

# URBAN COLLECTION AT PALMER VILLAGE

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

## UTILITY SERVICE PLAN



Know what's below.  
Call before you dig.

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

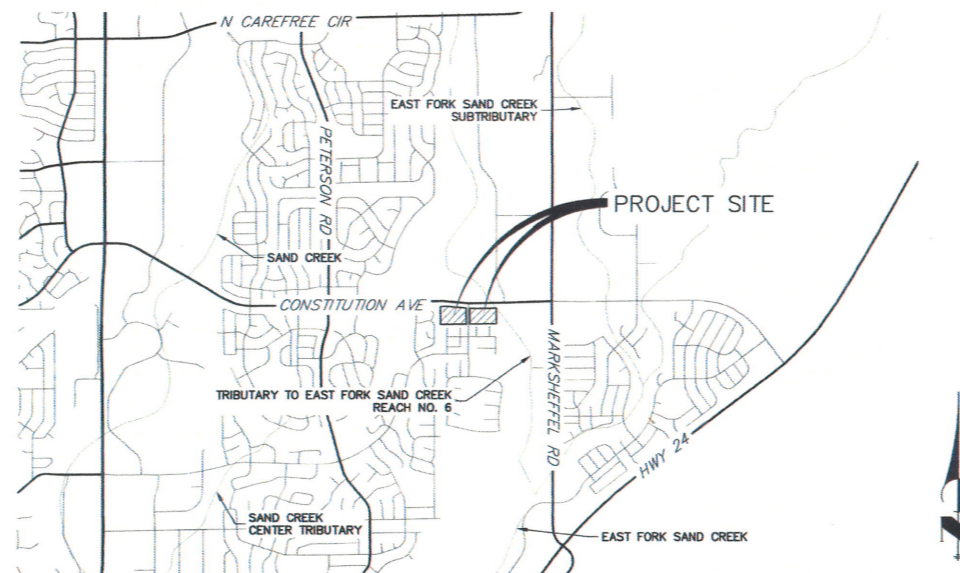
PREPARED FOR  
**MDC HOLDINGS**  
RICHMOND AMERICAN HOMES  
4350 S. MONACO STREET  
DENVER, CO 80237  
ATTN: JASON POCK  
720-977-3827

**J.R. ENGINEERING**  
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### 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 HALWIG 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 CONTACT: RAD DICKSON EMAIL: RADDIKSON@ELPASOCO.COM P~(719) 520-6447



### VICINITY MAP

SCALE: 1"=2000'

### 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)

### SHEET INDEX

- 1 - COVER SHEET
- 2 - LEGEND
- 3 - TYPICAL SECTIONS
- 4-8 - OVERALL UTILITY PLAN
- 9-11 - DETAILS

### OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS.

PUBLIC FACILITIES PROPOSED  PRIVATE FACILITIES PROPOSED

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER/DEVELOPER  
JASON POCK  
OWNER/DEVELOPER (PRINT NAME)

DBA: MDC HOLDINGS - RICHMOND AMERICAN HOMES

ADDRESS: 4350 S. MONACO STREET  
DENVER, CO 80237

PHONE: MAIN OFFICE - 720-977-3827 / CELL - 720-335-8854

### CHEROKEE METROPOLITAN DISTRICT UTILITIES PLAN APPROVAL

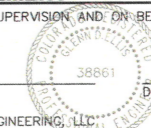
THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED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

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND, ON BEHALF OF JR ENGINEERING

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



URBAN COLLECTION AT  
PALMER VILLAGE  
COVER SHEET  
UTILITY SERVICE PLAN

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



**UTILITY SERVICE PLAN NOTES**

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

**GENERAL:**

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
- CHEROKEE METROPOLITAN DISTRICT DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, 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 DESIGN ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF CHEROKEE METROPOLITAN DISTRICT.
- ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
- FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE CHEROKEE METROPOLITAN DISTRICT.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS.

**WASTEWATER:**

- SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"x4"x12' STEEL OR WOODEN POST.
- SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
- ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEES NECESSARY TO OBTAIN A PERMIT.

**WATER:**

- SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
- SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
- ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
- ALL TAPS ON CHEROKEE METROPOLITAN DISTRICT WATER MAINS SHALL BE PERFORMED BY CHEROKEE METROPOLITAN DISTRICT. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
- ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY CHEROKEE METROPOLITAN DISTRICT.
- 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.
- ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

8. ALL VALVES TO USE COUNTERCLOCKWISE OPEN CONVENTION PER CHEROKEE STANDARDS

INSTALLED BY CONTRACTOR WITH INSPECTION BY

**GENERAL CONSTRUCTION NOTES**

- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF SITE IMPROVEMENTS SHALL MEET OR EXCEED THE SITE WORK STANDARDS AND SPECIFICATIONS AND THE STANDARDS AND SPECIFICATIONS SET FORTH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY.
- 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.
- THE CONTRACTOR SHALL SECURE ALL APPLICABLE LICENSES AND PERMITS TO COMPLETE THE CONSTRUCTION IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- 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.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
- 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.
- 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.
- NO SITE-RELATED IMPROVEMENTS MAY COMMENCE UNTIL A PRECONSTRUCTION MEETING IS HELD WITH EL PASO COUNTY AND ALL APPLICABLE PERMITS ARE OBTAINED.
- CONTRACTOR IS TO OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND A COPY IS TO BE KEPT ON-SITE DURING ALL EARTH WORK OPERATIONS.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER CITY SPECIFICATIONS, AND GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- PEDESTRIAN RAMPS SHALL BE INSTALLED AT ALL INTERSECTIONS AND CONFORM TO EL PASO COUNTY ENGINEERING DIVISION, STANDARDS AND SPECIFICATIONS.

**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	---	---

**LANDSCAPE LEGEND**

	EXISTING	PROPOSED
TREE - CONIFEROUS	---	---
TREE - DECIDUOUS	---	---
SHRUB/BUSH	---	---
SHRUBS AND BUSHES	---	---
IRRIGATION BOX	---	---
IRRIGATION SPRINKLER	---	---
IRRIGATION VALVE	---	---
BOLLARD	---	---
FLAGPOLE	---	---

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	---	---
STORM INLET	---	---
AREA INLET - SQUARE	---	---
AREA INLET - ROUND	---	---
FLARED END SECTION	---	---
RIPRAP	---	---
<b>SANITARY SEWER</b>		
LINE MARKER	---	---
SERVICE MARKER	---	---
CLEAN-OUT	---	---
MANHOLE W/ DIRECTIONAL FLOW ARROW	---	---
<b>WATER LINE</b>		
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	---	---
<b>GAS LINE</b>		
MARKER	---	---
SERVICE MARKER	---	---
METER	---	---
VALVE	---	---
PLUG	---	---
TEE	---	---
<b>DRY UTILITIES</b>		
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	---	---
<b>MISC. UTILITIES</b>		
VENT PIPE	---	---
TEST HOLE DESIGNATOR	---	---

UNLESS SUCH TIME AS THESE DRAWINGS ARE PREPARED FOR APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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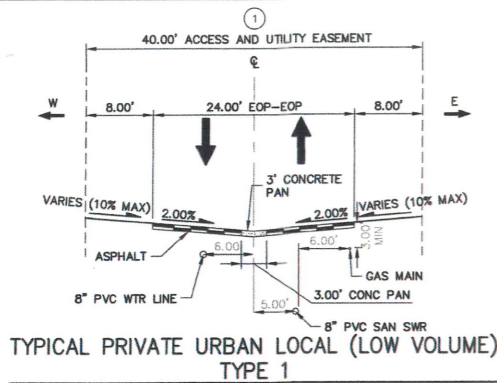
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	10-30-20	APL	APL	

URBAN COLLECTION AT PALMER VILLAGE  
 LEGEND  
 UTILITY SERVICE PLAN

SHEET 2 OF 11  
 JOB NO. 25149.01

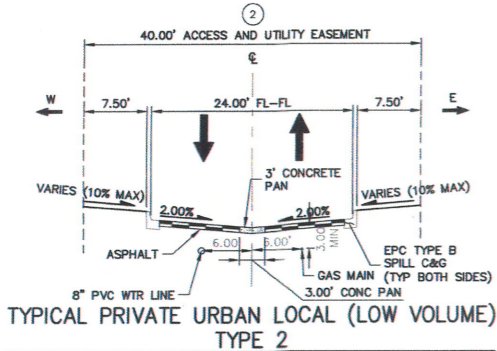






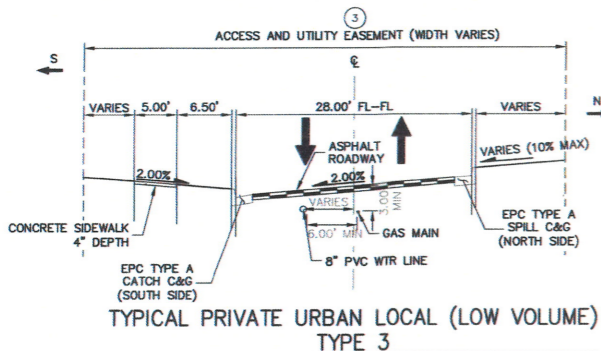
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 1

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



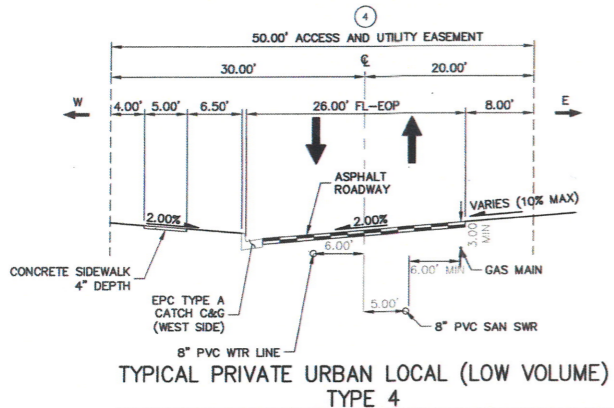
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 2

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



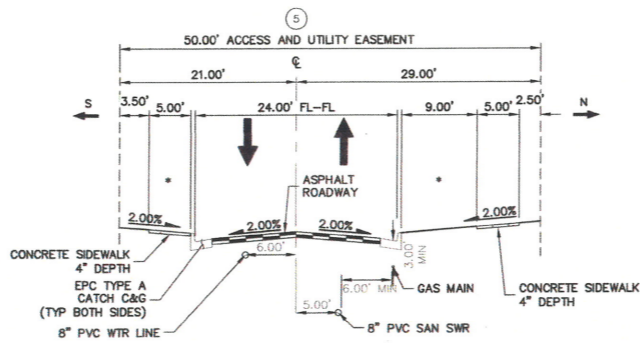
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 3

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



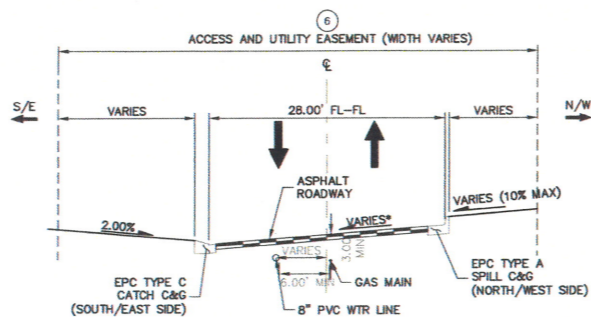
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 4

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



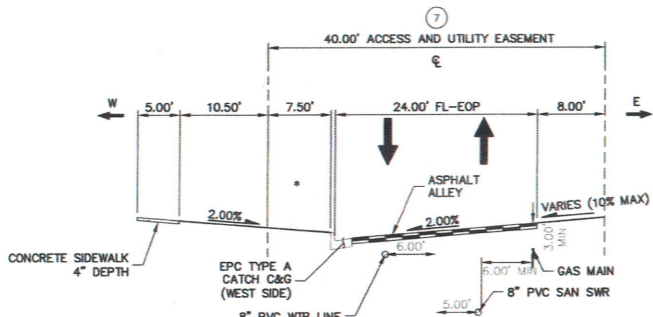
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 5

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



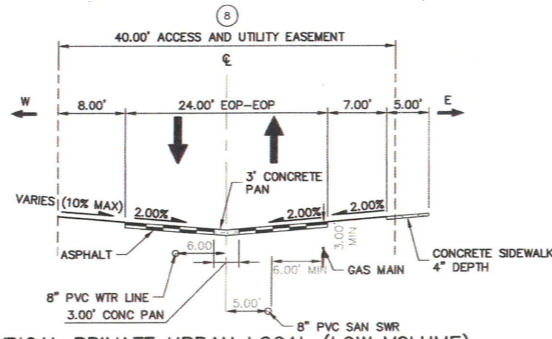
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 6

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



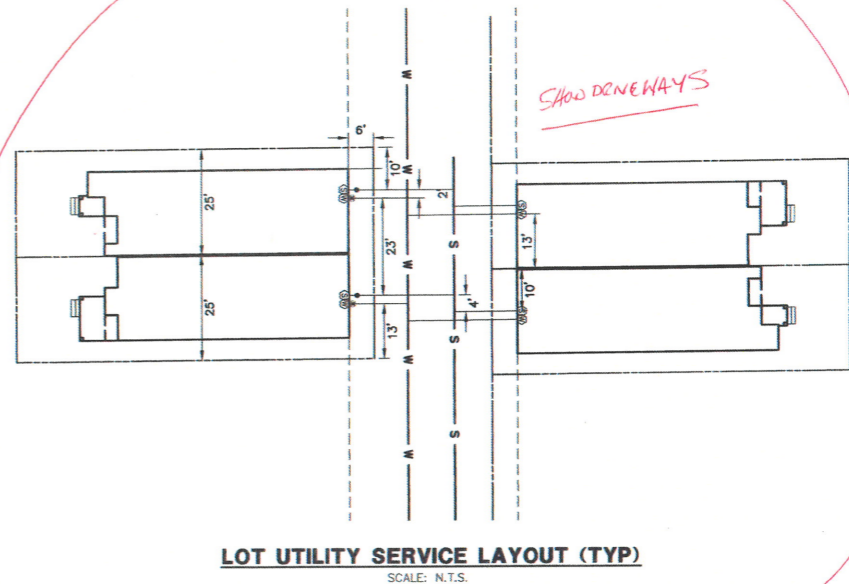
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME)  
TYPE 7

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



LOT UTILITY SERVICE LAYOUT (TYP)

SCALE: N.T.S.

**NOTE:**  
1. LAYOUT UTILIZED FOR MAJORITY OF LOT, REFER TO SHEETS FOR SPECIFIC DIMENSIONS.  
2. WATER METER TO BE LOCATED INSIDE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, NO ENGINEERING AGENCIES OR ENGINEERS SHALL BE HELD RESPONSIBLE FOR THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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TYPICAL SECTIONS  
UTILITY SERVICE PLAN

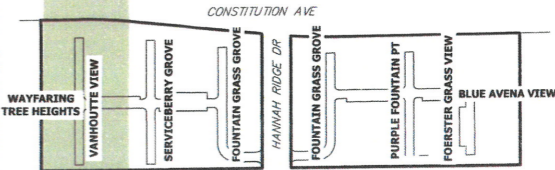
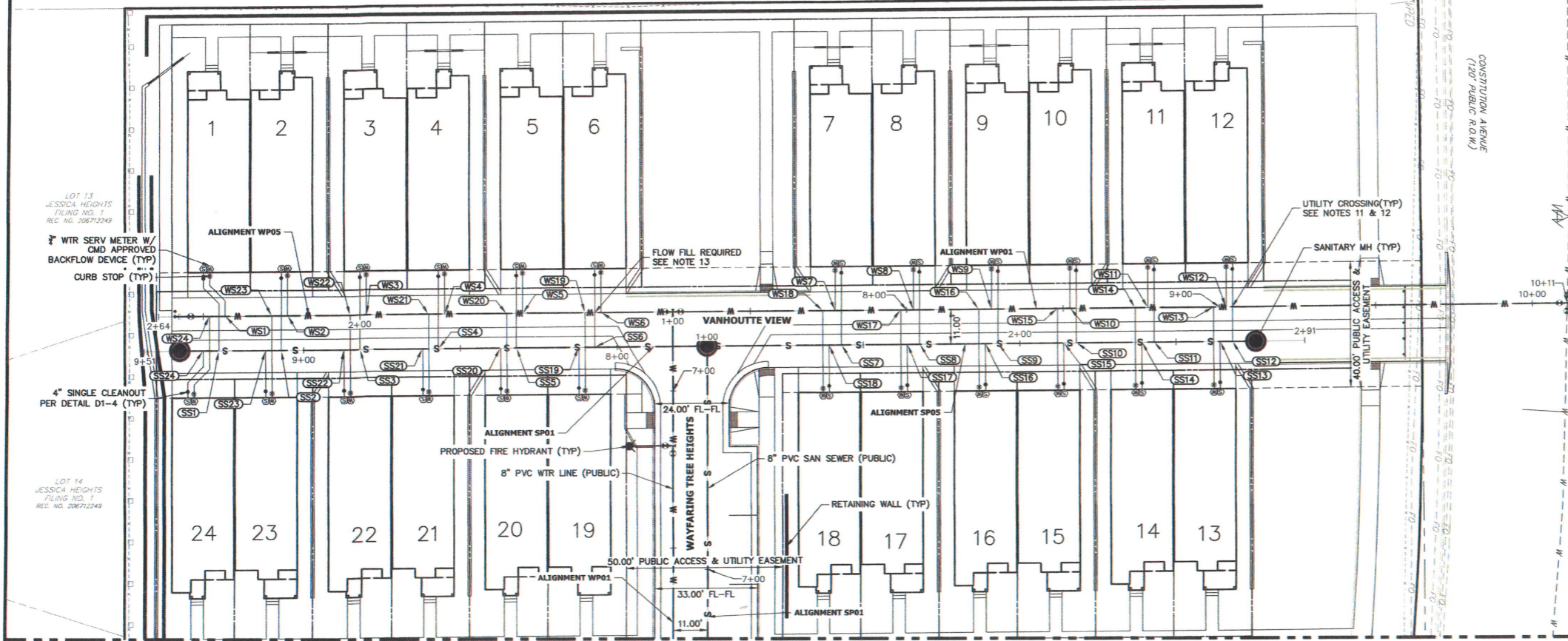
SHEET 3 OF 11  
JOB NO. 25149.01



Know what's below.  
Call before you dig.



TRAC 49  
CHEROKEE PARK  
TOWNHOMES  
REC. NO. 060341



KEY MAP  
SCALE: N.T.S.

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

**J-R ENGINEERING**  
A Weithaus Company  
Centennial 303-740-9888 • Colorado Springs 719-590-2588  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

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

URBAN COLLECTION AT PALMER VILLAGE  
OVERALL UTILITY PLAN  
LOTS 1-24  
UTILITY SERVICE PLAN

SHEET 4 OF 11  
JOB NO. 25149.01

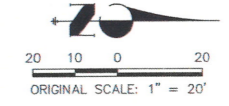
SEE SHEET 5

**NOTES:**

- ALL PROPOSED STORM SEWER AND APPURTENANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL PROPOSED WATER AND SANITARY SEWER LINES AND STRUCTURES ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL SERVICES SHALL BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT (CMD) CRITERIA. SEE DETAIL SHEETS 9-11 FOR TYPICAL SERVICE LINE CONNECTIONS, CONFIGURATIONS, AND LAYOUT.
- ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER, PER CSU DETAIL B1-1 & B1-3. *COPPER NOT ALLOWED HDPE*
- ALL WATER SERVICES SHALL INCLUDE AN APPROVED BACKFLOW DEVICE PER WATER LESS CRITERIA.
- ALL SANITARY SEWER SERVICE CONNECTIONS SHALL BE 4" PVC SCHEDULE 40 PER CSU DETAIL D1-6.
- FOR SANITARY SERVICES WITH GREATER THAN 6' OF COVER, REFER TO WASTEWATER LESS 2.6.F.1.
- SANITARY SERVICE LINE TAPS SHALL BE INSTALLED @ THE LOCATION SHOWN ON THESE PLANS PER DETAILS D1-3, D1-6. SEE JR WASTEWATER CONSTRUCTION PLANS FOR PROPOSED SANITARY SEWER VERTICAL ALIGNMENT AND DESIGN INFORMATION.
- ALL SANITARY SERVICES SHALL SLOPE @ 2.08% OR GREATER FOR THE ENTIRE LENGTH OF THE SERVICE.
- ALL SANITARY SERVICES SHALL INCLUDE A SINGLE CLEANOUT PER DETAIL D1-4.
- CONTRACTOR SHALL MAINTAIN ALL REQUIRED VERTICAL AND HORIZONTAL SEPARATIONS BETWEEN PROPOSED SERVICES, OTHER UTILITIES, AND STRUCTURES. SEE WATER (LESS) 2.6.G.3 & 4, AND WASTEWATER (LESS) 2.5.D.3 & 4.
- CAUTION! WHERE PROPOSED SERVICES CROSS ANOTHER UTILITY, THE MINIMUM VERTICAL SEPARATION IS 1.5'.
- CLEARANCE BETWEEN WATER MAIN AND SANITARY SERVICE LINE WILL BE LESS THAN 1.5' FOR SANITARY SERVICE LINES S6, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S41, S42, S43 & S44. CONTRACTOR SHALL FLOWFILL ACCORDING TO CSU WASTEWATER (LESS) DETAIL C2-7.
- SEE JR WATER SYSTEM PLANS FOR POTABLE WATER SYSTEM DESIGN INFORMATION.
- SEE JR GESC, STREET IMPROVEMENT, PBMP, AND STORM PLANS FOR ASSOCIATED DESIGN INFORMATION.

UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS1	9+27.15	SP01	SANITARY SEWER SERVICE
SS2	9+07.15	SP01	SANITARY SEWER SERVICE
SS3	8+82.15	SP01	SANITARY SEWER SERVICE
SS4	8+57.15	SP01	SANITARY SEWER SERVICE
SS5	8+32.15	SP01	SANITARY SEWER SERVICE
SS6	8+07.15	SP01	SANITARY SEWER SERVICE
SS7	1+43.01	SP05	SANITARY SEWER SERVICE
SS8	1+68.01	SP05	SANITARY SEWER SERVICE
SS9	1+93.01	SP05	SANITARY SEWER SERVICE
SS10	2+18.01	SP05	SANITARY SEWER SERVICE
SS11	2+43.01	SP05	SANITARY SEWER SERVICE
SS12	2+68.01	SP05	SANITARY SEWER SERVICE
SS13	2+64.00	SP05	SANITARY SEWER SERVICE
SS14	2+39.00	SP05	SANITARY SEWER SERVICE
SS15	2+14.00	SP05	SANITARY SEWER SERVICE
SS16	1+89.00	SP05	SANITARY SEWER SERVICE
SS17	1+64.00	SP05	SANITARY SEWER SERVICE
SS18	1+39.00	SP05	SANITARY SEWER SERVICE
SS19	8+12.15	SP01	SANITARY SEWER SERVICE
SS20	8+37.15	SP01	SANITARY SEWER SERVICE
SS21	8+62.15	SP01	SANITARY SEWER SERVICE
SS22	8+87.15	SP01	SANITARY SEWER SERVICE
SS23	9+12.15	SP01	SANITARY SEWER SERVICE
SS24	9+37.15	SP01	SANITARY SEWER SERVICE

UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
WS1	2+43.00	WP05	POTABLE WATER SERVICE
WS2	2+22.99	WP05	POTABLE WATER SERVICE
WS3	1+97.99	WP05	POTABLE WATER SERVICE
WS4	1+72.99	WP05	POTABLE WATER SERVICE
WS5	1+47.99	WP05	POTABLE WATER SERVICE
WS6	1+22.99	WP05	POTABLE WATER SERVICE
WS7	7+77.20	WP01	POTABLE WATER SERVICE
WS8	8+02.20	WP01	POTABLE WATER SERVICE
WS9	8+27.20	WP01	POTABLE WATER SERVICE
WS10	8+52.20	WP01	POTABLE WATER SERVICE
WS11	8+77.20	WP01	POTABLE WATER SERVICE
WS12	9+02.20	WP01	POTABLE WATER SERVICE
WS13	8+98.19	WP01	POTABLE WATER SERVICE
WS14	8+73.19	WP01	POTABLE WATER SERVICE
WS15	8+48.19	WP01	POTABLE WATER SERVICE
WS16	8+23.19	WP01	POTABLE WATER SERVICE
WS17	7+98.19	WP01	POTABLE WATER SERVICE
WS18	7+73.19	WP01	POTABLE WATER SERVICE
WS19	1+28.00	WP05	POTABLE WATER SERVICE
WS20	1+53.00	WP05	POTABLE WATER SERVICE
WS21	1+78.00	WP05	POTABLE WATER SERVICE
WS22	2+03.00	WP05	POTABLE WATER SERVICE
WS23	2+28.00	WP05	POTABLE WATER SERVICE
WS24	2+48.00	WP05	POTABLE WATER SERVICE



CHEROKEE METROPOLITAN DISTRICT  
UTILITIES PLAN APPROVAL

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

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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

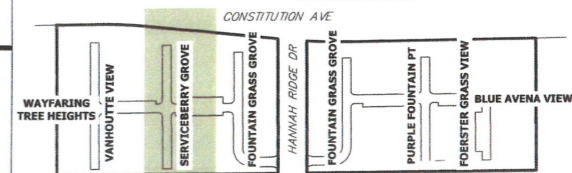
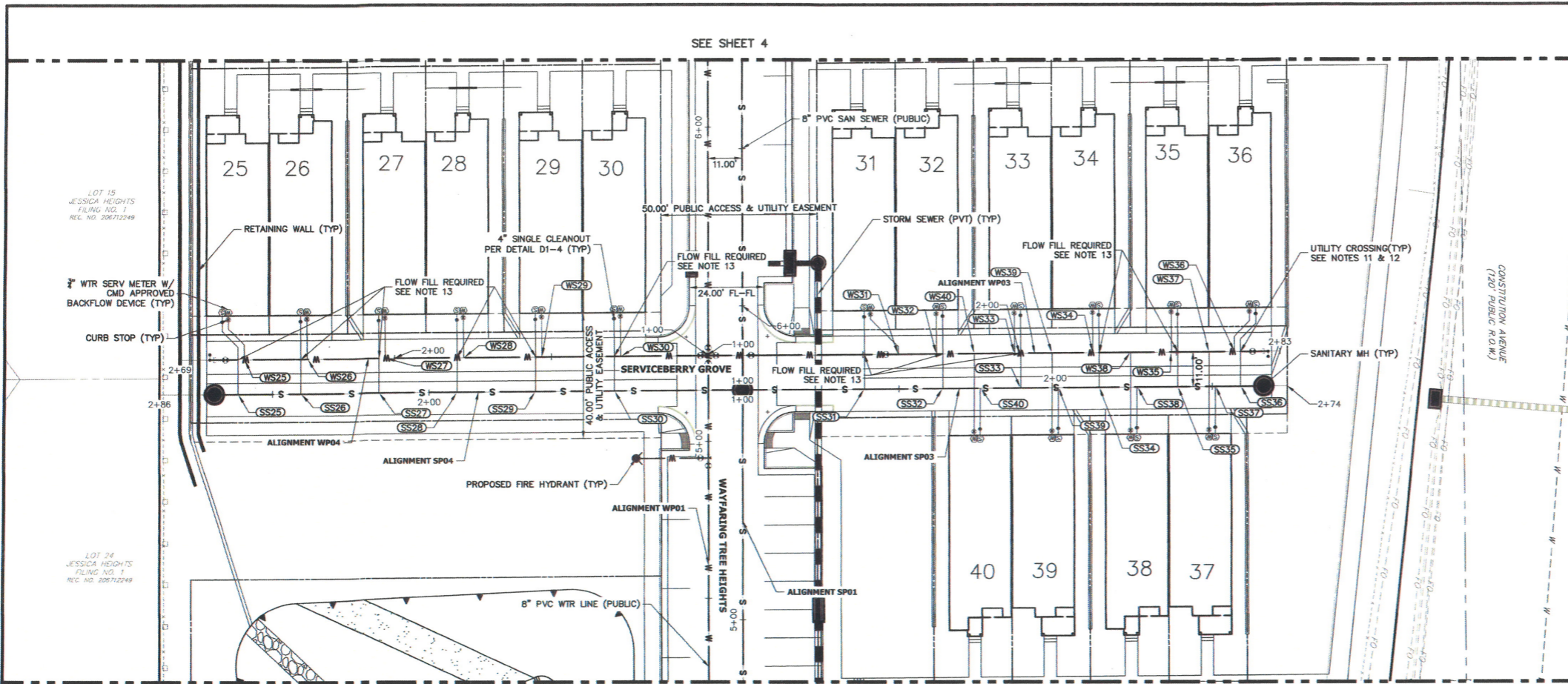
GLENN D. ELLIS, P.E.  
COLORADO P.E. 38861  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CHIEF ENGINEER, THE ENGINEER'S USE IS FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**MDC HOLDINGS**  
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DENVER, CO 80237  
ATTN: JASON POCK  
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No.	REVISION	DATE	BY

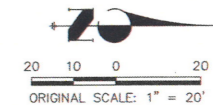
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS25	2+61.00	SP04	SANITARY SEWER SERVICE
SS26	2+41.00	SP04	SANITARY SEWER SERVICE
SS27	2+16.00	SP04	SANITARY SEWER SERVICE
SS28	1+91.00	SP04	SANITARY SEWER SERVICE
SS29	1+66.00	SP04	SANITARY SEWER SERVICE
SS30	1+41.00	SP04	SANITARY SEWER SERVICE
SS31	1+38.93	SP03	SANITARY SEWER SERVICE
SS32	1+64.00	SP03	SANITARY SEWER SERVICE
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SS35	2+39.00	SP03	SANITARY SEWER SERVICE
SS36	2+59.00	SP03	SANITARY SEWER SERVICE
SS37	2+51.00	SP03	SANITARY SEWER SERVICE
SS38	2+26.00	SP03	SANITARY SEWER SERVICE
SS39	2+01.00	SP03	SANITARY SEWER SERVICE
SS40	1+76.00	SP03	SANITARY SEWER SERVICE

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WS28	1+78.00	WP04	POTABLE WATER SERVICE
WS29	1+53.00	WP04	POTABLE WATER SERVICE
WS30	1+28.00	WP04	POTABLE WATER SERVICE
WS31	1+61.28	WP03	POTABLE WATER SERVICE
WS32	1+73.50	WP03	POTABLE WATER SERVICE
WS33	1+98.50	WP03	POTABLE WATER SERVICE
WS34	2+23.50	WP03	POTABLE WATER SERVICE
WS35	2+48.50	WP03	POTABLE WATER SERVICE
WS36	2+68.50	WP03	POTABLE WATER SERVICE
WS37	2+60.50	WP03	POTABLE WATER SERVICE
WS38	2+35.50	WP03	POTABLE WATER SERVICE
WS39	2+10.50	WP03	POTABLE WATER SERVICE
WS40	1+85.50	WP03	POTABLE WATER SERVICE

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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

URBAN COLLECTION AT  
PALMER VILLAGE  
OVERALL UTILITY PLAN  
LOTS 25-40  
UTILITY SERVICE PLAN

SHEET 5 OF 11  
JOB NO. 25149.01



Know what's below.  
Call before you dig.

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