

**SITUATED IN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO
WASTEWATER CONSTRUCTION PLAN**



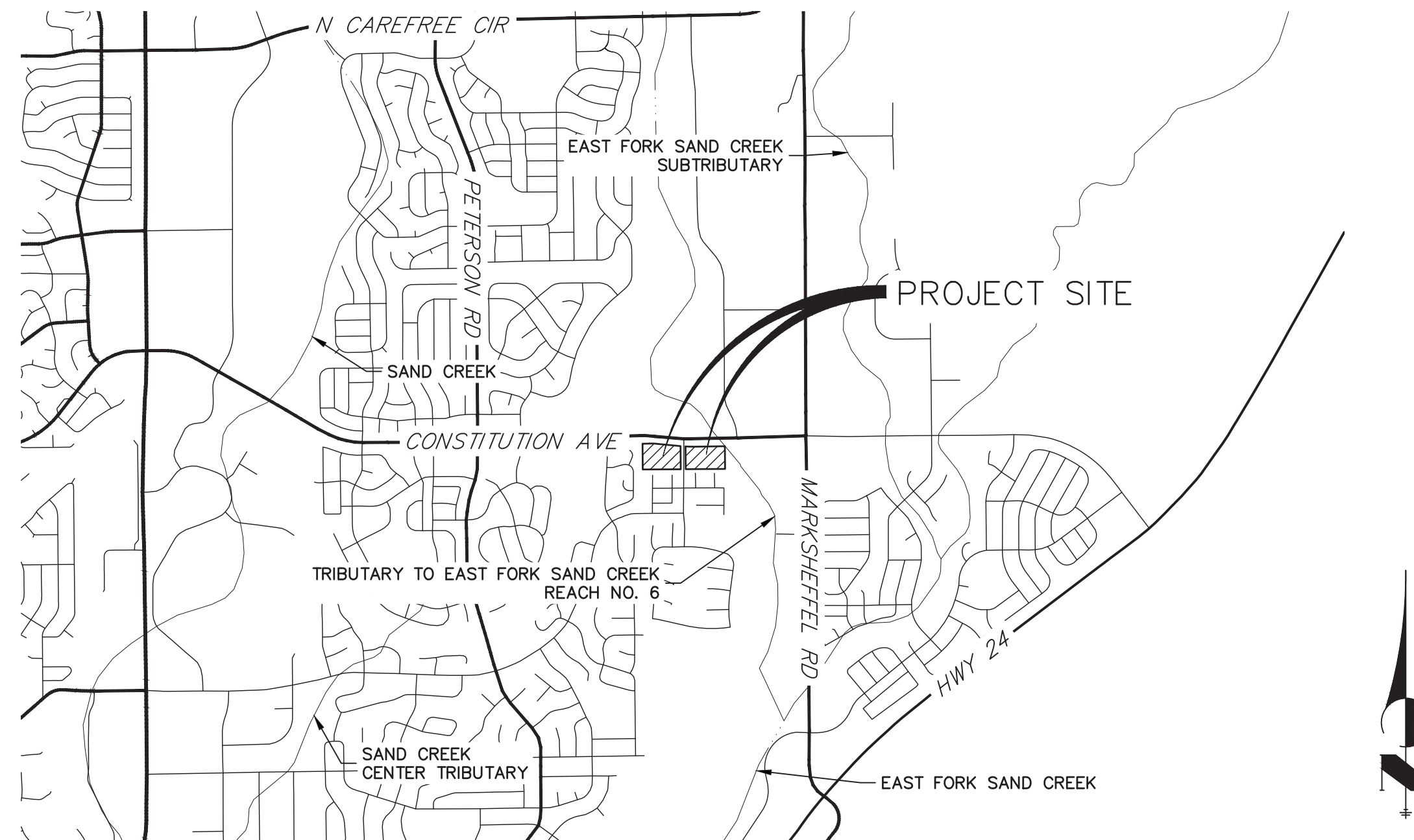
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MDC HOLDINGS
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
ATTN: JASON POCK
720-977-3827

J·R ENGINEERING
A Westrian Company



Centennial 303-740-9393 • Colorado Springs 719-593-2593
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VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

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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)

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 HARMIG 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 PCD P~(719)—520—6300 EL PASO COUNTY DPW P~(719)—520—6460

OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Jason J.W. Pock

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

EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO
COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL,
VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

CHEROKEE METROPOLITAN DISTRICT
WASTEWATER PLAN APPROVAL

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

JENNIFER IRVINE, P.E. DATE

RD COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

ED
TS. 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

JOB NO.	25149.01	SHEET	1	OF	8	URBAN COLLECTION AT PALMER VILLAGE				H-SCALE	N/A	No.	REVISION	BY	DATE
		COVER SHEET					V-SCALE	N/A							
							DATE		01-04-21						
							DESIGNED BY		APL						
		WASTEWATER CONSTRUCTION PLAN					DRAWN BY		APL						
CHECKED BY															

EXISTING

PROPOSED

EXISTING PROPOSED

SANITARY SEWER

LINE MARKER

GAS LINE

DRY UTILITIES

CABLE TV MARKER

MISC. UTILITIES

TEST HOLE DESIGNATOR

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE SITE WORK STANDARDS AND SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS SET FORTH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT THE INTERSECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL SECURE ALL APPLICABLE LICENSES AND PERMITS TO COMPLETE THE CONSTRUCTION IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
4. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH EL PASO COUNTY AND ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH THE MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ALL PERMITS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
7. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED THAT COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND EL PASO COUNTY INSPECTOR IMMEDIATELY.
8. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A PLAN OF RECORD DRAWING SUBMIT AT THE CONSTRUCTION SITE, WHICH SHALL BE AVAILABLE TO EL PASO COUNTY AT ALL TIMES.
13. THE CONTRACTOR SHALL SEQUENCE THE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, WATERLINES AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF STORM SEWER AND DRY UTILITIES.
14. NO SITE-RELATED IMPROVEMENTS MAY COMMENCE UNTIL A PRECONSTRUCTION MEETING IS HELD WITH EL PASO COUNTY AND ALL APPLICABLE PERMITS ARE OBTAINED.
15. CONTRACTOR IS TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND A COPY IS TO BE KEPT ONSITE DURING ALL EARTH WORK OPERATIONS.
16. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER COUNTY SPECIFICATIONS, AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
17. CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
18. PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO EL PASO COUNTY ENGINEERING DIVISION, STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR SHALL NOTIFY CHEROKEE METRO DISTRICT INSPECTIONS OFFICE (719-597-5080) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET CHEROKEE METRO DISTRICT WASTEWATER LINE EXTENSION AND SERVICE STANDARDS (WASTEWATER STANDARDS).
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WASTEWATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METRO DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WASTEWATER STANDARDS.
7. THE CONTRACTOR SHALL ENSURE THAT WASTEWATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. ALL MANHOLES WILL HAVE MINIMUM INSIDE DIAMETER OF FIVE FEET (5'). NON-METAL MANHOLE STEPS SHALL BE INSTALLED IN ALL PRECAST MANUFACTURED MANHOLES. ALL MANHOLE SECTIONS SHALL BE COATED WITH 45 MILS COAT TEP EXPOXY, AND ALL HORIZONTAL JOINTS SHALL BE WRAPPED WITH 12" WIDE BITUMASTIC JOINT WRAP.
9. ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISH GRADE. IF MANHOLES ARE IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER STANDARDS, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLES.
10. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METRO DISTRICT INSPECTOR.
11. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL.
12. ALL WASTEWATER SERVICE LINES SHALL BE INSTALLED WITH TRACER WIRE PER COLORADO SPRINGS UTILITY DETAIL 01-01.

APPLICABLE	NON- APPLICABLE	
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1.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	CORROSION PROTECTION IS REQUIRED FOR ALL DUCTILE IRON PIPE. ALL PROTECTION SHALL COMPLY WITH THE WASTEWATER STANDARDS.
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2.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	THIS PROJECT IS CONNECTING TO AN EXISTING MANHOLE. A MANHOLE ASSESSMENT HAS BEEN COMPLETED FOR THIS PROJECT. THE FOLLOWING CHECKED ITEMS ARE REQUIRED: <table border="0" style="margin-left: 20px;"> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICT AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.</td> </tr> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).</td> </tr> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).</td> </tr> </table>	<input type="checkbox"/>	THE CONTRACTOR SHALL PROVIDE A BYPASS PUMPING PLAN FOR APPROVAL BY CHEROKEE METRO DISTRICT AND COMPLY WITH ALL THE REQUIREMENTS THEREIN.	<input type="checkbox"/>	REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).	<input type="checkbox"/>	REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).
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<input type="checkbox"/>	REPAIR THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).							
<input type="checkbox"/>	REPLACE THE EXISTING MANHOLE (REFER TO PLAN AND PROFILE FOR REQUIREMENTS).							

3.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	MANHOLES ARE BEING ABANDONED, THE CONTRACTOR SHALL: <ul style="list-style-type: none"> • PLUG THE "IN" AND "OUT" INVERTS WITH A WATERIGHT MECHANICAL PLUG AND GROUT WITH APPROVED MATERIAL. • REMOVE AND DISPOSE OF THE CONE SECTION. • REMOVE THE RING AND COVER AND RETURN THEM TO CHEROKEE METROPOLITAN DISTRICT. • FILL THE MANHOLE WITH APPROVED MATERIAL.
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4.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAINS EXISTS UNDERNEATH A PROPOSED STRUCTURE, CONTRACTOR SHALL: <table border="0" style="margin-left: 20px;"> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>REMOVE IT</td> </tr> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>GROUT IT FULL</td> </tr> </table>	<input type="checkbox"/>	REMOVE IT	<input type="checkbox"/>	GROUT IT FULL
<input type="checkbox"/>	REMOVE IT					
<input type="checkbox"/>	GROUT IT FULL					

5.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	WASTEWATER MAIN TO BE ABANDONED EXISTS WITHIN A UTILITY EASEMENT, THE CONTRACTOR SHALL: <table border="0" style="margin-left: 20px;"> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>REMOVE IT</td> </tr> <tr> <td style="width: 20px; vertical-align: top;"><input type="checkbox"/></td> <td>GROUT IT FULL</td> </tr> </table>	<input type="checkbox"/>	REMOVE IT	<input type="checkbox"/>	GROUT IT FULL
<input type="checkbox"/>	REMOVE IT					
<input type="checkbox"/>	GROUT IT FULL					

6.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	PIPELINES LESS THAN 1.04% GRADE ARE PROPOSED. THE CONTRACTOR SHALL COMPLY WITH THE ADDITIONAL REQUIREMENTS AS SPECIFIED WITHIN THE WASTEWATER STANDARDS.
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7.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	THIS PROJECT IS UTILIZING EXISTING WASTEWATER STUB(S) IN AN "AS-IS" CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE STUB(S), CONNECTION, AND SUBSEQUENT EXTENSION MEET ALL CURRENT WASTEWATER STANDARDS AND DO NOT HAVE ANY DEFECTS.
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8.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTH, LOCATION, OR CONDITION OF ANY EXISTING STUB(S) SHOWN ON ANY "AS CONSTRUCTED" DRAWINGS. FURTHER, THE EXISTING STUB SHALL BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT.
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9.

<input type="checkbox"/>	<input checked="" type="checkbox"/>	A WASTEWATER STUB OR STUBS ARE PROPOSED WITH THIS PROJECT. CHEROKEE METRO DISTRICT WILL INSPECT THE CONSTRUCTION BUT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED STUB(S) WILL MEET FUTURE DEVELOPMENT REQUIREMENTS. FURTHER, THE PROPOSED STUB(S) WILL NOT BE INCLUDED IN THE TWO-YEAR WARRANTY PERIOD FOR THIS PROJECT AND WILL NOT BE ACCEPTED OR OWNED BY CHEROKEE METRO DISTRICT.
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PREPARED FOR
MDC HOLDINGS
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
ATTN: JASON POCK
720. 977. 3827

No.	REVISION	BY	DATE

URBAN COLLECTION AT
PALMER VILLAGE

LEGEND

SHEET 2 OF 8

JOB NO. 25149.01





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



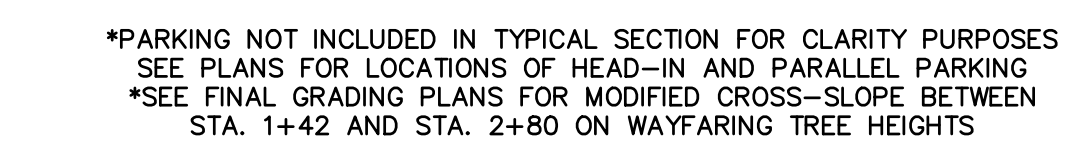
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: VANHOUTTE VIEW (EMERGENCY VEHICLE ACCESS)



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



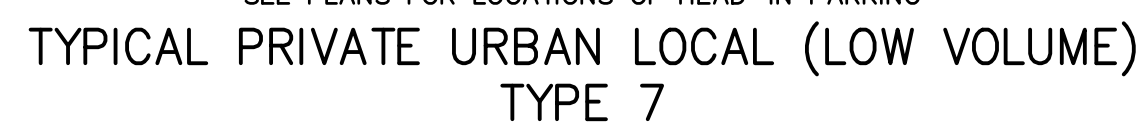
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 5



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



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



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



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V-SCALE	N/A
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DRAWN BY	APL
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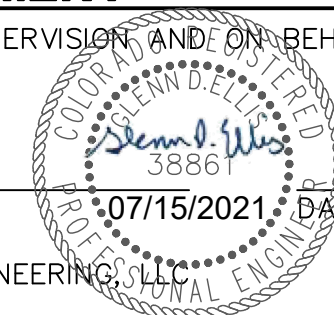
URBAN COLLECTION AT
PALMER VILLAGE

TYPICAL SECTIONS

WASTEWATER CONSTRUCTION PLAN

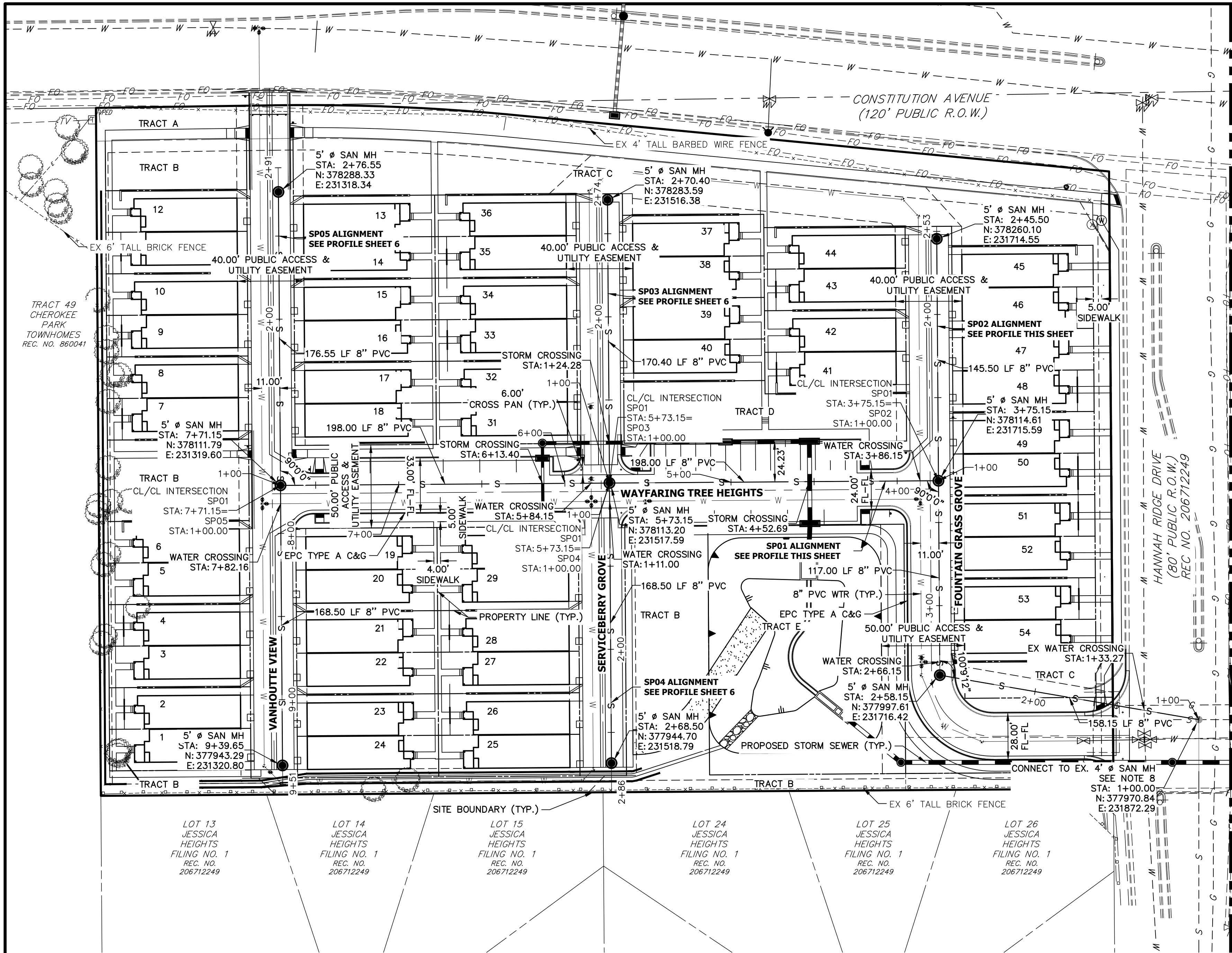
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COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC

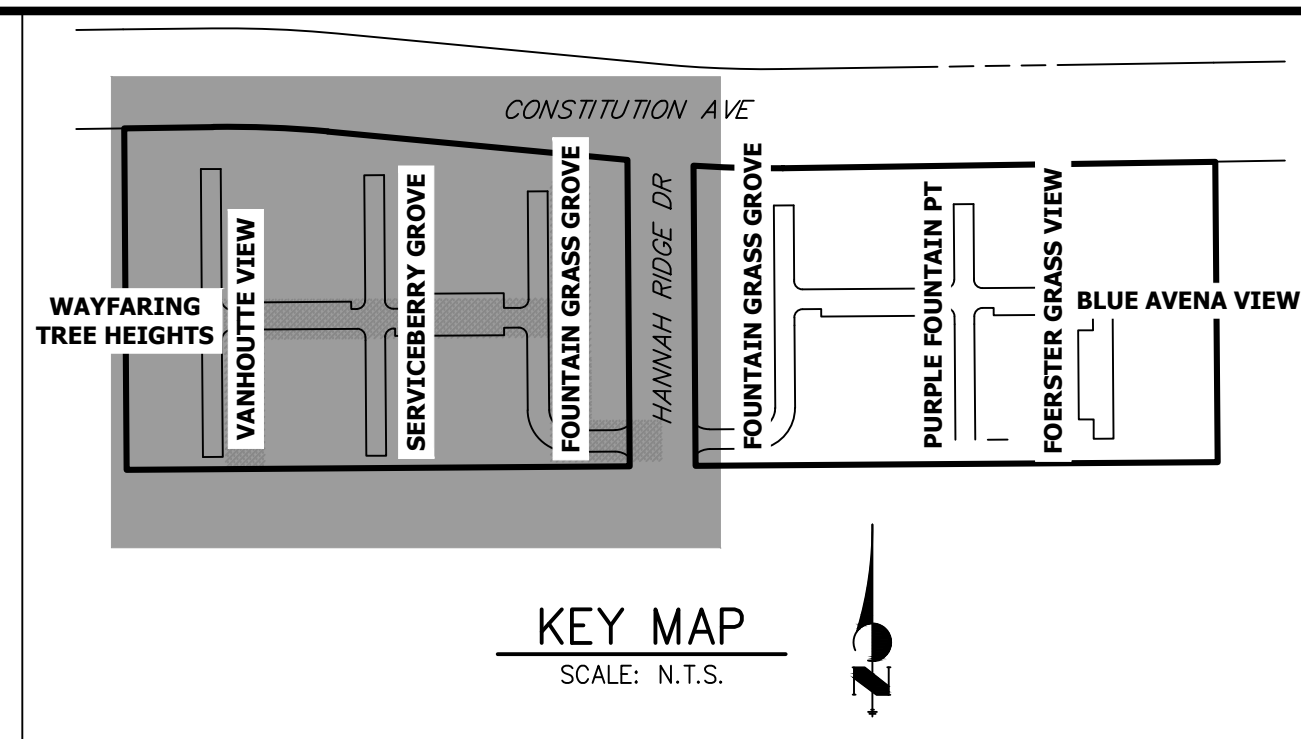
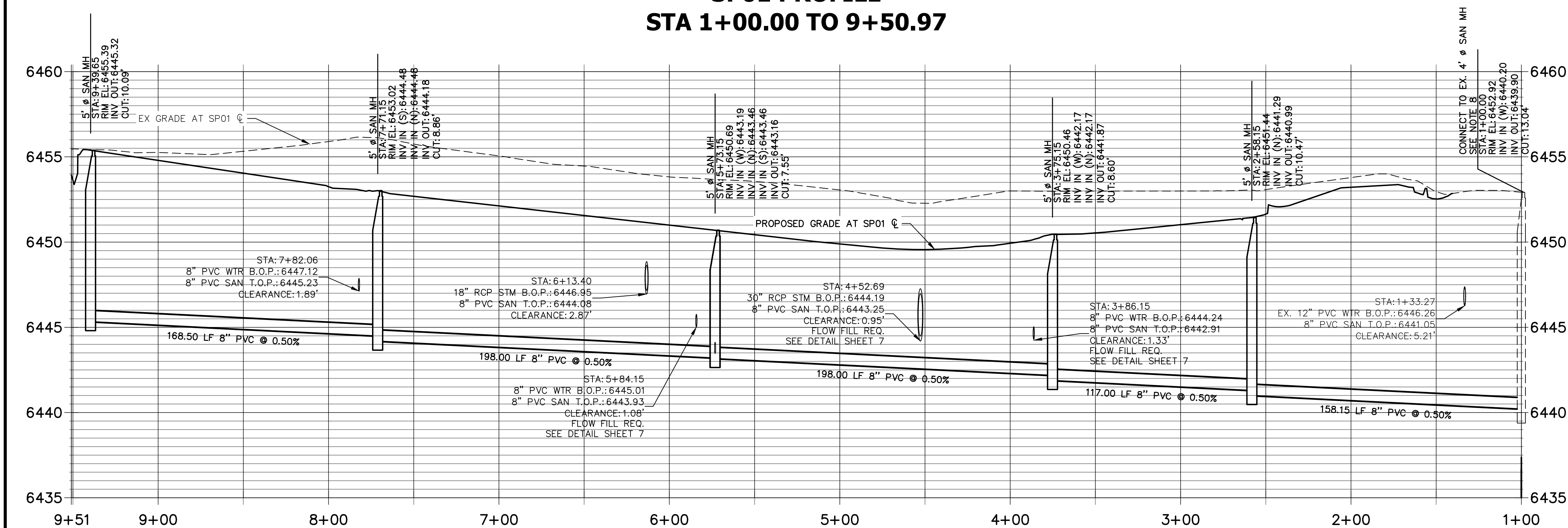


SHEET 3 OF 8

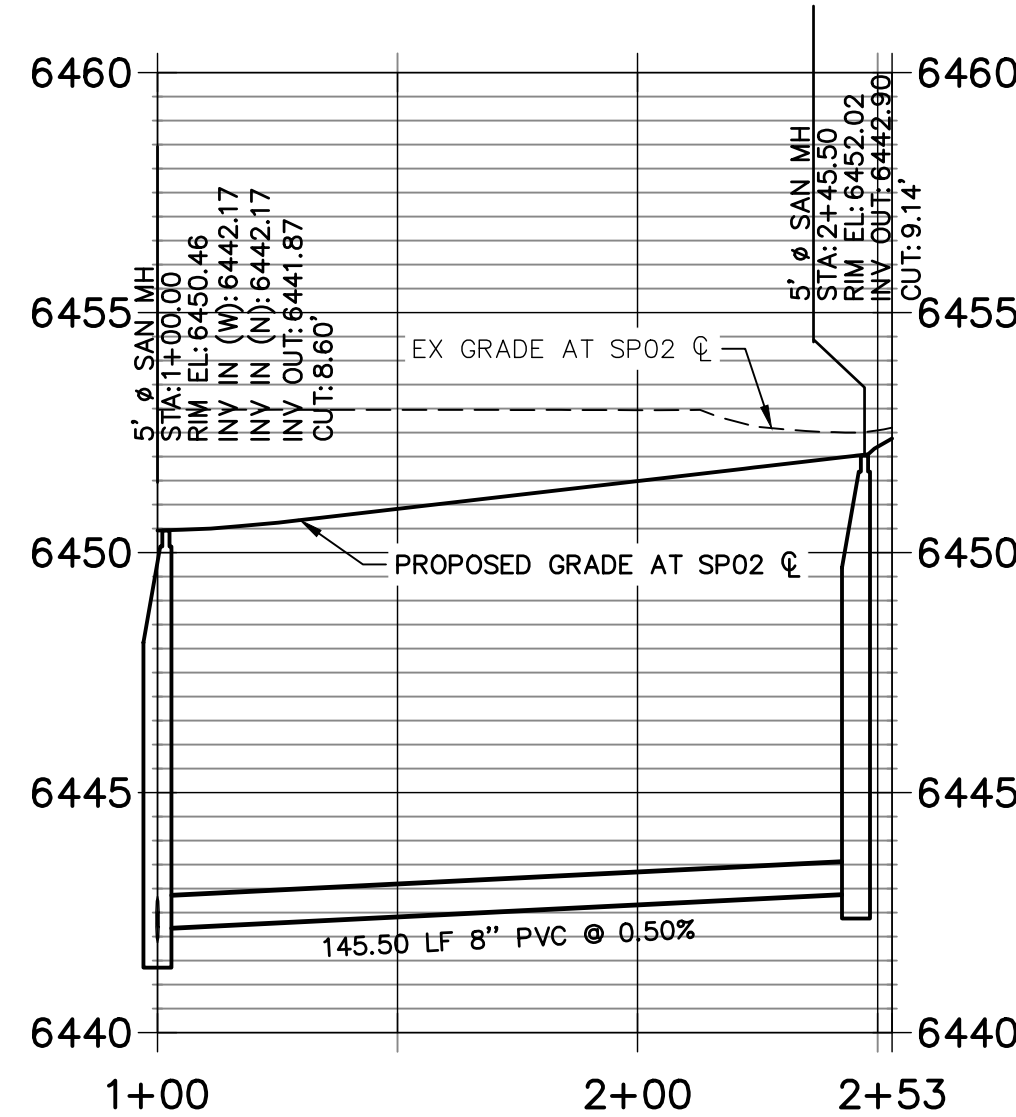
JOB NO. 25149.01



SP01 PROFILE
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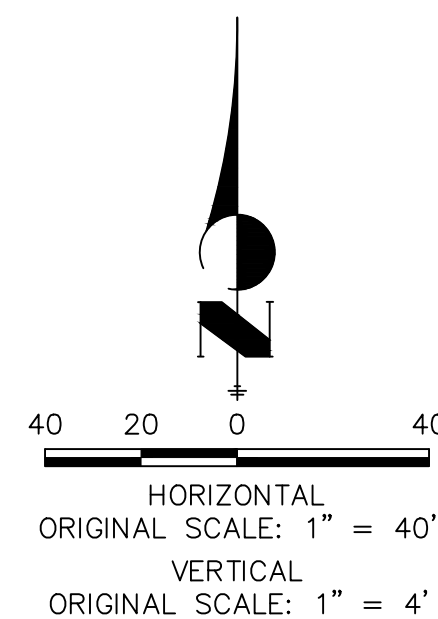


SP02 PROFILE
STA 1+00.00 TO 2+53.00



NOTES:

1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
5. SEE JR UTILITY SERVICE PLANS FOR WATER AND SANITARY SEWER SERVICE CONNECTIONS.
6. SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
7. ALL PIPES SHALL BE SDR-35, EXCEPT AS NOTED ON THE PLANS.
8. FOR SLOPES LESS THAN 1.04% SELECT BEDDING IS REQUIRED.
9. CONTRACTOR TO REMOVE THE EXISTING SECTION OF 8" SANITARY SEWER THAT IS STUBBED ON THE SITE (WEST SIDE).
10. TRACE WIRE TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARDS AND DETAIL D1-4.



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

07/15/2021, DATE
38861

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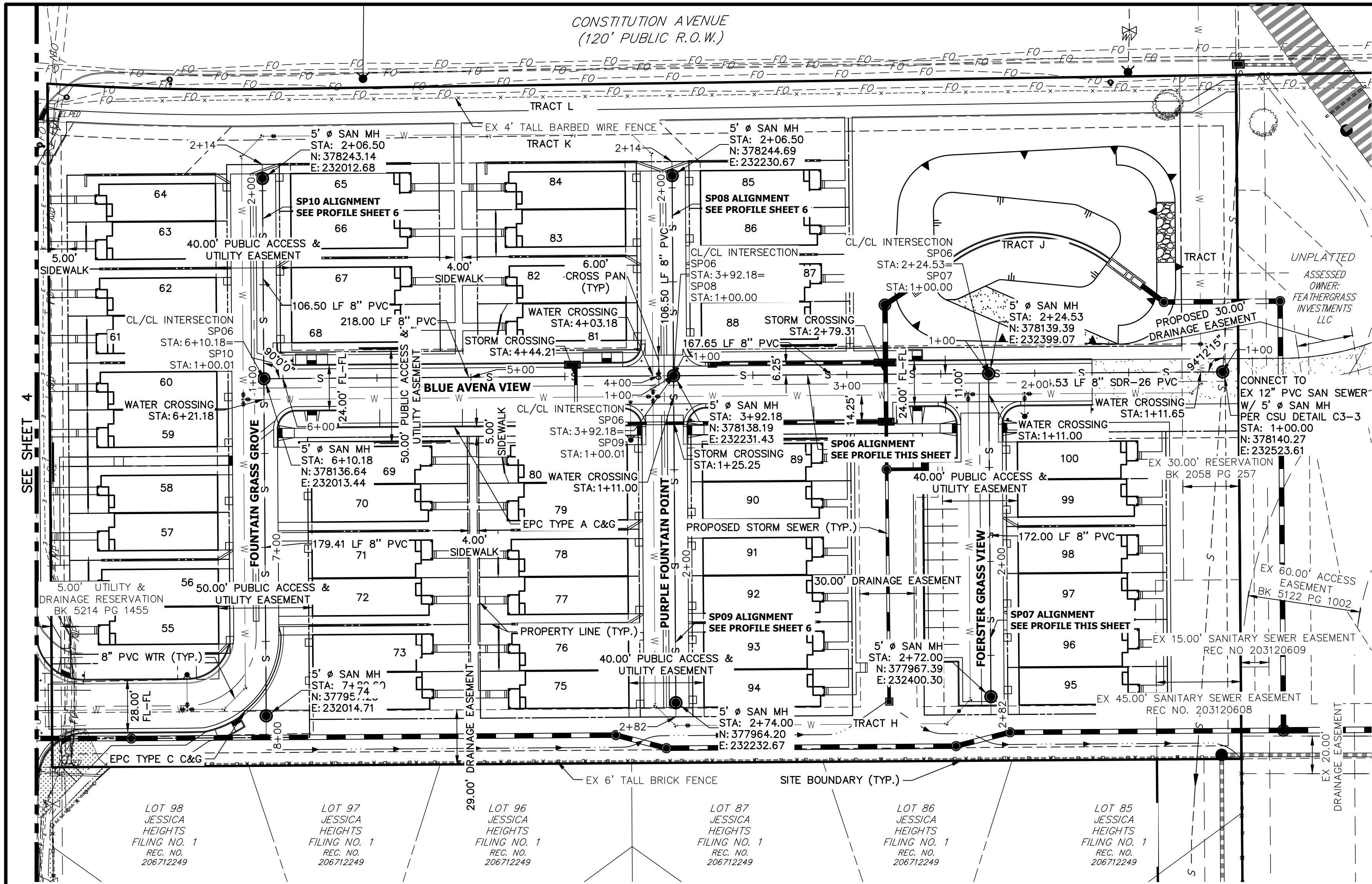
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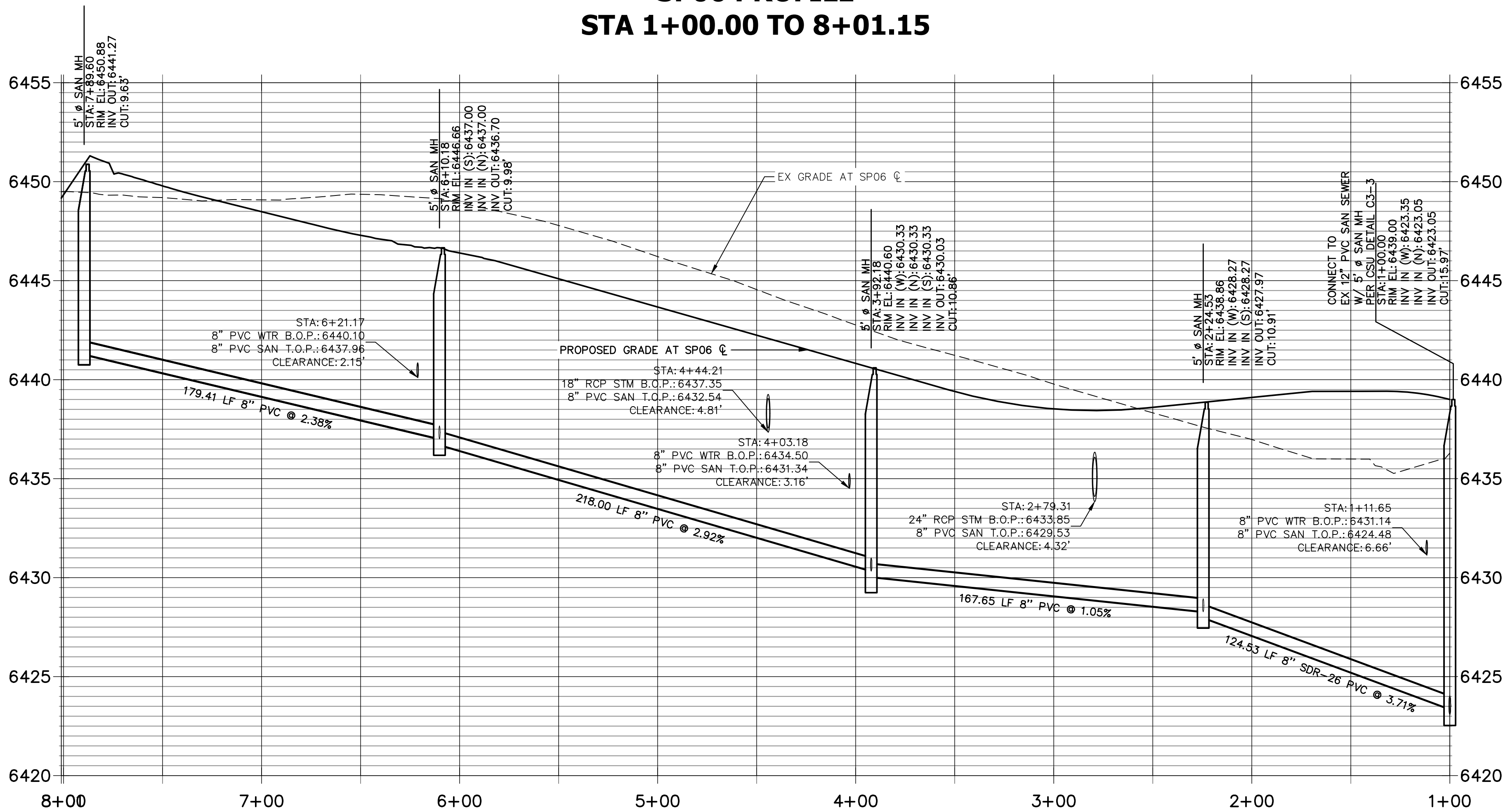
No.	REVISION	BY	DATE

URBAN COLLECTION AT
PALMER VILLAGE
SANITARY SEWER PLAN &
PROFILE
WASTEWATER CONSTRUCTION PLAN

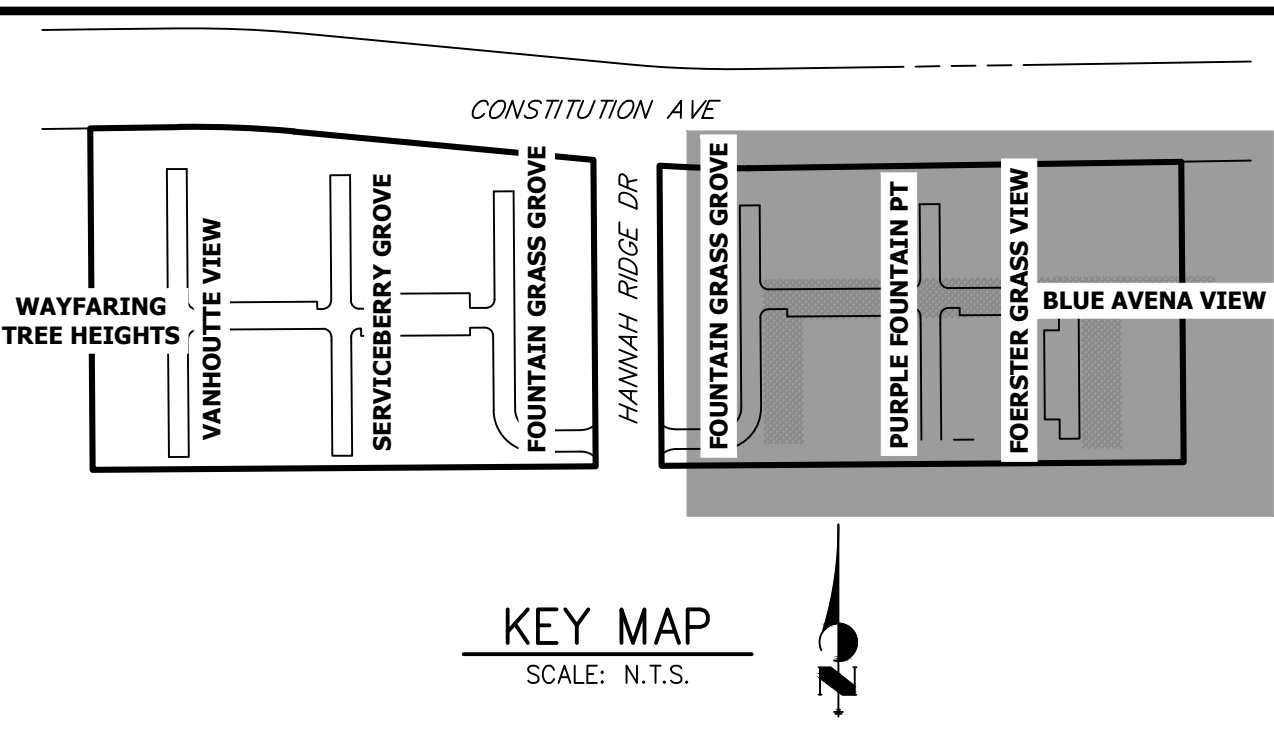
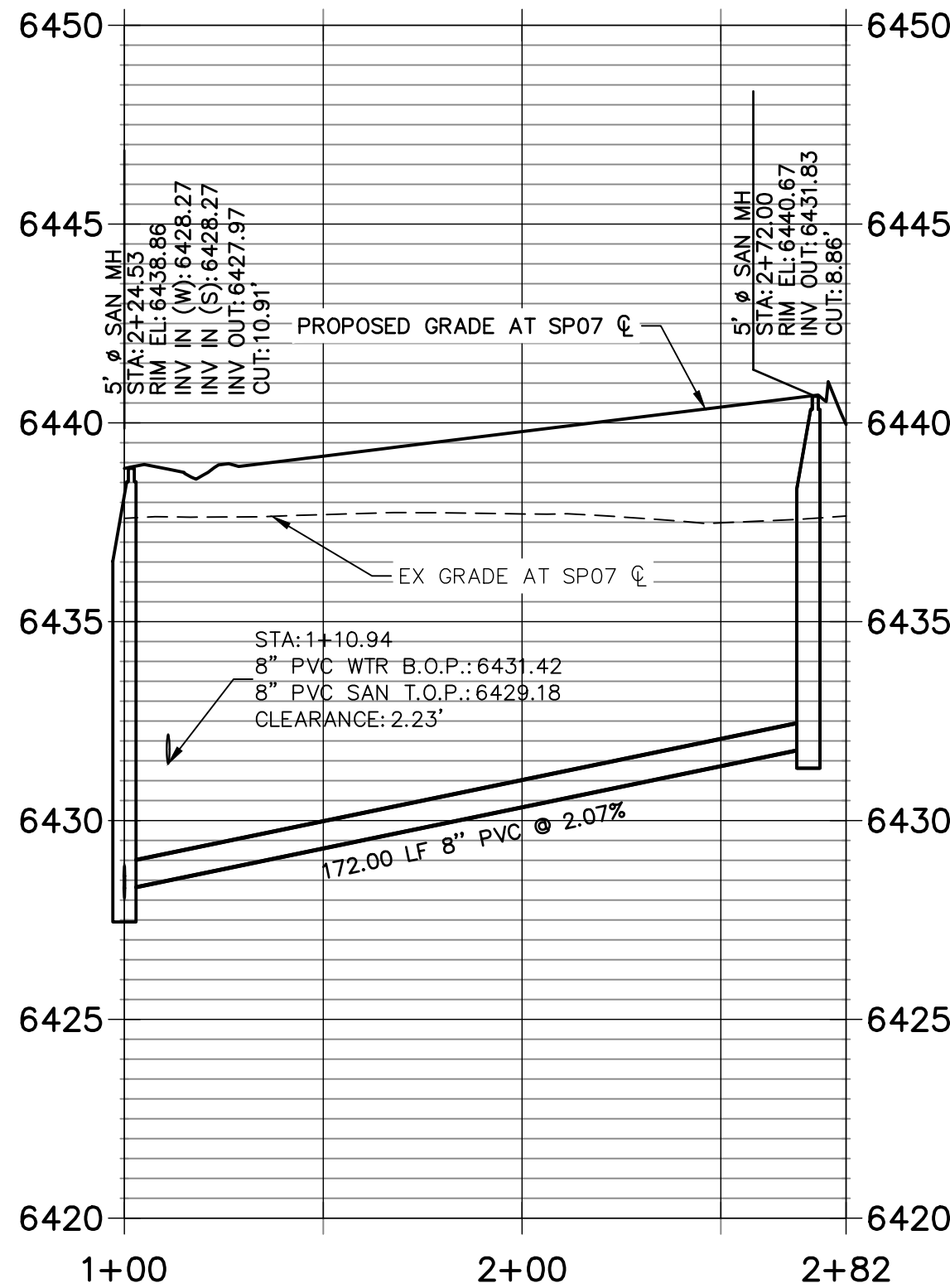
SHEET 4 OF 8
JOB NO. 25149.01



SP06 PROFILE
STA 1+00.00 TO 8+01.15



SP07 PROFILE
STA 1+00.00 TO 2+81.50



- NOTES:**
1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
 2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
 3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
 4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
 5. SEE JR UTILITY SERVICE PLANS FOR WATER AND SANITARY SEWER SERVICE CONNECTIONS.
 6. SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
 7. ALL PIPES SHALL BE SDR-35, EXCEPT AS NOTED ON THE PLANS.
 8. FOR SLOPES LESS THAN 1.04% SELECT BEDDING IS REQUIRED.
 9. CONTRACTOR TO REMOVE THE EXISTING SECTION OF 8" SANITARY SEWER THAT IS STUBBED ONTO THE SITE (WEST SIDE).
 10. TRACE WIRE TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARDS AND DETAIL D1-4.



ENGINEER'S STATEMENT

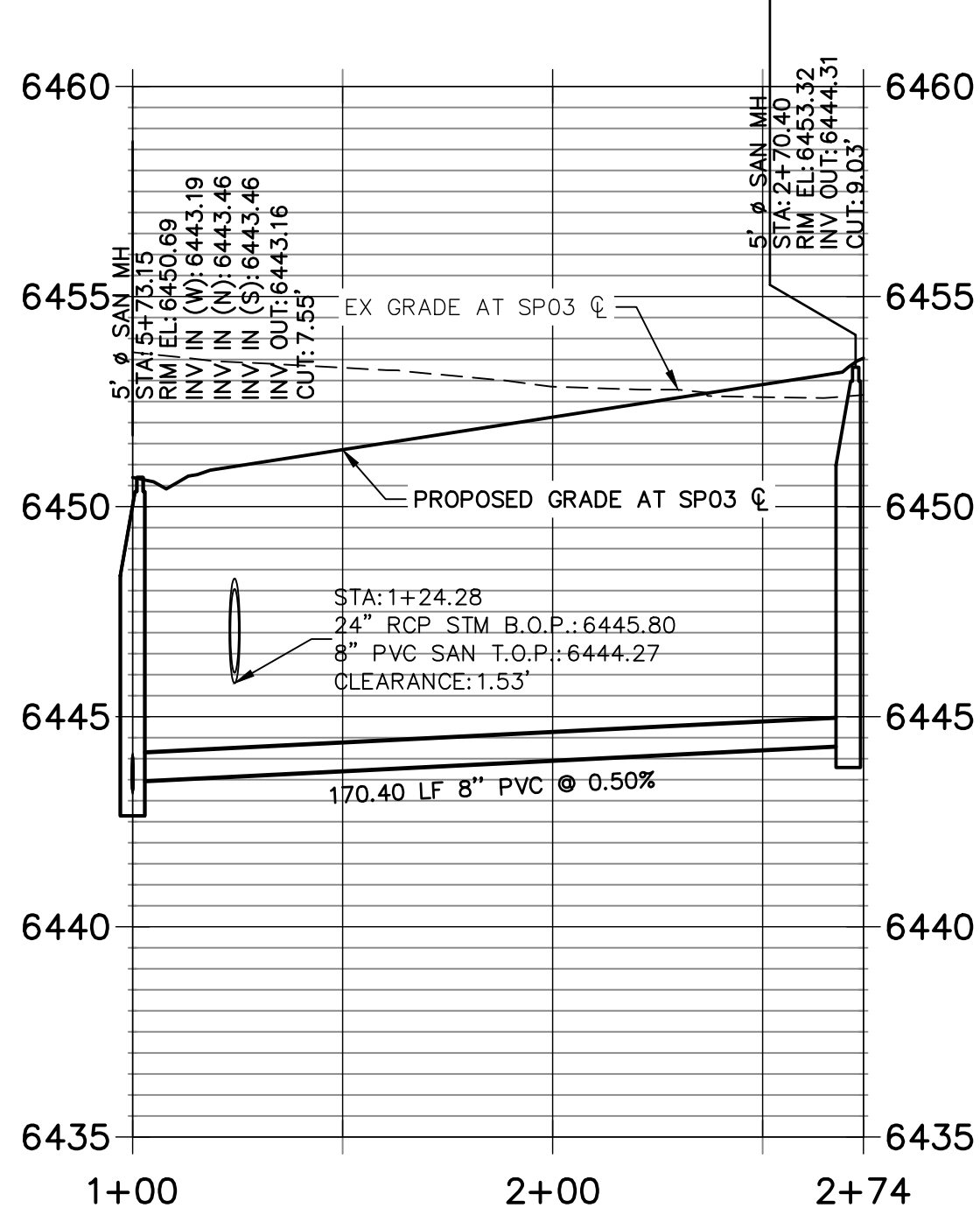
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

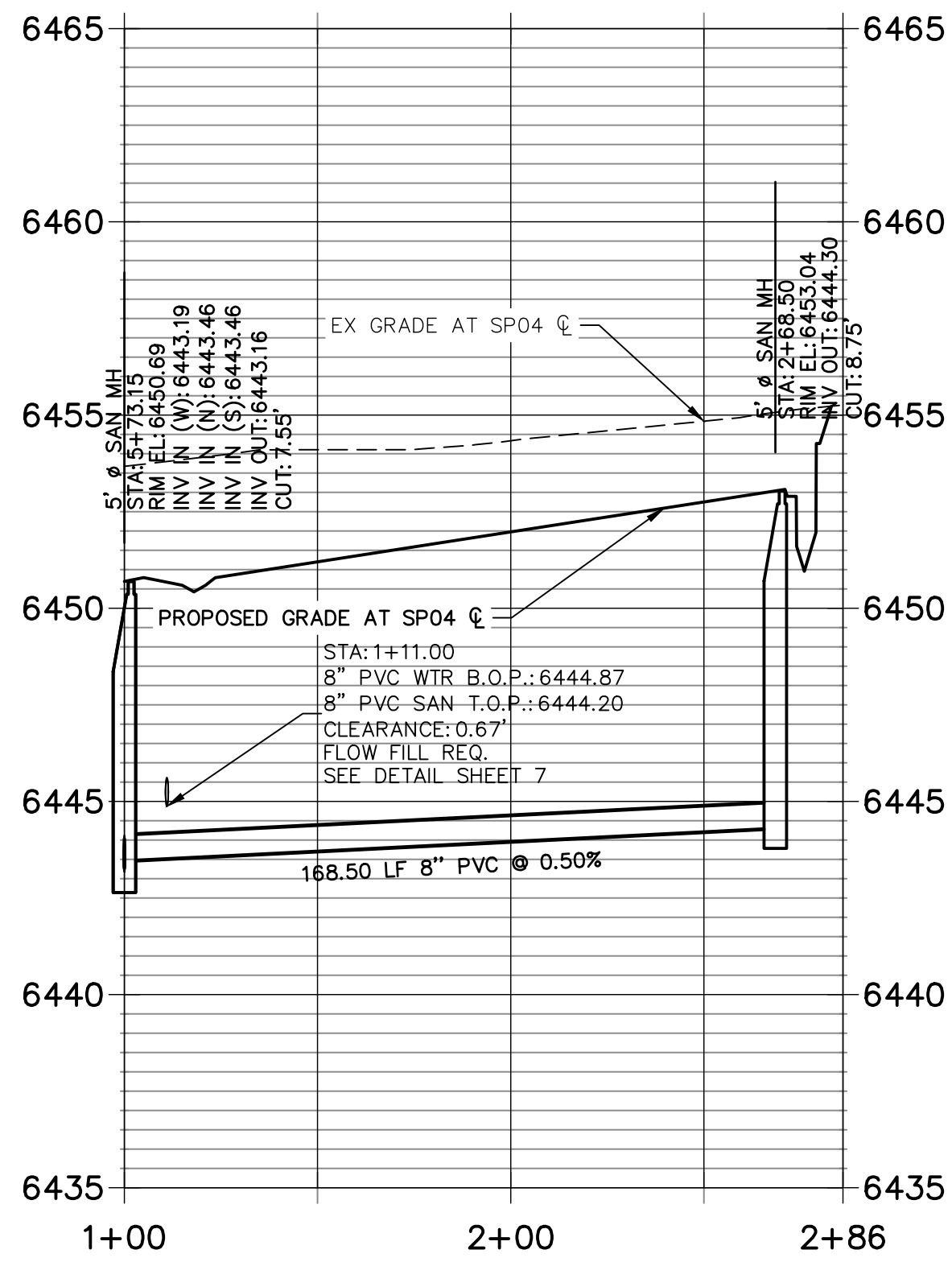
DATE: 07/15/2021

SHEET 5 OF 8		URBAN COLLECTION AT PALMER VILLAGE		H-SCALE 1"=40'		No.		REVISION		BY		DATE		PREPARED FOR		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.	
JOB NO. 25149.01		SANITARY SEWER PLAN & PROFILE		V-SCALE 1"=4'		01-04-21								MDC HOLDINGS RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POCK 720-977-3827			
				DATE													
				DESIGNED BY		APL											
				DRAWN BY		APL											
		WASTEWATER CONSTRUCTION PLAN		CHECKED BY													

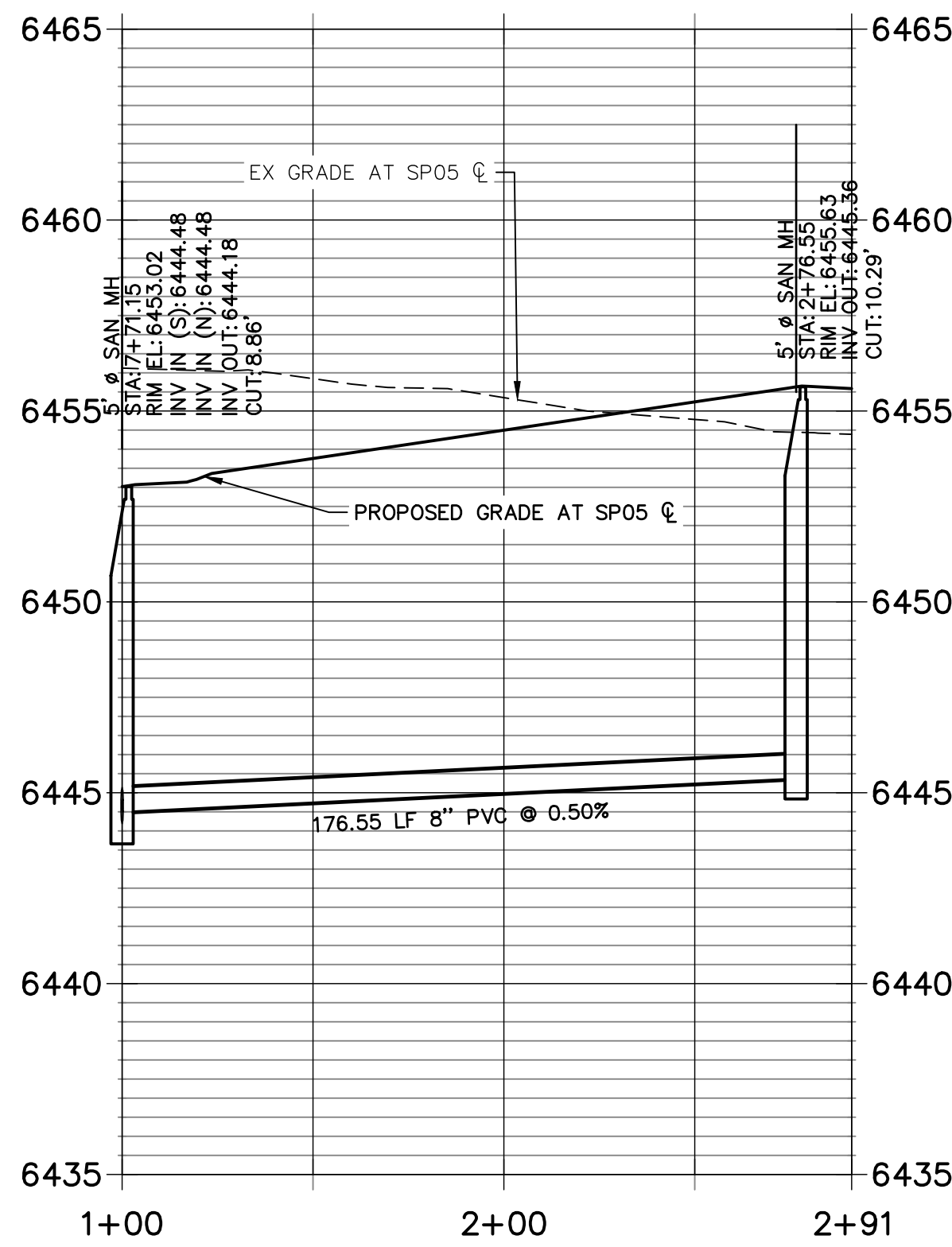
SP03 PROFILE SEE SHEET 4
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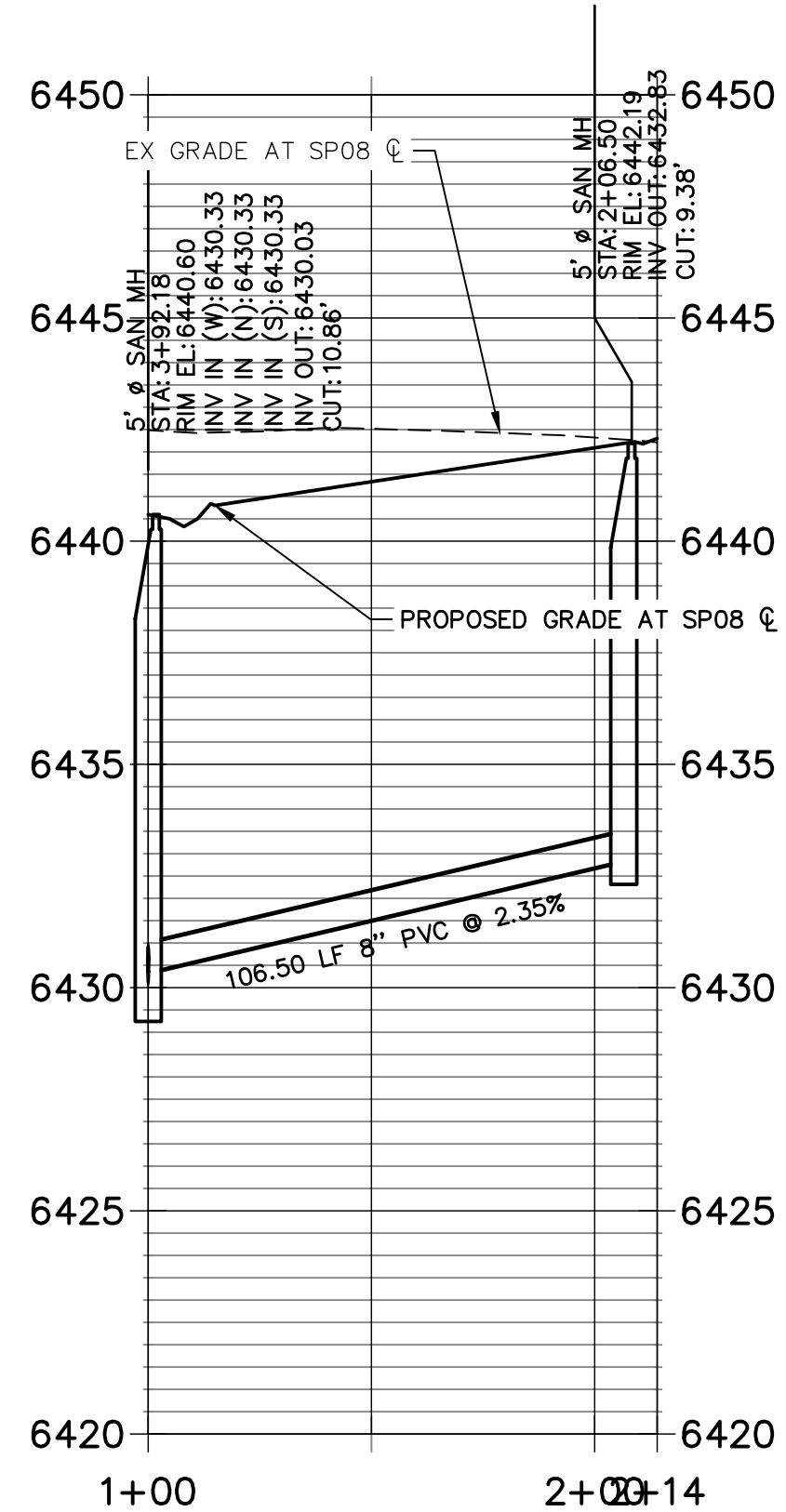
SP04 PROFILE SEE SHEET 4
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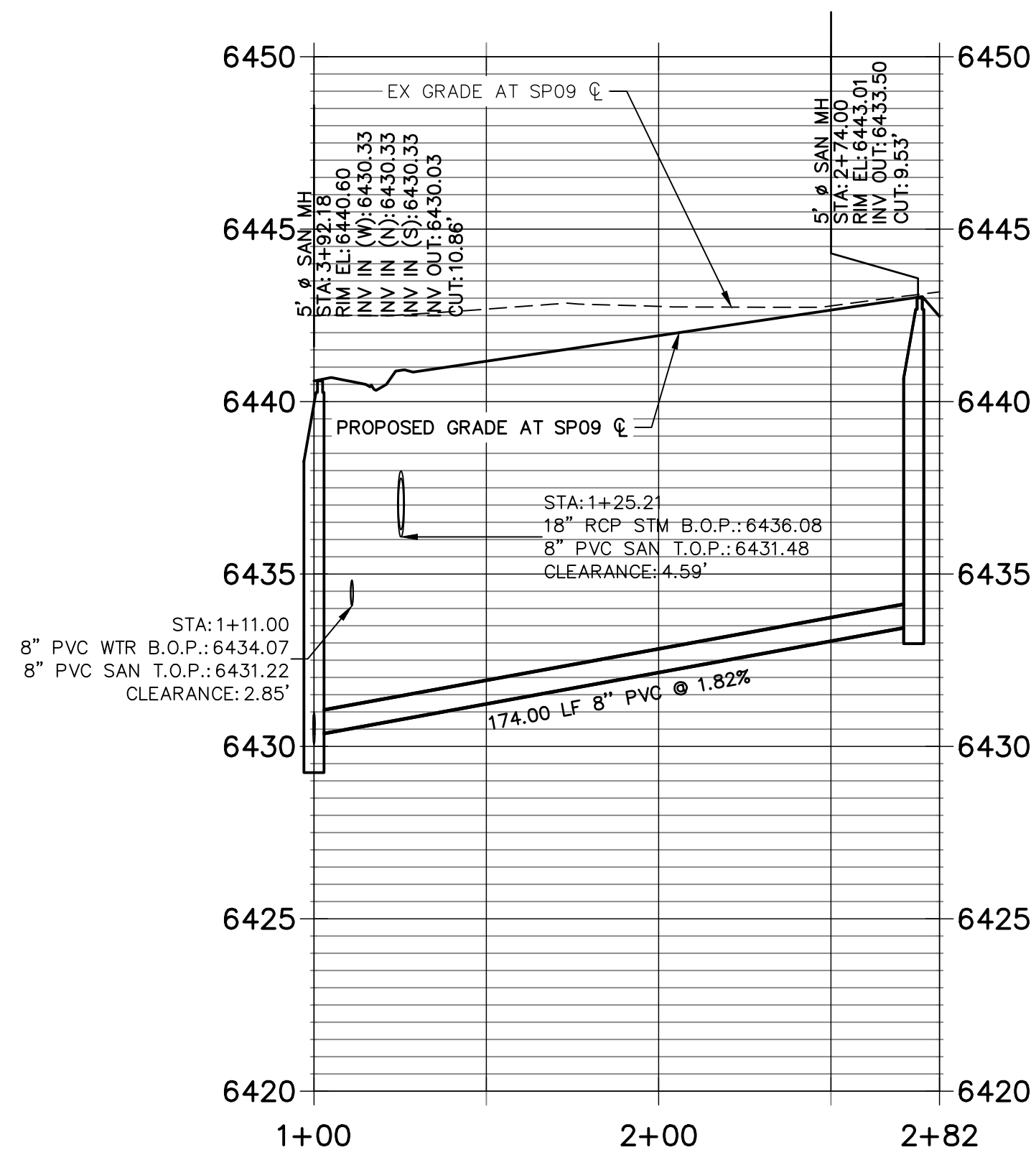
SP05 PROFILE SEE SHEET 4
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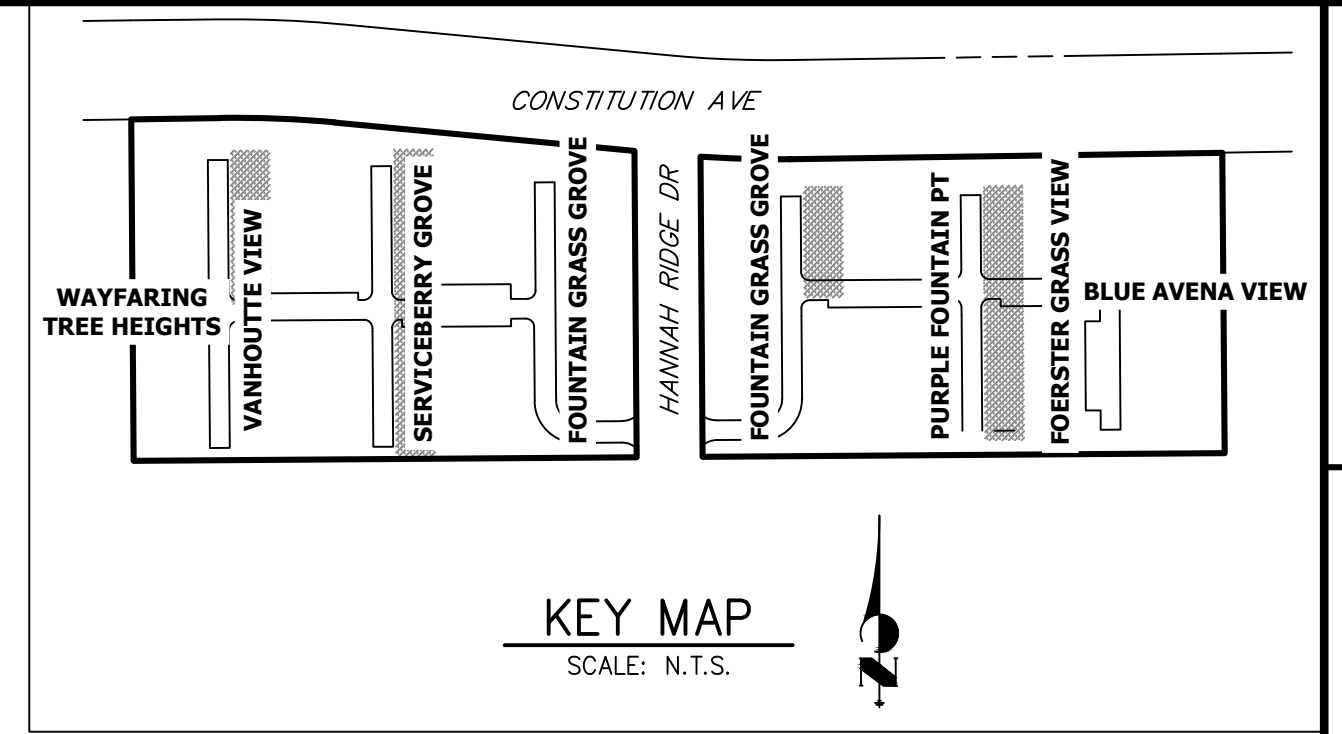
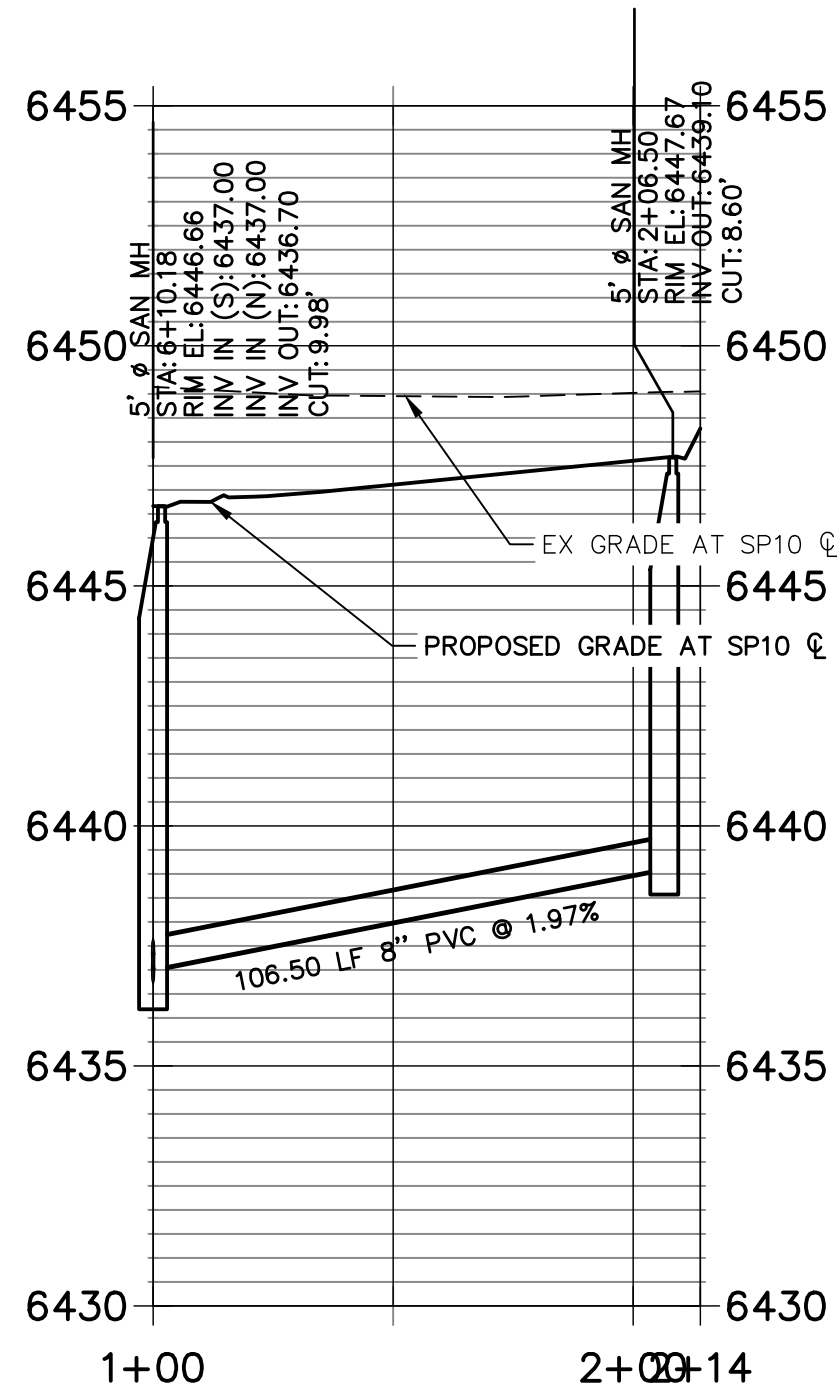
SP08 PROFILE SEE SHEET 5
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SP09 PROFILE SEE SHEET 5
STA 1+00.00 TO 2+81.50

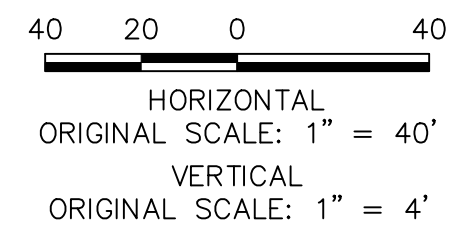


SP10 PROFILE SEE SHEET 5
STA 1+00.00 TO 2+14.00



NOTES:

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10. TRACE WIRE TO BE INSTALLED PER COLORADO SPRINGS UTILITY STANDARDS AND DETAIL D1-4.



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.

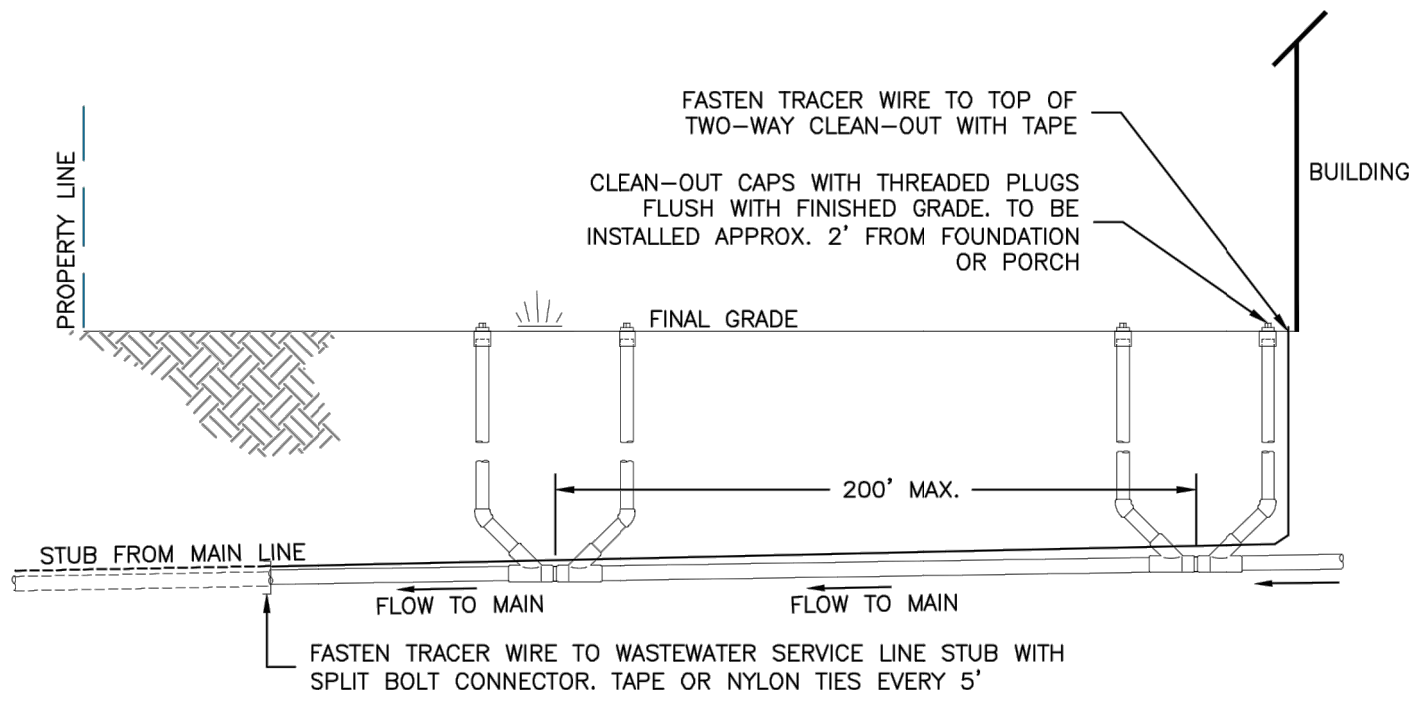
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

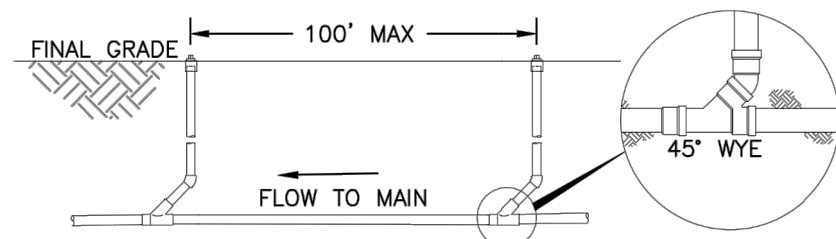
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC



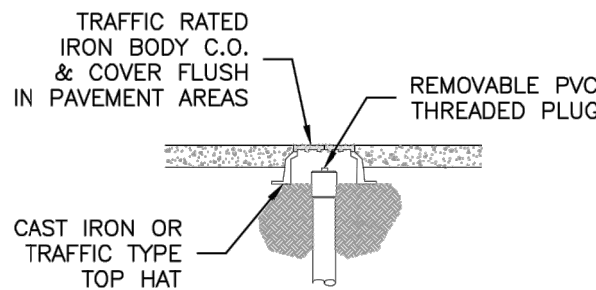
URBAN COLLECTION AT PALMER VILLAGE	SANITARY SEWER PLAN & PROFILE	WASTEWATER CONSTRUCTION PLAN	SHEET 6 OF 8	JOB NO. 25149.01	PREPARED FOR MDC HOLDINGS RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POCK 720-977-3827	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.
H-SCALE 1"=40'	V-SCALE 1"=4'	DATE 01-04-21	DESIGNED BY APL	DRAWN BY APL	CHECKED BY	BY
No.	REVISION	DATE	BY	DATE	BY	DATE



TWO-WAY CLEAN-OUT INSTALLATION



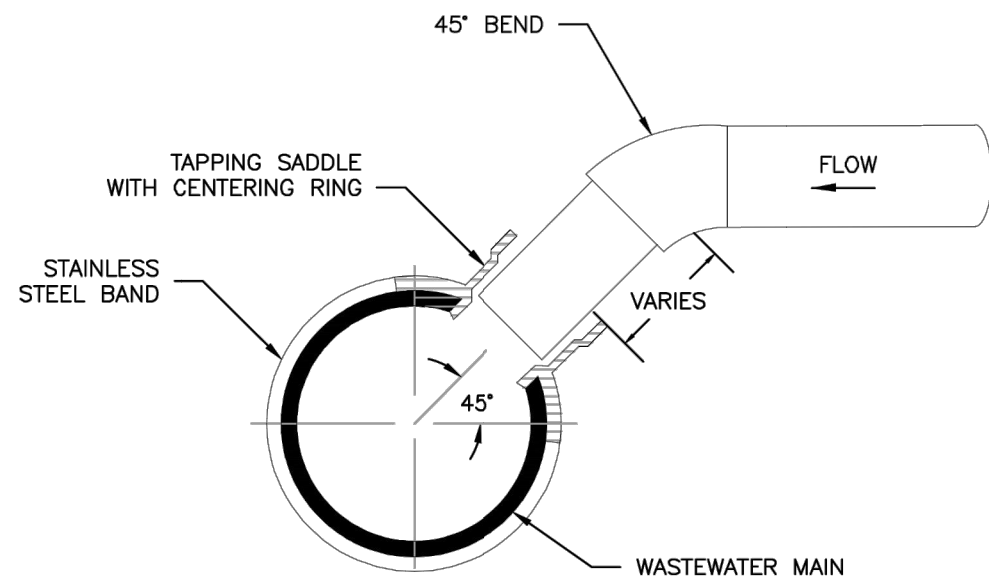
SINGLE CLEAN-OUT INSTALLATION



CLEAN-OUT INSTALLATION IN PAVEMENT

NOTES:

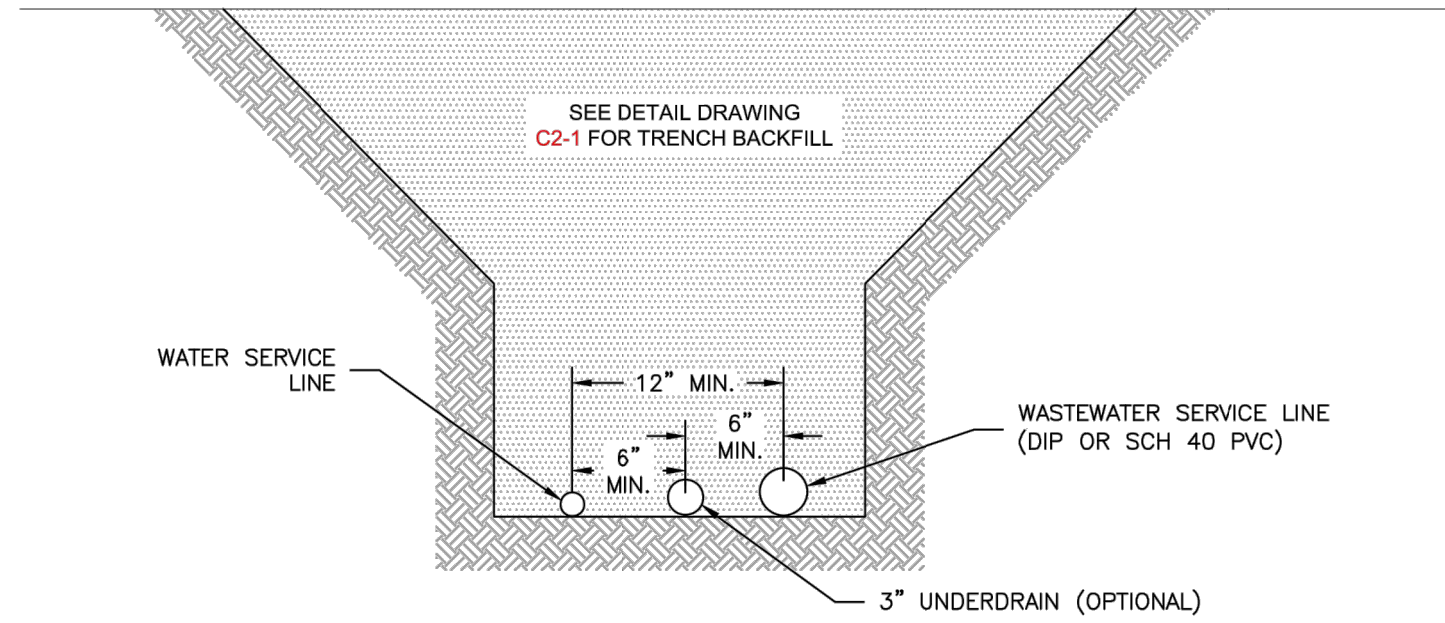
1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.



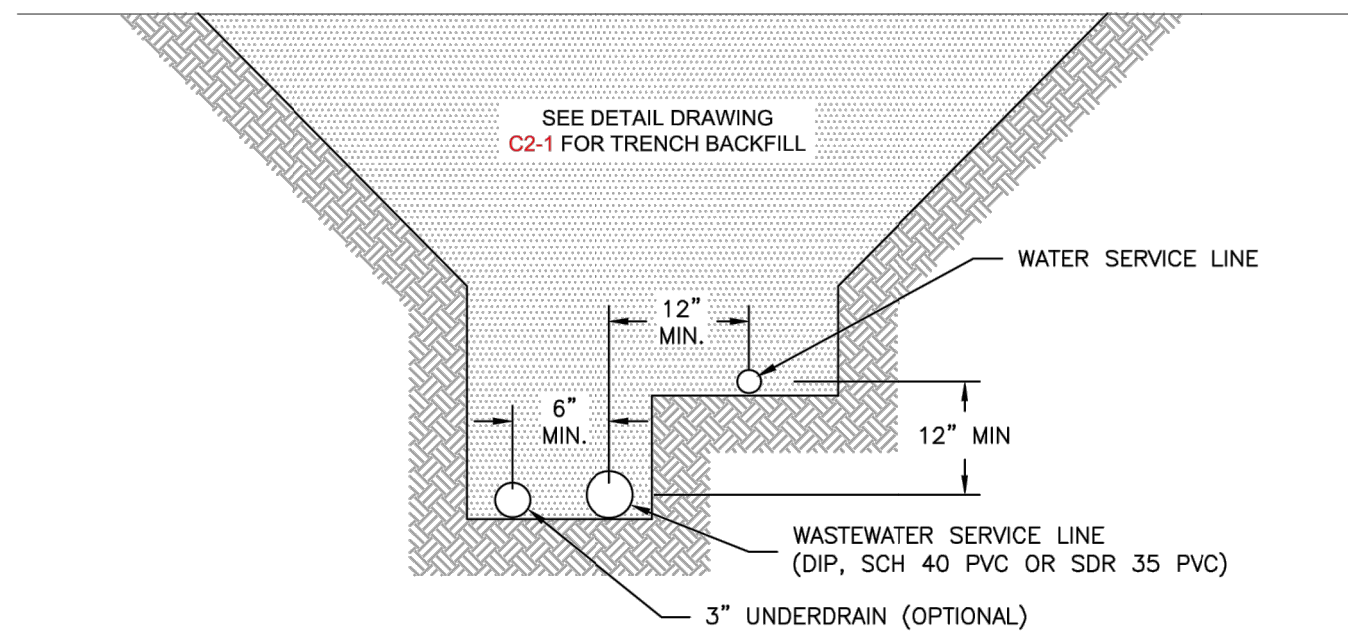
TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.



ALTERNATE 1



ALTERNATE 2



TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS

D1-4

DATED: 5/2015



TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD

D1-6

DATED: 5/2015



TYPICAL COMMON SERVICE TRENCH SECTION

D1-5

DATED: 5/2015

ENGINEER'S STATEMENT

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



URBAN COLLECTION AT
PALMER VILLAGE

DETAILS

WASTEWATER CONSTRUCTION PLAN

SHEET 8 OF 8

JOB NO. 25149.01

PREPARED FOR

MDC HOLDINGS
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
ATTN: JASON POCK
720-977-3827

J.R. ENGINEERING
A Western Company



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