

CORNERSTONE ESTATES

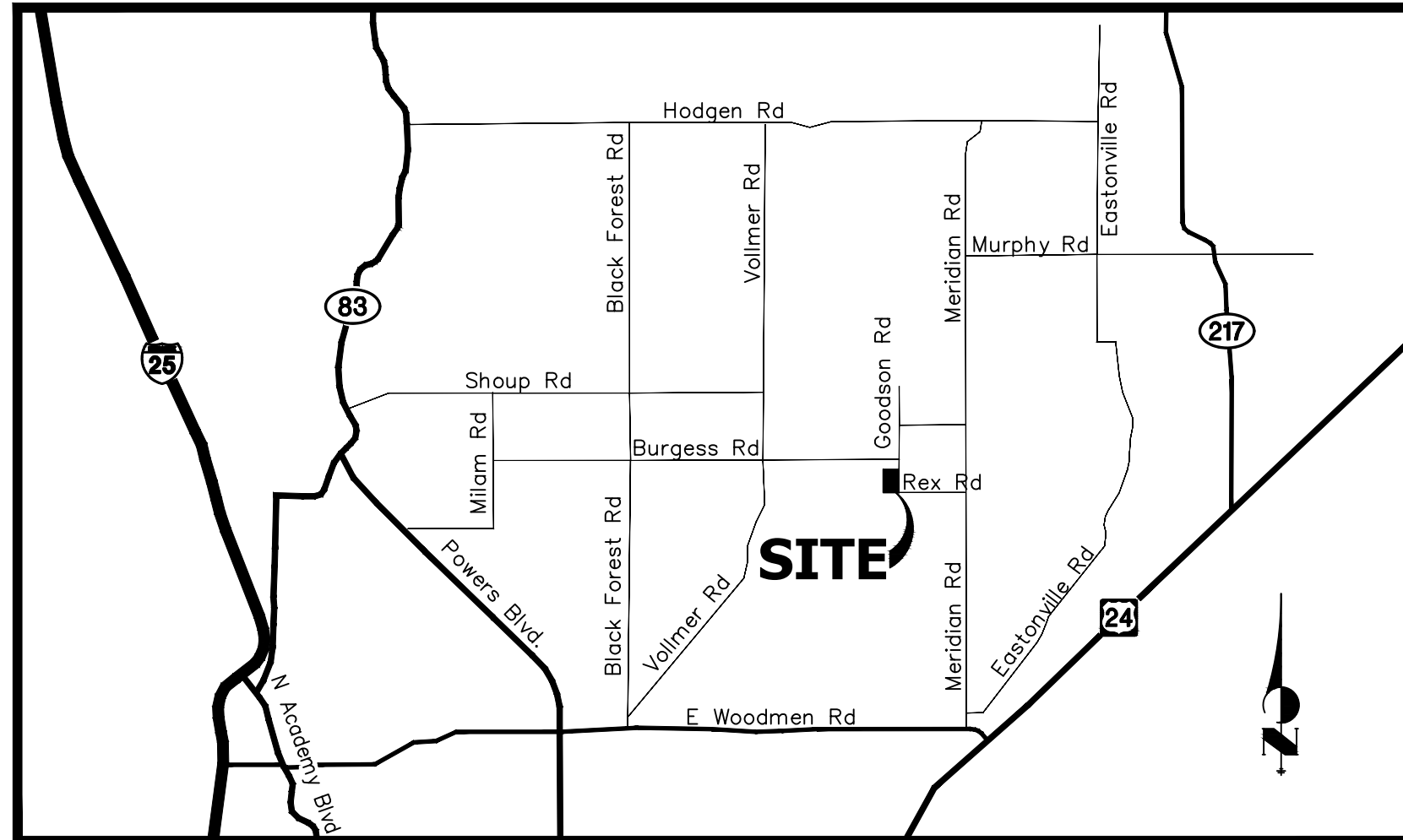
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

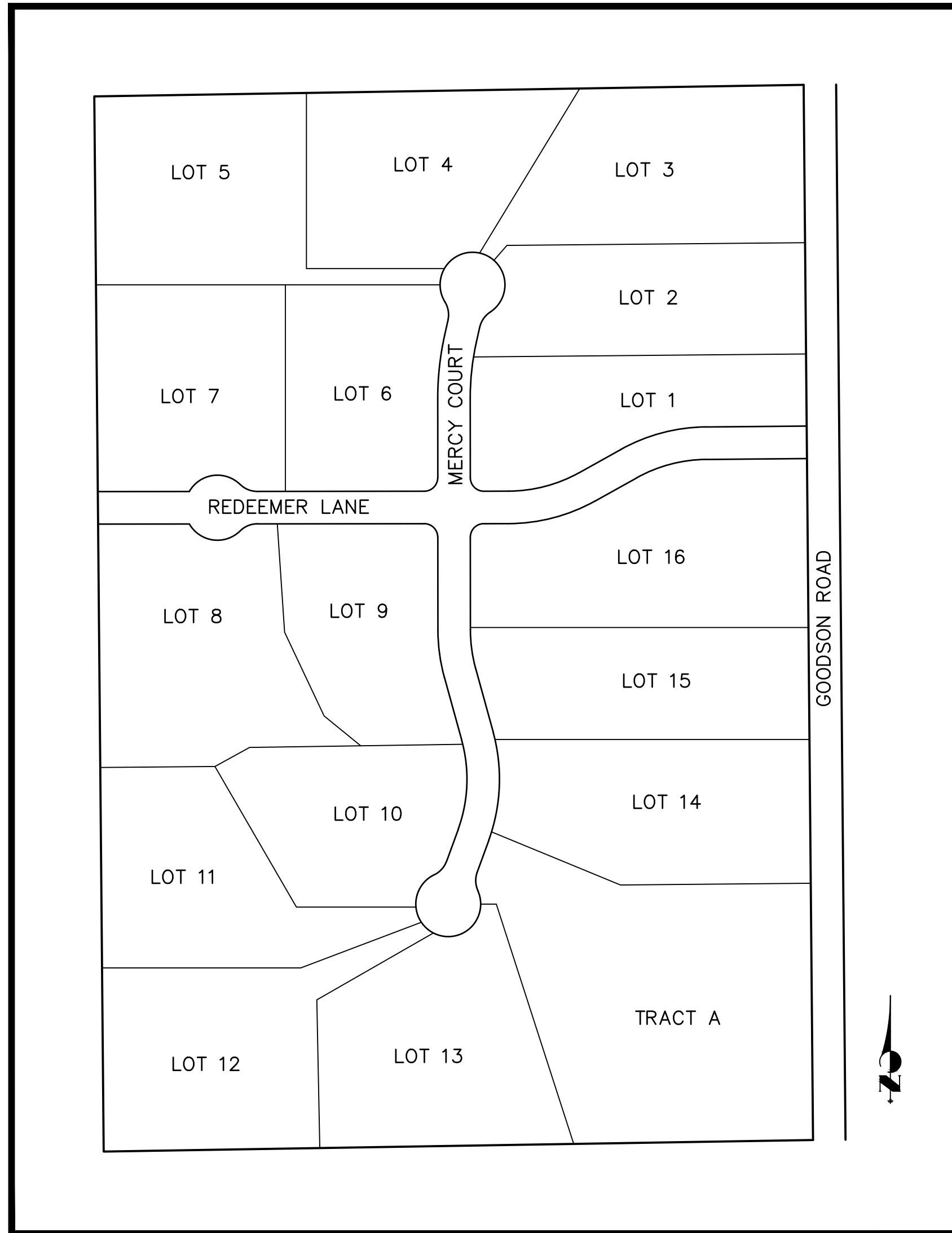
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 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 PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD 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.

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 VERSION 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 TO BE ACCEPTABLE.



VICINITY MAP
N.T.S.



SITE MAP
ORIGINAL SCALE: 1"=200'

SHEET INDEX

- | | |
|-----|---------------------------|
| 1 | COVER SHEET |
| 2 | LEGEND AND NOTES |
| 3 | HORIZONTAL CONTROL PLAN |
| 4-7 | ROADWAY PLAN AND PROFILE |
| 8 | SIGNAGE AND STRIPING PLAN |

BENCHMARK

PROJECT BENCHMARK: NGS DESIGNATION POINT NO. 7306 BEING DESCRIBED AS A STANDARD USGS BM BRONZE CAP SET ON 3 IN. PIPE PROJECTING ABOUT 7 IN. ABOVE SURFACE OF GROUND, STAMPED "7306 1903". THE PUBLISHED ELEVATION OF THIS POINT IS 7308.6' (NAVD 88) AND IS A 3RD ORDER VERTICAL MONUMENT.

LOCAL SITE BENCHMARK: SOUTHWEST CORNER OF SUBJECT PROPERTY BEING MONUMENTED BY A REBAR WITH A 1-1/4" YELLOW PLASTIC CAP MARKED "LS 15686". THE ELEVATION OF THE TOP OF SAID CAP IS 7313.28' (BASED ON NGS POINT 7306).

BASIS OF BEARING

BASIS OF BEARING: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE EAST CORNER OF SAID SECTION BY A NO. 4 REBAR AND AT THE CENTER OF SECTION BY A 2" ALUM. CAP STAMPED "MVE INC RLS 37928 - 2006", SAID LINE IS ASSUMED TO BEAR S89°03'12"W, A DISTANCE OF 2633.64 FEET.



AGENCIES

OWNER/DEVELOPER:	BILL GUMAN 731 N. WEBER STREET COLORADO SPRINGS, CO 80903 (719) 633-9700
CIVIL ENGINEER/SURVEYOR:	JR ENGINEERING, LLC 5475 TECH CENTER DR, STE 235 COLORADO SPRINGS, COLORADO 80909 BRYAN LAW, COLORADO PE (303) 267-6254
ENVIRONMENTAL ENGINEER:	SMITH ENVIRONMENTAL AND ENGINEERING 12071 TEJON STREET, SUITE 470 WESTMINSTER, CO 80234 BRANDON B. MARETTE, M.S., CWB®, PWS (720) 887-4928
COUNTY ENGINEERING:	EL PASO COUNTY DEVELOPMENT SERVICES 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. PAUL DANLEY, P.E. (719) 520-6300
FIRE DISTRICT:	FALCON FIRE DEPARTMENT 7030 NORTH MERIDIAN ROAD FALCON, COLORADO 80831 MR. TRENT HARWIG (719) 495-4050
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC ASSOC., INC. 11140 EAST WOODMEN ROAD FALCON, COLORADO 80831 MS. AMY CALLAGHAN (719) 495-2283
TELEPHONE COMPANY:	QWEST COMMUNICATIONS (LOCATORS) (800) 922-1987 AT & T (LOCATORS) (719) 635-3674

OWNER/DEVELOPER STATEMENT

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

BILL GUMAN _____ DATE _____

WILLIAM GUMAN & ASSOCIATES, LTD
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903

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.

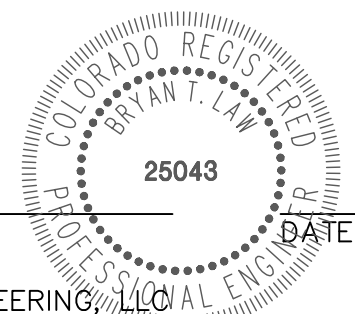
JENNIFER IRVINE, P.E. _____ DATE _____

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.

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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

PREPARED FOR
WILLIAM GUMAN & ASSOCIATES
BILL GUMAN
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903
(719) 633-9700

J-R ENGINEERING
A Western Company



480 Arrowhead Drive • Colorado Springs, CO 80907
719-588-2550 • Fax 719-528-6683
www.jrengineering.com

DATE	BY	REVISION	No.	N/A	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							09/21/21			

CORNERSTONE ESTATES

COVER SHEET

SHEET 1 OF 8

JOB NO. 25229.00

GENERAL NOTES

1. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH EL PASO COUNTY ENGINEERING CRITERIA MANUAL, EL PASO COUNTY DRAINAGE CRITERIA MANUAL, AND COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "M & S" STANDARDS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. THE CONTRACTOR WILL HOLD A PRE-CONSTRUCTION MEETING WITH THE EL PASO COUNTY ENGINEERING DEPARTMENT REPRESENTATIVE AND THE ENGINEER PRIOR TO CONSTRUCTION OF PUBLIC IMPROVEMENTS.
5. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.
6. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
7. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
8. ALL APPLICABLE PERMITS (I.E. 404, CPDS, FLOODPLAIN DEVELOPMENT, ETC.) MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY IN AREAS WHERE PERMITS ARE REQUIRED.
9. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
10. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
11. PAVEMENT CROSS-SECTION SHALL BE PROVIDED BY A SEPARATE GEOTECHNICAL REPORT UPON COMPLETION OF INITIAL GRADING OPERATIONS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PAVING.
12. POTABLE WATER AND SANITARY SEWER FOR EACH LOT SHALL BE PROVIDED BY WELL AND SEPTIC, RESPECTIVELY. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS REQUIRED FOR THESE SERVICES.
13. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR PROPERLY SIZING AND INSTALLING DRIVEWAY CULVERTS AT TIME OF CONSTRUCTION.

SIGNING AND STRIPING NOTES

1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. 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.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. 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".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
11. 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-267-1.
12. 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.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
14. 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.

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

TRAFFIC LEGEND

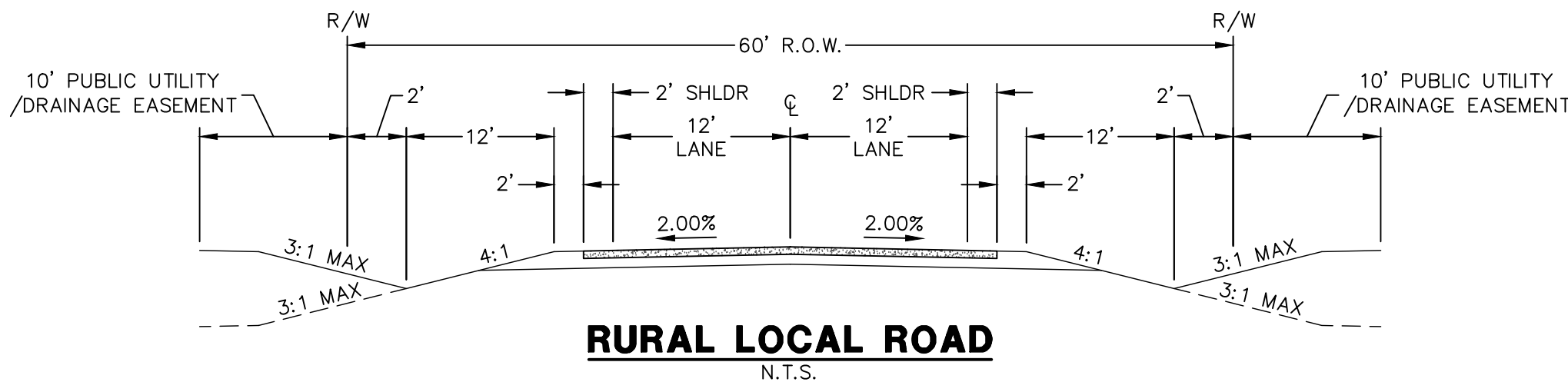
	EXISTING	PROPOSED
SIGN		

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
LINE MARKER		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER		
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		
GAS LINE		
MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE		
TEST HOLE DESIGNATOR		

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	
BRASS CAP - FOUND	
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	
PANEL - FOUND	
PK NAIL - FOUND	
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/TRVERSE POINT - SET	



RURAL LOCAL ROAD
N.T.S.

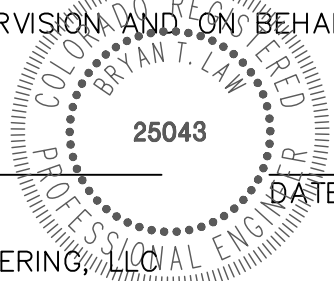


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING



CORNERSTONE ESTATES

LEGEND & NOTES

SHEET 2 OF 8

JOB NO. 25229.00

PREPARED FOR

WILLIAM GUMAN & ASSOCIATES

BILL GUMAN

731 N. WEBER STREET

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DATE

BY

REVISION

N/A

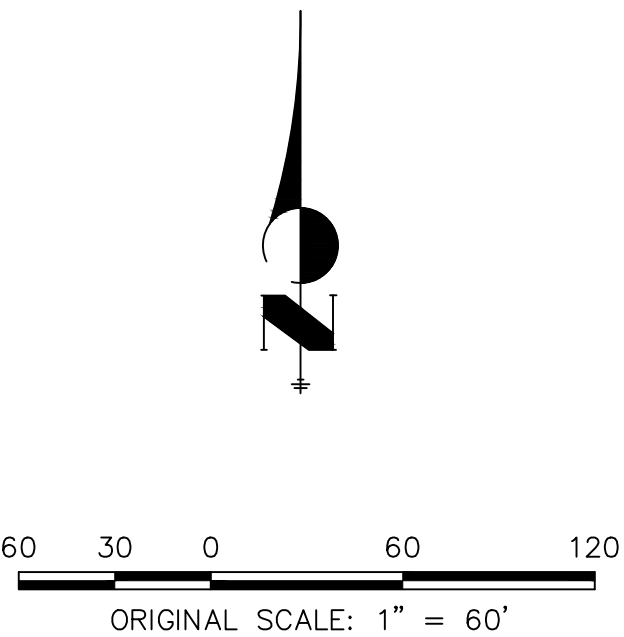
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DESIGNED BY

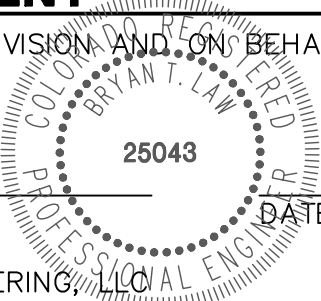
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CHECKED BY



PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING



SHEET 3 OF 8

JOB NO. 25229.00

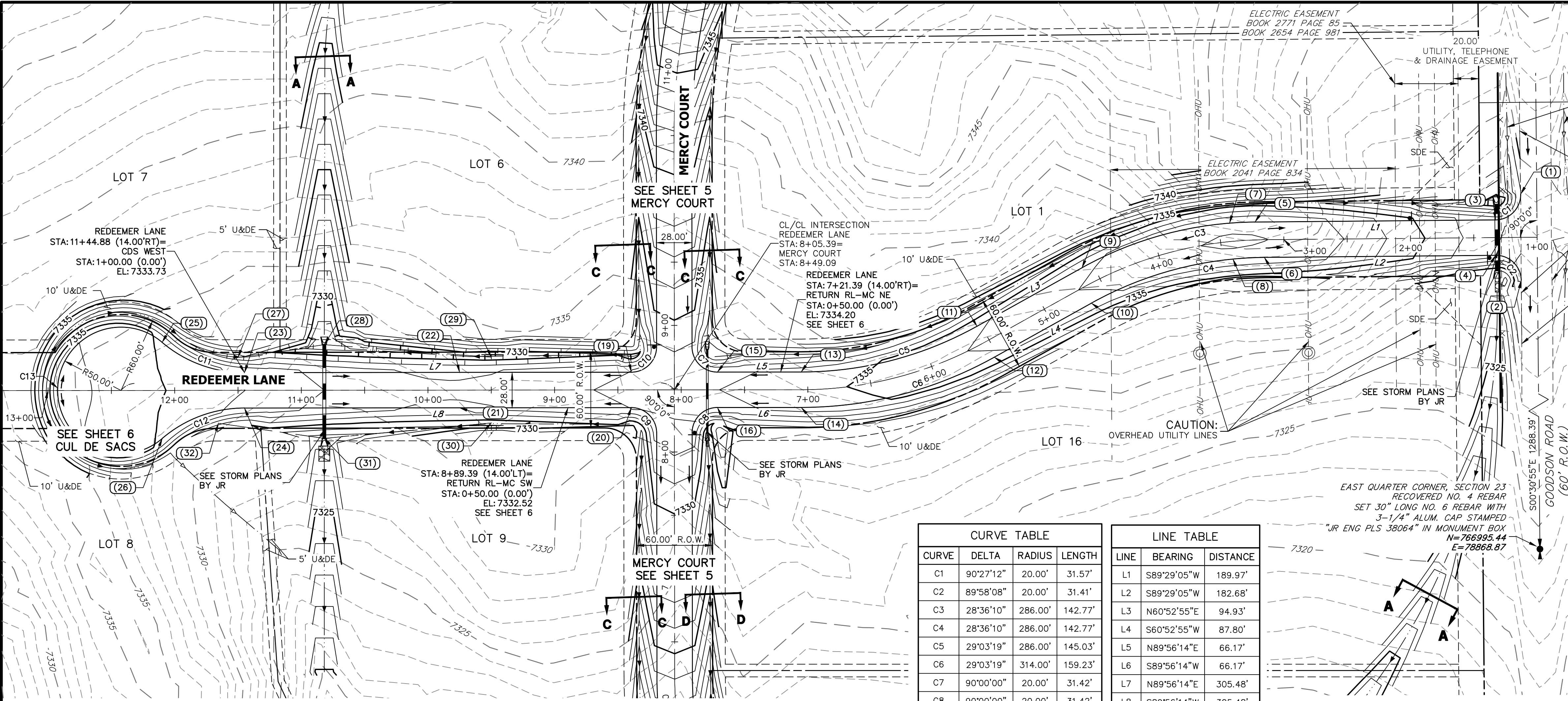
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V-SCALE	N/A				
DATE	09/21/21				
DESIGNED BY	SAV				
DRAWN BY	SAV				
CHECKED BY					



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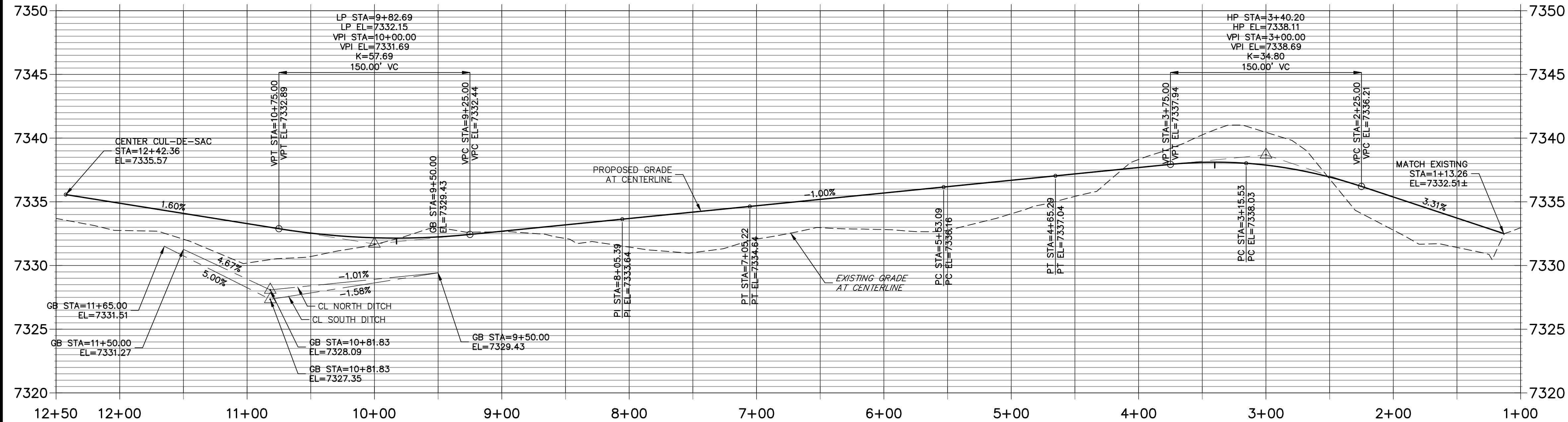


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°27'12"	20.00'	31.57'
C2	89°58'08"	20.00'	31.41'
C3	28°36'10"	286.00'	142.77'
C4	28°36'10"	286.00'	142.77'
C5	29°03'19"	286.00'	145.03'
C6	29°03'19"	314.00'	159.23'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	20.00'	31.42'
C9	90°00'00"	20.00'	31.42'
C10	90°00'00"	20.00'	31.42'
C11	40°32'09"	100.00'	70.75'
C12	40°32'09"	100.00'	70.75'
C13	261°04'18"	50.00'	227.83'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°29'05"W	189.97'
L2	S89°29'05"W	182.68'
L3	N60°52'55"E	94.93'
L4	S60°52'55"W	87.80'
L5	N89°56'14"E	66.17'
L6	S89°56'14"W	66.17'
L7	N89°56'14"E	305.48'
L8	S89°56'14"W	305.48'

POINT TABULATION				
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION
(1)	1+12.69	34.16' (RT)	REDEEMER LANE	7333.87
(2)	1+12.85	33.99' (LT)	REDEEMER LANE	7331.21
(3)	1+32.69	14.00' (RT)	REDEEMER LANE	7333.15
(4)	1+32.87	14.00' (LT)	REDEEMER LANE	7332.88
(5)	3+22.35	14.08' (RT)	REDEEMER LANE	7337.78
(6)	3+15.53	14.00' (LT)	REDEEMER LANE	7337.75
(7)	3+41.58	14.48' (RT)	REDEEMER LANE	7337.82
(8)	3+41.58	14.00' (LT)	REDEEMER LANE	7337.83
(9)	4+58.48	14.08' (RT)	REDEEMER LANE	7336.82
(10)	4+65.29	14.00' (LT)	REDEEMER LANE	7336.76
(11)	5+53.09	14.00' (RT)	REDEEMER LANE	7335.88
(12)	5+53.09	14.00' (LT)	REDEEMER LANE	7335.88
(13)	7+05.22	14.00' (RT)	REDEEMER LANE	7334.36
(14)	7+05.22	14.00' (LT)	REDEEMER LANE	7334.36
(15)	7+71.39	14.00' (RT)	REDEEMER LANE	7333.70
(16)	7+71.39	14.00' (LT)	REDEEMER LANE	7333.70
(19)	8+39.39	14.00' (RT)	REDEEMER LANE	7333.02
(20)	8+39.39	14.00' (LT)	REDEEMER LANE	7333.02
(21)	9+74.99	14.00' (LT)	REDEEMER LANE	7331.88
(22)	9+74.99	14.00' (RT)	REDEEMER LANE	7331.88
(23)	11+44.87	14.00' (RT)	REDEEMER LANE	7333.73
(24)	11+44.87	14.00' (LT)	REDEEMER LANE	7333.73
(25)	12+09.87	38.00' (RT)	REDEEMER LANE	7334.86
(26)	12+09.87	38.00' (LT)	REDEEMER LANE	7334.88
(27)	11+50.00	26.00' (RT)	REDEEMER LANE	7330.34
(28)	10+81.79	36.00' (RT)	REDEEMER LANE	7328.09
(29)	9+50.00	26.00' (RT)	REDEEMER LANE	7329.43
(30)	9+50.00	26.00' (LT)	REDEEMER LANE	7329.43
(31)	10+81.87	38.00' (LT)	REDEEMER LANE	7327.35
(32)	11+65.52	26.00' (LT)	REDEEMER LANE	7331.41

REDEEMER LANE PROFILE
STA 1+00.00 TO 12+50.00



LEGEND

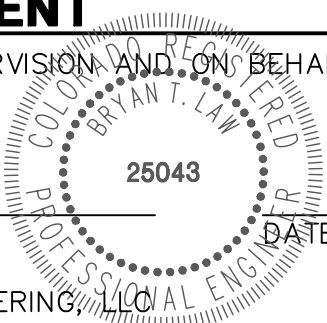
- U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- DIRECTION OF FLOW



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

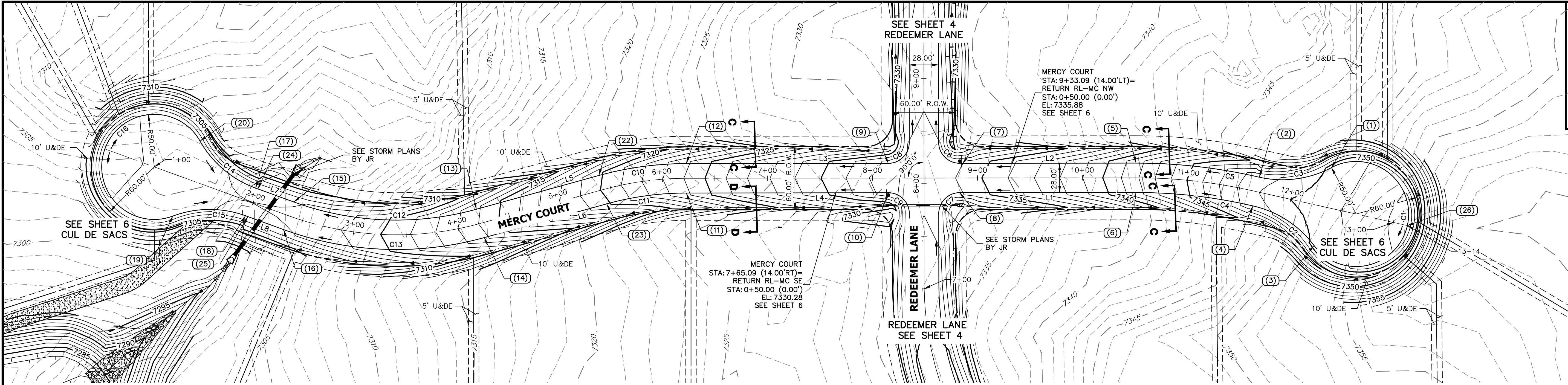


CORNERSTONE ESTATES

ROADWAY PLAN AND PROFILE

REDEEMER LANE

SHEET 4 OF 8
JOB NO. 25229.00



UNTIL SUCH TIME AS THESE DRAWINGS ARE PROPERLY REVIEWED, APPROVED, OR REVISED BY JR ENGINEERING, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN AUTHORIZATION OF JR ENGINEERING.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	261°04'18"	50.00'	227.83'
C2	40°32'09"	100.00'	70.75'
C3	40°32'09"	100.00'	70.75'
C4	12°43'38"	486.00'	107.96'
C5	12°43'38"	514.00'	114.18'
C6	90°00'00"	20.00'	31.42'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	20.00'	31.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	90°00'00"	20.00'	31.42'
C10	15°21'38"	314.00'	84.18'
C11	15°21'38"	286.00'	76.67'
C12	35°24'18"	286.00'	176.73'
C13	35°24'18"	314.00'	194.03'
C14	40°32'09"	100.00'	70.75'
C15	40°32'09"	100.00'	70.75'
C16	261°04'18"	50.00'	227.83'

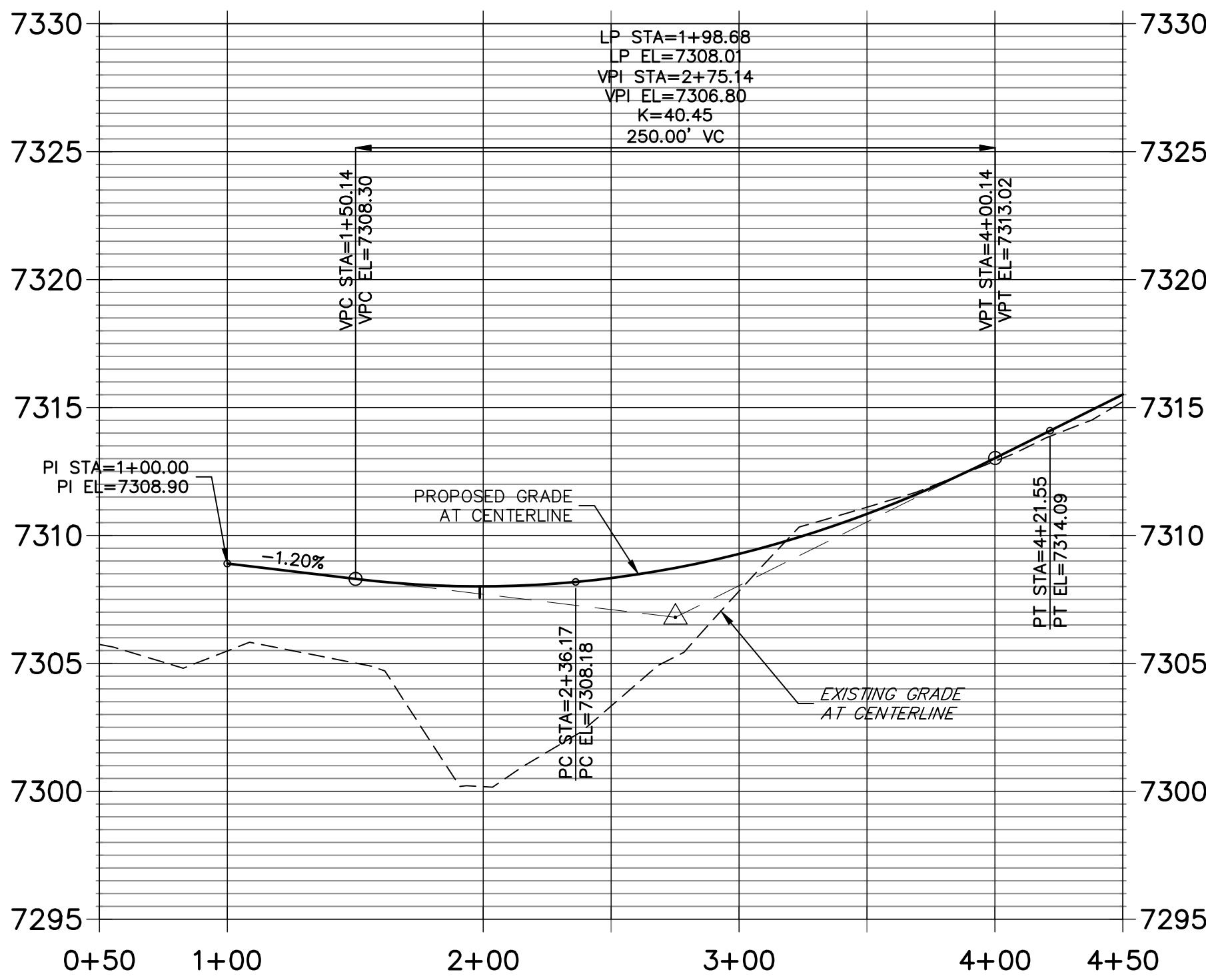
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°03'46"E	167.75'
L2	N00°03'46"W	167.75'
L3	N00°03'46"W	192.22'
L4	S00°03'46"E	192.22'
L5	N15°25'24"W	120.89'
L6	S15°25'24"E	120.89'
L7	N19°58'54"E	38.68'
L8	S19°58'54"W	38.68'

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(1)	12+31.11	37.96' (LT)	MERCY COURT	7350.17	PC
(2)	11+66.16	14.00' (LT)	MERCY COURT	7348.59	PC
(3)	12+31.16	38.00' (RT)	MERCY COURT	7350.14	PC
(4)	11+66.16	14.00' (RT)	MERCY COURT	7348.59	PC
(5)	10+50.84	14.00' (LT)	MERCY COURT	7341.55	PT
(6)	10+50.84	14.00' (RT)	MERCY COURT	7341.55	PT
(7)	8+86.09	14.00' (LT)	MERCY COURT	7334.00	PC
(8)	8+83.09	14.00' (RT)	MERCY COURT	7333.88	PC
(9)	8+15.09	14.00' (LT)	MERCY COURT	7332.28	PT
(10)	8+15.09	14.00' (RT)	MERCY COURT	7332.53	PT

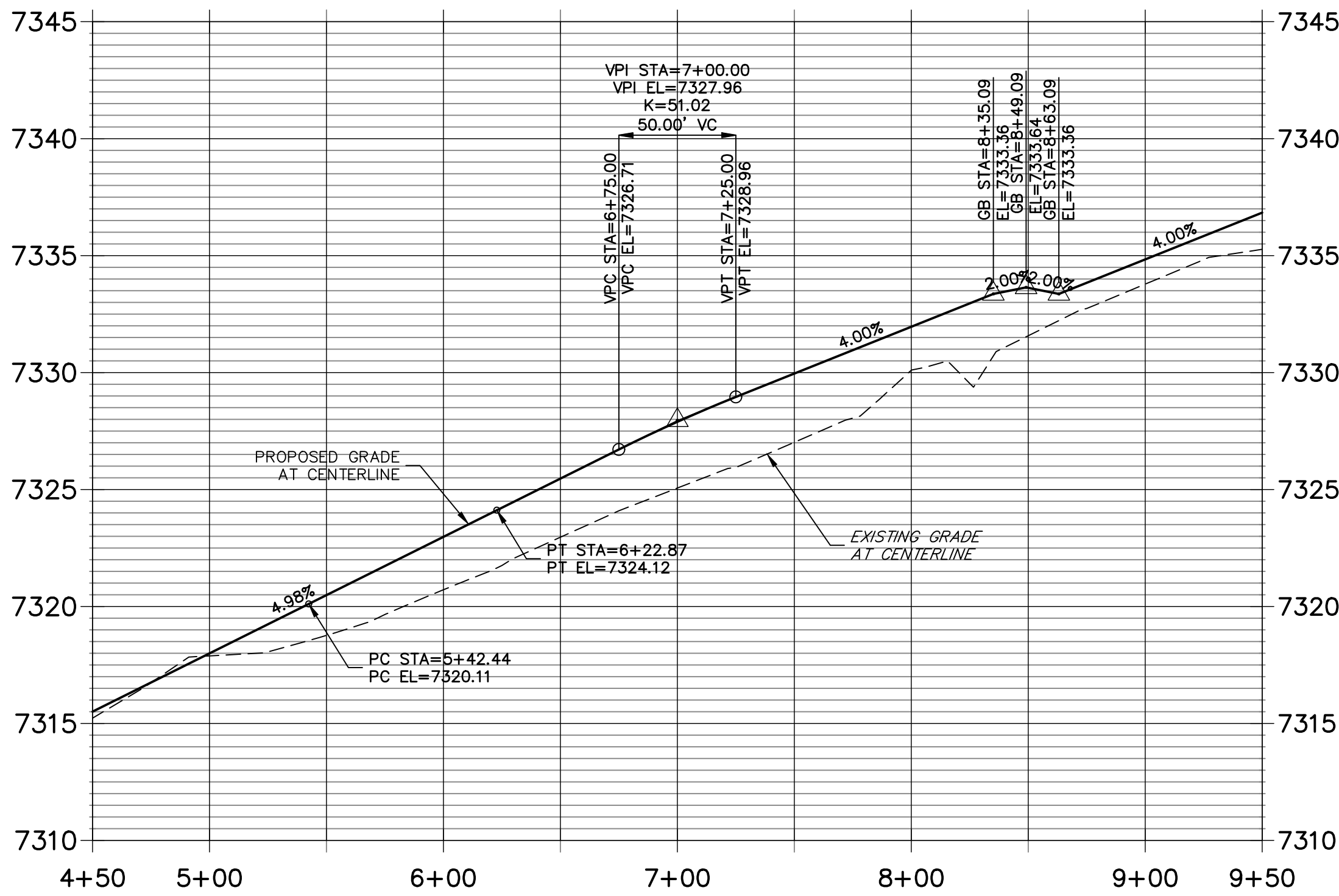
POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(11)	6+22.87	14.00' (RT)	MERCY COURT	7323.84	PC
(12)	6+22.87	14.00' (LT)	MERCY COURT	7323.84	PC
(13)	4+21.55	14.00' (LT)	MERCY COURT	7313.81	PC
(14)	4+21.55	14.00' (RT)	MERCY COURT	7313.81	PC
(15)	2+36.17	14.00' (RT)	MERCY COURT	7307.90	PT
(16)	2+36.17	14.00' (RT)	MERCY COURT	7307.90	PT
(17)	1+97.49	14.00' (LT)	MERCY COURT	7307.73	PC
(18)	1+97.49	14.00' (RT)	MERCY COURT	7307.73	PC
(19)	1+32.50	38.00' (RT)	MERCY COURT	7308.40	PC
(20)	1+32.50	38.00' (LT)	MERCY COURT	7308.38	PC

POINT TABULATION					
POINT #	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
(22)	5+42.44	14.00' (LT)	MERCY COURT	7319.83	PT
(23)	5+42.44	14.00' (RT)	MERCY COURT	7319.83	PT
(24)	1+99.83	14.00' (LT)	MERCY COURT	7307.73	LP
(25)	1+99.83	14.00' (RT)	MERCY COURT	7307.73	LP
(26)	13+13.65	0.00' ()	MERCY COURT	7352.40	HP

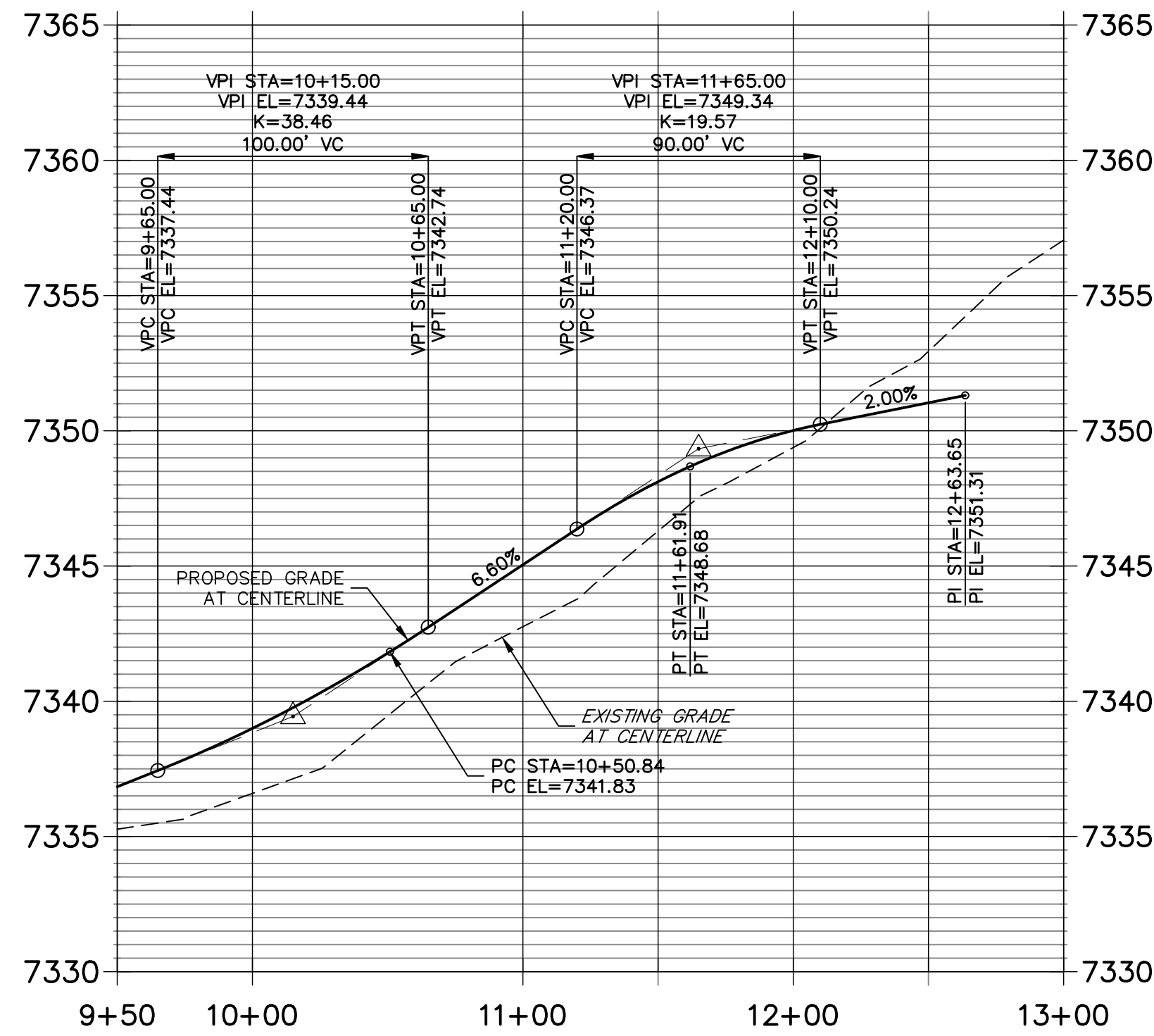
MERCY COURT PROFILE
STA 0+50.00 TO 4+50.00



MERCY COURT PROFILE (1)
STA 4+50.00 TO 9+50.00



MERCY COURT PROFILE (2)
STA 9+50.00 TO 13+00.00



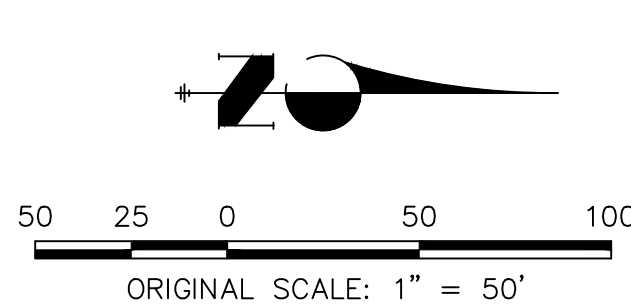
LEGEND

U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT

U&DE UTILITY AND DRAINAGE EASEMENT

SDE SIGHT DISTANCE EASEMENT

→ DIRECTION OF FLOW



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

25043

DATE

CORNERSTONE ESTATES

ROADWAY PLAN AND PROFILE

MERCY COURT

SHEET 5 OF 8

JOB NO. 25229.00

JR ENGINEERING

A Westlan Company

4800 Arrowhead Drive • Colorado Springs, CO 80907
719-588-2550 • Fax 719-588-6663
www.jrengineering.com

PREPARED FOR

WILLIAM GUMAN & ASSOCIATES

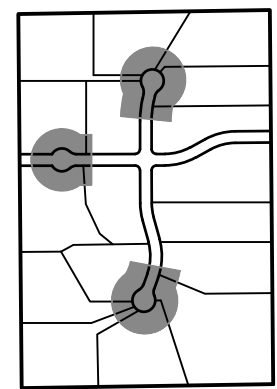
BILL GUMAN

731 N. WEBER STREET

COLORADO SPRINGS, CO 80903

(719) 633-9700

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KEY MAP

PREPARED FOR
WILLIAM GUMAN & ASSOCIATES
BILL GUMAN
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903
(719) 633-9700

J·R ENGINEERING
A Westrian Company
4310 Arrows/West Drive • Colorado Springs, CO
719-533-2593 • Fax 719-528-6613



No.		REVISION	BY	DATE
H-SCALE 1"=50'				
V-SCALE 1"=5'				
DESIGNED BY	JP			
DRAWN BY	SAV			
CHECKED BY				

SHEET	6	OF	8
CORNERSTONE ESTATES			
ROADWAY PLAN AND PROFILE			
CUL DE SACS			
JOB NO.	25229.00		

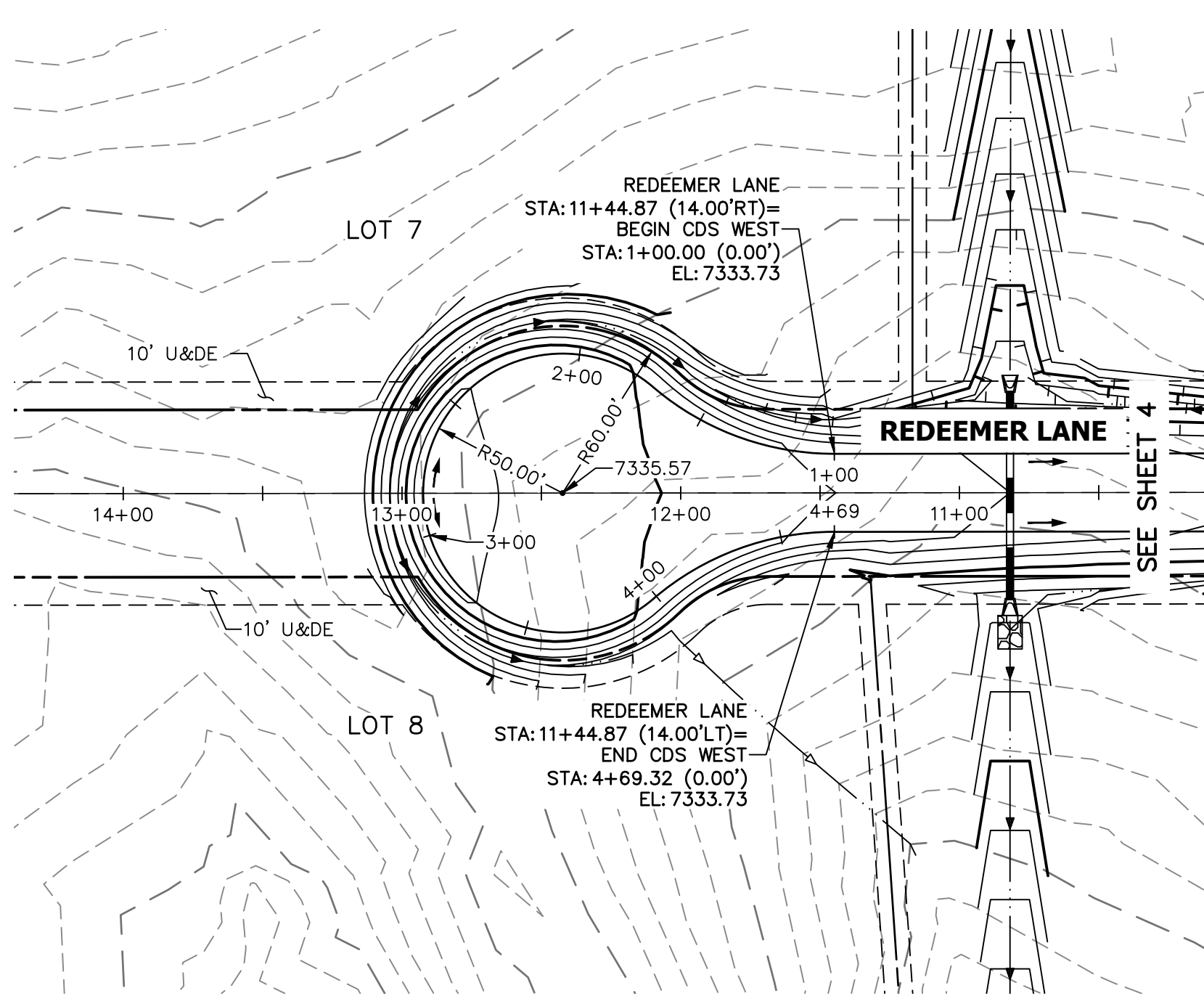
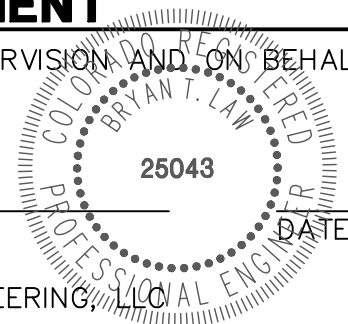


Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

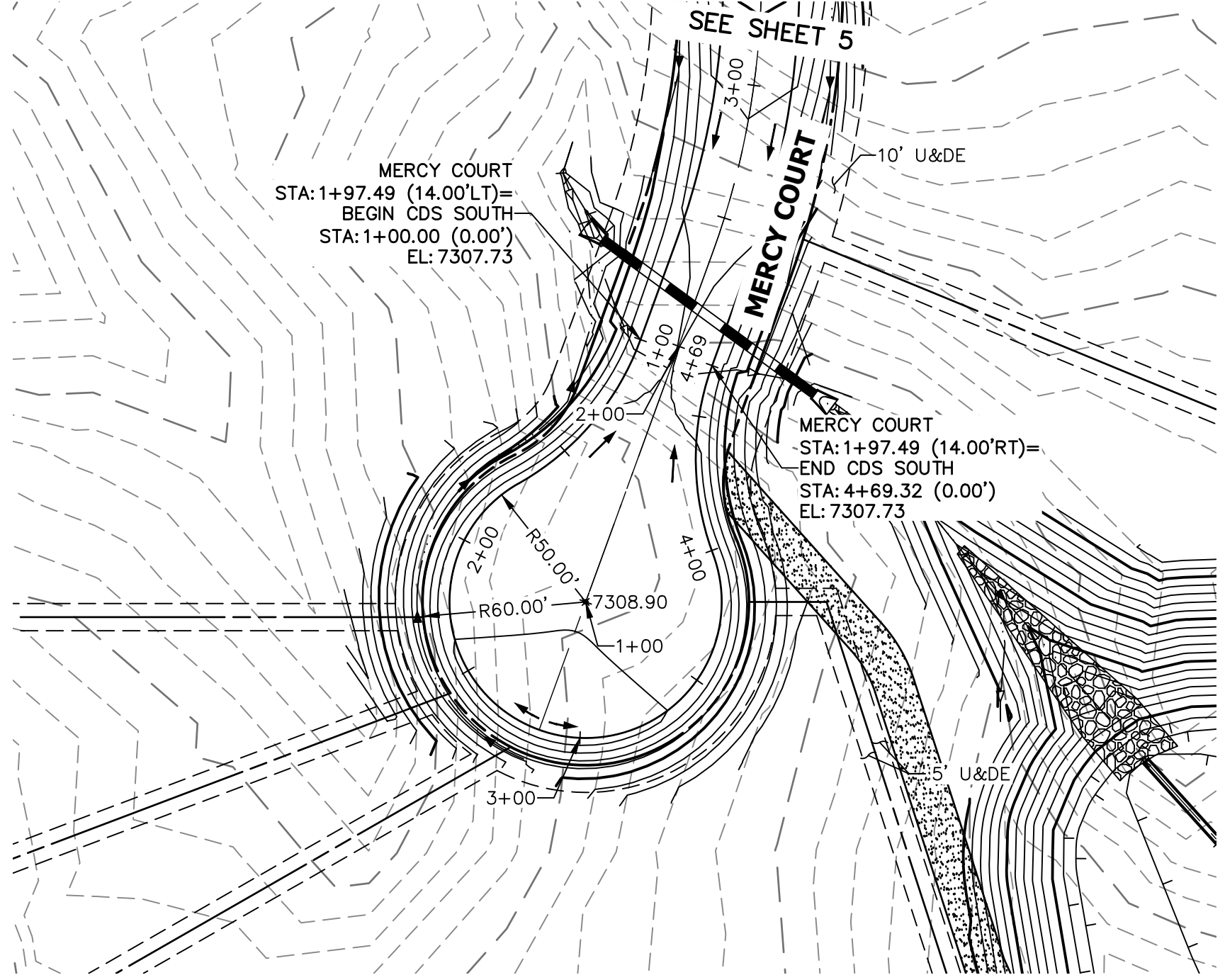
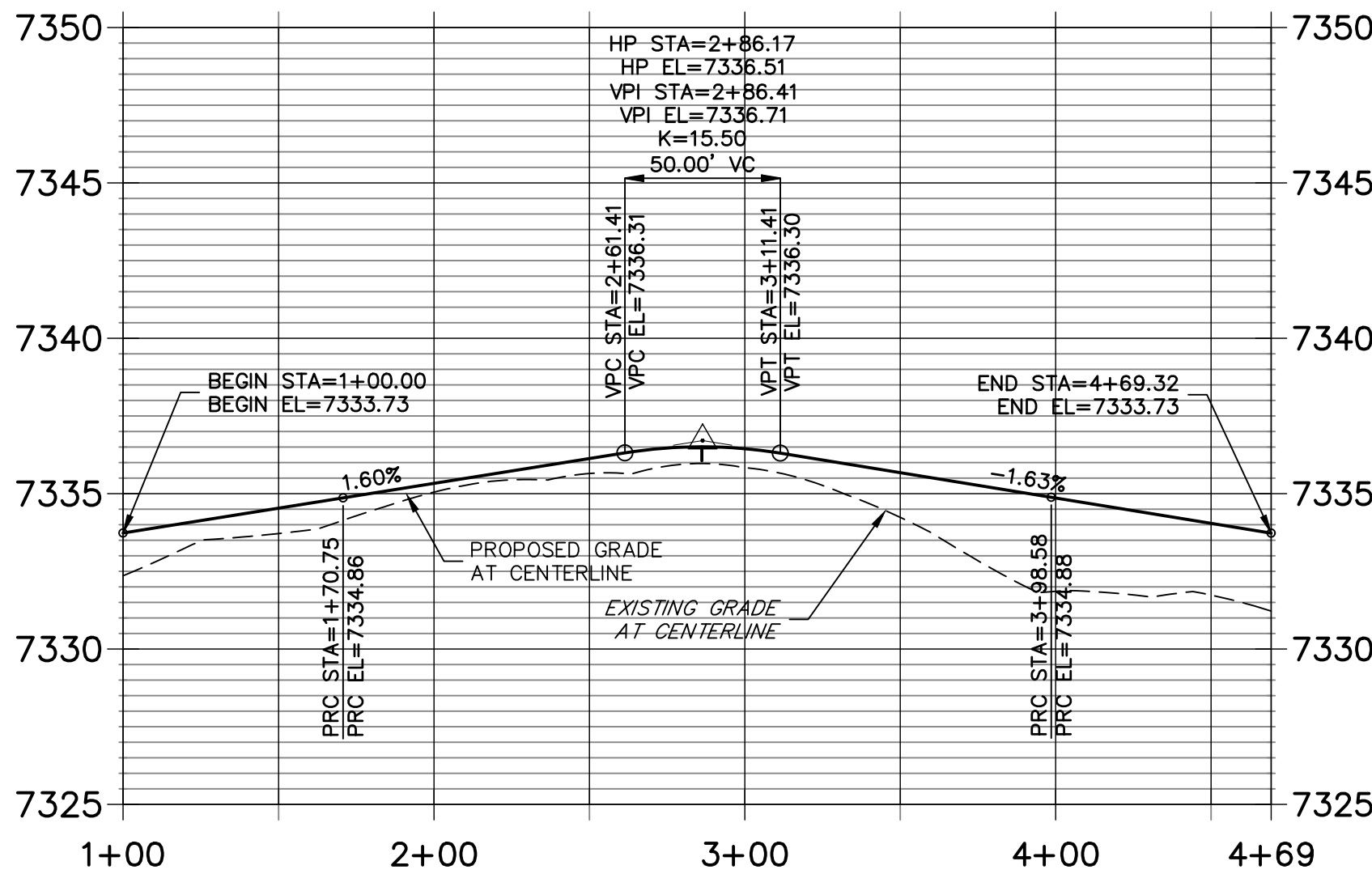
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



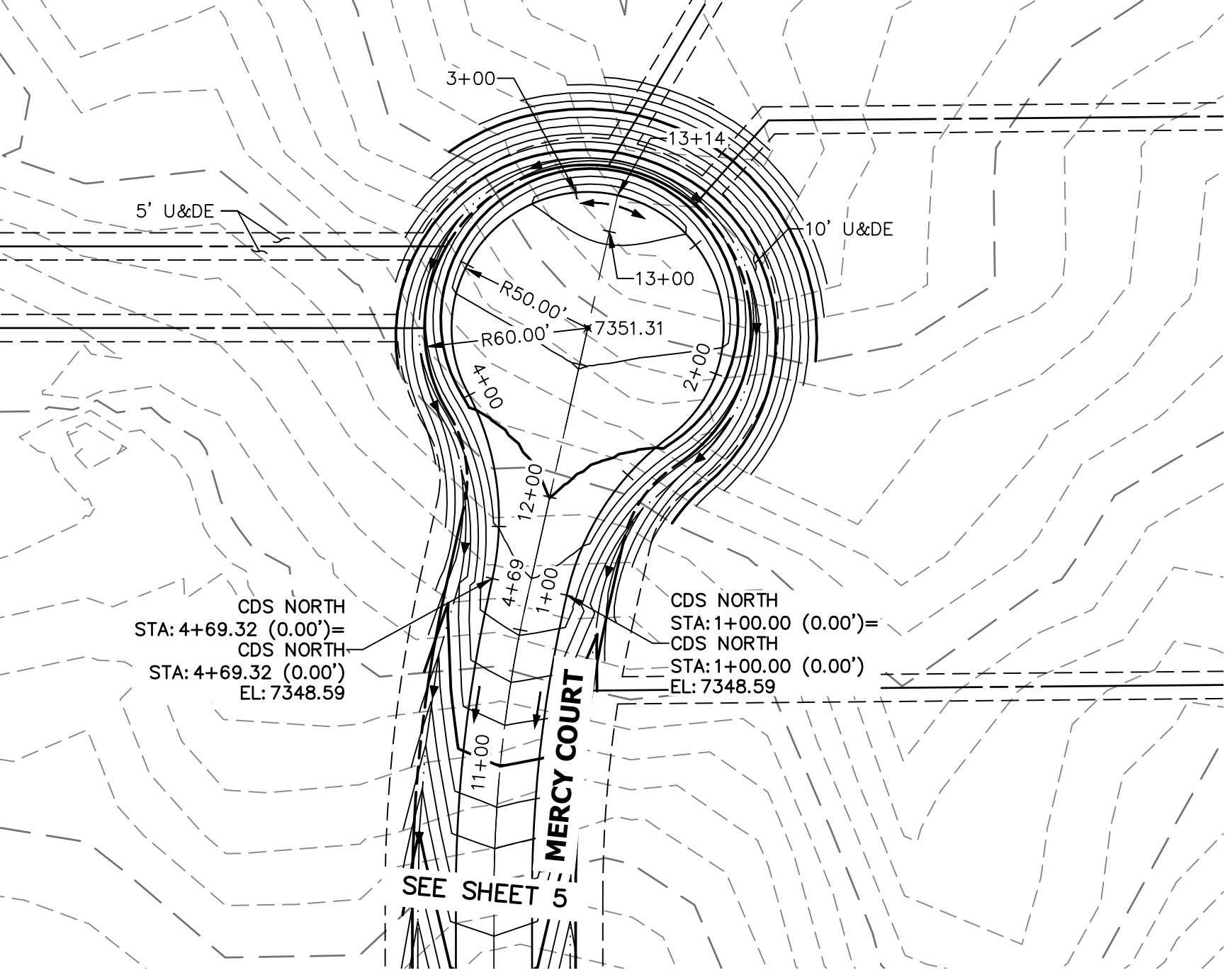
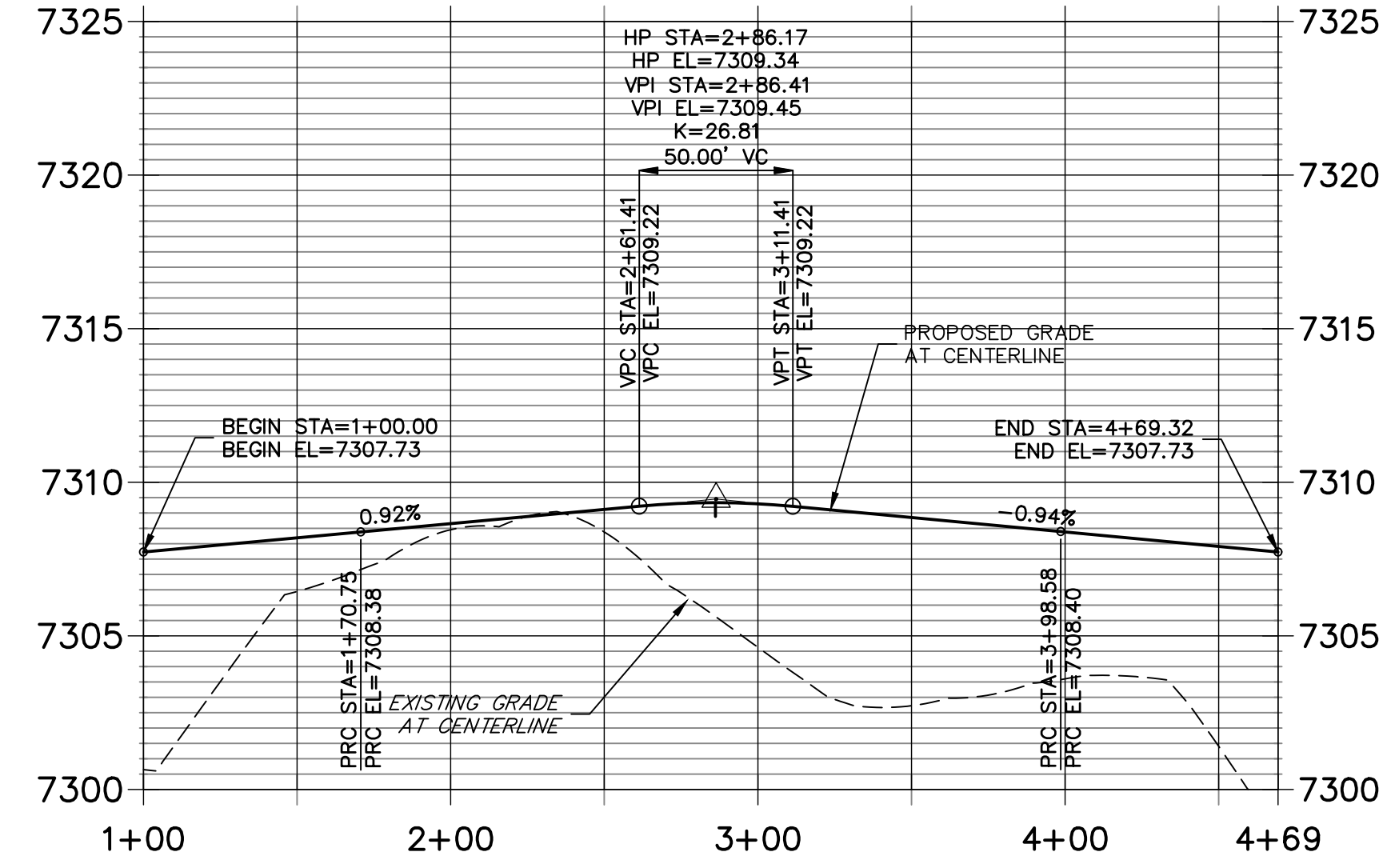
CDS WEST PROFILE

STA 1+00.00 TO 4+69.32

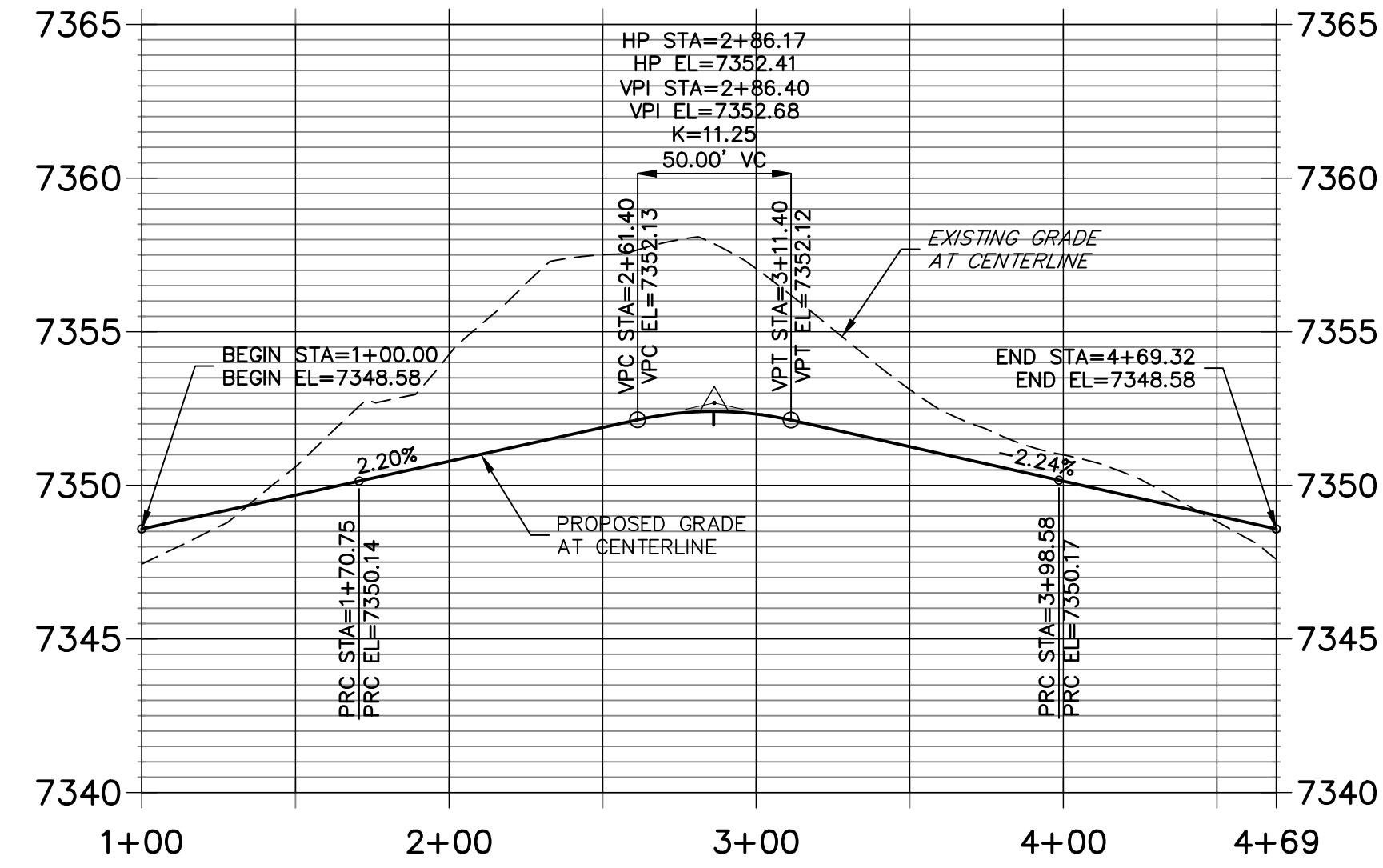


CDS SOUTH PROFILE

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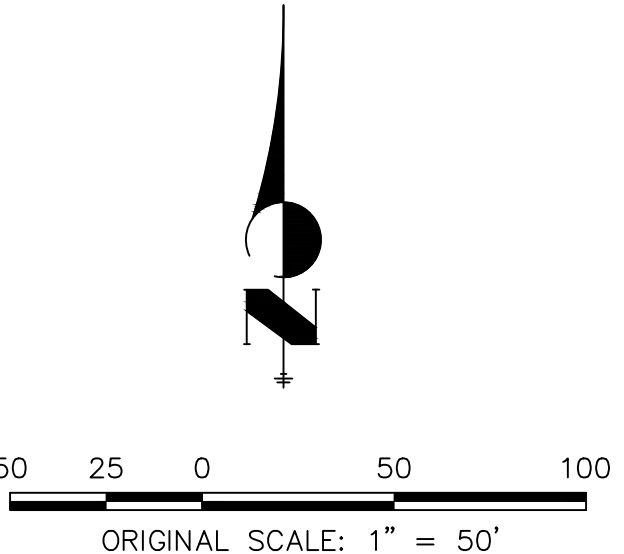


CDS NORTH PROFILE STA 1+00.00 TO 4+69.32

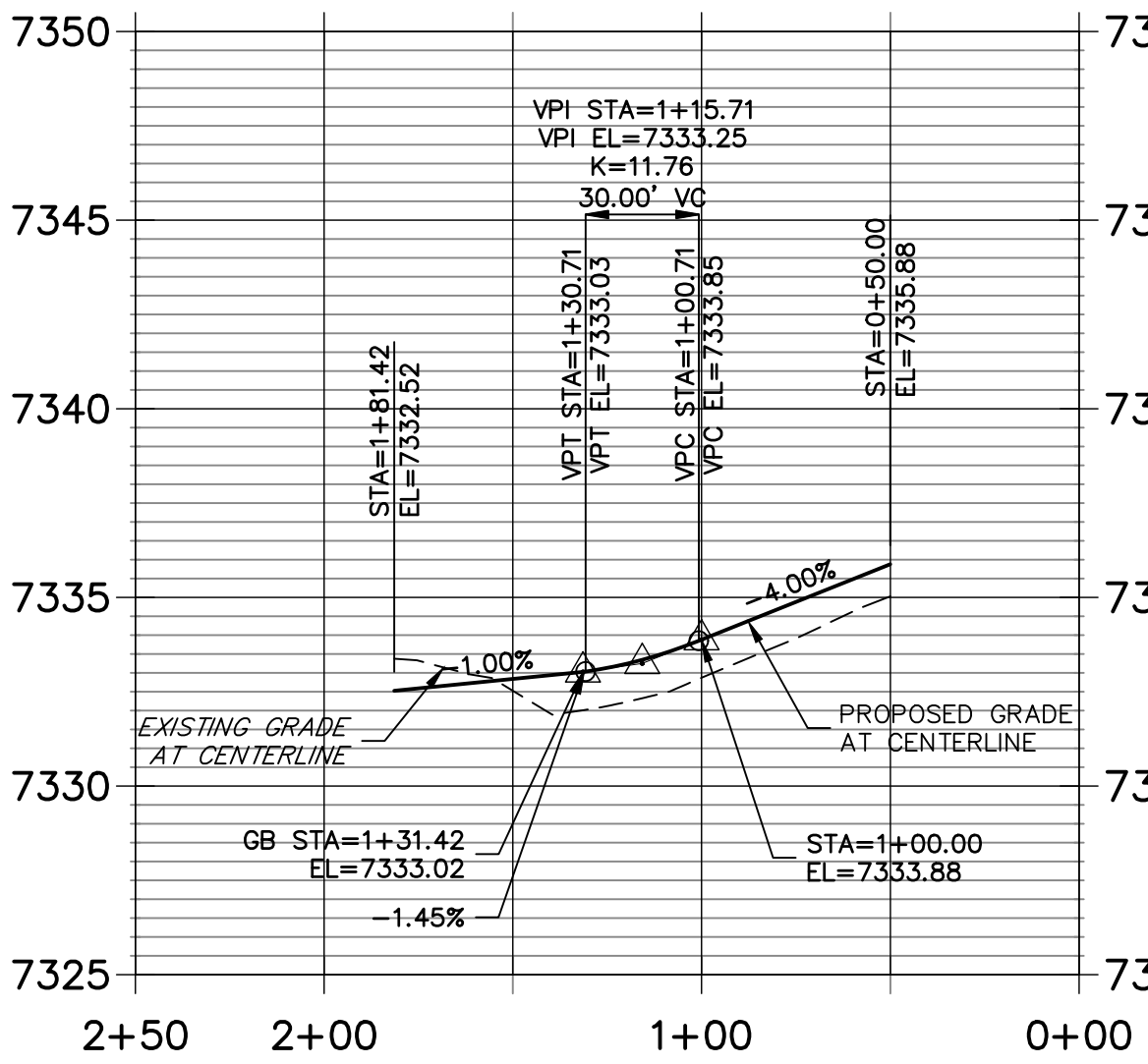


LEGEND

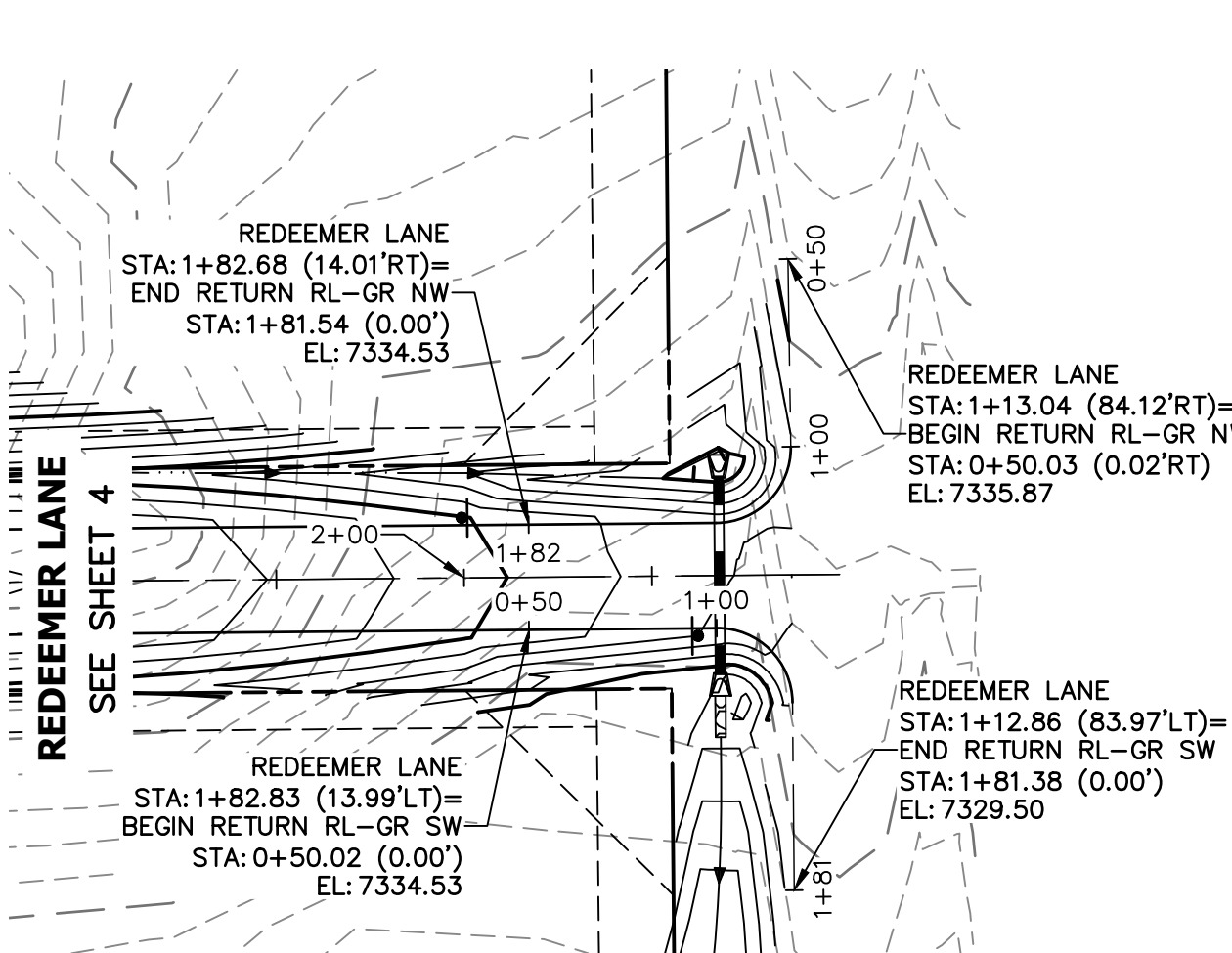
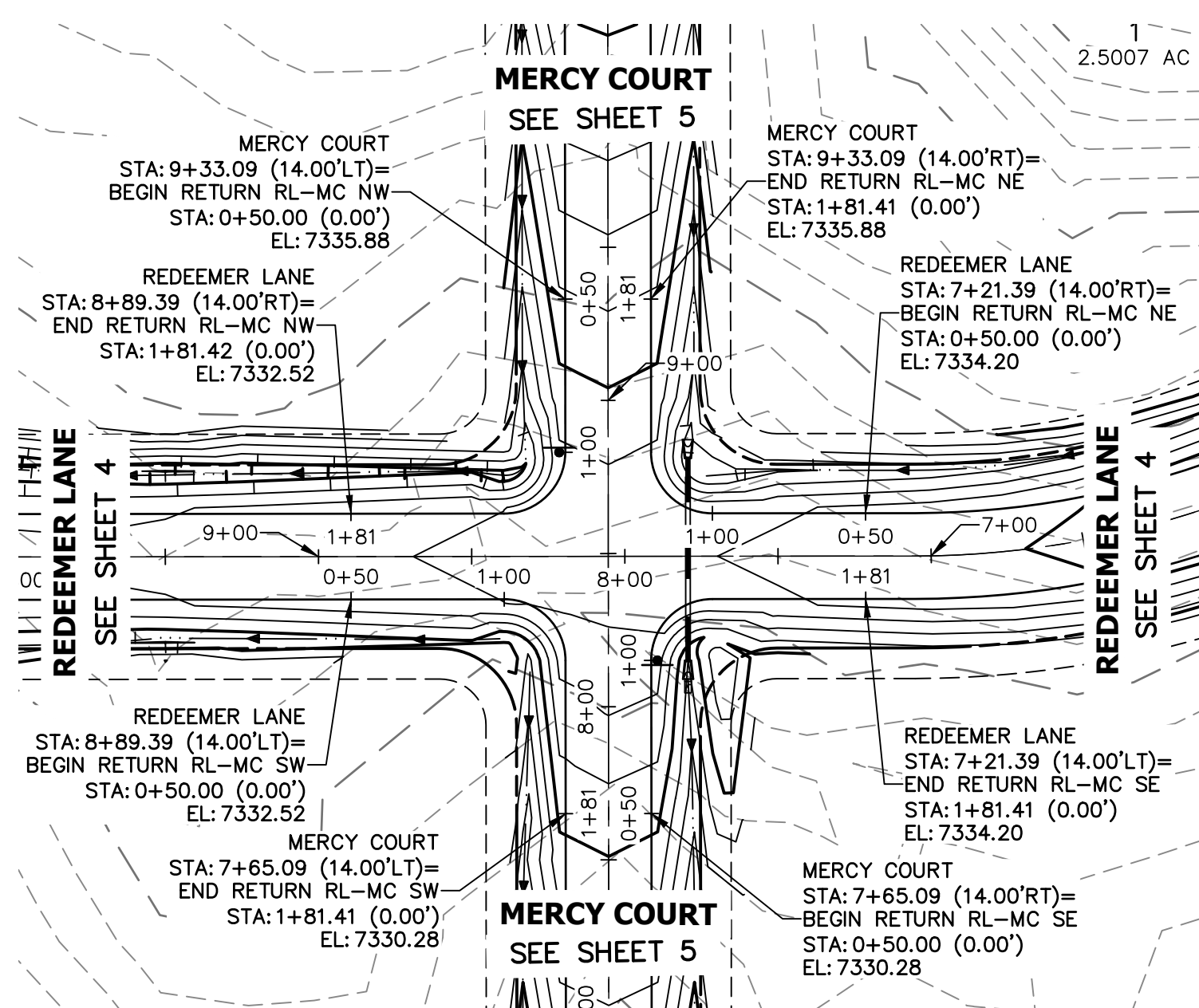
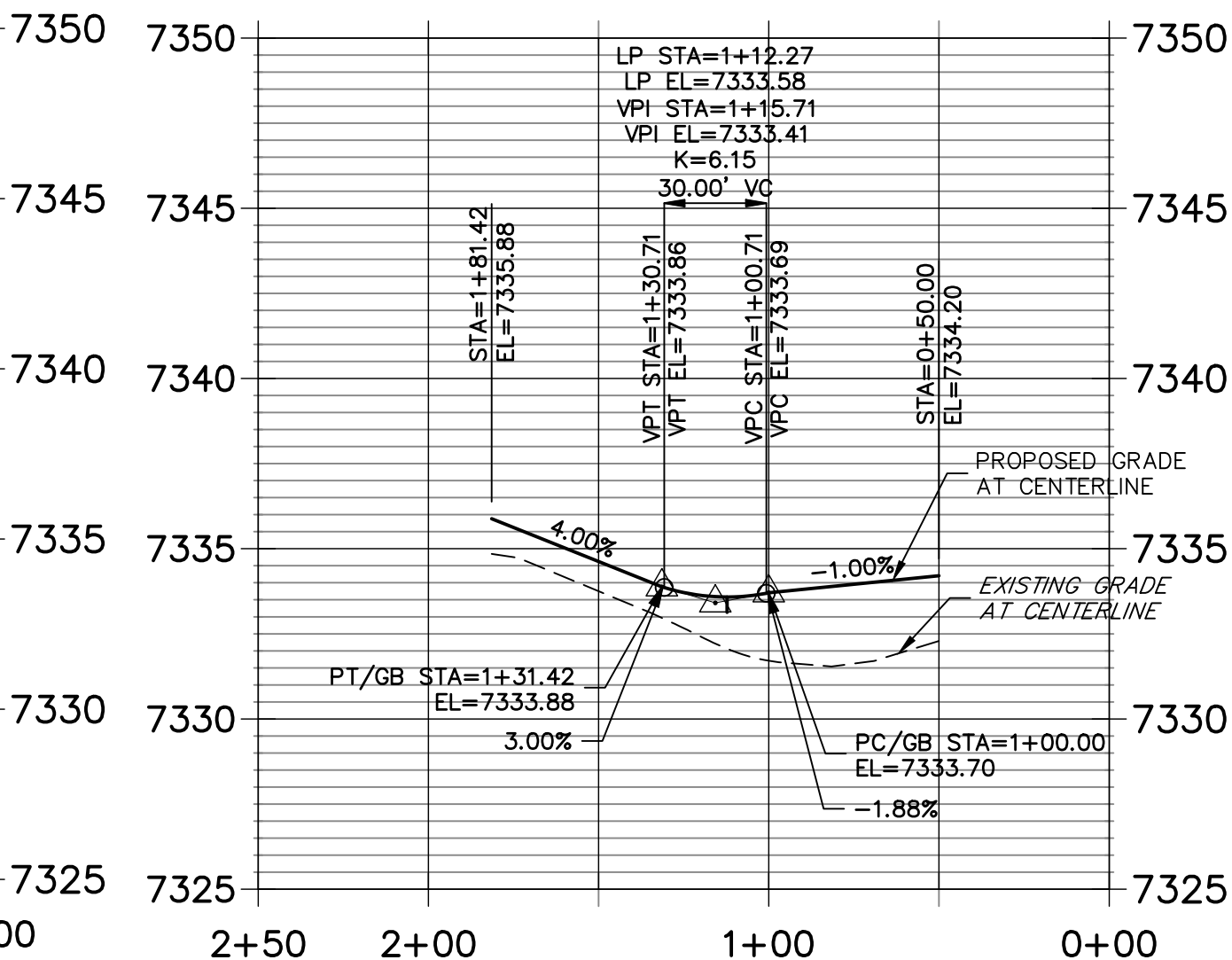
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U&DE	UTILITY AND DRAINAGE EASEMENT
SDE	SIGHT DISTANCE EASEMENT
→	DIRECTION OF FLOW



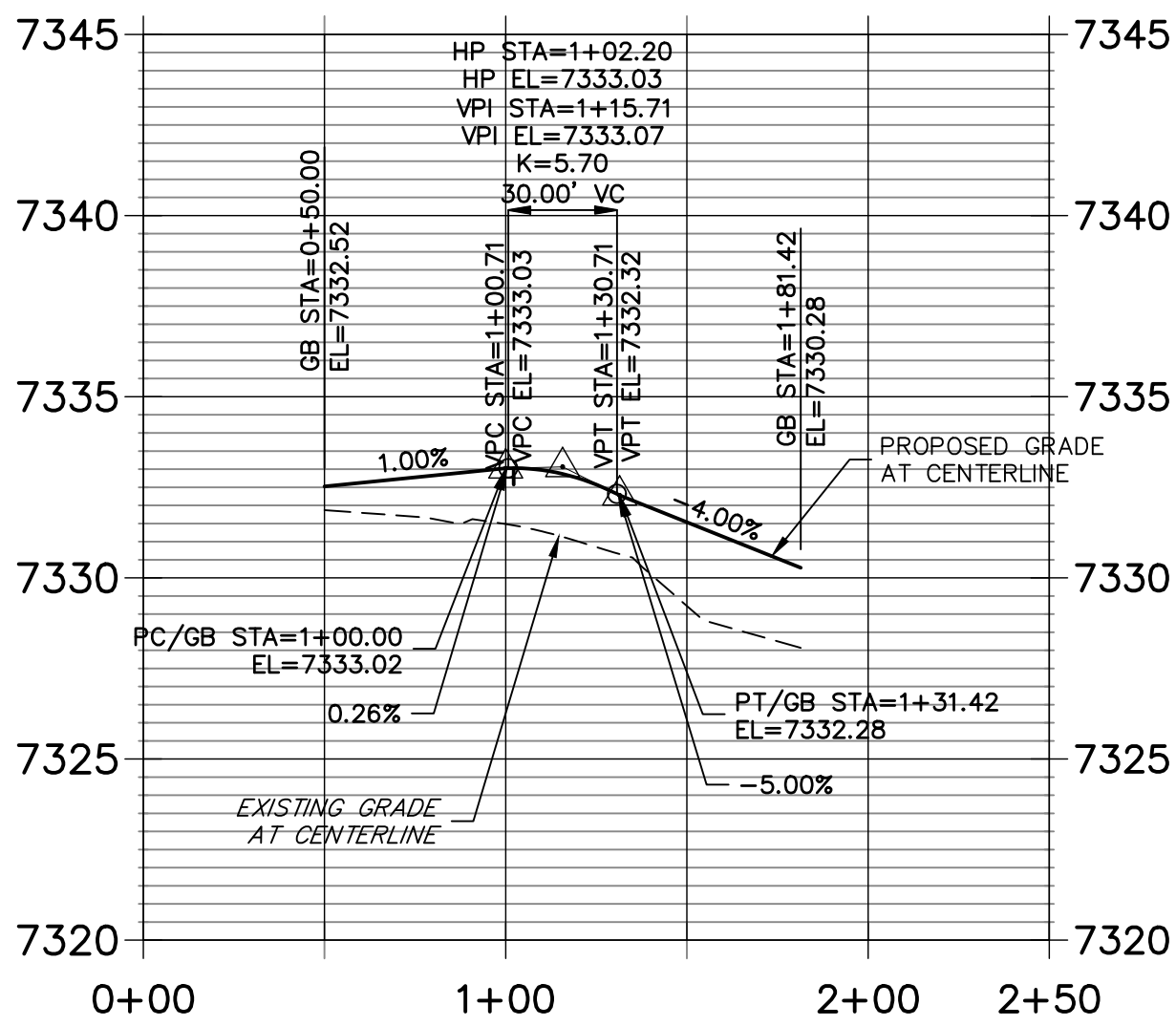
RETURN RL-MC NW PROFILE
STA 0+00.00 TO 2+50.00



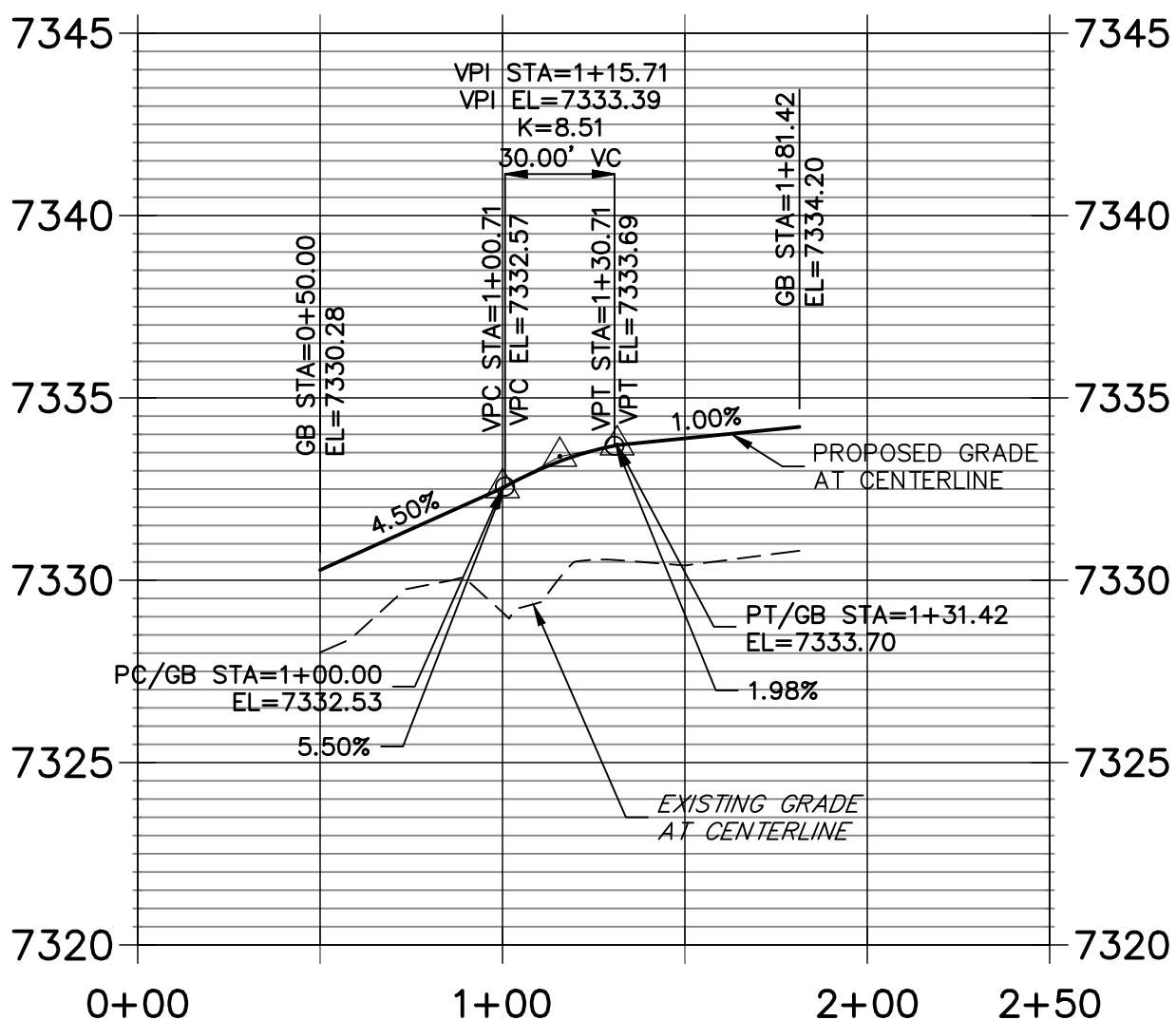
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STA 0+00.00 TO 2+50.00



RETURN RL-MC SW PROFILE
STA 0+00.00 TO 2+50.00

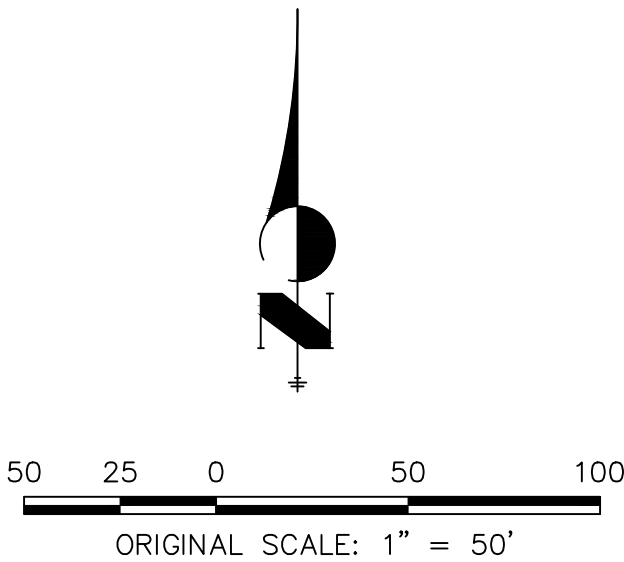


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STA 0+00.00 TO 2+50.00

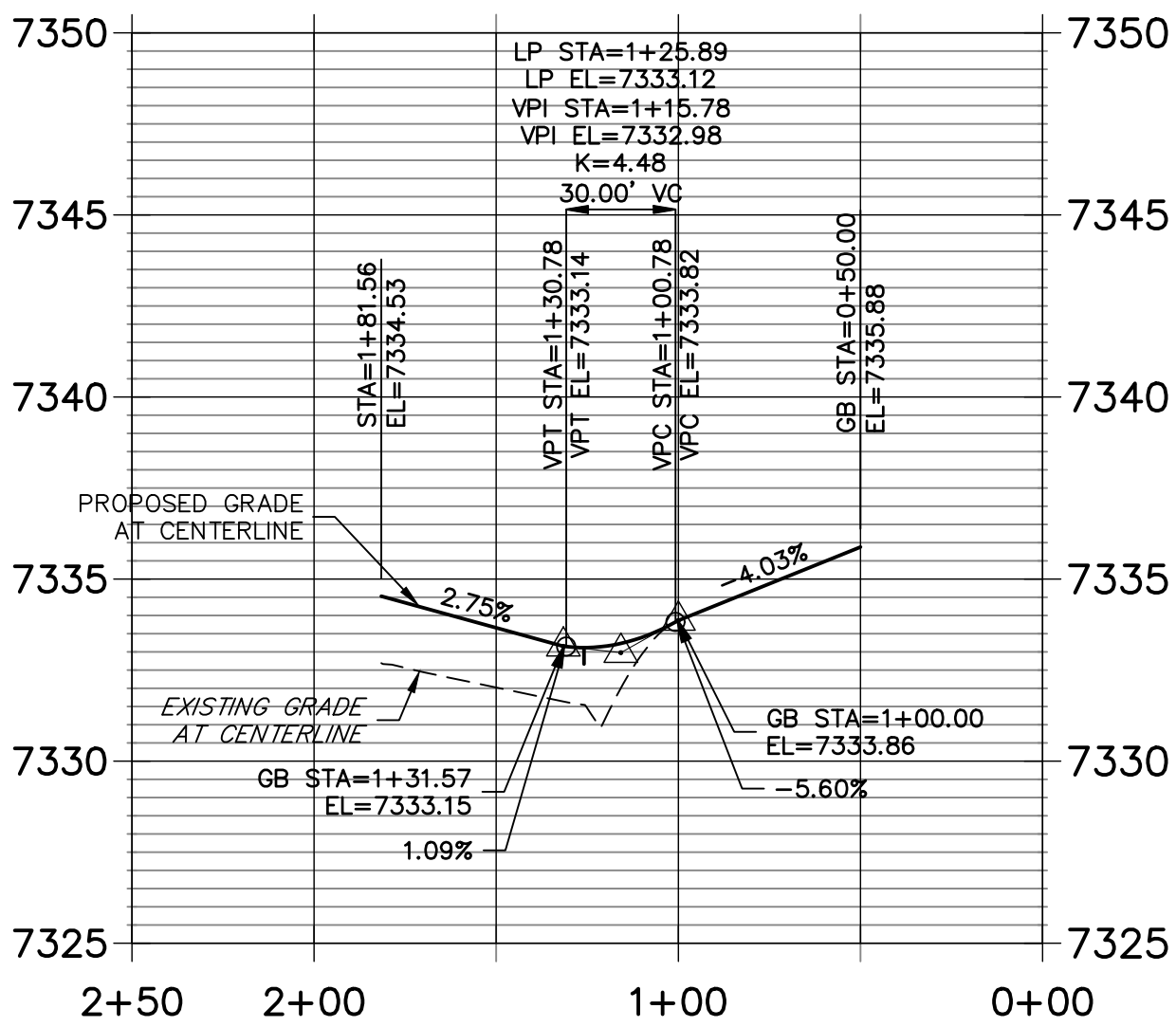


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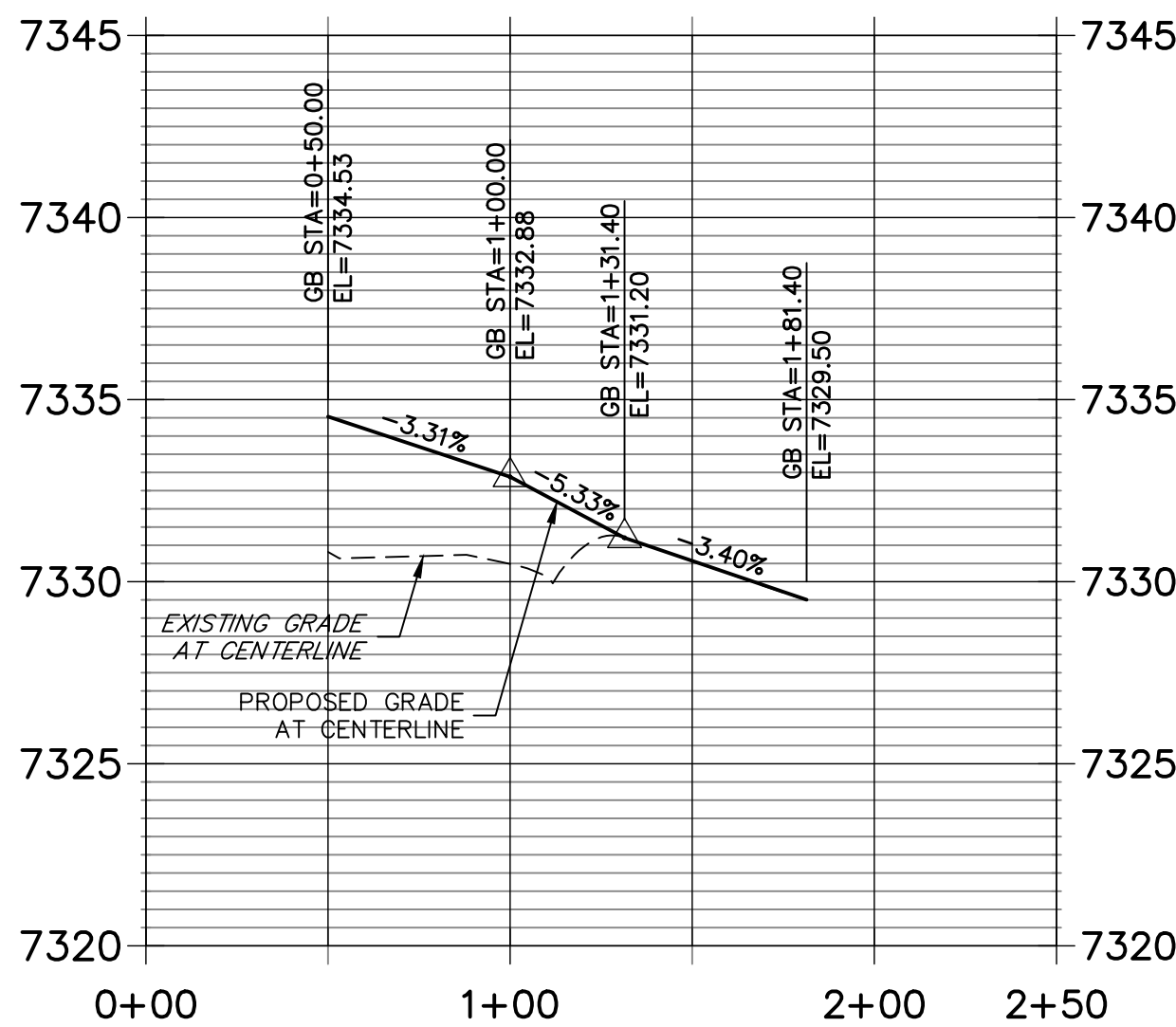
- U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- DIRECTION OF FLOW



RETURN RL-GR NW PROFILE
STA 0+00.00 TO 2+50.00



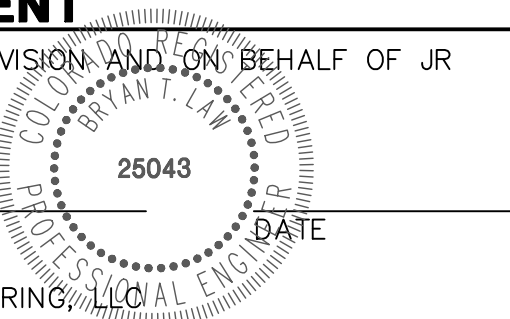
RETURN RL-GR SW PROFILE
STA 0+00.00 TO 2+50.00



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC.



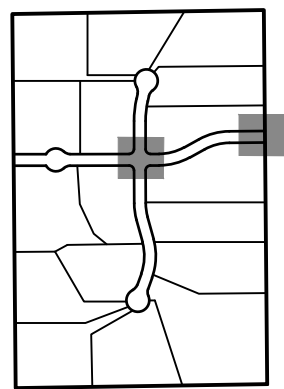
CORNERSTONE ESTATES

ROADWAY PLAN AND PROFILE

CURB RETURNS

SHEET 7 OF 8
JOB NO. 25229.00

KEY MAP

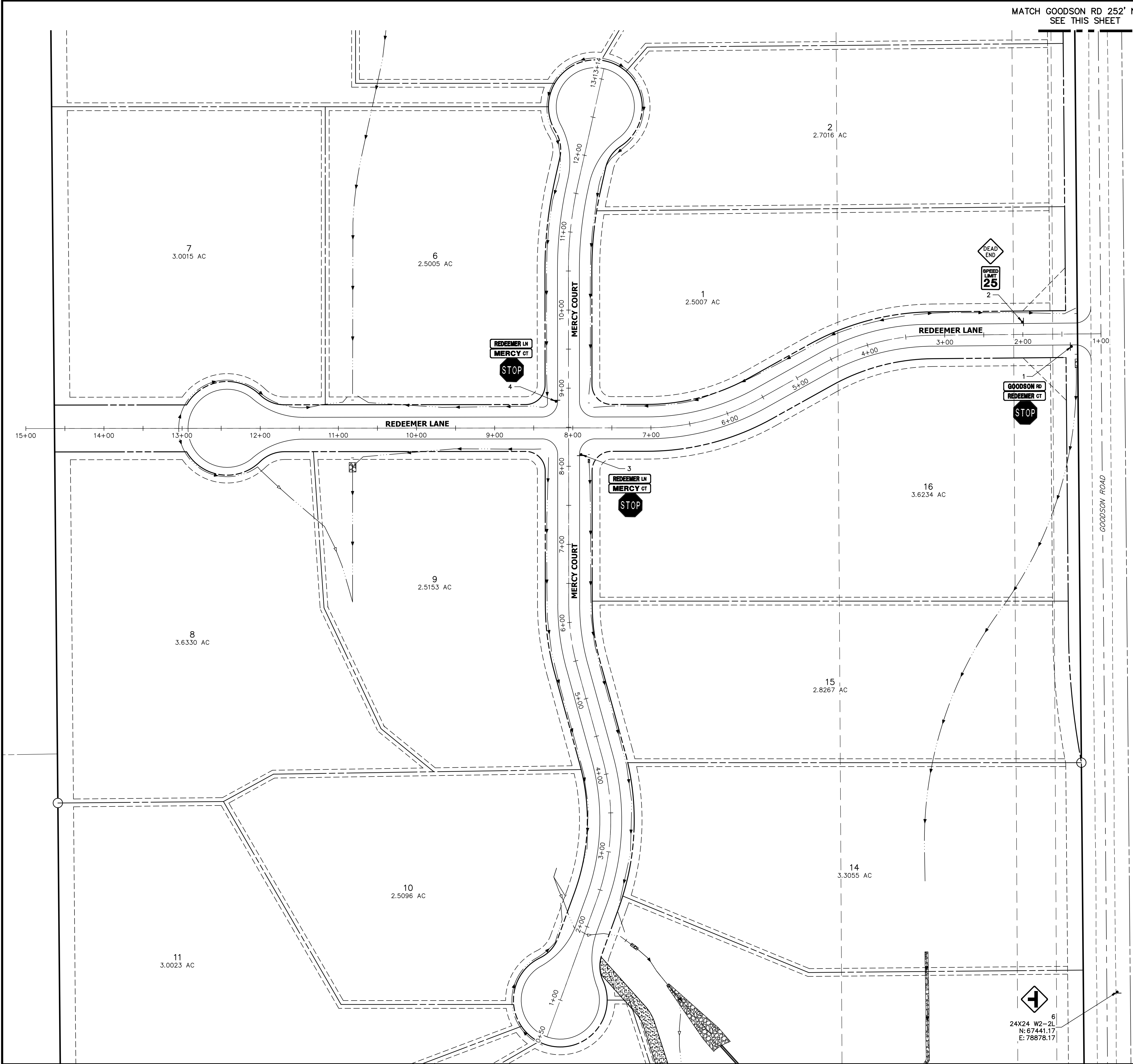


PREPARED FOR
WILLIAM GUMAN & ASSOCIATES
BILL GUMAN
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903
(719) 633-9700

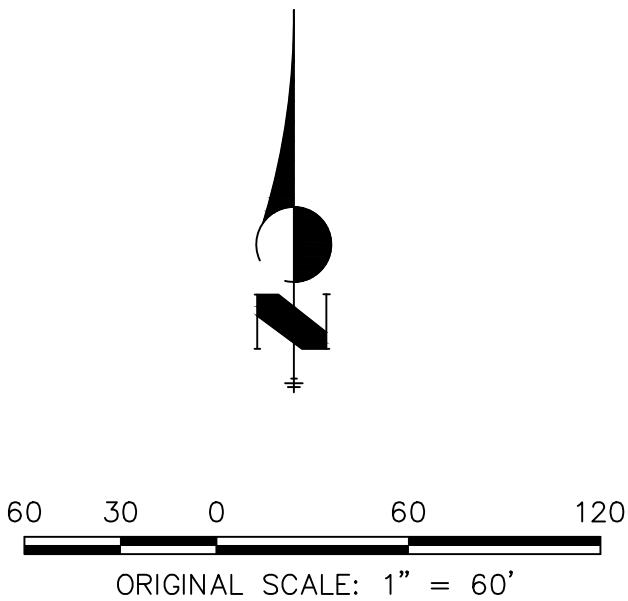
J-R ENGINEERING
A Westlan Company
480 Arrowhead Drive • Colorado Springs, CO 80907
719-588-2550 • Fax 719-528-6683
www.jrengineering.com

No.	REVISION	BY	DATE

DESIGNED BY	JP
DRAWN BY	SAV
CHECKED BY	



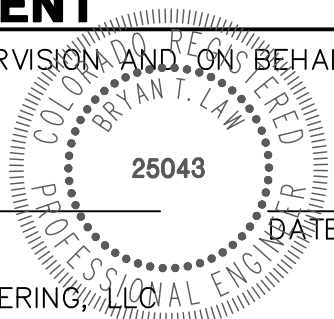
SIGN TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	NOTES	DESCRIPTION
1	1+37.84	16.00' (LT)	REDEEMER LANE		30X30 R1-1 54X12 D3-1 (X4)
2	2+00.52	16.00' (RT)	REDEEMER LANE		30X30 W14-1 24X30 R2-1
3	8+15.09	16.00' (RT)	MERCY COURT		30X30 R1-1 54X12 D3-1 (X4)
4	8+83.09	16.00' (LT)	MERCY COURT		30X30 R1-1 54X12 D3-1 (X4)
5	1+23.03	837.82' (RT)	REDEEMER LANE		24X24 W2-2L
6	5+24.22	886.07' (LT)	REDEEMER LANE		24X24 W2-2L



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING



CORNERSTONE ESTATES

SIGNAGE AND STRIPING PLAN

SHEET 8 OF 8

JOB NO. 25229.00

BY DATE

No. REVISION

H-SCALE 1"=60'
V-SCALE N/A
DATE 09/21/21
DESIGNED BY SAV
DRAWN BY SAV
CHECKED BY

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

PREPARED FOR
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BILL GUMAN
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903
(719) 633-9700

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

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

LANDSCAPE LEGEND

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

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
LINE MARKER		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
WATER LINE		
LINE MARKER		
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		
GAS LINE		
MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE		
TEST HOLE DESIGNATOR		

NOTES

- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES OR HEADWALL.
- ALL MANHOLE COVERS SHALL BE ORIENTED TO AVOID CURB, GUTTER, SIDEWALK AND CROSSPANS UNLESS OTHERWISE NOTED.
- ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE UNLESS OTHERWISE NOTED.
- PROVIDE A MINIMUM OF 18" FROM THE RIM TO THE TOP OF SLAB FOR ALL FLAT TOP MANHOLES.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
- INLET STATIONING IS TO CENTER OF INLET.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- ALL CURVED PIPES SHALL BE BUILT IN ACCORDANCE WITH THE AMERICAN CONCRETE PIPE ASSOCIATION (ACPA) DESIGN DATA 21. PIPE MANUFACTURE TO BE USED MUST BE ABLE TO MEET LENGTH AND JOINT OPENING CRITERIA PER ACPA.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
- PIPE BEDDING SHALL CONFORM TO EL PASO COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS. BEDDING FOR RCP PIPE SHALL BE AG7122 NO. 57/67 CRUSHED ROCK. SQUEEGEE OR MIXTURES CONTAINING SQUEEGEE SHALL NOT BE USED. BEDDING SHALL BE SIX TO EIGHT INCHES DEEP UNDER THE PIPE AND BACKFILLED TO THE SPRING LINE.
- INLET STATIONING IS TO CENTER OF INLET.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- INLET STATIONING IS TO CENTER IF INLET.
- PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.
- ALL MANHOLES ARE EL PASO COUNTY TYPE II UNLESS OTHERWISE SPECIFIED.
- ALL STORM SEWER PIPES, INLETS, MANHOLES, AND UNDERGROUND FACILITY ARE PUBLIC. ALL OTHER UTILITIES AND EASEMENTS ARE PRIVATE, UNLESS OTHERWISE NOTED.
- WHERE PIPES ENTER STRUCTURES ON A SKEW, CONTRACTOR IS REQUIRED TO EXTEND PIPE TO ENSURE THAT BOTH EDGES OF THE PIPE EXTEND INTO THE STRUCTURE. CONTRACTOR WILL THEN BE REQUIRED TO CUT PIPE FLUSH WITH THE INSIDE FACE OF THE STRUCTURE AND GROUT IN PLACE. UNLESS OTHERWISE NOTED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS AND EL PASO COUNTY STANDARDS AND SPECIFICATION.
- SEE DETAIL SHEETS FOR APPLICABLE DETAILS.
- ALL RCP PIPES SHALL BE TYPE III CLASSIFICATION

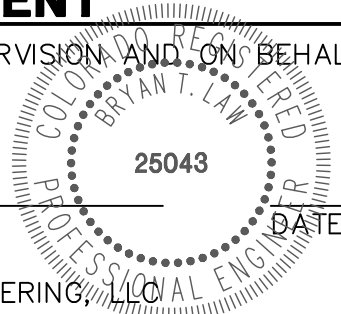


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ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, INC.



CORNERSTONE ESTATES

LEGEND & NOTES

SHEET 2 OF 9

JOB NO. 25229.00

PREPARED FOR

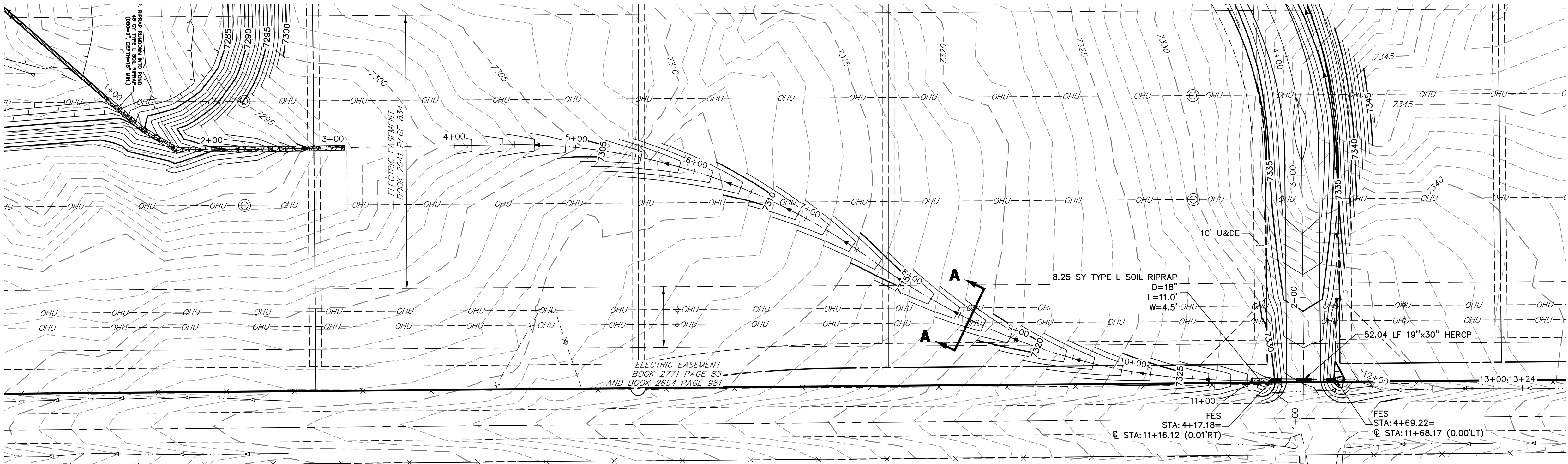
WILLIAM GUMAN & ASSOCIATES
BILL GUMAN
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903
(719) 633-9700

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A Westman Company

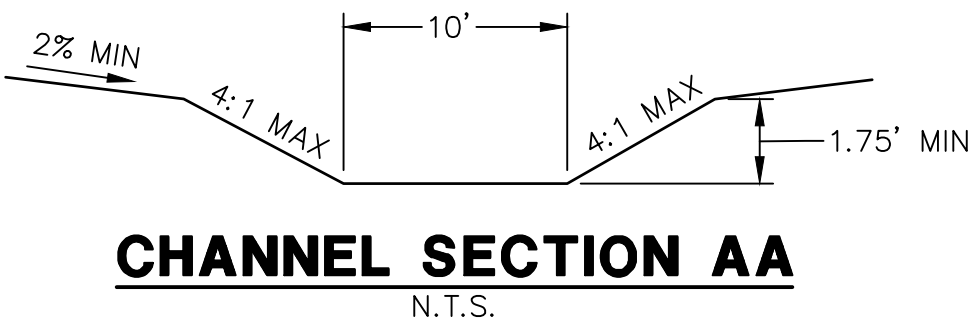


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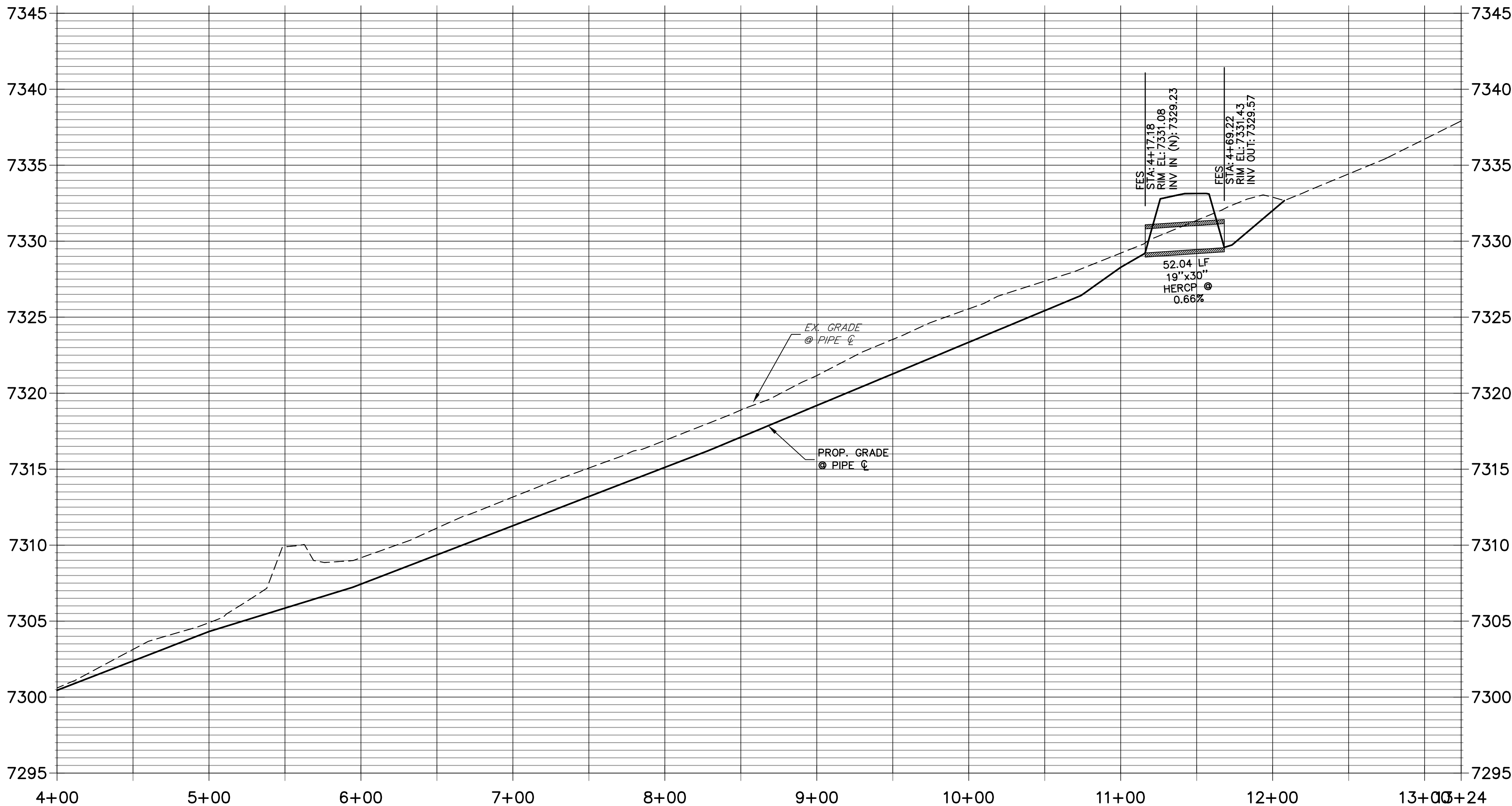
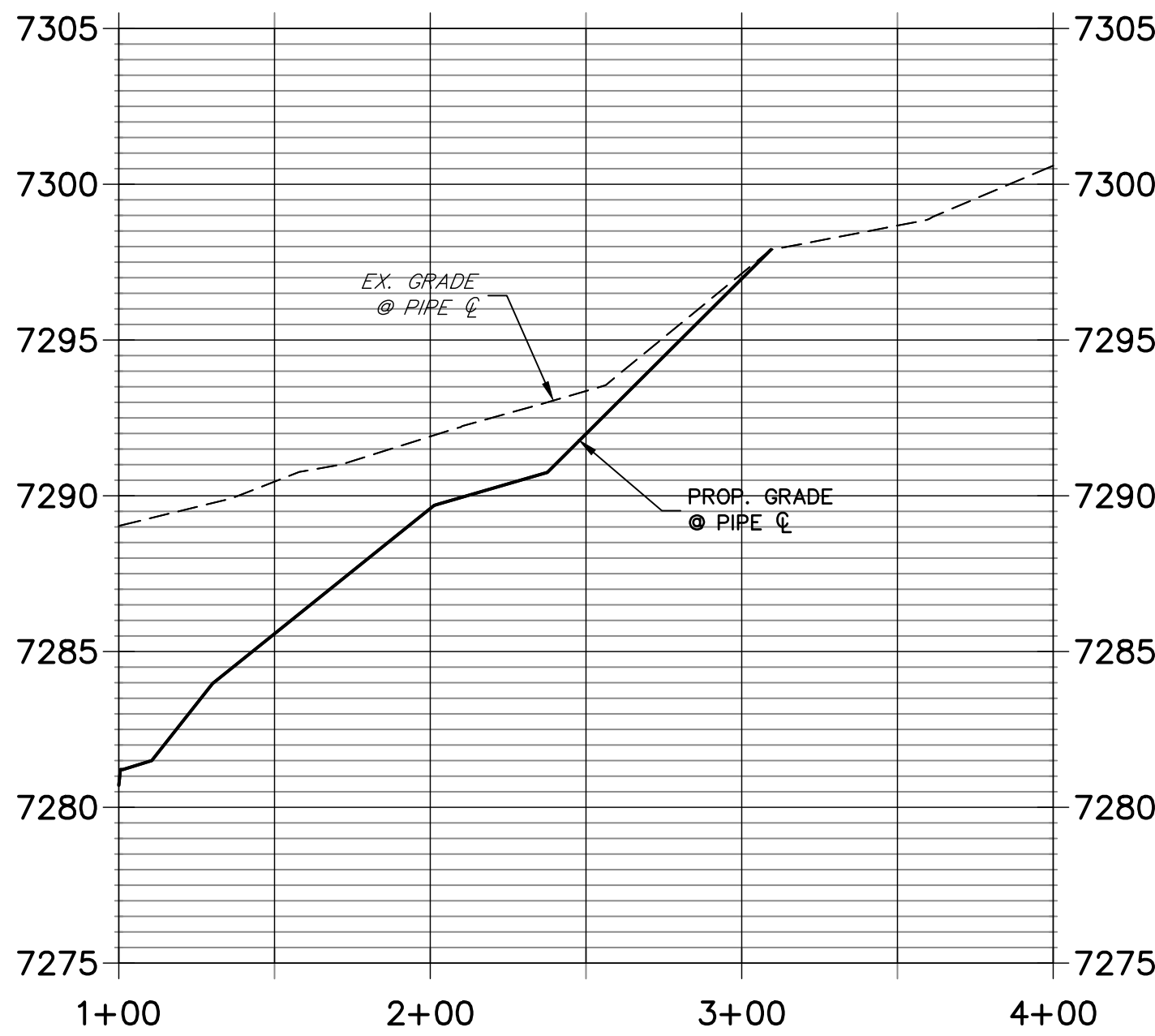
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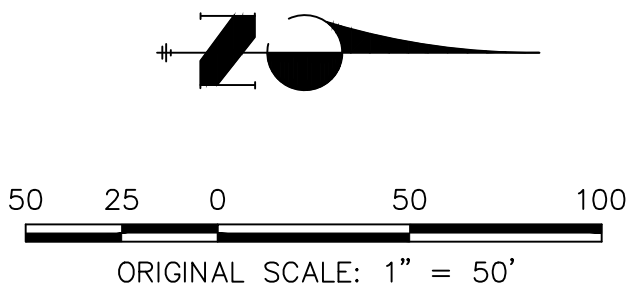
EAST CHANNEL PROFILE
STA 4+00.00 TO 13+24.03



EAST CHANNEL PROFILE (1)
STA 1+00.00 TO 4+00.00



- LEGEND**
- U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT
 - U&DE UTILITY AND DRAINAGE EASEMENT
 - SDE SIGHT DISTANCE EASEMENT
 - DIRECTION OF FLOW



ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

CORNERSTONE ESTATES	SHEET 4 OF 9	
	STORM CONVEYANCE PLAN AND PROFILE	
	WEST CHANNEL	
JOB NO. 25229.00		

H-Scale	1"=50'	V-Scale	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
	09/21/21	SAV	SAV				

No.	REVISION	BY	DATE

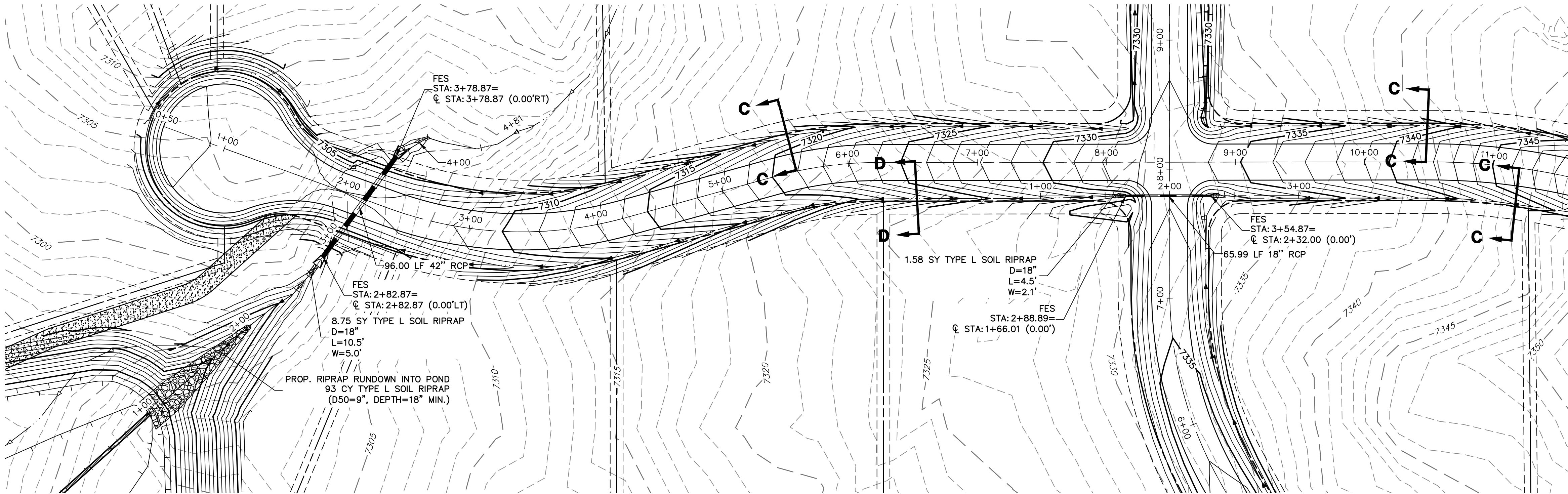
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719-588-2553 • Fax 719-588-6683
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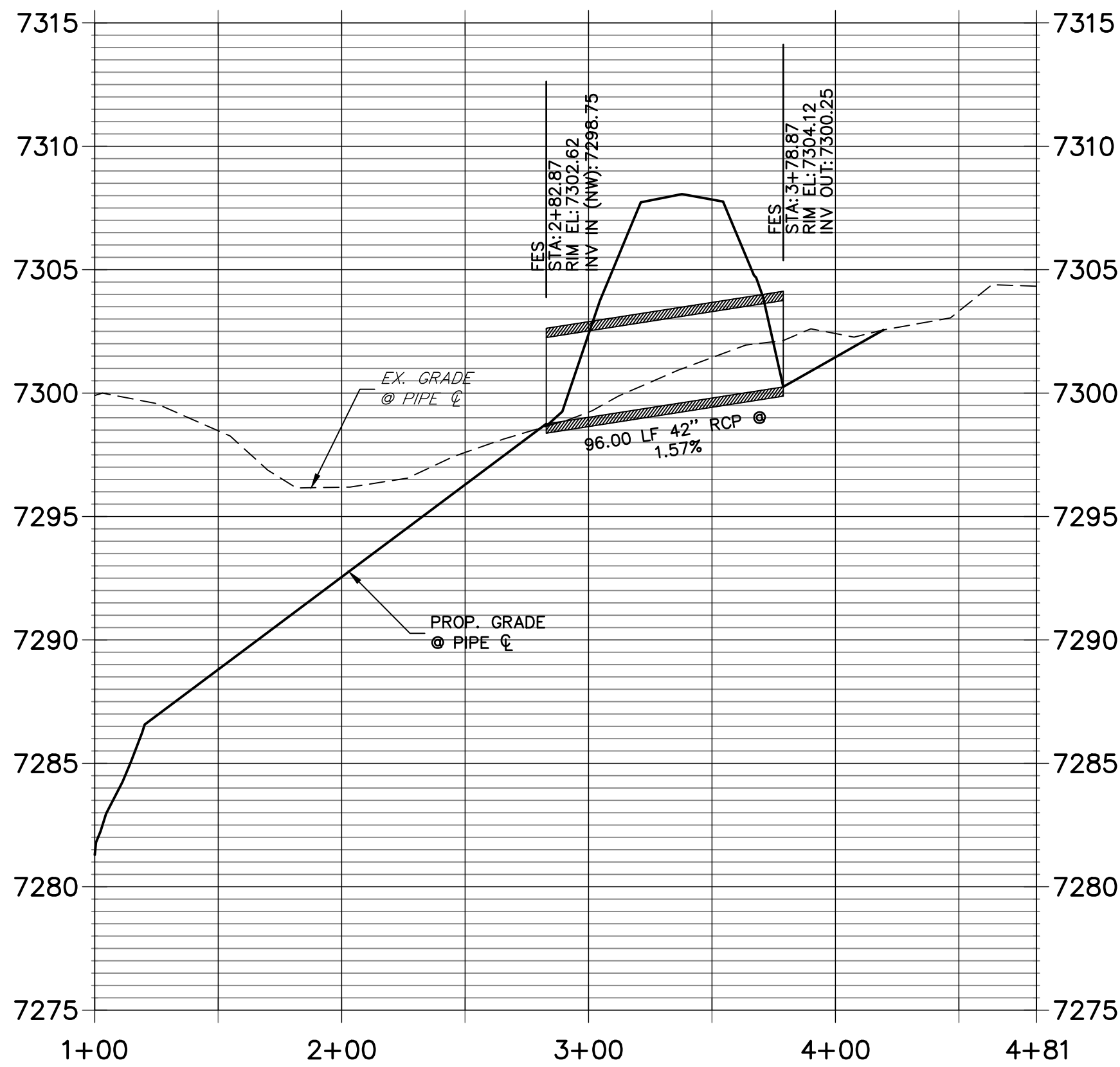
PREPARED FOR

WILLIAM GUMAN & ASSOCIATES
BILL GUMAN
731 N. WEBER STREET
COLORADO SPRINGS, CO 80903
(719) 633-9700

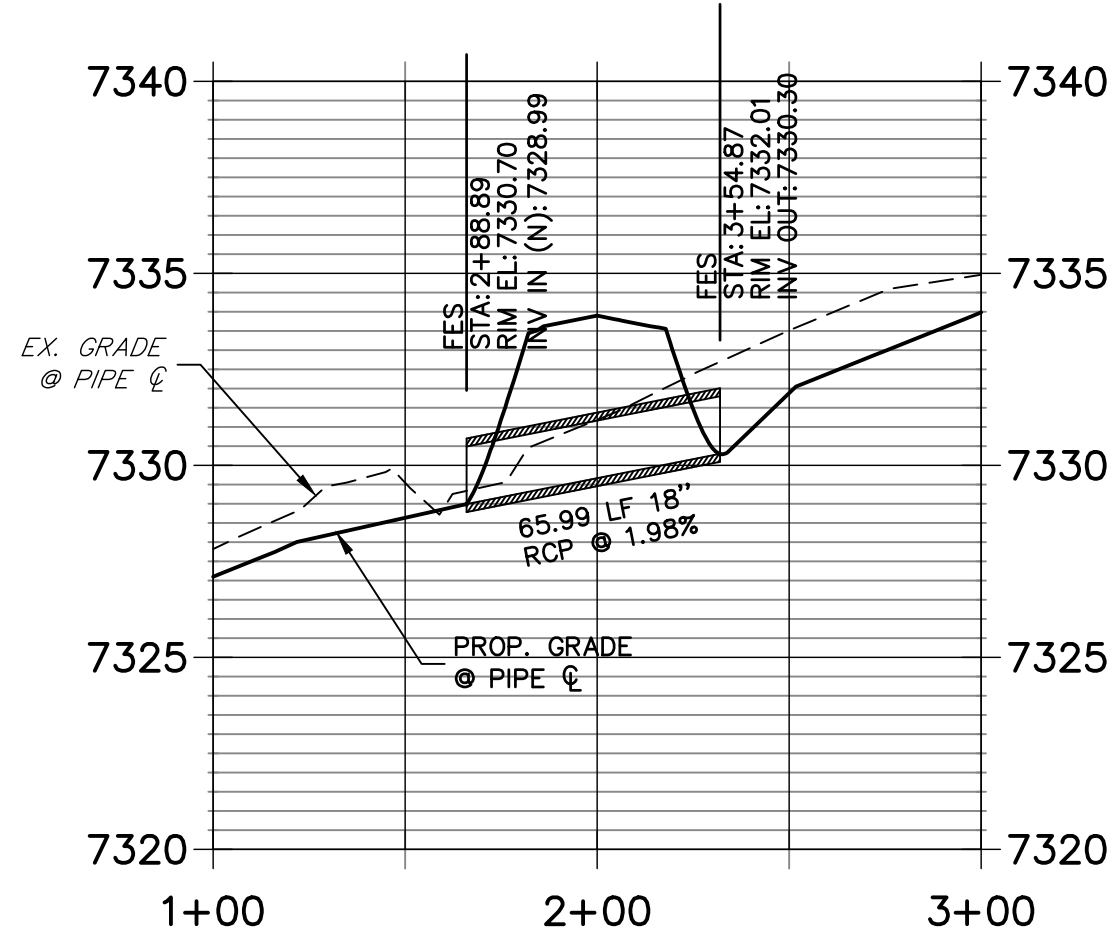
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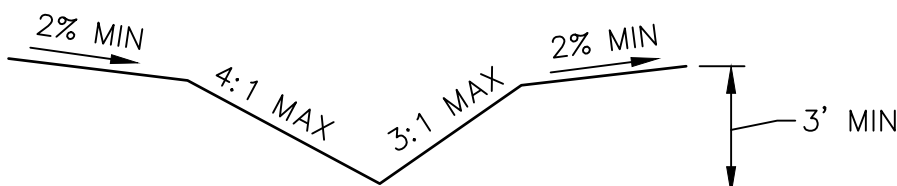
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STA 1+00.00 TO 4+81.43



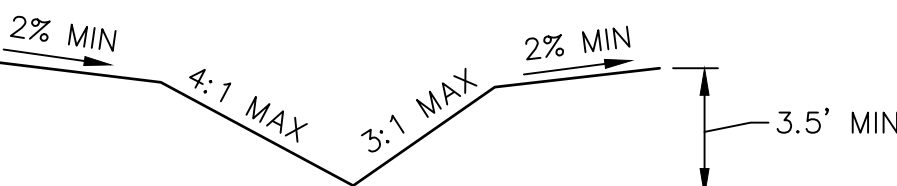
CULVERT AT REDEEMER MARCY INTERSECTION PROFILE
STA 1+00.00 TO 3+00.00



CHANNEL SECTION CC
N.T.S.

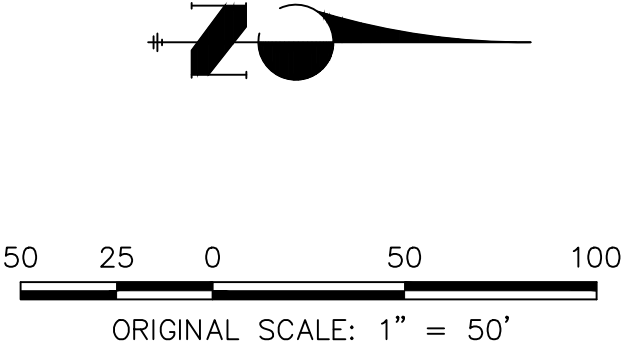


CHANNEL SECTION DD
N.T.S.



LEGEND

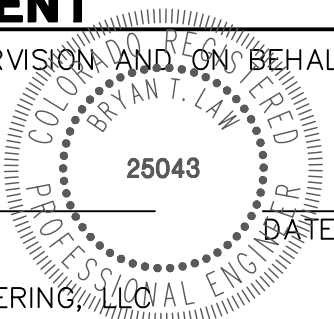
- U,T&DE UTILITY, TRAIL AND DRAINAGE EASEMENT
- U&DE UTILITY AND DRAINAGE EASEMENT
- SDE SIGHT DISTANCE EASEMENT
- DIRECTION OF FLOW



ENGINEER'S STATEMENT

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COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CORNERSTONE ESTATES

STORM CONVEYANCE PLAN
AND PROFILE

WEST CHANNEL

SHEET 5 OF 9
JOB NO. 25229.00

No.	REVISION	BY	DATE

H-SCALE	1"=50'	V-SCALE	1"=5'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				09/21/21	SAV	SAV	

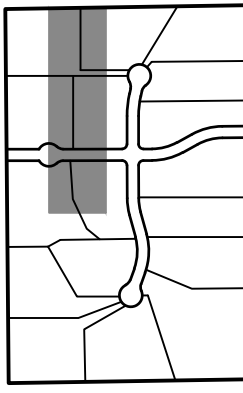
No.	REVISION	BY	DATE



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PREPARED FOR
WILLIAM GUMAN & ASSOCIATES
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(719) 633-9700

KEY MAP

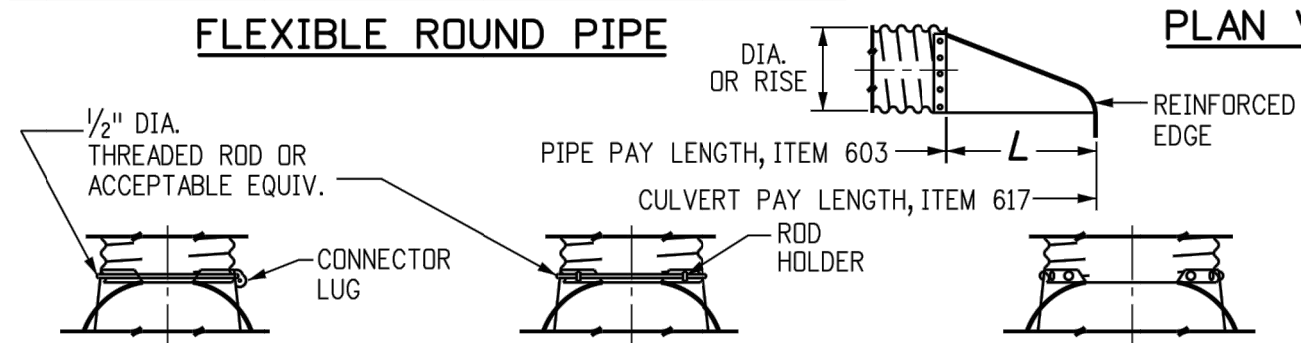


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DESIGNATED BY WRITTEN
AUTHORIZATION.

X:\25229000\all25229000\Drawings\Sheet Dwg\Construction Plans\25229000.dwg, DT01, 10/7/2021 11:31:49 AM, CS

PIPE DIA.	THICKNESS	DIMENSIONS					
		A	B	H	L	W	T
		IN.					
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	8	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

FLEXIBLE ROUND PIPE



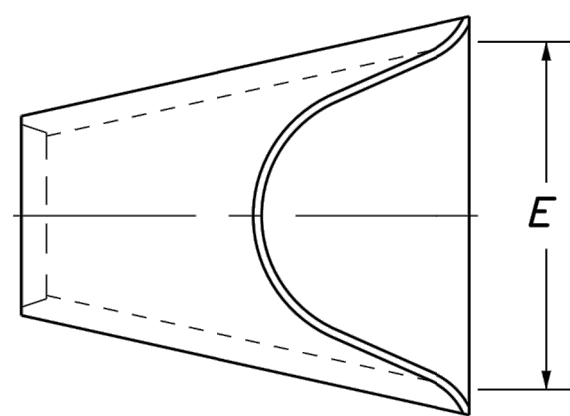
FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS, NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.

FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS, NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.

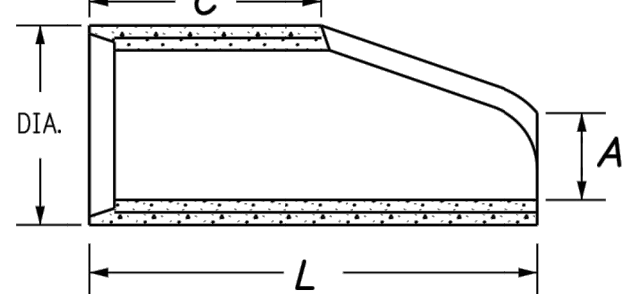
FOR 42 IN. THRU 84 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS AND ALL SIZES WITH HELICAL CORRUGATIONS AND FOR ALL METAL PIPE ARCH CULVERTS, SHOP ATTACH A 24 IN. MIN. LENGTH OF ANNULAR PIPE WITH GALV. RIVETS OR BOLTS, SPOT WELDS, OR 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BURNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.09.

TYPICAL CONNECTIONS

END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES



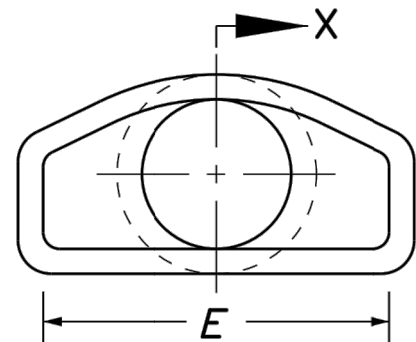
PLAN



SECTION X-X

PIPE I.D.	DIMENSIONS			
	A	C	L	E
IN.				
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

REINFORCED CONCRETE CIRCULAR PIPE



END VIEW

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	(R-X)
Last Modification Date: 07/31/19	(R-X)
Detailer Initials: LTA	(R-X)
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)

Sheet Revisions	
Date:	Comments

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

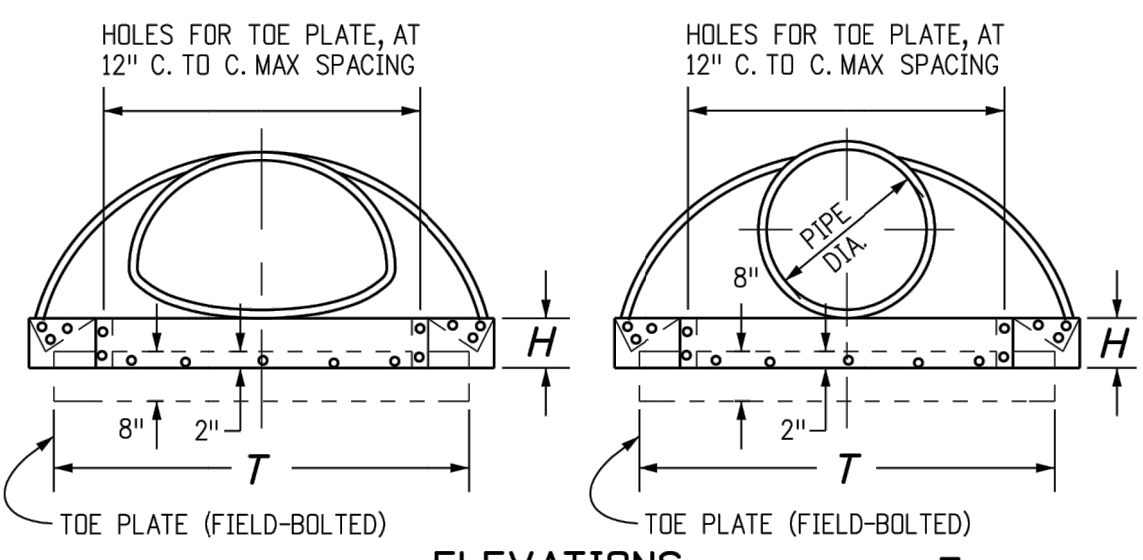


CONCRETE AND METAL END SECTIONS
Issued by the Project Development Branch: July 31, 2019

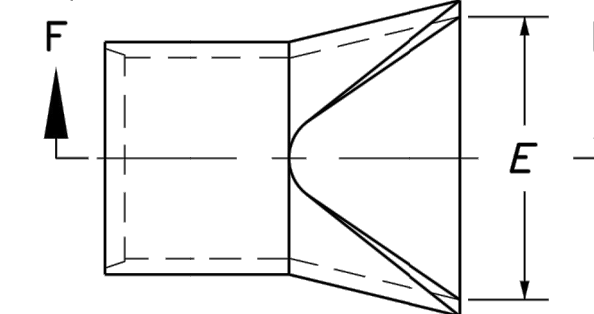
STANDARD PLAN NO.
M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number:

PIPE ARCH SPAN x RISE		THICK- NESS	DIMENSIONS					
			A	B	H	L	W	T
IN.								
			(±1")	(MAX.)	(±1")	(±1.5")	(±2")	
21 x 15		0.064	7	10	6	23	36	46
24 x 18		0.064	8	12	6	28	42	52
28 x 20		0.064	9	14	6	32	48	58
35 x 24		0.079	10	16	6	39	60	70
42 x 29		0.079	12	18	8	46	75	85
49 x 33		0.109	13	21	9	53	85	103
57 x 38		0.109	18	26	12	63	90	108
64 x 43		0.109	18	30	12	70	102	120
71 x 47		0.109	18	33	12	77	114	132

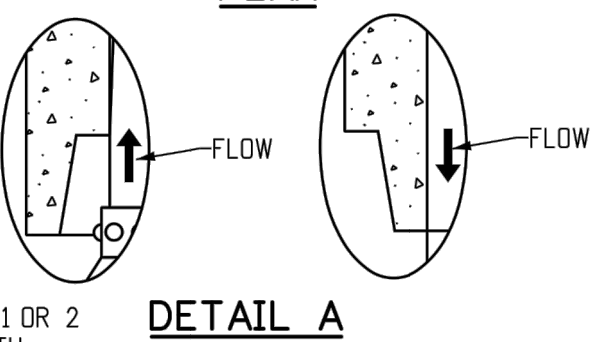
FLEXIBLE PIPE ARCH



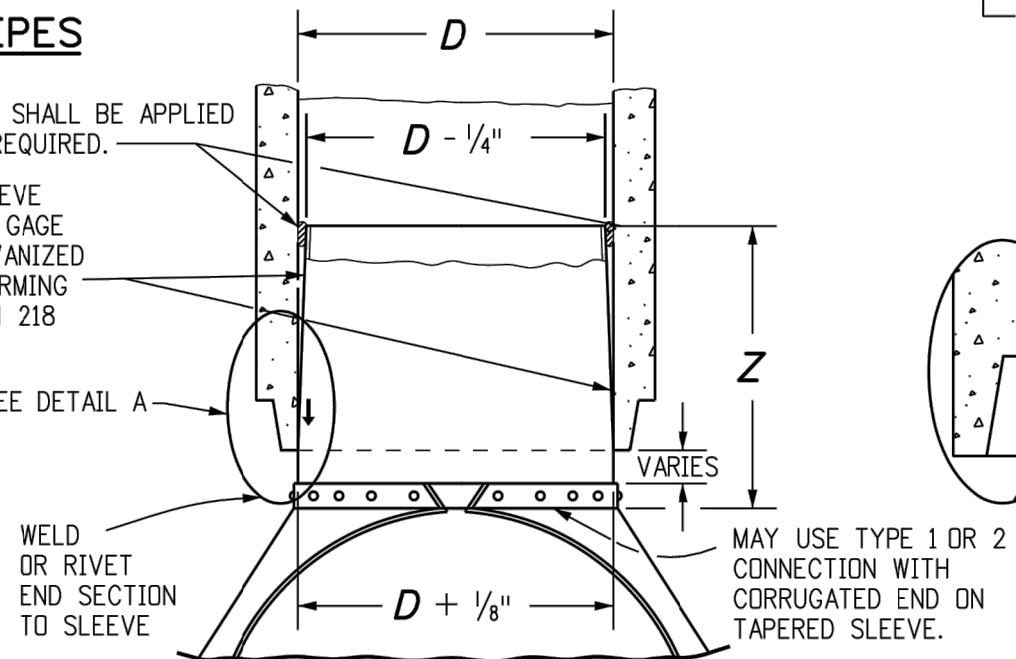
ELEVATIONS



PLAN



DETAIL A



D	Z (MIN.)
IN.	
18 - 24	12
30 AND 36	16
42 AND LARGER	24

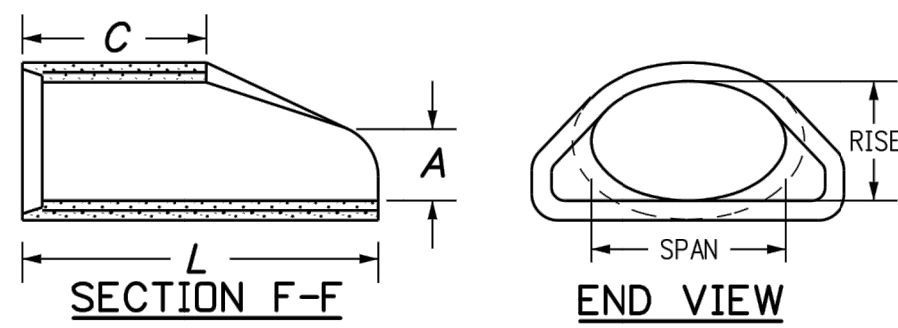
STEEL END SECTION FOR CONCRETE CIRCULAR PIPE

(ALTERNATIVE FOR CONCRETE END SECTION)

NOTE: METAL END SECTION SHALL BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING.

GENERAL NOTES

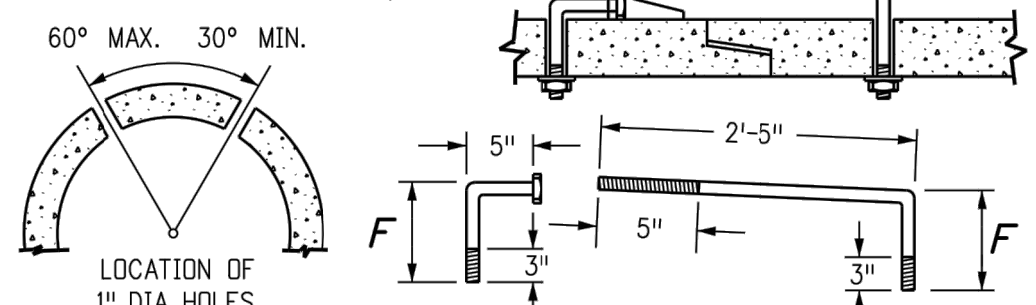
- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
- CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
- DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
- END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
- GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8 IN. GALVANIZED BOLTS, NUTS AND WASHERS.
- GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
- CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
- THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
- AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.



END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE

EQUIVALENT CIRCULAR DIA.	DIMENSIONS			
	NOMINAL SPAN x RISE	A	C	L
IN.				
24	30	19	9	33
30	38	24	10	38
36	45	29	12	44
42	53	34	16	52
48	60	38	21	60
54	68	43	26	68
60	76	48	30	76

3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307. ROD LUG SHALL BE GALVANIZED OR COATED WITH EPOXY PAINT OR APPROVED EQUAL.



CONCRETE JOINT FASTENER (TWO PER JOINT)

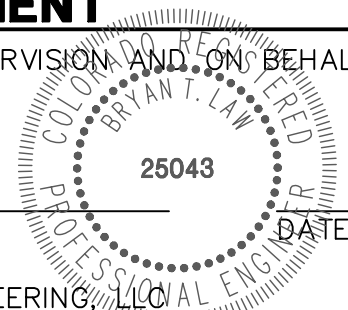


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BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



CORNERSTONE ESTATES

STORM CONVEYANCE PLAN AND PROFILE

DETAILS

SHEET 6 OF 9
JOB NO. 25229.00

BY DATE

REVISION

No.

N/A

N/A

09/21/21

DATE

DESIGNED BY

N/A

DRAWN BY

SAV

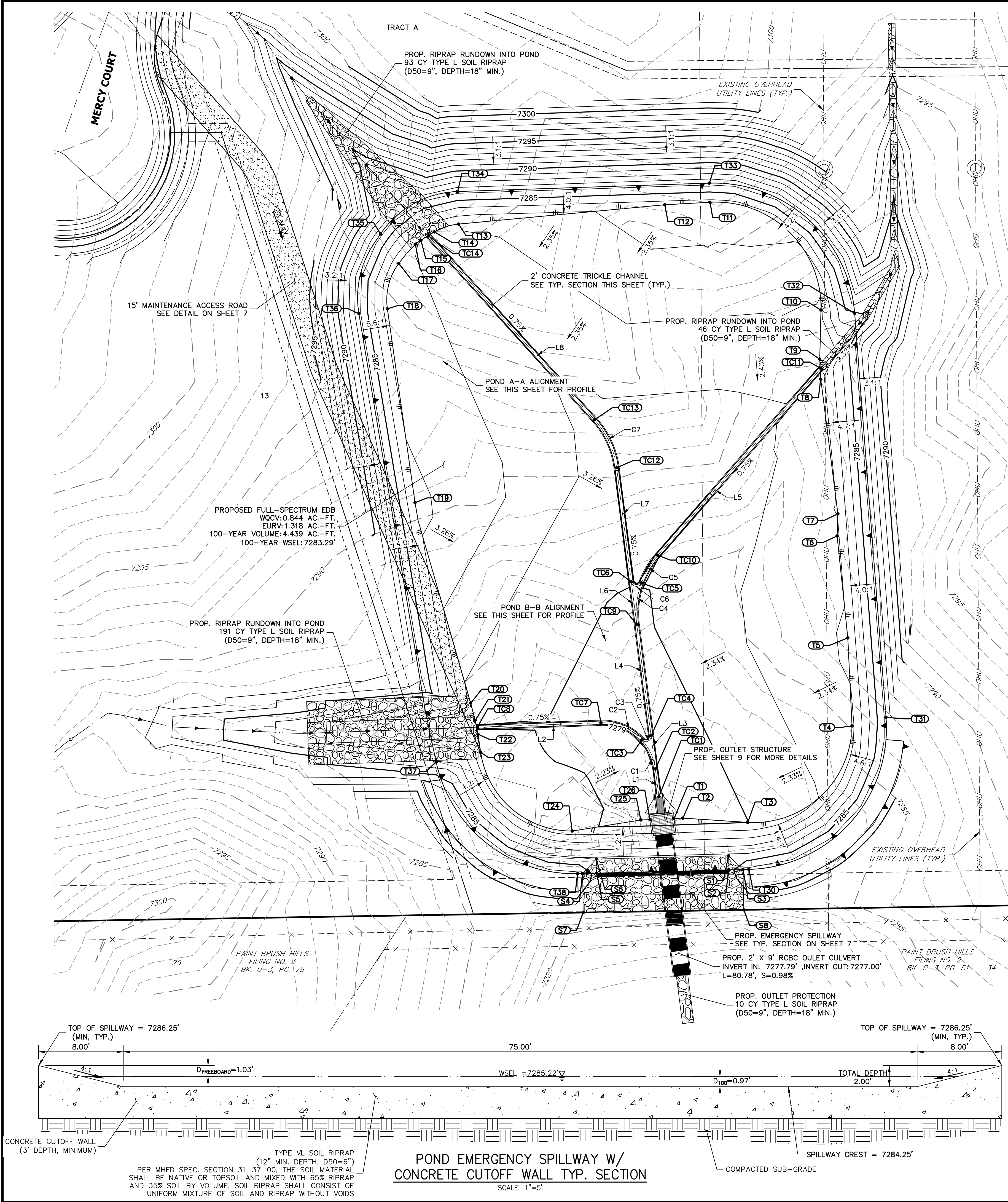
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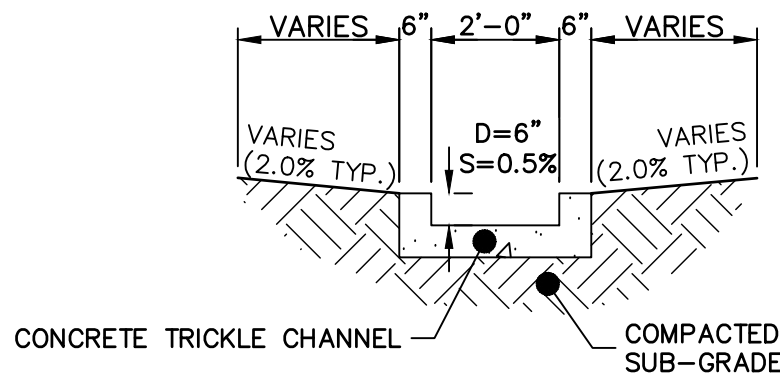
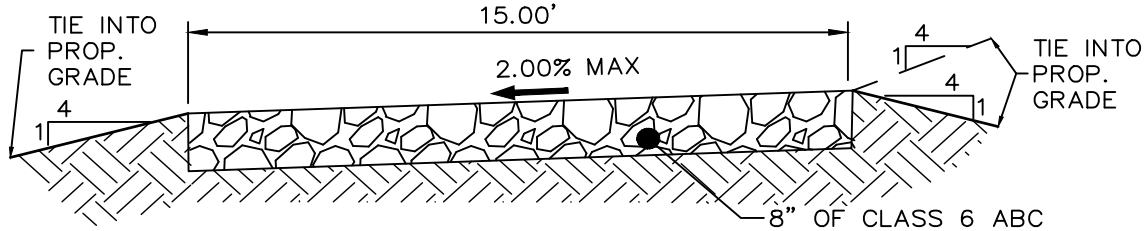


GRADING POINT TABLE			
ID. NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
S1	SPILLWAY CREST	N: 67020.81 E: 78541.55	7284.25
S2	SPILLWAY CREST	N: 67012.81 E: 78541.75	7284.25
S3	SPILLWAY TOP	N: 67013.01 E: 78459.75	7286.25
S4	SPILLWAY TOP	N: 67010.78 E: 78458.77	7286.25
S5	SPILLWAY CREST	N: 67010.97 E: 78466.77	7284.25
S6	SPILLWAY CREST	N: 67018.97 E: 78466.57	7284.25
S7	SPILLWAY MATCH EX.	N: 66988.67 E: 78459.14	± 7282.88
S8	SPILLWAY MATCH EX.	N: 66990.17 E: 78550.12	± 7282.23
T1	TOE	N: 67041.94 E: 78510.62	7279.16
T2	TOE	N: 67042.16 E: 78515.57	7279.16
T3	TOE	N: 67039.74 E: 78552.35	7279.99
T4	TOE	N: 67094.36 E: 78611.51	7281.77
T5	TOE	N: 67144.25 E: 78609.12	7282.12
T6	TOE	N: 67202.01 E: 78603.06	7281.73
T7	TOE	N: 67214.52 E: 78603.48	7282.07
T8	TOE	N: 67290.82 E: 78593.82	7281.61
T9	TOE	N: 67302.28 E: 78593.20	7281.41
T10	TOE	N: 67330.07 E: 78593.91	7281.87
T11	TOE	N: 67391.13 E: 78530.95	7283.74
T12	TOE	N: 67389.69 E: 78505.33	7283.60
T13	TOE	N: 67378.75 E: 78388.49	7282.05
T14	TOE	N: 67374.33 E: 78374.72	7282.00
T15	TOE	N: 67369.62 E: 78367.11	7282.20
T16	TOE	N: 67367.25 E: 78363.95	7282.22
T17	TOE	N: 67356.47 E: 78354.57	7282.31
T18	TOE	N: 67330.74 E: 78348.12	7282.56
T19	TOE	N: 67220.93 E: 78363.80	7283.22
T20	TOE	N: 67107.34 E: 78395.33	7280.72
T21	TOE	N: 67097.63 E: 78397.89	7280.48

GRADING POINT TABLE			
ID. NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T22	TOE	N: 67089.68 E: 78399.51	7280.38
T23	TOE	N: 67079.37 E: 78401.02	7280.41
T24	TOE	N: 67034.83 E: 78452.88	7280.52
T25	TOE	N: 67041.10 E: 78491.84	7279.17
T26	TOE	N: 67041.33 E: 78496.92	7279.17
T30	TOP	N: 67013.09 E: 78553.00	7286.25
T31	TOP	N: 67099.27 E: 78630.80	7286.25
T32	TOP	N: 67328.19 E: 78613.01	7284.84
T33	TOP	N: 67401.95 E: 78530.59	7286.25
T34	TOP	N: 67397.19 E: 78387.88	7286.25
T35	TOP	N: 67373.18 E: 78344.25	7286.25
T36	TOP	N: 67328.04 E: 78331.98	7286.25
T37	TOP	N: 67073.97 E: 78375.78	7283.11
T38	TOP	N: 67010.71 E: 78455.98	7286.25
TC1	TC CL END	N: 67054.30 E: 78502.05	7278.50
TC2	TC CL PT/PC	N: 67070.02 E: 78500.03	7278.72
TC3	TC CL PC	N: 67086.43 E: 78492.42	7278.86
TC4	TC CL PT/PC	N: 67088.84 E: 78497.61	7278.86
TC5	TC CL PC	N: 67175.43 E: 78492.17	7279.52
TC6	TC CL PT/PC	N: 67176.08 E: 78486.38	7279.52
TC7	TC CL PT	N: 67096.17 E: 78469.21	7279.05
TC8	TC CL START	N: 67093.67 E: 78399.07	7279.58
TC9	TC CL PT/PC	N: 67151.78 E: 78489.51	7279.34
TC10	TC CL PT	N: 67191.04 E: 78501.43	7279.66
TC11	TC CL START	N: 67297.02 E: 78593.92	7280.71
TC12	TC CL PC	N: 67240.71 E: 78478.06	7280.01
TC13	TC CL PT	N: 67267.85 E: 78465.56	7280.24
TC14	TC CL START	N: 67372.02 E: 78371.41	7281.29

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°20'04"E	15.85'
L2	S87°57'27"W	70.18'
L3	S07°20'04"E	18.97'
L4	S07°20'04"E	63.47'
L5	N41°06'50"E	140.67'
L6	S07°20'04"E	24.49'
L7	S07°20'04"E	65.16'
L8	S42°06'35"E	140.41'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	35°05'48"	30.00'	18.38'
C2	49°36'41"	30.00'	25.98'
C3	144°54'12"	3.00'	7.59'
C4	27°31'38"	50.00'	24.02'
C5	20°55'17"	50.00'	18.26'
C6	152°28'22"	3.00'	7.98'
C7	34°46'31"	50.00'	30.35'



POND TRICKLE CHANNEL

SCALE: 1"=3'



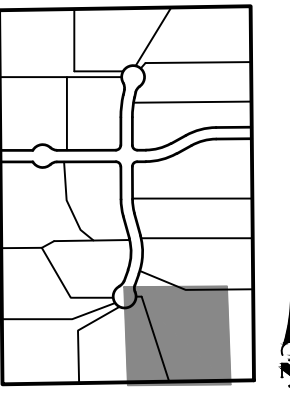
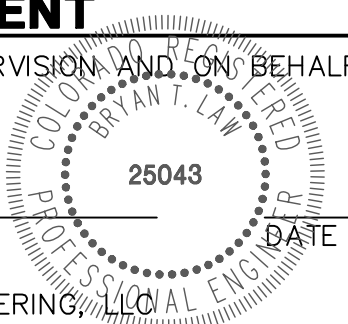
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PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC



KEY MAP

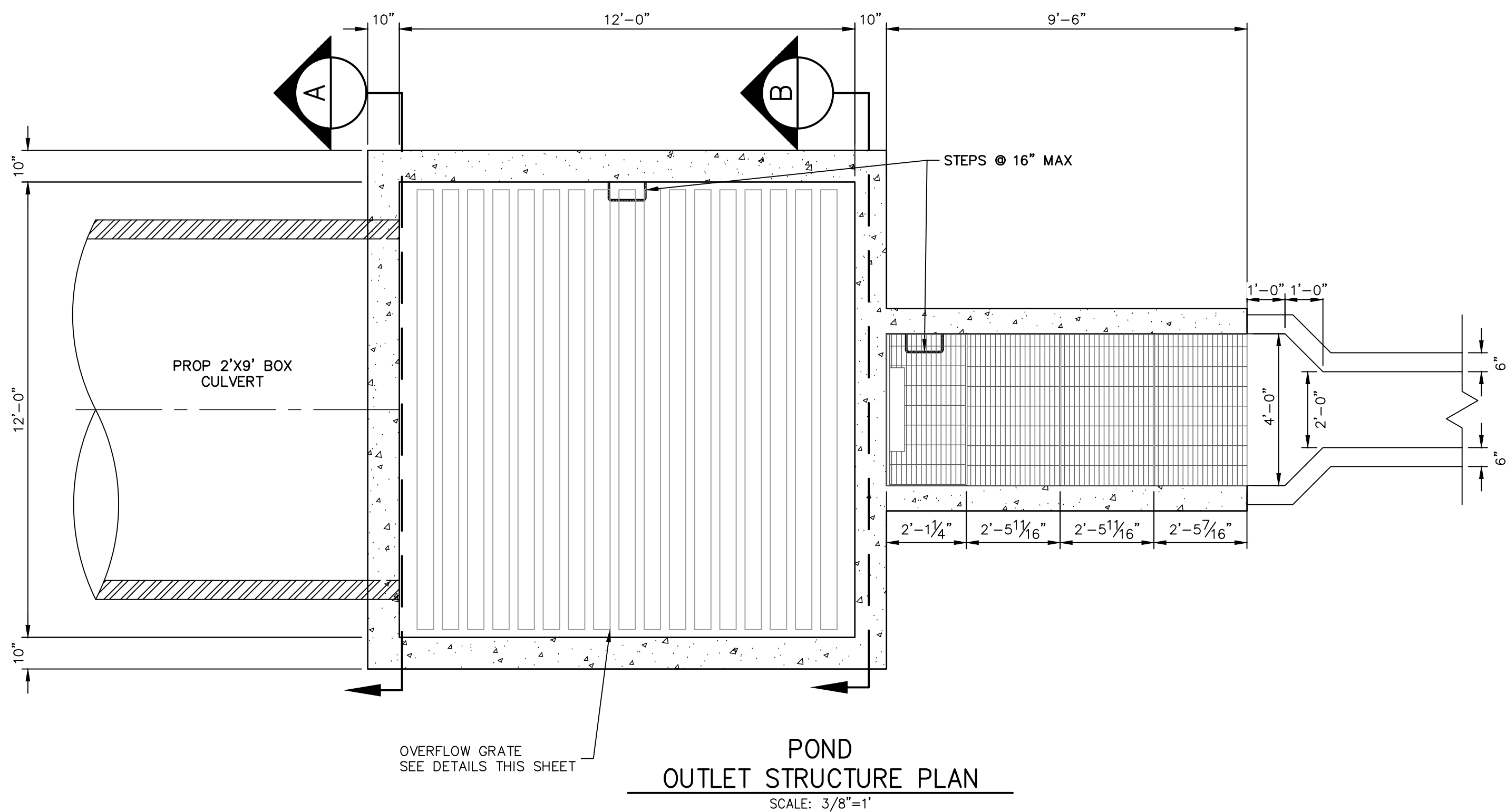
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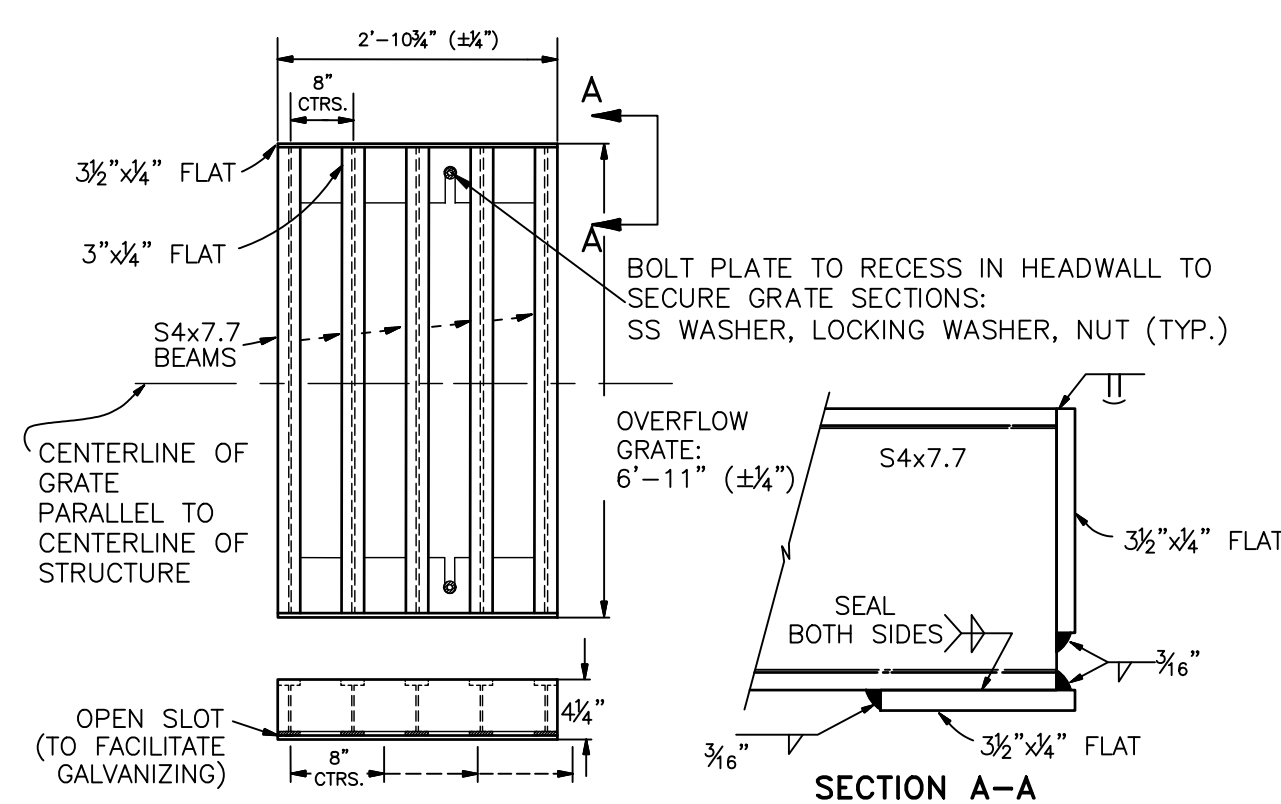
J.R. ENGINEERING
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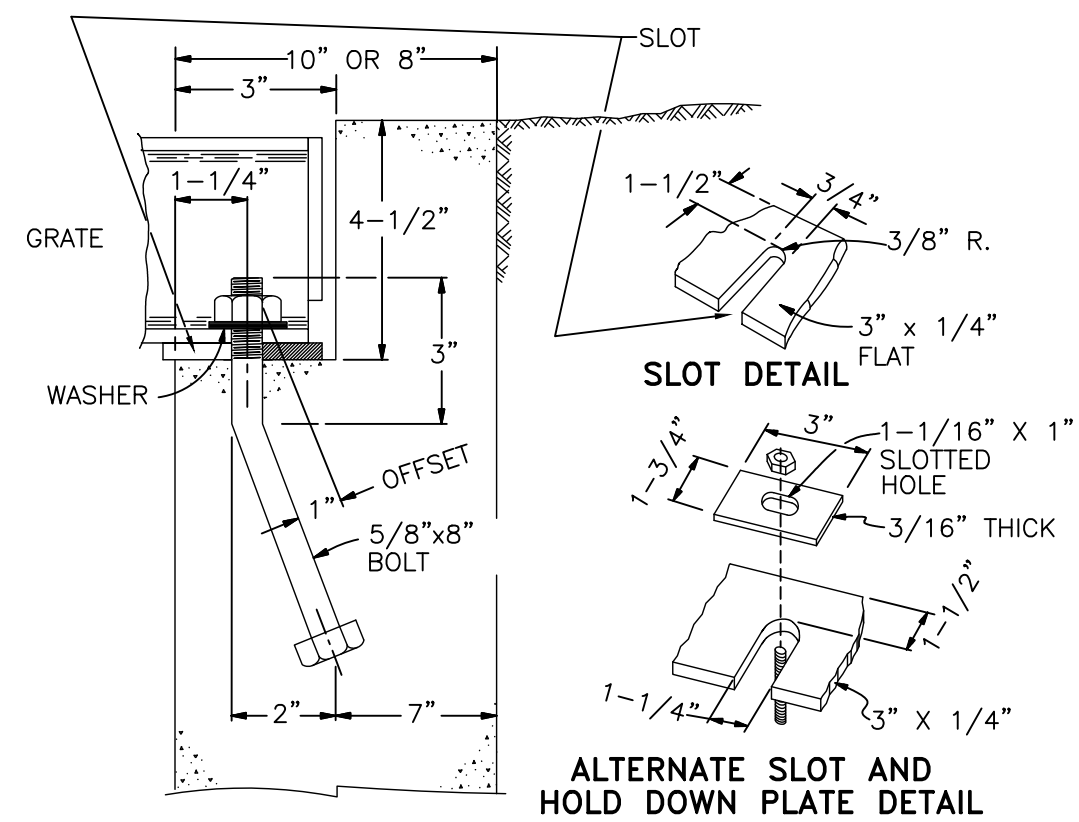
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	No.	REVISION
1"=30'	N/A	09/21/21	GAG	GAG					
CORNERSTONE ESTATES									
POND PLANS									
SHEET 7 OF 9							JOB NO. 25229.00		



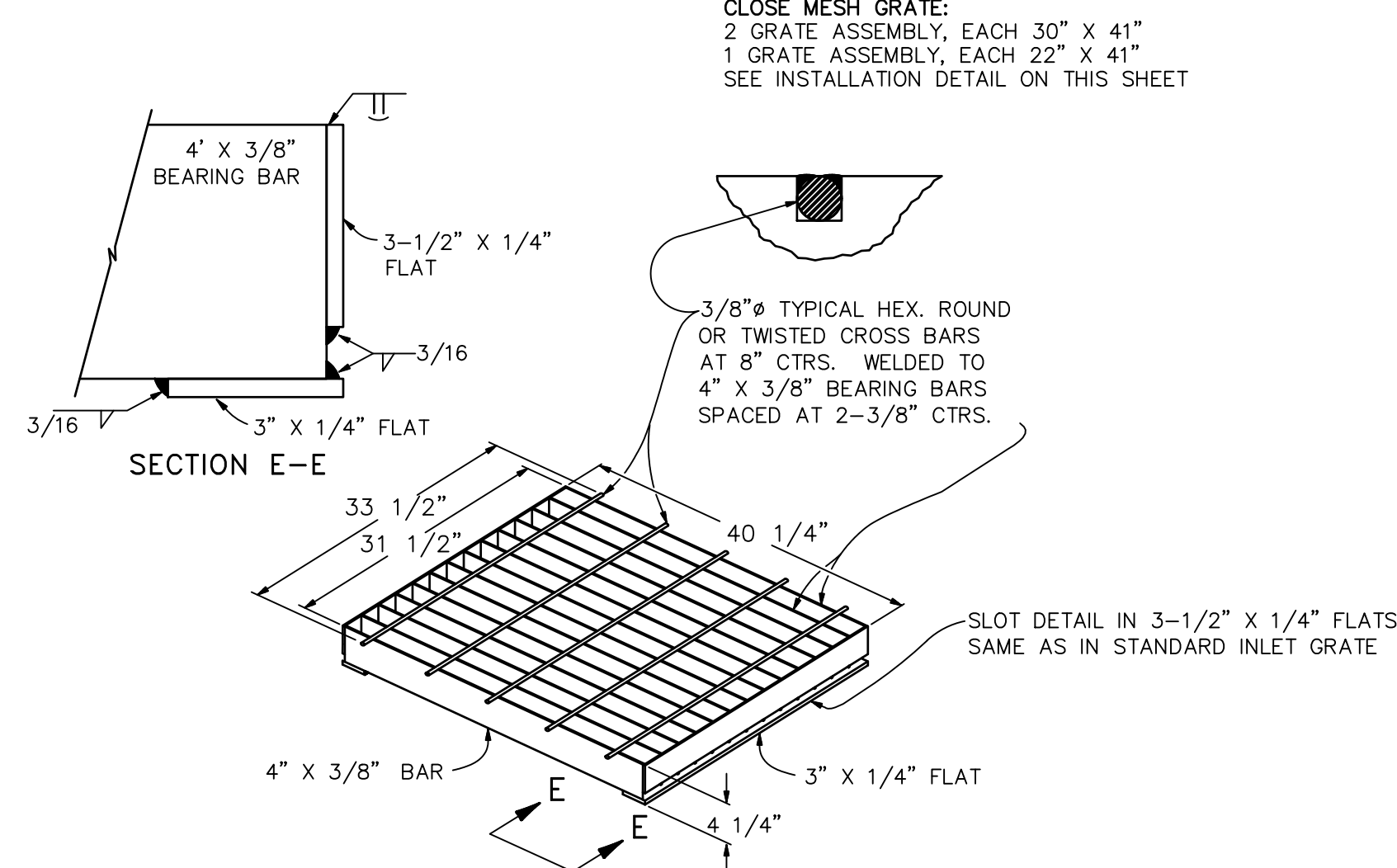
POND
OUTLET STRUCTURE PLAN
SCALE: 3/8"=1'



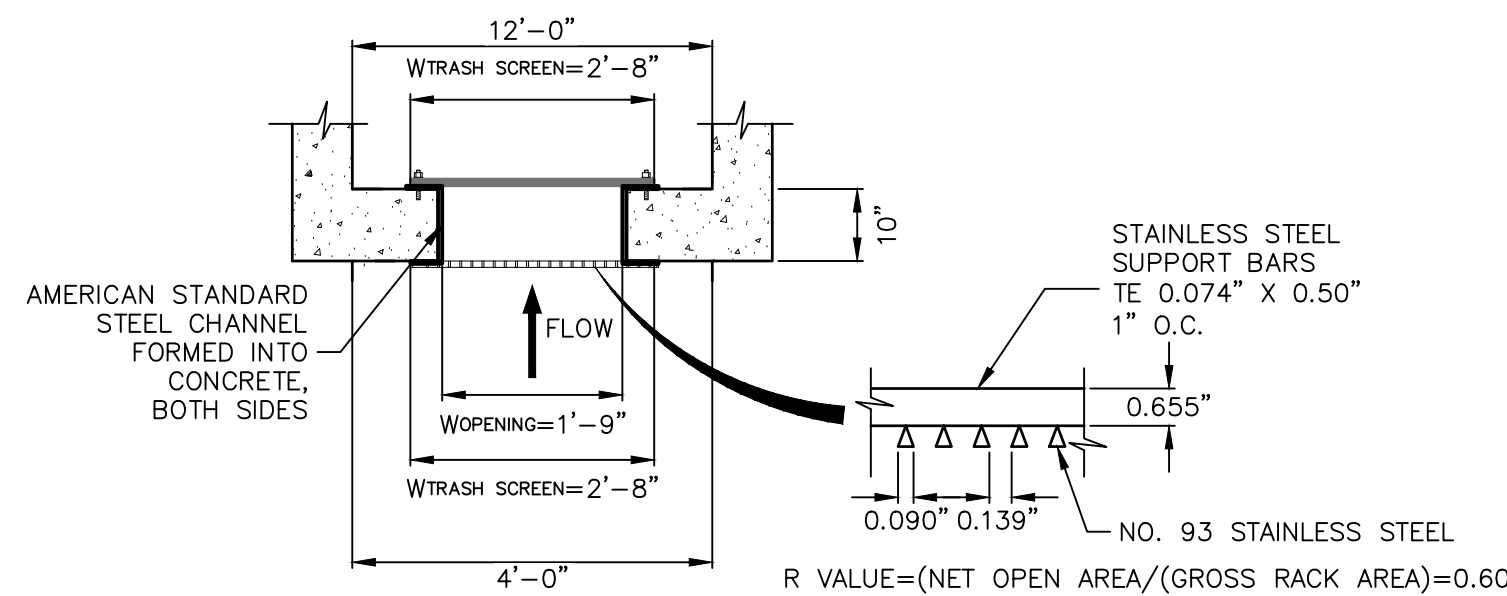
OVERFLOW GRATE DETAILS
N.T.S.



OVERFLOW GRATE INSTALLATION DETAIL
N.T.S.

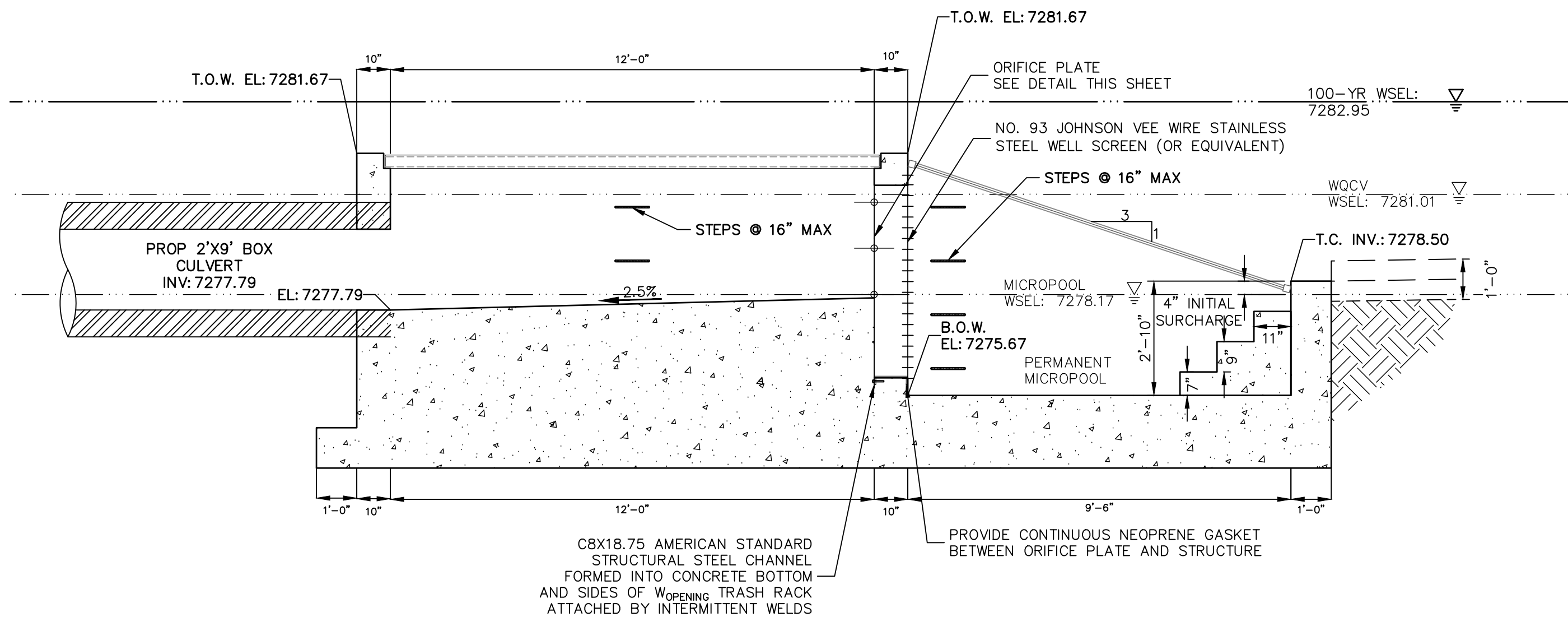


CLOSE MESH GRATE DETAIL
N.T.S.

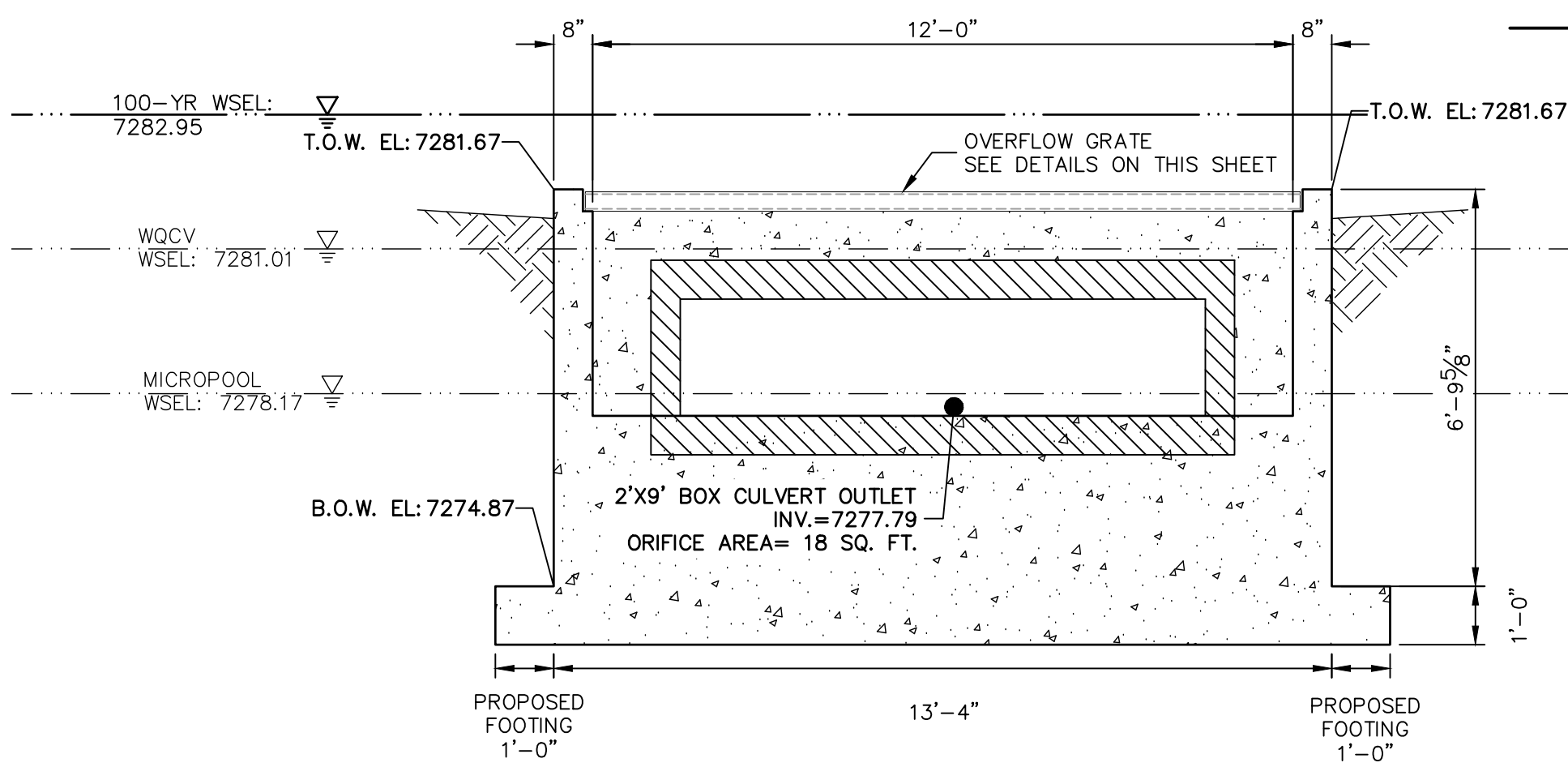


TRASH RACK AND PLATE
DETAIL (PLAN)
N.T.S.

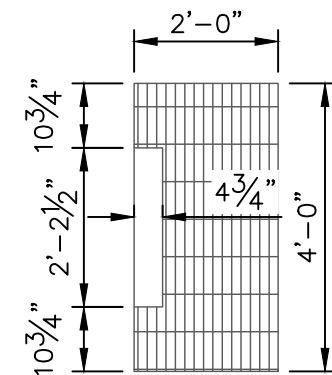
TRASH RACK DETAIL
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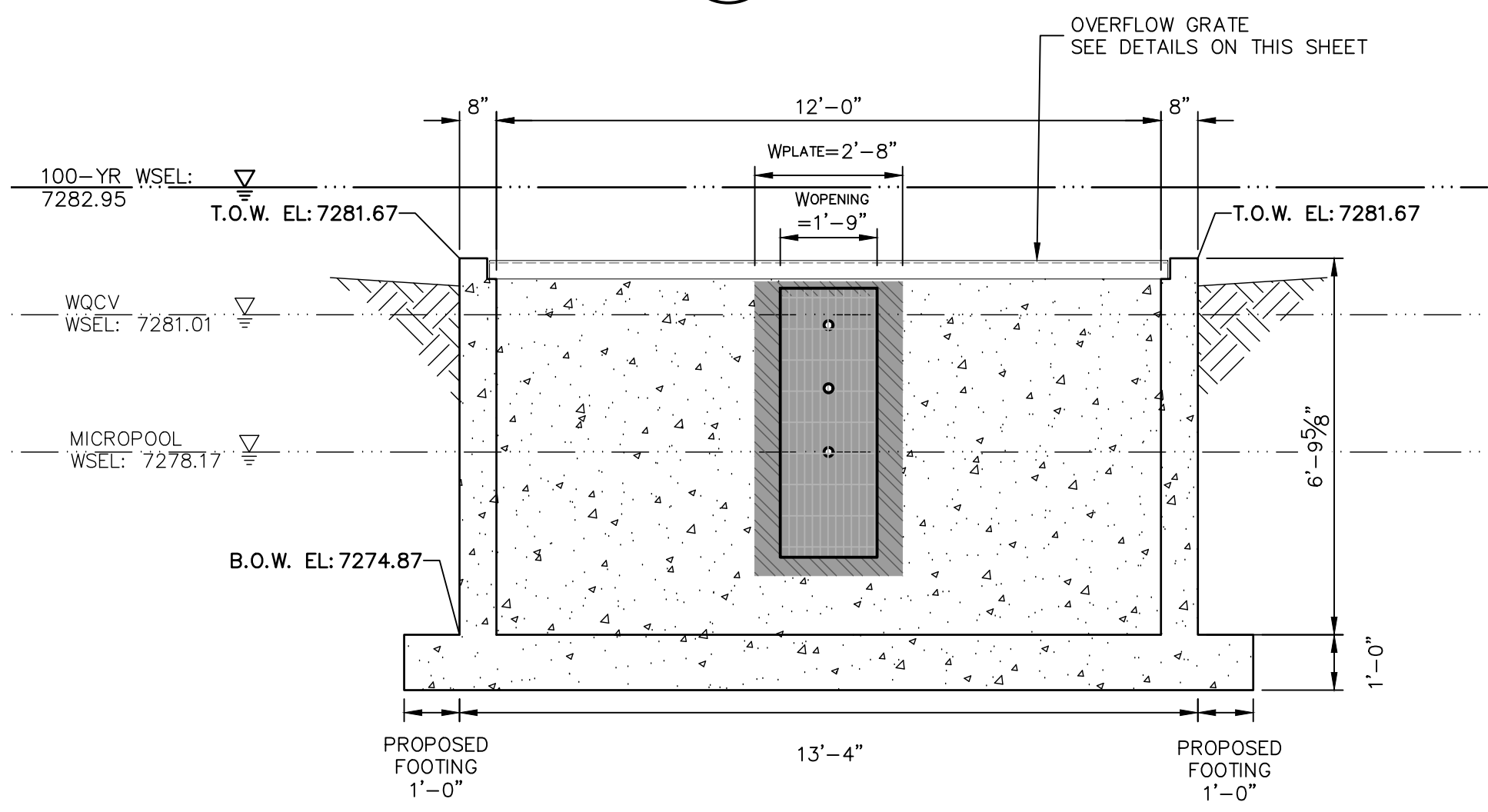
POND
OUTLET STRUCTURE PROFILE
SCALE: 3/8"=1'



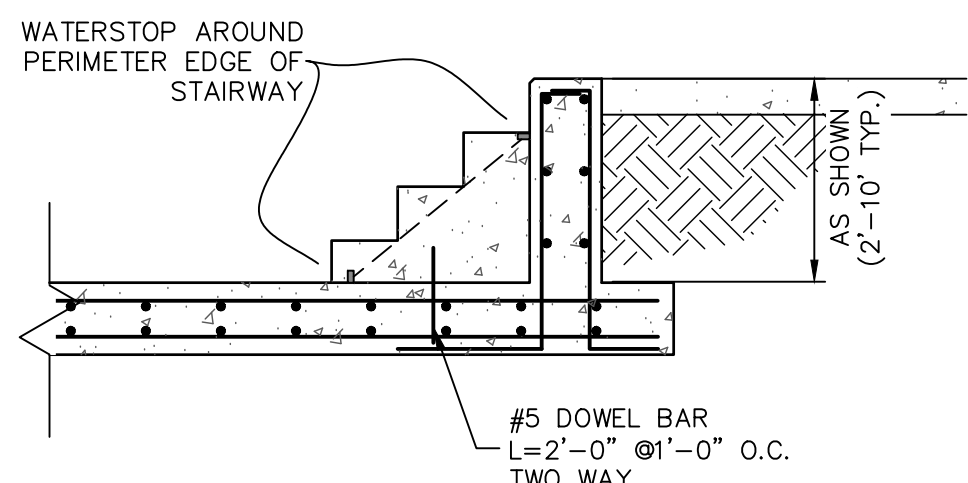
A-A SECTION
SCALE: 3/8"=1'



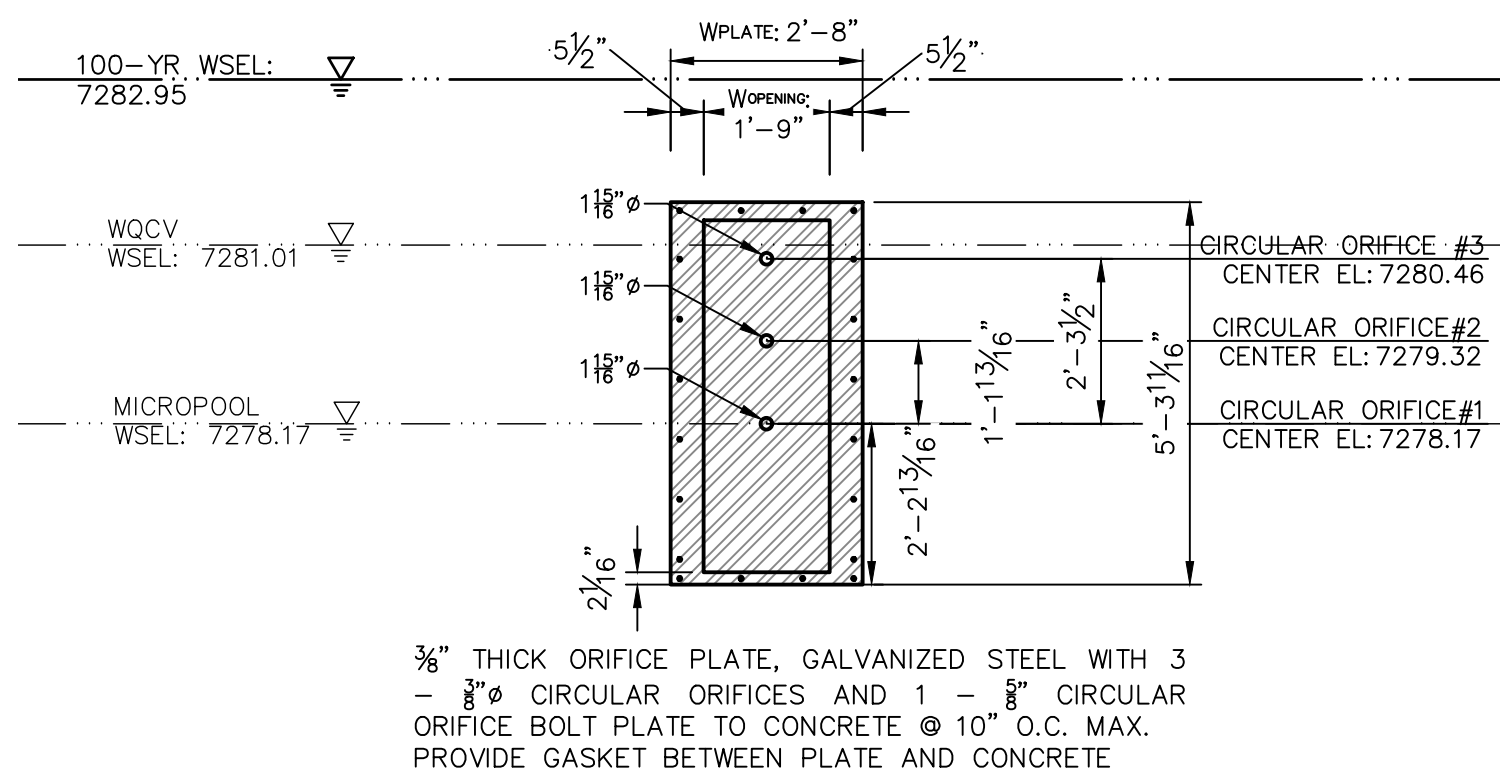
SHOVEL OPENING DETAIL
N.T.S.



B-B SECTION
SCALE: 3/8"=1'



CONCRETE STEP DETAIL
SCALE: 3/8"=1'



ORIFICE PLATE DETAIL
SCALE: 3/8"=1'

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.
COLORADO P.E. 25043
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

CORNERSTONE ESTATES

POND PLANS

SHEET 9 OF 9

JOB NO. 25229.00

BY DATE

No. REVISION

H-SCALE 3/8"=1'

V-SCALE 3/8"=1'

DATE 09/21/21

DESIGNED BY APL

DRAWN BY APL

CHECKED BY

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