

KEY MAP
SCALE 1"=500'

J.R. ENGINEERING
A Weidman Company
CENTENNIAL 303-746-9888 • COLORADO SPRINGS 719-580-2583
FORT COLLINS 970-691-9888 • WWW.JRENGINEERING.COM

BY DATE

NO. REVISION

H-SCALE 1"=50'
V-SCALE N/A
DATE 03/12/21
DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

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

*REPLACE W/ SHEET 4 OF 28 INCLUDED
IN EDAPP ATTACHMENT "SITE DEVELOPMENT PLAN"*

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
32314
DATE

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF J.R. ENGINEERING

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. ENGINEERING APPROVES THEIR USE AS SHOWN. THESE DRAWINGS ARE DESIGNED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, ILL. 60607
OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
A Weidman Company

SOLACE AT CIMARRON HILLS
— FILING NO. 1
SITE AND OVERALL UTILITY PLAN

SHEET 3 OF 32
JOB NO. 25174.00

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

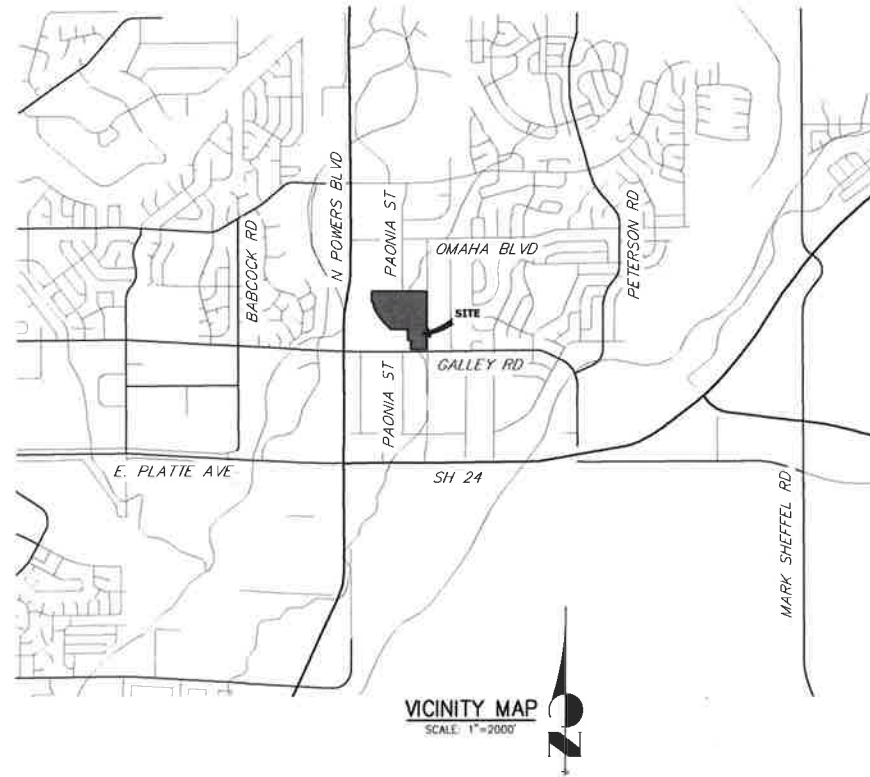
PLANNER
 N.E.S., INC.
 619 NORTH CASCADE AVENUE, SUITE 200
 COLORADO SPRINGS, CO 80903
 P~(719) 471-0073

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

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 FBI, 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, NAVD83

REPLACE WITH SIGNED SHEET

**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: _____ DATE: _____



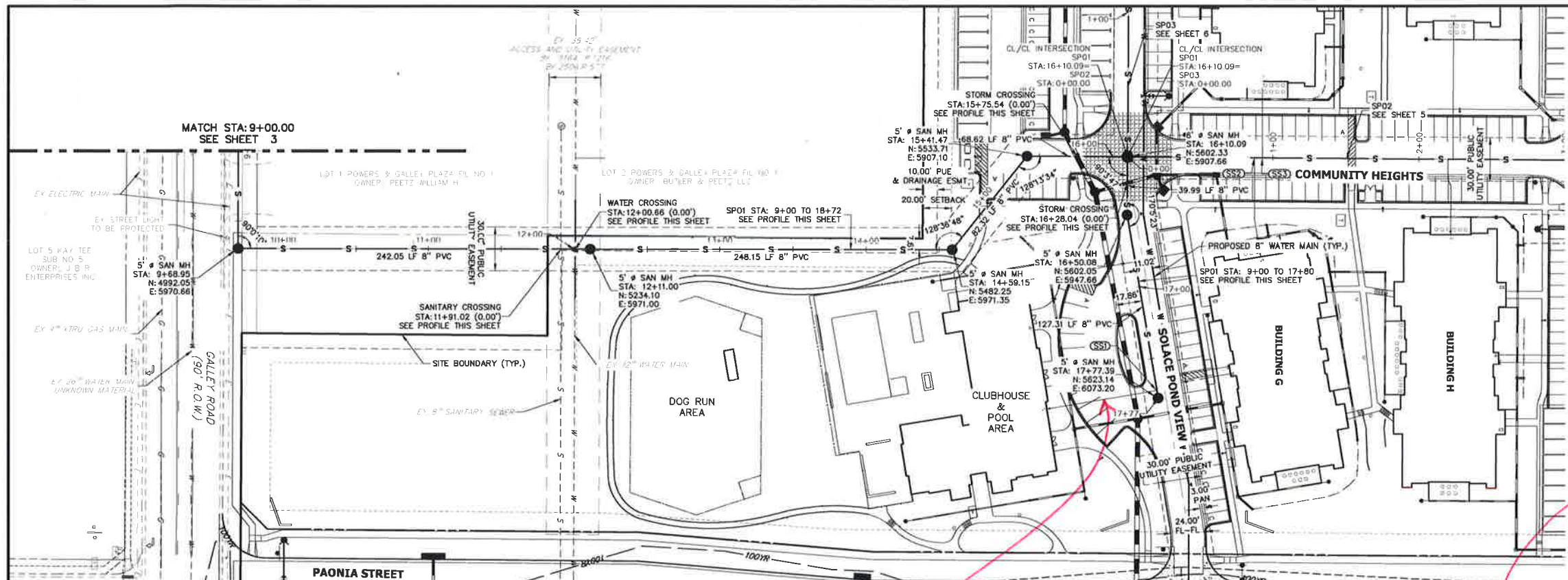
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



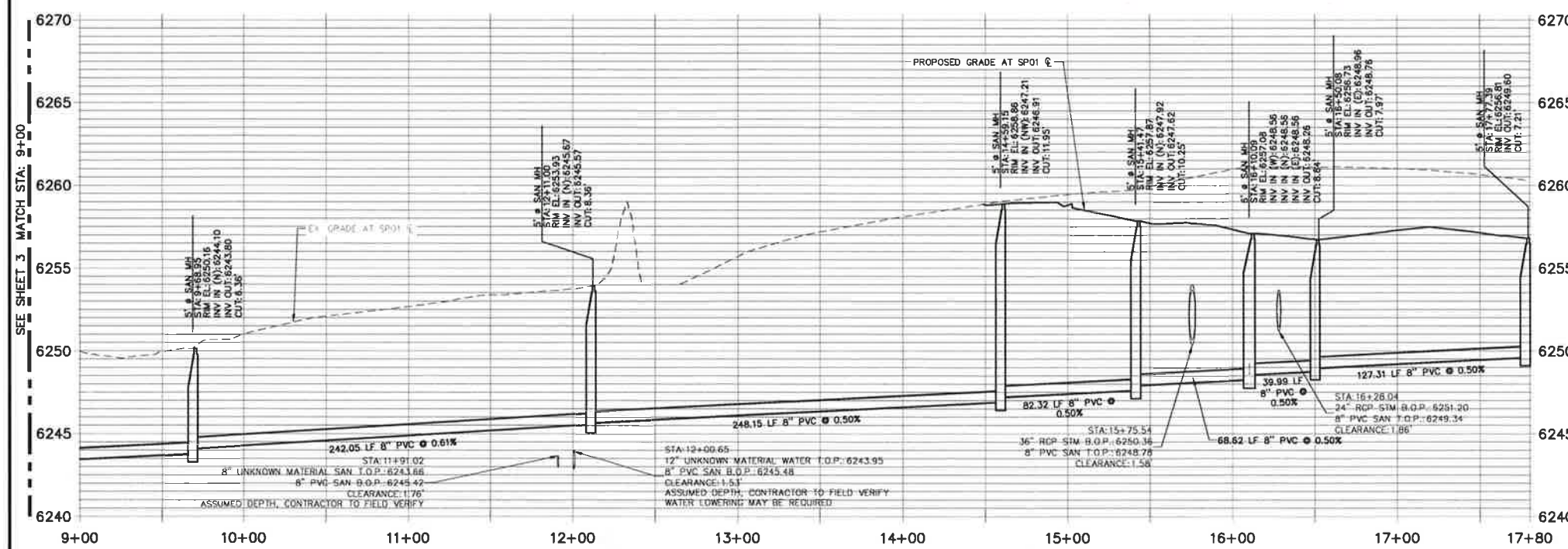
SOLACE AT CIMARRON HILLS COVER SHEET SANITARY SEWER PLAN AND PROFILE	PREPARED FOR JACKSON DEARBORN PARTNERS 404 S WELLS STREET SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD 734-216-2577 DOLMSTEAD@JACKSONDEARBORN.COM	PREPARED BY JR ENGINEERING A Western Company Centennial 303-740-9883 • Colorado Springs 761-598-2593 Fort Collins 970-491-9888 • www.jrengineering.com	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES AS DESIGNATED BY WRITTEN AUTHORIZATION	REVISION No. _____ DATE _____ BY _____
SHEET 1 OF 7 JOB NO 25174.00				



ADD NOTES 182 FROM SHEET 4 & 5 OF 28 SITE DEV. PLAN SET FOR PUBLIC SANITARY SEWER SYSTEM TYP ALL SHEETS

LABEL SERVICE LINES & PROVIDE CLEAN OUT ON SERVICE LINE SEE CS4 STD D1-4 TYP ALL PLAN & PROFILE SHEETS

**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.
 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.

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.

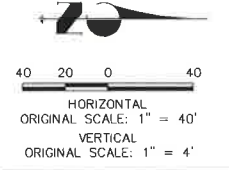
UTILITY SERVICE TABULATION

SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SSI	17+72.09	SP01	SANITARY SEWER SERVICE

PROVIDE MATERIAL & SIZE



Know what's below.
Call before you dig.



ENGINEER'S STATEMENT

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



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ARCHITECT OR ENGINEER, NO PART OF THESE DRAWINGS SHALL BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S WELLS STREET SUITE 400
CHICAGO, IL 60607
ATTN: DAN E OLMSTEAD
734-216-2577
D.O.L.MSTEAD@JACCSONDEARBORN.COM

JR ENGINEERING
A Weirtec Company
Cederalia 305-740-5888 • Colorado Springs 719-595-2889
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

H-SCALE 1"=40'
V-SCALE 1"=4'
DATE 3/12/21
DESIGNED BY APL
DRAWN BY APL
CHECKED BY

SOLACE AT CIMARRON HILLS
SANITARY SEWER PLAN AND PROFILE

SHEET 4 OF 7
JOB NO 25174.00

CONTACTS:

OWNER/DEVELOPER JACKSON DEARBORN PARTNERS
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CHICAGO, IL 60607
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ATTN: MIKE A BRAMLETT
5475 TECH CENTER DRIVE, SUITE 235
COLORADO SPRINGS, CO 80919
P--(719) 593-2593

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

FIRE PROTECTION DISTRICT CARRON 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

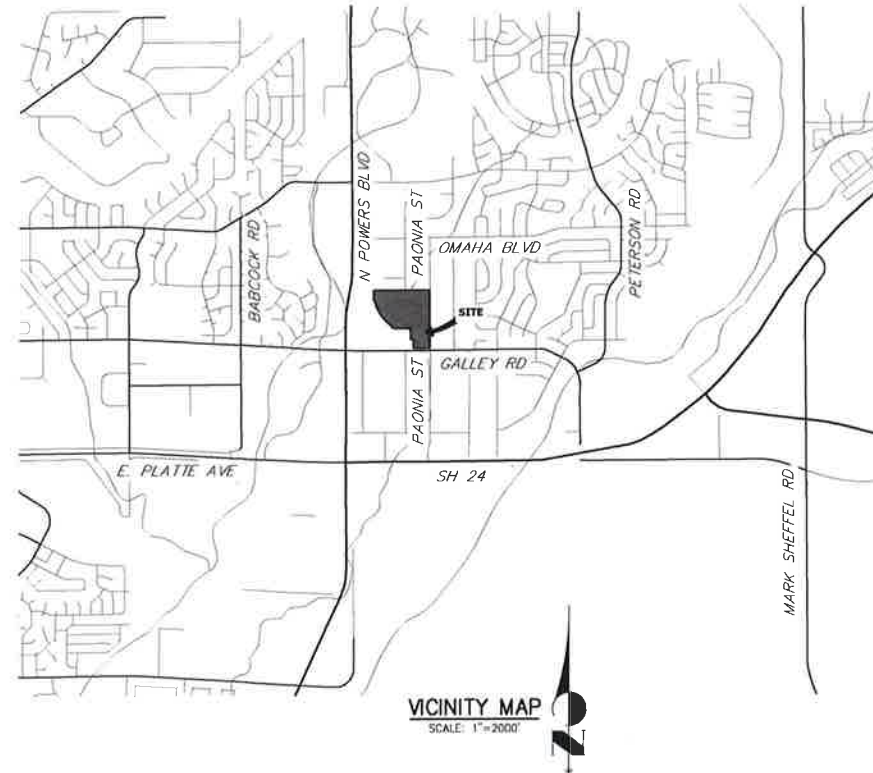
GEOTECHNICAL CTL THOMPSON, INC
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
P--(719) 528-8300

ARCHITECT LCM ARCHITECTS
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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



SHEET INDEX

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

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.

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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.

PER PAGE w/ SIGNED SHEET

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

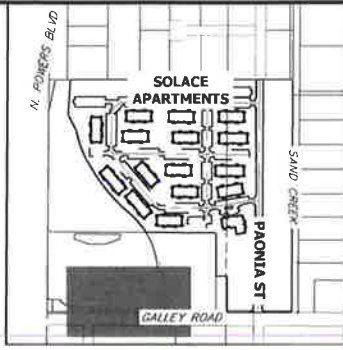
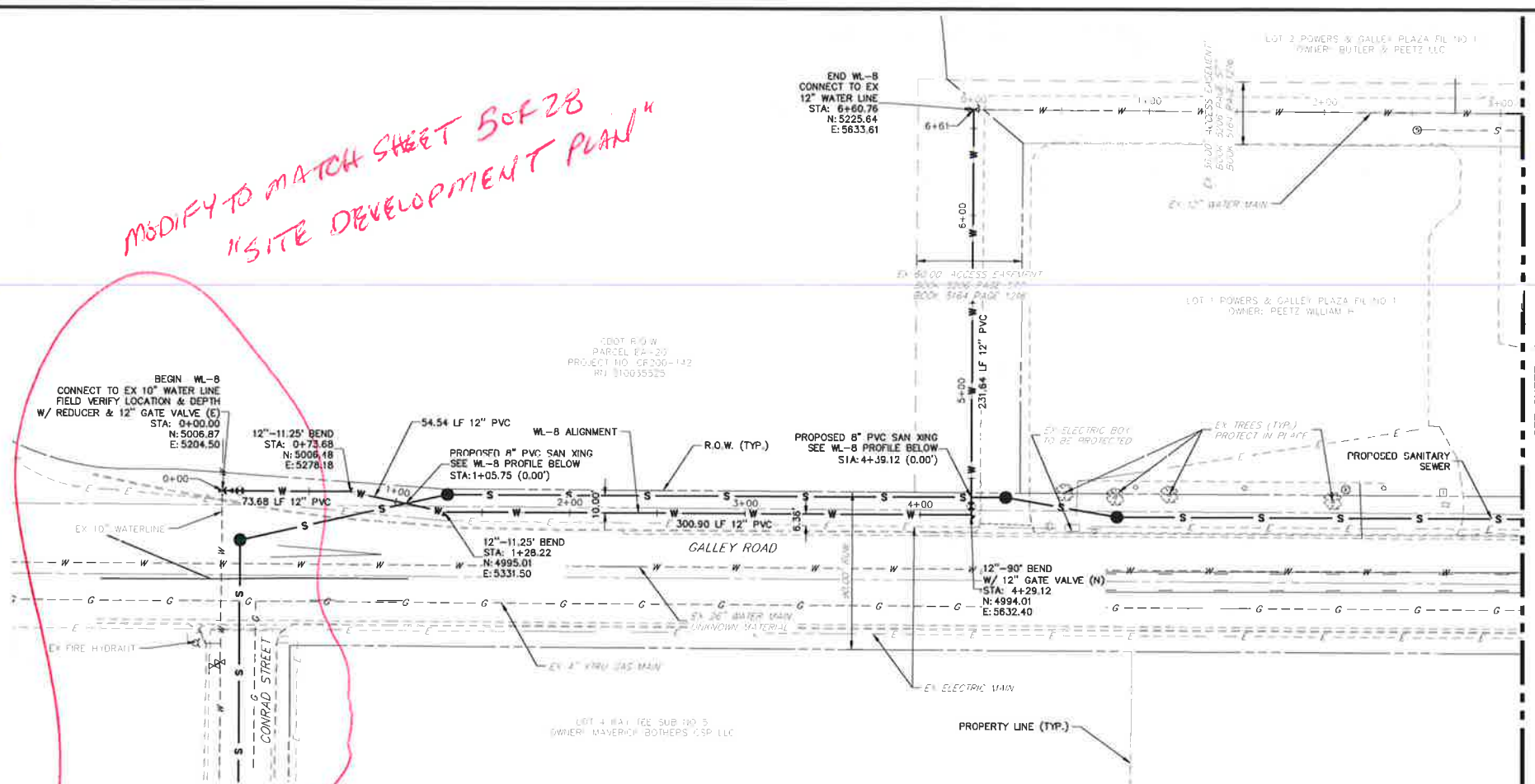
32314

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

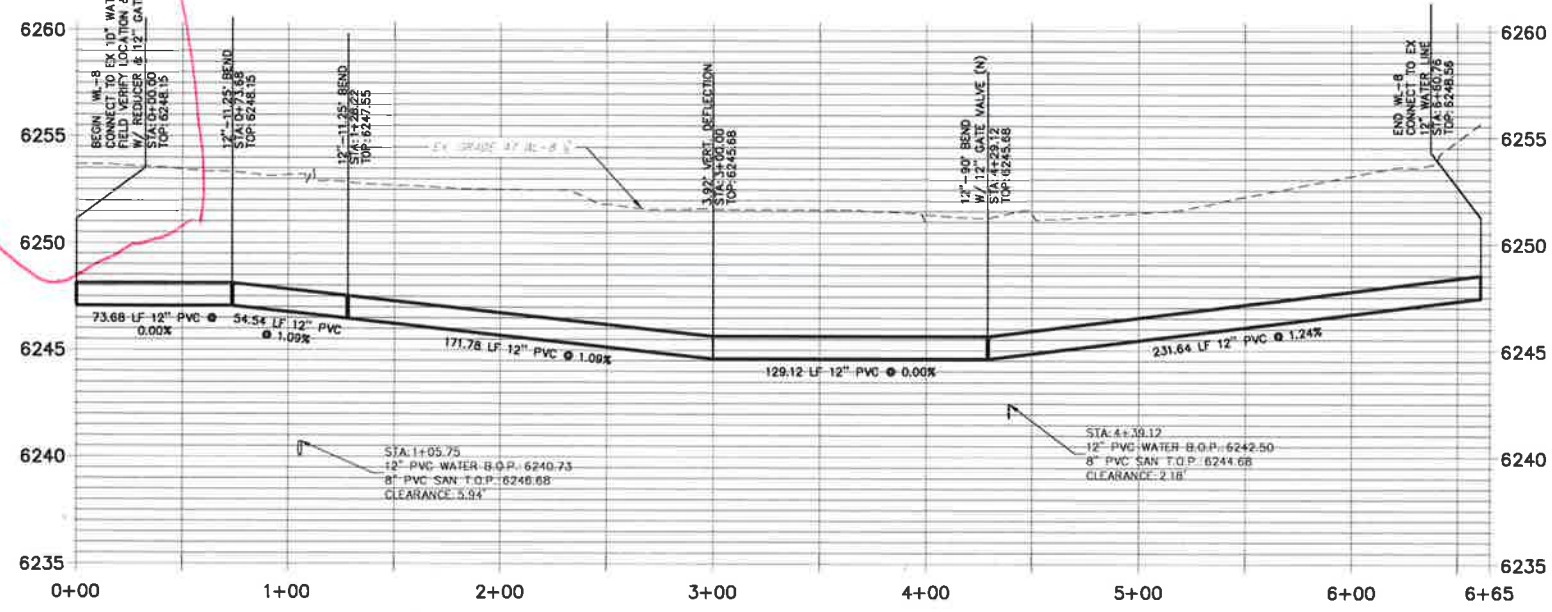


<p>UNLIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<p>PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD (734)216-2577 DOLMSTEAD@JACKSONDEARBORN.COM</p>	<p>J-R ENGINEERING A Watrain Company Centennial 303-740-5883 • Colorado Springs 719-556-5653 Fort Collins 970-491-8888 • www.jrengineering.com</p>	
BY	DATE	REVISION	No.
H-SCALE	1"=2000'	V-SCALE	N/A
DATE	3/12/21	DESIGNED BY	APL
DRAWN BY	APL	CHECKED BY	APL
<p>SOLACE AT CIMARRON HILLS</p>		<p>COVER SHEET</p>	
<p>SHEET 1 OF 10</p>		<p>WATER DISTRIBUTION PLAN</p>	
<p>JOB NO. 25174.00</p>			

*MODIFY TO MATCH SHEET 5 OF 28
"SITE DEVELOPMENT PLAN"*



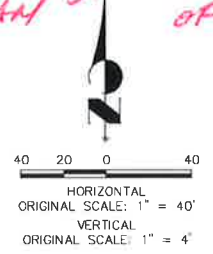
**WL-8 PROFILE
STA 0+00.00 TO 6+65.00**



*REPLACE CMD STD REFERENCES
W/ CSU STDS. TYP ALL SHEETS*

- WATER NOTES:**
1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CMD DETAIL W-20. ALL LOWERINGS SHALL MEET OR EXCEED CMD CRITERIA AND DETAIL W-20
 2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CMD DETAIL W-27. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CMD DETAIL W-28 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI
 3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CMD DETAILS W-4, W-5 AND W-6
 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 CMD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
 11. ALL VALVES SHALL BE INSTALLED PER CMD DETAIL W-7.
 12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CMD DETAIL W-8.

*ADD NOTES ON SITE DEVELOPMENT PLAN SHEETS 4 & 5 OF 28 (NOTES 1 & 2)
TYP ALL SHEETS*



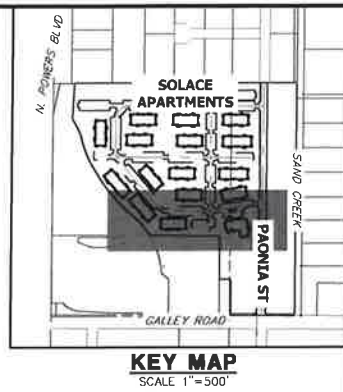
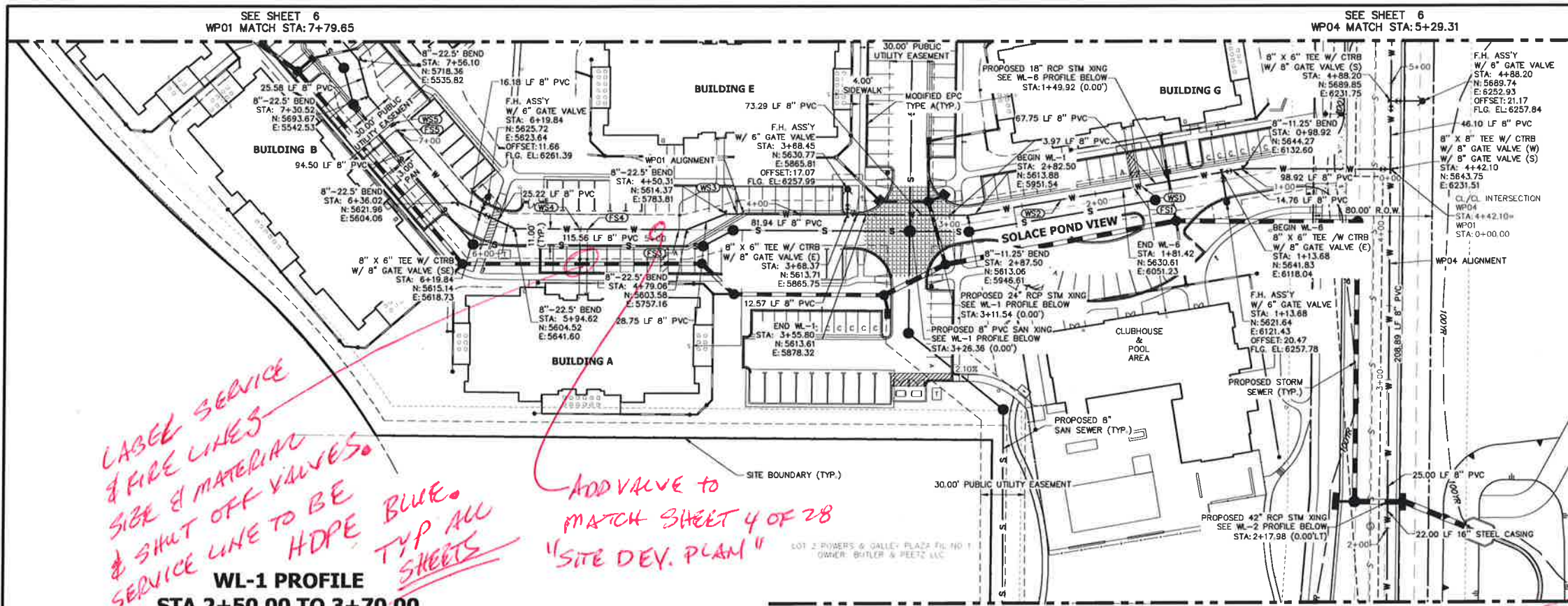
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ENGINEER'S STATEMENT

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



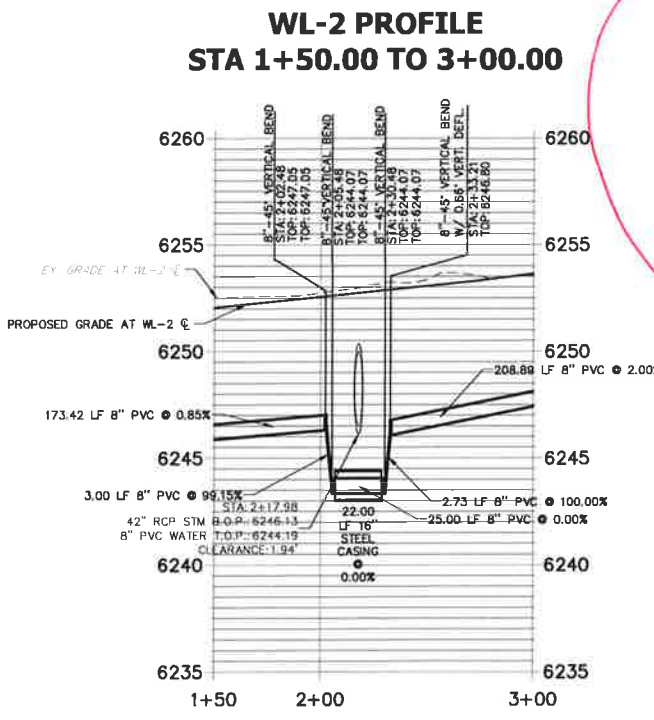
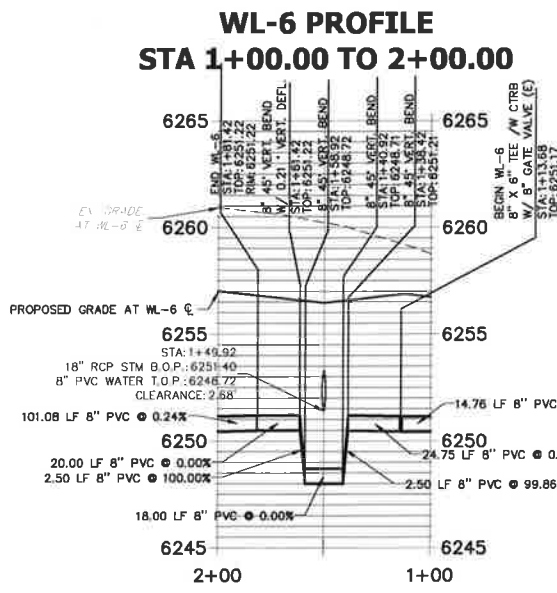
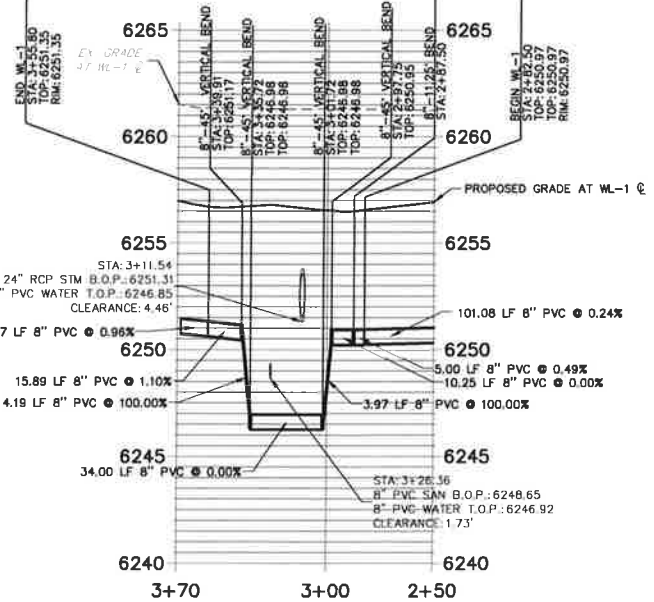
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS ARE TO BE USED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD (734) 216-2577 DOLMSTEAD@JACKSONDEARBORN.COM	
JR ENGINEERING A Weidman Company Centennial 300-740-9933 • Colorado Springs 719-530-2558 Fort Collins 970-491-9988 • www.jrengineering.com	
BY	DATE
NO	REVISION
H-SCALE 1"=40'	V-SCALE 1"=4'
DATE 3/12/21	DESIGNED BY APL
	DRAWN BY APL
	CHECKED BY
SOLACE AT CIMARRON HILLS WATER DISTRIBUTION PLAN	
SHEET 3	OF 10
JOB NO. 25174.00	



UTILITY SERVICE TABULATION			
SERVICE	STATION	ALIGNMENT	DESCRIPTION
FS1	1+74.21	WP01	FIRE SERVICE
FS3	4+84.06	WP01	FIRE SERVICE
FS5	7+00.00	WP01	FIRE SERVICE
WS1	1+69.04	WP01	POTABLE WATER SERVICE
WS3	4+42.81	WP01	POTABLE WATER SERVICE
WS5	7+06.10	WP01	POTABLE WATER SERVICE

LABEL SERVICE & FIRE LINES SIZE & MATERIAL & SHUT OFF VALVES. SERVICE LINE TO BE HDPE BLUE. TYP ALL SHEETS

ADD VALVE TO MATCH SHEET 4 OF 28 "SITE DEV. PLAN"



- WATER NOTES:**
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 12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CMD DETAIL W-8.

REPLACE CMD REF STD'S W/ CS & STD'S.

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ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

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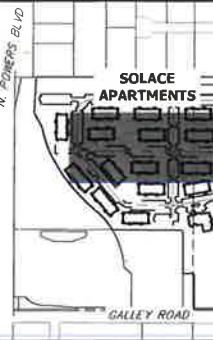
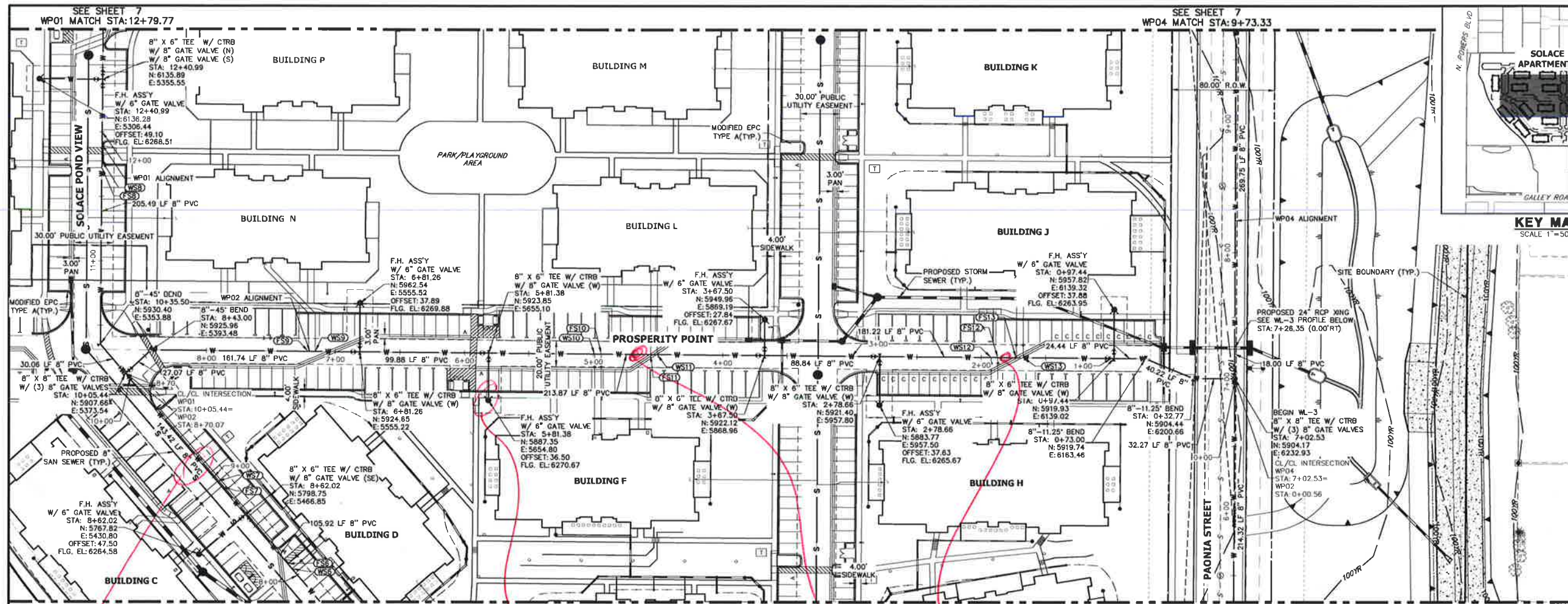
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 DRAWN BY APL
 CHECKED BY

SOLACE AT CIMARRON HILLS
WATER DISTRIBUTION PLAN

SHEET 5 OF 10
 JOB NO. 25174.00



UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND CONDITIONS ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPROPRIATE AGENCIES.

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Fort Collins 970-481-9888 • www.jrengineering.com

SEE SHEET 5
WP01 MATCH STA: 7+79.65

SEE SHEET 5
WP04 MATCH STA: 5+29.31

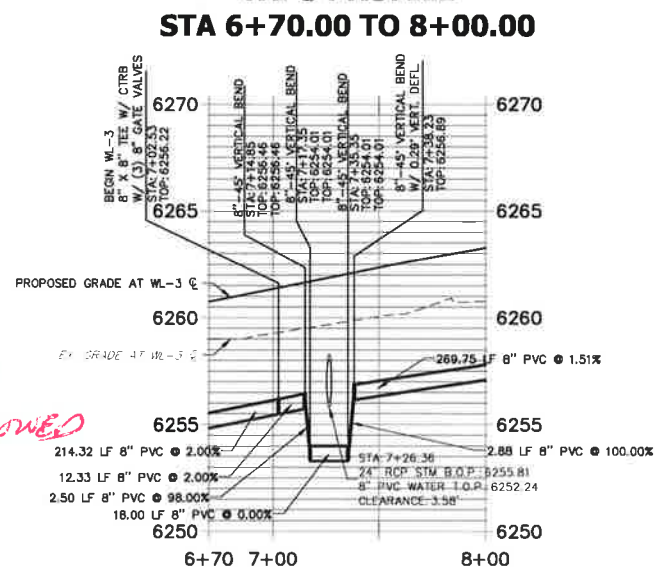
UTILITY SERVICE TABULATION			
SERVICE	STATION	ALIGNMENT	DESCRIPTION
FS6	8+11.59	WP01	FIRE SERVICE
FS7	8+90.48	WP01	FIRE SERVICE
FS8	11+72.18	WP01	FIRE SERVICE
FS9	7+20.76	WP02	FIRE SERVICE
FS10	4+93.91	WP02	FIRE SERVICE
FS12	1+87.03	WP02	FIRE SERVICE
FS13	1+72.89	WP02	FIRE SERVICE
WS6	8+06.43	WP01	POTABLE WATER SERVICE
WS7	8+95.60	WP01	POTABLE WATER SERVICE
WS8	11+77.42	WP01	POTABLE WATER SERVICE
WS9	7+15.59	WP02	POTABLE WATER SERVICE
WS10	4+99.08	WP02	POTABLE WATER SERVICE
WS12	1+92.20	WP02	POTABLE WATER SERVICE
WS13	1+67.73	WP02	POTABLE WATER SERVICE

ADD SIZE & MATERIAL OR USE GENERAL NOTE

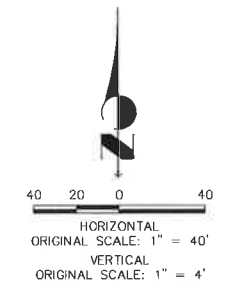
CONFIRM W/ FIRE DEPT THAT HYDRANT CAN BE BEHIND PARKING SPACE (TYP) WL-3 PROFILE

SHOW VALVES ADDED TO MATCH SHEET 4 OF 28 "SITE DEV. PLAN"

LABEL 30' PUBLIC UTILITY EASEMENT "NO COVERED PARKING FOUNDATIONS ALLOWED IN EASEMENT"



- WATER NOTES:**
1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CWD DETAIL W-20. ALL LOWERINGS SHALL MEET OR EXCEED CWD CRITERIA AND DETAIL W-20.
 2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CWD DETAIL W-27. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CWD DETAIL W-28 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
 3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CWD DETAILS W-4, W-5 AND W-6.
 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 GSCS PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
 10. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CWD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
 11. ALL VALVES SHALL BE INSTALLED PER CWD DETAIL W-7.
 12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CWD DETAIL W-8.

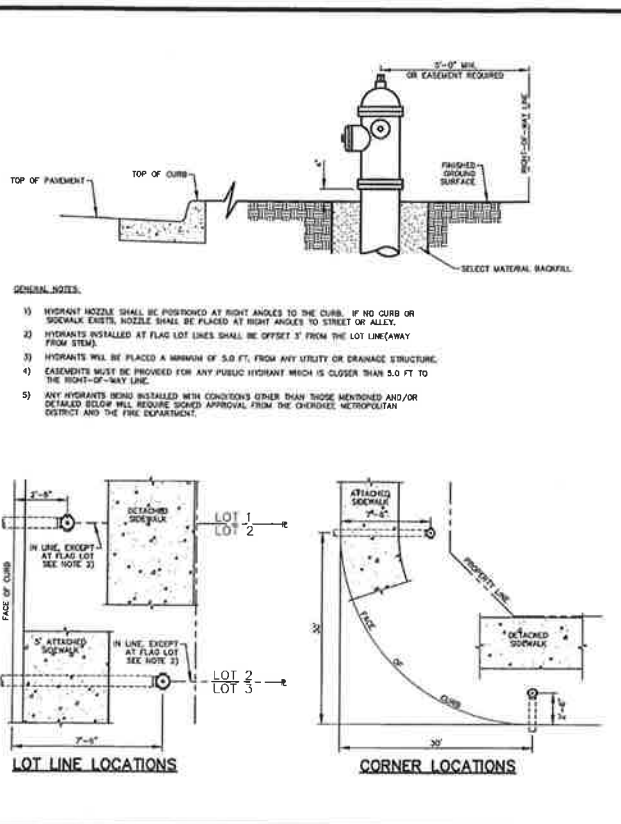


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE 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 A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

NO.	REVISION	DATE		DESIGNED BY	DRAWN BY	CHECKED BY
		1"=40'	1"=4"			
				APL	APL	

SOLACE AT CIMARRON HILLS
WATER DISTRIBUTION PLAN
SHEET 6 OF 10
JOB NO. 25174.00



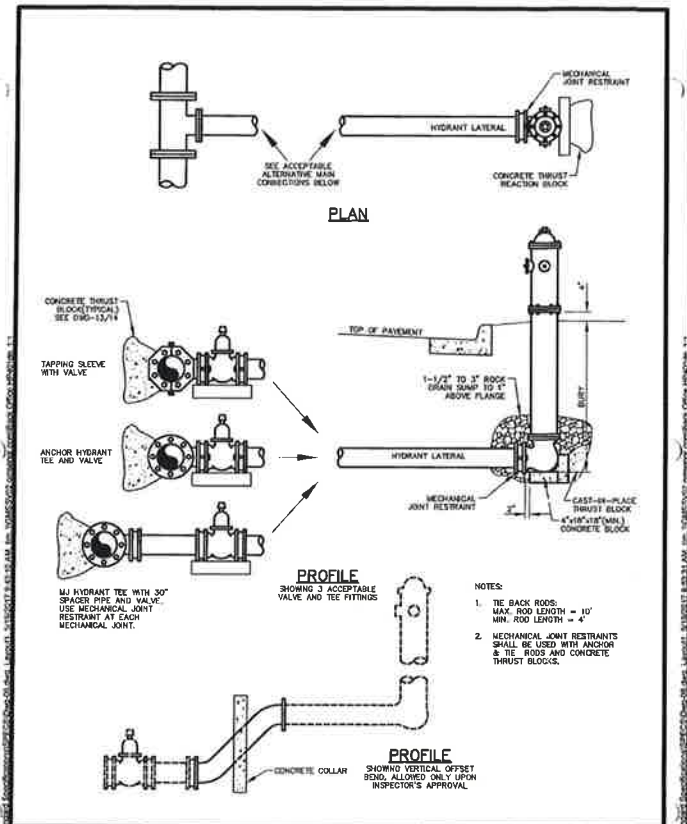
CHEROKEE METROPOLITAN DISTRICT

FIRE HYDRANT LOCATIONS

DRAWN: TJM REVISIONS: **DRAFT** W-4

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**



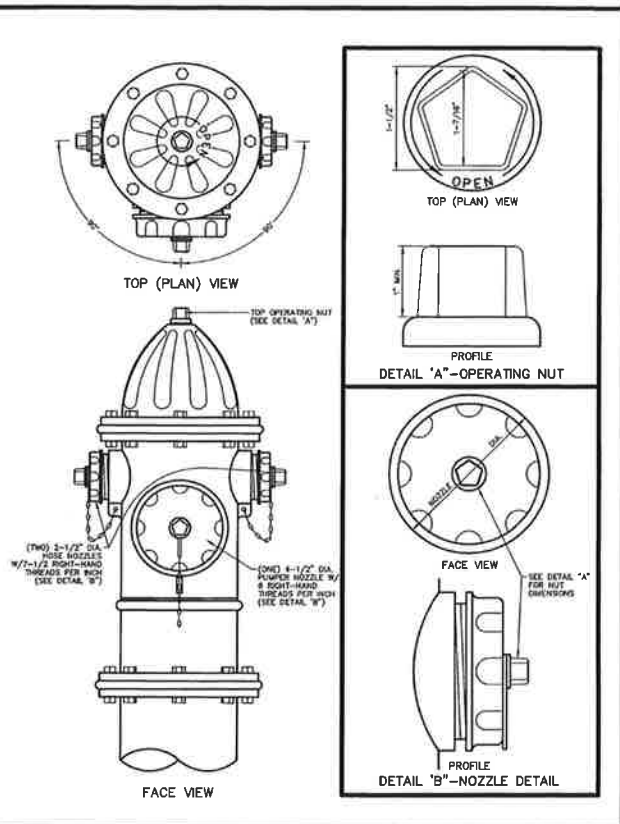
CHEROKEE METROPOLITAN DISTRICT

FIRE HYDRANT INSTALLATION

DRAWN: TJM REVISIONS: **DRAFT** W-5

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**



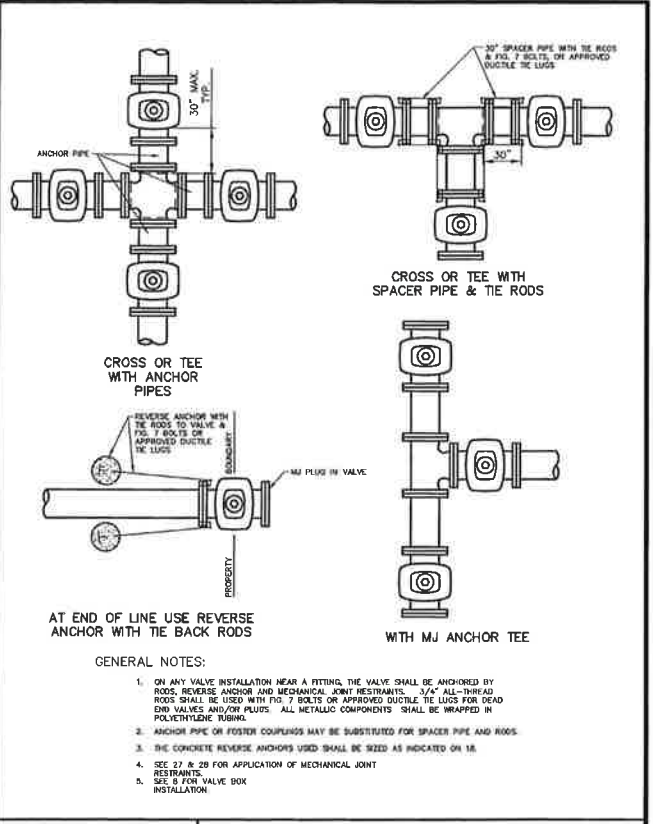
CHEROKEE METROPOLITAN DISTRICT

FIRE HYDRANT SPECIFICATIONS

DRAWN: TJM REVISIONS: **DRAFT** W-6

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**



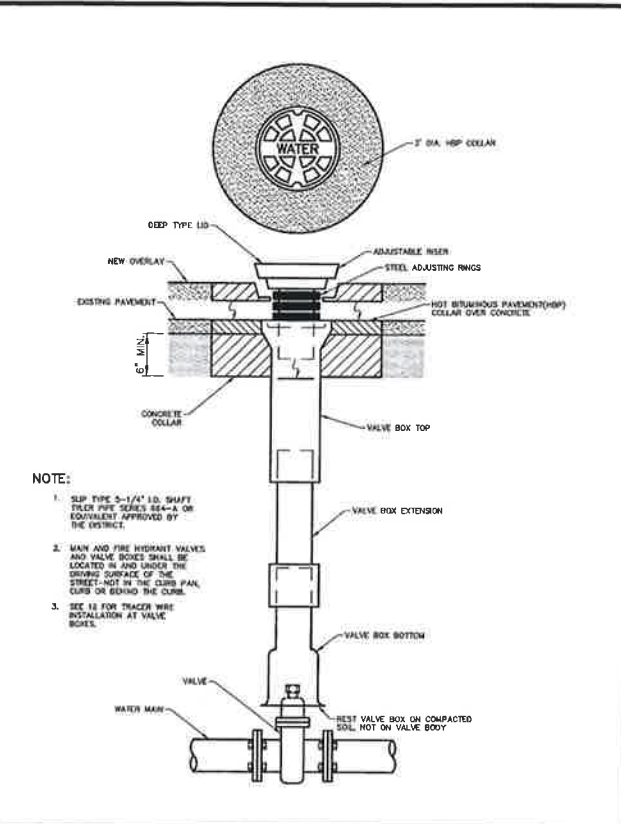
CHEROKEE METROPOLITAN DISTRICT

VALVE INSTALLATION & LOCATION

DRAWN: TJM REVISIONS: **DRAFT** W-7

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**



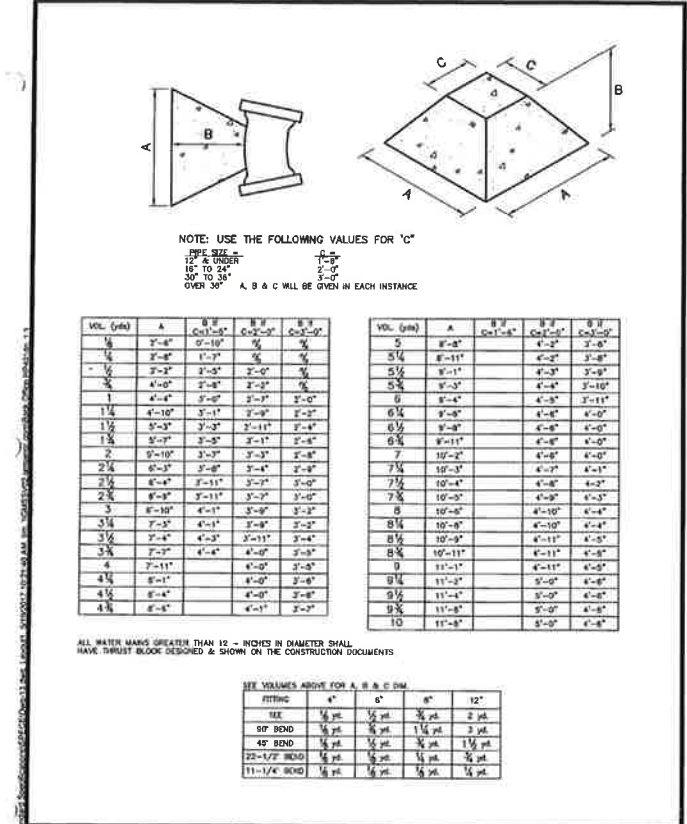
CHEROKEE METROPOLITAN DISTRICT

VALVE BOX INSTALLATION

DRAWN: TJM REVISIONS: **DRAFT** W-8

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**



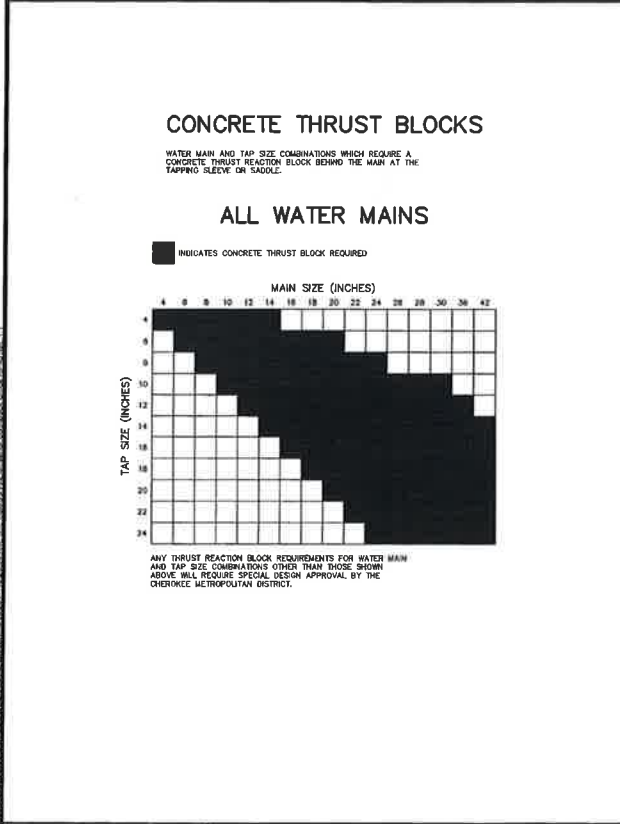
CHEROKEE METROPOLITAN DISTRICT

THRUST BLOCK DATA

DRAWN: TJM REVISIONS: **DRAFT** W-13

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**



CHEROKEE METROPOLITAN DISTRICT

THRUST BLOCKS REQUIRED FOR TAPS

DRAWN: TJM REVISIONS: **DRAFT** W-14

DATE: MAY 2017 REVISIONS: **DRAFT**

SCALE: NONE REVISIONS: **DRAFT**

REPLACE w/ CSU STD

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

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS DESIGNATED BY WRITTEN AUTHORIZATION.

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

JR ENGINEERING
A Weisman Company
General: 303-440-9888 • Colorado Springs 761-560-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY: _____ DATE: _____

NO. REVISION: _____

H-SCALE	N/A	V-SCALE	N/A	DATE	3/12/21	DESIGNED BY	APL	DRAWN BY	APL	CHECKED BY	
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SOLACE AT CIMARRON HILLS

DETAIL SHEETS

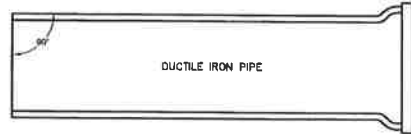
SHEET 8 OF 10

JOB NO. 25174.00

MAXIMUM DEFLECTION PER SLIP JOINT OF D.I.P.

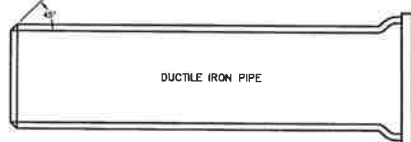
PIPE DIAMETER	ID.	O.D.(IN.)	O.D.(FT.)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS	
					(1)	(2)	20'	18'
4"	4.80"	4.00"	3/00'00"	4/00'00"	18"	15"	286'	258'
6"	6.90"	5.75"	3/00'00"	4/00'00"	18"	15"	286'	258'
8"	8.05"	6.75"	3/00'00"	4/00'00"	15"	12"	238'	218'
10"	11.10"	8.75"	3/00'00"	4/00'00"	15"	12"	238'	218'
12"	13.20"	11.00"	3/00'00"	4/00'00"	15"	12"	238'	218'
14"	15.30"	12.75"	3/00'00"	2/24'00"	10"	8"	477'	430'
16"	17.40"	14.50"	3/00'00"	2/24'00"	10"	8"	477'	430'
18"	19.50"	16.25"	3/00'00"	2/24'00"	10"	8"	477'	430'
20"	21.60"	18.00"	3/00'00"	2/24'00"	10"	8"	477'	430'
24"	25.80"	21.50"	3/00'00"	2/24'00"	10"	8"	477'	430'
30"	32.00"	26.68"	2/30'00"	2/00'00"	8"	7"	573'	516'
36"	38.30"	31.92"	2/00'00"	1/36'00"	8"	6"	716'	645'
42"	44.50"	37.08"	2/00'00"	1/36'00"	8"	6"	716'	645'

(1) 80% = NORMAL 30-FOOT JOINT LAYING LENGTH
(2) 18% = NORMAL 18-FOOT JOINT LAYING LENGTH



MECHANICAL JOINT CONNECTION

PIPE MUST BE CUT AT RIGHT ANGLES TO LONGITUDINAL CENTERLINE IN ALL CASES.
PIPE ENDS SHALL BE FREE OF BURRS.
MATERIAL LAYERS SHALL BE FLUSH WITH PIPE END.
GROUERS CUT IN PIPE ENDS SHALL NOT BE ALLOWED.

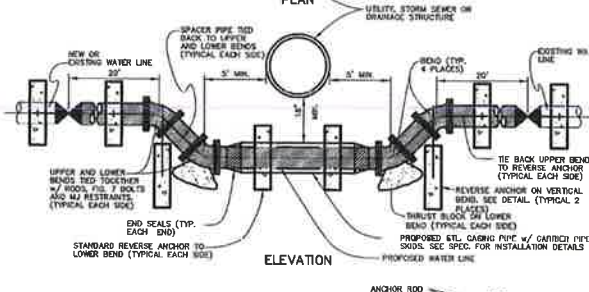
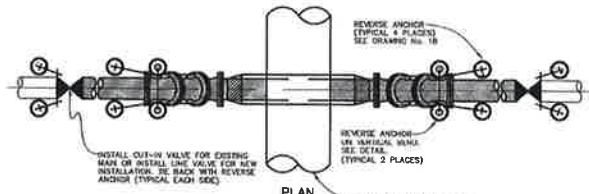


SLIP JOINT CONNECTION

PIPE CUT IN STRAIGHT LINE AND BEVELED AT 45° ANGLE ON END.

GENERAL NOTES:

- ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE GROUDED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
- AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS, PROVIDED THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE.)
- ALL DP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.



GENERAL NOTES:

- NO PVC PIPE ALLOWED IN LOWERINGS.
- LOWERINGS TO BE PROTECTED FROM CORROSION AS DIRECTED BY INSPECTOR.
- A CASING PIPE IS NOT REQUIRED WHEN THE DRAINAGE STRUCTURE IS 30 INCHES OR LESS OUTSIDE DIAMETER.
- FURNISH AND INSTALL STEEL CASING PIPE WITH CARBON PIPE SHIMS (PS) AND END SEALS WHERE THE DRAINAGE STRUCTURE IS MORE THAN 30 INCHES OUTSIDE DIAMETER. MAINTAIN 18 INCHES CLEAR BETWEEN STRUCTURE AND CASING PIPE.
- FURNISH AND INSTALL ONE (1) 1/2" WAGON WHEEL ANCHOR PER 20-FOOT OR LESS OF CASING PIPE. ATTACH TO CASING PIPE NEAR END SEAL.
- FURNISH AND INSTALL JOINT BONDING POLYETHYLENE TUBING/ENCASMENT AND 1/2" WAGON WHEEL ANCHOR ON DP IN LOWERING. PROVIDE ONE ANCHOR PER 20-FOOT OR LESS OF CIP INSTALLED. REFER TO STANDARD SPECIFICATIONS.
- EMBA IRON ROD (OR EQUAL) MECHANICAL JOINT RESTRAINT REQUIRED ON ALL JOINTS WITH CASING PIPE.

ANCHOR ROD SIZING CHART FOR REVERSE ANCHOR OR VERTICAL BEND

PVC DIA. (IN.)	MIN. ROD DIA. (IN.)
4	1/2
6	3/8
8	1/2
10	3/8
	SPECIAL DESIGN REQUIRED

RESTRAINED PIPE LENGTH (FT.)

6-INCH DUCTILE IRON AND PVC

TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	31	47	62
45° BEND	13	19	25
22-1/2° BEND	6	8	11
11-1/4° BEND	3	3	6

8-INCH DUCTILE IRON AND PVC

TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	39	58	78
45° BEND	17	24	33
22-1/2° BEND	8	12	16
11-1/4° BEND	5	6	8

12-INCH DUCTILE IRON ONLY

TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	56	84	112
45° BEND	23	35	47
22-1/2° BEND	11	17	22
11-1/4° BEND	6	8	11

NOTES:

- PRESSURES GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY THE DISTRICT.
- LENGTH IS BASED ON MINIMUM 5'-0" OF GROUND COVER AND SOIL COMPACTED ACCORDING TO SECTION 5.15 OF THESE SPECIFICATIONS.
- APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE:
A. FOR DUCTILE IRON PIPE, 1100 SERIES METAL JOINT BY EMBA IRON OR EQUAL ON MECHANICAL JOINT PIPE OR DOUBLE 1100 SERIES METAL JOINT BY EMBA IRON OR EQUAL ON PUSH ON JOINT PIPE.
B. FOR PVC PIPE, SERIES 1500 OR SERIES 2000 RESTRAINTS BY EMBA IRON OR EQUAL.

CHEROKEE METROPOLITAN DISTRICT

MAXIMUM PIPELINE DEFLECTION DATA

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-16

CHEROKEE METROPOLITAN DISTRICT

PIPE CUTTING

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-17

CHEROKEE METROPOLITAN DISTRICT

WATER LINE LOWERING DETAIL

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-20

CHEROKEE METROPOLITAN DISTRICT

RESTRAINED M.J. PIPE LENGTH DATA

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-28

SERVICE TAPS 1-1/2" & 2" TAPPING SADDLE

SERVICE TAPS 3/4" & 1" CORPORATION ONLY

TAPPING DETAIL 3/4" - 2"

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-37

TYPICAL TRENCH CROSS SECTION

PIPE DIAMETER	MINIMUM TRENCH WIDTH	MAXIMUM TRENCH WIDTH
4"	1'-0"	2'-0"
6"	1'-6"	2'-6"
8"	1'-6"	2'-6"
10"	2'-0"	3'-0"
12"	2'-0"	3'-0"
14"	2'-6"	3'-6"
16"	2'-6"	3'-6"
18"	3'-0"	4'-0"
20"	3'-0"	4'-0"
24"	3'-6"	4'-6"

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-15

INSTALLATION FOR BENDS

INSTALLATION FOR FIRE HYDRANT

INSTALLATION FOR LINE VALVE AND LOWERING

CROSS INSTALLATION

TEE INSTALLATION

NOTES:

- MECHANICAL JOINTS SHALL BE APPROVED ACCORDING TO MATERIAL SPECIFICATION FOR CIP AND PVC PIPE.
- SEAL JOINT CIP WITH UNF/UNGC RESTRAINED CLAMPS SHALL NOT BE USED IN LIEU OF MECHANICAL JOINT PIPE WITH MECHANICAL JOINT RESTRAINT.
- LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM THE CHART ON DWG-28.
- RESTRAINED JOINT PVC PIPE SHALL NOT BE USED FOR LOWERINGS.

DRAWN: TJM REVISION: _____
DATE: MAY 2017 REVISION: _____
SCALE: NONE REVISION: _____

DRAFT W-27

Replace w/CSU STDS



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

82314

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ARCHITECT OR ENGINEER, NO CONSTRUCTION SHALL BE PERMITTED. APPROVED FOR THEIR USE 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
DOLISTEAD@JACKSONDEARBORN.COM

JR ENGINEERING
A Western Company
Centennial 303-740-9555 • Colorado Springs 719-539-2539
Fort Collins 970-491-9888 • www.jrengineering.com

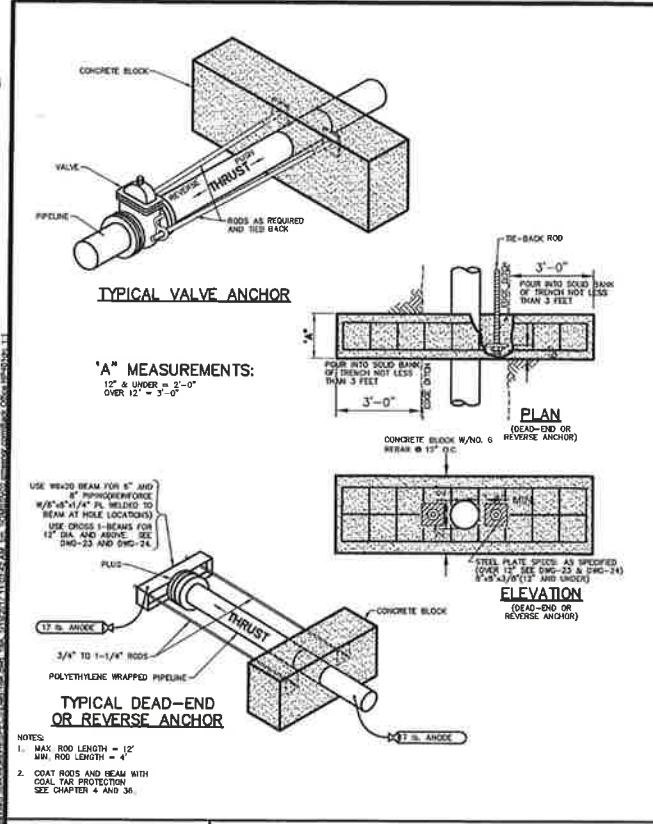
BY: _____ DATE: _____
NO. REVISION: _____

H-SCALE: N/A V-SCALE: N/A DATE: 3/12/21
DESIGNED BY: APL DRAWN BY: APL CHECKED BY: _____

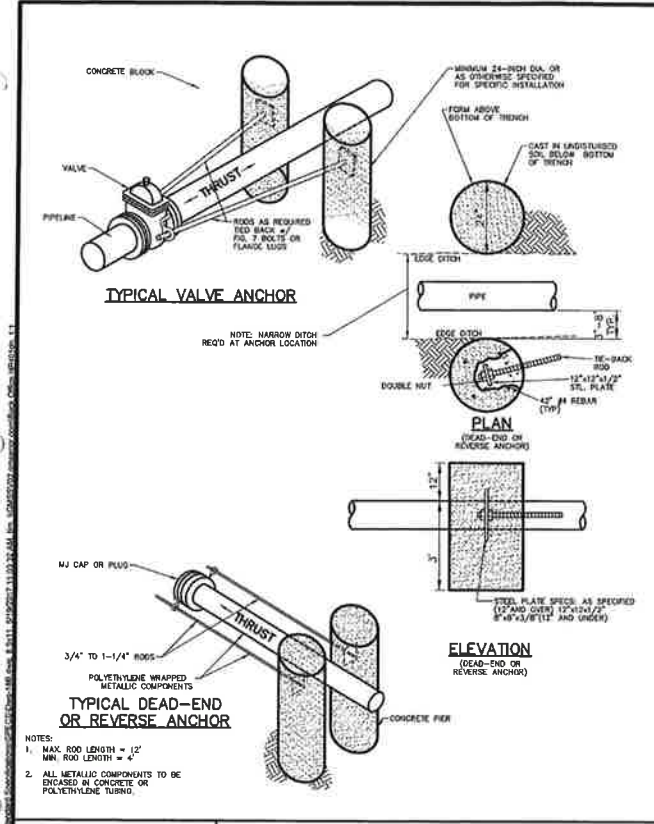
SOLACE AT CIMARRON HILLS

DETAIL SHEETS

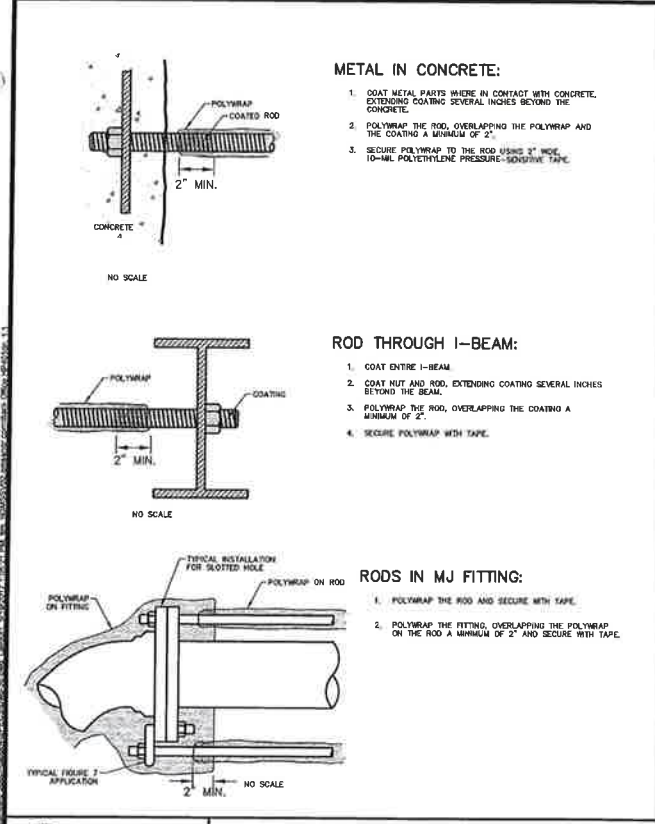
SHEET 9 OF 10
JOB NO 25174.00



	CHEROKEE METROPOLITAN DISTRICT		REVERSE ANCHOR DETAIL	
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: DATE: REVISED:	DRAFT	



	CHEROKEE METROPOLITAN DISTRICT		REVERSE ANCHOR DETAIL	
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: DATE: REVISED:	DRAFT	



	CHEROKEE METROPOLITAN DISTRICT		PROTECTING TIE-RODS	
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: DATE: REVISED:	DRAFT	

REPLACE w/CSU
STDS



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERS APPROVES THEIR USE 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 Weffman Company Centennial 303-740-9883 • Colorado Springs 763-566-2693 Fort Collins 970-491-9888 • www.jrengineering.com	
SOLACE AT CIMARRON HILLS DETAIL SHEETS	SHEET 10 OF 10 JOB NO 25174.00
H-SCALE N/A V-SCALE N/A DATE 3/12/21 DESIGNED BY APL DRAWN BY APL CHECKED BY	No. REVISION BY DATE

