

URBAN COLLECTION AT PALMER VILLAGE

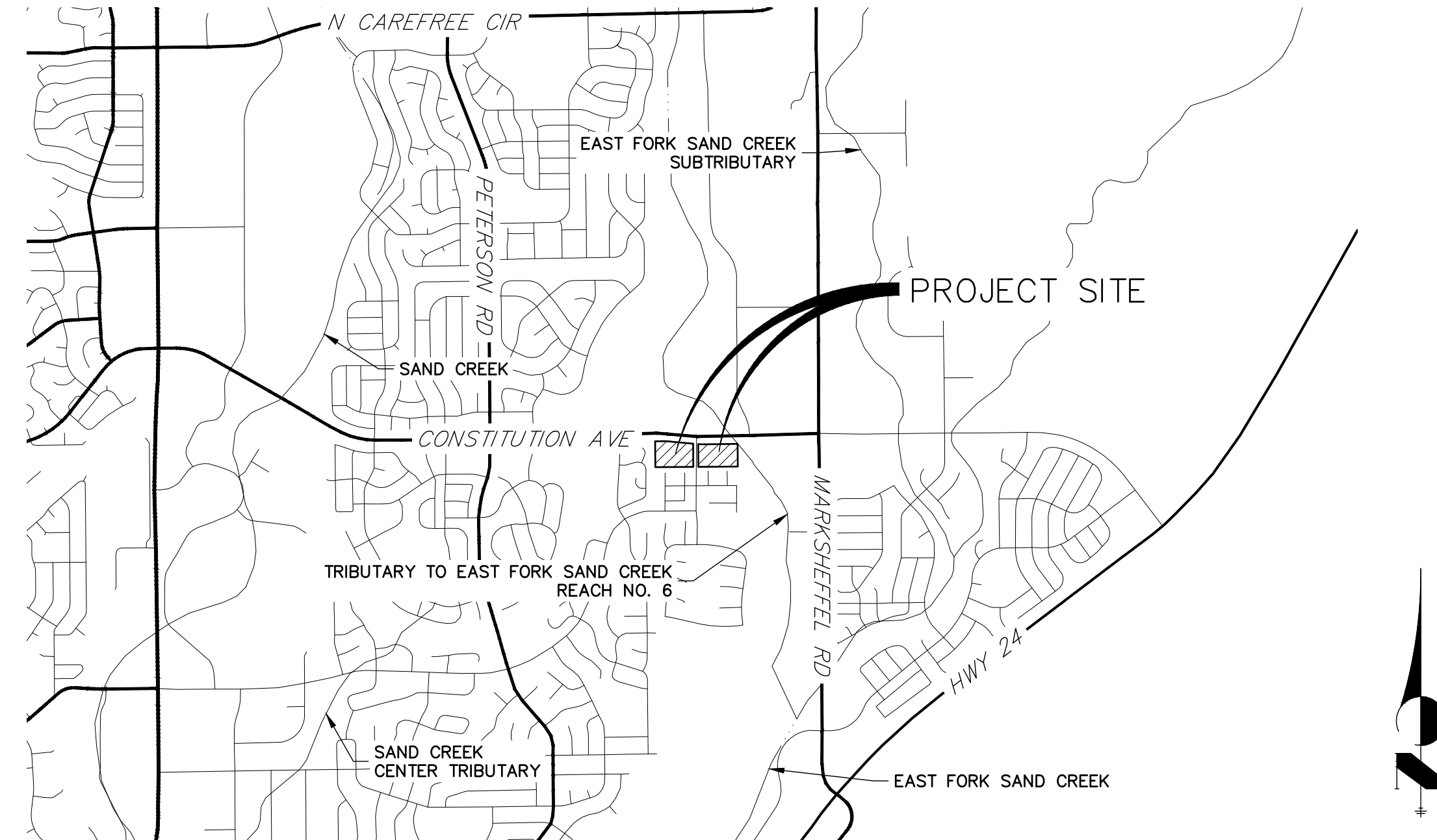
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF

EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS

PCD Filing No:
SF-20-028

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	MP	MASTER 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	HOURLY	WTR	WATER
I	INLET	YR	YEAR
IE	IRRIGATION EASEMENT		



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
- 15 - CURB RAMP DETAILS
- 16-17 - STREET NAME AND REGULATORY SIGN PLANS
- 18-23 - STORM PLANS
- 24-31 - PERMANENT BMP PLANS
- 32 - 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)

Add the standard County signature block to all CDs:

El Paso County:

Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended.

Jennifer Irvine, P.E. _____ Date _____
County Engineer / ECM Administrator

Conditions:

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 HARWIG 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 ALL OF THE REQUIREMENTS SPECIFIED IN THE PLANS AND SPECIFICATIONS.

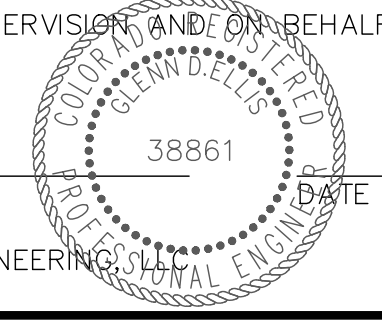
JASON POCK _____ DATE _____

MDC HOLDINGS - RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237

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.

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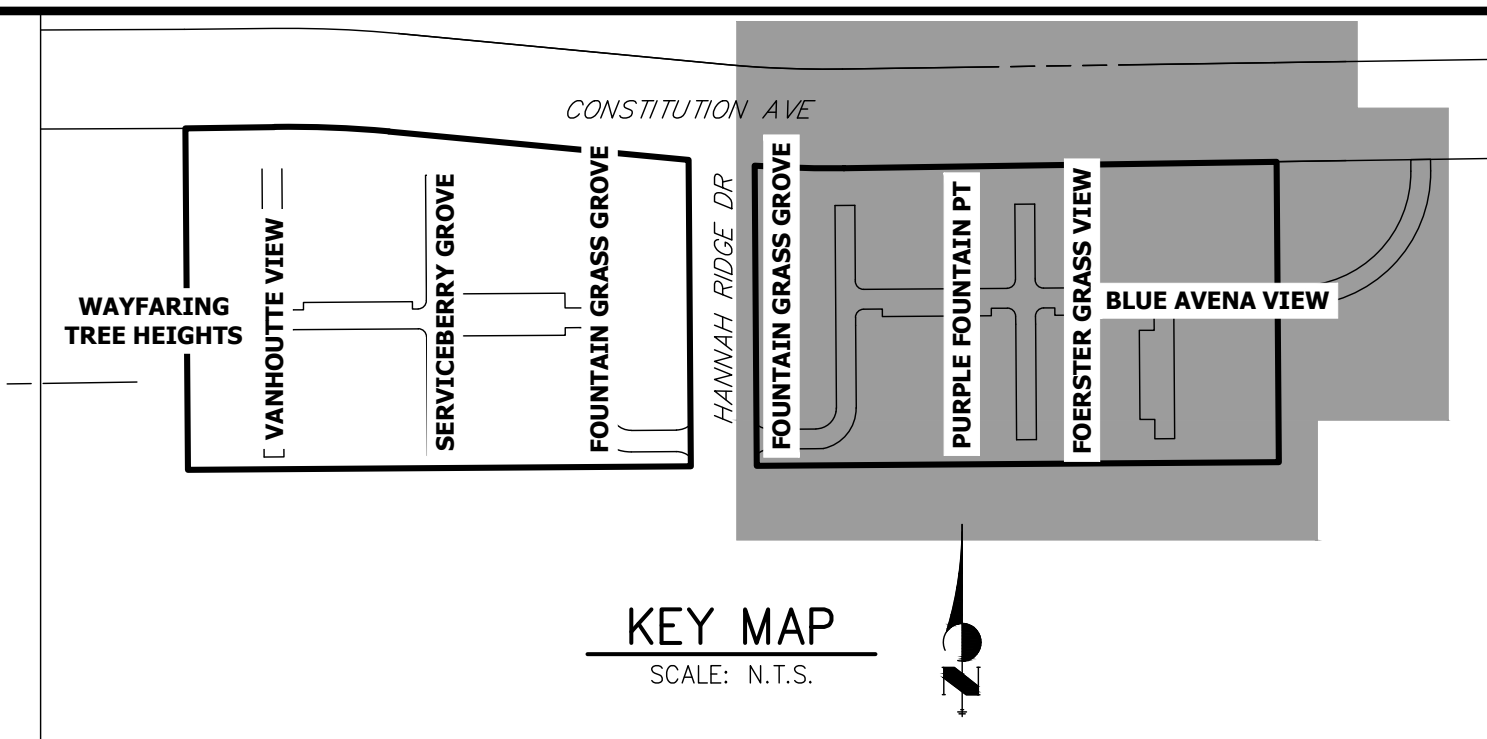
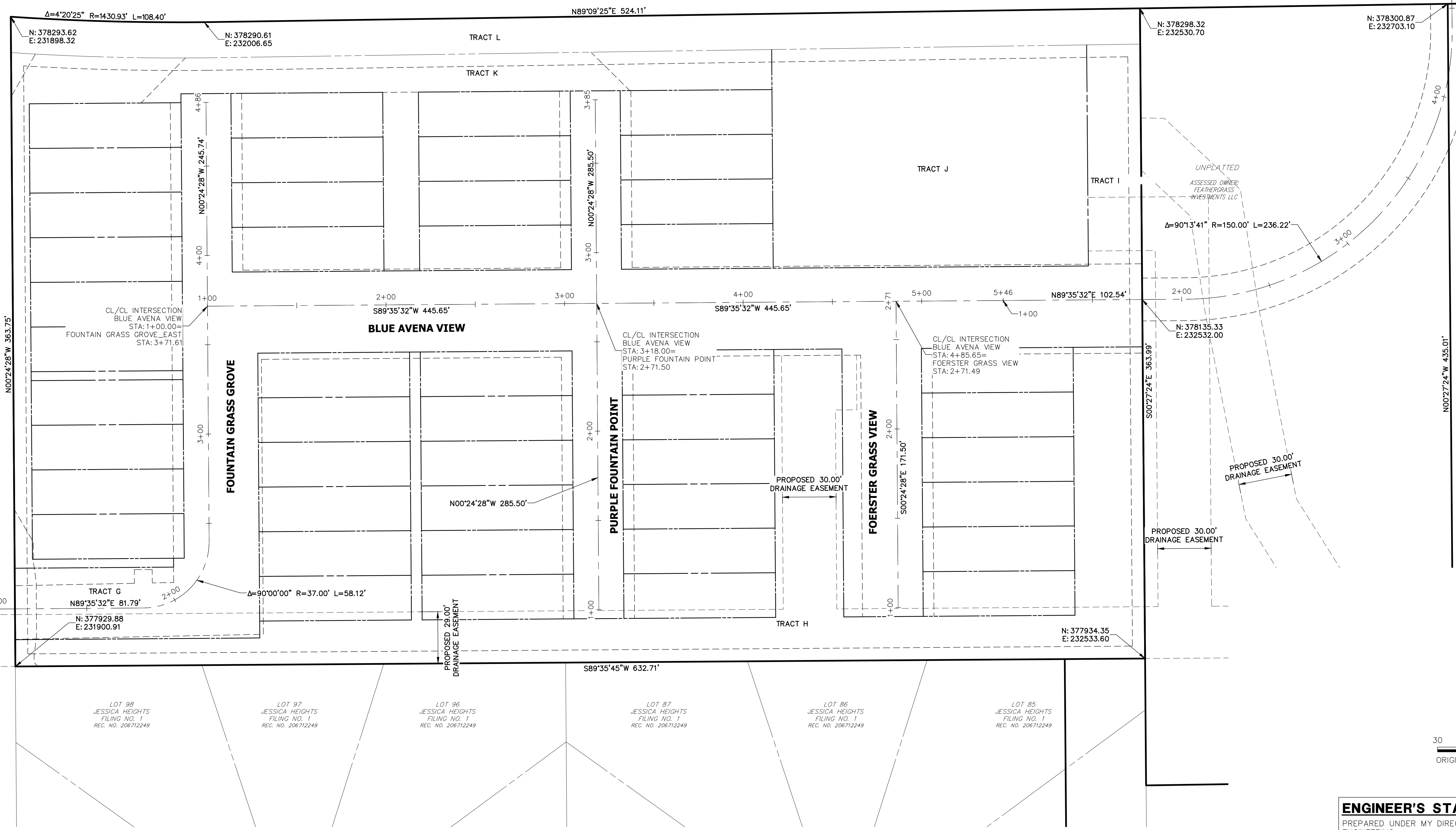
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Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	01/29/21	APL	APL	No.	REVISION	BY	DATE

URBAN COLLECTION AT
PALMER VILLAGE
COVER SHEET
CONSTRUCTION DOCUMENTS

SEE SHEET 4

HANNAH RIDGE DR.
N00°24'28"W 363.75'



Know what's below.
Call before you dig.

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DENVER, CO 80237
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JASON.FOCK@MDCOH.COM

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BY	DATE	NO.	REVISION

URBAN COLLECTION AT
PALMER VILLAGE
HORIZONTAL CONTROL PLAN
CONSTRUCTION DOCUMENTS

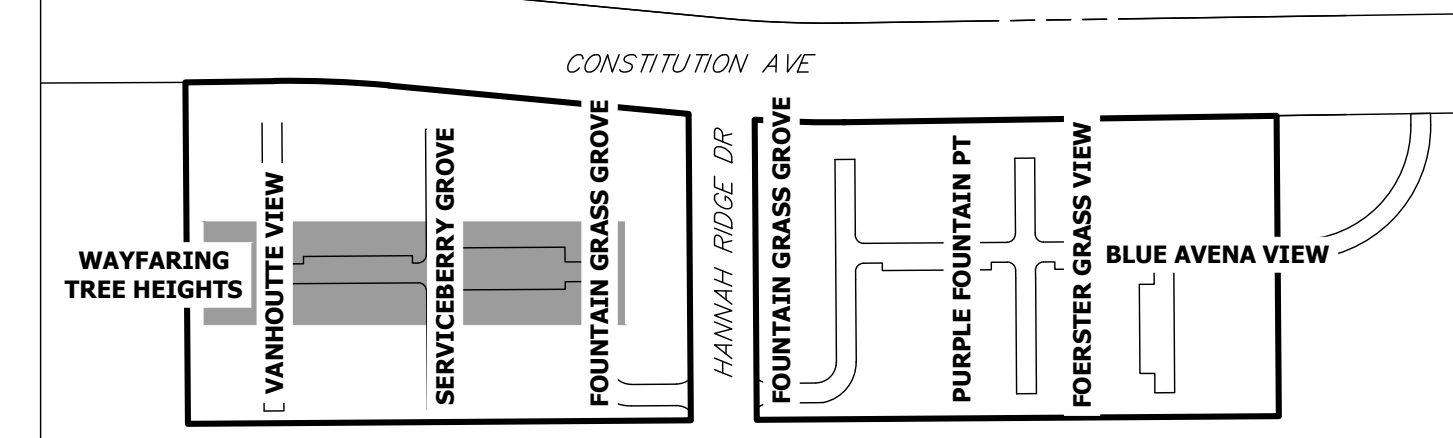
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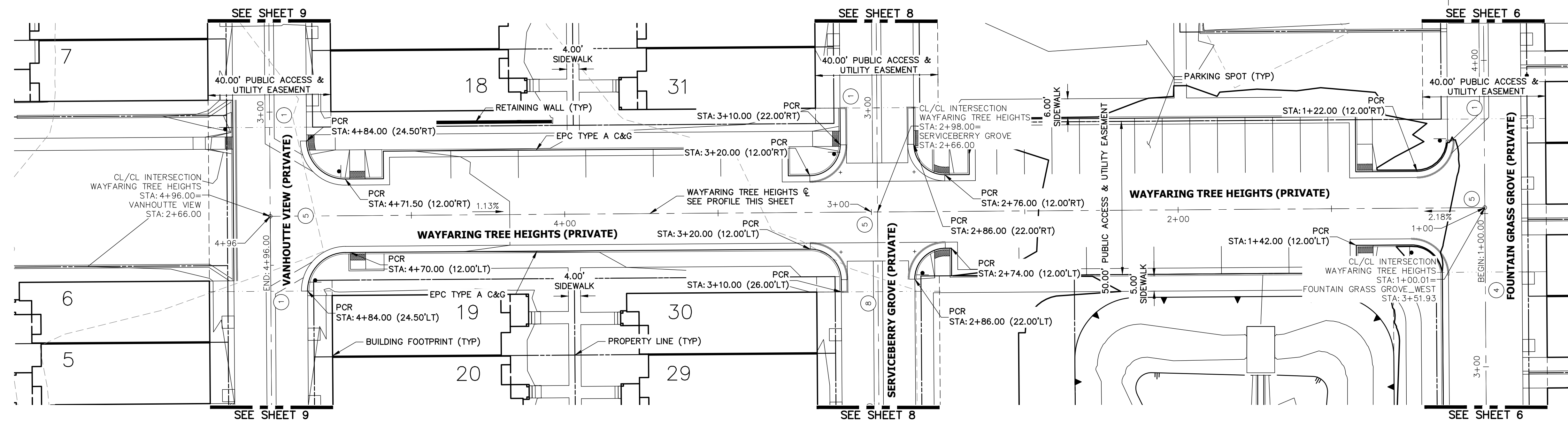
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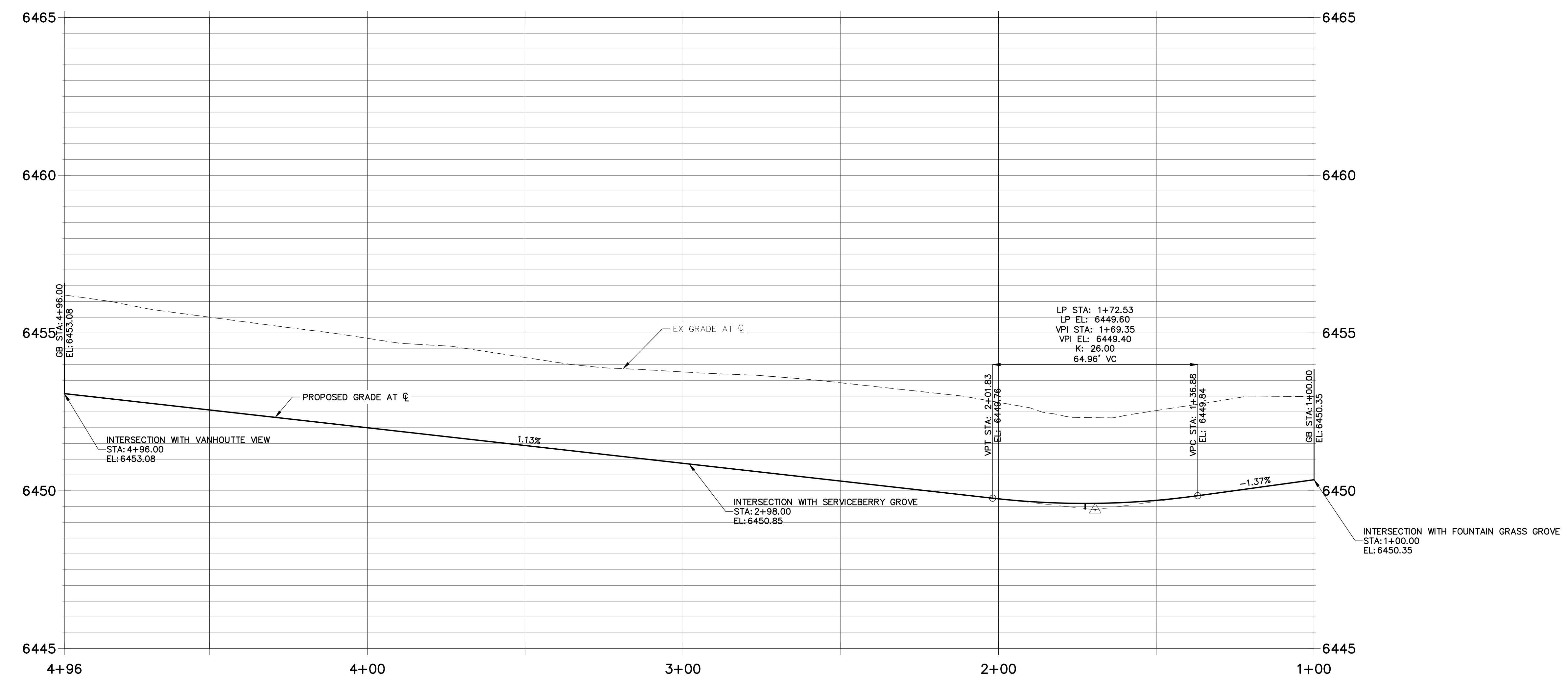
Know what's below.
Call before you dig.



KEY MAP
SCALE: N.T.S.

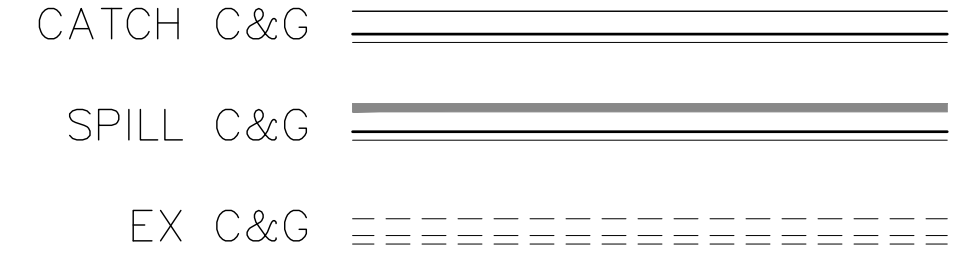


WAYFARING TREE HEIGHTS PROFILE STA 1+00.00 TO 4+96.00

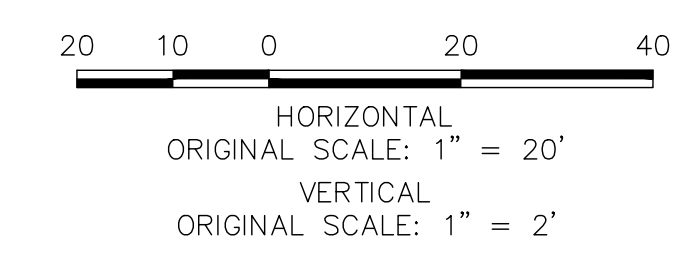


- NOTES**
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 2. SEE SHEET 3 FOR TYPICAL SECTION.
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CURB TYPE LEGEND



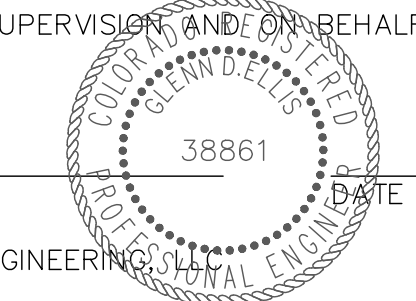
CROSS SECTION DESIGNATION
(SEE SHEET 3)



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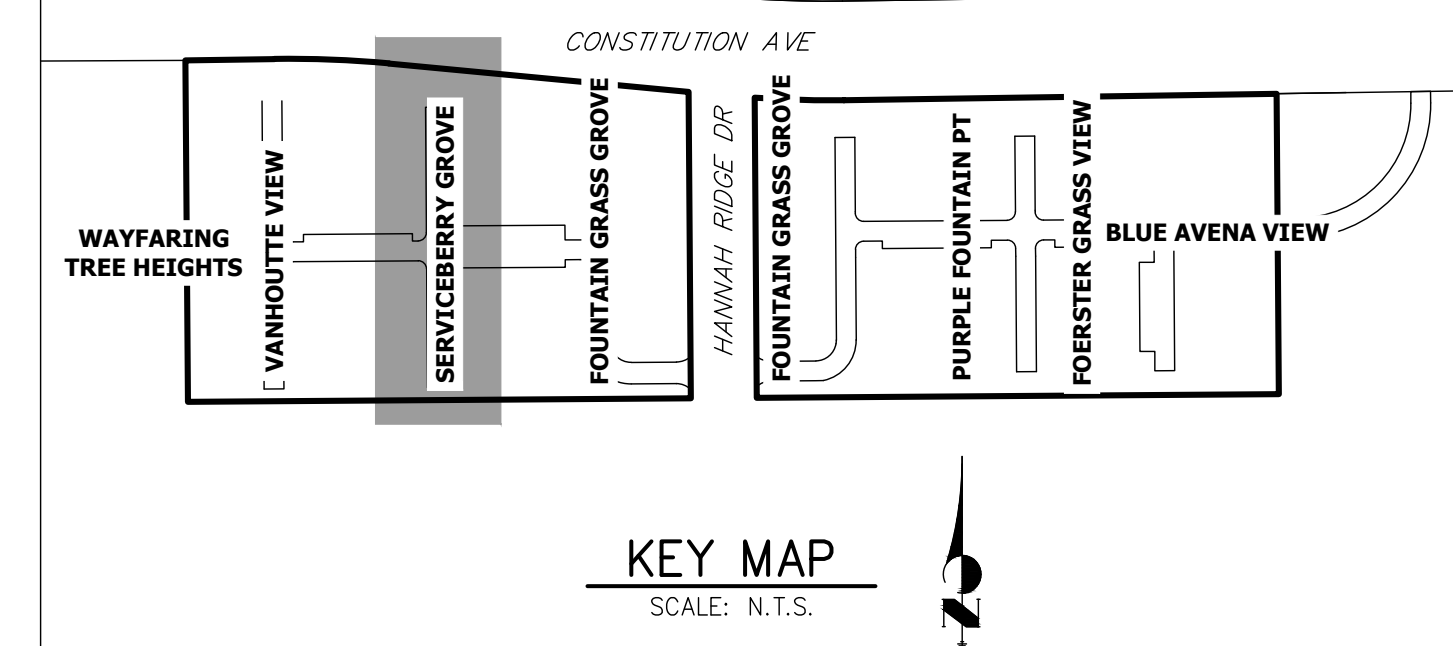
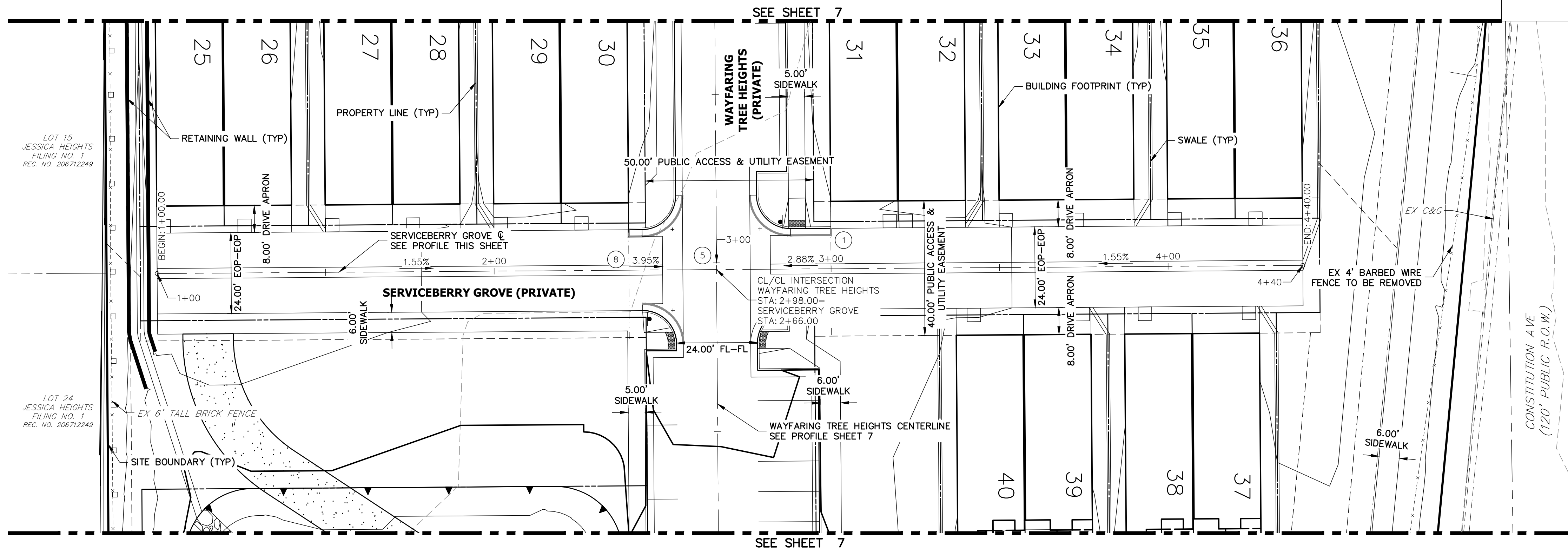
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BY	DATE	REVISION

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1"=20'	1"=2'	01/29/21	RPD	APL	

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



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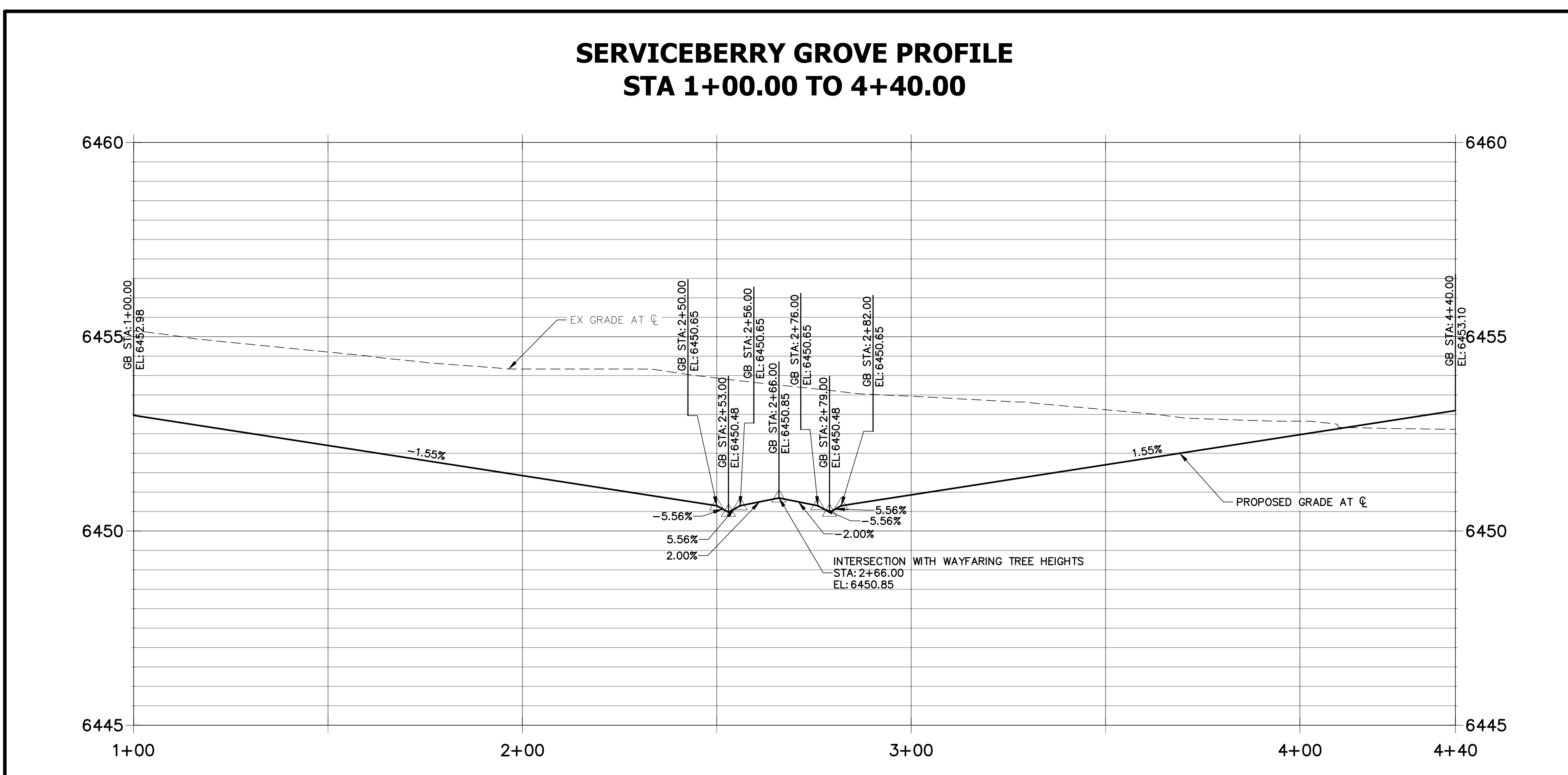
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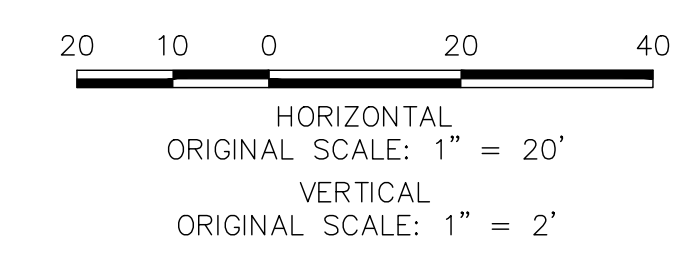
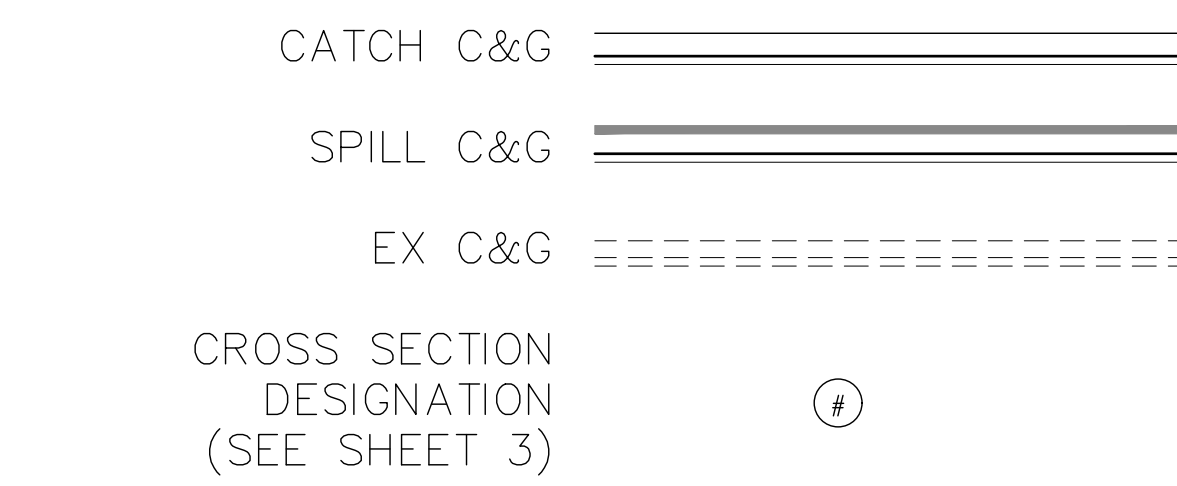
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NO.	REVISION	BY	DATE

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



CURB TYPE LEGEND



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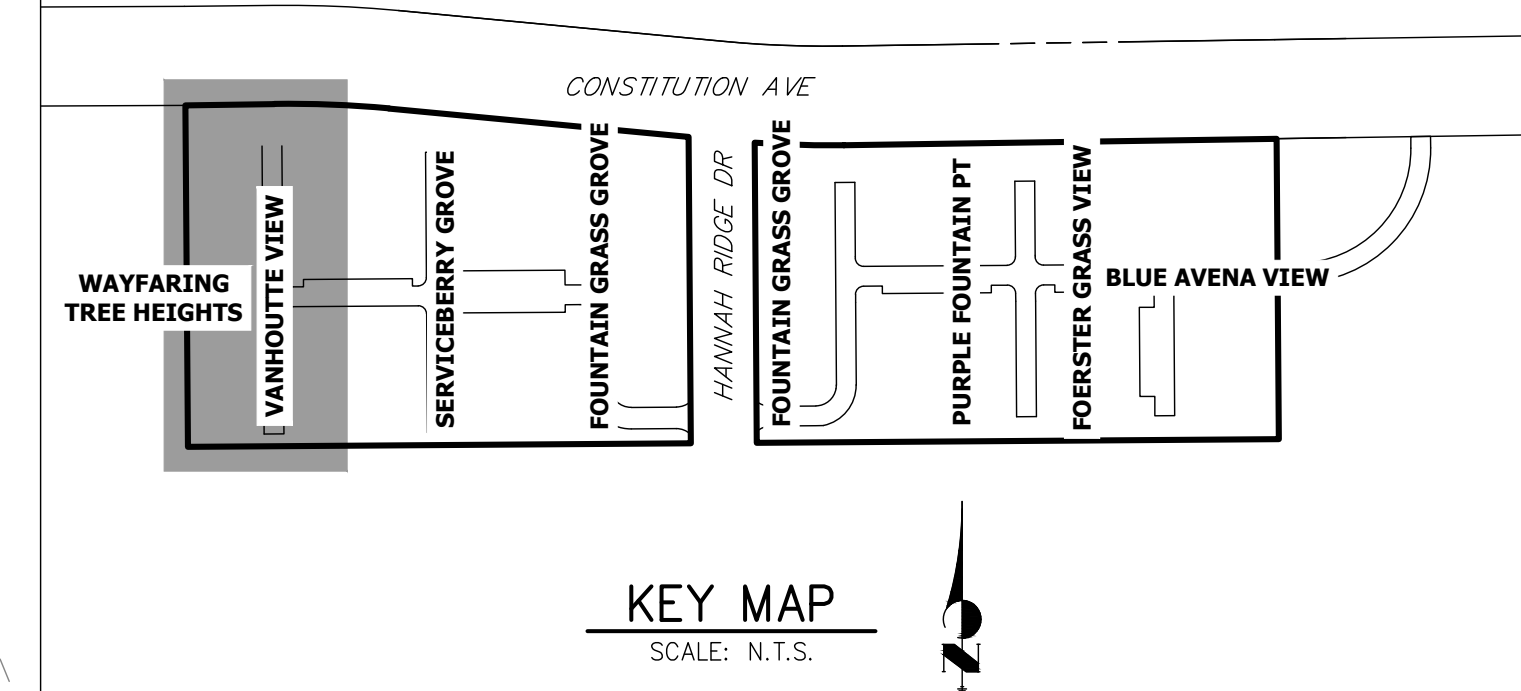
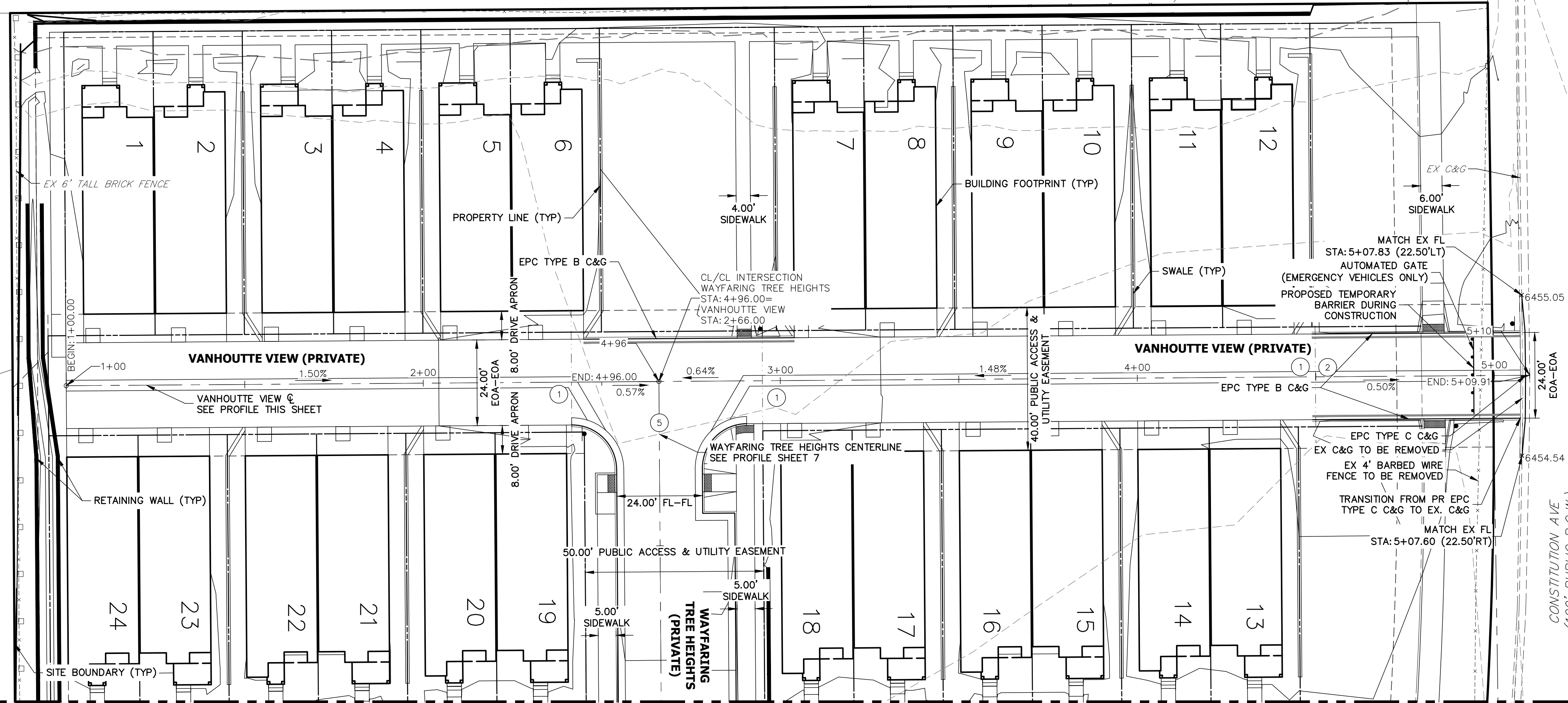
URBAN COLLECTION AT PALMER VILLAGE
 STREET IMPROVEMENT PLANS
 SERVICEBERRY GROVE
 CONSTRUCTION DOCUMENTS

SHEET 8 OF 32
 JOB NO. 25149.01

TRACT 49
CHEROKEE PARK
TOWNHOMES
REC. NO. 860041

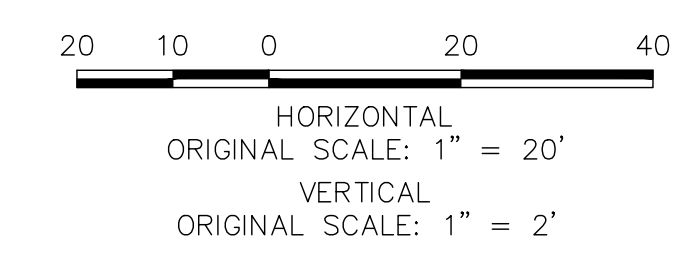
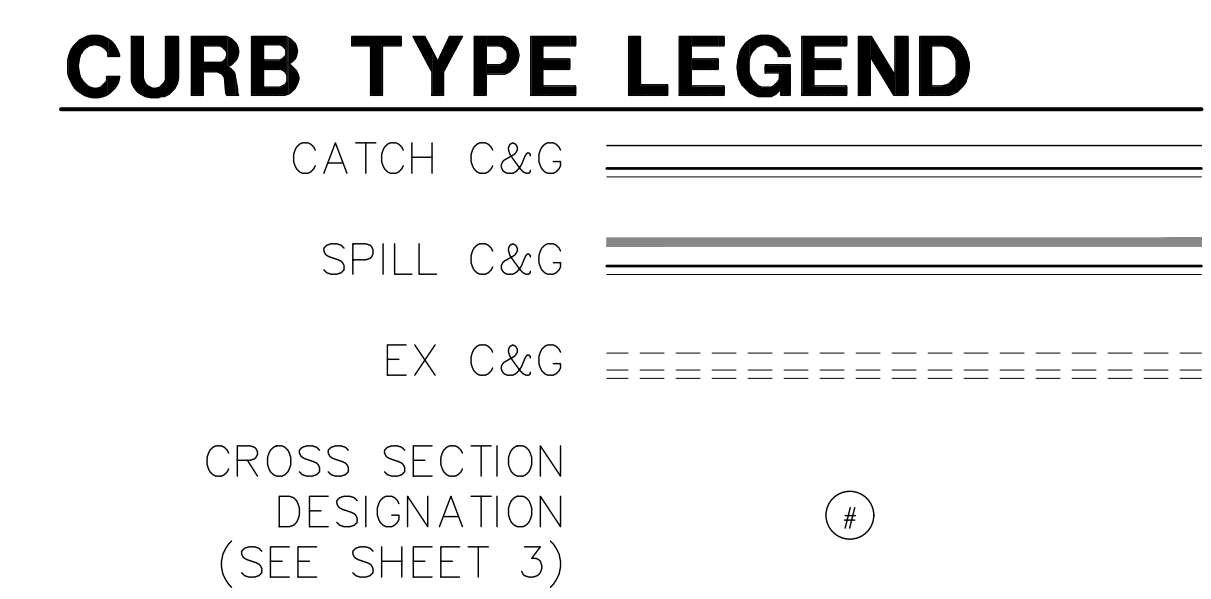
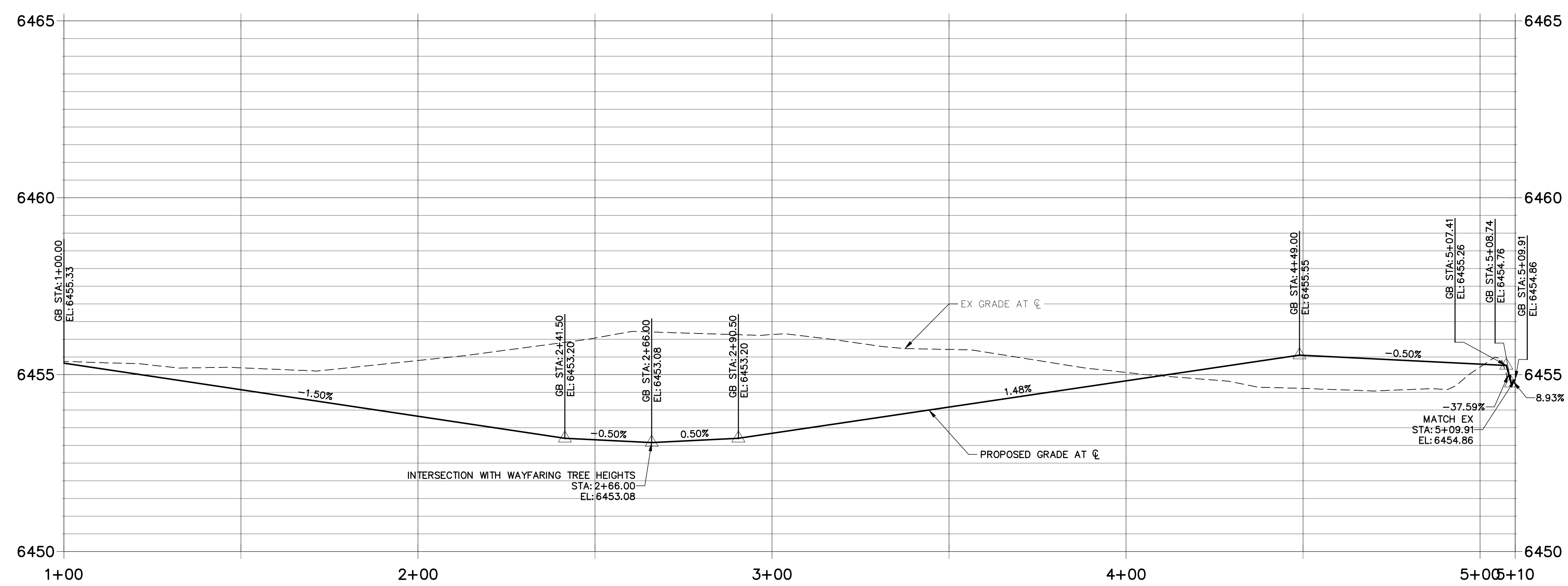
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JESSICA HEIGHTS
FILING NO. 1
REC. NO. 206712249

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



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



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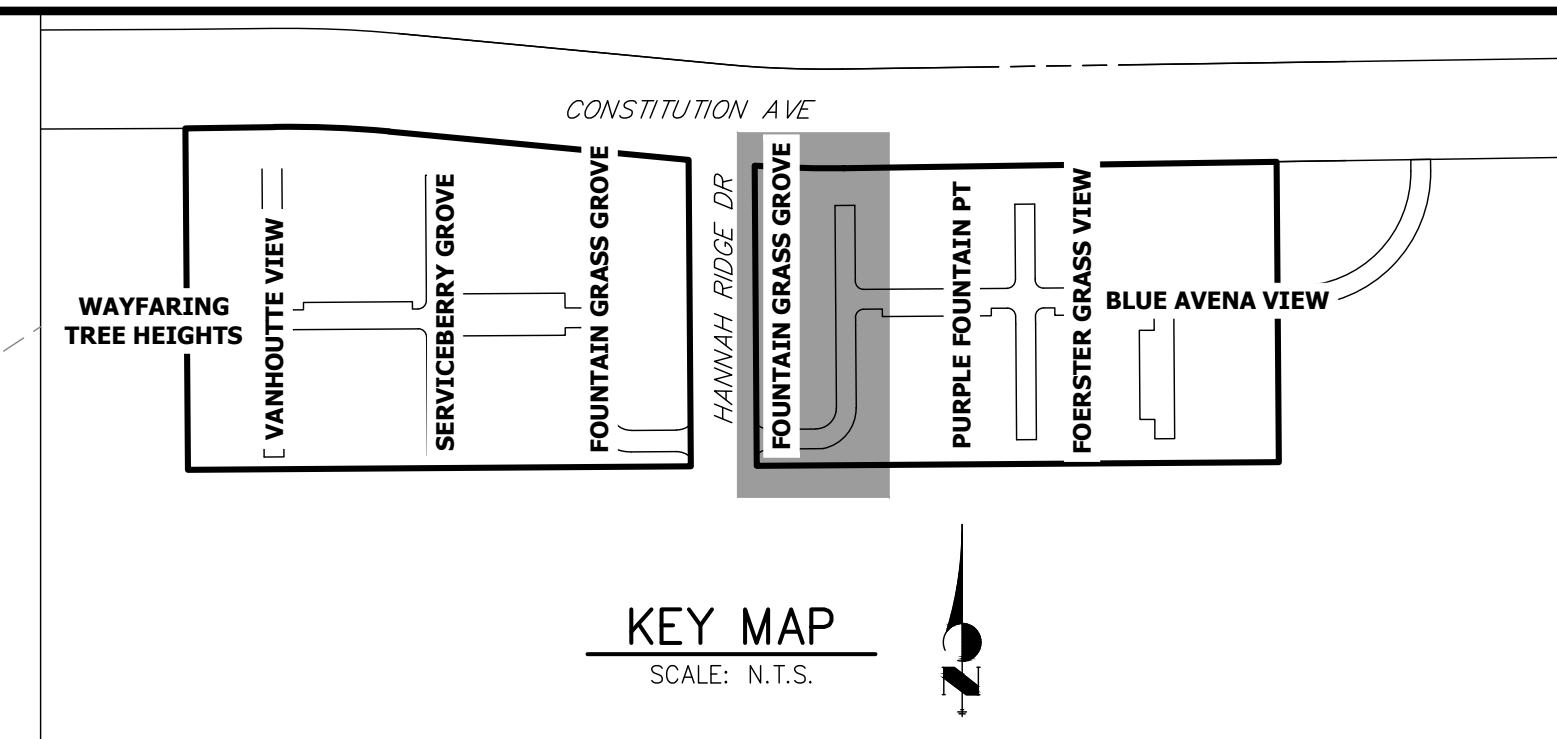
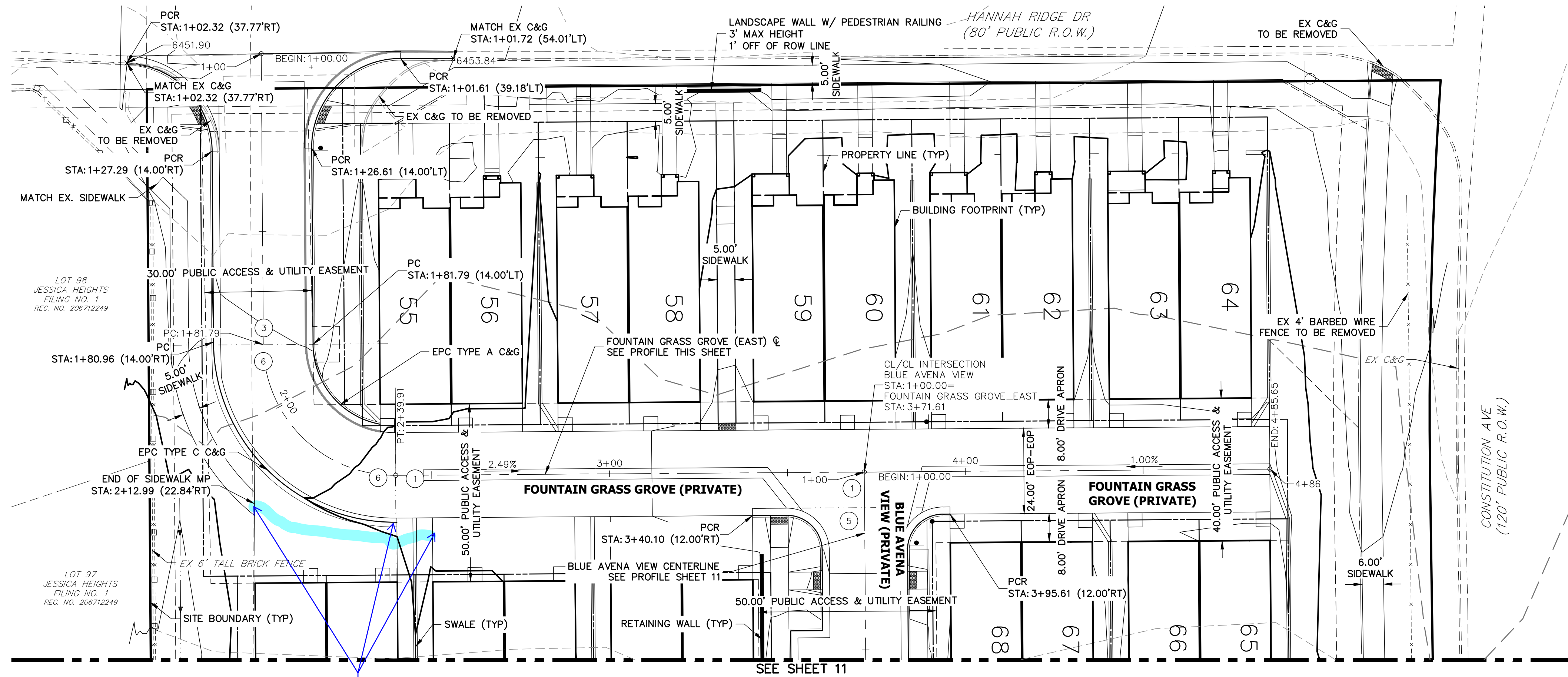
BY	DATE	REVISION

H-Scale: 1" = 20'
 V-Scale: 1" = 2'

DATE: 01/29/21
 DESIGNED BY: RPD
 DRAWN BY: APL
 CHECKED BY:

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

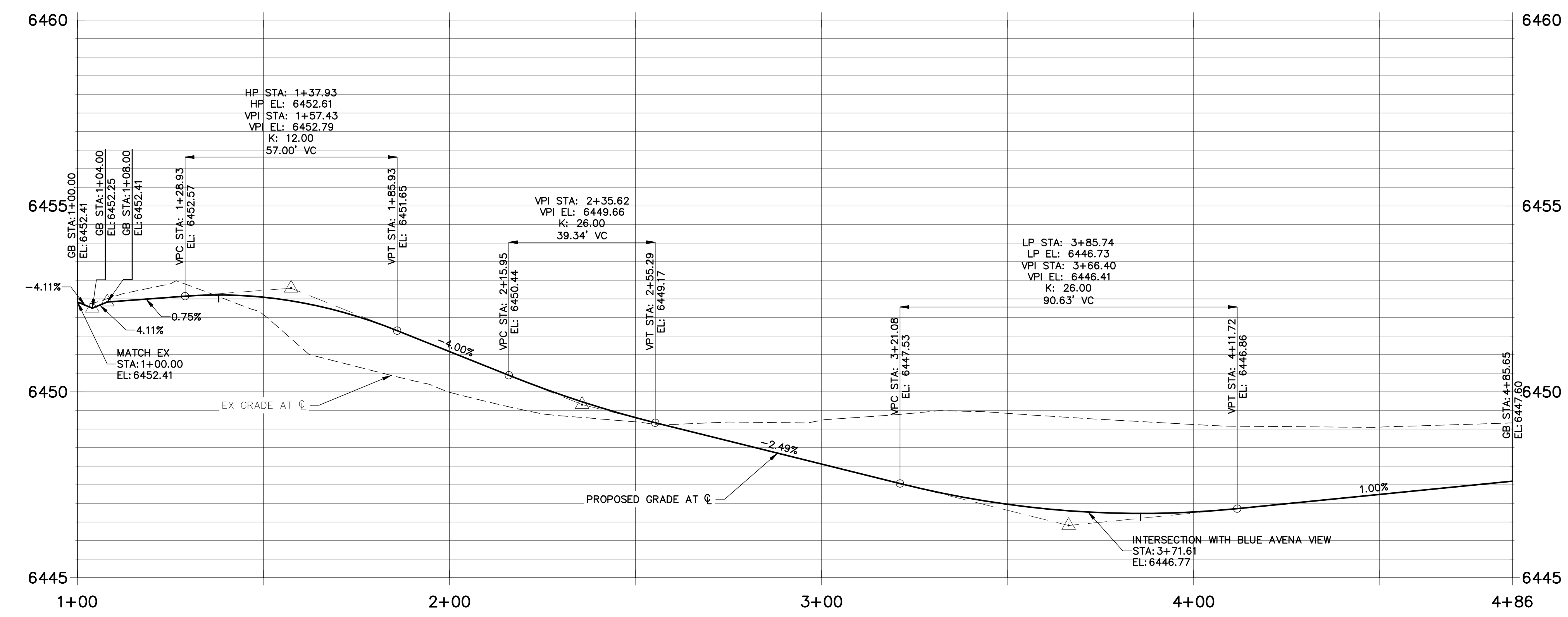
SHEET 9 OF 32
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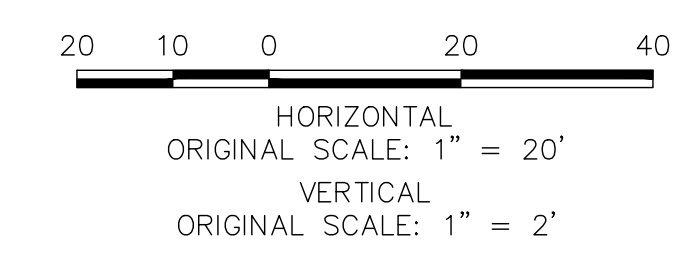
connect sidewalk to driveway or ramp?

**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
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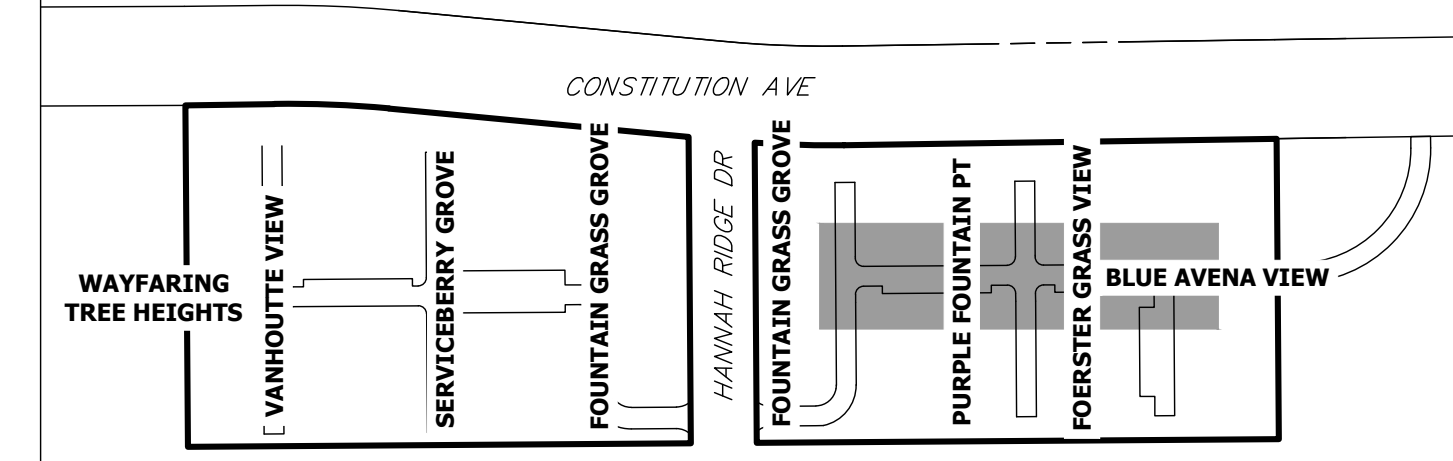
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 STREET IMPROVEMENT PLANS
 FOUNTAIN GRASS GROVE (EAST)
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SHEET 10 OF 32
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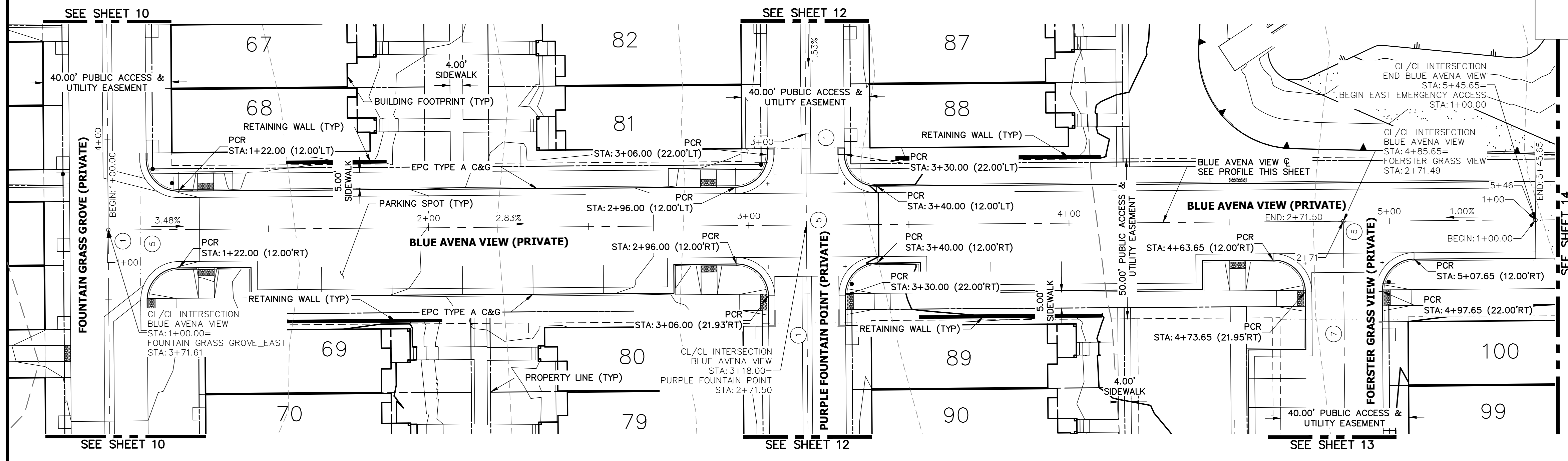


KEY MAP
SCALE: N.T.S.

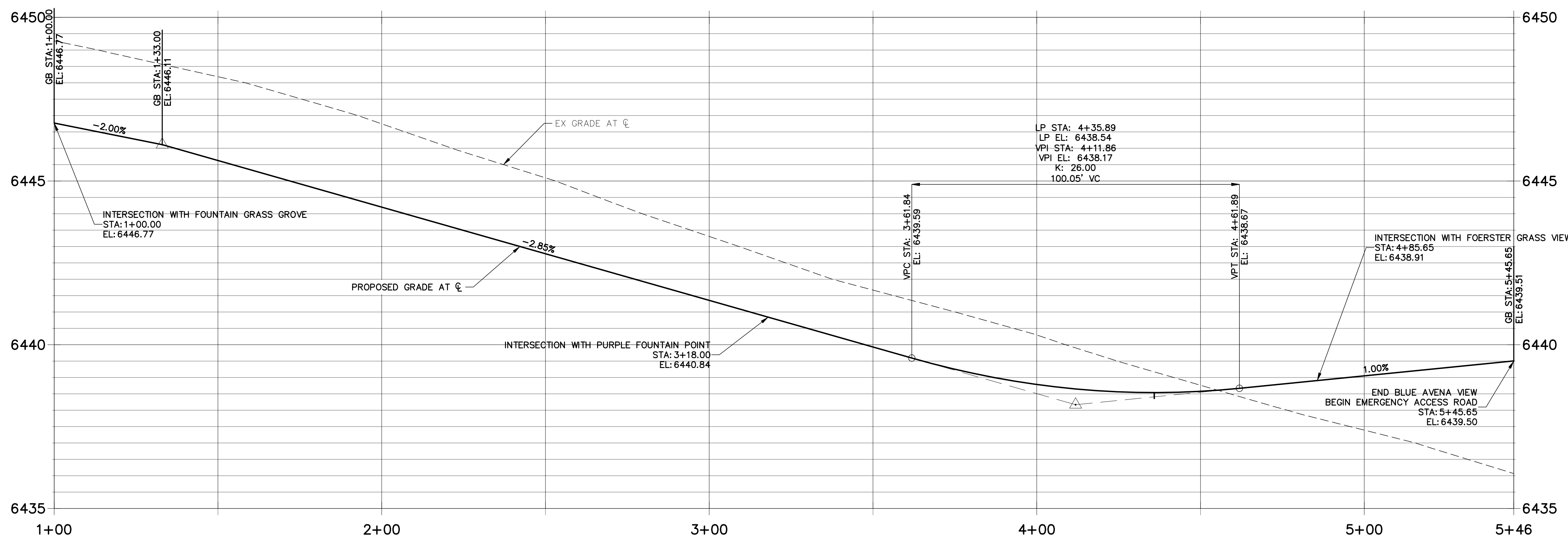
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

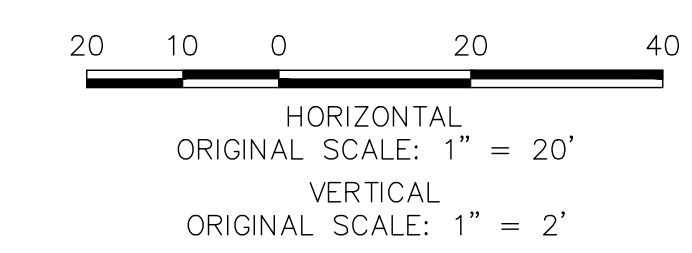


**BLUE AVENA VIEW PROFILE
STA 1+00.00 TO 5+45.65**



CURB TYPE LEGEND

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

GLENN D. ELLIS, P.E.
COLORADO P.E. 38861

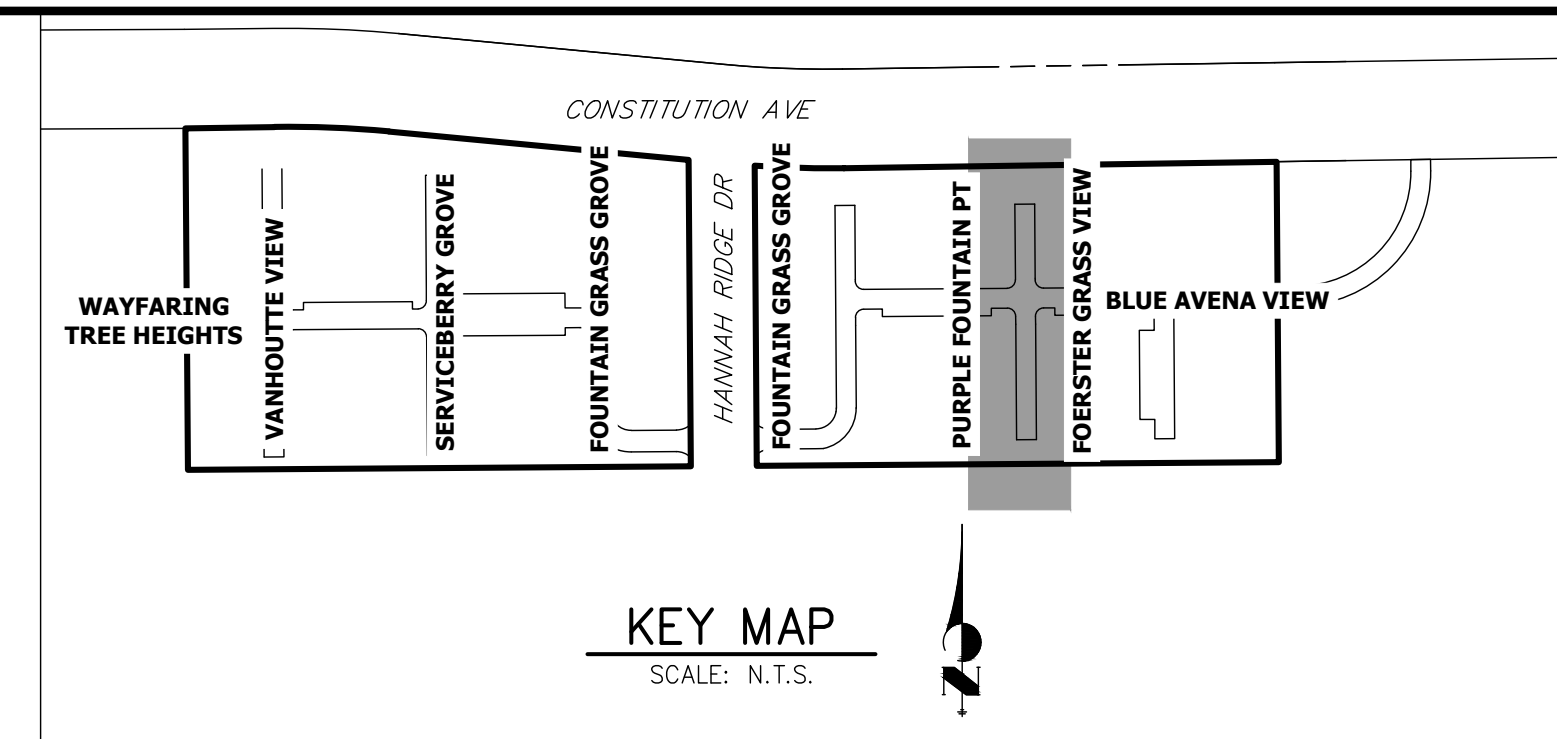
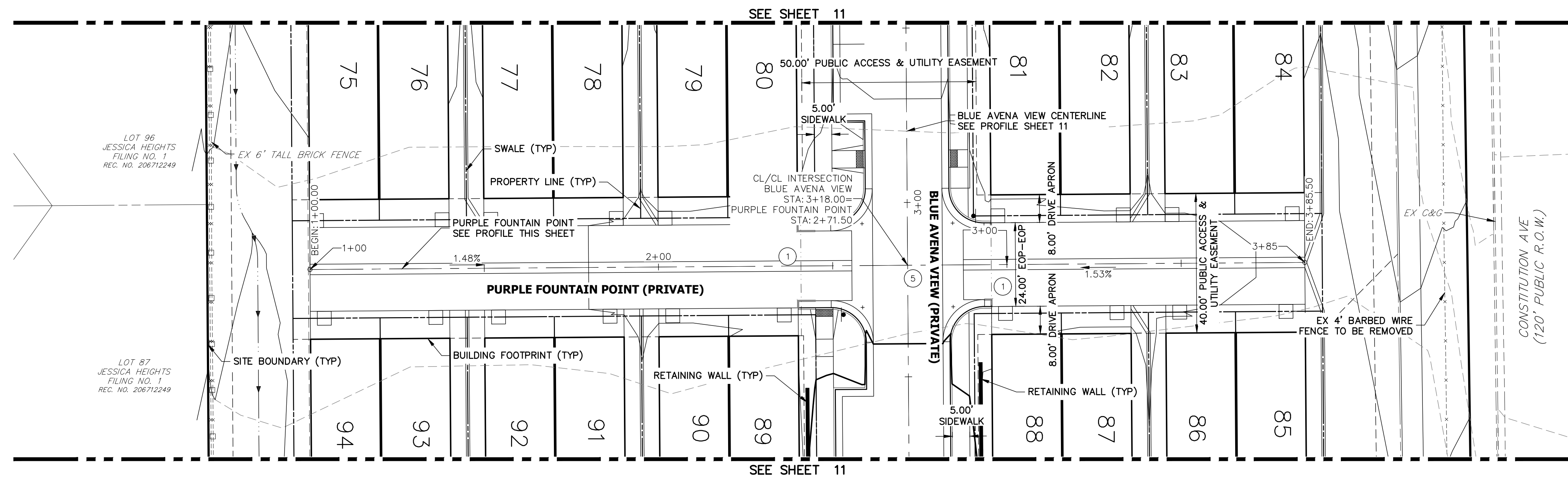
FOR AND ON BEHALF OF JR ENGINEERING



H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=20'	1"=2'	01/29/21	RPD	APL			

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

SHEET 11 OF 32
JOB NO. 25149.01

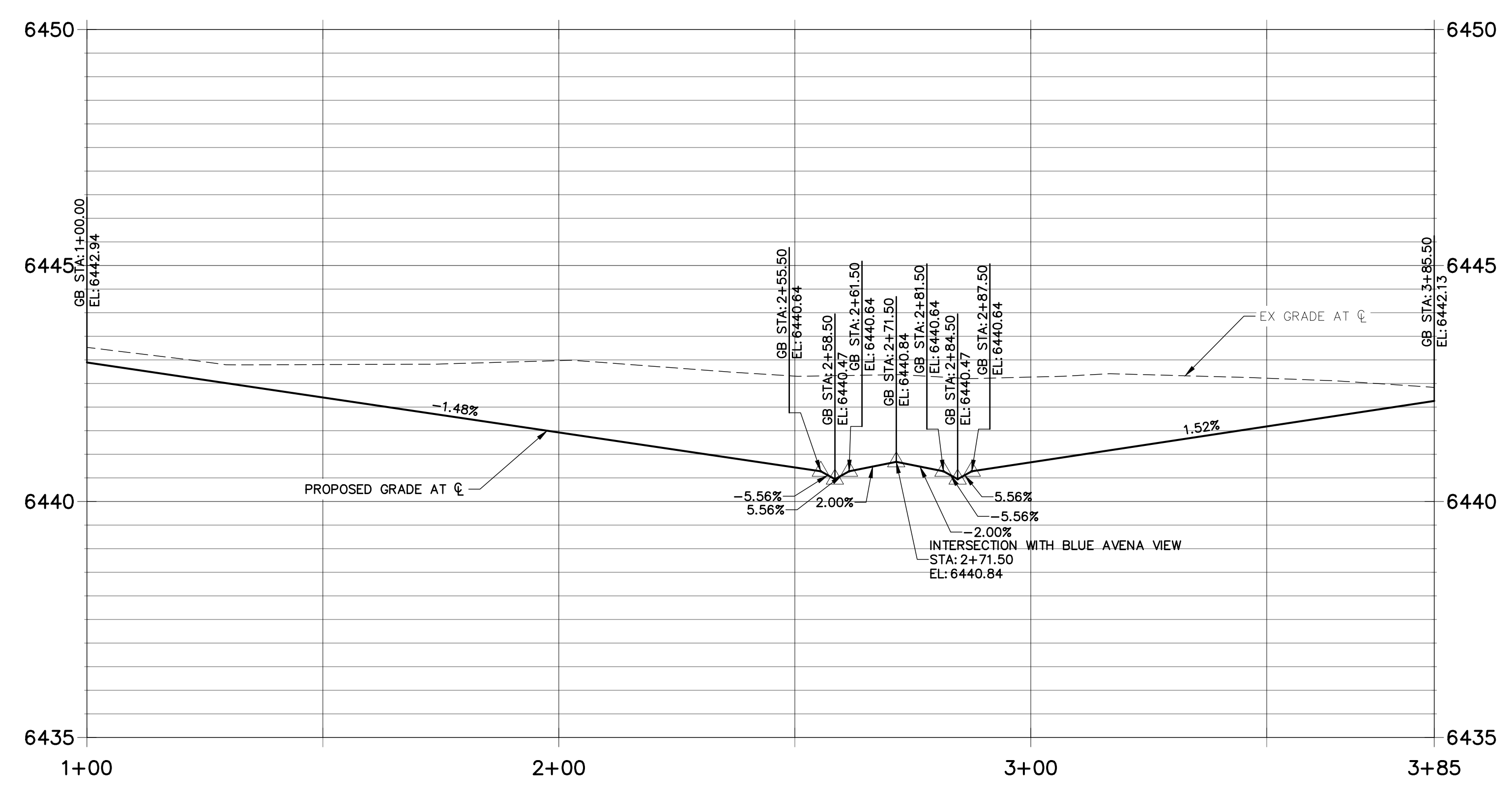


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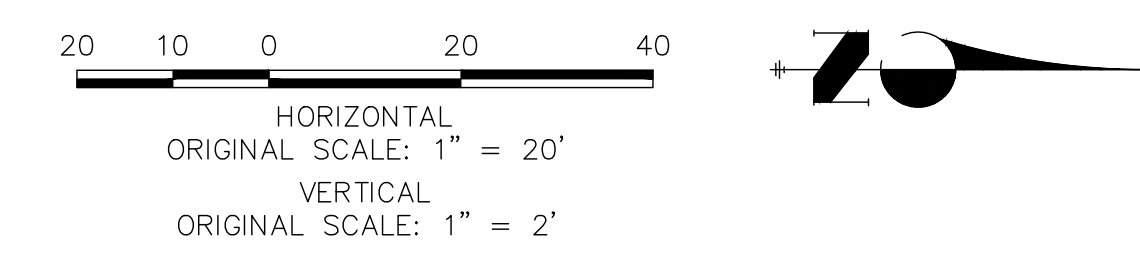
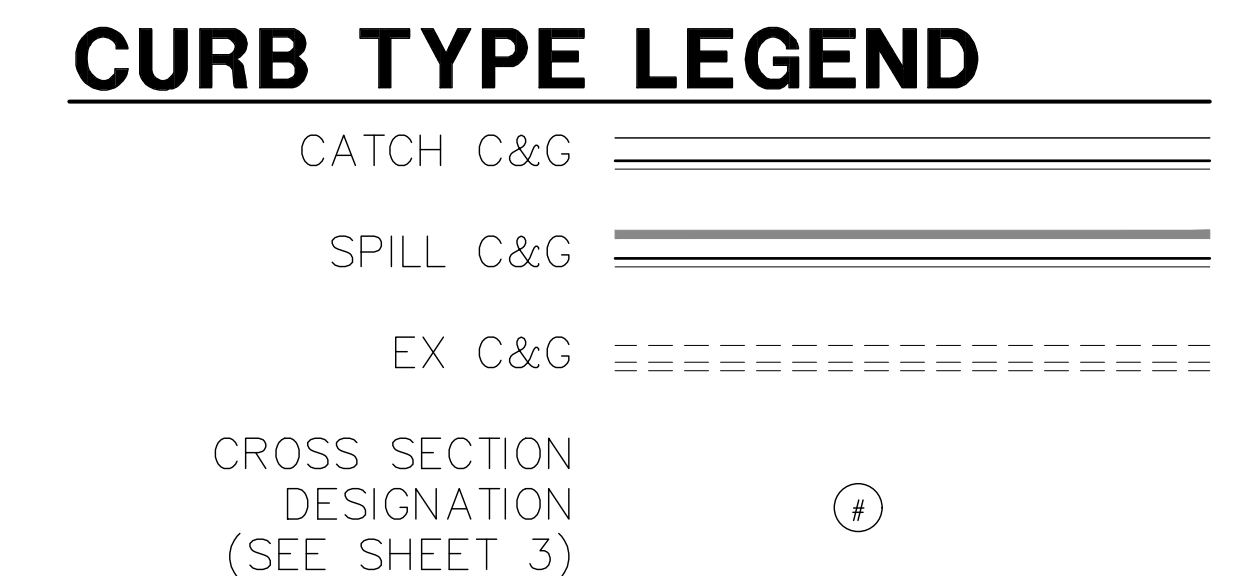
PREPARED FOR
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(720) 977-3827
JASON.FOCK@MDCM.COM

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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 32.
 - SEE SHEET 3 FOR TYPICAL SECTION.
 - SEE SHEET 15 FOR CURB RAMP DETAILS.
 - 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 18-23 FOR PROPOSED STORM SEWER DESIGN.
 - REFER TO SEE SHEETS 24-31 FOR PROPOSED POND DESIGN.
 - WHERE CURB AND GUTTER TERMINATES AT ALLEYS, OR AT A NEW CROSS-SECTION, TAPER FROM 6" TO 0" WITHIN 5'.



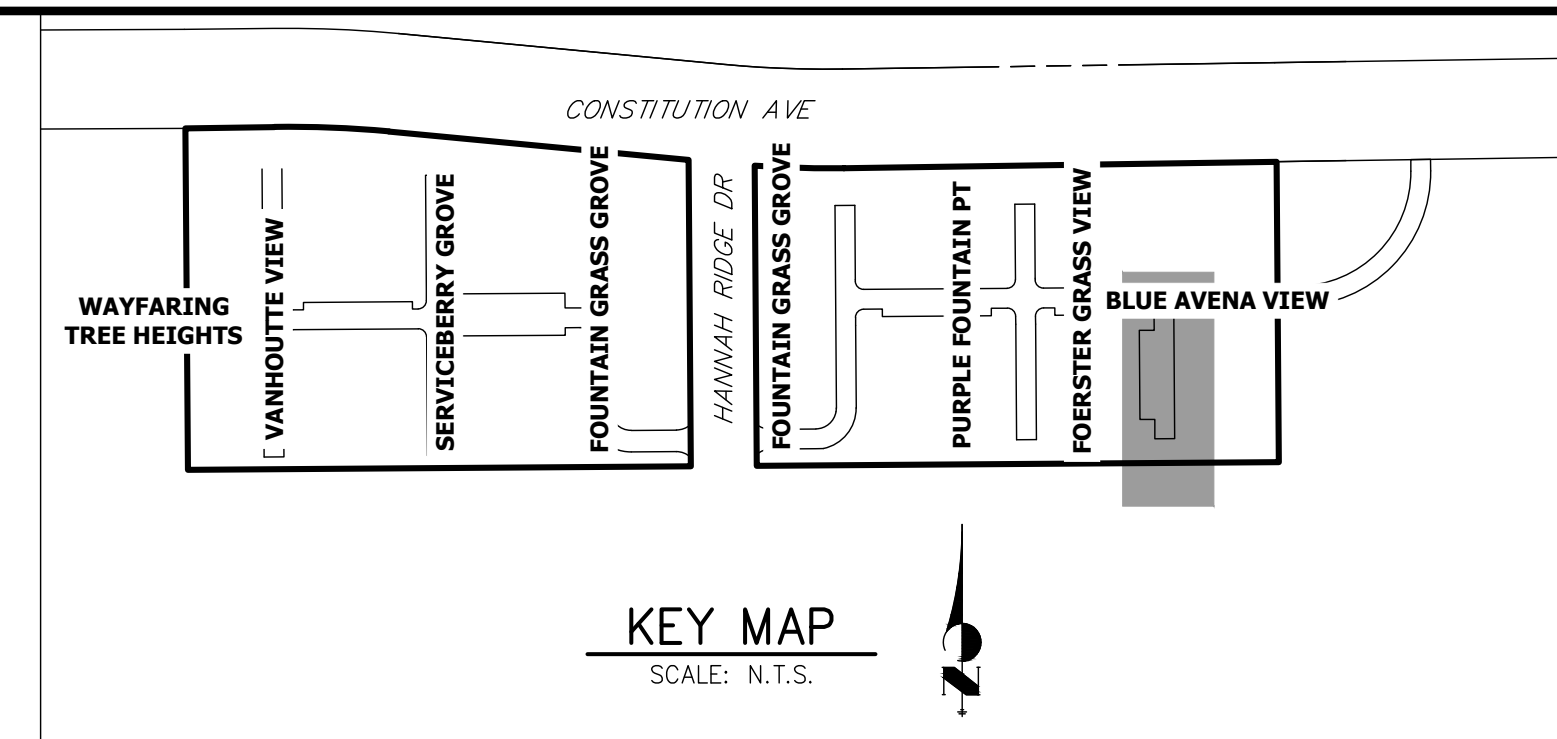
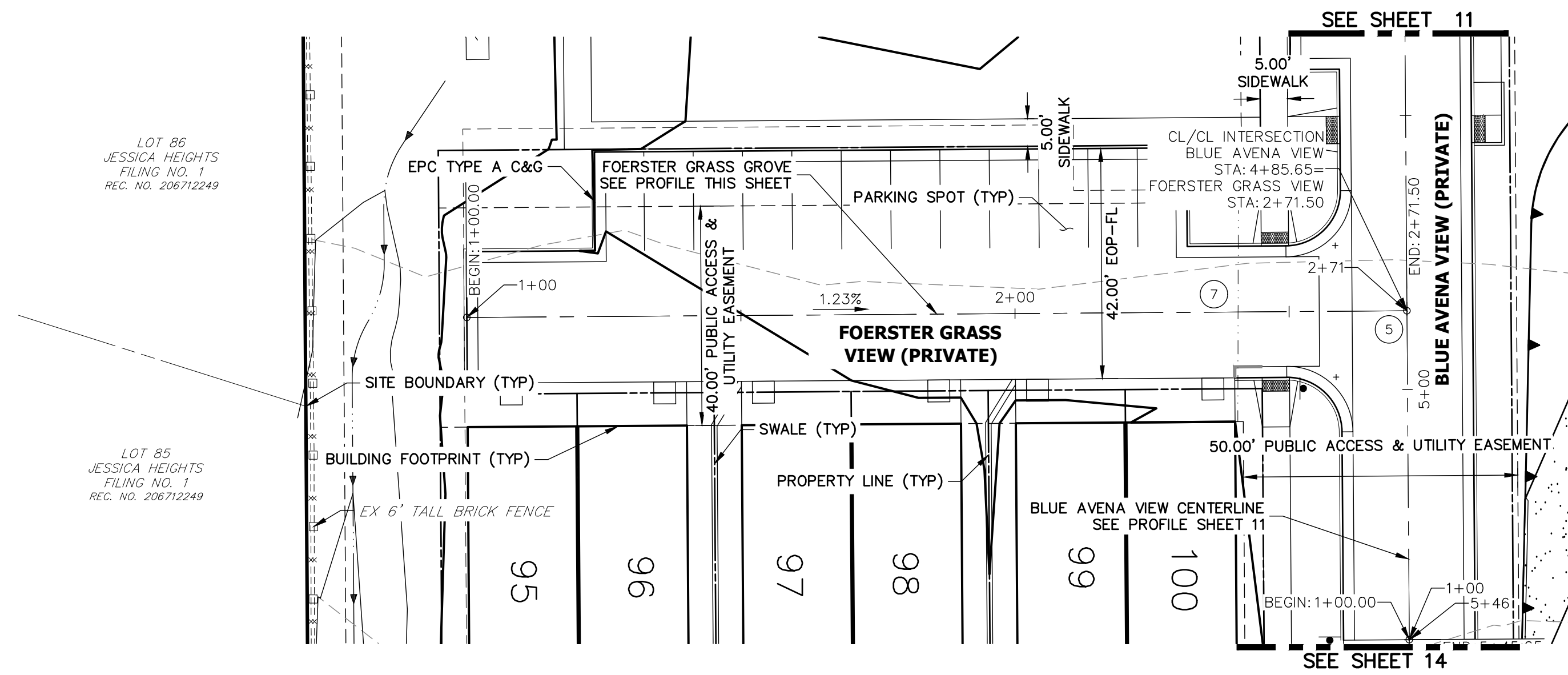
ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=20'	1"=2'	01/29/21	RPD	APL			

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

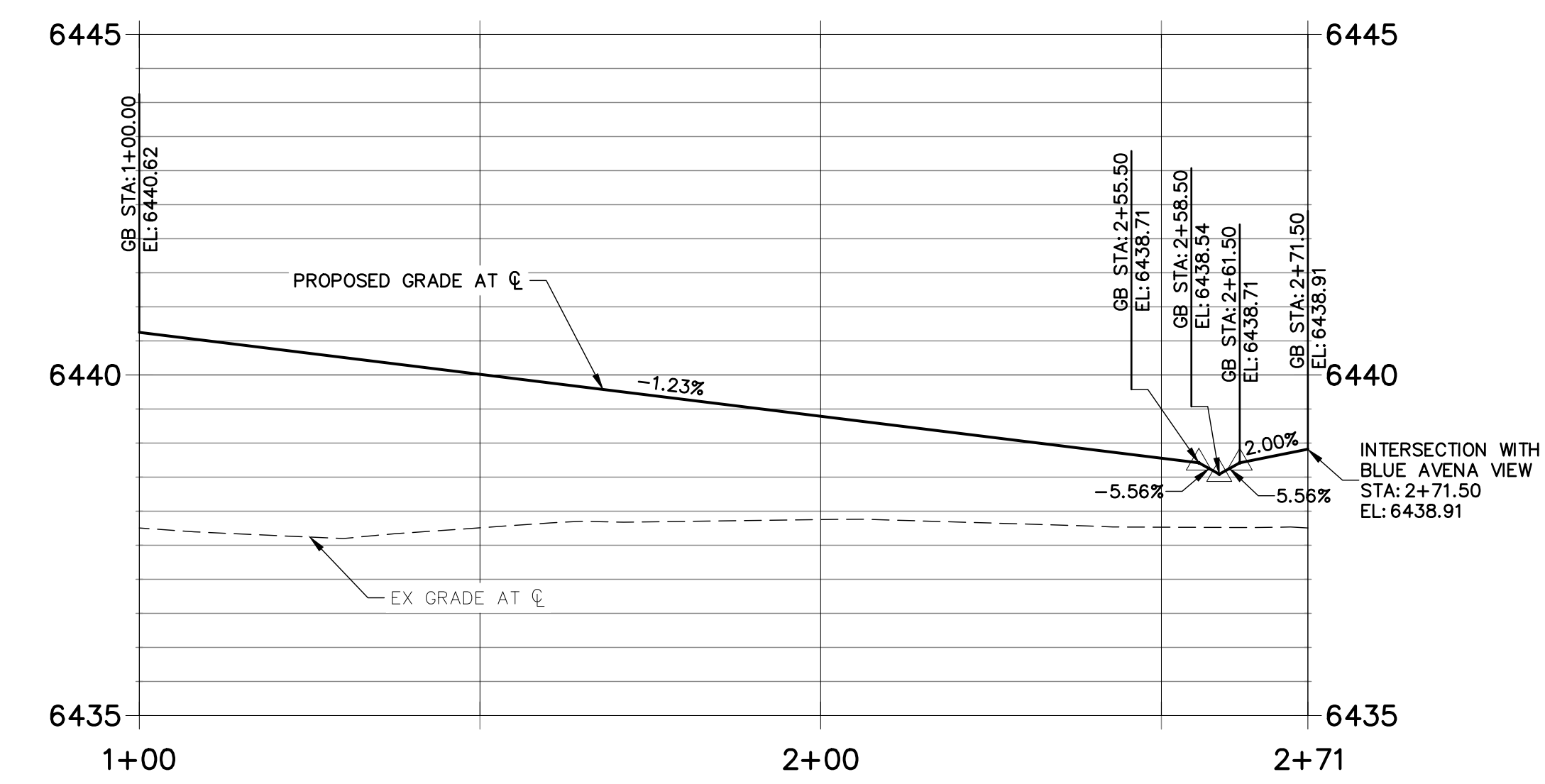
SHEET 12 OF 32
JOB NO. 25149.01



NOTES

1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA. SEE DETAIL SHEET 32.
2. SEE SHEET 3 FOR TYPICAL SECTION.
3. SEE SHEET 15 FOR CURB RAMP DETAILS.
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9. REFER TO SEE SHEETS 24-31 FOR PROPOSED POND DESIGN.
10. WHERE CURB AND GUTTER TERMINATES AT ALLEYS, OR AT A NEW CROSS-SECTION, TAPER FROM 6" TO 0" WITHIN 5'.

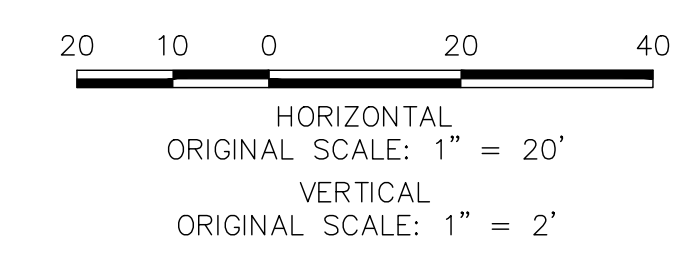
**FOERSTER GRASS VIEW PROFILE
STA 1+00.00 TO 2+71.50**



CURB TYPE LEGEND

- CATCH C&G
- SPILL C&G
- EX C&G

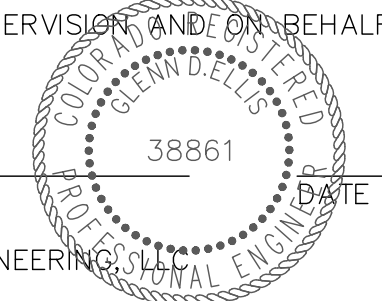
CROSS SECTION DESIGNATION (#)



ENGINEER'S STATEMENT

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JASON.FOCK@MDCH.COM

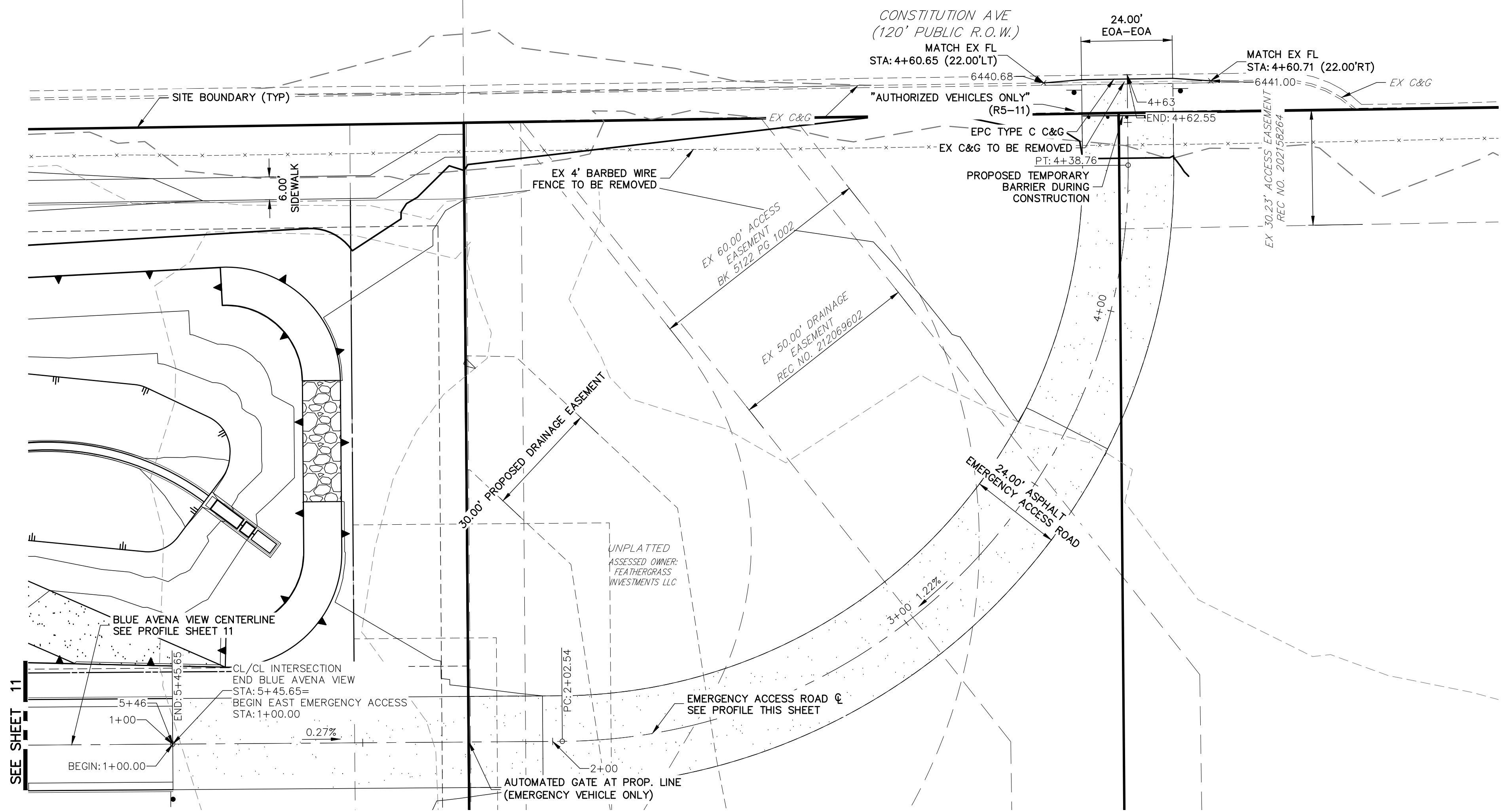
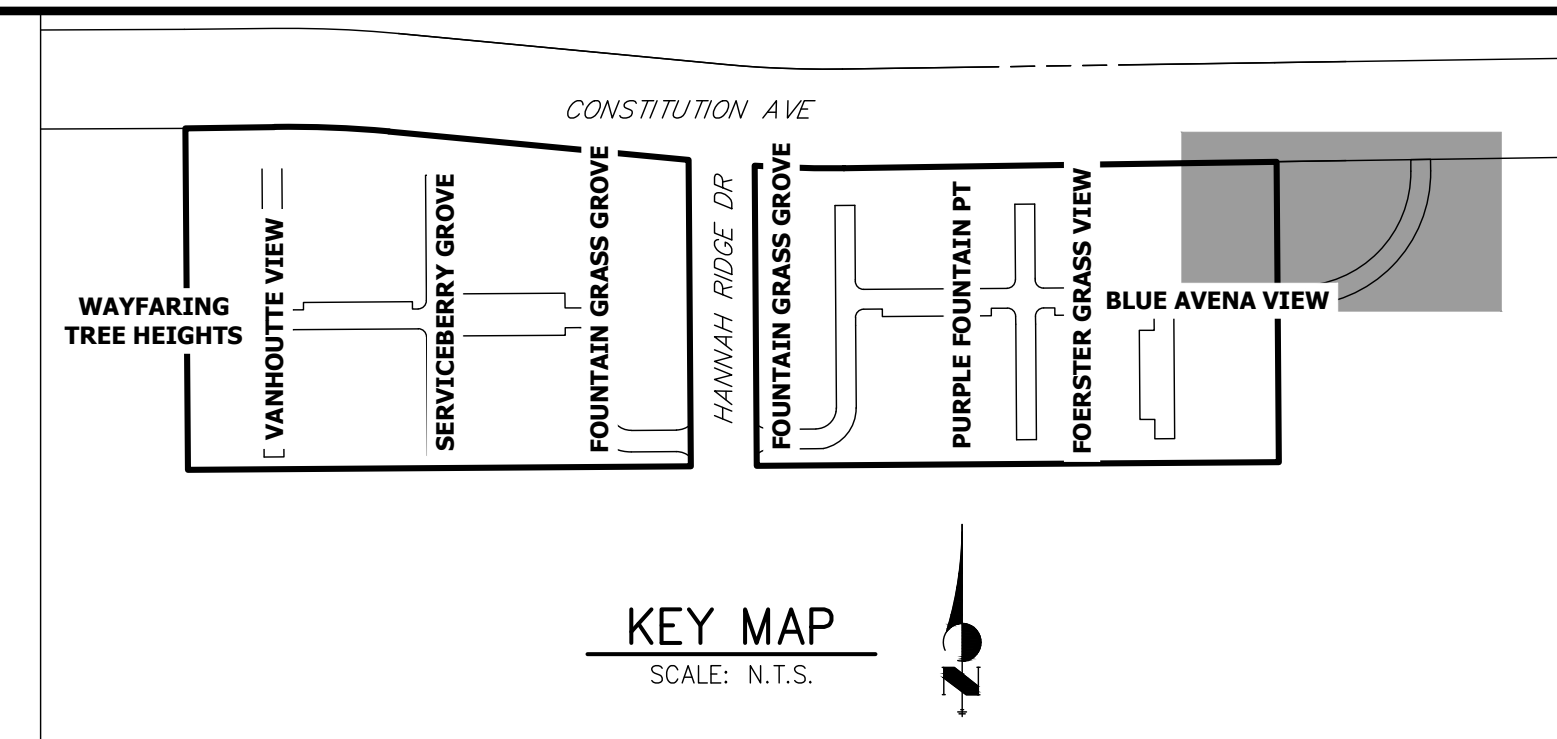
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BY	DATE	REVISION

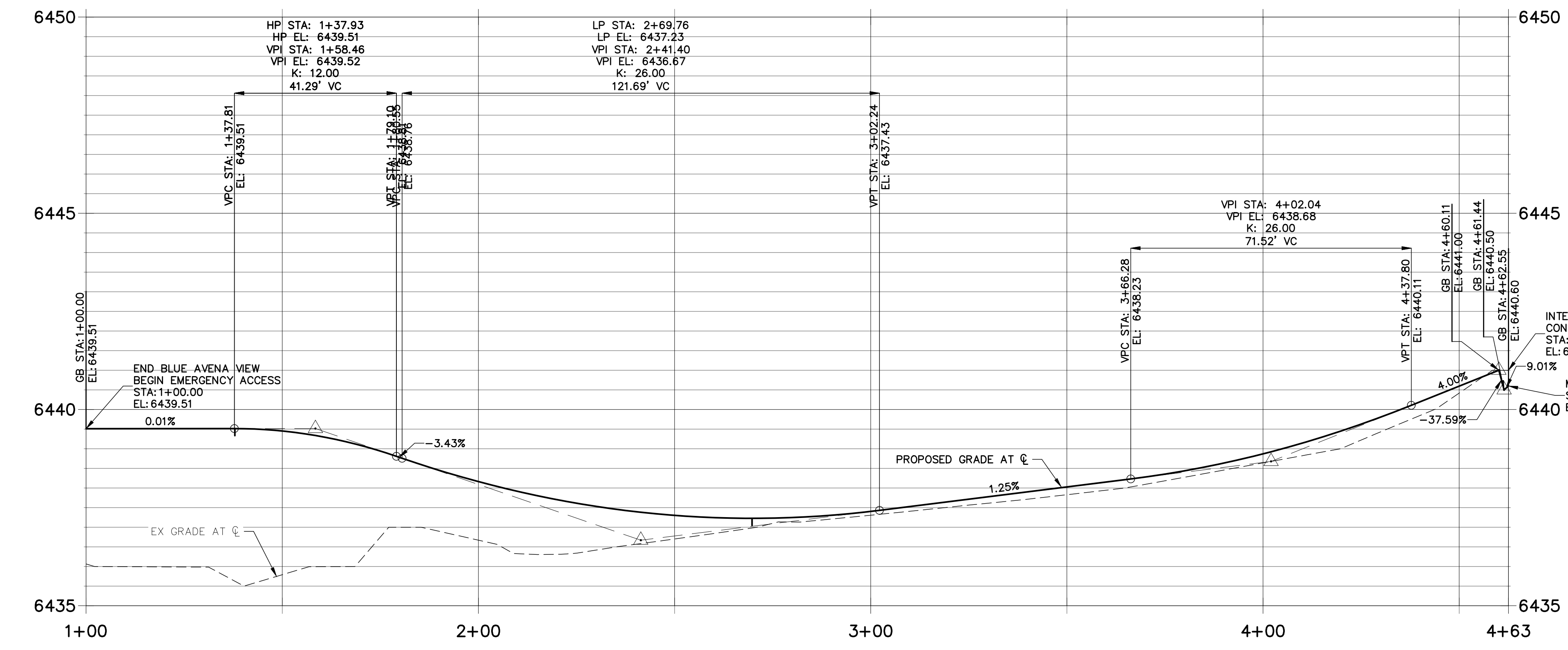
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1"=20'	1"=2'	01/29/21	RPD	APL	

URBAN COLLECTION AT PALMER VILLAGE
STREET IMPROVEMENT PLANS
FOERSTER GRASS VIEW
CONSTRUCTION DOCUMENTS

SHEET 13 OF 32
JOB NO. 25149.01

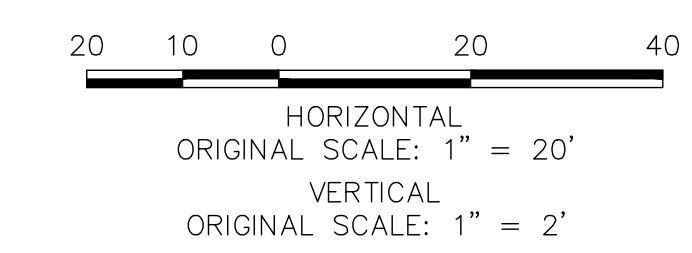


**EAST EMERGENCY ACCESS PROFILE
STA 1+00.00 TO 4+62.55**



CURB TYPE LEGEND

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



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**
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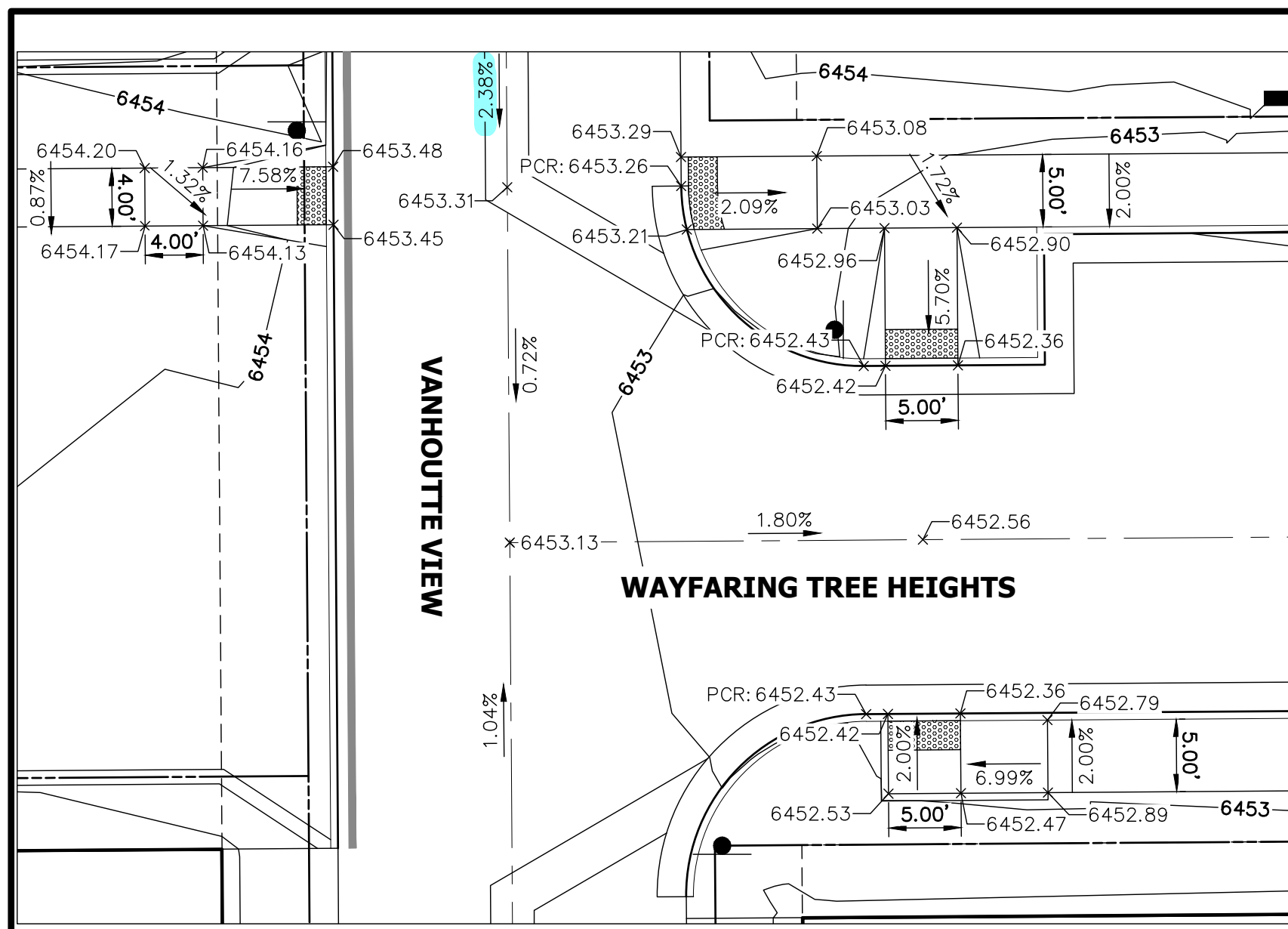
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No.	REVISION	BY	DATE

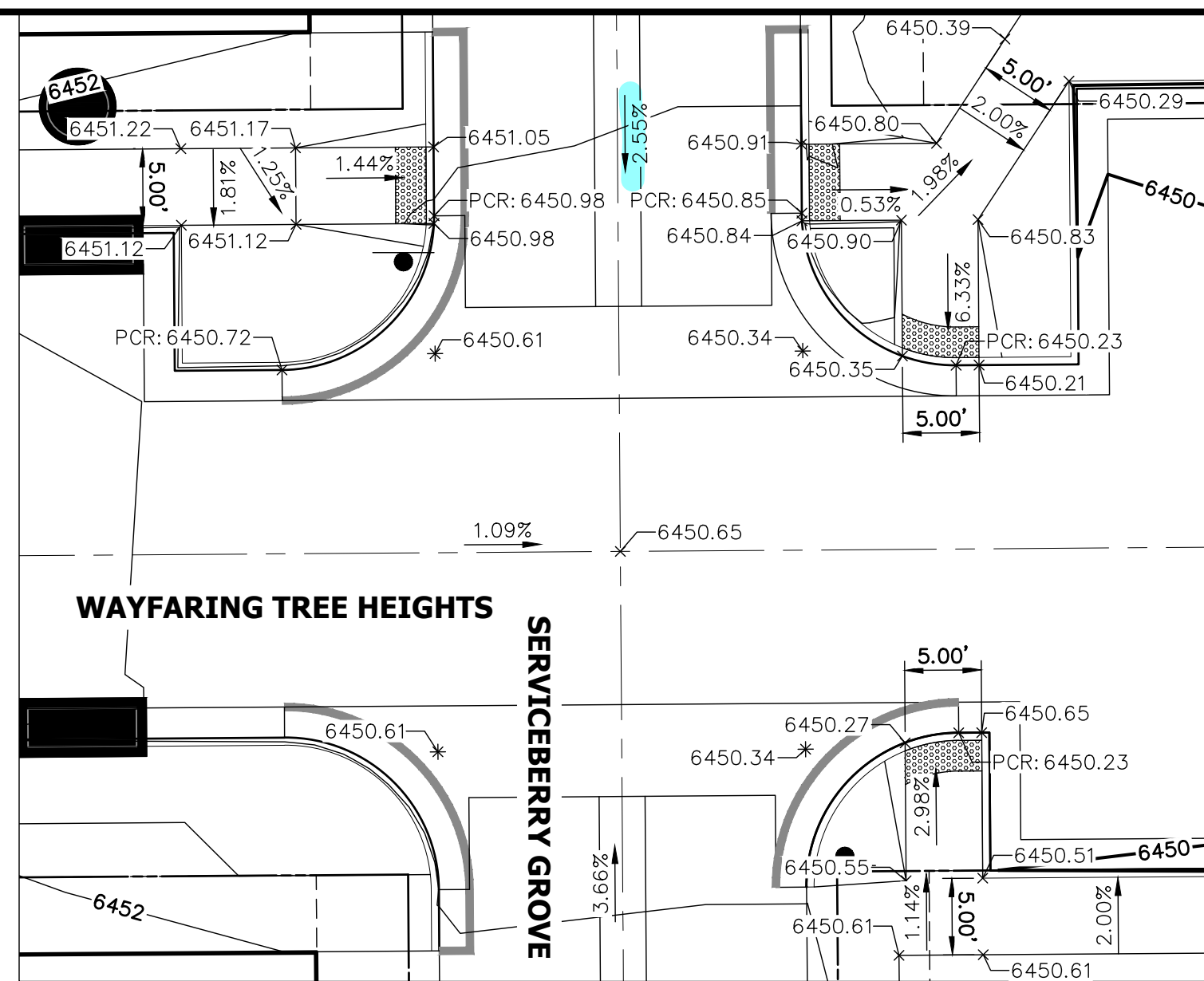
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	01/29/21	RPD	APL	

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

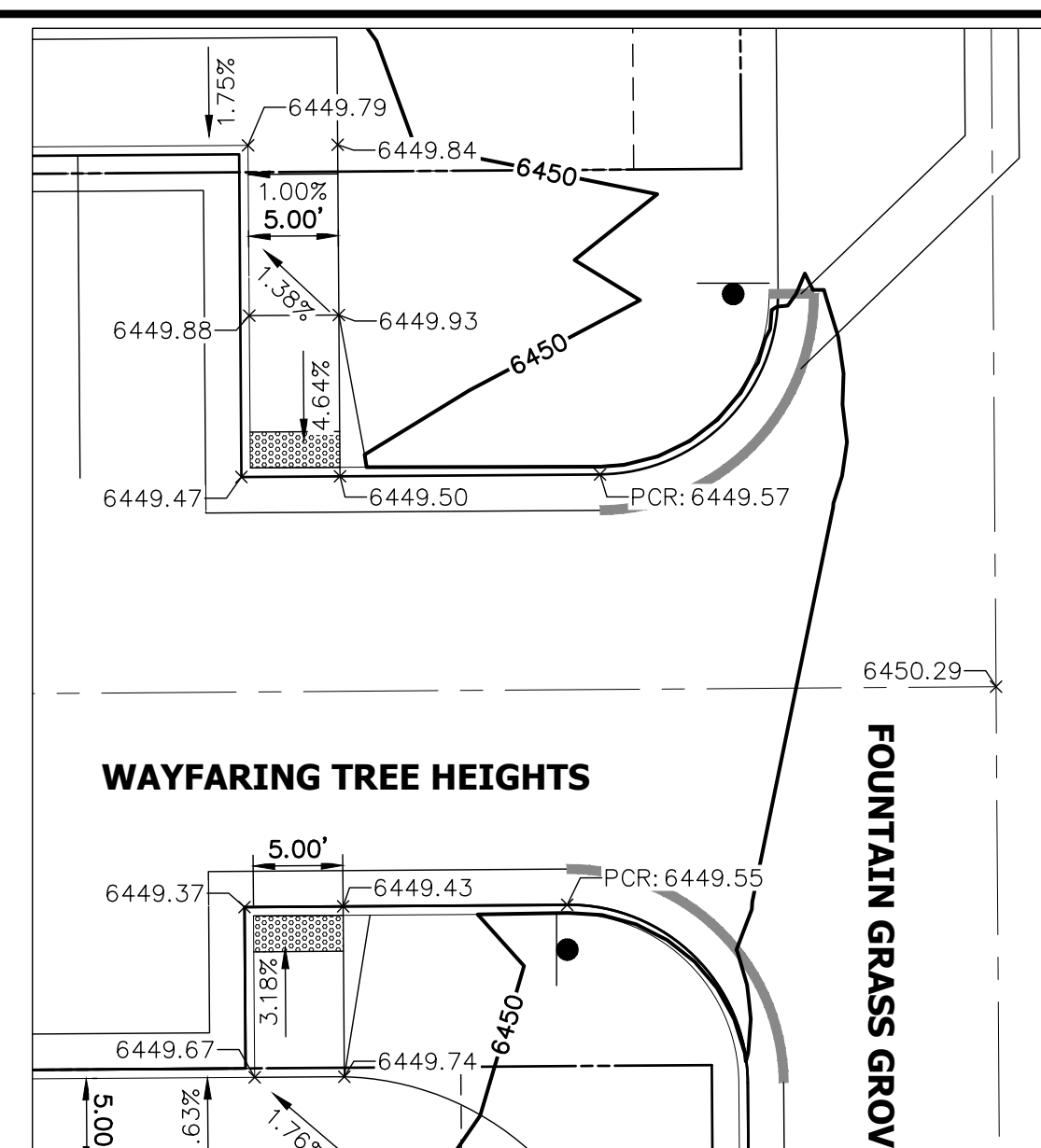
SHEET 14 OF 32
 JOB NO. 25149.01



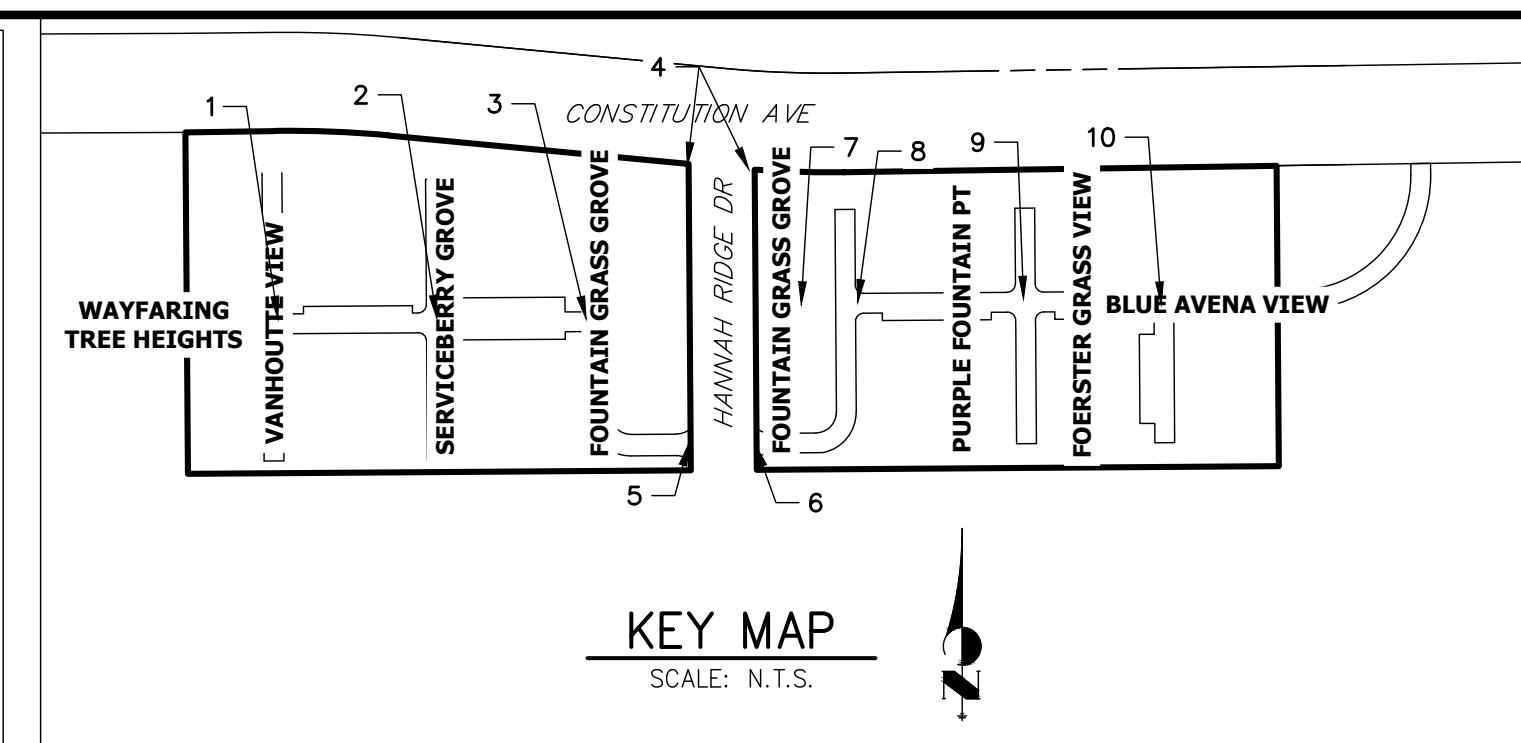
AREA 1
SEE SHEET 7 FOR WAYFARING TREE HEIGHTS PLAN & PROFILE.
SEE SHEET 9 FOR VANHOUTTE VIEW PLAN & PROFILE.



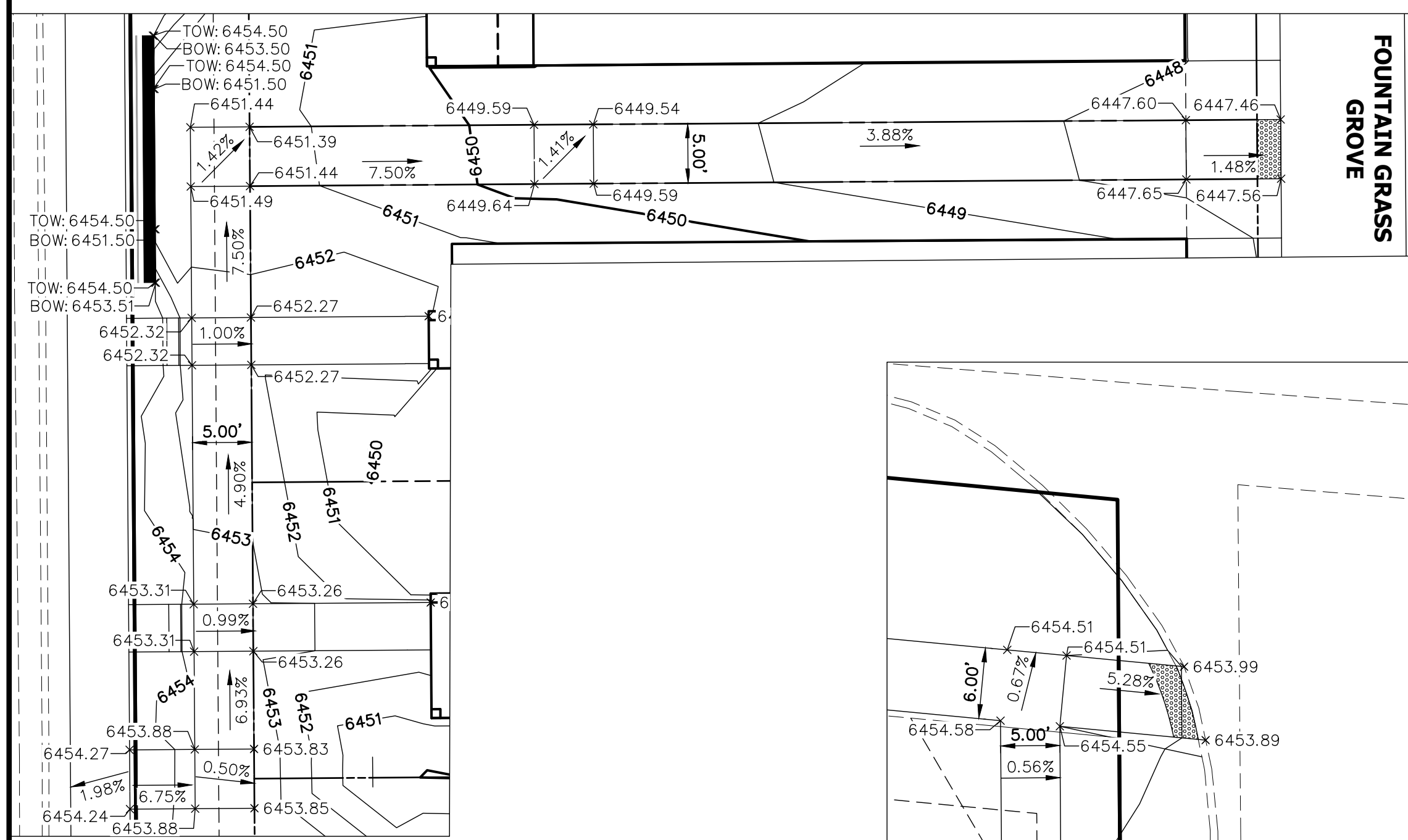
AREA 2
SEE SHEET 7 FOR WAYFARING TREE HEIGHTS PLAN & PROFILE.
SEE SHEET 8 FOR SERVICEBERRY GROVE PLAN & PROFILE.



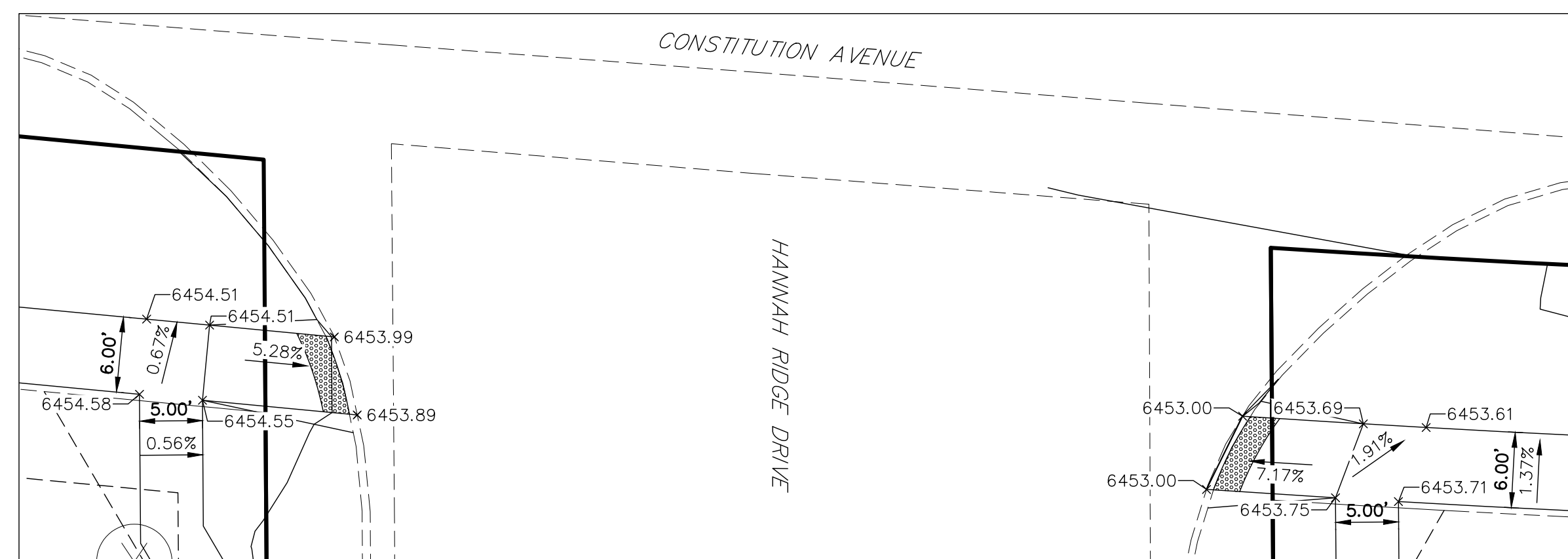
AREA 3
SEE SHEET 7 FOR WAYFARING TREE HEIGHTS PLAN & PROFILE.
SEE SHEET 6 FOR FOUNTAIN GRASS GROVE (WEST) PLAN & PROFILE.



KEY MAP
SCALE: N.T.S.

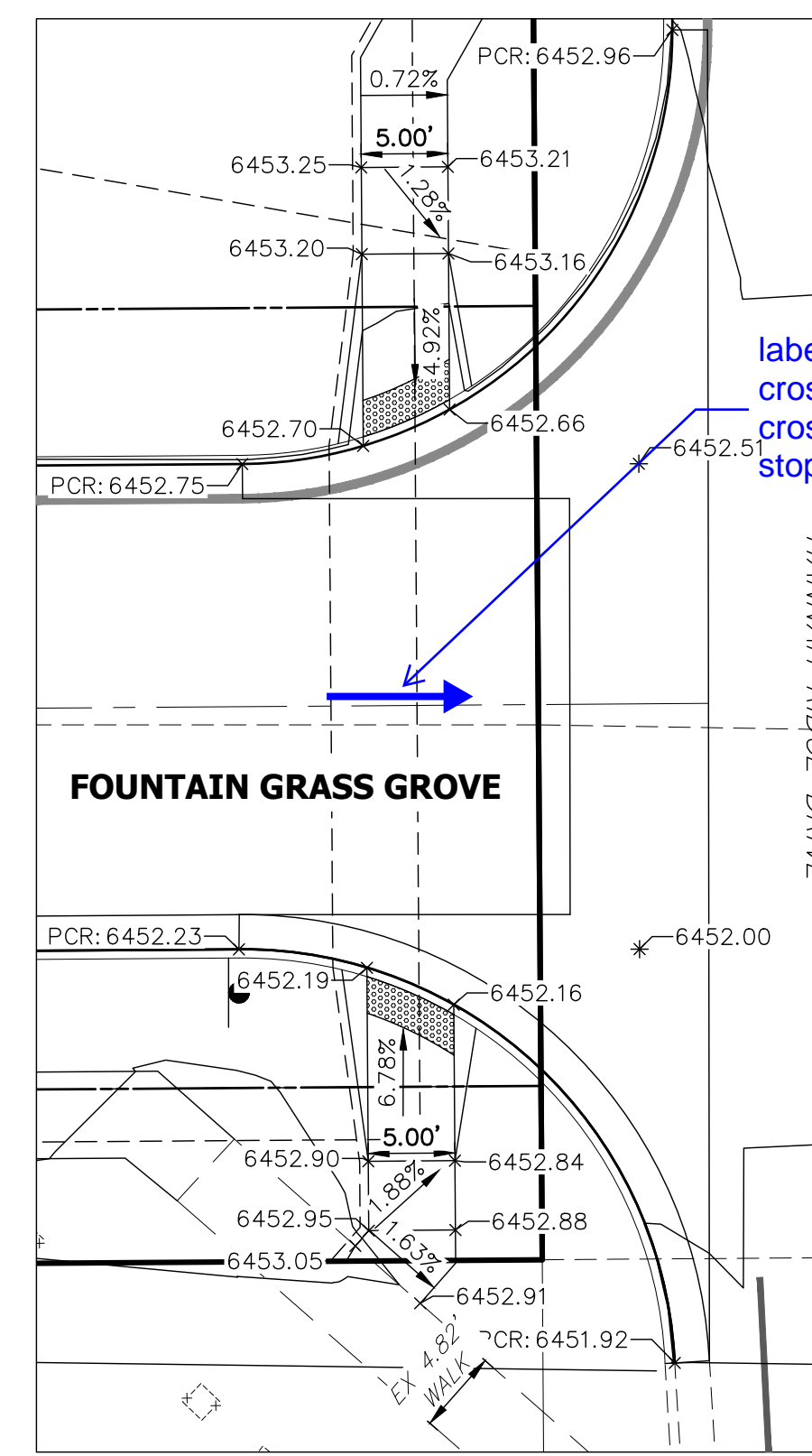


AREA 7
SEE SHEET 10 FOR FOUNTAIN GRASS GROVE (EAST) PLAN & PROFILE.

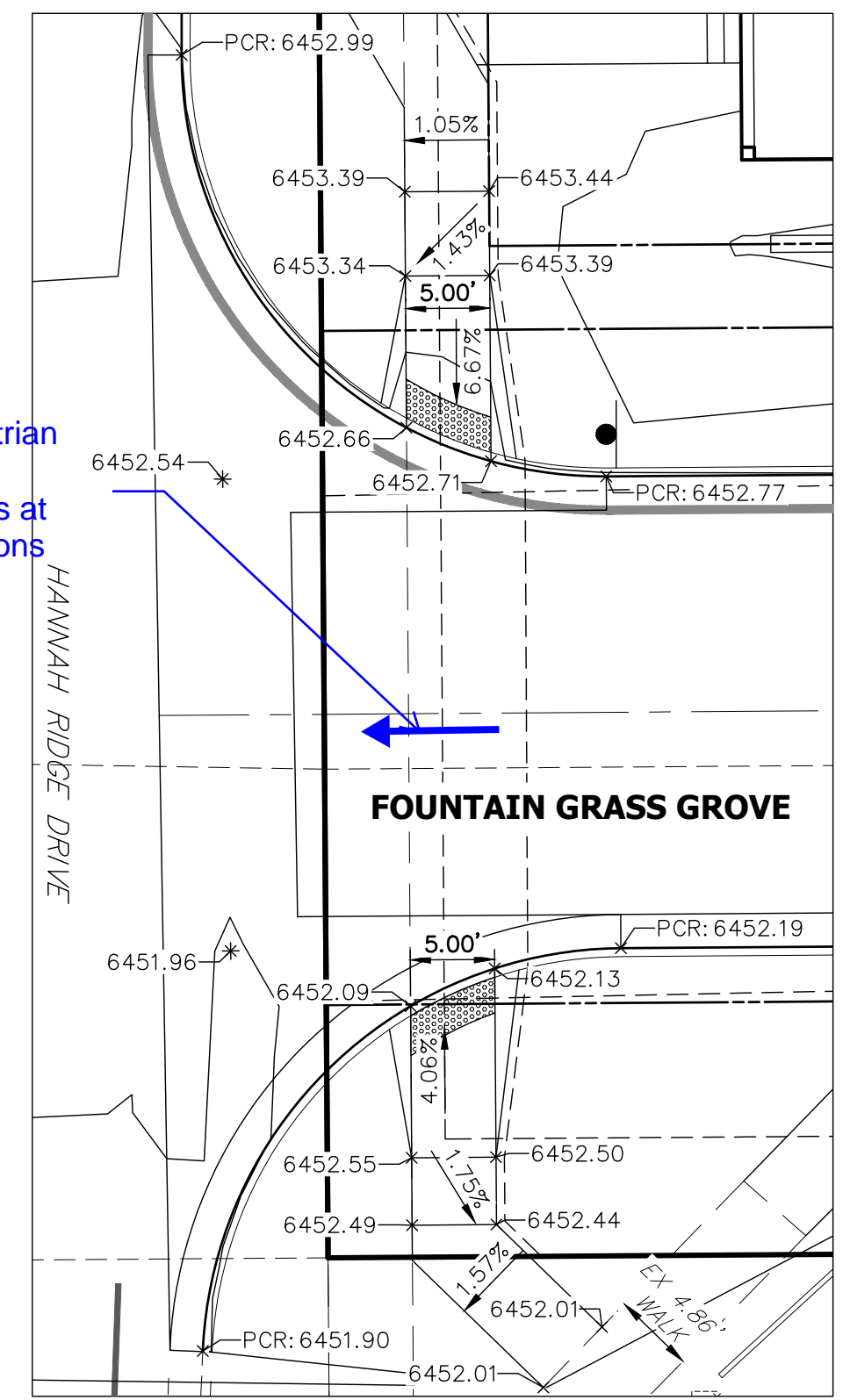


AREA 4

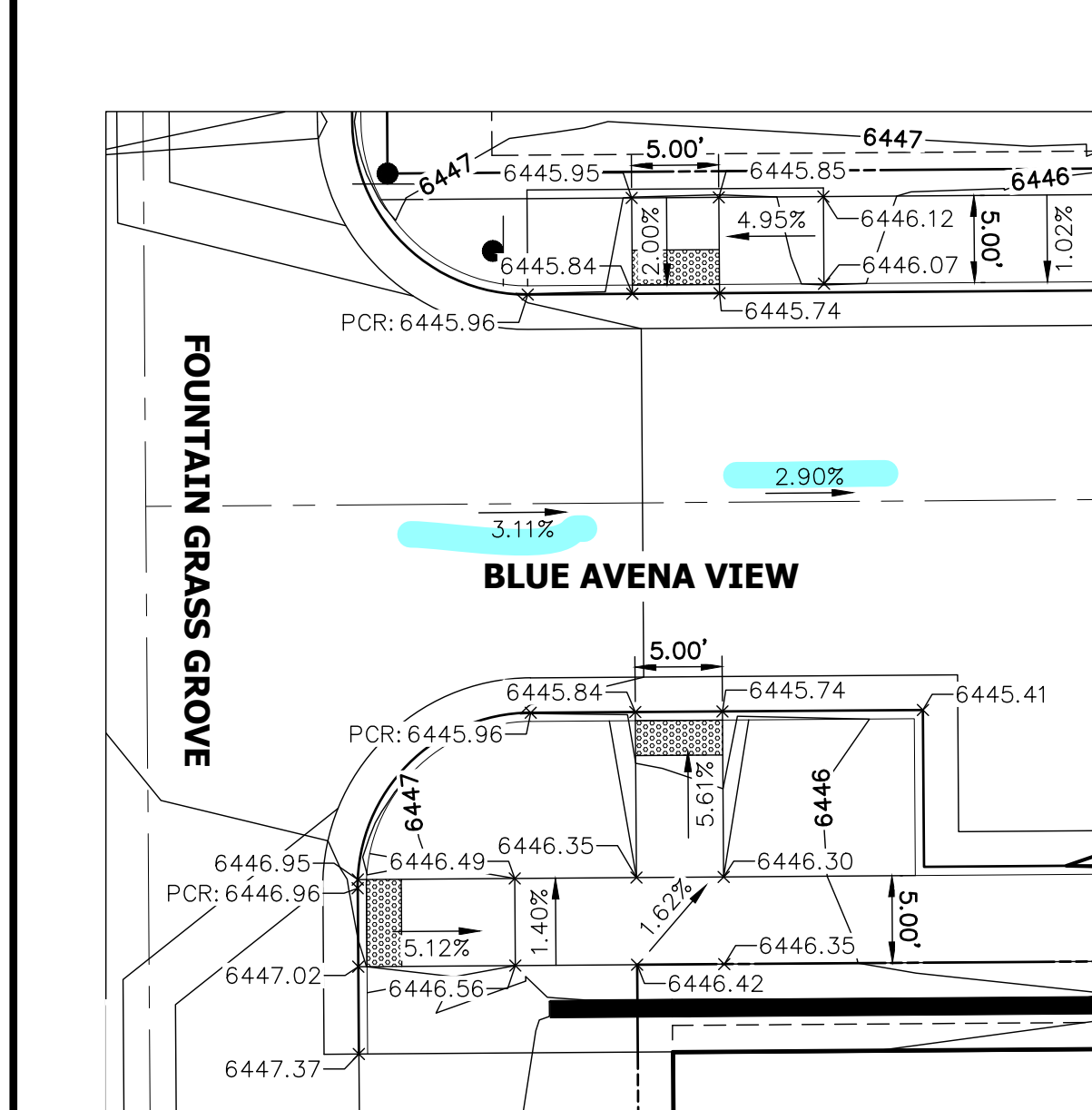
Verify that pedestrian cross-slopes meet ADA requirements (<2%) at street stop and yield conditions.



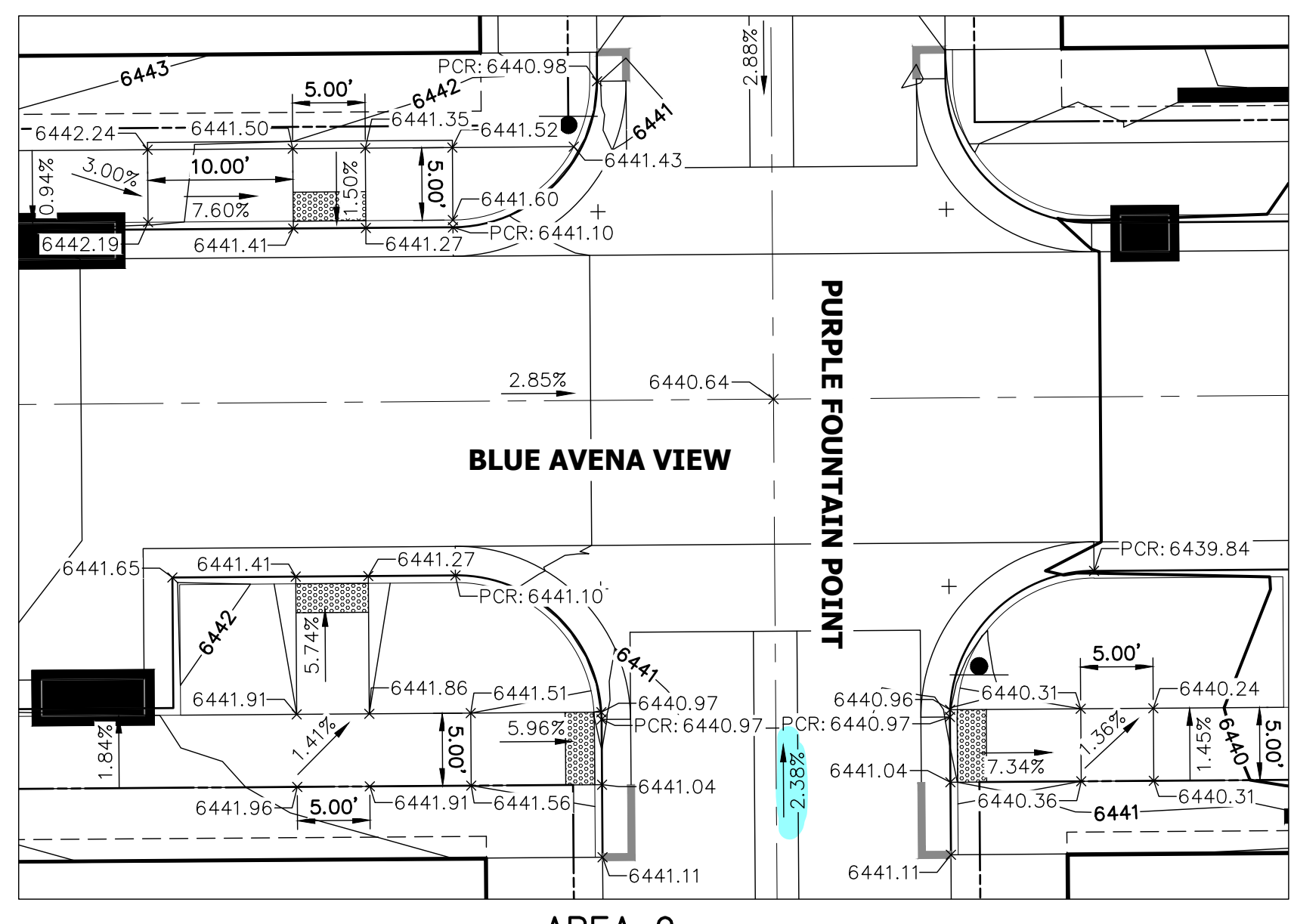
AREA 5
SEE SHEET 6 FOR FOUNTAIN GRASS GROVE (WEST) PLAN & PROFILE.



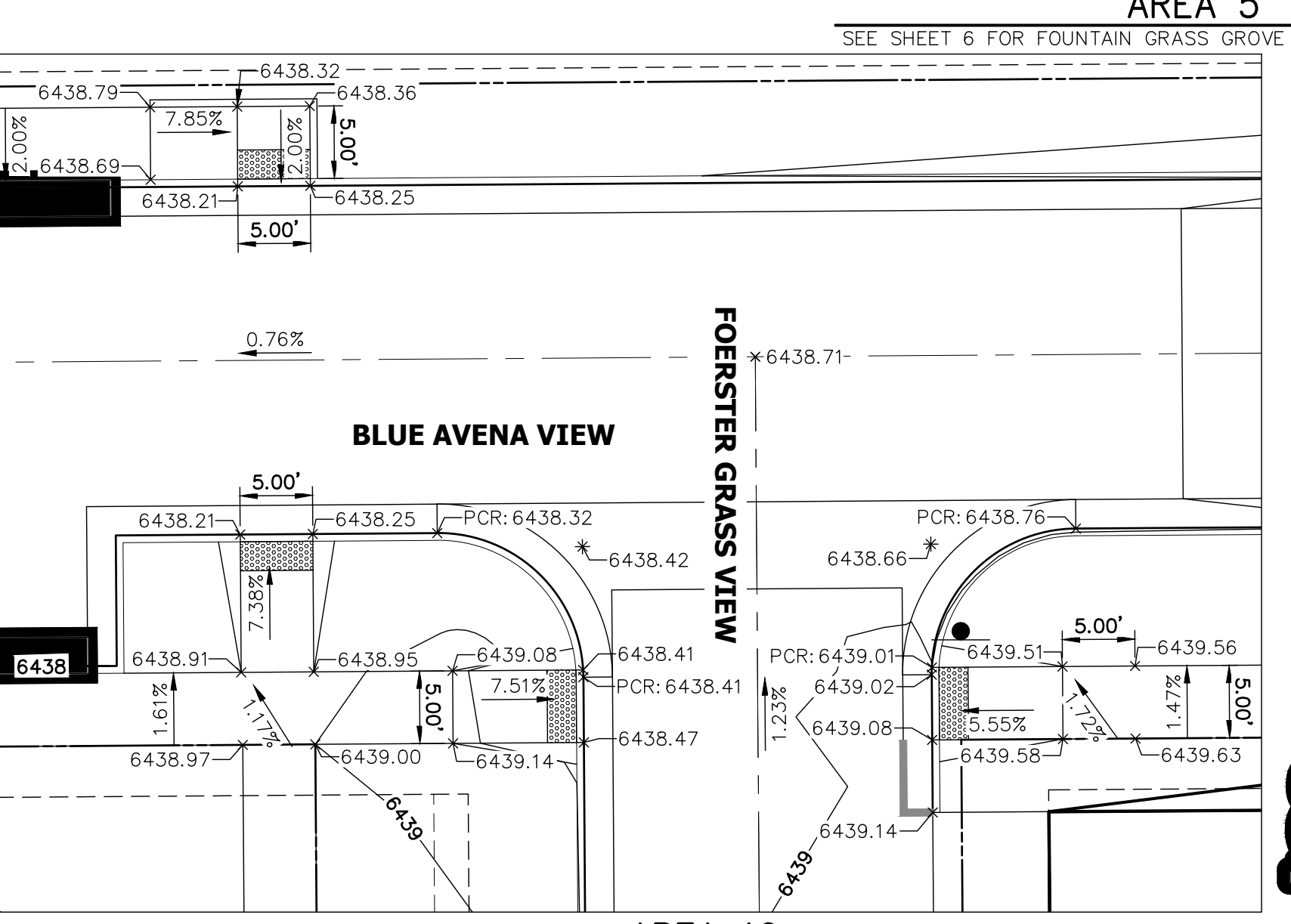
AREA 6
SEE SHEET 10 FOR FOUNTAIN GRASS GROVE (EAST) PLAN & PROFILE.



AREA 8
SEE SHEET 11 FOR BLUE AVENA VIEW PLAN & PROFILE.
SEE SHEET 10 FOR FOUNTAIN GRASS GROVE (EAST) PLAN & PROFILE.



AREA 9
SEE SHEET 11 FOR BLUE AVENA VIEW PLAN & PROFILE.
SEE SHEET 12 FOR PURPLE FOUNTAIN POINT PLAN & PROFILE.



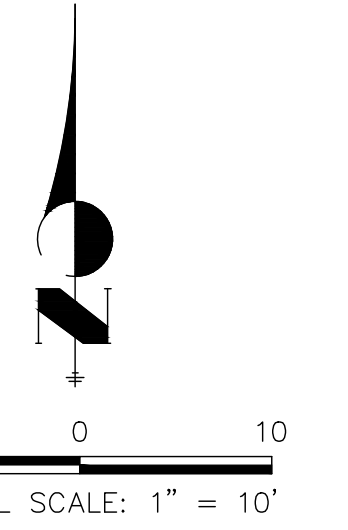
AREA 10
SEE SHEET 11 FOR BLUE AVENA VIEW PLAN & PROFILE.
SEE SHEET 13 FOR FORSTER GRASS VIEW PLAN & PROFILE.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

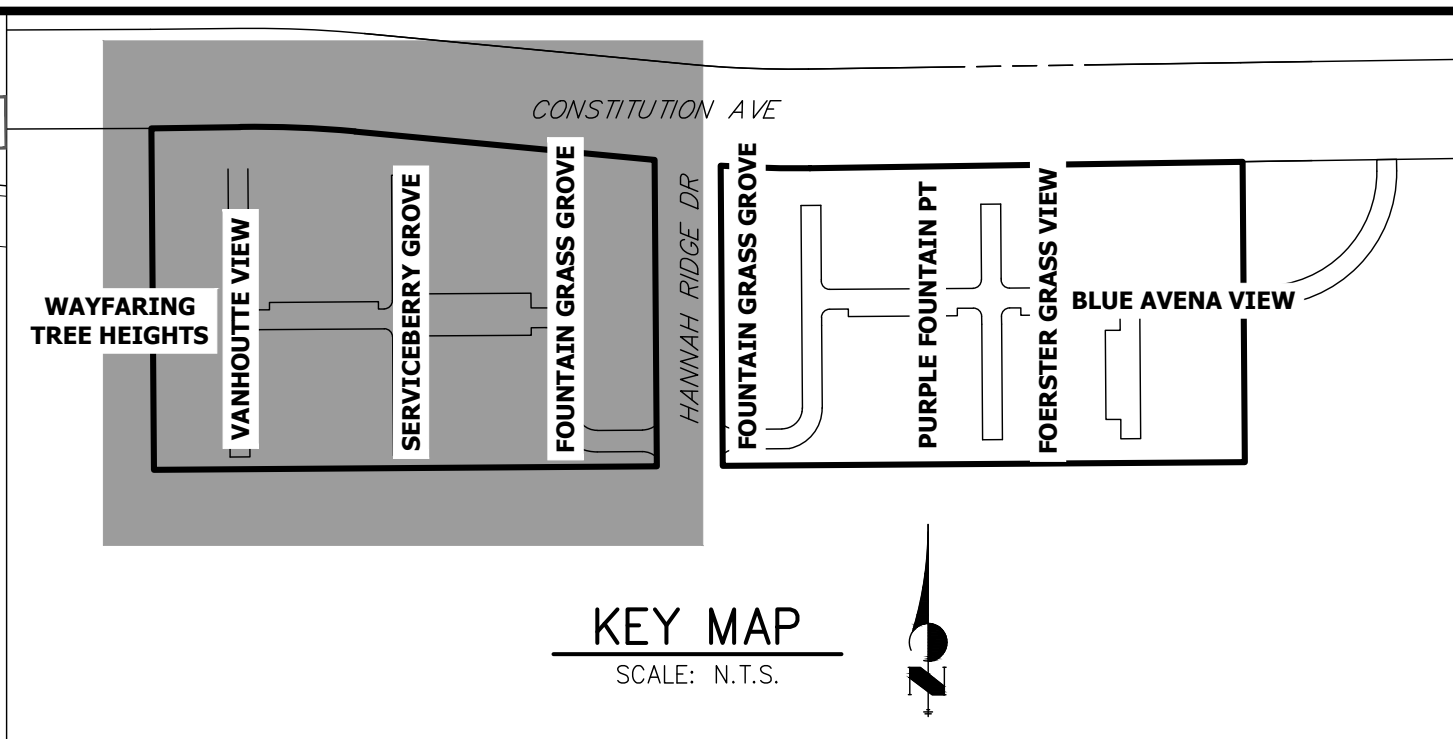
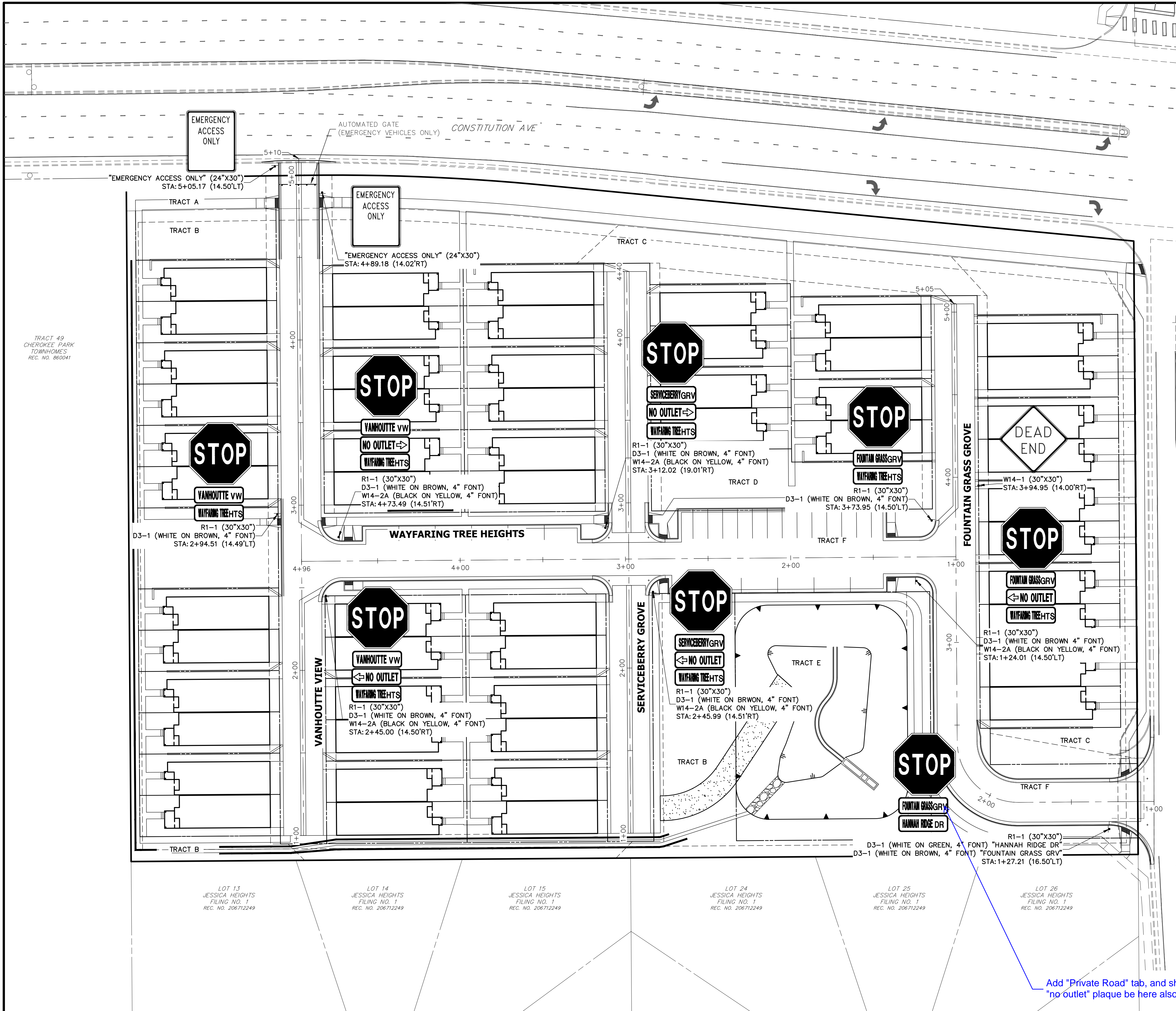
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING



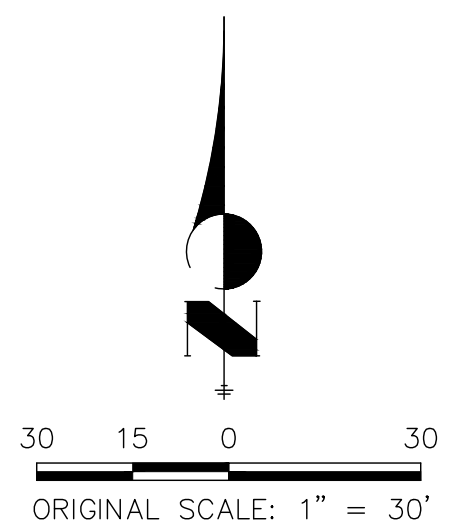
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 (720) 977-3827 JASON.FOCK@MDCOH.COM	BY: _____ DATE: _____
	No. REVISION: _____ 1"=10' H-SCALE: _____ V-SCALE: _____ DATE: 01/29/21 DESIGNED BY: RPD DRAWN BY: RPD CHECKED BY: _____
URBAN COLLECTION AT PALMER VILLAGE CURB RAMP DETAILS	SHEET 15 OF 32 JOB NO. 25149.01

J.R. ENGINEERING
 A Westlin Company

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



- ### SIGNING AND STRIPING NOTES
- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
 - ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
 - ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
 - STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
 - ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
 - ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
 - ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
 - ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
 - ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
 - ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-267-1.
 - ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
 - THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
 - THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



Add "Private Road" tab, and shouldn't "no outlet" plaque be here also?

TRACT 49
CHEROKEE PARK
TOWNHOMES
REC. NO. 860041

LOT 13
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 20671249

LOT 14
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 20671249

LOT 15
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 20671249

LOT 24
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 20671249

LOT 25
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 20671249

LOT 26
JESSICA HEIGHTS
FILING NO. 1
REC. NO. 20671249

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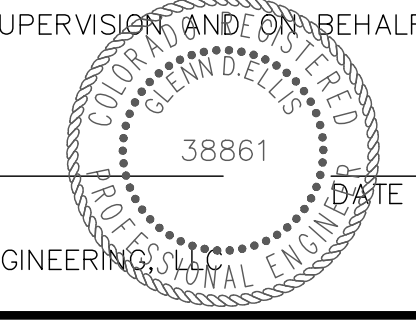
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BY	DATE	NO.	REVISION

URBAN COLLECTION AT
PALMER VILLAGE
STREET NAME AND
REGULATORY SIGN PLANS
CONSTRUCTION DOCUMENTS

ENGINEER'S STATEMENT

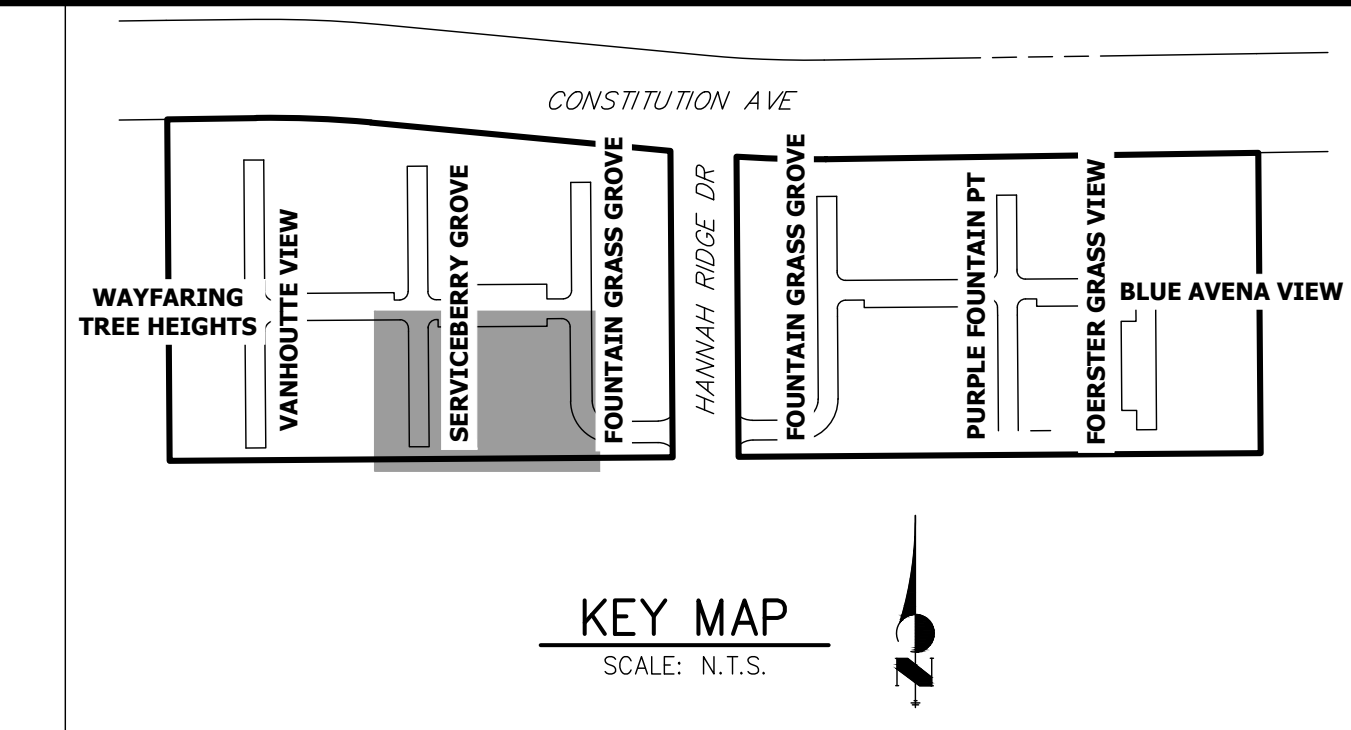
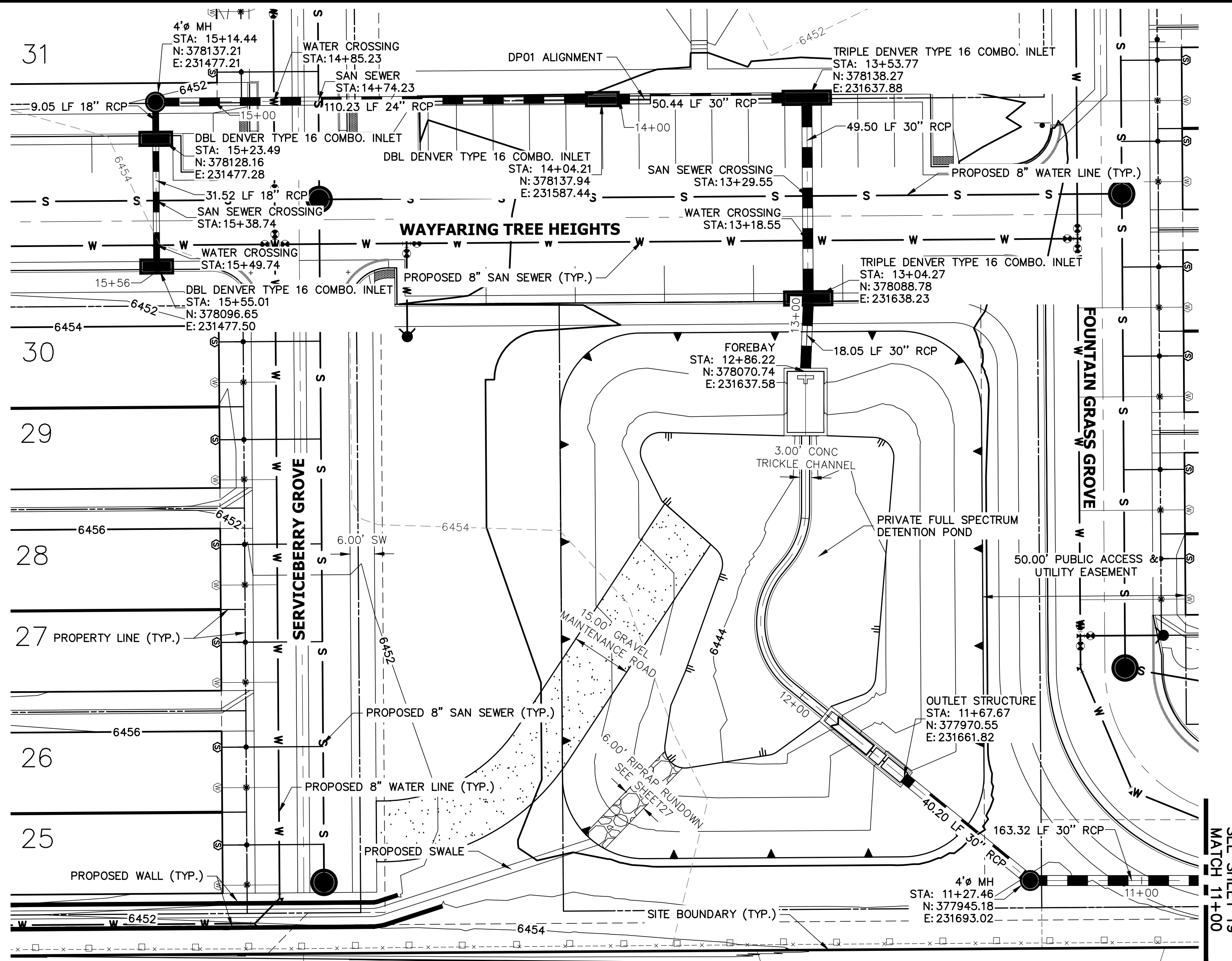
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING



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



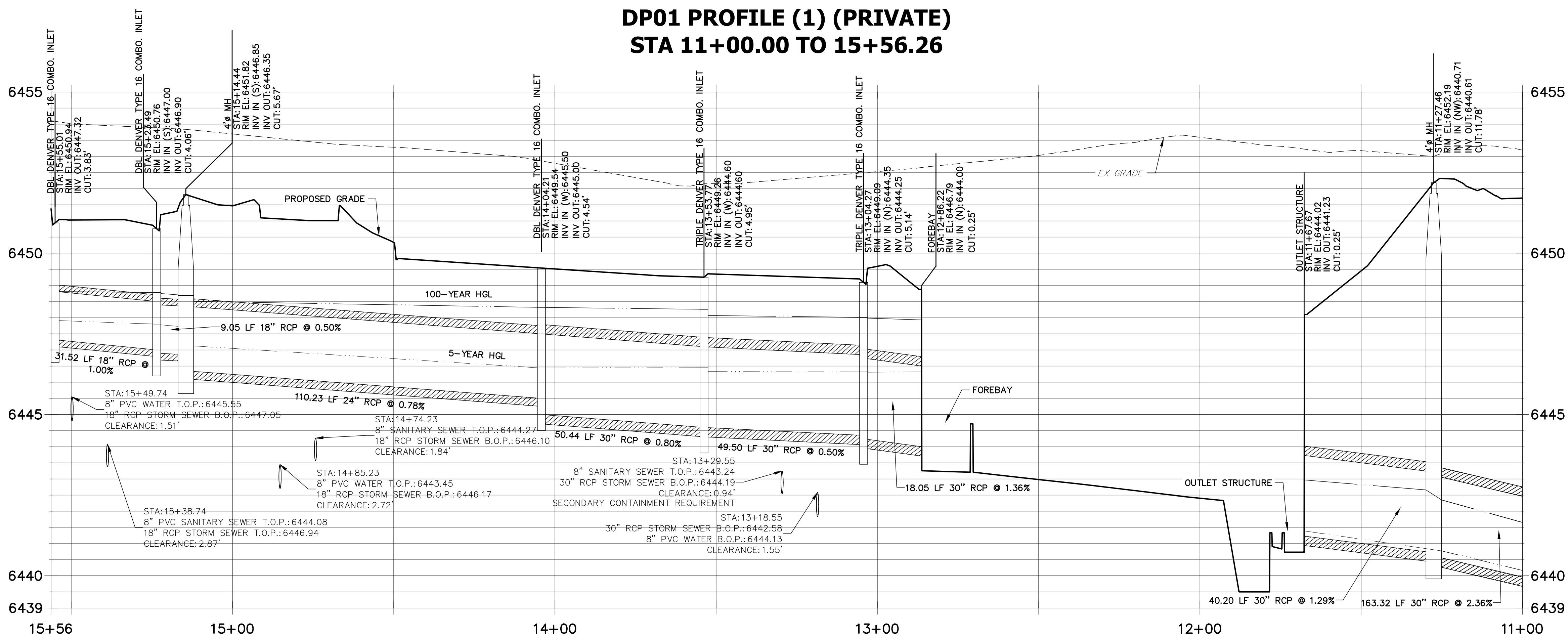
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



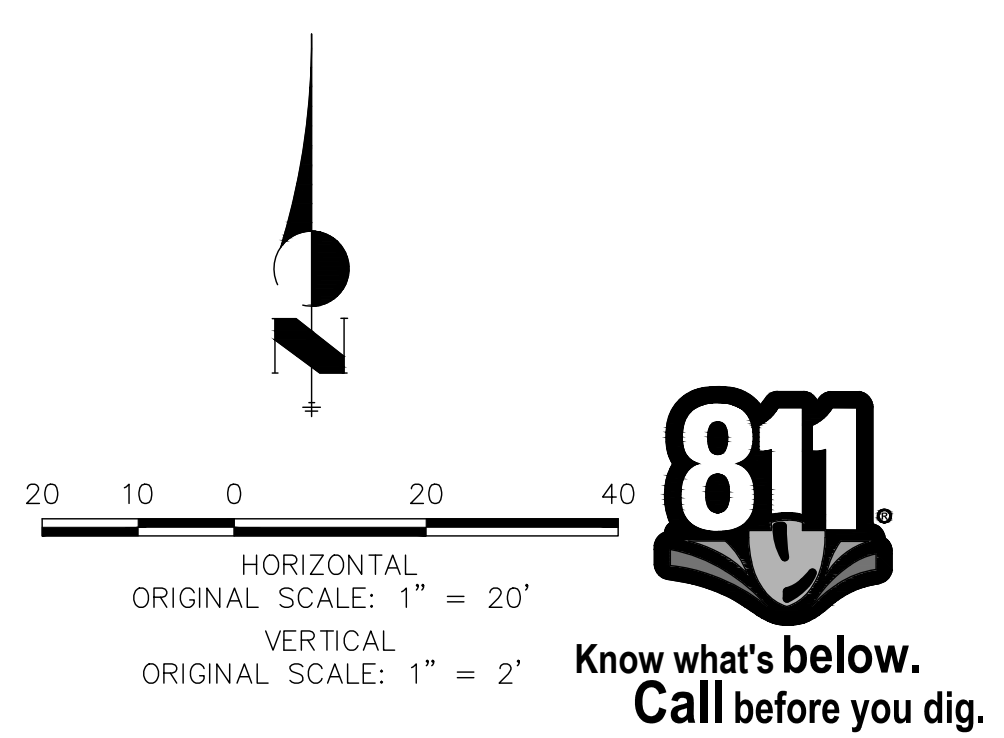
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 Fort Collins 970-491-9888 • www.jrengineering.com

**DP01 PROFILE (1) (PRIVATE)
 STA 11+00.00 TO 15+56.26**



- 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.
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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

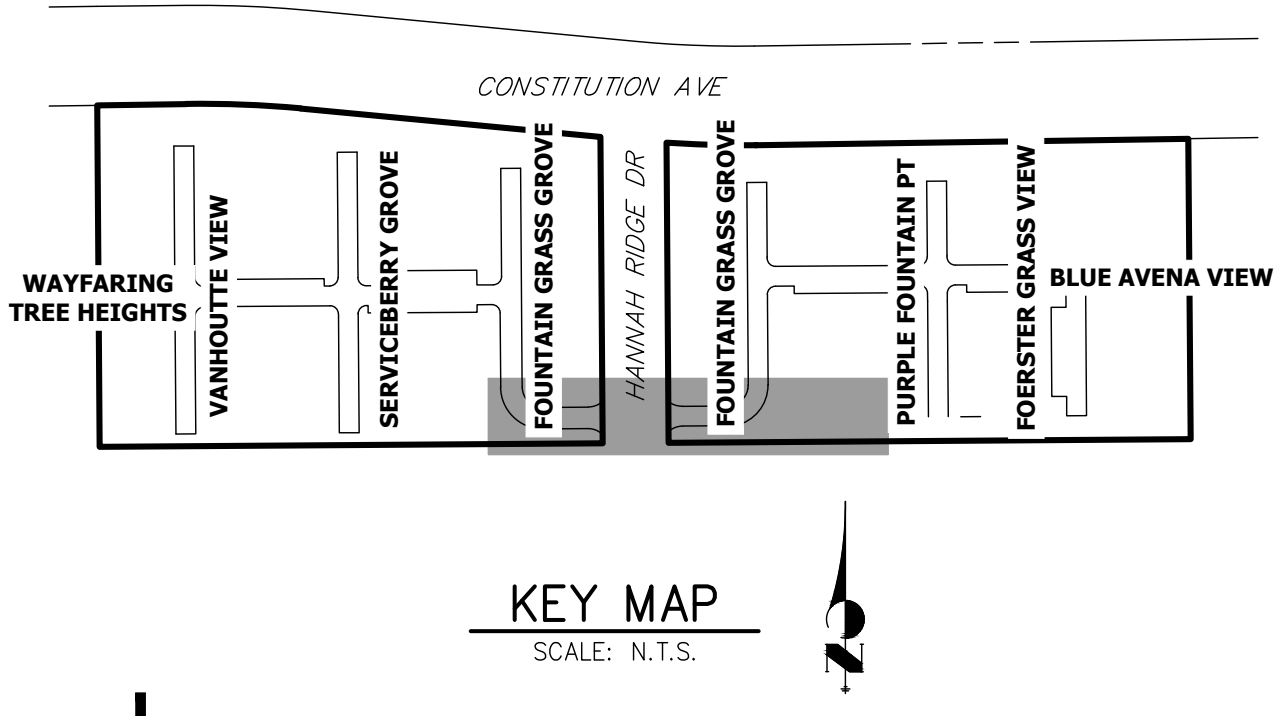
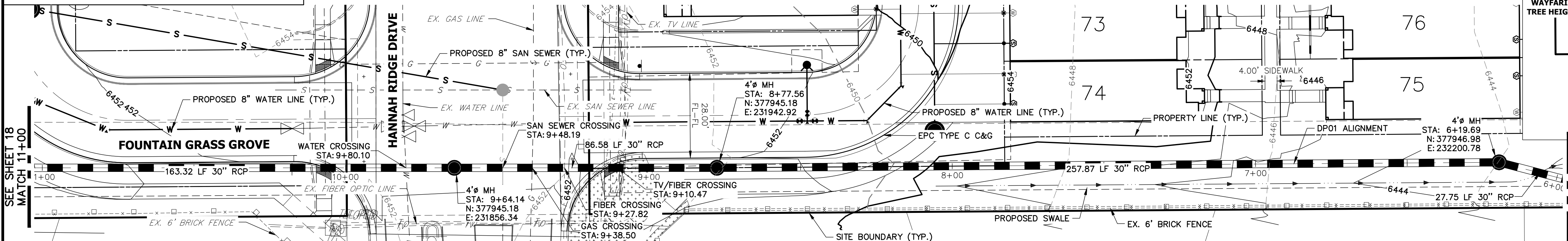
GLENN D. ELLIS, P.E.
 COLORADO P.E. 38861
 FOR AND ON BEHALF OF JR ENGINEERING

No.	REVISION	BY	DATE	SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				H-SCALE	V-SCALE				
				1" = 20'	1" = 2'	01/29/21	JEA	JEA	

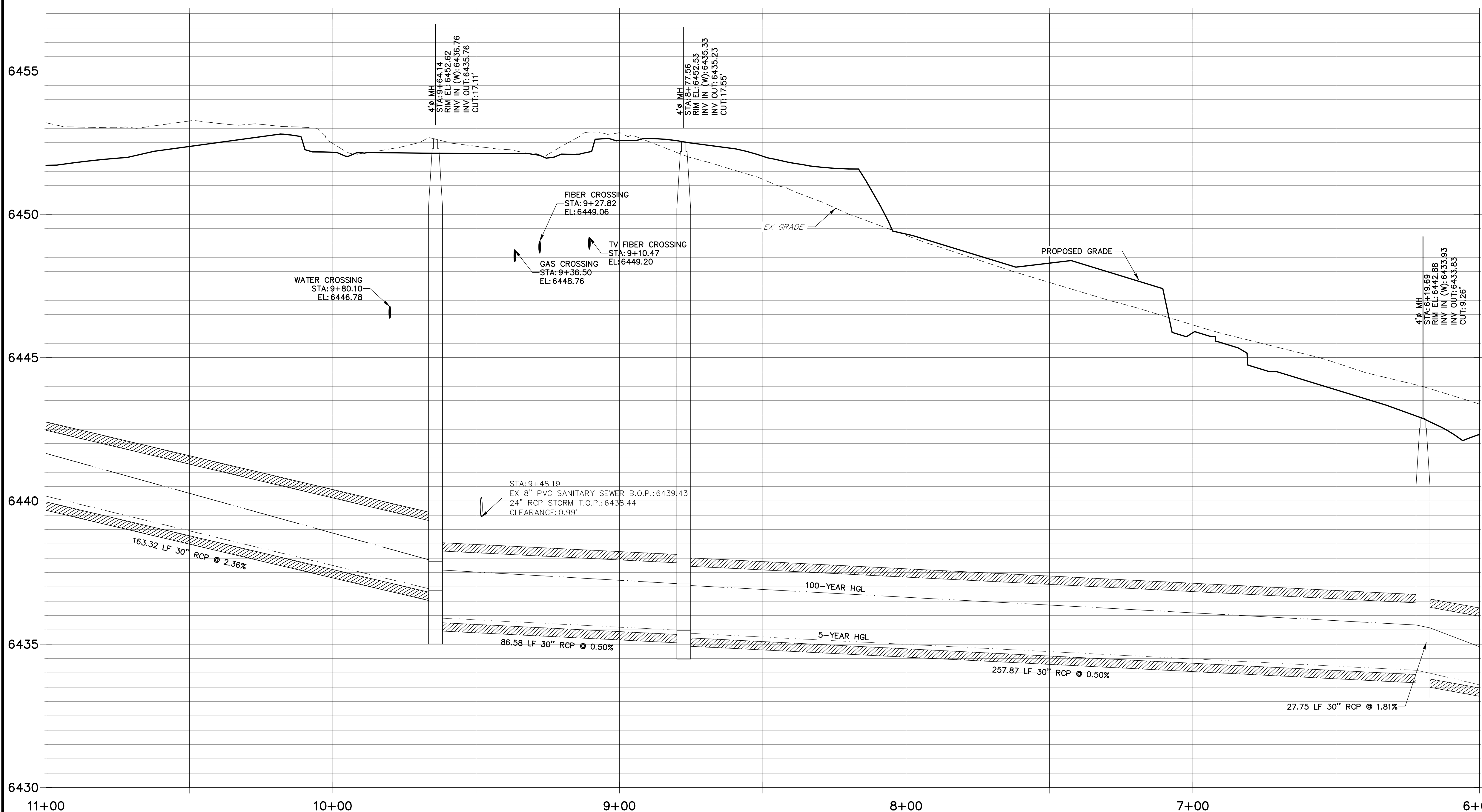
URBAN COLLECTION AT PALMER VILLAGE
 STORM PLANS

SHEET 18 OF 32
 JOB NO. 25149.01

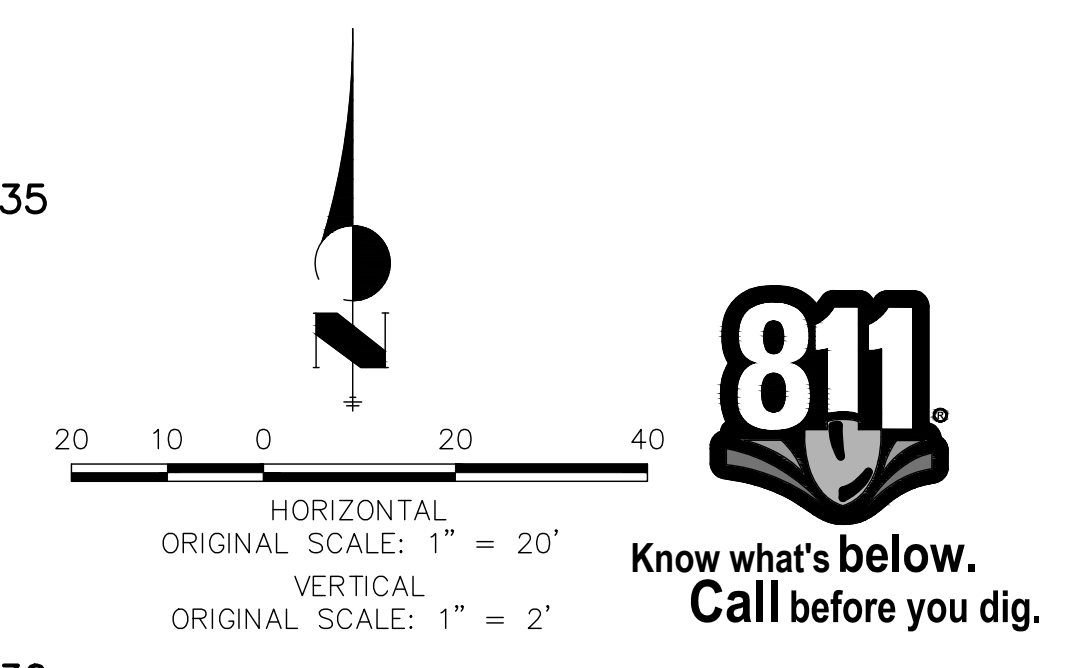
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**DP01 PROFILE (2) (PRIVATE)
STA 6+00.00 TO 11+00.00**



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 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 AS DESIGNATED BY WRITTEN AUTHORIZATION.
 JASON.FOCK@JRDCH.COM
 (720) 977-3827

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

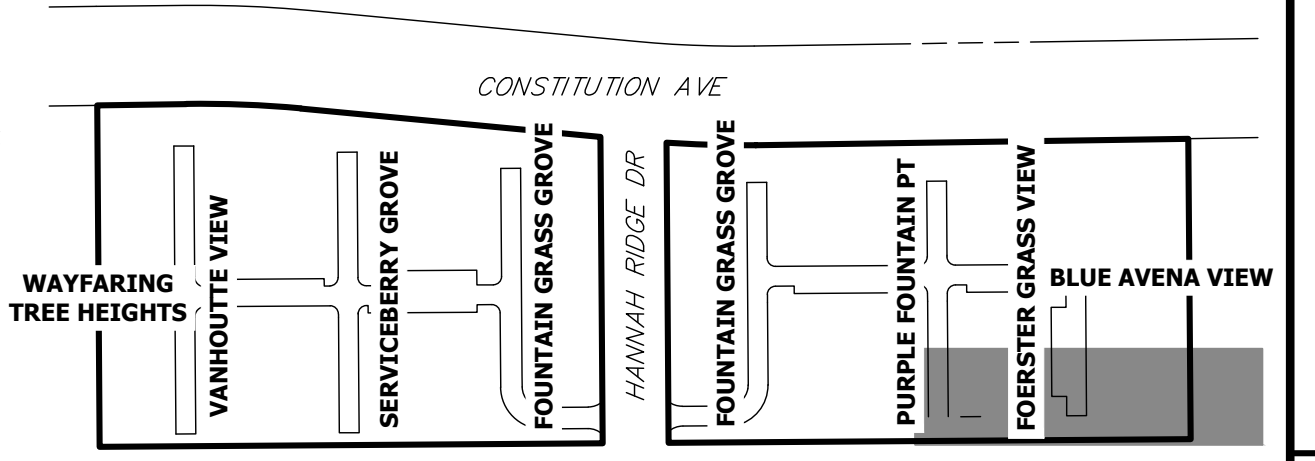
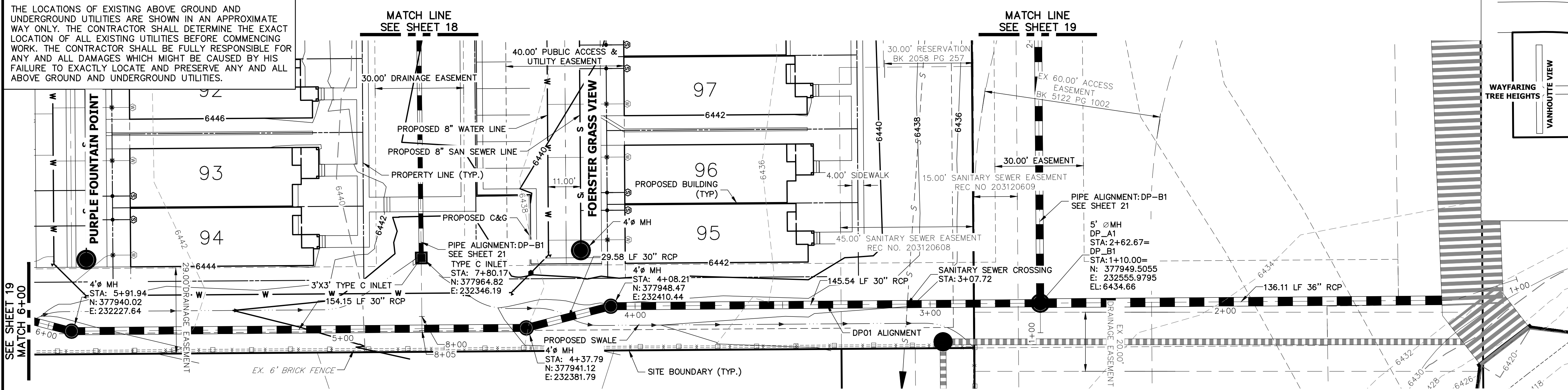
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BY	DATE	REVISION

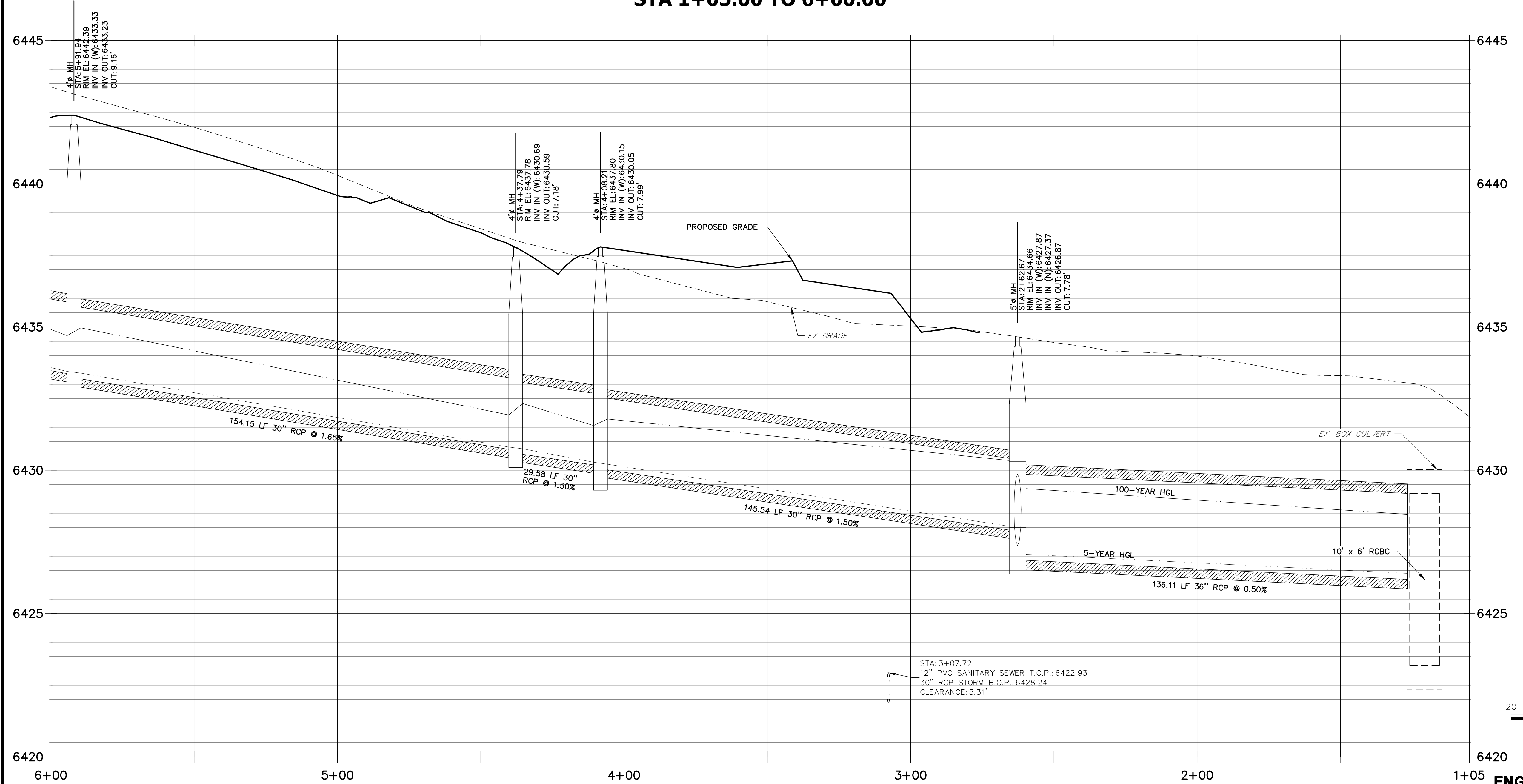
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	01/29/21	JEA	JEA	

URBAN COLLECTION AT
 PALMER VILLAGE
 STORM PLANS

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**DP1 PROFILE (3) (PRIVATE)
STA 1+05.00 TO 6+00.00**



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

DATE: 01/29/21
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

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

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JASON.FOCK@MDCM.COM

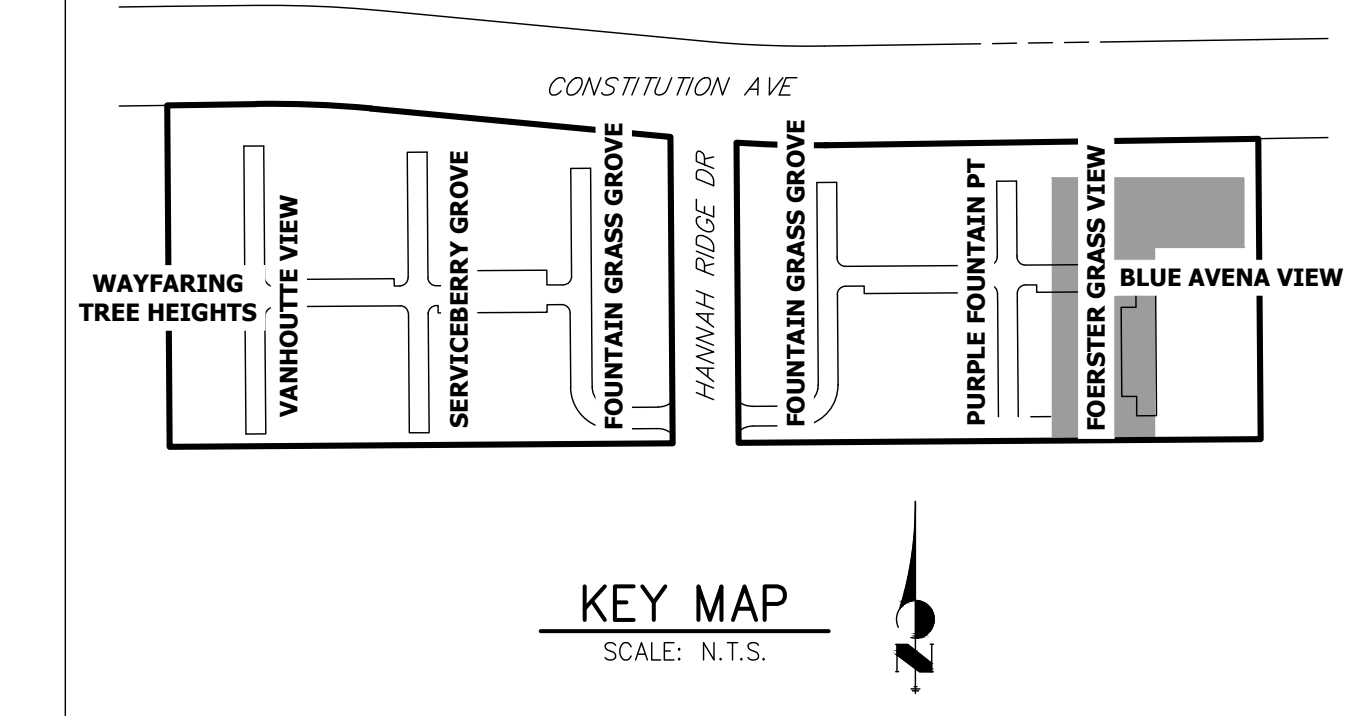
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Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

URBAN COLLECTION AT
PALMER VILLAGE
STORM PLANS

SHEET 20 OF 32
JOB NO. 25149.01

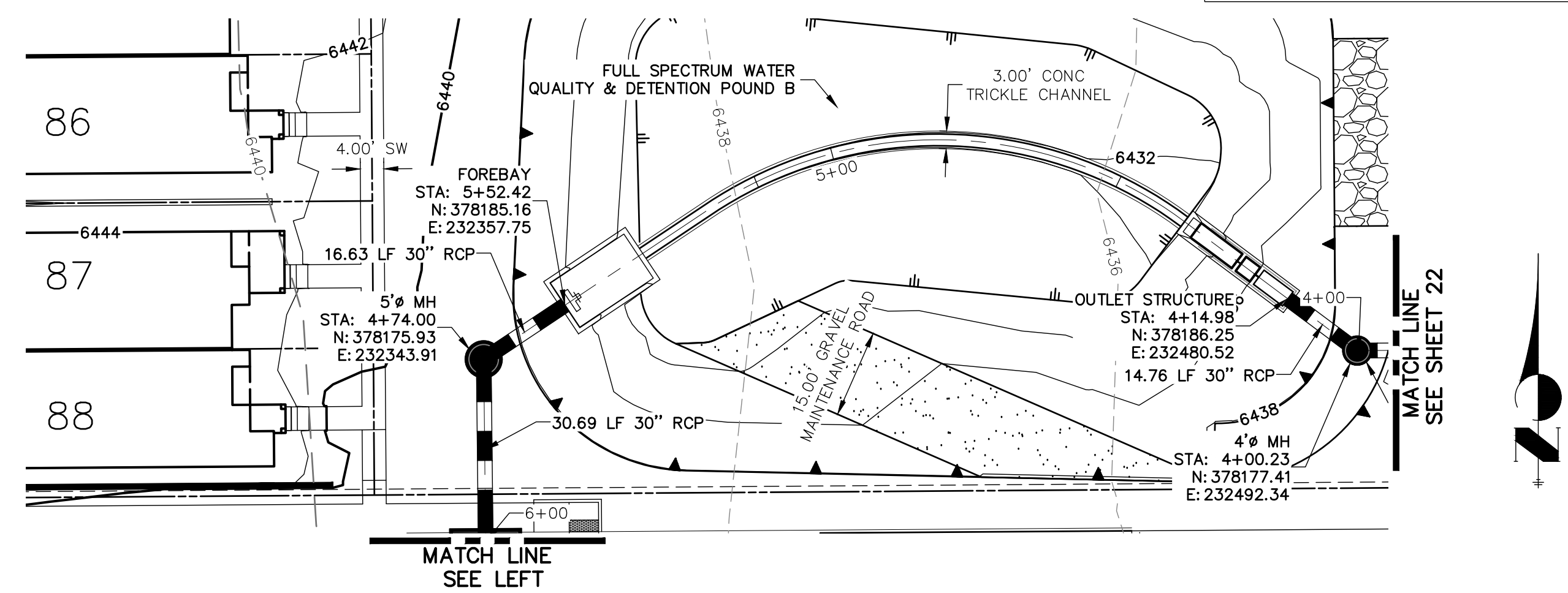
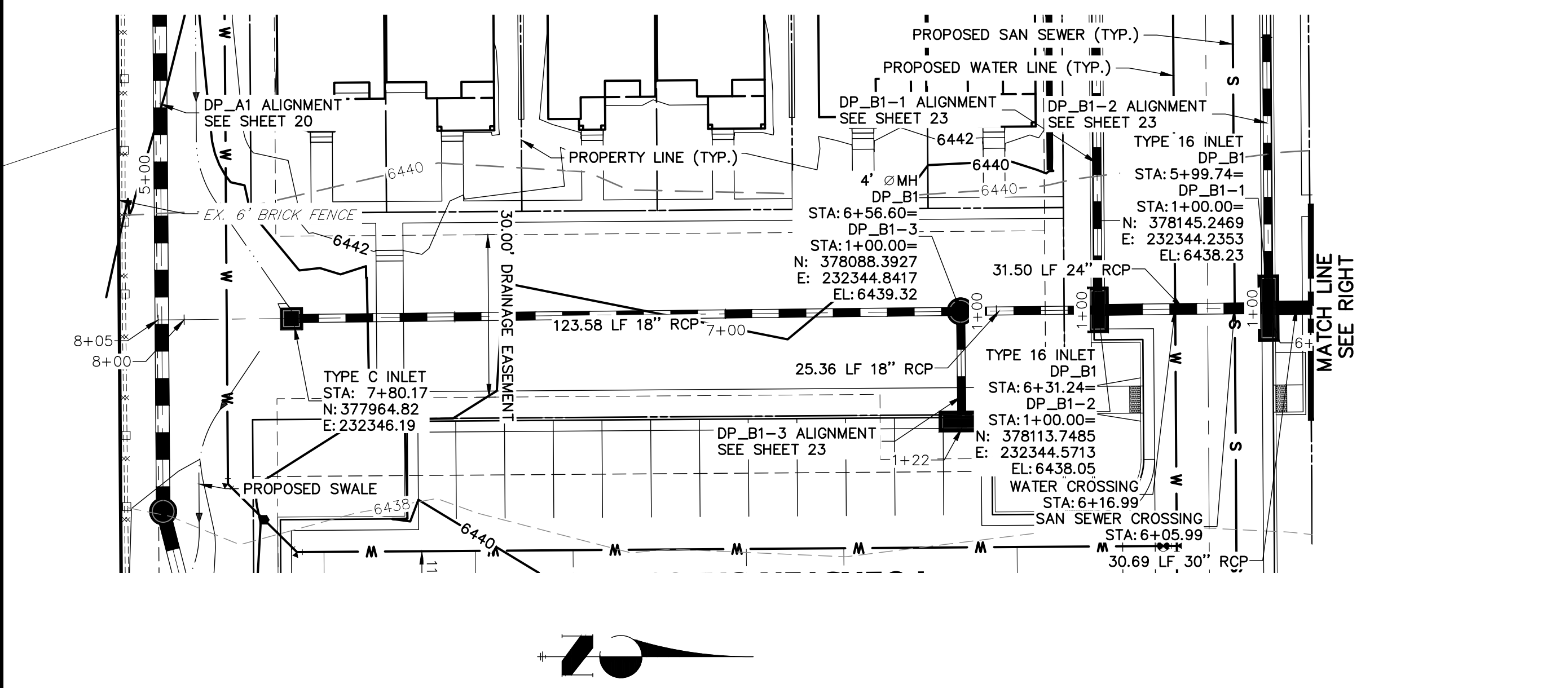
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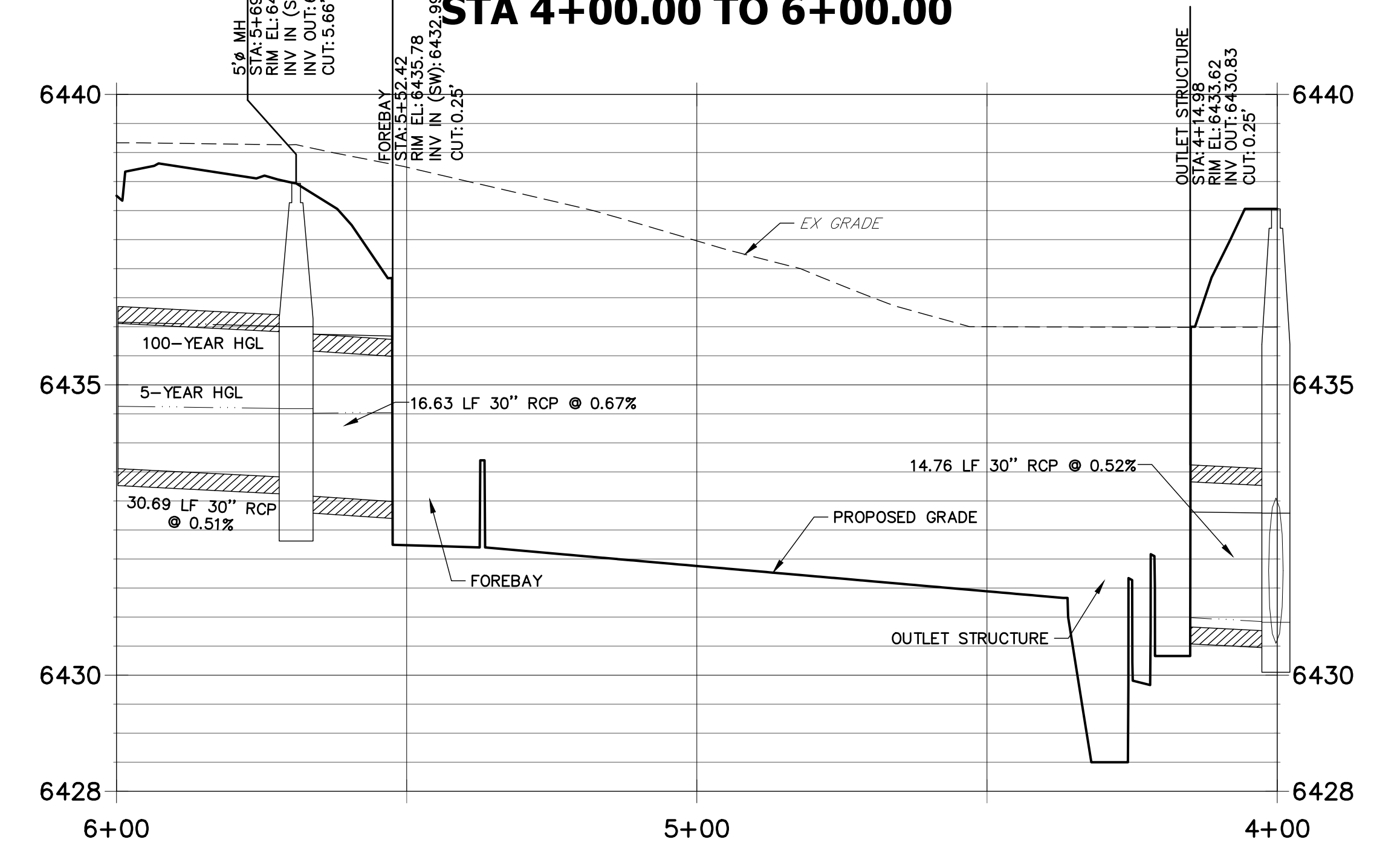
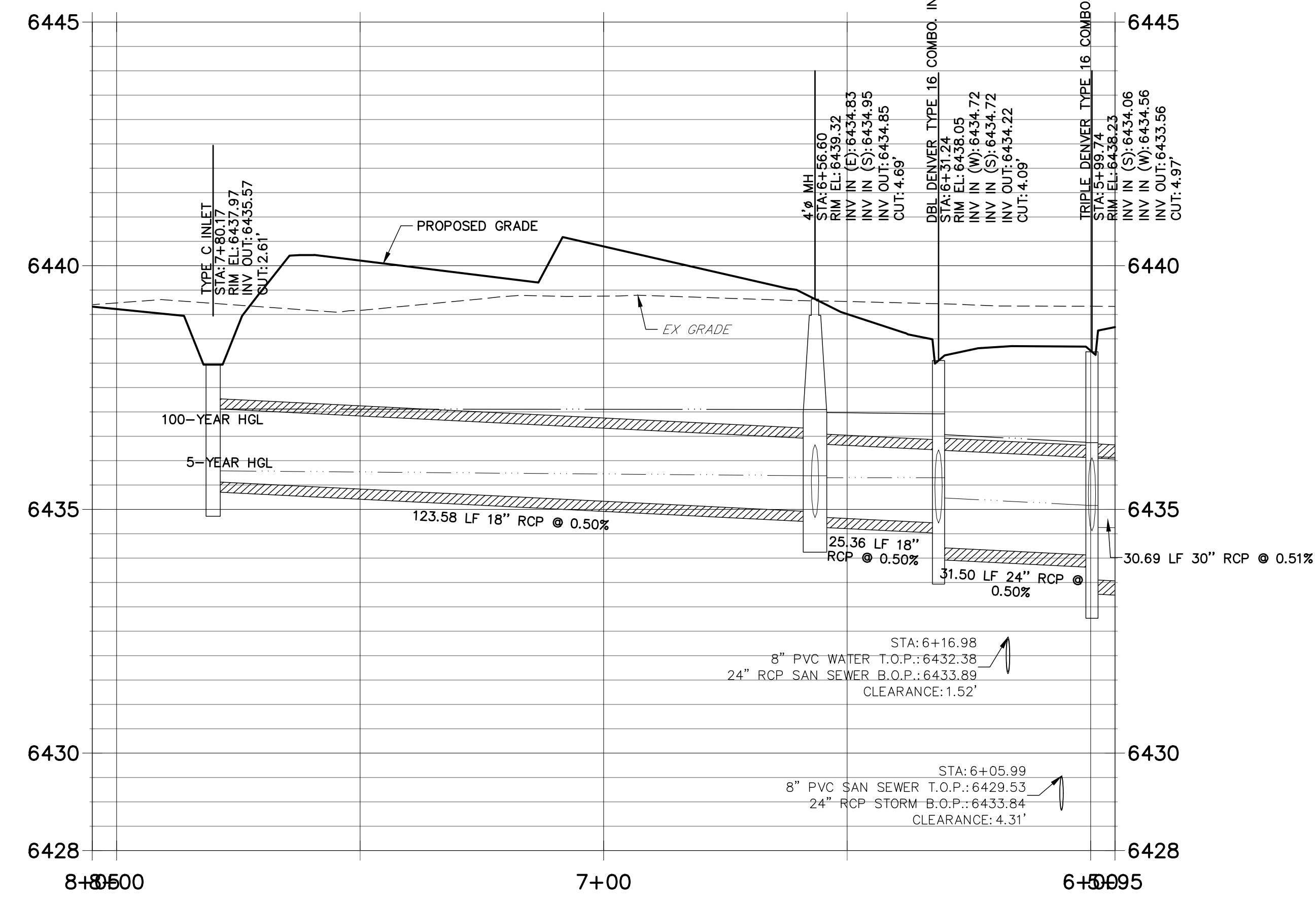
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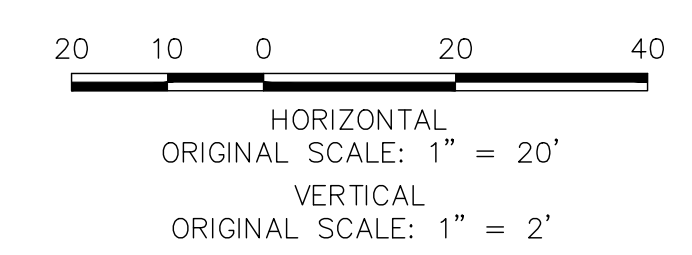


DP02 PROFILE (1) (PRIVATE)
STA 5+95.00 TO 8+05.00

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

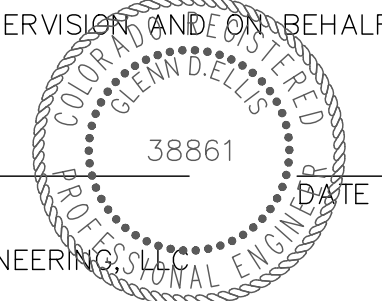


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 GLENN D. ELLIS, P.E.
 COLORADO P.E. 38861
 FOR AND ON BEHALF OF JR ENGINEERING



NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	01/29/21	JEA	JEA	

URBAN COLLECTION AT
 PALMER VILLAGE
 STORM PLANS
 SHEET 21 OF 32
 JOB NO. 25149.01

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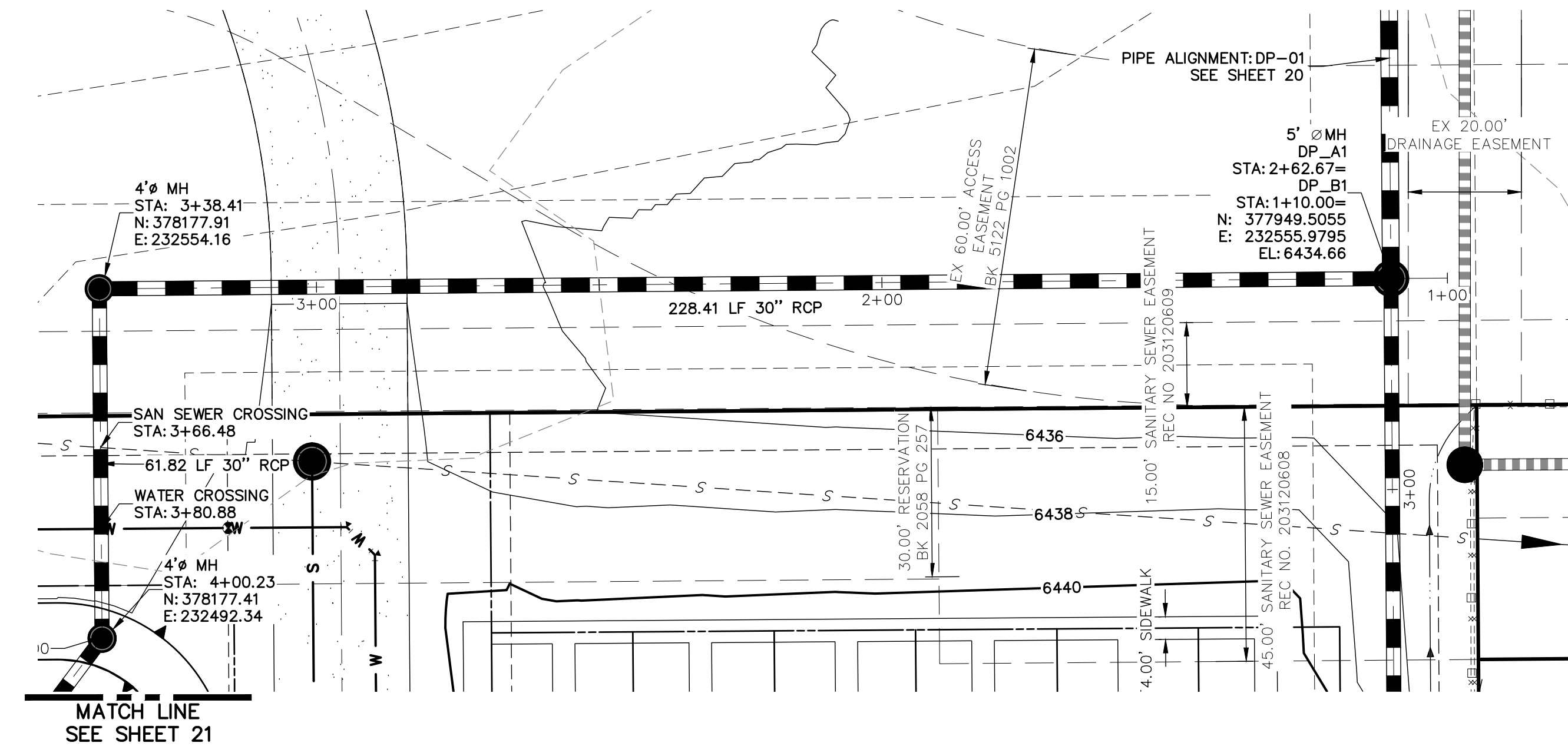
WAYFARING TREE HEIGHTS VANHOUTE VIEW SERVICEBERRY GROVE FOUNTAIN GRASS GROVE HAWWAH RIDGE DR FOUNTAIN GRASS GROVE PURPLE FOUNTAIN PT FOERSTER GRASS VIEW BLUE AVENA VIEW

CONSTITUTION AVE

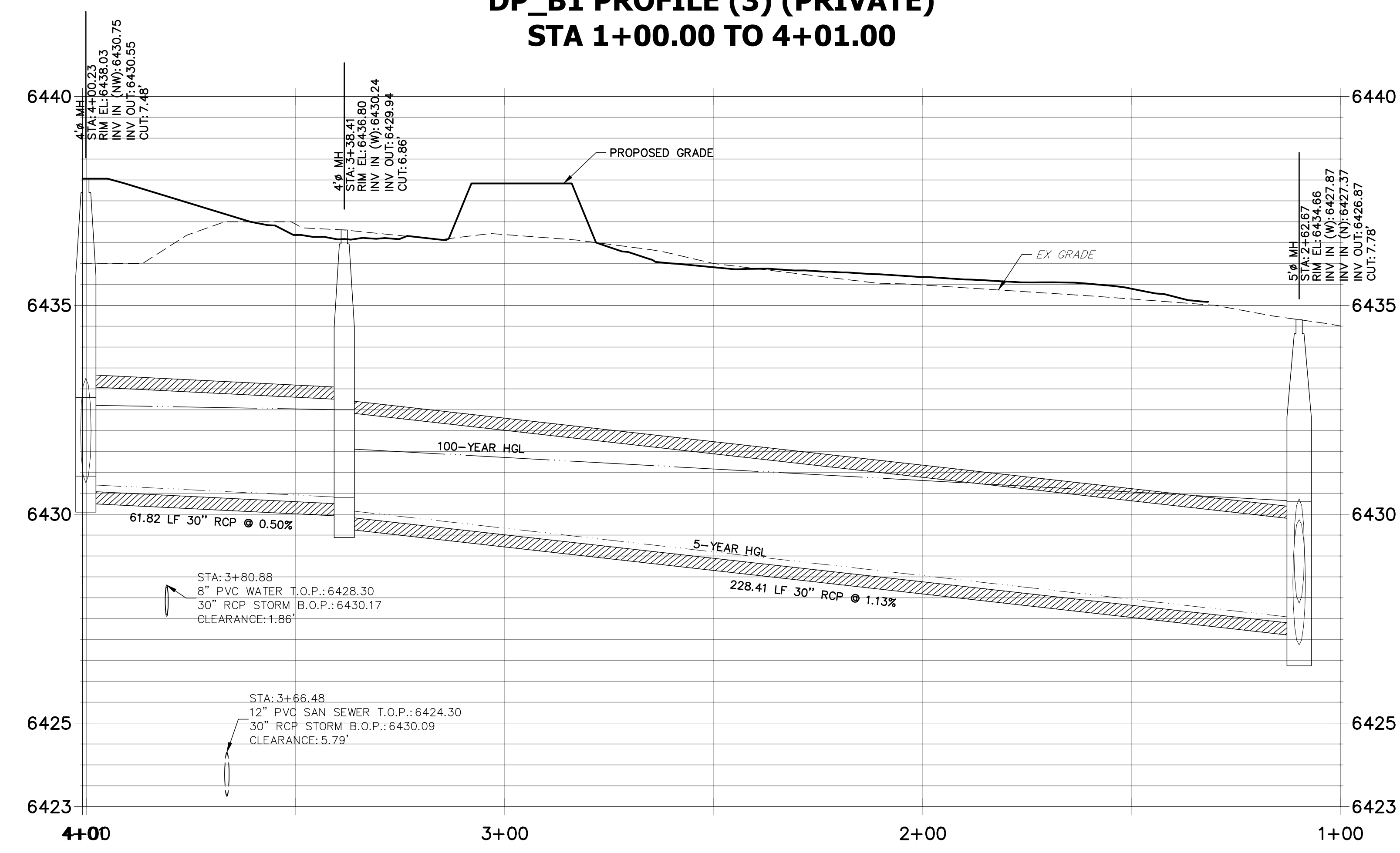
KEY MAP
SCALE: N.T.S.

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@MDCOH.COM



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



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20 10 0 20 40

HORIZONTAL
ORIGINAL SCALE: 1" = 20'

VERTICAL
ORIGINAL SCALE: 1" = 2'

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Know what's below.
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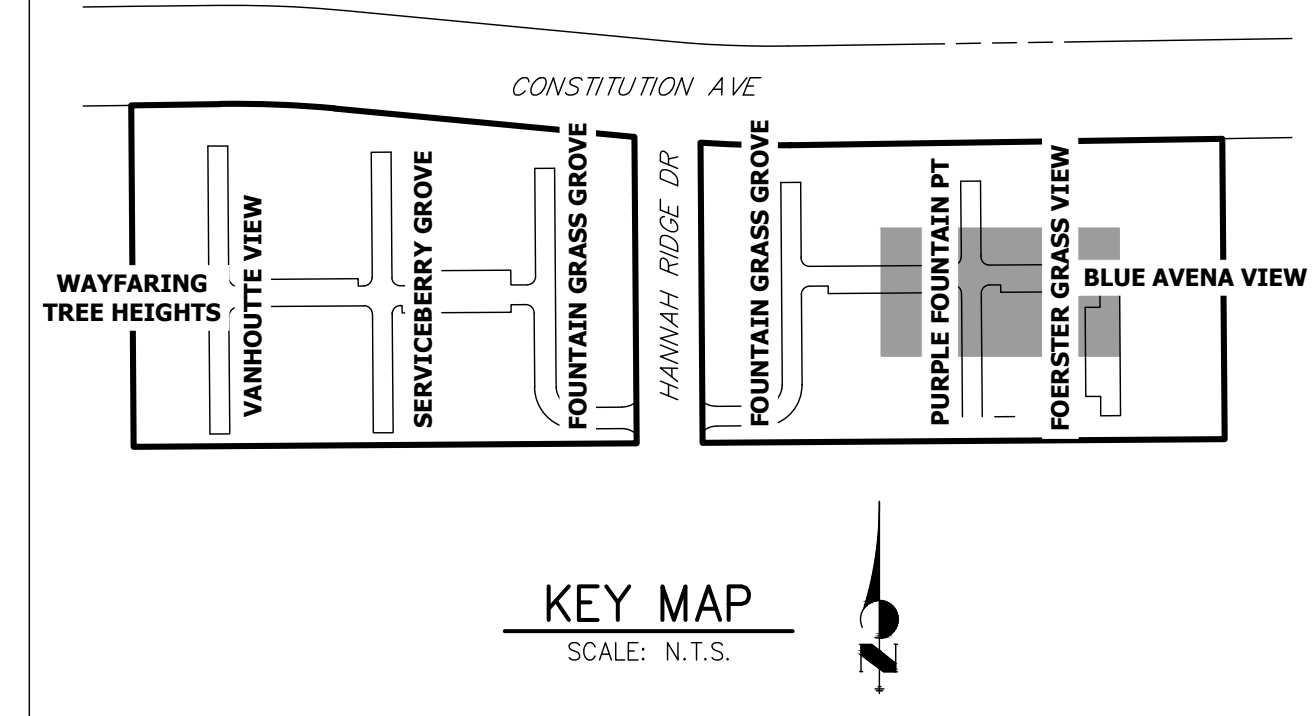
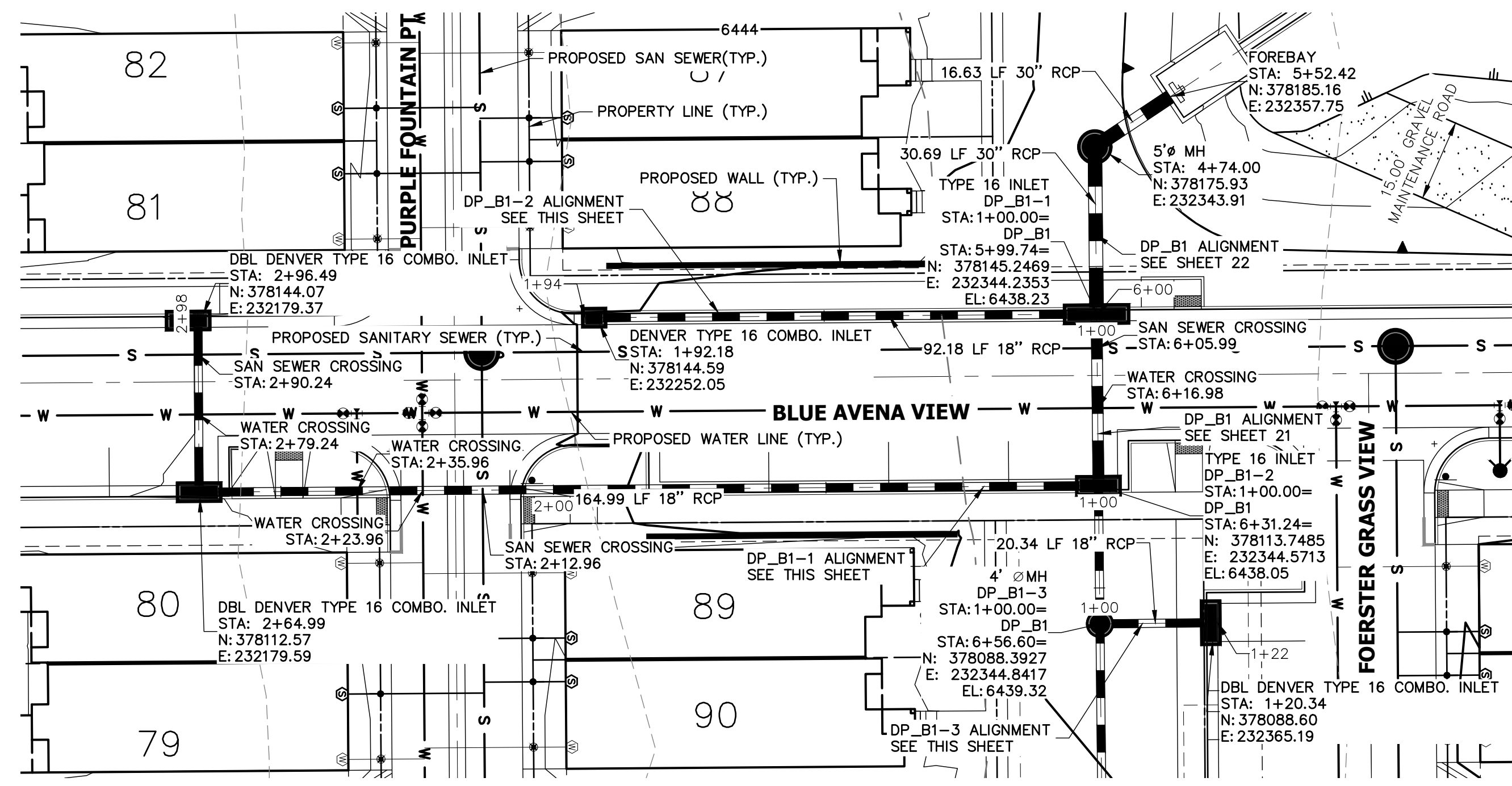
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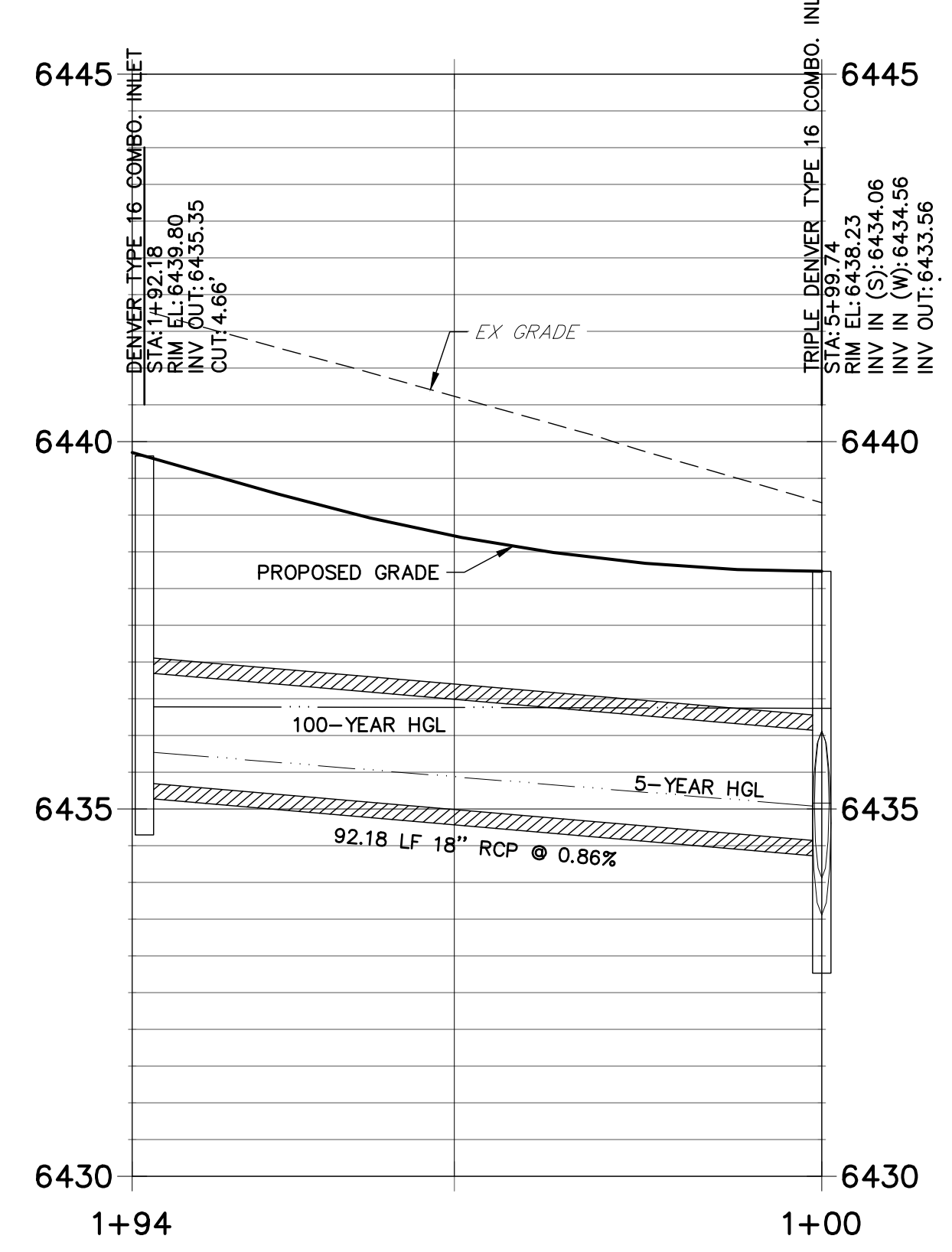
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BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=20'	1"=2'	01/29/21	JEA	JEA	
URBAN COLLECTION AT PALMER VILLAGE STORM PLANS									
SHEET 22 OF 32									
JOB NO. 25149.01									

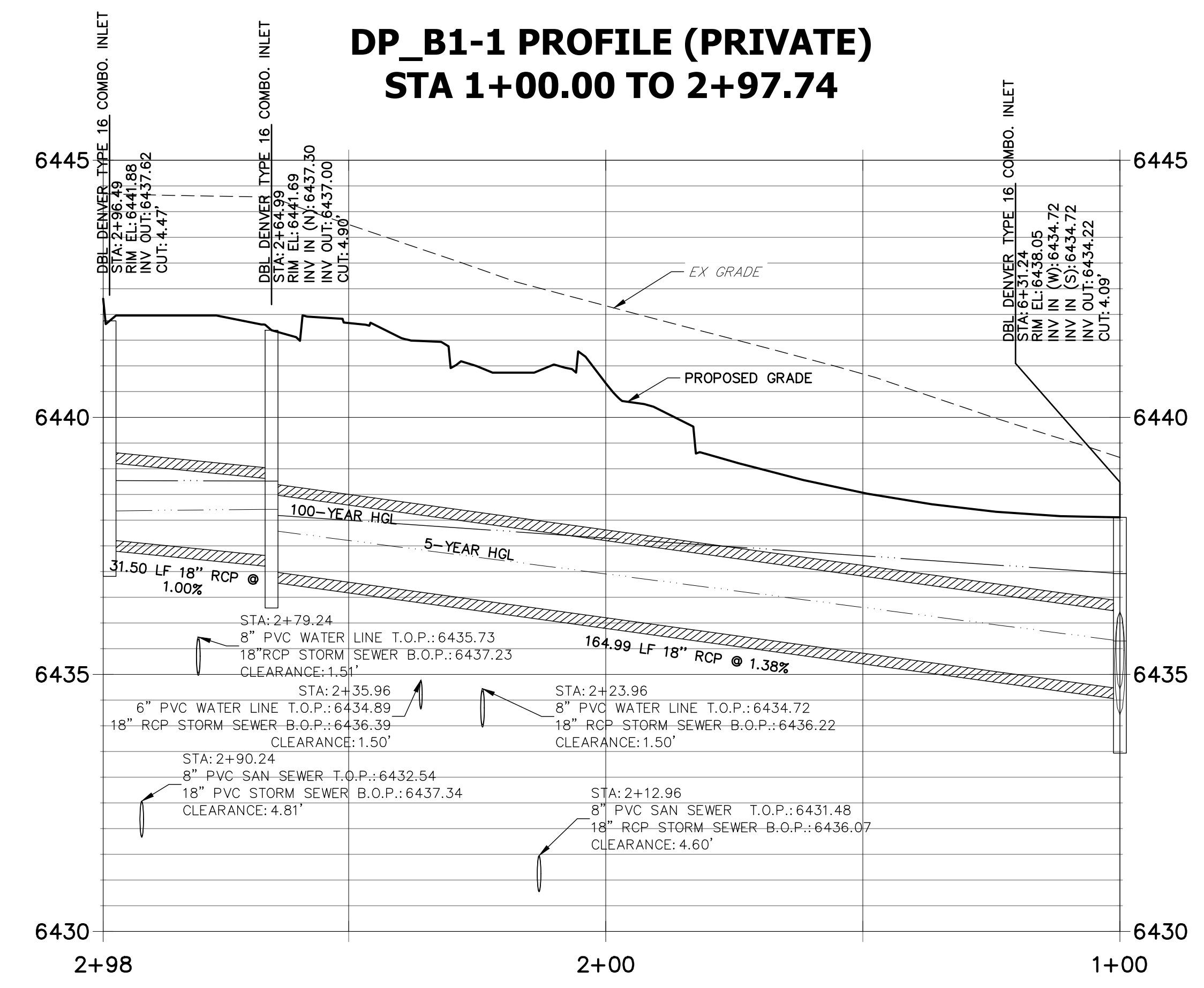
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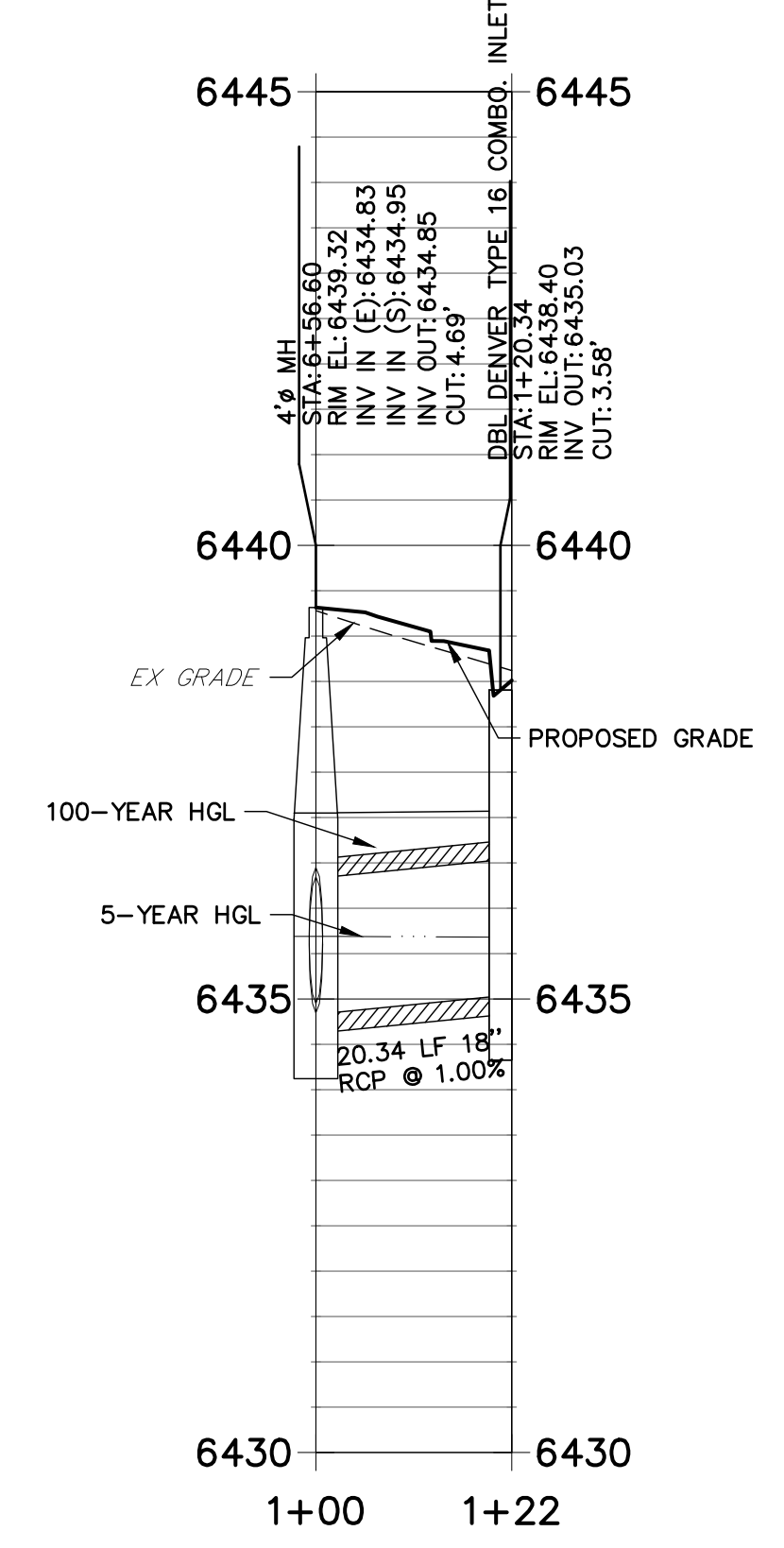
DP_B1-2 PROFILE (PRIVATE)
STA 1+00.00 TO 1+93.85



DP_B1-1 PROFILE (PRIVATE)
STA 1+00.00 TO 2+97.74

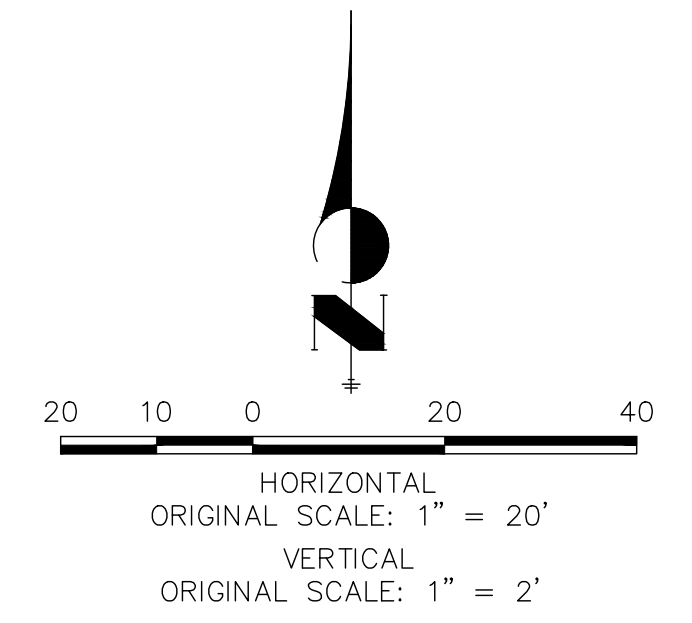


DP_B1-3 PROFILE (PRIVATE)
STA 1+00.00 TO 1+21.59



NOTES

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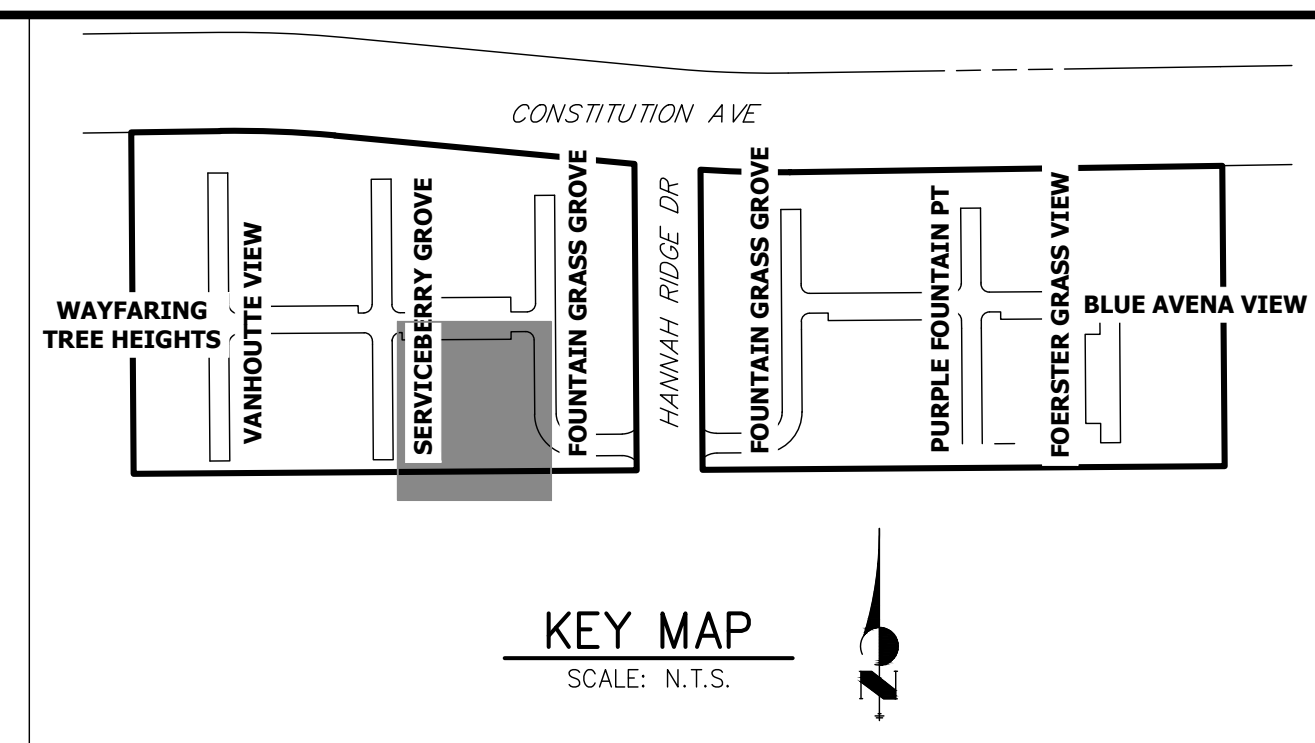
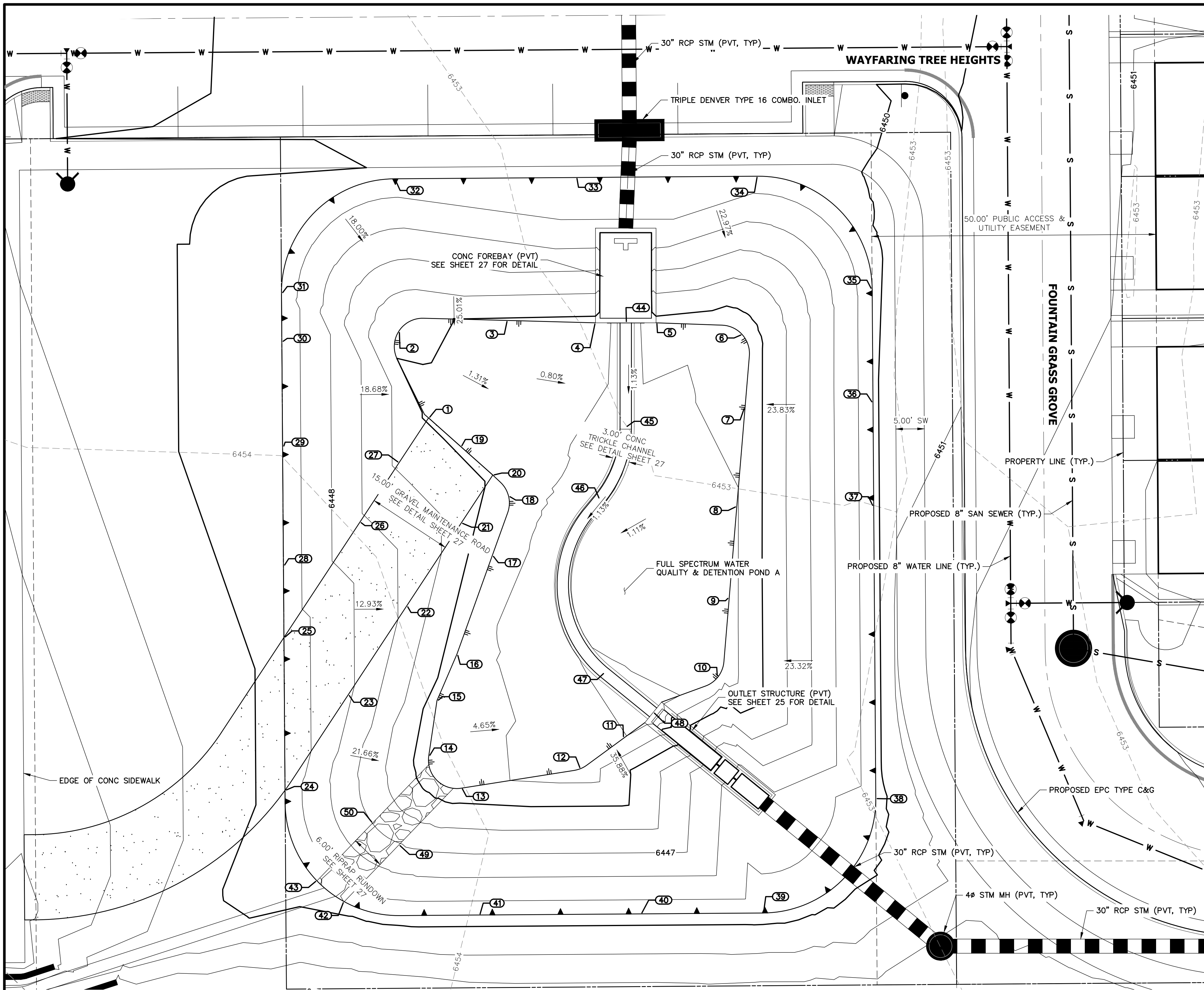
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NO.	REVISION	BY	DATE

H-SCALE 1"=20'
 V-SCALE 1"=2'
 DATE 01/29/21
 DESIGNED BY JEA
 DRAWN BY JEA
 CHECKED BY

URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

SHEET 23 OF 32
 JOB NO. 25149.01



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE/ACCESS ROAD	N: 378038.18 E: 231602.86	6444.92
2	TOE	N: 378053.42 E: 231597.62	6445.04
3	TOE	N: 378055.32 E: 231616.82	6444.89
4	TOE	N: 378054.91 E: 231632.25	6444.71
5	TOE	N: 378054.91 E: 231642.91	6444.71
6	TOE	N: 378052.82 E: 231658.10	6444.39
7	TOE	N: 378039.97 E: 231658.59	6444.27
8	TOE	N: 378022.56 E: 231657.14	6443.94
9	TOE	N: 378006.46 E: 231655.80	6443.62
10	TOE	N: 377992.62 E: 231653.85	6443.31
11	TOE	N: 377981.87 E: 231637.32	6443.02
12	TOE	N: 377976.45 E: 231629.68	6443.42
13	TOE	N: 377972.99 E: 231608.62	6444.38
14	TOE	N: 377978.66 E: 231602.90	6444.46
15	TOE	N: 377988.42 E: 231604.35	6444.54
16	TOE	N: 377996.53 E: 231607.84	6444.60
17	TOE	N: 378013.90 E: 231614.07	6444.73
18	TOE	N: 378024.36 E: 231616.96	6444.75
19	TOE	N: 378033.14 E: 231608.52	6444.87
20	TOE/ACCESS ROAD	N: 378028.11 E: 231614.18	6444.82
21	ACCESS ROAD	N: 378019.66 E: 231608.62	6445.55
22	ACCESS ROAD	N: 378005.03 E: 231598.98	6446.80
23	ACCESS ROAD	N: 377989.41 E: 231588.70	6448.15
24	TOP/ACCESS ROAD	N: 377972.63 E: 231577.59	6449.60
25	TOP/ACCESS ROAD	N: 377999.51 E: 231577.40	6449.60

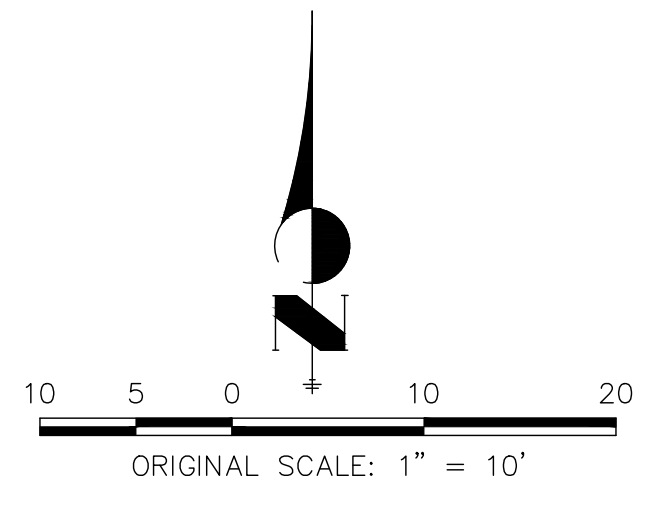
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
26	ACCESS ROAD	N: 378019.79 E: 231590.76	6447.15
27	ACCESS ROAD	N: 378030.33 E: 231597.70	6445.87
28	TOP	N: 378012.15 E: 231577.31	6449.60
29	TOP	N: 378033.12 E: 231577.16	6449.60
30	TOP	N: 378051.60 E: 231577.03	6449.60
31	TOP	N: 378060.12 E: 231576.97	6449.60
32	TOP	N: 378080.26 E: 231596.83	6449.60
33	TOP	N: 378080.49 E: 231628.83	6449.60
34	TOP	N: 378080.72 E: 231660.83	6449.60
35	TOP	N: 378060.86 E: 231680.97	6449.60
36	TOP	N: 378040.87 E: 231681.11	6449.60
37	TOP	N: 378022.63 E: 231681.24	6449.60
38	TOP	N: 377971.16 E: 231681.61	6449.60
39	TOP	N: 377951.02 E: 231661.75	6449.60
40	TOP	N: 377950.87 E: 231640.24	6449.60
41	TOP	N: 377950.66 E: 231611.77	6449.60
42	TOP/ RIPRAP	N: 377953.01 E: 231588.02	6449.60
43	TOP/RIPRAP	N: 377956.68 E: 231583.22	6449.60
44	TRICKLE CHANNEL CL/FOREBAY	N: 378054.91 E: 231637.58	6444.71
45	TRICKLE CHANNEL CL	N: 378036.60 E: 231637.58	6443.00
46	TRICKLE CHANNEL CL	N: 378023.92 E: 231633.05	6442.86
47	TRICKLE CHANNEL	N: 377993.27 E: 231633.89	6442.44
48	TRICKLE CHANNEL/OS	N: 377986.33 E: 231642.41	6442.33
49	RIPRAP	N: 377962.99 E: 231597.62	6447.07
50	RIPRAP	N: 377966.90 E: 231593.06	6446.98

NOTES

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



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION 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@MDCOH.COM

BY DATE

NO. REVISION

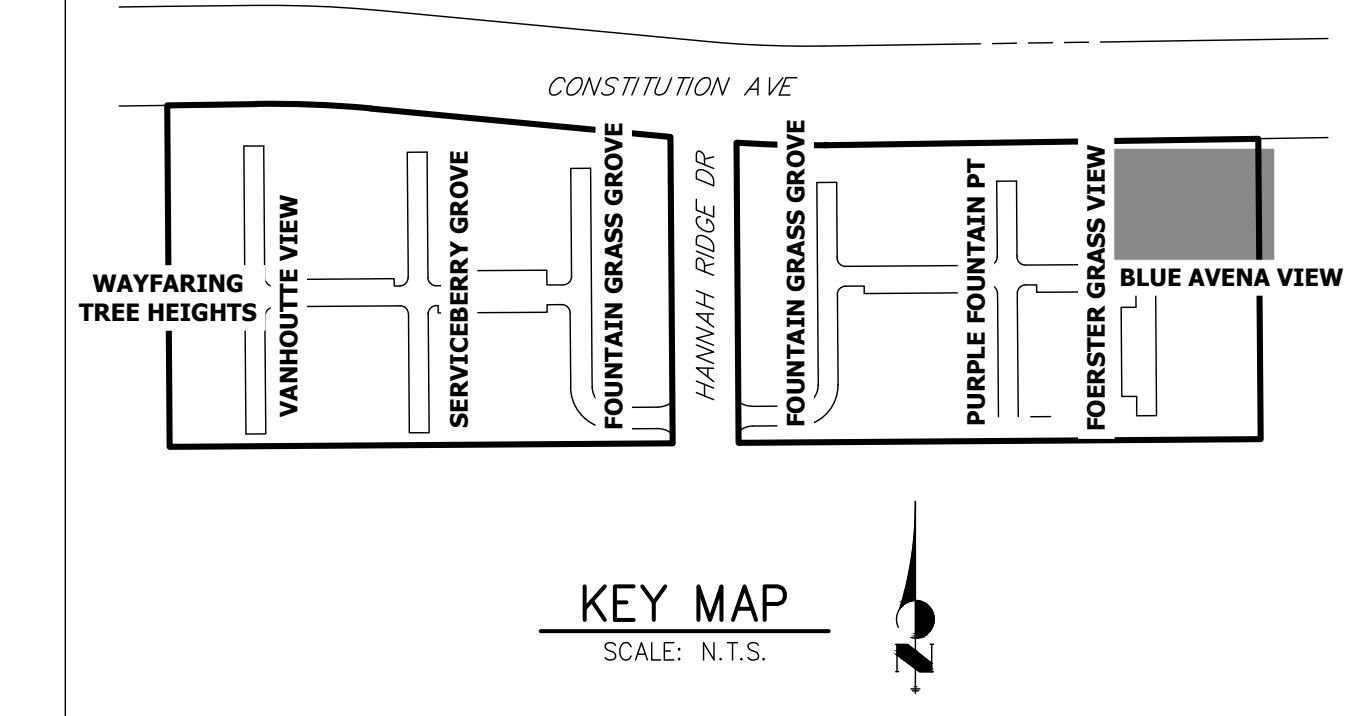
H-SCALE 1"=10'
 V-SCALE N/A
 DATE 01/29/21
 DESIGNED BY RPD
 DRAWN BY JEA
 CHECKED BY

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

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

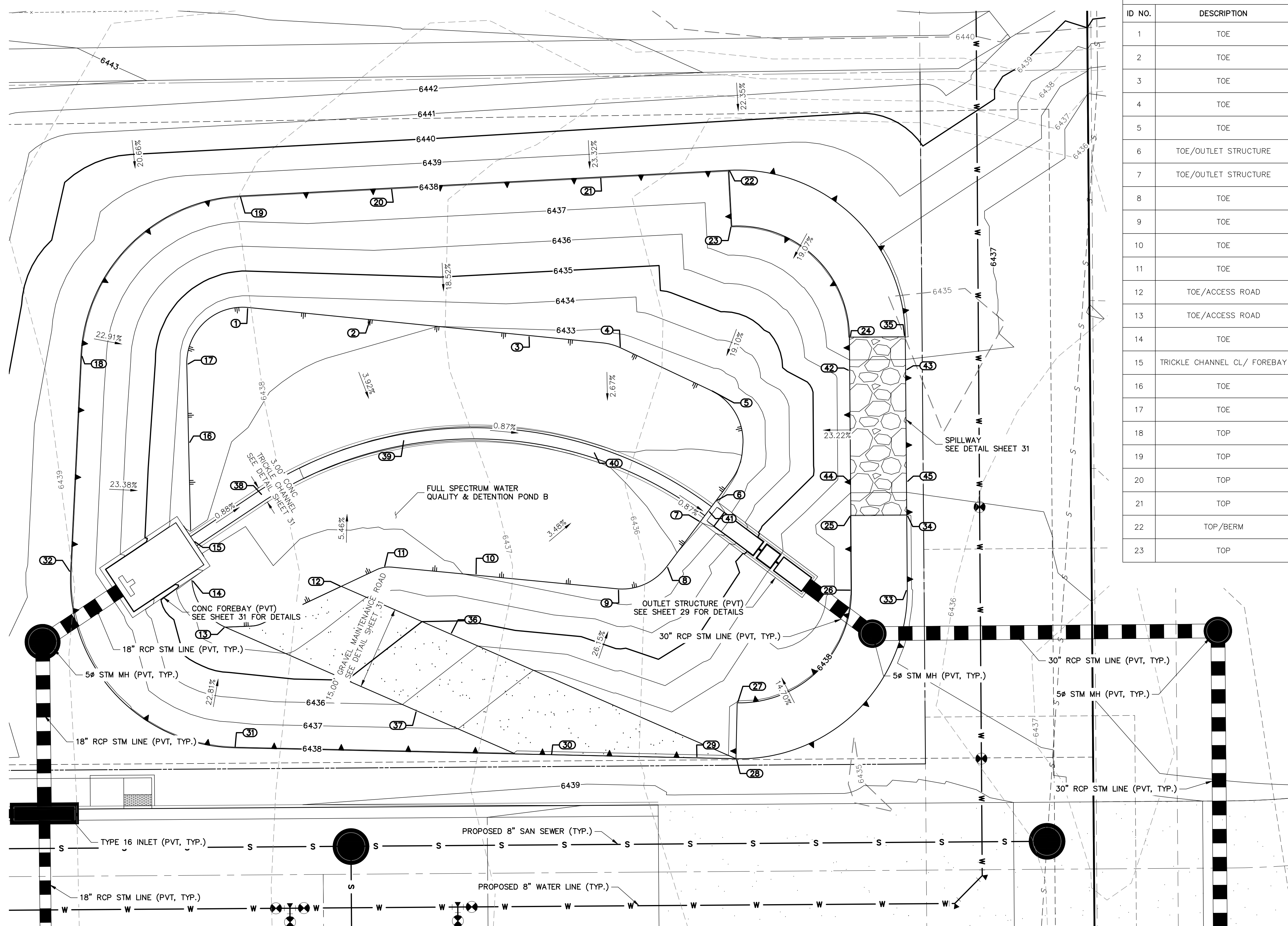
SHEET 24 OF 32
 JOB NO. 25149.01



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

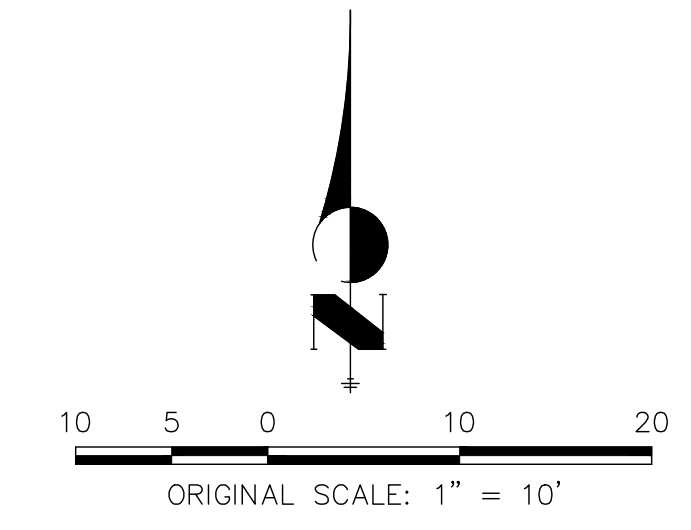
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J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2593
 Fort Collins 970-491-9888 • www.jrengineering.com



POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N: 378235.76 E: 232380.89	6433.53	24	TOP/SPILLWAY	N: 378230.49 E: 232488.24	6438.03
2	TOE	N: 378233.57 E: 232402.61	6433.19	25	TOP/SPILLWAY	N: 378198.50 E: 232488.49	6438.03
3	TOE	N: 378230.73 E: 232431.07	6432.74	26	TOP	N: 378185.20 E: 232488.60	6438.03
4	TOE	N: 378228.52 E: 232447.35	6432.49	27	TOP	N: 378165.04 E: 232488.16	6438.03
5	TOE	N: 378220.91 E: 232463.47	6432.21	28	TOP/BERM	N: 378155.05 E: 232467.94	6438.03
6	TOE/OUTLET STRUCTURE	N: 378201.19 E: 232464.37	6431.83	29	TOP	N: 378155.20 E: 232460.83	6438.03
7	TOE/OUTLET STRUCTURE	N: 378197.45 E: 232461.58	6431.83	30	TOP/ACCESS ROAD	N: 378155.77 E: 232434.82	6438.03
8	TOE	N: 378189.41 E: 232455.57	6432.08	31	TOP	N: 378157.01 E: 232378.24	6438.03
9	TOE	N: 378185.41 E: 232447.04	6432.31	32	TOP	N: 378188.43 E: 232348.93	6438.03
10	TOE	N: 378187.88 E: 232421.35	6432.94	33	TOP/BERM	N: 378185.28 E: 232498.60	6438.03
11	TOE	N: 378189.27 E: 232404.97	6433.35	34	TOP/SPILLWAY	N: 378198.58 E: 232498.49	6438.03
12	TOE/ACCESS ROAD	N: 378185.88 E: 232397.34	6433.55	35	TOP/SPILLWAY	N: 378230.57 E: 232498.24	6438.03
13	TOE/ACCESS ROAD	N: 378178.98 E: 232376.98	6433.18	36	ACCESS ROAD	N: 378177.35 E: 232416.87	6435.51
14	TOE	N: 378186.93 E: 232370.62	6433.00	37	ACCESS ROAD	N: 378163.61 E: 232410.86	6436.26
15	TRICKLE CHANNEL CL/ FOREBAY	N: 378193.94 E: 232370.92	6433.70	38	TRICKLE CHANNEL CL	N: 378202.19 E: 232383.28	6432.07
16	TOE	N: 378211.51 E: 232370.03	6433.45	39	TRICKLE CHANNEL CL	N: 378212.14 E: 232408.64	6431.83
17	TOE	N: 378225.57 E: 232369.70	6433.72	40	TRICKLE CHANNEL CL	N: 378209.91 E: 232442.43	6431.53
18	TOP	N: 378227.16 E: 232350.78	6438.03	41	TRICKLE CHANNEL CL/OS	N: 378199.32 E: 232462.98	6431.33
19	TOP	N: 378255.69 E: 232379.17	6438.03	42	SPILLWAY CREST	N: 378224.49 E: 232488.29	6436.53
20	TOP	N: 378257.12 E: 232406.44	6438.03	43	SPILLWAY CREST	N: 378224.57 E: 232498.29	6436.53
21	TOP	N: 378259.09 E: 232443.86	6438.03	44	SPILLWAY CREST	N: 378204.50 E: 232488.45	6436.53
22	TOP/BERM	N: 378260.29 E: 232466.66	6438.03	45	SPILLWAY CREST	N: 378204.57 E: 232498.45	6436.53
23	TOP	N: 378250.31 E: 232467.19	6438.03				

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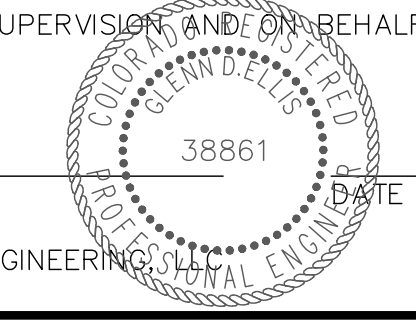


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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

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SHEET 28 OF 32
 JOB NO. 25149.01

