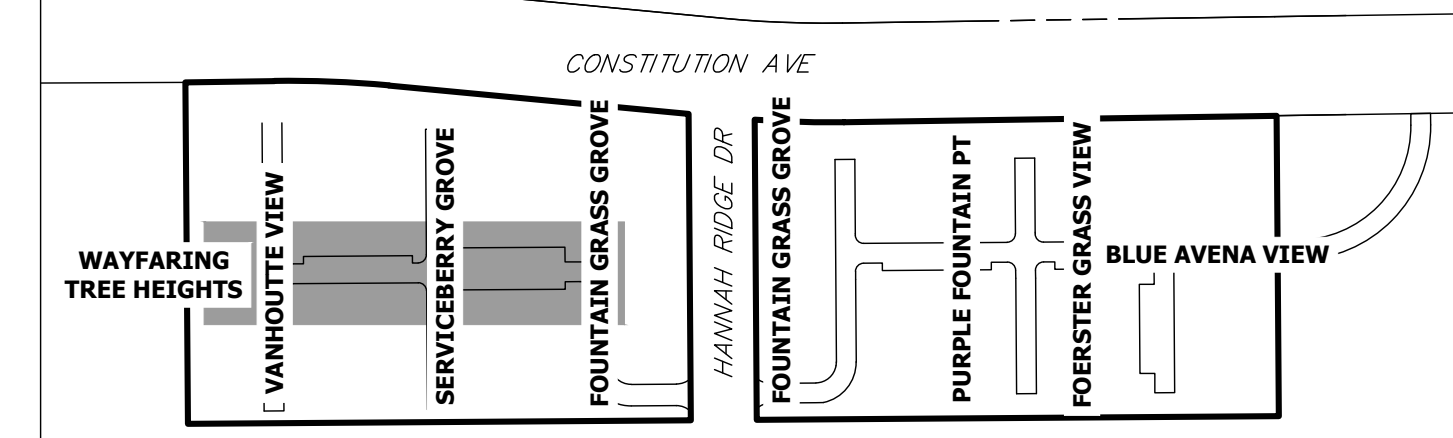
URBAN COLLECTION AT PALMER VILLAGE
 STREET IMPROVEMENT PLANS
 FOUNTAIN GRASS GROVE (WEST)
 CONSTRUCTION DOCUMENTS

SHEET 6 OF 29
 JOB NO. 25149.01

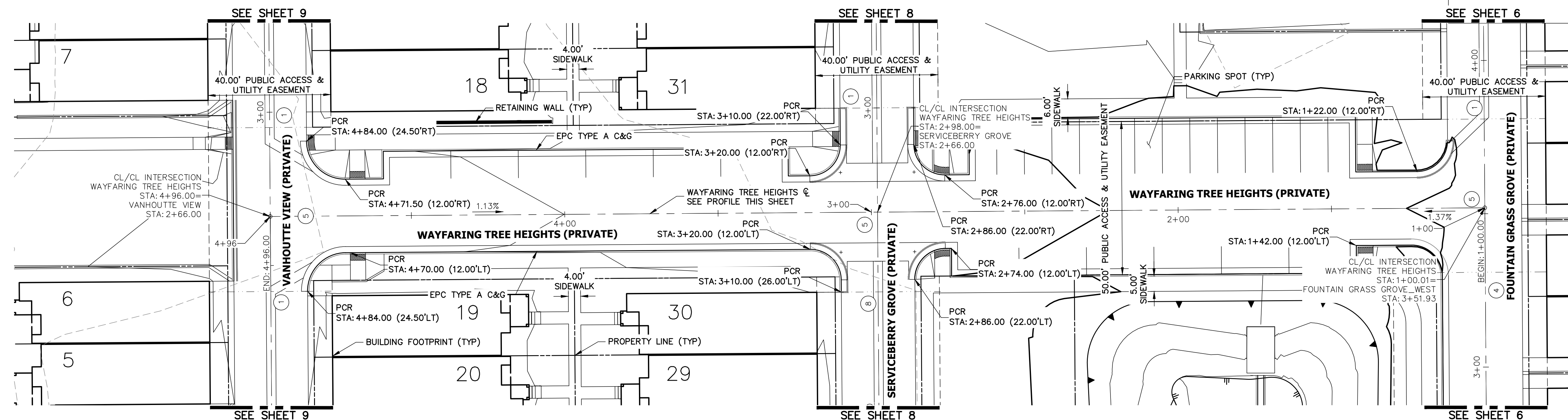




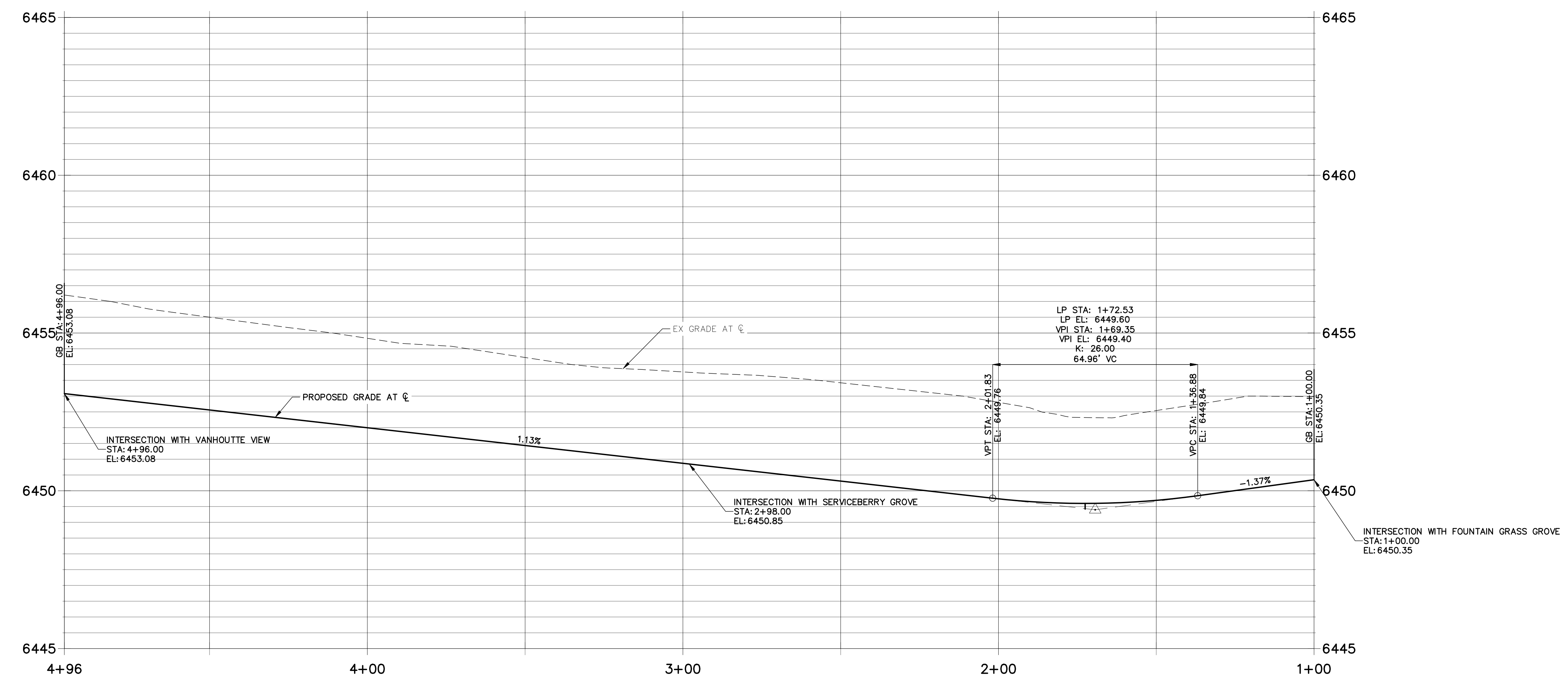
Know what's below.
Call before you dig.



KEY MAP
SCALE: N.T.S.



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

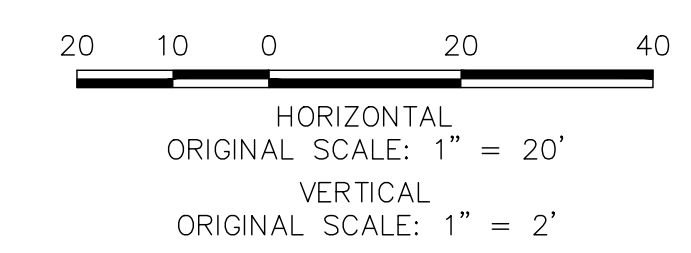


- NOTES**
- ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA. SEE DETAIL SHEET 29.
 - SEE SHEET 3 FOR TYPICAL SECTION.
 - ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
 -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

CURB TYPE LEGEND

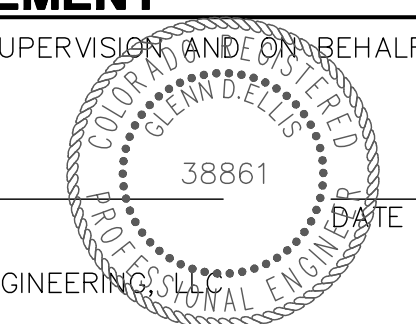


CROSS SECTION DESIGNATION
(SEE SHEET 3)



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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

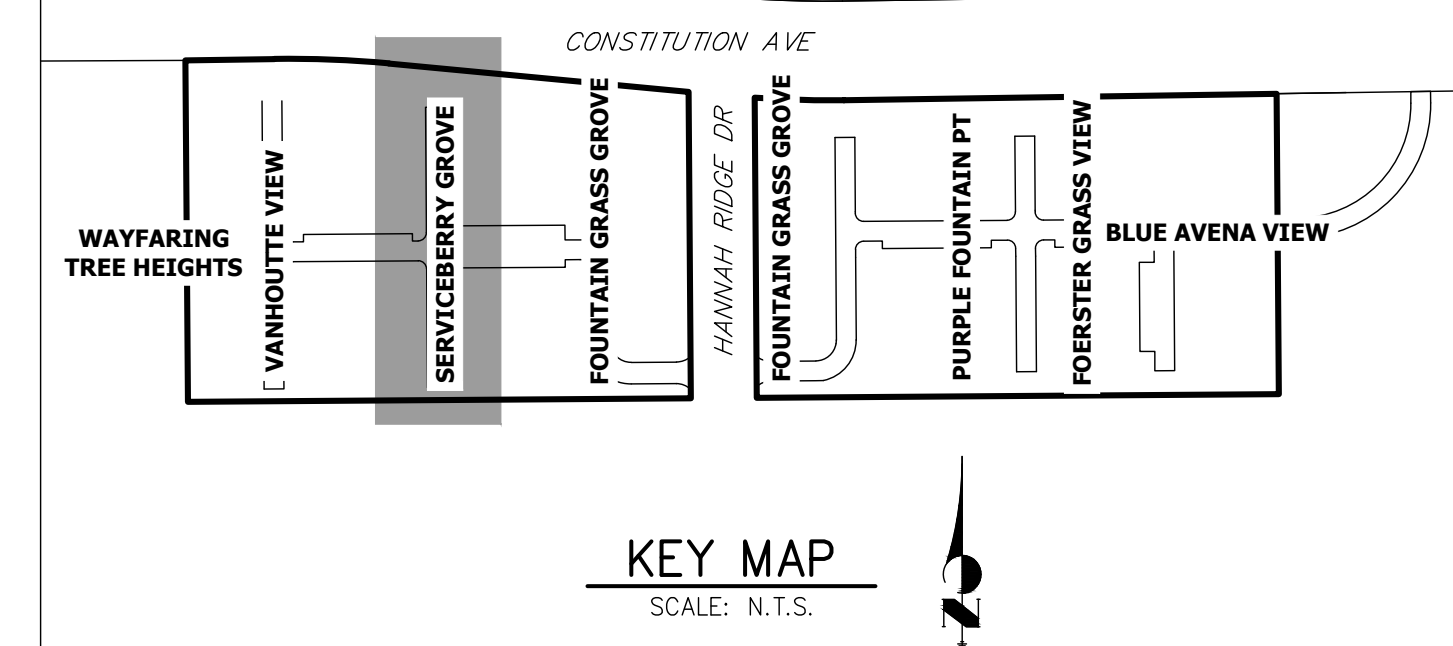
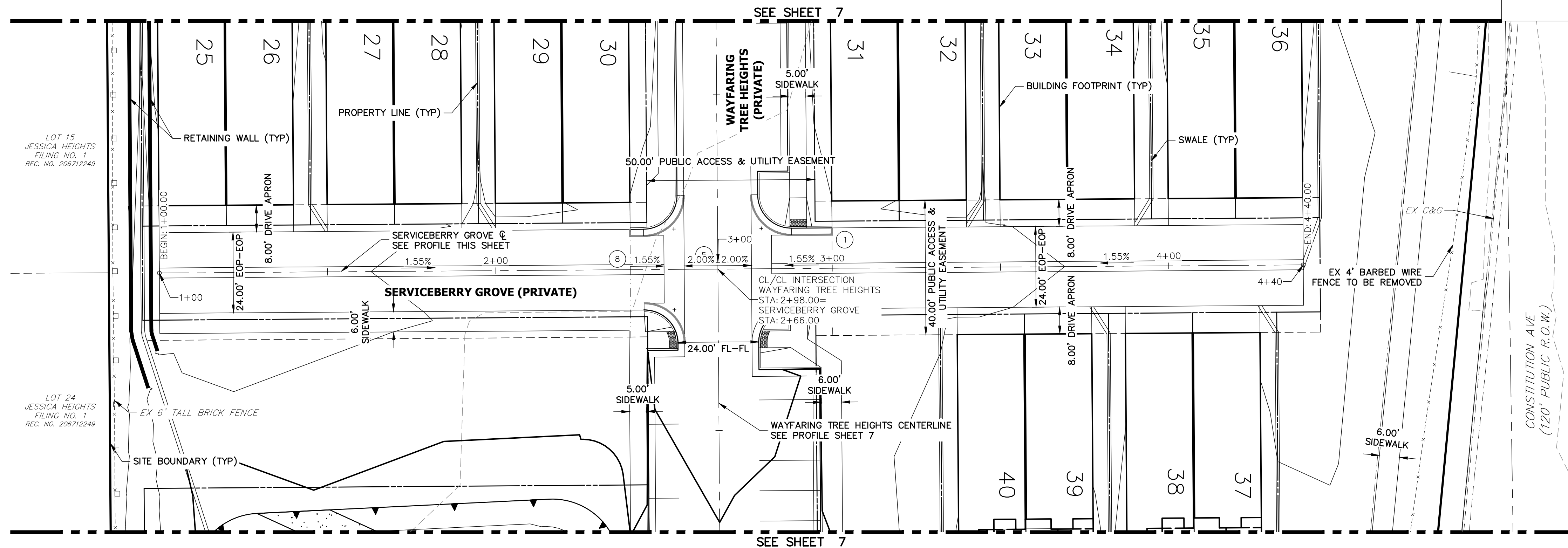
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

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

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
WAYFARING TREE HEIGHTS
CONSTRUCTION DOCUMENTS

SHEET 7 OF 29
JOB NO. 25149.01



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

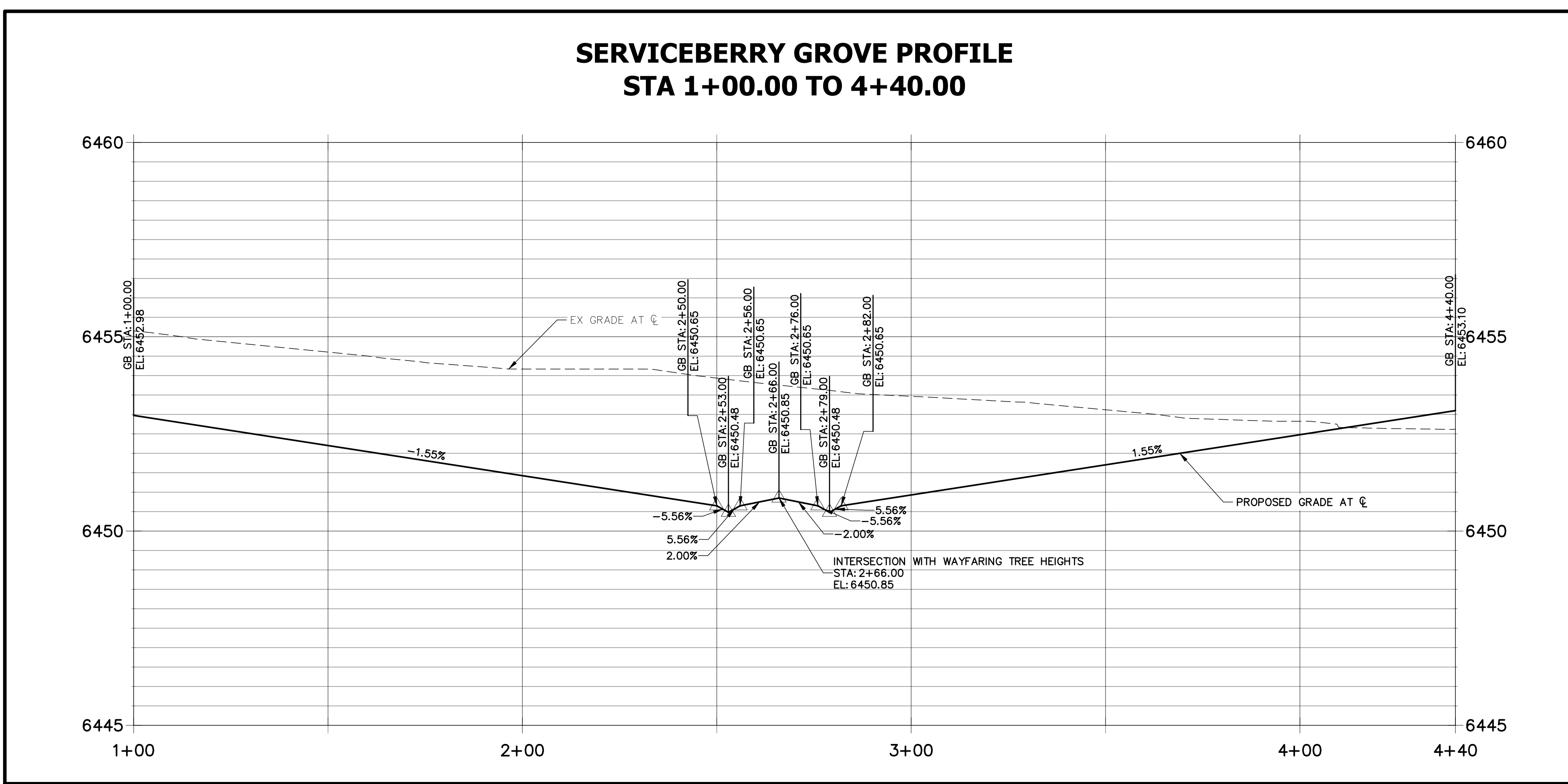
PREPARED FOR
RICHMOND AMERICAN HOMES
 4350 S. MONACO STREET
 DENVER, CO 80237
 (720) 977-3827
 JASON.FOCK@MDCOH.COM

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

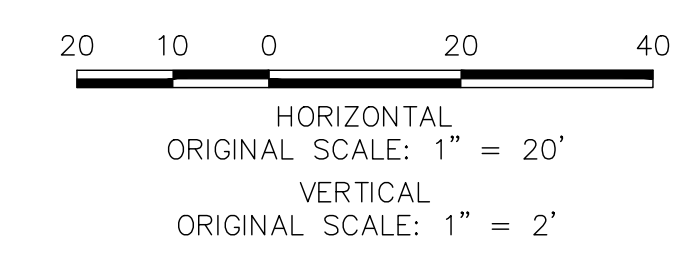
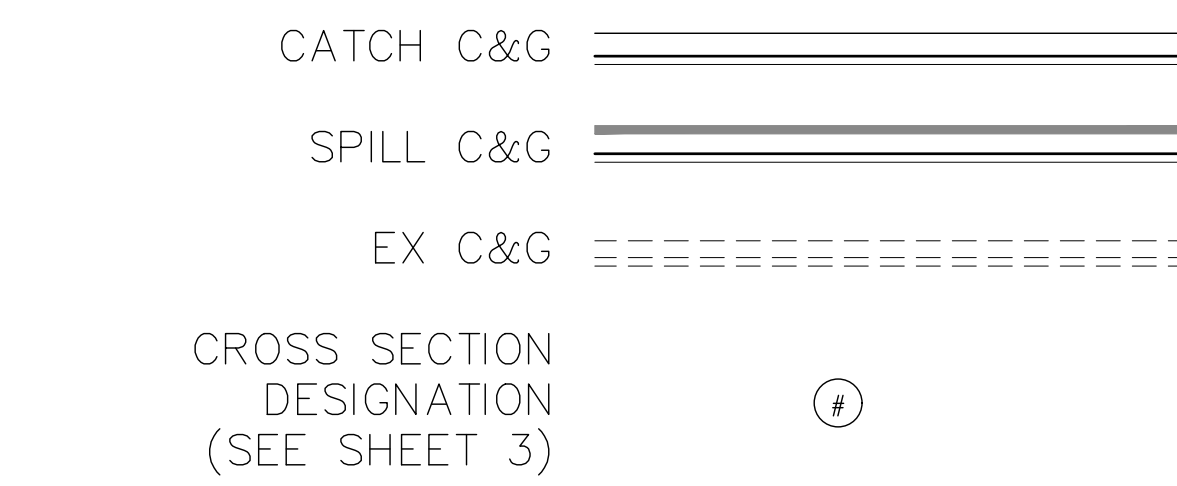
- NOTES**
- ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA-SEE DETAIL SHEET 29.
 - SEE SHEET 3 FOR TYPICAL SECTION.
 - ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
 - REFER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

No.	REVISION	BY	DATE

**SERVICEBERRY GROVE PROFILE
 STA 1+00.00 TO 4+40.00**



CURB TYPE LEGEND



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

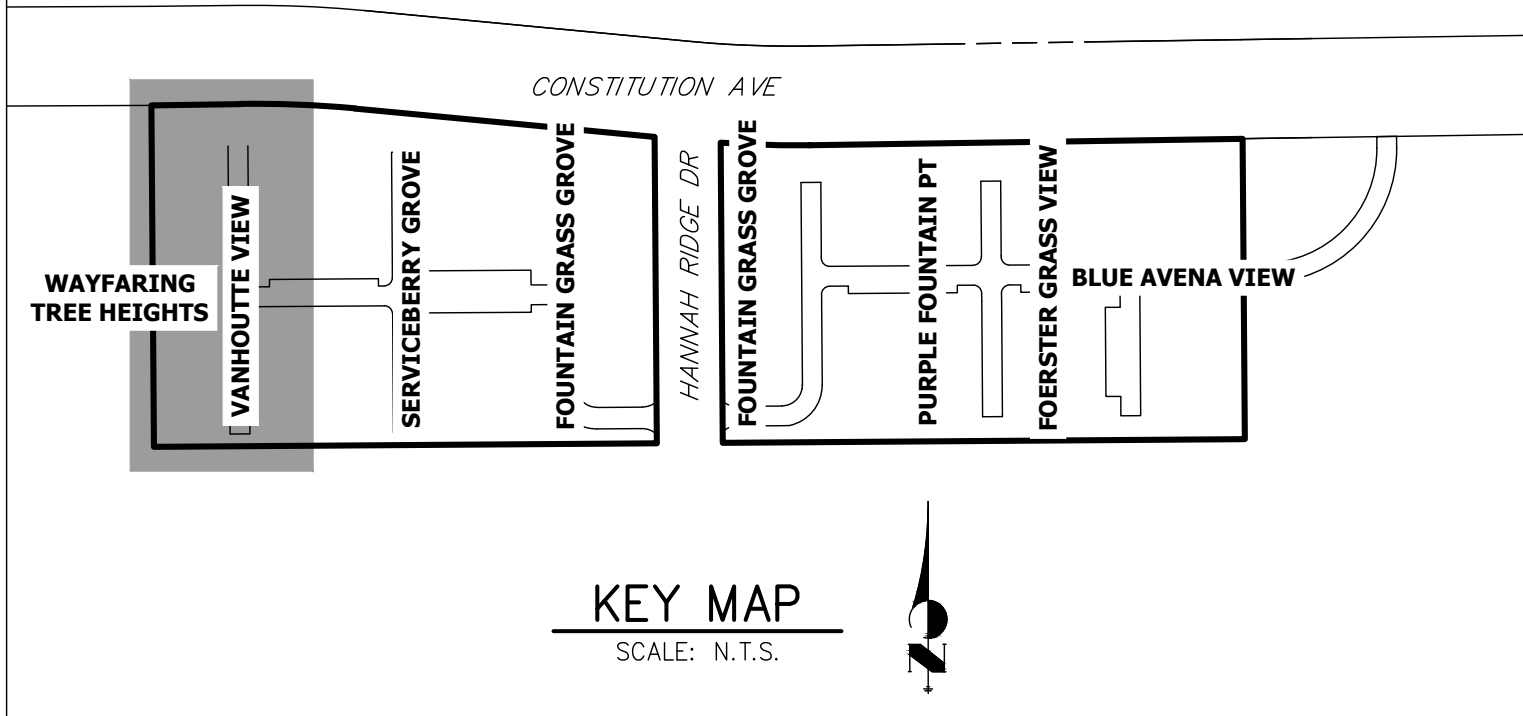
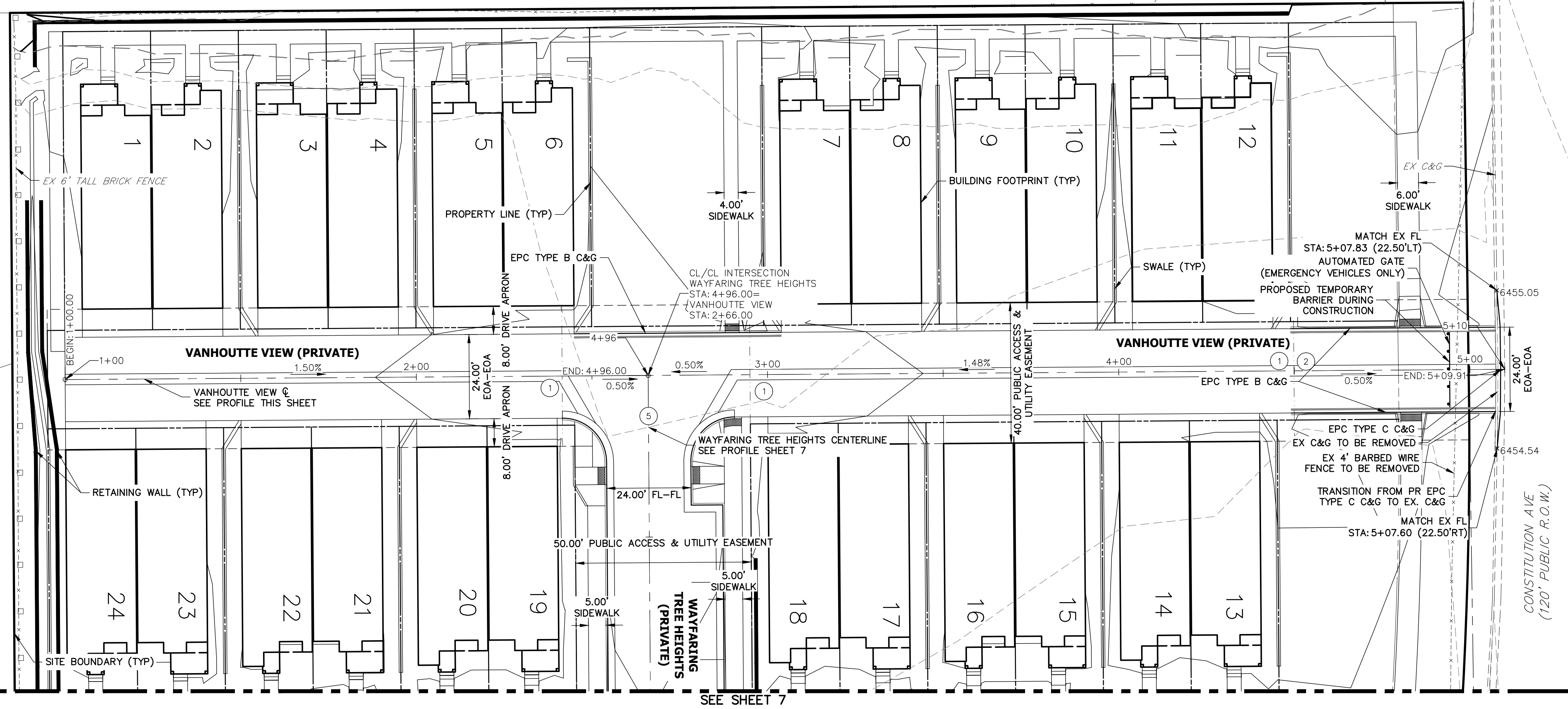
URBAN COLLECTION AT PALMER VILLAGE
 STREET IMPROVEMENT PLANS
 SERVICEBERRY GROVE
 CONSTRUCTION DOCUMENTS

SHEET 8 OF 29
 JOB NO. 25149.01

TRACT 49
CHEROKEE PARK
TOWNHOMES
REC. NO. 860041

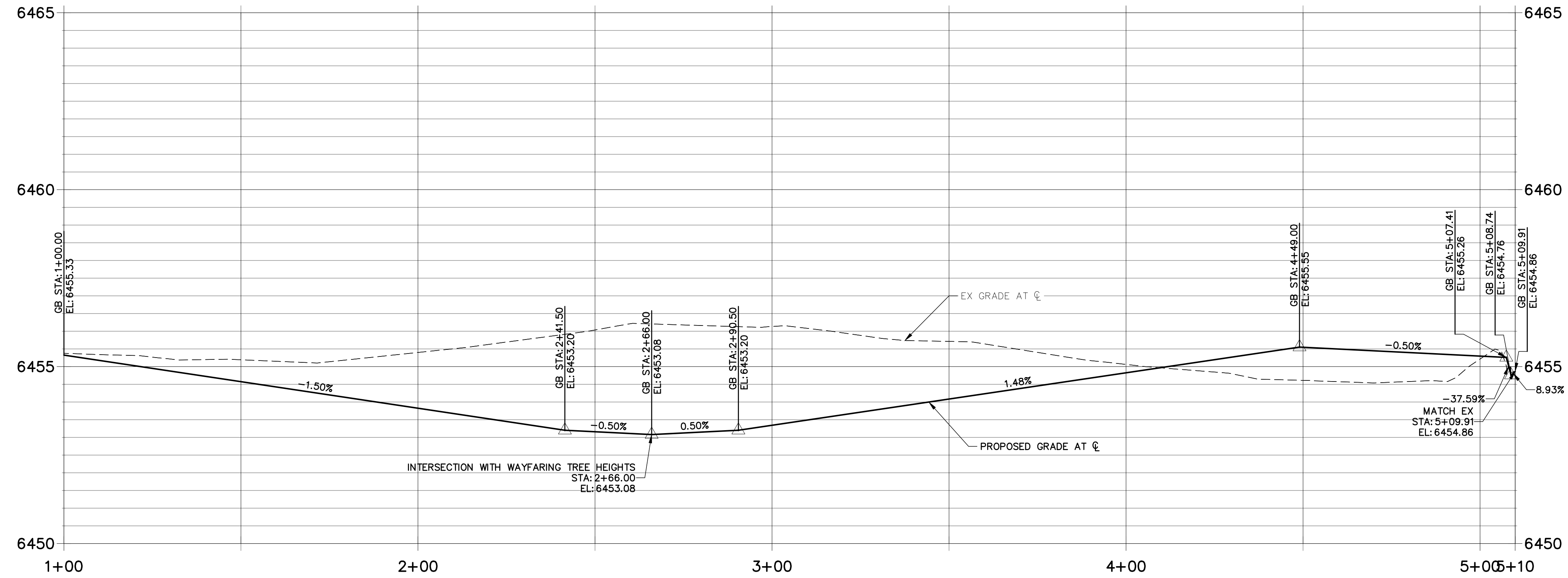
LOT 13
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 206712249

LOT 14
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 206712249

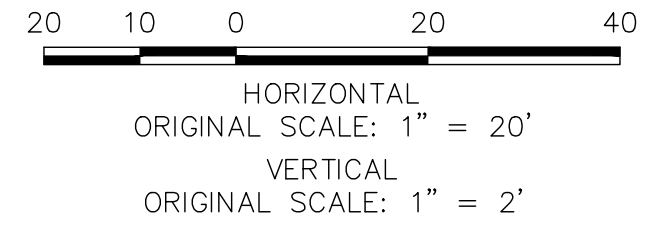
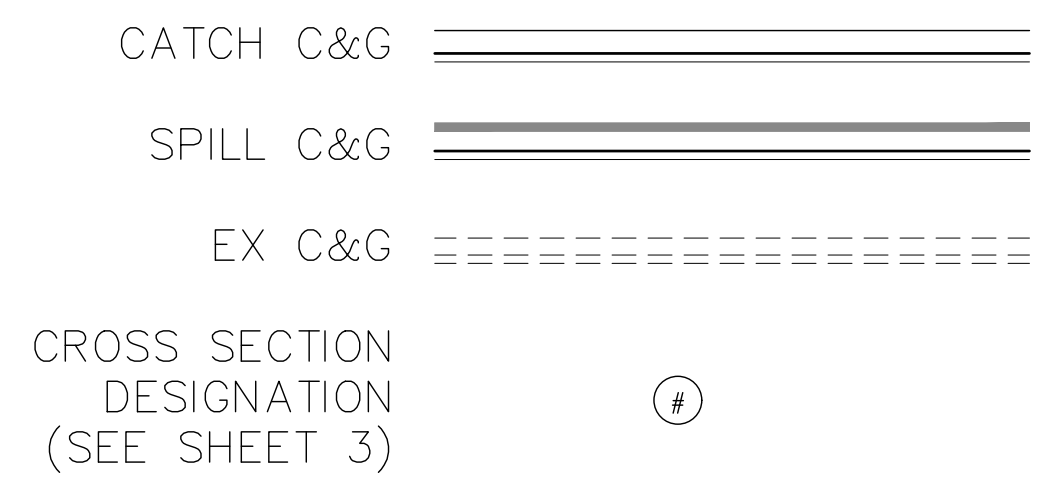


- NOTES**
1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA. SEE DETAIL SHEET 29.
 2. SEE SHEET 3 FOR TYPICAL SECTION.
 3. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 4. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
 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'.

**VANHOUTTE VIEW PROFILE
STA 1+00.00 TO 5+09.91**



CURB TYPE LEGEND



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



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

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

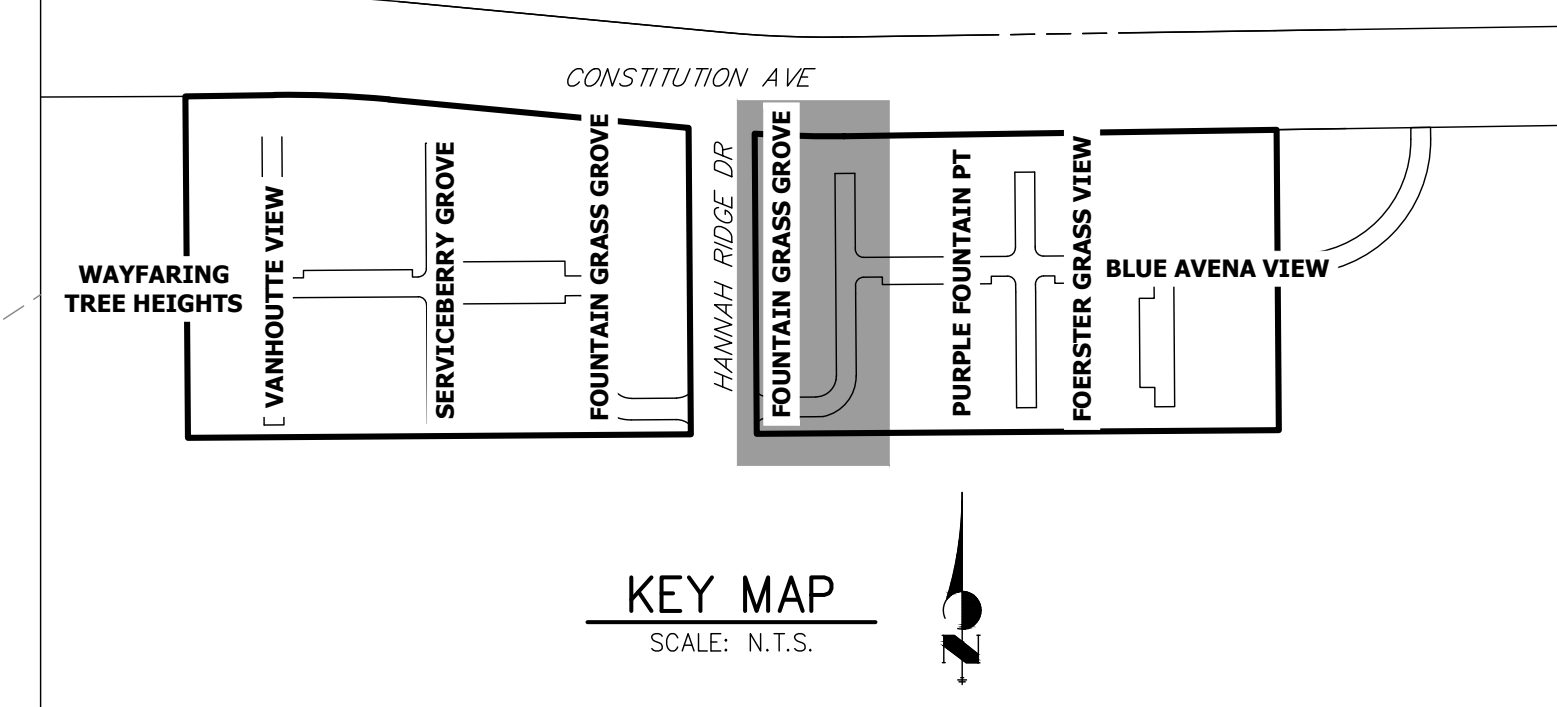
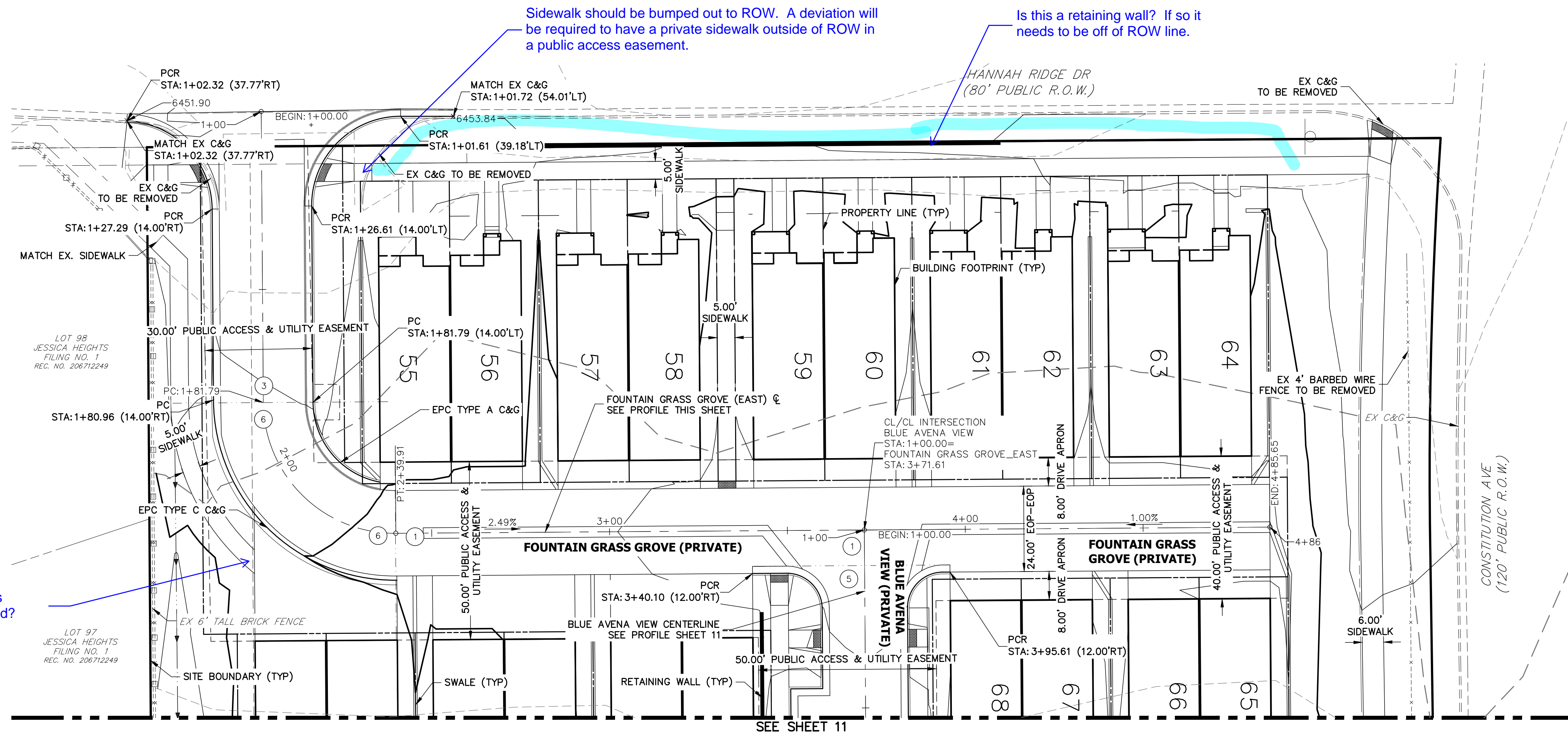
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

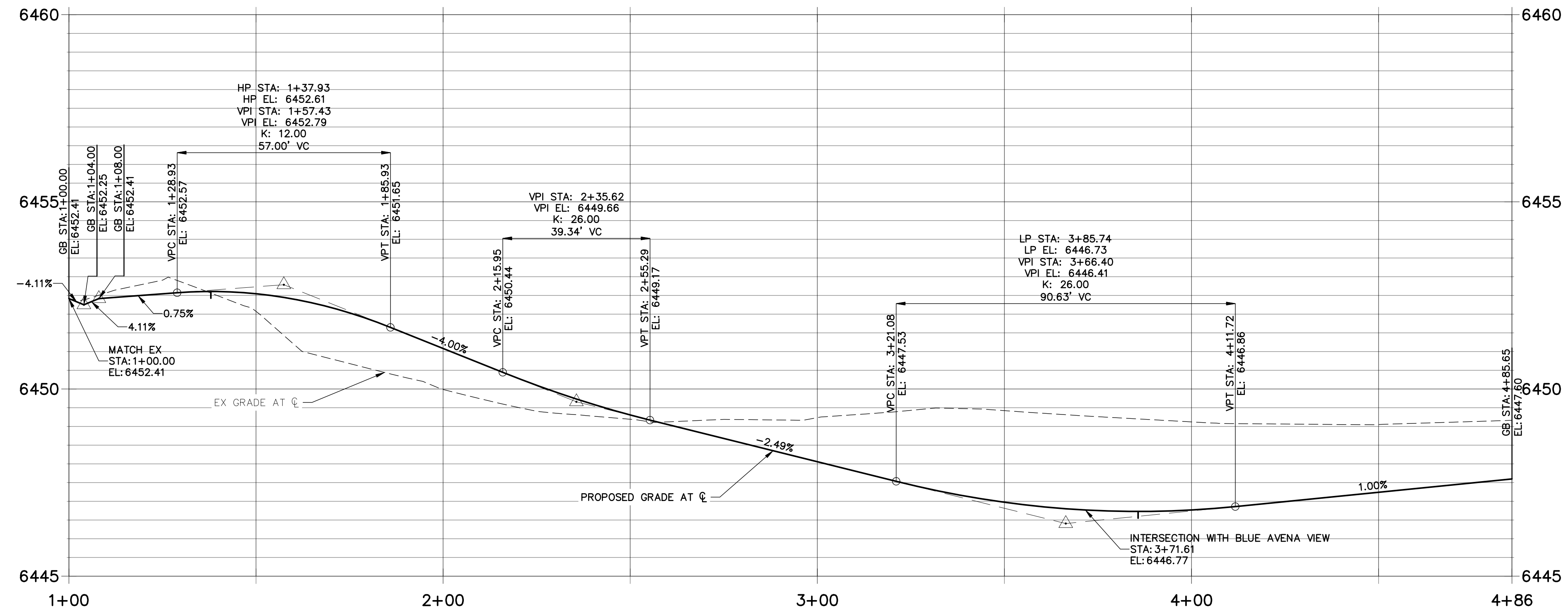
URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
VANHOUTTE VIEW
CONSTRUCTION DOCUMENTS

SHEET 9 OF 29
JOB NO. 25149.01



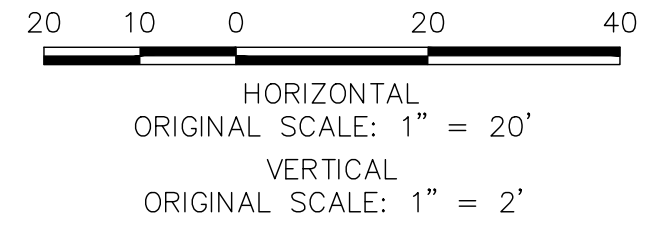
- NOTES**
1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA-SEE DETAIL SHEET 29.
 2. SEE SHEET 3 FOR TYPICAL SECTION.
 3. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
 4. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
 5. REFER TO WASTE WATER 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'.

**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)



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

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

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

J.R. ENGINEERING
 A Westcon Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

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

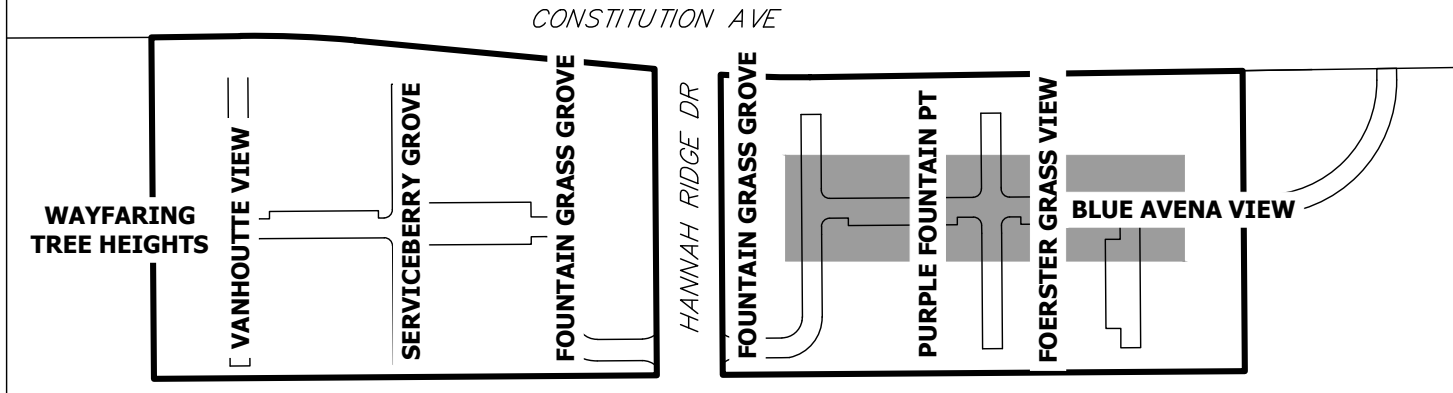
SHEET 10 OF 29
 JOB NO. 25149.01



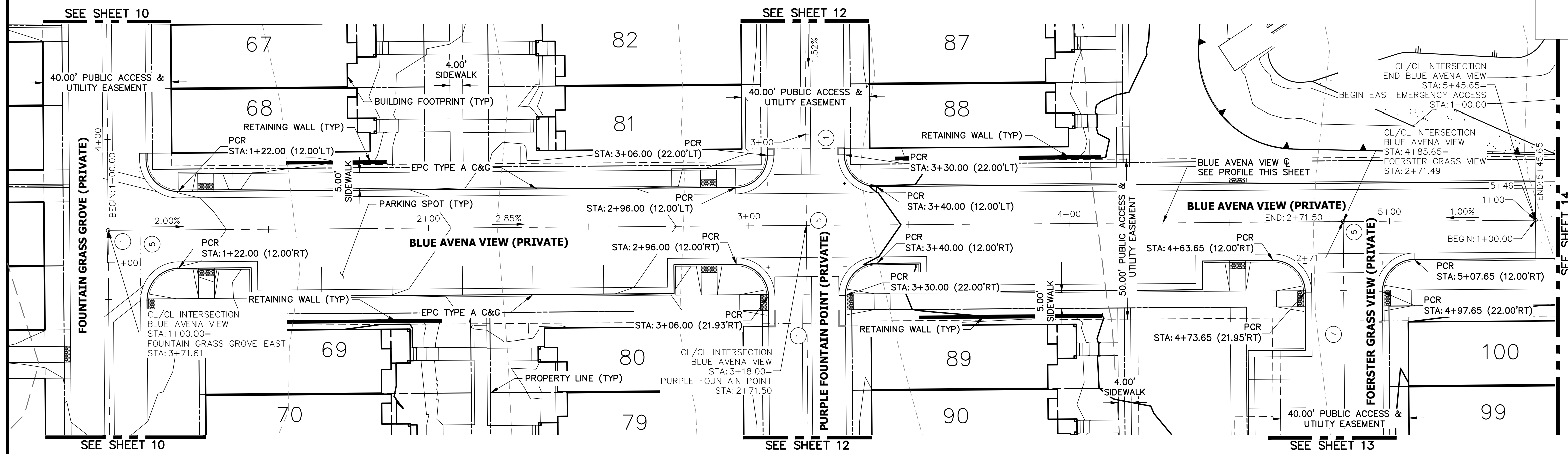
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

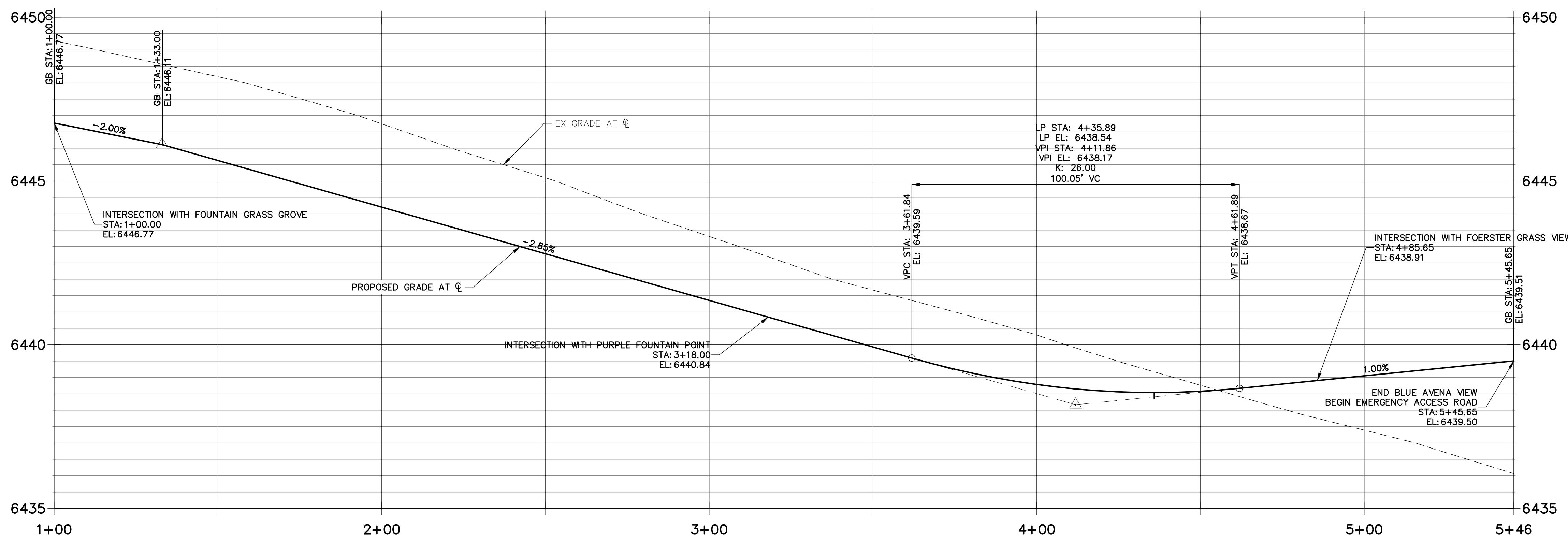
J.R. ENGINEERING
 A Westwin Company
 Centennial 300-740-9088 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com



KEY MAP
 SCALE: N.T.S.

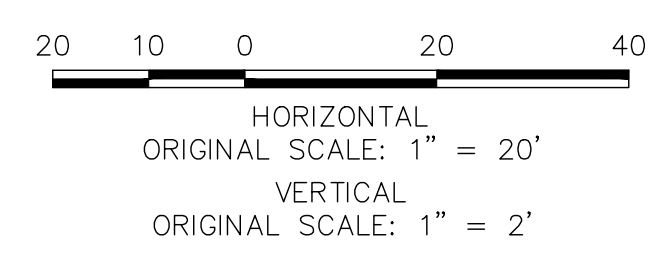
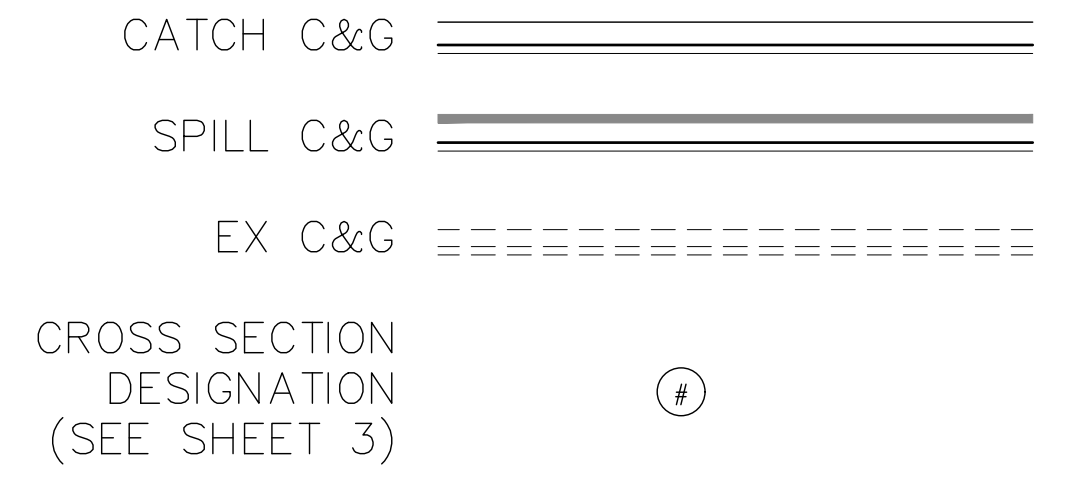


**BLUE AVENA VIEW PROFILE
 STA 1+00.00 TO 5+45.65**



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

CURB TYPE LEGEND

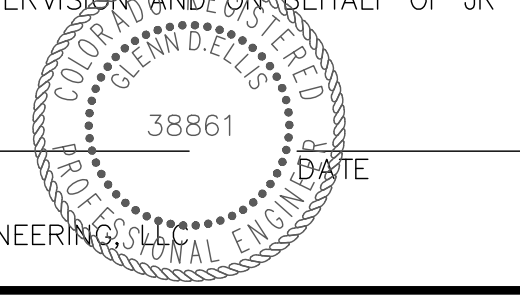


ENGINEER'S STATEMENT

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



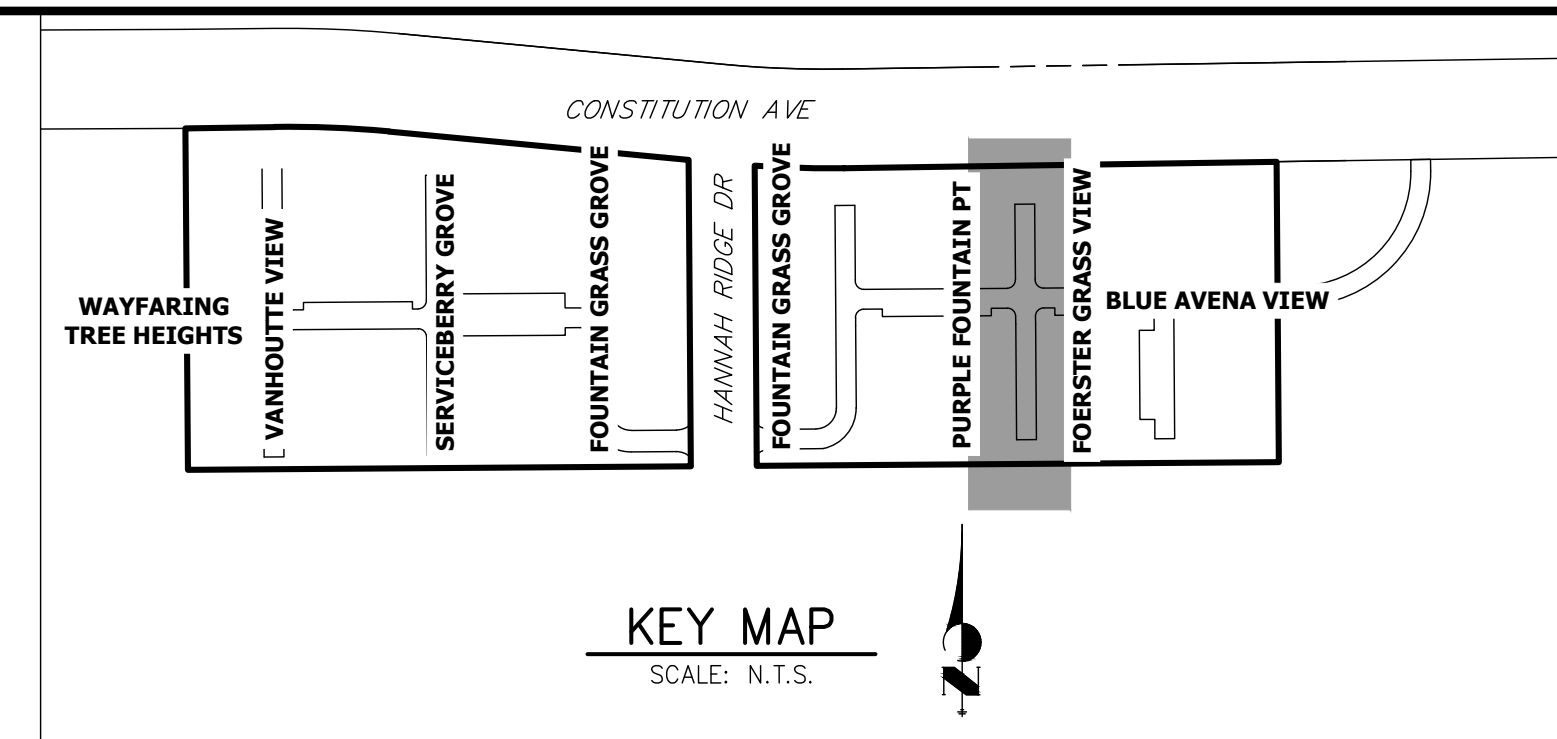
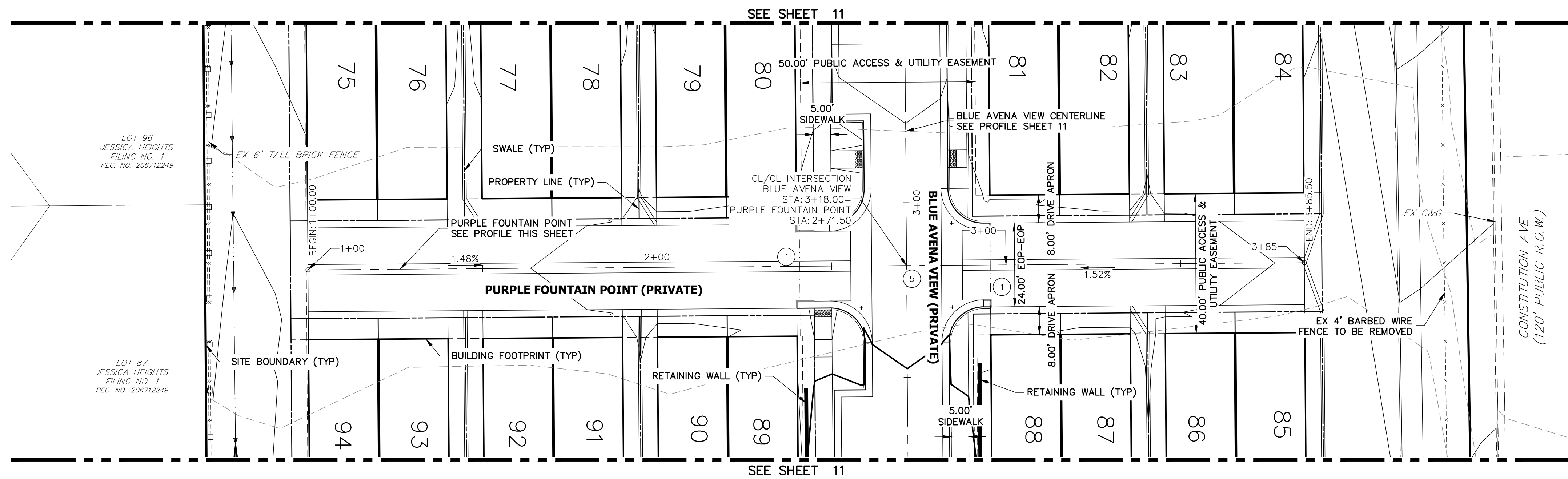
No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DESIGNED BY	DRAWN BY	CHECKED BY
				1"=20'	1"=2'	10/30/20	RPD			

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

SHEET 11 OF 29
 JOB NO. 25149.01



X:\25149\01\25149\01\Drawings\Sheet\Drawings\Sheet\25149\01.dwg, Blue Avena View, 11/22/2020 11:03:04 AM, CS

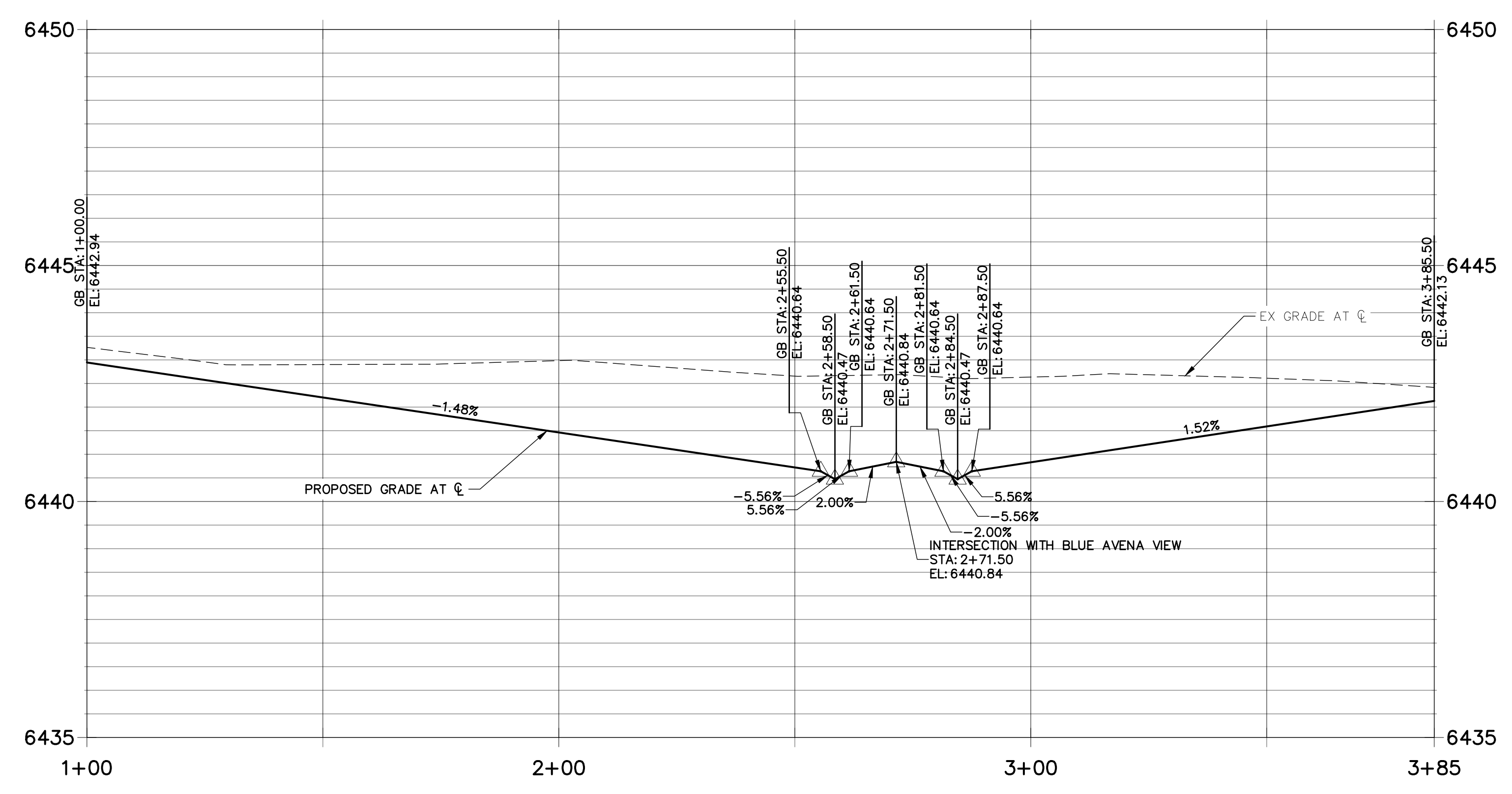


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

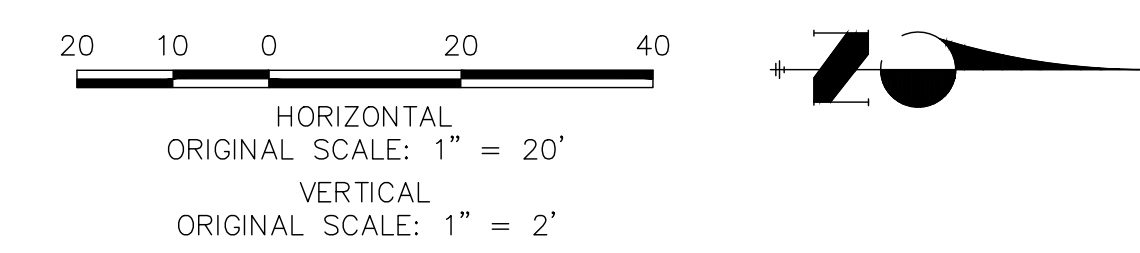
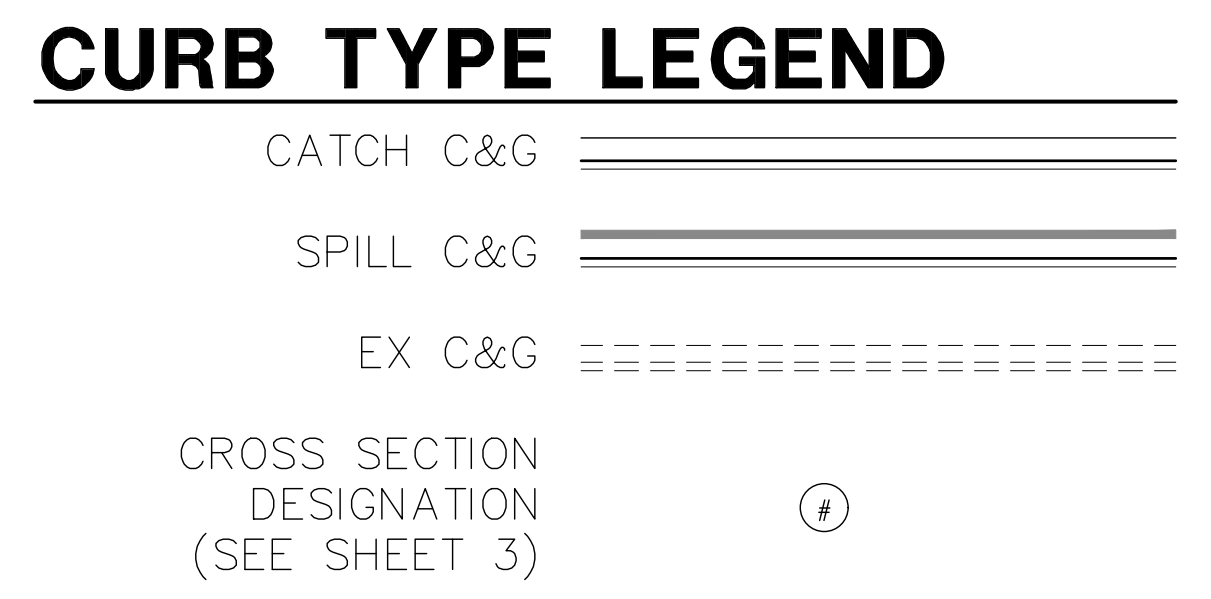
PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.FOCK@MDCM.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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



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



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

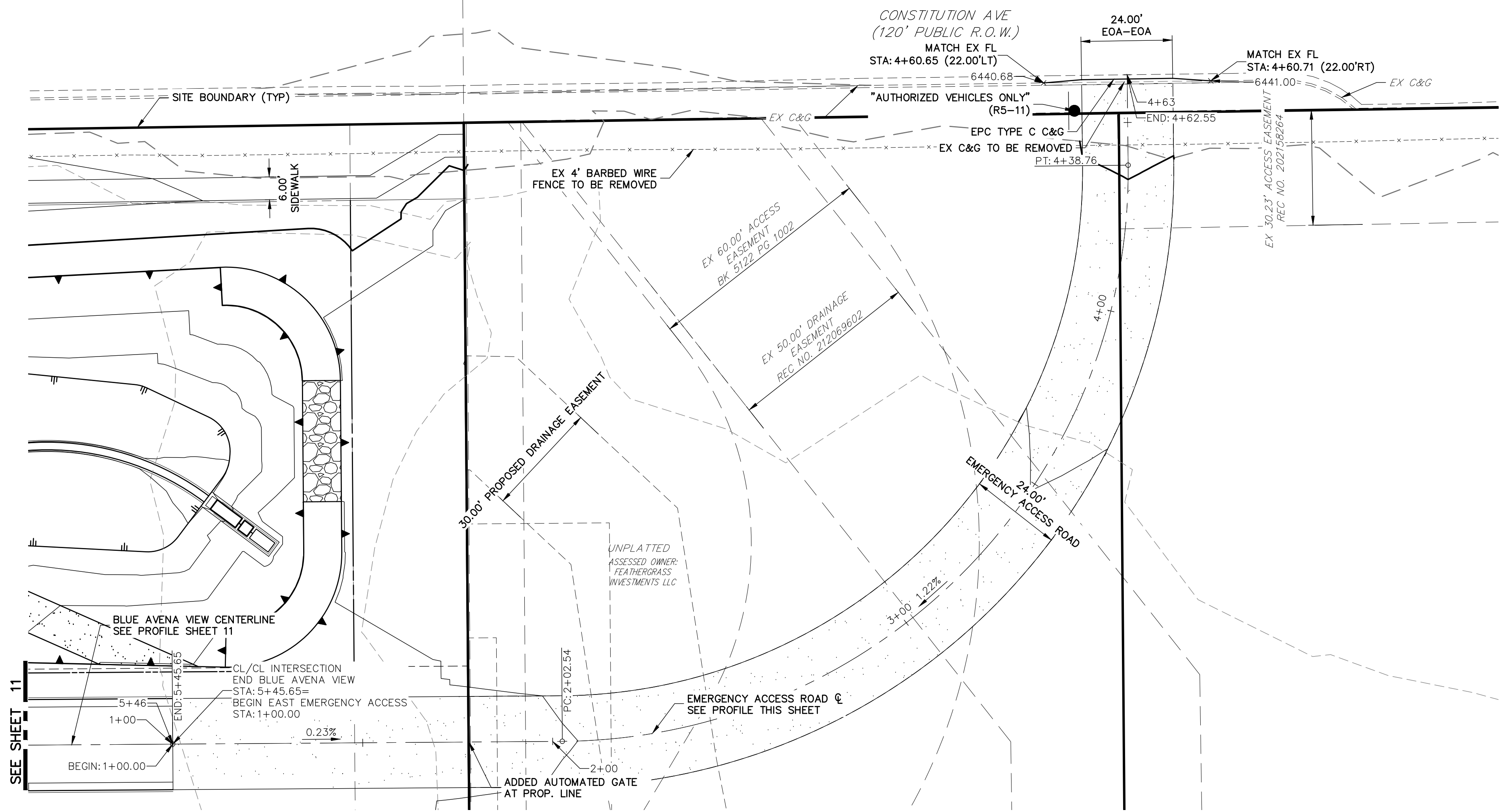
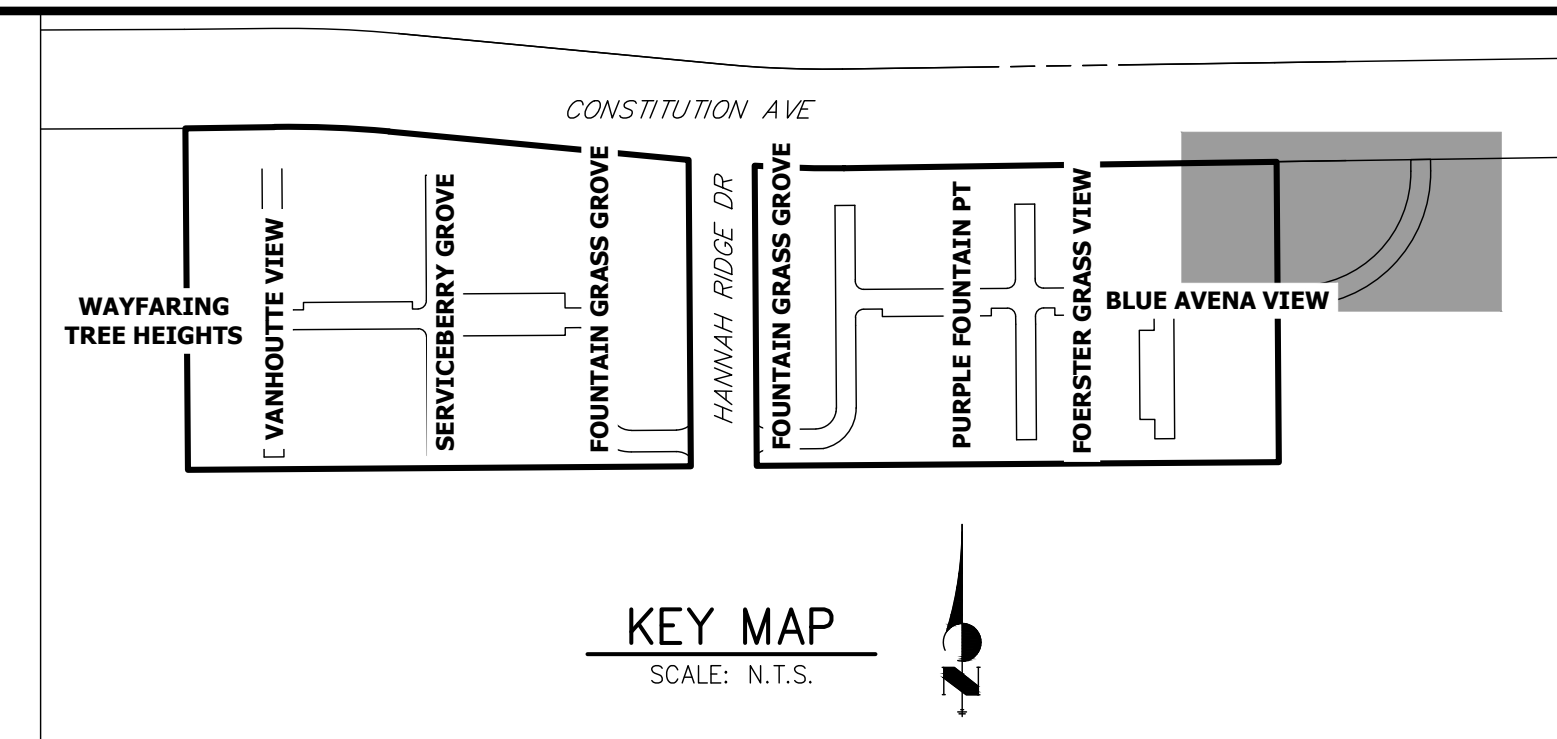
38861

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

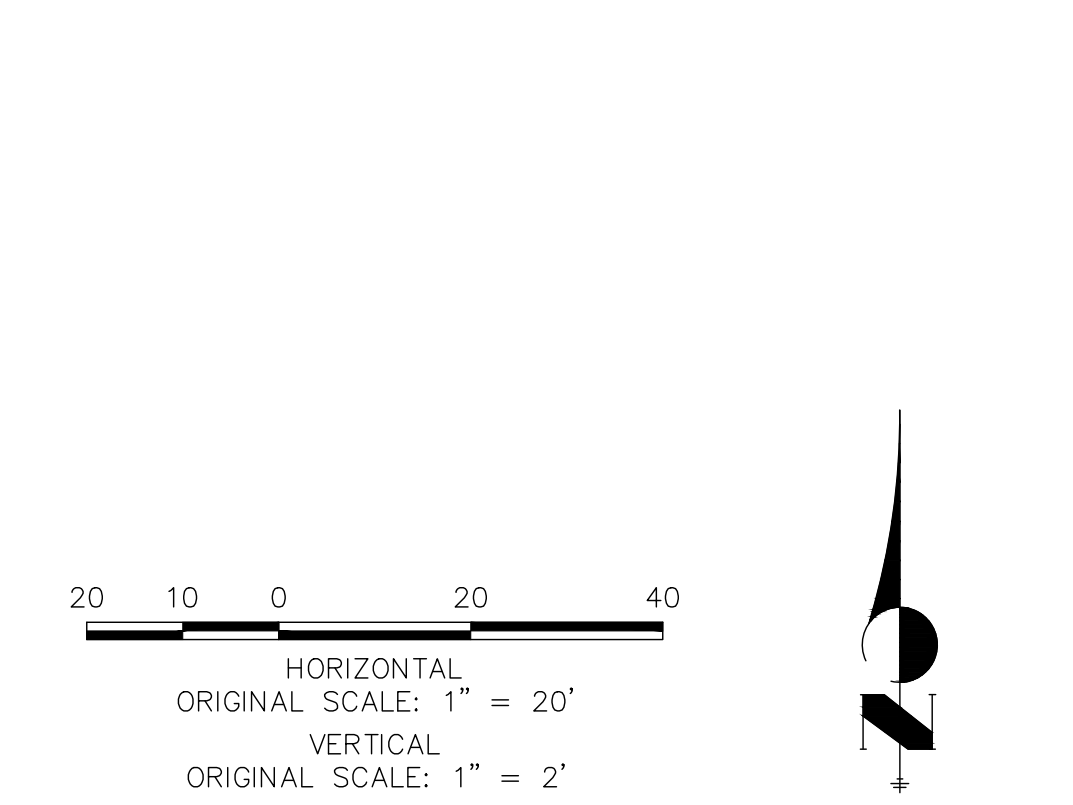
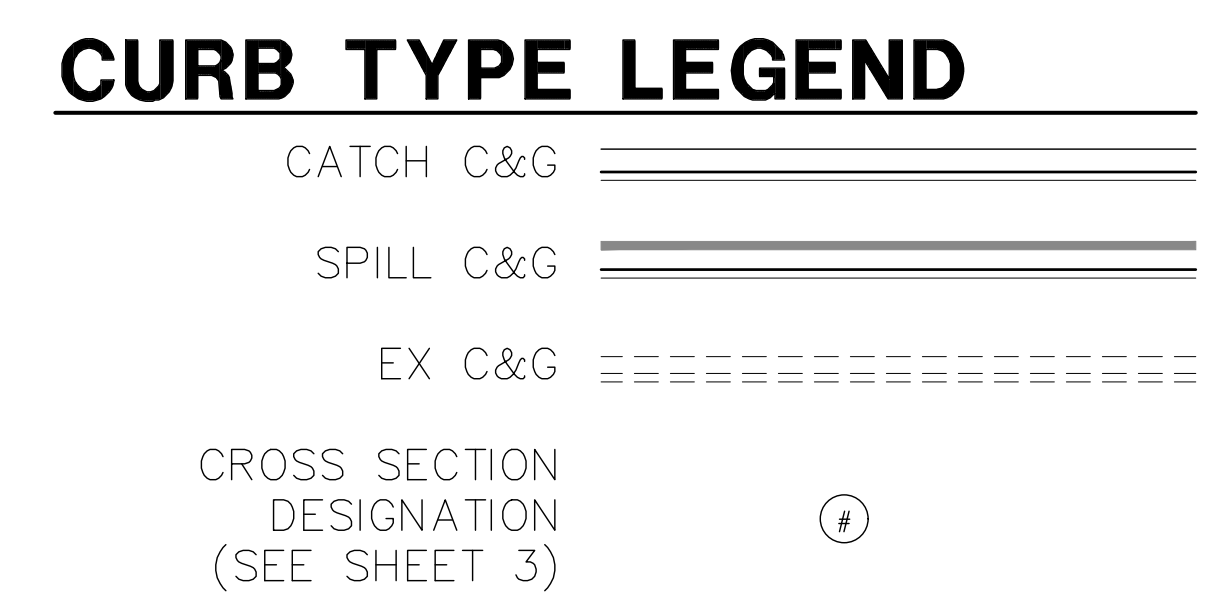
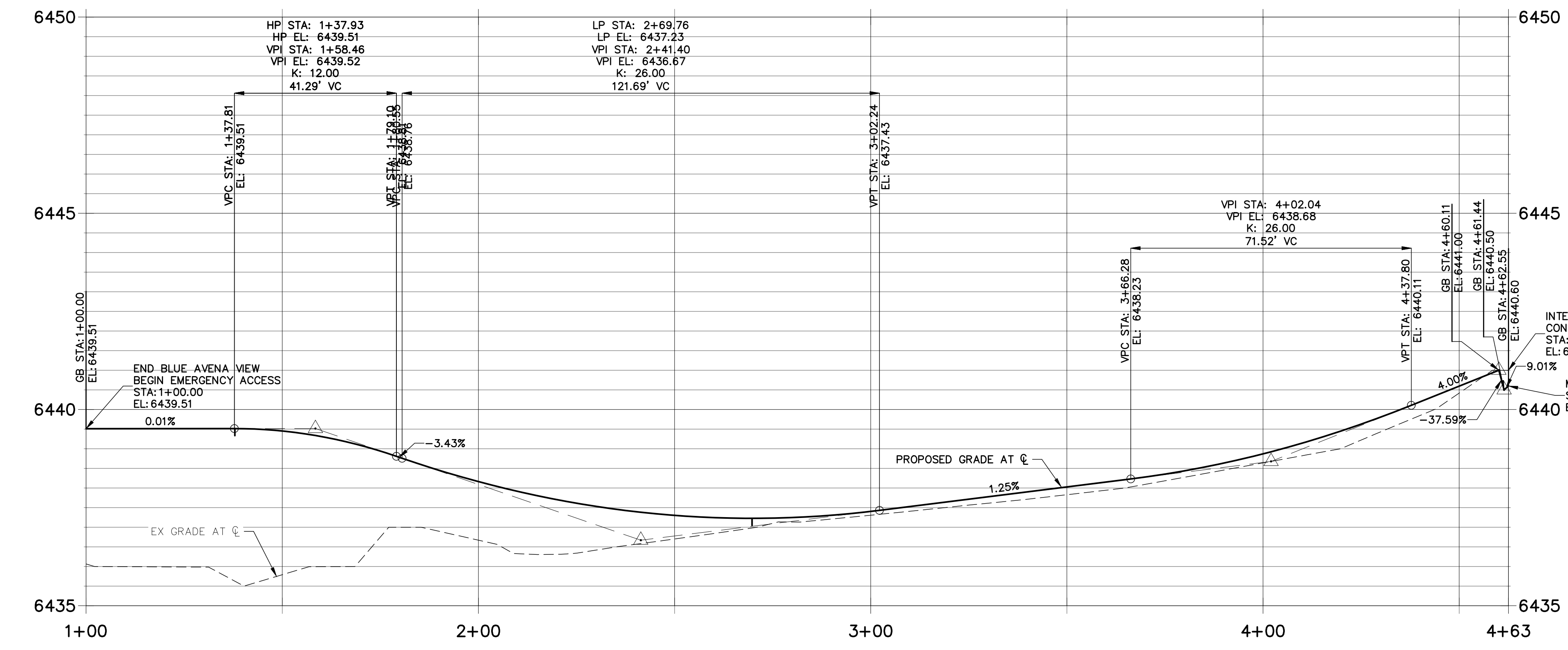
URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
PURPLE FOUNTAIN POINT
CONSTRUCTION DOCUMENTS

SHEET 12 OF 29
JOB NO. 25149.01

X:\2510000\all\2514901\Drawings\Sheet\Dup\Profile.dwg, Purple Fountain Point, 11/2/2020 11:03:10 AM, CS



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



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

- NOTES**
1. ALL SIDEWALK CURB RAMP 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'.

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

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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

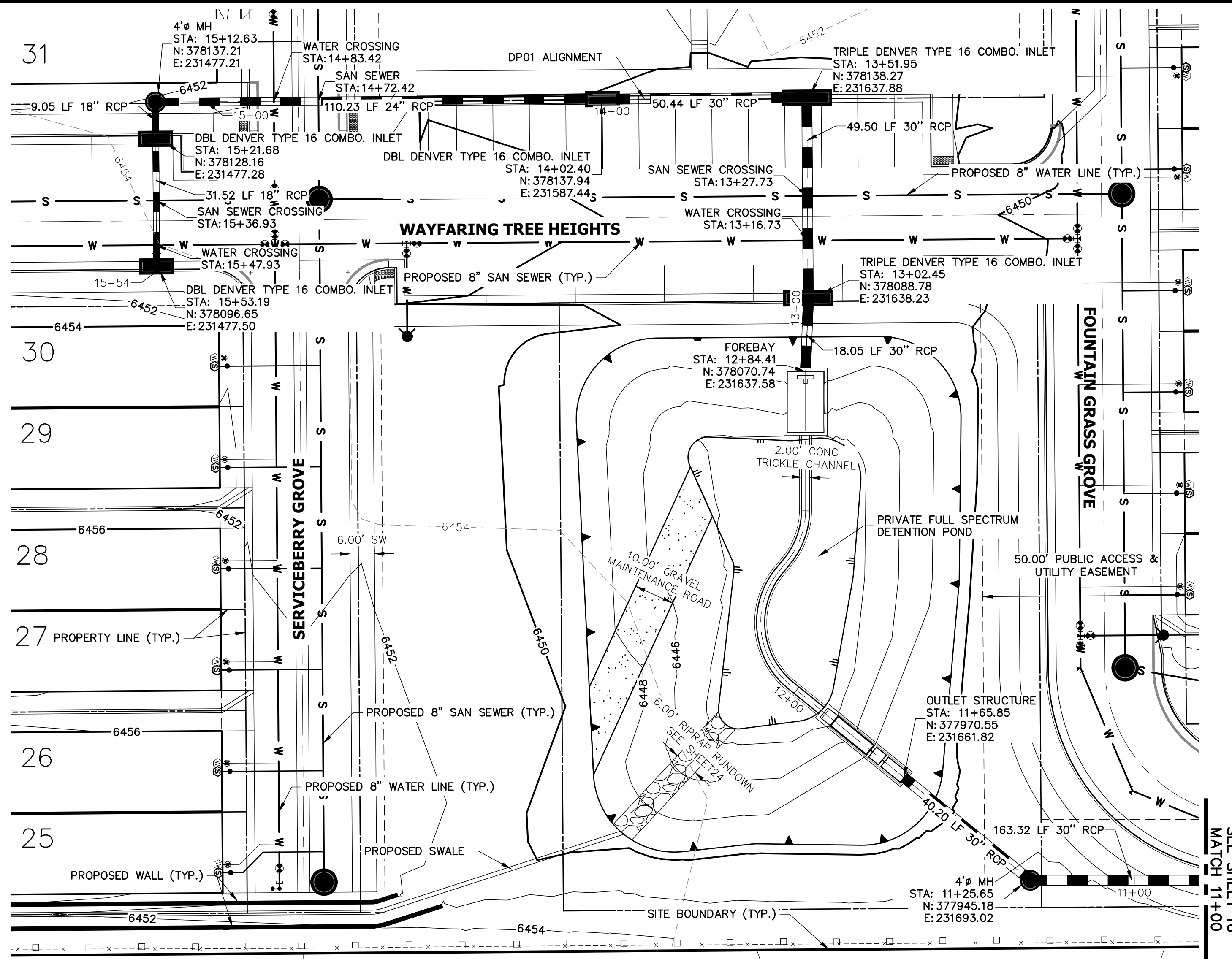
H-SCALE 1"=20'
 V-SCALE 1"=2'
 DATE 10/30/20
 DESIGNED BY RPD
 DRAWN BY APL
 CHECKED BY

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

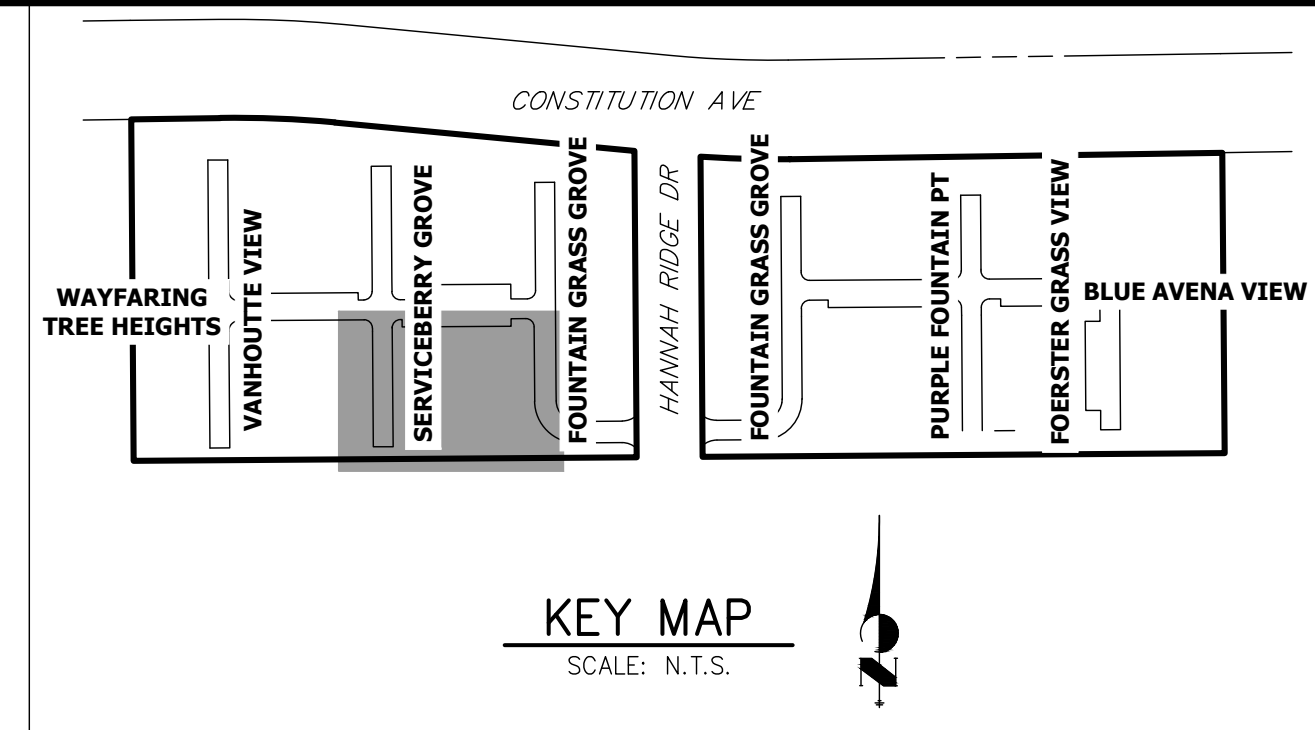
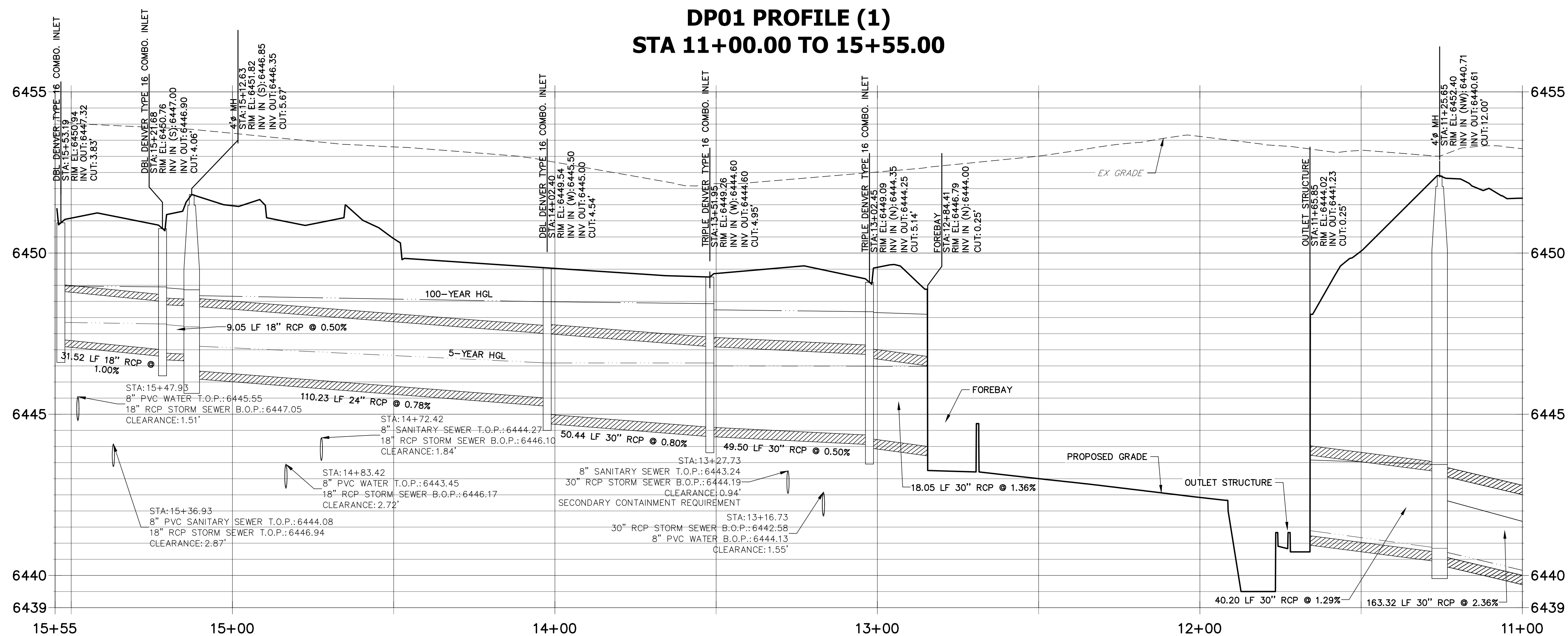
SHEET 14 OF 29
 JOB NO. 25149.01



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.

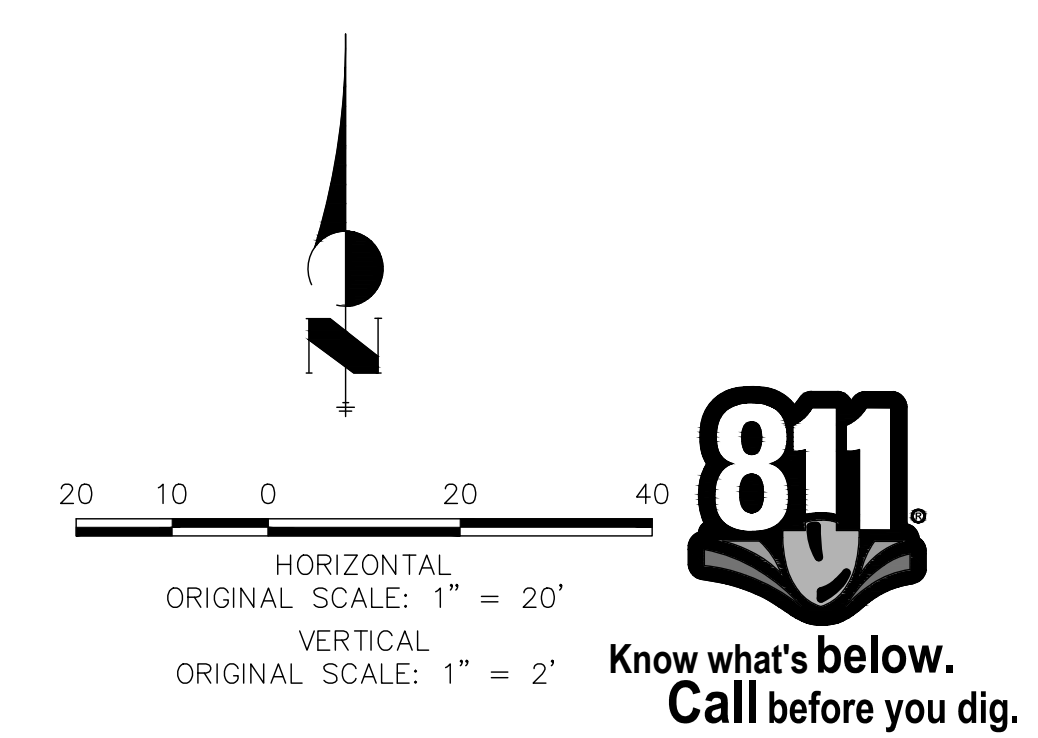


**DP01 PROFILE (1)
STA 11+00.00 TO 15+55.00**



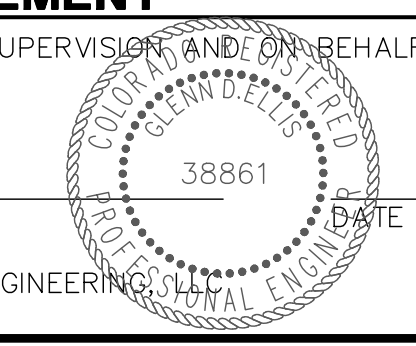
NOTES

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



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

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

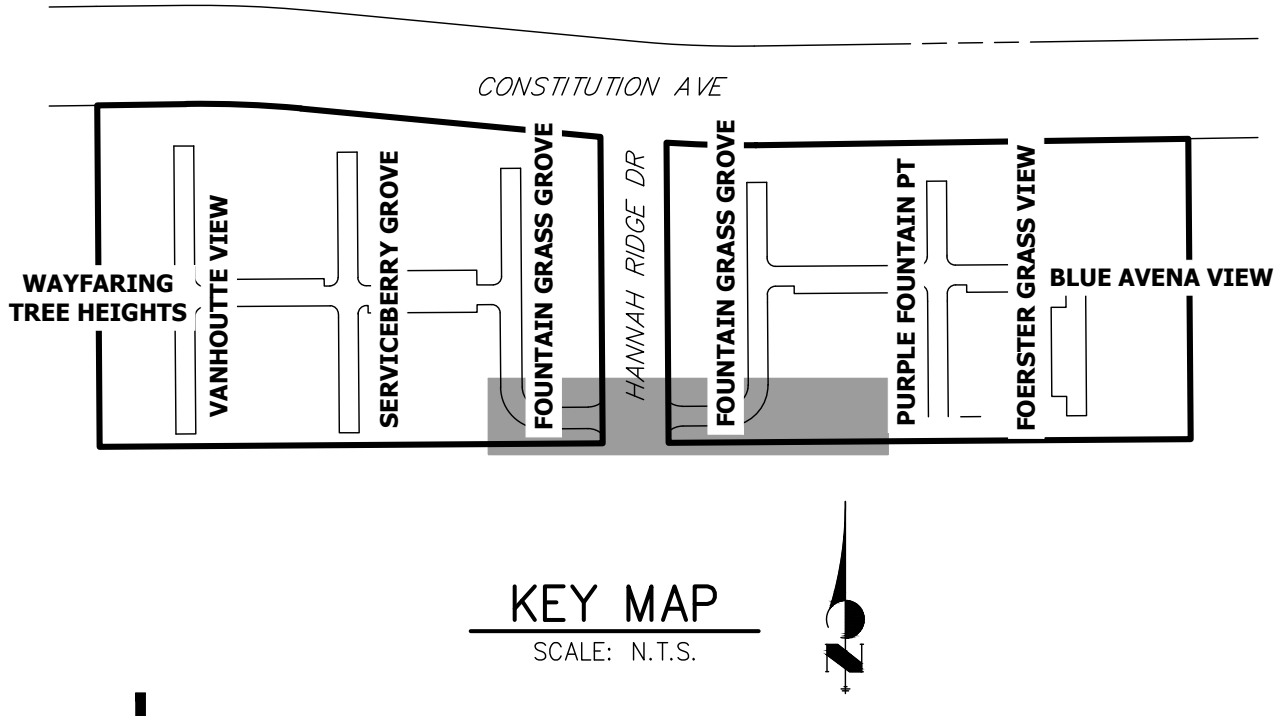
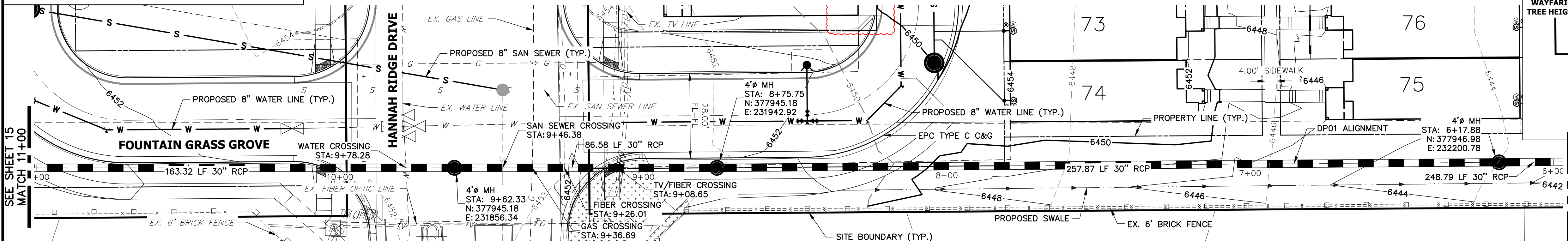
J.R. ENGINEERING
A Westman Company
Central 303-740-0888 • Colorado Springs 719-588-2683
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

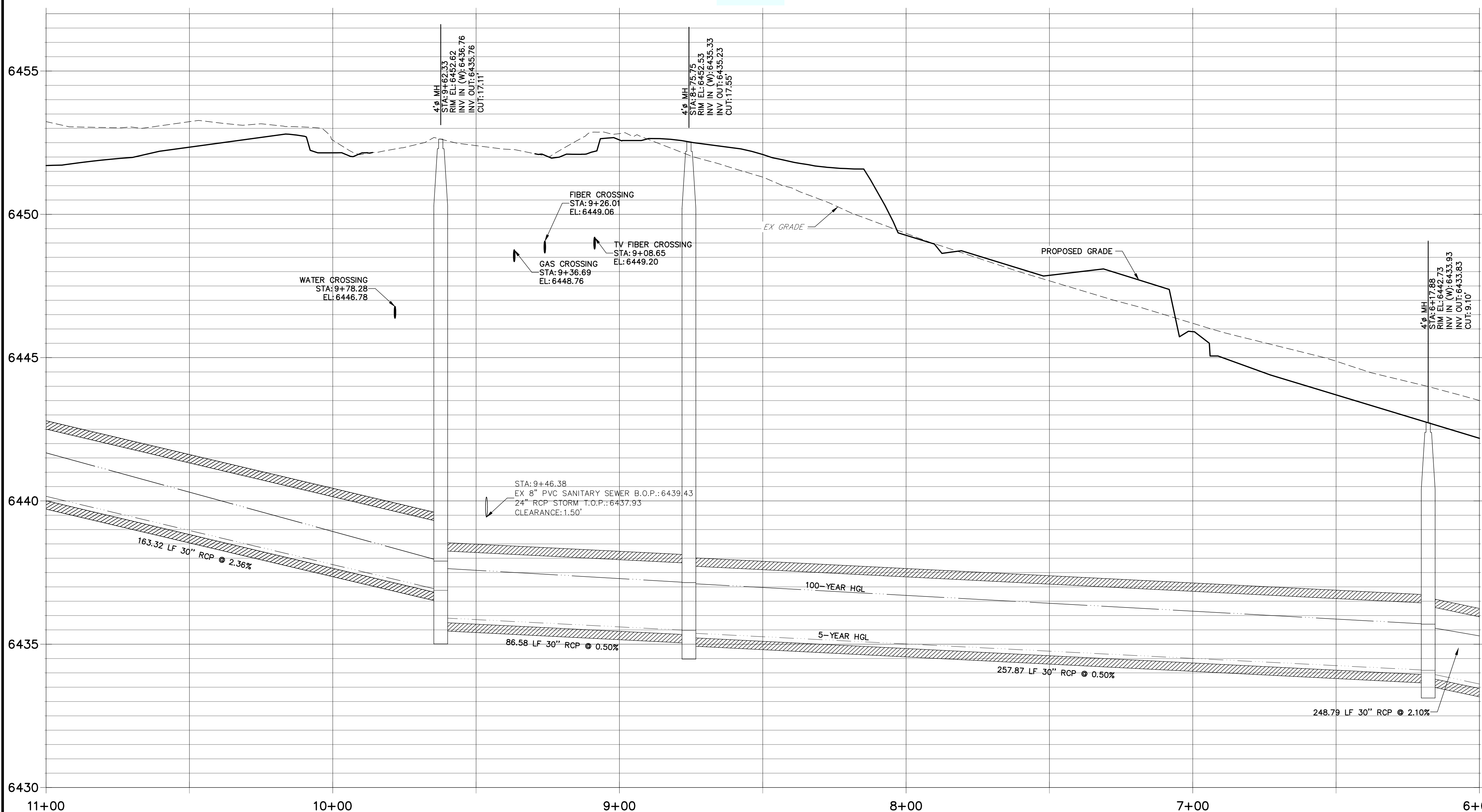
URBAN COLLECTION AT
PALMER VILLAGE
STORM PLANS
SHEET 15 OF 29
JOB NO. 25149.01

X:\2514900\all\2514901\Drawings\Sheet\Design\Final\Profile\DP01_11202020 11:03:28 AM.CS

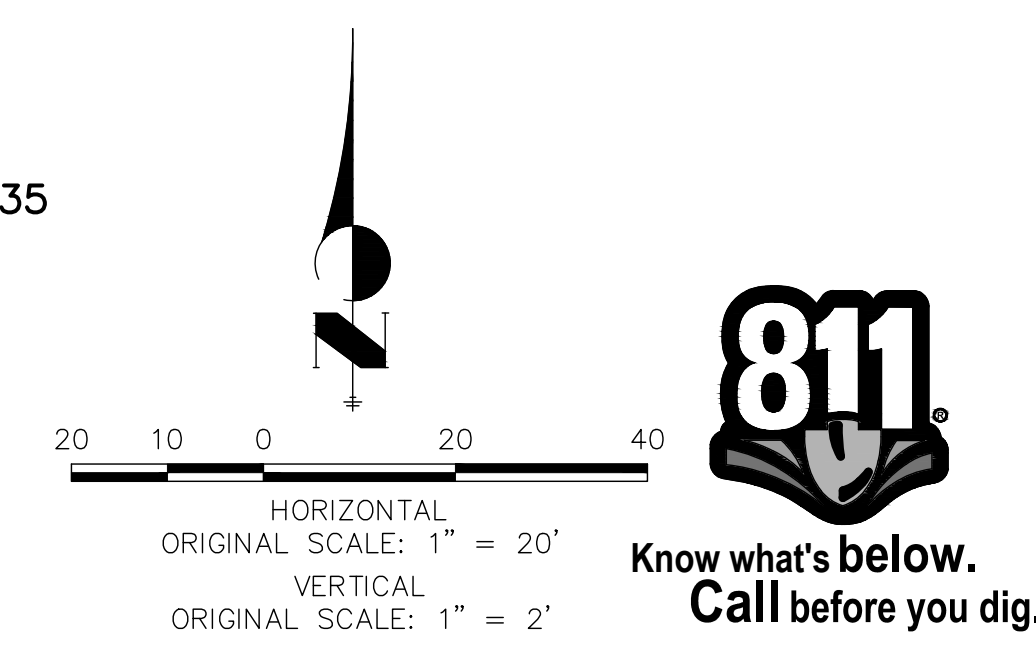
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



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



- NOTES**
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
 - ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
 - ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
 - 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.
 - ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, CUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
 - ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
 - PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
 - ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
 - INLET STATIONING IS TO CENTER OF INLET.
 - PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
 - USE REINFORCED CONCRETE COLLAR FOR ALL STORM SEWER TO PREFABRICATED INLET OR BOX CONNECTION.



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

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

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

J.R. ENGINEERING
A Westman Company
Central: 303-740-9888 • Colorado Springs: 719-588-2593
Fort Collins: 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

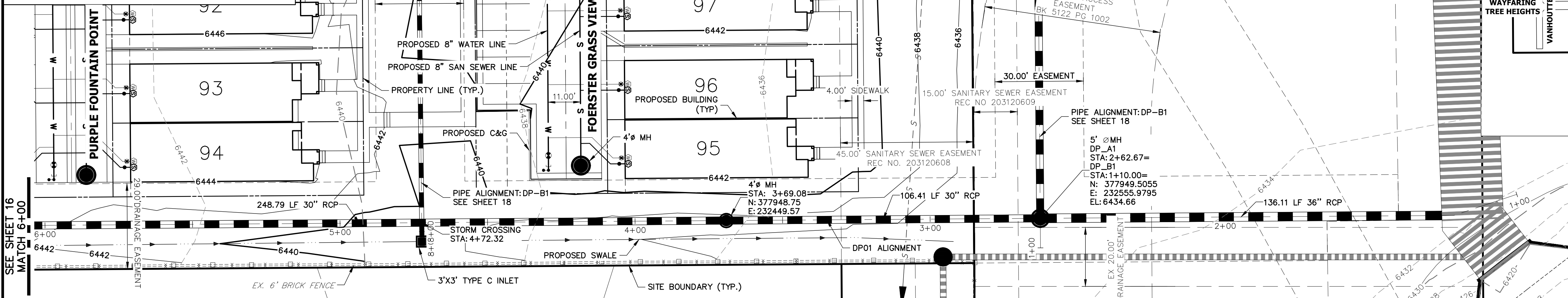
811
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING

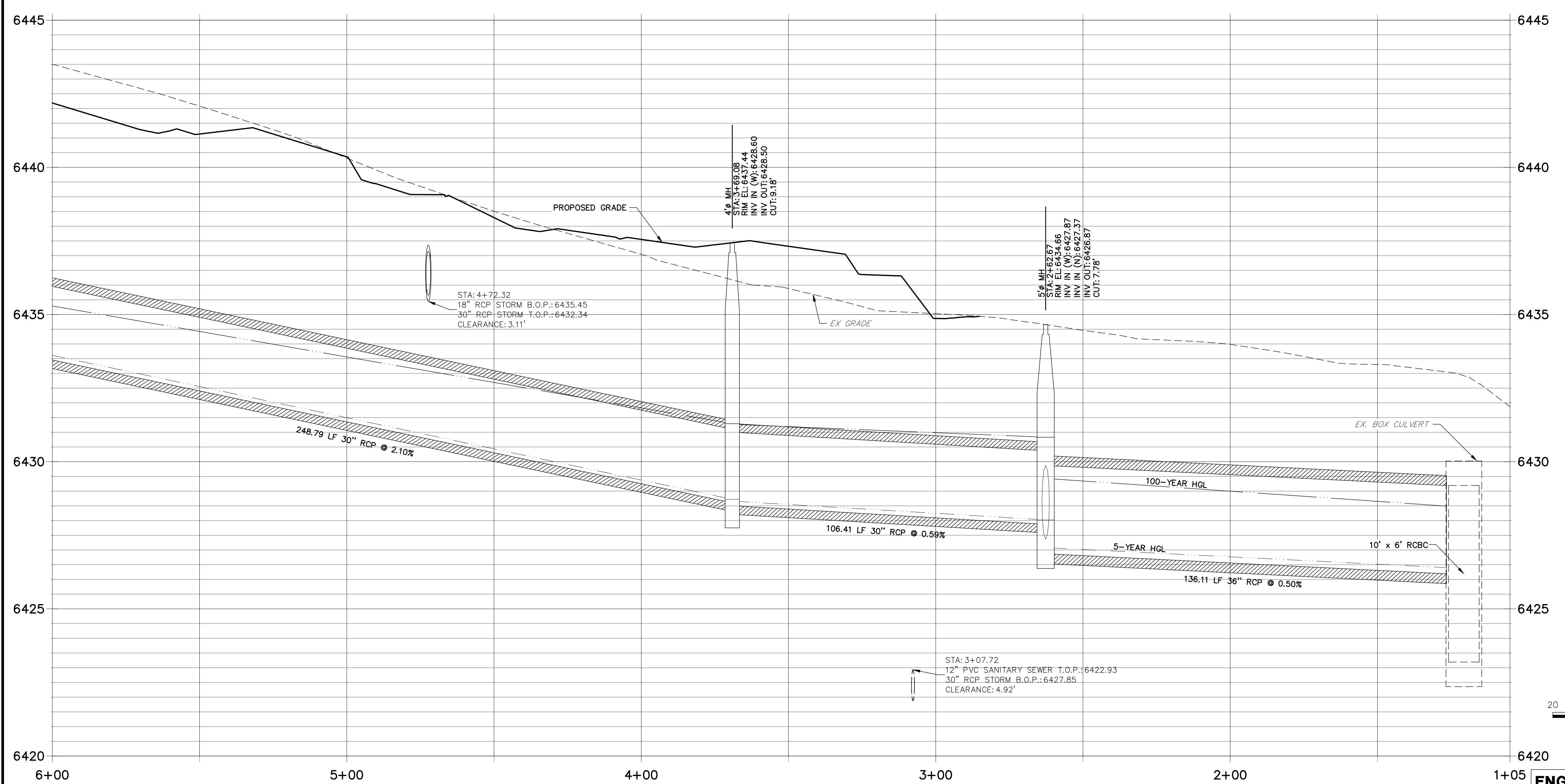
URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

SHEET 16 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.



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



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

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

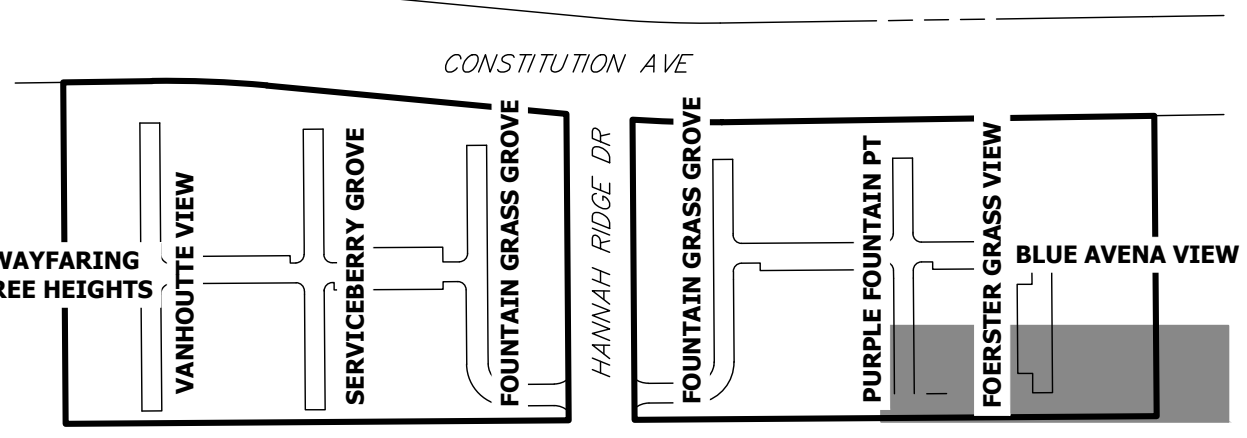
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

DESIGNED BY: JEA
DRAWN BY: JEA
CHECKED BY:

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



KEY MAP
SCALE: N.T.S.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

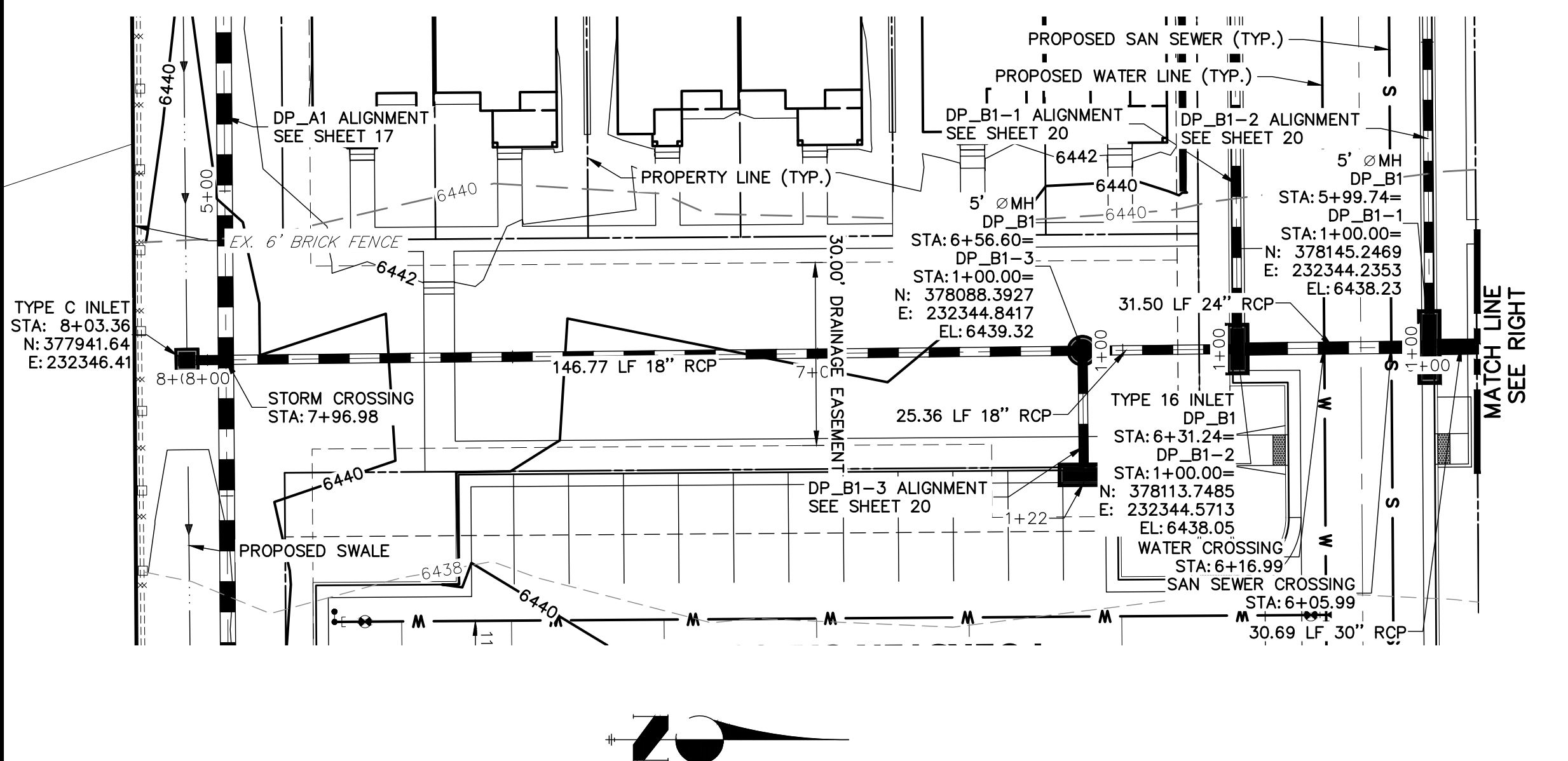
BY	DATE	REVISION

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

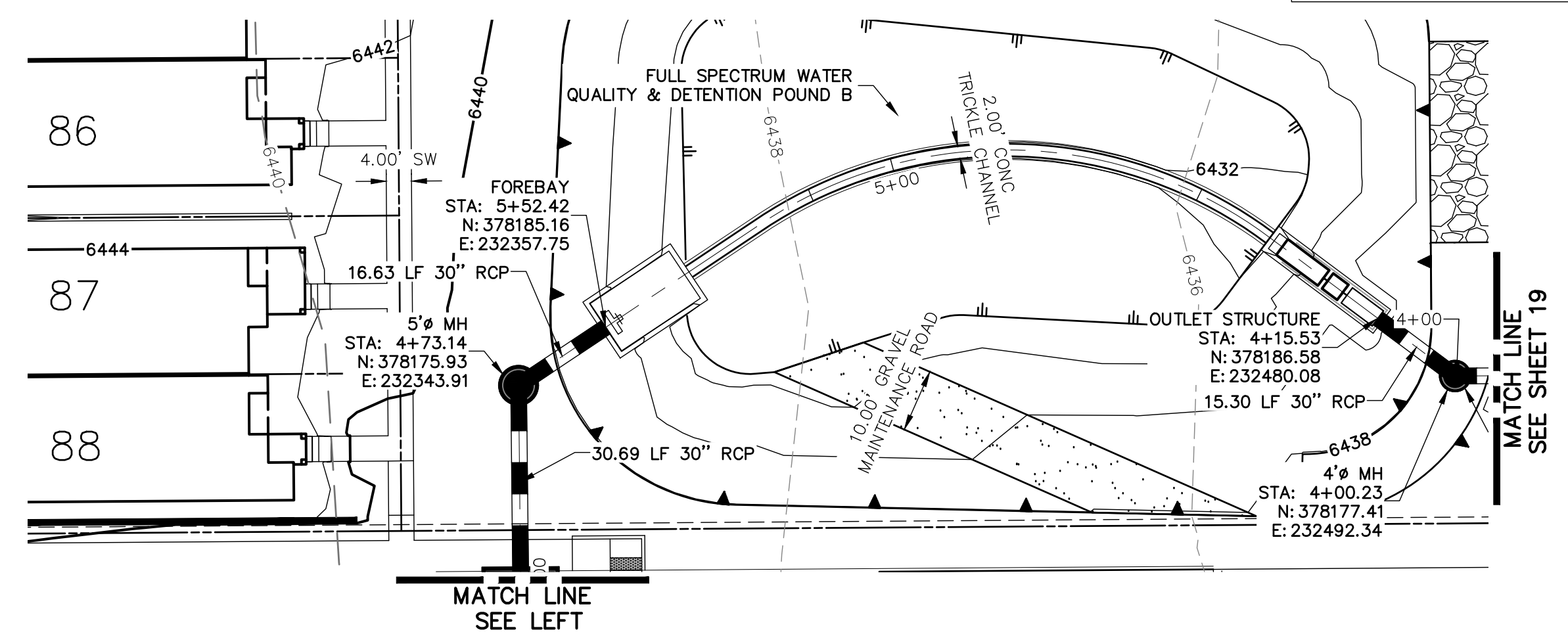
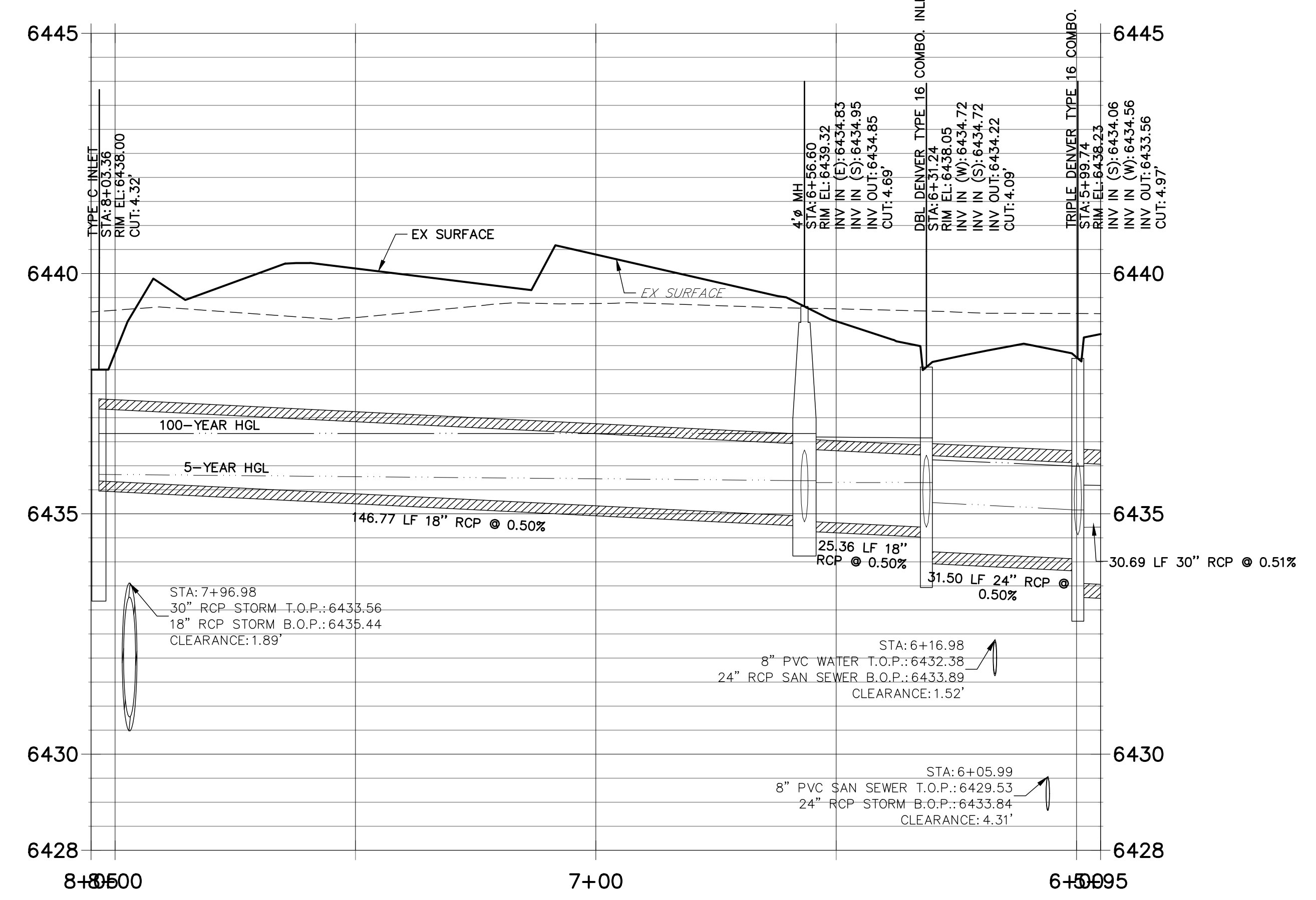
URBAN COLLECTION AT
PALMER VILLAGE
STORM PLANS

SHEET 17 OF 29
JOB NO. 25149.01

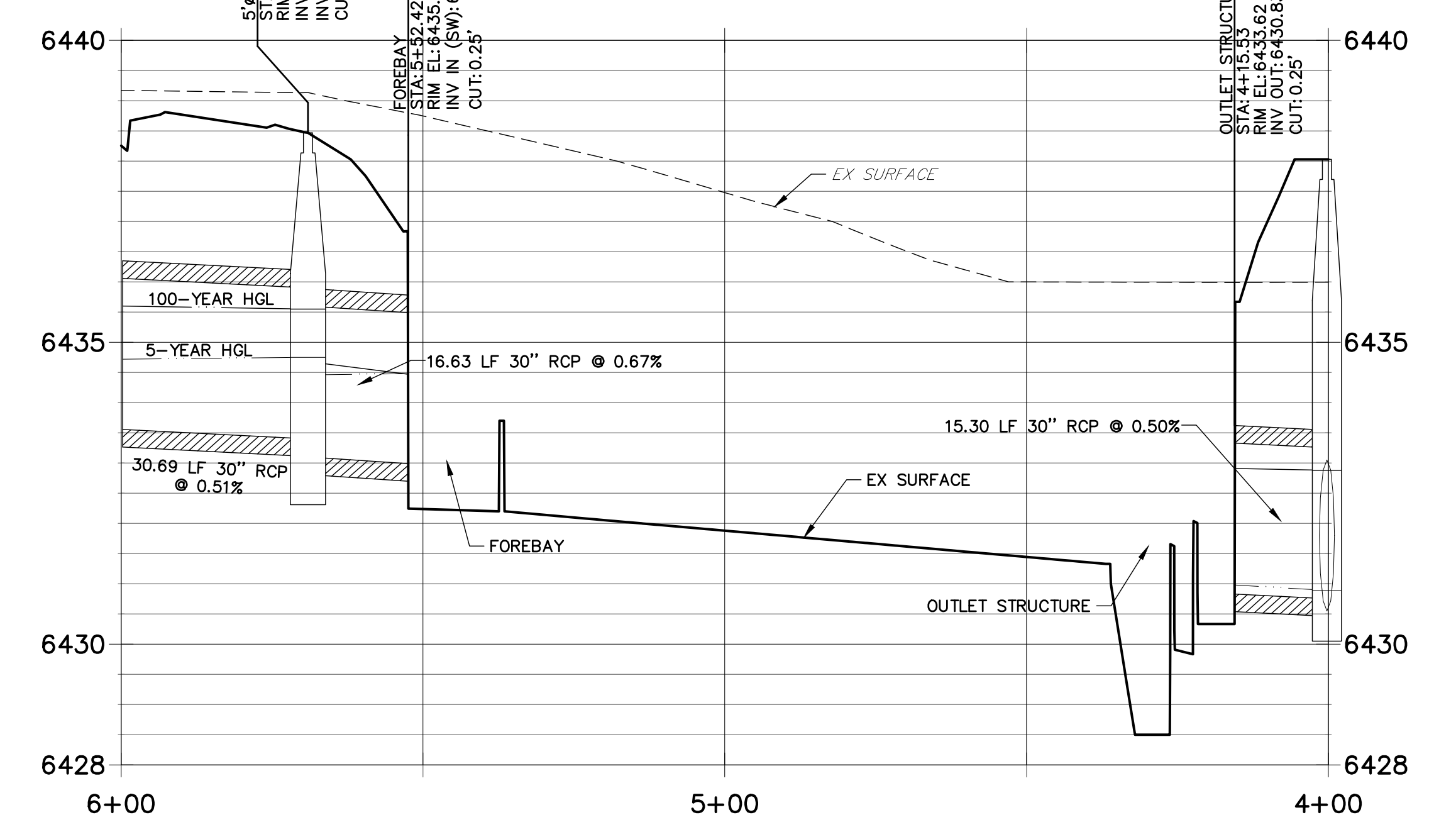
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



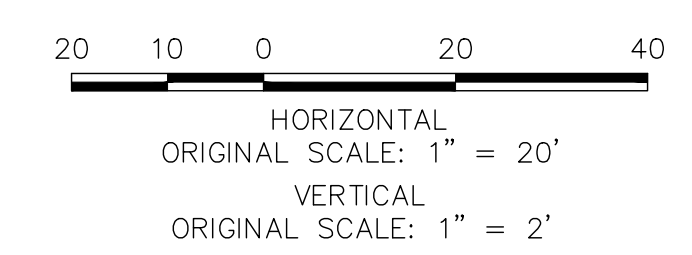
DP02 PROFILE (1)
STA 5+95.00 TO 8+05.00



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



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

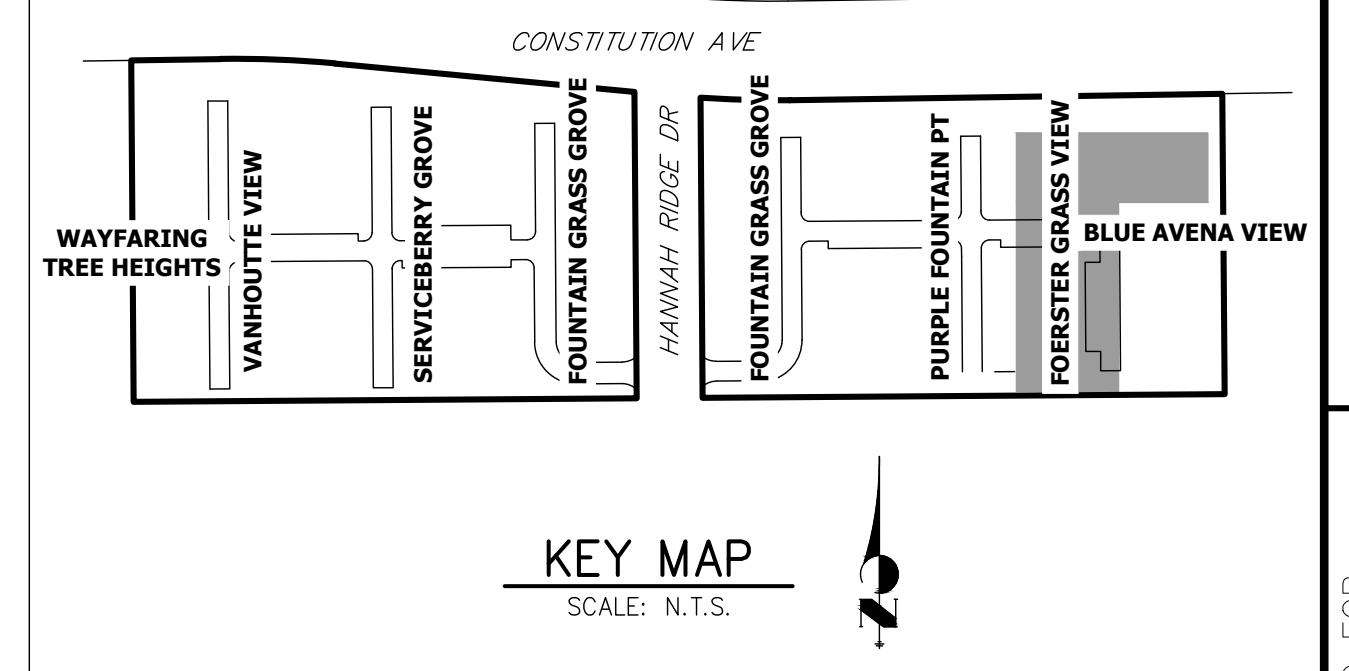
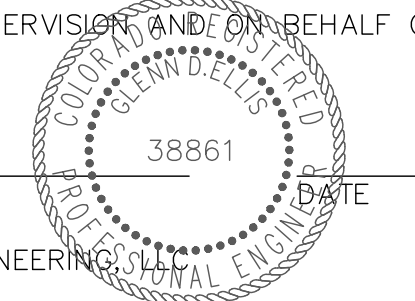


ENGINEER'S STATEMENT

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



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

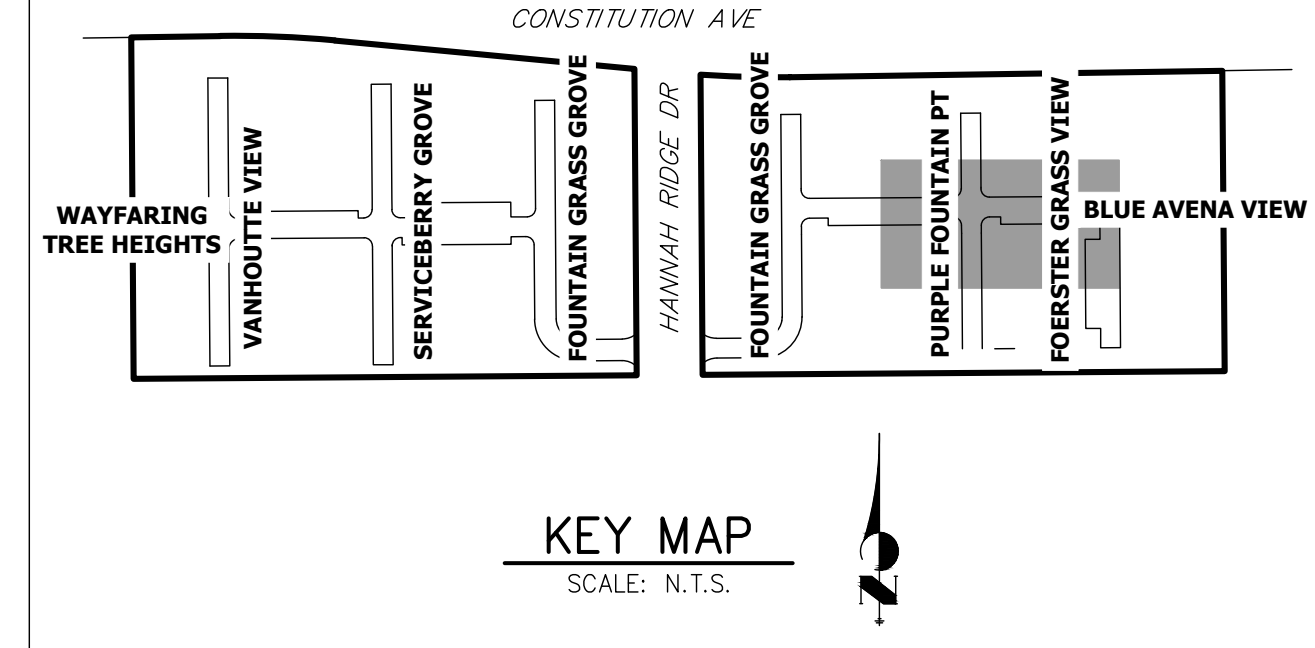
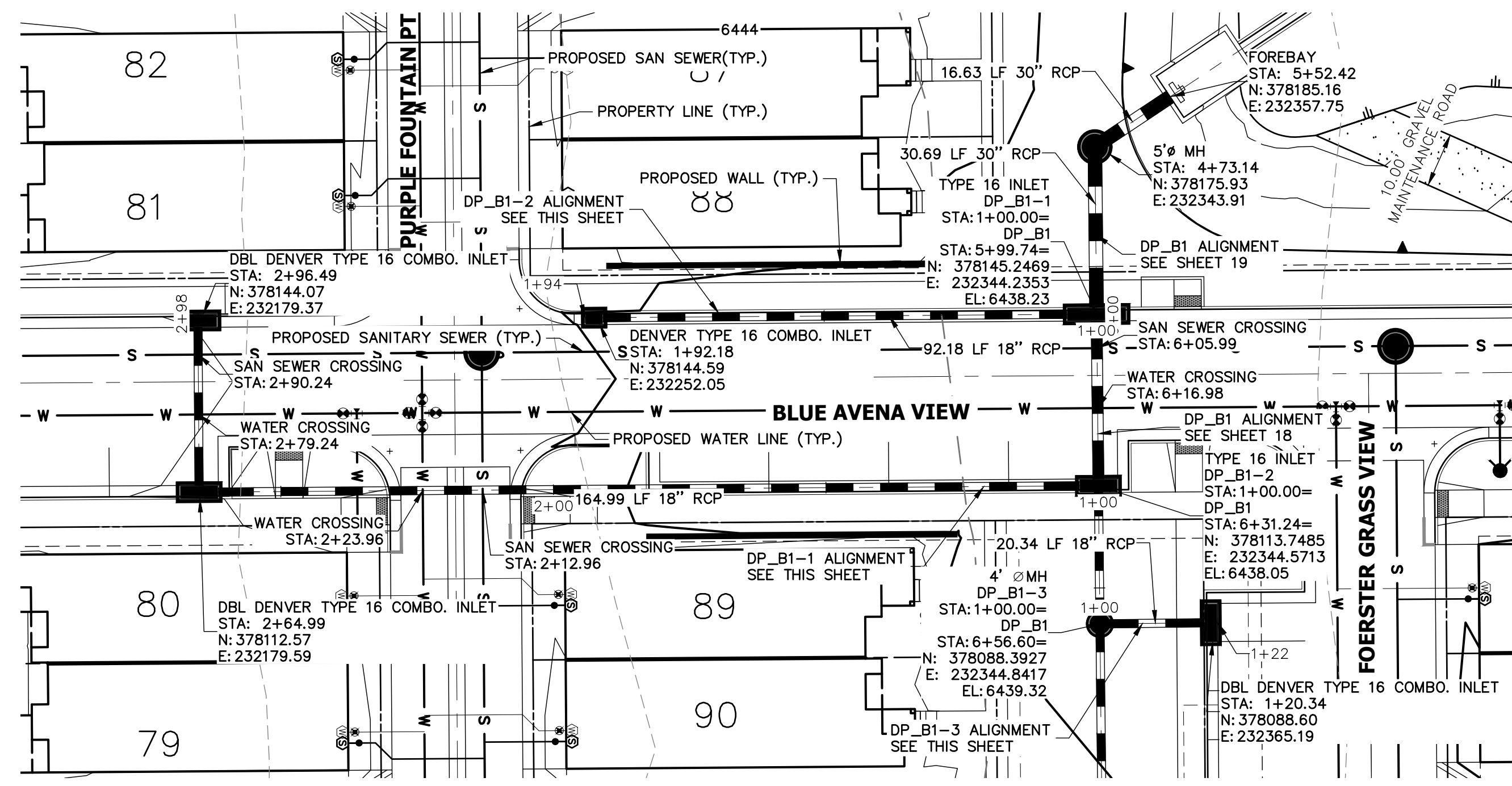
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

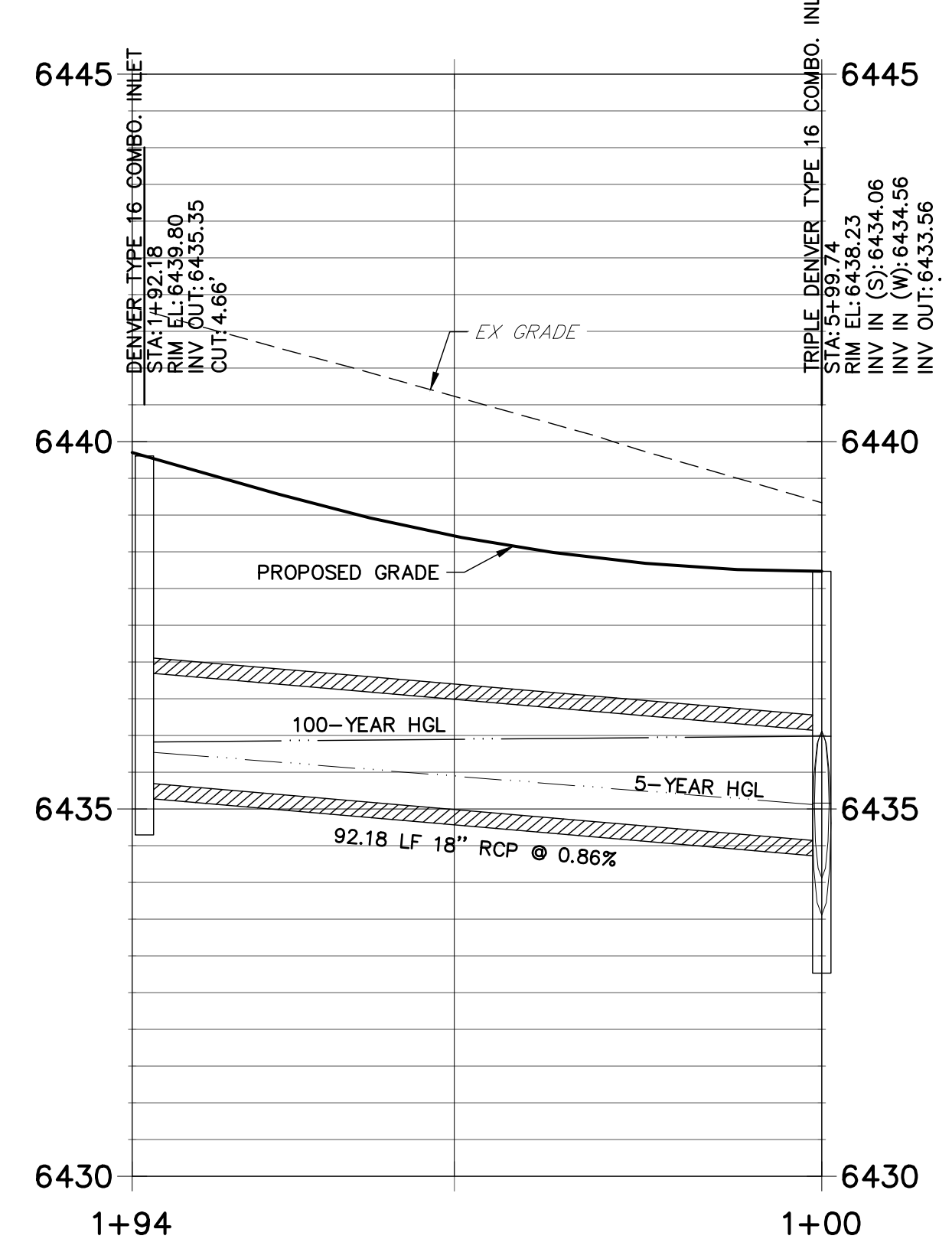
URBAN COLLECTION AT
PALMER VILLAGE
STORM PLANS

SHEET 18 OF 29
JOB NO. 25149.01

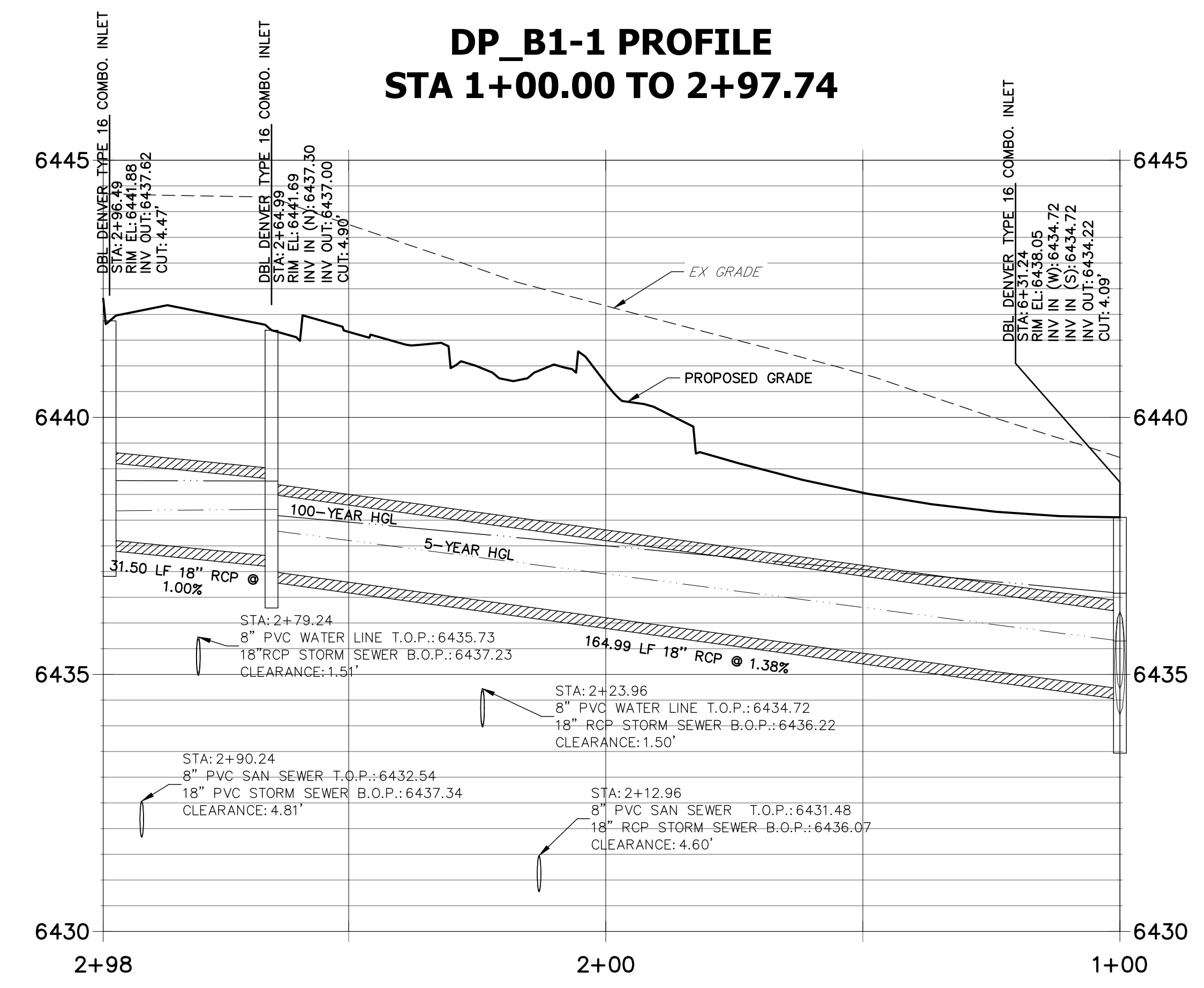
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



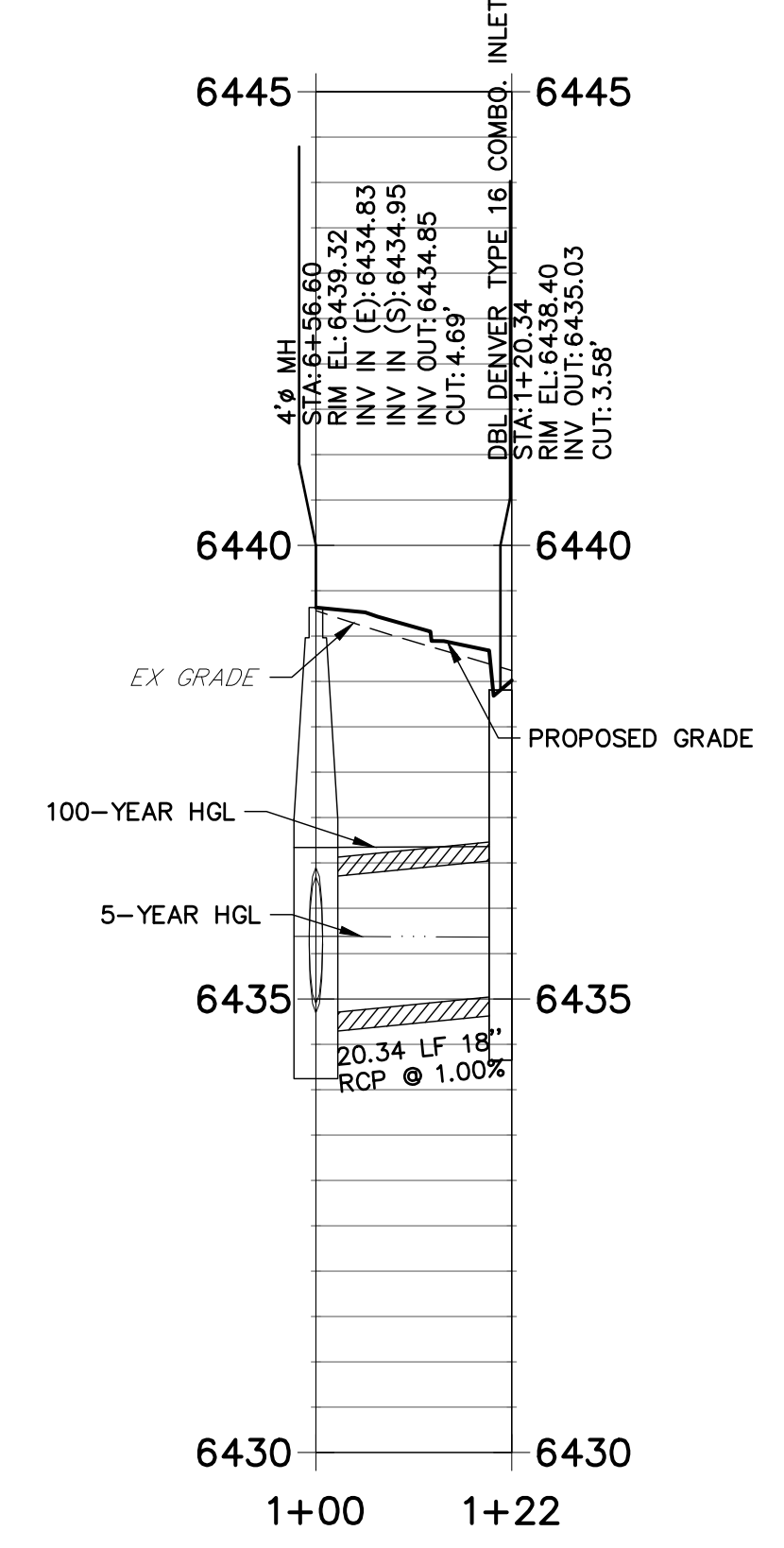
**DP_B1-2 PROFILE
STA 1+00.00 TO 1+93.85**



**DP_B1-1 PROFILE
STA 1+00.00 TO 2+97.74**

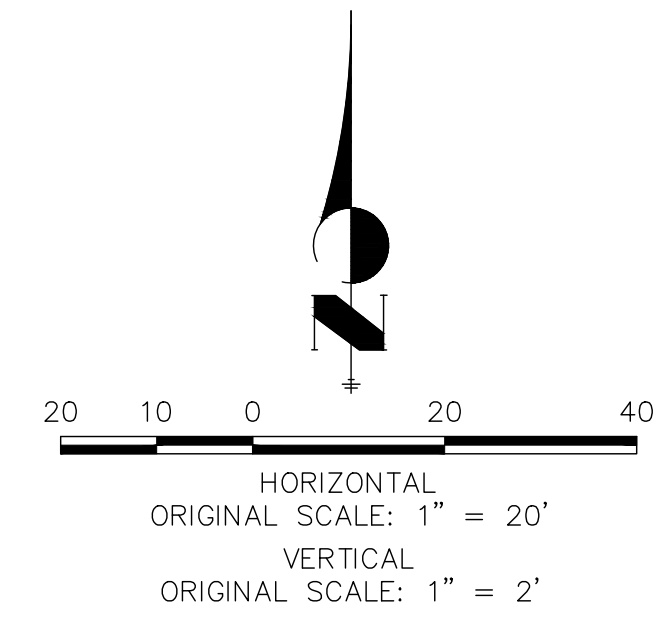


**DP_B1-3 PROFILE
STA 1+00.00 TO 1+21.59**



NOTES

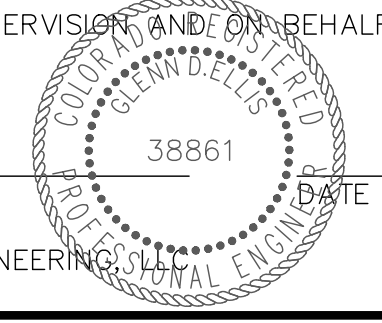
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE MEASURED FROM THE INSIDE WALL OF INLETS AND FROM THE CENTER OF MANHOLES. PIPE LENGTHS INCLUDE FES LENGTH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



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



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

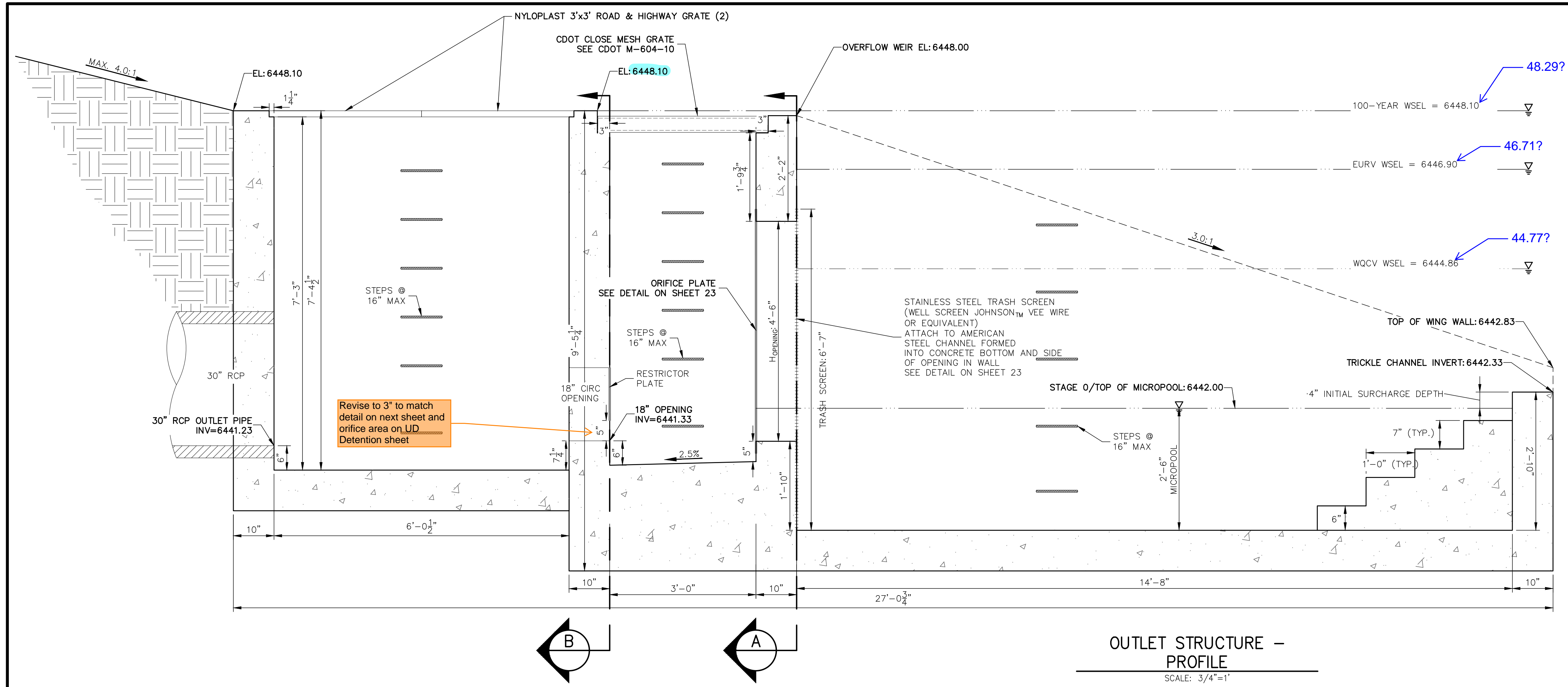
PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3827
JASON.FOCK@MDCM.COM

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

URBAN COLLECTION AT
PALMER VILLAGE
STORM PLANS

X:\2514900_01\2514901\Drawings\Sheet\Drawings\PalmerVillage\StormPlans\2514901.dwg, DP06, 11/22/2020 11:04:12 AM, CS



OUTLET STRUCTURE -
PROFILE
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 3/8".
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.

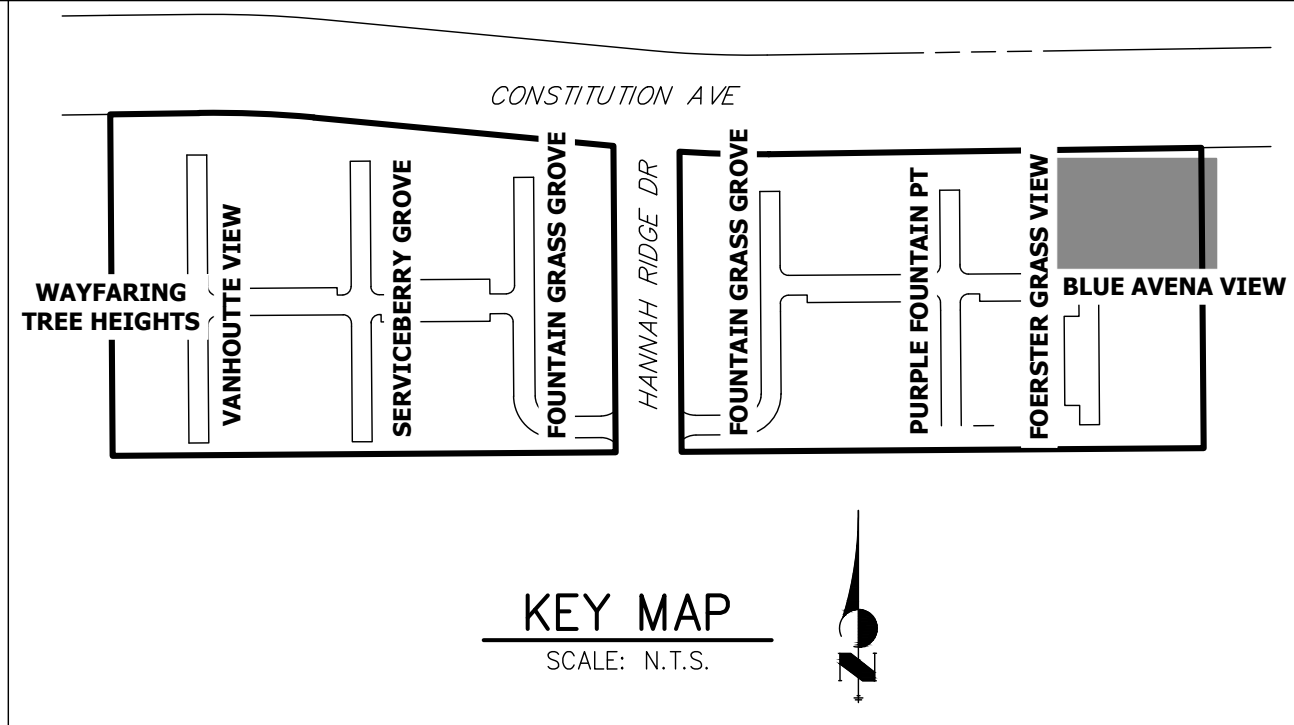
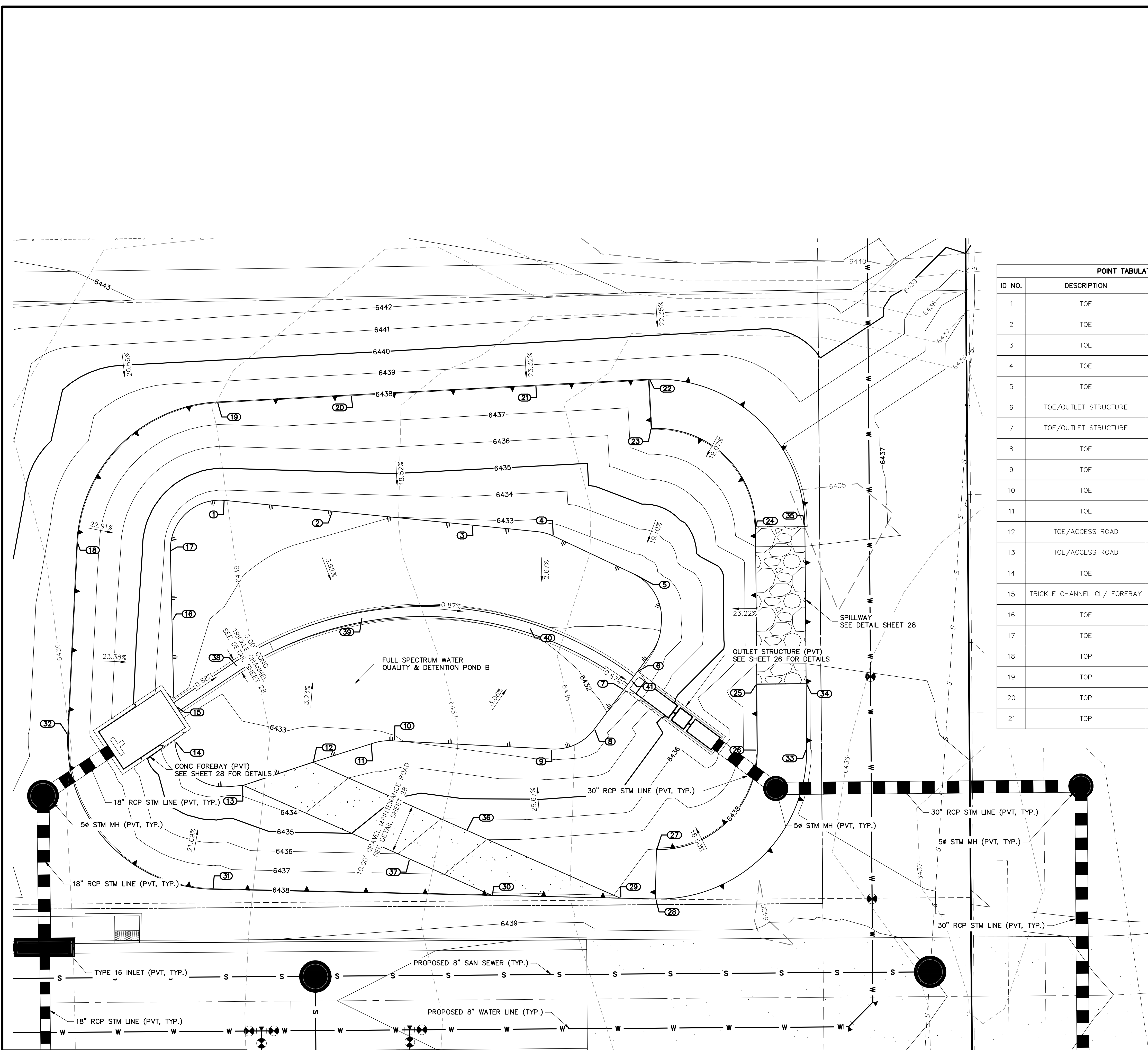
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

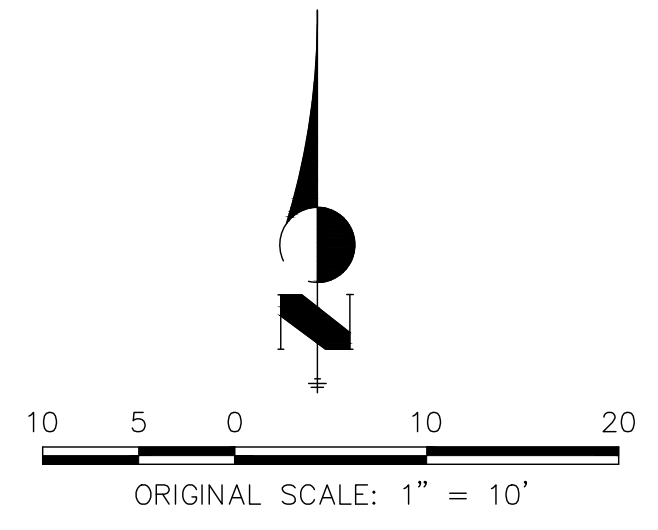
BY	DATE	REVISION

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



POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N: 378235.76 E: 232360.69	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**
- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
 - SEE SHEETS 15-20 BY JR ENGINEERING FOR PROPOSED STORM DESIGN.
 - SEE SHEETS 6-14 BY JR ENGINEERING FOR PROPOSED STREET DESIGN IN PUBLIC RIGHT-OF-WAY.
 - SEE FINAL GRADING PLANS BY JR ENGINEERING FOR PROPOSED GRADING PLAN.
 - SEE WATER, WASTEWATER, AND UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED DESIGN OF CHEROKEE METRO DISTRICT-OWNED WATER AND SANITARY UTILITIES.
 - THE SOIL TYPES ONSITE CONSIST OF BLAKELAND LOAMY SAND (HYDROLOGIC SOIL GROUP A).
 - NO EXISTING GROUNDWATER SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER EXIST ONSITE.



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.

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

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

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

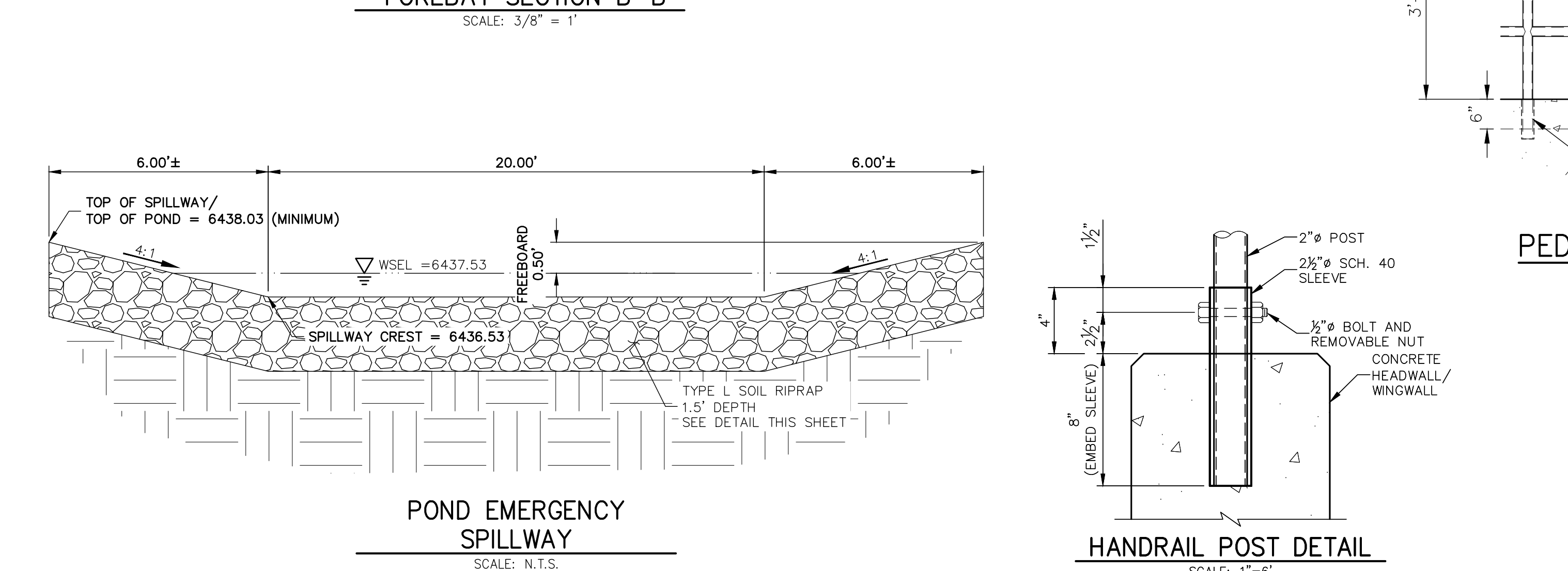
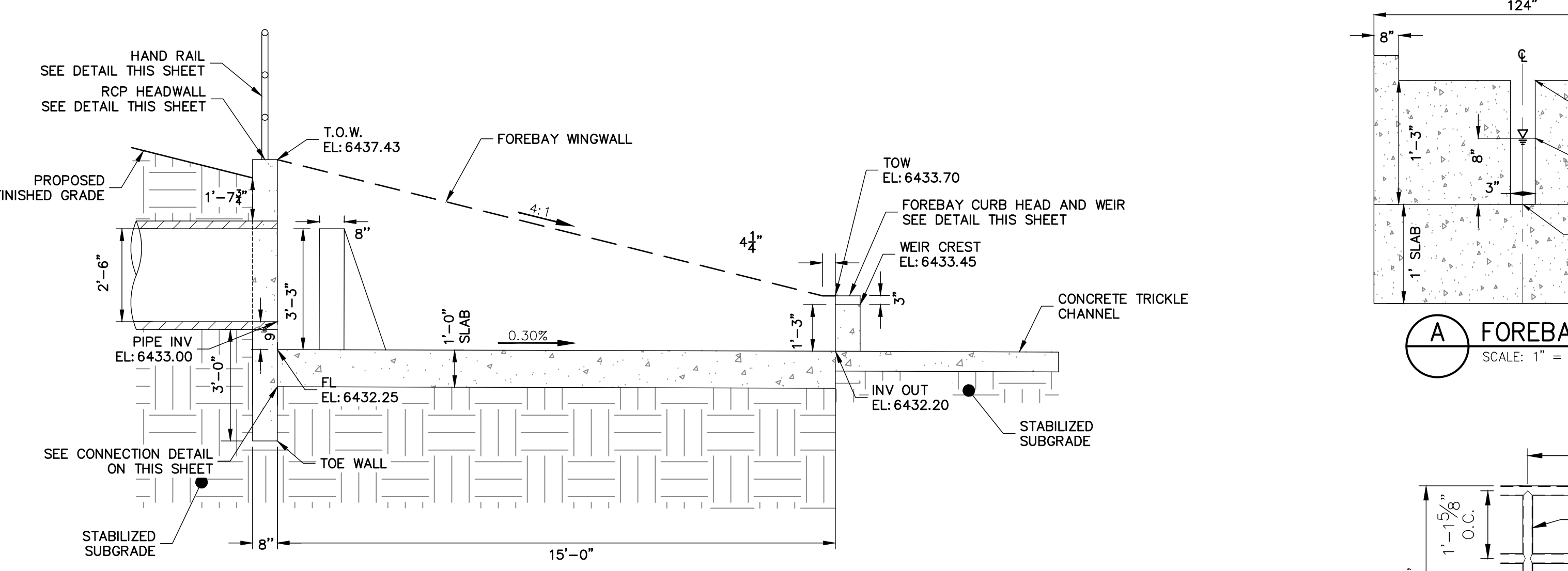
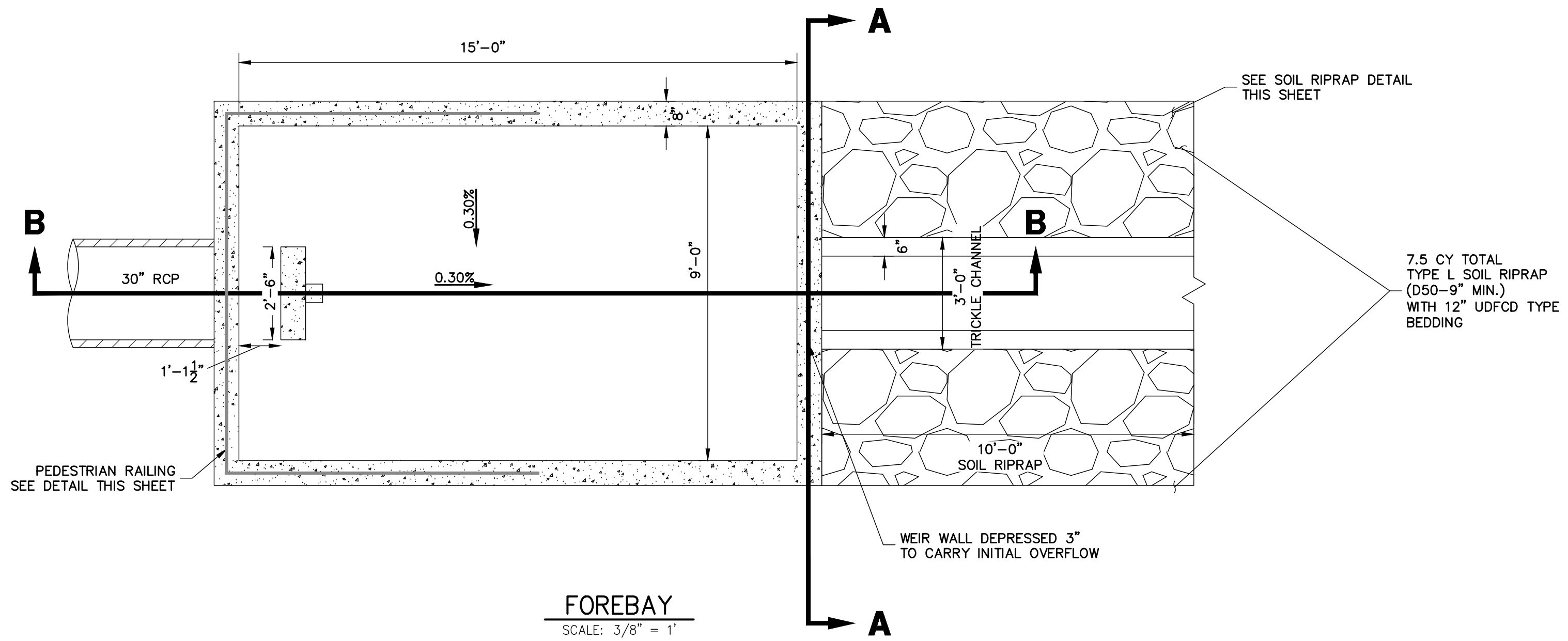
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

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

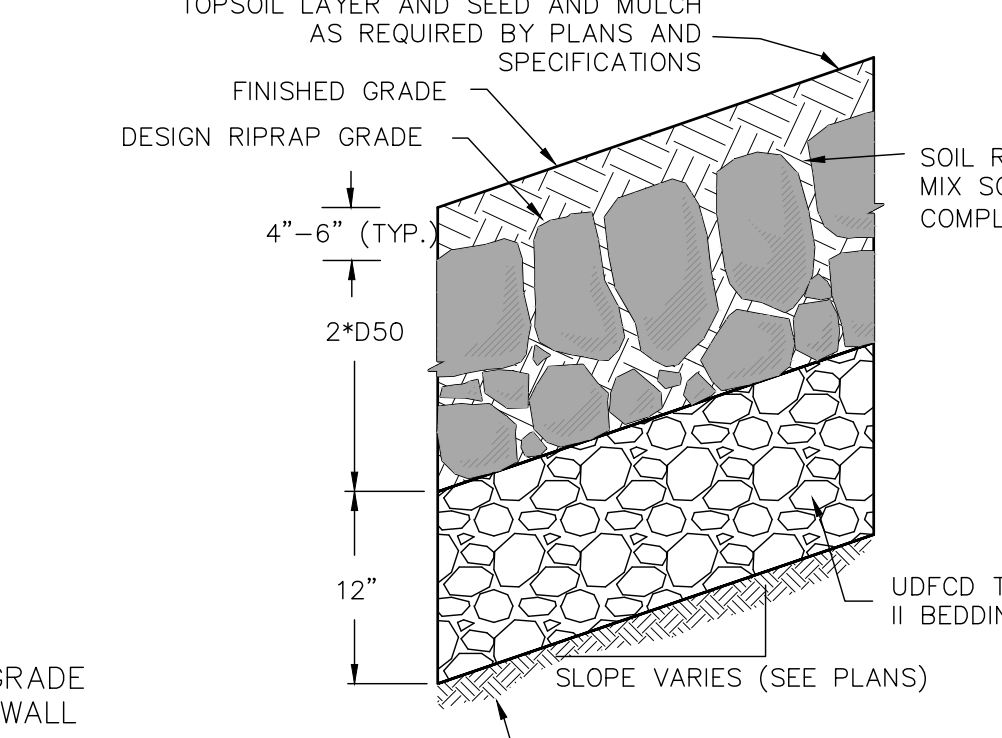
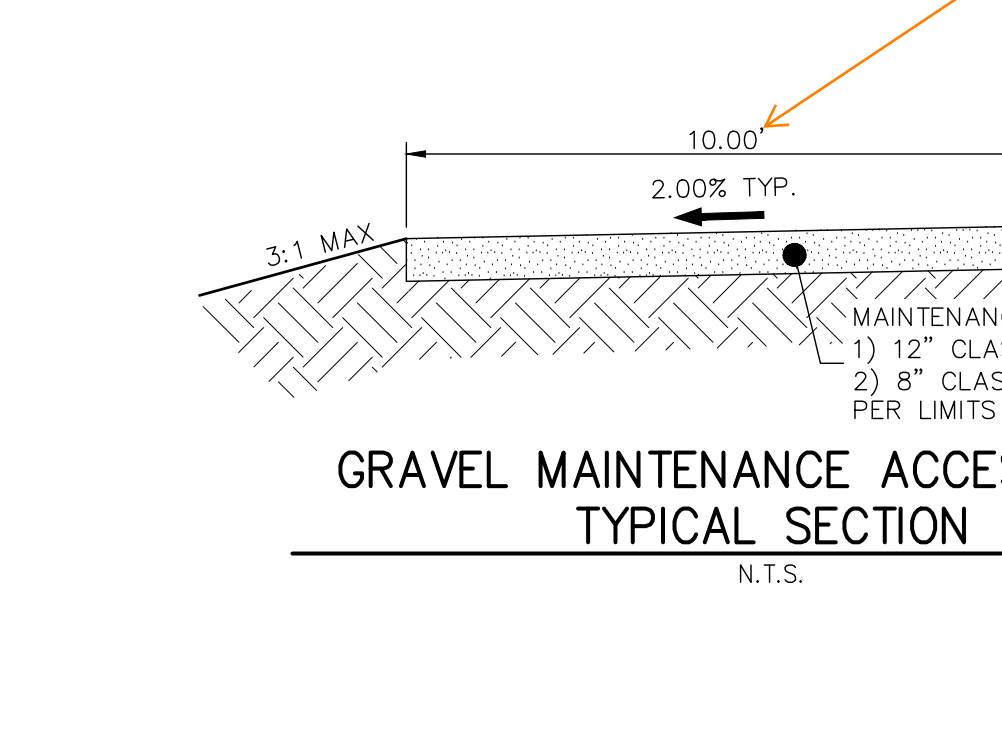
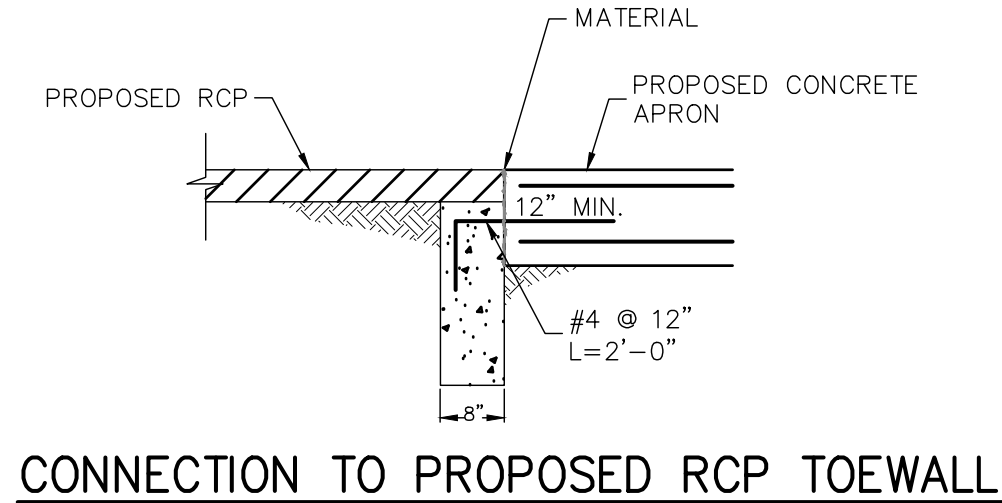
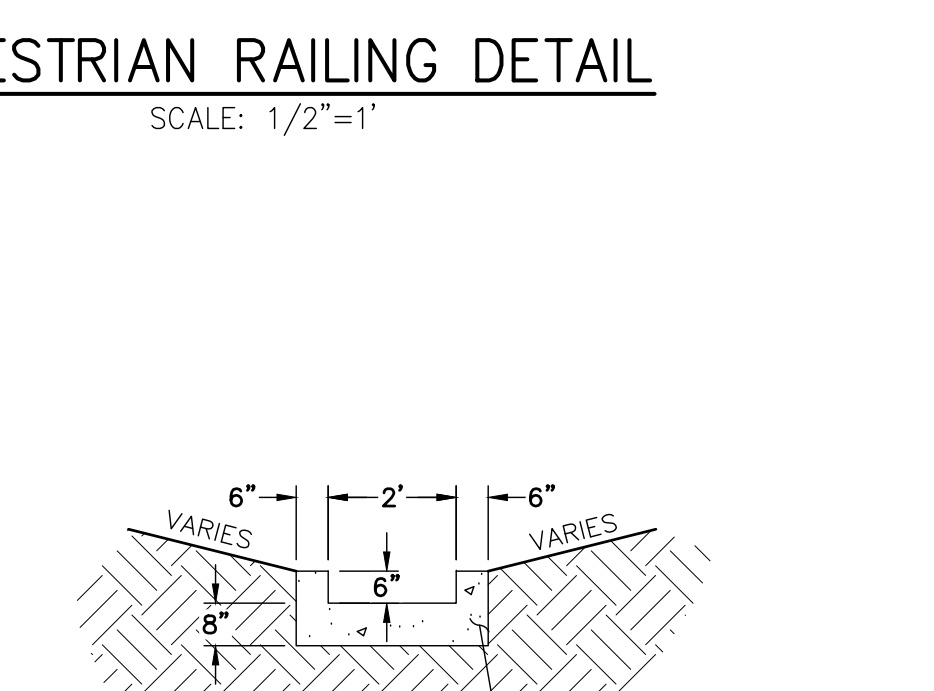
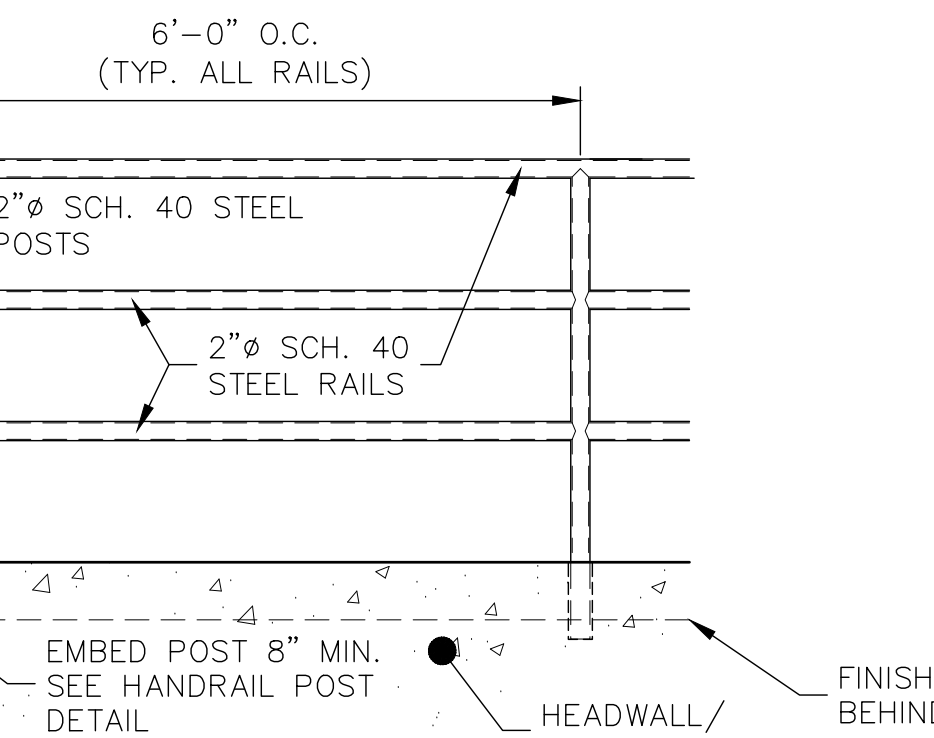
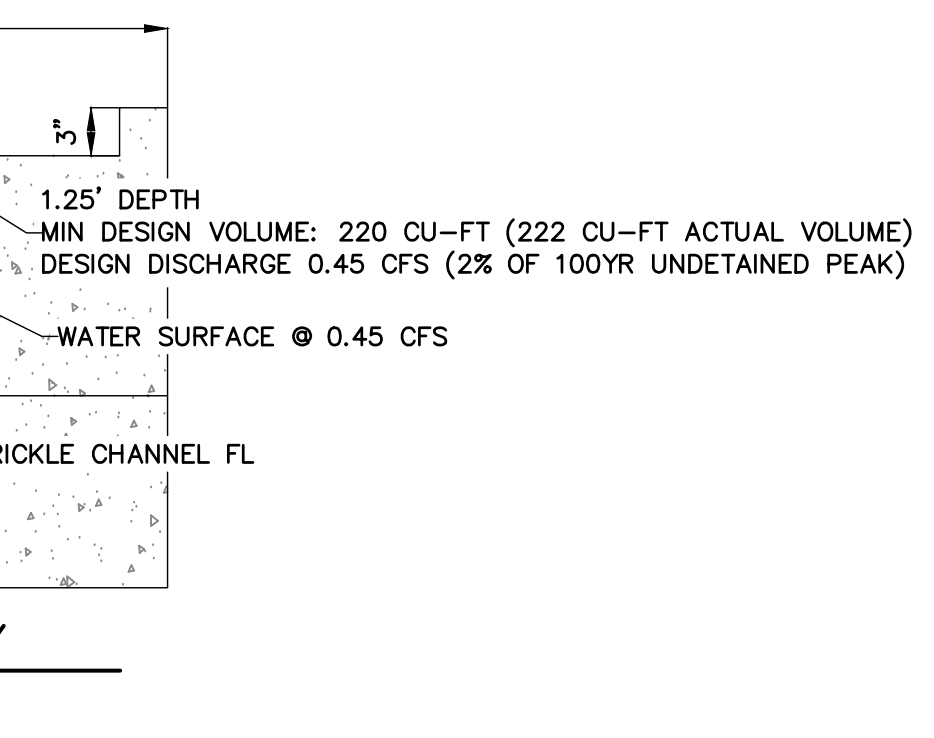
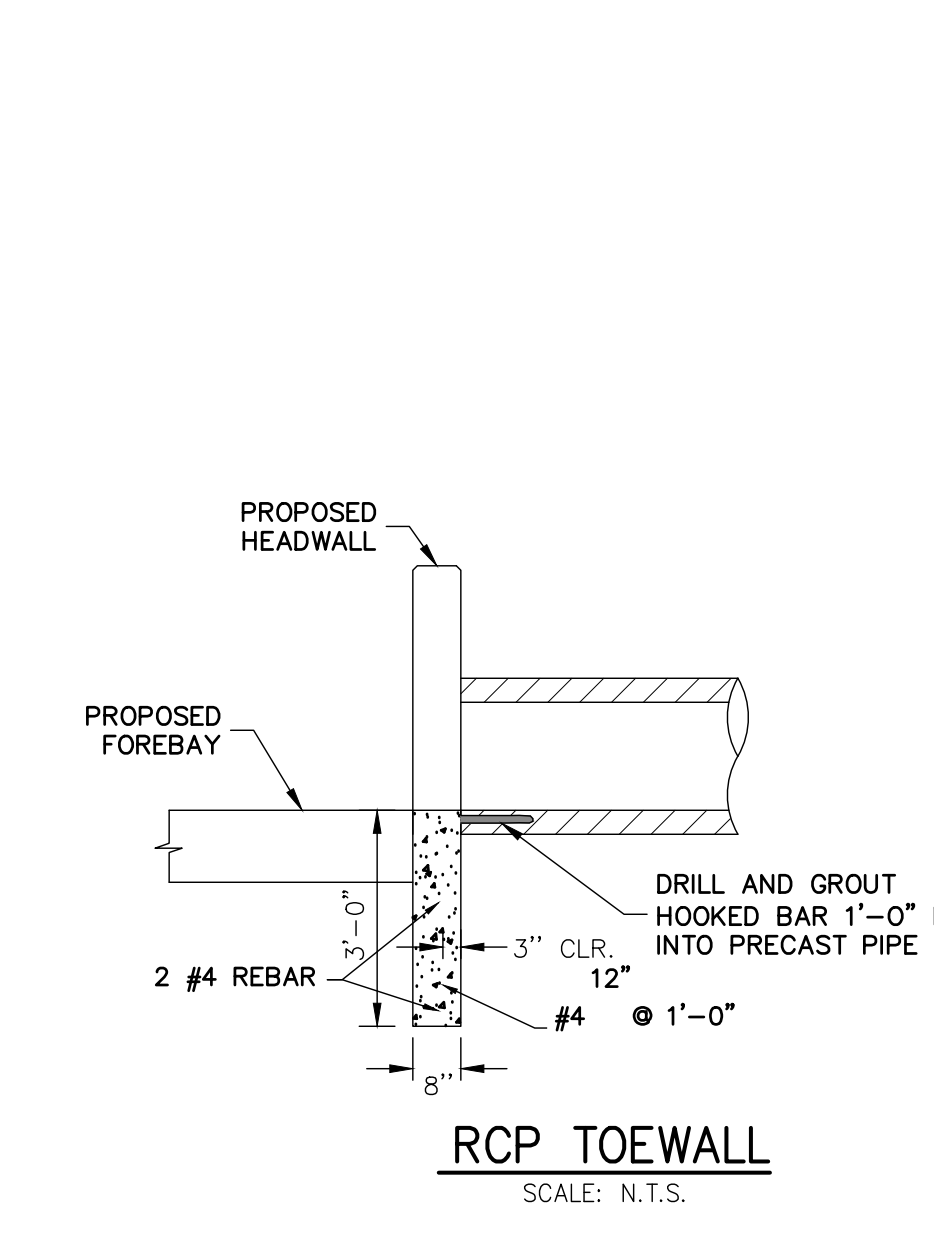
URBAN COLLECTION AT PALMER VILLAGE
 PERMANENT BMP PLANS
 POND B
 CONSTRUCTION DOCUMENTS

SHEET 25 OF 29
 JOB NO. 25149.01



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 3/4".
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.



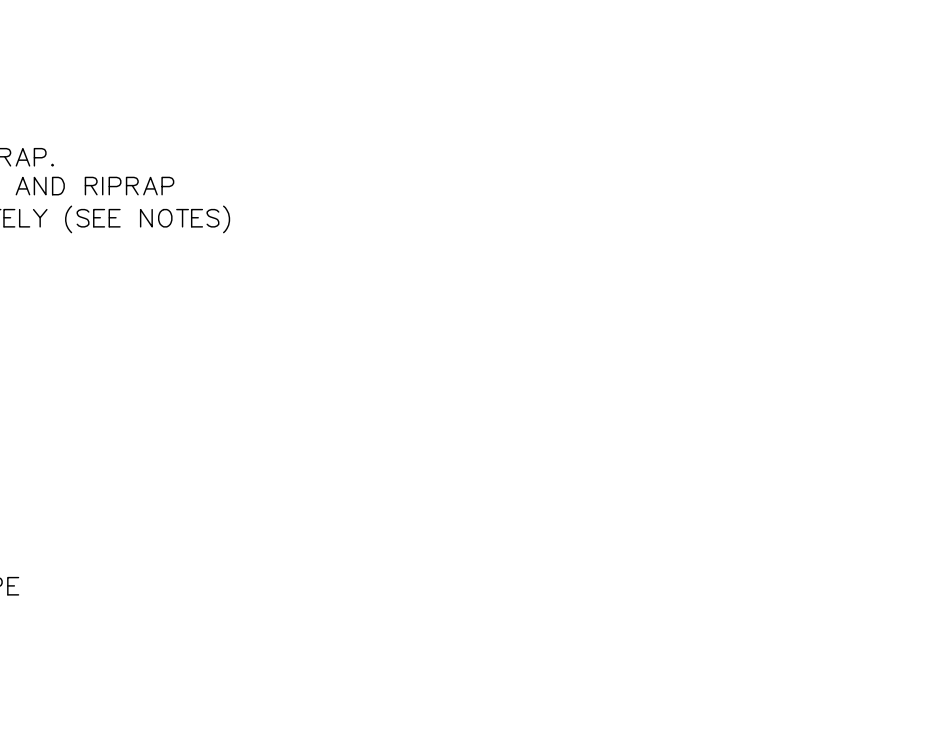
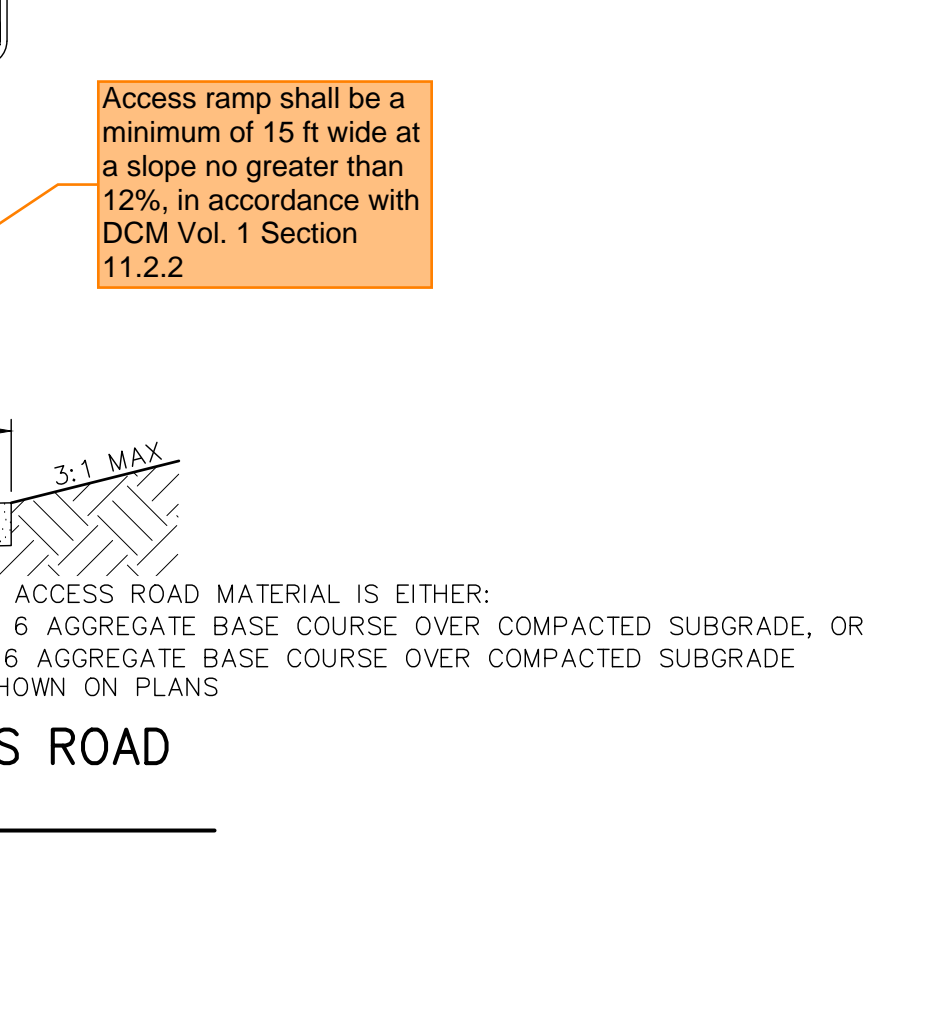
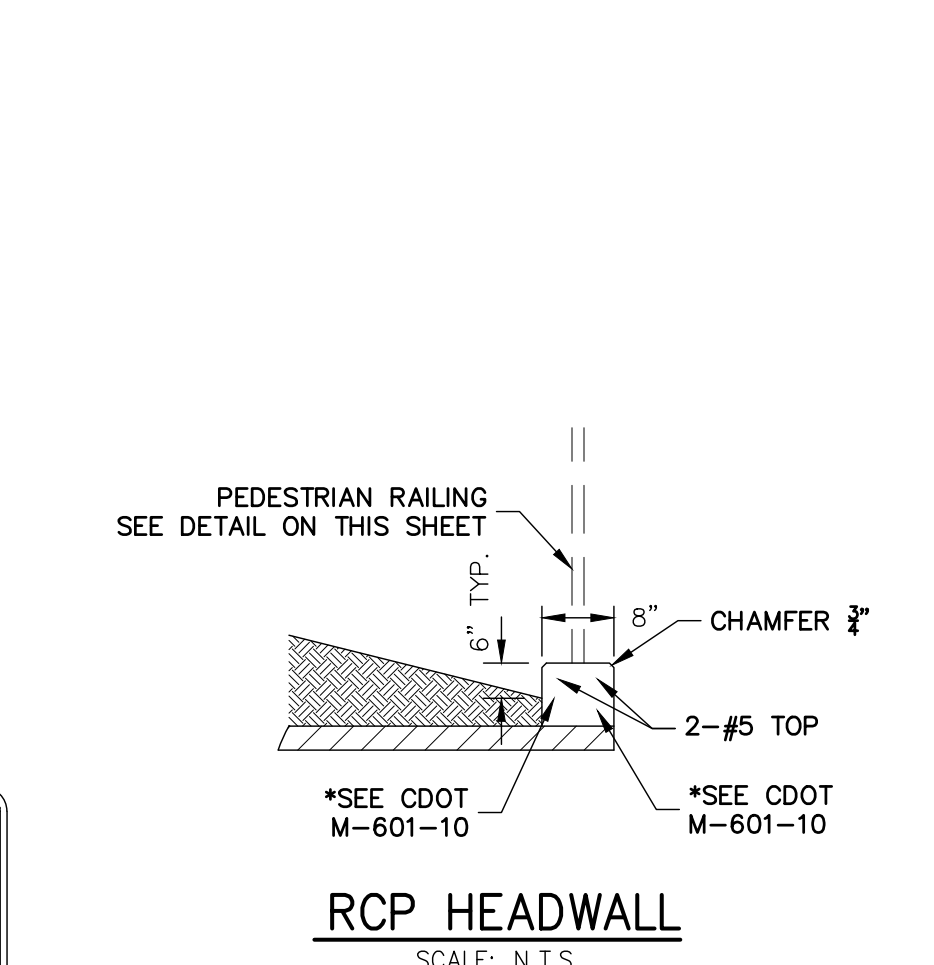
TYPE L RIPRAP

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

*TYPE L RIPRAP D₅₀=9". D₅₀ = 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.



TYPE L RIPRAP

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

*TYPE L RIPRAP D₅₀=9". D₅₀ = 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.

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

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

PREPARED BY
J.R. ENGINEERING
A Westman Company
Central 300-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

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

URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS

POND B FOREBAY DETAILS

CONSTRUCTION DOCUMENTS

SHEET **28** OF **29**

JOB NO. **25149.01**

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

X:\2514901\Drawings\Sheet\Drawings\Forebay\CD2514901POND_B_DTD1.dwg, DT01, 11/29/2020, 11:06:32 AM, CS

