SOLACE APARTMENTS FILING NO. 1 - SAND CREEK CENTER TRIBUTARY

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

CHANNEL IMPROVEMENTS

ABBREVIATIONS

ALGEBRAIC DIFFERENCE AHEAD ARCH ARCHITECT AMERICAN SOCIETY OF CIVIL **ENGINEERS** AVE **AVENUE** BOX BASE BNDY BOP BOUNDARY BOTTOM OF PIPE BLOW OFF VALVE BUTTERFLY VALV BOTTOM OF WALL CURB & GUTTER CATV CABLE TELEVISION CATCH BASIN COLORADO DEPARTMENT OF **TRANSPORTATION** CUBIC FEET PER SECOND CLOMR CONDITIONAL LETTER OF MAP CMP CO CONC CR CSP CT

CORRUGATED METAL PIPE

CORRUGATED STEEL PIPE

DRAINAGE BASIN PLANNING

DESIGN REVIEW COMMITTEE

CONCRETE

BLOCK

EGL EL

ESMT EST

CUBIC YARD

DUCTILE IRON PIPE

DWELLING UNITS

ELEVATION

EASEMEN?

ESTIMATE EXISTING

ENERGY GRADE LINE

EDGE OF ASPHALT

FIBER OPTIC CABLE GRADE BREAK GAS EASEMENT GEOGRAPHIC INFORMATION GLOBAL POSITIONING SYSTEM GATE VALVE HANDICAP HIGH DEFLECTION COUPLING HYDRAULIC GRADE LINE HOME OWNERS ASSOCIATION HIGH POINT IRRIGATION KICK (THRUST) BLOCK LINEAR FEET LETTER OF MAP REVISION LP LOW POINT LUMP SUM LEFT MAXIMUM MASTER DEVELOPMENT MINIMUM NORTH NRCP NON-REINFORCED CONCRETE OVERHEAD ELECTRIC OVERHEAD UTILITY POINT OF COMPOUND PROFESSIONAL ENGINEER

FINAL DRAINAGE REPORT

FLARED END SECTION

FINISHED GRADE

FLOWLINE

FILING

PROPOSED POINT OF REVERSE CURVATURE POINT OF TANGENCY PLUG VALVE POLYVINYL CHLORIDE REINFORCED CONCRETE PIPE RIGHT OF WAY SQUARE FEET STATION STORM SEWER SQUARE YARD SQUARE YARD INCH THRUST BLOCK TOP BACK OF CURB TOP BACK OF WALK TOP OF ASPHAL TOP OF BOX TOP OF CURB OR CONCRETE TOP OF FOUNDATION TOP OF WALL CONTROL DISTRICT UNDERGROUND ELECTRIC VERTICAL POINT OF

UTILITY & DRAINAGE EASEMENT VERTICAL POINT OF CURVATURE VEHICLE TRACKING CONTROL WATER LINE WATER MAIN WATER SURFACE WATER SURFACE ELEVATION

SOLACE **APARTMENTS** **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

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

GEOTECHNICAL ENGINEER

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

CTLITHOMPSON

J-R ENGINEERING

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

EL PASO COUNTY STATEMENT

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.

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE

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. 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.

APPROVED Engineering Department 11/30/2021 11:07:49 AM

COUNTY ENGINEER/ECM ADMINISTRATOR

JENNIFER IRVINE, P.E.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR **ENGINEERING**

SHEET 1 OF 10 JOB NO. **25174.00**

CREEK CENTE TRIBUTARY

AND

SHE

SHEET INDEX

GENERAL NOTES SITE AND DEMO PLAN CHANNEL PLAN AND PROFILES CHANNEL DETAILS DROP STRUCTURES PLAN AND PROFILE DROP STRUCTURE DETAIL SHEETS PAONIA STREET OVERFLOW PLAN

BASIS OF BEARINGS

THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING NO0°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, APPROXIMATLEY 80 FEET NORTH OF THE CENTERLINE OF E PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.86 FEET, NAVD88.

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PCD FILE NO. SF2032 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. PPR2047



Know what's below. Call before you dig.

OWNER/DEVELOPER STATEMENT

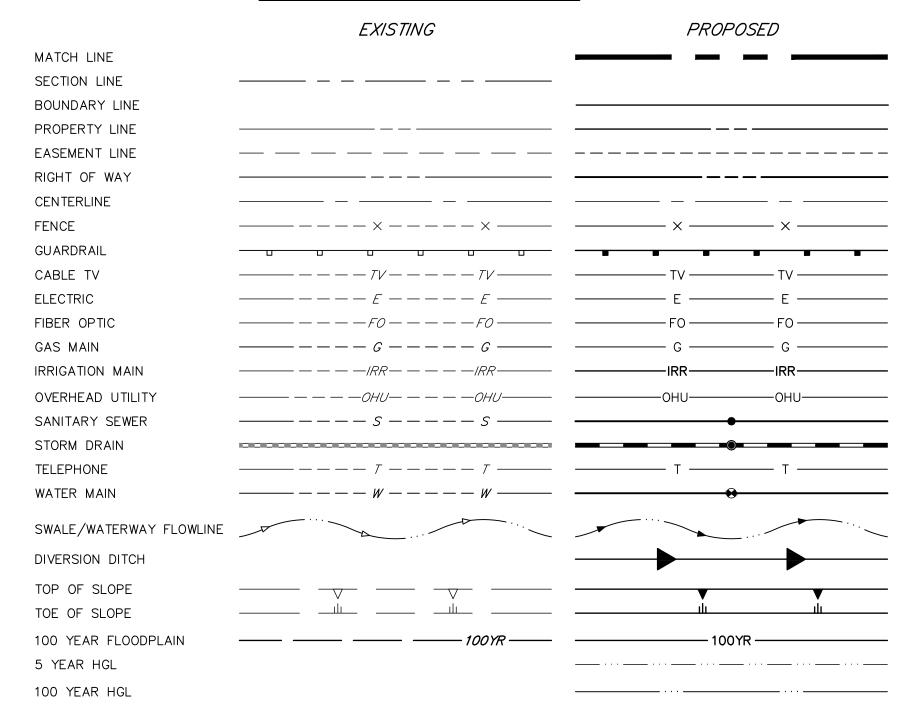
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Dave Ulmstan DANE OLMSTEAD

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

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

LAYER LINETYPE LEGEND



STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 1. 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.
- 2. 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).
- 3. 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:

 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
- 3.2. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS AND BRIDGE CONSTRUCTION
- 3.4. CDOT M&S STANDARDS
- 4. 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 EINGEERI9NG 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.
- 5. 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.
- 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. 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.
- 8. 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.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PLANNING AND COMMUNITY
- 10. 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.
- 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 12. 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.
- 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- 14. 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.
- 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWENER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF—SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	©	
STORM INLET		=
AREA INLET — SQUARE	П	
ANEA INLET - SQUANE		
FLARED END SECTION	D	
FLARED END SECTION		
RIPRAP		
		<u> </u>
SANITARY SEWER		
LINE MARKER	Mkr San ^O	
SERVICE MARKER	MKI SUII	
CLEAN-OUT	←	•-
MANHOLE W/ DIRECTIONAL	@4	
FLOW ARROW	S⊲	
WATER LINE		
LINE MARKER	Mkr W°	
SERVICE MARKER	<u> </u>	
FIRE HYDRANT	ď	≪
MANHOLE	w	•
BEND		X
BLOW-OFF VALVE	8 _€	! [
WELL	OWELL	●WELL
METER	®	•
VALVE	\bowtie	•
REDUCER		←
CROSS		-‡-
PLUG W/ THRUST BLOCK	Þ[• [
TEE		+ • +
AIR & VACUUM		_
VALVE ASSEMBLY		Ť

Mkr TV^O

Mkr FOO

Mkr T^O

GAS LINE

SERVICE MARKER

DRY UTILITIES

CABLE TV MARKER

ELECTRIC MARKER

ELECTRICAL METER

CABLE TELEVISION PEDESTAL

ELECTRIC SERVICE MARKER

ELECTRICAL PEDESTAL

ELECTRICAL MANHOLE FIBER-OPTIC MARKER

IRRIGATION PEDESTAL

TELEPHONE MARKER

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

UTILITY POLE

GUY ANCHOR

GUY POLE

MARKER

MONUMENTATION LEGEND

ALUMINUM CAP — FOUND	● _{AC}
BRASS CAP - FOUND	$ullet_{BC}$
BENCHMARK - FOUND	\rightarrow
CROSS - FOUND	4
MONUMENT - SET	0
MONUMENT — FOUND (DEFAULT)	•
MONUMENT — FOUND (ALTERNATE 1)	
MONUMENT — FOUND (ALTERNATE 2)	
MONUMENT — FOUND (ALTERNATE 3)	A
MONUMENT — FOUND (ALTERNATE 4)	
MONUMENT — FOUND (ALTERNATE 5)	•
MONUMENT — FOUND (ALTERNATE 6)	•
MONUMENT — FOUND (ALTERNATE 7)	
NAIL & WASHER - FOUND	•NAIL & WASHER
PANEL - FOUND	人
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	0
CONTROL/TRAVERSE POINT - SET	

DRAINAGE REPORT PLANS

#.#

<u>#.#</u>

[##]

BASIN DESIGNATION (1 COEFFICIENT)

BASIN DESIGNATION

(NO COEFFICIENT)



(2 COEFFICIENTS)

ANALISYS POINT

BASIN DESIGNATION



BASIN DESIGNATION (DEVELOPED)

SUB-BASIN DESIGNATION (DEVELOPED)

DRAINAGE PIPE IDENTIFIER

DRAINAGE POINT IDENTIFIER (HEXAGONAL)

DRAINAGE POINT IDENTIFIER (TRIANGULAR)

SWMM DESIGNATION 2

SWMM DESIGNATION 1

#

SWMM DESIGNATION 3

SWMM DESIGNATION 4



LANDSCAPE LEGEND

TREE - CONIFEROUS

TREE - DECIDUOUS

SHRUB/BUSH

SHRUBS AND BUSHES

IRRIGATION BOX

IRRIGATION VALVE

BOLLARD

FLAGPOLE

IRRIGATION SPRINKLER

EXISTING

RED FOR CALLEY LLC

PROPOSED

CS POWERS & GALLEY LI 510 S. NEIL ST. CHAMPAIGN, IL 61820 OFFICE PHONE

to Springs 719—593—2593

A Westrian Company

A Westrian Company

al 303-740-9393 • Colorado Spring

A Westria Centennial 303–740–93 Fort Collins 970–491–98

H-SCALE N/A NO. REVISION

V-SCALE N/A

DATE 11/16/20

SIGNED BY JRM
HECKED BY

HECKED BY

The month of the properties of

Know what's below.
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EPC 11/30/21

ENGINEER'S STATEMENT

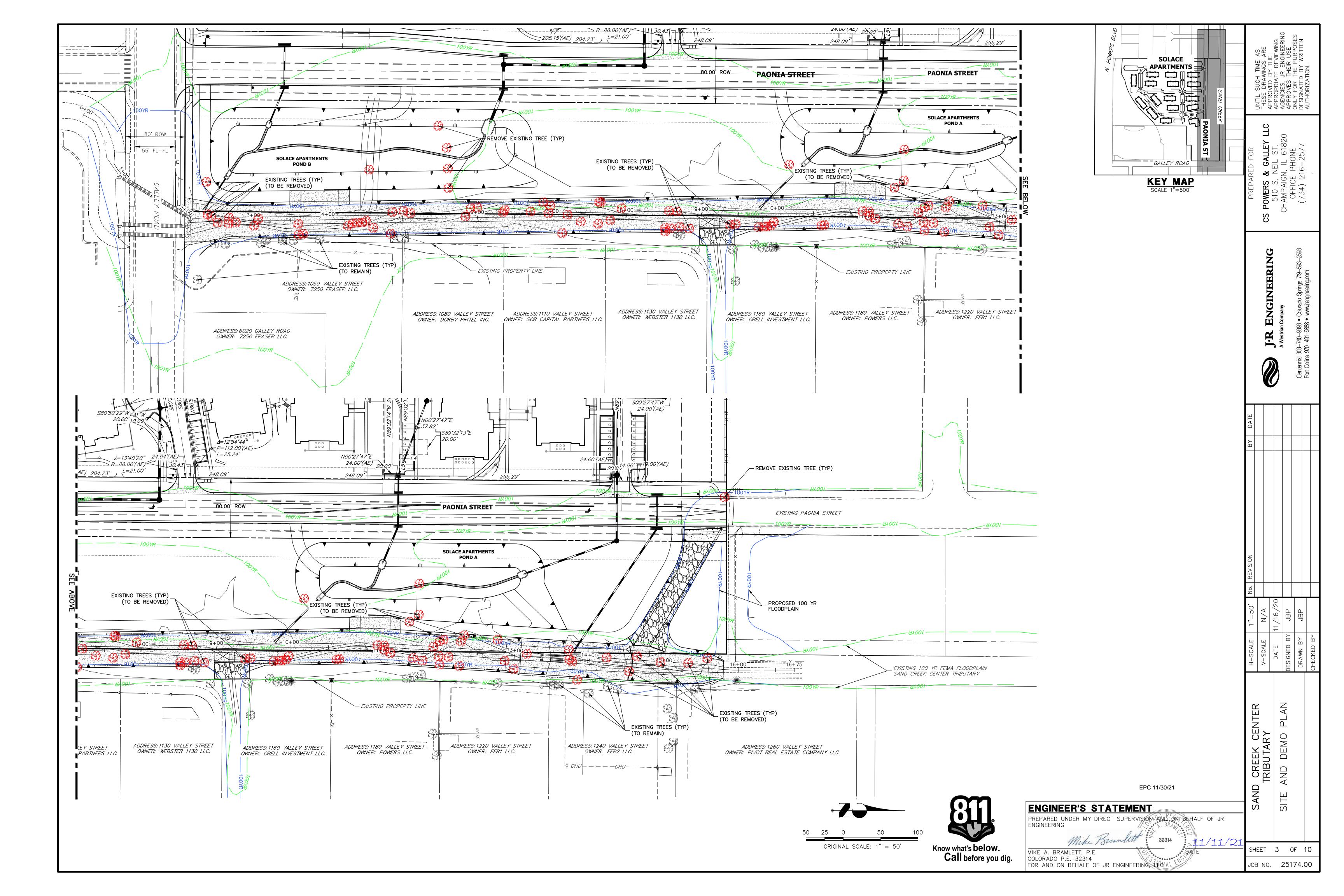
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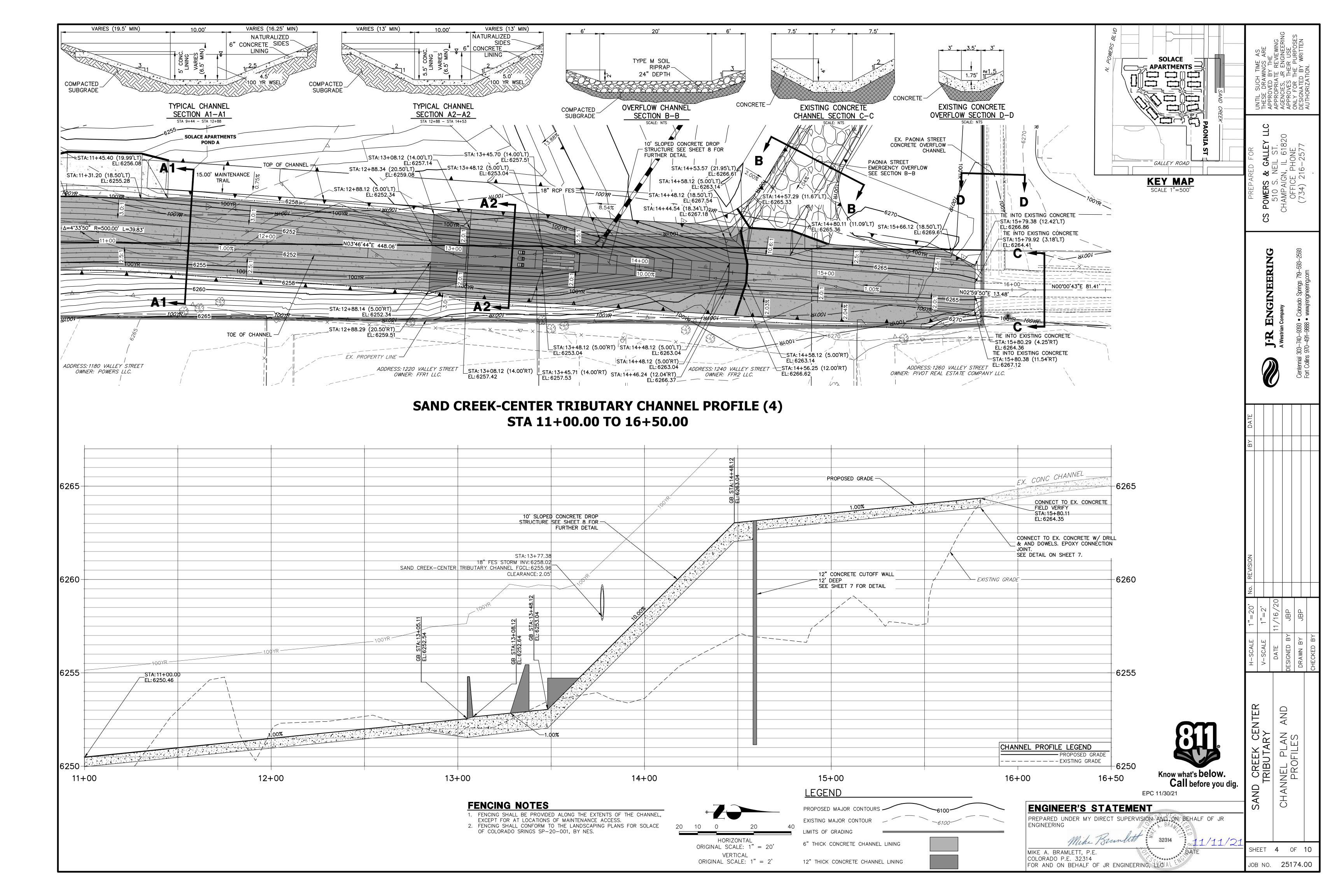
Mike A. BRAMLETT, P.E. COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING JUNE 1

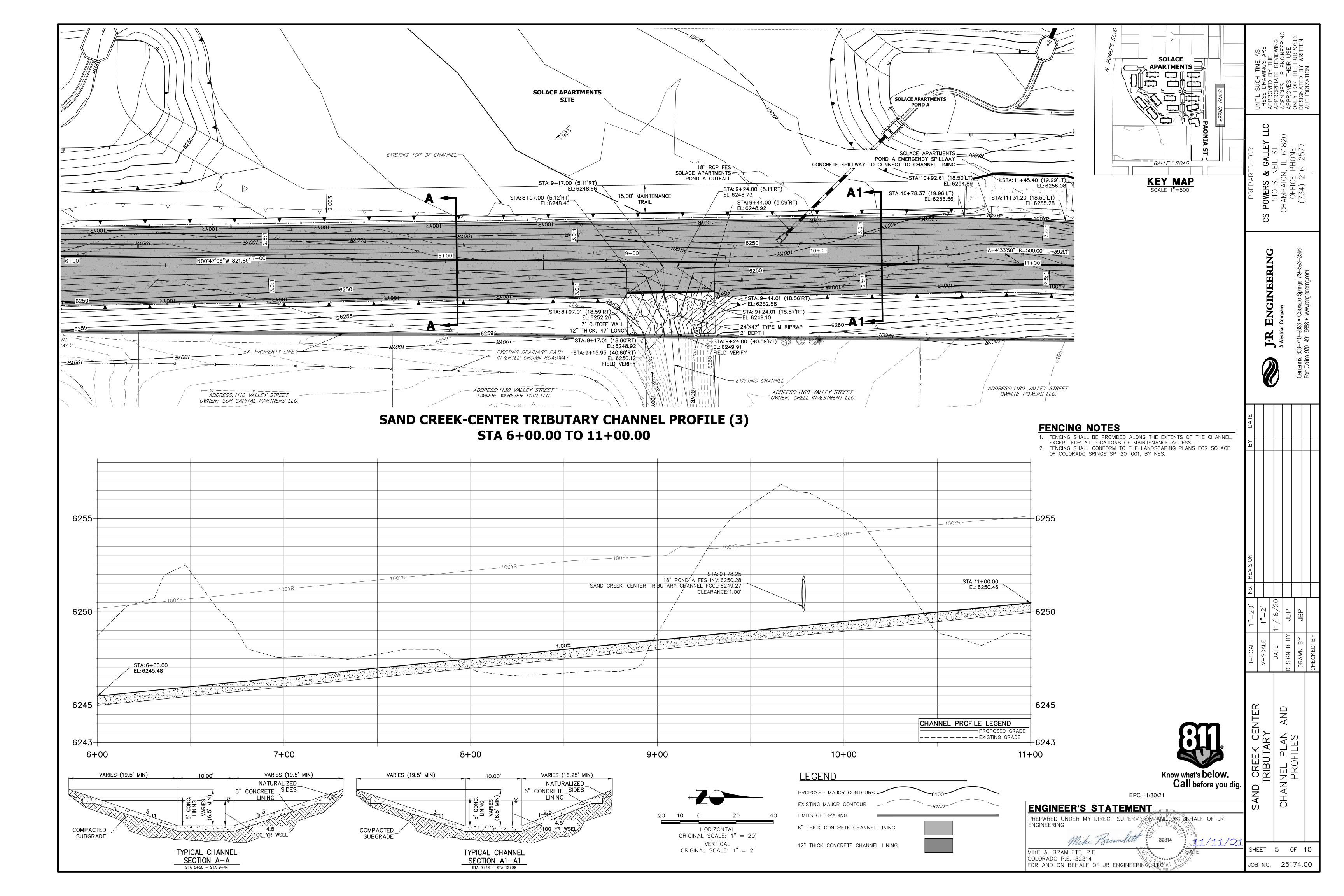
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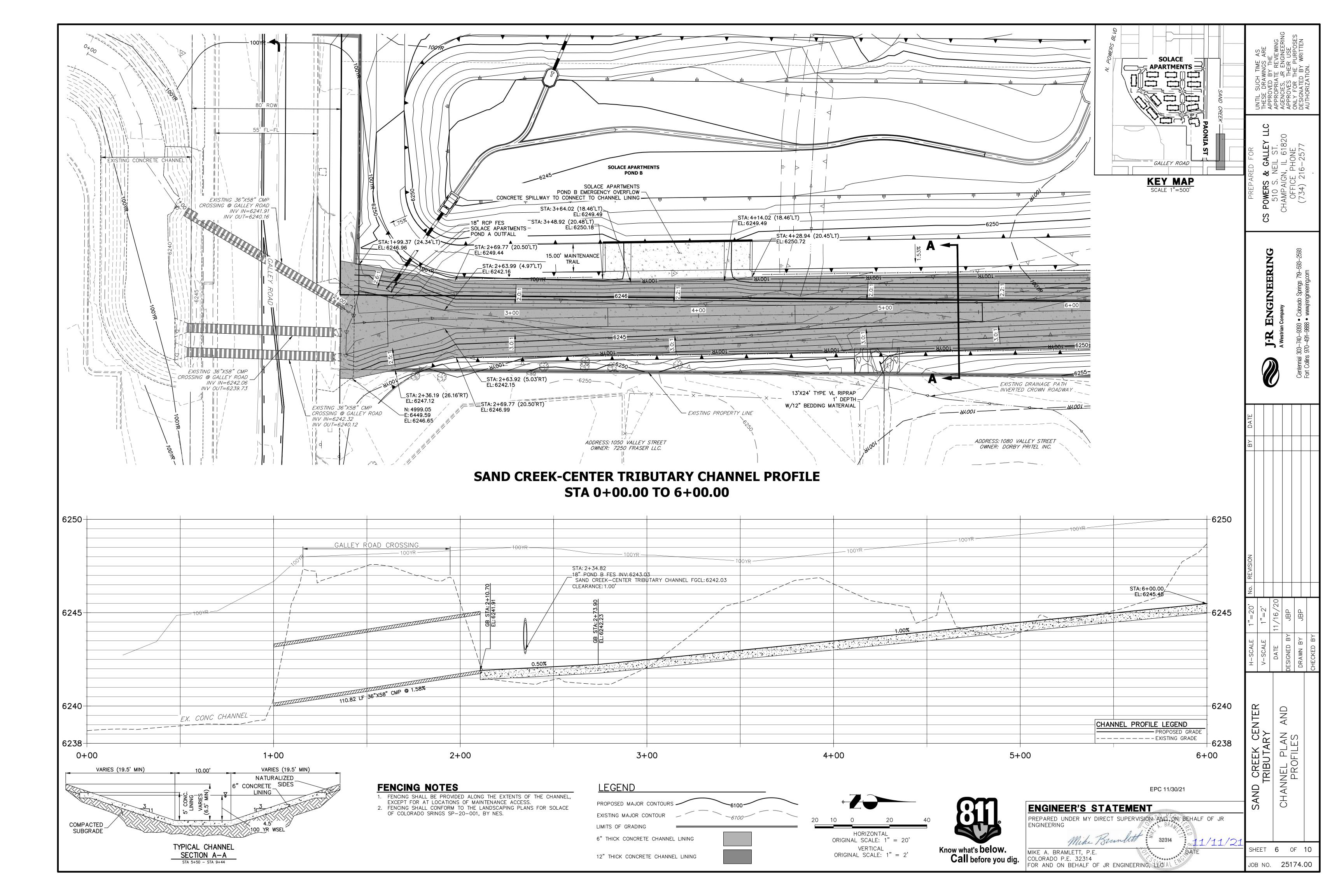
SHEET 2 OF 10 JOB NO. 25174.00

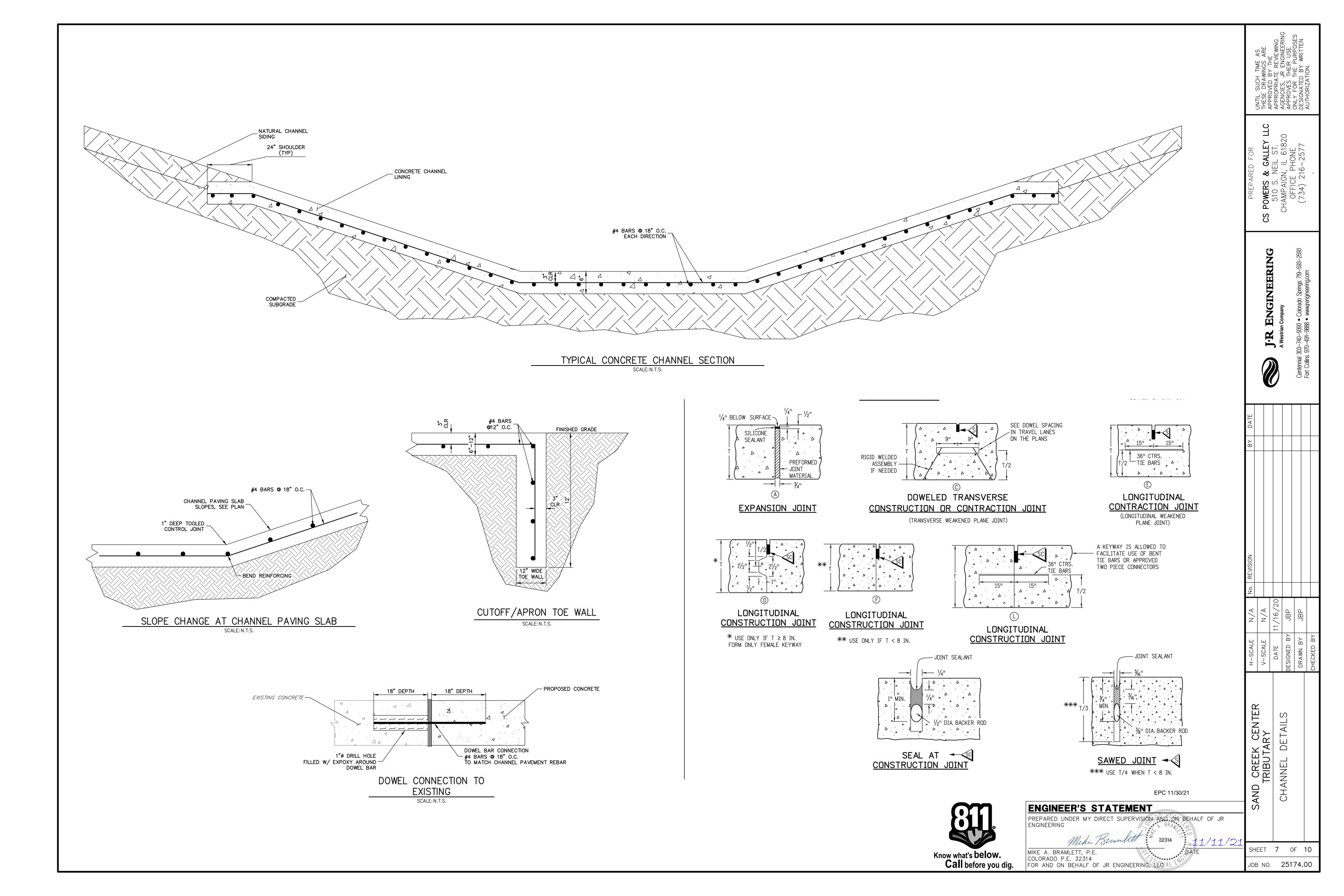
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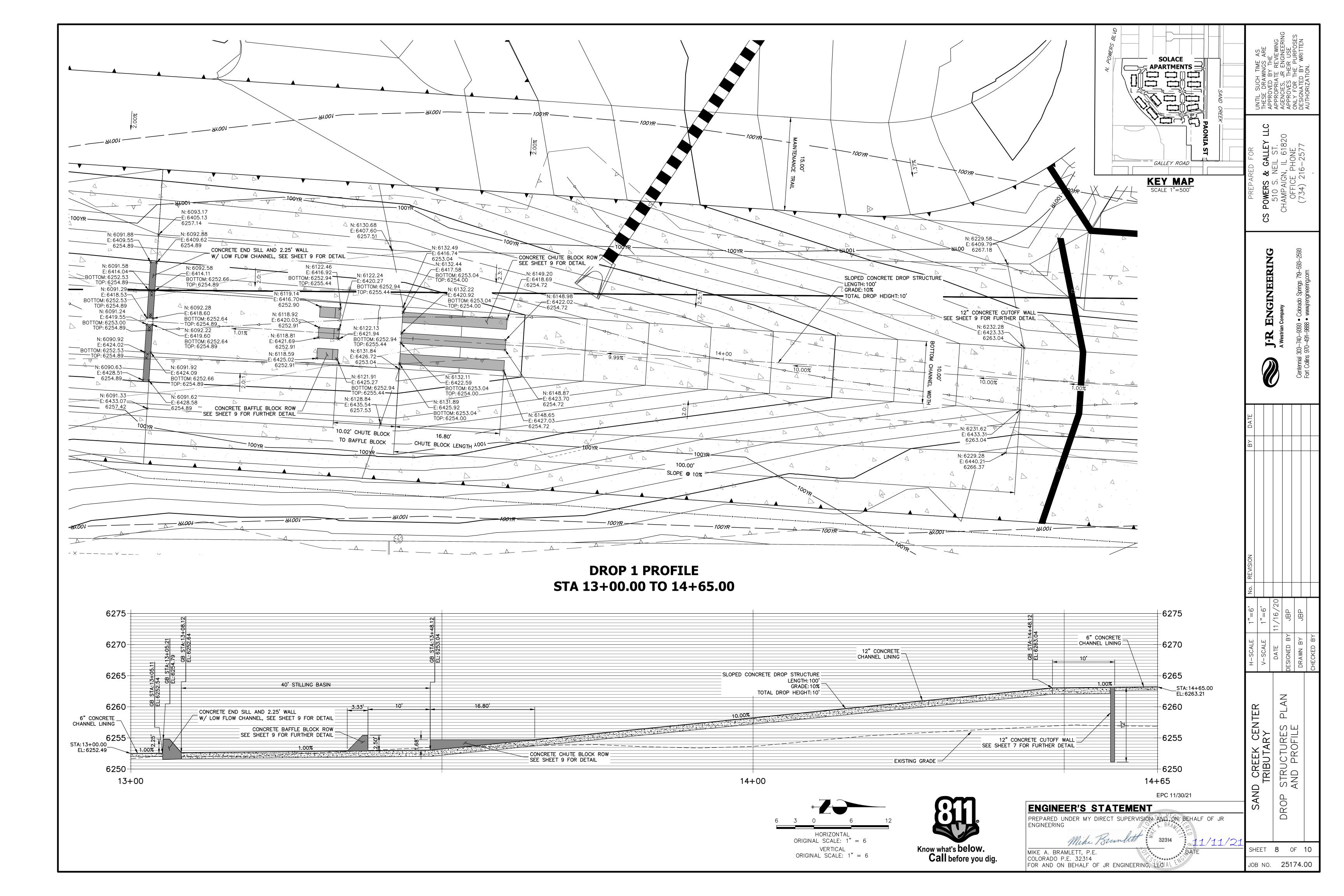


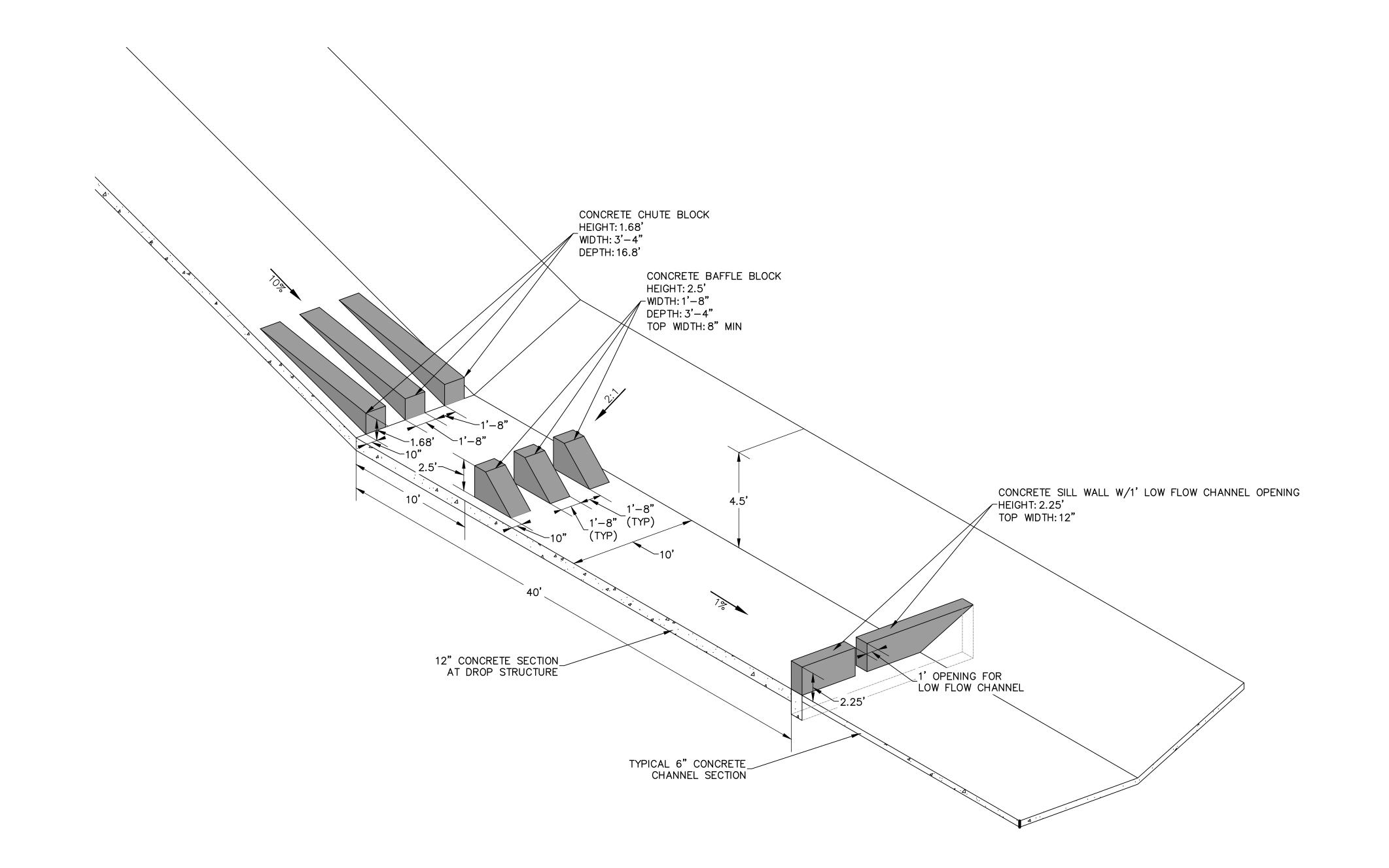














EPC 11/30/21

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND SEHALF OF JR ENGINEERING

Know what's below.
Call before you dig.

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

SHEET 9 OF 10 JOB NO. **25174.00**

SAND CREEK CENTER
TRIBUTARY
DROP STRUCTURE DETAIL
SHEETS DROP

DETAIL

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

ENGINEERING

