

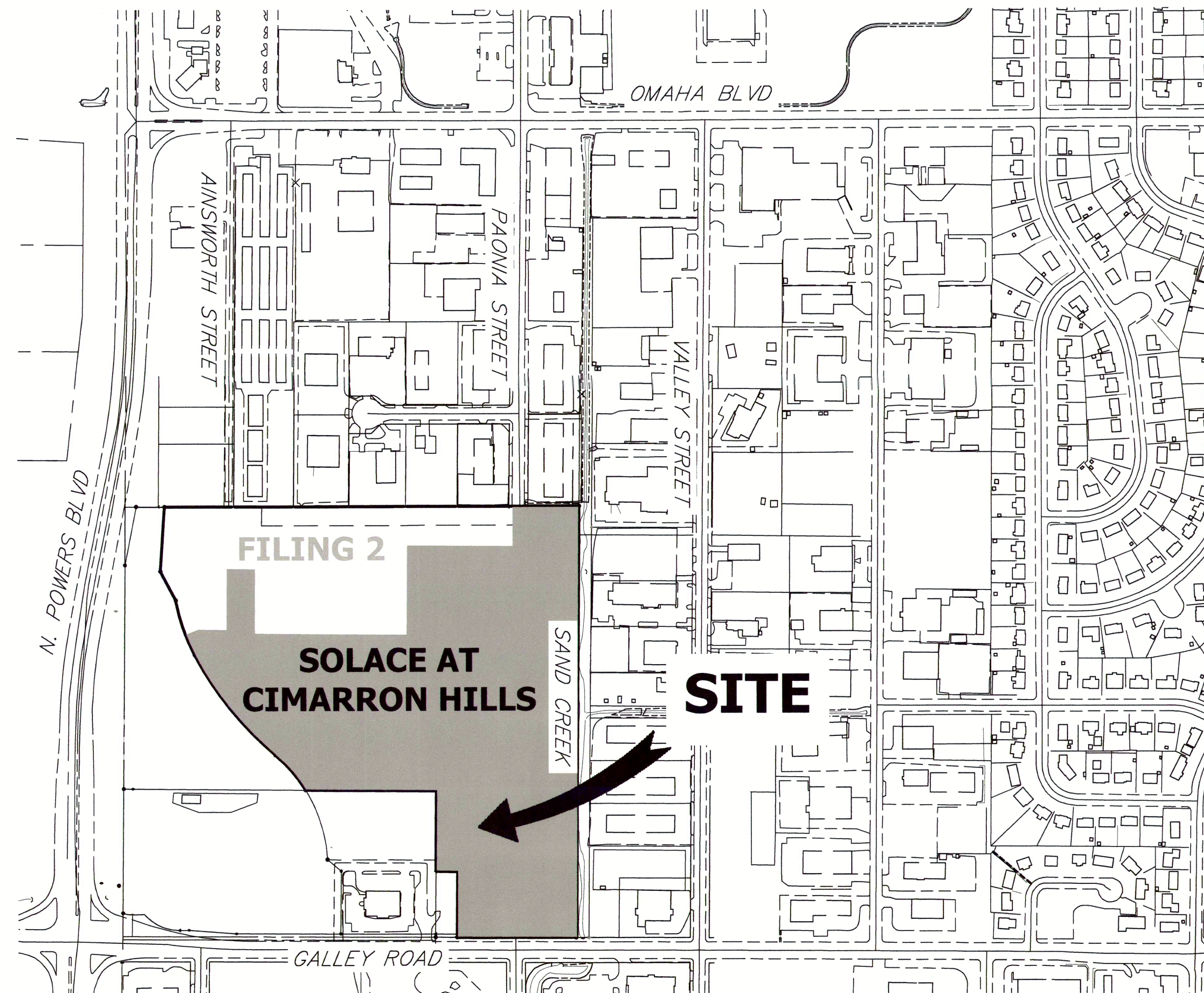
SOLACE AT CIMARRON HILLS - FILING NO. 1

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

CONSTRUCTION DOCUMENTS

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	FI	FILING	R	RADIUS
BB	BOX BASE	FO	FIBER OPTIC CABLE	RCP	REINFORCED CONCRETE PIPE
BK	BACK	GB	GRADE BREAK	RD	ROAD
BNDY	BOUNDARY	GE	GAS EASEMENT	ROW	RIGHT OF WAY
BOP	BOTTOM OF PIPE	GIS	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	OY	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	SY	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
GLOMR	CONDITIONAL LETTER OF MAP REVISION	INV	INVERT	TEL	TELEPHONE
CLR	CLEAR	IRR	IRRIGATION	TOA	TOP OF ASPHALT
CMF	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	LOMR	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
DRD	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	LEGEND & NOTES
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16-17	POND A PLAN & CROSS SECTIONS
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TOTAL	32

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, NAVD83.

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.

PCD FILE NO. SF2032
PCD FILE NO. PPR2047

APPLICANT/OWNER

JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, IL 60607
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

ARCHITECT

LOW ARCHITECTS
819 S. WABASH AVE, FIFTH FLOOR
CHICAGO, IL 60605
P~312.995.5305

GEOTECHNICAL ENGINEER

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

FIRE PROTECTION DISTRICT

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

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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER/DEVELOPER STATEMENT

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

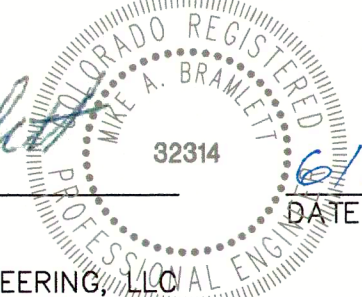
Dane Olmstead
DANE OLMSTEAD

JACKSON DEARBORN PARTNERS
404 S. WELLS ST. SUITE 400
CHICAGO, IL 60607

6/23/2021
DATE

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

FOR AND ON BEHALF OF JR ENGINEERING



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

PREPARED FOR
JACKSON DEARBORN PARTNERS
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JR ENGINEERING
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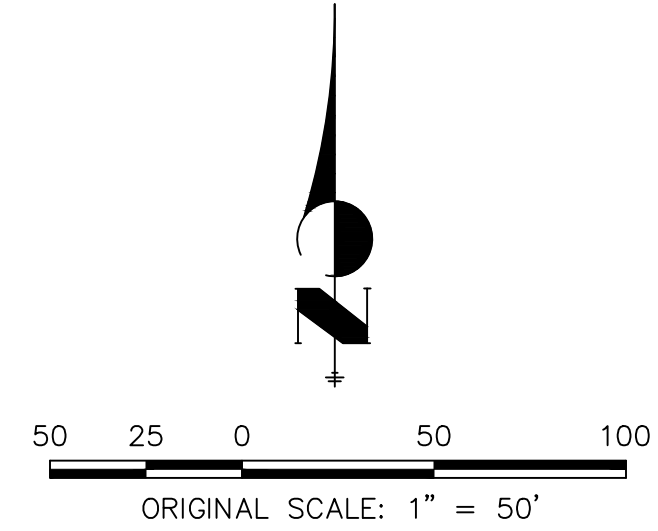
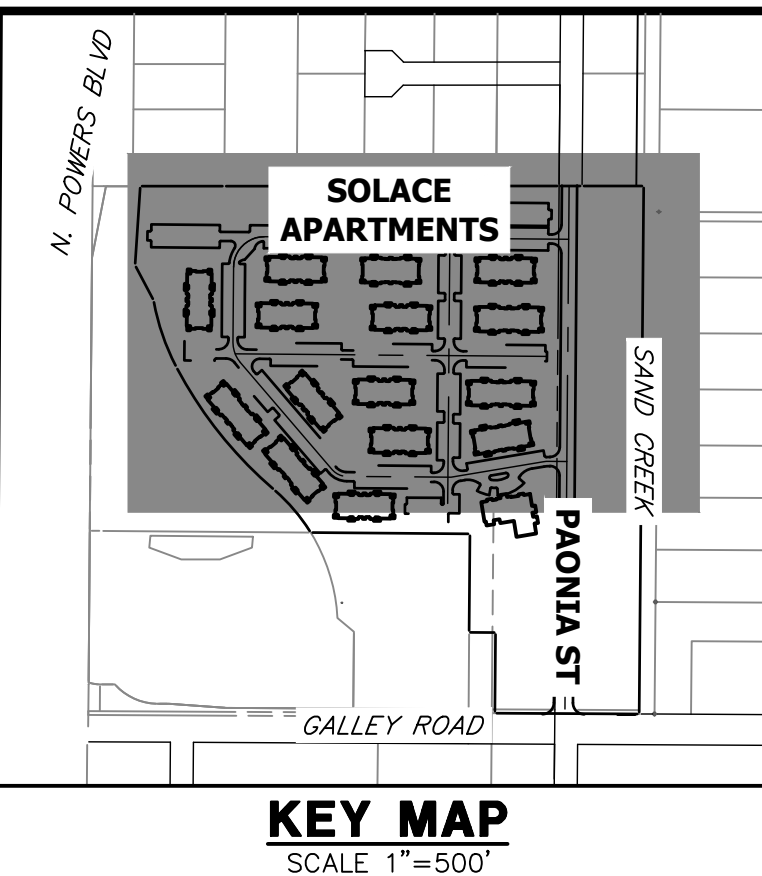
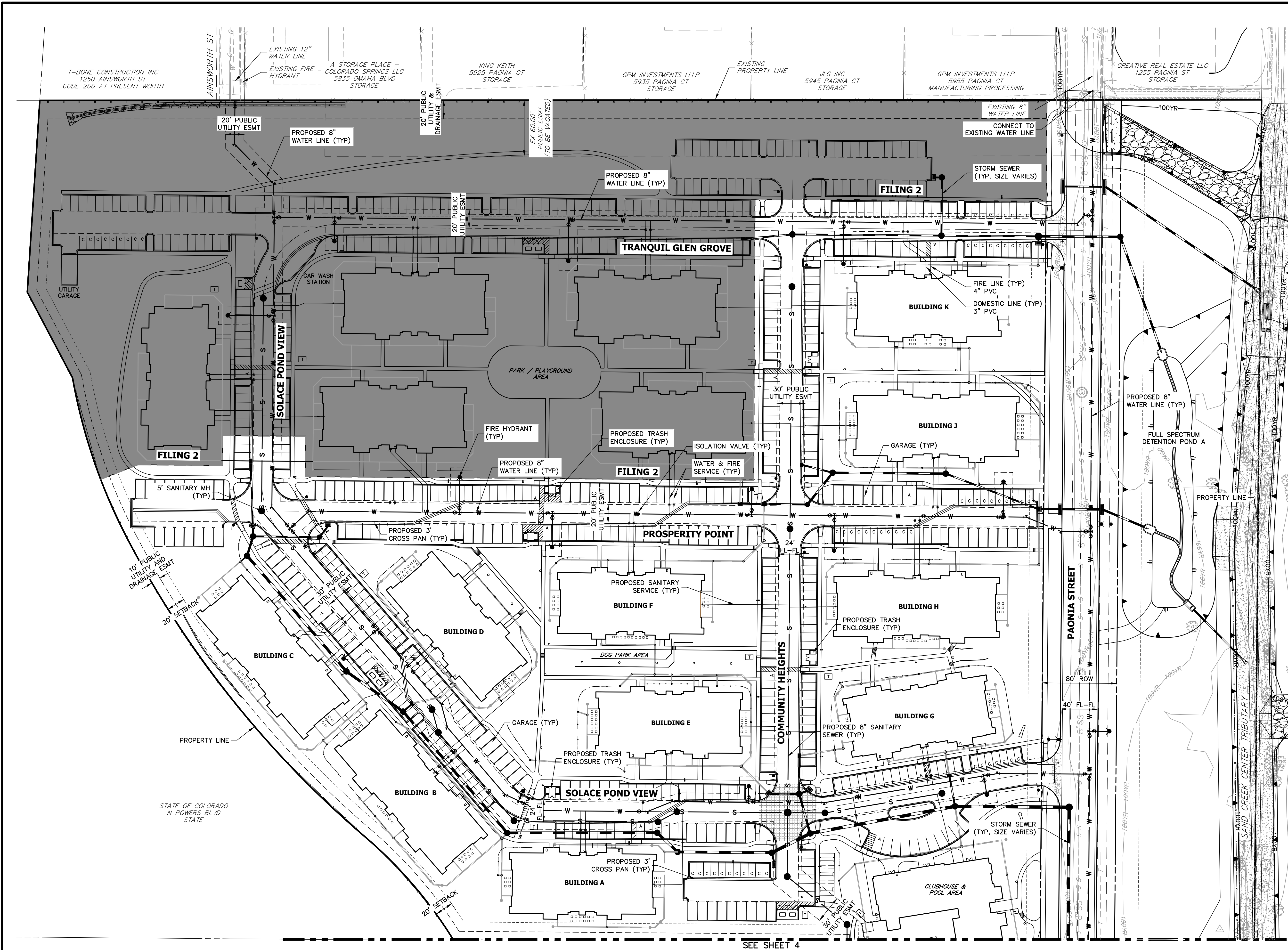
BY	DATE

REVISION	No.	1"=300'	N/A	03/12/21	JRM	JRM

SOLACE AT CIMARRON HILLS
- FILING NO. 1
COVER SHEET

SHEET 1 OF 32

JOB NO. 25174.00



- 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.

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
Mike Bramlett
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 AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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J.R. ENGINEERING
A Western Company

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No.	REVISION	BY	DATE

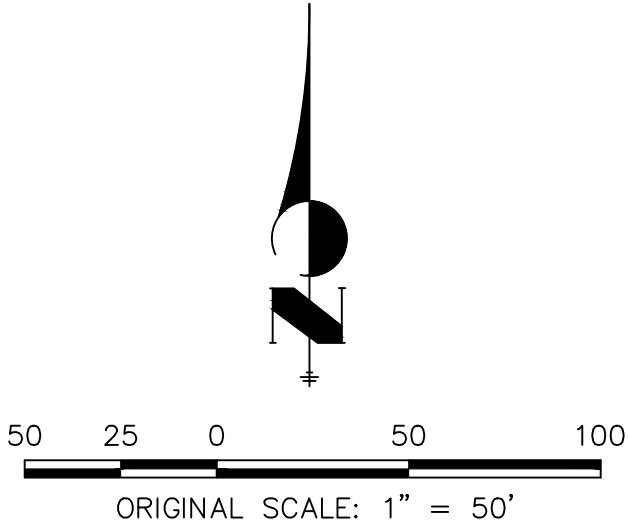
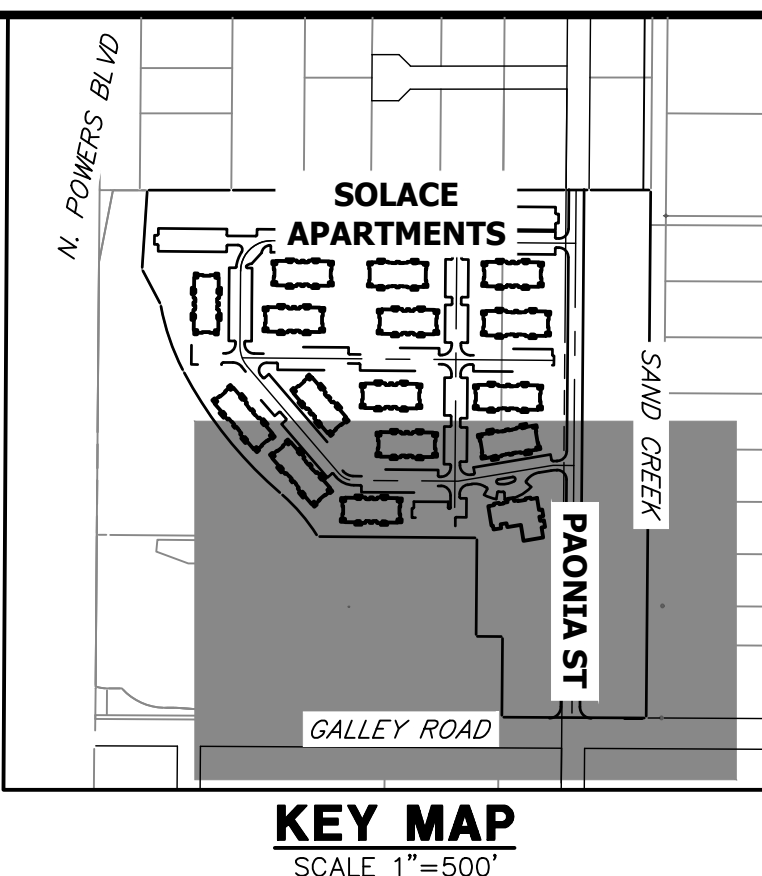
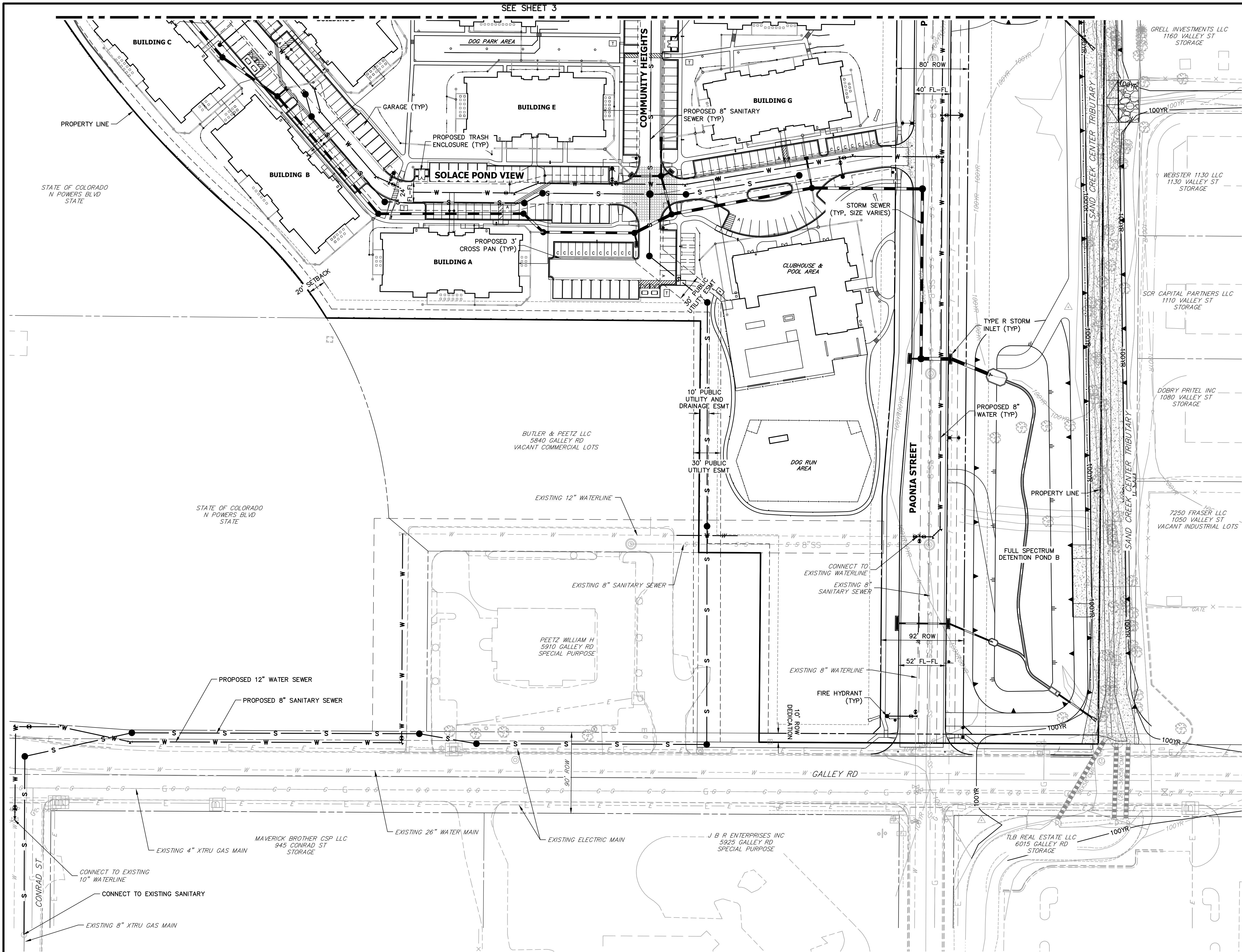
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	03/12/21	JRM	JRM	JRM

SOLACE AT CIMARRON HILLS
— FILING NO. 1

SITE AND OVERALL UTILITY PLAN

SHEET 3 OF 32

JOB NO. 25174.00



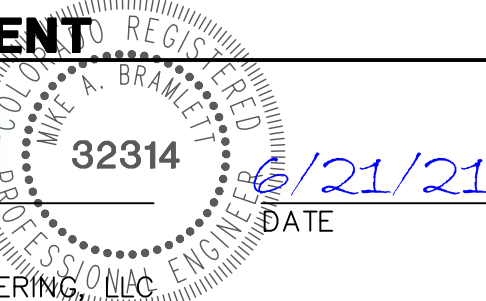
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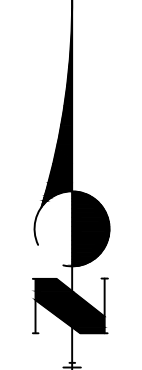
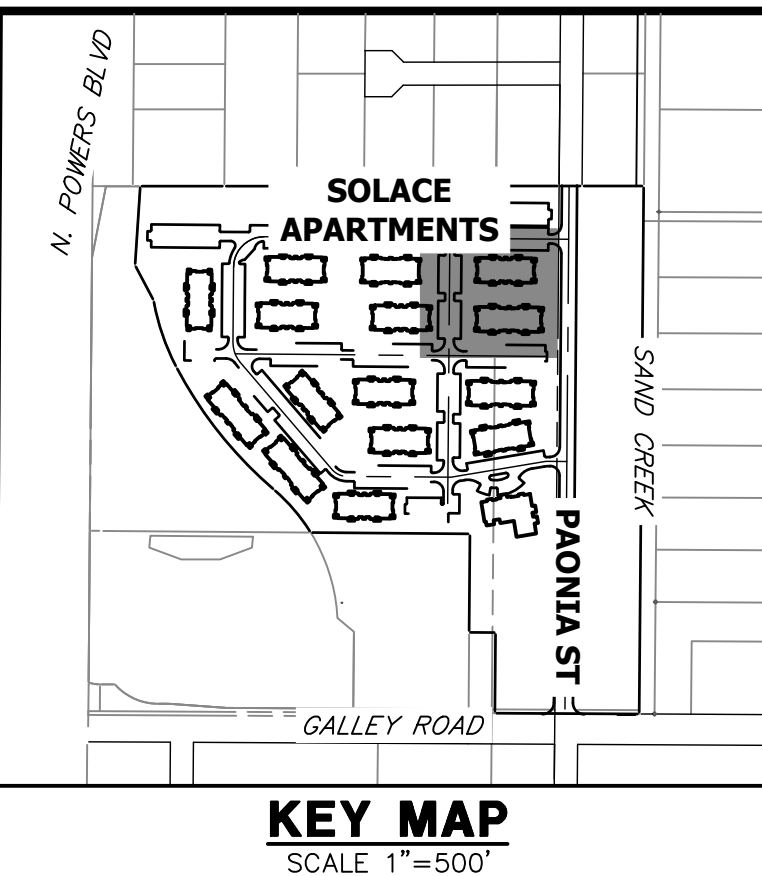
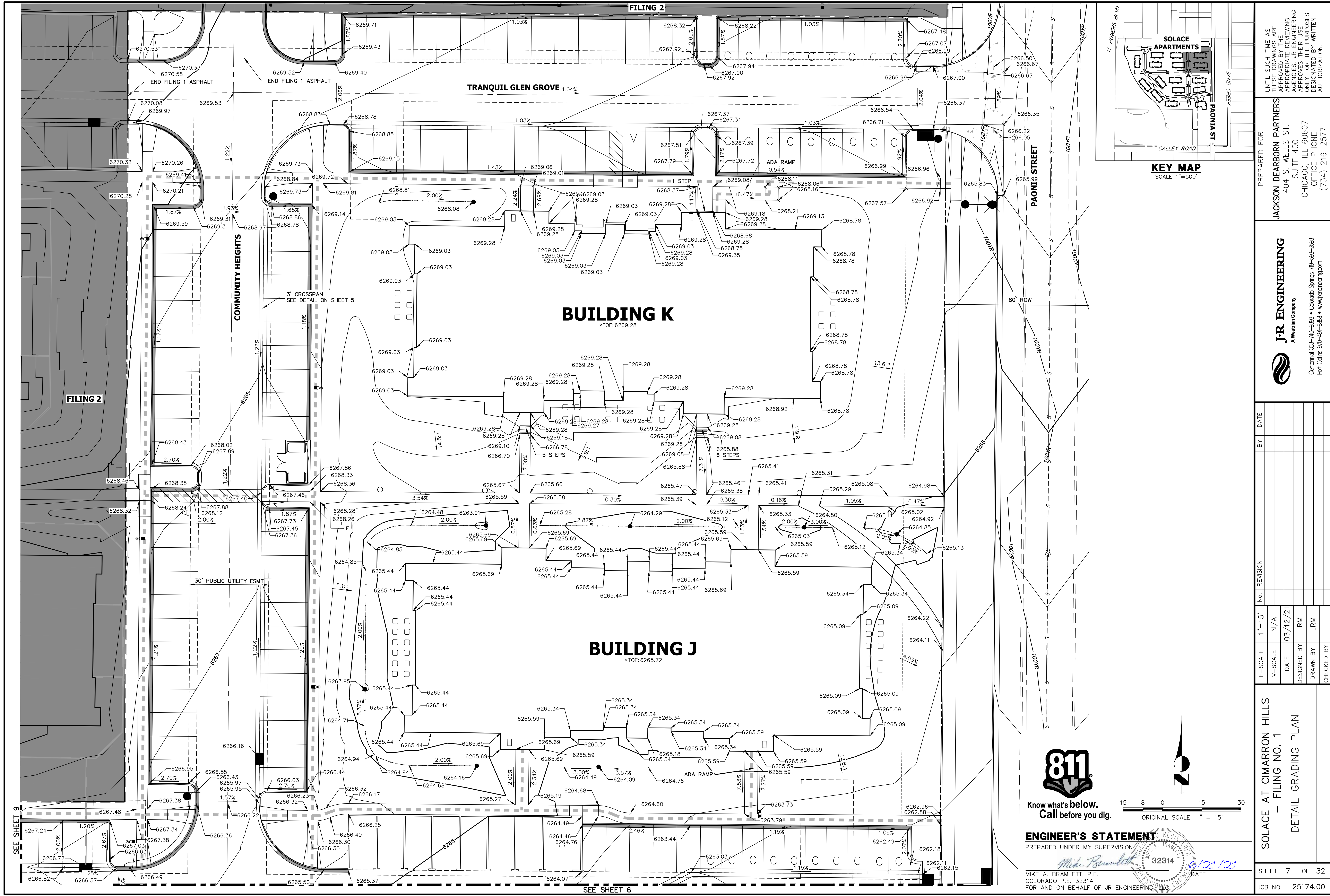
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577		J.R. ENGINEERING A Western Company					
SOLACE AT CIMARRON HILLS — FILING NO. 1		H-SCALE 1"=50'		No.		REVISION	
SITE AND OVERALL UTILITY PLAN		V-SCALE N/A		DATE 03/12/21		DESIGNED BY JRM	
SHEET 4 OF 32		DRAWN BY JRM		CHECKED BY			
JOB NO. 25174.00							



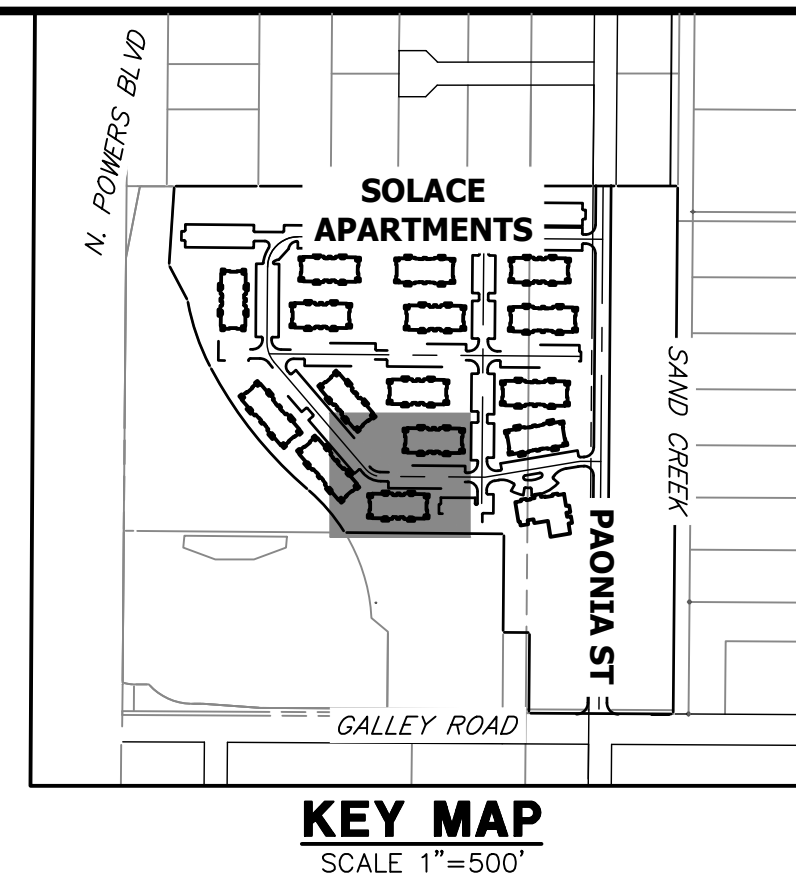
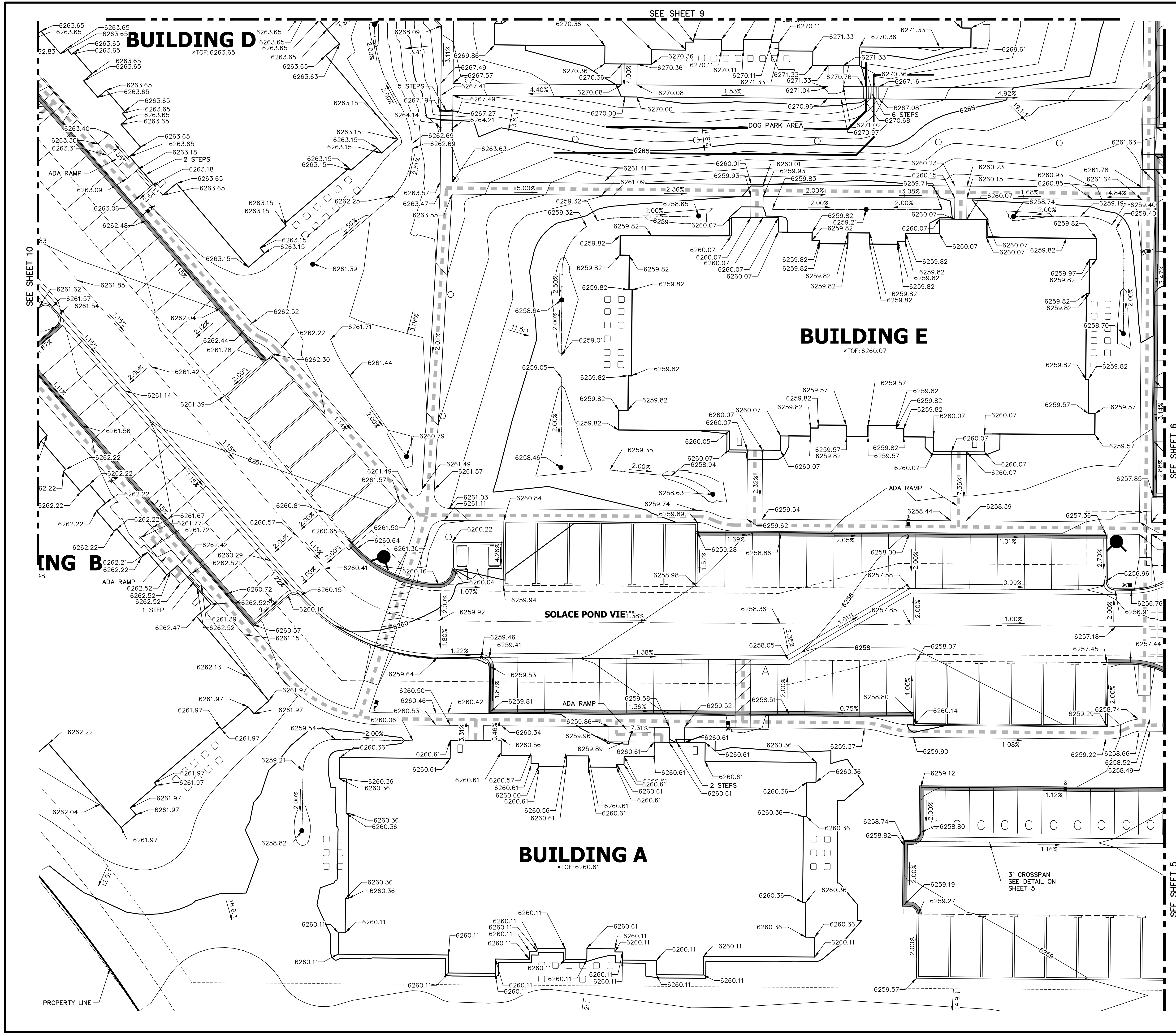
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

Mike Bramlett
32314

DATE 6/21/21
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SOLACE AT CIMARRON HILLS — FILING NO. 1		H-SCALE 1"=15'		No.	REVISION	BY	DATE
DETAIL GRADING PLAN		V-SCALE N/A					
		DATE 03/12/21					
		DESIGNED BY JRM					
		DRAWN BY JRM					
SHEET 7 OF 32		CHECKED BY					
		JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577					
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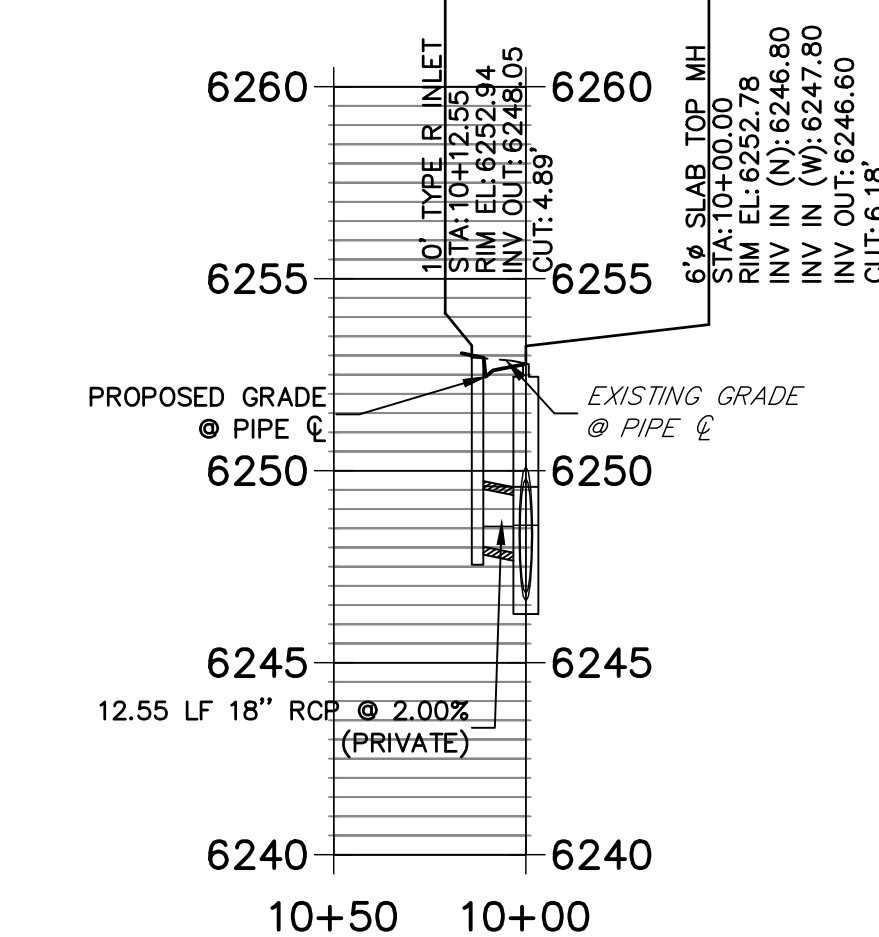
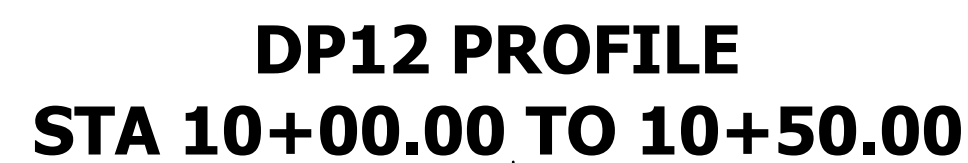
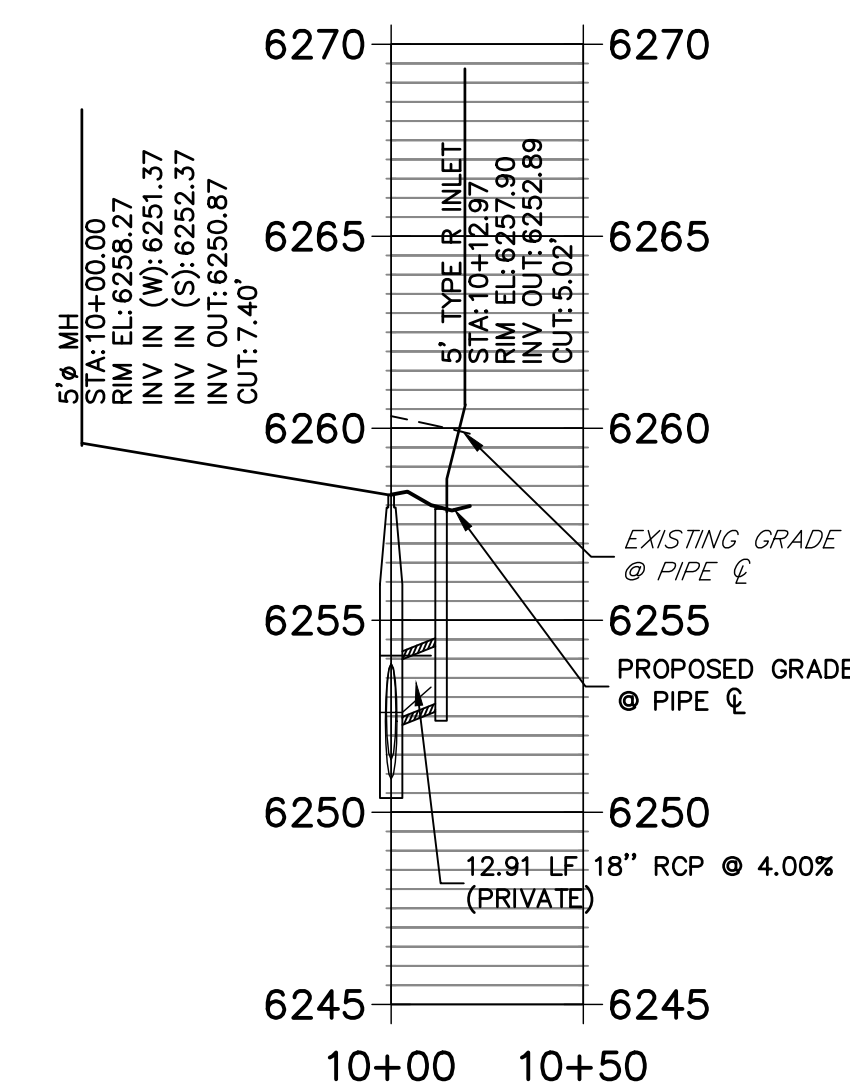
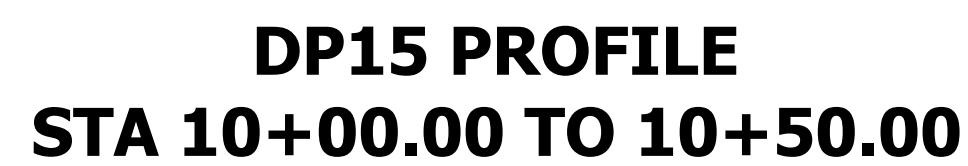
ORIGINAL SCALE: 1" = 15'

ENGINEER'S STATEMENT
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Mike Bramlett
32314
DATE 6/21/21

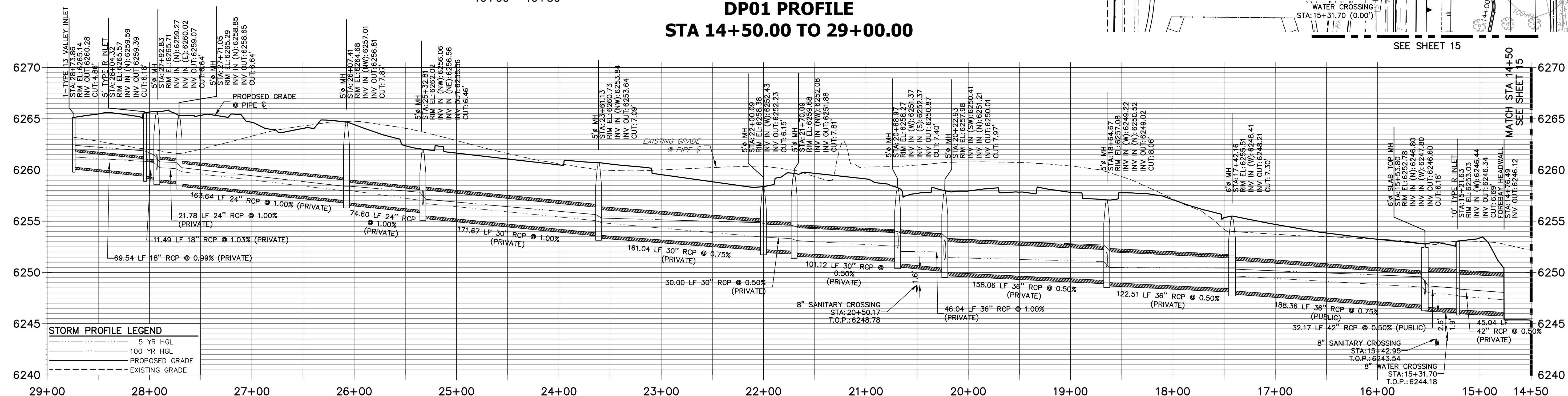
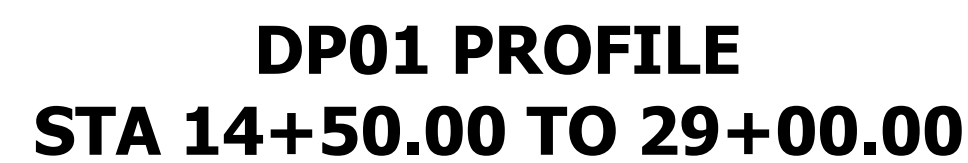
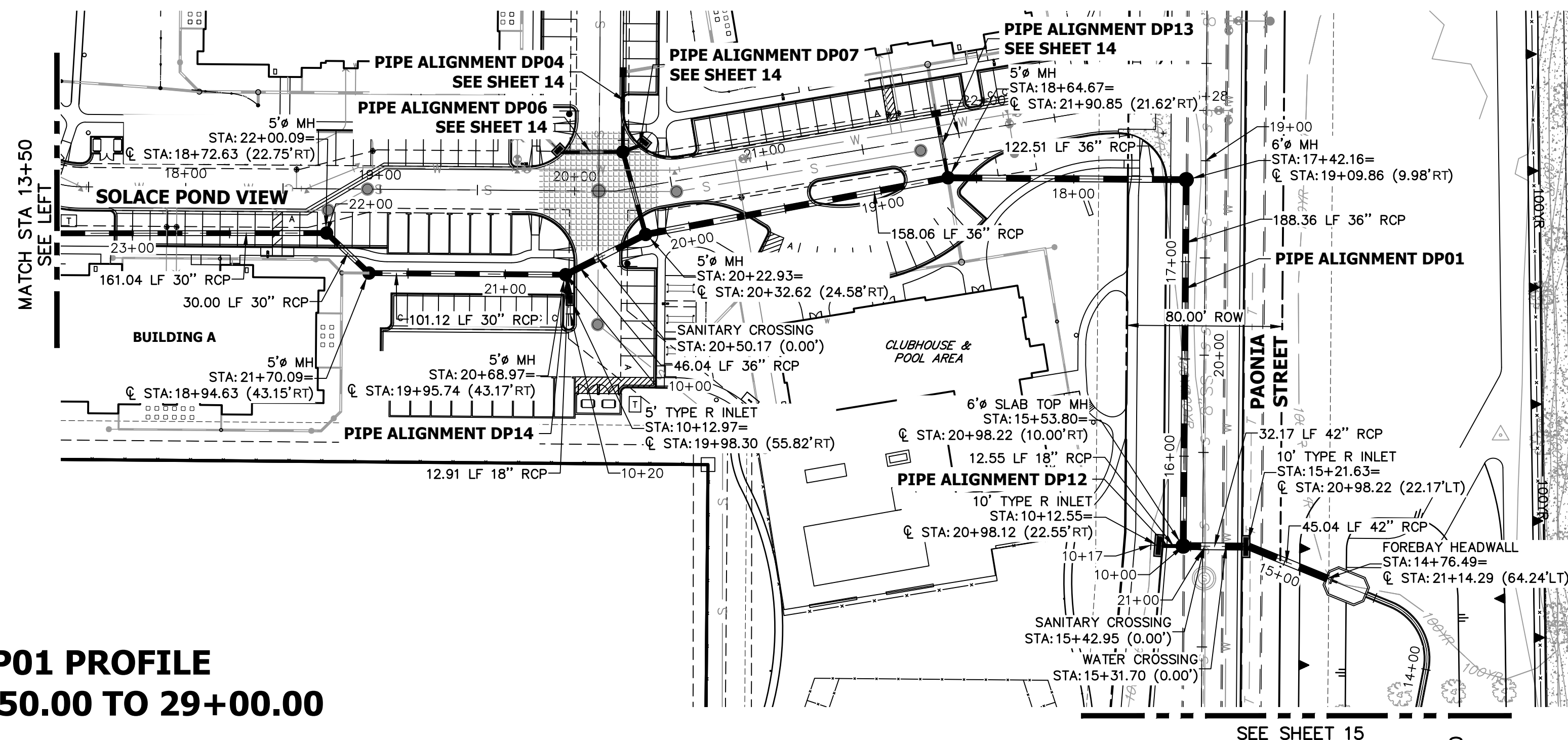
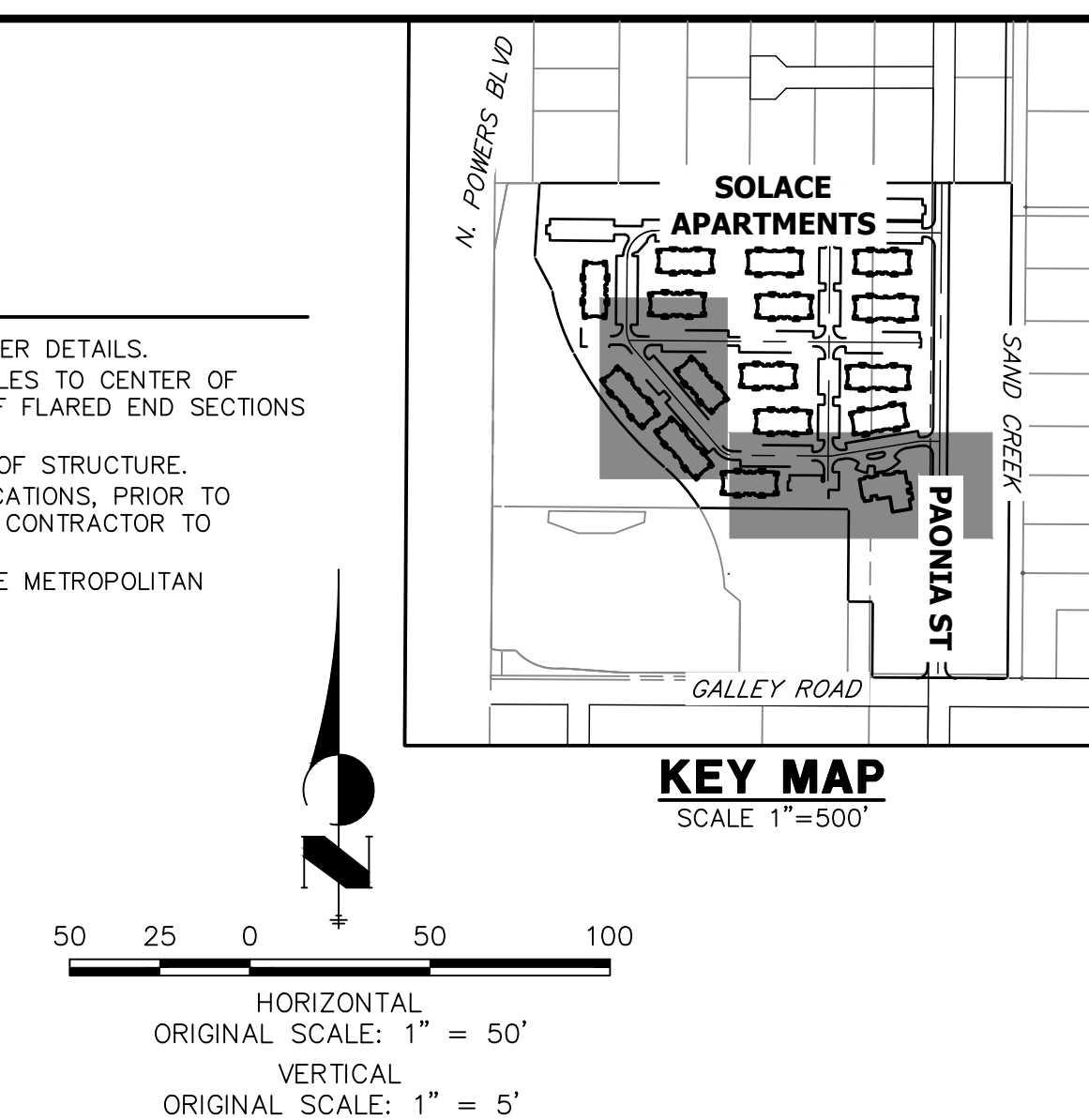
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

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JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577		J.R. ENGINEERING A Westman Company					
SOLACE AT CIMARRON HILLS — FILING NO. 1		1"=15'		No.		REVISION	
DETAIL GRADING PLAN		H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY		1"=15' N/A 03/12/21 JRM JRM			
SHEET 8 OF 32							
JOB NO. 25174.00							



STORM SEWER NOTES

1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS
3. INSIDE FACE OF WALLS WHERE APPLICABLE.
4. @ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
5. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
6. ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.



UNTIL SUCH TIME AS
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ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR
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CHICAGO, ILL 60607
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 **J.R. ENGINEERING**
A Westrian Company

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	1"=50'	No.	REVISION	BY	DATE
H-SCALE	1"=5'				
V-SCALE	1"=5'				
DATE	03/12/21				
DESIGNED BY	JRM				
DRAWN BY	JRM				
CHECKED BY					
APPROVED BY					

PLACE AT CIMARRON HILLS – FILING NO. 1

SHEET 12 OF 32
JOB NO. 25174.00



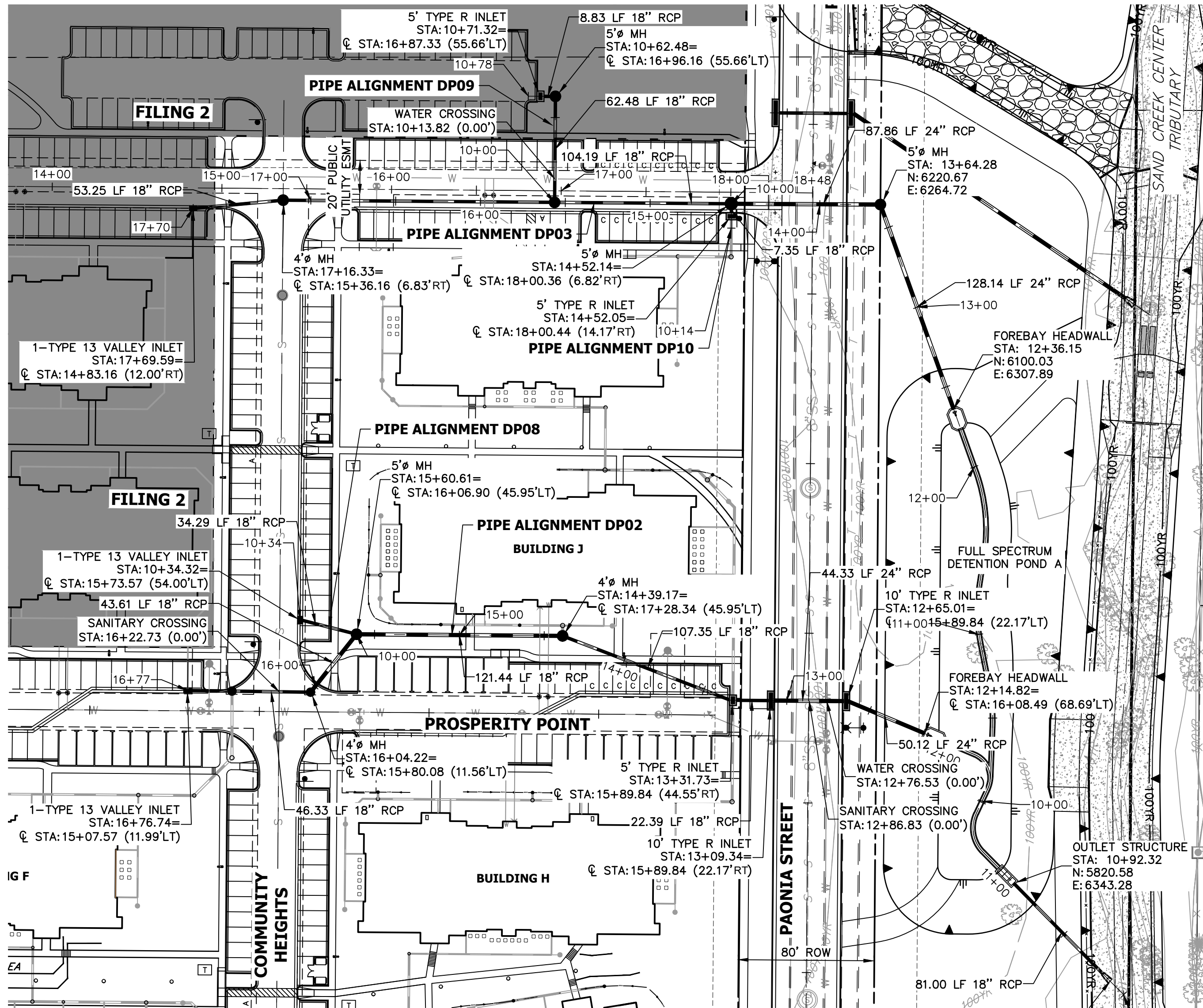
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ENGINEER'S STATEMENT

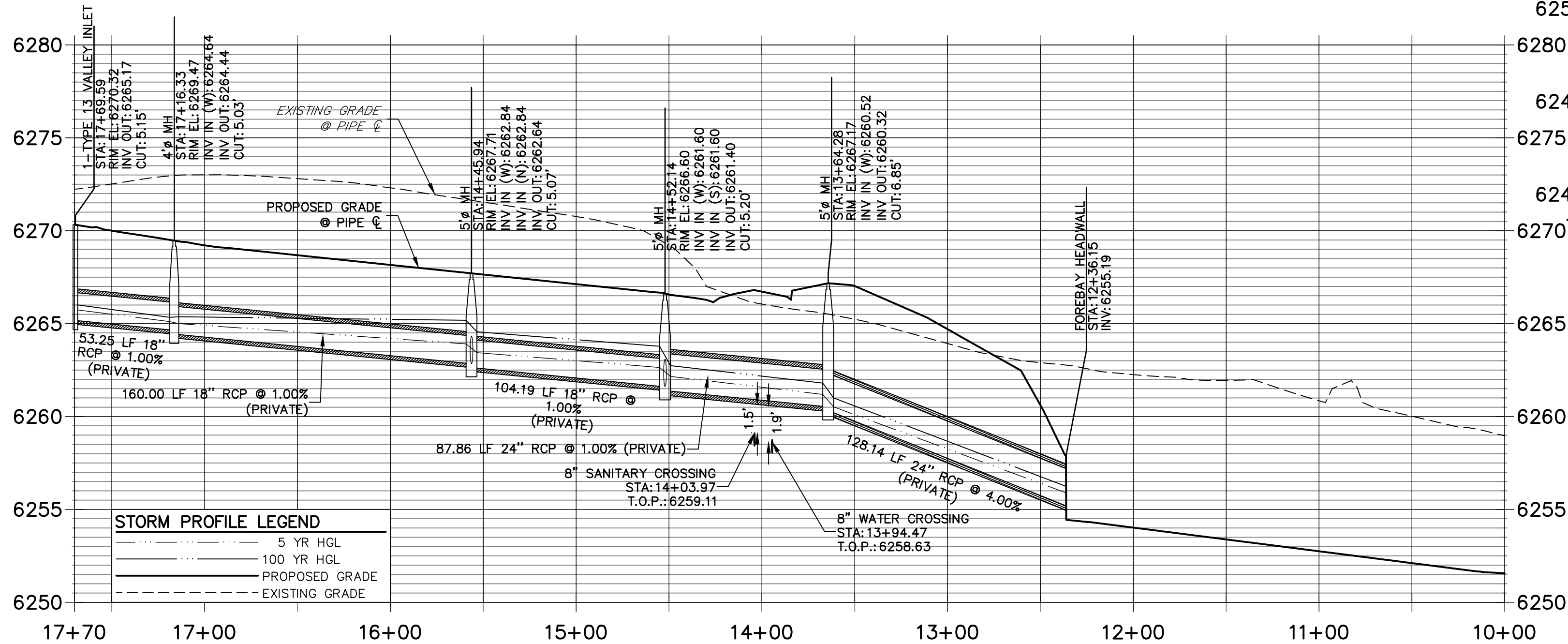
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MIKE A. BRAMLETT, P.
COLORADO P.E. 32314
FOR AND ON BEHALF

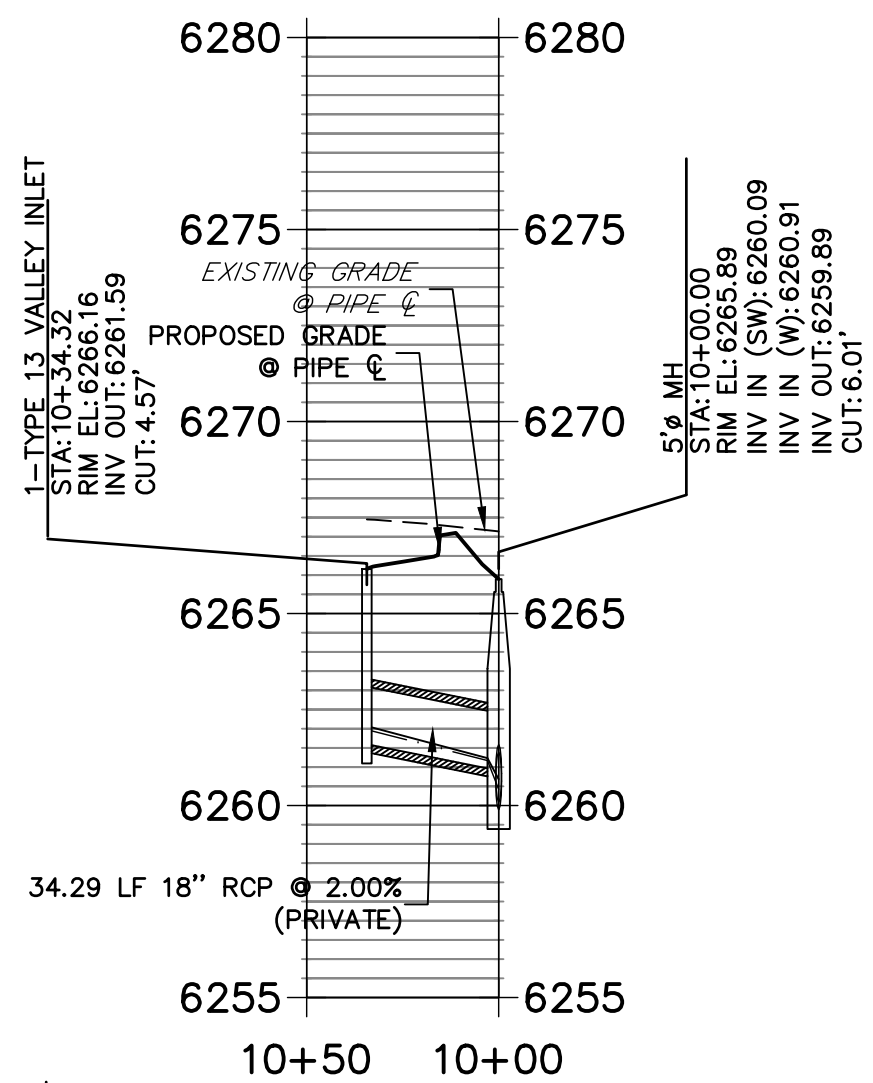
Mike Brunlett 32314 6/21/21



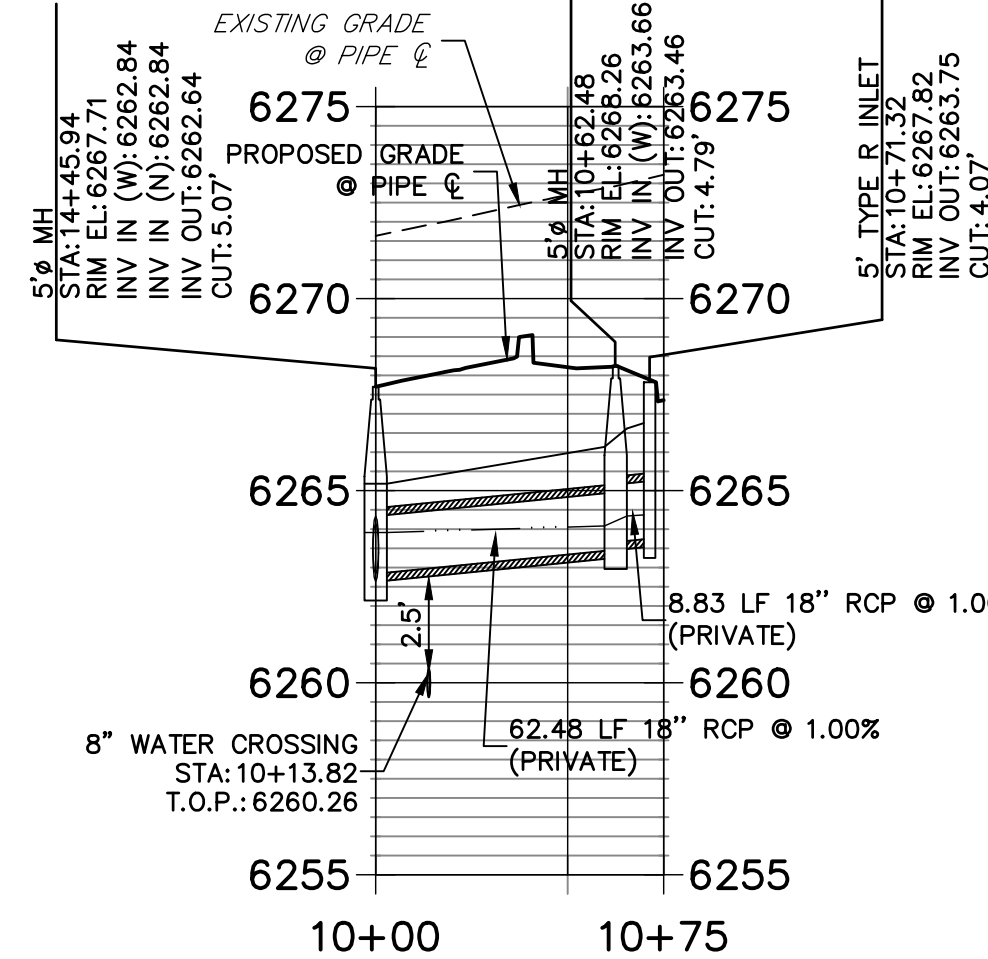
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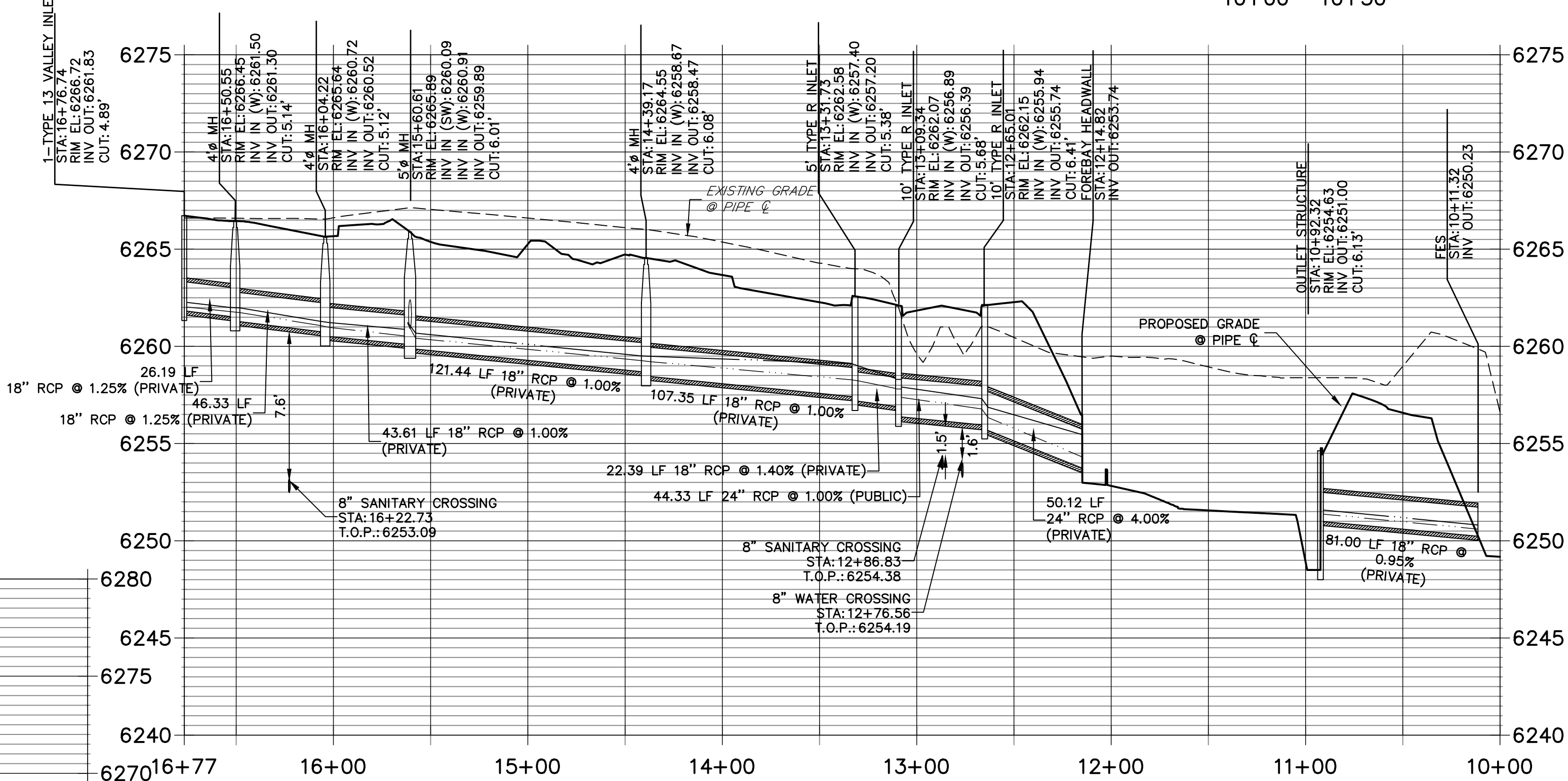
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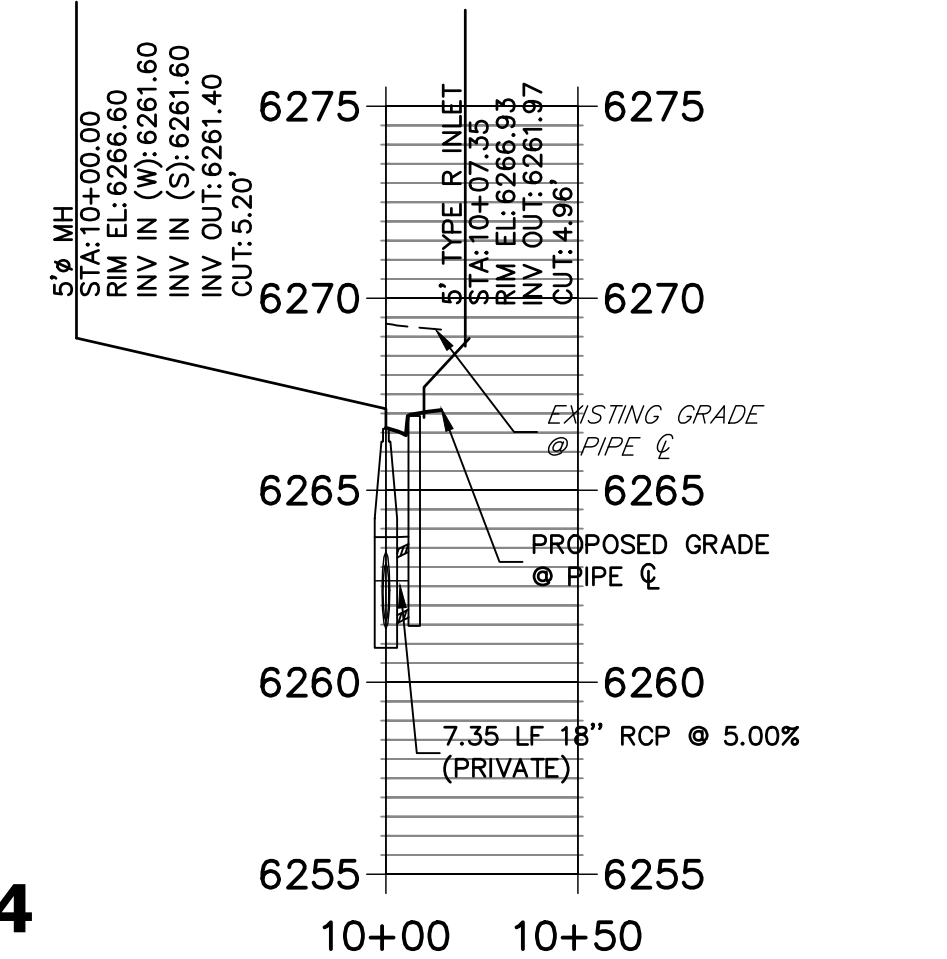
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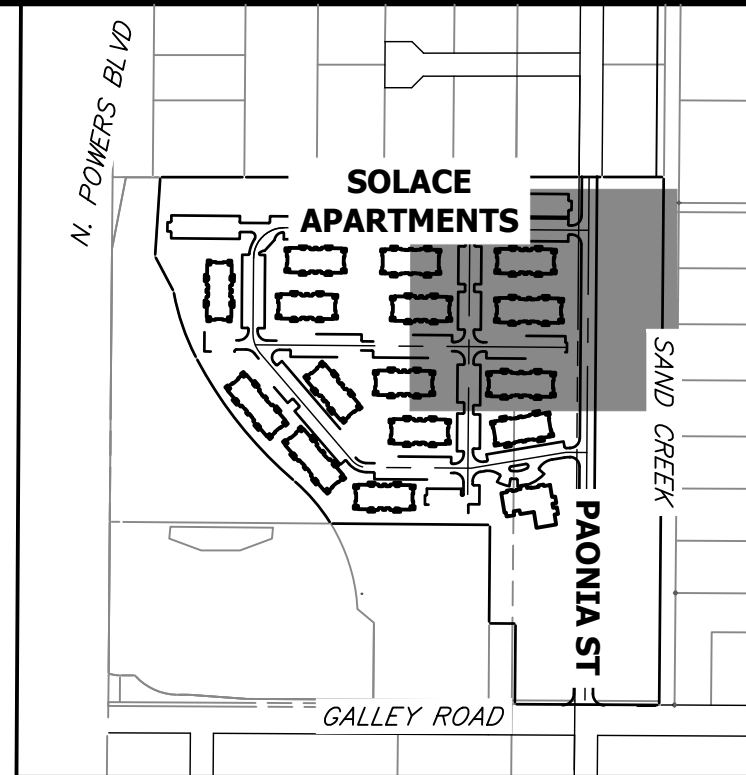


DP10 PROFILE
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STORM SEWER NOTES

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- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
- ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.



KEY MAP
SCALE 1"=500'

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

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A Western Company
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

SOLACE AT CIMARRON HILLS
— FILING NO. 1
STORM SEWER PLAN AND
PROFILE

DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

SHEET 13 OF 32
JOB NO. 25174.00



ENGINEER'S STATEMENT

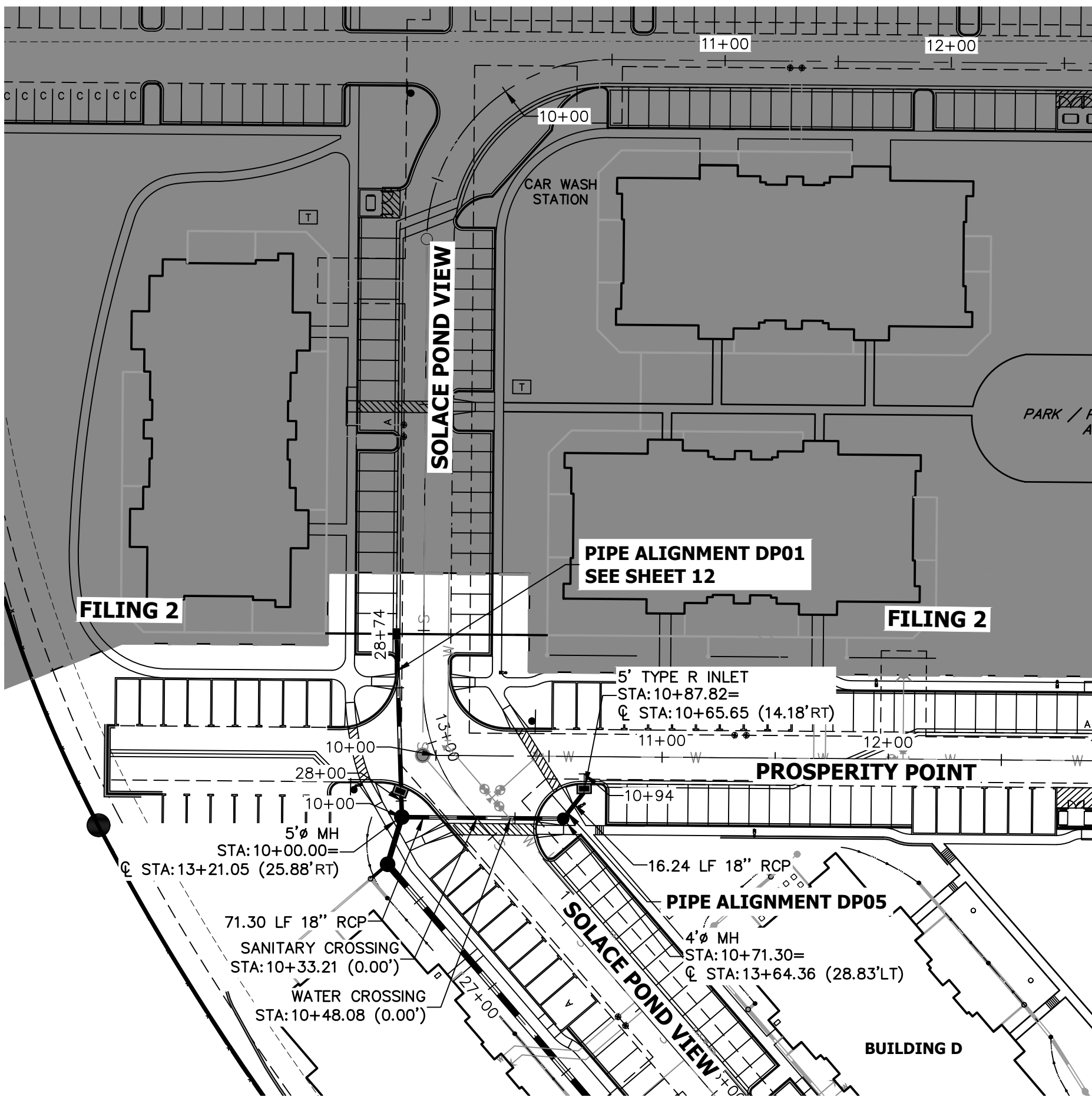
PREPARED UNDER MY SUPERVISION

Mike Bramlett

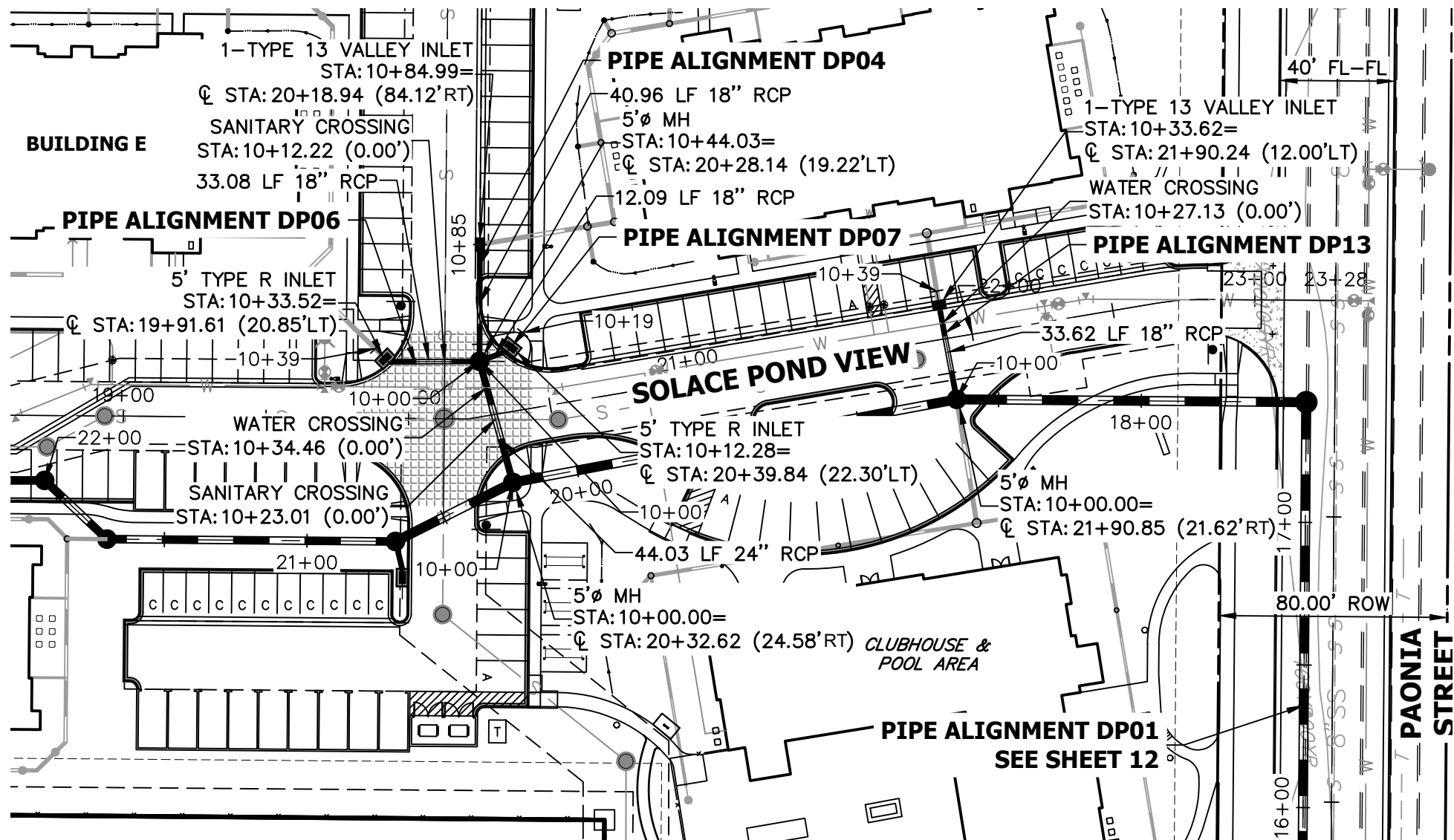
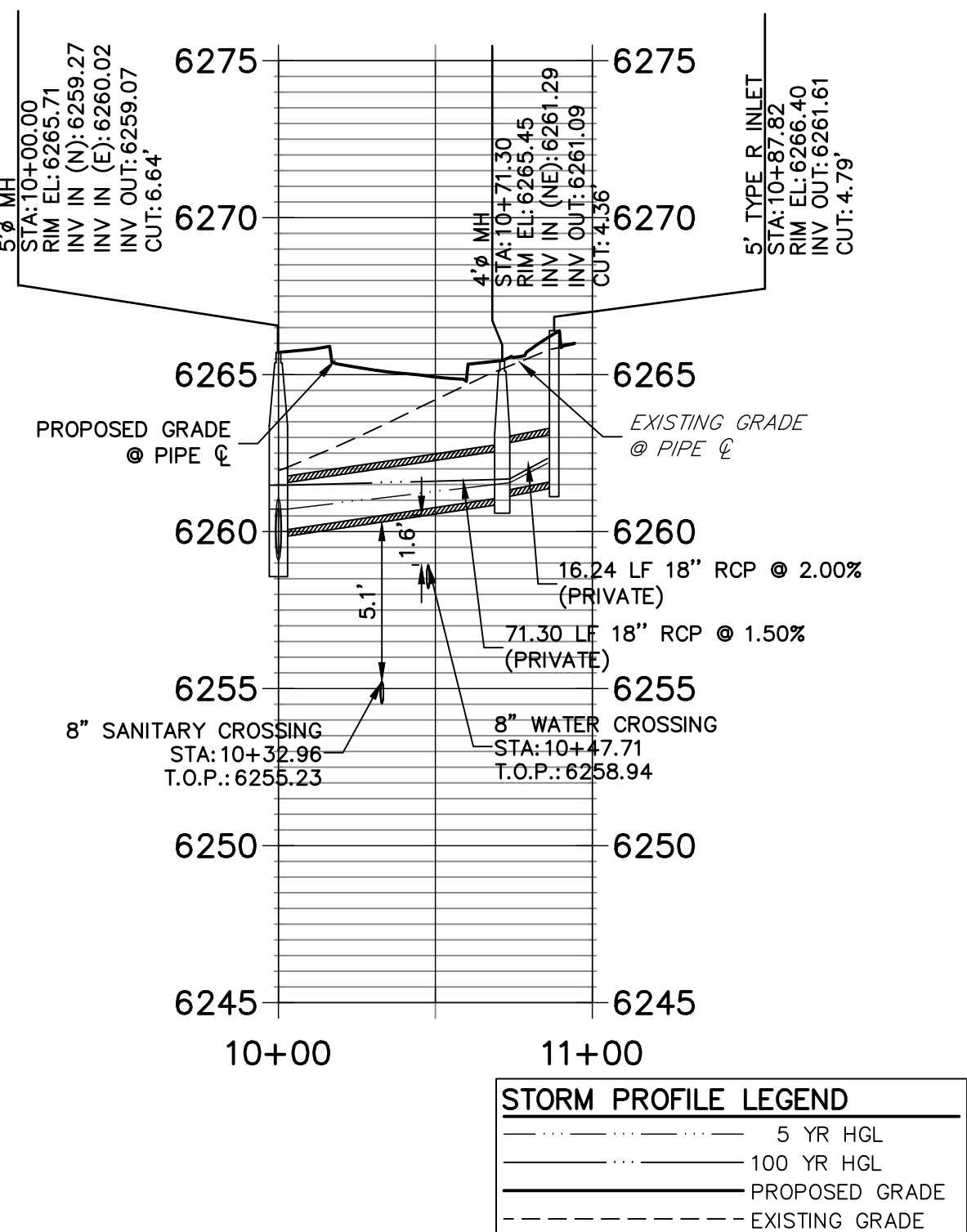
32314

DATE 6/21/21

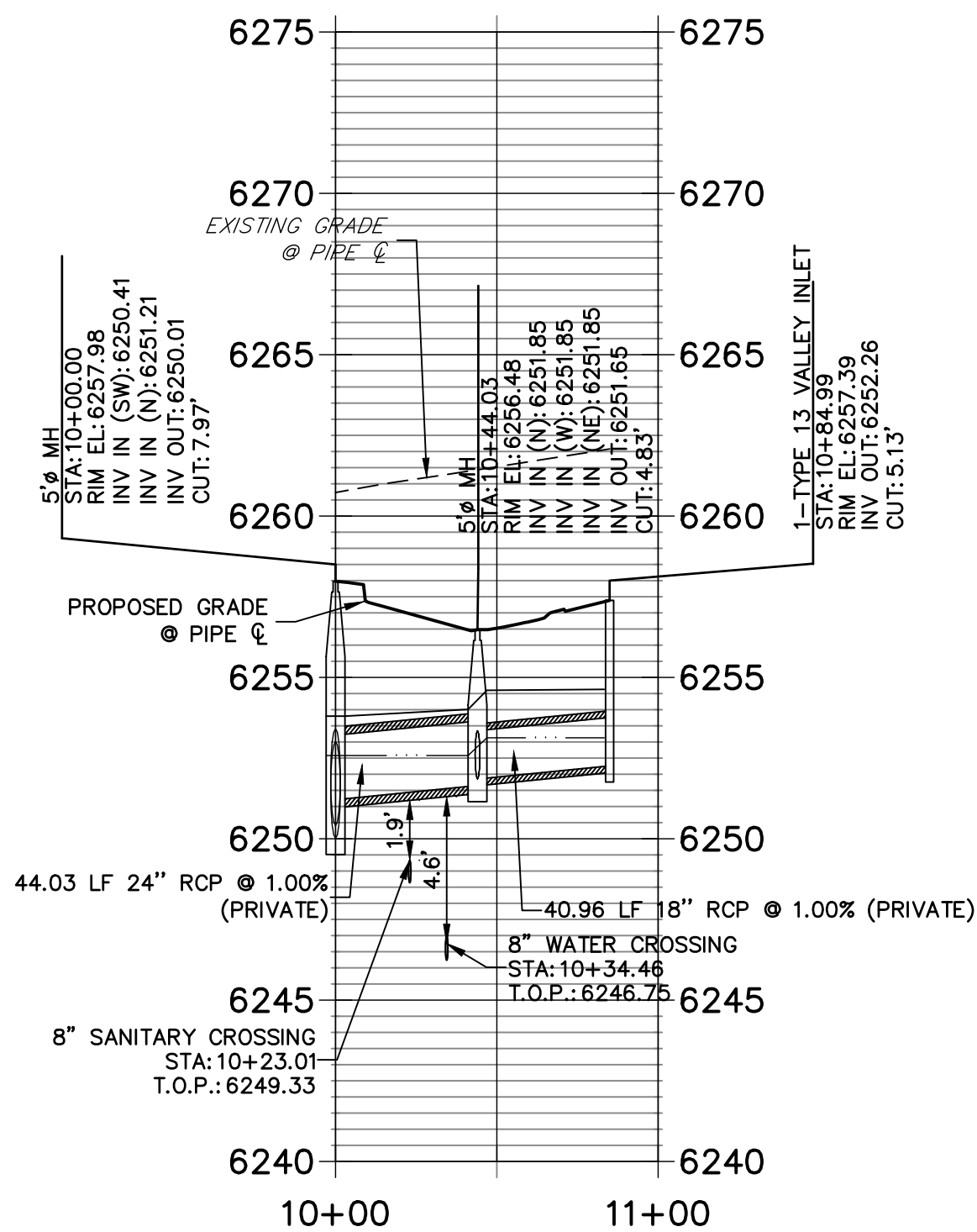
FOR AND ON BEHALF OF JR ENGINEERING, LLC



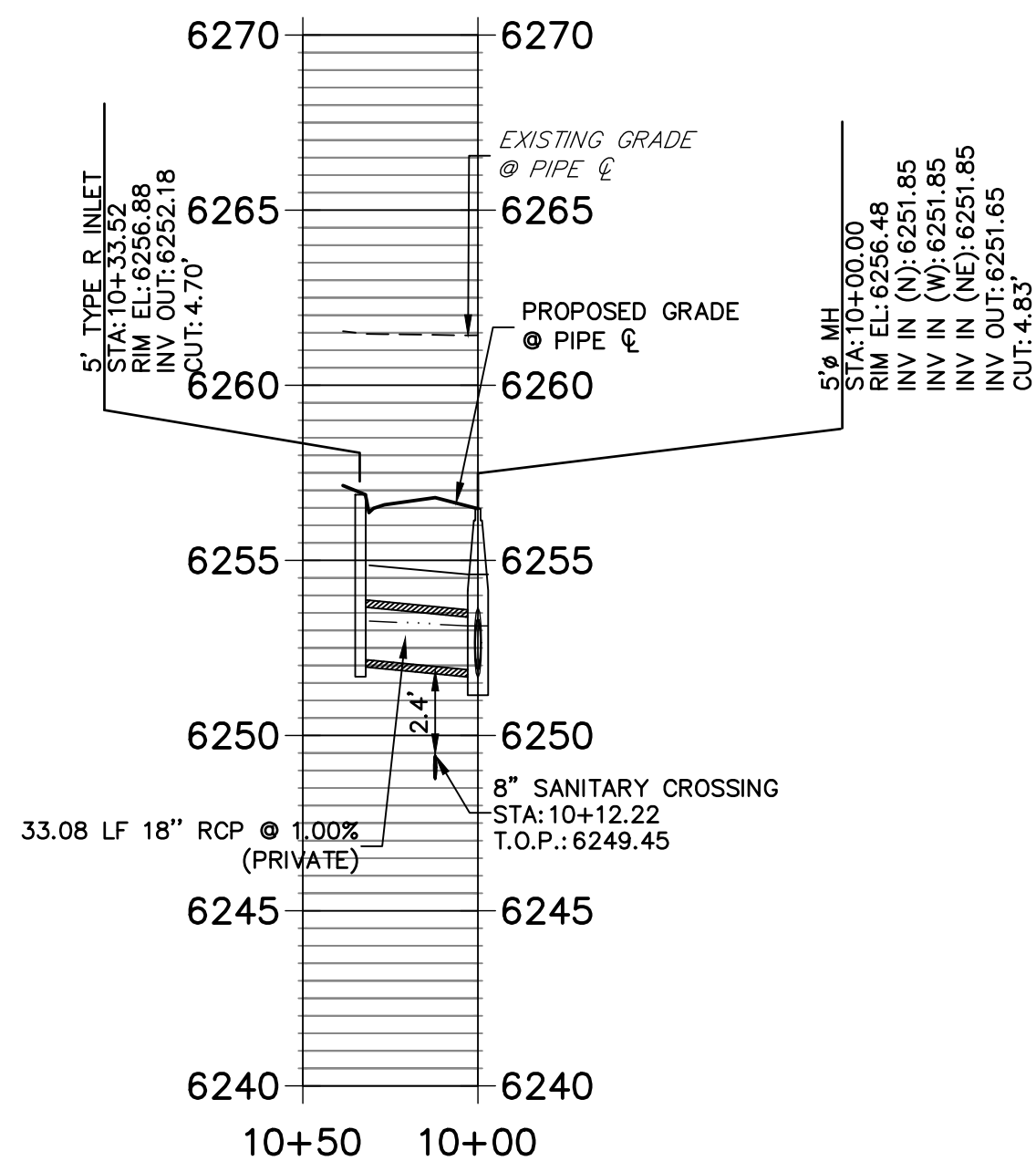
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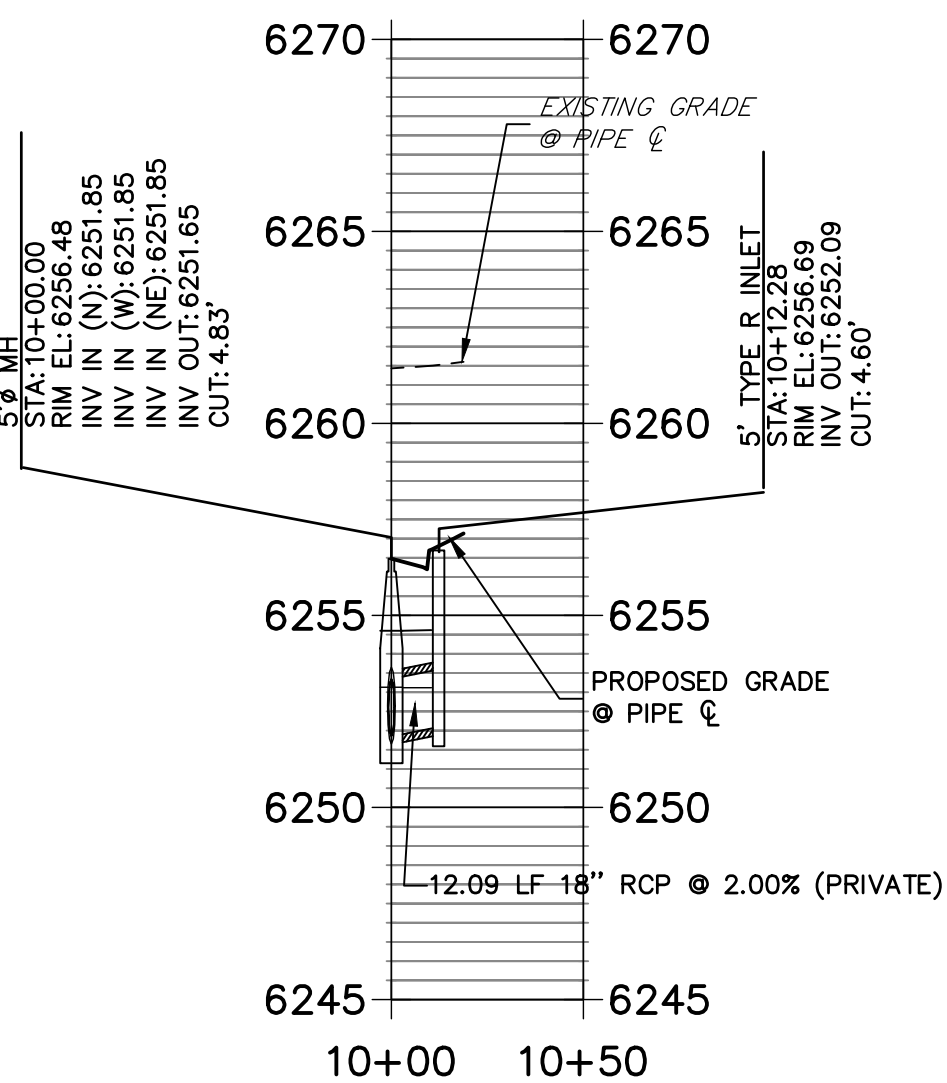
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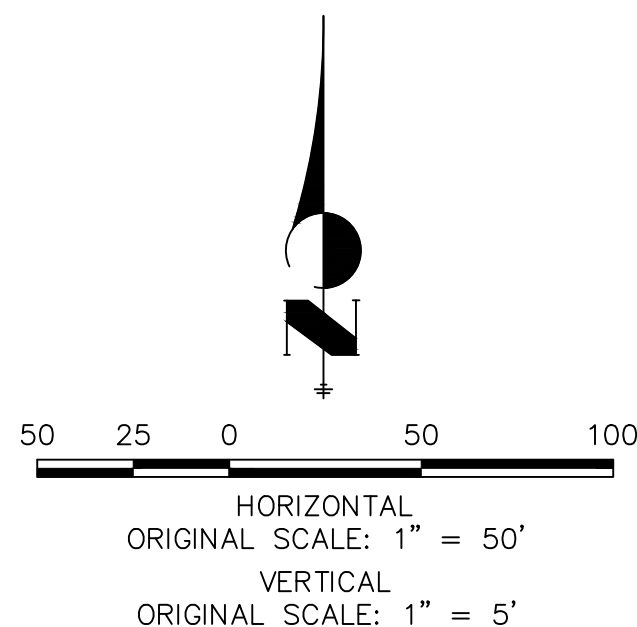
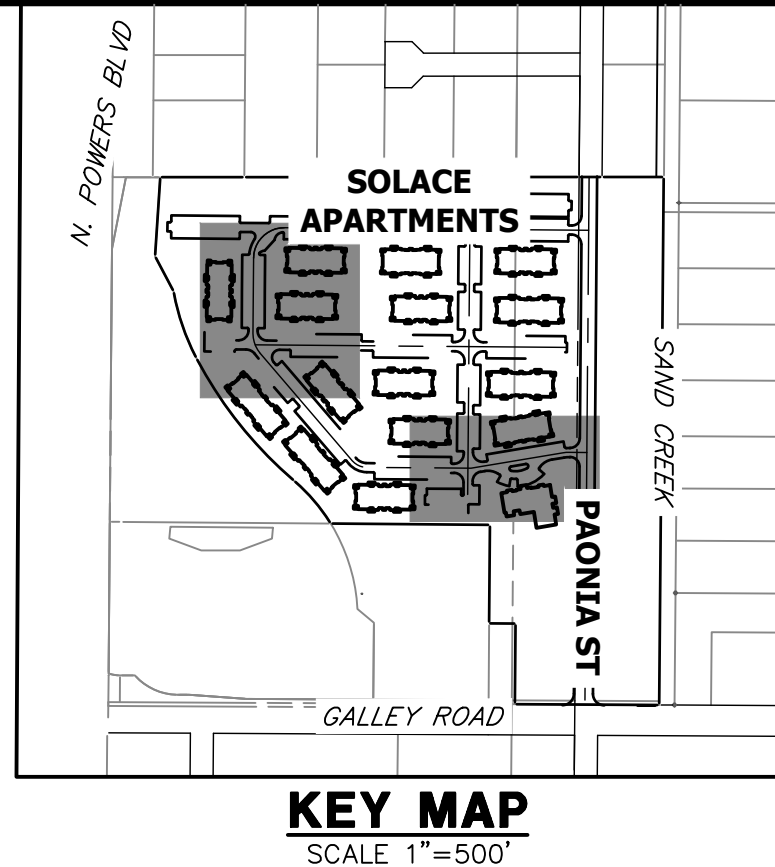
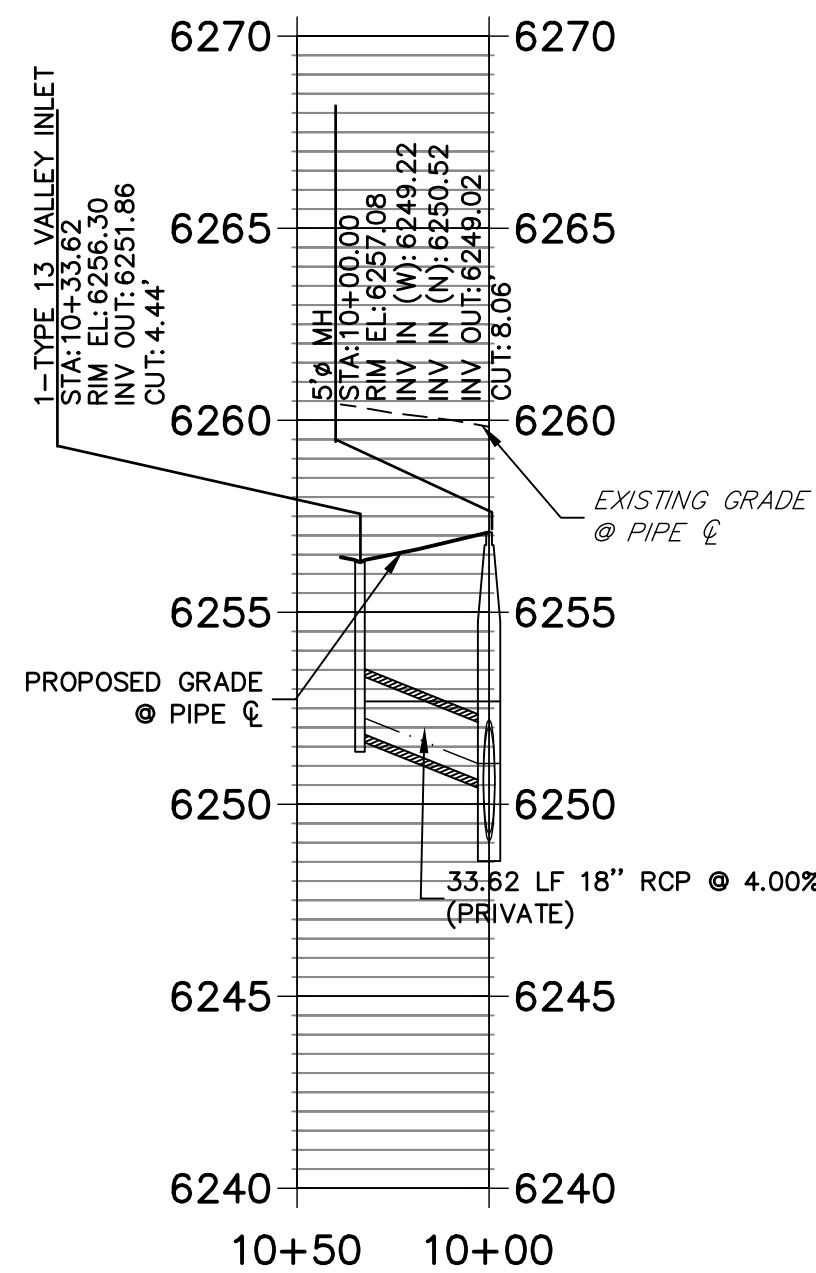
DP06 PROFILE
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DP07 PROFILE
STA 10+00.00 TO 10+50.00



DP13 PROFILE
STA 10+00.00 TO 10+50.00



STORM SEWER NOTES

- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
- STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
- ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

32314

6/21/21

SOLACE AT CIMARRON HILLS
— FILING NO. 1

STORM SEWER PLAN AND
PROFILE

SHEET 14 OF 32

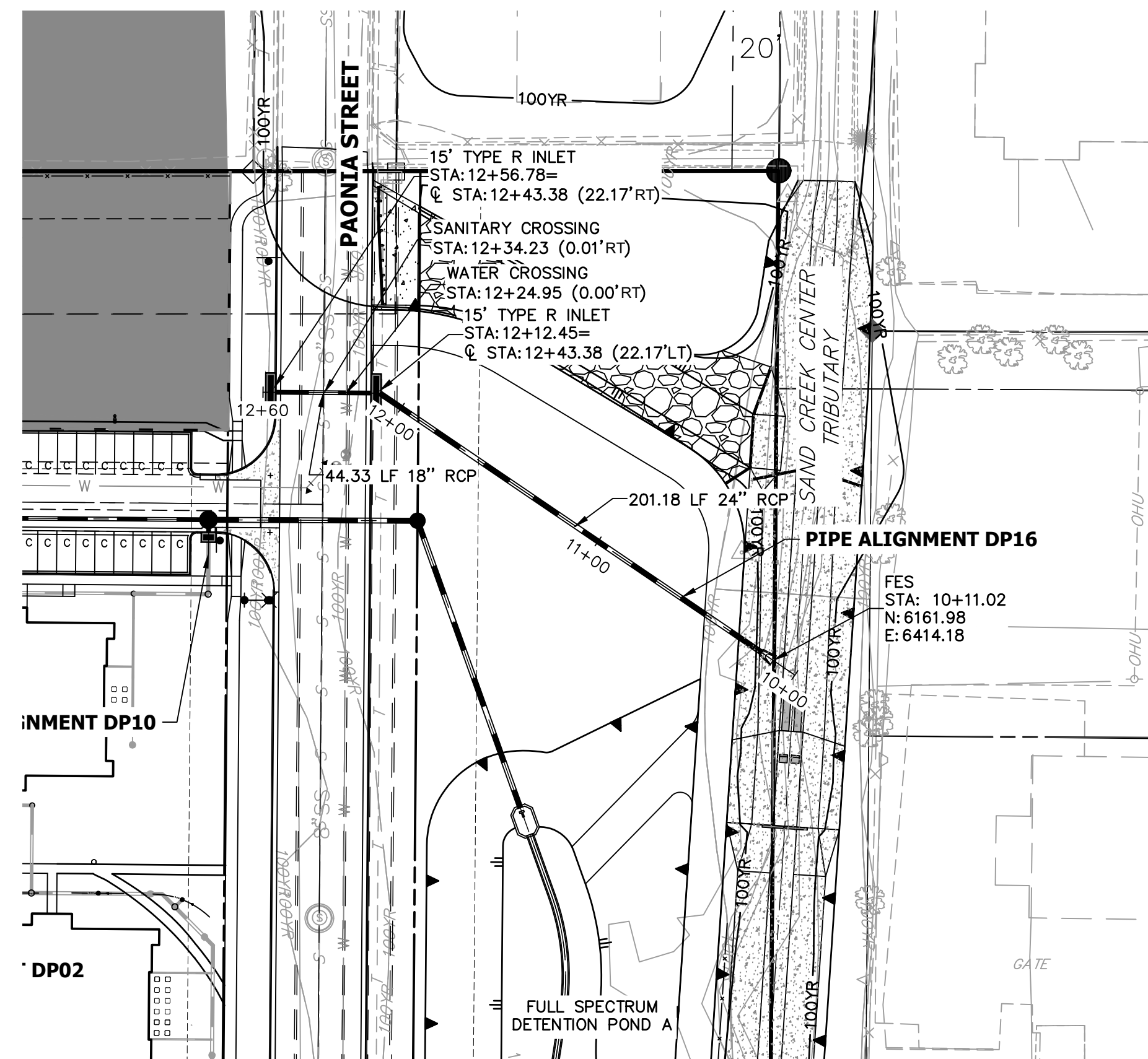
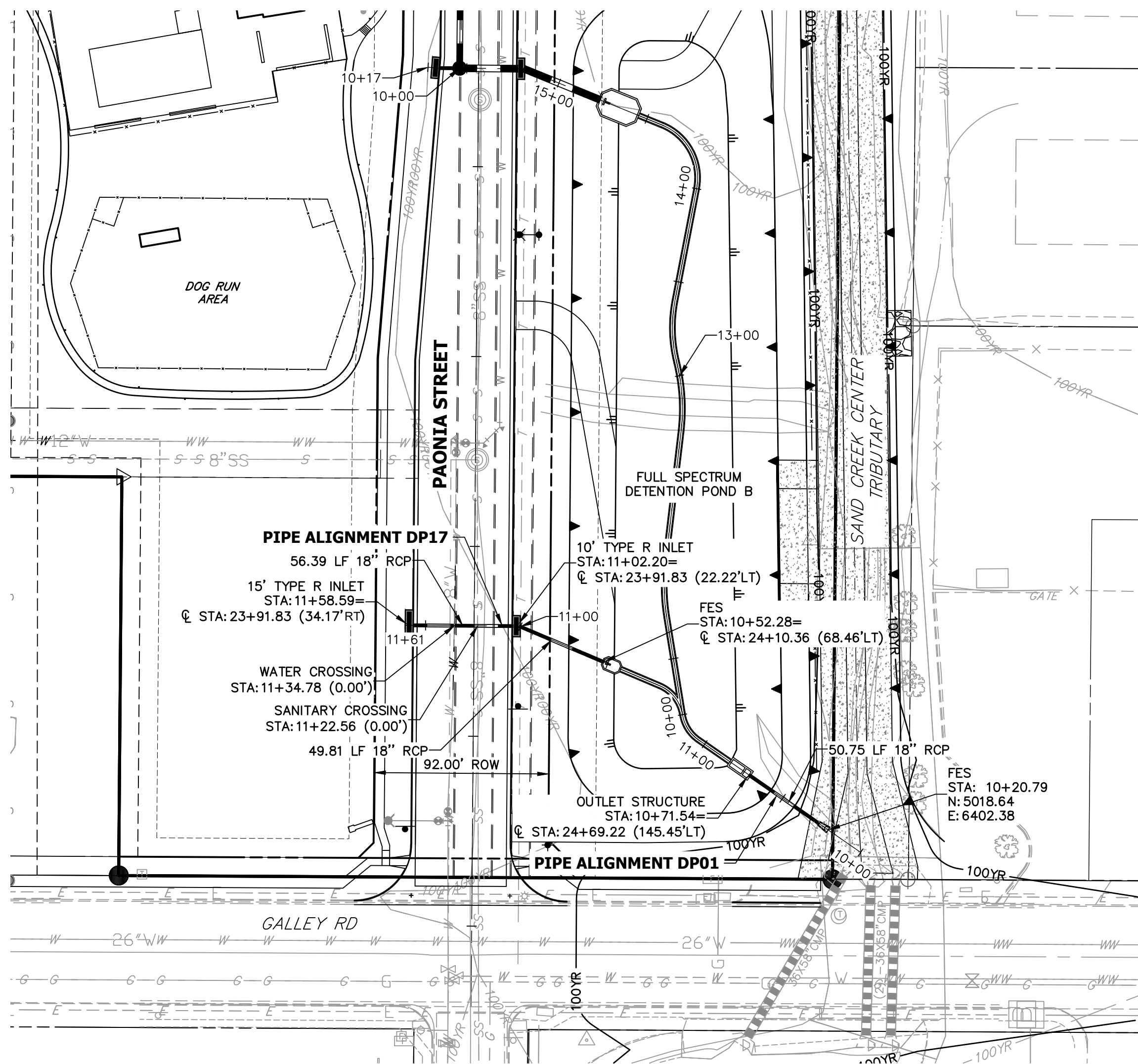
JOB NO. 25174.00

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

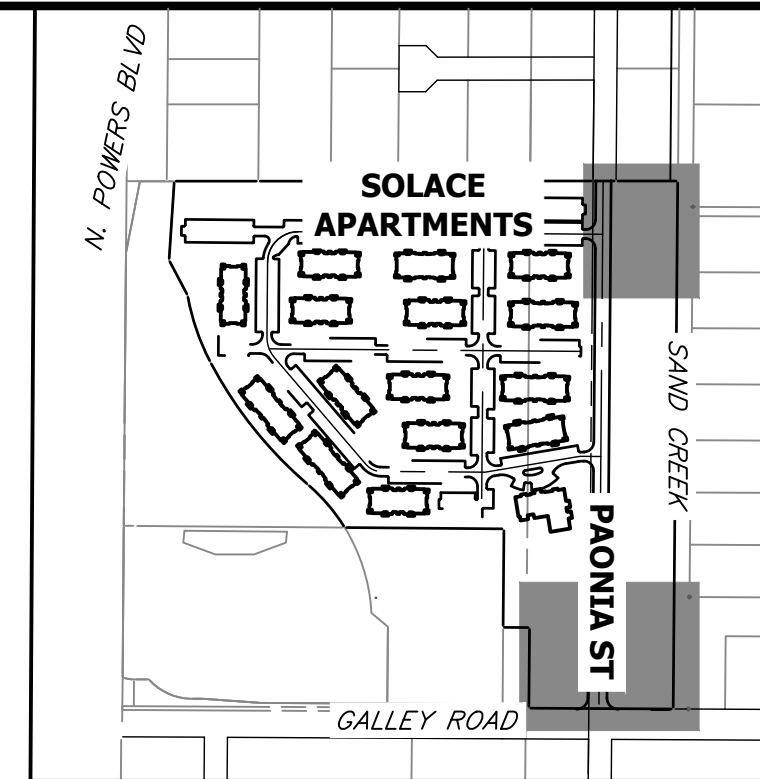


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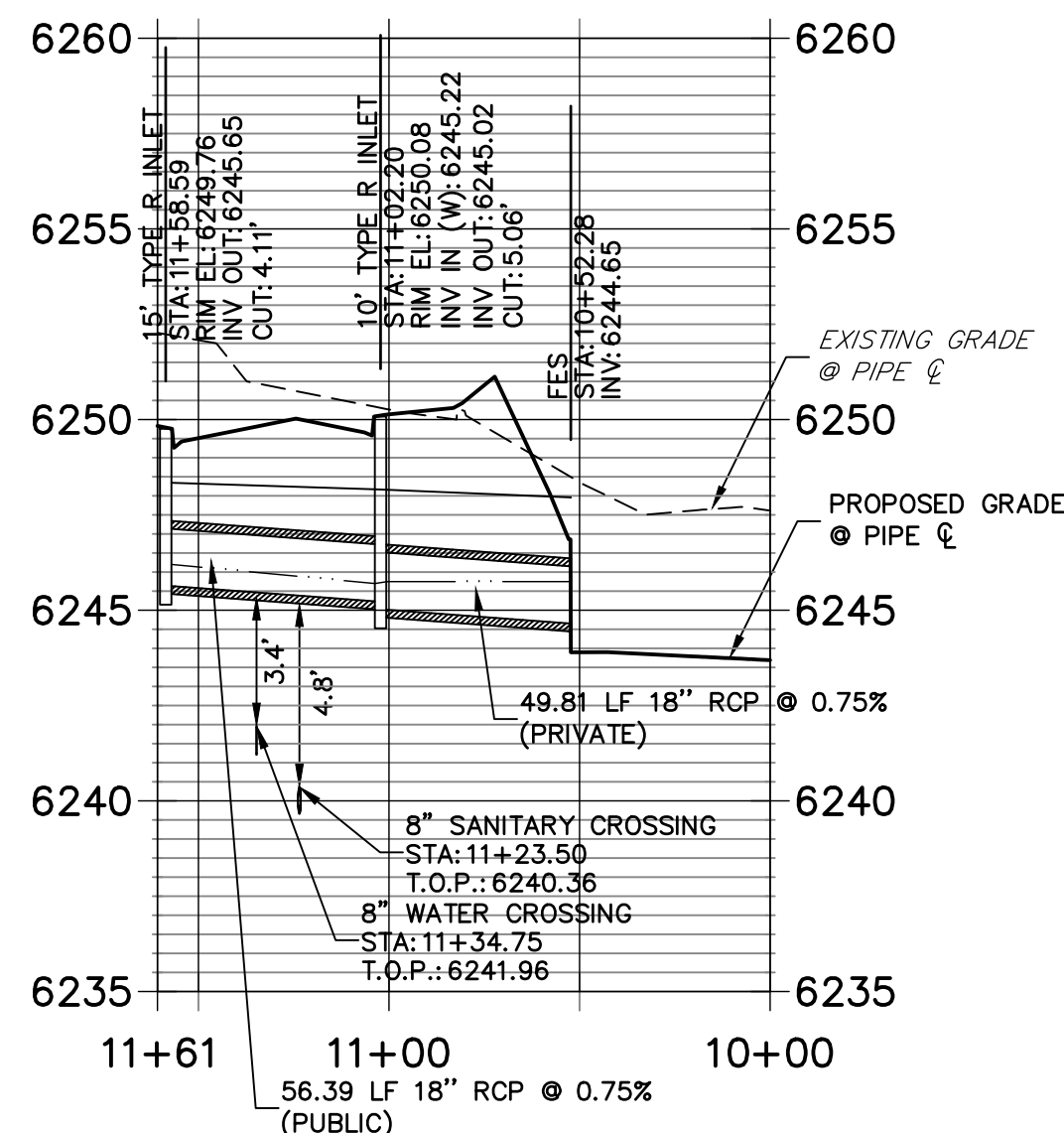
STORM SEWER NOTES

1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3. E STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
5. ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.

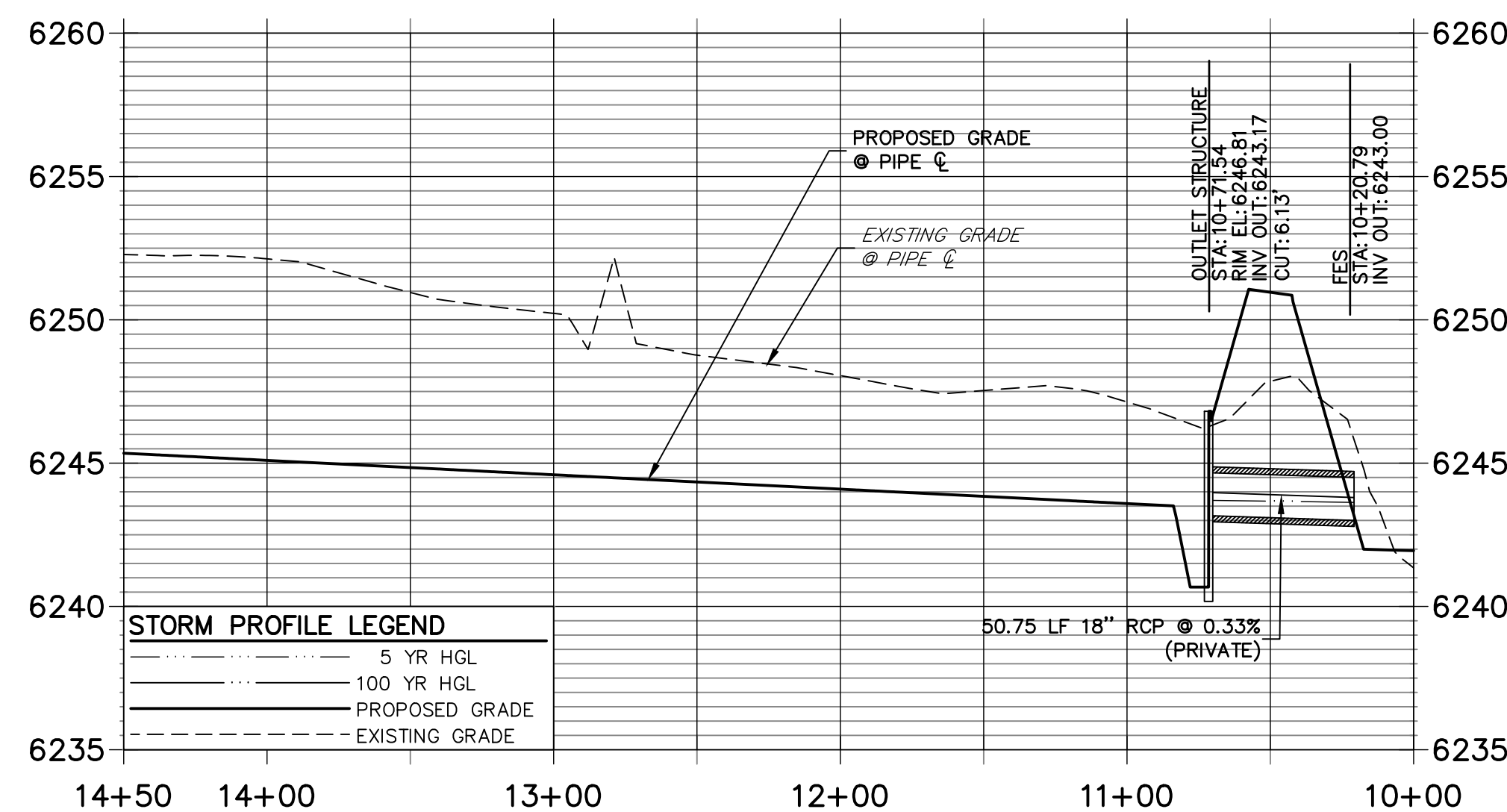


KEY MAP
SCALE 1"=500'

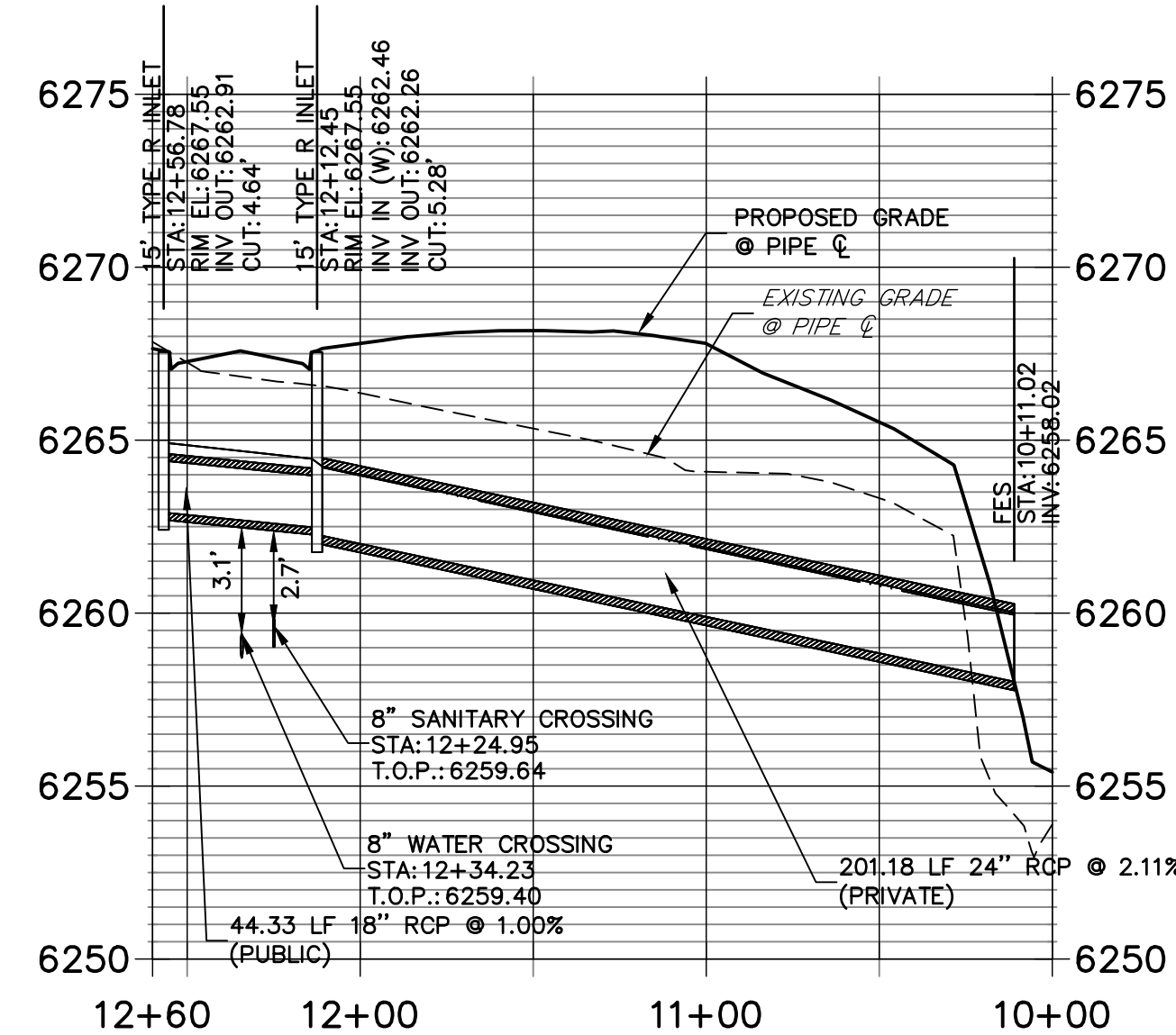
DP17 PROFILE
STA 10+00.00 TO 11+60.76



DP01 PROFILE (1)
STA 10+00.00 TO 14+50.00



DP16 PROFILE
STA 10+00.00 TO 12+60.00



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

32314

DATE

6/21/21

SOLACE AT CIMARRON HILLS
— FILING NO. 1

STORM SEWER PLAN AND
PROFILE

SHEET 15 OF 32

JOB NO. 25174.00

BY DATE

No. REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'

DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

PREPARED FOR
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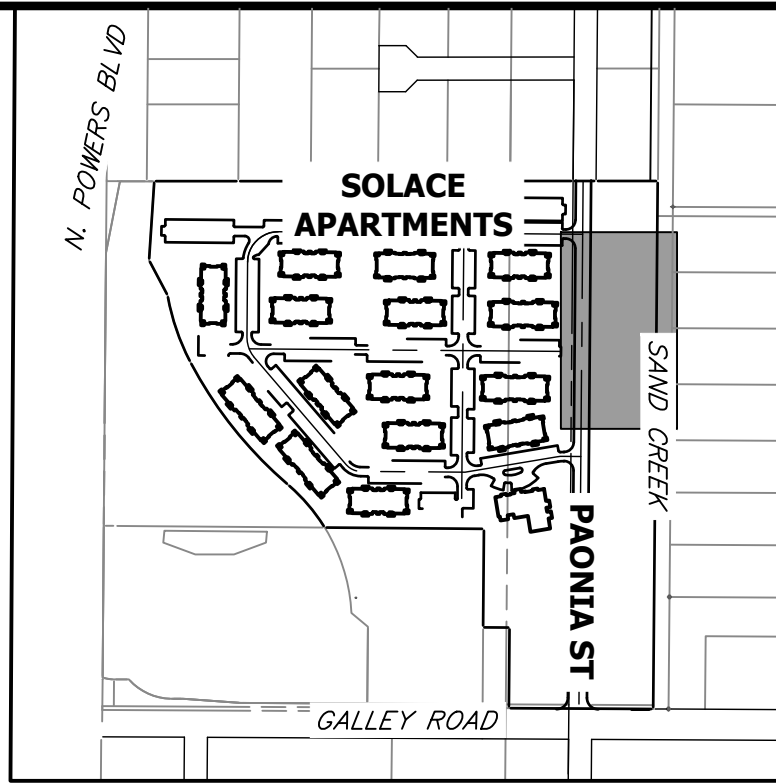
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POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
A1	ACCESS ROAD/TBC	N: 6309.44 E: 6246.27	6267.94	A21	ACCESS ROAD/ SPILLWAY CREST	N: 5917.45 E: 6367.96	6256.64	A41	ACCESS ROAD/TOP	N: 5967.71 E: 6371.28	6258.45	A61	TOE	N: 5872.32 E: 6341.93	6252.21	A81	TRICKLE CHANNEL	N: 5961.29 E: 6323.89	6252.67
A2	ACCESS ROAD/TBC	N: 6294.44 E: 6246.15	6267.77	A22	ACCESS ROAD/ SPILLWAY CREST	N: 5917.06 E: 6382.97	6256.70	A42	TOP	N: 5840.20 E: 6366.65	6257.57	A62	TOE	N: 5842.39 E: 6341.66	6251.87	A82	TRICKLE CHANNEL	N: 5996.30 E: 6323.09	6253.12
A3	ACCESS ROAD	N: 6282.22 E: 6298.56	6269.34	A23	ACCESS ROAD/ SPILLWAY CREST	N: 5877.46 E: 6366.94	6256.64	A43	TOP	N: 5804.97 E: 6351.72	6257.57	A63	TOE	N: 5822.57 E: 6321.50	6252.02	A83	TRICKLE CHANNEL	N: 6014.01 E: 6325.83	6253.35
A4	ACCESS ROAD	N: 6295.07 E: 6306.29	6269.04	A24	ACCESS ROAD/ SPILLWAY CREST	N: 5877.08 E: 6381.95	6256.64	A44	TOP	N: 5790.61 E: 6316.24	6257.59	A64	TOE	N: 5822.69 E: 6306.50	6252.18	A84	TRICKLE CHANNEL	N: 6062.96 E: 6321.15	6253.98
A5	ACCESS ROAD	N: 6239.16 E: 6370.19	6270.00	A25	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5863.05 E: 6367.14	6258.08	A45	TOP	N: 5790.69 E: 6306.24	6257.58	A65	TOE	N: 5825.08 E: 6300.86	6252.23	A85	FOREBAY	N: 6088.73 E: 6311.93	6254.32
A6	ACCESS ROAD	N: 6252.02 E: 6377.92	6269.70	A26	ACCESS ROAD/ SPILLWAY TOP	N: 5862.67 E: 6382.14	6258.08	A46	TOP	N: 5802.64 E: 6278.05	6257.35	A66	ACCESS ROAD/TOE	N: 5830.39 E: 6298.57	6252.26	A86	TRICKLE CHANNEL	N: 5896.39 E: 6320.31	6252.44
A7	ACCESS ROAD	N: 6206.86 E: 6387.08	6267.48	A27	ACCESS ROAD	N: 5791.32 E: 6368.12	6256.70	A47	TOP	N: 5831.01 E: 6266.57	6260.28	A67	TOE	N: 5894.09 E: 6299.08	6253.62	A87	FOREBAY	N: 5903.89 E: 6302.70	6252.87
A8	ACCESS ROAD	N: 6205.87 E: 6402.05	6267.18	A28	ACCESS ROAD	N: 5791.53 E: 6383.12	6256.53	A48	TOP	N: 5894.35 E: 6267.08	6261.30	A68	TOE	N: 5957.42 E: 6299.59	6253.84	A88	ACCESS ROAD/TBC	N: 5797.94 E: 6241.88	6259.56
A9	ACCESS ROAD/TOP	N: 6141.31 E: 6382.75	6261.90	A29	CONC CUTOFF WALL	N: 5924.69 E: 6366.62	6257.08	A49	TOP	N: 5957.68 E: 6277.59	6262.56	A69	TOE	N: 6020.76 E: 6300.10	6254.71	A89	ACCESS ROAD/TBC	N: 5782.76 E: 6241.68	6259.26
A10	ACCESS ROAD	N: 6140.32 E: 6397.72	6261.60	A30	CONC CUTOFF WALL	N: 5917.53 E: 6364.82	6256.18	A50	TOP	N: 6021.01 E: 6268.10	6263.68	A70	TOE	N: 6084.09 E: 6300.61	6255.63	A90	ACCESS ROAD	N: 5800.62 E: 6259.92	6259.90
A11	TOP	N: 6123.75 E: 6321.23	6262.86	A31	CONC CUTOFF WALL	N: 5877.54 E: 6363.79	6256.18	A51	TOP	N: 6084.35 E: 6268.62	6264.63	A71	TOE	N: 6089.73 E: 6303.00	6255.61	A91	ACCESS ROAD	N: 5785.78 E: 6262.12	6259.52
A12	TOP	N: 6140.95 E: 6356.46	6263.03	A32	CONC CUTOFF WALL	N: 5870.30 E: 6365.51	6257.14	A52	TOP	N: 6112.54 E: 6280.56	6263.21	A72	TOE	N: 6091.96 E: 6316.26	6255.16	A92	ACCESS ROAD/TOP	N: 5805.60 E: 6275.42	6257.62
A13	ACCESS ROAD/TOE	N: 6083.63 E: 6329.58	6255.58	A33	SPILLWAY	N: 5862.52 E: 6388.03	6254.82	A53	TOP	N: 6123.99 E: 6310.25	6263.54	A73	TOE	N: 6089.19 E: 6324.83	6255.54	A93	ACCESS ROAD/TOP	N: 5795.40 E: 6287.73	6256.54
A14	ACCESS ROAD/TOE	N: 6068.02 E: 6335.27	6255.19	A34	SPILLWAY	N: 5876.92 E: 6387.95	6254.89	A54	TOP	N: 6123.57 E: 6316.42	6263.15	A74	OUTLET STRUCTURE	N: 5829.64 E: 6334.38	6251.33	A94	ACCESS ROAD/TOE	N: 5822.65 E: 6311.52	6252.12
A15	ACCESS ROAD/TOP	N: 6101.17 E: 6380.10	6260.97	A35	SPILLWAY	N: 5916.91 E: 6388.98	6255.28	A55	TOE	N: 6053.91 E: 6339.33	6255.16	A75	TRICKLE CHANNEL	N: 5839.12 E: 6325.05	6251.40	A97	WQCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE	N: 5823.36 E: 6294.85	6253.49
A16	ACCESS ROAD	N: 6100.19 E: 6395.07	6260.67	A36	SPILLWAY	N: 5931.30 E: 6389.57	6255.58	A56	TOE	N: 6012.43 E: 6340.76	6254.59	A76	TRICKLE CHANNEL	N: 5861.60 E: 6321.19	6251.52	A98	WQCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE	N: 5812.97 E: 6305.95	6253.49
A17	ACCESS ROAD	N: 6012.06 E: 6374.21	6259.48	A37	ACCESS ROAD/TOP	N: 6154.20 E: 6383.60	6263.00	A57	TOE	N: 5989.23 E: 6340.05	6254.33	A77	TRICKLE CHANNEL INTERSECTION	N: 5876.29 E: 6328.05	6251.61				
A18	ACCESS ROAD	N: 6011.07 E: 6389.18	6259.22	A38	ACCESS ROAD/TOP	N: 6086.43 E: 6379.13	6260.82	A58	TOE	N: 5965.33 E: 6342.10	6253.91	A78	TRICKLE CHANNEL	N: 5883.34 E: 6329.62	6251.67				
A19	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5931.83 E: 6368.92	6258.08	A39	ACCESS ROAD/TOP	N: 6060.71 E: 6377.43	6260.43	A59	TOE	N: 5948.88 E: 6342.83	6253.57	A79	TRICKLE CHANNEL	N: 5912.62 E: 6330.80	6252.04				
A20	ACCESS ROAD/ SPILLWAY TOP	N: 5931.44 E: 6383.92	6258.08	A40	ACCESS ROAD/TOP	N: 6026.71 E: 6375.18	6259.79	A60	TOE	N: 5923.02 E: 6343.05	6253.04	A80	TRICKLE CHANNEL	N: 5936.39 E: 6328.91	6252.35				

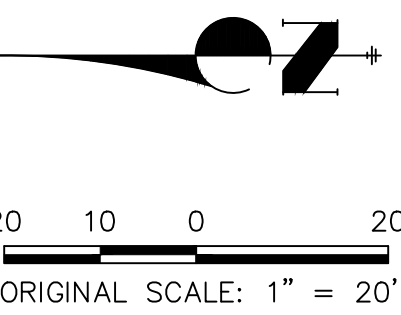
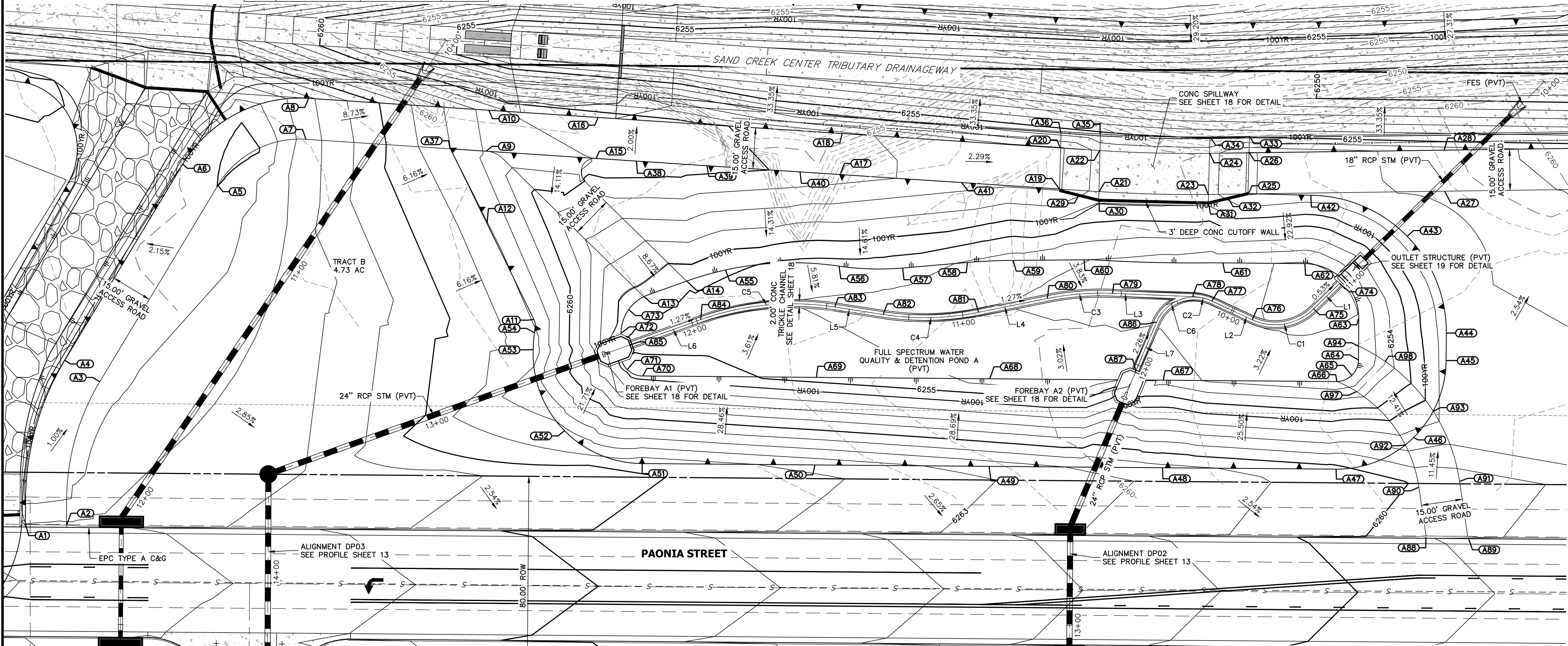


KEY MAP
SCALE 1"=500'

NOTES

1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
2. SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
3. SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
4. SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY JR ENGINEERING FOR PROPOSED DESIGN OF CMD-OWNED WATER AND SANITARY UTILITIES.

LINE TABLE			CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH
L1	N44°30'51"W	13.30'	C1	69°32'18"	20.00'	24.27'
L2	N25°01'27"E	15.54'	C2	22°43'37"	20.00'	7.93'
L3	N02°17'50"E	29.31'	C3	13°41'35"	100.00'	23.90'
L4	N11°23'45"W	25.39'	C4	20°10'25"	100.00'	35.21'
L5	N08°46'40"E	17.92'	C5	28°27'59"	100.00'	49.68'
L6	N19°41'19"W	27.37'	C6	92°03'40"	15.00'	24.10'
L7	S67°02'13"E	19.12'				

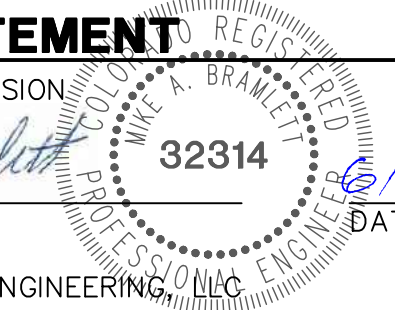


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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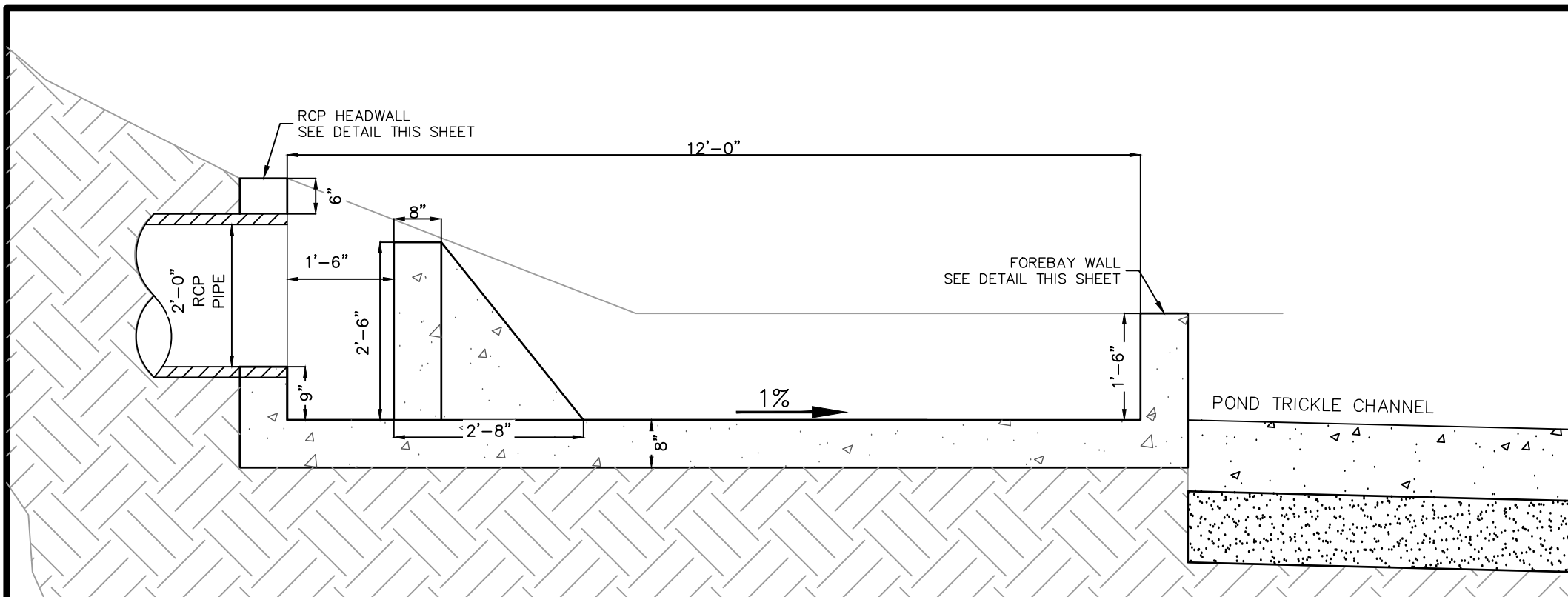
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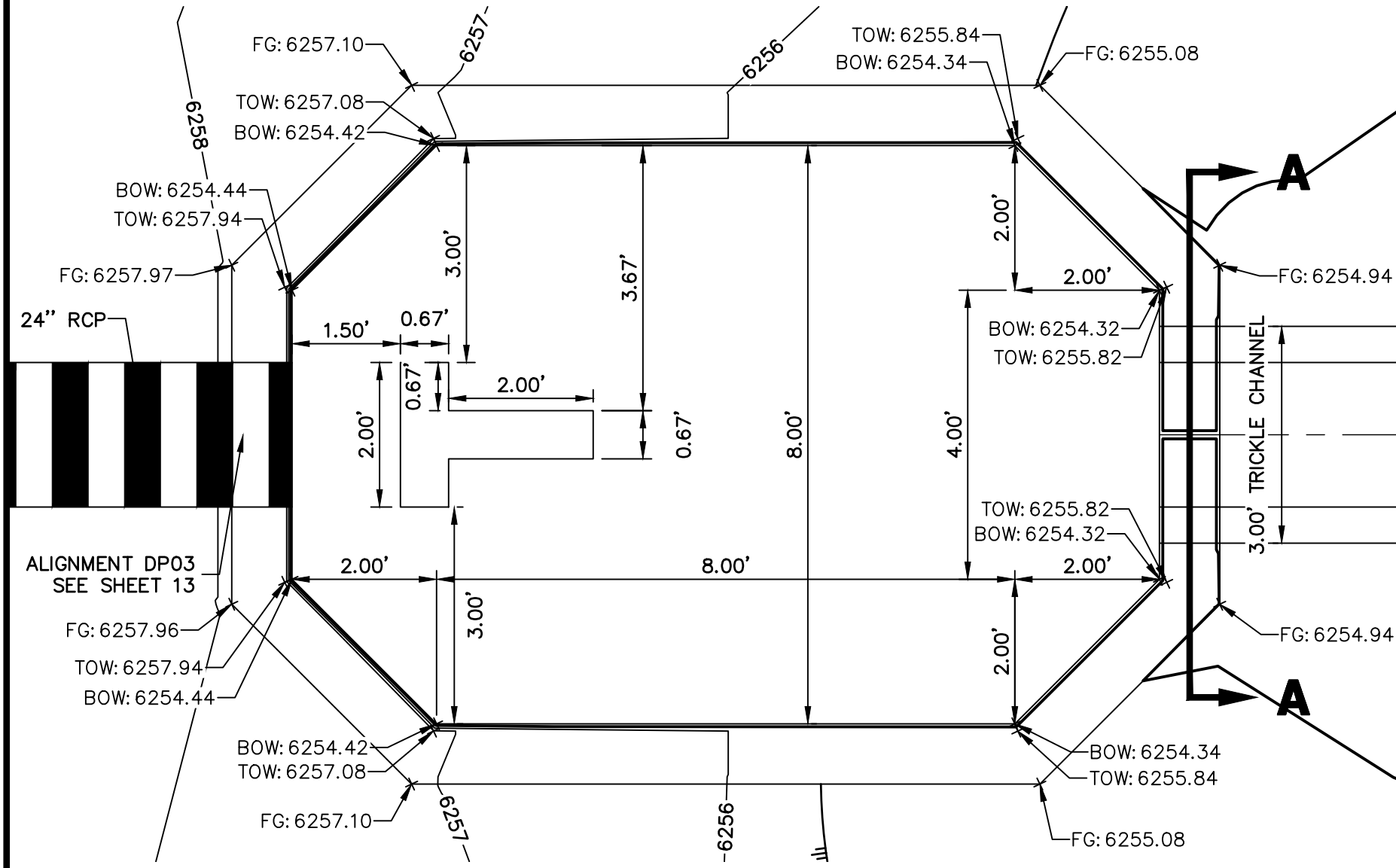
BY	DATE	REVISION	No.	1"=20'	H-SCALE	1"=20'	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
									03/12/21	JBP	RPD	

SOLACE AT CIMARRON HILLS
— FILING NO. 1
POND A PLAN & CROSS
SECTIONS

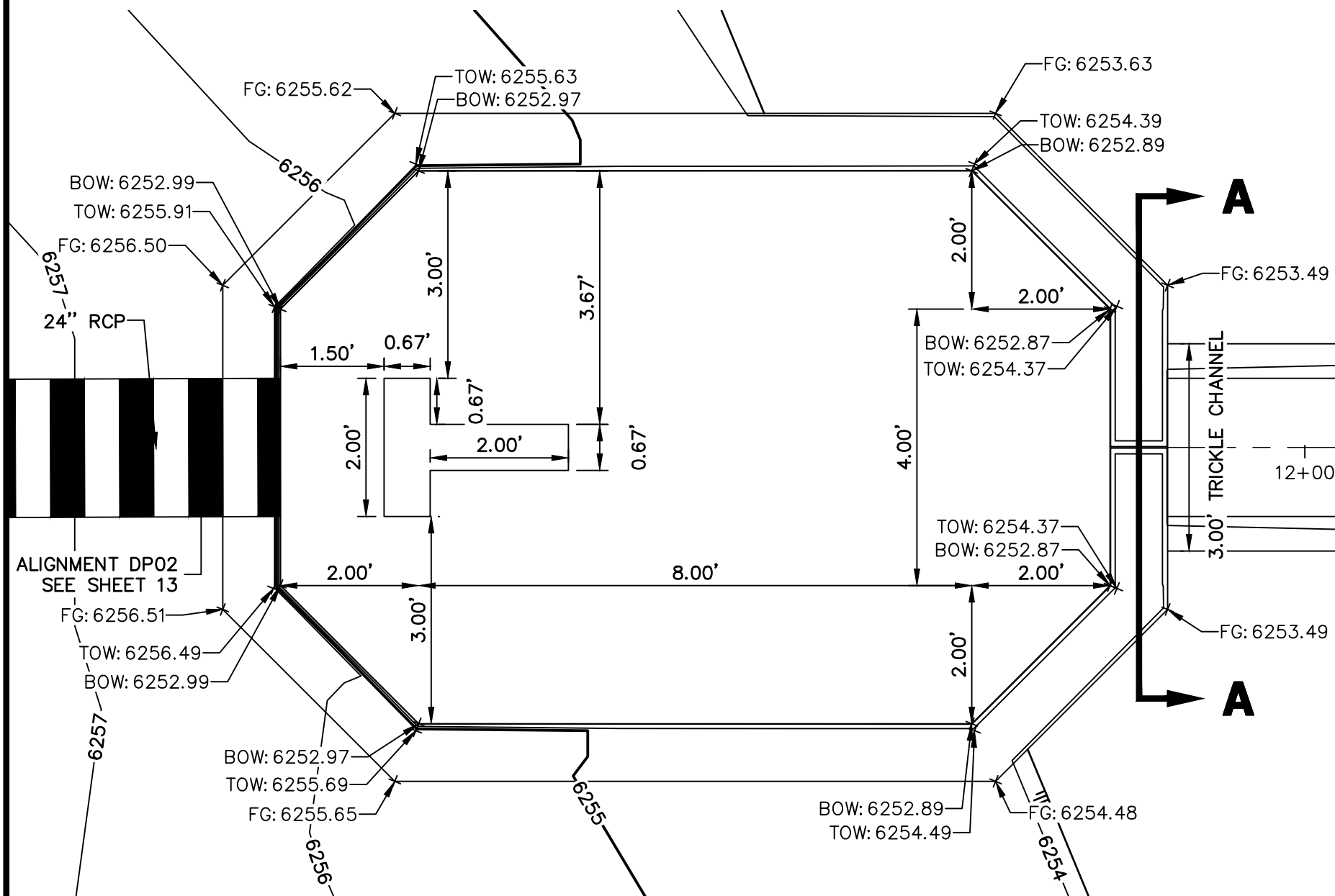
SHEET 16 OF 32
JOB NO. 25174.00



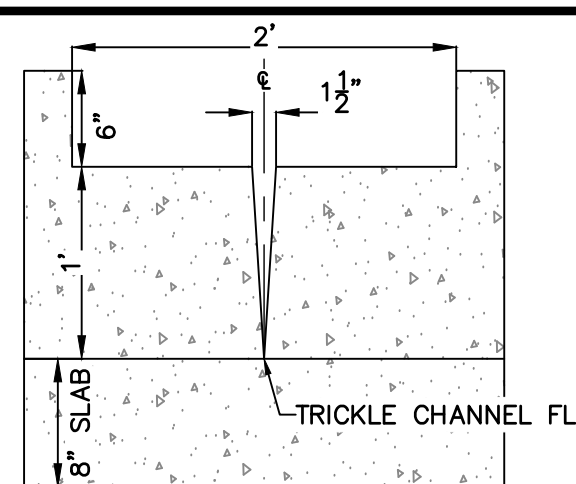
FOREBAY A1 & A2 PROFILE VIEW
SCALE: 1" = 2'



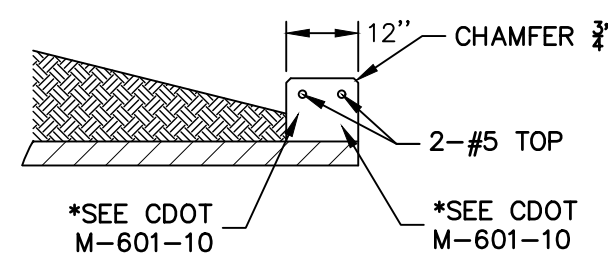
FOREBAY A1 PLAN VIEW
SCALE: 1" = 2'



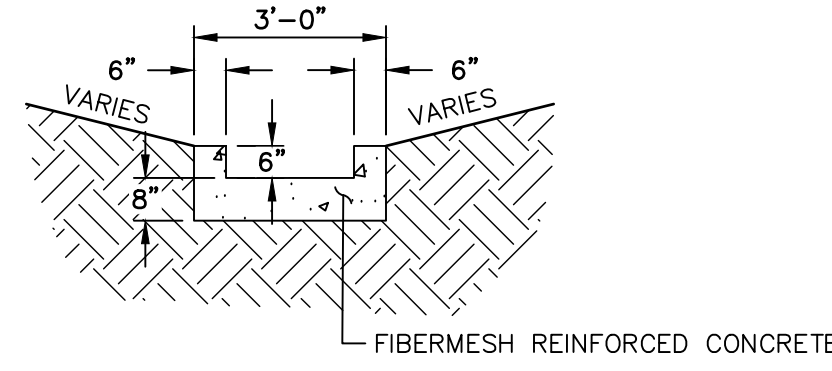
FOREBAY A2 PLAN VIEW
SCALE: 1" = 2'



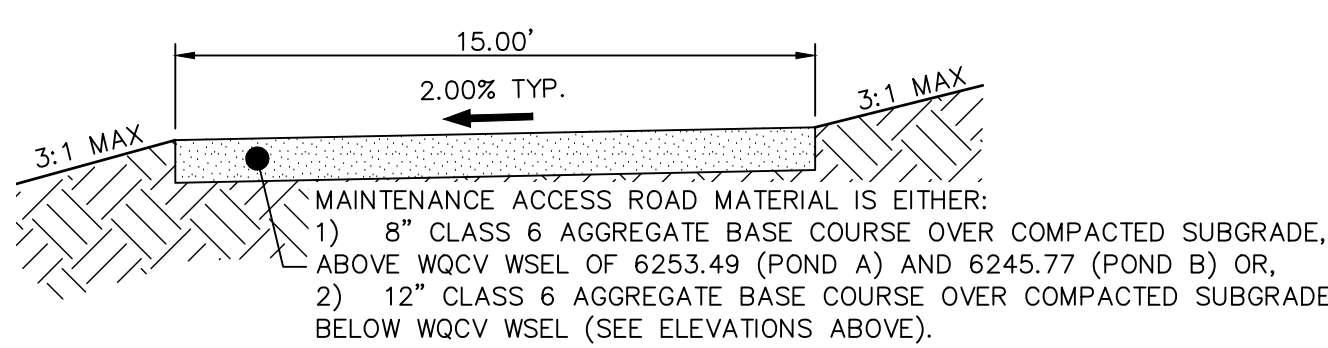
FOREBAY A1 & A2
WALL SECTION
SCALE: 1" = 1'



RCP HEADWALL
SCALE: N.T.S.



TRICKLE CHANNEL
SCALE: N.T.S.



POND MAINTENANCE ACCESS ROAD
TYPICAL SECTION
SCALE: N.T.S.

WALL NOTES:

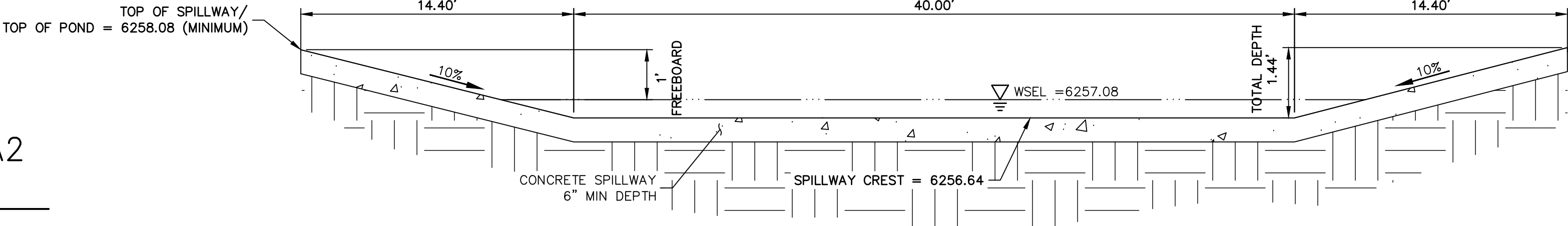
1. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-10.
2. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-20.

CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
3. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F_c.
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES. PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES, FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.



POND A EMERGENCY OVERFLOW SPILLWAY
SCALE: N.T.S.

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PREPARED FOR
JACKSON DEARBORN PARTNERS
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	VARIABLES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							03/12/21	JBP	RPD	

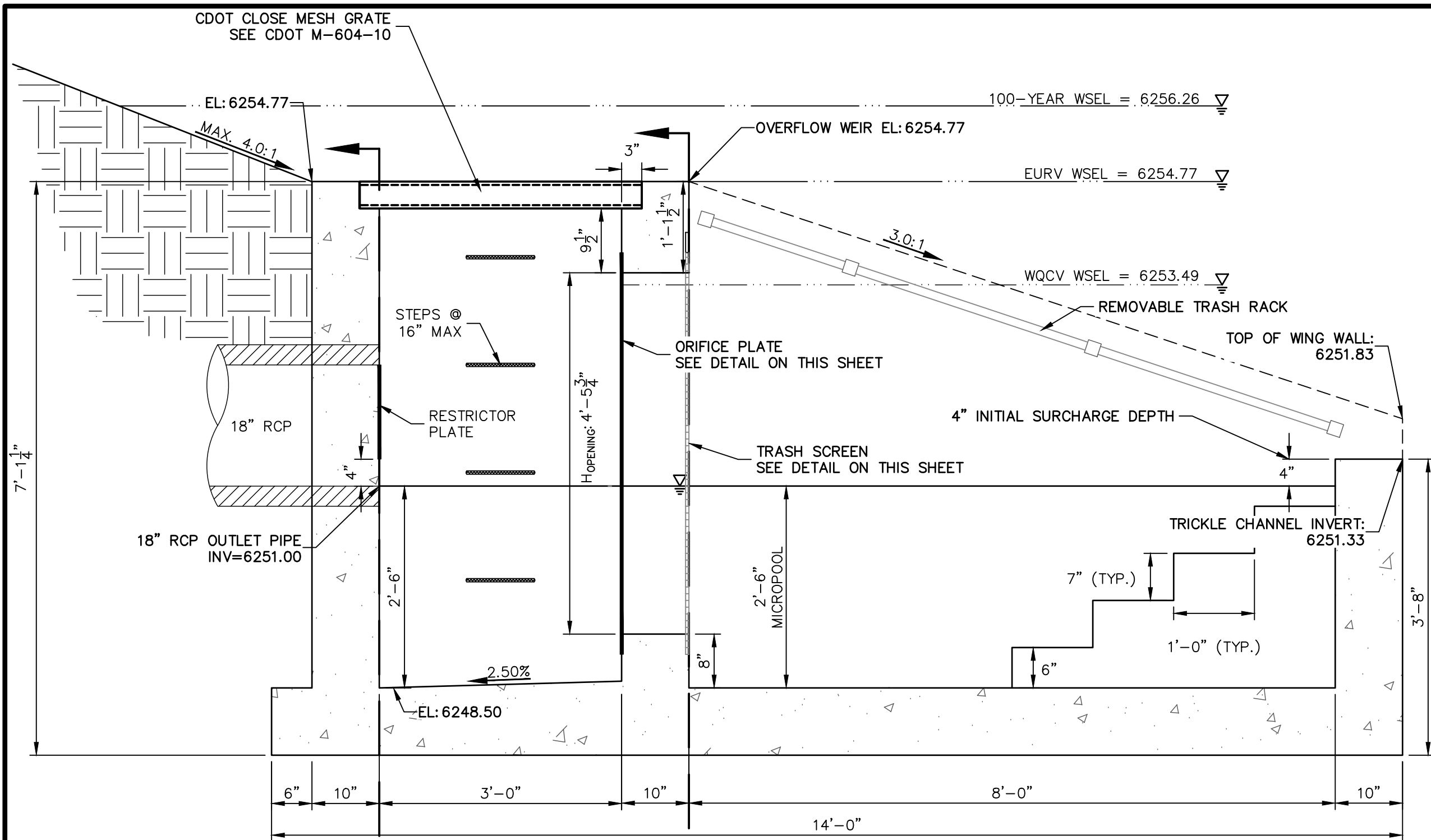
SOLACE AT CIMARRON HILLS
— FILING NO. 1
POND A DETAILS

SHEET 18 OF 32
JOB NO. 25174.00

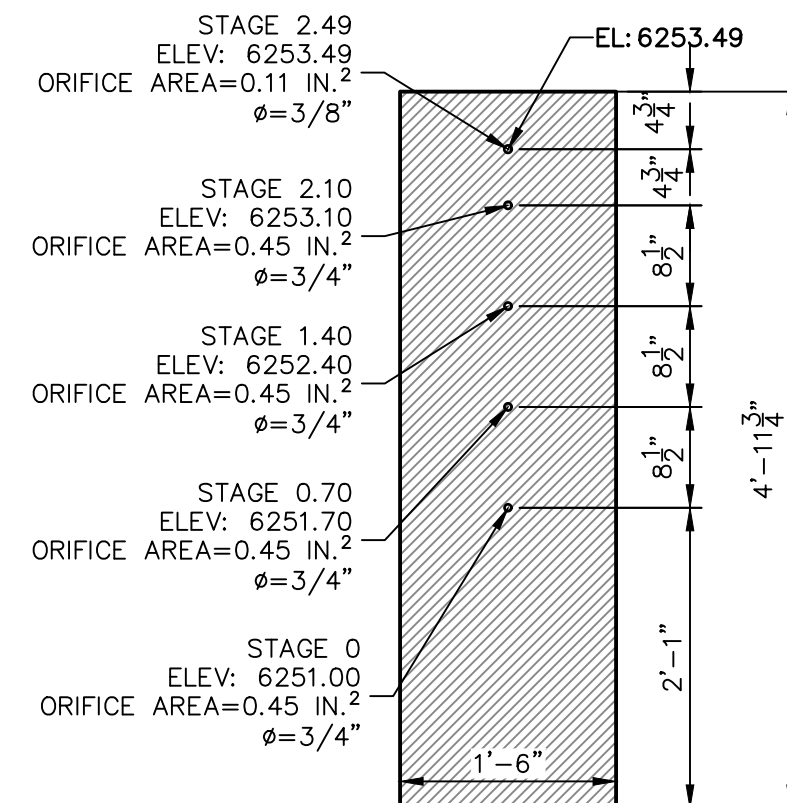
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

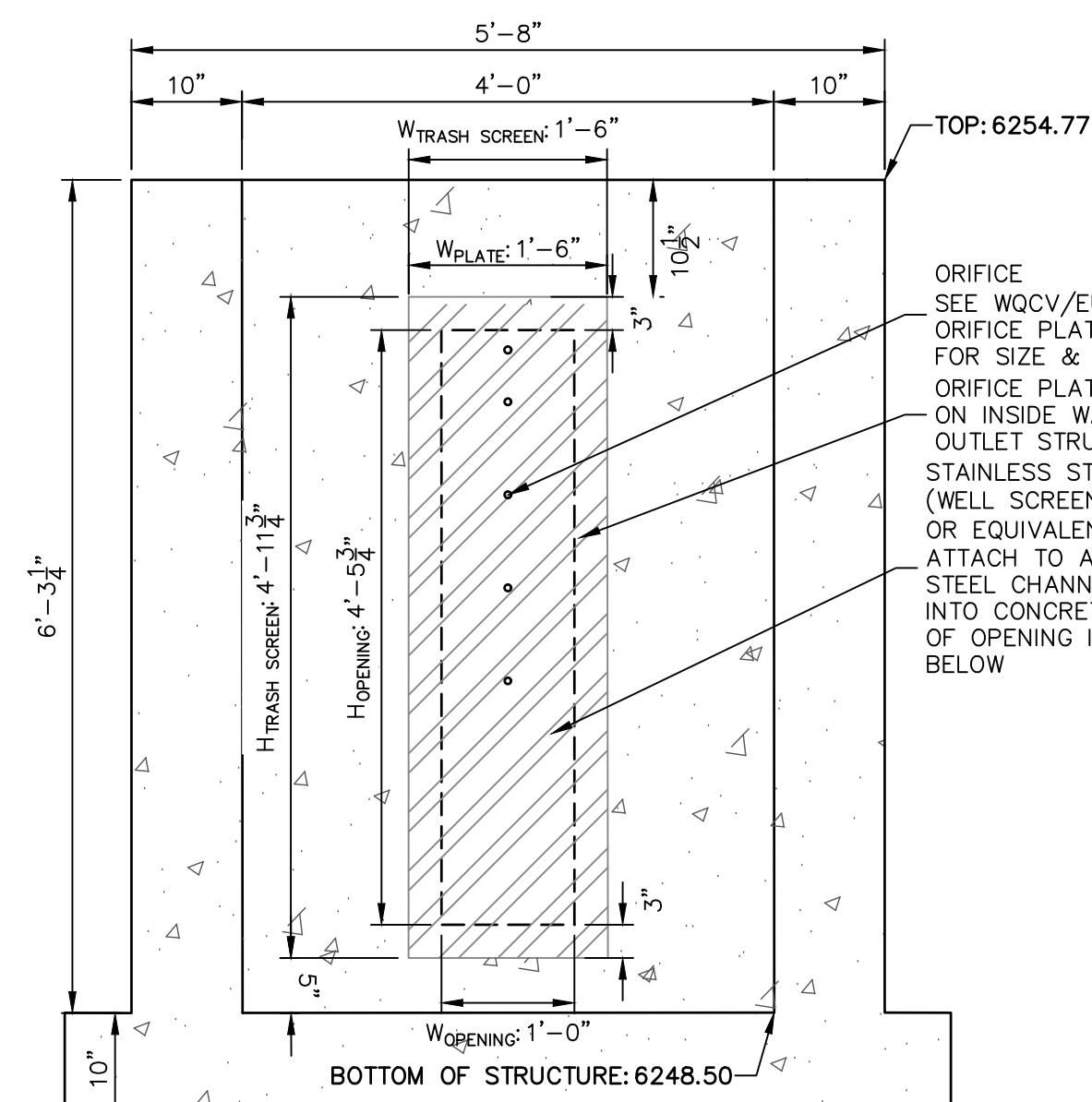
Mike Bramlett
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 6/21/21



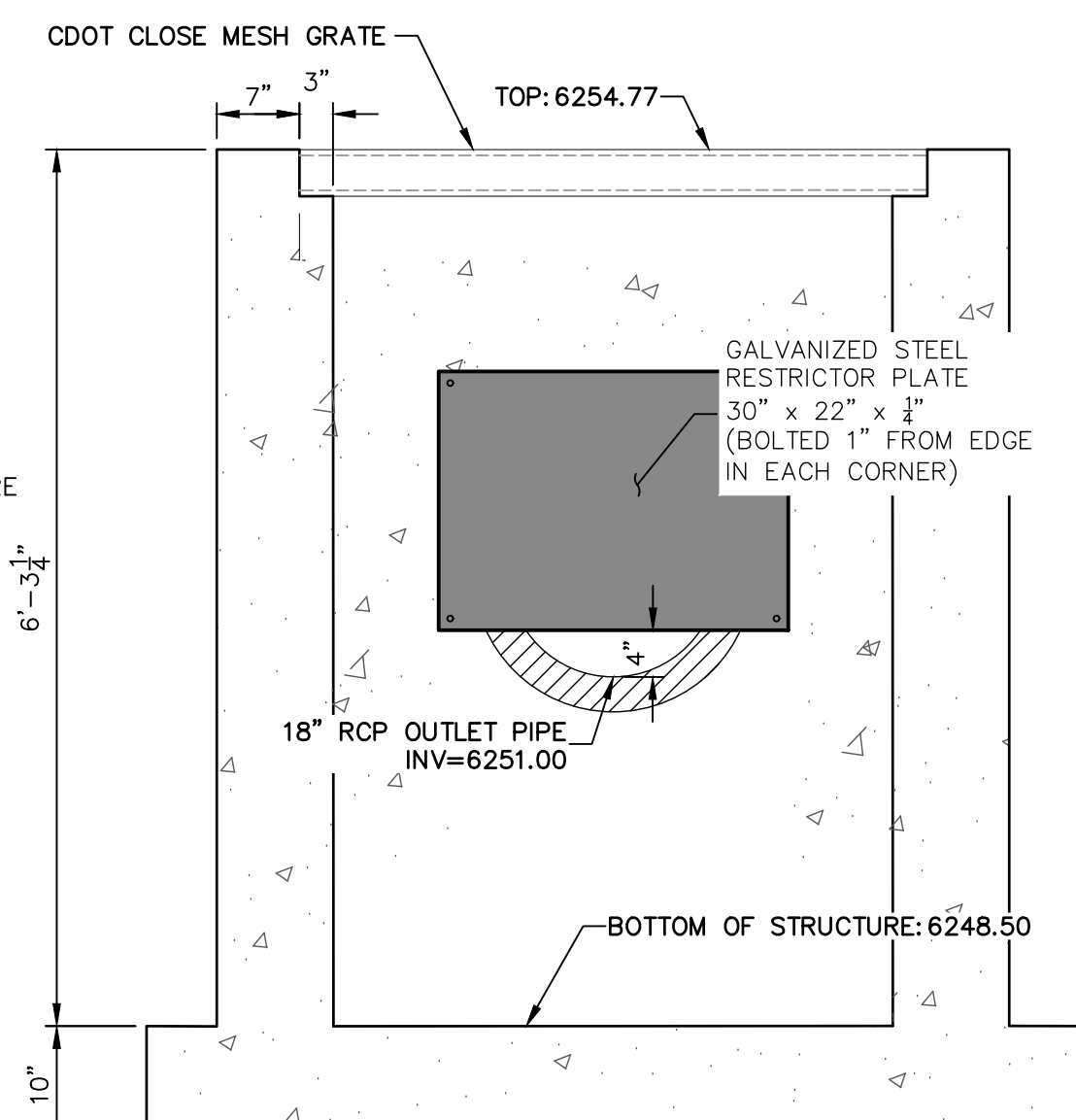
EURV/WQCV ORIFICE PLATE:
4'-11.75" x 1'-6" x 1/2" THICK FLOW
GALVANIZED STEEL FLOW CONTROL PLATE.
PROVIDE CONTINUOUS NEOPRENE GASKET
MATERIAL BETWEEN THE ORIFICE PLATE AND
CONCRETE. BOLT PLATE TO CONCRETE @
12" MAX O.C., 1/2" FROM PLATE EDGE.



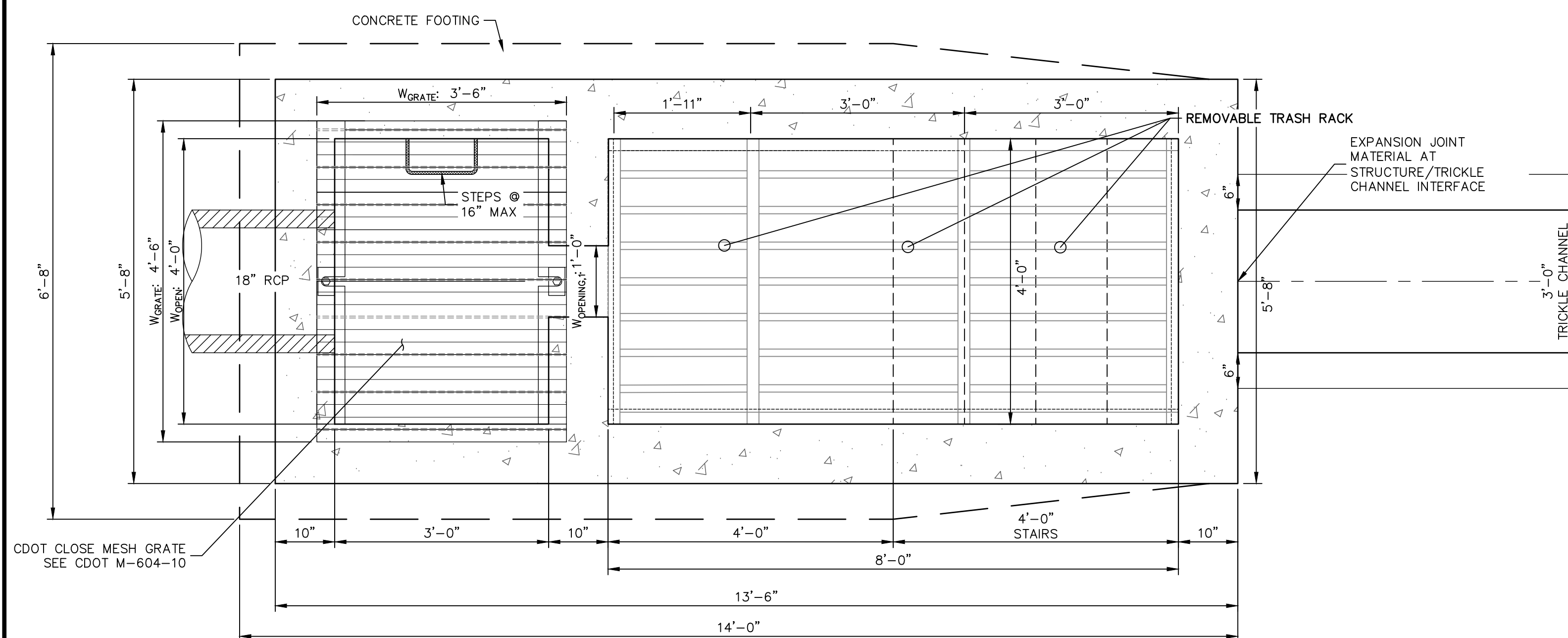
WQCV/EURV ORIFICE
PLATE DETAIL
SCALE: 3/4"=1'



A SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/4"=1'



B SECTION B AT OUTLET (REAR) WALL
SCALE: 3/4"=1'



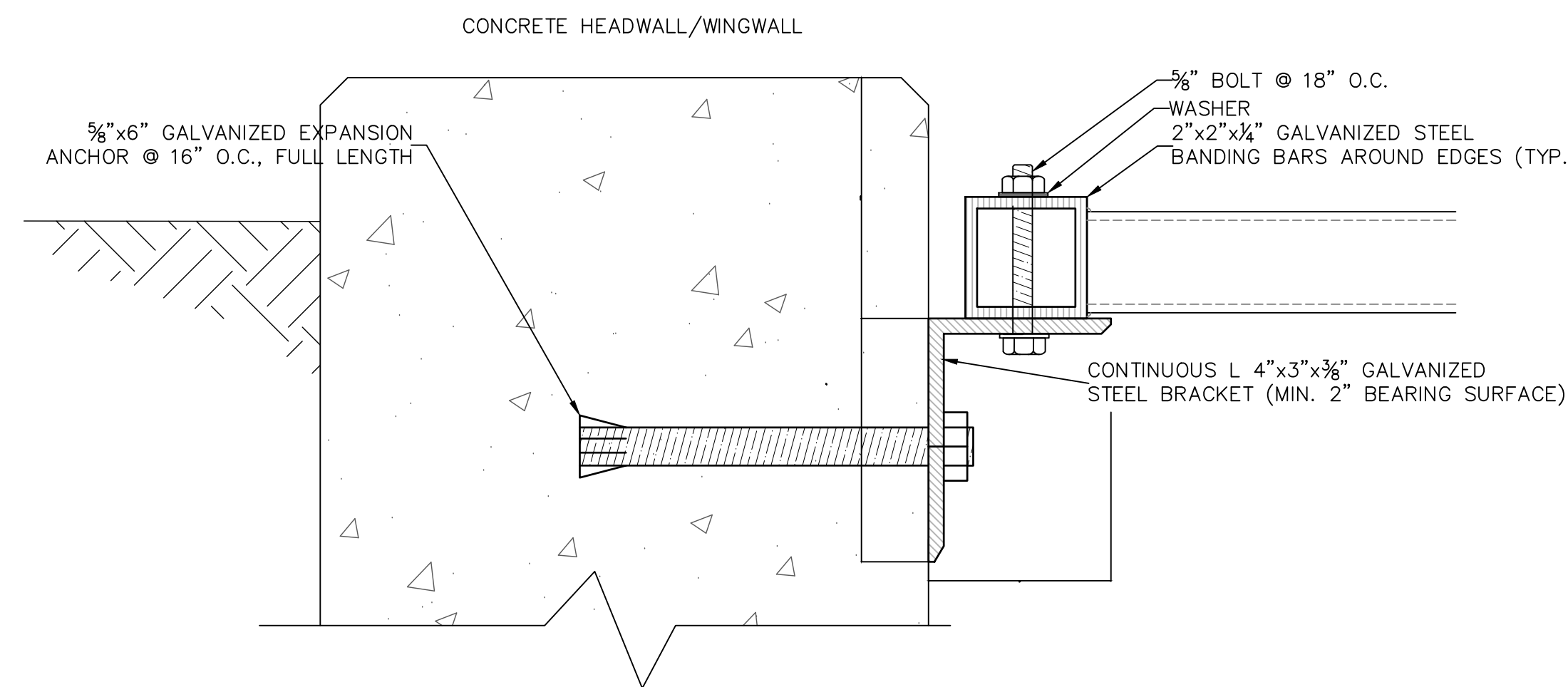
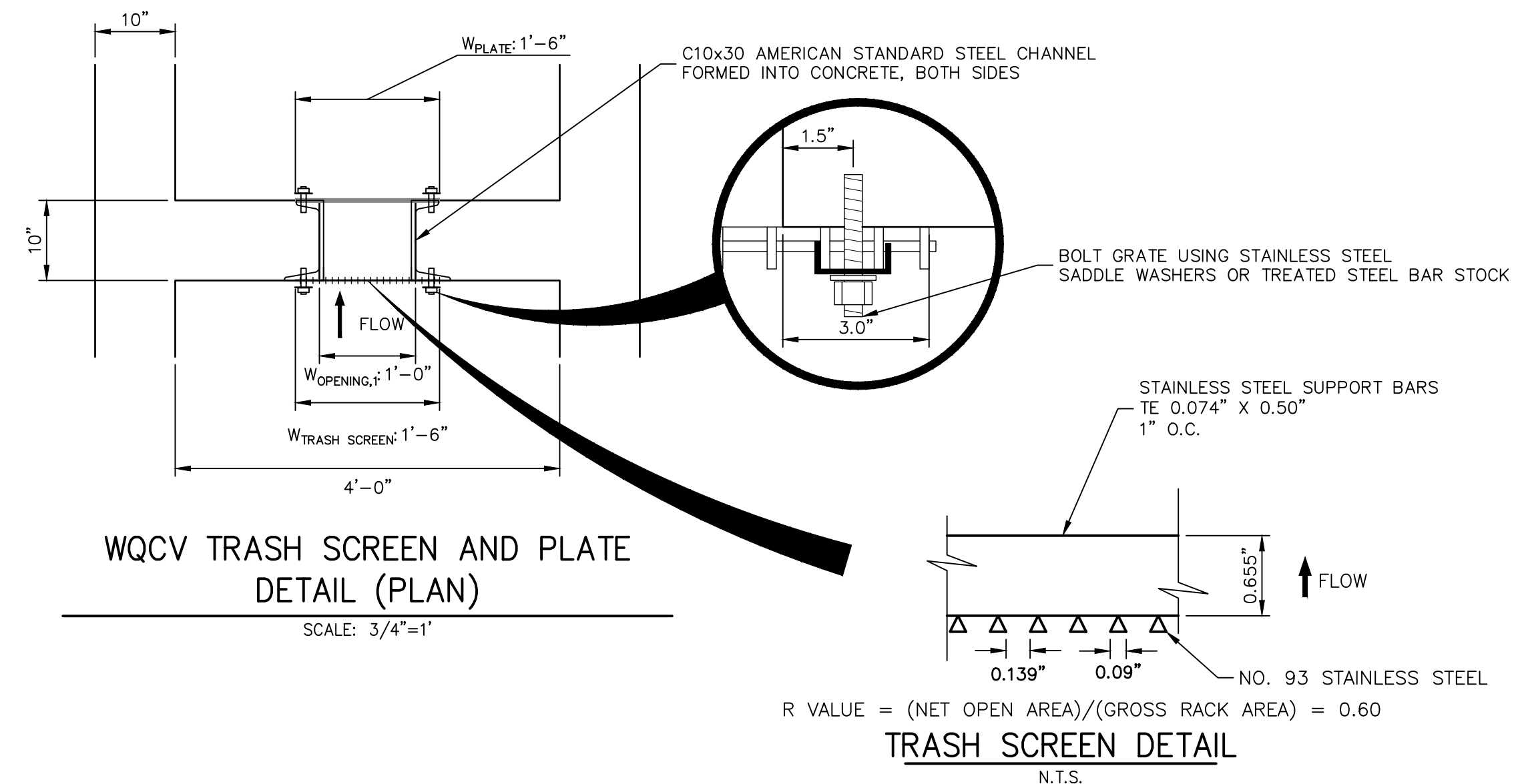
POND A OUTLET STRUCTURE - PLAN
SCALE: 3/4"=1'

OUTLET STRUCTURE STRUCTURAL NOTES:

1. REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
2. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
4. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
6. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
7. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
8. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
9. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
10. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
12. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

- ORIFICE PLATE AND RESTRICTOR PLATE:
1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
 3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- OVERFLOW GRATE:
5. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 6. OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.



TRASH RACK CONNECTION TO WALLS
N.T.S.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

32314

DATE

SOLACE AT CIMARRON HILLS -
FILING NO. 1

POND A DETAILS

SHEET 19 OF 32

JOB NO. 25174.00

BY DATE

No. REVISION

H-SCALE 3/4" = 1'
V-SCALE 3/4" = 1'

DATE 03/12/21

DESIGNED BY JBP

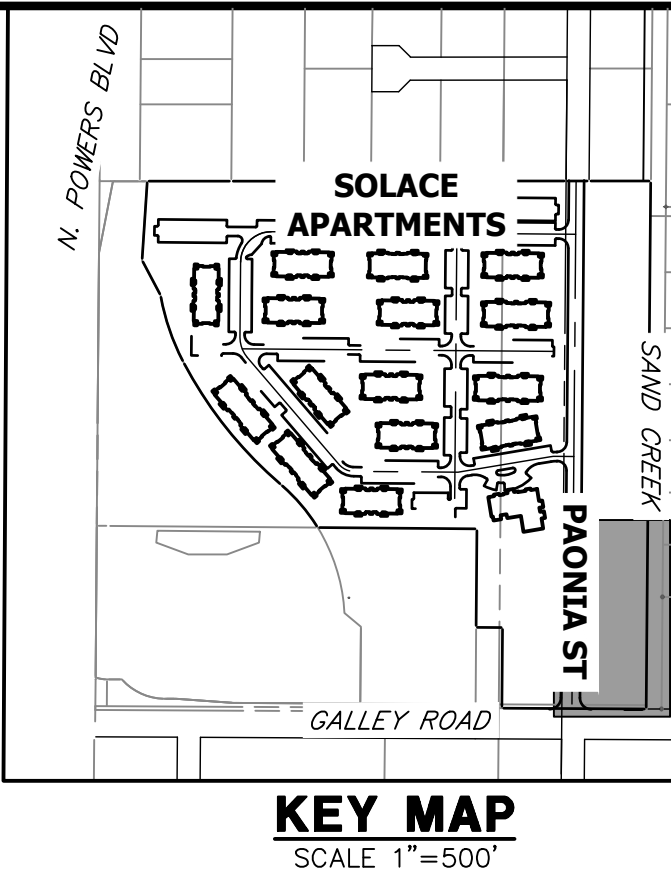
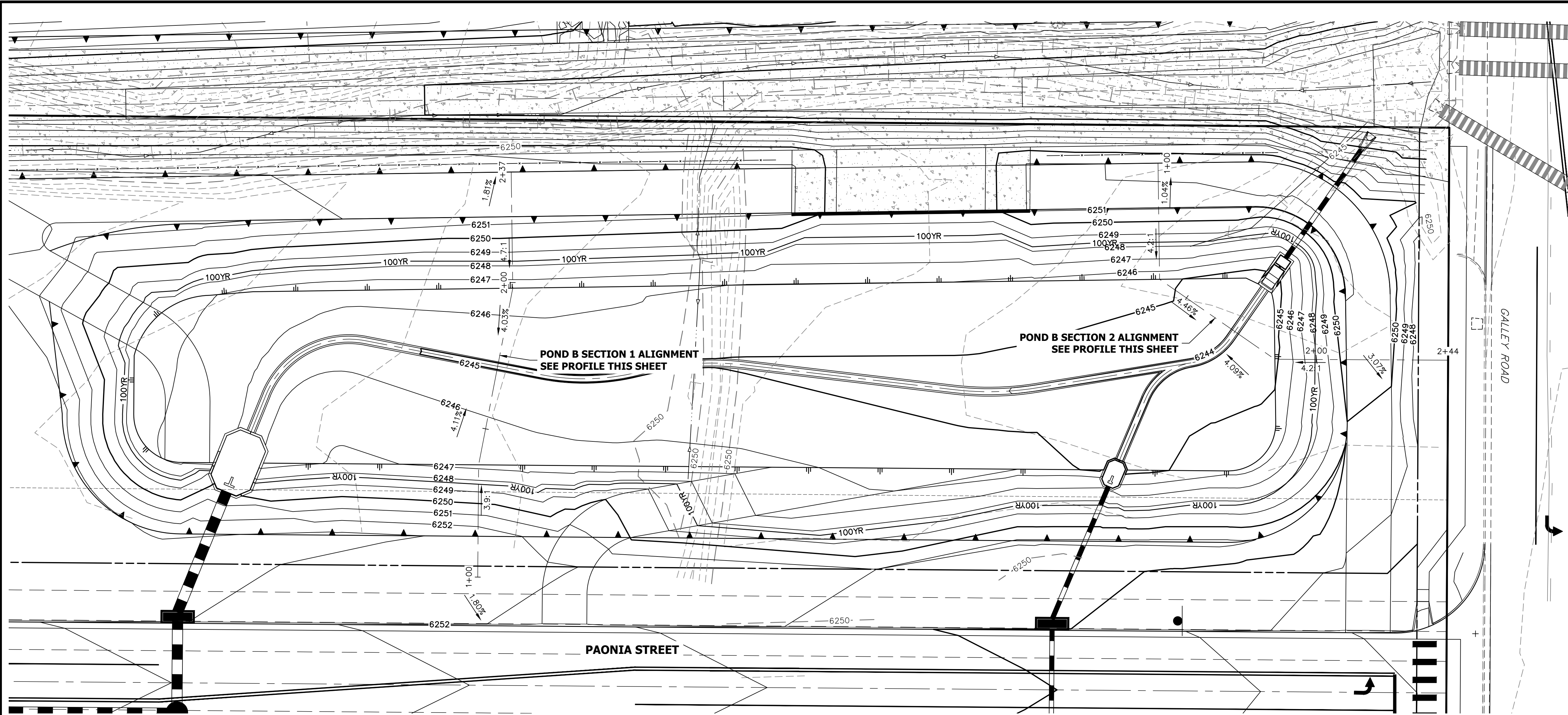
DRAWN BY RPD

CHECKED BY

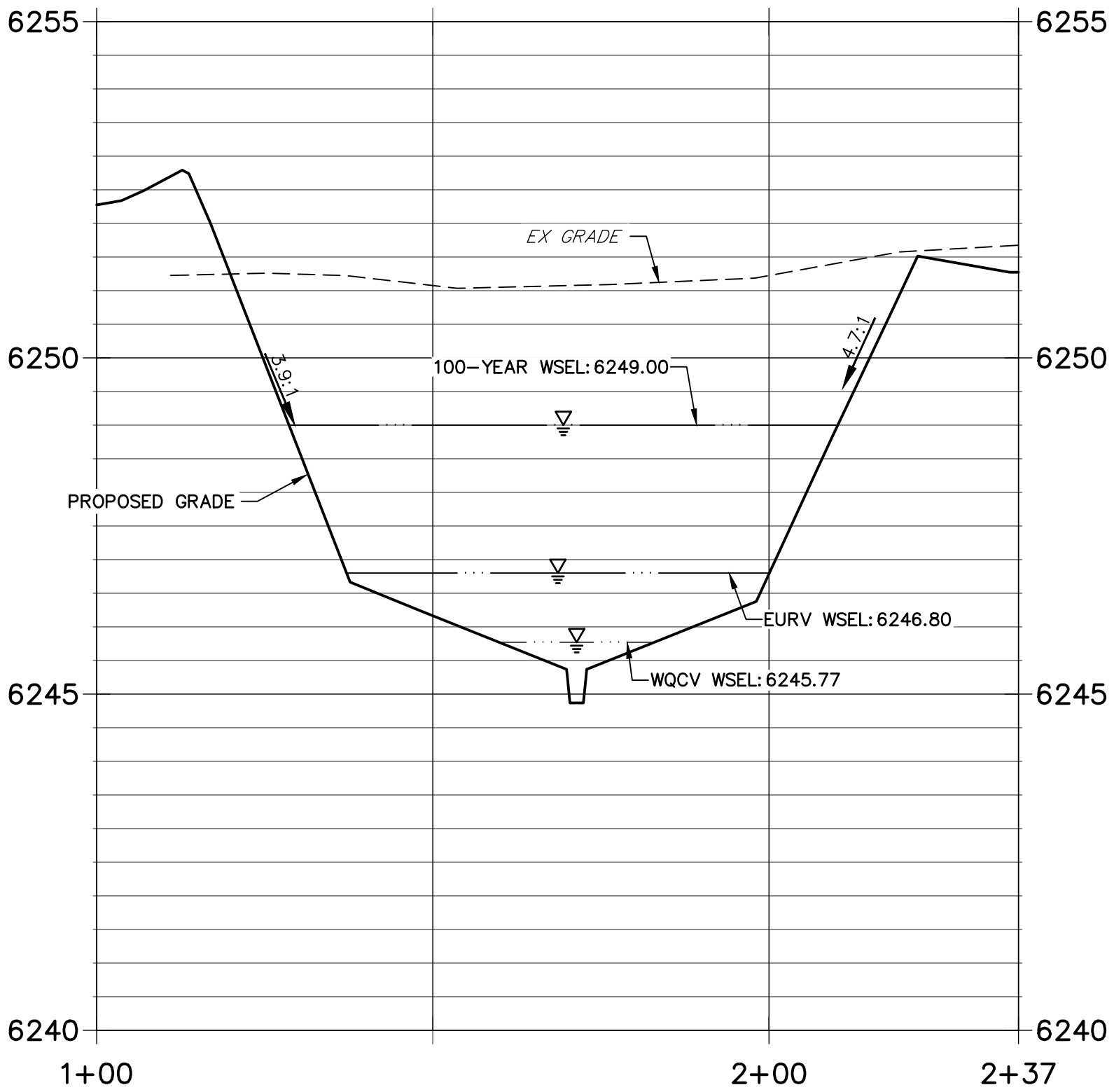
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

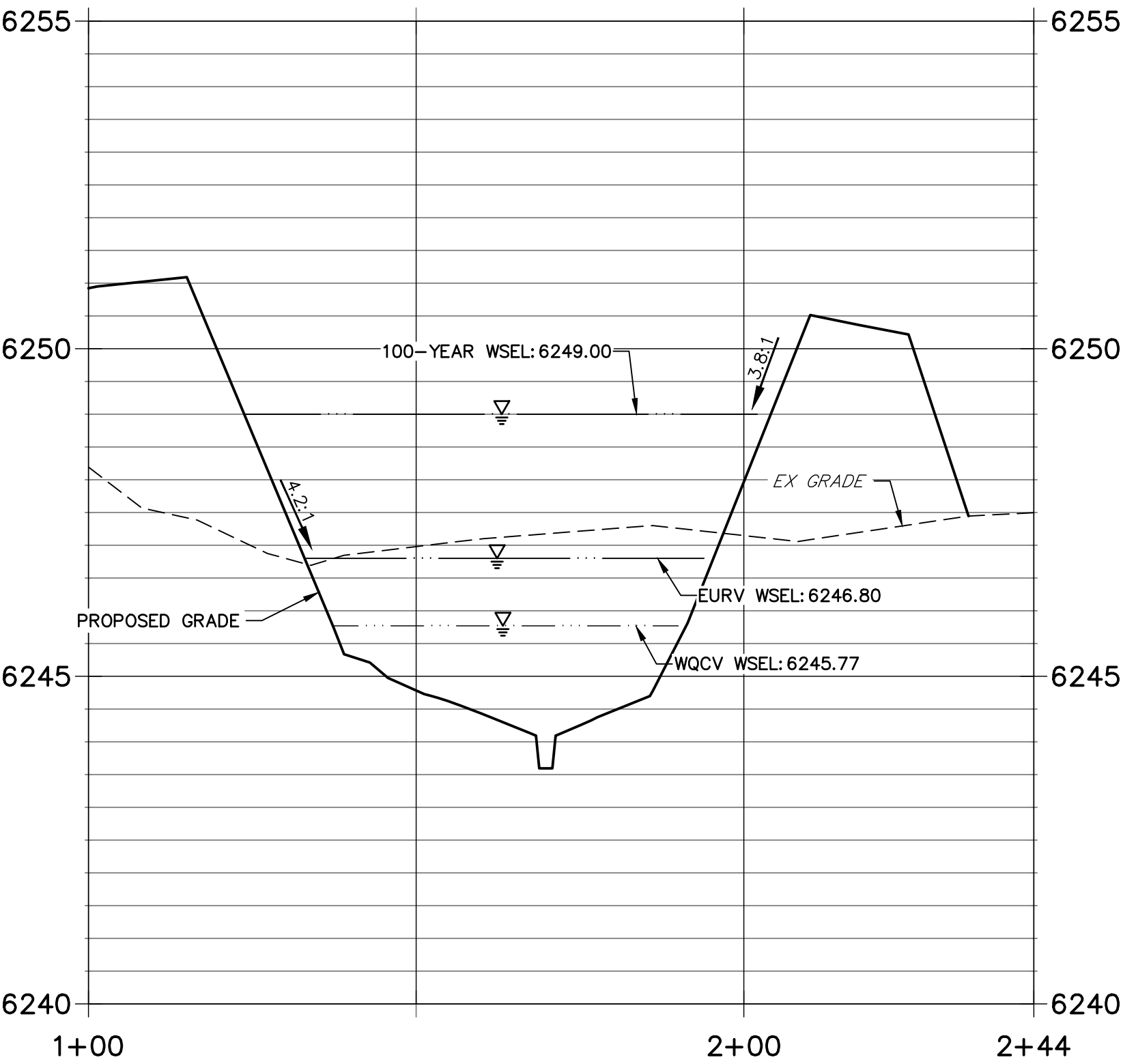
J.R. ENGINEERING
A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com



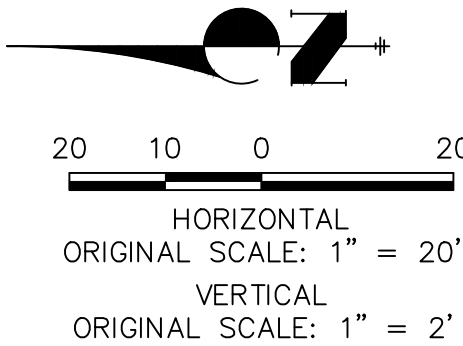
POND B SECTION 1 PROFILE
STA 1+00.00 TO 2+37.11



POND B SECTION 2 PROFILE
STA 1+00.00 TO 2+44.24



- NOTES**
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
 2. SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
 3. SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
 4. SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY JR ENGINEERING FOR PROPOSED DESIGN OF CMD-OWNED WATER AND SANITARY UTILITIES.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE 6/21/21

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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.

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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SUITE 400
CHICAGO, ILL. 60607
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J.R. ENGINEERING
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BY	DATE	REVISION

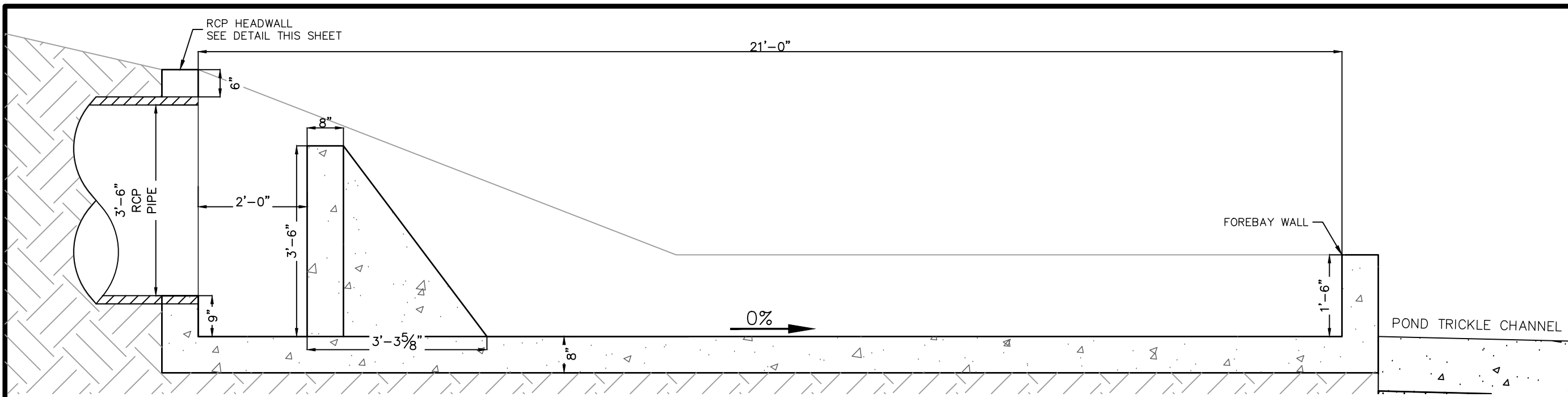
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	03/12/21	JBP	RPD	

SOLACE AT CIMARRON HILLS
— FILING NO. 1

POND B PLAN & CROSS
SECTIONS

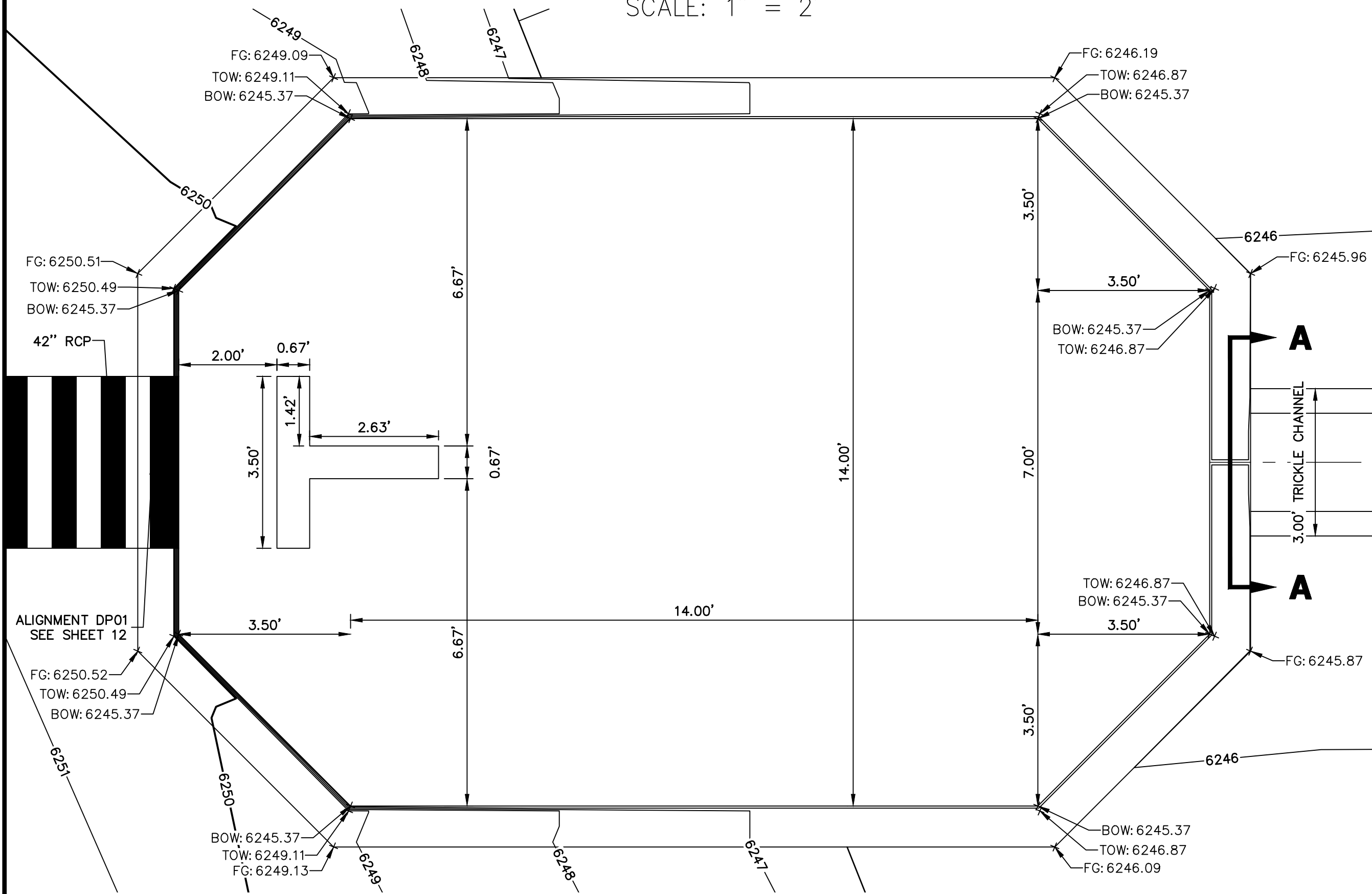
SHEET 21 OF 32

JOB NO. 25174.00



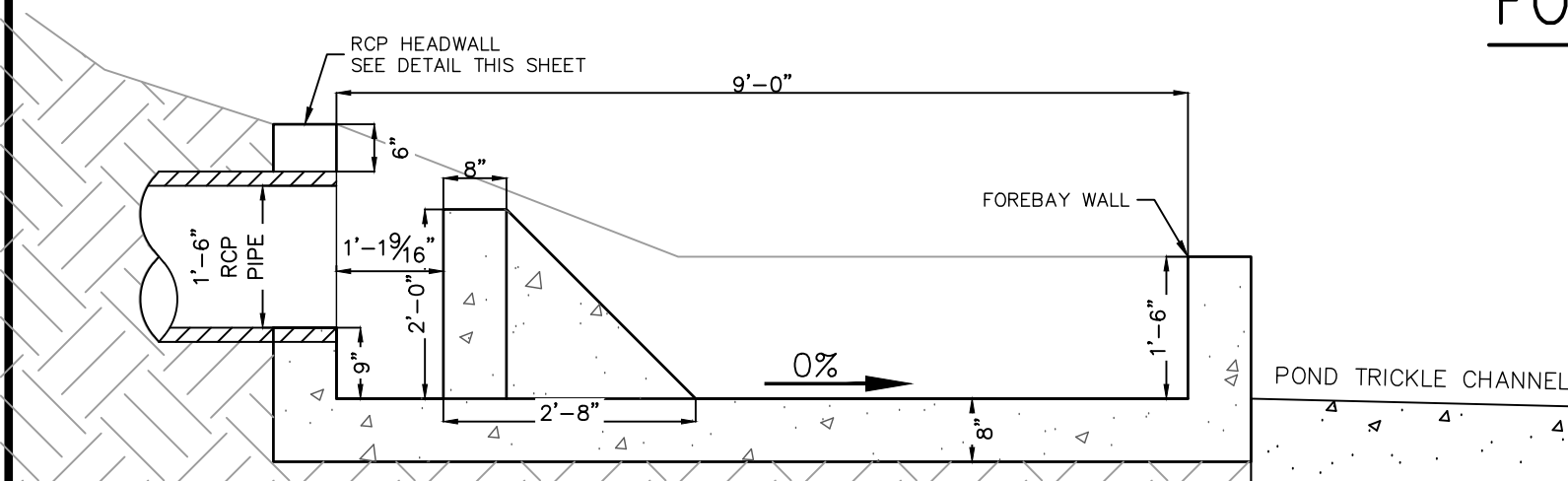
FOREBAY B1 PROFILE VIEW

SCALE: 1" = 2'



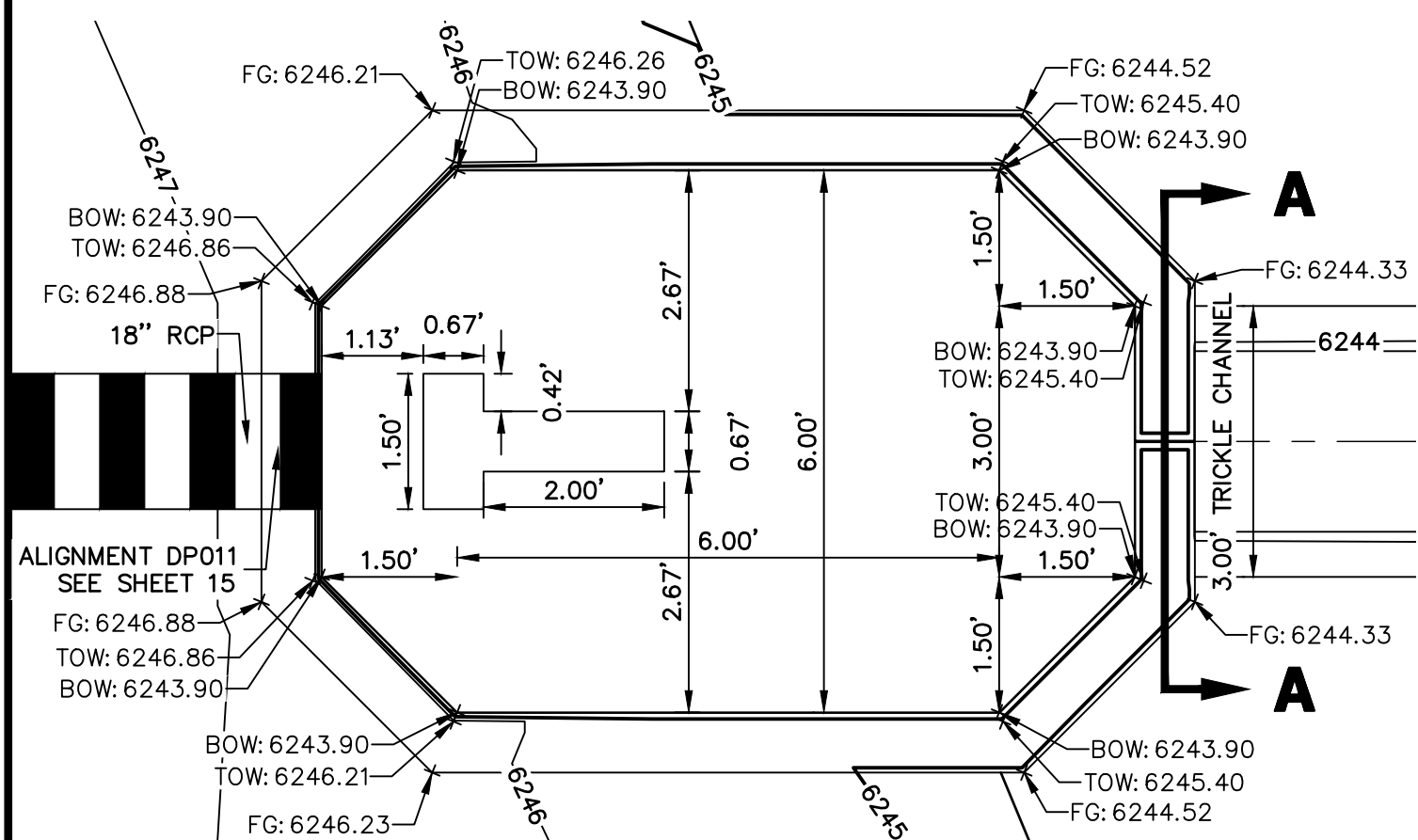
FOREBAY B1 PLAN VIEW

SCALE: 1" = 2'



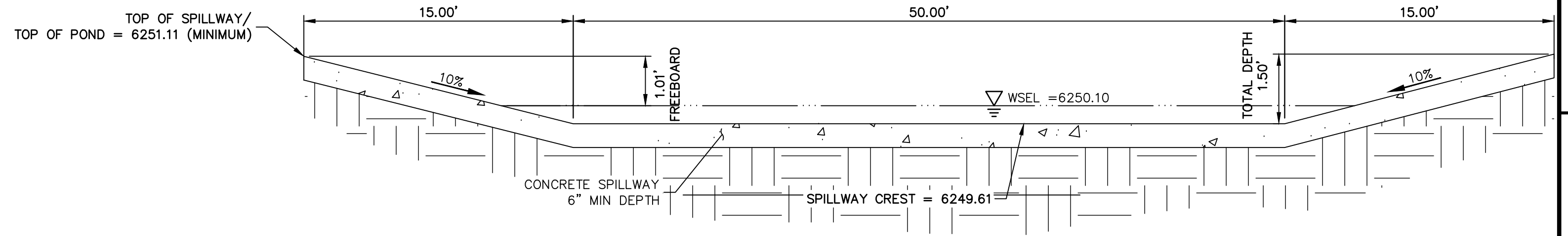
FOREBAY B2 PROFILE VIEW

SCALE: 1" = 2'



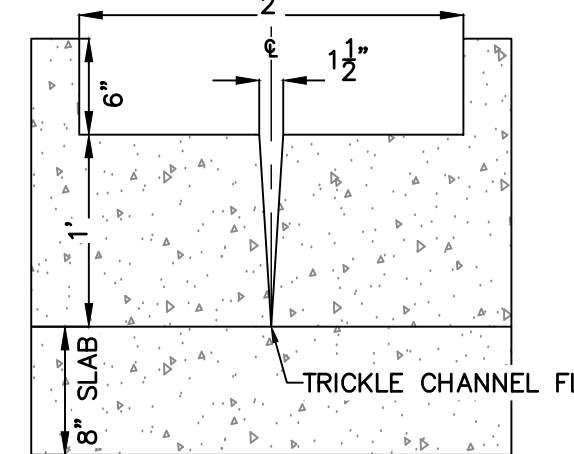
FOREBAY B2 PLAN VIEW

SCALE: 1" = 2'



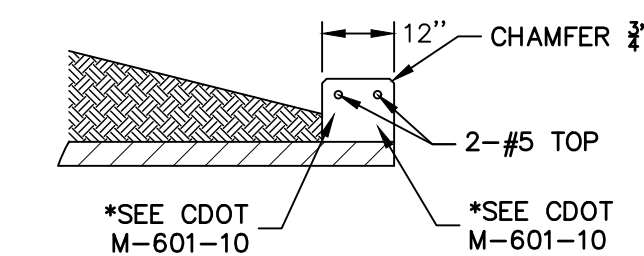
POND B EMERGENCY OVERFLOW SPILLWAY

SCALE: N.T.S.



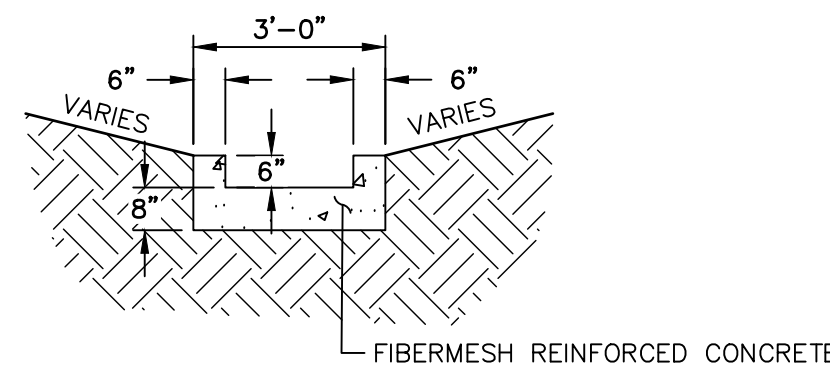
FOREBAY B1 & B2 WALL SECTION

SCALE: 1" = 1'



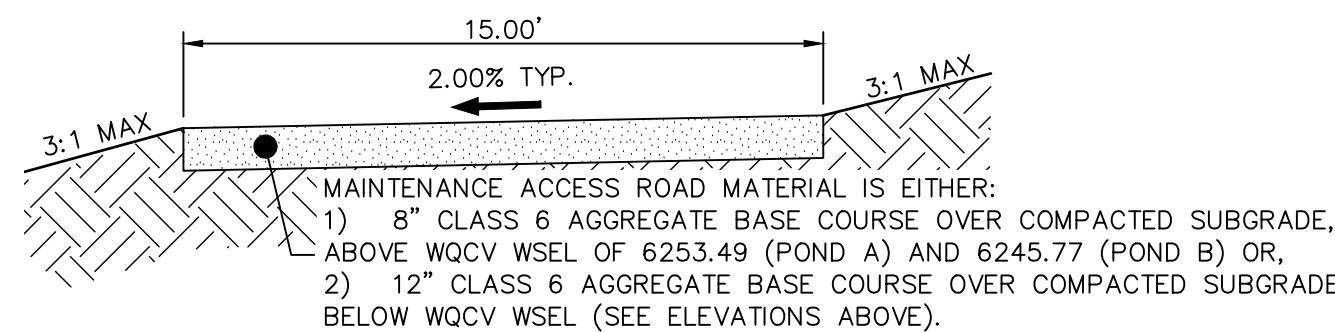
RCP HEADWALL

SCALE: N.T.S.



TRICKLE CHANNEL

SCALE: N.T.S.



POND MAINTENANCE ACCESS ROAD
TYPICAL SECTION

SCALE: N.T.S.

WALL NOTES:

1. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-10.
2. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-20.

CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
3. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F_c.
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES. PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES, FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

DATE

32314

FOR AND ON BEHALF OF JR ENGINEERING

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

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

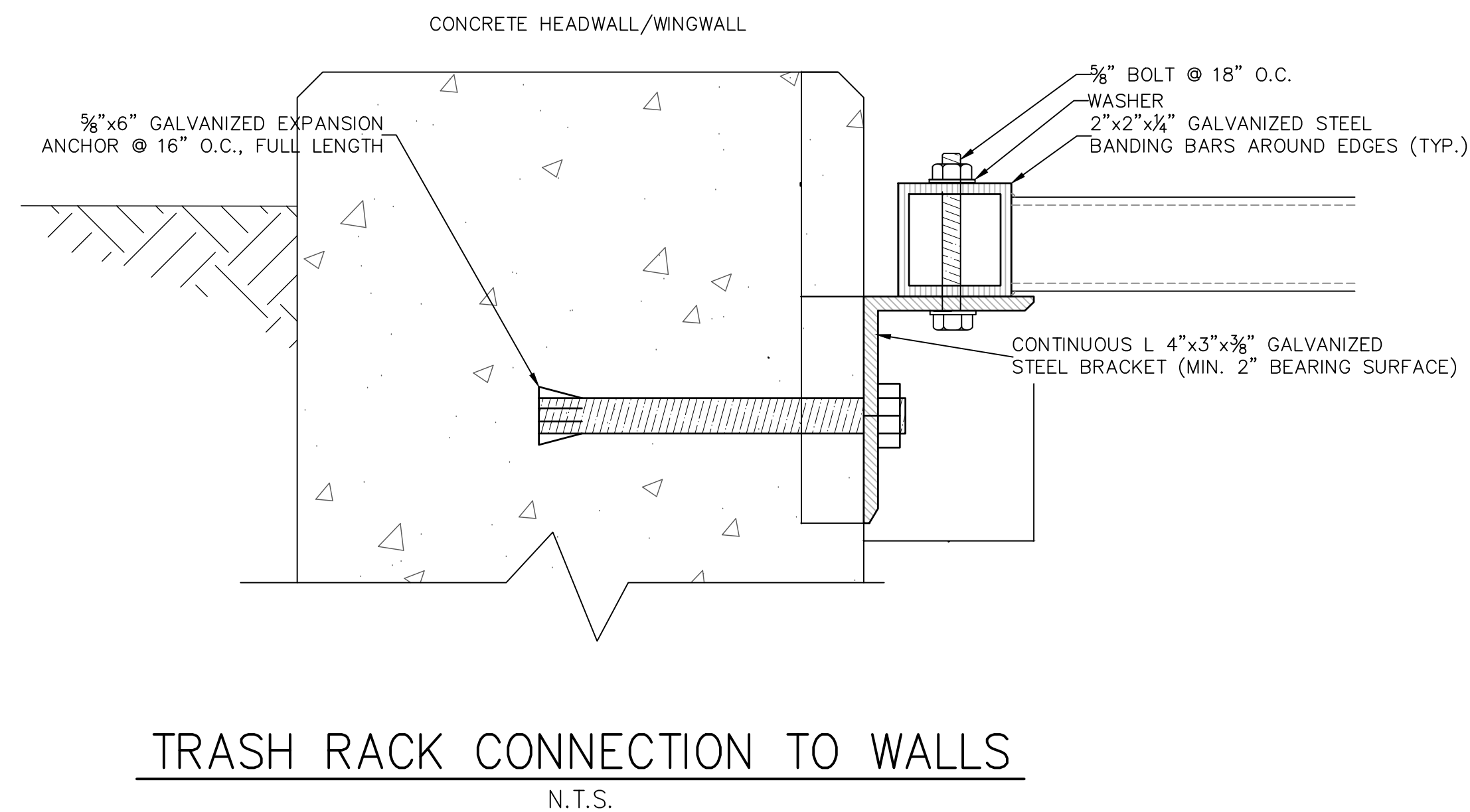
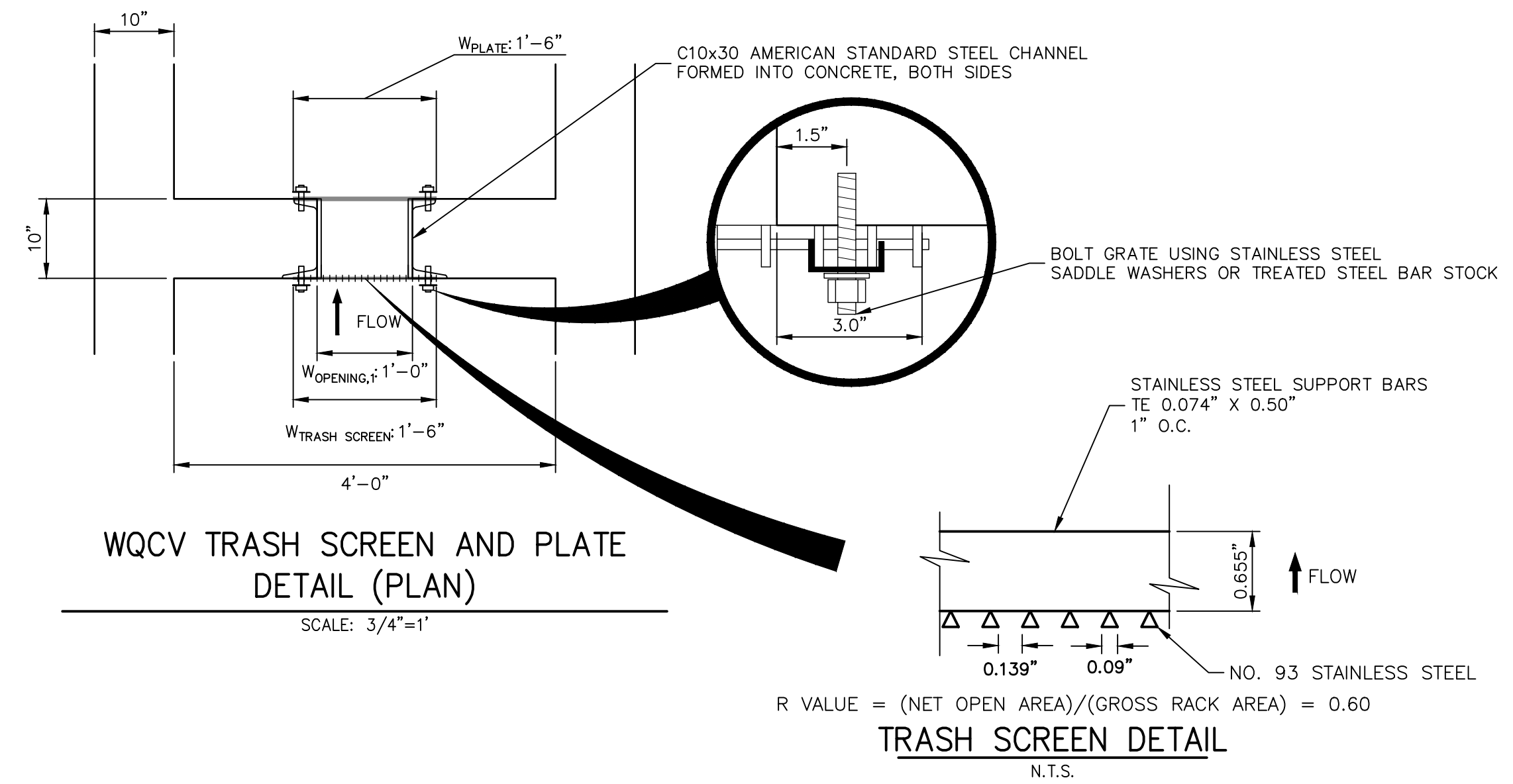
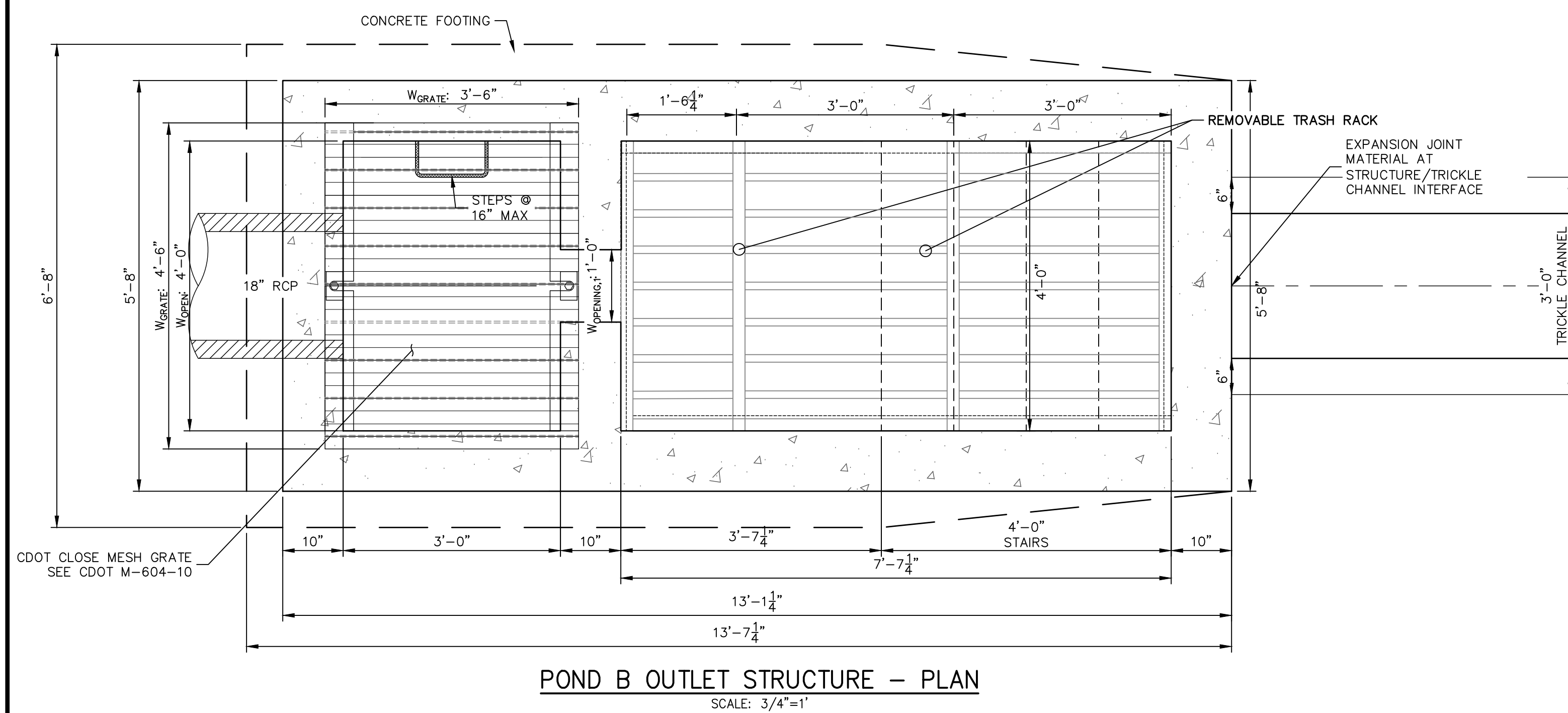
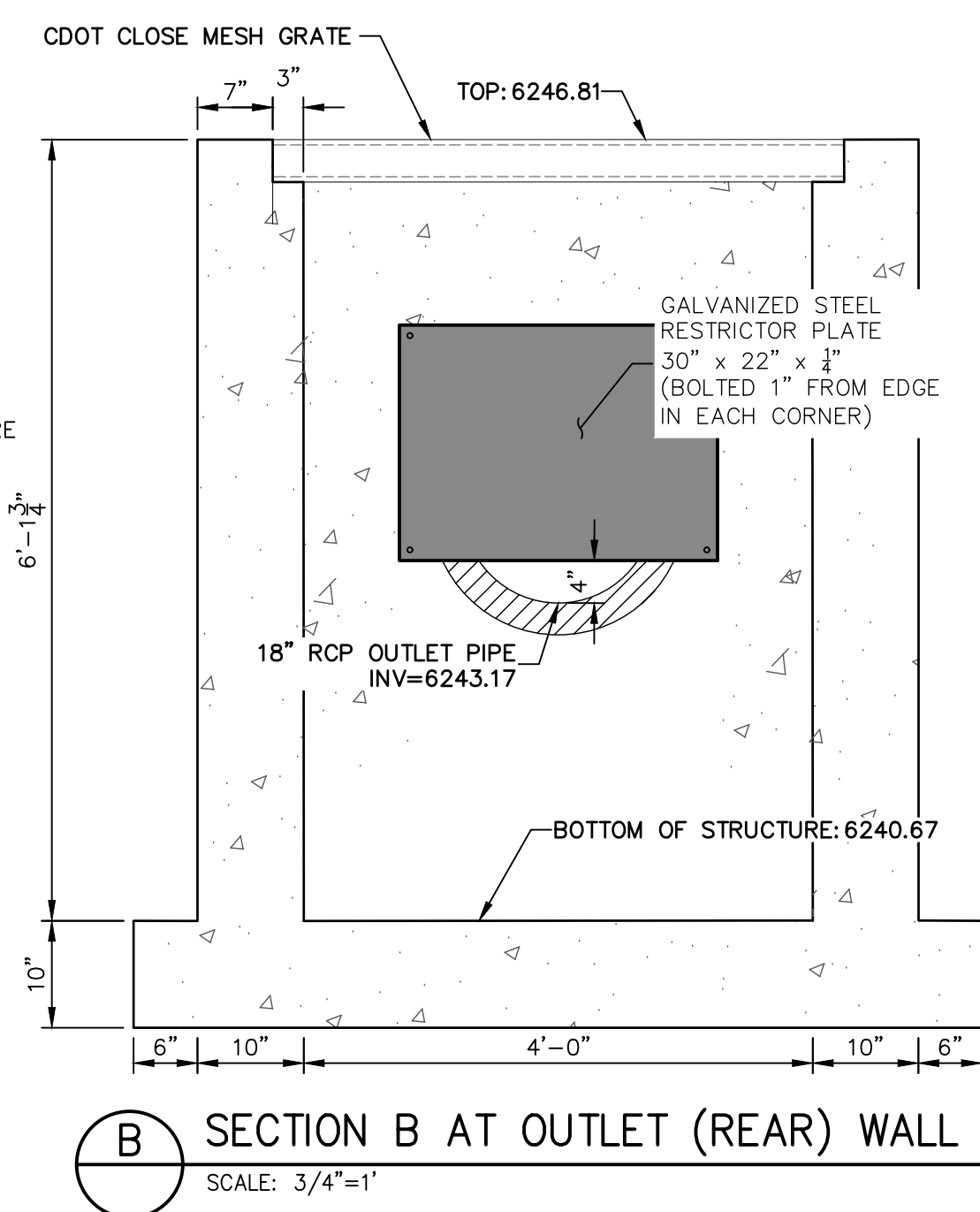
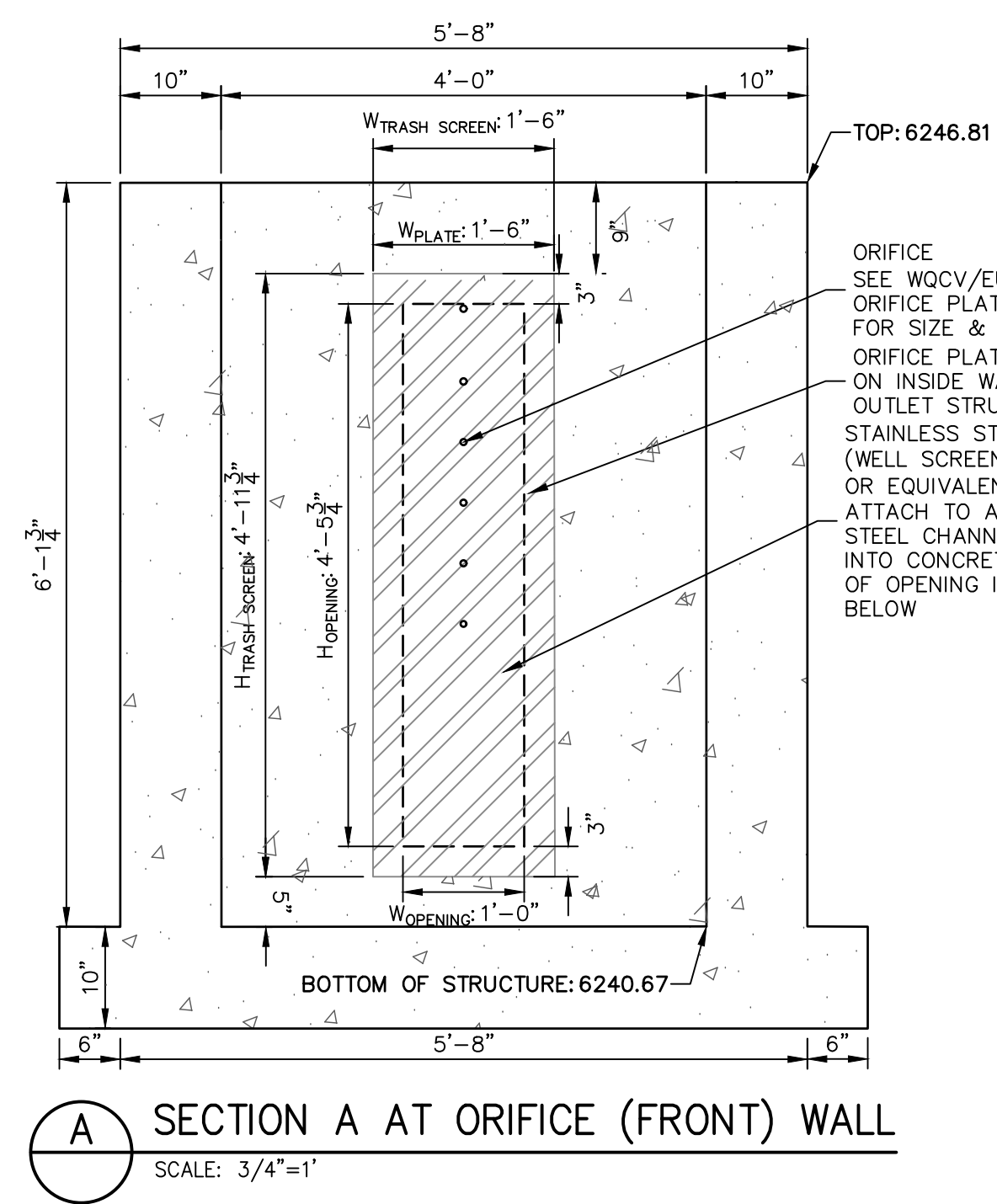
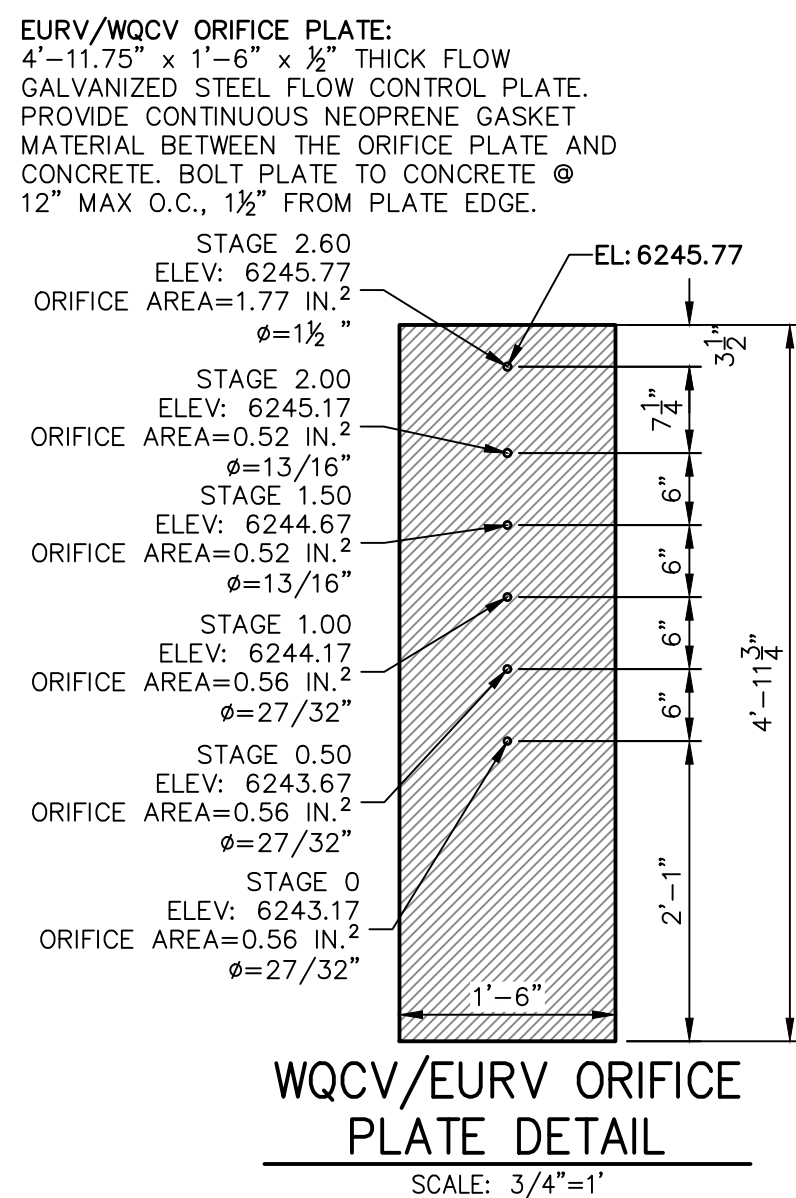
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BY	DATE	REVISION	NO.	VARIES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							03/12/21	JBP	RPD	

SOLACE AT CIMARRON HILLS
— FILING NO. 1
POND B DETAILS

SHEET 22 OF 32

JOB NO. 25174.00



ORIFICE PLATE AND RESTRICTOR PLATE:

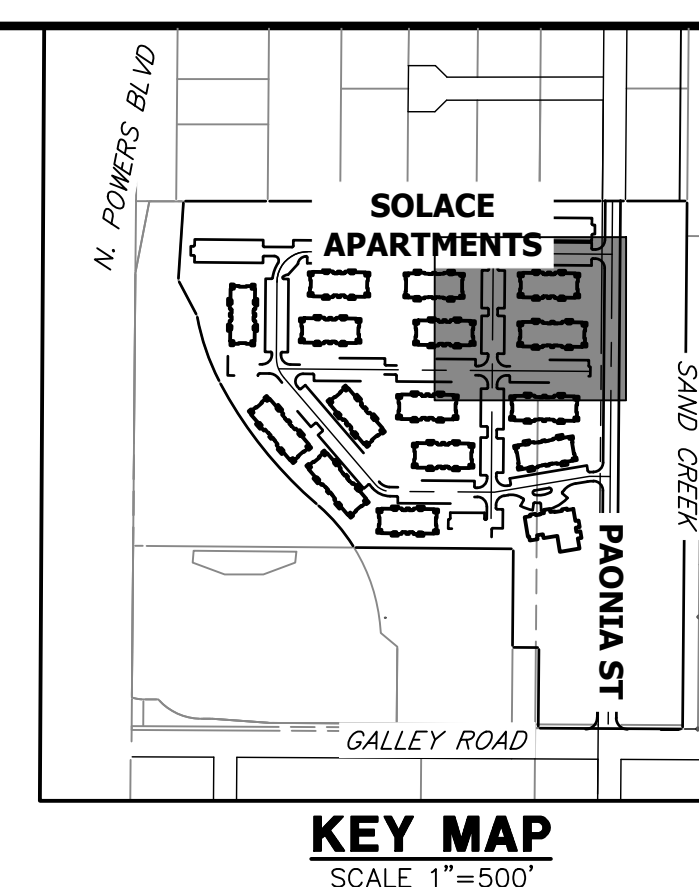
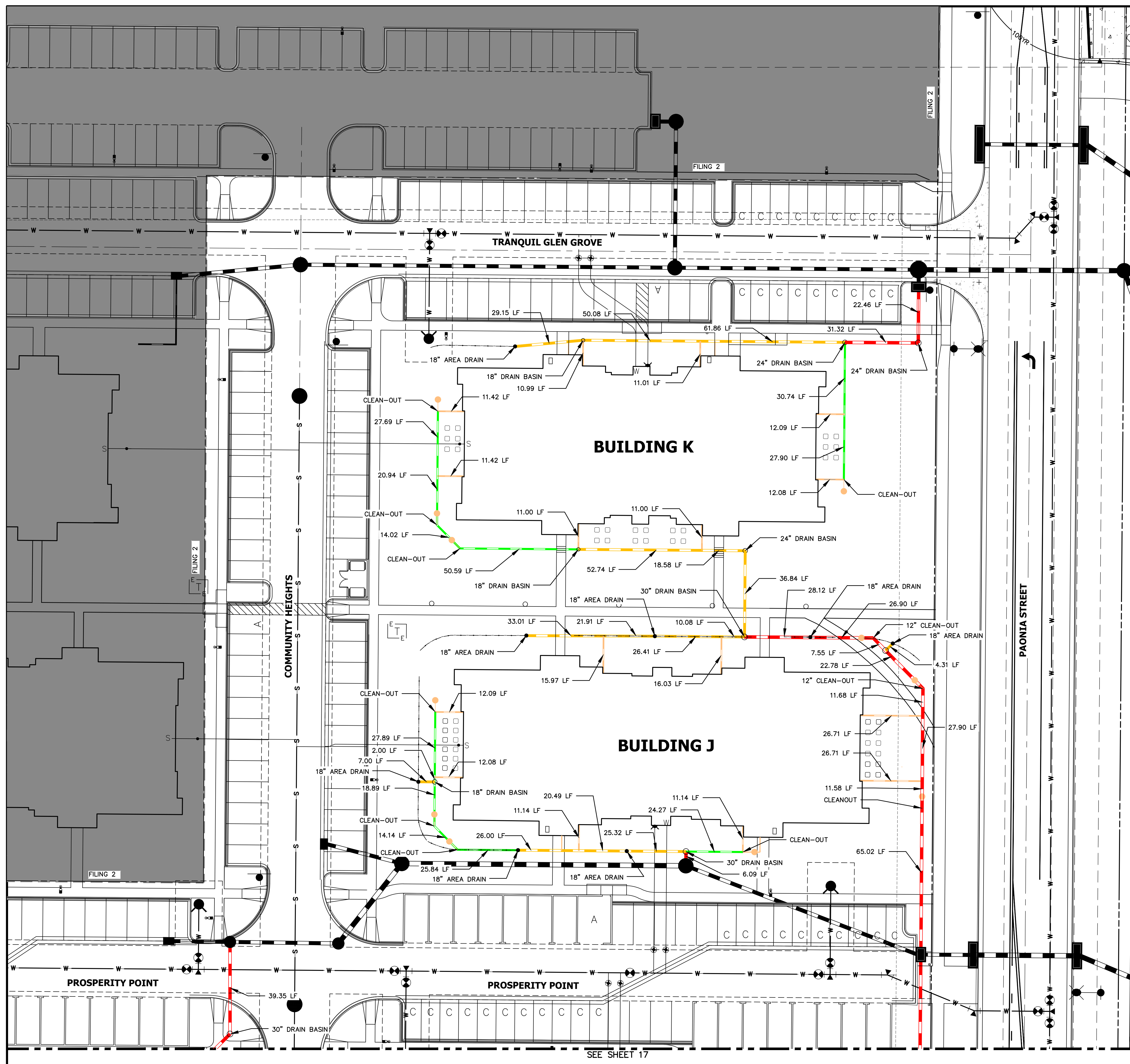
1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL GRATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OVERFLOW GRATES:

1. ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
2. ALL STEEL GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

MENT
COLORADO REGISTERED
MIKE A. BRAMLETT
32314
6/21/21
DATE
ENGINEERING, LLC

SHEET 23 OF 32
JOB NO. 25174.00



LEGEND

6" HDPE
8" HDPE
12" HDPE
15" HDPE
CLEAN-OUT
AREA DRAIN
DRAIN BASIN

NOTES:

1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED;
2. THE MINIMUM PIPE SLOPE FOR 15" PIPES SHALL BE 0.75%. ALL OTHER PIPES SHALL MAINTAIN A 0.5% MINIMUM;
3. ALL 6" ROOFDRAINS AT BUILDING SHALL BE INSTALLED WITH A CLEAN-OUT AT POINT WHERE DRAIN GOES BELOW GROUND, OR WITHIN 2 FEET OF BUILDING FACE.
4. SEE SHEET 34 FOR CLEAN-OUT, DRAIN BASIN, AND AREA DRAIN DETAILS.
5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.

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

PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, ILL 60607
OFFICE PHONE
(773) 215-2577

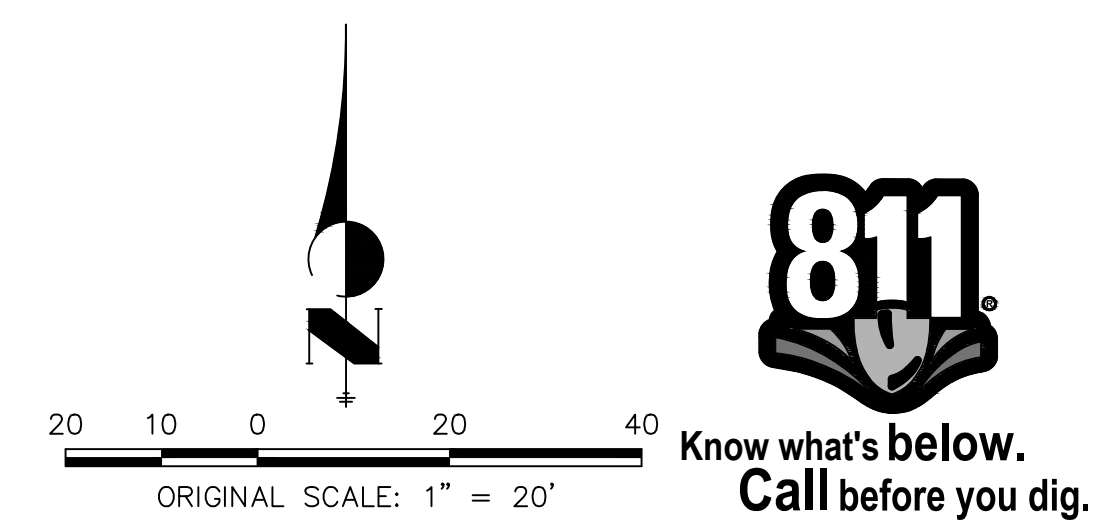
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H-SCALE	1"=20'	No.	REVISION	BY	DATE
V-SCALE	N/A				
DATE	03/12/21				
DESIGNED BY	GVT				
DRAWN BY	GVT				

SOLACE AT CIMARRON HILLS - FILING NO. 1	
SHEET 26	OF 32
ROOF DRAIN AND AREA DRAIN PLANS	
JOB NO.	25174.00



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

Mike Bramlett

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

FOR AND ON BEHALF OF JR ENGINEERING

DATE 6/21/21

SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(1)	18+05.22	15.51' (RT)	TRANQUIL GLEN GROVE	30X30 R1-1 (1) 30X9 D3-1 (2)
(2)	15+51.69	39.52' (RT)	TRANQUIL GLEN GROVE	30X30 R1-1 (1) 30X9 D3-1 (2)
(3)	15+46.07	39.51' (LT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(4)	15+77.07	39.51' (RT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(5)	10+42.33	15.50' (LT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(6)	13+06.49	39.28' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (1)

LEGEND

- PROPOSED SIGN

EXISTING SIGN

CDOT DELINEATOR TYPE I (CRYSTAL)

CDOT DELINEATOR TYPE II (CRYSTAL)

CDOT DELINEATOR TYPE II (YELLOW)

CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK

EXISTING STRIPE TO REMAIN

SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE

TABULATION KEY

LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY

CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY

CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY

CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY
- EDGE LINE - 4" WIDE, SOLID WHITE EPOXY

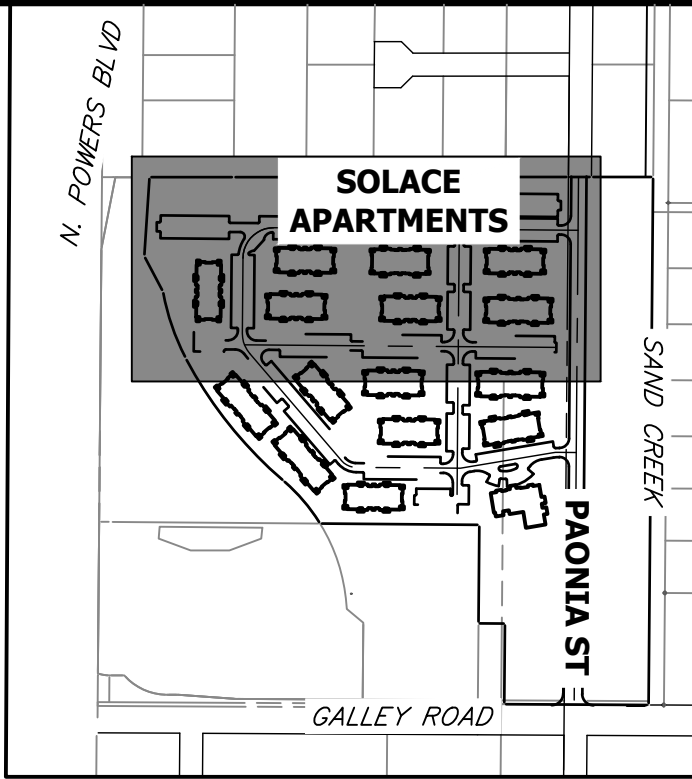
CROSSWALK - 18"x10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

18" WIDE CROSSWALK PREFORMED THERMOPLASTIC

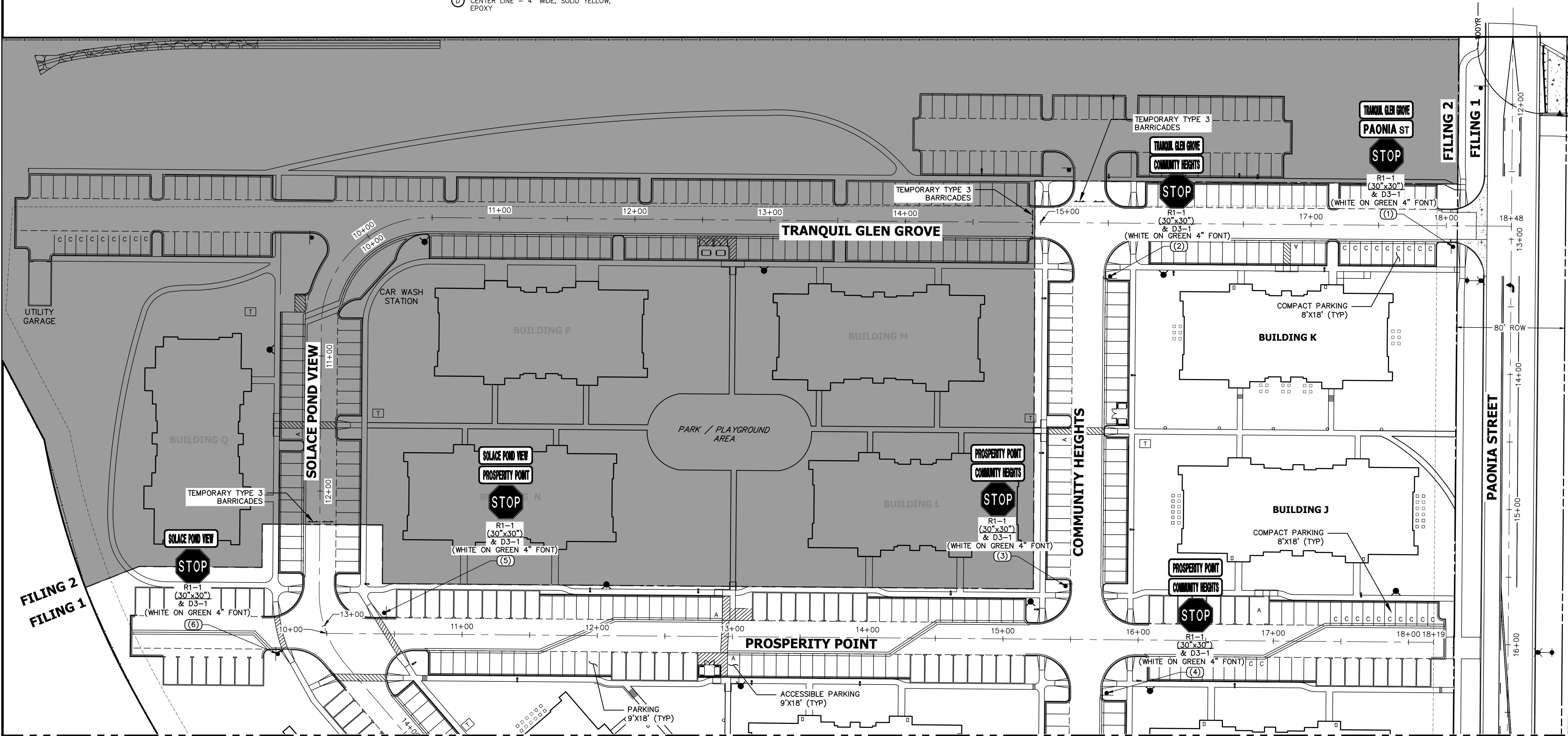
LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY

STOP BAR - 2'xLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

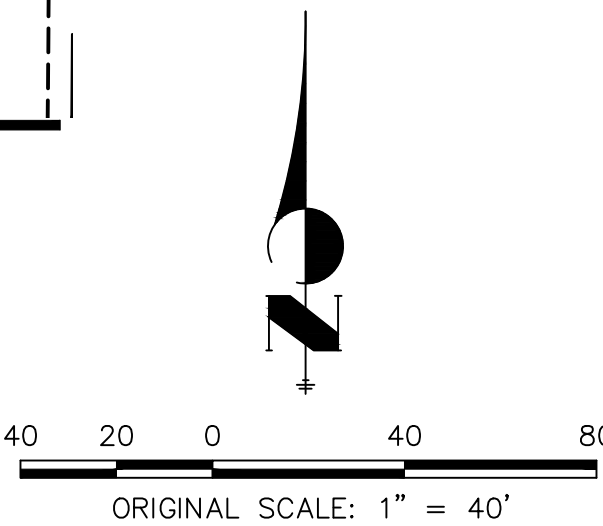
SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)



KEY MAP
SCALE 1"=500'



SEE SHEET 28



NOTES:

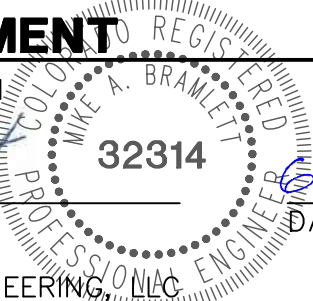
- ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



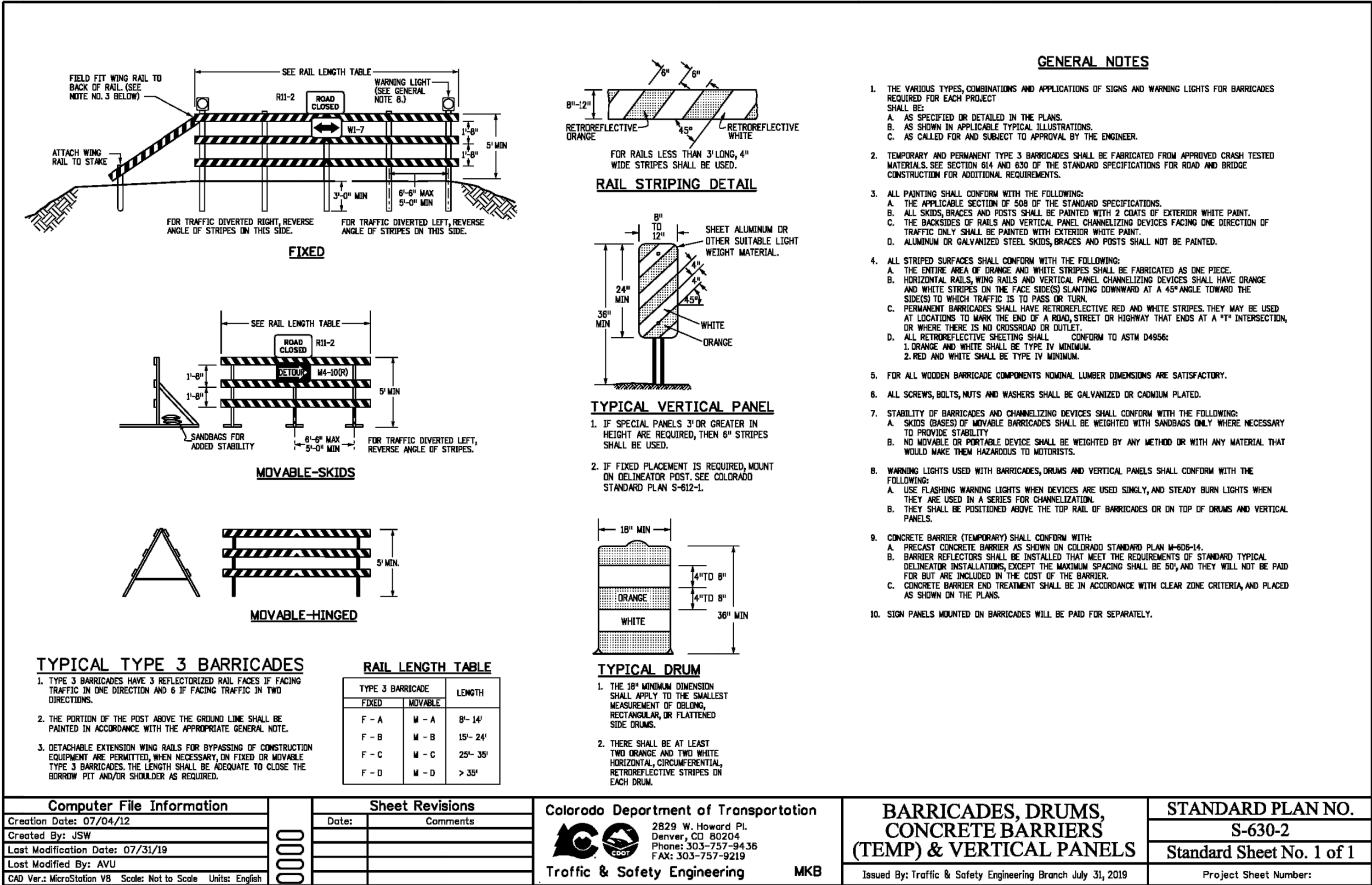
SOLACE AT CIMARRON HILLS
— FILING NO. 1
SIGNAGE AND STRIPING PLAN

SHEET 27 OF 32
JOB NO. 25174.00

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

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SUITE 400
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OFFICE PHONE (734) 216-2577

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Computer File Information			Sheet Revisions		Colorado Department of Transportation		BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS		STANDARD PLAN NO.	
Creation Date: 07/04/12			Date:		2829 W. Howard Pl. Denver, CO 80204		S-630-2		Standard Sheet No. 1 of 1	
Created By: JSW					Phone: 303-757-9436					
Last Modification Date: 07/31/19					Fax: 303-757-9219					
Last Modified By: AVU					Traffic & Safety Engineering		MKB		Issued By: Traffic & Safety Engineering Branch July 31, 2019	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English									Project Sheet Number:	



ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

DATE: 6/21/21

SOLACE AT CIMARRON HILLS
— FILING NO. 1
DETAIL SHEETS

SHEET 32 OF 32
JOB NO. 25174.00

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	N/A	BY	DATE	REVISION	No.
		03/12/21	JRM	JRM								

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