

# SOLACE APARTMENTS FILING NO. 1 - SAND CREEK CENTER TRIBUTARY

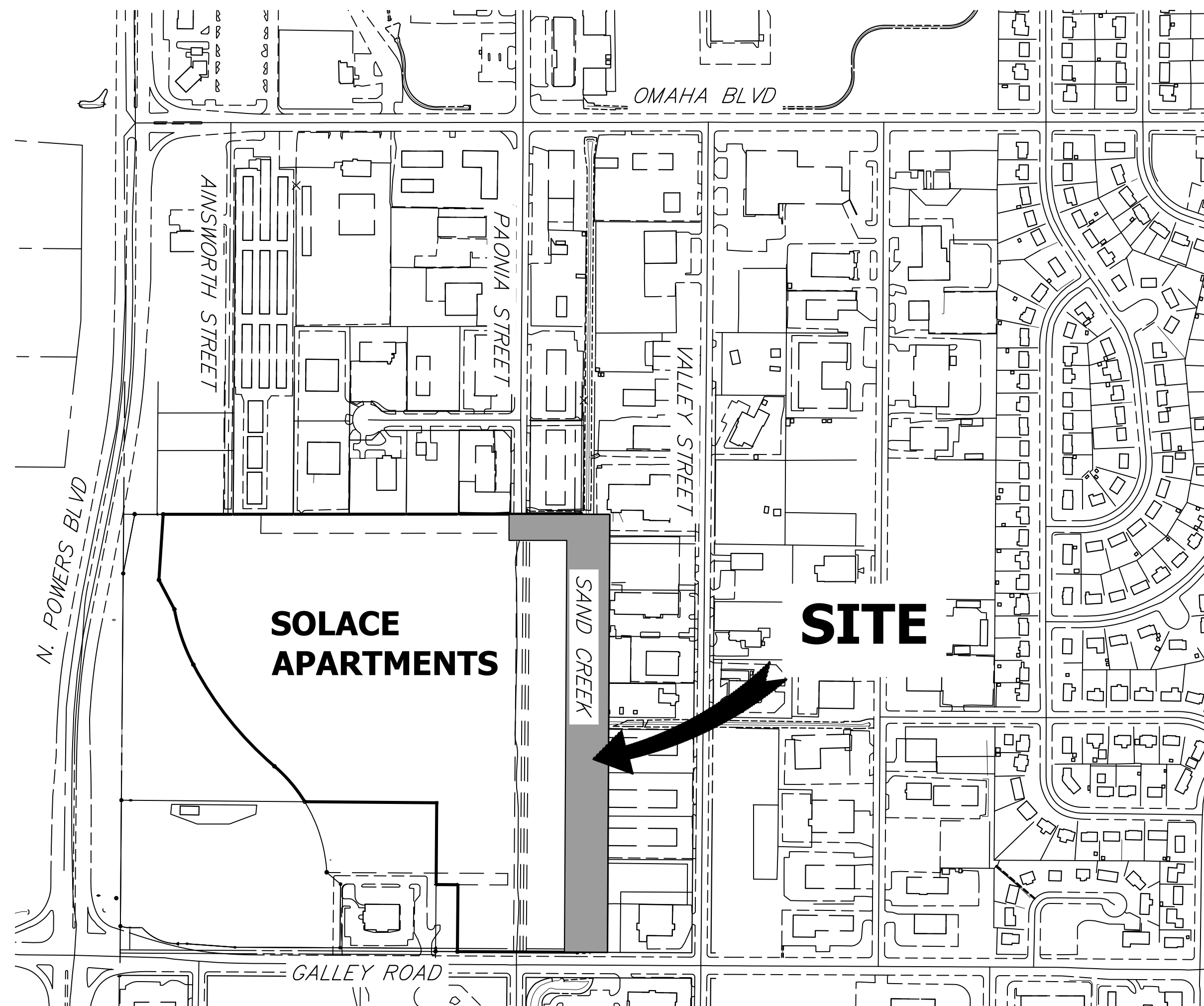
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

## CHANNEL IMPROVEMENTS

### ABBREVIATIONS

AC ACRE	FDP FINAL DEVELOPMENT PLAN	PL PROPERTY LINE
AD ALGEBRAIC DIFFERENCE	FDR FINAL DRAINAGE REPORT	PR PROPOSED
AH AHEAD	FES FLARED END SECTION	PRC POINT OF REVERSE CURVATURE
ARCH ARCHITECT	FG FINISHED GRADE	PT POINT OF TANGENCY
ASCE AMERICAN SOCIETY OF CIVIL ENGINEERS	FH FIRE HYDRANT	PV PLUG VALVE
ASSY ASSEMBLY	FL FLOWLINE	PVC POLYVINYL CHLORIDE
AVE AVENUE	FIL FILING	R RADIUS
BB BOX BASE	FO FIBER OPTIC CABLE	RCP REINFORCED CONCRETE PIPE
BK BACK	GB GRADE BREAK	RD ROAD
BNDY BOUNDARY	GS GAS EASEMENT	ROW RIGHT OF WAY
BOP BOTTOM OF PIPE	GI GEOGRAPHIC INFORMATION SYSTEM	RT RIGHT
BOV BLOW OFF VALVE	GL GAS LINE	S SOUTH
BFV BUTTERFLY VALVE	GPS GLOBAL POSITIONING SYSTEM	STE STEEL
BLVD BOULEVARD	GV GATE VALVE	SAN SANITARY SEWER
BW BOTTOM OF WALL	HC HANDICAP	SF SQUARE FEET
C&G CURB & GUTTER	HDC HIGH DEFLECTION COUPLING	ST STREET
CATV CABLE TELEVISION	HDPE HIGH DENSITY POLYETHYLENE	STA STATION
CB CATCH BASIN	HGL HYDRAULIC GRADE LINE	STM STORM SEWER
CBC CONCRETE BOX CULVERT	HOA HOME OWNERS ASSOCIATION	SV SQUARE YARD
CDOT COLORADO DEPARTMENT OF TRANSPORTATION	HP HIGH POINT	SY-IN SQUARE YARD INCH
CDS CUL-DE-SAC	I INLET	TB THRUST BLOCK
CFS CUBIC FEET PER SECOND	IE IRRIGATION EASEMENT	TBC TOP BACK OF CURB
CL CENTER LINE	INT INTERSECTION	TBW TOP BACK OF WALK
CLOMR CONDITIONAL LETTER OF MAP REVISION	INV INVERT	TEL TELEPHONE
CLR CLEAR	IRR IRRIGATION	TOA TOP OF ASPHALT
CMP CORRUGATED METAL PIPE	KB KICK (THRUST) BLOCK	TOB TOP OF BOX
CO CLEAN OUT	LE LANDSCAPE EASEMENT	TOC TOP OF CURB OR CONCRETE
CONC CONCRETE	LF LINEAR FEET	TOF TOP OF FOUNDATION
CR CIRCLE	LN LANE	TOP TOP OF PIPE
CSP CORRUGATED STEEL PIPE	LQ LETTER OF MAP REVISION	TW TOP OF WALL
CT COURT	LP LOW POINT	TYP TYPICAL
CTRB CONCRETE THRUST REDUCER BLOCK	LS LUMP SUM	UDFCD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CY CUBIC YARD	LT LEFT	UE UTILITY EASEMENT
DBPS DRAINAGE BASIN PLANNING STUDY	MAX MAXIMUM	U&DE UTILITY & DRAINAGE EASEMENT
DE DRAINAGE EASEMENT	MDDP MASTER DEVELOPMENT DRAINAGE PLAN	UGE UNDERGROUND ELECTRIC
DIA DIAMETER	MH MANHOLE	VCP VITRIFIED CLAY PIPE
DIP DUCTILE IRON PIPE	MIN MINIMUM	VPC VERTICAL POINT OF CURVATURE
DR DRIVE	N NORTH	VPI VERTICAL POINT OF INTERSECTION
DRC DESIGN REVIEW COMMITTEE	NRCP NON-REINFORCED CONCRETE PIPE	VPT VERTICAL POINT OF TANGENCY
DU DWELLING UNITS	ODP OFFICIAL DEVELOPMENT PLAN	VTC VEHICLE TRACKING CONTROL
E EAST	OHE OVERHEAD ELECTRIC	W WEST
EA EACH	OHU OVERHEAD UTILITY	WL WATER LINE
EGL ENERGY GRADE LINE	PC POINT OF CURVATURE	WM WATER MAIN
EL ELEVATION	PCC POINT OF COMPOUND CURVATURE	WRD WATER RESOURCES DEPARTMENT
ELEC ELECTRIC	PCR POINT OF CURB RETURN	WS WATER SURFACE
EOA EDGE OF ASPHALT	PDP PRELIMINARY DEVELOPMENT PLAN	WSE WATER SURFACE ELEVATION
ESMT EASEMENT	PE PROFESSIONAL ENGINEER	WTR WATER
EST ESTIMATE	PI POINT OF INTERSECTION	YR YEAR
EX EXISTING	PKWY PARKWAY	



VICINITY MAP  
SCALE: 1" = 300'

### SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	SITE AND DEMO PLAN
4-6	CHANNEL PLAN AND PROFILES
7	CHANNEL DETAILS
8	DROP STRUCTURES PLAN AND PROFILE
9	DROP STRUCTURE DETAIL SHEETS
10	PAONIA STREET OVERFLOW PLAN
TOTAL	10

### 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.

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.

### OWNER

CS POWERS & GALLEY LLC  
510 S. NEIL ST.  
CHAMPAIGN, IL 61820  
P~734.216.2577

### CIVIL ENGINEER

JR ENGINEERING  
5475 TECH CENTER DR  
SUITE 235  
COLORADO SPRINGS, CO 80919  
CONTACT: MIKE BRAMLETT  
C~719.659.7679

### PLANNER

N.E.S. INC.  
619 N. CASCADE AVE  
SUITE 200  
COLORADO SPRINGS, CO 80903  
CONTACT: TAMARA BAXTER  
P~719.471.0073

### GEOTECHNICAL ENGINEER

CTL THOMPSON, INC  
5170 MARK DABLING BLVD  
COLORADO SPRINGS, CO 80918  
P~719.528.8300



### EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

### OWNER/DEVELOPER STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

DANE OLMSTEAD

DATE

CS POWERS & GALLEY LLC  
510 S NEIL ST  
CHAMPAIGN, IL 61820

JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

### 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

DATE

08/03/22

SAND CREEK CENTER TRIBUTARY COVER SHEET	BY	DATE
No. REVISION		
H-SCALE 1"=300'	N/A	
V-SCALE	08/03/22	
DESIGNED BY	JBP	
DRAWN BY	JBP	
CHECKED BY		
SHEET	1	OF 10
JOB NO.	25174.00	

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.

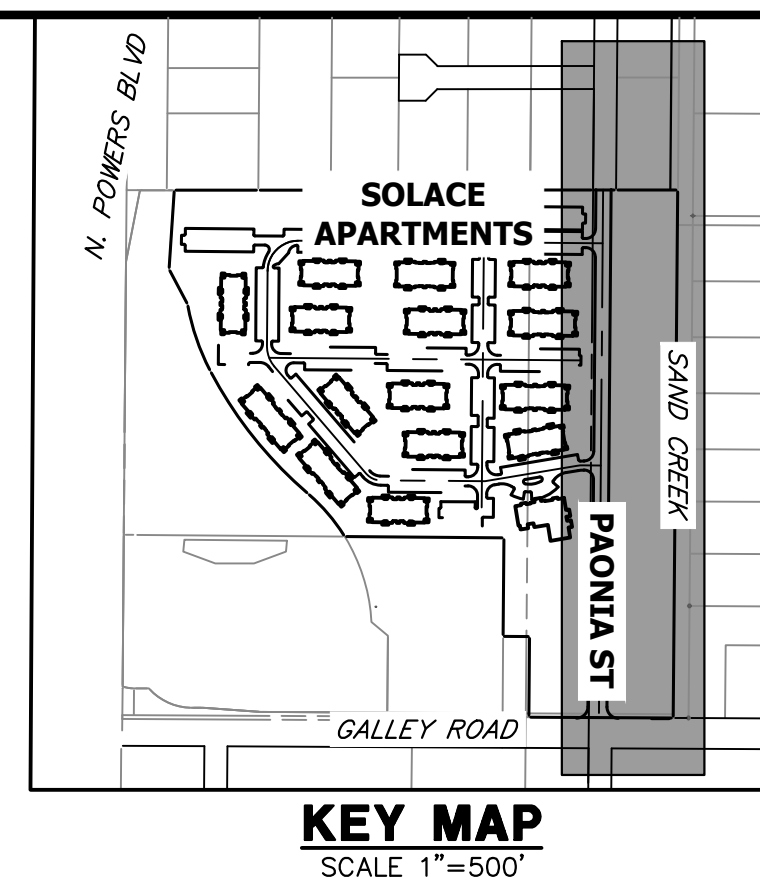
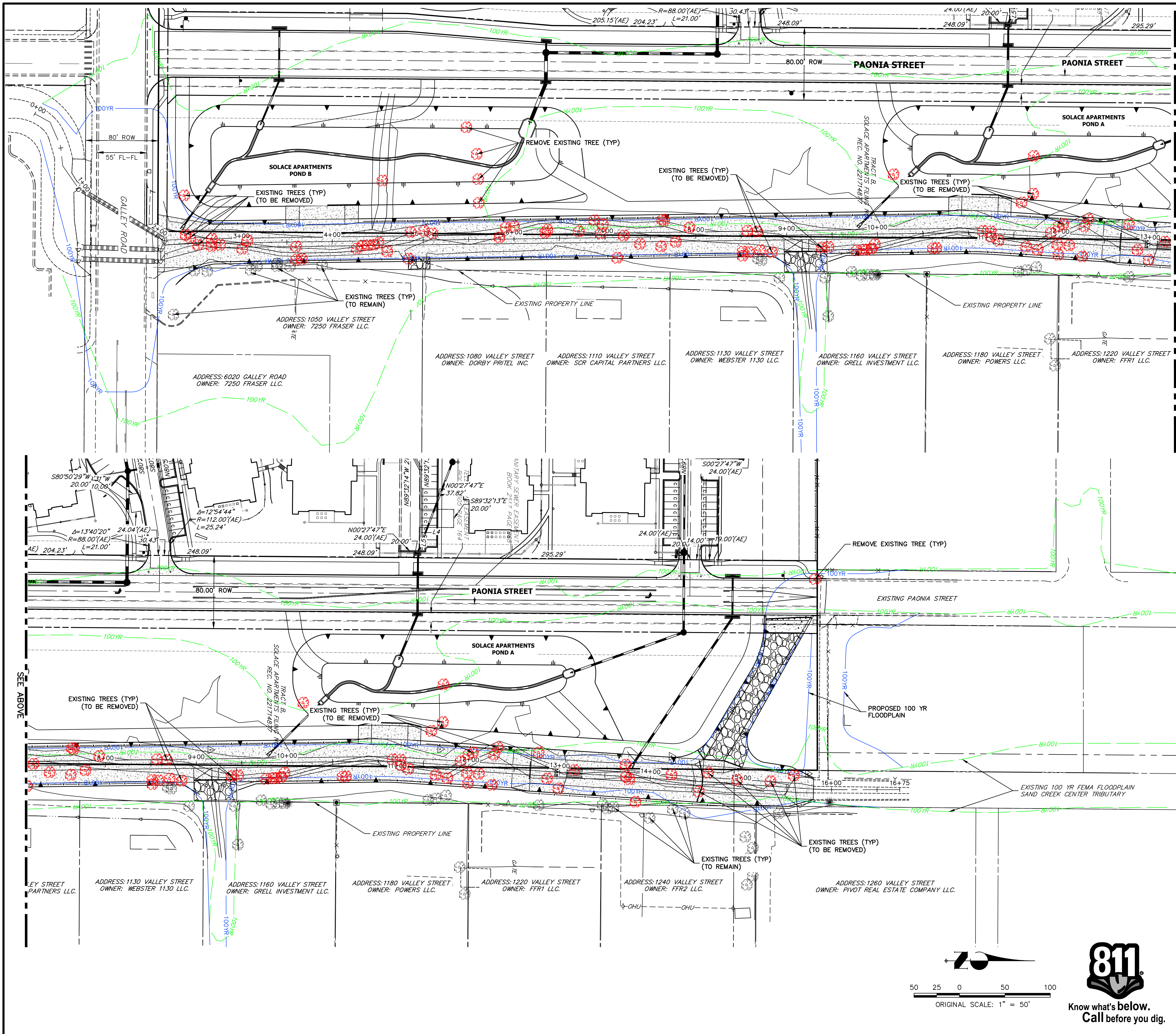
PREPARED FOR  
CS POWERS & GALLEY LLC  
510 S. NEIL ST.  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

J-R ENGINEERING  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com









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BY	DATE	No.	REVISION

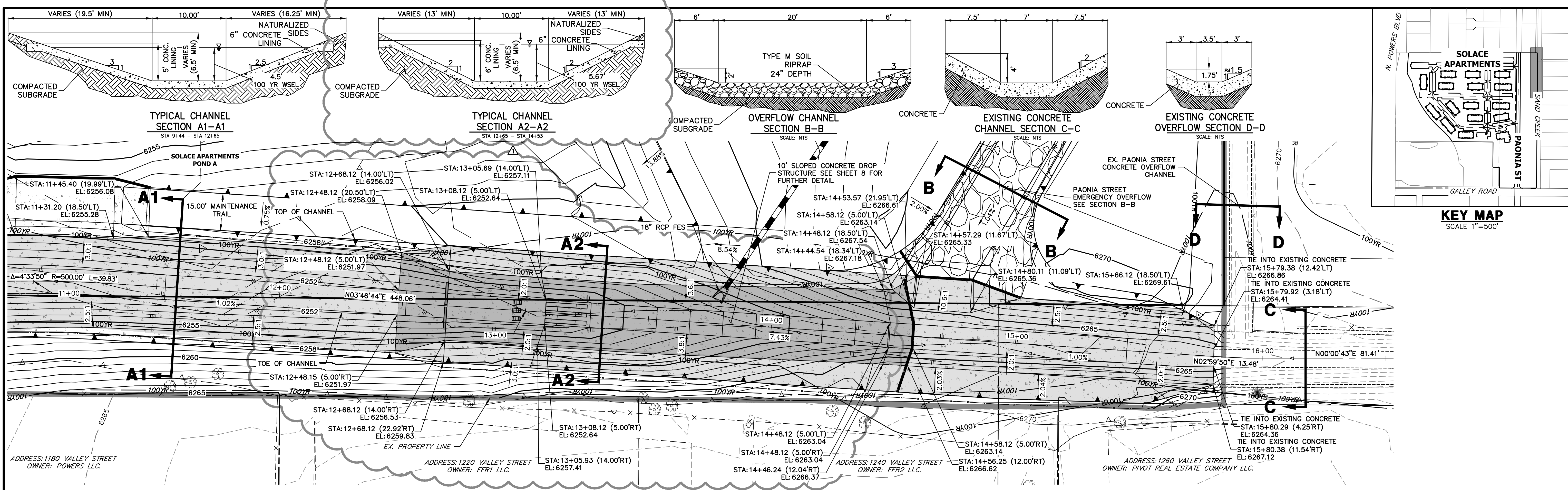
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SAND CREEK CENTER TRIBUTARY  
 SITE AND DEMO PLAN  
 SHEET 3 OF 10  
 JOB NO. 25174.00

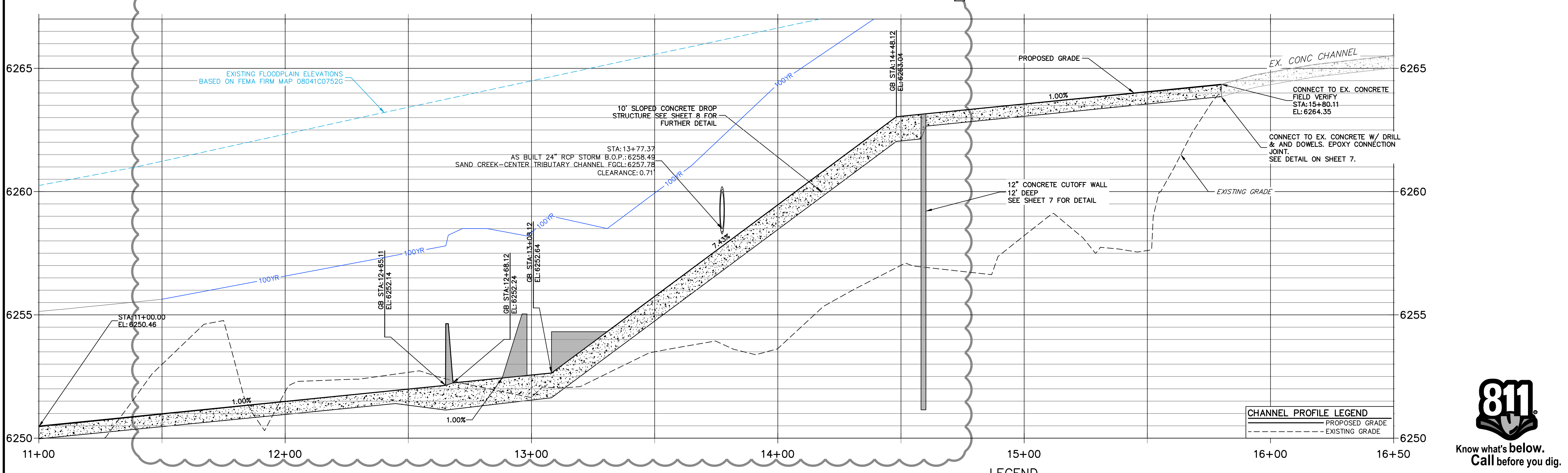
**811**  
 Know what's below.  
 Call before you dig.  
 ORIGINAL SCALE: 1" = 50'  
 50 25 0 50 100

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 32314  
 08/03/22  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



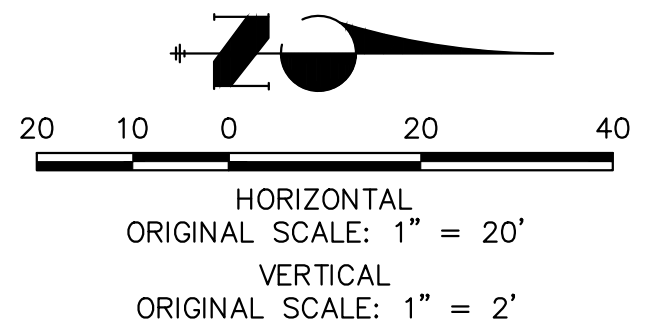


**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE (4)  
STA 11+00.00 TO 16+50.00**



**FENCING NOTES**

- FENCING SHALL BE PROVIDED ALONG THE EXTENTS OF THE CHANNEL, EXCEPT FOR AT LOCATIONS OF MAINTENANCE ACCESS.
- FENCING SHALL CONFORM TO THE LANDSCAPING PLANS FOR SOLACE OF COLORADO SPRINGS SP-20-001, BY NES.




**LEGEND**

- PROPOSED MAJOR CONTOURS (solid line with elevation 6100)
- EXISTING MAJOR CONTOUR (dashed line with elevation 6100)
- LIMITS OF GRADING (dotted line)
- 6" THICK CONCRETE CHANNEL LINING (stippled pattern)
- 12" THICK CONCRETE CHANNEL LINING (cross-hatched pattern)

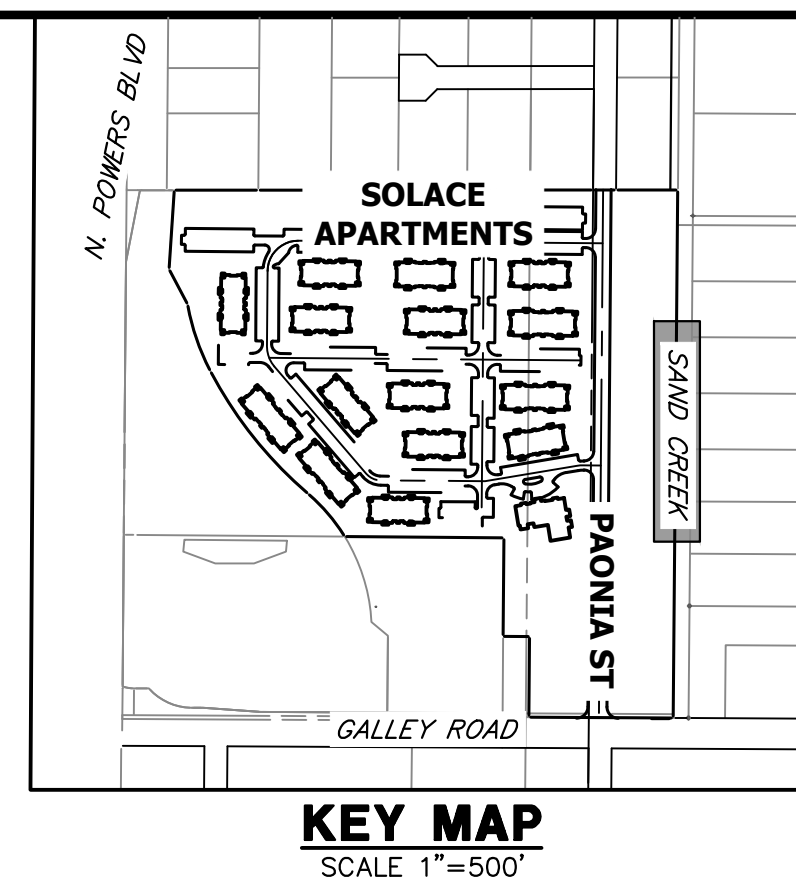
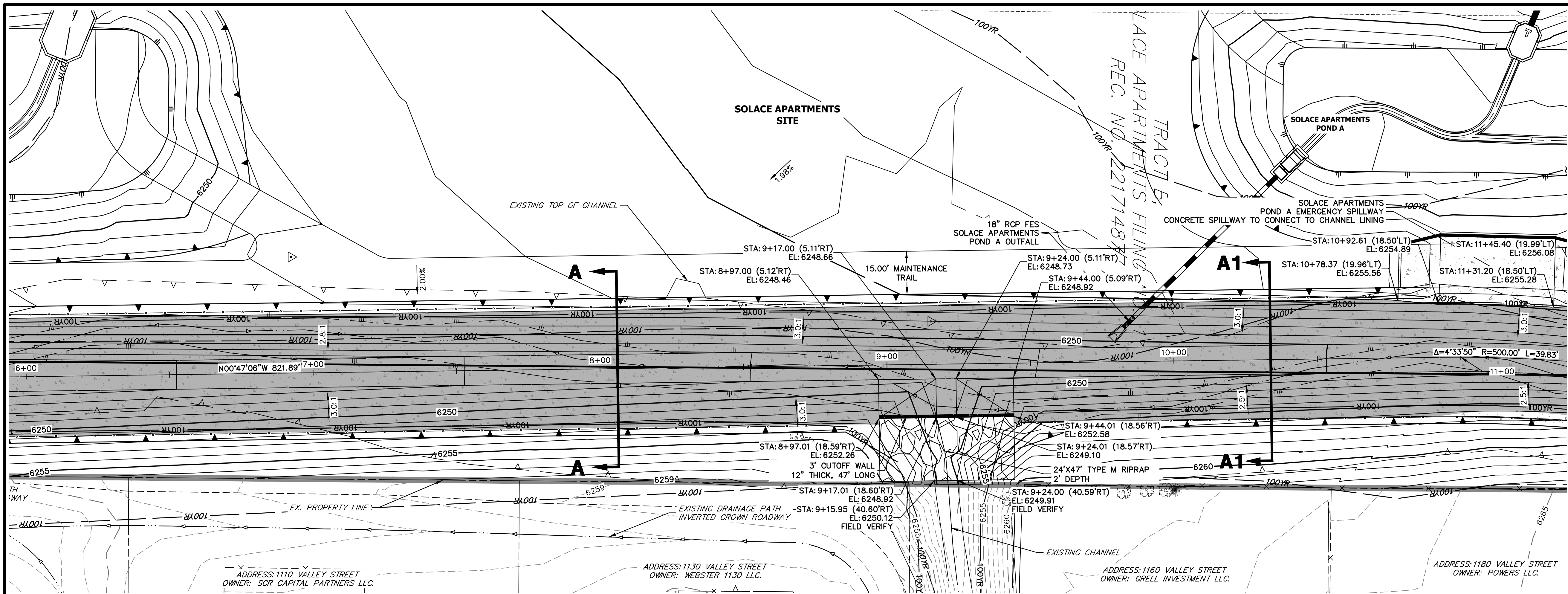
**ENGINEER'S STATEMENT**

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, INC.  
 DATE: 08/03/22



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	<b>J.R. ENGINEERING</b> A Westman Company  Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE JBP 11/07/22	No. REVISION 1 CHANNEL DROP CHANGES
H-SCALE 1"=20' V-SCALE 1"=2' DATE 08/03/22 DESIGNED BY JBP DRAWN BY JBP CHECKED BY	SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES SHEET 4 OF 10 JOB NO. 25174.00

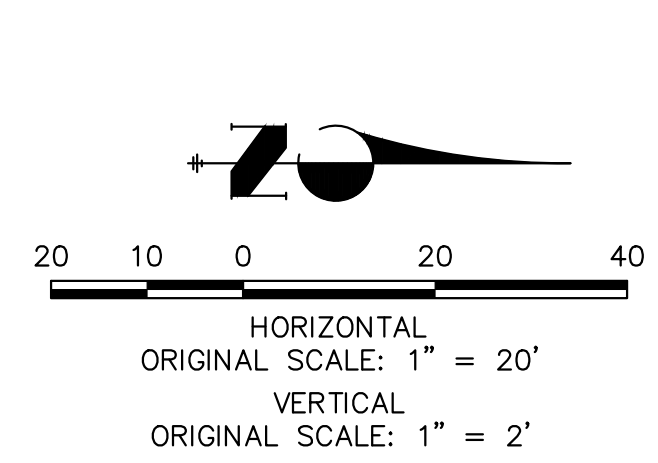
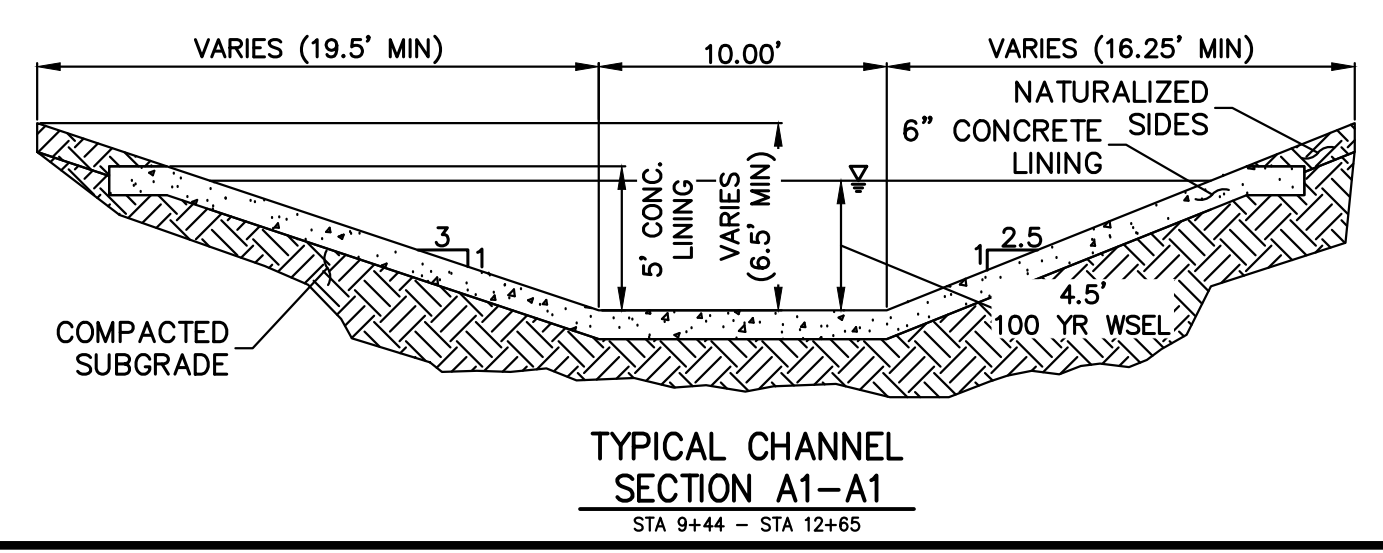
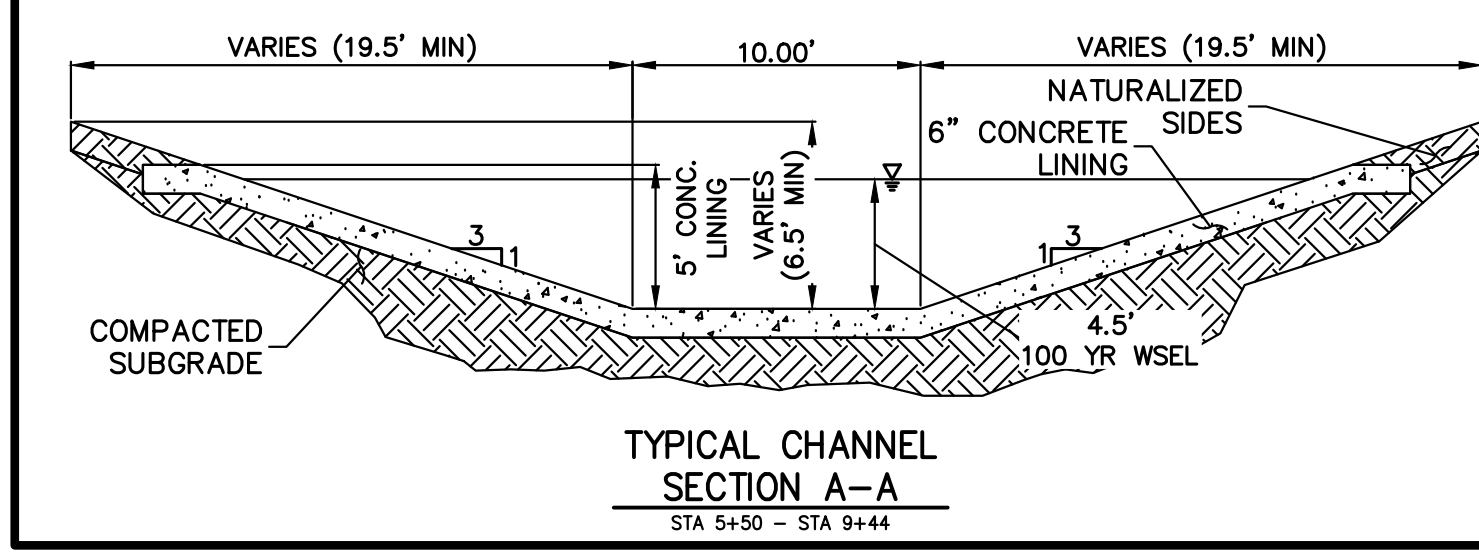
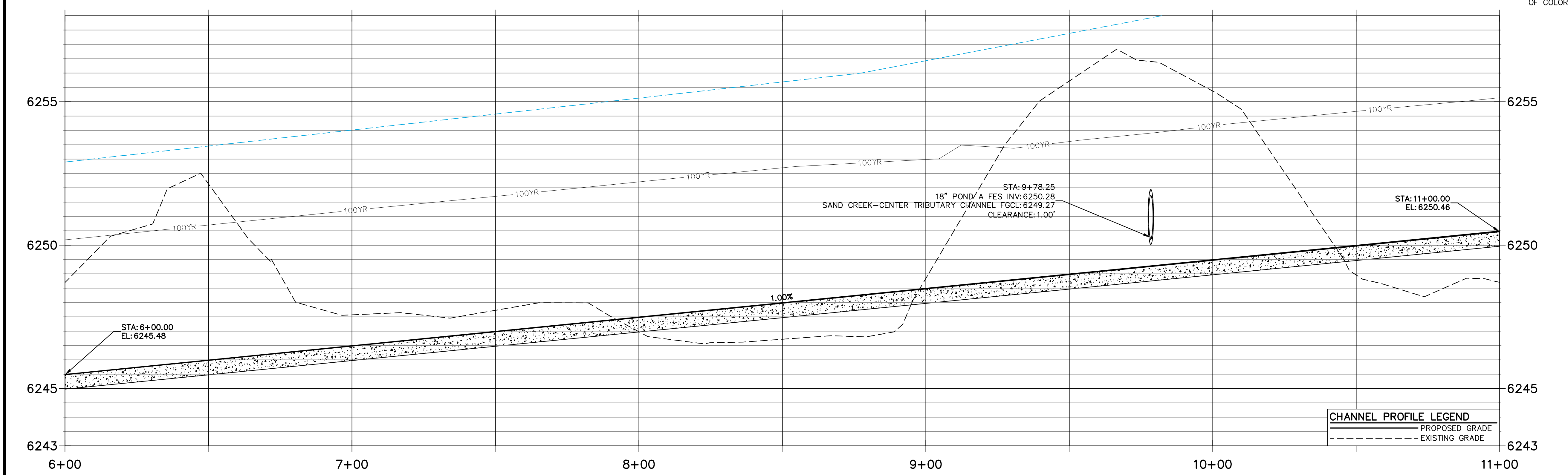




**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE (3)  
STA 6+00.00 TO 11+00.00**

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- FENCING SHALL CONFORM TO THE LANDSCAPING PLANS FOR SOLACE OF COLORADO SPRINGS SP-20-001, BY NES.



**CHANNEL PROFILE LEGEND**

	PROPOSED GRADE
	EXISTING GRADE



**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  
 DATE: 08/03/22

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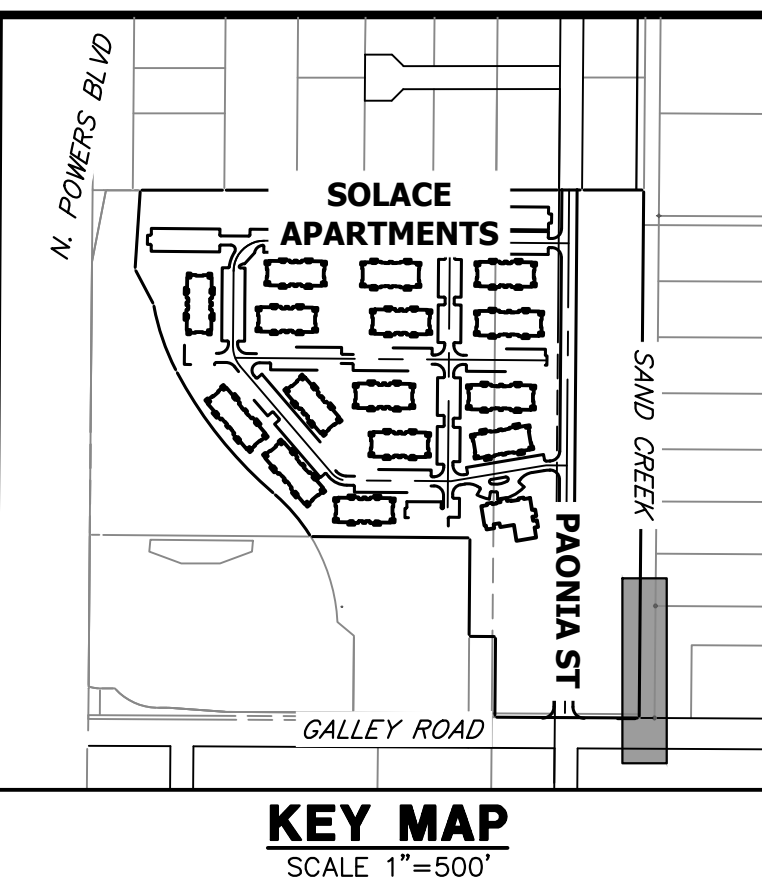
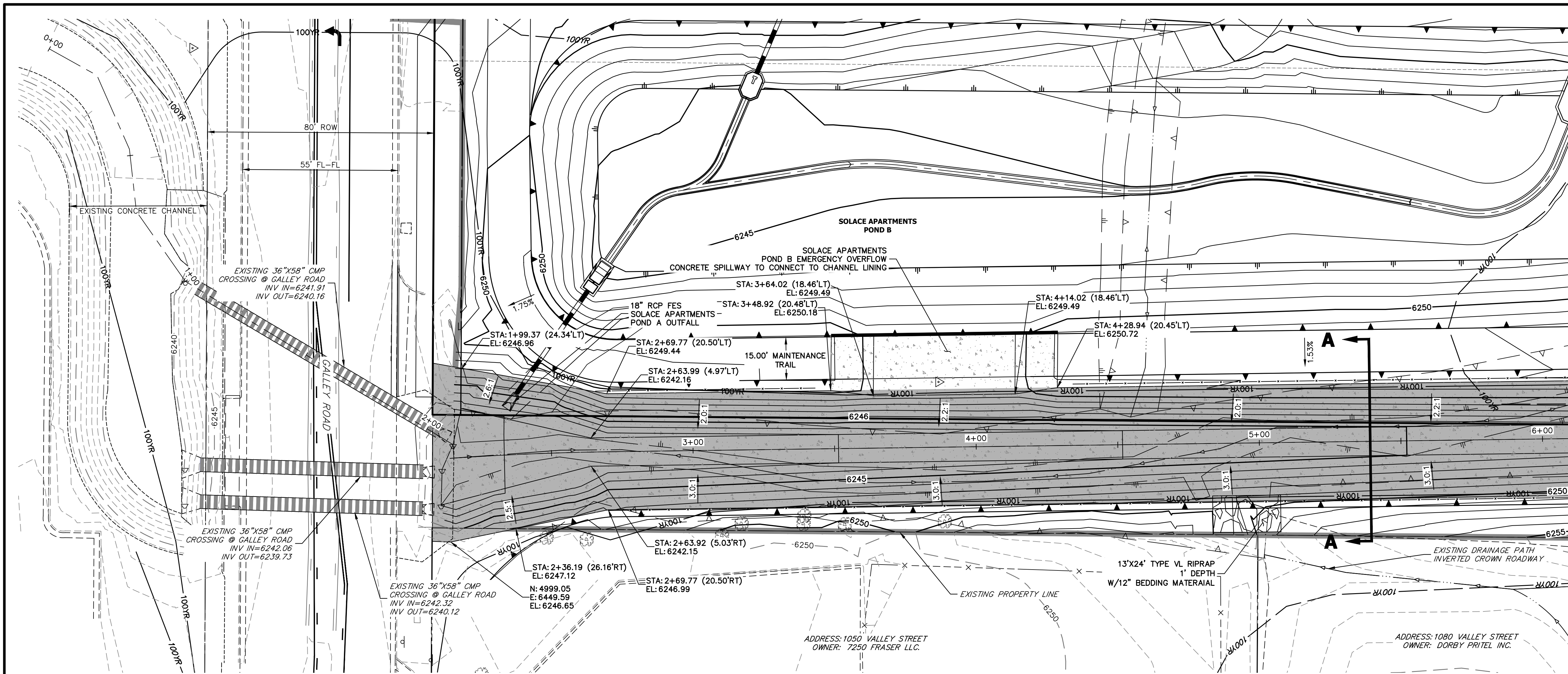
BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	08/03/22	JBP	JBP	

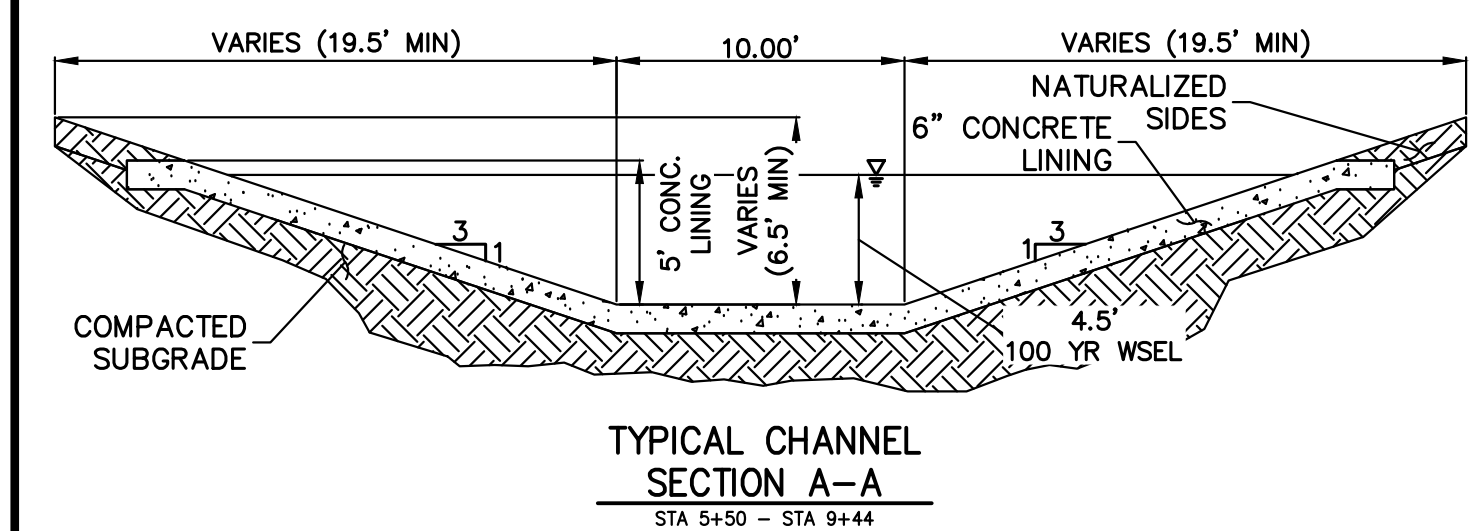
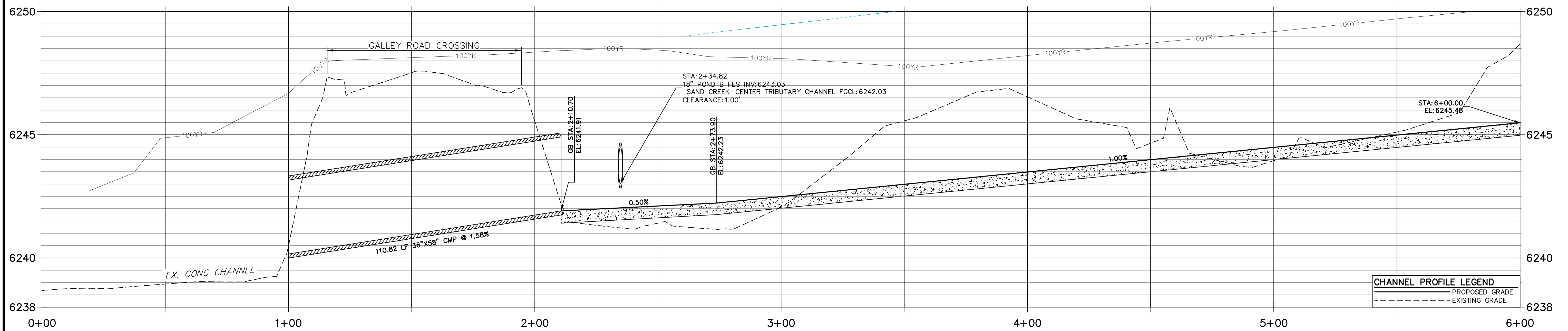
**SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES**

SHEET 5 OF 10  
 JOB NO. 25174.00



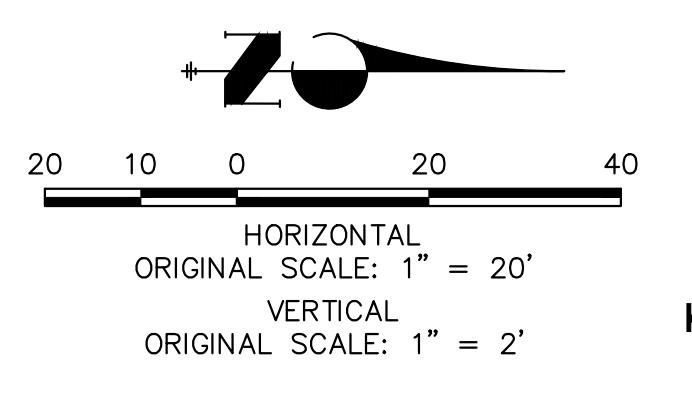
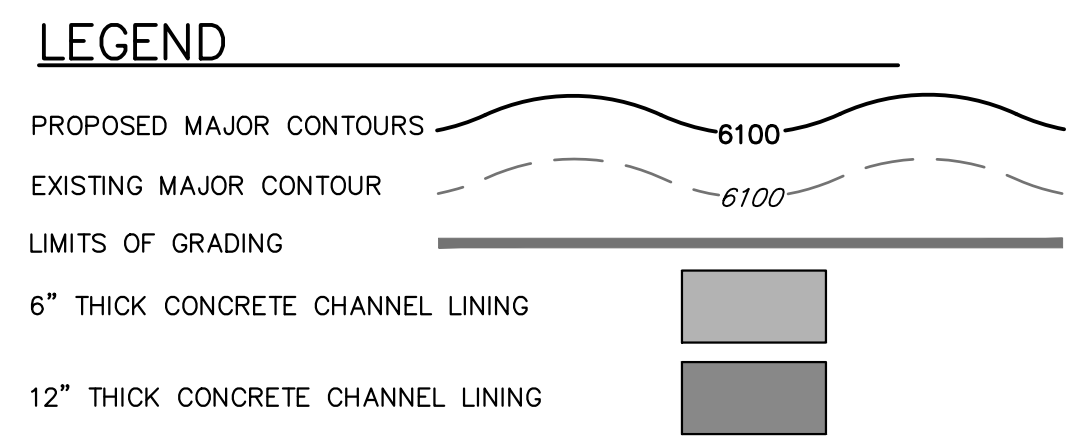


**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE  
STA 0+00.00 TO 6+00.00**




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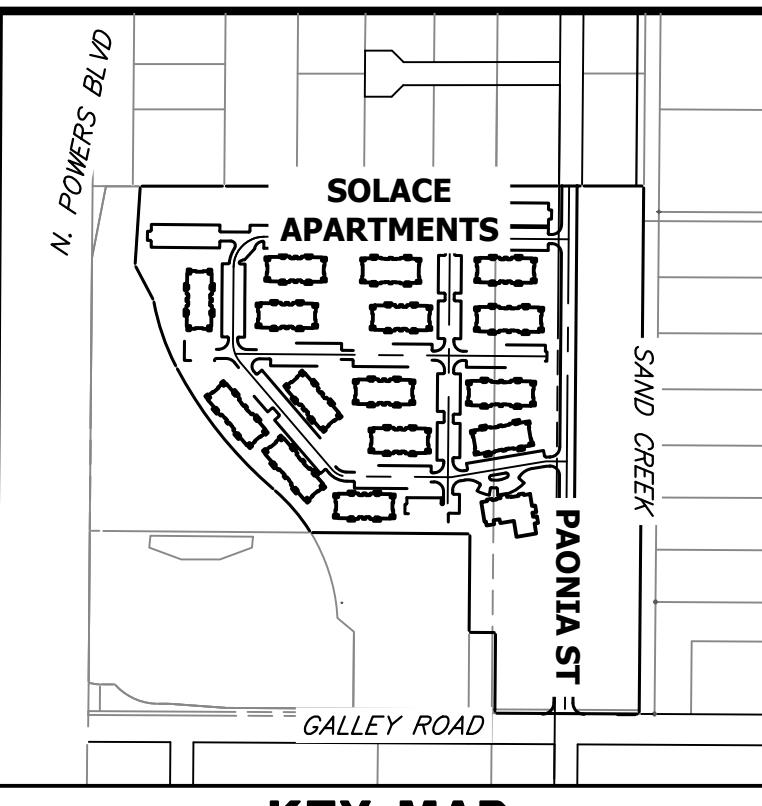
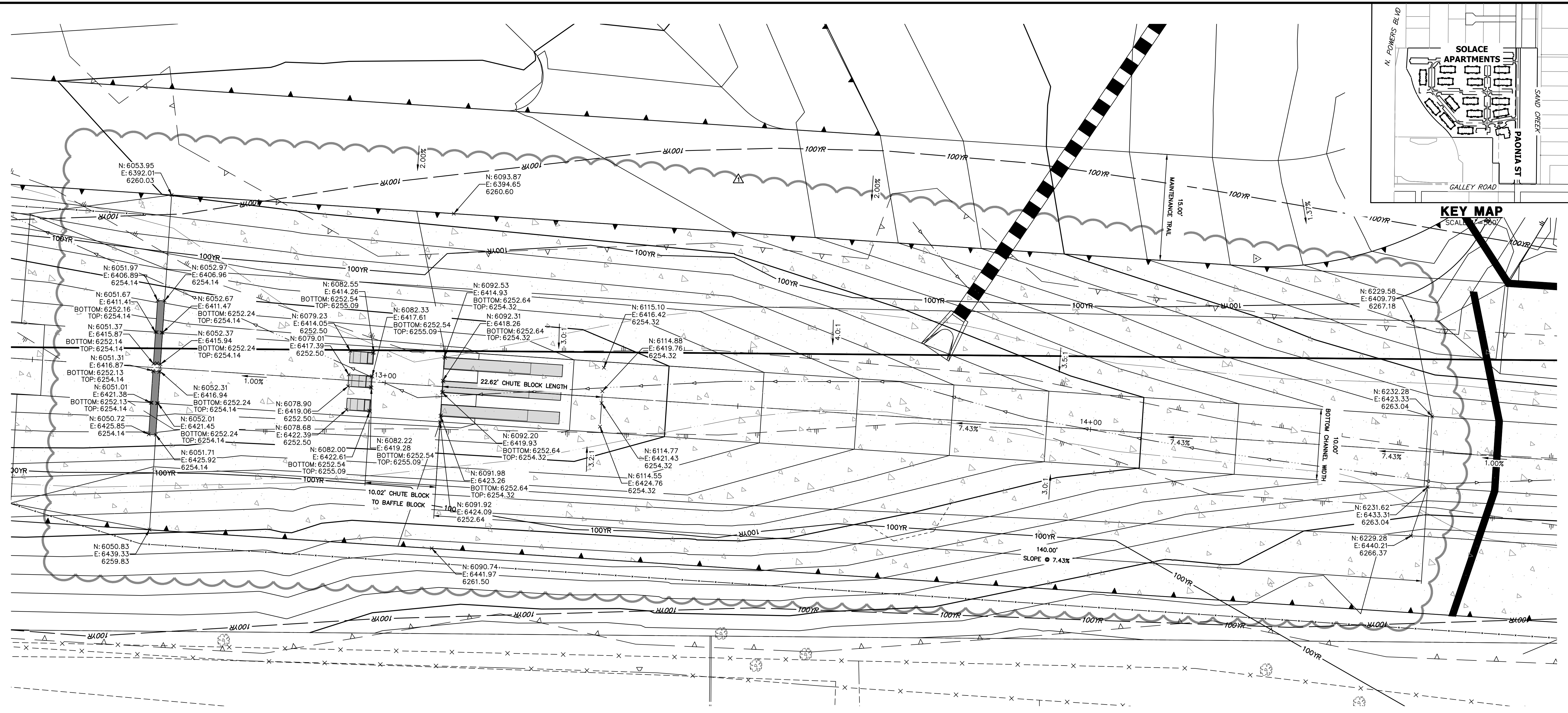
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 Mike Bramlett  
 32314  
 08/03/22  
 DATE

PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S. NEIL ST. CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	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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SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES	SHEET 6 OF 10 JOB NO. 25174.00	FOR AND ON BEHALF OF JR ENGINEERING, INC.

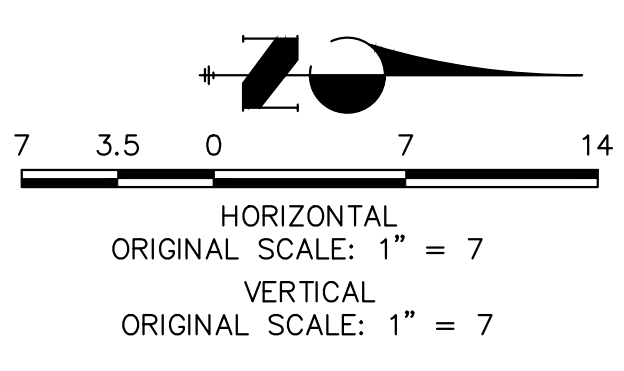
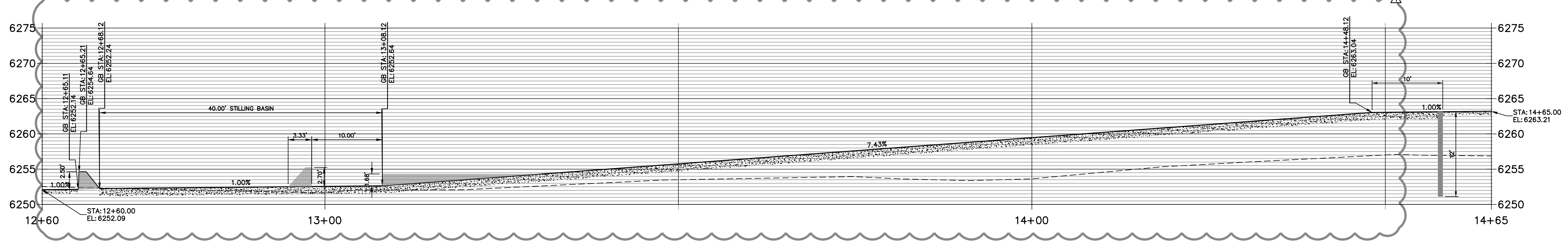








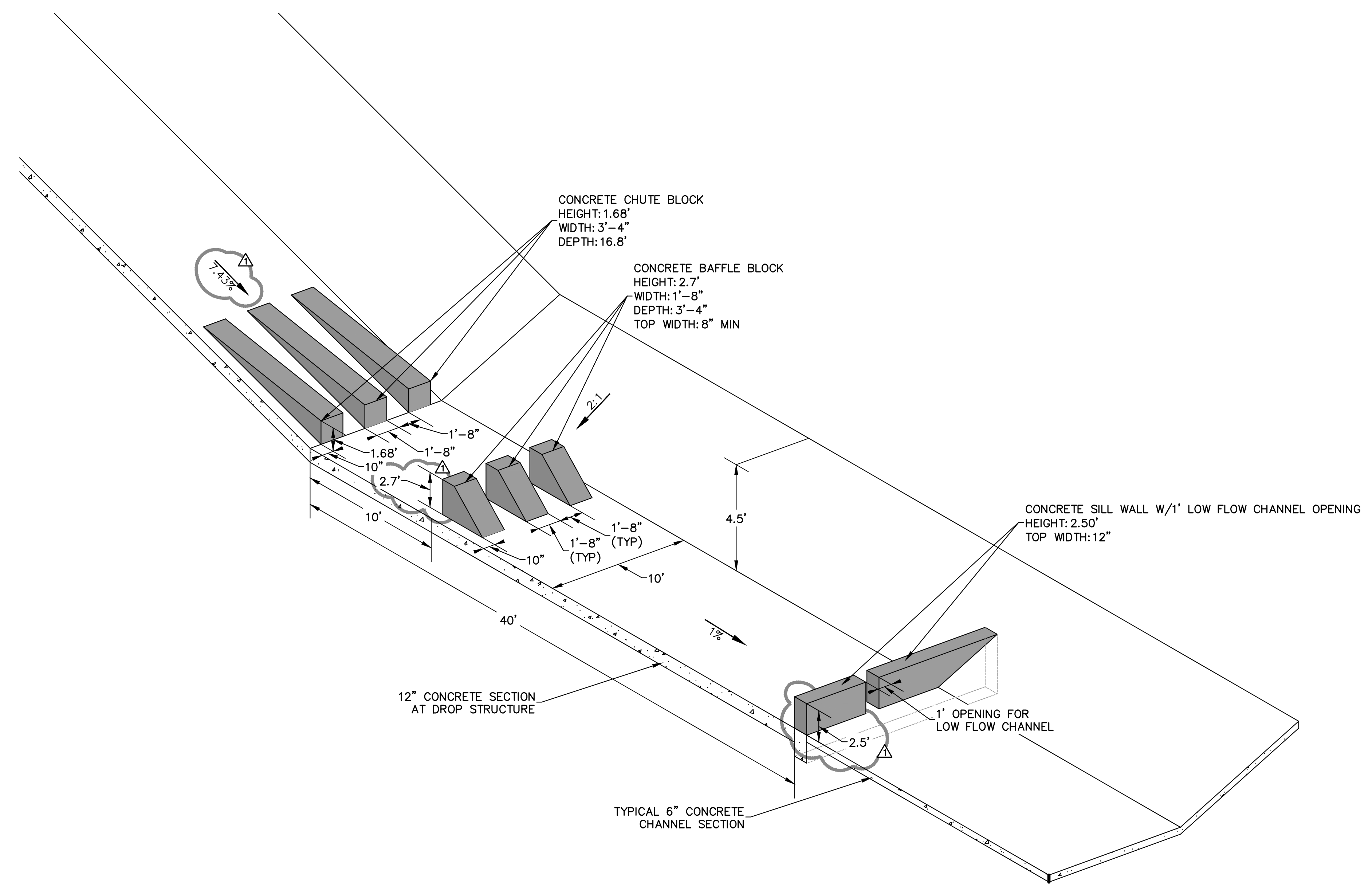
**DROP 1 PROFILE  
STA 12+60.00 TO 14+65.00**



**ENGINEER'S STATEMENT**  
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 Mike Bramlett  
 32314  
 08/03/22  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
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<b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY DATE JBP 11/07/22	No. REVISION 1 CHANNEL DROP CHANGES
H-SCALE 1" = 7' V-SCALE 1" = 7' DATE 08/03/22 DESIGNED BY JBP DRAWN BY JBP CHECKED BY	SAND CREEK CENTER TRIBUTARY DROP STRUCTURES PLAN AND PROFILE SHEET 8 OF 10 JOB NO. 25174.00





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BY	DATE	REVISION	No.	DESCRIPTION
JBP	11/07/22	1	CHANNEL DROP CHANGES	

SAND CREEK CENTER  
 TRIBUTARY  
 DROP STRUCTURE DETAIL  
 SHEETS

SHEET 9 OF 10  
 JOB NO. 25174.00



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*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, INC.  
 DATE 08/03/22



