





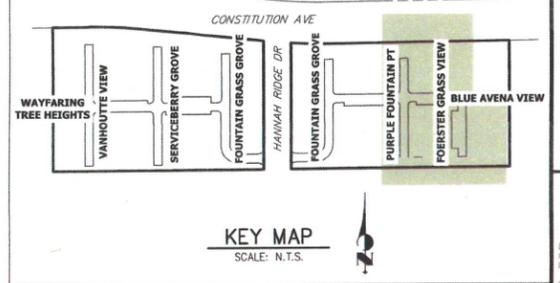
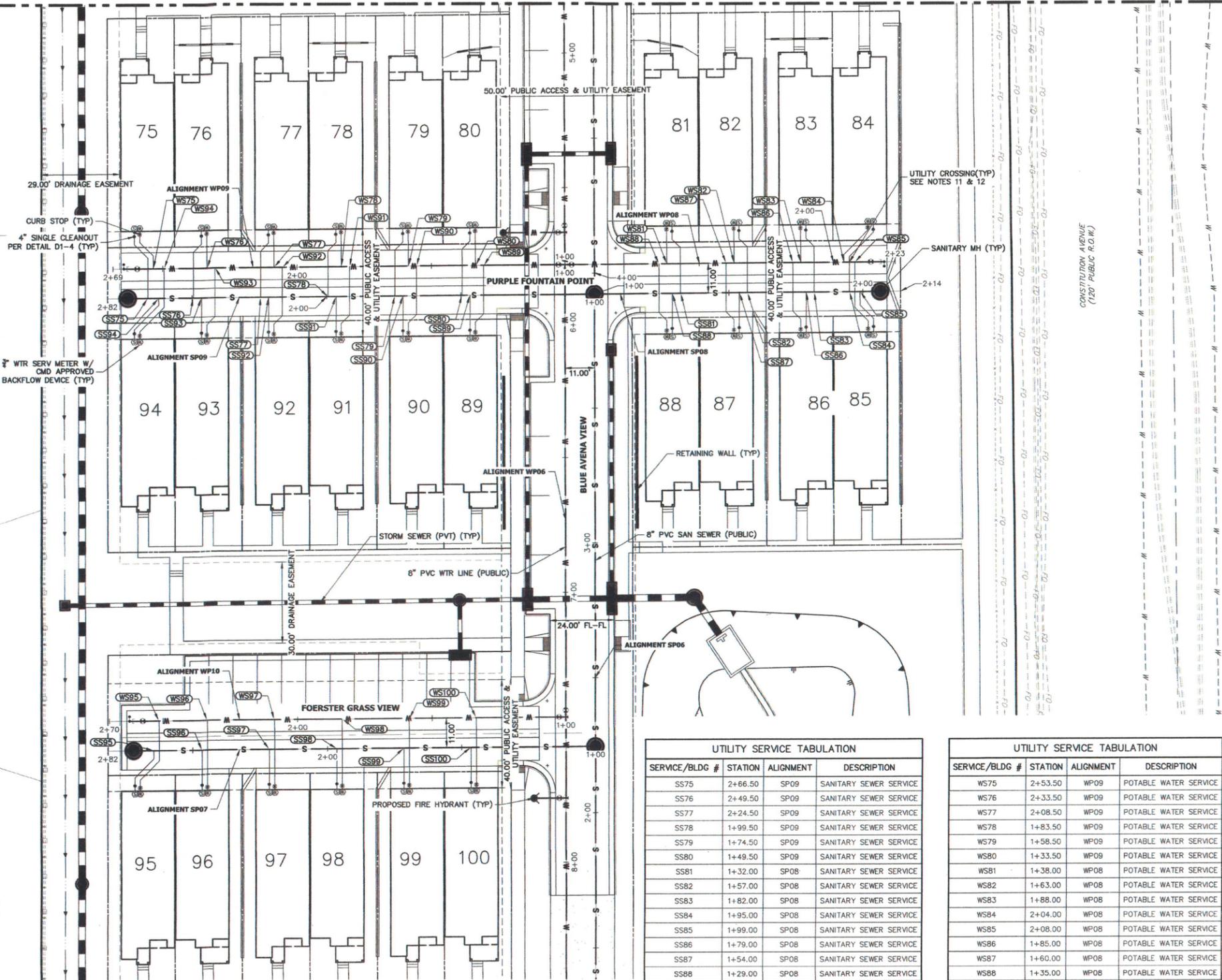
SEE SHEET 7

LOT 96  
JESSICA HEIGHTS  
FILING NO. 1  
REC. NO. 206712249

LOT 87  
JESSICA HEIGHTS  
FILING NO. 1  
REC. NO. 206712249

LOT 86  
JESSICA HEIGHTS  
FILING NO. 1  
REC. NO. 206712249

LOT 85  
JESSICA HEIGHTS  
FILING NO. 1  
REC. NO. 206712249



COPPER NOT ALLOWED USE  
HOPE

- NOTES:**
1. ALL PROPOSED STORM SEWER AND APPURTENANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED WATER AND SANITARY SEWER LINES AND STRUCTURES ARE PUBLIC UNLESS OTHERWISE NOTED.
  3. ALL SERVICES SHALL BE INSTALLED PER CHEROKEE METROPOLITAN DISTRICT (CMD) CRITERIA. SEE DETAIL SHEETS 9-11 FOR TYPICAL SERVICE LINE CONNECTIONS, CONFIGURATIONS, AND LAYOUT.
  4. ALL WATER SERVICES SHALL BE 3/4" TYPE K COPPER, PER CSJ DETAIL B1-1 & B1-3.
  5. ALL WATER SERVICES SHALL INCLUDE AN APPROVED BACKFLOW DEVICE PER WATER LESS CRITERIA.
  6. ALL SANITARY SEWER SERVICE CONNECTIONS SHALL BE 4" PVC SCHEDULE 40 PER CSJ DETAIL D1-6.
  7. FOR SANITARY SERVICES WITH GREATER THAN 6' OF COVER, REFER TO WASTEWATER LESS 2.6.F.1.
  8. 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.
  9. ALL SANITARY SERVICES SHALL SLOPE @ 2.08% OR GREATER FOR THE ENTIRE LENGTH OF THE SERVICE.
  10. ALL SANITARY SERVICES SHALL INCLUDE A SINGLE CLEANOUT PER DETAIL D1-4.
  11. 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.
  12. CAUTION: WHERE PROPOSED SERVICES CROSS ANOTHER UTILITY, THE MINIMUM VERTICAL SEPARATION IS 1.5'.
  13. 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 CSJ WASTEWATER LESS DETAIL C2-7.
  14. SEE JR WATER SYSTEM PLANS FOR POTABLE WATER SYSTEM DESIGN INFORMATION.
  15. SEE JR GESC, STREET IMPROVEMENT, PBMP, AND STORM PLANS FOR ASSOCIATED DESIGN INFORMATION.

**UTILITY SERVICE TABULATION**

SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS75	2+66.50	SP09	SANITARY SEWER SERVICE
SS76	2+49.50	SP09	SANITARY SEWER SERVICE
SS77	2+24.50	SP09	SANITARY SEWER SERVICE
SS78	1+99.50	SP09	SANITARY SEWER SERVICE
SS79	1+74.50	SP09	SANITARY SEWER SERVICE
SS80	1+49.50	SP09	SANITARY SEWER SERVICE
SS81	1+32.00	SP08	SANITARY SEWER SERVICE
SS82	1+57.00	SP08	SANITARY SEWER SERVICE
SS83	1+82.00	SP08	SANITARY SEWER SERVICE
SS84	1+95.00	SP08	SANITARY SEWER SERVICE
SS85	1+99.00	SP08	SANITARY SEWER SERVICE
SS86	1+79.00	SP08	SANITARY SEWER SERVICE
SS87	1+54.00	SP08	SANITARY SEWER SERVICE
SS88	1+29.00	SP08	SANITARY SEWER SERVICE
SS89	1+46.50	SP09	SANITARY SEWER SERVICE
SS90	1+71.50	SP09	SANITARY SEWER SERVICE
SS91	1+96.50	SP09	SANITARY SEWER SERVICE
SS92	2+21.50	SP09	SANITARY SEWER SERVICE
SS93	2+46.50	SP09	SANITARY SEWER SERVICE
SS94	2+62.50	SP09	SANITARY SEWER SERVICE
SS95	2+64.50	SP07	SANITARY SEWER SERVICE
SS96	2+46.50	SP07	SANITARY SEWER SERVICE
SS97	2+21.50	SP07	SANITARY SEWER SERVICE
SS98	1+96.50	SP07	SANITARY SEWER SERVICE
SS99	1+71.50	SP07	SANITARY SEWER SERVICE
SS100	1+46.50	SP07	SANITARY SEWER SERVICE

**UTILITY SERVICE TABULATION**

SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
WS75	2+53.50	WP09	POTABLE WATER SERVICE
WS76	2+33.50	WP09	POTABLE WATER SERVICE
WS77	2+08.50	WP09	POTABLE WATER SERVICE
WS78	1+83.50	WP09	POTABLE WATER SERVICE
WS79	1+58.50	WP09	POTABLE WATER SERVICE
WS80	1+33.50	WP09	POTABLE WATER SERVICE
WS81	1+38.00	WP08	POTABLE WATER SERVICE
WS82	1+63.00	WP08	POTABLE WATER SERVICE
WS83	1+88.00	WP08	POTABLE WATER SERVICE
WS84	2+04.00	WP08	POTABLE WATER SERVICE
WS85	2+08.00	WP08	POTABLE WATER SERVICE
WS86	1+85.00	WP08	POTABLE WATER SERVICE
WS87	1+60.00	WP08	POTABLE WATER SERVICE
WS88	1+35.00	WP08	POTABLE WATER SERVICE
WS89	1+30.50	WP09	POTABLE WATER SERVICE
WS90	1+55.50	WP09	POTABLE WATER SERVICE
WS91	1+80.50	WP09	POTABLE WATER SERVICE
WS92	2+05.50	WP09	POTABLE WATER SERVICE
WS93	2+30.50	WP09	POTABLE WATER SERVICE
WS94	2+49.50	WP09	POTABLE WATER SERVICE
WS95	2+51.50	WP10	POTABLE WATER SERVICE
WS96	2+33.50	WP10	POTABLE WATER SERVICE
WS97	2+08.50	WP10	POTABLE WATER SERVICE
WS98	1+83.50	WP10	POTABLE WATER SERVICE
WS99	1+58.45	WP10	POTABLE WATER SERVICE
WS100	1+33.50	WP10	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 RESUBMITAL 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

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

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Fort Collins 970-499-9888 • www.jrengineering.com

BY	DATE	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 75-100**  
**UTILITY SERVICE PLAN**

SHEET 8 OF 11  
JOB NO. 25149.01



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.

