

# SOLACE APARTMENTS - SAND CREEK CENTER TRIBUTARY

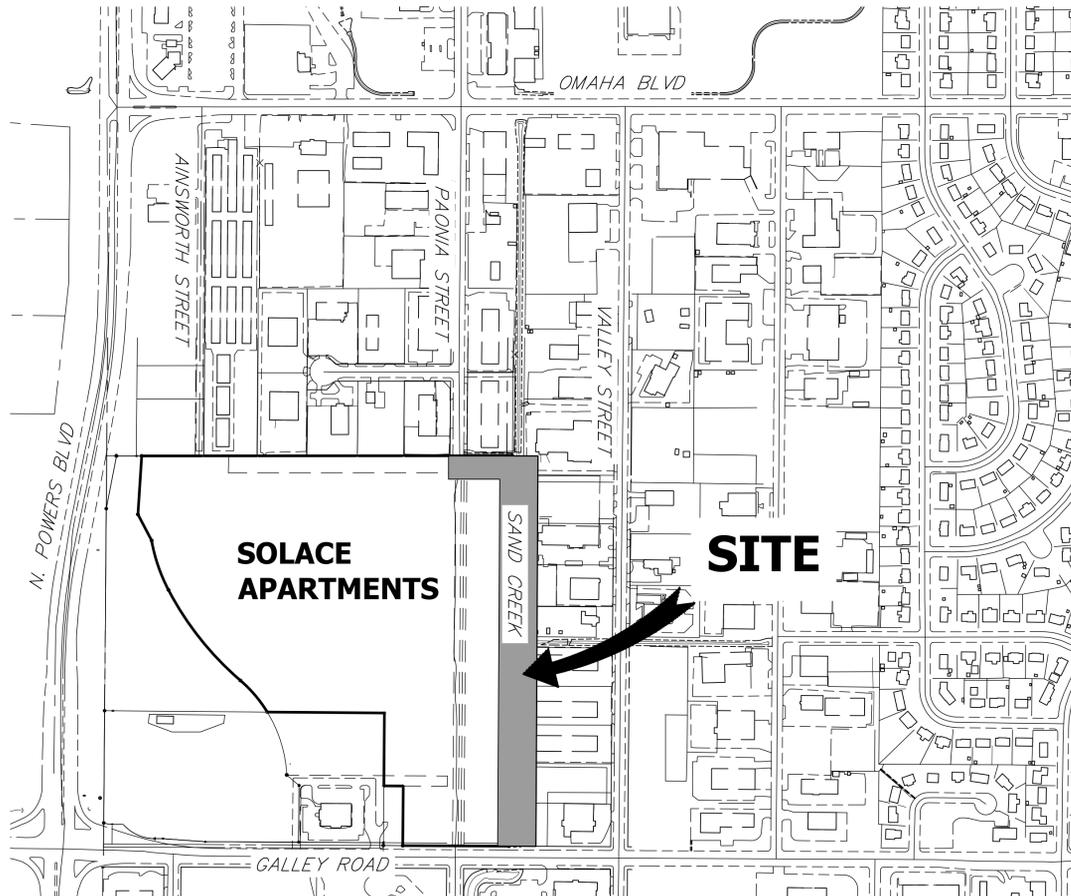
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

## CHANNEL IMPROVEMENTS

### ABBREVIATIONS

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	FO	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
CBC	CONCRETE BOX CULVERT	HOA	HOME OWNERS ASSOCIATION	SV	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	LOMR	LETTER OF MAP REVISION	TW	TOP OF WALL
CT	COURT	LP	LOW POINT	TYP	TYPICAL
CTRB	CONCRETE THRUST REDUCER BLOCK	LS	LUMP SUM	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CY	CUBIC YARD	LT	LEFT	UE	UTILITY EASEMENT
DBPS	DRAINAGE BASIN PLANNING STUDY	LT	LEFT	U&DE	UTILITY & DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT	MAX	MAXIMUM	UGE	UNDERGROUND ELECTRIC
DIA	DIAMETER	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	MH	MANHOLE	VPC	VERTICAL POINT OF CURVATURE
DR	DRIVE	MIN	MINIMUM	VPI	VERTICAL POINT OF INTERSECTION
DRC	DESIGN REVIEW COMMITTEE	N	NORTH	VPT	VERTICAL POINT OF TANGENCY
DU	DWELLING UNITS	NRCP	NON-REINFORCED CONCRETE PIPE	VTC	VEHICLE TRACKING CONTROL
E	EAST	ODP	OFFICIAL DEVELOPMENT PLAN	W	WEST
EA	EACH	OHE	OVERHEAD ELECTRIC	WL	WATER LINE
EGL	ENERGY GRADE LINE	OHU	OVERHEAD UTILITY	WM	WATER MAIN
EL	ELEVATION	PC	POINT OF CURVATURE	WRD	WATER RESOURCES DEPARTMENT
ELEC	ELECTRIC	PCC	POINT OF COMPOUND CURVATURE	WS	WATER SURFACE
EOA	EDGE OF ASPHALT	PCR	POINT OF CURB RETURN	WSE	WATER SURFACE ELEVATION
ESMT	EASEMENT	PDP	PRELIMINARY DEVELOPMENT PLAN	WTR	WATER
EST	ESTIMATE	PE	PROFESSIONAL ENGINEER	YR	YEAR
EX	EXISTING	PI	POINT OF INTERSECTION		
		PKWY	PARKWAY		



VICINITY MAP  
SCALE: 1" = 300'

### SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	SITE AND DEMO PLAN
4-6	CHANNEL PLAN AND PROFILES
7	CHANNEL DETAILS
8	DROP STRUCTURES PLAN AND PROFILE
9	DROP STRUCTURE DETAIL SHEETS
10	PAONIA STREET OVERFLOW PLAN
TOTAL	10

### 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 FB81, 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.

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.

### 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

### GEOTECHNICAL ENGINEER

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



Know what's below.  
Call before you dig.

### OWNER/DEVELOPER STATEMENT

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

DANE OLMSTEAD

DATE

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

### EL PASO COUNTY STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

### ENGINEER'S STATEMENT

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



SAND CREEK CENTER TRIBUTARY COVER SHEET	BY	DATE							
	No.	REVISION							
H-SCALE	1"=300'	N/A							
V-SCALE			11/16/20						
DESIGNED BY	JBP								
DRAWN BY	JBP								
CHECKED BY									
SHEET	1	OF	10						
JOB NO.	25174.00								

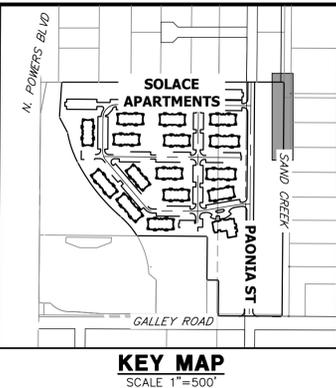
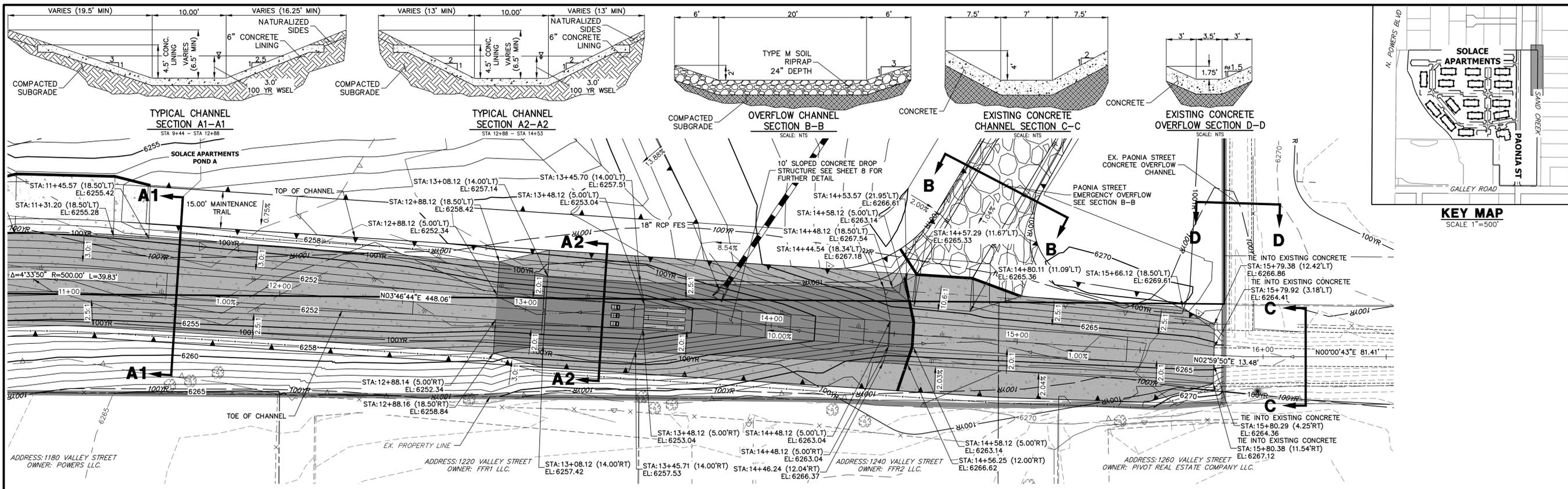
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING THEIR USE APPROVES DESIGNATED BY WRITTEN AUTHORIZATION.

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

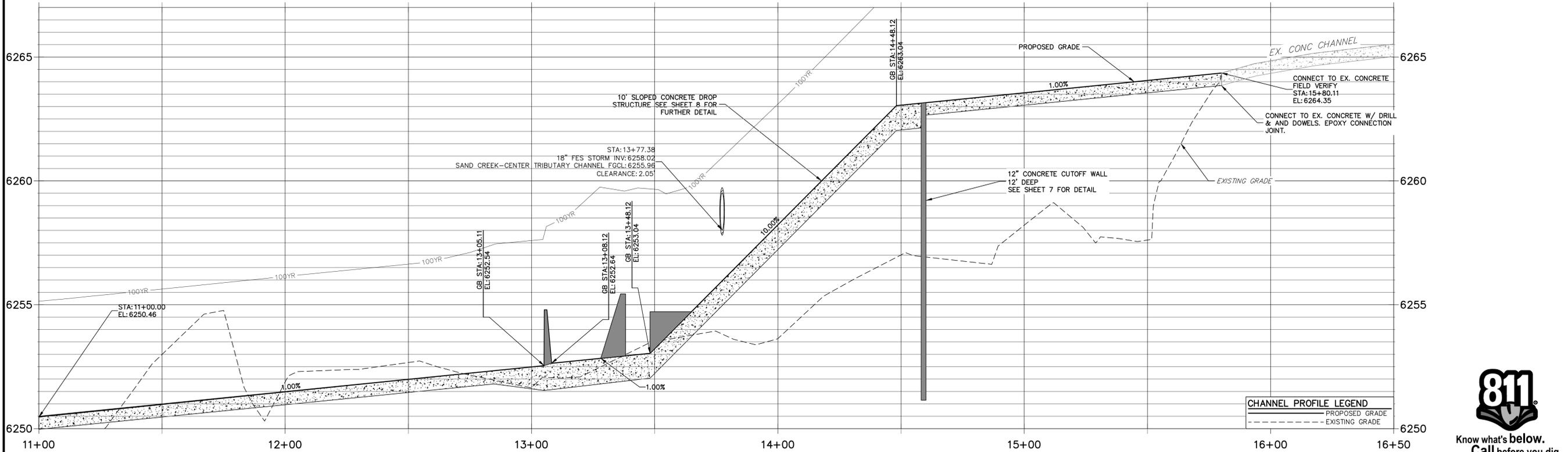
J-R ENGINEERING  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com





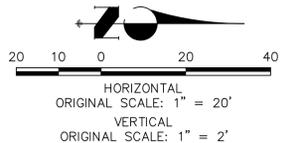


**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE (4)  
STA 11+00.00 TO 16+50.00**



**FENCING NOTES**

- FENCING SHALL BE PROVIDED ALONG THE EXTENTS OF THE CHANNEL, EXCEPT FOR AT LOCATIONS OF MAINTENANCE ACCESS.
- FENCING SHALL CONFORM TO THE LANDSCAPING PLANS FOR SOLACE OF COLORADO SPRINGS SP-20-001, BY NES.



**LEGEND**

PROPOSED MAJOR CONTOURS		6100
EXISTING MAJOR CONTOUR		6100
LIMITS OF GRADING		
6\"/>		

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

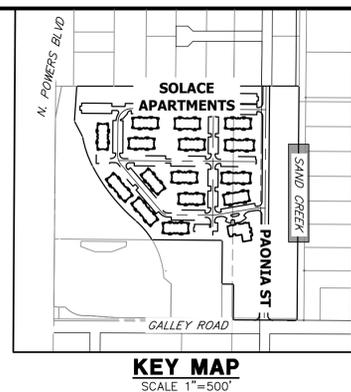
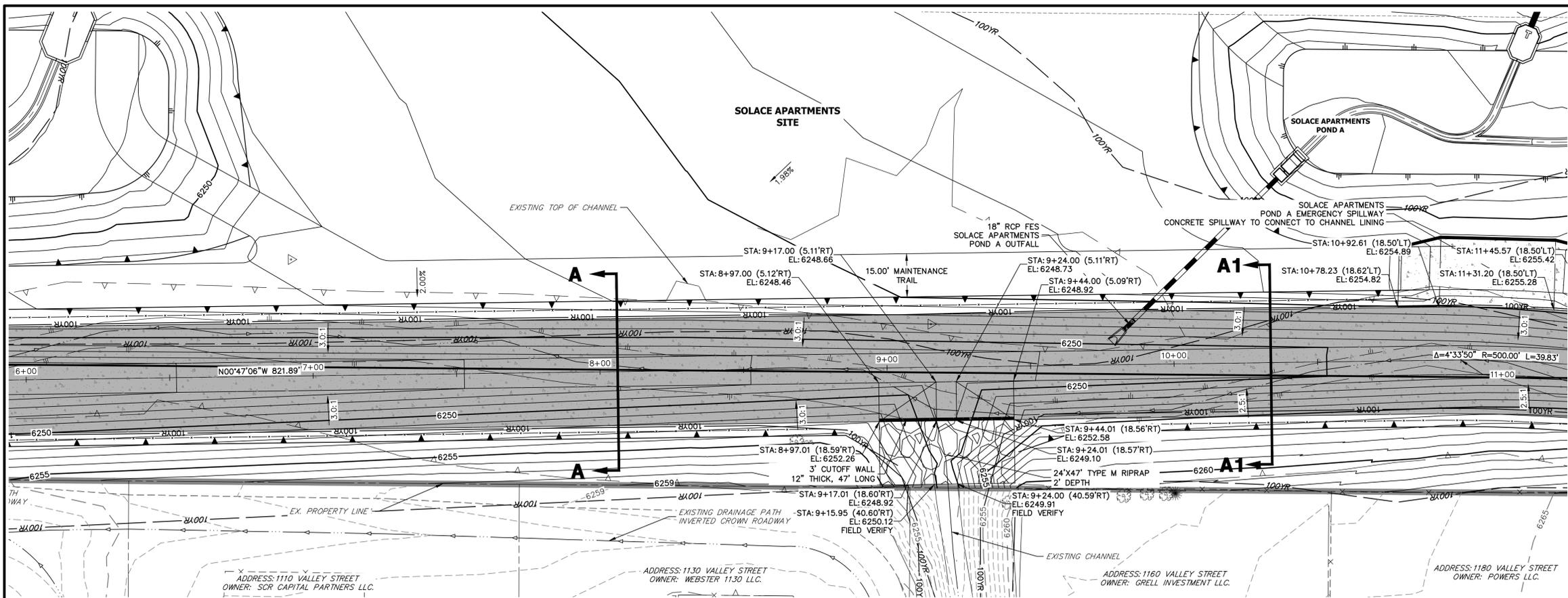
BY	DATE	REVISION

H-SCALE 1"=20'  
V-SCALE 1"=2'  
DATE 11/16/20  
DESIGNED BY JBP  
DRAWN BY JBP  
CHECKED BY

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

**SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES**

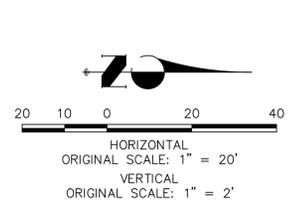
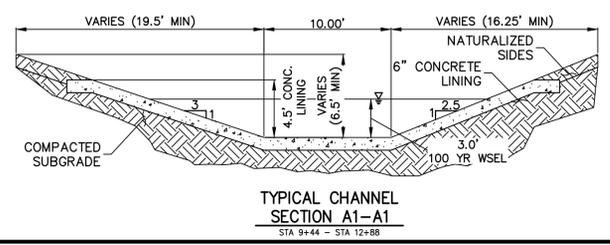
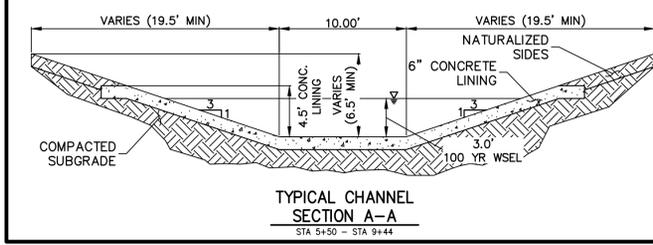
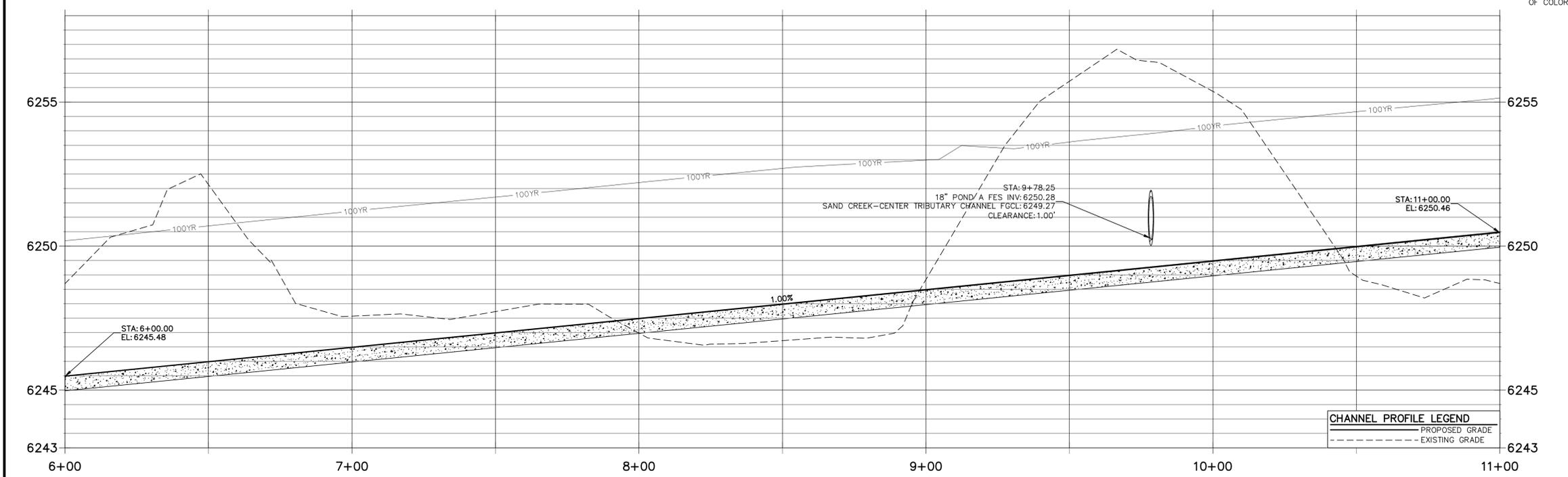
SHEET 4 OF 10  
JOB NO. 25174.00



**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE (3)  
STA 6+00.00 TO 11+00.00**

**FENCING NOTES**

- FENCING SHALL BE PROVIDED ALONG THE EXTENTS OF THE CHANNEL, EXCEPT FOR AT LOCATIONS OF MAINTENANCE ACCESS.
- FENCING SHALL CONFORM TO THE LANDSCAPING PLANS FOR SOLACE APARTMENTS, COLORADO SPRINGS SP-20-001, BY NES.



CHANNEL PROFILE LEGEND	
	PROPOSED GRADE
	EXISTING GRADE



**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, INC.

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

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

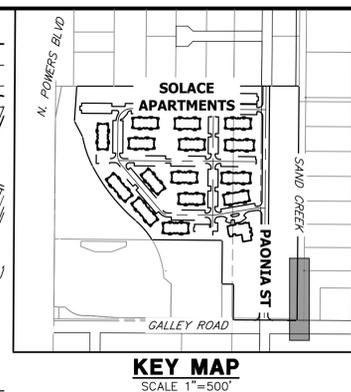
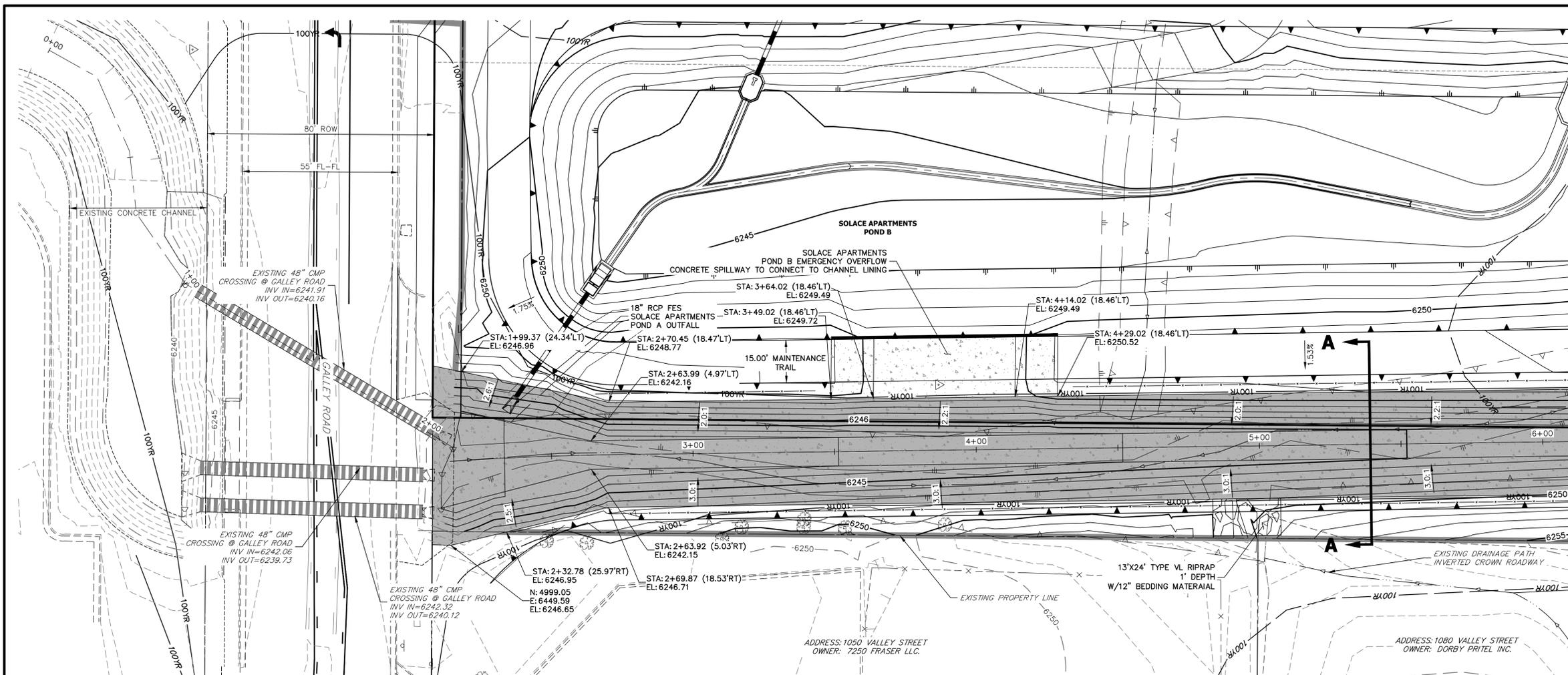
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION

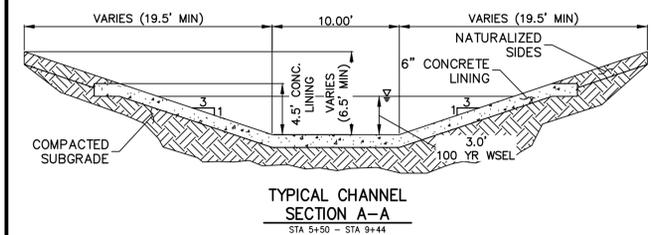
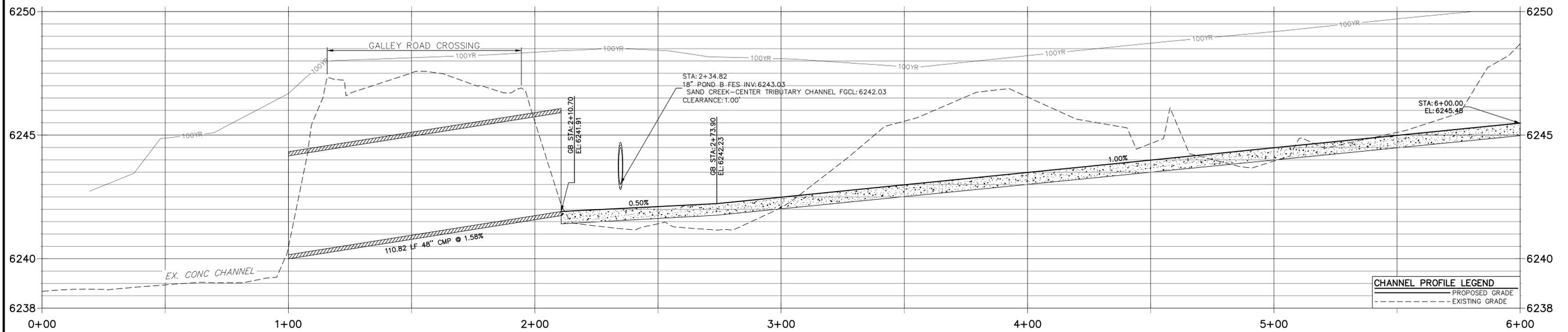
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	11/16/20	JBP	JBP	JBP

**SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES**

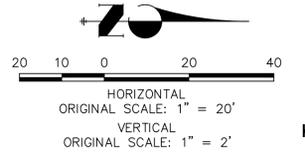
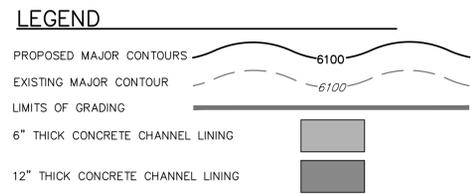
SHEET 5 OF 10  
JOB NO. 25174.00



**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE  
STA 0+00.00 TO 6+00.00**



- FENCING NOTES**
- FENCING SHALL BE PROVIDED ALONG THE EXTENTS OF THE CHANNEL, EXCEPT FOR AT LOCATIONS OF MAINTENANCE ACCESS.
  - FENCING SHALL CONFORM TO THE LANDSCAPING PLANS FOR SOLACE OF COLORADO SPRINGS SP-20-001, BY NES.

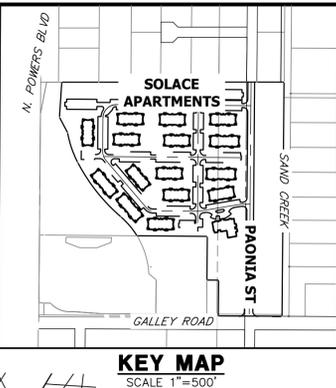
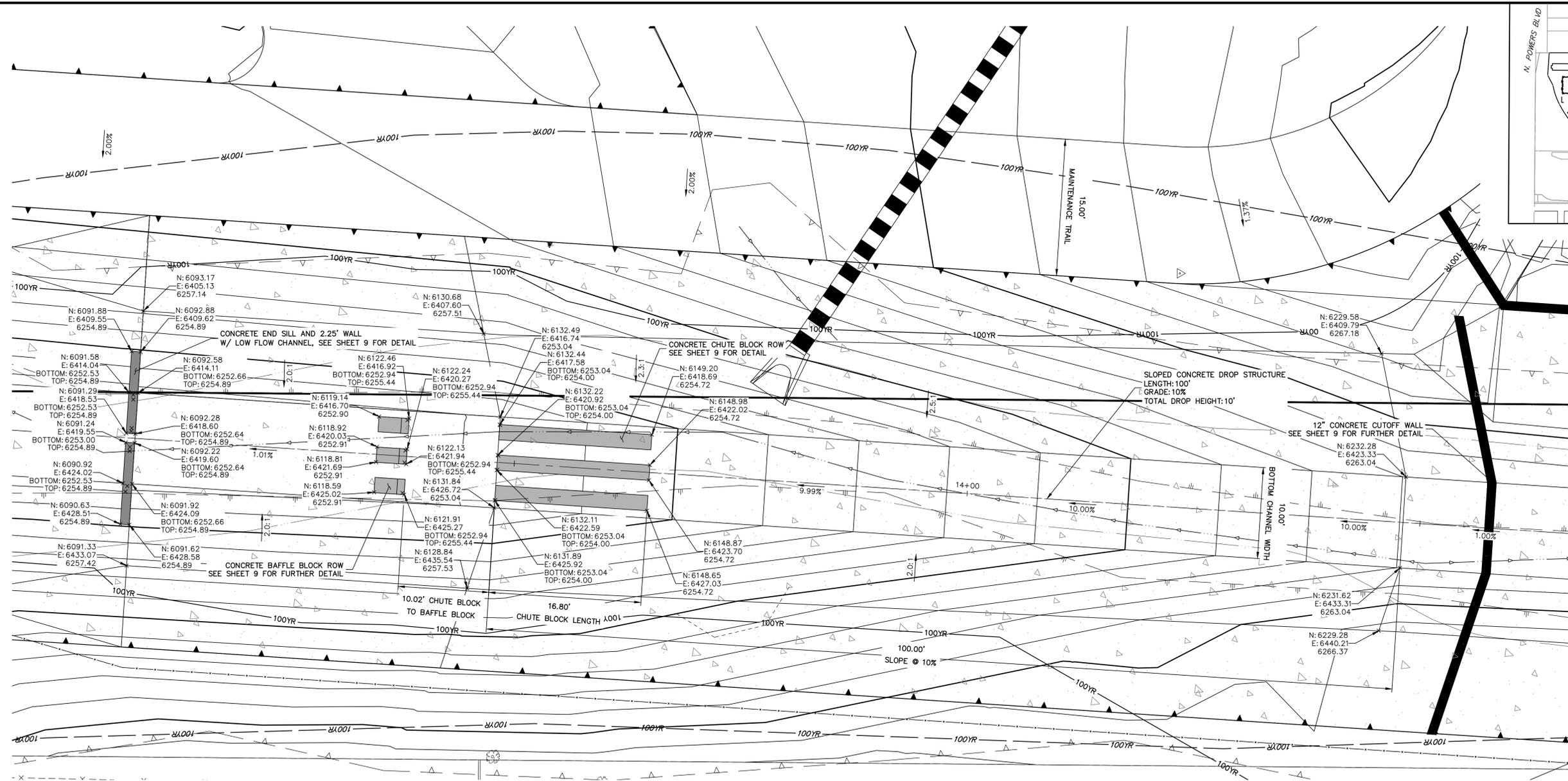


**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

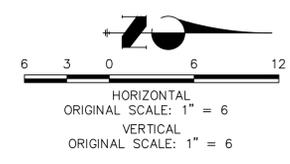
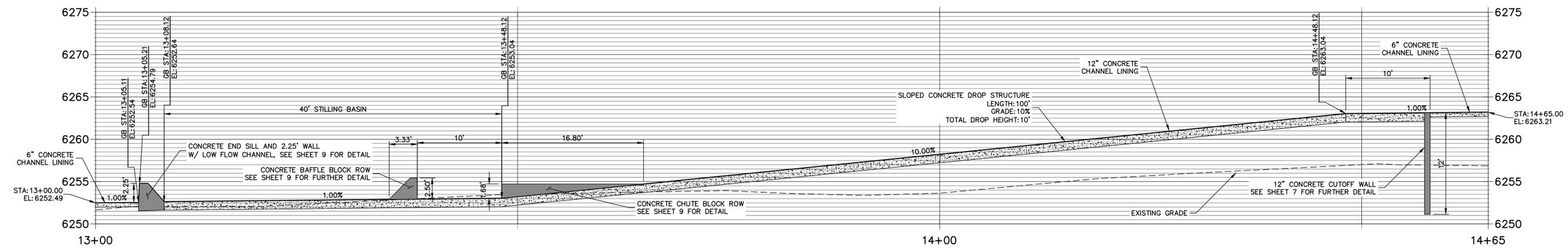
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING

PREPARED FOR <b>JACKSON DEARBORN PARTNERS</b> 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
BY DATE	No. REVISION
H-SCALE 1"=20' V-SCALE 1"=2' DATE 11/16/20 DESIGNED BY JBP DRAWN BY JBP CHECKED BY	SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES
SHEET 6 OF 10 JOB NO. 25174.00	811 Know what's below. Call before you dig.





**DROP 1 PROFILE  
STA 13+00.00 TO 14+65.00**



**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, LOCAL ENGINEER

UNLESS 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

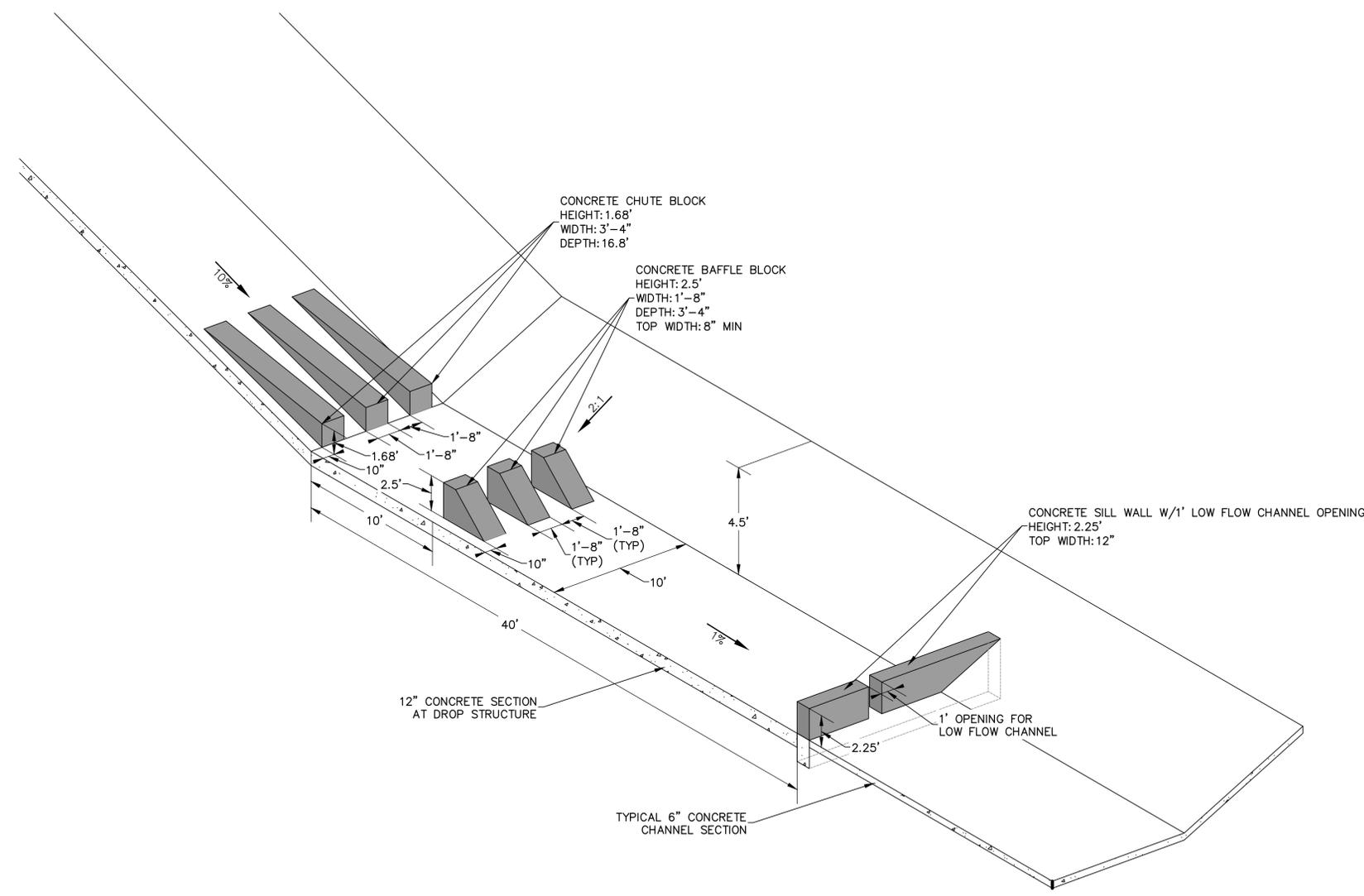
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=6'	1"=6'	11/16/20	JBP	JBP	JBP

**SAND CREEK CENTER TRIBUTARY**  
**DROP STRUCTURES PLAN AND PROFILE**

SHEET 8 OF 10  
JOB NO. 25174.00



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS SHOWN. REVISES 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 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				11/16/20	JBP	JBP	

SAND CREEK CENTER  
TRIBUTARY  
DROP STRUCTURE DETAIL  
SHEETS

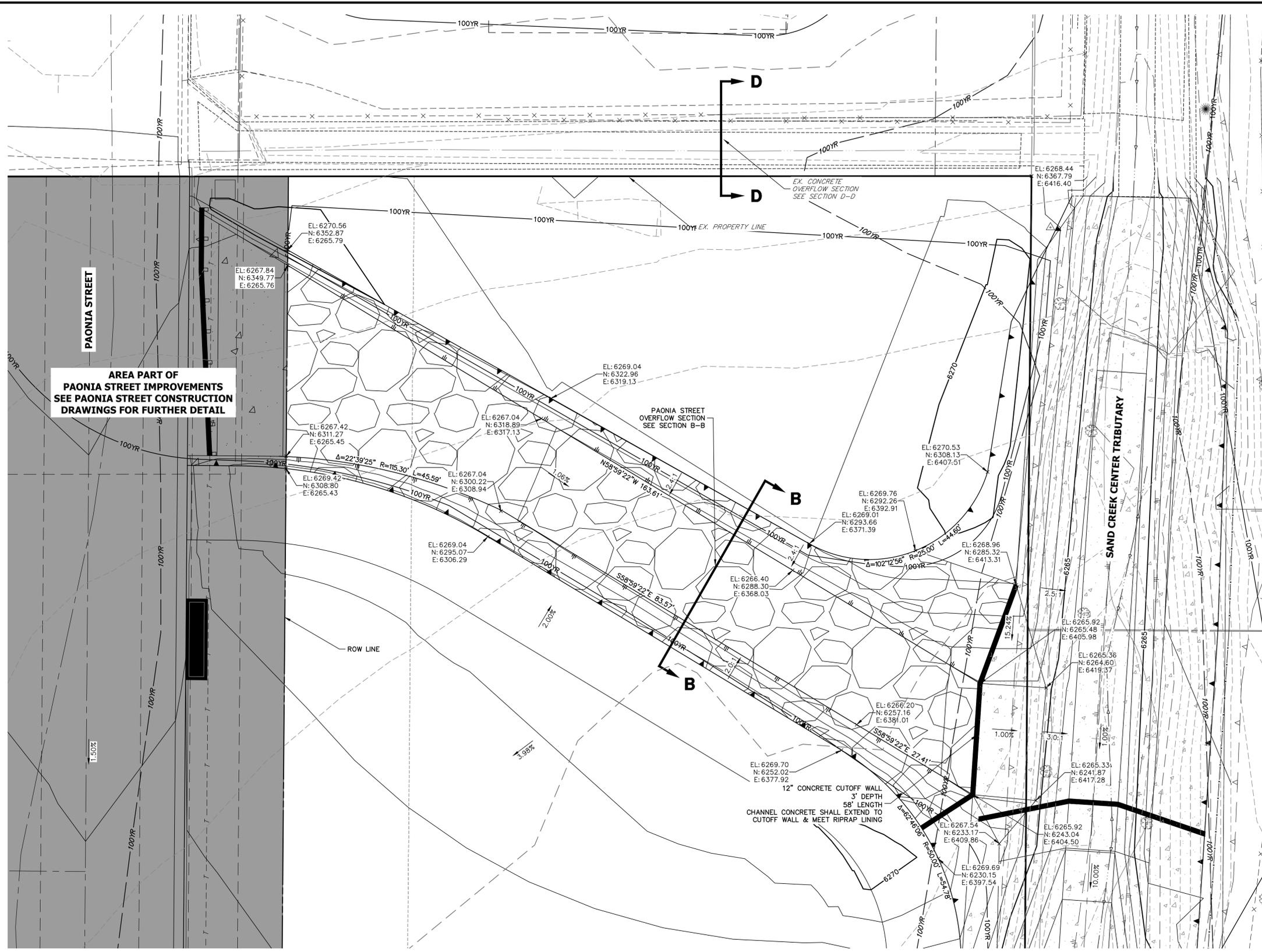
SHEET 9 OF 10  
JOB NO. 25174.00



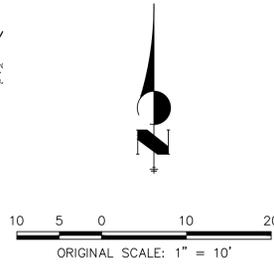
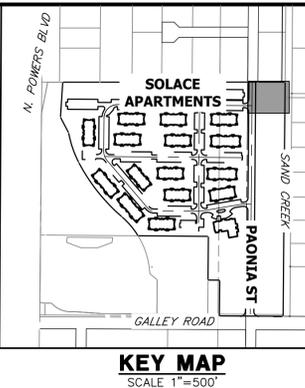
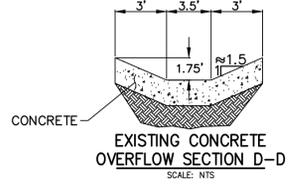
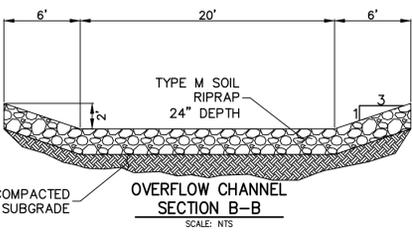
**ENGINEER'S STATEMENT**  
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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

32314  
DATE



AREA PART OF  
PAONIA STREET IMPROVEMENTS  
SEE PAONIA STREET CONSTRUCTION  
DRAWINGS FOR FURTHER DETAIL



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
 ENGINEERING  
*Mike Bramlett*  
 MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LOCAL ENGINEERING PROFESSIONAL CORPORATION  
 DATE 7/14/21

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>JACKSON DEARBORN PARTNERS</b> 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577
	<b>J.R. ENGINEERING</b> A Westman Company  Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE	No. REVISION
H-SCALE 1"=10' V-SCALE N/A DATE 11/16/20 DESIGNED BY JBP DRAWN BY JBP CHECKED BY	SHEET 10 OF 10 JOB NO. 25174.00

SAND CREEK CENTER TRIBUTARY  
 PAONIA STREET OVERFLOW PLAN