














EXISTING

LANDSCAPE LEGEND

	<i>EXISTING</i>	<i>PROPOSED</i>
TREE – CONIFEROUS		
TREE – DECIDUOUS		
SHRUB/BUSH		
SHRUBS AND BUSHES		
IRRIGATION BOX		
IRRIGATION SPRINKLER		
IRRIGATION VALVE		
BOLLARD		
FLAGPOLE		

EXISTING PROP

MISC. UTILITIES

VENT PIPE

TEST HOLE DESIGNATOR

VP

TH#

FIRM/AGENCY

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

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


1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS) AND CHEROKEE METROPOLITAN DISTRICT EXCEPTIONS.
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF NOTICES THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METROPOLITAN DISTRICT.
6. ALL FIELD STAKING SHALL COMPLY WITH THE WATER LESS.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
12. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, FALCON FIRE DEPARTMENT AND CHEROKEE METROPOLITAN DISTRICT, AS REQUIRED BY THE INSPECTOR.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
15. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.

1. ☐ ☒ ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR.
2. ☒ ☐ A CONNECTION TO AN EXISTING STUB IS PROPOSED. CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS.
3. ☐ ☒ A WATER STUB-OUT(S) IS/ARE PROPOSED. CHEROKEE METRO DISTRICT DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS.
4. ☐ ☒ A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT

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
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720.077.3827

J·R ENGINEERING
A Westrian Company



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

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

URBAN COLLECTION AT
PALMER VILLAGE

LEGEND

WATER SYSTEM PLAN

SHEET 2 OF 10

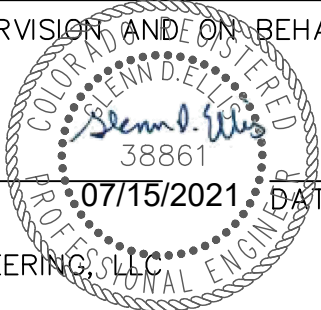
JOB NO. 25149.01

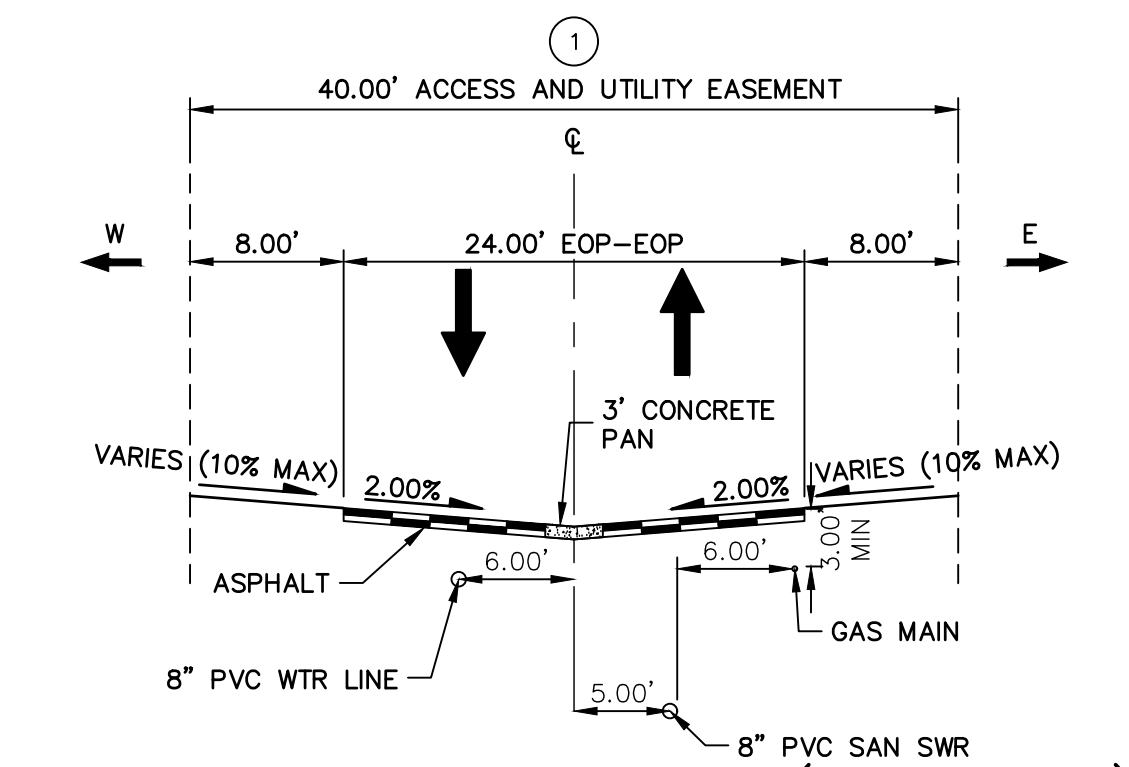


Know what's **below**.
Call before you dig.

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

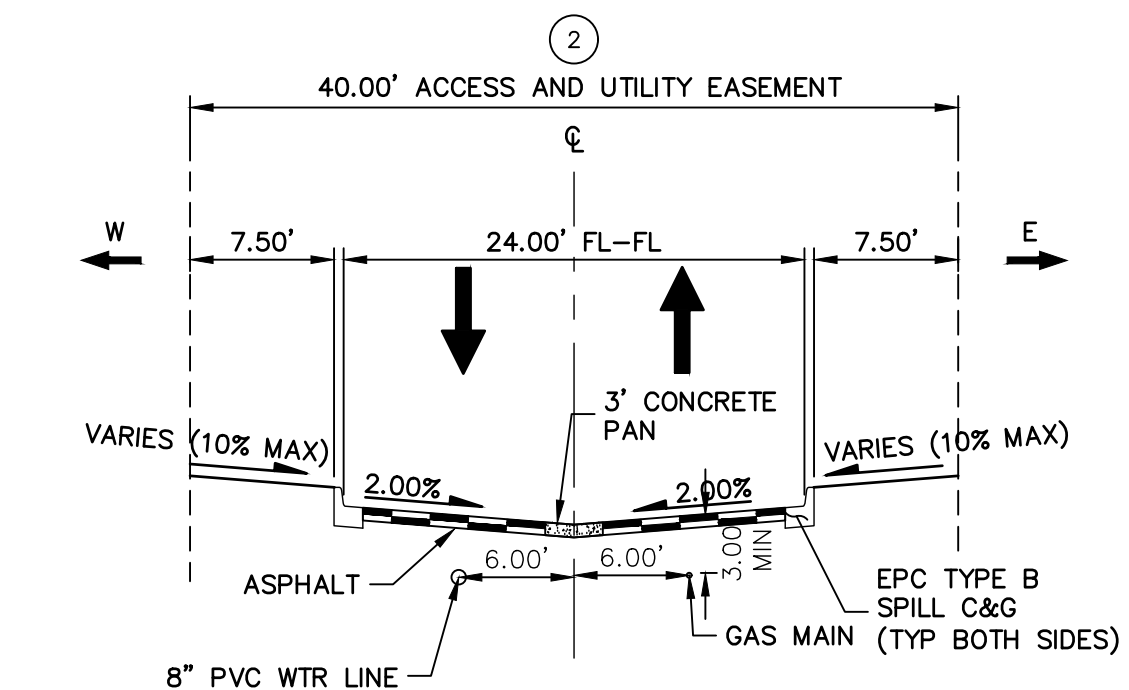
GLENN D. ELLIS, P.E.
COLORADO P.E. 38861
FOR AND ON BEHALF OF JR ENGINEERING, LLC





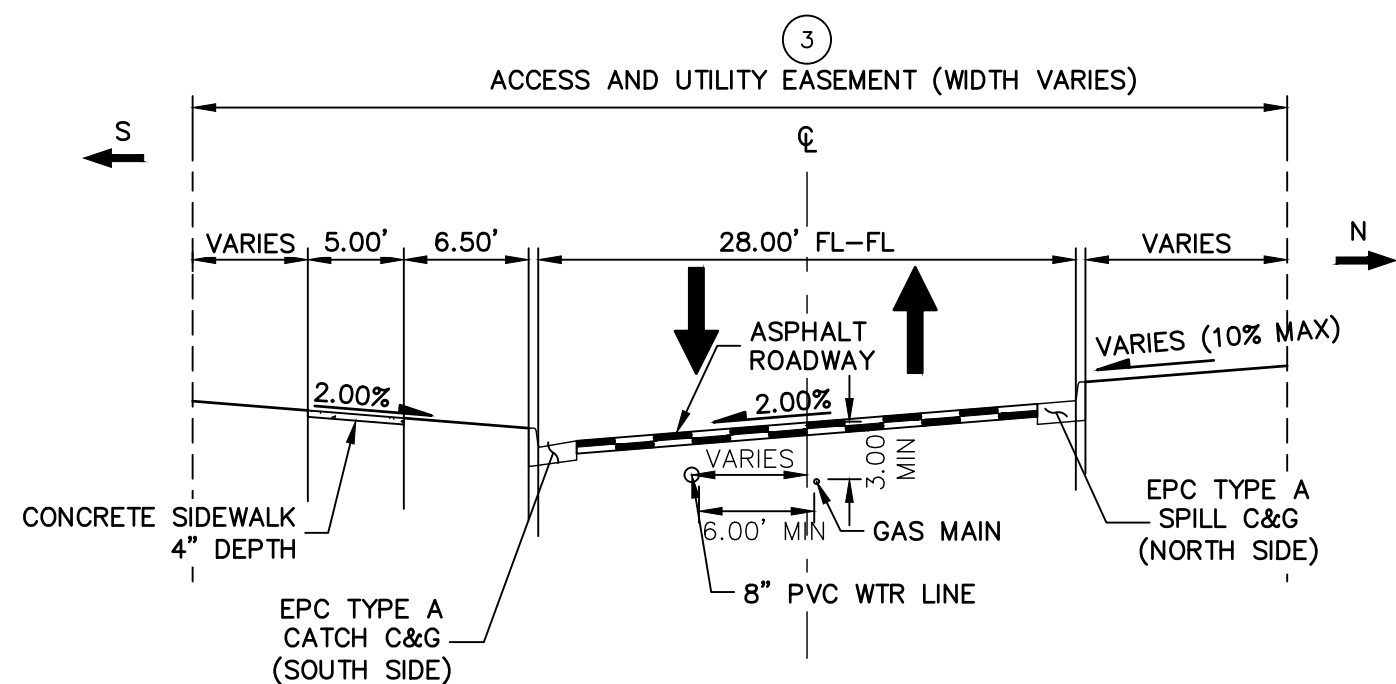
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 1

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



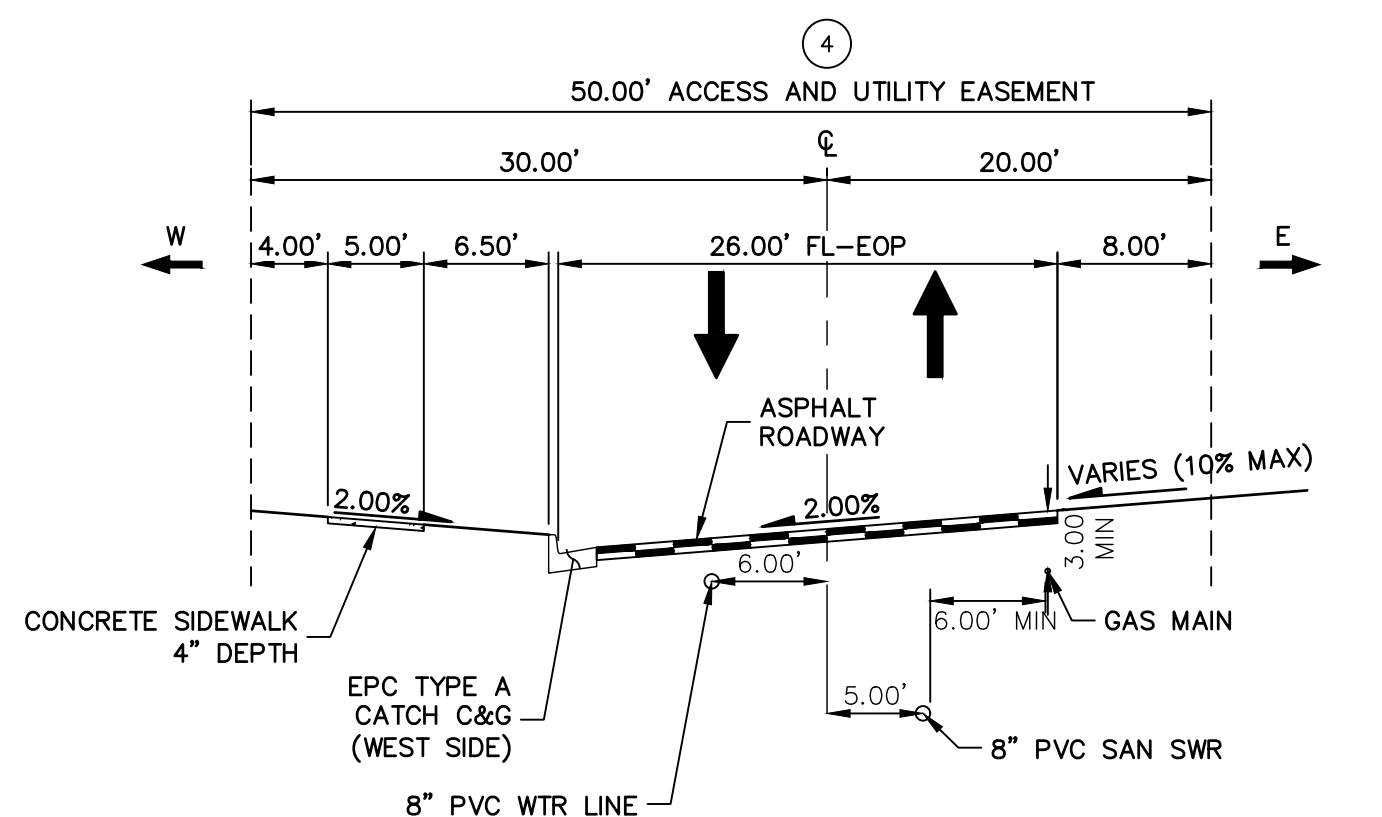
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 2

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



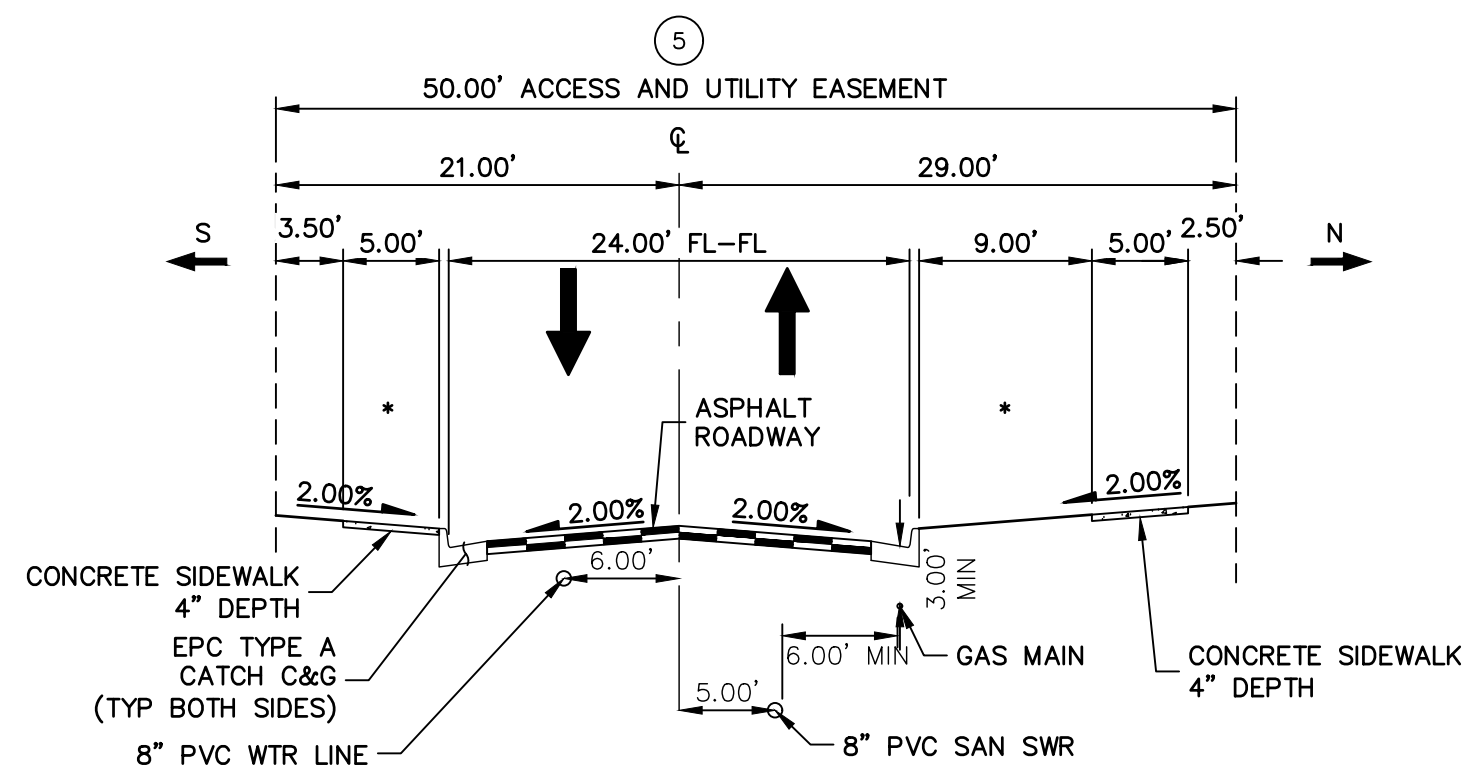
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 3

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



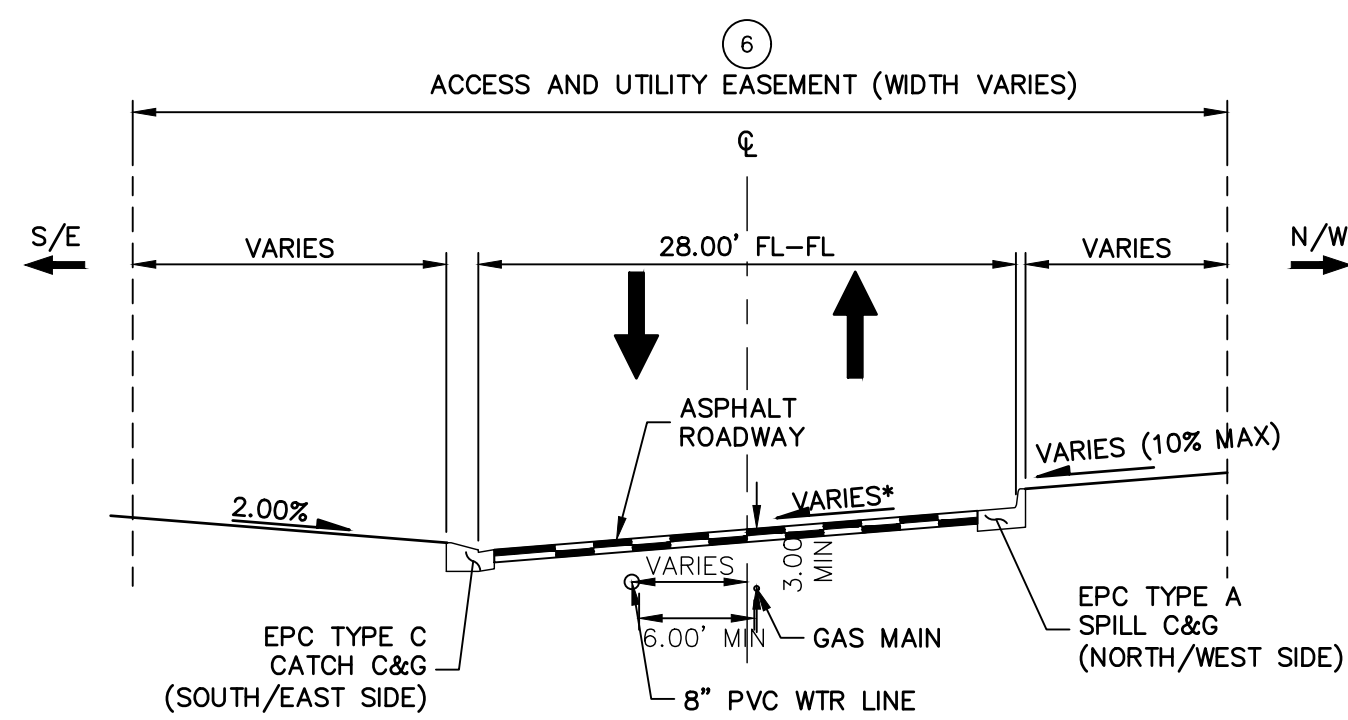
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 4

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



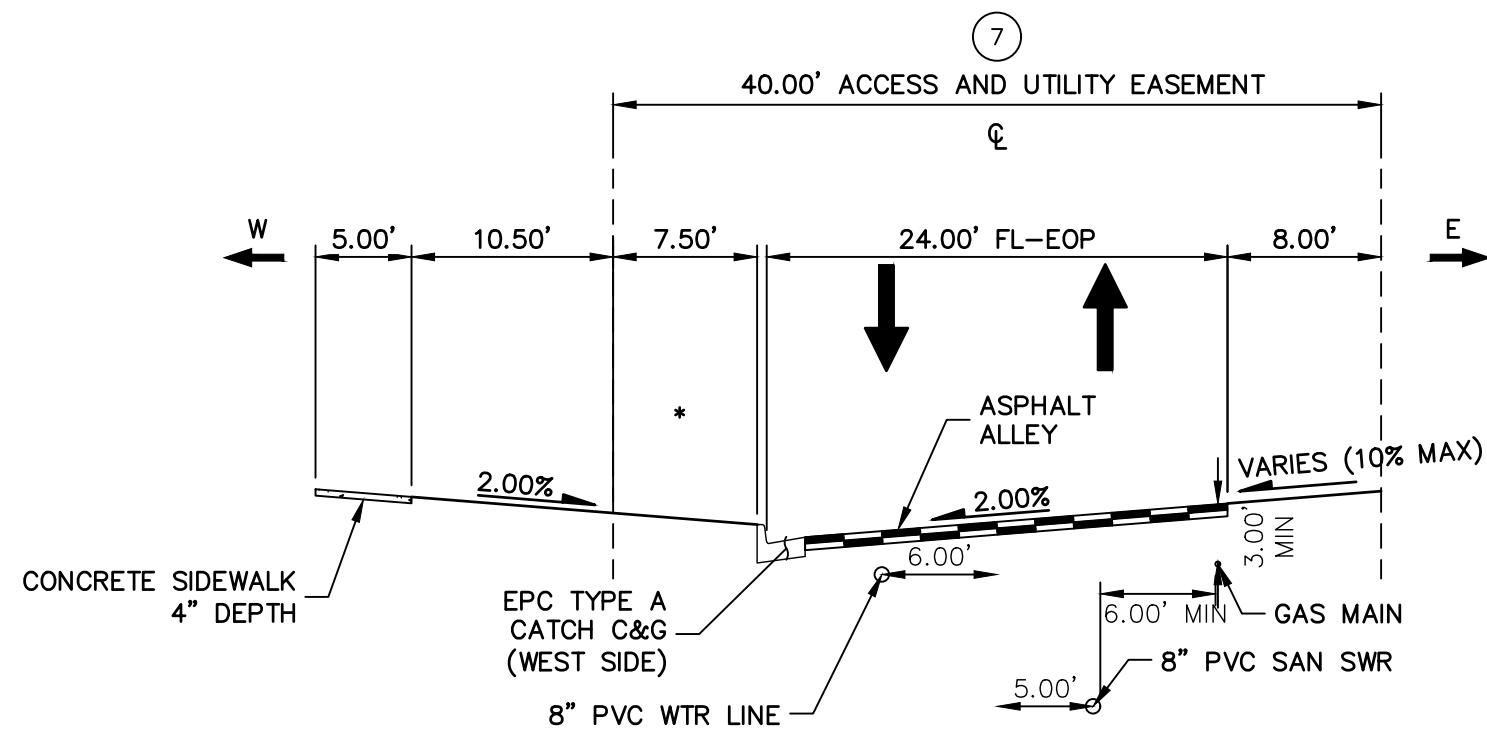
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 5

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



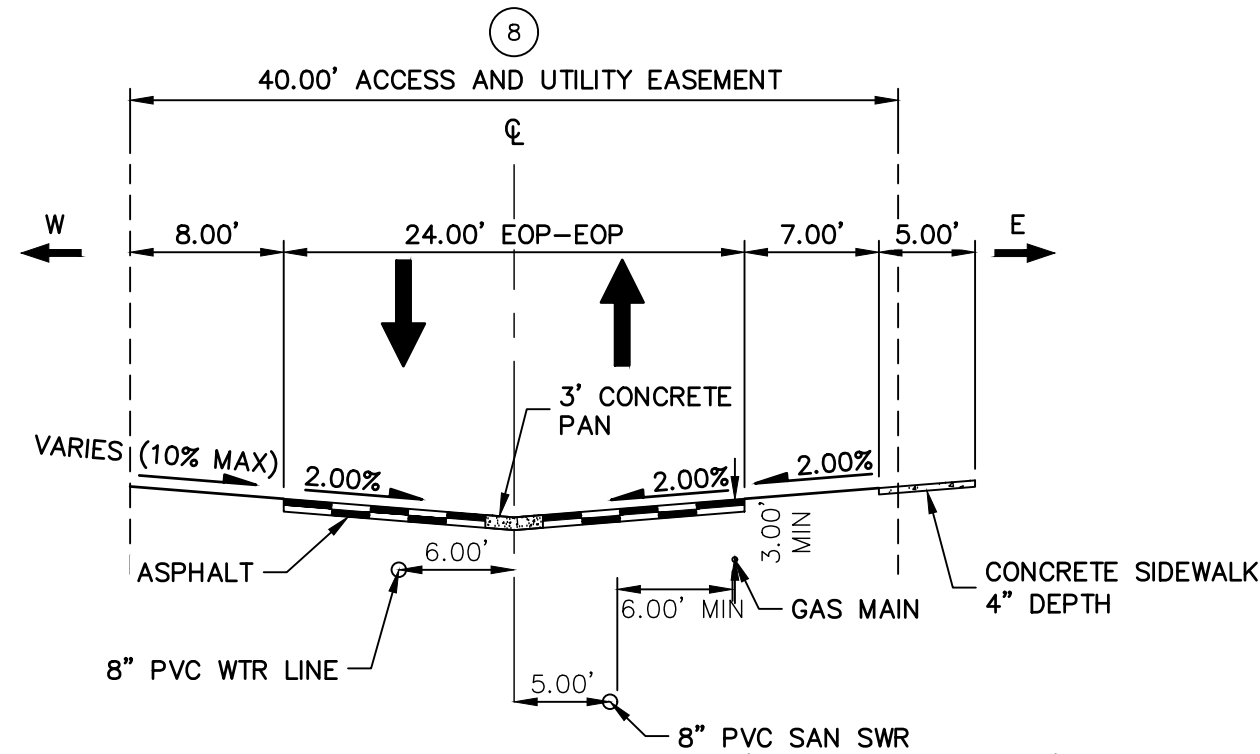
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 6

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



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 7

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



TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)
TYPE 8

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

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

URBAN COLLECTION AT
PALMER VILLAGE

TYPICAL SECTIONS

WATER SYSTEM PLAN

SHEET 3 OF 10

JOB NO. 25149.01

PREPARED FOR

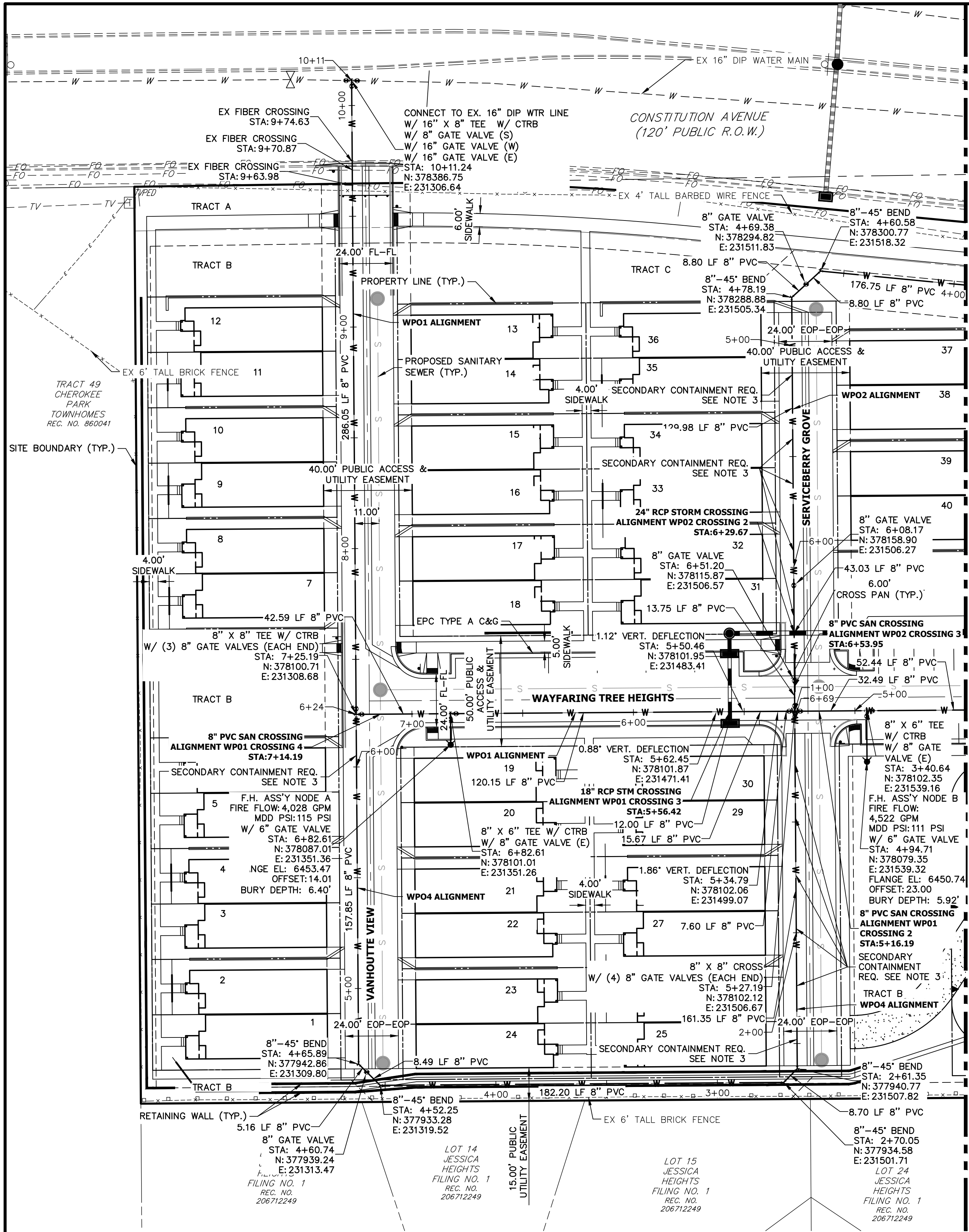
MDC HOLDINGS
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ATTN: JASON POCK
720-977-3827

J.R. ENGINEERING
A Westman Company



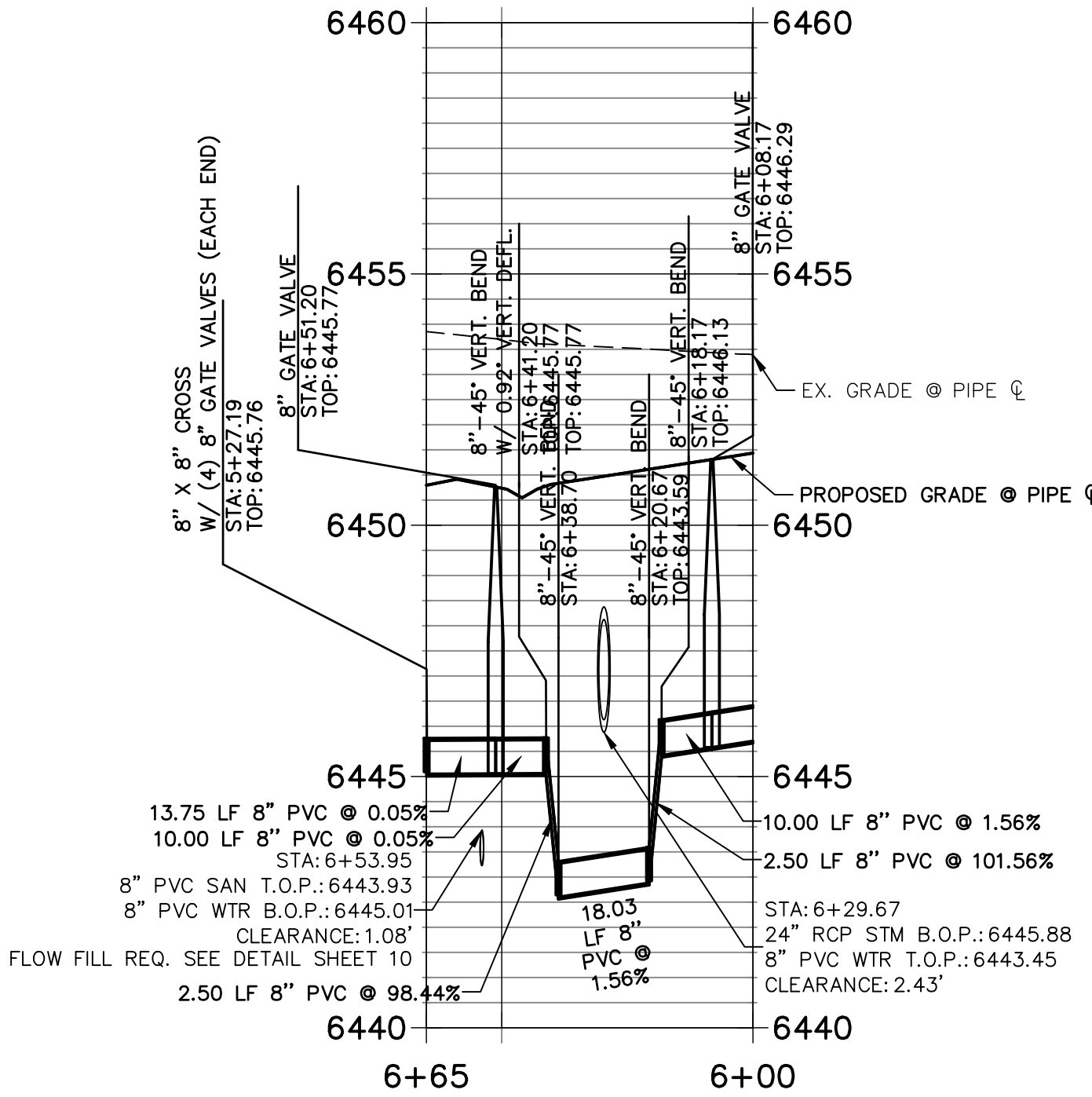
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UNTIL SUCH TIME AS
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FOR ANY OTHER PURPOSES
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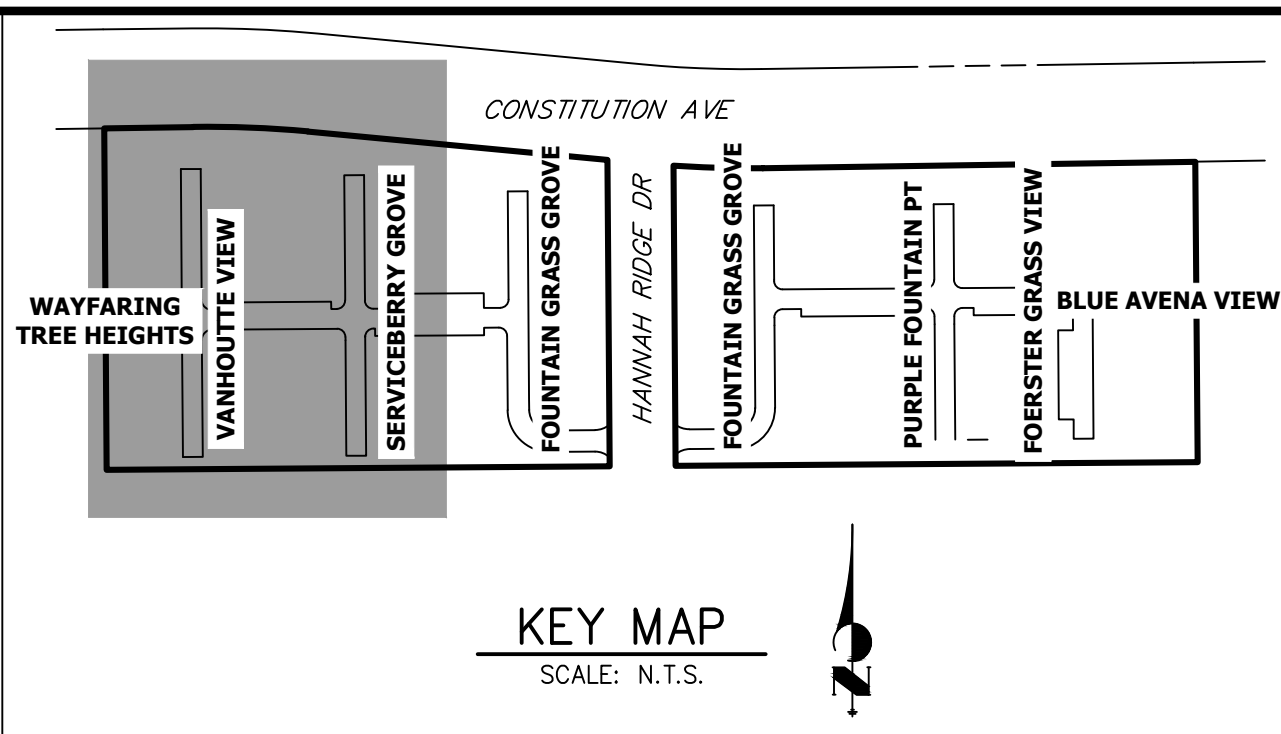
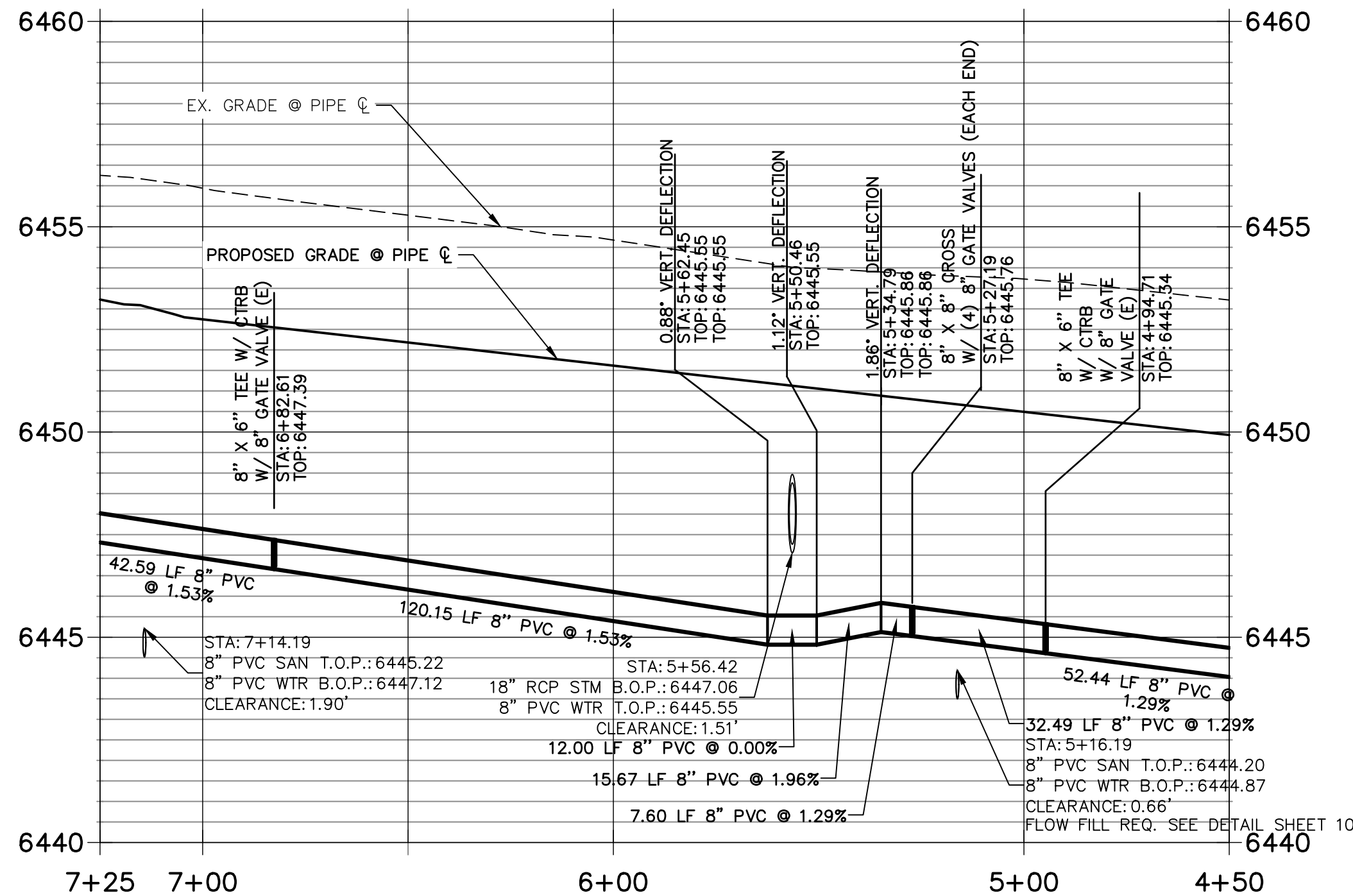


SEE SHEET 5
WPO1 MATCH STA: 4+50.00

WP02 CROSSINGS 2 & 3 PROFILE STA 6+00.00 TO 6+65.00

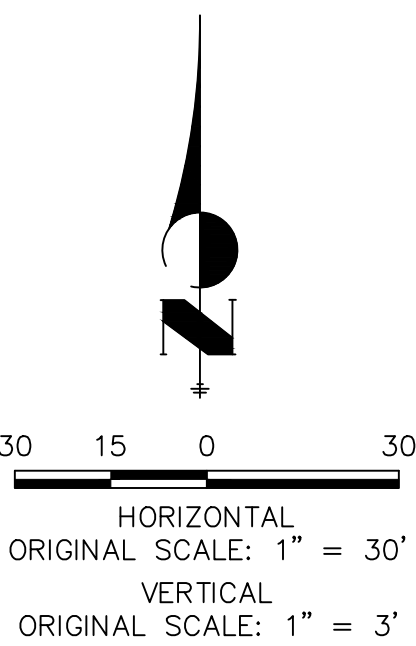


WP01 CROSSINGS 2-4 PROFILE STA 4+50.00 TO 7+25.00



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 1.5', 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.
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.
14. CONTRACTOR TO COORDINATE WITH THE CHEROKEE METRO DISTRICT REGARDING THE SPECIFICATIONS FOR THE SAMPLING STATION.

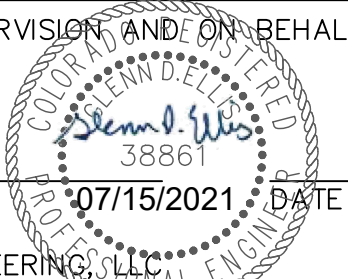


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	10-30-20	APL	APL	

URBAN COLLECTION AT
PALMER VILLAGE

WATER DISTRIBUTION PLAN

WATER SYSTEM PLAN

SHEET 4 OF 10

JOB NO. 25149.01

Profile view of the proposed road grade. The vertical axis shows elevation in feet (6440 to 6455). The horizontal axis shows stationing (4+50, 4+00, 3+50). The profile includes a dashed line for the existing grade and a solid line for the proposed grade. Key data points include:

- 2.51' VERT. DEFLECTION (STA: 3+40.67, TOP: 6444.66)
- 3.25' VERT. DEFLECTION (STA: 3+40.64)
- 3.46' VERT. DEFLECTION (STA: 3+40.64)
- 2.85' VERT. DEFLECTION (STA: 3+40.64, TOP: 6444.65)
- 52.44 LF 8" PVC @ 1.29%
- 36.54 LF 8" PVC @ 5.68%
- 20.00 LF 8" PVC @ 0.00%
- 34.04 LF 8" PVC @ 6.05%
- 22.49 LF 8" PVC @ 1.07%
- STA: 3+95.73
- 30" RCP STM. B.O.P.: 6444.14
- 8" PVC WTR. T.O.P.: 6442.58
- CLEARANCE: 1.53'



6455

6450

6445

6440

1+00

1+50

8" X 8" TEE W/ 8" GATE VALVES (EACH END)

EX. GRADE @ PIPE C/L

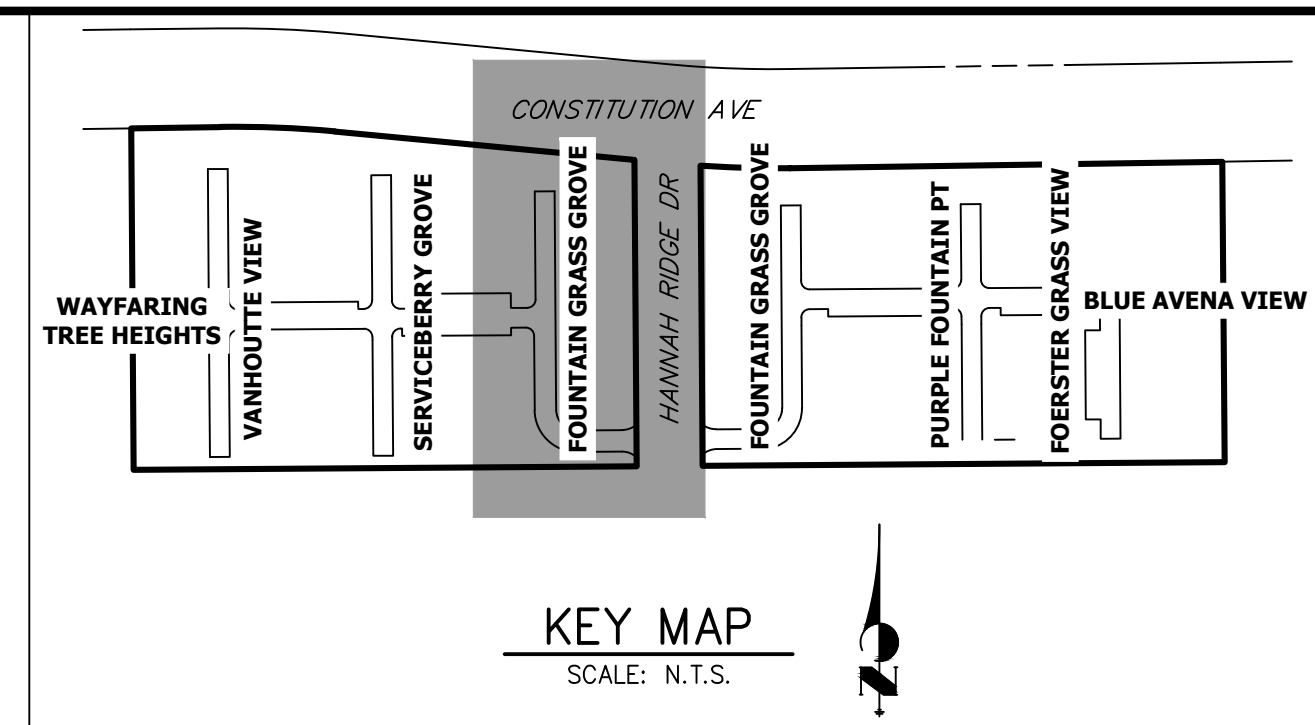
PROPOSED GRADE @ PIPE C/L

STA: 1+29.19
TOP: 6444.89

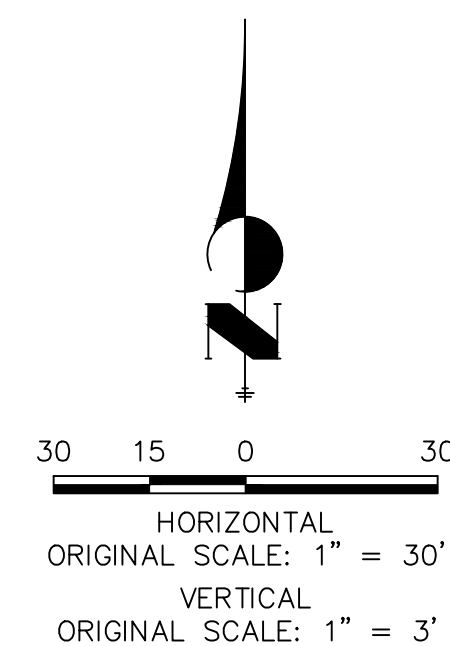
170.21 LF 8" PVC @ 1.36%

STA: 1+11.00
8" PVC SAN T.O.P.: 6442.91
8" PVC WTR B.O.P.: 6444.28
CLEARANCE 1.37'

FLOW FILL REQ. SEE DETAIL SHEET 10'



- ## 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.
FOR CTRB DETAILS A4-4 THROUGH A4-8 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 18" MIN. A 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. 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 NOTED.
 9. THE PROPOSED JOINT REFLECTIONS REQUIRE STANDARD RESTRAINED JOINT MECHANICAL COUPLING PER CMD STANDARDS.
 10. SEE JR USP PLANS FOR WATER AND SANITARY SERVICE LOCATIONS & DESIGN INFO.
 11. COVERINGS SHALL BE CONSTRUCTED PER DETAIL A7-1 INCLUDING REQ. C.R.A'S.
 12. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED PER DETAIL A5-3.
 13. SEE PROFILE VIEWS FOR VERTICAL DESIGN INFORMATION, INCLUDING UTILITY LOCATIONS AND CLEARANCES, SLOPES, AND BENCH MARKS.
 14. CONTRACTOR TO COORDINATE WITH THERMOTEC METRO DISTRICT REGARDING THE SPECIFICATIONS FOR THE SAMPLING STATION.



PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

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PREPARED FOR

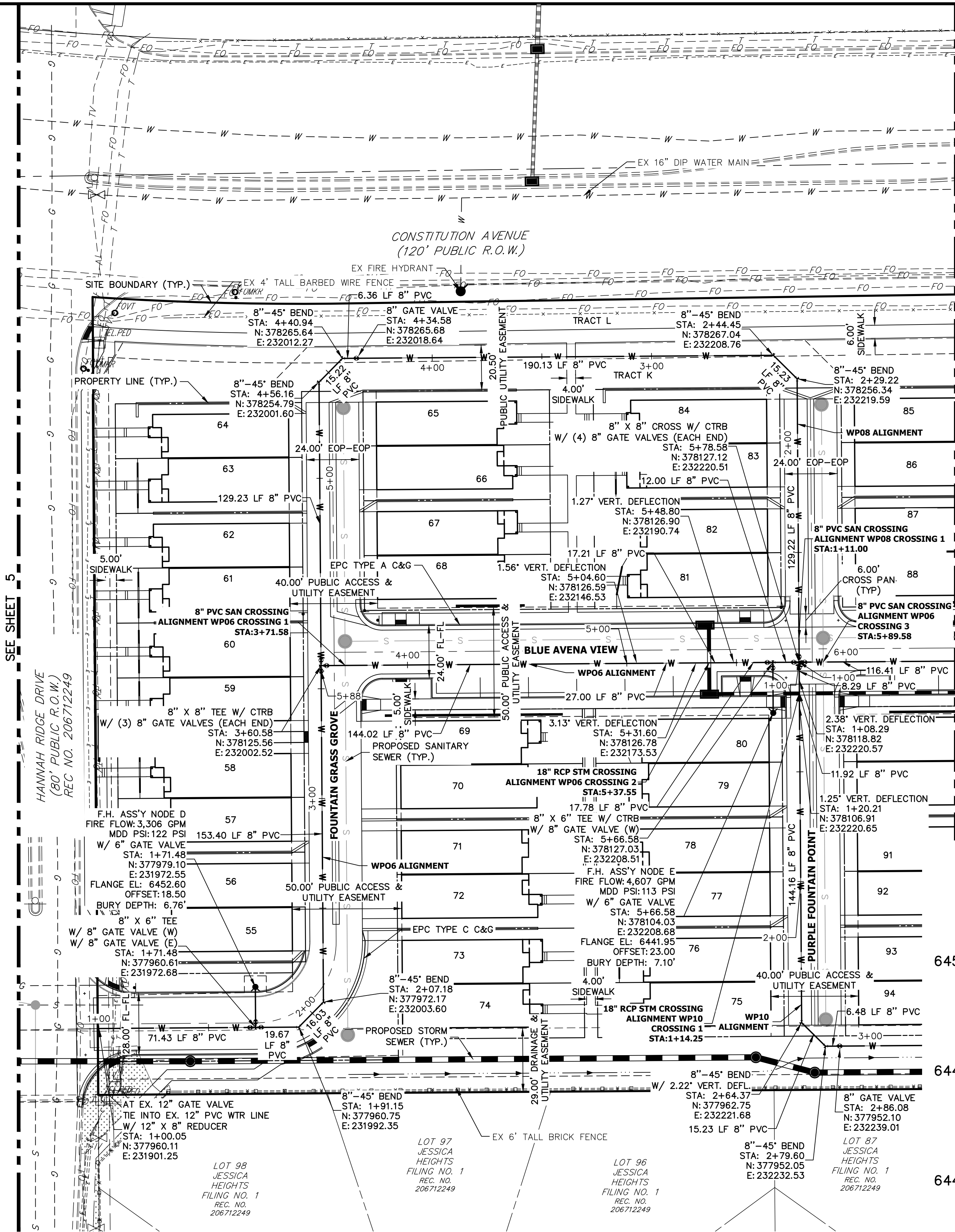
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JOB NO.	25149.01	SHEET	5	OF	10	URBAN COLLECTION AT PALMER VILLAGE				H-SCALE	1"=30'	NO.	REVISION	BY	DATE
						WATER DISTRIBUTION PLAN				V-SCALE	1"=3'				
						DESIGNED BY				DATE	10-30-20				
						DRAWN BY				APL					
						CHECKED BY				APL					
						WATER SYSTEM PLAN									



SEE SHEET 5

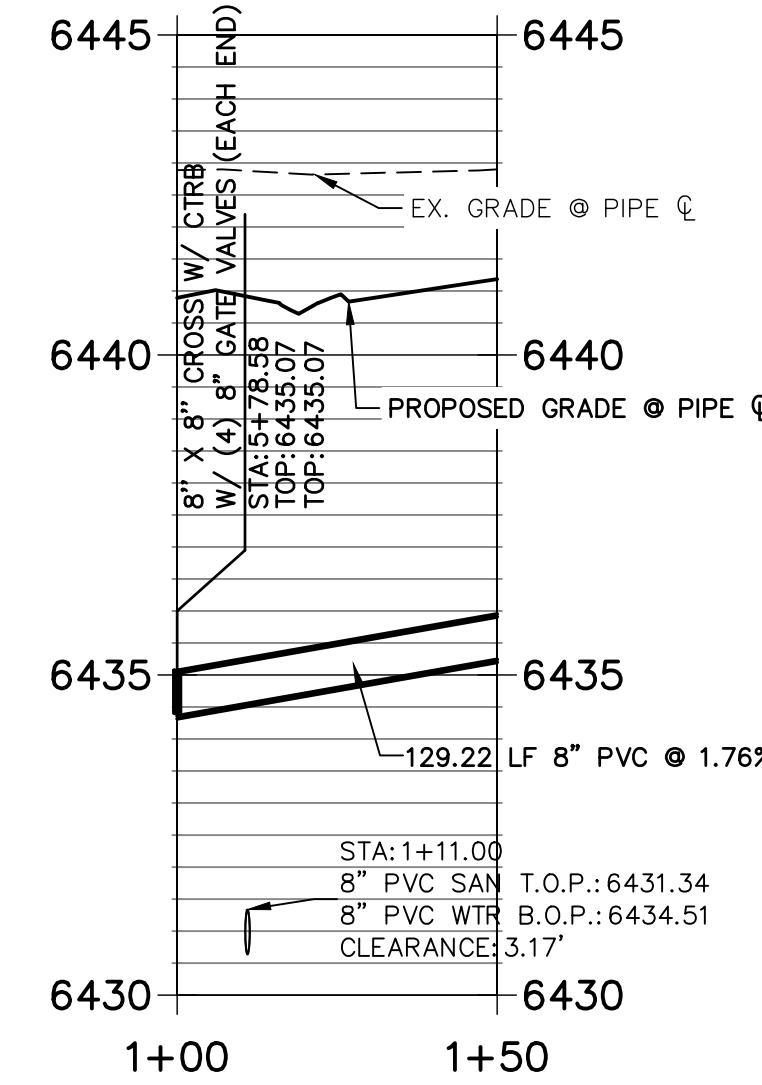
HANNAH RIDGE DRIVE
(90' PUBLIC R.O.W.)
REC NO. 206712249

LOT 98
JESSICA
HEIGHTS
FILING NO. 1
REC. NO.
206712249

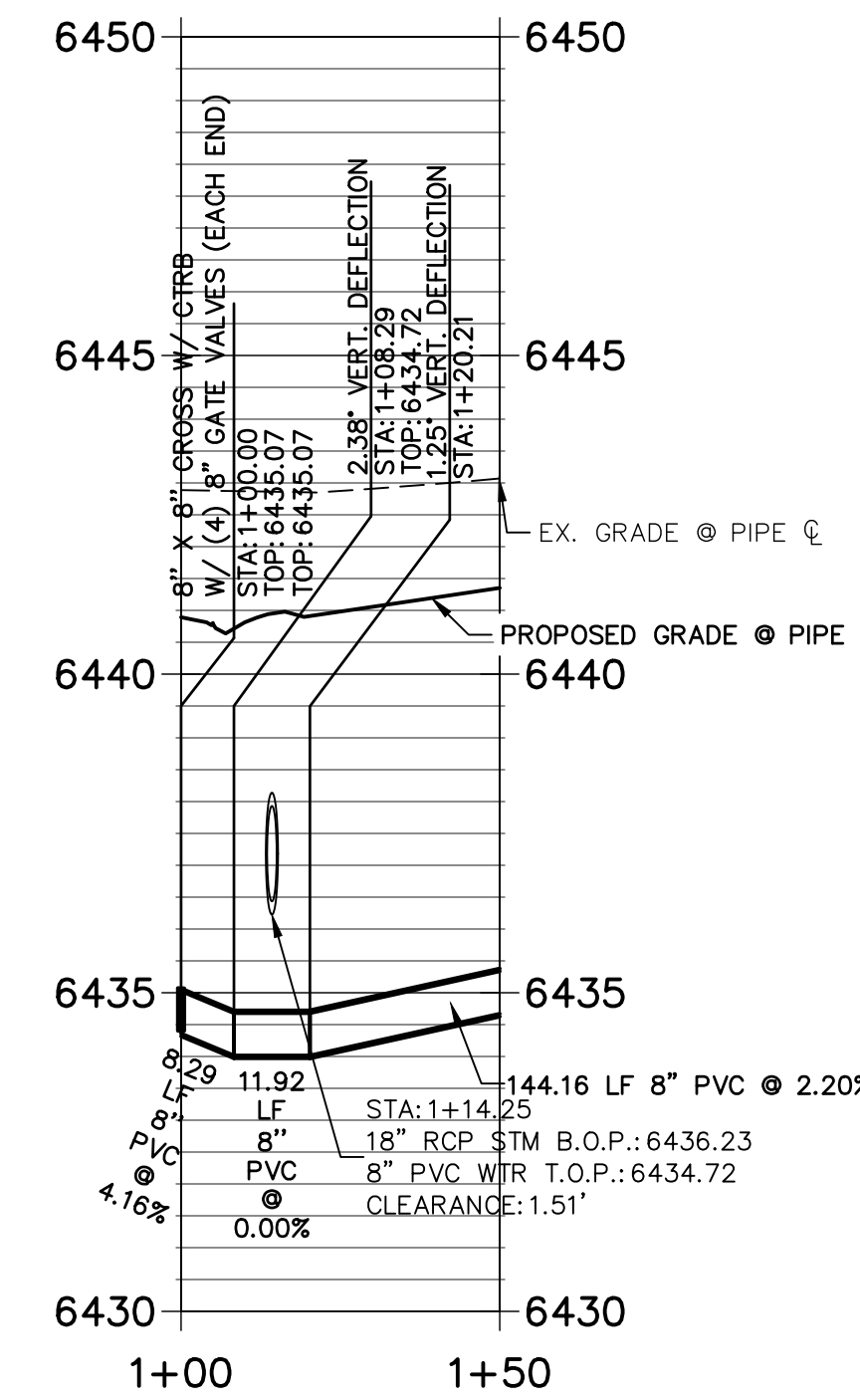
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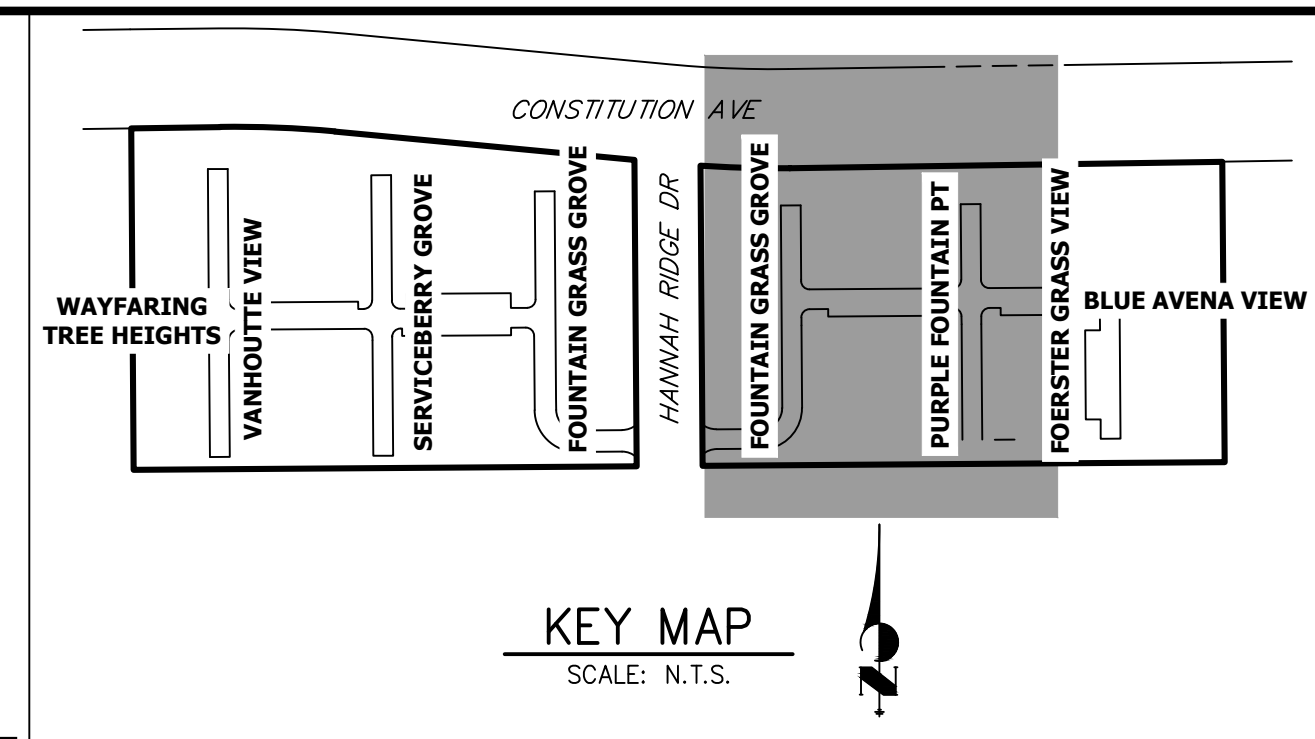
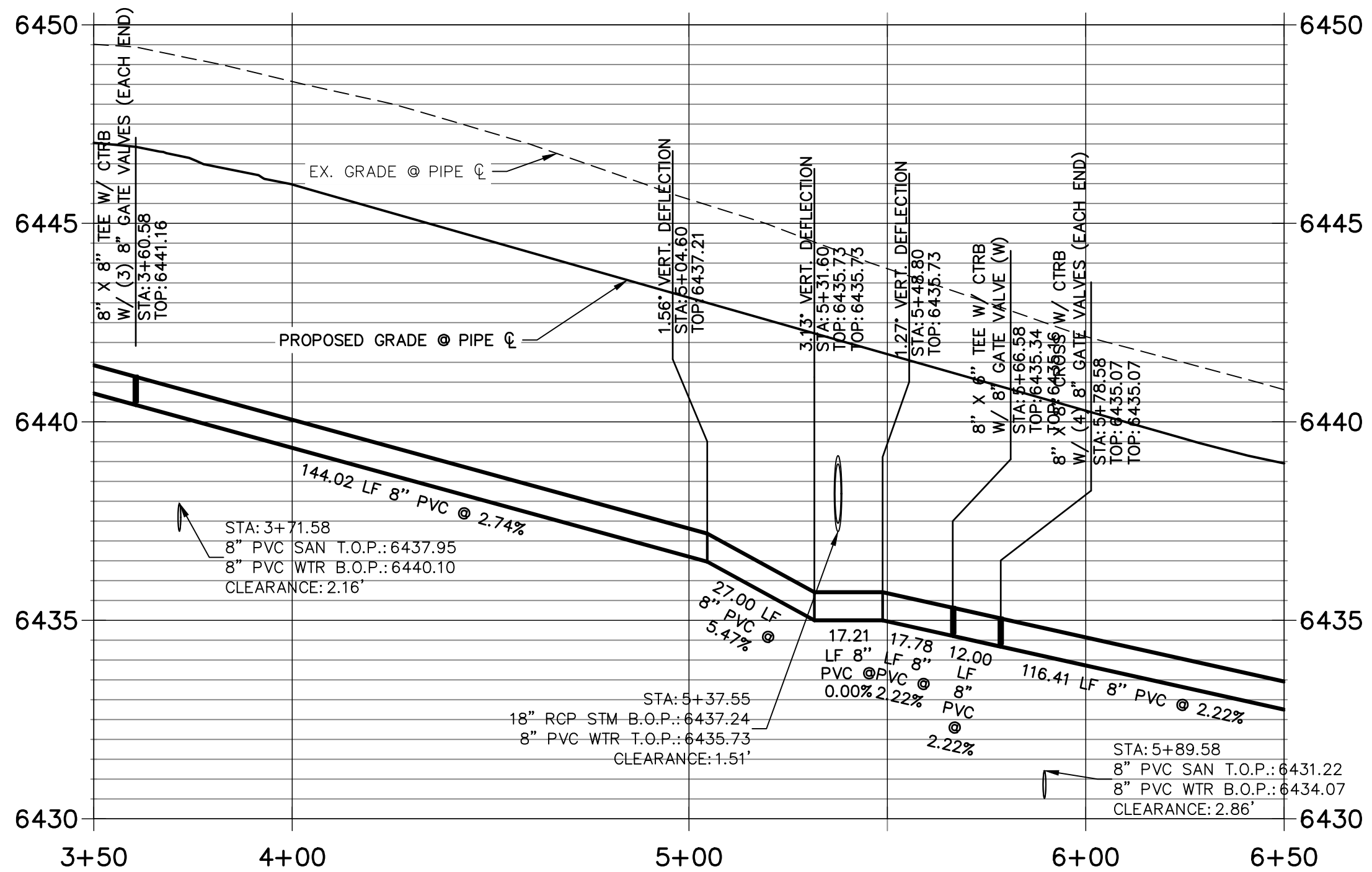
WP08 CROSSING 1 PROFILE STA 1+00.00 TO 1+50.00



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.
 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.
 14. CONTRACTOR TO COORDINATE WITH THE CHEROKEE METRO DISTRICT REGARDING THE SPECIFICATIONS FOR THE SAMPLING STATION.



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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

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

J.R. ENGINEERING
A Westman Company

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NO.	REVISION	BY	DATE
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	10-30-20	APL	APL	

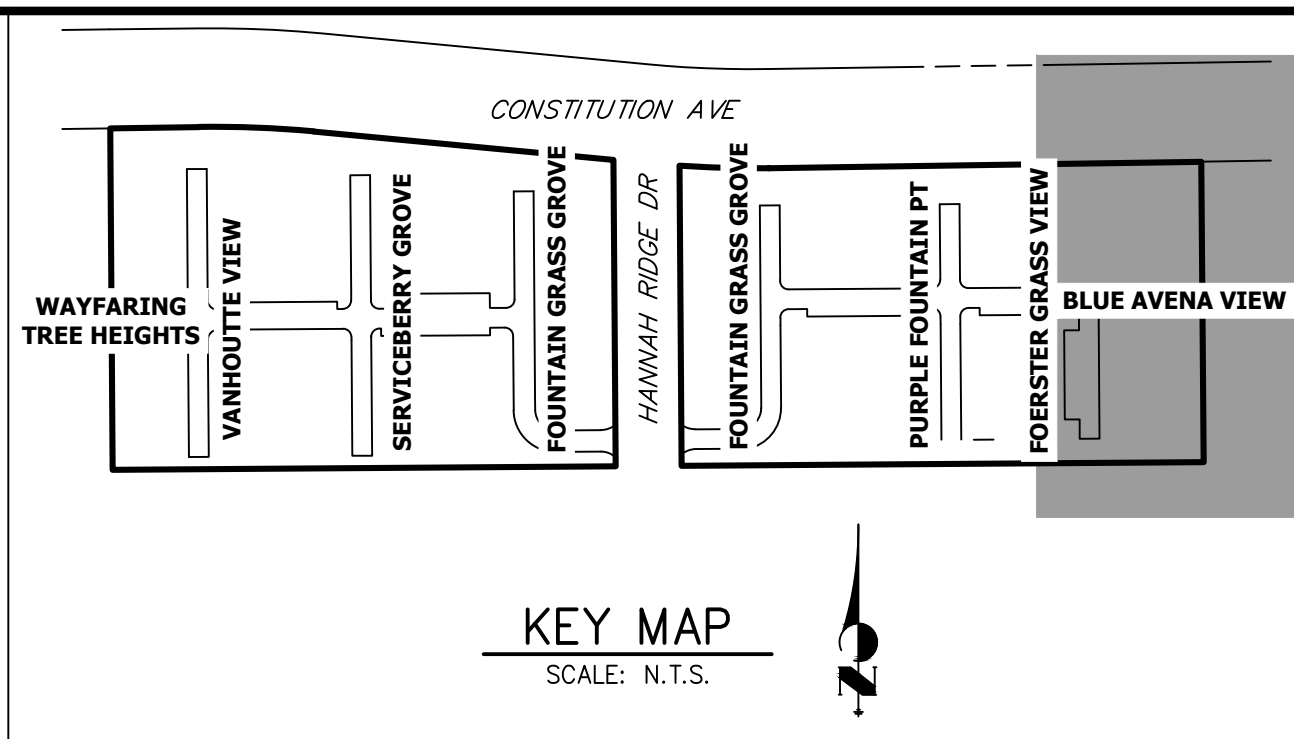
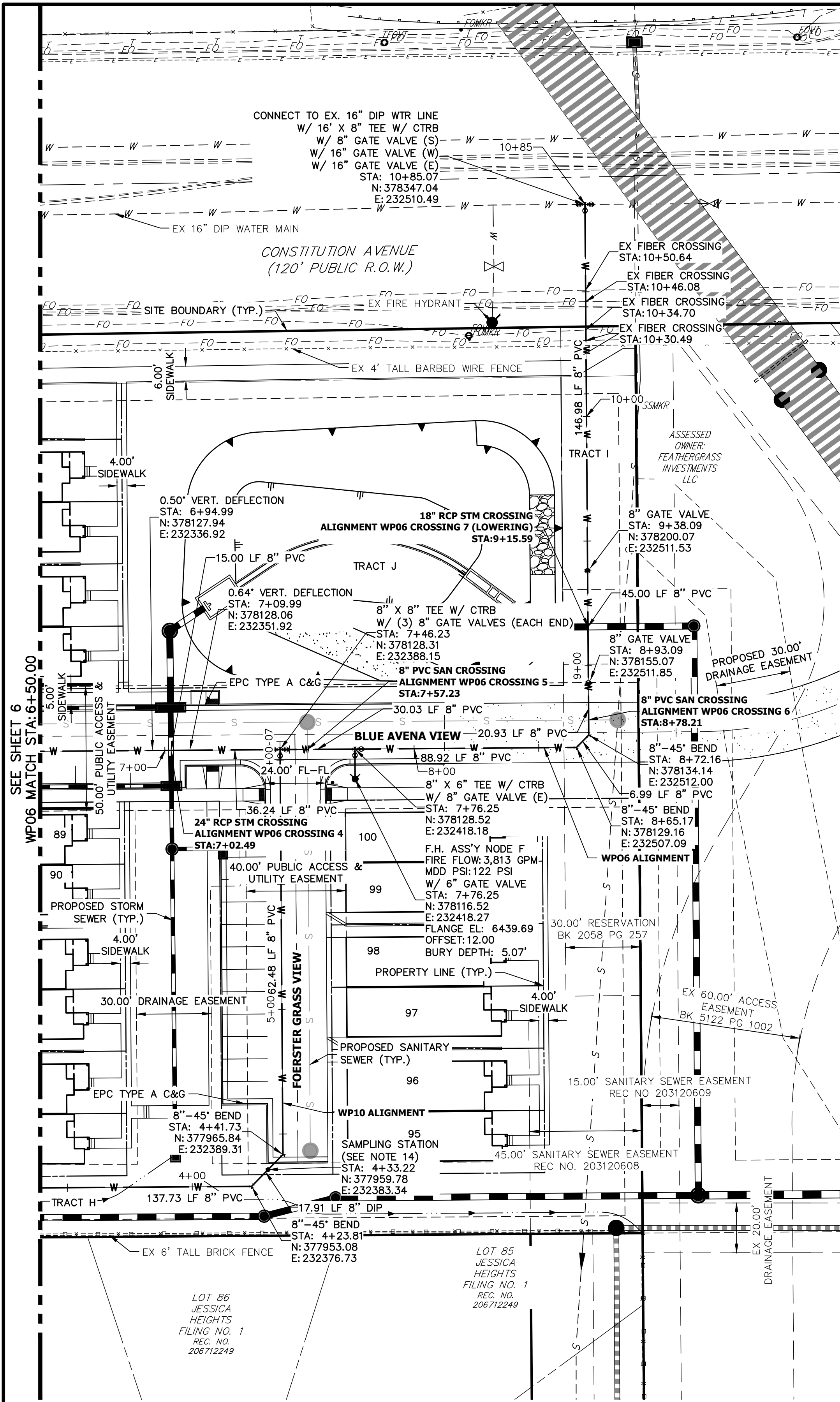
URBAN COLLECTION AT
PALMER VILLAGE

WATER DISTRIBUTION PLAN

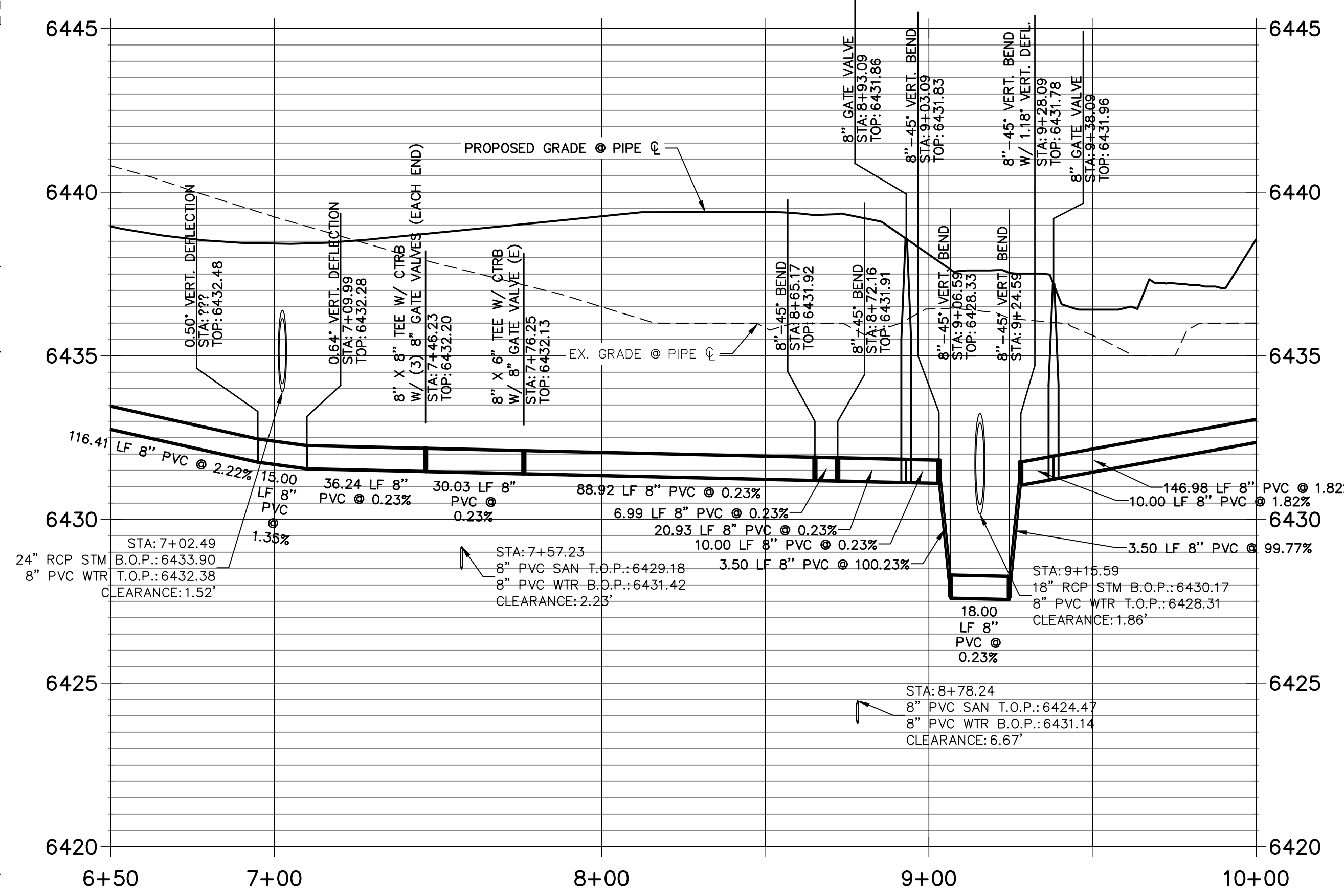
WATER SYSTEM PLAN

SHEET 6 OF 10

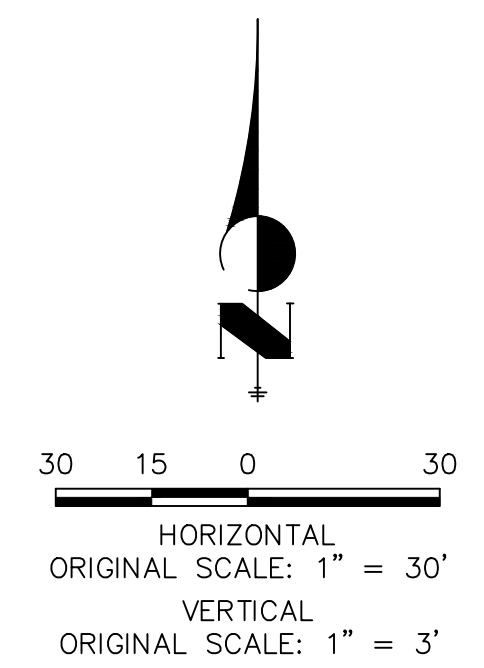
JOB NO. 25149.01



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



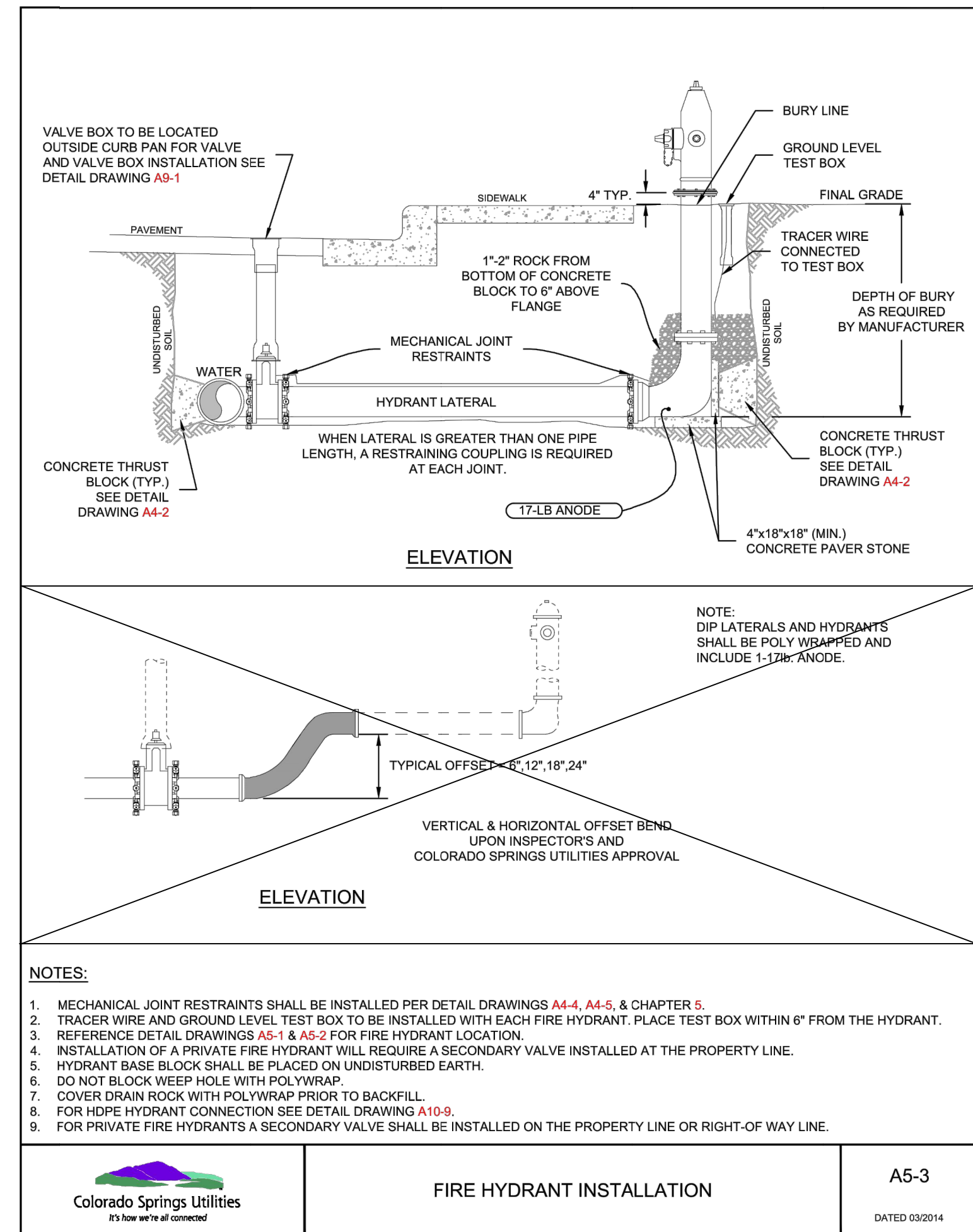
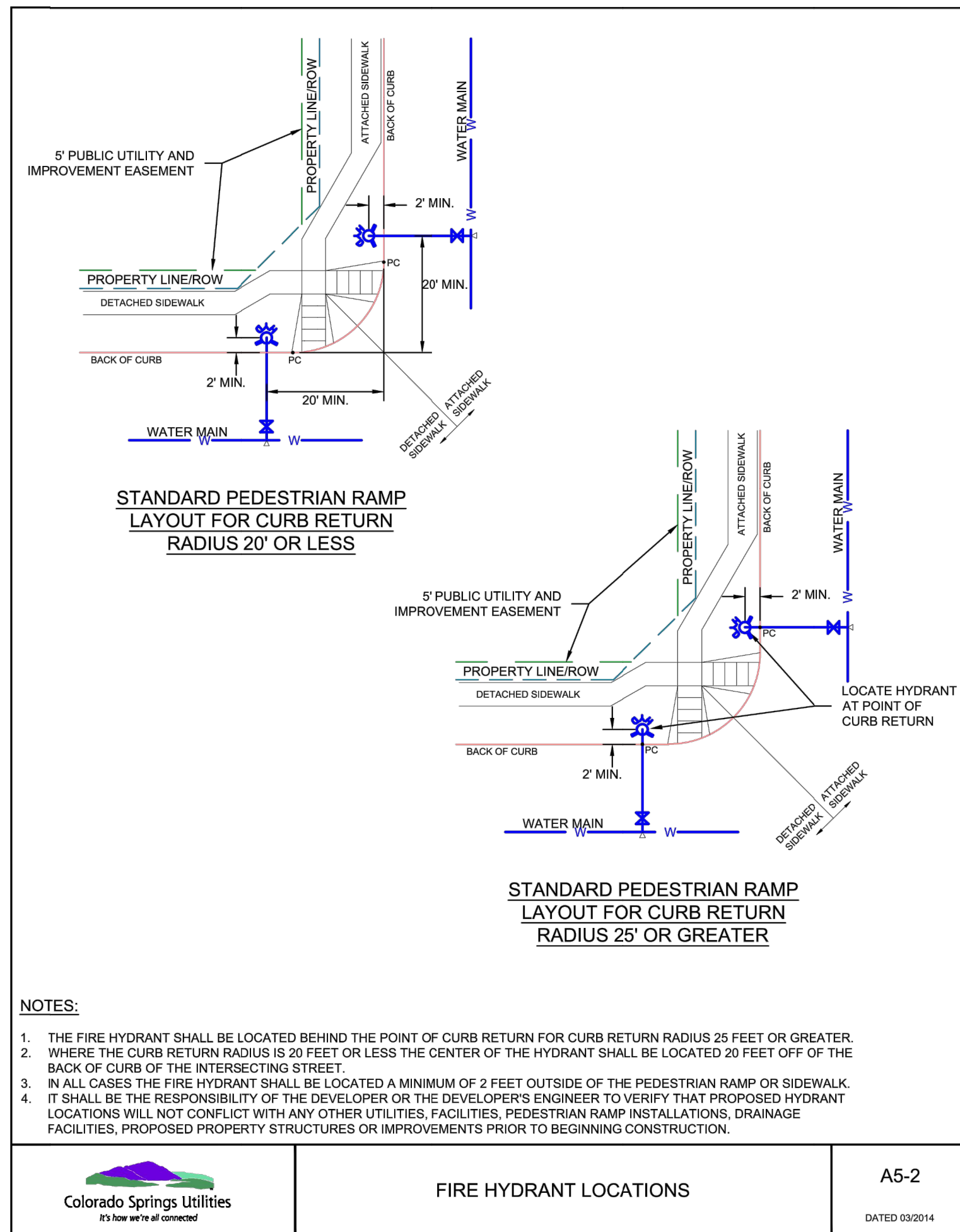
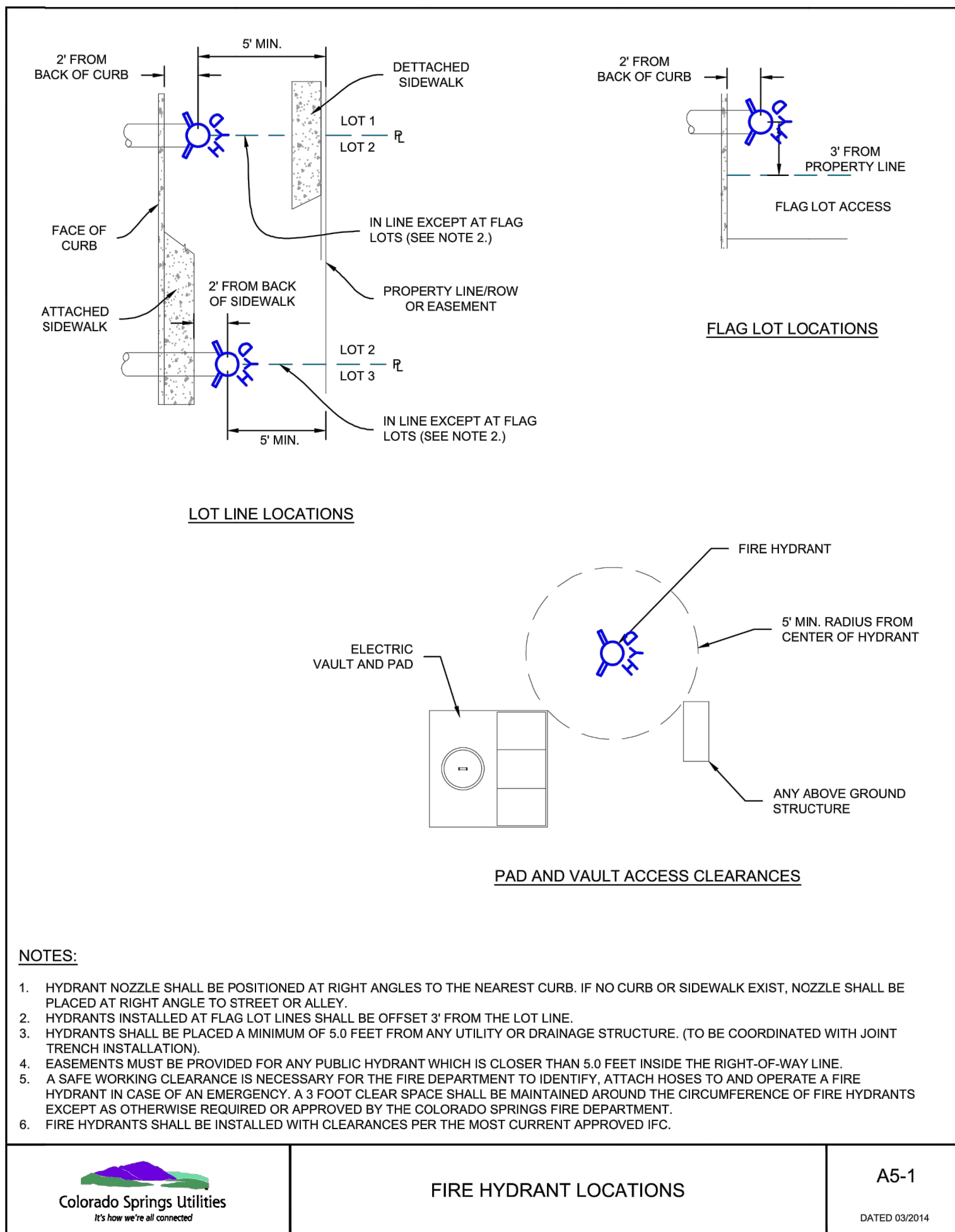
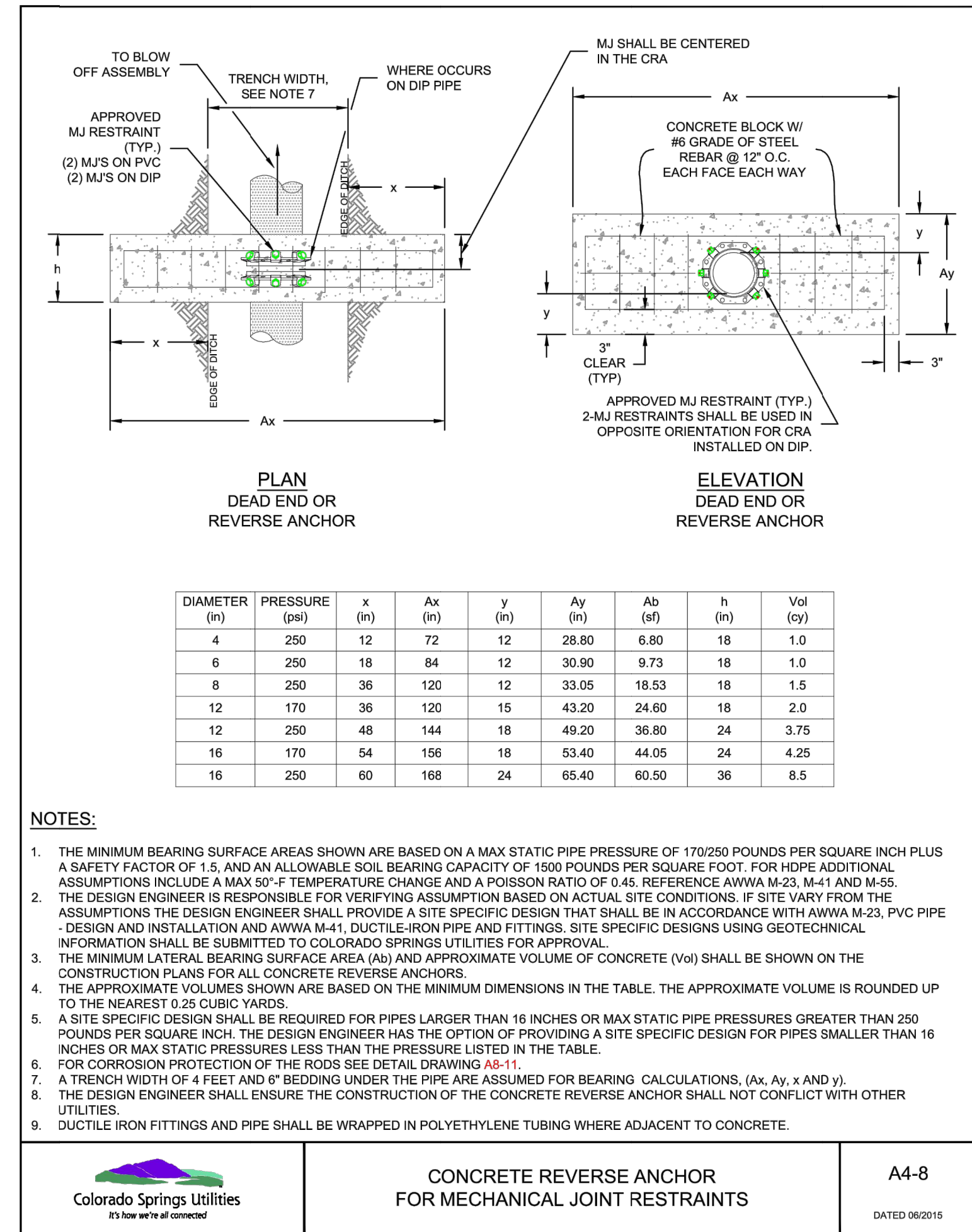
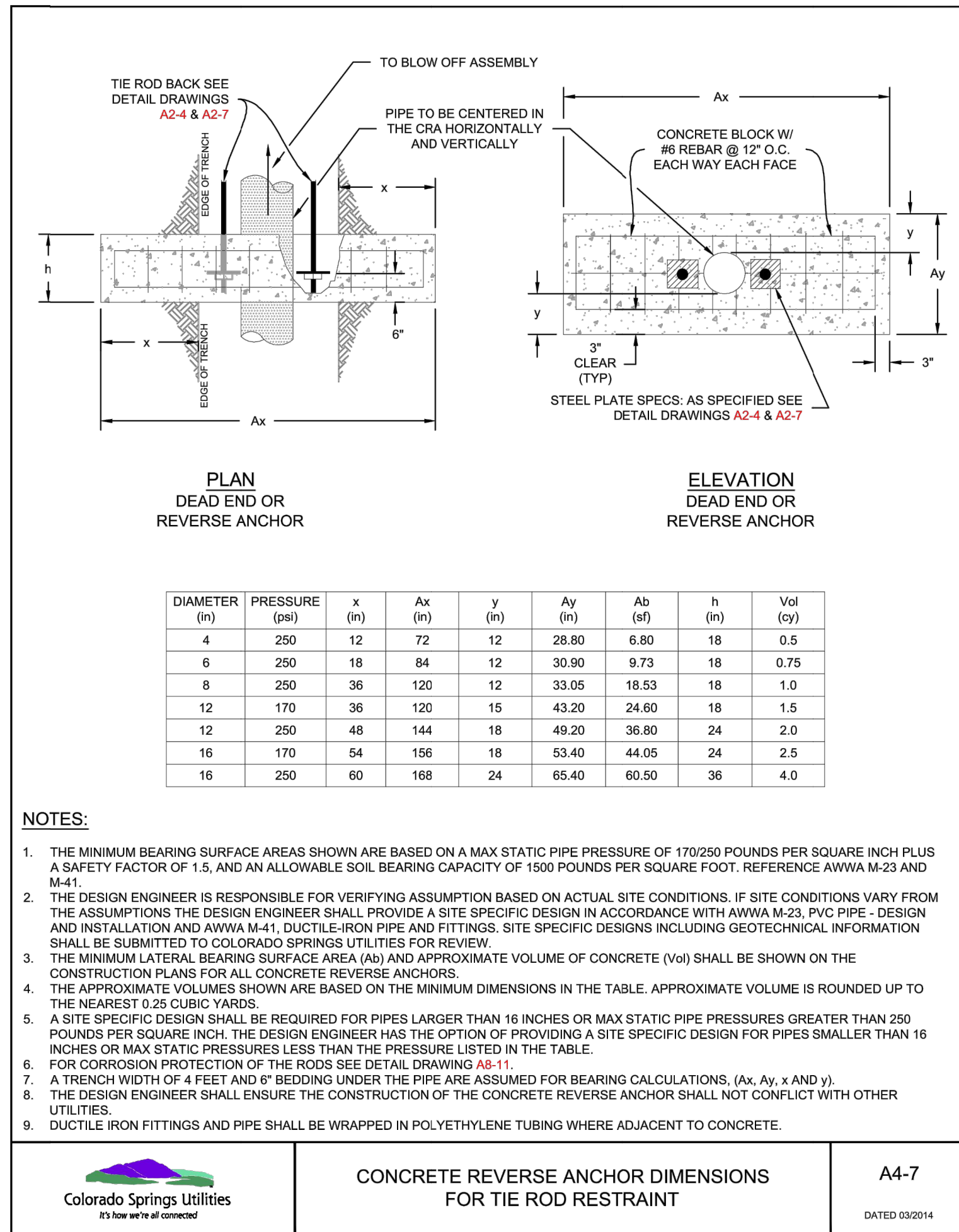
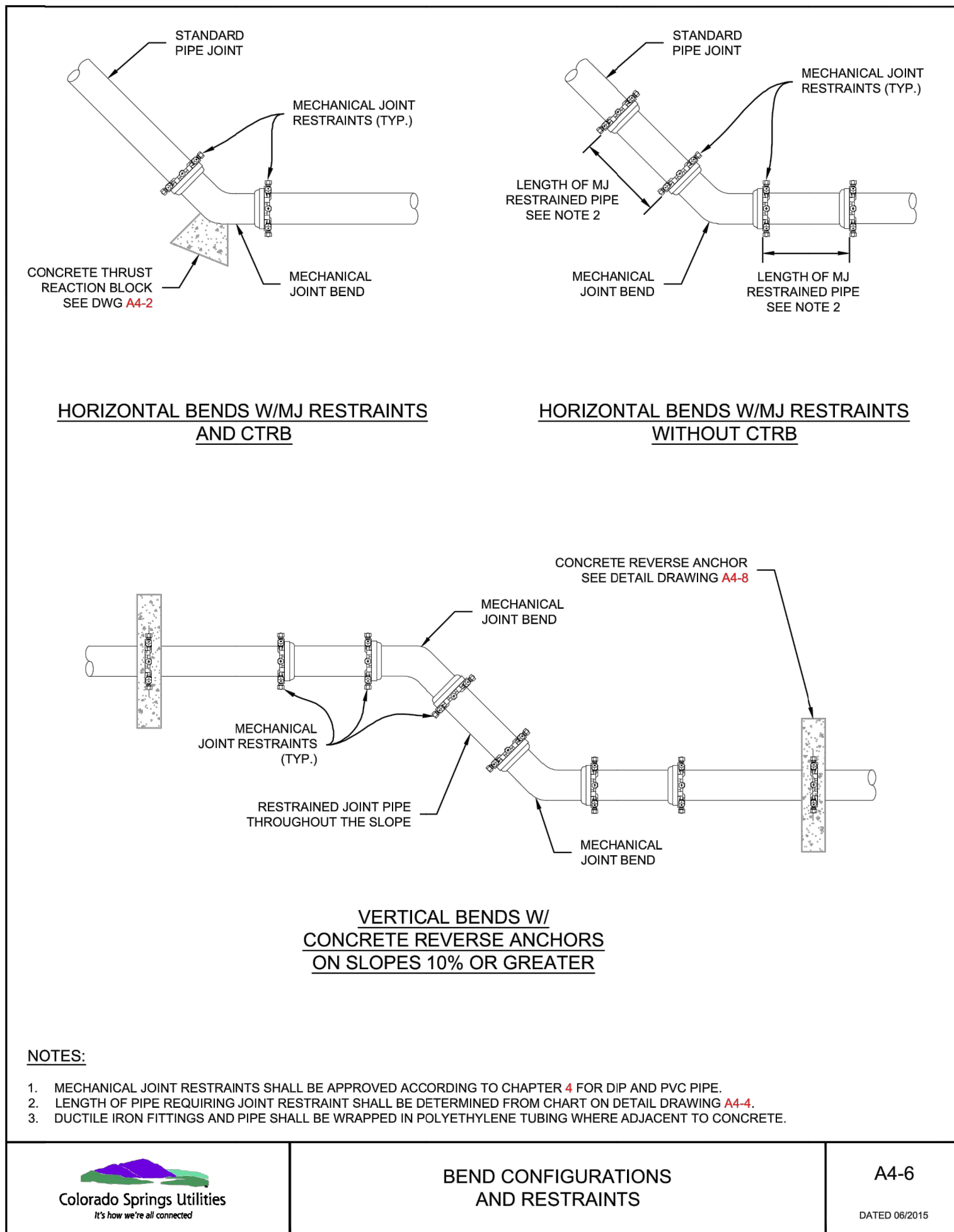
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING	
GLENN D. ELLIS, P.E. COLORADO P.E. 38861 FOR AND ON BEHALF OF JR ENGINEERING, LLC	DATE 07/15/2021

PREPARED FOR MDC HOLDINGS RICHMOND AMERICAN HOMES 4350 S. MONACO STREET DENVER, CO 80237 ATTN: JASON POCK 720-977-3827	J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE		
		No.	REVISION		
		H-SCALE 1"=30'	V-SCALE 1"=3'	DATE 10-30-20	DESIGNED BY APL
URBAN COLLECTION AT PALMER VILLAGE		WATER DISTRIBUTION PLAN		WATER SYSTEM PLAN	
SHEET 7 OF 10		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

07/15/2021 DATE
38861
COLORADO PROFESSIONAL ENGINEER

URBAN COLLECTION AT
PALMER VILLAGE
DETAILS

WATER SYSTEM PLAN

SHEET 9 OF 10

JOB NO. 25149.01



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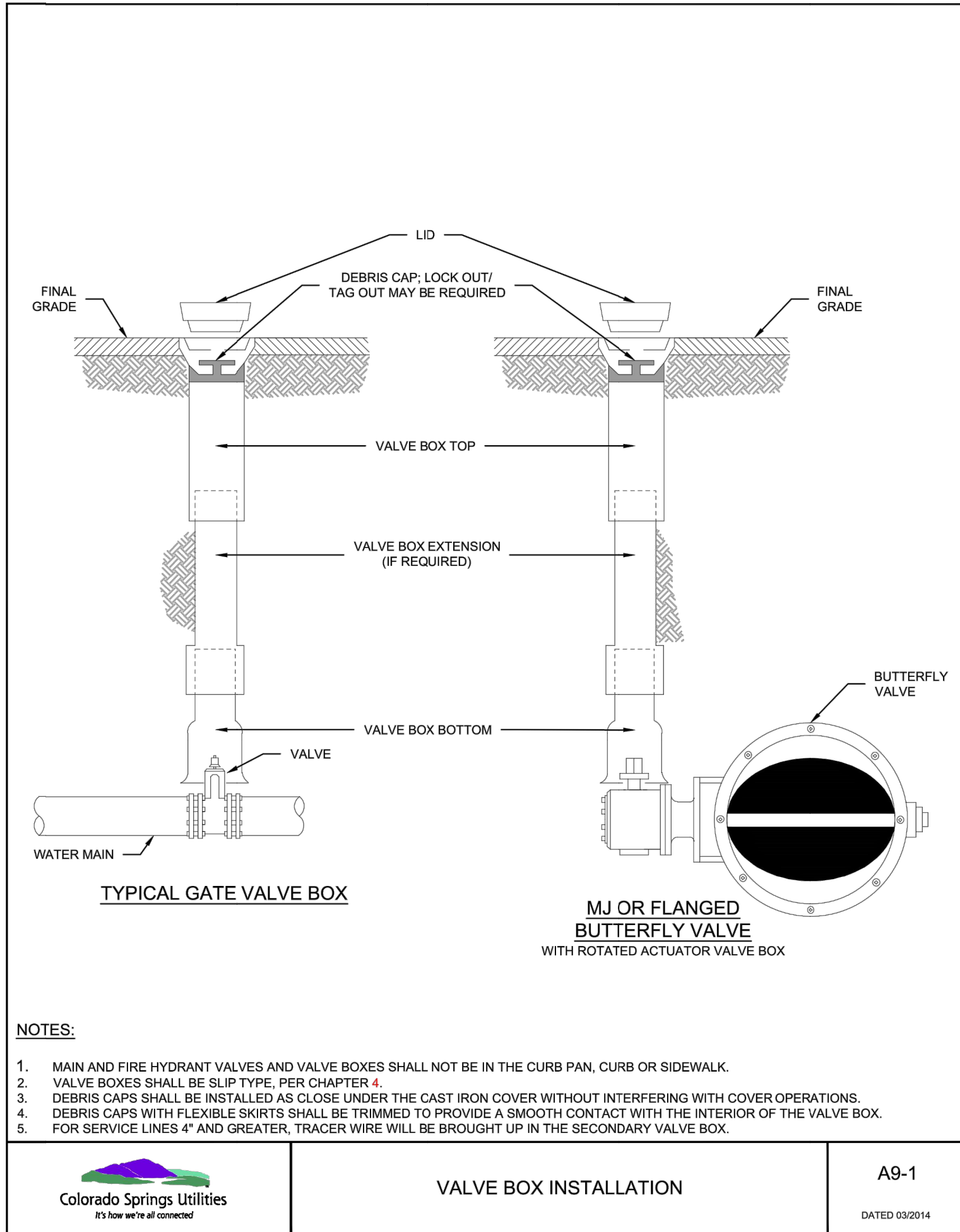
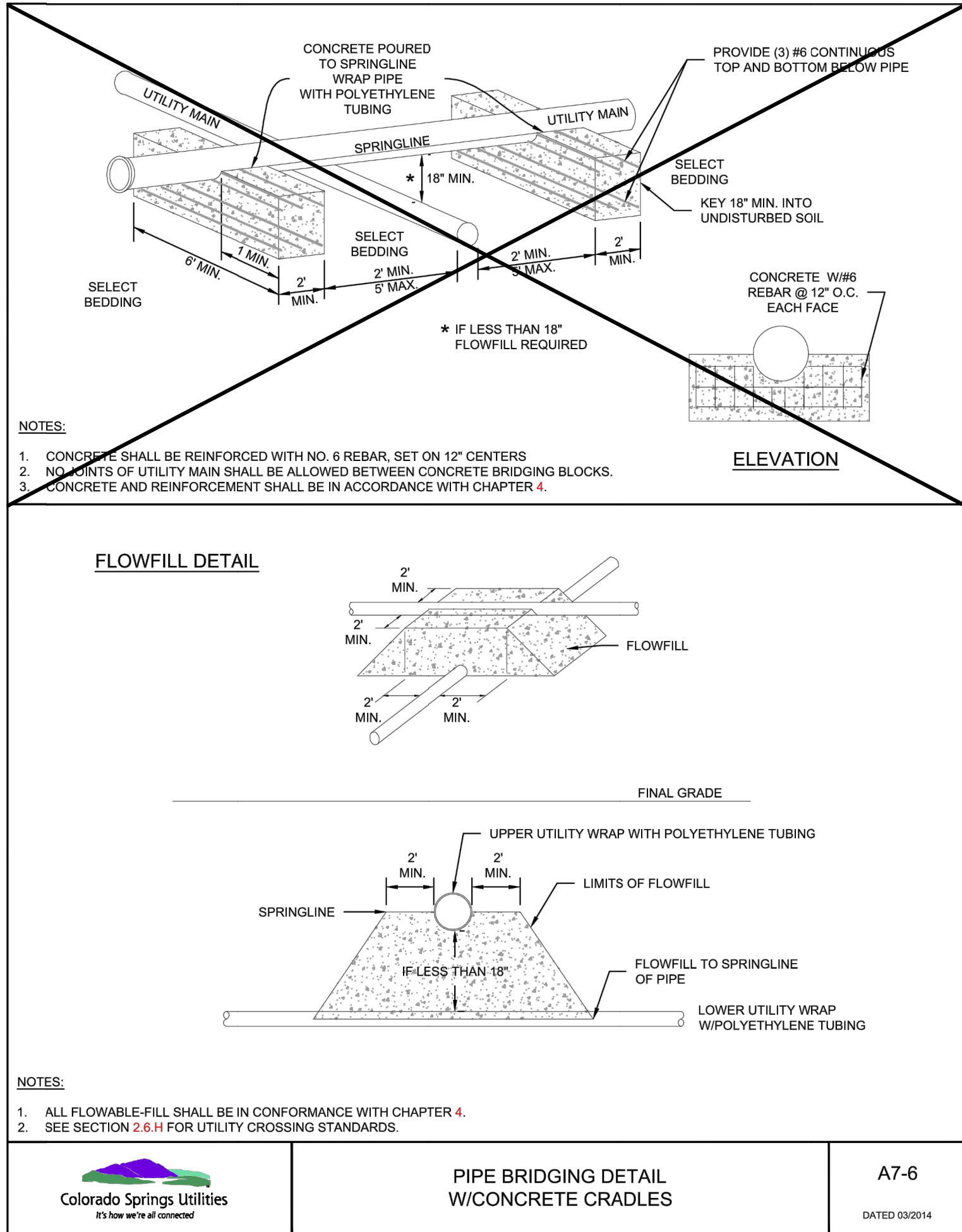
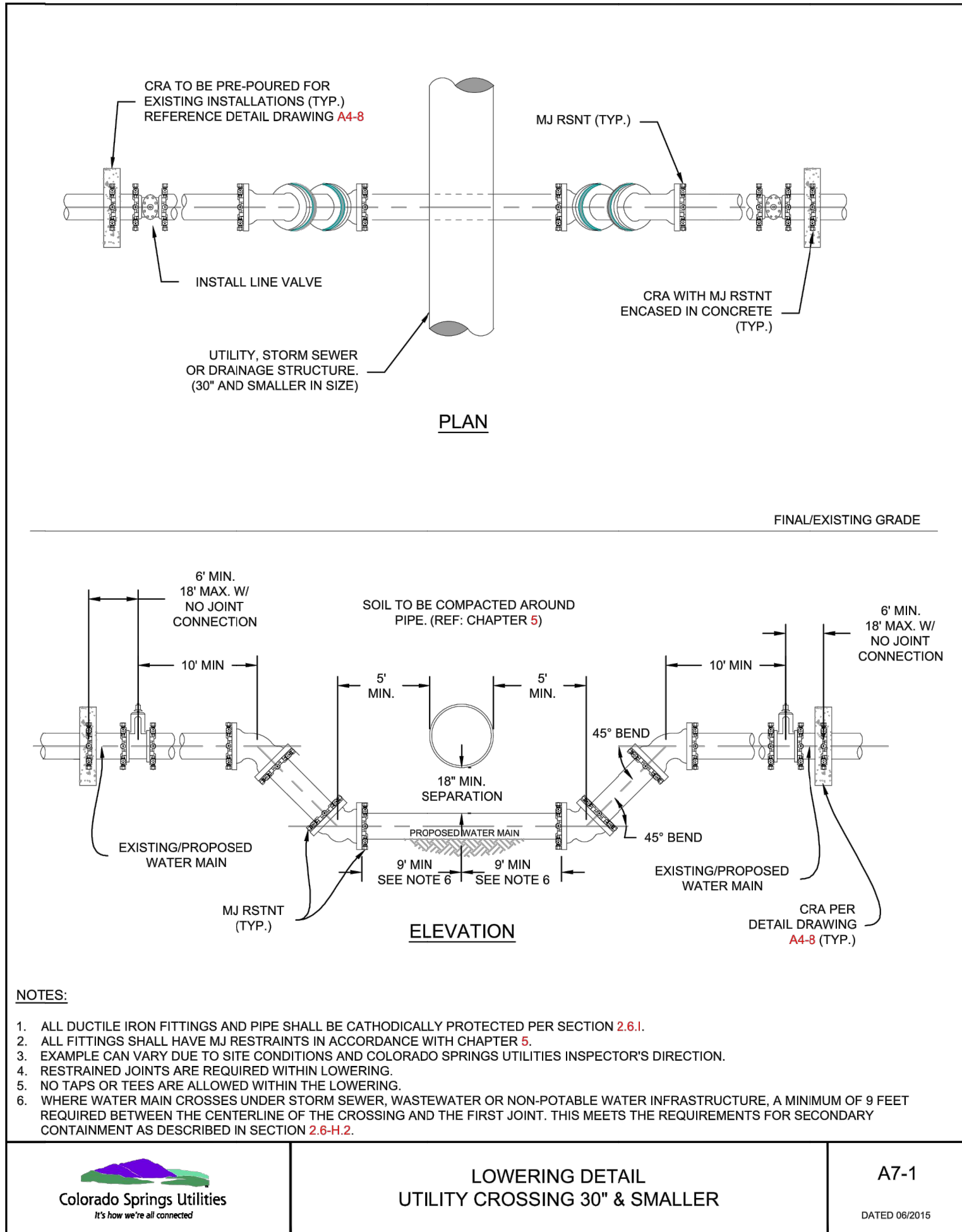
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DATE
DESIGNED BY
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CHECKED BY

URBAN COLLECTION AT
PALMER VILLAGE
DETAILS

WATER SYSTEM PLAN

SHEET 9 OF 10

JOB NO. 25149.01



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

07/15/2021 DATE



URBAN COLLECTION AT
PALMER VILLAGE

DETAILS

WATER SYSTEM PLAN

SHEET 10 OF 10

JOB NO. 25149.01



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