URBAN COLLECTION AT PALMER VILLAGE

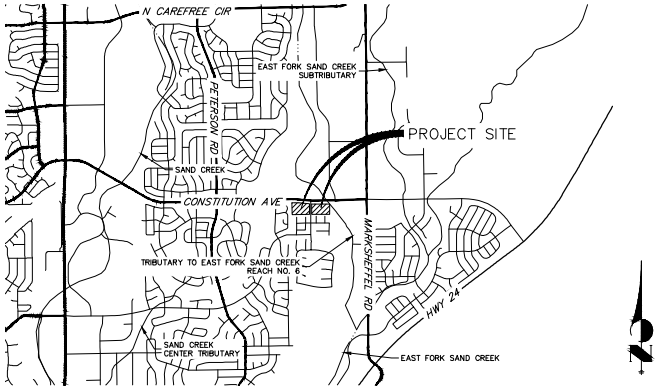
A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

PCD Filing No:
SF-20-028

ABBREVIATIONS

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



VICINITY MAP
SCALE: 1"=2000'

CONTACTS:

OWNER/DEVELOPER	MDC HOLDINGS – RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 JASON POCK P-(720)-977-3827
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: GLENN D. ELLIS 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P-(719) 593-2593
FIRE PROTECTION DISTRICT	FALCON FIRE PROTECTION DISTRICT 730 OLD MERIDIAN ROAD PEYTON, CO 80831 TRENT 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

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 MONUMENT 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)

NOTE

1. BASED ON ELEVATION DATA, THE APPLICANT WILL NEED TO FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES; FAA'S WEBSITE (HTTPS://OEAAA.FAA.GOV/OEAAA/EXTERNAL/PORTAL.JSP).

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

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 — 7-16-2021
JASON POCK — DATE

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.

Approved
Daniel L. Ostlund
El Paso County | Planning and Community Development
Development Services Division-Engineering Review Manager

JENNIFER IRVINE, P.E. — 09/07/2021 10:40:57 PM MDT — DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THESE DETAILED PLANS AND SPECIFICATIONS.

COLORADO REGISTERED PROFESSIONAL ENGINEER — Glenn D. Ellis — 38861 — 07/15/2021

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

UNTIL SUCH TIME AS THE SUBDIVISION PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES OF REVIEW WITHOUT WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
COVER SHEET
CONSTRUCTION DOCUMENTS

SHEET 1 OF 32
JOB NO. 25149.01

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

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

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

4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE 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.

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

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

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

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

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

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

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

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

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

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

LAYER LINETYPE LEGEND

EXISTING / PROPOSED

PHASE LINE
MATCH LINE
SECTION LINE
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
R.O.W. A LINE
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

UTILITIES LEGEND

EXISTING / PROPOSED

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

SANITARY SEWER
LINE MARKER
SERVICE MARKER
CLEAN-OUT
MANHOLE W/ DIRECTIONAL FLOW ARROW

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

GAS LINE
MARKER
SERVICE MARKER
METER
VALVE
PLUG
TEE

DRY UTILITIES
CABLE TV MARKER
CABLE TELEVISION PEDESTAL
ELECTRIC MARKER
ELECTRIC SERVICE MARKER
ELECTRICAL PEDESTAL
ELECTRICAL METER
ELECTRICAL MANHOLE
FIBER-OPTIC MARKER
IRRIGATION PEDESTAL
TELEPHONE MARKER
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
UTILITY POLE
GUY ANCHOR
GUY POLE

MISC. UTILITIES
VENT PIPE
TEST HOLE DESIGNATOR

LANDSCAPE LEGEND

EXISTING / PROPOSED

TREE – CONIFEROUS
TREE – DECIDUOUS
SHRUB/BUSH
SHRUBS AND BUSHES
IRRIGATION BOX
IRRIGATION SPRINKLER
IRRIGATION VALVE
BOLLARD
FLAGPOLE

LEGEND

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

Know what's below. Call before you dig.
SF-20-028 EPC 9/7/2021

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

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

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
(720) 977-3627
JASON.POCK@MDCH.COM

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

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

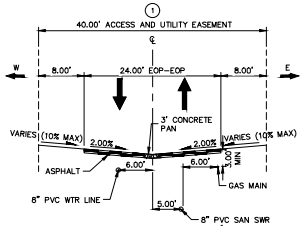
URBAN COLLECTION AT PALMER VILLAGE

LEGEND & NOTES

CONSTRUCTION DOCUMENTS

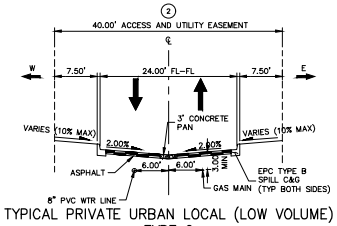
SHEET 2 OF 32

JOB NO. 25149.01



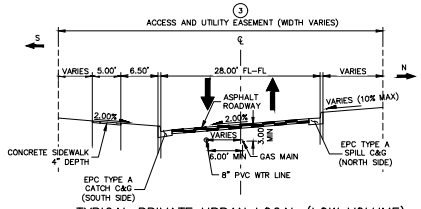
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 1

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



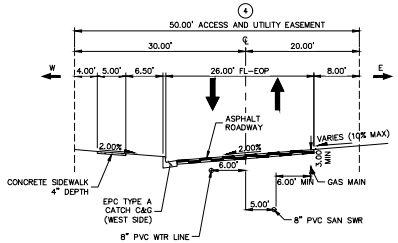
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 2

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



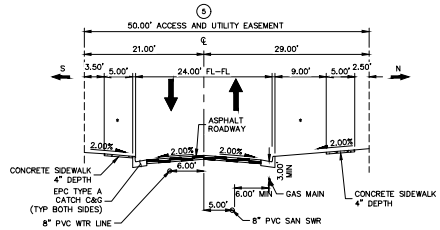
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 3

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



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 4

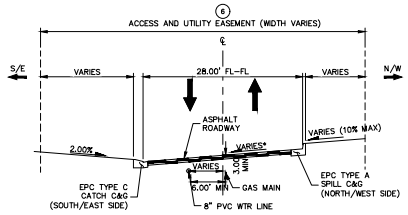
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



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

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 5

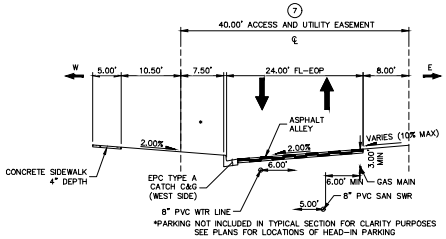
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: WAYFARING TREE HEIGHTS, BLUE AVENA VIEW



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

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 6

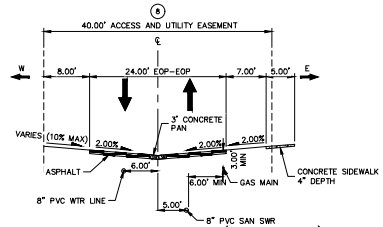
POSTED/DESIGN SPEED LIMIT = 20 MPH
ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



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

TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 7

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



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 8

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

TYPICAL SECTIONS NOTES

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

811 Know what's below. Call before you dig.
SF-20-028 EPC 9/7/2021

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

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

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

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

No.	REVISION	BY	DATE

H-SCALE	N/A
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

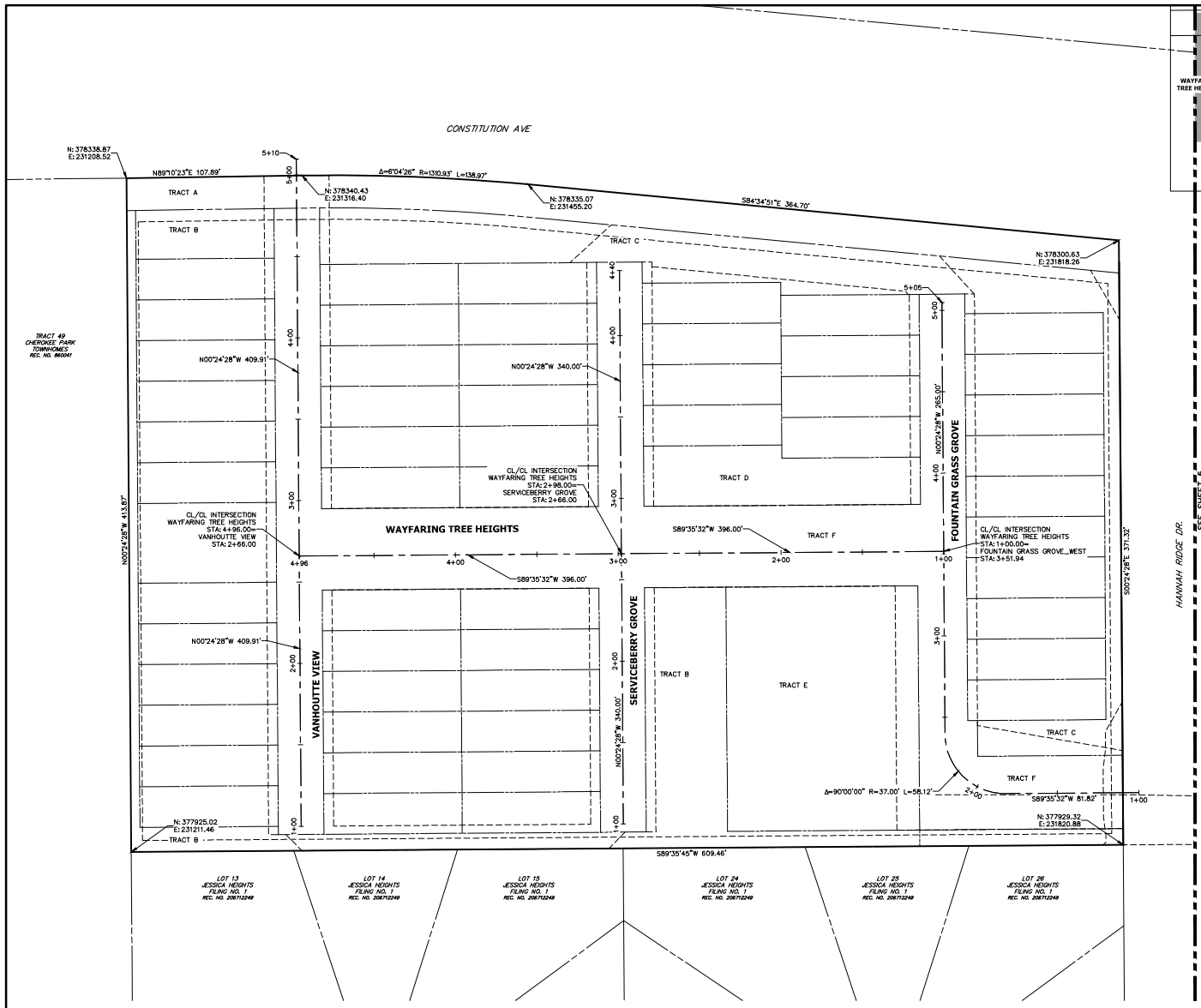
URBAN COLLECTION AT PALMER VILLAGE

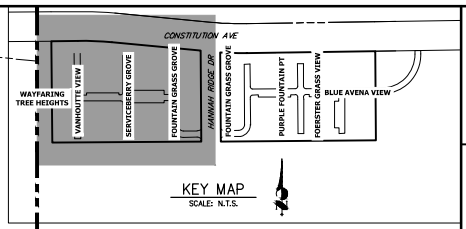
TYPICAL SECTIONS

CONSTRUCTION DOCUMENTS

SHEET 3 OF 32

JOB NO. 25149.01





KEY MAP
SCALE: N.T.S.

30 15 0 30
ORIGINAL SCALE: 1" = 30'

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

SF-20-028 EPC 9/7/2021

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

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

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

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

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

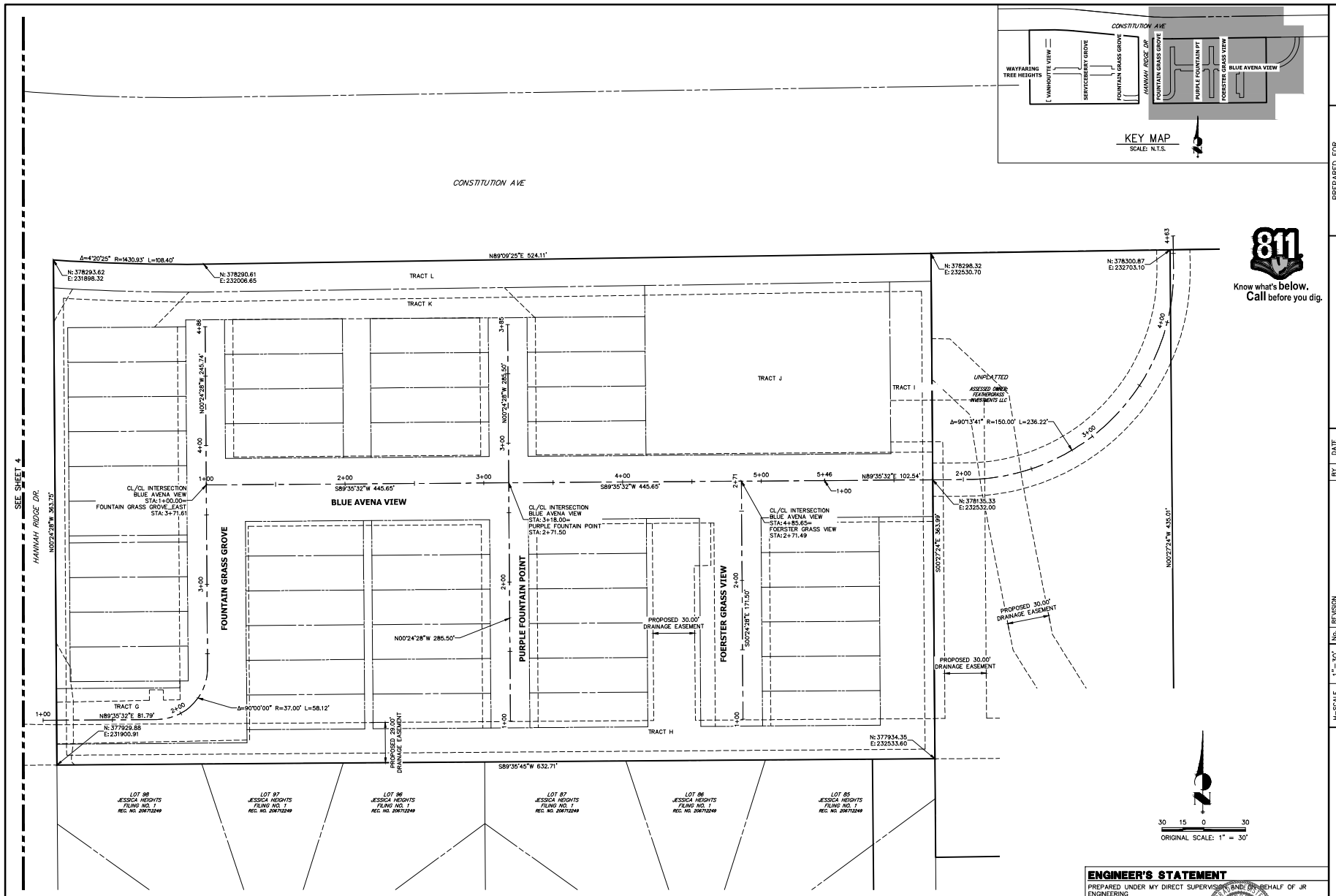
URBAN COLLECTION AT PALMER VILLAGE

HORIZONTAL CONTROL PLAN

CONSTRUCTION DOCUMENTS

SHEET 4 OF 32

JOB NO. 25149.01



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

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

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

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

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
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, LLC

07/15/2021
DATE

SF-20-028 EPC 9/7/2021

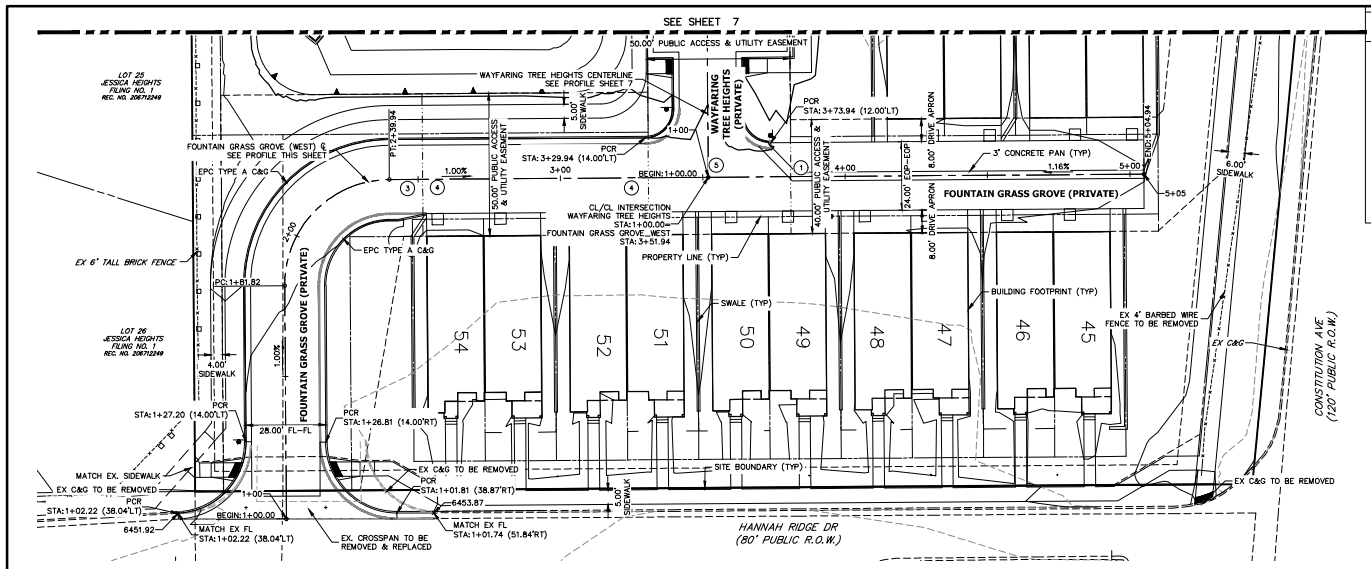
URBAN COLLECTION AT PALMER VILLAGE

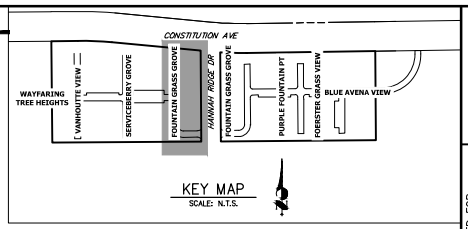
HORIZONTAL CONTROL PLAN

CONSTRUCTION DOCUMENTS

SHEET 5 OF 32

JOB NO. 25149.01

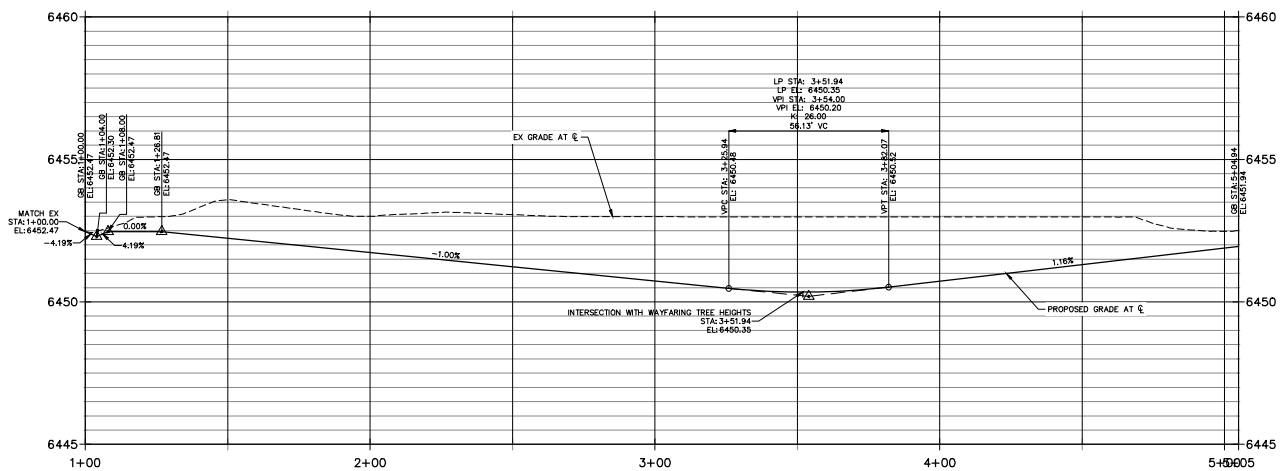




NOTES

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.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

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



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

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

Know what's below. Call before you dig.

SF-20-028 EPC 9/7/2021

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES OF REVIEW WITHOUT WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

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

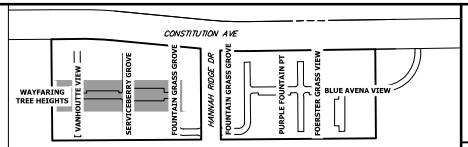
URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
FOUNTAIN GRASS GROVE (WEST)
CONSTRUCTION DOCUMENTS

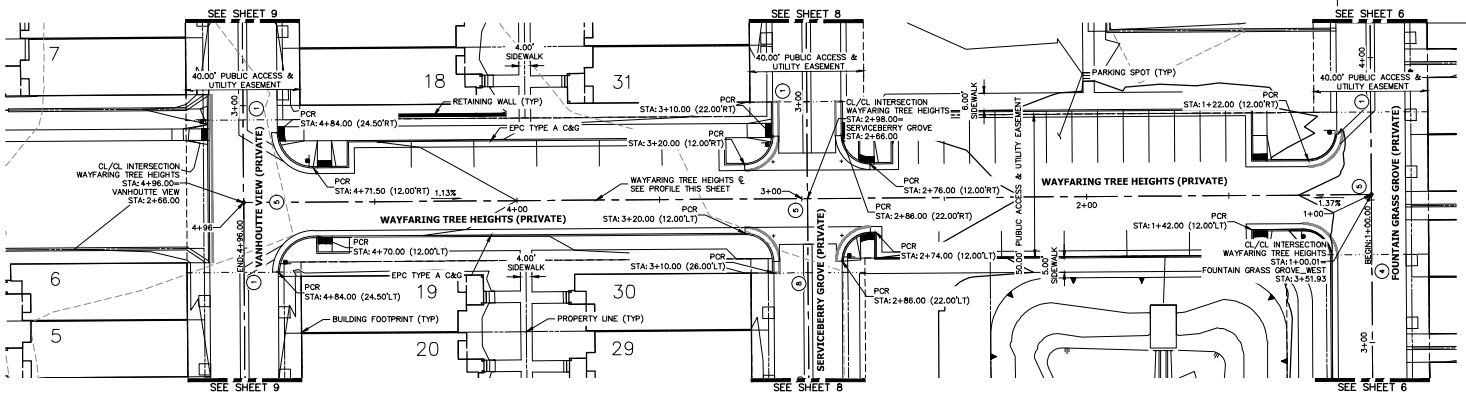
SHEET 6 OF 32

JOB NO. 25149.01

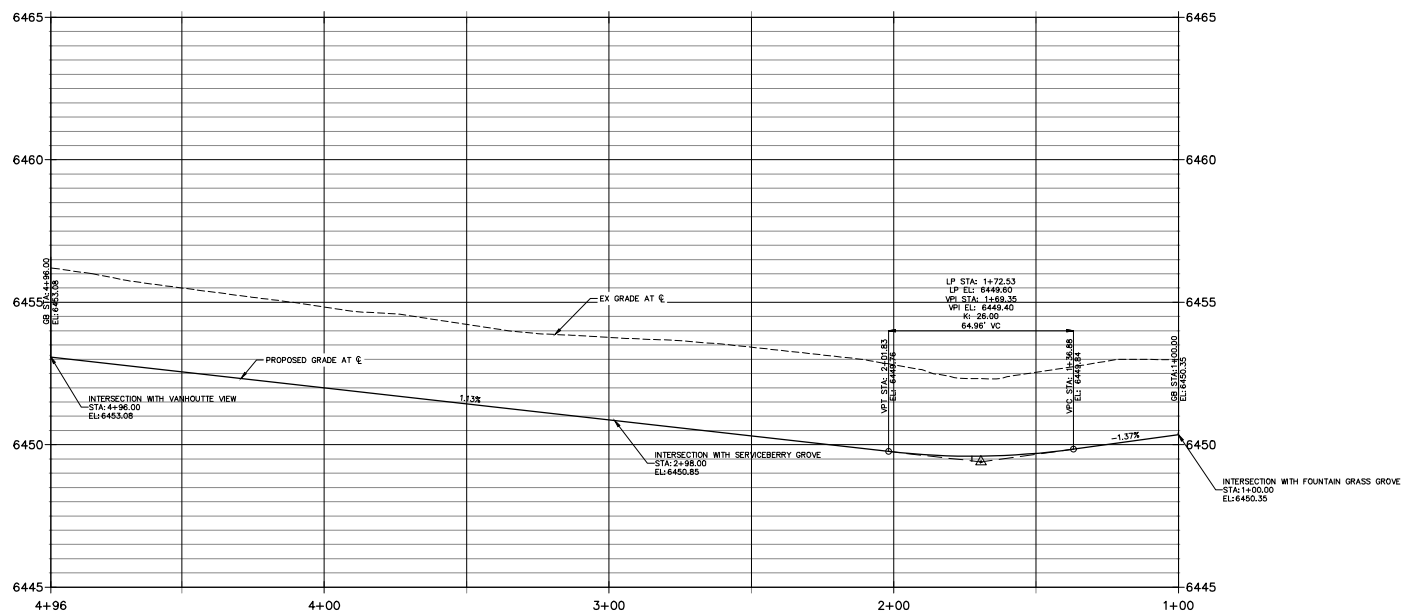
Know what's **below.**
Call before you dig.



KEY MAP
SCALE: N.T.S.



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



SF-20-028 EPC 9/7/2021

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.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18–23 FOR PROPOSED STORM SEWER DESIGN.
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'.

CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

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

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

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

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

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

No.	REVISION	BY	DATE

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

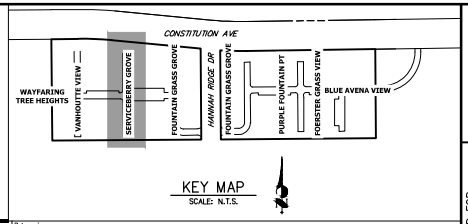
URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
WAYFARING TREE HEIGHTS

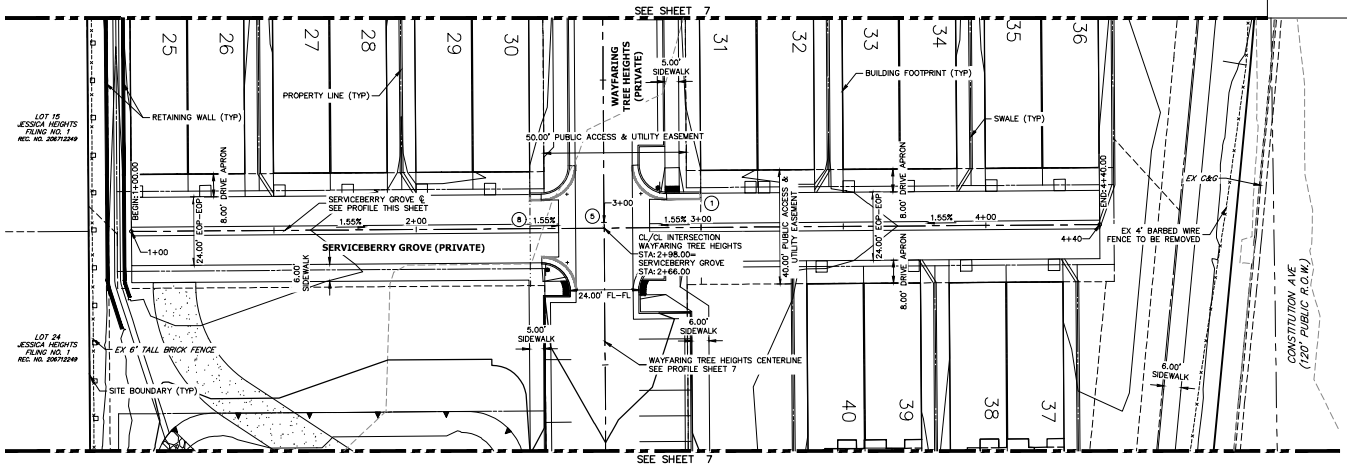
CONSTRUCTION DOCUMENTS

SHEET 7 OF 32

JOB NO. 25149.01



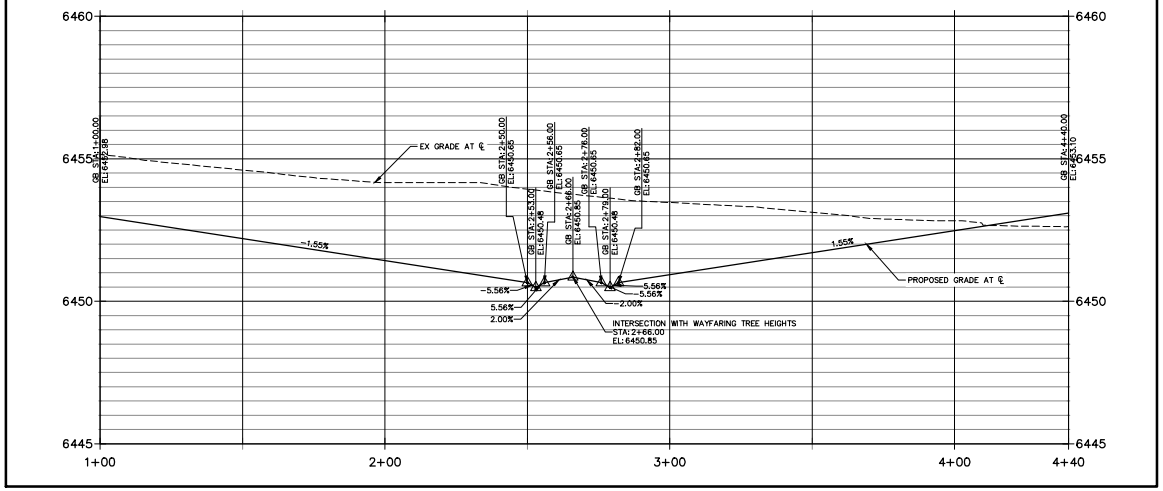
KEY MAP
SCALE: N.T.S.



NOTES

1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA-SEE DETAIL SHEET 32.
2. SEE SHEET 3 FOR TYPICAL SECTION.
3. SEE SHEET 15 FOR CURB RAMP DETAILS.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

SERVICEBERRY GROVE PROFILE
STA 1+00.00 TO 4+40.00



CURB TYPE LEGEND

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

SF-20-028 EPC 9/7/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY, THIS DRAWING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

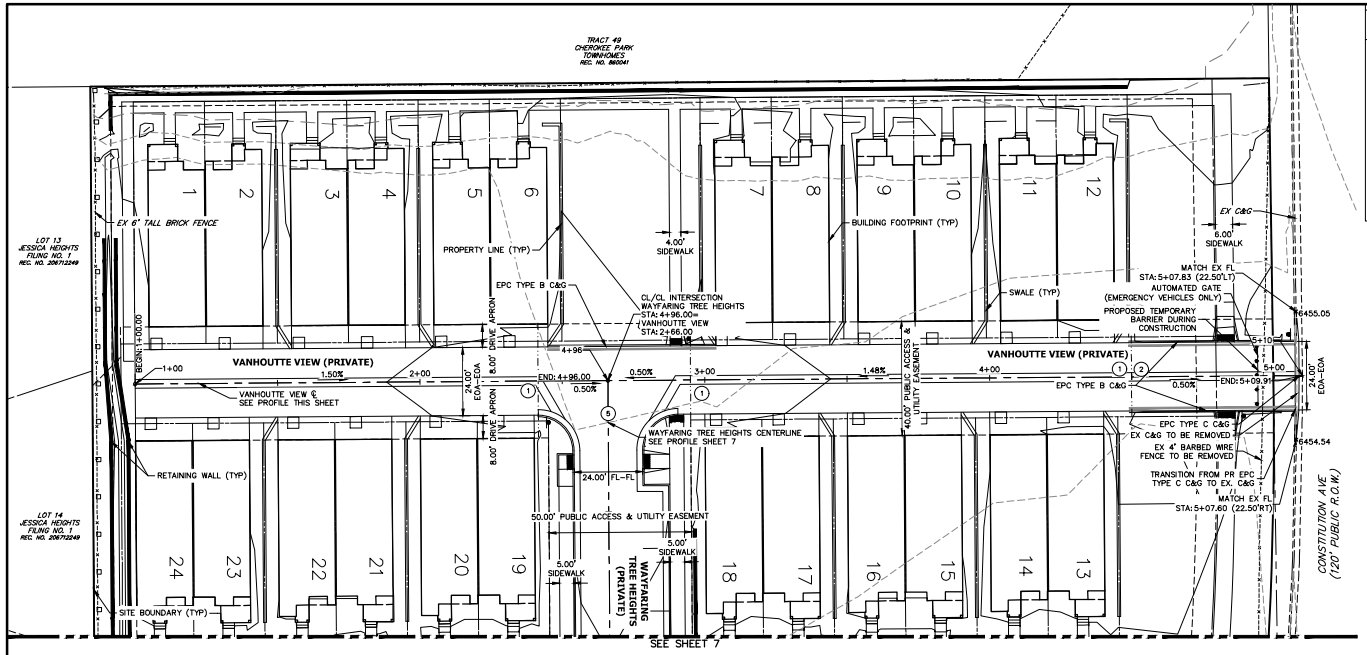
J.R. ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

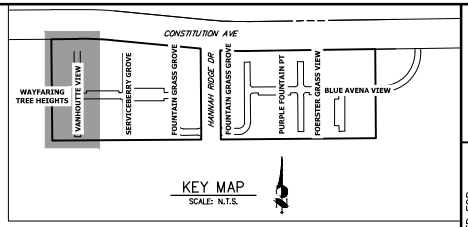
No.	REVISION	BY	DATE

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

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

SHEET 8 OF 32
JOB NO. 25149.01

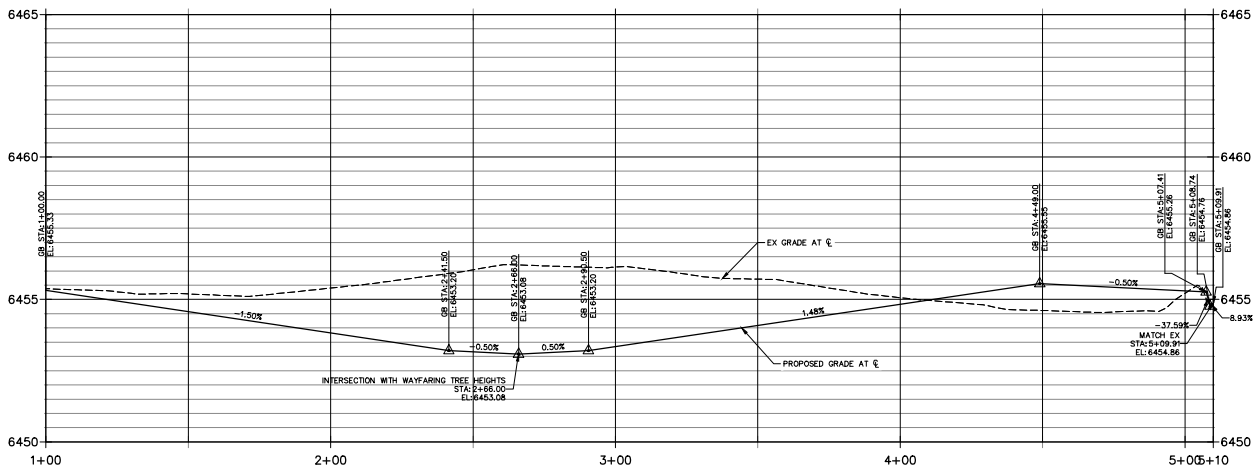




NOTES

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.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

VANHOUTTE VIEW PROFILE
STA 1+00.00 TO 5+09.91



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3) ④

20 10 0 20 40

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

SF-20-028 EPC 9/7/2021

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

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

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

No.	REVISION	BY	DATE

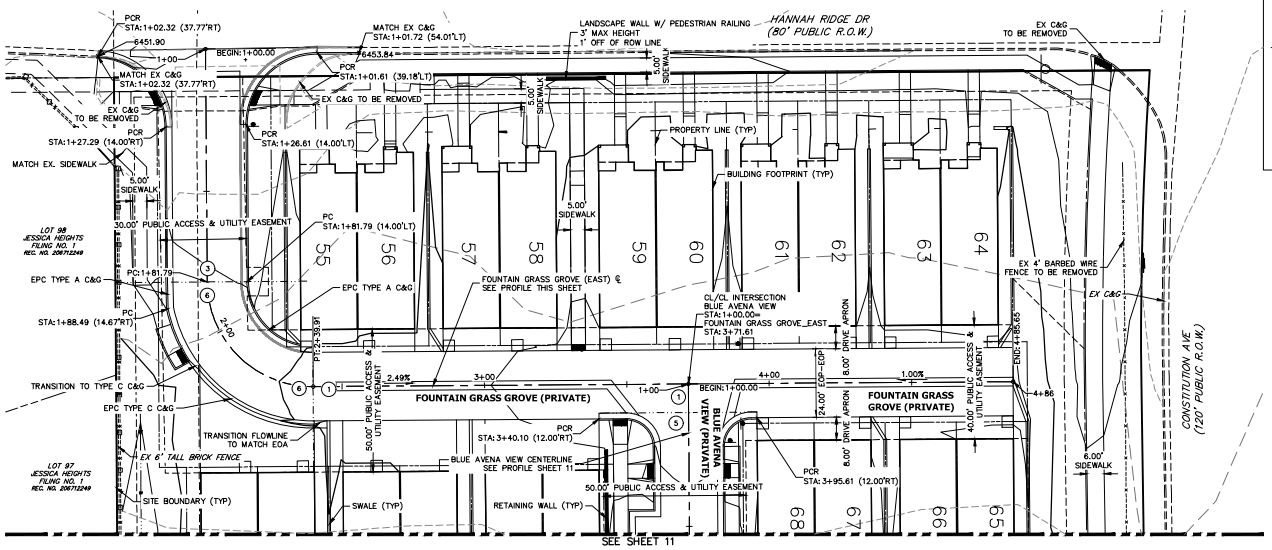
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

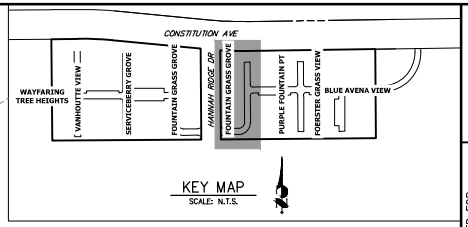
URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
VANHOUTTE VIEW

CONSTRUCTION DOCUMENTS

JOB NO. 25149.01

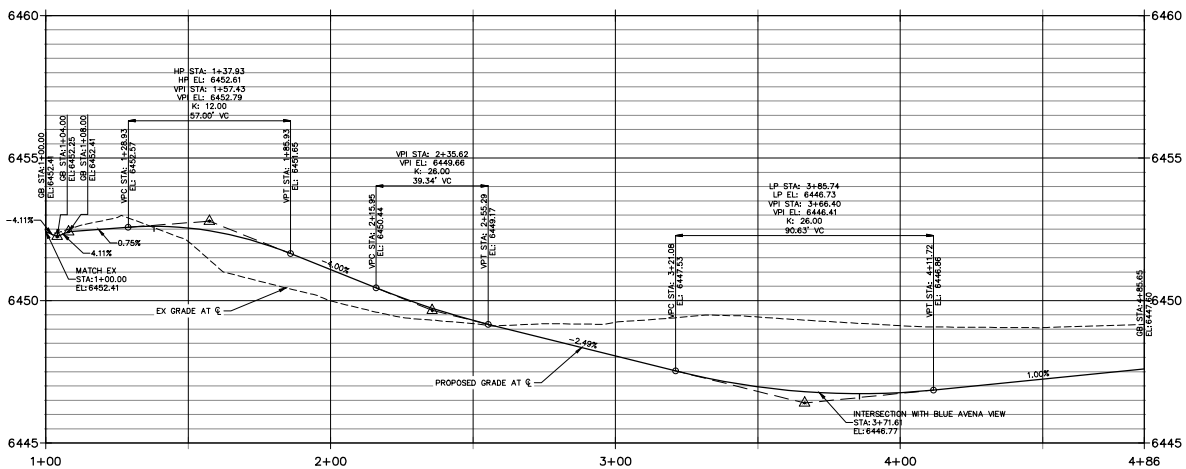




NOTES

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.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

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



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

SF-20-028 EPC 9/7/2021

UNTIL SUCH TIME AS THE SUBMITTED PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES OF REVIEW, PENDING FURTHER WRITTEN AUTHORIZATION.

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

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

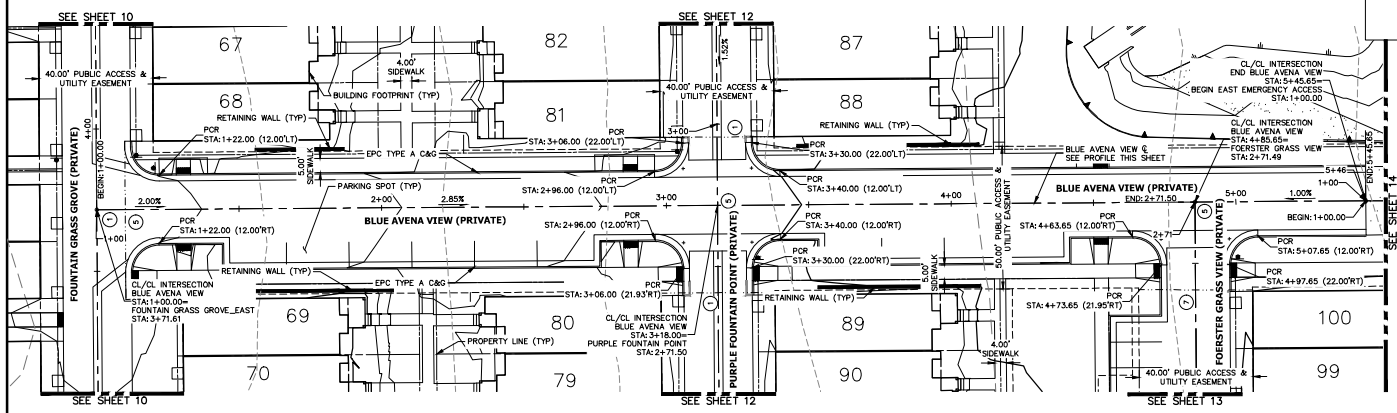
No.	REVISION	BY	DATE

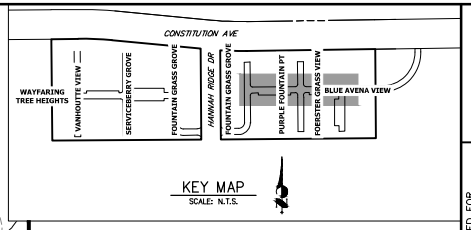
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
FOUNTAIN GRASS GROVE (EAST)
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



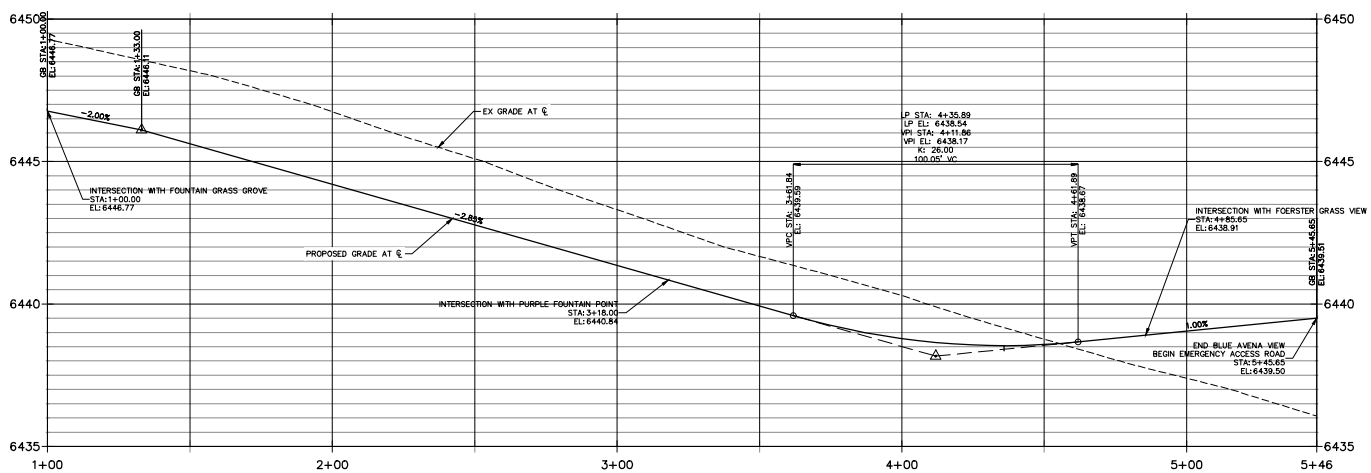


KEY MAP
SCALE: N.T.S.

NOTES

1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA.SEE DETAIL SHEET 32.
2. SEE SHEET 3 FOR TYPICAL SECTION.
3. SEE SHEET 15 FOR CURB RAMP DETAILS.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

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



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3) #

20 10 0 20 40

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

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

SF-20-028 EPC 9/7/2021

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

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

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

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

No.	REVISION	BY	DATE

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

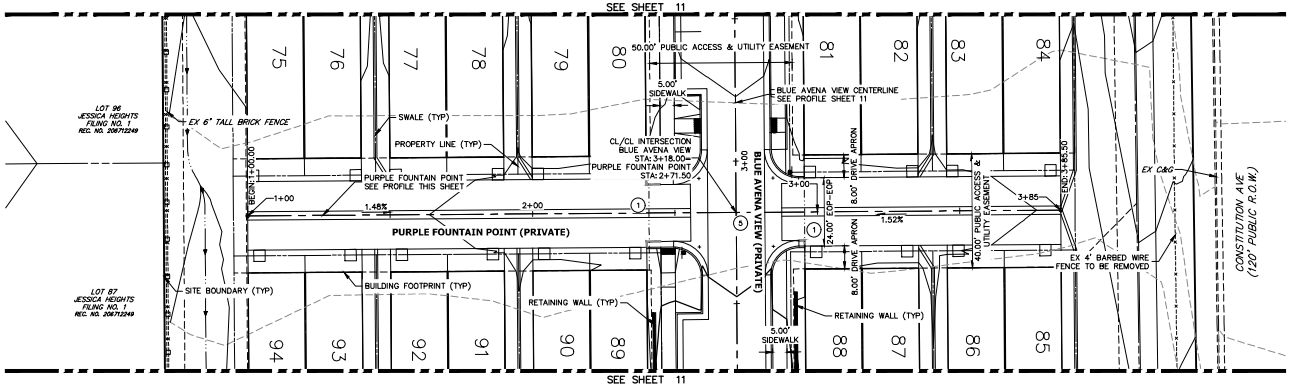
URBAN COLLECTION AT PALMER VILLAGE

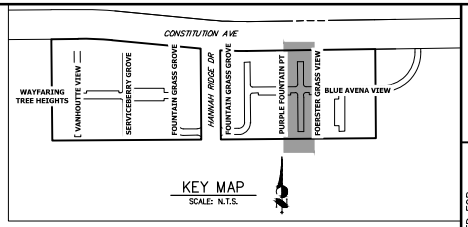
STREET IMPROVEMENT PLANS
BLUE AVENA VIEW

CONSTRUCTION DOCUMENTS

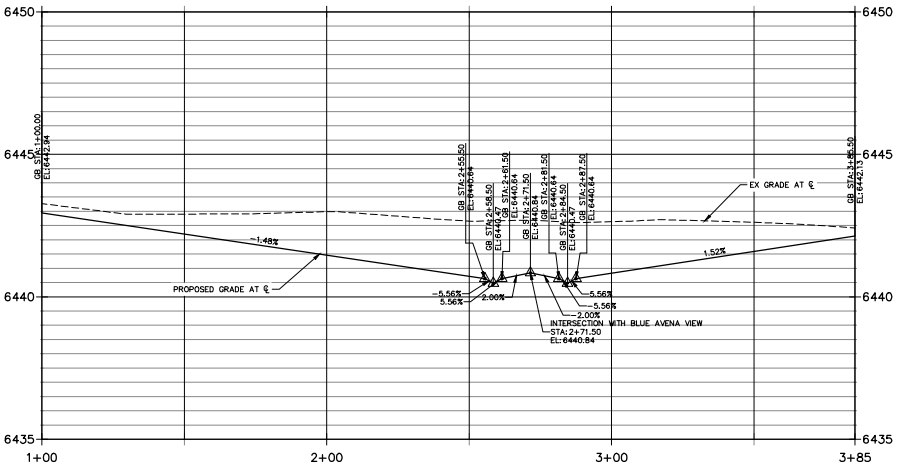
SHEET 11 OF 32

JOB NO. 25149.01





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



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.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

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

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

SF-20-028 EPC 9/7/2021

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

UNTIL SUCH TIME AS THE SUBMITTED PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE REVIEWING AGENCY APPROVES THEIR USE ONLY FOR THE PURPOSES DESCRIBED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

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

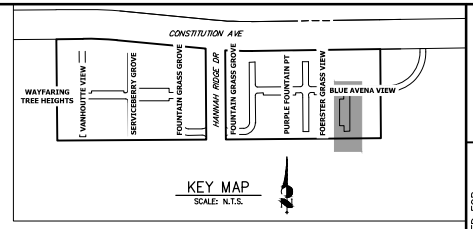
URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
PURPLE FOUNTAIN POINT

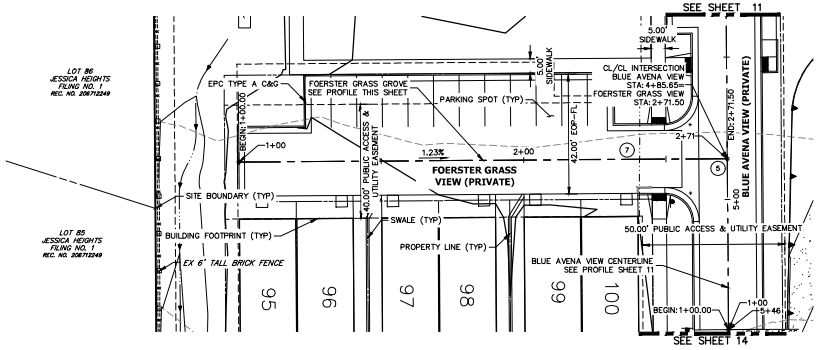
CONSTRUCTION DOCUMENTS

SHEET 12 OF 32

JOB NO. 25149.01



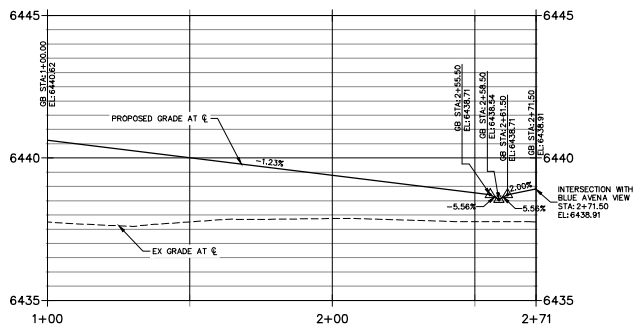
KEY MAP
SCALE: N.T.S.



NOTES

1. ALL SIDEWALK CURB RAMPS ARE TO BE INSTALLED PER ADA AND EL PASO COUNTY CRITERIA.SEE DETAIL SHEET 32.
2. SEE SHEET 3 FOR TYPICAL SECTION.
3. SEE SHEET 15 FOR CURB RAMP DETAILS.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18–23 FOR PROPOSED STORM SEWER DESIGN.
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 (SEE SHEET 3)

20 10 0 20 40

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021
DATE

SF-20-028 EPC 9/7/2021

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

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

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

No.	REVISION	BY	DATE

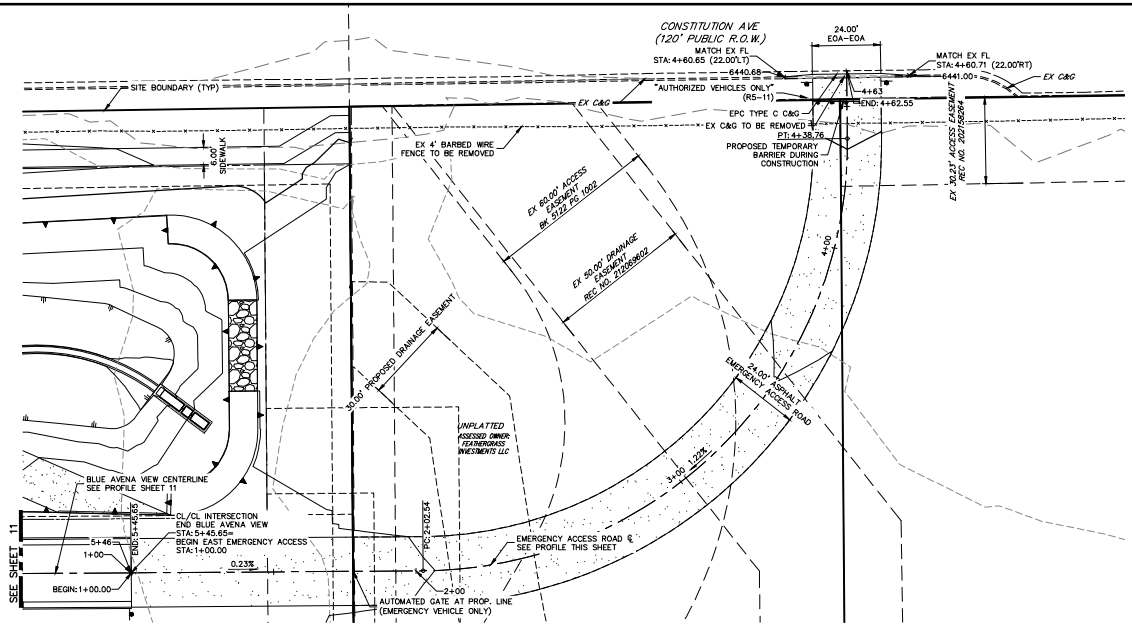
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	APL
CHECKED BY	

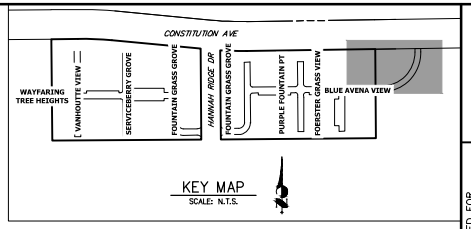
URBAN COLLECTION AT PALMER VILLAGE

STREET IMPROVEMENT PLANS
FOERSTER GRASS VIEW
CONSTRUCTION DOCUMENTS

SHEET 13 OF 32

JOB NO. 25149.01

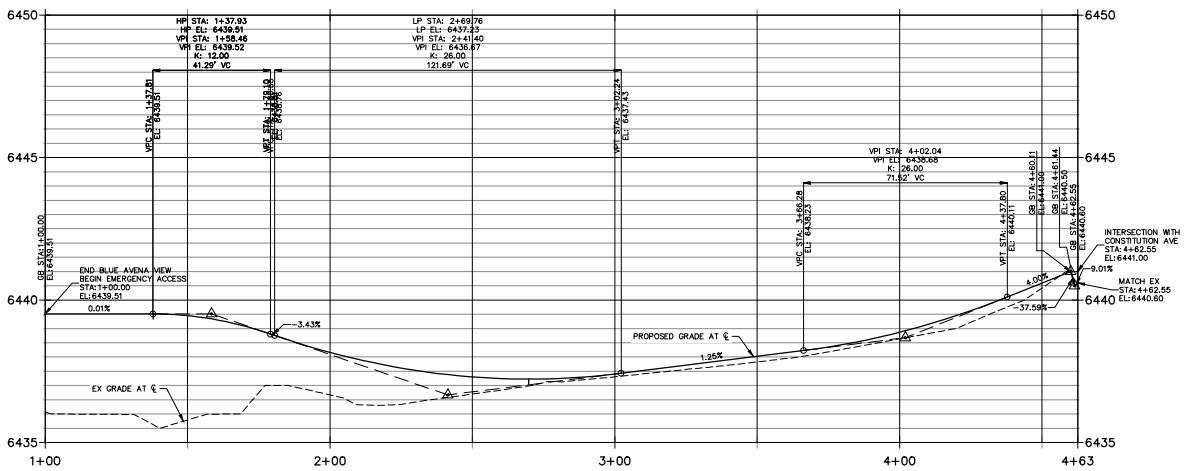




NOTES

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.
4. ALL PROPOSED ROADS ARE PRIVATE UNLESS OTHERWISE NOTED.
5. REFER TO WATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED POTABLE WATER DESIGN.
6. REFER TO WASTEWATER CONSTRUCTION PLANS BY JR ENGINEERING FOR PROPOSED SANITARY SEWER DESIGN.
7. REFER TO UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED SERVICE CONNECTIONS DESIGN.
8. REFER TO SEE SHEETS 18-23 FOR PROPOSED STORM SEWER DESIGN.
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'.

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



CURB TYPE LEGEND

CATCH C&G

SPILL C&G

EX C&G

CROSS SECTION DESIGNATION (SEE SHEET 3)

20 10 0 20 40

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

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

SF-20-028 EPC 9/7/2021

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

UNTIL SUCH TIME AS THESE DOCUMENTS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY, THE REVIEWING AGENCY APPROVES THEIR USE ONLY FOR THE PURPOSES OUTLINED IN A WRITTEN AUTHORIZATION.

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

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

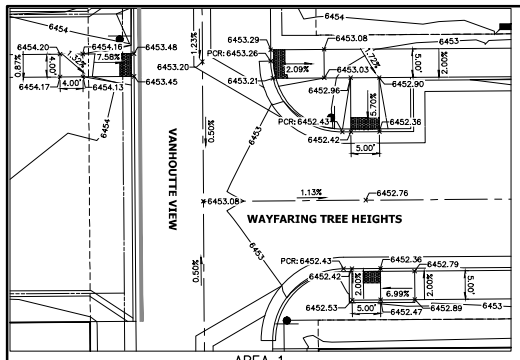
No.	REVISION	BY	DATE

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

URBAN COLLECTION AT PALMER VILLAGE

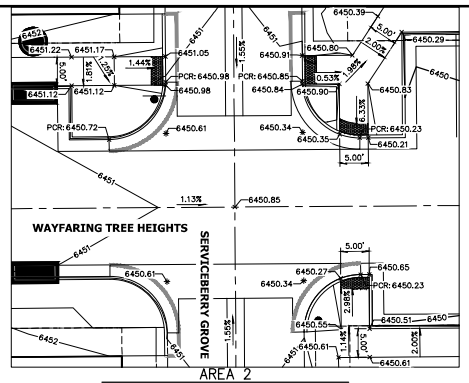
STREET IMPROVEMENT PLANS
EMERGENCY ACCESS
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



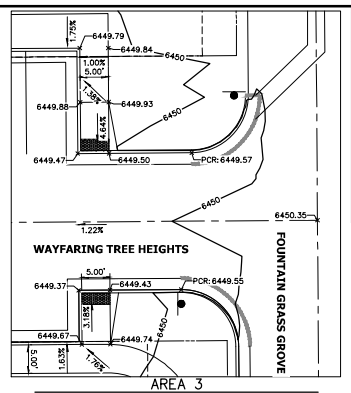
AREA 1

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



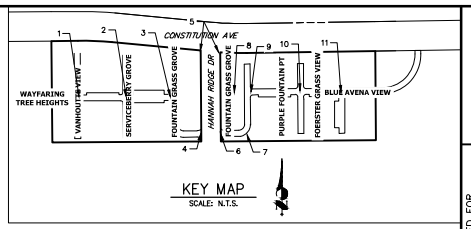
AREA 2

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



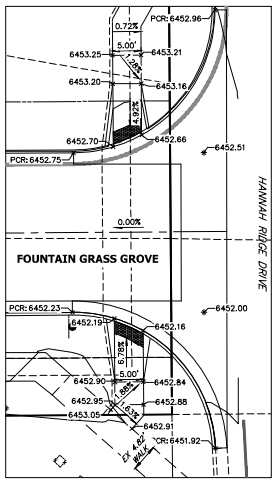
AREA 3

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



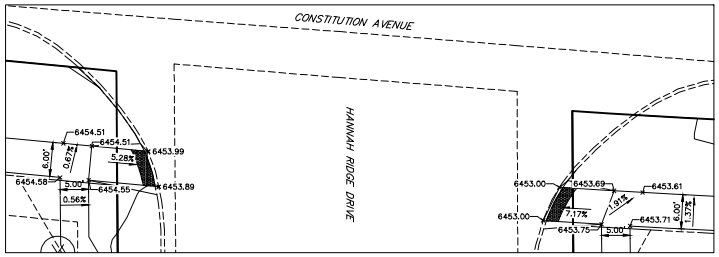
KEY MAP

SCALE: N.T.S.

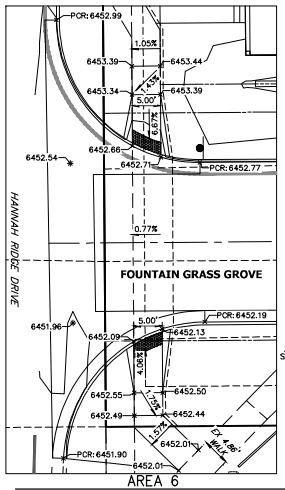


AREA 4

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

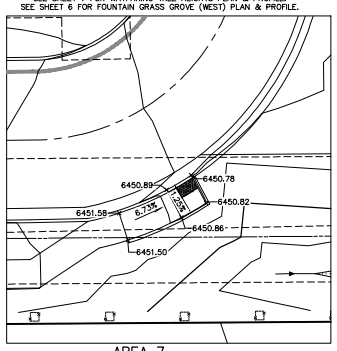


AREA 5



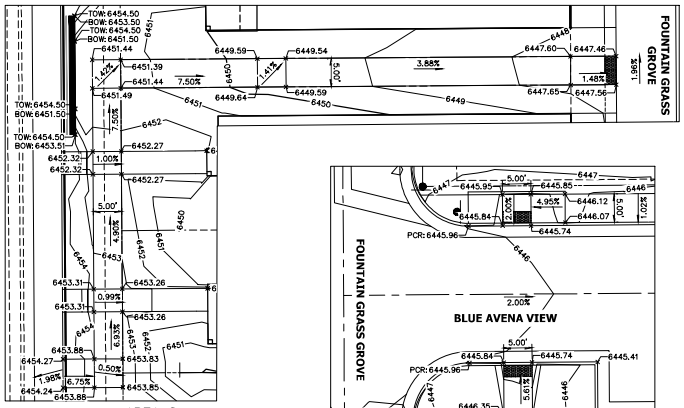
AREA 6

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



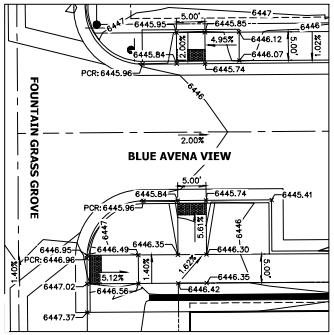
AREA 7

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



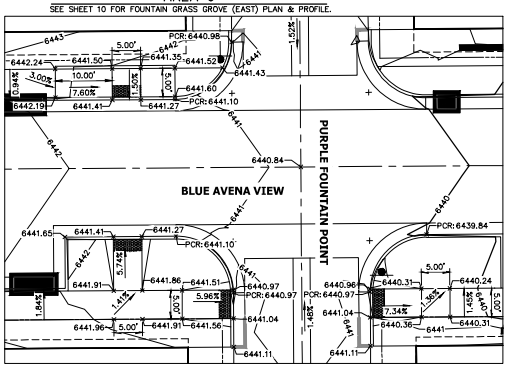
AREA 8

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



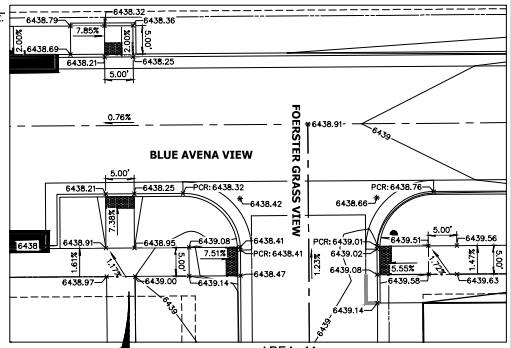
AREA 9

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



AREA 10

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



AREA 11

SEE SHEET 11 FOR BLUE AVENA VIEW PLAN & PROFILE.
SEE SHEET 13 FOR FOERSTER GRASS VIEW PLAN & PROFILE.

10 5 0 10

ORIGINAL SCALE: 1" = 10'

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

SF-20-028 EPC 9/7/2021

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE BEING APPROVED FOR REVIEW ONLY FOR THE PURPOSES DESCRIBED ABOVE. NO WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

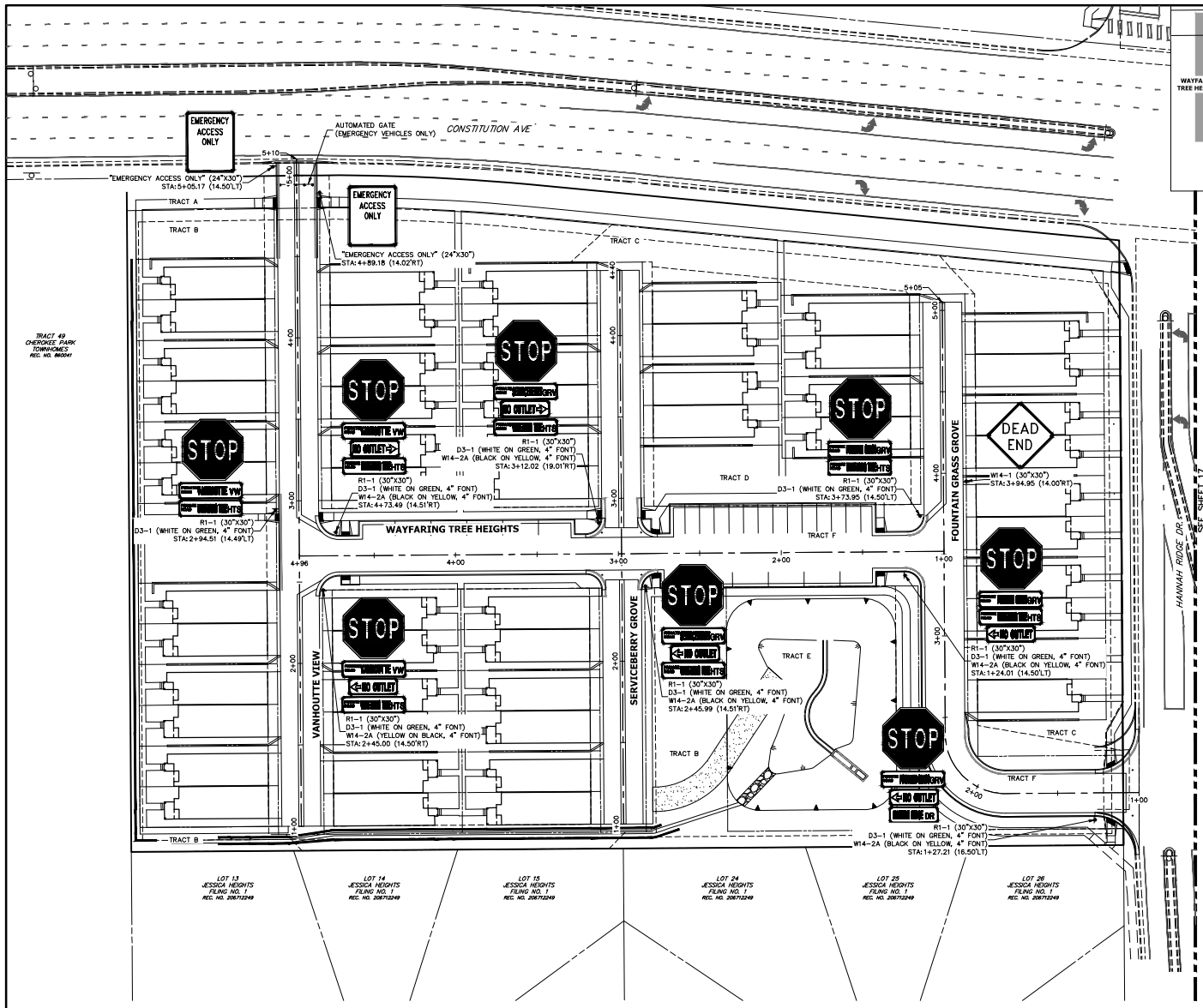
H-SCALE	1"=10'
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

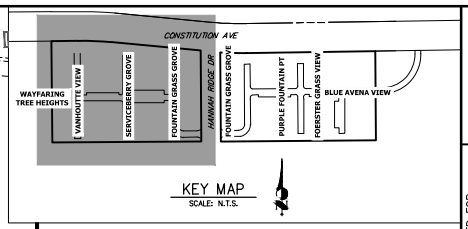
URBAN COLLECTION AT PALMER VILLAGE

CURB RAMP DETAILS

SHEET 15 OF 32

JOB NO. 25149.01





KEY MAP
SCALE: N.T.S.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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 SUPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. 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.
15. THE CONTRACTOR SHALL INSTALL FIRE LANE SIGNS AS FOLLOWS:
    15.1. ROADS LESS THAN 28' WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.
    15.2. ROADS BETWEEN 28' AND 34' WIDE SHALL BE POSTED ON ONE SIDE AS A FIRE LANE.
    15.3. ROADS GREATER THAN 34' WIDE DO NOT REQUIRE POSTING AS A FIRE LANE.

30 15 0 30
ORIGINAL SCALE: 1" = 30'

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

SF-20-028 EPC 9/7/2021

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

UNTIL SIGN TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES OF REVIEW WITHOUT WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

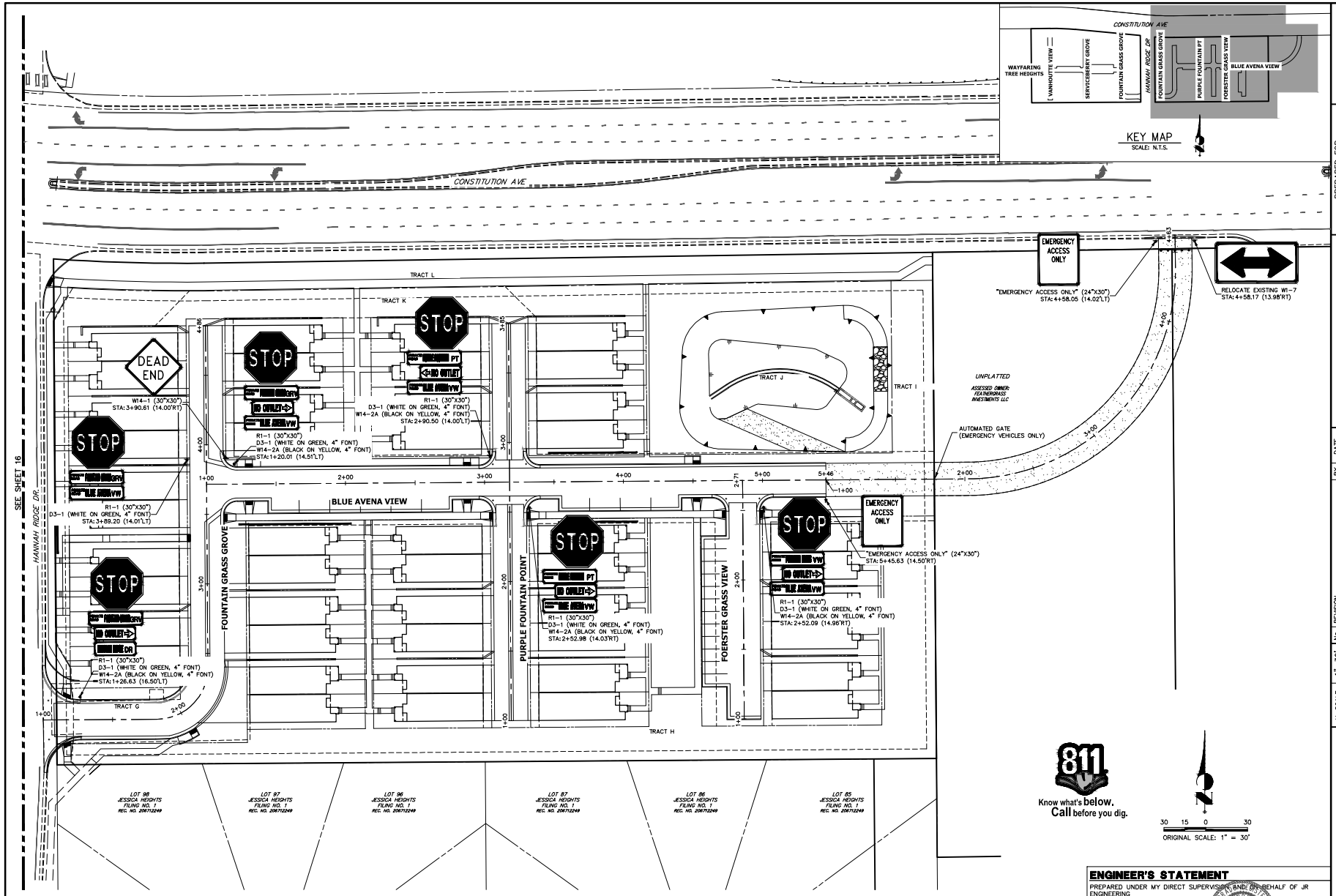
URBAN COLLECTION AT PALMER VILLAGE

STREET NAME AND REGULATORY SIGN PLANS

CONSTRUCTION DOCUMENTS

SHEET 16 OF 32

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, LLC

07/15/2021
DATE

SF-20-028 EPC 9/7/2021

UNTIL SUCH TIME AS THE SUBMITTED PLANS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES OBTAINED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

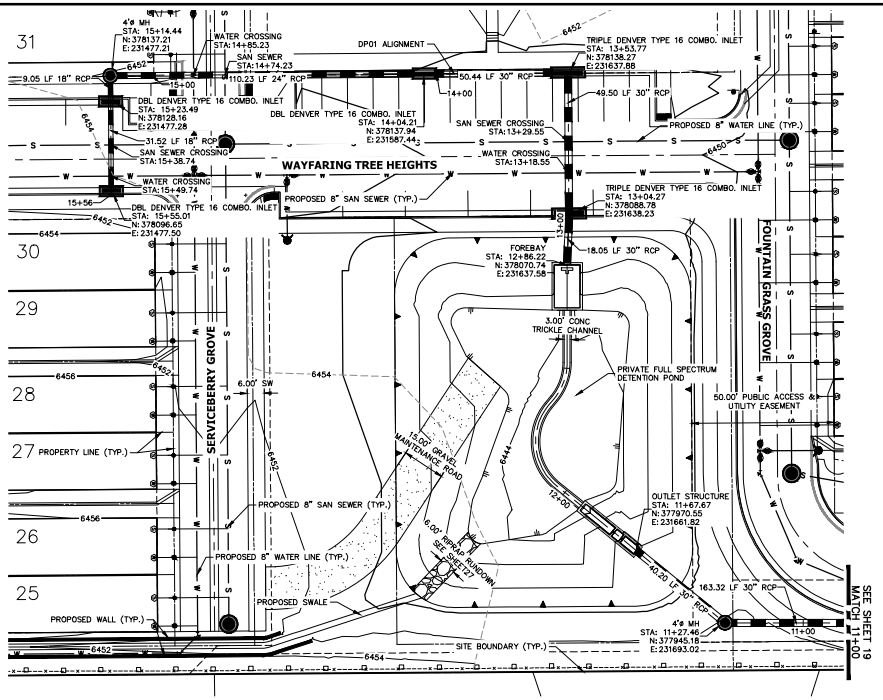
STREET NAME AND REGULATORY SIGN PLANS

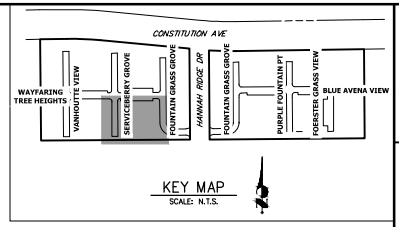
CONSTRUCTION DOCUMENTS

SHEET 17 OF 32

JOB NO. 25149.01

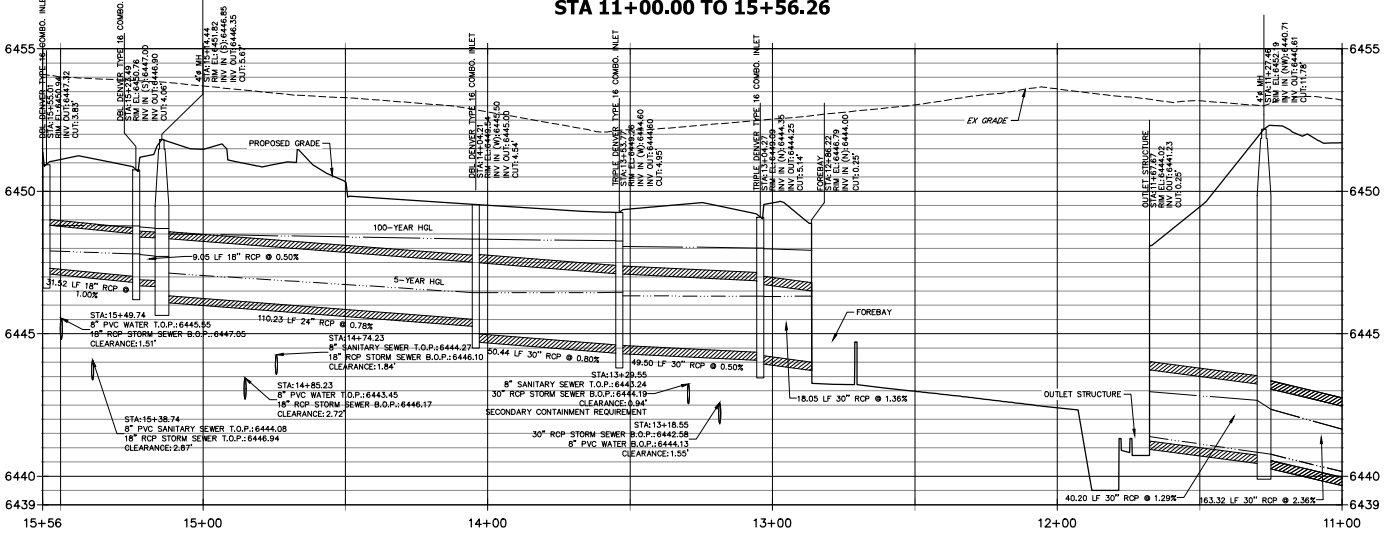
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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





KEY MAP
SCALE: N.T.S.

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



SF-20-028 EPC 9/7/2021

NOTES

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021
DATE

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

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

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

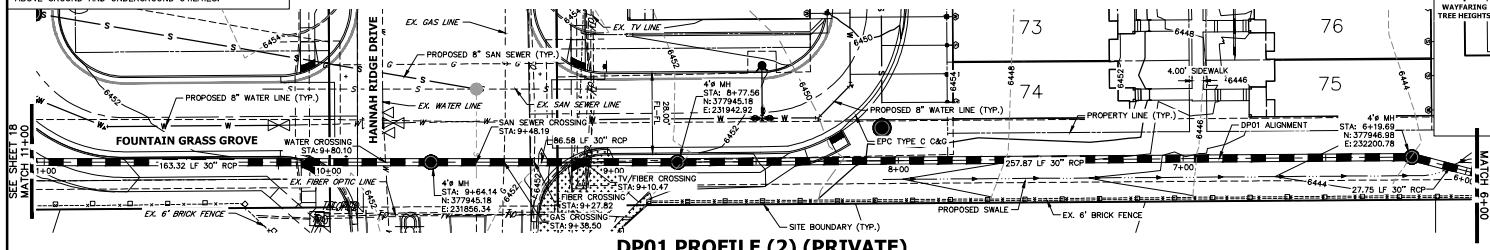
No.	REVISION	BY	DATE

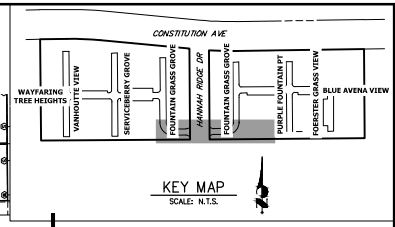
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	01/29/21
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
STORM PLANS

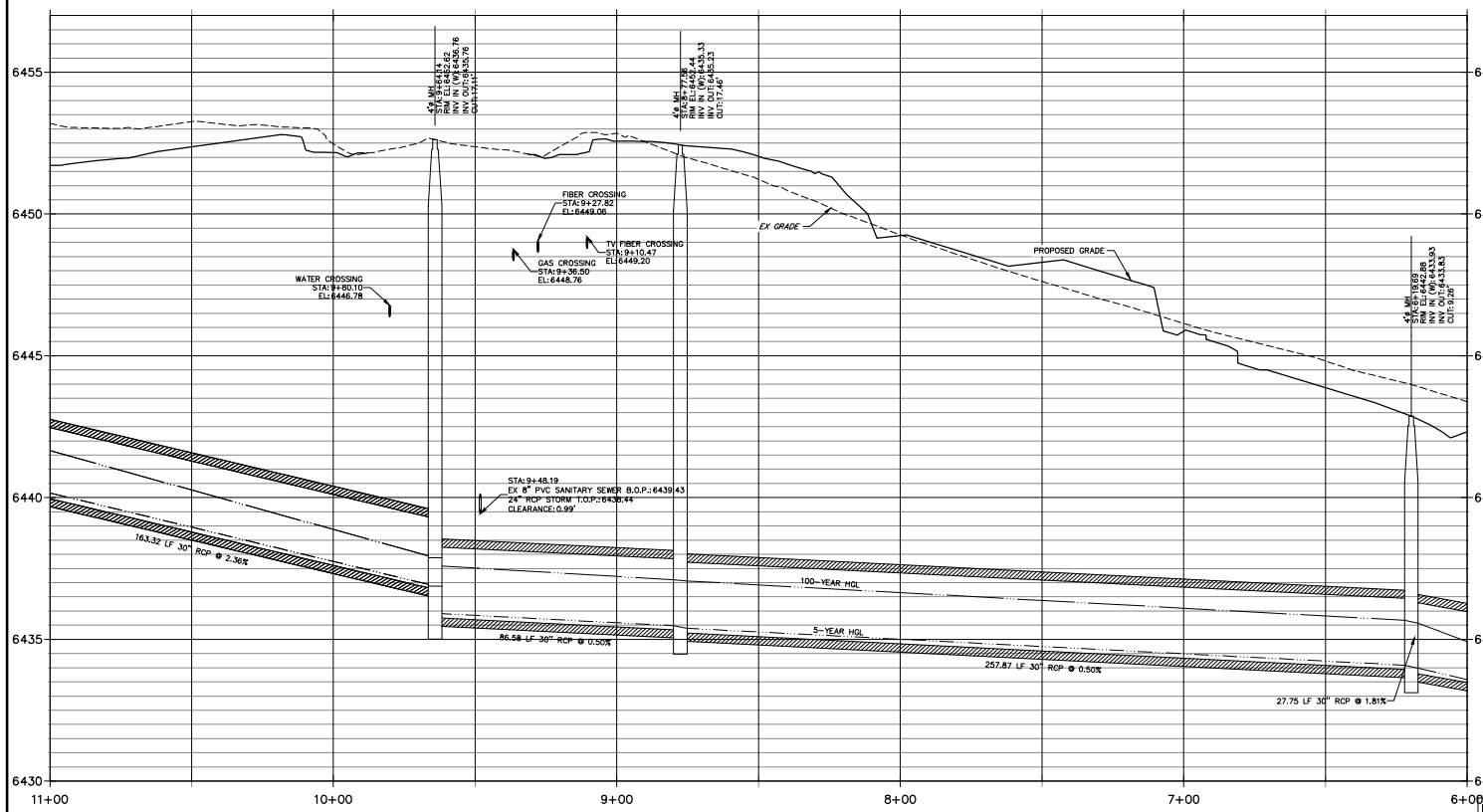
SHEET 18 OF 32
JOB NO. 25149.01

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



NOTES

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

SF-20-028 EPC 9/7/2021

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

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

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

No.	REVISION	BY	DATE

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

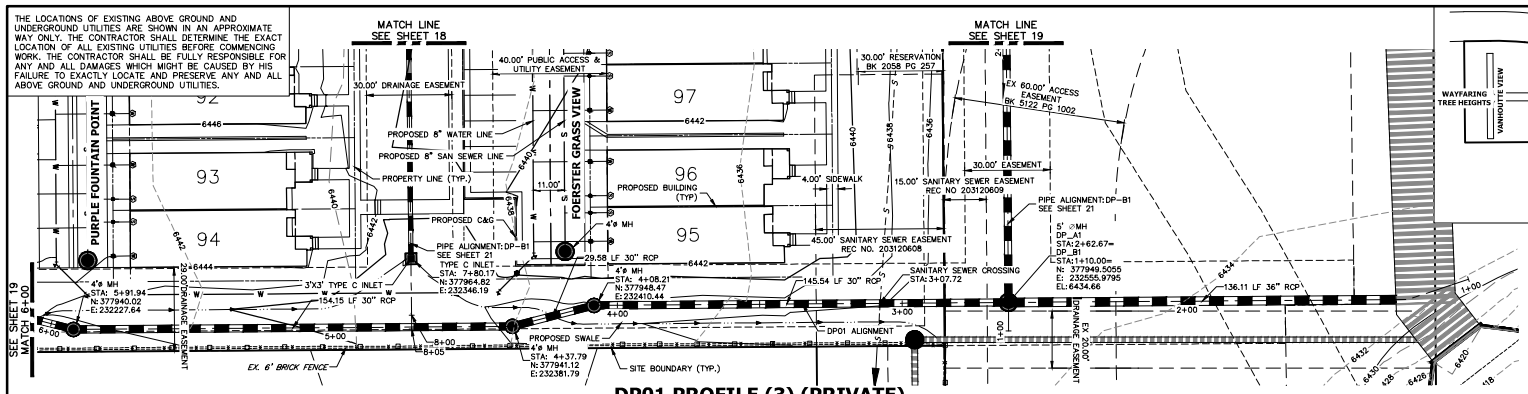
URBAN COLLECTION AT PALMER VILLAGE

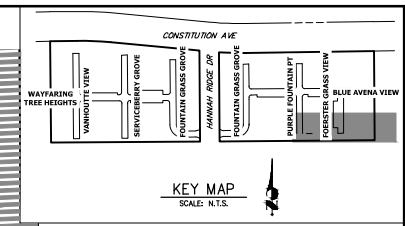
STORM PLANS

SHEET 19 OF 32

JOB NO. 25149.01

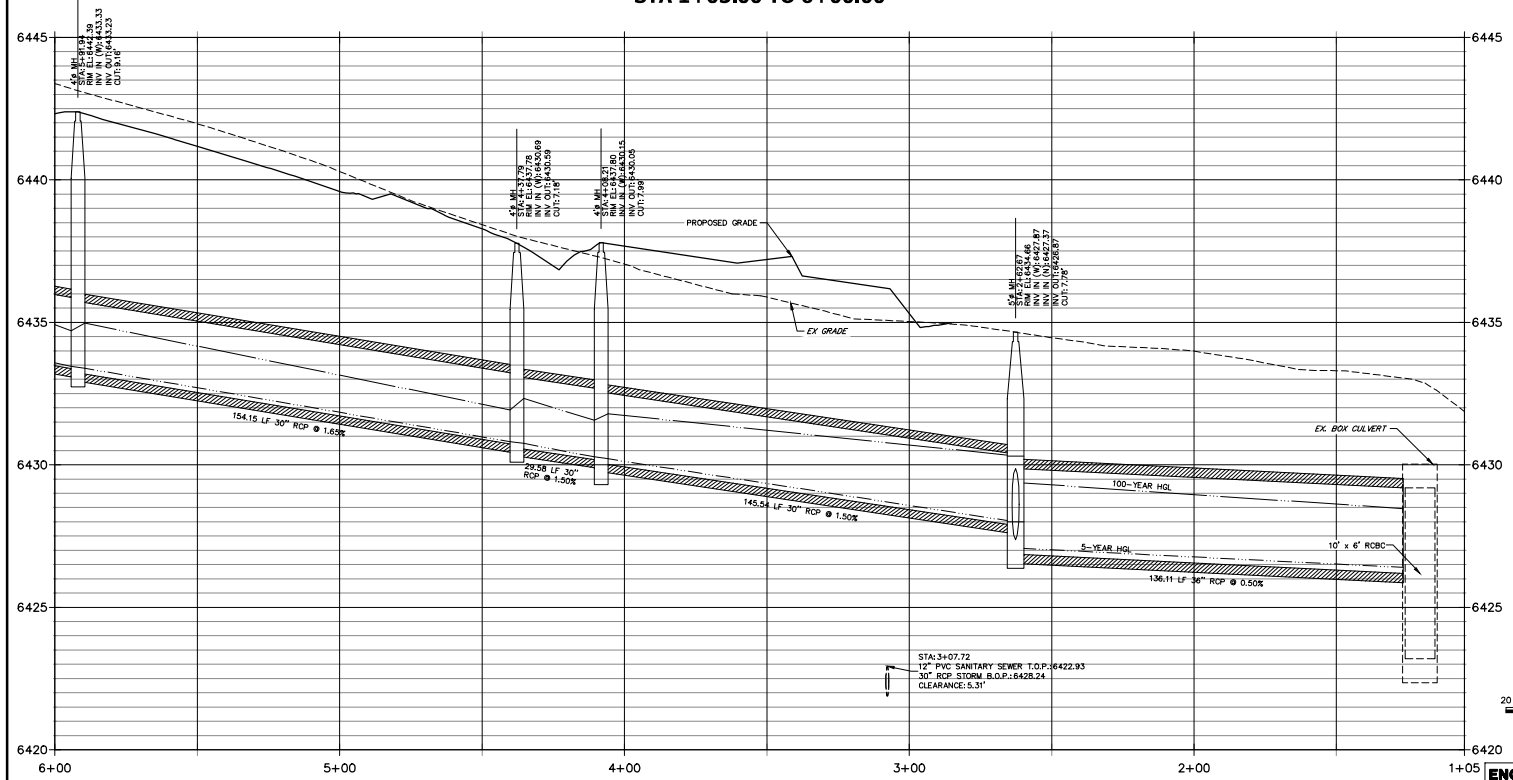
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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





KEY MAP
SCALE: N.T.S.

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



NOTES

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021
DATE

SF-20-028 EPC 9/7/2021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE BEING APPROVED FOR THE PURPOSES ONLY FOR THE PURPOSES NOTED AND NO OTHER WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

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

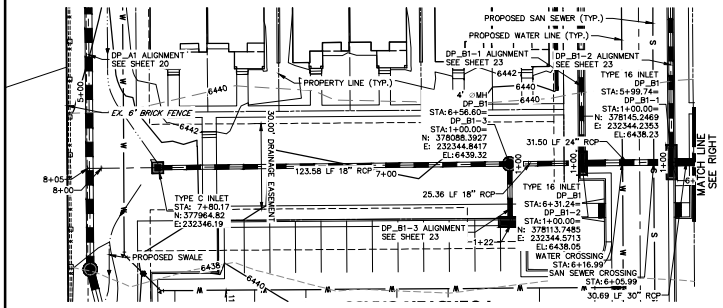
URBAN COLLECTION AT PALMER VILLAGE

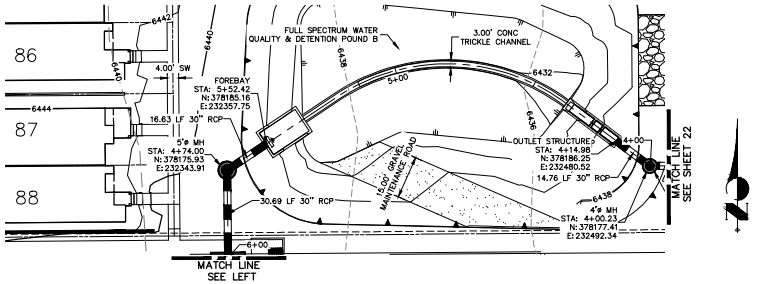
STORM PLANS

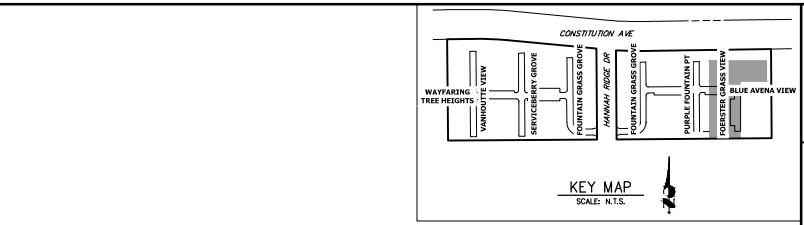
SHEET 20 OF 32

JOB NO. 25149.01

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

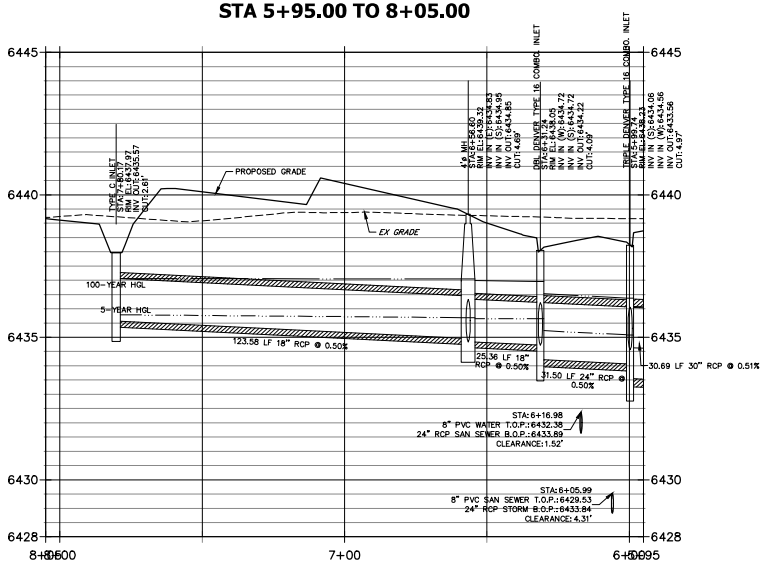




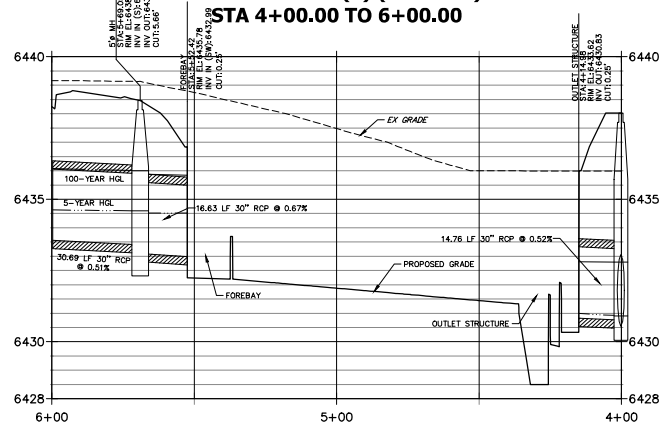


KEY MAP
SCALE: N.T.S.

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



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



NOTES

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

SF-20-028 EPC 9/7/2021

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNED BY AND WITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

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

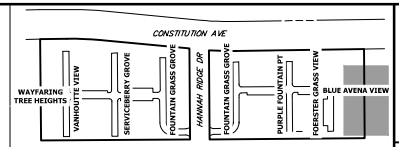
URBAN COLLECTION AT PALMER VILLAGE

STORM PLANS

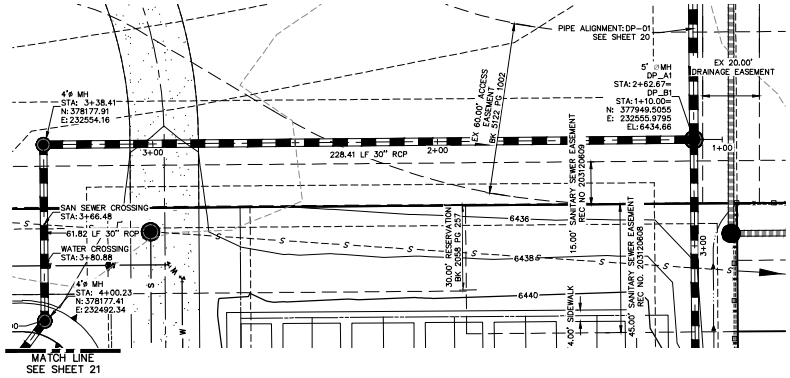
SHEET 21 OF 32

JOB NO. 25149.01

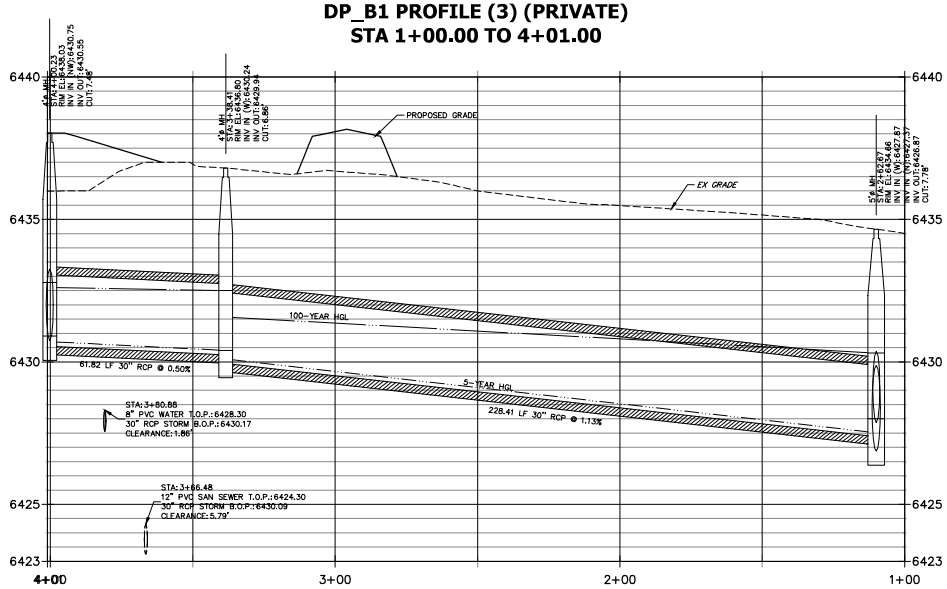
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



KEY MAP
SCALE: N.T.S.



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



SF-20-028 EPC 9/7/2021

NOTES

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

CONSULTING ENGINEER
GLENN D. ELLIS
38861
PROFESSIONAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITIES, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNED BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

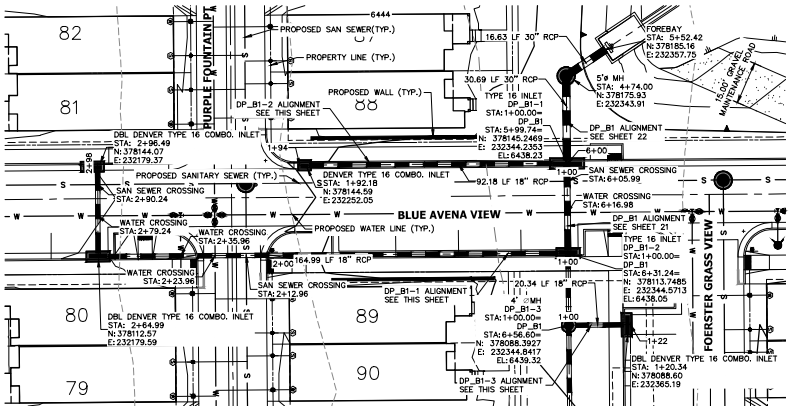
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	01/29/21
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

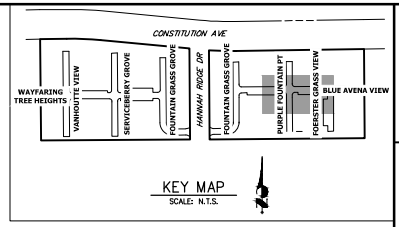
URBAN COLLECTION AT PALMER VILLAGE

STORM PLANS

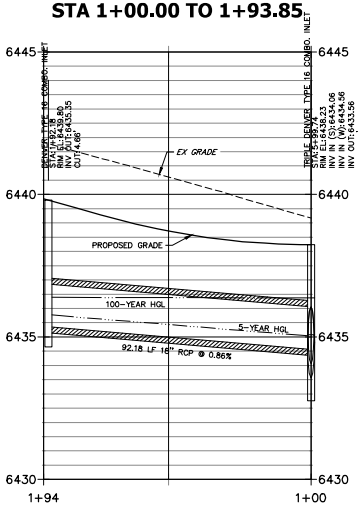
JOB NO. 25149.01

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.

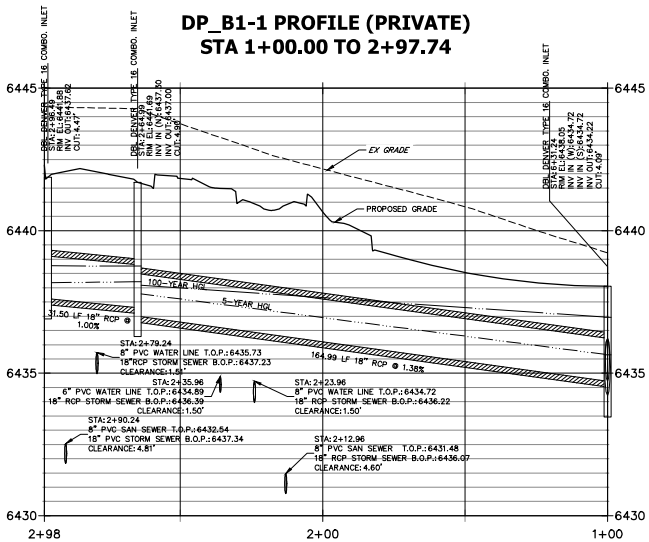




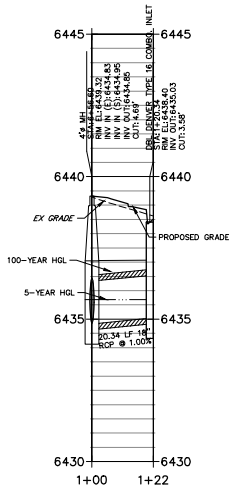
DP_B1-2 PROFILE (PRIVATE)
STA 1+00.00 TO 1+93.85



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

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

SF-20-028 EPC 9/7/2021

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

UNTIL SUCH TIME AS THE SUBDIVISION ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THIS DRAWING APPROVES THEIR USE ONLY FOR THE PURPOSES INDICATED, AND WITHOUT WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

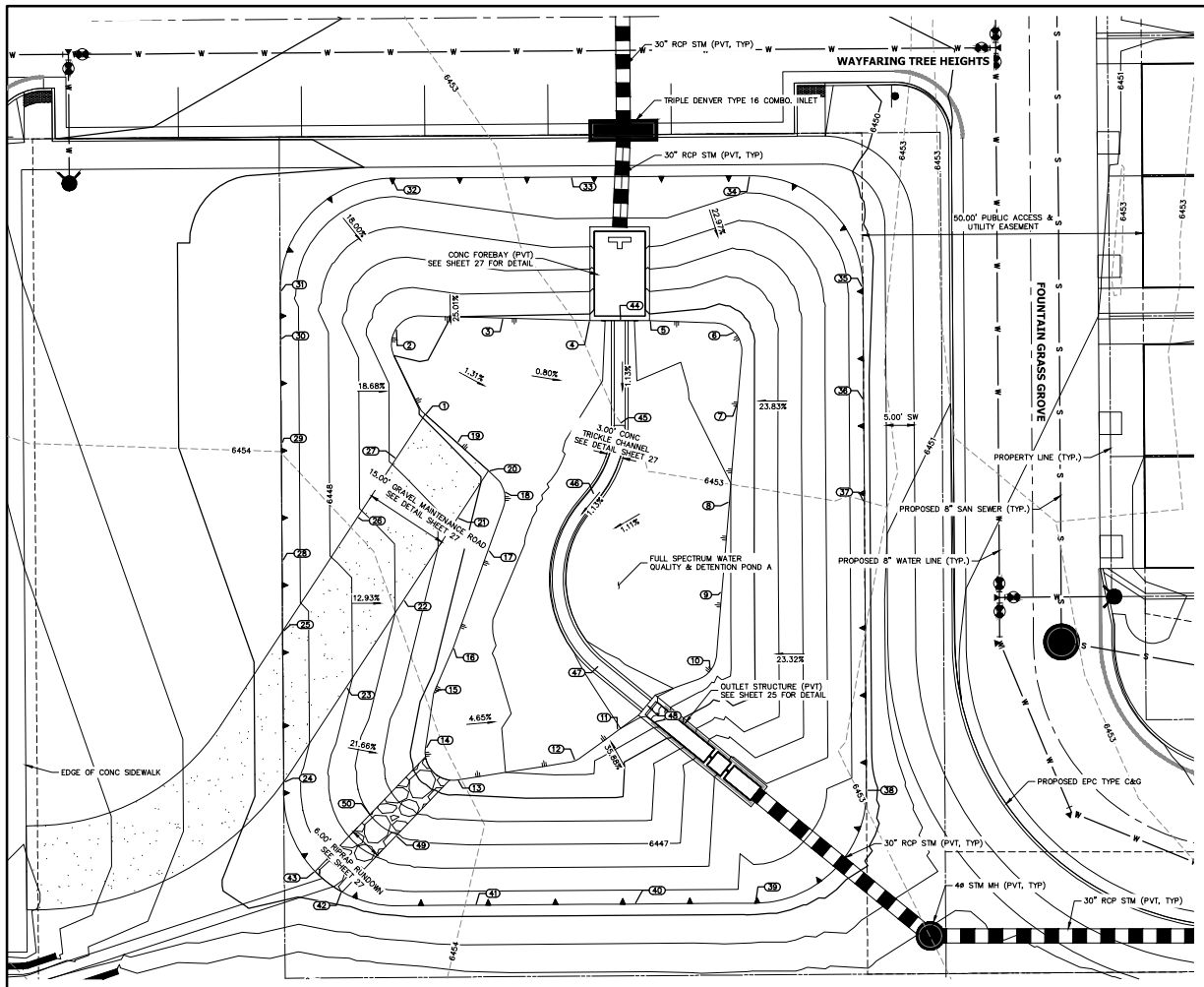
H-SCALE	1"=20'
V-SCALE	1"=2'
DATE	01/29/21
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

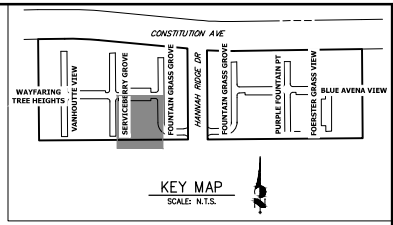
URBAN COLLECTION AT PALMER VILLAGE

STORM PLANS

SHEET 23 OF 32

JOB NO. 25149.01





KEY MAP
SCALE: N.T.S.

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	6443.38
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

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 18–23 BY JR ENGINEERING FOR PROPOSED STORM DESIGN.
3. SEE SHEETS 6–14 BY JR ENGINEERING FOR PROPOSED STREET DESIGN IN PUBLIC RIGHT–OF–WAY.
4. SEE FINAL GRADING PLANS BY JR ENGINEERING FOR PROPOSED GRADING PLAN.
5. SEE WATER, WASTEWATER, AND UTILITY SERVICE PLANS BY JR ENGINERING FOR PROPOSED DESIGN OF CHEROKEE METRO DISTRICT–OWNED WATER AND SANITARY UTILITIES.
6. THE SOIL TYPES ONSITE CONSIST OF BLAKELAND LOAMY SAND (HYDROLOGIC SOIL GROUP A)
7. NO EXISTING GROUNDWATER SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER EXIST ONSITE.

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

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

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

SF-20-028 EPC 9/7/2021

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

UNTIL SUCH TIME AS THE SUBDIVISION ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES OBTAINING FURTHER WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

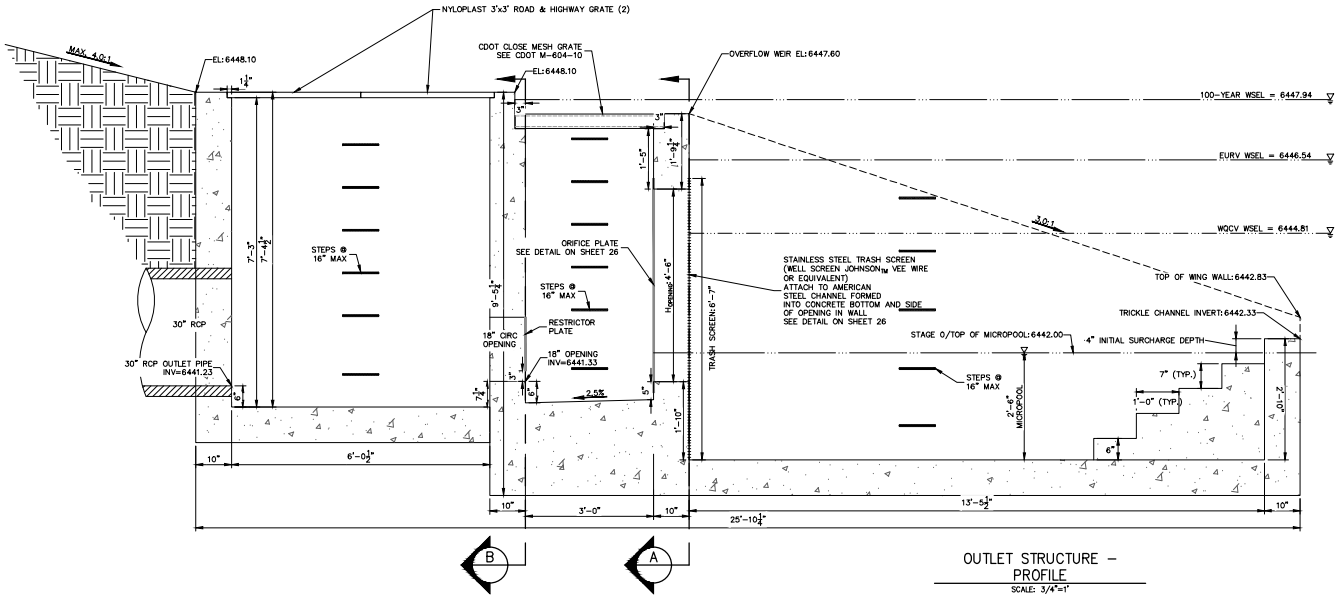
H-SCALE	1"=10'
V-SCALE	N/A
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	JEA
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND A

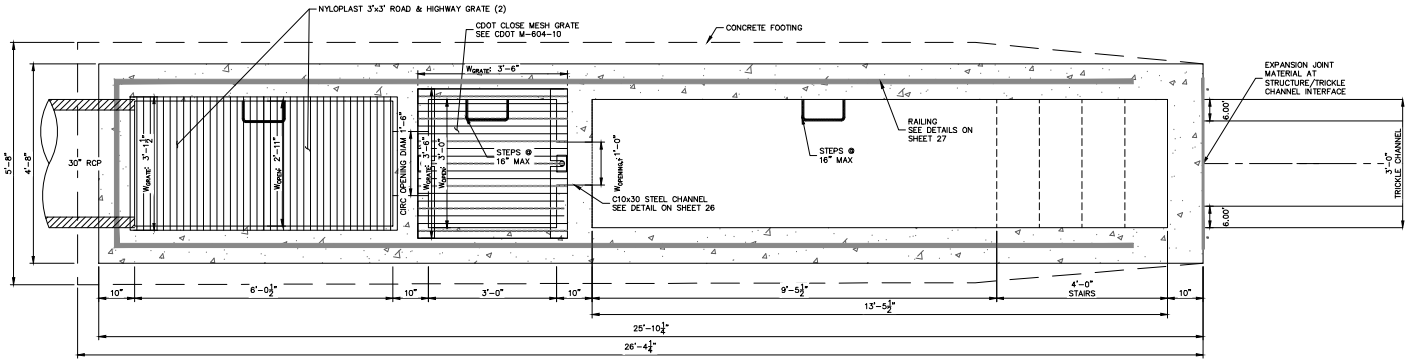
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



OUTLET STRUCTURE – PROFILE

SCALE: 3/4"=1'



OUTLET STRUCTURE – PLAN

SCALE: 3/4"=1'

OUTLET STRUCTURE STRUCTURAL NOTES:

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

OUTLET STRUCTURE PLATE AND GRADING NOTES:

ORIFICE PLATE AND RESTRICTOR PLATE:

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

OVERFLOW GRATE:

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

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

SF-20-028 EPC 9/7/2021

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

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

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

No.	REVISION	BY	DATE

H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

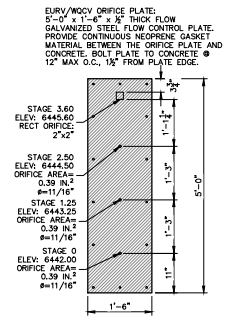
URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND A OS DETAIL 1

CONSTRUCTION DOCUMENTS

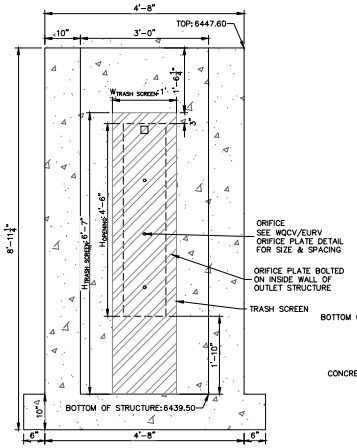
SHEET 25 OF 32

JOB NO. 25149.01



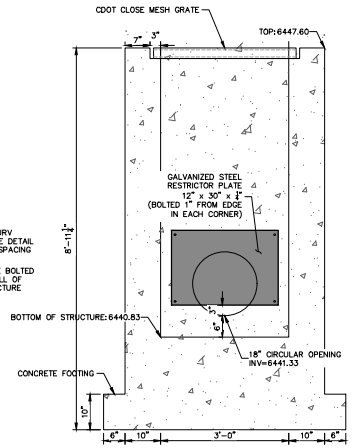
WQCV/EURV ORIFICE PLATE DETAIL

SCALE: 3/4"=1'



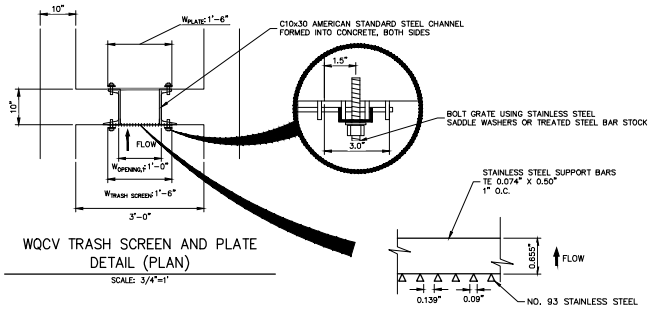
A SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



B SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)

SCALE: 3/4"=1'

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

TRASH SCREEN DETAIL

N.T.S.

OUTLET STRUCTURE STRUCTURAL NOTES:

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

OUTLET STRUCTURE PLATE AND GRADING NOTES:

ORIFICE PLATE AND RESTRICTOR PLATE:

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

OVERFLOW GRATE:

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

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

SF-20-028 EPC 9/7/2021

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

PREPARED FOR
RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, 970-227-3827
CONTACT: JASON POCK
JASON.POCK@MDCH.COM

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

No.	REVISION	BY	DATE

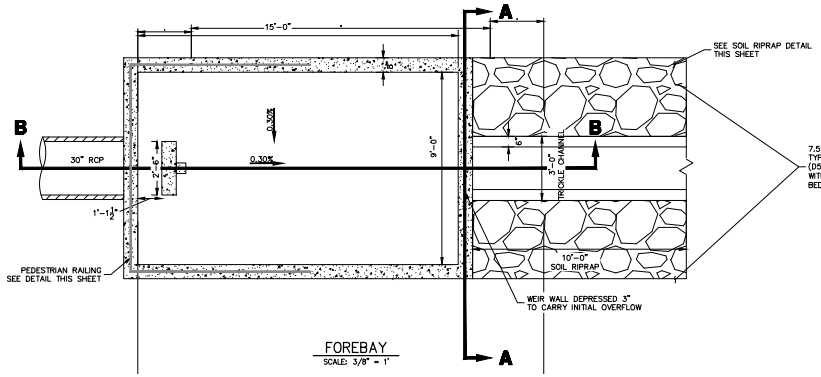
H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE

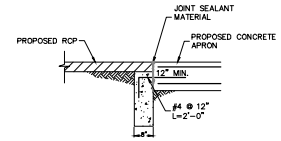
PERMANENT BMP PLANS
POND A OS DETAIL 2

CONSTRUCTION DOCUMENTS

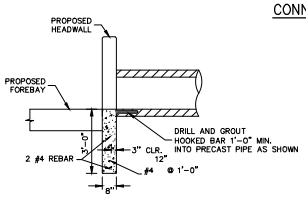
JOB NO. 25149.01



FOREBAY
SCALE: 3/8" = 1'



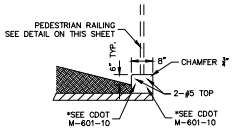
CONNECTION TO PROPOSED RCP TOEWALL
SCALE: N.T.S.



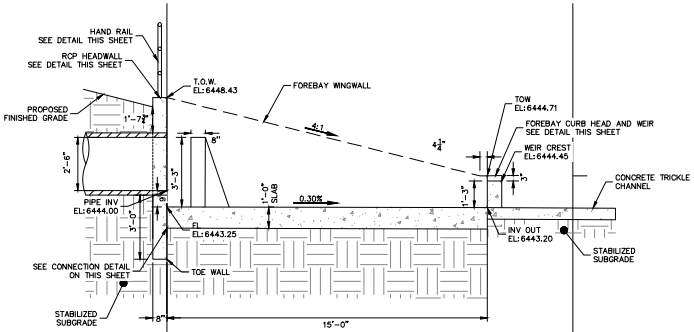
RCP TOEWALL
SCALE: N.T.S.

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

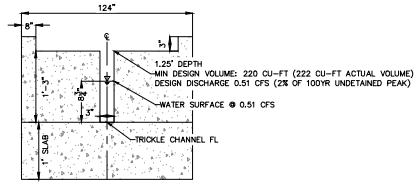
PERMANENT BMP SIGN
N.T.S.
MINIMUM AREA: 3 SQUARE FEET



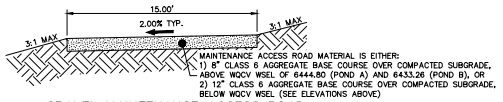
RCP HEADWALL
SCALE: N.T.S.



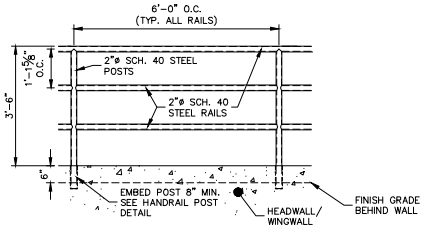
FOREBAY SECTION B-B
SCALE: 3/8" = 1'



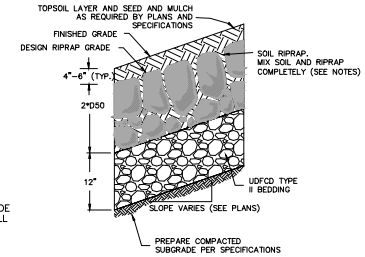
A FOREBAY
SCALE: 1" = 1'



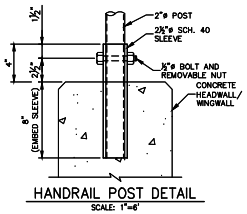
GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



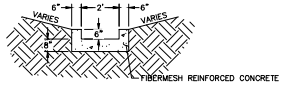
PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'



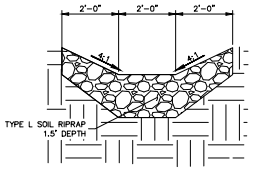
SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION
N.T.S.



HANDRAIL POST DETAIL
SCALE: 1"=6'



POND TRICKLE CHANNEL
SCALE: 1"=1'



POND RIPRAP RUNDOWN
SCALE: N.T.S.

TYPE L RIPRAP

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

*TYPE L RIPRAP Dso=9"
Dso = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

RIPRAP NOTES:

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

CAST-IN-PLACE STRUCTURAL NOTES:

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

WALL NOTES:

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021 DATE

UNTIL THIS PLAN IS FINAL, THE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY. THE REVIEWING APPROVES THEIR USE ONLY FOR THE PURPOSES DESCRIBED IN THE WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	01/29/21
DESIGNED BY	JEA
DRAWN BY	JEA
CHECKED BY	

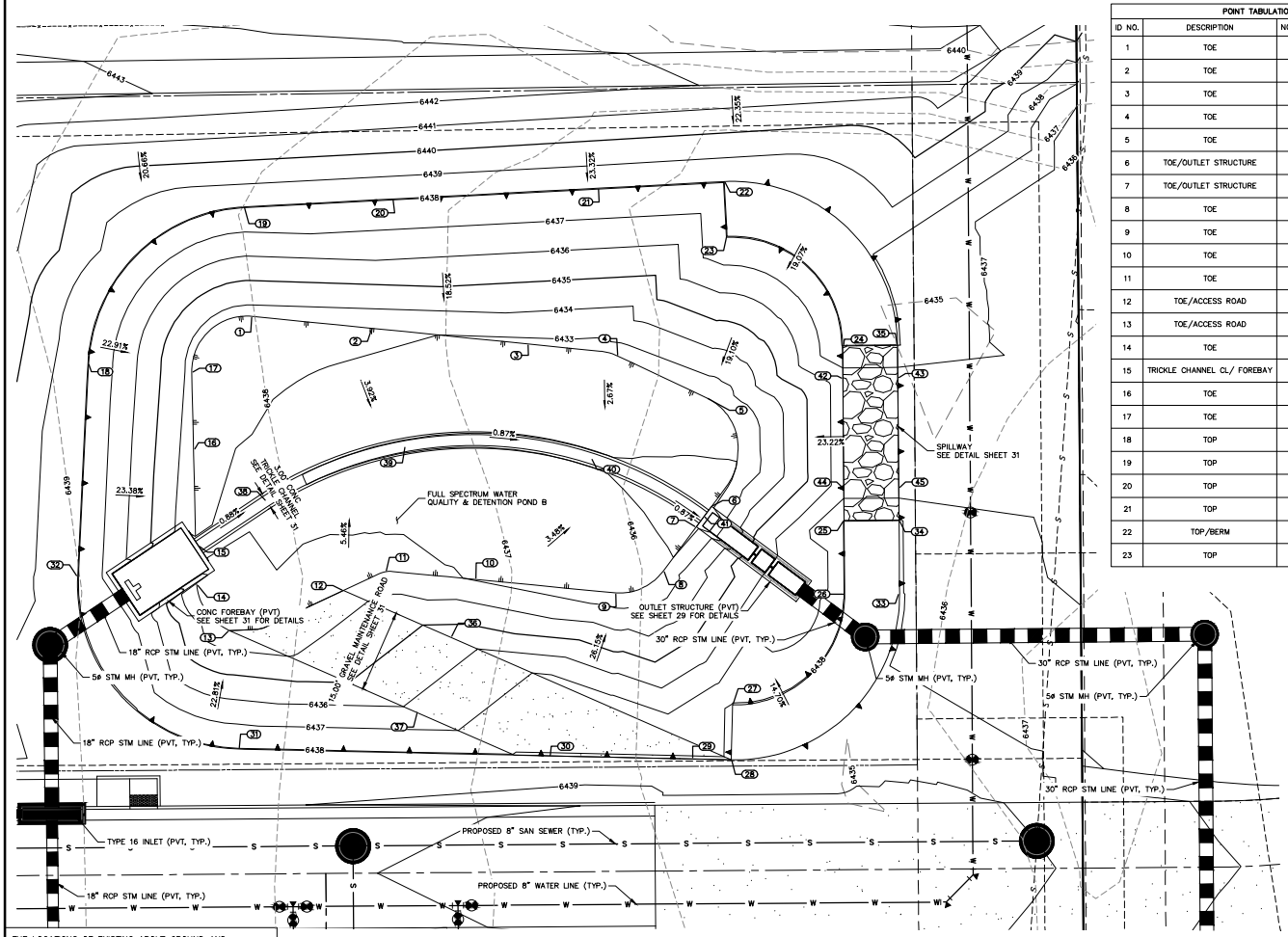
URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND A FOREBAY DETAILS

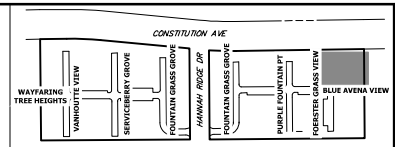
CONSTRUCTION DOCUMENTS

SHEET 27 OF 32

JOB NO. 25149.01



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



KEY MAP
SCALE: N.T.S.

POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
1	TOE	N: 378235.76 E: 232380.69	6433.53	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: 232468.16	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: 232488.60	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: 378178.58 E: 232376.58	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				

NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 18-23 BY JR ENGINEERING FOR PROPOSED STORM DESIGN.
3. SEE SHEETS 6-14 BY JR ENGINEERING FOR PROPOSED STREET DESIGN IN PUBLIC RIGHT-OF-WAY.
4. SEE FINAL GRADING PLANS BY JR ENGINEERING FOR PROPOSED GRADING PLAN.
5. SEE WATER, WASTEWATER, AND UTILITY SERVICE PLANS BY JR ENGINEERING FOR PROPOSED DESIGN OF CHEROKEE METRO DISTRICT-OWNED WATER AND SANITARY UTILITIES.
6. THE SOIL TYPES ONSITE CONSIST OF BLAKELAND LOAMY SAND (HYDROLOGIC SOIL GROUP A).
7. NO EXISTING GROUNDWATER SPRINGS, STREAMS, WETLANDS, OR OTHER SURFACE WATER EXIST ONSITE.

ABBREVIATIONS

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

SF-20-028 EPC 9/7/2021

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021
DATE

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

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

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

No.	REVISION	BY	DATE

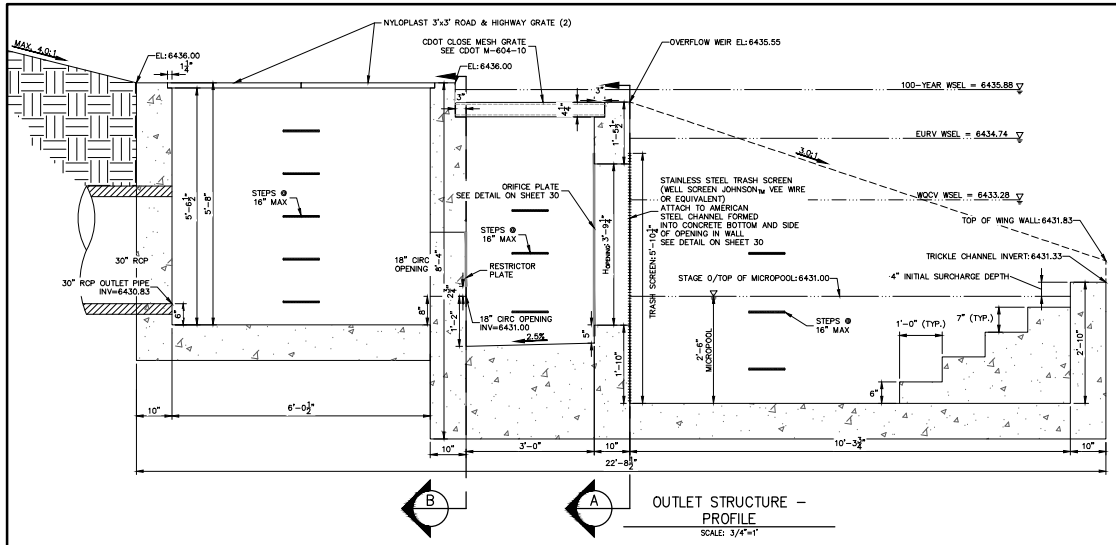
H-SCALE	1"=10'		
V-SCALE	N/A		
DATE	01/29/21		
DESIGNED BY	RPD		
DRAWN BY	JEA		
CHECKED BY			

URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND B

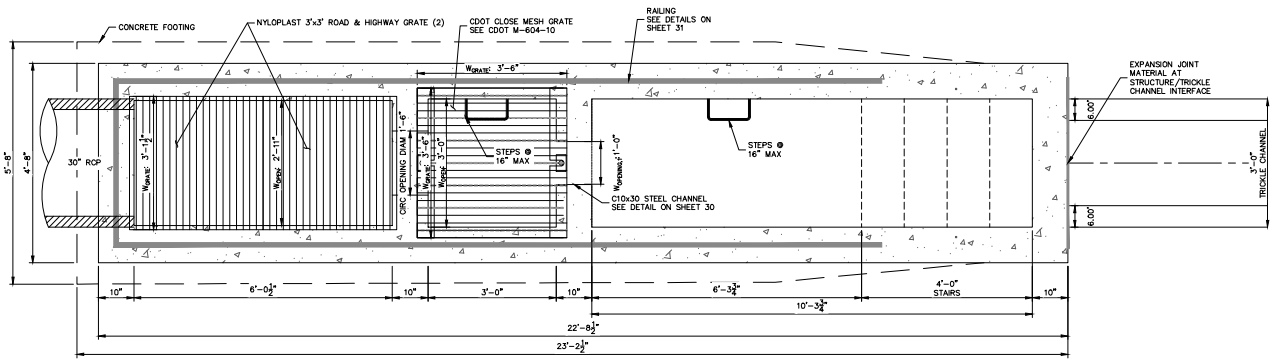
CONSTRUCTION DOCUMENTS

JOB NO. 25149.01



OUTLET STRUCTURE – PROFILE

SCALE: 3/4"=1'



OUTLET STRUCTURE – PLAN

SCALE: 3/4"=1'

OUTLET STRUCTURE STRUCTURAL NOTES:

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

OUTLET STRUCTURE PLATE AND GRADING NOTES:

ORIFICE PLATE AND RESTRICTOR PLATE:

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

OVERFLOW GRATE:

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

SF-20-028 EPC 9/7/2021

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

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

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

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

No.	REVISION	BY	DATE

H-SCALE	AS SHOWN		
V-SCALE	AS SHOWN		
DATE	01/29/21		
DESIGNED BY	RPD		
DRAWN BY	RPD		
CHECKED BY			

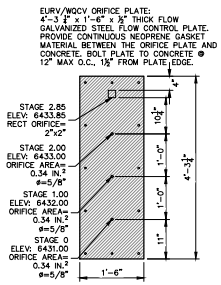
URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND B OS DETAIL 1

CONSTRUCTION DOCUMENTS

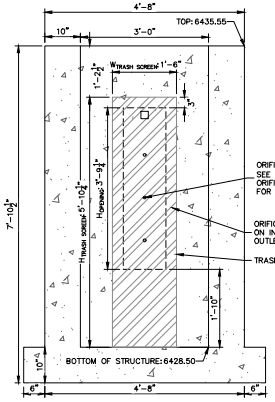
SHEET 29 OF 32

JOB NO. 25149.01



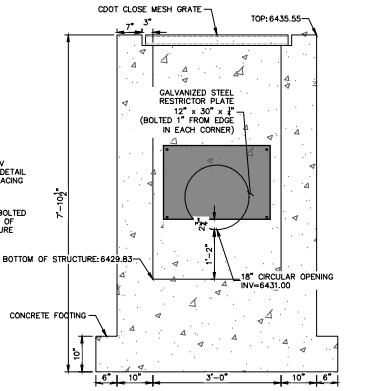
WQCV/EURV ORIFICE PLATE DETAIL

SCALE: 3/4"=1'



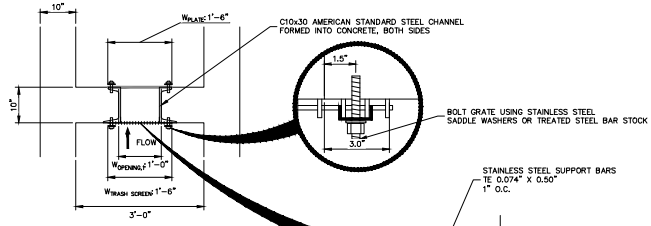
A SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



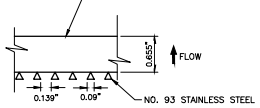
B SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)

SCALE: 3/4"=1'



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

TRASH SCREEN DETAIL

N.T.S.

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-205-1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

ORIFICE PLATE AND RESTRICTOR PLATE:

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

OVERFLOW GRATE:

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

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

SF-20-028 EPC 9/7/2021

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

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

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

No.	REVISION	BY	DATE

H-SCALE	AS SHOWN
V-SCALE	AS SHOWN
DATE	01/29/21
DESIGNED BY	RPD
DRAWN BY	RPD
CHECKED BY	

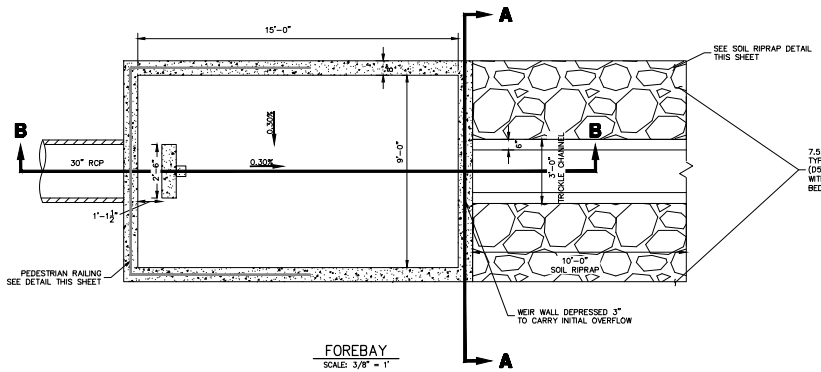
URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND B OS DETAIL 2

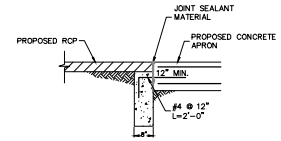
CONSTRUCTION DOCUMENTS

SHEET 30 OF 32

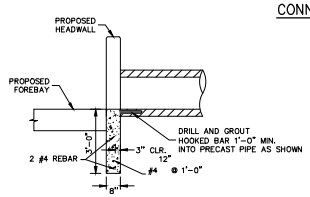
JOB NO. 25149.01



FOREBAY
SCALE: 3/8" = 1'



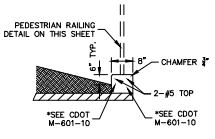
CONNECTION TO PROPOSED RCP TOEWALL
SCALE: N.T.S.



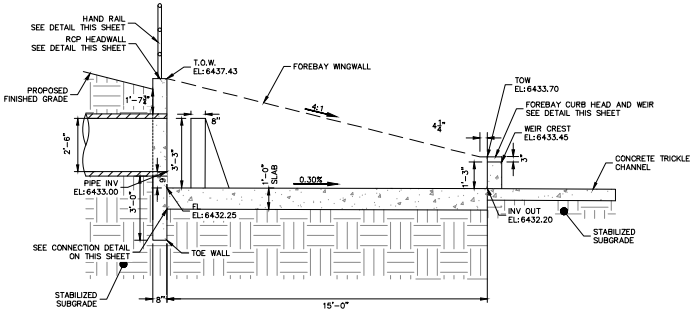
RCP TOEWALL
SCALE: N.T.S.

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

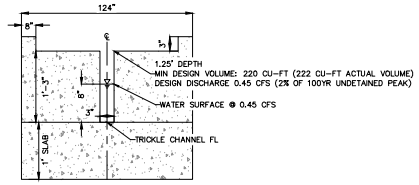
PERMANENT BMP SIGN
N.T.S.
MINIMUM AREA: 3 SQUARE FEET



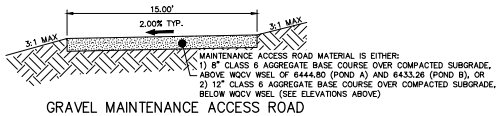
RCP HEADWALL
SCALE: N.T.S.



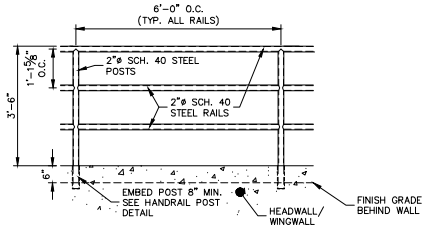
FOREBAY SECTION B–B
SCALE: 3/8" = 1'



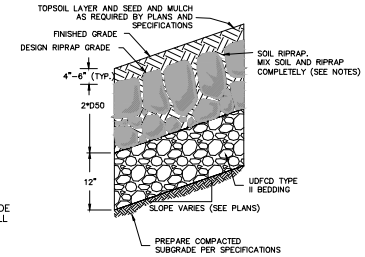
A FOREBAY
SCALE: 1" = 1'



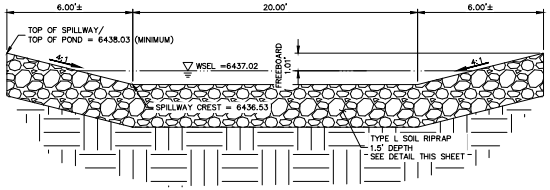
GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION
N.T.S.



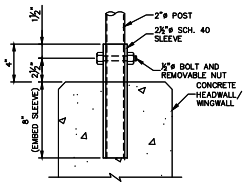
PEDESTRIAN RAILING DETAIL
SCALE: 1/2"=1'



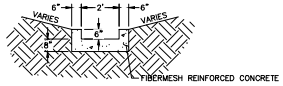
SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION
N.T.S.



POND EMERGENCY SPILLWAY
SCALE: N.T.S.



HANDRAIL POST DETAIL
SCALE: 1"=6'



POND TRICKLE CHANNEL
SCALE: 1"=1'

TYPE L RIPRAP

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

*TYPE L RIPRAP Dso=9"
Dso = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.

RIPRAP NOTES:

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

CAST-IN-PLACE STRUCTURAL NOTES:

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

WALL NOTES:

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

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

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

07/15/2021
DATE

GLENN D. ELLIS
STATE OF COLORADO
38861
PROFESSIONAL ENGINEER

SF-20-028 EPC 9/7/2021

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

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

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

No.	REVISION	BY	DATE

H-SCALE	AS SHOWN		
V-SCALE	AS SHOWN		
DATE	01/29/21		
DESIGNED BY	JEA		
DRAWN BY	JEA		
CHECKED BY			

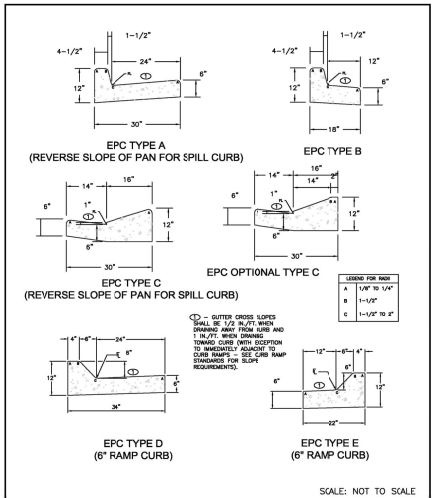
URBAN COLLECTION AT PALMER VILLAGE

PERMANENT BMP PLANS
POND B FOREBAY DETAILS

CONSTRUCTION DOCUMENTS

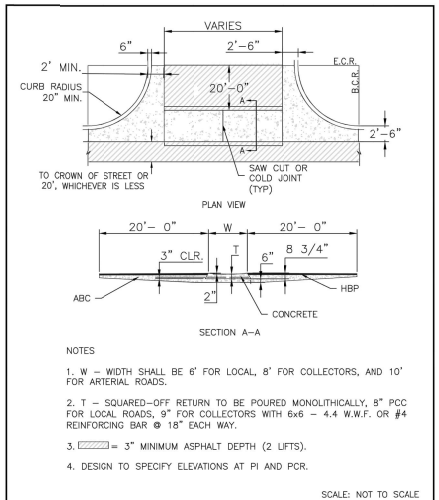
SHEET 31 OF 32

JOB NO. 25149.01

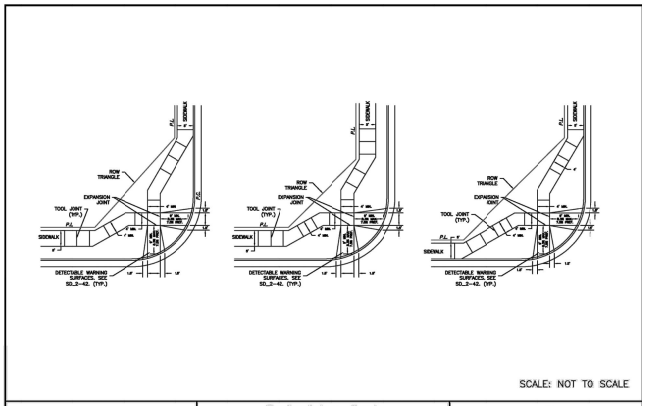


6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Typical Curb and Gutter Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-20	DEPARTMENT OF PUBLIC WORKS

(Res. No. 20-222 , 6-23-20)

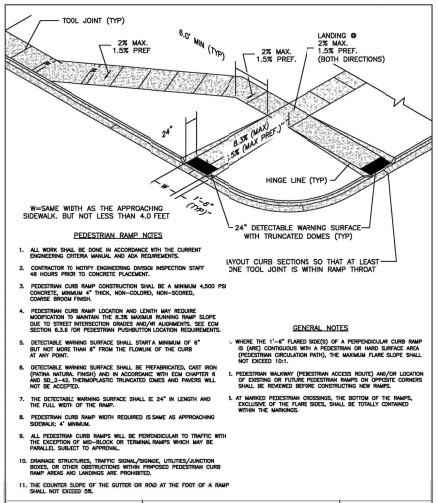


8/11/11 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Typical Cross Pan Layout Detail Standard Drawing REVISION DATE: 12/8/15 FILE NAME: SD_2-26	EL PASO COUNTY COLORADO DEPARTMENT OF TRANSPORTATION



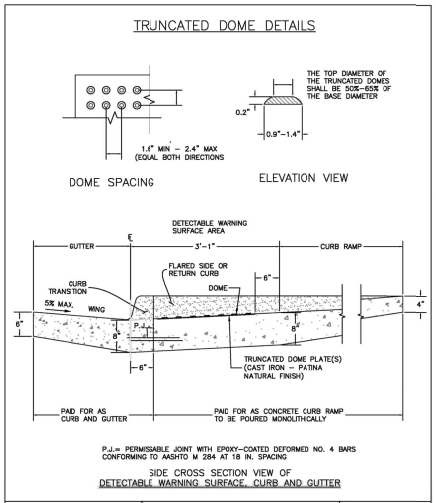
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-40	DEPARTMENT OF PUBLIC WORKS

(Res. No. 20-222 , 6-23-20)



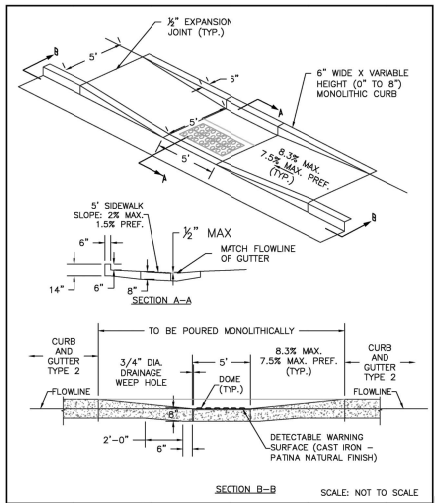
6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS

(Res. No. 20-222 , 6-23-20)



6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Detectable Warning Surface Details Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS

(Res. No. 20-222 , 6-23-20)



6/23/20 DATE APPROVED: Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	Parallel Pedestrian Curb Ramp Detail Standard Drawing REVISION DATE: 6/23/20 FILE NAME: SD_2-50	DEPARTMENT OF PUBLIC WORKS

(Res. No. 20-222 , 6-23-20)

SF-20-028 EPC 9/7/2021

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

COLORADO REGISTERED PROFESSIONAL ENGINEER GLENN D. ELLIS 38861 07/15/2021 DATE

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AUTHORITY, THE ENGINEER APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNED, BY WRITTEN AUTHORIZATION.

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

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

No.	REVISION	BY	DATE

H-SCALE	N/A		
V-SCALE	N/A		
DATE	01/29/21		
DESIGNED BY	APL		
DRAWN BY	APL		
CHECKED BY			

URBAN COLLECTION AT PALMER VILLAGE

DETAILS

CONSTRUCTION DOCUMENTS

SHEET 32 OF 32

JOB NO. 25149.01