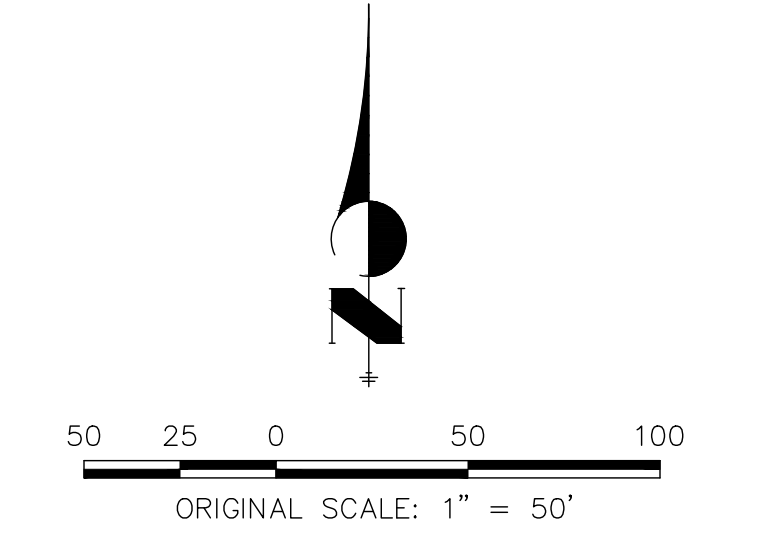


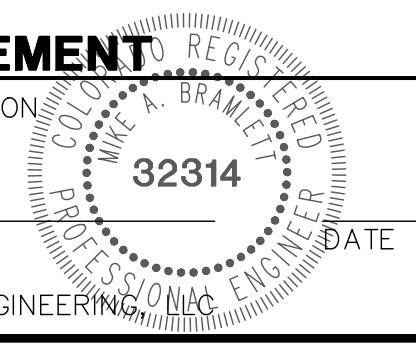
**KEY MAP**  
SCALE 1"=500'



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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



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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

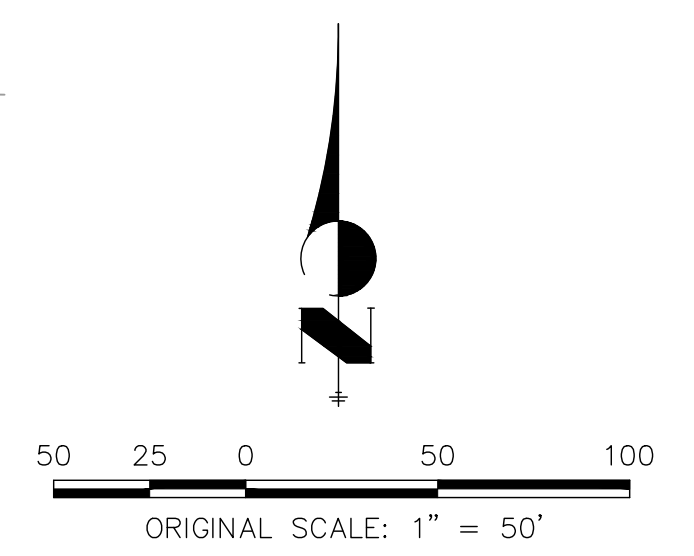
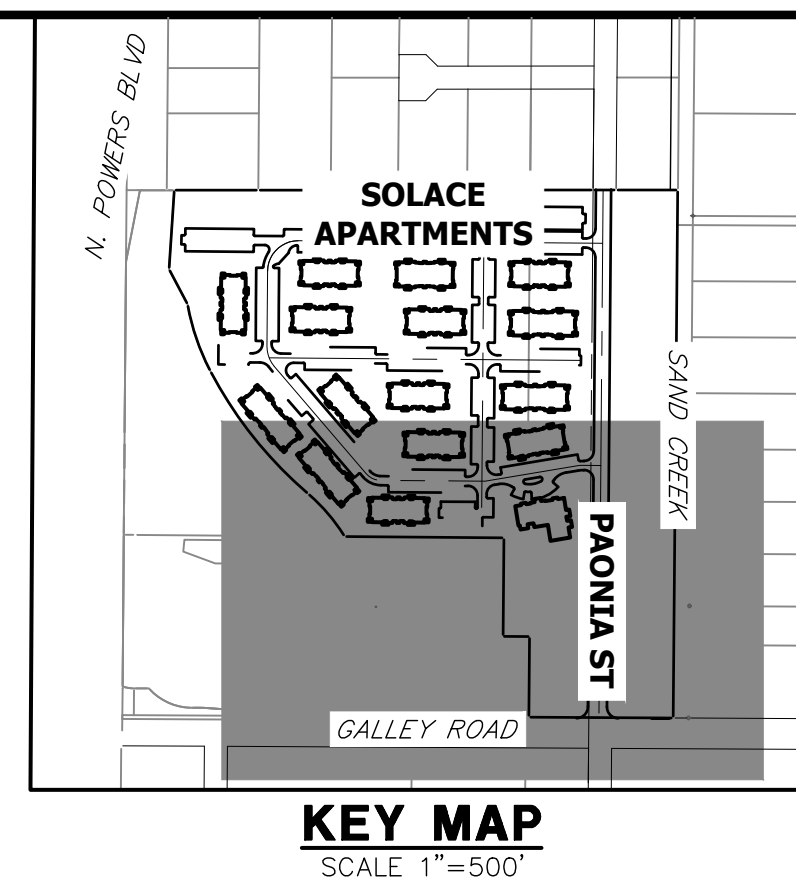
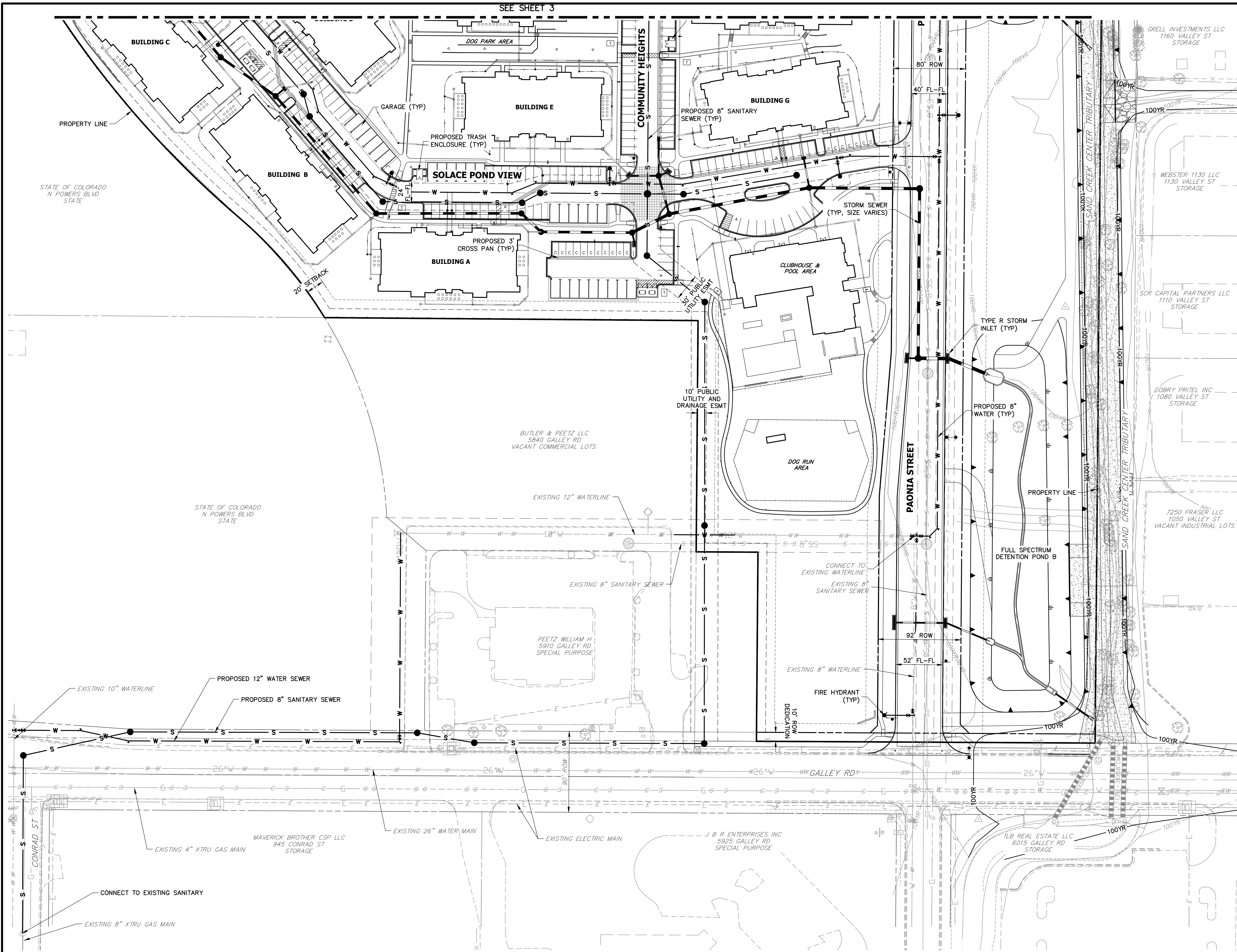
NO.	REVISION	BY	DATE

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

**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1  
**SITE AND OVERALL UTILITY PLAN**



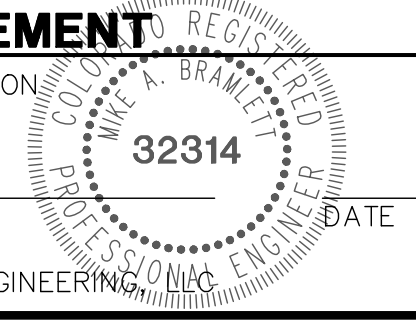
SEE SHEET 3



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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



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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

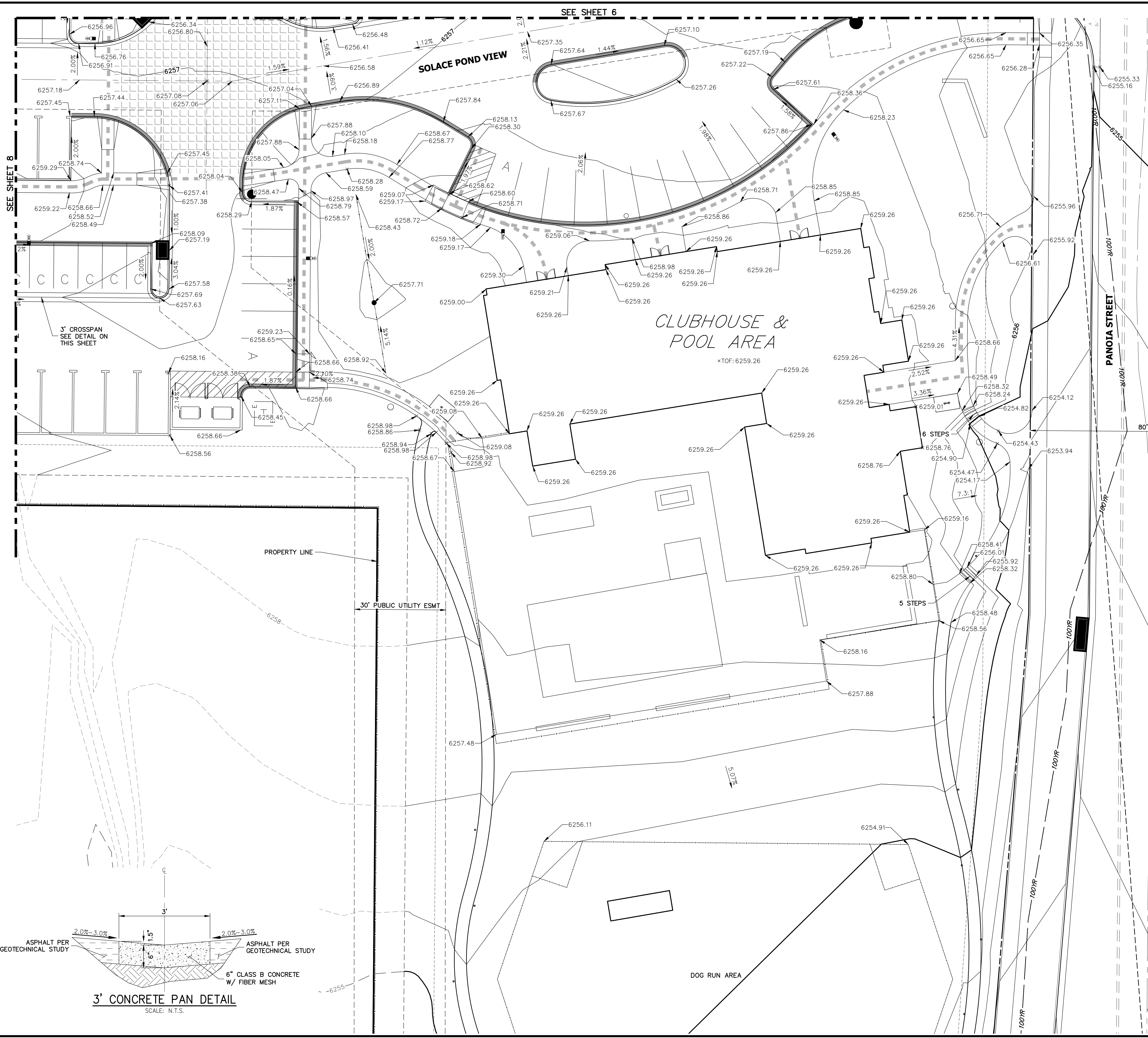
NO.	REVISION	BY	DATE

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

**SOLACE AT CIMARRON HILLS**  
 — FILING NO. 1  
 SITE AND OVERALL UTILITY PLAN

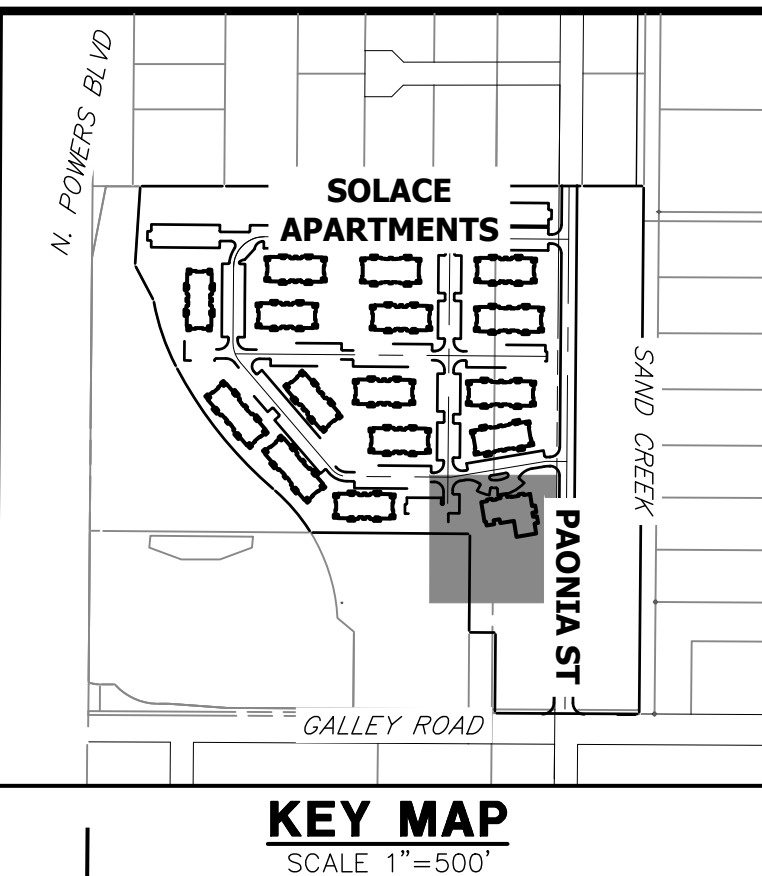
SHEET 4 OF 32  
 JOB NO. 25174.00





SEE SHEET 6

SEE SHEET 8



KEY MAP  
SCALE 1"=500'

**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
- 56XX.XXFL PROPOSED FLOWLINE ELEVATION
- 56XX.XXLP PROPOSED LOW POINT
- 56XX.XXHP PROPOSED HIGH POINT
- 56XX.XXGB PROPOSED GRADE BREAK
- 56XX.XX PROPOSED FINISHED GRADE
- ADA ROUTE



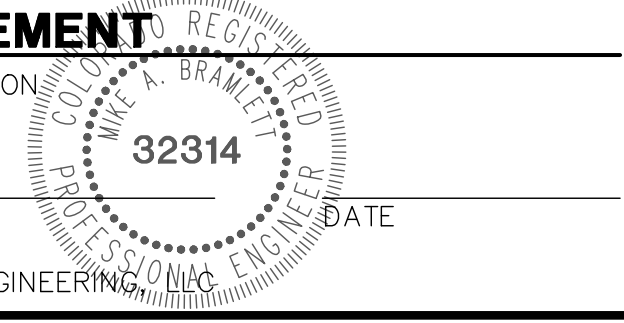
Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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



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

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

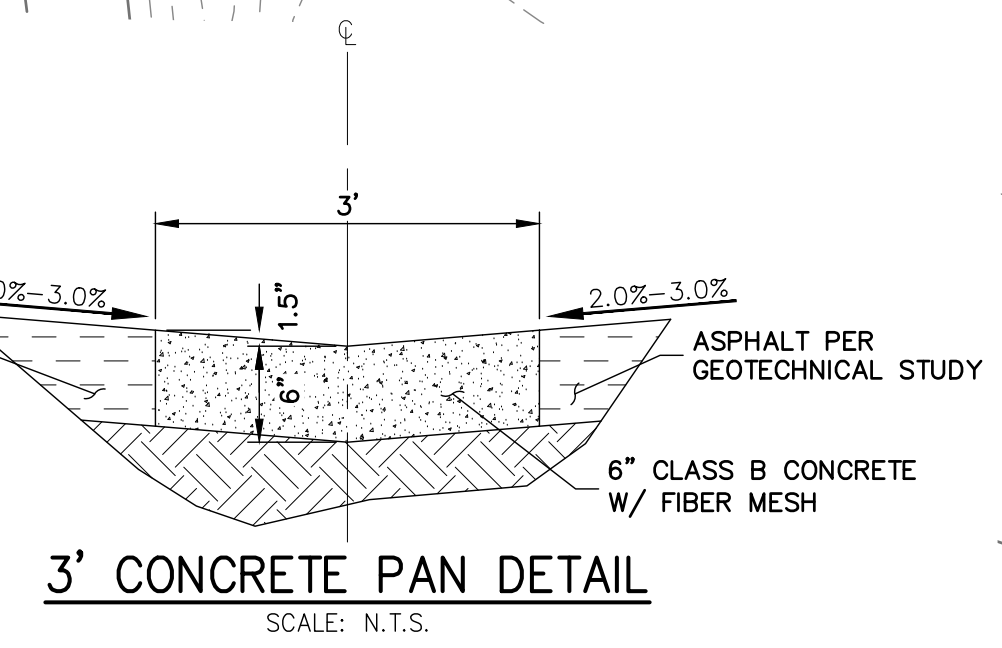
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=15'	N/A	03/12/21	JRM	JRM	

**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1  
**DETAIL GRADING PLAN**

SHEET 5 OF 32  
JOB NO. 25174.00



3' CONCRETE PAN DETAIL  
SCALE: N.T.S.

3' CROSSSPAN  
SEE DETAIL ON THIS SHEET

PROPERTY LINE

30' PUBLIC UTILITY ESMT

CLUBHOUSE & POOL AREA  
xTOF: 6259.26

DOG RUN AREA

PANOLA STREET

80' ROW

6 STEPS

5 STEPS

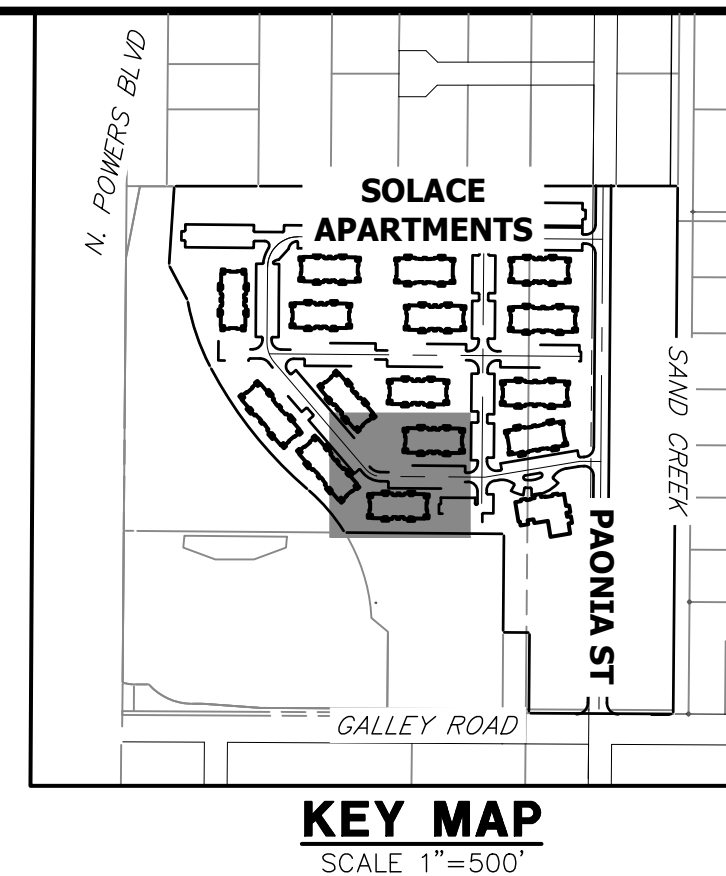
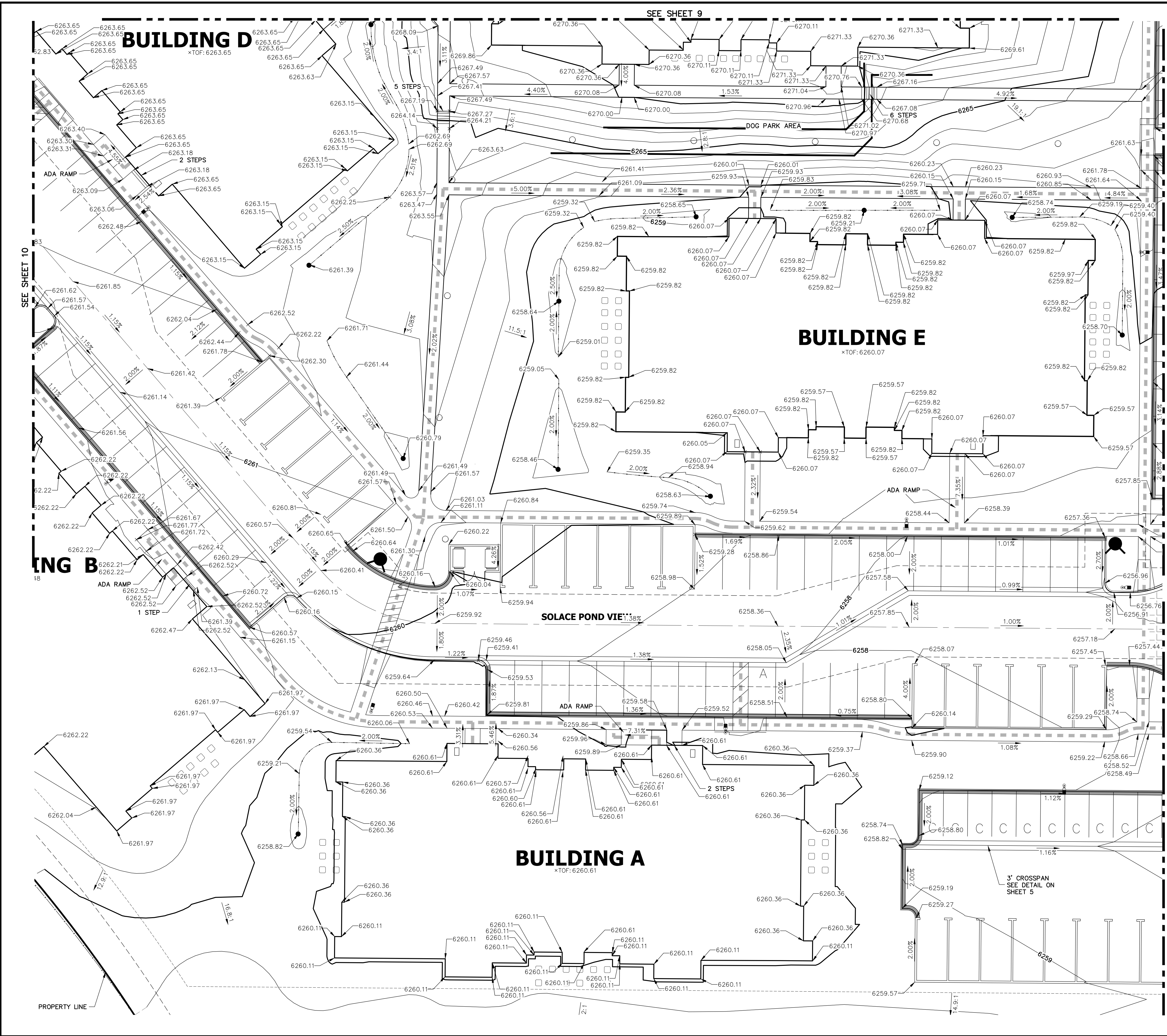












UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=15'	N/A	03/12/21	JRM	JRM	

**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1  
**DETAIL GRADING PLAN**

SHEET 8 OF 32  
JOB NO. 25174.00

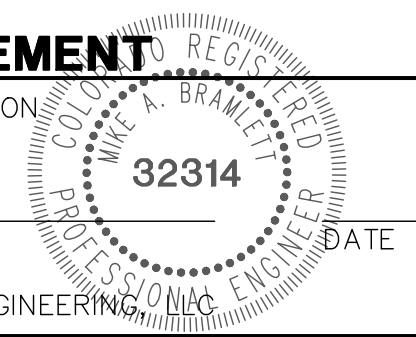


Know what's below.  
Call before you dig.

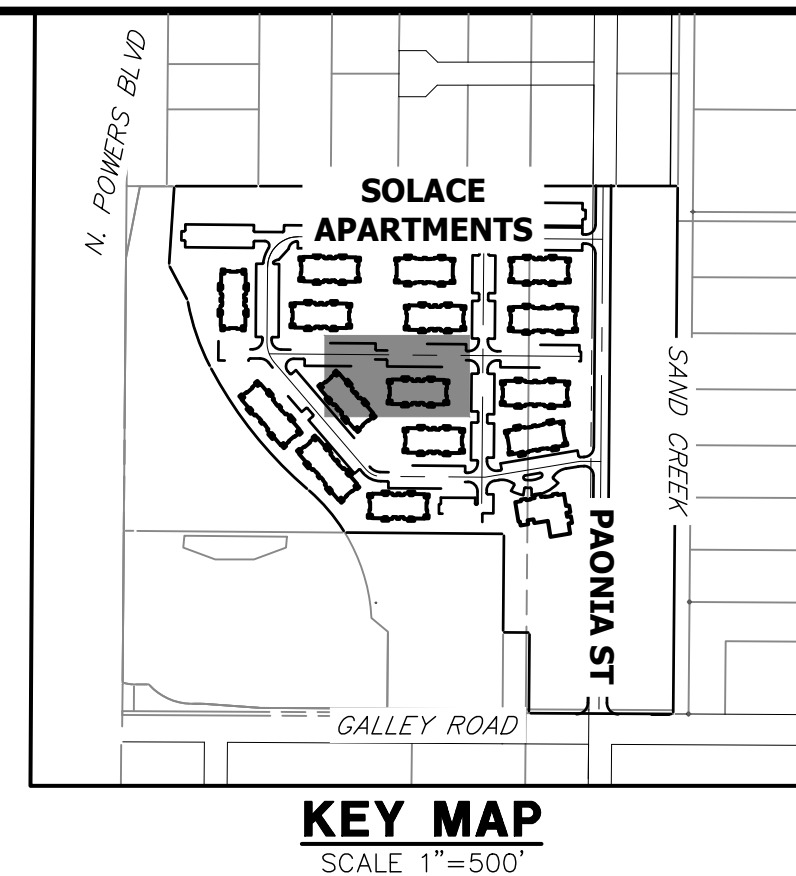


**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION  
DATE  
32314  
FOR AND ON BEHALF OF JR ENGINEERING







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

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

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

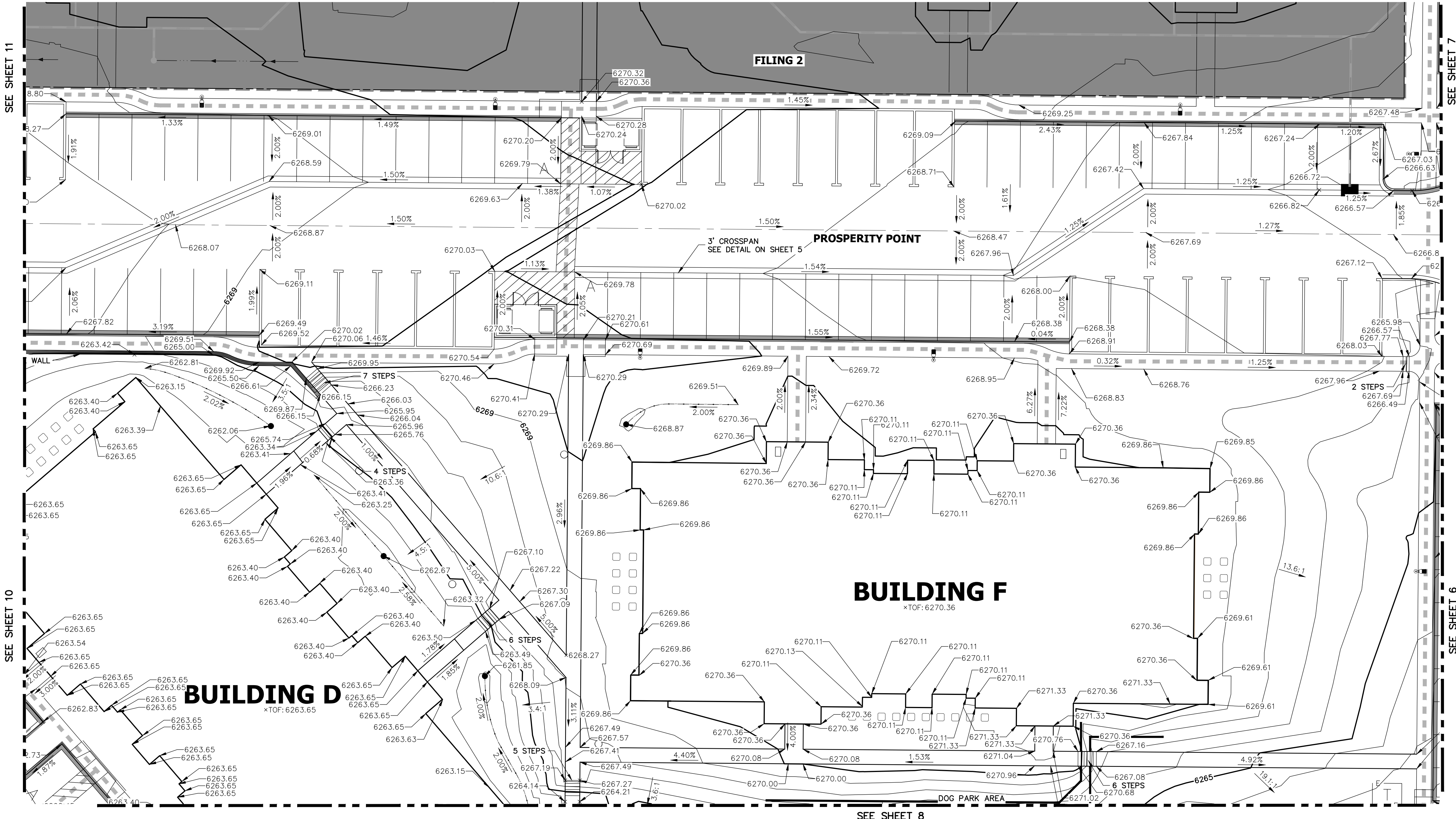
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=15'	N/A	03/12/21	JRM	JRM	

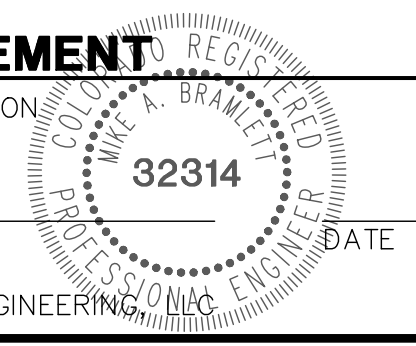
**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1  
DETAIL GRADING PLAN

SHEET 9 OF 32  
JOB NO. 25174.00

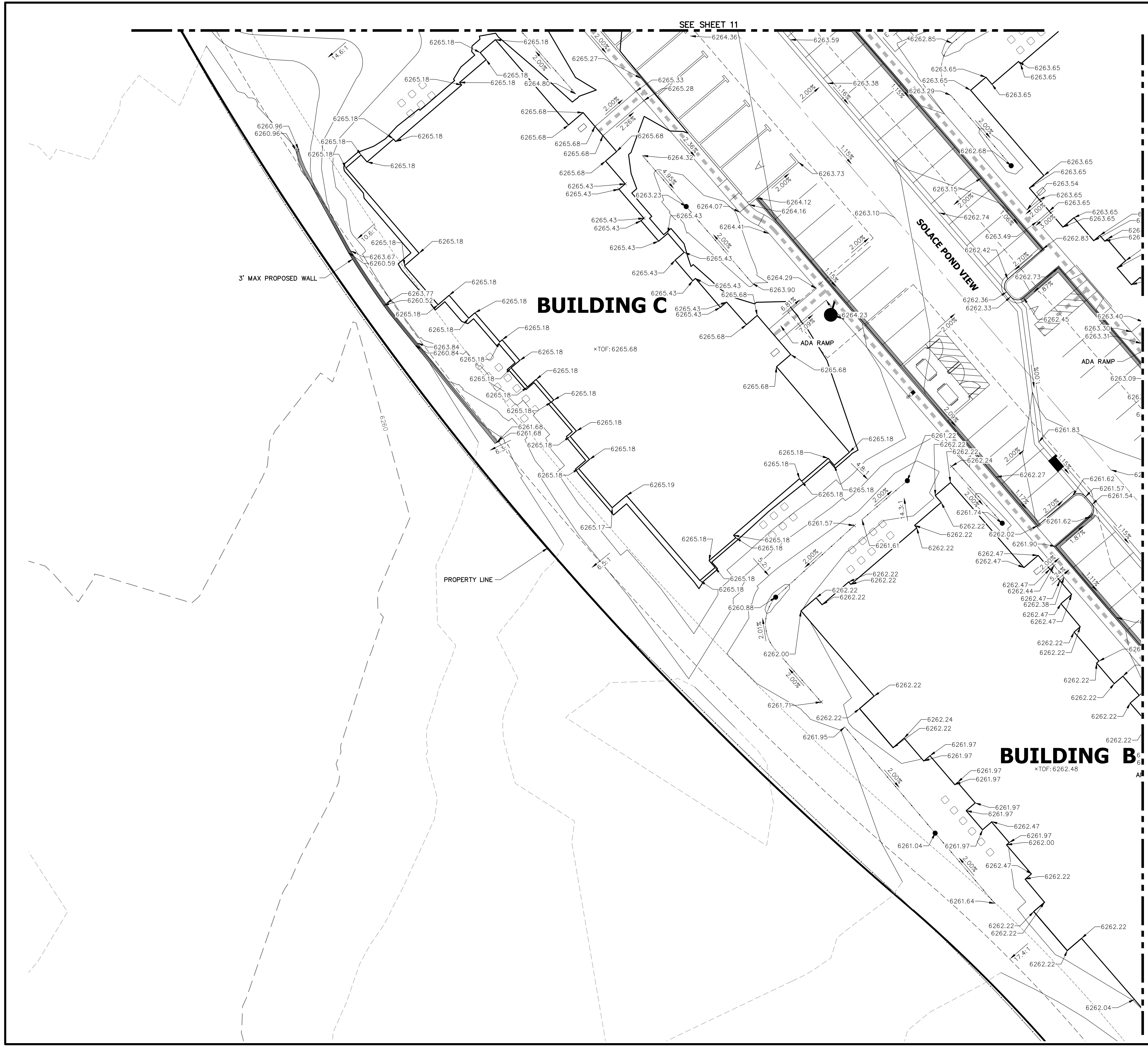


**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

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



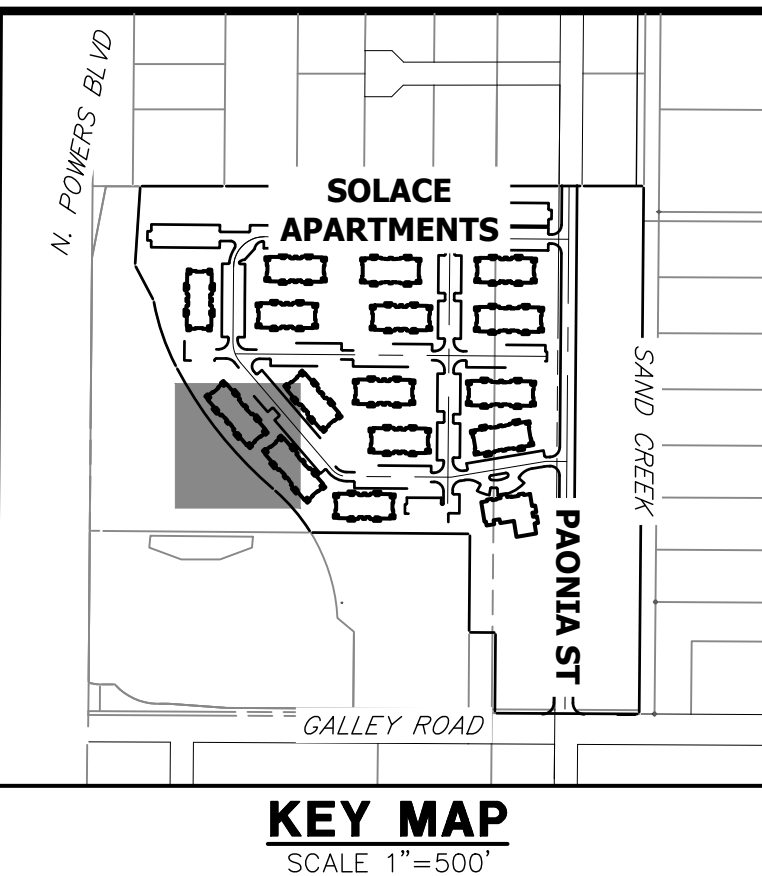




SEE SHEET 11

SEE SHEET 9

SEE SHEET 8



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

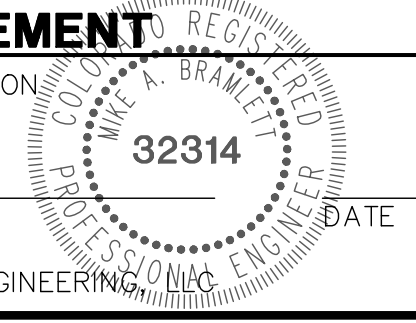


Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION



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

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

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

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

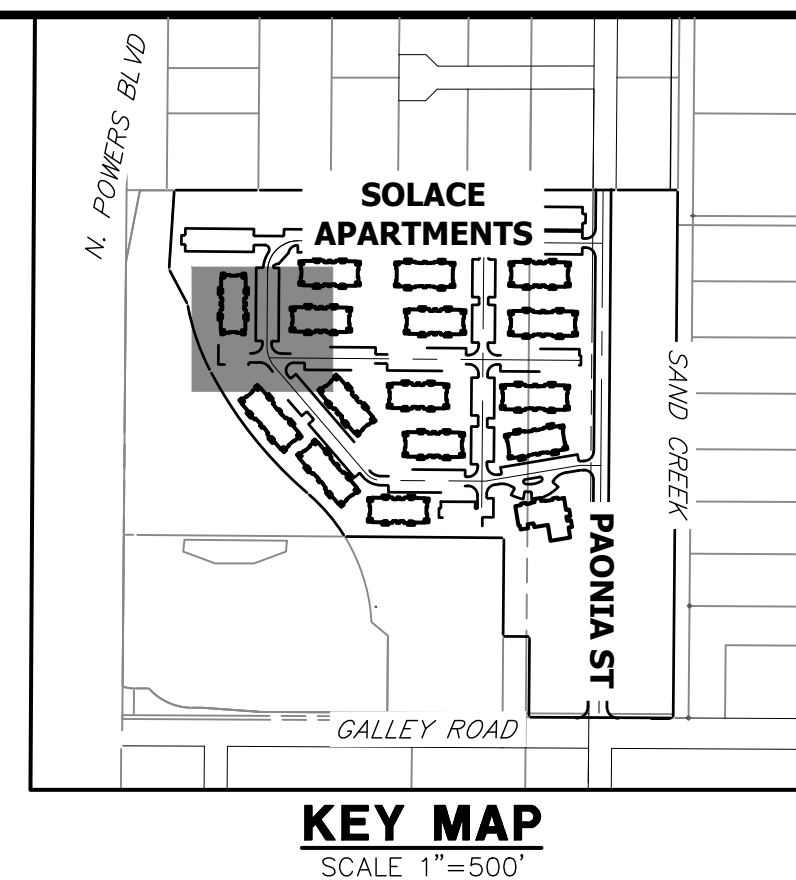
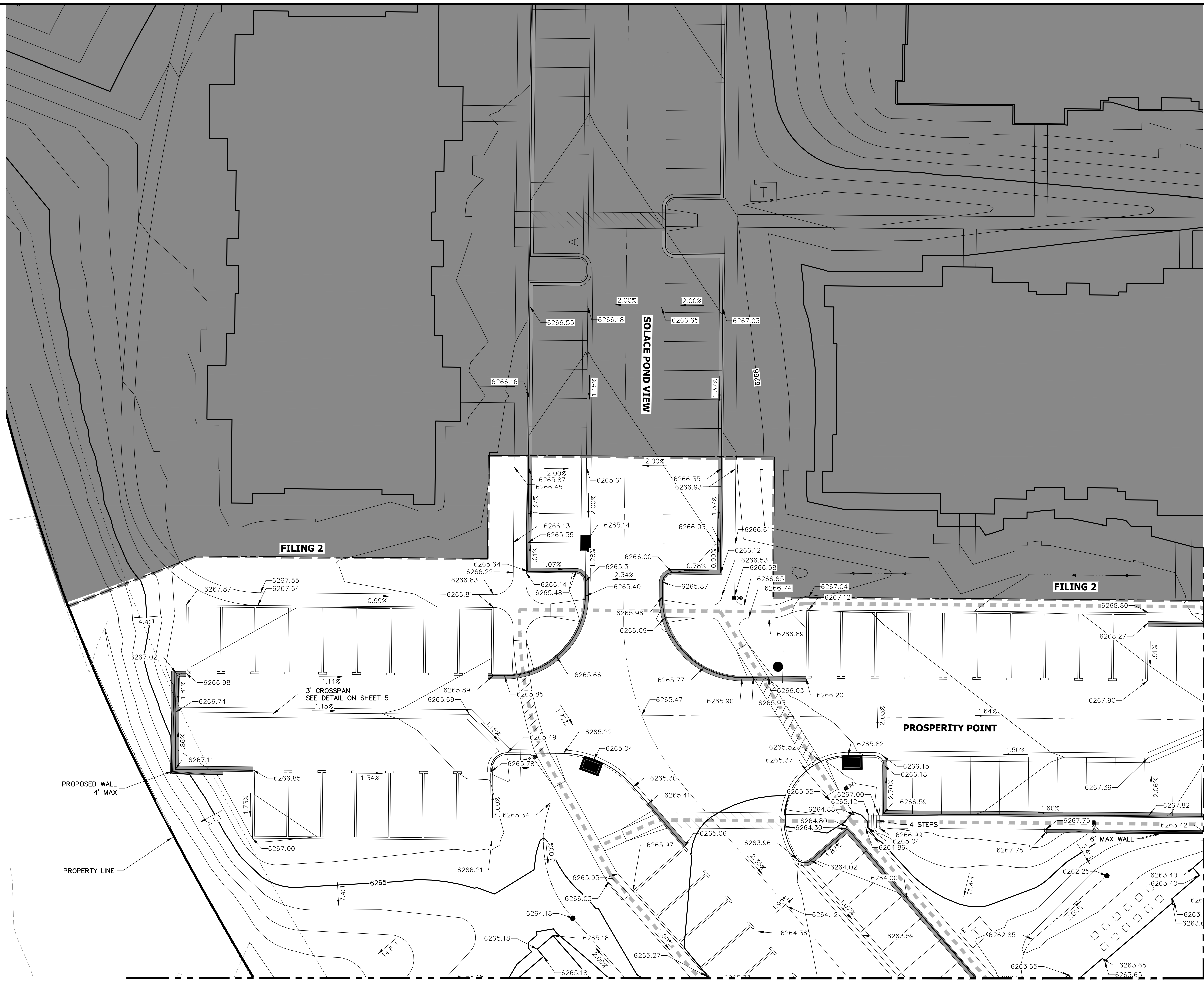
BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=15'	N/A	03/12/21	JRM	JRM	

**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1  
**DETAIL GRADING PLAN**

SHEET 10 OF 32  
JOB NO. 25174.00





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

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

**J.R. ENGINEERING**  
A Westman Company

Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1  
DETAIL GRADING PLAN

DESIGNED BY JRM  
DRAWN BY JRM  
CHECKED BY

SHEET 11 OF 32  
JOB NO. 25174.00

Know what's below.  
Call before you dig.

ORIGINAL SCALE: 1" = 15'

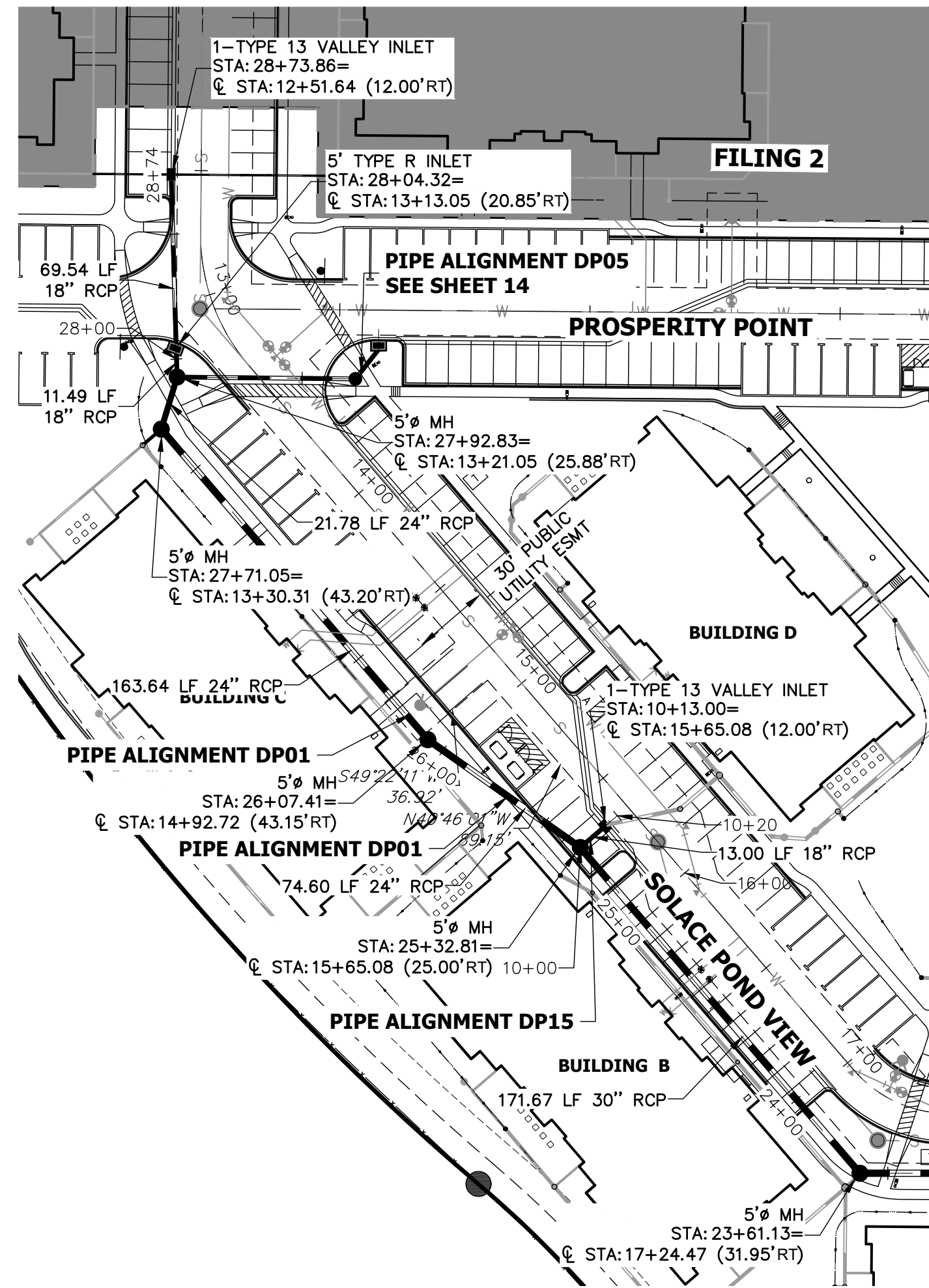
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

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

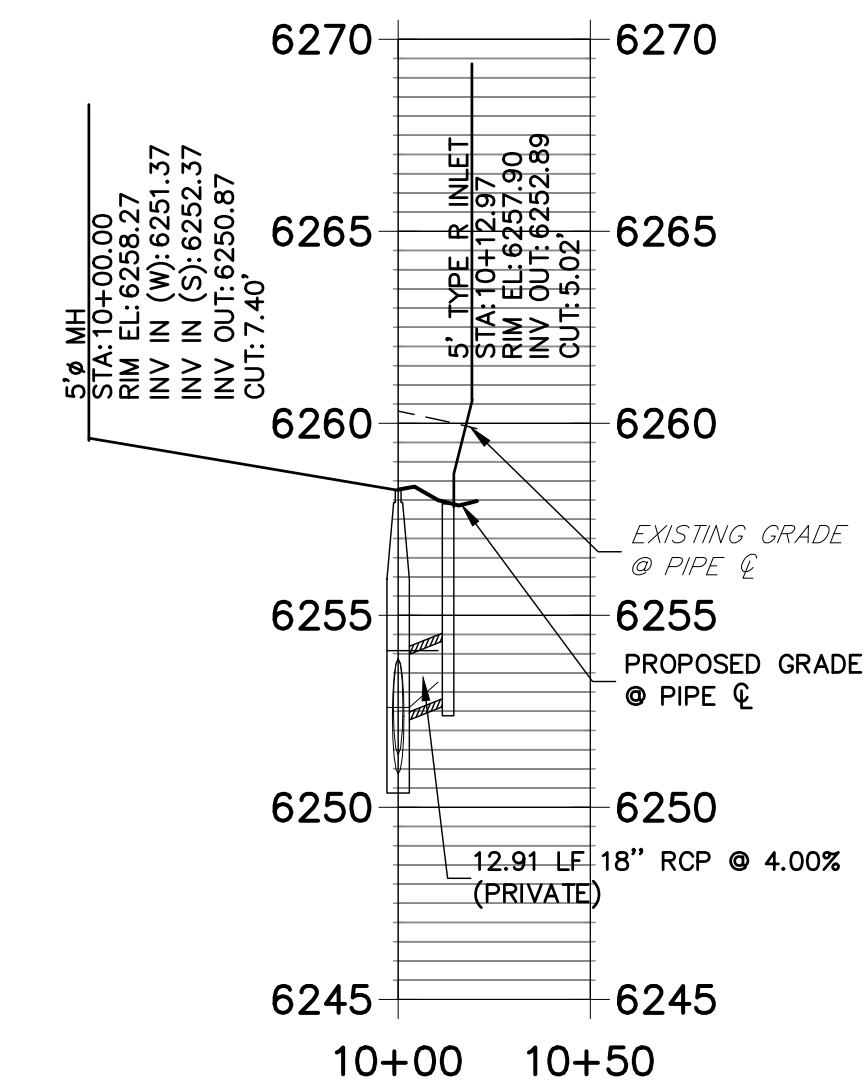
DATE

FOR AND ON BEHALF OF JR ENGINEERING

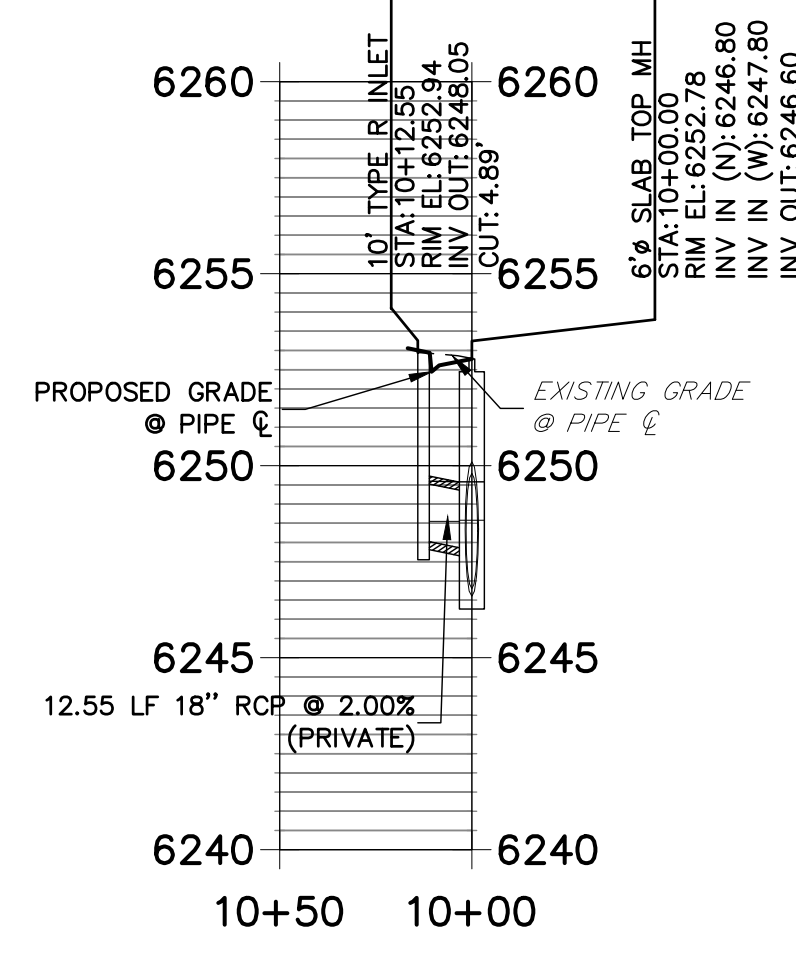




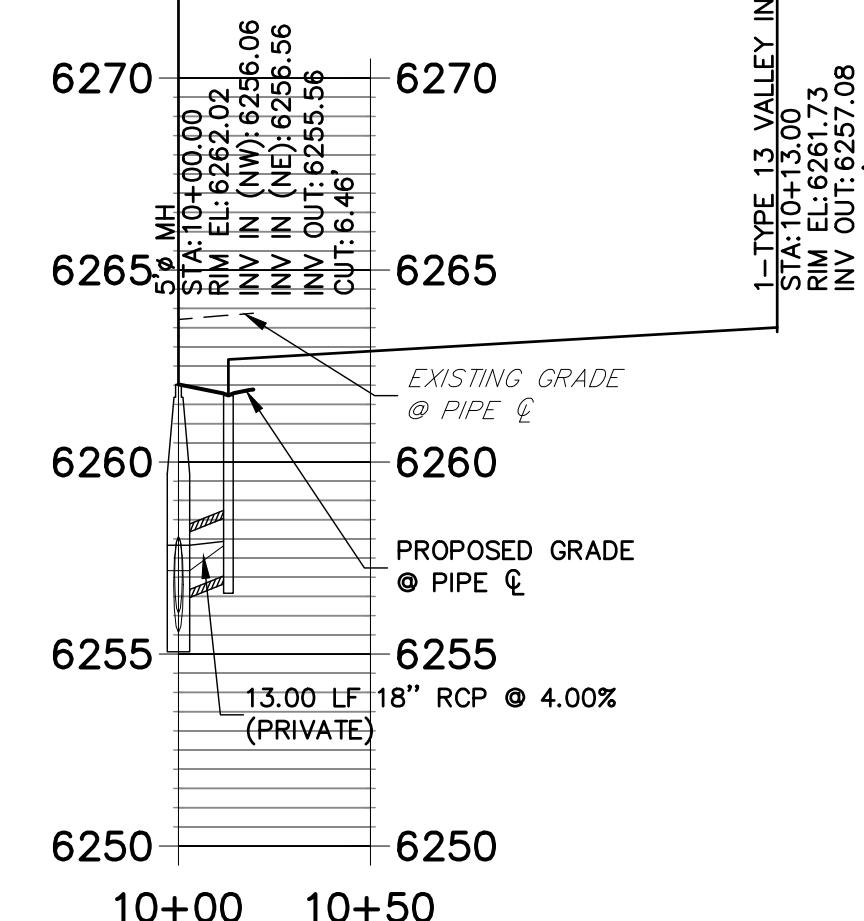
**DP14 PROFILE**  
STA 10+00.00 TO 10+50.00



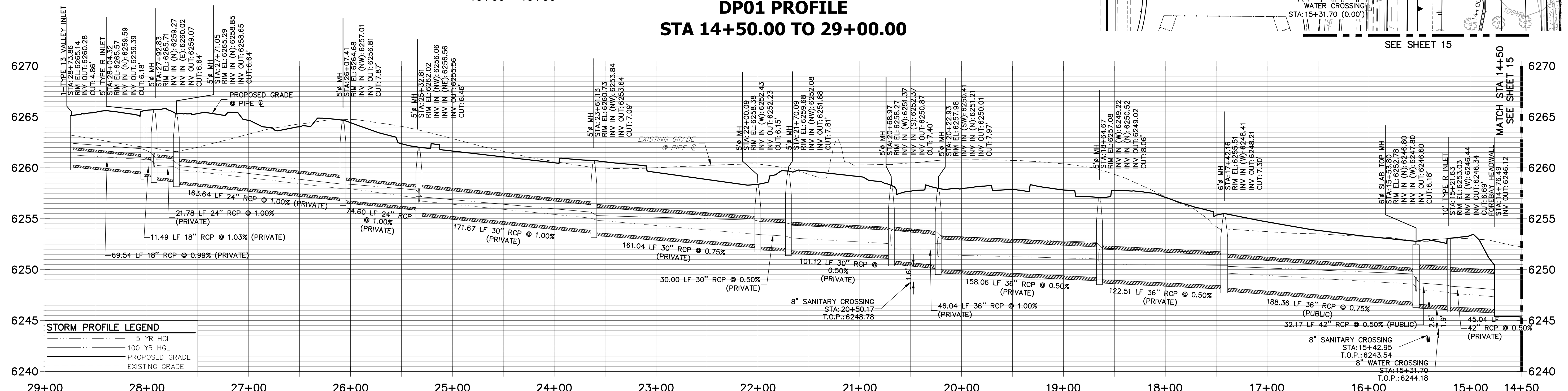
**DP12 PROFILE**  
STA 10+00.00 TO 10+50.00



**DP15 PROFILE**  
STA 10+00.00 TO 10+50.00

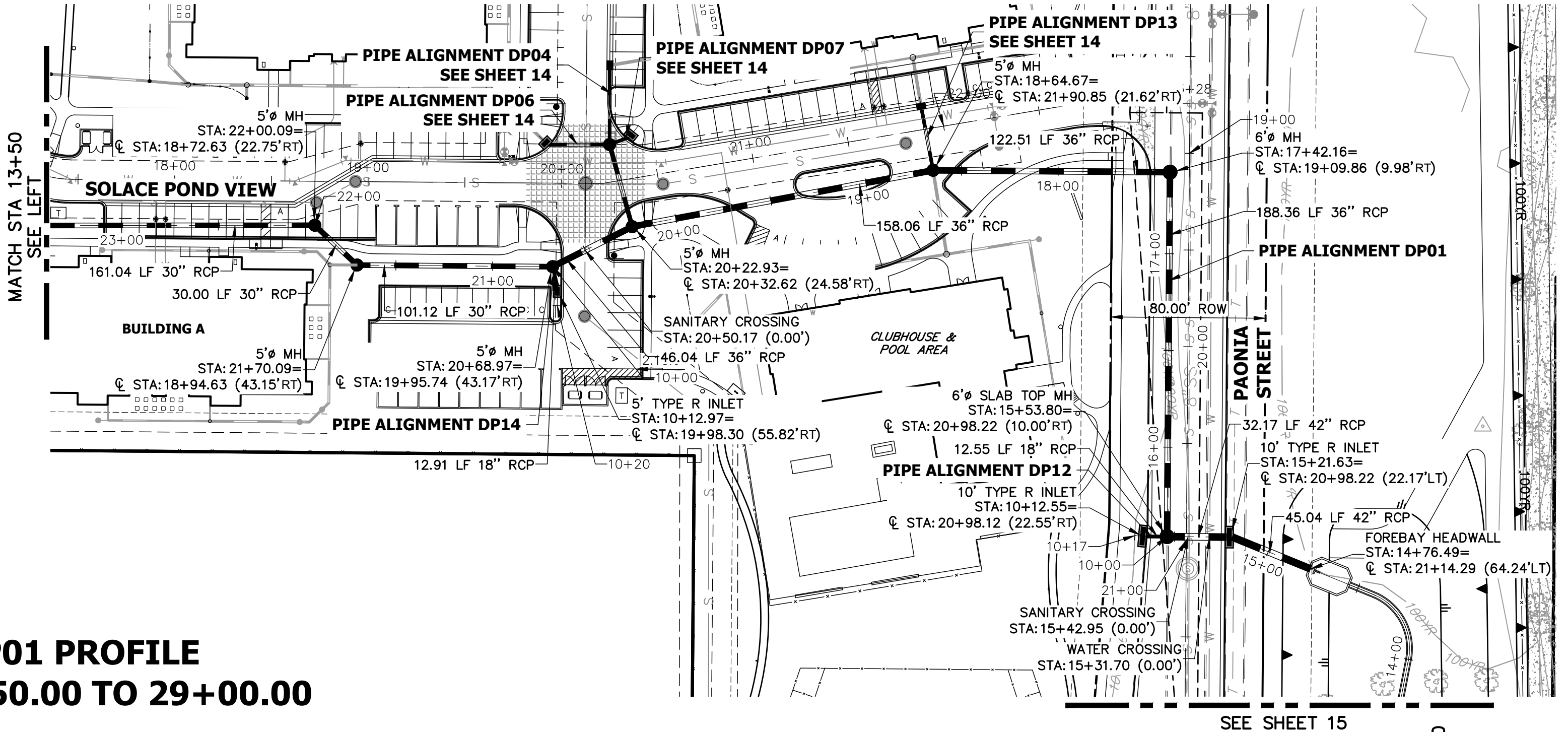
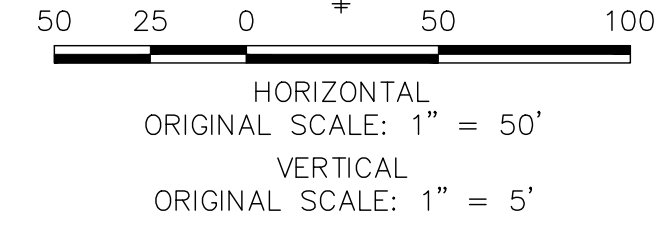
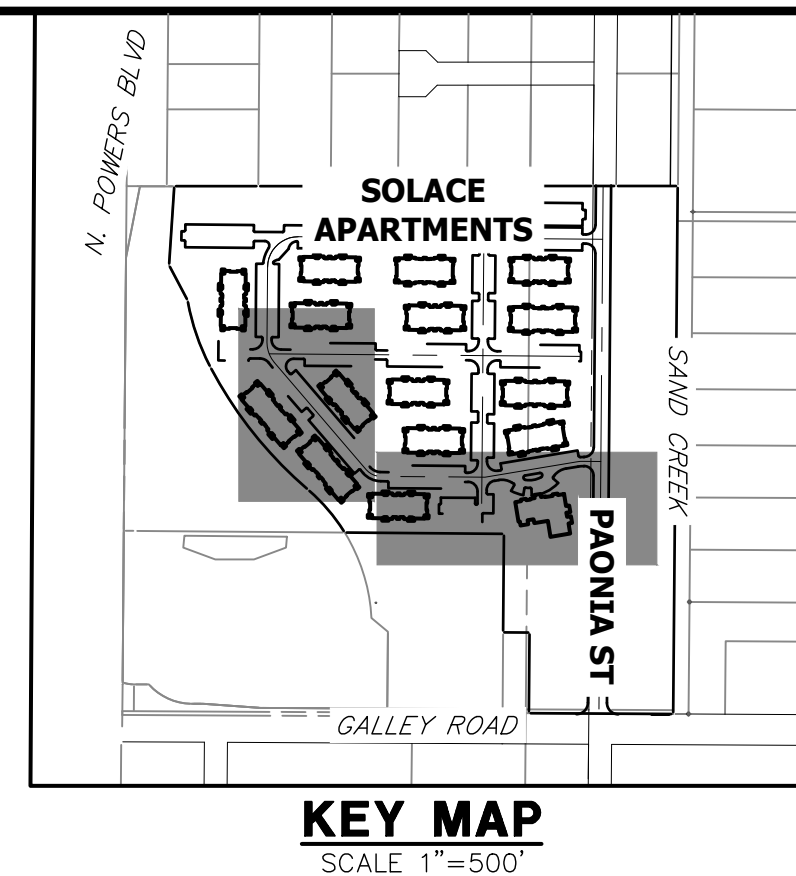


**DP01 PROFILE**  
STA 14+50.00 TO 29+00.00



**STORM SEWER NOTES**

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



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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 300-740-0083 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1		03/12/21	JRM	JRM	

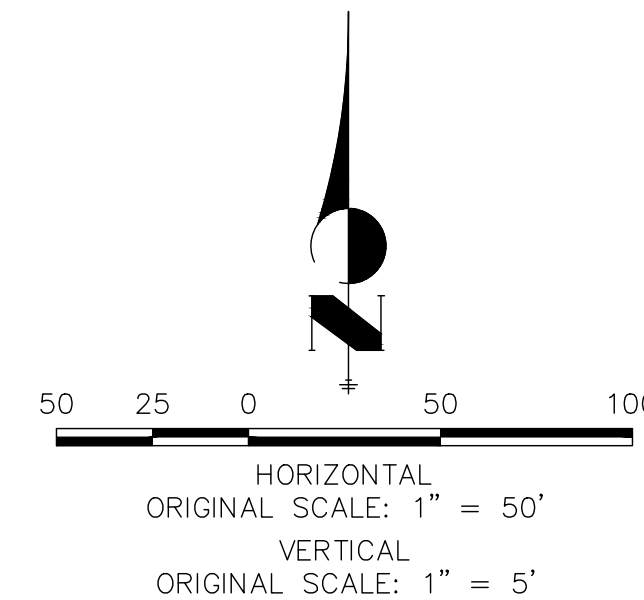
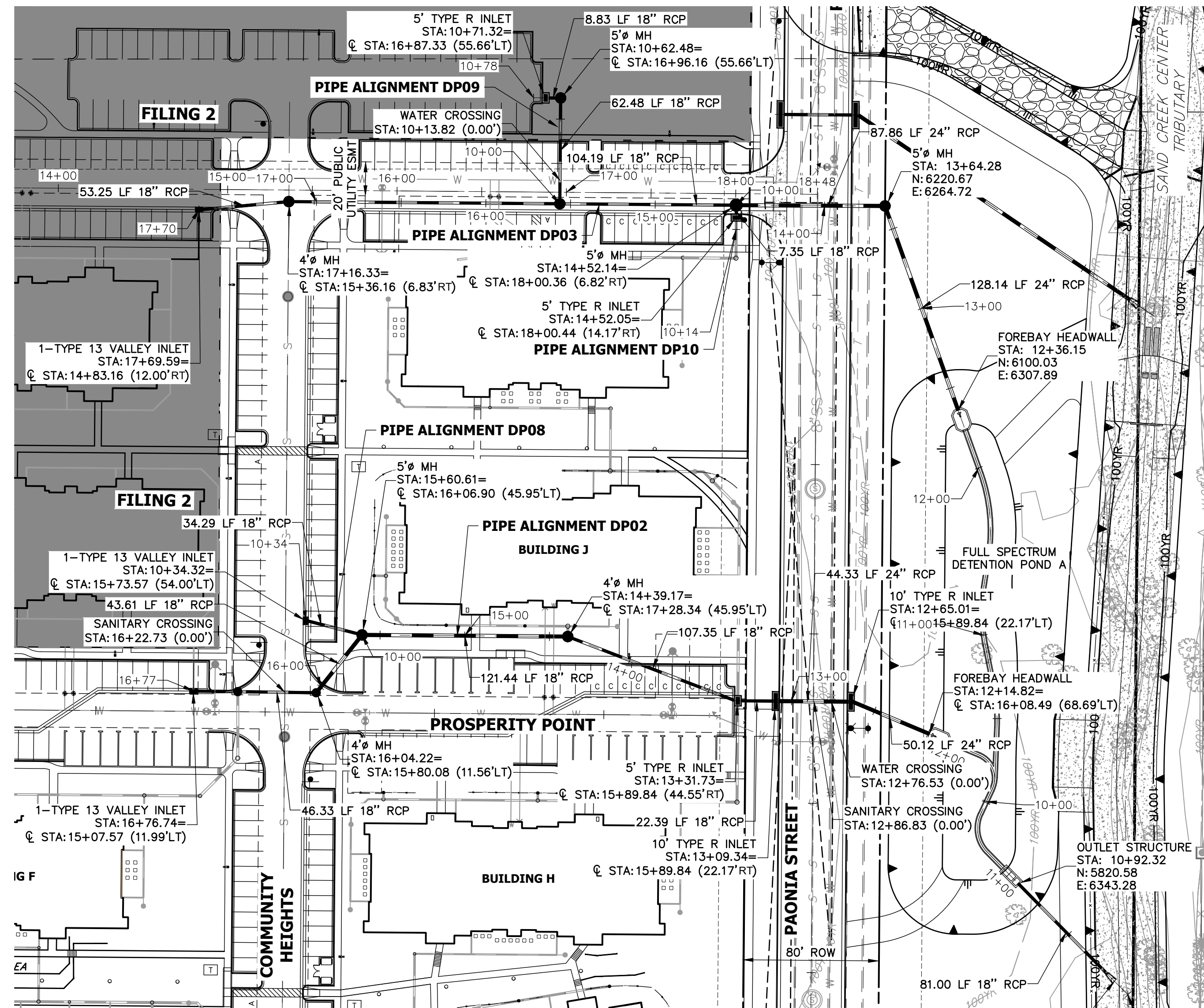
SOLACE AT CIMARRON HILLS  
- FILING NO. 1  
STORM SEWER PLAN AND  
PROFILE

SHEET 12 OF 32  
JOB NO. 25174.00



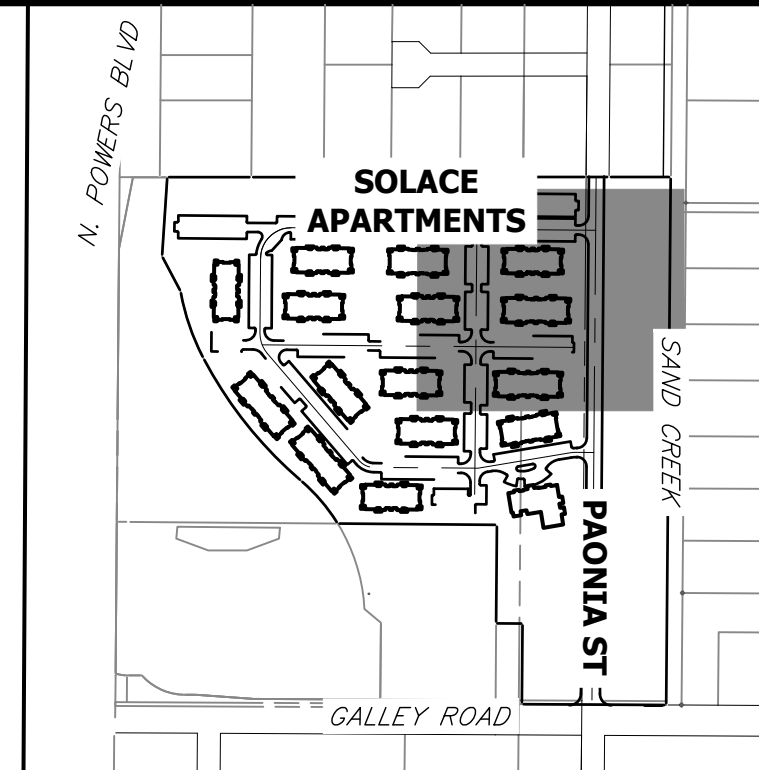
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
DATE  
32314  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING



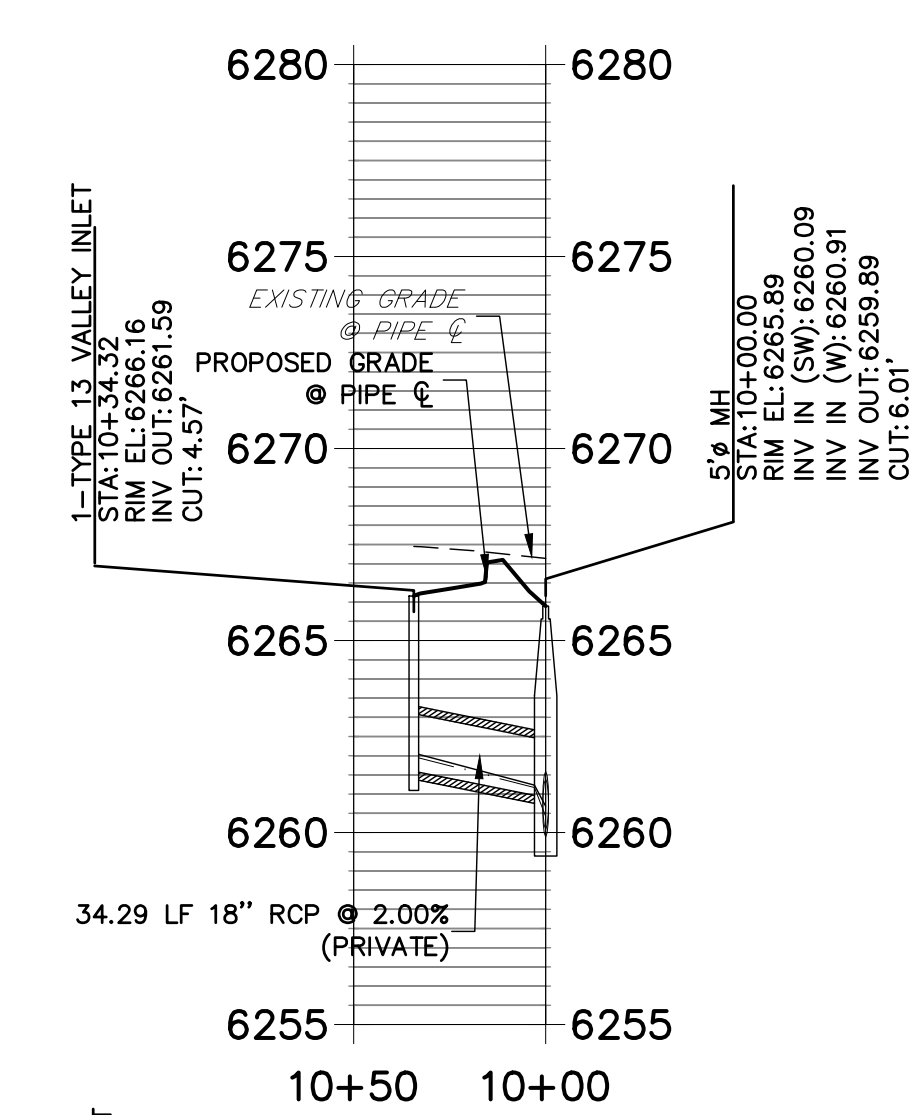


**STORM SEWER NOTES**

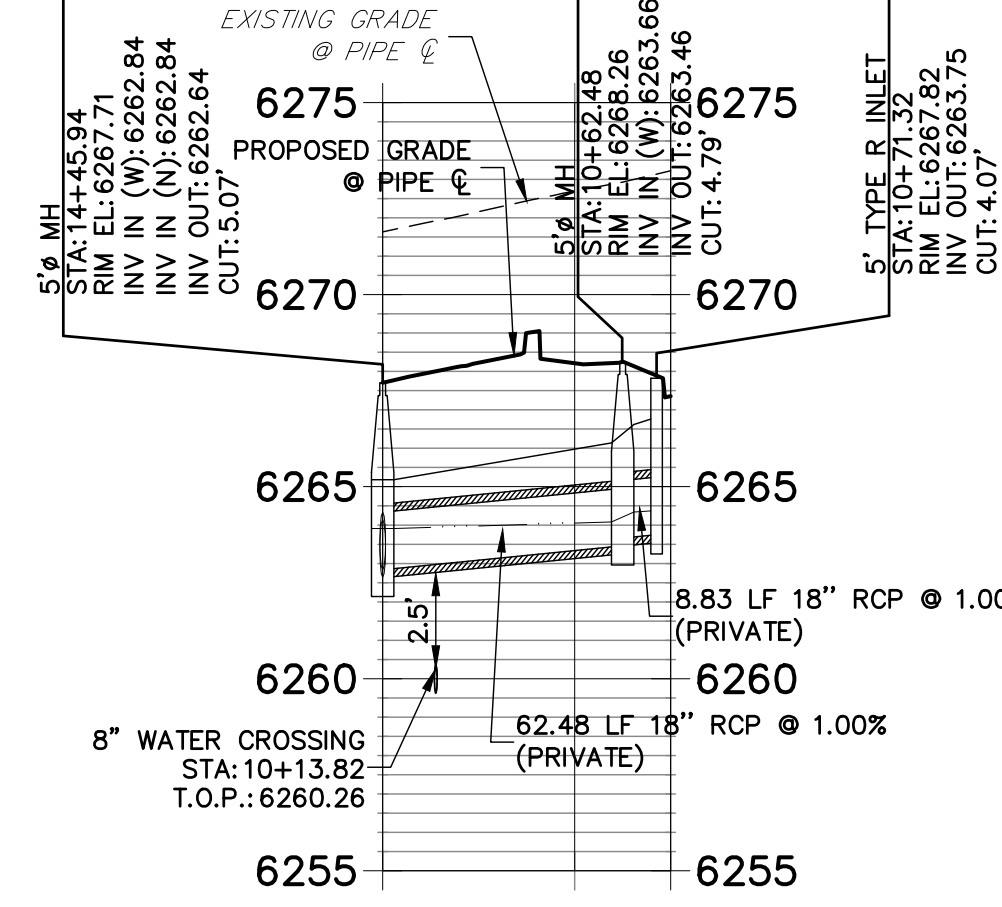
- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
- STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
- CONTRACTOR TO FIELD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



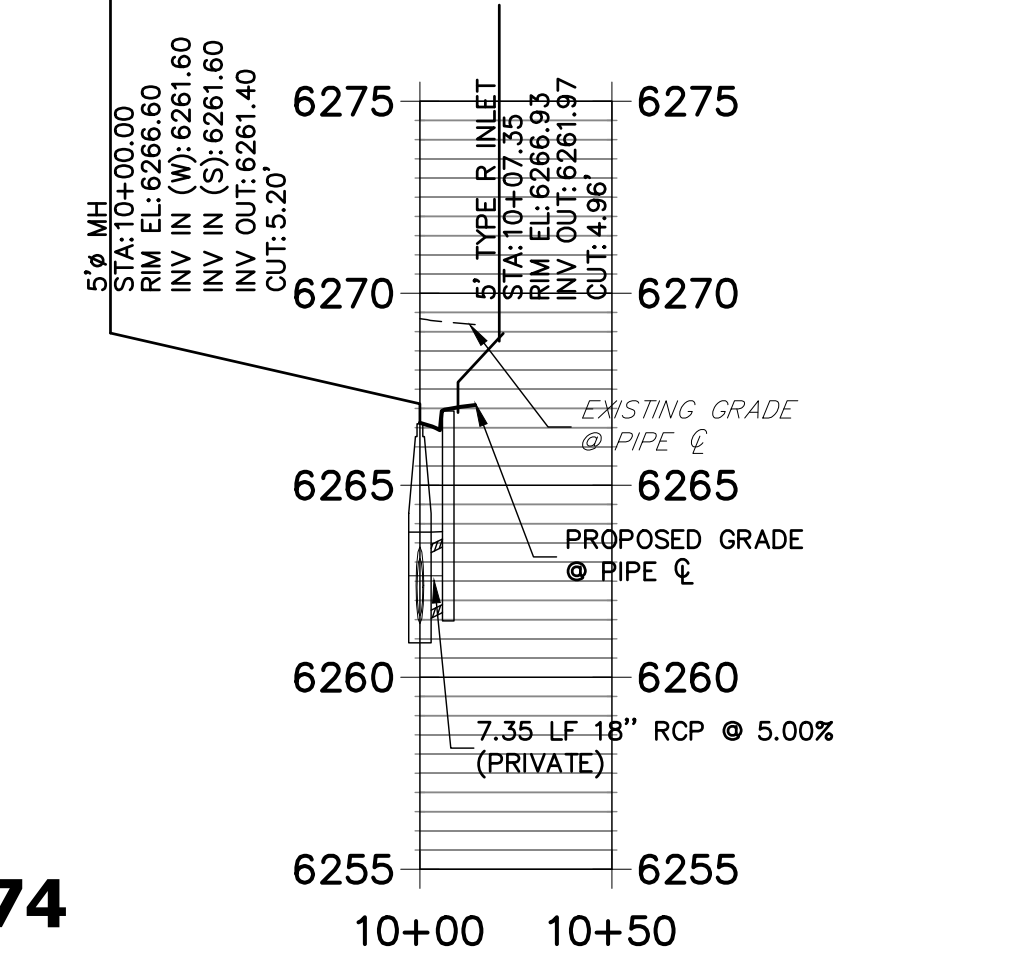
**DP08 PROFILE**  
STA 10+00.00 TO 10+50.00



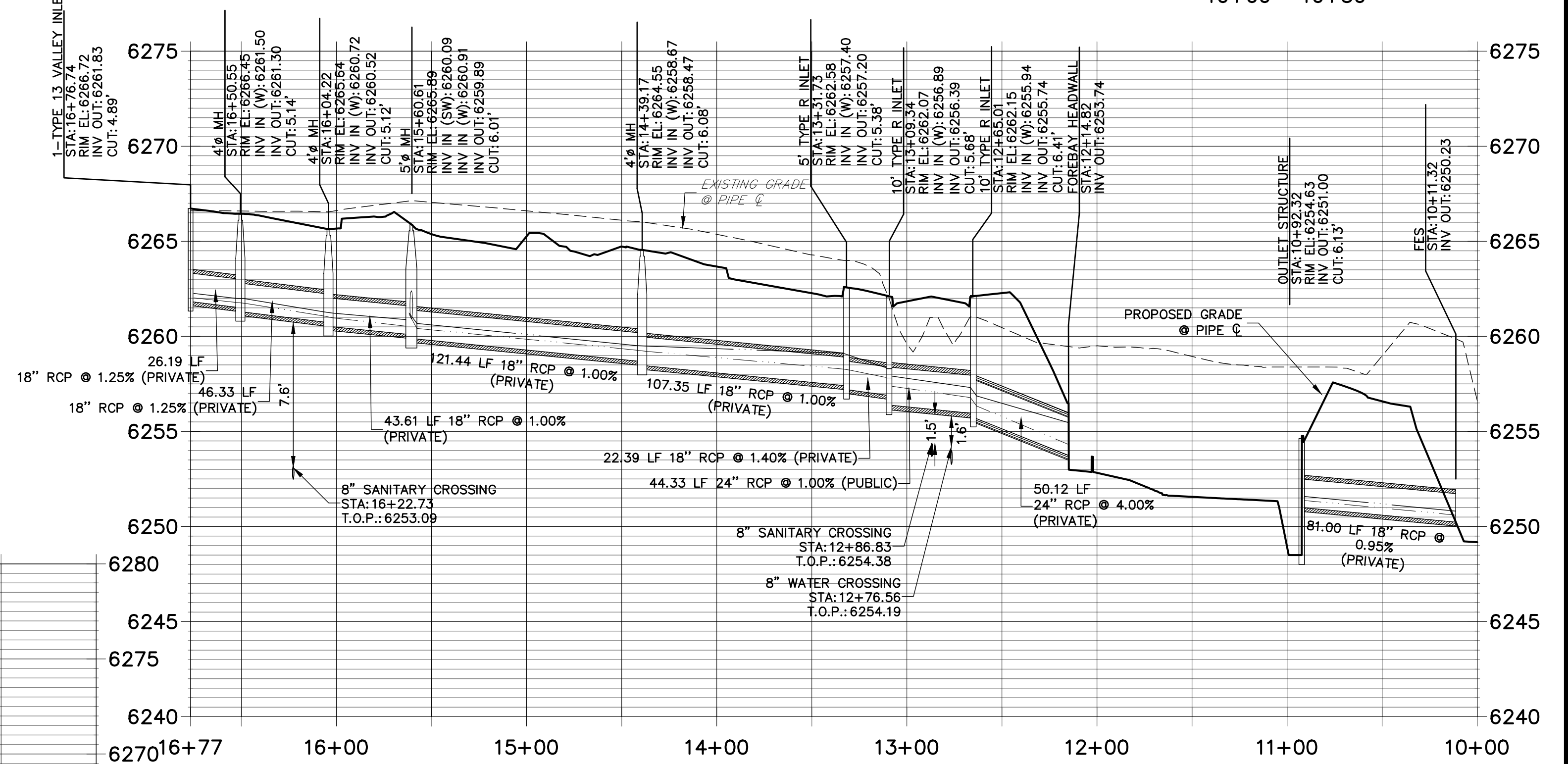
**DP09 PROFILE**  
STA 10+00.00 TO 10+75.00



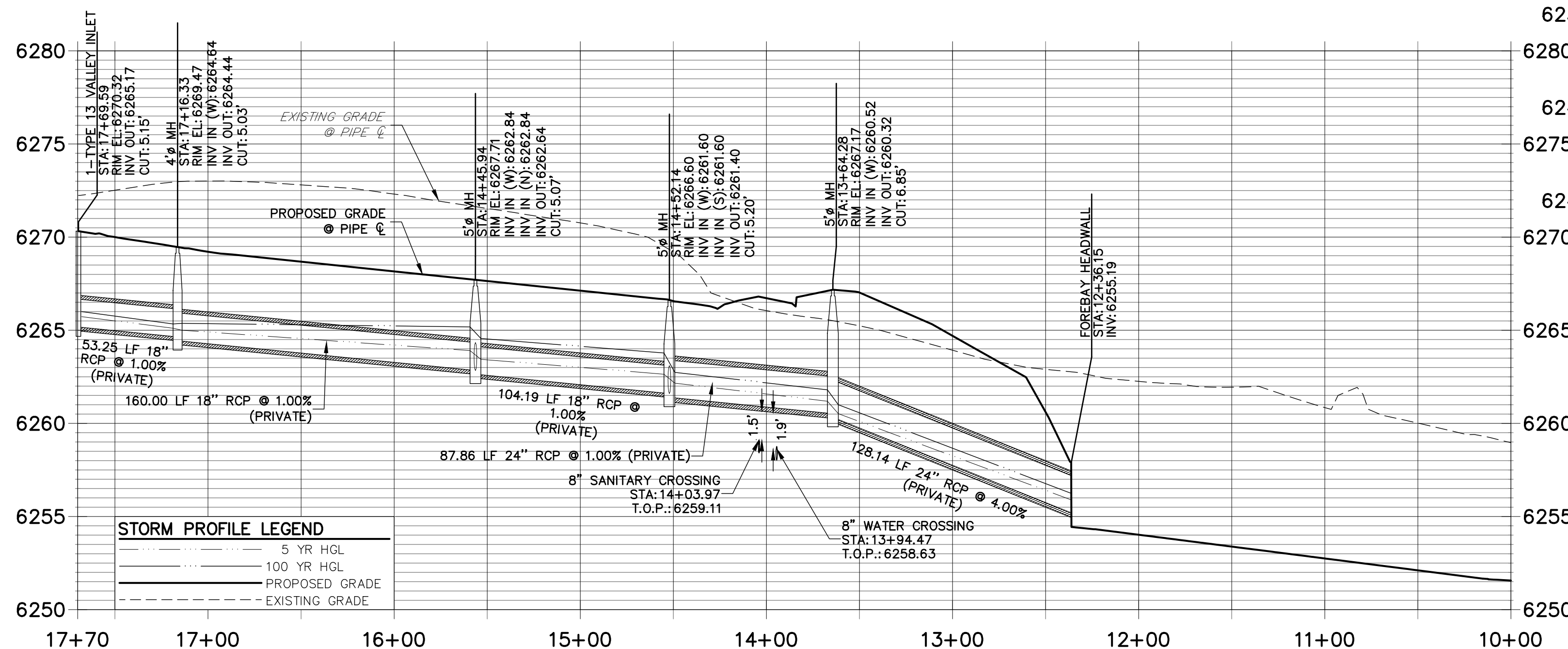
**DP10 PROFILE**  
STA 10+00.00 TO 10+50.00



**DP02 PROFILE**  
STA 10+00.00 TO 16+76.74



**DP03 PROFILE**  
STA 10+00.00 TO 17+70.00



**STORM PROFILE LEGEND**

- 5 YR HGL
- 100 YR HGL
- PROPOSED GRADE
- EXISTING GRADE



**ENGINEER'S STATEMENT**

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

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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-0083 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	03/12/21	JRM	JRM	

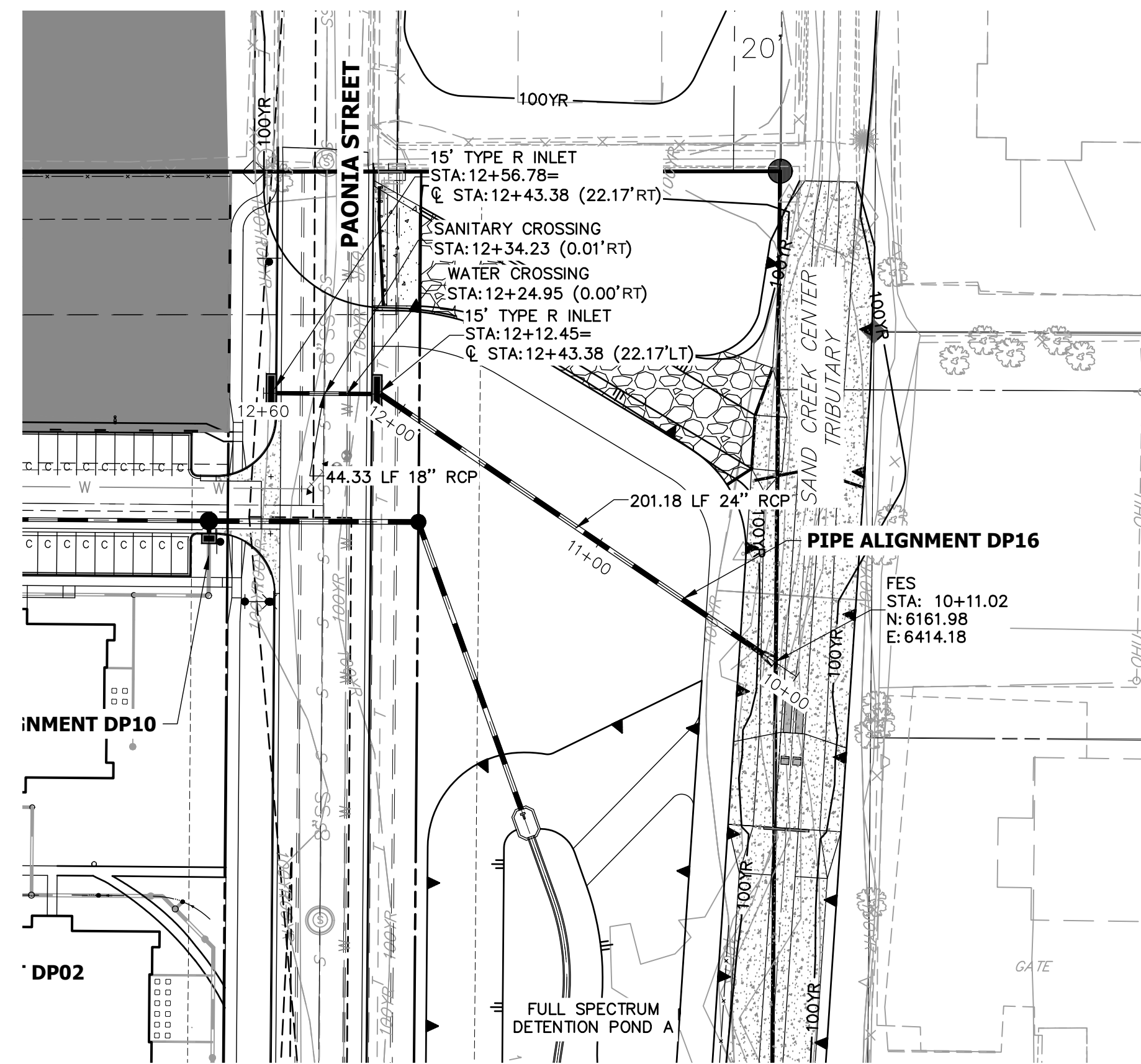
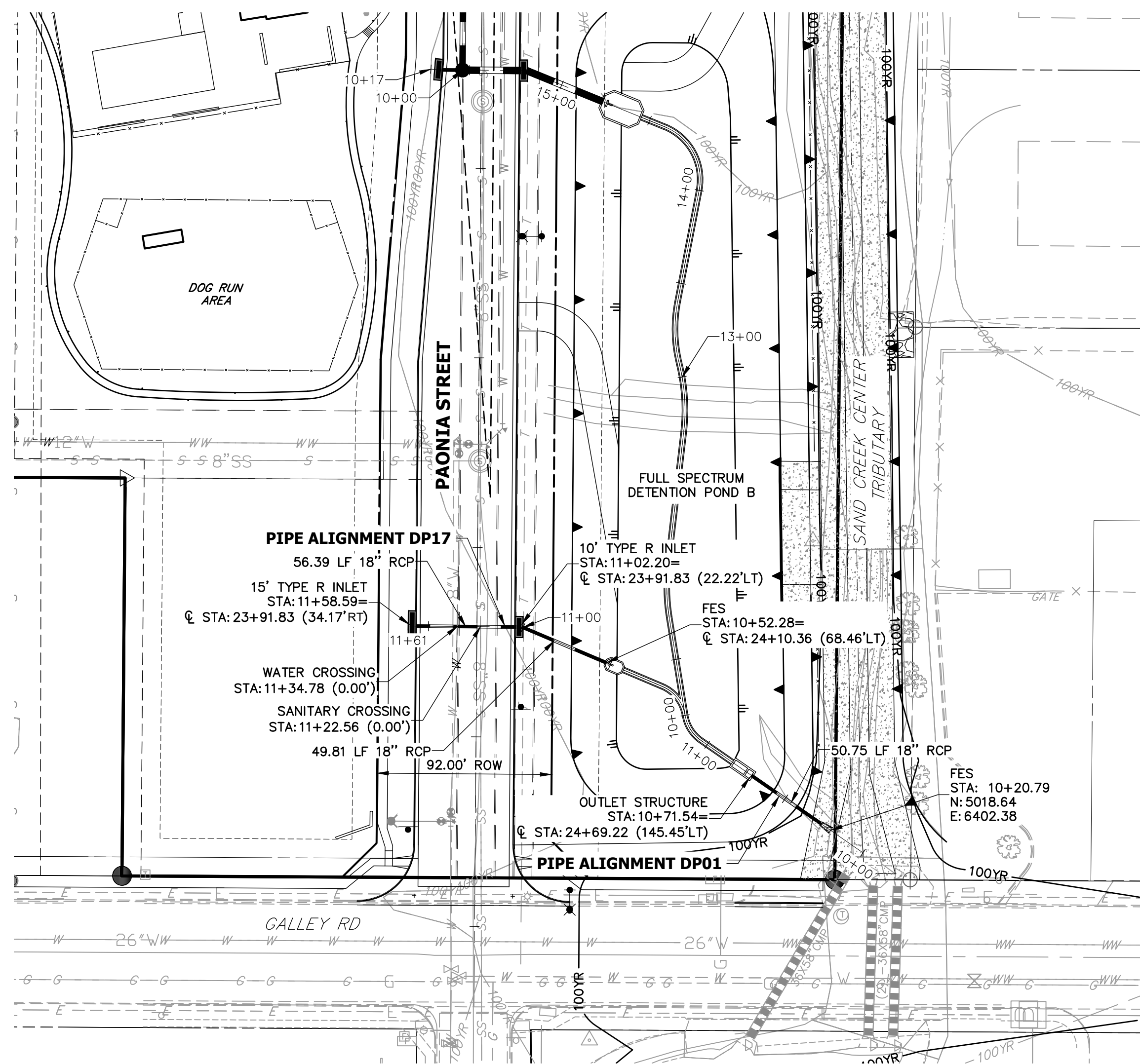
**SOLACE AT CIMARRON HILLS**  
 - FILING NO. 1  
**STORM SEWER PLAN AND PROFILE**

SHEET 13 OF 32  
 JOB NO. 25174.00



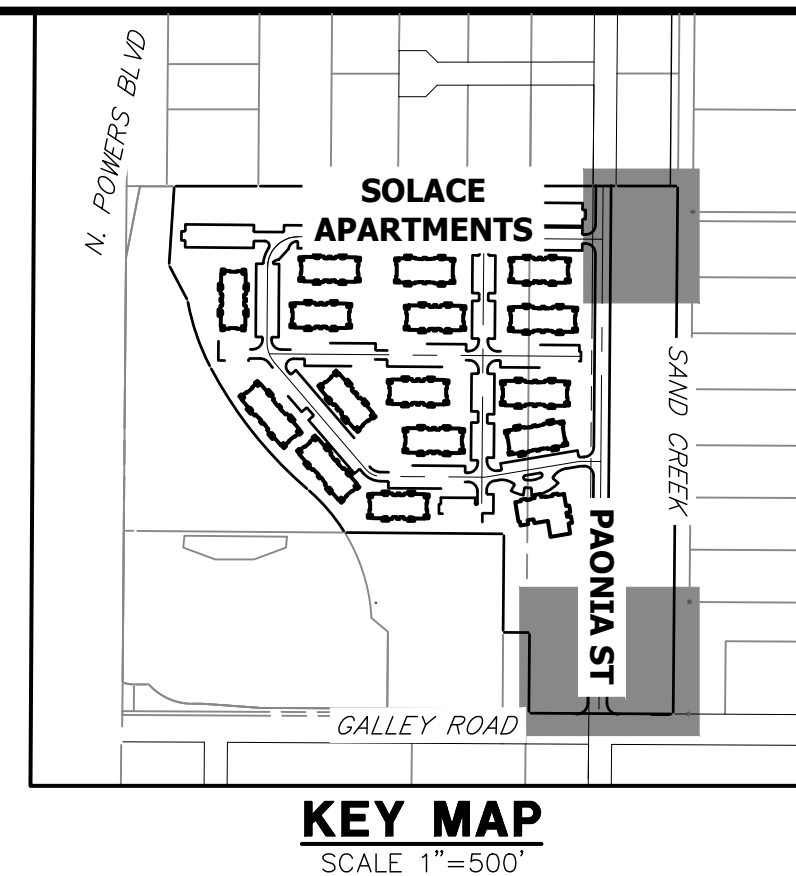






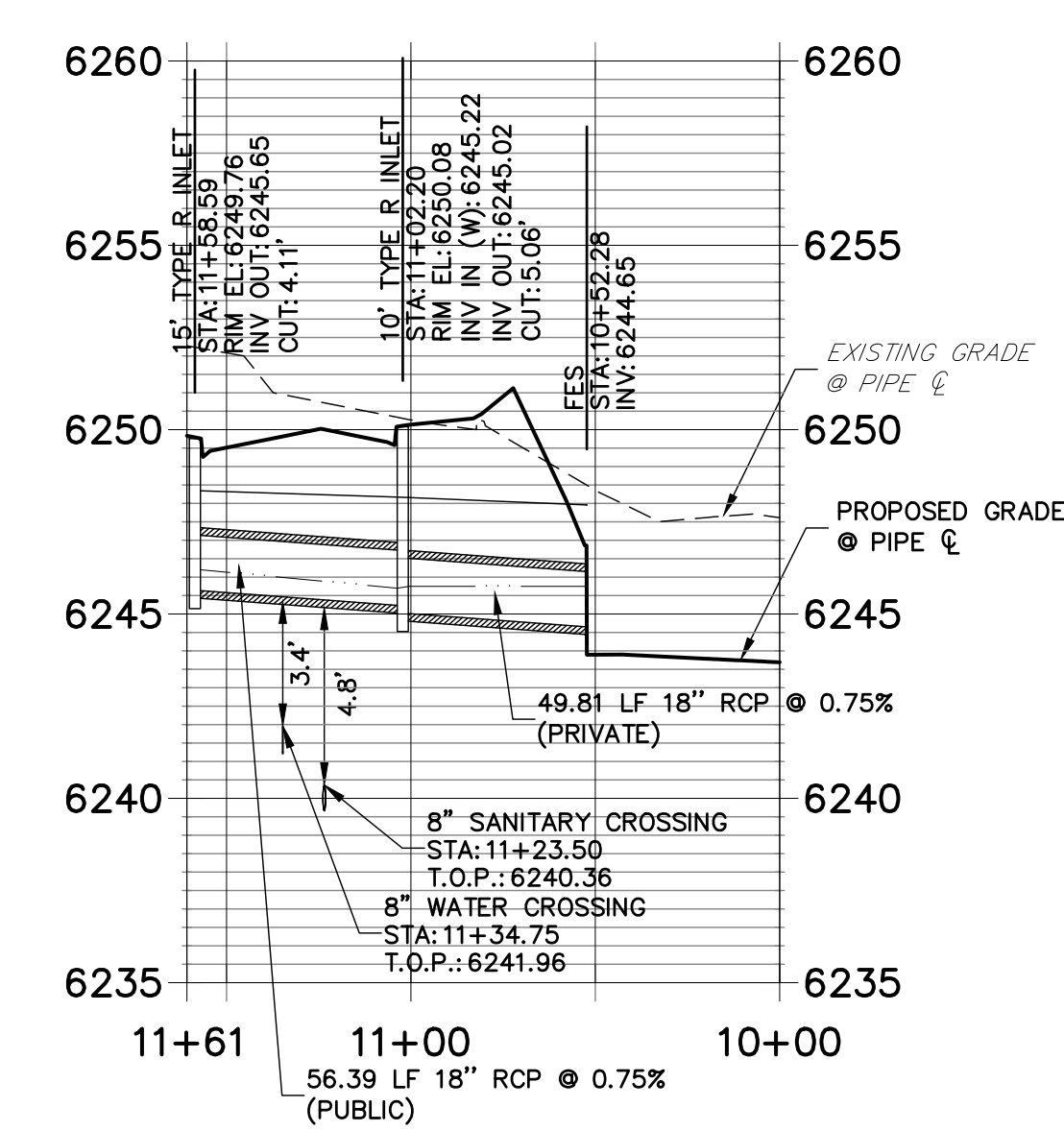
**STORM SEWER NOTES**

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. @ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS, PRIOR TO EXTENSION OF MAINS AND SERVICE CONNECTIONS. CONTRACTOR TO COORDINATE CONNECTIONS WITH UTILITY PROVIDER.
5. ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.

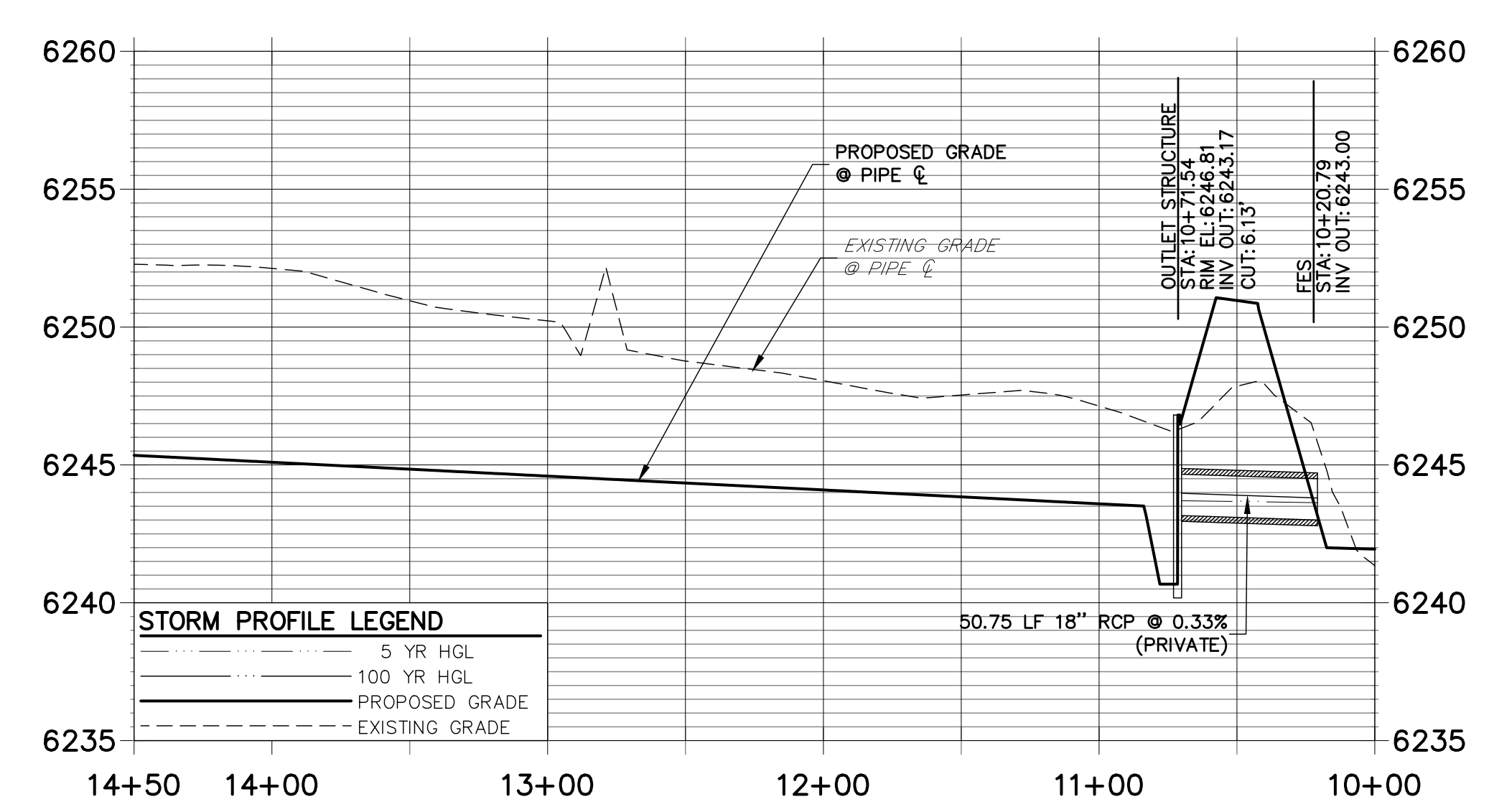


**KEY MAP**  
SCALE 1"=500'

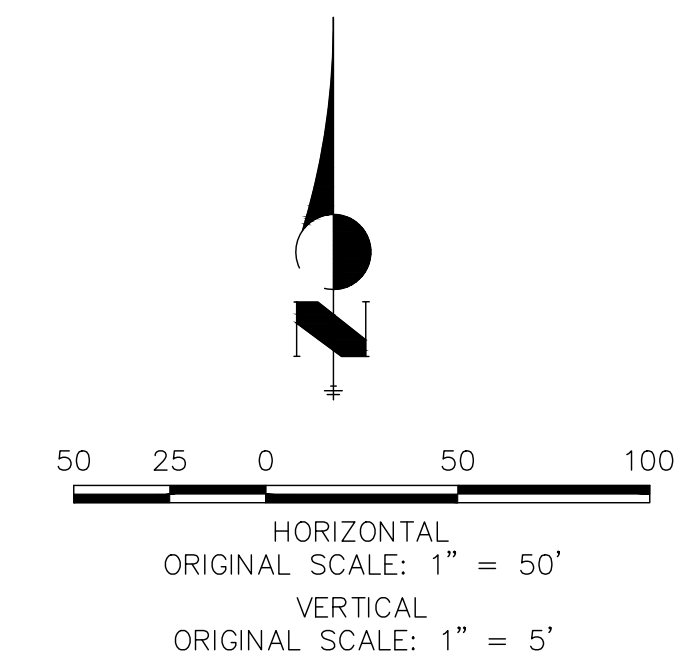
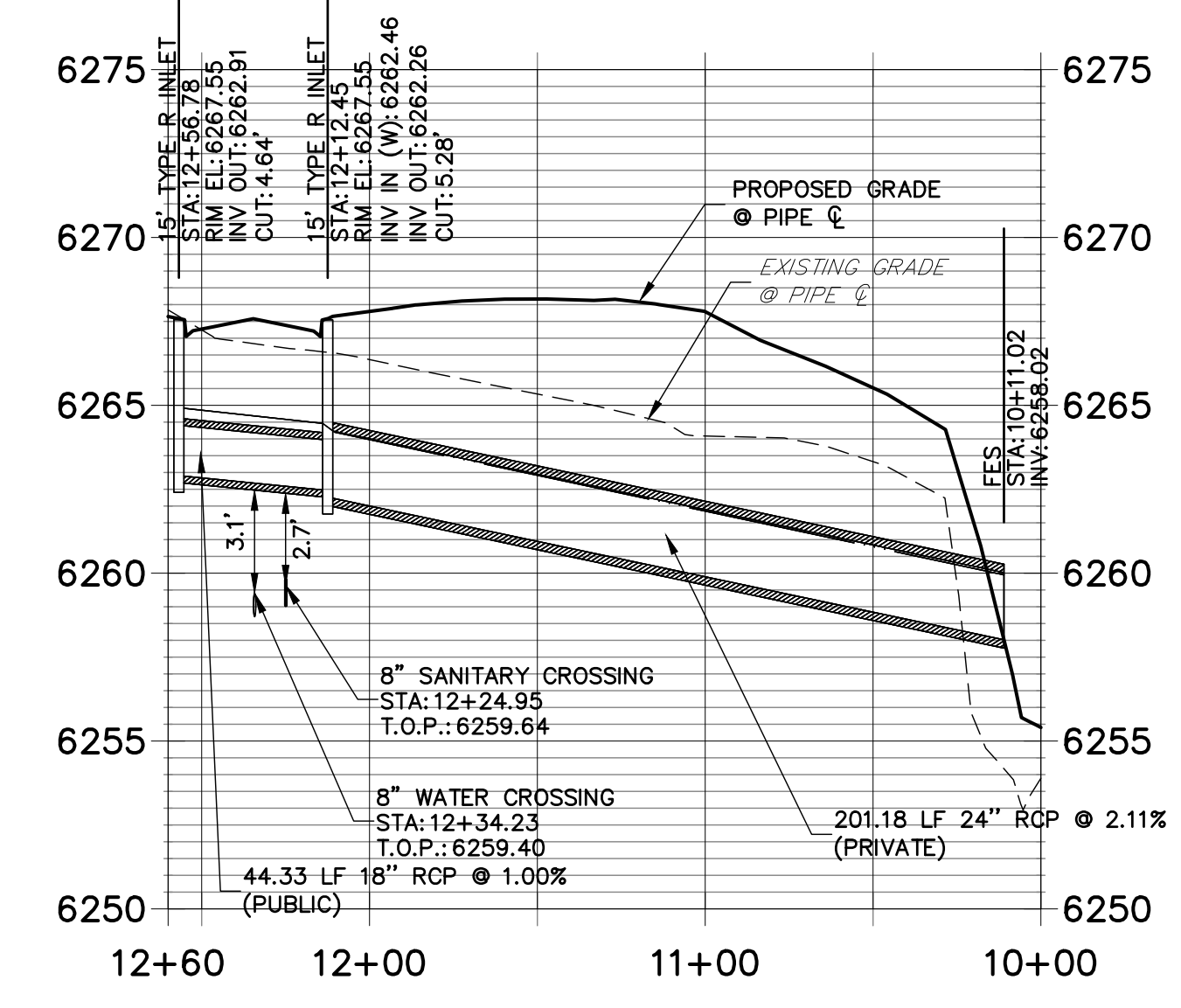
**DP17 PROFILE**  
STA 10+00.00 TO 11+60.76



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

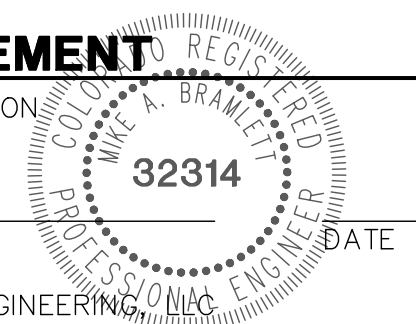


**DP16 PROFILE**  
STA 10+00.00 TO 12+60.00



**ENGINEER'S STATEMENT**

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



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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9383 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

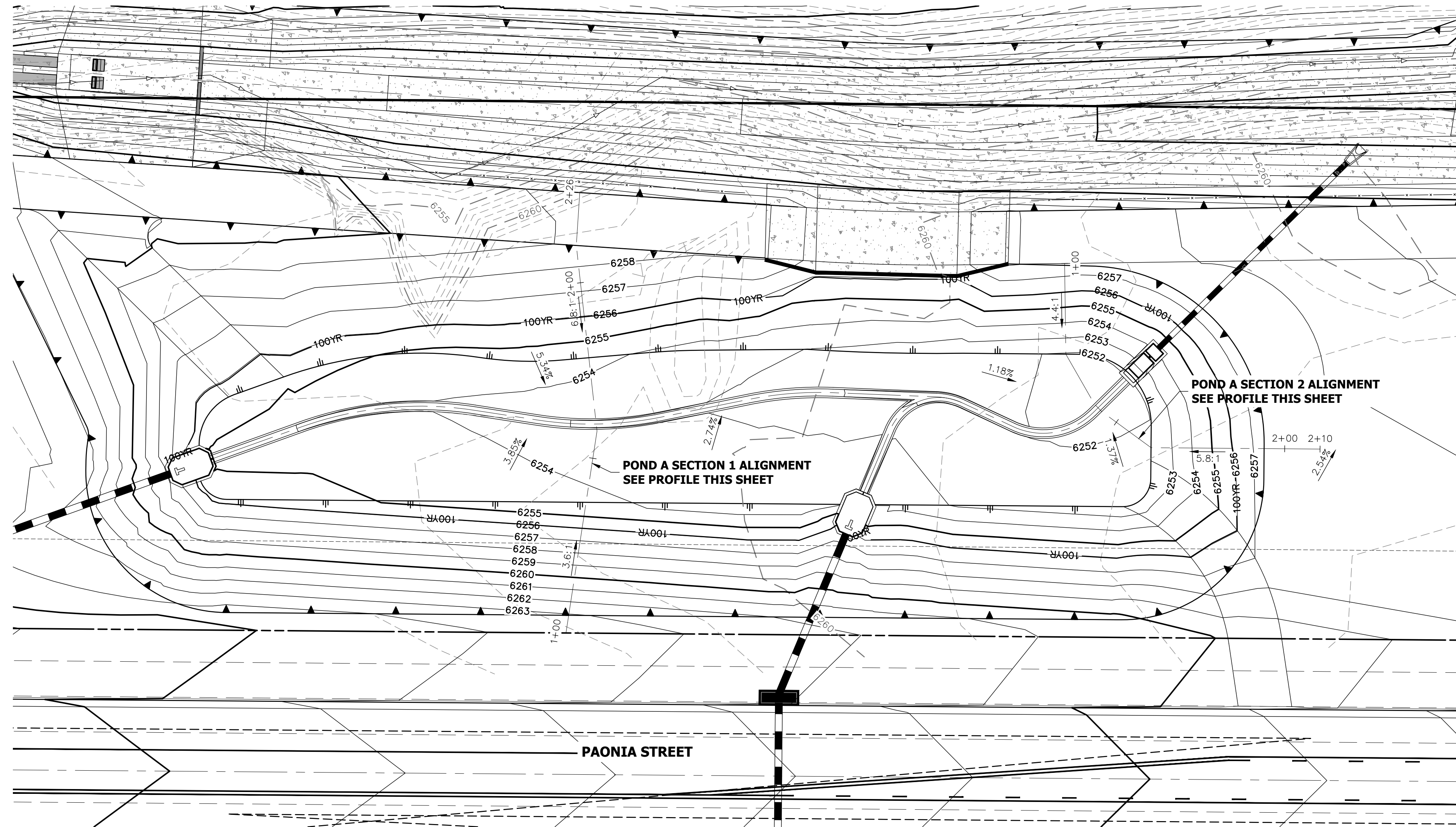
H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	03/12/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

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

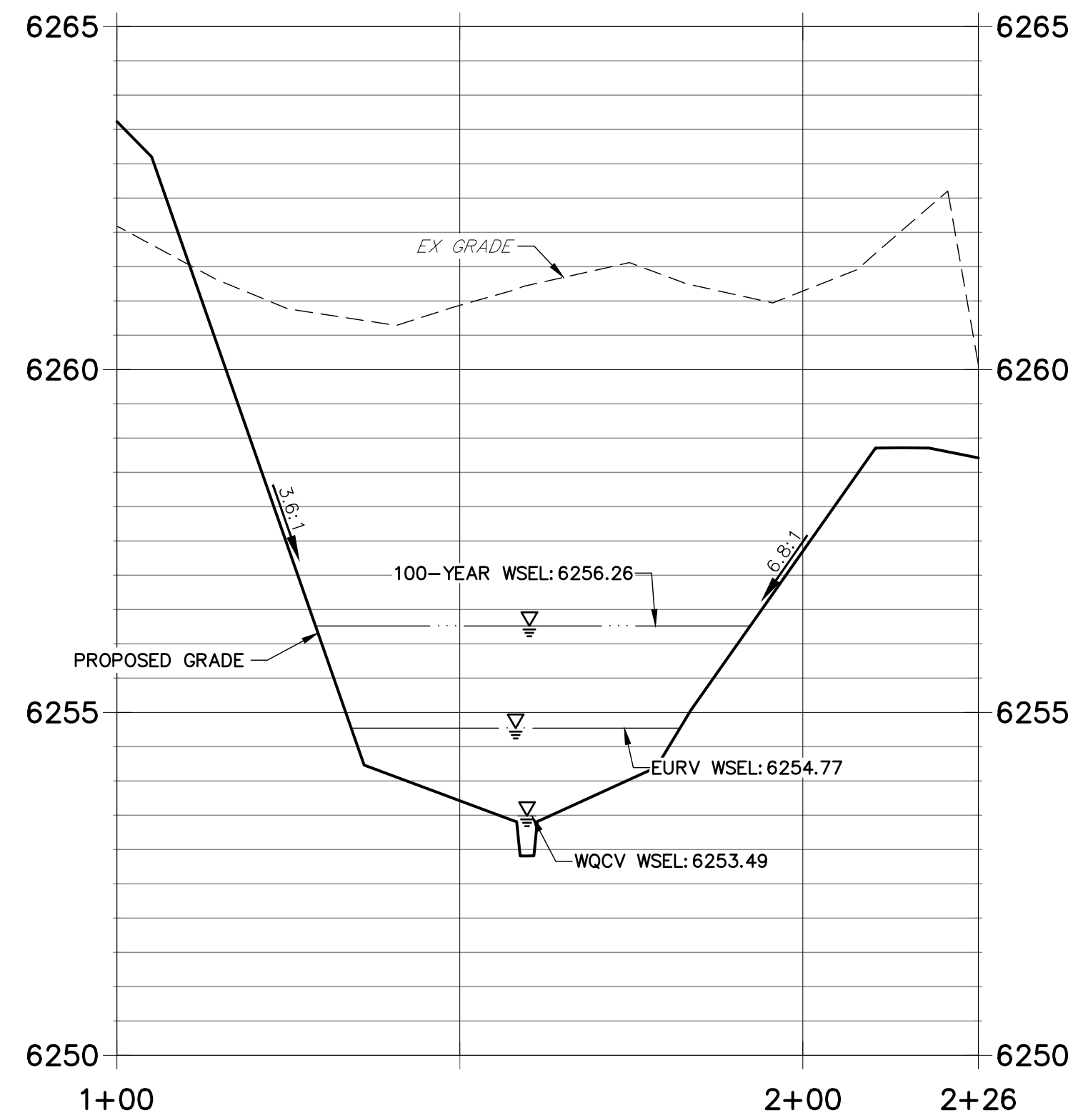




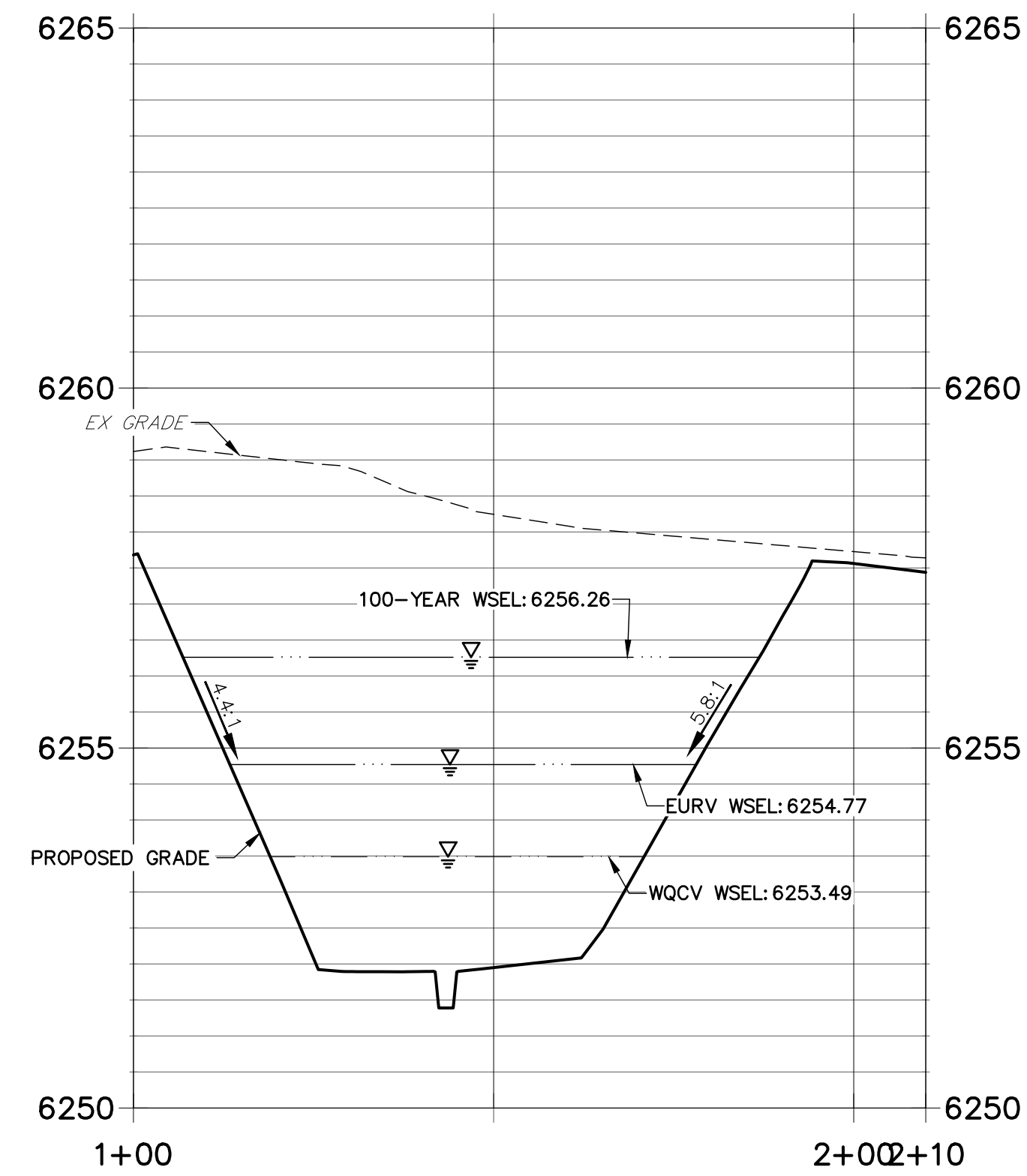




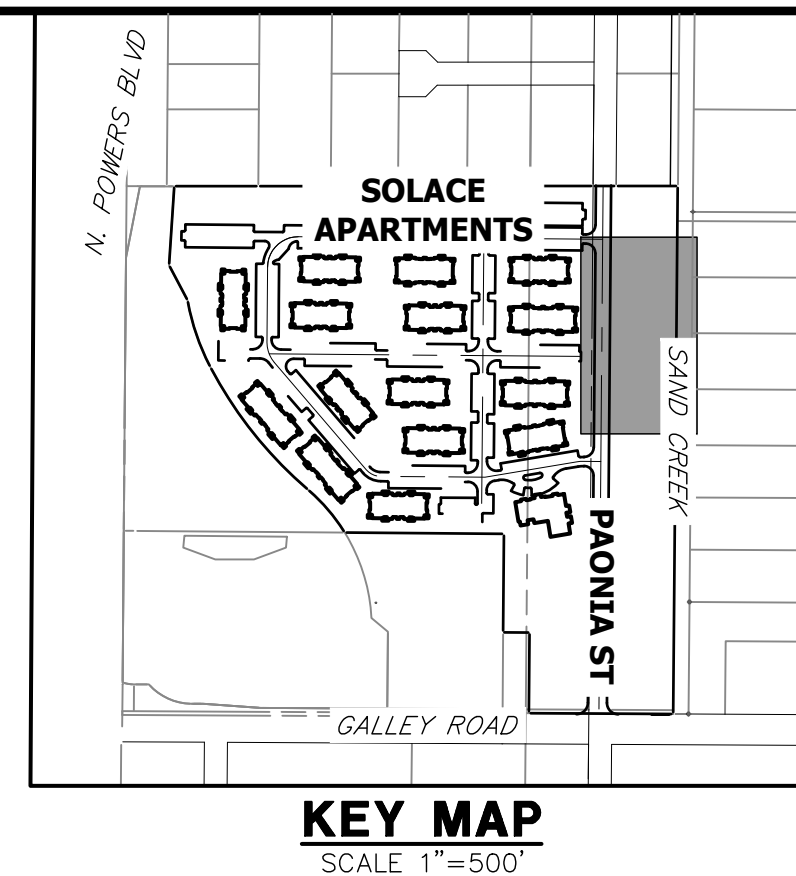
**POND A SECTION 1 PROFILE  
STA 1+00.00 TO 2+25.60**



**POND A SECTION 2 PROFILE  
STA 1+00.00 TO 2+10.00**



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.

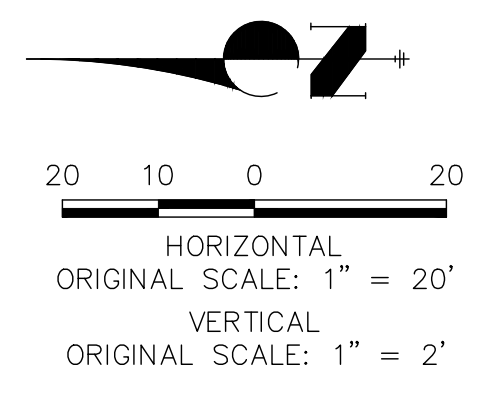


- NOTES**
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
  2. SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
  3. SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
  4. SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

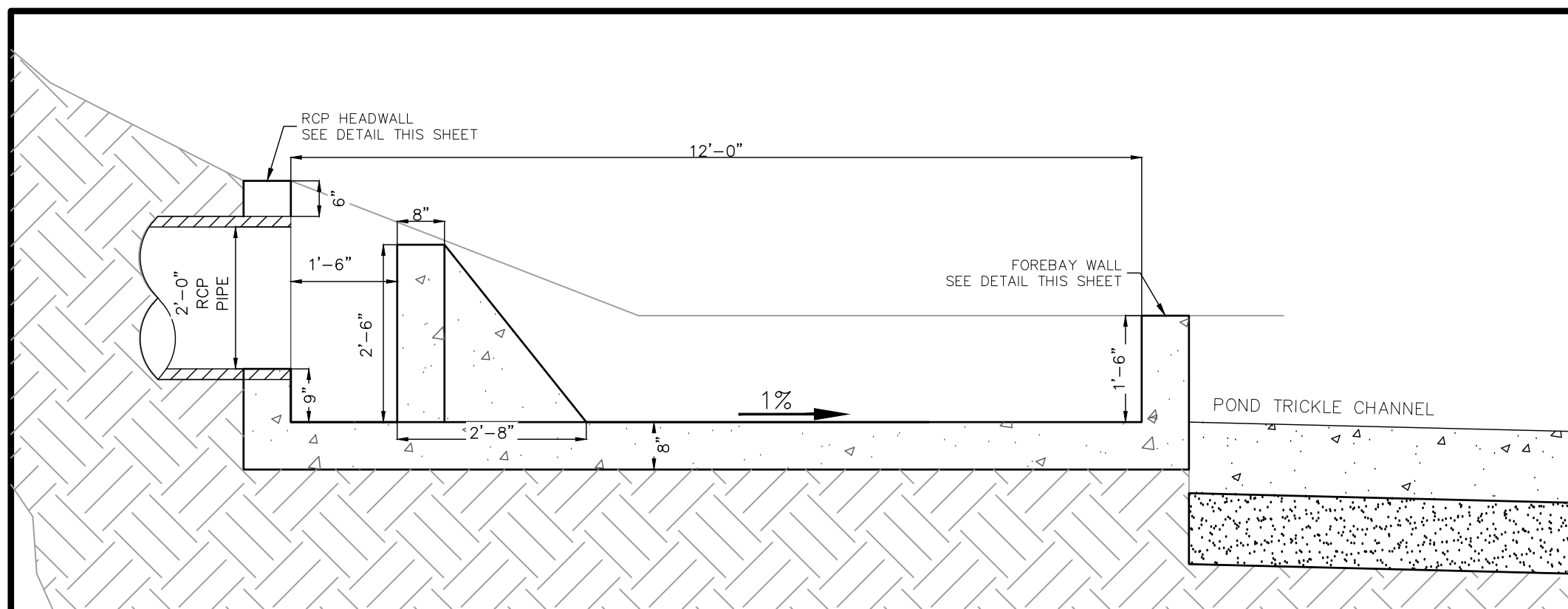
BY	DATE	No.	REVISION



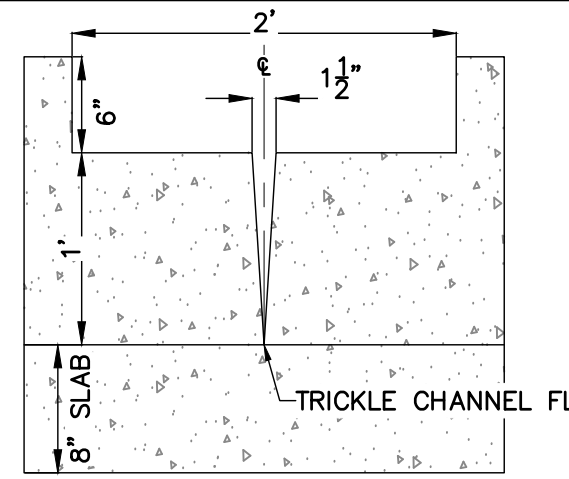
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
DATE: 03/12/21  
32314  
FOR AND ON BEHALF OF JR ENGINEERING

SOLACE AT CIMARRON HILLS  
— FILING NO. 1  
POND A PLAN & CROSS SECTIONS  
SHEET 17 OF 32  
JOB NO. 25174.00

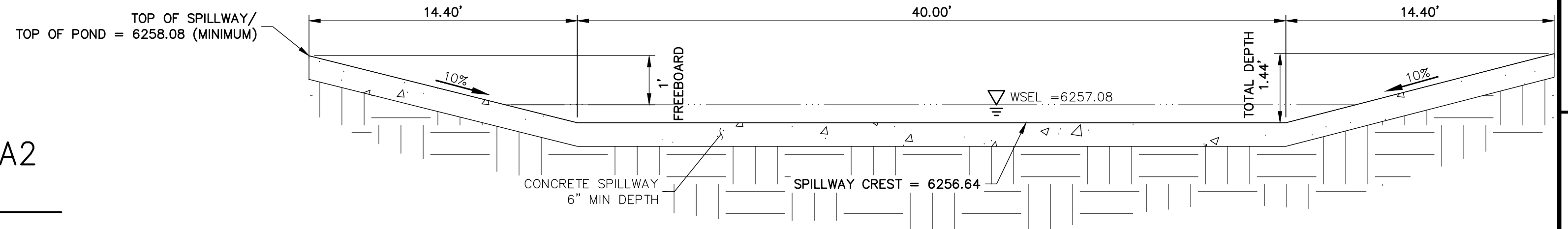




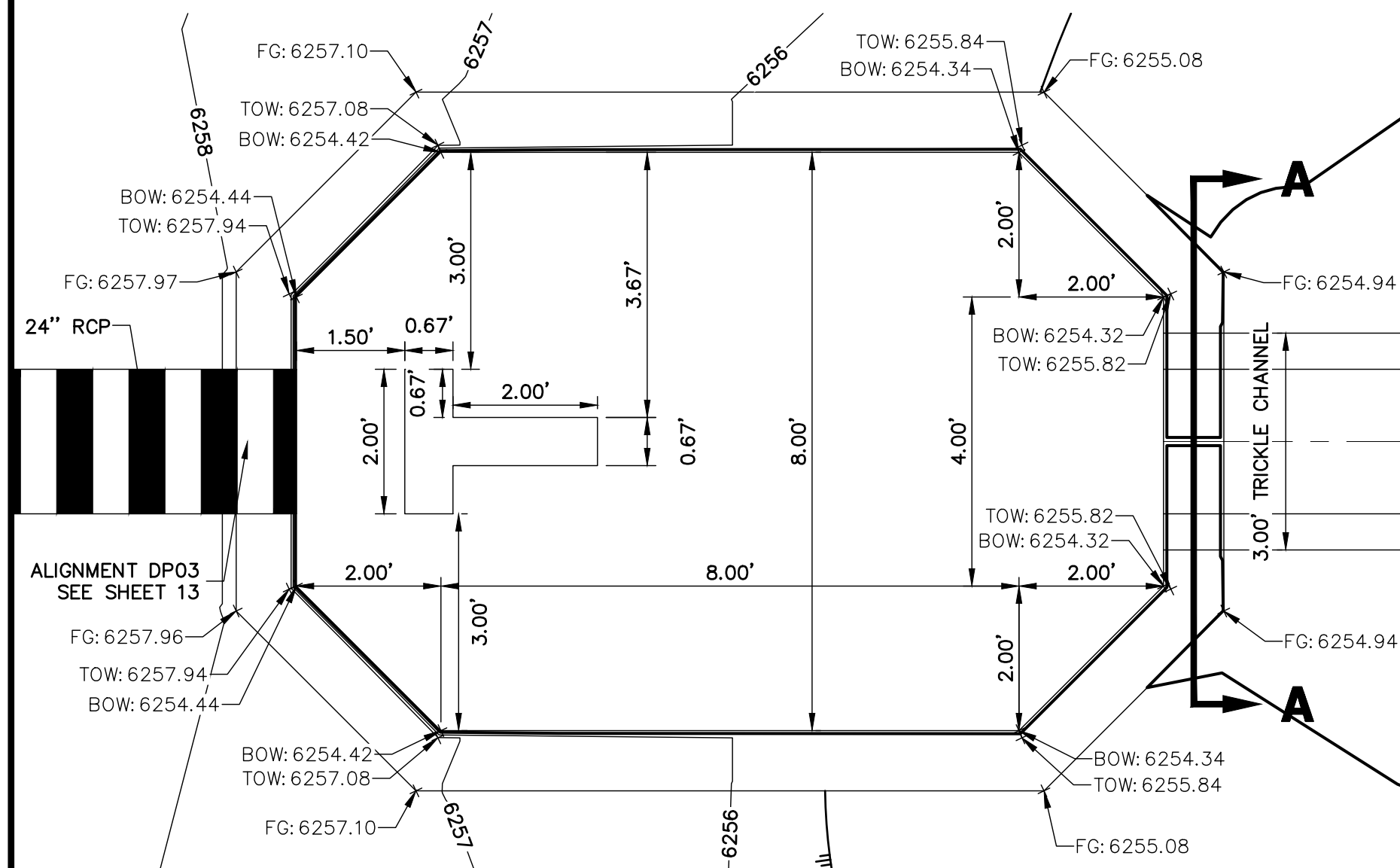
**FOREBAY A1 & A2 PROFILE VIEW**  
SCALE: 1" = 2'



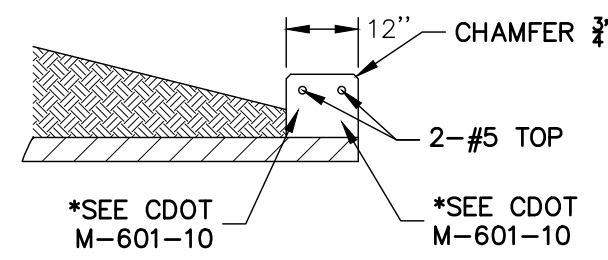
**FOREBAY A1 & A2 WALL SECTION**  
SCALE: 1" = 1'



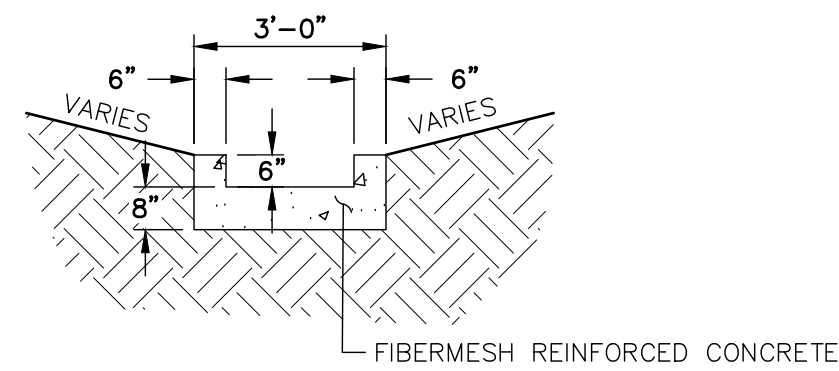
**POND A EMERGENCY OVERFLOW SPILLWAY**  
SCALE: N.T.S.



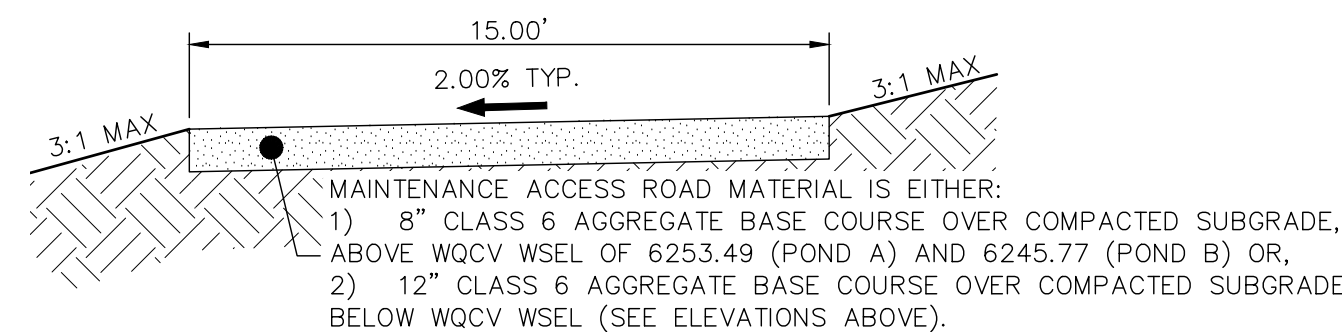
**FOREBAY A1 PLAN VIEW**  
SCALE: 1" = 2'



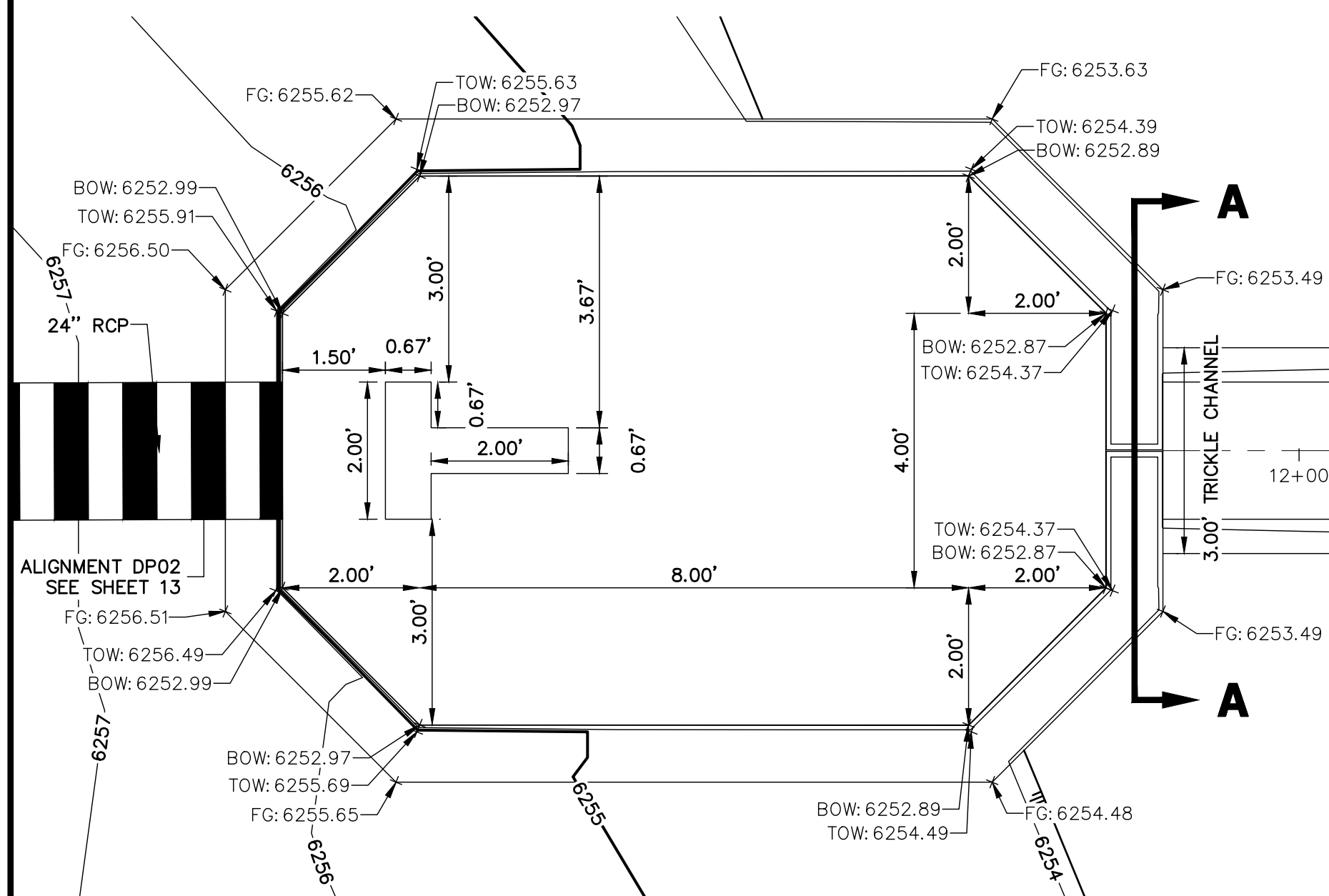
**RCP HEADWALL**  
SCALE: N.T.S.



**TRICKLE CHANNEL**  
SCALE: N.T.S.



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



**FOREBAY A2 PLAN VIEW**  
SCALE: 1" = 2'

**WALL NOTES:**

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

**CAST-IN-PLACE STRUCTURAL NOTES:**

- ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
- ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
- DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F<sub>c</sub>.
- GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
- REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- 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.
- CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

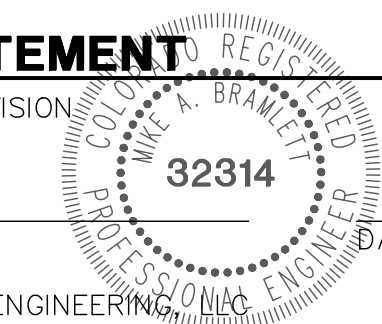


Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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



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

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

**J.R. ENGINEERING**  
A Westman Company  
 Central 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

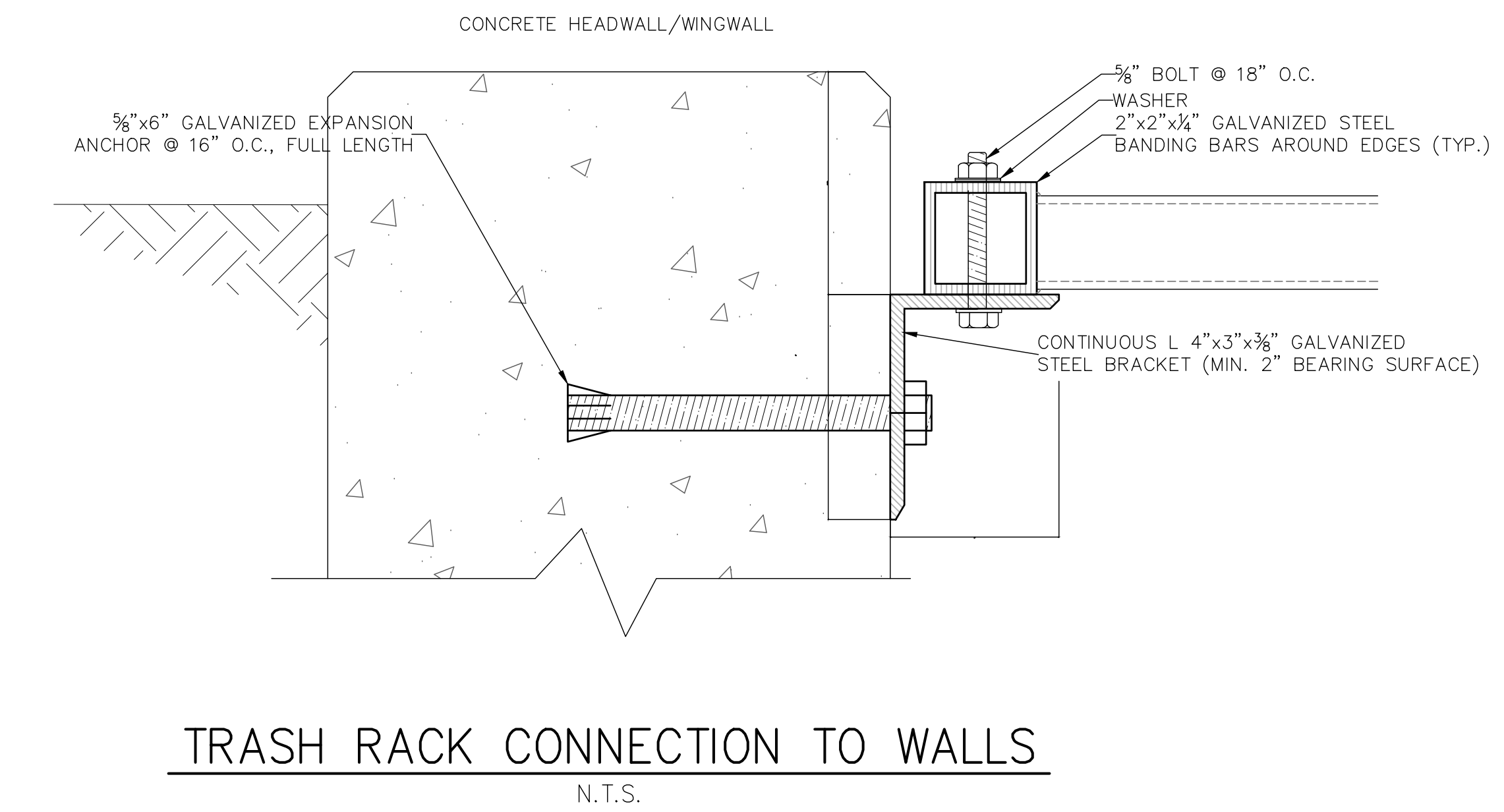
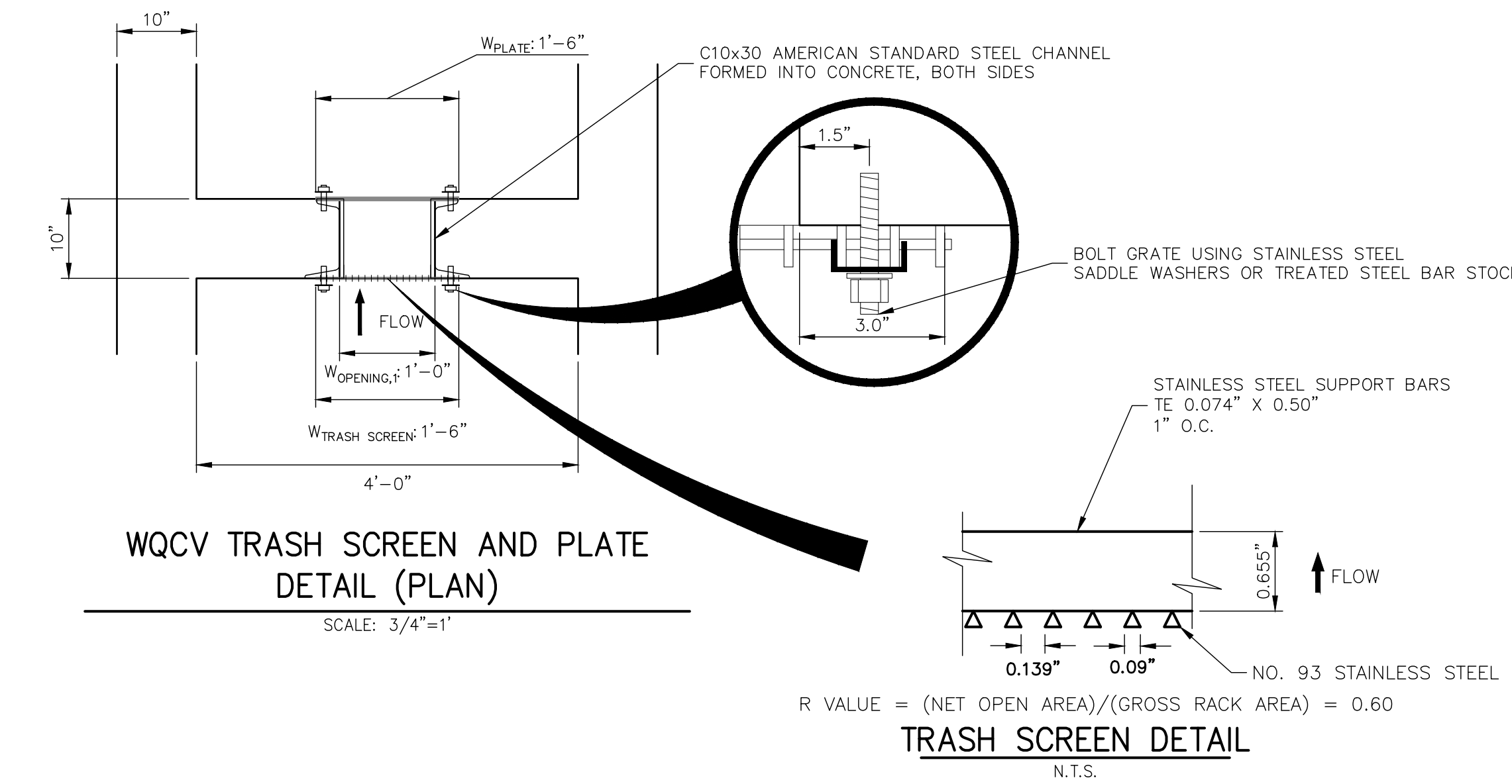
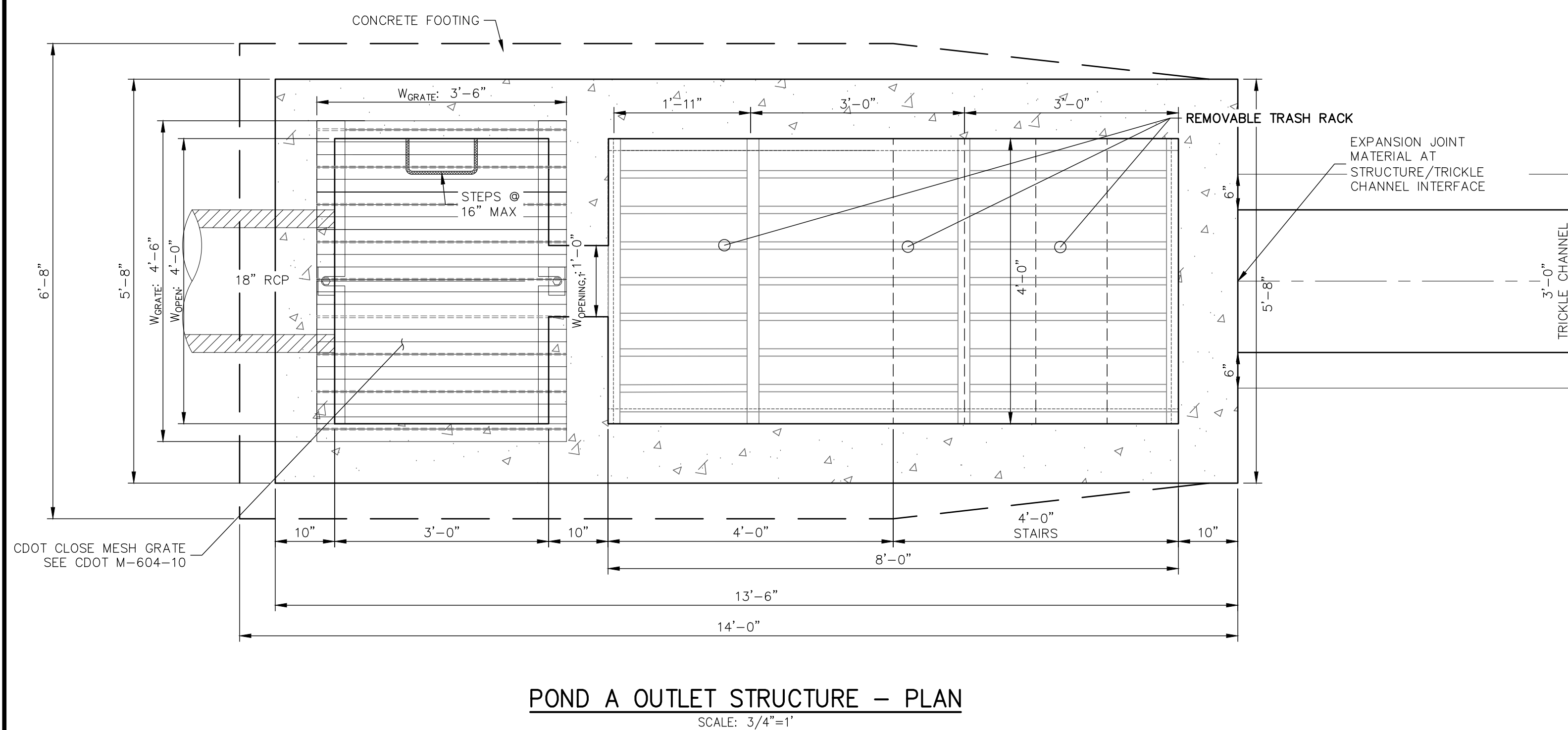
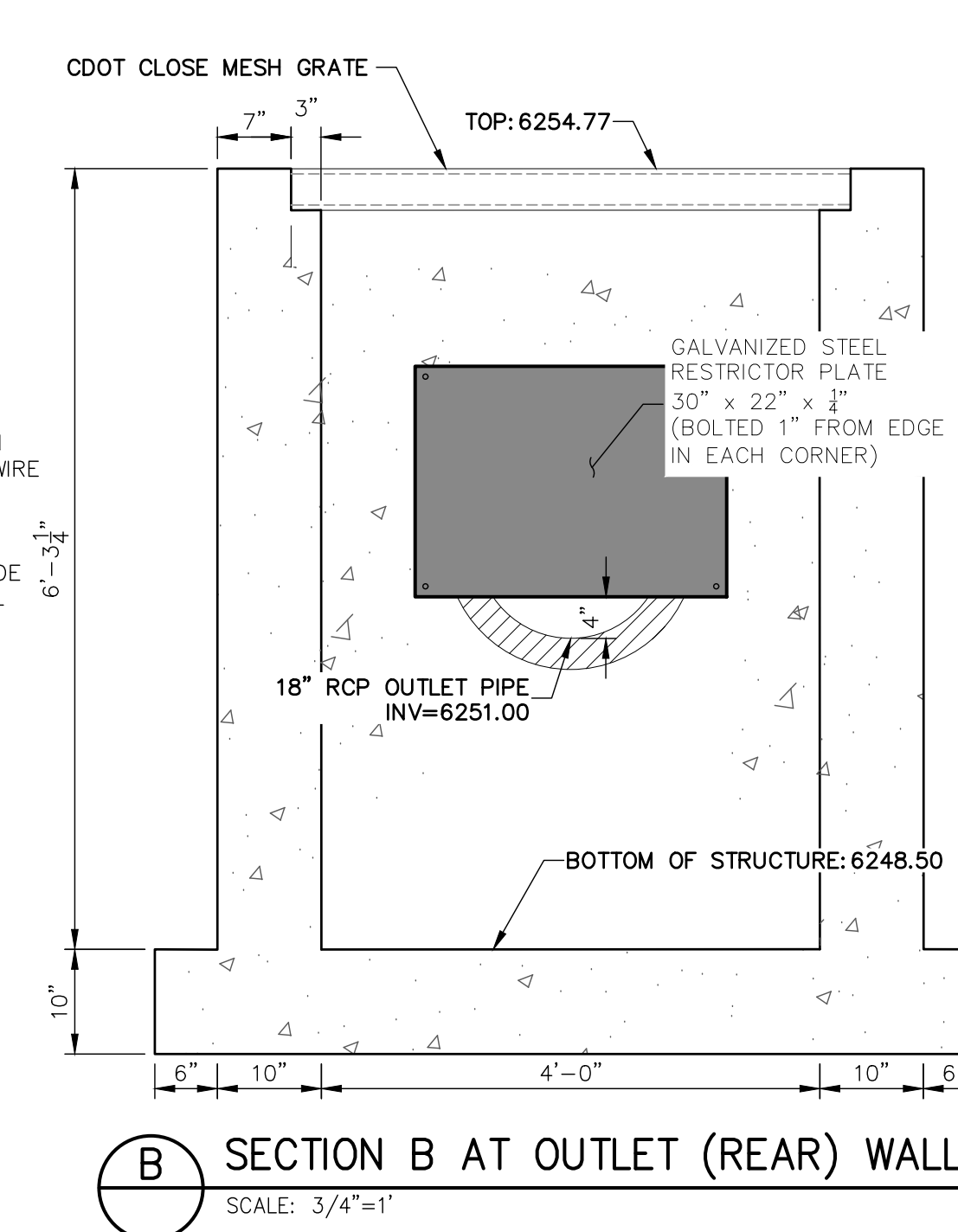
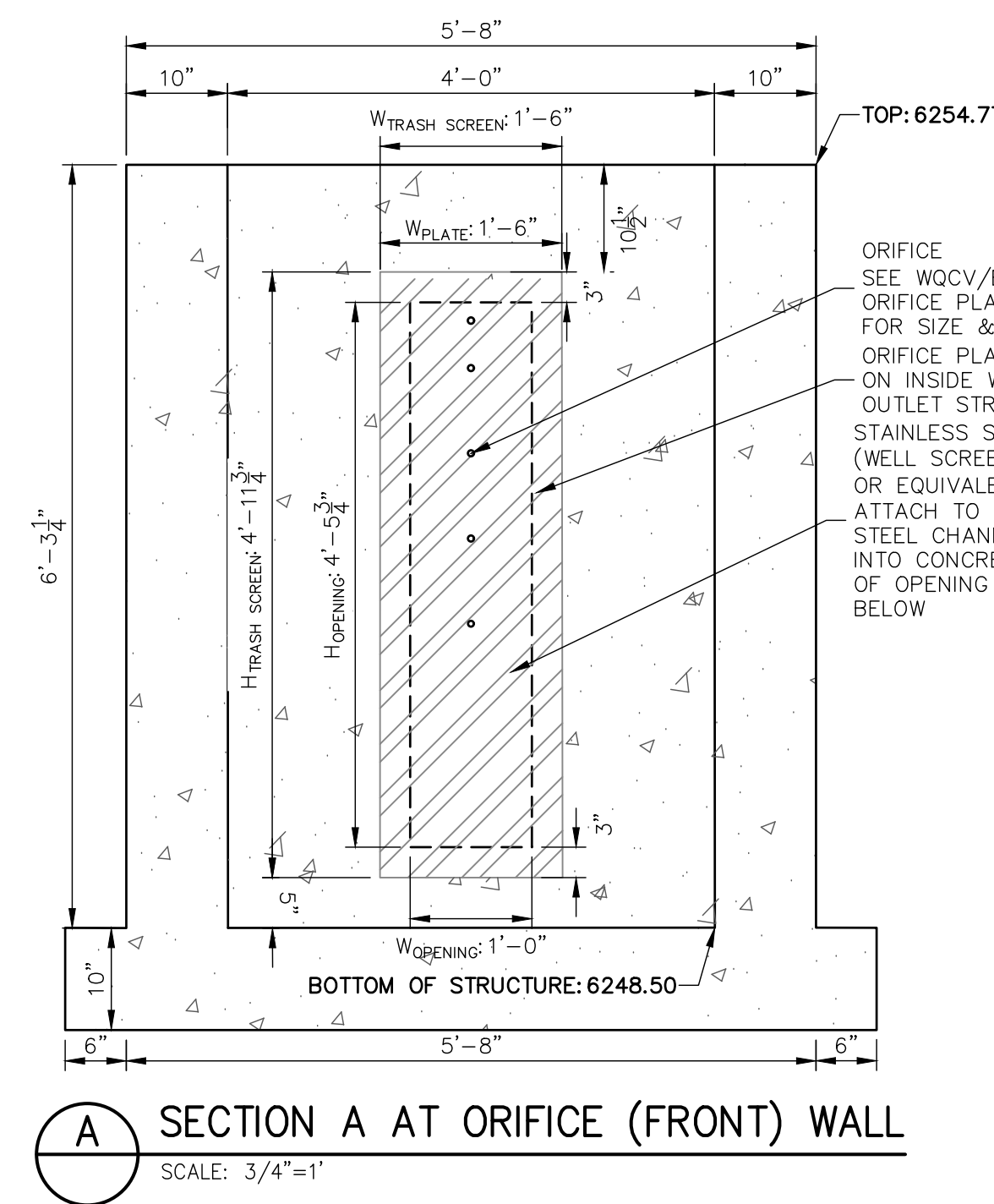
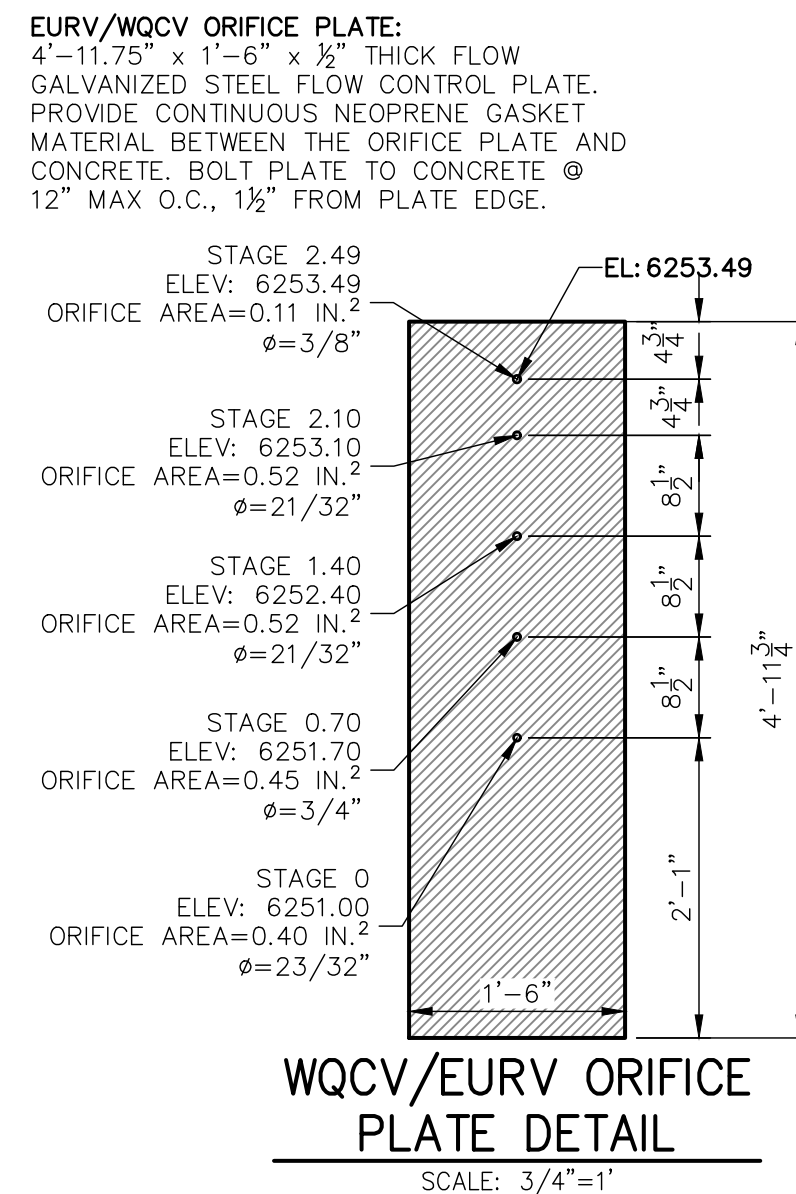
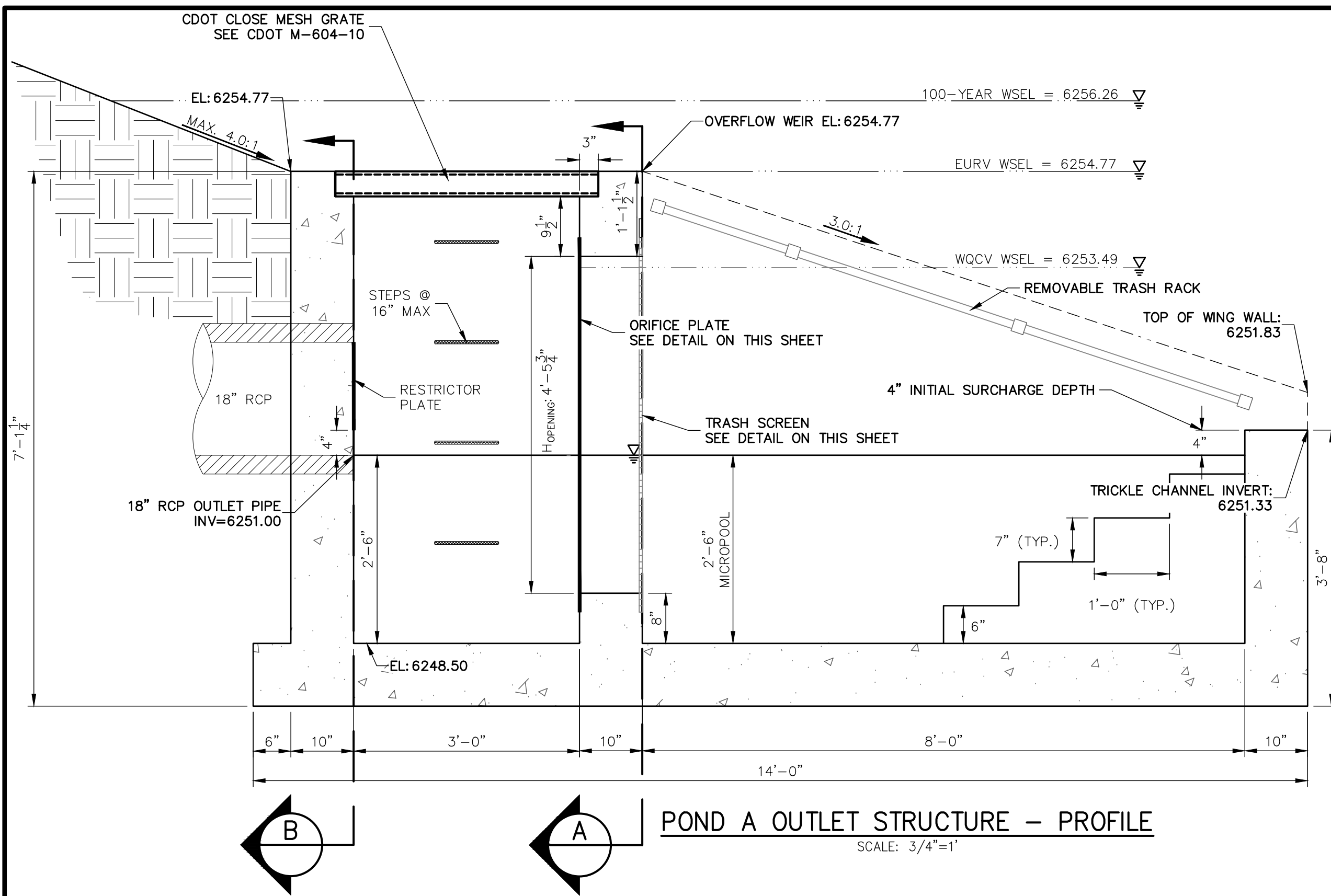
BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
VARIES	VARIES	03/12/21	JBP	RPD	

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

SHEET 18 OF 32  
JOB NO. 25174.00





**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\"/>
- 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\"/>
  - 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.

**ENGINEER'S STATEMENT**

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

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

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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

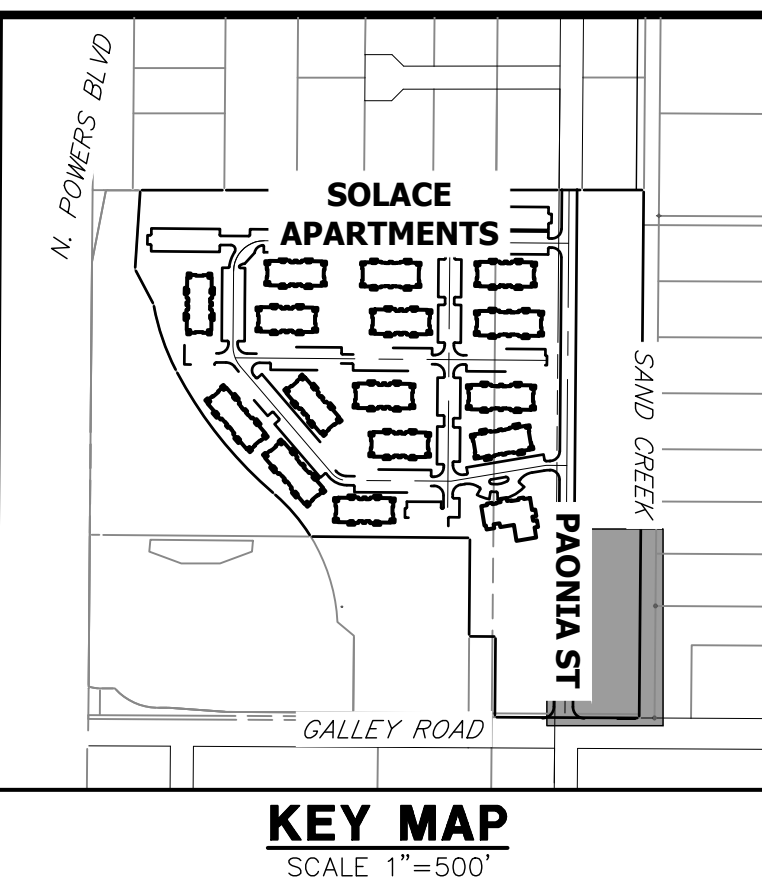
H-SCALE 3/4" = 1'  
 V-SCALE 3/4" = 1'  
 DATE 03/12/21  
 DESIGNED BY JBP  
 DRAWN BY RPD  
 CHECKED BY

**SOLACE AT CIMARRON HILLS - FILING NO. 1**  
**POND A DETAILS**

SHEET 19 OF 32  
 JOB NO. 25174.00

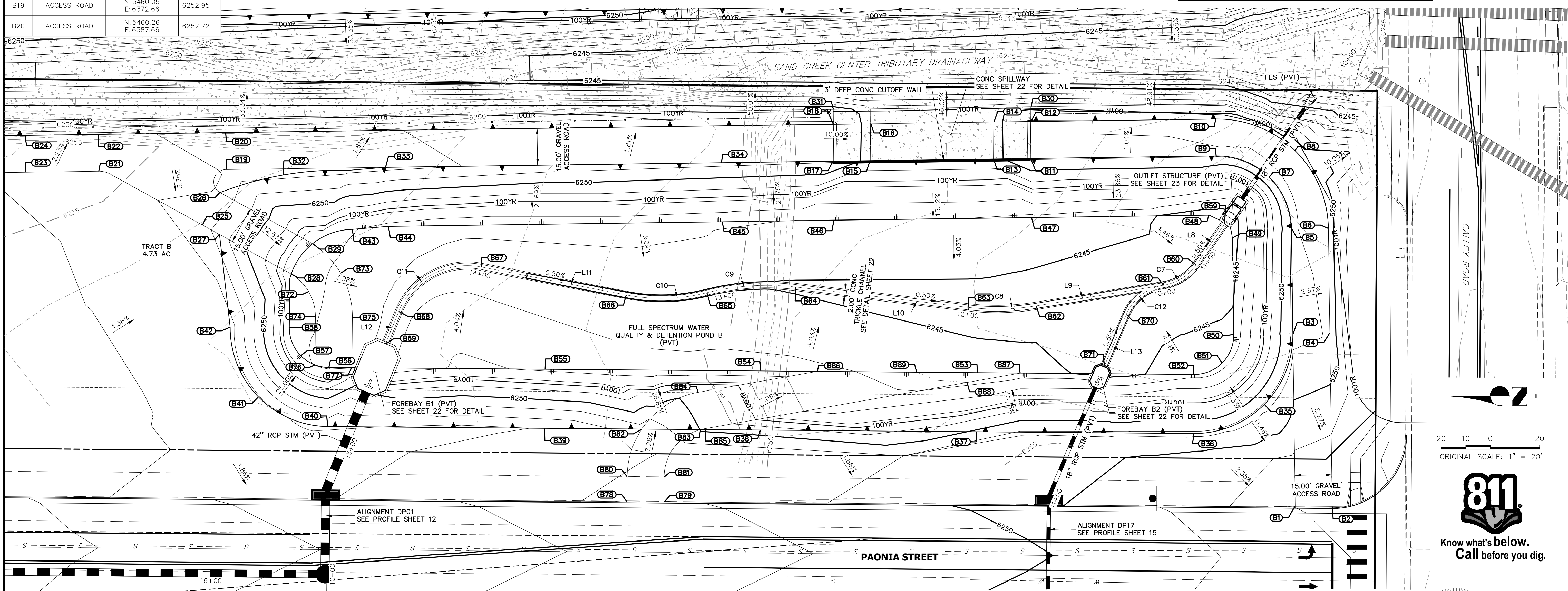


POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
B1	TBC/ACCESS ROAD	N: 5025.91 E: 6235.89	6248.51	B21	ACCESS ROAD	N: 5511.78 E: 6371.95	6253.53	B41	TOP	N: 5446.78 E: 6280.21	6253.13	B61	TRICKLE CHANNEL INTERSECTION	N: 5079.32 E: 6325.87	6243.69	B81	ACCESS ROAD	N: 5282.13 E: 6247.84	6251.81
B2	TBC/ACCESS ROAD	N: 5010.91 E: 6235.57	6248.21	B22	ACCESS ROAD	N: 5511.99 E: 6386.95	6253.23	B42	TOP	N: 5458.30 E: 6308.56	6253.40	B62	TRICKLE CHANNEL	N: 5131.15 E: 6317.27	6243.95	B82	ACCESS ROAD/TOP	N: 5291.17 E: 6267.20	6251.36
B3	ACCESS ROAD/TOP	N: 5026.87 E: 6305.94	6251.32	B23	ACCESS ROAD	N: 5541.49 E: 6371.54	6253.83	B43	TOE	N: 5408.79 E: 6348.36	6247.07	B63	TRICKLE CHANNEL	N: 5158.88 E: 6316.67	6244.09	B83	ACCESS ROAD/TOP	N: 5267.23 E: 6267.01	6249.96
B4	ACCESS ROAD	N: 5011.88 E: 6306.15	6250.92	B24	ACCESS ROAD	N: 5541.69 E: 6386.54	6253.53	B44	TOE	N: 5394.18 E: 6349.56	6246.69	B64	TRICKLE CHANNEL	N: 5228.73 E: 6324.92	6244.45	B84	ACCESS ROAD	N: 5268.21 E: 6282.14	6249.46
B5	ACCESS ROAD/TOP	N: 5027.46 E: 6348.58	6251.05	B25	ACCESS ROAD	N: 5469.66 E: 6350.16	6252.52	B45	TOE	N: 5258.63 E: 6351.42	6246.12	B65	TRICKLE CHANNEL	N: 5264.87 E: 6322.59	6244.63	B85	ACCESS ROAD	N: 5265.60 E: 6267.37	6249.76
B6	ACCESS ROAD	N: 5012.46 E: 6348.79	6250.75	B26	ACCESS ROAD/TOP	N: 5462.40 E: 6363.28	6252.82	B46	TOE	N: 5213.09 E: 6352.04	6245.98	B66	TRICKLE CHANNEL	N: 5297.41 E: 6321.68	6244.79	B86	ACCESS ROAD/TOE	N: 5220.07 E: 6290.63	6246.15
B7	ACCESS ROAD/TOP	N: 5036.54 E: 6369.67	6251.06	B27	ACCESS ROAD/TOP	N: 5462.64 E: 6346.27	6251.56	B47	TOE	N: 5133.09 E: 6353.14	6245.80	B67	TRICKLE CHANNEL	N: 5356.40 E: 6333.08	6245.10	B87	ACCESS ROAD/TOE	N: 5137.47 E: 6289.96	6245.52
B8	ACCESS ROAD	N: 5026.08 E: 6380.43	6250.83	B28	ACCESS ROAD/TOE	N: 5433.54 E: 6330.18	6247.58	B48	TOE	N: 5060.84 E: 6354.13	6244.32	B68	TRICKLE CHANNEL	N: 5389.88 E: 6314.94	6245.30	B88	12" WCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE	N: 5159.23 E: 6286.13	6245.77
B9	ACCESS ROAD/TOP	N: 5057.87 E: 6378.17	6251.08	B29	ACCESS ROAD/TOE	N: 5424.86 E: 6342.52	6247.44	B49	TOE	N: 5051.46 E: 6344.88	6244.35	B69	FOREBAY	N: 5395.23 E: 6301.80	6245.37	B89	12" WCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE/TOE	N: 5179.45 E: 6290.30	6245.77
B10	ACCESS ROAD	N: 5058.07 E: 6393.42	6250.78	B30	SPILLWAY	N: 5133.27 E: 6398.16	6249.73	B50	TOE	N: 5050.87 E: 6305.61	6245.32	B70	TRICKLE CHANNEL	N: 5094.53 E: 6313.73	6243.79				
B11	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5133.42 E: 6377.13	6251.11	B31	SPILLWAY	N: 5213.27 E: 6397.06	6250.52	B51	TOE	N: 5055.53 E: 6294.11	6245.51	B71	FOREBAY	N: 5103.28 E: 6293.07	6243.90				
B12	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5133.31 E: 6392.14	6251.11	B32	TOP	N: 5436.74 E: 6370.45	6252.26	B52	TOE	N: 5067.00 E: 6289.39	6245.69	B72	ACCESS ROAD	N: 5426.42 E: 6323.03	6247.25				
B13	ACCESS ROAD/ SPILLWAY CREST/ CUTOFF WALL	N: 5148.42 E: 6376.93	6249.61	B33	ACCESS ROAD/TOP	N: 5395.32 E: 6373.55	6252.29	B53	TOE	N: 5154.86 E: 6290.10	6245.57	B73	ACCESS ROAD	N: 5413.47 E: 6330.59	6246.83				
B14	ACCESS ROAD/ SPILLWAY CREST	N: 5148.31 E: 6391.93	6249.64	B34	ACCESS ROAD/TOP	N: 5258.96 E: 6375.41	6251.31	B54	TOE	N: 5242.72 E: 6290.81	6246.28	B74	ACCESS ROAD	N: 5423.69 E: 6312.77	6247.05				
B15	ACCESS ROAD/ SPILLWAY CREST/ CUTOFF WALL	N: 5198.41 E: 6376.24	6249.61	B35	TOP	N: 5038.51 E: 6277.19	6251.14	B55	TOE	N: 5330.57 E: 6291.52	6246.82	B75	ACCESS ROAD	N: 5408.69 E: 6312.65	6246.47				
B16	ACCESS ROAD/ SPILLWAY CREST	N: 5198.31 E: 6391.25	6249.62	B36	TOP	N: 5067.19 E: 6265.39	6251.21	B56	TOE	N: 5418.39 E: 6292.23	6246.85	B76	ACCESS ROAD/TOE	N: 5423.85 E: 6293.26	6246.98				
B17	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5213.42 E: 6376.04	6251.11	B37	TOP	N: 5155.05 E: 6266.10	6250.20	B57	TOE	N: 5429.67 E: 6297.05	6247.13	B77	ACCESS ROAD/TOE	N: 5408.86 E: 6292.16	6246.63				
B18	ACCESS ROAD/ SPILLWAY TOP	N: 5213.31 E: 6391.04	6251.11	B38	TOP	N: 5242.91 E: 6266.81	6249.42	B58	TOE	N: 5434.30 E: 6308.41	6247.40	B78	ACCESS ROAD/TBC	N: 5297.21 E: 6237.75	6251.81				
B19	ACCESS ROAD	N: 5460.05 E: 6372.66	6252.95	B39	TOP	N: 5330.77 E: 6267.52	6252.95	B59	OUTLET STRUCTURE	N: 5054.56 E: 6350.61	6243.51	B79	ACCESS ROAD/TBC	N: 5282.21 E: 6237.63	6251.66				
B20	ACCESS ROAD	N: 5460.26 E: 6387.66	6252.72	B40	TOP	N: 5418.63 E: 6268.23	6252.85	B60	TRICKLE CHANNEL	N: 5066.08 E: 6334.01	6243.61	B80	ACCESS ROAD	N: 5297.13 E: 6247.96	6251.97				



- NOTES**
- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
  - SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
  - SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
  - 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	
L8	N55°14'37"W	20.21'	C7	46°02'08"	20.00'	16.07'	
L9	N09°12'28"W	52.51'	C8	15°56'41"	100.00'	27.83'	
L10	N06°44'13"E	70.34'	C9	20°51'49"	100.00'	36.41'	
L11	N10°56'24"E	60.08'	C10	25°04'00"	75.00'	32.81'	
L12	N67°51'14"W	14.18'	C11	78°47'38"	30.00'	41.26'	
L13	S67°02'13"E	22.43'	C12	57°49'45"	20.00'	20.19'	



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

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

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.

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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

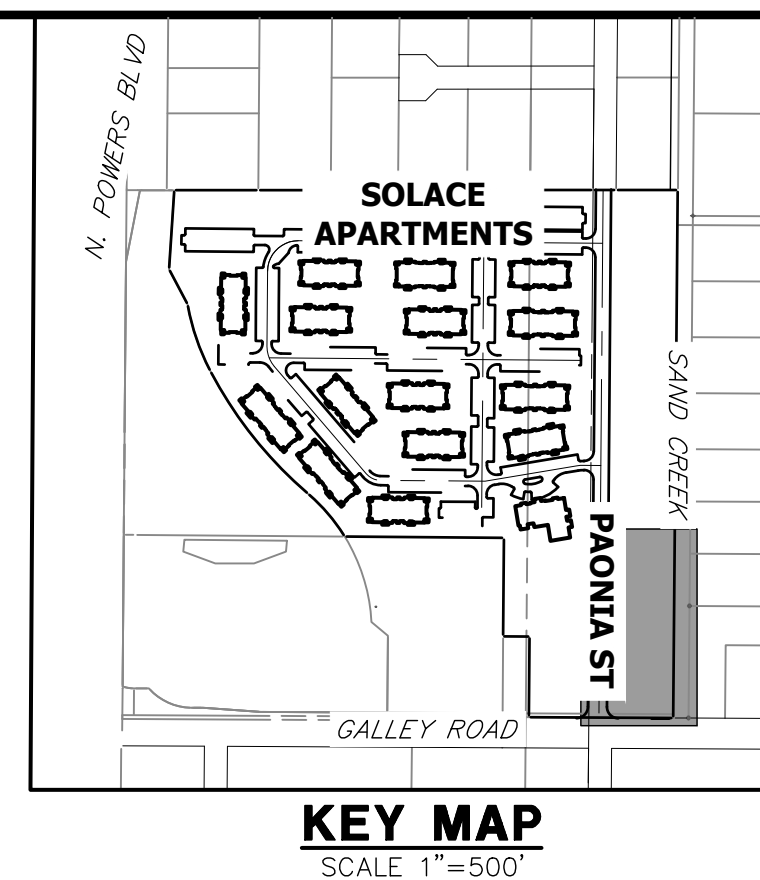
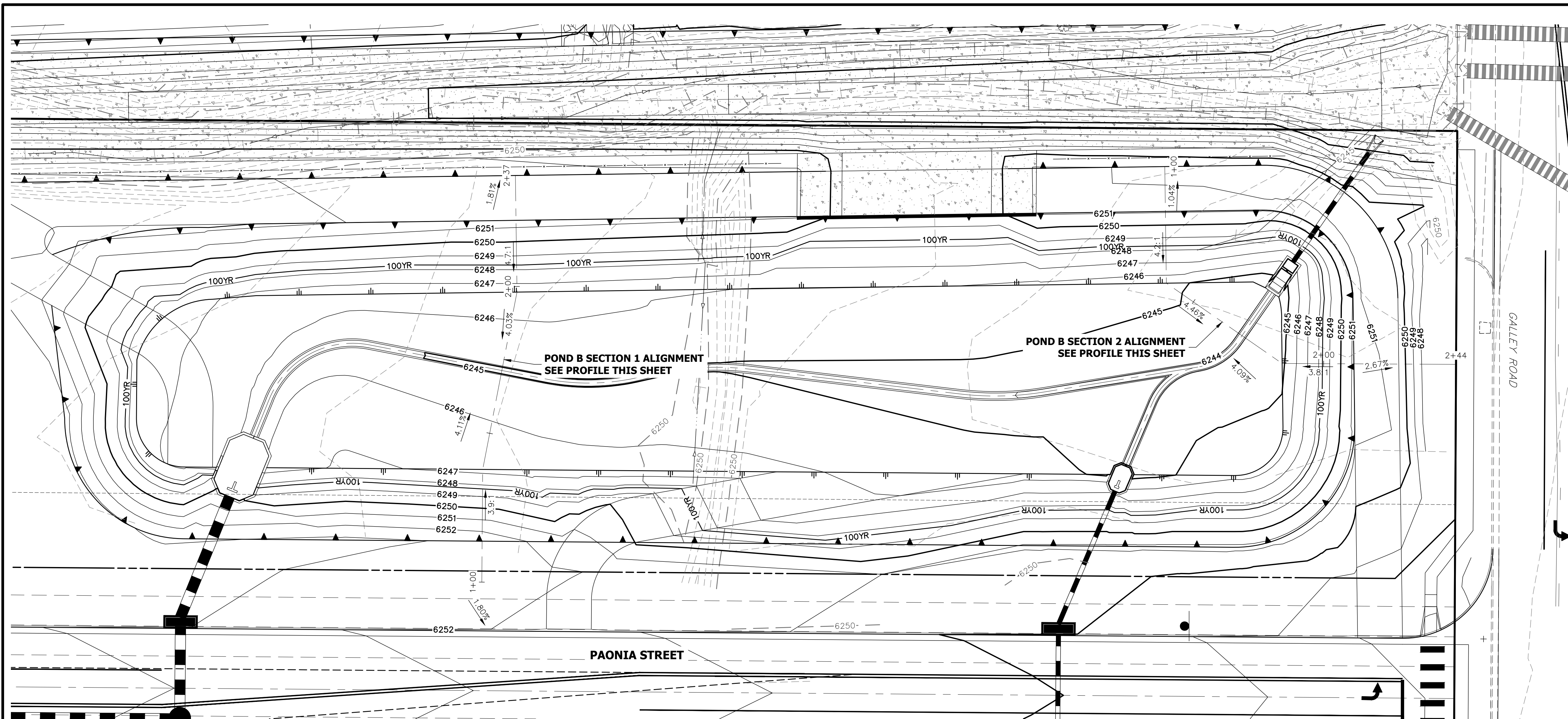
NO.	REVISION	DATE

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

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

SHEET 20 OF 32  
JOB NO. 25174.00



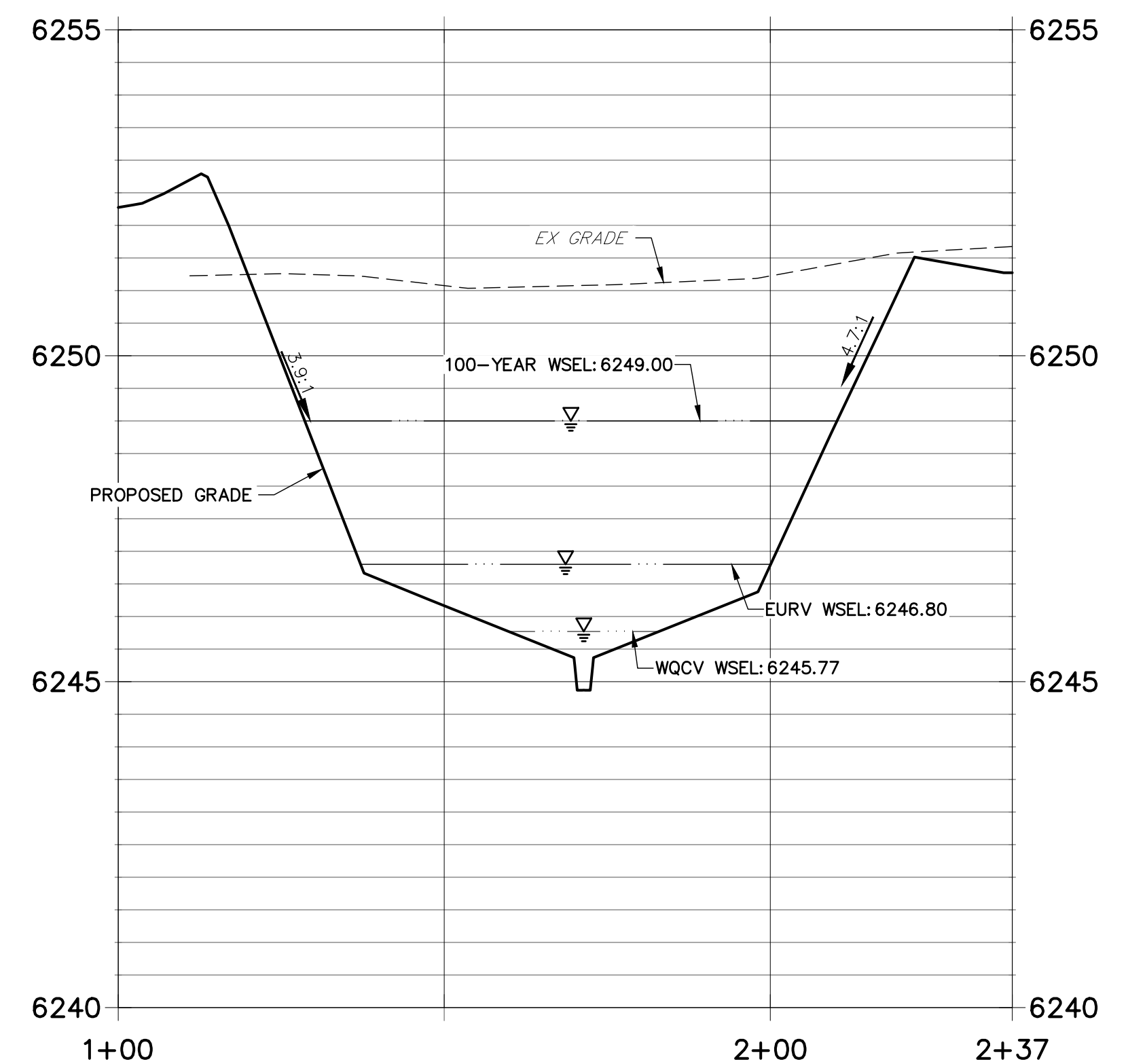


UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

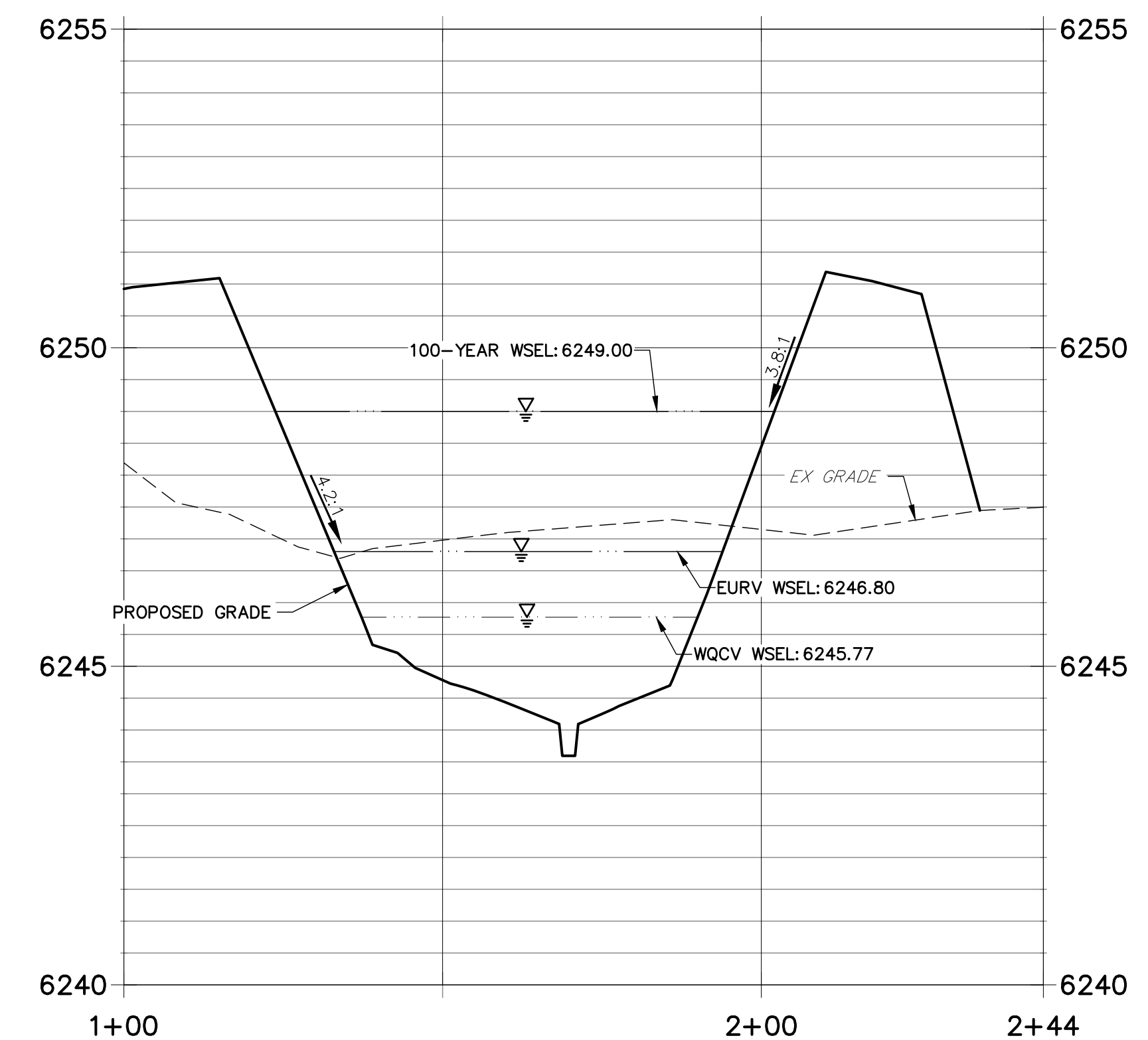
PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS ST.  
 SUITE 400  
 CHICAGO, ILL 60607  
 OFFICE PHONE (734) 216-2577

PREPARED BY  
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

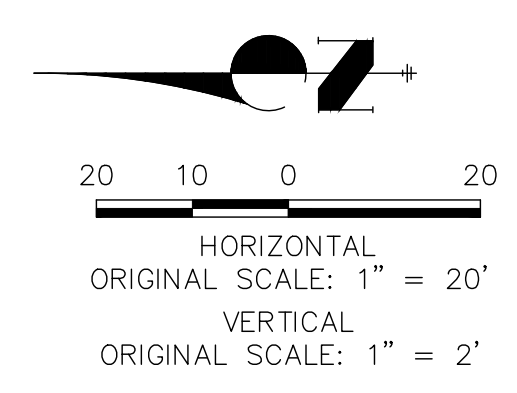
**POND B SECTION 1 PROFILE  
 STA 1+00.00 TO 2+37.11**



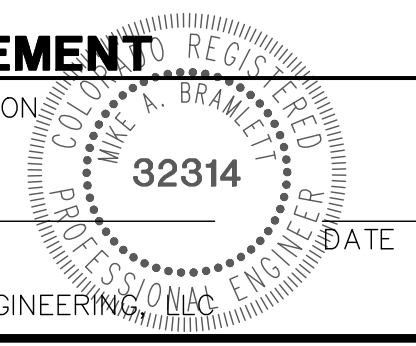
**POND B SECTION 2 PROFILE  
 STA 1+00.00 TO 2+44.24**



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



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



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

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.

No.	REVISION	BY	DATE	H-SCALE		V-SCALE		DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=20'	1"=2'	03/12/21	JBP				

SOLACE AT CIMARRON HILLS  
 - FILING NO. 1

POND B PLAN & CROSS SECTIONS

SHEET 21 OF 32  
 JOB NO. 25174.00

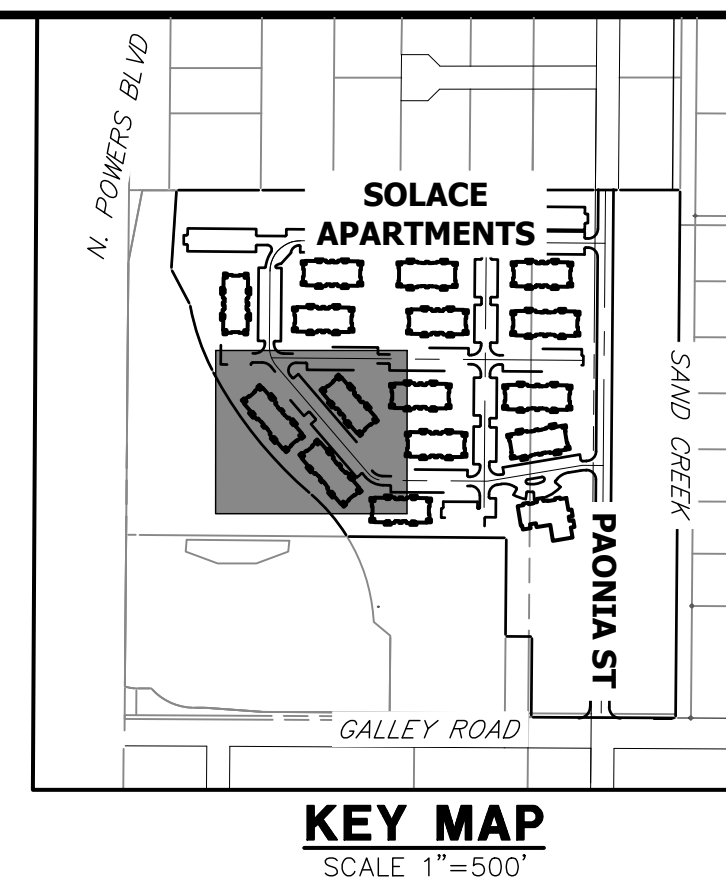
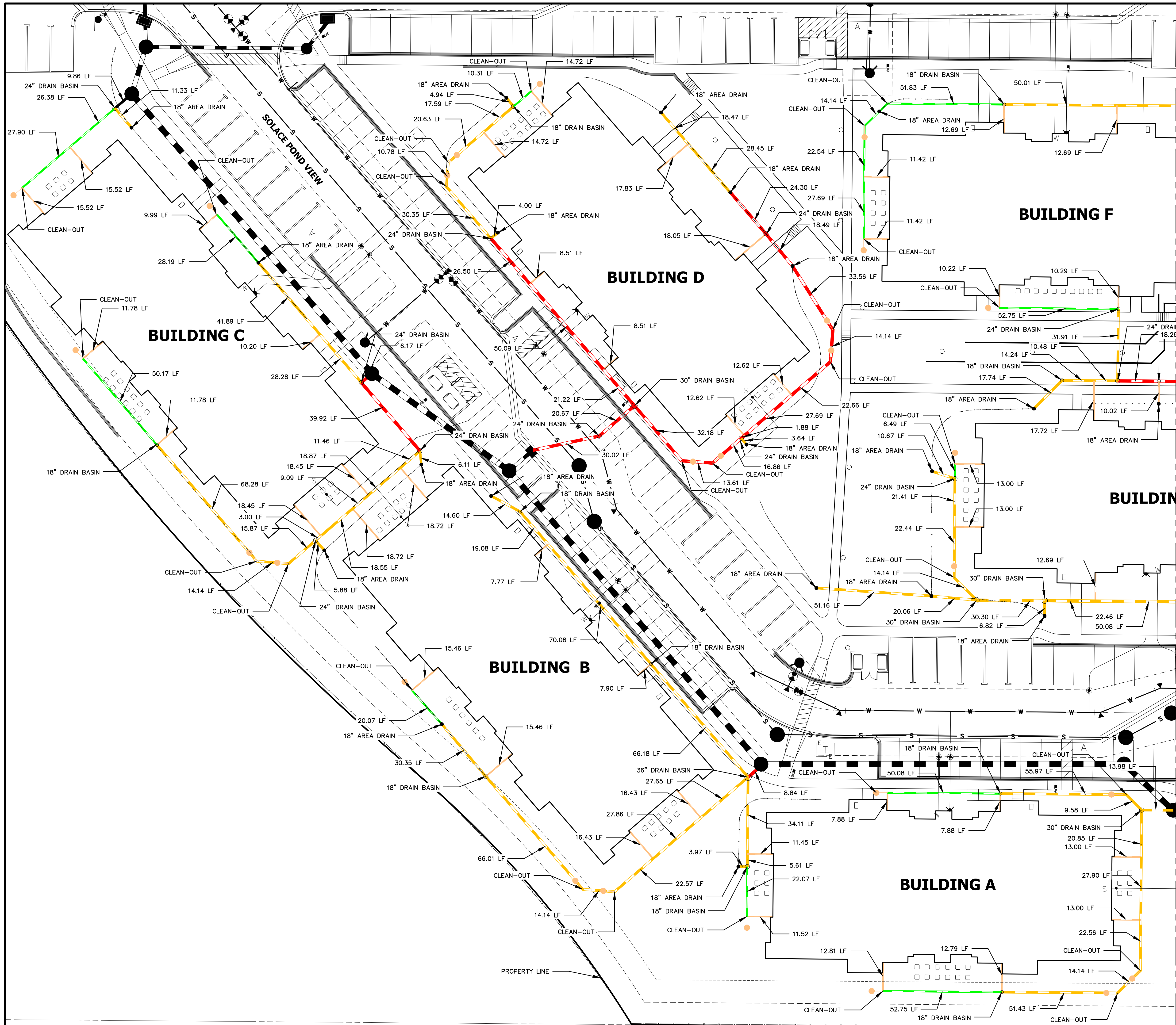












**LEGEND**

6" HDPE	Orange line
8" HDPE	Yellow line
12" HDPE	Green line
15" HDPE	Red line
CLEAN-OUT	Black dashed line
AREA DRAIN	Black solid line
DRAIN BASIN	Circle with center dot

- 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.

SEE SHEET 17

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

ORIGINAL SCALE: 1" = 20'

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

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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

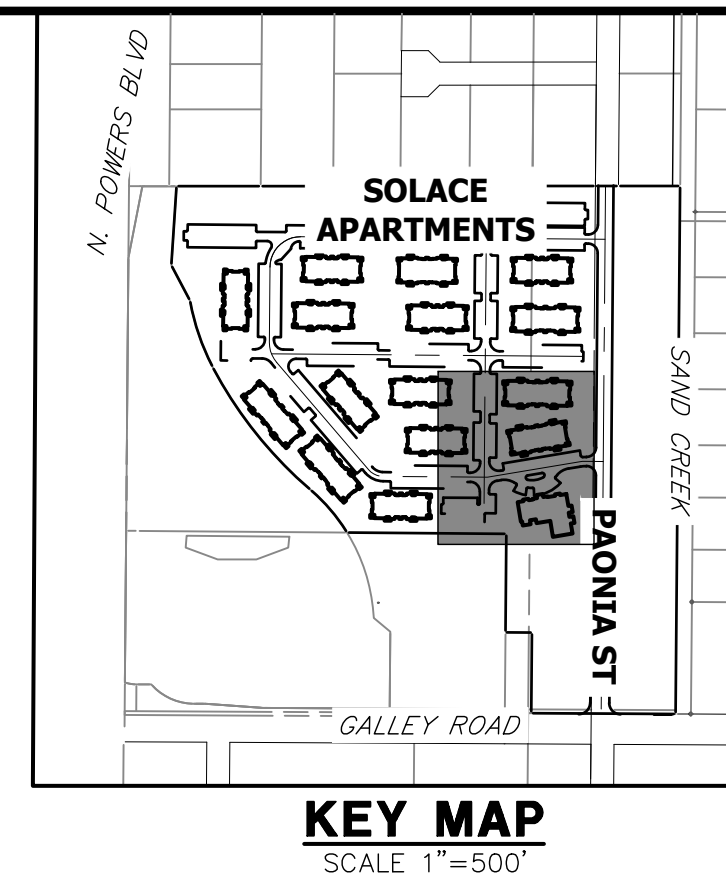
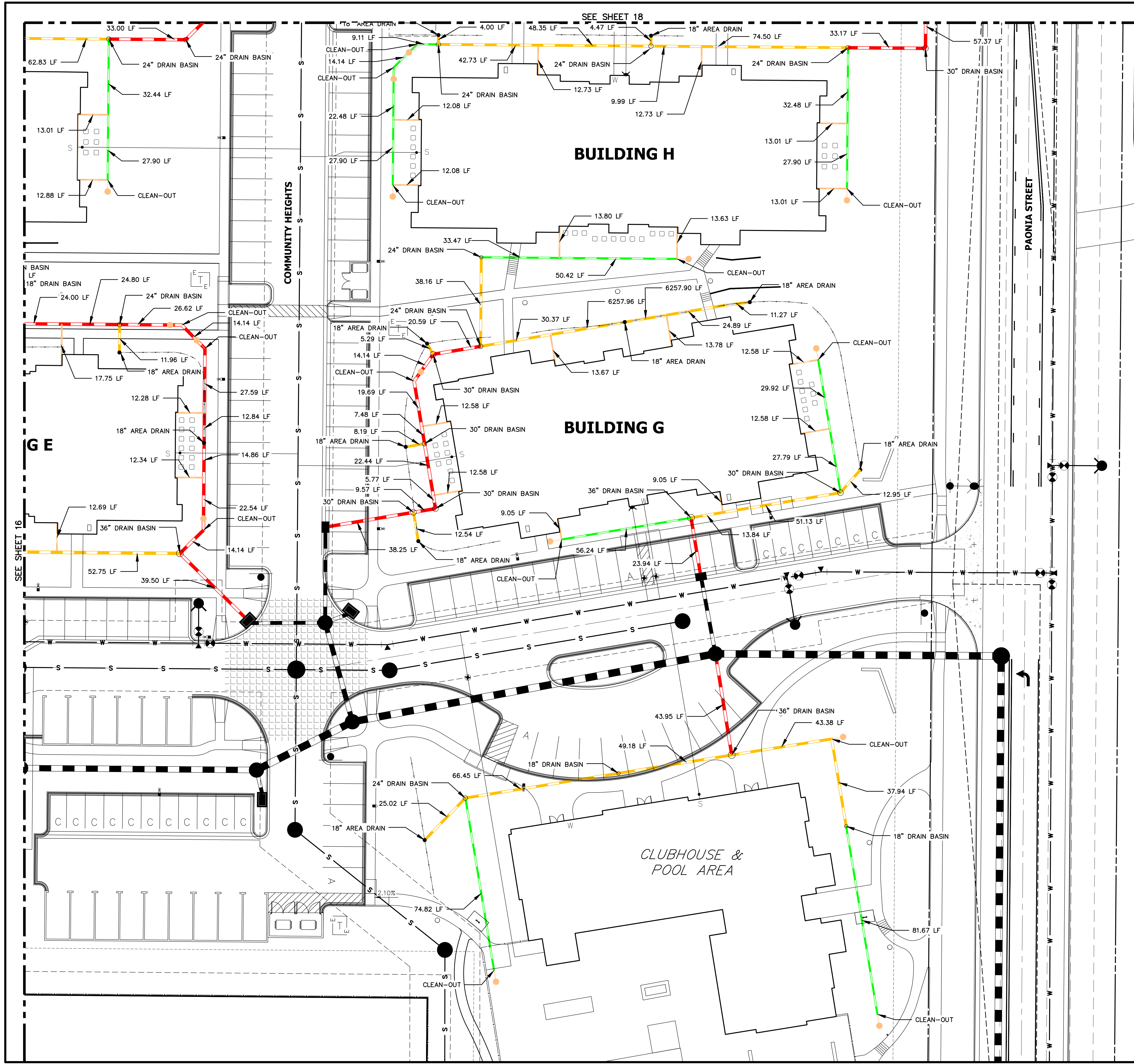
No.	REVISION	BY	DATE

H-SCALE	1"=20'
V-SCALE	N/A
DATE	03/12/21
DESIGNED BY	GVT
DRAWN BY	GVT
CHECKED BY	

**SOLACE AT CIMARRON HILLS**  
- FILING NO. 1  
**ROOF DRAIN AND AREA DRAIN PLANS**

SHEET 24 OF 32  
JOB NO. 25174.00





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

- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
  2. THE MINIMUM PIPE SLOPE FOR 15" PIPES SHALL BE 0.75%. ALL OTHER PIPES SHALL MAINTAIN A 0.5% MINIMUM.
  3. ALL 6" ROOFDRAINS AT BUILDING SHALL BE INSTALLED WITH A CLEAN-OUT AT POINT WHERE DRAIN GOES BELOW GROUND, OR WITHIN 2 FEET OF BUILDING FACE.
  4. SEE SHEET 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, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

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

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

**J.R. ENGINEERING**  
A Westman Company

Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

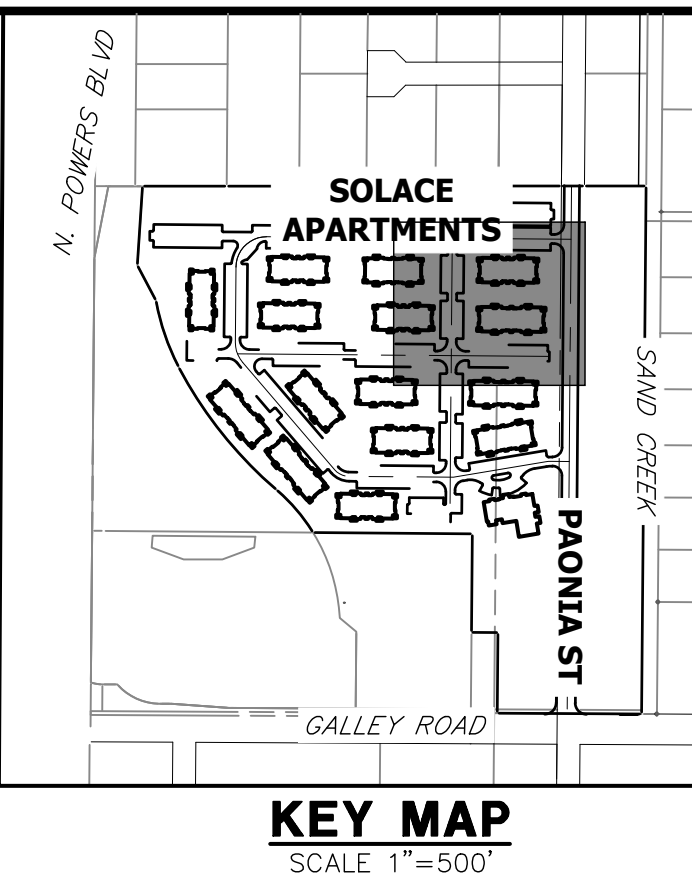
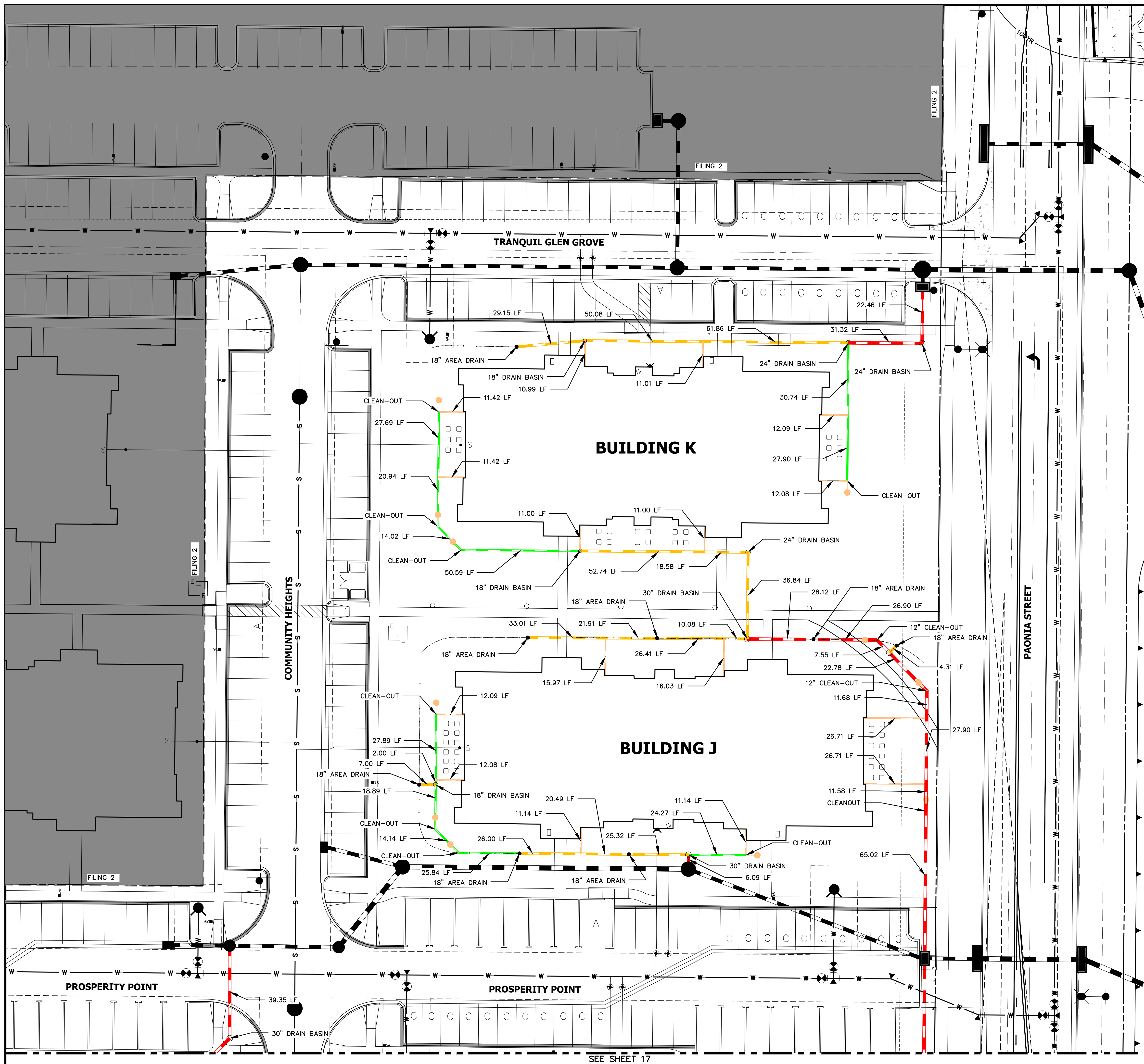
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	N/A	03/12/21	GVT	GVT	GVT

**SOLACE AT CIMARRON HILLS**  
— FILING NO. 1

**ROOF DRAIN AND AREA DRAIN PLANS**

SHEET 25 OF 32  
JOB NO. 25174.00





**LEGEND**

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

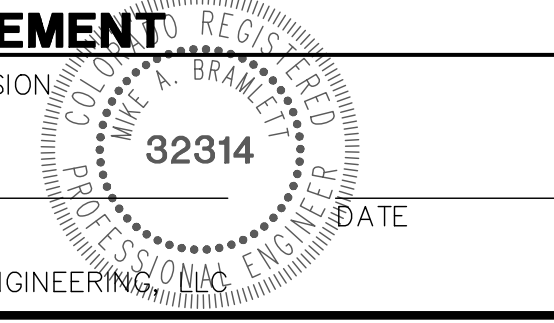
- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
  2. THE MINIMUM PIPE SLOPE FOR 15" PIPES SHALL BE 0.75%. ALL OTHER PIPES SHALL MAINTAIN A 0.5% MINIMUM.
  3. ALL 6" ROOFDRAINS AT BUILDING SHALL BE INSTALLED WITH A CLEAN-OUT AT POINT WHERE DRAIN GOES BELOW GROUND, OR WITHIN 2 FEET OF BUILDING FACE.
  4. SEE SHEET 31 FOR CLEAN-OUT, DRAIN BASIN, AND AREA DRAIN DETAILS.
  5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.

ORIGINAL SCALE: 1" = 20'

**811**  
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

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

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

**J.R. ENGINEERING**  
A Westman Company

Central 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=20'	V-SCALE	N/A	DATE	03/12/21	DESIGNED BY	GVT	DRAWN BY	GVT	CHECKED BY

SOLACE AT CIMARRON HILLS  
- FILING NO. 1  
ROOF DRAIN AND AREA  
DRAIN PLANS

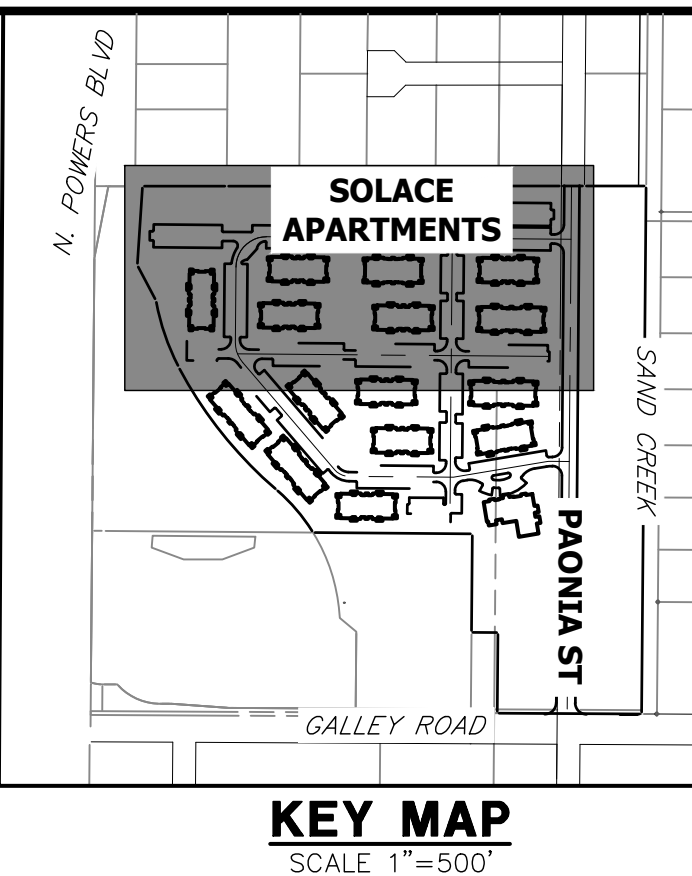
SHEET 26 OF 32  
JOB NO. 25174.00



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 (Symbol) EXISTING SIGN (Symbol)
- 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)



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

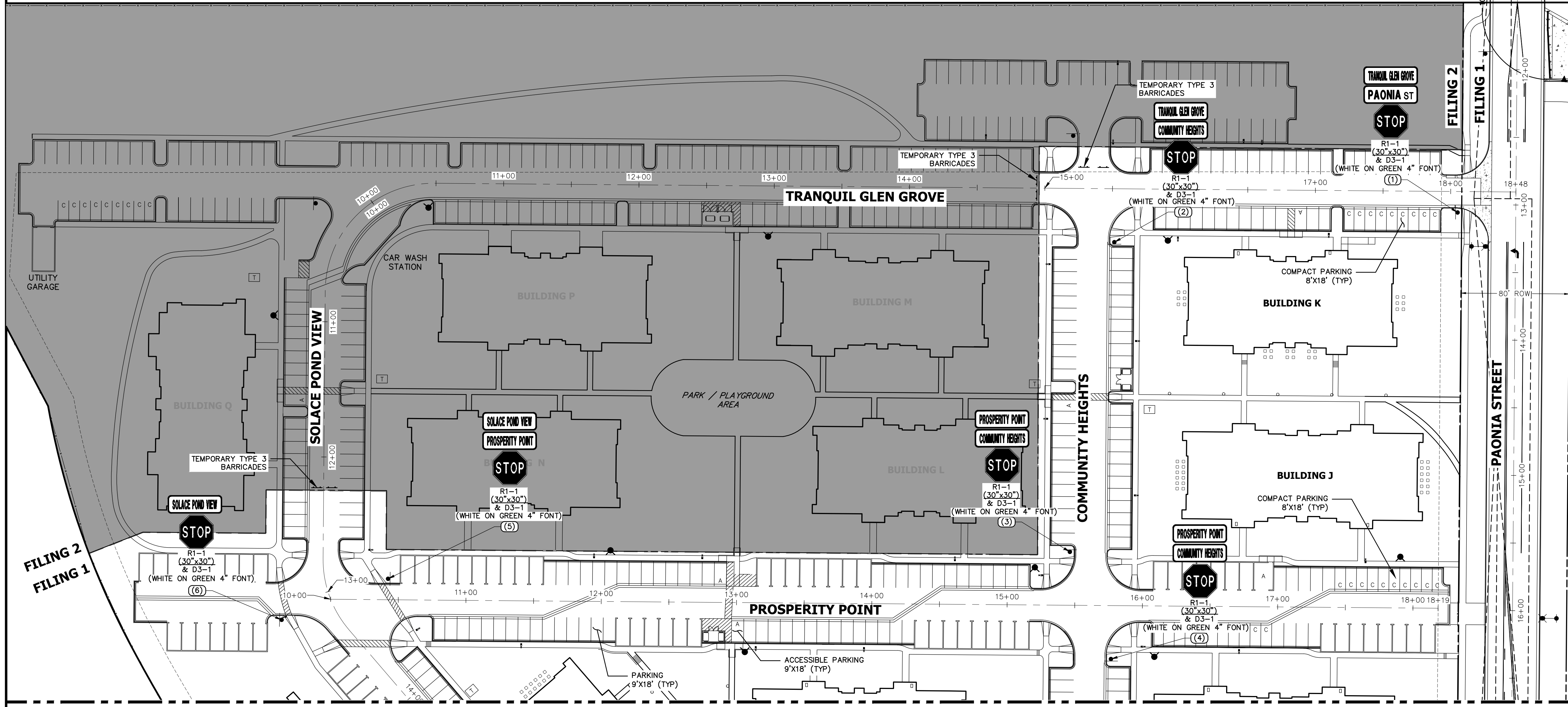
PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS ST.  
 SUITE 400  
 CHICAGO, ILL. 60607  
 OFFICE PHONE (734) 216-2577

BY DATE

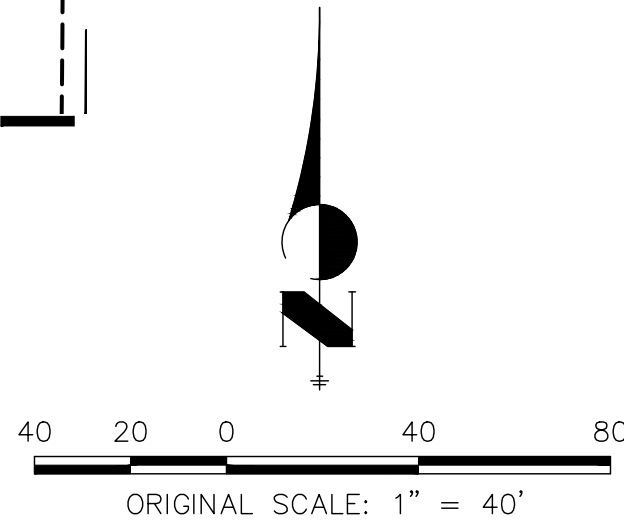
No. REVISION

H-SCALE 1"=40'  
 V-SCALE N/A  
 DATE 03/12/21  
 DESIGNED BY GVT  
 DRAWN BY GVT  
 CHECKED BY

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com



SEE SHEET 28



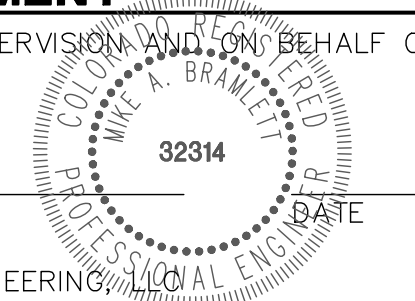
**NOTES:**  
 1. ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



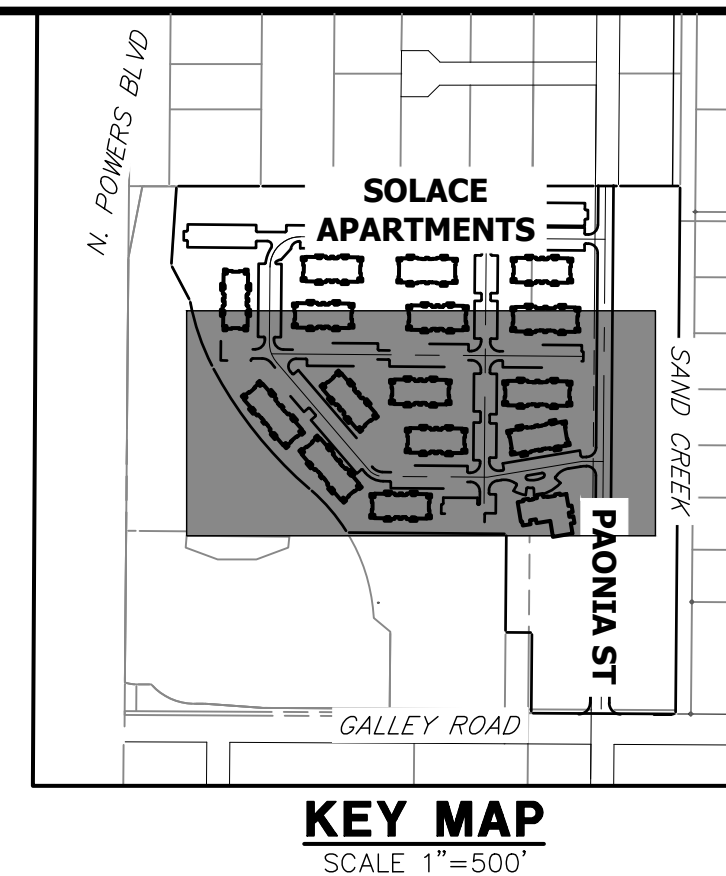
SOLACE AT CIMARRON HILLS  
 - FILING NO. 1  
 SIGNAGE AND STRIPING PLAN

SHEET 27 OF 32

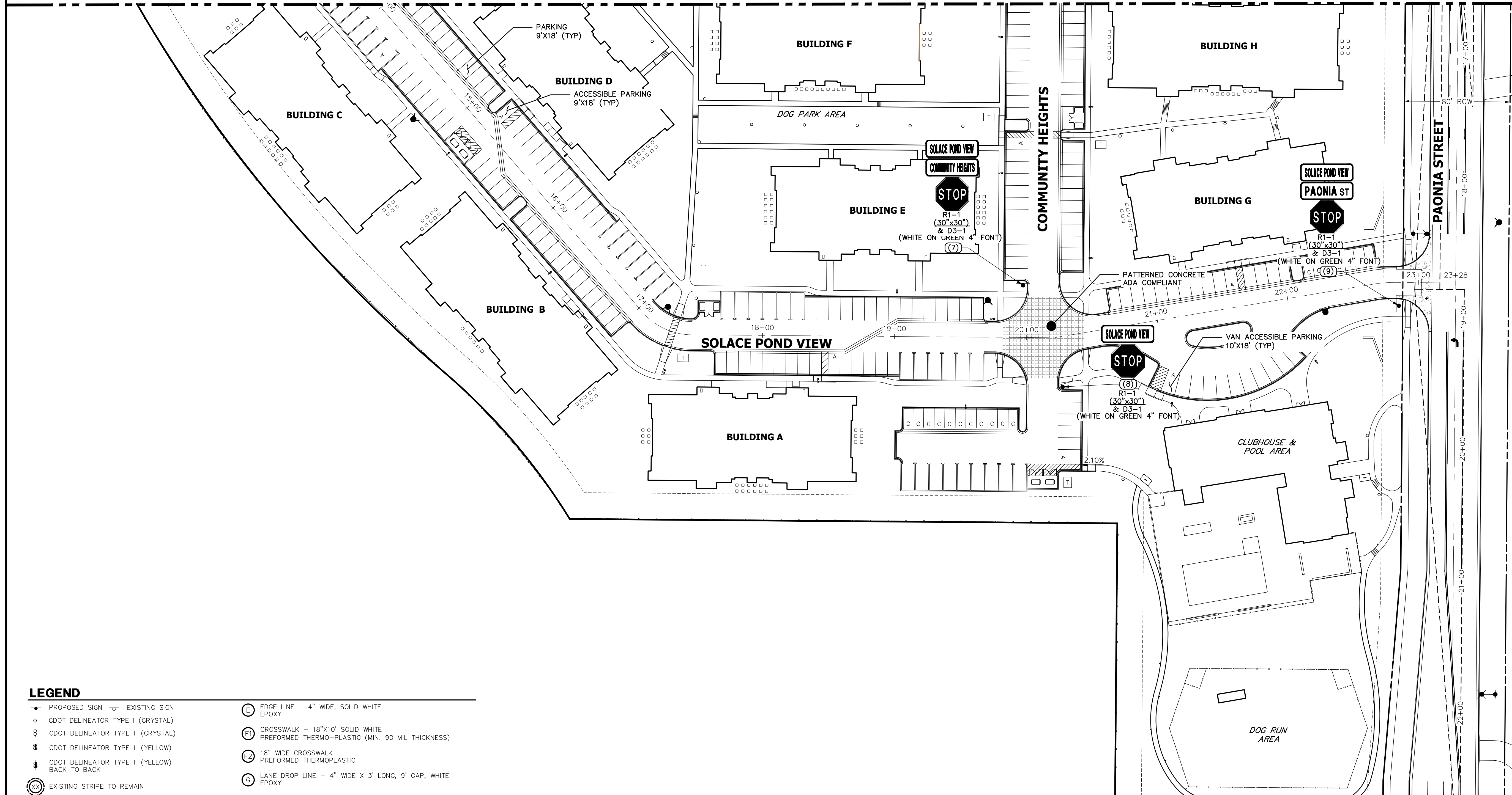
JOB NO. 25174.00



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)



SEE SHEET 27



KEY MAP  
SCALE 1"=500'

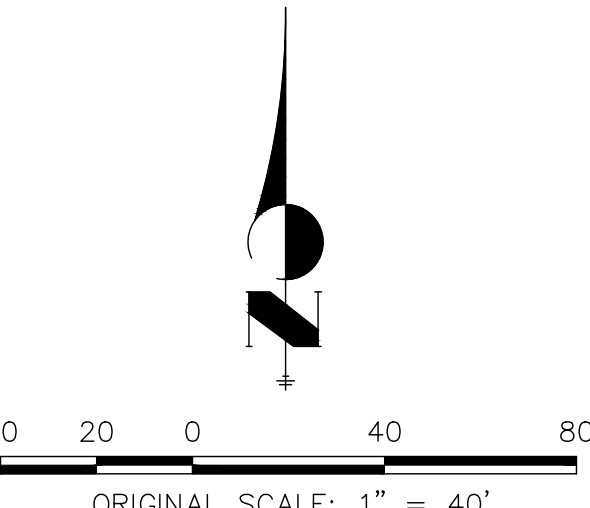
LEGEND	
—	PROPOSED SIGN
- - -	EXISTING SIGN
○	CDOT DELINEATOR TYPE I (CRYSTAL)
⊗	CDOT DELINEATOR TYPE II (CRYSTAL)
⊕	CDOT DELINEATOR TYPE II (YELLOW)
⊖	CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
⊗	EXISTING STRIPE TO REMAIN
⊗	SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE
XX	TABULATION KEY
(A)	LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY
(B)	CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY
(C)	CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY
(D)	CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY
(E)	EDGE LINE - 4" WIDE, SOLID WHITE EPOXY
(F)	CROSSWALK - 18"X10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
(Z)	18" WIDE CROSSWALK PREFORMED THERMOPLASTIC
(G)	LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY
(H)	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)

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



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

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

H-SCALE	1"=40'
V-SCALE	N/A
DATE	03/12/21
DESIGNED BY	GVT
DRAWN BY	GVT
CHECKED BY	

SHEET 28 OF 32  
 JOB NO. 25174.00











2499CGD  
APPROX. DRAIN AREA = 270.64 SQ IN  
APPROX. WEIGHT = 53.00 LBS

SECTION A-A

8.00

025.75

DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT. LOCKING DEVICE AVAILABLE UPON REQUEST.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL DUCTILE IRON	3130 VERONA AVE BURLING, GA 30618 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 3-4-06	PROJECT NO. NAME	TITLE 24 IN DOME GRATE	DWG NO. 7001-110-219
REVISED BY EBC	DATE 3-24-11	DWG SIZE A	SCALE 1:6
SHEET 1 OF 1	DWG NO. 7001-110-219	REV D	

NYLOPLAST DRAIN BASIN WITH DOME GRATE

(1, 2) INTEGRATED DUCTILE IRON GRATE TO MATCH BASIN O.D.

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 36" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC.

(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (REQ. SAME AS MIN. SUMP)

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

8" - 36"

4" MIN ON 8" - 24" & 12" MIN ON 30" & 36" MIN ON 30" & 36" (BASED ON MANUFACTURING REQ.)

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - 8" - 36" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.  
2 - 8" & 12" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. (SEE DRAWING NO. 7001-110-406)  
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.  
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 36")).  
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.  
6 - 8" - 36" DOME GRATES HAVE NO LOAD RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLING, GA 30618 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 03-25-10	PROJECT NO. NAME	TITLE DRAIN BASIN WITH DOME GRATE	DWG NO. 7001-110-397
REVISED BY NMH	DATE 06-13-11	DWG SIZE A	SCALE 1:48
SHEET 1 OF 1	DWG NO. 7001-110-397	REV E	

NYLOPLAST 24" DRAIN BASIN: 2824AG \_\_ X

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 24" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC.

(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (REQ. SAME AS MIN. SUMP)

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

4" MIN

18" MIN WIDTH GUIDELINE

8" MIN THICKNESS GUIDELINE

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLING, GA 30618 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 04-03-06	PROJECT NO. NAME	TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	DWG NO. 7001-110-192
REVISED BY NMH	DATE 03-14-16	DWG SIZE A	SCALE 1:48
SHEET 1 OF 1	DWG NO. 7001-110-192	REV E	

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2486C0P	7001-110-218
STANDARD	MEETS H-20	2486C0S	7001-110-217
SOLID COVER	MEETS H-20	2486C0C	7001-110-216
DOME	N/A	2486C0D	7001-110-215
DROP IN GRATE	LIGHT DUTY	2481D	7001-110-213

ASPHALT INSTALLATION

ROAD & HIGHWAY

18" MIN WIDTH GUIDELINE

8" MIN THICKNESS GUIDELINE

4" MIN ON 12" - 24" & 6" MIN ON 30" & 36"

STRUCTURE SIZE	H-20 GRATE OPTIONS
12"	N/A STANDARD SOLID 2X2 R&H N/A
15"	N/A STANDARD SOLID 2X2 R&H N/A
18"	N/A STANDARD SOLID 2X2 R&H 2X3 R&H
24"	N/A STANDARD SOLID 2X2 R&H 2X3 R&H
30"	PEDESTRIAN STANDARD SOLID 2X2 R&H 2X3 R&H
36"	PEDESTRIAN STANDARD SOLID 2X2 R&H 2X3 R&H

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL, AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.  
2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLING, GA 30618 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 4-4-06	PROJECT NO. NAME	TITLE DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY (H-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL	DWG NO. 7001-110-188
REVISED BY NMH	DATE 06-12-16	DWG SIZE A	SCALE 1:30
SHEET 1 OF 1	DWG NO. 7001-110-188	REV F	

NYLOPLAST 18" INLINE DRAIN: 2718AG \_\_ X

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

(3) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 18" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC (CORRUGATED HDPE SHOWN)

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

18" MIN WIDTH GUIDELINE

8" MIN THICKNESS GUIDELINE

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

ADAPTER SIZE	B
4"	14.00
6"	14.00
8"	14.00
10"	14.00
12"	14.00
15"	13.50
18"	8.25

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899C0P	7001-110-212
STANDARD	MEETS H-20	1899C0S	7001-110-213
SOLID COVER	MEETS H-20	1899C0C	7001-110-214
DOME	N/A	1899C0D	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801D	7001-110-214

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.  
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.  
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.  
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.  
5 - DIMENSIONS ARE IN INCHES.  
6 - SEE DRAWING NO. 7001-110-775 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 BELL INFORMATION.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLING, GA 30618 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 04-03-06	PROJECT NO. NAME	TITLE 18 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL	DWG NO. 7003-110-027
REVISED BY NMH	DATE 05-15-16	DWG SIZE A	SCALE 1:30
SHEET 1 OF 1	DWG NO. 7003-110-027	REV E	

NYLOPLAST RISER EXTENSION: 29 \_\_ AG

12" INCREMENTAL EXTENSION

4" ON BODY SIZES 12" - 24" & 6" ON BODY SIZES 30" & 36"

FIELD GLUE JOINT

12" INCREMENTAL EXTENSION

4" ON BODY SIZES 12" - 24" & 6" ON BODY SIZES 30" & 36"

FIELD GLUE JOINT

3" ON BODY SIZES 6" & 10"

FIELD GLUE JOINT

1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2355.  
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2554.  
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F556.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY CJA	MATERIAL	3130 VERONA AVE BURLING, GA 30618 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 9-18-00	PROJECT NO. NAME	TITLE 8 IN - 36 IN RISER EXTENSION	DWG NO. 7001-110-065
REVISED BY NMH	DATE 3-22-16	DWG SIZE A	SCALE 1:20
SHEET 1 OF 1	DWG NO. 7001-110-065	REV E	



ENGINEER'S STATEMENT

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

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

FOR AND ON BEHALF OF JR ENGINEERING

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

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

J.R. ENGINEERING  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE N/A  
V-SCALE N/A  
DATE 03/12/21  
DESIGNED BY JRM  
DRAWN BY JRM  
CHECKED BY

SOLACE AT CIMARRON HILLS  
- FILING NO. 1  
DETAIL SHEETS

SHEET 31 OF 32  
JOB NO. 25174.00







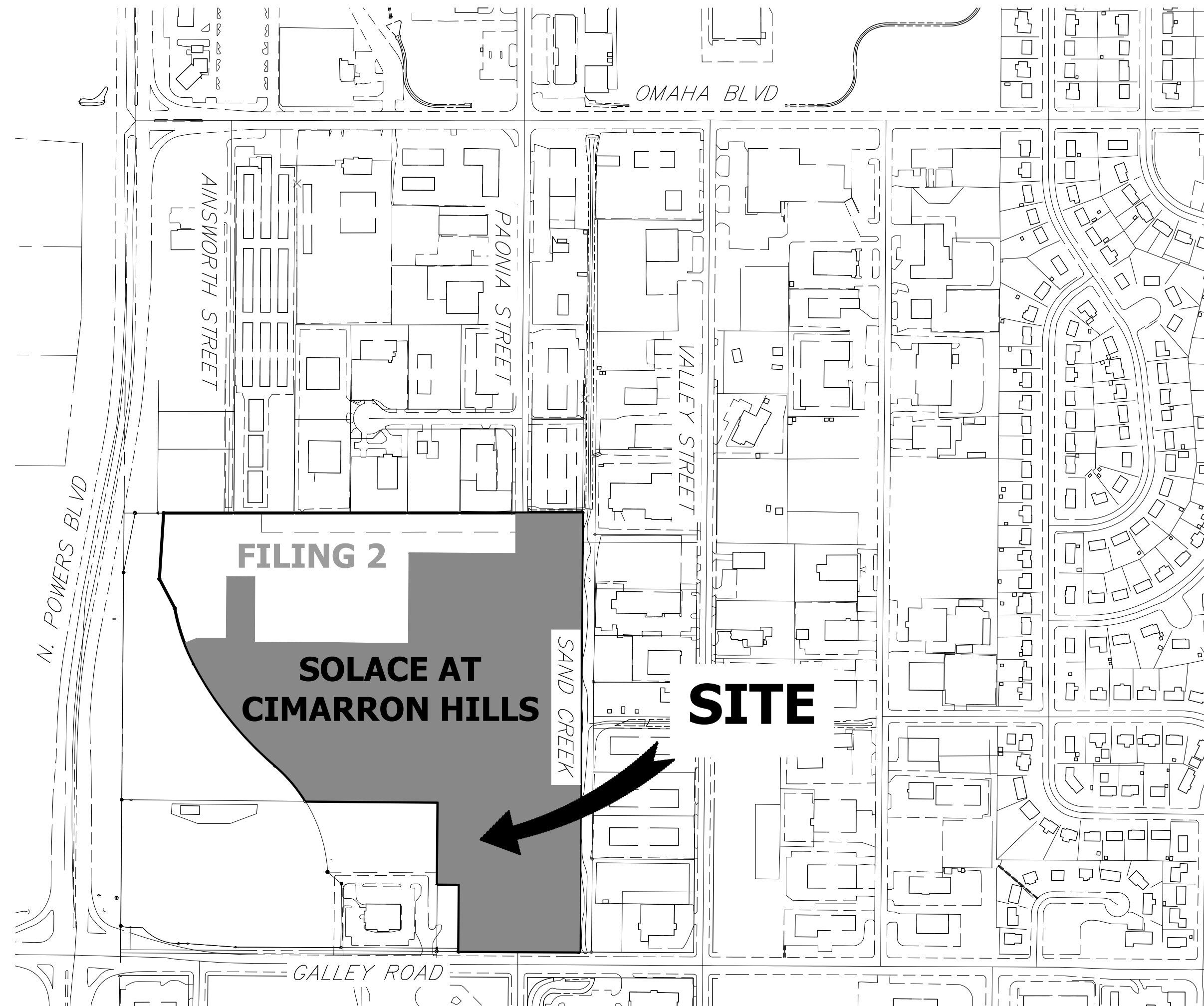
# PAONIA STREET IMPROVEMENTS

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

## PAONIA STREET IMPROVEMENTS

### ABBREVIATIONS

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



VICINITY MAP  
SCALE: 1" = 300'

### SHEET INDEX

1	COVER SHEET
2	LEGEND & NOTES
3	TYPICAL SECTIONS
4	OVERALL UTILITY PLAN
5-7	ROADWAY PLAN AND PROFILE
8-9	SIGNAGE AND STRIPING PLAN
10	DETAILS

TOTAL 10

### APPLICANT/OWNER

JACKSON DEARBORN PARTNERS  
404 S. WELLS ST.  
SUITE 400  
CHICAGO, IL 60607  
P~734.216.2577

### CIVIL ENGINEER

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

### PLANNER

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

### ARCHITECT

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

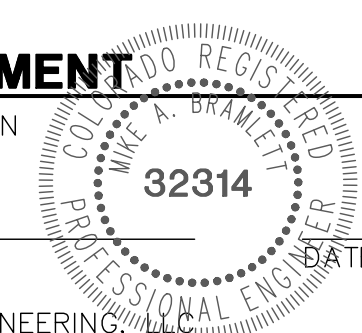
### GEOTECHNICAL ENGINEER

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



### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



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, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
JACKSON DEARBORN PARTNERS

404 S. WELLS ST.  
SUITE 400  
CHICAGO, ILL 60607  
OFFICE PHONE  
(734) 216-2577

J-R ENGINEERING  
A Westman Company



Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No. REVISION

1"=300'

H-SCALE  
V-SCALE  
DATE  
DESIGNED BY  
DRAWN BY  
CHECKED BY

PAONIA STREET IMPROVEMENTS  
COVER SHEET

SHEET 1 OF 10

JOB NO. 25174.00













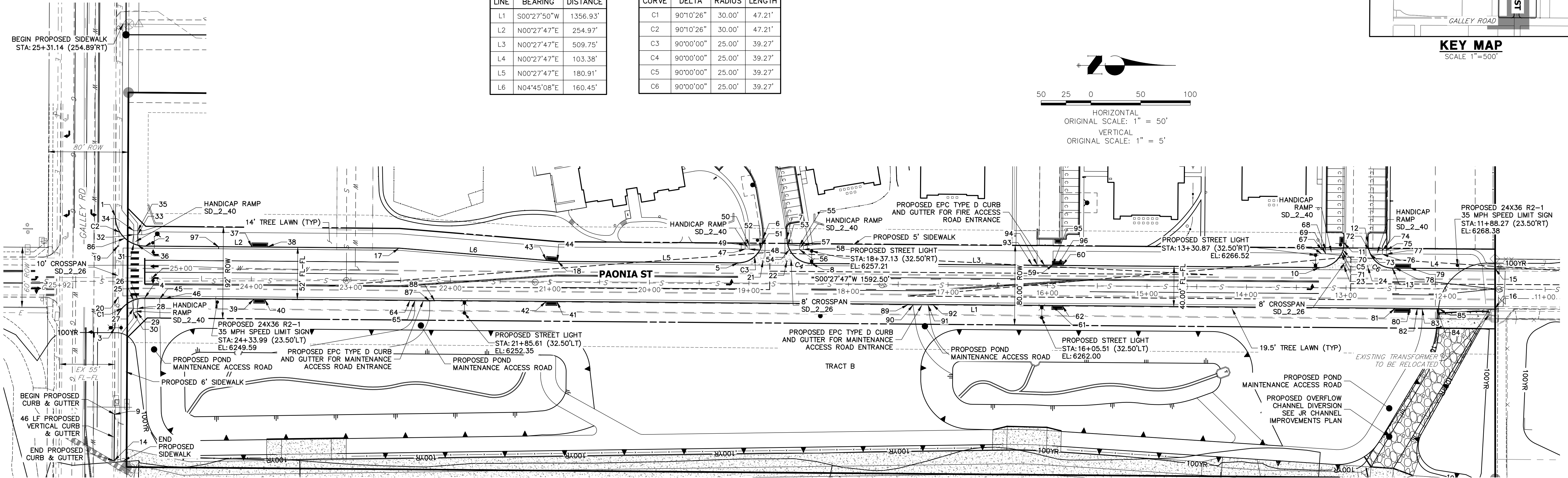
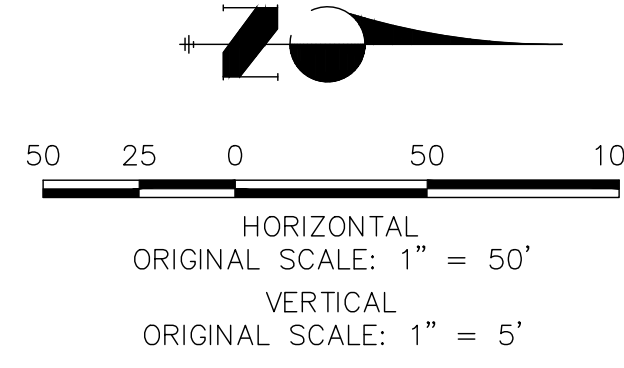
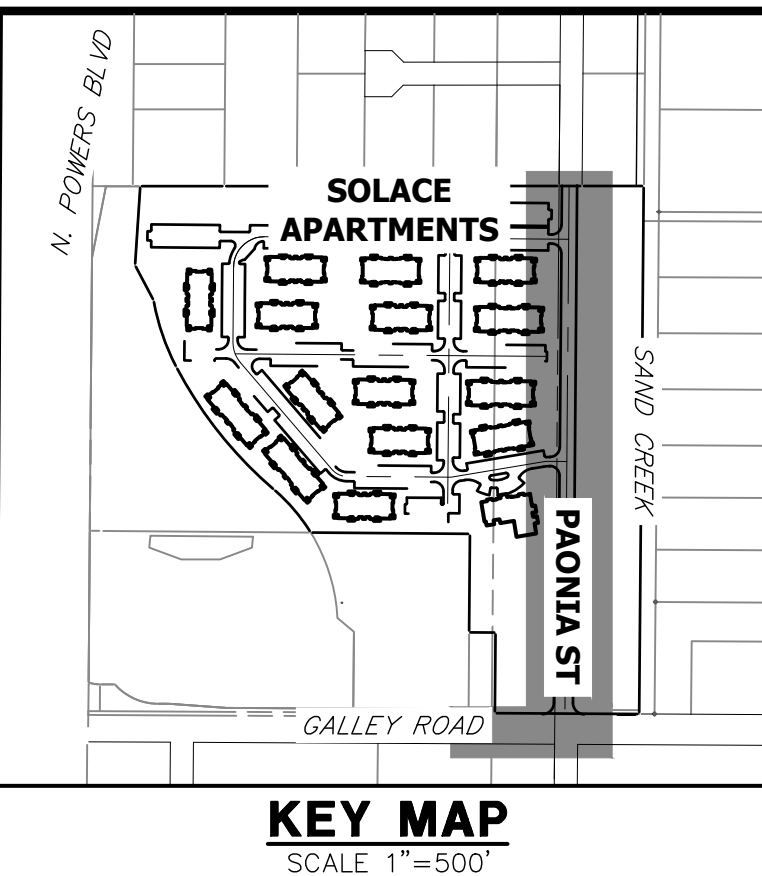


**NOTES**

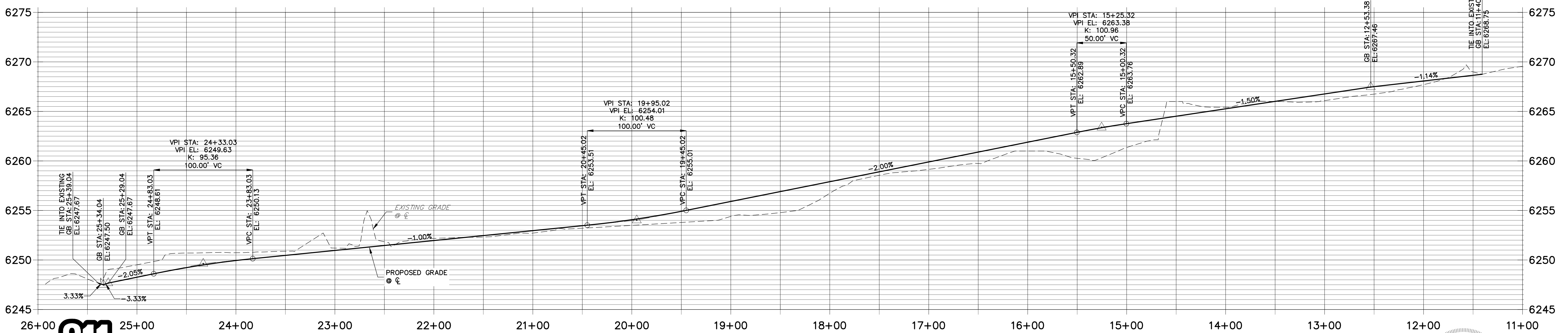
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR LEGEND.
4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°27'50"W	1356.93'
L2	N00°27'47"E	254.97'
L3	N00°27'47"E	509.75'
L4	N00°27'47"E	103.38'
L5	N00°27'47"E	180.91'
L6	N04°45'08"E	160.45'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°10'26"	30.00'	47.21'
C2	90°10'26"	30.00'	47.21'
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'

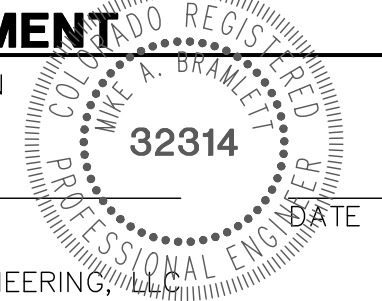


**PAONIA ST CL PROFILE  
STA 11+00.00 TO 26+00.00**



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 OF JR ENGINEERING

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

BY: DATE: [ ] [ ] [ ] [ ]

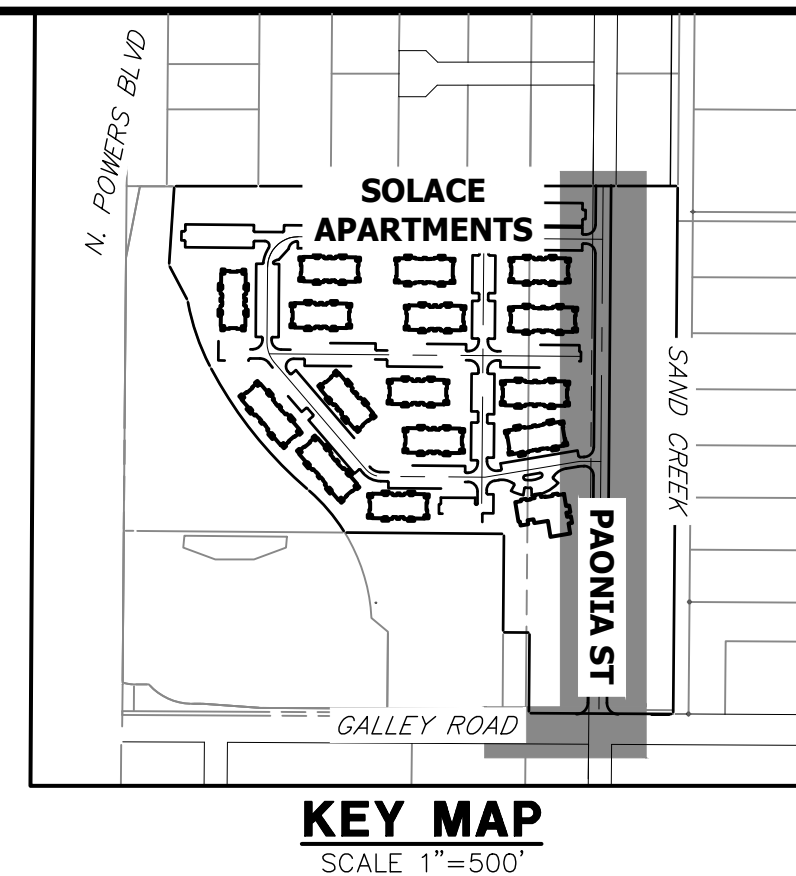
NO. REVISION: [ ] [ ] [ ] [ ]

H-SCALE: 1"=50'  
V-SCALE: 1"=5'  
DATE: 3/12/21  
DESIGNED BY: JRM  
DRAWN BY: JRM  
CHECKED BY: [ ]

**PAONIA STREET IMPROVEMENTS ROADWAY PLAN AND PROFILE**

SHEET 5 OF 10  
JOB NO. 25174.00





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

**NOTES**

1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR LEGEND.
4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	25+37.20	61.91' (RT)	PAONIA ST CL	6247.94	TIE INTO EXISTING
2	25+07.01	32.00' (RT)	PAONIA ST CL	6247.98	PCR
3	25+36.89	50.09' (LT)	PAONIA ST CL	6247.33	TIE INTO EXISTING
4	25+06.89	20.00' (LT)	PAONIA ST CL	6247.71	PCR
5	19+11.15	20.00' (RT)	PAONIA ST CL	6255.16	PCR
6	18+86.15	45.00' (RT)	PAONIA ST CL	6256.06	PCC
7	18+62.15	45.00' (RT)	PAONIA ST CL	6256.15	PCC
8	18+37.15	20.00' (RT)	PAONIA ST CL	6256.64	PCR
9	25+36.56	137.22' (LT)	PAONIA ST CL	6246.81	BEGIN C&G
10	13+27.39	20.00' (RT)	PAONIA ST CL	6265.83	PCR
11	13+02.39	45.00' (RT)	PAONIA ST CL	6266.38	PCR
12	12+78.38	45.00' (RT)	PAONIA ST CL	6266.99	PCR
13	12+53.39	20.00' (RT)	PAONIA ST CL	6266.94	PCR
14	25+36.49	183.62' (LT)	PAONIA ST CL	6246.72	END C&G
15	11+50.00	20.00' (RT)	PAONIA ST CL	6269.53	TIE INTO EXISTING
16	11+50.00	20.00' (LT)	PAONIA ST CL	6268.22	TIE INTO EXISTING
17	22+52.04	32.00' (RT)	PAONIA ST CL	6250.68	PI
18	20+92.04	20.00' (RT)	PAONIA ST CL	6252.51	PI
19	25+34.14	32.00' (RT)	PAONIA ST CL	6247.62	FL-FL INTERCEPT
20	25+33.98	20.00' (LT)	PAONIA ST CL	6247.45	FL-FL INTERCEPT
21	18+86.13	22.00' (RT)	PAONIA ST CL	6255.46	FL-FL INTERCEPT
22	18+62.13	22.00' (RT)	PAONIA ST CL	6255.86	FL-FL INTERCEPT
23	13+02.38	22.00' (RT)	PAONIA ST CL	6266.05	FL-FL INTERCEPT
24	12+78.38	21.00' (RT)	PAONIA ST CL	6266.56	FL-FL INTERCEPT

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
25	25+18.30	22.25' (LT)	PAONIA ST CL	6247.62	FL AT RAMP
26	25+14.30	20.93' (LT)	PAONIA ST CL	6247.65	FL AT RAMP
27	25+18.27	30.69' (LT)	PAONIA ST CL	6248.13	TOP OF RAMP
28	25+14.29	30.70' (LT)	PAONIA ST CL	6248.20	TOP OF RAMP
29	25+14.28	34.70' (LT)	PAONIA ST CL	6248.16	LANDING
30	25+18.28	34.69' (LT)	PAONIA ST CL	6248.09	LANDING
31	25+18.46	34.20' (RT)	PAONIA ST CL	6247.86	FL AT RAMP
32	25+18.49	43.49' (RT)	PAONIA ST CL	6248.39	TOP OF RAMP
33	25+14.49	43.50' (RT)	PAONIA ST CL	6248.46	TOP OF RAMP
34	25+18.51	47.49' (RT)	PAONIA ST CL	6248.43	LANDING
35	25+14.50	47.50' (RT)	PAONIA ST CL	6248.54	LANDING
36	25+14.46	32.90' (RT)	PAONIA ST CL	6247.91	FL AT RAMP
37	23+99.99	32.50' (RT)	PAONIA ST CL	6249.65	TBC AT INLET CORNER
38	23+83.66	32.50' (RT)	PAONIA ST CL	6249.86	TBC AT INLET CORNER
39	23+97.49	20.50' (LT)	PAONIA ST CL	6250.01	TBC AT INLET CORNER
40	23+86.16	20.50' (LT)	PAONIA ST CL	6250.15	TBC AT INLET CORNER
41	20+92.55	20.50' (LT)	PAONIA ST CL	6253.09	TBC AT INLET CORNER
42	21+03.88	20.50' (LT)	PAONIA ST CL	6252.98	TBC AT INLET CORNER
43	21+03.83	21.38' (RT)	PAONIA ST CL	6252.88	TBC AT INLET CORNER
44	20+92.52	20.54' (RT)	PAONIA ST CL	6253.01	TBC AT INLET CORNER
45	24+91.88	20.83' (LT)	PAONIA ST CL	6248.51	TBC AT PI
46	24+86.88	20.50' (LT)	PAONIA ST CL	6248.61	TBC AT PI
47	19+04.06	34.00' (RT)	PAONIA ST CL	6256.20	LANDING
48	19+00.06	34.00' (RT)	PAONIA ST CL	6256.28	TOP OF RAMP

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
49	19+04.06	38.00' (RT)	PAONIA ST CL	6256.28	LANDING
50	19+00.06	38.00' (RT)	PAONIA ST CL	6256.35	TOP OF RAMP
51	18+87.13	38.00' (RT)	PAONIA ST CL	6255.91	FL AT RAMP
52	18+88.68	34.00' (RT)	PAONIA ST CL	6255.83	FL AT RAMP
53	18+61.13	38.00' (RT)	PAONIA ST CL	6256.10	FL AT RAMP
54	18+59.58	34.00' (RT)	PAONIA ST CL	6256.17	FL AT RAMP
55	18+49.53	38.00' (RT)	PAONIA ST CL	6256.90	TOP OF RAMP
56	18+49.53	34.00' (RT)	PAONIA ST CL	6256.82	TOP OF RAMP
57	18+45.53	38.00' (RT)	PAONIA ST CL	6256.98	LANDING
58	18+45.53	34.00' (RT)	PAONIA ST CL	6256.92	LANDING
59	15+94.84	20.50' (RT)	PAONIA ST CL	6261.77	TCB AT INLET CORNER
60	15+84.84	20.50' (RT)	PAONIA ST CL	6262.17	TCB AT INLET CORNER
61	15+94.84	20.50' (LT)	PAONIA ST CL	6261.97	TCB AT INLET CORNER
62	15+84.84	20.50' (LT)	PAONIA ST CL	6262.17	TCB AT INLET CORNER
64	22+40.58	20.50' (LT)	PAONIA ST CL	6251.61	TBC AT PI
65	22+35.58	20.83' (LT)	PAONIA ST CL	6251.67	TBC AT PI
66	13+24.85	34.01' (RT)	PAONIA ST CL	6266.66	LANDING
67	13+24.85	38.00' (RT)	PAONIA ST CL	6266.73	LANDING
68	13+20.88	38.00' (RT)	PAONIA ST CL	6266.80	TOP OF RAMP
69	13+20.88	34.00' (RT)	PAONIA ST CL	6266.74	TOP OF RAMP
70	13+03.38	38.00' (RT)	PAONIA ST CL	6266.27	FL AT RAMP
71	13+04.93	34.00' (RT)	PAONIA ST CL	6266.21	FL AT RAMP
72	12+77.38	38.00' (RT)	PAONIA ST CL	6266.92	FL AT RAMP
73	12+75.83	34.00' (RT)	PAONIA ST CL	6266.85	FL AT RAMP

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
74	12+63.77	38.00' (RT)	PAONIA ST CL	6267.44	TOP OF RAMP
75	12+59.77	38.00' (RT)	PAONIA ST CL	6267.52	LANDING
76	12+63.77	34.00' (RT)	PAONIA ST CL	6267.38	TOP OF RAMP
77	12+59.74	34.00' (RT)	PAONIA ST CL	6267.46	LANDING
78	12+50.88	20.50' (RT)	PAONIA ST CL	6267.46	TCB AT INLET CORNER
79	12+35.88	20.50' (RT)	PAONIA ST CL	6267.63	TCB AT INLET CORNER
80	12+35.88	20.51' (LT)	PAONIA ST CL	6267.63	TCB AT INLET CORNER
81	12+50.88	20.51' (LT)	PAONIA ST CL	6267.45	TCB AT INLET CORNER
82	12+28.32	20.50' (LT)	PAONIA ST CL	6267.71	TBC AT PI
83	12+23.32	20.83' (LT)	PAONIA ST CL	6267.77	TBC AT PI
84	12+08.32	20.83' (LT)	PAONIA ST CL	6267.94	TBC AT PI
85	12+06.32	20.50' (LT)	PAONIA ST CL	6267.47	TBC AT PI
86	25+27.36	39.79' (RT)	PAONIA ST CL	6247.76	GRADE BREAK
87	22+20.58	20.83' (LT)	PAONIA ST CL	6251.82	TBC AT PI
88	22+15.58	20.50' (LT)	PAONIA ST CL	6251.86	TBC AT PI
89	17+40.02	20.50' (LT)	PAONIA ST CL	6259.16	TBC AT PI
90	17+34.97	20.83' (LT)	PAONIA ST CL	6259.26	TBC AT PI
91	17+19.78	20.83' (LT)	PAONIA ST CL	6259.57	TBC AT PI
92	17+14.84	20.50' (LT)	PAONIA ST CL	6259.66	TBC AT PI
93	16+15.67	20.50' (RT)	PAONIA ST CL	6261.55	TBC AT PI
94	16+10.67	20.83' (RT)	PAONIA ST CL	6261.65	TBC AT PI
95	15+94.84	20.83' (RT)	PAONIA ST CL	6261.97	TBC AT PI
96	15+89.67	20.50' (RT)	PAONIA ST CL	6262.07	TBC AT PI
97	24+33.10	32.00' (RT)	PAONIA ST CL	6248.74	GRADE BREAK

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

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

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

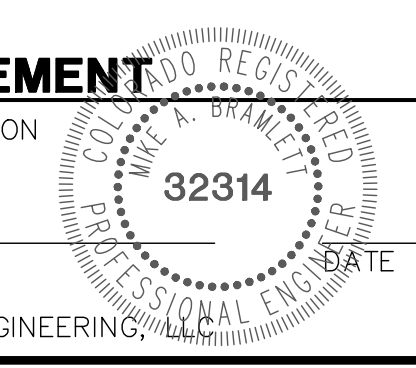
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	3/12/21	JRM	JRM	No.	REVISION	BY	DATE

**PAONIA STREET IMPROVEMENTS**  
**ROADWAY PLAN AND PROFILE**

SHEET **6** OF **10**  
JOB NO. **25174.00**

**ENGINEER'S STATEMENT**

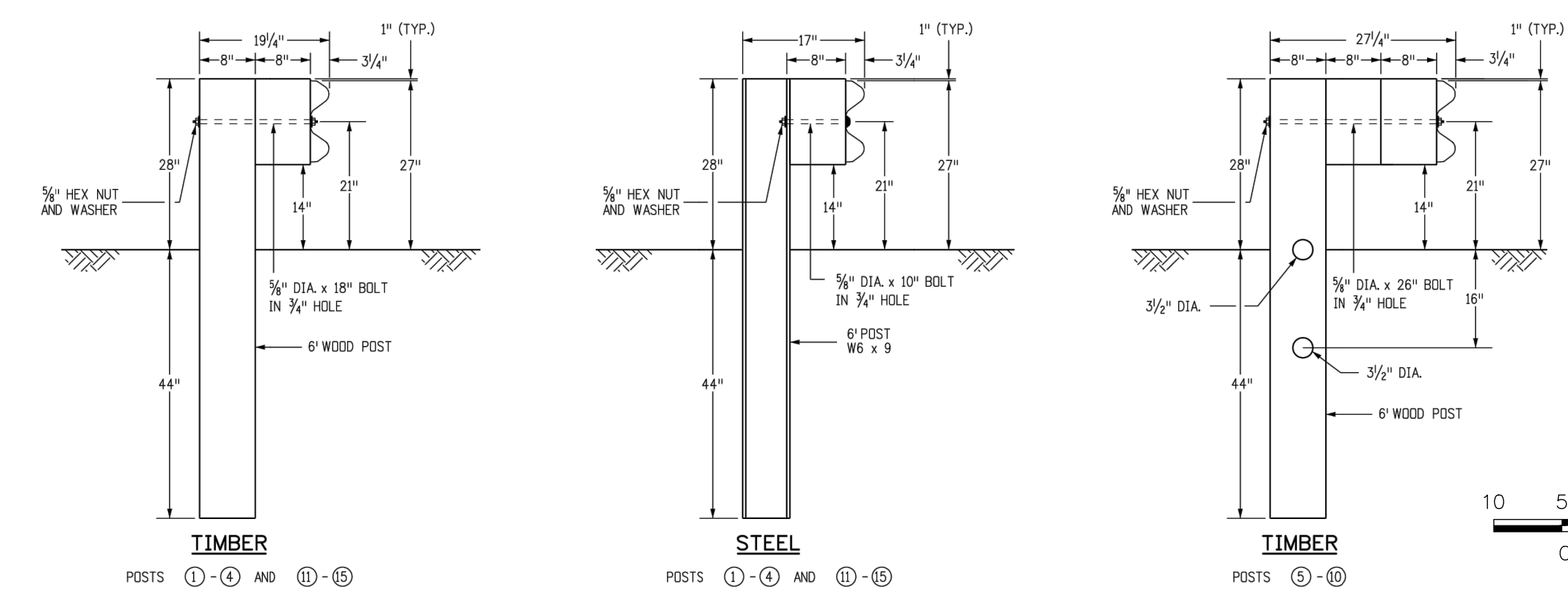
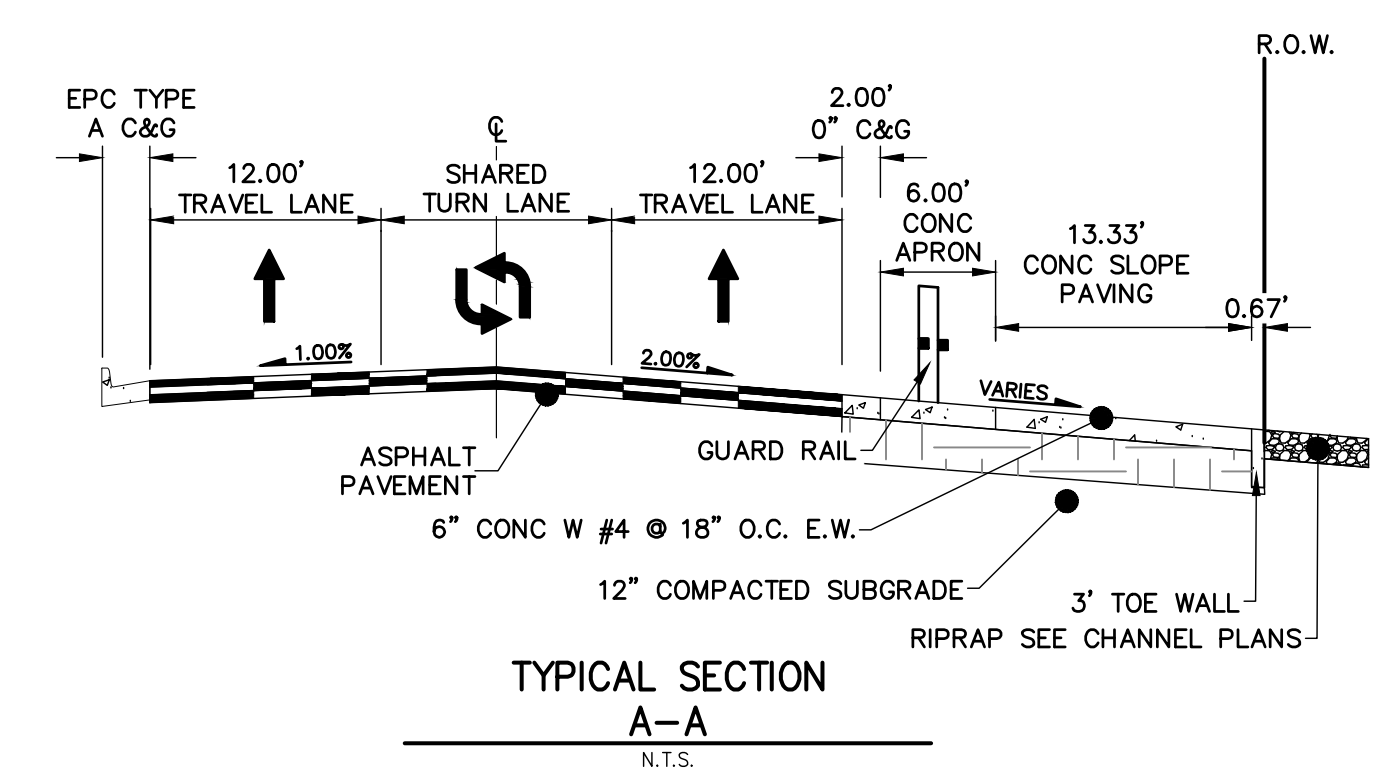
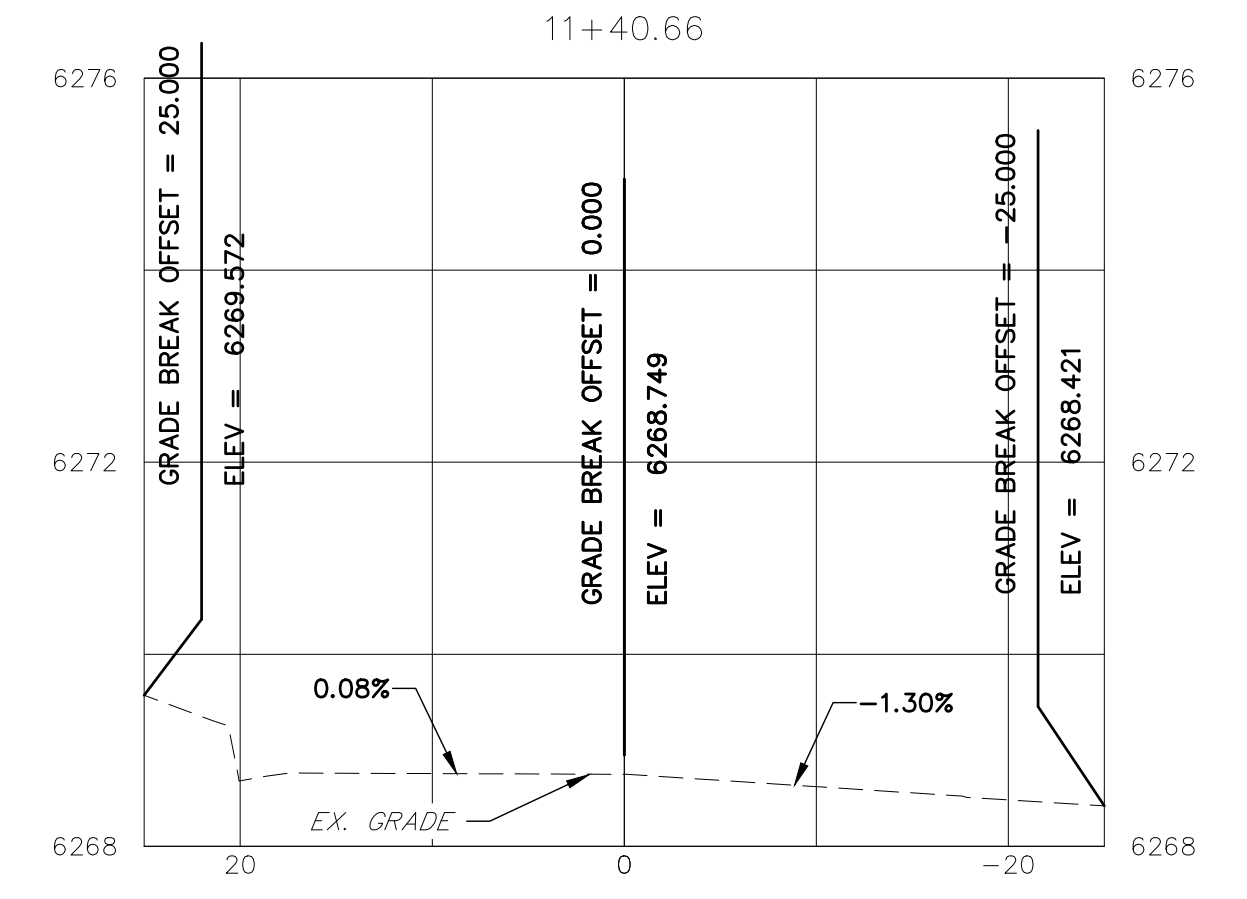
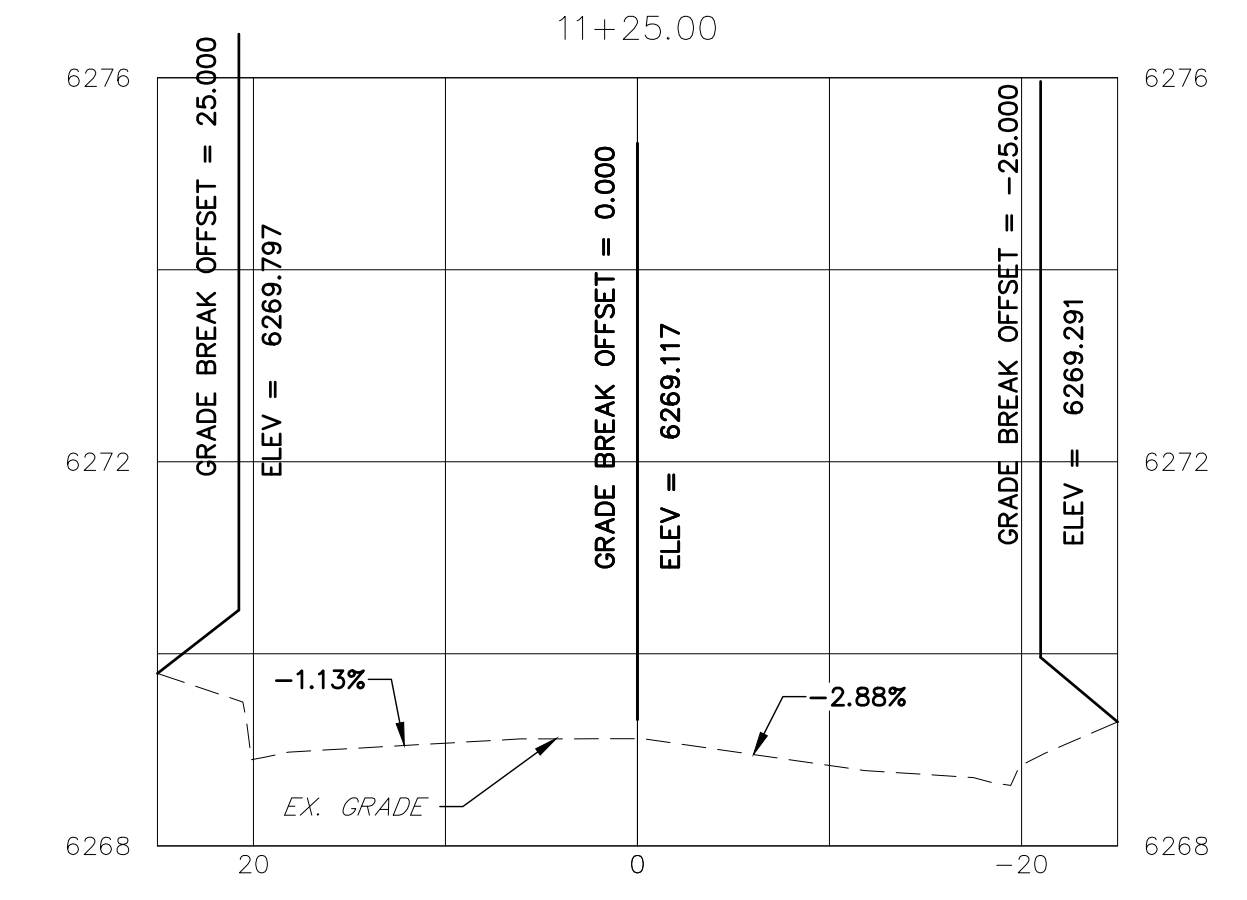
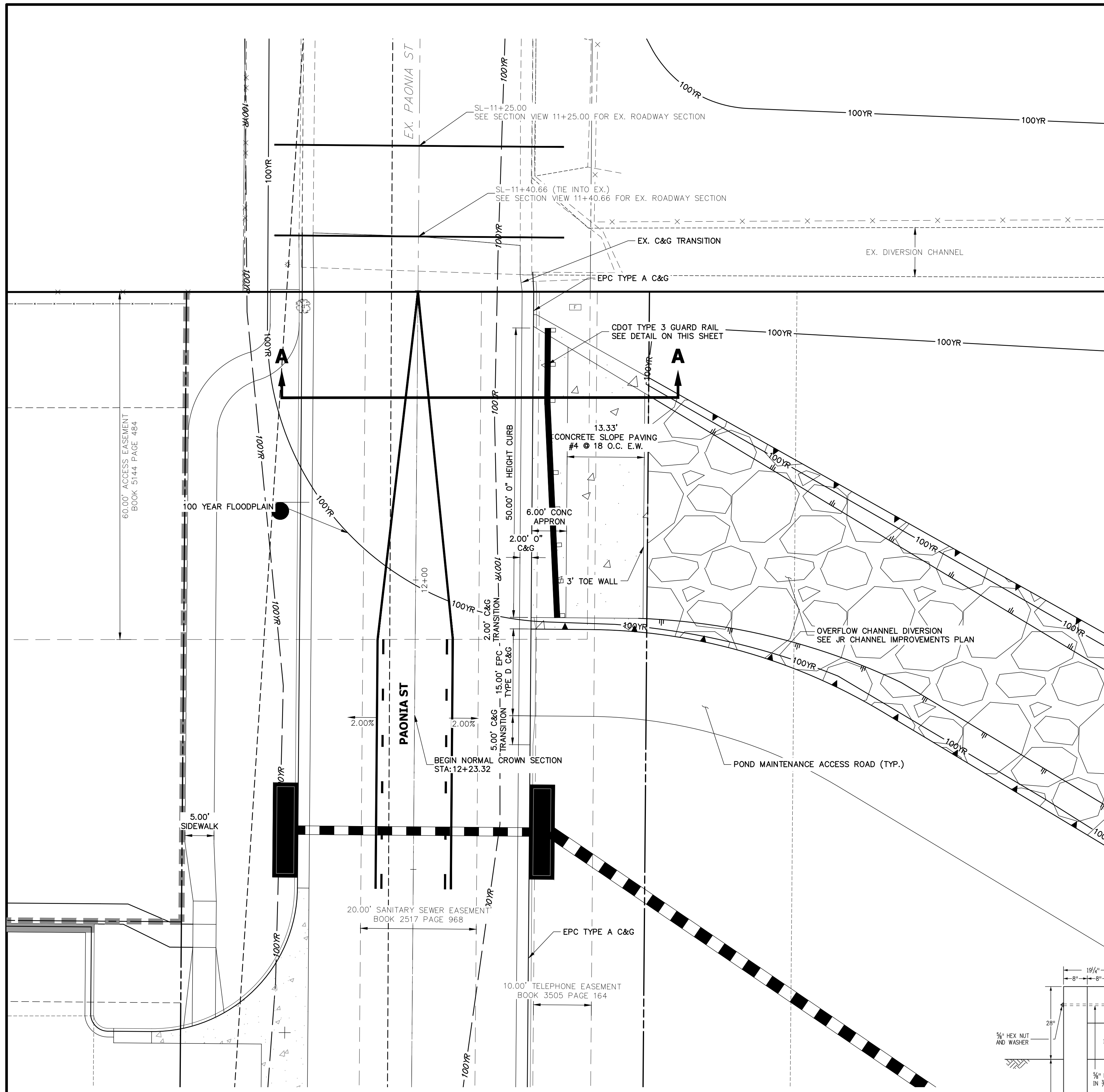
PREPARED UNDER MY SUPERVISION



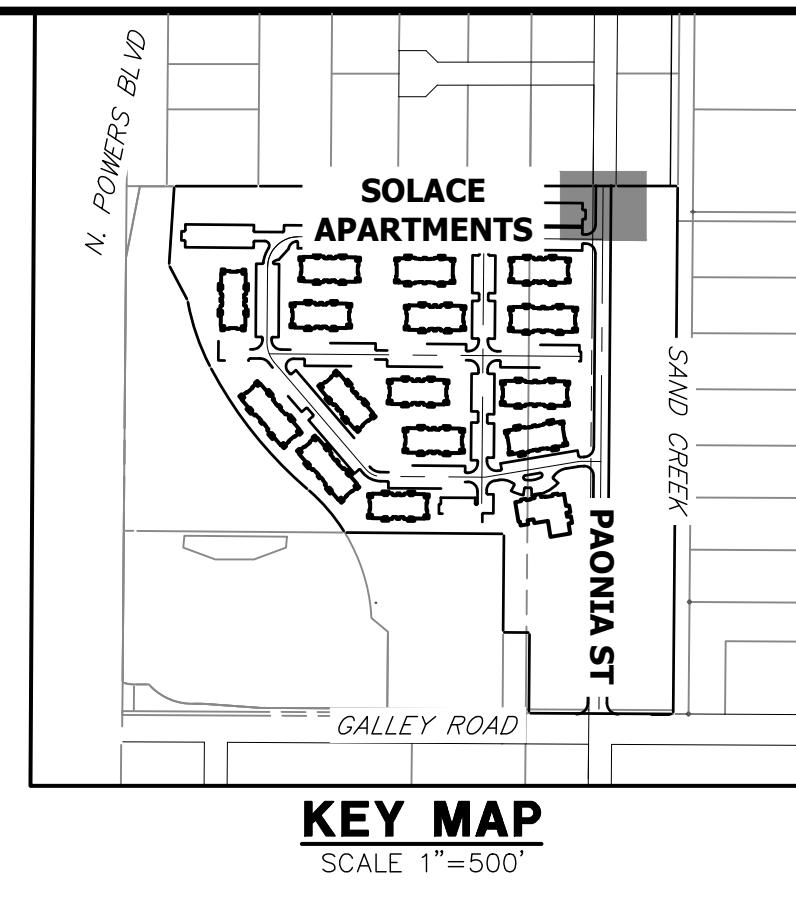
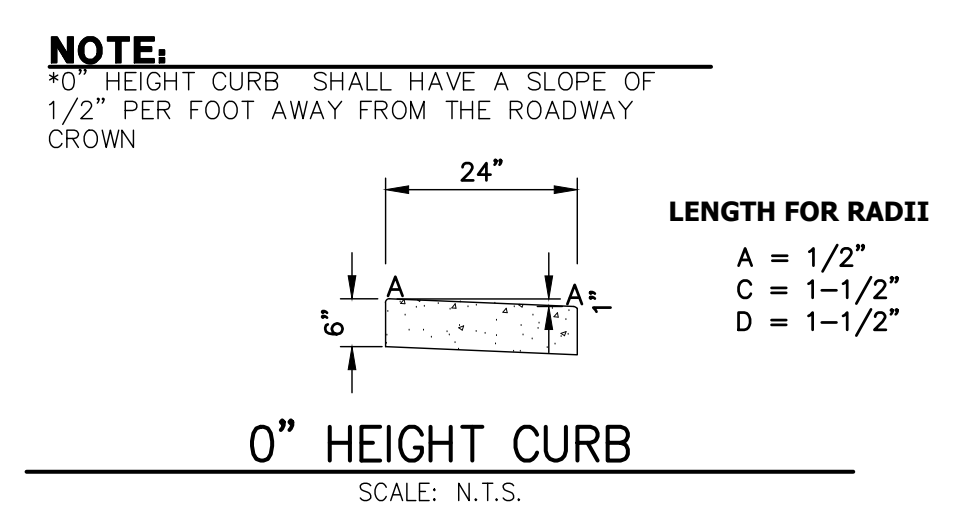
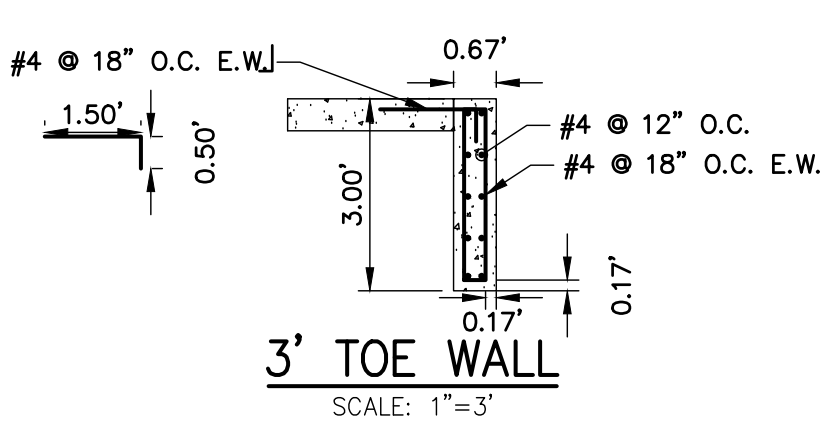
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING







- NOTES**
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
  2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
  3. SEE SHEET 2 FOR LEGEND.
  4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
  5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.



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

PREPARED BY  
**J.R. ENGINEERING**  
 A Westman Company  
 Central 300-740-0883 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	1"=10'
V-SCALE	N/A
DATE	3/12/21
DESIGNED BY	JRM
DRAWN BY	APL
CHECKED BY	

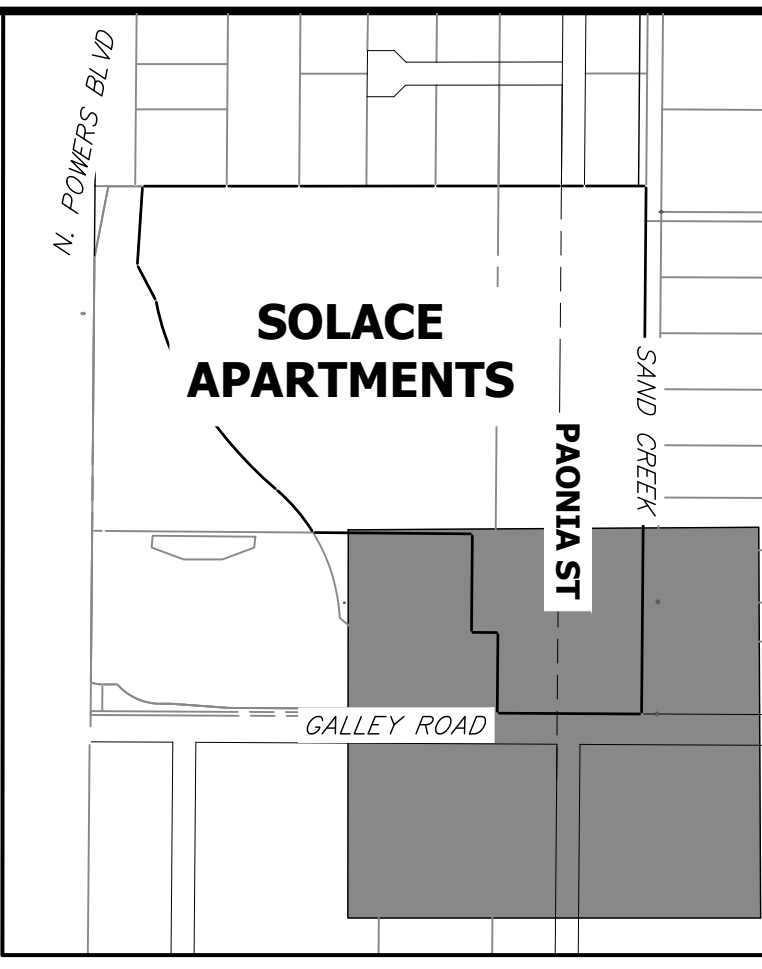
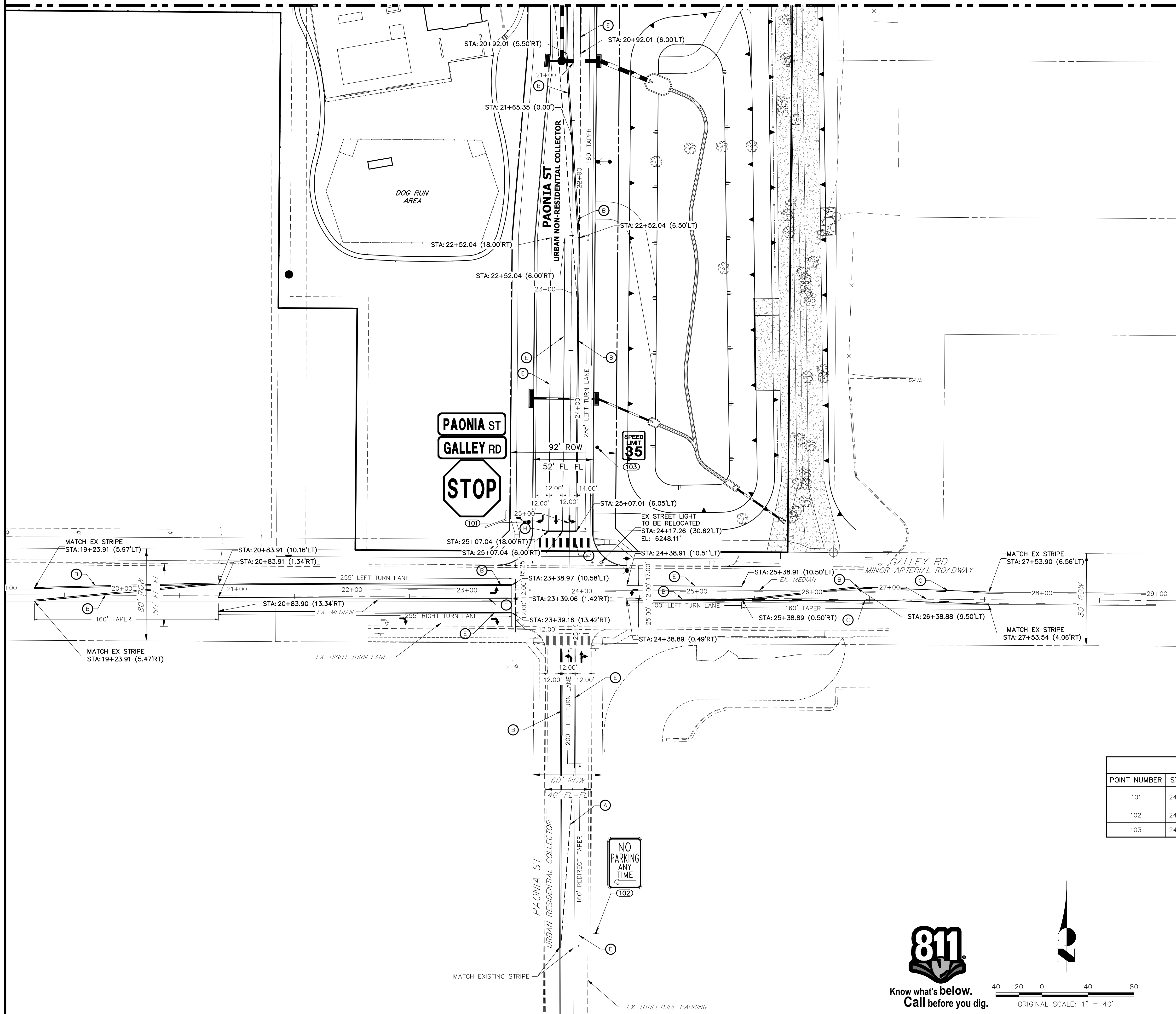
**PAONIA STREET IMPROVEMENTS**  
**ROADWAY PLAN AND PROFILE**  
 SHEET 7 OF 10  
 JOB NO. 25174.00

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





SEE SHEET 9  
MATCH STATION 20+50



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

**LEGEND**

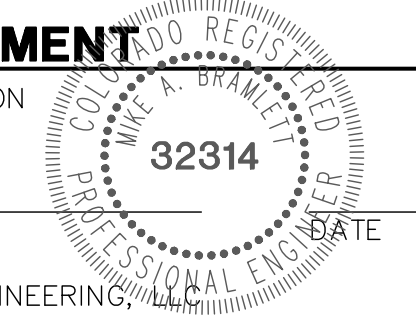
- PROPOSED SIGN
  - EXISTING SIGN
  - CDOT DELINEATOR TYPE I (CRYSTAL)
  - CDOT DELINEATOR TYPE II (CRYSTAL)
  - CDOT DELINEATOR TYPE II (YELLOW)
  - CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
  - EXISTING STRIPE TO REMAIN
  - SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE
  - TABULATION 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)

SIGNAGE TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
101	24+99.22	35.50' (RT)	PAONIA ST CL	6248.61		36X36 R1-1 & D3-1 (2)
102	24+07.27	291.20' (RT)	GALLEY RD CL	6243.59		18" X 12" NO PARKING
103	24+33.99	23.50' (LT)	PAONIA ST CL	6249.59		24X30 R2-1



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION



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

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

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

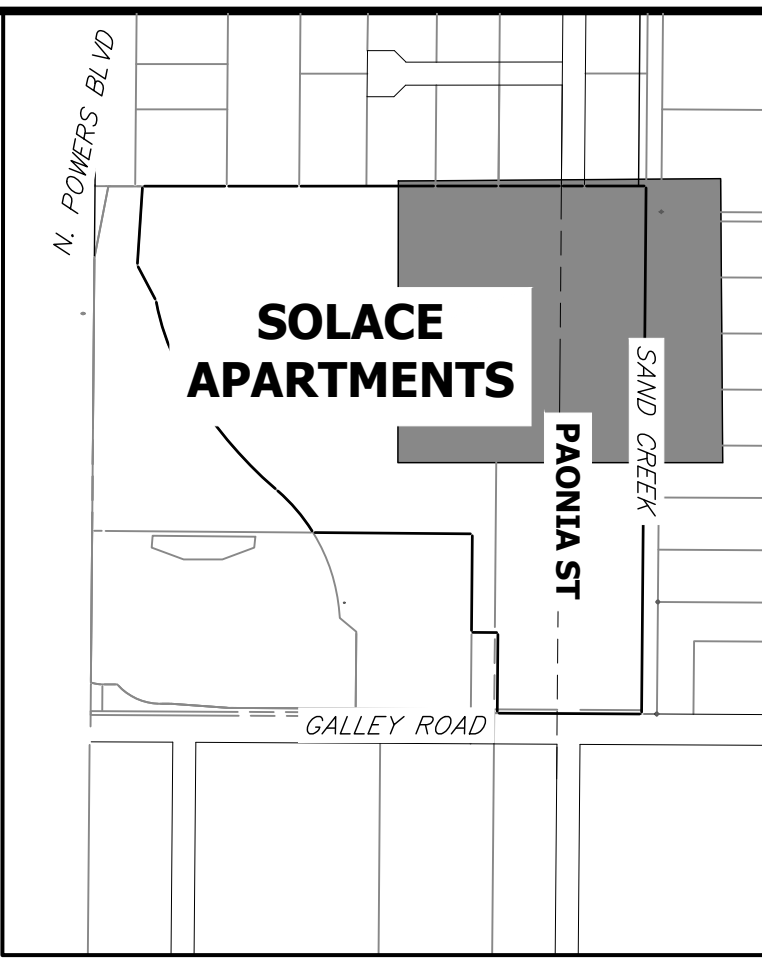
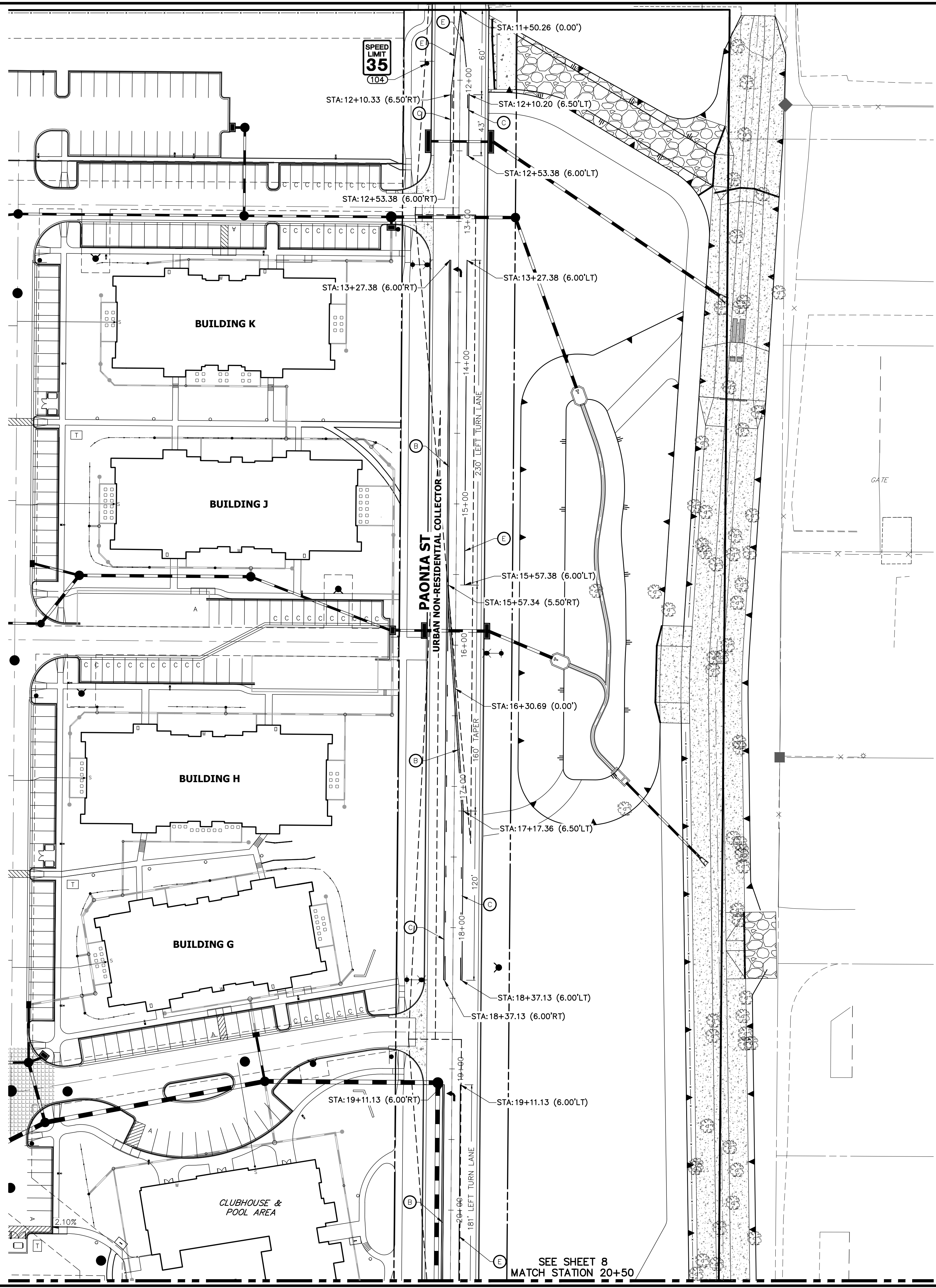
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	1"=40'	
				H-SCALE	V-SCALE
					NA
					3/12/21
					CJD
					CJD

**PAONIA STREET IMPROVEMENTS**  
**SIGNAGE AND STRIPING PLAN**

SHEET **8** OF **10**  
JOB NO. **25174.00**





**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)

SIGNAGE TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
104	11+88.27	23.50' (RT)	PAONIA ST CL	6268.38		24X30 R2-1

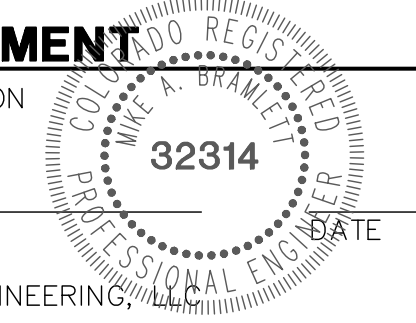


Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION



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

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

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

**J.R. ENGINEERING**  
A Westman Company

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	REVISION	
								No.	REVISION
1"=40'	NA	3/12/21	CJD	CJD					

PAONIA STREET IMPROVEMENTS  
SIGNAGE AND STRIPING PLAN

SHEET 9 OF 10  
JOB NO. 25174.00





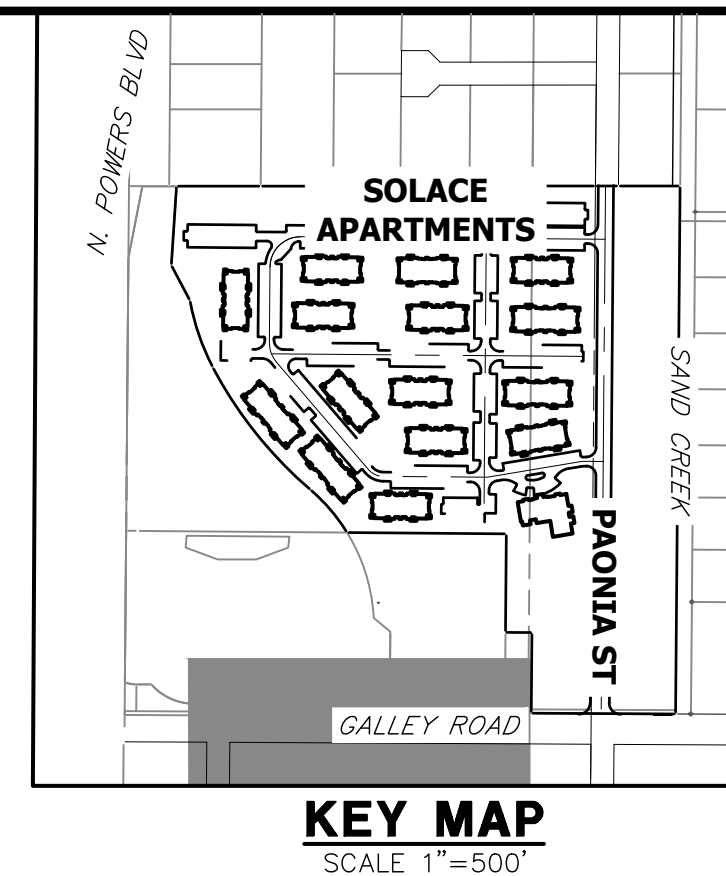
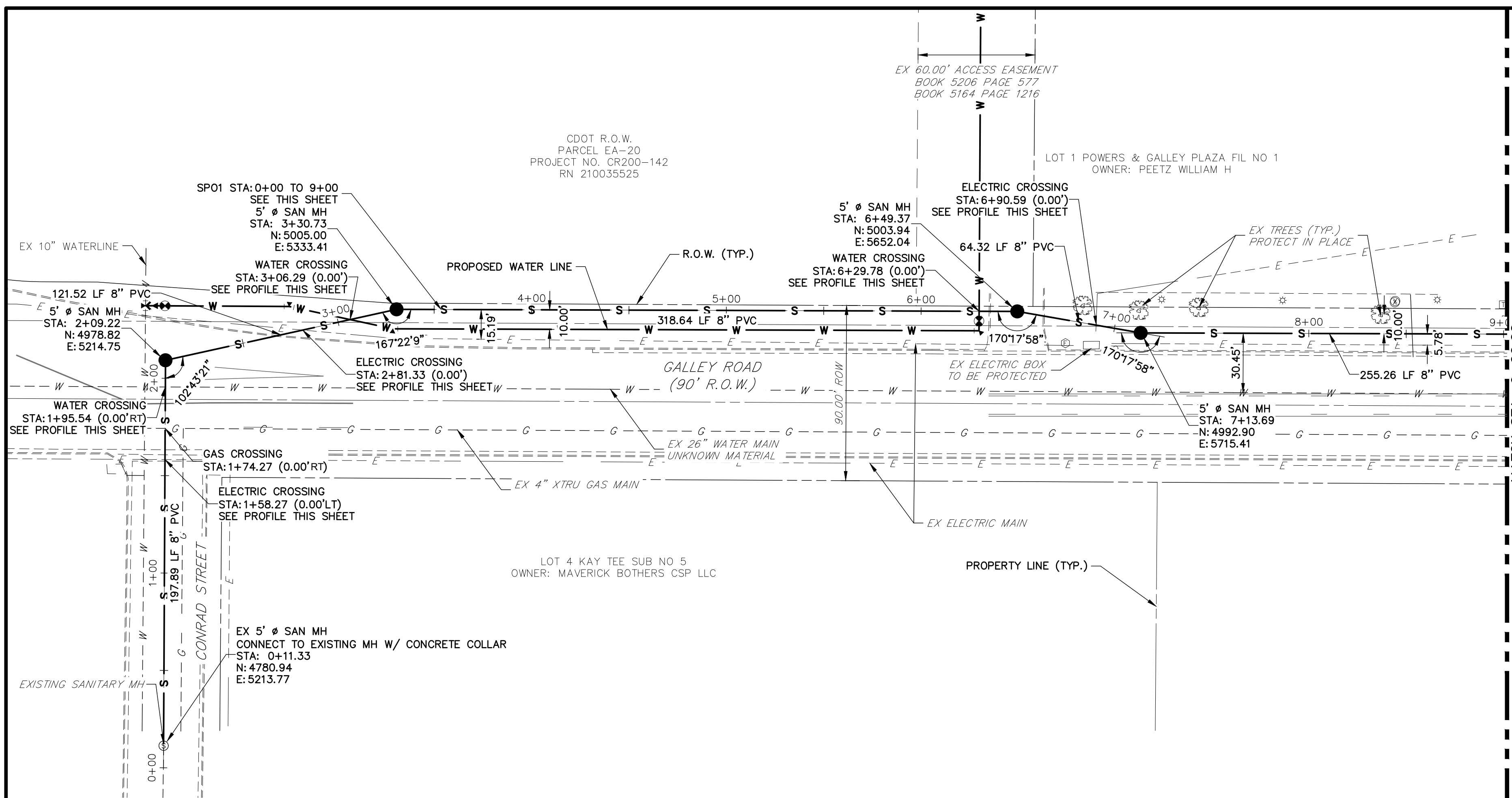




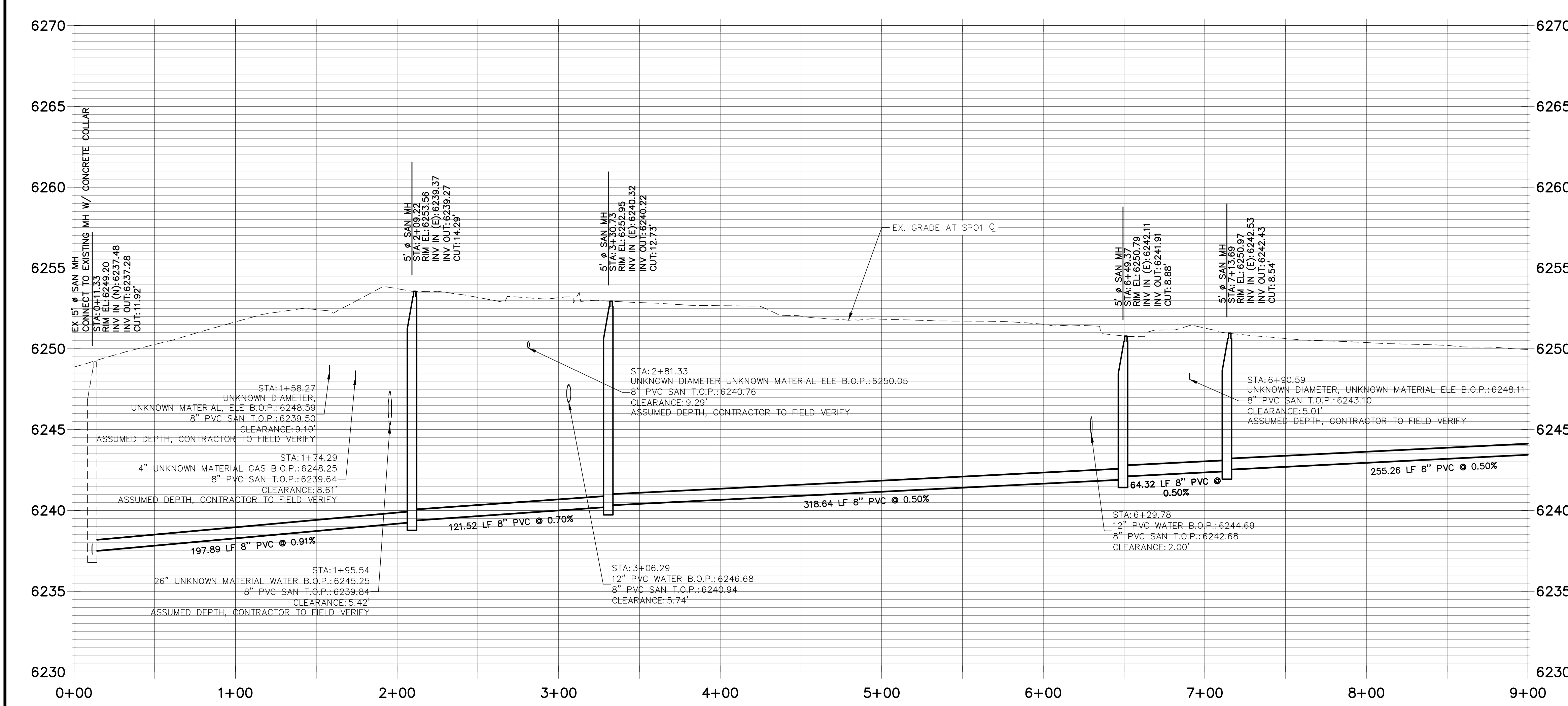








**SP01 PROFILE (1)  
STA 0+00.00 TO 9+00.00**

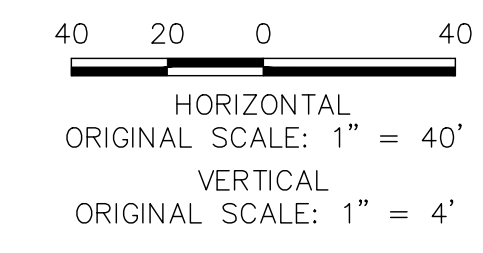


- NOTES:**
1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
  2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
  3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
  4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
  5. SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
  6. ALL PIPES SHALL BE SDR-35.

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



Know what's below.  
Call before you dig.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
404 S WELLS STREET SUITE 400  
CHICAGO, IL 60607  
ATTN: DANE OLMSTEAD  
734-216-2577  
DOLMSTEAD@JACKSONDEARBORN.COM

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

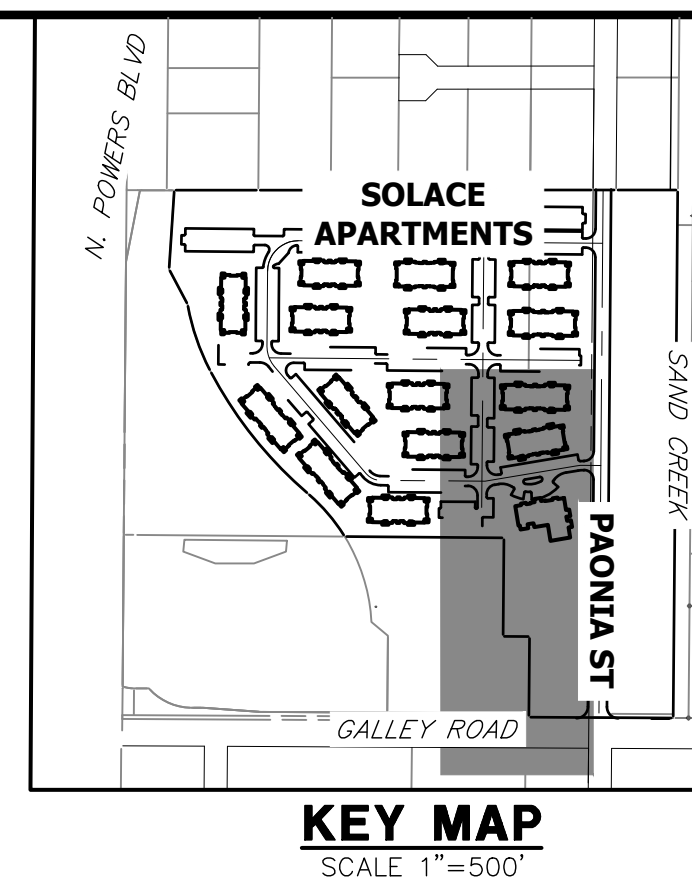
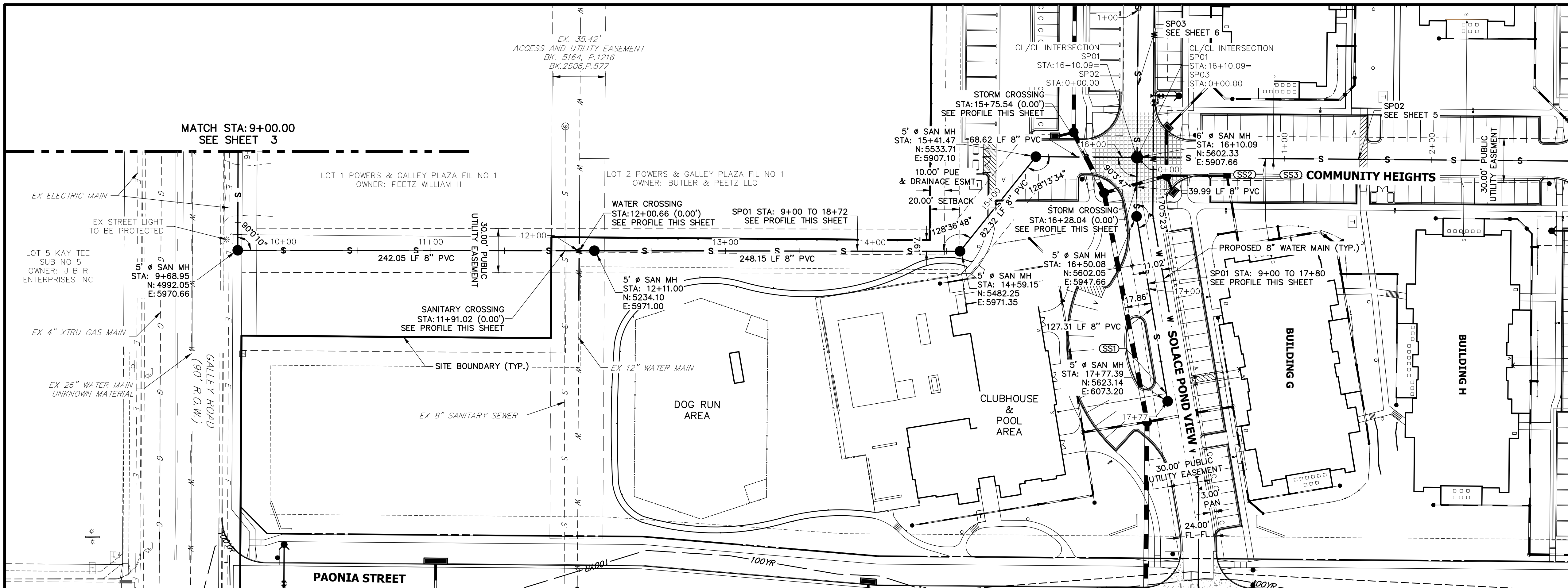
No.	REVISION	BY	DATE

**SOLACE AT CIMARRON HILLS**  
**SANITARY SEWER PLAN AND PROFILE**

H-SCALE 1"=40'  
V-SCALE 1"=4'  
DATE 3/12/21  
DESIGNED BY APL  
DRAWN BY APL  
CHECKED BY

SHEET 3 OF 7  
JOB NO. 25174.00





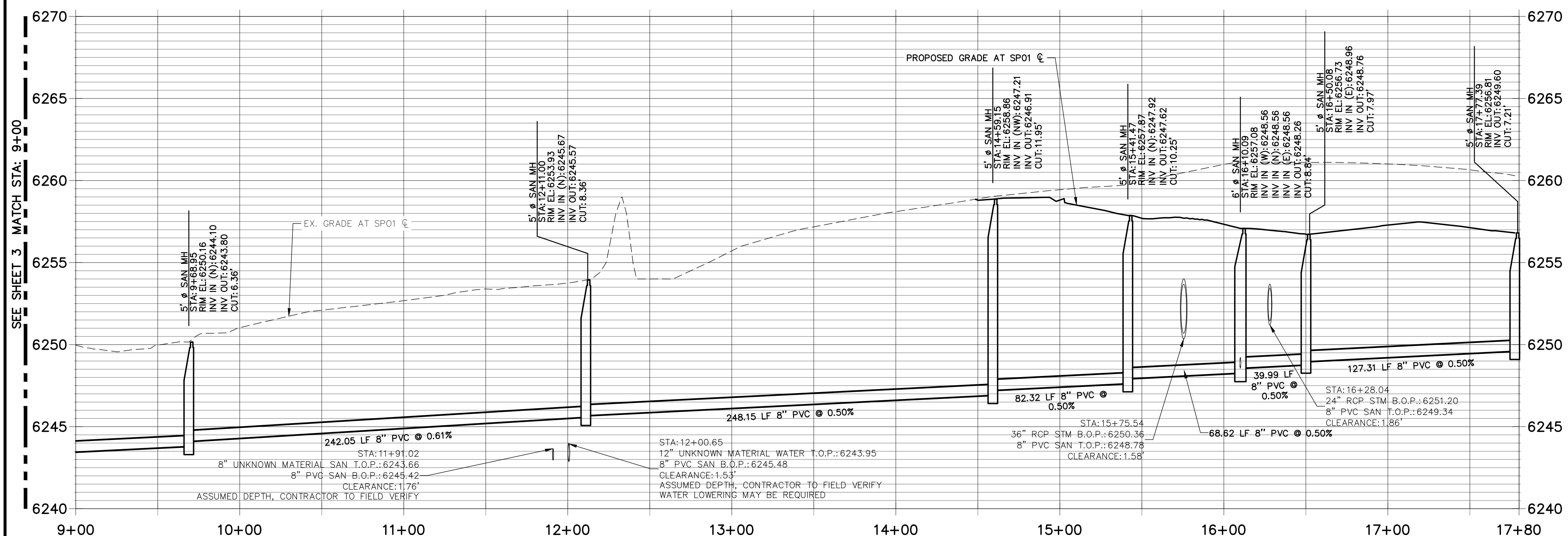
UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S WELLS STREET SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 734-216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

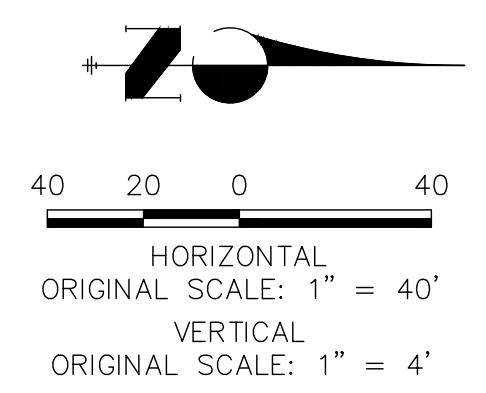
- NOTES:**
1. ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
  2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
  3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
  4. SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
  5. SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
  6. ALL PIPES SHALL BE SDR-35

**SP01 PROFILE (2)  
 STA 9+00.00 TO 17+80.00**



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.

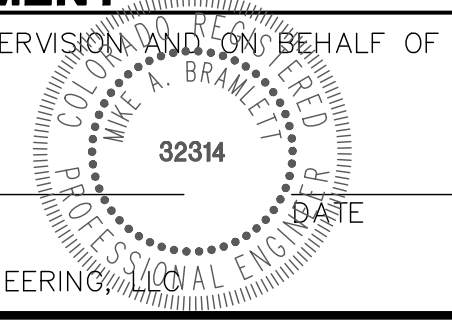
UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS1	17+72.09	SP01	SANITARY SEWER SERVICE



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



No.	REVISION	BY	DATE

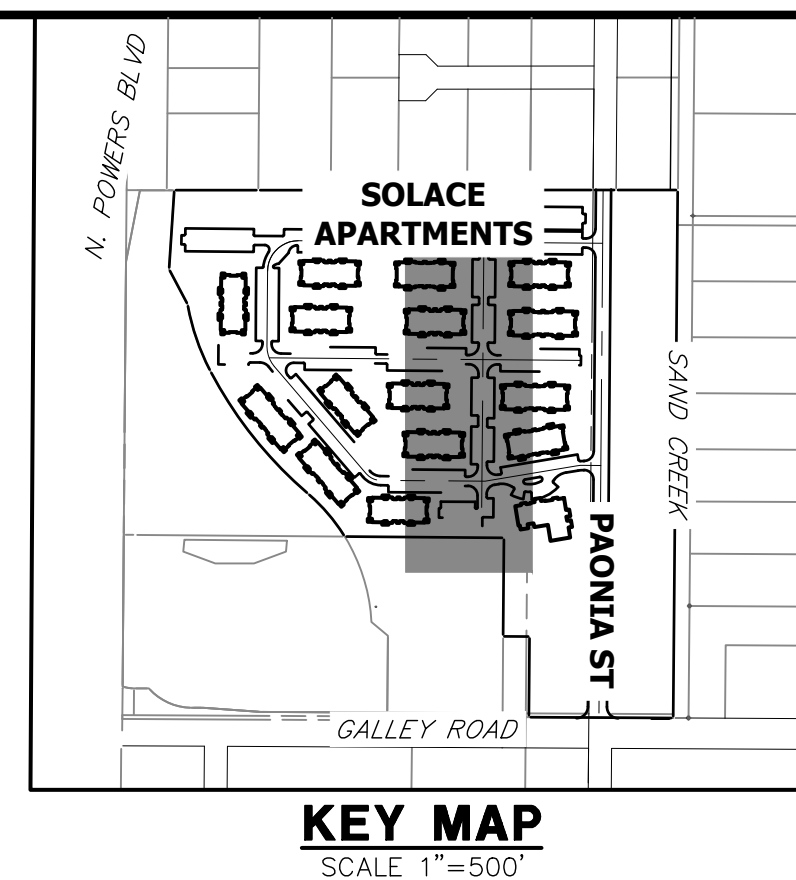
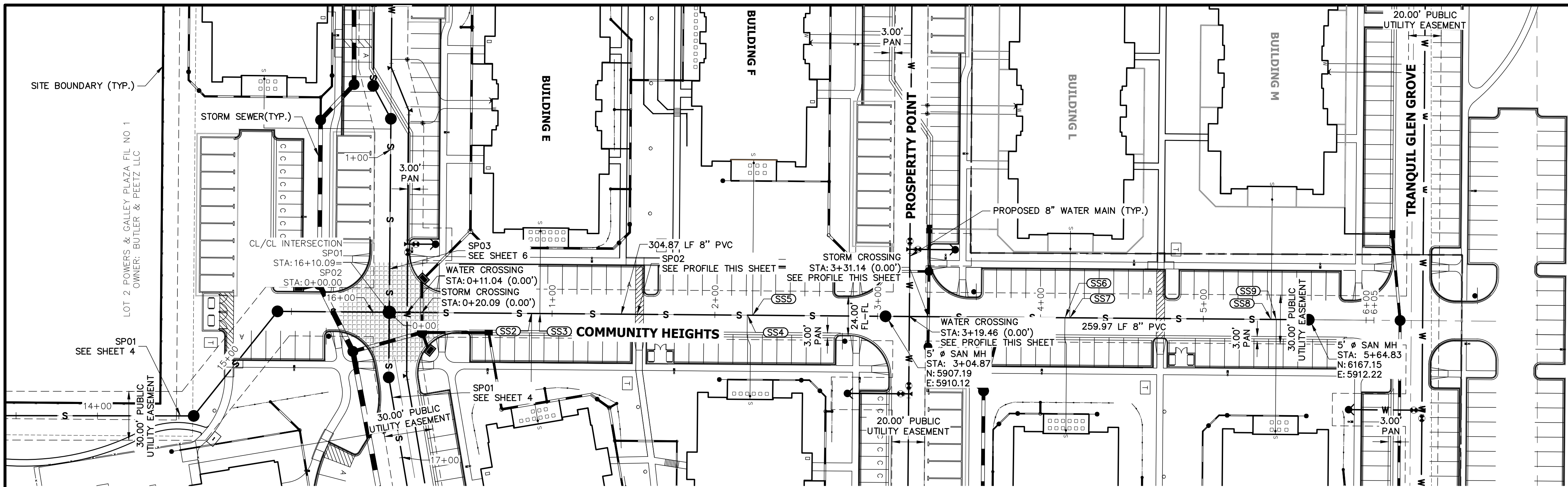
  

H-SCALE 1"=40'	DESIGNED BY APL	CHECKED BY
V-SCALE 1"=4'	DATE 3/12/21	

**SOLACE AT CIMARRON HILLS**  
**SANITARY SEWER PLAN AND PROFILE**

SHEET 4 OF 7  
 JOB NO. 25174.00



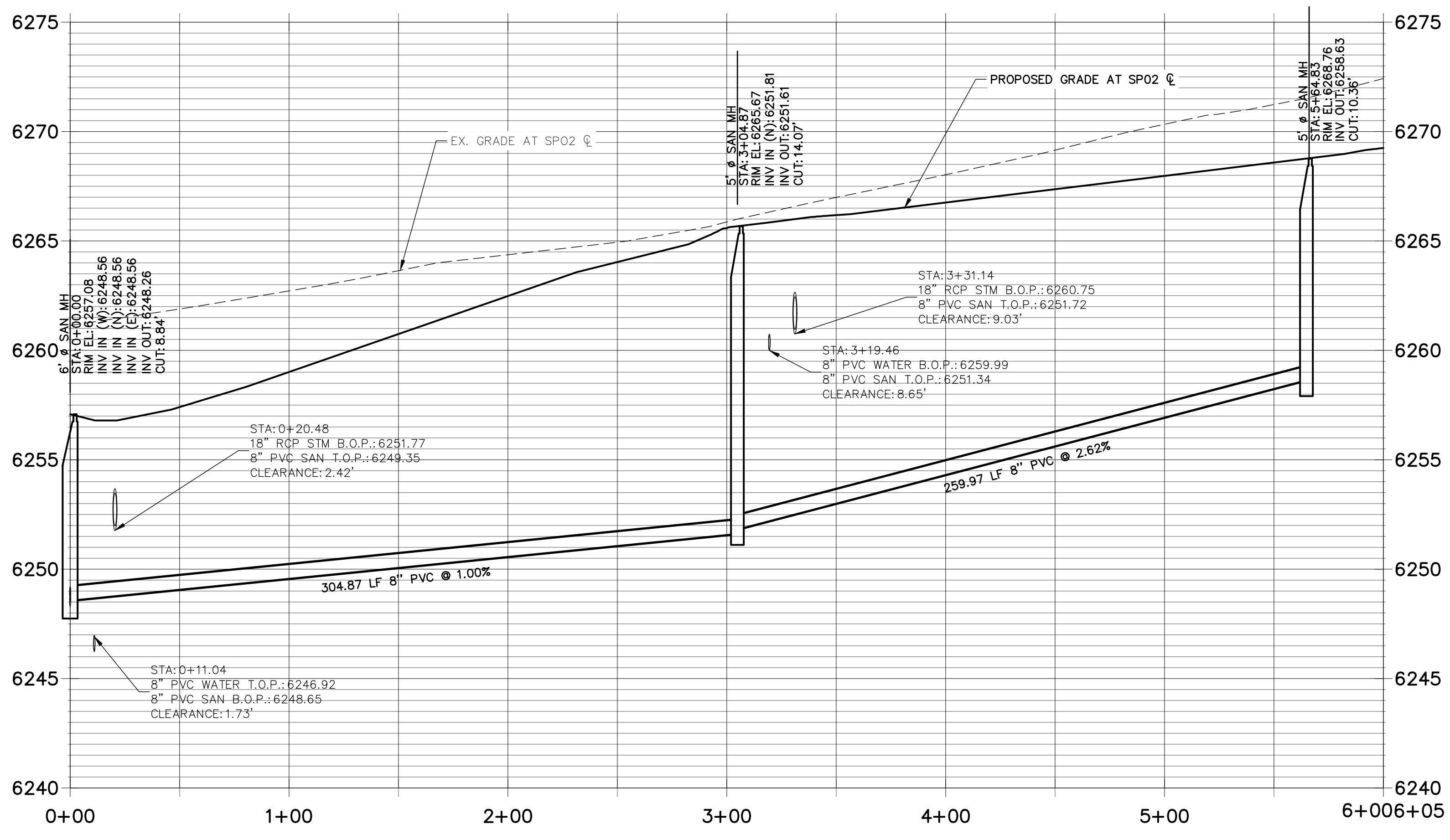


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S WELLS STREET SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 734-216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

**SP02 PROFILE  
 STA 0+00.00 TO 6+00.00**



- NOTES:**
- ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
  - SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
  - SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
  - SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
  - SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
  - ALL PIPES SHALL BE SDR-35.

UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS2	0+87.50	SP02	SANITARY SEWER SERVICE
SS3	0+92.50	SP02	SANITARY SEWER SERVICE
SS4	2+19.93	SP02	SANITARY SEWER SERVICE
SS5	2+23.14	SP02	SANITARY SEWER SERVICE
SS6	4+15.01	SP02	SANITARY SEWER SERVICE
SS7	4+18.01	SP02	SANITARY SEWER SERVICE
SS8	5+41.73	SP02	SANITARY SEWER SERVICE
SS9	5+44.87	SP02	SANITARY SEWER SERVICE

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

HORIZONTAL ORIGINAL SCALE: 1" = 40'  
 VERTICAL ORIGINAL SCALE: 1" = 4'

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 DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

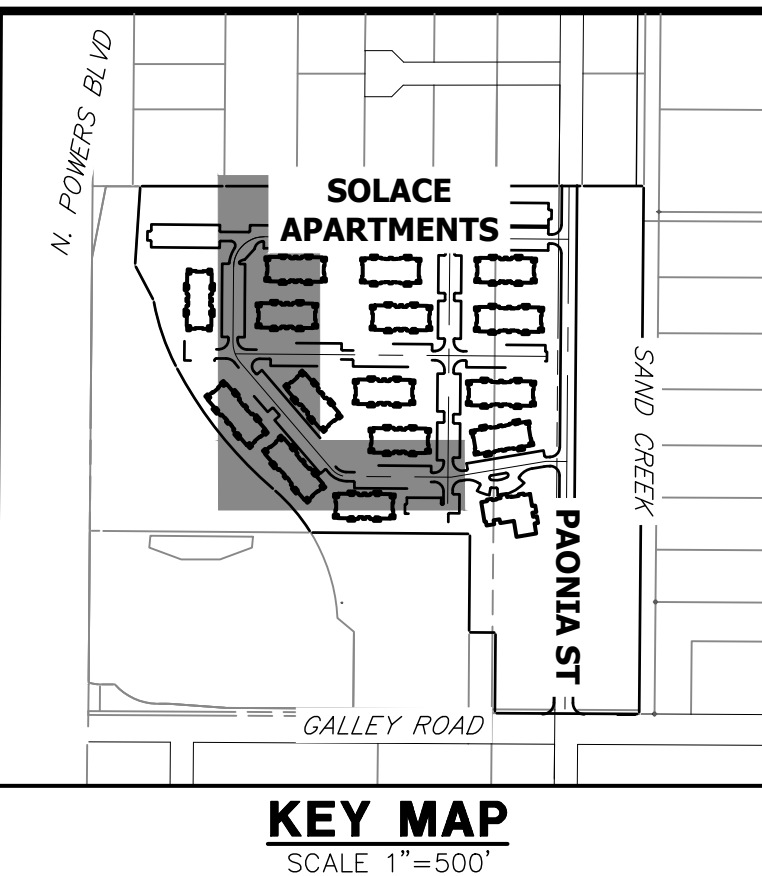
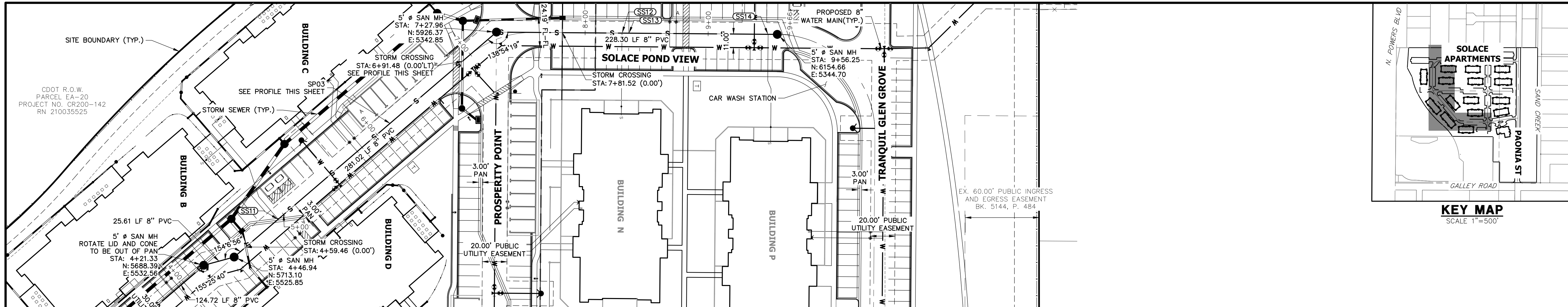
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	BY	DATE	No. REVISION	
1"=40'	1"=4'	3/12/21	APL	APL					

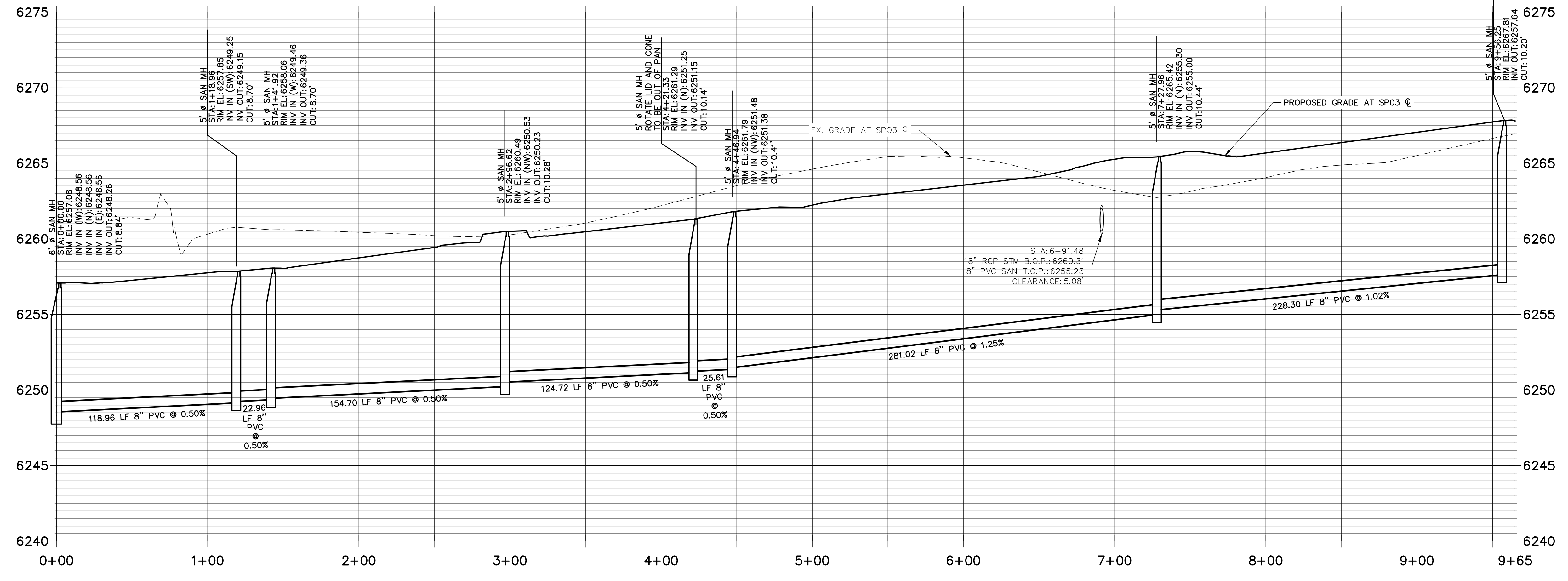
**SOLACE AT CIMARRON HILLS**  
**SANITARY SEWER PLAN AND PROFILE**

SHEET 5 OF 7  
 JOB NO. 25174.00





**SPO3 PROFILE  
STA 0+00.00 TO 9+65.00**



UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS10	1+12.67	SPO3	SANITARY SEWER SERVICE
SS11	4+94.15	SPO3	SANITARY SEWER SERVICE
SS12	8+29.98	SPO3	SANITARY SEWER SERVICE
SS13	8+35.48	SPO3	SANITARY SEWER SERVICE
SS14	9+48.75	SPO3	SANITARY SEWER SERVICE

- NOTES:**
- ALL PROPOSED SANITARY SEWER ON THESE PLANS IS PUBLIC, UNLESS OTHERWISE NOTED.
  - SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
  - SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
  - SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
  - SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
  - ALL PIPES SHALL BE SDR-35

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

Know what's below.  
Call before you dig.

HORIZONTAL ORIGINAL SCALE: 1" = 40'  
VERTICAL ORIGINAL SCALE: 1" = 4'

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
404 S WELLS STREET SUITE 400  
CHICAGO, IL 60607  
ATTN: DANE OLMSTEAD  
734-216-2577  
DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
A Westman Company

Central 303-740-9888 • Colorado Springs 719-588-2683  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

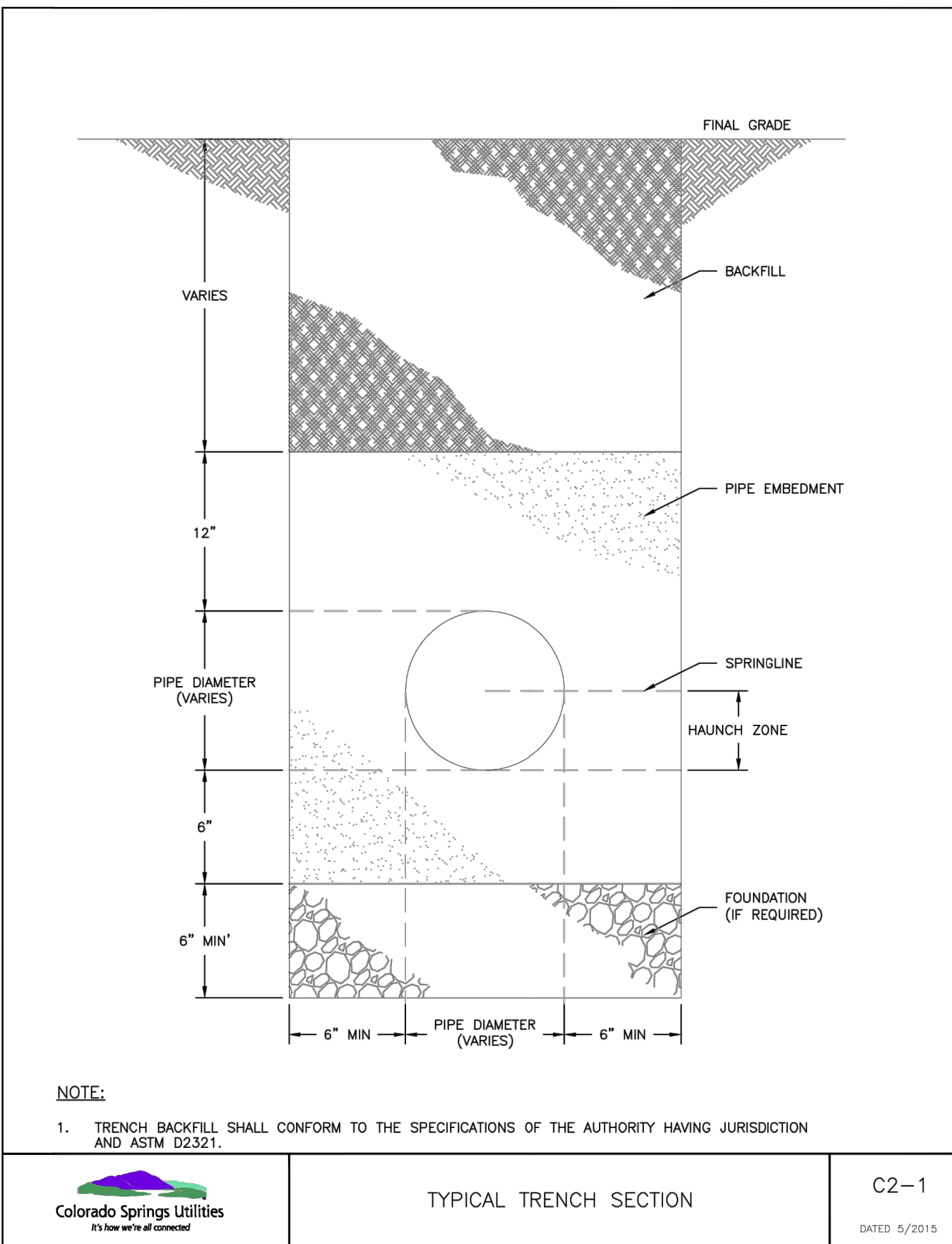
**SOLACE AT CIMARRON HILLS**

**SANITARY SEWER PLAN AND PROFILE**

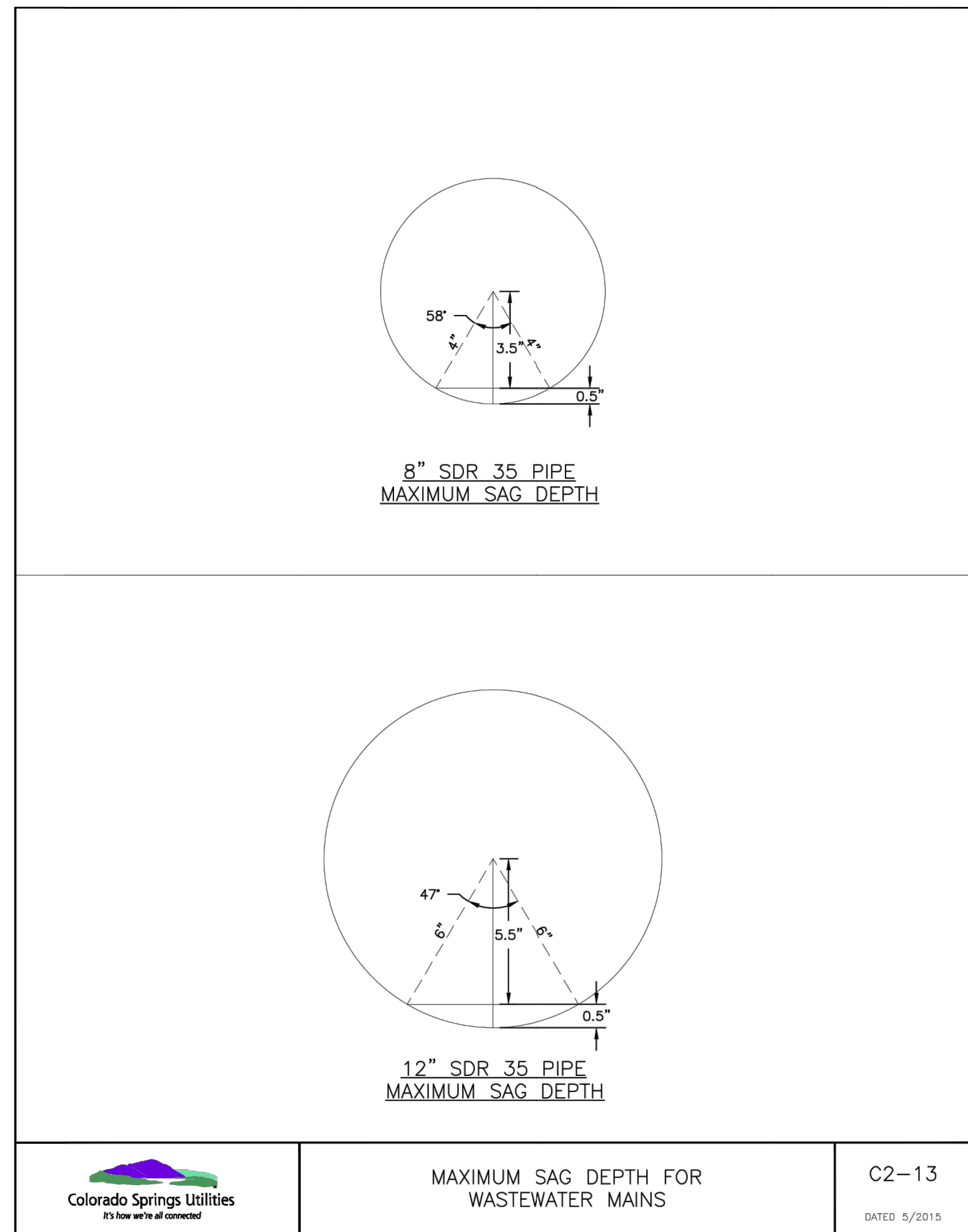
H-Scale: 1"=40'  
V-Scale: 1"=4'  
DATE: 3/12/21  
DESIGNED BY: APL  
DRAWN BY: APL  
CHECKED BY:

SHEET 6 OF 7  
JOB NO. 25174.00

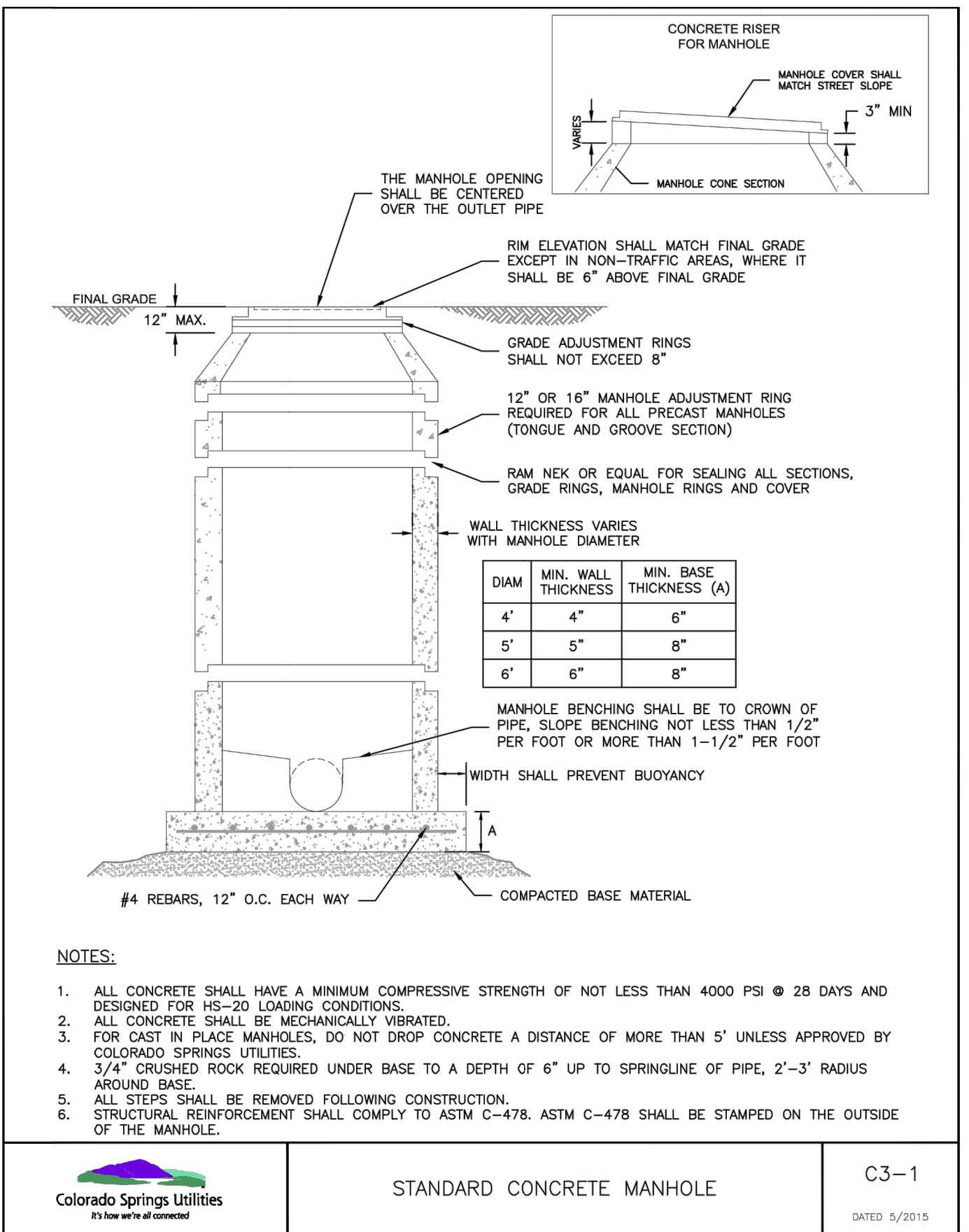




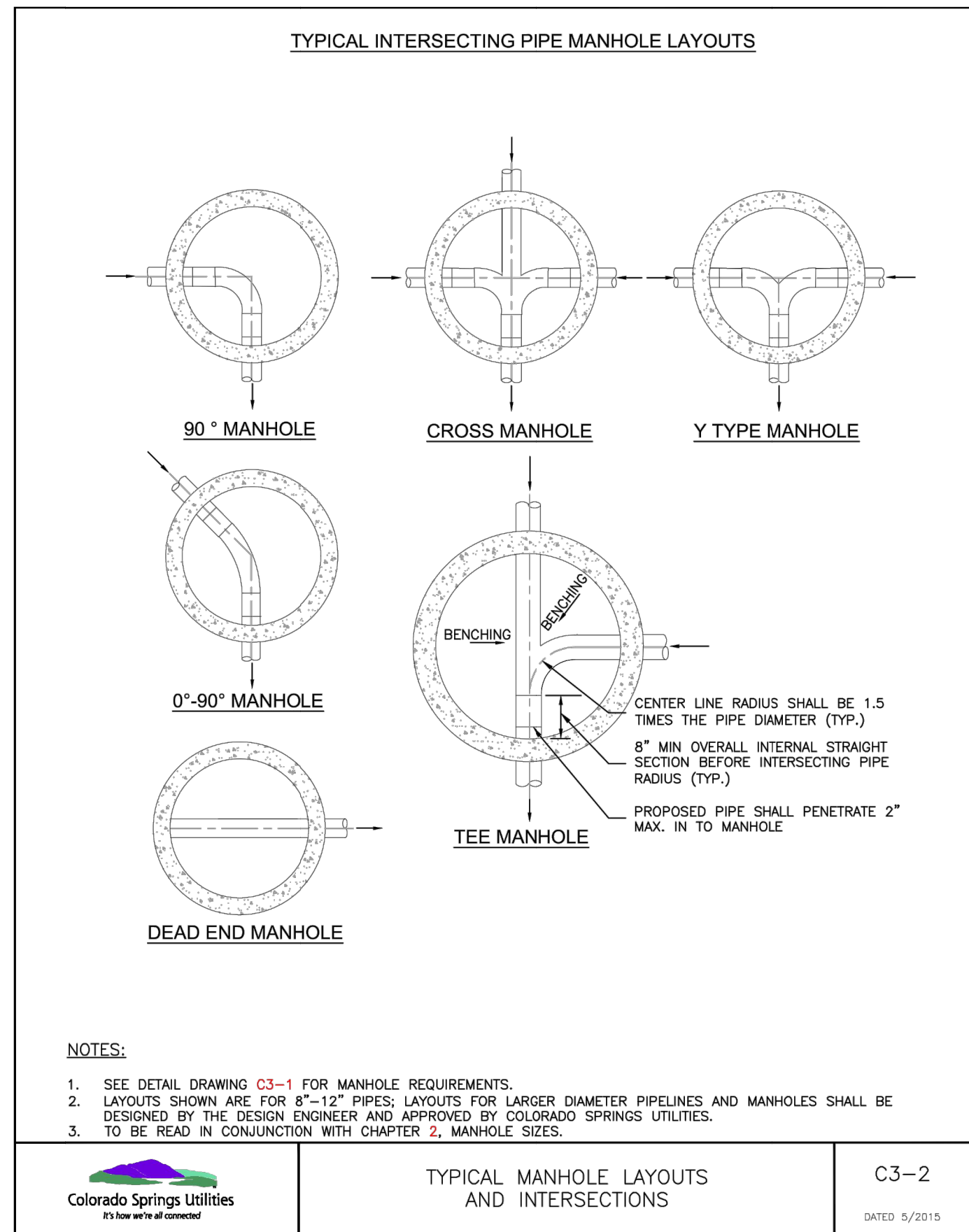
Colorado Springs Utilities  
TYPICAL TRENCH SECTION  
C2-1  
DATED: 5/2015



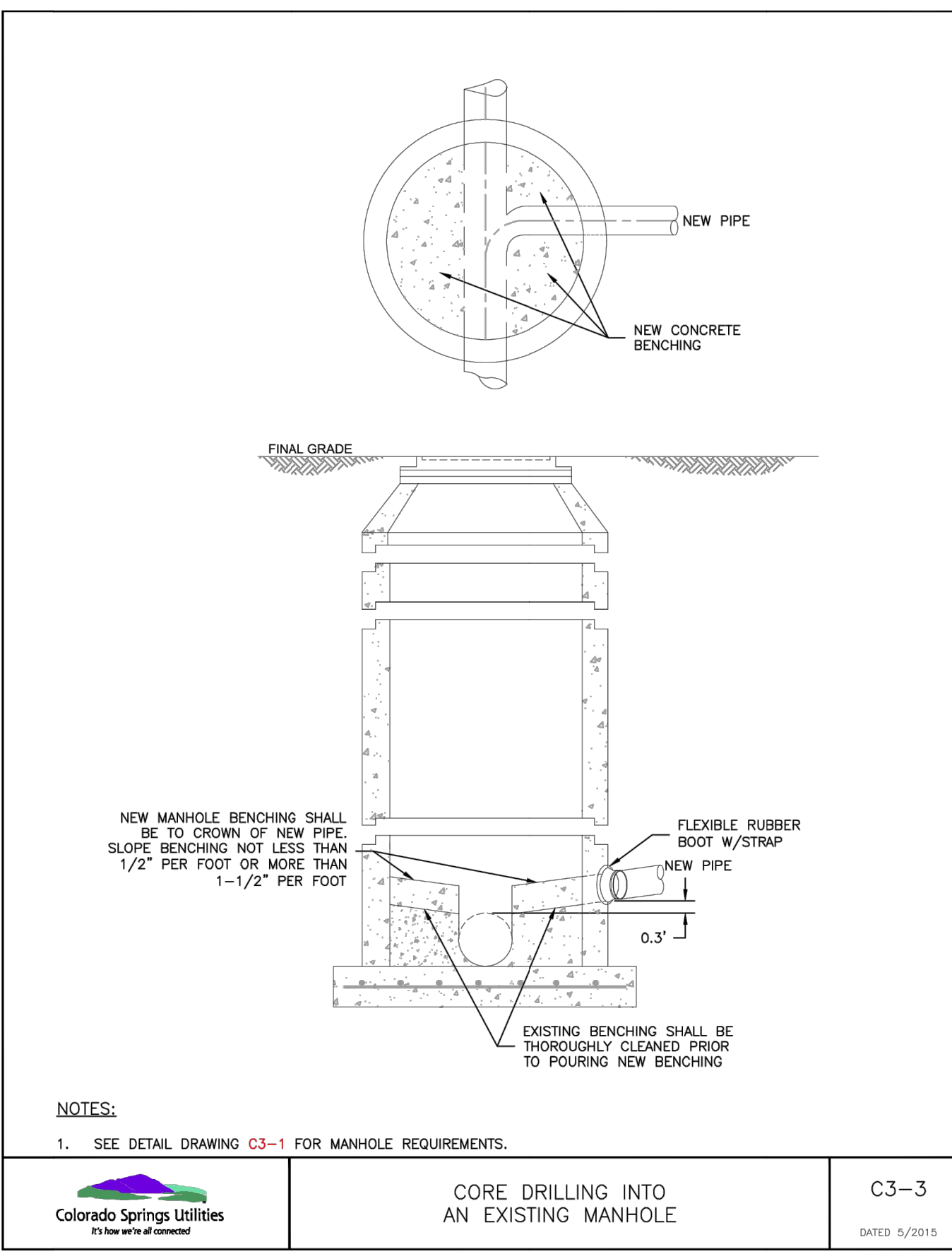
Colorado Springs Utilities  
MAXIMUM SAG DEPTH FOR WASTEWATER MAINS  
C2-13  
DATED: 5/2015



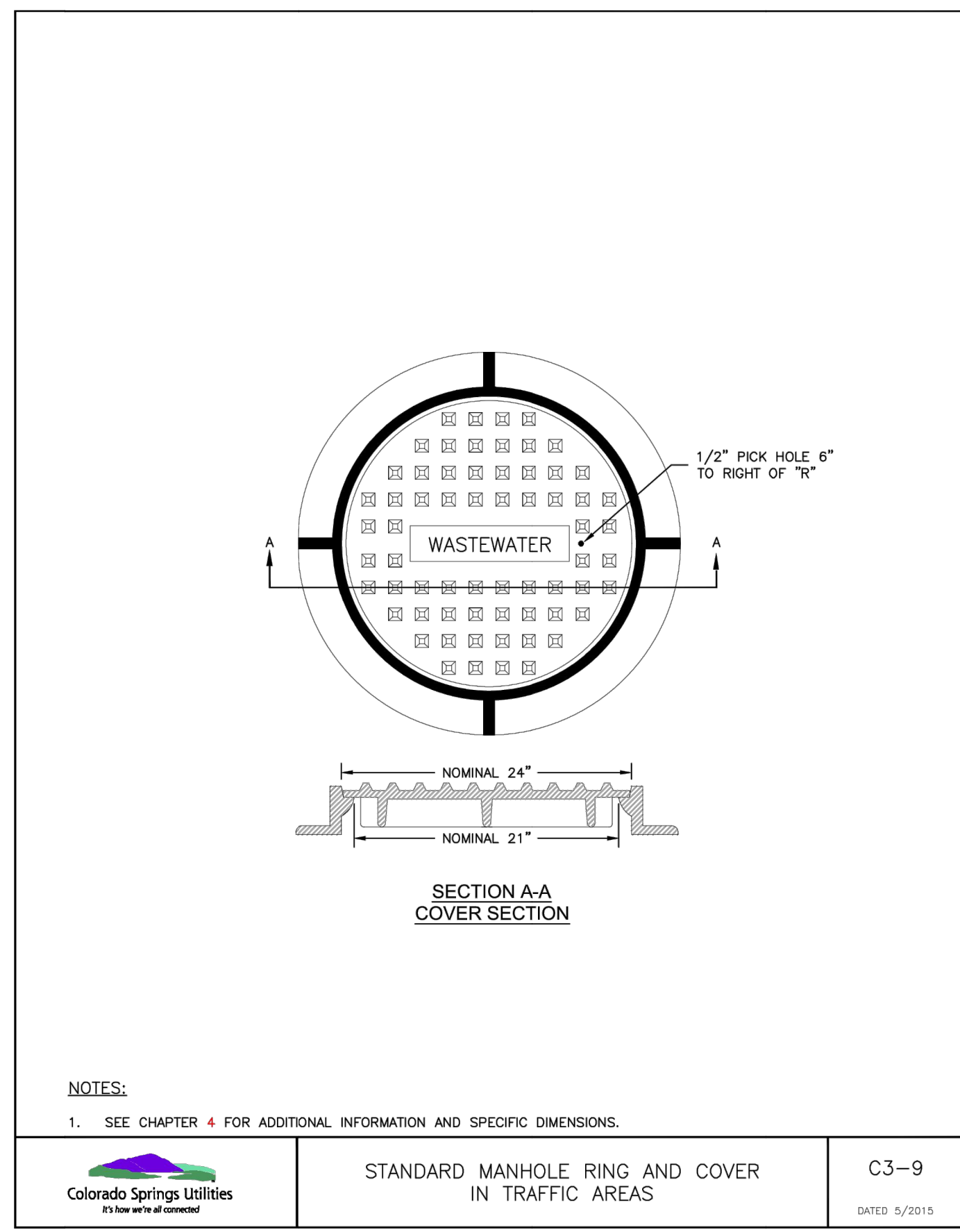
Colorado Springs Utilities  
STANDARD CONCRETE MANHOLE  
C3-1  
DATED: 5/2015



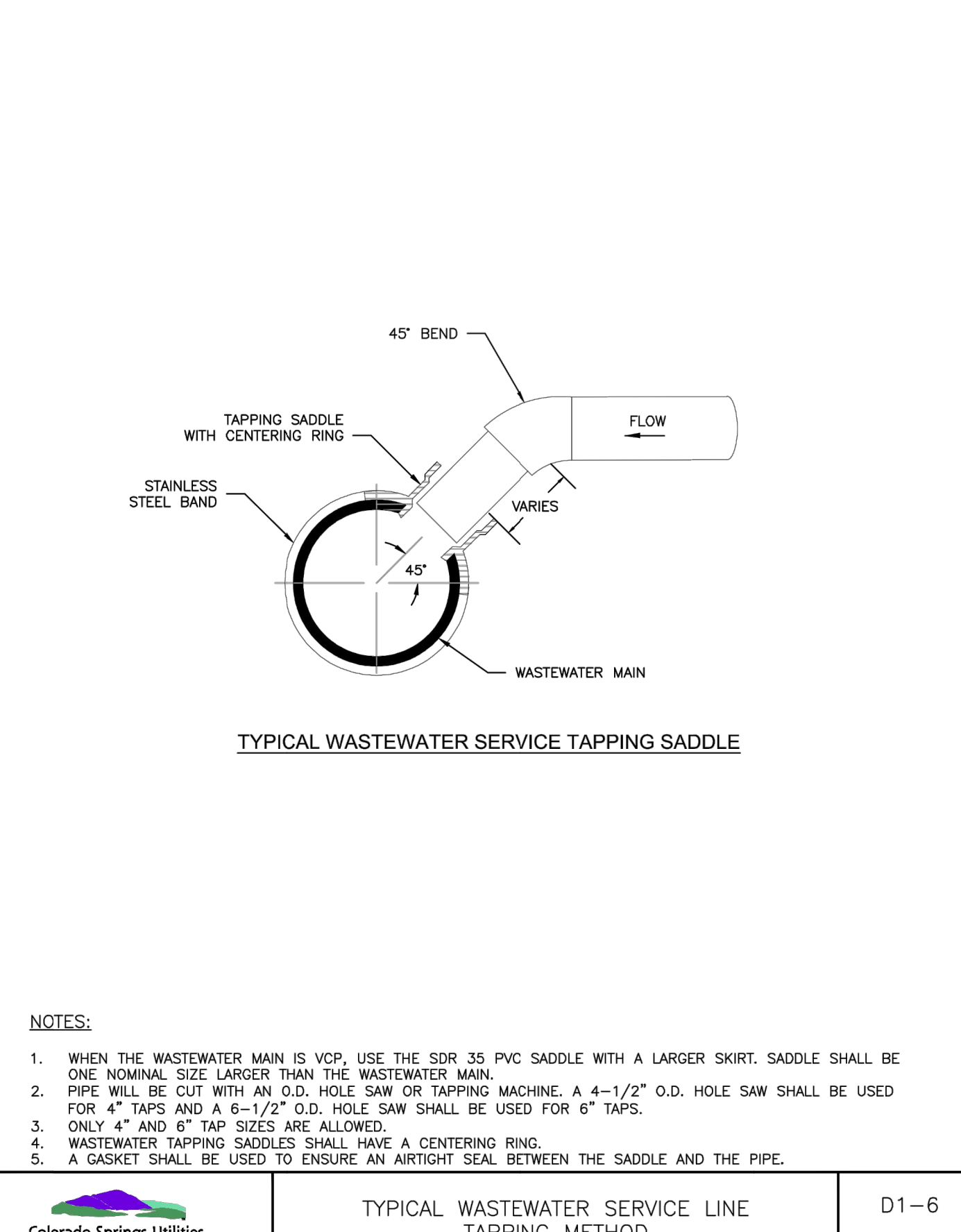
Colorado Springs Utilities  
TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS  
C3-2  
DATED: 5/2015



Colorado Springs Utilities  
CORE DRILLING INTO AN EXISTING MANHOLE  
C3-3  
DATED: 5/2015



Colorado Springs Utilities  
STANDARD MANHOLE RING AND COVER IN TRAFFIC AREAS  
C3-9  
DATED: 5/2015

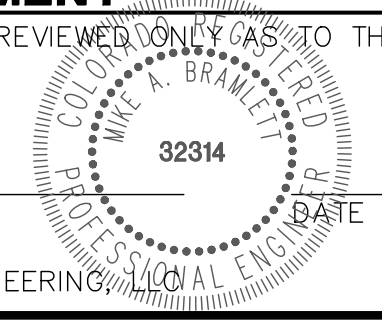


Colorado Springs Utilities  
TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD  
D1-6  
DATED: 5/2015

**ENGINEER'S STATEMENT**

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

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



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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
404 S WELLS STREET SUITE 400  
CHICAGO, IL 60607  
ATTN: DANE OLMSTEAD  
734-216-2577  
DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				V-SCALE	N/A				
						3/12/21	APL		

SOLACE AT CIMARRON HILLS  
DETAIL SHEET

SHEET 7 OF 7  
JOB NO. 25174.00



**CONTACTS:**

OWNER/DEVELOPER	JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD P~(734) 216-2577
ENGINEER/SURVEYOR	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(719) 593-2593
DEVELOPMENT SERVICES (CMD)	CHEROKEE METROPOLITAN DISTRICT 625 PALMER PARK BLVD COLORADO SPRINGS, CO 80915 P~(719) 597-5080
FIRE PROTECTION DISTRICT	CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PL COLORADO SPRINGS, CO 80915 P~(719) 591-0960
PLANNER	N.E.S., INC. 619 NORTH CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 P~(719) 471-0073
GEOTECHNICAL	CTL THOMPSON, INC 5170 MARK DABLING BLVD COLORADO SPRINGS, CO 80918 P~(719) 528-8300
ARCHITECT	LCM ARCHITECTS 819 S WABASH AVE, FIFTH FLOOR CHICAGO, IL 60605 P~(312) 995-5305

**BASIS OF BEARINGS**

THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING N00°27'47"E AS SHOWN ON SAID PLAT.

**BENCHMARK**

FIMS MONUMENT F81, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN RANGE BOX WITH NO TOP, LOCATED 900 FEET EAST OF THE INTERSECTION OF E. PLATTE AVENUE AND VALLEY STREET, APPROXIMATELY 80 FEET NORTH OF THE CENTERLINE OF E PLATTE AVENUE. SAID MONUMENT HAVING A PUBLISHED ELEVATION OF 6275.86 FEET, NAVD88.

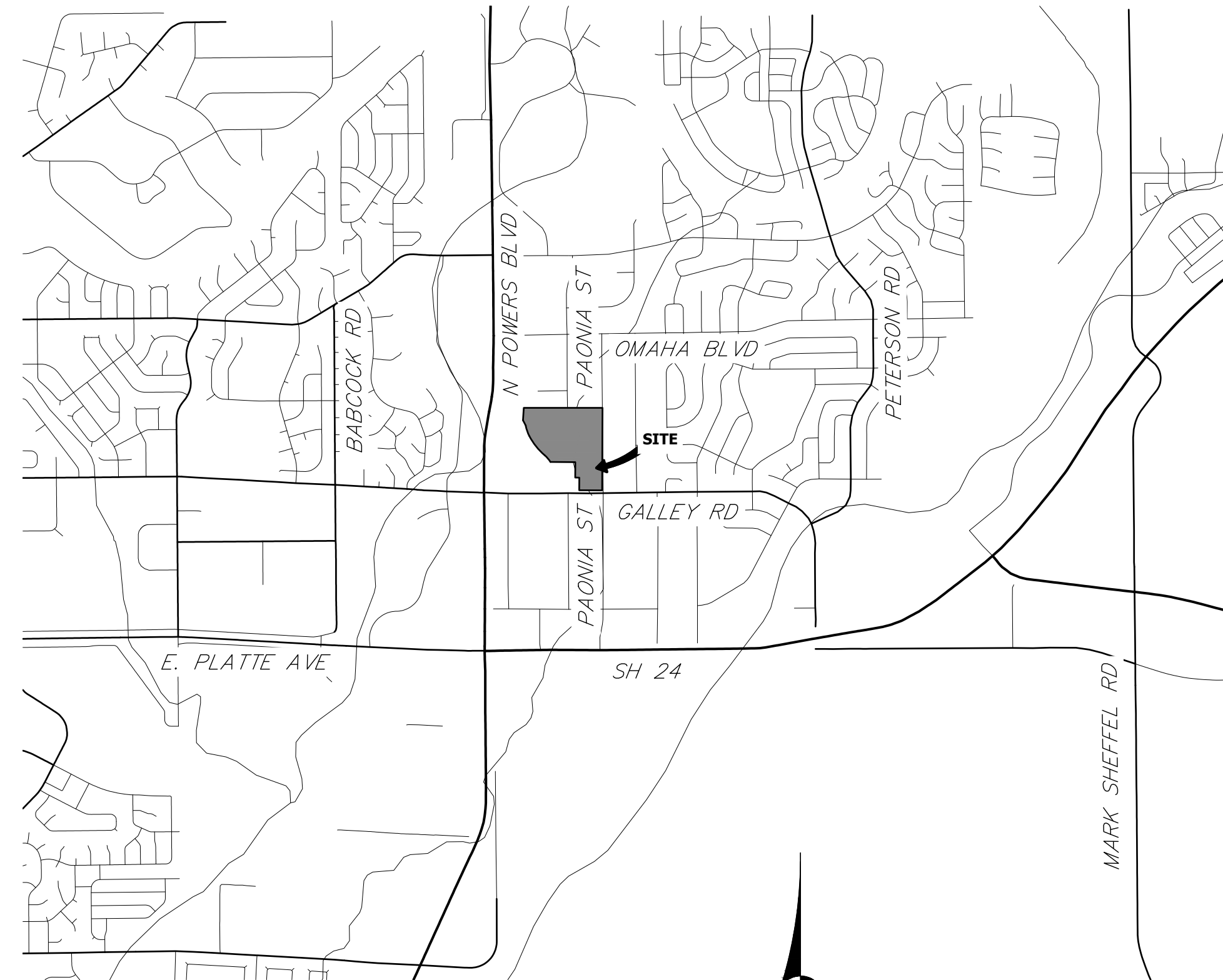
# SOLACE AT CIMARRON HILLS

## SITUATED IN THE NORTHWEST QUARTER OF SECTION 7

### TOWNSHIP 14 SOUTH, RANG 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

### COUNTY OF EL PASO, STATE OF COLORADO

# WATER DISTRIBUTION PLAN



**VICINITY MAP**  
SCALE: 1"=2000'

**SHEET INDEX**

- 1 - COVER SHEET
- 2 - LEGEND AND NOTES
- 3-7 - WATER DISTRIBUTION PLAN
- 8-10 - DETAIL SHEETS

DISTRICT MAIN EXTENSIONS

**WATER STATEMENT**

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH CHEROKEE METROPOLITAN DISTRICT SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF 5 FEET AND A MAXIMUM OF 6 FEET OF COVER OVER THE WATER MAIN(S). ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF 8 FEET SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE DISTRICT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
OWNER/DEVELOPER

DBA: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ALL HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DISTRICT'S SPECIFICATIONS.  
WATER INSTALLATION CORROSION CONTROL REQUIREMENTS

NONE REQUIRED

REQUIRED, DESCRIBED AS FOLLOWS:

**WATER PLAN APPROVAL**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHEROKEE METROPOLITAN DISTRICT

APPROVAL EXPIRES ONE YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

**CHEROKEE METROPOLITAN DISTRICT**  
**WATER PLAN APPROVAL**

THE CHEROKEE METROPOLITAN DISTRICT RECOGNIZES THE DESIGN PROFESSIONAL OF RECORD AS THE LICENSED ENGINEER HAVING RESPONSIBILITY FOR THE SUBMITTED DESIGN AND THE DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. AS SUCH, THE APPROVAL GRANTED HEREIN IS FOR THE CONSTRUCTION OF THE FACILITIES AS REPRESENTED ON THESE DOCUMENTS. APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE BELOW AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS STREET, SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 (734)216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
 A Western Company  
  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=2000'	N/A	3/12/21	APL	APL	

**SOLACE AT CIMARRON HILLS**  
  
**COVER SHEET**  
  
**WATER DISTRIBUTION PLAN**

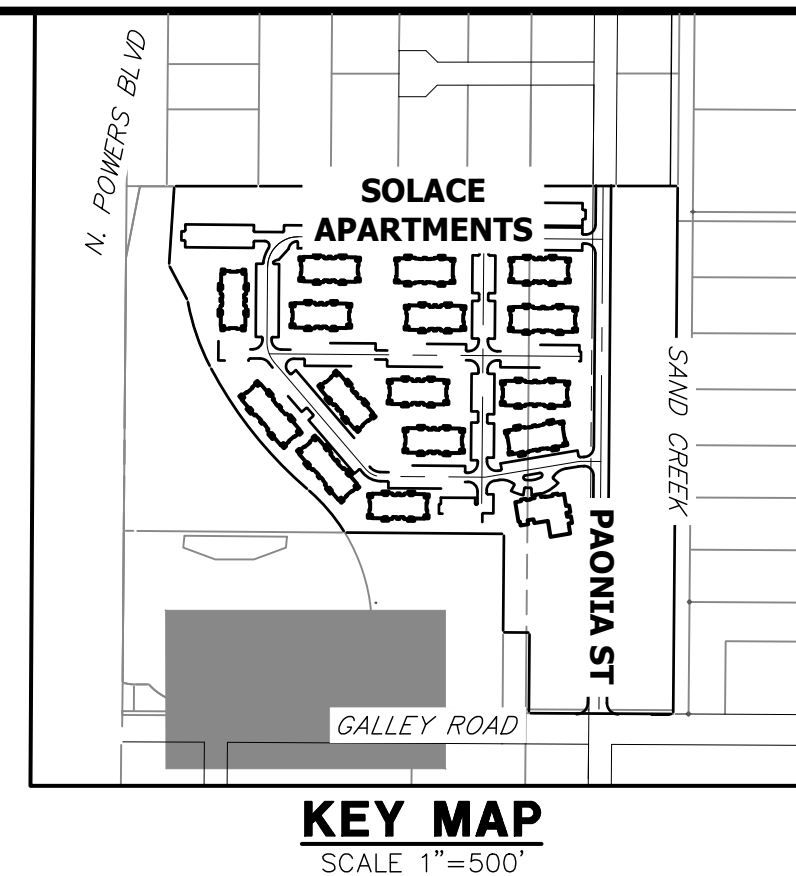
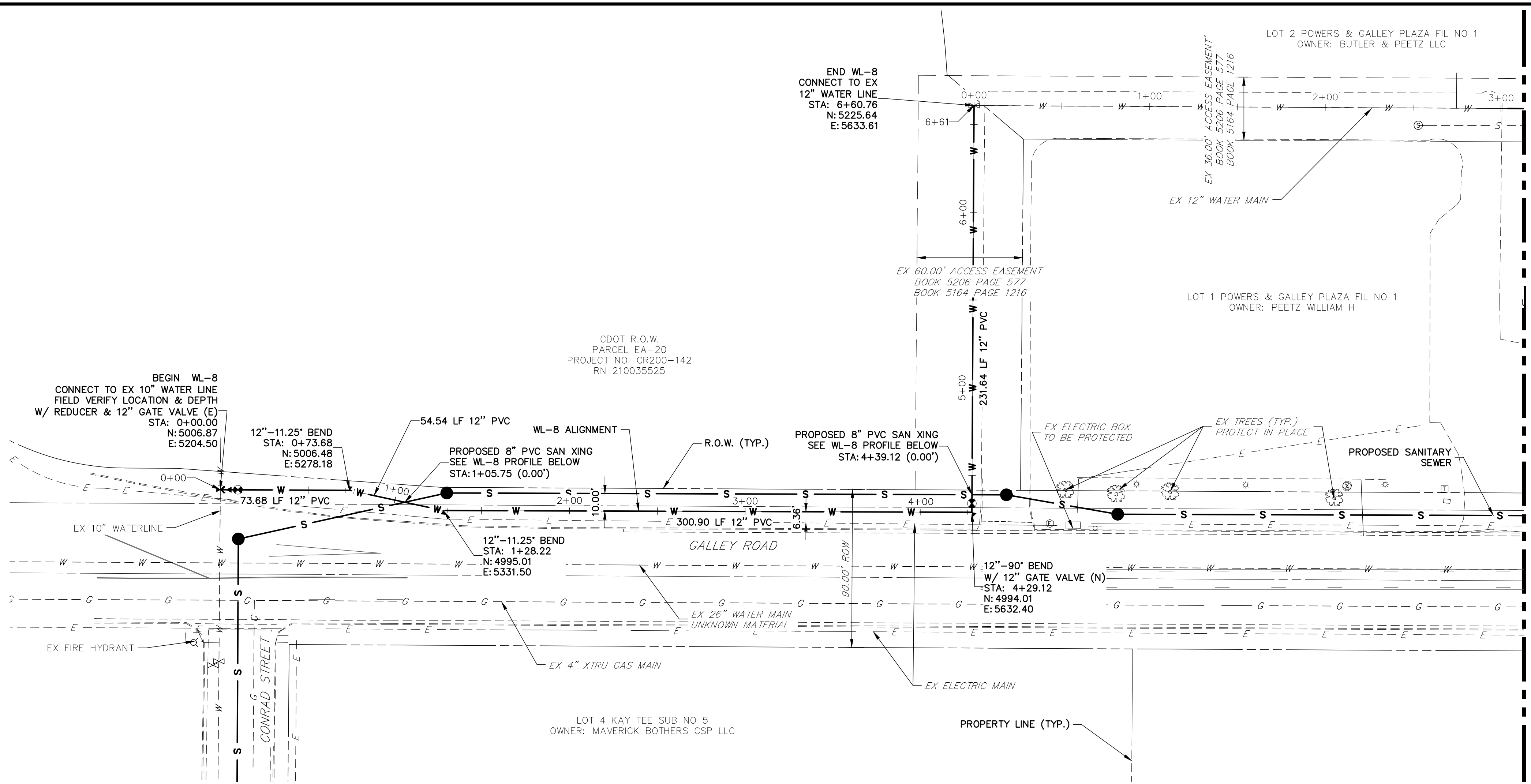
SHEET 1 OF 10  
 JOB NO. 25174.00









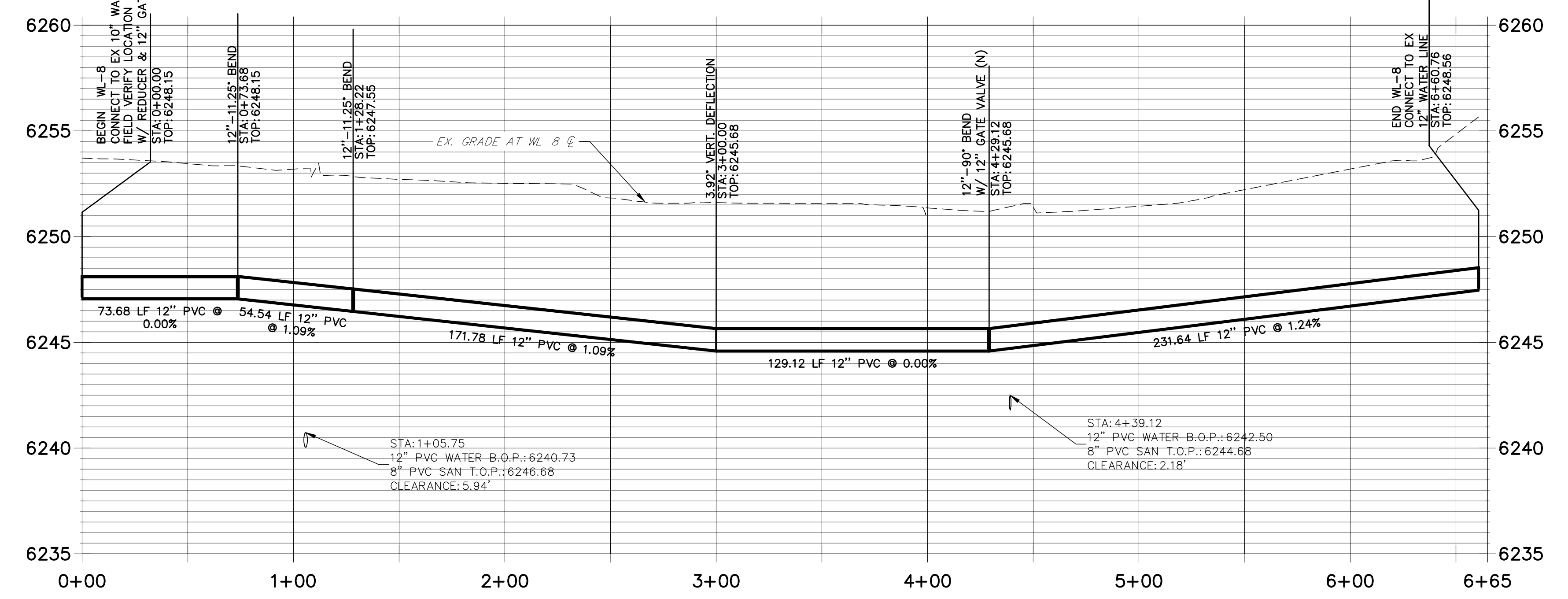


UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS STREET, SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 (734)216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

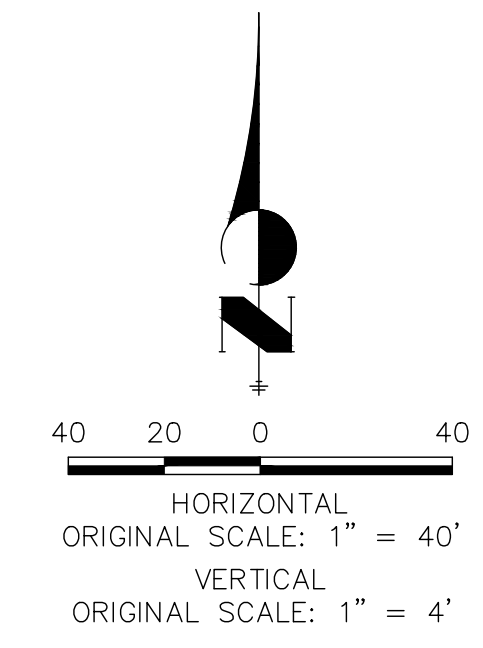
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

**WL-8 PROFILE  
 STA 0+00.00 TO 6+65.00**



**WATER NOTES:**

1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CMD DETAIL W-20. ALL LOWERINGS SHALL MEET OR EXCEED CMD CRITERIA AND DETAIL W-20.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CMD DETAIL W-27. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CMD DETAIL W-28 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CMD DETAILS W-4, W-5 AND W-6.
4. ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
5. ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
6. ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
7. "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR"
8. SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
9. SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
10. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CMD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
11. ALL VALVES SHALL BE INSTALLED PER CMD DETAIL W-7.
12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CMD DETAIL W-8.

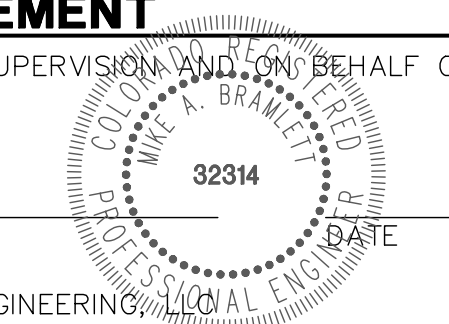


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

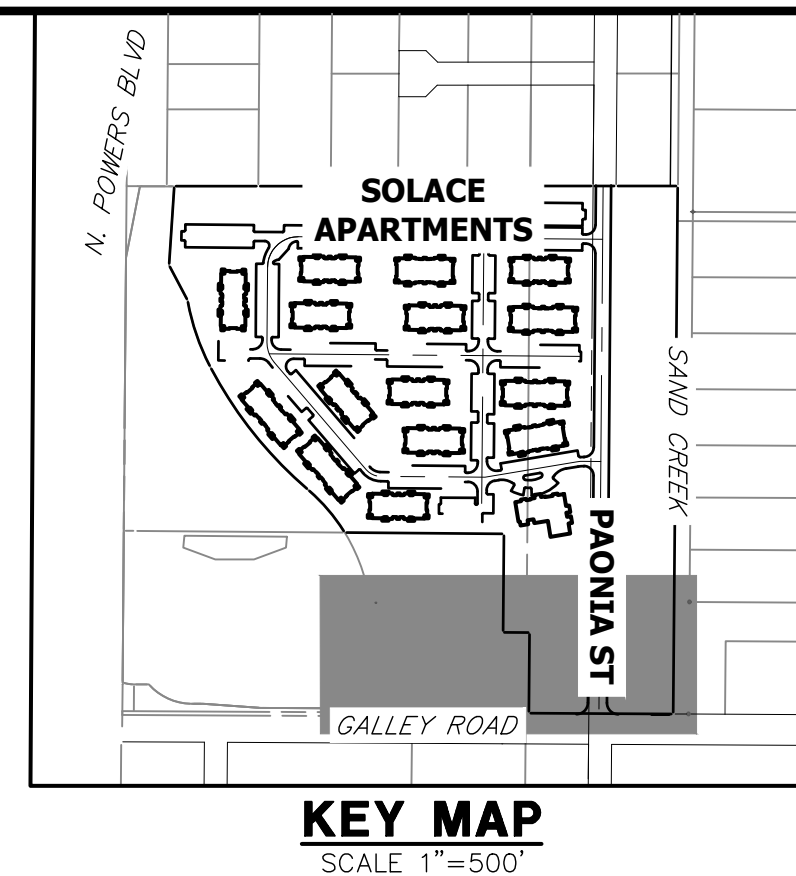
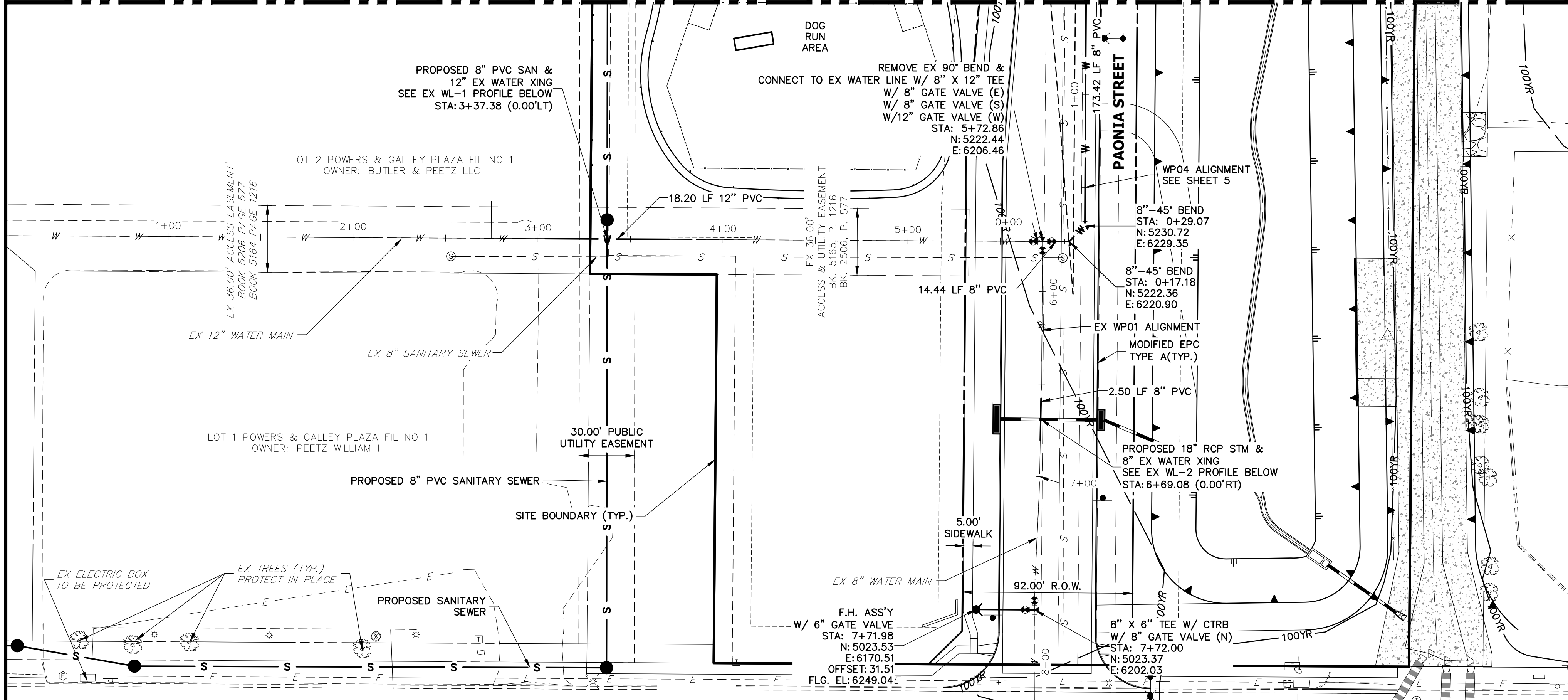
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



SOLACE AT CIMARRON HILLS	BY	DATE							
	No.	REVISION							
WATER DISTRIBUTION PLAN	H-SCALE	1"=40'							
	V-SCALE	1"=4'							
	DATE	3/12/21							
	DESIGNED BY	APL							
	DRAWN BY	APL							
	CHECKED BY								
SHEET	3	OF	10						
JOB NO.	25174.00								



SEE SHEET 5  
MATCH WPO4 STA: 1+50.00

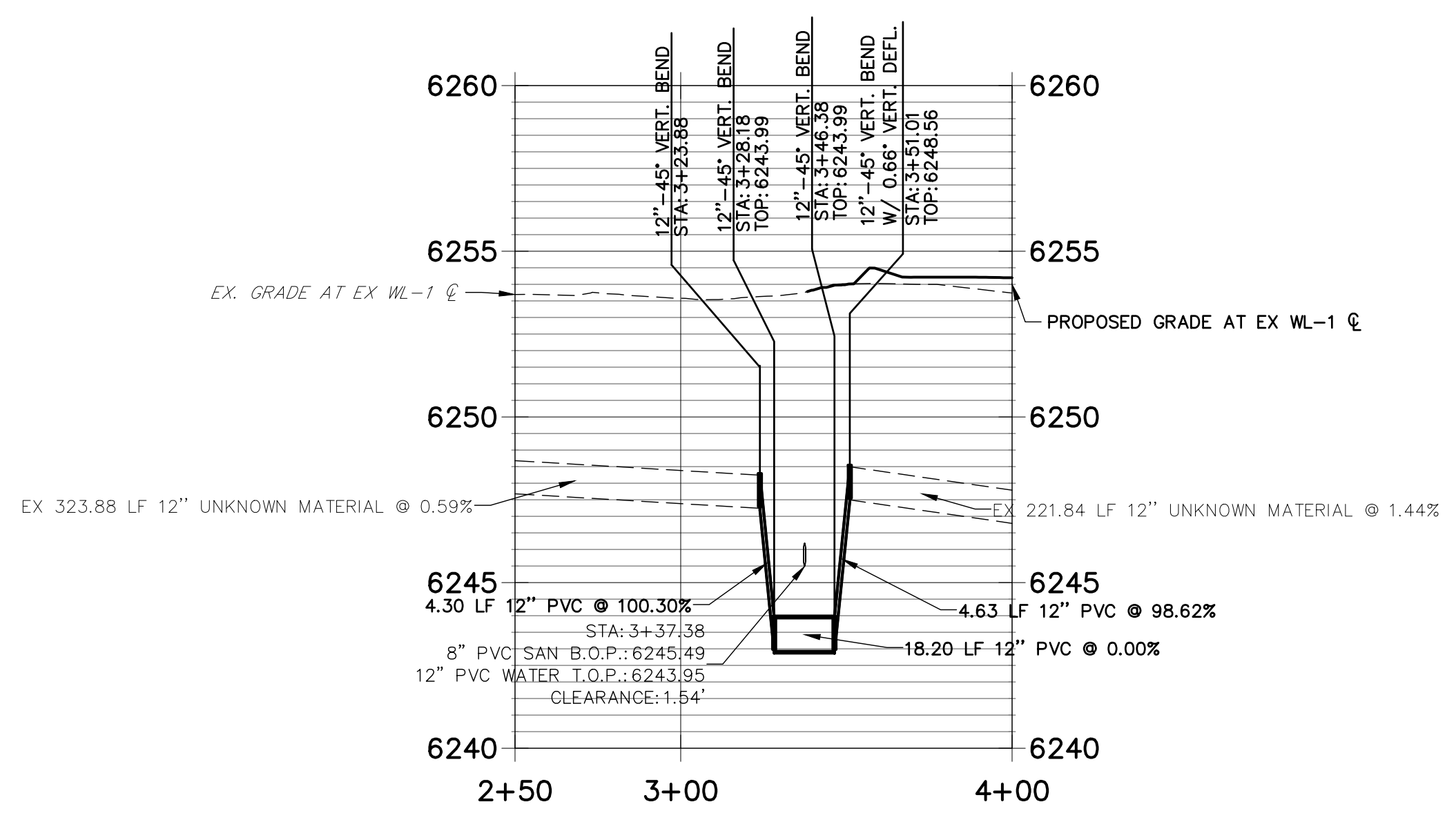


UNLESS NOTED OTHERWISE, THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

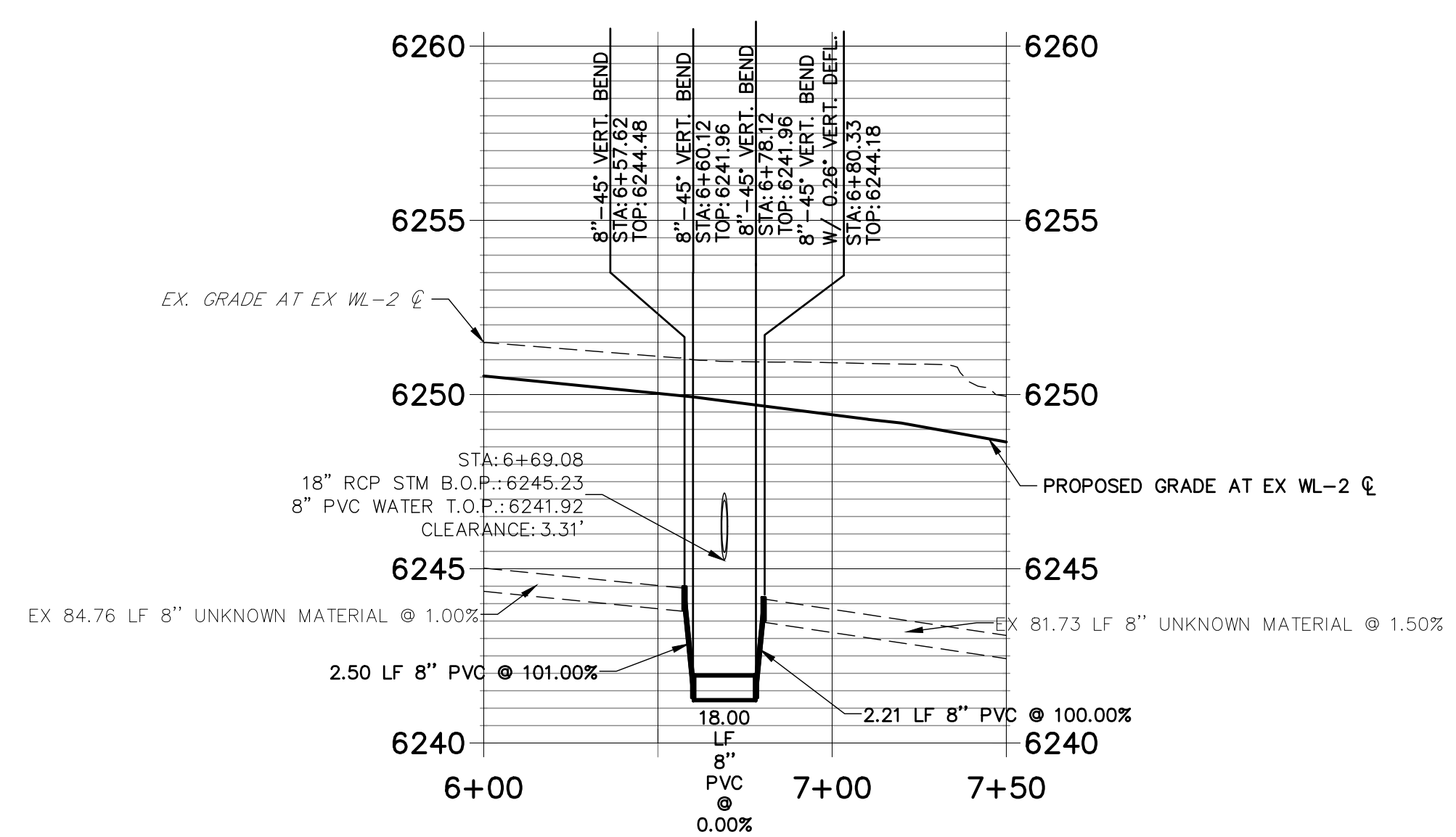
PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
404 S. WELLS STREET, SUITE 400  
CHICAGO, IL 60607  
ATTN: DANE OLMSTEAD  
(734)216-2577  
DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

**EX WL-1 PROFILE  
STA 2+50.00 TO 4+00.00**

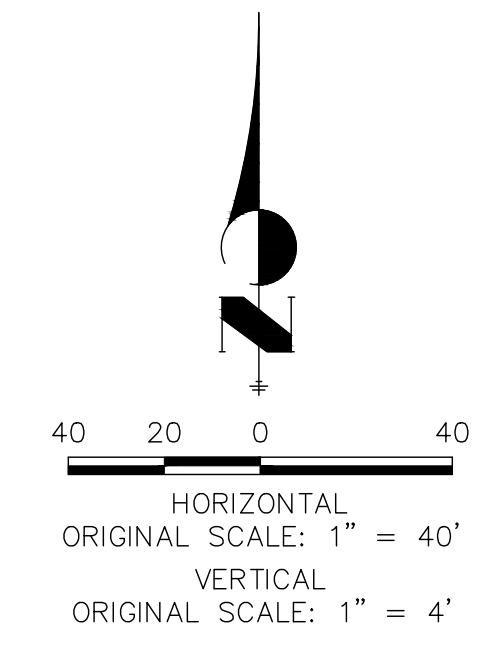


**EX WL-2 PROFILE  
STA 6+00.00 TO 7+50.00**



**WATER NOTES:**

1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CMD DETAIL W-20. ALL LOWERINGS SHALL MEET OR EXCEED CMD CRITERIA AND DETAIL W-20.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CMD DETAIL W-27. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CMD DETAIL W-28 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CMD DETAILS W-4, W-5 AND W-6.
4. ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
5. ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
6. ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
7. "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR"
8. SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
9. SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
10. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CMD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
11. ALL VALVES SHALL BE INSTALLED PER CMD DETAIL W-7.
12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CMD DETAIL W-8.

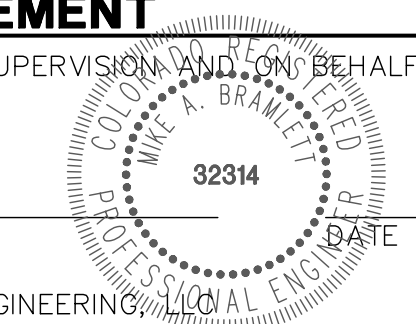


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



BY	DATE	
	REVISION	
H-SCALE	1"=40'	
V-SCALE	1"=4'	
DATE	3/12/21	
DESIGNED BY	APL	
DRAWN BY	APL	
CHECKED BY		
<b>SOLACE AT CIMARRON HILLS</b>		
<b>WATER DISTRIBUTION PLAN</b>		
SHEET	4	OF 10
JOB NO.	25174.00	

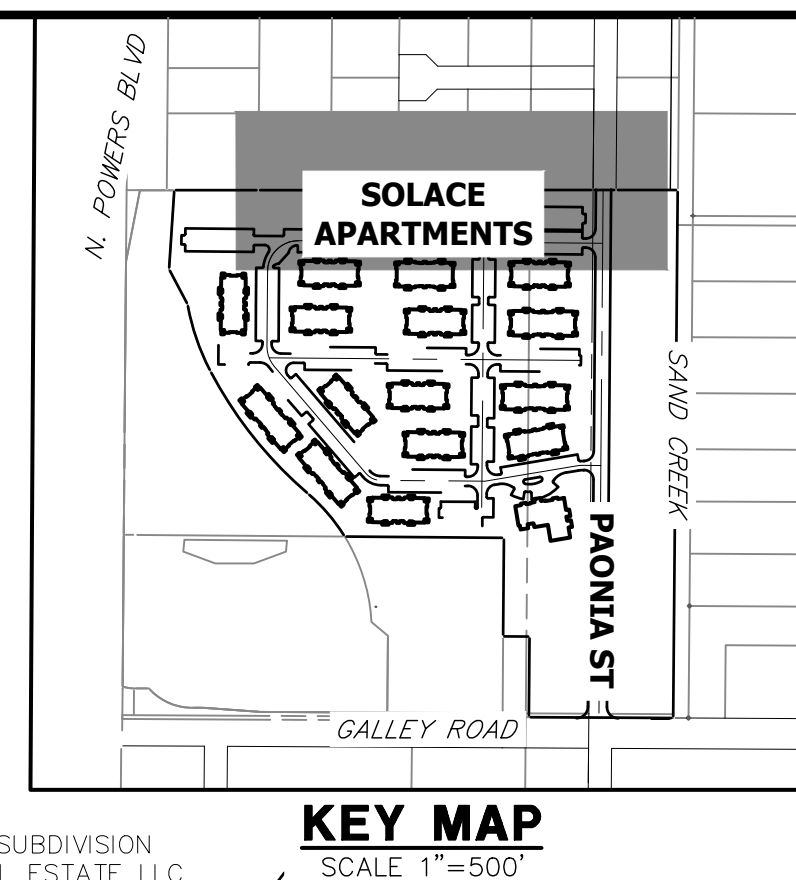
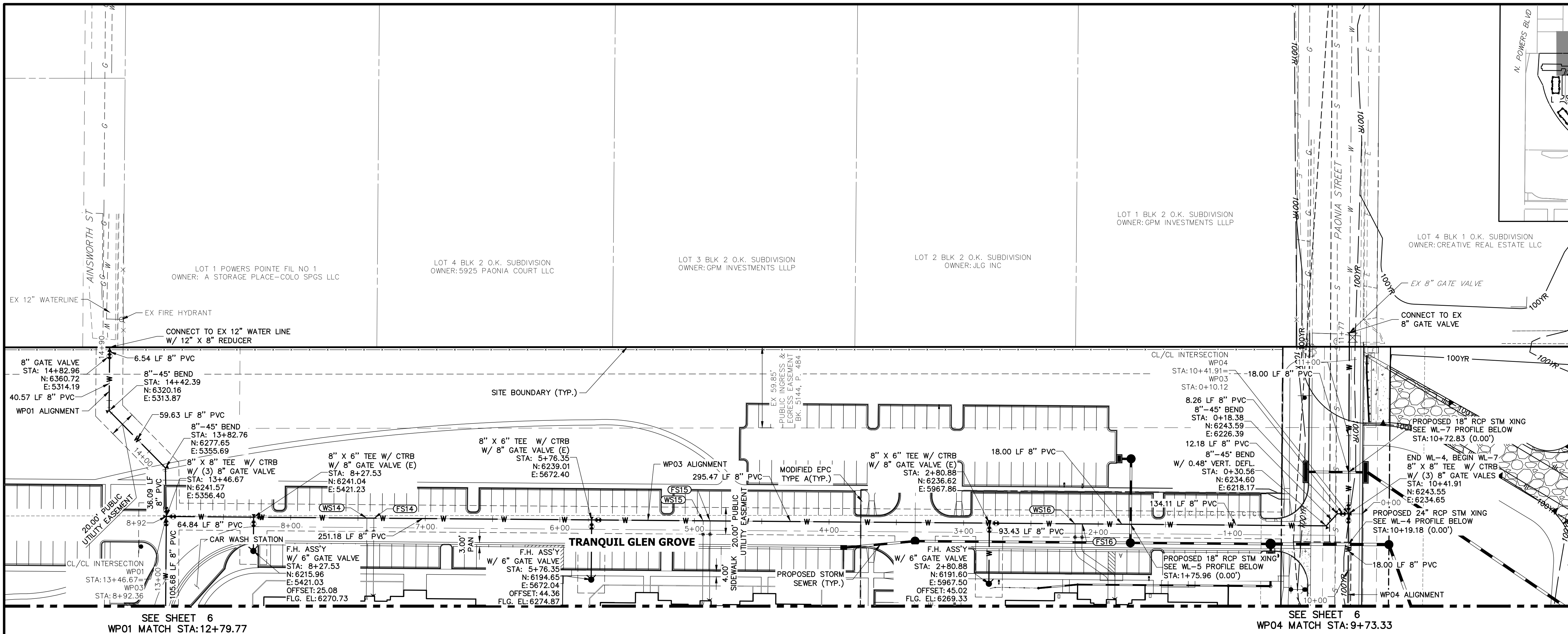












UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS STREET, SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 (734)216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
 A Westman Company  
 Central 303-740-9883 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE

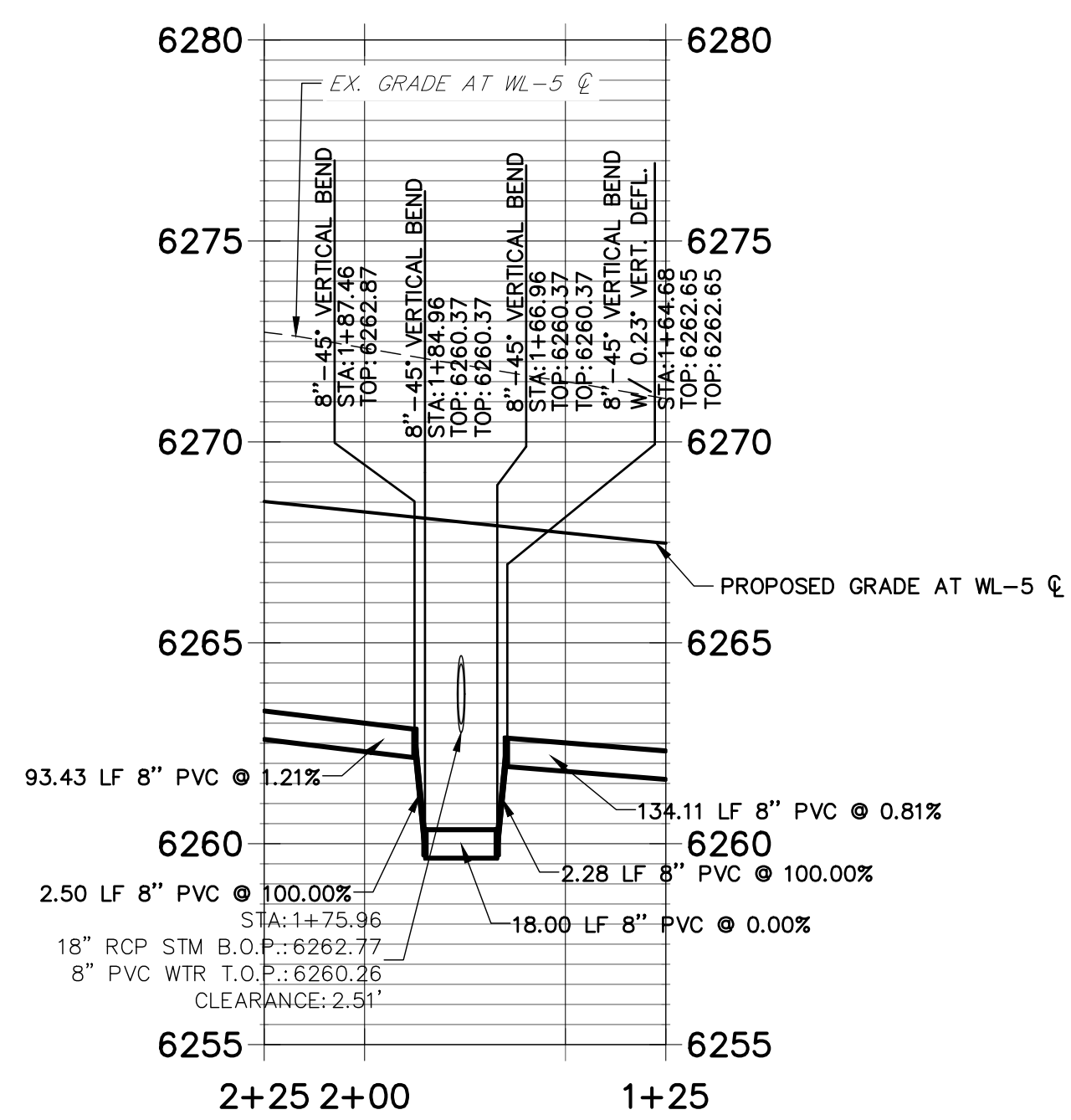
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	1"=4'	3/12/21	APL	APL	

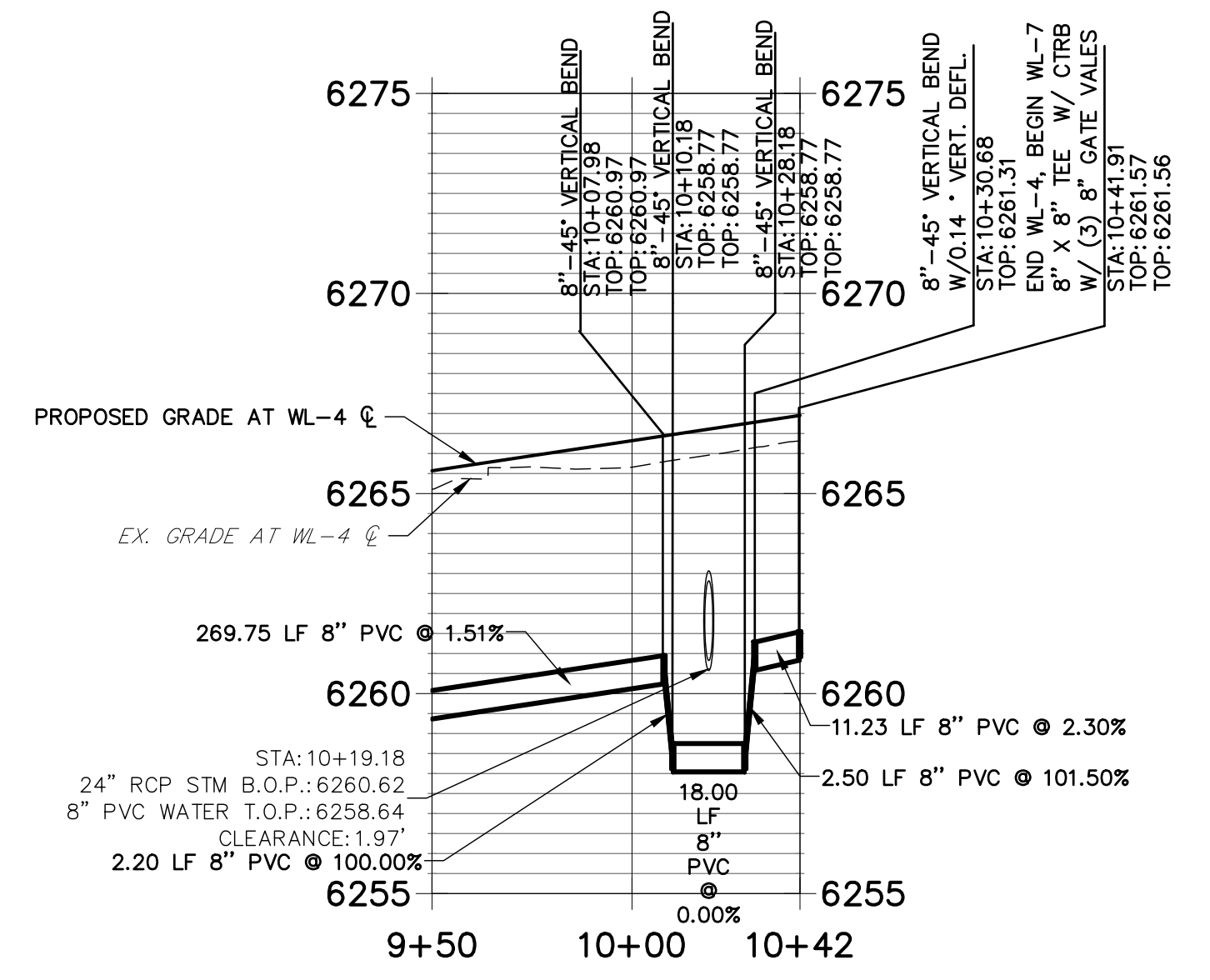
**SOLACE AT CIMARRON HILLS**  
**WATER DISTRIBUTION PLAN**

SHEET 7 OF 10  
 JOB NO. 25174.00

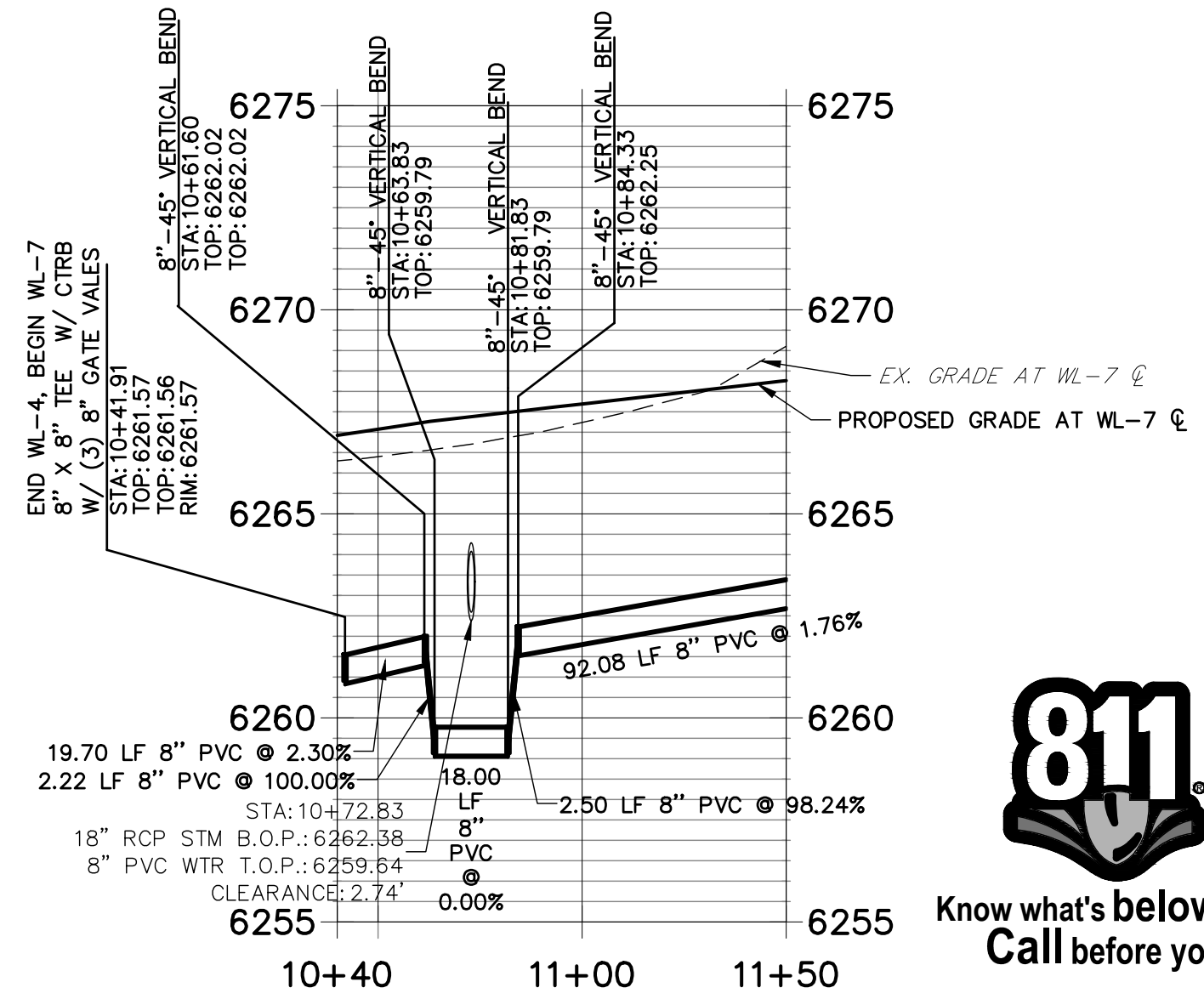
**WL-5 PROFILE**  
 STA 1+25.00 TO 2+25.00



**WL-4 PROFILE**  
 STA 9+50.00 TO 10+42.00



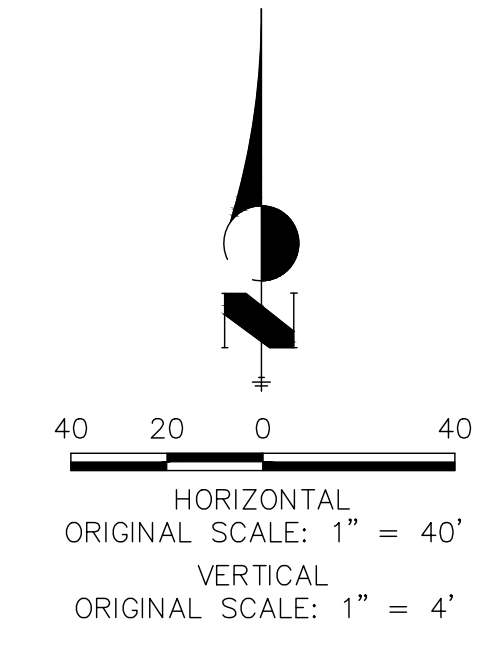
**WL-7 PROFILE**  
 STA 10+40.00 TO 11+50.00



**WATER NOTES:**

1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CMD DETAIL W-20. ALL LOWERINGS SHALL MEET OR EXCEED CMD CRITERIA AND DETAIL W-20.
2. ALL BENDS SHALL BE RESTRAINED W/ MECHANICAL JOINT RESTRAINTS (MJR) PER CMD DETAIL W-27. REQUIRED RESTRAINT LENGTHS SHALL MEET MINIMUM LENGTHS PUBLISHED IN CMD DETAIL W-28 FOR MAXIMUM STATIC PRESSURES BETWEEN 100 AND 200 PSI.
3. ALL FIRE HYDRANT ASSEMBLIES SHALL BE CONSTRUCTED PER CMD DETAILS W-4, W-5 AND W-6.
4. ALL PROPOSED WATER LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
5. ALL PROPOSED SANITARY LINES AND STRUCTURES ARE PUBLIC, UNLESS OTHERWISE SPECIFIED.
6. ALL PROPOSED STORM LINES AND STRUCTURES ARE PRIVATE, UNLESS OTHERWISE SPECIFIED.
7. "MECHANICAL JOINT RESTRAINTS" IS ABBREVIATED AS "MJR".
8. SEE JR SANITARY SEWER PLANS FOR SANITARY SEWER DESIGN AND DETAILS.
9. SEE JR STREET, STORM, POND AND GESC PLANS FOR PROPOSED GRADING, SURFACE IMPROVEMENTS AND STORMWATER SYSTEM DESIGN.
10. THE PROPOSED WATER LINES SHALL BE INSTALLED AT CMD STANDARD DEPTH UNLESS OTHERWISE SHOWN.
11. ALL VALVES SHALL BE INSTALLED PER CMD DETAIL W-7.
12. ALL VALVE BOXES SHALL BE SET TO THE FINISHED GRADE AND BE INSTALLED IN ACCORDANCE WITH CMD DETAIL W-8.

UTILITY SERVICE TABULATION			
SERVICE	STATION	ALIGNMENT	DESCRIPTION
FS14	7+38.18	WP03	FIRE SERVICE
FS15	4+88.32	WP03	FIRE SERVICE
FS16	2+11.96	WP03	FIRE SERVICE
WS14	7+43.35	WP03	POTABLE WATER SERVICE
WS15	4+93.48	WP03	POTABLE WATER SERVICE
WS16	2+17.12	WP03	POTABLE WATER SERVICE

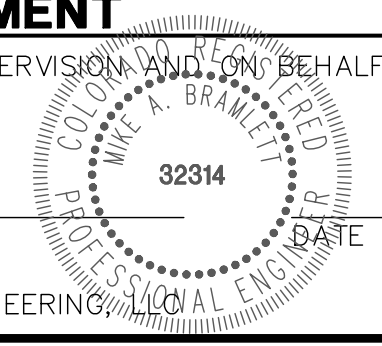


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

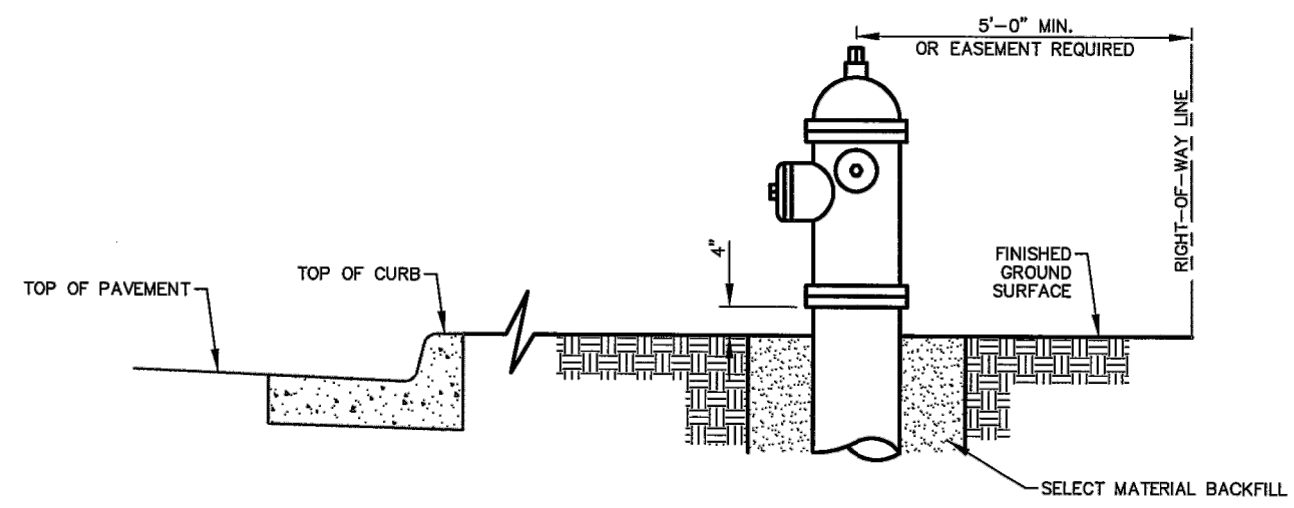
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

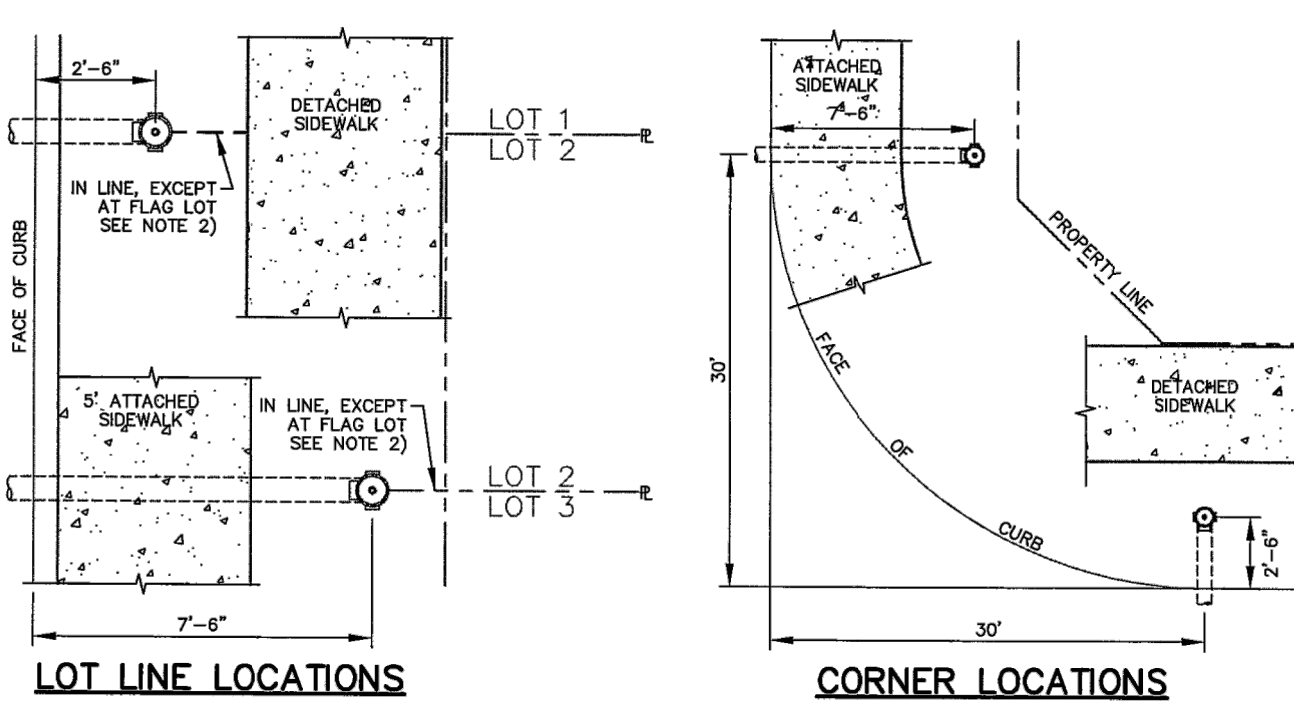
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



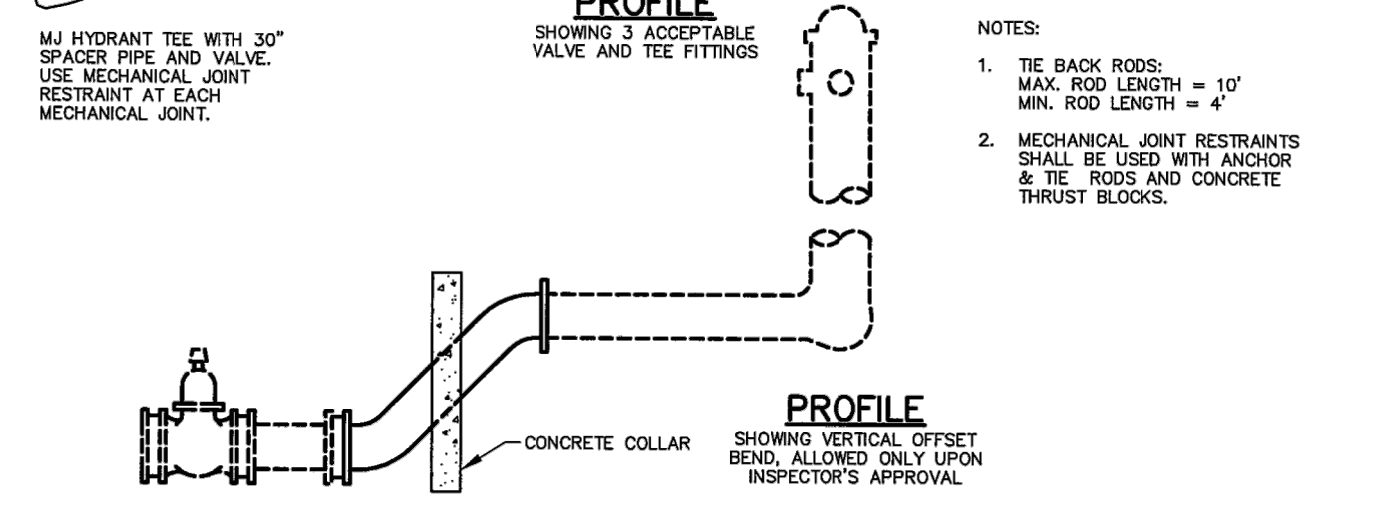
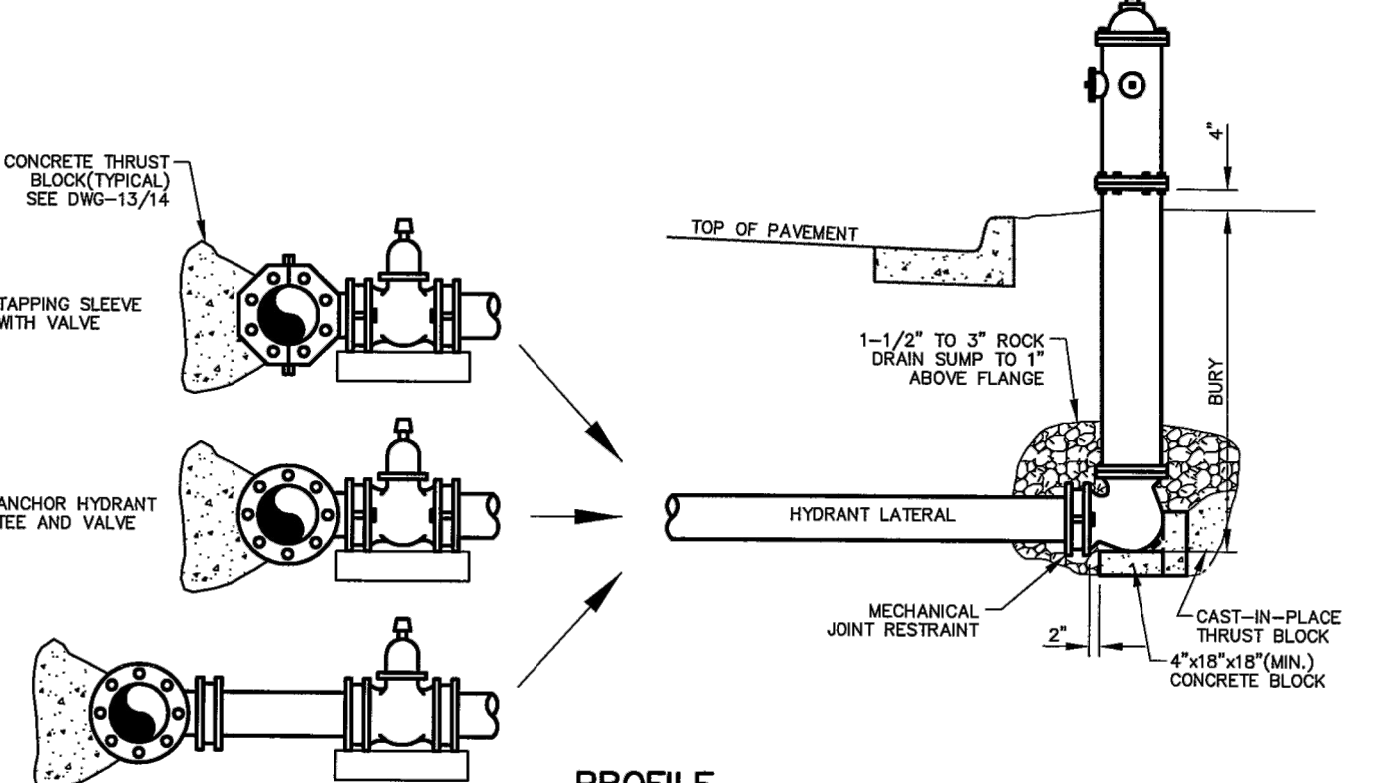
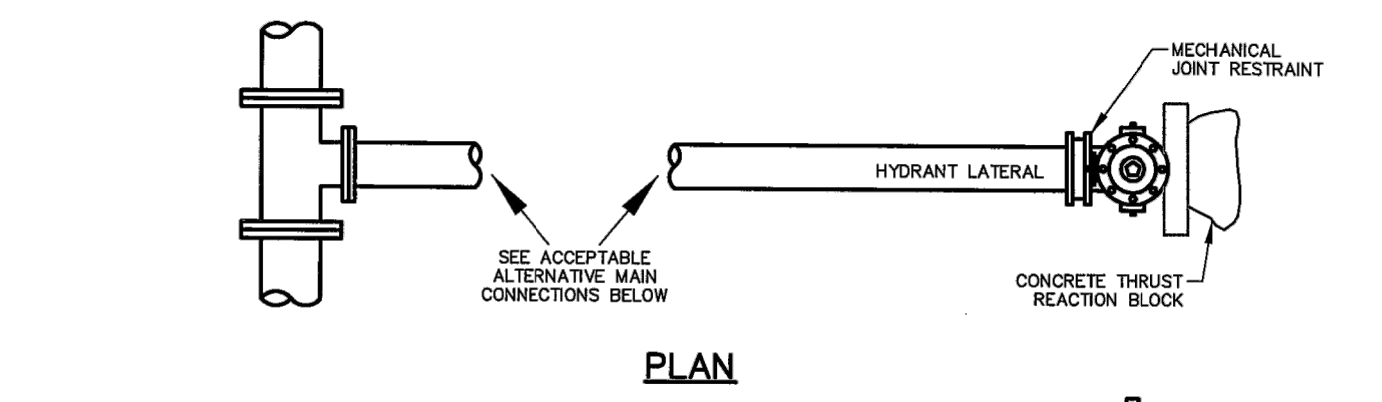




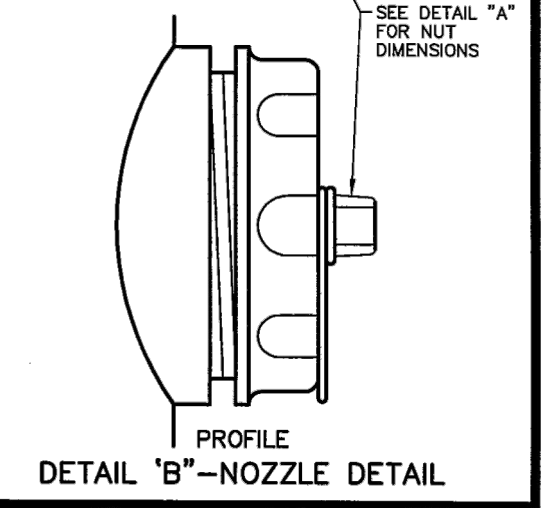
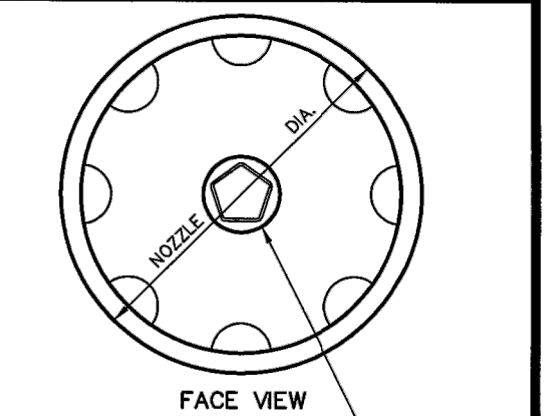
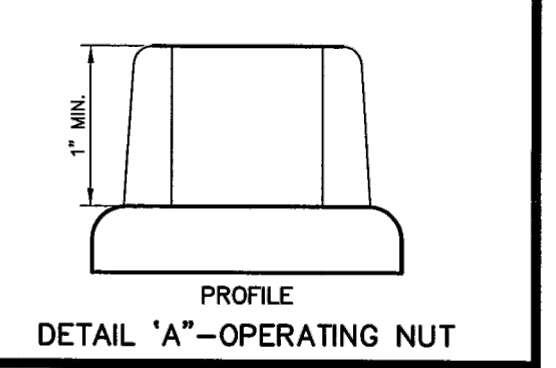
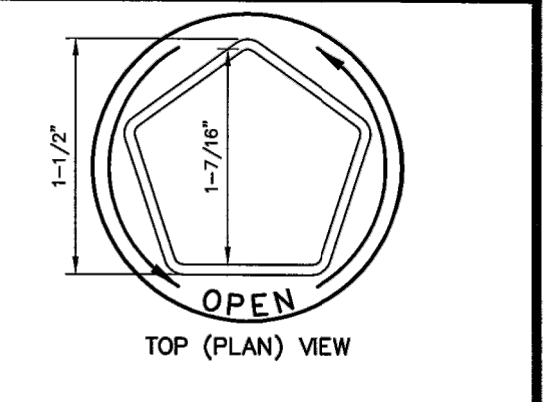
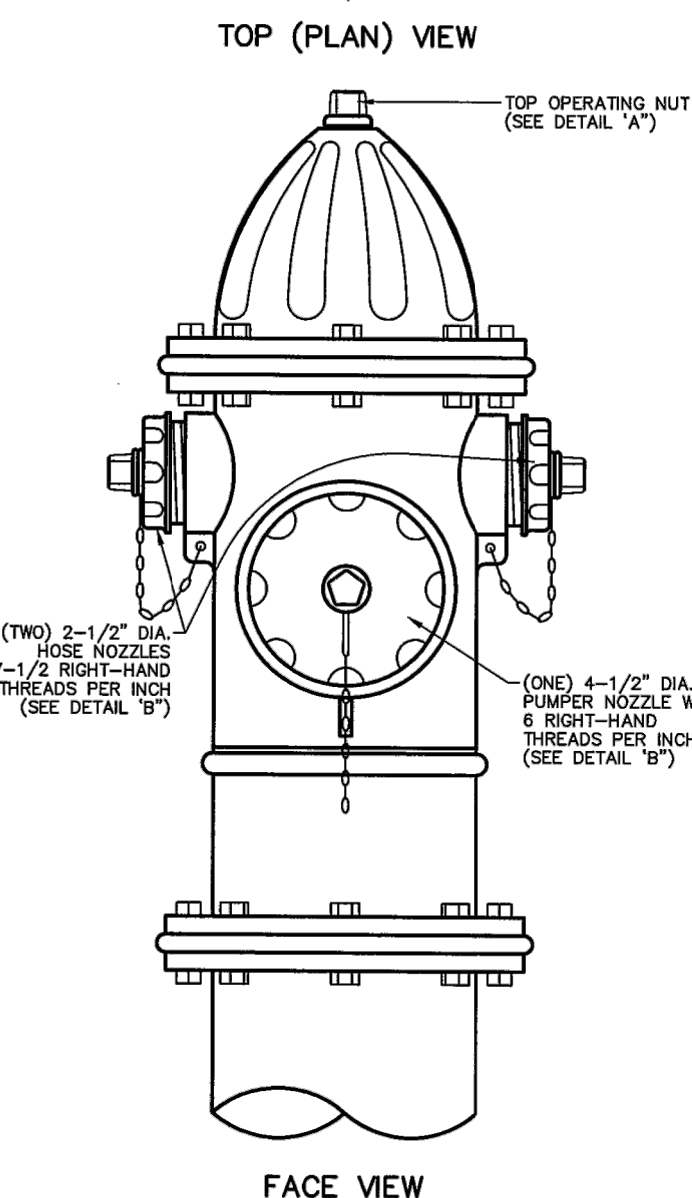
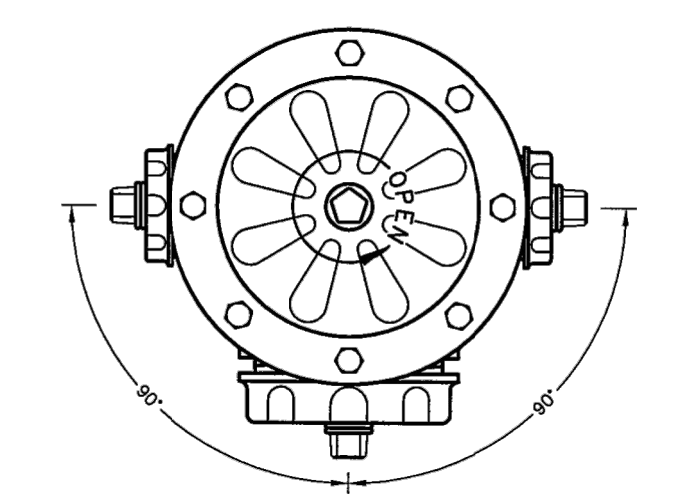
- GENERAL NOTES:**
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLES TO STREET OR ALLEY.
  - HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE (AWAY FROM STEM).
  - HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FT. FROM ANY UTILITY OR DRAINAGE STRUCTURE.
  - EASEMENTS MUST BE PROVIDED FOR ANY PUBLIC HYDRANT WHICH IS CLOSER THAN 5.0 FT TO THE RIGHT-OF-WAY LINE.
  - ANY HYDRANTS BEING INSTALLED WITH CONDITIONS OTHER THAN THOSE MENTIONED AND/OR DETAILED BELOW WILL REQUIRE SIGNED APPROVAL FROM THE CHEROKEE METROPOLITAN DISTRICT AND THE FIRE DEPARTMENT.



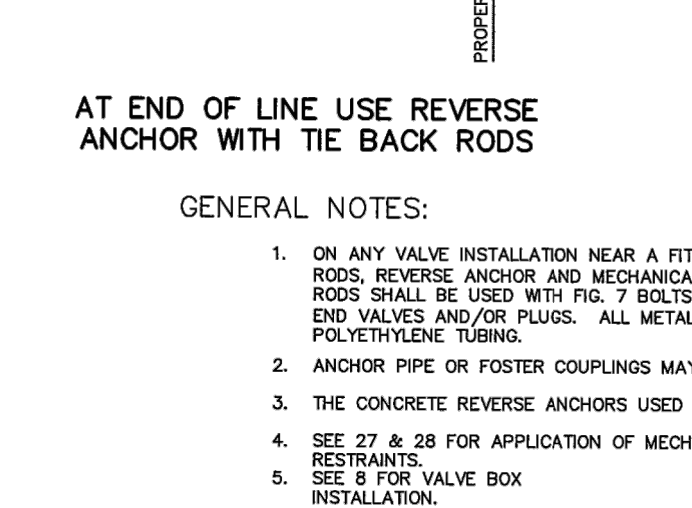
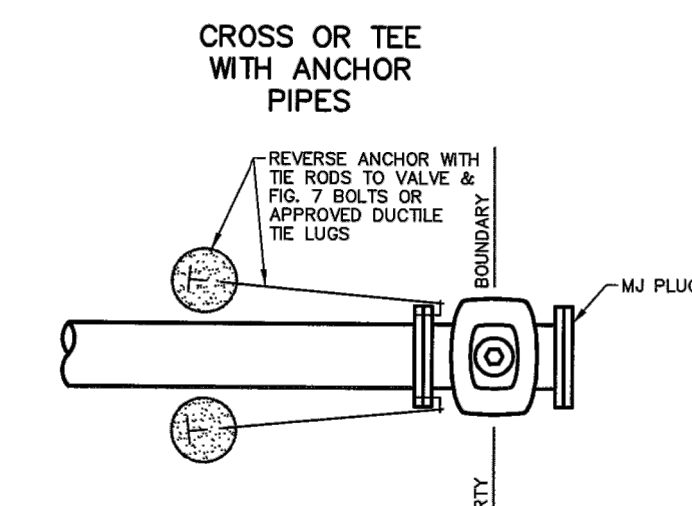
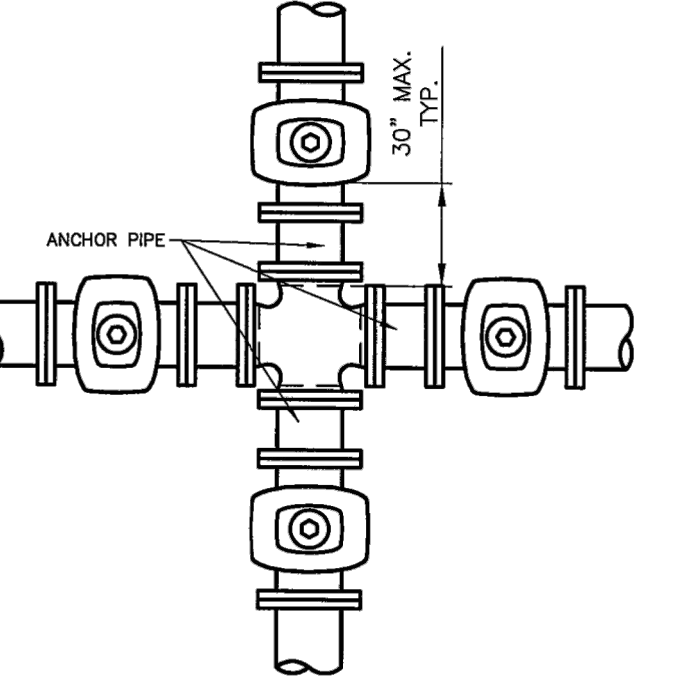
<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>FIRE HYDRANT LOCATIONS</b>		<b>W-4</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	



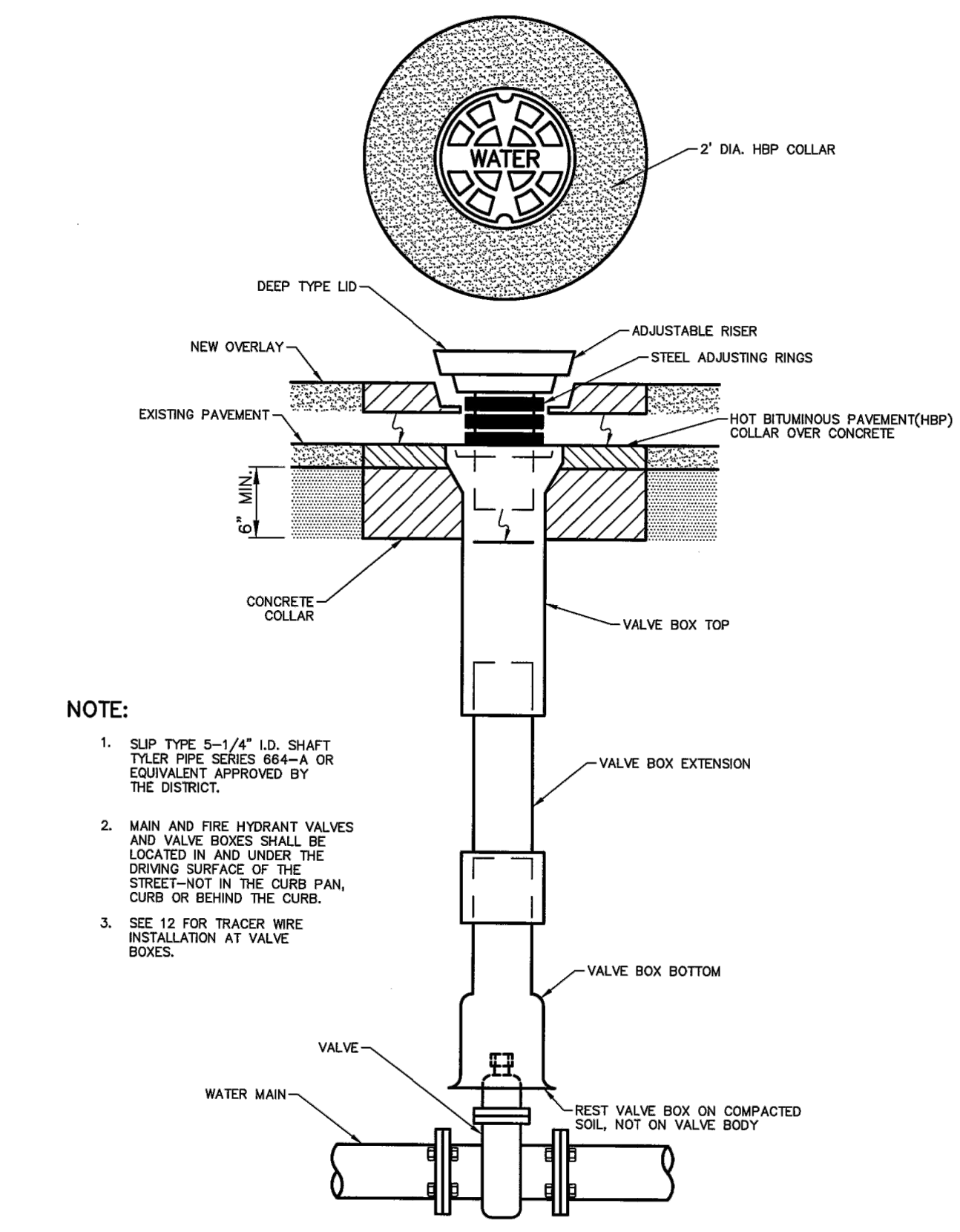
<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>FIRE HYDRANT INSTALLATION</b>		<b>W-5</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	



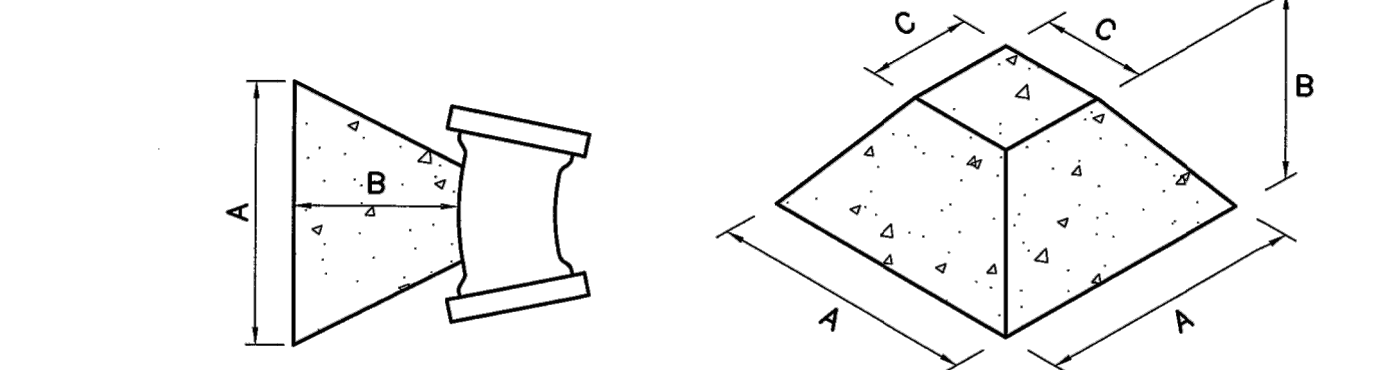
<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>FIRE HYDRANT SPECIFICATIONS</b>		<b>W-6</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	



<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>VALVE INSTALLATION &amp; LOCATION</b>		<b>W-7</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	



<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>VALVE BOX INSTALLATION</b>		<b>W-8</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	



**NOTE: USE THE FOLLOWING VALUES FOR "C"**

PIPE SIZE: 12" & UNDER: 1'-0"  
 18" TO 24": 2'-0"  
 30" TO 36": 3'-0"  
 OVER 36": A, B & C WILL BE GIVEN IN EACH INSTANCE

VOL. (yds)	A	B	C	PIPE SIZE
1/8	2'-0"	0'-10"	1/8"	1/2"
1/4	2'-0"	1'-7"	1/4"	3/4"
3/8	3'-2"	2'-5"	3/8"	1"
1/2	4'-0"	2'-6"	1/2"	1 1/4"
3/4	4'-0"	3'-0"	3/4"	1 1/2"
1	4'-0"	3'-7"	1"	1 3/4"
1 1/4	4'-10"	3'-11"	1 1/4"	2"
1 1/2	5'-3"	3'-3"	1 1/2"	2 1/4"
1 3/4	5'-7"	3'-5"	1 3/4"	2 1/2"
2	5'-10"	3'-7"	2"	2 3/4"
2 1/4	6'-3"	3'-8"	2 1/4"	3"
2 1/2	6'-4"	3'-11"	2 1/2"	3 1/4"
2 3/4	6'-7"	3'-11"	2 3/4"	3 1/2"
3	6'-10"	4'-1"	3"	3 3/4"
3 1/4	7'-3"	4'-1"	3 1/4"	4"
3 1/2	7'-4"	4'-3"	3 1/2"	4 1/4"
3 3/4	7'-7"	4'-4"	3 3/4"	4 1/2"
4	7'-11"	4'-4"	4"	4 3/4"
4 1/4	8'-1"	4'-0"	4 1/4"	5"
4 1/2	8'-4"	4'-0"	4 1/2"	5 1/4"
4 3/4	8'-8"	4'-1"	4 3/4"	5 1/2"
5	10'-0"	4'-2"	5"	5 3/4"
5 1/4	10'-1"	4'-3"	5 1/4"	6"
5 1/2	10'-3"	4'-4"	5 1/2"	6 1/4"
5 3/4	10'-4"	4'-4"	5 3/4"	6 1/2"
6	10'-5"	4'-5"	6"	6 3/4"
6 1/4	10'-6"	4'-5"	6 1/4"	7"
6 1/2	10'-7"	4'-6"	6 1/2"	7 1/4"
6 3/4	10'-8"	4'-6"	6 3/4"	7 1/2"
7	10'-9"	4'-6"	7"	7 3/4"
7 1/4	10'-10"	4'-7"	7 1/4"	8"
7 1/2	10'-11"	4'-7"	7 1/2"	8 1/4"
7 3/4	10'-11"	4'-8"	7 3/4"	8 1/2"
8	11'-0"	4'-8"	8"	8 3/4"
8 1/4	11'-1"	4'-8"	8 1/4"	9"
8 1/2	11'-1"	4'-9"	8 1/2"	9 1/4"
8 3/4	11'-2"	4'-9"	8 3/4"	9 1/2"
9	11'-2"	4'-9"	9"	9 3/4"
9 1/4	11'-3"	4'-10"	9 1/4"	10"
9 1/2	11'-3"	4'-10"	9 1/2"	10 1/4"
9 3/4	11'-4"	4'-10"	9 3/4"	10 1/2"
10	11'-4"	4'-11"	10"	10 3/4"

ALL WATER MAINS GREATER THAN 12" IN DIAMETER SHALL HAVE THRUST BLOCK DESIGNED & SHOWN ON THE CONSTRUCTION DOCUMENTS.

SEE VOLUMES ABOVE FOR A, B & C DIM.				
FITTING	4"	6"	8"	12"
TEE	1/2 yds.	1/2 yds.	3/4 yds.	2 yds.
90° BEND	1/2 yds.	3/4 yds.	1 1/4 yds.	3 yds.
45° BEND	1/2 yds.	1/2 yds.	3/4 yds.	1 1/2 yds.
22-1/2° BEND	1/2 yds.	1/2 yds.	1/2 yds.	3/4 yds.
11-1/4° BEND	1/2 yds.	1/2 yds.	1/2 yds.	1/2 yds.

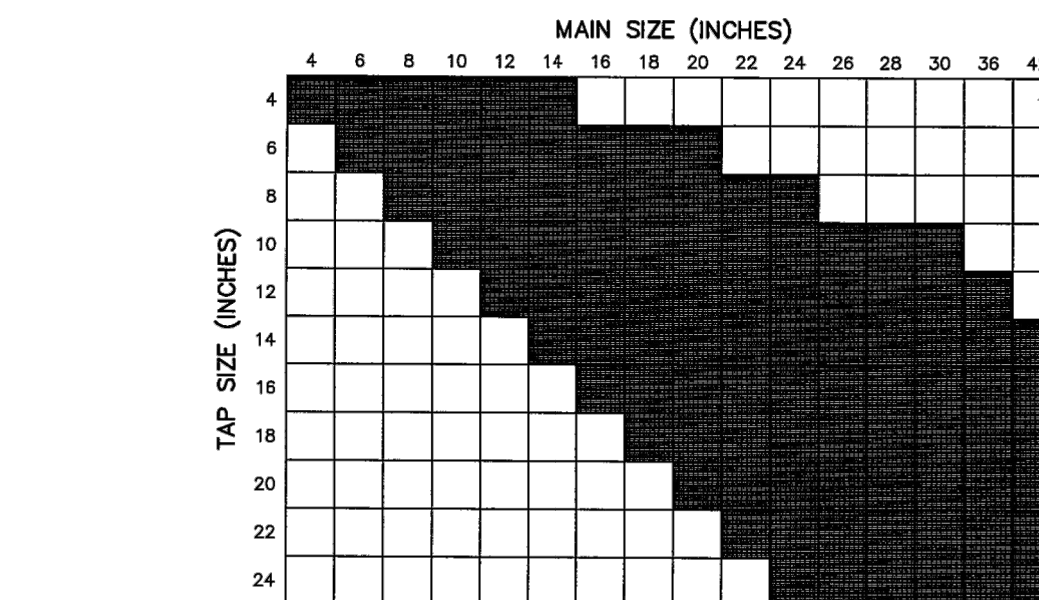
<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>THRUST BLOCK DATA</b>		<b>W-13</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

**CONCRETE THRUST BLOCKS**

WATER MAIN AND TAP SIZE COMBINATIONS WHICH REQUIRE A CONCRETE THRUST REACTION BLOCK BEHIND THE MAIN AT THE TAPPING SLEEVE OR SADDLE.

**ALL WATER MAINS**

INDICATES CONCRETE THRUST BLOCK REQUIRED



ANY THRUST REACTION BLOCK REQUIREMENTS FOR WATER MAIN AND TAP SIZE COMBINATIONS OTHER THAN THOSE SHOWN ABOVE WILL REQUIRE SPECIAL DESIGN APPROVAL BY THE CHEROKEE METROPOLITAN DISTRICT.

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>THRUST BLOCKS REQUIRED FOR TAPS</b>		<b>W-14</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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



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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS STREET, SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 (734)216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>VALVE BOX INSTALLATION</b>		<b>W-8</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>THRUST BLOCK DATA</b>		<b>W-13</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>THRUST BLOCKS REQUIRED FOR TAPS</b>		<b>W-14</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>VALVE INSTALLATION &amp; LOCATION</b>		<b>W-7</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>FIRE HYDRANT LOCATIONS</b>		<b>W-4</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>FIRE HYDRANT INSTALLATION</b>		<b>W-5</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

<b>CHEROKEE METROPOLITAN DISTRICT</b>	<b>FIRE HYDRANT SPECIFICATIONS</b>		<b>W-6</b>
	DRAWN: TJM DATE: MAY 2017 SCALE: NONE	REVISED: REVISIONS: <div style="font-size: 2em; opacity: 0.5;">DRAFT</div>	

**SOLACE AT CIMARRON HILLS**

DESIGNED BY: APL  
 DRAWN BY: APL  
 CHECKED BY:

DATE: 3/12/21

SCALE: N/A

BY DATE

NO. REVISION

SHEET 8 OF 10  
 JOB NO. 25174.00

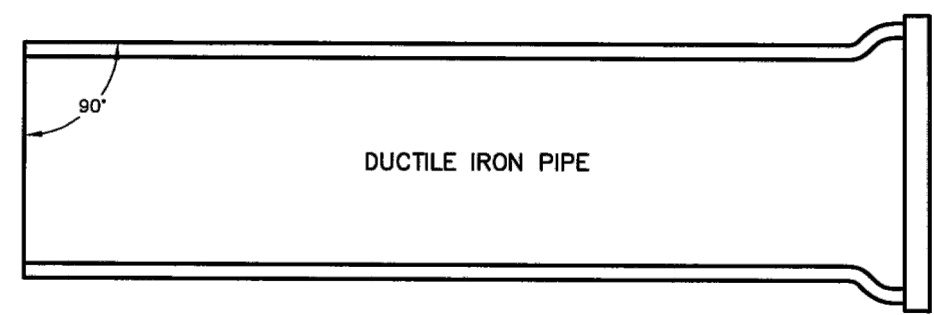


**MAXIMUM DEFLECTION PER SLIP JOINT OF D.I.P.**

PIPE DIAMETER	I.D.	O.D.(IN.)	O.D.(FT.)	MFRS. DEFL.	DESIGN DEFLECTION (80% MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS	
					(1) MAX. DEFL. DIST.	(2)	20'L	18'L
4"	4.80"	.400"	5'00"00"	4'00"00"	16"	15"	286'	258'
6"	6.80"	.575"	5'00"00"	4'00"00"	16"	15"	286'	258'
8"	8.08"	.754"	5'00"00"	4'00"00"	16"	15"	286'	258'
10"	11.10"	.925"	5'00"00"	4'00"00"	16"	15"	286'	258'
12"	13.20"	1.100"	5'00"00"	4'00"00"	16"	15"	286'	258'
14"	15.30"	1.275"	3'00"00"	2'24"00"	10"	9"	477'	430'
16"	17.40"	1.450"	3'00"00"	2'24"00"	10"	9"	477'	430'
18"	19.50"	1.625"	3'00"00"	2'24"00"	10"	9"	477'	430'
20"	21.60"	1.800"	3'00"00"	2'24"00"	10"	9"	477'	430'
24"	25.80"	2.150"	3'00"00"	2'24"00"	10"	9"	477'	430'
30"	32.00"	2.868"	2'30"00"	2'00"00"	8"	7"	573'	516'
36"	38.30"	3.192"	2'00"00"	1'36"00"	6"	6"	716'	645'
42"	44.50"	3.708"	2'00"00"	1'36"00"	6"	6"	716'	645'

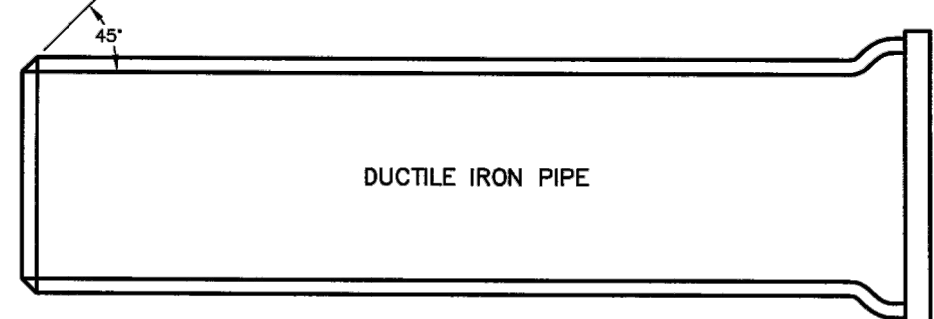
(1) 20'L = NORMAL 20-FOOT JOINT LAYING LENGTH  
(2) 18'L = NORMAL 18-FOOT JOINT LAYING LENGTH

**CHEROKEE METROPOLITAN DISTRICT**  
**MAXIMUM PIPELINE DEFLECTION DATA**  
 DRAWN: TJM REVISION: **DRAFT** W-16  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:



**MECHANICAL JOINT CONNECTION**

PIPE MUST BE CUT AT RIGHT ANGLES TO LONGITUDINAL CENTERLINE IN ALL CASES.  
 PIPE ENDS SHALL BE FREE OF BURRS.  
 MORTAR LINING SHALL BE FLUSH WITH PIPE END.  
 GROUDES CUT IN PIPE ENDS SHALL NOT BE ALLOWED.



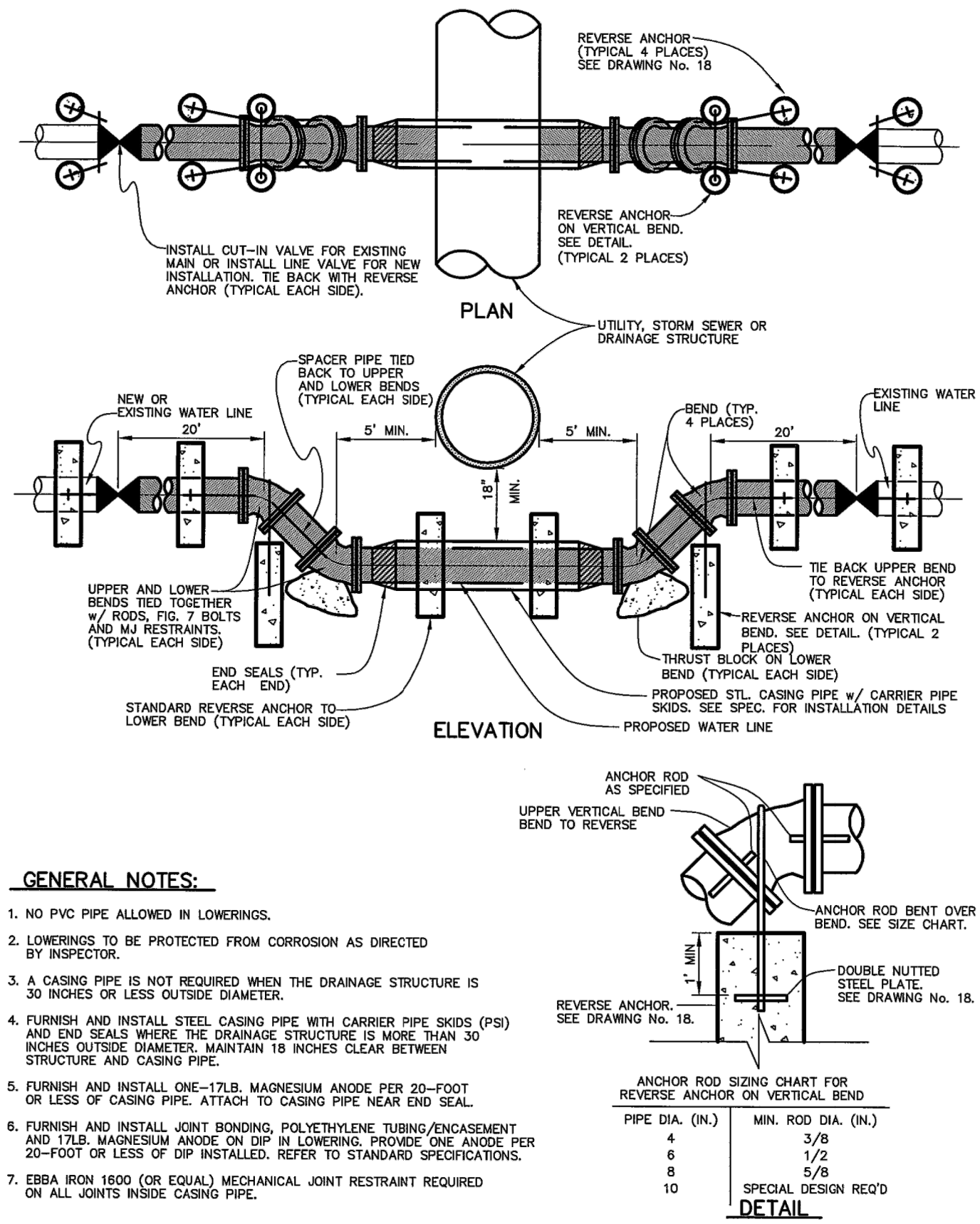
**SLIP JOINT CONNECTION**

PIPE CUT IN STRAIGHT LINE AND BEVELED AT 45° ANGLE ON END.

**GENERAL NOTES:**

- ALL PIPE CUTTING EQUIPMENT AND PIPE CUTS MUST BE APPROVED BY THE CHEROKEE METROPOLITAN DISTRICT INSPECTOR.
- ALL PIPE ENDS TO BE USED IN INSTALLATION SHALL BE DRESSED SMOOTH TO THE SATISFACTION OF THE INSPECTOR PRIOR TO INSTALLATION.
- AT THE REQUEST OF THE CONTRACTOR MAKING THE INSTALLATION, THE DISTRICT WILL MAKE PIPE CUTS PROVIDING THE CURRENT FEE PER CUT IS PAID AND 24-HOUR NOTICE IS GIVEN (THE CURRENT FEE IS SUBJECT TO CHANGE.)
- ALL DIP DELIVERED TO JOB SITE MUST BE NEW MATERIAL.

**CHEROKEE METROPOLITAN DISTRICT**  
**PIPE CUTTING**  
 DRAWN: TJM REVISION: **DRAFT** W-17  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:



**GENERAL NOTES:**

- NO PVC PIPE ALLOWED IN LOWERINGS.
- LOWERINGS TO BE PROTECTED FROM CORROSION AS DIRECTED BY INSPECTOR.
- A CASING PIPE IS NOT REQUIRED WHEN THE DRAINAGE STRUCTURE IS 30 INCHES OR LESS OUTSIDE DIAMETER.
- FURNISH AND INSTALL STEEL CASING PIPE WITH CARRIER PIPE SKIDS (PS) AND END SEALS WHERE THE DRAINAGE STRUCTURE IS MORE THAN 30 INCHES OUTSIDE DIAMETER. MAINTAIN 18 INCHES CLEAR BETWEEN STRUCTURE AND CASING PIPE.
- FURNISH AND INSTALL ONE-17LB. MAGNESIUM ANODE PER 20-FOOT OR LESS OF CASING PIPE. ATTACH TO CASING PIPE NEAR END SEAL.
- FURNISH AND INSTALL JOINT BONDING POLYETHYLENE TUBING/ENCASMENT AND 17LB. MAGNESIUM ANODE ON DIP IN LOWERING. PROVIDE ONE ANODE PER 20-FOOT OR LESS OF DIP INSTALLED. REFER TO STANDARD SPECIFICATIONS.
- EBA IRON 1600 (OR EQUAL) MECHANICAL JOINT RESTRAINT REQUIRED ON ALL JOINTS INSIDE CASING PIPE.

**CHEROKEE METROPOLITAN DISTRICT**  
**WATER LINE LOWERING DETAIL**  
 DRAWN: TJM REVISION: **DRAFT** W-20  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:

**RESTRAINED PIPE LENGTH (FT)**

6-INCH DUCTILE IRON AND PVC

TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	31	47	62
45° BEND	13	19	25
22-1/2° BEND	6	8	11
11-1/4° BEND	3	5	6

8-INCH DUCTILE IRON AND PVC

TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	39	58	78
45° BEND	17	24	33
22-1/2° BEND	8	12	16
11-1/4° BEND	5	6	8

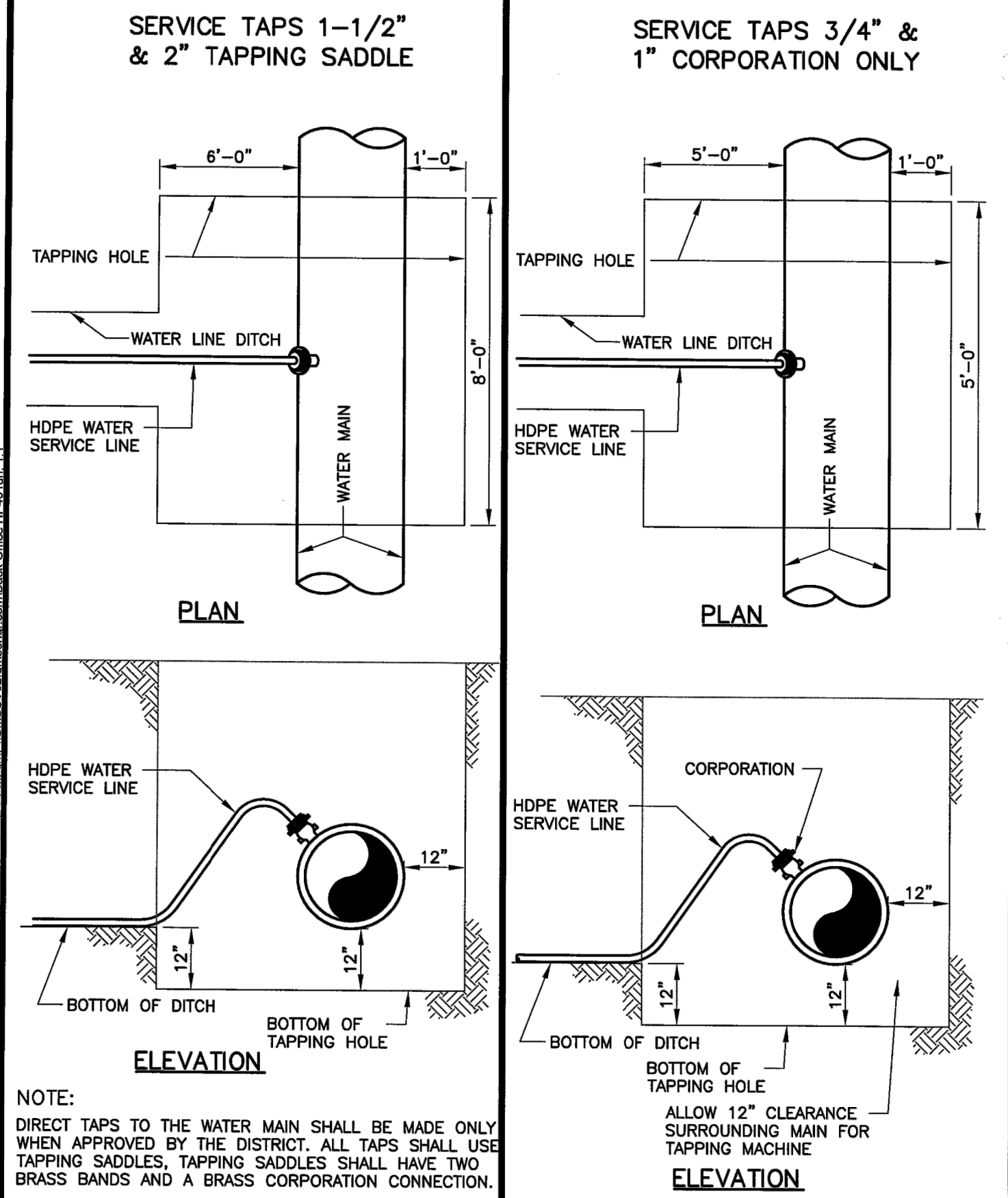
12-INCH DUCTILE IRON ONLY

TYPE OF FITTING	STATIC PRESSURE (PSI)		
	<100	100-150	150-200
90° BEND, TEE, VALVE OR PLUG	56	84	112
45° BEND	23	35	47
22-1/2° BEND	11	17	22
11-1/4° BEND	6	8	11

**NOTES:**

- PRESSURES GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY THE DISTRICT.
- LENGTH IS BASED ON MINIMUM 5'-0" OF GROUND COVER AND SOIL COMPACTED ACCORDING TO SECTION 5.15 OF THESE SPECIFICATIONS.
- APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE:
  - FOR DUCTILE IRON PIPE, 1100 SERIES MEGALUG BY EBA IRON OR EQUAL ON MECHANICAL JOINT PIPE OR DOUBLE 1100 SERIES MEGALUG BY EBA IRON OR EQUAL ON PUSH ON JOINT PIPE.
  - FOR PVC PIPE, SERIES 1500 OR SERIES 2800 RESTRAINTS BY EBA IRON OR EQUAL.

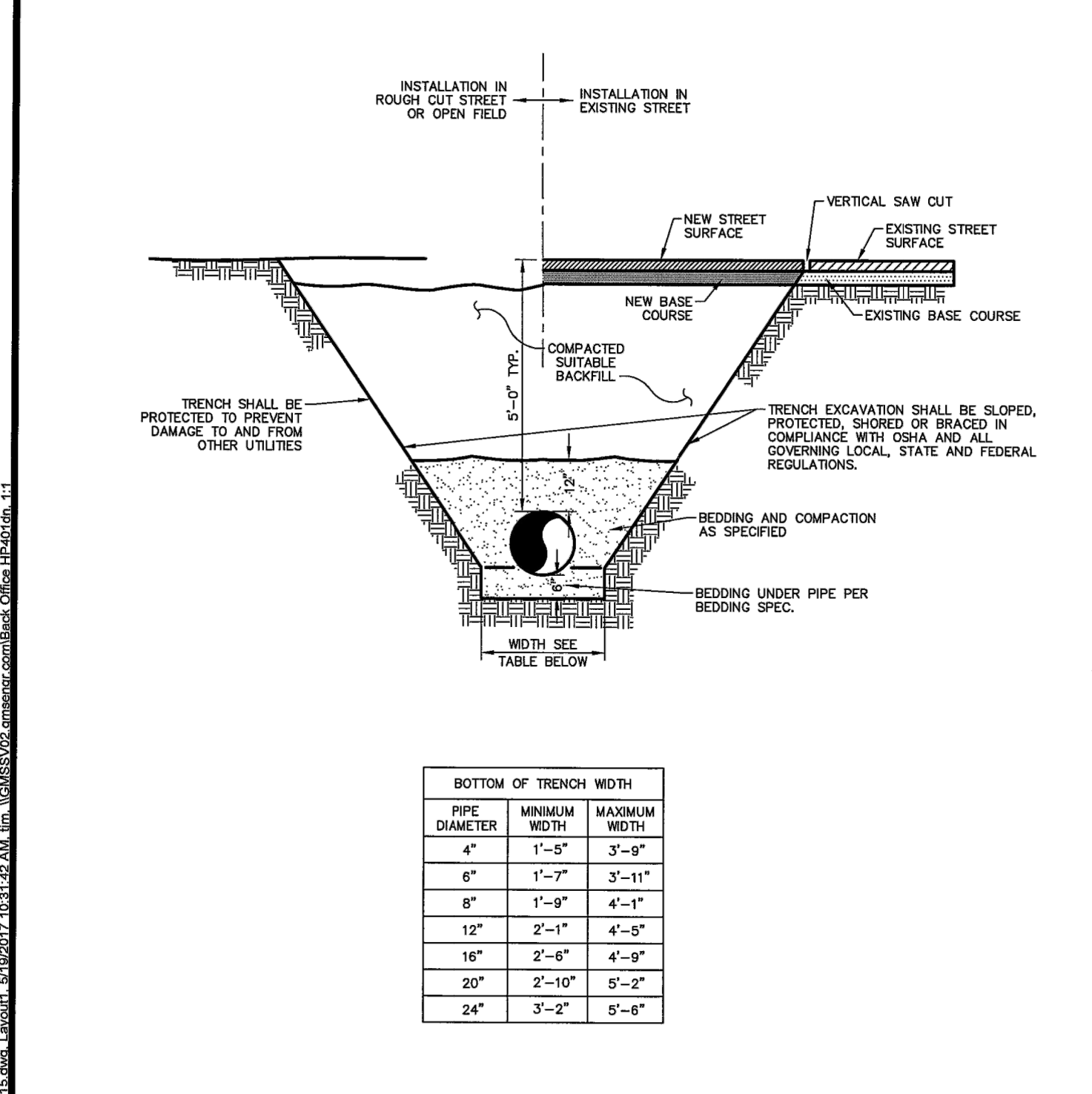
**CHEROKEE METROPOLITAN DISTRICT**  
**RESTRAINED M.J. PIPE LENGTH DATA**  
 DRAWN: TJM REVISION: **DRAFT** W-28  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:



**NOTE:**  
 DIRECT TAPS TO THE WATER MAIN SHALL BE MADE ONLY WHEN APPROVED BY THE DISTRICT. ALL TAPS SHALL USE TAPPING SADDLES. TAPPING SADDLES SHALL HAVE TWO BRASS BANDS AND A BRASS CORPORATION CONNECTION.

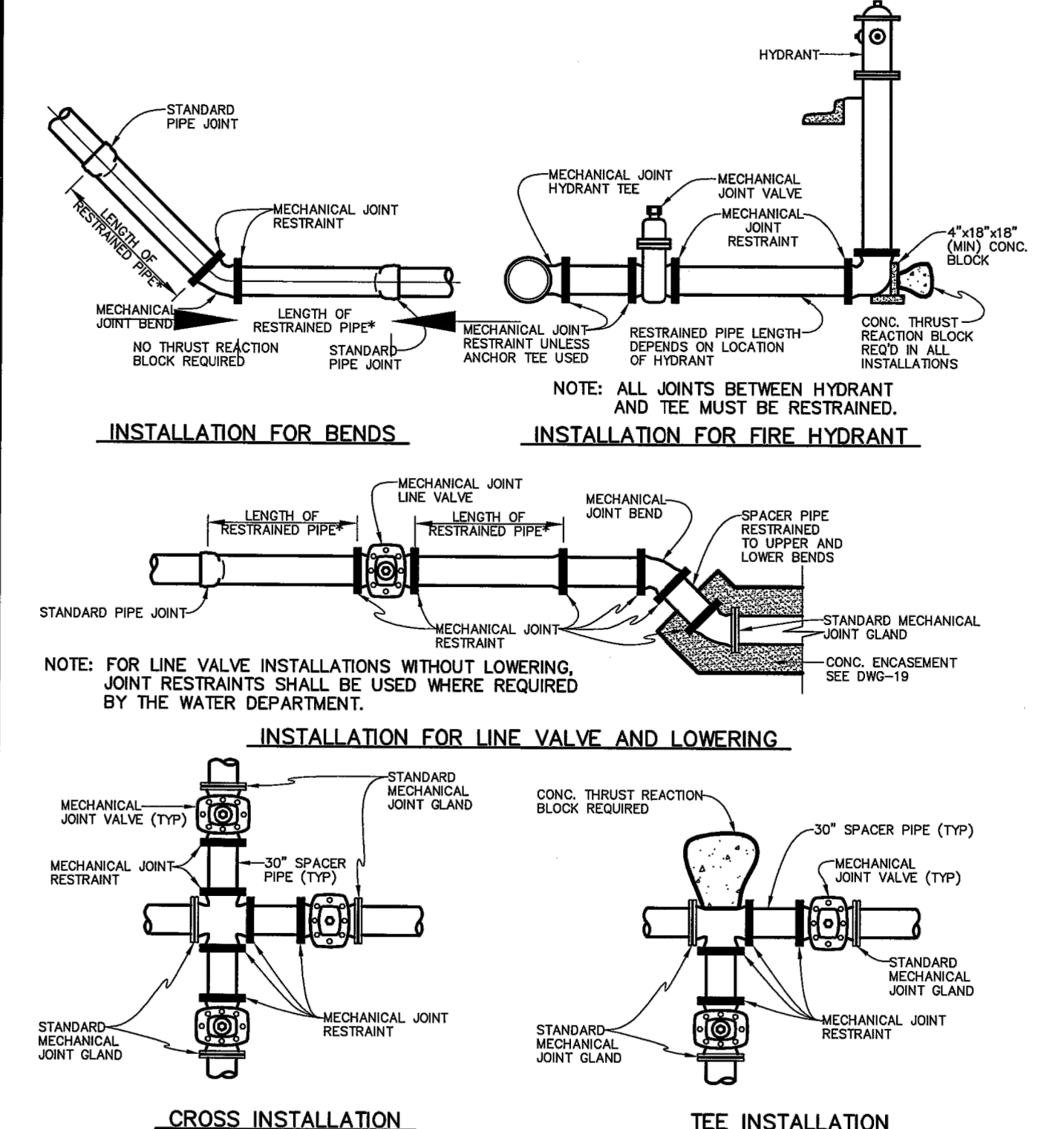
ALLOW 12" CLEARANCE SURROUNDING MAIN FOR TAPPING MACHINE

**CHEROKEE METROPOLITAN DISTRICT**  
**TAPPING DETAIL 3/4" - 2"**  
 DRAWN: TJM REVISION: **DRAFT** W-37  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:



AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.  
 UNDER NO CIRCUMSTANCES WILL PIPE BE LAD IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.

**CHEROKEE METROPOLITAN DISTRICT**  
**TYPICAL TRENCH CROSS SECTION**  
 DRAWN: TJM REVISION: **DRAFT** W-15  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:



**NOTES:**

- MECHANICAL JOINTS SHALL BE APPROVED ACCORDING TO MATERIAL SPECIFICATION FOR DIP AND PVC PIPE.
- SLIP JOINT DIP WITH UNIFLANGE RESTRAINED CLAMPS SHALL NOT BE USED IN LIEU OF MECHANICAL JOINT PIPE WITH MECHANICAL JOINT RESTRAINT.
- LENGTH OF PIPE REQUIRING JOINT RESTRAINT SHALL BE DETERMINED FROM THE CHART ON DWG-28.
- RESTRAINED JOINT PVC PIPE SHALL NOT BE USED FOR LOWERINGS.

**CHEROKEE METROPOLITAN DISTRICT**  
**APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS**  
 DRAWN: TJM REVISION: **DRAFT** W-27  
 DATE: MAY 2017 REVISION:  
 SCALE: NONE REVISION:



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

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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS STREET, SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 (734)216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

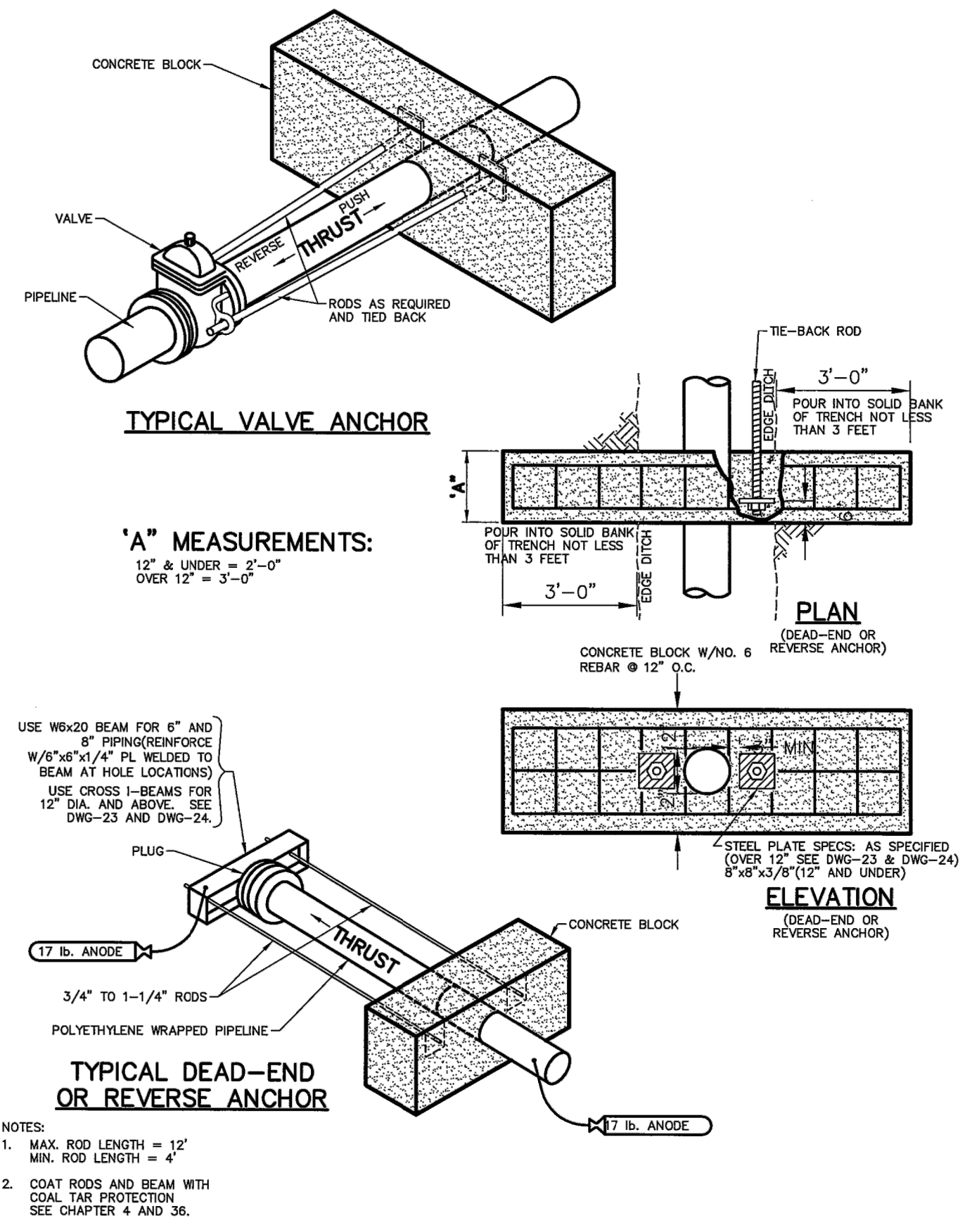
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

**SOLACE AT CIMARRON HILLS**  
**DETAIL SHEETS**

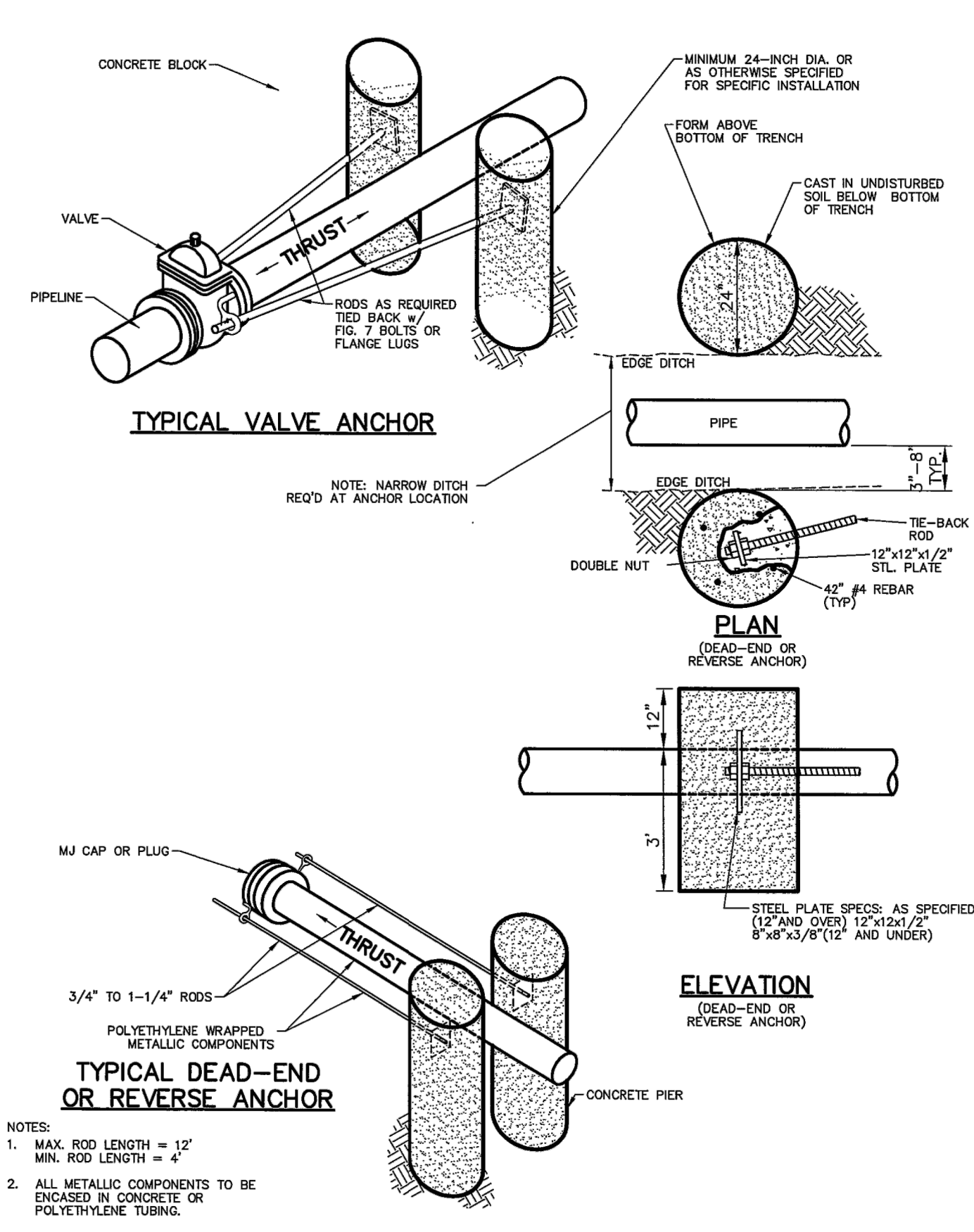
BY: DATE: NO. REVISION: N/A N/A N/A 3/12/21  
 DESIGNED BY: APL  
 DRAWN BY: APL  
 CHECKED BY:

SHEET 9 OF 10  
 JOB NO. 25174.00

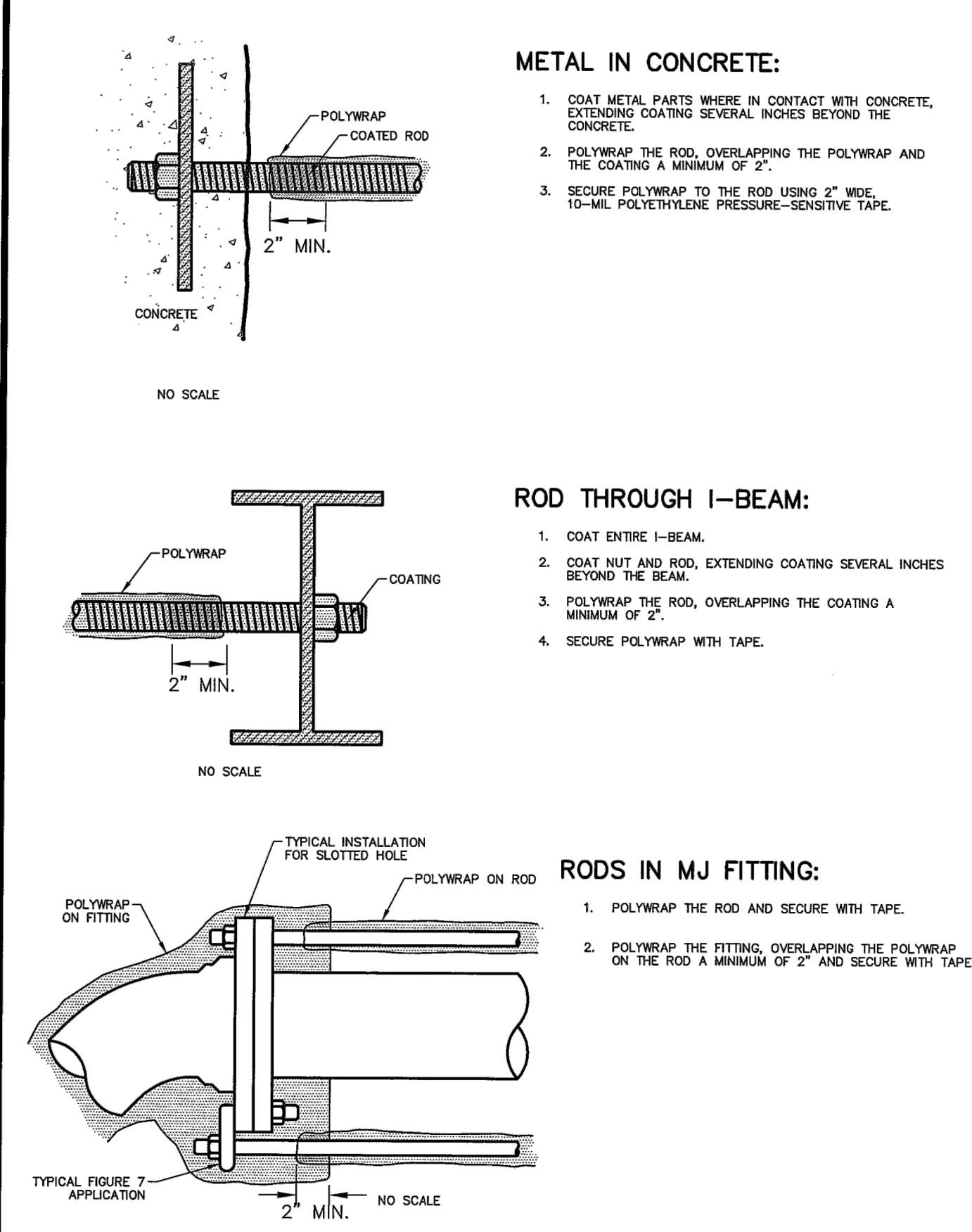




	<b>CHEROKEE METROPOLITAN DISTRICT</b>		<b>REVERSE ANCHOR DETAIL</b>	
	DRAWN: TJM	REVISED:	DRAFT	W-18A
	DATE: MAY 2017	REVISED:		
	SCALE: NONE	REVISED:		



	<b>CHEROKEE METROPOLITAN DISTRICT</b>		<b>REVERSE ANCHOR DETAIL</b>	
	DRAWN: TJM	REVISED:	DRAFT	W-18B
	DATE: MAY 2017	REVISED:		
	SCALE: NONE	REVISED:		



	<b>CHEROKEE METROPOLITAN DISTRICT</b>		<b>PROTECTING TIE-RODS</b>	
	DRAWN: TJM	REVISED:	DRAFT	W-36
	DATE: MAY 2017	REVISED:		
	SCALE: NONE	REVISED:		



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
 404 S. WELLS STREET, SUITE 400  
 CHICAGO, IL 60607  
 ATTN: DANE OLMSTEAD  
 (734)216-2577  
 DOLMSTEAD@JACKSONDEARBORN.COM

**J.R. ENGINEERING**  
 A Westman Company  
 Central 303-740-9888 • Colorado Springs 719-588-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

H-SCALE: N/A  
 V-SCALE: N/A  
 DATE: 3/12/21  
 DESIGNED BY: APL  
 DRAWN BY: APL  
 CHECKED BY: APL

**SOLACE AT CIMARRON HILLS**

DETAIL SHEETS

SHEET 10 OF 10  
 JOB NO. 25174.00



# Construction Drawings\_V2.pdf Markup Summary


---

lpackman (1)

---

0.1  
P.M.



**Subject:** Text Box  
**Page Label:** [1] 1 2517400CV01 - CV01  
**Author:** lpackman  
**Date:** 4/19/2021 4:38:38 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Please refer to review 2 construction plans for application SF-20-032.