

SOLACE APARTMENTS - FILING NO. 1

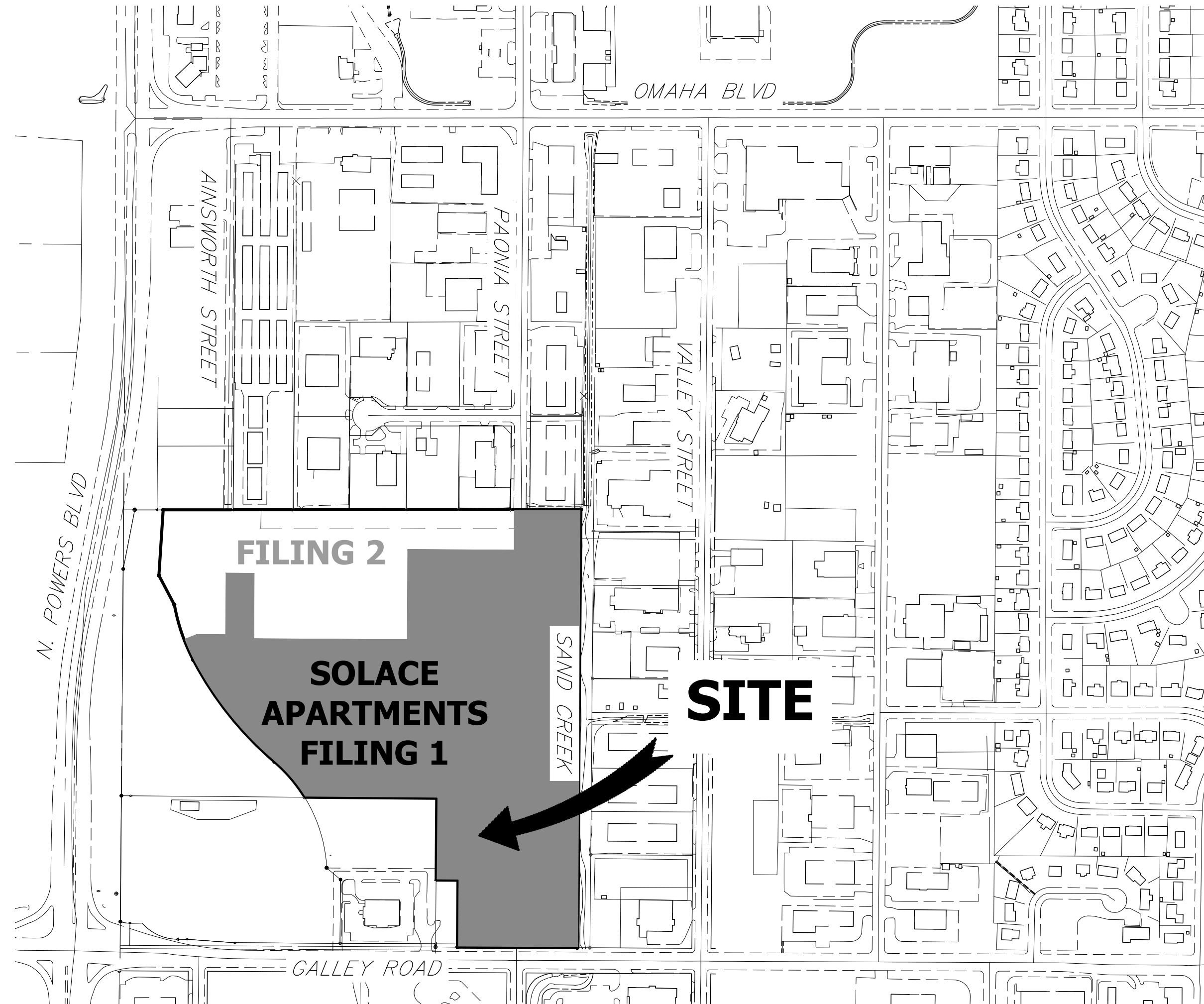
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

ABBREVIATIONS

AC	ACRE	FDP	FINAL DEVELOPMENT PLAN	PL	PROPERTY LINE
AD	ALGEBRAIC DIFFERENCE	FDR	FINAL DRAINAGE REPORT	PR	PROPOSED
AH	AHEAD	FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVATURE
ARCH	ARCHITECT	FG	FINISHED GRADE	PT	POINT OF TANGENCY
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	FH	FIRE HYDRANT	PV	PLUG VALVE
ASSY	ASSEMBLY	FL	FLOWLINE	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FIL	FILING	R	RADIUS
BB	BOX BASE	FO	FIBER OPTIC CABLE	RCP	REINFORCED CONCRETE PIPE
BK	BACK	GB	GRADE BREAK	RD	ROAD
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	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	NRCPP	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

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TOTAL 32

BASIS OF BEARINGS

BENCHMARK

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

ARCHITECT

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

GEOTECHNICAL ENGINEER

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

FIRE PROTECTION DISTRICT

OSMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PL
COLORADO SPRINGS, CO 80915
P~ (719) 591-0960



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

JENNIFER IRVINE, P.E.

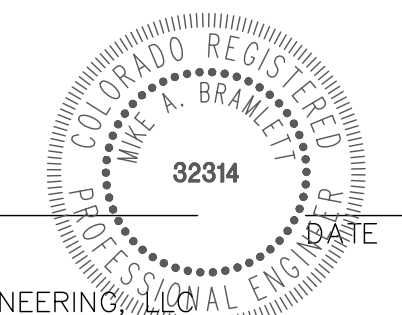
DATE

COUNTY ENGINEER/ECM ADMINISTRATOR

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLAN AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

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 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
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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

SOLACE APARTMENTS - FILING NO. 1
COVER SHEET

SHEET 1 OF 32
JOB NO. 25174.00

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	-x-x-	-x-x-
GUARDRAIL	-o-o-	-o-o-
CABLE TV	-TV-TV-	-TV-TV-
ELECTRIC	-E-E-	-E-E-
FIBER OPTIC	-FO-FO-	-FO-FO-
GAS MAIN	-G-G-	-G-G-
IRRIGATION MAIN	-IRR-IRR-	-IRR-IRR-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-SD-SD-	-SD-SD-
TELEPHONE	-T-T-	-T-T-
WATER MAIN	-W-W-	-W-W-
SWALE/WATERWAY FLOWLINE	-~~~	-~~~
DIVERSION DITCH	->>>	->>>
TOP OF SLOPE	-V-V-	-V-V-
TOE OF SLOPE	-I-I-	-I-I-
100 YEAR FLOODPLAIN	-100YR-	-100YR-
5 YEAR HGL	-5YR-	-5YR-
100 YEAR HGL	-100YR-	-100YR-

UTILITIES LEGEND

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

MONUMENTATION LEGEND

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

DRAINAGE REPORT PLANS

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

LANDSCAPE LEGEND

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

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

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

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLANN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING. UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 ML THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-267-1. **S-627-1**
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15ML THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION
 32314
 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.

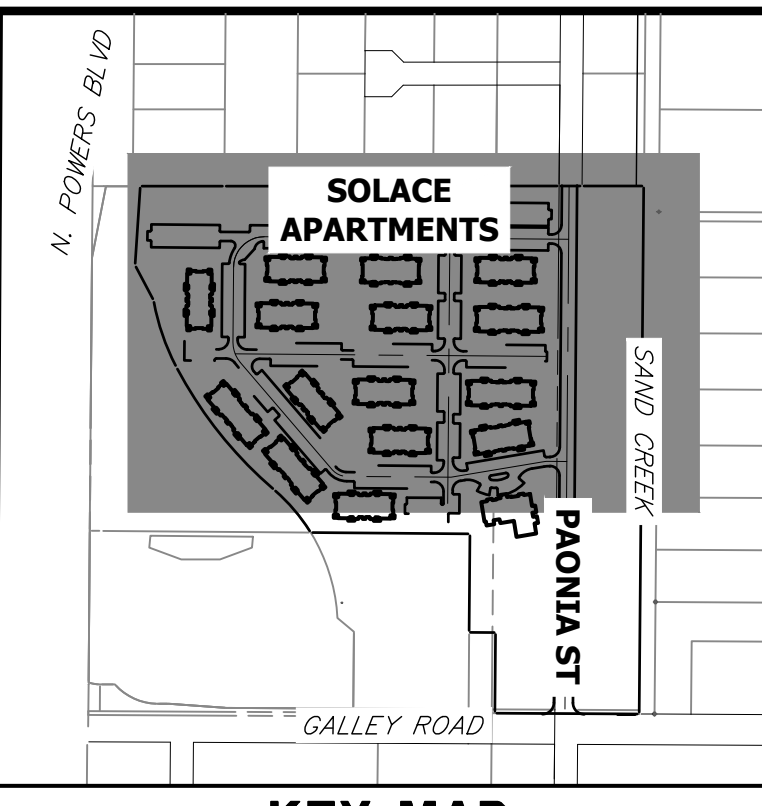
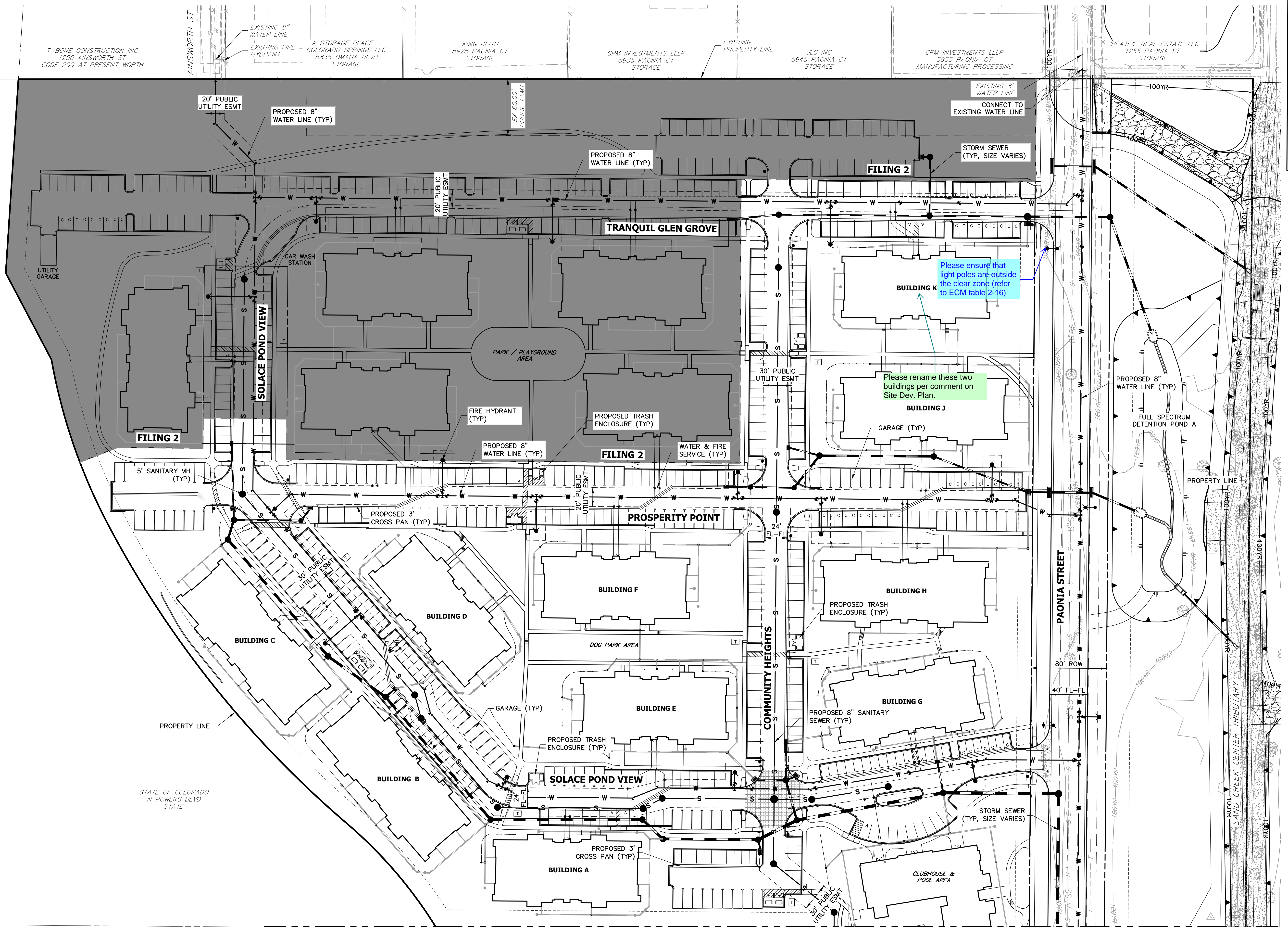
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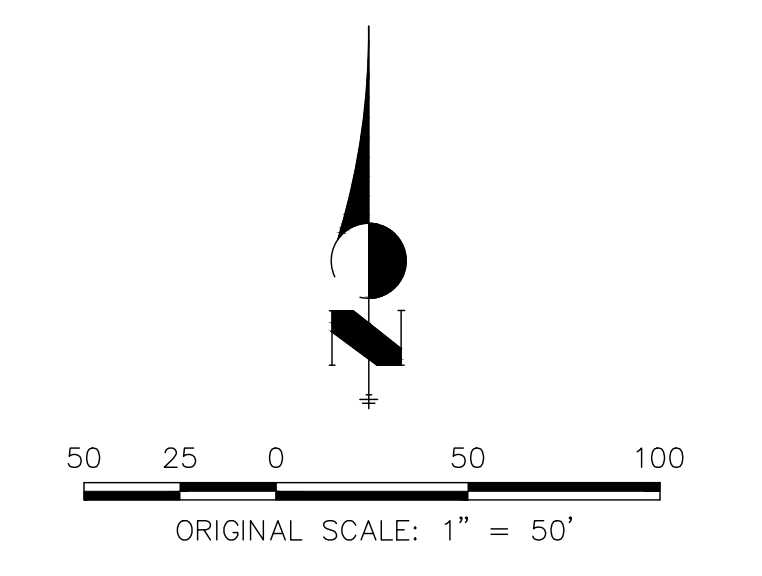
BY	DATE	REVISION	No.	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						11/20/20	JRM	JRM	

SOLACE APARTMENTS - FILING NO. 1
LEGEND & NOTES

SHEET 2 OF 32
 JOB NO. 25174.00



KEY MAP
SCALE 1"=500'



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

PREPARED FOR
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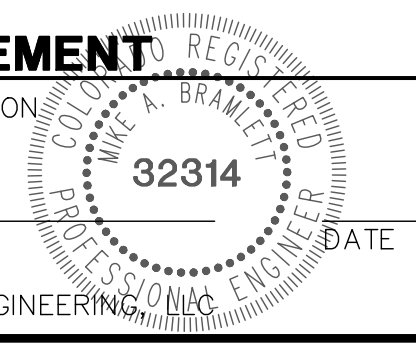
NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	11/20/20	JRM	JRM	

SOLACE APARTMENTS - FILING NO. 1
SITE AND OVERALL UTILITY PLAN

SHEET 3 OF 32
JOB NO. 25174.00

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



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

T-BONE CONSTRUCTION INC
1250 AINSWORTH ST
CODE 200 AT PRESENT WORTH

EXISTING 8" WATER LINE
EXISTING FIRE HYDRANT
A STORAGE PLACE - COLORADO SPRINGS LLC
5835 OMAHA BLVD
STORAGE

KING KEITH
5925 PAONIA CT
STORAGE

GPM INVESTMENTS LLLP
5935 PAONIA CT
STORAGE

JLG INC
5945 PAONIA CT
STORAGE

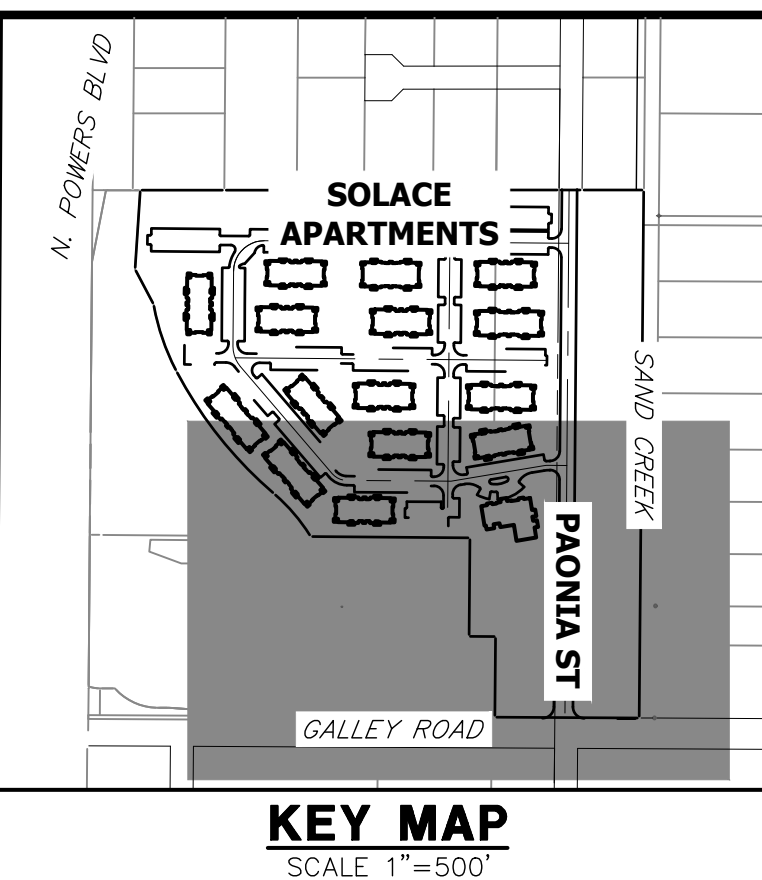
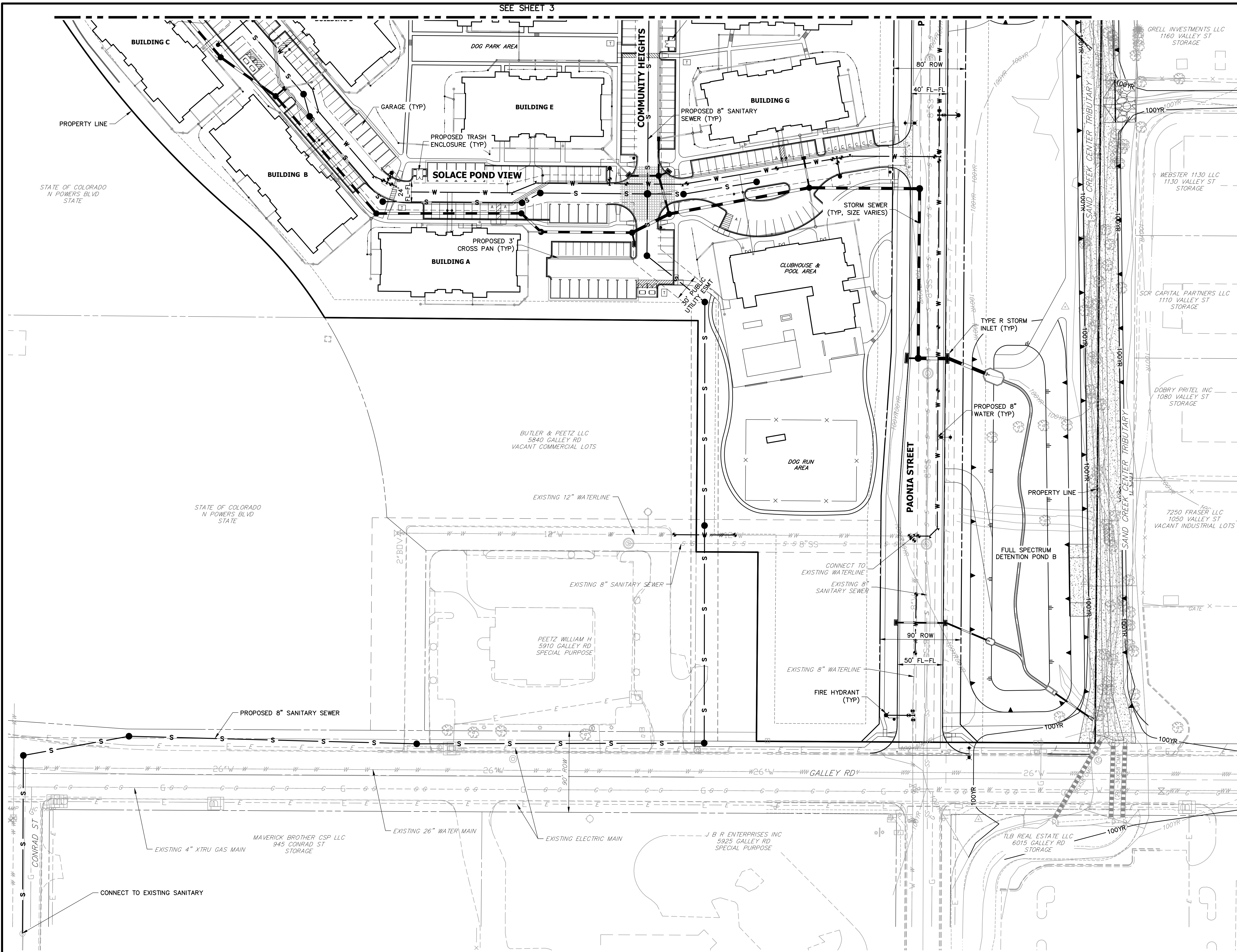
GPM INVESTMENTS LLLP
5955 PAONIA CT
MANUFACTURING PROCESSING

CREATIVE REAL ESTATE LLC
1255 PAONIA ST
STORAGE

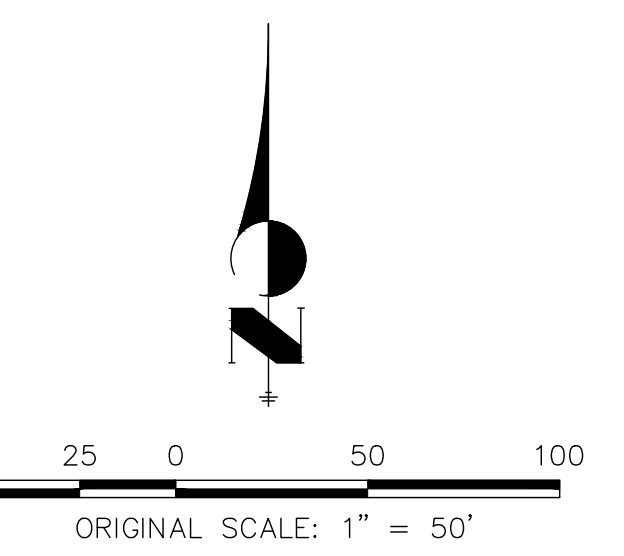
STATE OF COLORADO
N POWERS BLVD
STATE

SEE SHEET 4

SEE SHEET 3



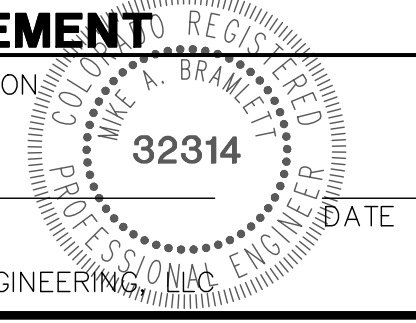
KEY MAP
SCALE 1"=500'



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COLORADO P.E. 32314
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404 S. WELLS ST.
SUITE 400
CHICAGO, ILL 60607
OFFICE PHONE (734) 216-2577

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BY	DATE	No.	REVISION

H-SCALE	1"=50'
V-SCALE	N/A
DATE	11/20/20
DESIGNED BY	JRM
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CHECKED BY	

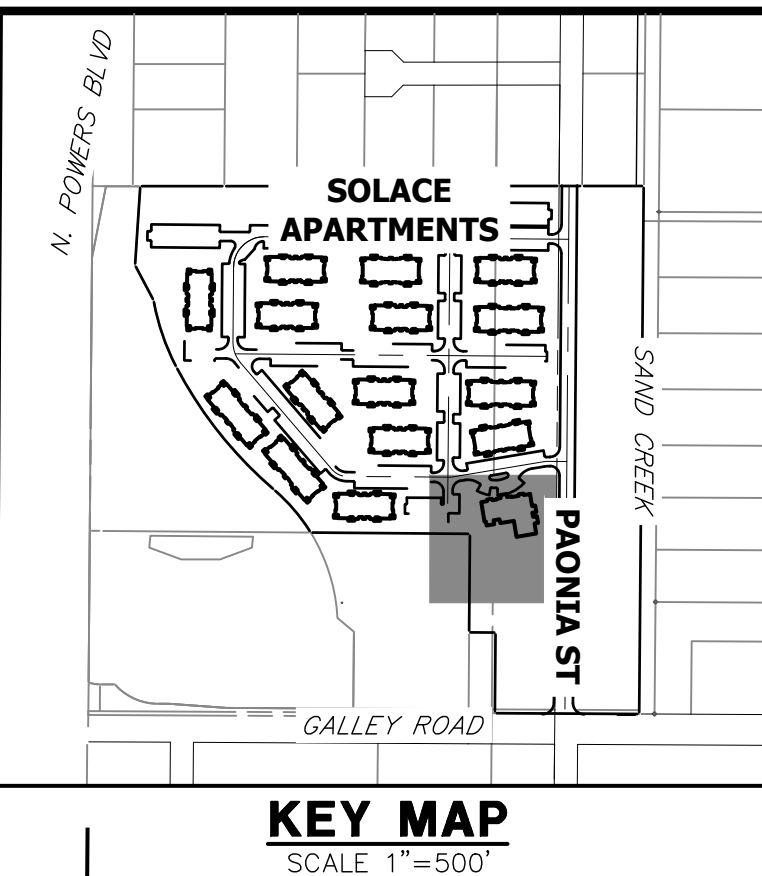
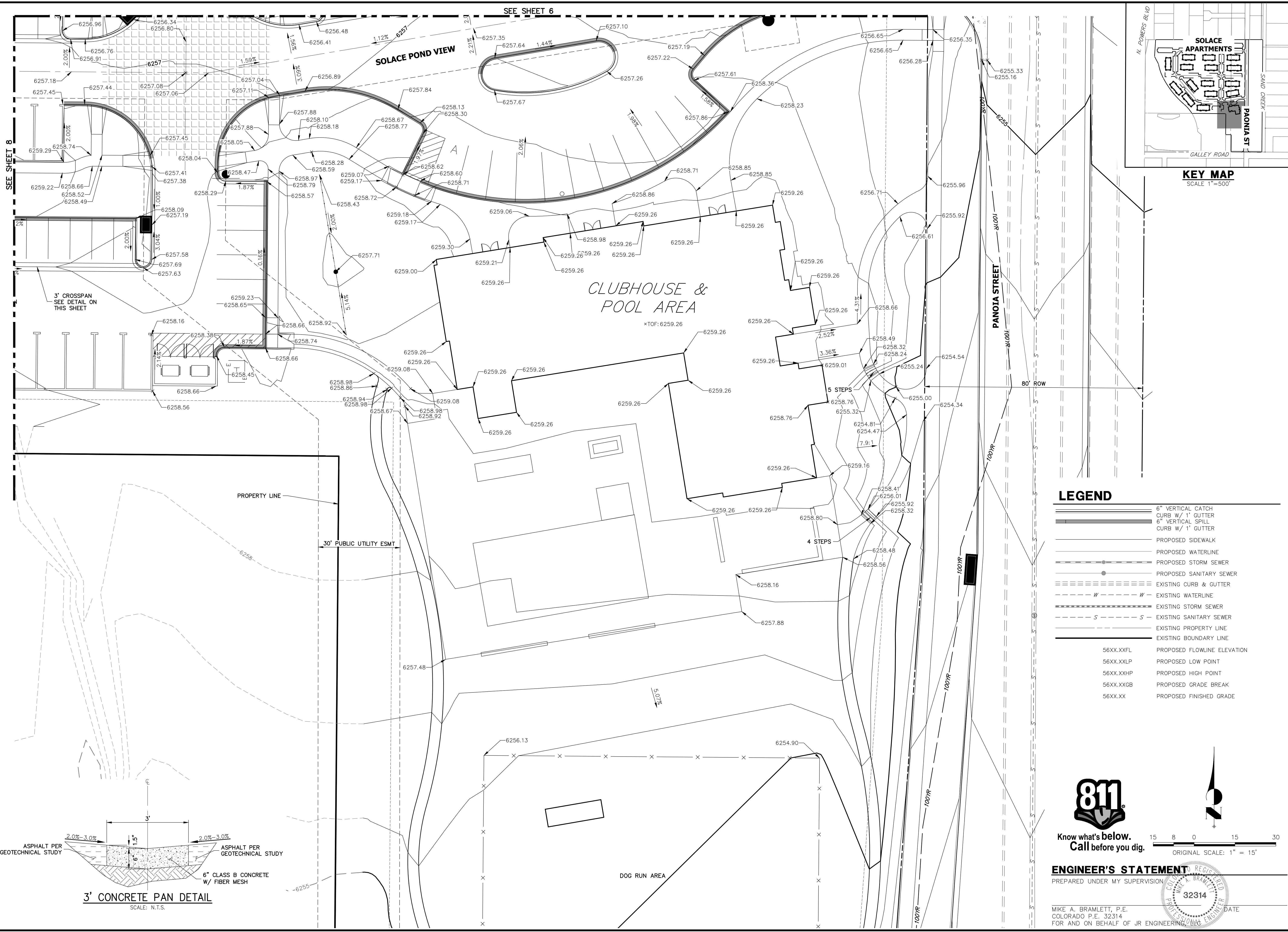
SOLACE APARTMENTS - FILING NO. 1

SITE AND OVERALL UTILITY PLAN

SHEET 4 OF 32

JOB NO. 25174.00

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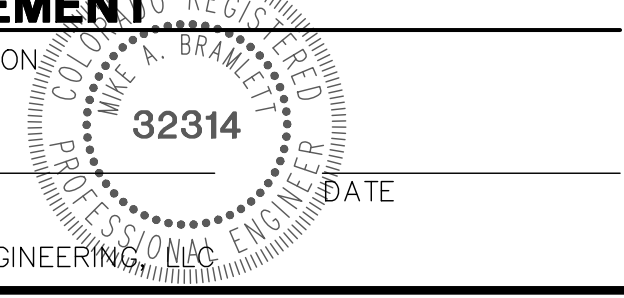
- 6" VERTICAL CATCH CURB W/ 1" GUTTER
- 6" VERTICAL SPILL CURB W/ 1" GUTTER
- PROPOSED SIDEWALK
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING CURB & GUTTER
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY 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

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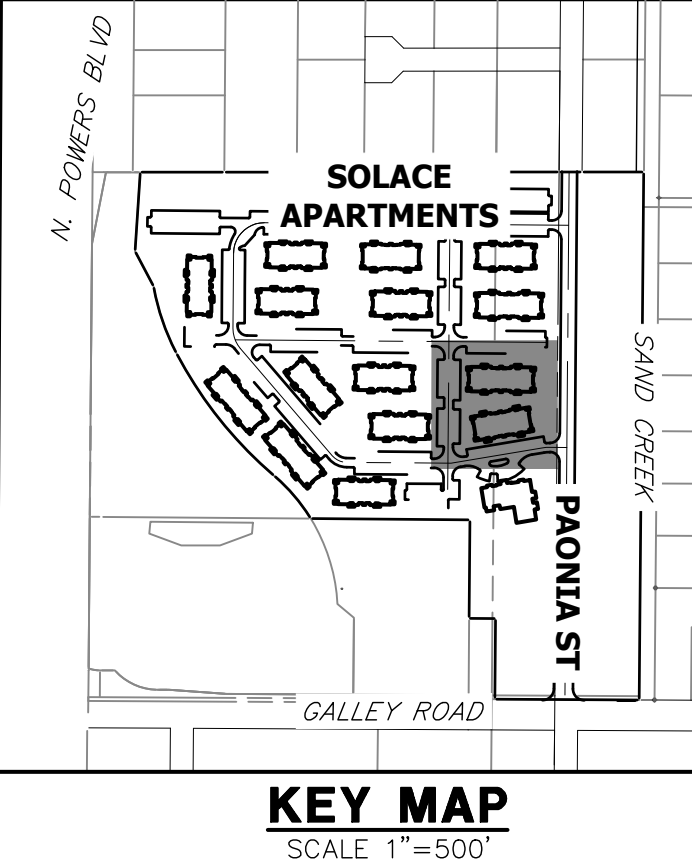
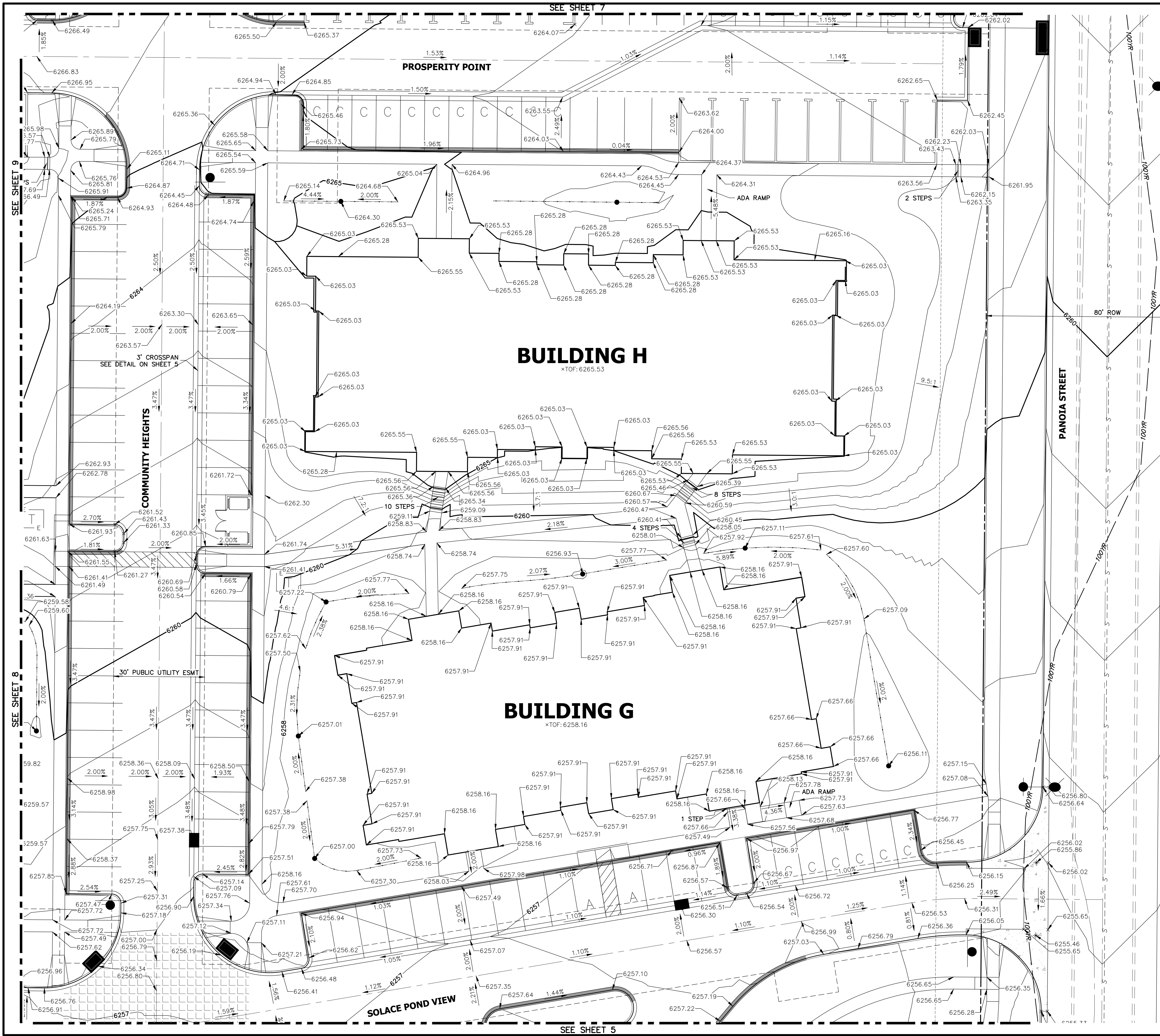
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NO.	REVISION	BY	DATE

SOLACE APARTMENTS -
 FILING NO. 1
 DETAIL GRADING PLAN

SHEET 5 OF 32
 JOB NO. 25174.00

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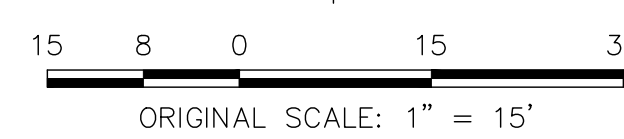
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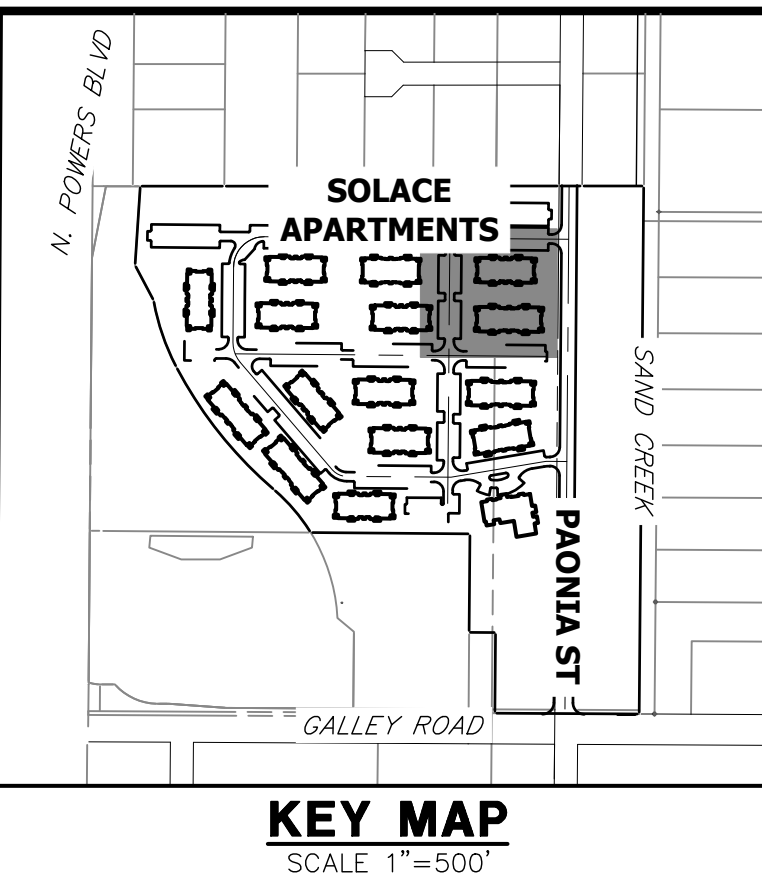
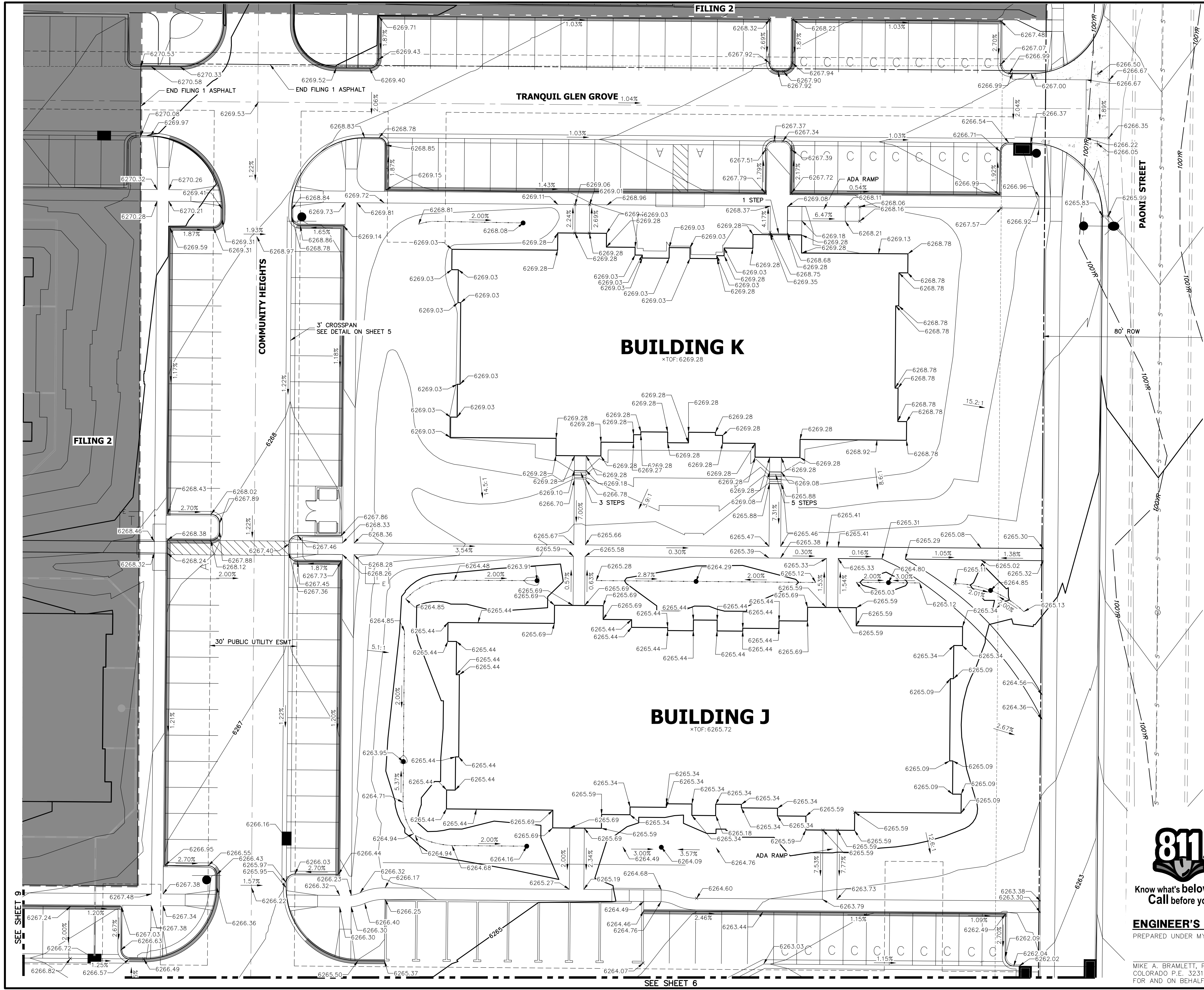
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						1"=15'	N/A
11/20/20	JRM	JRM				BY	DATE

SOLACE APARTMENTS - FILING NO. 1
DETAIL GRADING PLAN



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DETAIL GRADING PLAN

SHEET 7 OF 32
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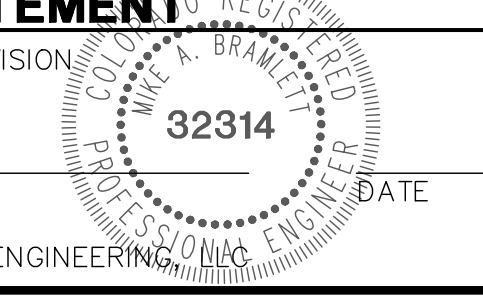


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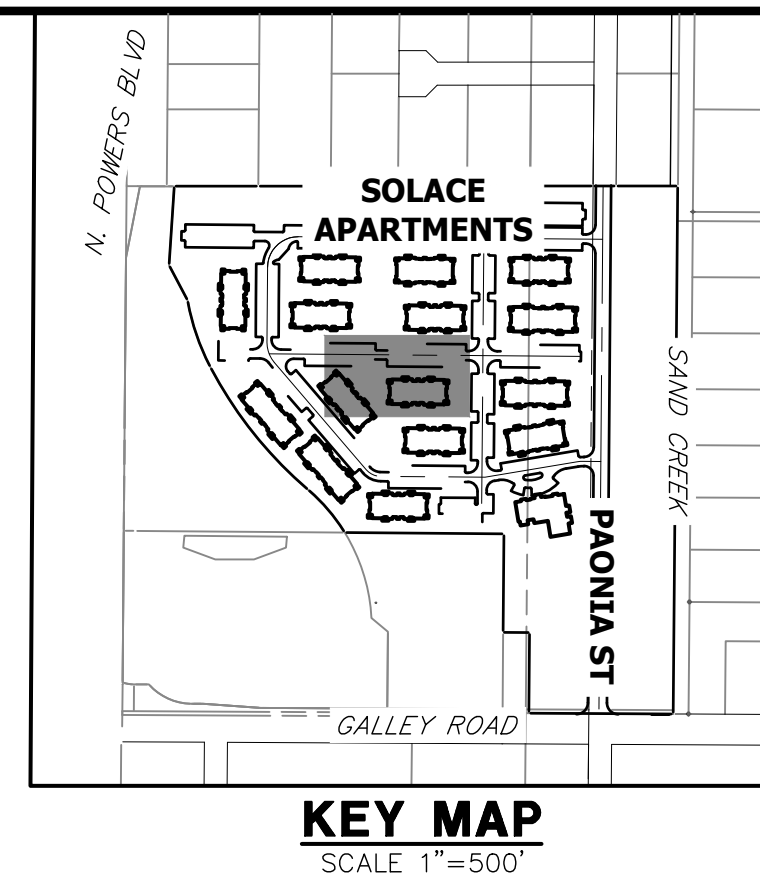
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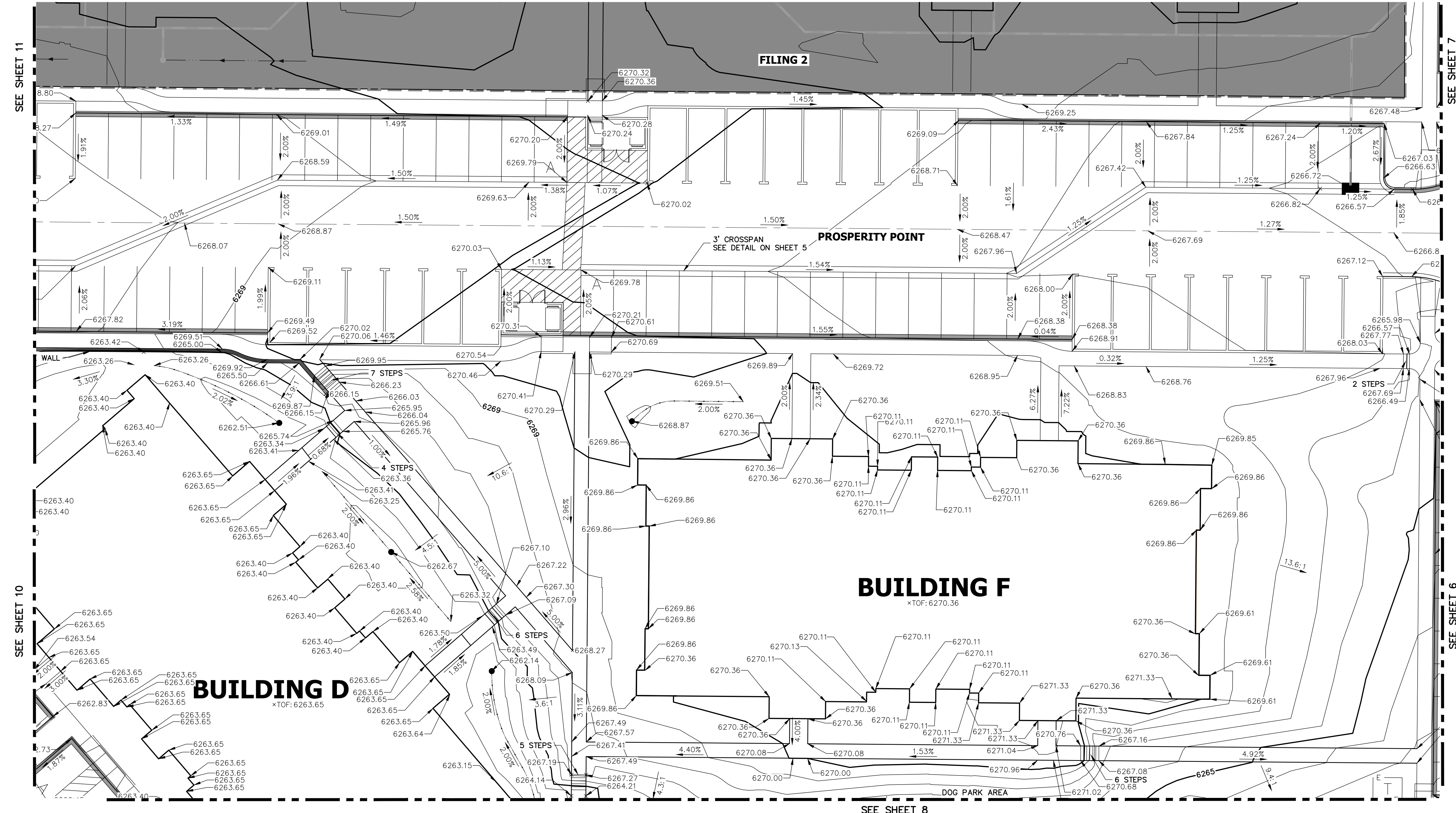
SEE SHEET 9

SEE SHEET 6

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KEY MAP
SCALE 1"=500'



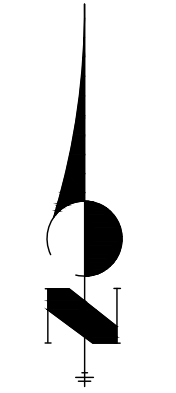
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SEE SHEET 10

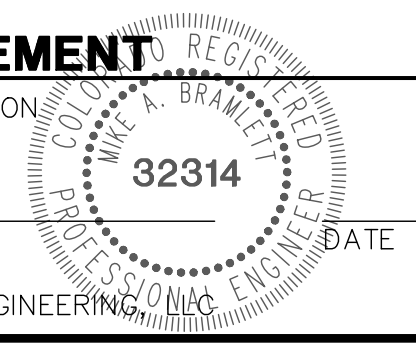
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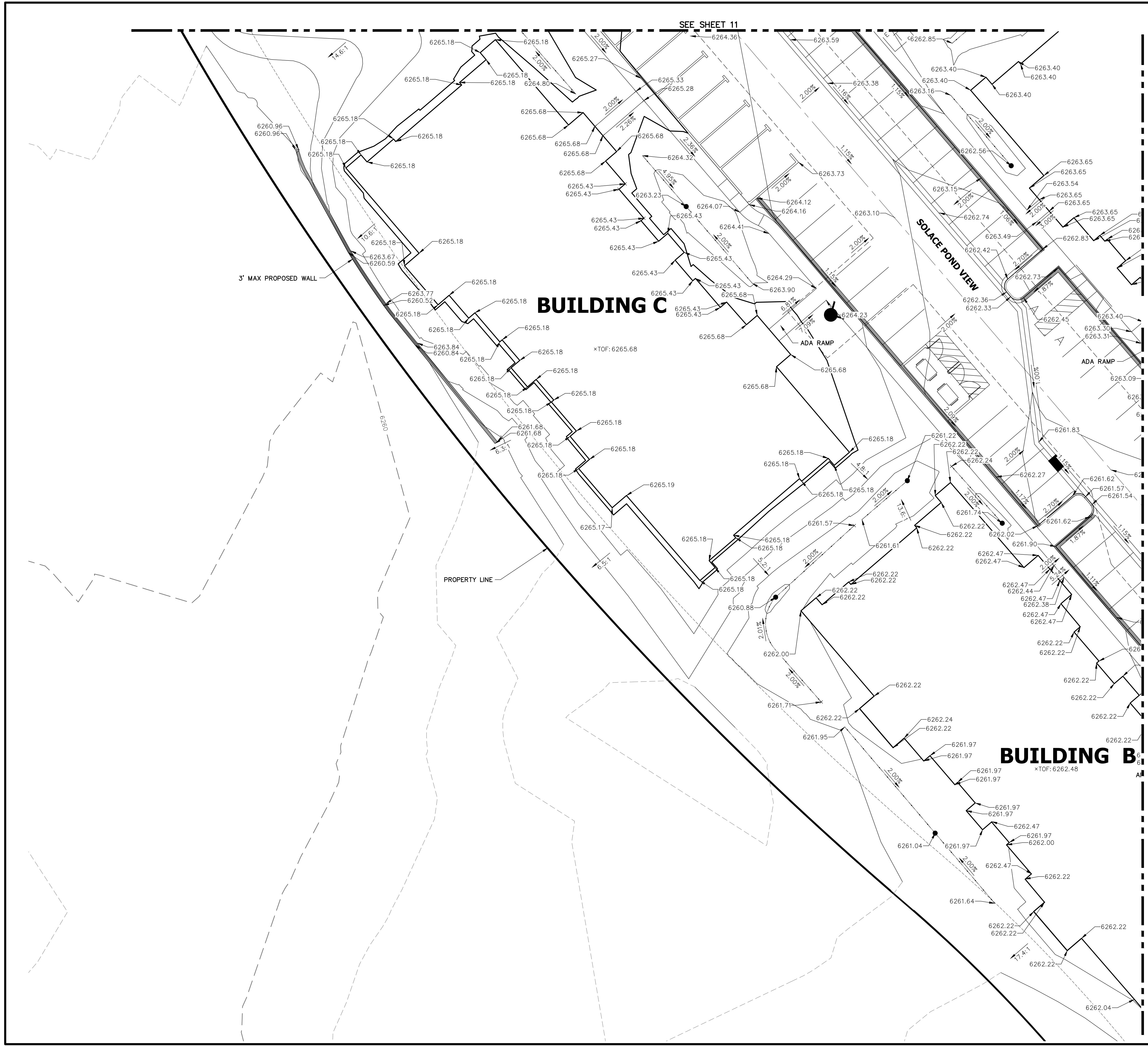
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SOLACE APARTMENTS -
FILING NO. 1
DETAIL GRADING PLAN

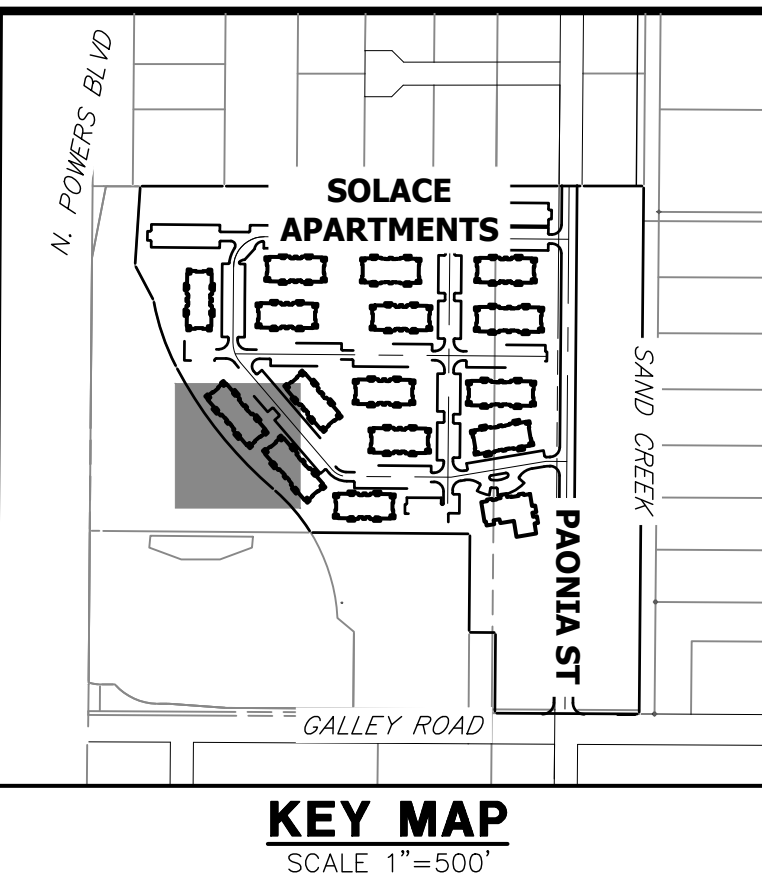
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SEE SHEET 11

SEE SHEET 9

SEE SHEET 8



KEY MAP
SCALE 1"=500'

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1"=15'	N/A	11/20/20	JRM	JRM	

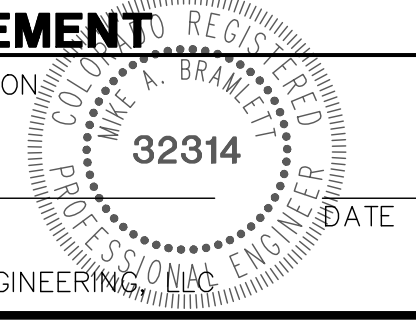


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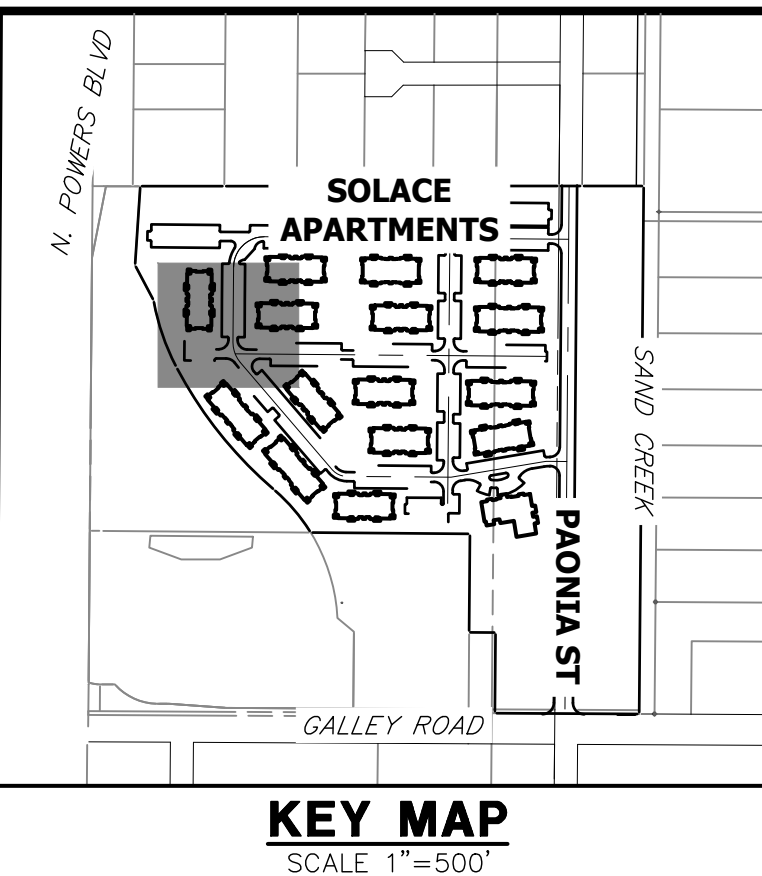
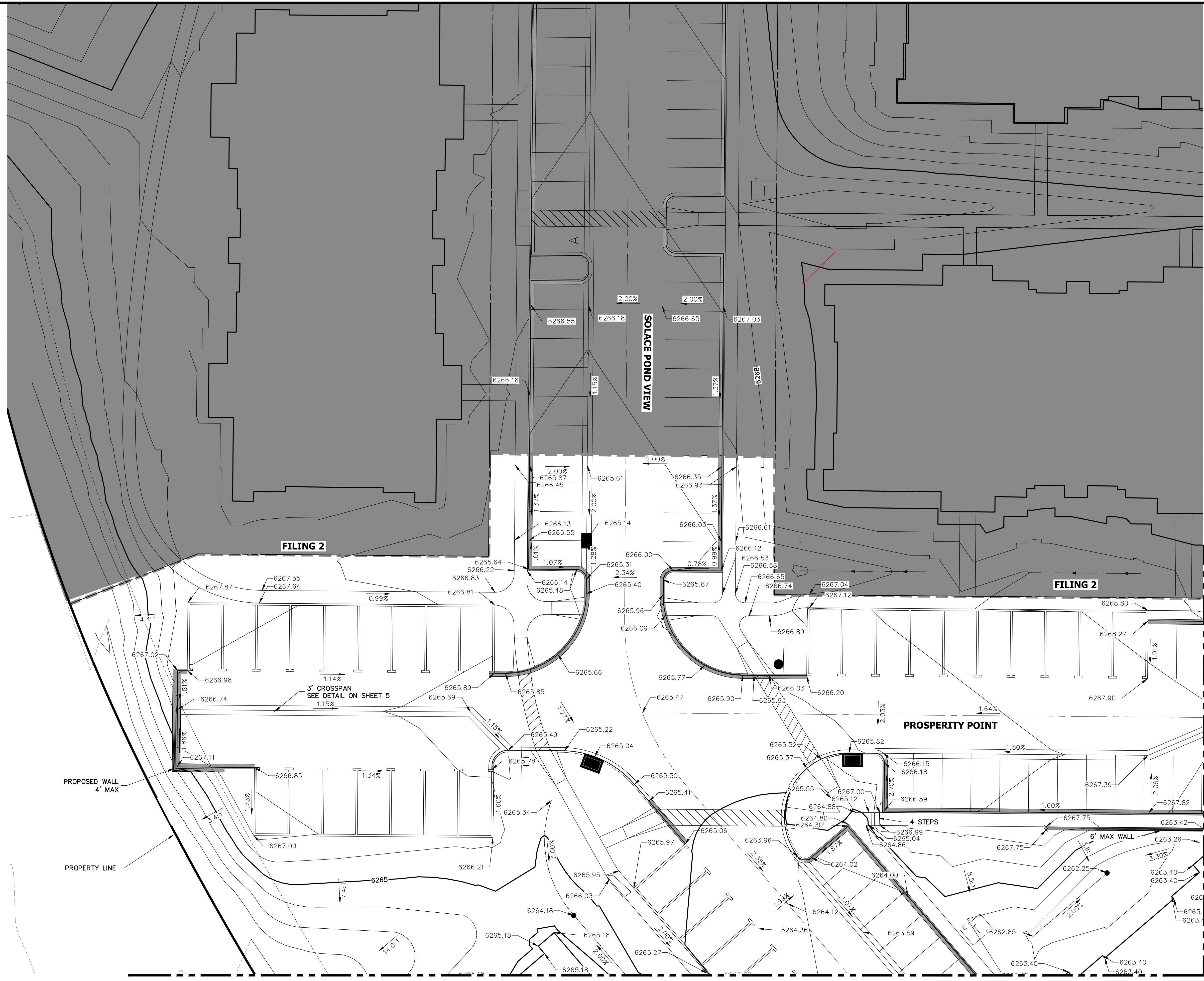
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SOLACE APARTMENTS -
FILING NO. 1
DETAIL GRADING PLAN

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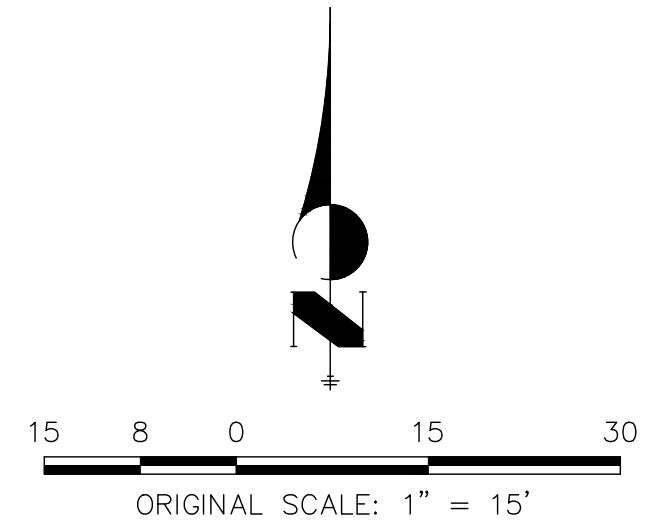
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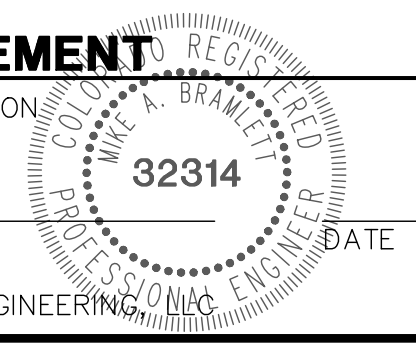


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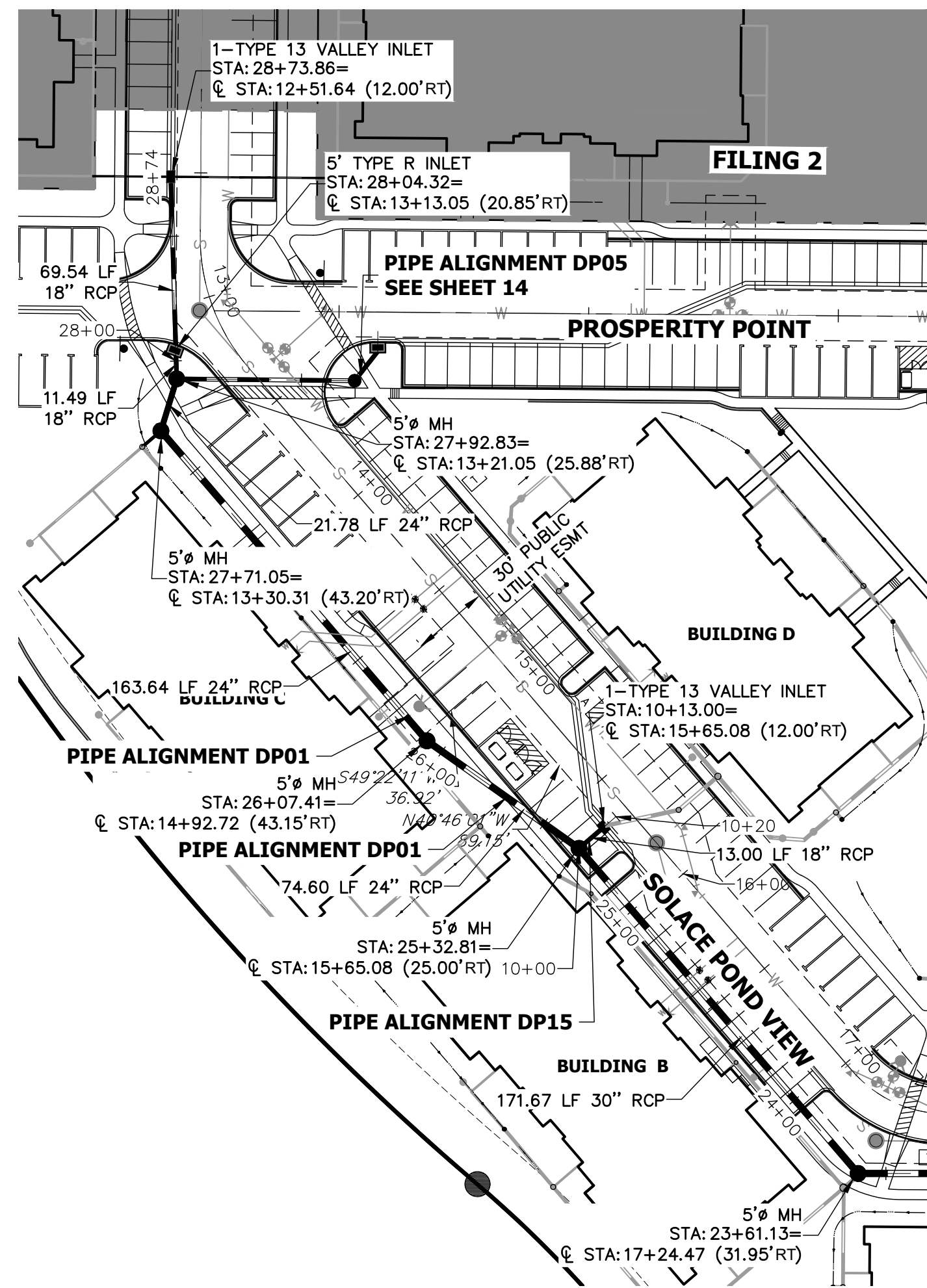
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COLORADO P.E. 32314

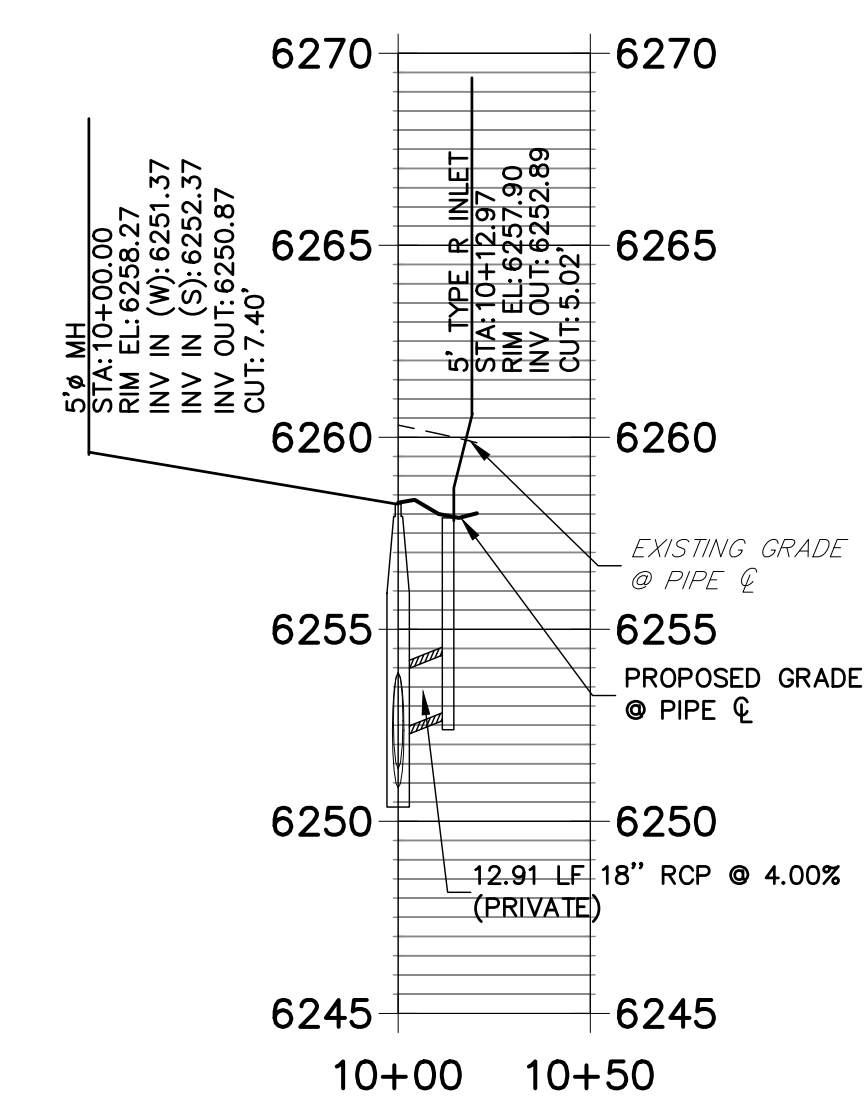
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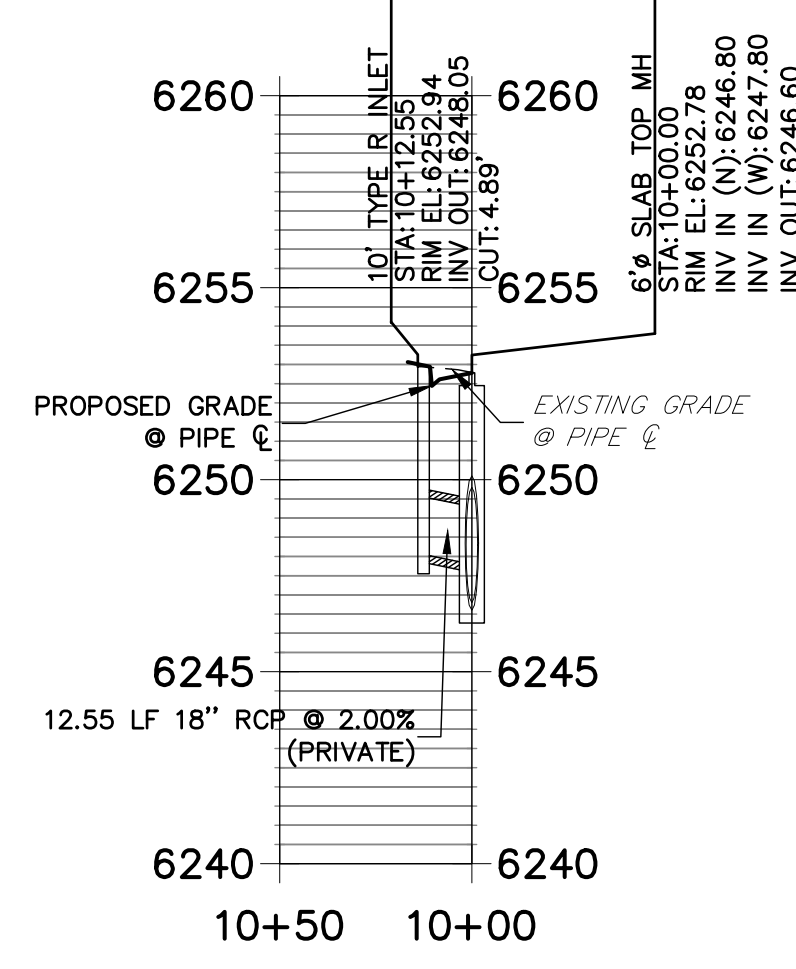
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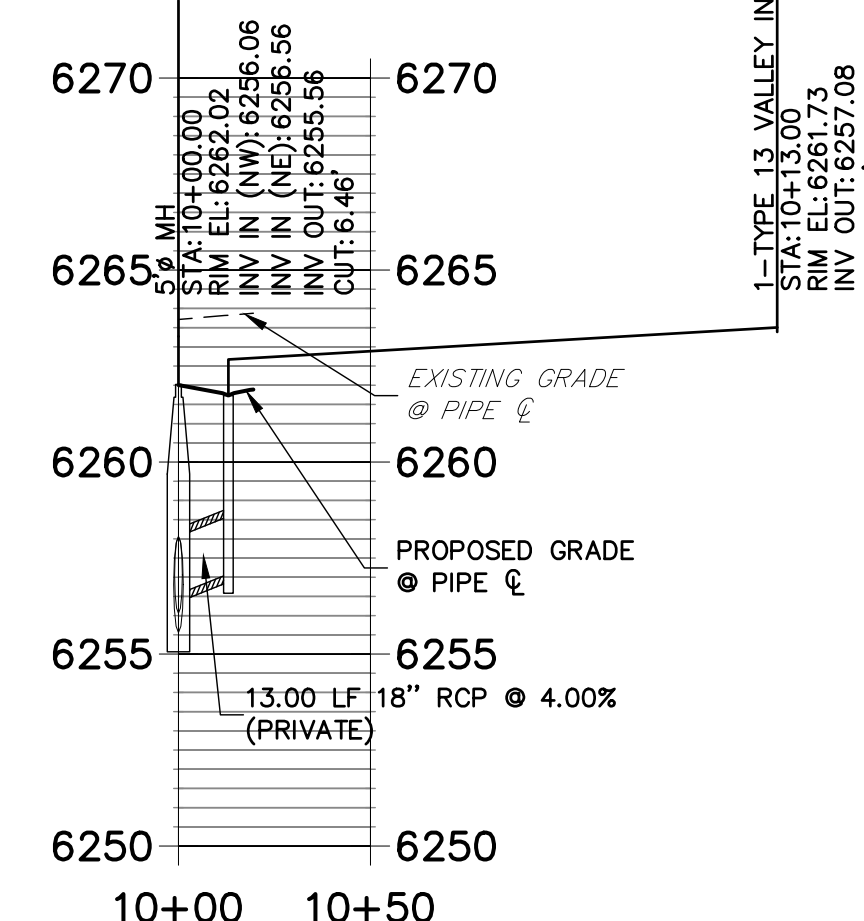
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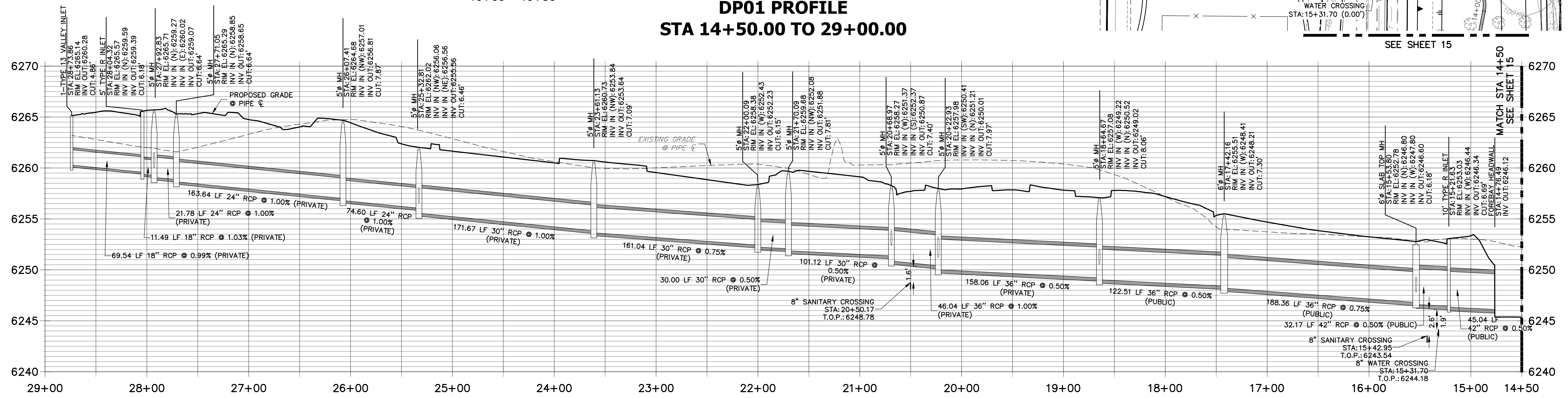
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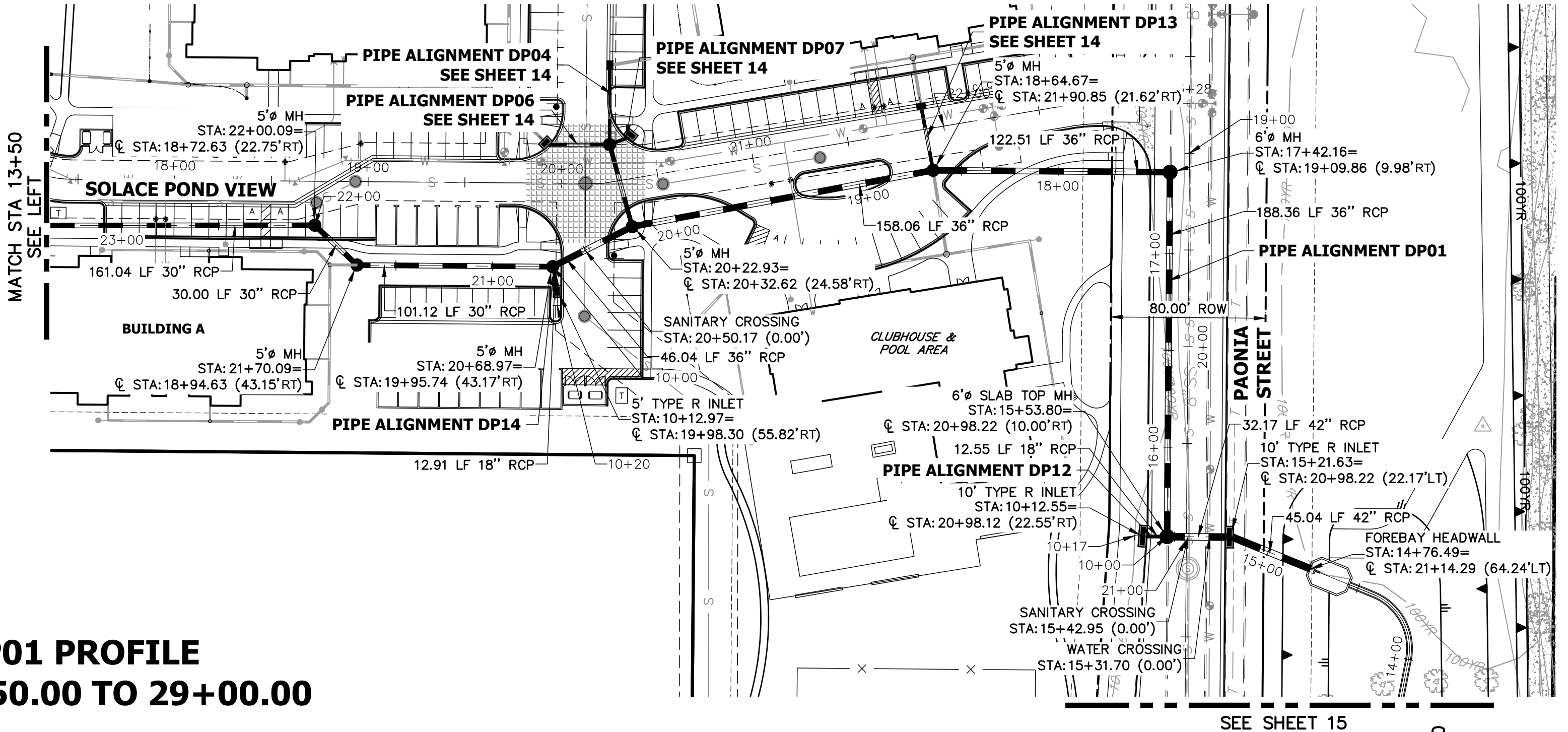
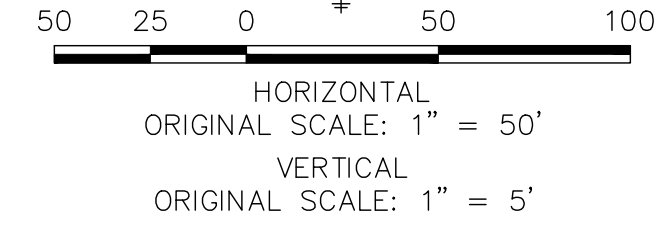
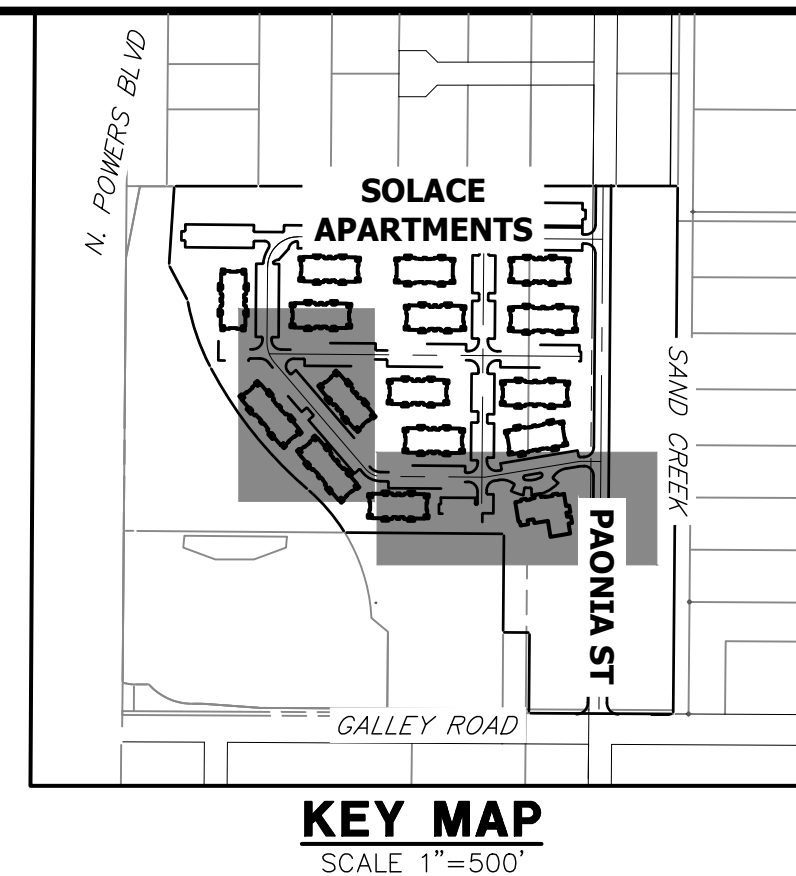


**DP01 PROFILE
STA 14+50.00 TO 29+00.00**



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.
- 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.



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V-SCALE 1"=5'

DATE 11/20/20
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CHECKED BY

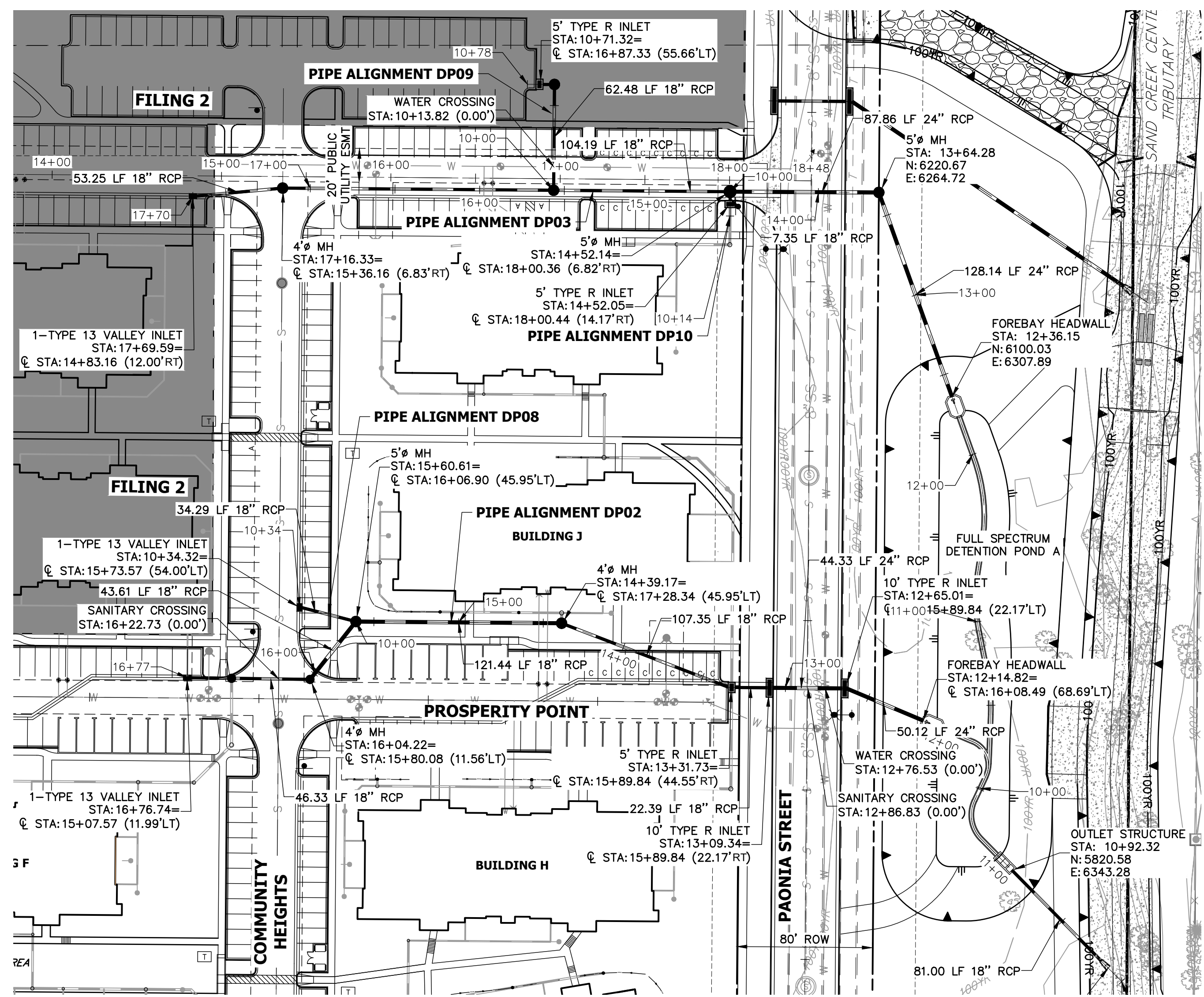
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32314
DATE

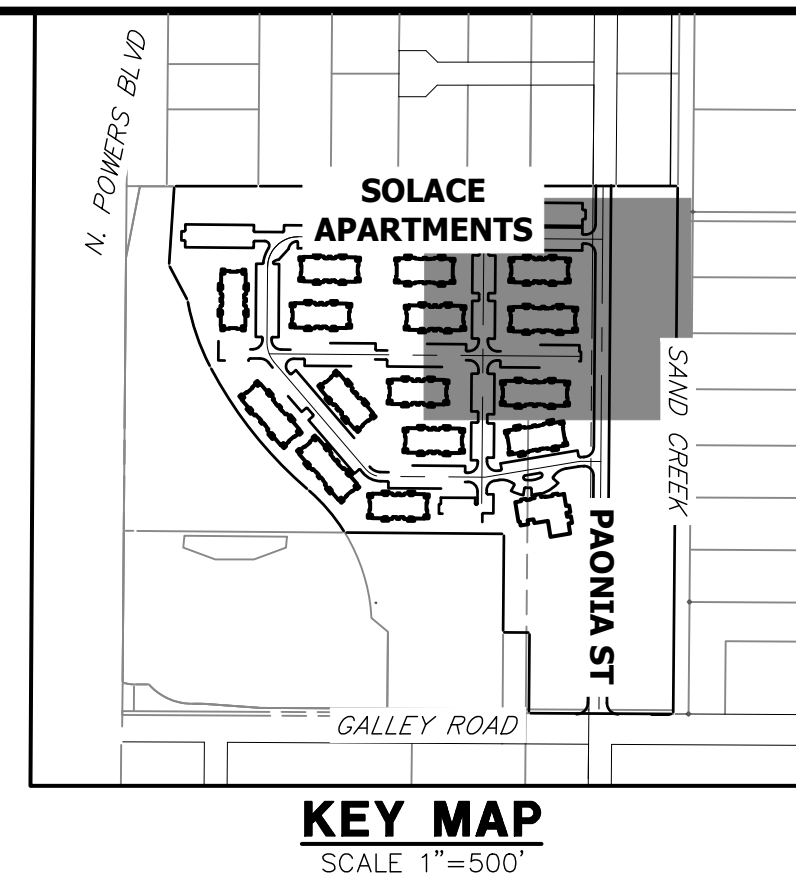
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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

SOLACE APARTMENTS - FILING NO. 1
STORM SEWER PLAN AND PROFILE

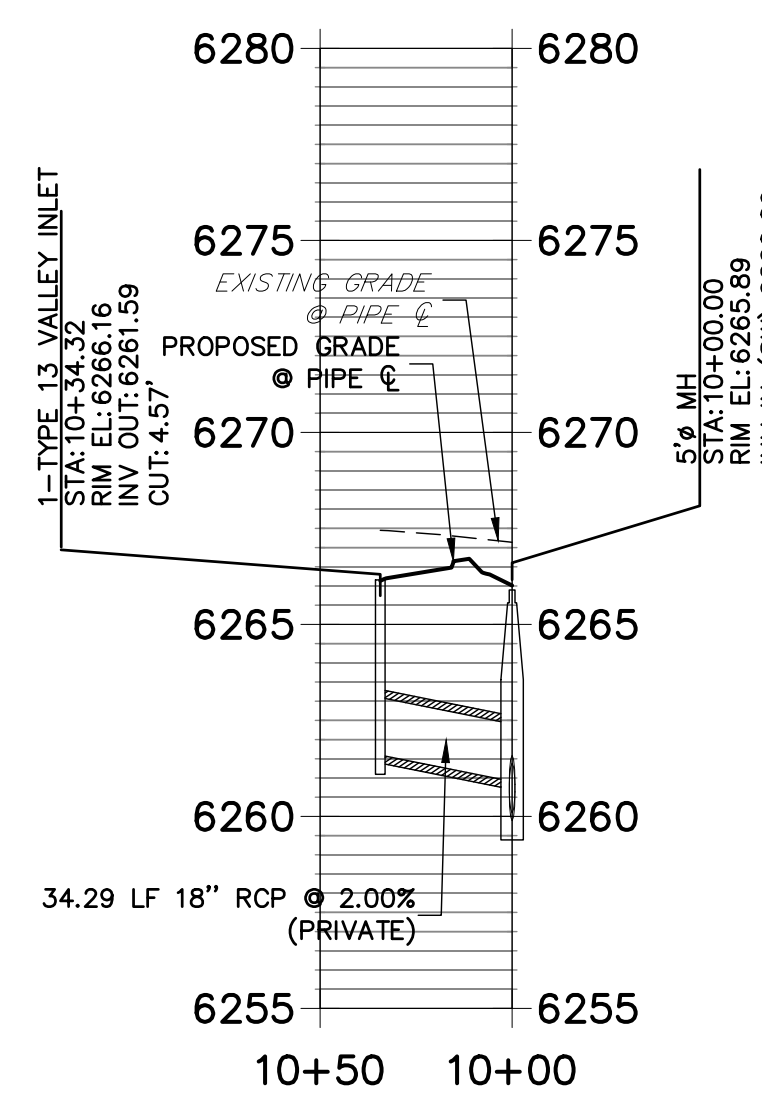
SHEET 12 OF 32
JOB NO. 25174.00



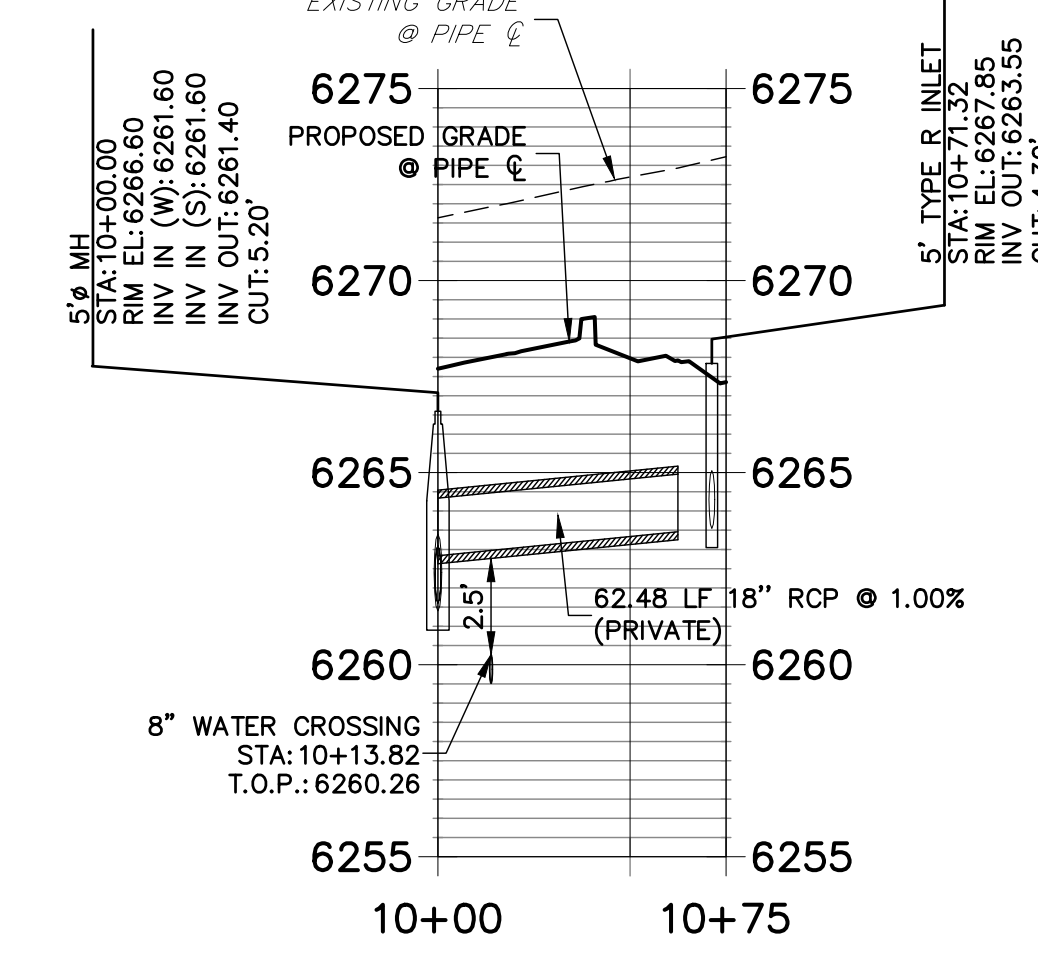
- ### STORM SEWER NOTES
- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
 - PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
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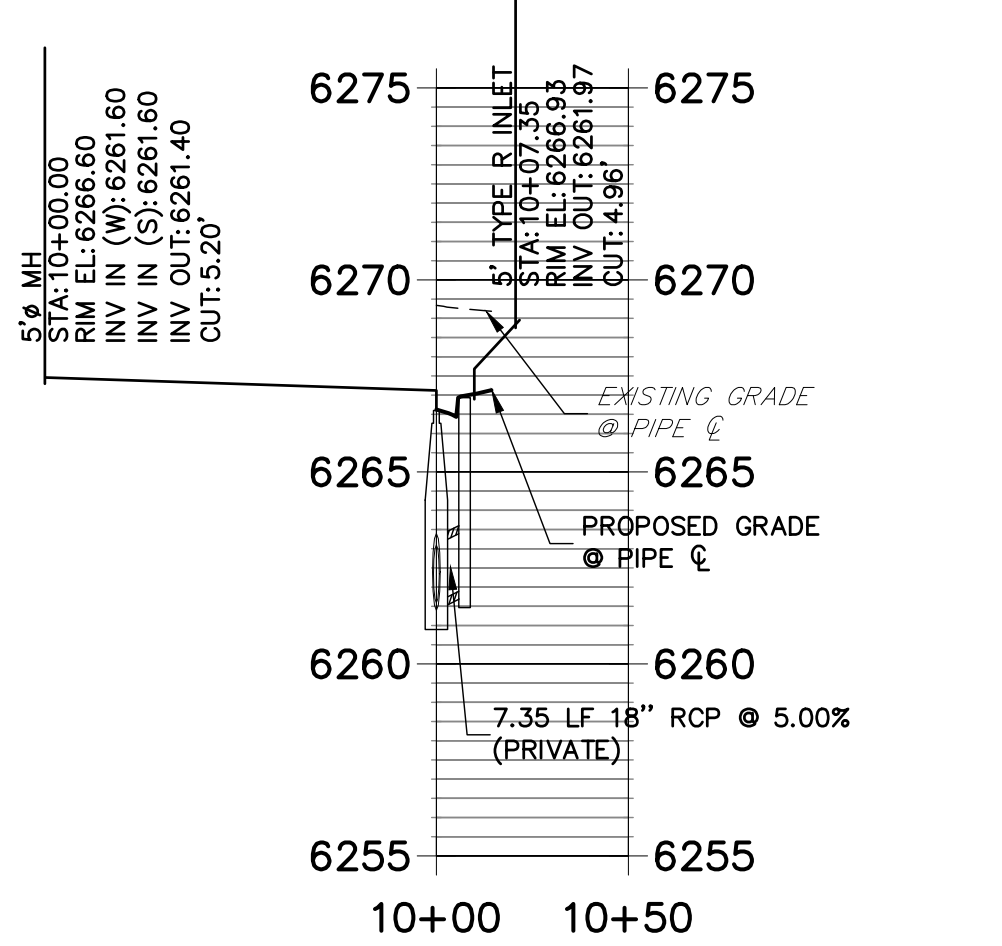
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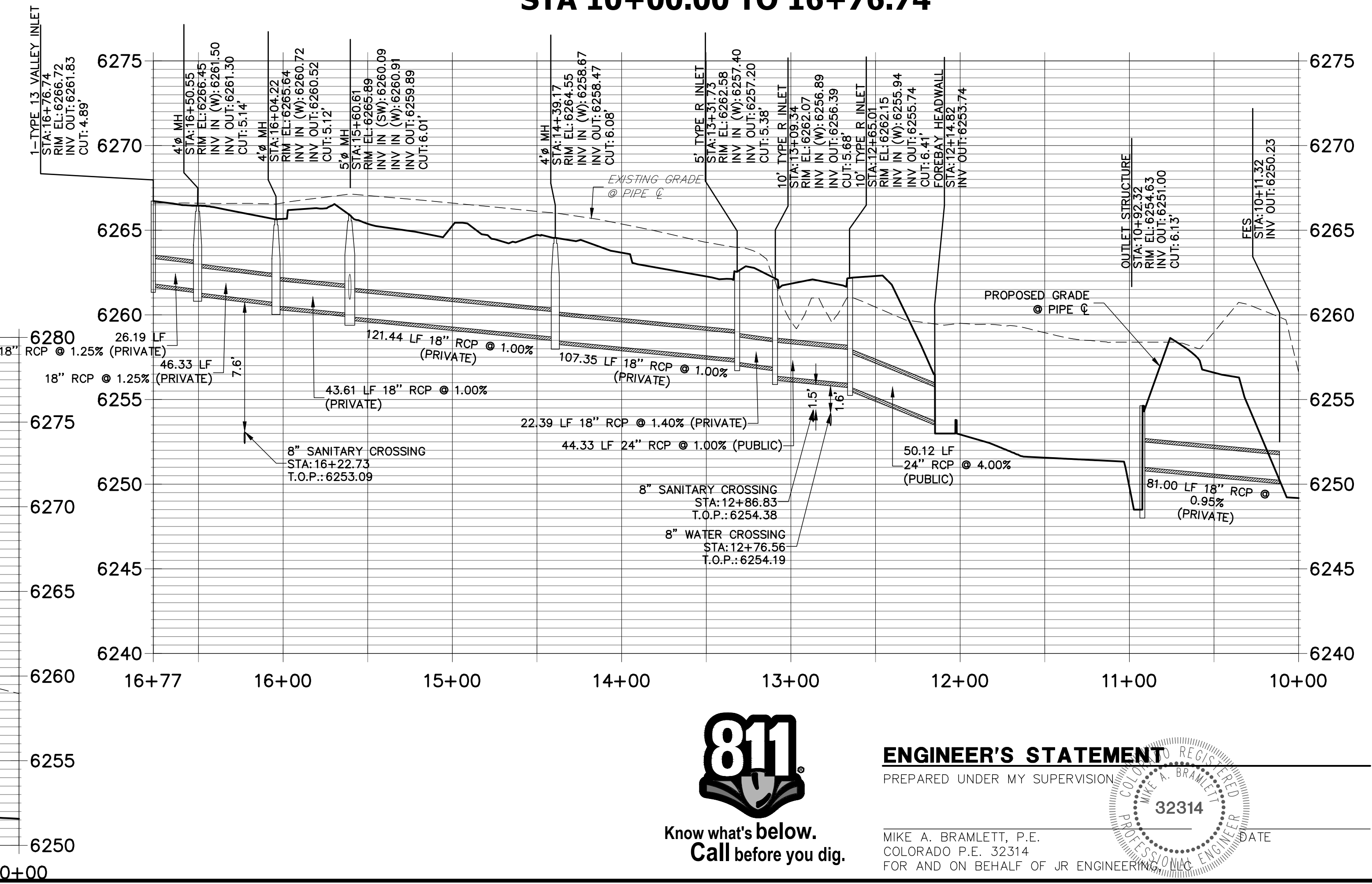
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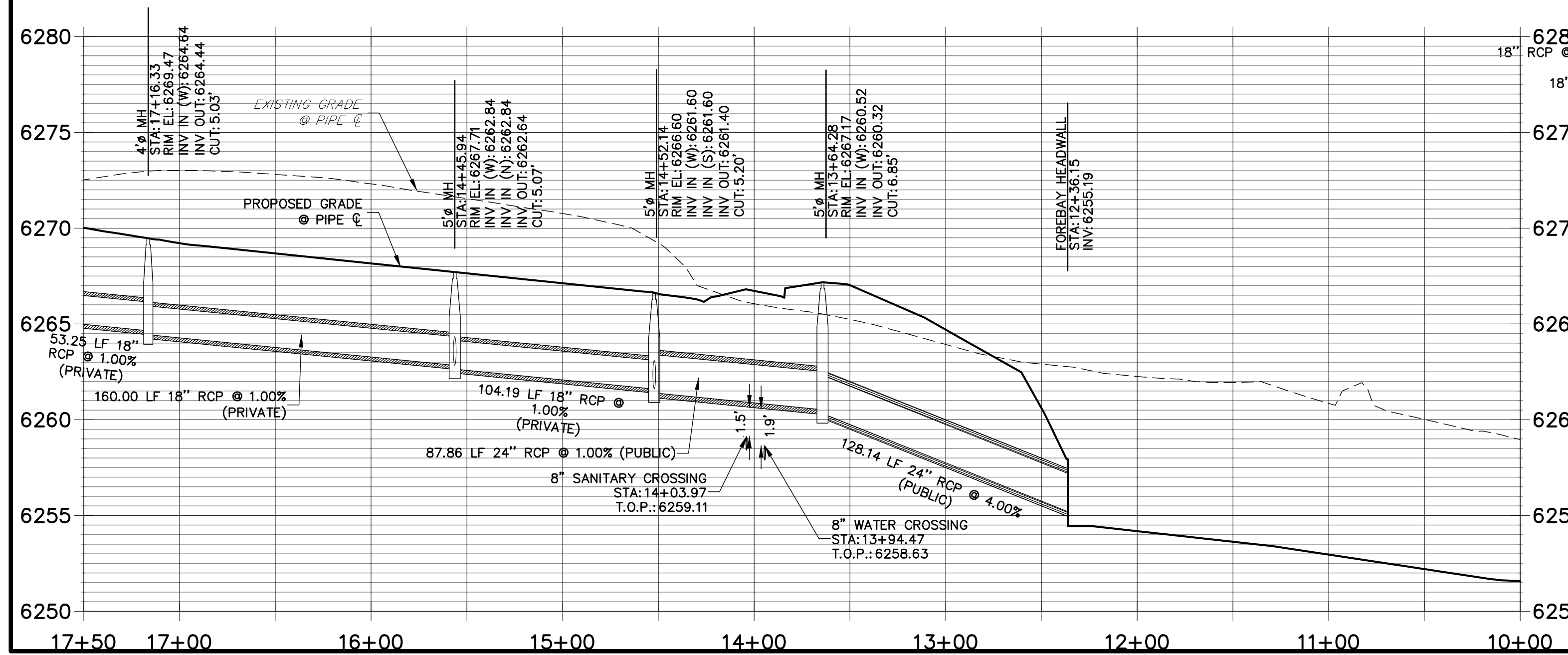
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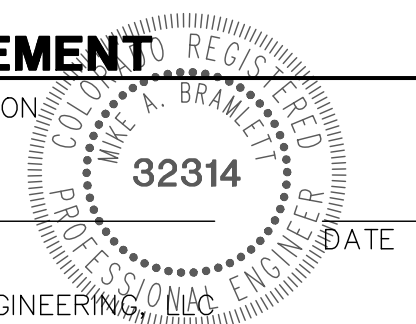


DP03 PROFILE
STA 10+00.00 TO 17+50.00



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SUITE 400
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OFFICE PHONE
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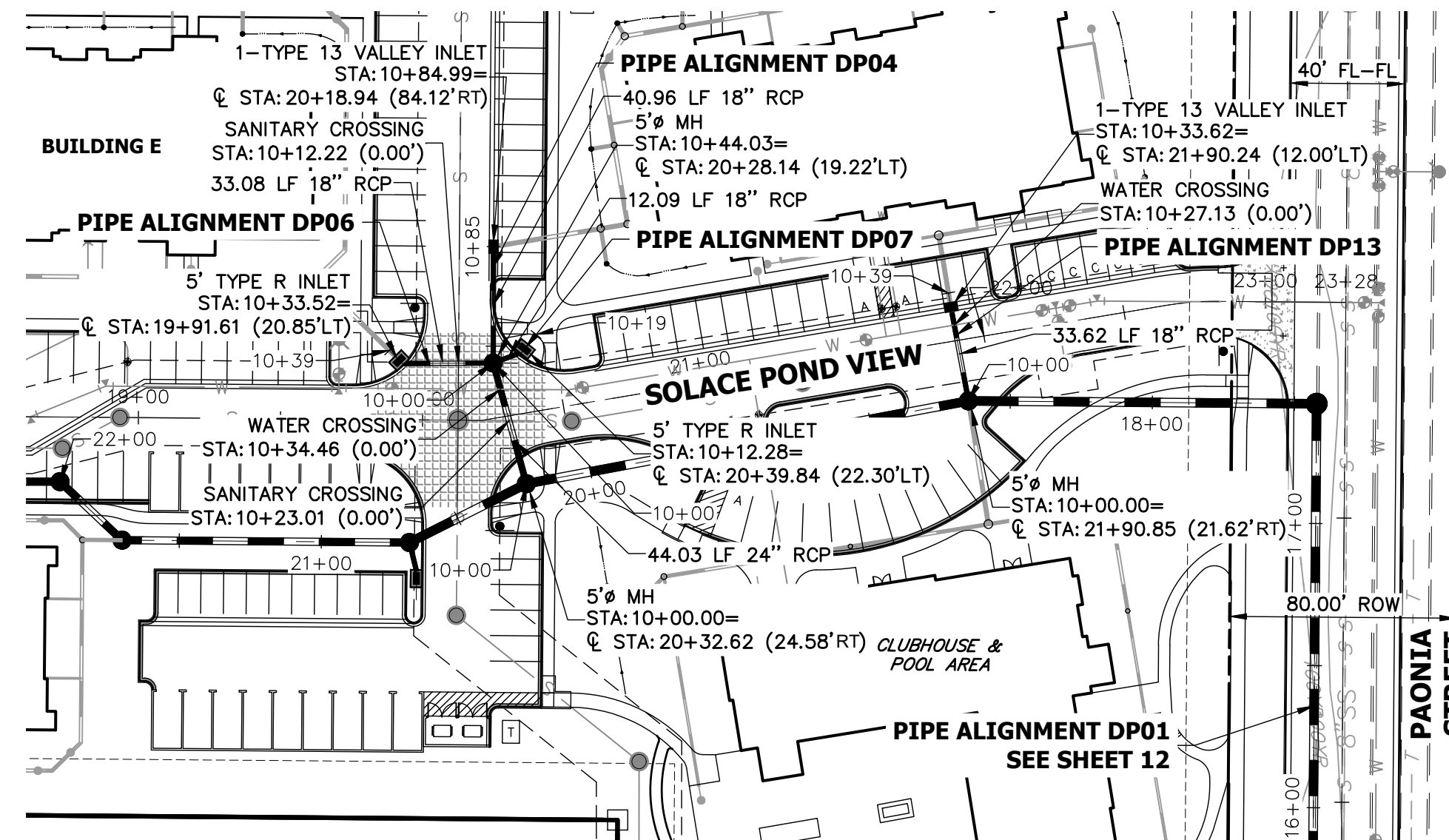
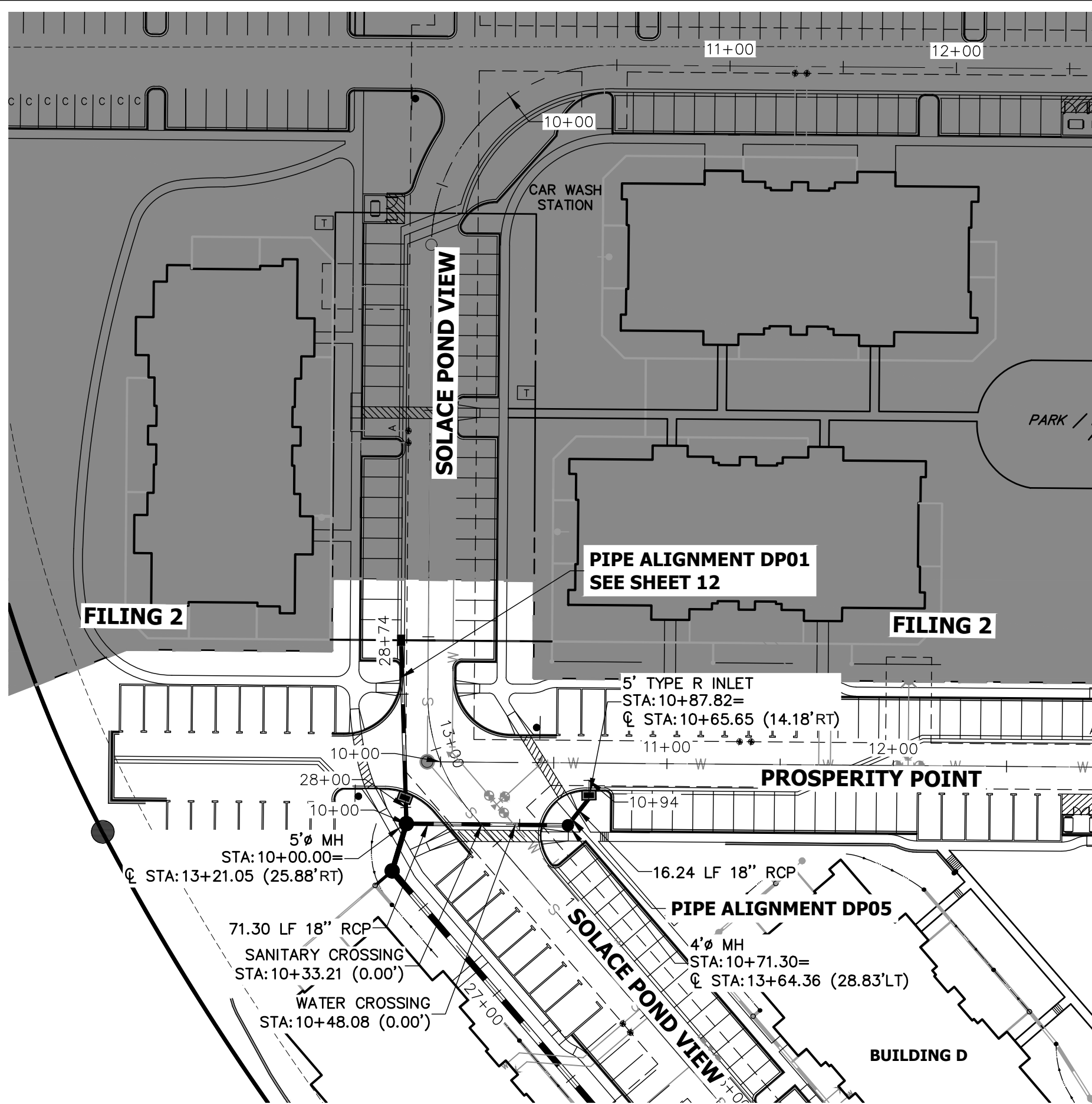
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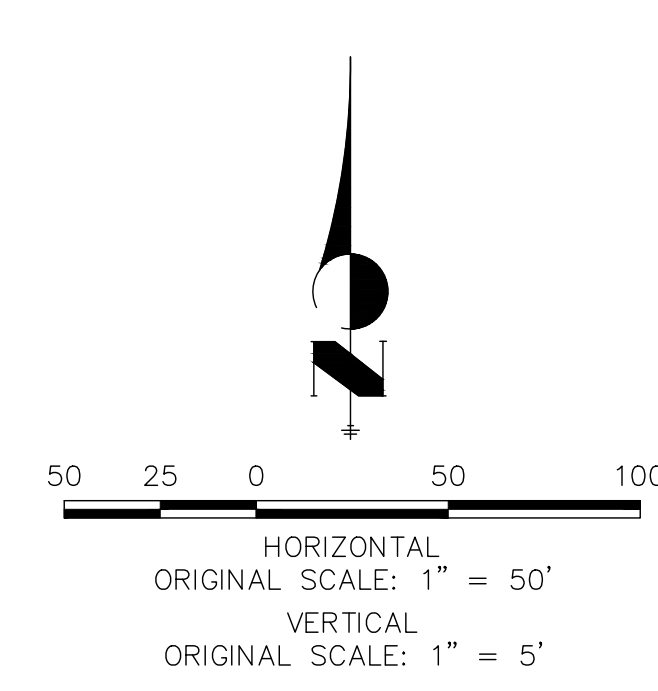
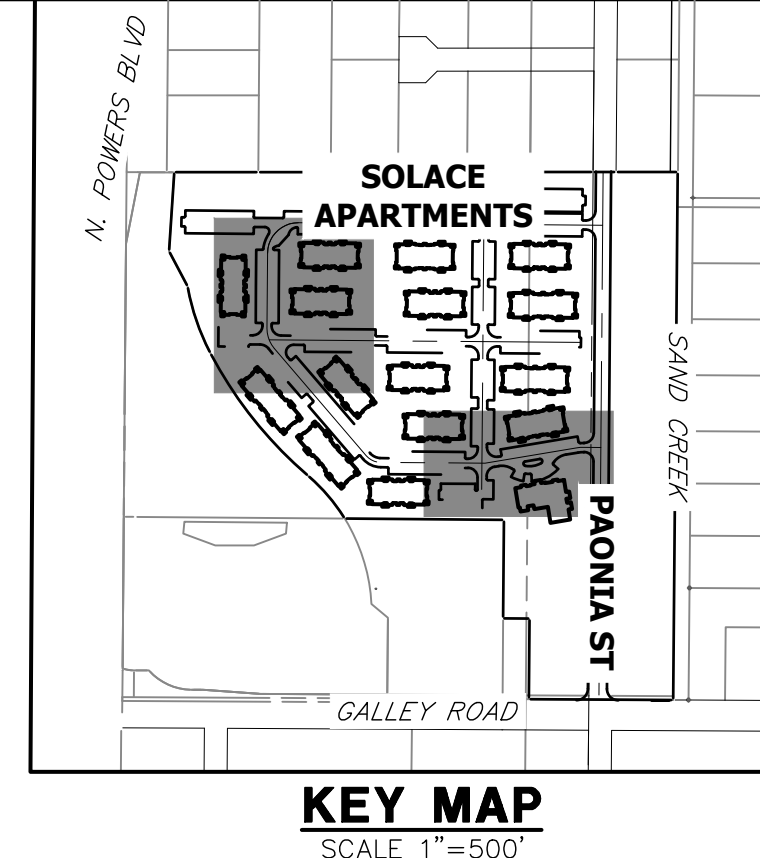
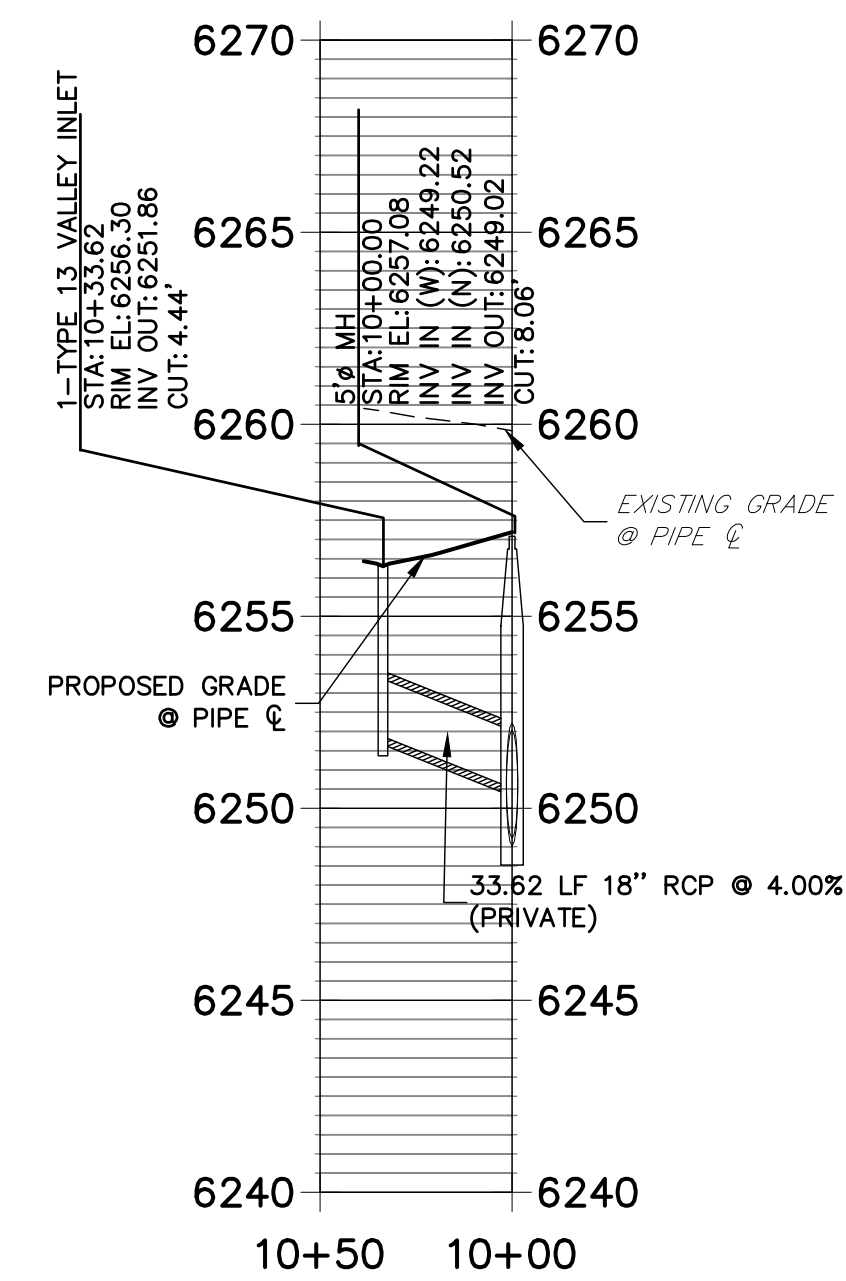
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/20/20	JRM	JRM	

SOLACE APARTMENTS - FILING NO. 1
STORM SEWER PLAN AND PROFILE

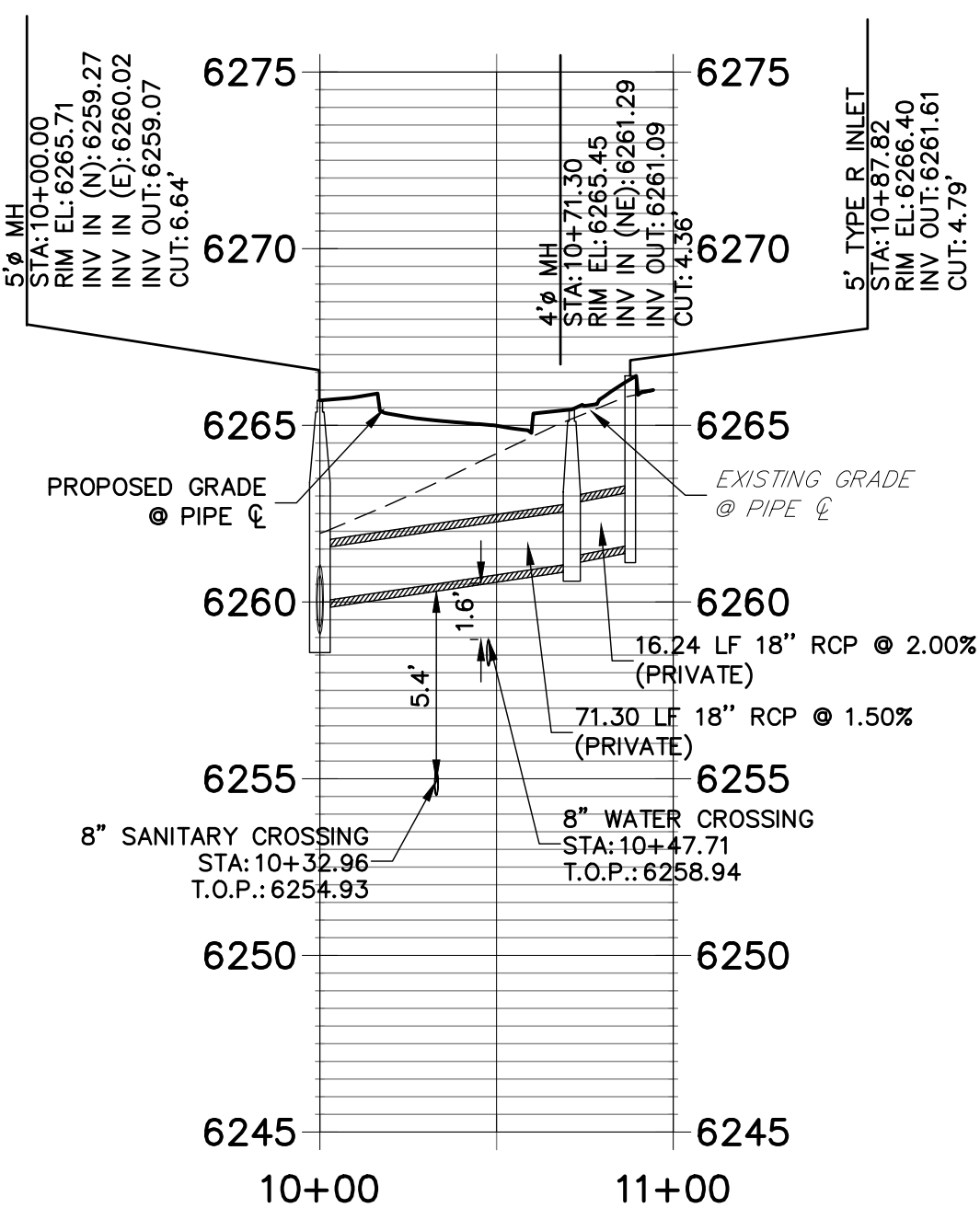
SHEET 13 OF 32
JOB NO. 25174.00



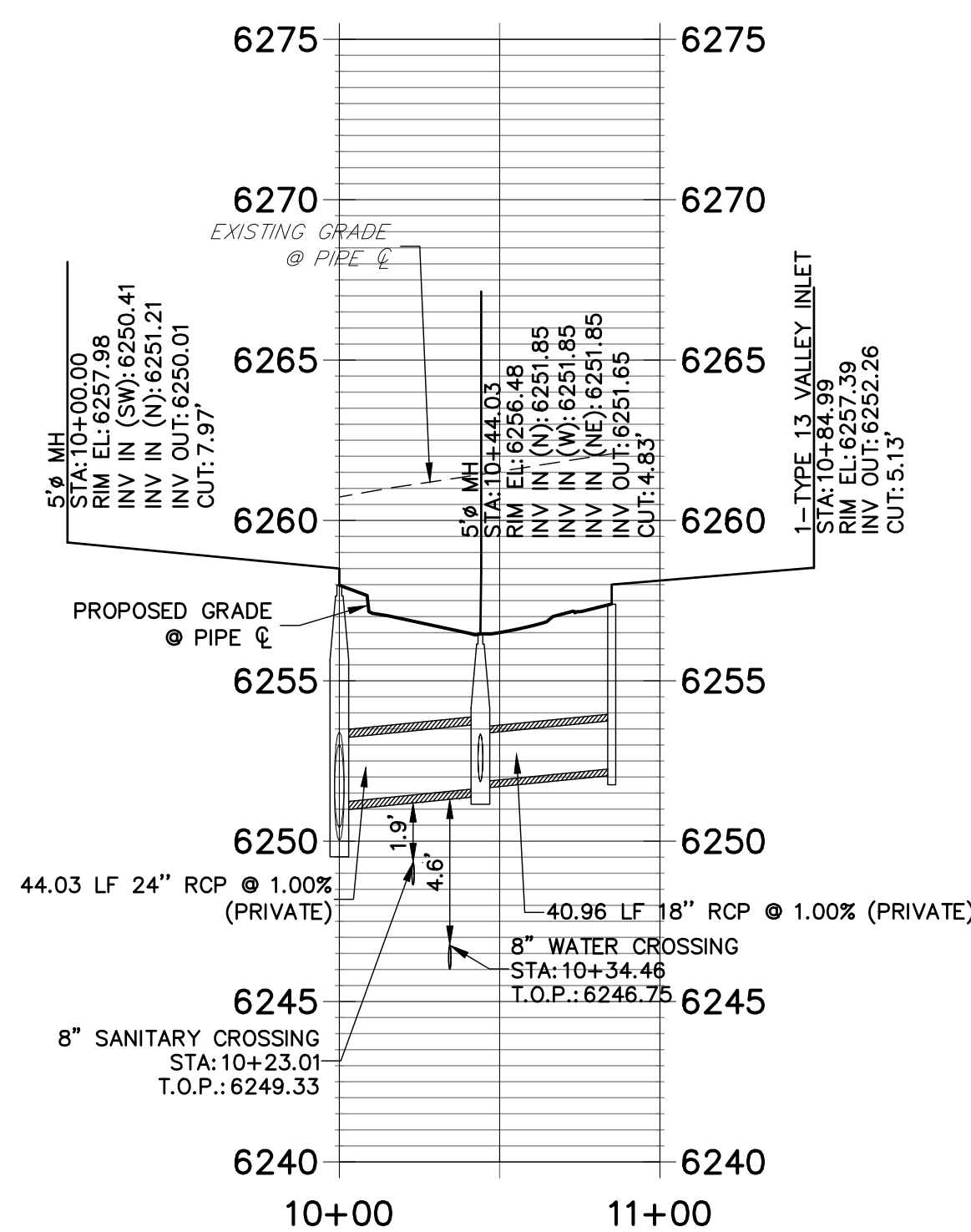
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STA 10+00.00 TO 10+50.00**



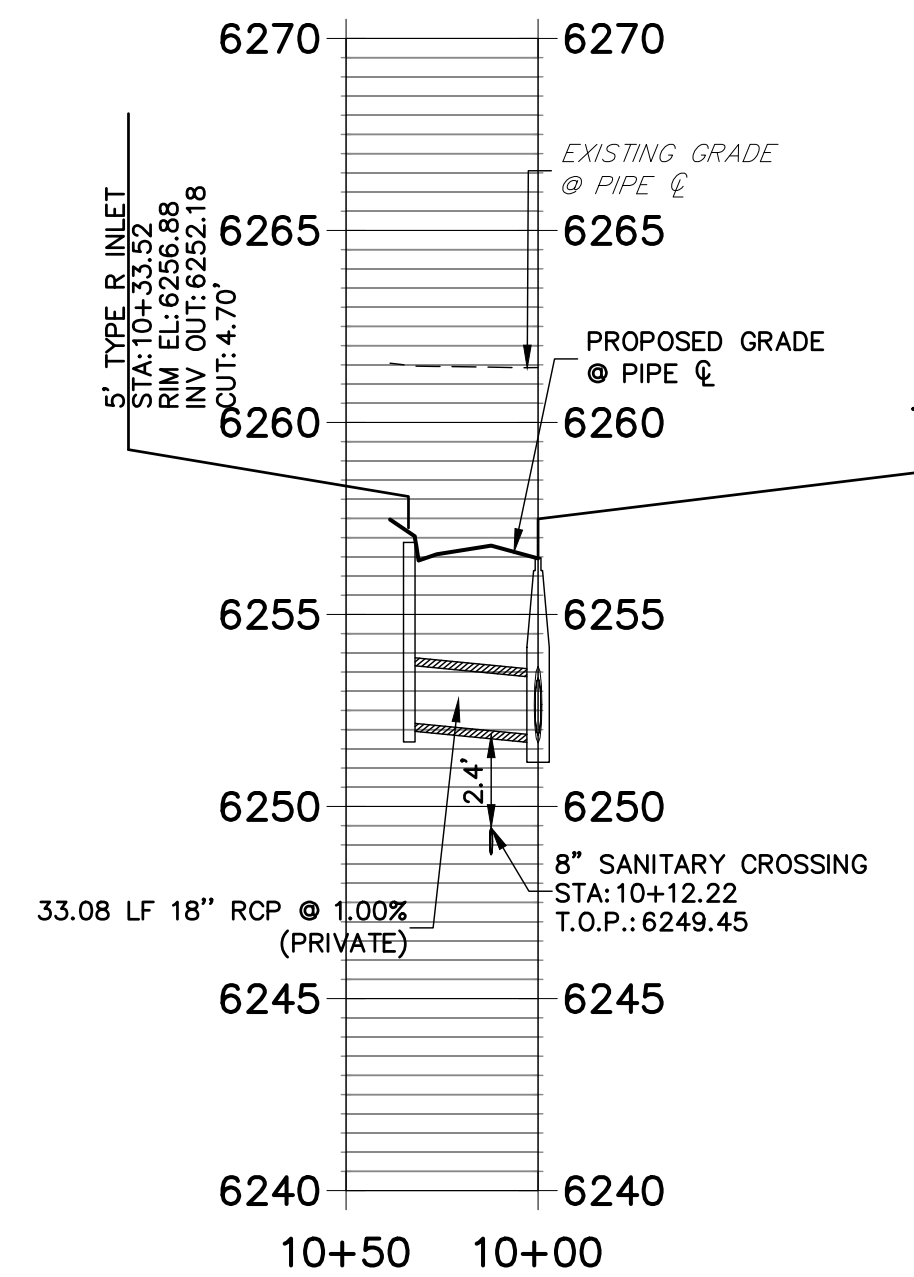
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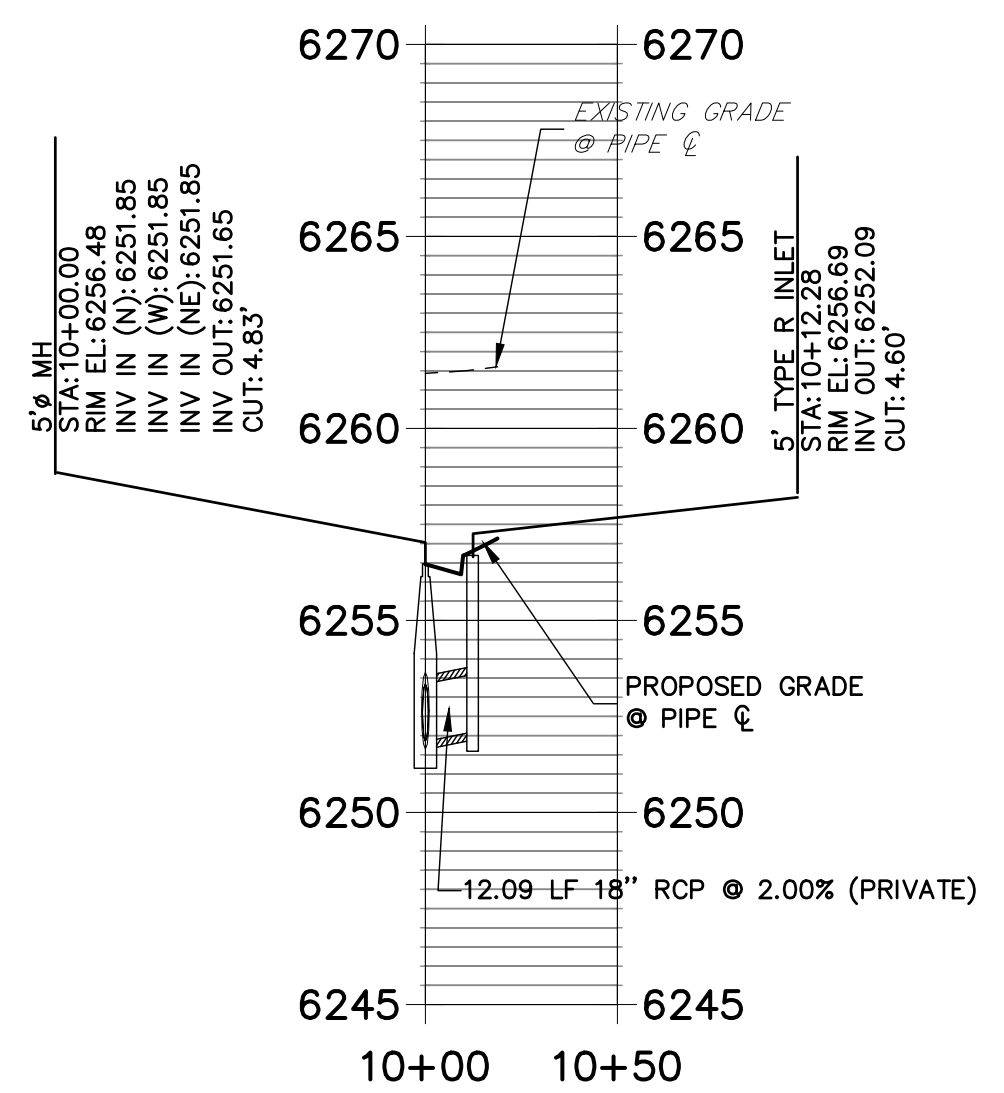
**DP04 PROFILE
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**DP06 PROFILE
STA 10+00.00 TO 10+50.00**



**DP07 PROFILE
STA 10+00.00 TO 10+50.00**



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.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION
DATE
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

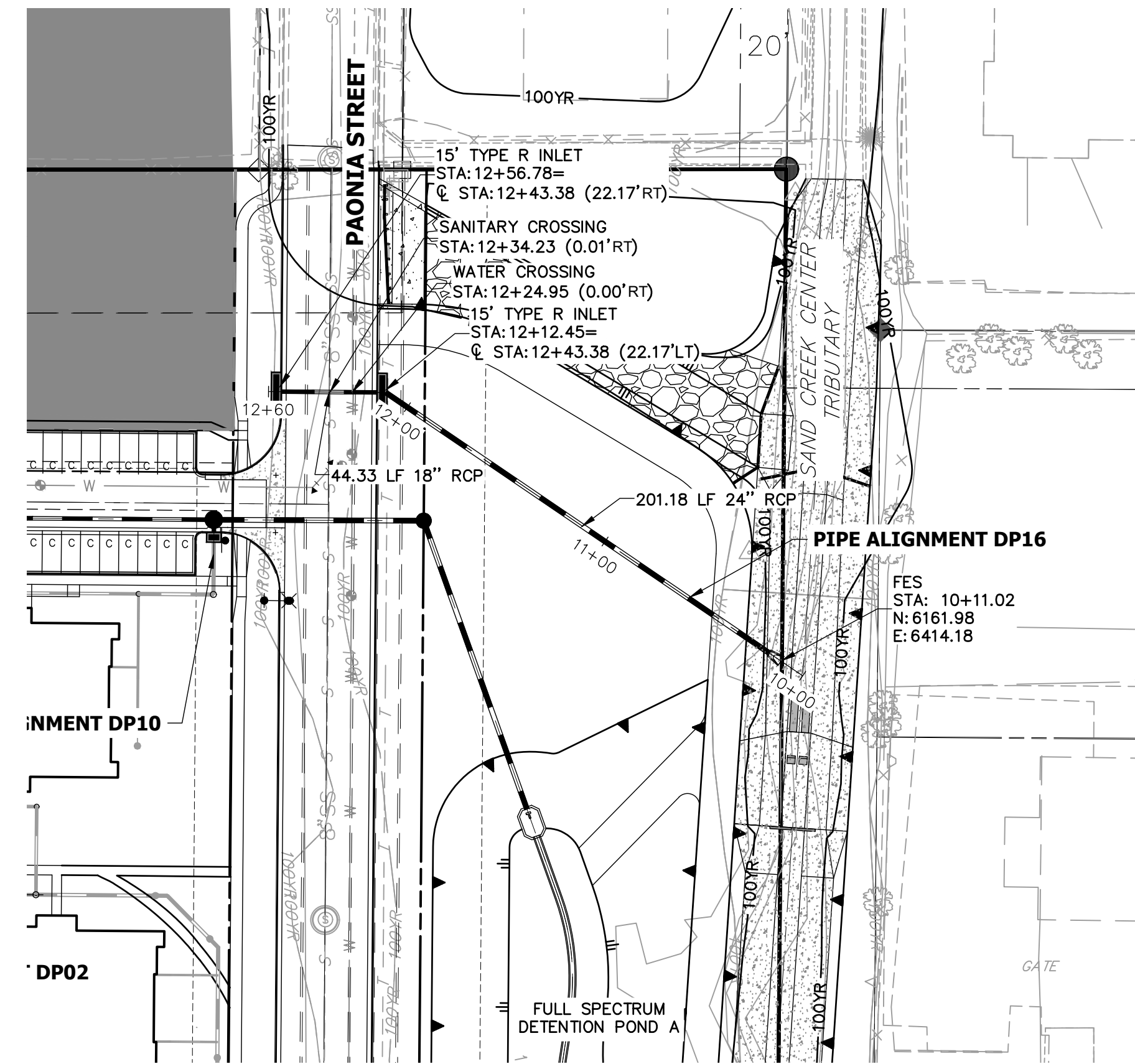
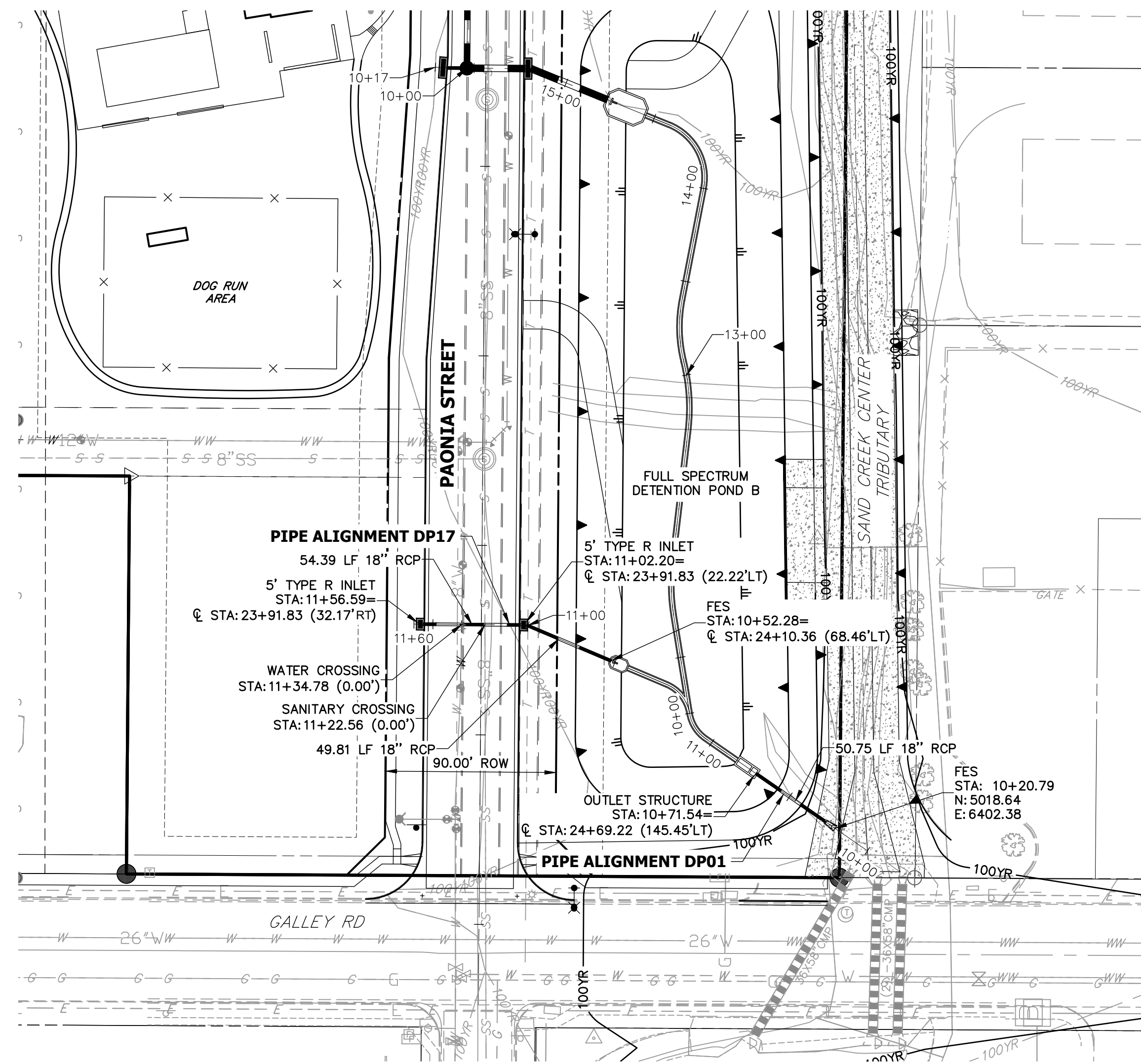
J.R. ENGINEERING
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Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 11/20/20
DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

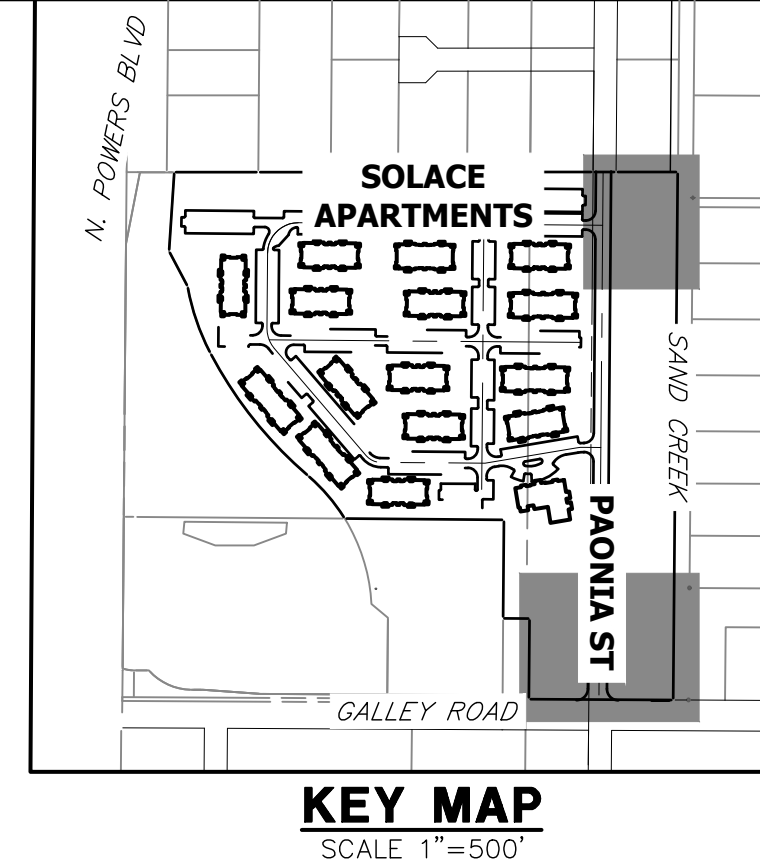
SOLACE APARTMENTS - FILING NO. 1
STORM SEWER PLAN AND PROFILE

SHEET 14 OF 32
JOB NO. 25174.00



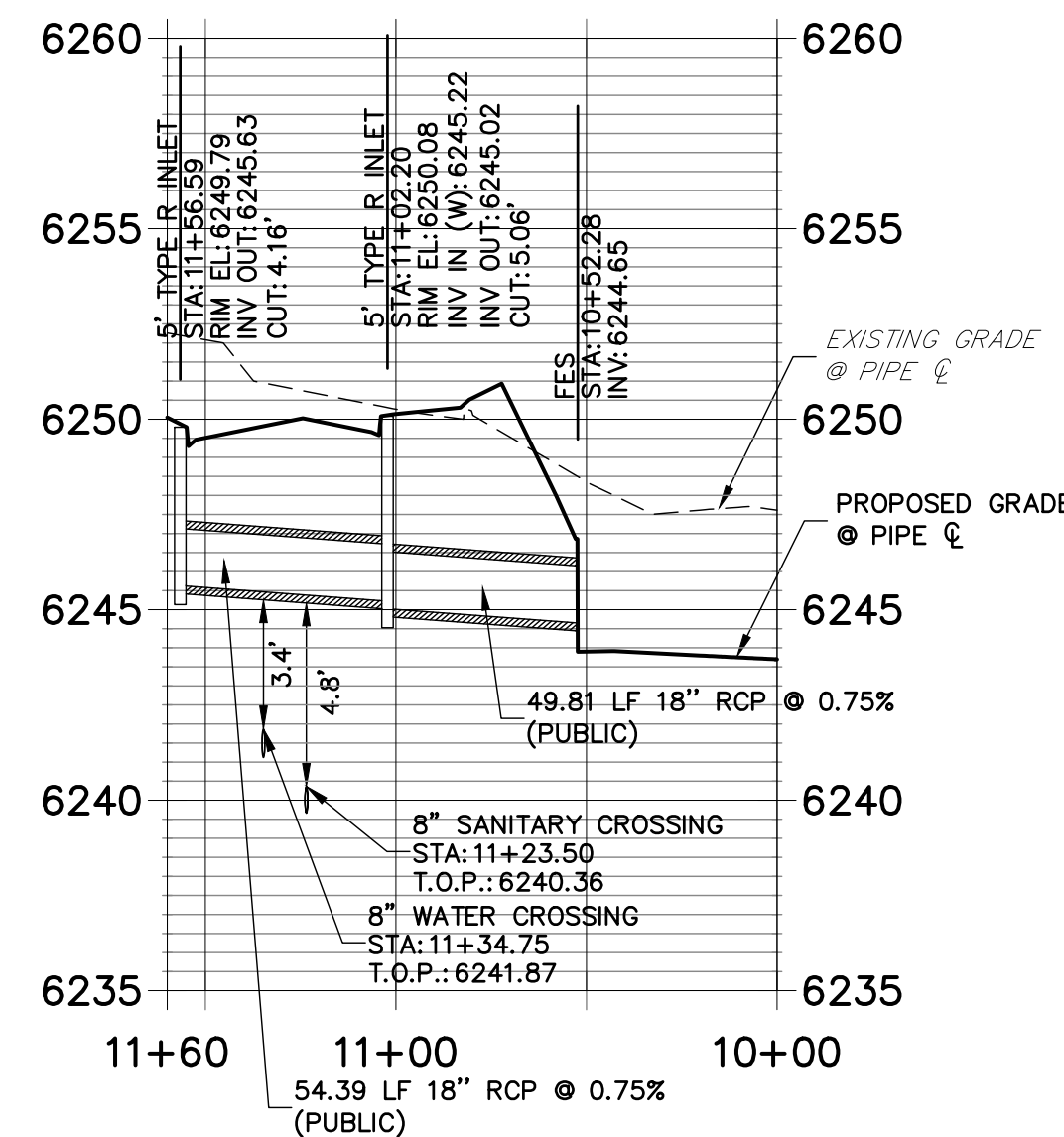
STORM SEWER NOTES

1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3. @ 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.

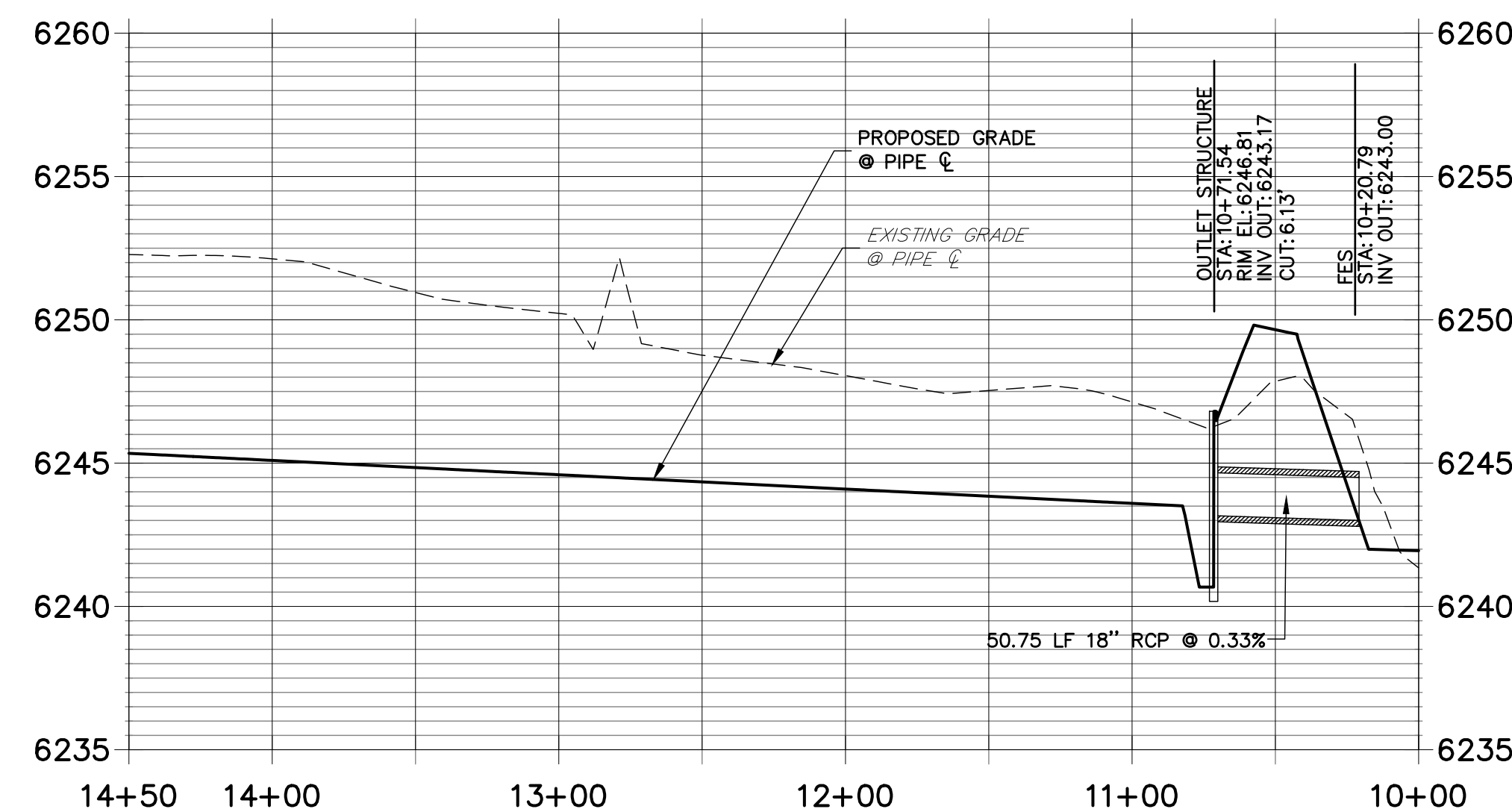


KEY MAP
SCALE 1"=500'

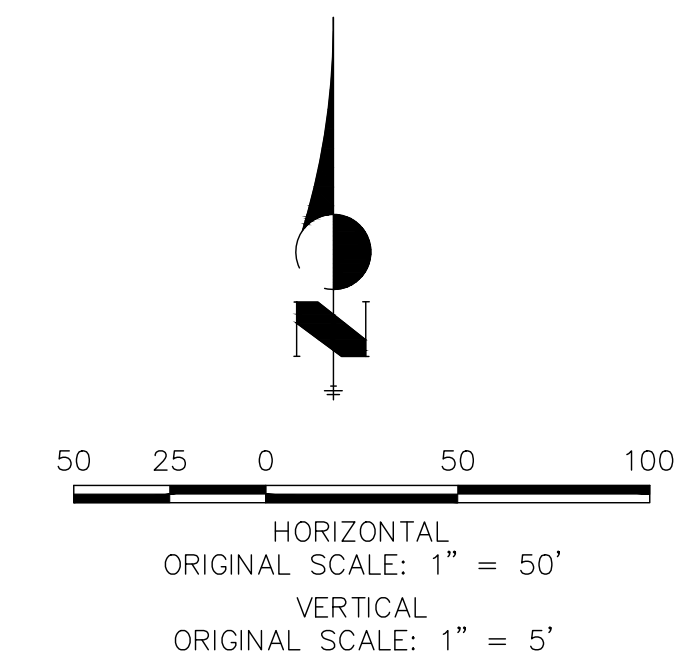
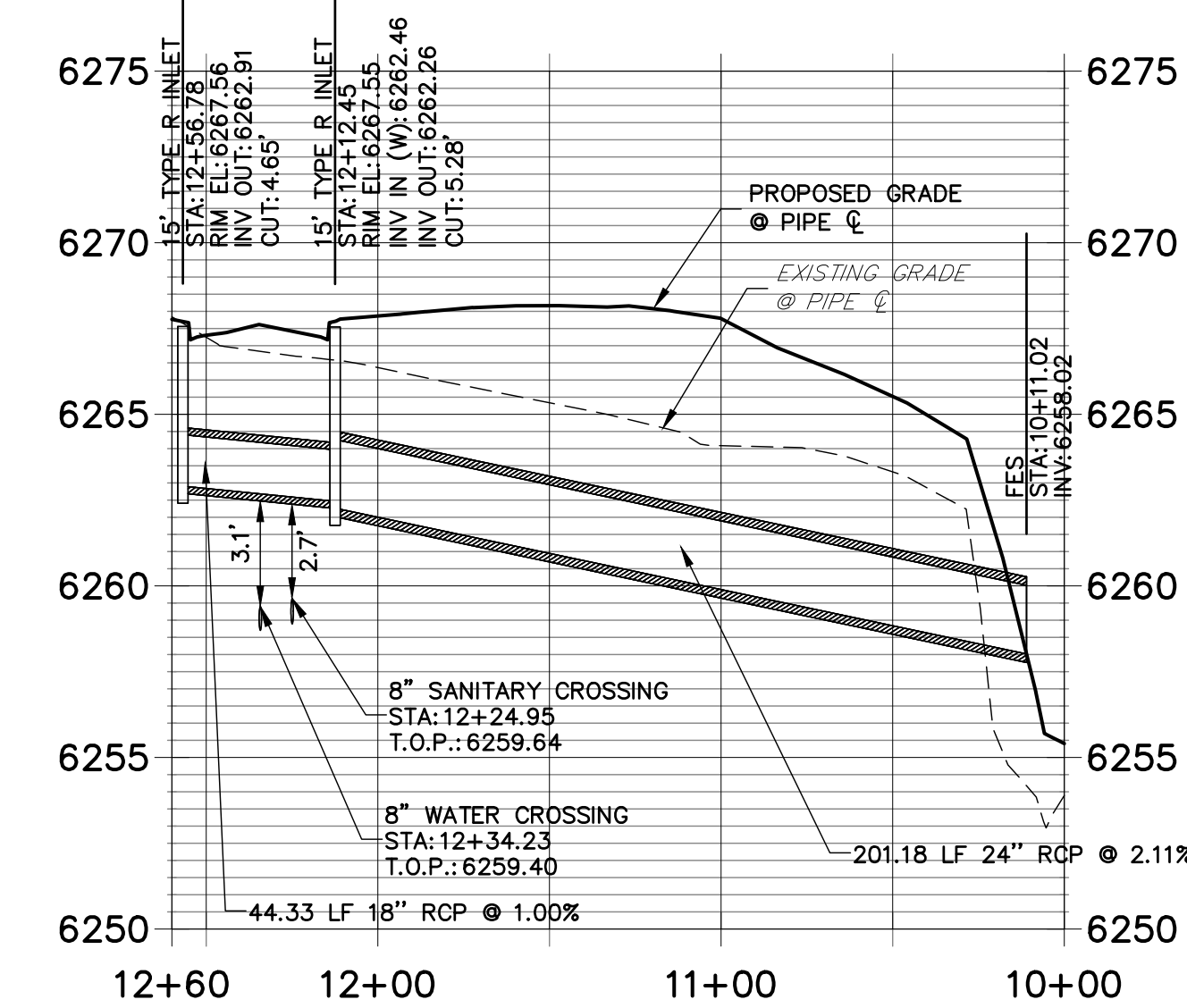
DP17 PROFILE
STA 10+00.00 TO 11+60.00



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

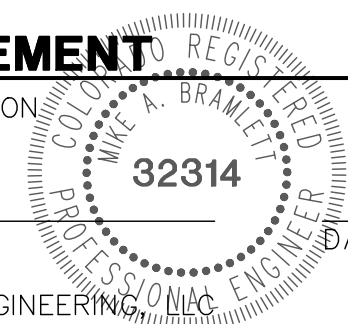


DP16 PROFILE
STA 10+00.00 TO 12+60.00



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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



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Central 303-740-9383 • Colorado Springs 719-583-2593
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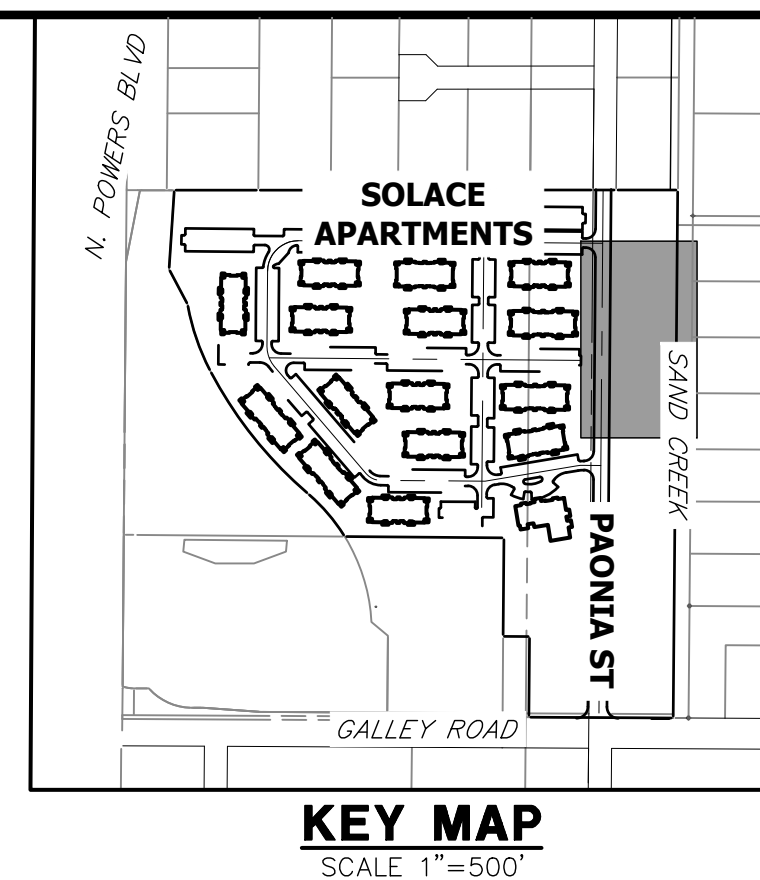
NO.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	11/20/20
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	

SOLACE APARTMENTS -
FILING NO. 1
STORM SEWER PLAN AND
PROFILE

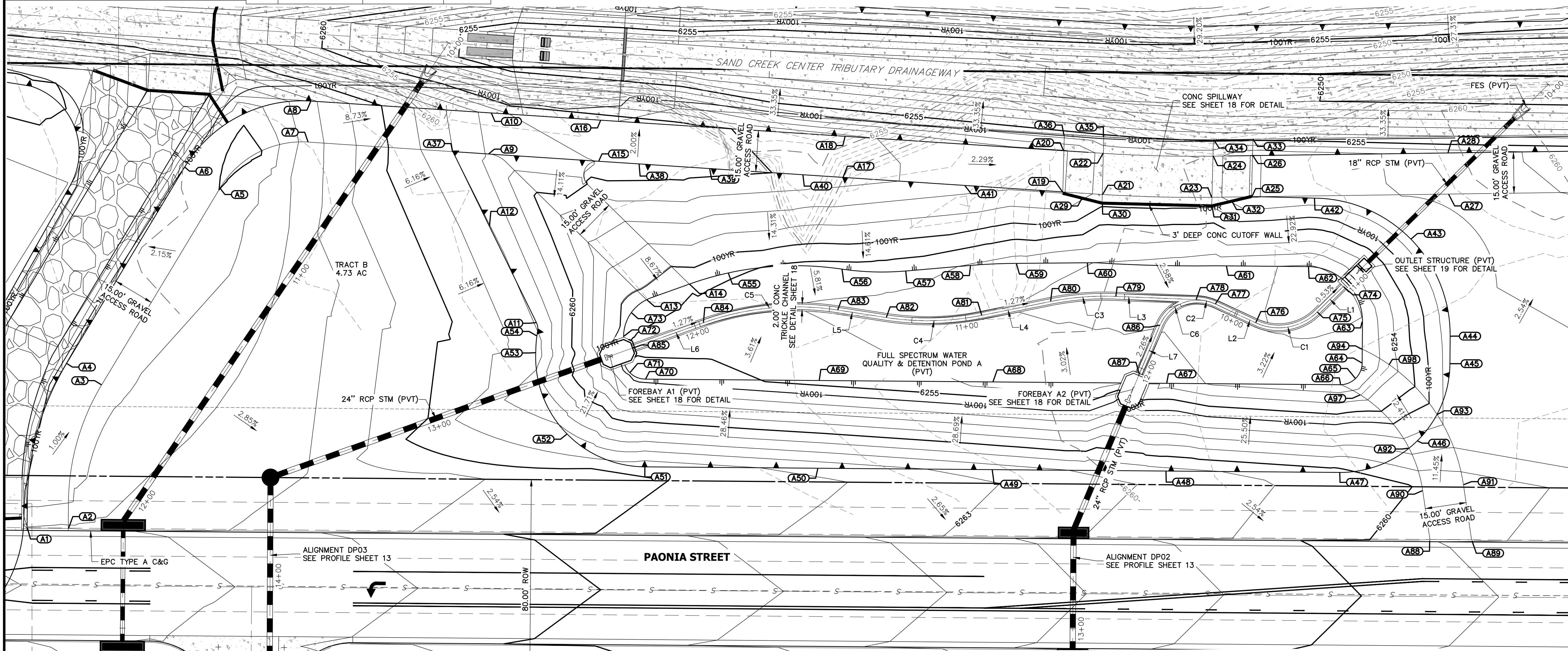
SHEET 15 OF 32
JOB NO. 25174.00

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
A1	ACCESS ROAD/TBC	N: 6309.44 E: 6246.27	6267.94	A21	ACCESS ROAD/ SPILLWAY CREST	N: 5917.45 E: 6367.96	6256.64	A41	ACCESS ROAD/TOP	N: 5967.71 E: 6371.28	6258.4861		TOE	N: 5872.32 E: 6341.93	6252.21	A81	TRICKLE CHANNEL	N: 5961.29 E: 6323.89	6252.67
A2	ACCESS ROAD/TBC	N: 6294.44 E: 6246.15	6267.77	A22	ACCESS ROAD/ SPILLWAY CREST	N: 5917.06 E: 6382.97	6256.70	A42	TOP	N: 5840.20 E: 6366.65	6257.5862		TOE	N: 5842.39 E: 6341.66	6251.87	A82	TRICKLE CHANNEL	N: 5996.30 E: 6323.09	6253.12
A3	ACCESS ROAD	N: 6282.22 E: 6298.56	6269.34	A23	ACCESS ROAD/ SPILLWAY CREST	N: 5877.46 E: 6366.94	6256.64	A43	TOP	N: 5804.97 E: 6351.72	6257.5863		TOE	N: 5822.57 E: 6321.50	6252.02	A83	TRICKLE CHANNEL	N: 6014.01 E: 6325.83	6253.35
A4	ACCESS ROAD	N: 6295.07 E: 6306.29	6269.04	A24	ACCESS ROAD/ SPILLWAY CREST	N: 5877.08 E: 6381.95	6256.64	A44	TOP	N: 5790.61 E: 6316.24	6257.5864		TOE	N: 5822.69 E: 6306.50	6252.18	A84	TRICKLE CHANNEL	N: 6062.96 E: 6321.15	6253.98
A5	ACCESS ROAD	N: 6239.16 E: 6370.19	6270.00	A25	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5863.05 E: 6367.14	6258.08	A45	TOP	N: 5790.69 E: 6306.24	6257.5865		TOE	N: 5825.08 E: 6300.86	6252.23	A85	FOREBAY	N: 6088.73 E: 6311.93	6254.32
A6	ACCESS ROAD	N: 6252.02 E: 6377.92	6269.70	A26	ACCESS ROAD/ SPILLWAY TOP	N: 5862.67 E: 6382.14	6258.08	A46	TOP	N: 5802.64 E: 6278.05	6257.3866		ACCESS ROAD/TOE	N: 5830.39 E: 6296.57	6252.26	A86	TRICKLE CHANNEL	N: 5896.39 E: 6320.31	6252.44
A7	ACCESS ROAD	N: 6206.86 E: 6387.08	6267.48	A27	ACCESS ROAD	N: 5791.32 E: 6368.12	6256.70	A47	TOP	N: 5831.01 E: 6266.57	6260.2867		TOE	N: 5894.09 E: 6299.08	6253.62	A87	FOREBAY	N: 5903.89 E: 6302.70	6252.87
A8	ACCESS ROAD	N: 6205.87 E: 6402.05	6267.18	A28	ACCESS ROAD	N: 5791.53 E: 6383.12	6256.53	A48	TOP	N: 5894.35 E: 6267.08	6261.3068		TOE	N: 5957.42 E: 6299.59	6253.84	A88	ACCESS ROAD/TBC	N: 5797.94 E: 6241.80	6259.56
A9	ACCESS ROAD/TOP	N: 6141.31 E: 6382.75	6261.90	A29	CONC CUTOFF WALL	N: 5924.69 E: 6366.62	6257.08	A49	TOP	N: 5957.68 E: 6267.59	6262.5869		TOE	N: 6020.76 E: 6300.10	6254.71	A89	ACCESS ROAD/TBC	N: 5782.76 E: 6241.68	6259.26
A10	ACCESS ROAD	N: 6140.32 E: 6397.72	6261.60	A30	CONC CUTOFF WALL	N: 5917.53 E: 6364.82	6256.18	A50	TOP	N: 6021.01 E: 6268.10	6263.6870		TOE	N: 6084.09 E: 6300.61	6255.63	A90	ACCESS ROAD	N: 5800.62 E: 6259.92	6259.90
A11	TOP	N: 6123.75 E: 6321.23	6262.86	A31	CONC CUTOFF WALL	N: 5877.54 E: 6363.79	6256.09	A51	TOP	N: 6084.35 E: 6268.62	6264.6871		TOE	N: 6089.73 E: 6303.00	6255.61	A91	ACCESS ROAD	N: 5785.78 E: 6262.12	6259.52
A12	TOP	N: 6140.95 E: 6356.46	6263.03	A32	CONC CUTOFF WALL	N: 5870.30 E: 6365.51	6257.08	A52	TOP	N: 6112.54 E: 6280.56	6263.2872		TOE	N: 6091.96 E: 6316.26	6255.16	A92	ACCESS ROAD/TOP	N: 5805.60 E: 6275.42	6257.62
A13	ACCESS ROAD/TOE	N: 6083.63 E: 6329.58	6255.58	A33	SPILLWAY	N: 5862.52 E: 6388.03	6254.82	A53	TOP	N: 6123.99 E: 6310.25	6263.5873		TOE	N: 6089.19 E: 6324.83	6255.54	A93	ACCESS ROAD/TOP	N: 5795.40 E: 6287.73	6256.54
A14	ACCESS ROAD/TOE	N: 6068.02 E: 6335.27	6255.19	A34	SPILLWAY	N: 5876.92 E: 6387.95	6254.89	A54	TOP	N: 6123.57 E: 6316.42	6263.1874		OUTLET STRUCTURE	N: 5829.64 E: 6324.38	6251.33	A94	ACCESS ROAD/TOE	N: 5822.65 E: 6311.52	6252.12
A15	ACCESS ROAD/TOP	N: 6101.17 E: 6380.10	6260.97	A35	SPILLWAY	N: 5916.91 E: 6388.98	6255.28	A55	TOE	N: 6053.91 E: 6339.33	6255.1875		TRICKLE CHANNEL	N: 5839.12 E: 6325.05	6251.40	A97	12" WQV WSEL 8" CLASS 6 ABC ABOVE	N: 5823.36 E: 6294.85	6253.49
A16	ACCESS ROAD	N: 6100.19 E: 6395.07	6260.67	A36	SPILLWAY	N: 5931.30 E: 6389.57	6255.58	A56	TOE	N: 6012.43 E: 6340.76	6254.5876		TRICKLE CHANNEL	N: 5861.60 E: 6321.19	6251.52	A98	12" WQV WSEL 8" CLASS 6 ABC ABOVE	N: 5812.97 E: 6305.95	6253.49
A17	ACCESS ROAD	N: 6012.06 E: 6374.21	6259.48	A37	ACCESS ROAD/TOP	N: 6154.20 E: 6383.60	6263.00	A57	TOE	N: 5989.23 E: 6340.05	6254.3877		TRICKLE CHANNEL INTERSECTION	N: 5876.29 E: 6328.05	6251.61				
A18	ACCESS ROAD	N: 6011.07 E: 6389.18	6259.22	A38	ACCESS ROAD/TOP	N: 6086.43 E: 6379.13	6260.82	A58	TOE	N: 5965.33 E: 6342.10	6253.9878		TRICKLE CHANNEL	N: 5883.34 E: 6329.62	6251.67				
A19	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5931.83 E: 6368.92	6258.08	A39	ACCESS ROAD/TOP	N: 6060.71 E: 6377.43	6260.43	A59	TOE	N: 5948.88 E: 6342.83	6253.5879		TRICKLE CHANNEL	N: 5912.62 E: 6330.80	6252.04				
A20	ACCESS ROAD/ SPILLWAY TOP	N: 5931.44 E: 6383.92	6258.08	A40	ACCESS ROAD/TOP	N: 6026.71 E: 6375.18	6259.79	A60	TOE	N: 5923.02 E: 6343.05	6253.0880		TRICKLE CHANNEL	N: 5936.39 E: 6328.91	6252.35				



- 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
L1	N44°30'51"W	13.30'	C1	69°32'18"	20.00'	24.27'
L2	N25°01'27"E	15.54'	C2	22°43'37"	20.00'	7.93'
L3	N02°17'50"E	29.31'	C3	13°41'35"	100.00'	23.90'
L4	N11°23'45"W	25.39'	C4	20°10'25"	100.00'	35.21'
L5	N08°46'40"E	17.92'	C5	28°27'59"	100.00'	49.68'
L6	N19°41'19"W	27.37'	C6	92°03'40"	15.00'	24.10'
L7	S67°02'13"E	19.12'				



811
Know what's below.
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THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
32314
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
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OFFICE PHONE
(734) 216-2577

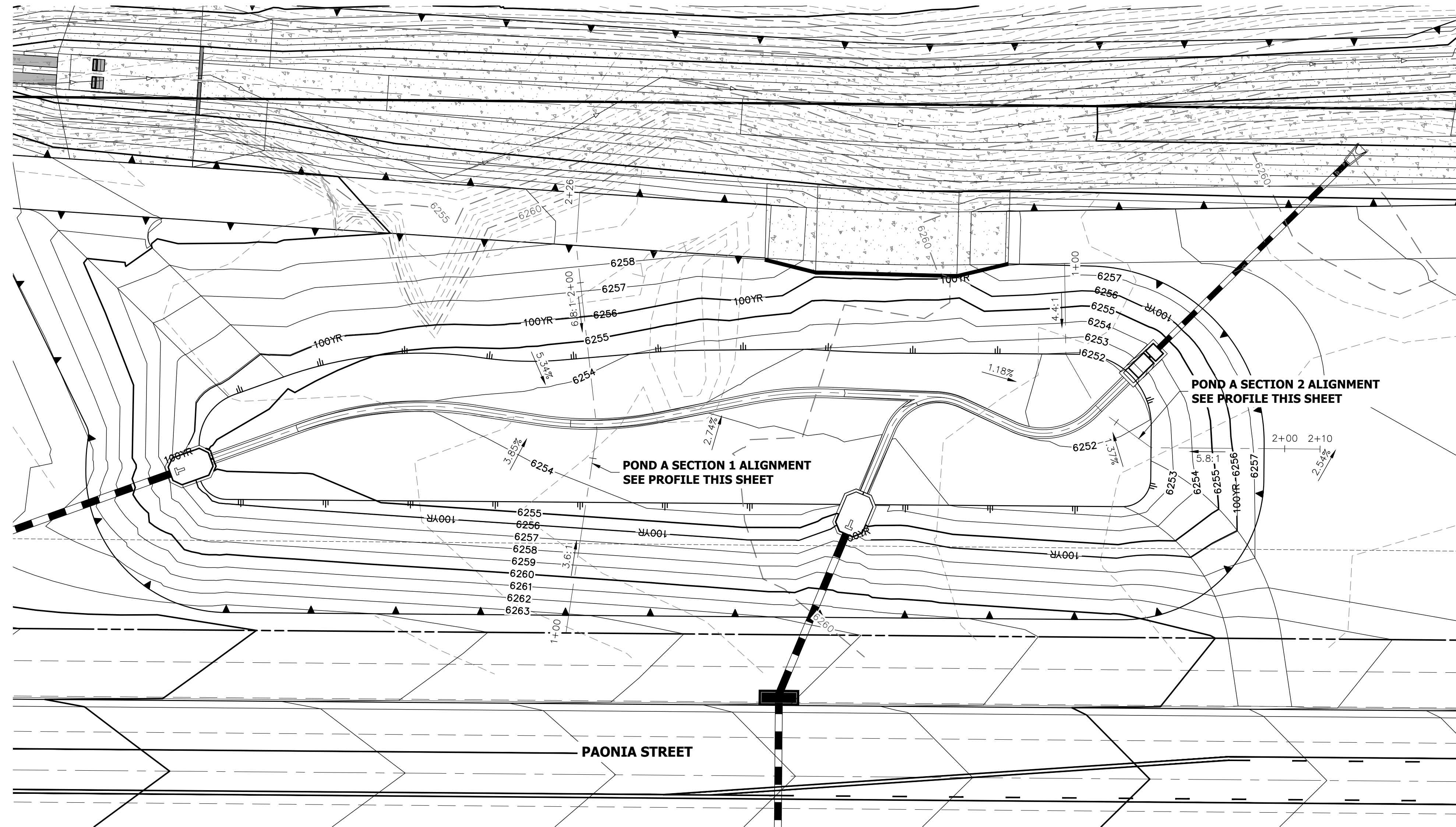
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BY	DATE	NO.	REVISION

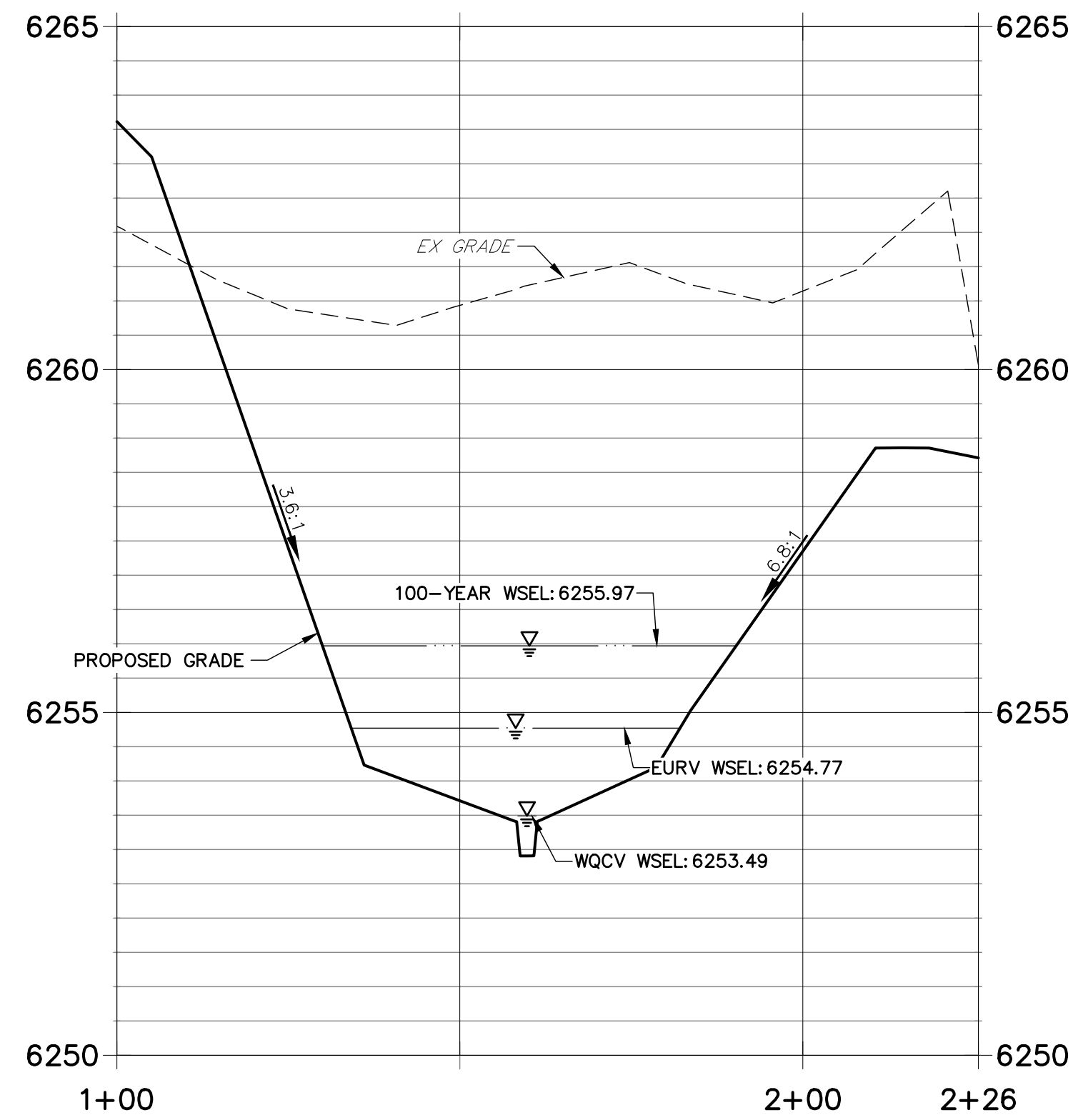
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V-SCALE N/A
DATE 11/20/20
DESIGNED BY JBP
DRAWN BY RPD
CHECKED BY

SOLACE APARTMENTS - FILING NO. 1
POND A PLAN & CROSS SECTIONS

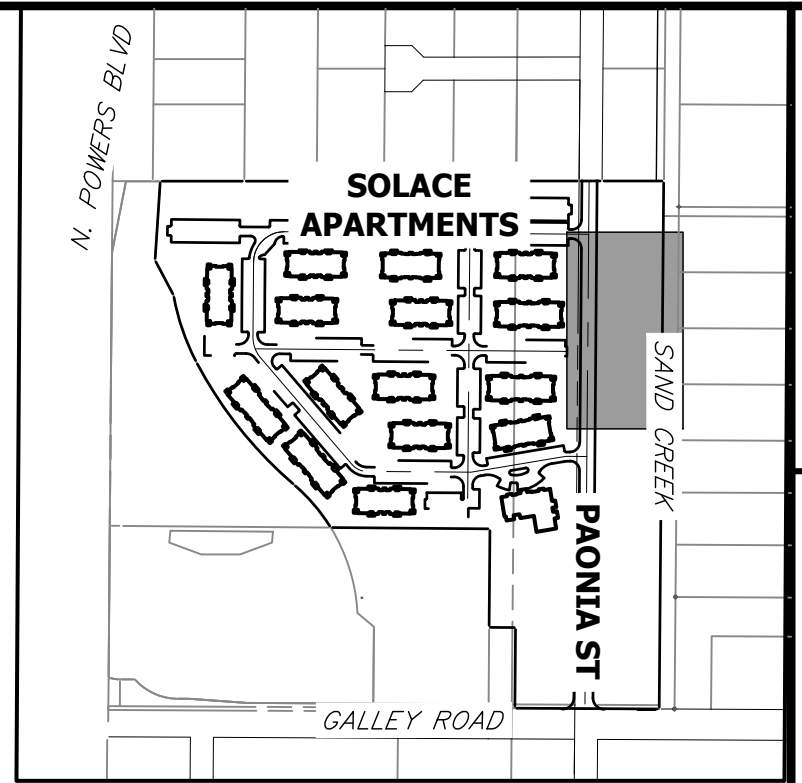
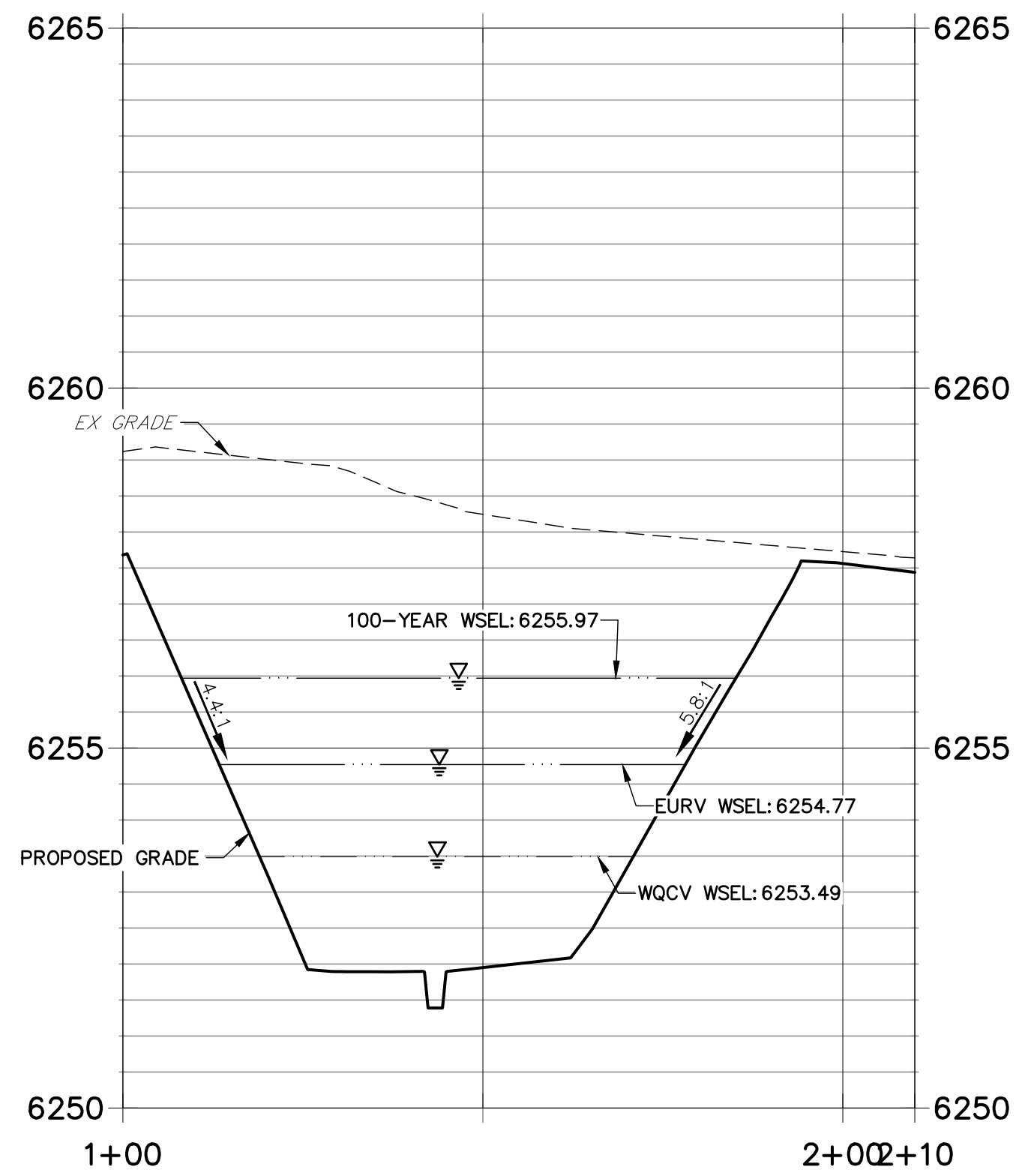
SHEET 16 OF 32
JOB NO. 25174.00



**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**



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

NOTES

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3. SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
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PREPARED FOR
JACKSON DEARBORN PARTNERS
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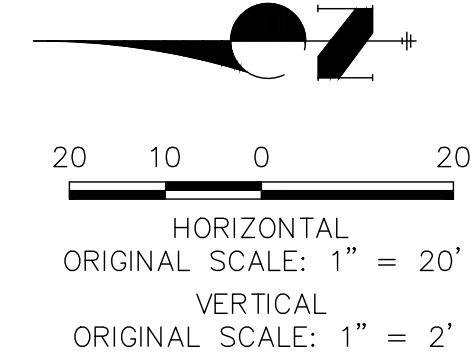
BY	DATE	No.	REVISION

SOLACE APARTMENTS -
FILING NO. 1

POND A PLAN & CROSS SECTIONS

SHEET 17 OF 32

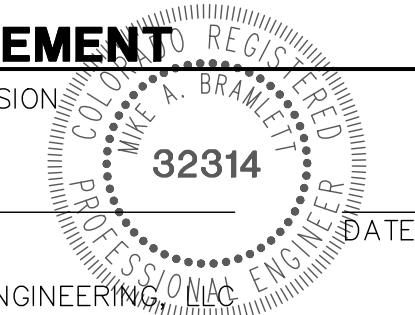
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ENGINEER'S STATEMENT

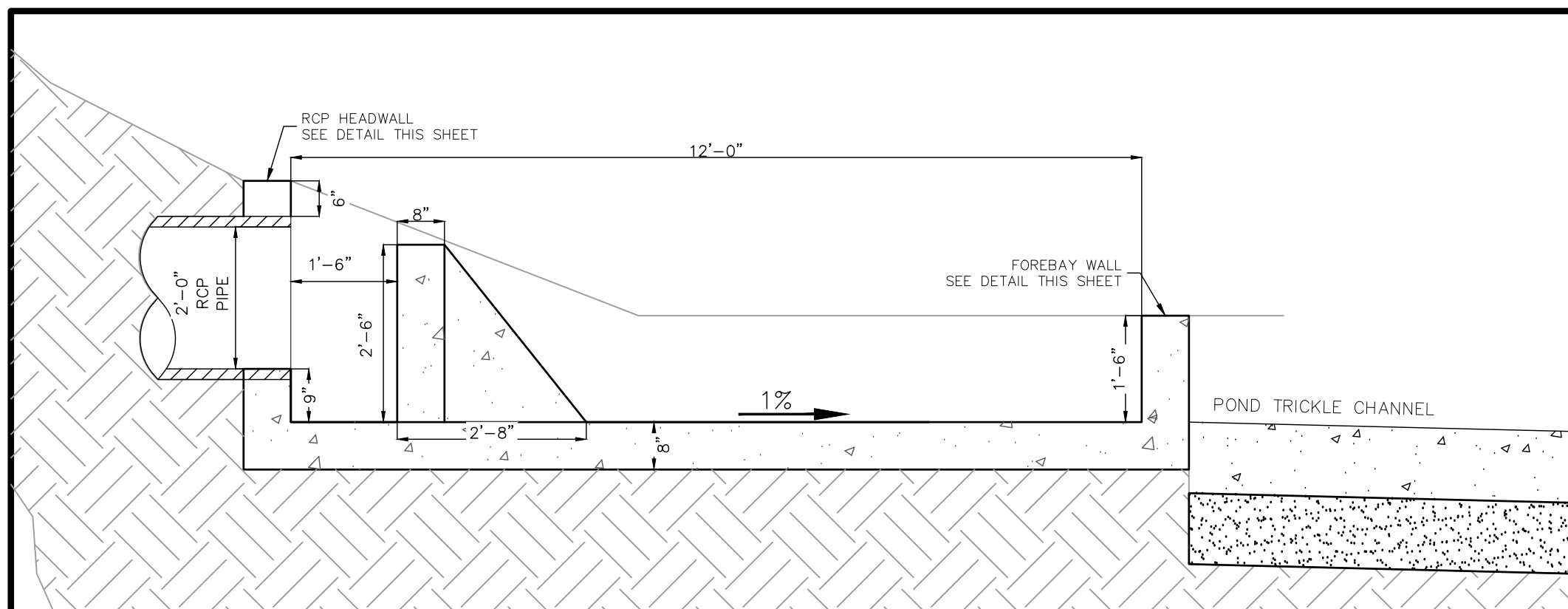
PREPARED UNDER MY SUPERVISION

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

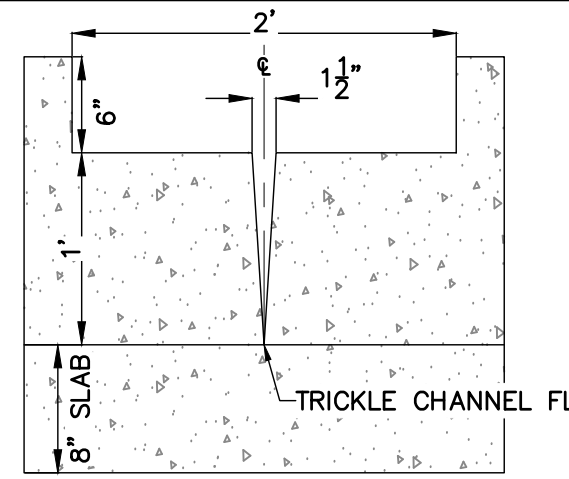


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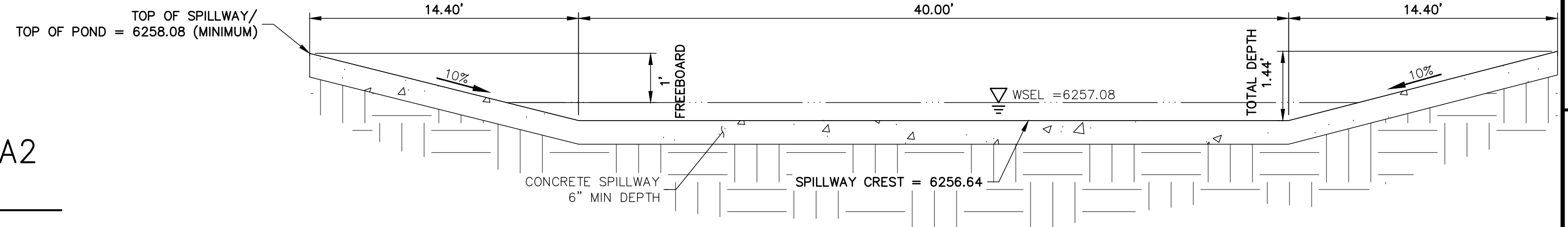
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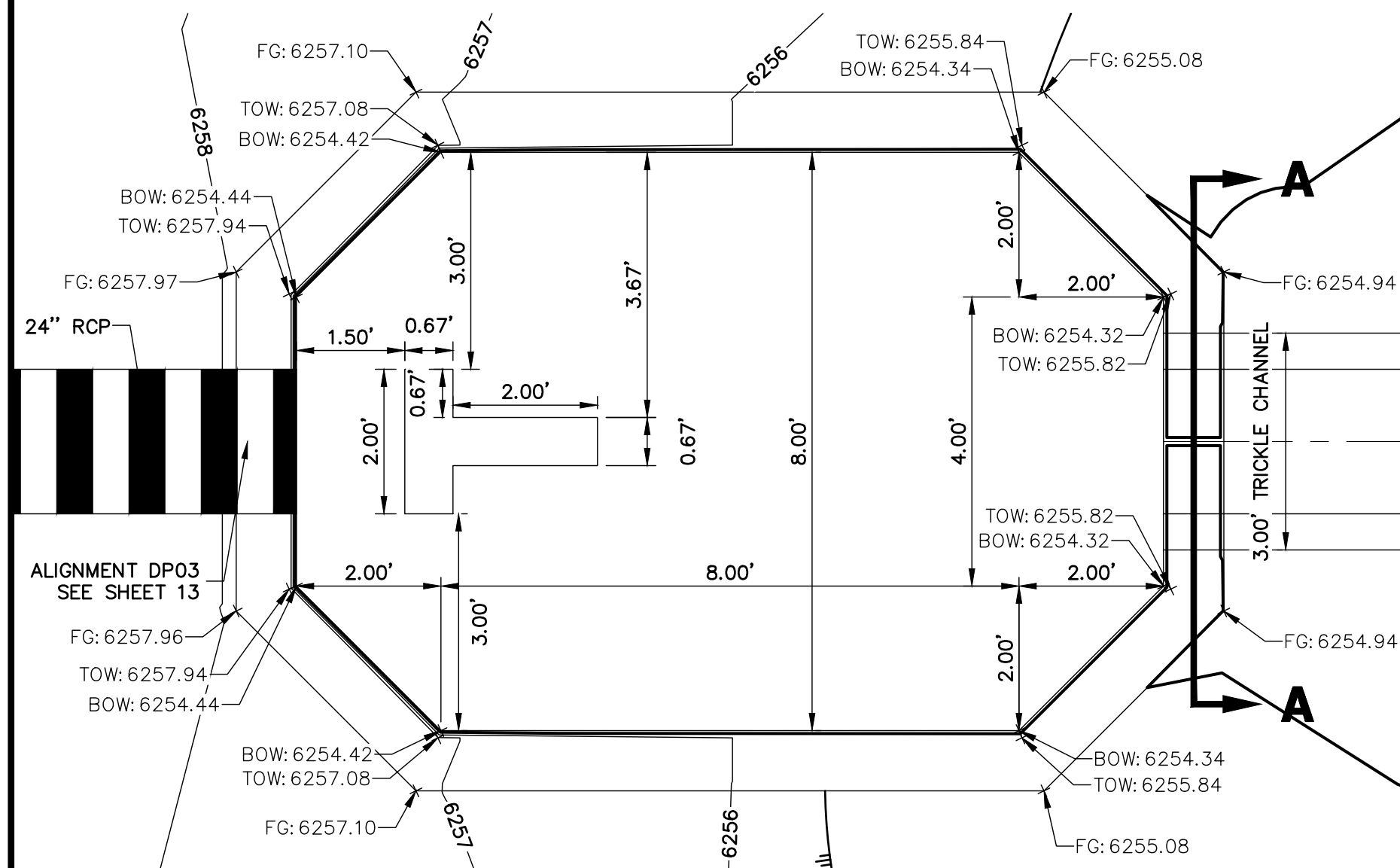
FOREBAY A1 & A2 PROFILE VIEW
SCALE: 1" = 2'



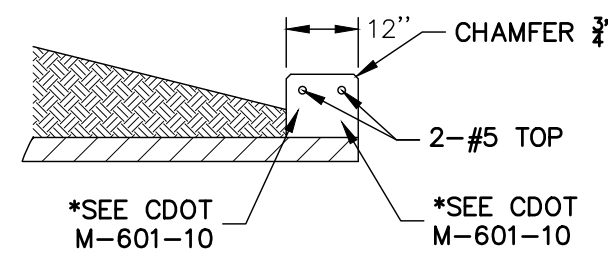
FOREBAY A1 & A2 WALL SECTION
SCALE: 1" = 1'



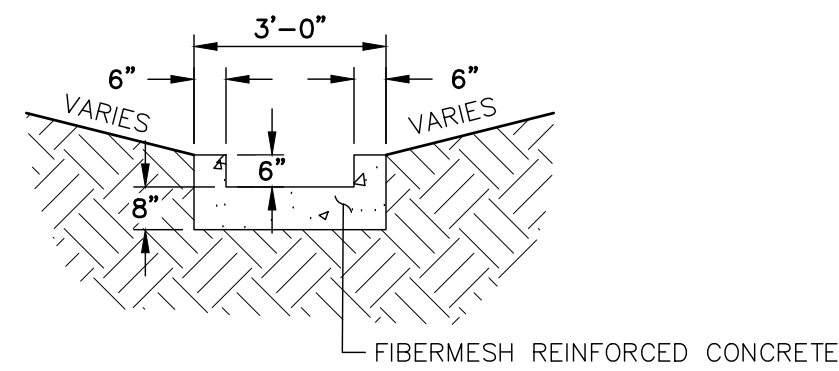
POND A EMERGENCY OVERFLOW SPILLWAY
SCALE: N.T.S.



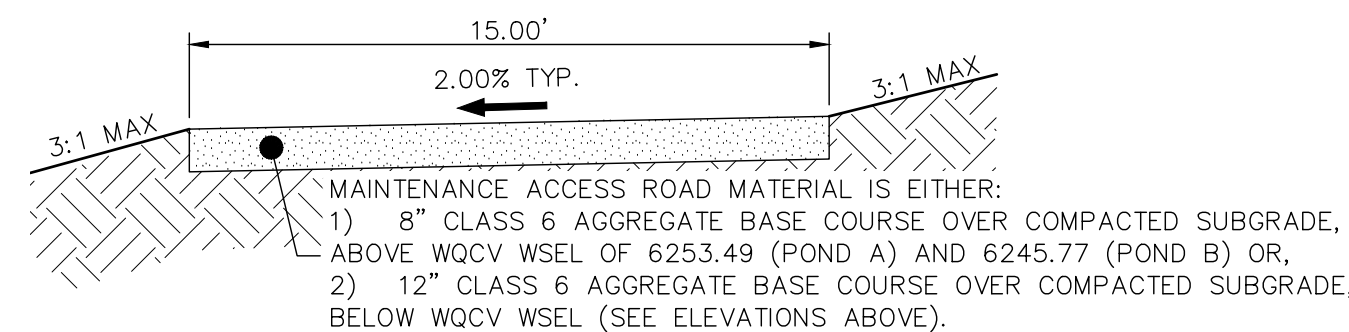
FOREBAY A1 PLAN VIEW
SCALE: 1" = 2'



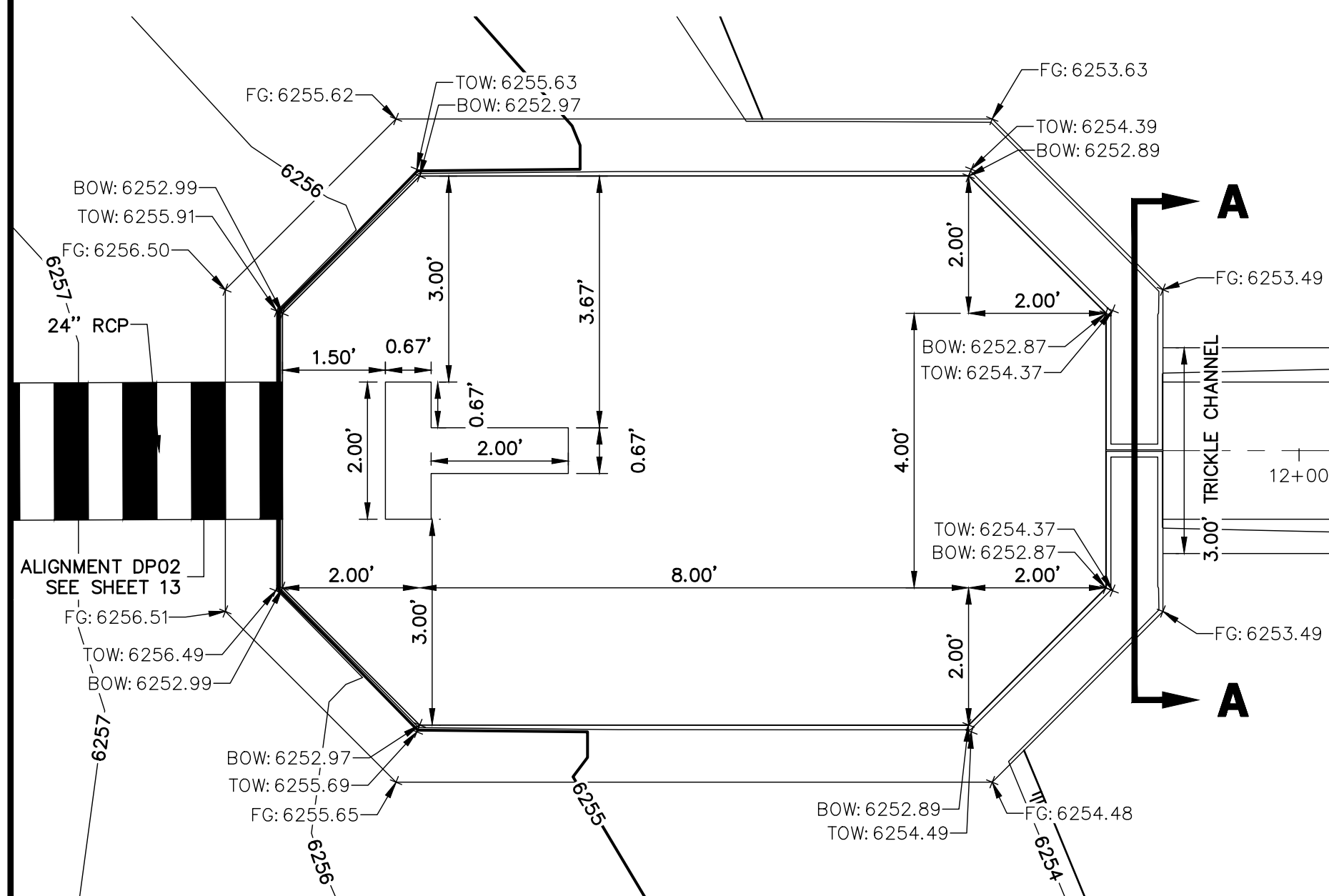
RCP HEADWALL
SCALE: N.T.S.



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_c.
- 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.

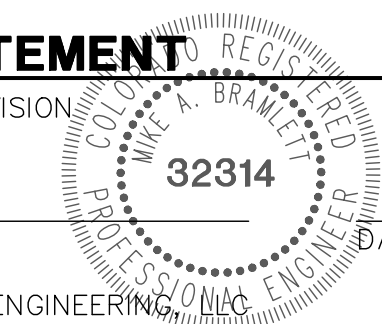


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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

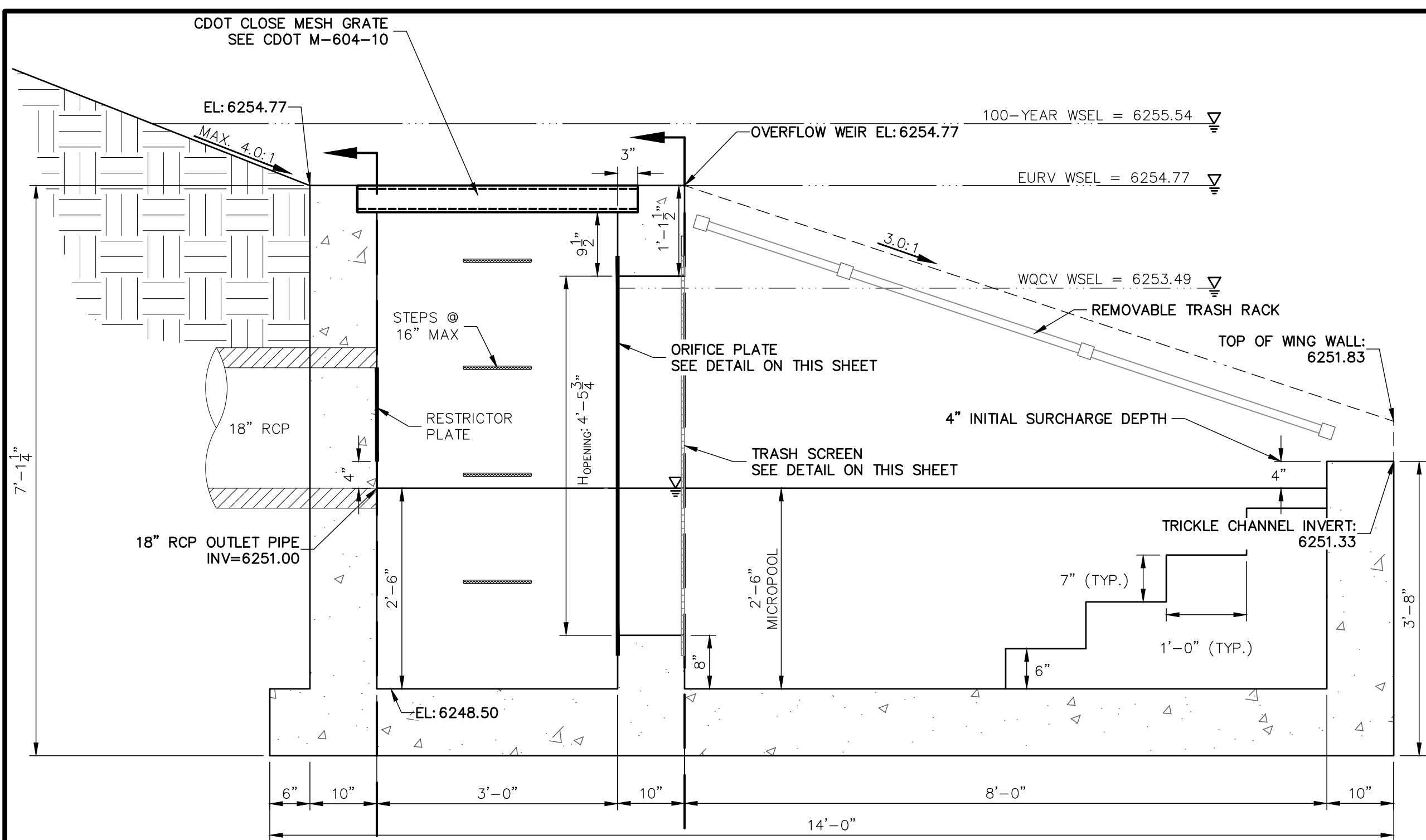
PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S. WELLS ST.
SUITE 400
CHICAGO, ILL. 60607
OFFICE PHONE
(734) 216-2577

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

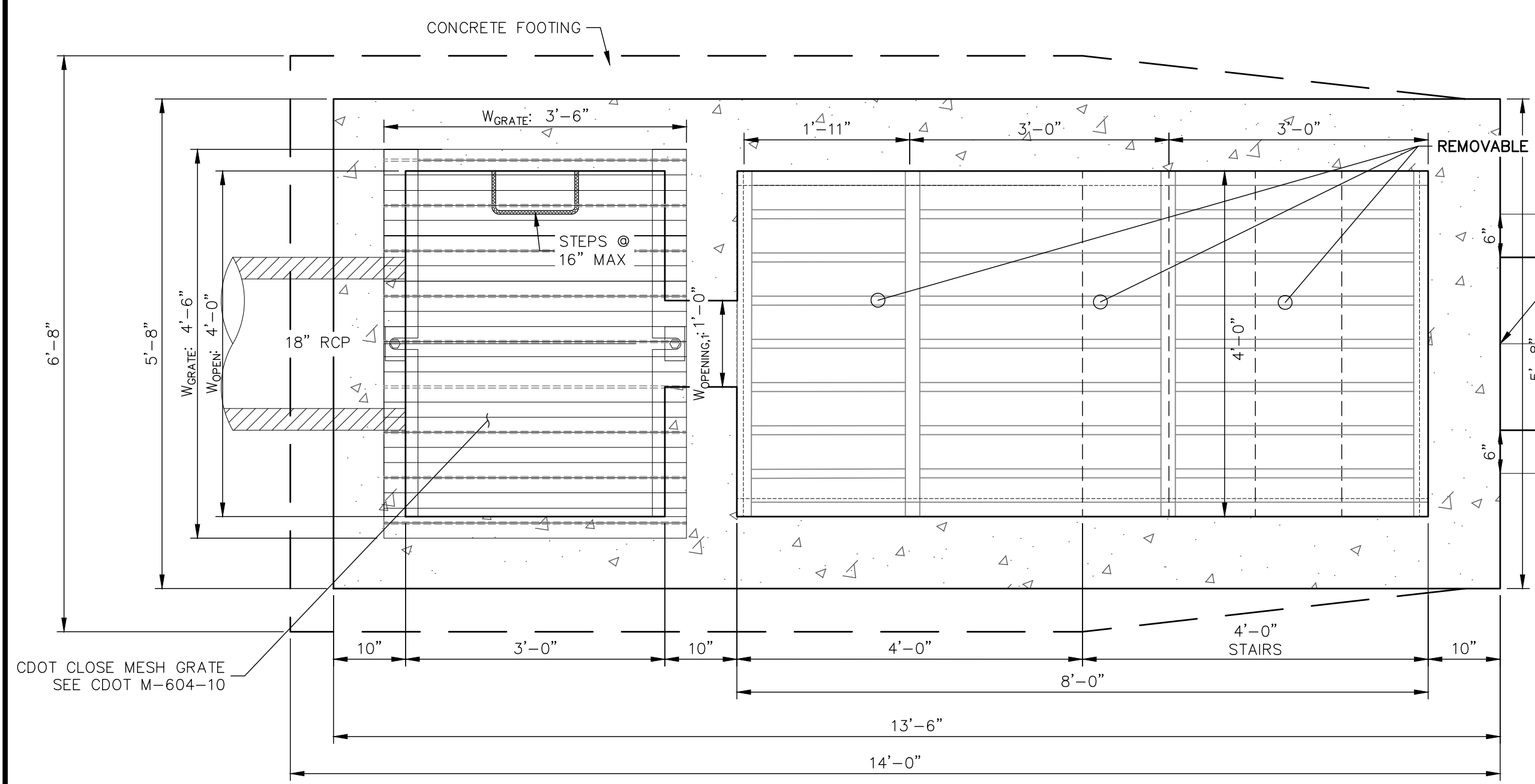
BY	DATE	NO.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
VARIES	VARIES	11/20/20	JBP	RPD	

SOLACE APARTMENTS -
FILING NO. 1
POND A DETAILS

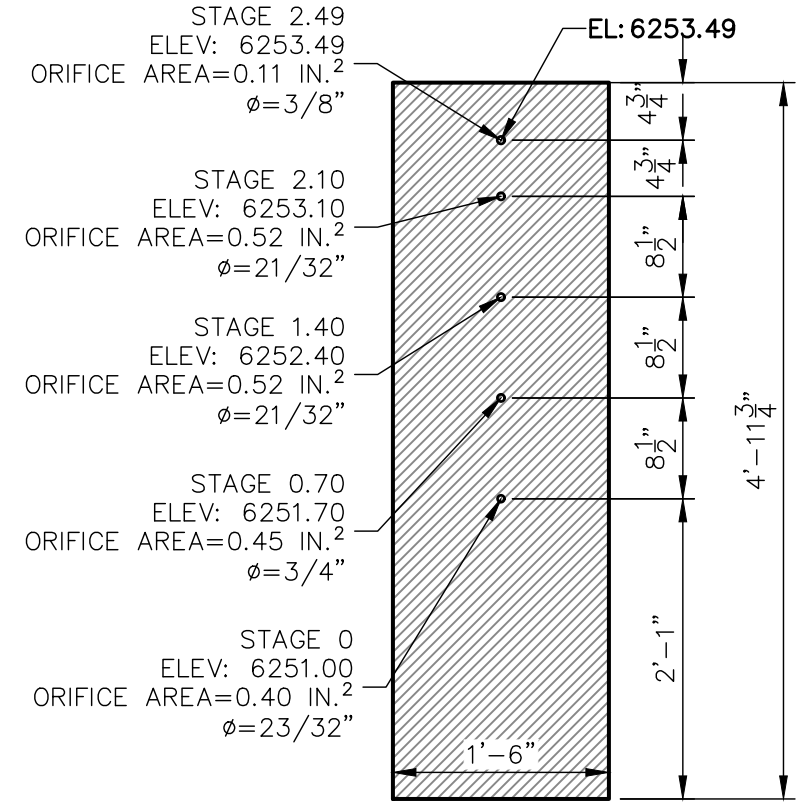


POND A OUTLET STRUCTURE - PROFILE
SCALE: 3/4"=1'

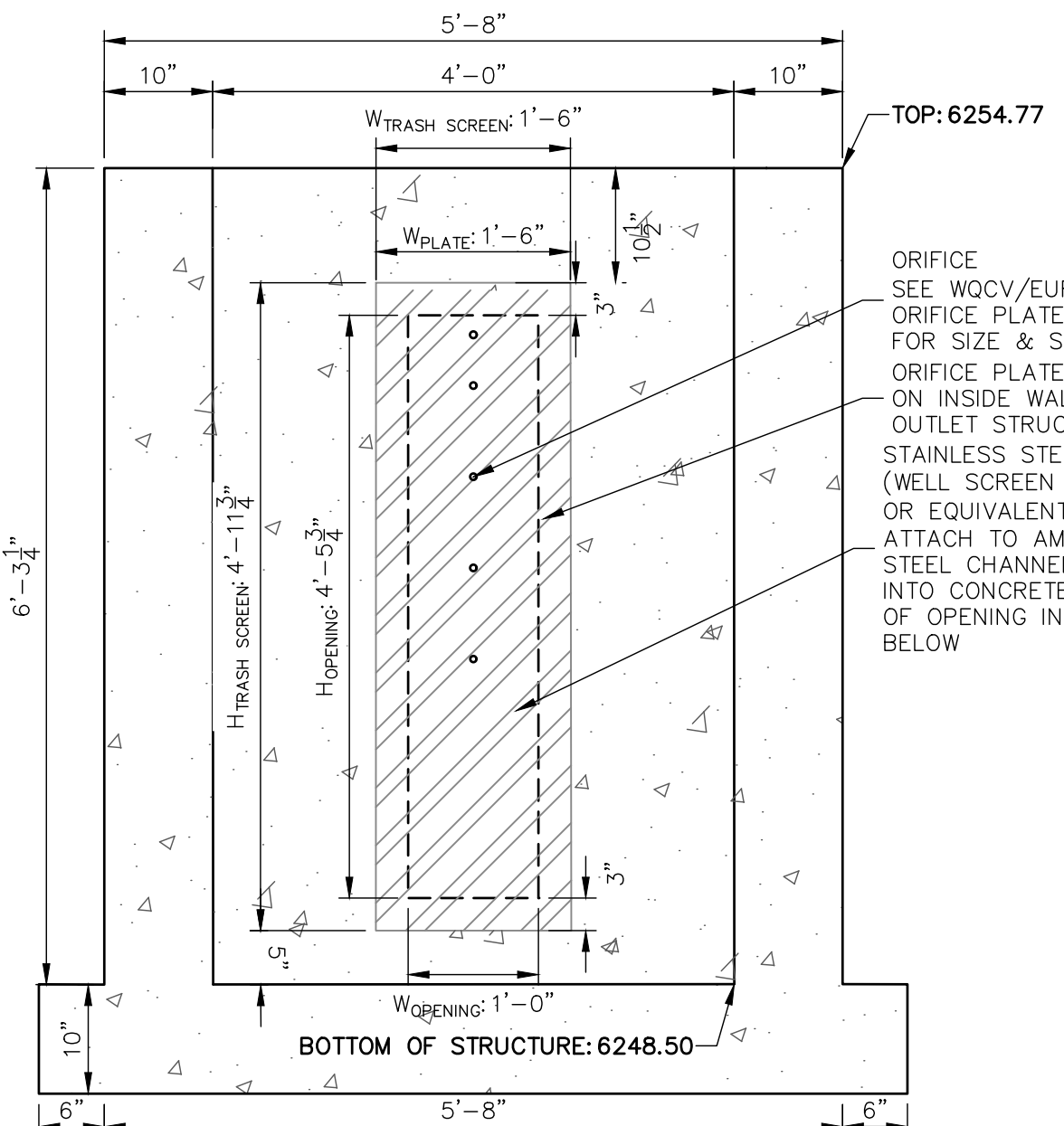


POND A OUTLET STRUCTURE - PLAN
SCALE: 3/4"=1'

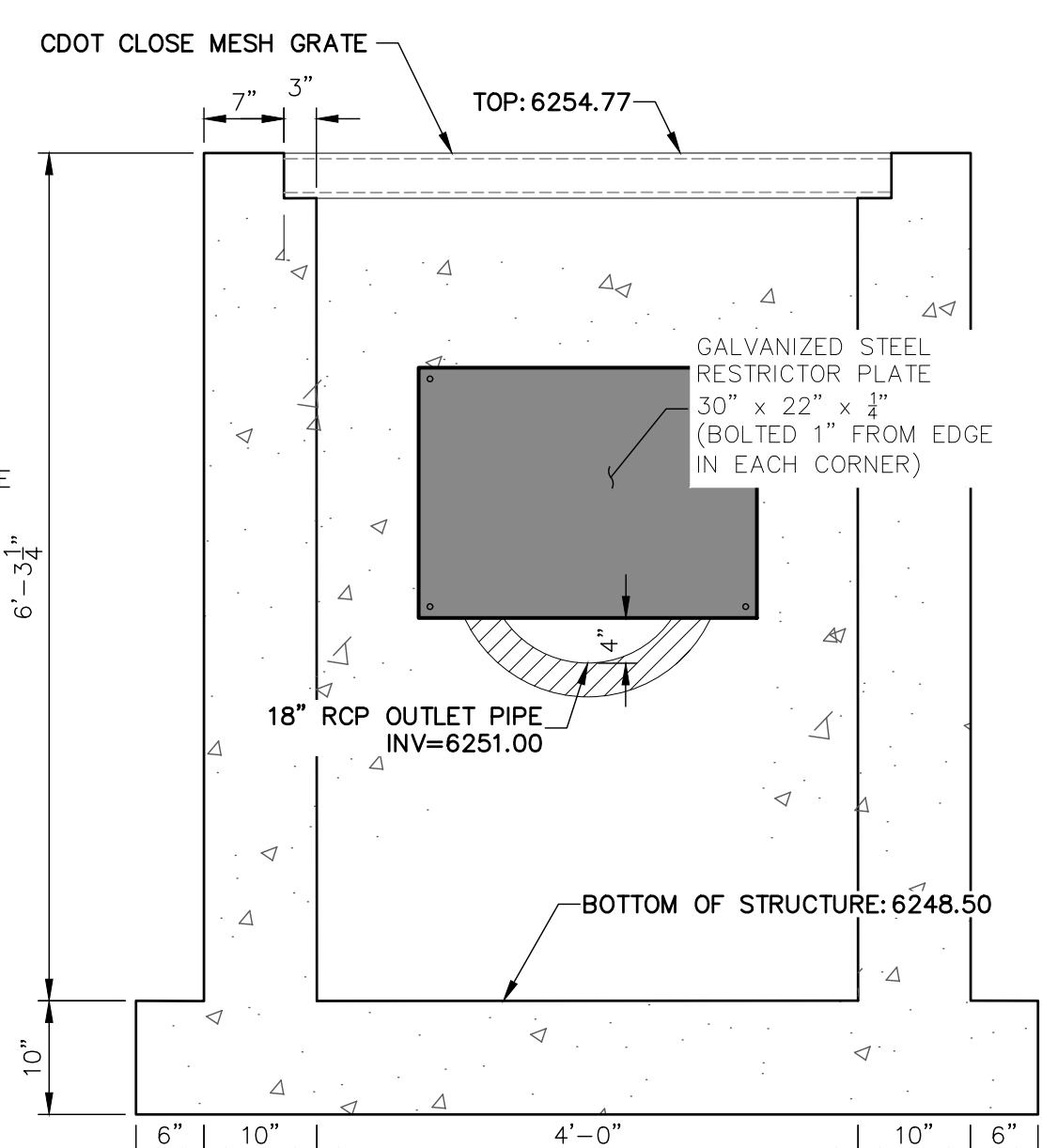
EURV/WQCV ORIFICE PLATE:
4"-11.75" x 1'-6" x 1/2" THICK FLOW GALVANIZED STEEL FLOW CONTROL PLATE. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. BOLT PLATE TO CONCRETE @ 12" MAX O.C., 1/2" FROM PLATE EDGE.



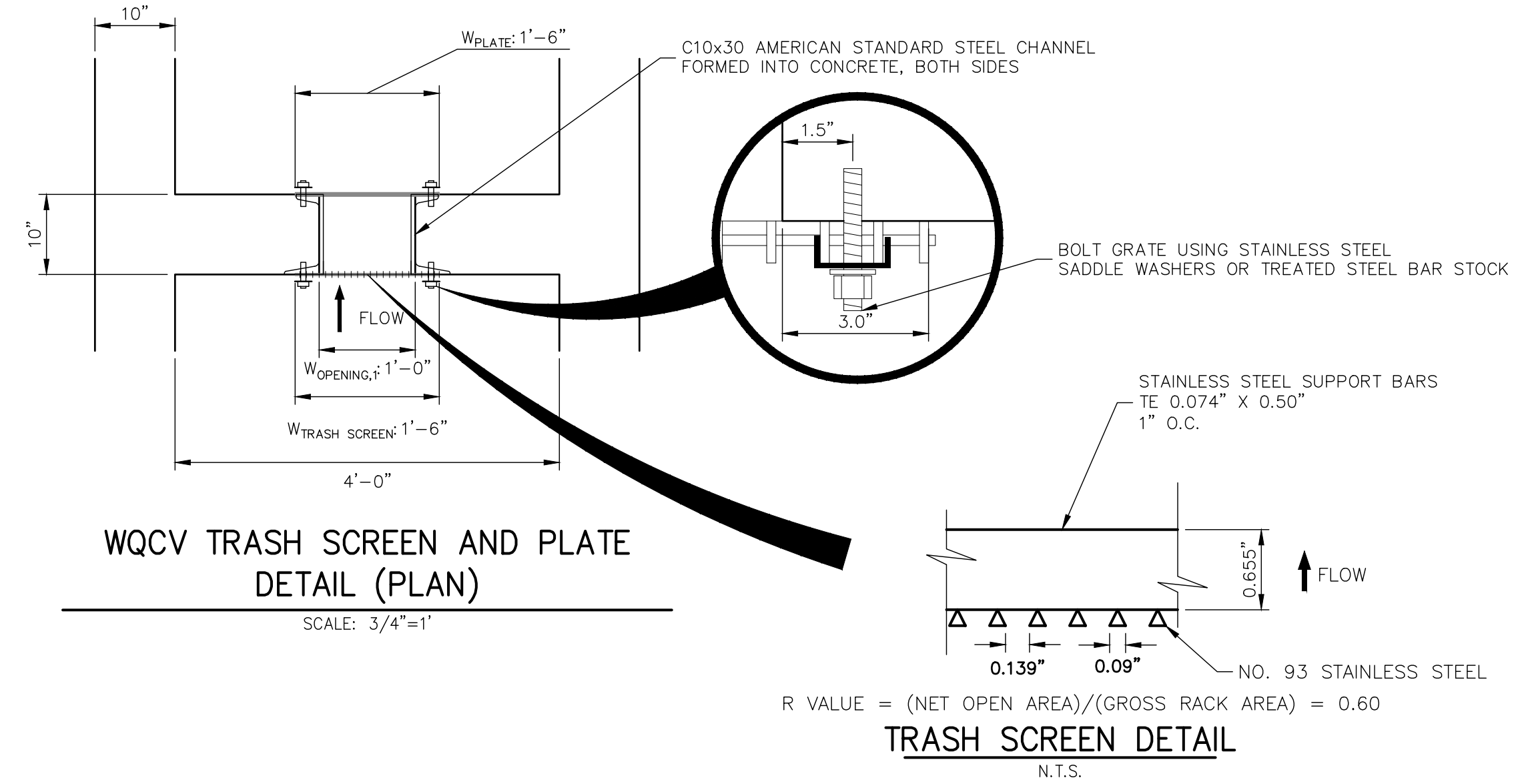
WQCV/EURV ORIFICE PLATE DETAIL
SCALE: 3/4"=1'



A SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/4"=1'

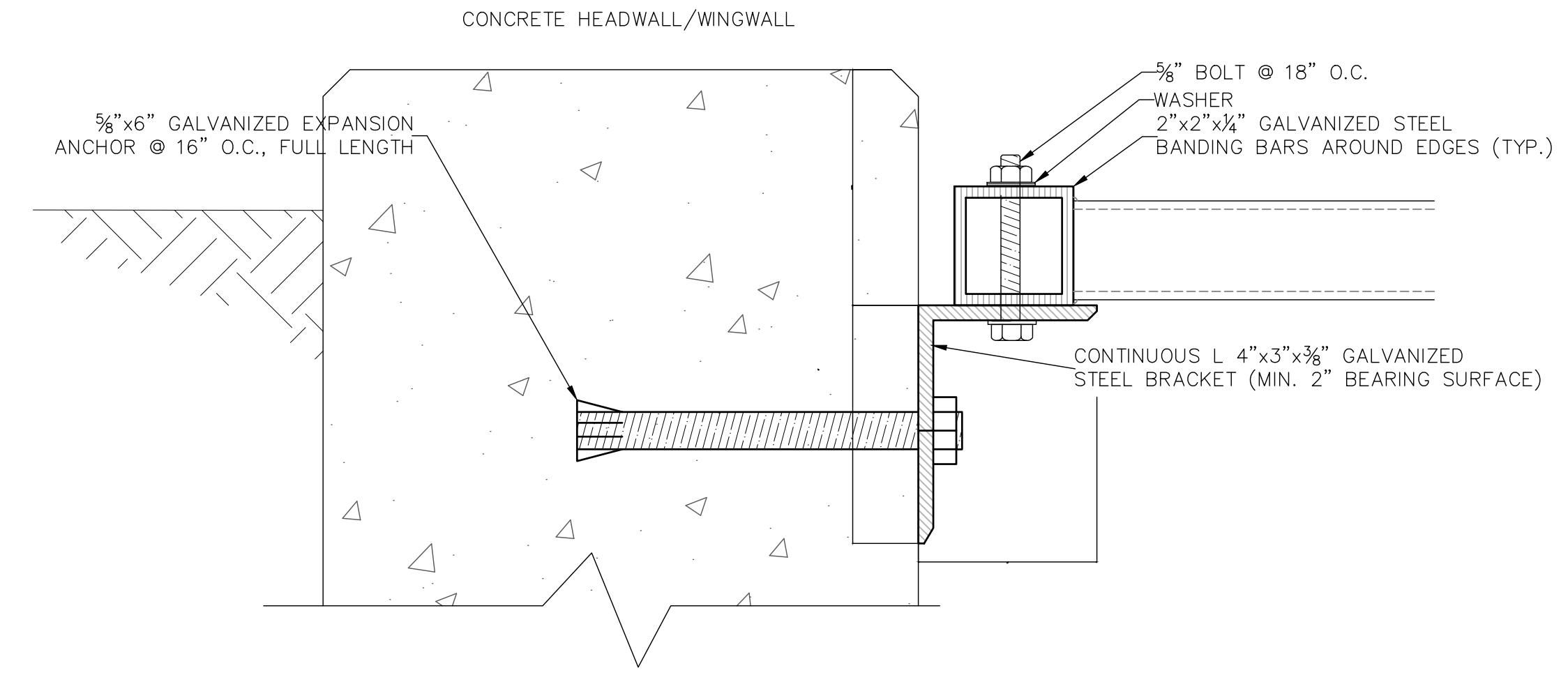


B SECTION B AT OUTLET (REAR) WALL
SCALE: 3/4"=1'



WQCV TRASH SCREEN AND PLATE DETAIL (PLAN)
SCALE: 3/4"=1'

TRASH SCREEN DETAIL
N.T.S.



TRASH RACK CONNECTION TO WALLS
N.T.S.

OUTLET STRUCTURE STRUCTURAL NOTES:

- REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
- 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.
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- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
- DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'_c.
- 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.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

- ORIFICE PLATE AND RESTRICTOR PLATE:**
- PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
 - ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- OVERFLOW GRATE:**
- ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 - OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION
32314
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.
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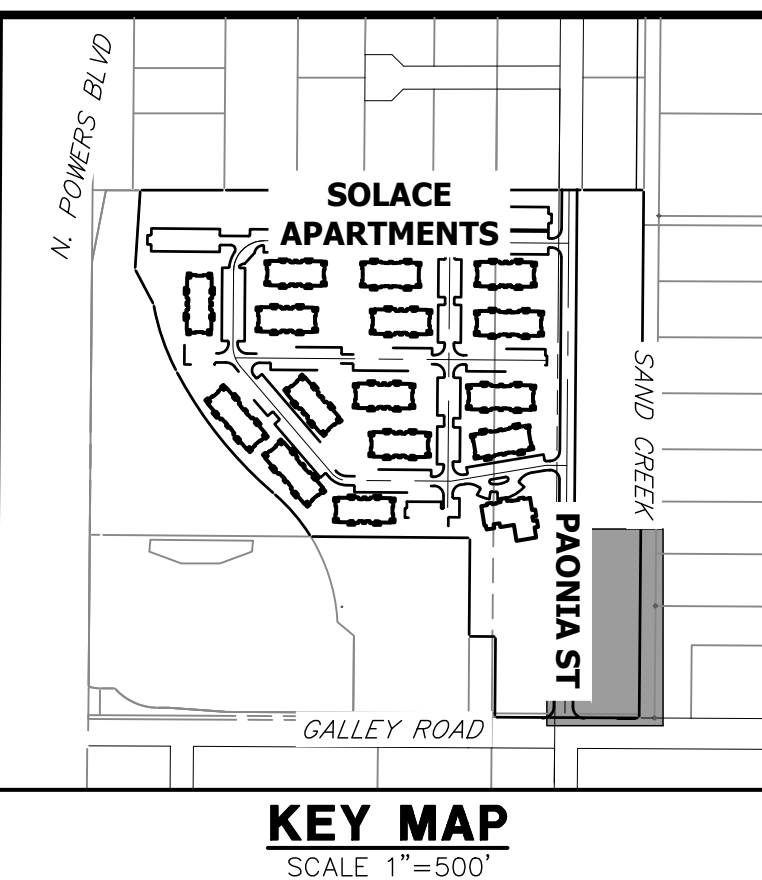
BY	DATE	REVISION

H-SCALE 3/4"=1'
V-SCALE 3/4"=1'
DATE 11/20/20
DESIGNED BY JBP
DRAWN BY RPD
CHECKED BY

SOLACE APARTMENTS - FILING NO. 1
POND A DETAILS

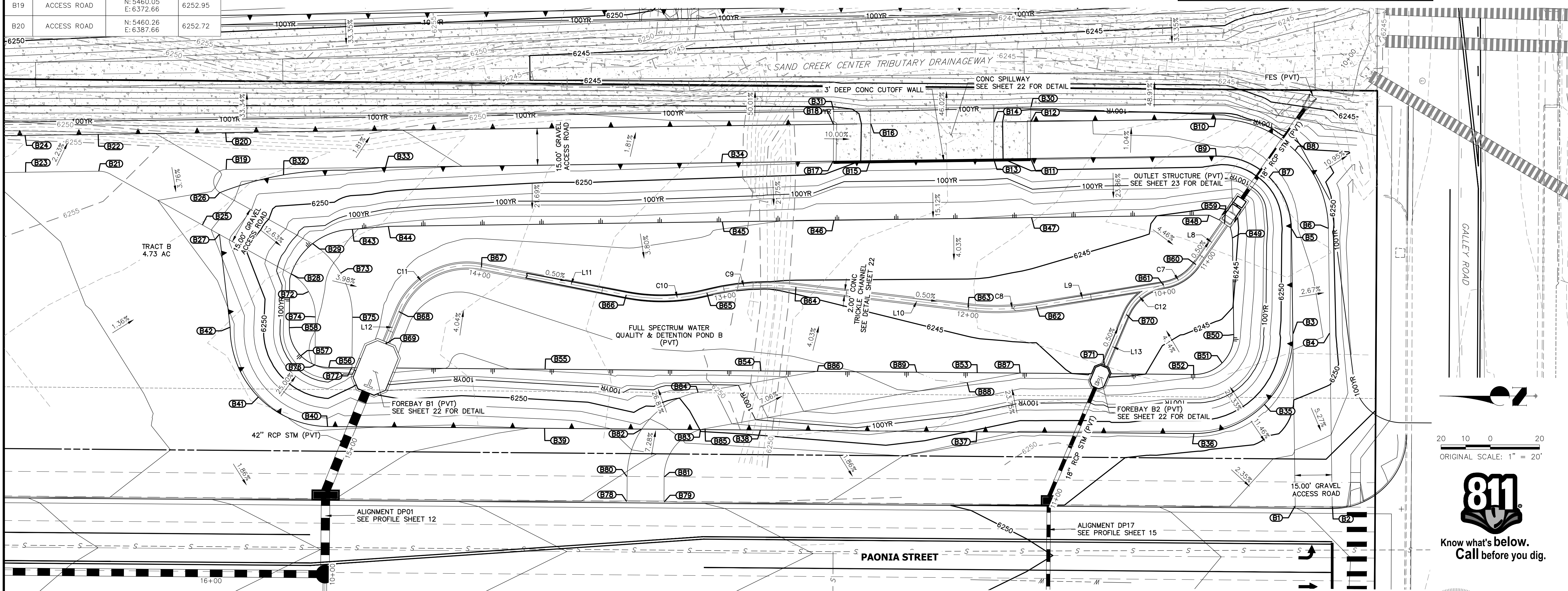
SHEET 19 OF 32
JOB NO. 25174.00

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: 5026.77 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: 5148.43 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'



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 32314
 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 DESIGNATED BY PARTISE AUTHORIZATION.

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

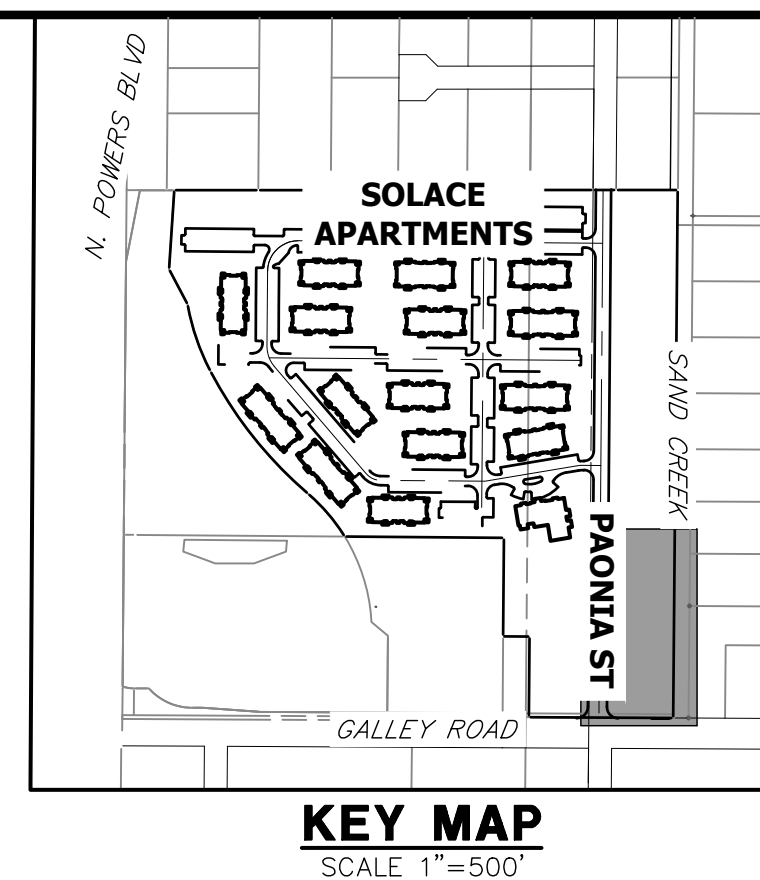
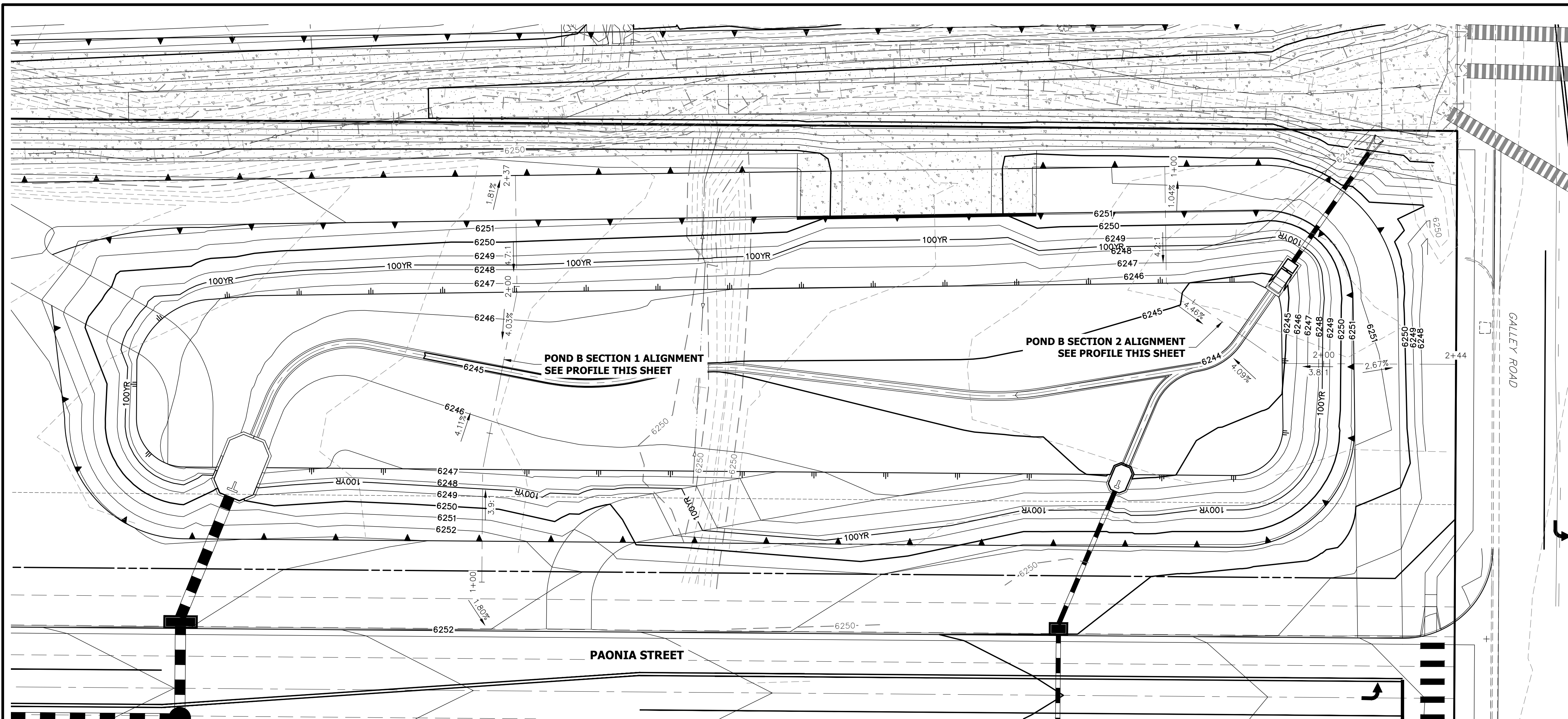
JR ENGINEERING
 A Westcon Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE

H-SCALE 1"=20'
 V-SCALE N/A
 DATE 11/20/20
 DESIGNED BY JBP
 DRAWN BY RPD
 CHECKED BY

SOLACE APARTMENTS - FILING NO. 1
POND B PLAN & CROSS SECTIONS

SHEET 20 OF 32
 JOB NO. 25174.00



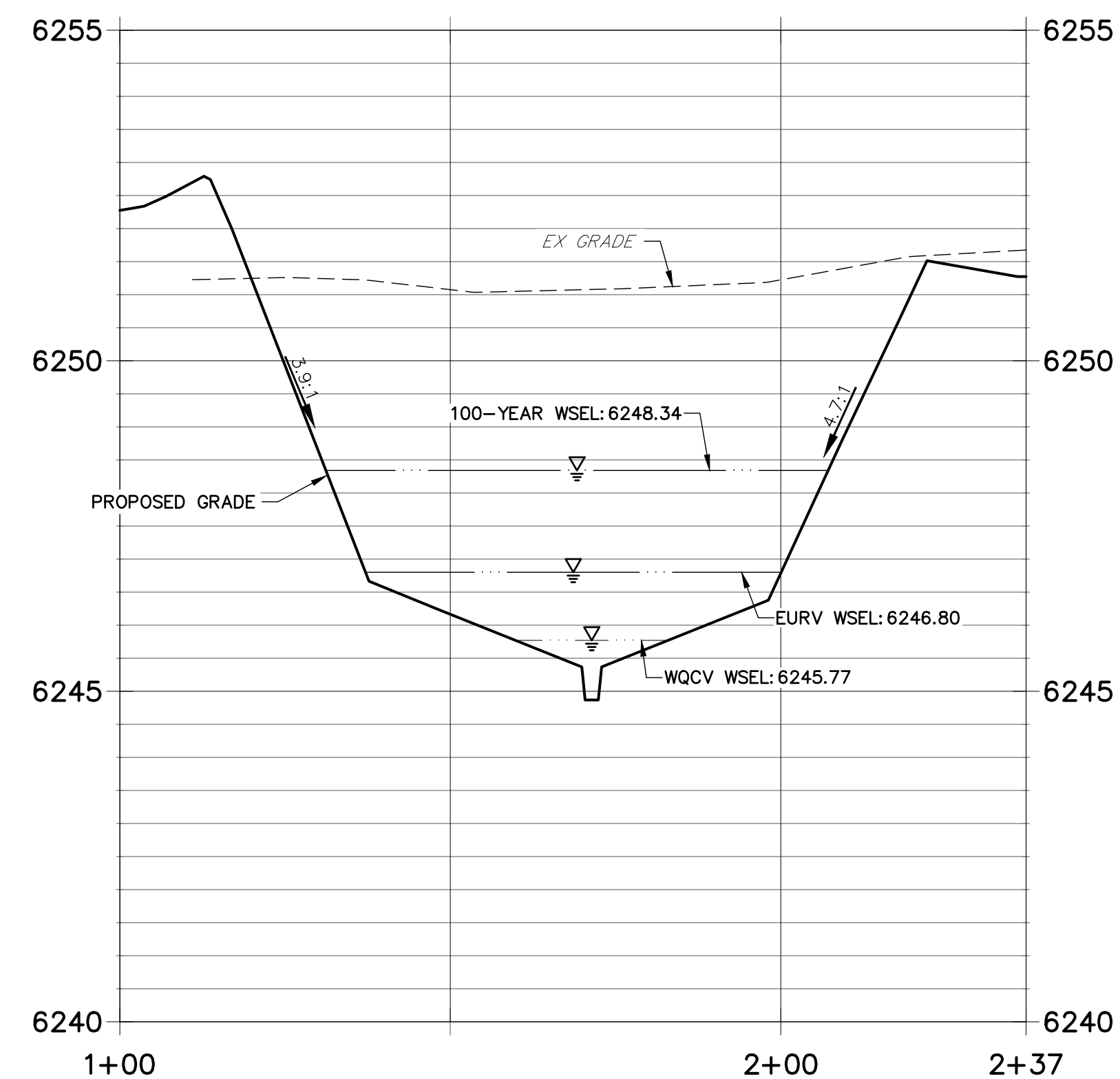
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
JACKSON DEARBORN PARTNERS
 404 S. WELLS ST.
 SUITE 400
 CHICAGO, ILL 60607
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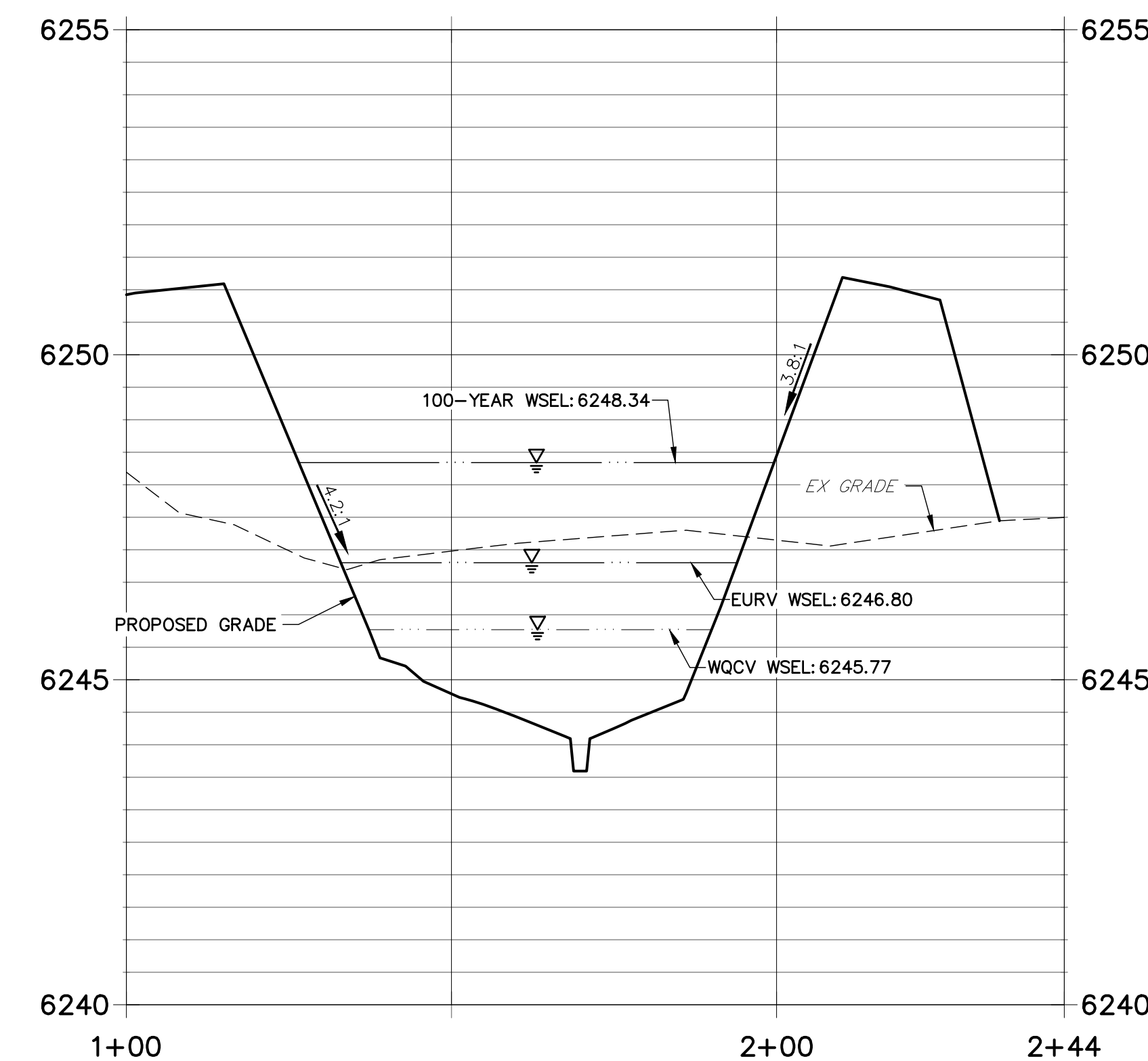
BY DATE

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 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**



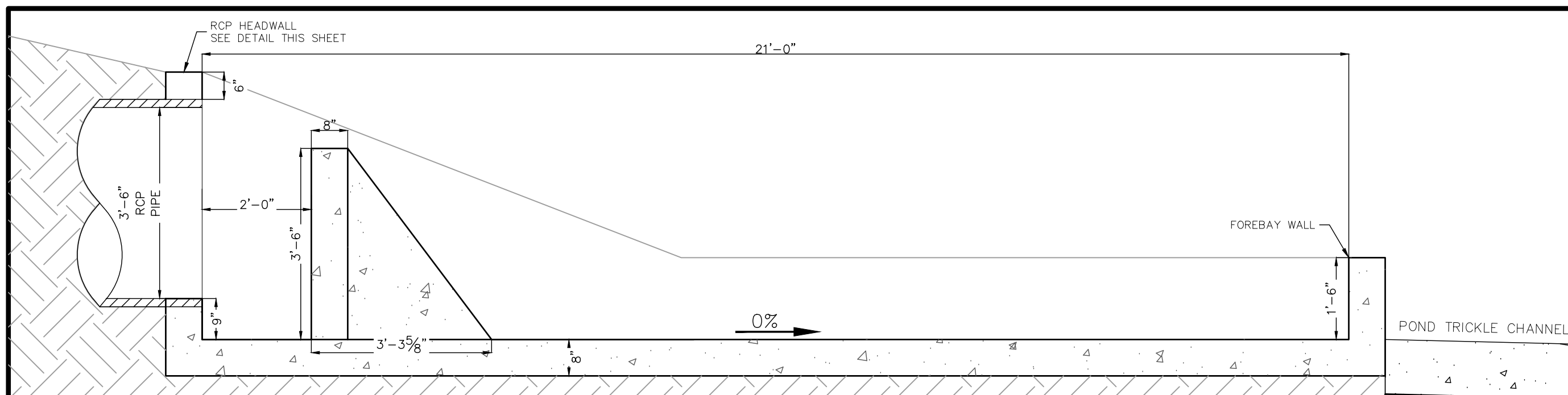
- NOTES**
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 - SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
 - SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY JR ENGINEERING FOR PROPOSED DESIGN OF CMD-OWNED WATER AND SANITARY UTILITIES.

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

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

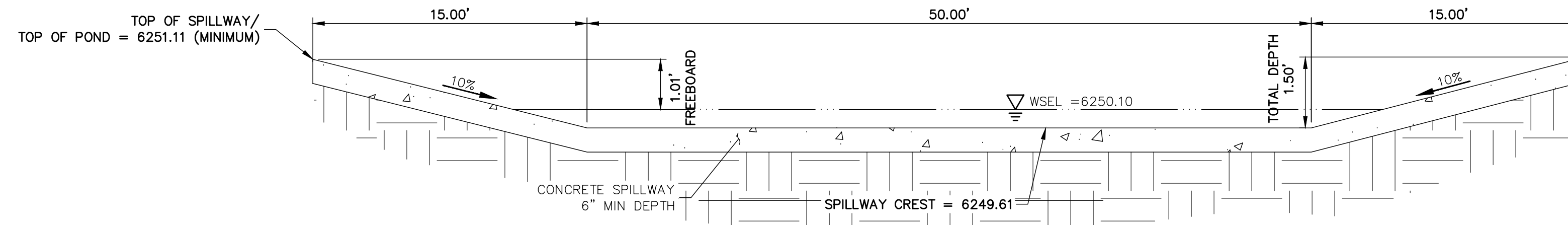
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

SOLACE APARTMENTS - FILING NO. 1	POND B PLAN & CROSS SECTIONS	No.	REVISION	BY	DATE
		H-SCALE 1"=20'	V-SCALE 1"=2'	DATE 11/20/20	DESIGNED BY JBP
SHEET 21 OF 32		JOB NO. 25174.00			



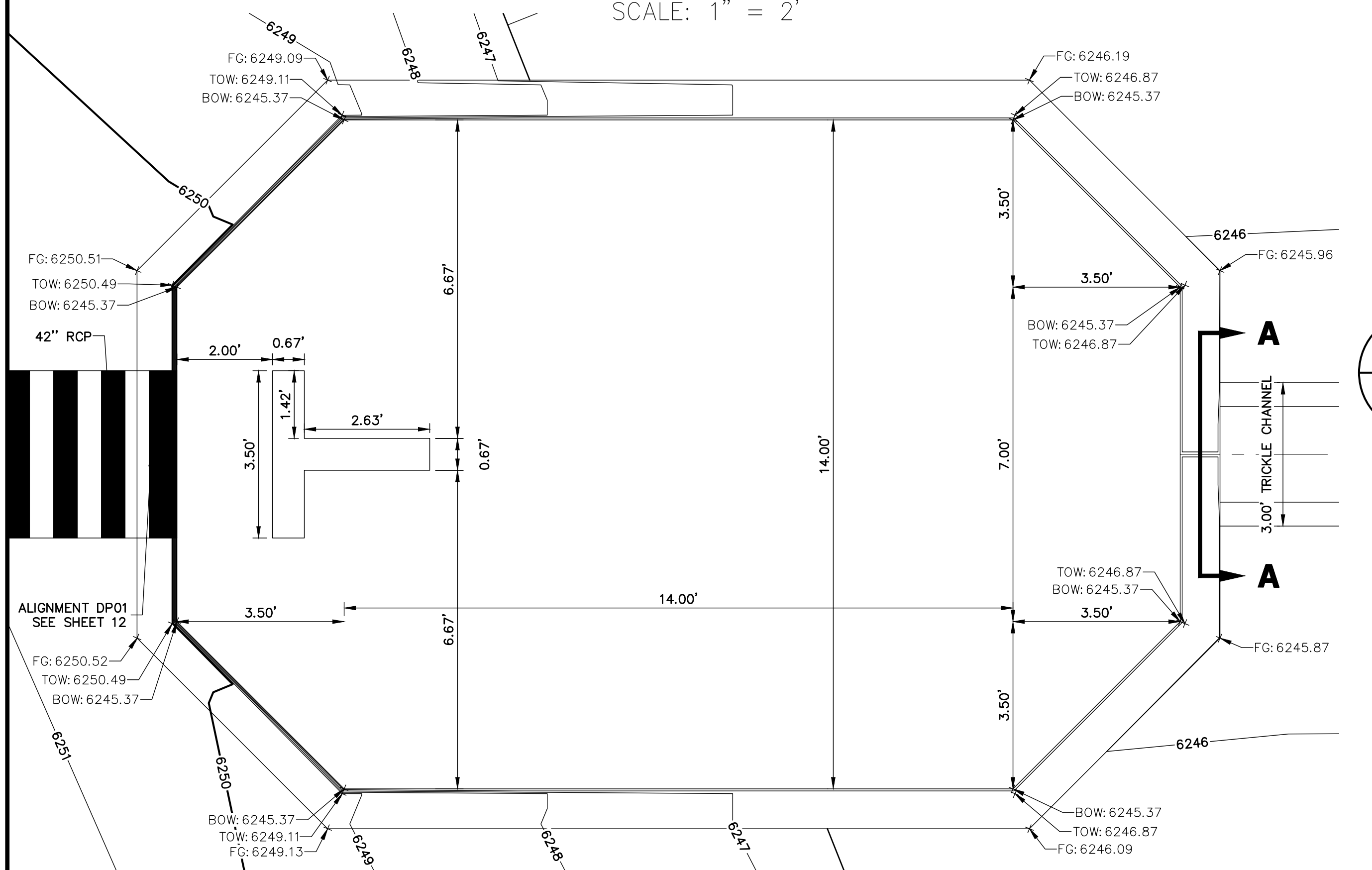
FOREBAY B1 PROFILE VIEW

SCALE: 1" = 2'



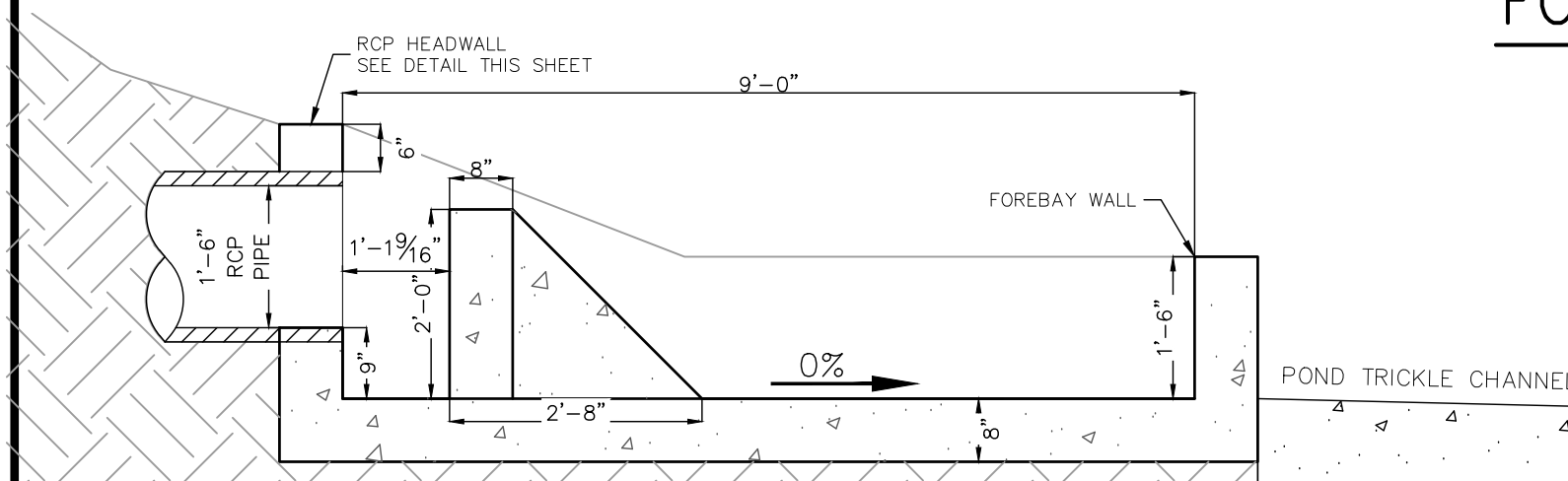
POND B EMERGENCY OVERFLOW SPILLWAY

SCALE: N.T.S.



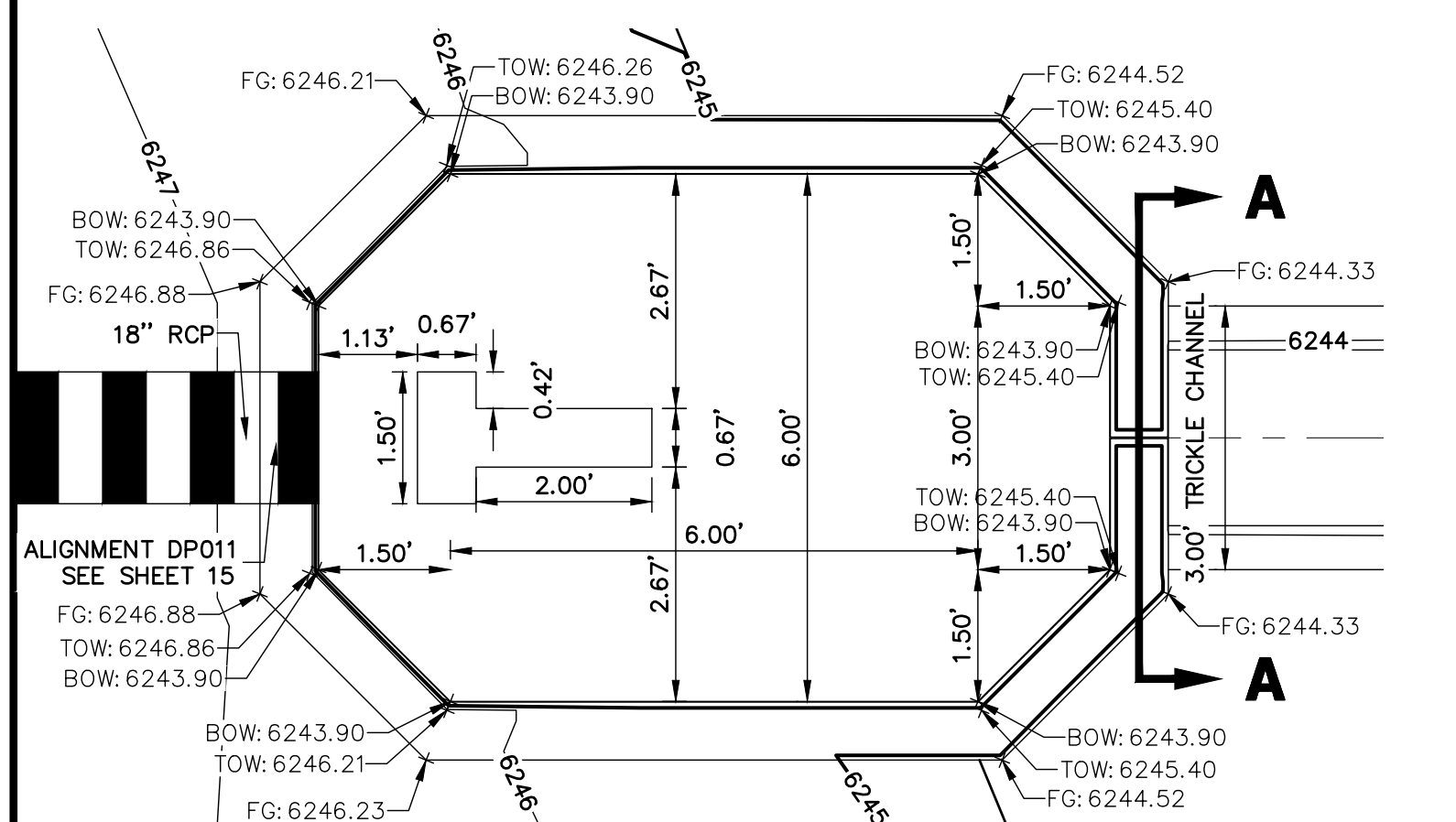
FOREBAY B1 PLAN VIEW

SCALE: 1" = 2'



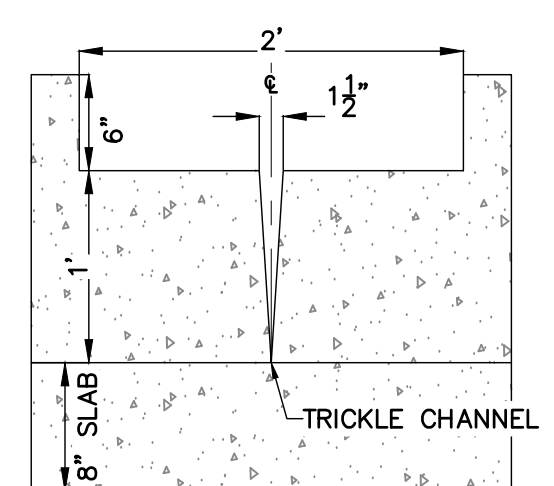
FOREBAY B2 PROFILE VIEW

SCALE: 1" = 2'



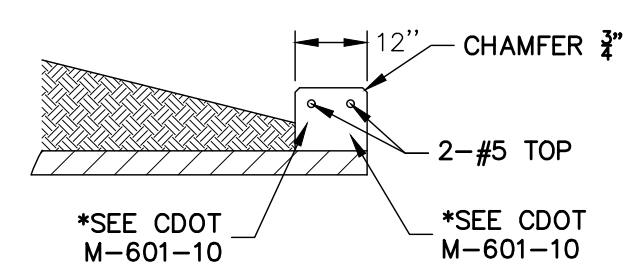
FOREBAY B2 PLAN VIEW

SCALE: 1" = 2'



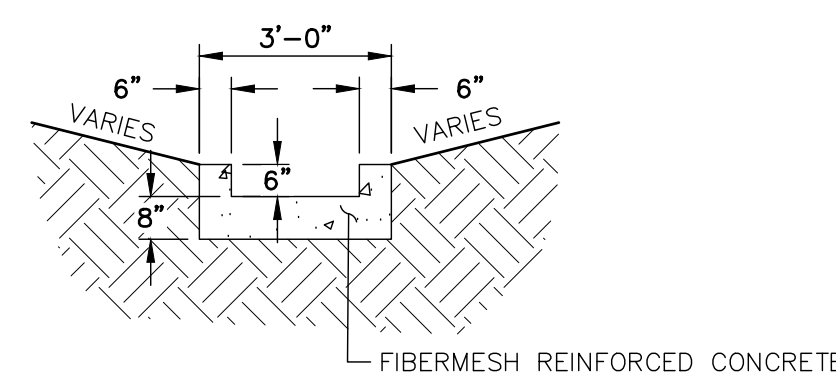
FOREBAY B1 & B2 WALL SECTION

SCALE: 1" = 1'



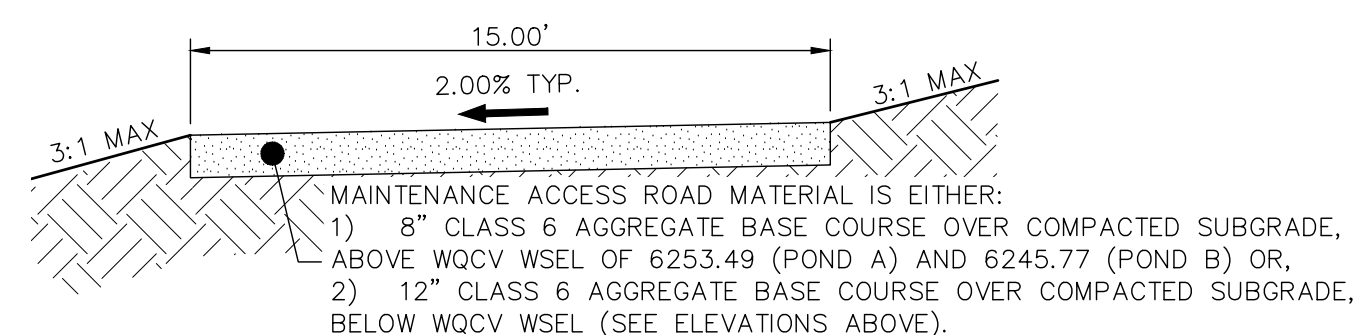
RCP HEADWALL

SCALE: N.T.S.



TRICKLE CHANNEL

SCALE: N.T.S.



POND MAINTENANCE ACCESS ROAD TYPICAL SECTION

SCALE: N.T.S.

WALL NOTES:

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

CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
3. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
5. STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F_c .
7. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
9. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{4}$ ".
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
11. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

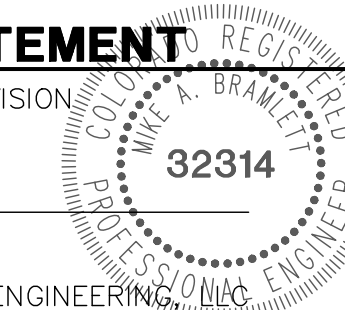


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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

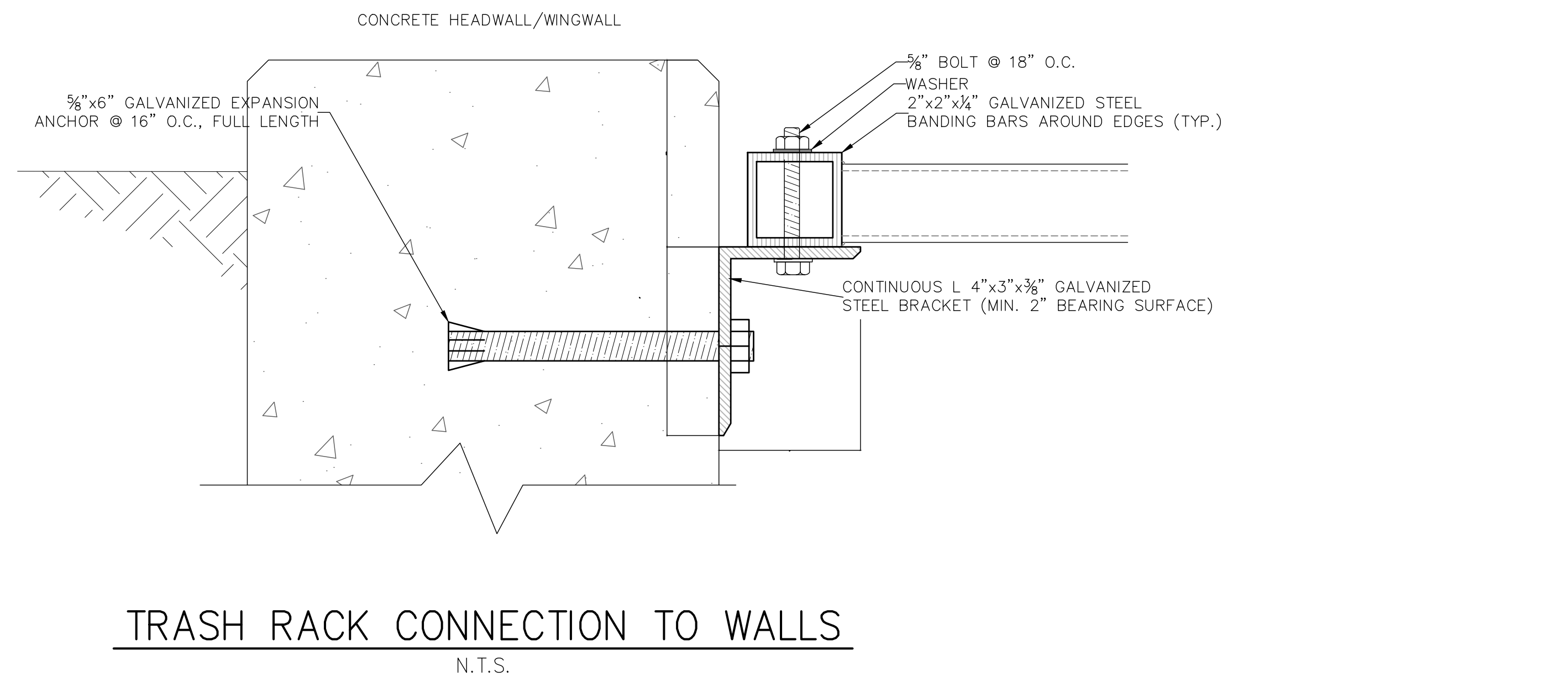
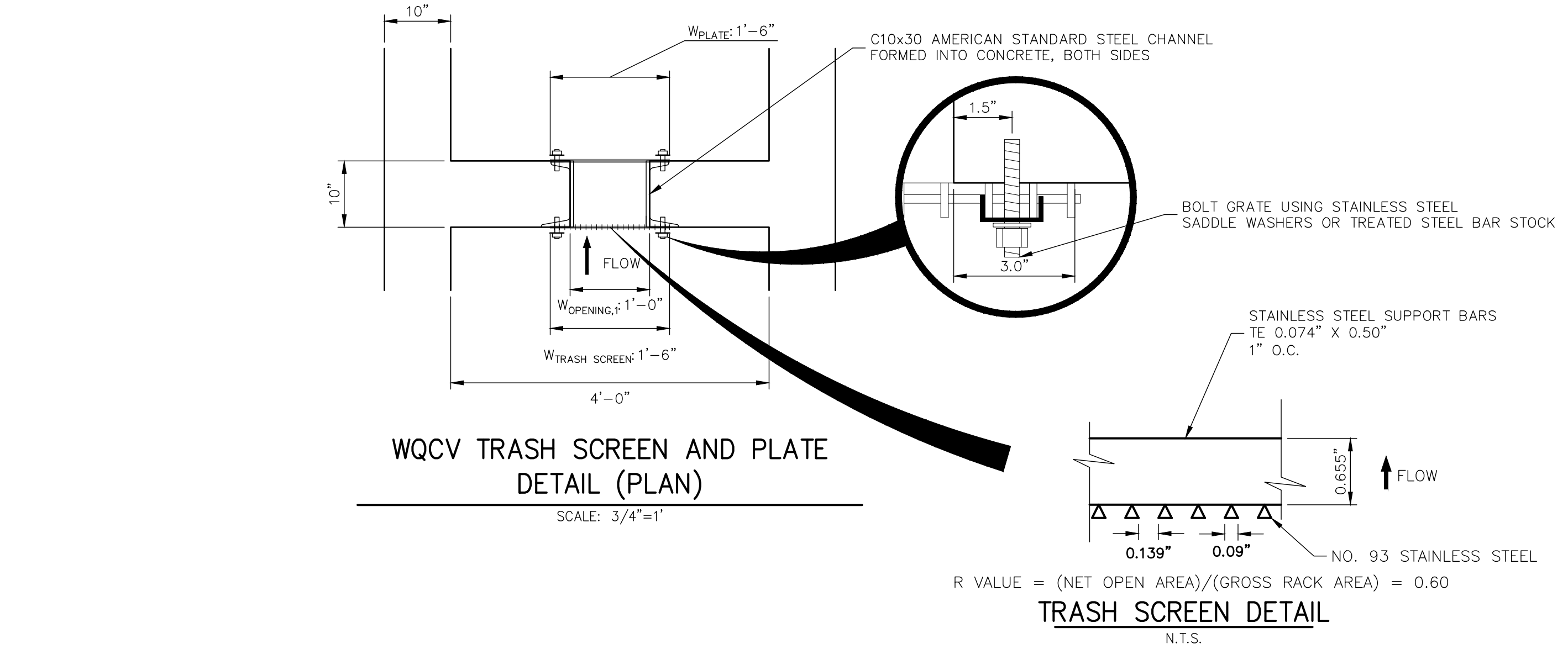
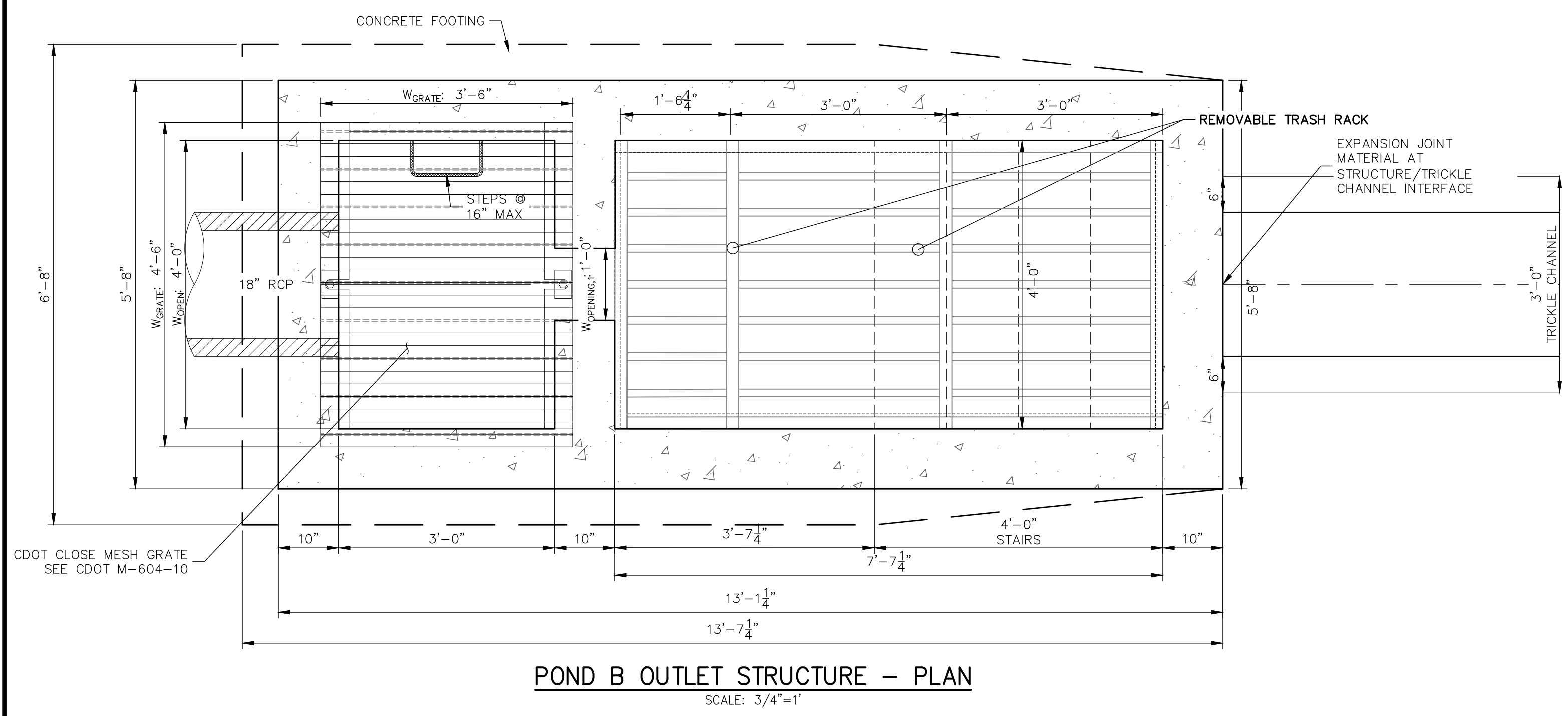
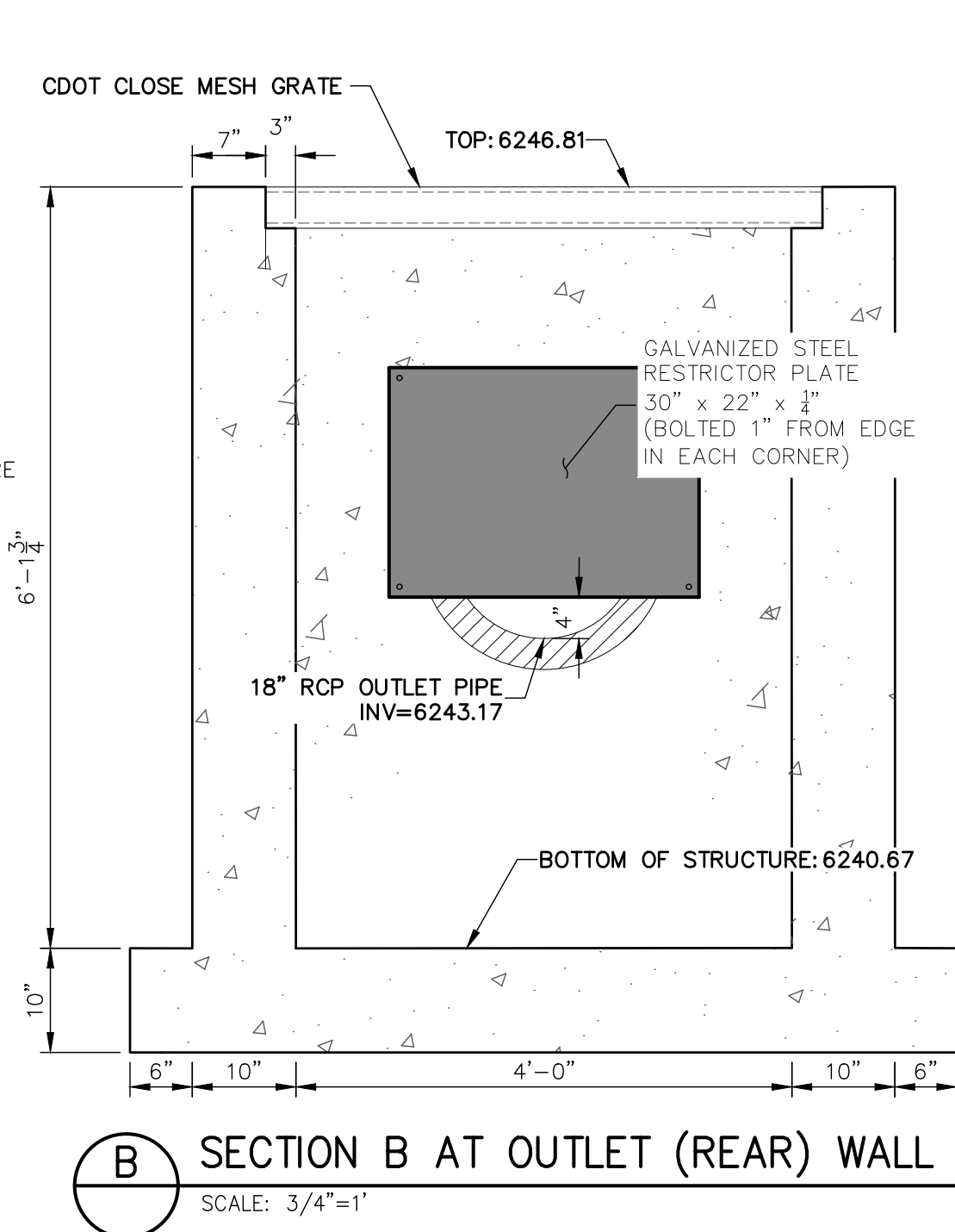
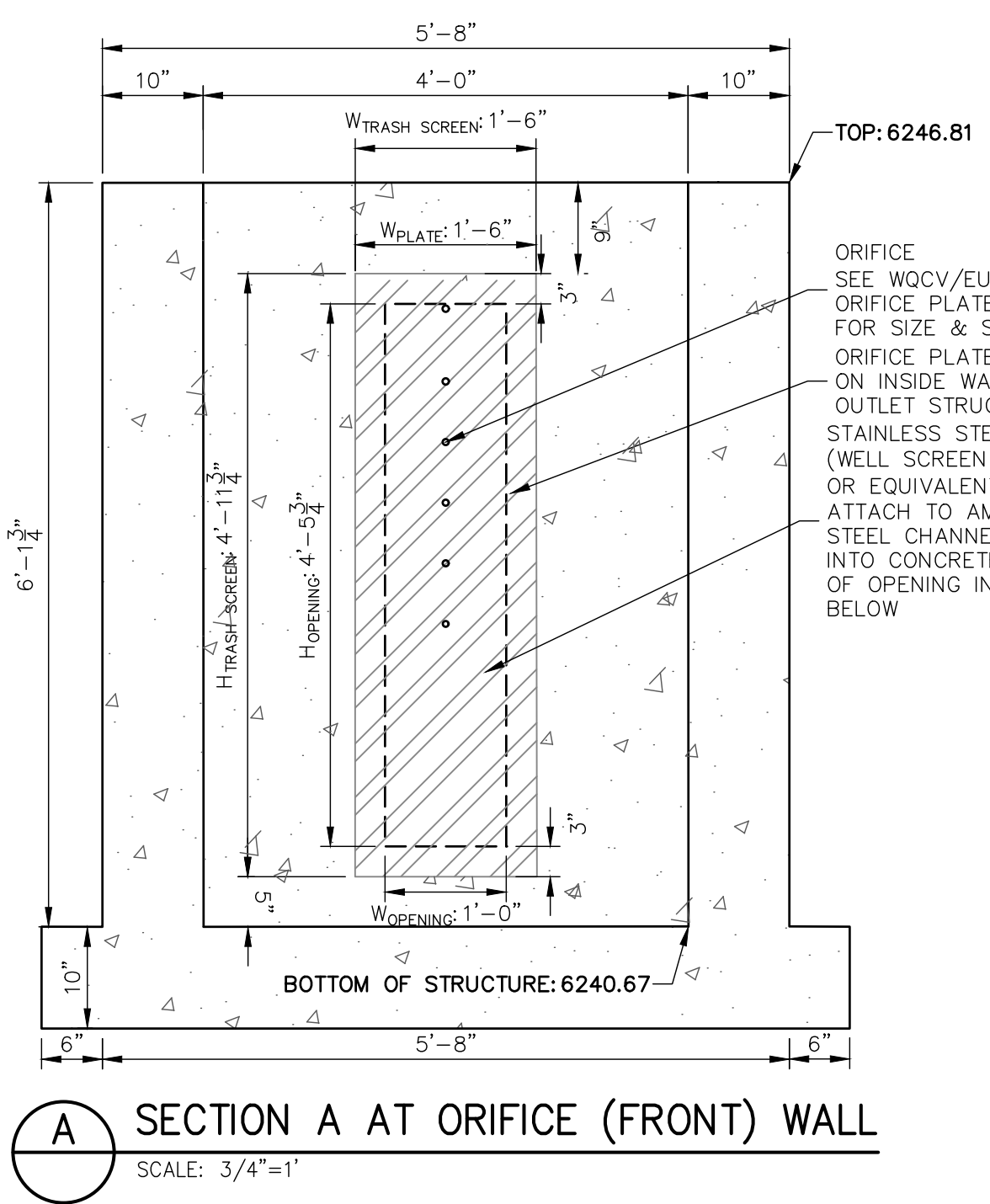
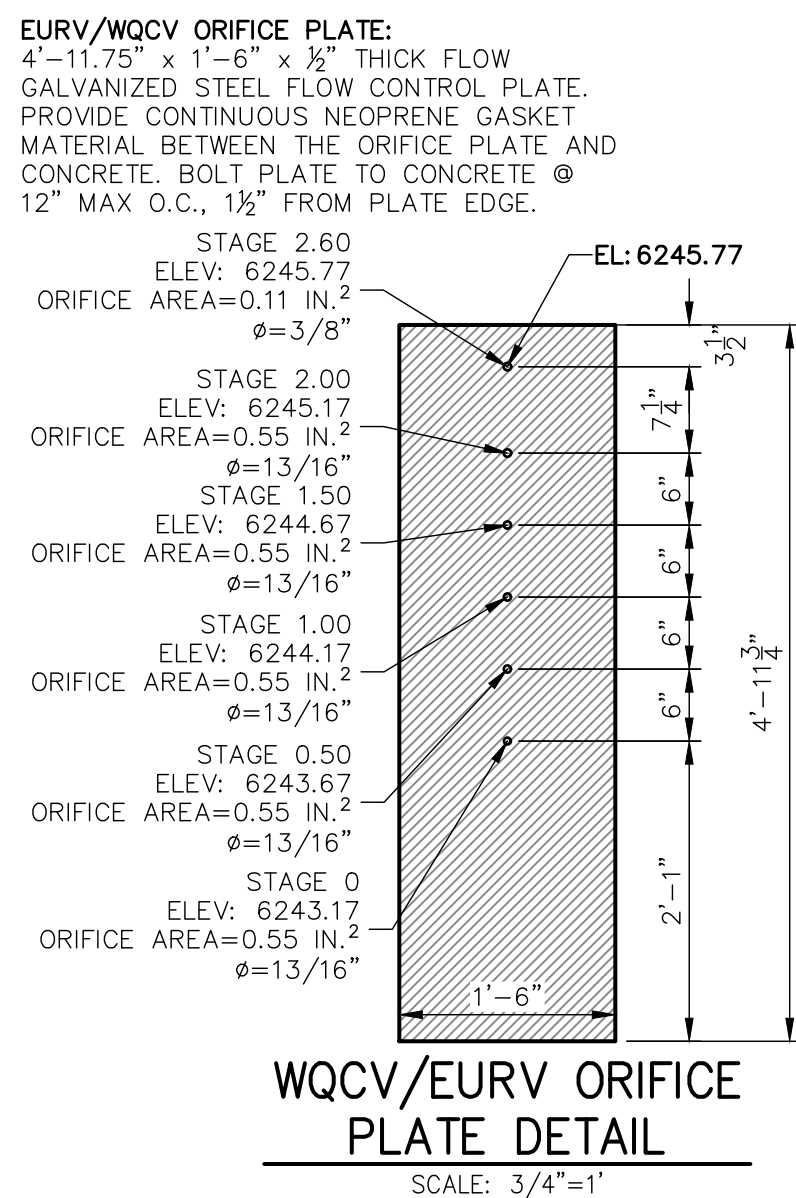
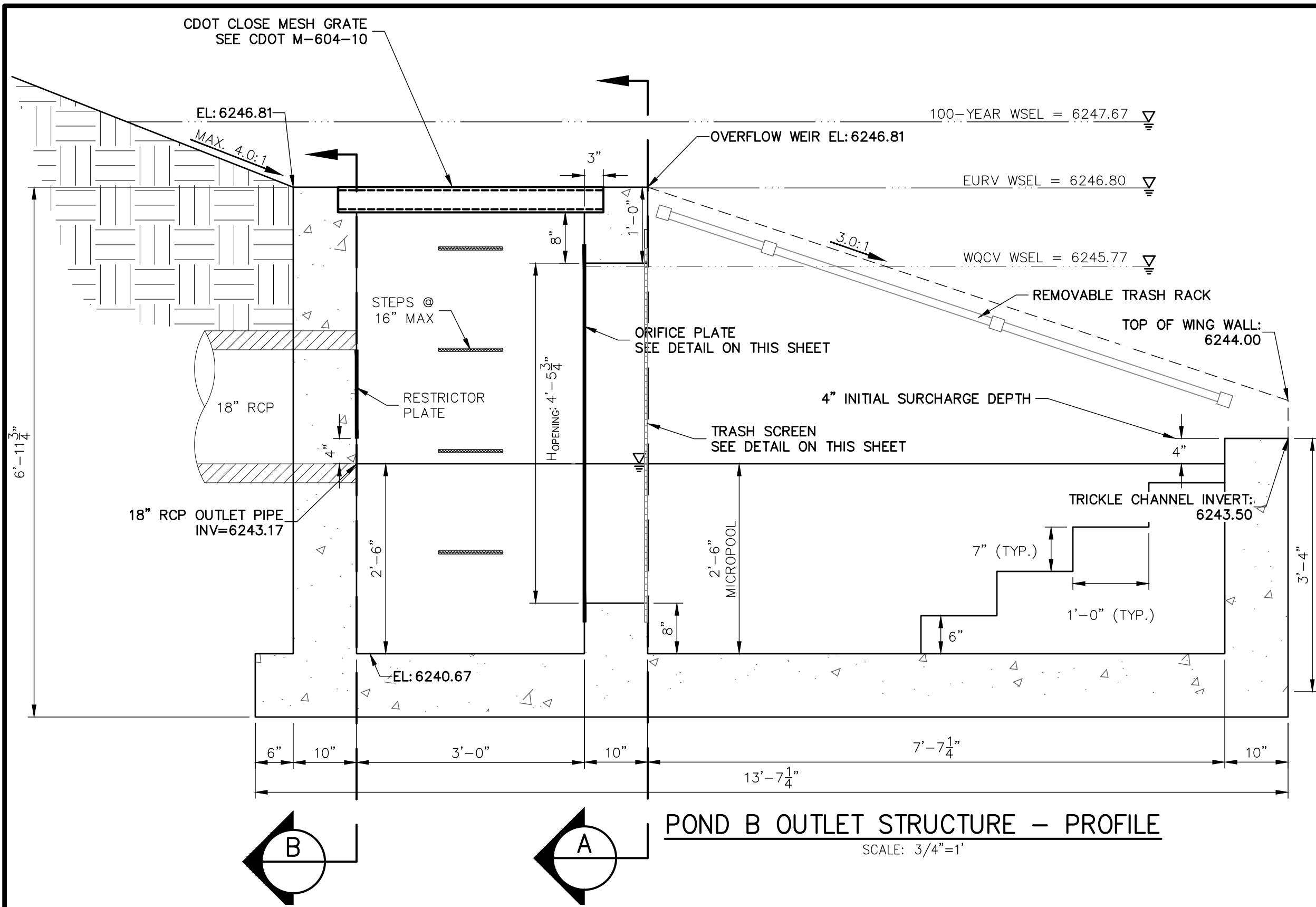
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		11/20/20			

SOLACE APARTMENTS -
FILING NO. 1
POND B DETAILS

SHEET 22 OF 32
JOB NO. 25174.00



OUTLET STRUCTURE STRUCTURAL NOTES:

- REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
- 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_c.
- 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.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

- ORIFICE PLATE AND RESTRICTOR PLATE:**
- PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
 - ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- OVERFLOW GRATE:**
- ALL OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 - OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

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

BY	DATE	REVISION

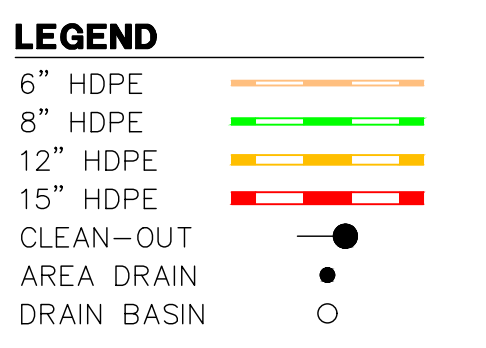
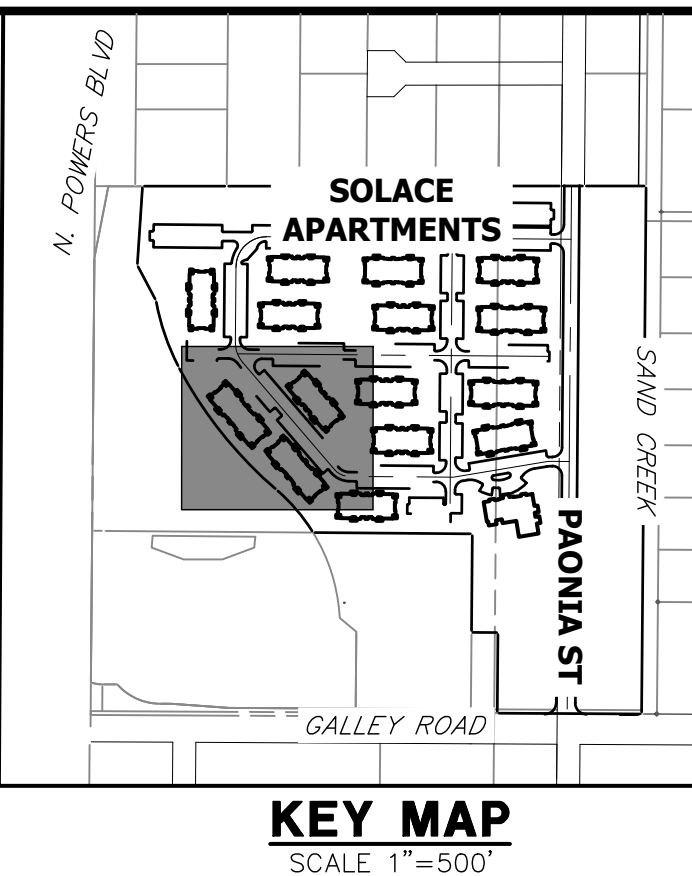
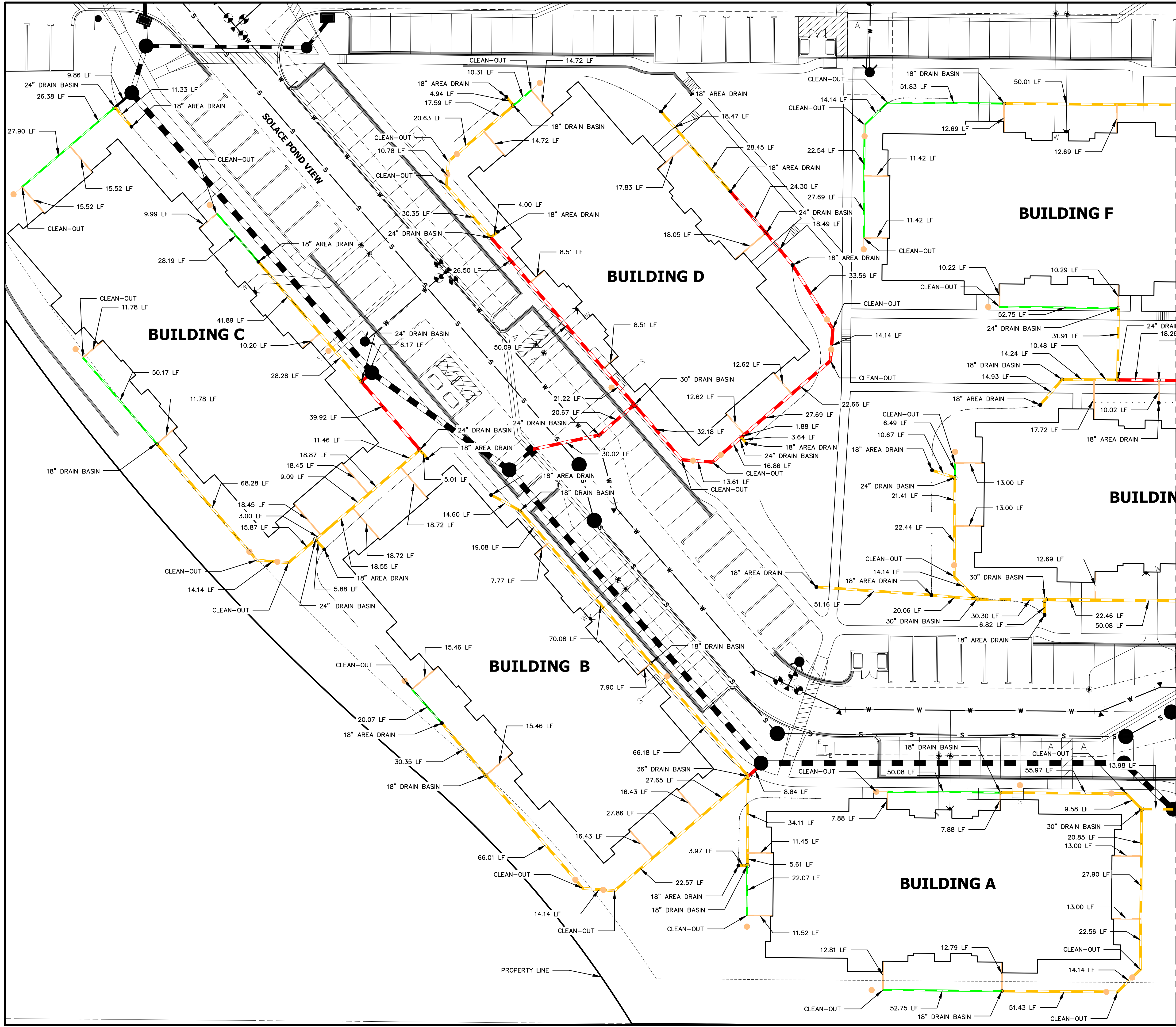
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V-SCALE 3/4"=1'
DATE 11/20/20
DESIGNED BY JBP
DRAWN BY RPD
CHECKED BY

SOLACE APARTMENTS - FILING NO. 1
POND B DETAILS

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

SHEET 23 OF 32
JOB NO. 25174.00

X:\2510000\2517420\Drawings\sheet\dwg\Construction\Drawings\2517420\RD01.dwg, Roof Drain Plan 1, 1/25/2020, 12:30:36 PM, GE



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

SEE SHEET 17

811 logo with text: 'Know what's below. Call before you dig.' Includes a scale bar for 1" = 20'.

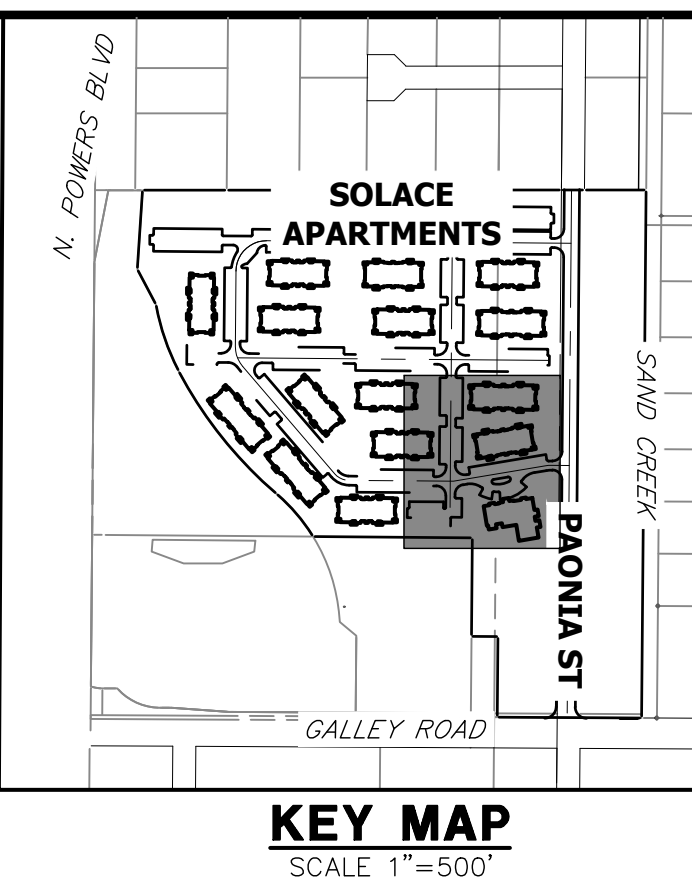
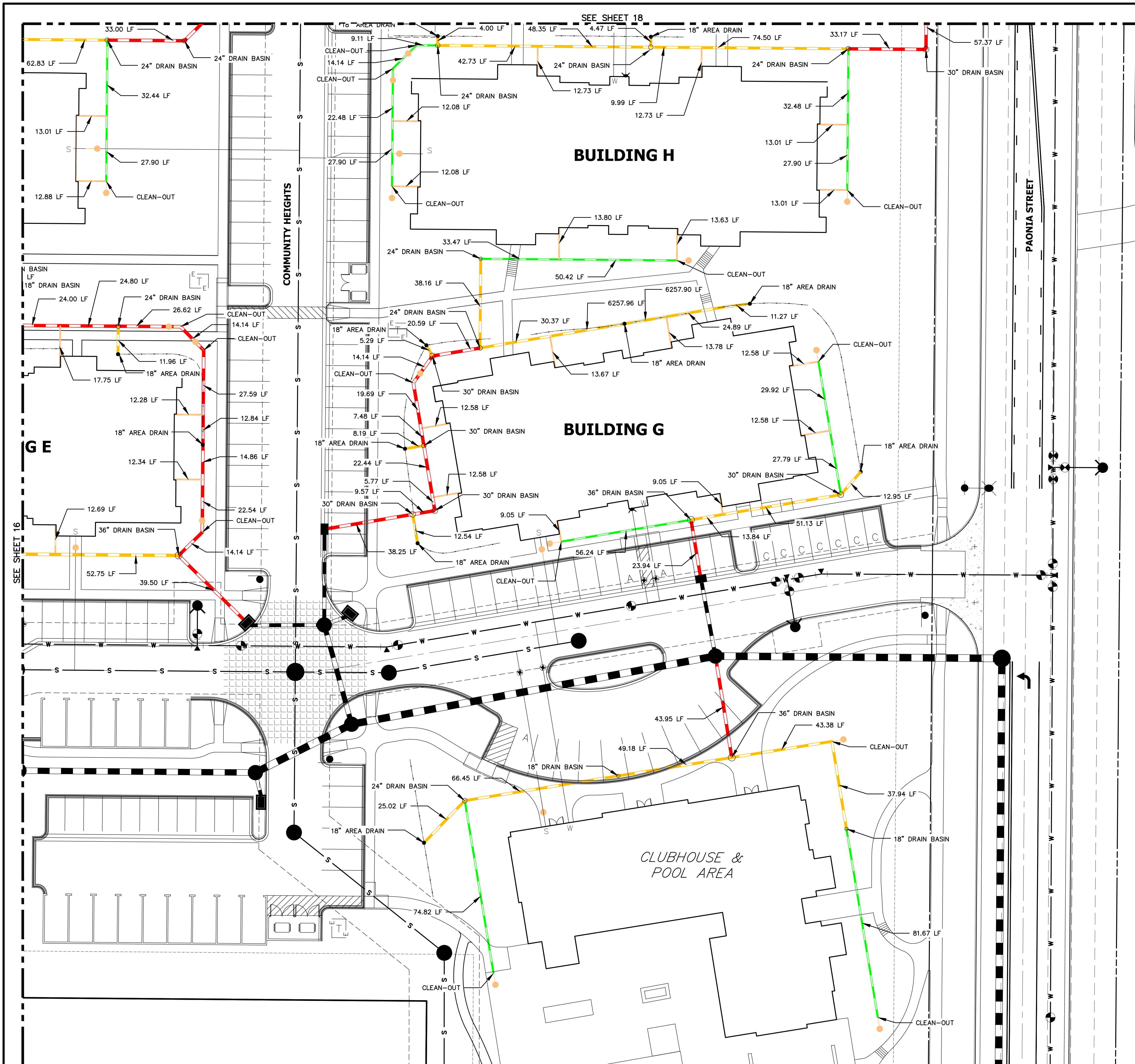
ENGINEER'S STATEMENT: PREPARED UNDER MY SUPERVISION. MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314. FOR AND ON BEHALF OF JR ENGINEERING.

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

J.R. ENGINEERING logo and contact information: Centennial 303-740-9383, Colorado Springs 719-583-2593, Fort Collins 970-491-9888, www.jrengineering.com

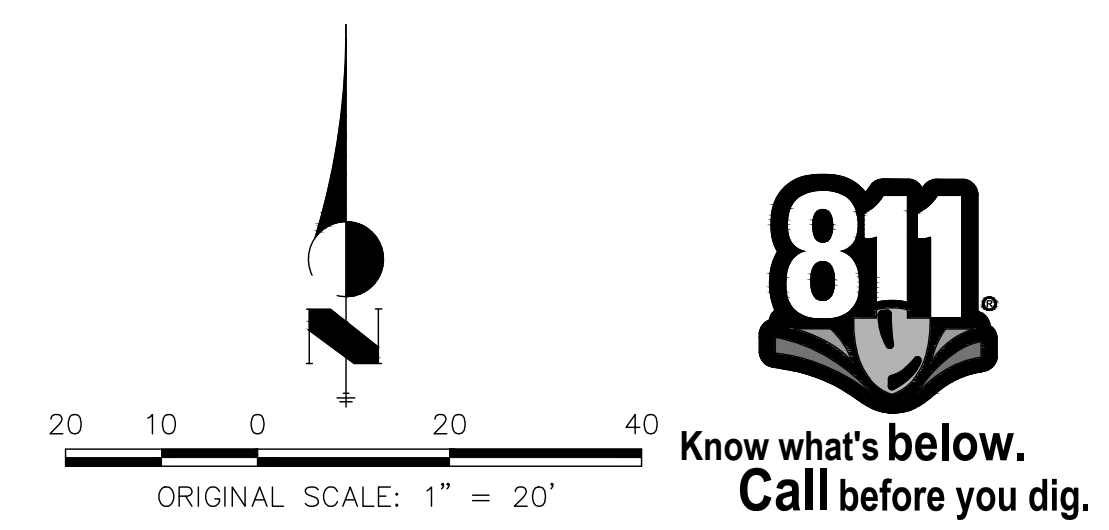
No.	REVISION	BY	DATE

SOLACE APARTMENTS - 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.
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 4. SEE SHEET XX FOR CLEAN-OUT, DRAIN BASIN, AND AREA DRAIN DETAILS.
 5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.



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

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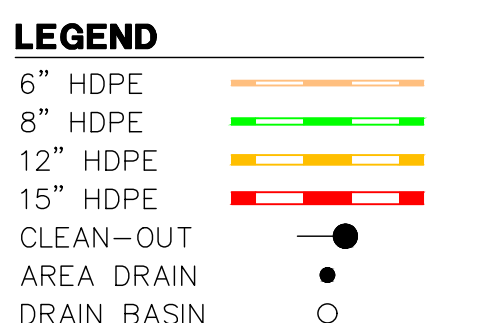
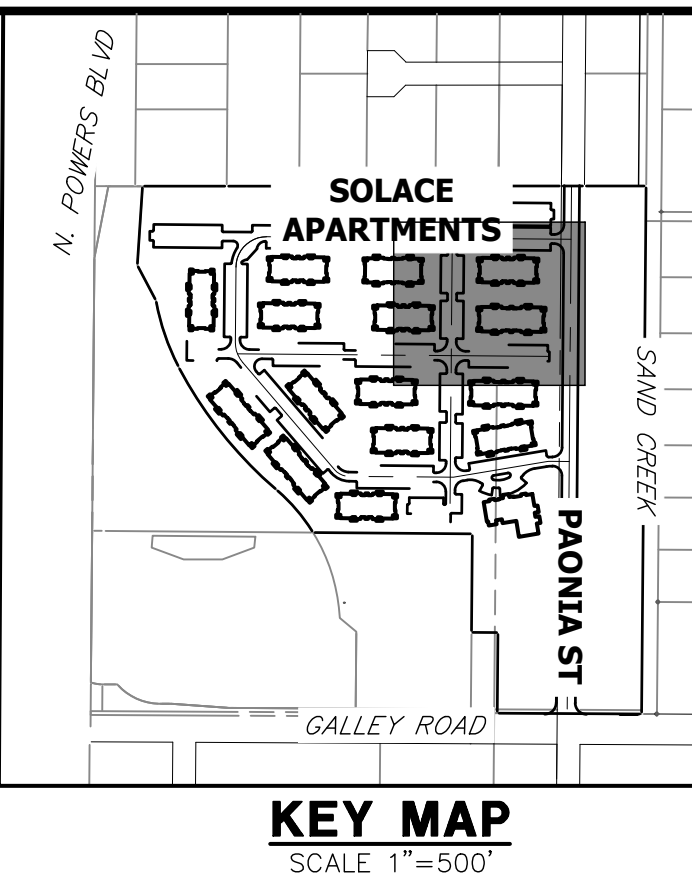
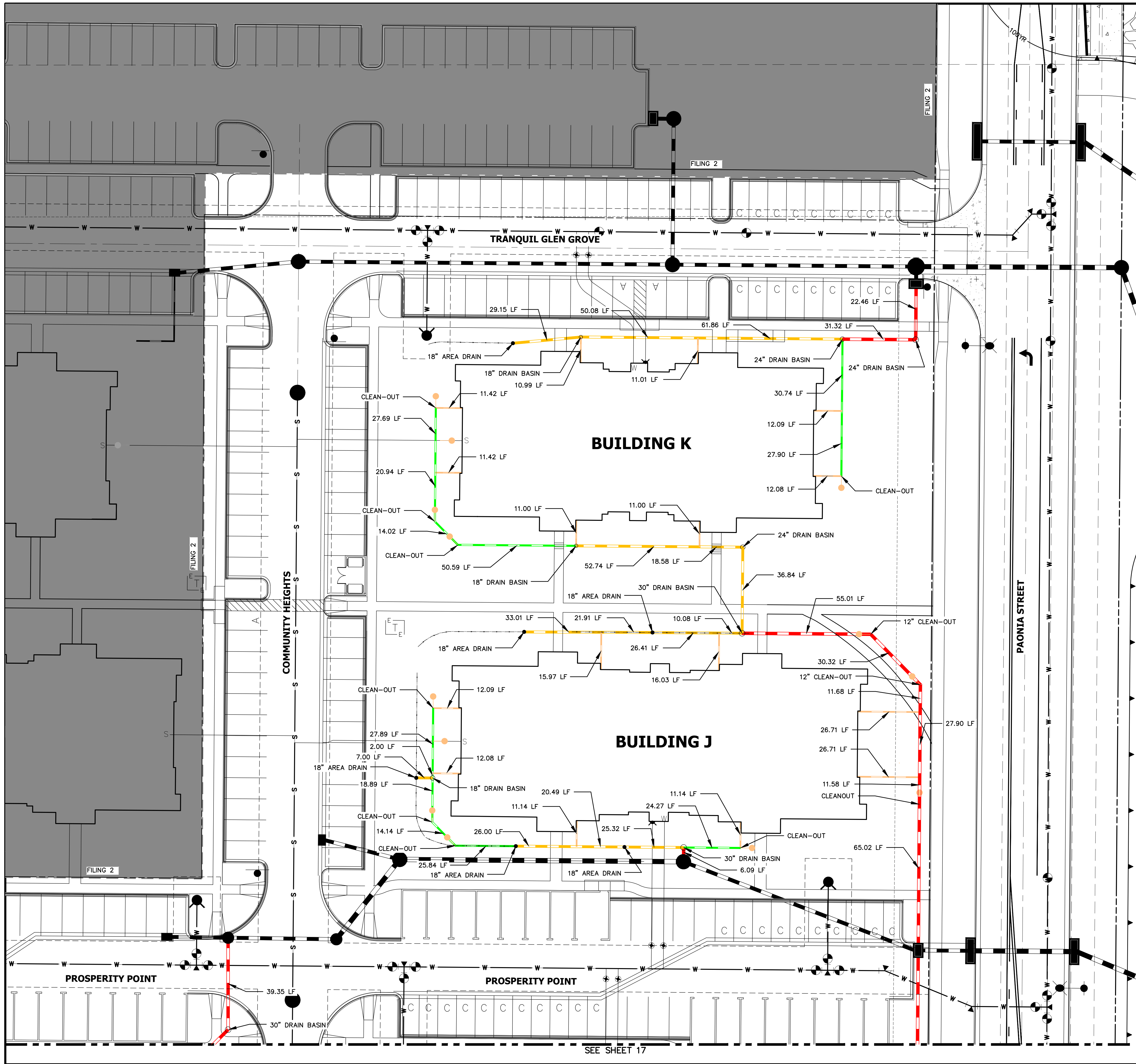
BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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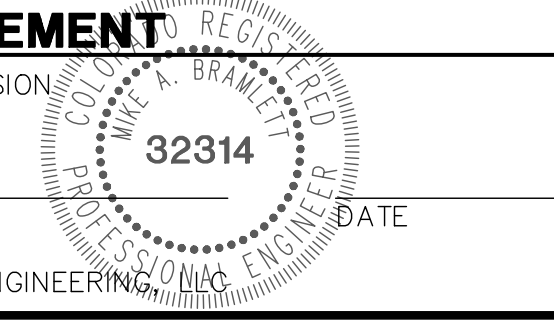
SOLACE APARTMENTS - FILING NO. 1
ROOF DRAIN AND AREA DRAIN PLANS

SHEET 25 OF 32
 JOB NO. 25174.00



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

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION



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

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

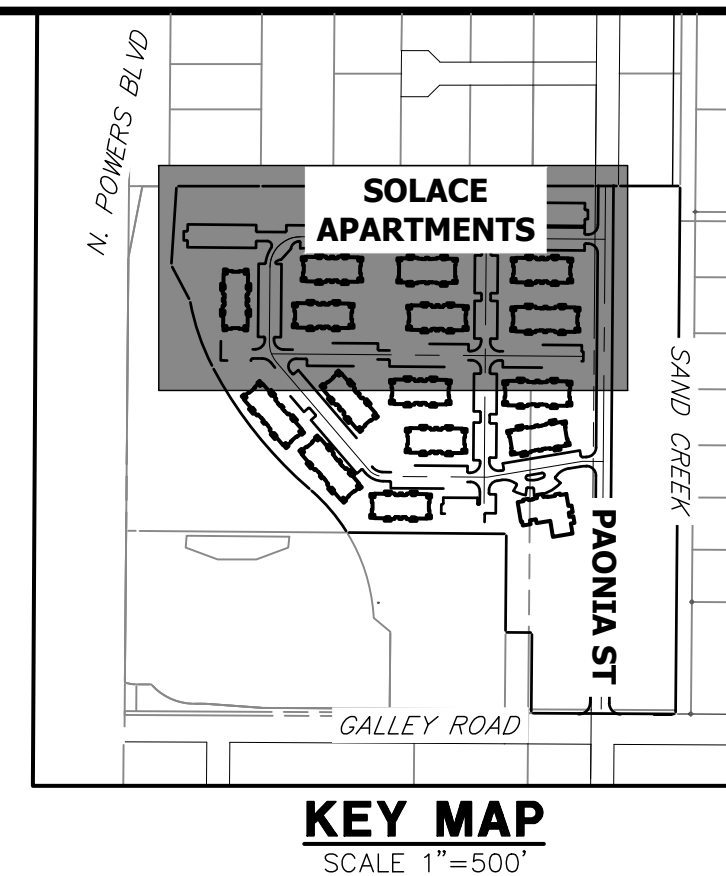
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 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

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

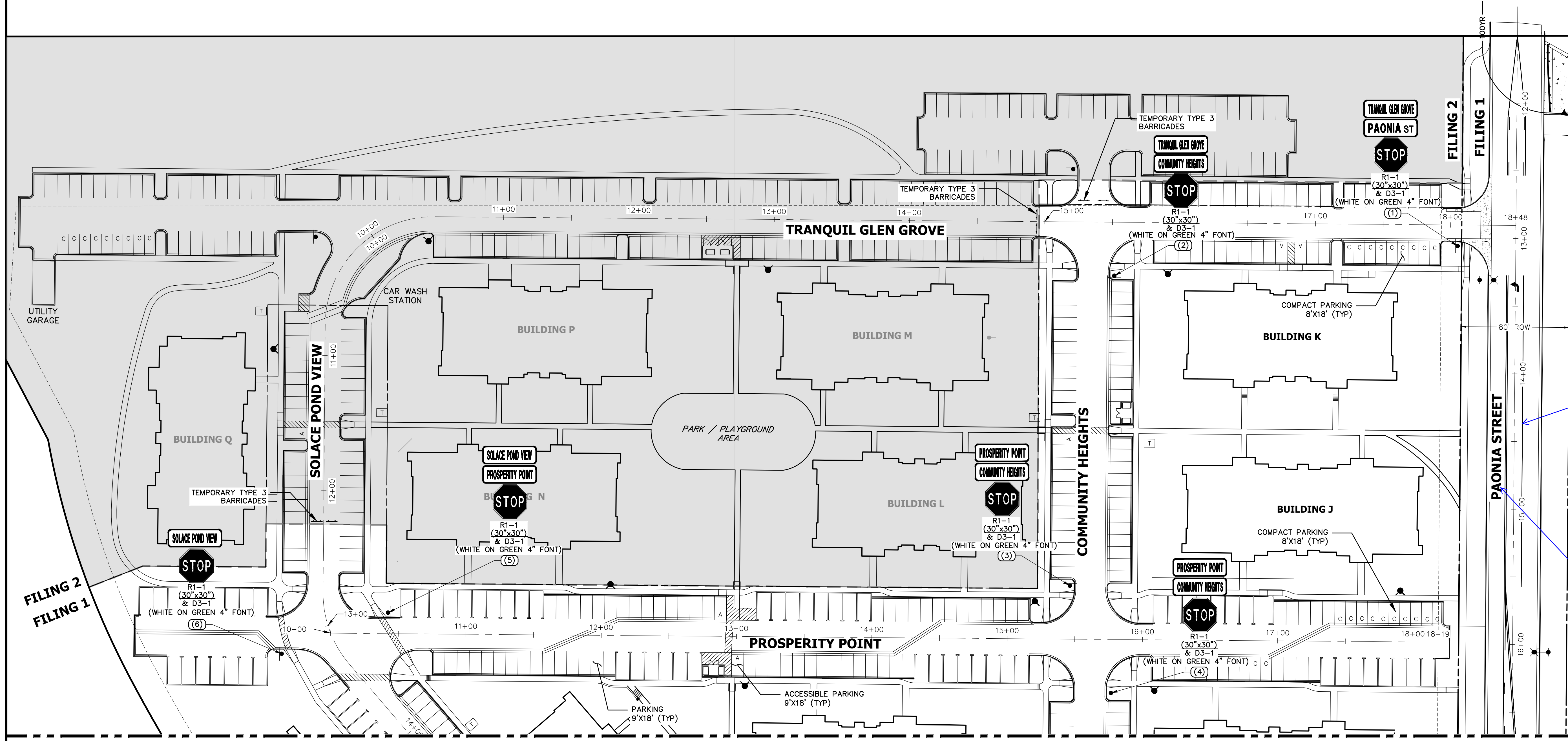
SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(1)	18+05.22	15.51' (RT)	TRANQUIL GLEN GROVE	30X30 R1-1 (1) 30X9 D3-1 (2)
(2)	15+51.69	39.52' (RT)	TRANQUIL GLEN GROVE	30X30 R1-1 (1) 30X9 D3-1 (2)
(3)	15+46.07	39.51' (LT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(4)	15+77.07	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)



UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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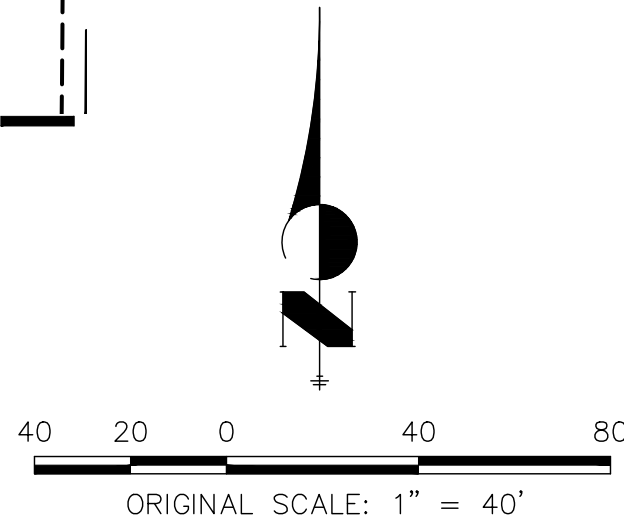
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 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com



Please provide legend with call-outs of the striping proposed and identify the width, length etc. as done on the Paonia street signing and striping plan (pg47 of 68)

Please identify the location of any speed limit signs proposed along Paonia St.

SEE SHEET 28



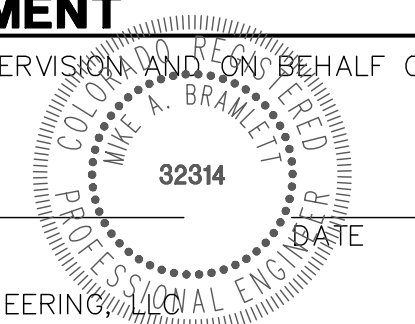
FILING 2
FILING 1



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

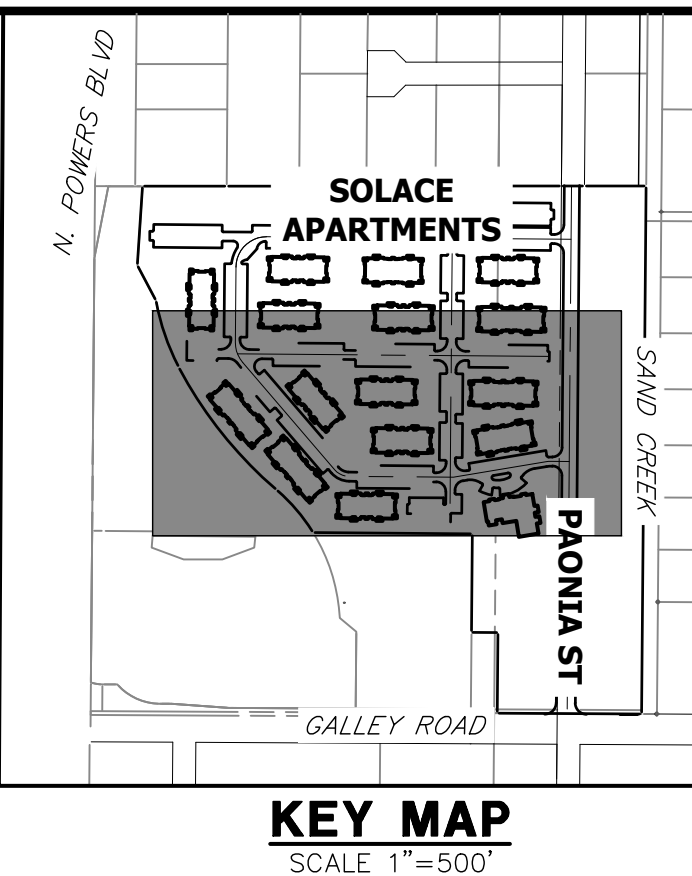


SOLACE APARTMENTS - FILING NO. 1
 SIGNAGE AND STRIPING PLAN

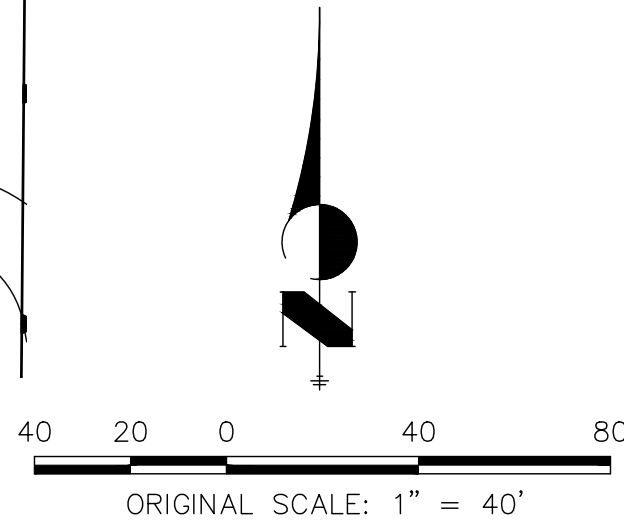
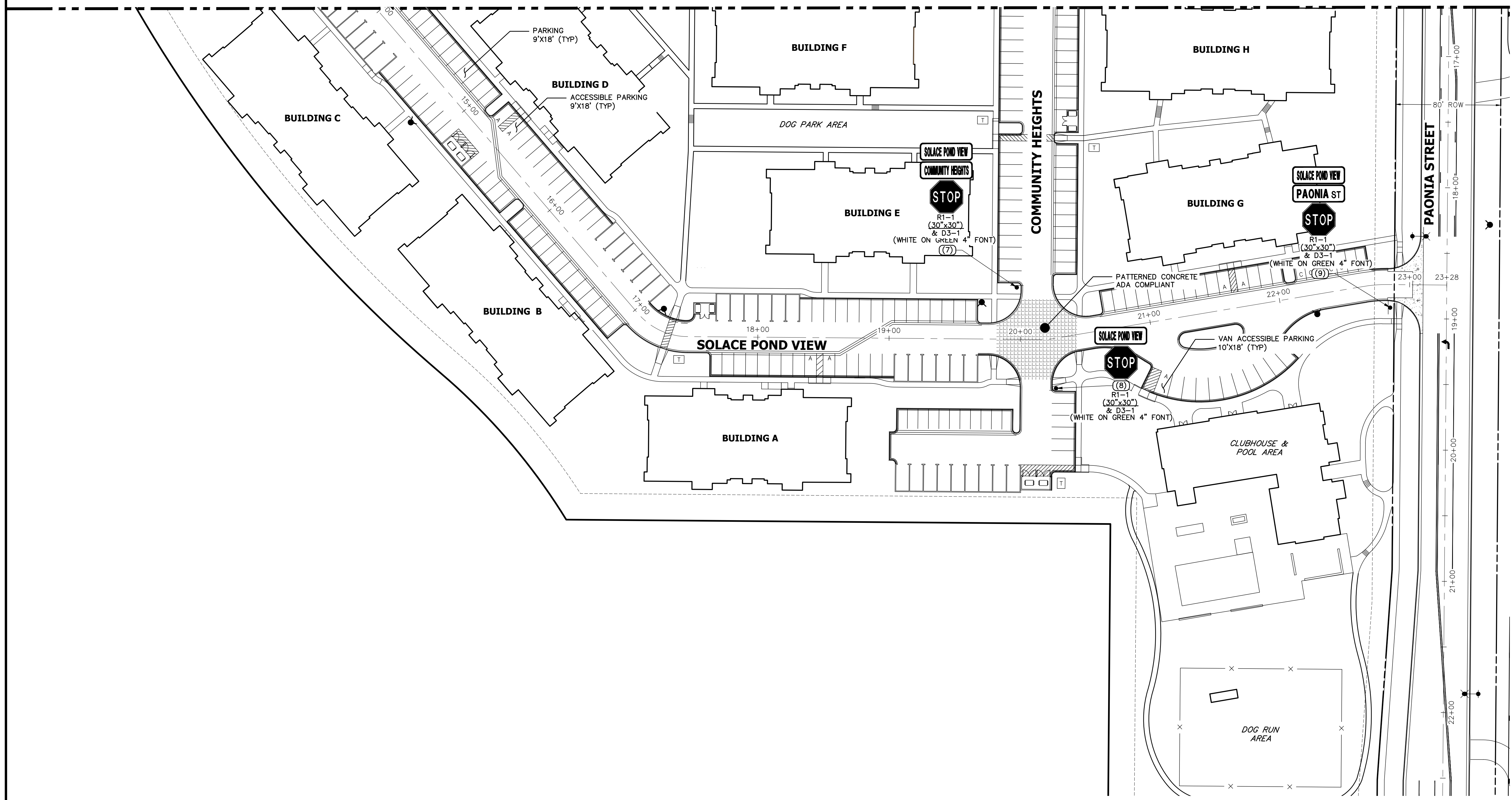
SHEET 27 OF 32
 JOB NO. 25174.00

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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



UNLESS NOTED OTHERWISE, THESE DRAWINGS ARE APPROVED BY THE PROFESSIONAL ENGINEERING AGENCIES, OR ENGINEERING APPROVES THEIR USE FOR THE PURPOSES 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 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

SOLACE APARTMENTS - FILING NO. 1

SIGNAGE AND STRIPING PLAN

SHEET 28 OF 32

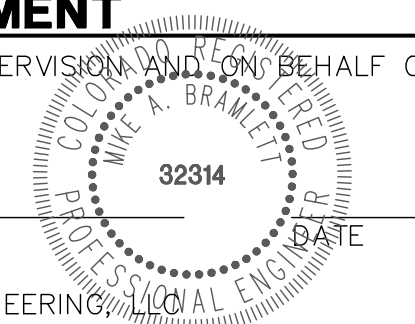
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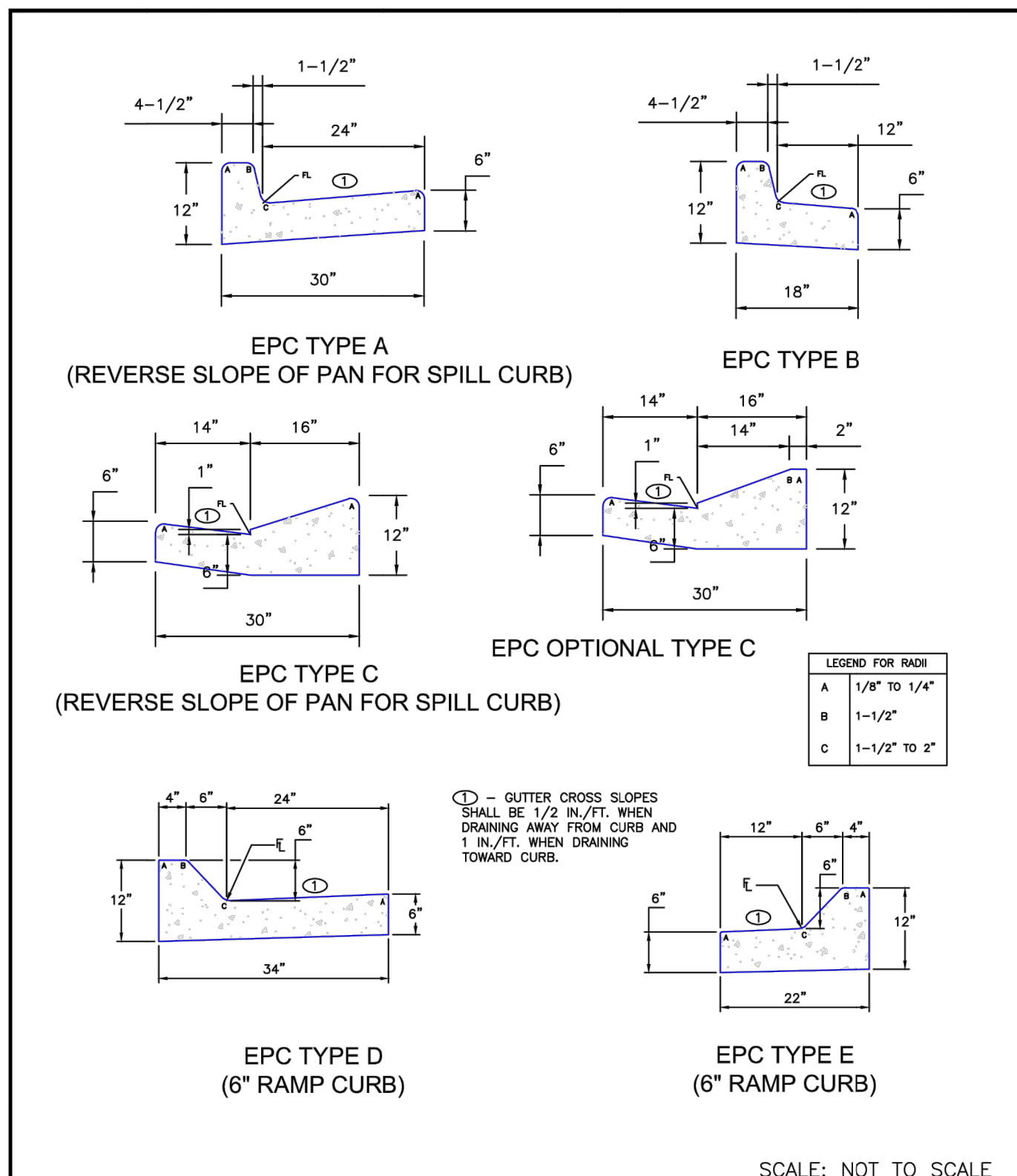
ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

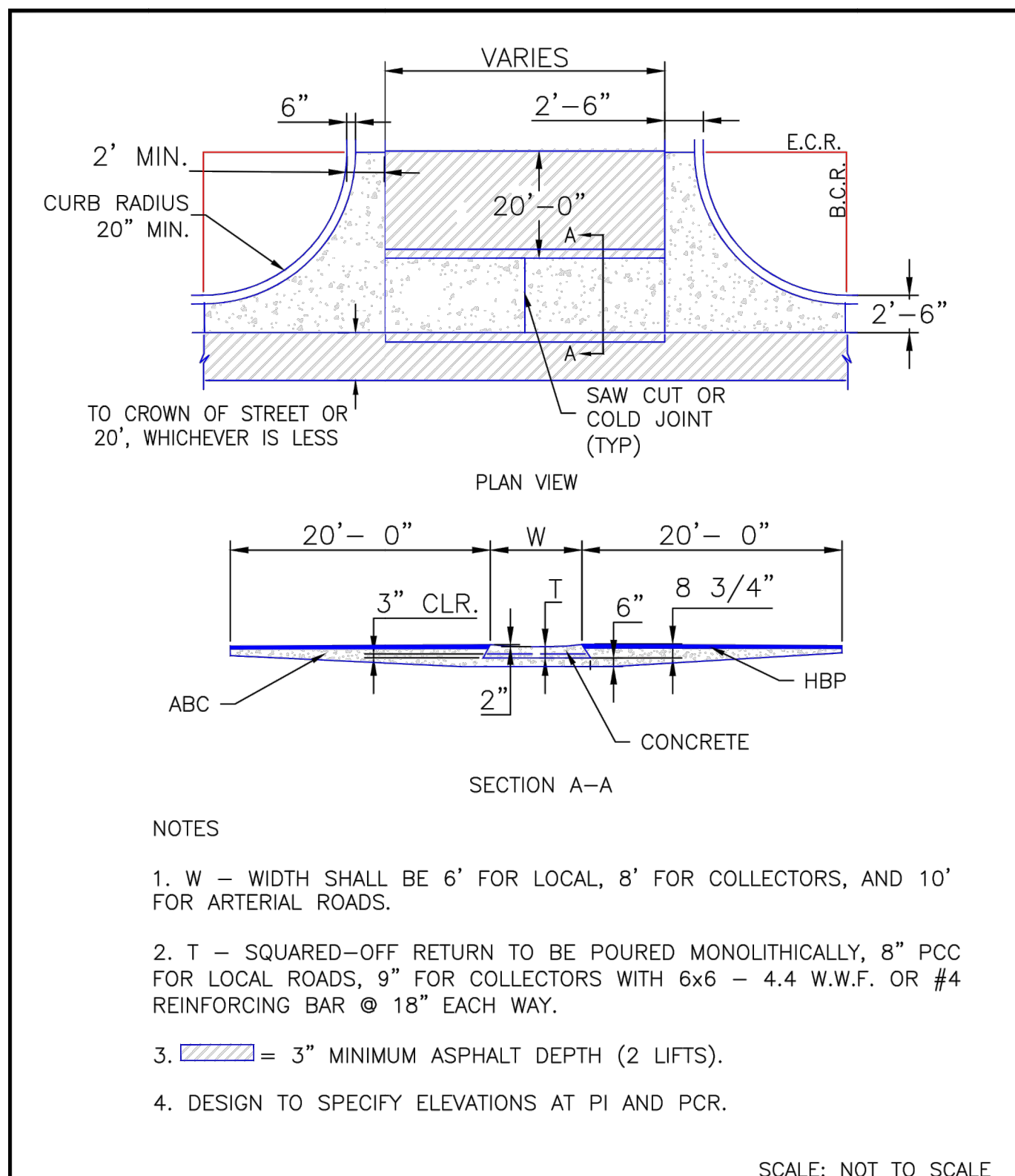
MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING



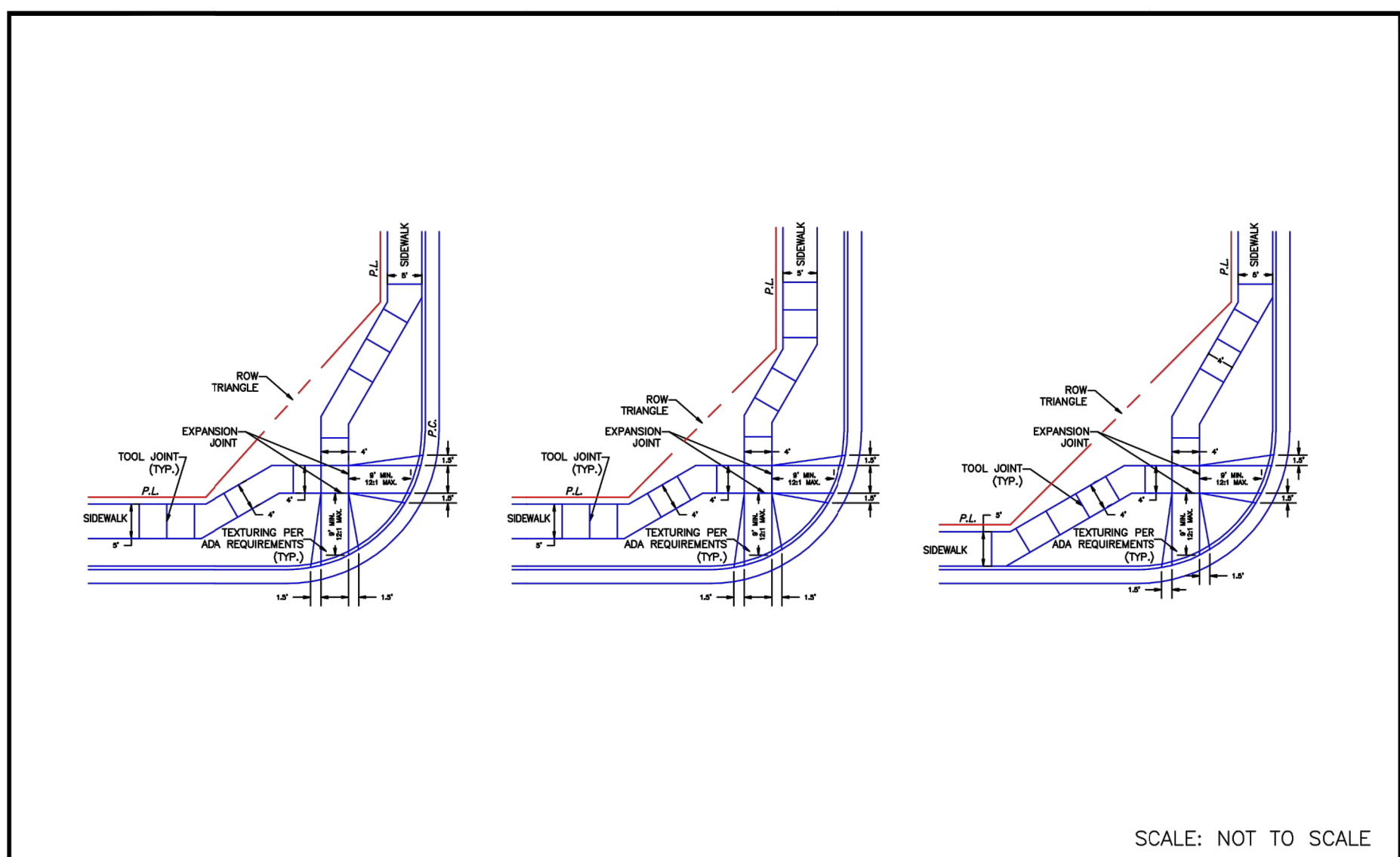
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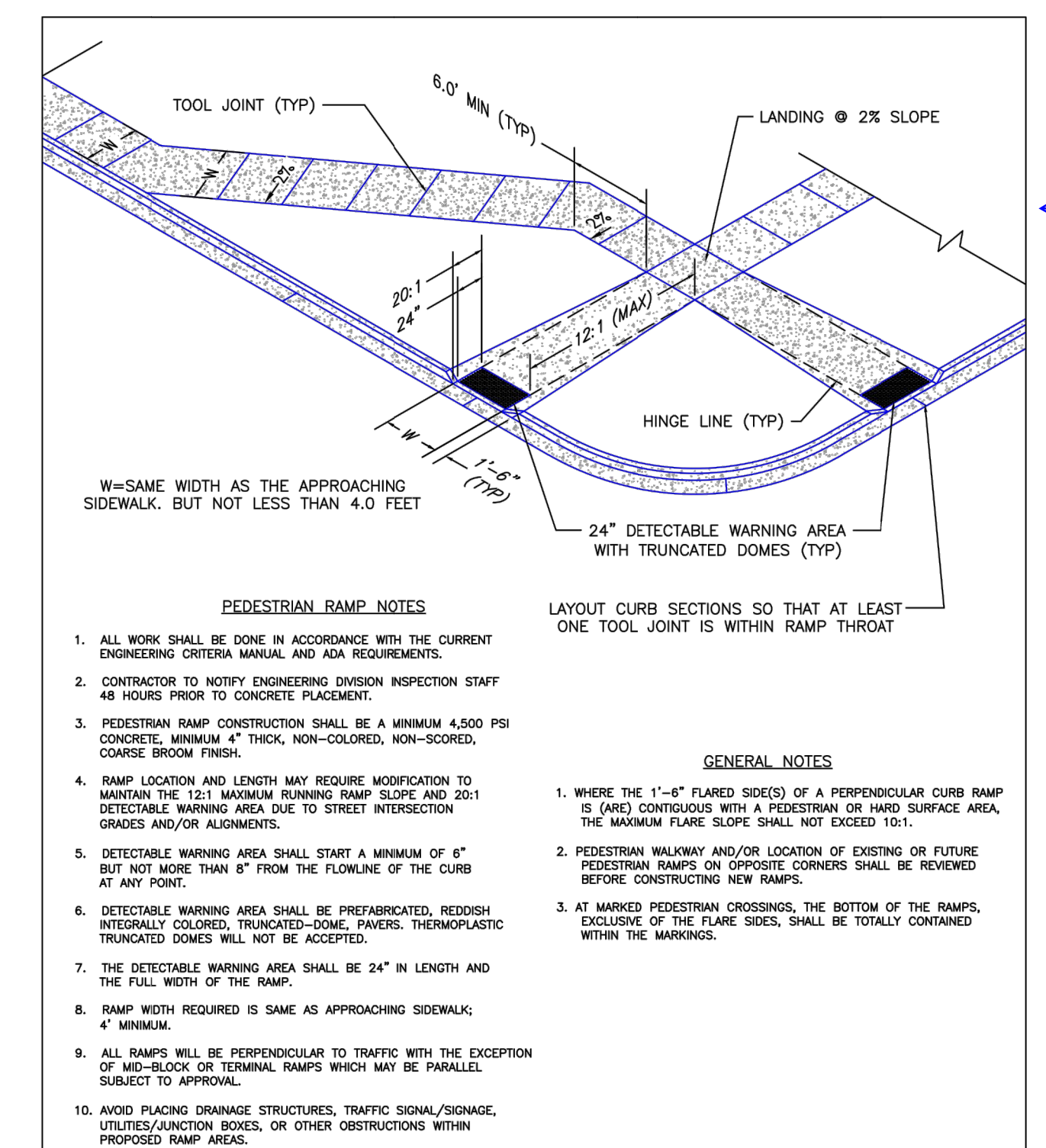
DATE APPROVED: 8/11/11	Typical Curb and Gutter Details Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-20	



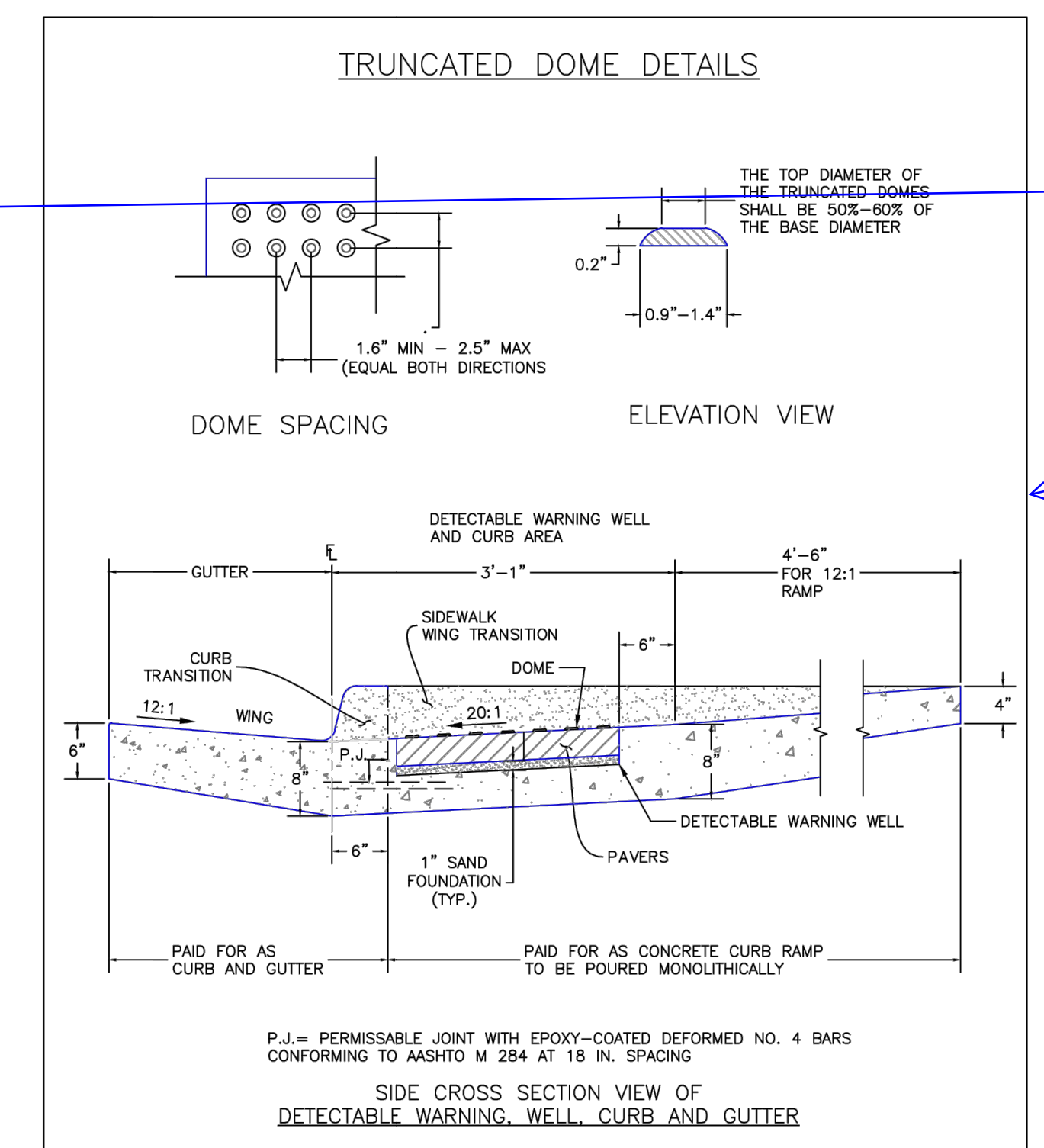
DATE APPROVED: 8/11/11	Typical Cross Pan Layout Detail Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26	



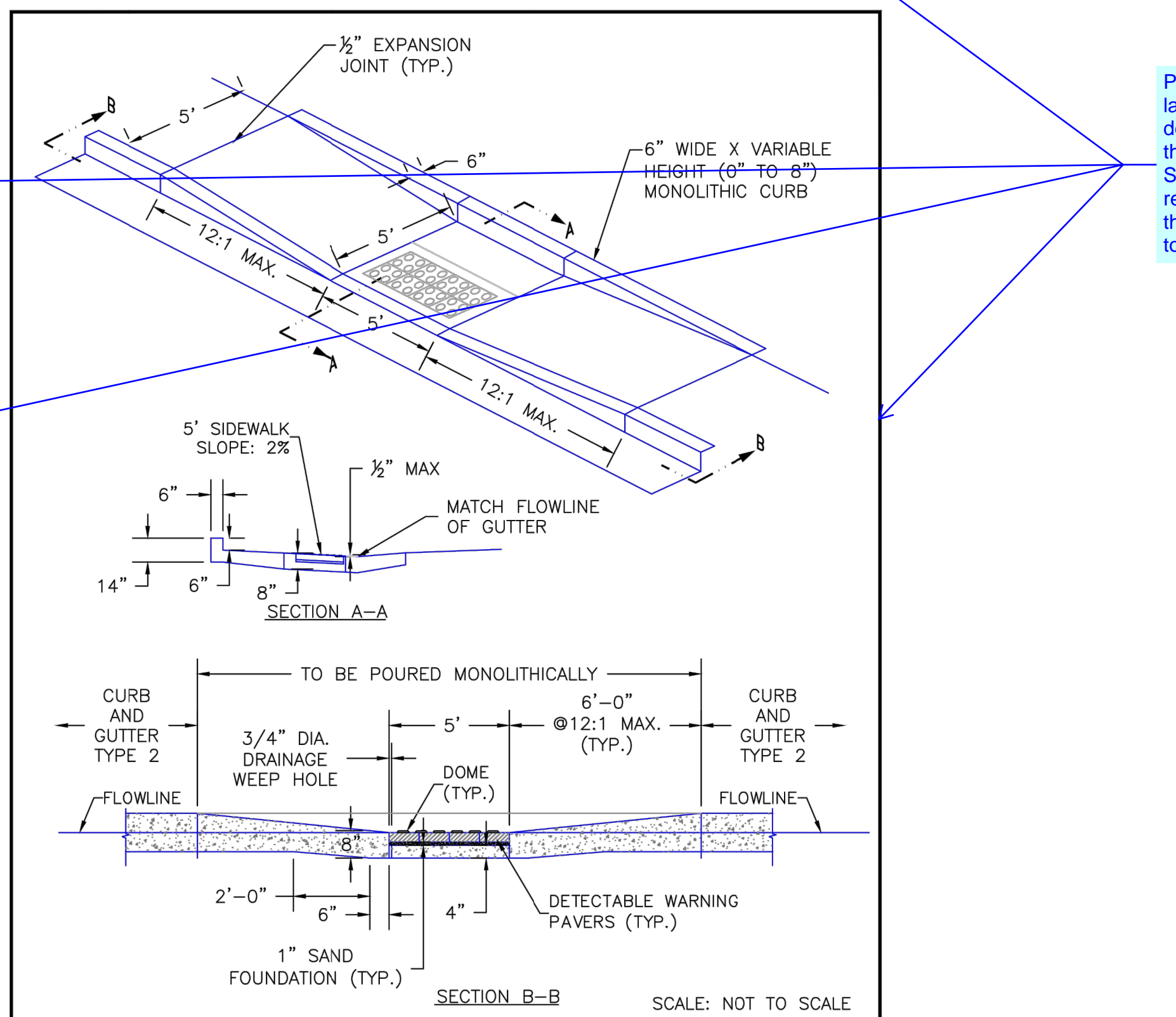
DATE APPROVED: 9/16/10	Pedestrian Intersection Ramp Detail Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: André P. Brackin	REVISION DATE: 11/10/04	FILE NAME: SD_2-40	



DATE APPROVED: 7/9/09	Pedestrian Intersection Ramp Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-41	



DATE APPROVED: 1/1/08	Truncated Dome Details Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: John A. McCarty	REVISION DATE: 11/25/15	FILE NAME: SD_2-42	



DATE APPROVED: 8/11/11	Parallel Pedestrian Ramp Detail Standard Drawing		EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
APPROVED BY: André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-50	

Please replace with the latest county detail.

Please provide the latest PED ramp details (SD_2-40 through 2-42 & SD_2-50) that were recently revised with the adoption of CH6 to the ECM.

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 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	11/20/20	DESIGNED BY	JRM	DRAWN BY	JRM	CHECKED BY	
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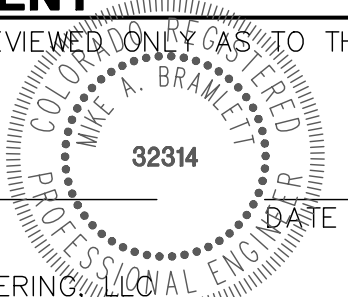
SOLACE APARTMENTS - FILING NO. 1
DETAIL SHEETS

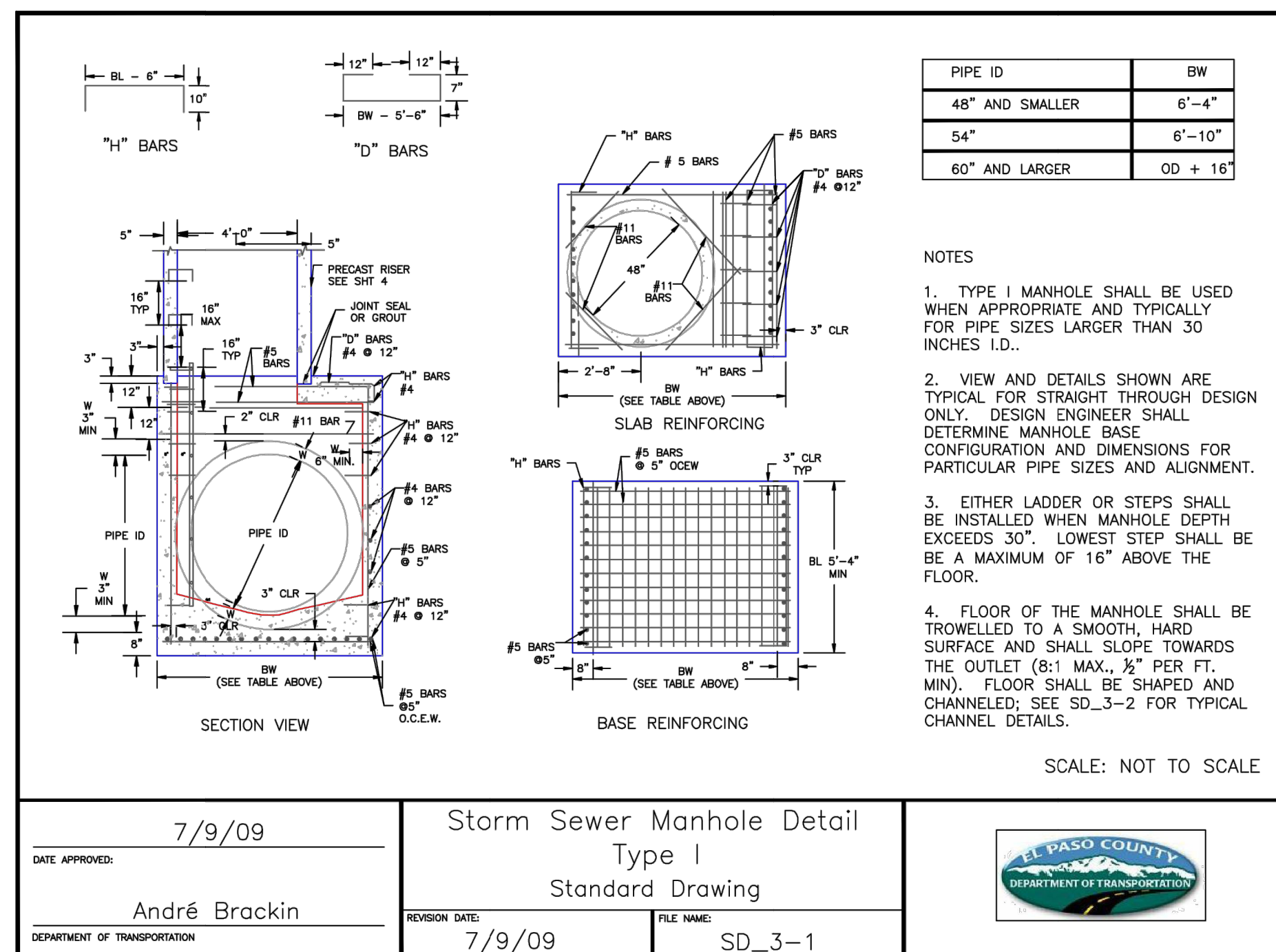


ENGINEER'S STATEMENT

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

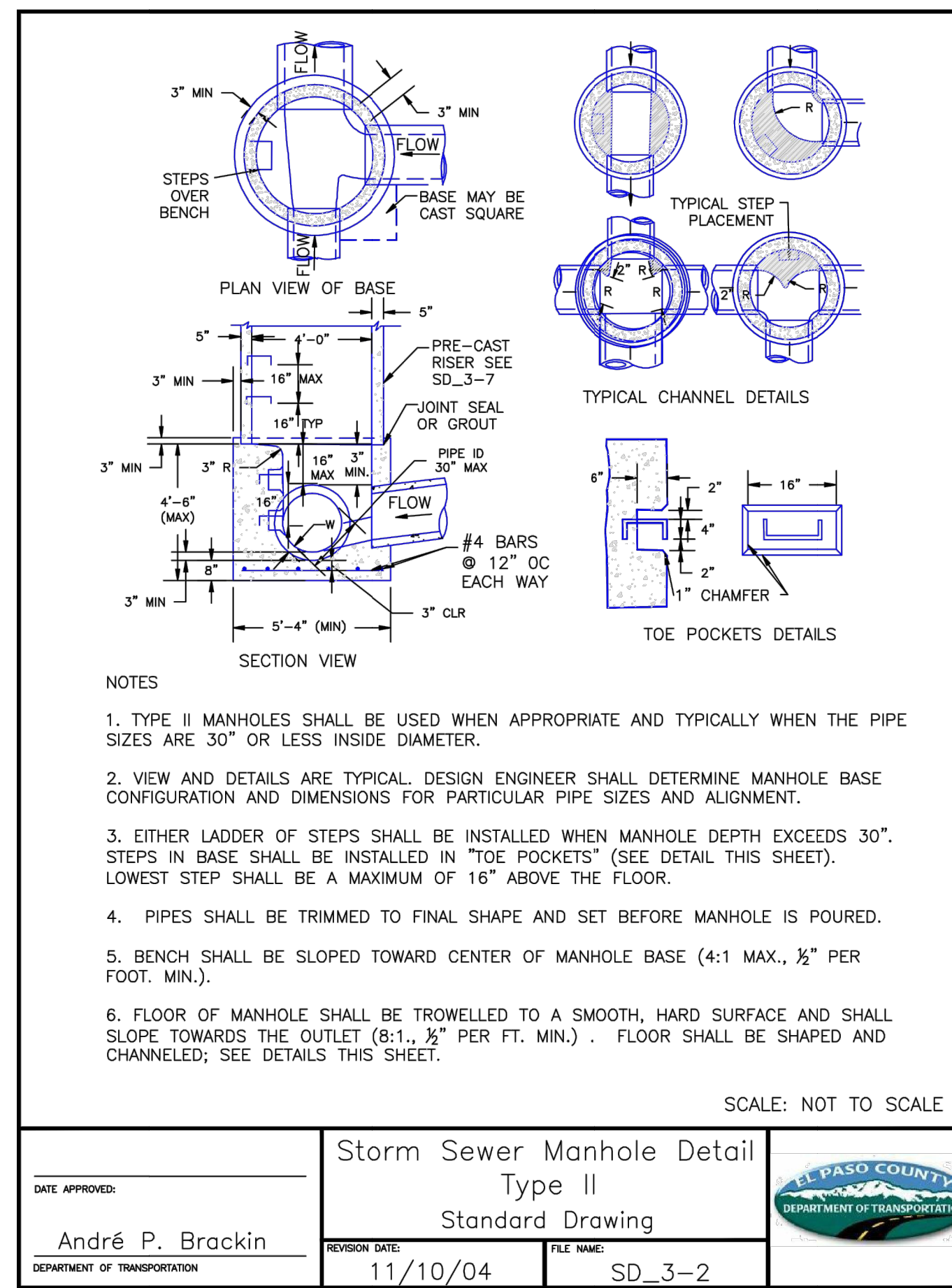
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING





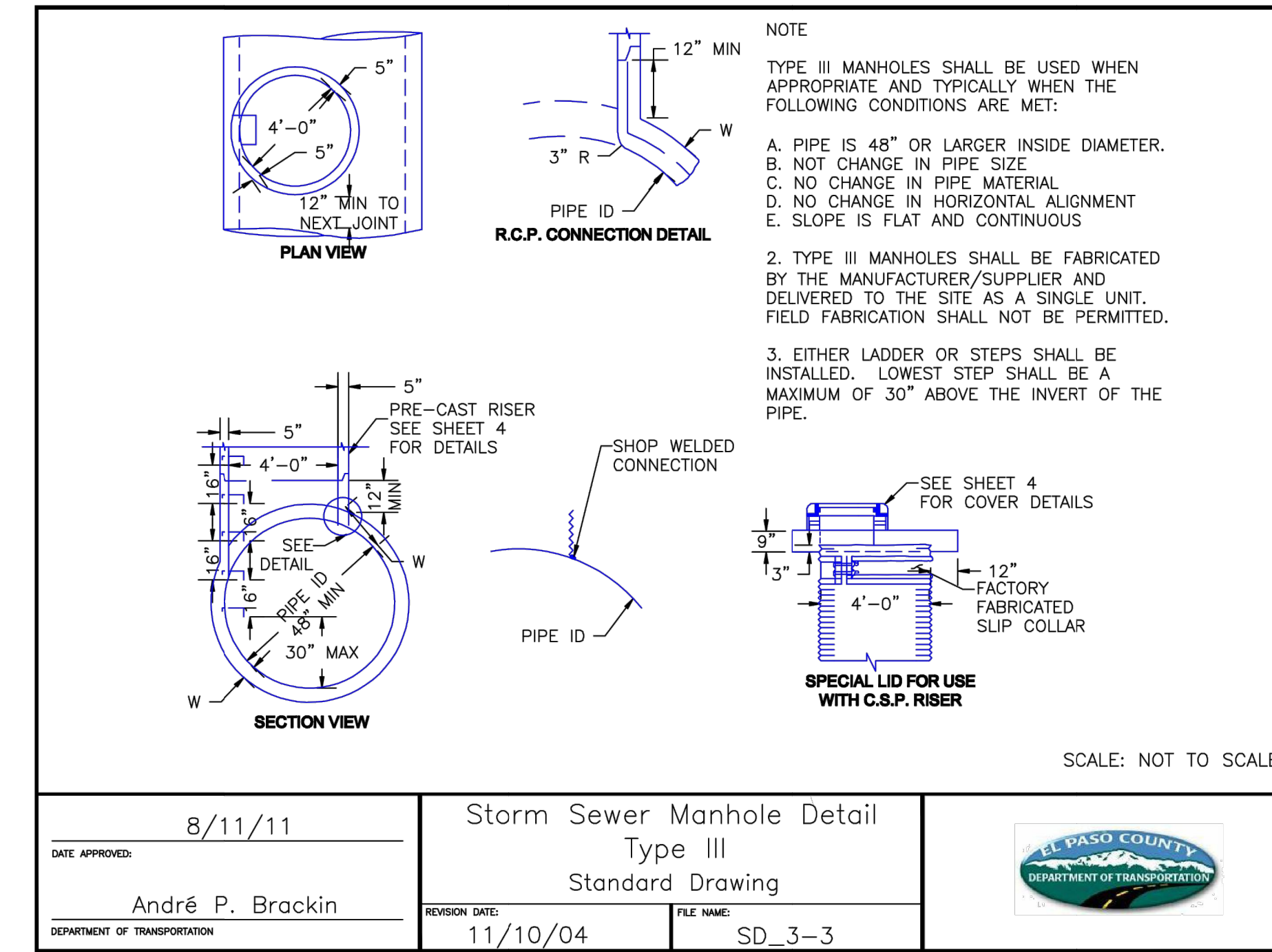
DATE APPROVED: 7/9/09
 ANDRÉ BRACKIN
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
 Type I
 Standard Drawing
 REVISION DATE: 7/9/09
 FILE NAME: SD_3-1



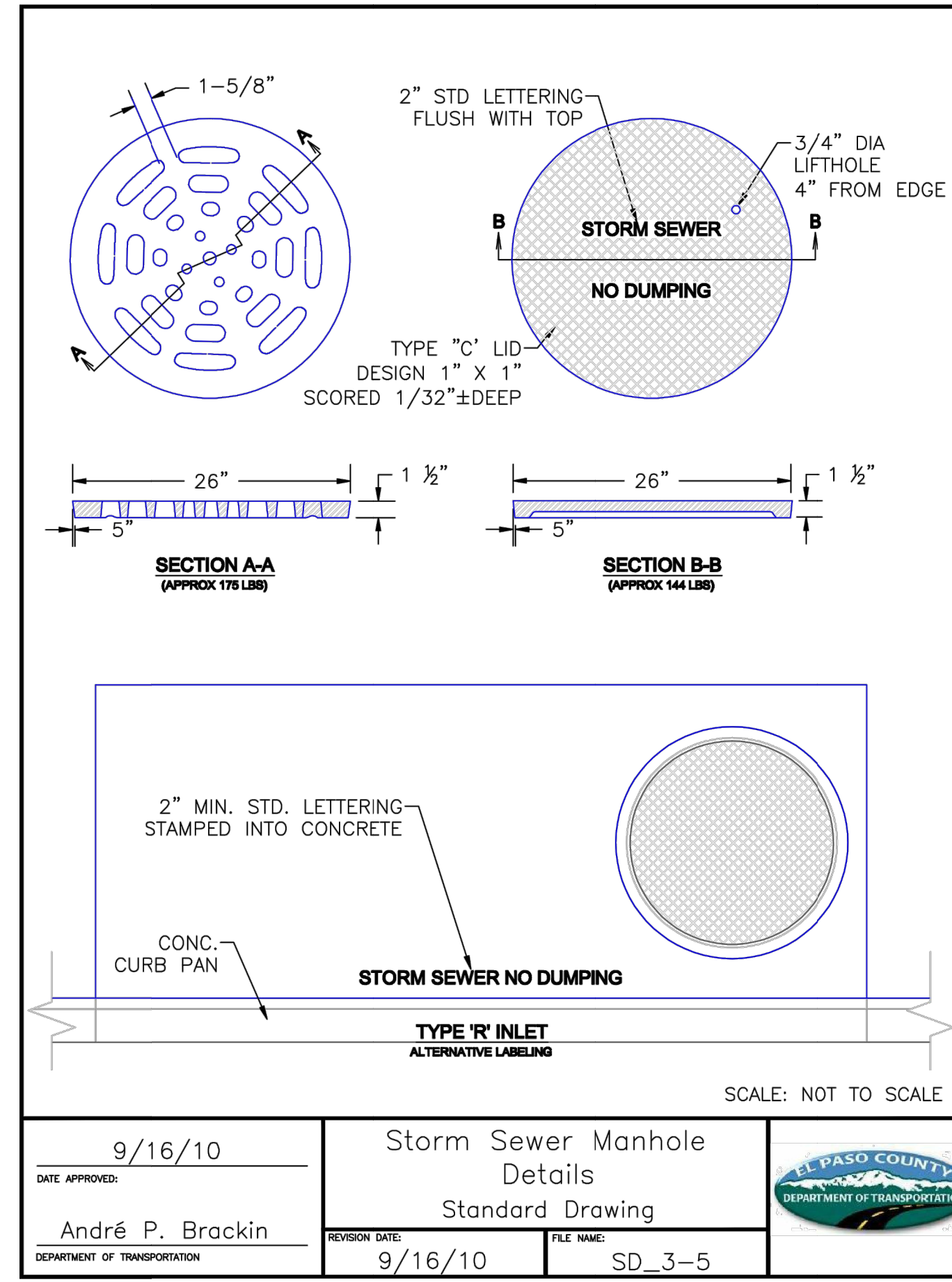
DATE APPROVED: 11/10/04
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
 Type II
 Standard Drawing
 REVISION DATE: 11/10/04
 FILE NAME: SD_3-2



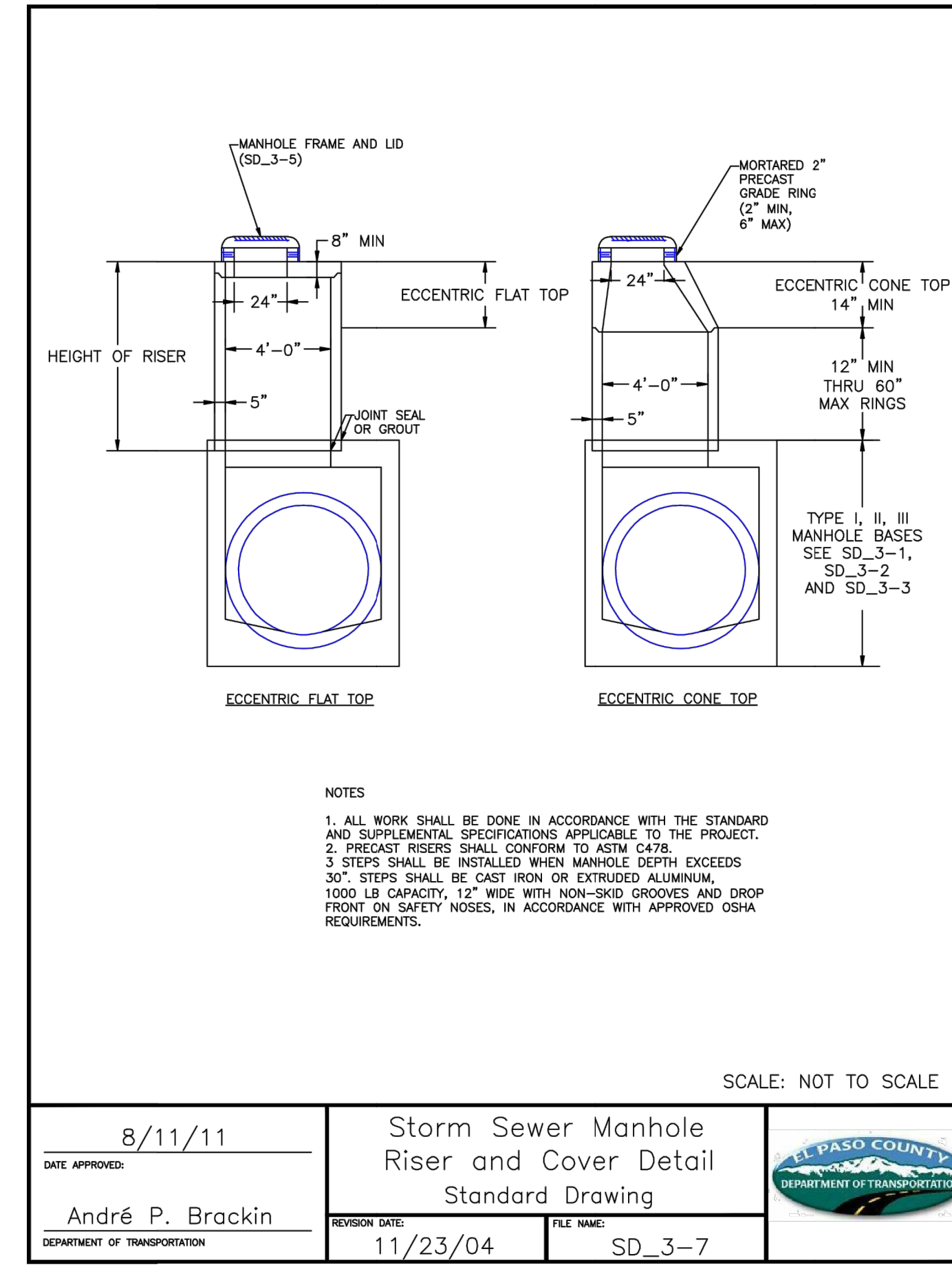
DATE APPROVED: 8/11/11
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Detail
 Type III
 Standard Drawing
 REVISION DATE: 11/10/04
 FILE NAME: SD_3-3



DATE APPROVED: 9/16/10
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Details
 Standard Drawing
 REVISION DATE: 9/16/10
 FILE NAME: SD_3-5



DATE APPROVED: 8/11/11
 ANDRÉ P. BRACKIN
 DEPARTMENT OF TRANSPORTATION

Storm Sewer Manhole Riser and Cover Detail
 Standard Drawing
 REVISION DATE: 11/23/04
 FILE NAME: SD_3-7



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BY	DATE	No.	REVISION

H-SCALE: N/A
 V-SCALE: N/A
 DATE: 11/20/20
 DESIGNED BY: JRM
 DRAWN BY: JRM
 CHECKED BY:

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DETAIL SHEETS

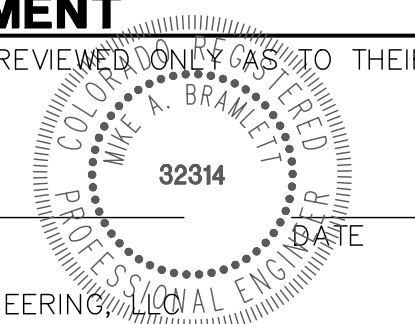
SHEET 30 OF 32
 JOB NO. 25174.00



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



X:\2010\0000\25174\000\Drawings\sheet.dwg; Construction Drawing\25174\000\01.dwg, 07/01/12, 11:25:20, 12:12:19 PM, GE

GENERAL NOTES

- THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES REQUIRED FOR EACH PROJECT SHALL BE:
 - AS SPECIFIED OR DETAILED IN THE PLANS.
 - AS SHOWN IN APPLICABLE TYPICAL ILLUSTRATIONS.
 - AS CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
- TEMPORARY AND PERMANENT TYPE 3 BARRICADES SHALL BE FABRICATED FROM APPROVED CRASH TESTED MATERIALS, SEE SECTION 614 AND 630 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR ADDITIONAL REQUIREMENTS.
- ALL PAINTING SHALL CONFORM WITH THE FOLLOWING:
 - THE ENTIRE AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
 - HORIZONTAL RAILS, WING RAILS AND VERTICAL PANEL CHANNELIZING DEVICES SHALL HAVE ORANGE AND WHITE STRIPES ON THE FACE SIDES SLANTING DOWNWARD AT A 45° ANGLE TOWARD THE SIDES TO WHICH TRAFFIC IS TO PASS OR TURN.
 - PERMANENT BARRICADES SHALL HAVE RETROREFLECTIVE RED AND WHITE STRIPES. THEY MAY BE USED AT LOCATIONS TO MARK THE END OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION, OR WHERE THERE IS NO CROSSROAD OR OUTLET.
 - ALL RETROREFLECTIVE SHEETING SHALL CONFORM TO ASTM D4898:
 - ORANGE AND WHITE SHALL BE TYPE IV MINIMUM.
 - RED AND WHITE SHALL BE TYPE IV MINIMUM.
- FOR ALL WOODEN BARRICADE COMPONENTS NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY.
- ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CADMIUM PLATED.
- STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
 - SKIDS (BASES) OF MOVABLE BARRICADES SHALL BE WEIGHED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
 - NO MOVABLE OR PORTABLE DEVICE SHALL BE WEIGHED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
- WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
 - USE FLASHING WARNING LIGHTS WHEN DEVICES ARE USED SINGLY, AND STEADY BURN LIGHTS WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
 - THEY SHALL BE POSITIONED ABOVE THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
- CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
 - PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN M-605-14.
 - BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL DELINEATOR INSTALLATIONS, EXCEPT THE MAXIMUM SPACING SHALL BE 50', AND THEY WILL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
 - CONCRETE BARRIER END TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE CRITERIA, AND PLACED AS SHOWN ON THE PLANS.
- SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.

RAIL LENGTH TABLE

TYPE 3 BARRICADE	LENGTH
FIXED	
F - A	M - A 8'-14"
F - B	M - B 15'-24"
F - C	M - C 25'-30"
F - D	M - D > 35'

TYPICAL TYPE 3 BARRICADES

- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
- THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
- DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ACCURATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.

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PREPARED FOR
JACKSON DEARBORN PARTNERS
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BY	DATE	REVISION	No.	N/A	N/A	N/A	11/20/20	JRM	JRM

SOLACE APARTMENTS - FILING NO. 1
 DETAIL SHEETS

SHEET 32 OF 32
 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

SOLACE APARTMENTS - SAND CREEK CENTER TRIBUTARY

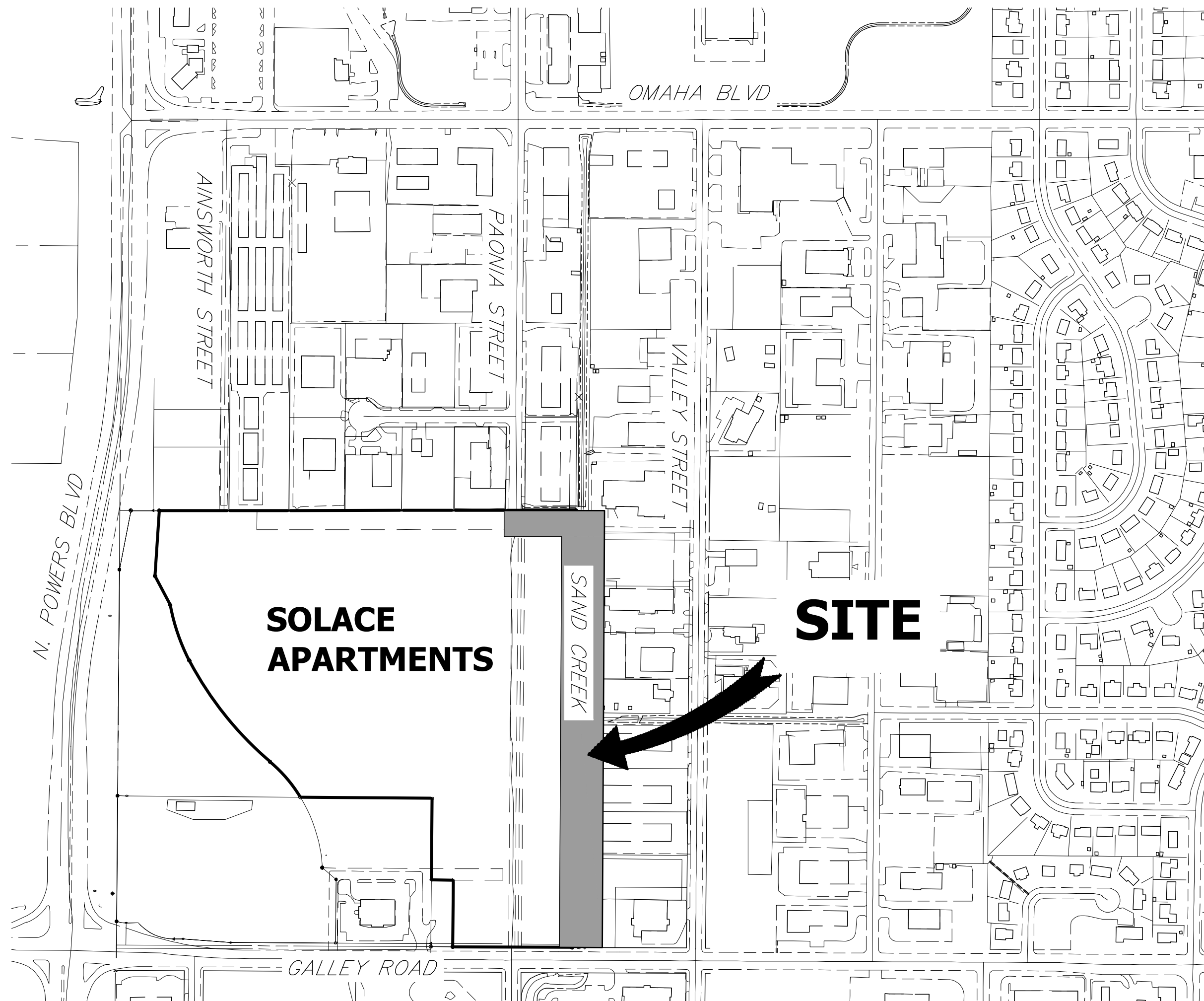
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

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	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
CBC	CONCRETE BOX CULVERT	HOA	HOME OWNERS ASSOCIATION	SY	SQUARE YARD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	HP	HIGH POINT	SY-IN	SQUARE YARD INCH
CDS	CUL-DE-SAC	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	LQ	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	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

BENCHMARK

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 ST. 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 DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.

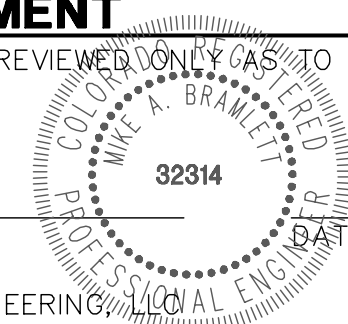
DATE

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



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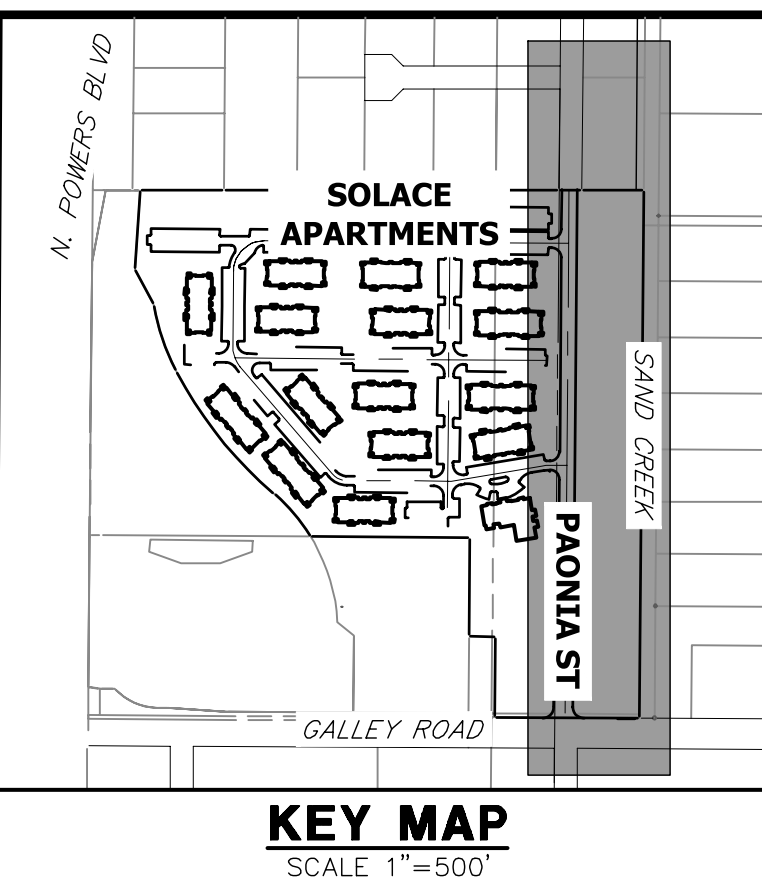
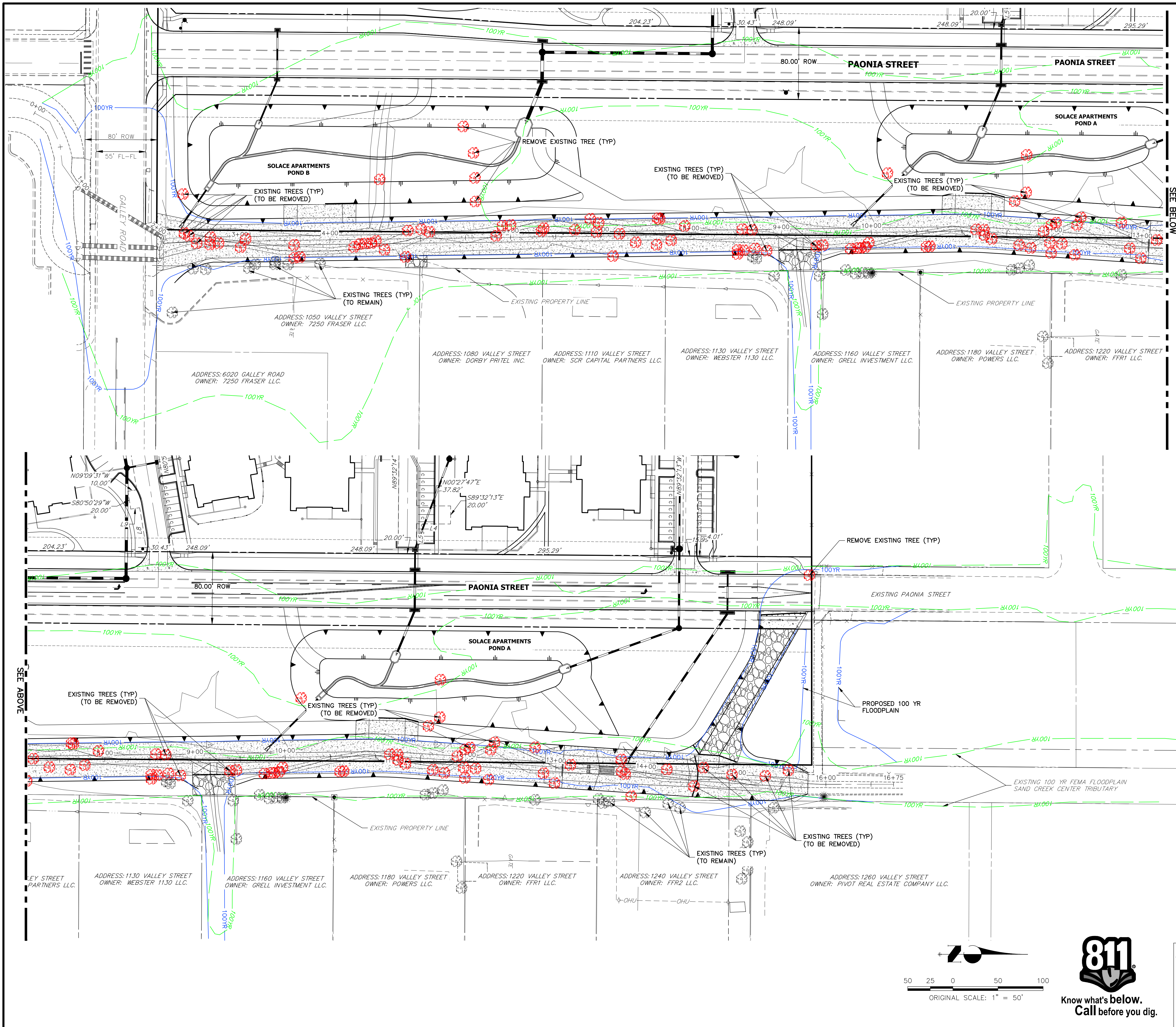
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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=300'	N/A	11/16/20	JBP	JBP	JBP

SAND CREEK CENTER TRIBUTARY
COVER SHEET
SHEET 1 OF 10
JOB NO. 25174.00



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No.	REVISION	BY	DATE

H-SCALE	1"=50'
V-SCALE	N/A
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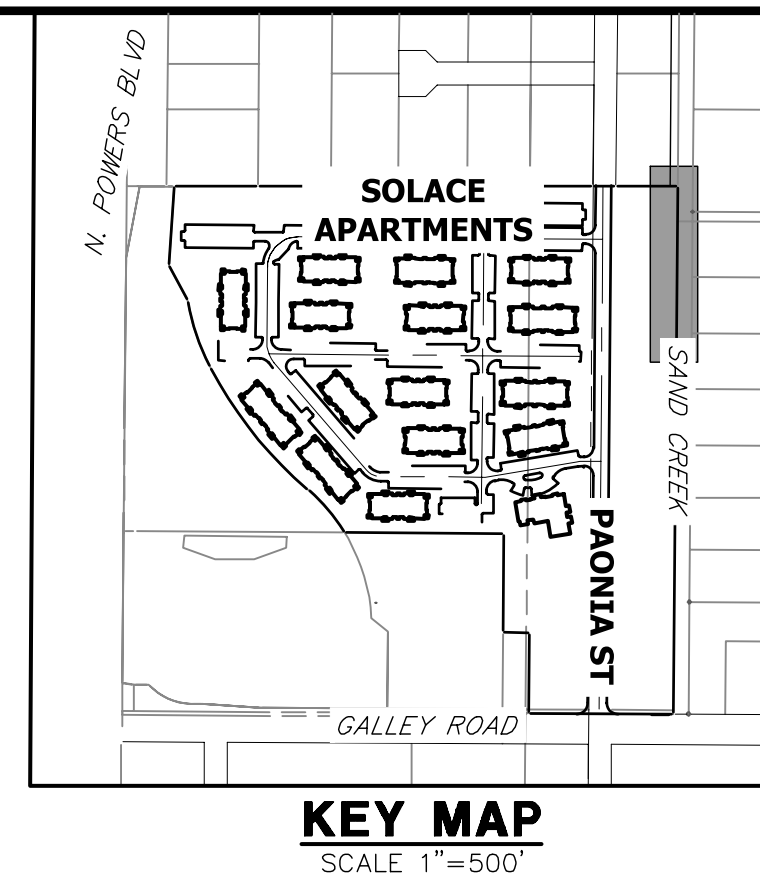
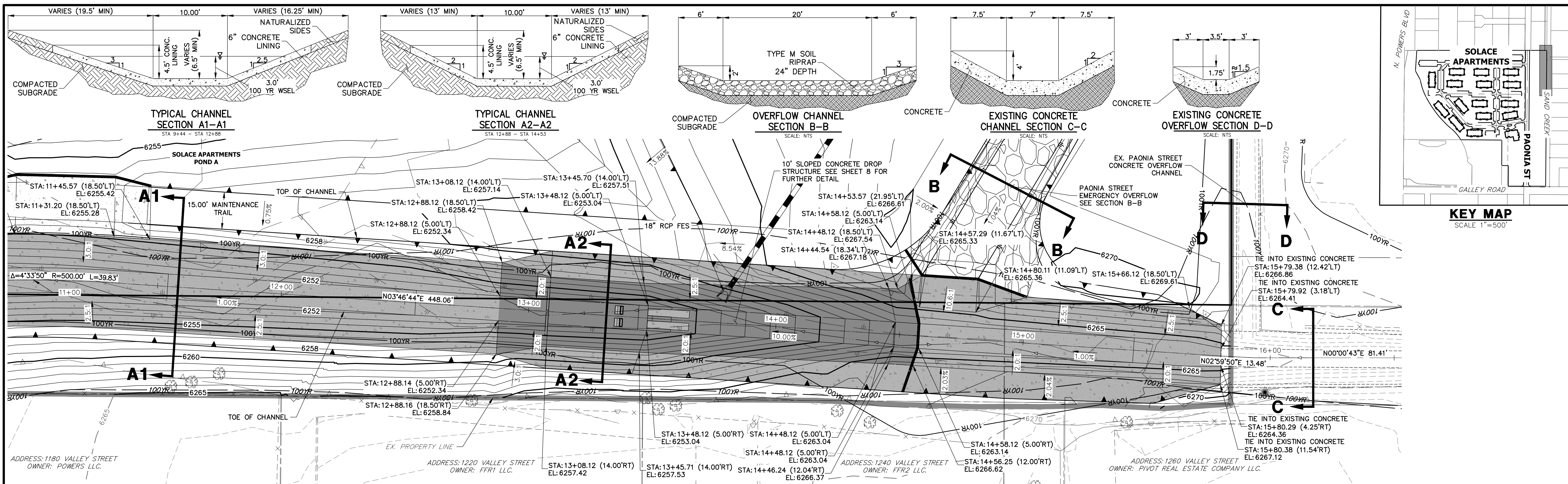
SAND CREEK CENTER TRIBUTARY
SITE AND DEMO PLAN

SHEET 3 OF 10
 JOB NO. 25174.00

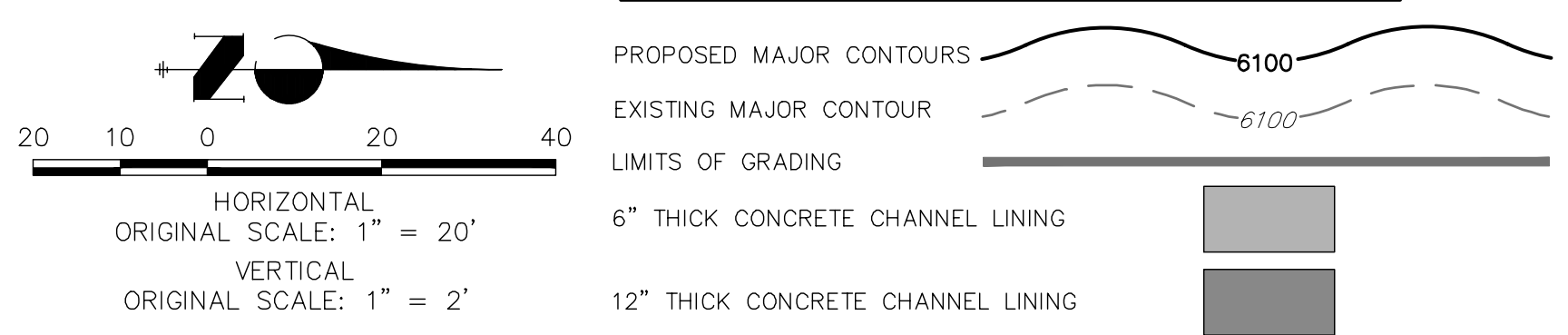
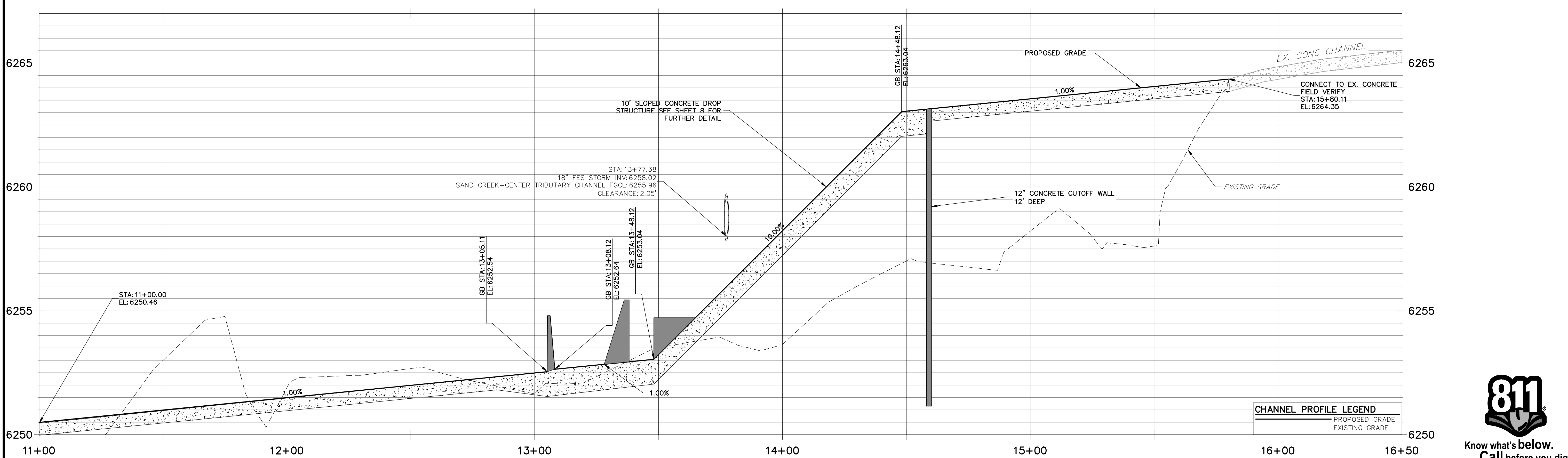
ORIGINAL SCALE: 1" = 50'

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



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



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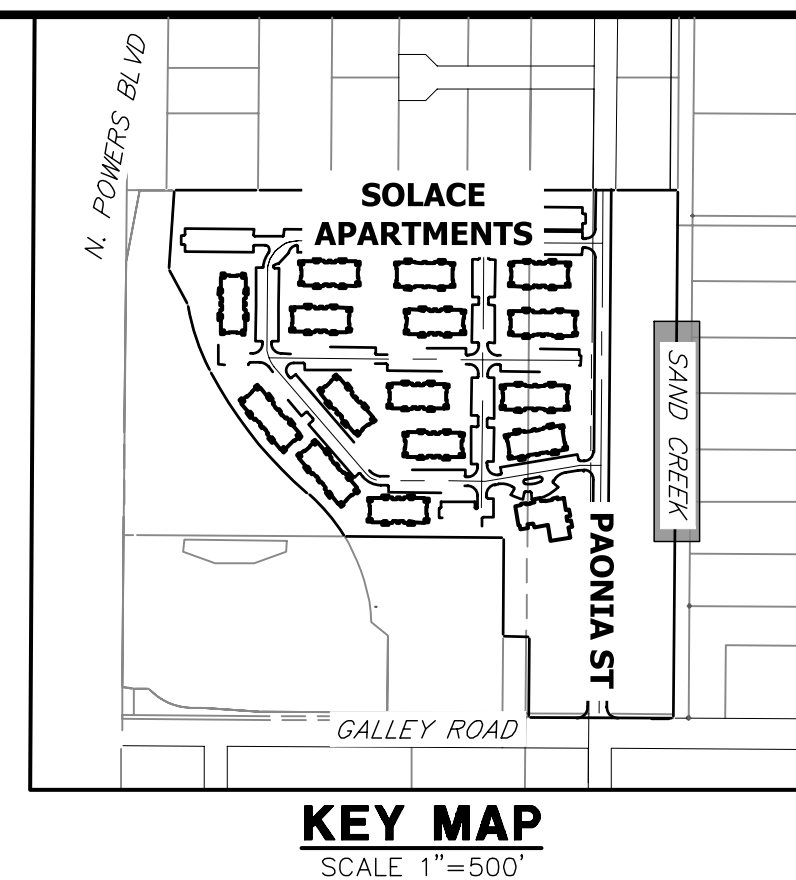
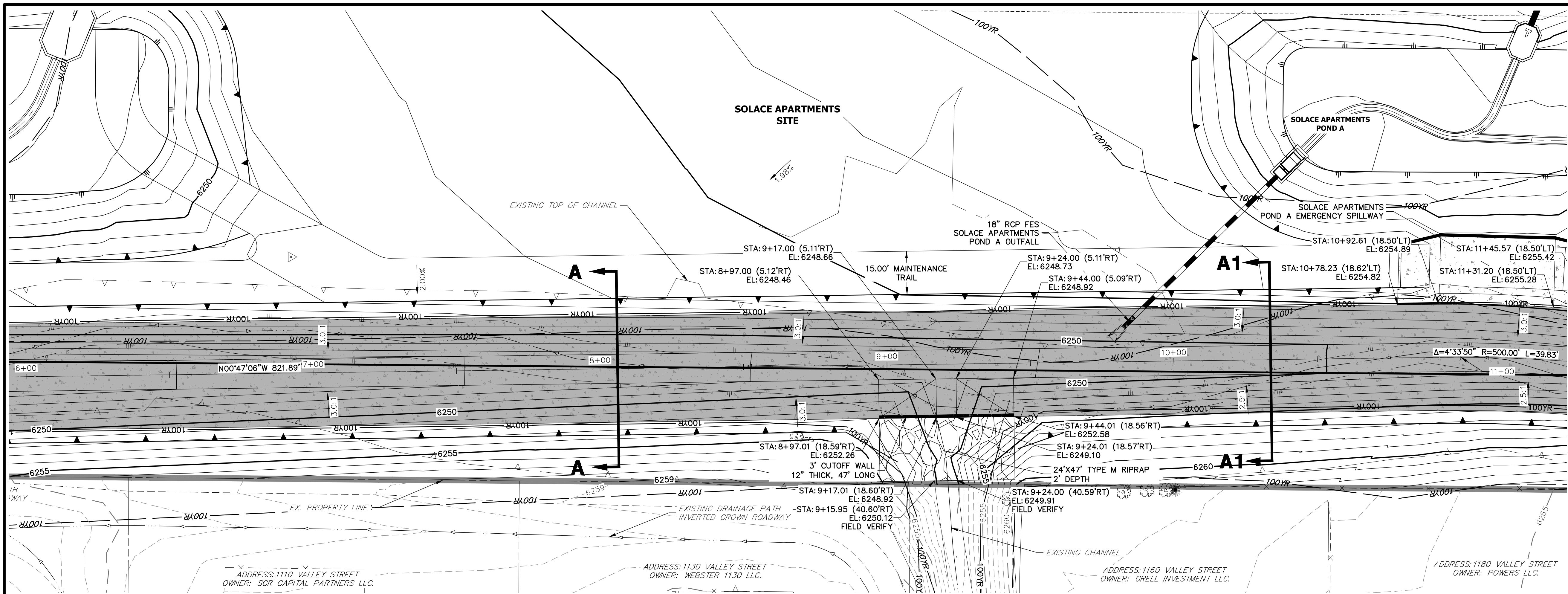
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BY	DATE	REVISION

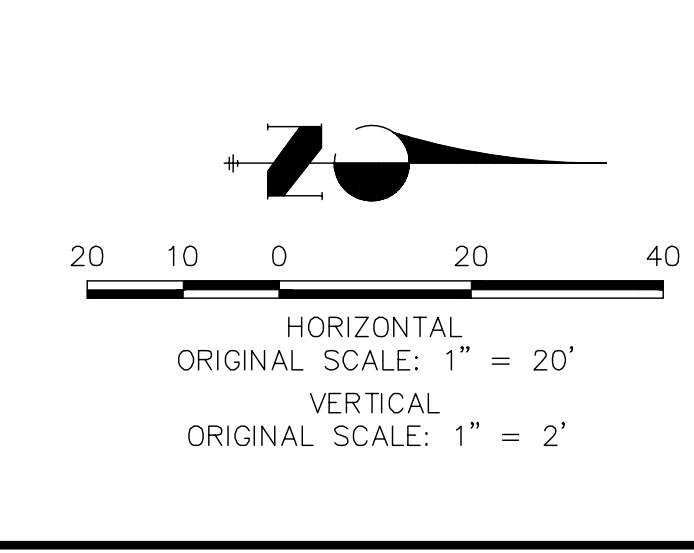
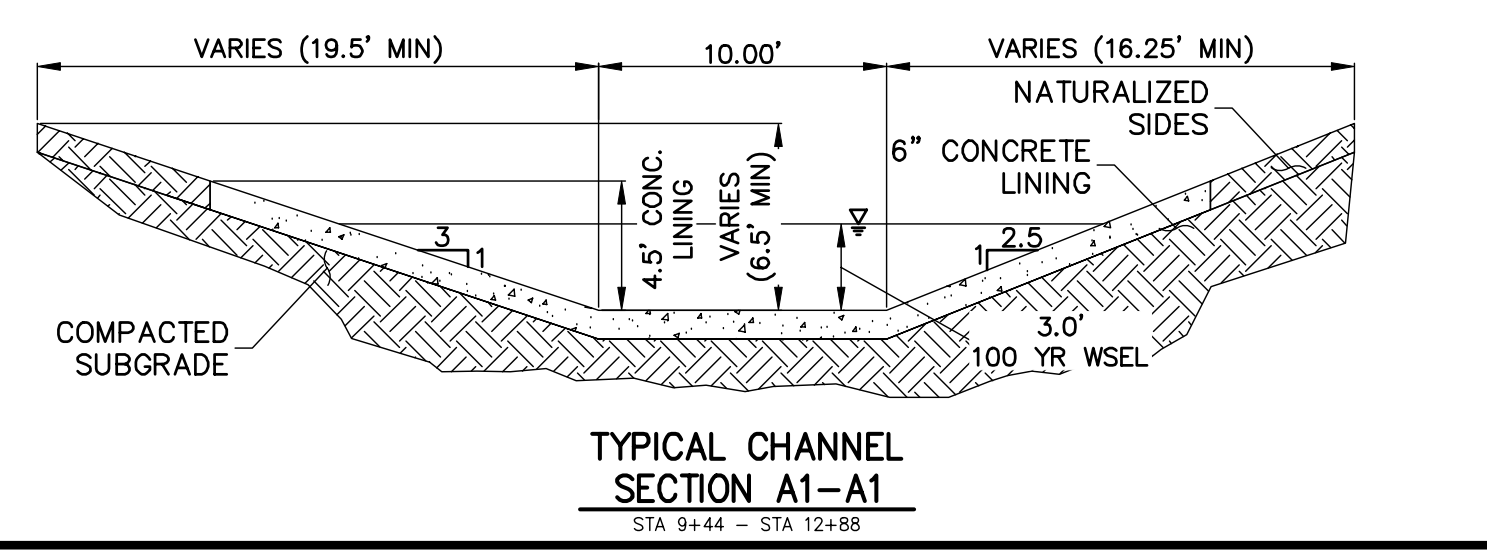
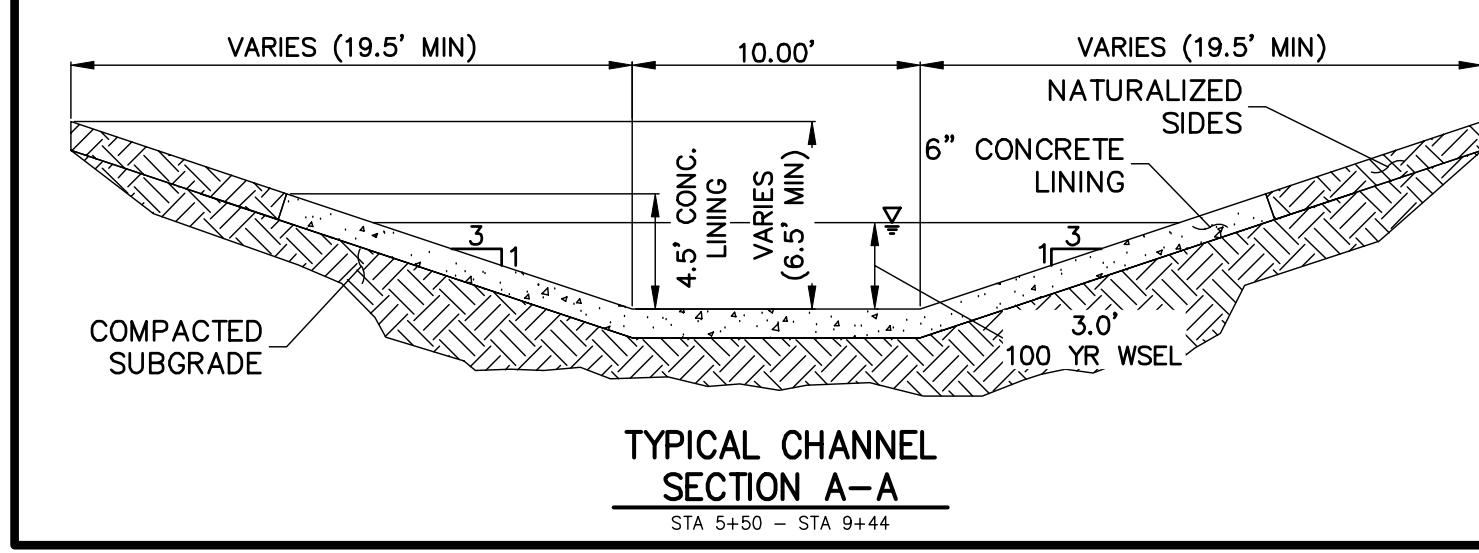
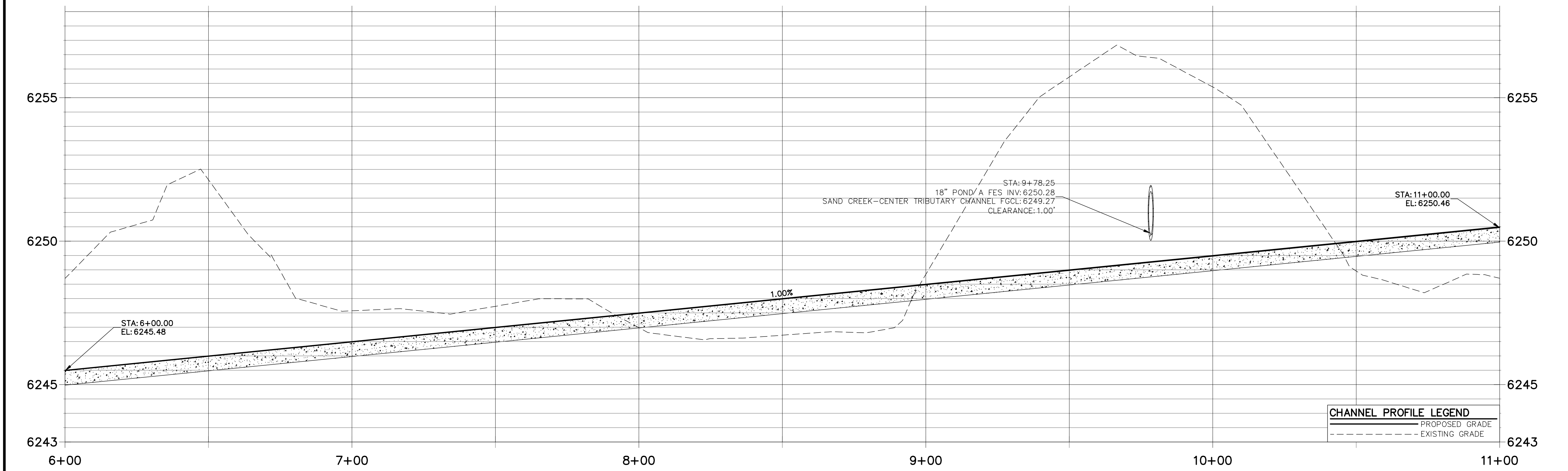
SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES

SHEET 4 OF 10
JOB NO. 25174.00





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



ENGINEER'S STATEMENT
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COLORADO P.E. 32314
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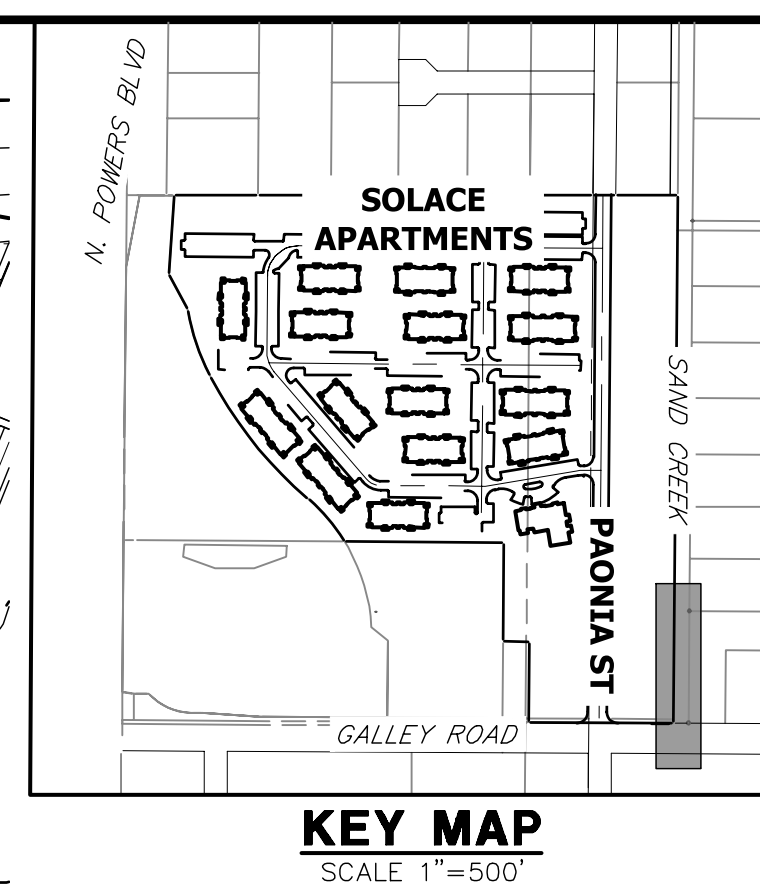
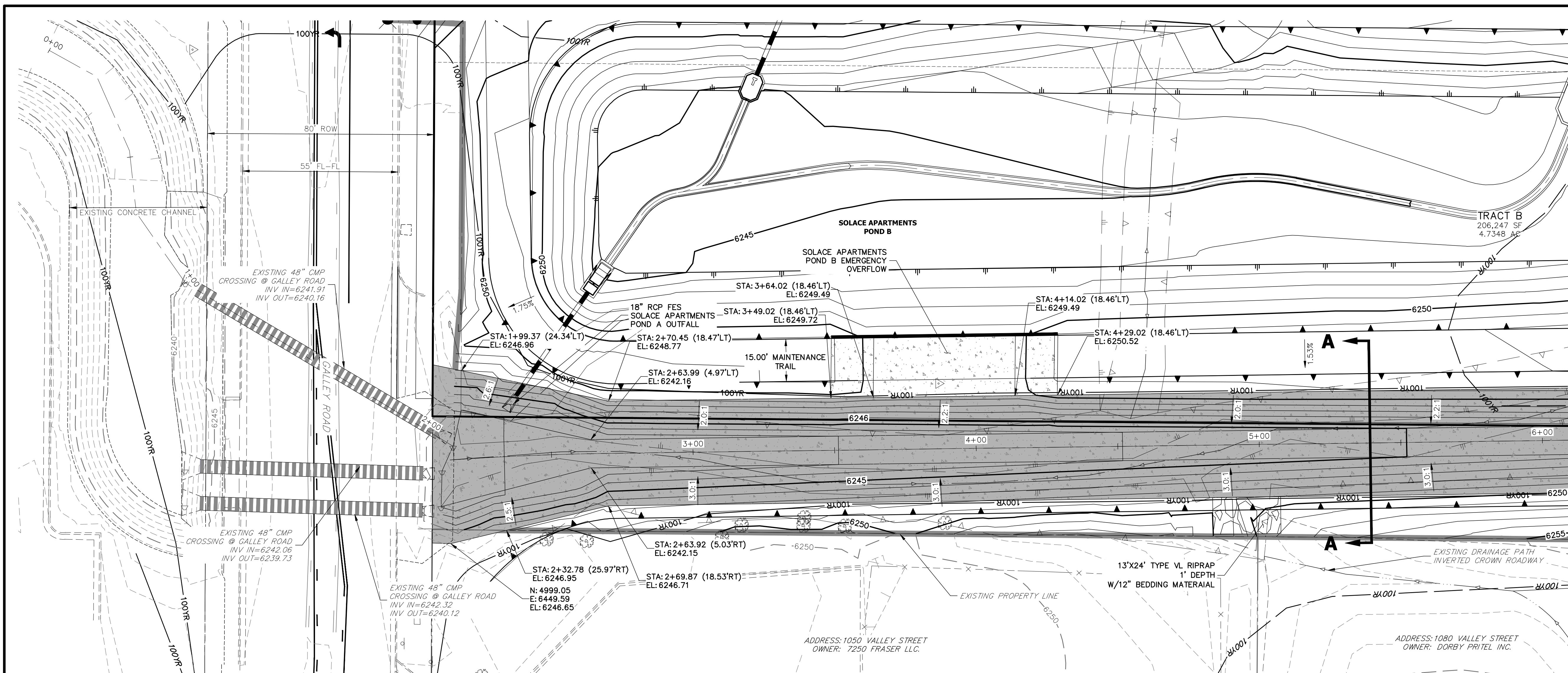
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NO.	REVISION	BY	DATE

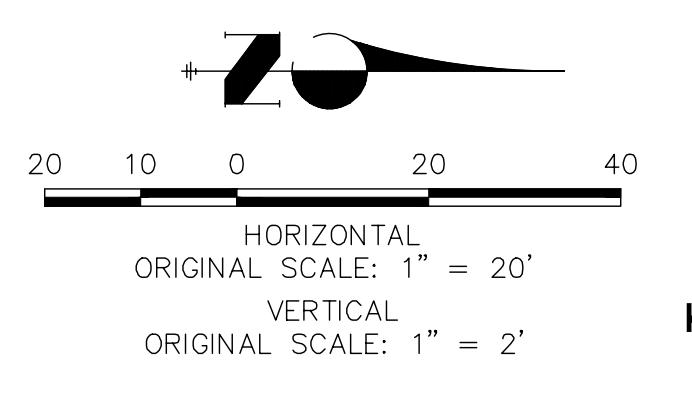
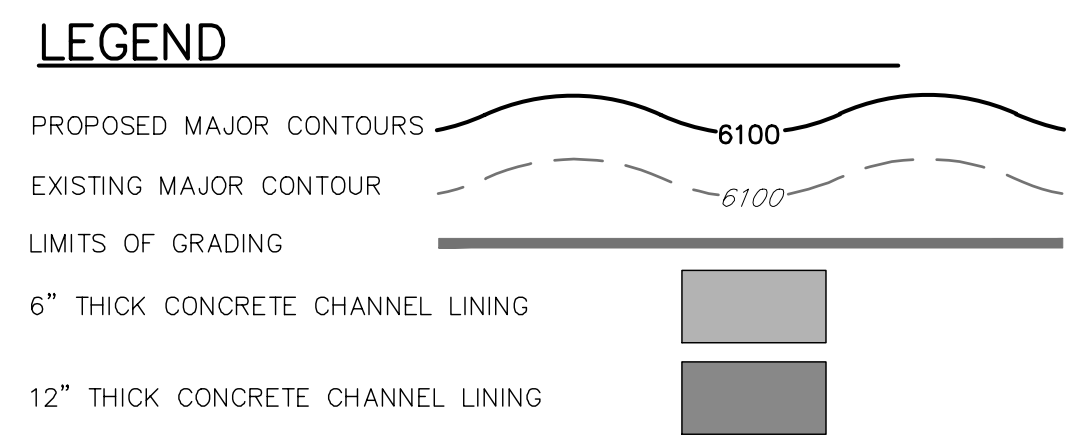
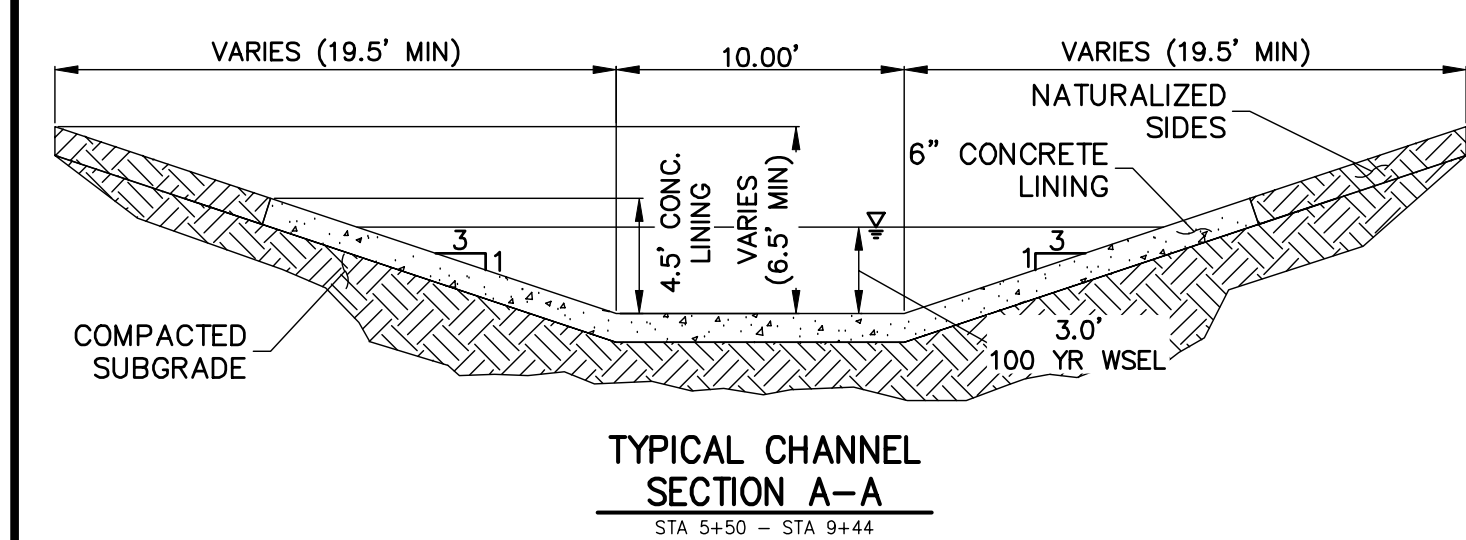
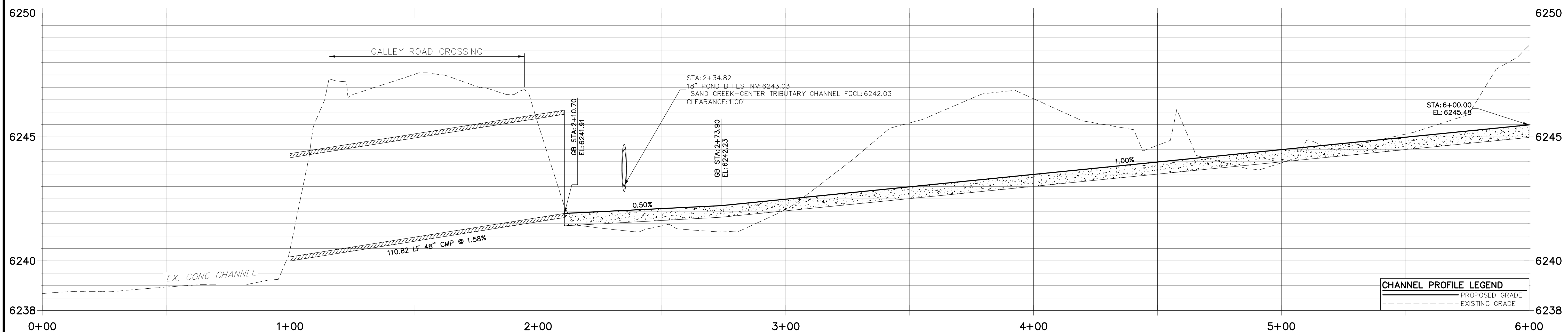
H-SCALE 1"=20'
V-SCALE 1"=2'
DATE 11/16/20
DESIGNED BY JBP
DRAWN BY JBP
CHECKED BY

SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES

SHEET 5 OF 10
JOB NO. 25174.00



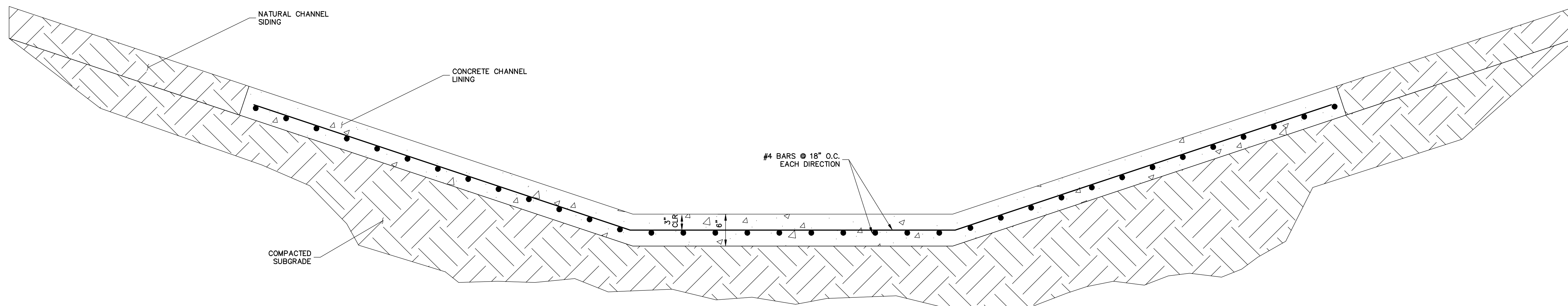
**SAND CREEK-CENTER TRIBUTARY CHANNEL PROFILE
STA 0+00.00 TO 6+00.00**



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

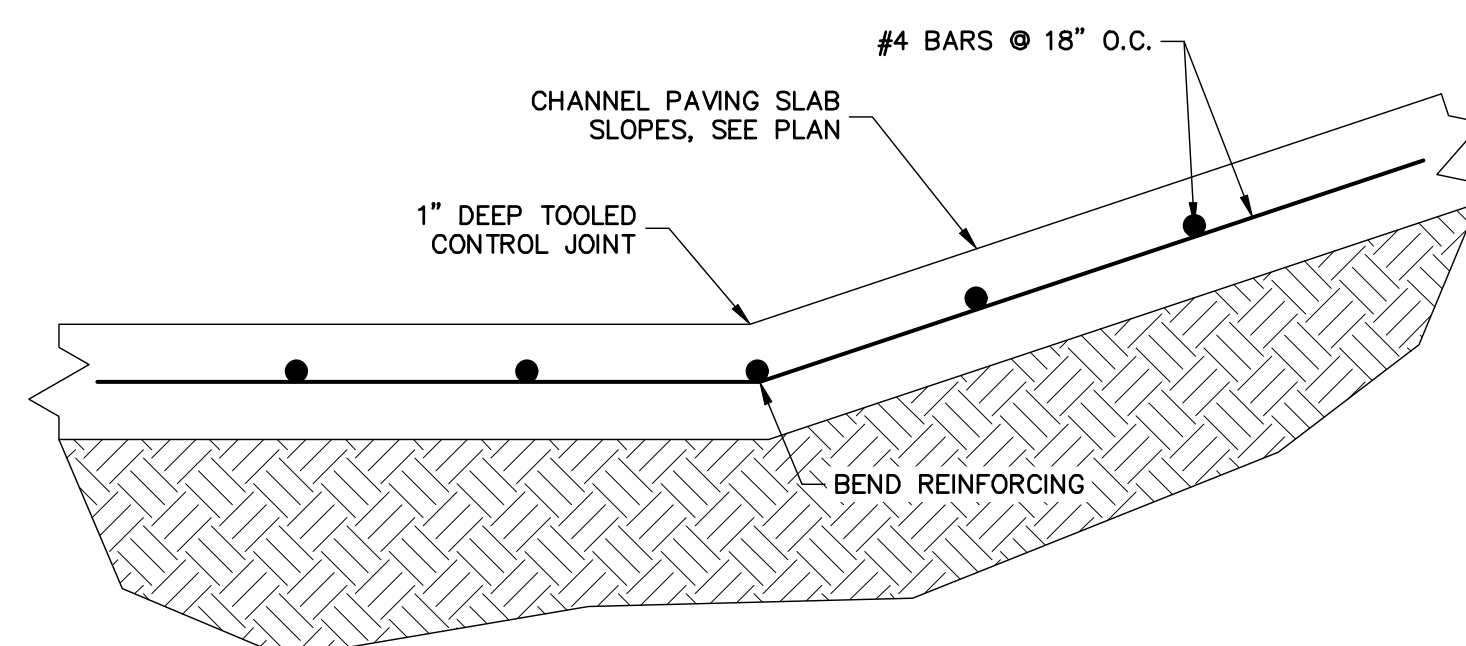
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING

<p>UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.</p> <p>PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577</p>	<p>J.R. ENGINEERING A Westman Company Central 303-740-0888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>	BY	DATE
		No.	REVISION
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<p>SAND CREEK CENTER TRIBUTARY CHANNEL PLAN AND PROFILES</p>		DATE 11/16/20	
<p>SHEET 6 OF 10</p>		<p>JOB NO. 25174.00</p>	



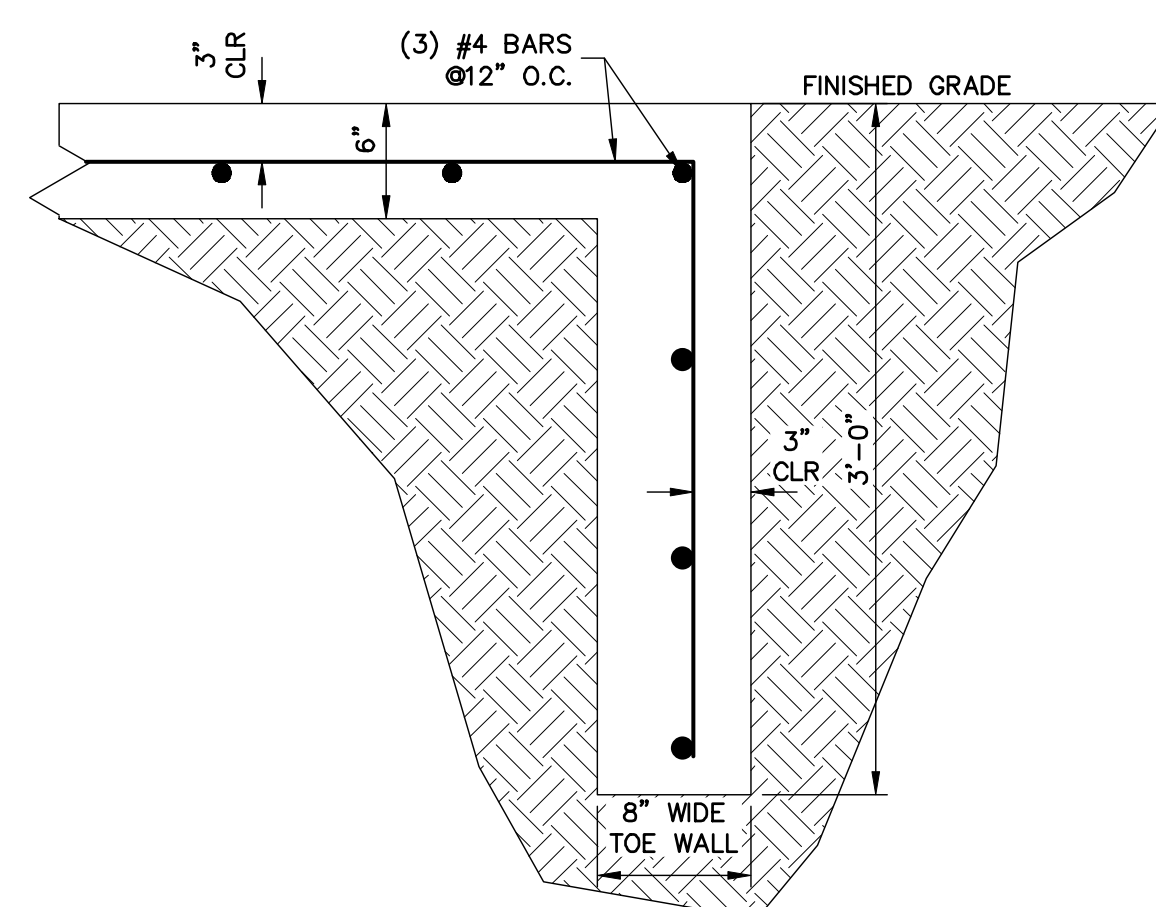
TYPICAL CONCRETE CHANNEL SECTION

SCALE: N.T.S.



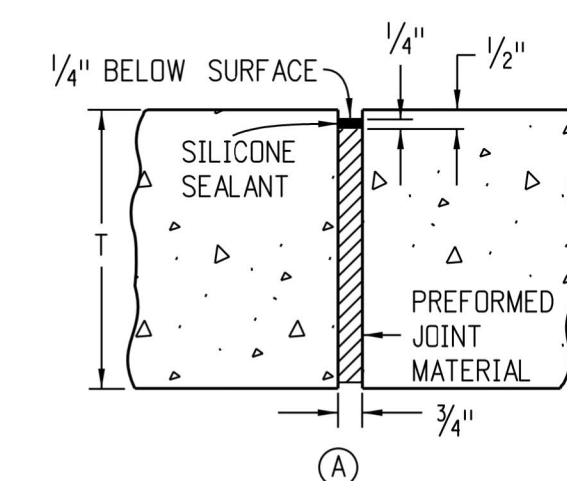
SLOPE CHANGE AT CHANNEL PAVING SLAB

SCALE: N.T.S.

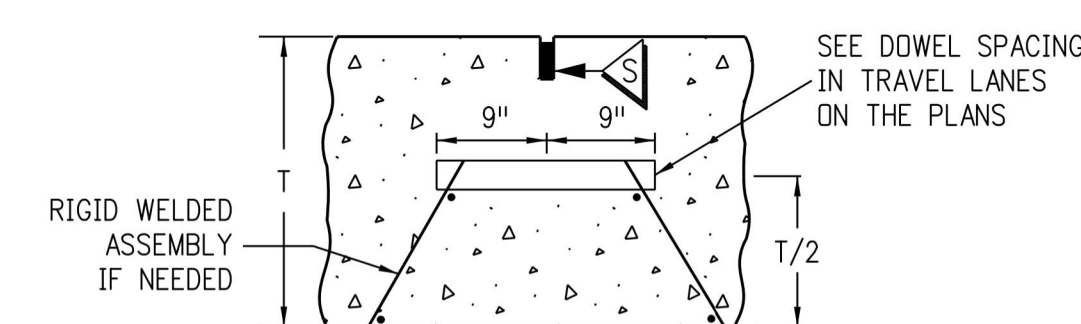


CUTOFF/APRON TOE WALL @ TIE INTO EXISTING

SCALE: N.T.S.

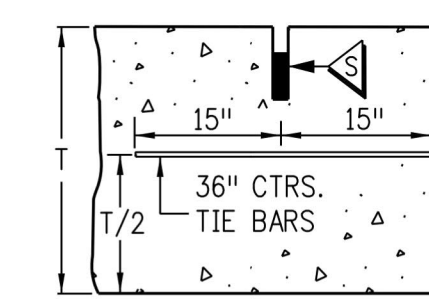


EXPANSION JOINT



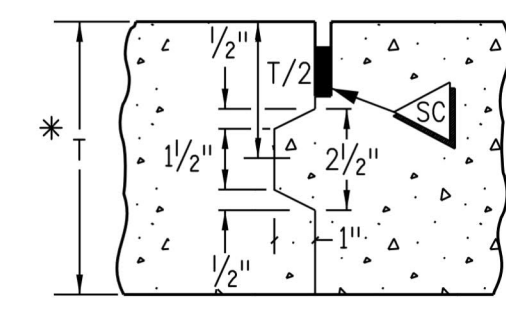
DOWELED TRANSVERSE CONSTRUCTION OR CONTRACTION JOINT

(TRANSVERSE WEAKENED PLANE JOINT)



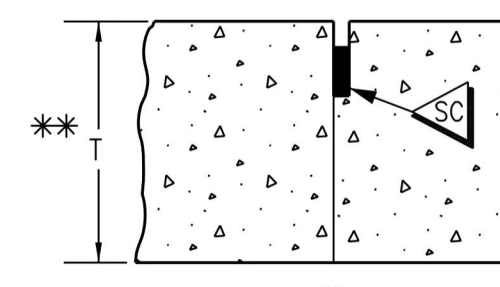
LONGITUDINAL CONTRACTION JOINT

(LONGITUDINAL WEAKENED PLANE JOINT)



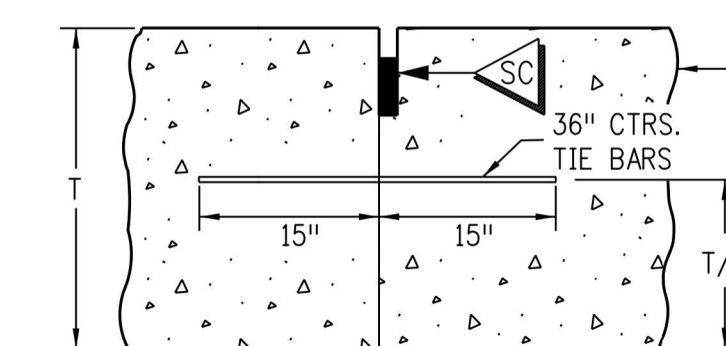
LONGITUDINAL CONSTRUCTION JOINT

* USE ONLY IF T ≥ 8 IN. FORM ONLY FEMALE KEYWAY



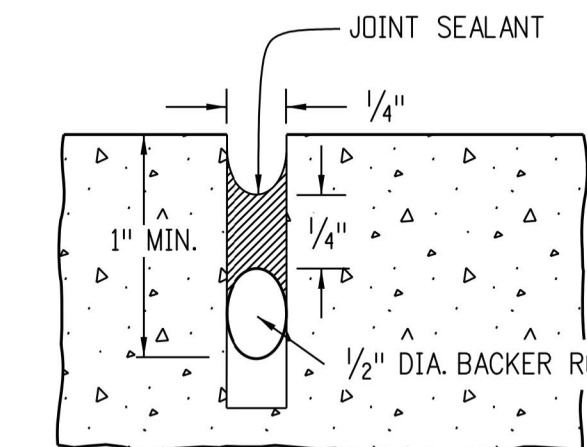
LONGITUDINAL CONSTRUCTION JOINT

** USE ONLY IF T < 8 IN.

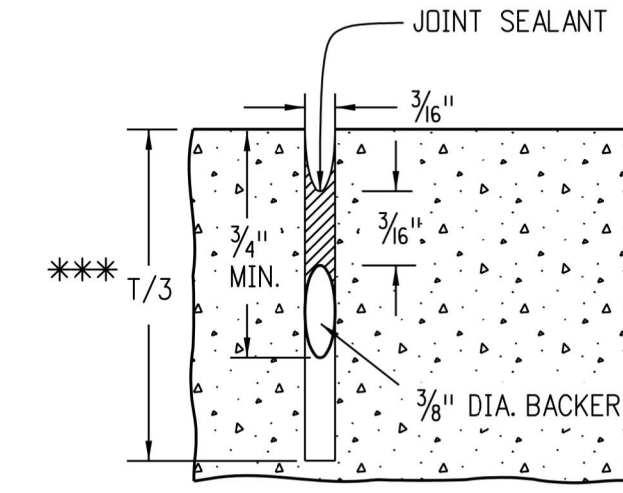


LONGITUDINAL CONSTRUCTION JOINT

A KEYWAY IS ALLOWED TO FACILITATE USE OF BENT TIE BARS OR APPROVED TWO PIECE CONNECTORS



SEAL AT CONSTRUCTION JOINT



SAWED JOINT

*** USE T/4 WHEN T < 8 IN.

BY	DATE	NO.	REVISION

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				11/16/20	JBP	JBP	

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SAND CREEK CENTER TRIBUTARY CHANNEL DETAILS



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

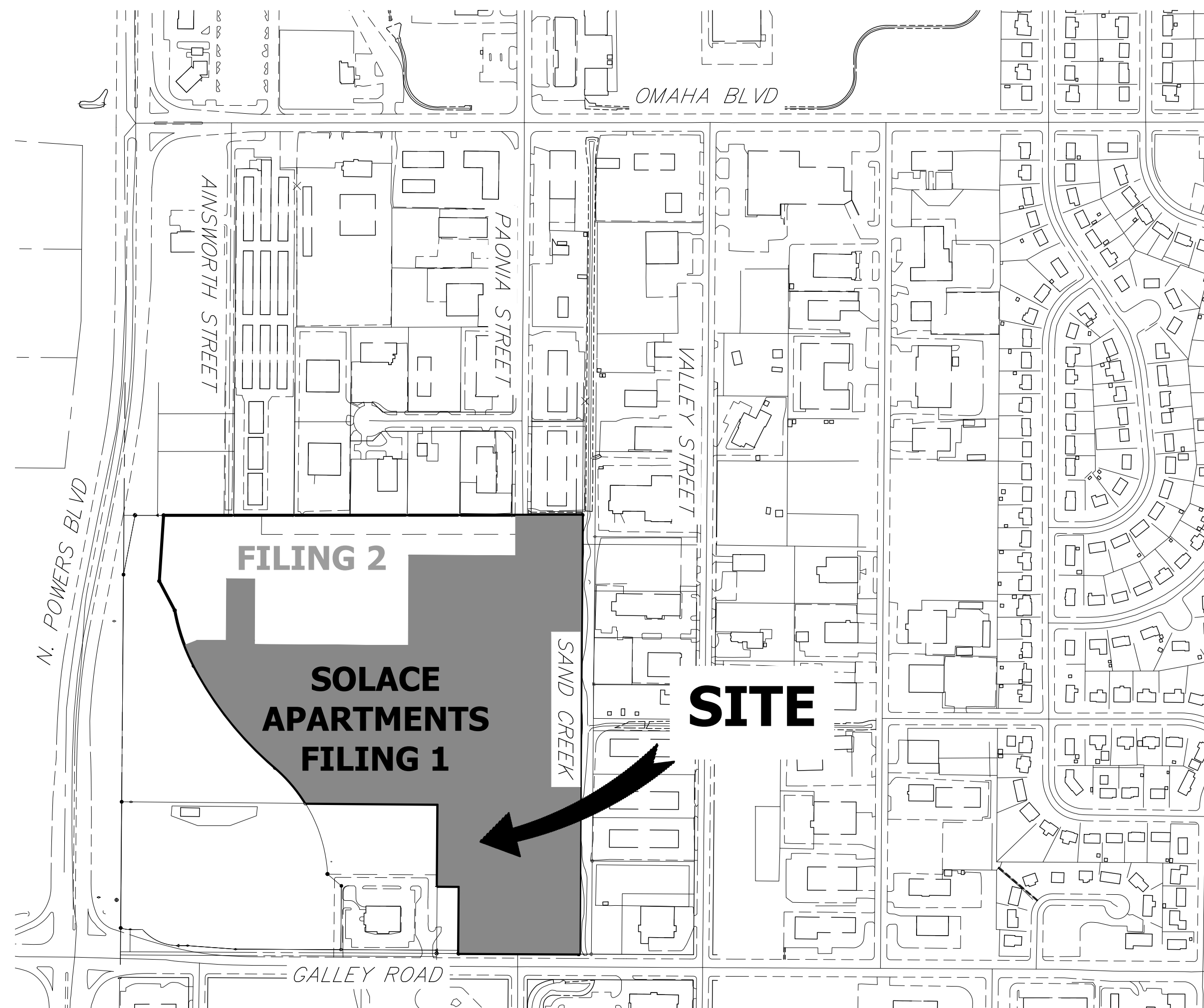
PAONIA STREET IMPROVEMENTS

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	RTW	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	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	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	SIGNAGE AND STRIPING PLAN
9	DETAILS

TOTAL 9

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

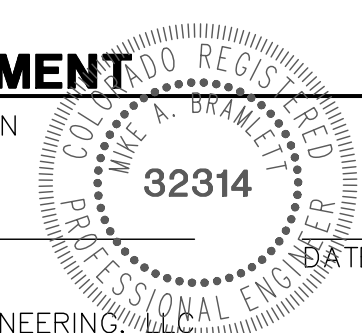
CTL THOMPSON, INC
5170 MARK DABLING BLVD
COLORADO SPRINGS, CO 80918
P~ 719.528.8300



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ENGINEER'S STATEMENT

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

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						No.	DATE
1"=300'	N/A	11/25/20	JRM	JRM			

PAONIA STREET IMPROVEMENTS
COVER SHEET

SHEET 1 OF 9

JOB NO. 25174.00

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LAYER LINETYPE LEGEND

Table with 3 columns: Linetype, Existing, Proposed. Lists various utility and construction lines like MATCH LINE, SECTION LINE, PROPERTY LINE, etc.

UTILITIES LEGEND

Table with 3 columns: Utility Type, Existing, Proposed. Lists STORM SEWER, SANITARY SEWER, WATER LINE, GAS LINE, and DRY UTILITIES.

MONUMENTATION LEGEND

Table with 2 columns: Monumentation Type, Symbol. Lists ALUMINUM CAP, BRASS CAP, BENCHMARK, CROSS, MONUMENT, etc.

DRAINAGE REPORT PLANS

Table with 2 columns: Drainage Report Plan, Symbol. Lists BASIN DESIGNATION, ANALYSIS POINT IDENTIFIER, SWMM DESIGNATION, etc.

LANDSCAPE LEGEND

Table with 3 columns: Landscape Element, Existing, Proposed. Lists TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, etc.

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS

- 1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL...
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES...
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS...
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS...
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS...
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING...
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES...
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL...
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED...
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS...
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS...
12. SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS...
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA...
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS...
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED...

SIGNING AND STRIPING NOTES

- 1. ALL SIGNS AND PAVEMENT MARKING SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT...
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT...
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLANN SHALL BE NEW SIGNS...
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS...
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR...
7. ALL STREET NAME SIGNS SHALL BE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK...
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING...
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST...
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" THICKNESS...
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 ML THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS...
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15ML THICKNESS EPOXY PAINT...
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF THE SIGNING AND STRIPING...
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK...

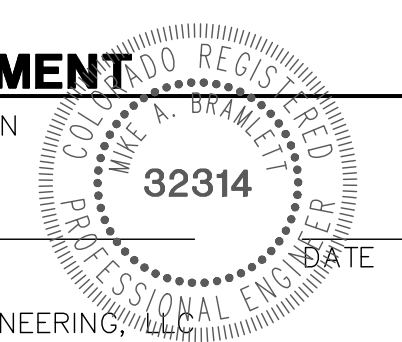


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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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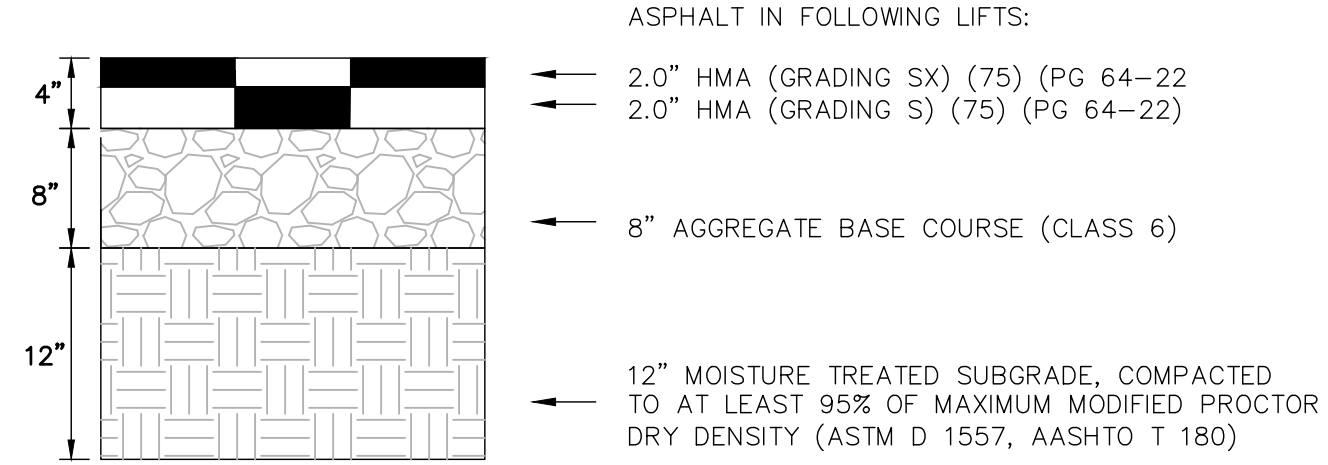
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Table with 2 columns: No., DATE. For revision tracking.

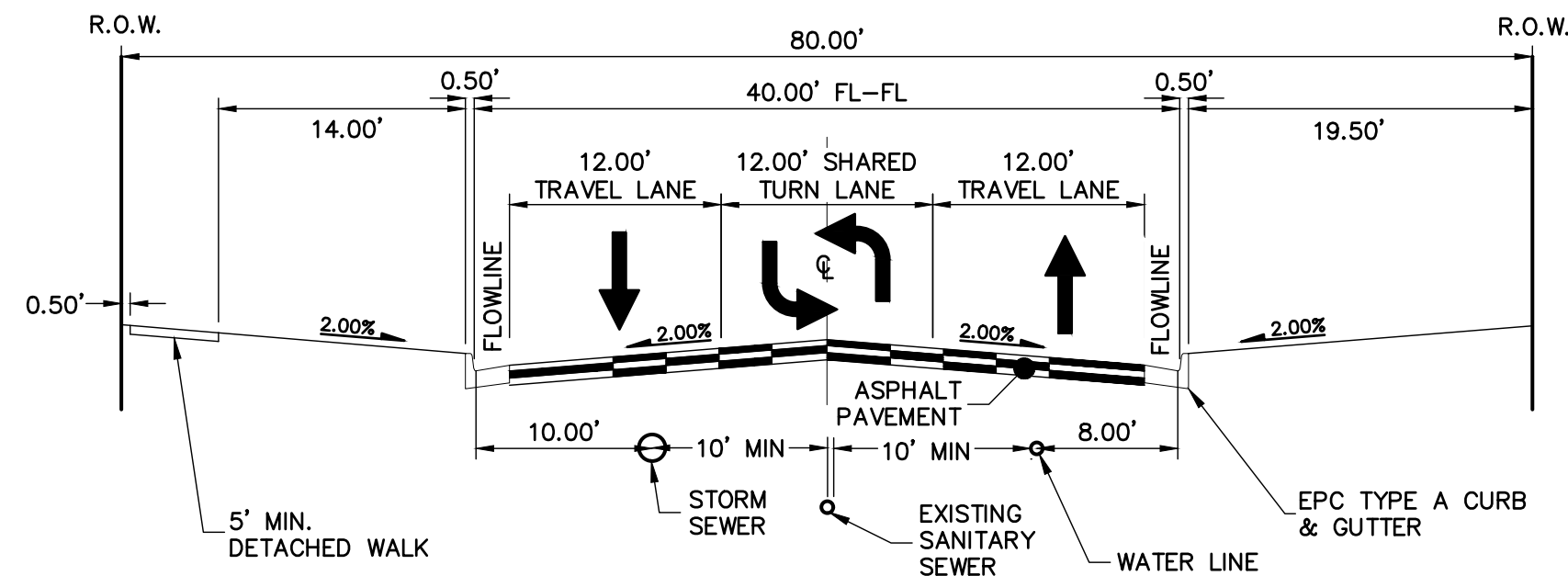
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PAONIA STREET IMPROVEMENTS LEGEND & NOTES

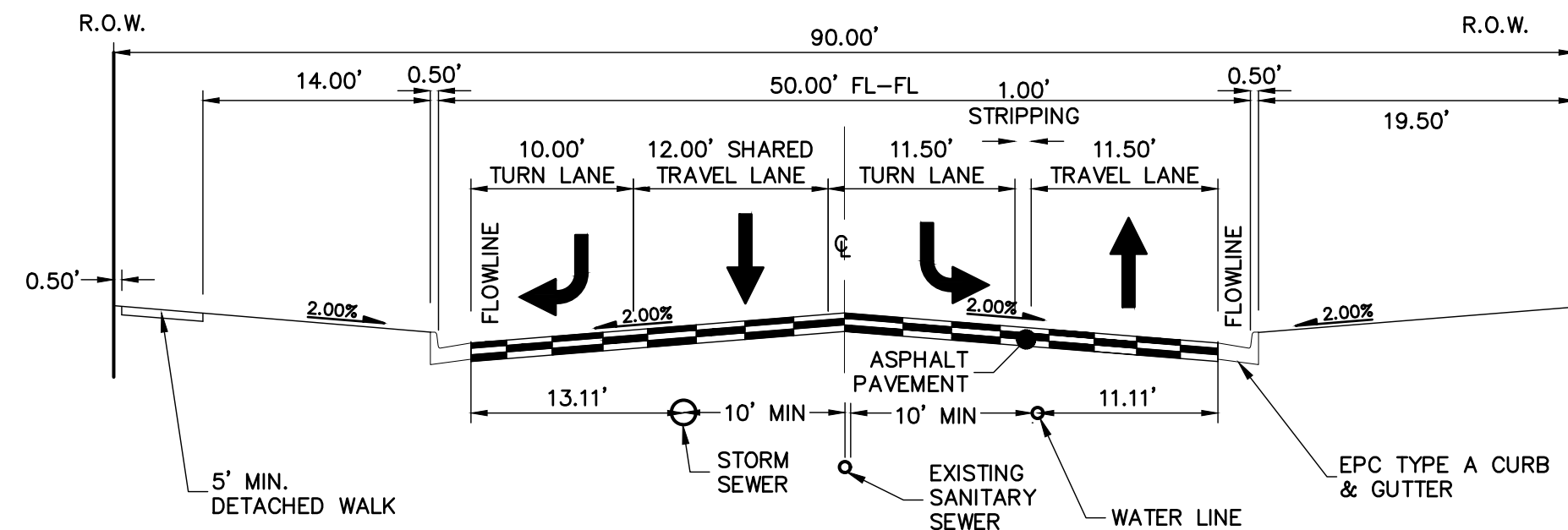


PROPOSED ROADWAY PAVEMENT SECTION
N.T.S.

FINAL PAVEMENT SECTION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS WITHIN THE APPROVED PAVEMENT DESIGN REPORT.



PAONIA ST TYPICAL SECTION (80' ROW)
N.T.S.



PAONIA ST TYPICAL SECTION (90' ROW)
N.T.S.

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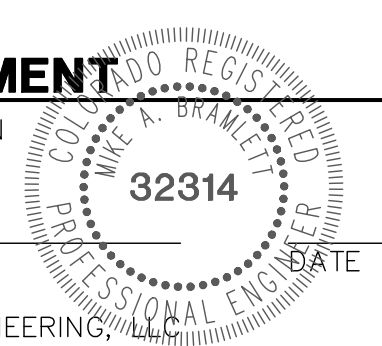
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No.	REVISION	BY	DATE

H-SCALE	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
V-SCALE	N/A	N/A	11/25/20	JRM	JRM	JRM

PAONIA STREET IMPROVEMENTS
TYPICAL SECTIONS

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

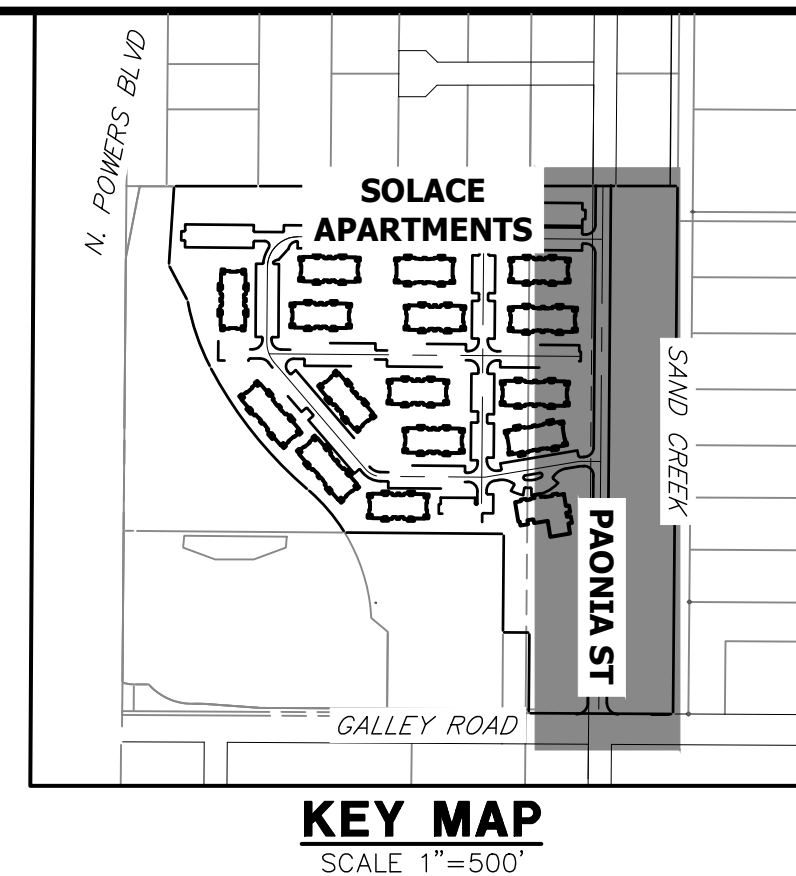


MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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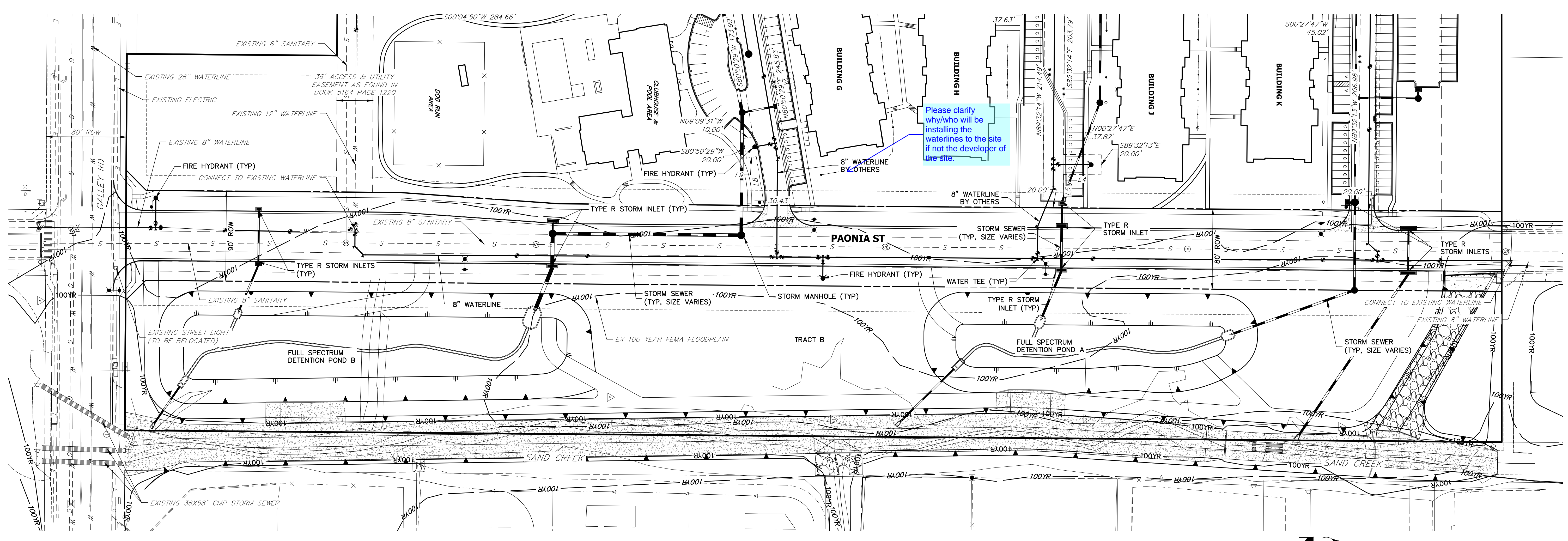


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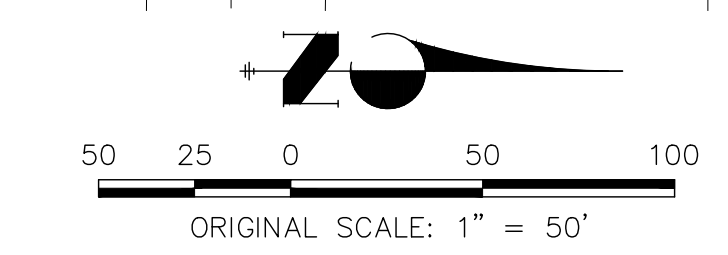
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Please clarify why/who will be installing the waterlines to the site if not the developer of the site.



NOTES
1. SEE SHEET 3 FOR TYPICAL SECTIONS.



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PREPARED UNDER MY SUPERVISION

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

BY	DATE	No.	REVISION

H-SCALE	1"=50'
V-SCALE	N/A
DATE	11/25/20
DESIGNED BY	JRM
DRAWN BY	JRM
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PAONIA STREET IMPROVEMENTS	SHEET 4 OF 9
OVERALL UTILITY PLAN	JOB NO. 25174.00

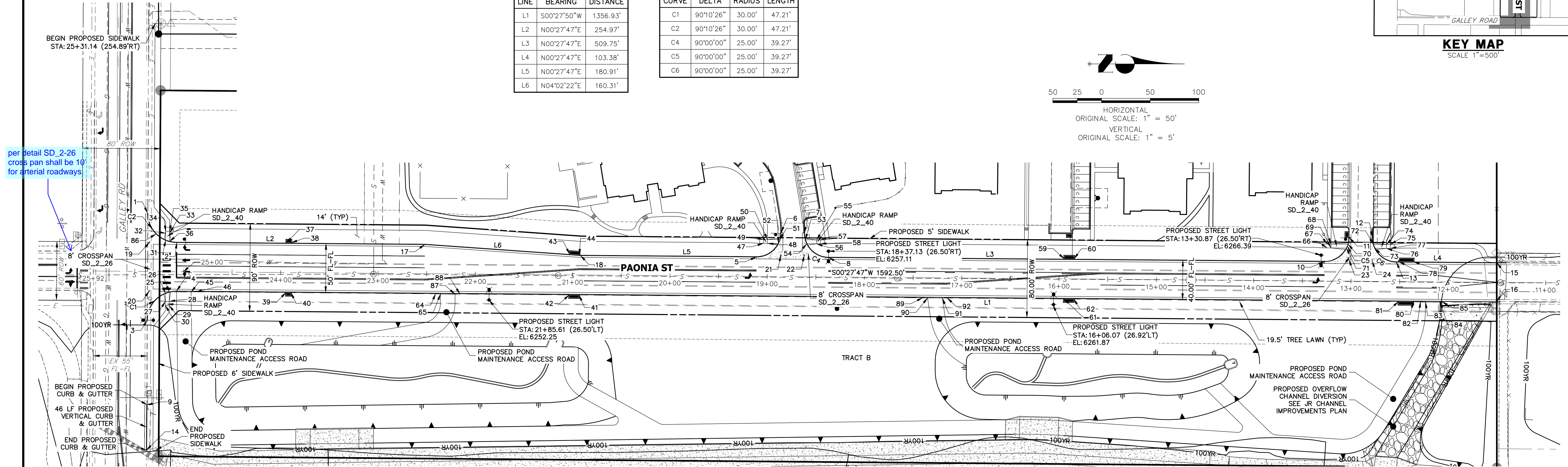
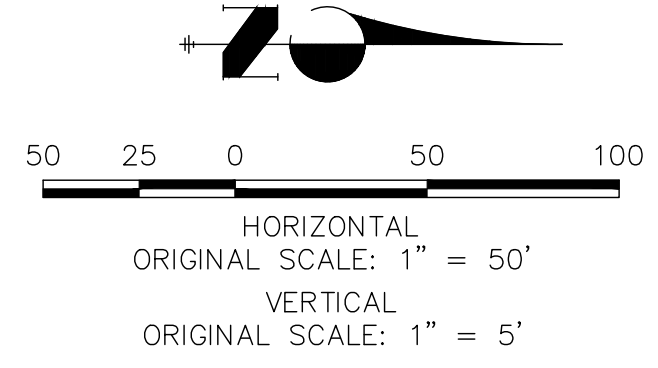
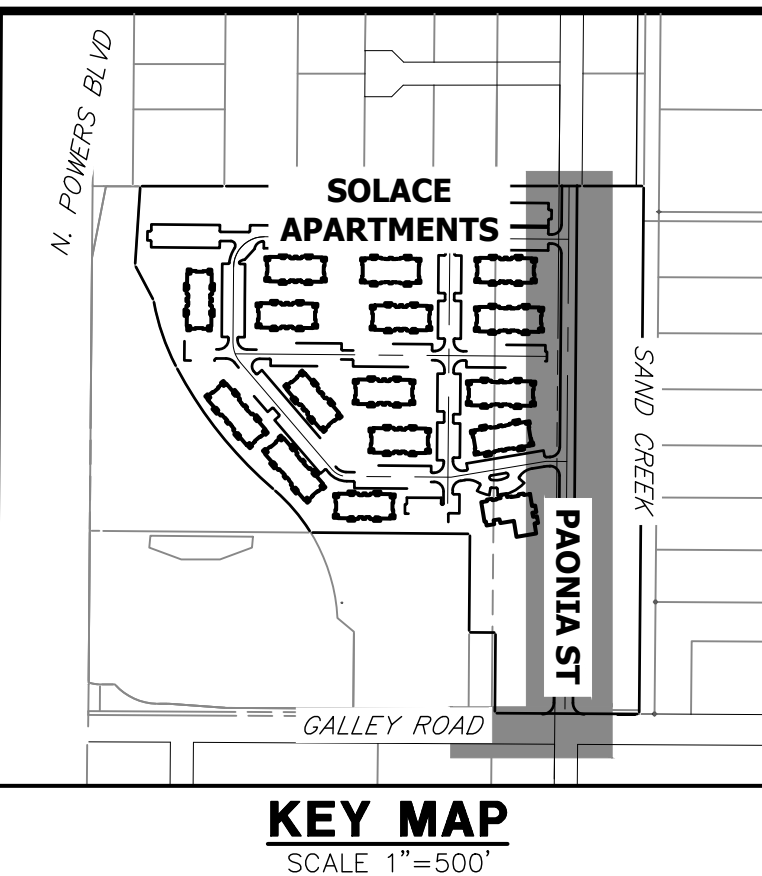
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NOTES

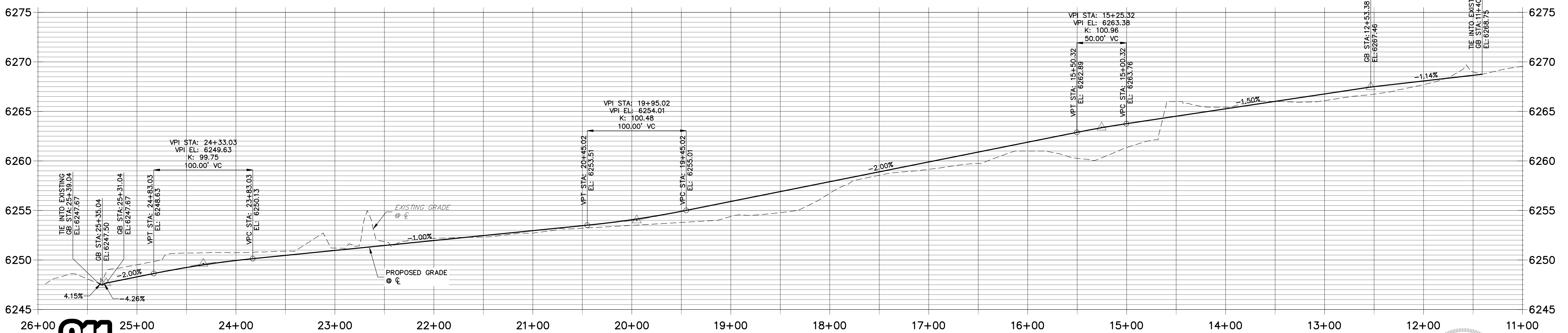
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR LEGEND.
4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

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°02'22"E	160.31'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°10'26"	30.00'	47.21'
C2	90°10'26"	30.00'	47.21'
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**



UNLESS SHOWN 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 ST.
SUITE 400
CHICAGO, ILL. 60607
OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
A Westman Company
Central 300-740-9383 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

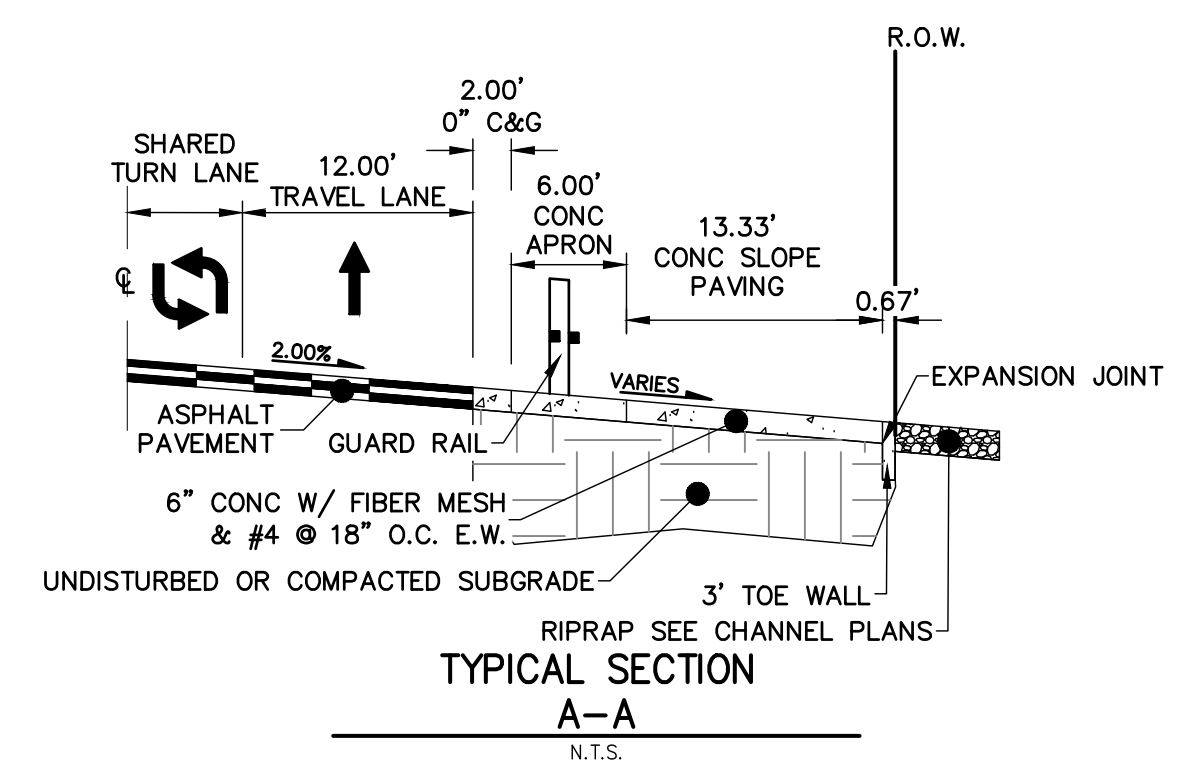
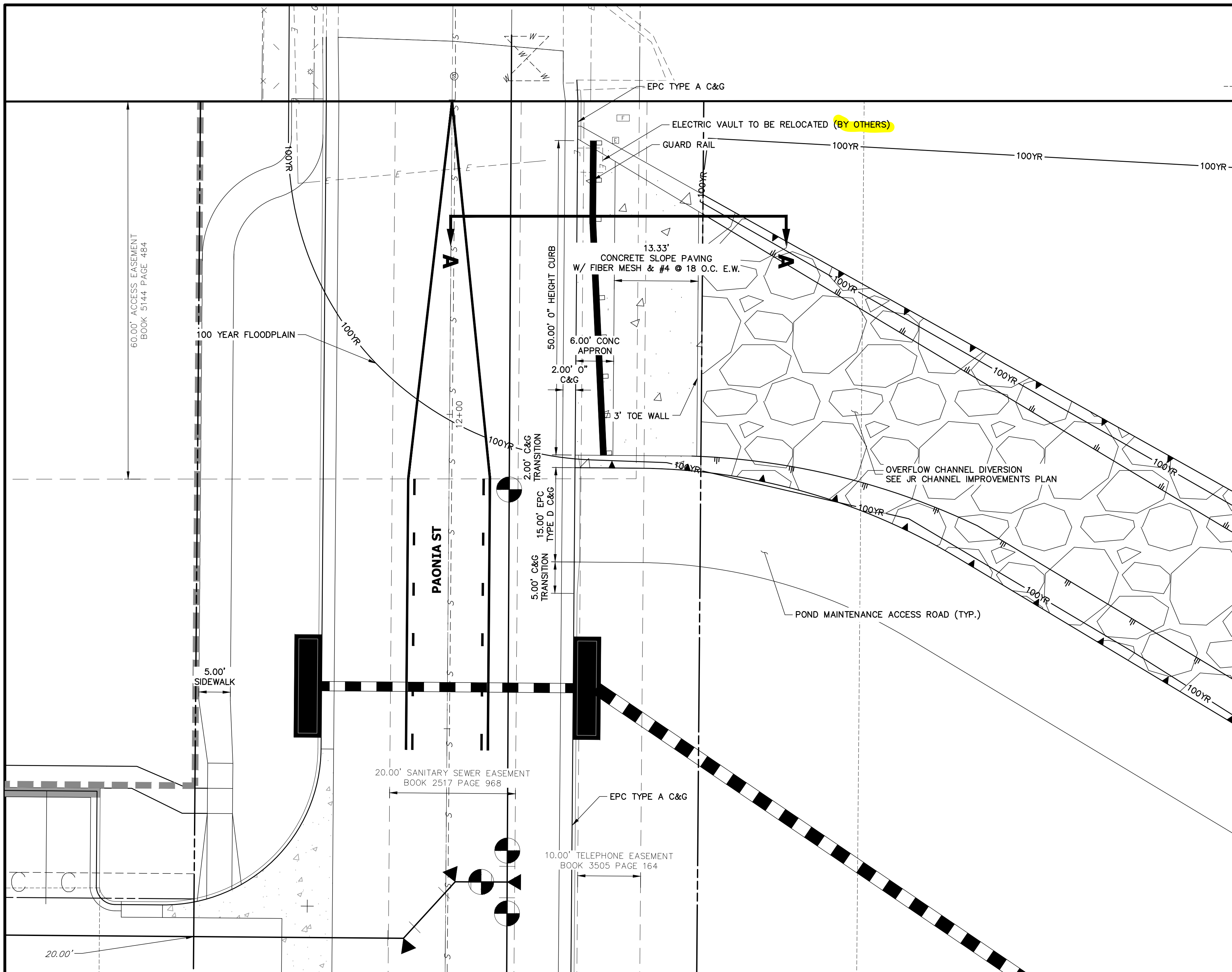
**PAONIA STREET
IMPROVEMENTS
ROADWAY PLAN AND PROFILE**

H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 11/25/20
DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

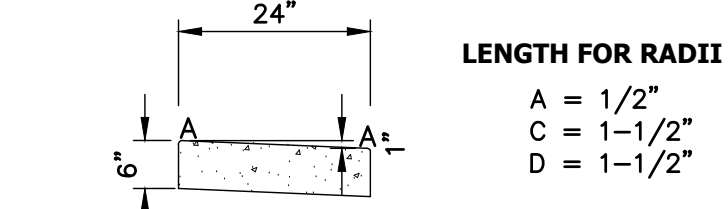
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

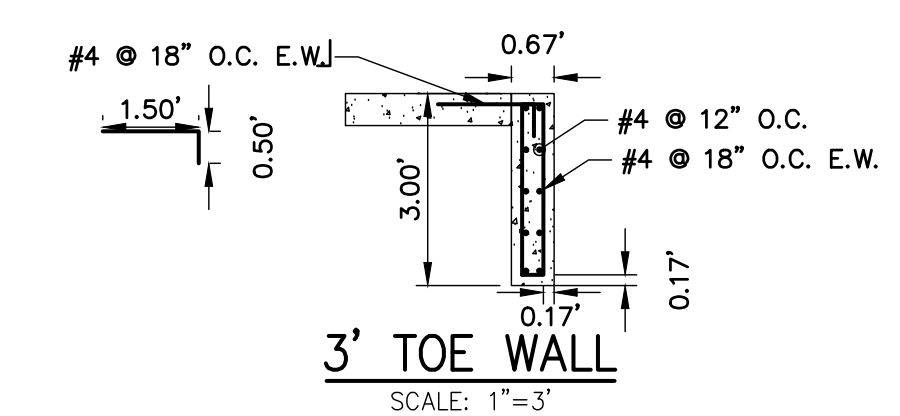




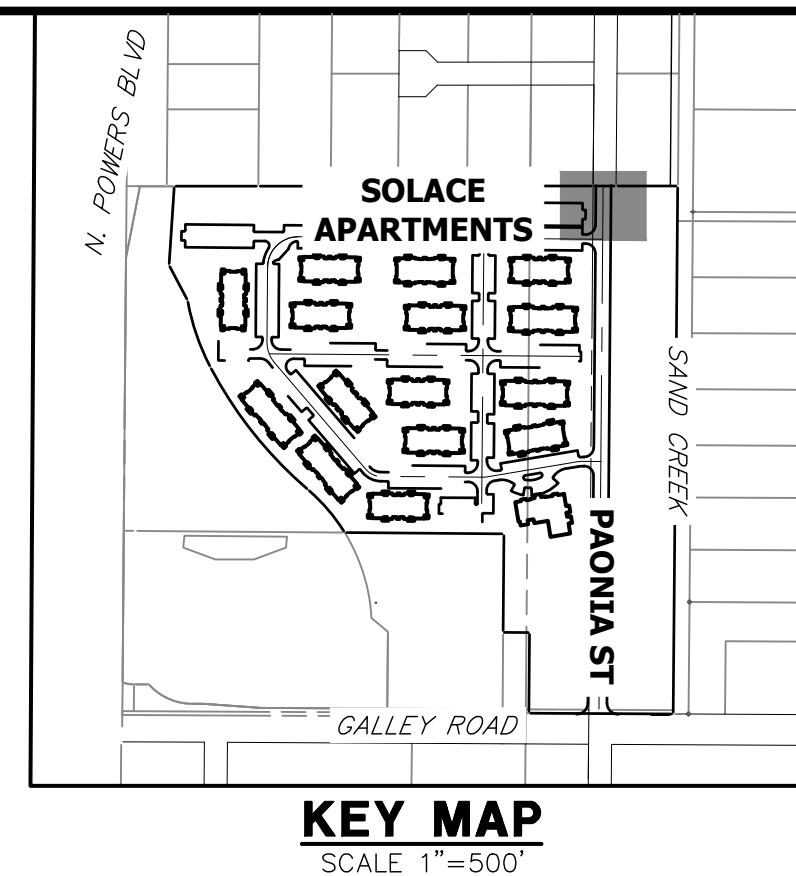
NOTE:
10" HEIGHT CURB SHALL HAVE A SLOPE OF 1/2" PER FOOT AWAY FROM THE ROADWAY CROWN



0" HEIGHT CURB
SCALE: N.T.S.



3' TOE WALL
SCALE: 1"=3'



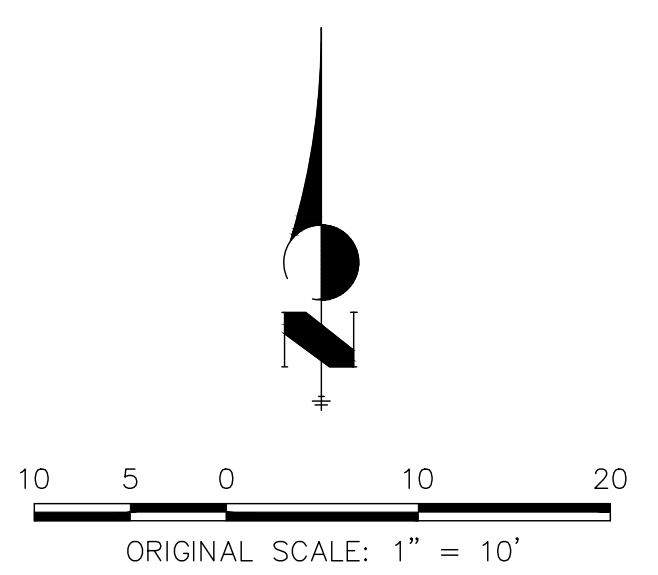
KEY MAP
SCALE 1"=500'

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.



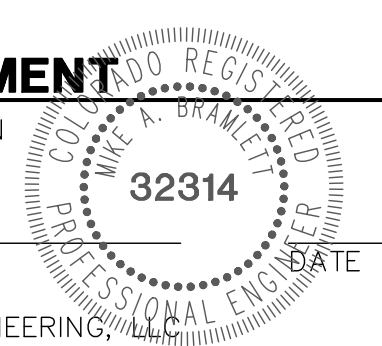
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PREPARED UNDER MY SUPERVISION

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



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SUITE 400
CHICAGO, ILL. 60607
OFFICE PHONE (734) 216-2577

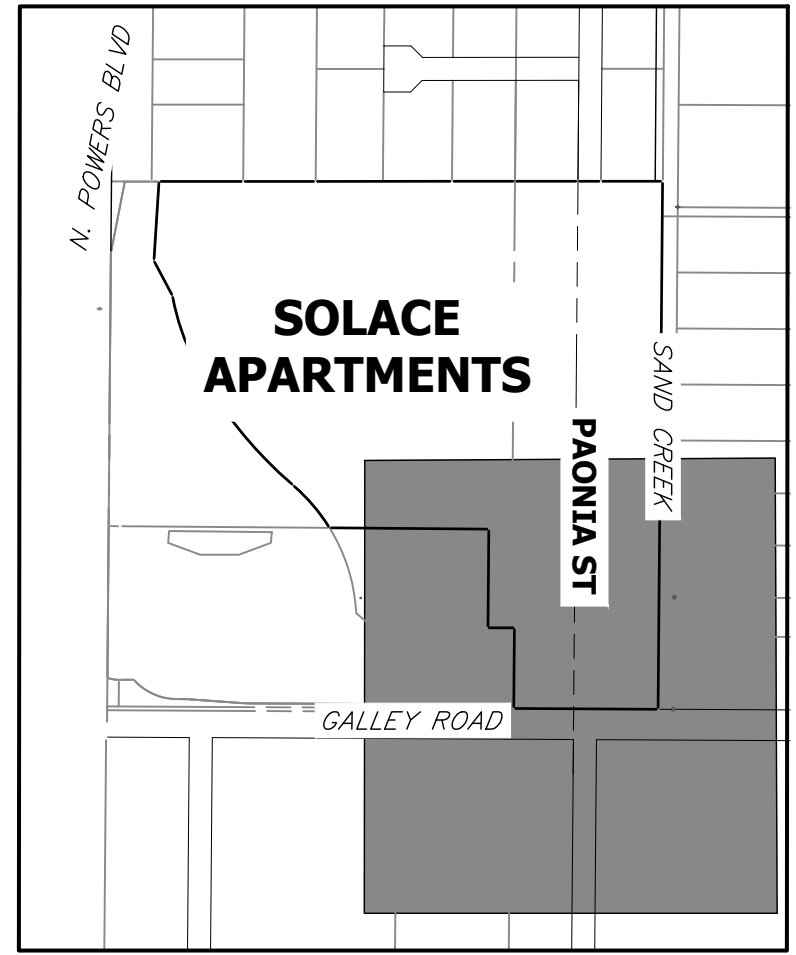
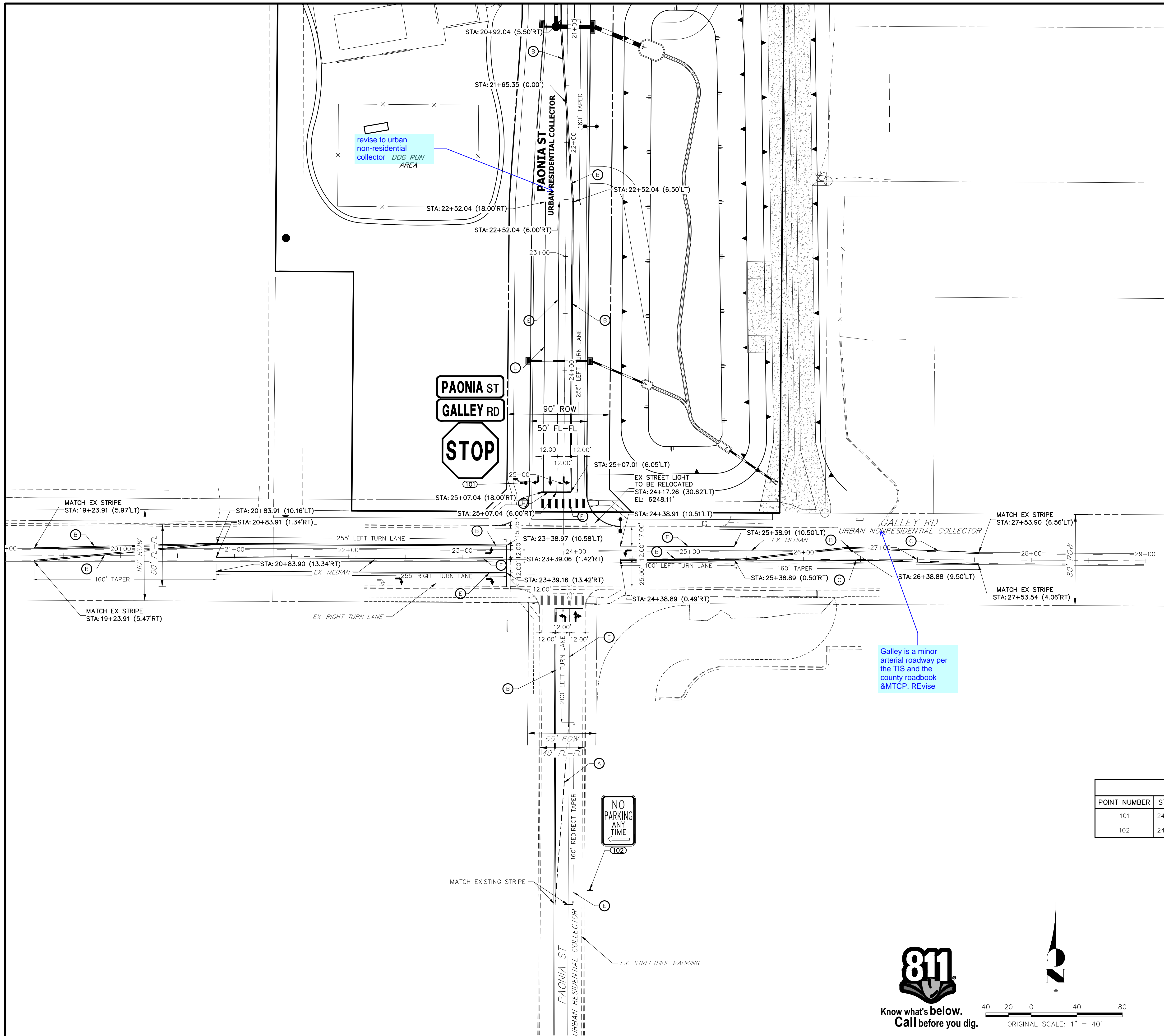
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	1"=10'
V-SCALE	N/A
DATE	11/25/20
DESIGNED BY	JRM
DRAWN BY	APL
CHECKED BY	

PAONIA STREET IMPROVEMENTS
ROADWAY PLAN AND PROFILE

SHEET 7 OF 9
JOB NO. 25174.00



KEY MAP
SCALE 1"=500'

LEGEND

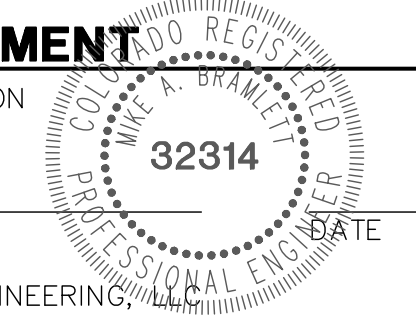
- PROPOSED SIGN
- EXISTING SIGN
- CDOT DELINEATOR TYPE I (CRYSTAL)
- CDOT DELINEATOR TYPE II (CRYSTAL)
- CDOT DELINEATOR TYPE II (YELLOW)
- CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
- EXISTING STRIPE TO REMAIN
- SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE
- TABULATION KEY
- LANE LINE - 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	33.50' (RT)	PAONIA ST CL	6248.60		36X36 R-1
102	24+07.27	291.20' (RT)	GALLEY RD CL	6243.59		18" X 12" NO PARKING



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



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

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CHICAGO, ILL. 60607
OFFICE PHONE (734) 216-2577

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No.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	NA	11/25/20	CJD	CJD	CJD

PAONIA STREET IMPROVEMENTS
SIGNAGE AND STRIPING PLAN



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Table with columns: No., REVISION, H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY

PAONIA STREET IMPROVEMENTS DETAILS SHEET 9 OF 9 JOB NO. 25174.00

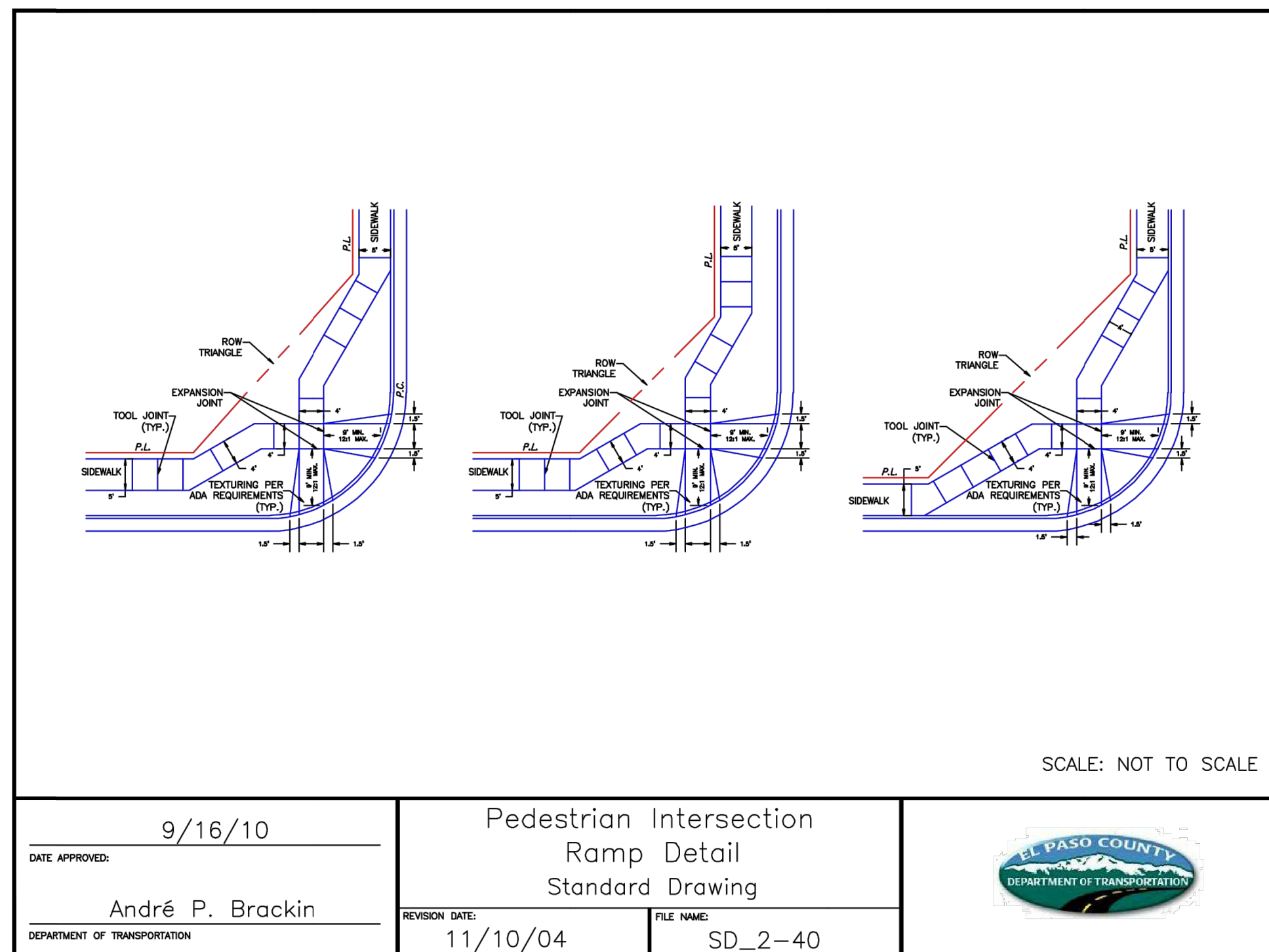


Table with columns: DATE APPROVED (9/16/10), DEPARTMENT OF TRANSPORTATION, REVISION DATE (11/10/04), FILE NAME (SD_2-40), and logo for EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

Table with columns: DATE APPROVED (8/11/11), DEPARTMENT OF TRANSPORTATION, REVISION DATE (12/8/15), FILE NAME (SD_2-26), and logo for EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

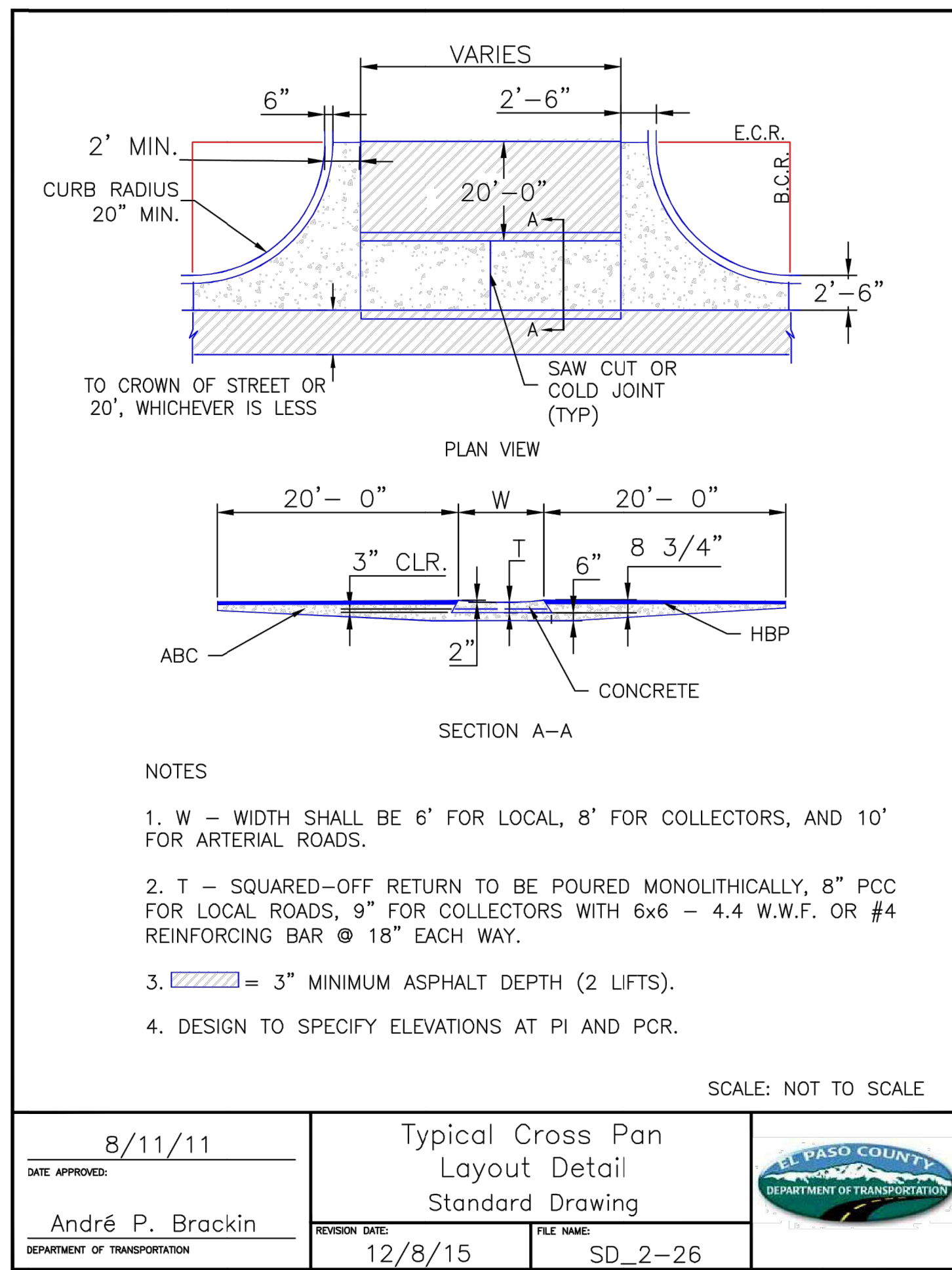


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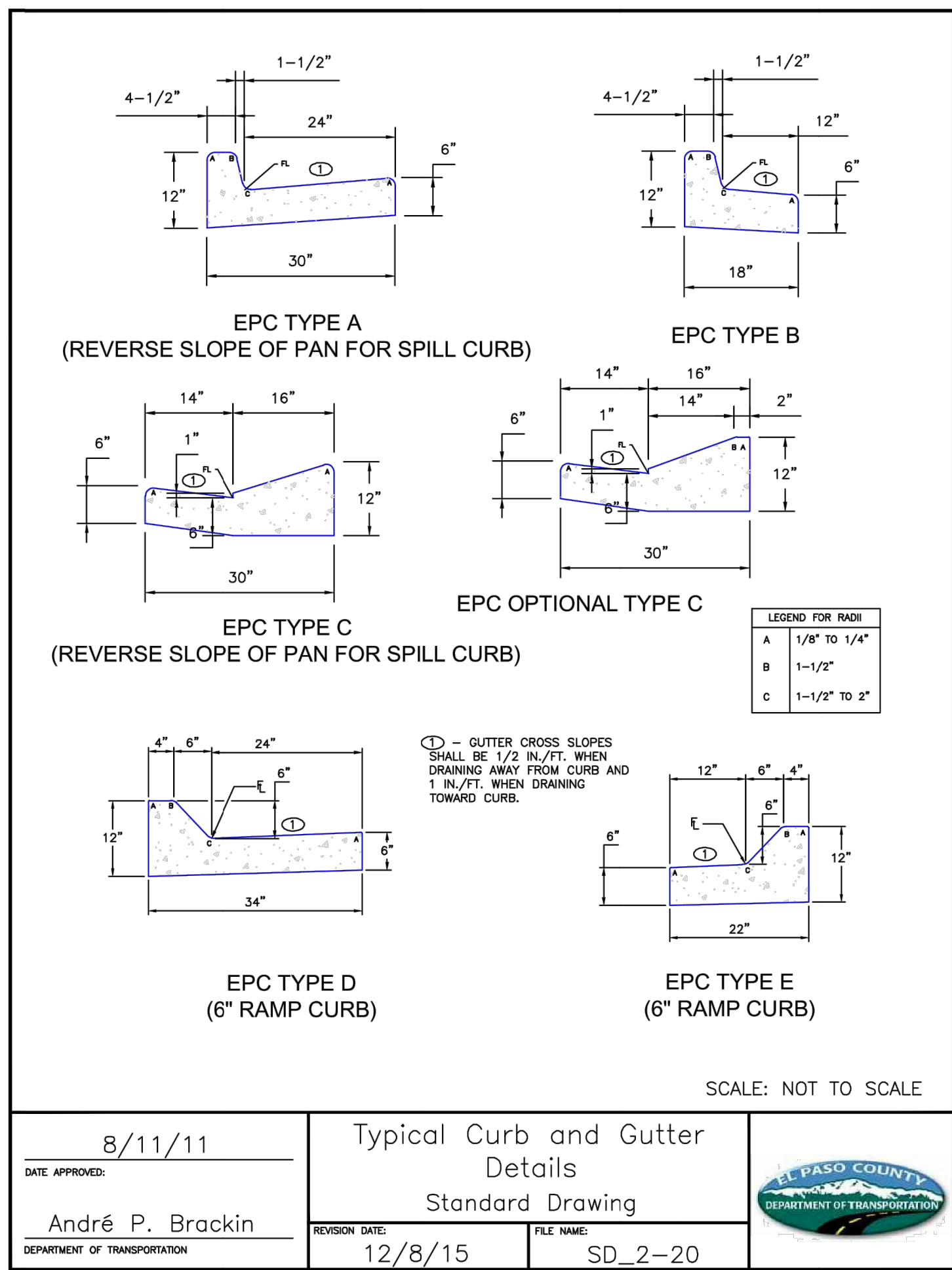


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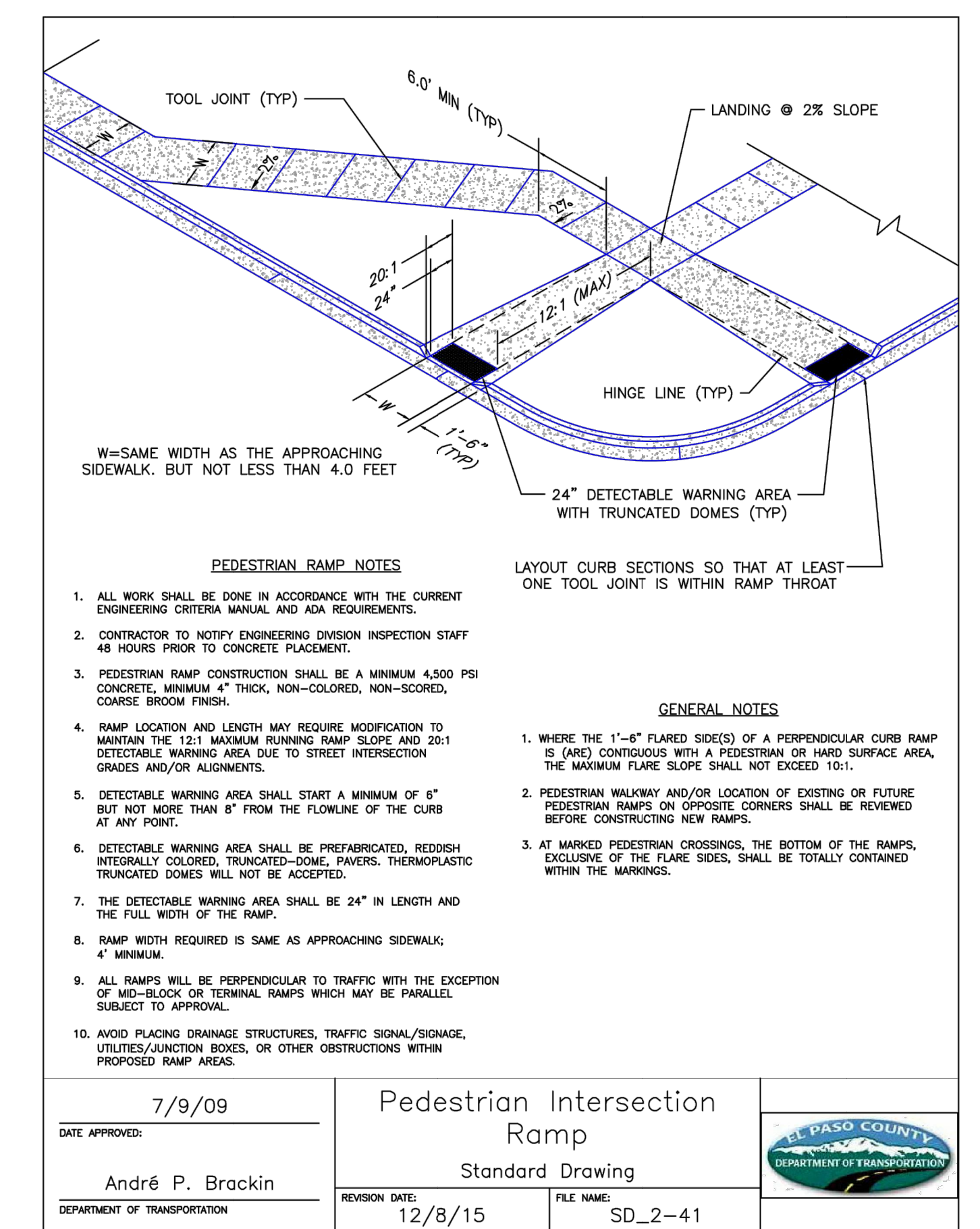


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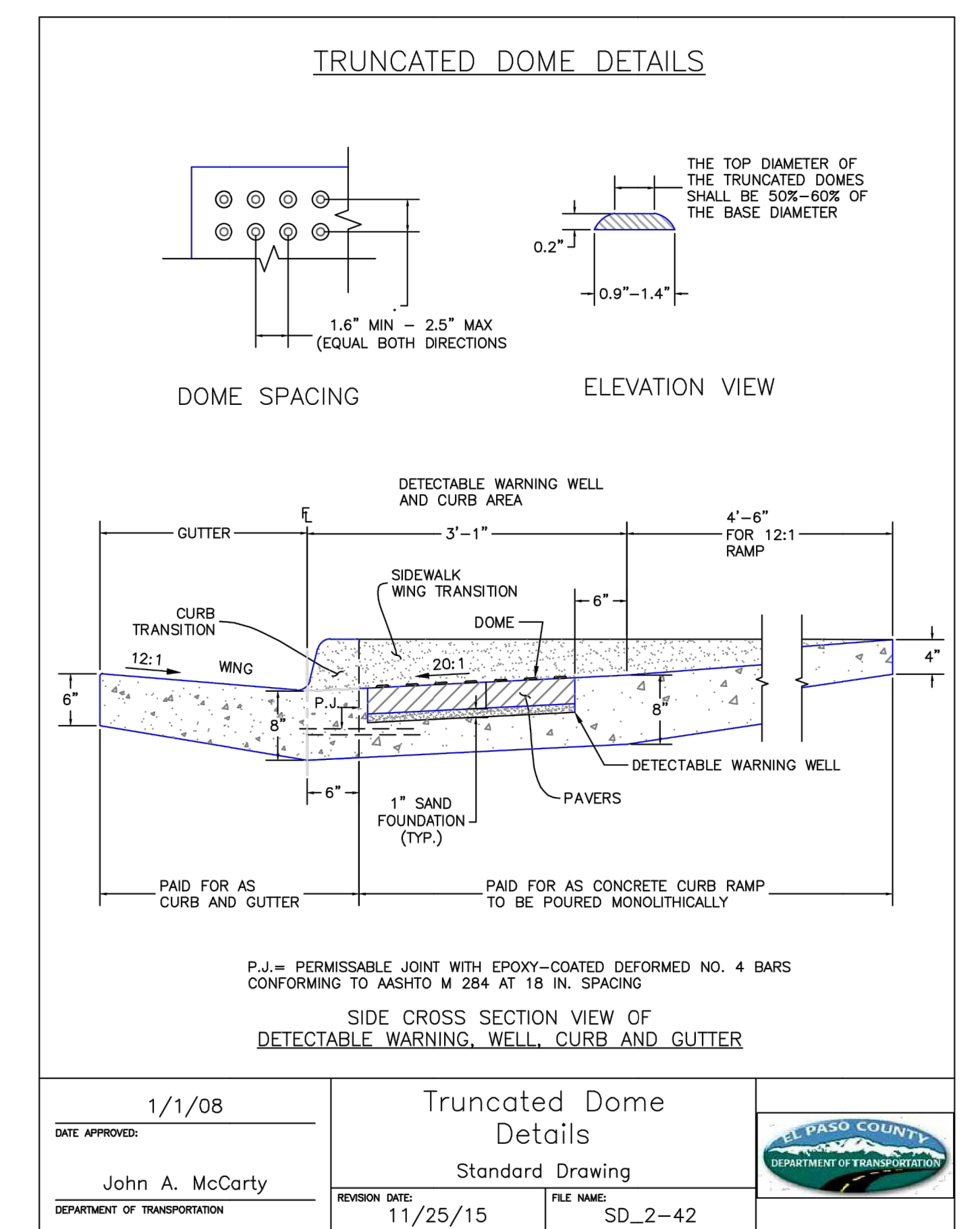
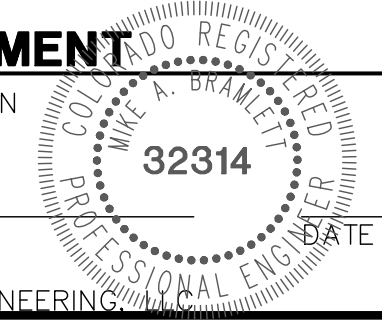
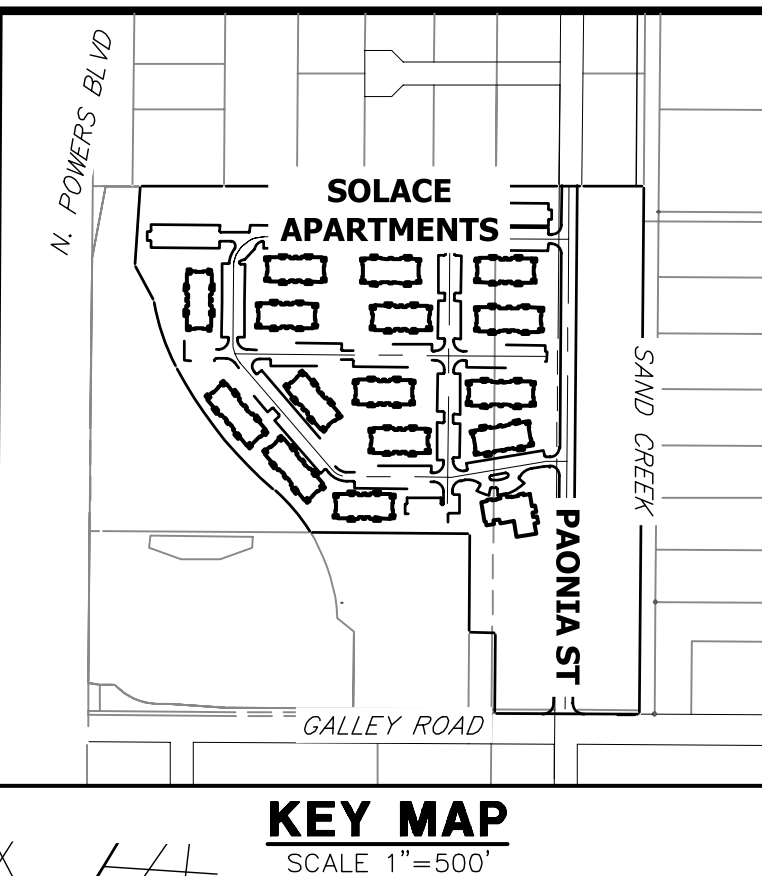
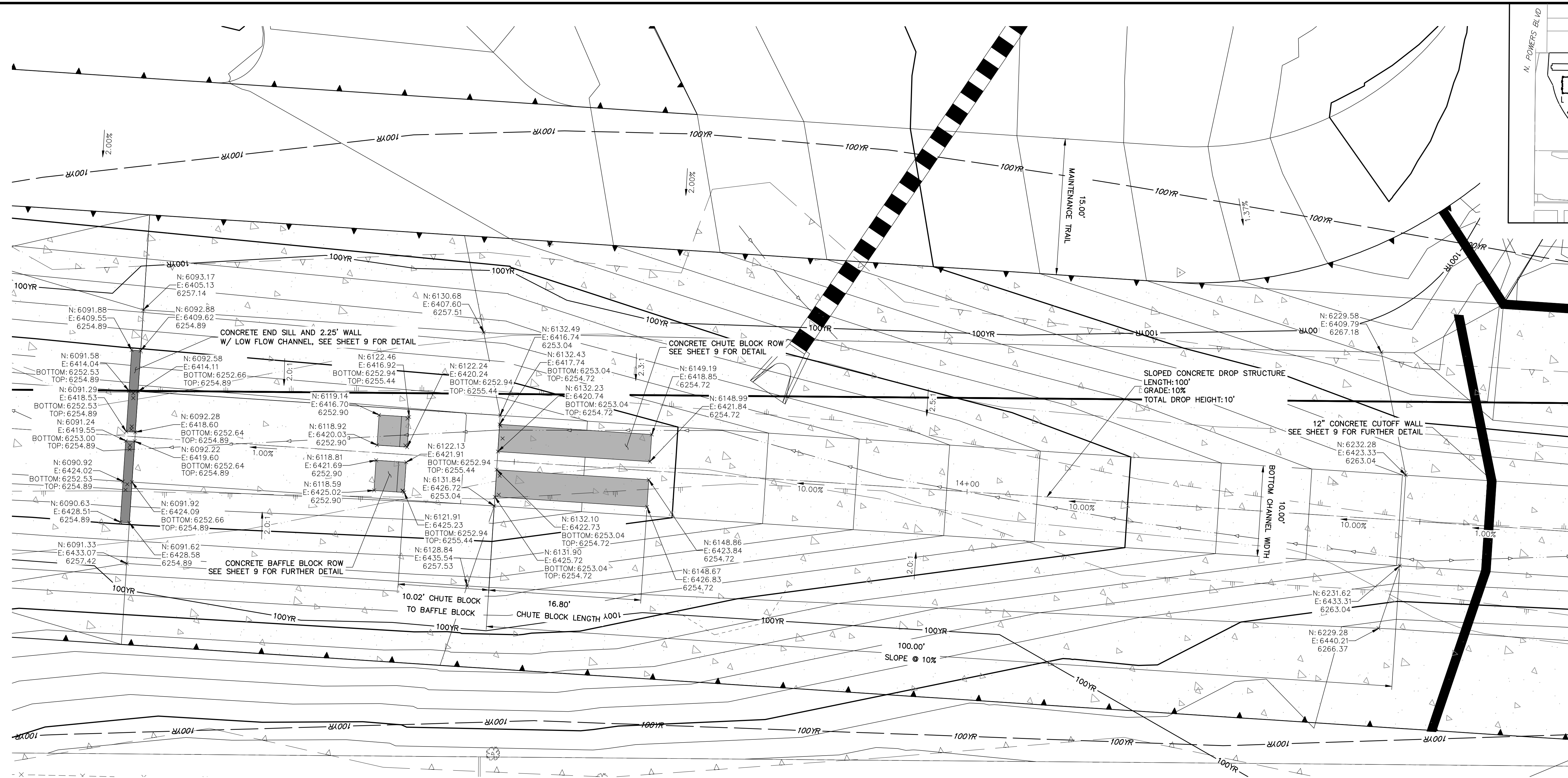


Table with columns: DATE APPROVED (1/1/08), DEPARTMENT OF TRANSPORTATION, REVISION DATE (11/25/15), FILE NAME (SD_2-42), and logo for EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.

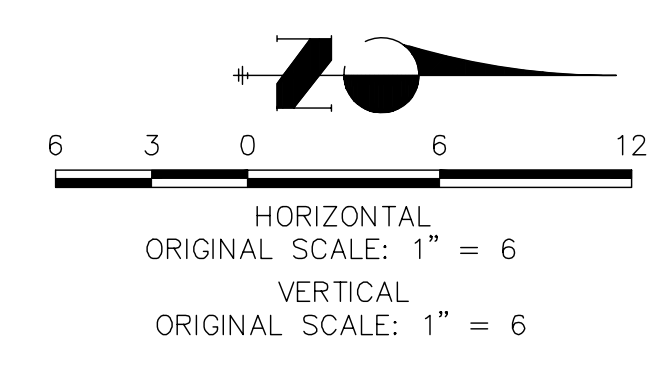
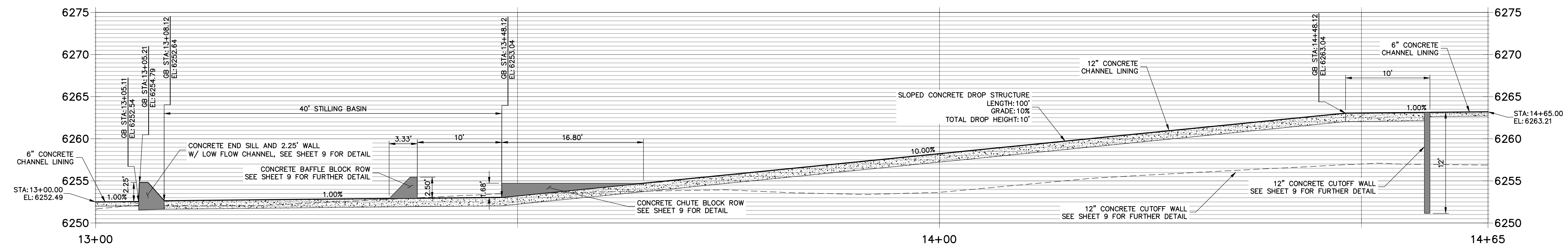
These are a repeat of the previous details. Please update the details per the previous comments.

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





**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

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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

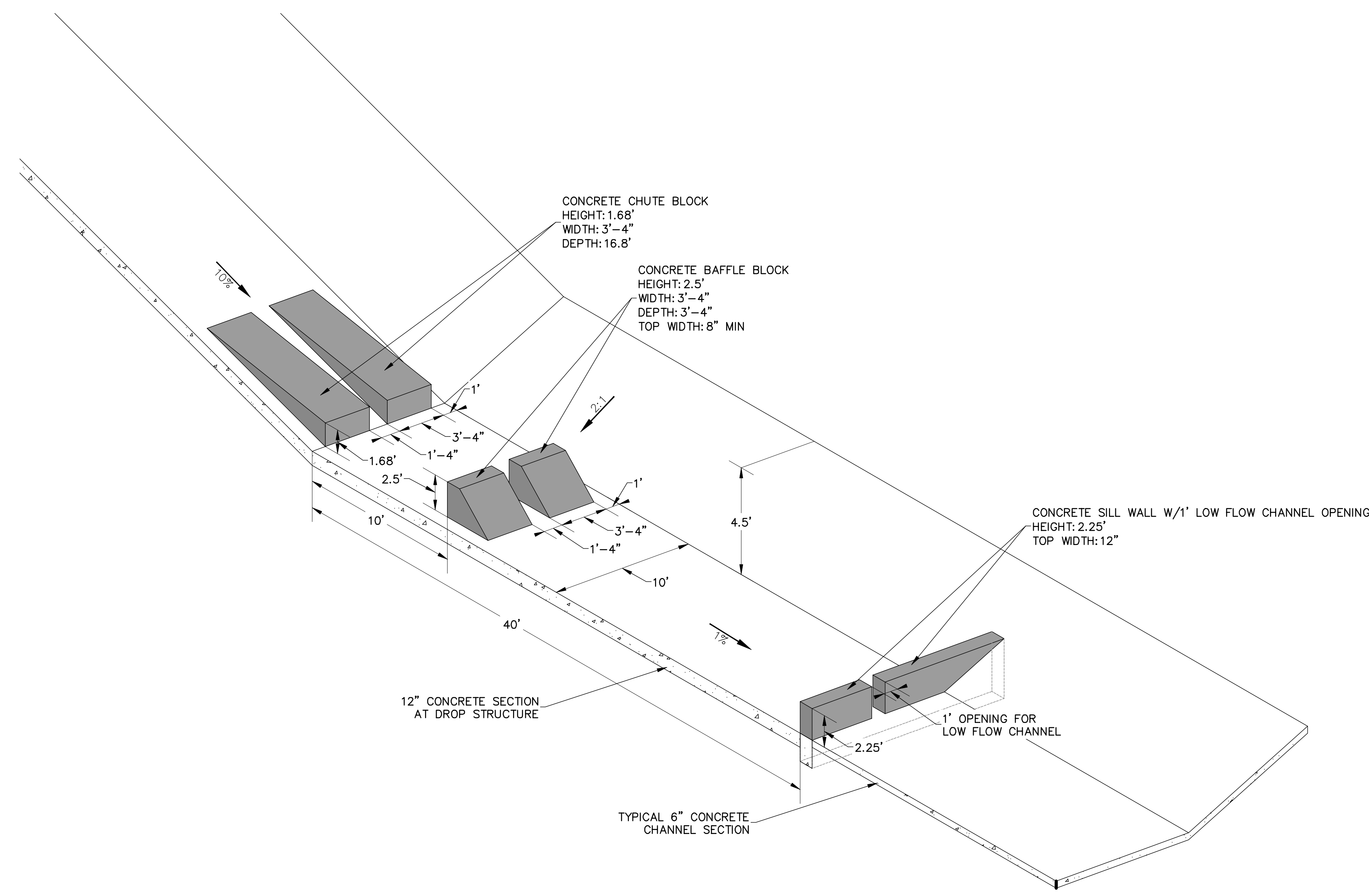
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No.	REVISION	BY	DATE

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



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 SUITE 400
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 (734) 216-2577

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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

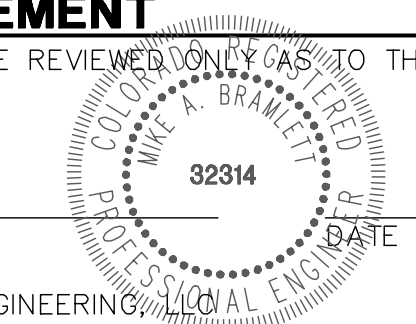
SHEET 9 OF 10
 JOB NO. 25174.00

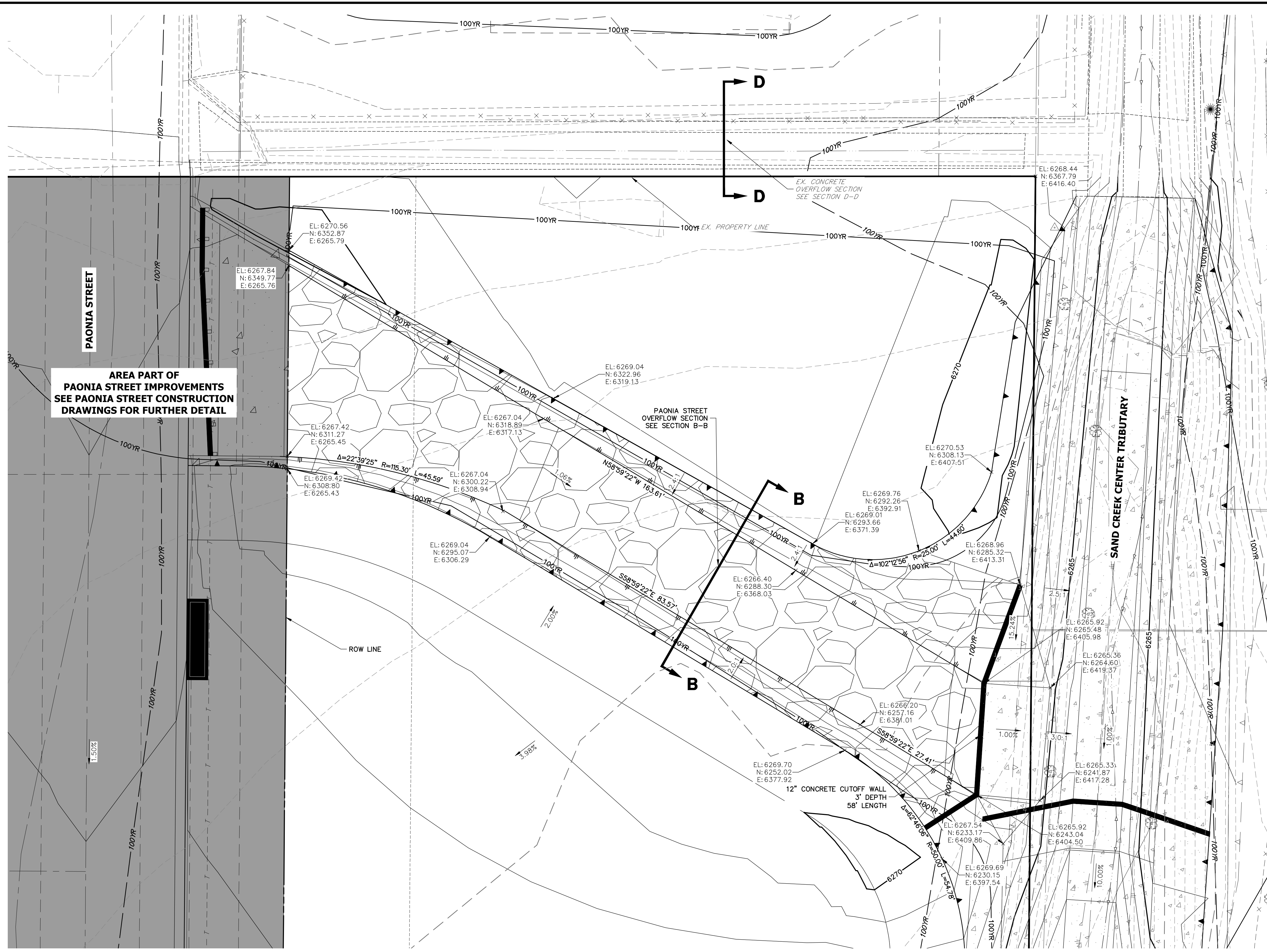


ENGINEER'S STATEMENT

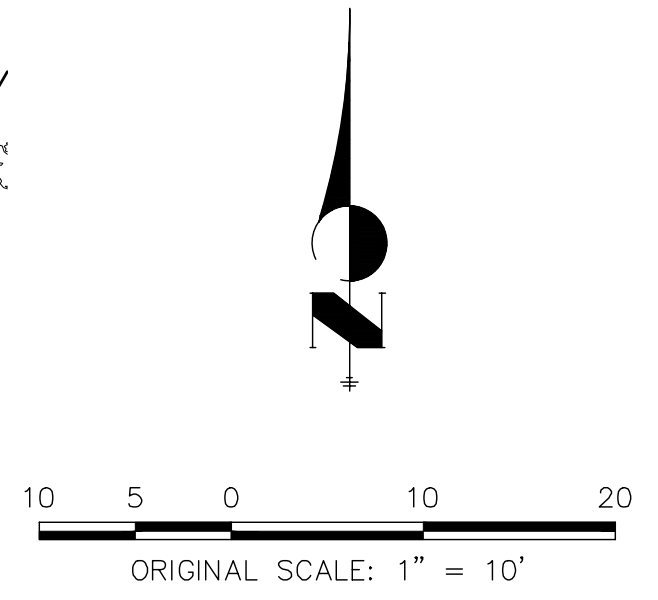
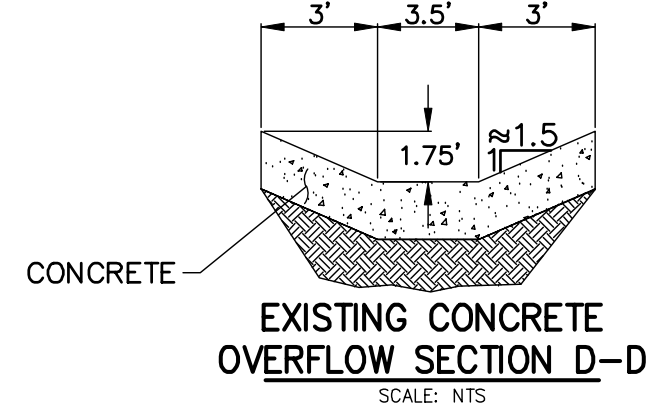
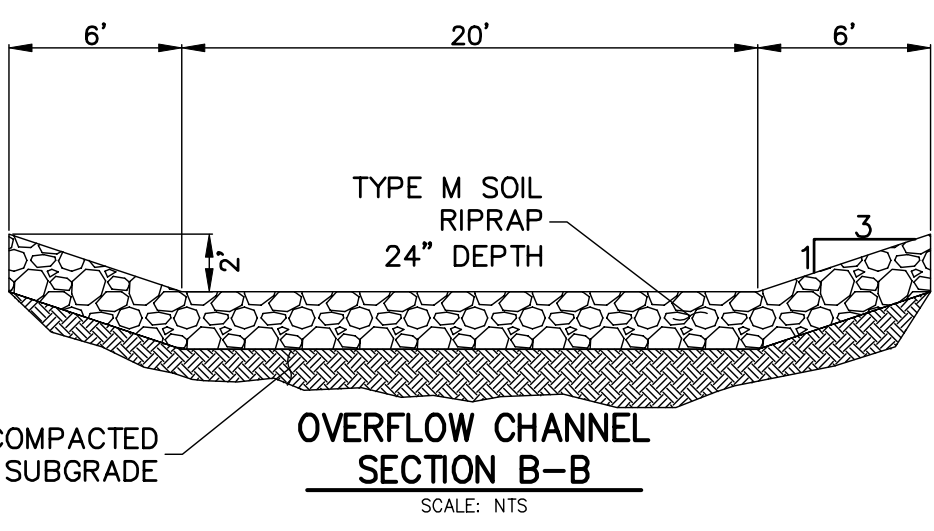
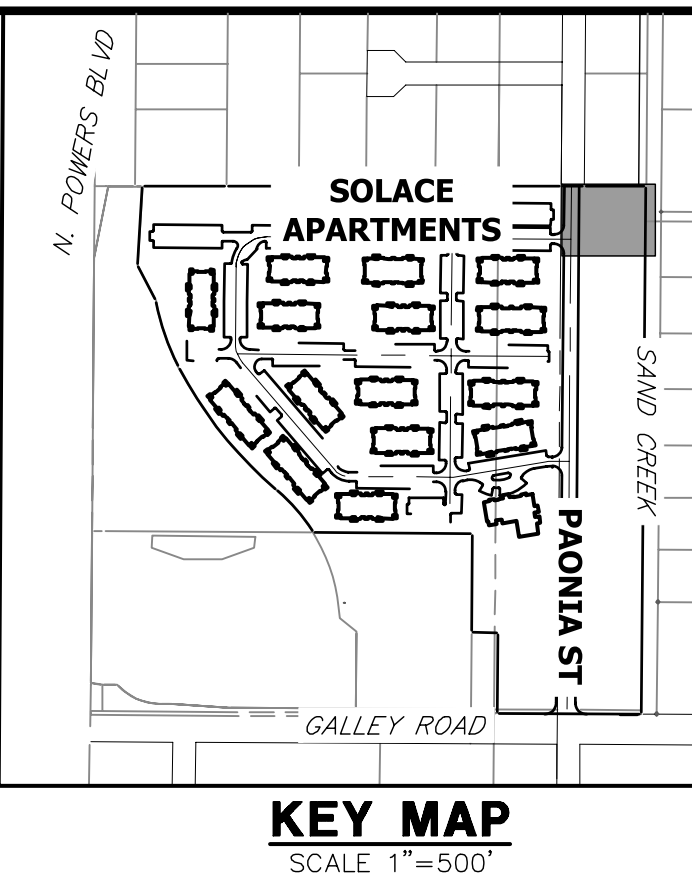
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

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





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

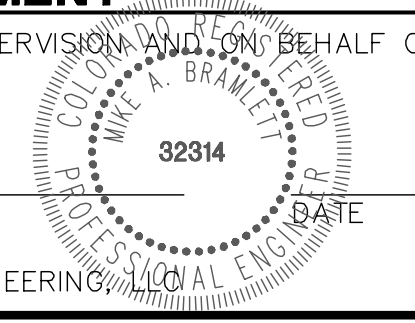


811
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ENGINEER'S STATEMENT

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



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JACKSON DEARBORN PARTNERS
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SUITE 400
CHICAGO, ILL. 60607
OFFICE PHONE
(734) 216-2577

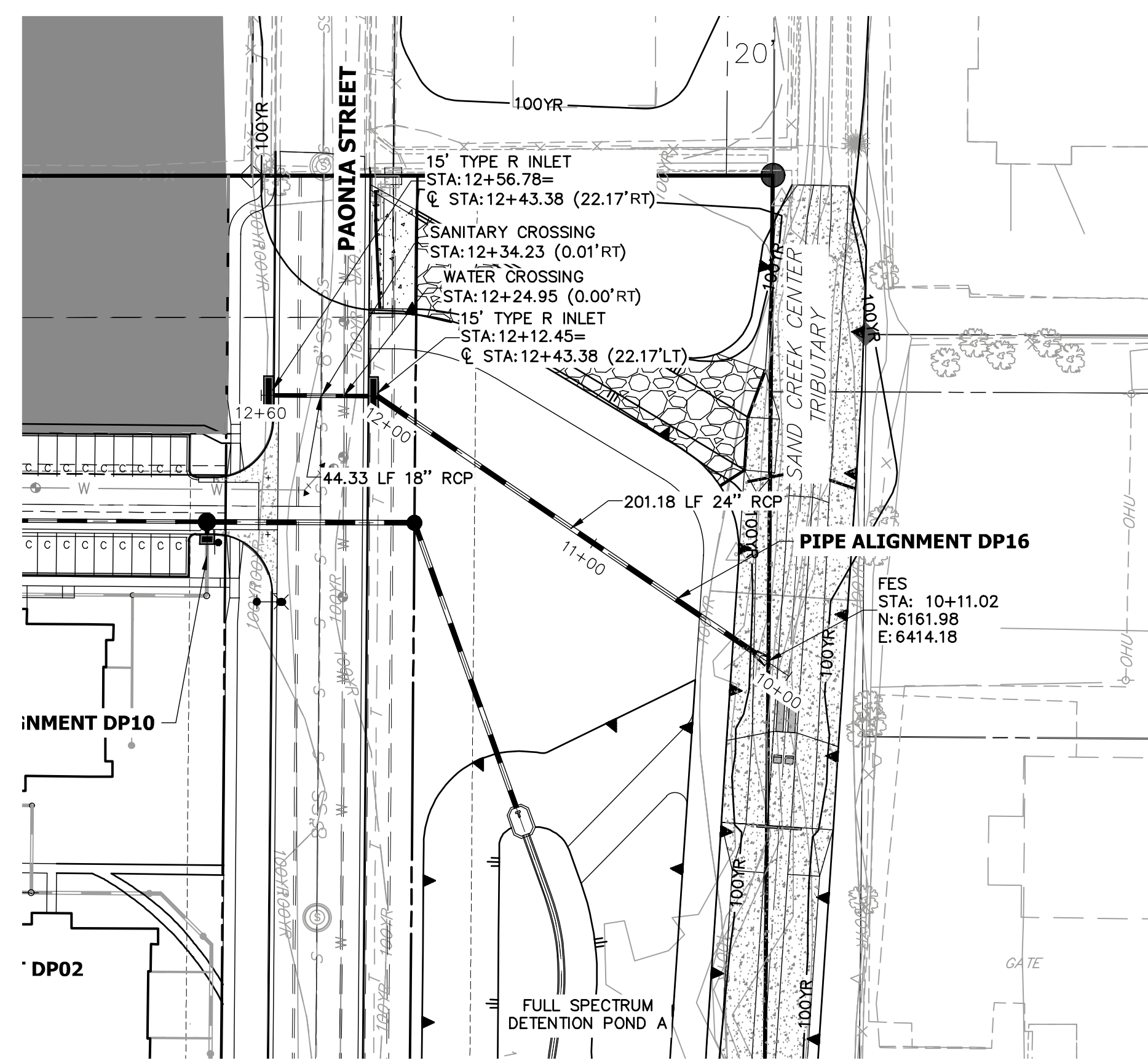
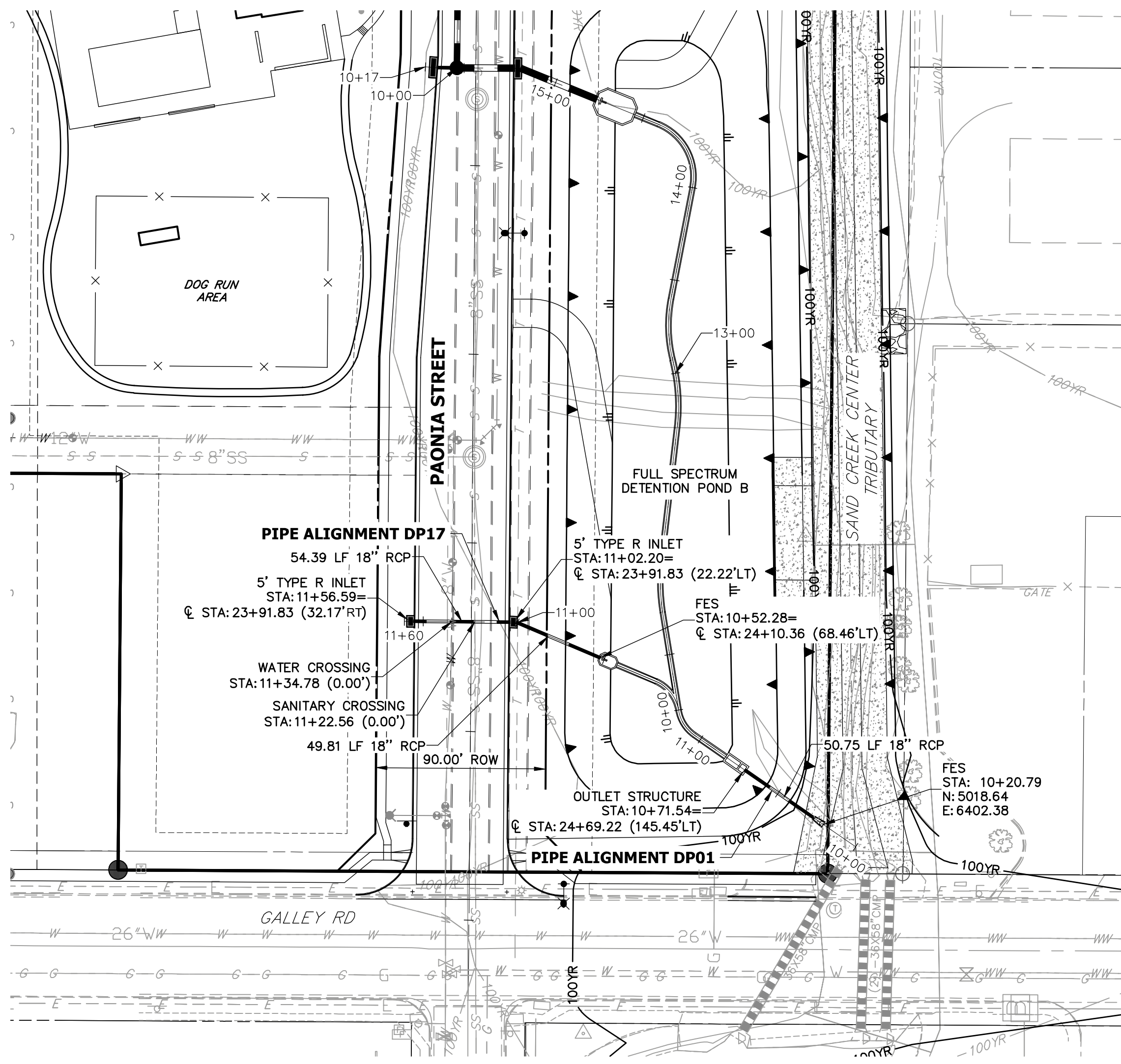
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NO.	REVISION	BY	DATE

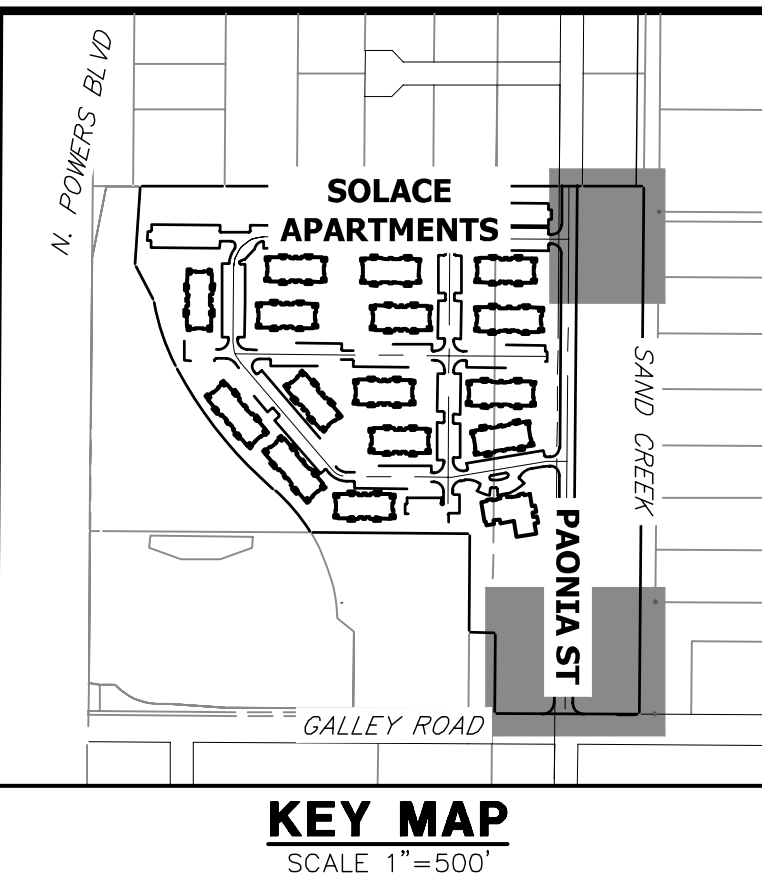
SAND CREEK CENTER TRIBUTARY
PAONIA STREET OVERFLOW PLAN

SHEET 10 OF 10
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.

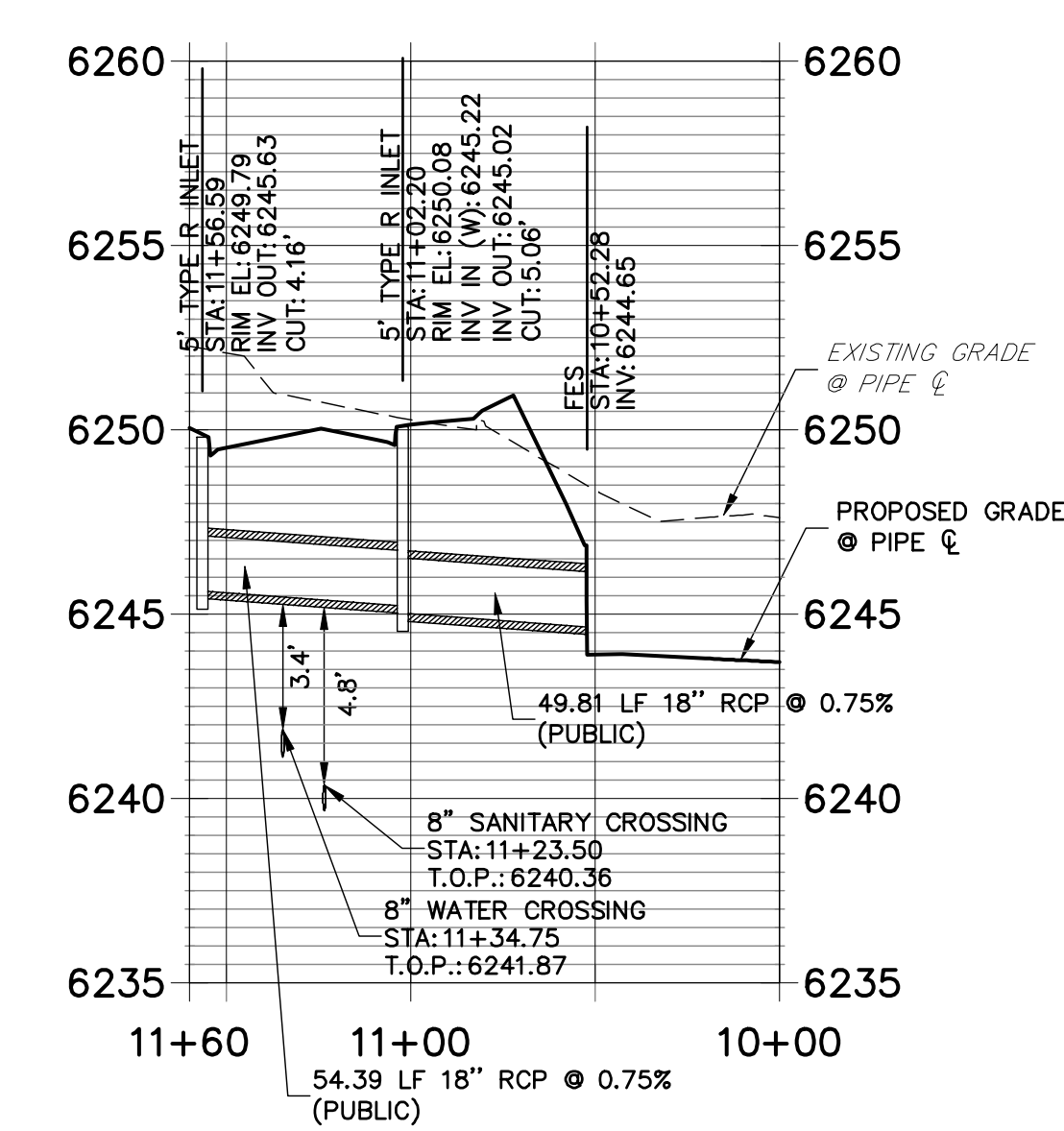


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JACKSON DEARBORN PARTNERS
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 SUITE 400
 CHICAGO, ILL. 60607
 OFFICE PHONE (734) 216-2577

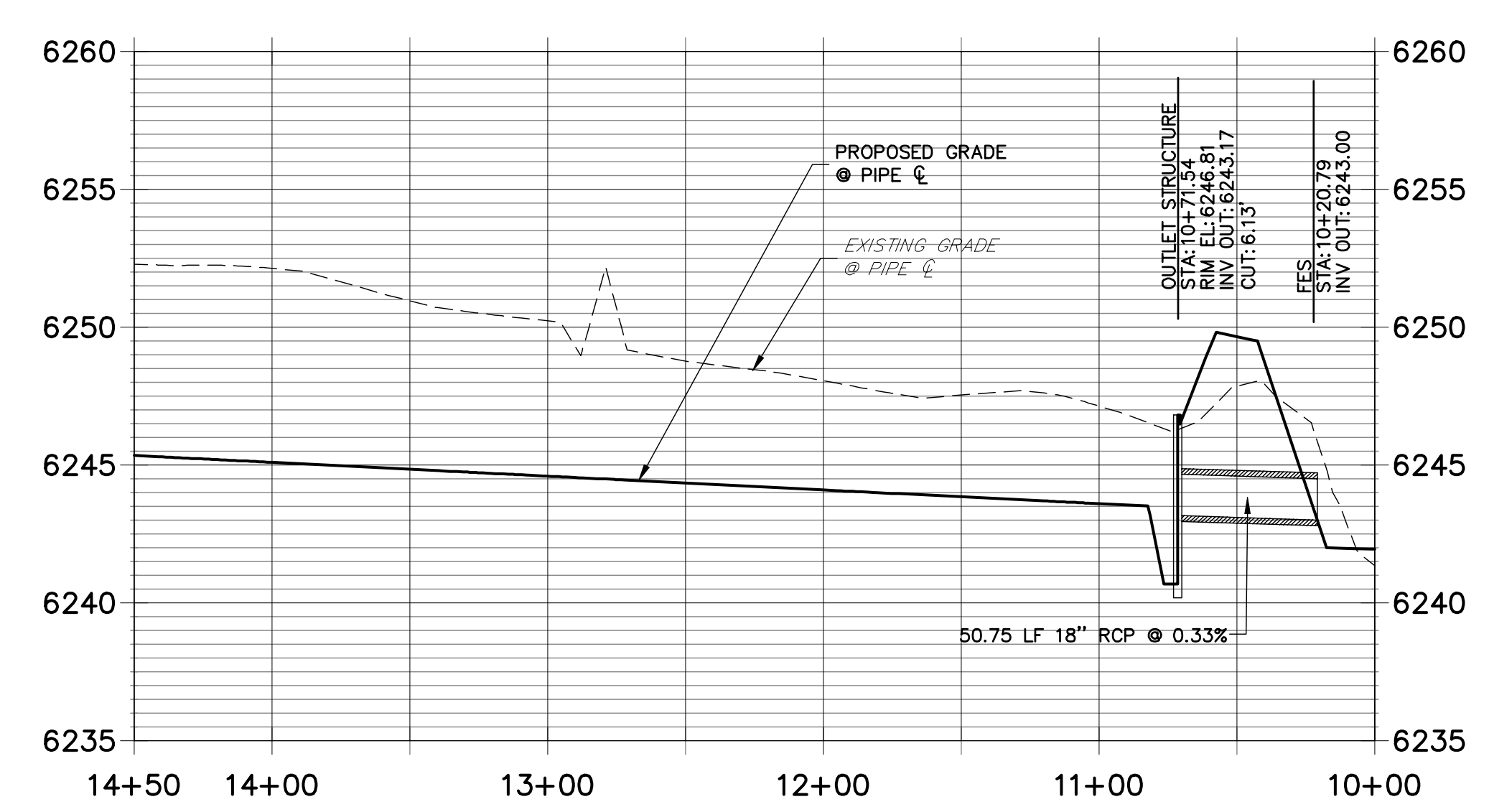
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 A Westman Company

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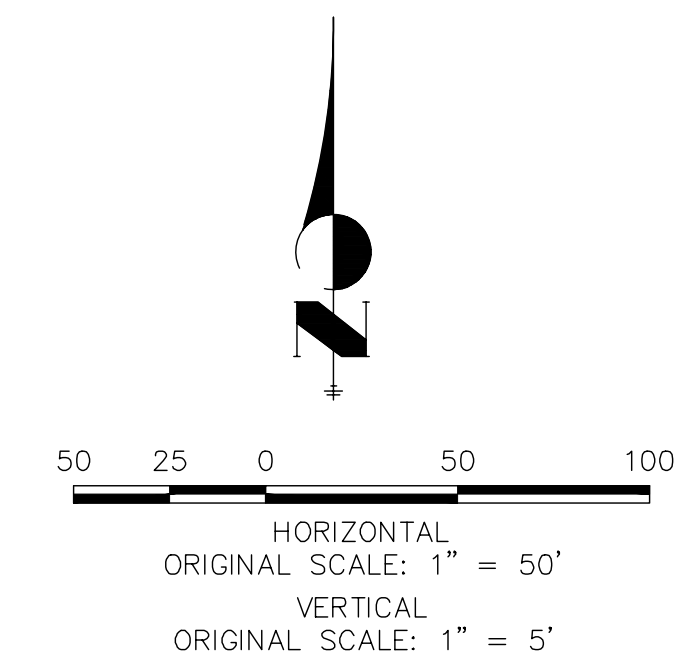
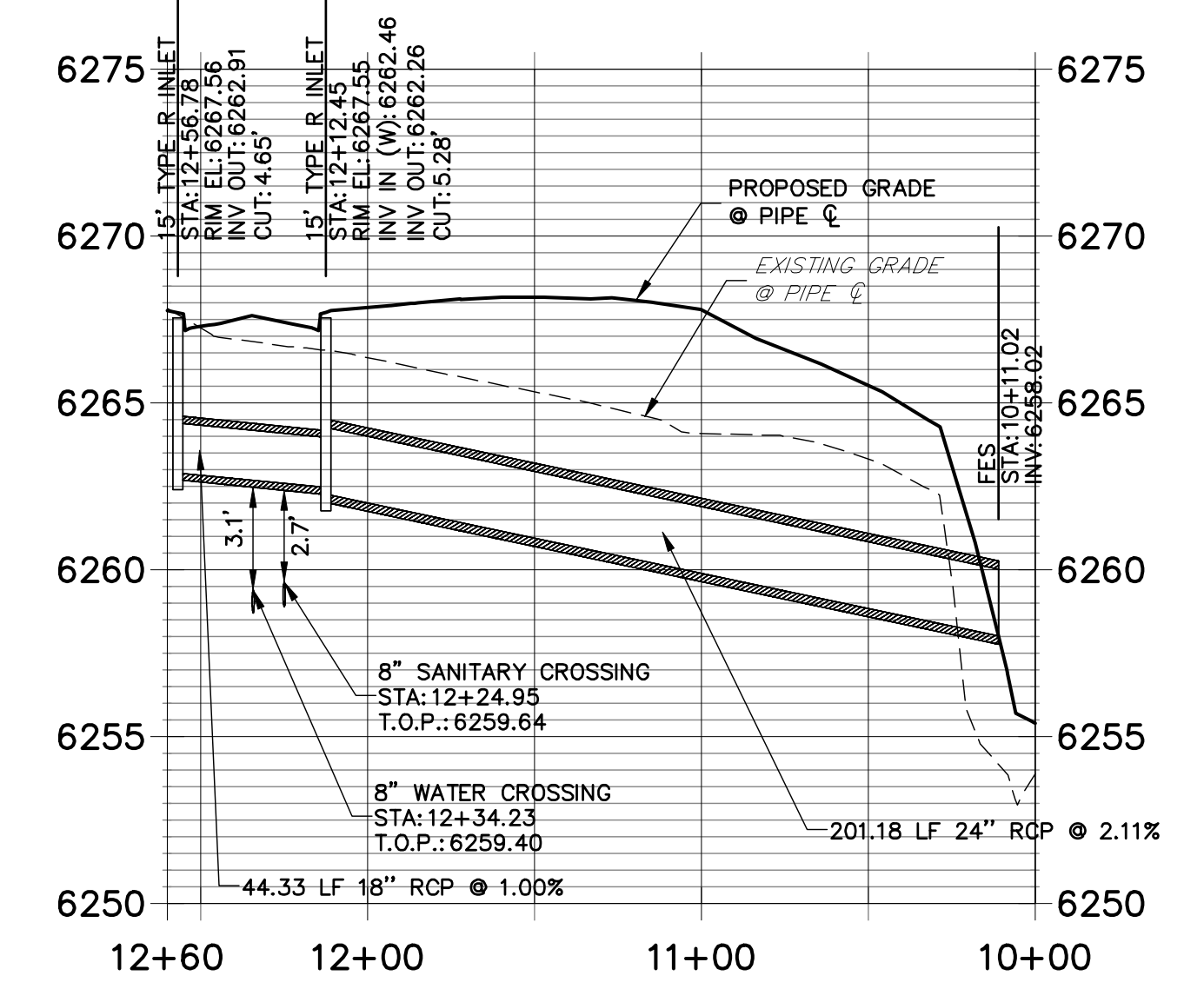
DP17 PROFILE
STA 10+00.00 TO 11+60.00



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

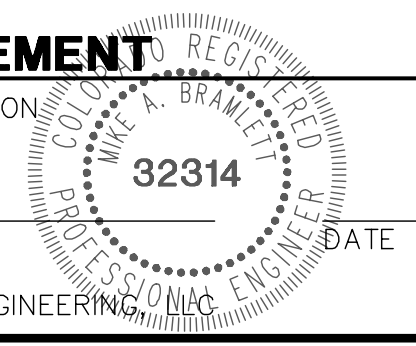


DP16 PROFILE
STA 10+00.00 TO 12+60.00



ENGINEER'S STATEMENT
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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	No. REVISION	
						1"=50'	1"=5'
11/20/20	JRM	JRM					

SOLACE APARTMENTS - FILING NO. 1
 STORM SEWER PLAN AND PROFILE

SHEET 15 OF 32
 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
 6250 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

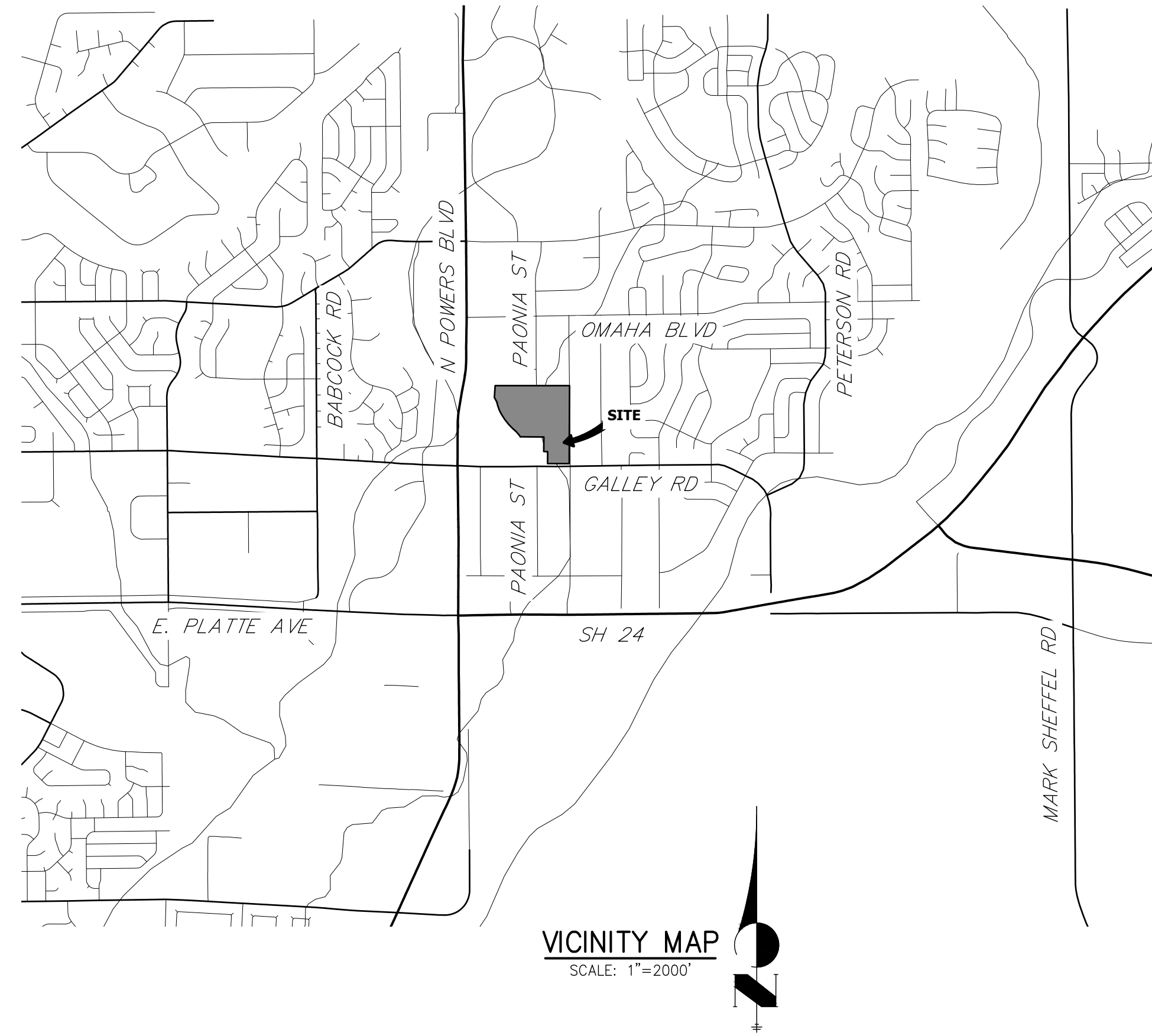
GEOTECHNICAL
 CTL THOMPSON, INC
 5170 MARK DABLING BLVD
 COLORADO SPRINGS, CO 80918
 P~(719) 528-8300

ARCHITECT
 LCM ARCHITECTS
 819 S WABASH AVE, FIFTH FLOOR
 CHICAGO, IL 60605
 P~(312) 995-5305

SOLACE APARTMENTS

**SITUATED IN THE NORTHWEST QUARTER OF SECTION 7
 TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 COUNTY OF EL PASO, STATE OF COLORADO**

SANITARY SEWER PLAN AND PROFILE



SHEET INDEX

- 1 - COVER SHEET
- 2 - LEGEND
- 3-6 - SANITARY SEWER PLAN AND PROFILE
- 7 - DETAIL SHEET

BASIS OF BEARINGS

BENCHMARK

**CHEROKEE METROPOLITAN DISTRICT
 WASTEWATER 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.

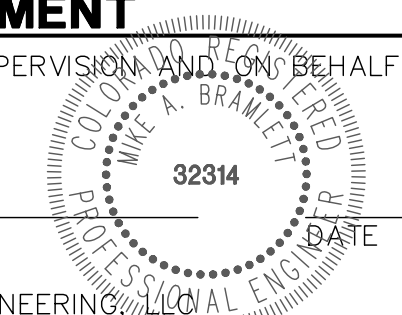
APPROVED BY: _____ DATE: _____



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.

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JACKSON DEARBORN PARTNERS
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 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.jr-engineering.com

BY	DATE	NO.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				1"=2000'	N/A	11/25/20	APL	APL	

SOLACE APARTMENTS	COVER SHEET	SANITARY SEWER PLAN AND PROFILE
SHEET 1	OF 7	
JOB NO.	25174.00	

LAYER LINETYPE LEGEND

Table with 3 columns: Category, EXISTING Linetype, PROPOSED Linetype. Lists various construction layers like PHASE LINE, MATCH LINE, SECTION LINE, BOUNDARY LINE, PROPERTY LINE, EASEMENT LINE, RIGHT OF WAY, R.O.W. A LINE, CENTERLINE, CITY LIMITS, WIRE FENCE, CHAIN LINK FENCE, WOOD FENCE, MASONRY FENCE, GUARDRAIL, CONC. BARRIER, CABLE TV, ELECTRIC, FIBER OPTIC, GAS MAIN, IRRIGATION MAIN, OIL/PETRO. MAIN, OVERHEAD UTILITY, SANITARY SEWER, STORM DRAIN, TELEPHONE, WATER MAIN, RAW WATER LINE, SWALE/WATERWAY FLOWLINE, DIVERSION DITCH, DIVERSION CHANNEL, MAJOR DRAINAGE BASIN, MINOR DRAINAGE BASIN, TOP OF SLOPE, TOE OF SLOPE, EDGE OF WATER, INDEX CONTOUR, INTERMEDIATE CONTOUR, DEPRESSION CONT. (INDEX), DEPRESSION CONT. (INTER), TOP OF CUTS, TOE OF FILLS, CUT AND FILL LINE, SILT FENCE, 100 YEAR FLOODPLAIN, 500 YEAR FLOODPLAIN, FLOODWAY, BASE FLOOD ELEVATION, EDGE OF WETLANDS, STONE WALL.

LANDSCAPE LEGEND

Table with 3 columns: Category, EXISTING Symbol, PROPOSED Symbol. Lists landscape elements like TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.

UTILITIES LEGEND

Table with 4 columns: Category, EXISTING Symbol, PROPOSED Symbol, Note. Lists utilities like STORM SEWER (MANHOLE, STORM INLET, AREA INLET, FLARED END SECTION, RIPRAP), SANITARY SEWER (LINE MARKER, SERVICE MARKER, CLEAN-OUT, MANHOLE W/ DIRECTIONAL FLOW ARROW), WATER LINE (LINE MARKER, SERVICE MARKER, FIRE HYDRANT, FIRE CONNECTION, MANHOLE, BEND, BLOW-OFF VALVE, WELL, METER, VALVE, REDUCER, THRUST BLOCK, CROSS, PLUG W/ THRUST BLOCK, TEE, REVERSE ANCHOR, ANODE, AIR & VACUUM VALVE ASSEMBLY, TRANSMISSION BLOW-OFF ASSEMBLY), GAS LINE (MARKER, SERVICE MARKER, METER, VALVE, PLUG, TEE), DRY UTILITIES (CABLE TV MARKER, CABLE TELEVISION PEDESTAL, ELECTRIC MARKER, ELECTRIC SERVICE MARKER, ELECTRICAL PEDESTAL, ELECTRICAL METER, ELECTRICAL MANHOLE, FIBER-OPTIC MARKER, IRRIGATION PEDESTAL, TELEPHONE MARKER, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, UTILITY POLE, GUY ANCHOR, GUY POLE), MISC. UTILITIES (VENT PIPE, TEST HOLE DESIGNATOR).

MONUMENTATION LEGEND

Table with 2 columns: Category, Symbol. Lists monumentation types like ALUMINUM CAP - FOUND, BRASS CAP - FOUND, BENCHMARK - FOUND, CROSS - FOUND, MONUMENT - SET, MONUMENT - FOUND (DEFAULT), MONUMENT - FOUND (ALTERNATE 1), MONUMENT - FOUND (ALTERNATE 2), MONUMENT - FOUND (ALTERNATE 3), MONUMENT - FOUND (ALTERNATE 4), MONUMENT - FOUND (ALTERNATE 5), MONUMENT - FOUND (ALTERNATE 6), MONUMENT - FOUND (ALTERNATE 7), NAIL & WASHER, PANEL - FOUND, PK NAIL - FOUND, ROW MONUMENT - FOUND, ROW MARKER - FOUND, SECTION CORNER - FOUND, SECTION CORNER - SET, QUARTER-SECTION CORNER - FOUND, QUARTER-SECTION CORNER - SET, SECTION CENTER - FOUND, SECTION CENTER - FOUND, CONTROL/TRVERSE POINT - SET.

TRAFFIC LEGEND

Table with 4 columns: Category, EXISTING Symbol, PROPOSED Symbol, Note. Lists traffic control elements like PARKING METER, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, TRAFFIC SIGNAL, BARRICADE, GUARD RAIL POST, IMPACT ATTENUATOR, BRIDGE STYLE HIGHWAY SIGN POST, CANTILEVER STYLE HIGHWAY SIGN POST, RAILROAD MARKER/SIGN, STREET LIGHT, STREET LIGHT - SINGLE, STREET LIGHT - DOUBLE, LUMINAIRE, ALTERNATE LUMINAIRE, SIGNAL MAST ARM W/ LUMINAIRE, PEDESTAL POLE FOUNDATION, TRAFFIC SIGNAL POLE, ROUND PULL BOX, MEDIUM PULL BOX, LARGE PULL BOX (20X33X15), SIGNAL HEAD WITHOUT BACK PLATE, SIGNAL HEAD WITH BACK PLATE, PEDESTRIAN SIGNAL HEAD, VIDEO IMAGE DETECTOR, OPTICOM DETECTOR, VEHICLE DETECTION ZONE.

STORM WATER MANAGEMENT

Table with 4 columns: KEY, SYMBOL, Category, SYMBOL. Lists storm water management features like CHECK DAM, CONSTRUCTION ROAD STABILIZATION, CURB SOCK INLET PROTECTION, CONCRETE WASHOUT AREA, DIVERSION DITCH AND DIKE, TEMPORARY, DIVERSION CHANNEL, TEMPORARY, DEWATERING, EROSION CONTROL BLANKET, INLET FILTER, INLET PROTECTION, MULCHING, OUTLET PROTECTION, PAVED FLUME, PERMANENT SEEDING, REINFORCED CONCRETE DAM, ROUGH CUT STREET CONTROL, SEDIMENT BASIN, SEDIMENT CONTROL LOG, SILT FENCE, SURFACE ROUGHENING, STABILIZED STAGING AREA, SEDIMENT TRAP, STRAW BALE BARRIER, TERRACING, TEMPORARY SEEDING, TEMPORARY STREAM CROSSING CULVERT/BRIDGE, TEMPORARY STREAM CROSSING FORD TYPE, TEMPORARY SLOPE DRAIN, VEHICLE TRACKING CONTROL, VEHICLE TRACKING CONTROL WITH WASH RACK.

DRAINAGE REPORT PLANS

Table with 3 columns: KEY, Symbol, Category. Lists drainage report plan symbols like BASIN DESIGNATION (NO COEFFICIENT), BASIN DESIGNATION (1 COEFFICIENT), BASIN DESIGNATION (2 COEFFICIENTS), ANALYSIS POINT IDENTIFIER, BASIN DESIGNATION (HISTORIC), BASIN DESIGNATION (DEVELOPED), SUB-BASIN DESIGNATION (DEVELOPED), DRAINAGE PIPE IDENTIFIER, DRAINAGE POINT IDENTIFIER (HEXAGONAL), DRAINAGE POINT IDENTIFIER (TRIANGULAR), SWMM DESIGNATION 1, SWMM DESIGNATION 2, SWMM DESIGNATION 3, SWMM DESIGNATION 4.

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J.R. ENGINEERING logo and address: Central 303-740-9383 Colorado Springs 719-583-2593 Fort Collins 970-491-9888 www.jrengineering.com

Table with 4 columns: H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY, REVISION, NO., DATE. Includes project name SOLACE APARTMENTS COVER SHEET, sheet number 2 OF 7, job number 25174.00, and date 11/25/20.



ENGINEER'S STATEMENT: PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING. MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314. COLORADO PROFESSIONAL ENGINEER LICENSE NO. 54678. DATE 11/25/20. FOR AND ON BEHALF OF JR ENGINEERING, INC.

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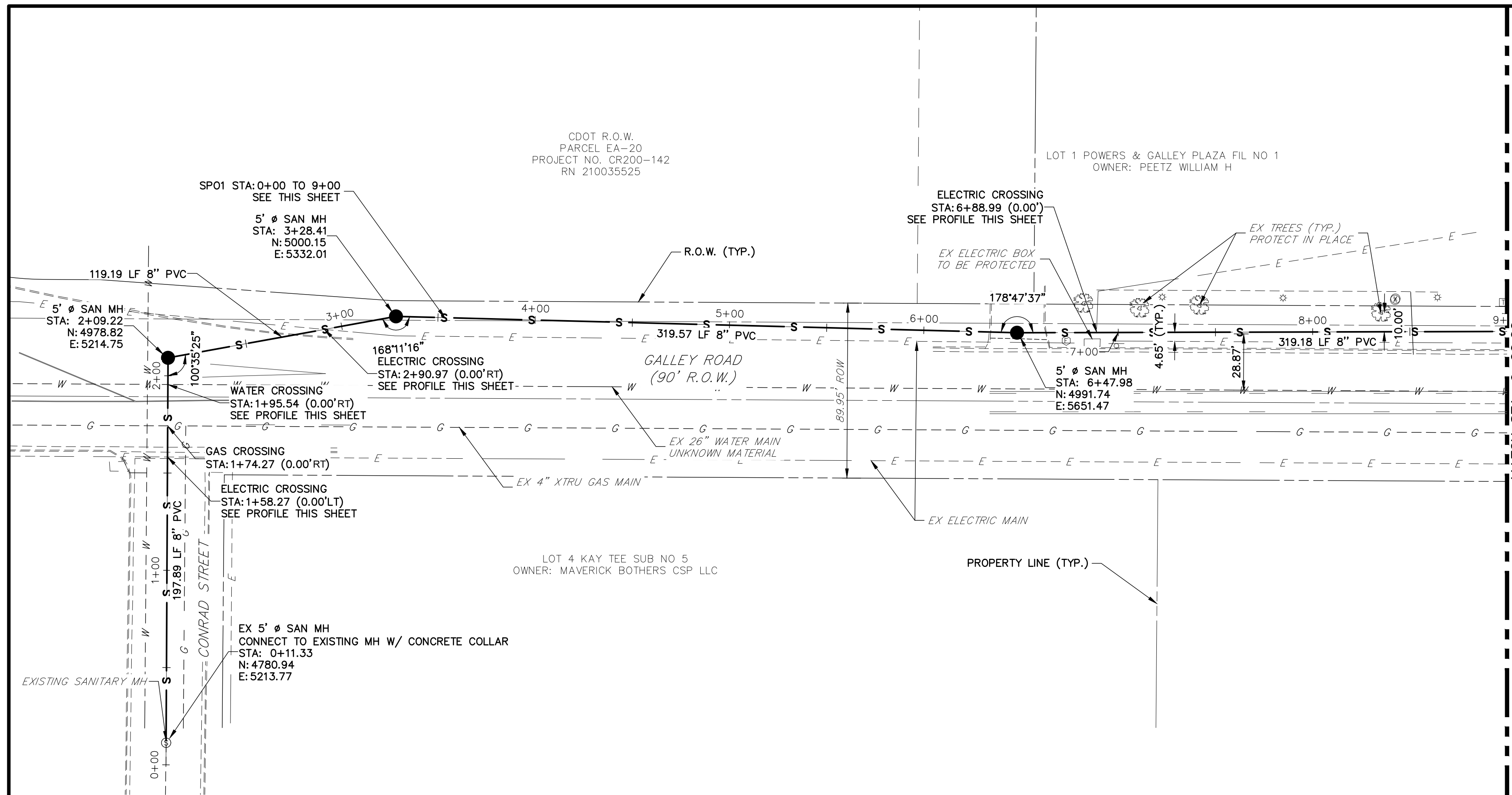


Know what's below.
Call before you dig.

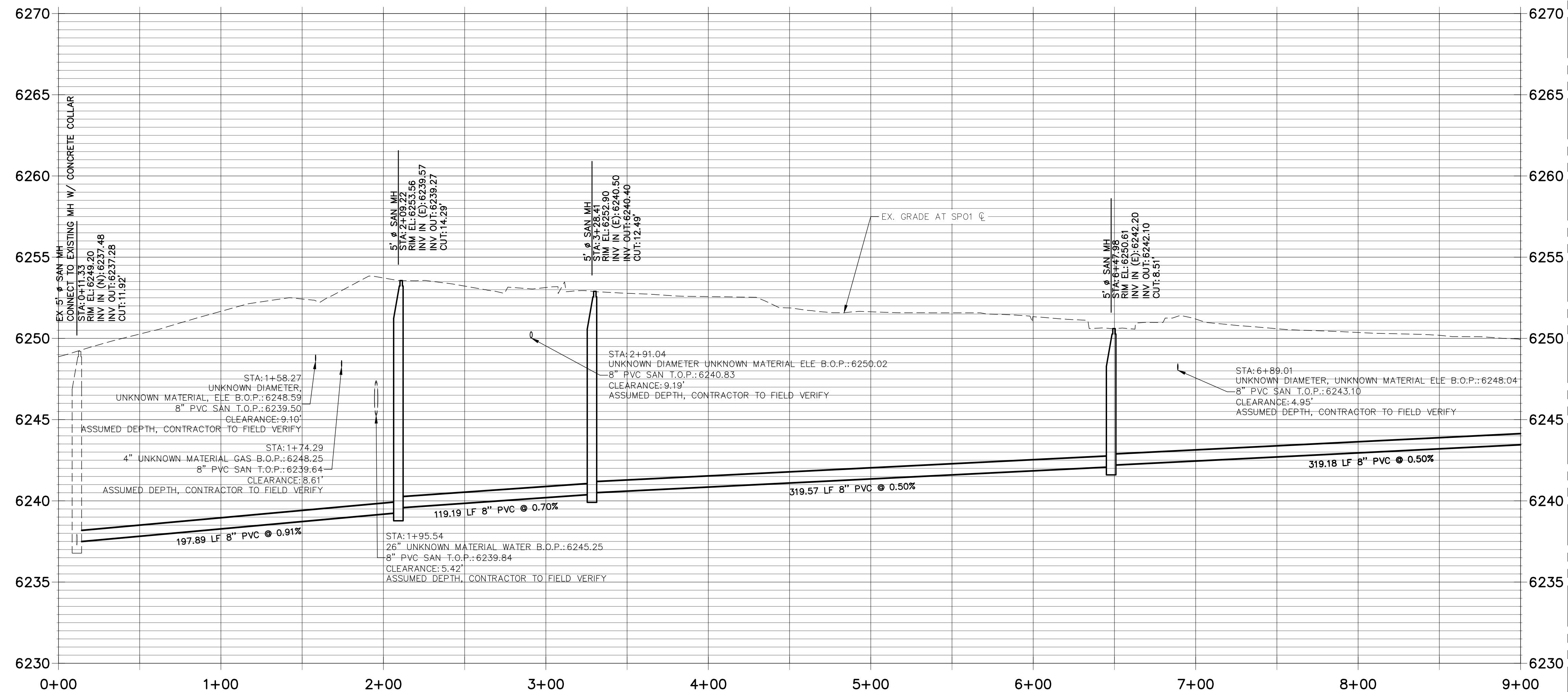
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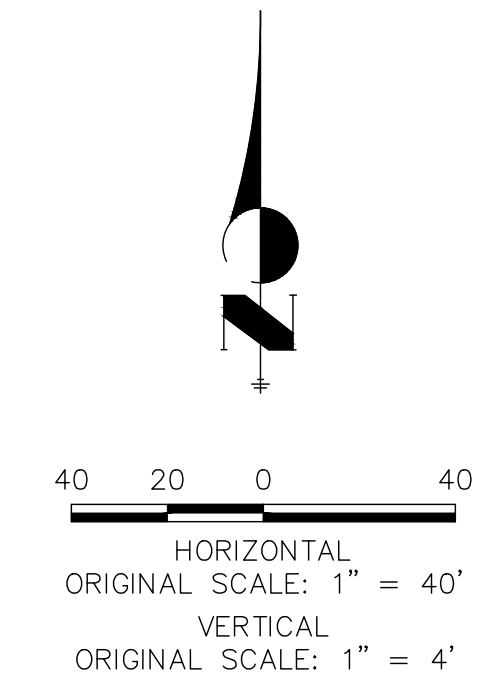


SP01 PROFILE (1) STA 0+00.00 TO 9+00.00



- 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.



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, INC. LOCAL ENGINEER

BY	DATE	No.	REVISION

SOLACE APARTMENTS
SANITARY SEWER PLAN AND PROFILE

H-SCALE	1"=40'
V-SCALE	1"=4'
DATE	11/25/20
DESIGNED BY	APL
DRAWN BY	APL
CHECKED BY	

SHEET 3 OF 7
JOB NO. 25174.00

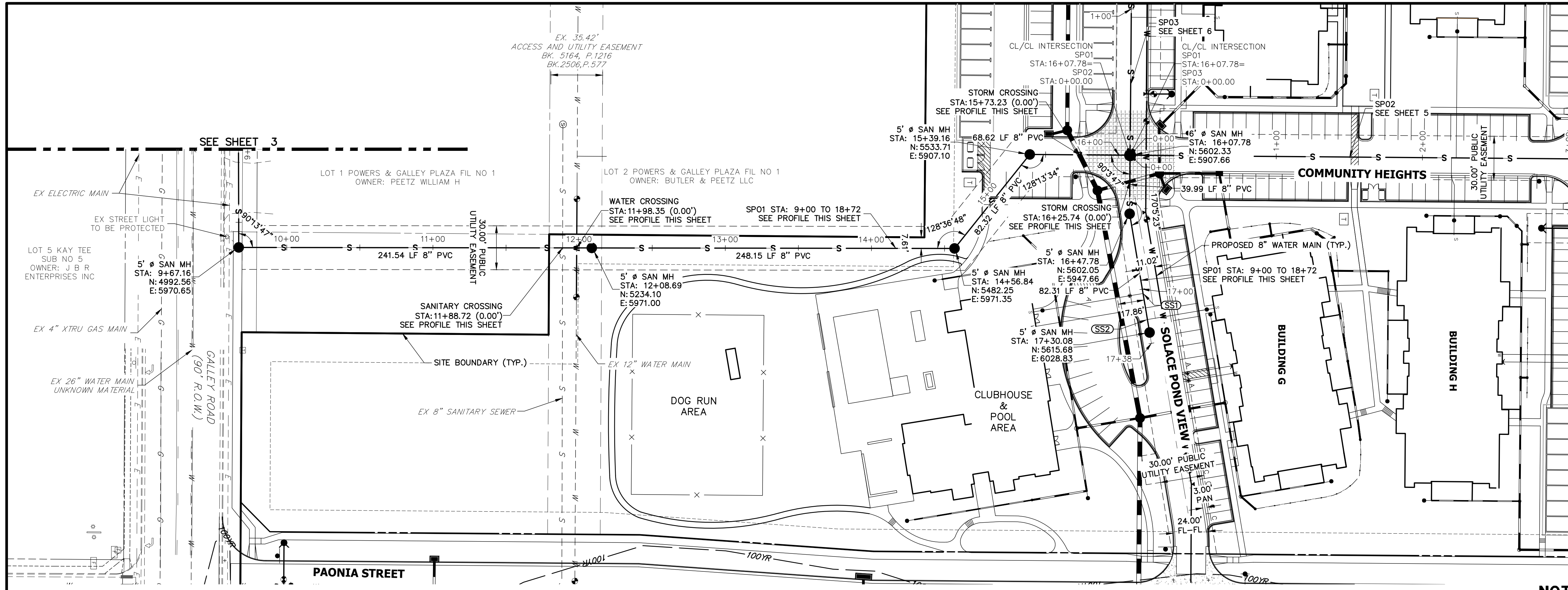


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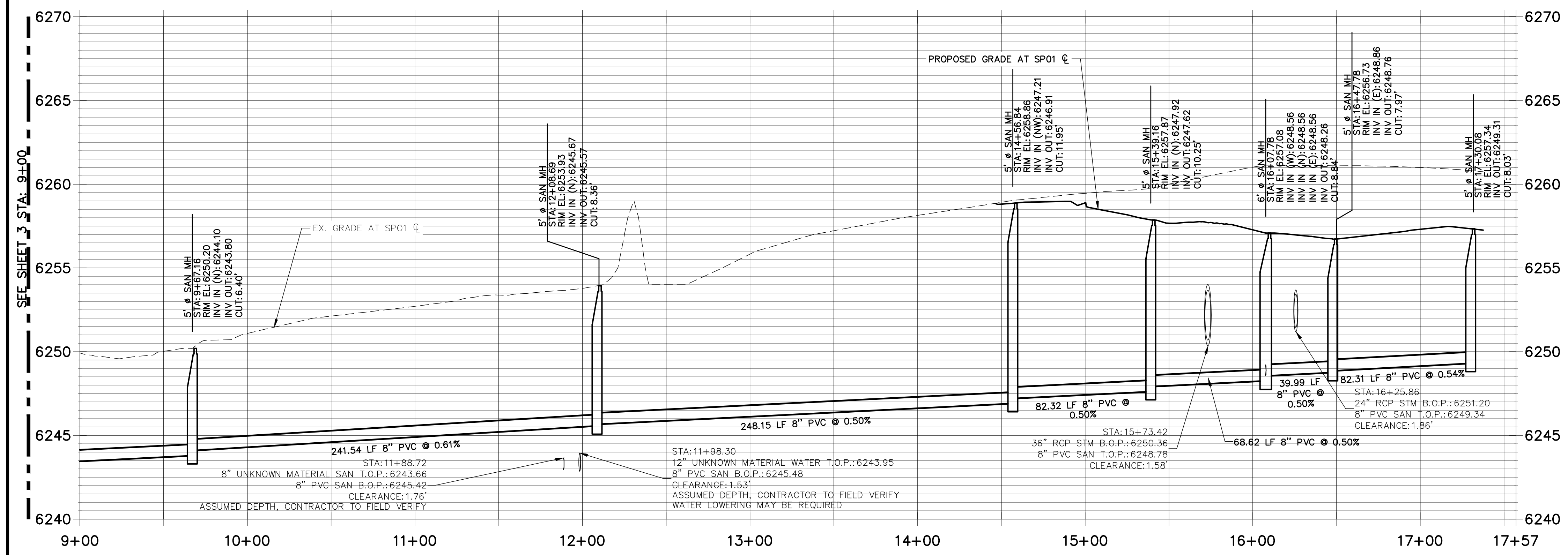
PREPARED FOR
JACKSON DEARBORN PARTNERS
404 S WELLS STREET SUITE 400
CHICAGO, IL 60607
ATTN: DANE OLMSTEAD
734-216-2577
DOLMSTEAD@JACKSONDEARBORN.COM

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Fort Collins 970-491-9888 • www.jrengineering.com



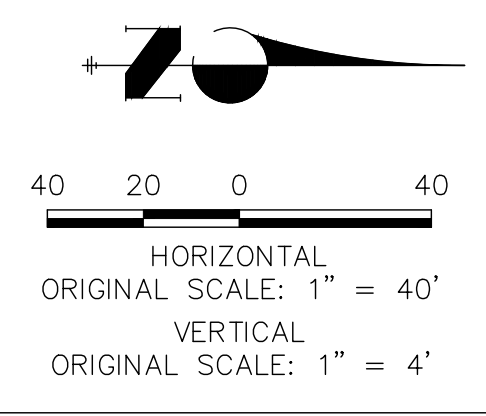
- NOTES:**
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 - SEE JR POTABLE WATER PLANS FOR WATER DESIGN AND DETAILS.
 - SEE JR STREET, STORM, AND GESC PLANS FOR SURFACE IMPROVEMENTS, GRADING, AND STORM WATER SYSTEM DESIGNS.
 - ALL PIPES SHALL BE SDR-35

**SP01 PROFILE (2)
STA 9+00.00 TO 17+57.20**



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UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS1	17+03.05	SP01	SANITARY SEWER SERVICE
SS2	17+21.09	SP01	SANITARY SEWER SERVICE



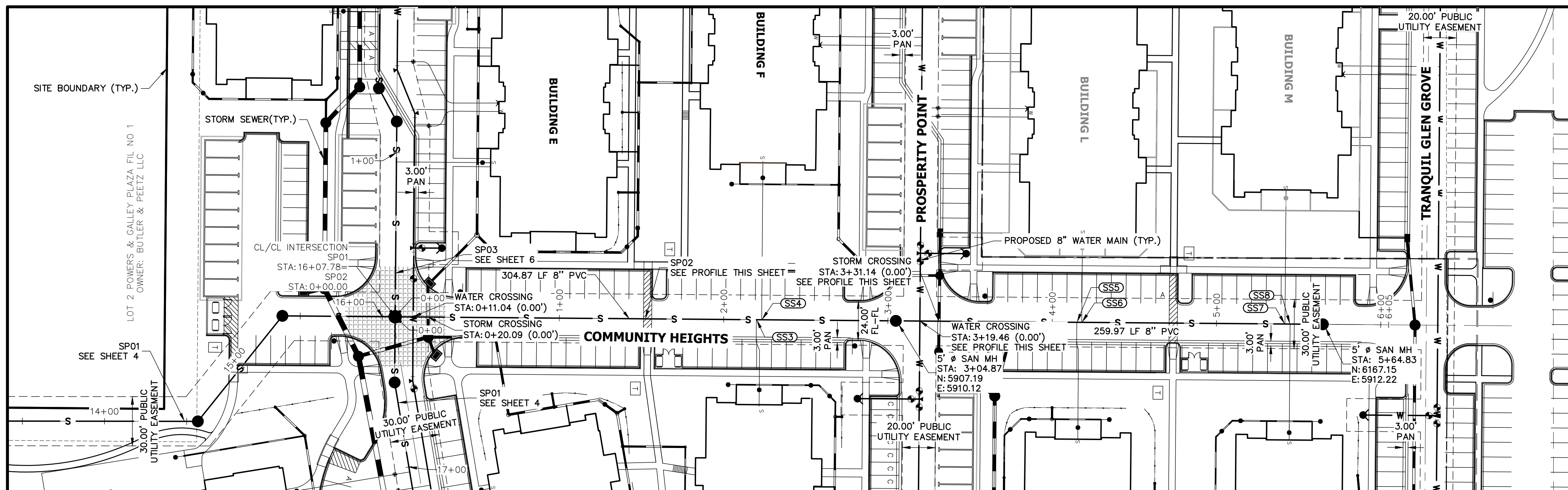
ENGINEER'S STATEMENT
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

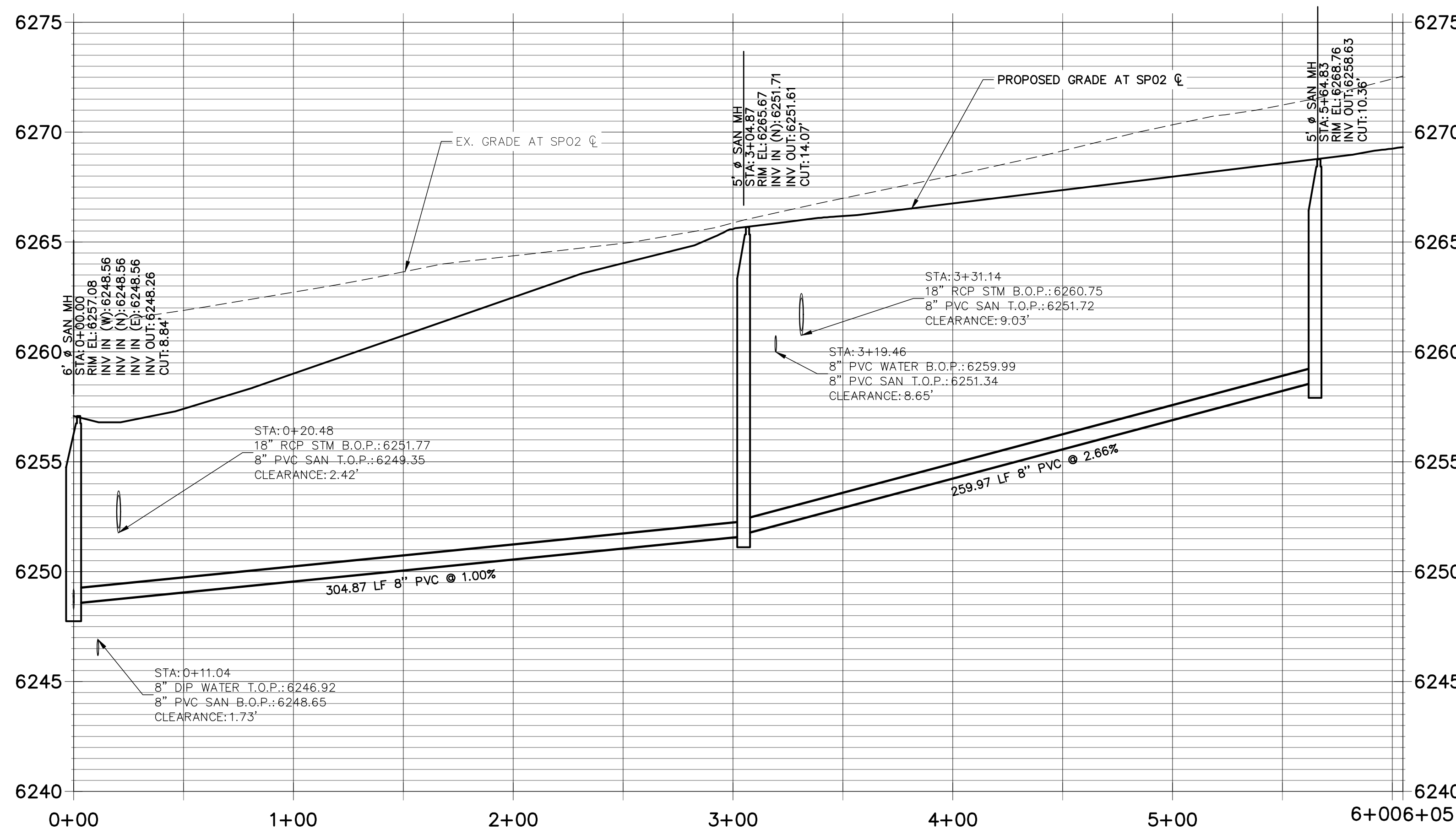
SOLACE APARTMENTS
SANITARY SEWER PLAN AND PROFILE
 SHEET 4 OF 7
 JOB NO. 25174.00



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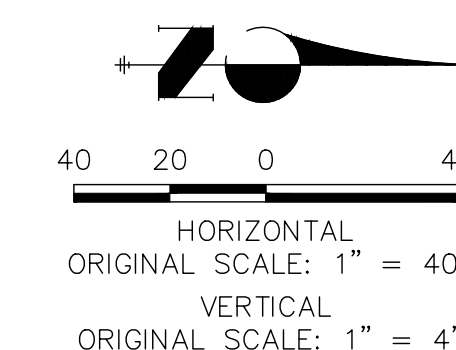
SP02 PROFILE STA 0+00.00 TO 6+04.83



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.
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6. ALL PIPES SHALL BE SDR-35.

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

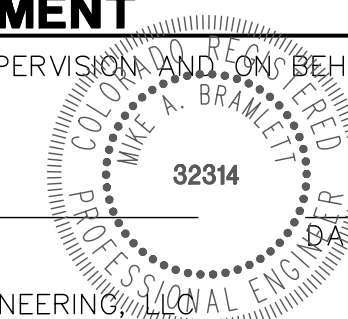


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COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



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BY	DATE	No.	REVISION

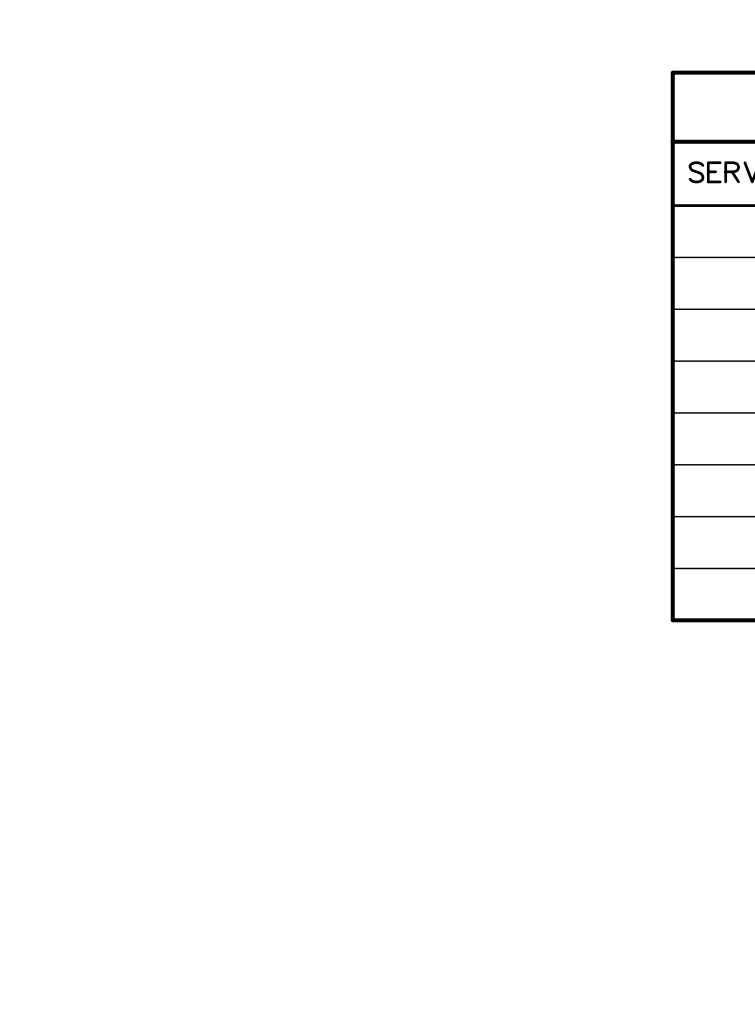
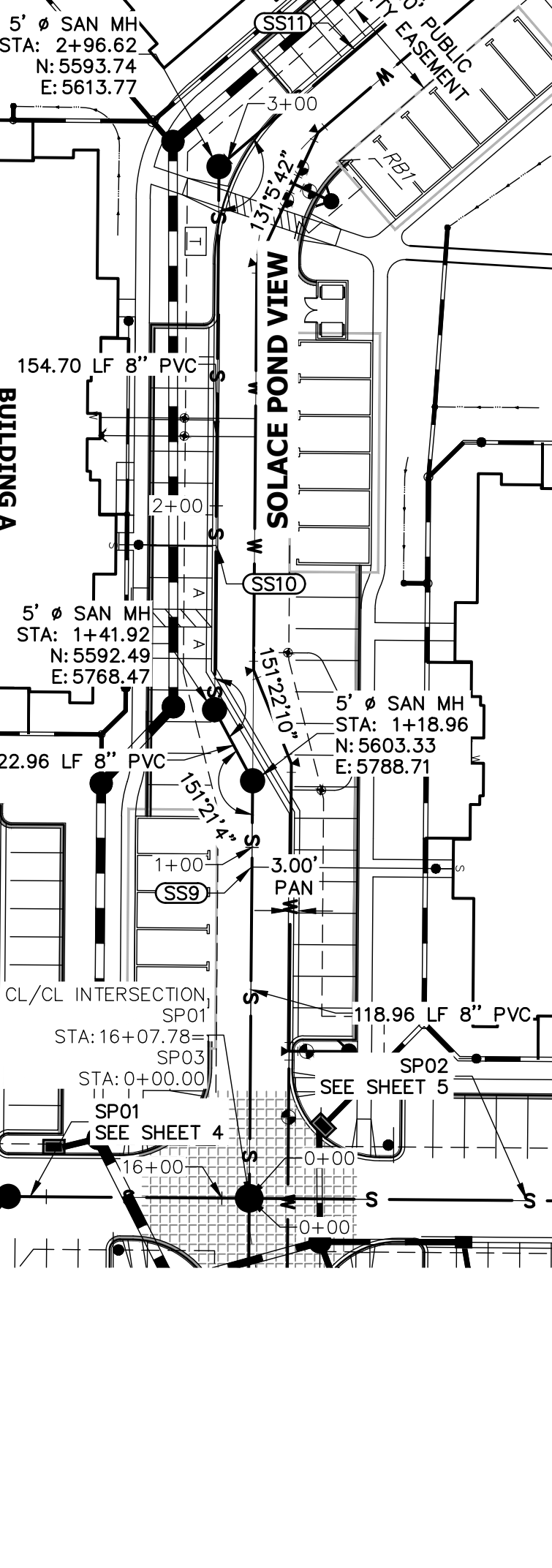
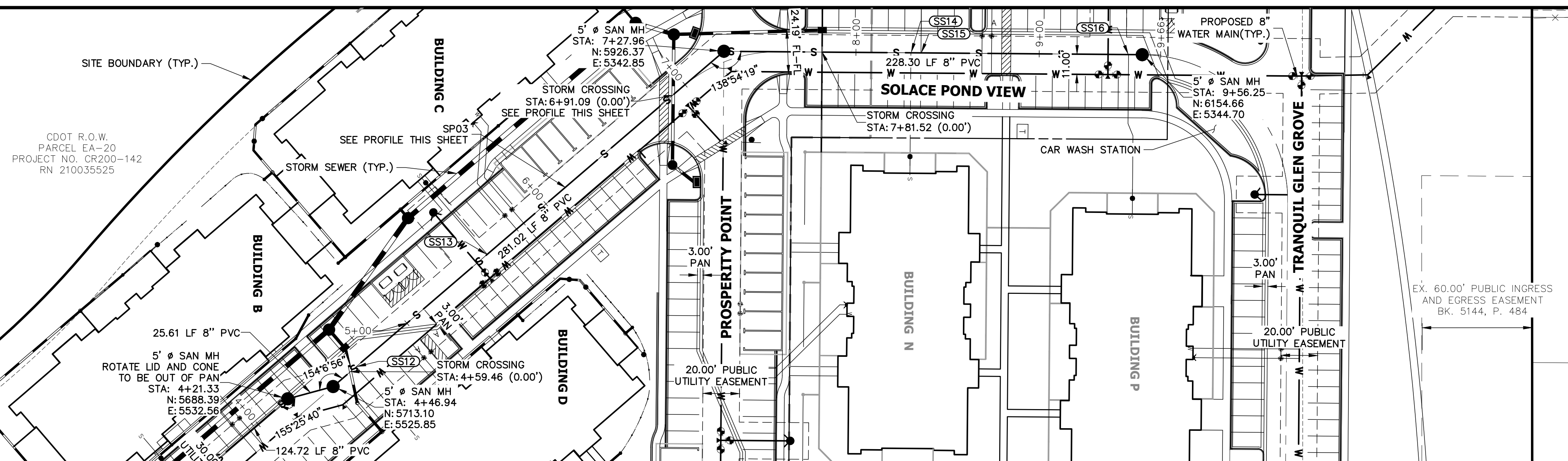
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	1"=4'	11/25/20	APL	APL	

SOLACE APARTMENTS
SANITARY SEWER PLAN AND PROFILE

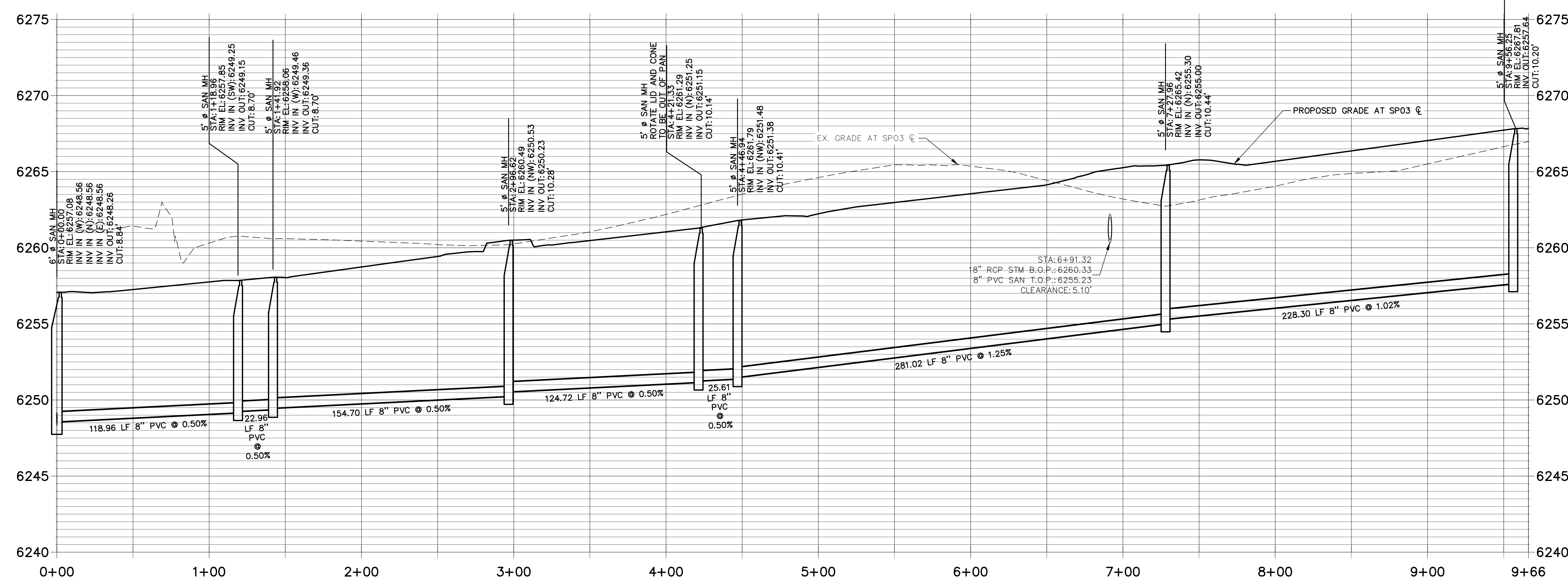
SHEET 5 OF 7
JOB NO. 25174.00



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SPO3 PROFILE STA 0+00.00 TO 9+66.25



UTILITY SERVICE TABULATION			
SERVICE/BLDG #	STATION	ALIGNMENT	DESCRIPTION
SS9	0+94.37	SP03	SANITARY SEWER SERVICE
SS10	1+88.72	SP03	SANITARY SEWER SERVICE
SS11	3+47.72	SP03	SANITARY SEWER SERVICE
SS12	4+63.56	SP03	SANITARY SEWER SERVICE
SS13	5+57.73	SP03	SANITARY SEWER SERVICE
SS14	8+29.98	SP03	SANITARY SEWER SERVICE
SS15	8+35.48	SP03	SANITARY SEWER SERVICE
SS16	9+48.75	SP03	SANITARY SEWER SERVICE

- NOTES:**
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 2. SEE PROFILE VIEW FOR PIPE SLOPES AND GRADE.
 3. SEE PROFILE VIEW FOR MANHOLE RIM ELEVATIONS AND INVERT ELEVATIONS.
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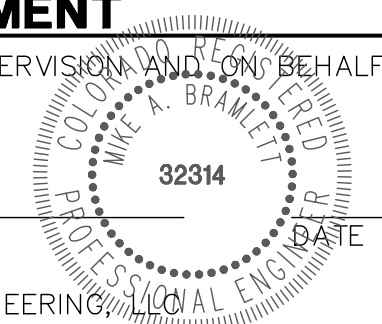
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No.	REVISION	BY	DATE

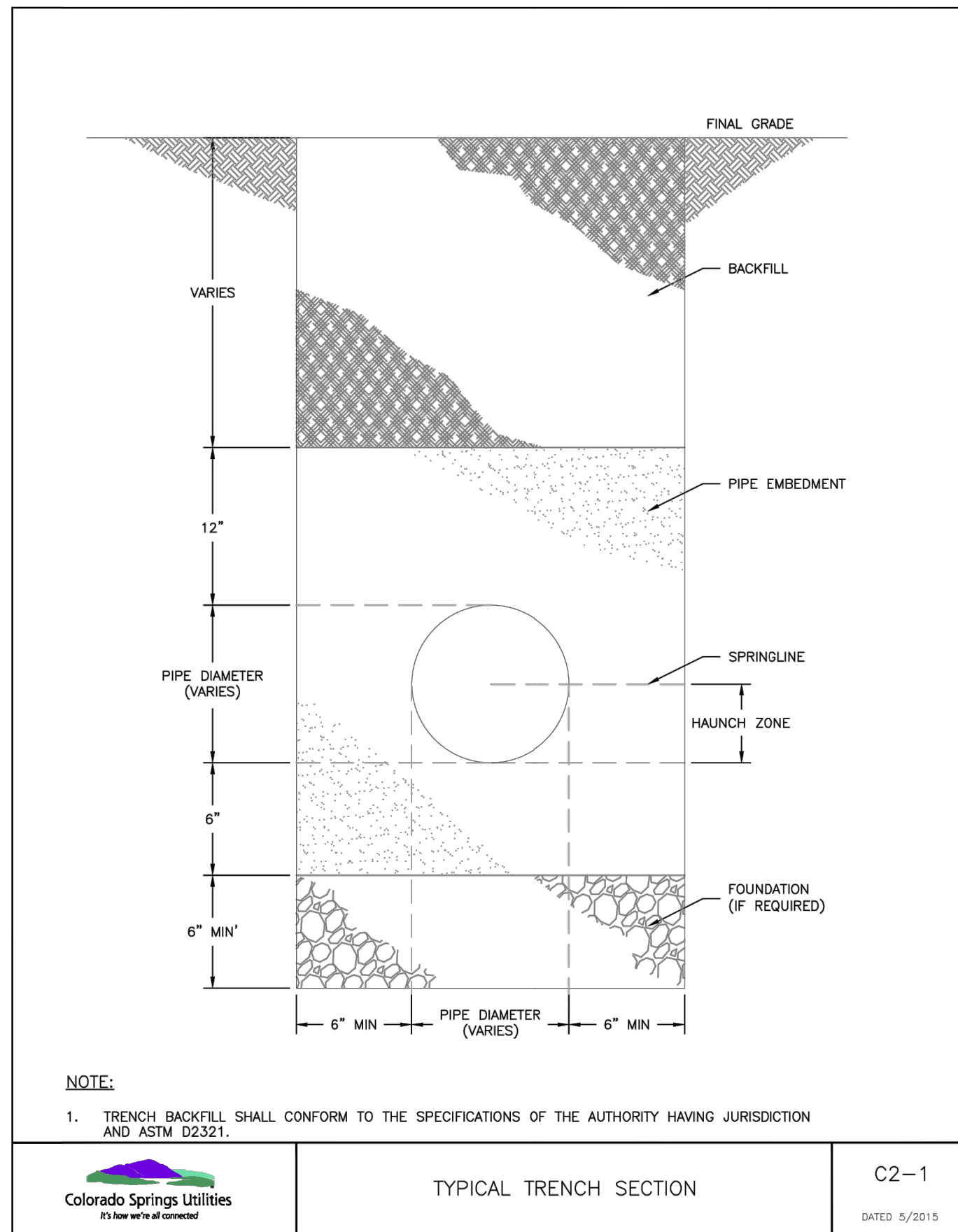
SOLACE APARTMENTS
SANITARY SEWER PLAN AND PROFILE

ENGINEER'S STATEMENT

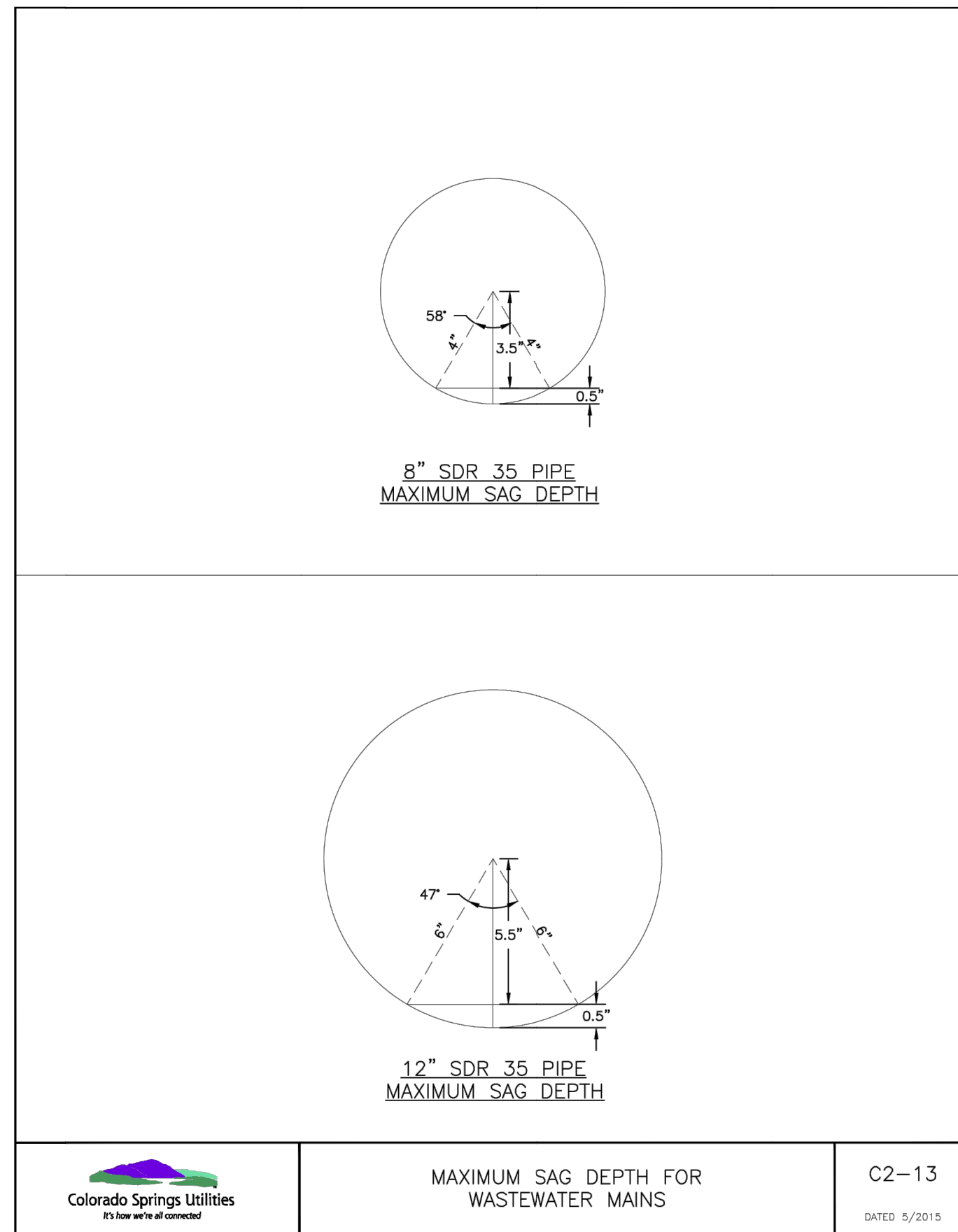
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MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING



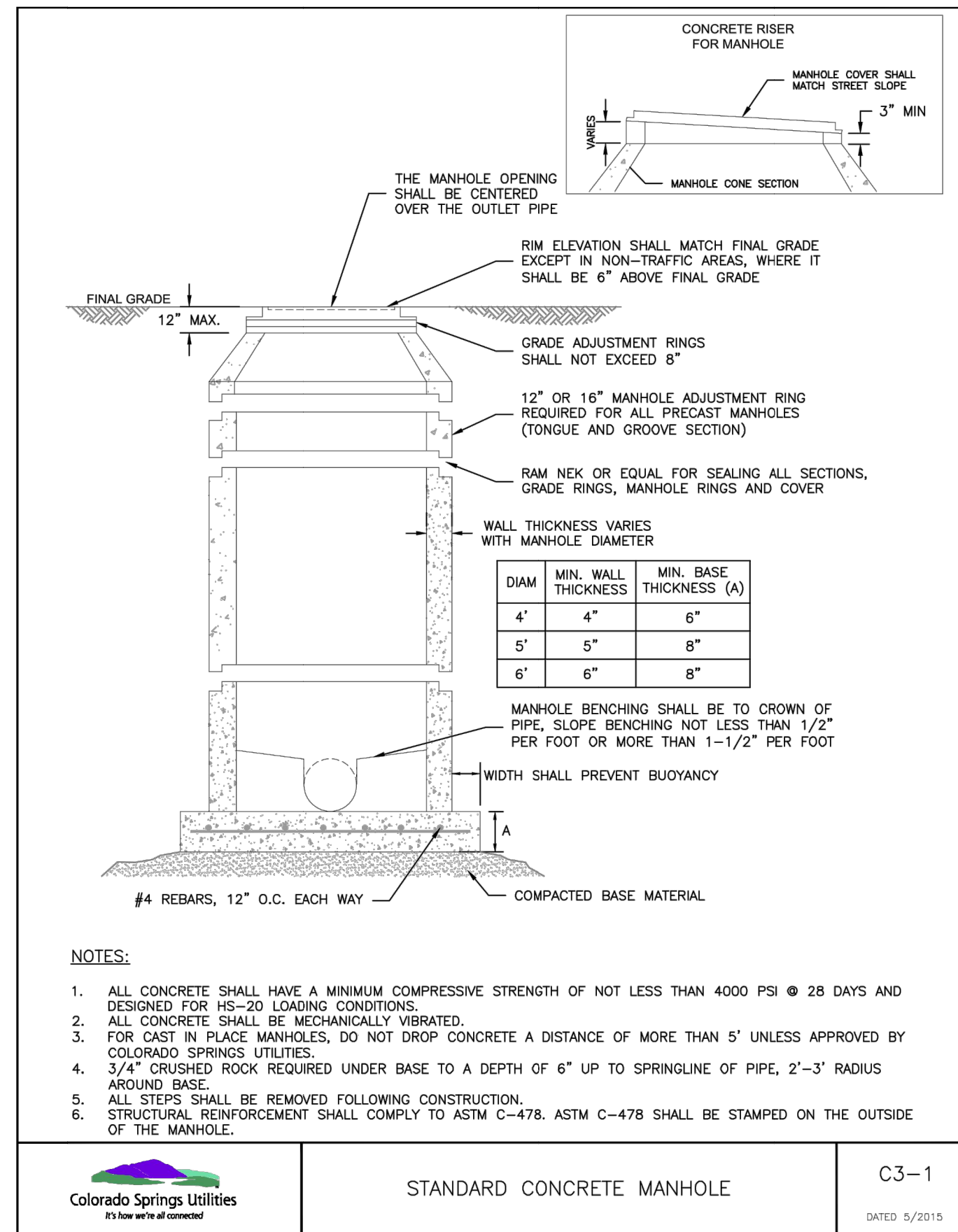
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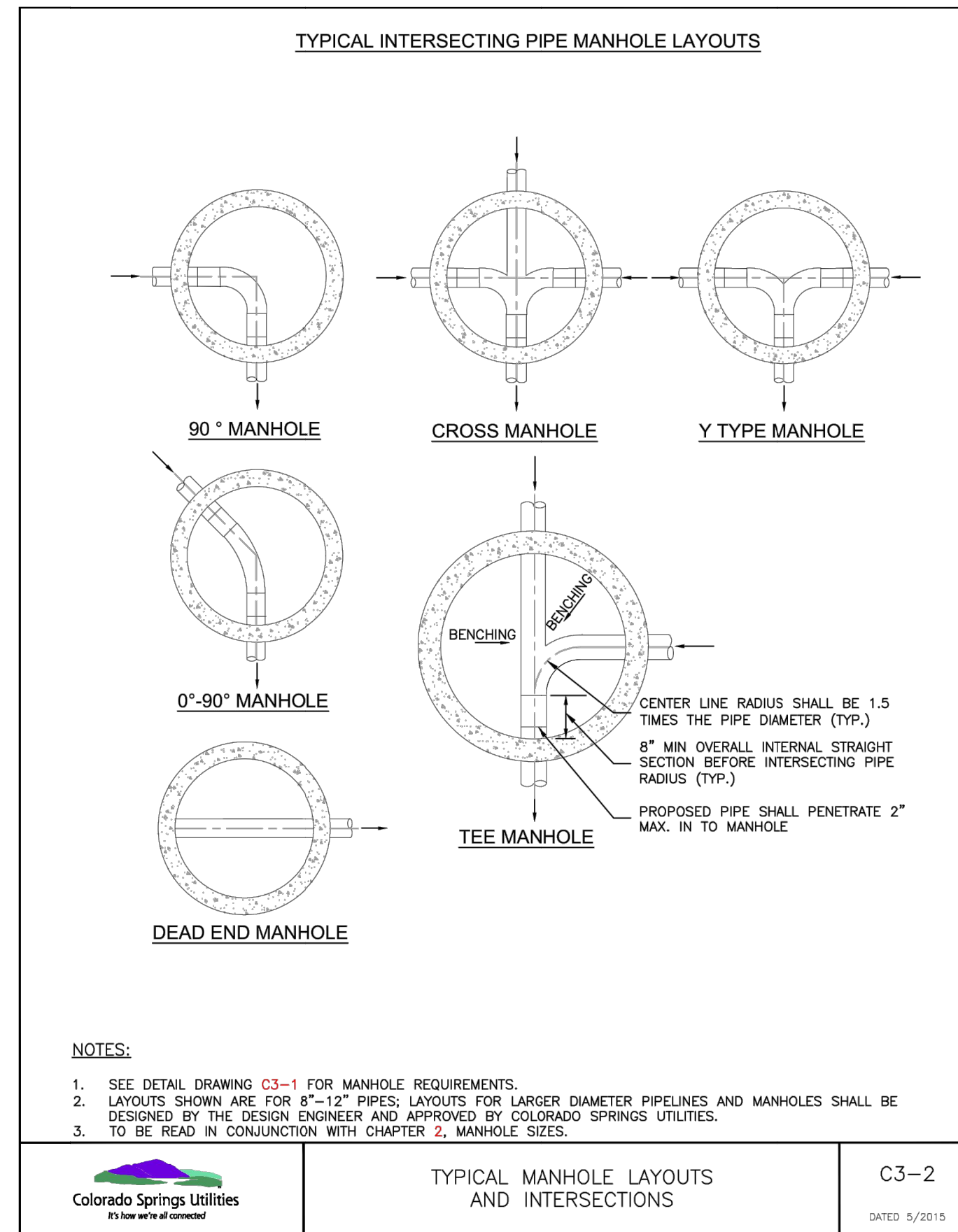
Colorado Springs Utilities
TYPICAL TRENCH SECTION
C2-1
DATED: 5/2015



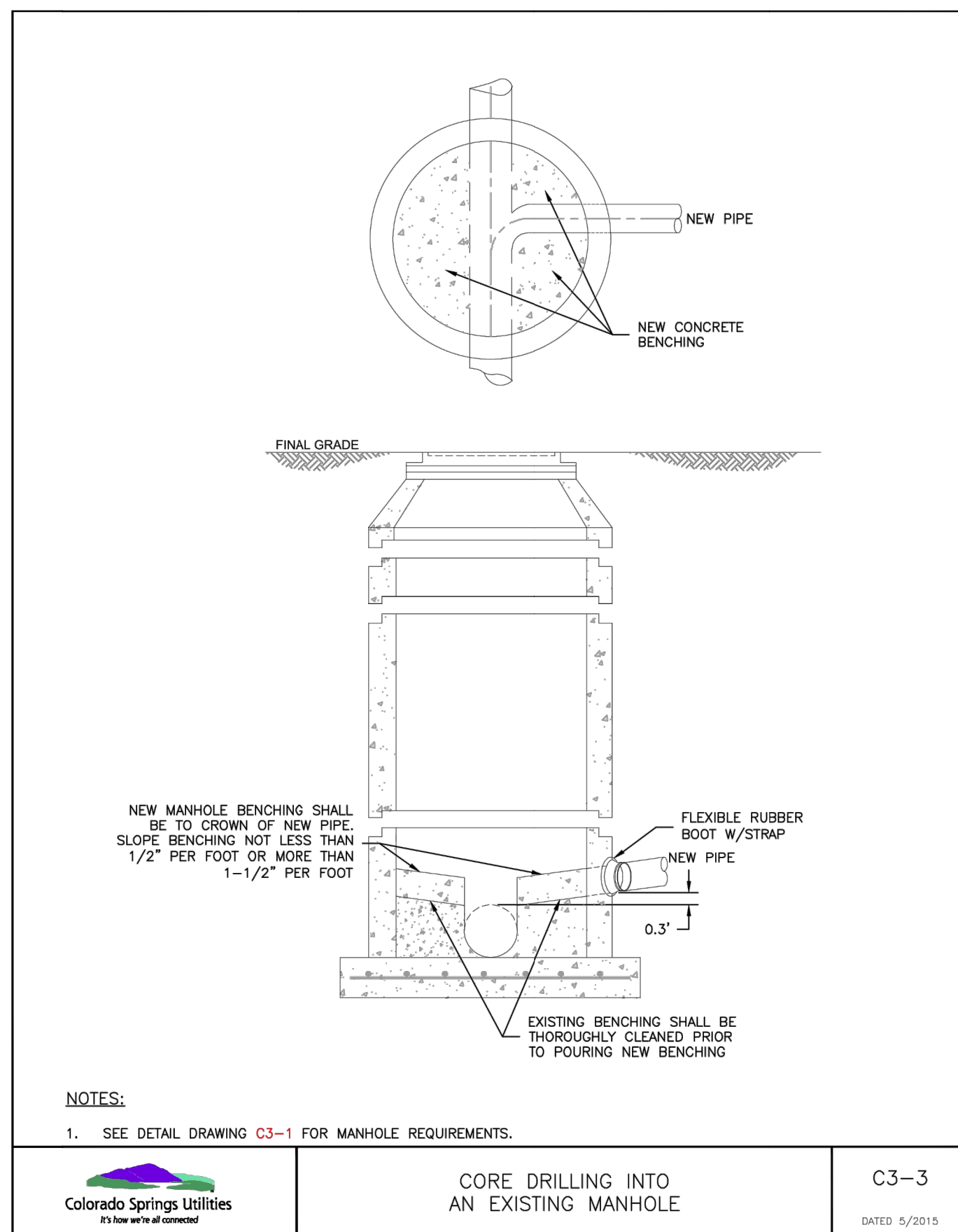
Colorado Springs Utilities
MAXIMUM SAG DEPTH FOR WASTEWATER MAINS
C2-13
DATED: 5/2015



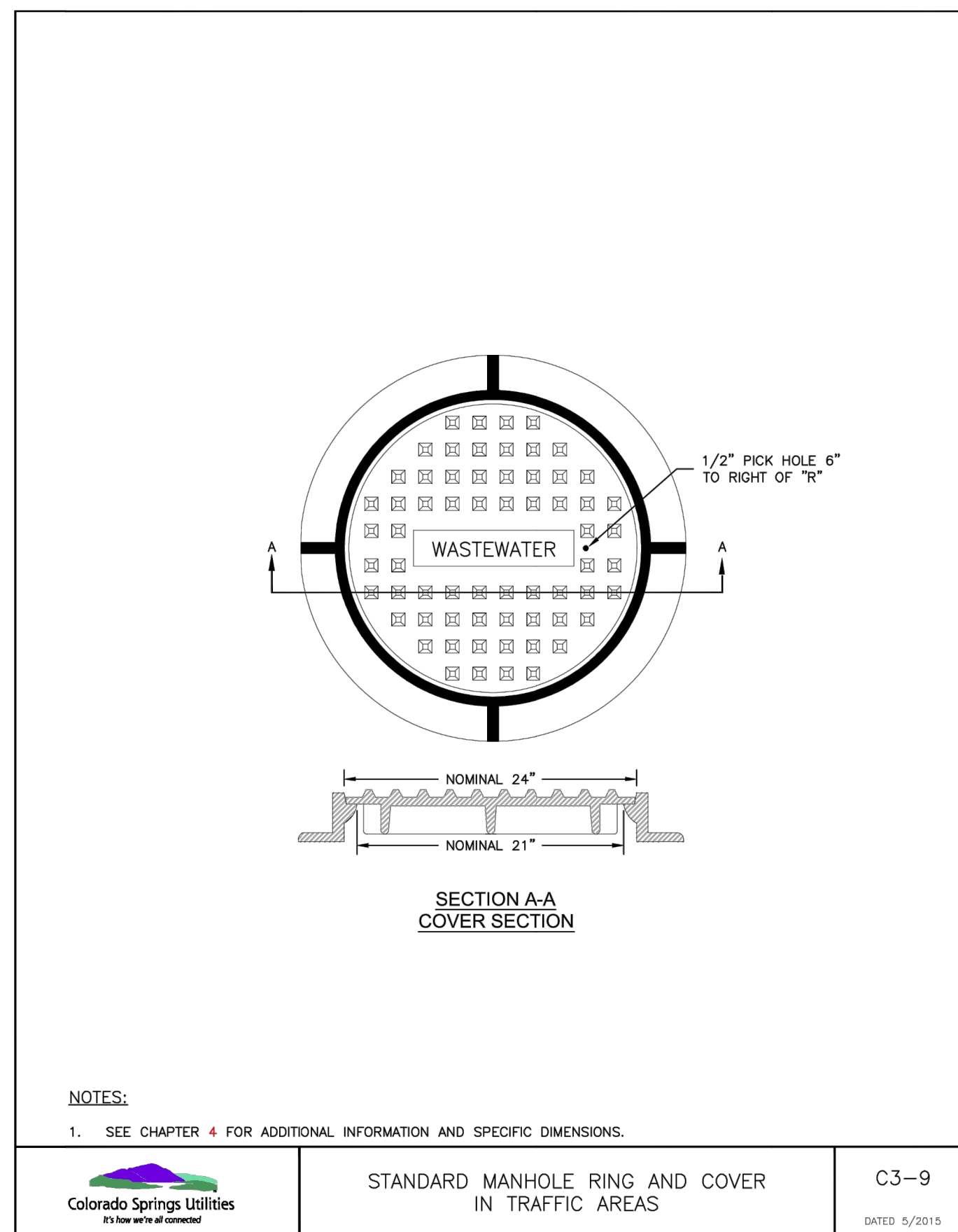
Colorado Springs Utilities
STANDARD CONCRETE MANHOLE
C3-1
DATED: 5/2015



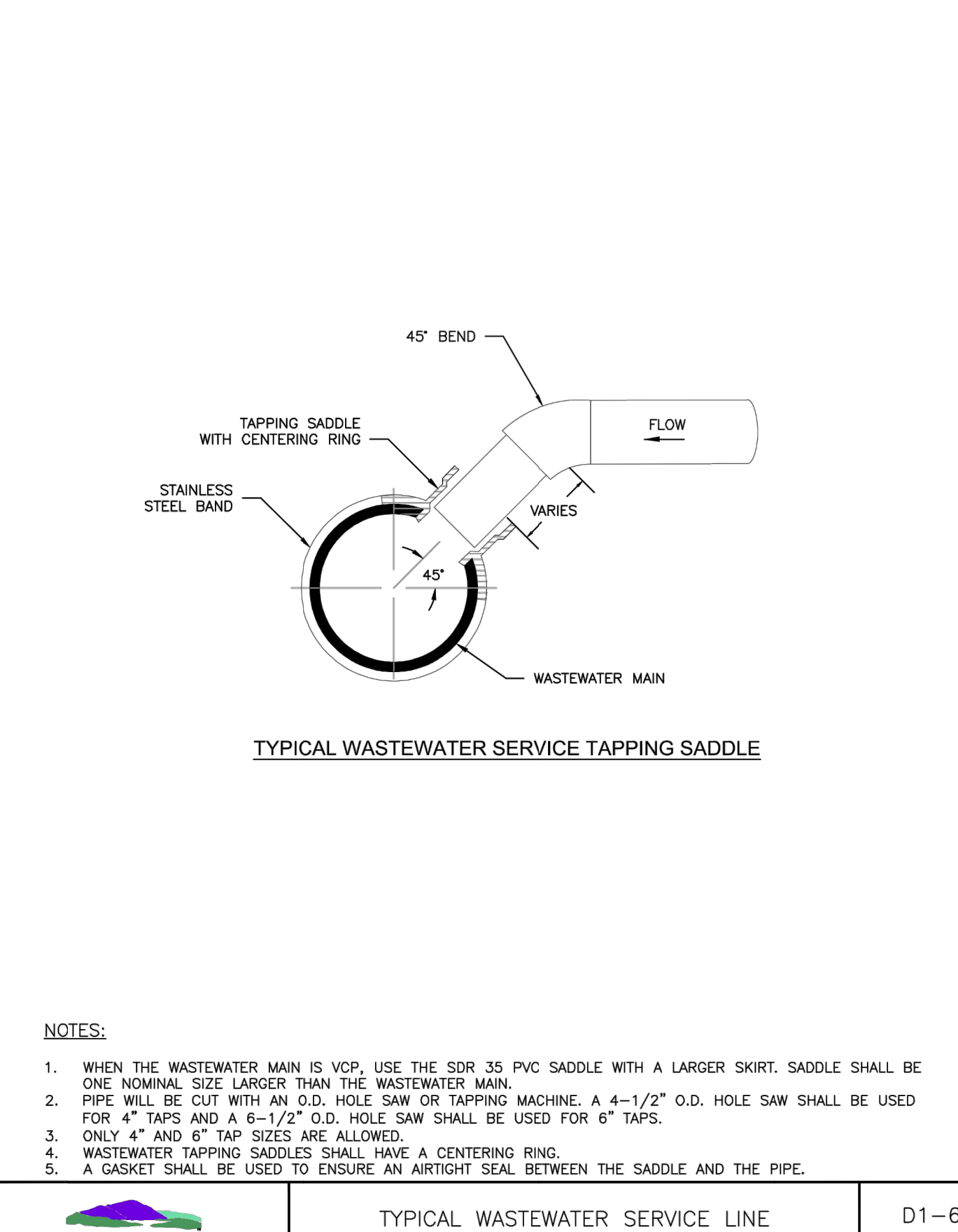
Colorado Springs Utilities
TYPICAL MANHOLE LAYOUTS AND INTERSECTIONS
C3-2
DATED: 5/2015



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

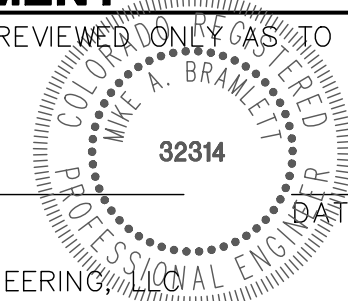


Colorado Springs Utilities
TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD
D1-6
DATED: 5/2015

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



SOLACE APARTMENTS DETAIL SHEET	BY	DATE	REVISION	No.
	BY	DATE	REVISION	No.
	BY	DATE	REVISION	No.
	BY	DATE	REVISION	No.
	H-SCALE	N/A		
	V-SCALE	N/A		
	DATE	11/25/20		
	DESIGNED BY	APL		
	DRAWN BY	APL		
	CHECKED BY			
	SHEET	7	OF	7
	JOB NO.	25174.00		

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



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
 6250 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

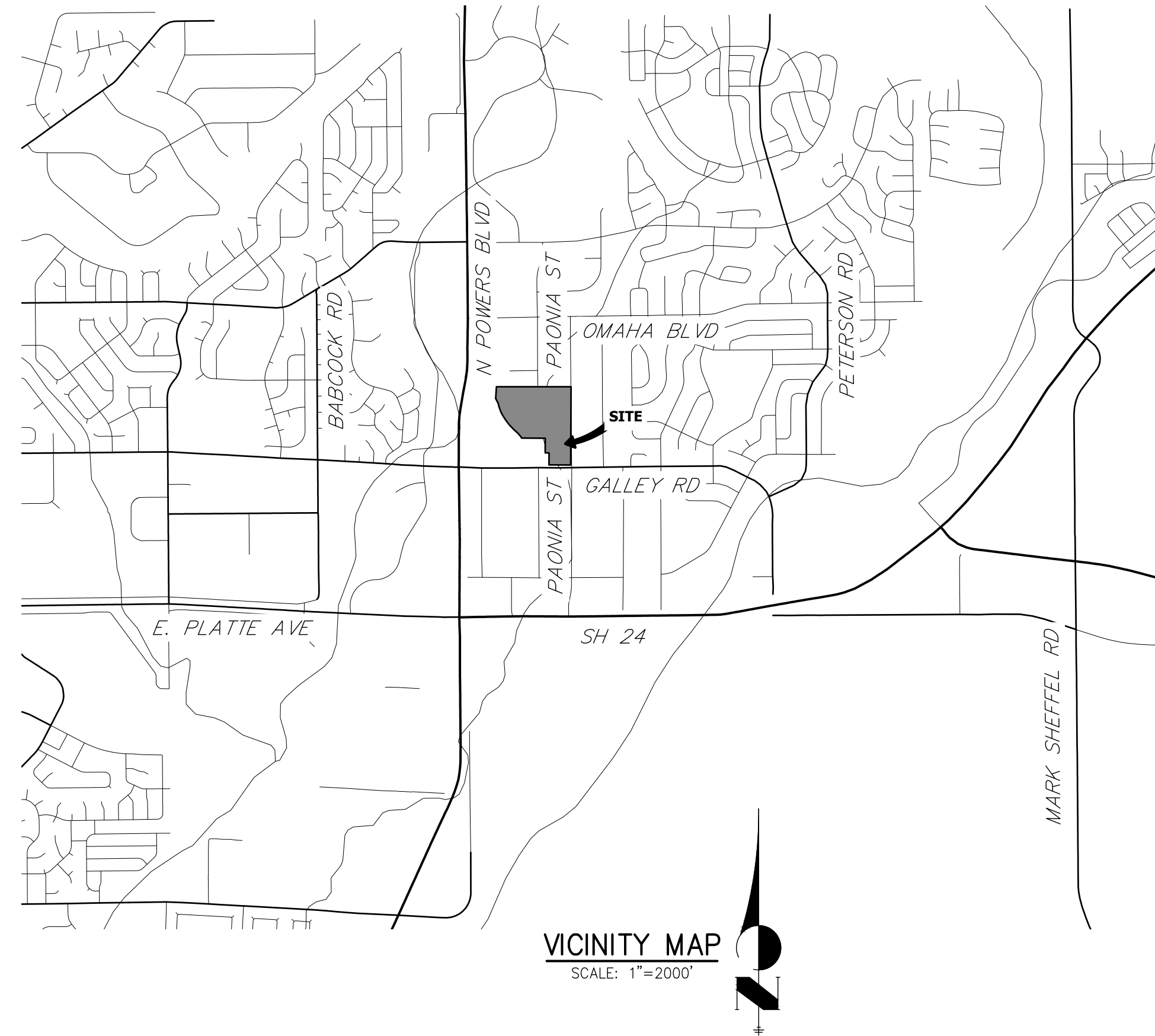
GEOTECHNICAL
 CTL THOMPSON, INC
 5170 MARK DABLING BLVD
 COLORADO SPRINGS, CO 80918
 P~(719) 528-8300

ARCHITECT
 LCM ARCHITECTS
 819 S WABASH AVE, FIFTH FLOOR
 CHICAGO, IL 60605
 P~(312) 995-5305

SOLACE APARTMENTS

**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



SHEET INDEX

1	-	COVER SHEET
2	-	LEGEND AND NOTES
3-6	-	WATER DISTRIBUTION PLAN
7-8	-	DETAIL SHEETS

BASIS OF BEARINGS

BENCHMARK

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



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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	REVISION	No.	1"=2000'	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						11/25/20	APL	APL	

SOLACE APARTMENTS

COVER SHEET

WATER DISTRIBUTION PLAN

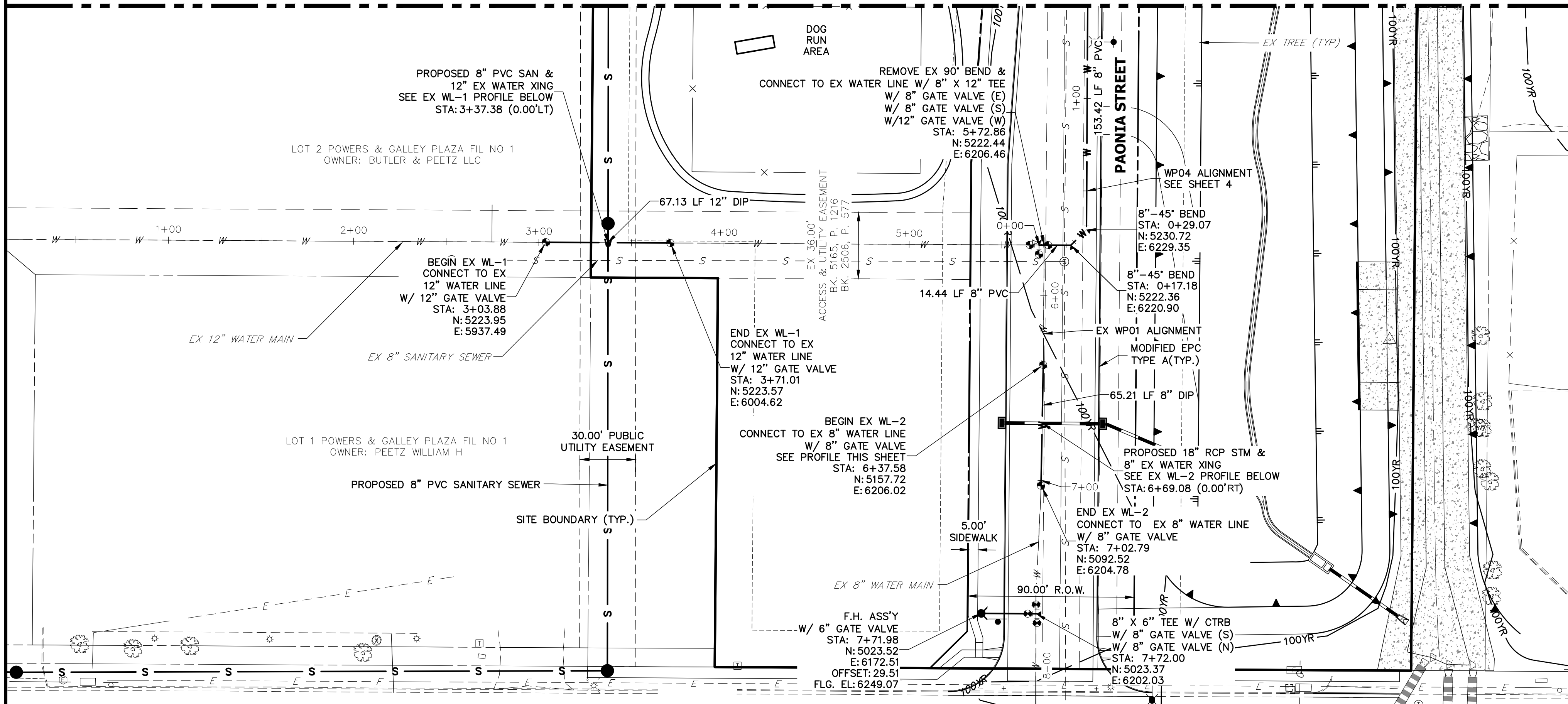
SHEET 1 OF 9
 JOB NO. 25174.00

X:\25174000\Drawings\Sheet\Drawings\Water\Utility\25174000\01.dwg, C:\01, 11/25/2020, 8:16:07 AM, CS

SEE SHEET 4
MATCH WP04 STA: 1+50.01



Know what's below.
Call before you dig.



WATER NOTES:

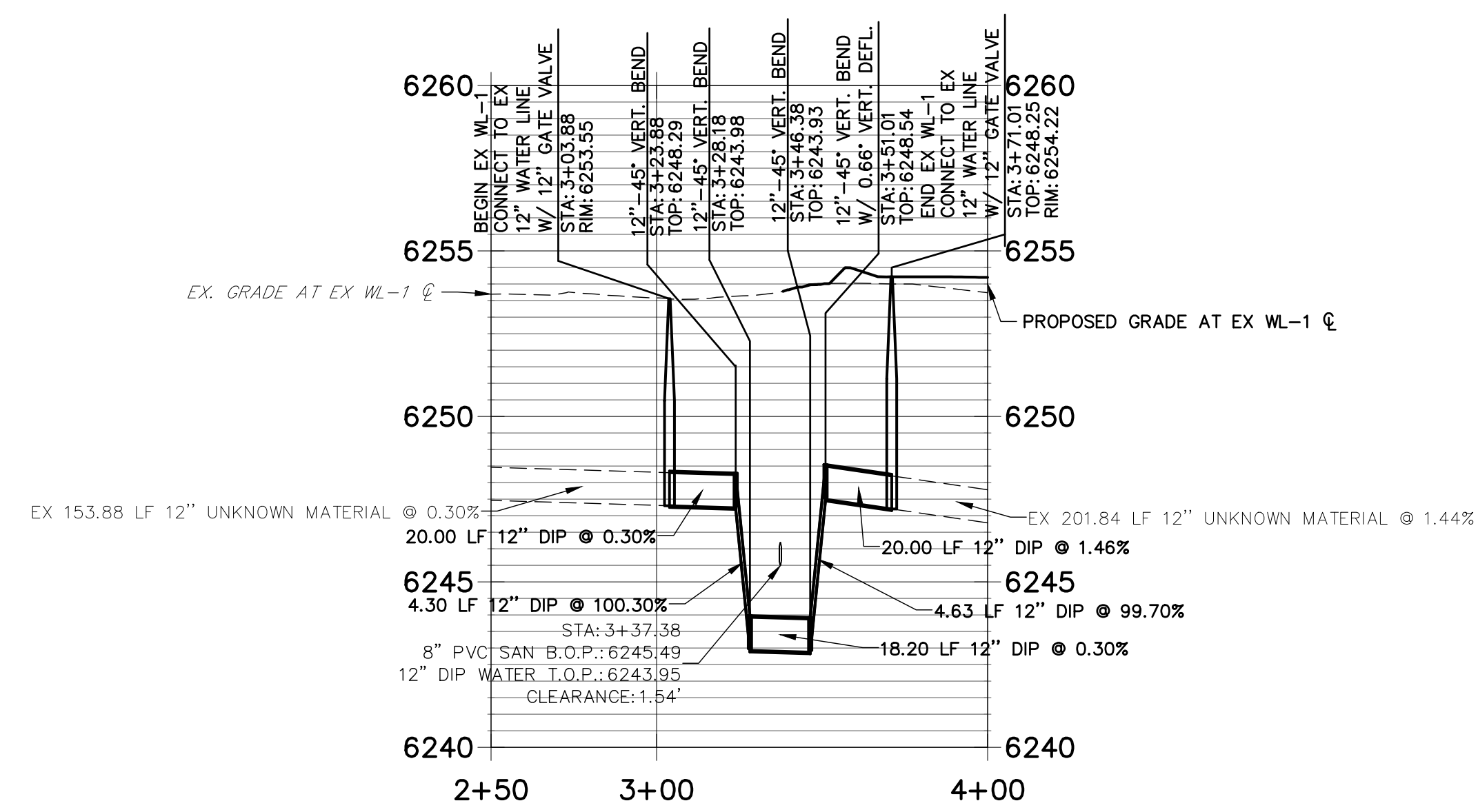
1. LOWERINGS REQUIRE CONCRETE REVERSE ANCHORS (CRA) AND CONCRETE THRUST BLOCKS (CTRB) PER CMD DETAIL W-20. ALL LOWERINGS SHALL MEET OR EXCEED CMD CRITERIA AND DETAIL W-20
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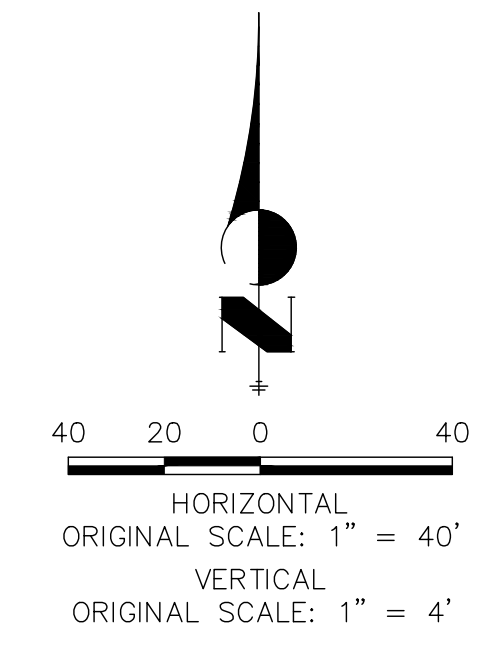
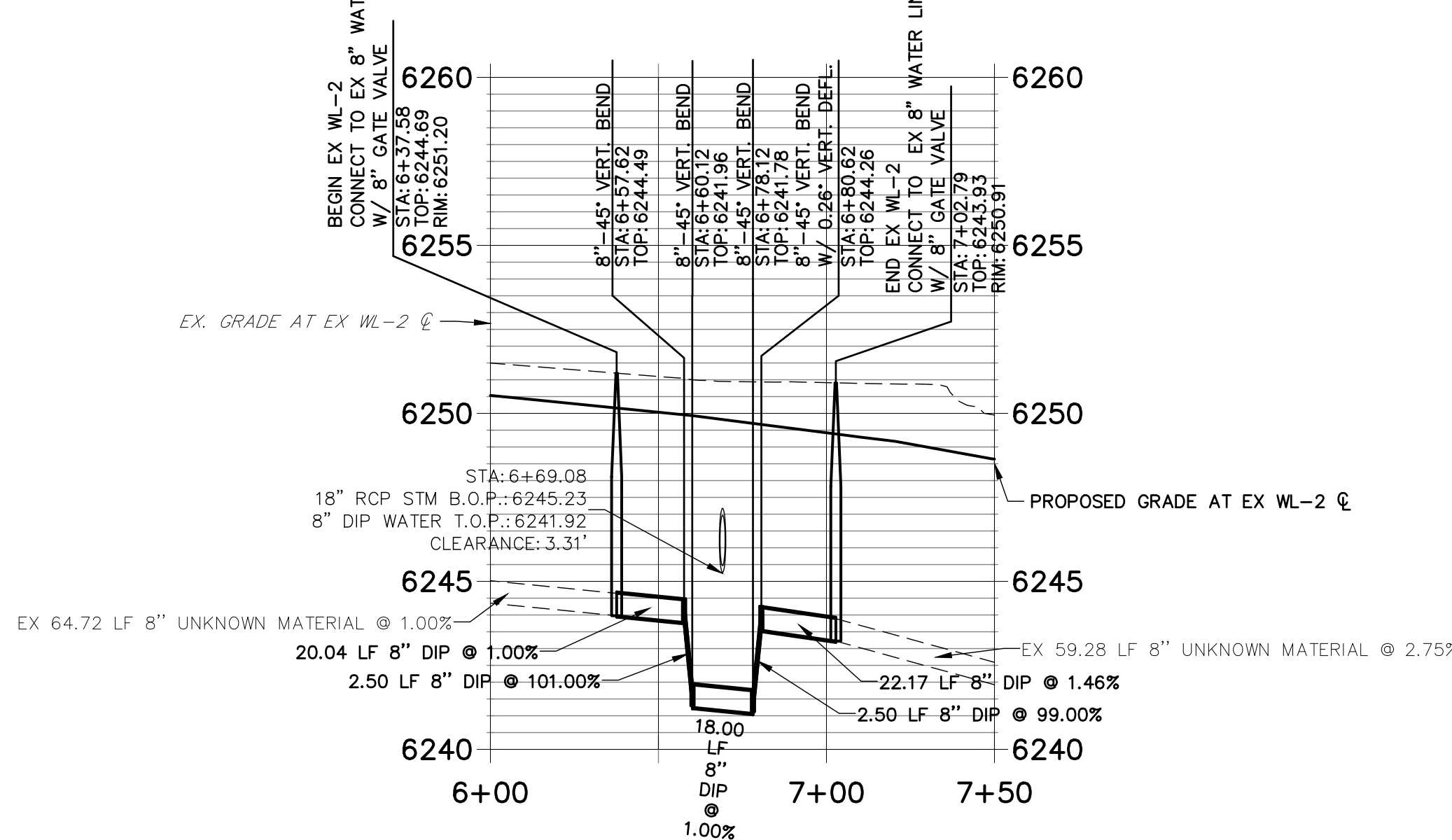
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**EX WL-1 PROFILE
STA 2+50.00 TO 4+00.00**



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

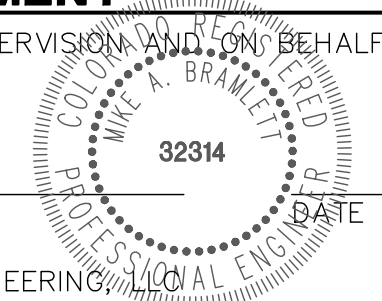


ENGINEER'S STATEMENT

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.

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		
			APL	APL					
1"=40'	1"=4'	11/25/20							
			No.	REVISION	BY	DATE			

SOLACE APARTMENTS

WATER DISTRIBUTION PLAN

SHEET 3 OF 9

JOB NO. 25174.00



Know what's below. Call before you dig.

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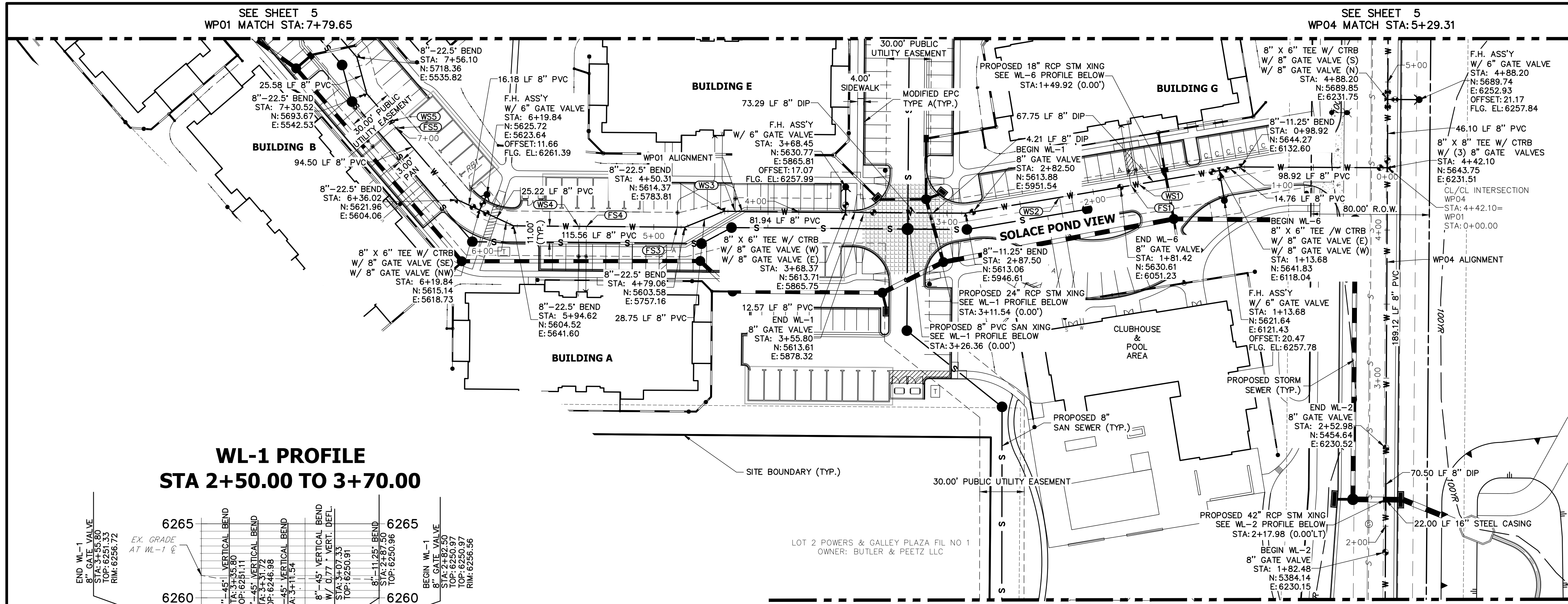
PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607 ATTN: DANE OLMSTEAD (734)216-2577 DOLMSTEAD@JACKSONDEARBORN.COM

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

Table with columns: No., REVISION, H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY.

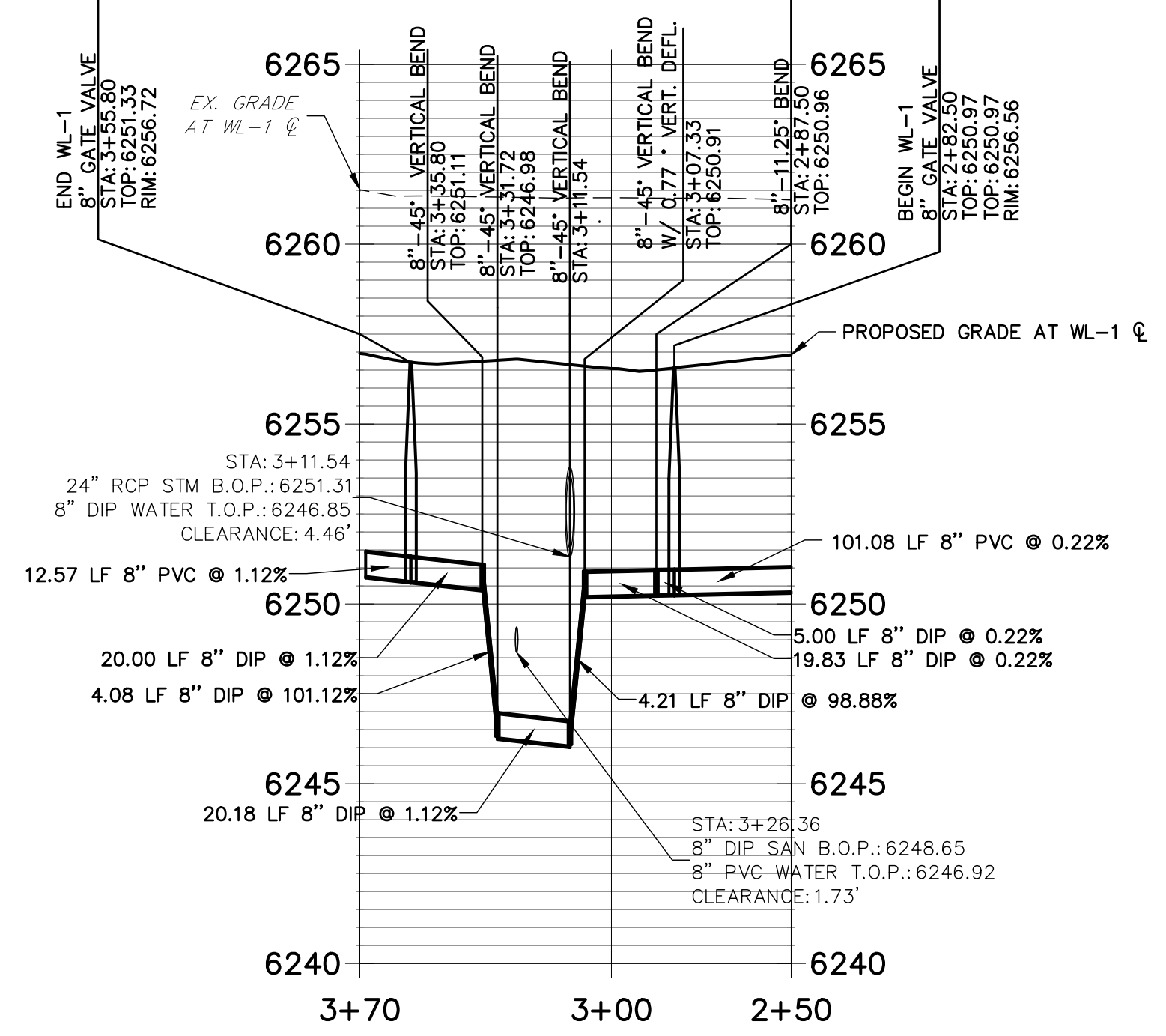
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SOLACE APARTMENTS WATER DISTRIBUTION PLAN SHEET 4 OF 9 JOB NO. 25174.00

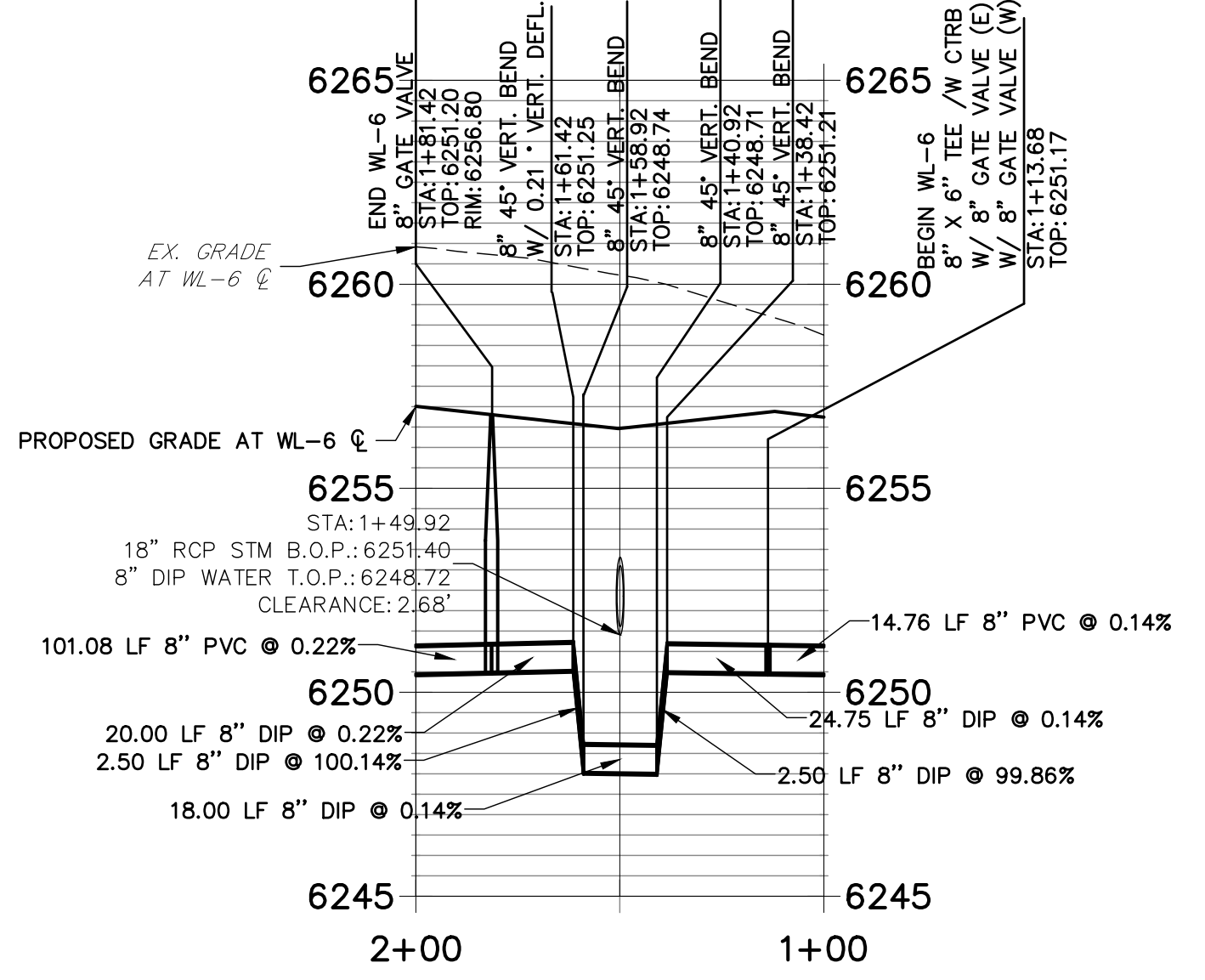


UTILITY SERVICE TABULATION table with columns: SERVICE, STATION, ALIGNMENT, DESCRIPTION.

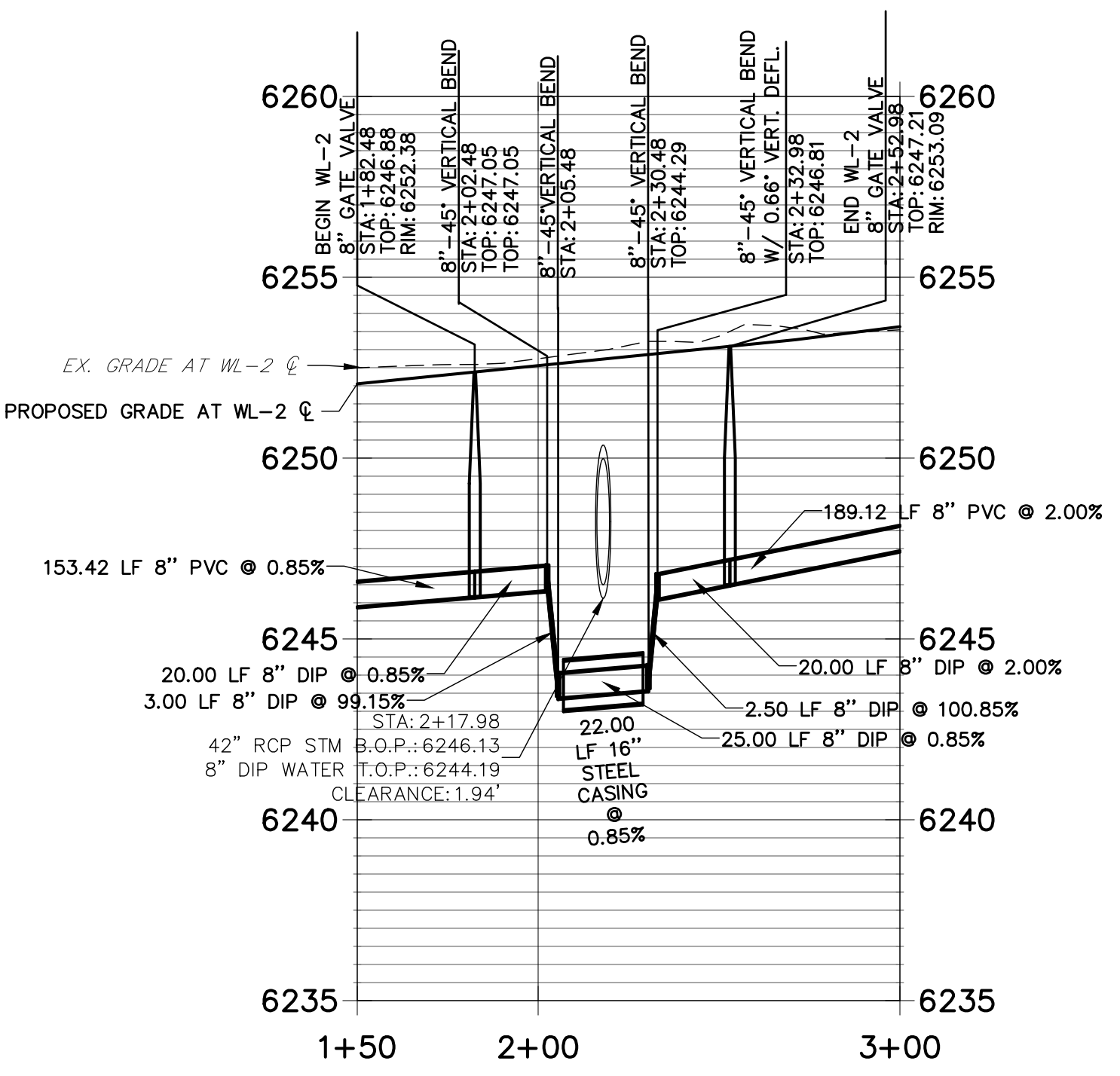
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WL-6 PROFILE STA 1+00.00 TO 2+00.00

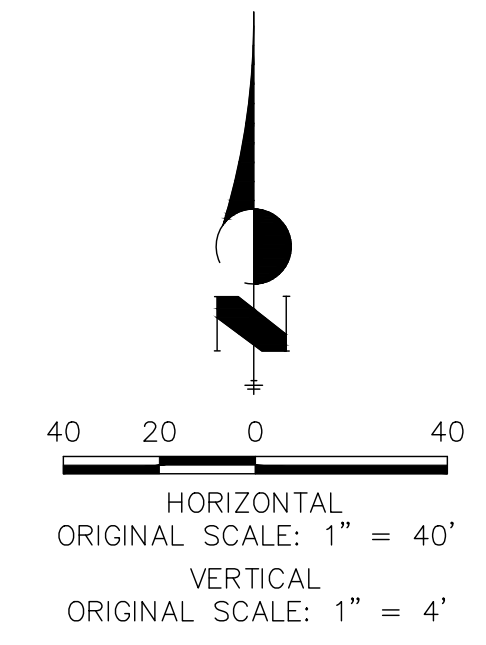


WL-2 PROFILE STA 1+50.00 TO 3+00.00



WATER NOTES:

- List of 12 water notes detailing installation requirements for water lines, valves, and structures.

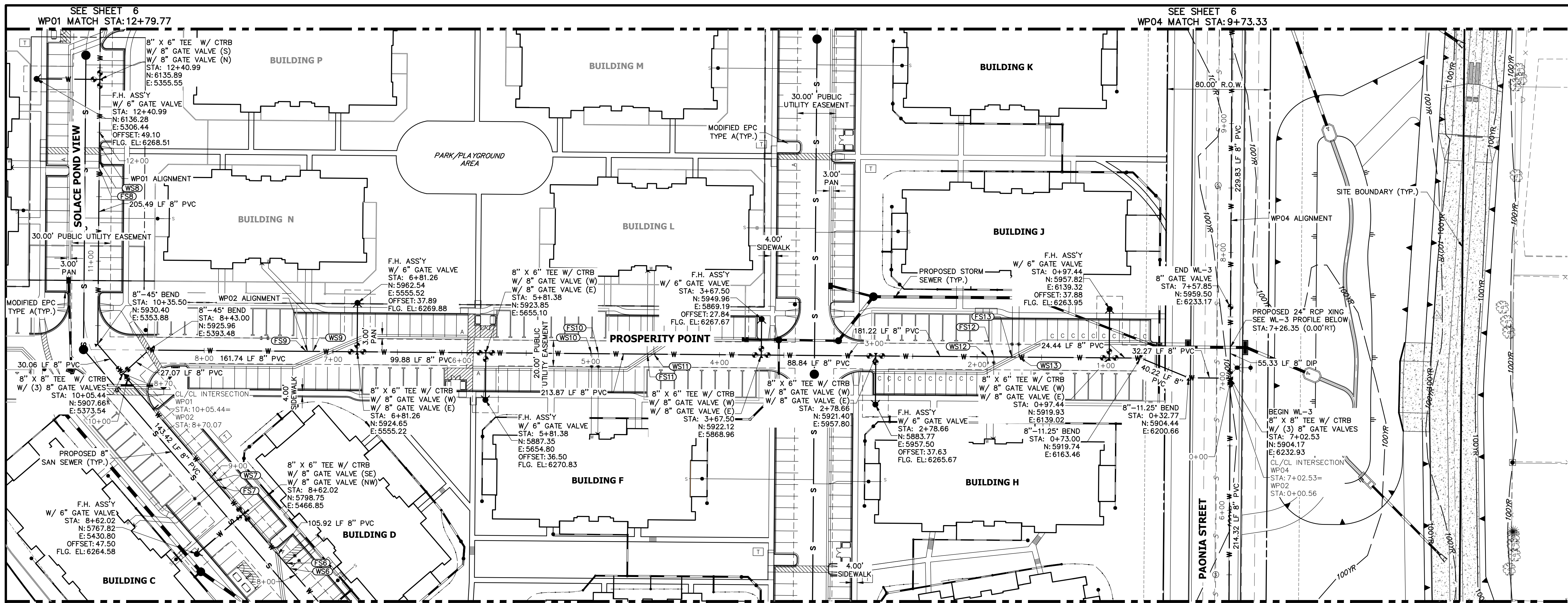


ENGINEER'S STATEMENT

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

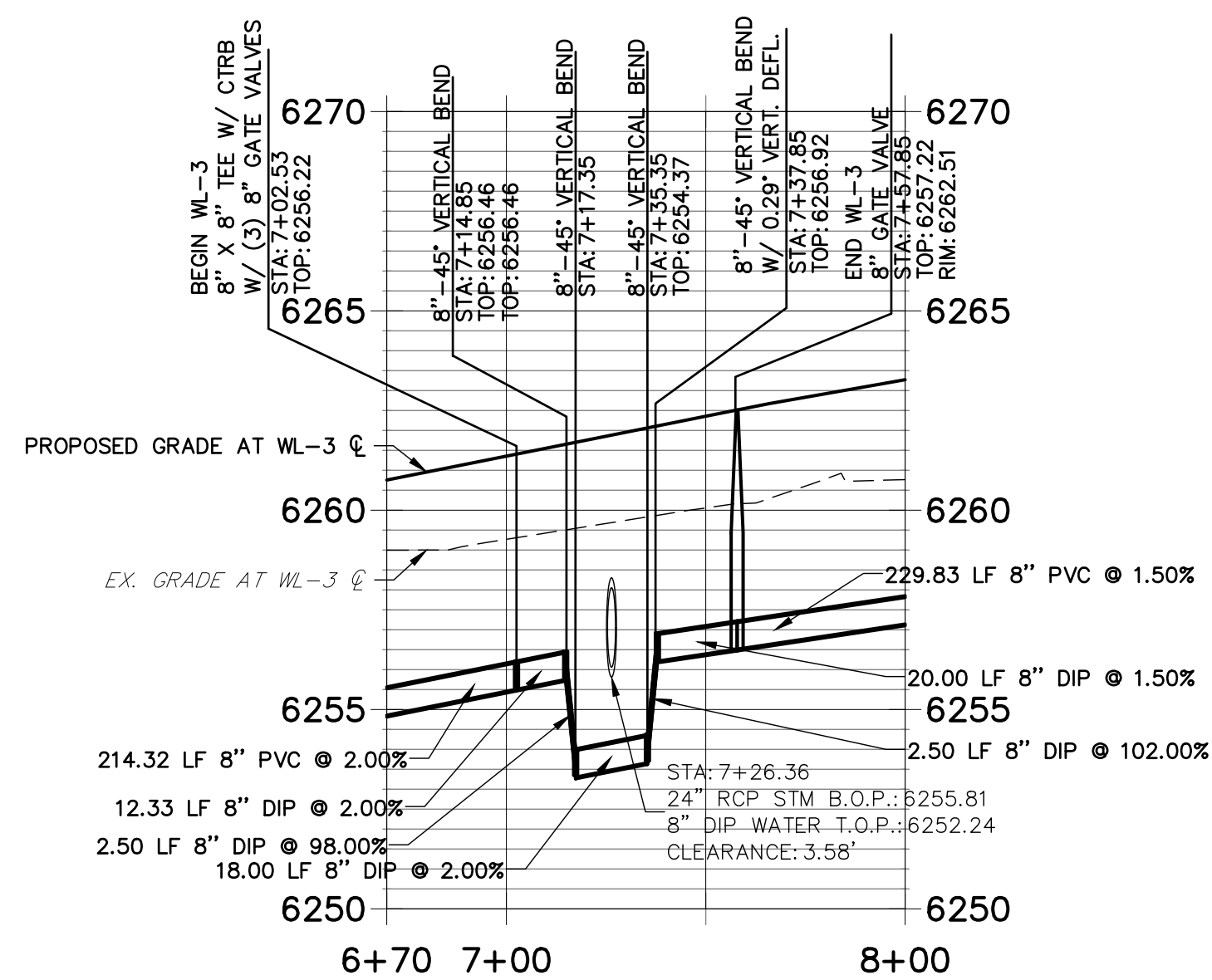
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UTILITY SERVICE TABULATION			
SERVICE	STATION	ALIGNMENT	DESCRIPTION
FS6	8+11.59	WP01	FIRE SERVICE
FS7	8+90.48	WP01	FIRE SERVICE
FS8	11+72.18	WP01	FIRE SERVICE
FS9	7+20.76	WP02	FIRE SERVICE
FS10	4+93.91	WP02	FIRE SERVICE
FS12	1+87.03	WP02	FIRE SERVICE
FS13	1+72.89	WP02	FIRE SERVICE
WS6	8+06.43	WP01	POTABLE WATER SERVICE
WS7	8+95.60	WP01	POTABLE WATER SERVICE
WS8	11+77.42	WP01	POTABLE WATER SERVICE
WS9	7+15.59	WP02	POTABLE WATER SERVICE
WS10	4+99.08	WP02	POTABLE WATER SERVICE
WS12	1+92.20	WP02	POTABLE WATER SERVICE
WS13	1+67.73	WP02	POTABLE WATER SERVICE

WL-3 PROFILE STA 6+70.00 TO 8+00.00



WATER NOTES:

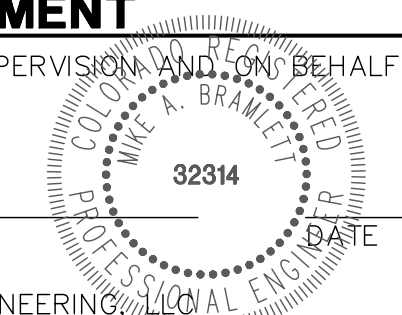
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ENGINEER'S STATEMENT

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



UNTL 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 303-740-0383 • Colorado Springs 719-588-2693
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

H-SCALE 1"=40'
V-SCALE 1"=4'
DATE 11/25/20
DESIGNED BY APL
DRAWN BY APL
CHECKED BY

SOLACE APARTMENTS
WATER DISTRIBUTION PLAN

SHEET 5 OF 9
JOB NO. 25174.00



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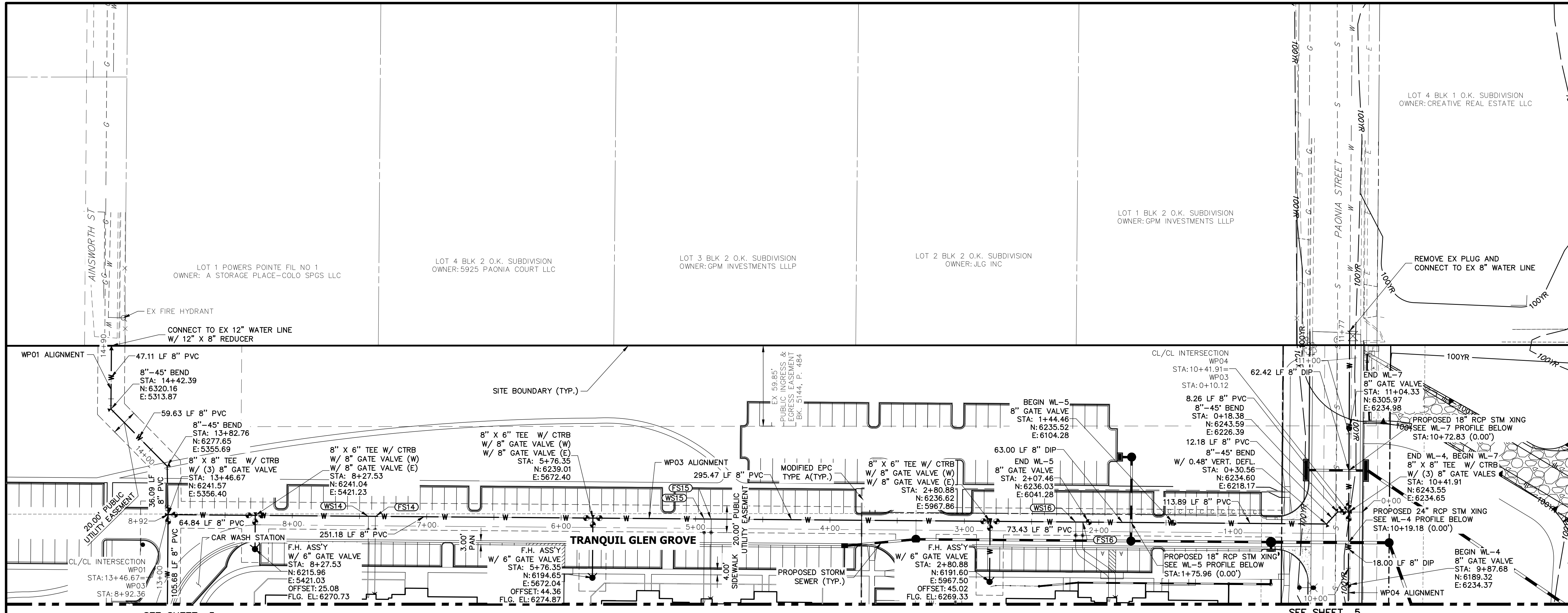
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Table with 3 columns: No., REVISION, DATE

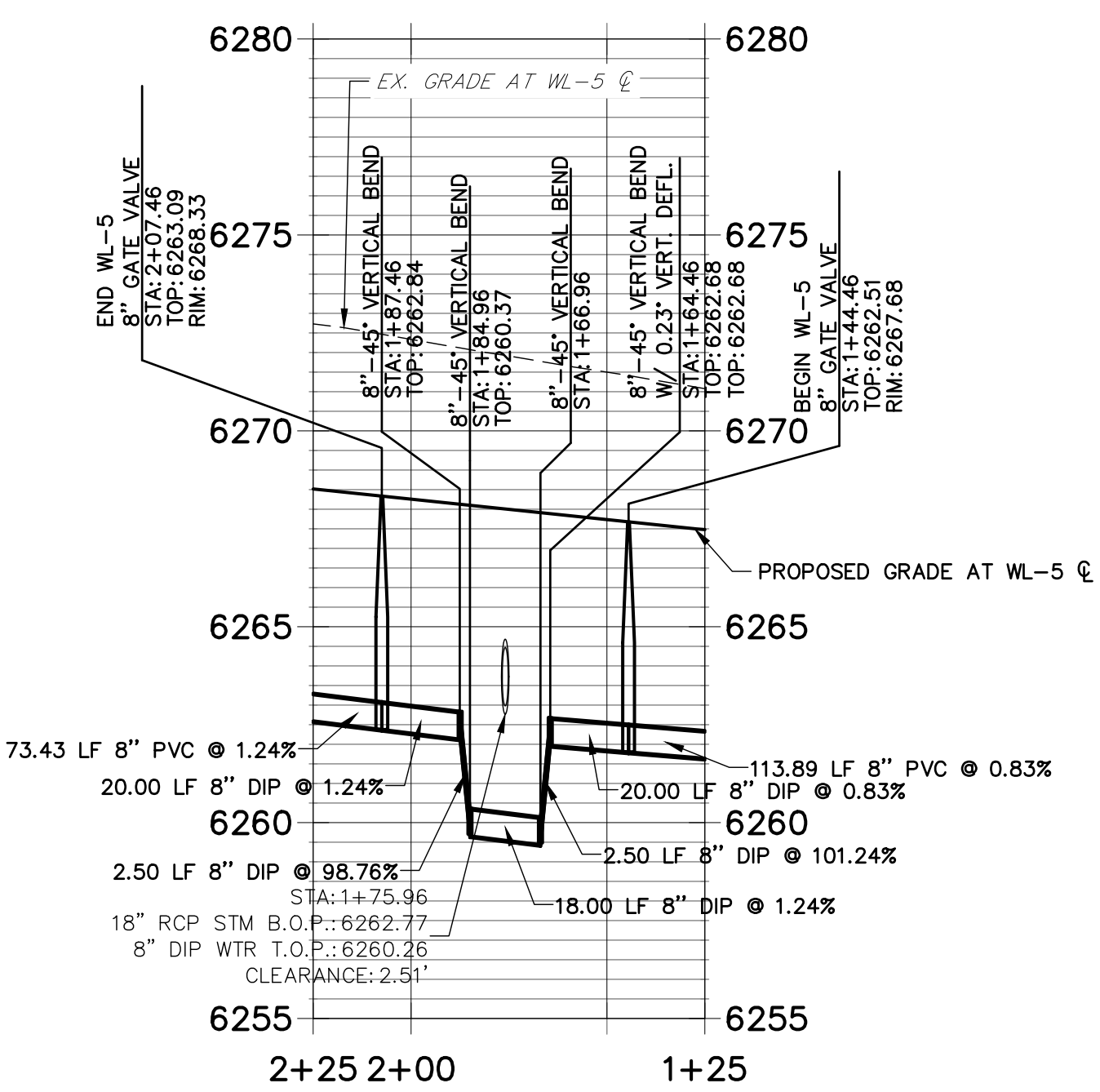
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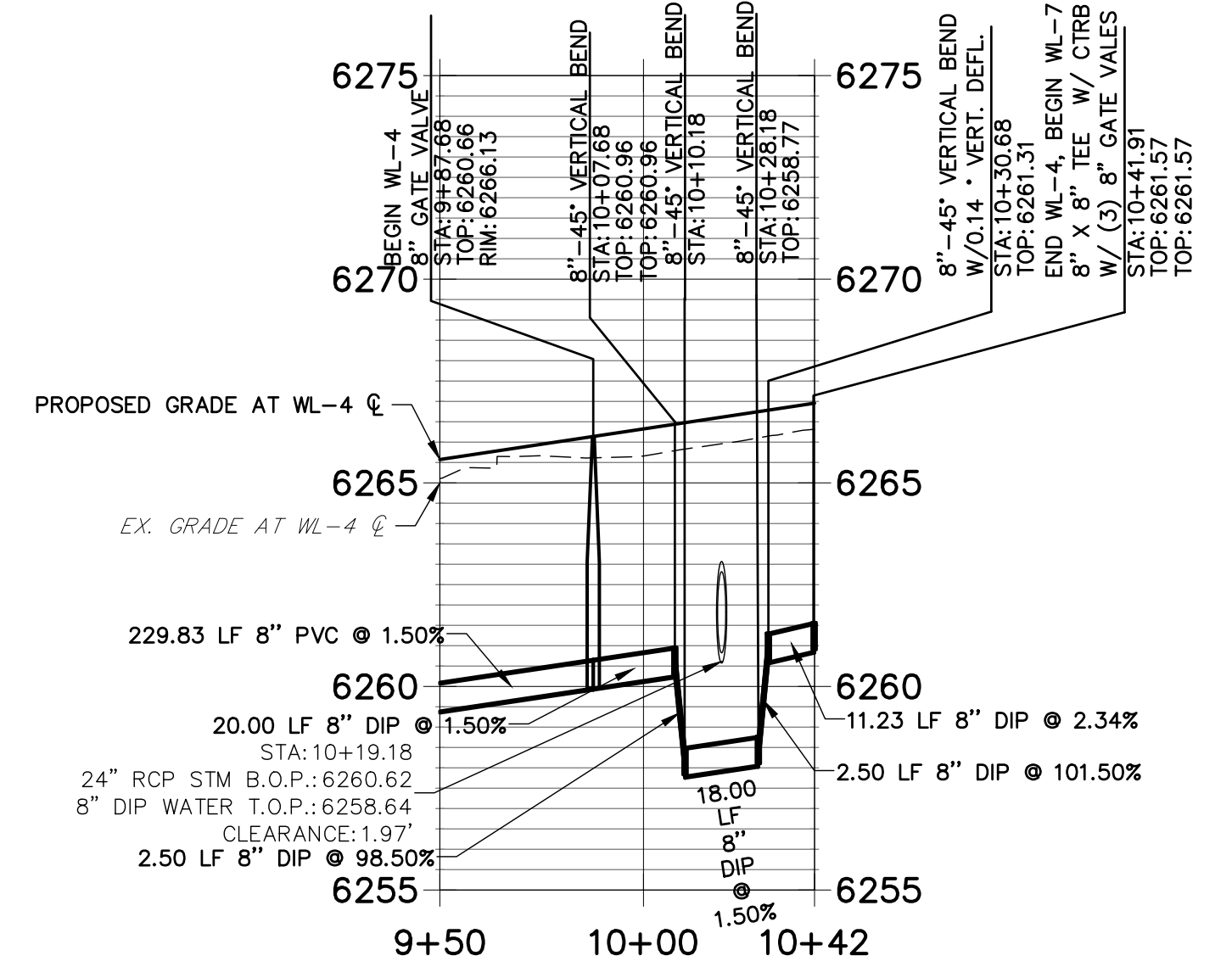
SOLACE APARTMENTS WATER DISTRIBUTION PLAN SHEET 6 OF 9 JOB NO. 25174.00



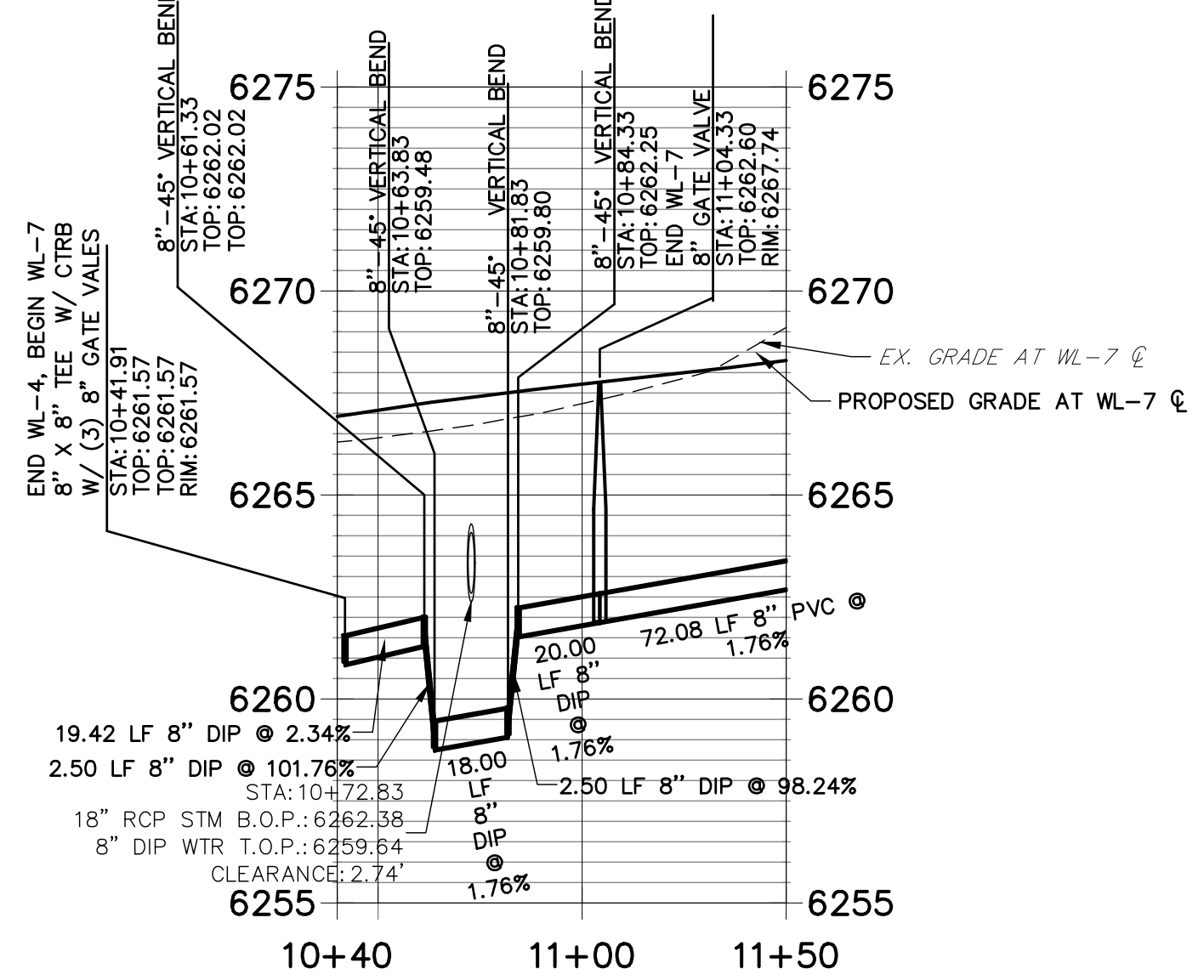
WL-5 PROFILE STA 1+25.00 TO 2+25.00



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



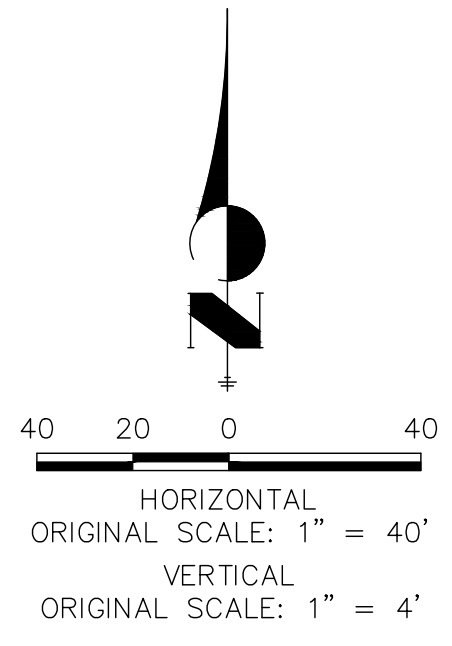
WL-7 PROFILE STA 10+40.00 TO 11+50.00



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.

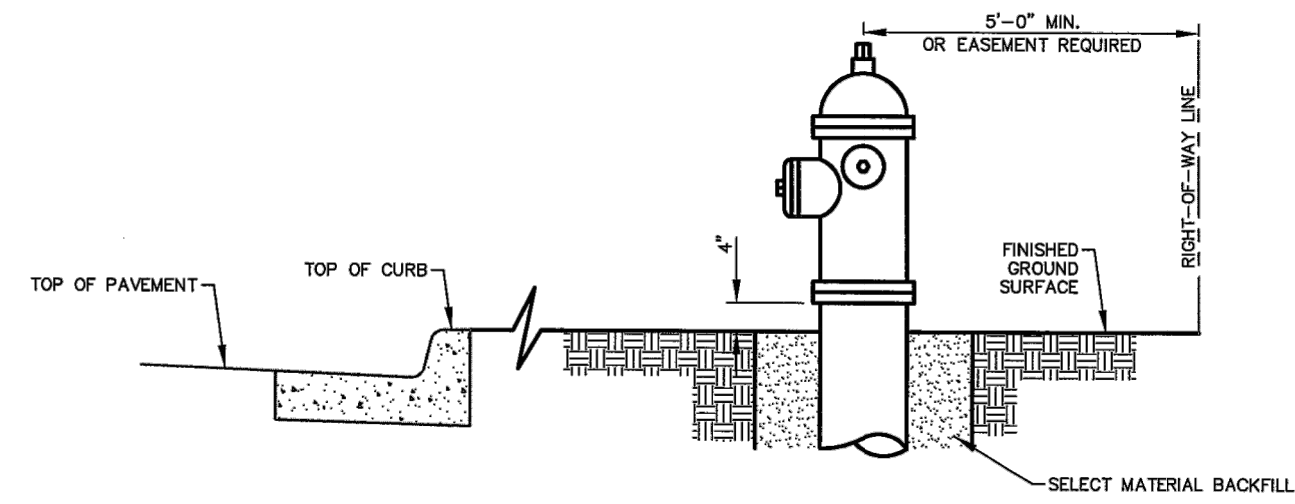
UTILITY SERVICE TABULATION table with columns: SERVICE, STATION, ALIGNMENT, DESCRIPTION



ENGINEER'S STATEMENT

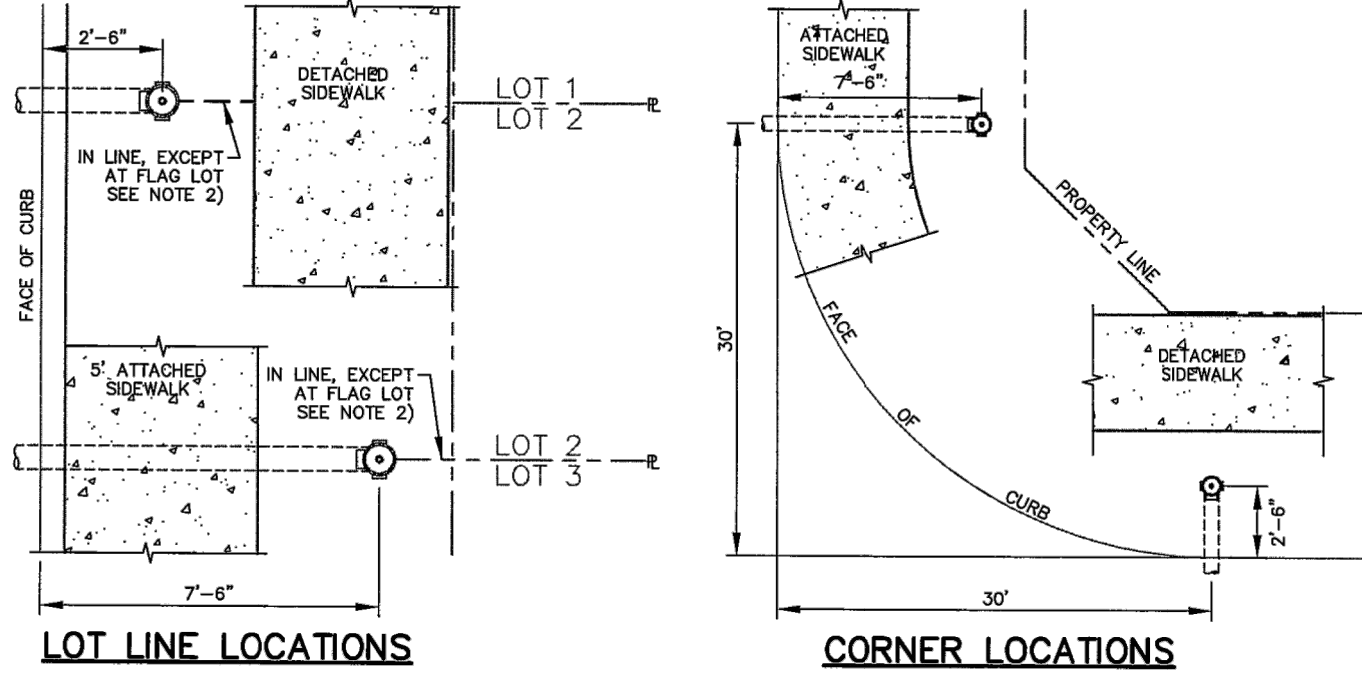
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 FOR AND ON BEHALF OF JR ENGINEERING

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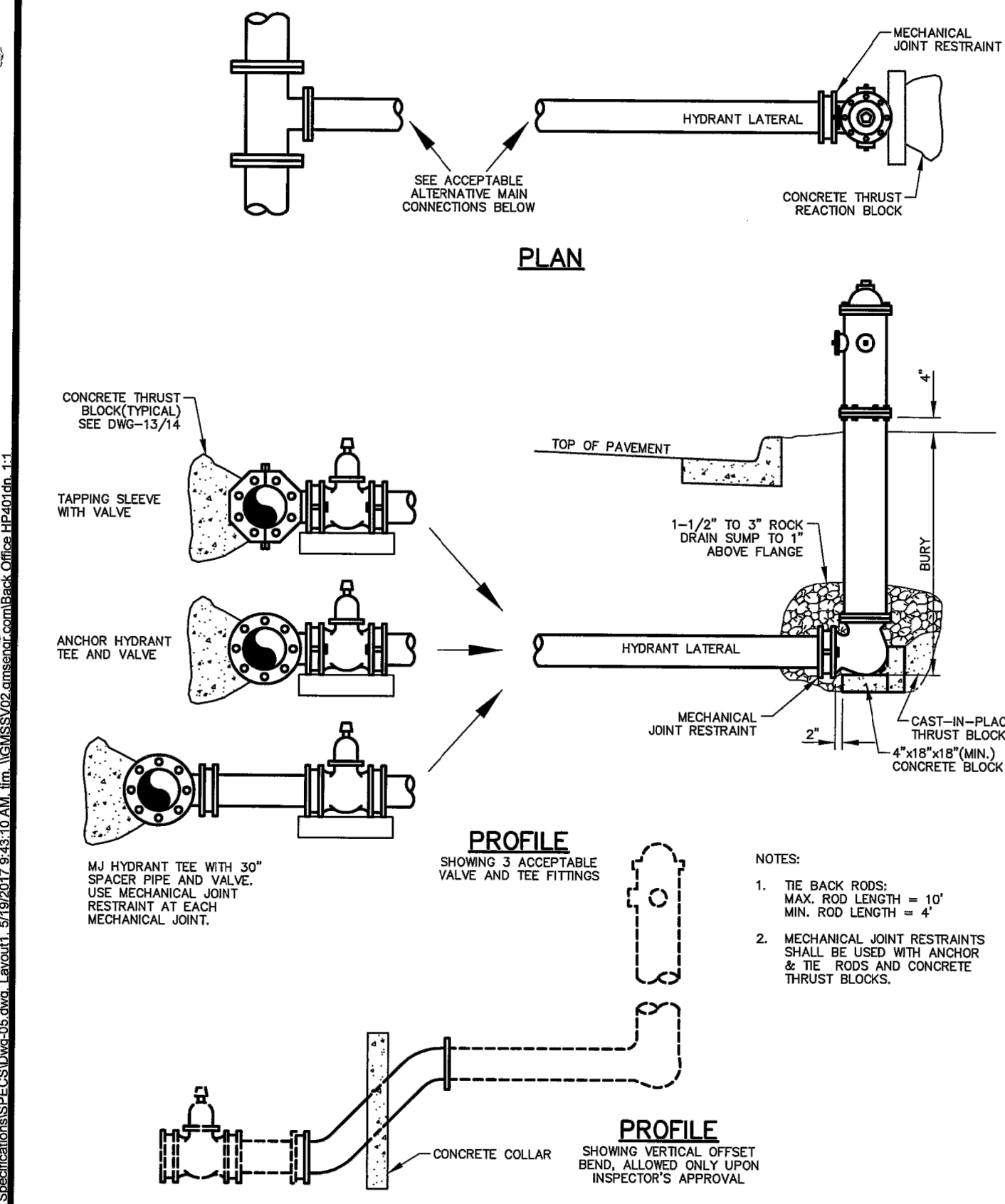


GENERAL NOTES:

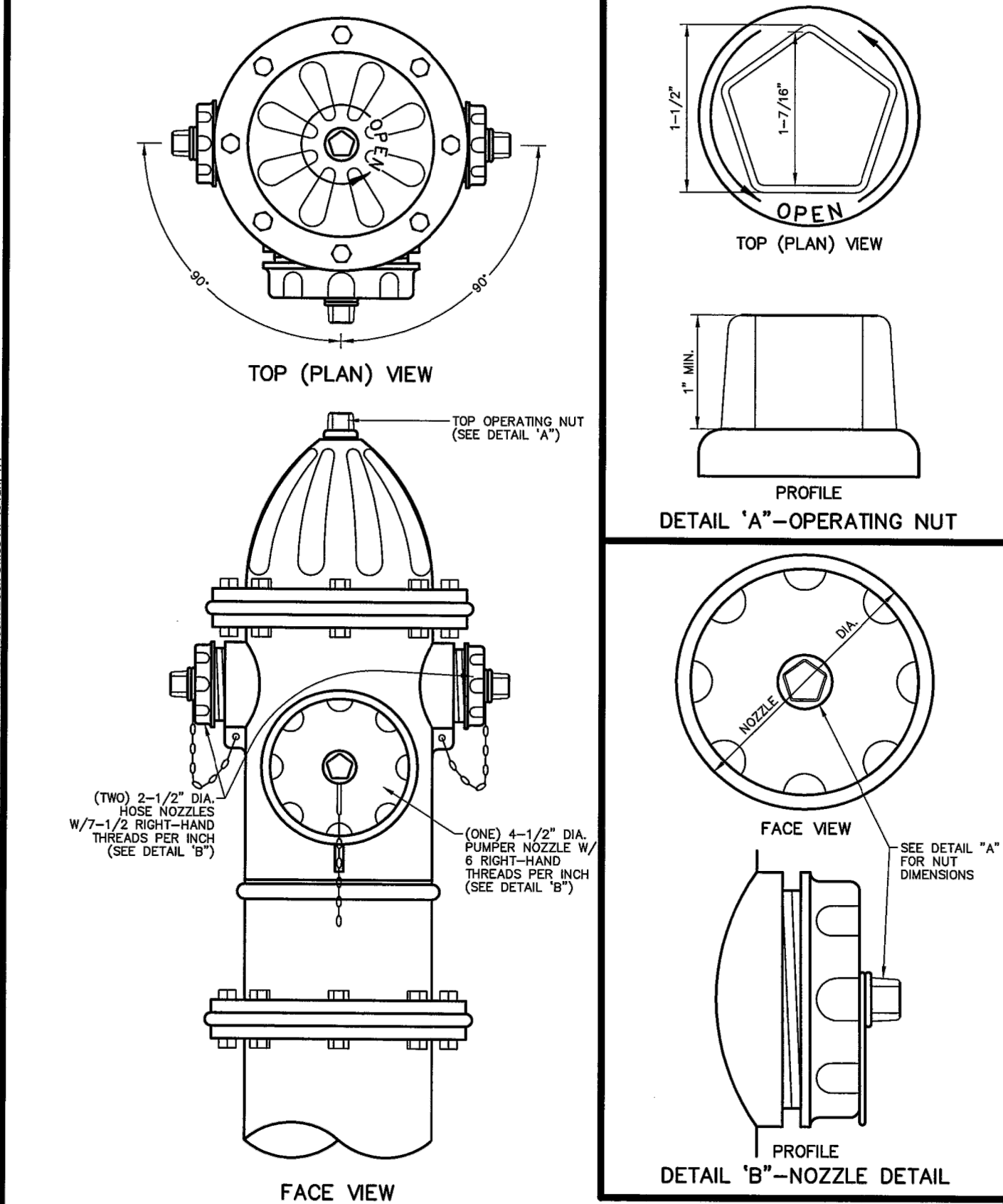
- HYDRANT NOZZLE SHALL BE POSITIONED AT RIGHT ANGLES TO THE CURB. IF NO CURB OR SIDEWALK EXISTS, NOZZLE SHALL BE PLACED AT RIGHT ANGLES TO STREET OR ALLEY.
- HYDRANTS INSTALLED AT FLAG LOT LINES SHALL BE OFFSET 3' FROM THE LOT LINE (AWAY FROM STEM).
- HYDRANTS WILL BE PLACED A MINIMUM OF 5.0 FT. FROM 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.



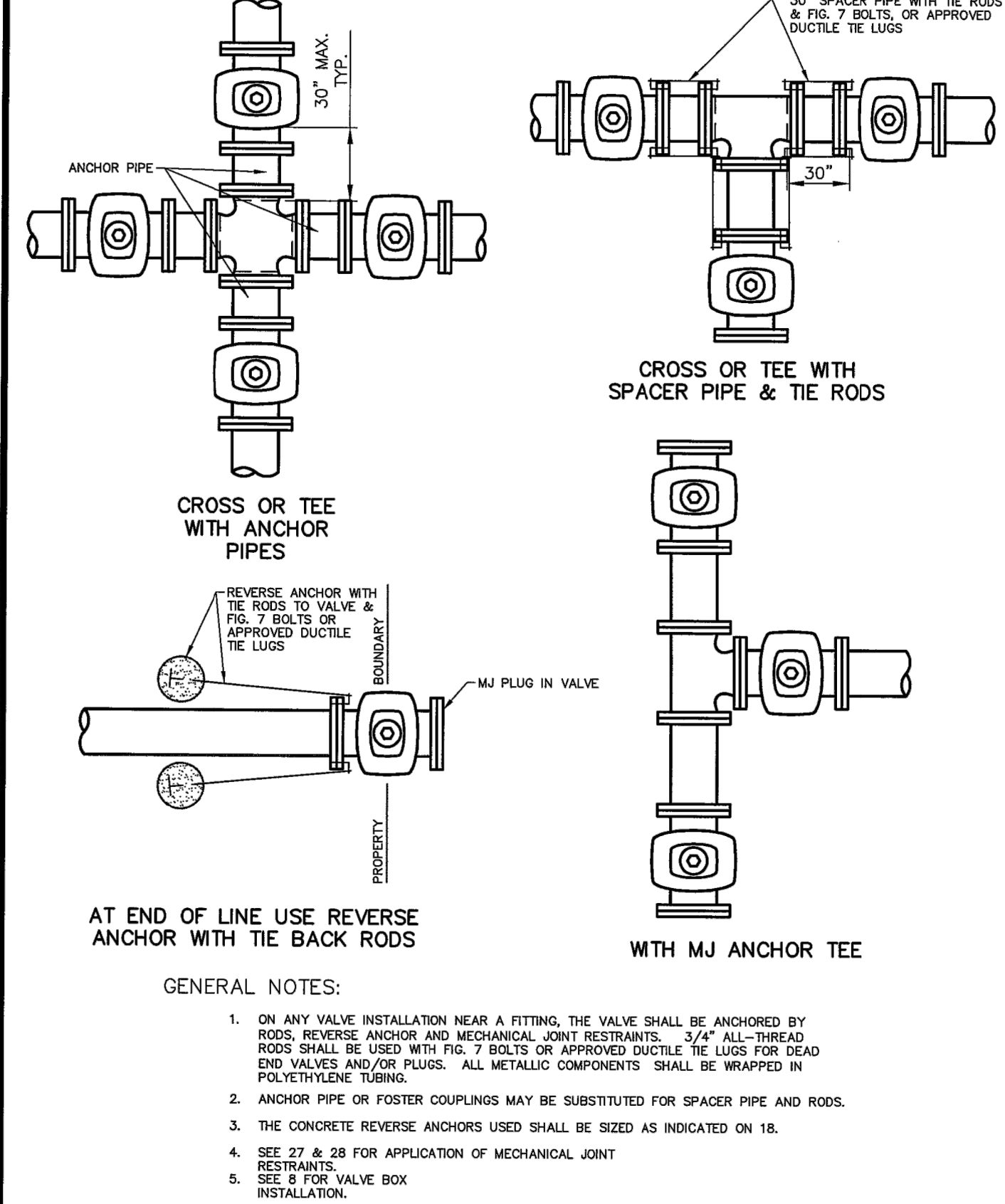
	CHEROKEE METROPOLITAN DISTRICT		FIRE HYDRANT LOCATIONS		W-4
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				



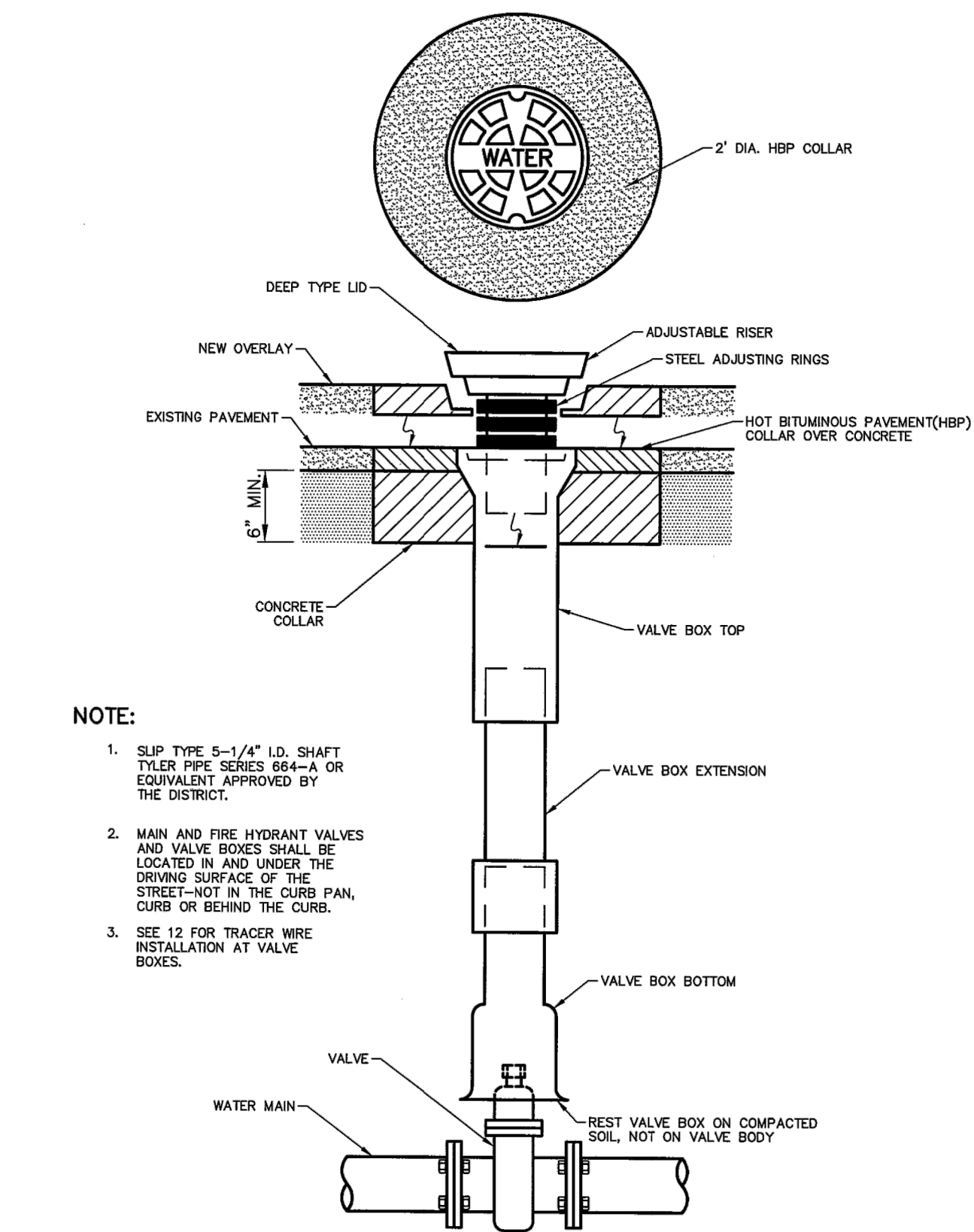
	CHEROKEE METROPOLITAN DISTRICT		FIRE HYDRANT INSTALLATION		W-5
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				



	CHEROKEE METROPOLITAN DISTRICT		FIRE HYDRANT SPECIFICATIONS		W-6
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				



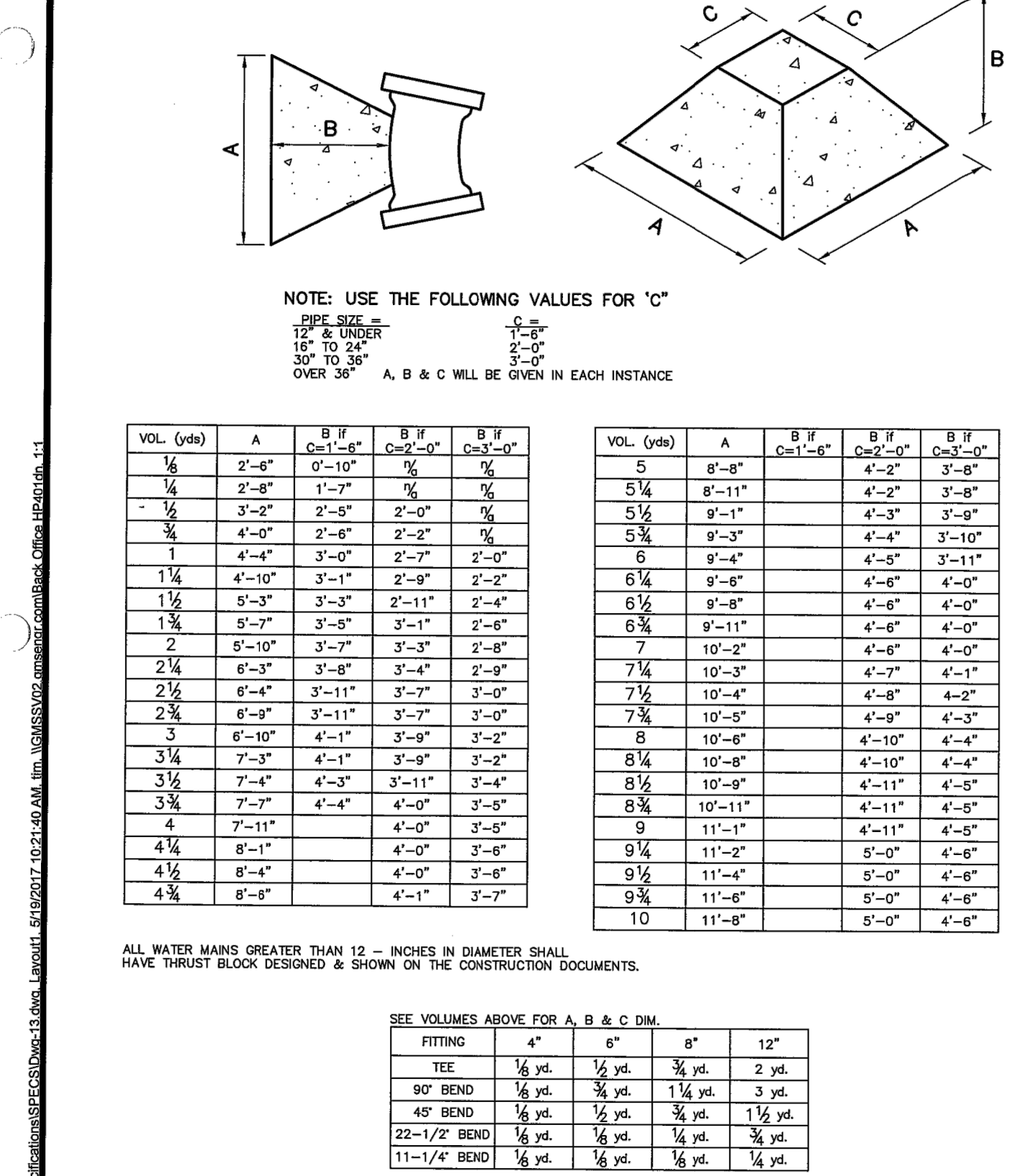
	CHEROKEE METROPOLITAN DISTRICT		VALVE INSTALLATION & LOCATION		W-7
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				



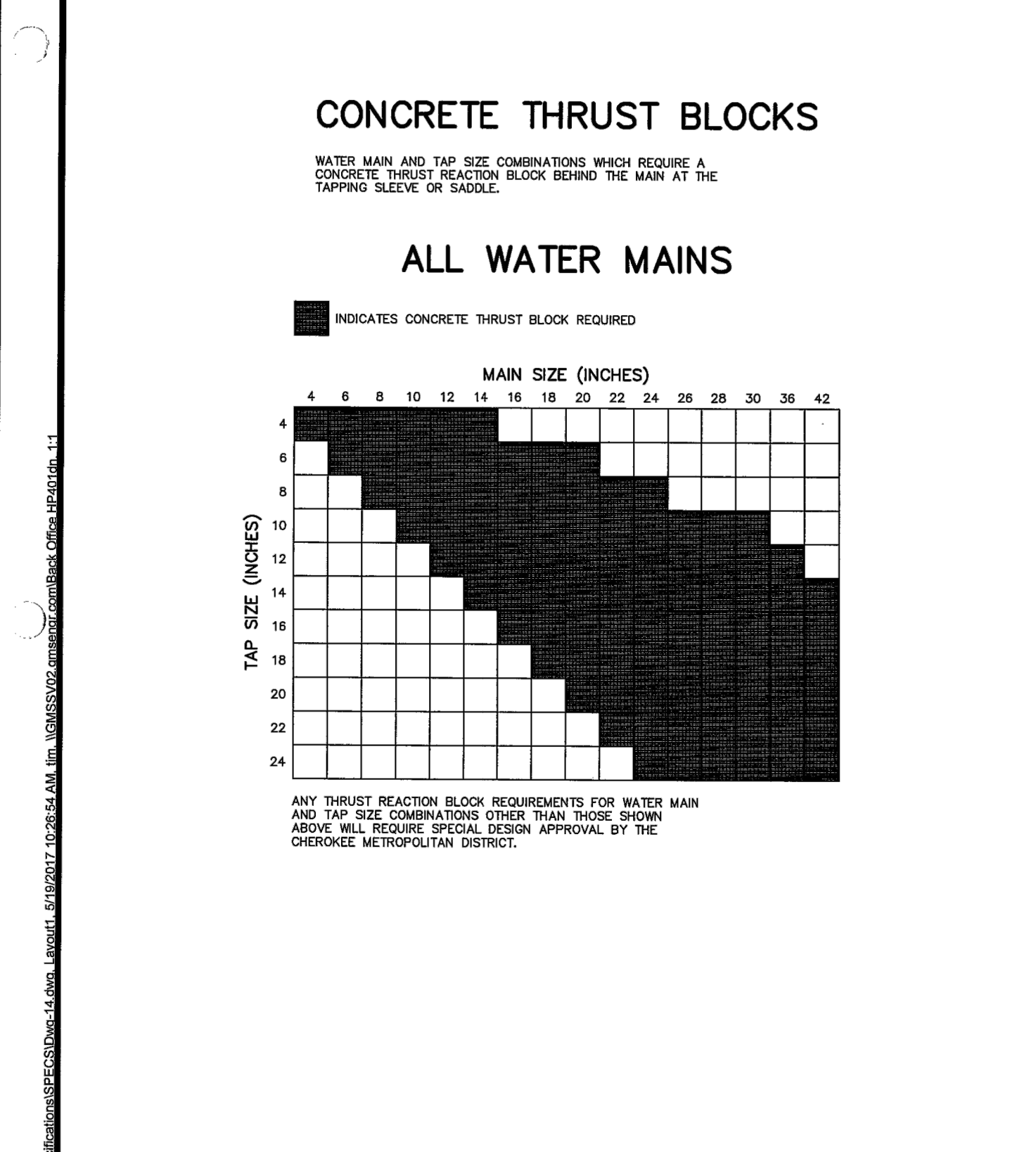
NOTE:

- SLIP TYPE 5-1/4" I.D. SHAFT TYLER PIPE SERIES 664-A OR EQUIVALENT APPROVED BY THE DISTRICT.
- MAIN AND FIRE HYDRANT VALVES AND VALVE BOXES SHALL BE LOCATED IN AND UNDER THE DRIVING SURFACE OF THE CURB, SIDEWALK OR BEHIND THE CURB.
- SEE 12 FOR TRACER WIRE INSTALLATION AT VALVE BOXES.

	CHEROKEE METROPOLITAN DISTRICT		VALVE BOX INSTALLATION		W-8
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				



	CHEROKEE METROPOLITAN DISTRICT		THRUST BLOCK DATA		W-13
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				



	CHEROKEE METROPOLITAN DISTRICT		THRUST BLOCKS REQUIRED FOR TAPS		W-14
	DRAWN: TJM	REVISED:	DRAFT		
	DATE: MAY 2017	REVISED:			
SCALE: NONE	REVISED:				

811
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

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 303-740-0888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE				
NO. REVISION				
H-SCALE	N/A	V-SCALE	N/A	DATE
DESIGNED BY	APL	DRAWN BY	APL	CHECKED BY
SOLACE APARTMENTS				
DETAIL SHEETS				
ENGINEER'S STATEMENT				
32314				
DATE				
SHEET 7 OF 9				
JOB NO. 25174.00				

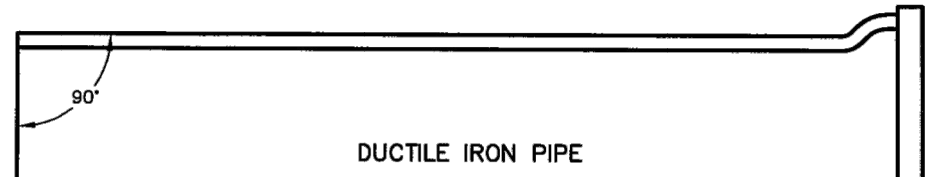
MAXIMUM DEFLECTION PER SLIP JOINT OF D.I.P.

PIPE DIAMETER I.D.	O.D.(IN.)	O.D.(FT.)	MFRS. DEFL.	DESIGN DEFLECTION (BOX MAX.)		APPROX. RADIUS FOR DEFLECTING CURVES WITHOUT BENDS		
				(1)	(2)	20'L	18'L	
				MAX. DEFL.	DIST.			
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"	2.666'	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

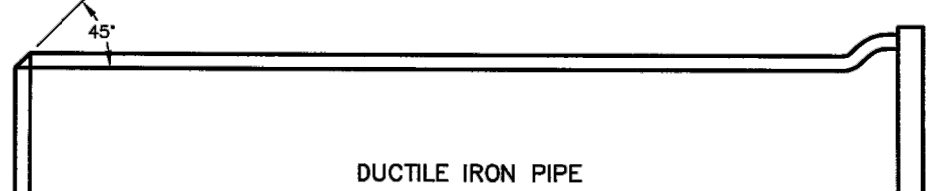


MAXIMUM PIPELINE DEFLECTION DATA					
DRAWN: TJM	REvised:	DRAFT		W-16	
DATE: MAY 2017	REvised:				
SCALE: NONE	REvised:				



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

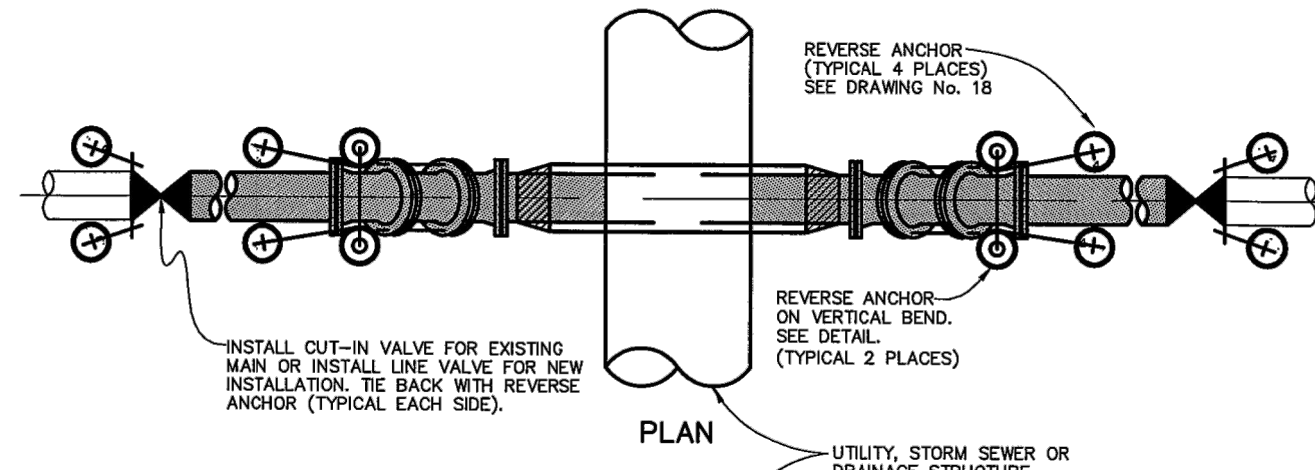
PIPE CUT IN STRAIGHT LINE AND BEVELED AT 45° ANGLE ON END.

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.



PIPE CUTTING					
DRAWN: TJM	REvised:	DRAFT		W-17	
DATE: MAY 2017	REvised:				
SCALE: NONE	REvised:				



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 (P/S) 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-17/8" MAGNESIUM ANODE PER 20-FOOT OF R/S. FUSE TO CASING PIPE NEAR END SEAL.
- FURNISH AND INSTALL JOINT BONDING POLYETHYLENE TUBING/ENCASMENT AND 17/8" 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.

ANCHOR ROD SIZING CHART FOR REVERSE ANCHOR ON VERTICAL BEND

PIPE DIA. (N.)	MIN. ROD DIA. (N.)
4	3/8
6	1/2
8	5/8
10	SPECIAL DESIGN REQ'D



WATER LINE LOWERING DETAIL					
DRAWN: TJM	REvised:	DRAFT		W-20	
DATE: MAY 2017	REvised:				
SCALE: NONE	REvised:				

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

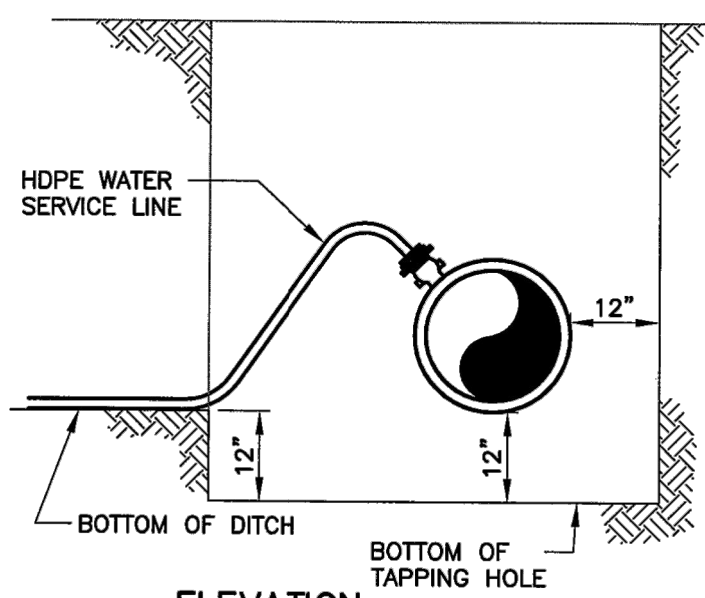
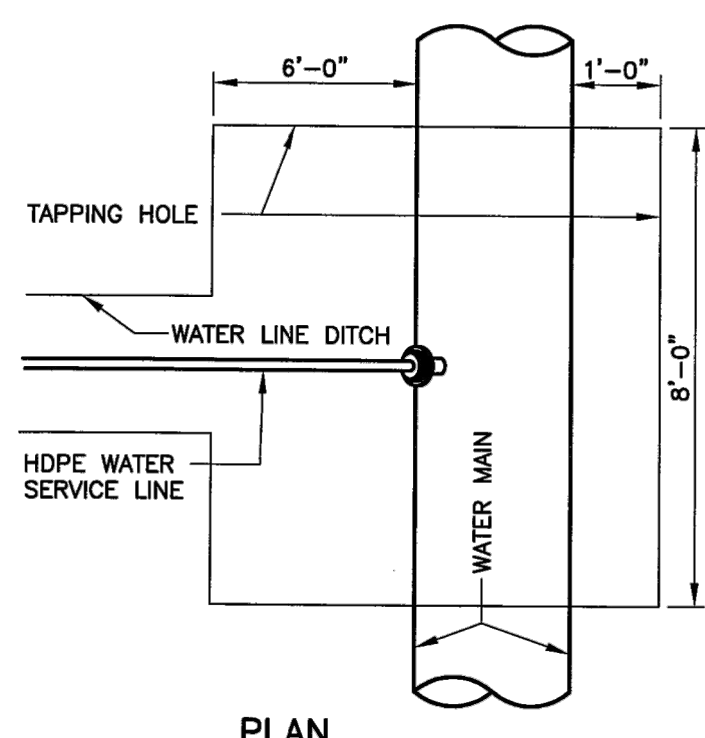
NOTES:

- PRESSURES GREATER THAN 200 PSI REQUIRE SPECIAL DESIGN APPROVED BY THE DISTRICT.
- LENGTH IS BASED ON MINIMUM 6" OF GROUND COVER AND SOIL COMPACTED ACCORDING TO SECTION 5.15 OF THESE SPECIFICATIONS.
- APPROVED METHODS OF RESTRAINED PIPE BEYOND INITIAL FITTING SHALL BE:
 - A. 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
 - B. FOR PVC PIPE, SERIES 1500 OR SERIES 2800 RESTRAINTS BY EBA IRON OR EQUAL.



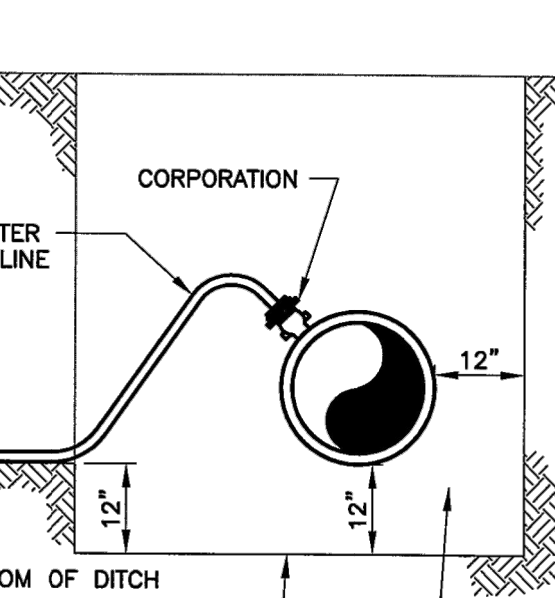
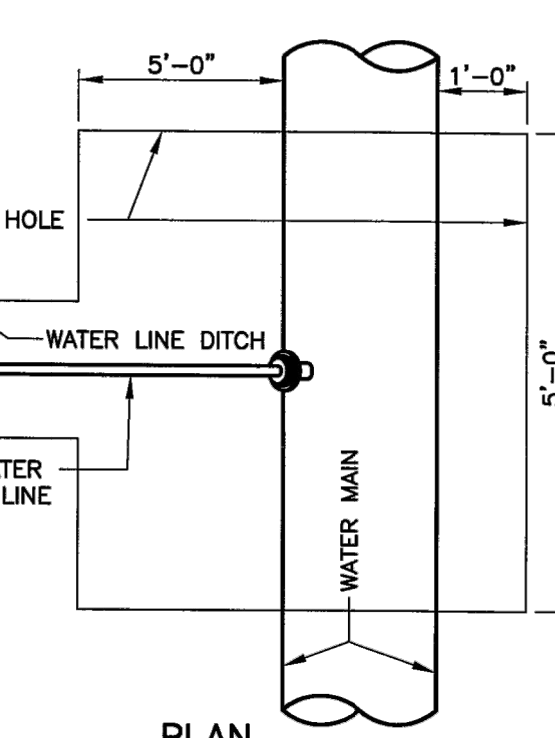
RESTRAINED M.J. PIPE LENGTH DATA					
DRAWN: TJM	REvised:	DRAFT		W-28	
DATE: MAY 2017	REvised:				
SCALE: NONE	REvised:				

SERVICE TAPS 1-1/2" & 2" TAPPING SADDLE



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.

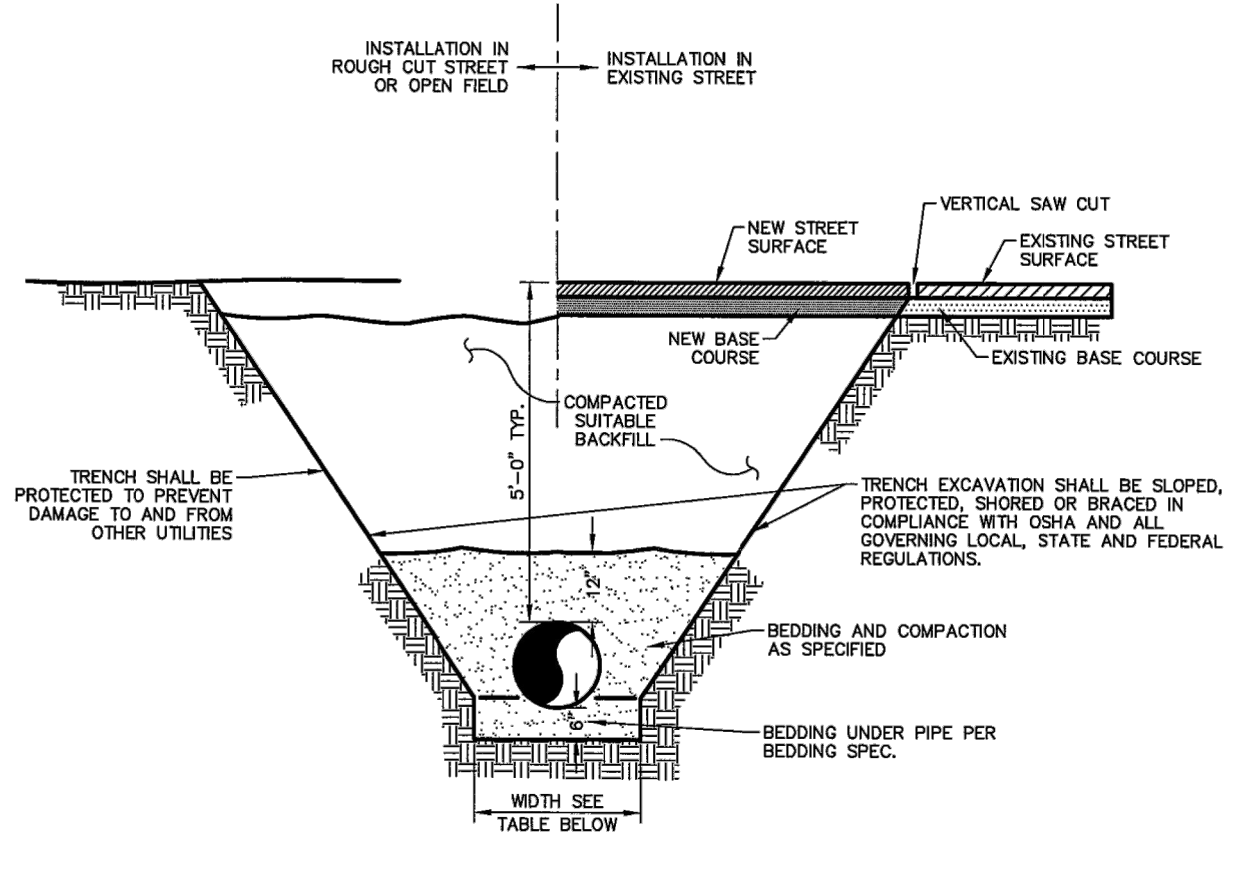
SERVICE TAPS 3/4" & 1" CORPORATION ONLY



NOTE:
ALLOW 12" CLEARANCE SURROUNDING MAIN FOR TAPPING MACHINE



TAPPING DETAIL 3/4" - 2"					
DRAWN: TJM	REvised:	DRAFT		W-37	
DATE: MAY 2017	REvised:				
SCALE: NONE	REvised:				



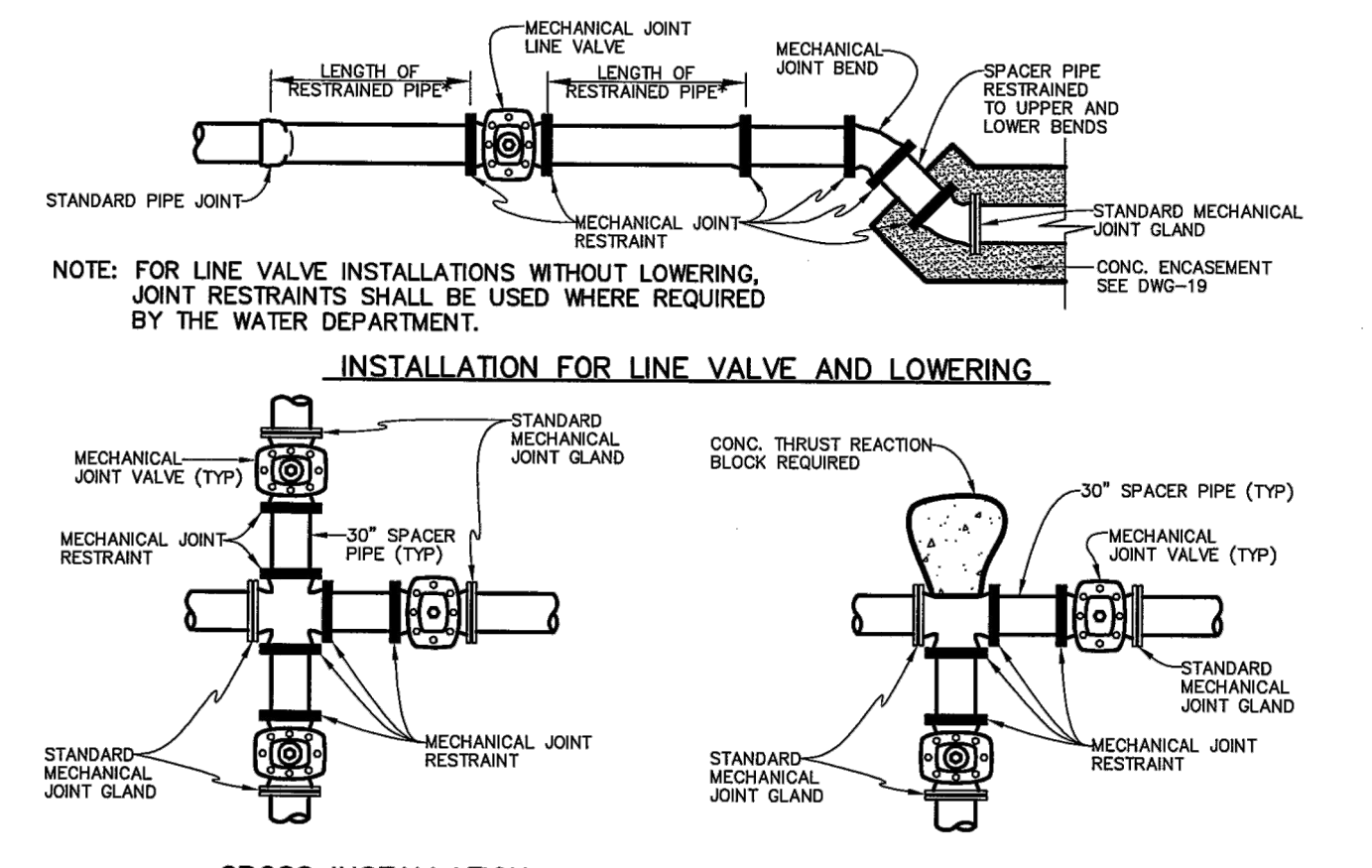
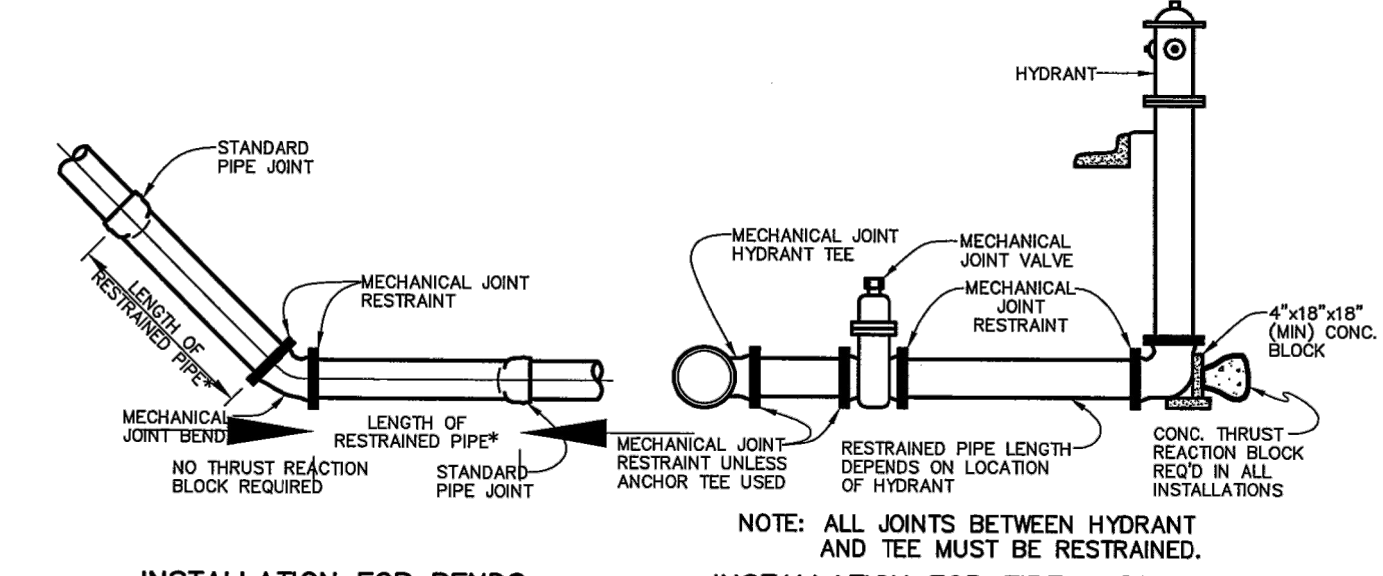
BOTTOM OF TRENCH WIDTH

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	15"-20"	3'-9"
6"	1'-2"	3'-11"
8"	1'-6"	4'-1"
12"	2'-1"	4'-3"
16"	2'-6"	4'-9"
20"	2'-10"	5'-2"
24"	3'-2"	5'-6"

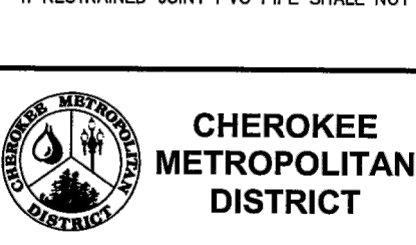
AN OVER EXCAVATED TRENCH SHALL BE REFILLED AND THOROUGHLY COMPACTED UNDER THE DIRECTION OF THE DISTRICT.
UNLESS CIRCUMSTANCES WILL PIPE BE LAIN IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED, THE FILL WILL BE PLACED FIRST TO PROPOSED GRADE AND COMPACTED AS REQUIRED. A TRENCH THEN WILL BE EXCAVATED AND THE PIPE INSTALLED IN THE USUAL MANNER.



TYPICAL TRENCH CROSS SECTION					
DRAWN: TJM	REvised:	DRAFT		W-15	
DATE: MAY 2017	REvised:				
SCALE: NONE	REvised:				



NOTE: FOR LINE VALVE INSTALLATIONS WITHOUT LOWERING, JOINT RESTRAINTS SHALL BE USED WHERE REQUIRED BY THE WATER DEPARTMENT.



APPLICATIONS FOR MECHANICAL JOINT RESTRAINTS					
DRAWN: TJM	REvised:	DRAFT		W-27	
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 USE FOR PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

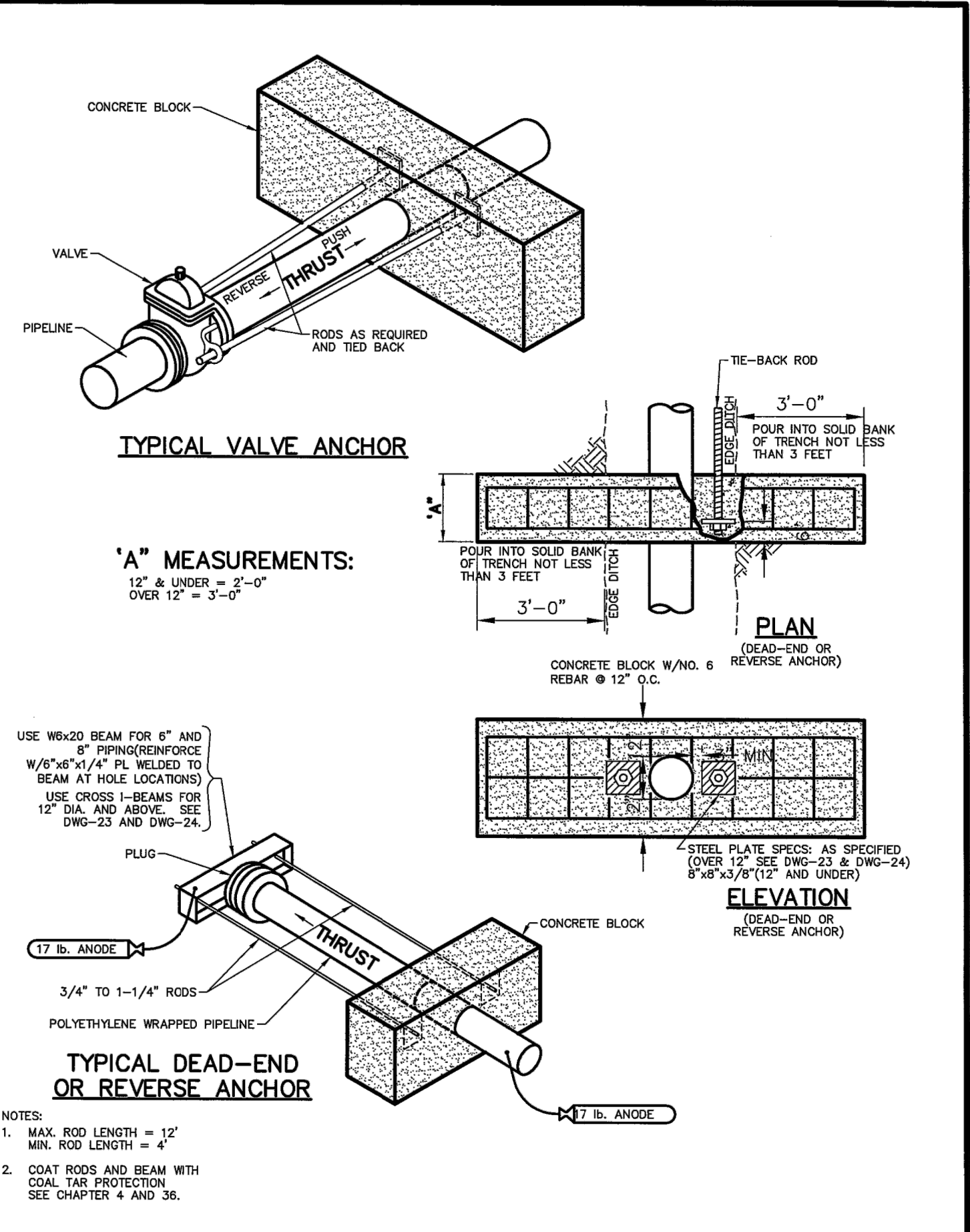
PREPARED FOR: JACKSON DEARBORN PARTNERS
404 S. WELLS STREET, SUITE 400
CHICAGO, IL 60607
ATTN: DANE OLMSTEAD
(734)216-2577
DOLMSTEAD@JACKSONDEARBORN.COM

J.R. ENGINEERING
A Wehrman Company
Central 303-740-0933 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

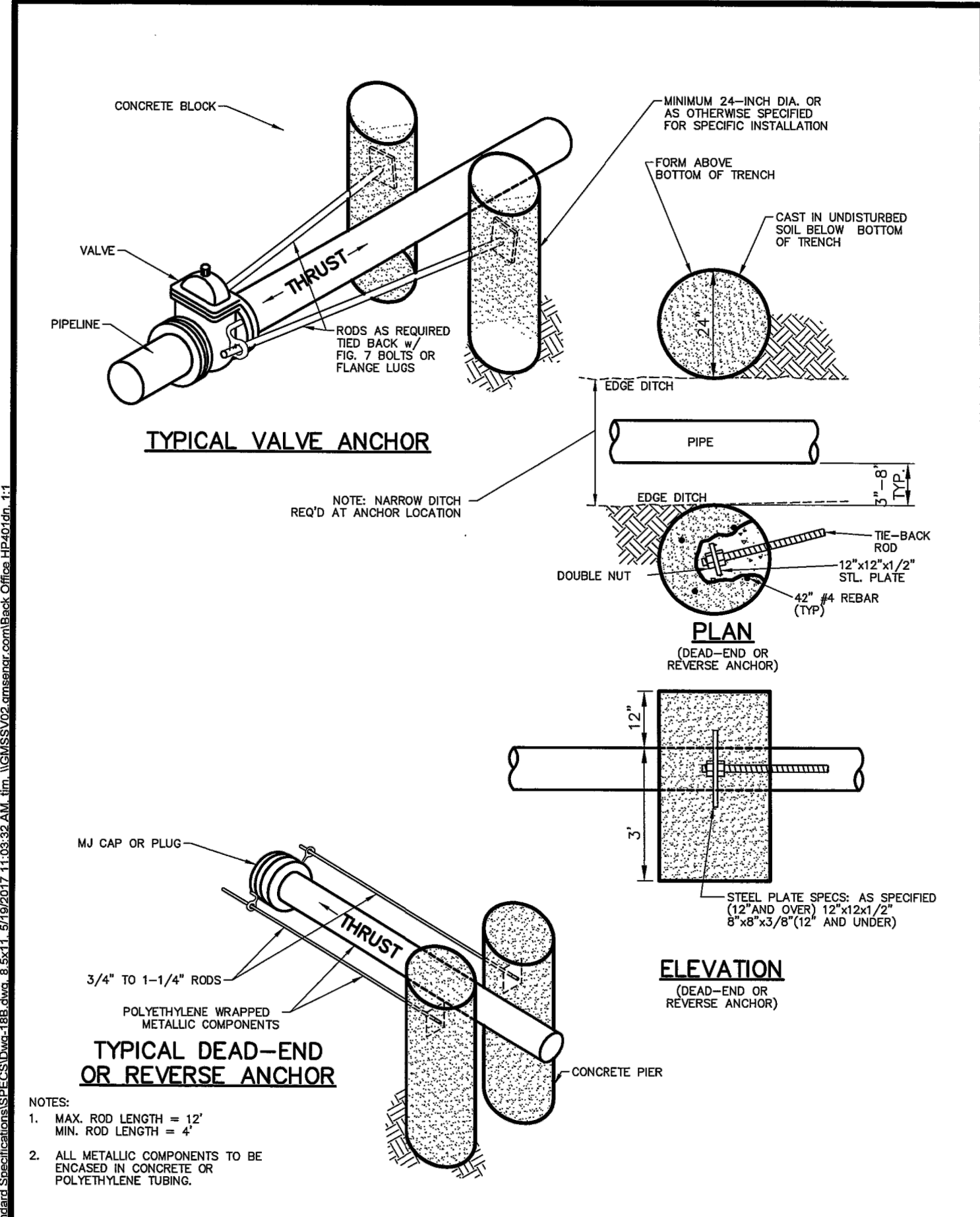
BY:	DATE:	No.	REVISION:
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
11/25/20		APL	
		APL	

SOLACE APARTMENTS
DETAIL SHEETS

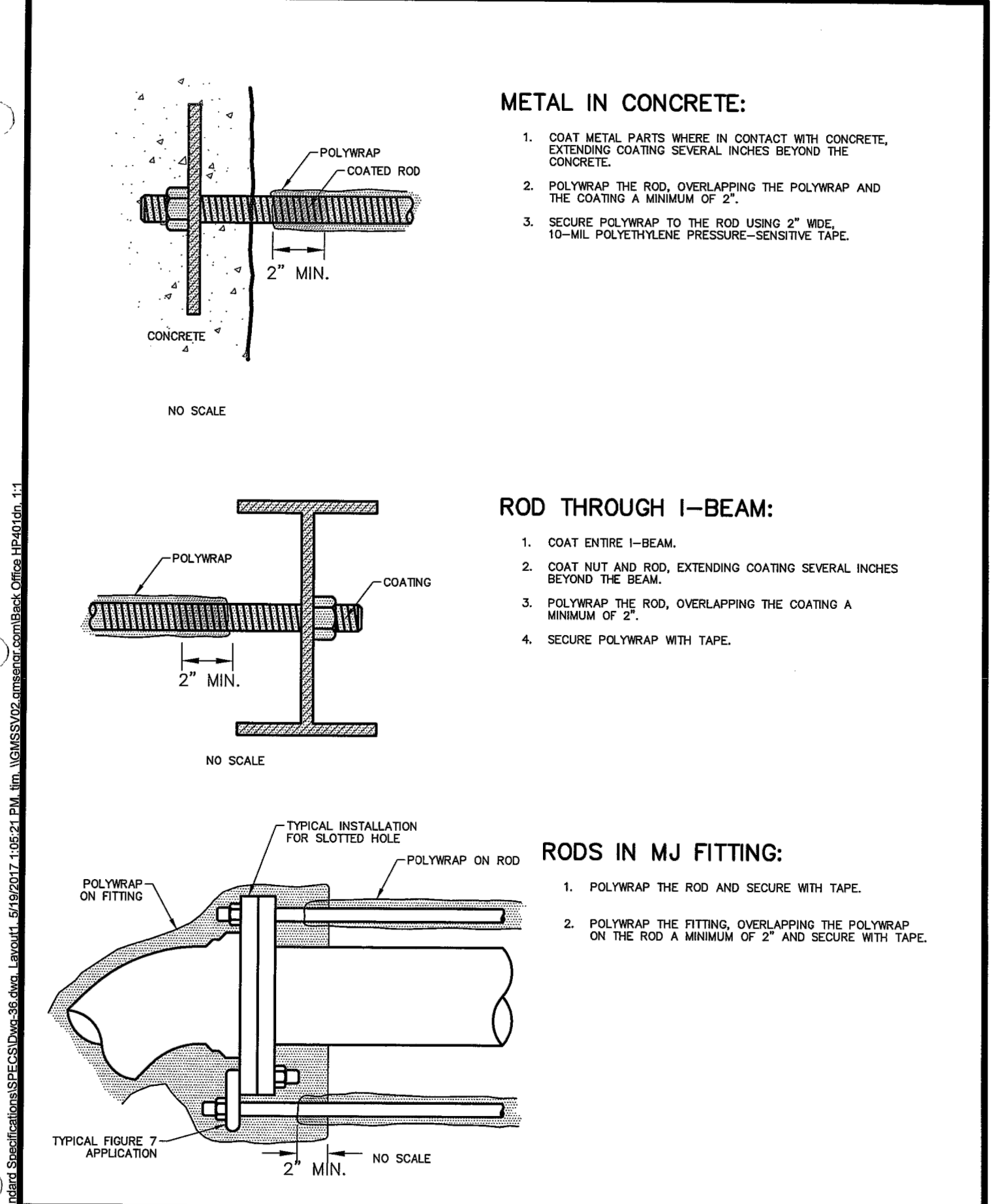
SHEET 8 OF 9
JOB NO. 25174.00



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



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



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



ENGINEER'S STATEMENT

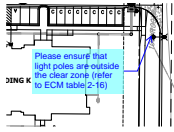
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

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

	J.R. ENGINEERING A Westman Company		PREPARED FOR	
	404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607		JACKSON DEARBORN PARTNERS	
	ATTN: DANE OLMSTEAD (734)216-2577		404 S. WELLS STREET, SUITE 400 CHICAGO, IL 60607	
	DOLMSTEAD@JACKSONDEARBORN.COM		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.	
	SOLACE APARTMENTS		BY DATE	
	DETAIL SHEETS		No. REVISION	
	DESIGNED BY APL		H-SCALE N/A	
	DRAWN BY APL		V-SCALE N/A	
CHECKED BY		DATE 11/25/20		
SHEET 9 OF 9		DESIGNED BY APL		
JOB NO. 25174.00		DRAWN BY APL		

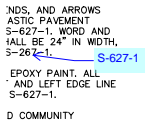
Construction Drawings -PlansProfiles_V1.pdf Markup Summary

Daniel Torres (12)



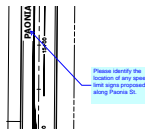
Subject: Callout
Page Label: [3] 3 2517400UT01 - UT01
Author: Daniel Torres
Date: 1/31/2021 4:38:59 PM
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Color: ■
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Space:

Please ensure that light poles are outside the clear zone (refer to ECM table 2-16)



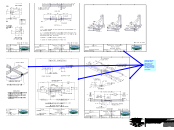
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Page Label: [2] 2 2517400CV01 - LG01
Author: Daniel Torres
Date: 2/1/2021 4:34:52 PM
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S-627-1



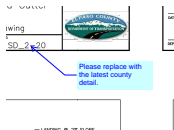
Subject: Callout
Page Label: [27] 27 2517400-SG01 - Phase 1 (north)
Author: Daniel Torres
Date: 2/1/2021 8:09:15 PM
Status:
Color: ■
Layer:
Space:

Please identify the location of any speed limit signs proposed along Paonia St.



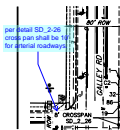
Subject: Callout
Page Label: [29] 29 2517400DT01 - DT01
Author: Daniel Torres
Date: 2/1/2021 8:14:18 PM
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Color: ■
Layer:
Space:

Please provide the latest PED ramp details (SD_2-40 through 2-42 & SD_2-50) that were recently revised with the adoption of CH6 to the ECM.



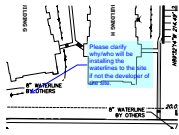
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Author: Daniel Torres
Date: 2/1/2021 8:15:26 PM
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Color: ■
Layer:
Space:

Please replace with the latest county detail.



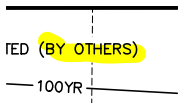
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Page Label: [32] 32 2517400DT01 - DT01 (4)
Author: Daniel Torres
Date: 2/1/2021 8:26:28 PM
Status:
Color: ■
Layer:
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per detail SD_2-26 cross pan shall be 10' for arterial roadways.

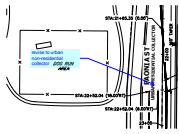


Subject: Callout
Page Label: [32] 32 2517400DT01 - DT01 (4)
Author: Daniel Torres
Date: 2/1/2021 8:29:53 PM
Status:
Color: ■
Layer:
Space:

Please clarify why/who will be installing the waterlines to the site if not the developer of the site.

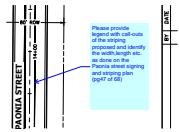


Subject: Highlight
Page Label: [32] 32 2517400DT01 - DT01 (4)
Author: Daniel Torres
Date: 2/1/2021 8:49:50 PM
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Subject: Callout
Page Label: [32] 32 2517400DT01 - DT01 (4)
Author: Daniel Torres
Date: 2/1/2021 9:01:04 PM
Status:
Color: ■
Layer:
Space:

revise to urban non-residential collector



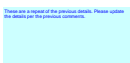
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Page Label: [27] 27 2517400-SG01 - Phase 1 (north)
Author: Daniel Torres
Date: 2/1/2021 9:03:05 PM
Status:
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Layer:
Space:

Please provide legend with call-outs of the striping proposed and identify the width,length etc. as done on the Paonia street signing and striping plan (pg47 of 68)



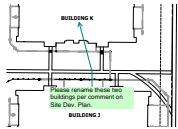
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Page Label: [32] 32 2517400DT01 - DT01 (4)
Author: Daniel Torres
Date: 2/1/2021 9:09:47 PM
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Color: ■
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Space:

Galley is a minor arterial roadway per the TIS and the county roadbook & MTCP. REVise



Subject: Text Box
Page Label: [32] 32 2517400DT01 - DT01 (4)
Author: Daniel Torres
Date: 2/1/2021 9:17:06 PM
Status:
Color: ■
Layer:
Space:

These are a repeat of the previous details. Please update the details per the previous comments.



Subject: Architect
Page Label: [3] 3 2517400UT01 - UT01
Author: Sophie Kiepe
Date: 1/11/2021 11:10:33 AM
Status:
Color: ■
Layer:
Space:

Please rename these two buildings per comment on Site Dev. Plan.