



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING IS NOT BEING USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
MDC HOLDINGS
 RICHMOND AMERICAN HOMES
 4,350 S. MONACO STREET
 DENVER, CO 80237
 ATTN: JASON POCK
 720-977-3827

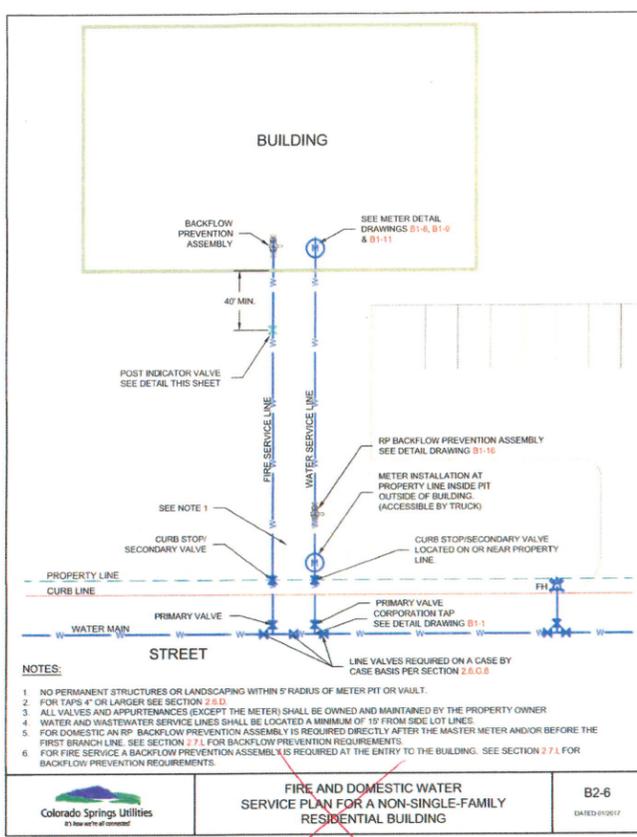
J.R. ENGINEERING
 A Western Company
 Centennial 303-740-9888 • Colorado Springs 719-593-2568
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							10-30-20	APL	APL	

URBAN COLLECTION AT PALMER VILLAGE
 DETAILS
 UTILITY SERVICE PLAN

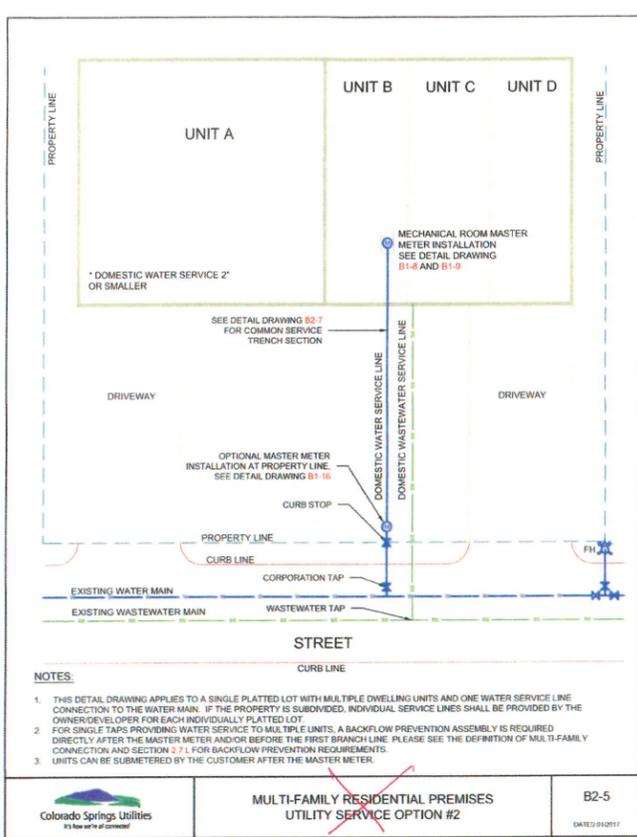
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 GLENN D. ELLIS, P.E.
 COLORADO P.E. 38861
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

SHEET 10 OF 11
 JOB NO. 25149.01



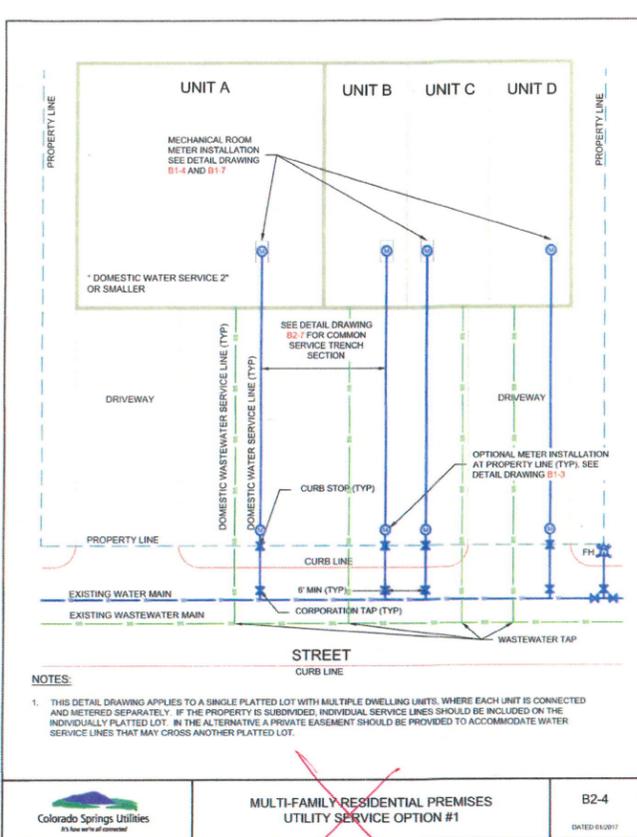
Colorado Springs Utilities
 MULTI-FAMILY RESIDENTIAL PREMISES UTILITY SERVICE OPTION #2
 B2-6
 DATED 01/2017

NOT USED ON PROJECT - DELETE



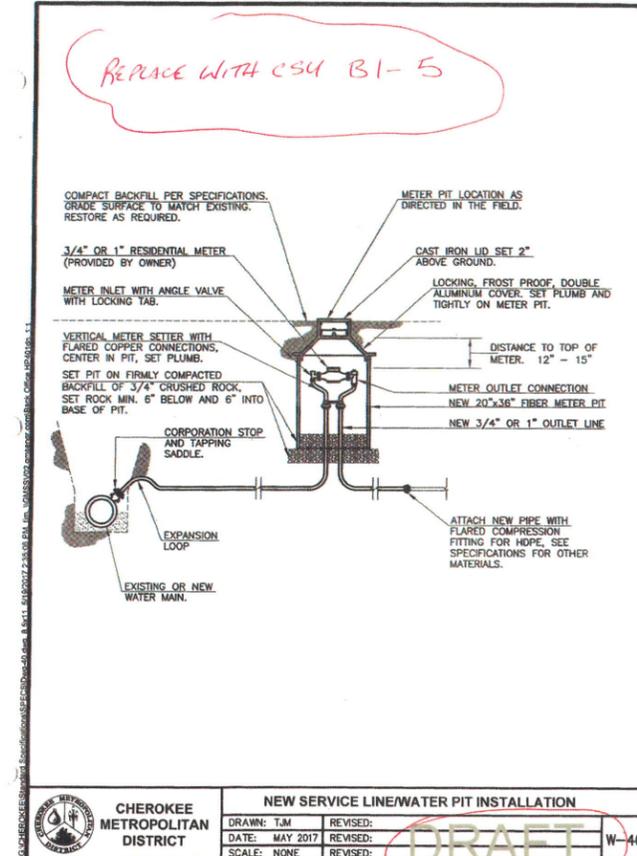
Colorado Springs Utilities
 MULTI-FAMILY RESIDENTIAL PREMISES UTILITY SERVICE OPTION #2
 B2-5
 DATED 01/2017

NOT USED - DELETE



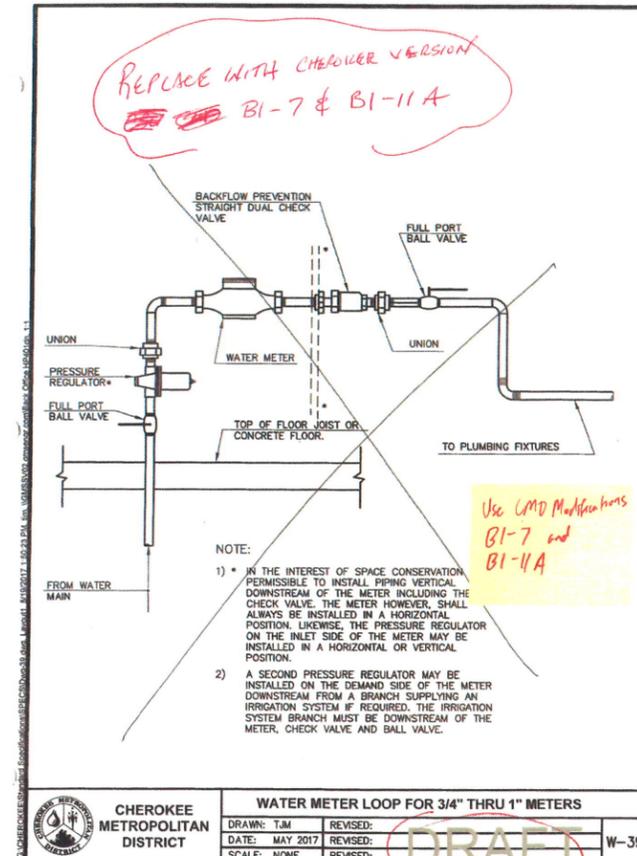
Colorado Springs Utilities
 MULTI-FAMILY RESIDENTIAL PREMISES UTILITY SERVICE OPTION #1
 B2-4
 DATED 01/2017

NOT USED - DELETE



CHEROKEE METROPOLITAN DISTRICT
 NEW SERVICE LINE/WATER PIT INSTALLATION
 DRAWN: TJM
 DATE: MAY 2017
 SCALE: NONE

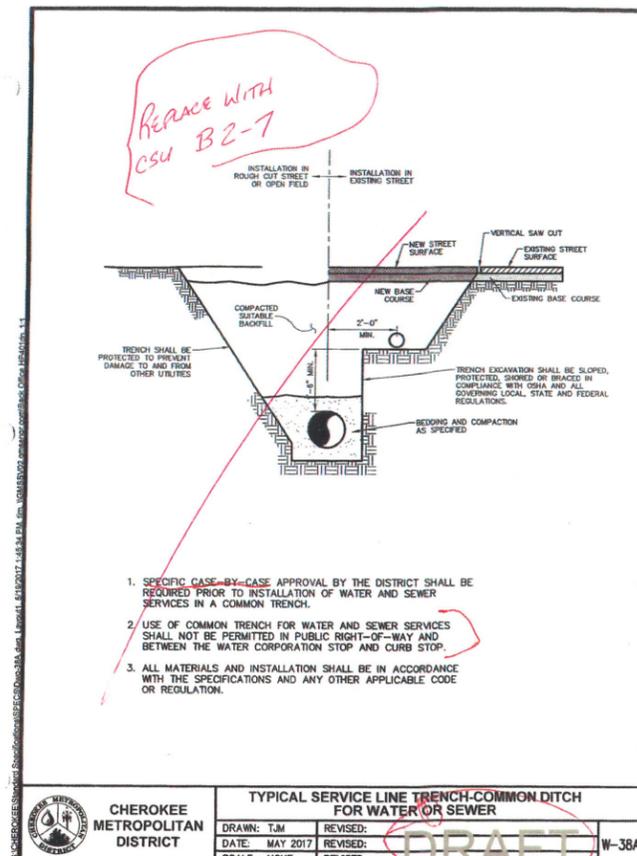
REPLACE WITH CS4 B1-5



CHEROKEE METROPOLITAN DISTRICT
 WATER METER LOOP FOR 3/4\"/>

REPLACE WITH CHEROKEE VERSION BI-7 & BI-11A

Use CMD Modifications BI-7 and BI-11A



CHEROKEE METROPOLITAN DISTRICT
 TYPICAL SERVICE LINE TRENCH-COMMON DITCH FOR WATER OR SEWER
 DRAWN: TJM
 DATE: MAY 2017
 SCALE: NONE

REPLACE WITH CS4 B2-7

DRAFT

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:

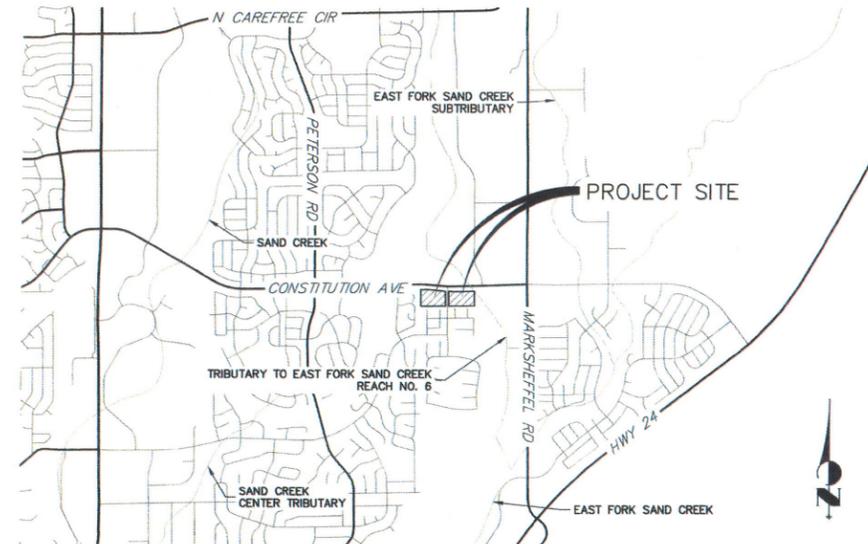
OWNER/DEVELOPER
MDC HOLDINGS - RICHMOND AMERICAN HOMES
4350 S. MONACO STREET
DENVER, CO 80237
JASON POCK
P~(720)-977-3827

ENGINEER/SURVEYOR
JR ENGINEERING, LLC
ATTN: GLENN D. ELLIS
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
P~(719) 593-2593

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



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

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

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

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	4,807	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.

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 SRO6 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)



Know what's below.
Call before you dig.

CHEROKEE METROPOLITAN DISTRICT WATER 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



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PREPARED FOR
MDC HOLDINGS
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No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	10-30-20	APL				

URBAN COLLECTION AT
PALMER VILLAGE
COVER SHEET
WATER SYSTEM PLAN

SHEET 1 OF 10
JOB NO. 25149.01

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
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	---	---

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 STANDARDS, 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 ONSITE 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.

WATER 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: *AND CHECK FOR EXCEPTIONS TO CSU STANDARDS*

- ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS (WATER LESS).
- THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
- 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.
- NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
- 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 LESS.
- THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
- CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER LESS.
- NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
- NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
- 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.
- REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- 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.

WATER PROJECT - SPECIFIC NOTES

- | APPLICABLE | NOT APPLICABLE |
|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- 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.
 - 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.
 - 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.
 - A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT

ADD ALL WATER LINES SHALL HAVE TRACER WIRE INSTALLED PER CSU STANDARDS



Know what's below. Call before you dig.

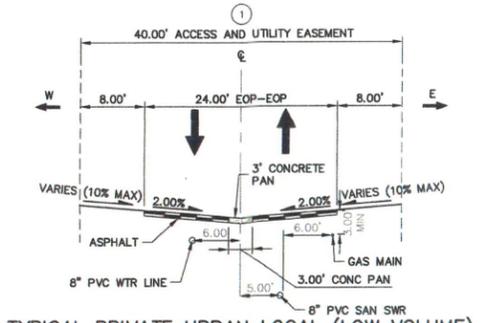
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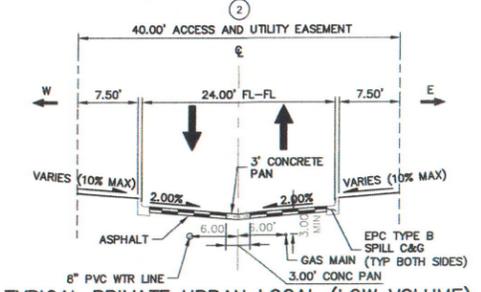
GLENN D. ELLIS, P.E.
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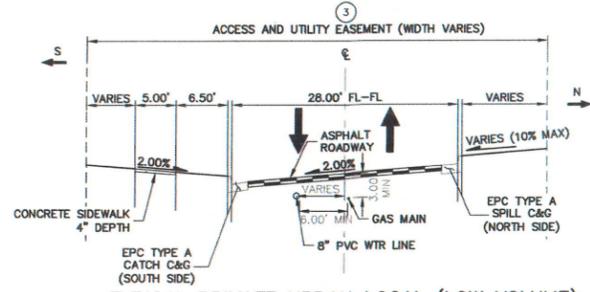
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	DESIGNED BY	MCS
DATE	10-30-20	
BY		
REVISION		
H-SCALE	N/A	
V-SCALE	N/A	
DESIGNED BY	MCS	
DRAWN BY	MCS	
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WATER SYSTEM PLAN		
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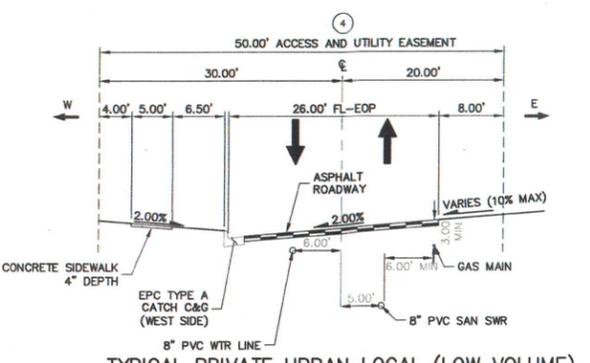
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 1
 POSTED/DESIGN SPEED LIMIT = 20 MPH
 ROADS: WAYFARING TREE HEIGHTS, FOUNTAIN GRASS GROVE, SERVICEBERRY GROVE, VANHOUTTE VIEW, BLUE AVENA VIEW, PURPLE FOUNTAIN POINT



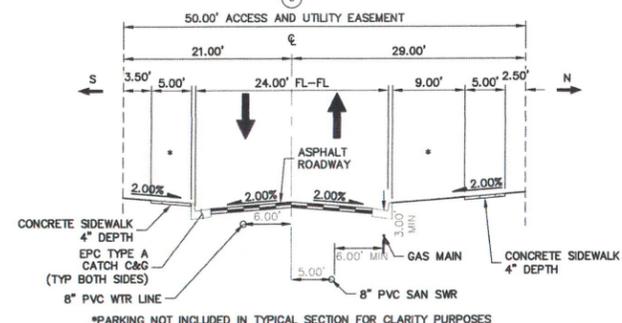
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 2
 POSTED/DESIGN SPEED LIMIT = 20 MPH
 ROADS: VANHOUTTE VIEW (EMERGENCY VEHICLE ACCESS)



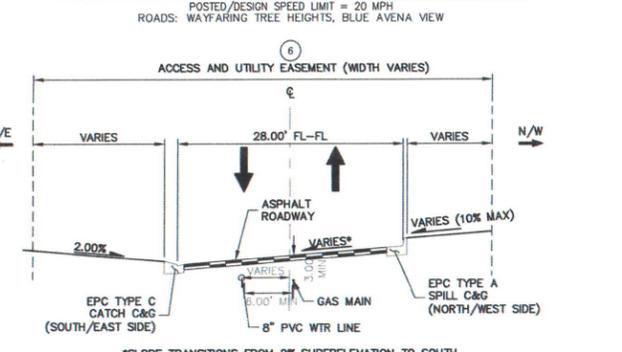
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 3
 POSTED/DESIGN SPEED LIMIT = 20 MPH
 ROADS: FOUNTAIN GRASS GROVE (ENTRANCE)



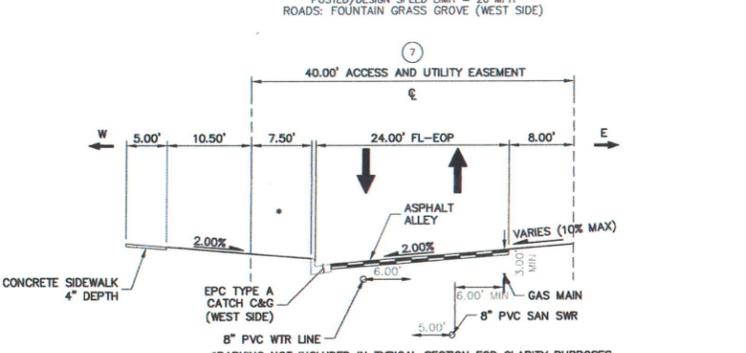
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 4
 POSTED/DESIGN SPEED LIMIT = 20 MPH
 ROADS: FOUNTAIN GRASS GROVE (WEST SIDE)



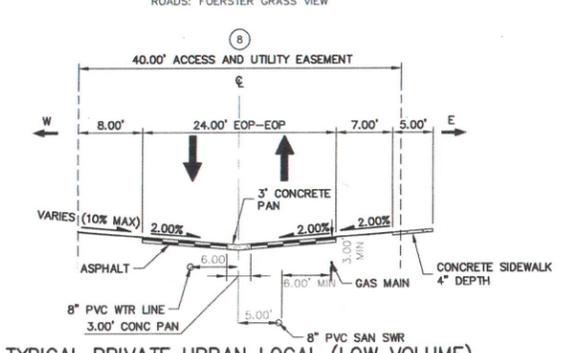
TYPICAL PRIVATE URBAN LOCAL (LOW VOLUME) TYPE 5
 POSTED/DESIGN SPEED LIMIT = 20 MPH
 ROADS: WAYFARING TREE HEIGHTS, BLUE AVENA VIEW



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
 DATE 3/8/20
 GLENN D. ELLIS, P.E.
 COLORADO P.E. 38861
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING OFFICIALS, THEY APPLY 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
 JR ENGINEERING A Weirton Company Centennial 303-740-8888 • Colorado Springs 719-586-2688 Fort Collins 970-491-8888 • www.jrengineering.com	
BY	DATE
No.	REVISION
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	
TYPICAL SECTIONS	
WATER SYSTEM PLAN	
SHEET	3 OF 10
JOB NO.	25149.01