

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	---	---
GUARDRAIL	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
TOP OF SLOPE	---	---
TOE OF SLOPE	---	---
100 YEAR FLOODPLAIN	---	---
5 YEAR HGL	---	---
100 YEAR HGL	---	---

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	o-	•-
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	o-	•-
GUY ANCHOR	o-	•-
GUY POLE	o-	•-

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/TRaverse 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)	⊙
SWMM DESIGNATION 1	⊙
SWMM DESIGNATION 2	⊙
SWMM DESIGNATION 3	⊙
SWMM 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 PCO. 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 PCO PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES ARE IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED IN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

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 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE, STOP BARS SHALL BE 24" IN WIDTH, CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- 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.



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

32314

DATE

SOLACE AT CIMARRON HILLS
— FILING NO. 1
LEGEND & NOTES

SHEET 2 OF 32

JOB NO. 25174.00

BY

DATE

REVISION

No.

N/A

N/A

03/12/21

DESIGNED BY

DRAWN BY

CHECKED BY

JRM

JRM

JRM

JRM

JRM

JRM

JRM

JRM

JRM

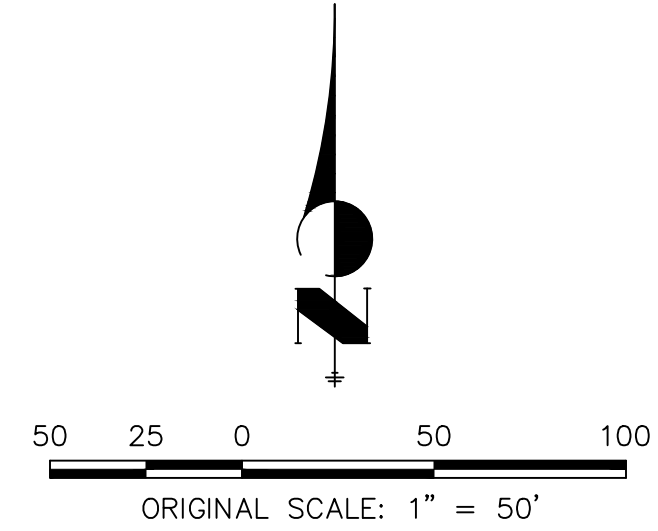
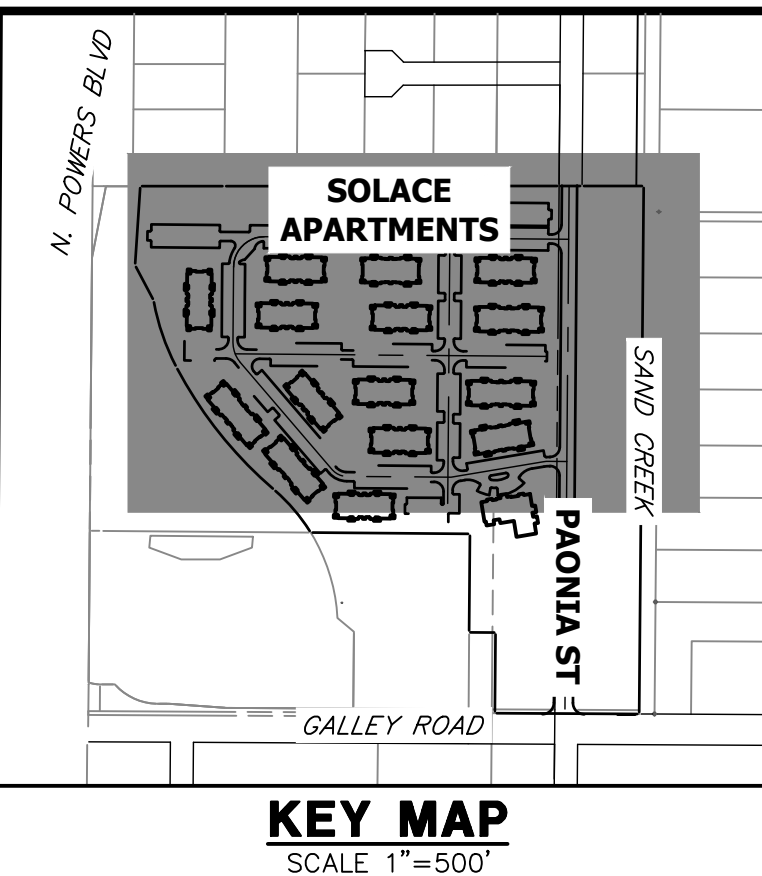
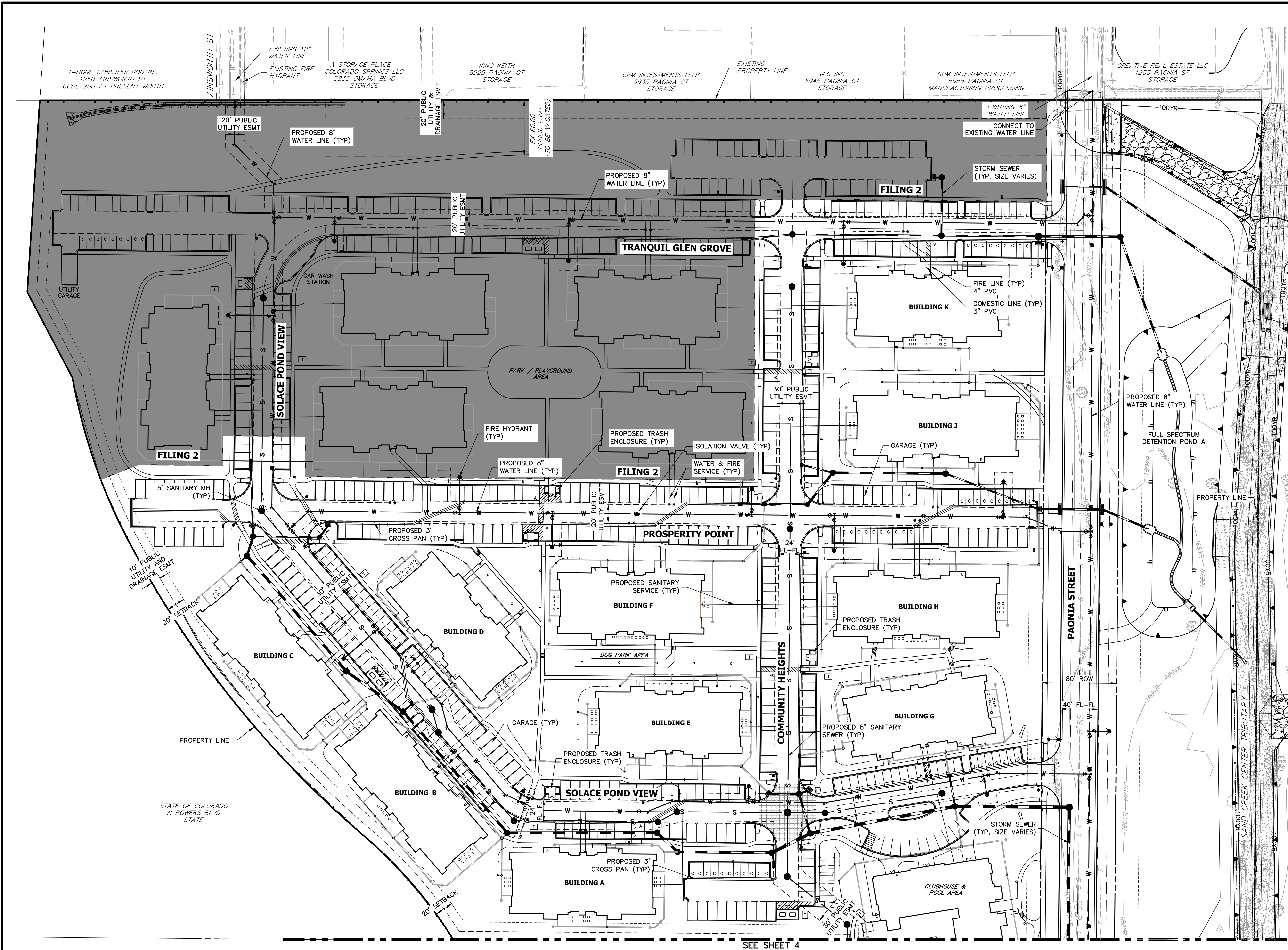
JRM

JRM

JRM

JRM

JRM



- GENERAL NOTES:**
- 1. FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
 - 2. ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

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

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

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

J.R. ENGINEERING
A Western Company

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

No.	REVISION	BY	DATE

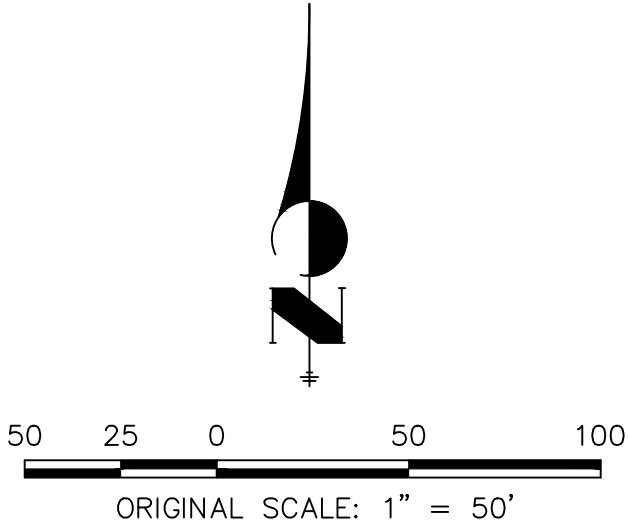
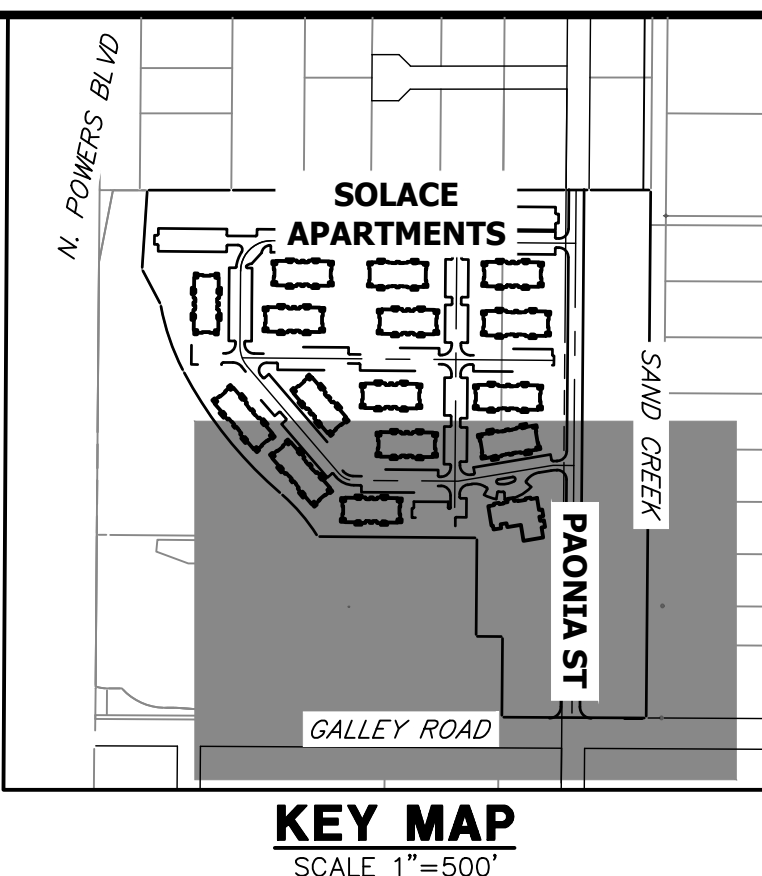
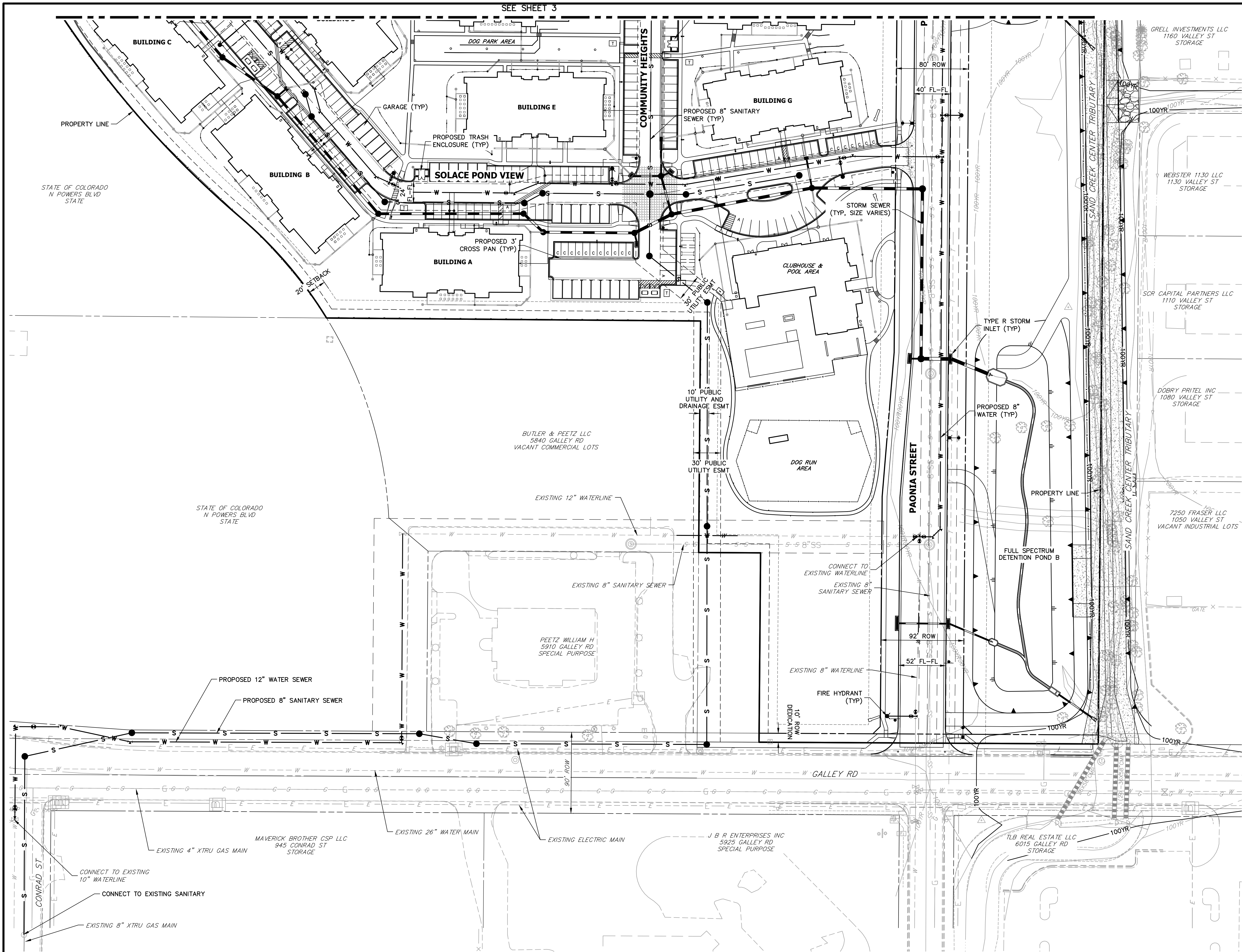
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	03/12/21	JRM	JRM	JRM

SOLACE AT CIMARRON HILLS
— FILING NO. 1

SITE AND OVERALL UTILITY PLAN

SHEET 3 OF 32

JOB NO. 25174.00



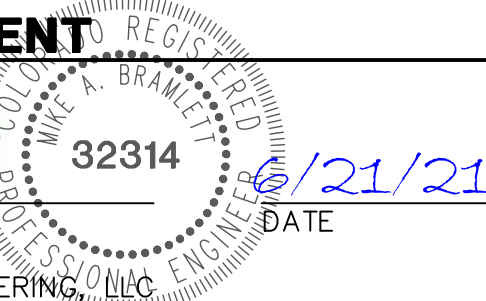
GENERAL NOTES:


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2. ALL WATER AND SEWER MAINS ARE PUBLIC WATER. AS SUCH THE OWNER, NOT THE DISTRICT, IS RESPONSIBLE FOR PAVEMENT MAINTENANCE IF REPAIRS ARE NEEDED.

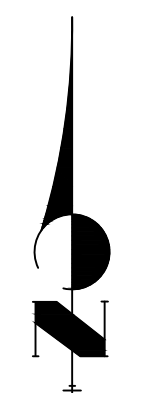
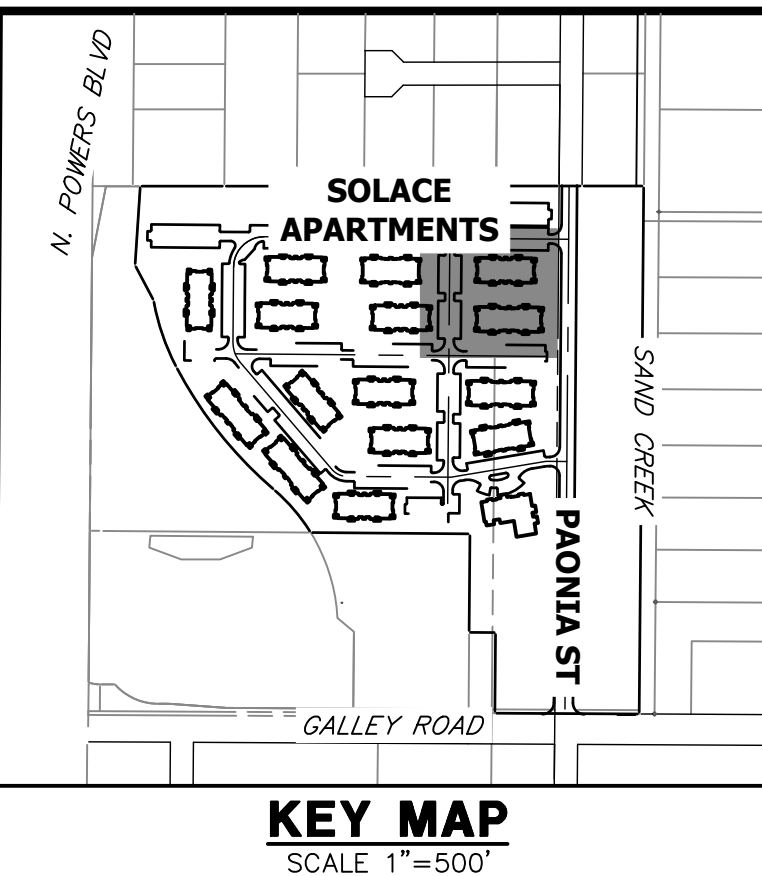
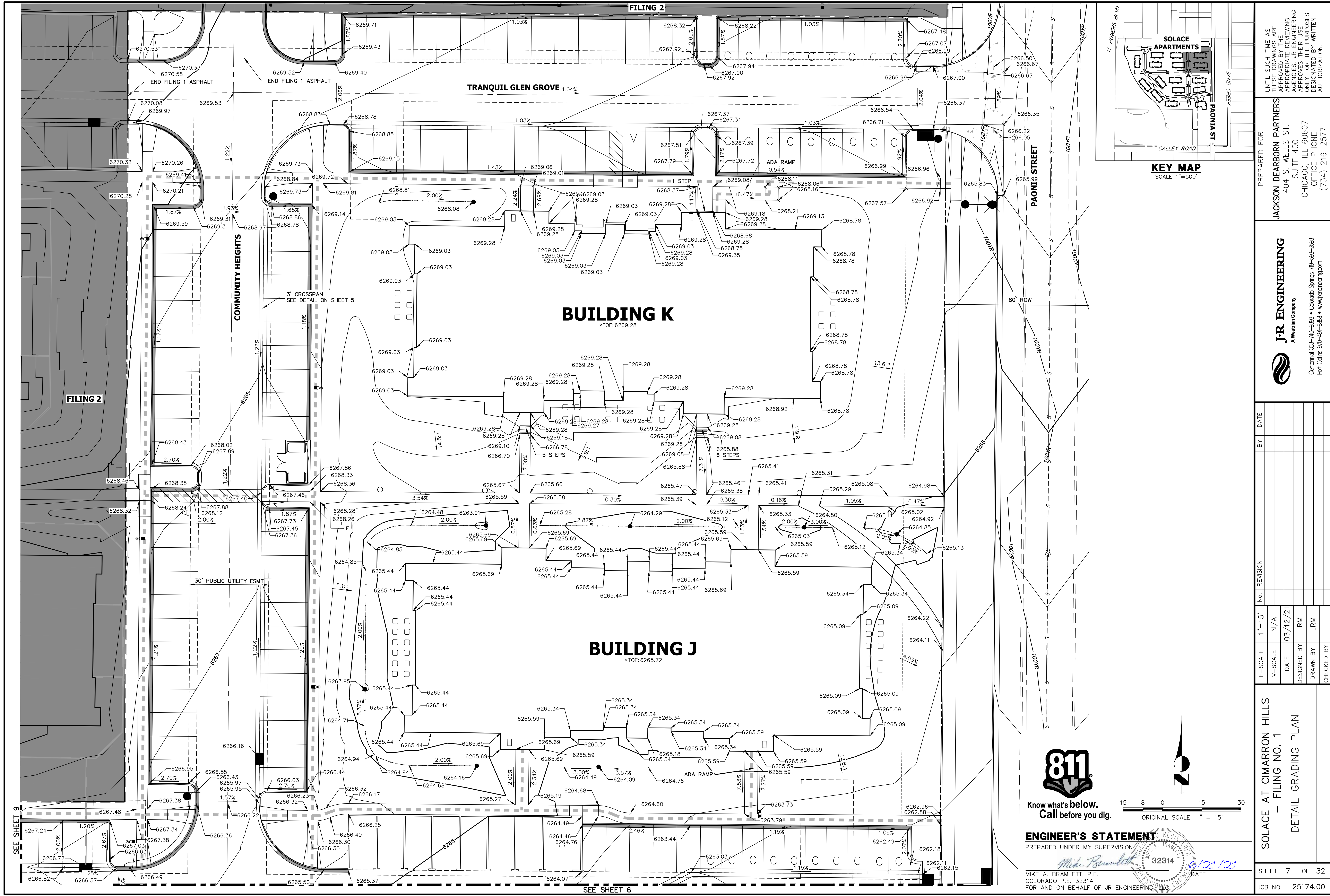
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



SOLACE AT CIMARRON HILLS — FILING NO. 1		SHEET 4 OF 32	
SITE AND OVERALL UTILITY PLAN		JOB NO. 25174.00	
H-SCALE 1"=50'	V-SCALE N/A	No.	REVISION
DATE 03/12/21	DESIGNED BY JRM	BY	DATE
DRAWN BY JRM	CHECKED BY		
 J.R. ENGINEERING A Western Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com		PREPARED FOR JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL. 60607 OFFICE PHONE (734) 216-2577	
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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, LLC
DATE 6/21/21

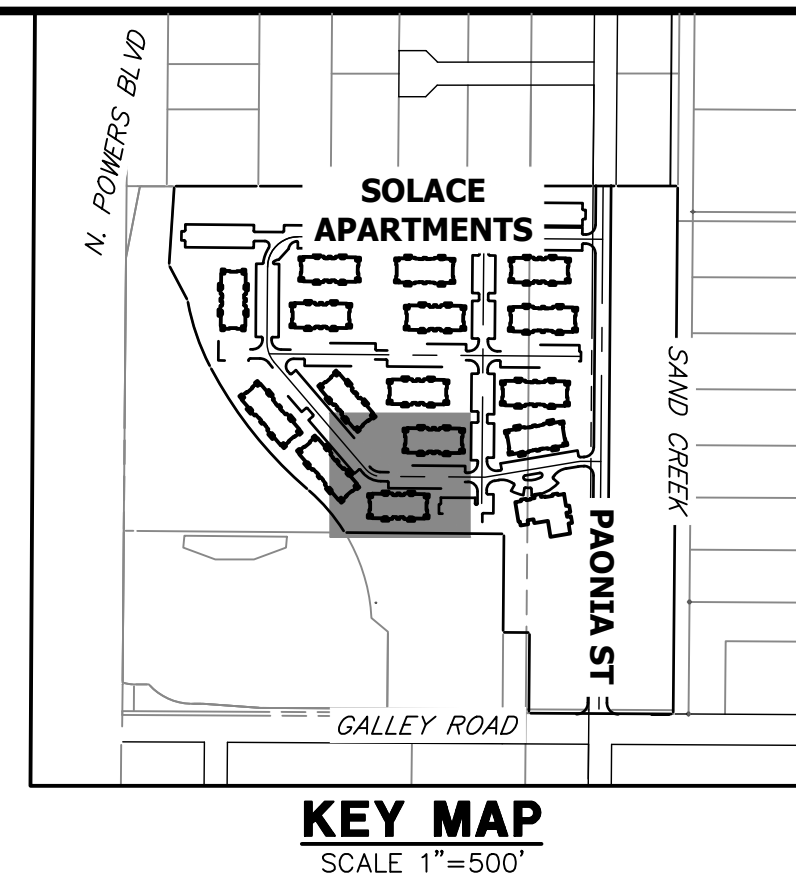
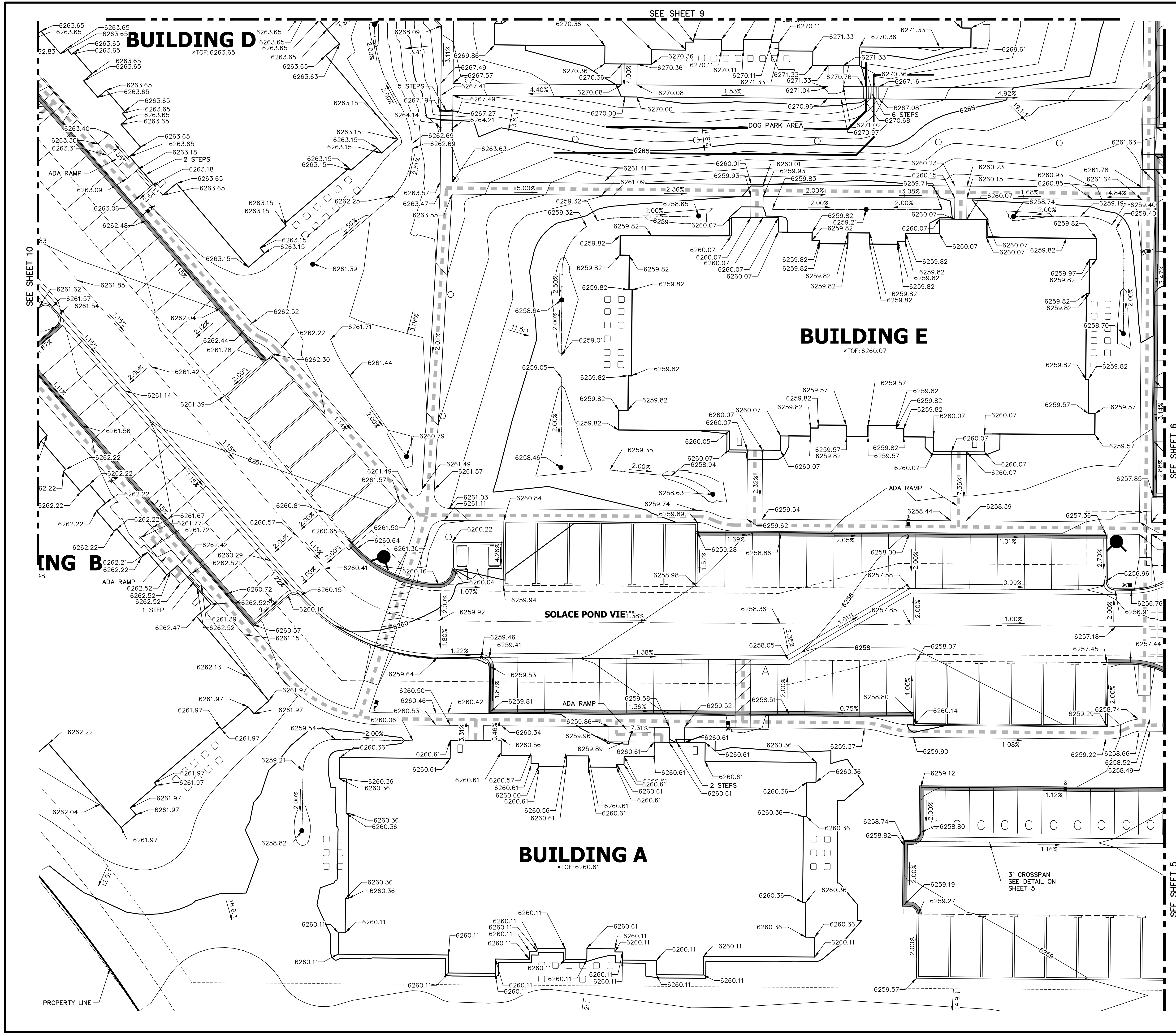
SOLACE AT CIMARRON HILLS — FILING NO. 1		BY		DATE	
DETAIL GRADING PLAN		No.		REVISION	
H-SCALE 1"=15'	V-SCALE N/A	DATE 03/12/21	DESIGNED BY JRM	DRAWN BY JRM	CHECKED BY
SHEET 7 OF 32		JOB NO. 25174.00			

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JACKSON DEARBORN PARTNERS
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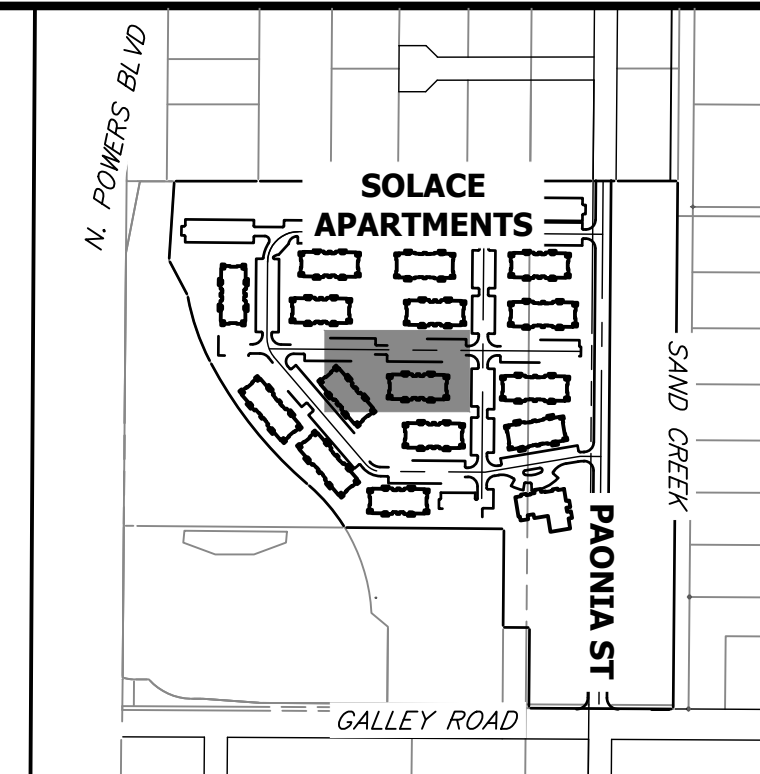
ORIGINAL SCALE: 1" = 15'

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

Mike Bramlett
32314
6/21/21

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

SHEET 8 OF 32		JOB NO. 25174.00		SOLACE AT CIMARRON HILLS — FILING NO. 1 DETAIL GRADING PLAN		<div>H-SCALE 1"=15'</div> <div>V-SCALE N/A</div> <div>DATE 03/12/21</div> <div>DESIGNED BY JRM</div> <div>DRAWN BY JRM</div> <div>CHECKED BY</div>	<div>No.</div> <div>REVISION</div> <div>BY</div> <div>DATE</div>	<div>J-R ENGINEERING A Westman Company</div> <div>Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</div>		<div>PREPARED FOR</div> <div>JACKSON DEARBORN PARTNERS 404 S. WELLS ST. SUITE 400 CHICAGO, ILL 60607 OFFICE PHONE (734) 216-2577</div>		<div>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</div>	
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 **J·R ENGINEERING**
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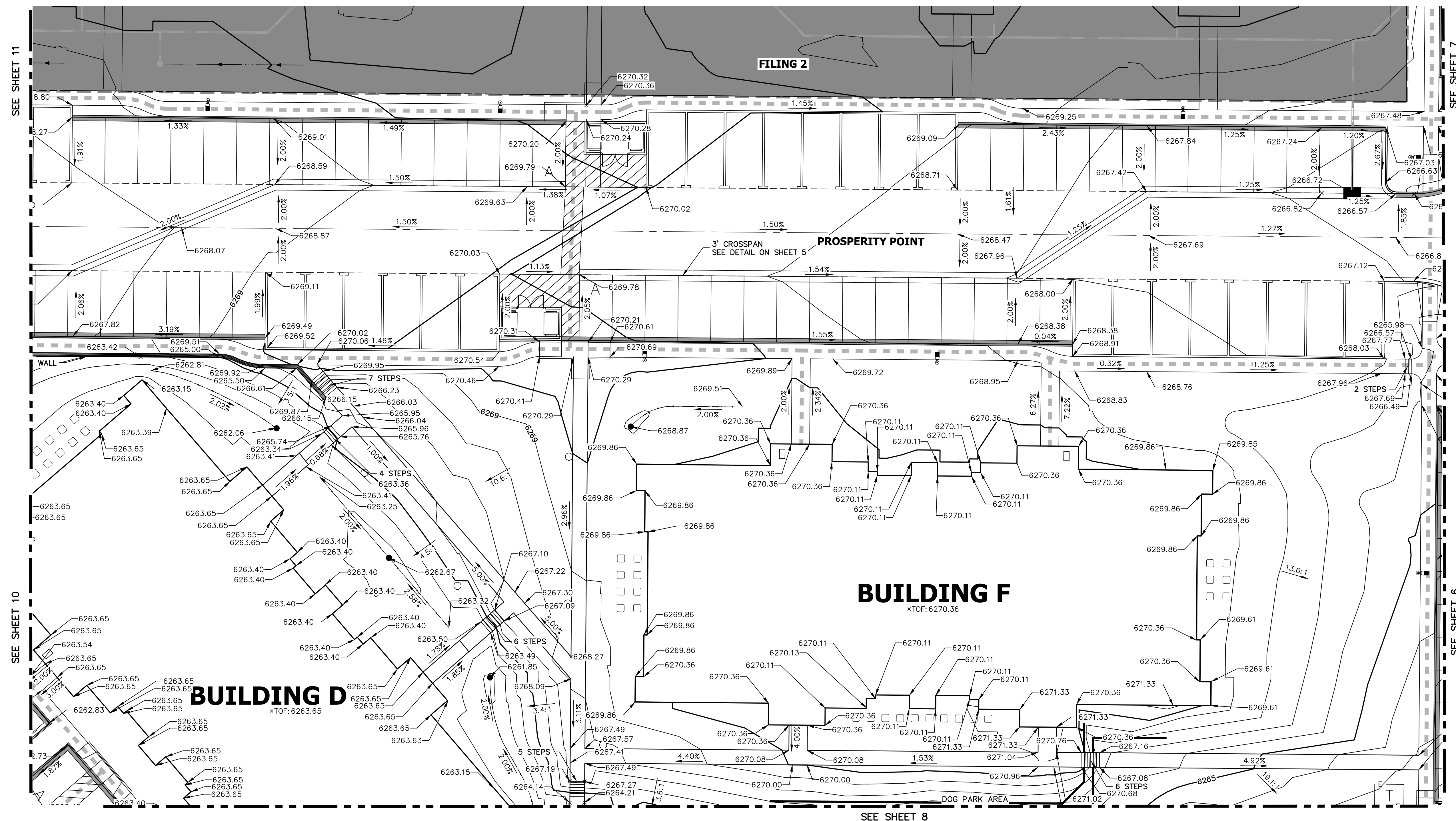
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V-SCALE	N/A				
DATE	03/12/21				
DESIGNED BY	JRM				
DRAWN BY	JRM				

SOLACE AT CIMARRON HILLS
- FILING NO. 1

DETAIL GRADING PLAN

SHEET	9	OF	32
JOB NO.	25174.00		



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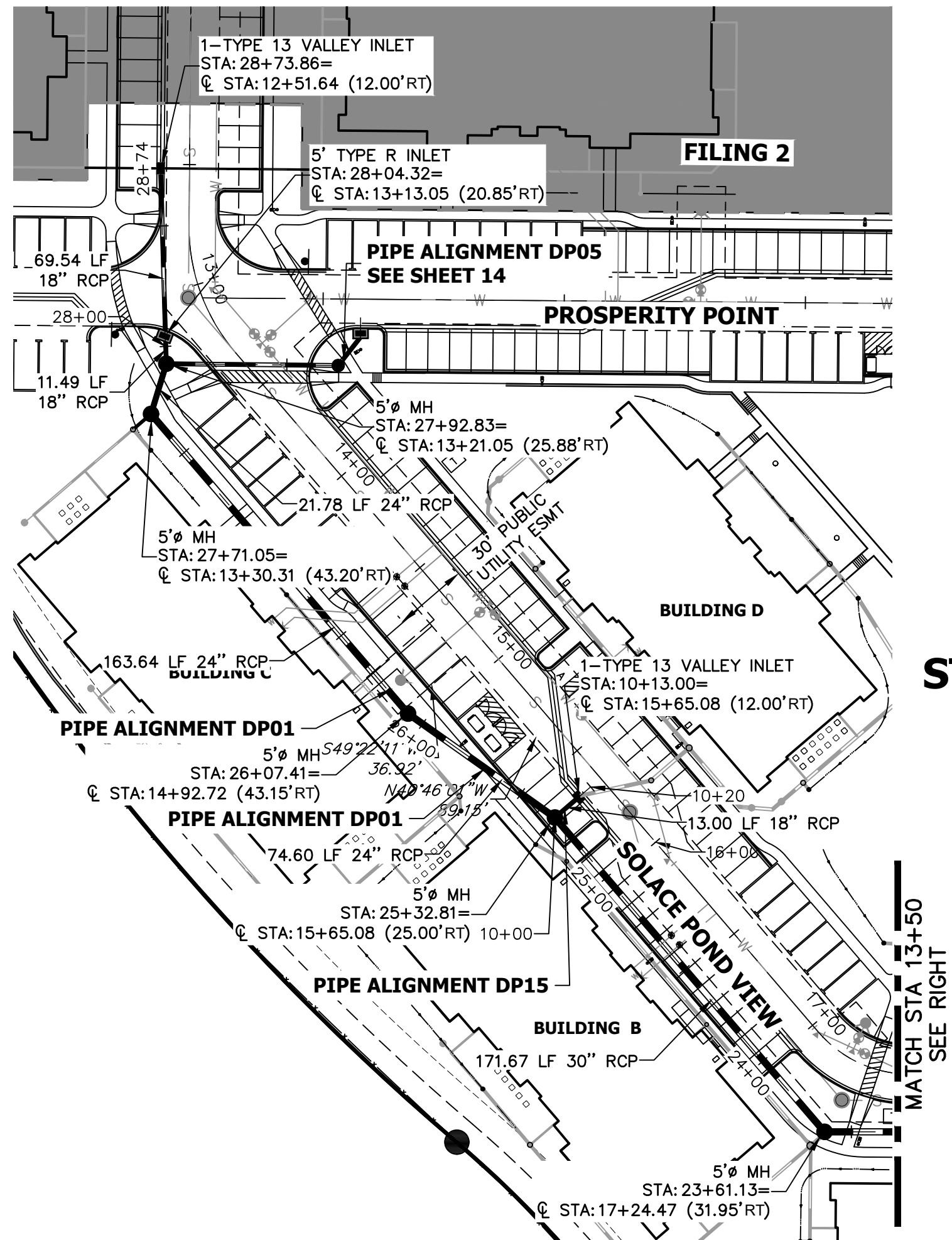
ENGINEER'S STATEMENT

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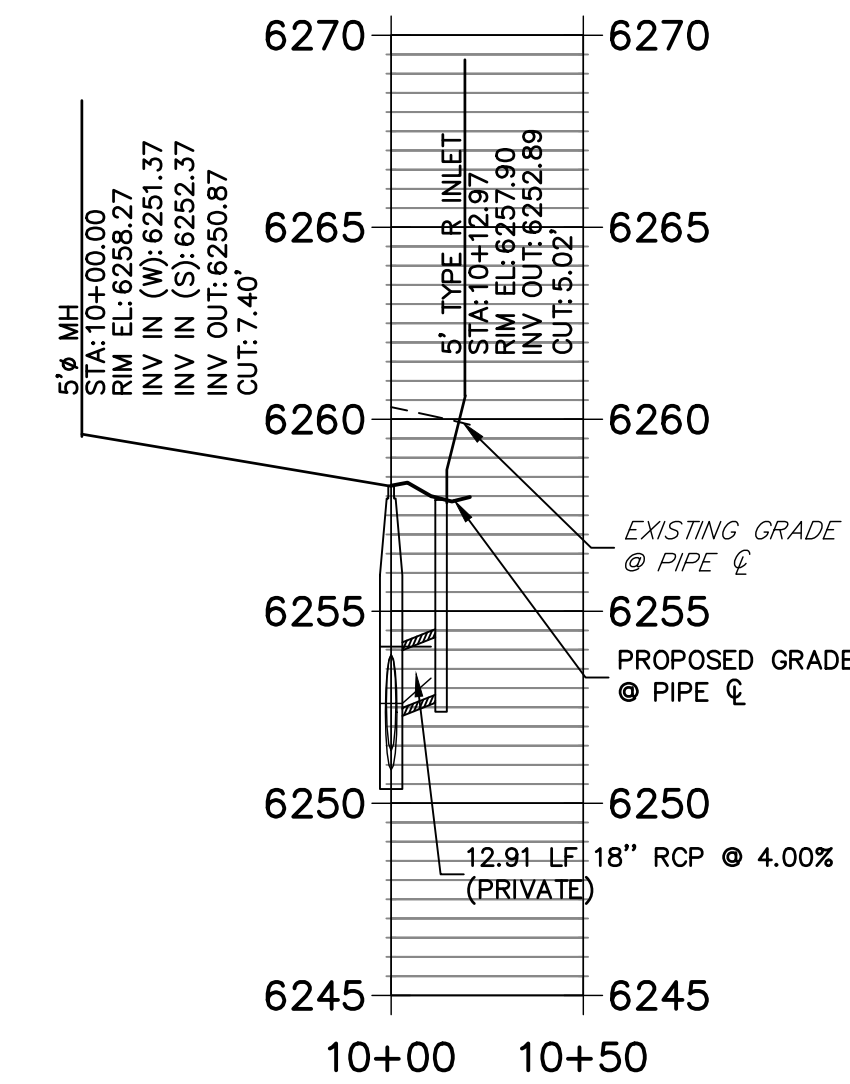
MIKE A. BRAMLETT, P.
COLORADO P.E. 32314
FOR AND ON BEHALF

3231.

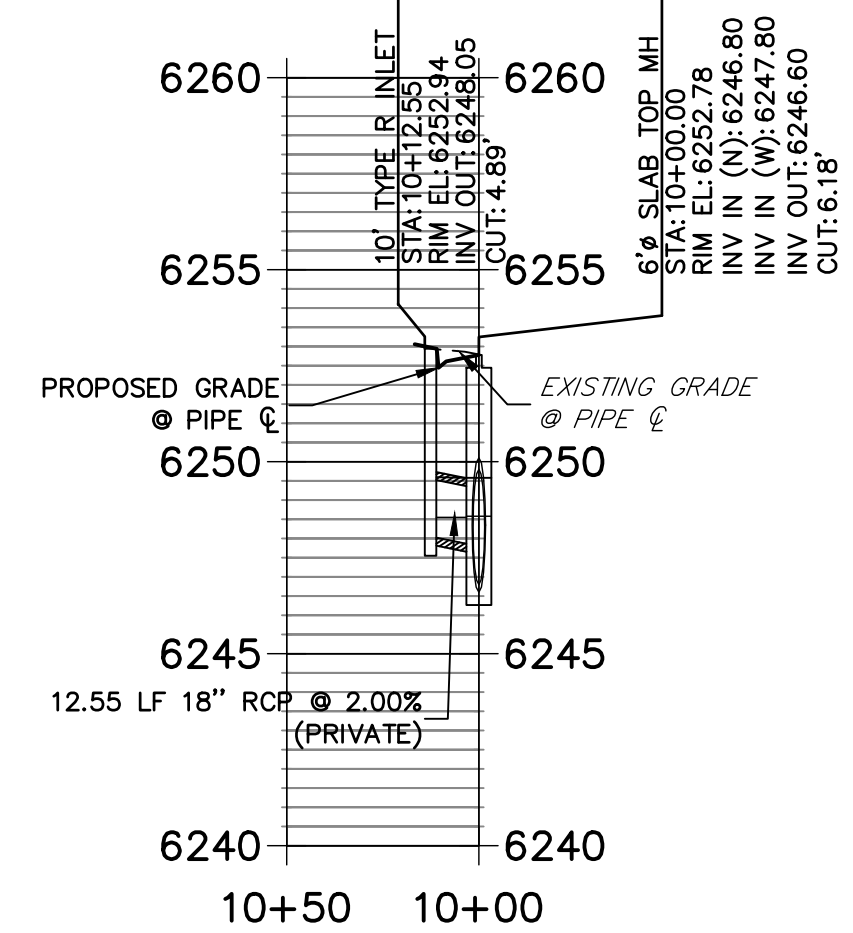
6/21/20



DP14 PROFILE
STA 10+00.00 TO 10+50.00

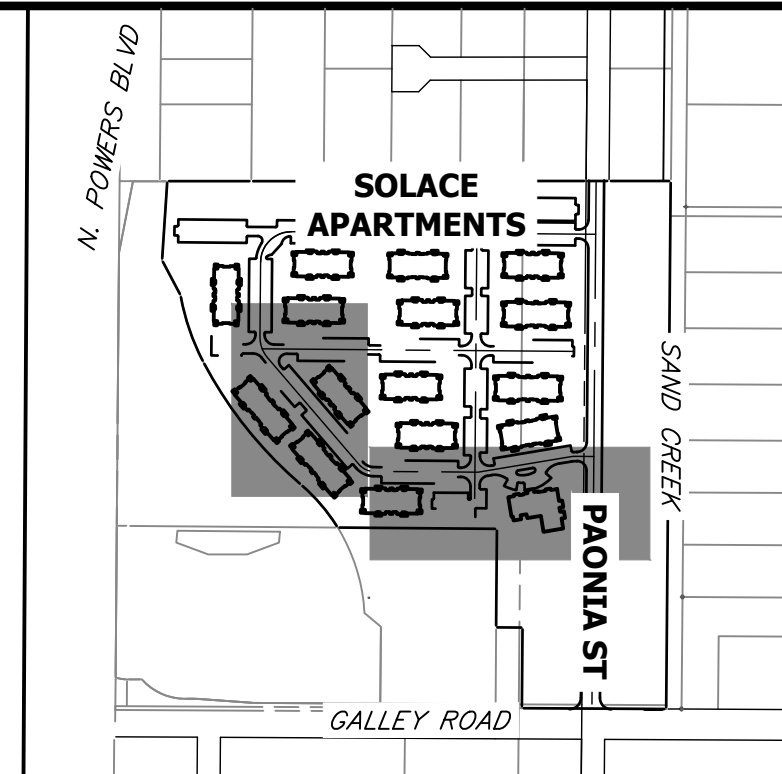


DP12 PROFILE
STA 10+00.00 TO 10+50.00

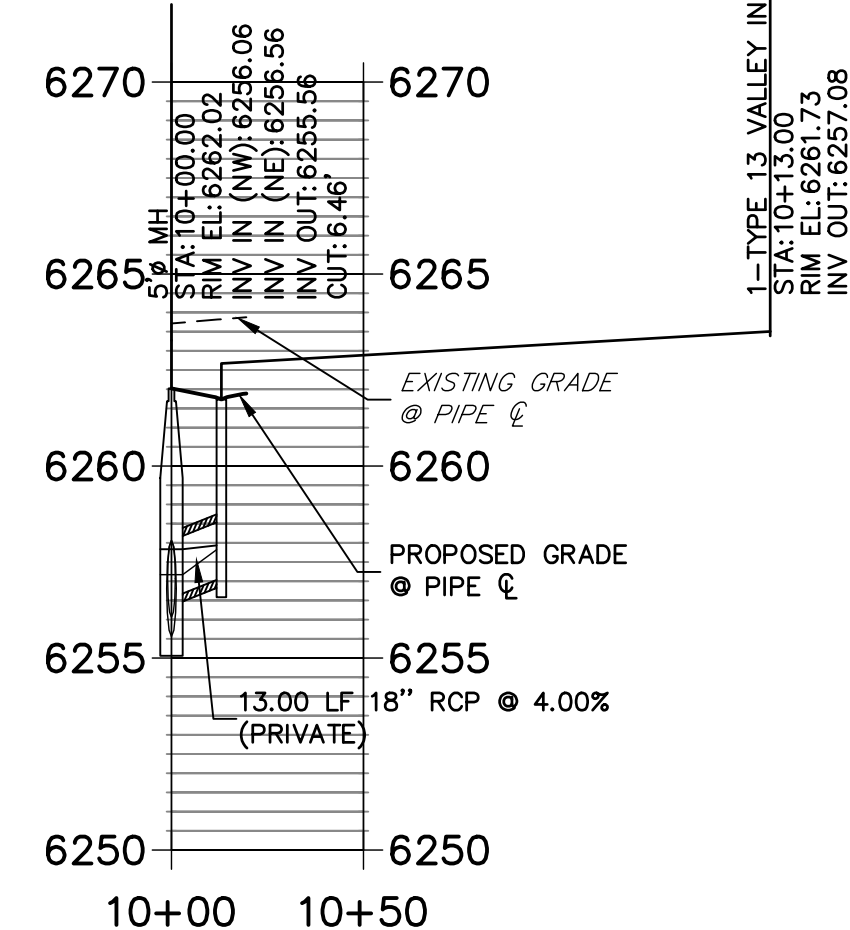


STORM SEWER NOTES

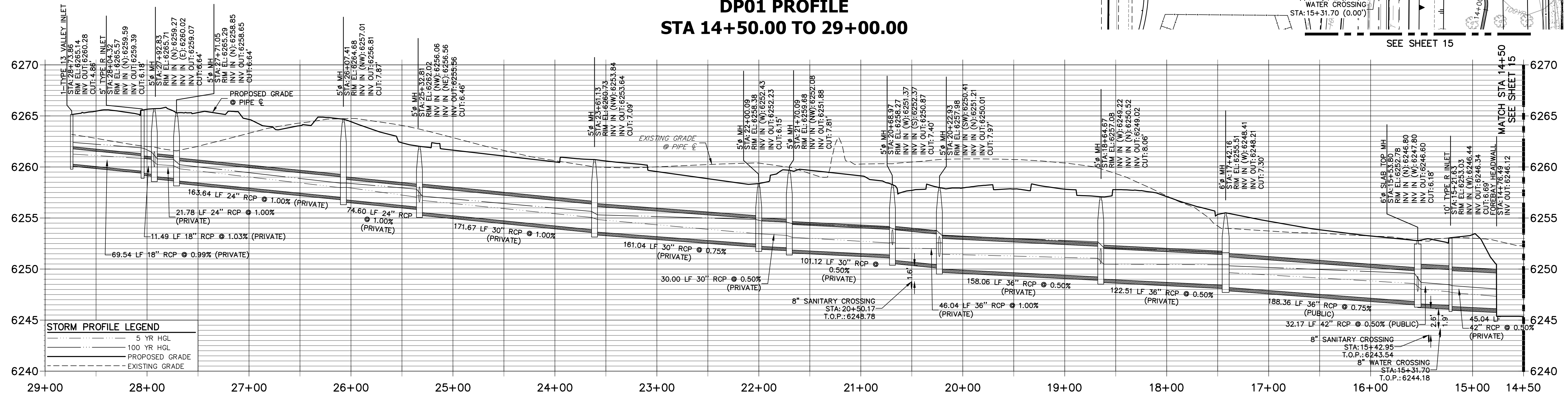
1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES; INSIDE FACE OF INLETS; OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3. @ STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. CONTRACTOR TO 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.



DP15 PROFILE
STA 10+00.00 TO 10+50.00



DP01 PROFILE
STA 14+50.00 TO 29+00.00



STORM PROFILE LEGEND

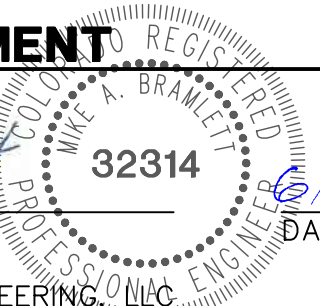
- 5 YR HGL
- 100 YR HGL
- PROPOSED GRADE
- EXISTING GRADE



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

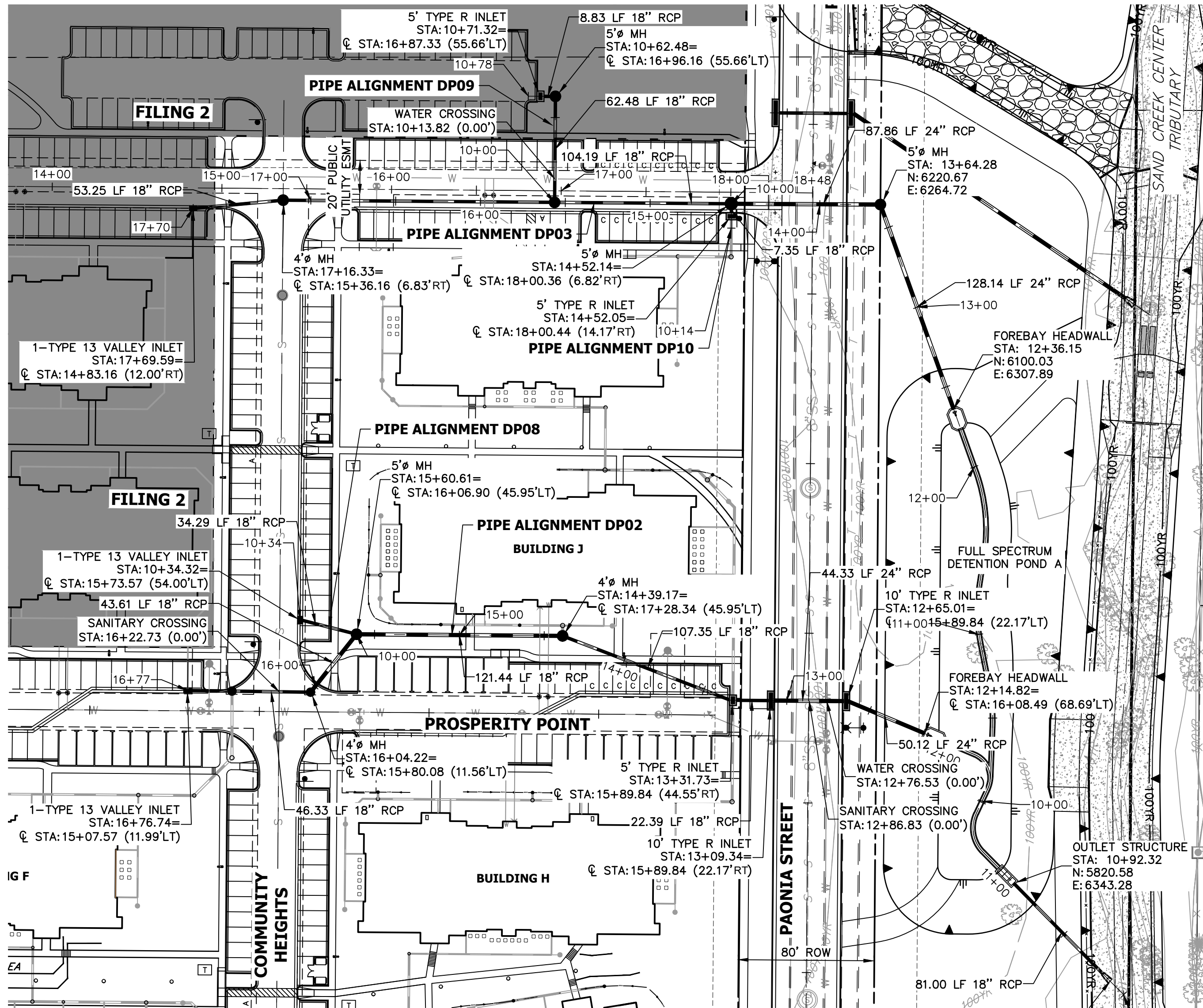


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JACKSON DEARBORN PARTNERS
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SUITE 400
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OFFICE PHONE (734) 216-2577

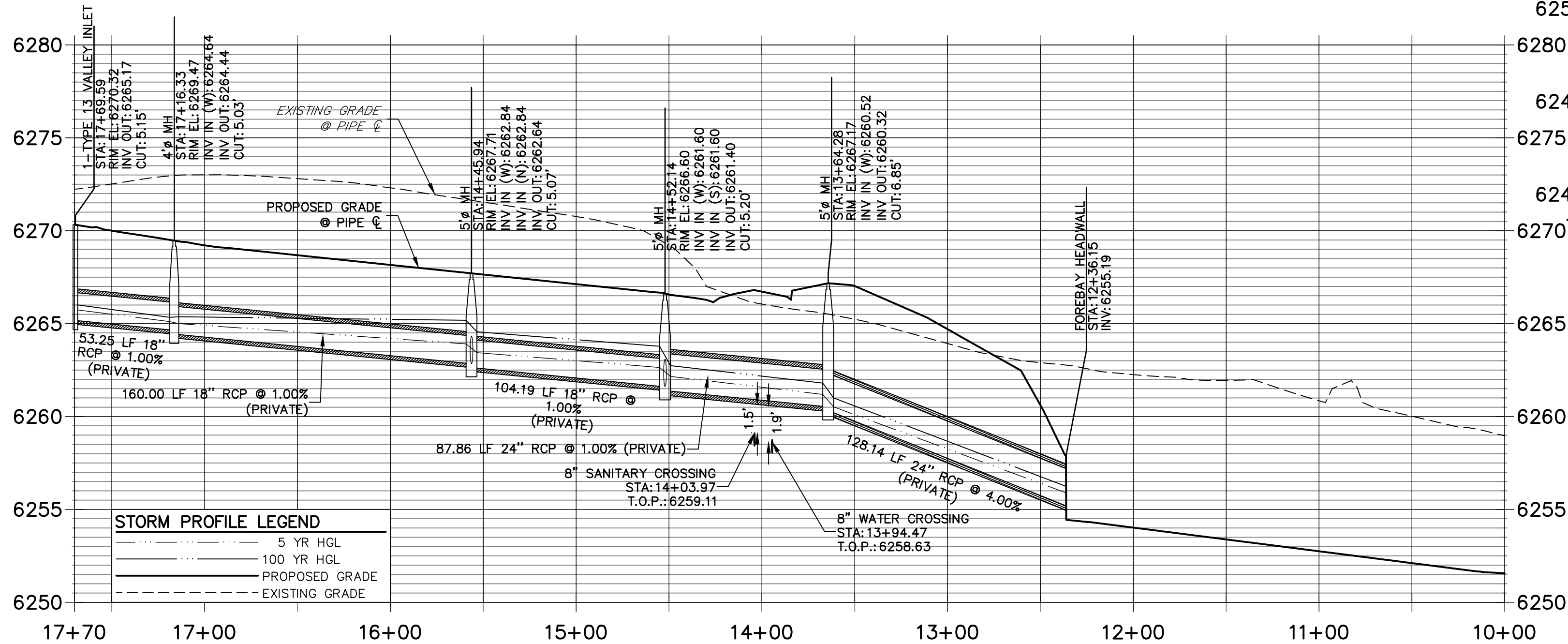
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A Western Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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BY	DATE	REVISION

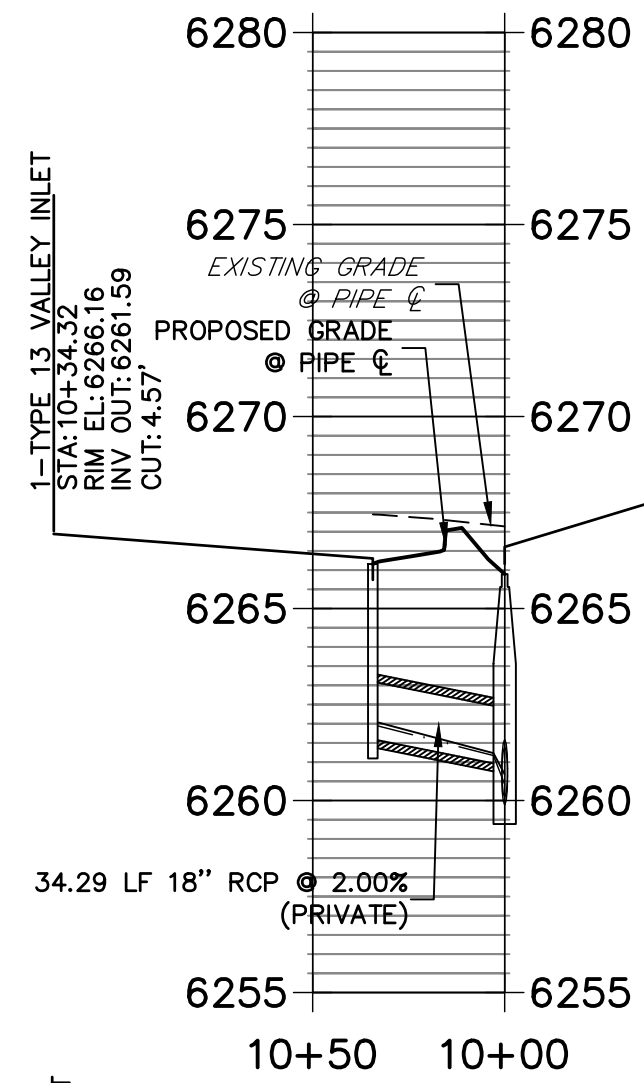
SOLACE AT CIMARRON HILLS - FILING NO. 1 STORM SEWER PLAN AND PROFILE	H-SCALE 1"=50'	DATE 03/12/21	DESIGNED BY JRM	CHECKED BY JRM
	V-SCALE 1"=5'			
SHEET 12 OF 32		JOB NO. 25174.00		



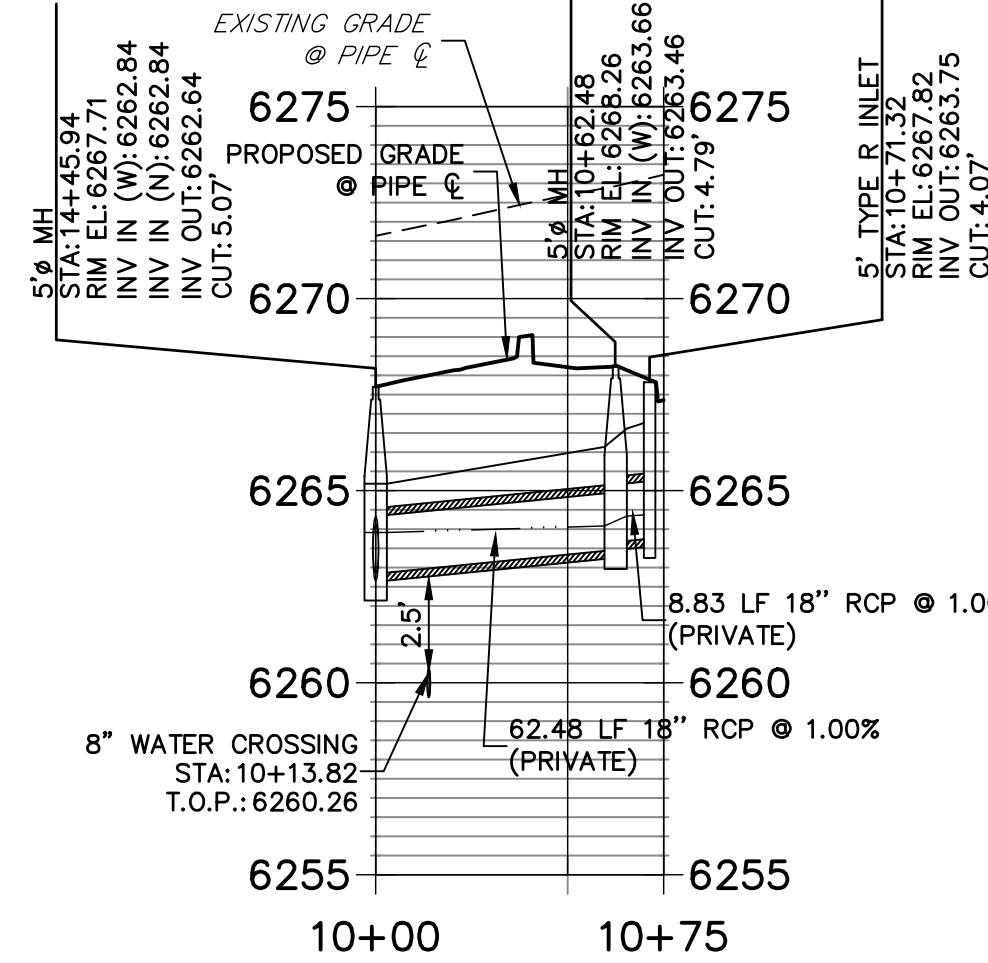
DP03 PROFILE
STA 10+00.00 TO 17+70.00



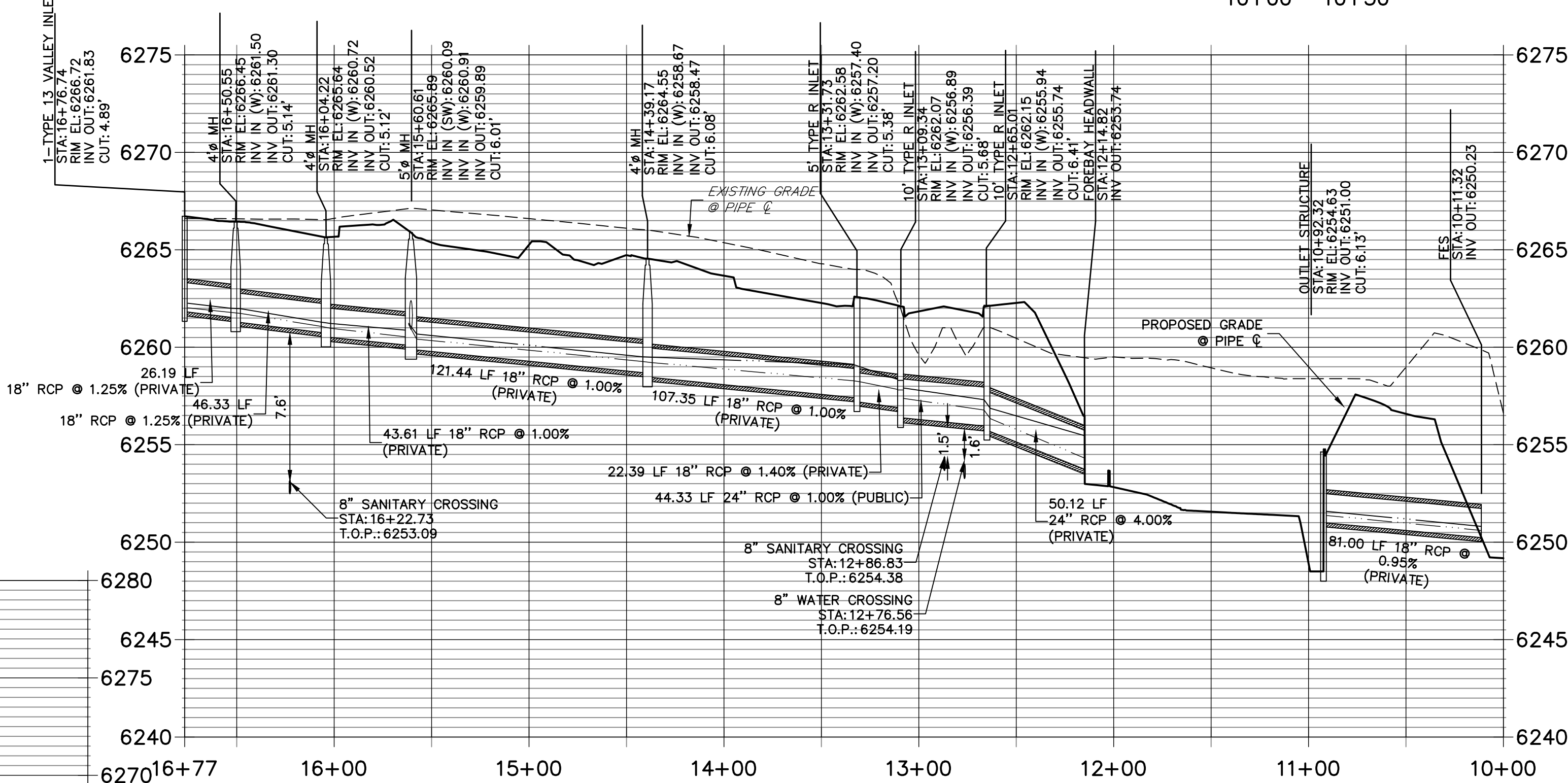
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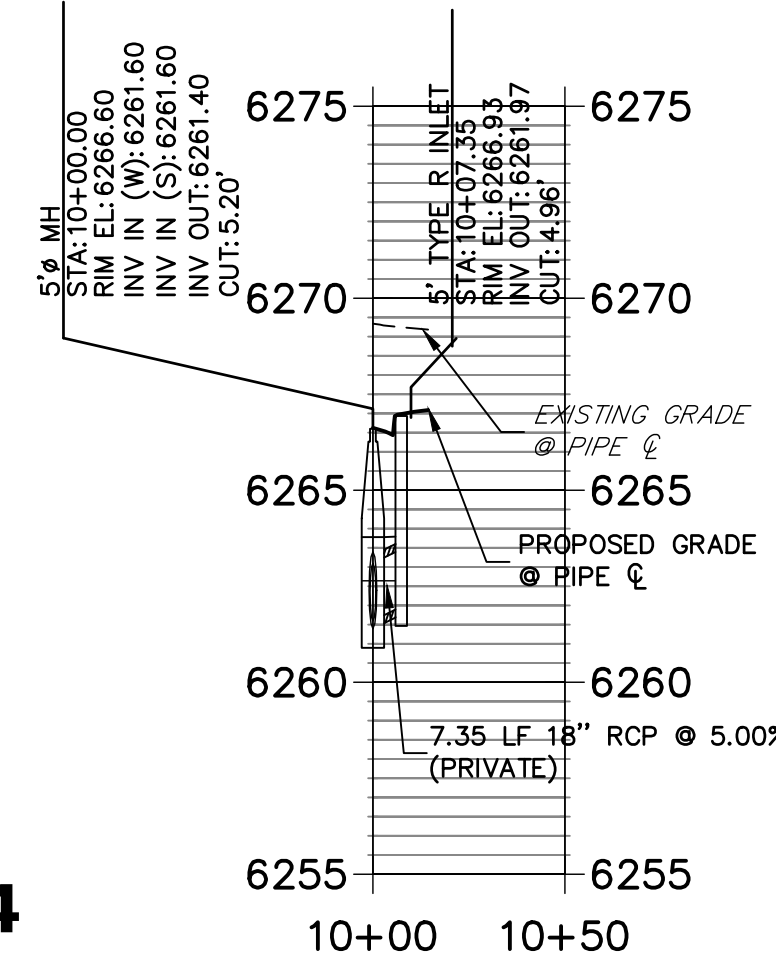
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DP02 PROFILE
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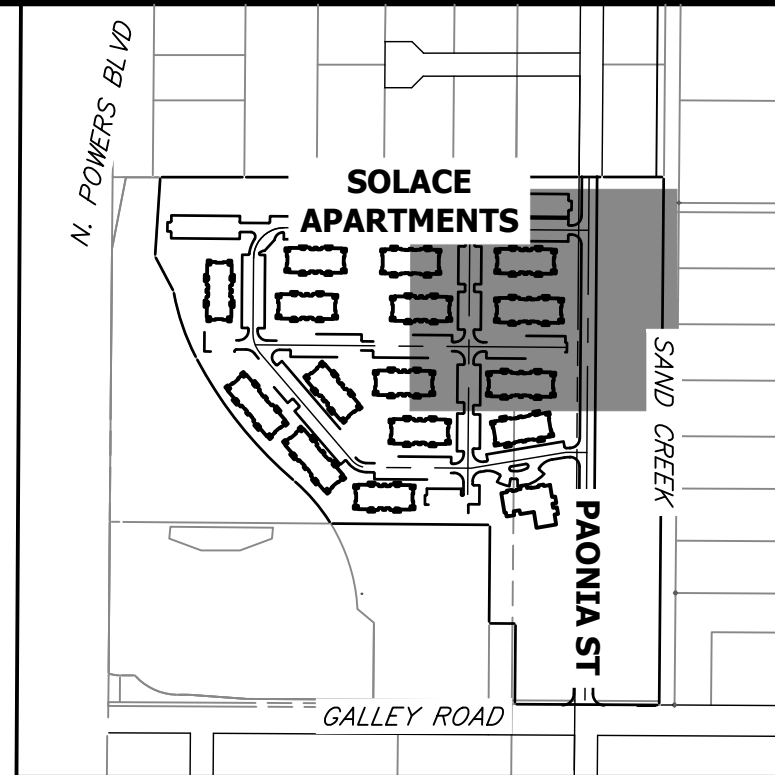
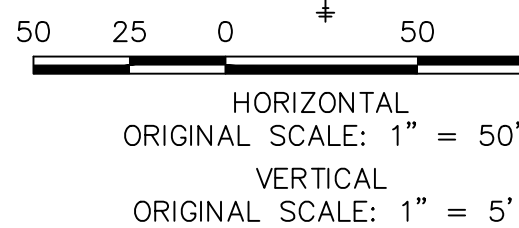


DP10 PROFILE
STA 10+00.00 TO 10+50.00



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.



KEY MAP
SCALE 1"=500'

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

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BY	DATE	NO.	REVISION

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

DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

SHEET 13 OF 32
JOB NO. 25174.00



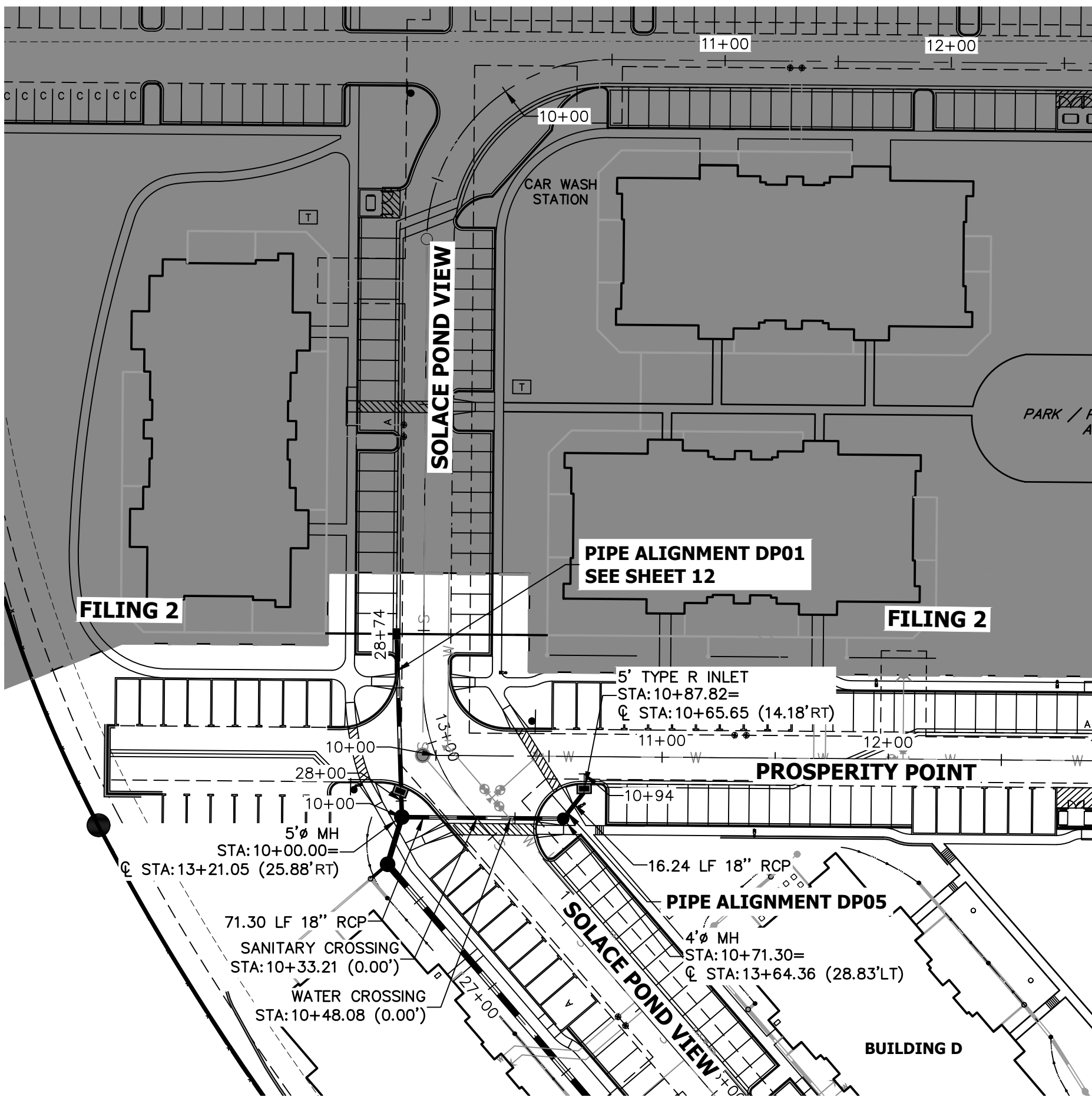
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

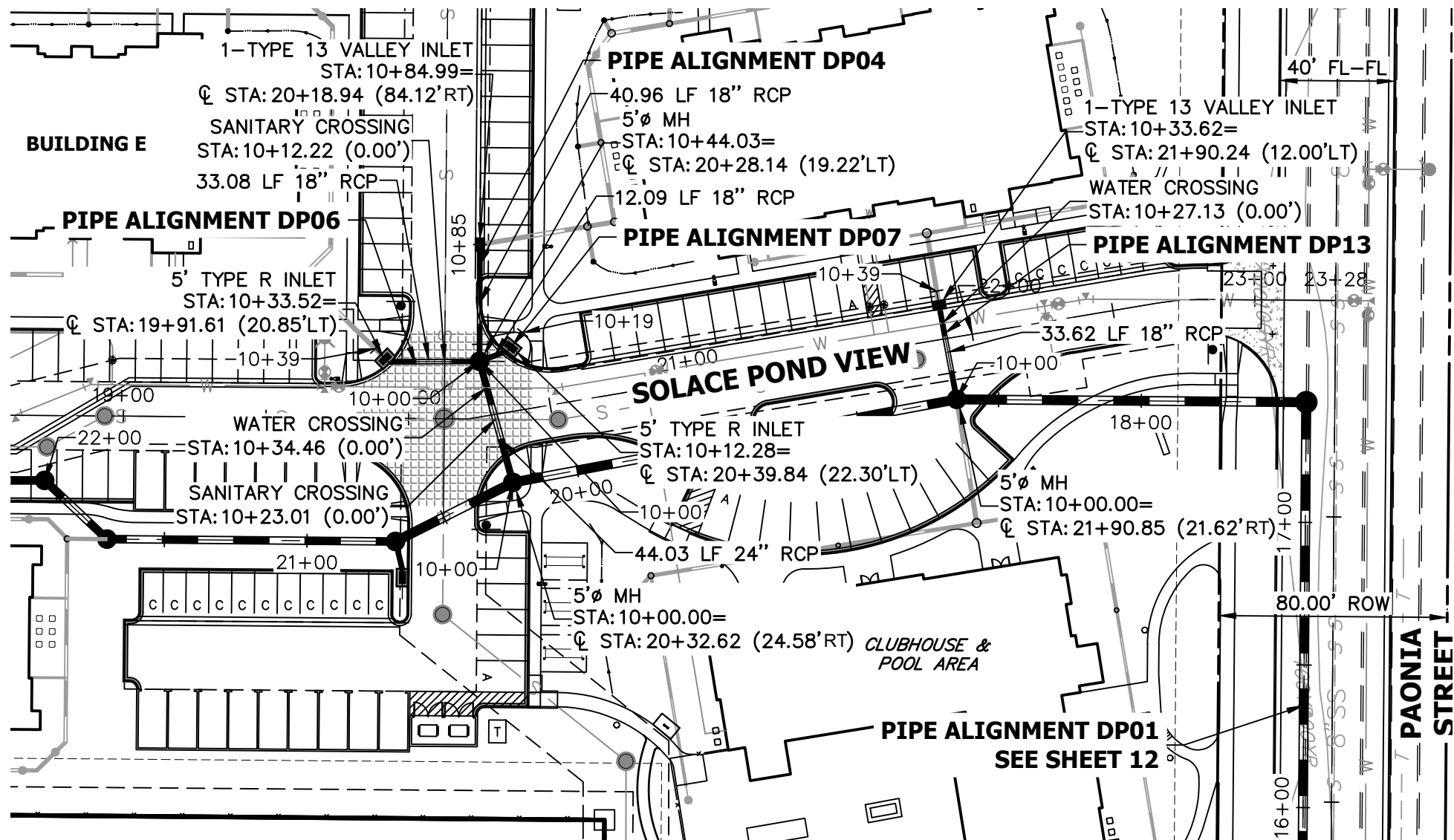
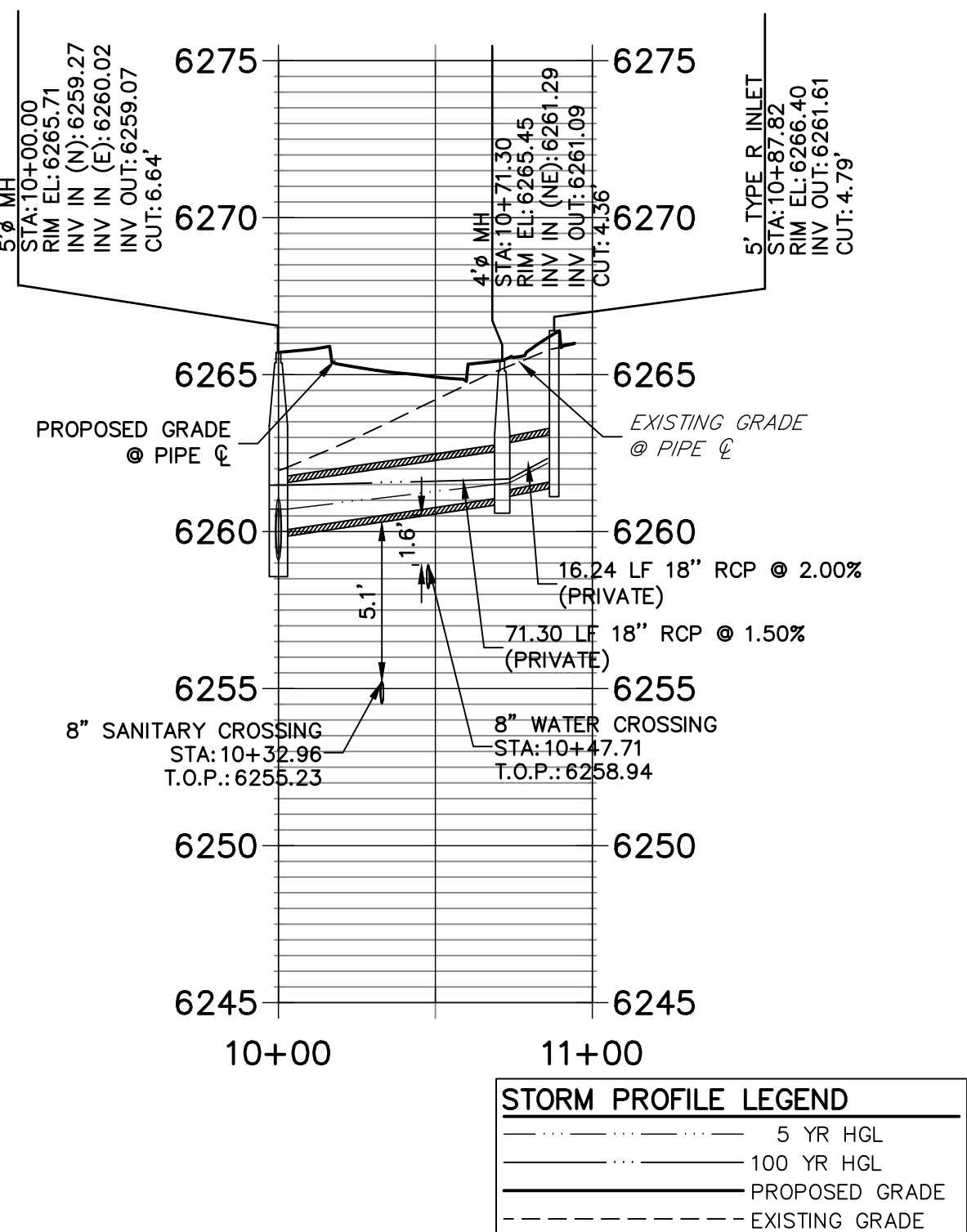
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314

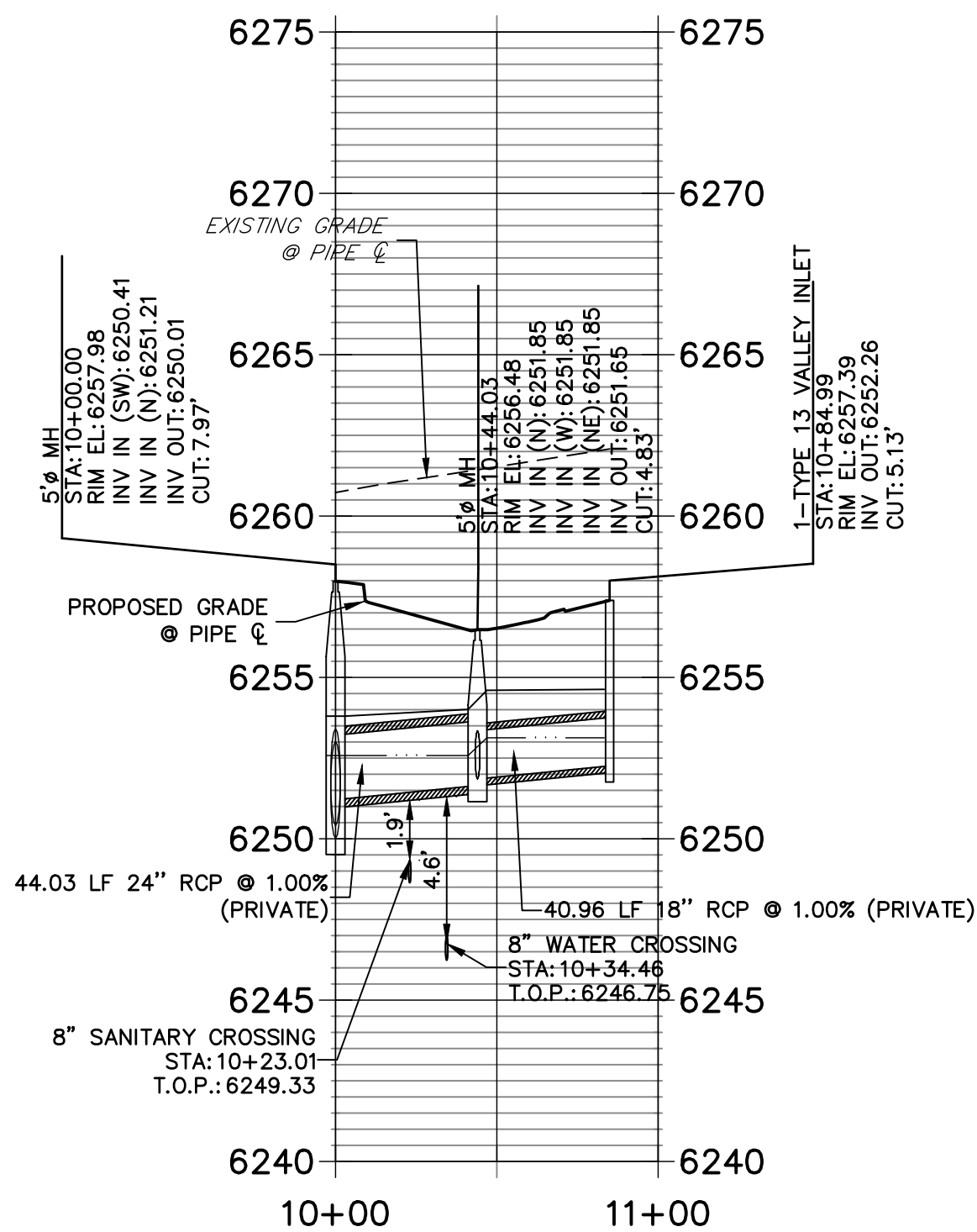
6/21/21



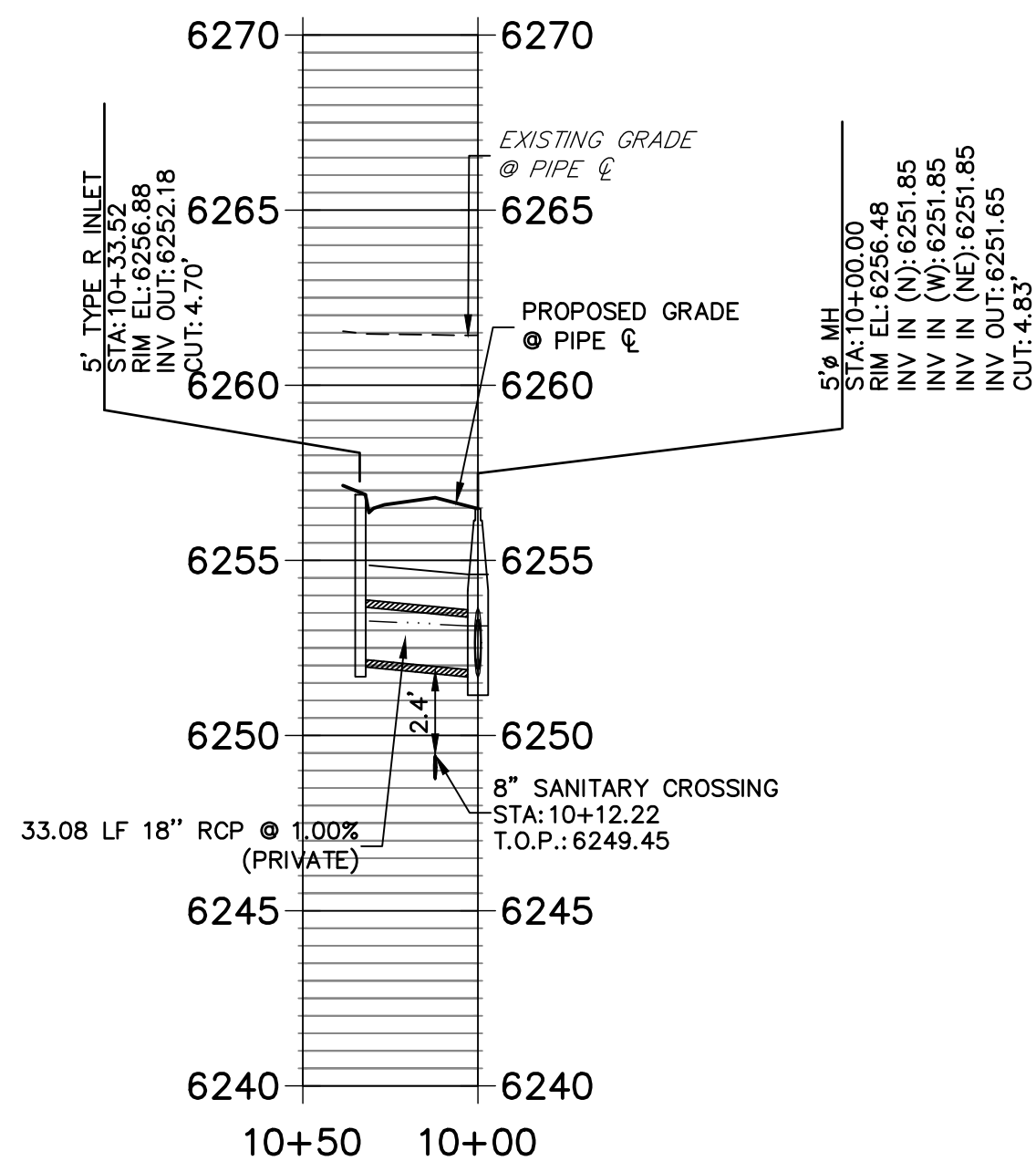
DP05 PROFILE
STA 10+00.00 TO 11+00.00



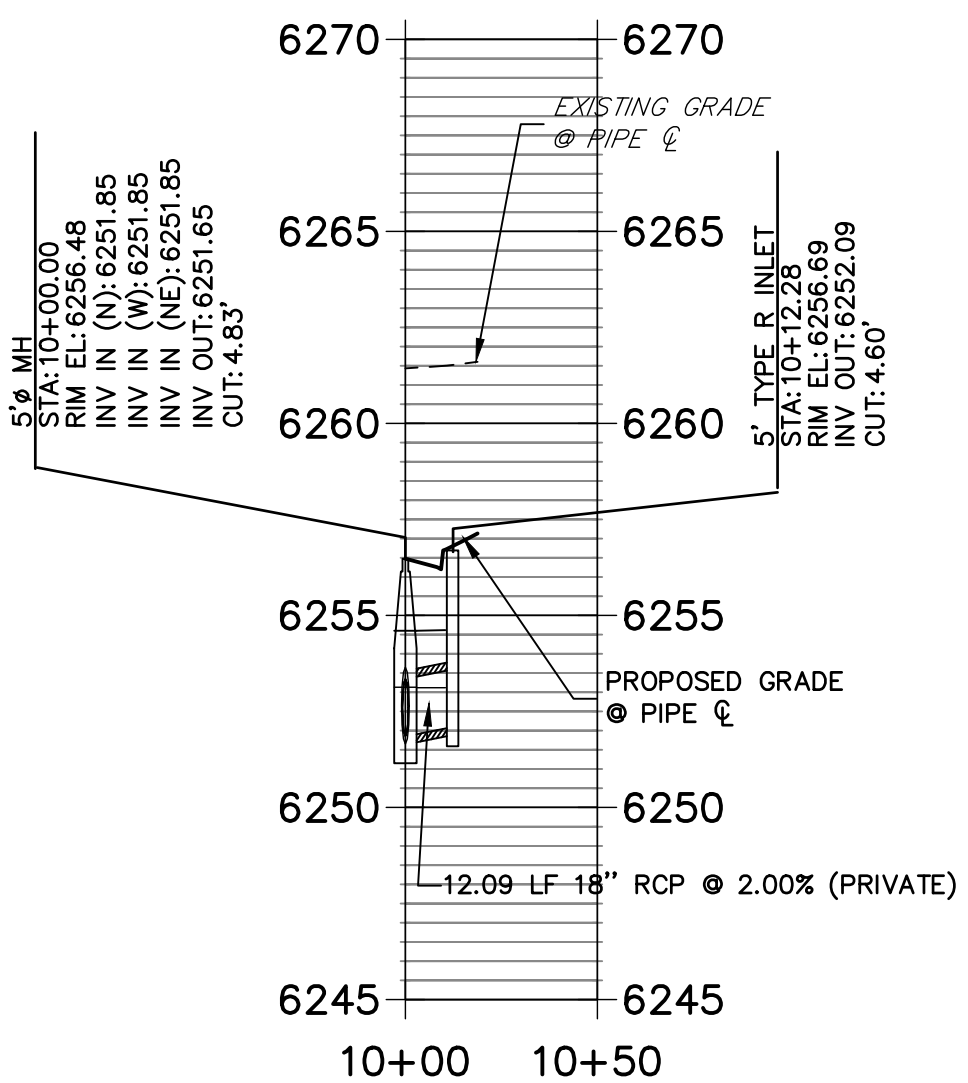
DP04 PROFILE
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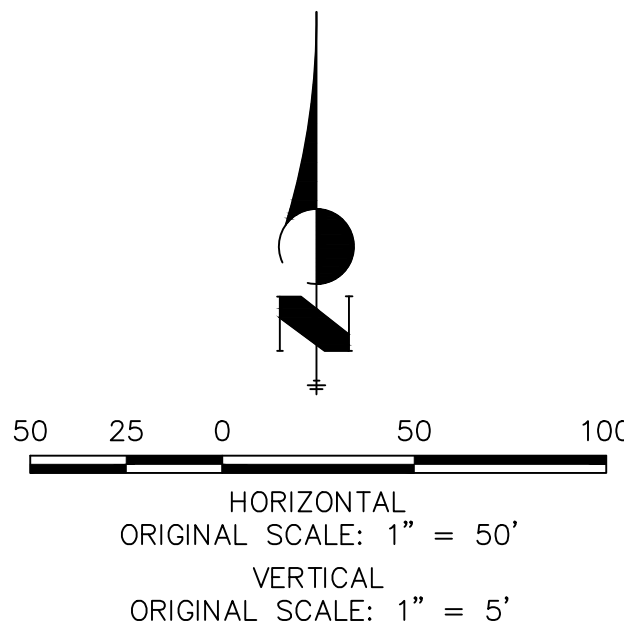
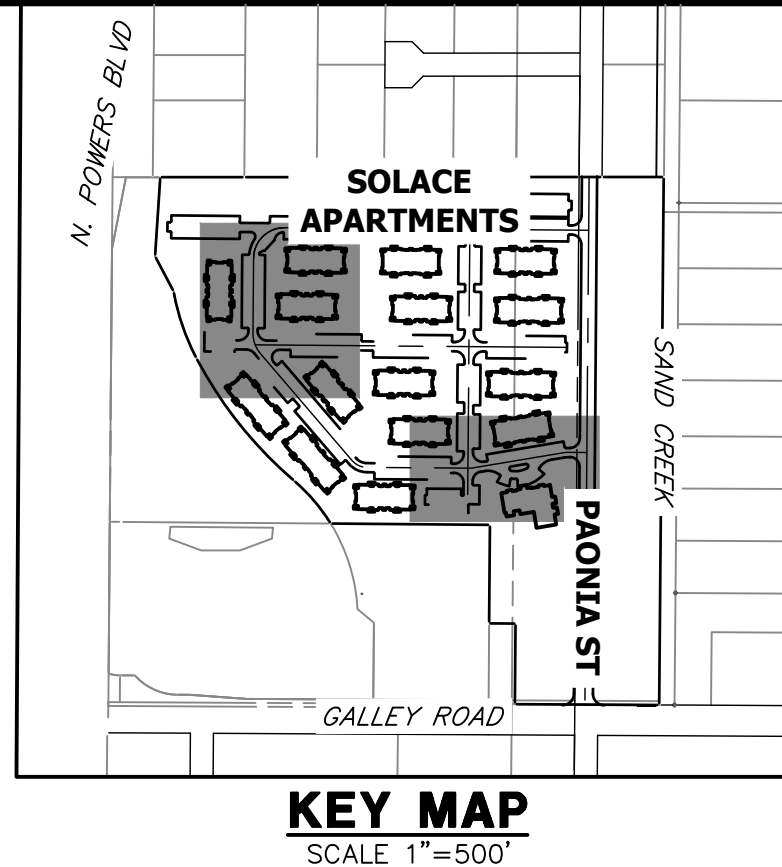
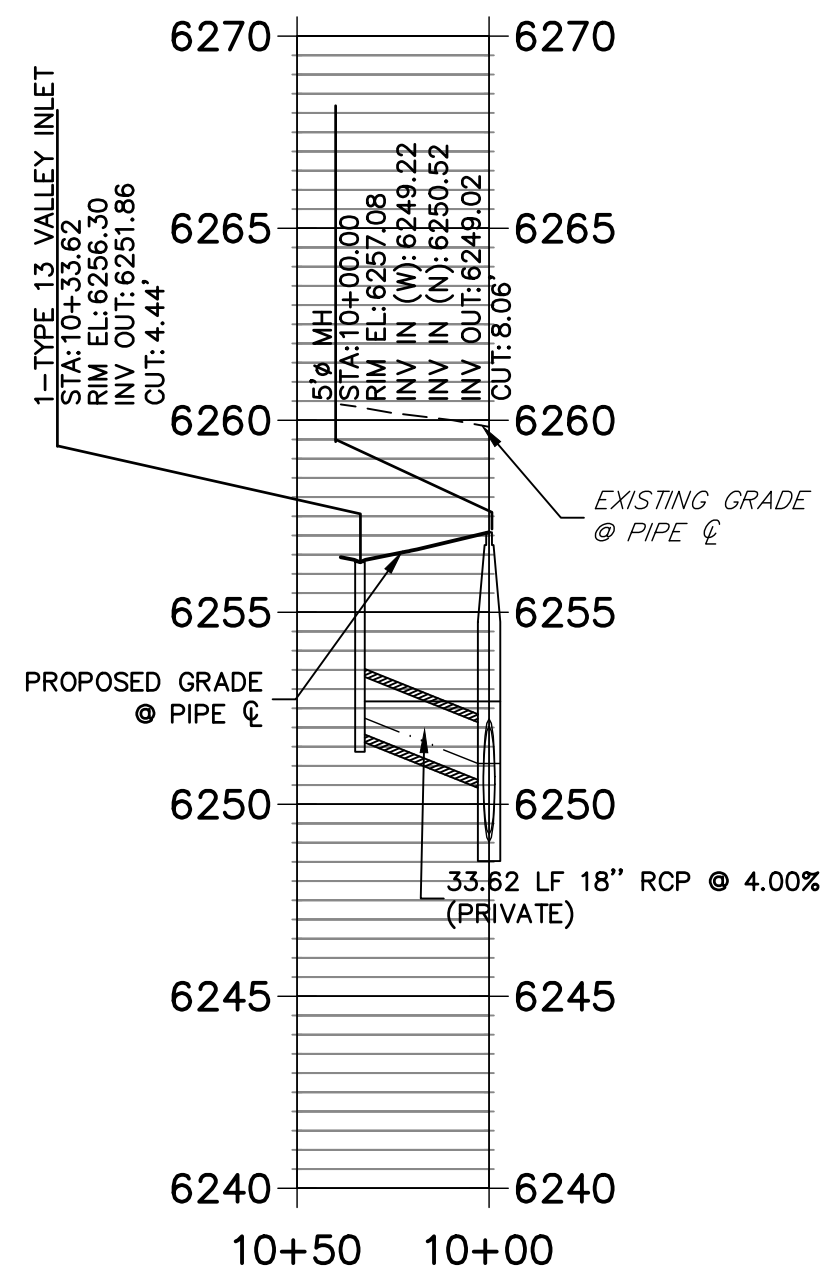
DP06 PROFILE
STA 10+00.00 TO 10+50.00



DP07 PROFILE
STA 10+00.00 TO 10+50.00



DP13 PROFILE
STA 10+00.00 TO 10+50.00



STORM SEWER NOTES

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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314

6/21/21

SOLACE AT CIMARRON HILLS
— FILING NO. 1

STORM SEWER PLAN AND
PROFILE

SHEET 14 OF 32

JOB NO. 25174.00

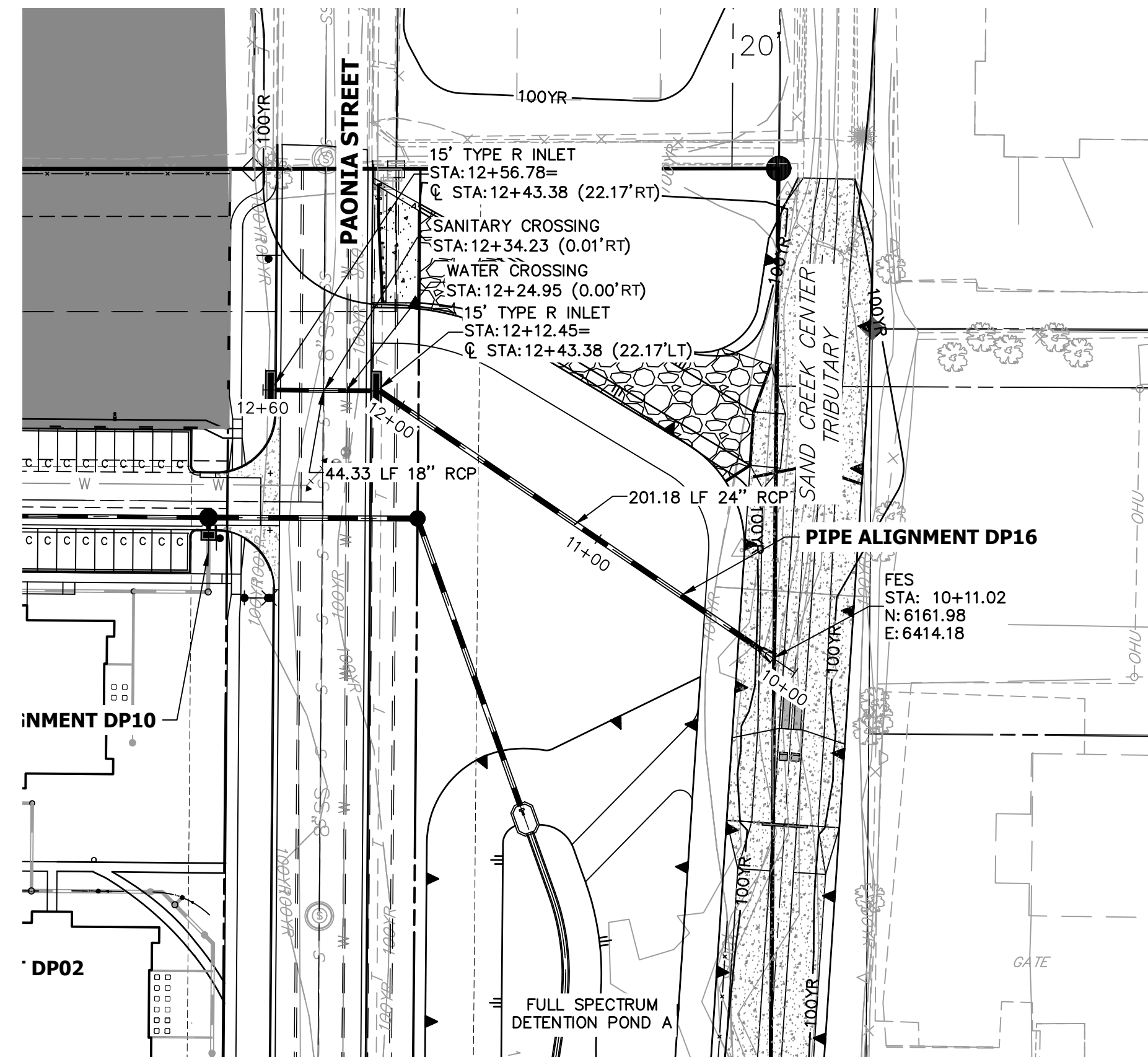
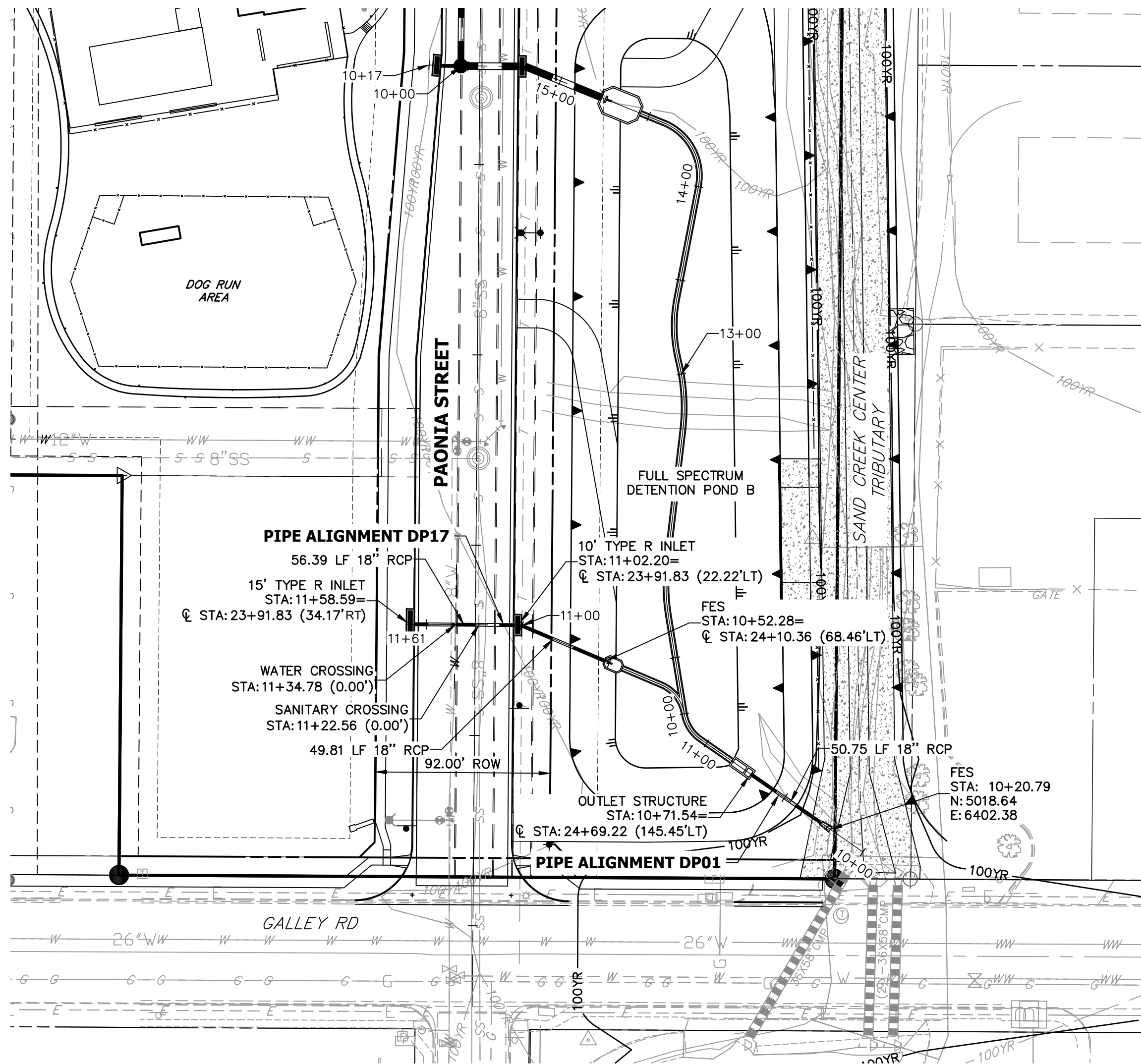
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OFFICE PHONE
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J.R. ENGINEERING
A Westman Company

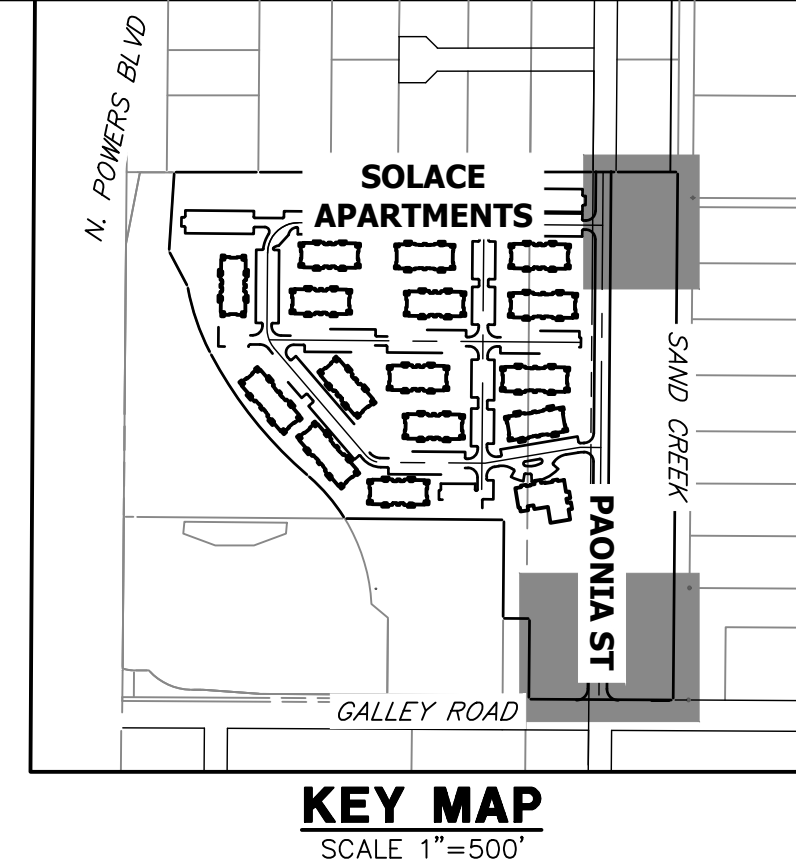


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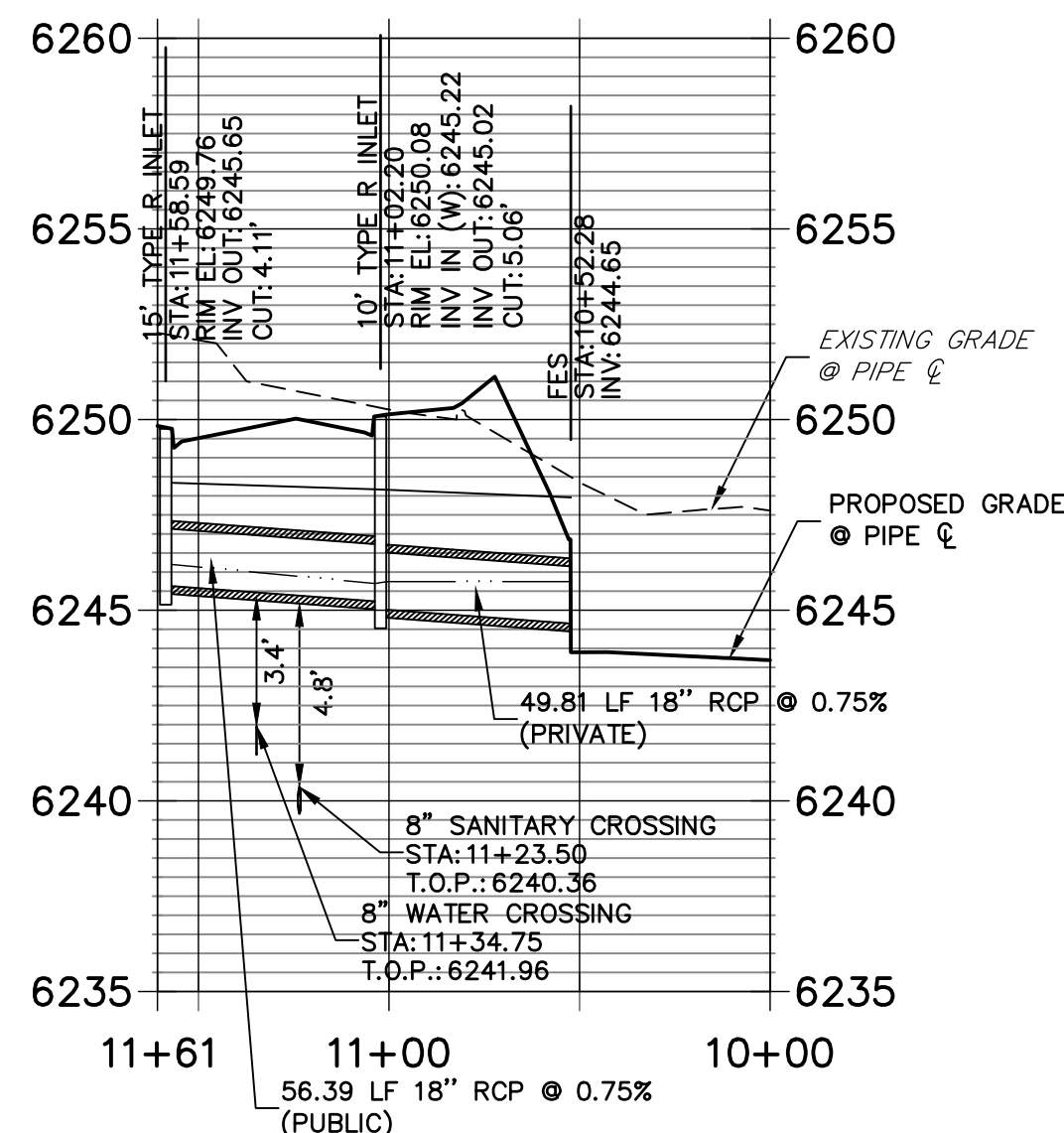


STORM SEWER NOTES

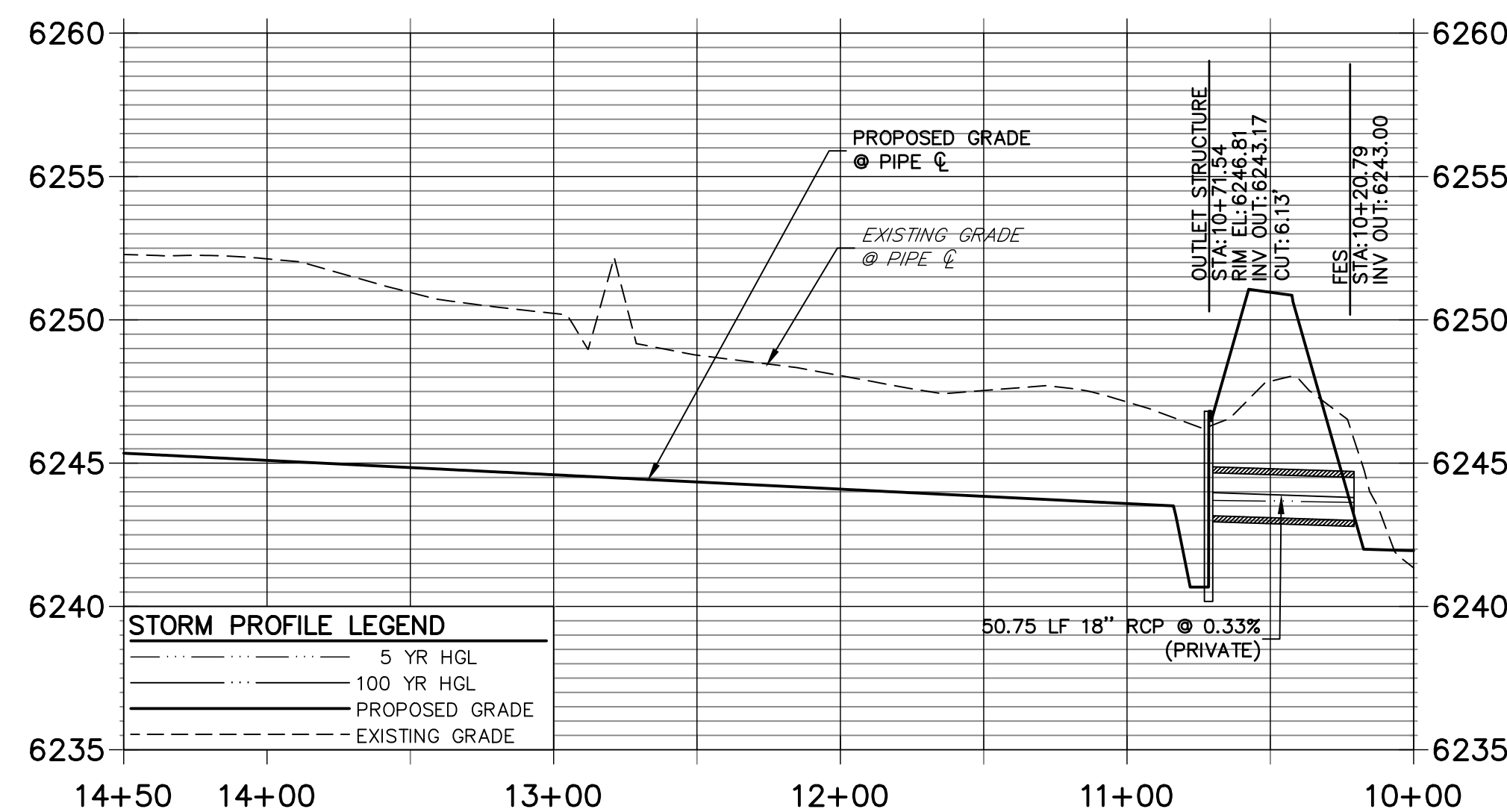
1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3. E STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
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5. ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.



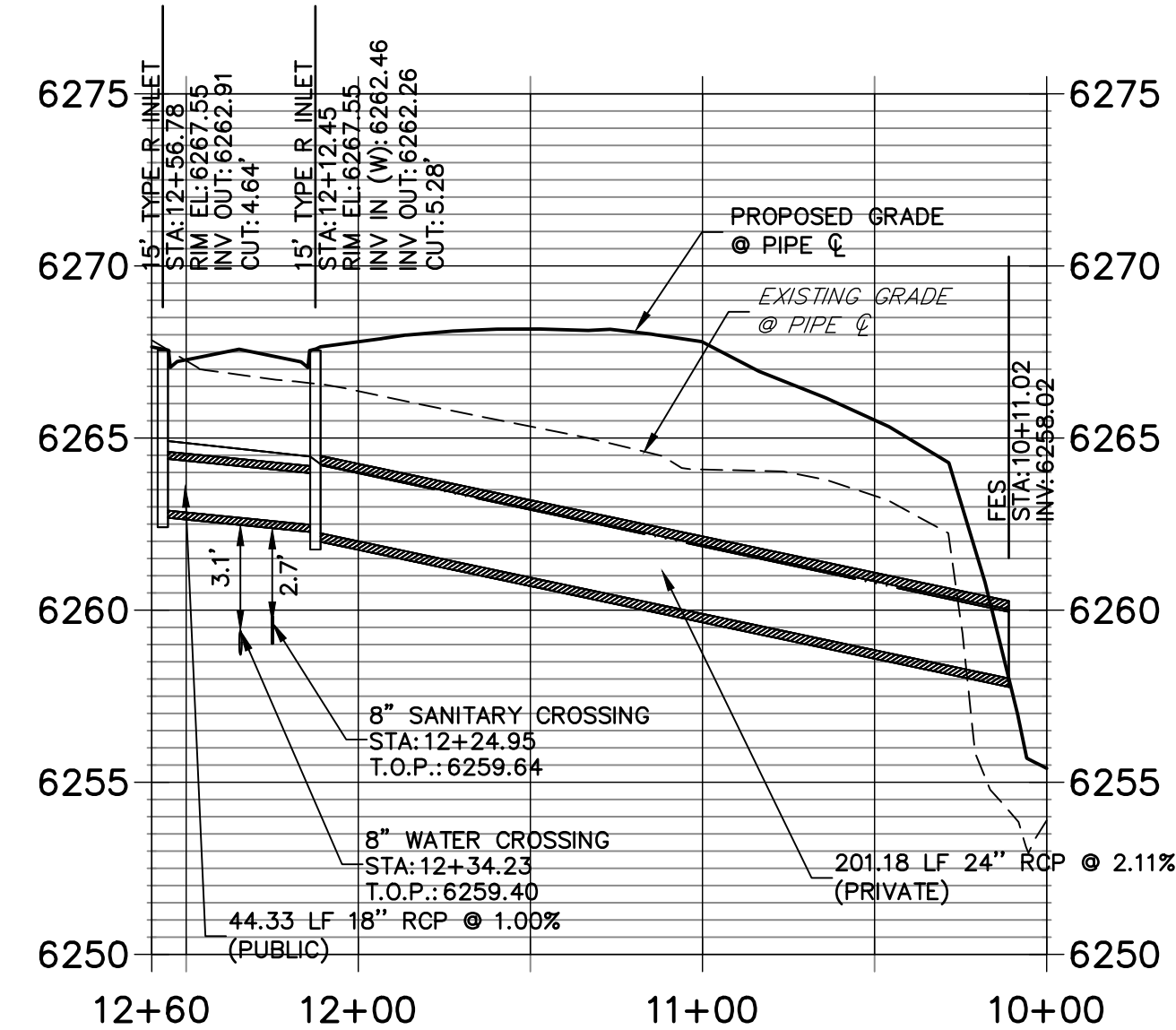
DP17 PROFILE
STA 10+00.00 TO 11+60.76



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



DP16 PROFILE
STA 10+00.00 TO 12+60.00



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

32314

6/21/21

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

SHEET 15 OF 32

JOB NO. 25174.00

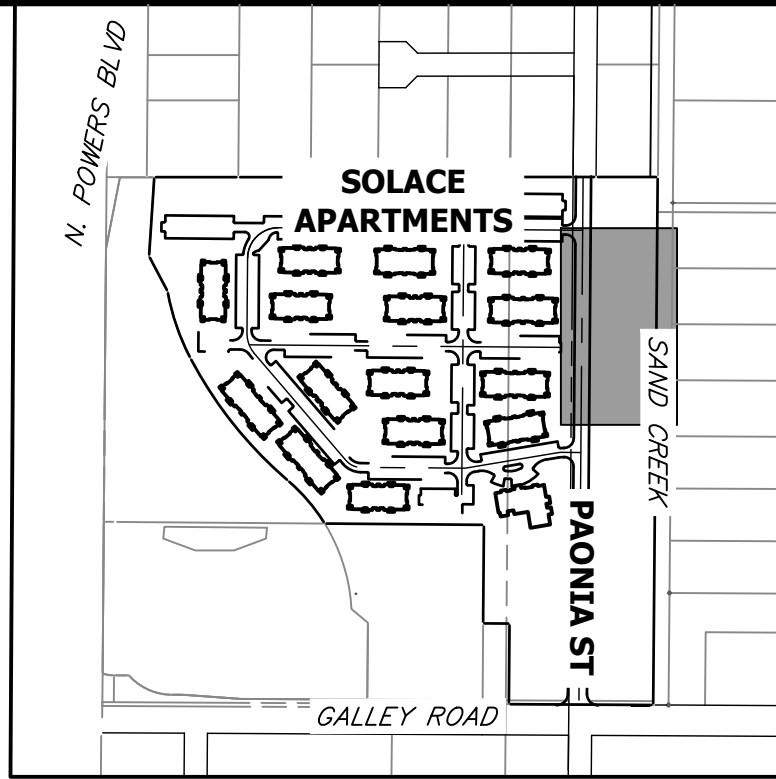
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FOR ANY PURPOSES
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AUTHORIZATION.

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	6258.45	A61	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	6257.57	A62	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	6257.57	A63	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	6257.59	A64	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	6257.58	A65	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	6257.35	A66	ACCESS ROAD/TOE	N: 5830.39 E: 6298.57	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	6260.28	A67	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	6261.30	A68	TOE	N: 5957.42 E: 6299.59	6253.84	A88	ACCESS ROAD/TBC	N: 5797.94 E: 6241.88	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: 6277.59	6262.56	A69	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	6263.68	A70	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	6256.18	A51	TOP	N: 6084.35 E: 6268.62	6264.63	A71	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	6257.14	A52	TOP	N: 6112.54 E: 6280.56	6263.21	A72	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	6263.54	A73	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	6263.15	A74	OUTLET STRUCTURE	N: 5829.64 E: 6334.38	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	6255.16	A75	TRICKLE CHANNEL	N: 5839.12 E: 6325.05	6251.40	A97	WQCV WSEL 12" CLASS 6 ABC BELOW 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	6254.59	A76	TRICKLE CHANNEL	N: 5861.60 E: 6321.19	6251.52	A98	WQCV WSEL 12" CLASS 6 ABC BELOW 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	6254.33	A77	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	6253.91	A78	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	6253.57	A79	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	6253.04	A80	TRICKLE CHANNEL	N: 5936.39 E: 6328.91	6252.35				

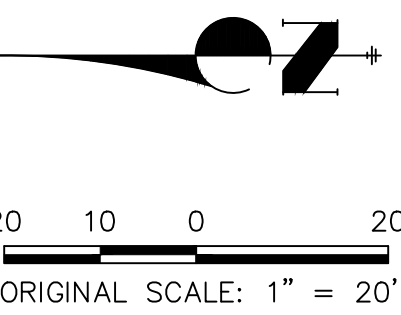
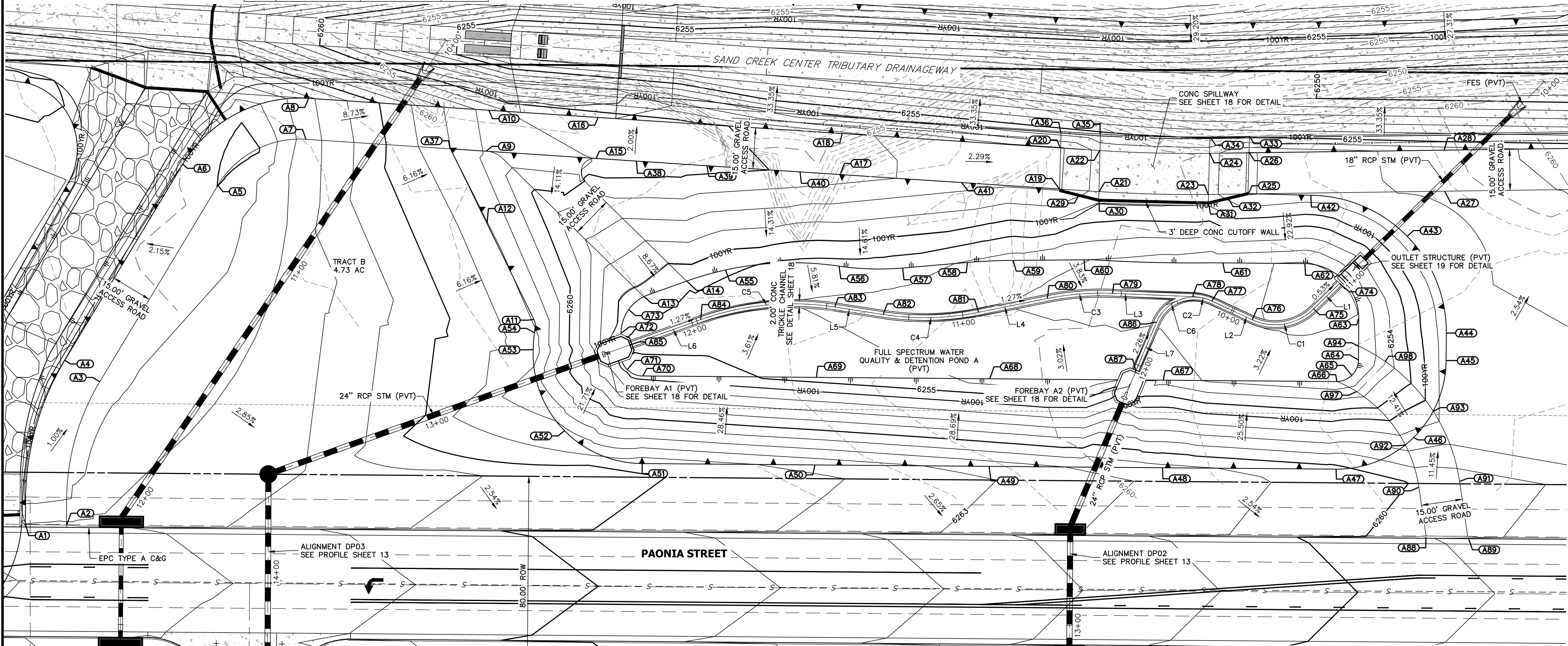


KEY MAP
SCALE 1"=500'

NOTES

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

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'				

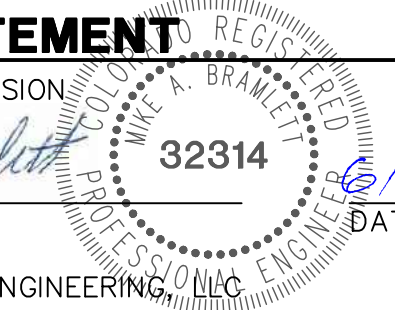


THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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

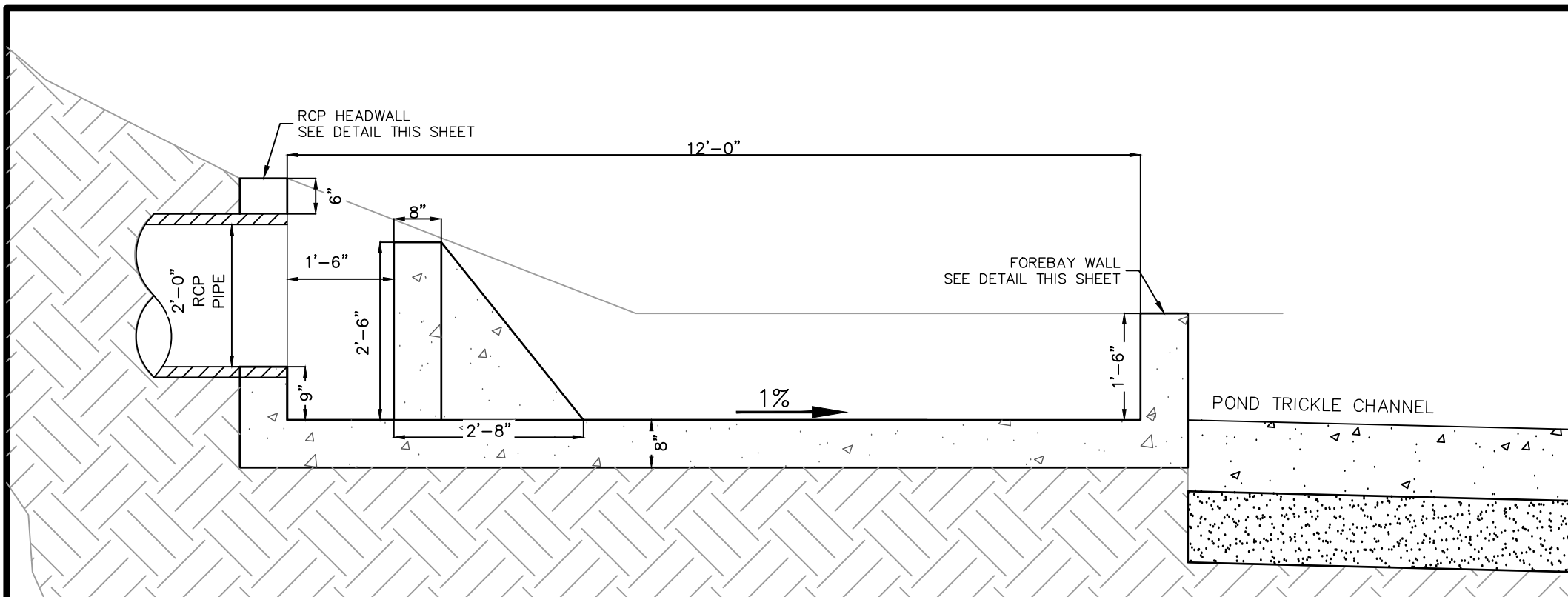
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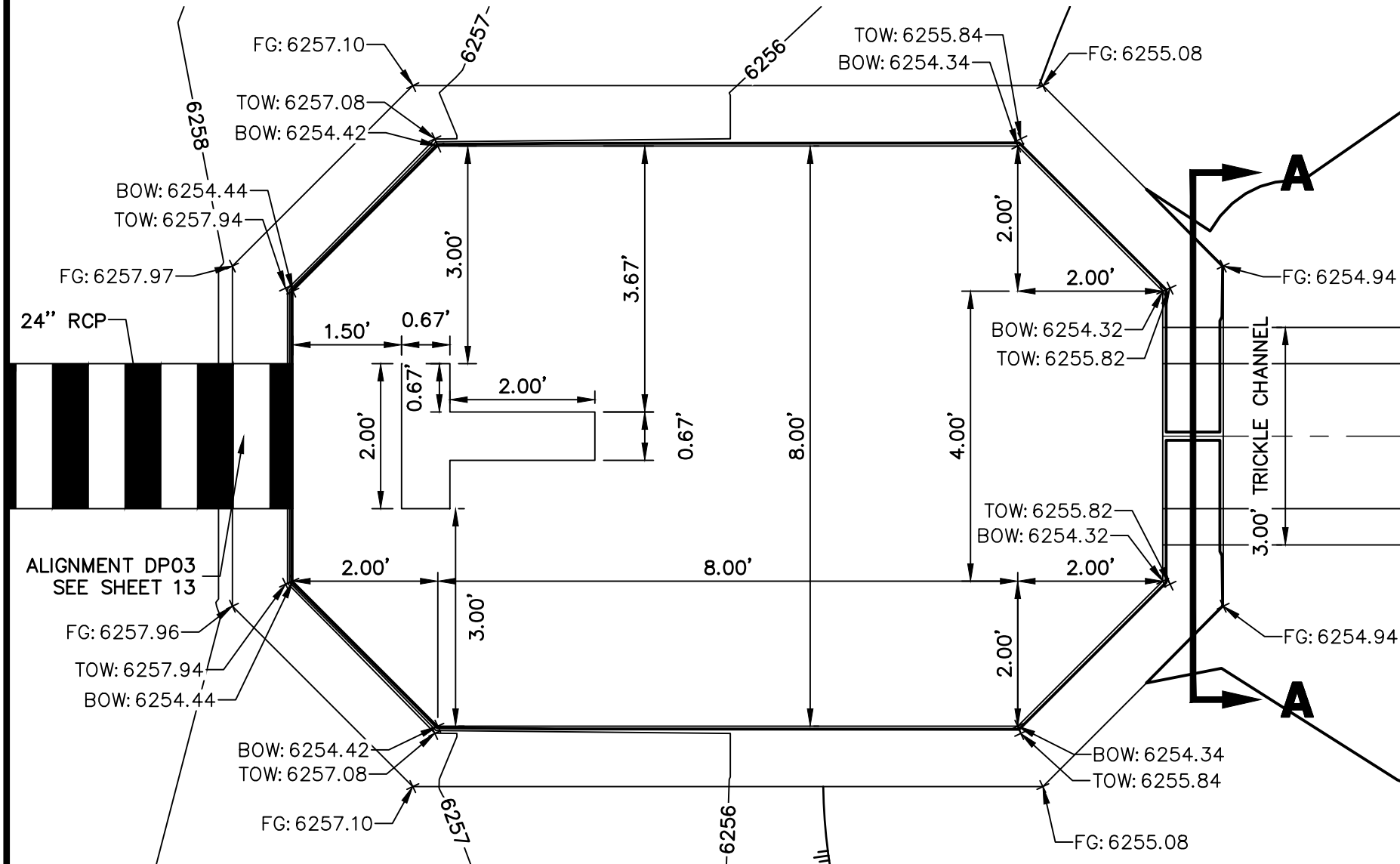
BY	DATE	REVISION	No.	1"=20'	H-SCALE	1"=20'	V-SCALE	N/A	DATE	DESIGNED BY	DATE	DRAWN BY	CHECKED BY
									03/12/21	JBP		RPD	

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

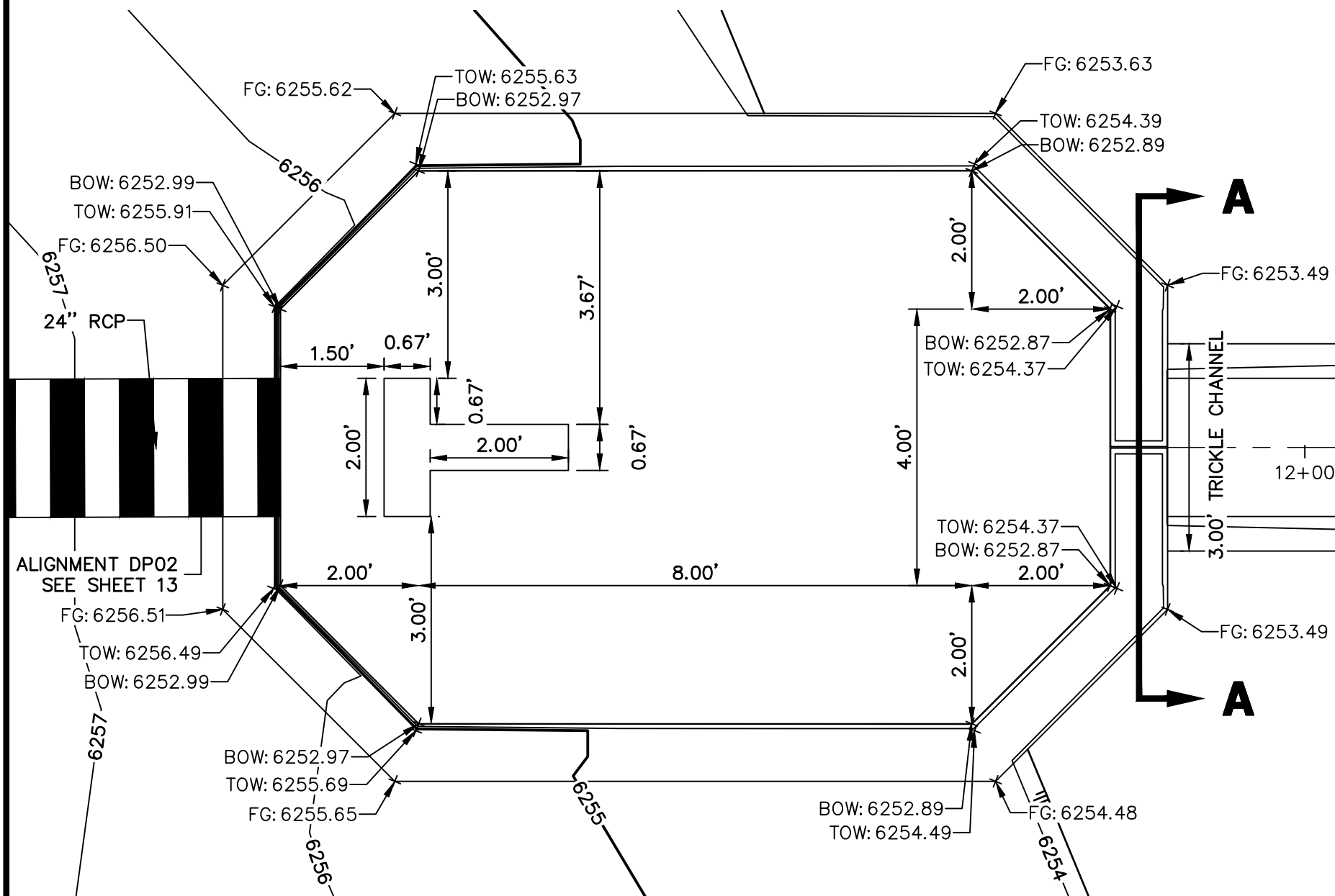
SHEET 16 OF 32
JOB NO. 25174.00



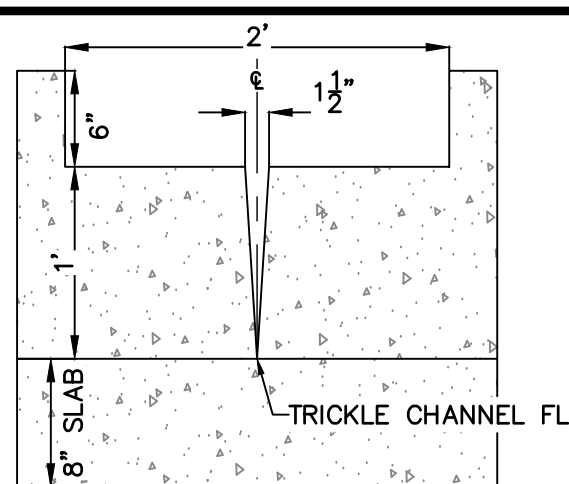
FOREBAY A1 & A2 PROFILE VIEW
SCALE: 1" = 2'



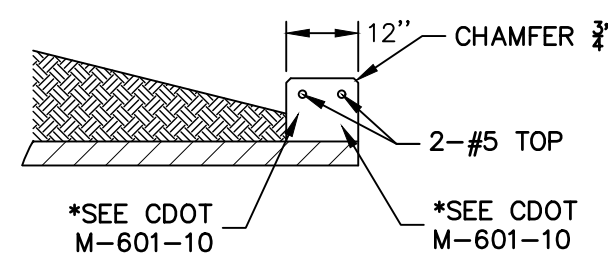
FOREBAY A1 PLAN VIEW
SCALE: 1" = 2'



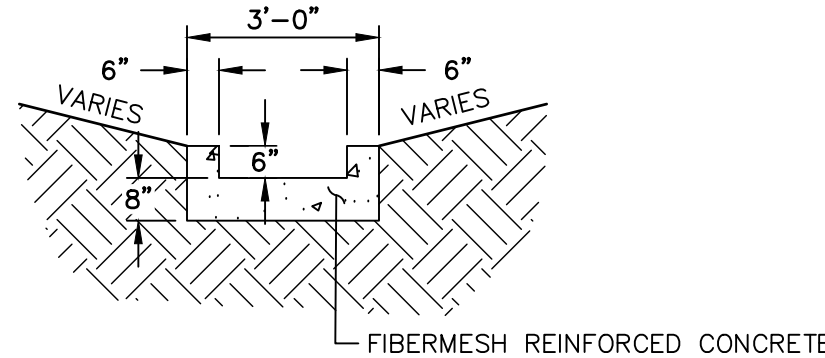
FOREBAY A2 PLAN VIEW
SCALE: 1" = 2'



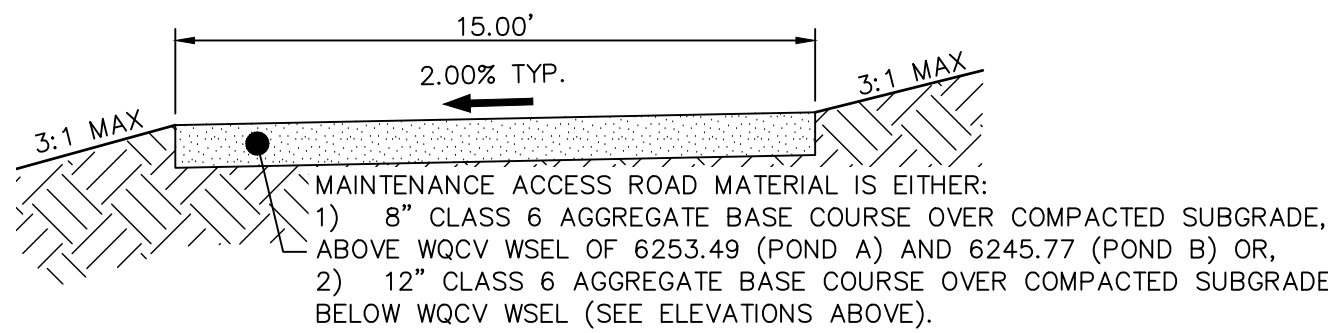
FOREBAY A1 & A2
WALL SECTION
SCALE: 1" = 1'



RCP HEADWALL
SCALE: N.T.S.



TRICKLE CHANNEL
SCALE: N.T.S.



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

WALL NOTES:

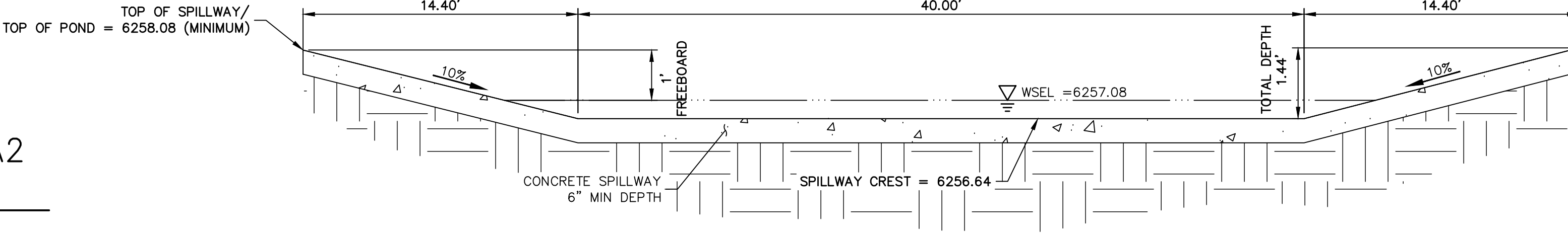
1. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-10.
2. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-20.

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 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.



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

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

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

J.R. ENGINEERING
A Western Company

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

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						03/12/21	JBP	RPD	

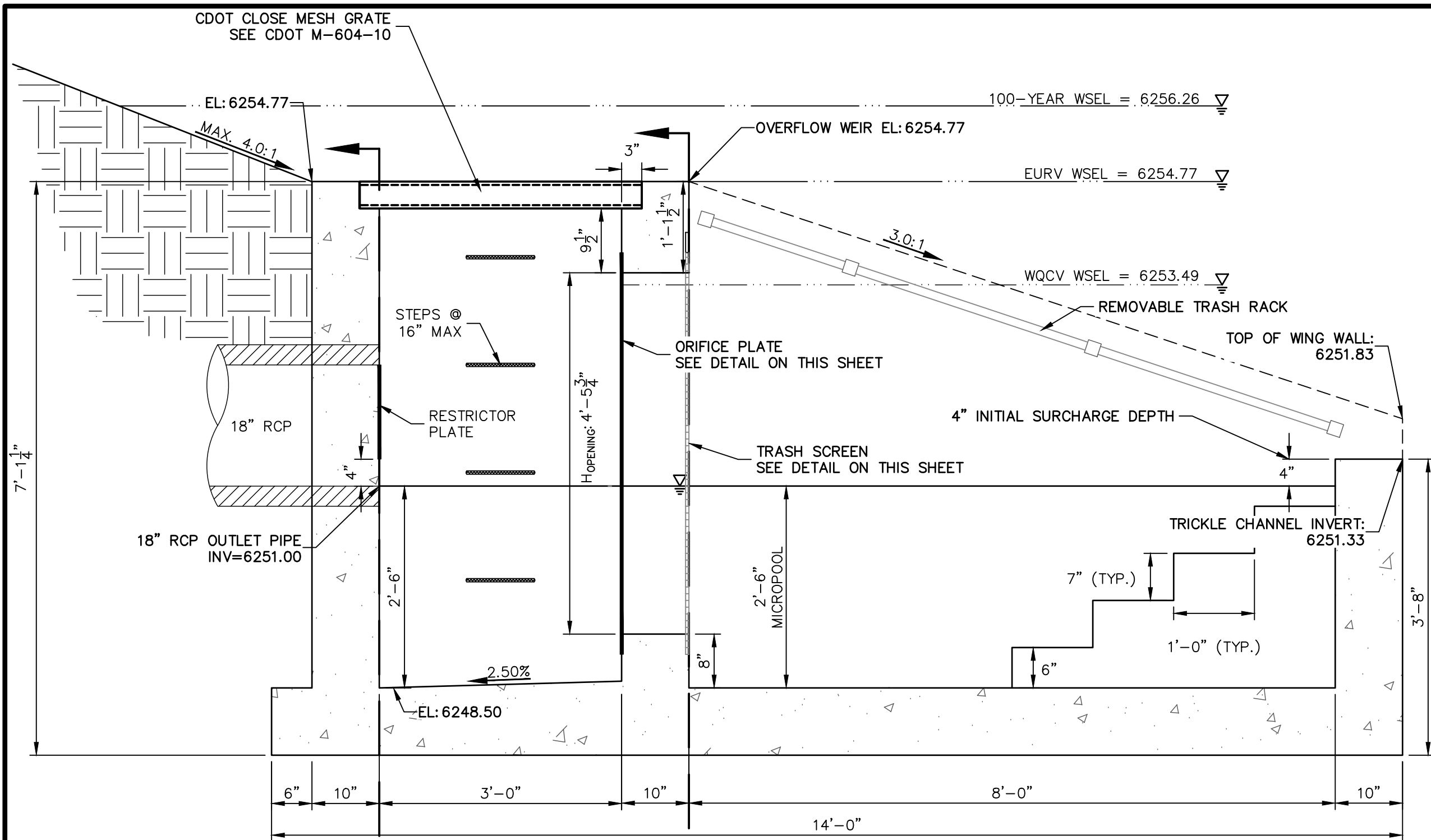
SOLACE AT CIMARRON HILLS
— FILING NO. 1
POND A DETAILS

SHEET 18 OF 32
JOB NO. 25174.00

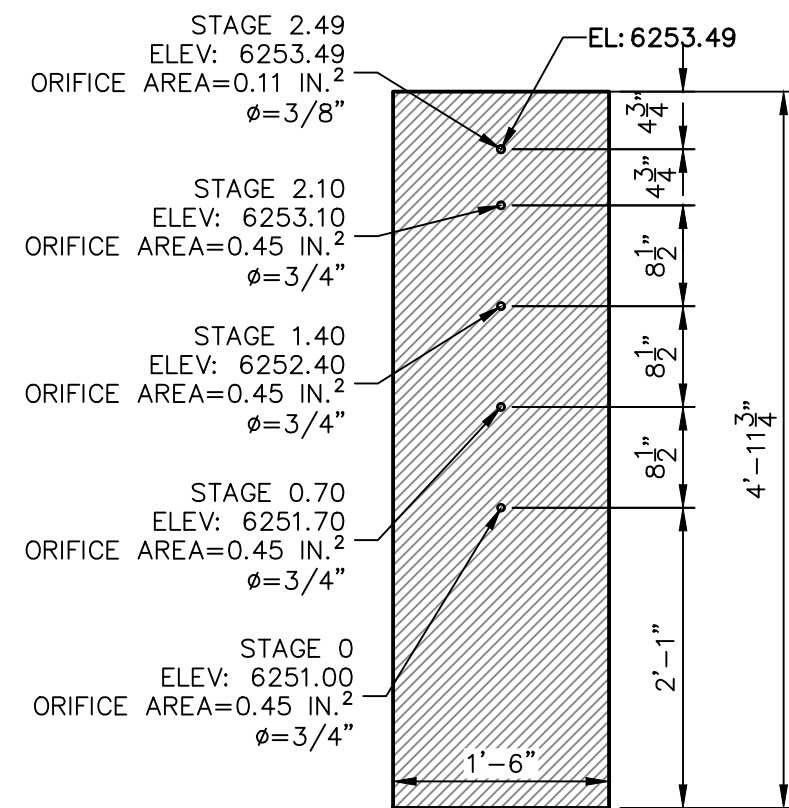
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

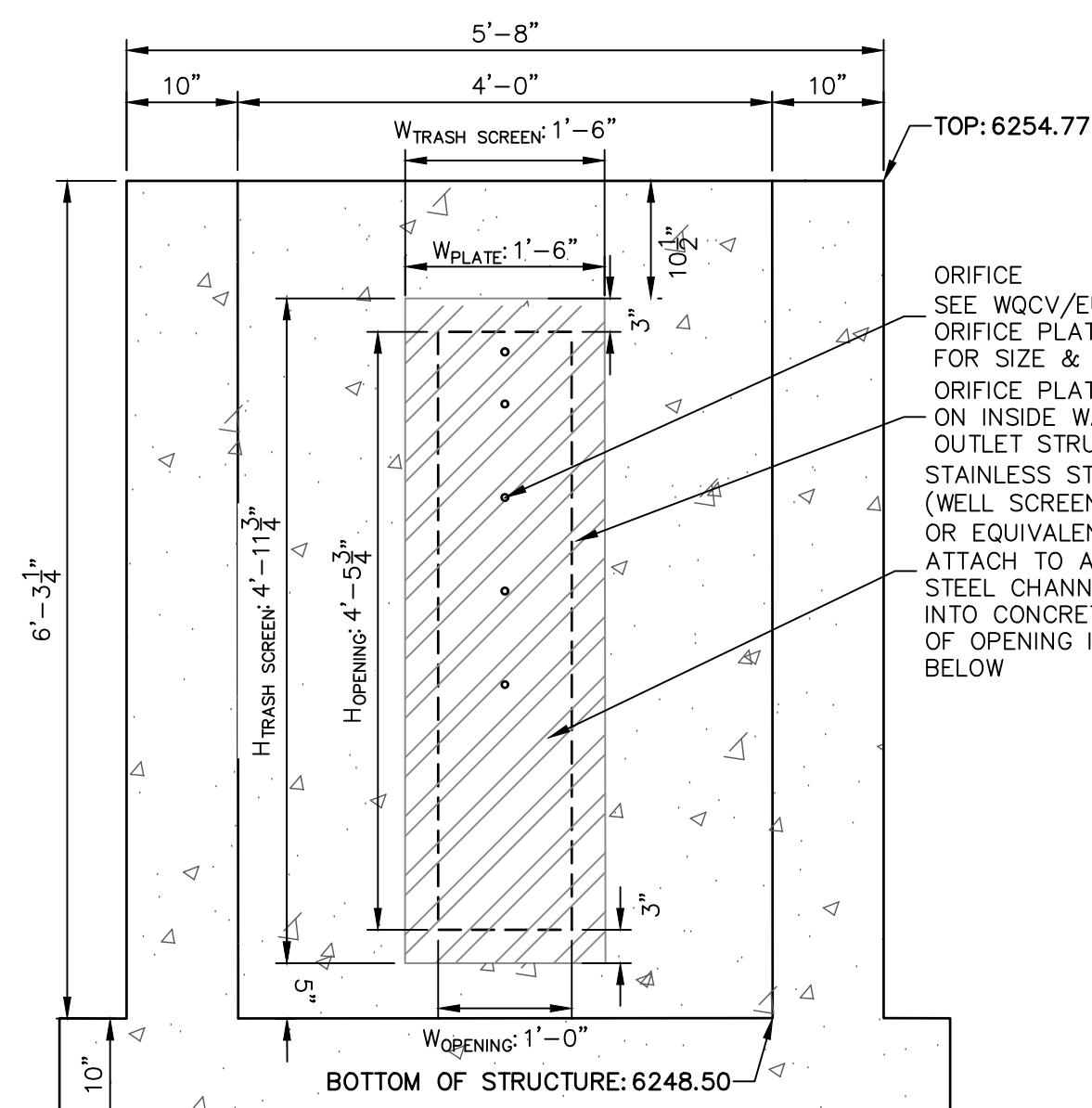
Mike Bramlett
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC
DATE 6/21/21



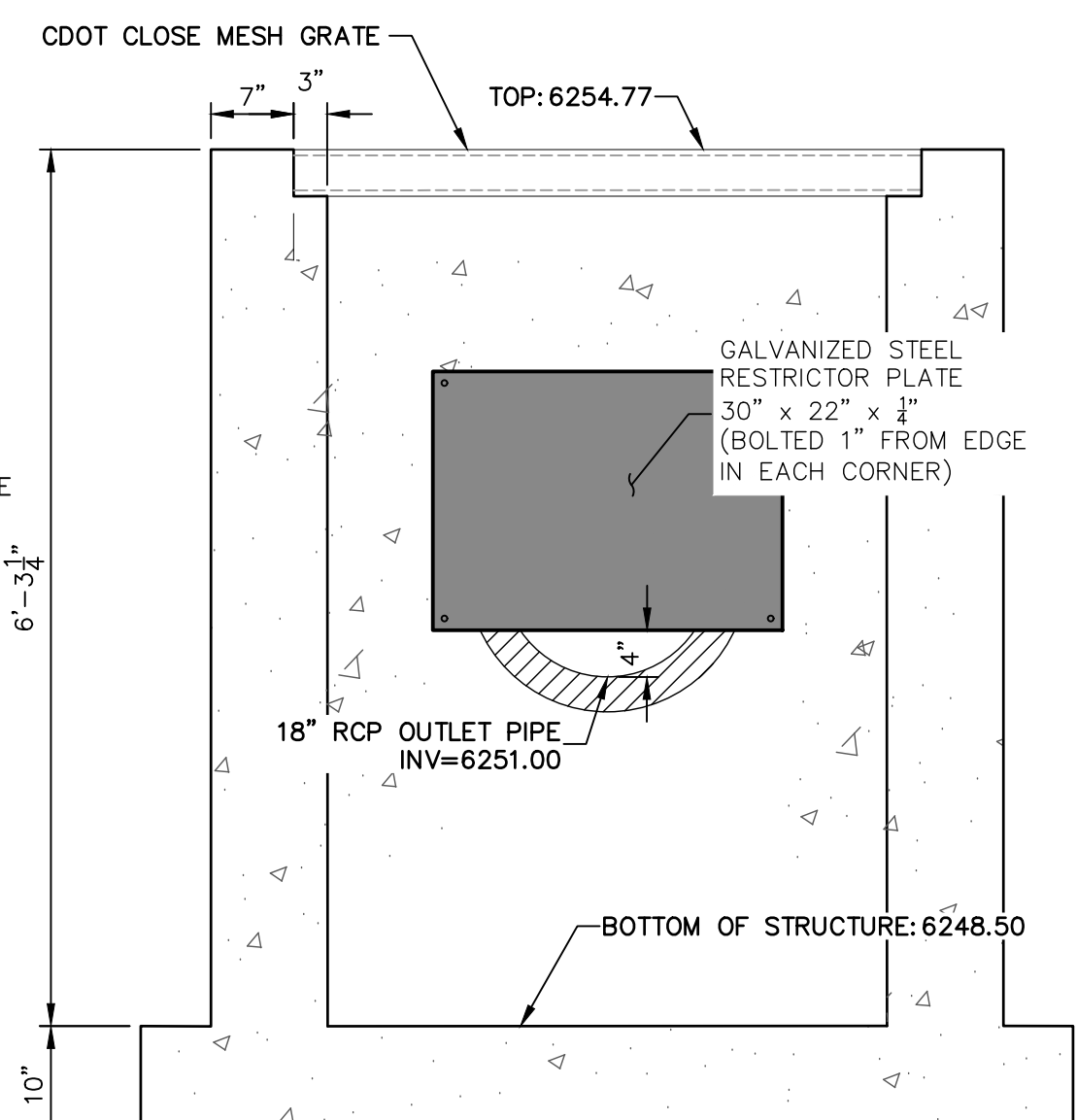
EURV/WQCV ORIFICE PLATE:
4'-11.75" x 1'-6" x 1/2" THICK FLOW
GALVANIZED STEEL FLOW CONTROL PLATE.
PROVIDE CONTINUOUS NEOPRENE GASKET
MATERIAL BETWEEN THE ORIFICE PLATE AND
CONCRETE. BOLT PLATE TO CONCRETE @
12" MAX O.C., 1/2" FROM PLATE EDGE.



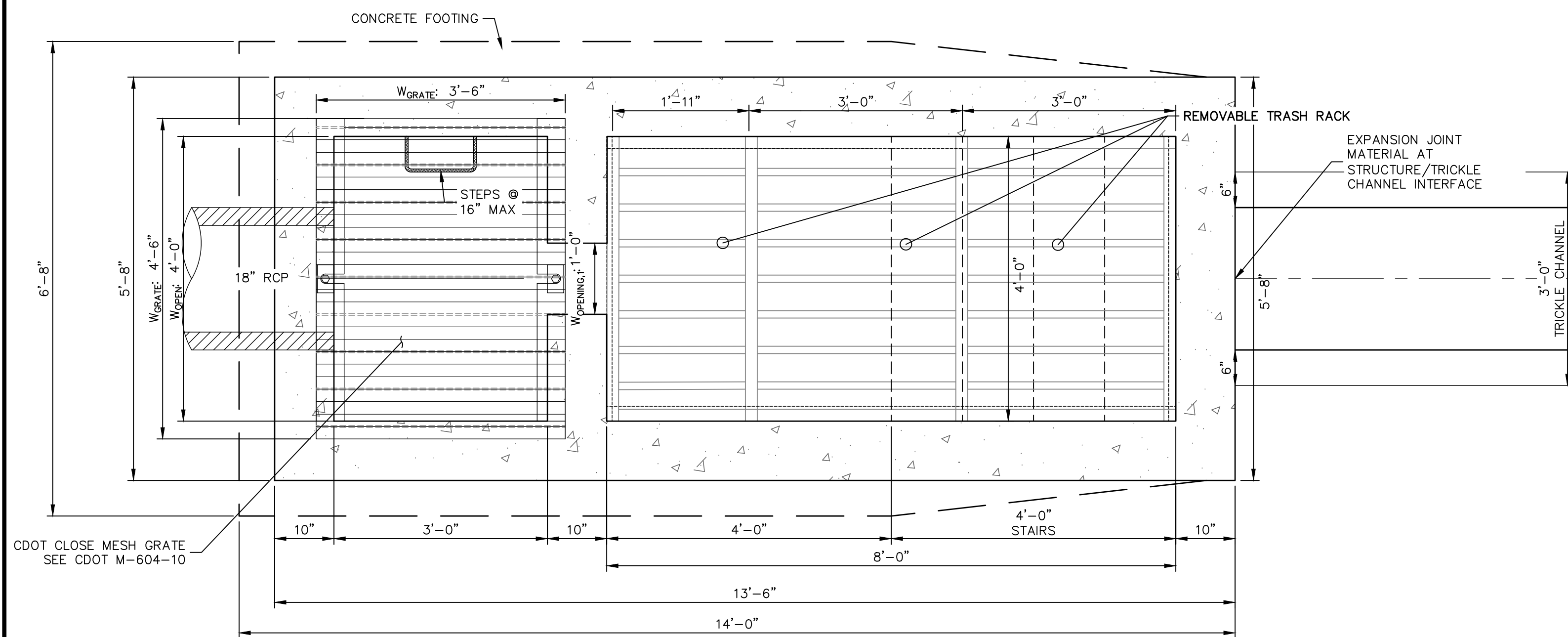
WQCV/EURV ORIFICE
PLATE DETAIL
SCALE: 3/4"=1'



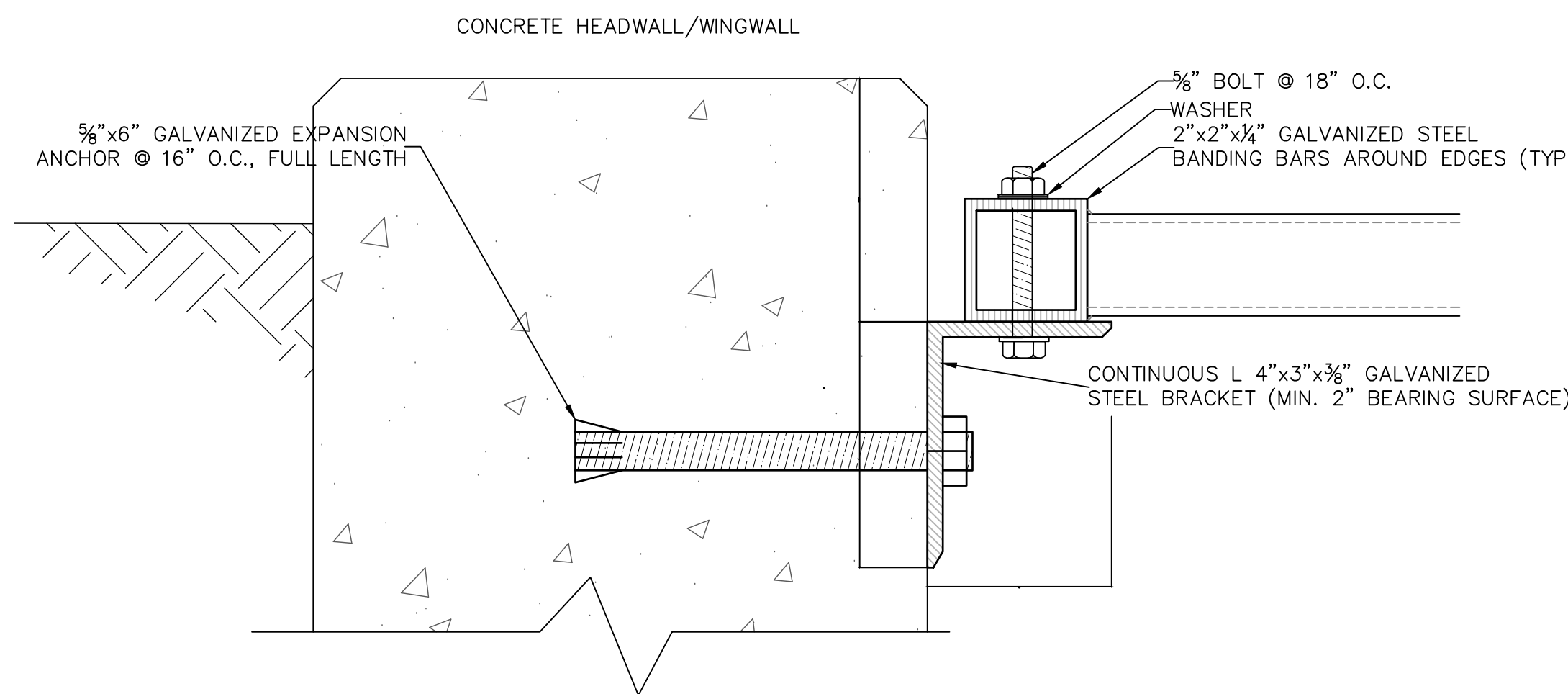
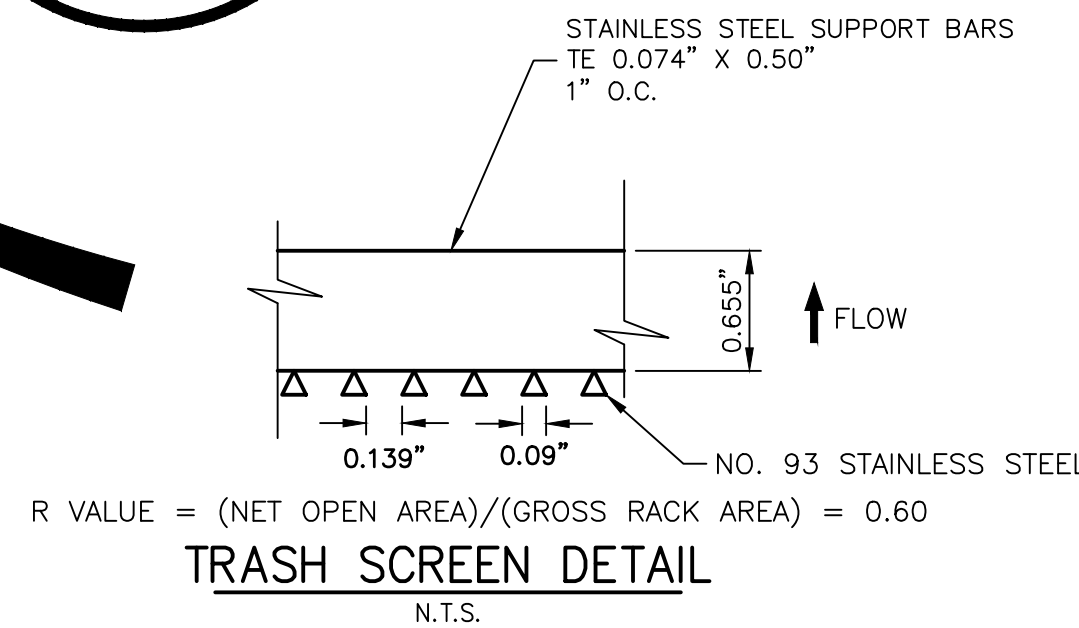
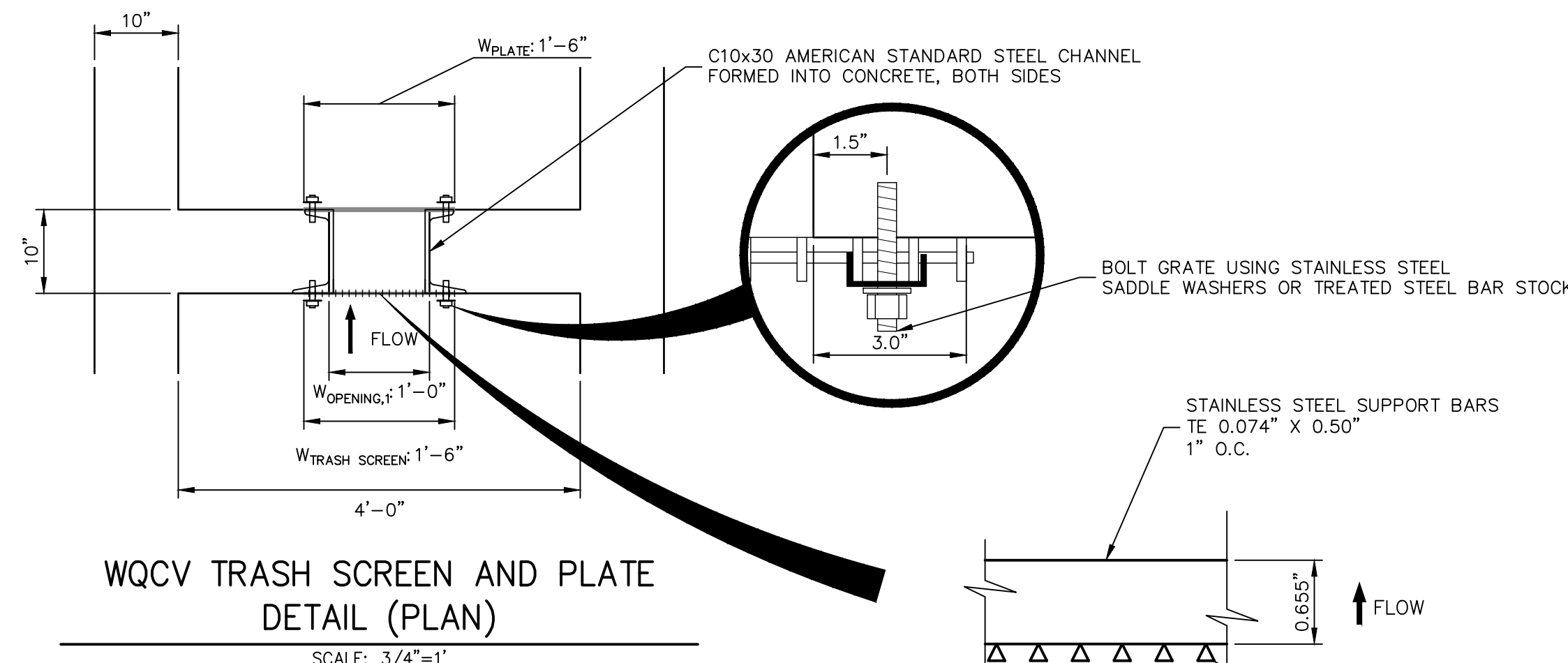
A SECTION A AT ORIFICE (FRONT) WALL
SCALE: 3/4"=1'



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



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



TRASH RACK CONNECTION TO WALLS
N.T.S.

OUTLET STRUCTURE STRUCTURAL NOTES:

1. REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
2. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
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8. GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
9. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
10. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
12. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OUTLET STRUCTURE PLATE AND GRADING NOTES:

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

32314

DATE

SOLACE AT CIMARRON HILLS -
FILING NO. 1

POND A DETAILS

SHEET 19 OF 32

JOB NO. 25174.00

BY DATE

REVISION

H-SCALE 3/4" = 1'

V-SCALE 3/4" = 1'

DATE 03/12/21

DESIGNED BY JBP

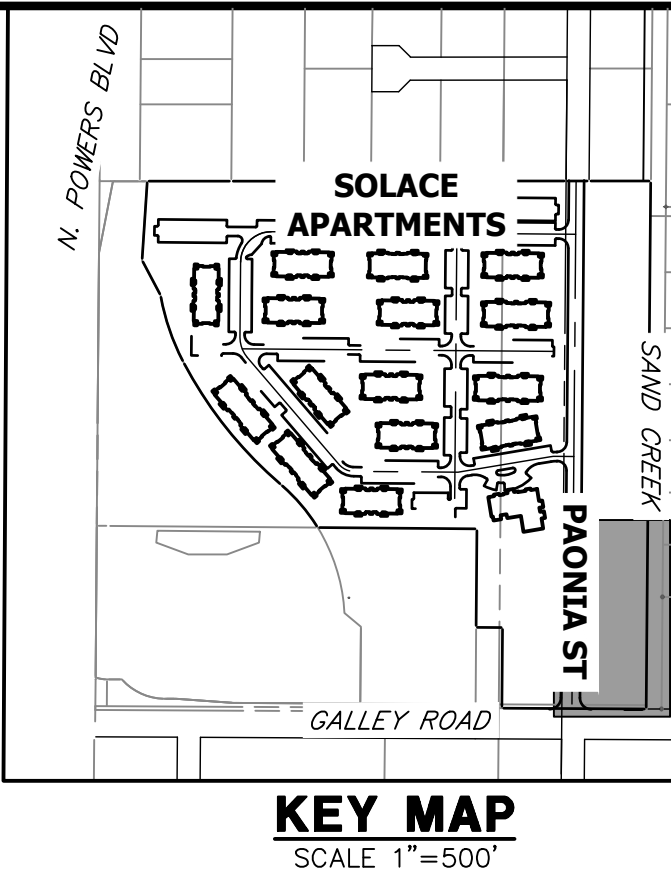
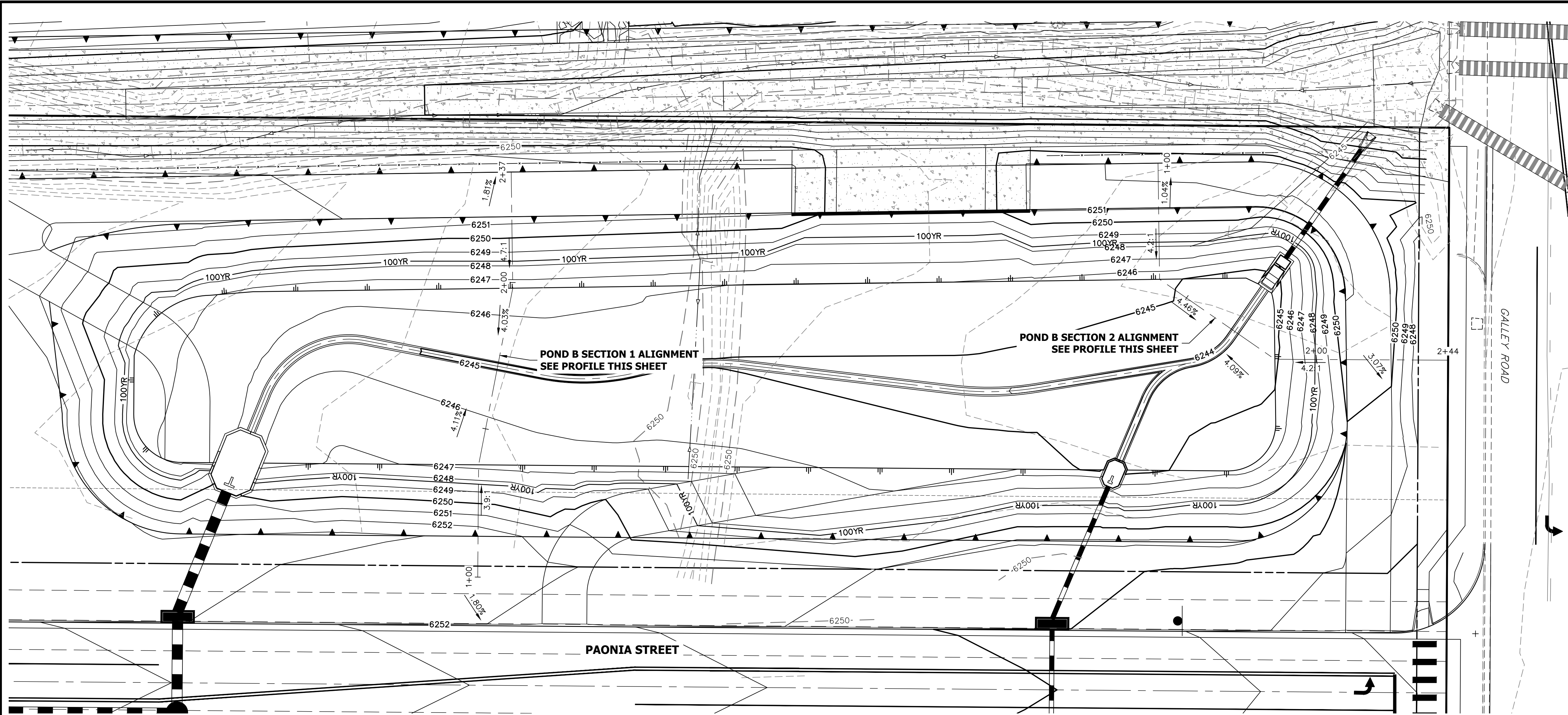
DRAWN BY RPD

CHECKED BY

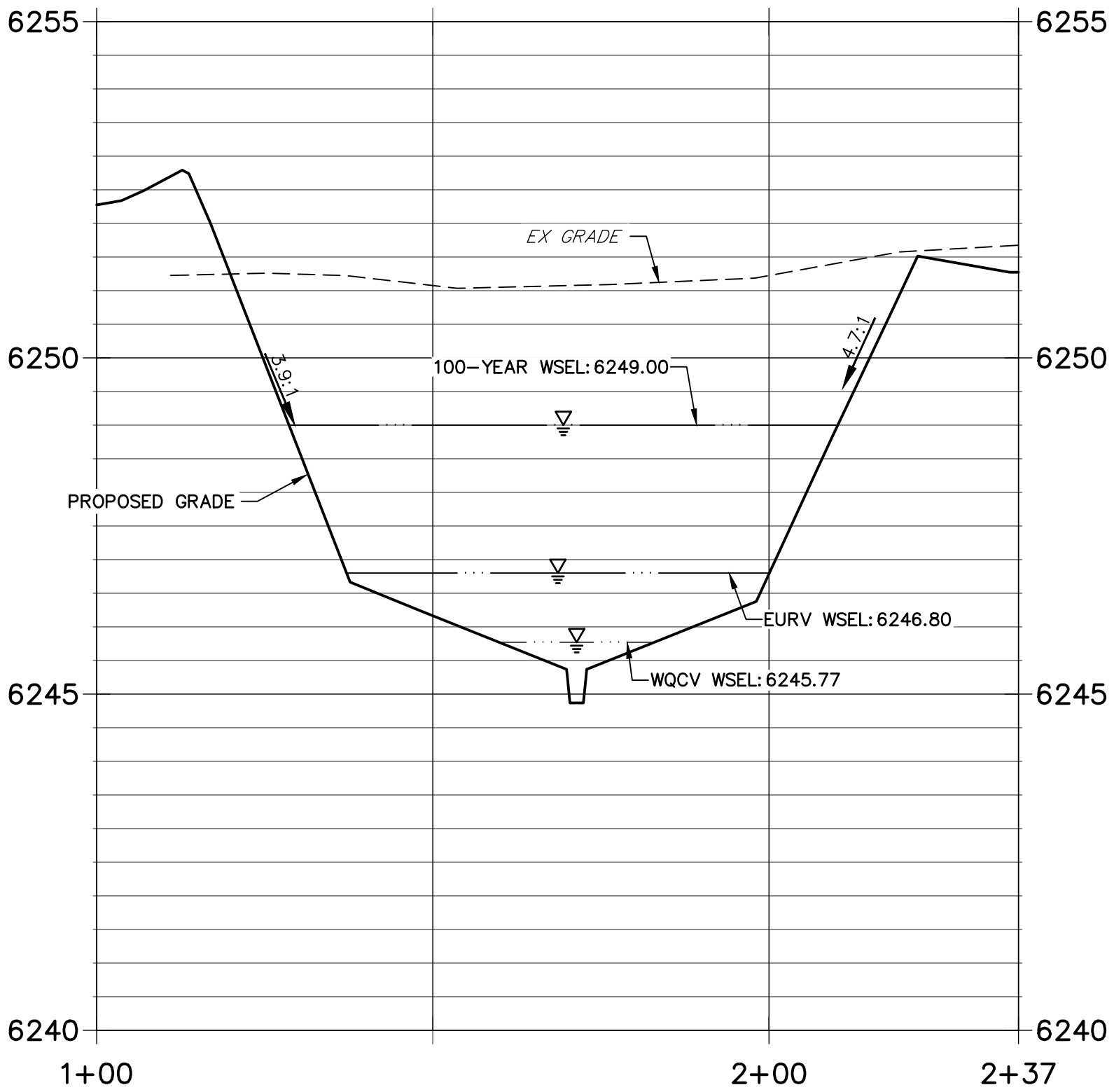
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THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE.
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

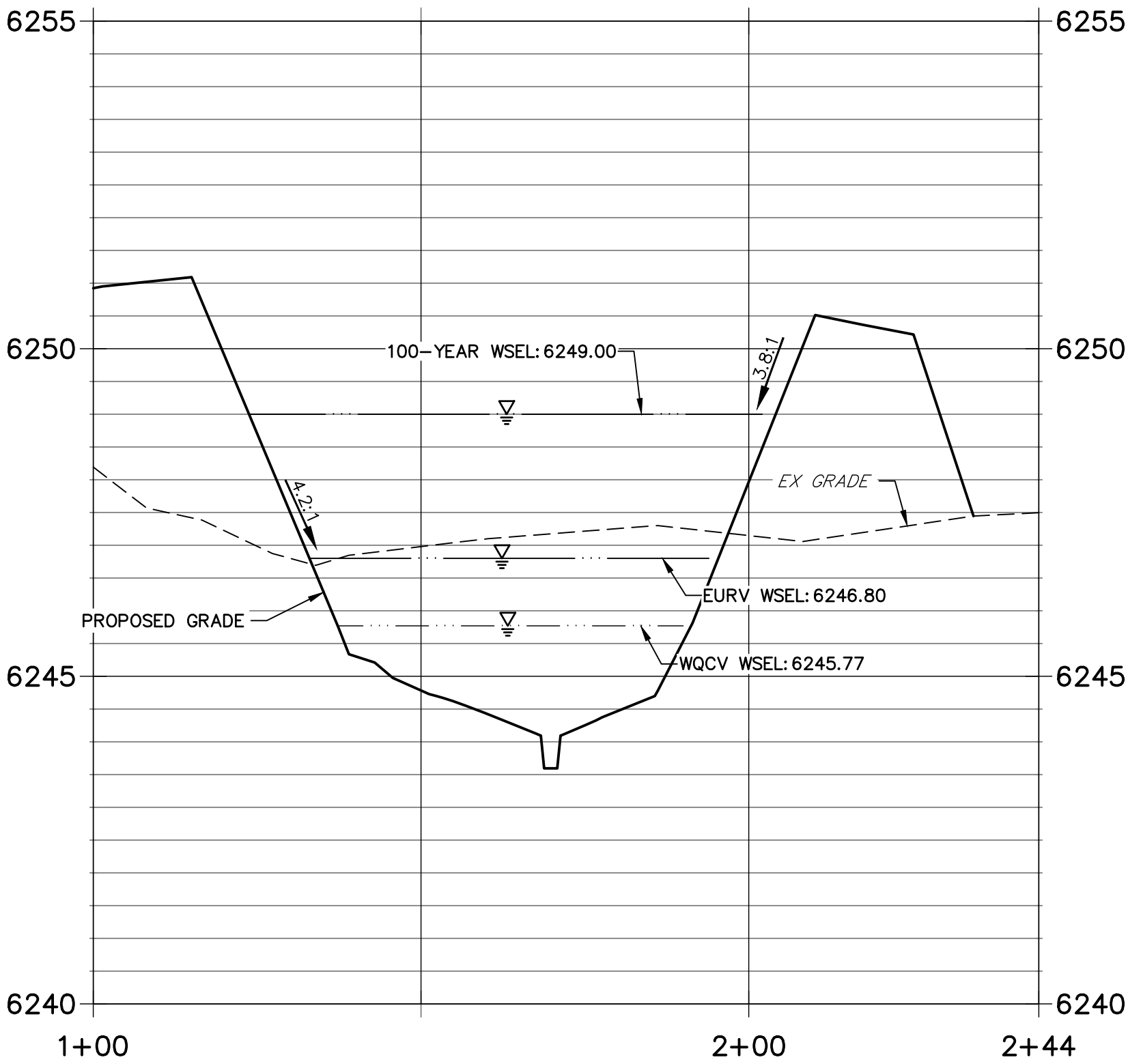
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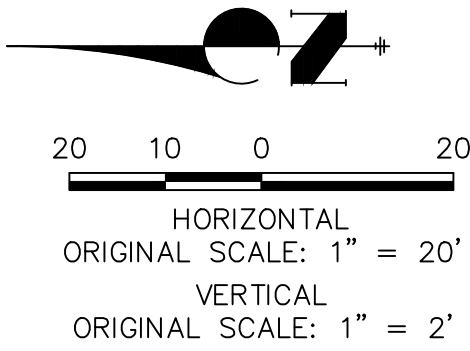
POND B SECTION 1 PROFILE
STA 1+00.00 TO 2+37.11



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



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



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE 6/21/21
32314

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.

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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SUITE 400
CHICAGO, ILL. 60607
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BY	DATE	REVISION

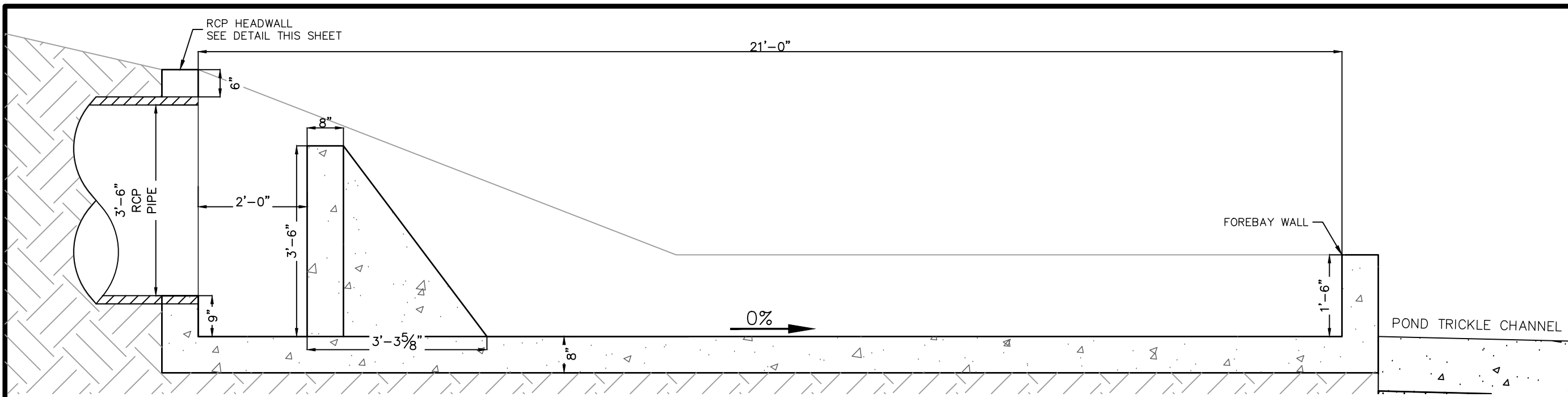
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1"=20'	1"=2'	03/12/21	JBP	RPD	

SOLACE AT CIMARRON HILLS
— FILING NO. 1

POND B PLAN & CROSS
SECTIONS

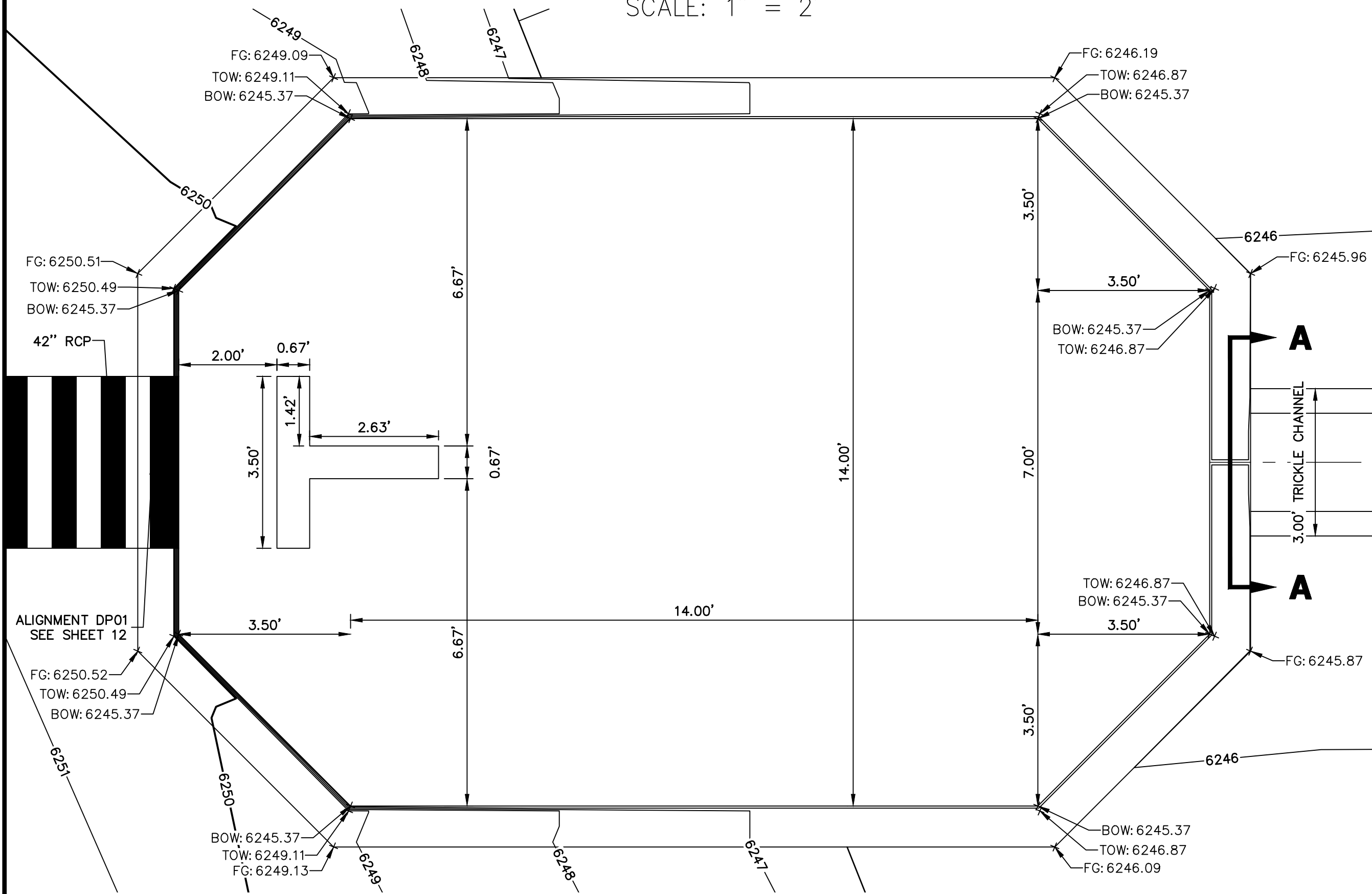
SHEET 21 OF 32

JOB NO. 25174.00



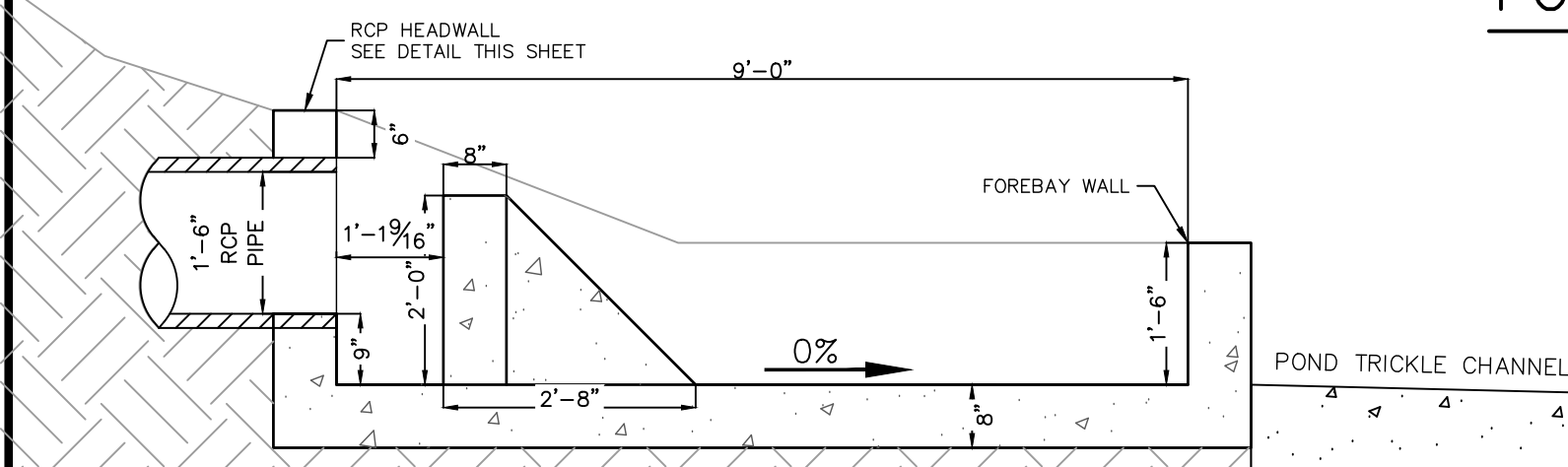
FOREBAY B1 PROFILE VIEW

SCALE: 1" = 2'



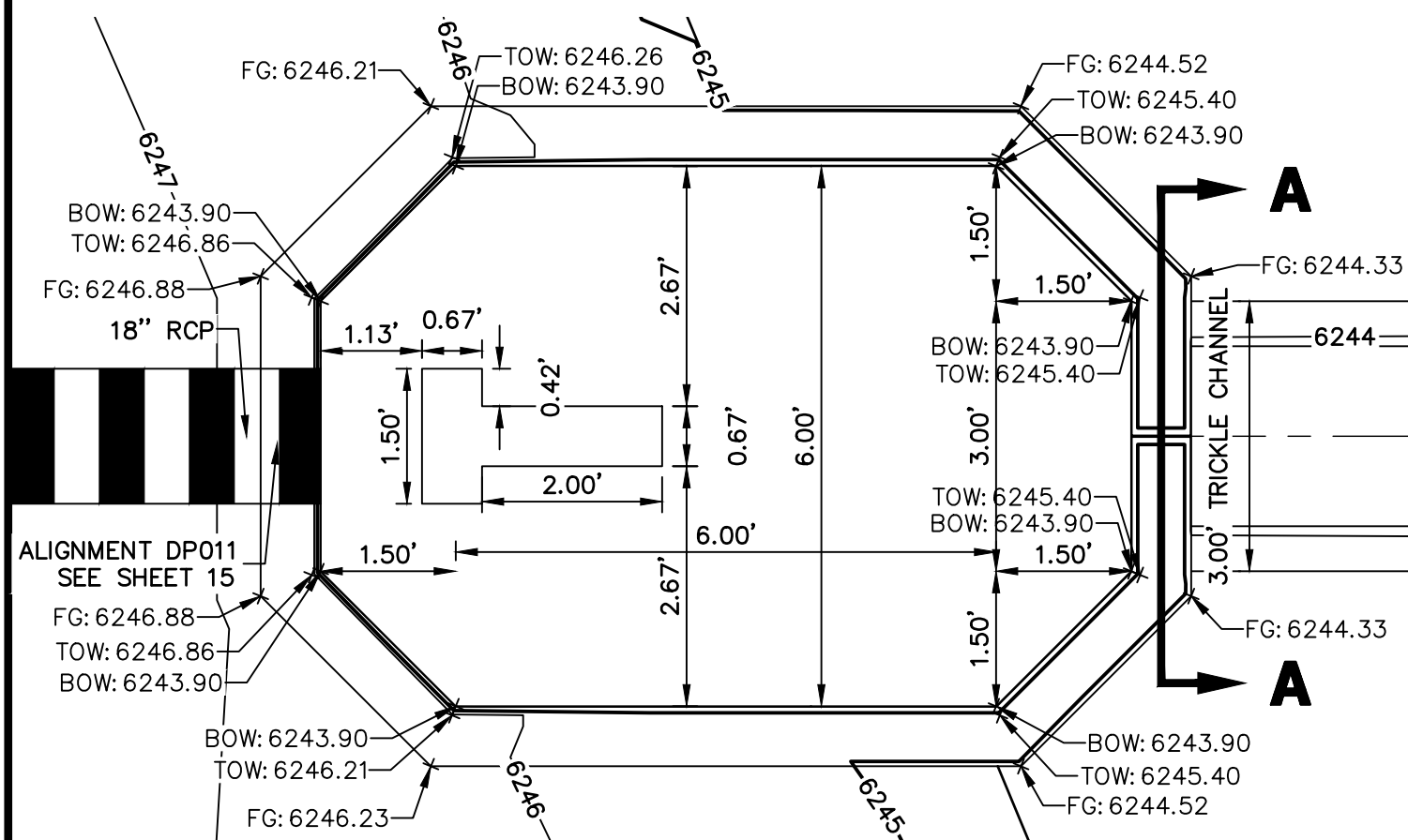
FOREBAY B1 PLAN VIEW

SCALE: 1" = 2'



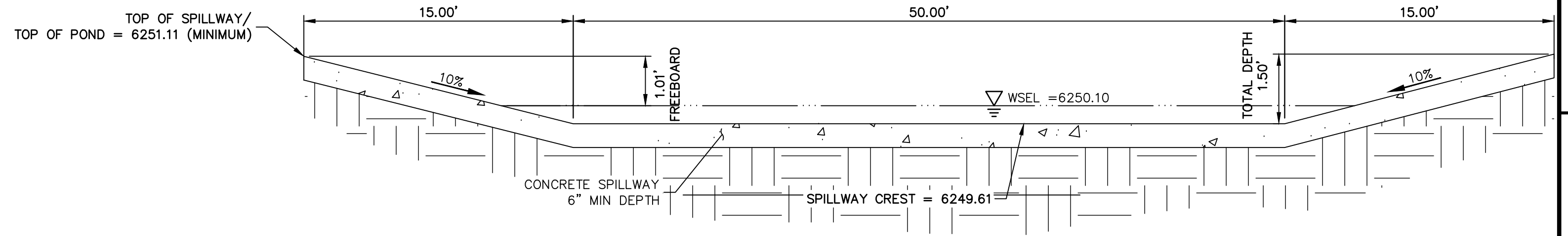
FOREBAY B2 PROFILE VIEW

SCALE: 1" = 2'



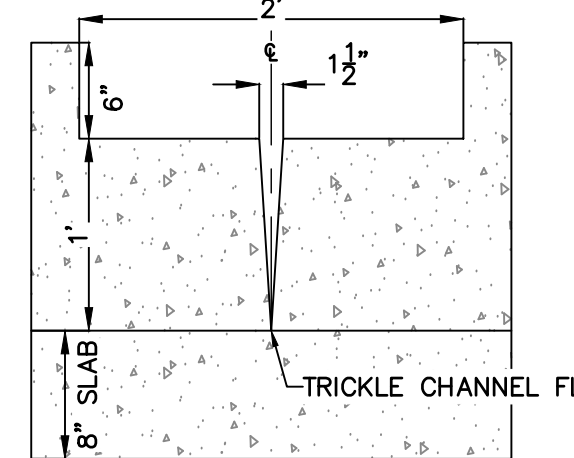
FOREBAY B2 PLAN VIEW

SCALE: 1" = 2'



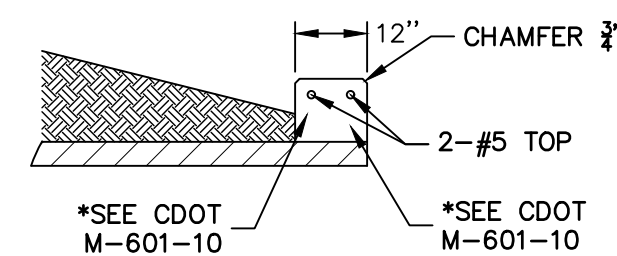
POND B EMERGENCY OVERFLOW SPILLWAY

SCALE: N.T.S.



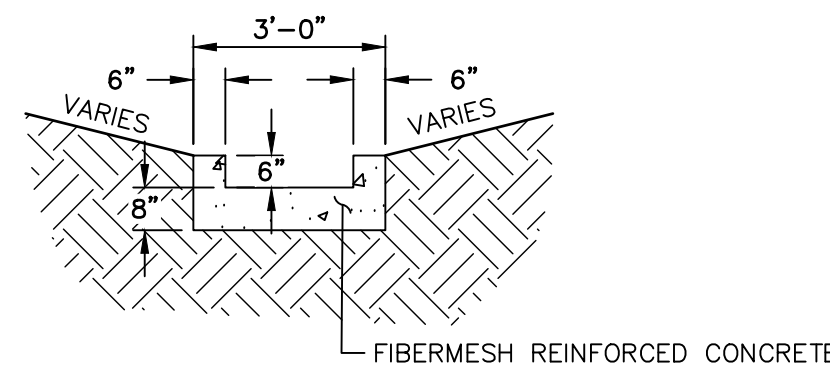
FOREBAY B1 & B2 WALL SECTION

SCALE: 1" = 1'



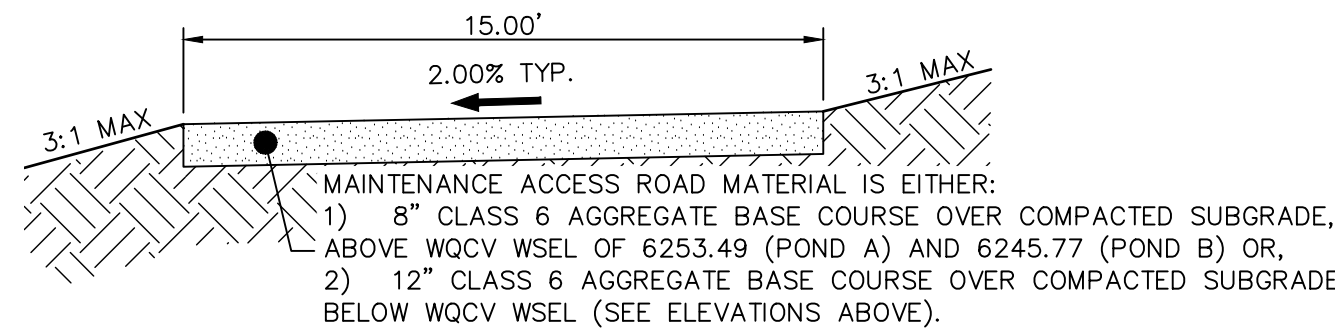
RCP HEADWALL

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:

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6. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F_c.
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8. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
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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

DATE

FOR AND ON BEHALF OF JR ENGINEERING

DATE

DATE

DATE

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

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

J.R. ENGINEERING
A Western Company



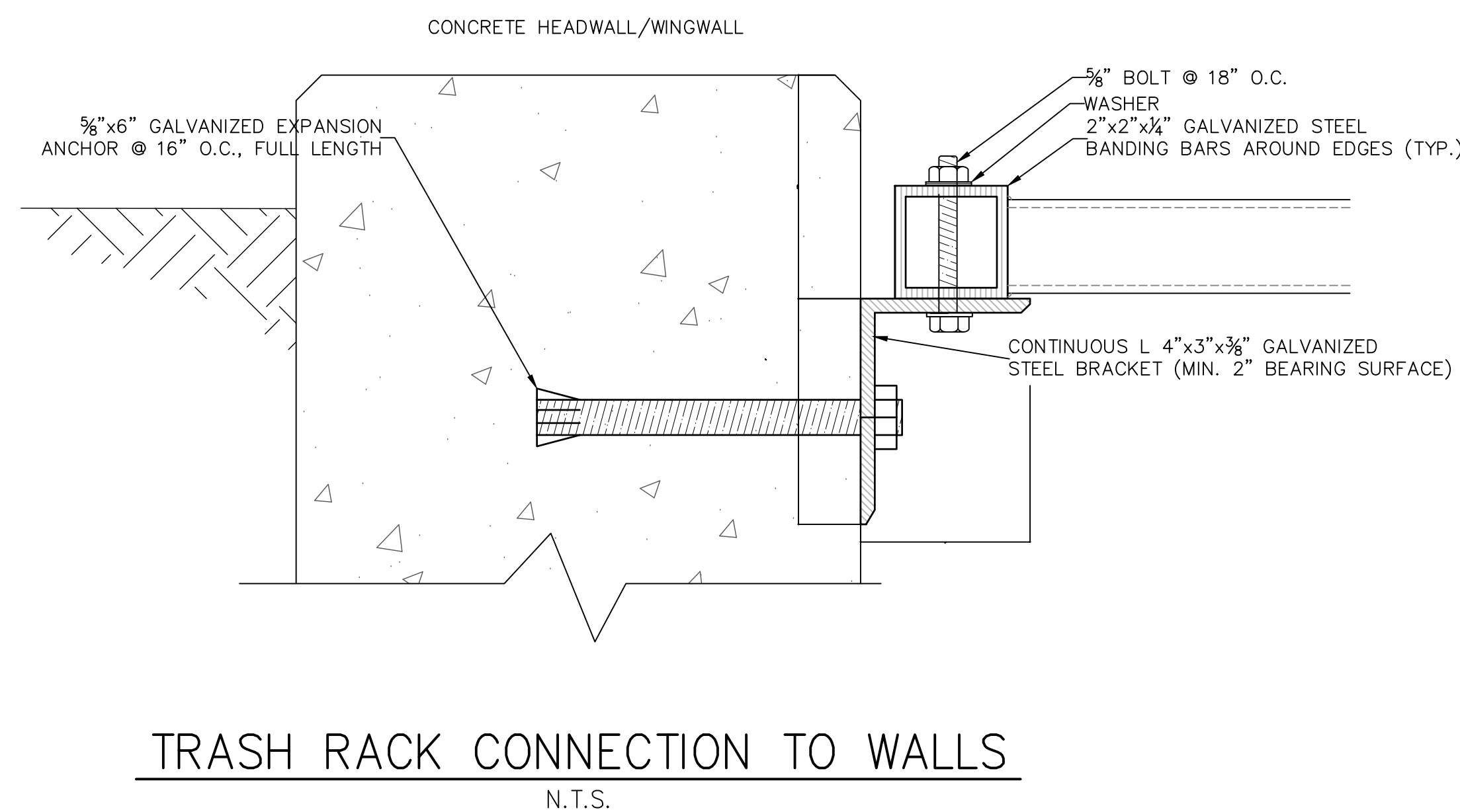
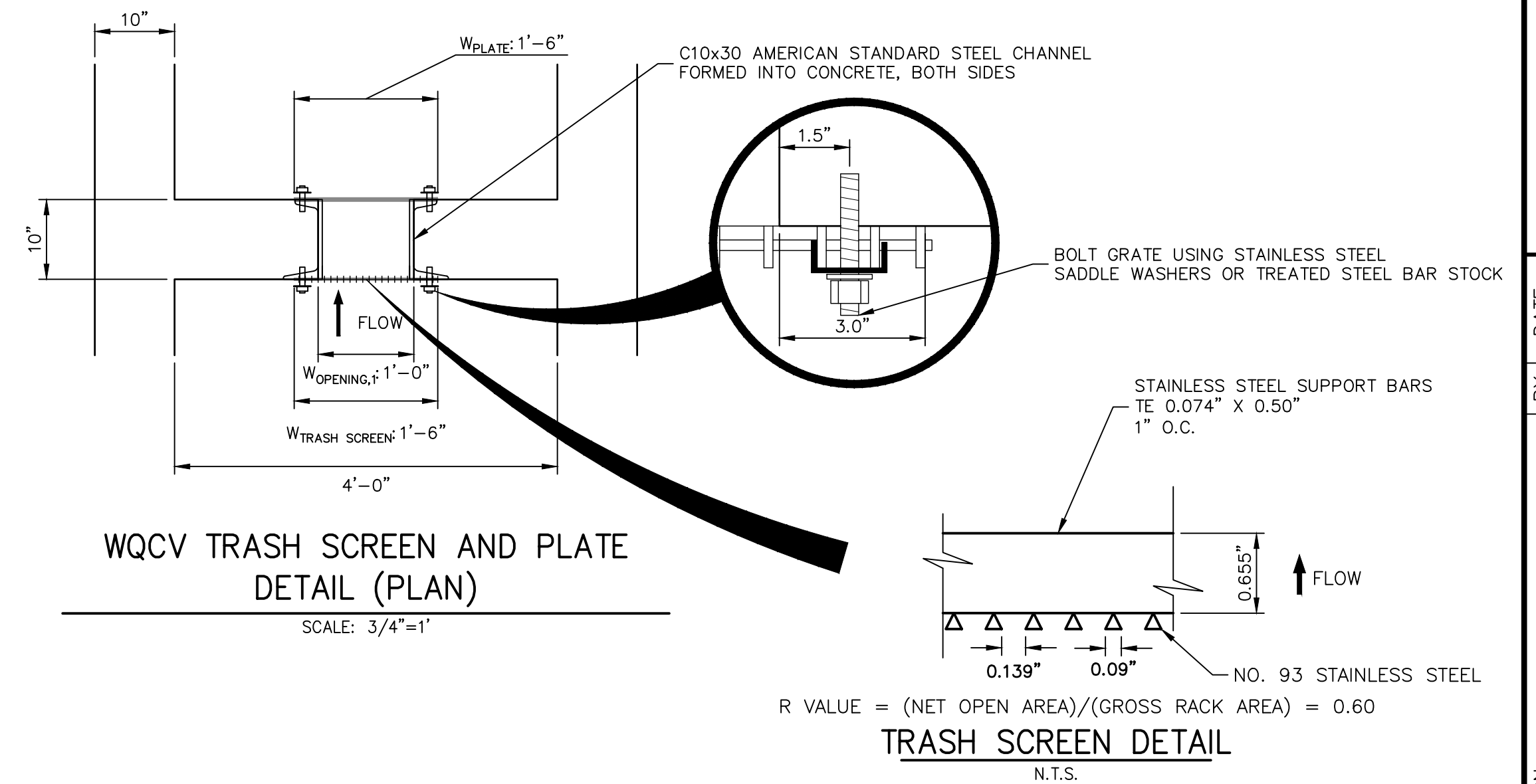
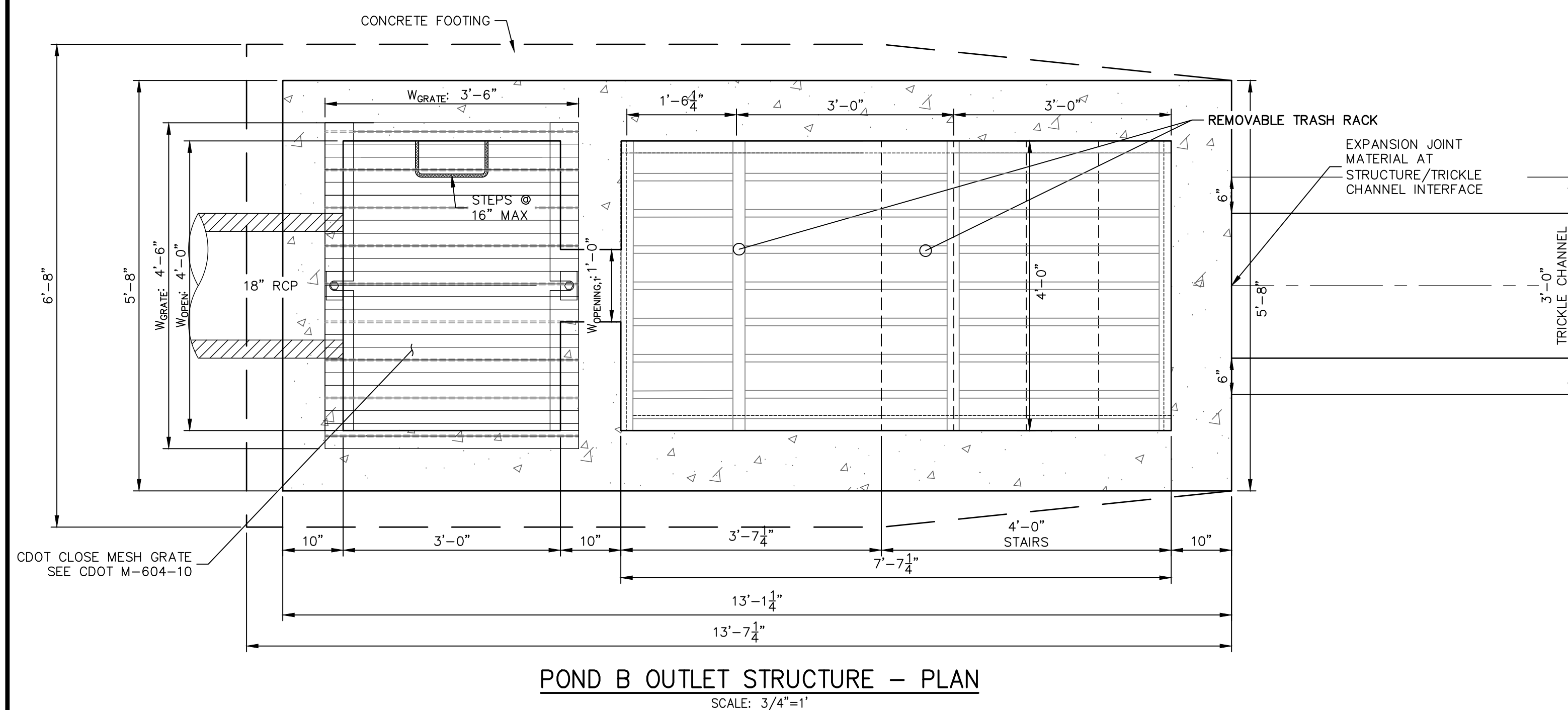
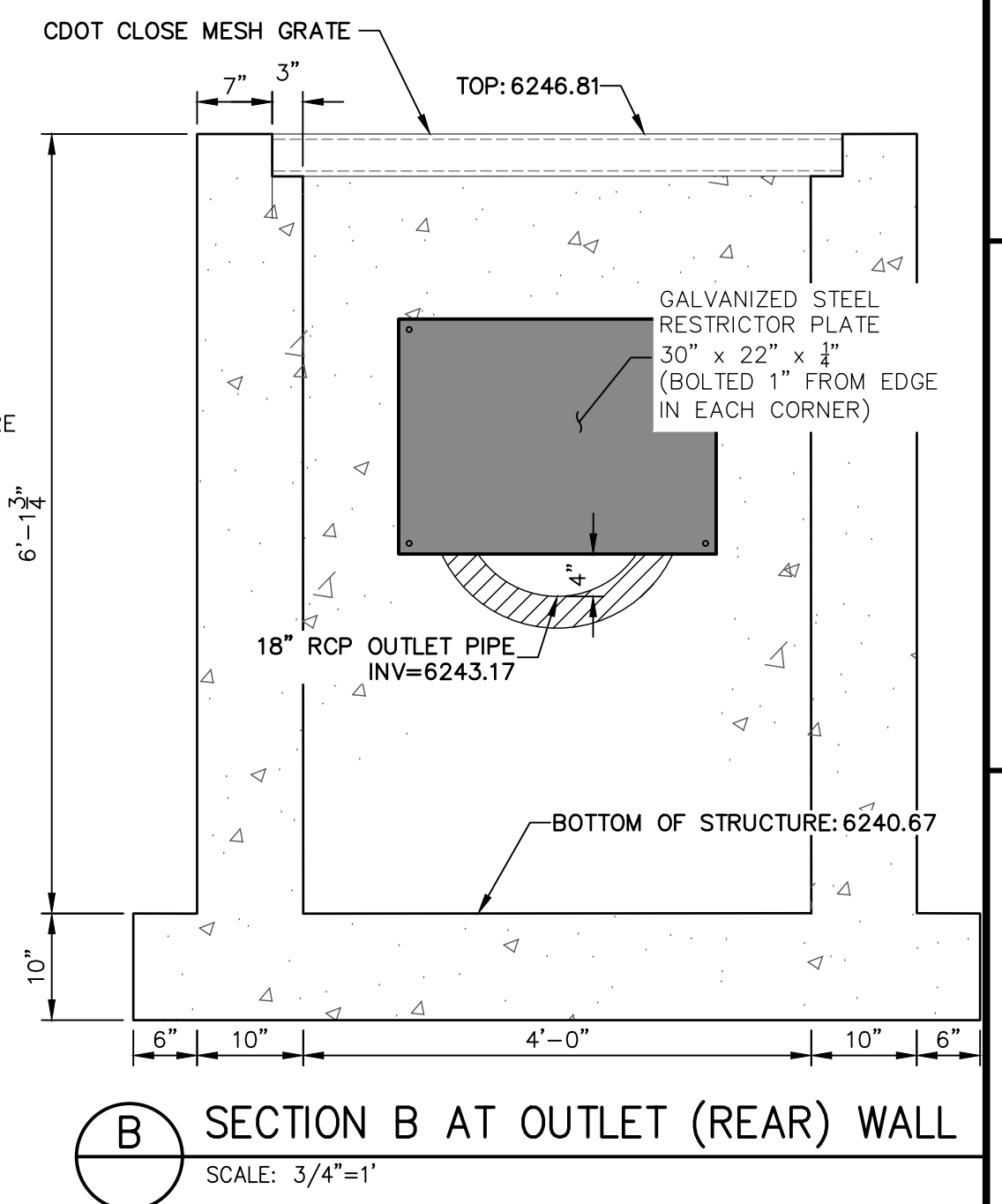
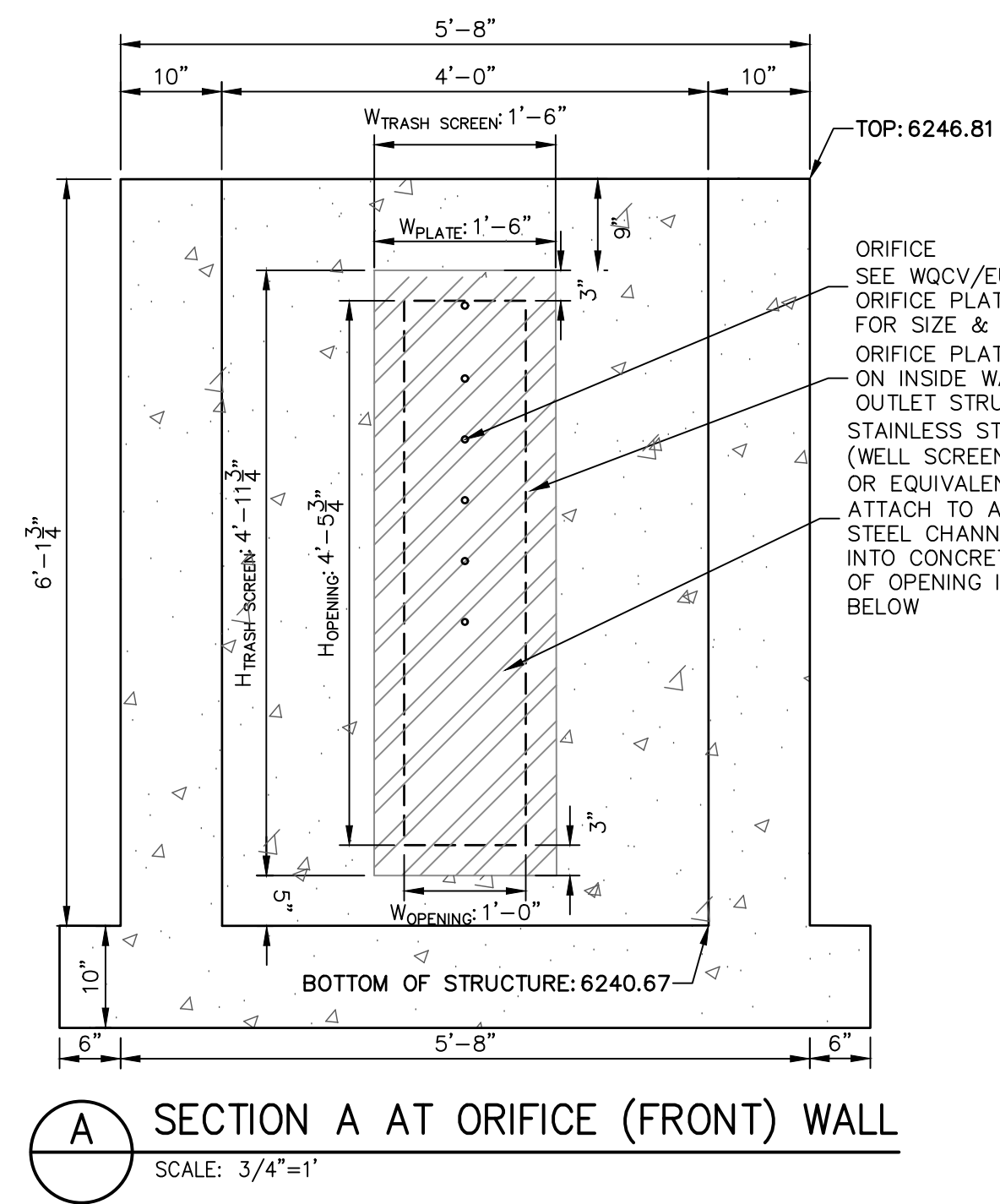
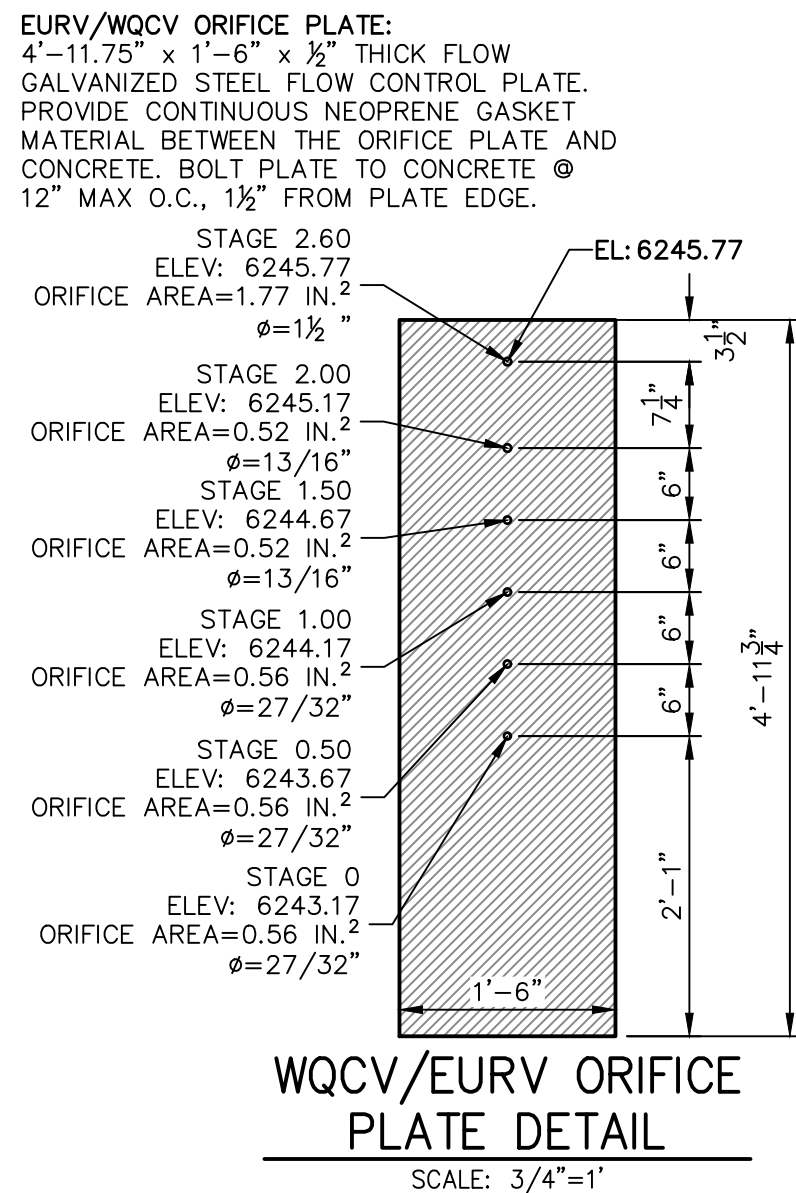
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BY	DATE	REVISION	NO.	VARIES	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							03/12/21	JBP	RPD	

SOLACE AT CIMARRON HILLS
— FILING NO. 1
POND B DETAILS

SHEET 22 OF 32

JOB NO. 25174.00



1. REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
2. ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
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12. THE CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

ORIFICE PLATE AND RESTRICTOR PLATE:

1. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 1" MIN. ON CENTER.
3. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

OVERFLOW GRATE:

5. OVERFLOW GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
6. OVERFLOW GRATES SHALL BE HOT DIP GALVANIZED STEEL AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY 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 Westrian Company

Centennial 303-740-0933 • Colorado Springs 719-539-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
H-SCALE	3/4" = 1'		
V-SCALE	3/4" = 1'		
DATE	03/12/21		
DESIGNED BY	JBp		
DRAWN BY	RPD		
CHECKED BY			

SOLACE AT CIMARRON HILLS -	
FILING NO. 1	
POND B DETAILS	
SHEET 23	OF 32
JOB NO.	25174.00

ENGINEER'S STATEMENT

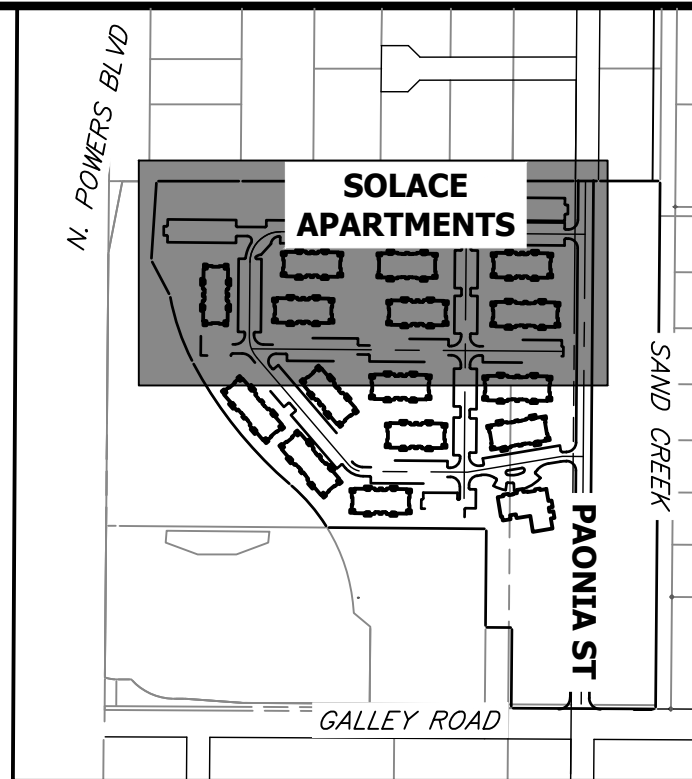
PREPARED UNDER MY SUPERVISION.

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

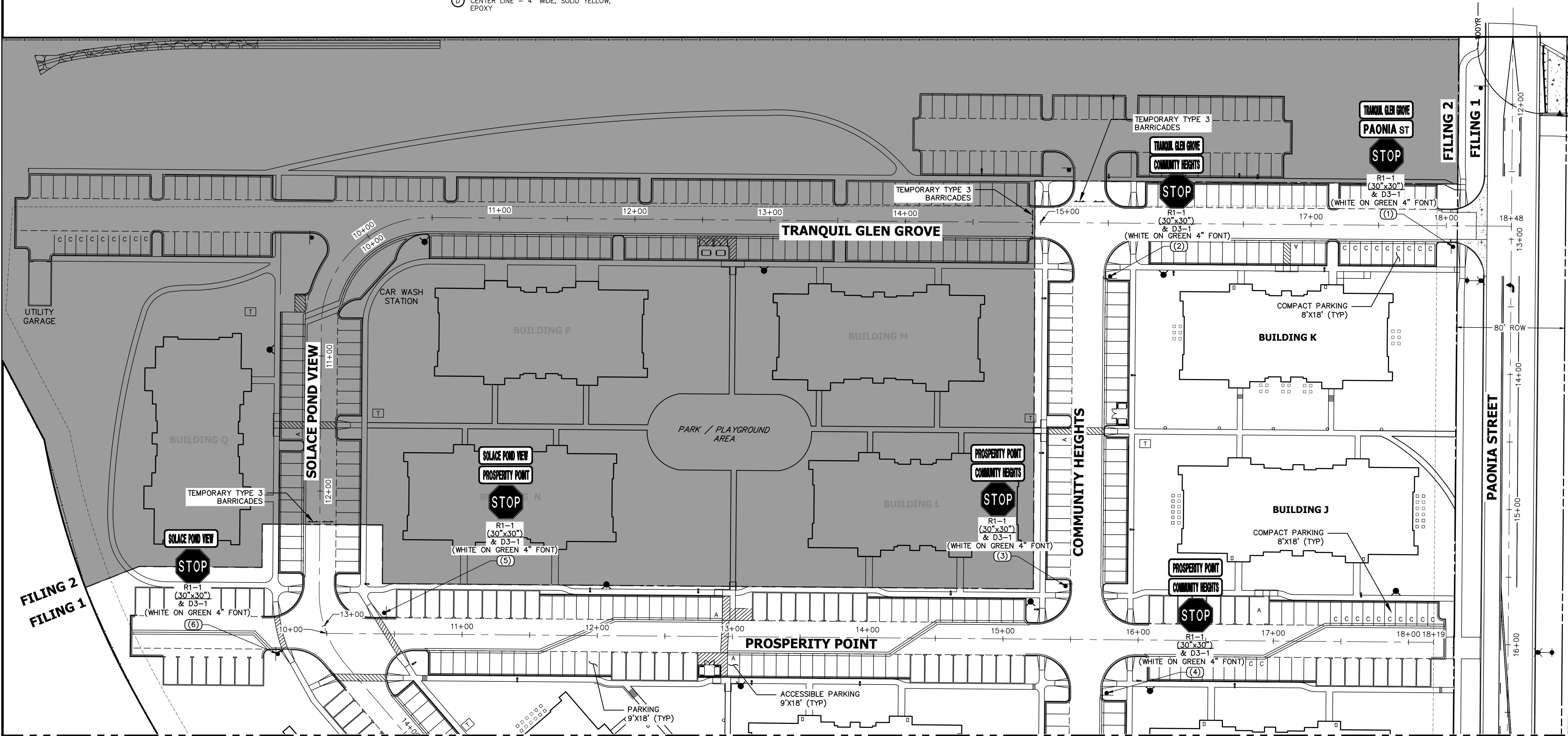
SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(1)	18+05.22	15.51' (RT)	TRANQUIL GLEN GROVE	30X30 R1-1 (1) 30X9 D3-1 (2)
(2)	15+51.69	39.52' (RT)	TRANQUIL GLEN GROVE	30X30 R1-1 (1) 30X9 D3-1 (2)
(3)	15+46.07	39.51' (LT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(4)	15+77.07	39.51' (RT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(5)	10+42.33	15.50' (LT)	PROSPERITY PT CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(6)	13+06.49	39.28' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (1)

LEGEND

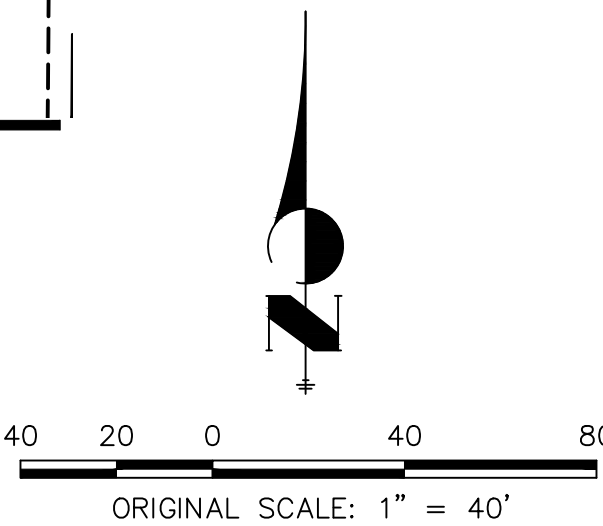
- PROPOSED SIGN EXISTING SIGN
- CDOT DELINEATOR TYPE I (CRYSTAL)
- CDOT DELINEATOR TYPE II (CRYSTAL)
- CDOT DELINEATOR TYPE II (YELLOW)
- CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
- EXISTING STRIPE TO REMAIN
- SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE
- TABULATION KEY
- LANE LINE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



KEY MAP
SCALE 1"=500'



SEE SHEET 28



NOTES:

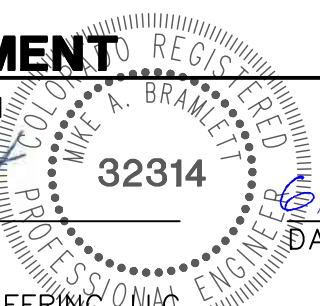
- ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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

SHEET 27 OF 32

JOB NO. 25174.00

BY DATE

No. REVISION

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

PREPARED FOR

JACKSON DEARBORN PARTNERS

404 S. WELLS ST.
SUITE 400
CHICAGO, ILL. 60607

OFFICE PHONE (734) 216-2577

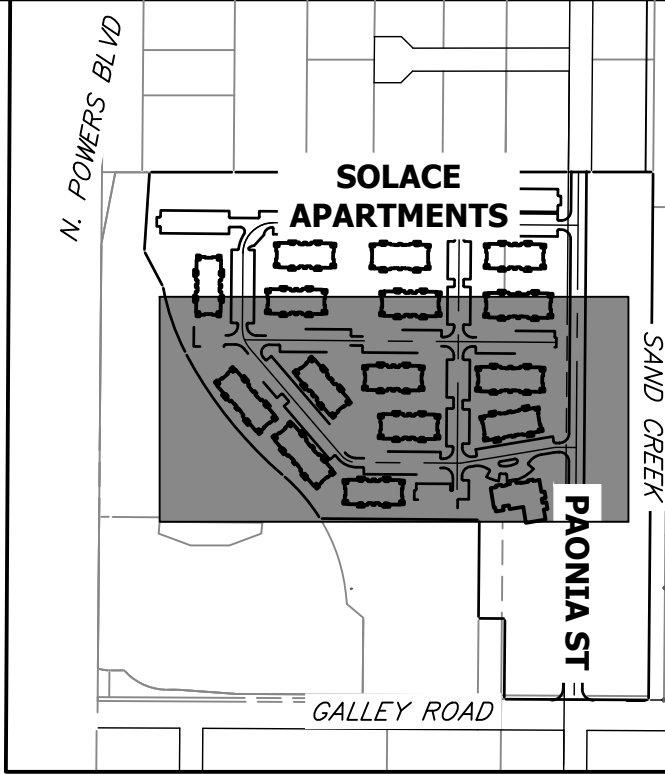
J.R. ENGINEERING
A Western Company



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

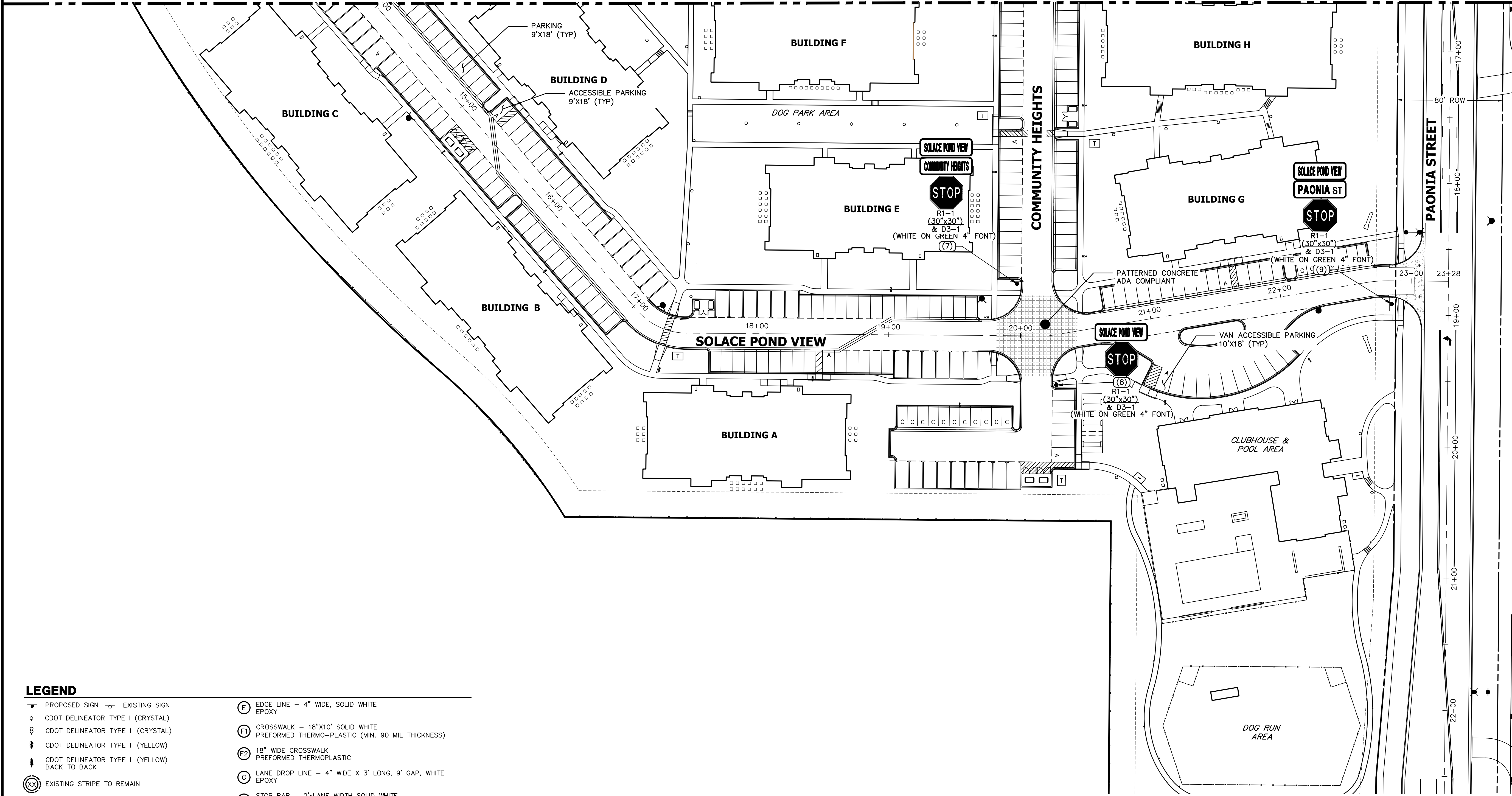
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITTEN AUTHORIZATION.

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)



KEY MAP
SCALE 1"=500'

SEE SHEET 27



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

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STOP BAR - 2'xLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

NOTES:

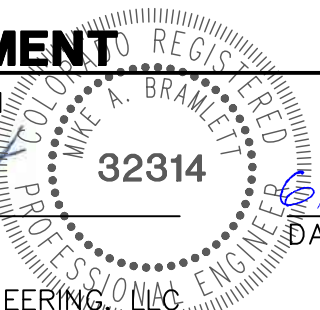
1. ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



6/21/21

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

SHEET 28 OF 32
JOB NO. 25174.00

J.R. ENGINEERING
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Fort Collins 970-491-9888 • www.jrengineering.com

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

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

PREPARED FOR

BY

DATE

No. REVISION

1"=40'

H-SCALE

V-SCALE

DATE

DESIGNED BY

DRAWN BY

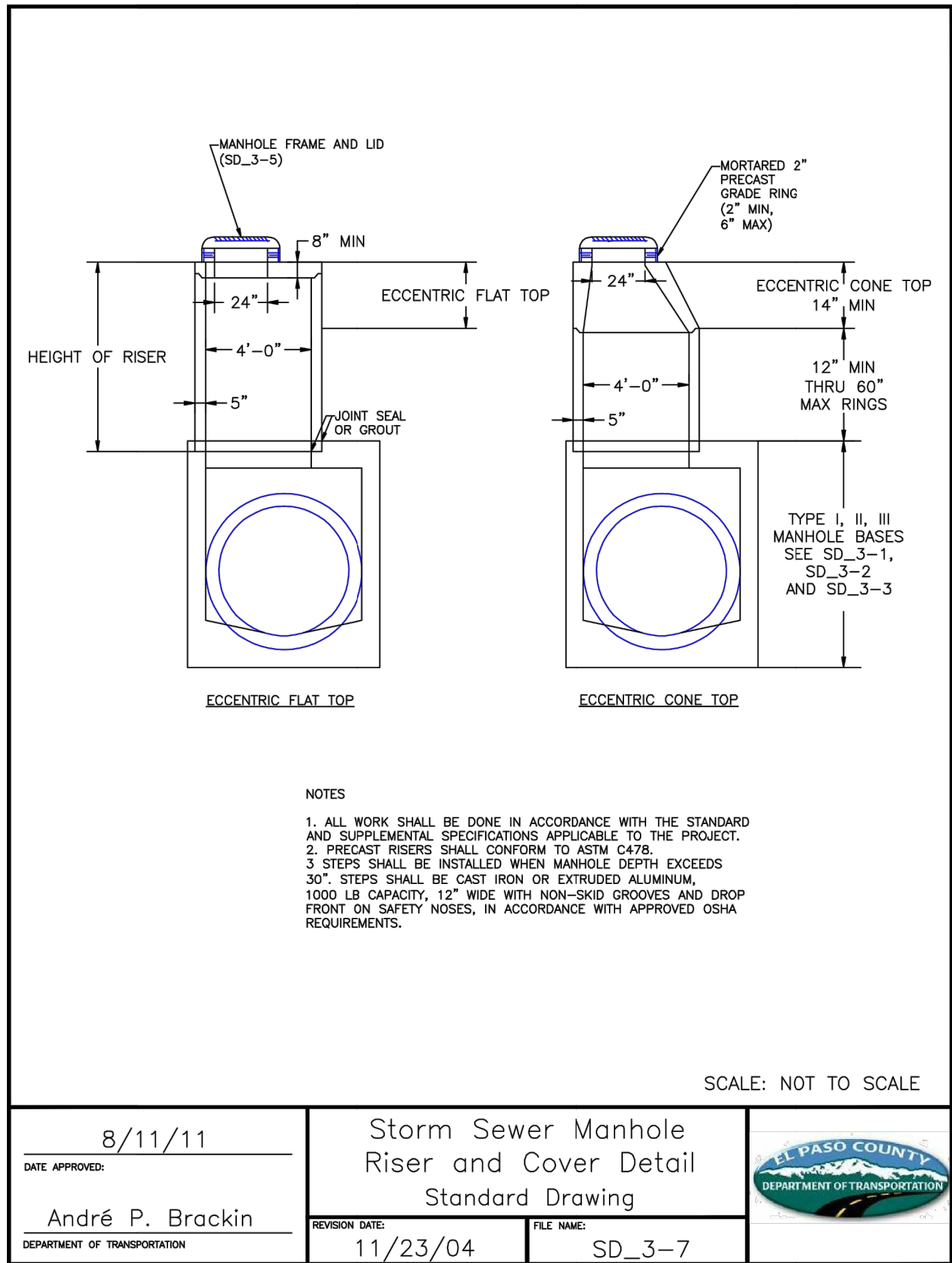
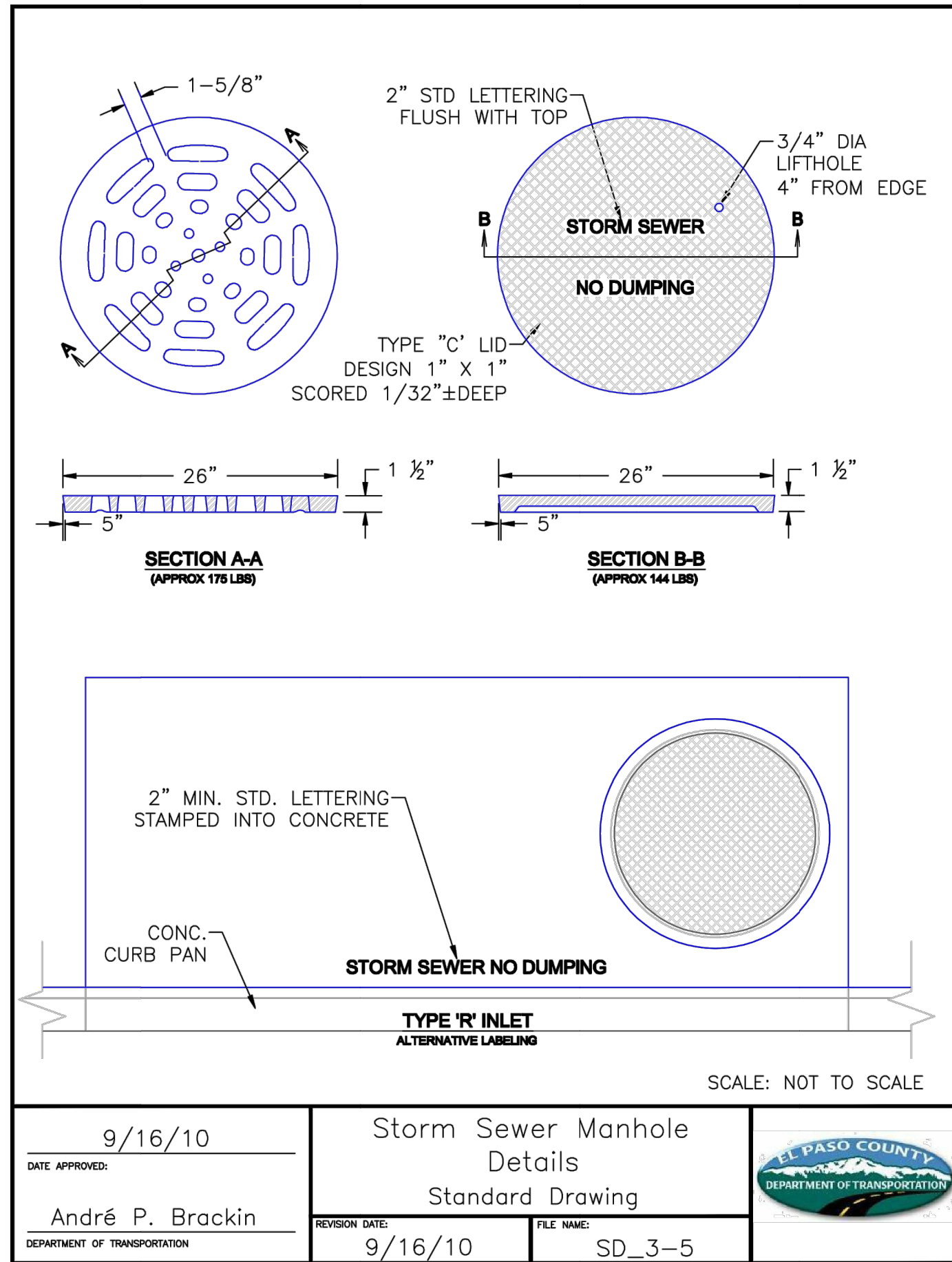
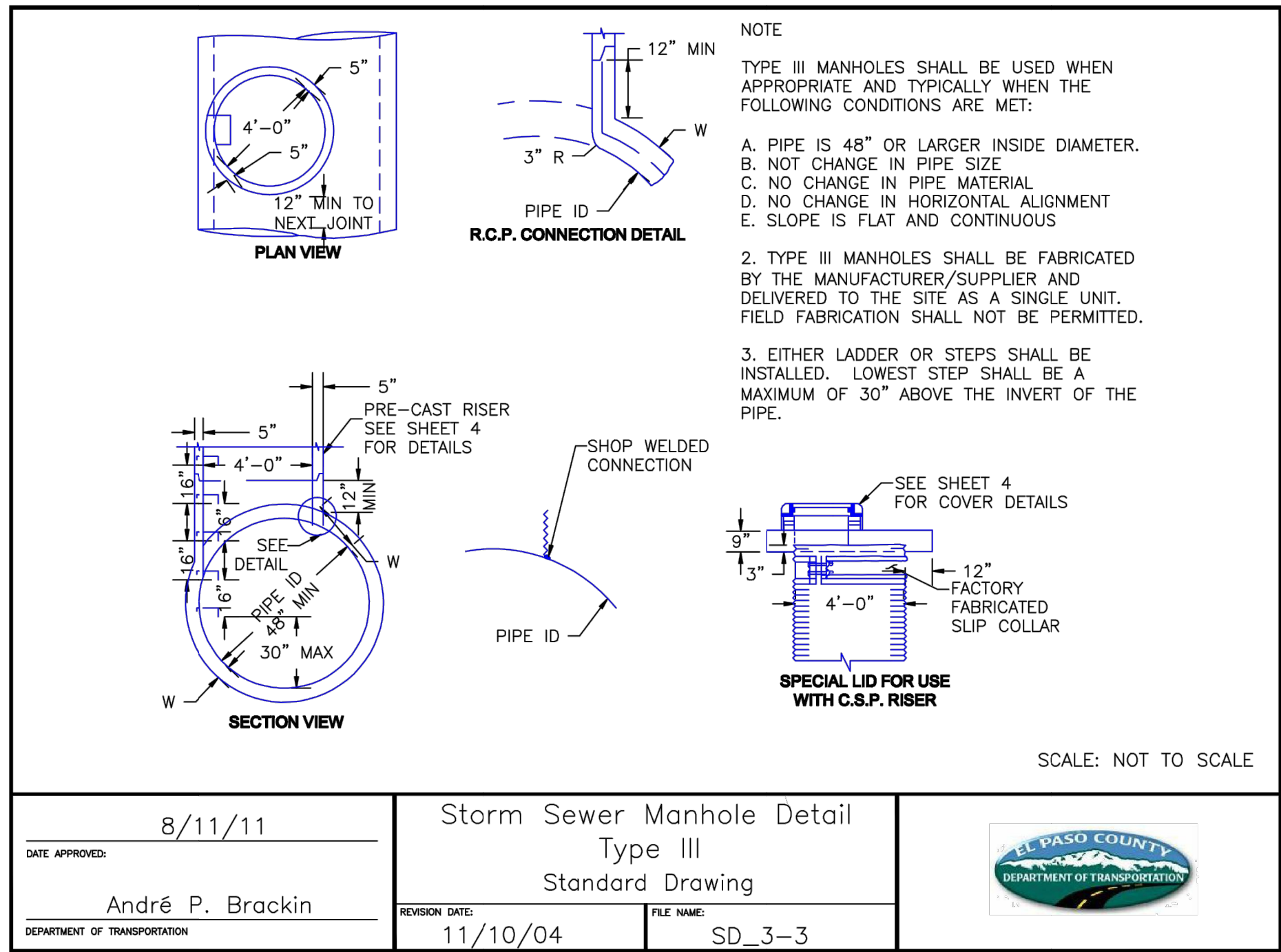
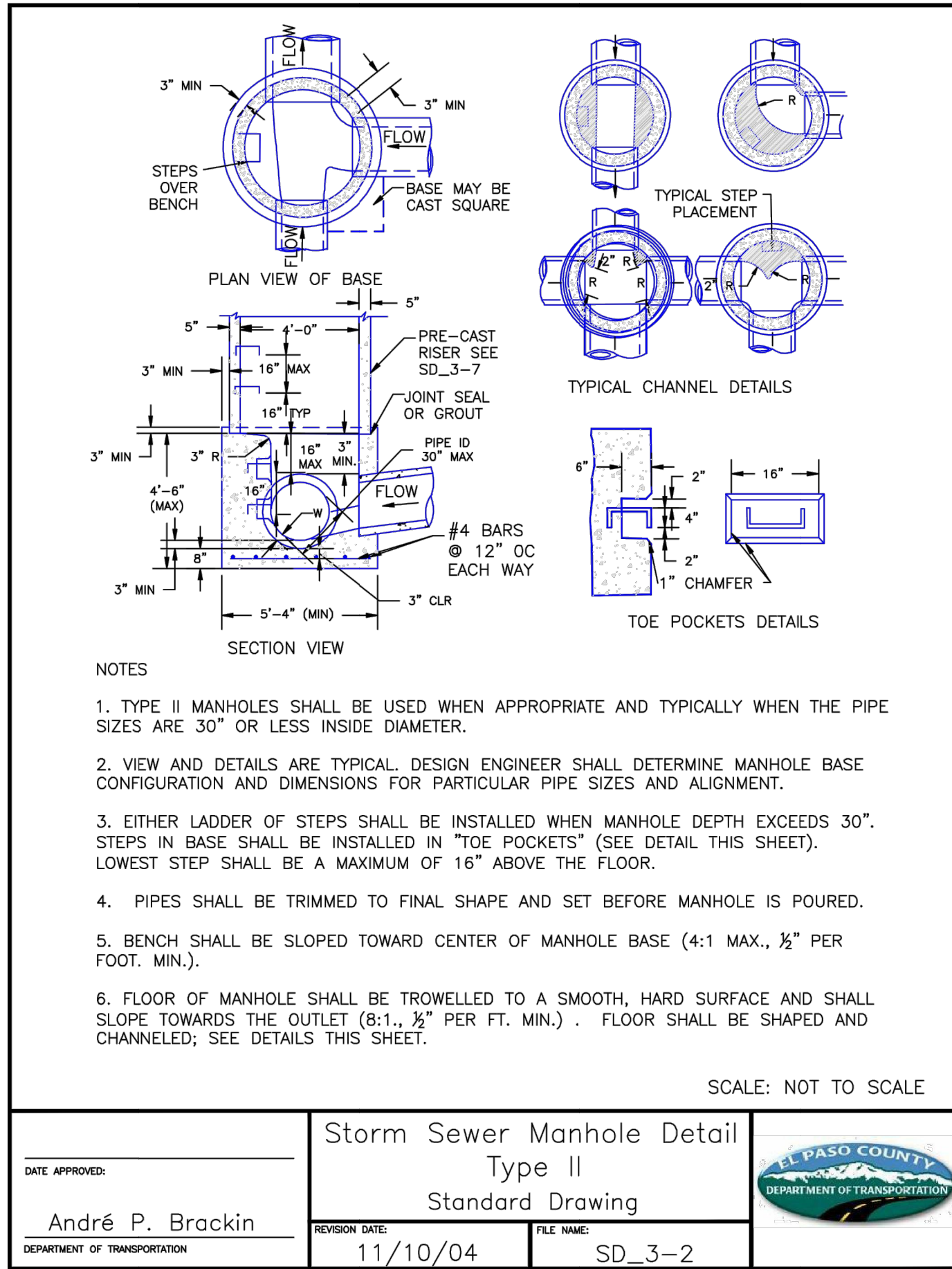
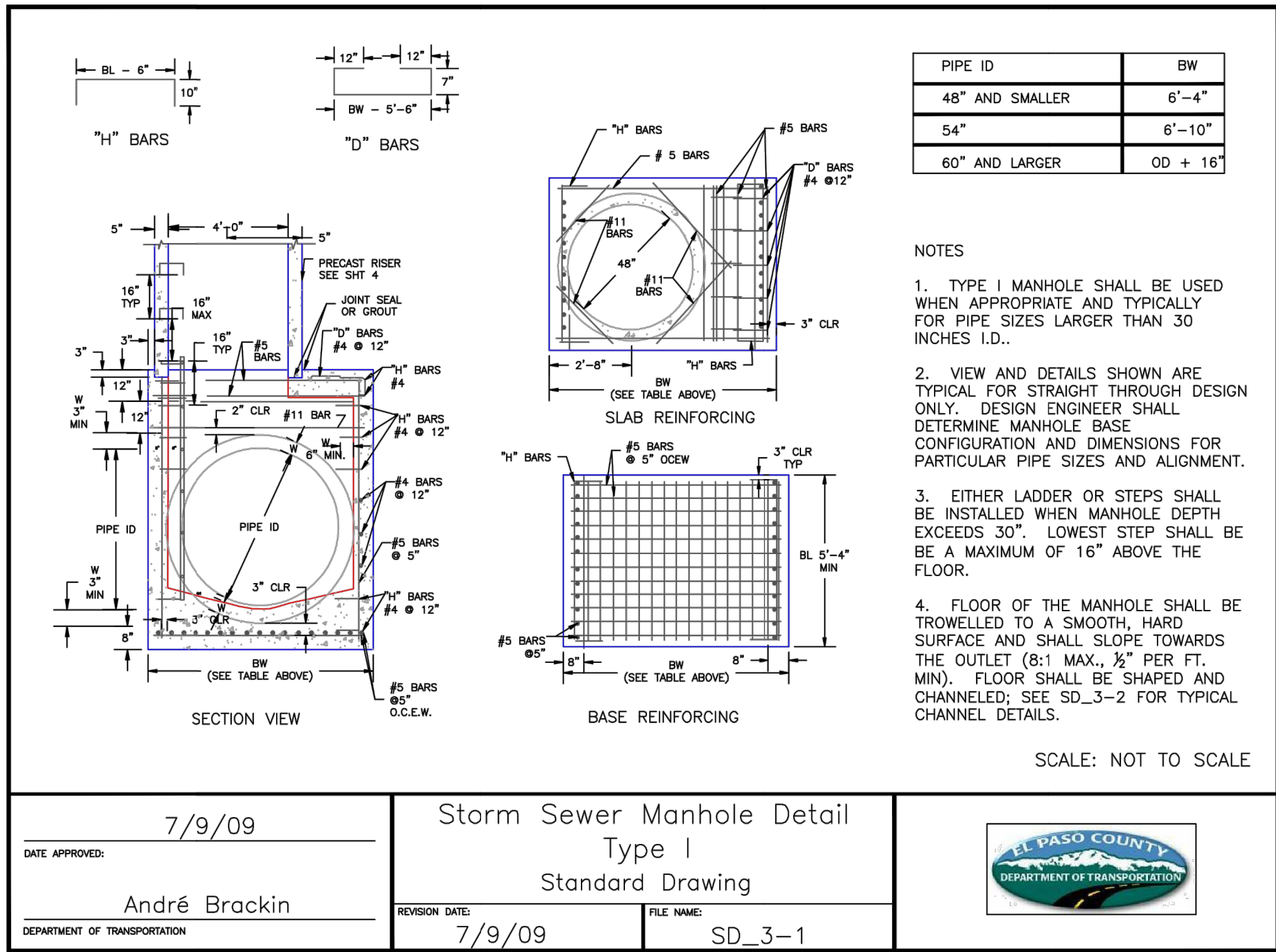
CHECKED BY

03/12/21

GVT

GVT

GVT



ENGINEER'S STATEMENT

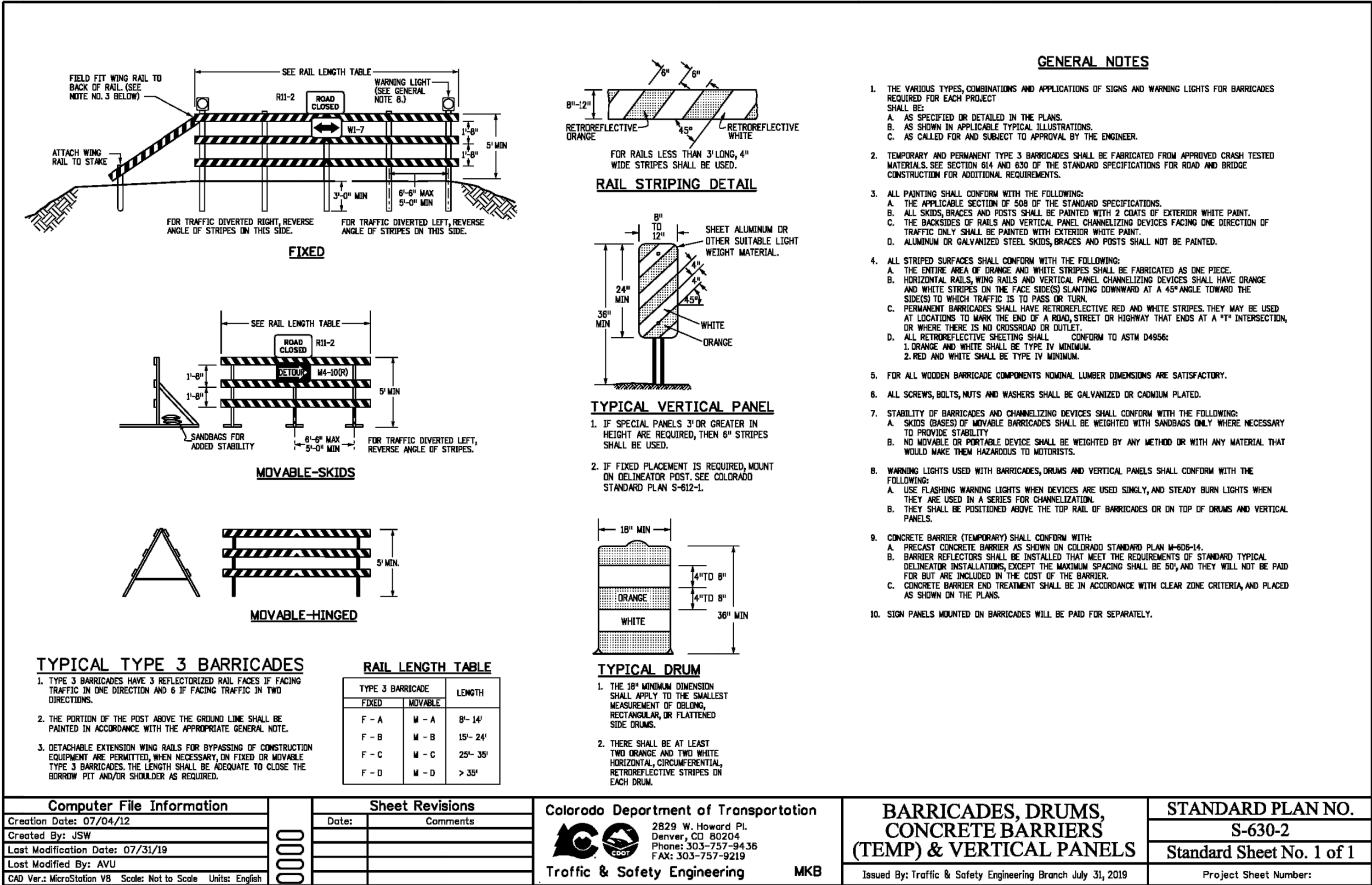
STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

Mike Bramlett 32314 6/21/21

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

FOR AND ON BEHALF OF JR ENGINEERING, LLC

SOLACE AT CIMARRON HILLS — FILING NO. 1		SHEET 30 OF 32	
DETAIL SHEETS			



Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-8436 Fax: 303-757-9219 Traffic & Safety Engineering MKB	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS Issued By: Traffic & Safety Engineering Branch July 31, 2019	STANDARD PLAN NO.	
Creation Date: 07/04/12		Date:	Comments:			S-630-2	
Created By: JSW						Standard Sheet No. 1 of 1	
Last Modification Date: 07/31/19						Project Sheet Number:	
Last Modified By: AVU							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English							



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, LLC

DATE: 6/21/21

SOLACE AT CIMARRON HILLS
— FILING NO. 1
DETAIL SHEETS

SHEET 32 OF 32
JOB NO. 25174.00

BY DATE

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DRAWN BY
CHECKED BY

N/A
N/A
03/12/21
JRM
JRM

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