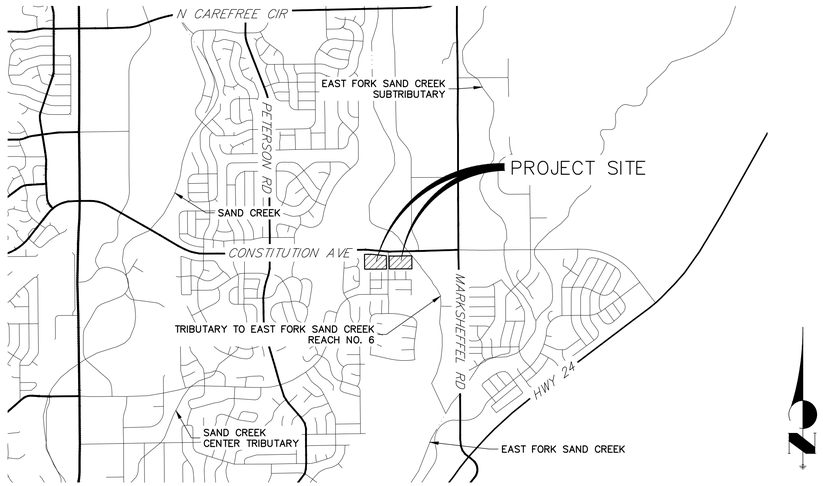
URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTWEST 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

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



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 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: RADDICKSON@ELPASOCO.COM P~(719)–520–6447

Change to:
El Paso County PCD
(719) 520-6300

El Paso County DPW
(719) 520-6460

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 MOUNUMENT 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

DATE

COLORADO REGISTERED GLENN D. ELLIS 38861 PROFESSIONAL ENGINEER

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

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	10–30–20
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
COVER SHEET
UTILITY SERVICE PLAN

SHEET 1 OF 11

JOB NO. 25149.01

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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

WATER CONSTRUCTION PLANS

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
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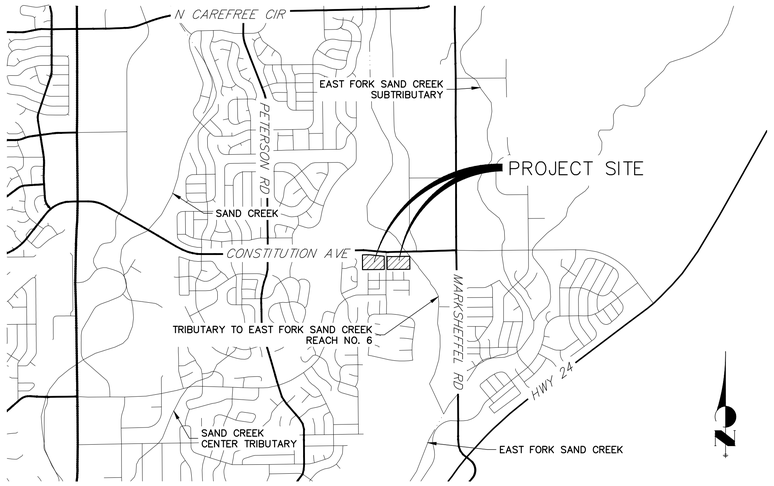

VICINITY MAP
SCALE: 1"=2000'

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
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ELEVATION = 6523.04 (NGVD 29)

BUILDING DATA	
CONSTRUCTION TYPE	VB
GROSS SQUARE FOOTAGE	2,735
NON-SPRINKLED	
REQUIRED HYDRANTS	1
AVERAGE HYDRANT SPACING	500
MAX HOSE DISTANCE	250
REQUIRED FIRE FLOW	1,500 GPM

SHEET INDEX

1 – COVER SHEET
2 – LEGEND
3 – TYPICAL SECTIONS
4–7 – WATER DISTRIBUTION PLAN
8–10 – DETAILS

FALCON FIRE DISTRICT APPROVAL BLOCK
ACCORDING TO THE MODELED CALCULATIONS REVIEWED BY THE GOVERNING WATER DISTRICT AND/OR COLORADO REGISTERED CIVIL ENGINEER/DESIGNER; THE THEORETICAL AVAILABLE FIRE FLOW AT NODE _____ IS _____ GALLONS PER MINUTE UNDER MAXIMUM DAILY DEMAND CONDITIONS AT 20 PSI RESIDUAL. THE ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS.

UPON DETAILED REVIEW OF THE AVAILABLE WATER SUPPLY, FIRE HYDRANT LOCATIONS AND HOSE LAY DISTANCES, THESE PLANS ARE HEREBY CONSIDERED APPROVED.

FALCON FIRE DEPARTMENT

FIRE DEPARTMENT SIGNATURE: _____ DATE: _____

NODE	FIRE FLOW (GPM)	PSI @ MDD
A	4,028	115
B	4,522	111
C	3,467	121
D	3,306	122
E	4,607	113
F	3,813	122

DISTRICT MAIN EXTENSIONS

WATER STATEMENT

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF 5 FEET AND A MAXIMUM OF 6 FEET OF COVER OVER THE WATER MAIN(S). ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF 8 FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE DISTRICT.

SIGNED: _____ DATE: _____
OWNER/DEVELOPER

DBA: _____

ADDRESS: _____

ALL HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DISTRICT'S SPECIFICATIONS.
WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

NONE REQUIRED ☒

REQUIRED, DESCRIBED AS FOLLOWS: ☐

WATER PLAN APPROVAL

SIGNED: _____ DATE: _____
CHEROKEE METROPOLITAN DISTRICT

APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

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

CHEROKEE METROPOLITAN DISTRICT
WATER PLAN APPROVAL
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APPROVED BY: _____ DATE: _____

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

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

COLORADO REGISTERED GLENN D. ELLIS 38861 PROFESSIONAL ENGINEER

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4350 S. MONACO STREET
DENVER, CO 80237
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DRAWN BY	APL
CHECKED BY	

URBAN COLLECTION AT PALMER VILLAGE
COVER SHEET
WATER SYSTEM PLAN

SHEET 1 OF 10
JOB NO. 25149.01

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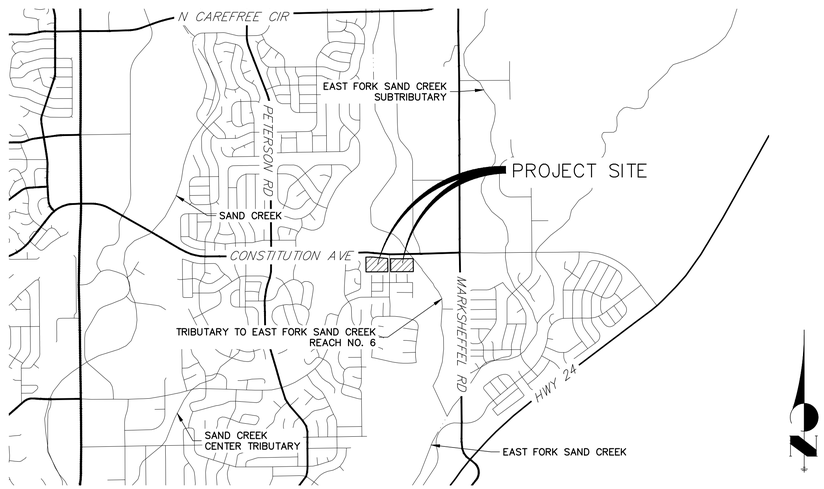
URBAN COLLECTION AT PALMER VILLAGE

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

WASTEWATER CONSTRUCTION PLAN

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



VICINITY MAP

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1 – COVER SHEET
2 – LEGEND
3 – TYPICAL SECTIONS
4–6 – SANITARY SEWER PLAN & PROFILE
7–8 – DETAILS

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ELEVATION = 6523.04 (NGVD 29)

CHEROKEE METROPOLITAN DISTRICT

WASTEWATER PLAN APPROVAL

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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

COLORADO REGISTERED GLENN D. ELLIS 38861 PROFESSIONAL ENGINEER

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

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URBAN COLLECTION AT PALMER VILLAGE
COVER SHEET
WASTEWATER CONSTRUCTION PLAN

SHEET 1 OF 8

JOB NO. 25149.01

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