

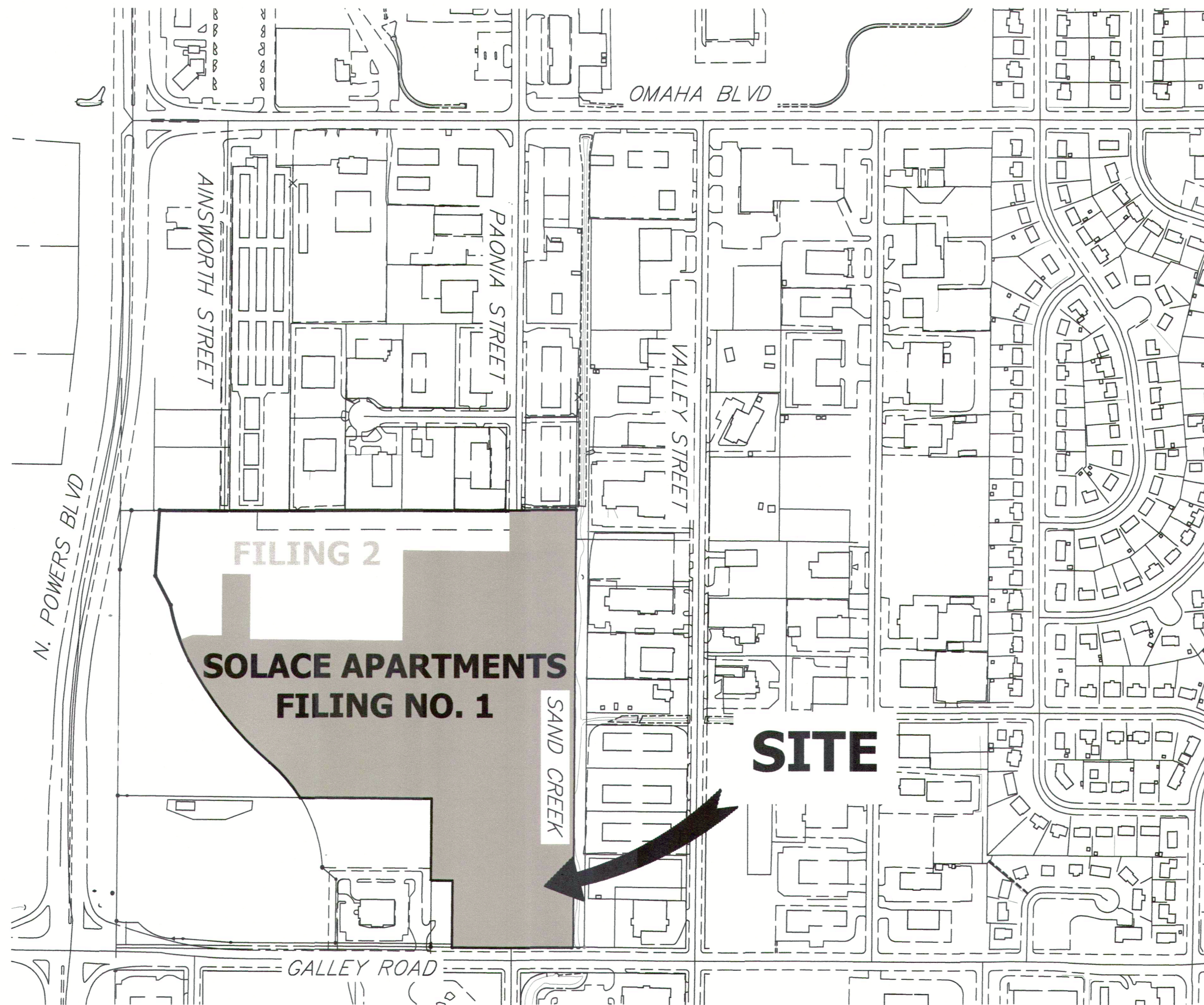
# SOLACE APARTMENTS FILING NO. 1

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	FIL	FILING	R	RADIUS
BB	BOX BASE	FO	FIBER OPTIC CABLE	RCP	REINFORCED CONCRETE PIPE
BK	BACK	GB	GRADE BREAK	RD	ROAD
BNDR	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
BPV	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	HOL	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	IE	IRRIGATION EASEMENT	TB	THRUST BLOCK
CFS	CUBIC FEET PER SECOND	INT	INTERSECTION	TBC	TOP BACK OF CURB
CL	CENTER LINE	INV	INVERT	TBW	TOP BACK OF WALK
CLOMR	CONDITIONAL LETTER OF MAP REVISION	IRR	IRRIGATION	TEL	TELEPHONE
CLR	CLEAR	KB	KICK (THRUST) BLOCK	TOA	TOP OF ASPHALT
CMP	CORRUGATED METAL PIPE	LE	LANDSCAPE EASEMENT	TOB	TOP OF BOX
CO	CLEAN OUT	LF	LINEAR FEET	TOC	TOP OF CURB OR CONCRETE
CONC	CONCRETE	LN	LANE	TOF	TOP OF FOUNDATION
CR	CIRCLE	LOMR	LETTER OF MAP REVISION	TOP	TOP OF PIPE
CSP	CORRUGATED STEEL PIPE	LP	LOW POINT	TW	TOP OF WALL
CT	COURT	LS	LUMP SUM	TYP	TYPICAL
CTRB	CONCRETE THRUST REDUCER	LT	LEFT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CY	CUBIC YARD	LT	LETTER OF MAP REVISION	UE	UTILITY EASEMENT
DBPS	DRAINAGE BASIN PLANNING STUDY	MAX	MAXIMUM	U&DE	UTILITY & DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT	MDP	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	PDP	POINT OF CURB RETURN PRELIMINARY DEVELOPMENT PLAN	WS	WATER SURFACE
EOA	EDGE OF ASPHALT	PE	PROFESSIONAL ENGINEER	WSE	WATER SURFACE ELEVATION
ESMT	EASEMENT	PI	POINT OF INTERSECTION	WTR	WATER
EST	ESTIMATE	PKWY	PARKWAY	YR	YEAR
EX	EXISTING				



VICINITY MAP  
SCALE: 1" = 300'

### SHEET INDEX

1	COVER SHEET
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3-4	SITE AND OVERALL UTILITY PLAN
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16-17	POND A PLAN & CROSS SECTIONS
18-19	POND A DETAILS
20-21	POND B PLAN & CROSS SECTIONS
22-23	POND B DETAILS
24-26	ROOF DRAIN AND AREA DRAIN PLANS
27-28	SIGNAGE AND STRIPING PLAN
29-32	DETAIL SHEETS

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 22108" 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

### 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

### ARCHITECT

LCM 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 DIRECTORS 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

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

11/12/2021  
DATE

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

DATE



PREPARED FOR

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

J.R. ENGINEERING  
A Western Company



Central 303-740-9888 • Colorado Springs 719-593-2888  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

H-SCALE 1"=300'  
V-SCALE N/A  
DATE 11/11/21  
DESIGNED BY JRM  
DRAWN BY JRM  
CHECKED BY

SOLACE APARTMENTS  
FILING NO. 1  
COVER SHEET

SHEET 1 OF 32  
JOB NO. 25174.00

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

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	---	---
GUARDRAIL	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
100 YEAR FLOODPLAIN	---	---
5 YEAR HGL	---	---
100 YEAR HGL	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	●
STORM INLET		■
AREA INLET - SQUARE	□	
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr S <sup>o</sup>	
SERVICE MARKER	△	
CLEAN-OUT	o-	•-
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sup>o</sup>	
SERVICE MARKER	△	
FIRE HYDRANT	⊙	●
MANHOLE	⊙	●
BEND	⊙	●
BLOW-OFF VALVE	⊙	●
WELL	⊙	●
METER	⊙	●
VALVE	⊙	●
REDUCER	⊙	●
CROSS	⊙	●
PLUG W/ THRUST BLOCK	⊙	●
TEE	⊙	●
AIR & VACUUM VALVE ASSEMBLY	⊙	●
<b>GAS LINE</b>		
MARKER	Mkr G <sup>o</sup>	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊙	●
PLUG	⊙	●
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sup>o</sup>	
CABLE TELEVISION PEDESTAL	⊙	●
ELECTRIC MARKER	Mkr E <sup>o</sup>	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊙	●
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO <sup>o</sup>	
IRRIGATION PEDESTAL	⊙	●
TELEPHONE MARKER	Mkr T <sup>o</sup>	
TELEPHONE PEDESTAL	⊙	●
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	⊙	●
GUY ANCHOR	⊙	●
GUY POLE	⊙	●

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	●AC
BRASS CAP - FOUND	●BC
BENCHMARK - FOUND	⊙
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	■
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	▲
MONUMENT - FOUND (ALTERNATE 5)	▲
MONUMENT - FOUND (ALTERNATE 6)	●
MONUMENT - FOUND (ALTERNATE 7)	●
NAIL & WASHER - FOUND	●NAIL & WASHER
PANEL - FOUND	▲
PK NAIL - FOUND	●PK NAIL
ROW MONUMENT - FOUND	⊙
ROW MARKER - FOUND	⊙
SECTION CORNER - FOUND	⊙
SECTION CORNER - SET	⊙
QUARTER-SECTION CORNER - FOUND	⊙
QUARTER-SECTION CORNER - SET	⊙
SECTION CENTER - FOUND	⊙
SECTION CENTER - FOUND	⊙
CONTROL/TRaverse POINT - SET	△

DRAINAGE REPORT PLANS

	KEY
BASIN DESIGNATION (NO COEFFICIENT)	⊙
BASIN DESIGNATION (1 COEFFICIENT)	⊙
BASIN DESIGNATION (2 COEFFICIENTS)	⊙
ANALYSIS POINT IDENTIFIER	⊙
BASIN DESIGNATION (HISTORIC)	⊙
BASIN DESIGNATION (DEVELOPED)	⊙
SUB-BASIN DESIGNATION (DEVELOPED)	⊙
DRAINAGE PIPE IDENTIFIER	⊙
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	⊙
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	⊙
SWMM DESIGNATION 1	⊙
SWMM DESIGNATION 2	⊙
SWMM DESIGNATION 3	⊙
SWMM DESIGNATION 4	⊙

LANDSCAPE LEGEND

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
  - CDOT M&S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSIONS OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCO. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCO PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLANN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



Know what's below.  
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

32314

11/11/21

SOLACE APARTMENTS FILING

NO. 1  
LEGEND & NOTES

SHEET 2 OF 32

JOB NO. 25174.00

BY DATE

REVISION

N/A  
N/A  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

11/11/21  
JRM  
JRM

NO. 1

DATE

REVISION

N/A  
N/A  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

11/11/21  
JRM  
JRM

NO. 1

DATE

REVISION

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N/A  
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DESIGNED BY  
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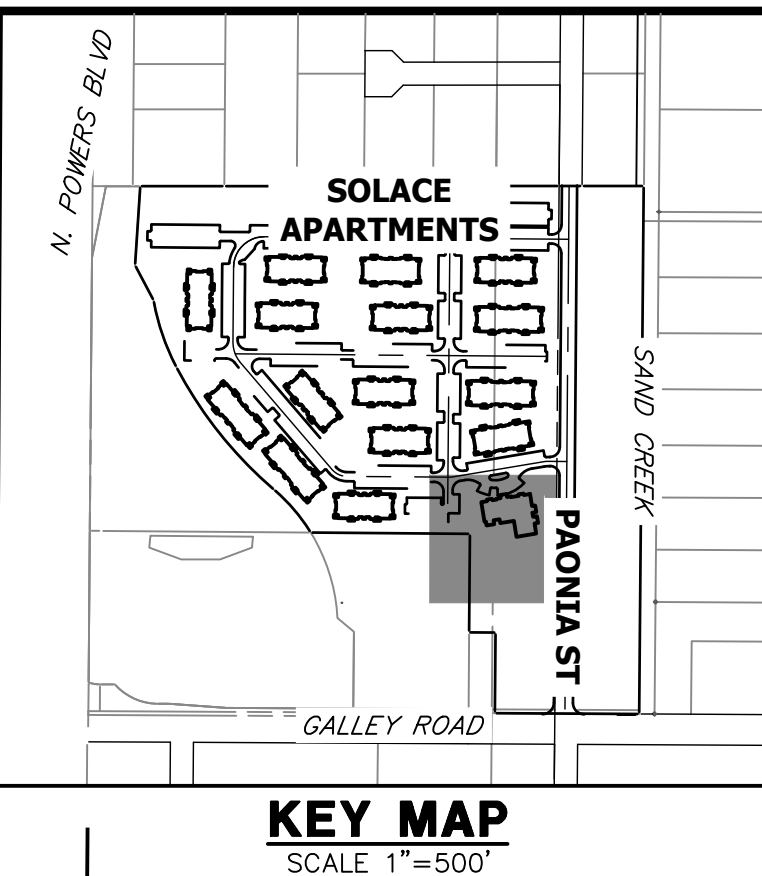
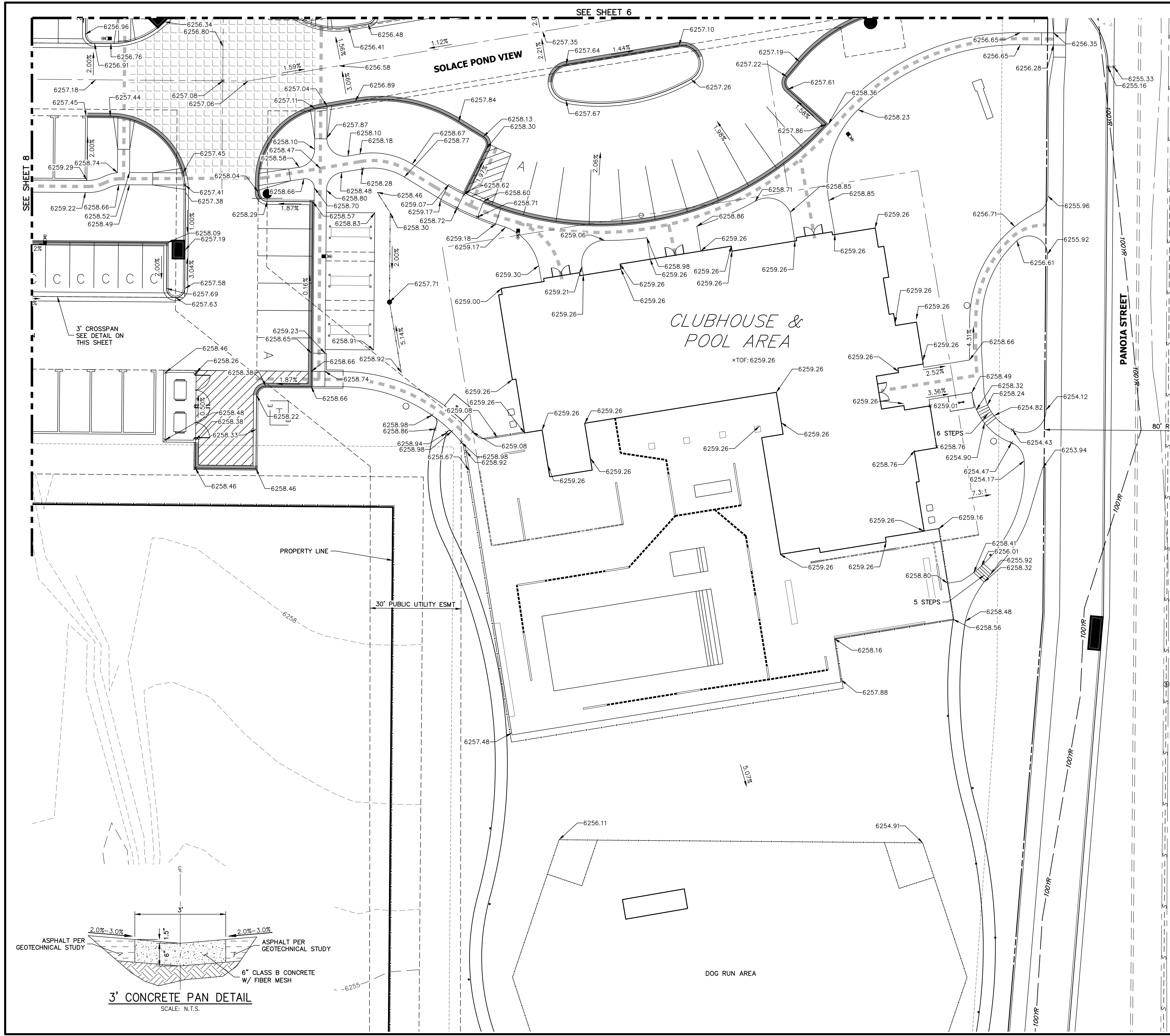
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LEGEND

- 6" VERTICAL CATCH CURB W/ 1' GUTTER
- 6" VERTICAL SPILL CURB W/ 1' GUTTER
- PROPOSED SIDEWALK
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING CURB & GUTTER
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED FLOWLINE ELEVATION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED GRADE BREAK
- PROPOSED FINISHED GRADE
- ADA ROUTE



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION  
Mike Bramlett  
32314  
11/11/21  
DATE  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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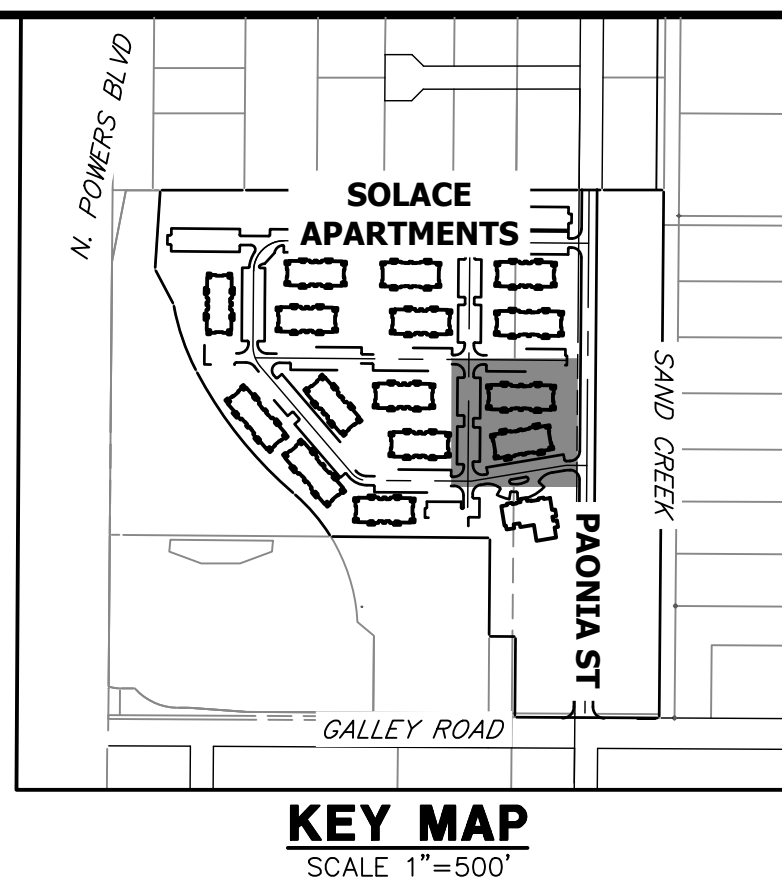
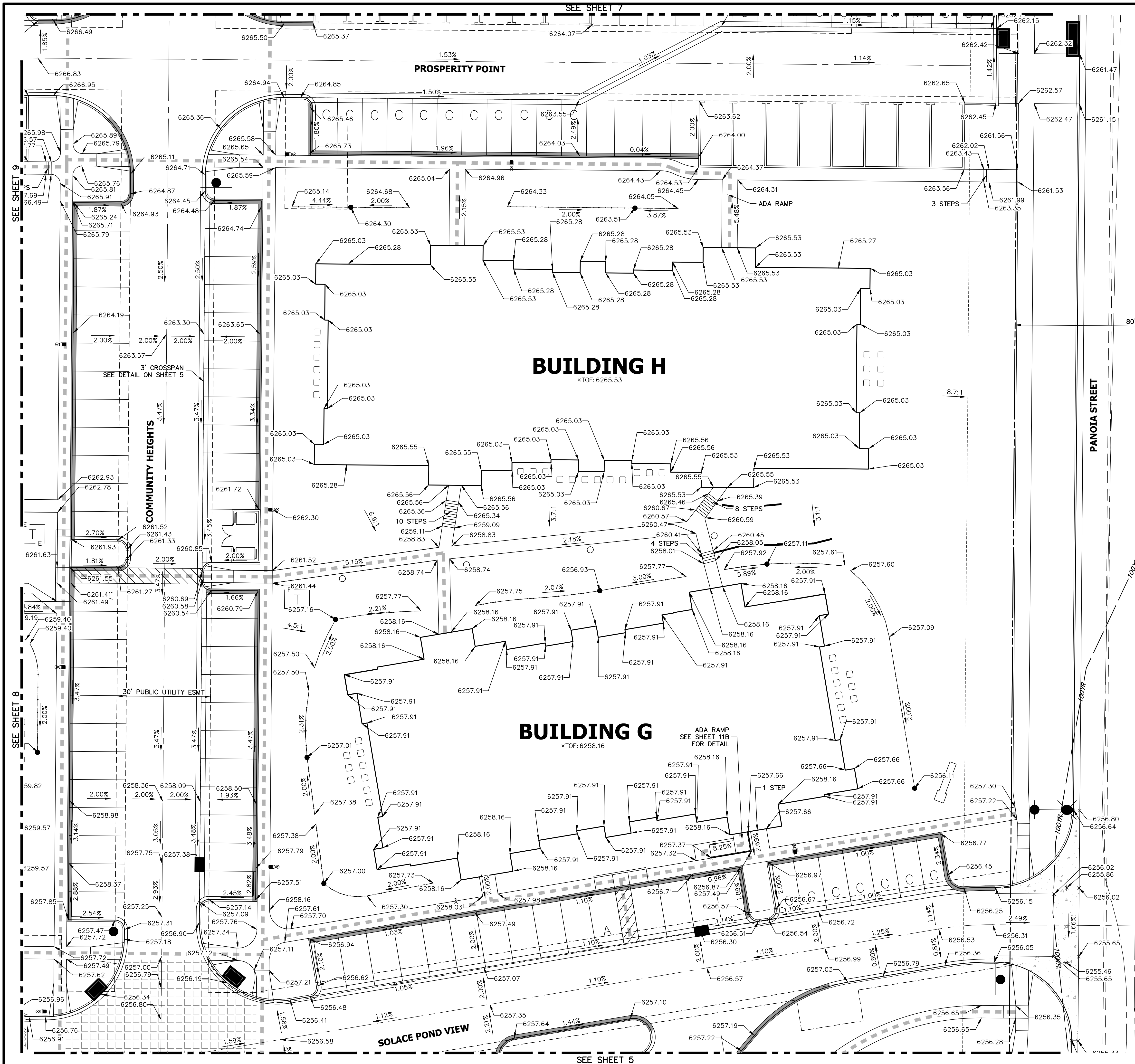
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GVT	10/15/21	DCN	#2	N/A			11/11/21	JRM	JRM	

**SOLACE APARTMENTS FILING NO. 1**

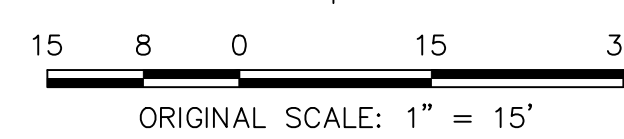
**DETAIL GRADING PLAN**

SHEET 5 OF 32

JOB NO. 25174.00



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




**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

Mike A. Bramlett, P.E.  
32314  
11/11/21  
DATE  
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  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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BY	DATE
GVT	10/15/21

No.	REVISION
2	DCN #2

H-SCALE	1"=15'
V-SCALE	N/A

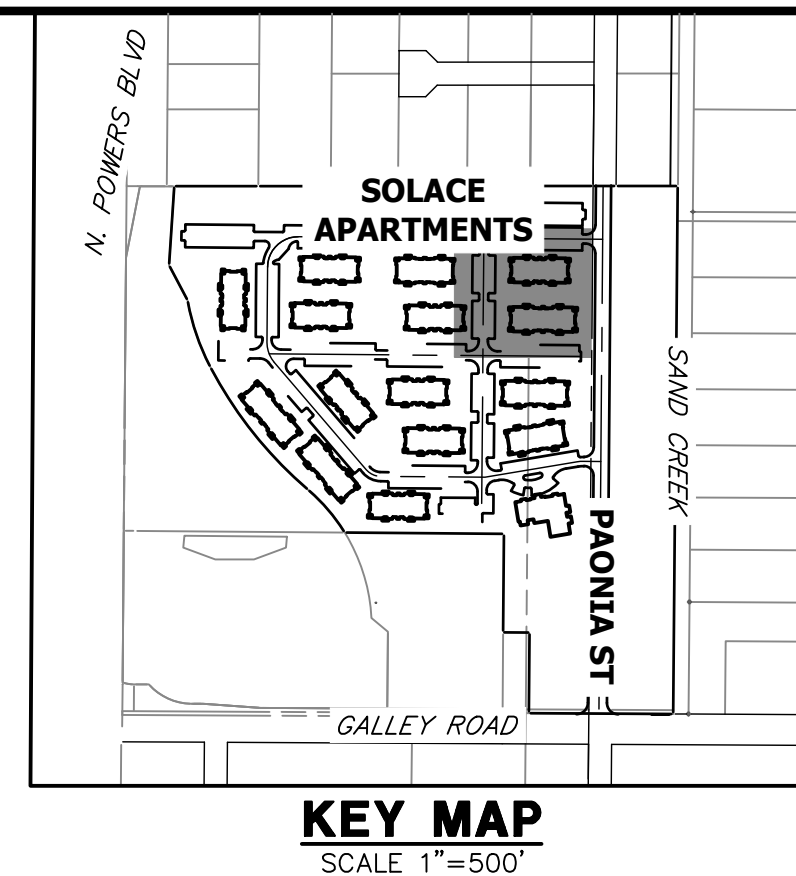
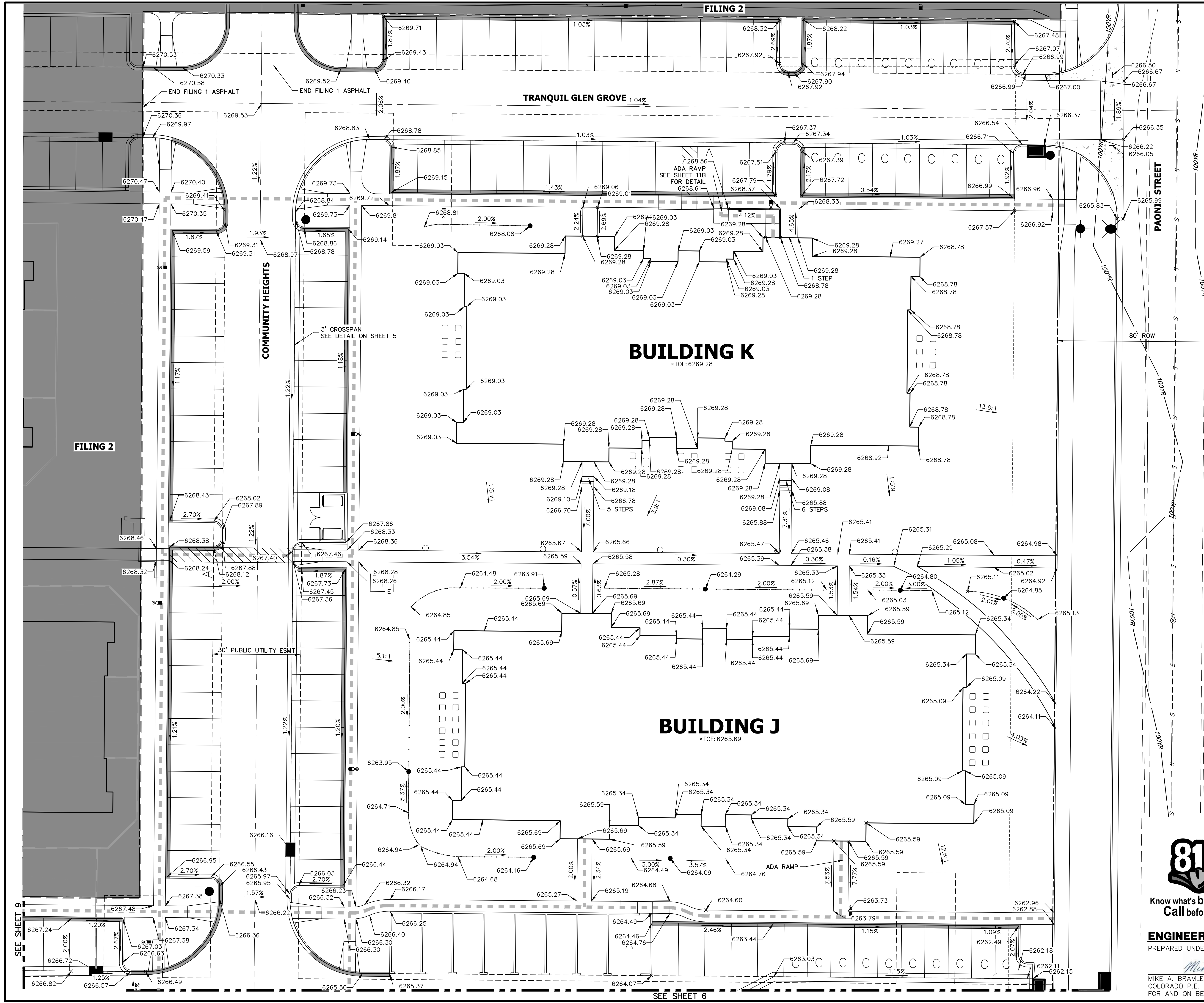
DATE	11/11/21
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SOLACE APARTMENTS FILING NO. 1

DETAIL GRADING PLAN

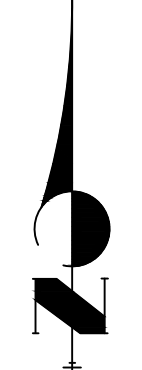
SHEET 6 OF 32

JOB NO. 25174.00





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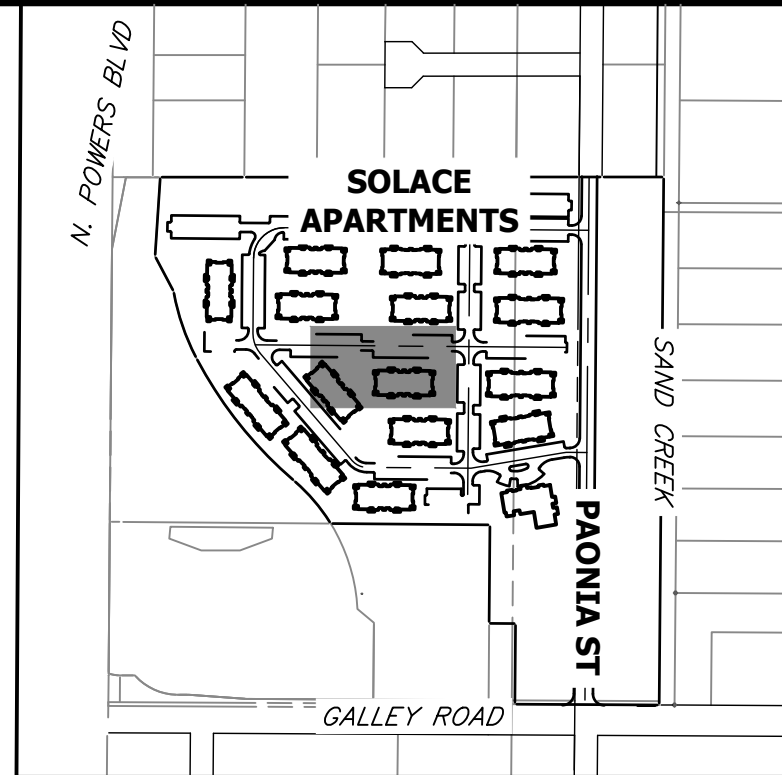
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ORIGINAL SCALE: 1" = 15'

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

*Mike Bramlett* 32314 11/11/21  
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 ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	
<b>J.R. ENGINEERING</b> A Western Company		Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a>	
BY	DATE	REVISION	
CVT	10/15/21		
No.	2	DCN	#2
H-SCALE	1"=15'	V-SCALE	N/A
DATE	11/11/21	DESIGNED BY	JRM
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SOLACE APARTMENTS FILING NO. 1		SHEET 7 OF 32	
DETAIL GRADING PLAN		JOB NO. 25174.00	





**KEY MAP**  
SCALE 1"=500'

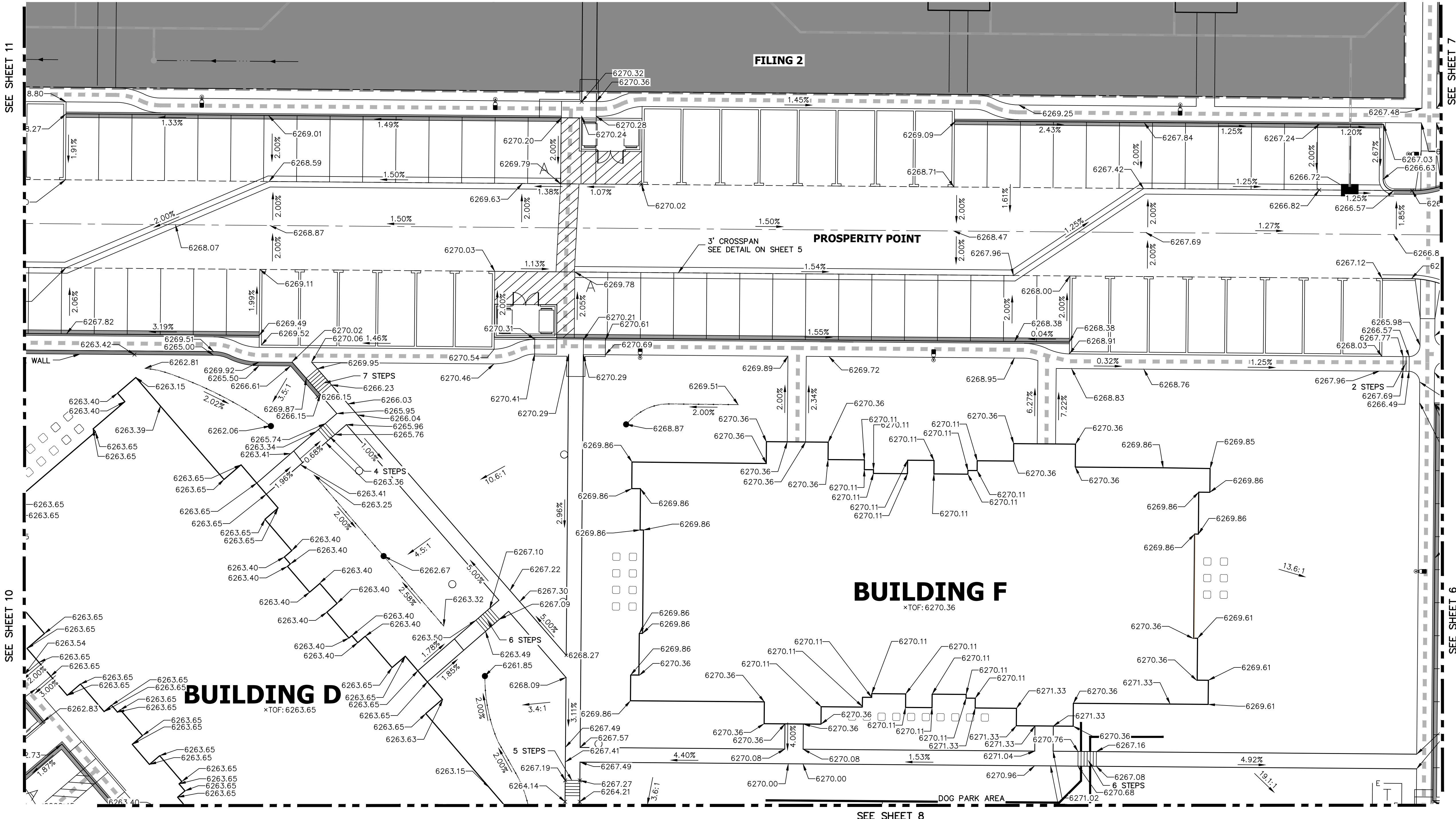
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PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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BY	DATE	REVISION	No.	1"=15'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
CVT	10/15/21	#2	2	N/A			11/11/21	JRM	JRM	

**SOLACE APARTMENTS FILING NO. 1**  
**DETAIL GRADING PLAN**  
SHEET 9 OF 32  
JOB NO. 25174.00



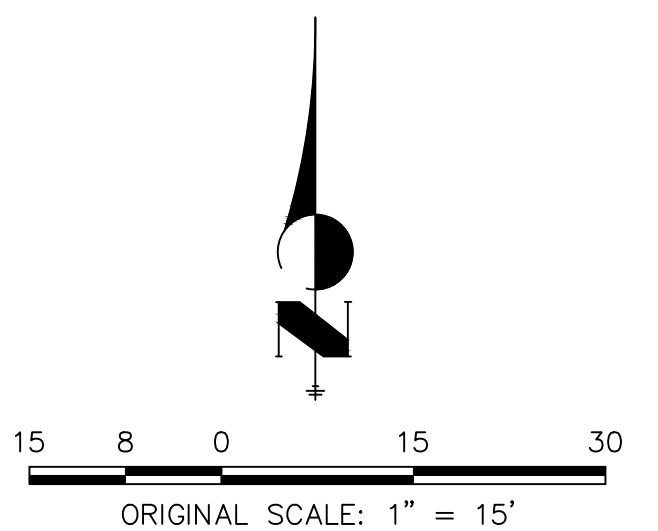
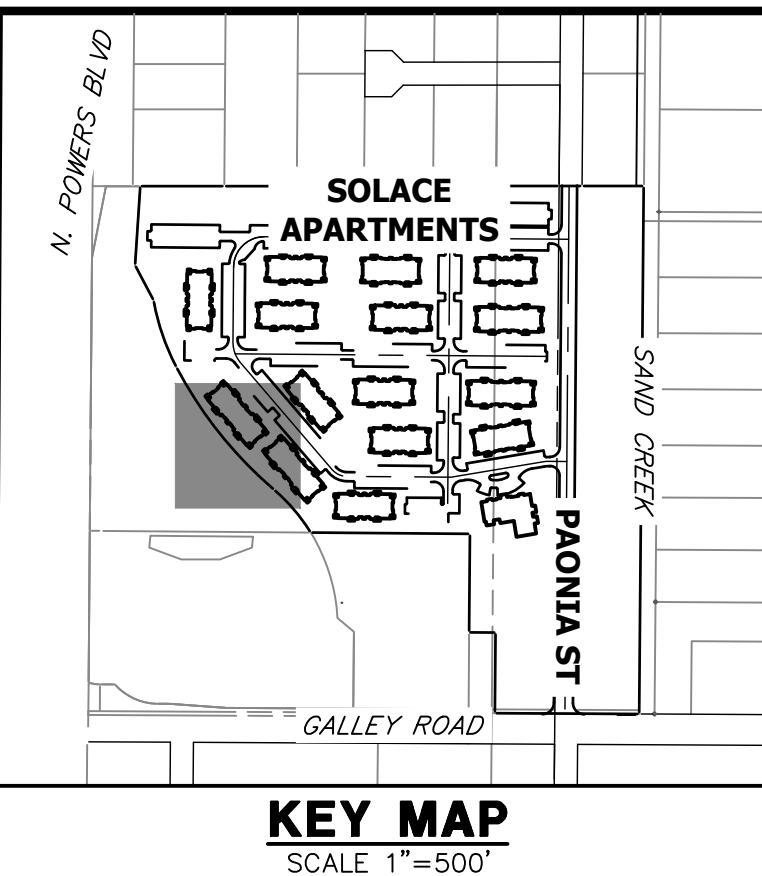
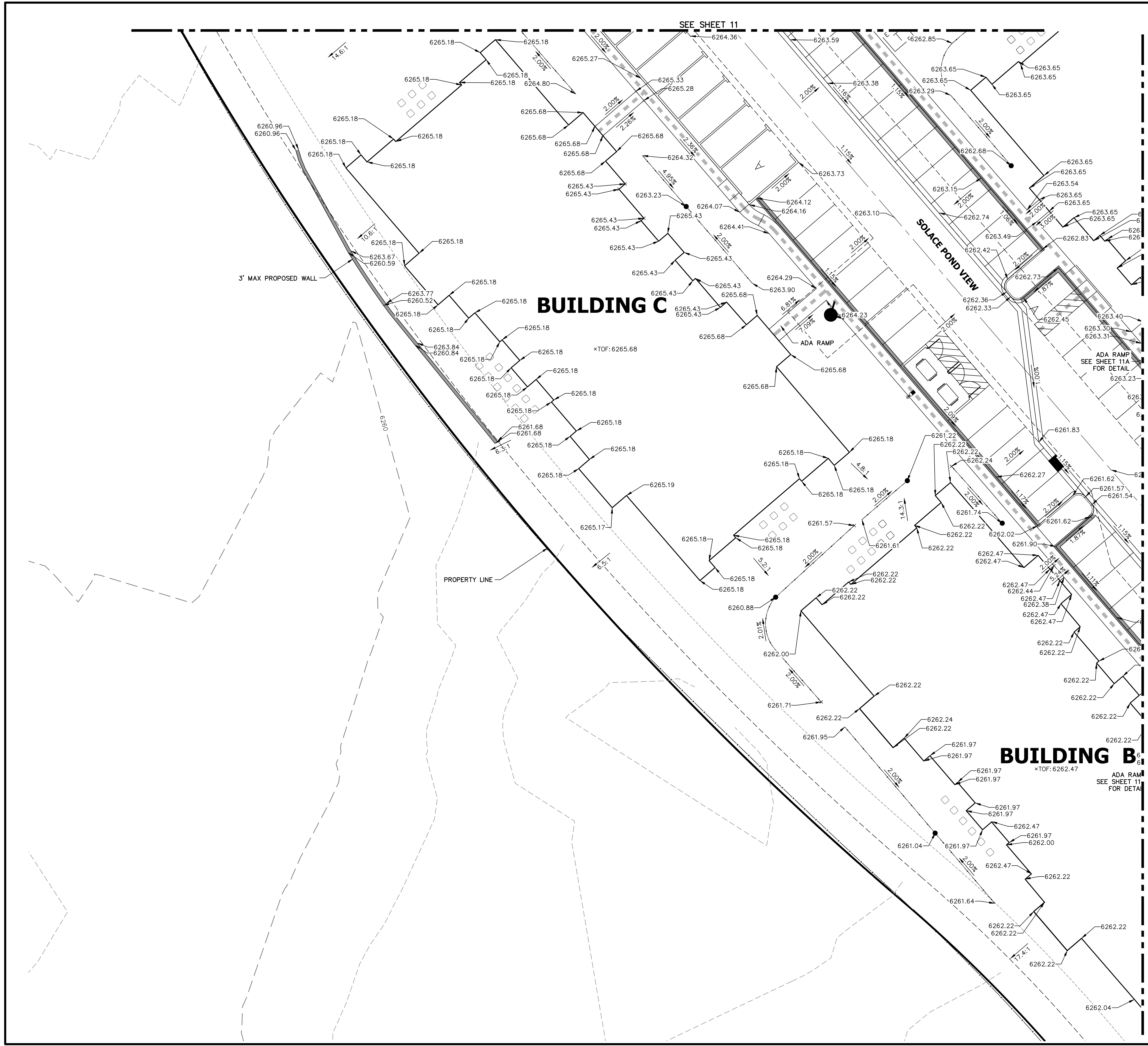
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ORIGINAL SCALE: 1" = 15'

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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

DATE 11/11/21



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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

DATE 11/11/21  
32314  
PROFESSIONAL ENGINEER  
STATE OF COLORADO

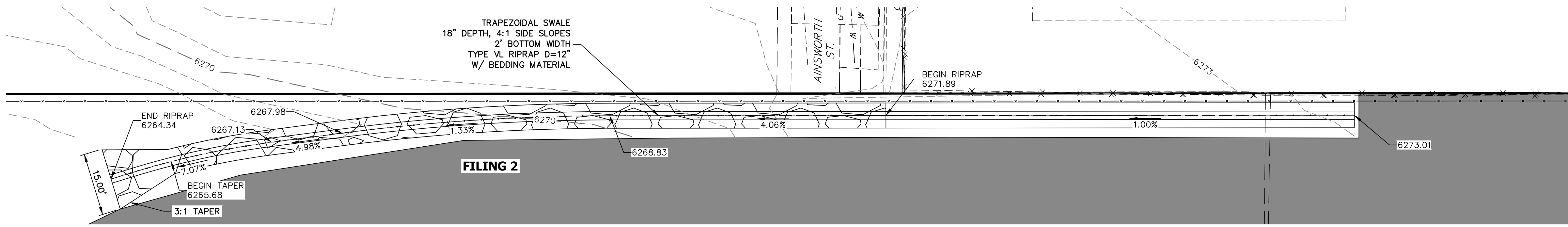
SOLACE APARTMENTS FILING NO. 1	DESIGNED BY JRM	CHECKED BY	SHEET 10 OF 32
DETAIL GRADING PLAN	DRAWN BY		JOB NO. 25174.00

PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	BY GVT	DATE 10/15/21	REVISION No. 2	1"=15' H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	11/11/21 JRM JRM
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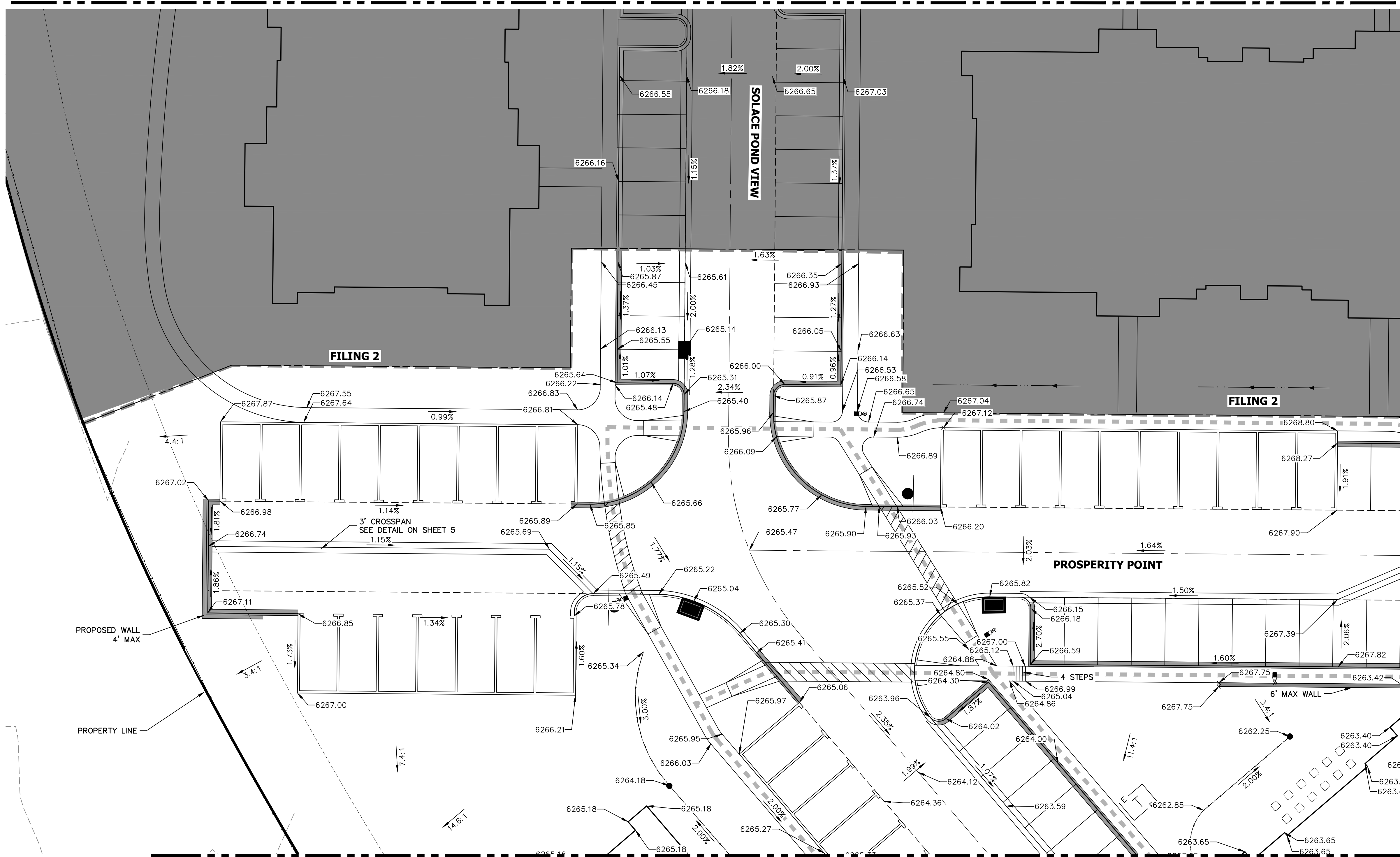
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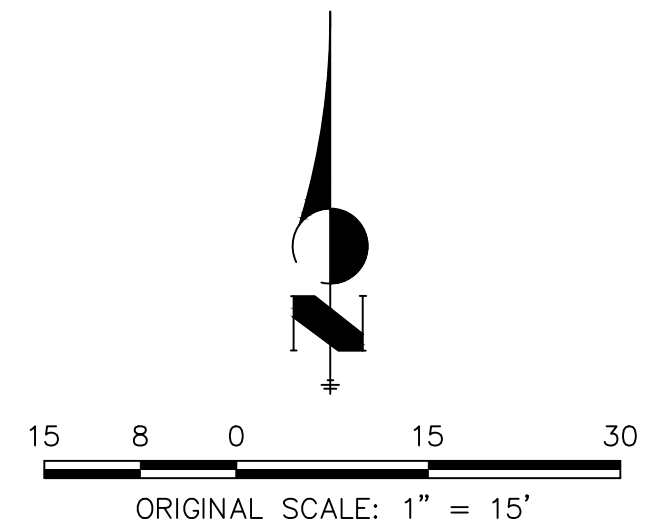
SEE BELOW

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SEE SHEET 10

SEE SHEET 9



### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

FOR AND ON BEHALF OF JR ENGINEERING

32314

11/11/21

SOLACE APARTMENTS FILING NO. 1  
DETAIL GRADING PLAN

SHEET 11 OF 32

JOB NO. 25174.00

BY	DATE	REVISION	No.	1"=15'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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PREPARED FOR  
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CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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### HANDRAIL AND ANCHOR COATING:

HANDRAIL AND ANCHOR SHALL BE STEEL AND SAND BLASTED TO A NEAR WHITE FINISH PER STEEL STRUCTURES PAINTING COUNCIL (SSPC) SP10. FIELD WELDS SHALL BE GROUND SMOOTH PRIOR TO BLASTING. COAT HANDRAIL AND ANCHOR WITH CATHA-COAT TM 302H ZINC PRIMER AND DEVTHANE TM 378 SEMI-GLOSS ENAMEL. PRIMER AND PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



SCALE: NTS



BASE PLATE DETAIL  
SCALE: NTS



### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION.

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

FOR AND ON BEHALF OF JR ENGINEERING

32314 ER 11/11/21

PREPARED FOR  
CS POWERS & GALLEY LLC

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BY	DATE
CVT	10/15/21

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PREPARED FOR  
CS POWERS & GALLEY LLC

**J·R ENGINEERING**  
A Westrian Company



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BY	DATE
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## DEPARTMENTS

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**JOB**



STAIR SECTION  
TYPICAL DETAIL

SCALE: NTS



PREPARED UNDER MY SUPERVISION

32314 11/11/21

PREPARED FOR  
CS POWERS & GALLEY LLC  
510 S NEIL ST

# J·R ENGINEERING



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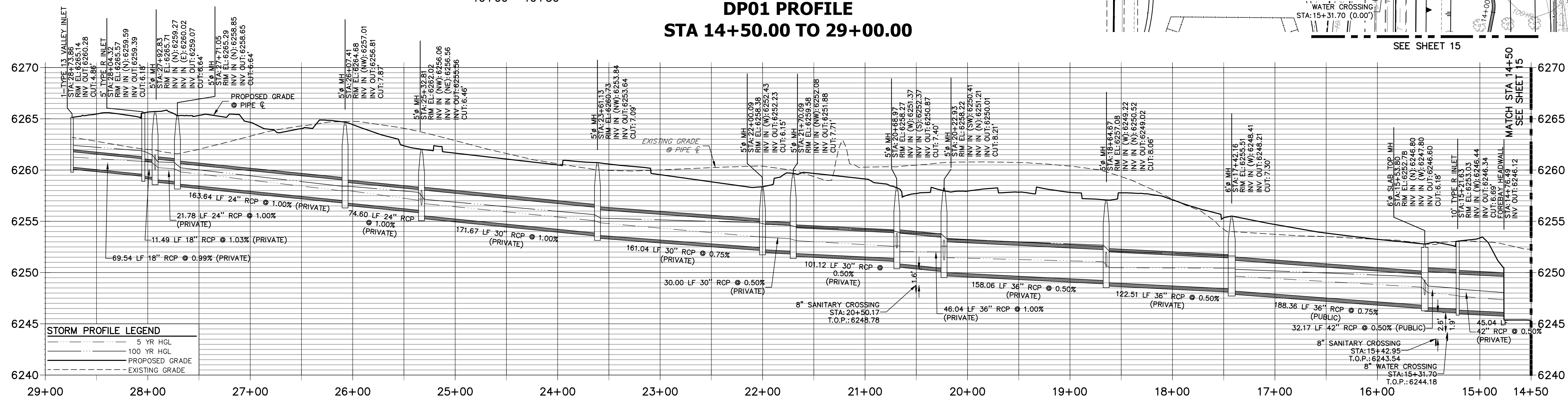
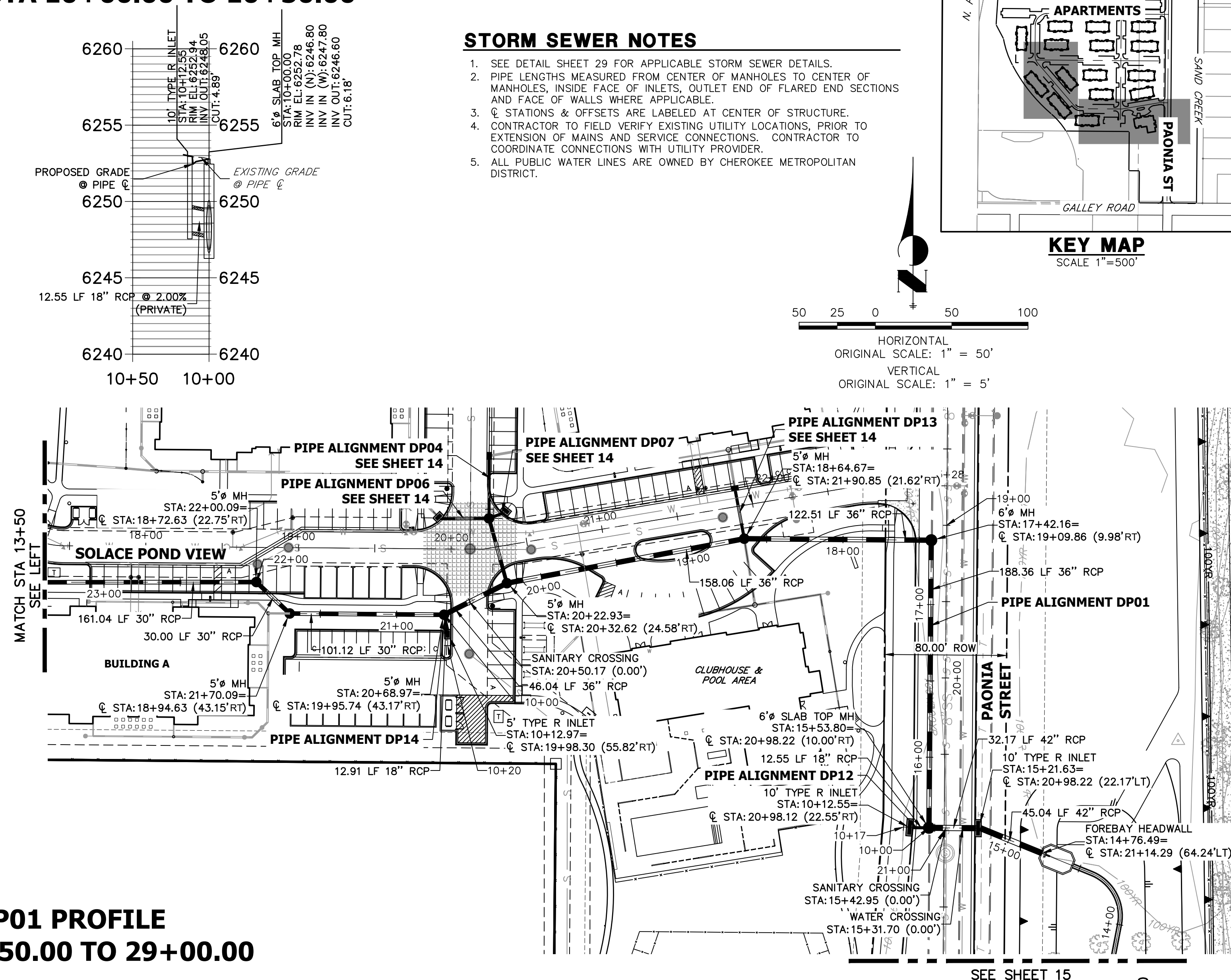
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SOLACE APARTMENTS FILING  
NO. 1

DETAIL GRADING PLAN

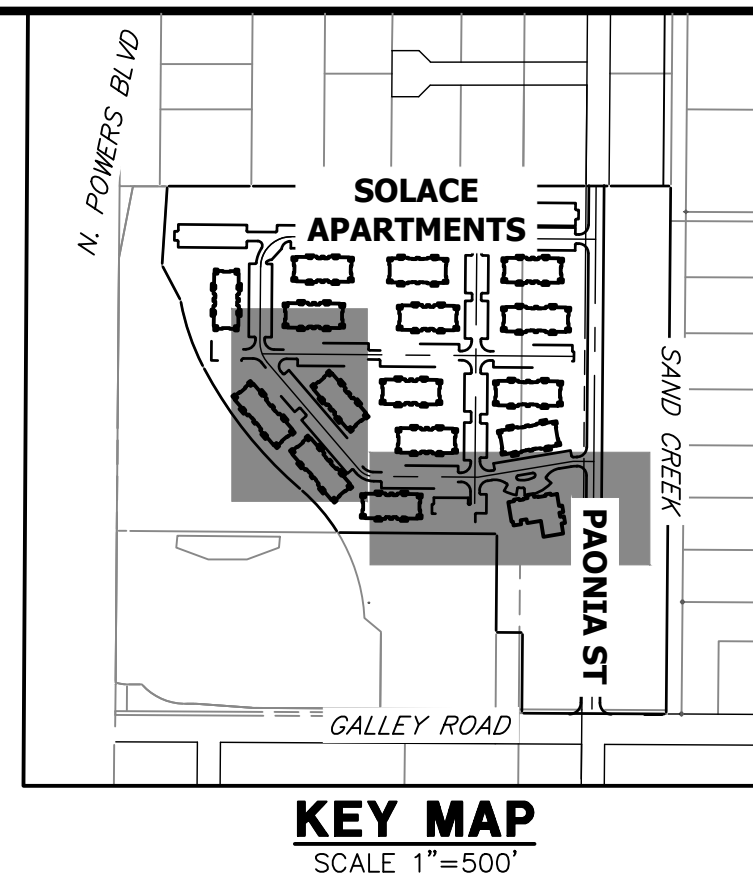
SHEET 11B OF 32

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 AND INSIDE FACE OF WALLS WHERE APPLICABLE.
3. STATIONING AND 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.



PREPARED FOR

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



**J·R ENGINEERING**  
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No.	REVISION
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H-SCALE	1"=50'
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## CONCLUSIONS

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NO. 1

SHEET 12 OF 32
JOB NO. 25174.00



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

### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

**MENT**

TO REGISTERED

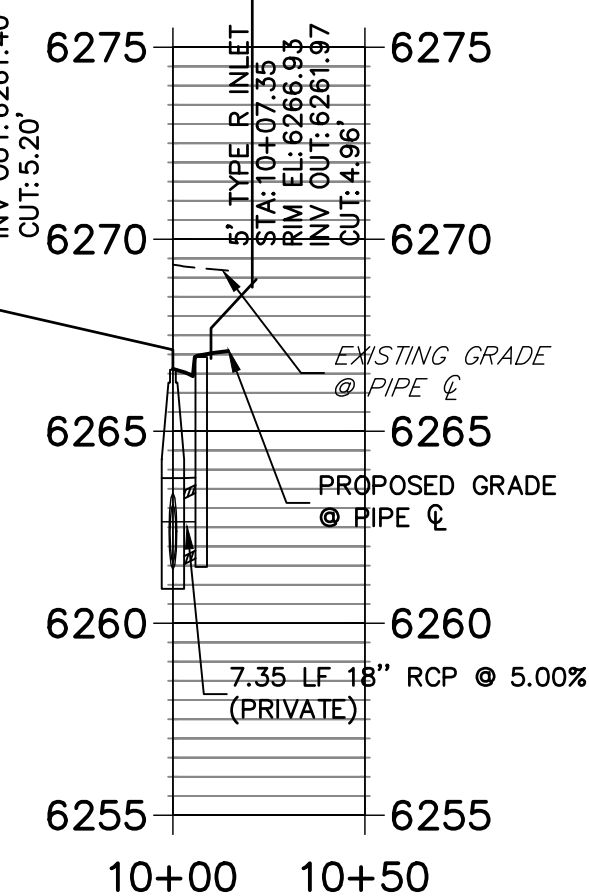
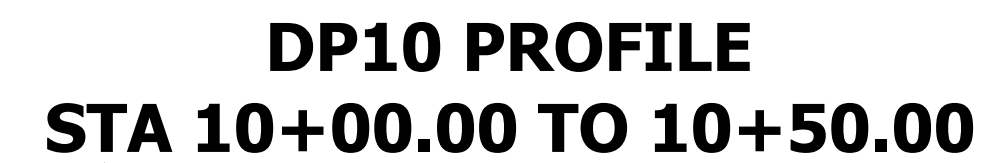
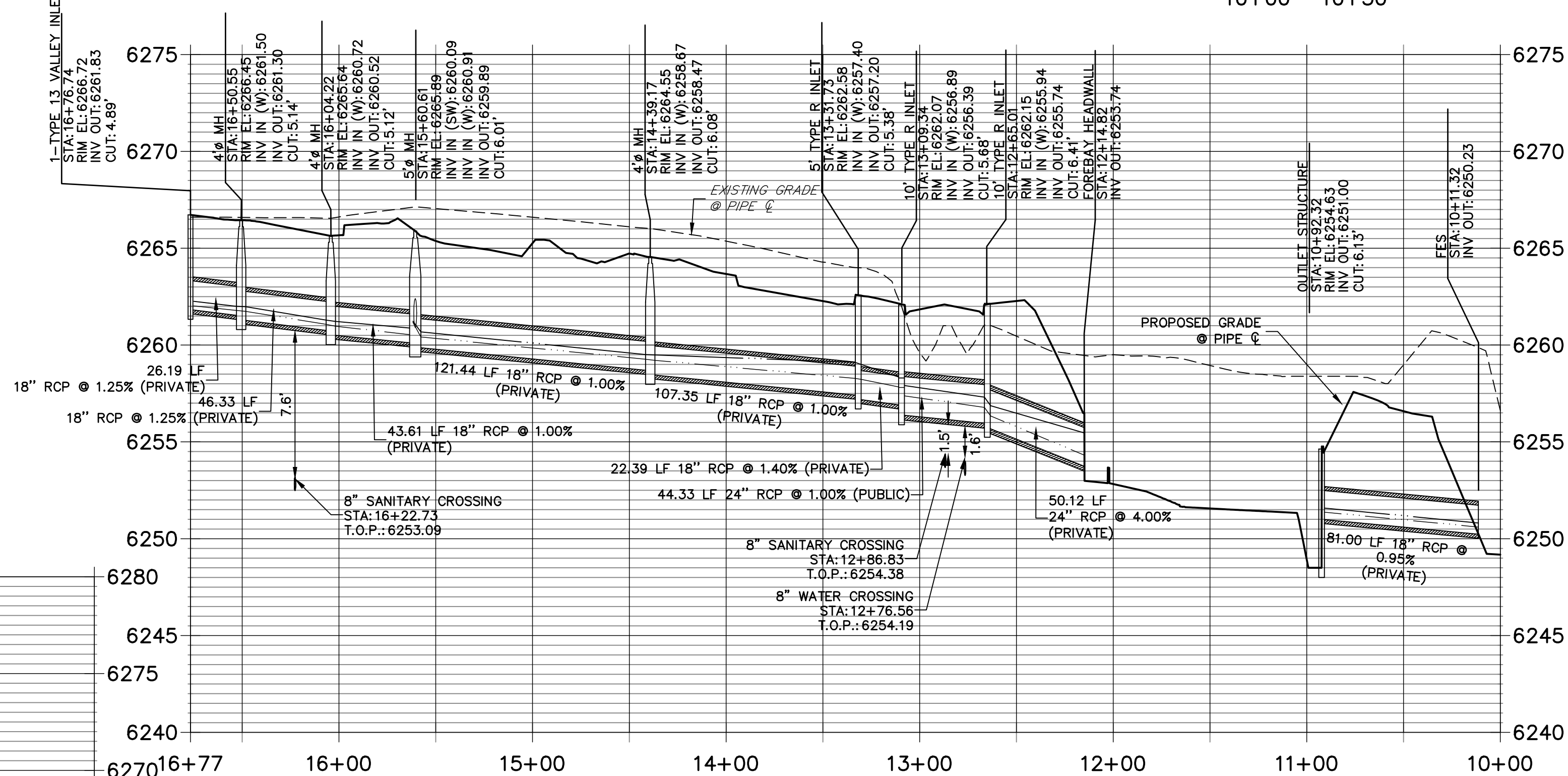
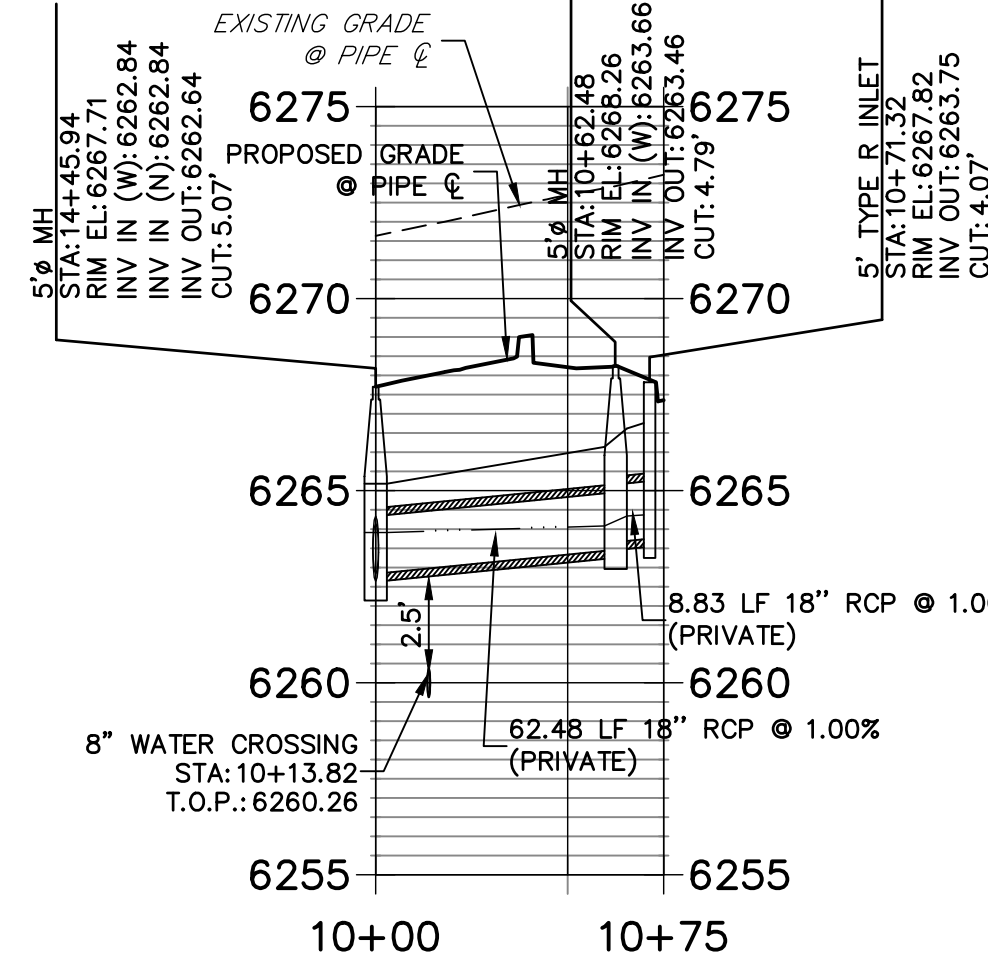
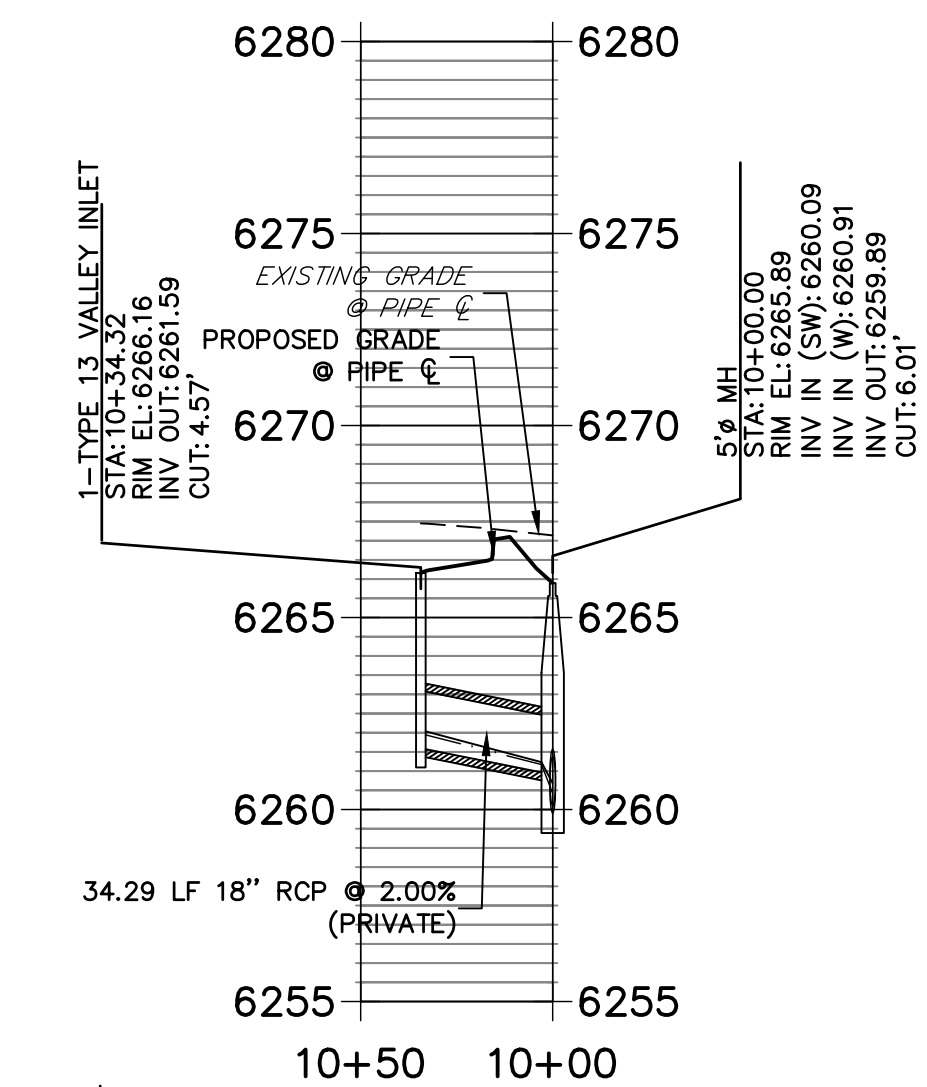
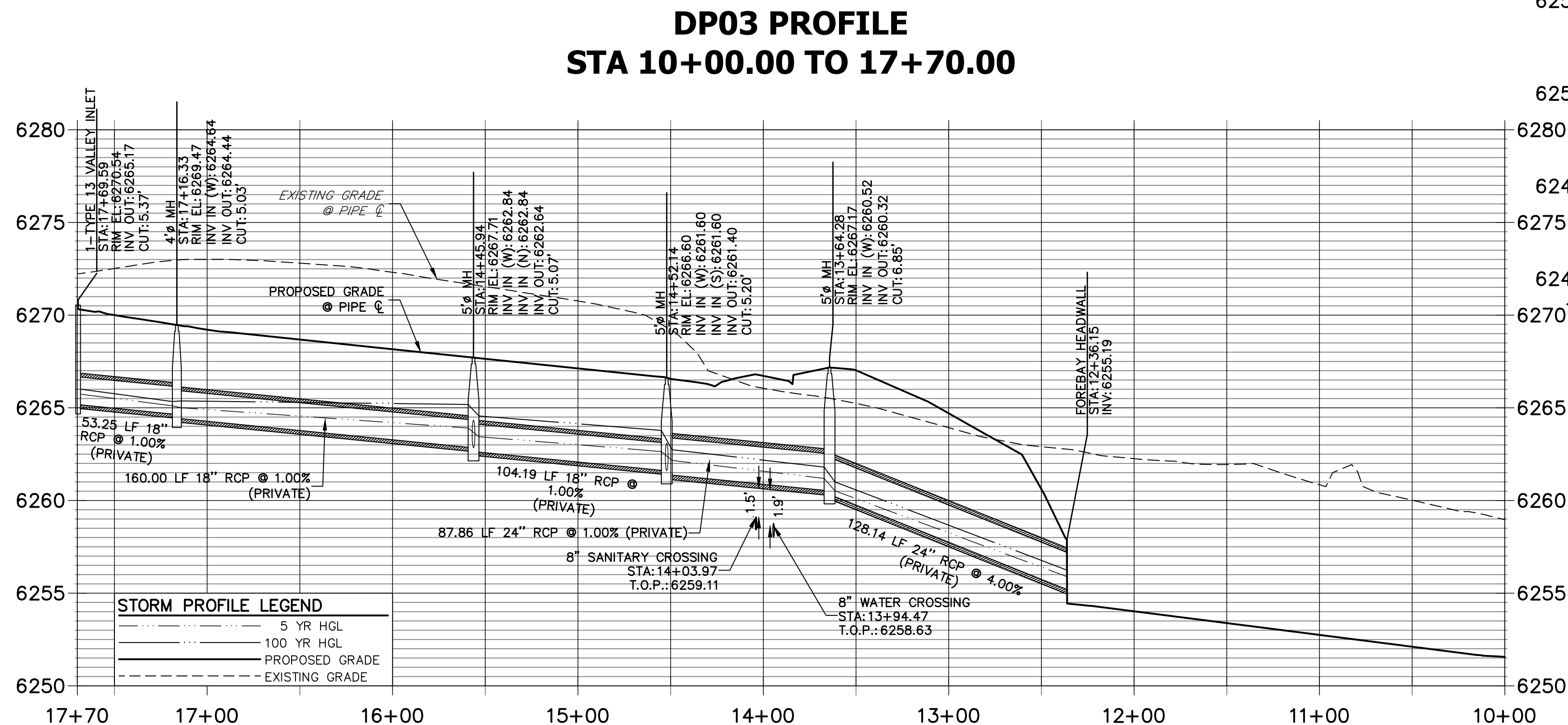
MIKE A. BRAMLETT

32314

32314

OFFICE

EERING, LLC



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 WHEN APPLICABLE.
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Central 303-740-9383 • Colorado Springs 719-559-2583  
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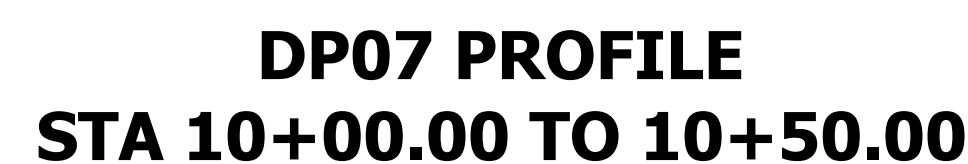
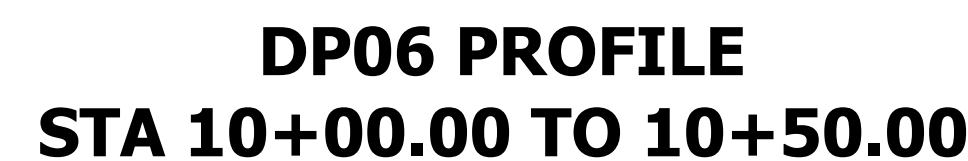
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H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM

PLACE APARTMENTS FILING  
NO. 1

STORM SEWER PLAN AND  
PROFILE

SHEET 13 OF 31  
JOB NO. 25174.0



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 THEY MEET.
3. G. 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.

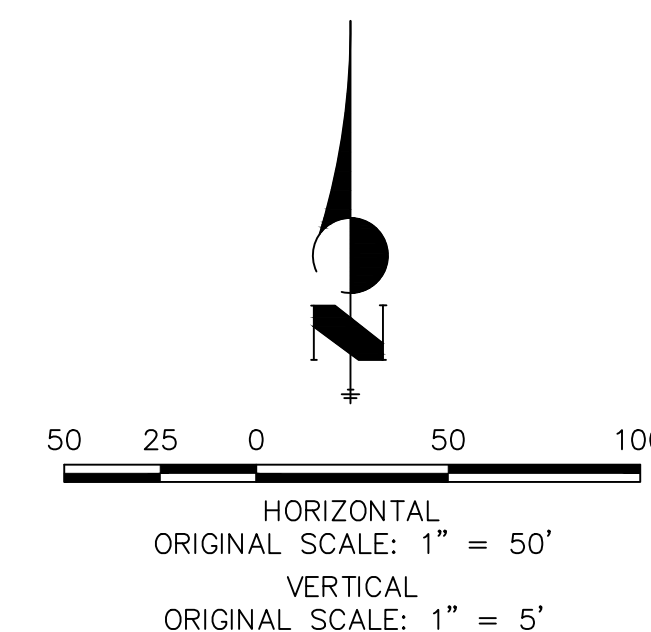


## ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

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



PREPARED FOR  
**CS POWERS & GALLEY LLC**



**J.R. ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.virenteering.com](http://www.virenteering.com)

BY	DATE
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NO	REVISION
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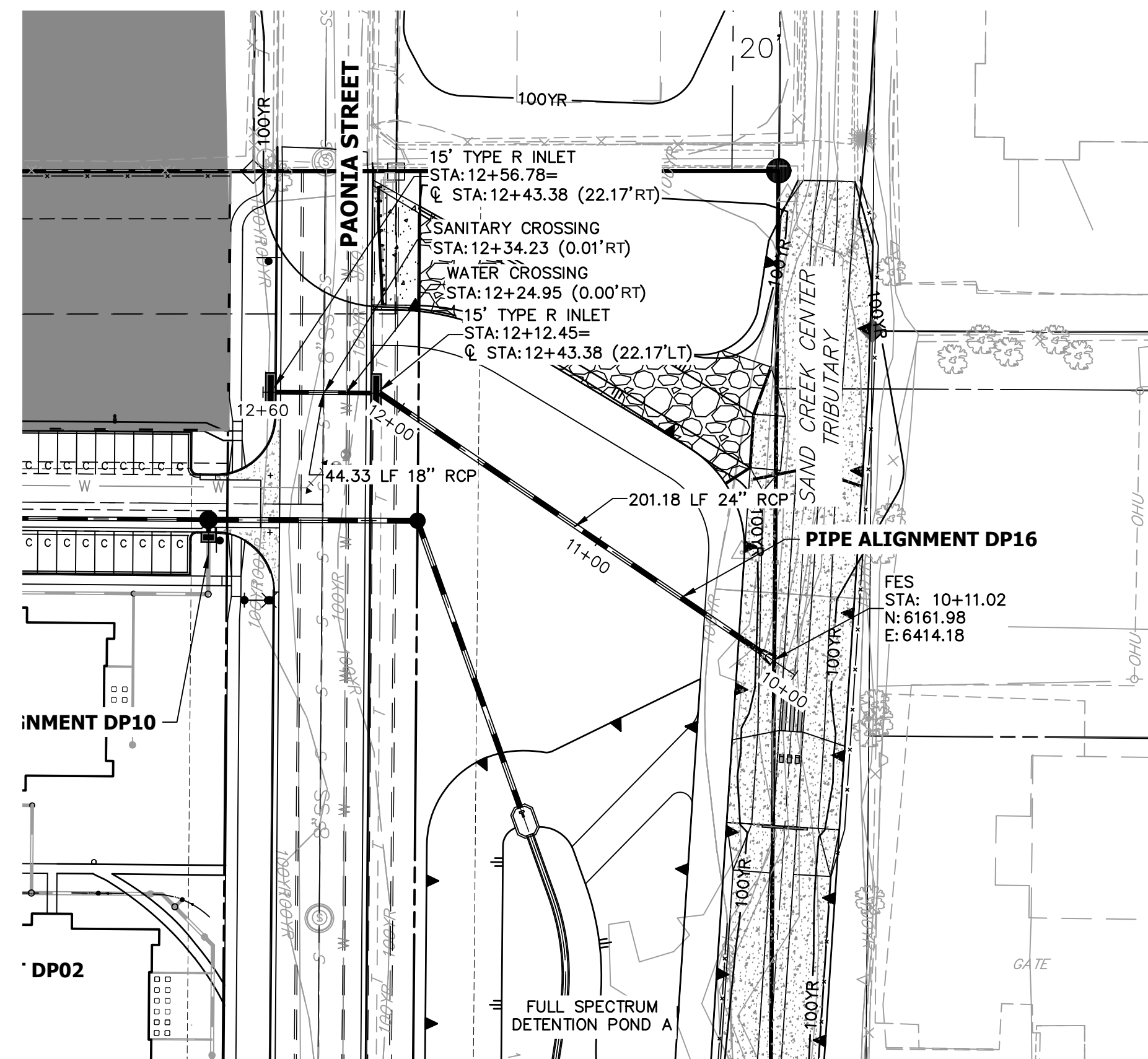
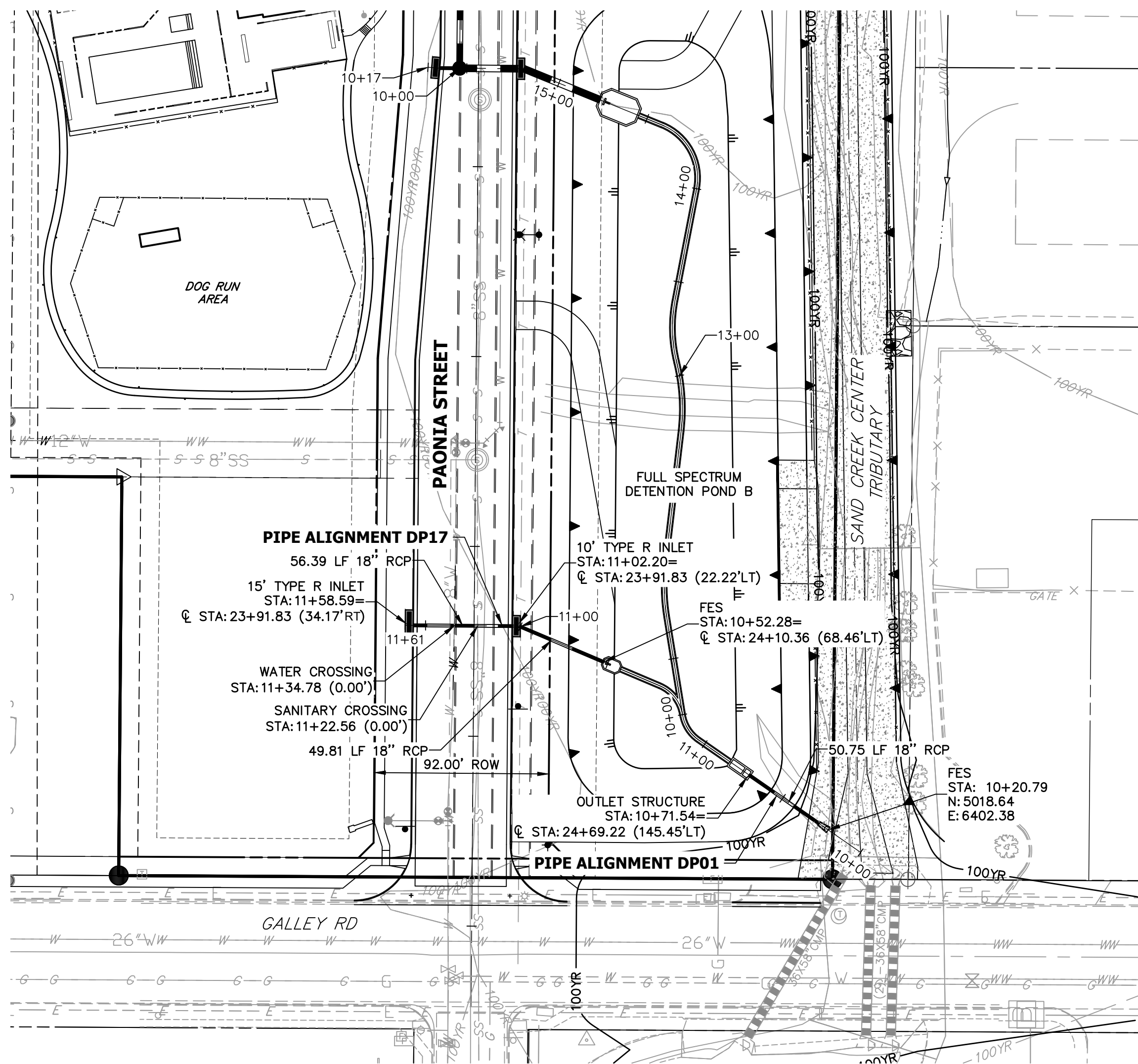
H SCALE	1" = 60'
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## PLACE APARTMENTS FILING

STORM SEWER PLAN AND PROFILE

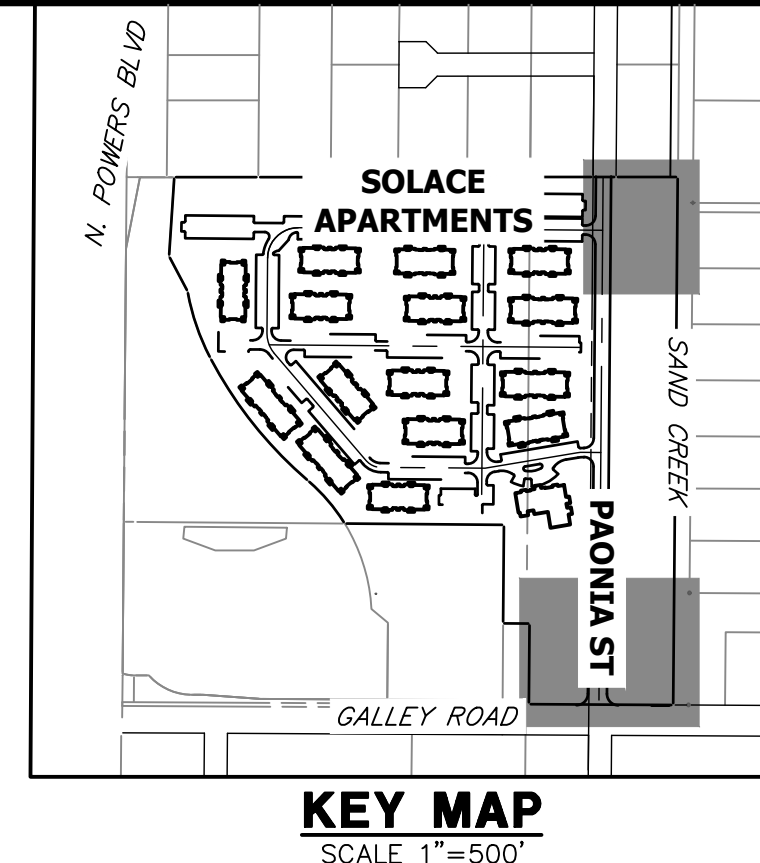
SHEET 14 OF 32

JOB NO. 25174.00

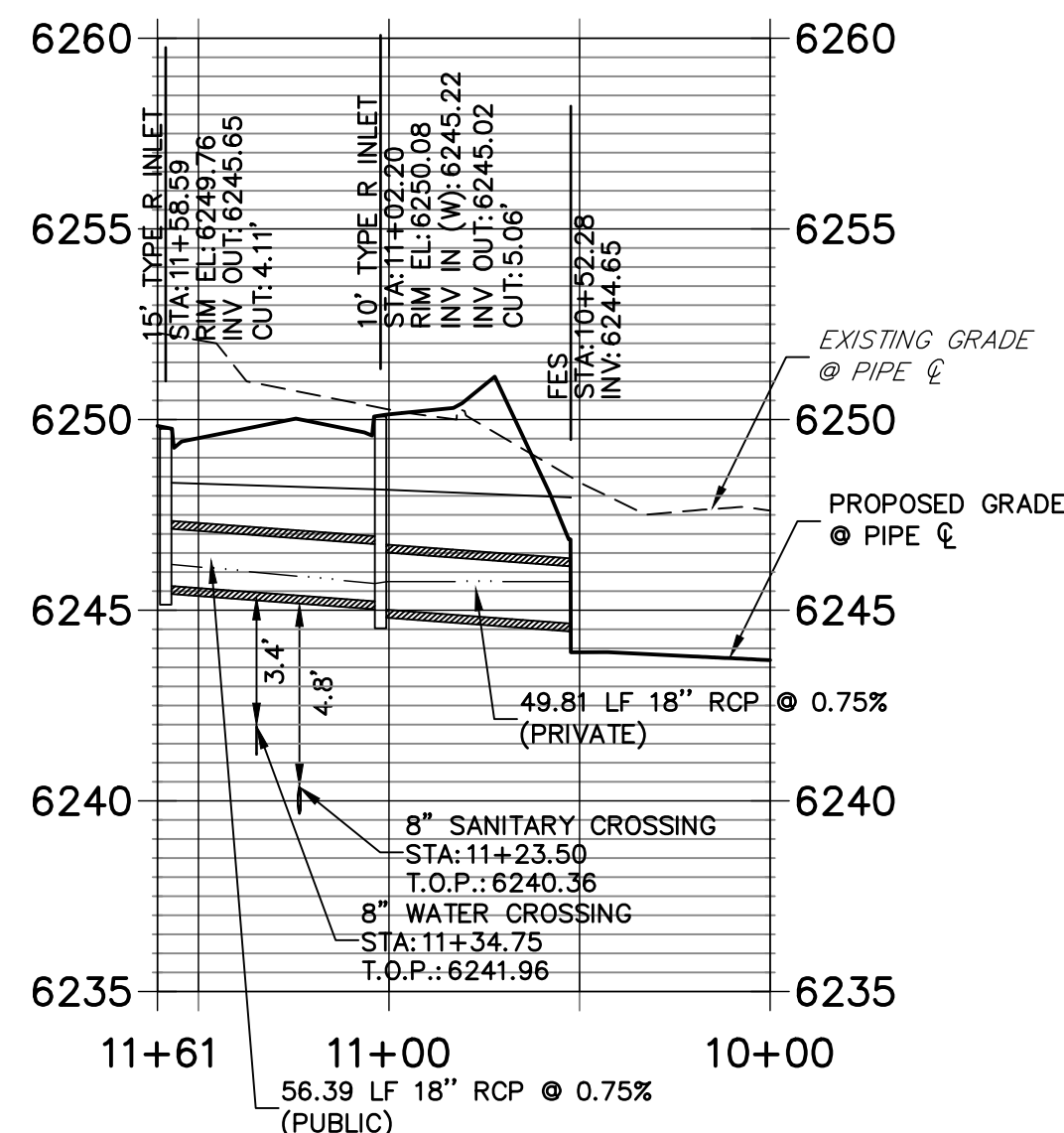


STORM SEWER NOTES

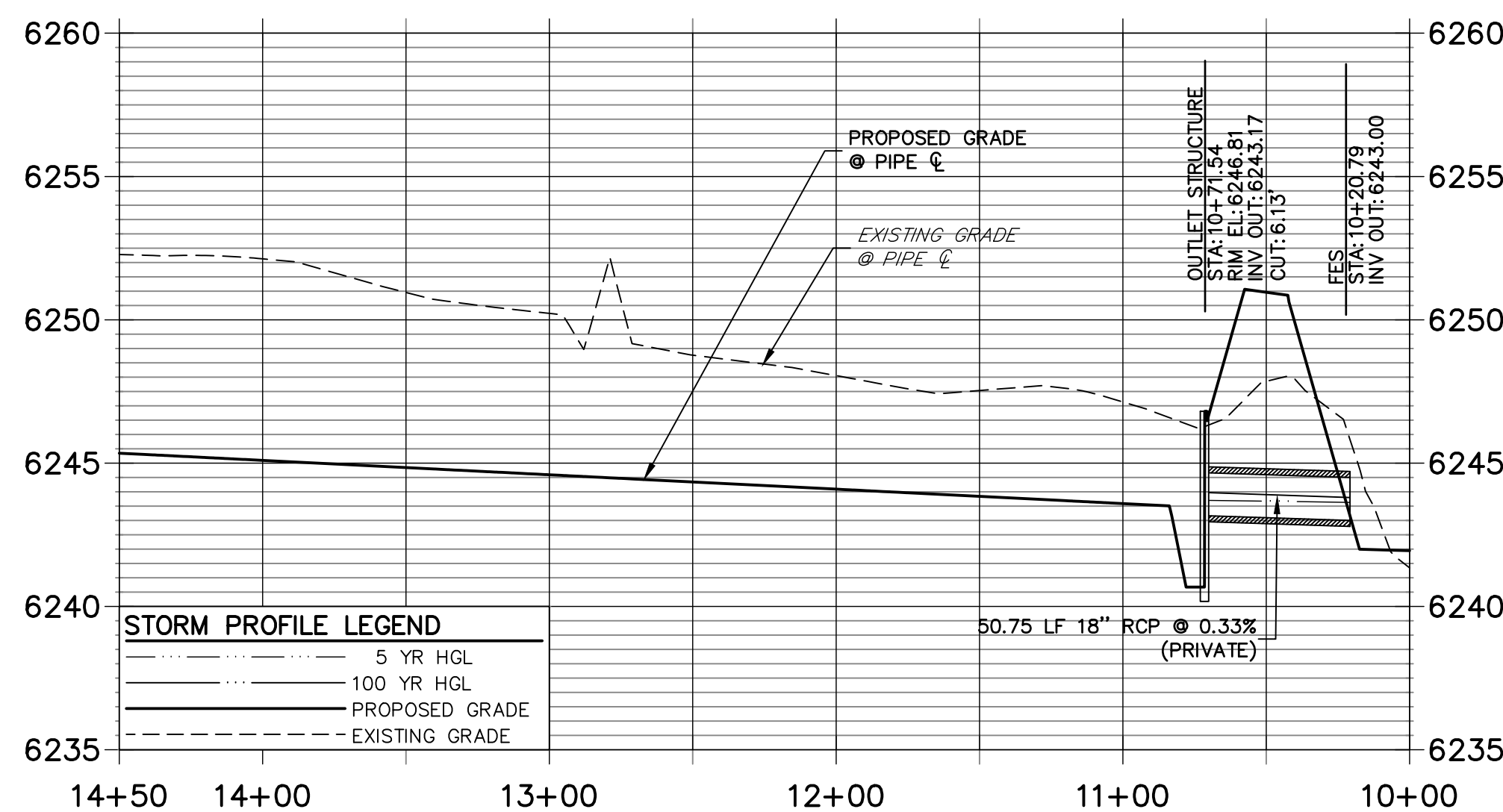
1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3. E STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. CONTRACTOR TO 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.



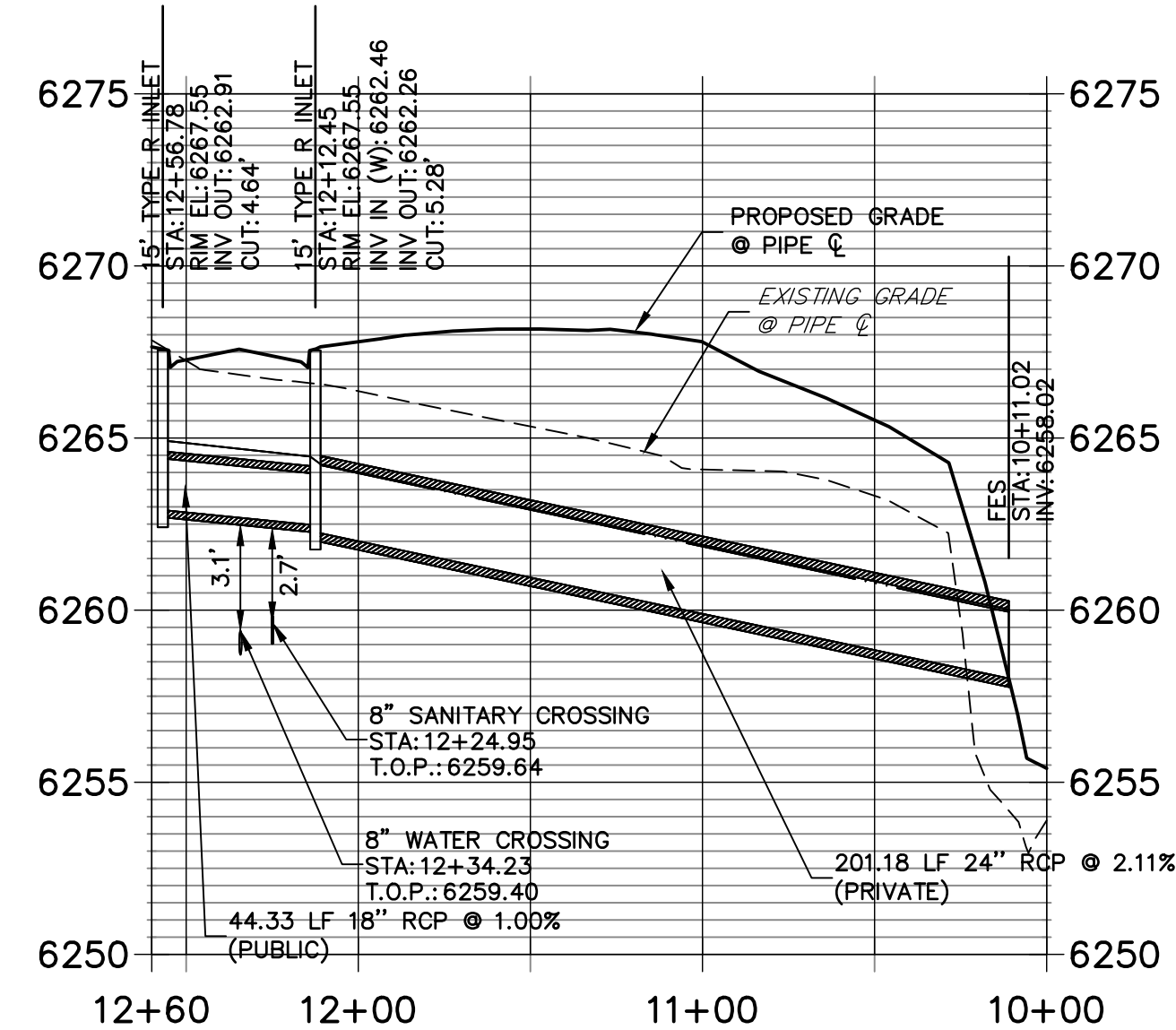
DP17 PROFILE  
STA 10+00.00 TO 11+60.76



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

11/11/21

SOLACE APARTMENTS FILING NO. 1  
STORM SEWER PLAN AND PROFILE

SHEET 15 OF 32

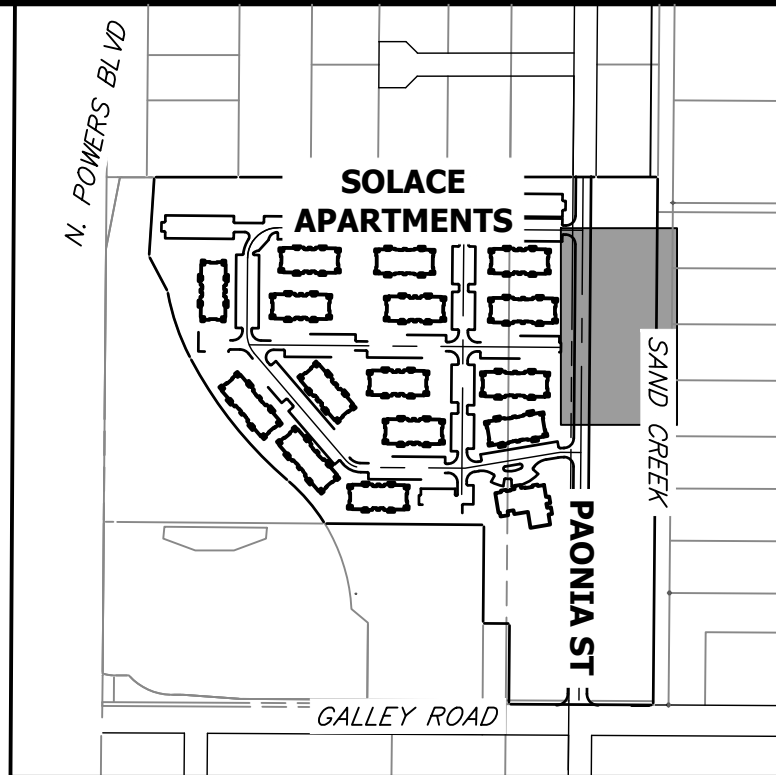
JOB NO. 25174.00

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

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

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

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	6257.58	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: 6267.59	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				

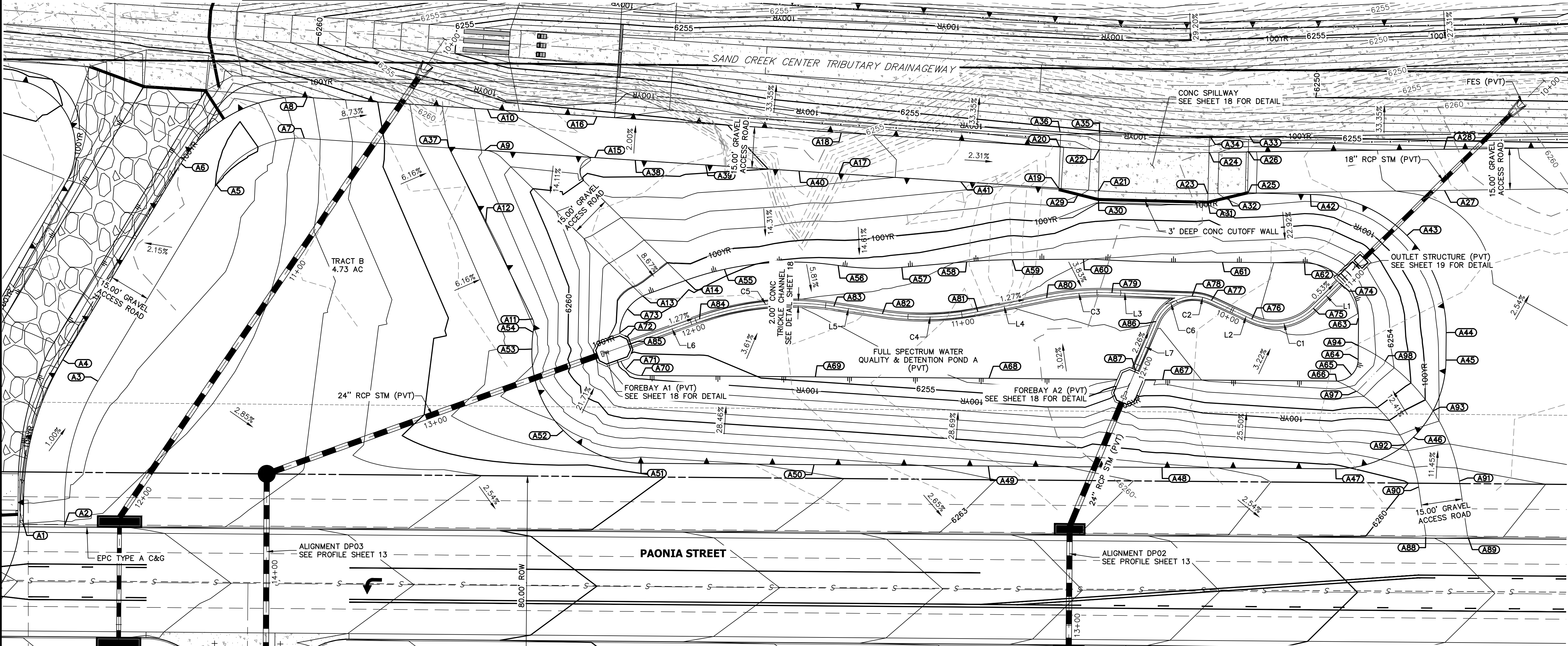


KEY MAP  
SCALE 1"=500'

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, LLC

DATE 11/11/21

32314

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNED BY: JTB  
AUTHORIZATION: \_\_\_\_\_

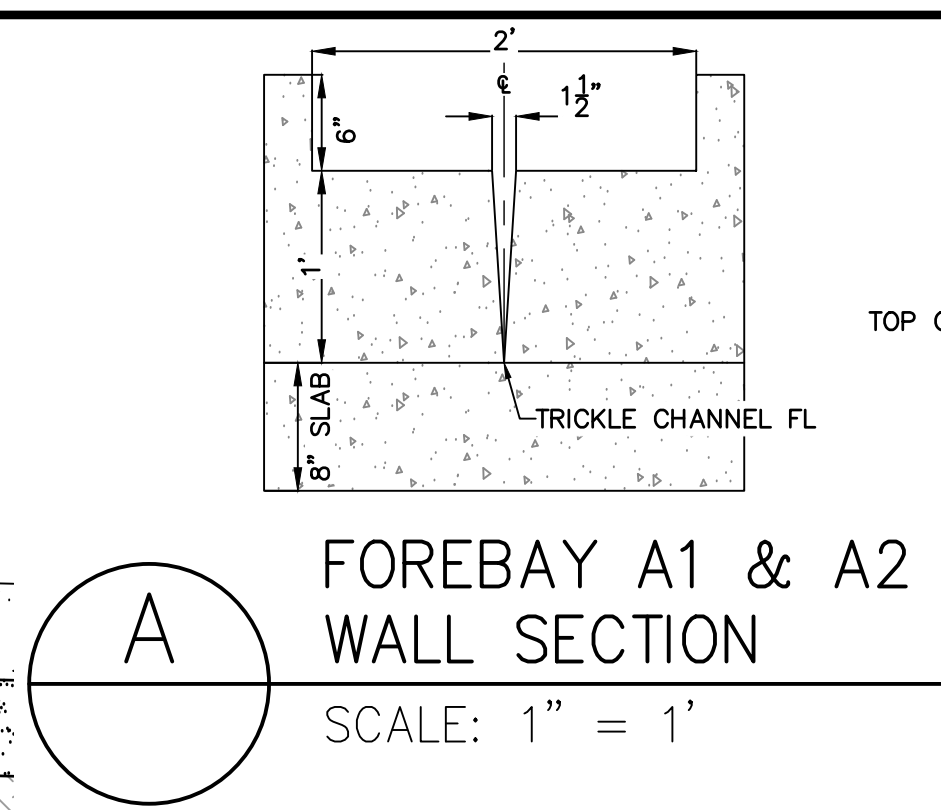
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577  
-----

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

BY	DATE	REVISION	No.	1"=20'	H-SCALE	N/A	11/11/21	DESIGNED BY	JBP	RPD	CHECKED BY

SOLACE APARTMENTS FILING  
NO. 1  
POND A PLAN & CROSS  
SECTIONS  
SHEET 16 OF 32  
JOB NO. 25174.00





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



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.

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<sub>c</sub>.
7. EXPOSED REINFORCING STEEL AND EPOXY COATED BARS SHALL BE PROTECTED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
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 TO PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL BE AT THE CONTRACTOR'S RISK.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



PREPARED UNDER MY SUPERVISION

11/11/21

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



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jengineering.com](http://www.jengineering.com)

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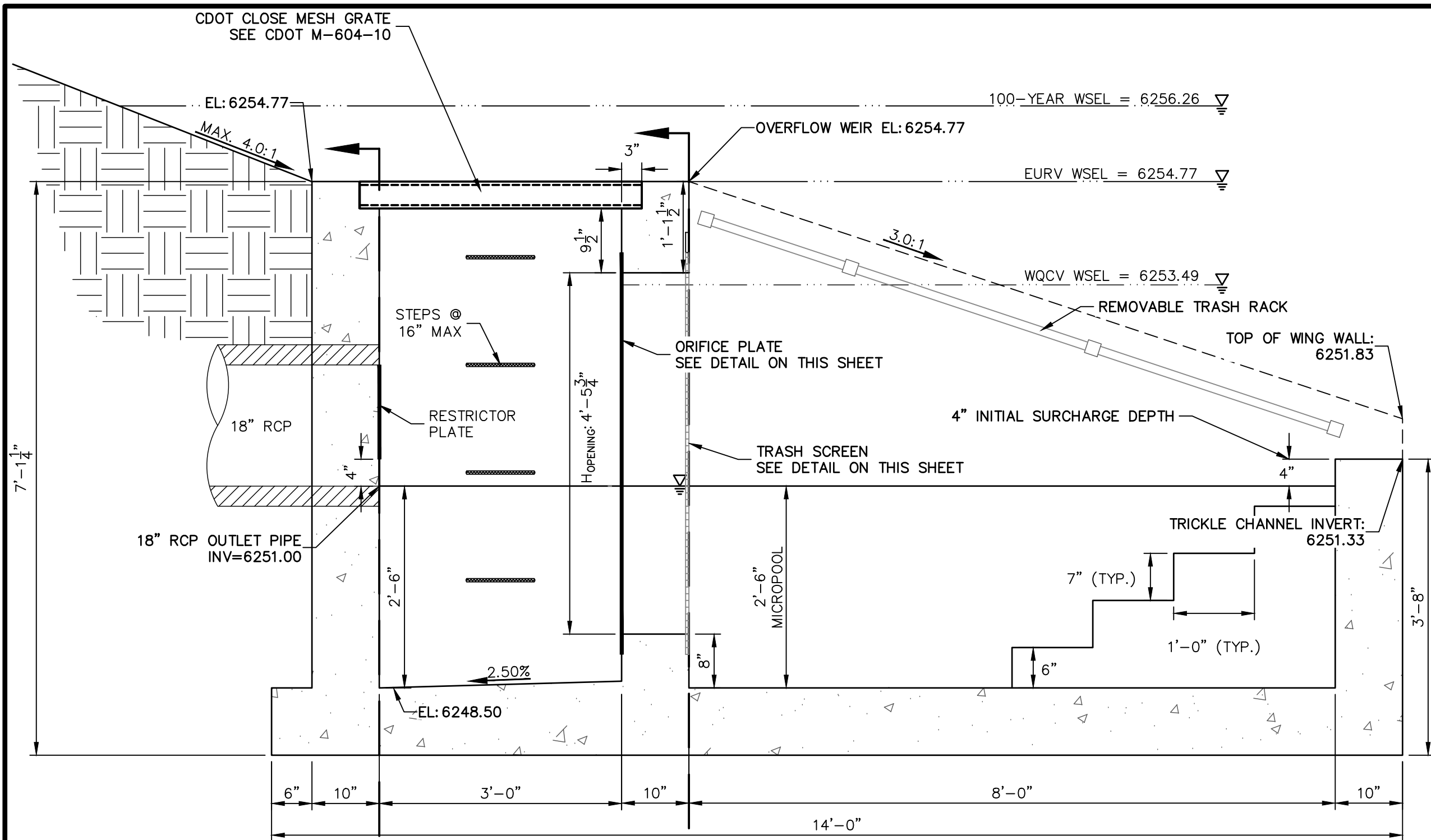
H-SCALE	VARIABLES
V-SCALE	VARIABLES
DATE	11/11/21
DESIGNED BY	JBP
DRAWN BY	RPD
CHECKED BY	

SOLACE APARTMENTS FILING  
NO. 1

## POND A DETAILS

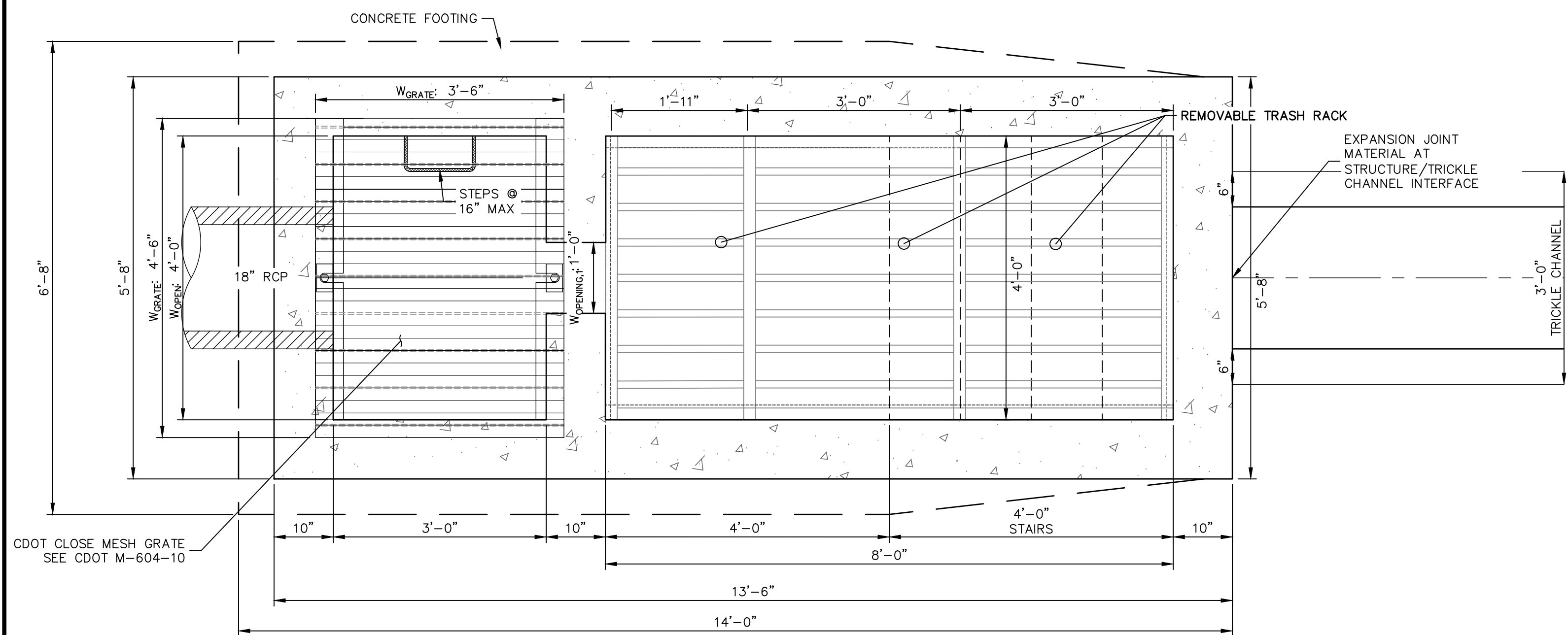
SHEET 18 OF 32

JOB NO. 25174.00



POND A OUTLET STRUCTURE - PROFILE

SCALE: 3/4"=1'



POND A OUTLET STRUCTURE - PLAN

SCALE: 3/4"=1'

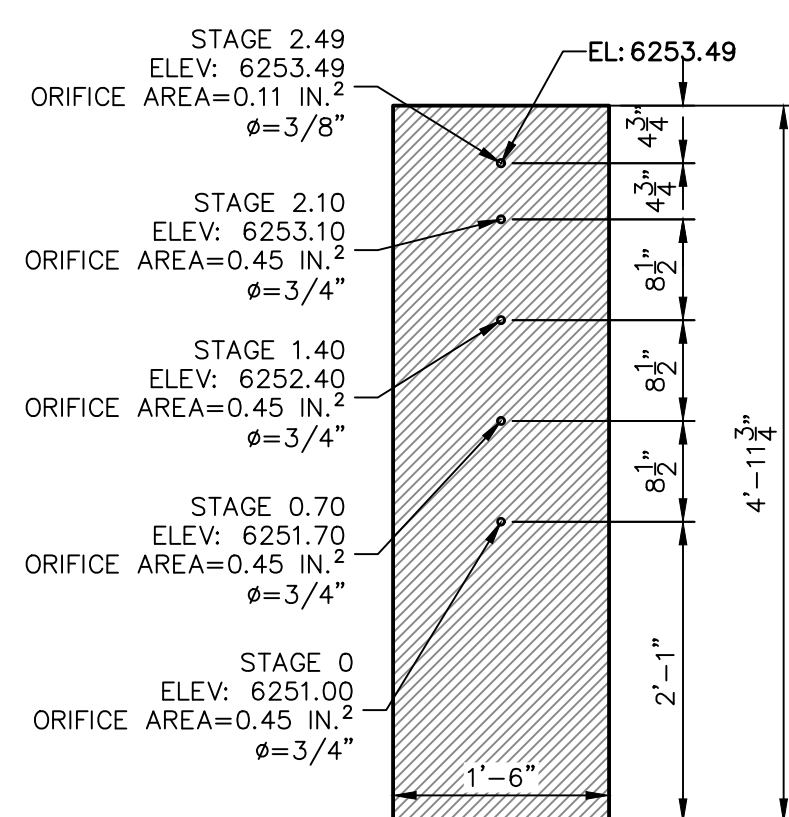
### OUTLET STRUCTURE STRUCTURAL NOTES:

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:

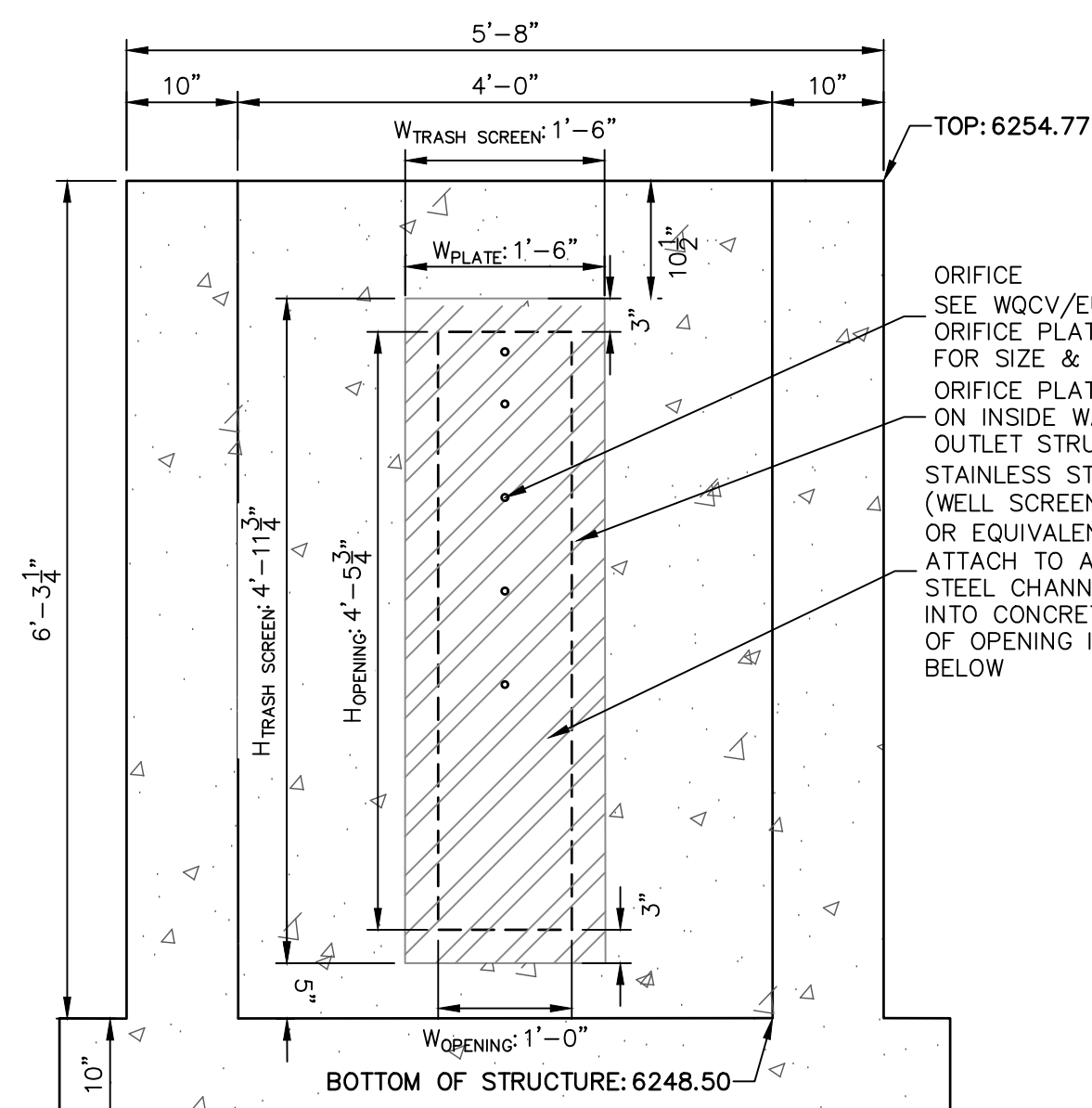
- ORIFICE PLATE AND RESTRICTOR PLATE:**
1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
  3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
  4. CONTRACTOR SHALL SUBMIT SHOP 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.

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.



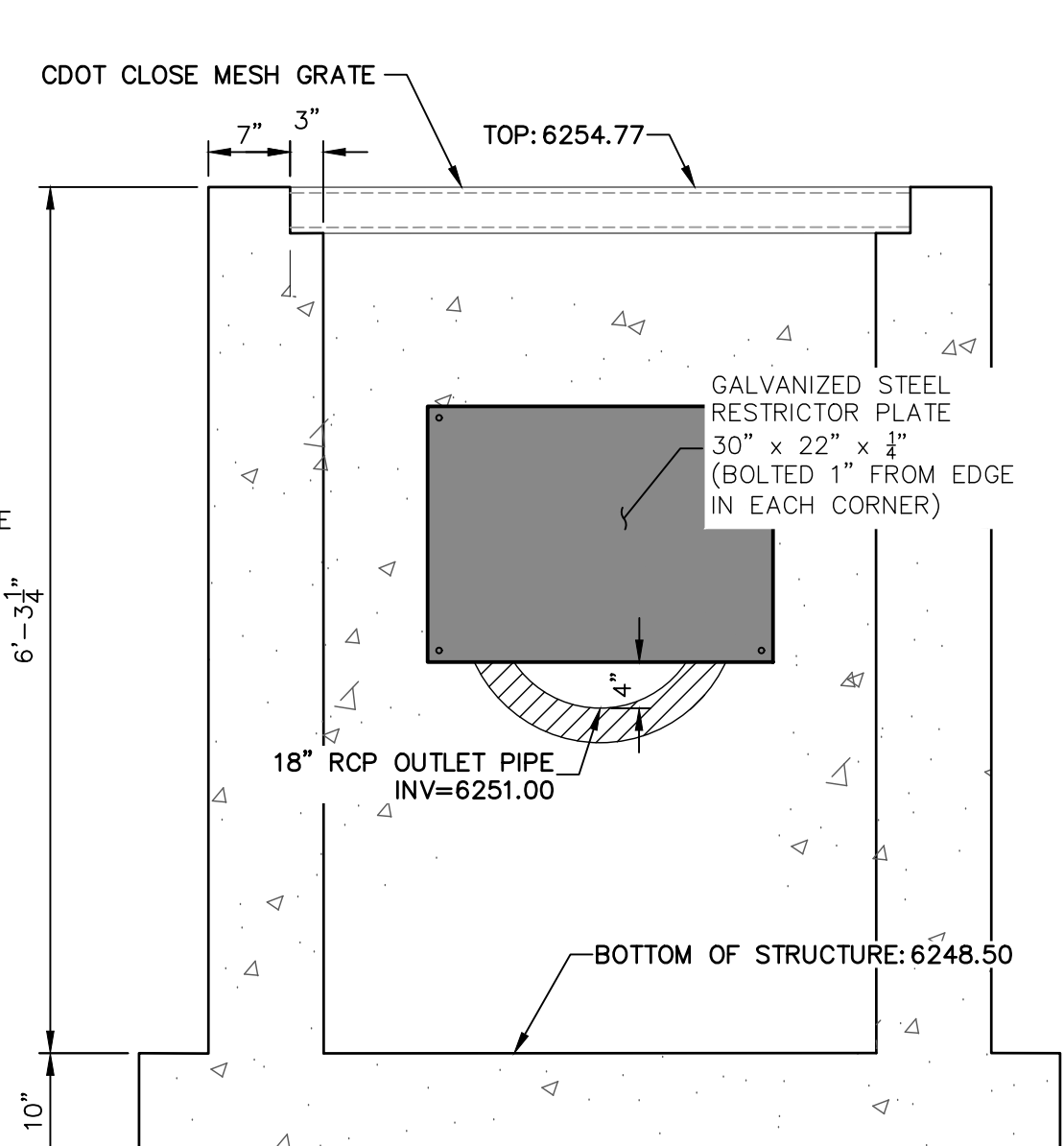
WQCV/EURV ORIFICE PLATE DETAIL

SCALE: 3/4"=1'



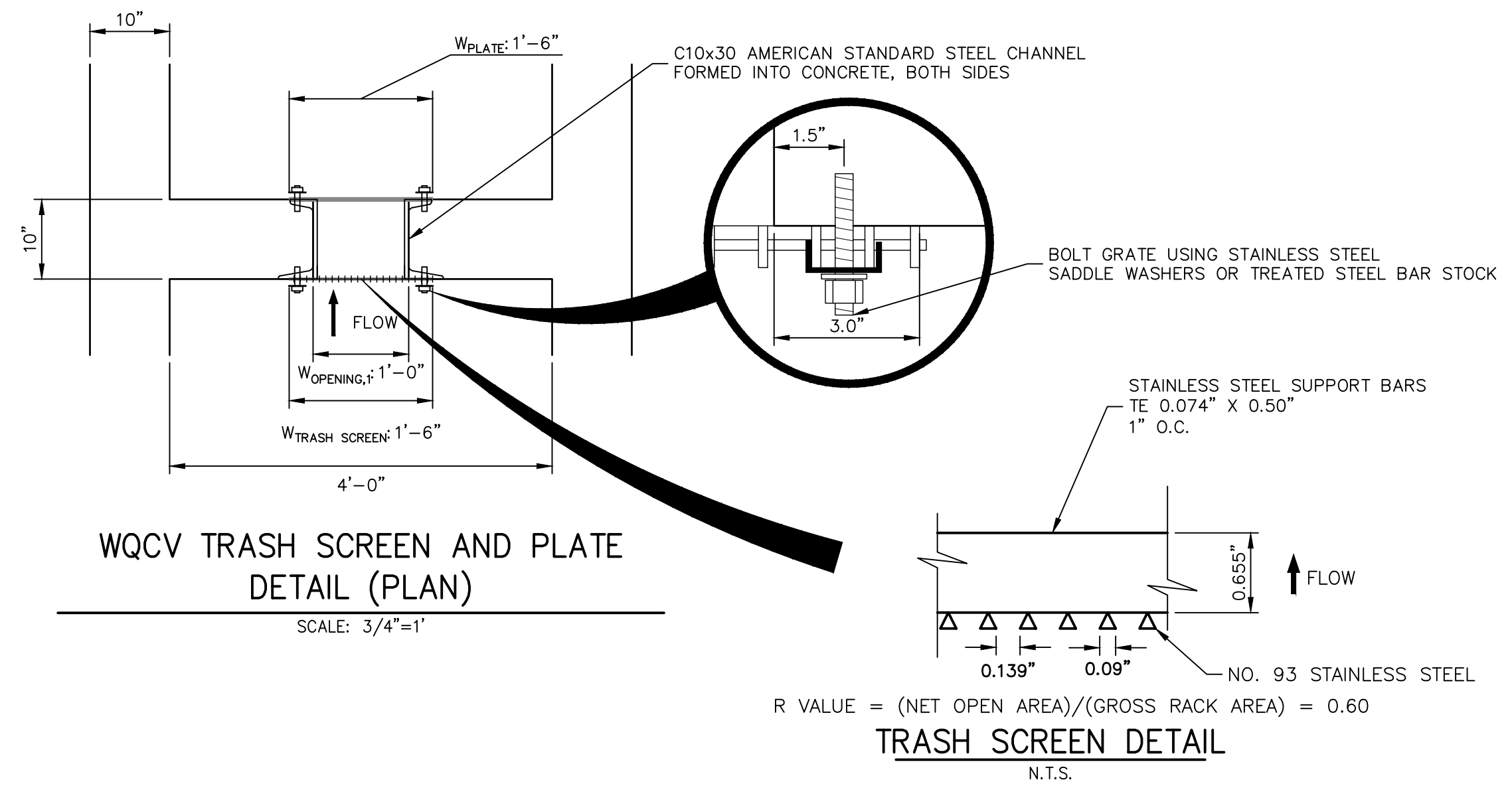
SECTION A AT ORIFICE (FRONT) WALL

SCALE: 3/4"=1'



SECTION B AT OUTLET (REAR) WALL

SCALE: 3/4"=1'



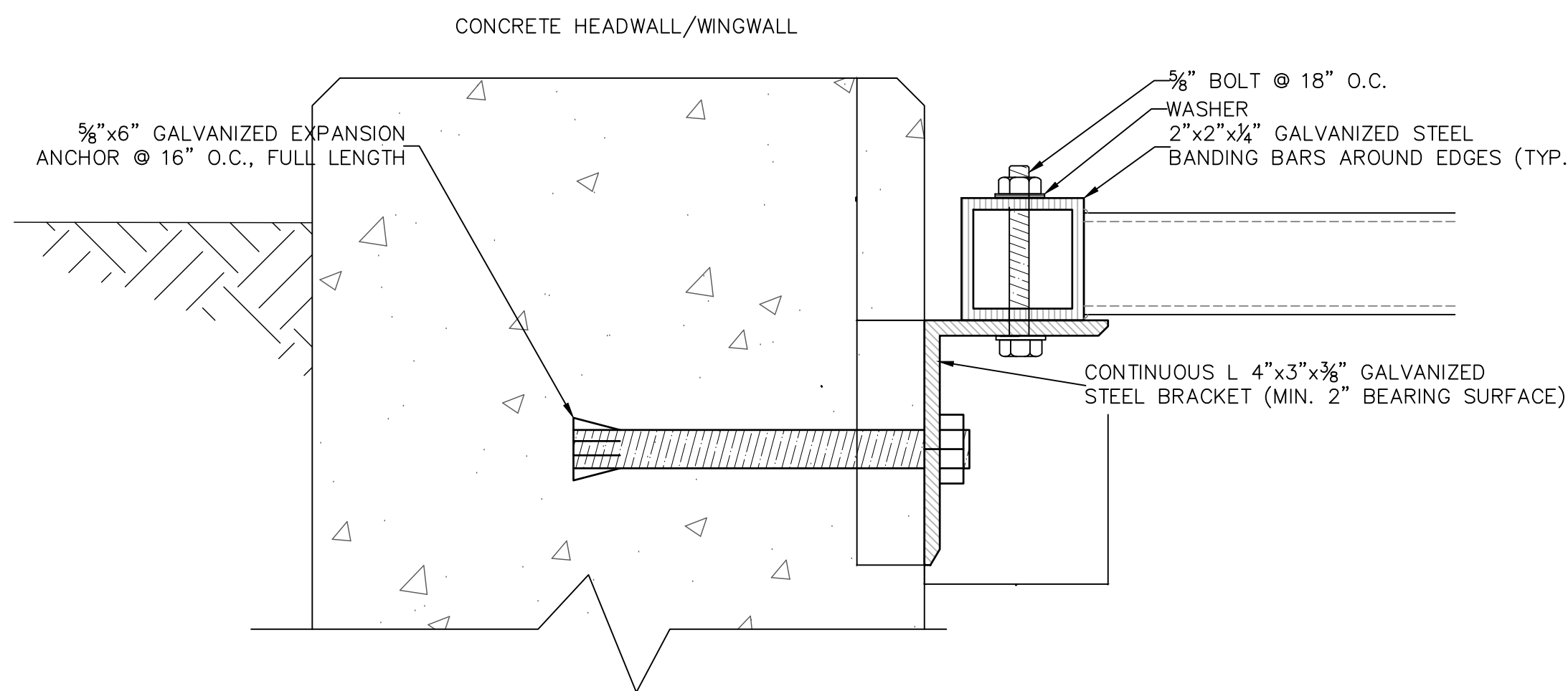
WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)

SCALE: 3/4"=1'

TRASH SCREEN DETAIL

R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

N.T.S.



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

11/11/21

SOLACE APARTMENTS FILING NO. 1

POND A DETAILS

SHEET 19 OF 32

JOB NO. 25174.00

BY DATE

REVISION

No. 1

3/4" = 1'

3/4" = 1'

DATE 11/11/21

DESIGNED BY JBP

DRAWN BY RPD

CHECKED BY

DATE

REVISION

No. 1

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3/4" = 1'

DATE 11/11/21

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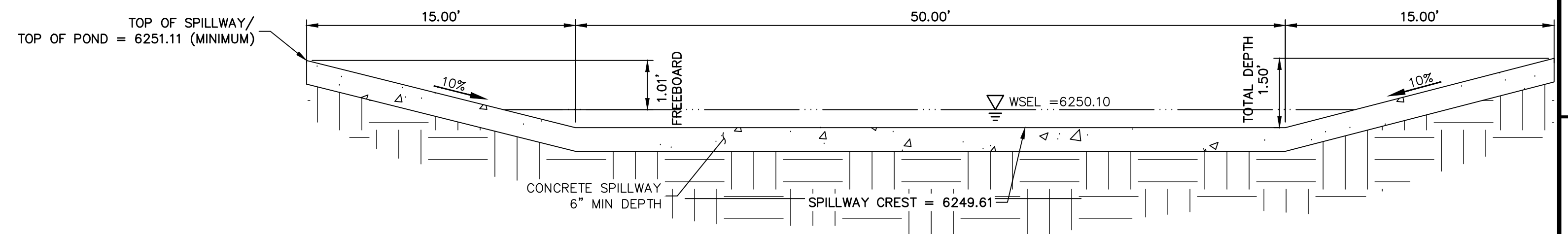
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DATE 11/11/21

DESIGNED BY JBP

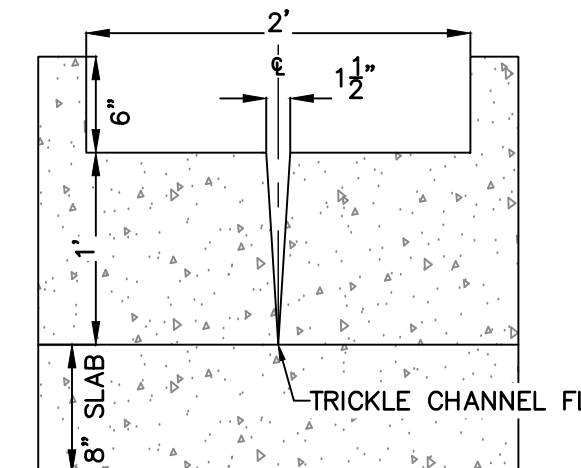




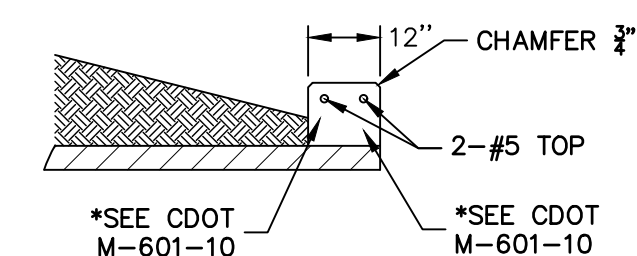


## POND B EMERGENCY OVERFLOW SPILLWAY

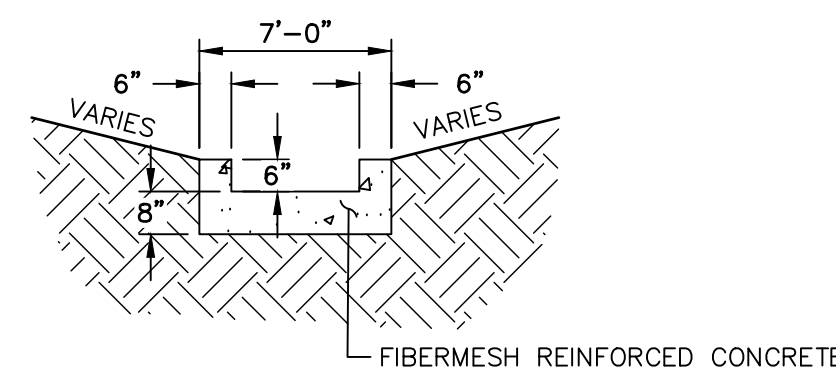
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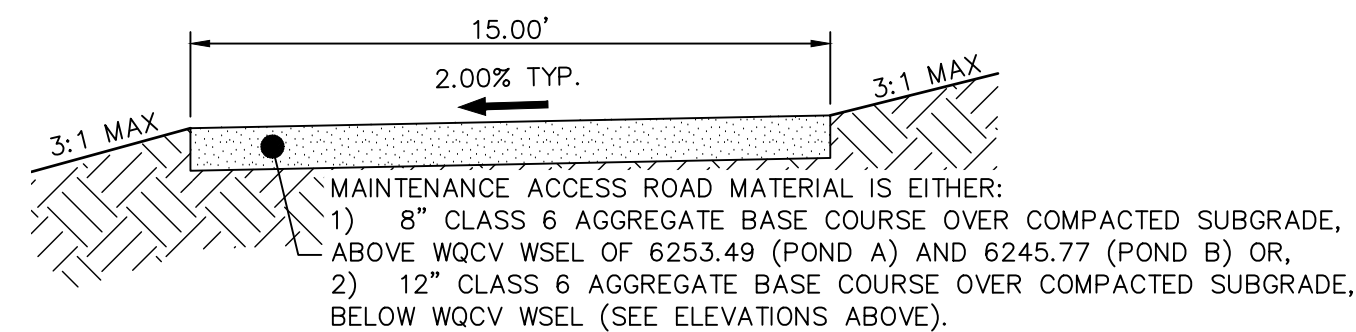
SCALE: 1" = 1'



SCALE: N.T.S.



SCALE: N.T.S.



### POND MAINTENANCE ACCESS ROAD TYPICAL SECTION

SCALE: N.T.S.



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.

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 OWNER.
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<sub>c</sub>.
7. 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE FORMED AND HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED  $\frac{3}{4}$ ".
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. THE CONTRACTOR SHALL SUBMIT STEEL REINFORCING DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL, PRIOR TO CONSTRUCTION.



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

PREPARED UNDER MY SUPERVISION

100133

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

COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

OWERS & GALLEY LLC

**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE  
(734) 216-2577  
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**J·R ENGINEERING**  
A Westrian Company



Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

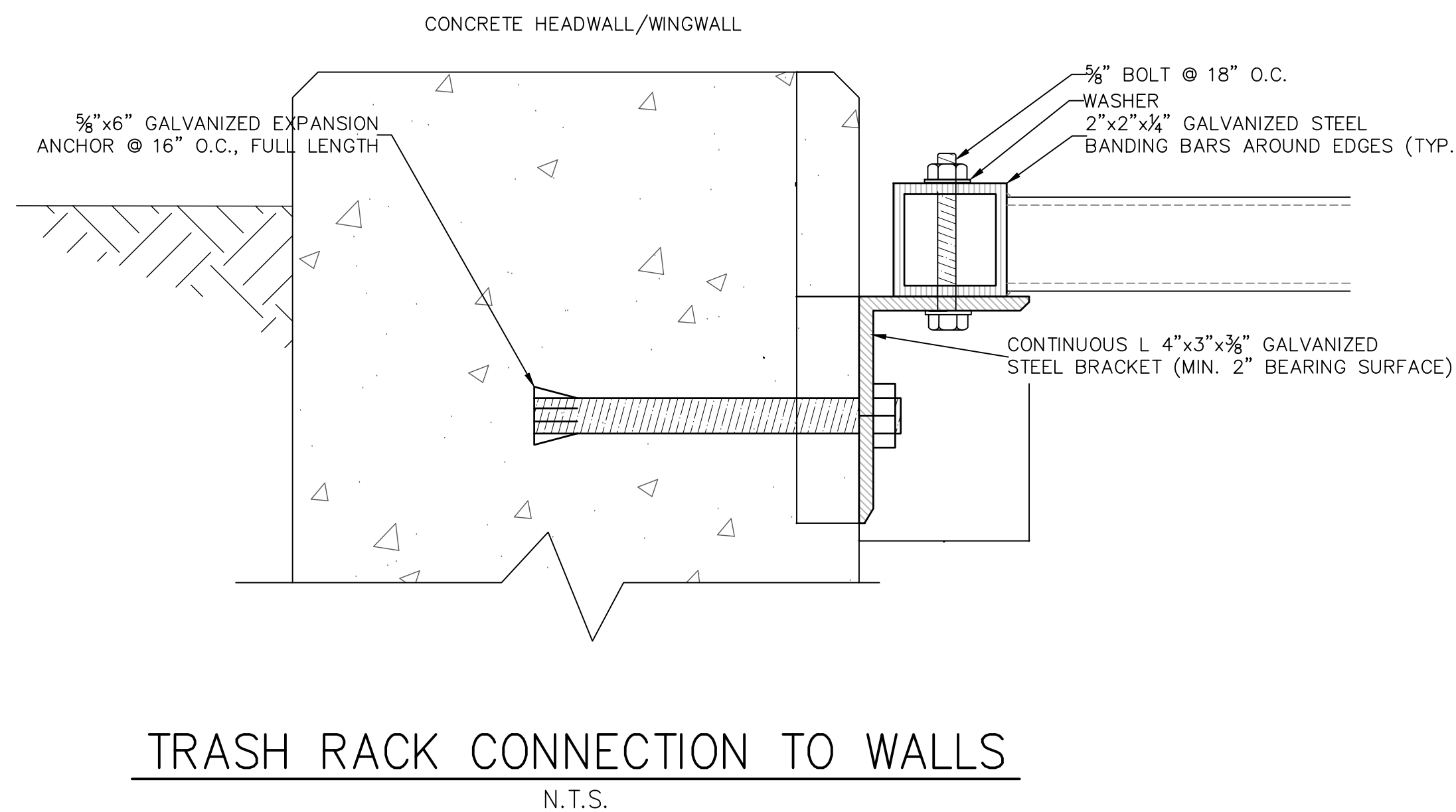
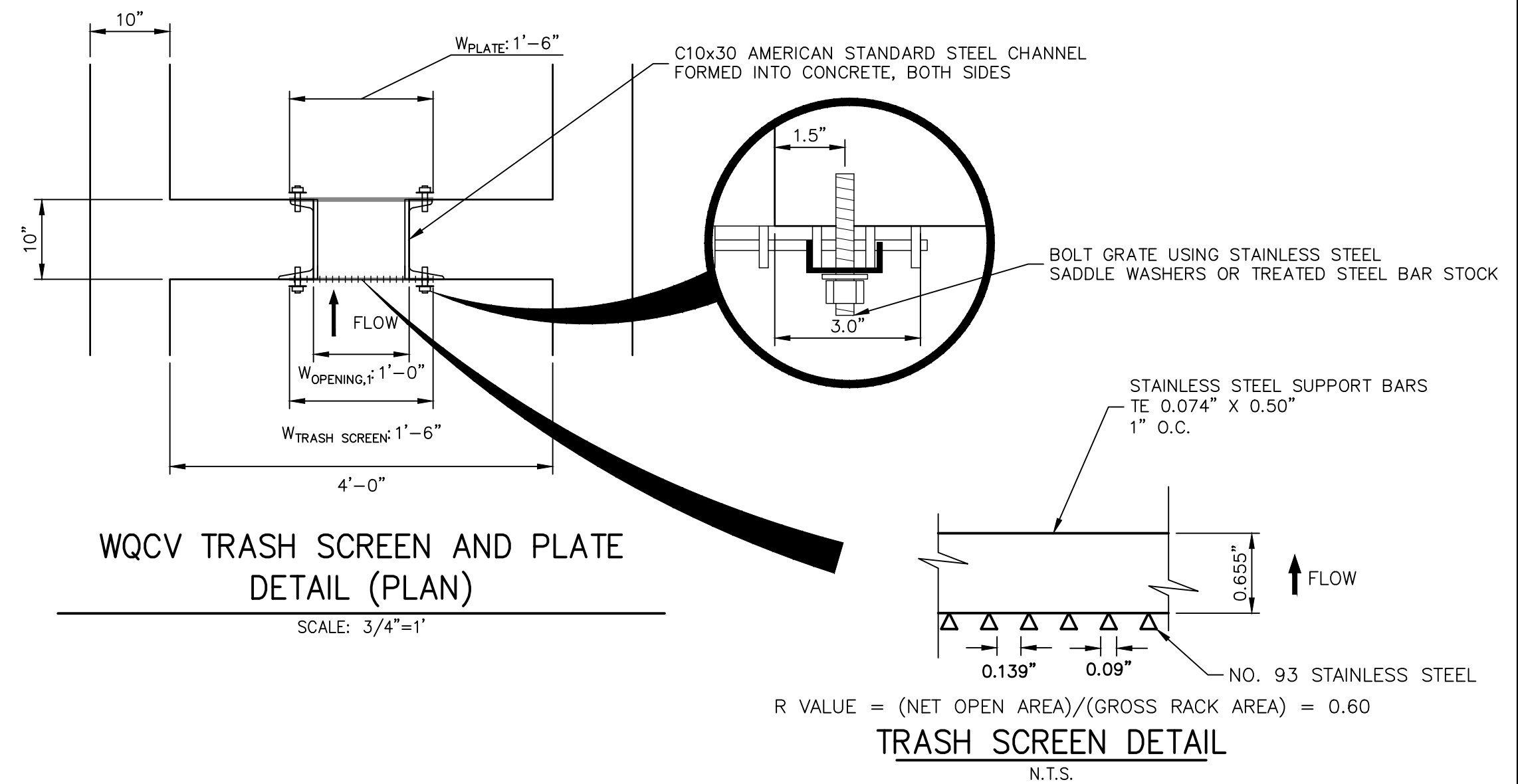
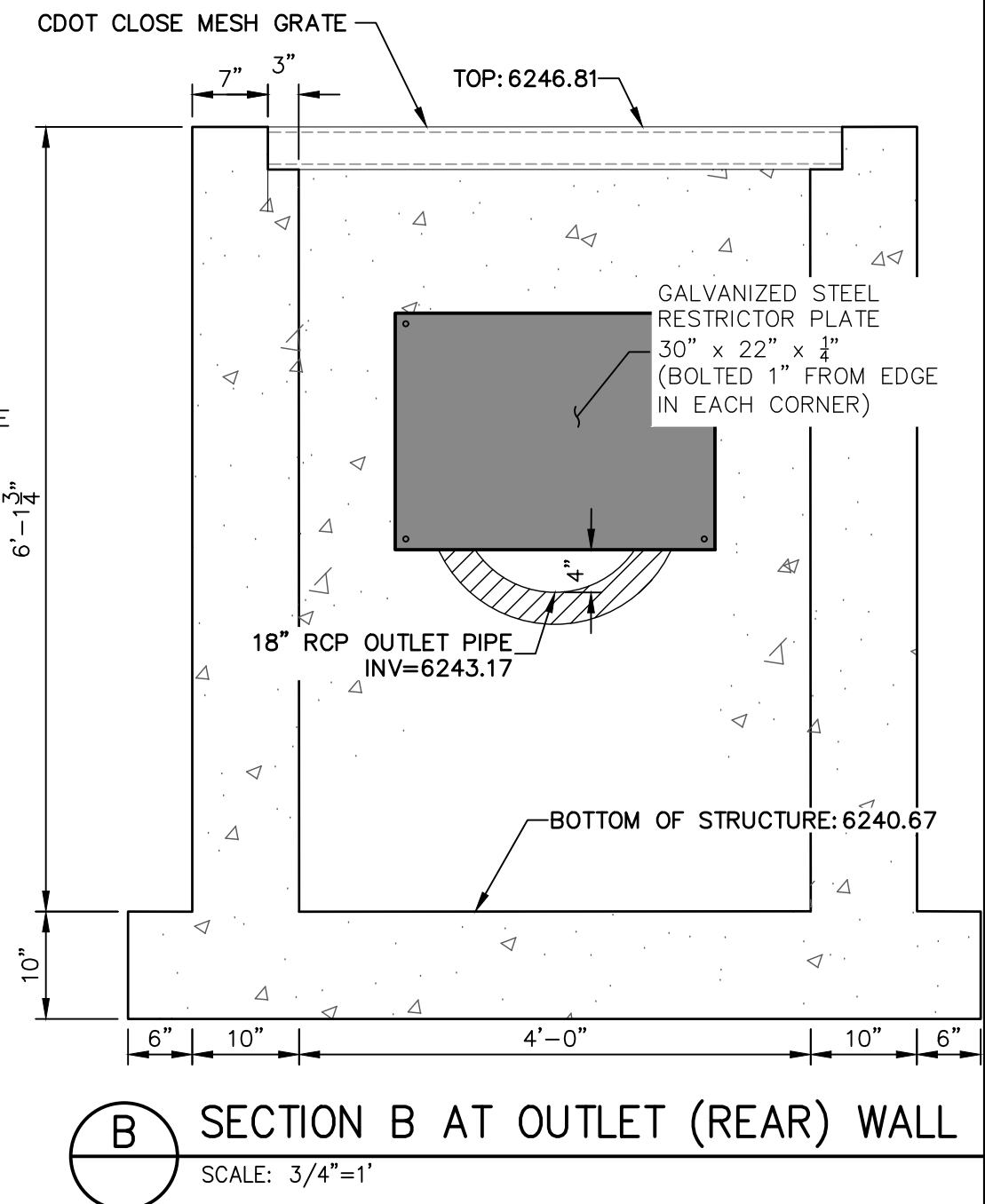
	NO.	REVISION	BY	DATE
H-SCALE	VARIABLES			
V-SCALE	VARIABLES			
DATE	11/11/21			
DESIGNED BY	JBP			
DRAWN BY	RPD			
CHECKED BY				

SOLACE APARTMENTS 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 WITH 1/2" DIA. BOLTS.
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.

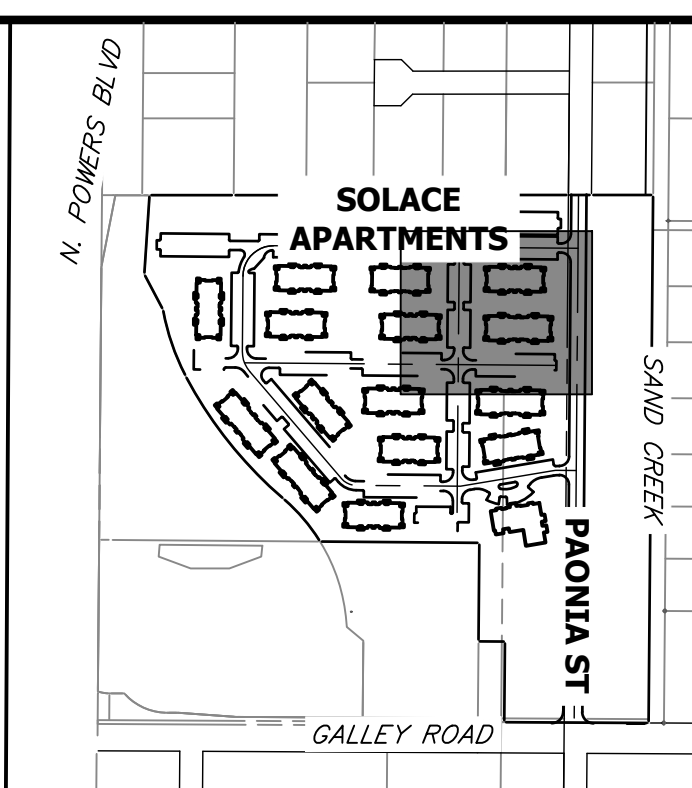
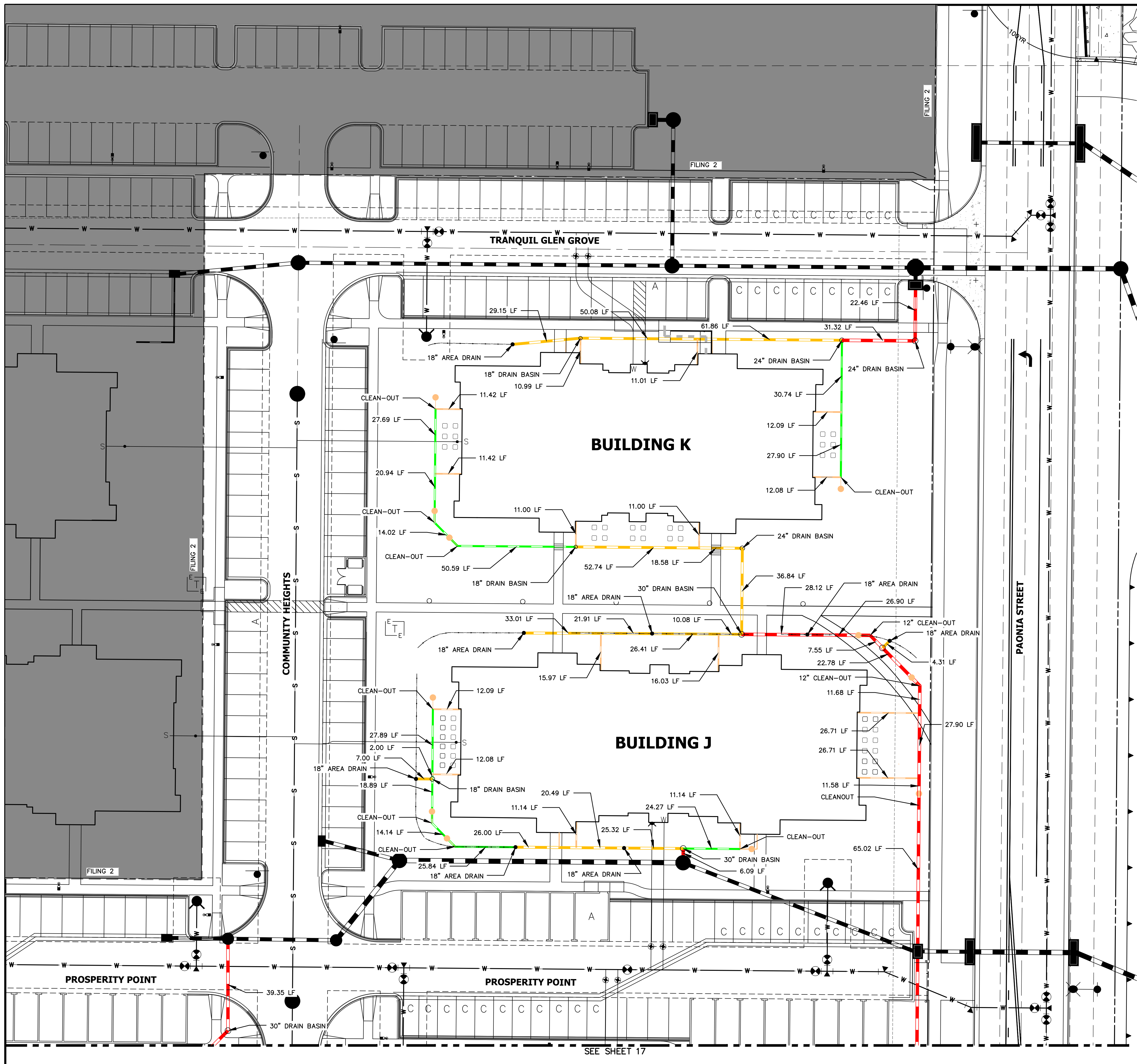
**OVERFLOW GRATE:**

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.

SHEET 23 OF 32		SOLACE APARTMENTS FILING NO. 1		H-SCALE 3/4" = 1" V-SCALE 3/4" = 1" DATE 11/11/21 DESIGNED BY JBP DRAWN BY RPD CHECKED BY		J-R ENGINEERING A Western Company  Centennial 303-740-9393 • Colorado Springs 719-593-2933 Fort Collins 970-491-9888 • <a href="http://www.jrengineering.com">www.jrengineering.com</a>		CS POWERS & CALLEY LLC 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577 (734) 216-2577		PREPARED FOR UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J-R ENGINEERING SHALL BE RESPONSIBLE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
JOB NO. 25174.00		POND B DETAILS									







- 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 31 FOR CLEAN-OUT, DRAIN BASIN, AND AREA DRAIN DETAILS.
  5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.

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

ORIGINAL SCALE: 1" = 20'

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

Mike A. Bramlett  
32314  
11/11/21

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

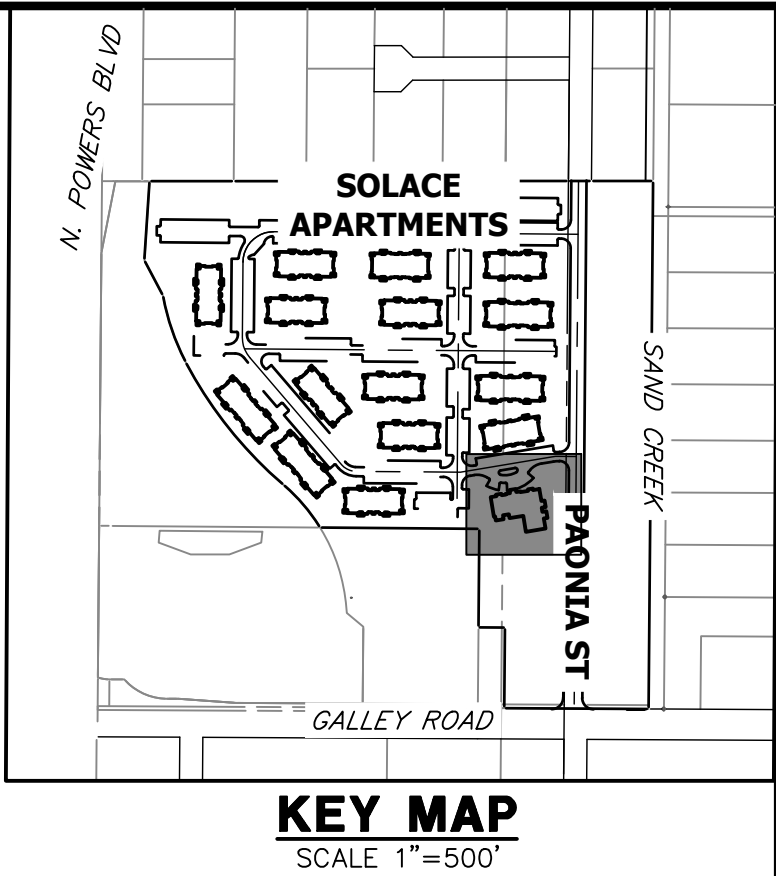
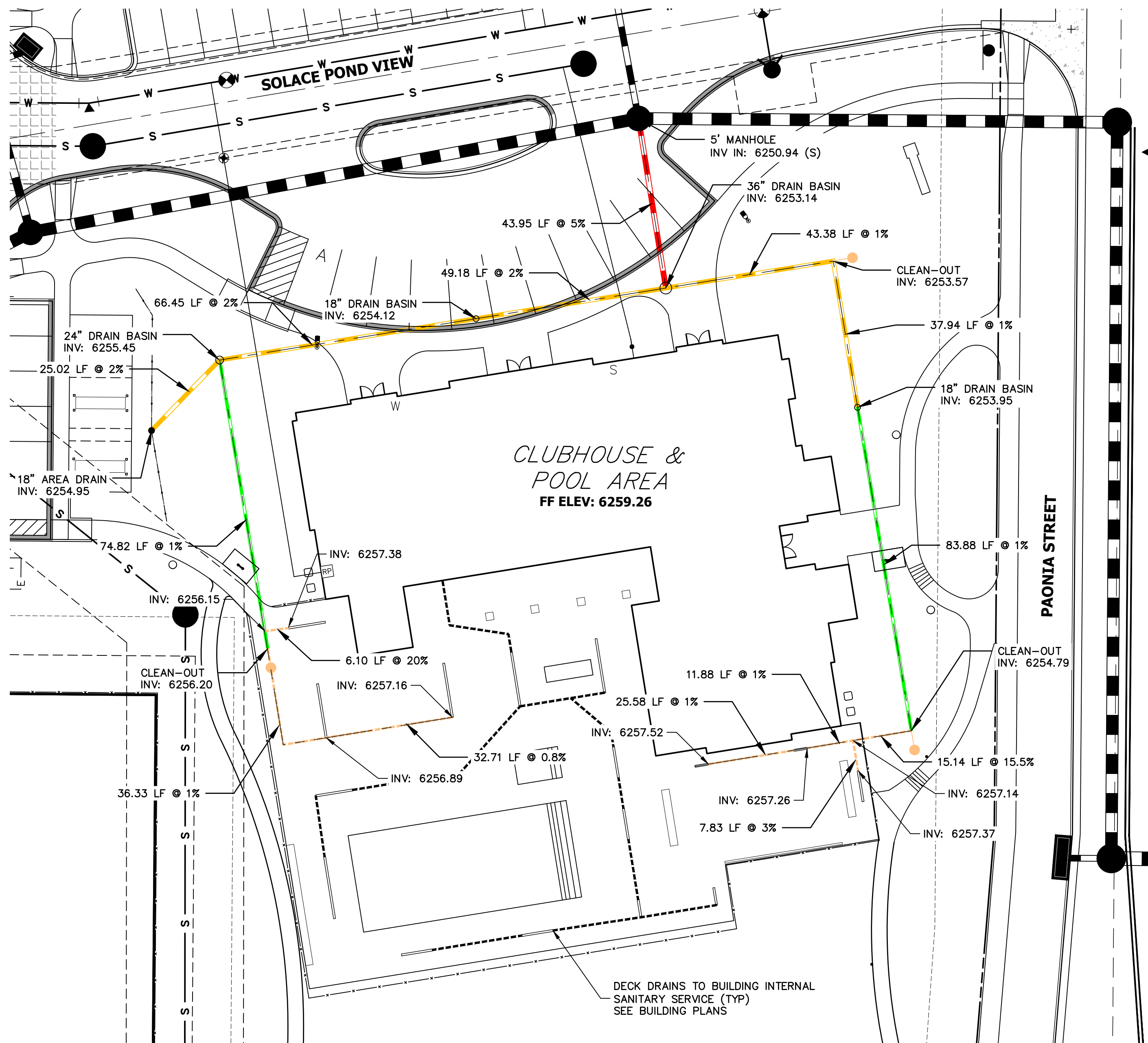
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PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

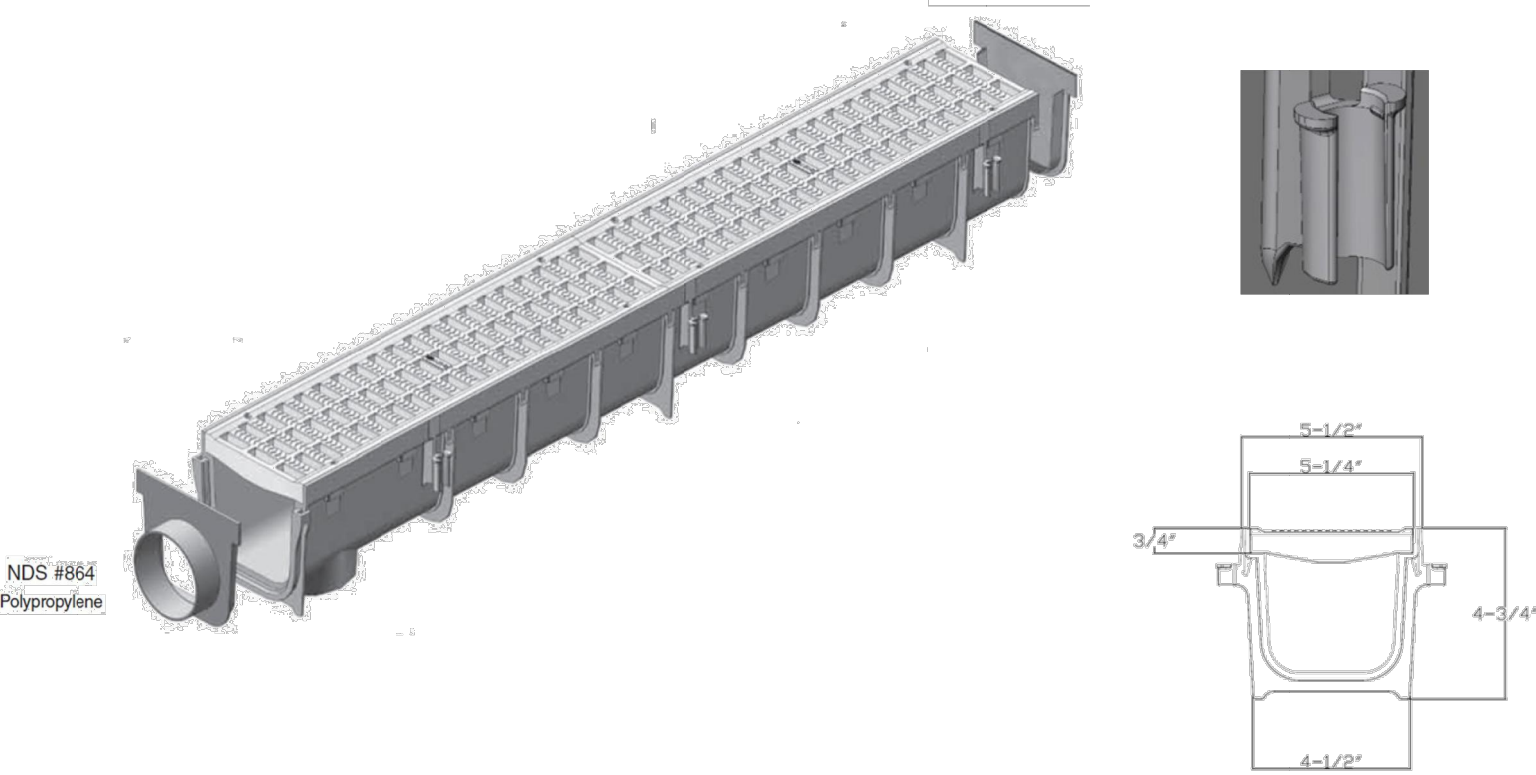
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

SOLACE APARTMENTS FILING NO. 1  
ROOF DRAIN AND AREA DRAIN PLANS

SHEET 26 OF 32  
JOB NO. 25174.00



5 Inch Pro Series Drain Kit



Part #: 864 (Includes #814-Grates ( 2qty. ), #800-Channel (1qty.), #813-End Outlet (1qty.), and #812-End Cap (1qty.)  
Material: Channel (Polyolefin) Grates (HDPE)  
Color: Light Gray  
Fits: 3" (Hub) and 4" (Spigot) Sewer/Drain Pipe  
Rebar tie clips for easier installation: Fits #4 Rebar  
Grate Opening: 3/8"x 1-1/4"  
Open Surface Area: 23.52 Sq. Inch per Ft.  
Head Pressure / Flow Rate:  
Head (inches) - Max Flow  
1" = 101.75 GPM  
0.5" = 71.95 GPM  
Weight per each: 5.67 lbs.  
Screw: #829 Stainless Steel Screw, 4 per grate.  
UV Inhibitors

**Class B**  
• Loads of 61-175 psi.  
• Recommended for medium-duty pneumatic tire traffic, autos and light trucks at speeds less than 20 m.p.h.

ADA Compliant

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

- NOTES:**
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  4. SEE SHEET 31 FOR CLEAN-OUT, DRAIN BASIN, AND AREA DRAIN DETAILS.
  5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.

851 N. Harvard Avenue  
Lindsay, CA 93247  
800-726-1994

Visit [ndspro.com](https://ndspro.com) for specs,  
detail drawings, and case studies

**NDS**  
WE PUT WATER IN ITS PLACE

20 10 0 20 40  
ORIGINAL SCALE: 1" = 20'

Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.  
DATE 11/11/21

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

**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

BY	DATE	REVISION	1"=20'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
CJS	9/8/2021	1	N/A			11/11/21	GVT	GVT	

SOLACE APARTMENTS FILING NO. 1

SHEET 26A OF 32

JOB NO. 25174.00

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

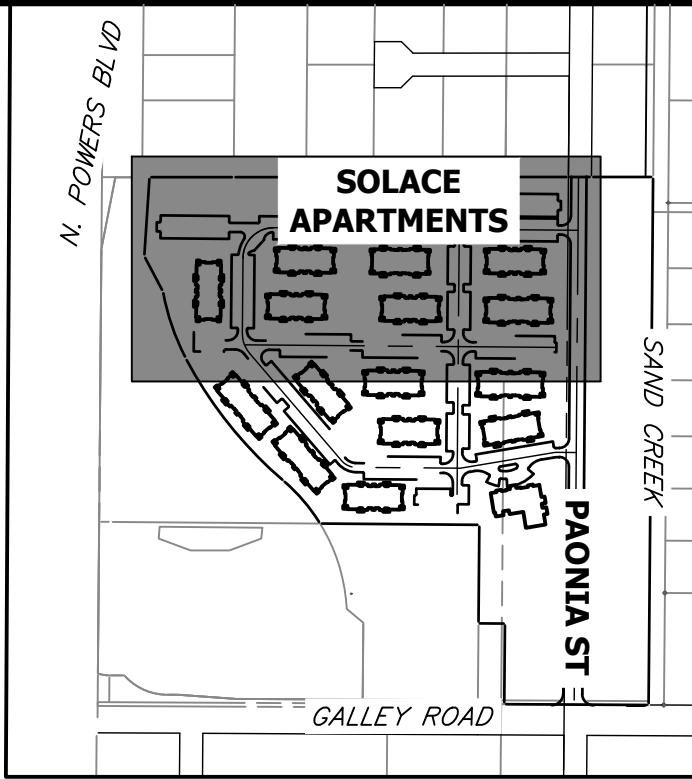
CROSSWALK - 18"x10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

18" WIDE CROSSWALK PREFORMED THERMOPLASTIC

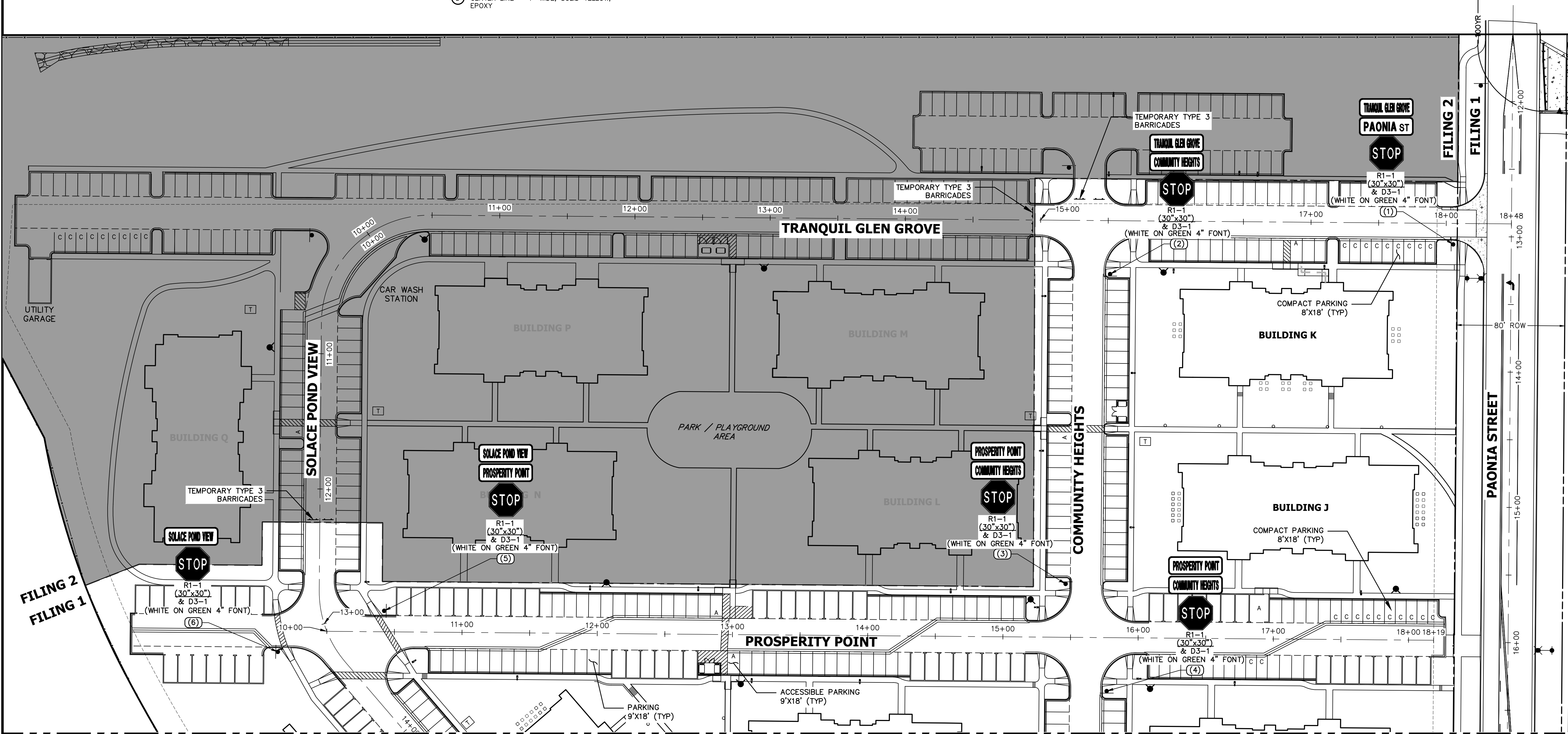
LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY

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

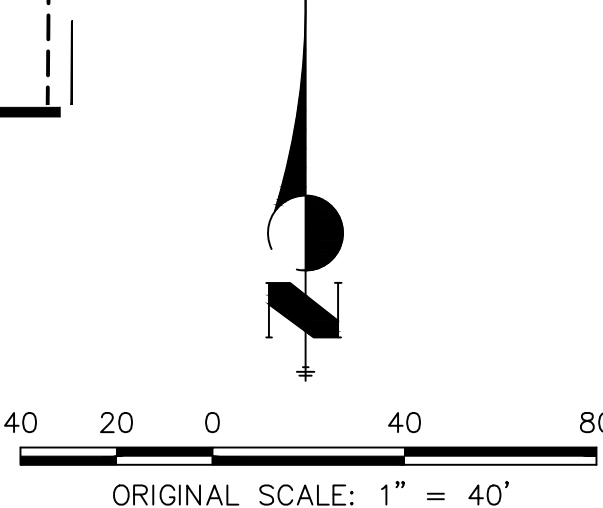
SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)



KEY MAP  
SCALE 1"=500'



SEE SHEET 28



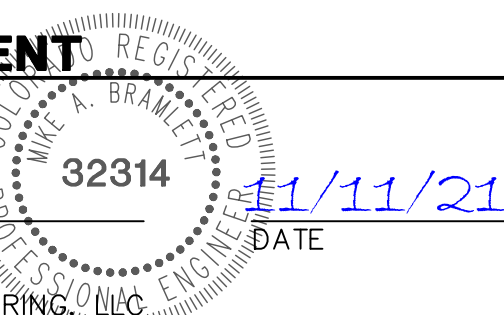
NOTES:  
1. ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



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 APARTMENTS FILING NO. 1 SIGNAGE AND STRIPING PLAN	H-SCALE	1"=40'	No.	REVISION	BY	DATE
	V-SCALE	N/A				
	DATE	11/11/21				
	DESIGNED BY	GVT				
	DRAWN BY	GVT				
	CHECKED BY					
SHEET 27 OF 32						
JOB NO. 25174.00						

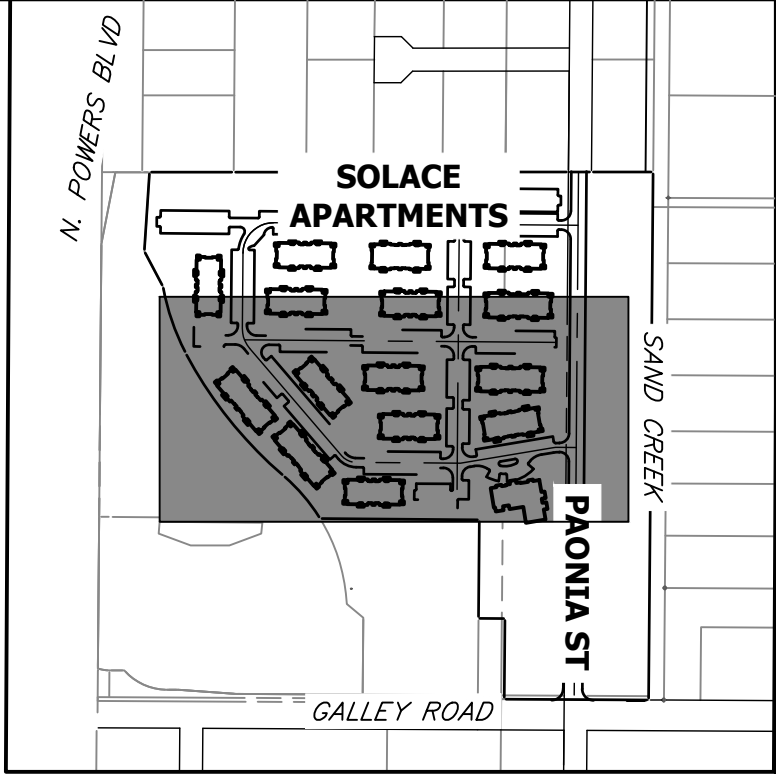
JR ENGINEERING  
A Western Company

Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR  
**CS POWERS & GALLEY LLC**  
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, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.

SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(7)	19+96.97	39.50' (LT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(8)	20+20.92	37.75' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (1)
(9)	22+85.32	17.57' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)



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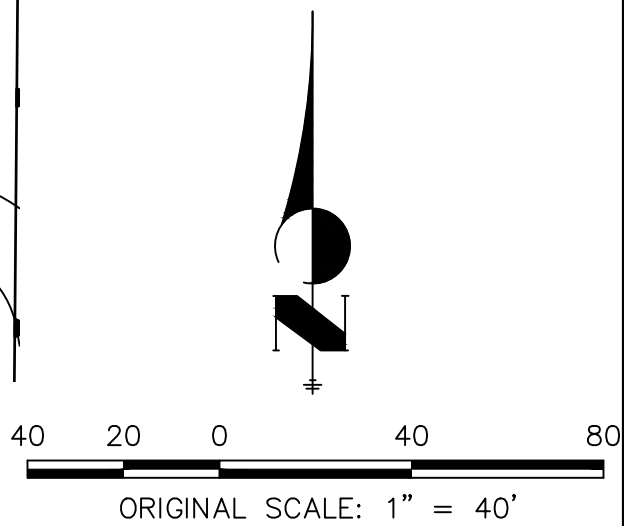
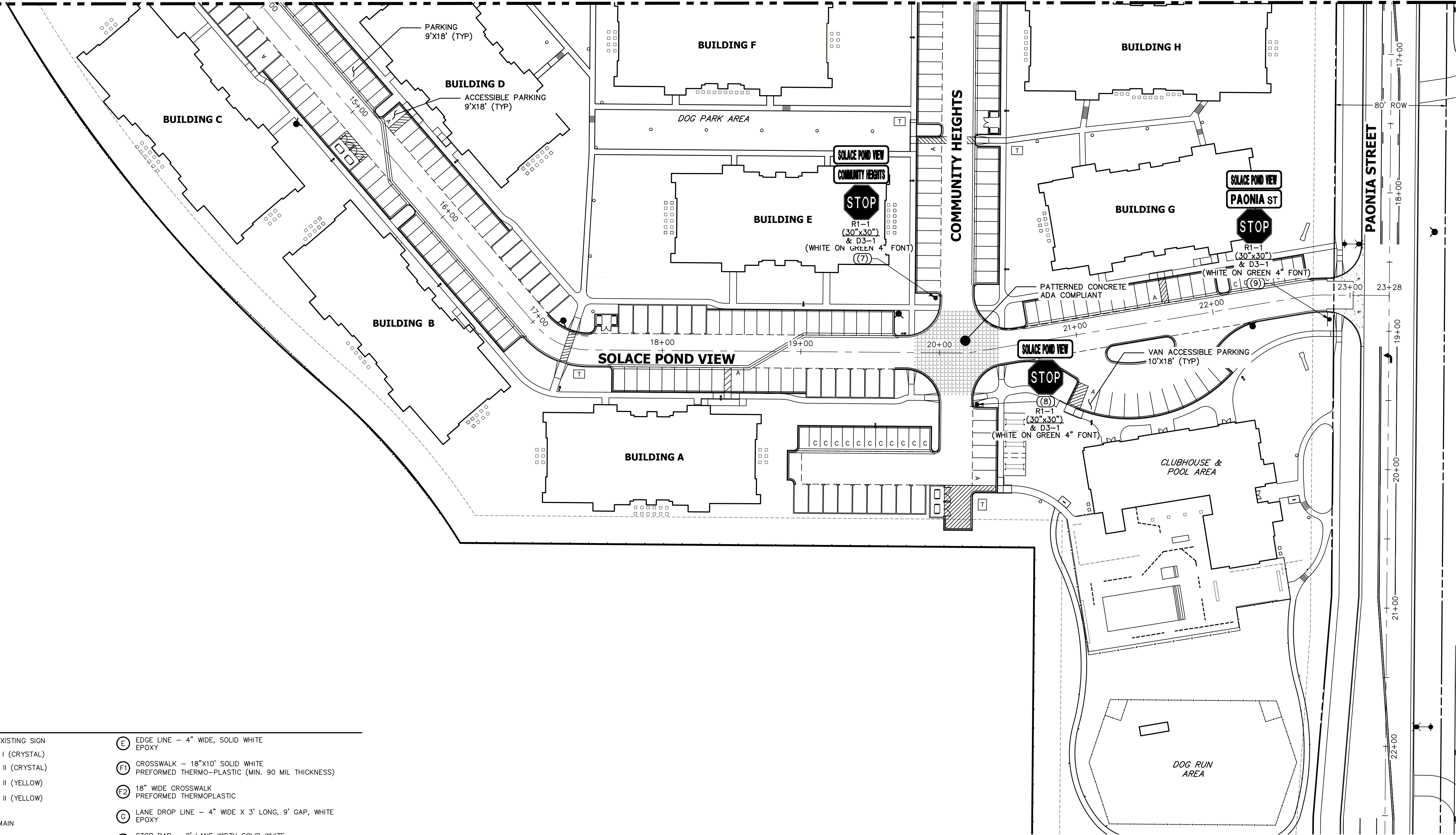
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=40'	N/A	11/11/21	GVT	GVT					

SOLACE APARTMENTS FILING NO. 1  
SIGNAGE AND STRIPING PLAN

SHEET 28 OF 32  
JOB NO. 25174.00

- LEGEND**
- PROPOSED SIGN (T) EXISTING SIGN (T)
  - CDOT DELINEATOR TYPE I (CRYSTAL) (C)
  - CDOT DELINEATOR TYPE II (CRYSTAL) (C)
  - CDOT DELINEATOR TYPE II (YELLOW) (C)
  - CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK (C)
  - EXISTING STRIPE TO REMAIN (X)
  - SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE (X)
  - TABULATION KEY (XX)
  - LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY (A)
  - CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY (B)
  - CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY (C)
  - CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY (D)
  - EDGE LINE - 4" WIDE, SOLID WHITE EPOXY (E)
  - CROSSWALK - 18"x10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS) (F)
  - 18" WIDE CROSSWALK PREFORMED THERMOPLASTIC (F2)
  - LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY (G)
  - STOP BAR - 2'xLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS) (H)
  - SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

SEE SHEET 27



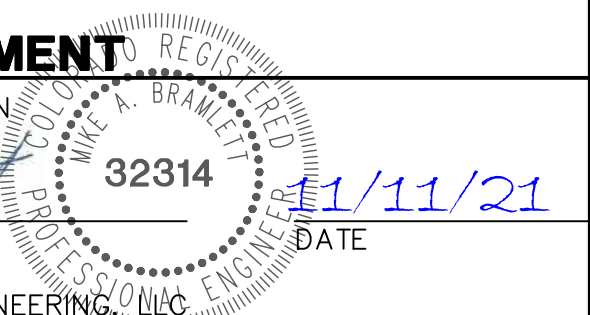
**NOTES:**  
1. ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



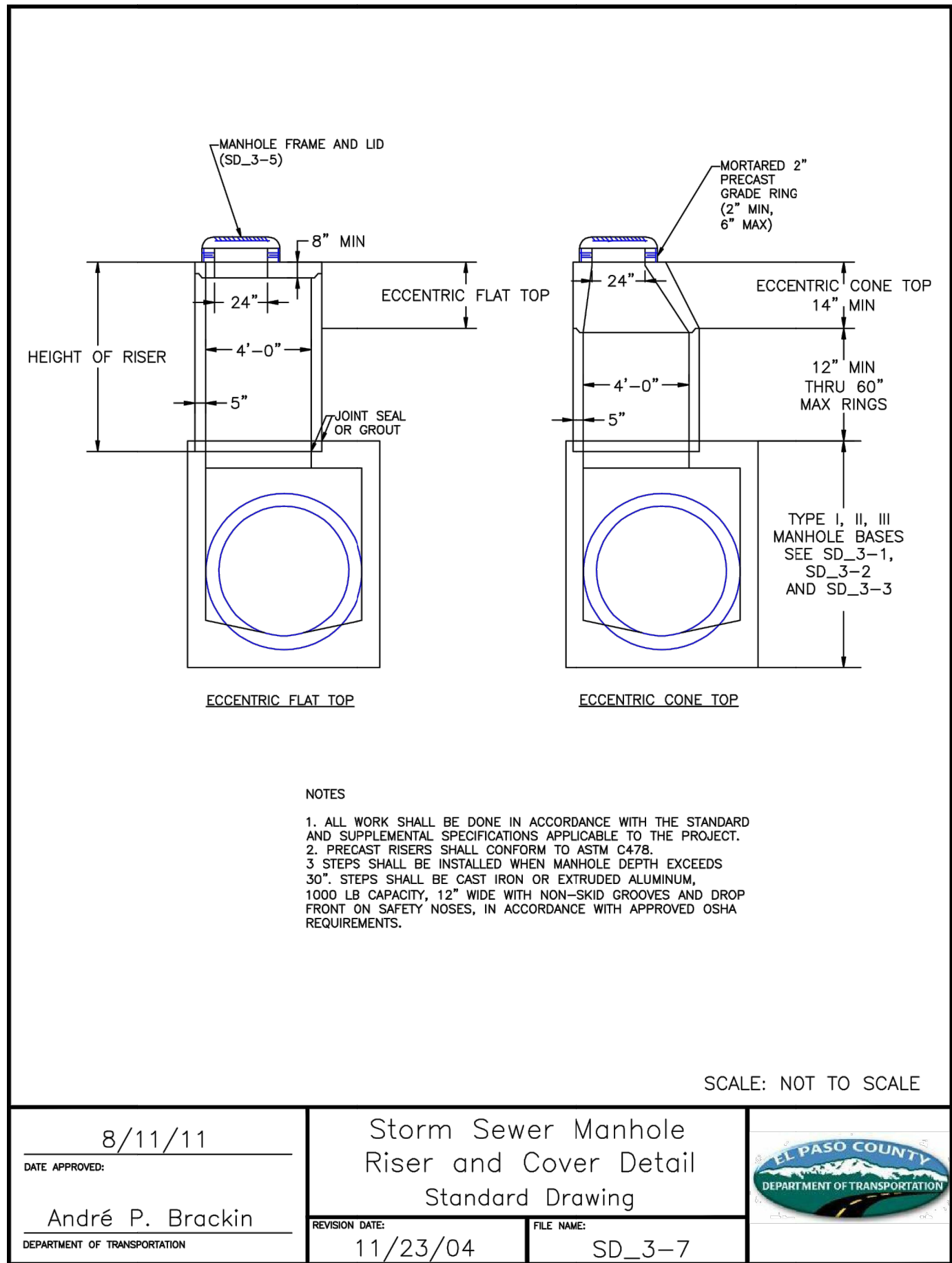
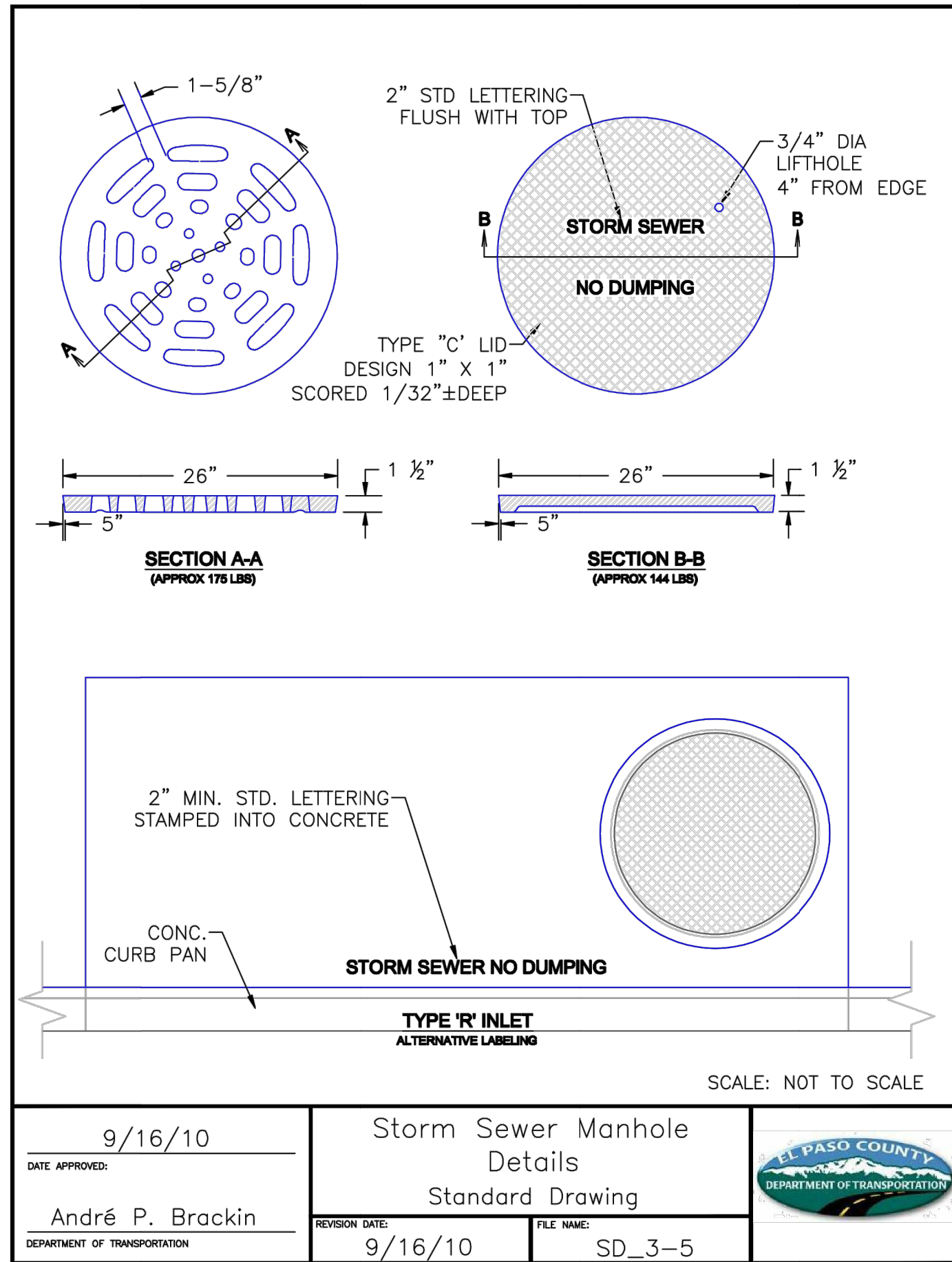
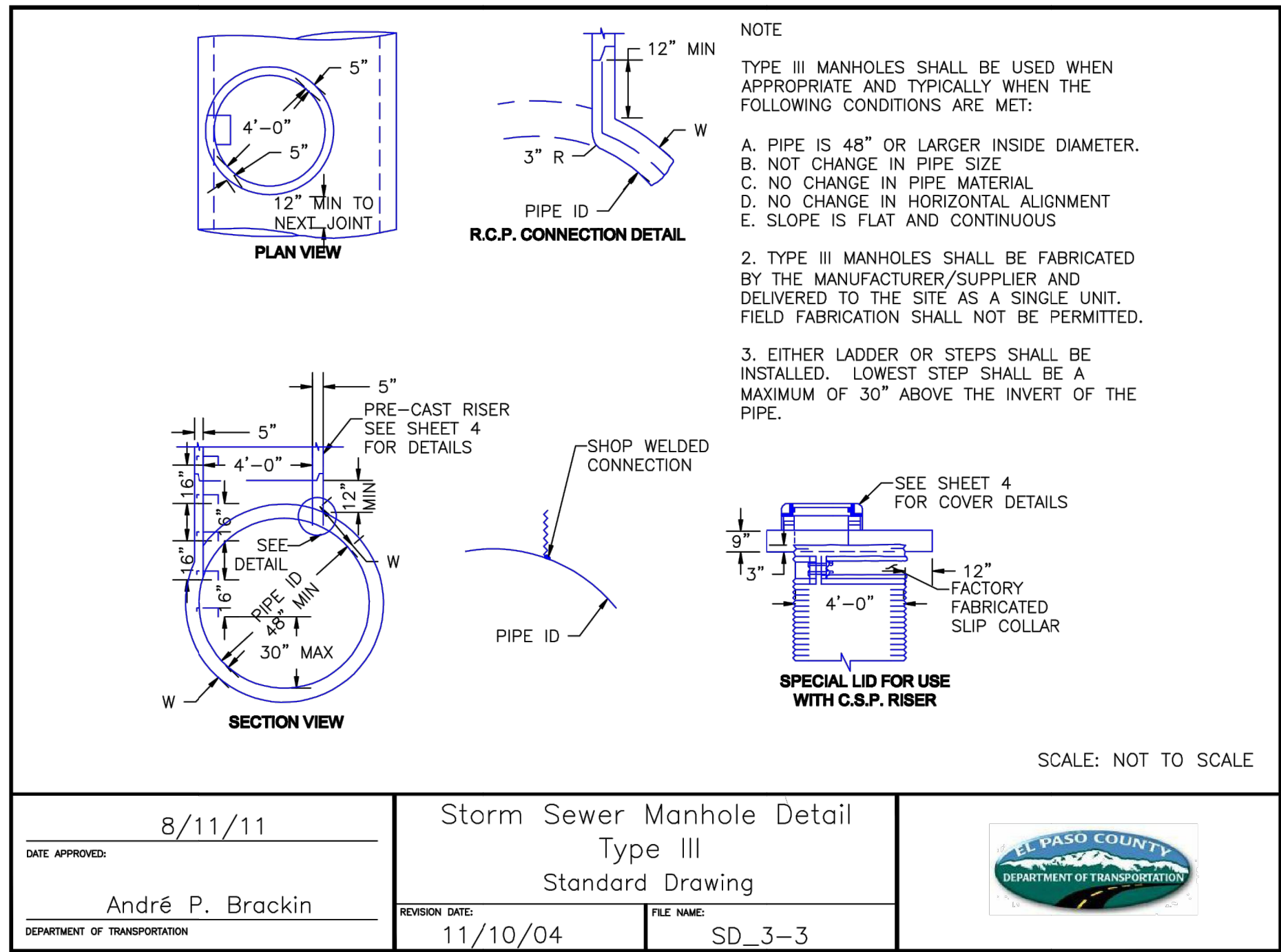
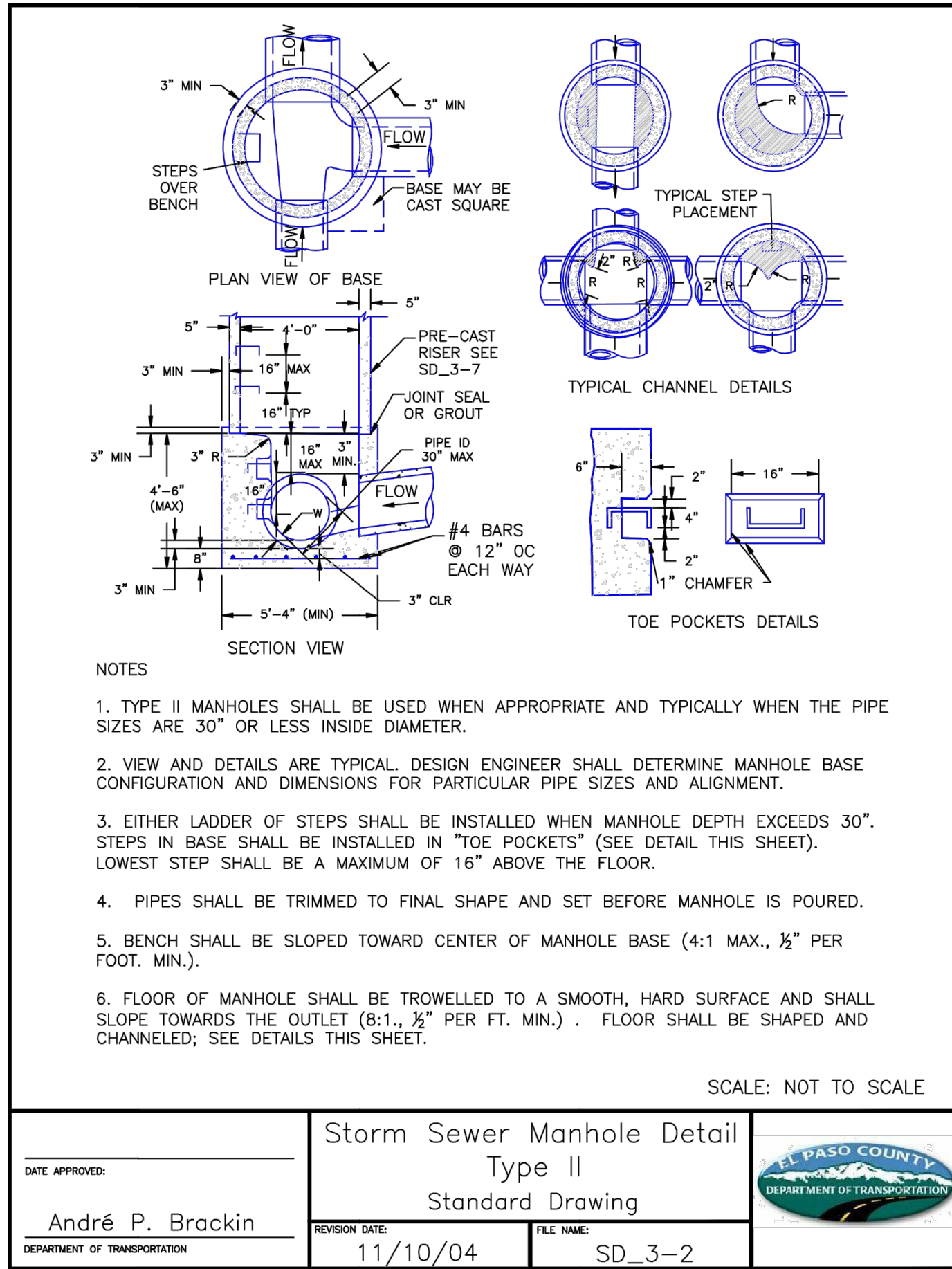
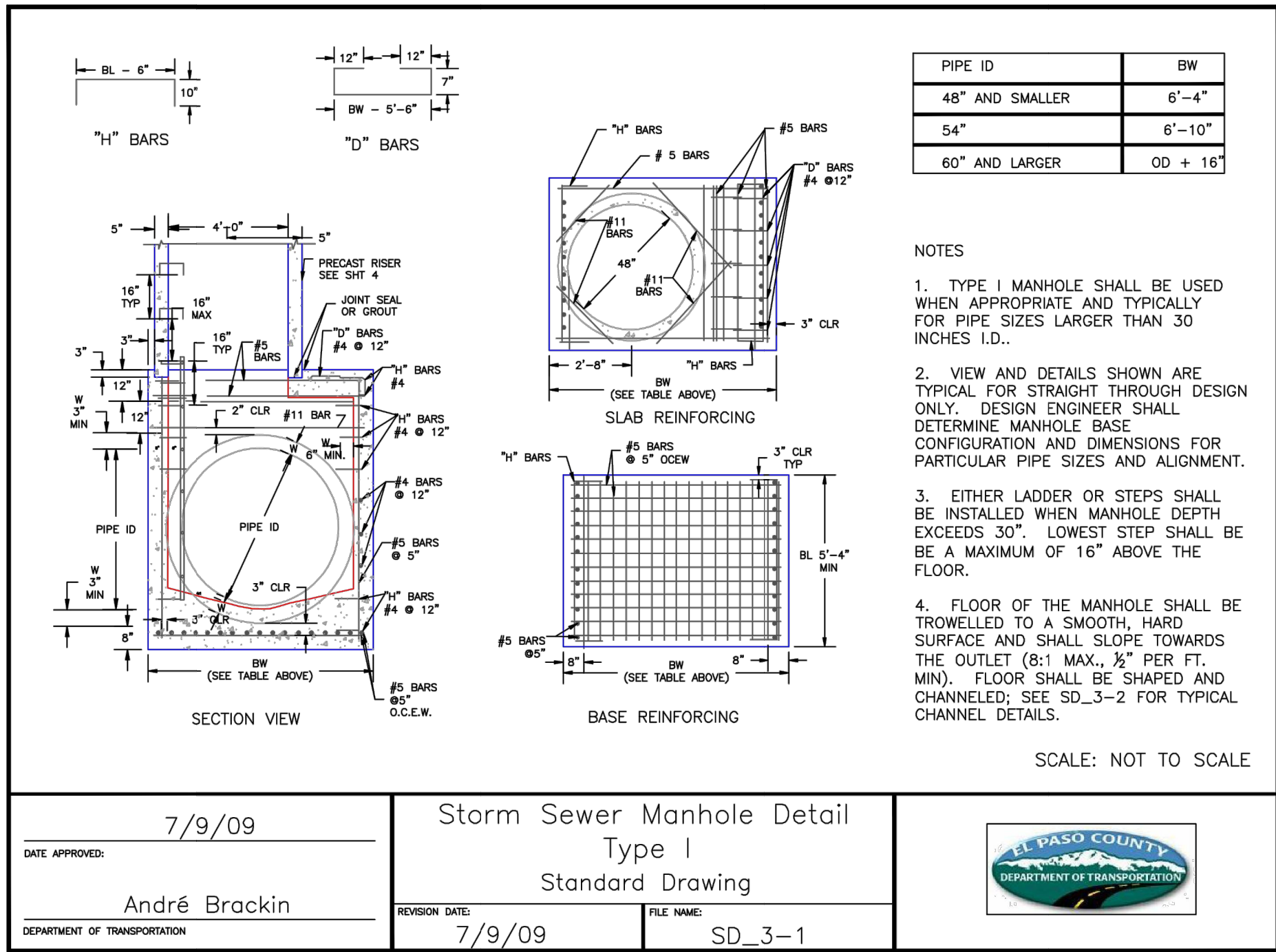
**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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







**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT  
DATE: 11/11/21  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

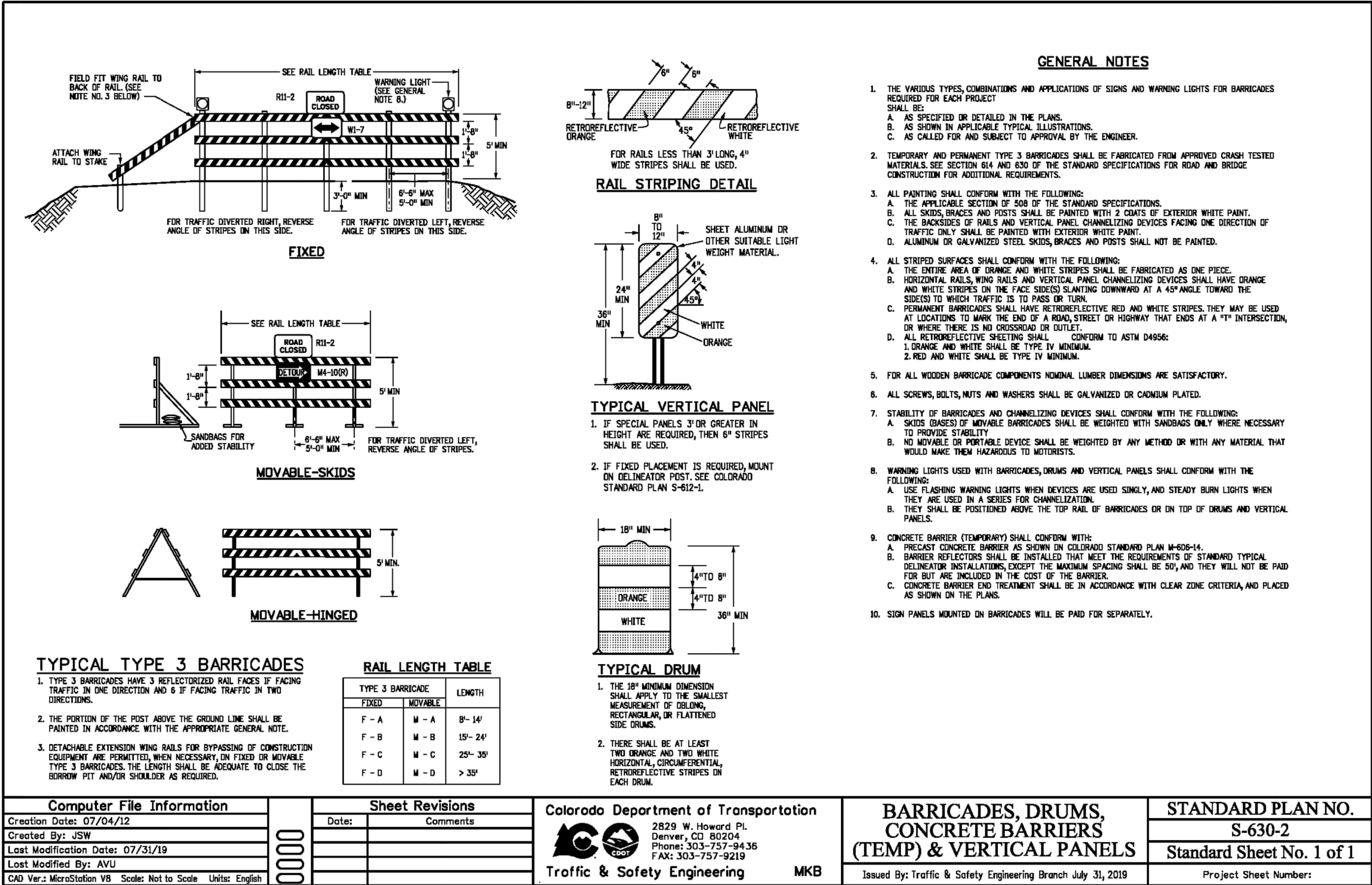
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SOLACE APARTMENTS FILING NO. 1	DETAIL SHEETS	SHEET 30 OF 32	JOB NO. 25174.00
				N/A	N/A	11/11/21	JRM	JRM					





**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

DATE: 11/11/21