

CONTACTS:

OWNER/DEVELOPER JACKSON DEARBORN PARTNERS
404 S. WELLS STREET, SUITE 400
CHICAGO, IL 60607
ATTN: DANE OLMSTEAD
P~(734) 216-2577

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

DEVELOPMENT SERVICES (CMD) CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915
P~(719) 597-5080

FIRE PROTECTION DISTRICT CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
P~(719) 591-0960

PLANNER N.E.S., INC.
619 NORTH CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
P~(719) 471-0073

GEOTECHNICAL CTL THOMPSON, INC.
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
P~(719) 528-8300

ARCHITECT LCM ARCHITECTS
819 S WABASH AVE, FIFTH FLOOR
CHICAGO, IL 60605
P~(312) 995-5305

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING N00°27'47"E AS SHOWN ON SAID PLAT.

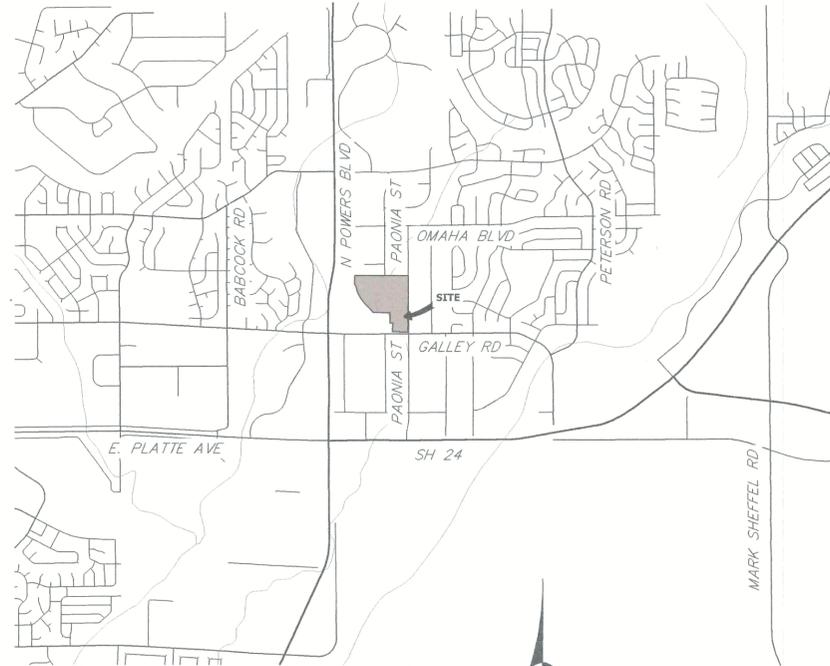
BENCHMARK

FIMS MONUMENT FB1, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 900 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF E PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.86 FEET, NAVD88.

SOLACE AT CIMARRON HILLS

SITUATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 14 SOUTH, RANG 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

WATER DISTRIBUTION PLAN



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

- 1 - COVER SHEET
- 2 - LEGEND AND NOTES
- 3-7 - WATER DISTRIBUTION PLAN
- 8-10 - DETAIL SHEETS

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 6 FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE DISTRICT.

SIGNED: Dane Olmstead DATE: 10/20/2021
OWNER/DEVELOPER

DBA: CS POWERS & GALLEY, LLC
ADDRESS: 404 S. Wells St. 4th Floor, Chicago, IL 60607

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: Jeffrey Menger DATE: 11-08-2021
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.

**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: Jeffrey Menger DATE: 11-08-2021

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

SIGNED: Mike Bramlett DATE: 10/13/21
32314

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Know what's below.
Call before you dig.

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

PREPARED FOR
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ATTN: DANE OLMSTEAD
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JR ENGINEERING
A Western Company
Central 303-740-8888 • Colorado Springs 719-588-2588
Fort Collins 970-491-8888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=2000'	N/A	10/13/21	APL	APL	

SOLACE AT CIMARRON HILLS
COVER SHEET
WATER DISTRIBUTION PLAN

SHEET 1 OF 12
JOB NO. 25174.00

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	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET	⊙	■
AREA INLET - SQUARE	□	■
AREA INLET - ROUND	○	●
FLARED END SECTION	▷	▷
RIPRAP	⊞	⊞
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	+
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mkr W ^o	
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	Mkr G ^o	
SERVICE MARKER	△	
METER	⊙	⊙
VALVE	⊙	⊙
PLUG	⊙	⊙
TEE	⊙	⊙
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊙	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊙	
ELECTRICAL METER	⊙	
ELECTRICAL MANHOLE	⊙	
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊙	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊙	
TELEPHONE MANHOLE	⊙	
UTILITY POLE	⊙	+
GUY ANCHOR	⊙	+
GUY POLE	⊙	+
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH	TH

MONUMENTATION LEGEND

	EXISTING	PROPOSED
ALUMINUM CAP - FOUND	●	●
BRASS CAP - FOUND	●	●
BENCHMARK - FOUND	⊙	⊙
CROSS - FOUND	+	+
MONUMENT - SET	○	○
MONUMENT - FOUND (DEFAULT)	●	●
MONUMENT - FOUND (ALTERNATE 1)	■	■
MONUMENT - FOUND (ALTERNATE 2)	■	■
MONUMENT - FOUND (ALTERNATE 3)	▲	▲
MONUMENT - FOUND (ALTERNATE 4)	▲	▲
MONUMENT - FOUND (ALTERNATE 5)	▲	▲
MONUMENT - FOUND (ALTERNATE 6)	▲	▲
MONUMENT - FOUND (ALTERNATE 7)	▲	▲
NAIL & WASHER - FOUND	●	●
PANEL - FOUND	⊙	⊙
PK NAIL - FOUND	⊙	⊙
ROW MONUMENT - FOUND	⊙	⊙
ROW MARKER - FOUND	⊙	⊙
SECTION CORNER - FOUND	⊙	⊙
SECTION CORNER - SET	⊙	⊙
QUARTER-SECTION CORNER - FOUND	⊙	⊙
QUARTER-SECTION CORNER - SET	⊙	⊙
SECTION CENTER - FOUND	⊙	⊙
SECTION CENTER - FOUND	⊙	⊙
CONTROL/TRVERSE POINT - SET	⊙	⊙
PARKING METER	⊙	⊙
TRAFFIC SIGNAL BOX	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
TRAFFIC SIGNAL	⊙	⊙
BARRICADE	⊙	⊙
GUARD RAIL POST	⊙	⊙
IMPACT ATTENUATOR	⊙	⊙
BRIDGE STYLE HIGHWAY SIGN POST	⊙	⊙
CANTILEVER STYLE HIGHWAY SIGN POST	⊙	⊙
RAILROAD MARKER/SIGN	⊙	⊙
STREET LIGHT	⊙	⊙
STREET LIGHT - SINGLE	⊙	⊙
STREET LIGHT - DOUBLE	⊙	⊙
LUMINAIRE	⊙	⊙
ALTERNATE LUMINAIRE	⊙	⊙
SIGNAL MAST ARM W/ LUMINAIRE	⊙	⊙
PEDESTAL POLE FOUNDATION	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
ROUND PULL BOX	⊙	⊙
MEDIUM PULL BOX	⊙	⊙
LARGE PULL BOX (20X33X15)	⊙	⊙
SIGNAL HEAD WITHOUT BACK PLATE	⊙	⊙
SIGNAL HEAD WITH BACK PLATE	⊙	⊙
PEDESTRIAN SIGNAL HEAD	⊙	⊙
VIDEO IMAGE DETECTOR	⊙	⊙
OPTICOM DETECTOR	⊙	⊙
VEHICLE DETECTION ZONE	⊙	⊙

TRAFFIC LEGEND

	EXISTING	PROPOSED
TRAFFIC SIGNAL BOX	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
TRAFFIC SIGNAL	⊙	⊙
BARRICADE	⊙	⊙
GUARD RAIL POST	⊙	⊙
IMPACT ATTENUATOR	⊙	⊙
BRIDGE STYLE HIGHWAY SIGN POST	⊙	⊙
CANTILEVER STYLE HIGHWAY SIGN POST	⊙	⊙
RAILROAD MARKER/SIGN	⊙	⊙
STREET LIGHT	⊙	⊙
STREET LIGHT - SINGLE	⊙	⊙
STREET LIGHT - DOUBLE	⊙	⊙
LUMINAIRE	⊙	⊙
ALTERNATE LUMINAIRE	⊙	⊙
SIGNAL MAST ARM W/ LUMINAIRE	⊙	⊙
PEDESTAL POLE FOUNDATION	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
ROUND PULL BOX	⊙	⊙
MEDIUM PULL BOX	⊙	⊙
LARGE PULL BOX (20X33X15)	⊙	⊙
SIGNAL HEAD WITHOUT BACK PLATE	⊙	⊙
SIGNAL HEAD WITH BACK PLATE	⊙	⊙
PEDESTRIAN SIGNAL HEAD	⊙	⊙
VIDEO IMAGE DETECTOR	⊙	⊙
OPTICOM DETECTOR	⊙	⊙
VEHICLE DETECTION ZONE	⊙	⊙

STORM WATER MANAGEMENT

KEY	SYMBOL
CD	⊙
CRS	⊙
CS	⊙
CWA	⊙
DD	⊙
DV	⊙
DW	⊙
ECB	⊙
IF	⊙
IP	⊙
MU	⊙
OP	⊙
PF	⊙
PS	⊙
RCD	⊙
RCS	⊙
SB	⊙
SCL	⊙
SF	⊙
SR	⊙
SSA	⊙
ST	⊙
STB	⊙
TER	⊙
TS	⊙
TSC	⊙
TSC F	⊙
TSD	⊙
VTC	⊙
WR	⊙

DRAINAGE REPORT PLANS

KEY	SYMBOL
Basin Designation (No Coefficient)	⊙
Basin Designation (1 Coefficient)	⊙
Basin Designation (2 Coefficients)	⊙
Analysis Point Identifier	⊙
Basin Designation (Historic)	⊙
Basin Designation (Developed)	⊙
Sub-Basin Designation (Developed)	⊙
Drainage Pipe Identifier	⊙
Drainage Point Identifier (Hexagonal)	⊙
Drainage Point Identifier (Triangular)	⊙
SWM Designation 1	⊙
SWM Designation 2	⊙
SWM Designation 3	⊙
SWM Designation 4	⊙

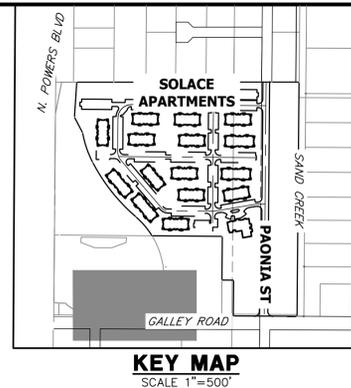
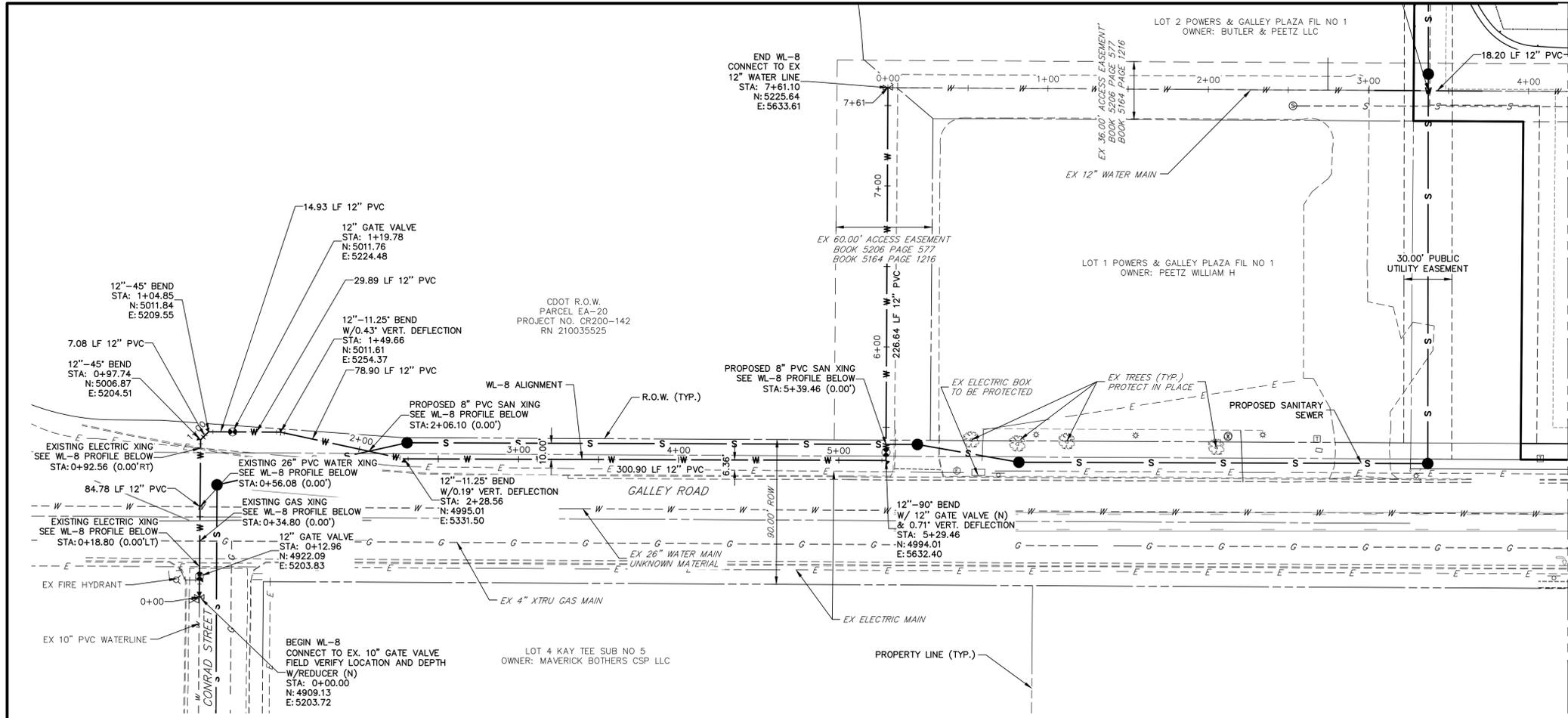
LANDSCAPE LEGEND

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



ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 DATE 10/13/21
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD (734)216-2577 DOLMSTEAD@JACKSONDEARBORN.COM
J.R. ENGINEERING
 A Western Company
 Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
 SOLACE AT CIMARRON HILLS
 LEGEND AND NOTES
 SHEET 2 OF 12
 JOB NO. 25174.00



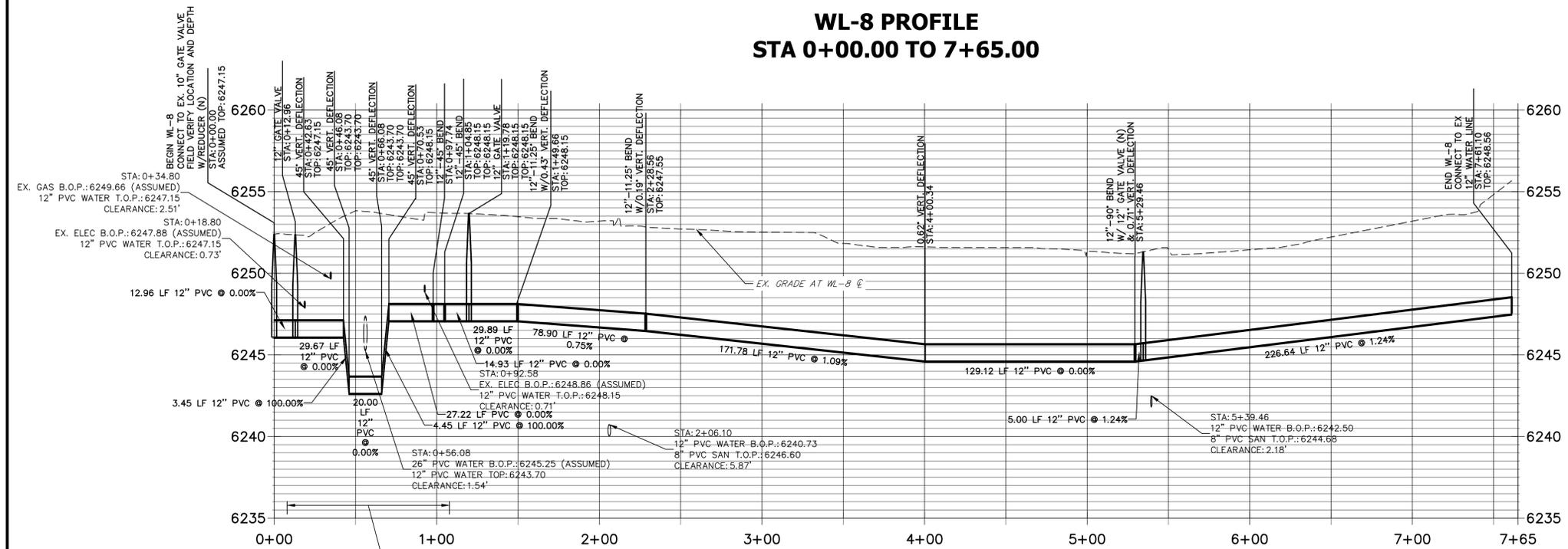
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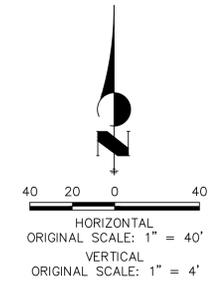
GENERAL NOTES:
 1. FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 2. ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

**WL-8 PROFILE
 STA 0+00.00 TO 7+65.00**



WATER NOTES:

1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CSU DETAIL A10-8. ALL LOWERINGS SHALL MEET OR EXCEED CSU CRITERIA AND DETAIL A10-8.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CSU DETAIL B1-13. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CSU DETAIL B1-13 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CSU DETAILS A5-1, A5-2 AND A5-3.
4. ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
5. ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
6. ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
7. "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR"
8. SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
9. SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
10. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CSU STANDARD DEPTH UNLESS OTHERWISE SHOWN.
11. ALL VALVES SHALL BE INSTALLED PER CSU DETAIL A9-1.
12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CSU DETAIL A9-2.
13. ALL VALVES MUST OPEN LEFT PER CHEROKEE WATER DISTRICT SECTION 2.6.G.8
14. NO EXTERNAL METERS SHALL BE INSTALLED WITH THE EXCEPTION OF IRRIGATION LINES.
15. NO SERVICES SHALL BE CONSTRUCTED USING COPPER MATERIALS



CONTRACTOR SHALL POTHOLE AND VERIFY ALL CROSSINGS IN GALLEY ROAD. ALL UTILITIES SHOWN ARE DESIGN DEPTHS AND SHALL BE FIELD VERIFIED.



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

Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEER

DATE: 10/13/21

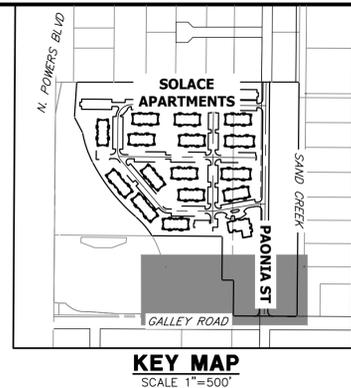
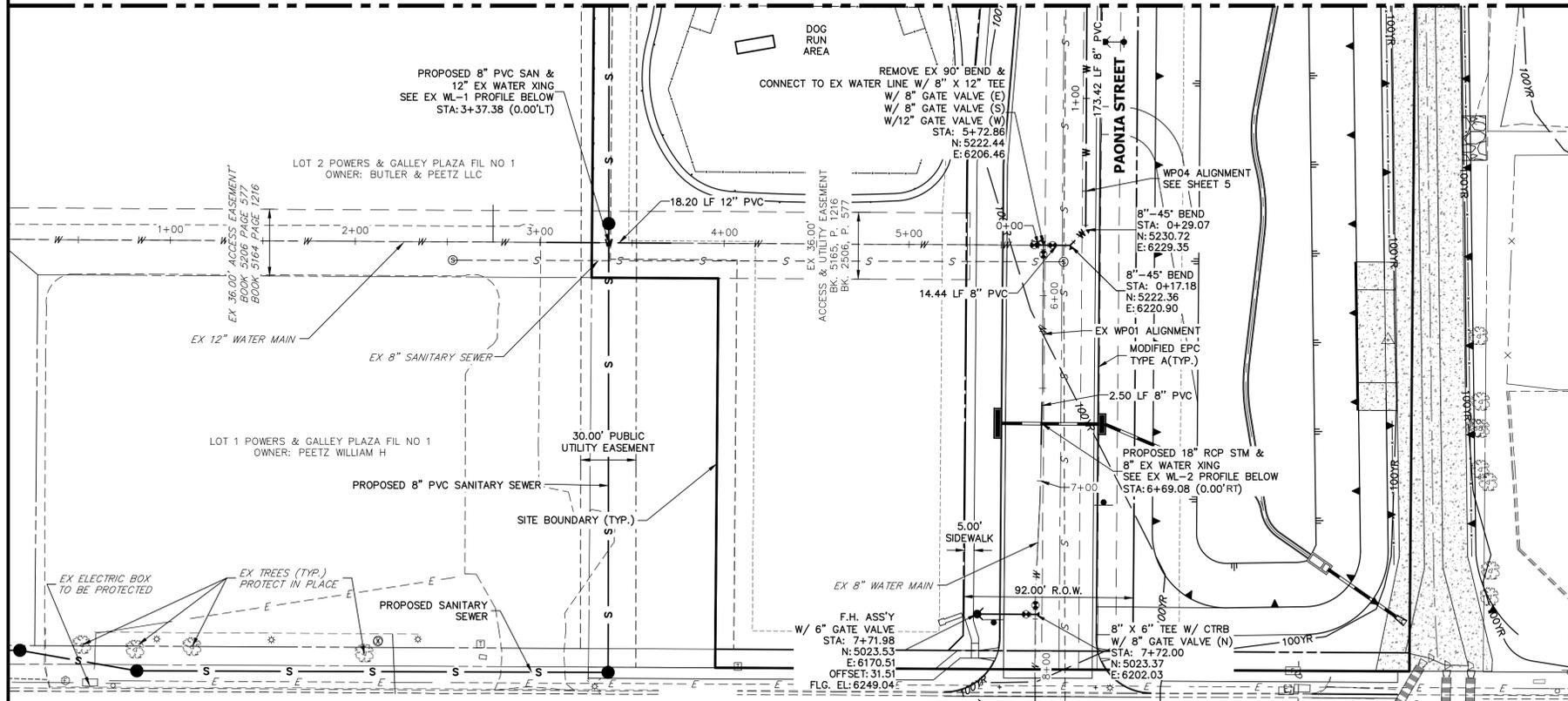
BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	APL	APL	DRAWN BY	CHECKED BY
1"=40'	1"=4'	10/13/21					

SOLACE AT CIMARRON HILLS
 WATER DISTRIBUTION PLAN

SHEET 3 OF 12
 JOB NO. 25174.00

SEE SHEET 5
MATCH WP04 STA: 1+50.00



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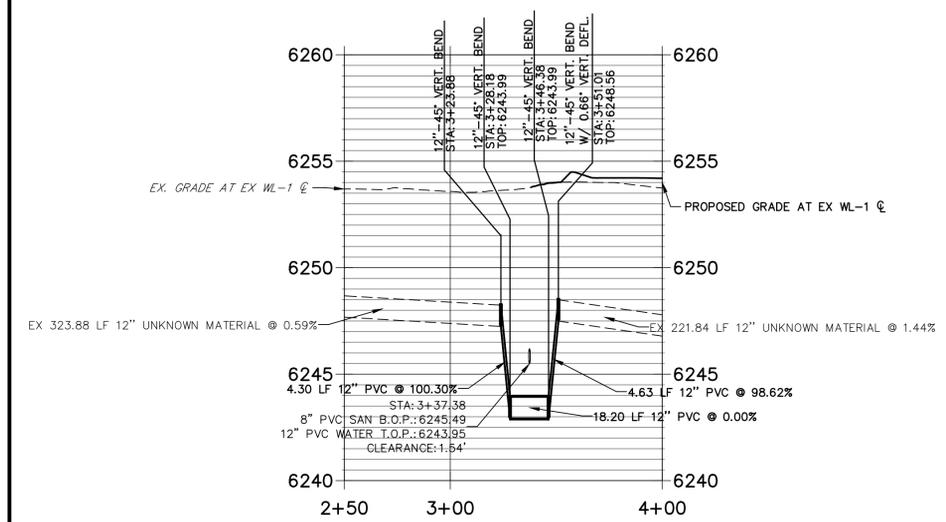
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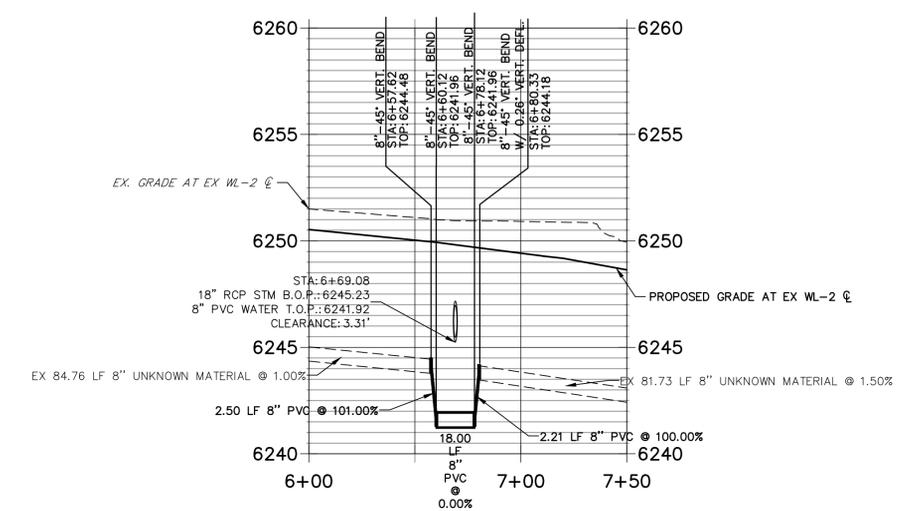
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**EX WL-1 PROFILE
STA 2+50.00 TO 4+00.00**



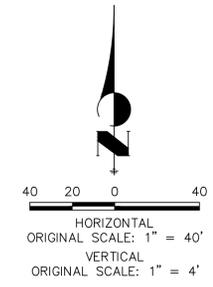
**EX WL-2 PROFILE
STA 6+00.00 TO 7+50.00**



WATER NOTES:

1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CSU DETAIL A10-8. ALL LOWERINGS SHALL MEET OR EXCEED CSU CRITERIA AND DETAIL A10-8.
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3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CSU DETAILS A5-1, A5-2 AND A5-3.
4. ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
5. ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
6. ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
7. "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR"
8. SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
9. SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
10. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CSU STANDARD DEPTH UNLESS OTHERWISE SHOWN.
11. ALL VALVES SHALL BE INSTALLED PER CSU DETAIL A9-1.
12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CSU DETAIL A9-2.
13. ALL VALVES MUST OPEN LEFT PER CHEROKEE WATER DISTRICT SECTION 2.6.G.8
14. NO EXTERNAL METERS SHALL BE INSTALLED WITH THE EXCEPTION OF IRRIGATION LINES.
15. NO SERVICES SHALL BE CONSTRUCTED USING COPPER MATERIALS

811
Know what's below.
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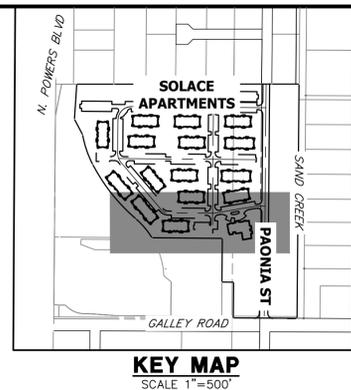
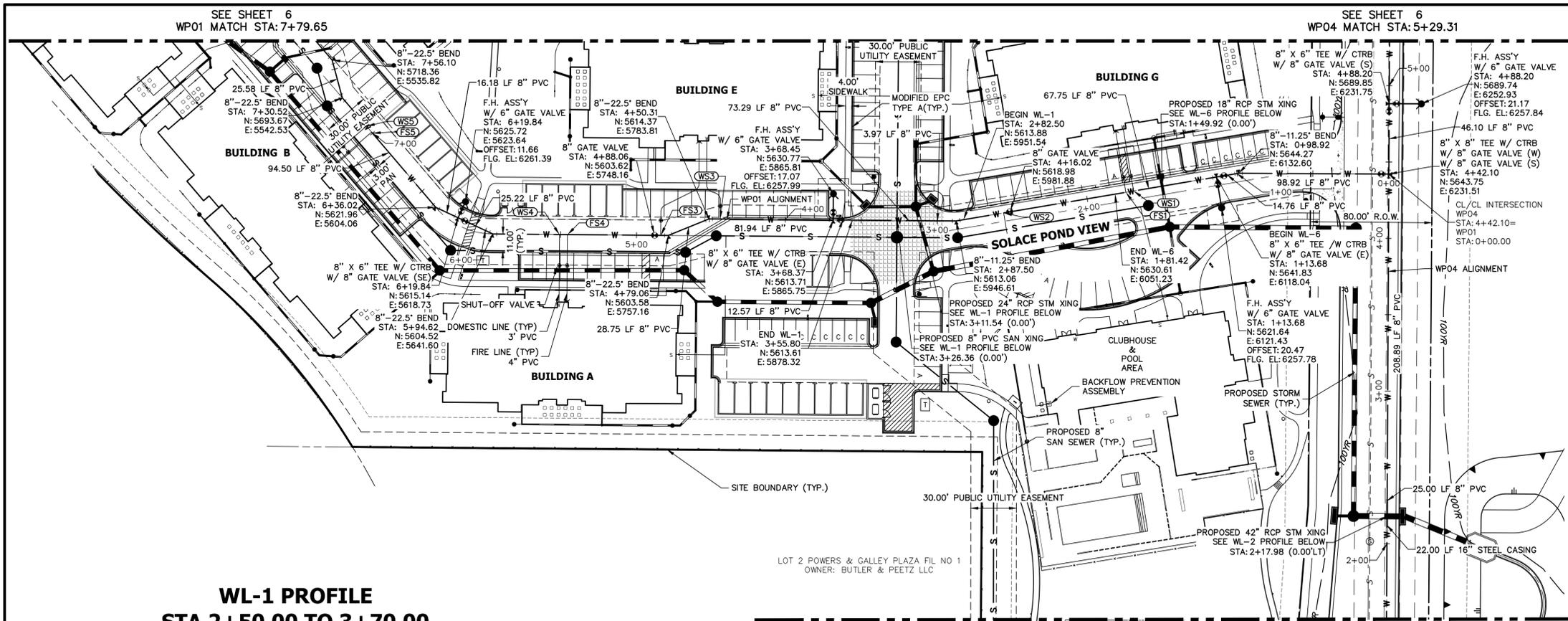
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE 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

Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE: 10/13/21

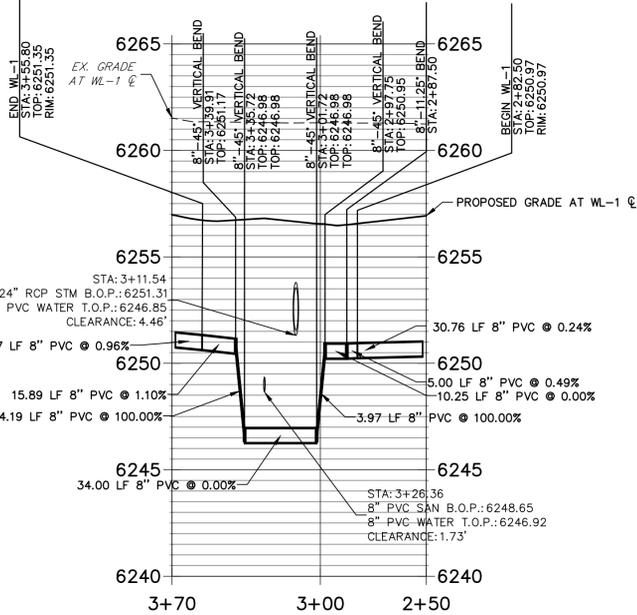
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SOLACE AT CIMARRON HILLS									
WATER DISTRIBUTION PLAN									
SHEET 4 OF 12									
JOB NO. 25174.00									



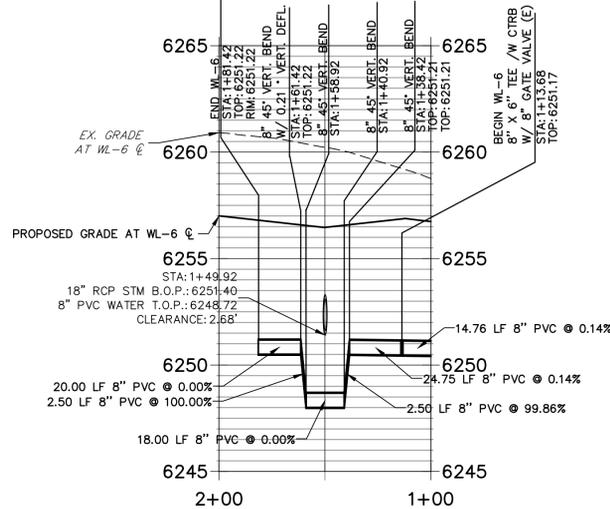
WATER NOTES:

1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CSU DETAIL A10-8. ALL LOWERINGS SHALL MEET OR EXCEED CSU CRITERIA AND DETAIL A10-8.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CSU DETAIL B1-13. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CSU DETAIL B1-13 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CSU DETAILS A5-1, A5-2 AND A5-3.
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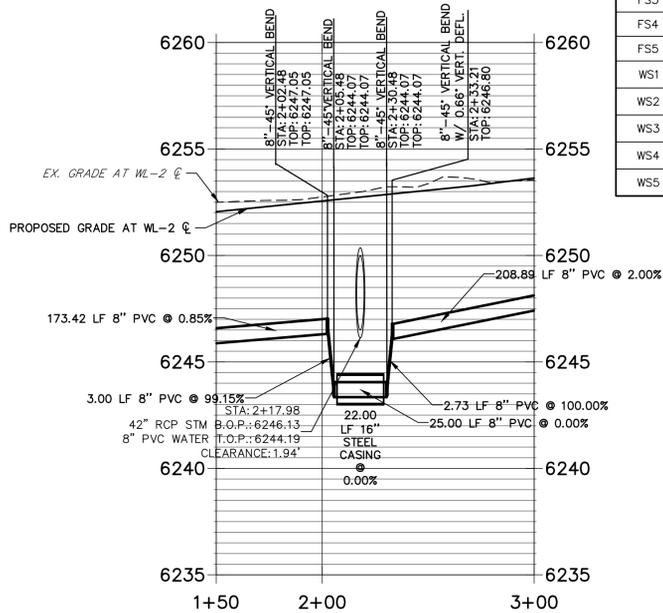
**WL-1 PROFILE
STA 2+50.00 TO 3+70.00**



**WL-6 PROFILE
STA 1+00.00 TO 2+00.00**



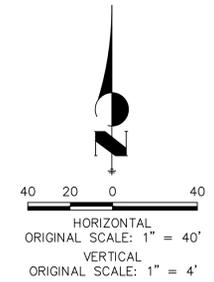
**WL-2 PROFILE
STA 1+50.00 TO 3+00.00**



UTILITY SERVICE TABULATION				
SERVICE	STATION	ALIGNMENT	DESCRIPTION	
FS1	1+74.21	WP01	FIRE SERVICE 4" PVC	
FS3	4+84.06	WP01	FIRE SERVICE 4" PVC	
FS4	5+45.51	WP01	FIRE SERVICE 4" PVC	
FS5	7+00.00	WP01	FIRE SERVICE 4" PVC	
WS1	1+69.04	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS2	2+55.77	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS3	4+42.81	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS4	5+50.68	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	
WS5	7+06.10	WP01	POTABLE WATER SERVICE 3" HDPE BLUE W/SHUT OFF VALVE	



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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, INC.

DATE: 10/13/21

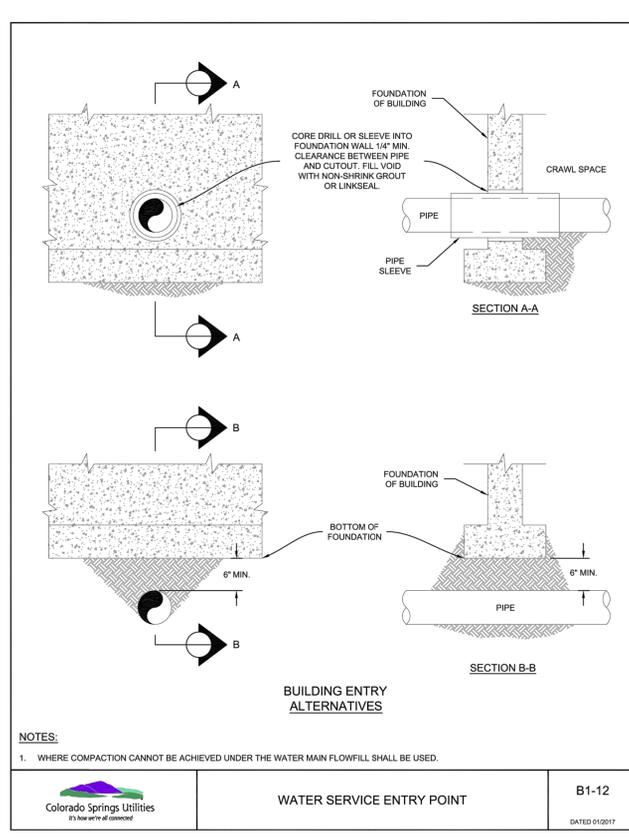
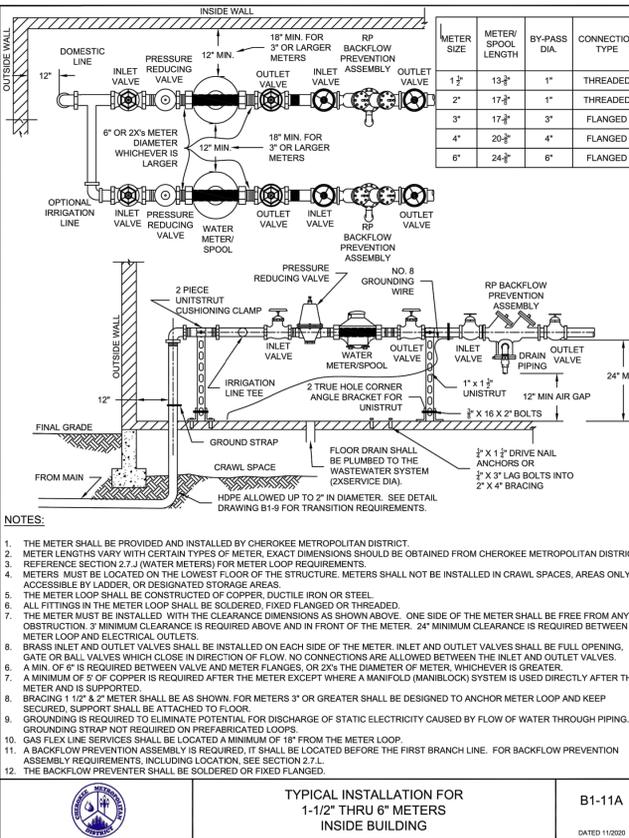
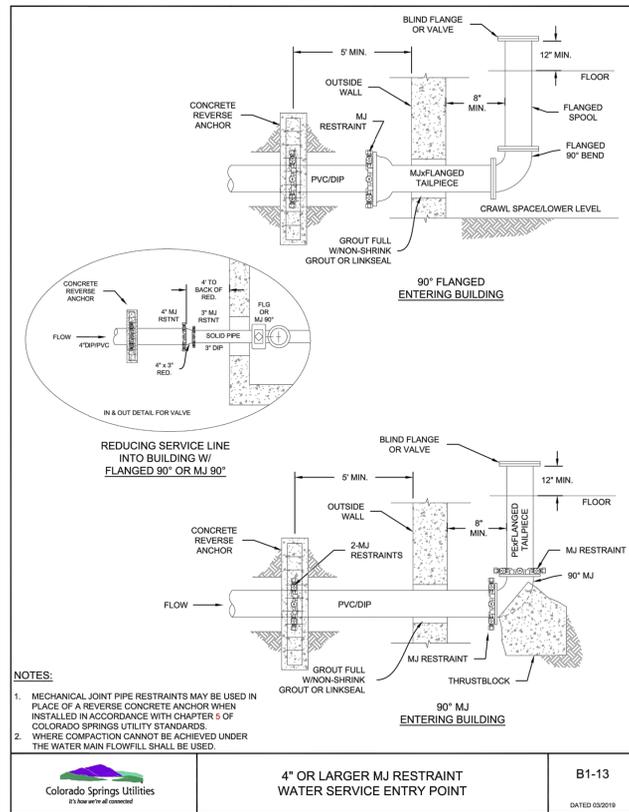
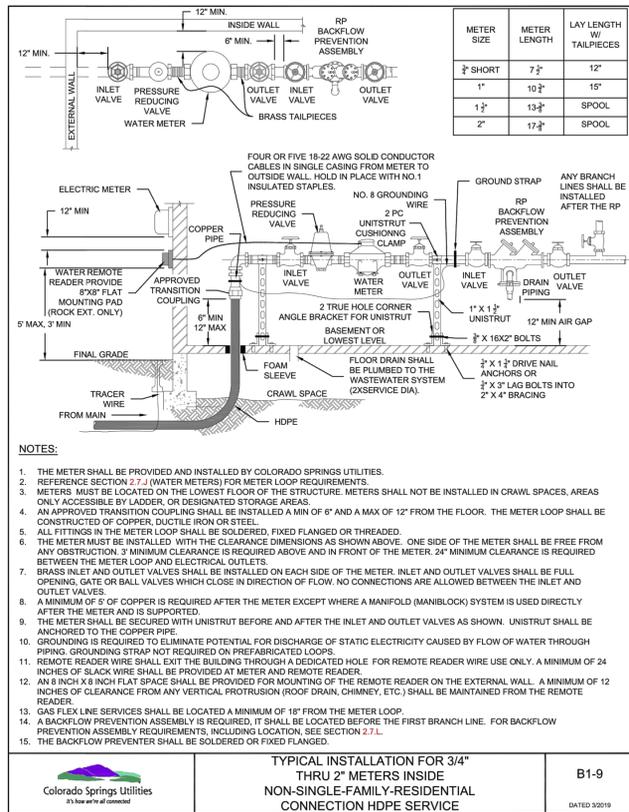
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PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS STREET, SUITE 400
CHICAGO, IL 60607
ATTN: DANE OLMSTEAD
(734)216-2577
DOLMSTEAD@JACKSONDEARBORN.COM

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

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
SOLACE AT CIMARRON HILLS									
WATER DISTRIBUTION PLAN									
SHEET 5 OF 12									
JOB NO. 25174.00									



WATER DETAIL NOTES:

1. ALL VALVES MUST OPEN LEFT PER CHEROKEE WATER DISTRICT SECTION 2.6.G.8
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3. NO SERVICES SHALL BE CONSTRUCTED USING COPPER MATERIALS.
4. NO BYPASS METERS SHALL BE USED ON THIS SITE.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

Mike Bramlett
32314
DATE 10/13/21

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING PROFESSIONAL CORPORATION

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	10/13/21	APL	APL	

SOLACE AT CIMARRON HILLS
DETAIL SHEETS

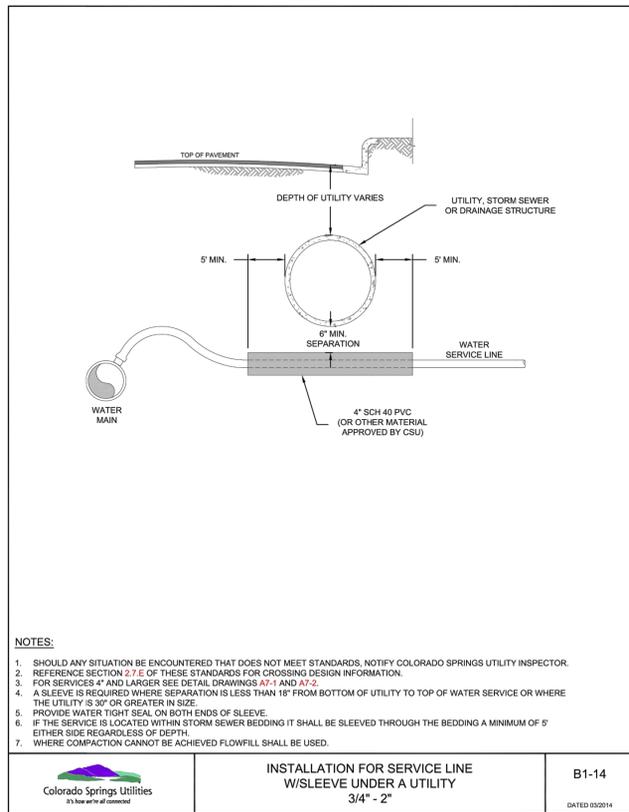


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Call before you dig.

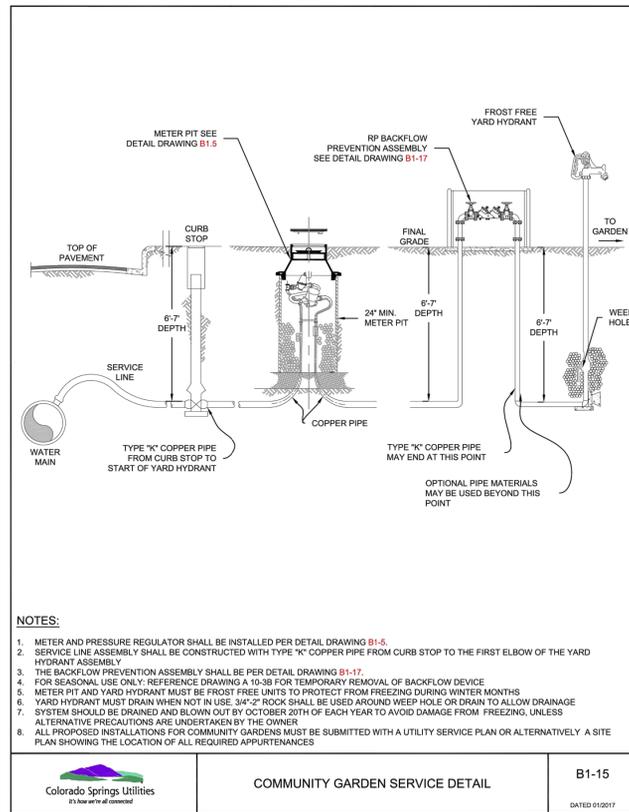
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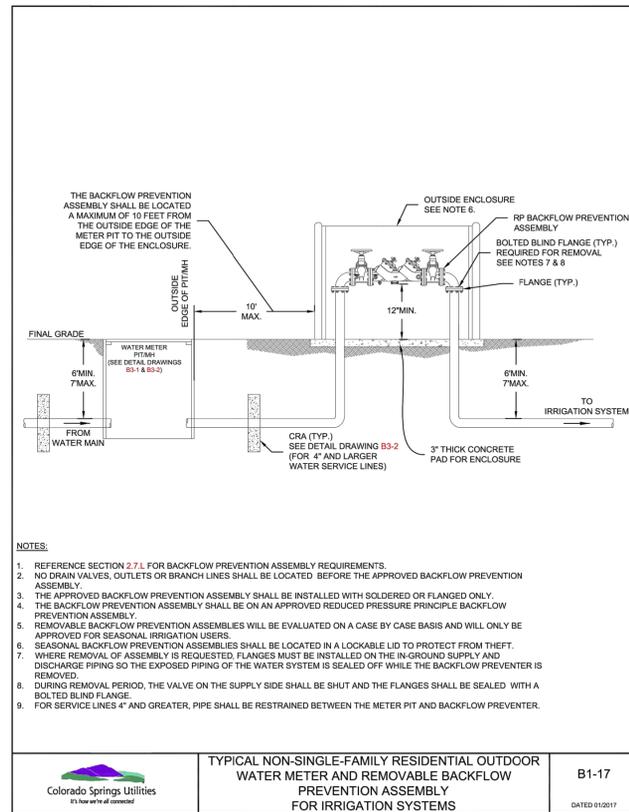
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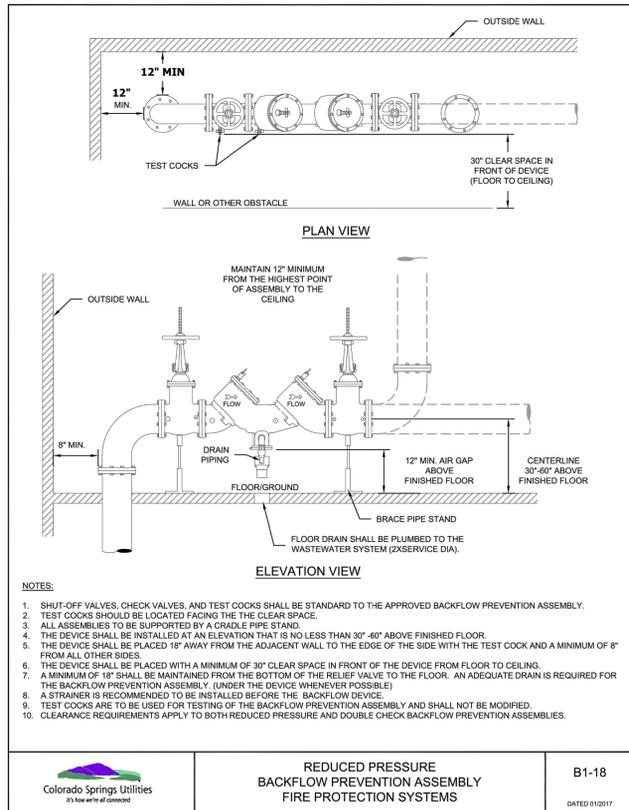
Colorado Springs Utilities
INSTALLATION FOR SERVICE LINE W/SLEEVE UNDER A UTILITY 3/4" - 2"
B1-14
DATED 03/2014



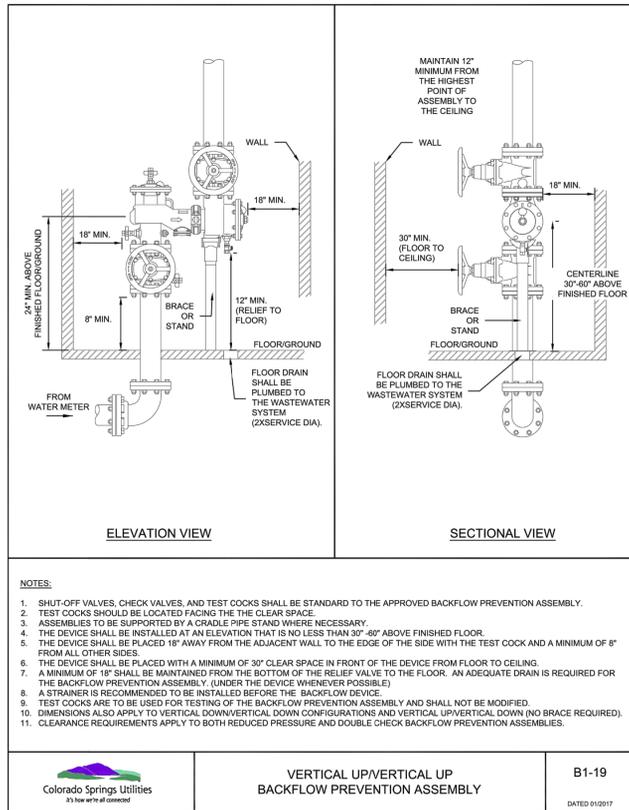
Colorado Springs Utilities
COMMUNITY GARDEN SERVICE DETAIL
B1-15
DATED 01/2017



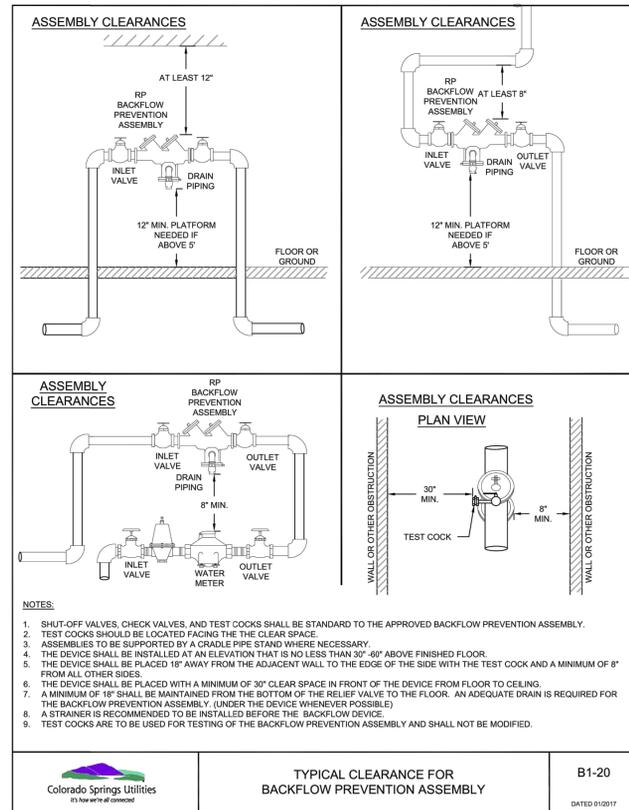
Colorado Springs Utilities
TYPICAL NON-SINGLE-FAMILY RESIDENTIAL OUTDOOR WATER METER AND REMOVABLE BACKFLOW PREVENTION ASSEMBLY FOR IRRIGATION SYSTEMS
B1-17
DATED 01/2017



Colorado Springs Utilities
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY FIRE PROTECTION SYSTEMS
B1-18
DATED 01/2017



Colorado Springs Utilities
VERTICAL UP/VERTICAL DOWN BACKFLOW PREVENTION ASSEMBLY
B1-19
DATED 01/2017



Colorado Springs Utilities
TYPICAL CLEARANCE FOR BACKFLOW PREVENTION ASSEMBLY
B1-20
DATED 01/2017

WATER DETAIL NOTES:

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ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
DATE: 10/13/21
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

SOLACE AT CIMARRON HILLS	BY	DATE																		
	No.	REVISION																		
H-SCALE	N/A	V-SCALE	N/A	DATE	10/13/21	DESIGNED BY	APL	DRAWN BY	APL	CHECKED BY										
DETAIL SHEETS																				
SHEET 10 OF 12																				
JOB NO. 25174.00																				

PREPARED FOR
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NOTES:

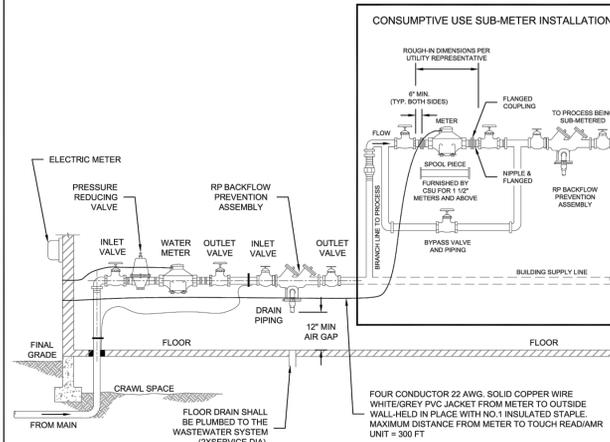
- THIS DRAWING SHOWN IS DIAGRAMMATIC, AND IS INTENDED TO SHOW THE INTENT OF THE WORK IN PLUMBING PIPING TO ACCOMMODATE THE UTILITY SUBMETER.
- BACKFLOW PREVENTION: ALL EXISTING CUAVA CUSTOMERS, AND ALL NEW CUAVA CUSTOMERS MUST INSTALL THE REQUIRED MAIN LINE CONTAMINANT BACKFLOW PREVENTION ASSEMBLY IN COMPLIANCE WITH THE CURRENT COLORADO SPRINGS UTILITIES WATER LINE EXTENSION & SERVICE STANDARDS AND CITY CODE TO ENTER/REMAIN IN THE CUAVA PROGRAM. PLEASE NOTE THAT ADDITIONAL BACKFLOW PREVENTION BEYOND WHAT IS REQUIRED BY COLORADO SPRINGS UTILITIES, MAY BE REQUIRED BY REGIONAL BUILDING DEPARTMENT AND PLUMBING CODES.
- A PLUMBING PERMIT IS REQUIRED, THROUGH THE REGIONAL BUILDING DEPARTMENT.
- APPROVAL OF THE SUBMETER PIPING WORK INCLUDES BOTH COLORADO SPRINGS UTILITIES AND REGIONAL BUILDING DEPARTMENT APPROVAL.
- SUBMETER LOCATION SHALL BE APPROVED BY COLORADO SPRINGS UTILITIES. LOCATION SHALL ALLOW READY ACCESS FOR INSPECTION AND REPAIR. INSTALLATION SHALL INCLUDE DEDICATED UPSTREAM AND DOWNSTREAM SHUTOFF VALVES.
- ANY AUTOMATED METER READING OR REMOTE READING PROVISIONS OF THE UTILITY SUBMETER MUST BE ACCOMMODATED. THIS MAY REQUIRE THE SUBMETER TO BE WITHIN A SPECIFIED DISTANCE OF AN EXTERIOR WALL OR OTHER REQUIREMENTS.
- METER WILL BE SET BY COLORADO SPRINGS UTILITIES PERSONNEL.
- WHERE A SUBMETER BYPASS IS CHOSEN BY THE CUSTOMER, THE FOLLOWING APPLY:
 - LOCKS NOT REQUIRED, SINCE THE SUBMETER READINGS ARE USED FOR CREDIT ON THE CUSTOMERS WASTEWATER BILL, OPENING THE BYPASS ONLY REDUCES THE CUSTOMERS CREDITS, THEREFORE A UTILITY LOCK IS NOT REQUIRED.
 - BYPASS PIPING SHALL BE ARRANGED TO BYPASS ONLY THE UTILITY SUBMETER. BYPASS PIPING SHALL NOT BYPASS OTHER APPURTENANCES SUCH AS THE BACKFLOW PREVENTER, PRESSURE REGULATOR, OR ANY CUSTOMER METER.
 - RECOMMENDED BYPASS PIPING SIZES

METER SIZE	BYPASS SIZE
3/4"	1"
1"	1"
1-1/4"	1"
1-1/2"	1"
2"	1"
3" AND LARGER	LINE SIZE

SCHEMATIC DETAIL OF IRRIGATION AND CONSUMPTIVE USE SUB-METER INSTALLATION

B1-21

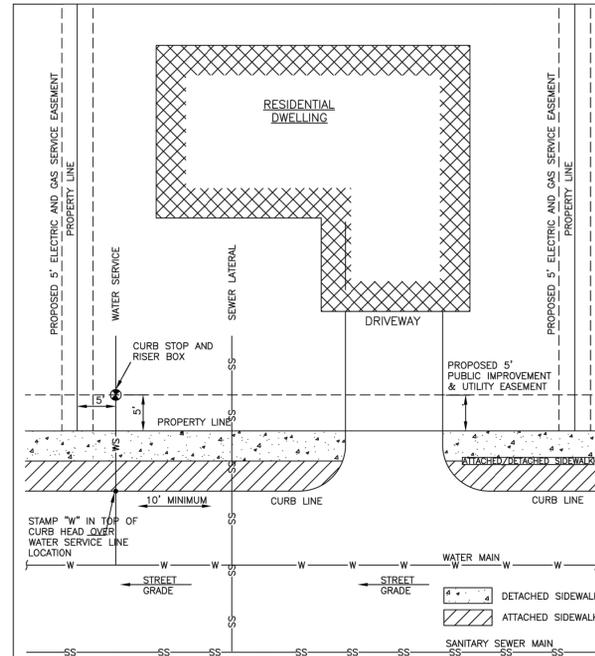
DATED 01/2017



SCHEMATIC DETAIL OF IRRIGATION AND CONSUMPTIVE USE SUB-METER INSTALLATION

B1-22

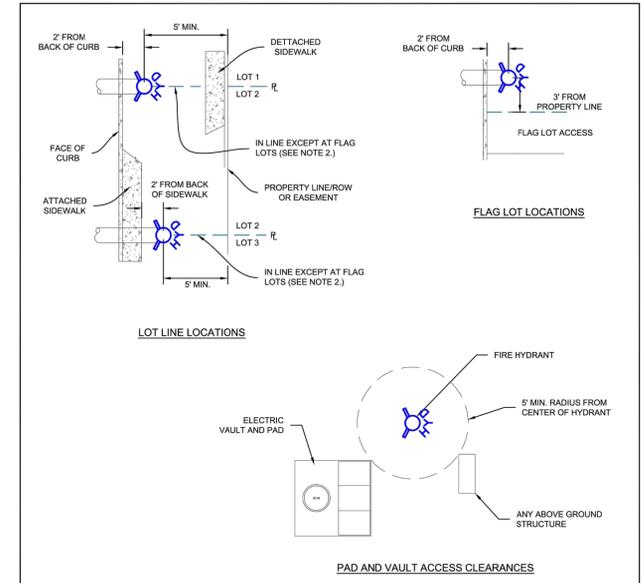
DATED 01/2017



- NOTES:**
- DIMENSIONS SHOWN ARE TYPICAL FOR ALL DEVELOPMENTS REGARDLESS OF EXACT CONFIGURATION RELATIVE TO STREET.
 - SEWER LATERAL CLEANOUT NOT SHOWN
 - TYPICAL WATER SERVICE LINE LOCATION SHALL BE 5' FROM THE SIDE LOT LINE. ALTERNATE LOCATIONS MAY BE CONSIDERED ON A CASE BY CASE BASIS AND WILL ONLY BE ALLOWED WITH APPROVAL FROM THE DISTRICT.
 - ALL WATER SERVICE CURB STOPS SHALL BE SEALED WITH A WATER TIGHT PLUG TO PREVENT CONTAMINATION.

CHEROKEE METROPOLITAN DISTRICT		TYPICAL SERVICE LINE LOCATIONS RELATIVE TO STREET LAYOUT	
DRAWN: KJSJB	REVISED:	DATE: NOV 2020	REVISED:
SCALE: NONE	REVISED:		REVISED:

W-38

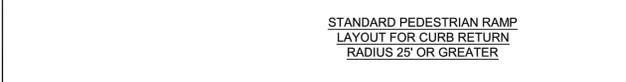
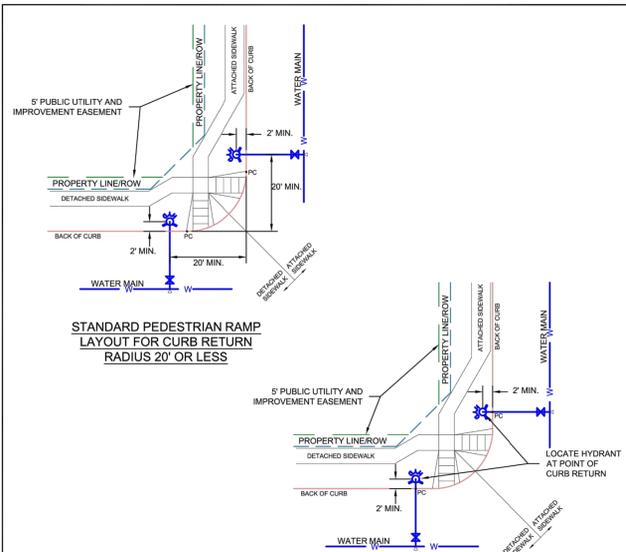


- NOTES:**
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE NEAREST CURB. IF NO CURB OR SIDEWALK EXIST, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
 - HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE.
 - HYDRANTS SHALL BE PLACED A MINIMUM OF 5.0 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE. (TO BE COORDINATED WITH JOINT TRENCH INSTALLATION).
 - EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FEET INSIDE THE RIGHT-OF-WAY LINE.
 - A SAFE WORKING CLEARANCE FOR THE FIRE DEPARTMENT TO IDENTIFY, ATTACH HOSES TO AND OPERATE A FIRE HYDRANT IN CASE OF AN EMERGENCY. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED BY THE COLORADO SPRINGS FIRE DEPARTMENT.
 - FIRE HYDRANTS SHALL BE INSTALLED WITH CLEARANCES PER THE MOST CURRENT APPROVED IFC.

FIRE HYDRANT LOCATIONS

A5-1

DATED 09/2014

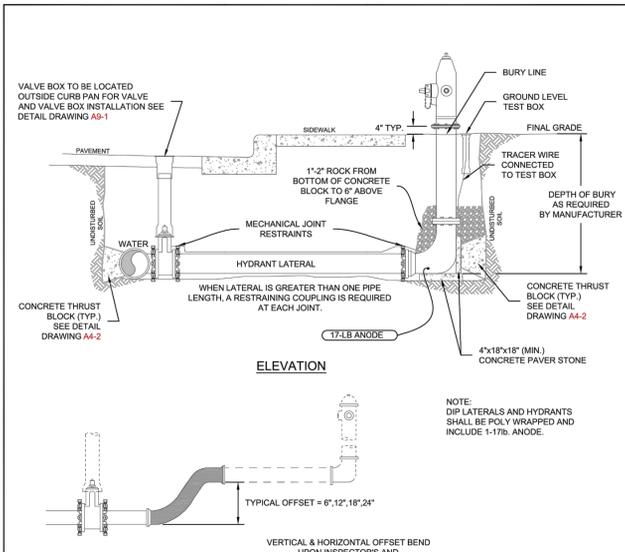


- NOTES:**
- THE FIRE HYDRANT SHALL BE LOCATED BEHIND THE POINT OF CURB RETURN FOR CURB RETURN RADIUS 25 FEET OR GREATER.
 - WHERE THE CURB RETURN RADIUS IS 20 FEET OR LESS THE CENTER OF THE HYDRANT SHALL BE LOCATED 20 FEET OFF OF THE BACK OF CURB OF THE INTERSECTING STREET.
 - IN ALL CASES THE FIRE HYDRANT SHALL BE LOCATED A MINIMUM OF 2 FEET OUTSIDE OF THE PEDESTRIAN RAMP OR SIDEWALK.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR THE DEVELOPER'S ENGINEER TO VERIFY THAT PROPOSED HYDRANT LOCATIONS WILL NOT CONFLICT WITH ANY OTHER UTILITIES, FACILITIES, PEDESTRIAN RAMP INSTALLATIONS, DRAINAGE FACILITIES, PROPOSED PROPERTY STRUCTURES OR IMPROVEMENTS PRIOR TO BEGINNING CONSTRUCTION.

FIRE HYDRANT LOCATIONS

A5-2

DATED 03/2014

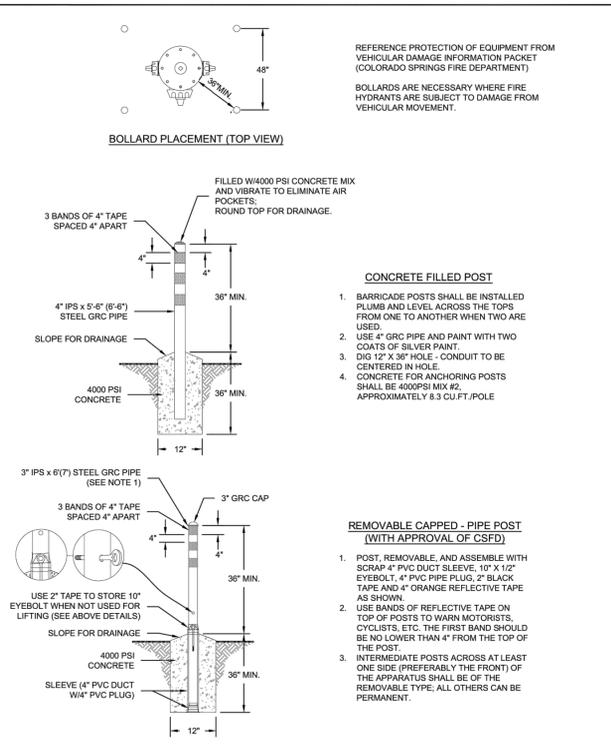


- NOTES:**
- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS A4-4, A4-5, & CHAPTER 5.
 - TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 6\"/>

FIRE HYDRANT INSTALLATION

A5-3

DATED 03/2014



FIRE HYDRANT PROTECTION POSTS (BOLLARDS)

A5-4

DATED 09/2014

Colorado Springs Utilities
It's how we're all connected

WATER DETAIL NOTES:

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ENGINEER'S STATEMENT

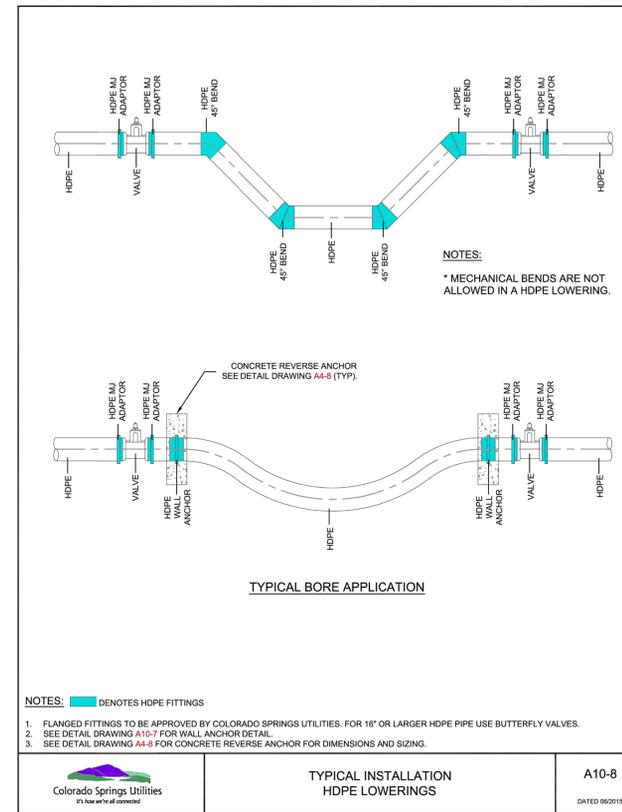
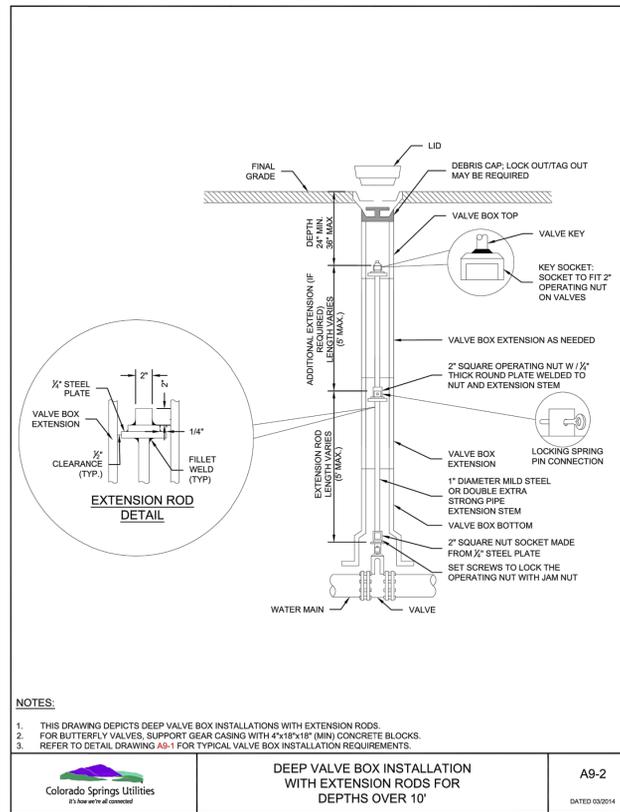
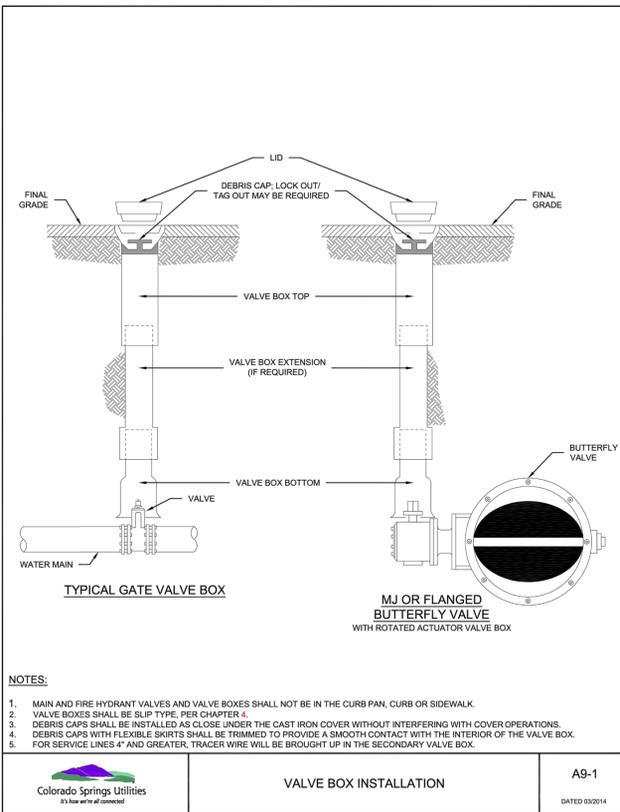
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 Mike Bramlett
 32314
 10/13/21
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, A LOCAL ENGINEERING FIRM

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	10/13/21	APL	APL	

SOLACE AT CIMARRON HILLS
 DETAIL SHEETS
 SHEET 11 OF 12
 JOB NO. 25174.00

PREPARED FOR
JACKSON DEARBORN PARTNERS
 404 S. WELLS STREET, SUITE 400
 CHICAGO, IL 60607
 ATTN: DANE OLMSTEAD
 (734)216-2577
 DOOLMSTEAD@JACKSONDEARBORN.COM

J.R. ENGINEERING
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 Fort Collins 970-491-9888 • www.jrengineering.com



Colorado Springs Utilities
VALVE BOX INSTALLATION
A9-1
DATED 03/2014

Colorado Springs Utilities
DEEP VALVE BOX INSTALLATION WITH EXTENSION RODS FOR DEPTHS OVER 10'
A9-2
DATED 03/2014

Colorado Springs Utilities
TYPICAL INSTALLATION HDPE LOWERINGS
A10-8
DATED 06/2015



WATER DETAIL NOTES:

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32314
DATE: 10/13/21

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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, A PROFESSIONAL ENGINEERING FIRM

SOLACE AT CIMARRON HILLS	DETAIL SHEETS	BY	DATE	No.	REVISION	H-SCALE	N/A	DESIGNED BY	CJS	DRAWN BY	CJS	CHECKED BY	
						V-SCALE	N/A		DATE		08/03/21		
<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. USES DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD (734)216-2577 DOLMSTEAD@JACKSONDEARBORN.COM</p> <p>J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>													
<p>SHEET 12 OF 12 JOB NO. 25174.00</p>													

CONTACTS:

OWNER/DEVELOPER JACKSON DEARBORN PARTNERS
404 S. WELLS STREET, SUITE 400
CHICAGO, IL 60607
ATTN: DANE OLMSTEAD
P~(734) 216-2577

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

DEVELOPMENT SERVICES (CMD) CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BLVD
COLORADO SPRINGS, CO 80915
P~(719) 597-5080

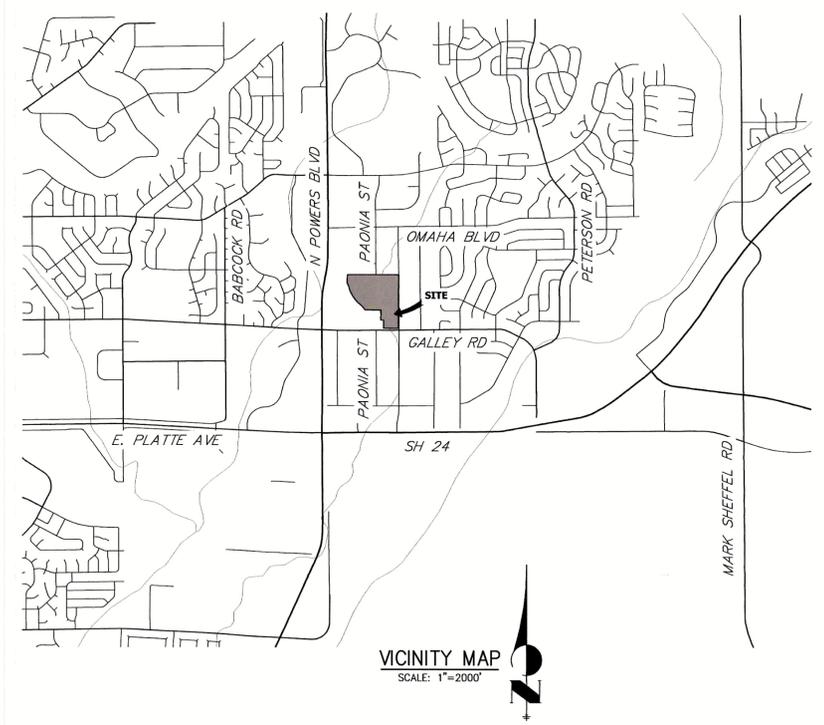
FIRE PROTECTION DISTRICT CIMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
P~(719) 591-0960

PLANNER N.E.S., INC.
619 NORTH CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
P~(719) 471-0073

GEO TECHNICAL CTL THOMPSON, INC
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
P~(719) 528-8300

ARCHITECT LCM ARCHITECTS
819 S WABASH AVE, FIFTH FLOOR
CHICAGO, IL 60605
P~(312) 995-5305

SOLACE AT CIMARRON HILLS
SITUATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO
SANITARY SEWER PLAN AND PROFILE



SHEET INDEX

1	COVER SHEET
2	LEGEND
3-6	SANITARY SEWER PLAN AND PROFILE
7	DETAIL SHEET

BASIS OF BEARINGS
THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING N00°27'47"E AS SHOWN ON SAID PLAT.

BENCHMARK
FIMS MONUMENT F81, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 900 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF E. PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.86 FEET, NAVD88.

**CHEROKEE METROPOLITAN DISTRICT
WASTEWATER 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: *[Signature]* DATE: 11-08-2021

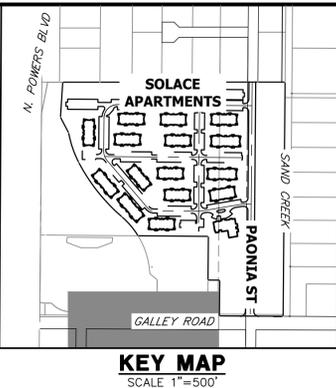
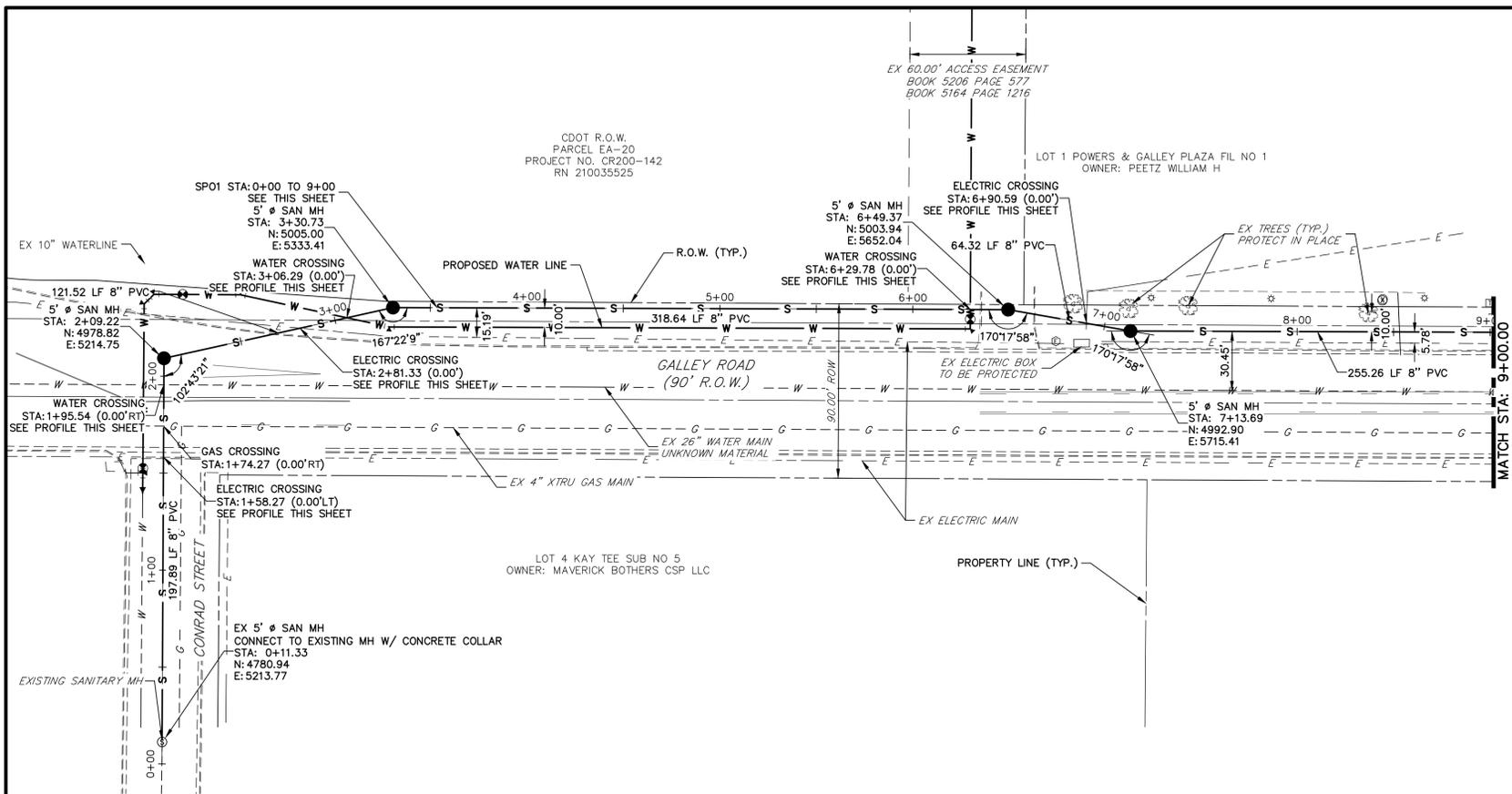


ENGINEER'S STATEMENT
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

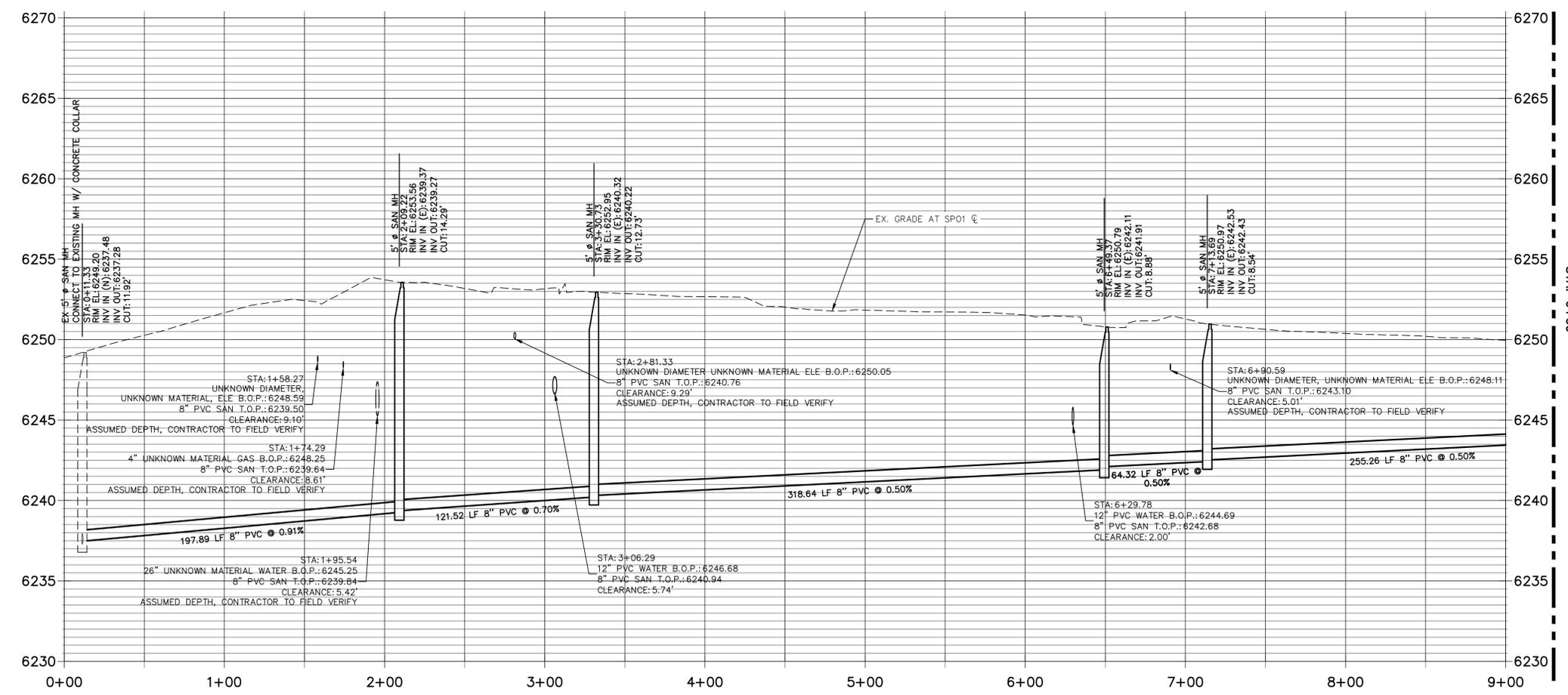
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE: 10/13/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING ACCEPTS RESPONSIBILITY ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR JACKSON DEARBORN PARTNERS 404 S WELLS STREET SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD 734-216-2577 DOLMSTEAD@JACKSONDEARBORN.COM
	JR ENGINEERING A Western Company Centennial 303-740-8888 • Colorado Springs 719-589-2583 Fort Collins 970-491-8888 • www.jrengineering.com
H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	1"=2000' N/A 10/13/21 APL APL
No. REVISION	BY DATE
SOLACE AT CIMARRON HILLS COVER SHEET SANITARY SEWER PLAN AND PROFILE	
SHEET 1 OF 7 JOB NO. 25174.00	



**SP01 PROFILE (1)
STA 0+00.00 TO 9+00.00**



- NOTES:**
1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
 2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
 3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
 4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
 5. SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
 6. ALL PIPES SHALL BE SDR-35.
 7. FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 8. ALL WATER AND SEWER MAINS ARE PUBLIC WATER, AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.
 9. SANITARY LINES INSTALLED AT LESS THAN 1.04% SLOPE SHALL BE SDR 26 PVC PIPE WILL SELECT BEDDING.

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.

40 20 0 40
 HORIZONTAL
 ORIGINAL SCALE: 1" = 40'
 VERTICAL
 ORIGINAL SCALE: 1" = 4'

ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 10/13/21
 DATE

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

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JACKSON DEARBORN PARTNERS
 404 S WELLS STREET SUITE 400
 CHICAGO, IL 60607
 ATTN: DANE OLMSTEAD
 734-216-2577
 DOLMSTEAD@JACKSONDEARBORN.COM

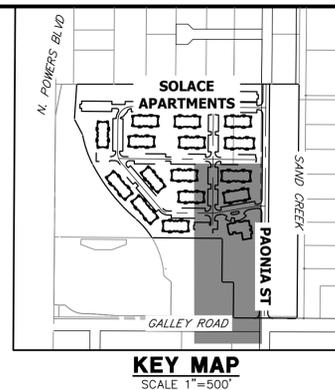
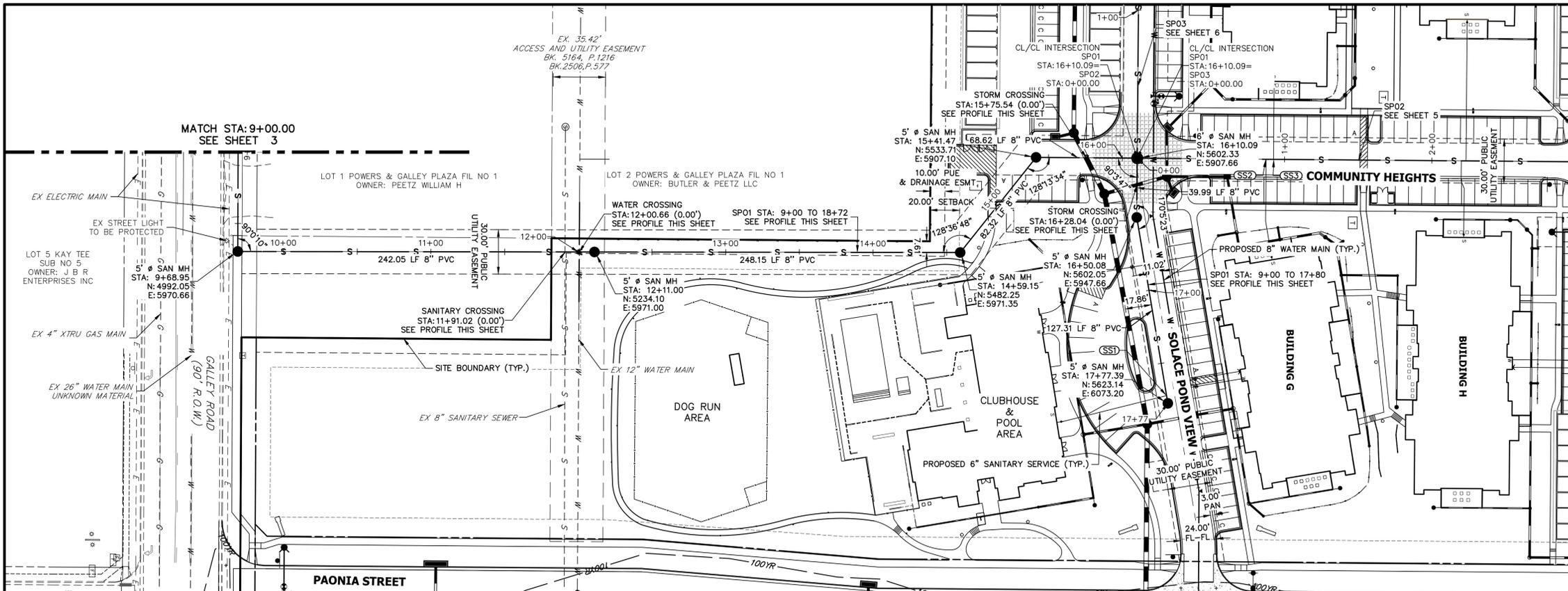
PREPARED FOR
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=40'
 V-SCALE 1"=4'
 DATE 10/13/21
 DESIGNED BY APL
 DRAWN BY APL
 CHECKED BY

SOLACE AT CIMARRON HILLS
SANITARY SEWER PLAN AND PROFILE

SHEET 3 OF 7
 JOB NO. 25174.00

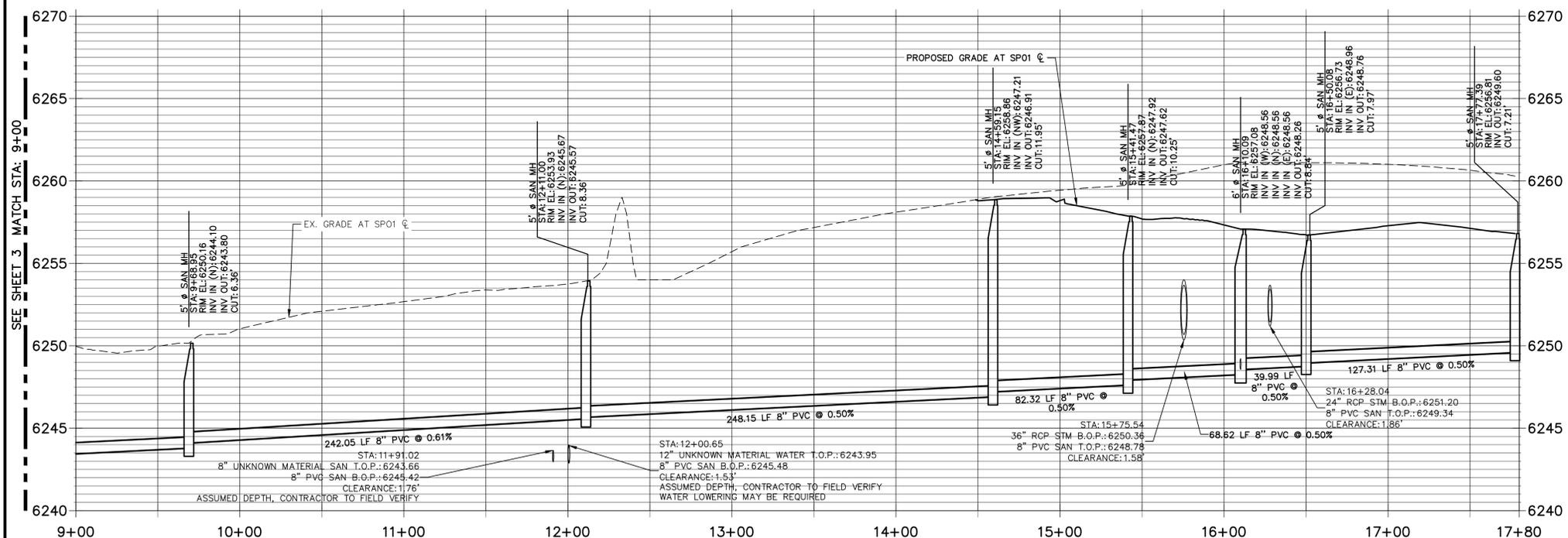


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**SP01 PROFILE (2)
 STA 9+00.00 TO 17+80.00**

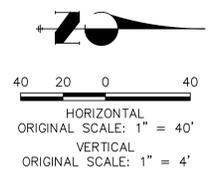


NOTES:

1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
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UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS1	17+72.09	SP01	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT

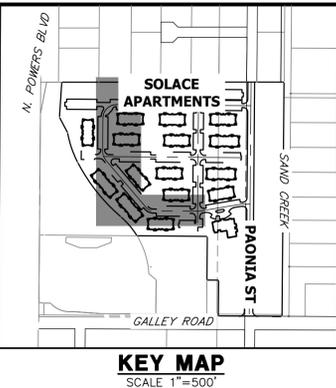
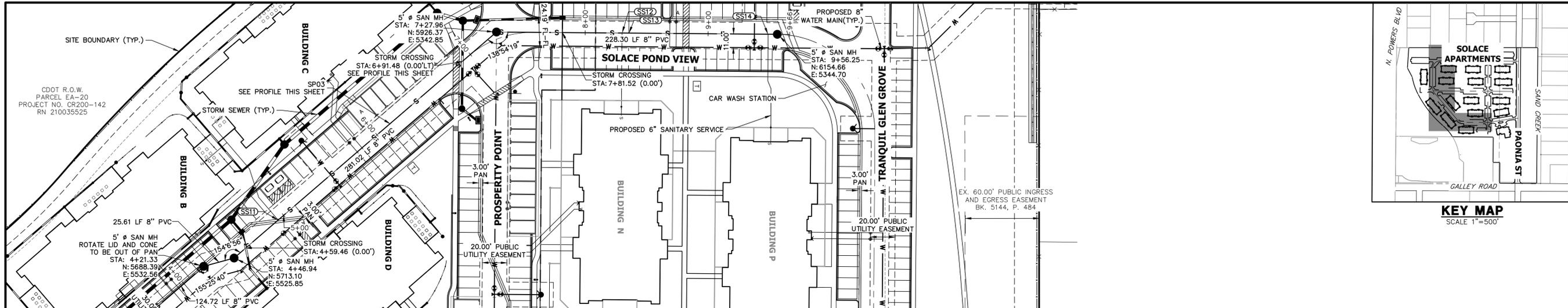


ENGINEER'S STATEMENT

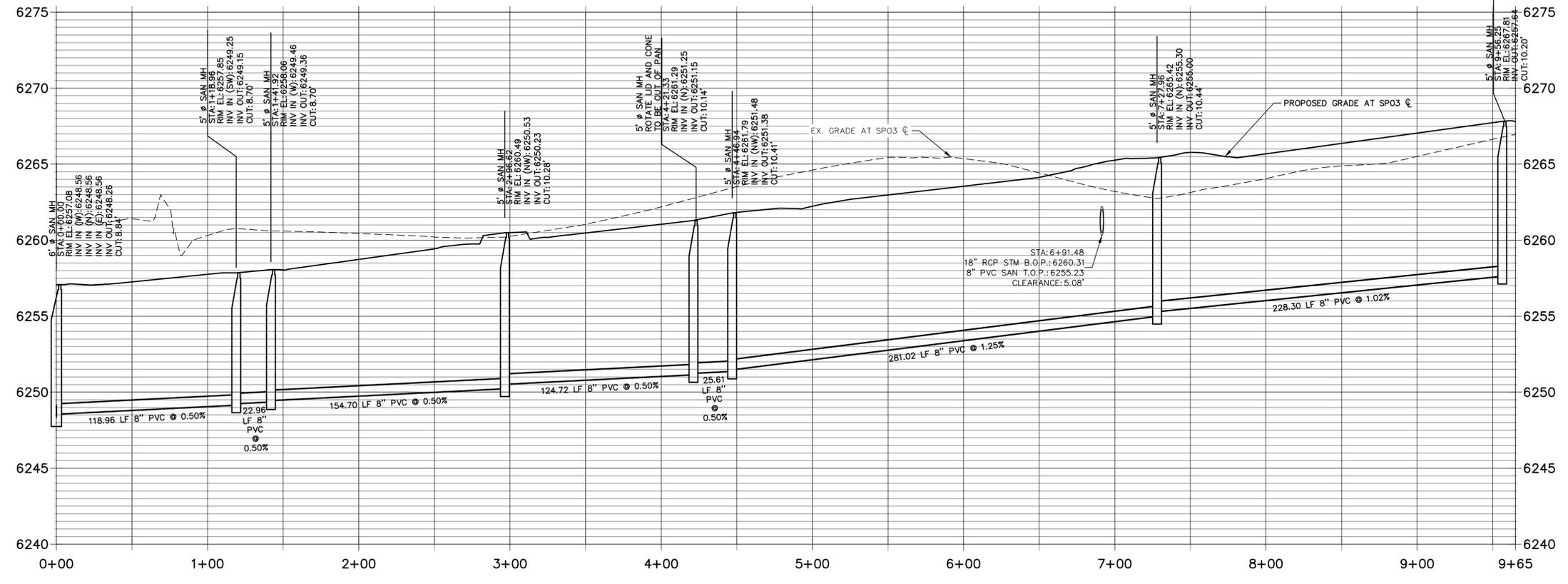
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING

BY	DATE	NO.	REVISION

SOLACE AT CIMARRON HILLS
 SANITARY SEWER PLAN AND PROFILE
 H-SCALE 1"=40'
 V-SCALE 1"=4'
 DATE 10/13/21
 DESIGNED BY APL
 DRAWN BY APL
 CHECKED BY
 SHEET 4 OF 7
 JOB NO. 25174.00

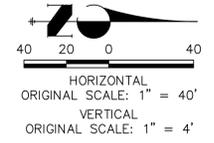


**SPO3 PROFILE
STA 0+00.00 TO 9+65.00**



UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS10	1+12.67	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS11	4+94.15	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS12	8+29.98	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS13	8+35.48	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT
SS14	9+48.75	SP03	SANITARY SEWER SERVICE 6" PVC W/CLEANOUT

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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 Mike Bramlett
 32314
 10/13/21
 DATE

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SHEET 6 OF 7
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