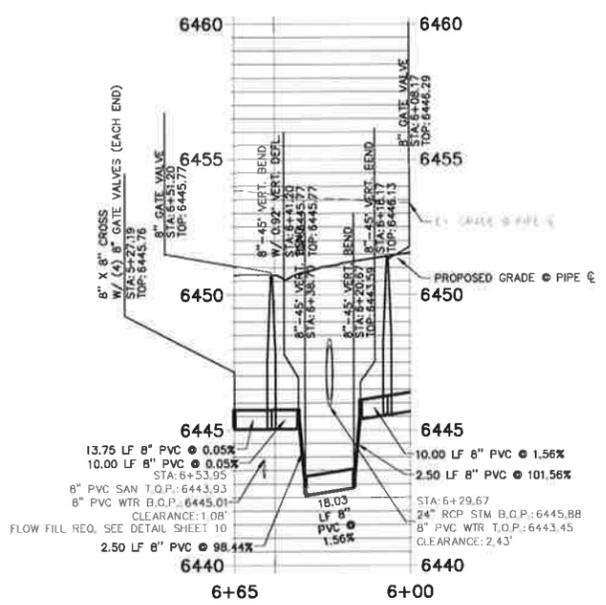


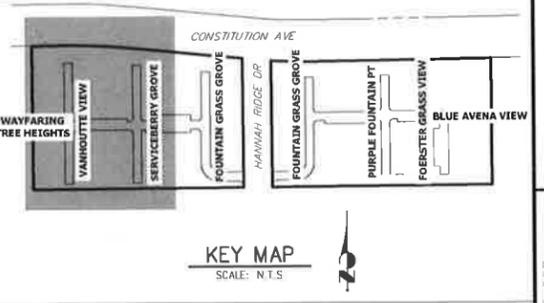
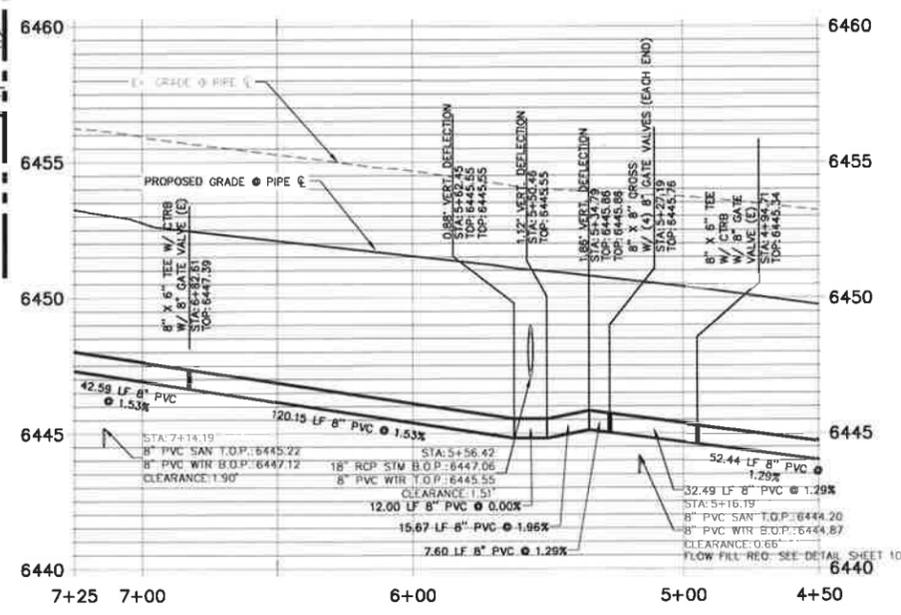
ADD VALVE

ADD VALVE

WPO2 CROSSINGS 2 & 3 PROFILE
STA 6+00.00 TO 6+65.00

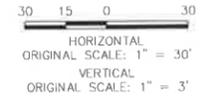


WPO1 CROSSINGS 2-4 PROFILE
STA 4+50.00 TO 7+25.00



NOTES:

1. ALL CTRB'S SHALL BE CONSTRUCTED PER CSU DETAILS A4-2 & A4-3.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER DETAILS A4-4 THROUGH A4-6. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN DETAIL A4-4 FOR MAXIMUM STATIC PRESSURES BETWEEN 150 AND 200 PSI.
3. CLEARANCE BETWEEN WATER MAIN AND SANITARY SERVICE LINE WILL BE LESS THAN 1', SECONDARY CONTAINMENT IS REQUIRED. A MINIMUM DISTANCE OF 9 FEET IS REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST PIPE JOINT. THIS MEETS THE REQUIREMENT FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6-H.2. REFER TO JR UTILITY SERVICE PLAN FOR ADDITIONAL DETAILS.
4. ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
5. "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR".
6. SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
7. SEE JR STREET, STORM, POND AND GESC PLANS FOR ASSOCIATED IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
8. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CMD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
9. ALL PROPOSED JOINT DEFLECTIONS REQUIRE STANDARD RESTRAINED JOINT MECHANICAL COUPLING PER CMD STANDARDS.
10. SEE JR USP PLANS FOR WATER AND SANITARY SERVICE LOCATIONS & DESIGN INFO.
11. ALL LOWERINGS SHALL BE CONSTRUCTED PER DETAIL A7-1 INCLUDING REQ. CRA'S.
12. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED PER DETAIL A5-3.
13. SEE PROFILE VIEWS FOR VERTICAL DESIGN INFORMATION, INCLUDING UTILITY CROSSINGS AND CLEARANCES, PIPE SLOPES, AND BURY DEPTHS.



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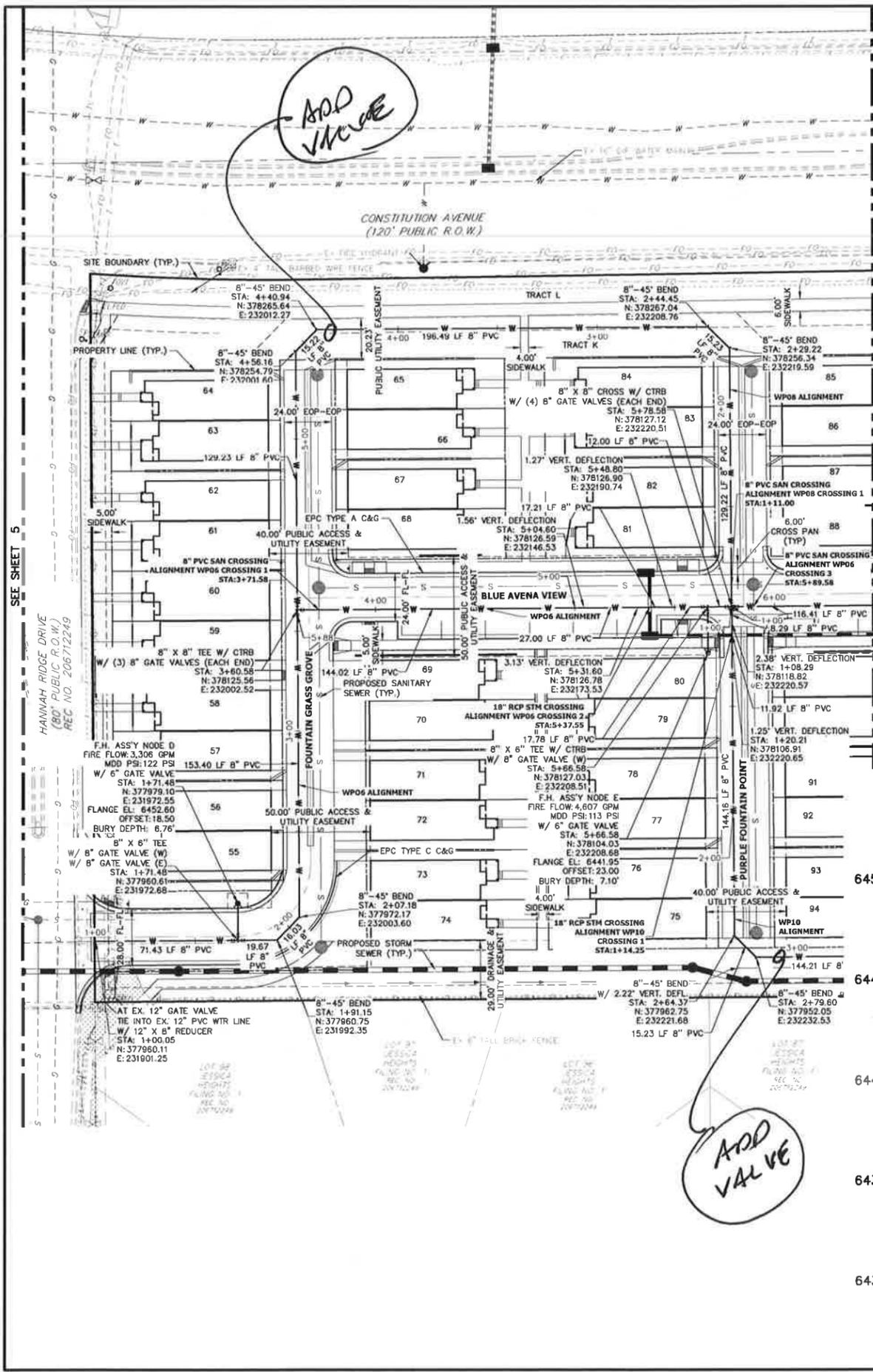
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

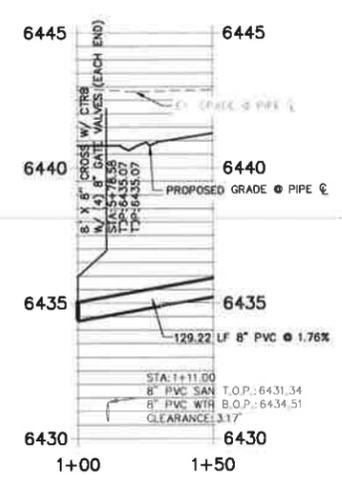
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING



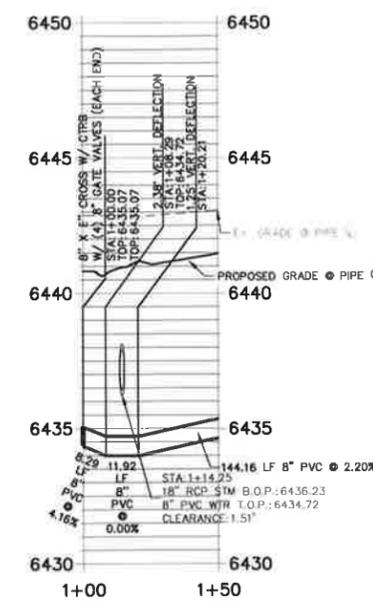
PREPARED FOR MDC HOLDINGS RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POKK 720-977-3827	JR ENGINEERING A Verticon Company Centennial 303-740-9363 • Colorado Springs 719-589-2883 Fort Collins 970-491-9988 • www.jrengineering.com	H-SCALE 1" = 30' V-SCALE 1" = 5' DATE 10-30-20 DESIGNED BY APL DRAWN BY APL CHECKED BY
		URBAN COLLECTION AT PALMER VILLAGE WATER DISTRIBUTION PLAN WATER SYSTEM PLAN
SHEET 4 OF 10 JOB NO. 25149.01		



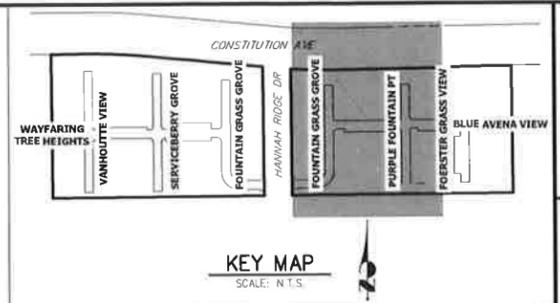
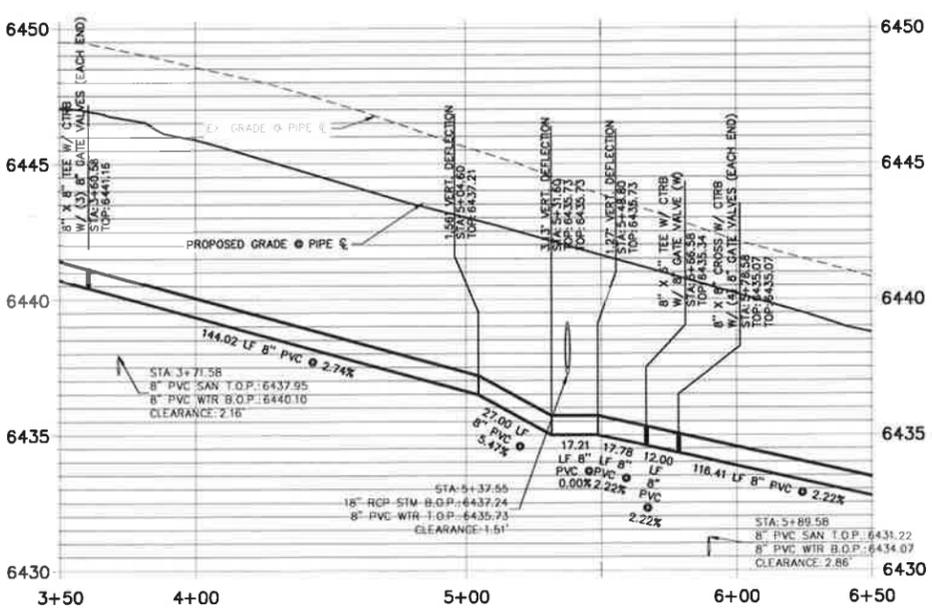
**WP08 CROSSING 1 PROFILE
STA 1+00.00 TO 1+50.00**



**WP10 CROSSING 1 PROFILE
STA 1+00.00 TO 1+50.00**



**WP06 CROSSINGS 1-3 PROFILE
STA 3+50.00 TO 6+50.00**



NOTES:

1. ALL CTRB'S SHALL BE CONSTRUCTED PER CSU DETAILS A4-2 & A4-3.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER DETAILS A4-4 THROUGH A4-6. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN DETAIL A4-4 FOR MAXIMUM STATIC PRESSURES BETWEEN 150 AND 200 PSI.
3. CLEARANCE BETWEEN WATER MAIN AND SANITARY SERVICE LINE WILL BE LESS THAN 1.5'. SECONDARY CONTAINMENT IS REQUIRED. A MINIMUM DISTANCE OF 9 FEET IS REQUIRED BETWEEN THE CENTERLINE OF THE CROSSING AND THE FIRST PIPE JOINT. THIS MEETS THE REQUIREMENT FOR SECONDARY CONTAINMENT AS DESCRIBED IN SECTION 2.6-H.2. REFER TO JR UTILITY SERVICE PLAN FOR ADDITIONAL DETAILS.
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8. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CMD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
9. ALL PROPOSED JOINT DEFLECTIONS REQUIRE STANDARD RESTRAINED JOINT MECHANICAL COUPLING PER CMD STANDARDS.
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11. ALL LOWERINGS SHALL BE CONSTRUCTED PER DETAIL A7-1 INCLUDING REQ. CRA'S.
12. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED PER DETAIL A5-3.
13. SEE PROFILE VIEWS FOR VERTICAL DESIGN INFORMATION, INCLUDING UTILITY CROSSINGS AND CLEARANCES, PIPE SLOPES, AND BURY DEPTHS.



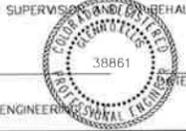
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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVALS FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

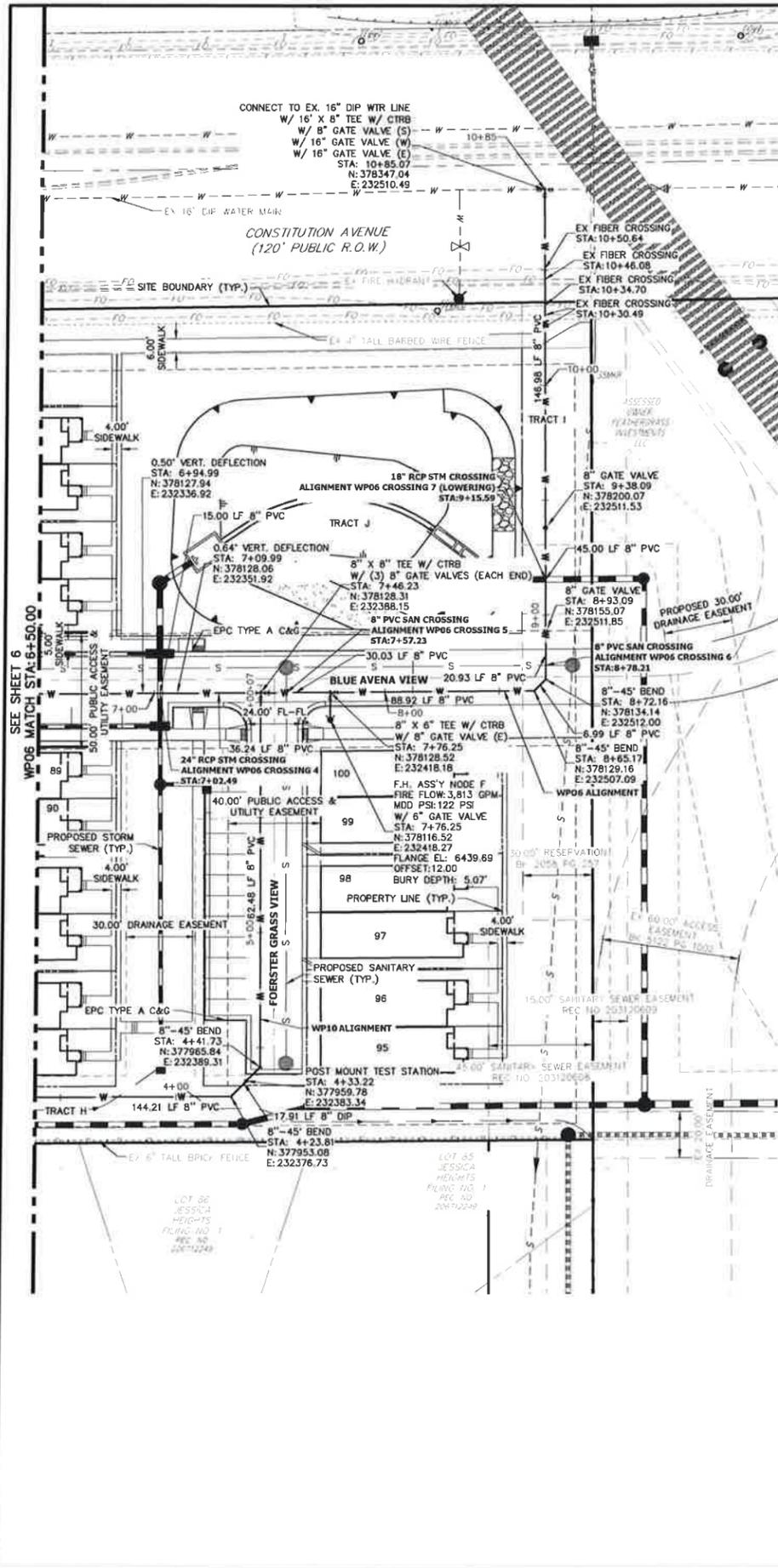
JR ENGINEERING
A Verticon Company
Central 303-740-8988 • Colorado Springs 719-582-2688
Fort Collins 970-487-8888 • www.jrengineering.com

BY	DATE	NO.	REVISION
		1	30"
		2	1"=3"
		3	10-30-24

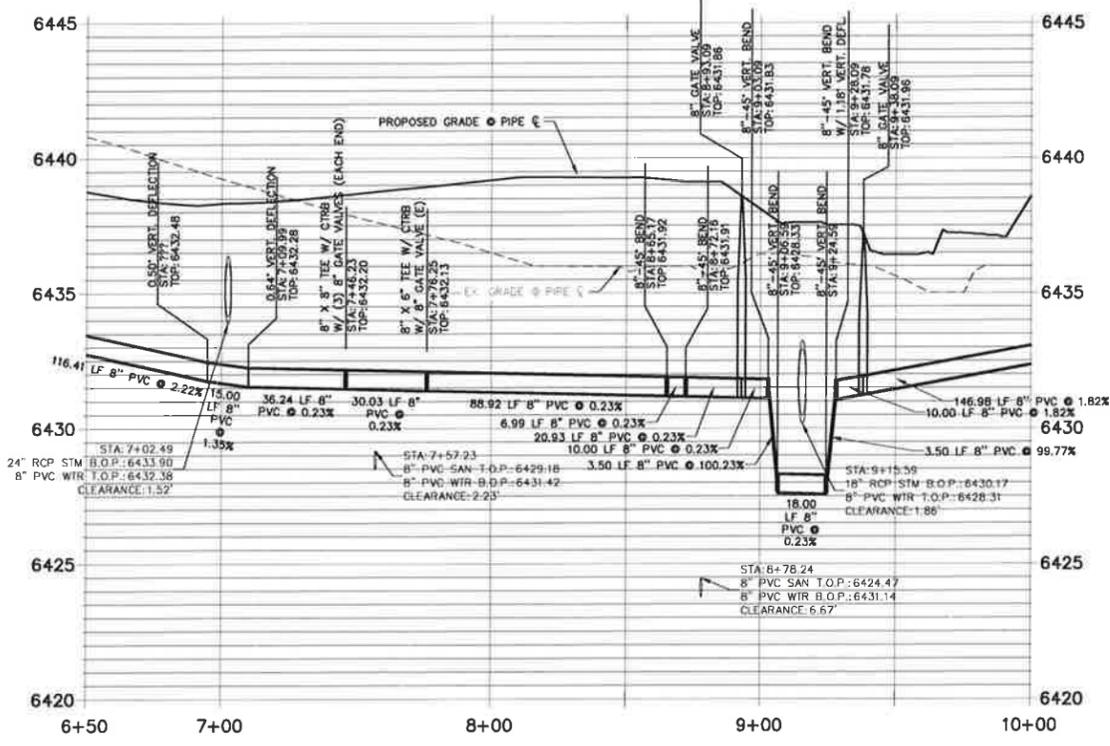
DESIGNED BY: APL
DRAWN BY: APL
CHECKED BY:

URBAN COLLECTION AT PALMER VILLAGE
WATER DISTRIBUTION PLAN
WATER SYSTEM PLAN

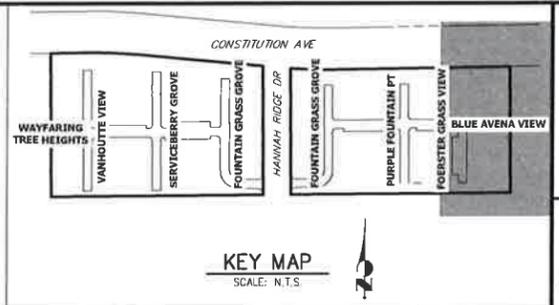
SHEET 6 OF 10
JOB NO 25149.01



**WP06 CROSSINGS 4-7 PROFILE
STA 6+50.00 TO 10+00.00**



- NOTES:**
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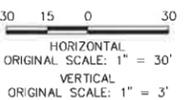
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J-R ENGINEERING
 A Wehrin Company
 Centennial 303-749-6883 • Colorado Springs 719-591-2593
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NO.	REVISION	BY	DATE



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URBAN COLLECTION AT
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