

WATER DETAIL NOTES:

- ALL VALVES MUST OPEN LEFT PER CHEROKEE WATER DISTRICT SECTION 2.6.G.8
- NO EXTERNAL METERS SHALL BE INSTALLED WITH THE EXCEPTION OF IRRIGATION LINES.
- NO SERVICES SHALL BE CONSTRUCTED USING COPPER MATERIALS.
- NO BYPASS METERS SHALL BE USED ON THIS SITE.

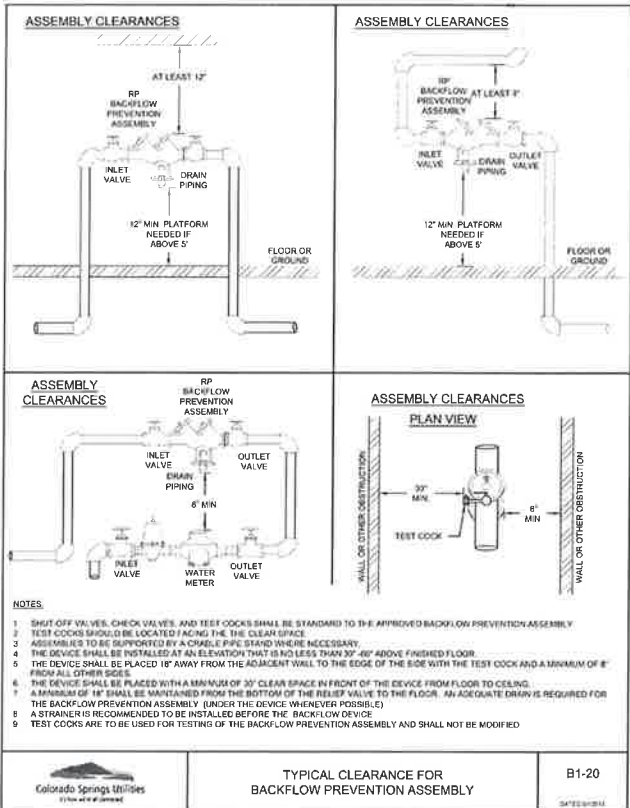
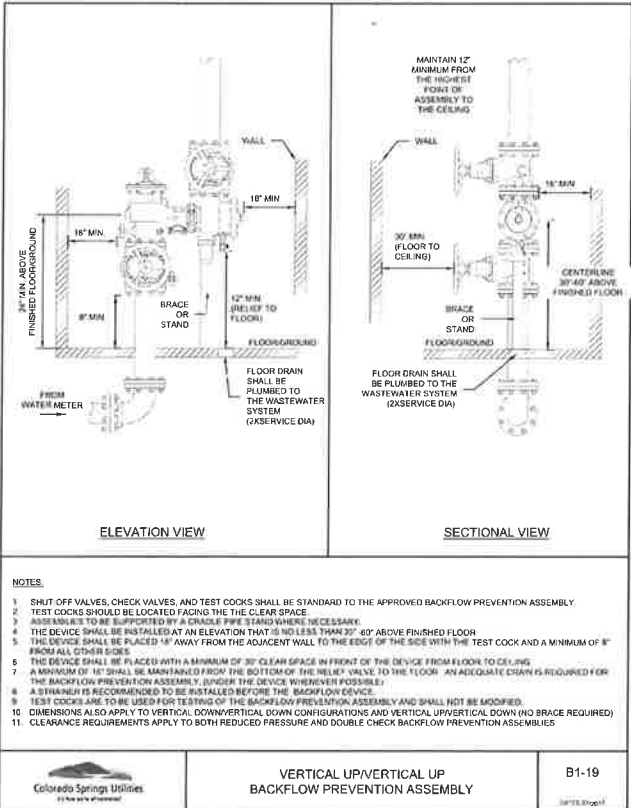
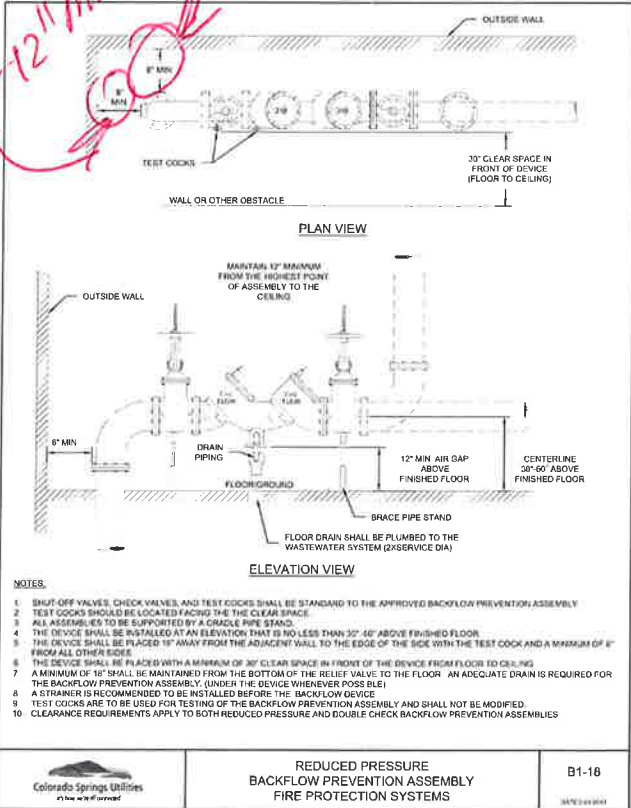
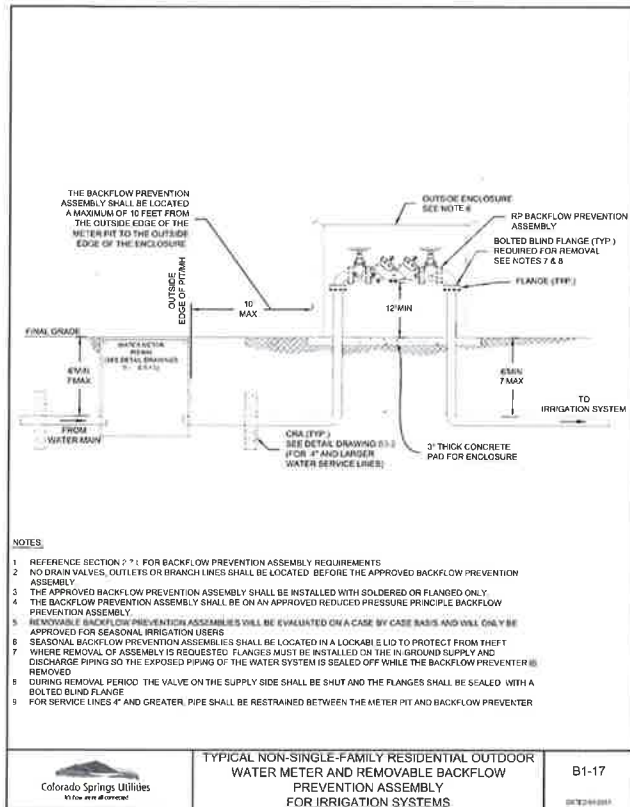
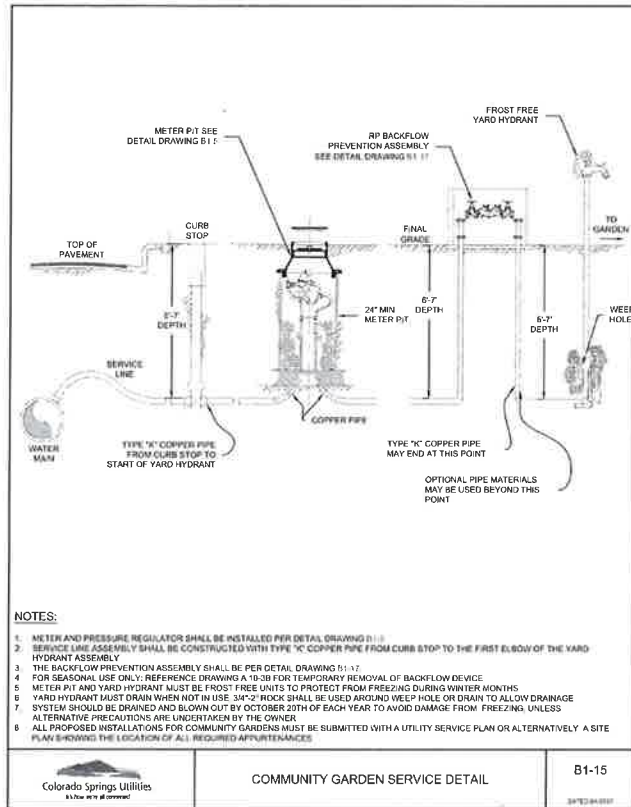
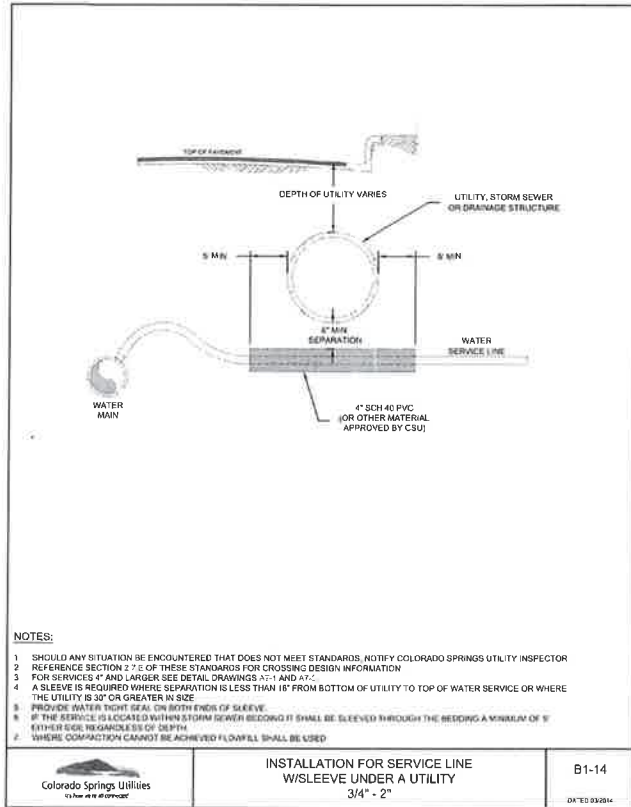
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

DATE: 1/4/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEIR USE IS 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
PREPARED BY:	JR ENGINEERING A Westman Company Central 305-740-9333 • Colorado Springs 76-539-2583 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
BY	
NO.	REVISION
H-SCALE	N/A
V-SCALE	N/A
DATE	08/03/21
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	
SOLACE AT CIMARRON HILLS	
DETAIL SHEETS	
SHEET	8 OF 12
JOB NO.	25174.00



WATER DETAIL NOTES:
1. ALL VALVES MUST OPEN LEFT PER CHEROKEE WATER DISTRICT SECTION 2.6.0.5
2. NO EXTERNAL METERS SHALL BE INSTALLED WITH THE EXCEPTION OF IRRIGATION LINES.
3. NO SERVICES SHALL BE CONSTRUCTED USING COPPER MATERIALS.
4. NO BYPASS METERS SHALL BE USED ON THIS SITE.

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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
Mike Bramlett
32314
1/14/21
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCY OR ENGINEERING AGENCIES, THEIR USE IS NOT PERMITTED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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NO.	REVISION	BY	DATE

SOLACE AT CIMARRON HILLS
DETAIL SHEETS
SHEET 10 OF 12
JOB NO. 25174.00



NOTES:

- THIS DRAWING SHOWS IS DIAGNOSTIC AND IS INTENDED TO SHOW THE INTENT OF THE WORK IN PLUMBING PIPING TO ACCOMMODATE THE UTILITY SUBMETER.
- BACKFLOW PREVENTION:** ALL EXISTING CUAMA CUSTOMERS, AND ALL NEW CUAMA CUSTOMERS MUST INSTALL THE REQUIRED MAIN LINE CONTAINMENT BACKFLOW PREVENTION ASSEMBLY IN COMPLIANCE WITH THE CURRENT COLORADO SPRINGS UTILITIES WATER LINE EXTENSION & SERVICE STANDARDS AND CITY CODE TO ENTER MAIN IN THE CUAMA PROGRAM. PLEASE NOTE THAT ADDITIONAL BACKFLOW PREVENTION BEYOND WHAT IS REQUIRED BY CO, CUAMA 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 SHALL BE SET BY COLORADO SPRINGS UTILITIES PERSONNEL.
- WHERE A SUBMETER BYPASS IS CHOSEN BY THE CUSTOMER, THE FOLLOWING APPLY:
 A) ACCESS NOT REQUIRED SINCE THE SUBMETER HEADMOUNT UNIT IS ON CREDIT ON THE CUSTOMER'S WATER METER BILL. OPERATING THE BYPASS ONLY REDUCES THE CUSTOMER'S CREDIT. THEREFORE A UTILITY LOCK IS NOT REQUIRED.
 B) 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.
 C) RECOMMENDED BYPASS PIPING SIZES.

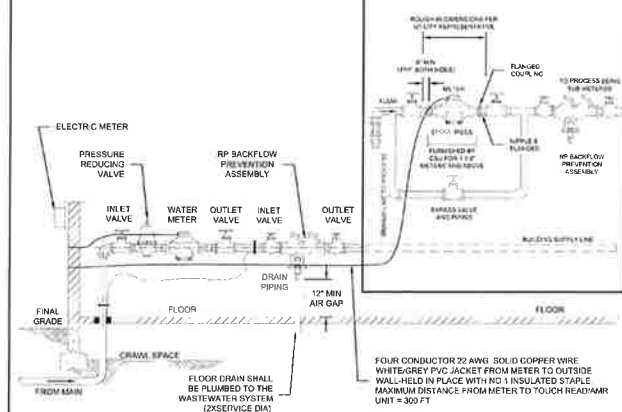
METER SIZE	BYPASS SIZE
2"	2"
1 1/2"	1 1/2"
1"	1"
3" AND LARGER	LINE SIZE



SCHEMATIC DETAIL OF IRRIGATION AND CONSUMPTIVE USE SUB-METER INSTALLATION

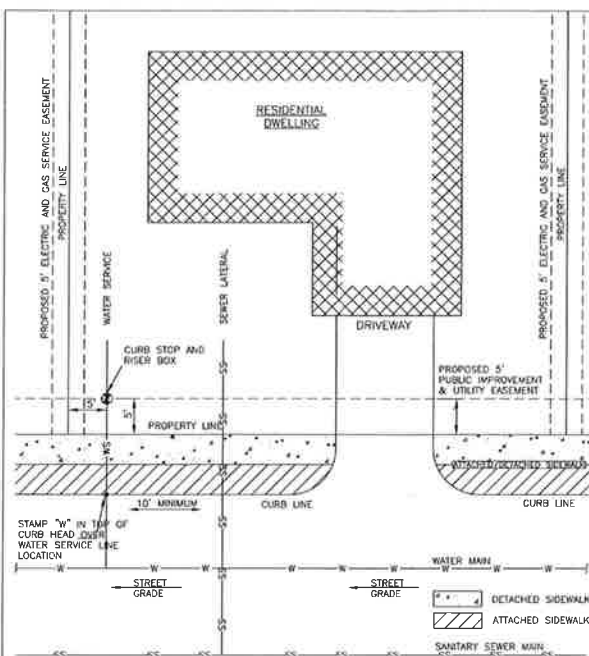
B1-21

CONSUMPTIVE USE SUB-METER INSTALLATION



SCHEMATIC DETAIL OF IRRIGATION AND CONSUMPTIVE USE SUB-METER INSTALLATION

B1-22

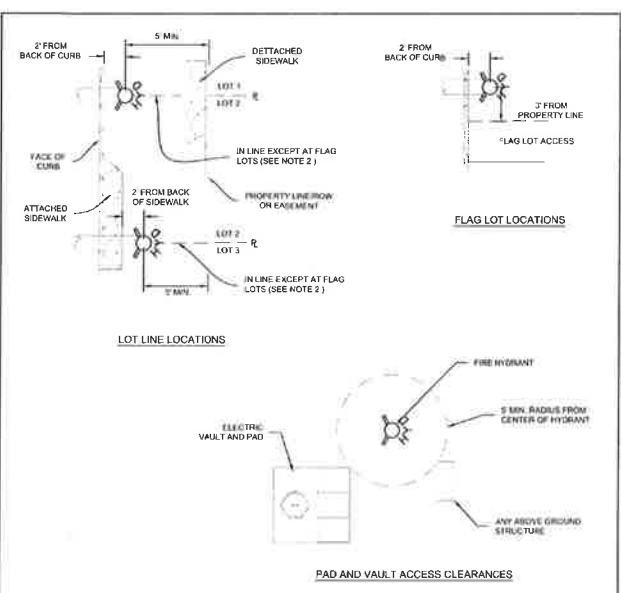


- NOTES:**
- DIMENSIONS SHOWN ARE TYPICAL FOR ALL DEVELOPMENTS REGARDLESS OF EXACT CONFIGURATION RELATIVE TO STREET.
 - SEWER LATERAL (CLEANOUT NOT SHOWN).
 - TYPICAL WATER SERVICE LINE LOCATION SHALL BE 5' FROM THE SIDE LOT LINE. ALTERNATE LOCATIONS MAY BE CONSIDERED ON A CASE BY CASE BASIS AND WILL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



TYPICAL SERVICE LINE LOCATIONS RELATIVE TO STREET LAYOUT

W-38

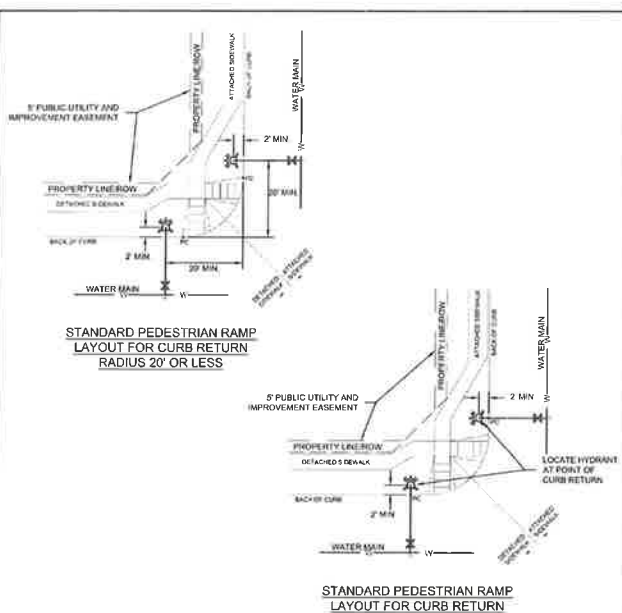


- NOTES:**
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE NEAREST CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLE TO STREET OR ALLEY.
 - HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 2' FROM THE LOT LINE.
 - HYDRANTS SHALL BE PLACED A MINIMUM OF 5 FEET FROM ANY UTILITY OR DRAINAGE STRUCTURE (TO BE COORDINATED WITH JOINT TRENCH INSTALLATION).
 - BASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5 FEET TO THE RIGHT-OF-WAY LINE.
 - A 5' CLEARANCE SHALL BE PROVIDED 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

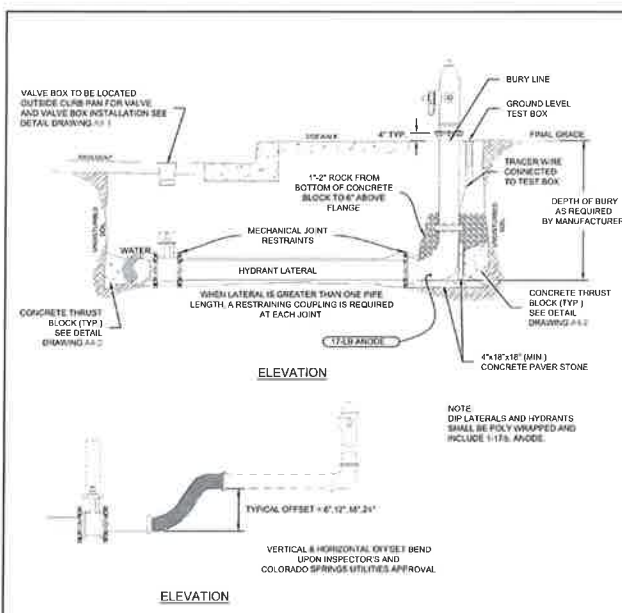


- NOTES:**
- THE FIRE HYDRANT SHALL BE LOCATED BEHIND THE POINT OF CURB RETURN FOR CURB RETURN RADIUS 25 FEET OR GREATER.
 - WHERE THE CURB RETURN RADIUS IS 20 FEET OR LESS THE CENTER OF THE HYDRANT SHALL BE LOCATED 20 FEET OFF OF THE BACK OF CURB OF THE INTERSECTING STREET.
 - IN ALL CASES THE FIRE 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

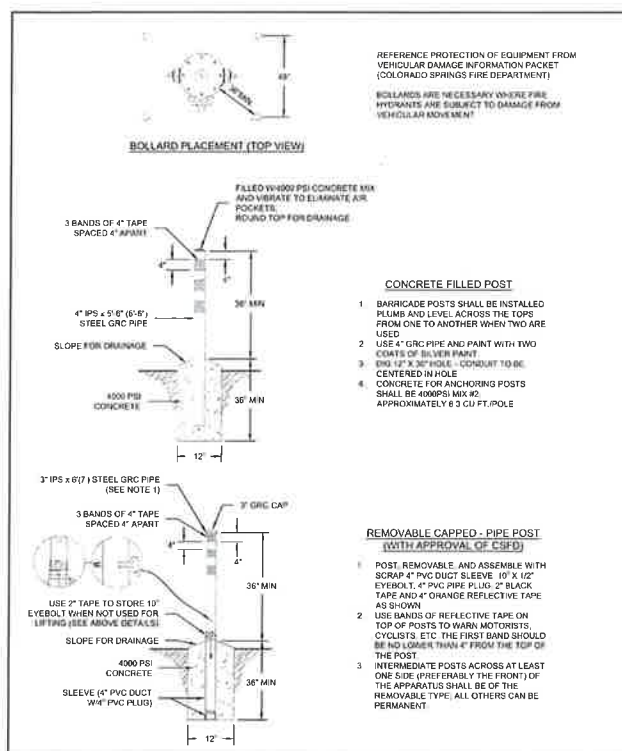


- NOTES:**
- MECHANICAL JOINT RESTRAINTS SHALL BE INSTALLED PER DETAIL DRAWINGS 74.1, 4.2, 5, & CHAPTER 2.
 - TRACER WIRE AND GROUND LEVEL TEST BOX TO BE INSTALLED WITH EACH FIRE HYDRANT. PLACE TEST BOX WITHIN 8" FROM THE HYDRANT.
 - REFERENCE DETAIL DRAWINGS 74.1, 4.2, 5, & 10.0 FOR FIRE HYDRANT LOCATION.
 - INSTALLATION OF A PRIVATE FIRE HYDRANT WILL REQUIRE A SECONDARY VALVE, INSTALLED AT THE PROPERTY LINE.
 - HYDRANT BASE BLOCK SHALL BE PLACED ON UNDISTURBED EARTH.
 - ONCE BLOCK KEYS UP HOLE WITH POLYURETHANE.
 - COVER DRAIN ROCK WITH POLYURETHANE PATCH TO BACKFILL.
 - FOR METEOR HYDRANT CONNECTION SEE DETAIL DRAWING 4.1.1.3.
 - FOR PRIVATE FIRE HYDRANTS A SECONDARY VALVE SHALL BE INSTALLED ON THE PROPERTY LINE OR RIGHT OF WAY LINE.



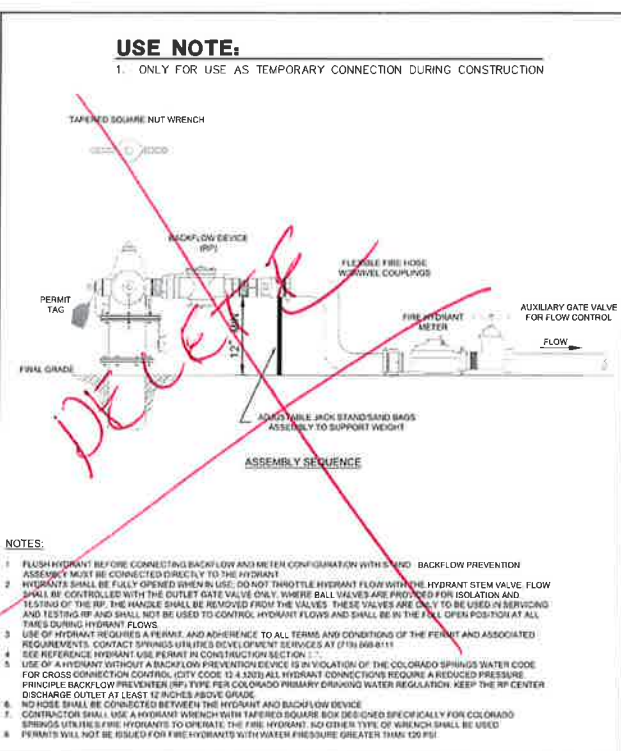
FIRE HYDRANT INSTALLATION

A5-3



FIRE HYDRANT PROTECTION POSTS (BOLLARDS)

A5-4



FIRE HYDRANT BACKFLOW AND METER CONFIGURATION

A5-5

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 Mike Bramlett
 32314
 DATE 7/14/21
 MIKE A. BRAMLETT, P.E.
 COLORADO P. E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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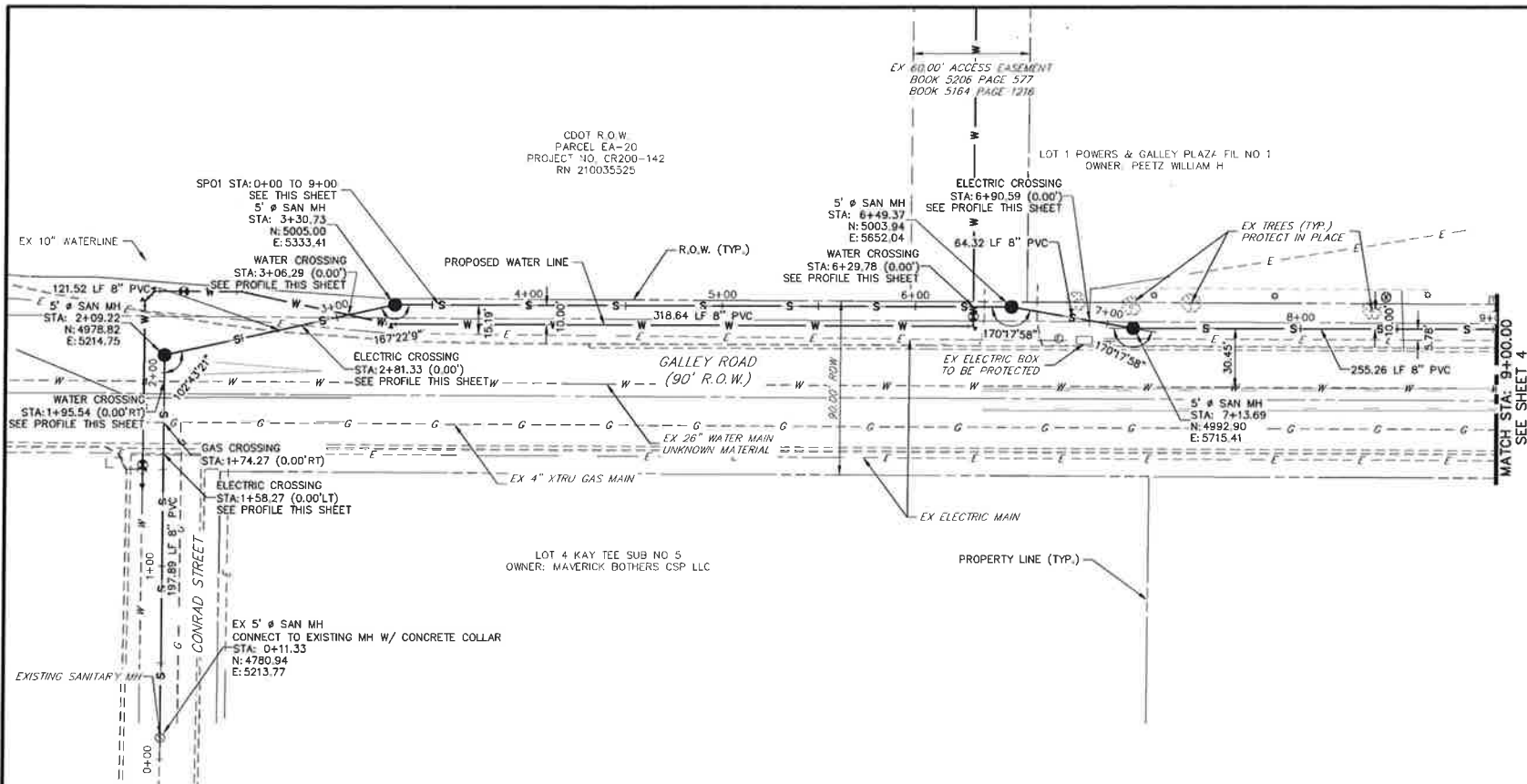
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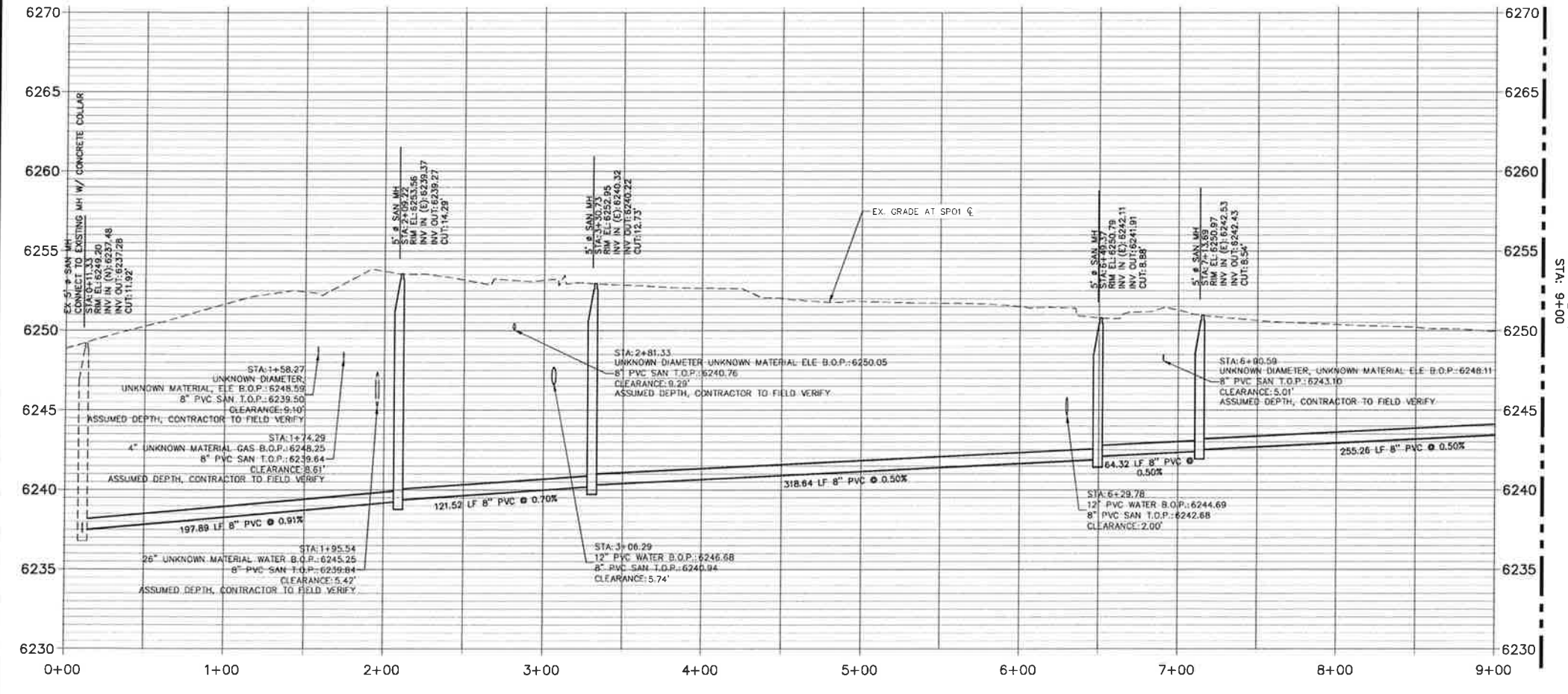
SOLACE AT CIMARRON HILLS
 DETAIL SHEETS
 SHEET 11 OF 12
 JOB NO. 25174.00

BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	08/03/21	APL	APL	



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



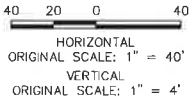
- NOTES:**
1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
 2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
 3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
 4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
 5. SEE JR STREET, STORM, AND RESC 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 25 PVC PIPE WILL SELECT BEDDING.

TYP ALL SHEETS 3-6

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.



Know what's below.
Call before you dig.



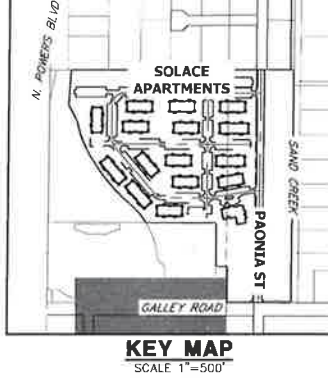
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Mike A. Bramlett

32314 DATE 1/14/21

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FOR AND ON BEHALF OF JR ENGINEERING, LLC



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NO.	REVISION	DATE
1		
2		
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5		
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8		
9		
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SOLACE AT CIMARRON HILLS
SANITARY SEWER PLAN AND PROFILE

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

SHEET 3 OF 7
JOB NO. 25174.00