

# LATIGO TRAILS - FILING NO. 9

## A PARCEL OF LAND LOCATED IN THE SOUTH QUARTER OF SECTION S17 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF P.M., EL PASO COUNTY, STATE OF COLORADO

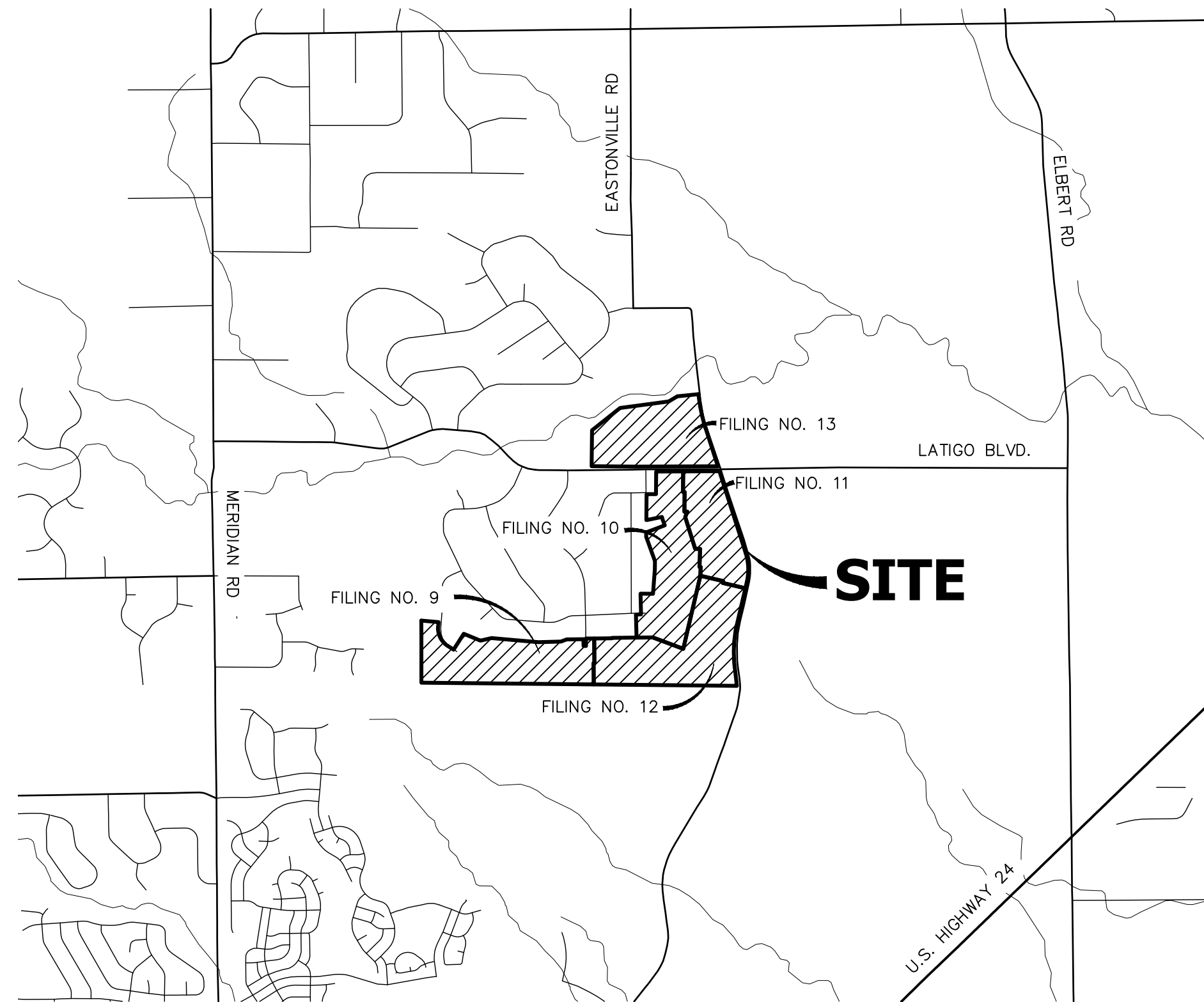
# POND PLANS

### 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.
- 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 OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.

### ABBREVIATIONS

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



### SHEET INDEX

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16-17	-	DETAILS
17	-	TOTAL SHEETS

### CONTACTS:

OWNER/DEVELOPER:	BRJM, LLC 101 N. CASCADE, SUITE 200 COLORADO SPRINGS, CO 80903 P~719-475-7474
ENGINEER/SURVEYOR:	JR ENGINEERING, LLC ATTN: MIKE A. BRAMLETT 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~303-267-6240
FIRE PROTECTION DISTRICT:	FALCON FIRE FPD 7030 N MERIDIAN RD FALCON, CO 80831 P~719-494-4050
DISTRICT:	MERIDIAN SERVICE METROPOLITAN DISTRICT 11886 STAPLETON DR PEYTON, CO 80831 P~719-495-6567
COUNTY TRANSPORTATION:	EL PASO COUNTY, DEPT. OF PUBLIC WORKS 3275 AKERS DRIVE COLORADO SPRINGS, COLORADO 80922 KEVIN MASTIN ~ (719) 520-6300
COUNTY DEVELOPMENT:	EL PASO PLANNING AND COMMUNITY 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 CRAIG DOSSEY ~ (719) 520-6300
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC ASSOC., INC. 1140 EAST WOODMEN ROAD FALCON, COLORADO 80831 (719) 495-2283

### BASIS OF BEARING

THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

### BENCHMARK

PP-07: NO. 4 REBAR LOCATED 1615' SOUTH OF INTERSECTION OF EASTONVILLE ROAD AND LATIGO BOULEVARD. 19' WEST OF 28508.72937/18266.5893, WEST OF RIGHT-OF-WAY LINE OF EASTONVILLE ROAD. EL = 7076.92

### OWNER/DEVELOPER STATEMENT

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

 \_\_\_\_\_ 09/09/22  
ROBERT C. IRWIN, MANAGER DATE

BRJM, LLC  
17 S. WAHSATCH AVE.  
COLORADO SPRINGS, CO 80903

### EL PASO COUNTY STATEMENT

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

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


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



JOSHUA PALMER, P.E.  
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.

 \_\_\_\_\_ 09/09/22  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



PCD FILE NO. SF-21-036

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

PREPARED FOR  
BRJM, LLC  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~(719)-475-7474

J.R. ENGINEERING  
A Western 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"=3000'  
V-SCALE N/A  
DATE 09/07/22  
DESIGNED BY N/A  
DRAWN BY QNL  
CHECKED BY

LATIGO TRAILS - FILING NO. 9  
COVER SHEET

SHEET 1 OF 17  
JOB NO. 25175.02

LAYER LINETYPE LEGEND

Table with columns for EXISTING and PROPOSED linetypes. Rows include 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.

UTILITIES LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include STORM SEWER (MANHOLE, STORM INLET, AREA INLET - SQUARE, AREA INLET - ROUND, 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 columns for EXISTING and PROPOSED symbols. Rows include 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 - FOUND, 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/TRaverse POINT - SET.

TRAFFIC LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include 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 columns for KEY and SYMBOL. Rows include 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, PERMENENT 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 columns for KEY and SYMBOL. Rows include 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

Table with columns for EXISTING and PROPOSED symbols. Rows include TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.

EPC 3/29/2023

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

PREPARED FOR BRUM, LLC 101 N. CASCADE, SUITE 200 COLORADO SPRINGS, CO 80903 ATTN: BOB IRWIN P~(719)-475-7474

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

Table with columns for No., REVISION, BY, DATE.

Table with columns for H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY.

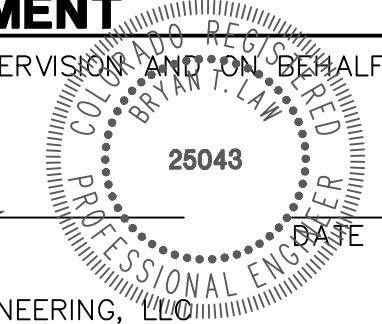
LATIGO TRAILS - FILING NO. 9 LEGEND SHEET 2 OF 17 JOB NO. 25175.02



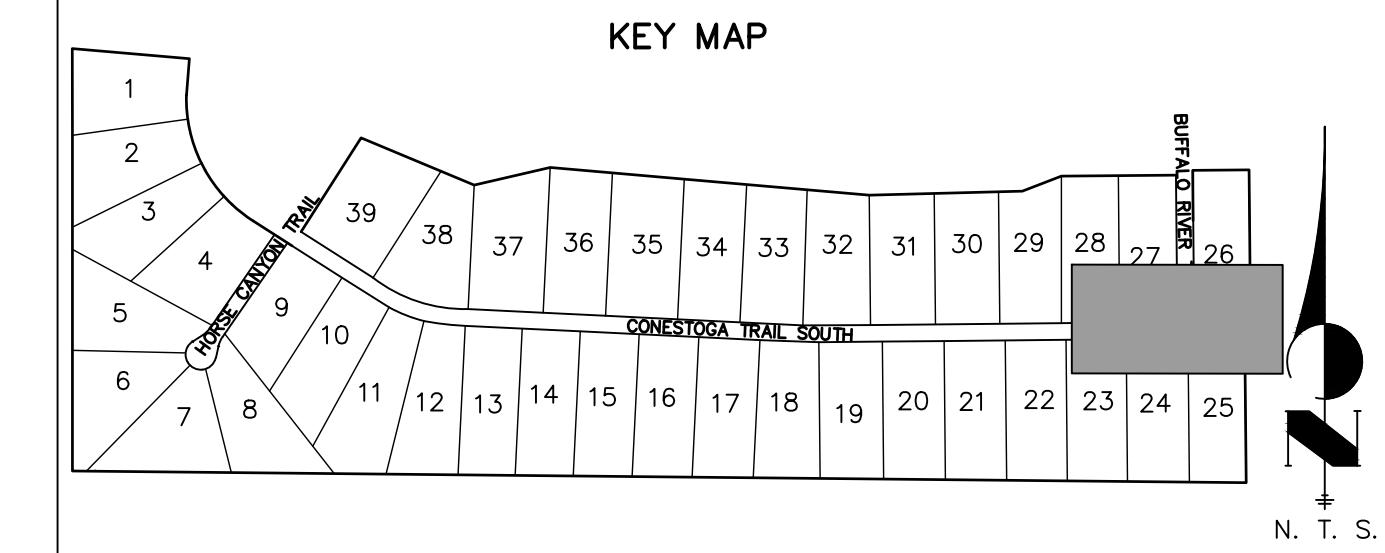
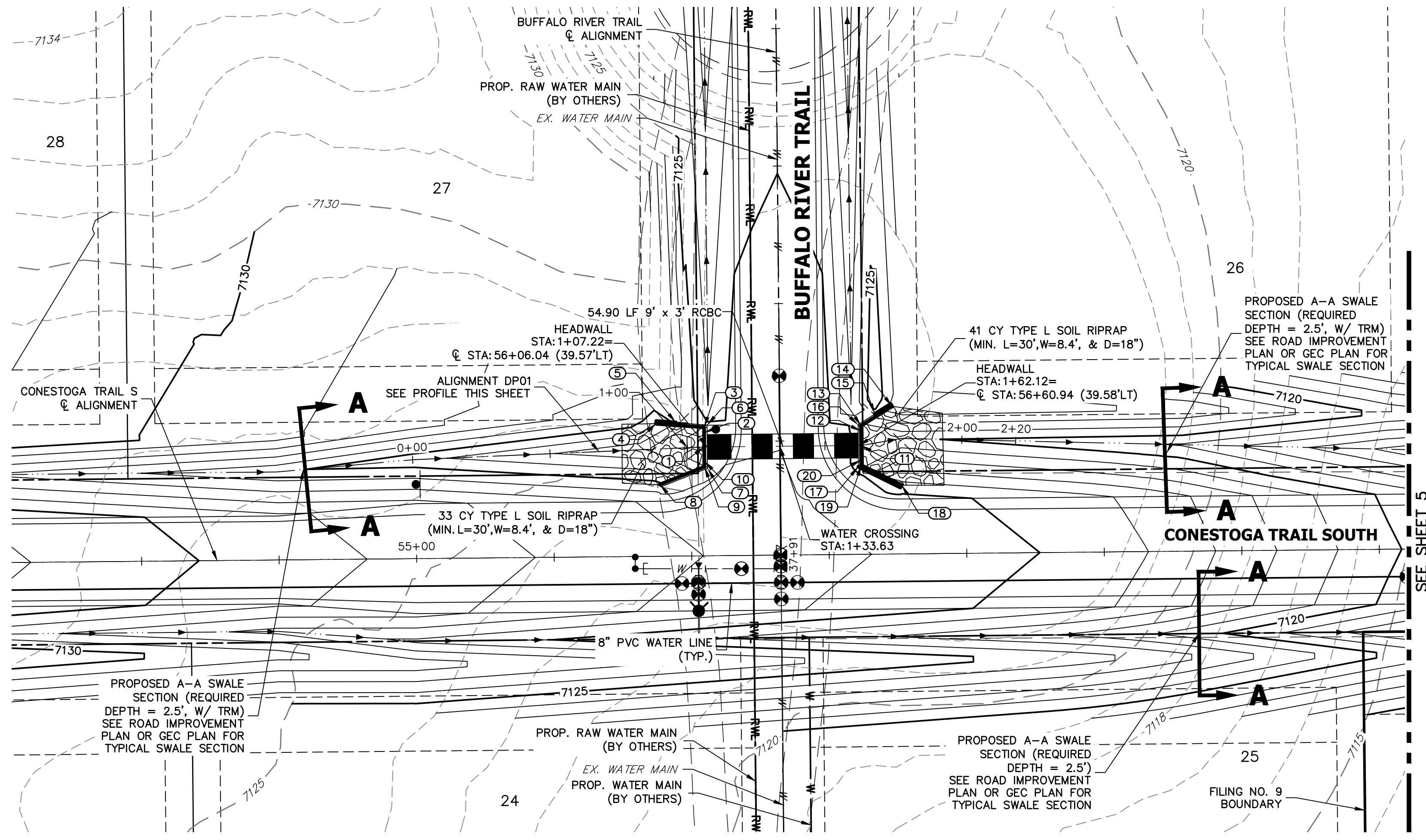
Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING Bryan T. Law, P.E. 25043 09/09/22



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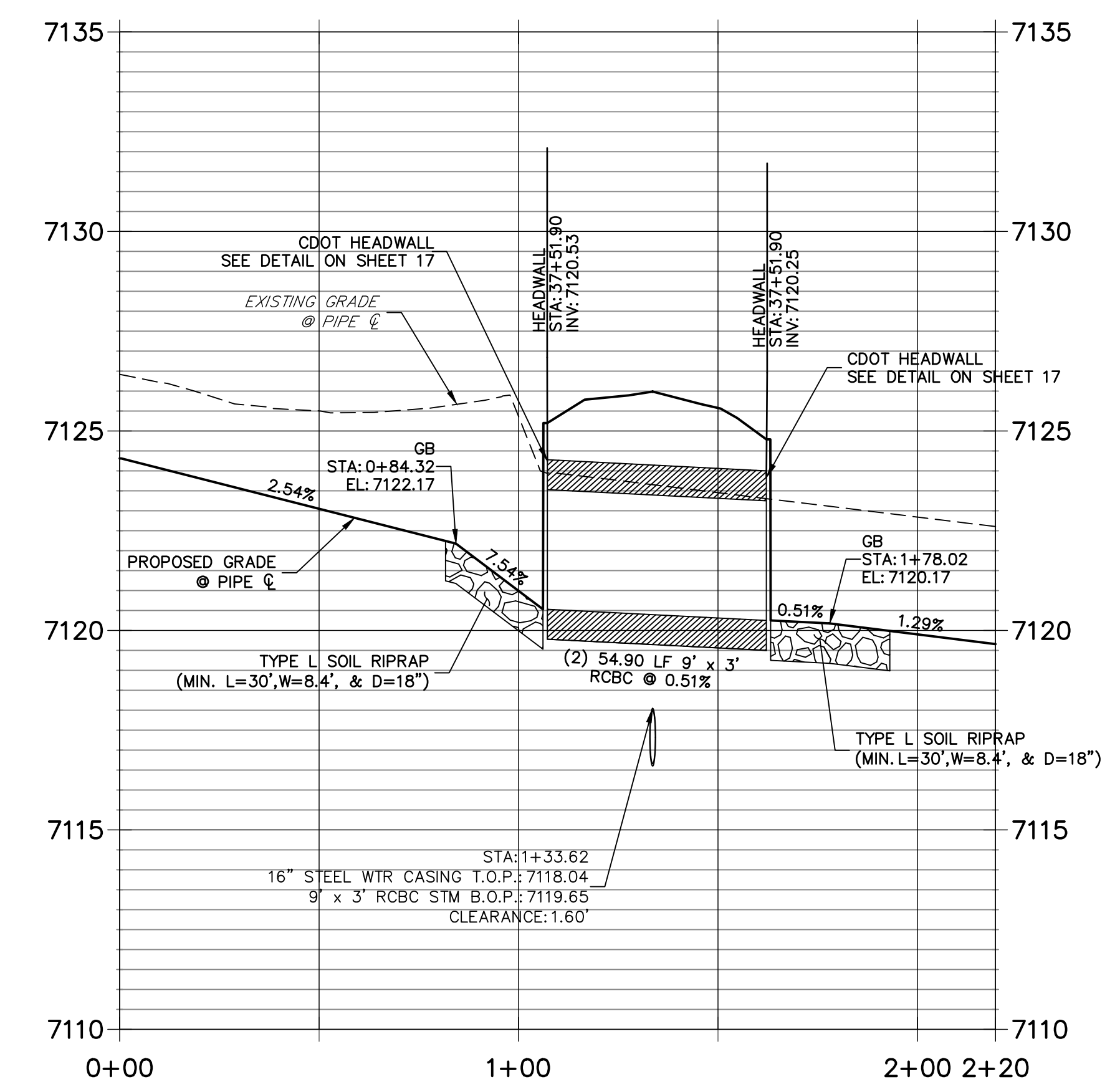
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PREPARED FOR  
**BRUM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~(719)-475-7474

- NOTES**
1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
  2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
  3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  4. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
  5. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.

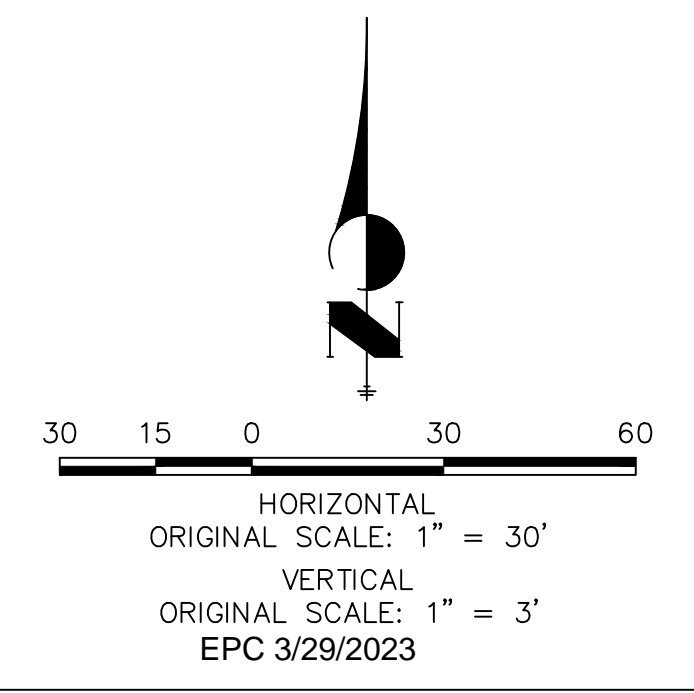
- HEADWALL/WINGWALL NOTES**
1. SEE SHEET 17 FOR CDOT DETAIL M-601-10 & M-601-20 FOR ADDITIONAL HEADWALL & WINGWALL DETAILS.
  2. PIPE INVERT IN/OUT ELV. SHALL MATCH GRADE.
  3. HEADWALL DIMENSIONS SHALL BE 81" X 174".
  4. TOP OF WALL ELEVATION SHALL MATCH TOP OF WINGWALL ELEVATION.

**DP01 PROFILE  
STA 0+00.00 TO 2+19.58**



WEST HEADWALL AND WINGWALL			
POINT Name	STATION AND OFFSET	FINAL GRADE	TOP OF WALL
1	STA:1+06.12 (0.00 )	FG = 7120.53	TOW = 7125.20
2	STA:1+06.12 (-5.25 LT)	FG = 7120.53	TOW = 7125.20
3	STA:1+06.12 (-7.17 LT)	FG = 7120.88	TOW = 7125.20
4	STA:0+88.95 (-9.19 LT)	FG = 7124.03	TOW = 7124.70
5	STA:0+96.18 (-9.38 LT)	FG = 7125.20	TOW = 7125.20 (WALL GB)
6	STA:1+07.22 (-8.00 LT)	FG = 7125.20	TOW = 7125.20
7	STA:1+07.22 (7.76 RT)	FG = 7125.20	TOW = 7125.20
8	STA:0+89.38 (12.92 RT)	FG = 7125.20	TOW = 7125.20
9	STA:1+05.88 (7.18 RT)	FG = 7121.01	TOW = 7125.20
10	STA:1+05.94 (5.25 RT)	FG = 7120.53	TOW = 7125.20

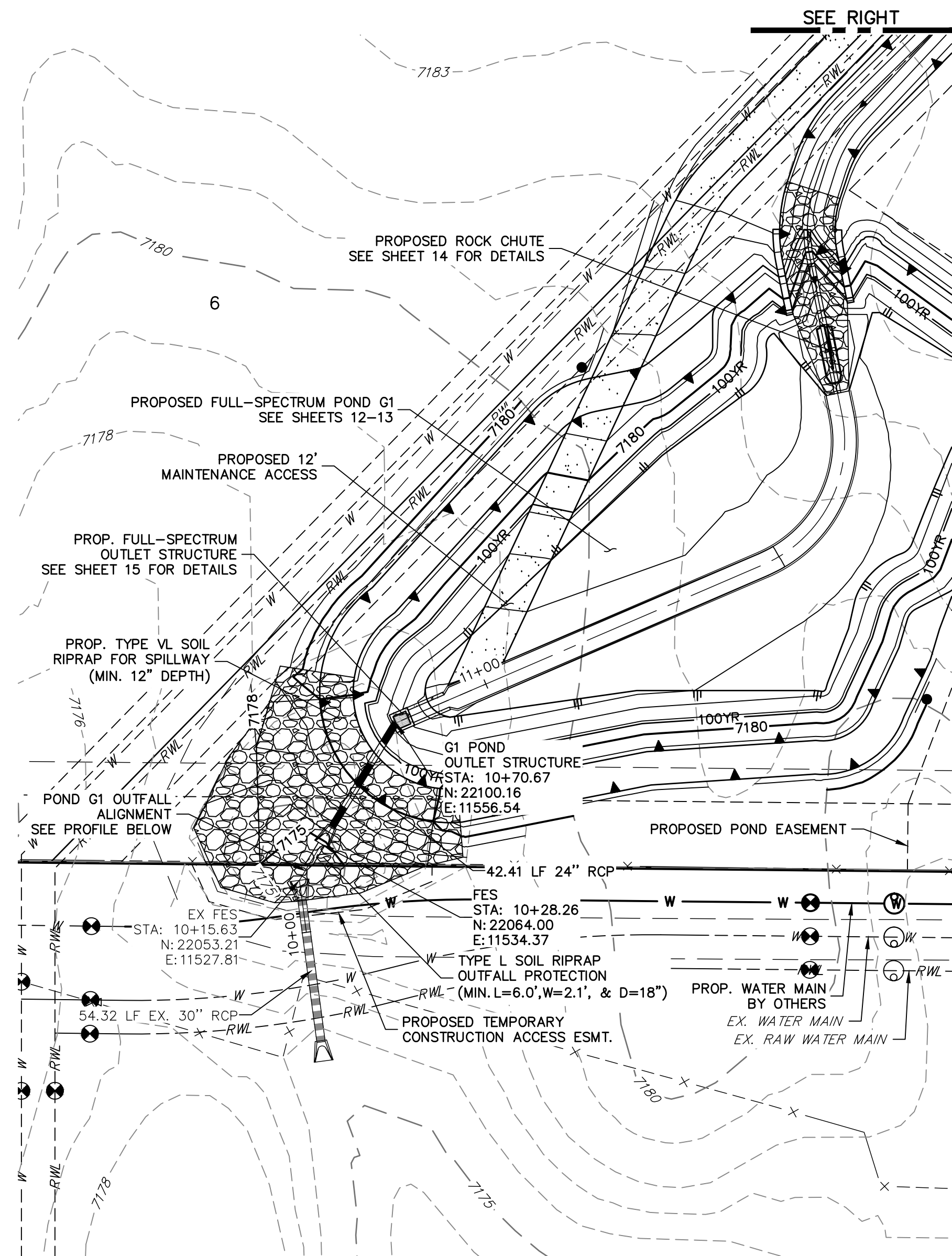
EAST HEADWALL AND WINGWALL			
POINT Name	STATION AND OFFSET	FINAL GRADE	TOP OF WALL
11	STA:1+63.21 (0.00 )	FG = 7120.25	TOW = 7124.79
12	STA:1+64.06 (-5.17 LT)	FG = 7120.25	TOW = 7124.79
13	STA:1+64.38 (-7.07 LT)	FG = 7120.72	TOW = 7124.79
14	STA:1+76.72 (-12.08 LT)	FG = 7123.70	TOW = 7124.50
15	STA:1+70.07 (-10.50 LT)	FG = 7124.79	TOW = 7124.79 (WALL GB)
16	STA:1+62.12 (-7.61 LT)	FG = 7124.79	TOW = 7124.79
17	STA:1+62.12 (7.68 RT)	FG = 7124.79	TOW = 7124.79
18	STA:1+75.17 (16.72 RT)	FG = 7124.30	TOW = 7124.79
19	STA:1+63.21 (7.20 RT)	FG = 7120.68	TOW = 7124.79
20	STA:1+63.21 (5.25 RT)	FG = 7120.25	TOW = 7124.79



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 09/09/22

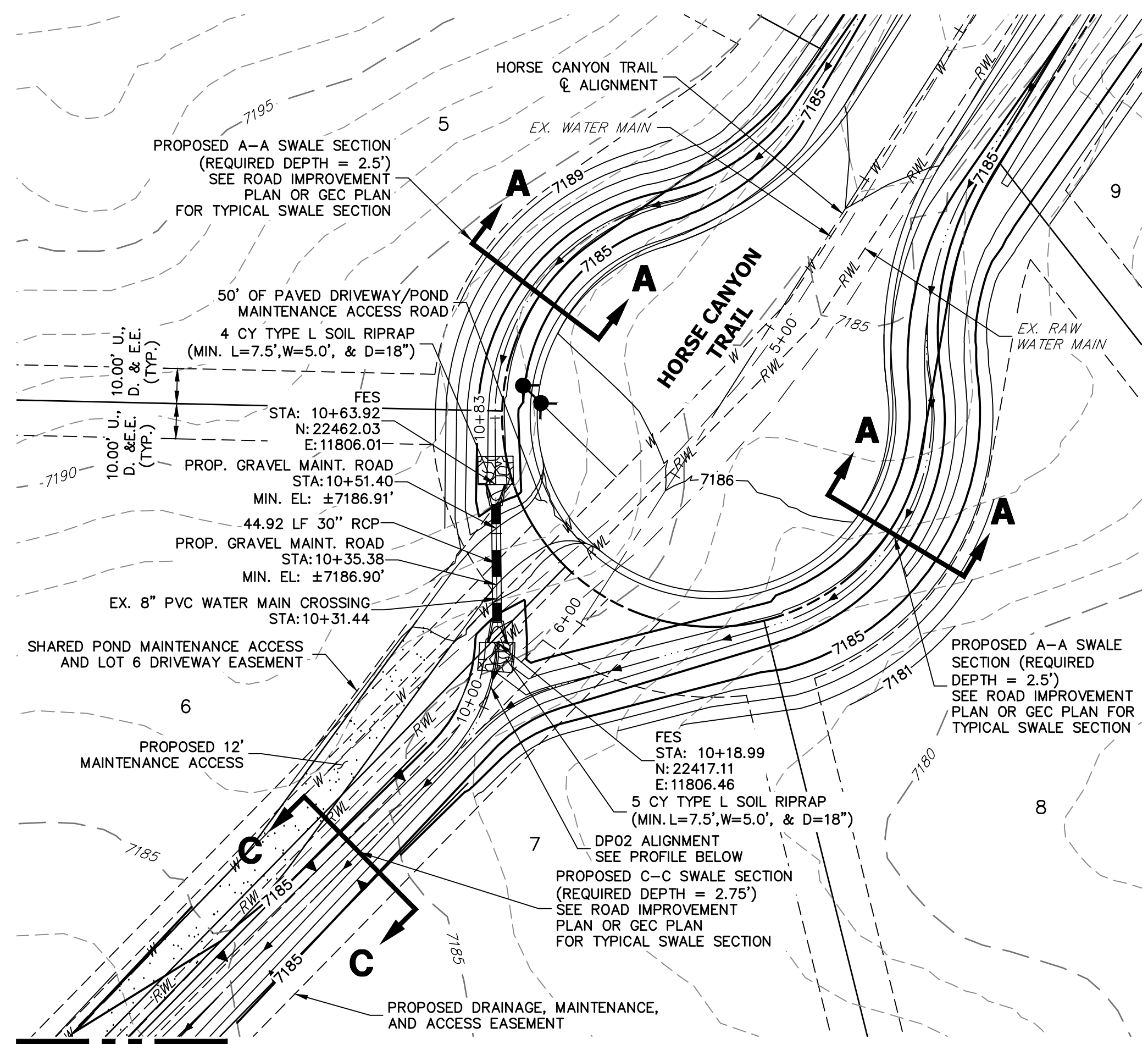
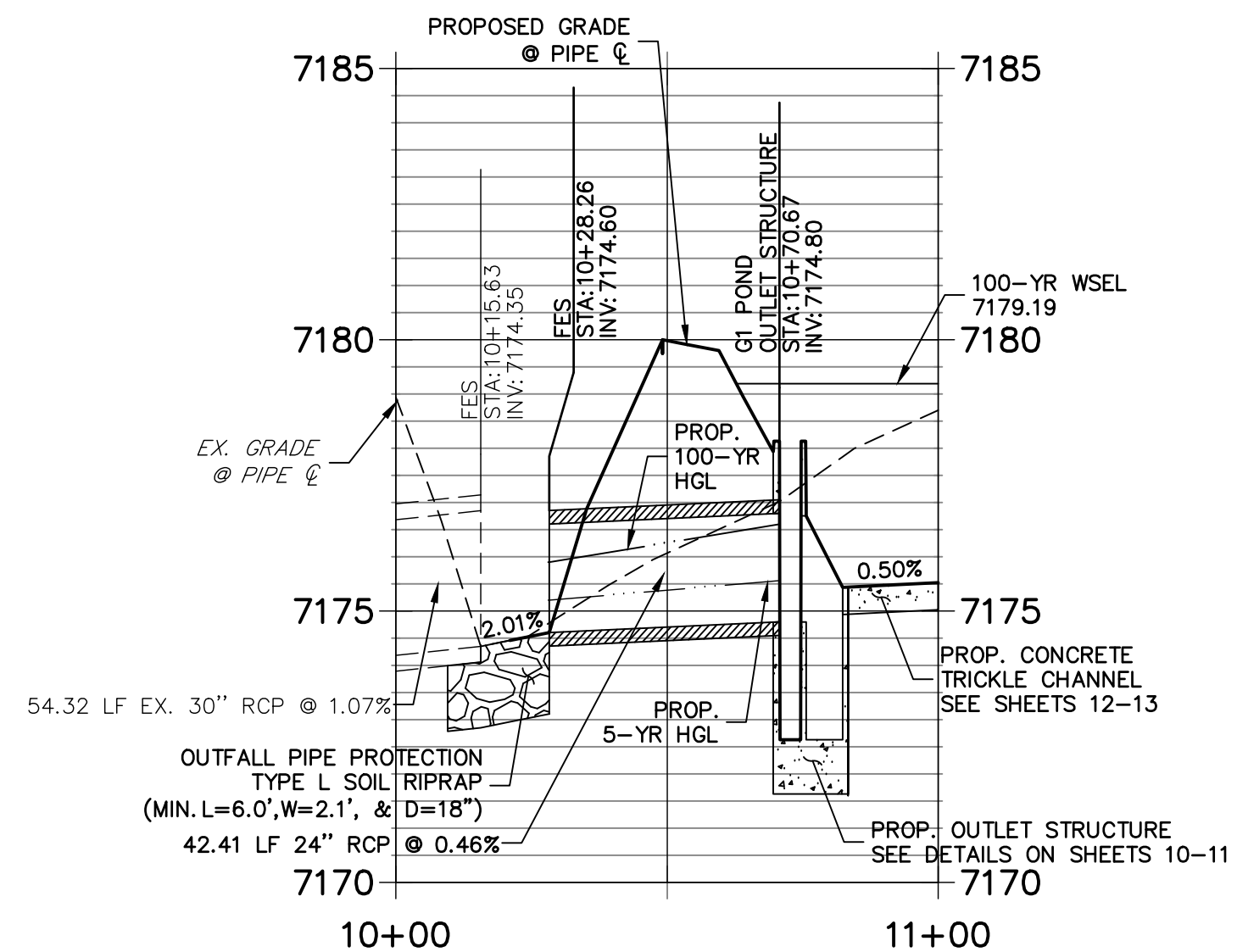
LATIGO TRAILS - FILING NO. 9  
STORM SEWER PLAN AND PROFILE  
SHEET 3 OF 17  
JOB NO. 25175.02

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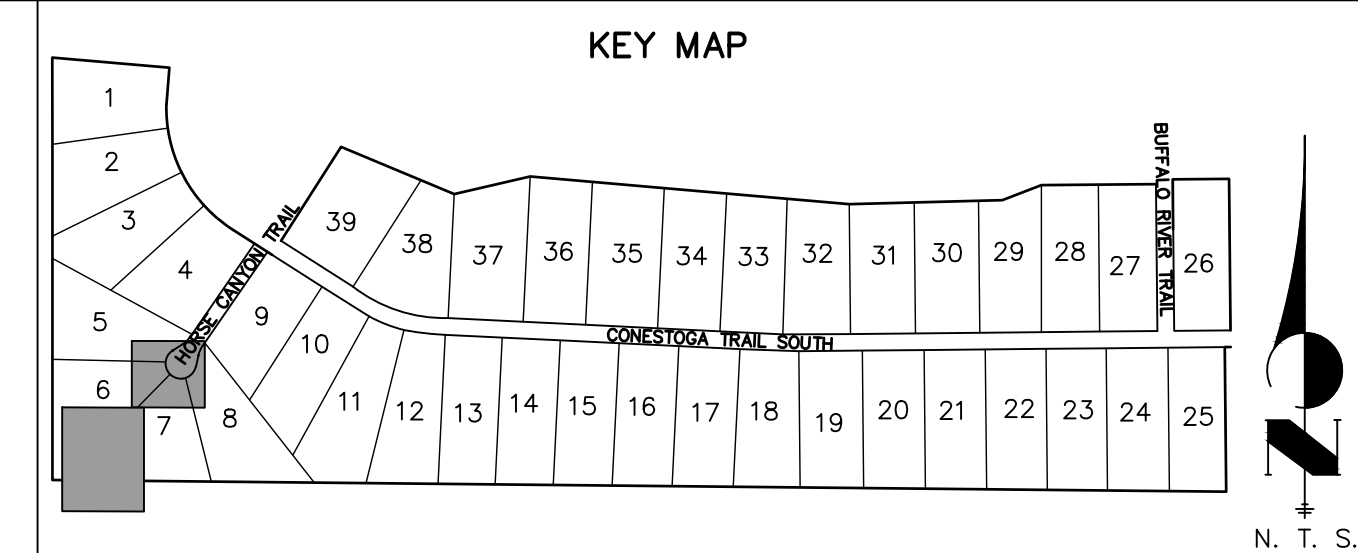
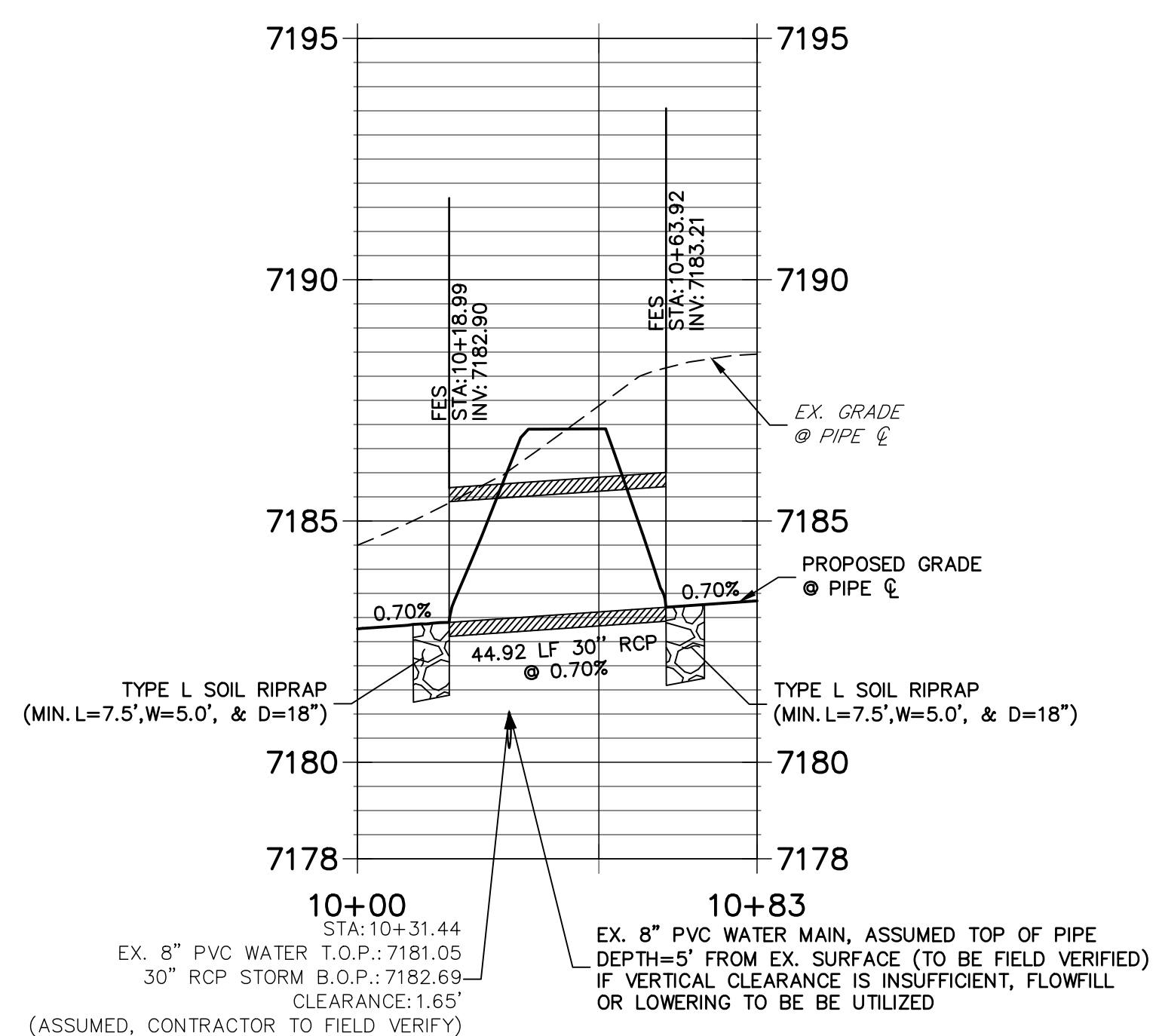
**G1 POND OUTFALL**

**POND G1 OUTFALL PROFILE  
STA 10+00.00 TO 10+99.92**



**G1 POND MAINTENANCE ACCESS CULVERT**

**DP02 PROFILE  
STA 10+00.00 TO 10+82.78**



**NOTES**

- 1. SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
- 2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
- 4. PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
- 5. PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.

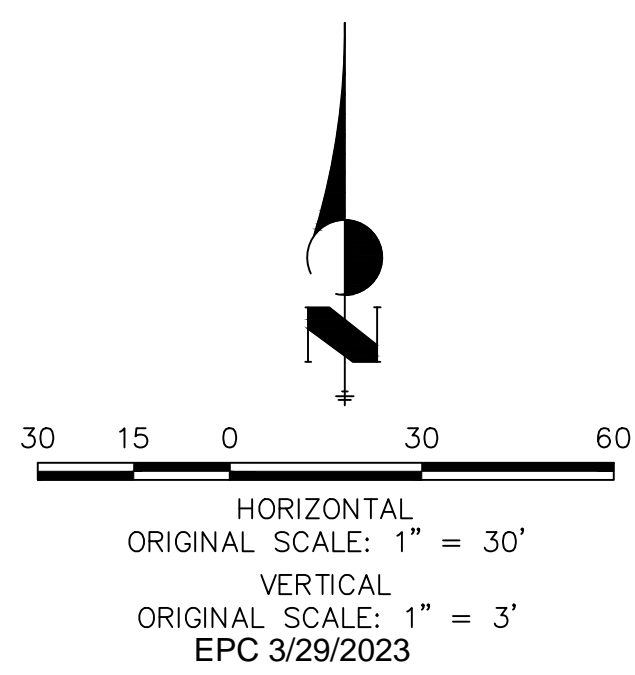
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**BRJM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P: (719) 475-7474

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

No.	REVISION	BY	DATE

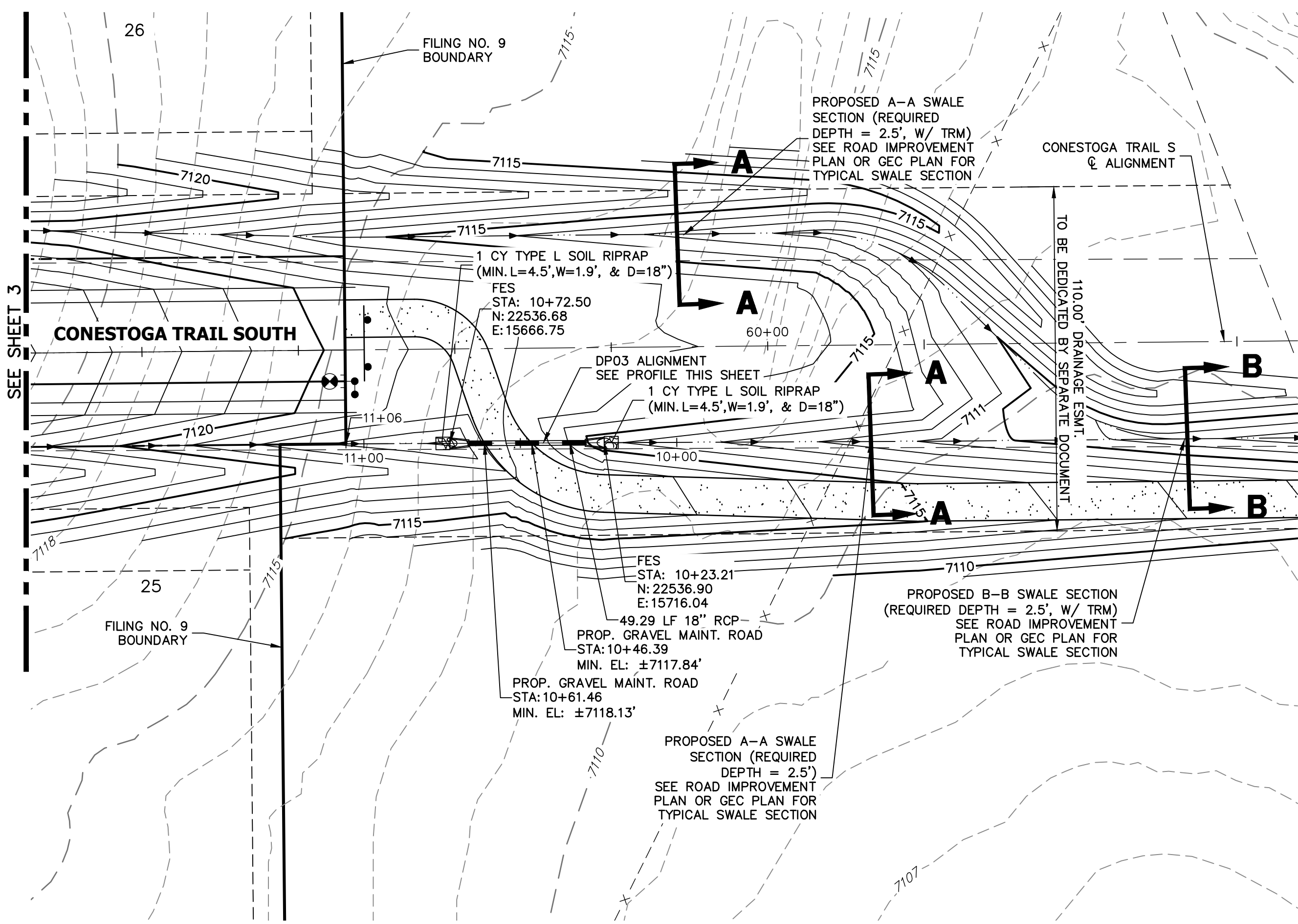
LATIGO TRAILS - FILING NO. 9  
STORM SEWER PLAN AND PROFILE  
SHEET 4 OF 17  
JOB NO. 25175.02



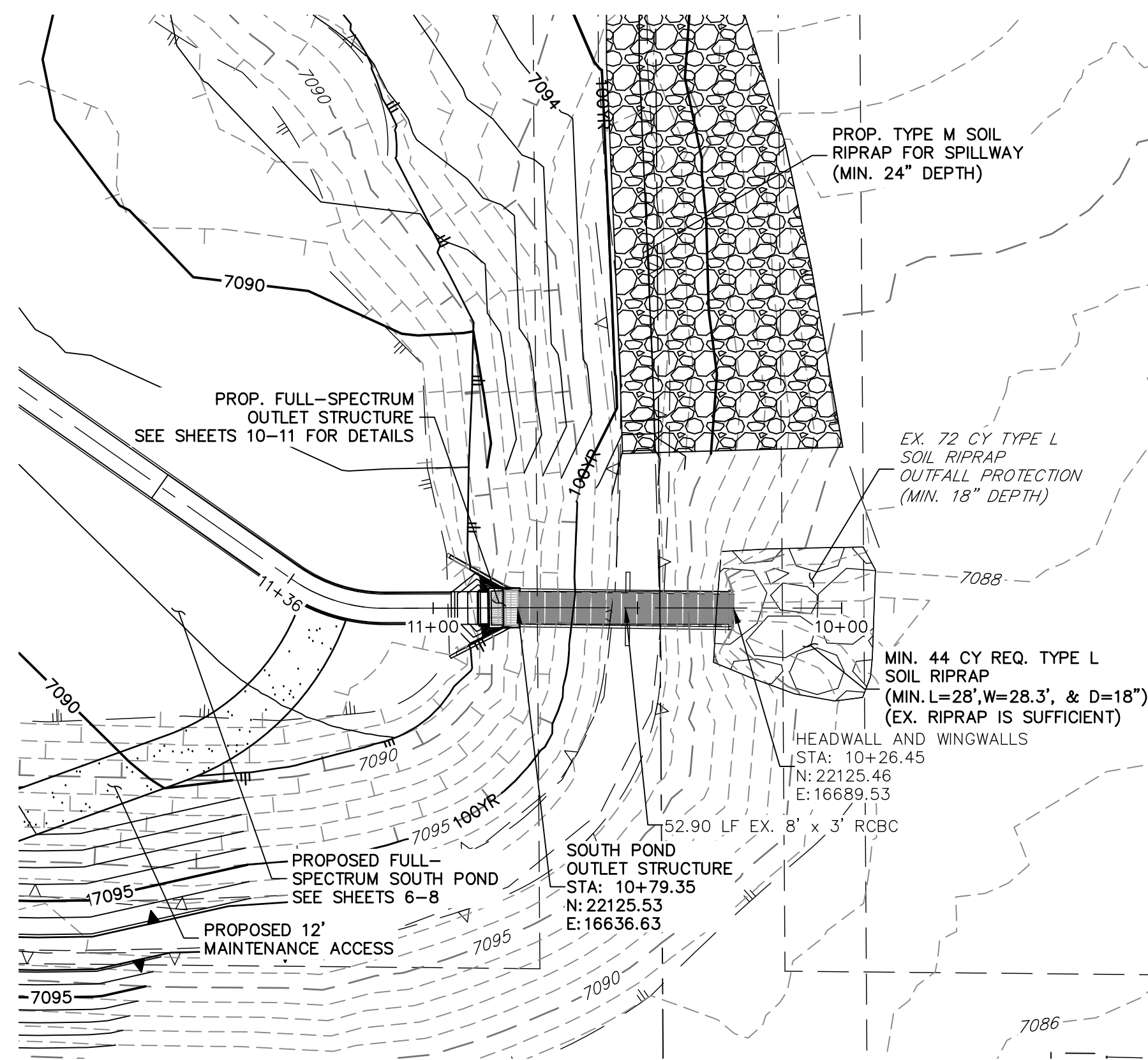
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE 09/09/22

SHEET 4 OF 17  
JOB NO. 25175.02

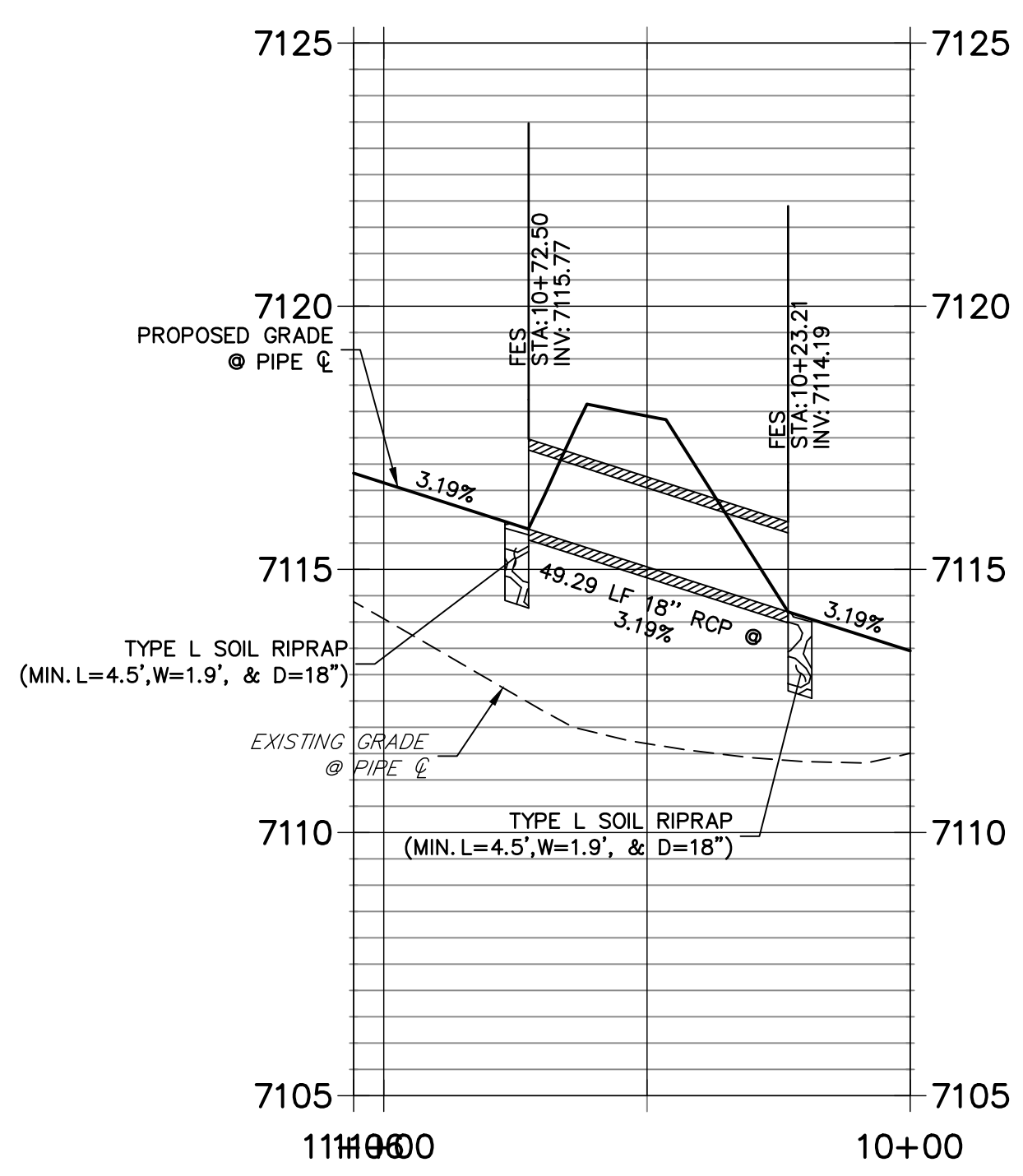


**SOUTH POND MAINTENANCE ACCESS CULVERT**

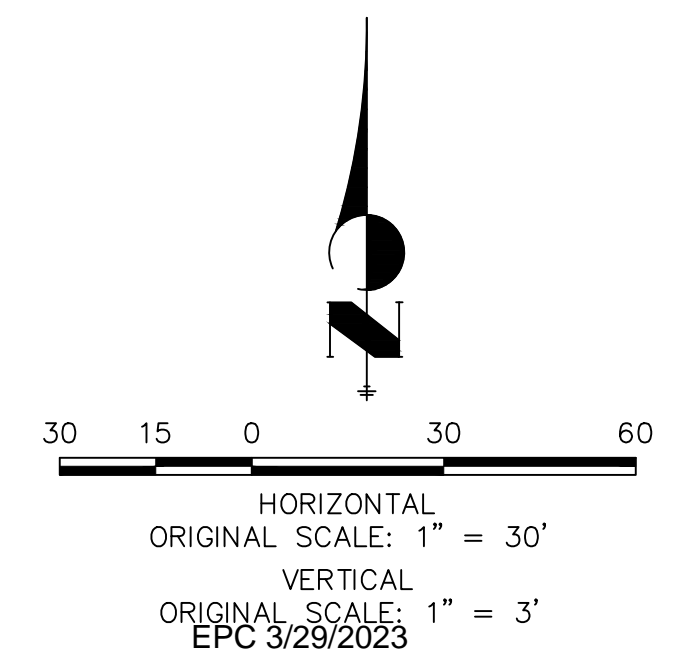
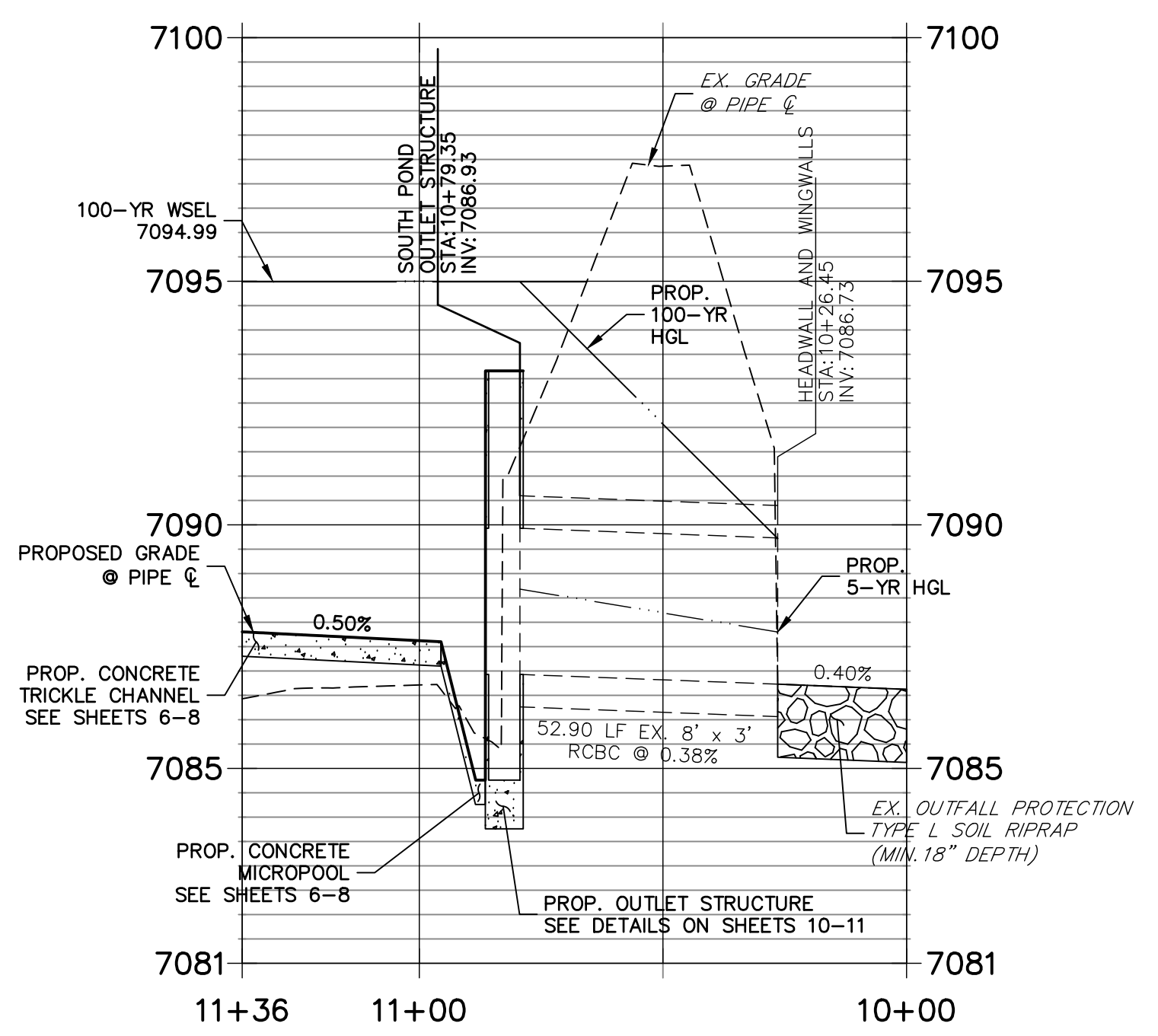


**SOUTH POND OUTFALL**

**DP03 PROFILE STA 10+00.00 TO 11+05.74**



**SOUTH POND OUTFALL PROFILE STA 10+00.00 TO 11+36.33**



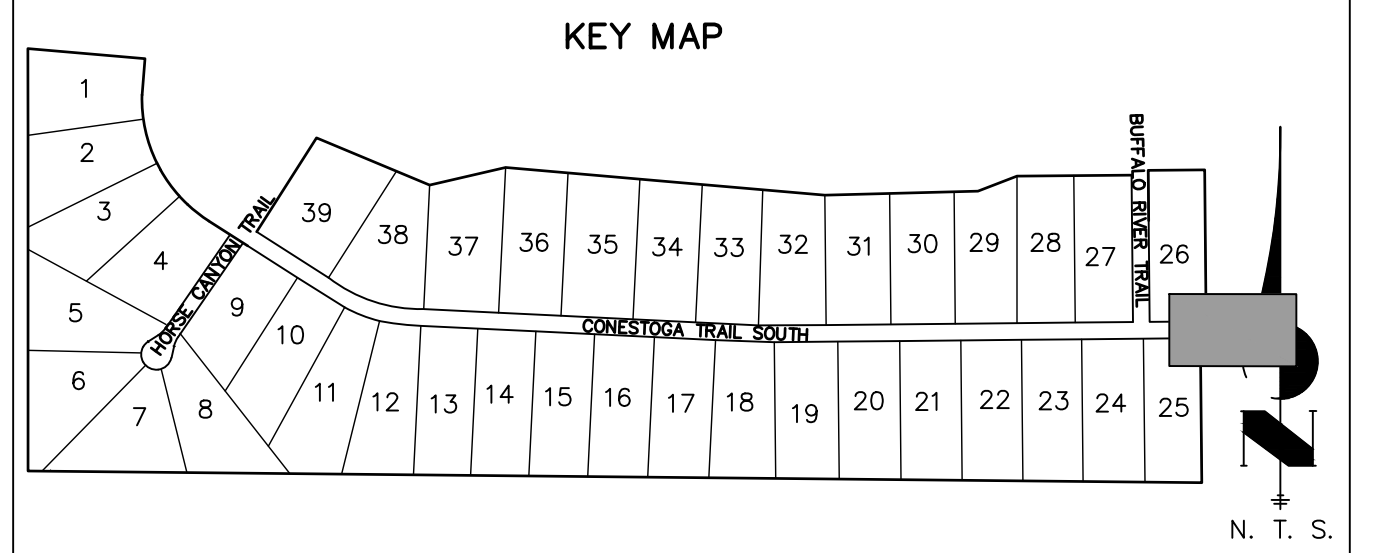
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

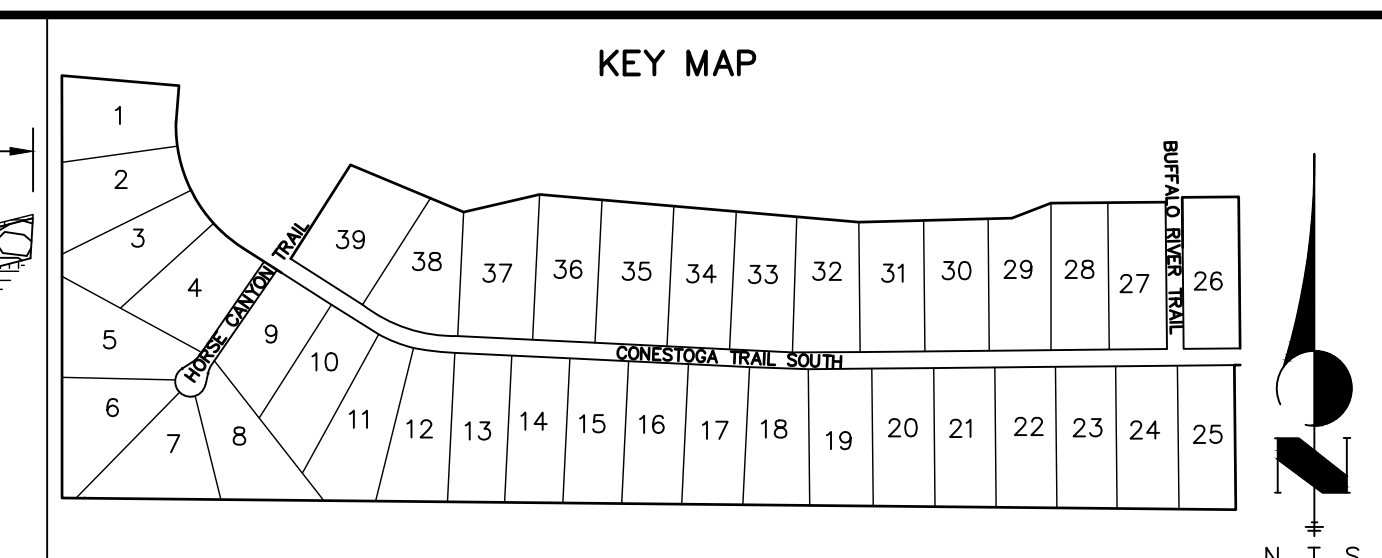
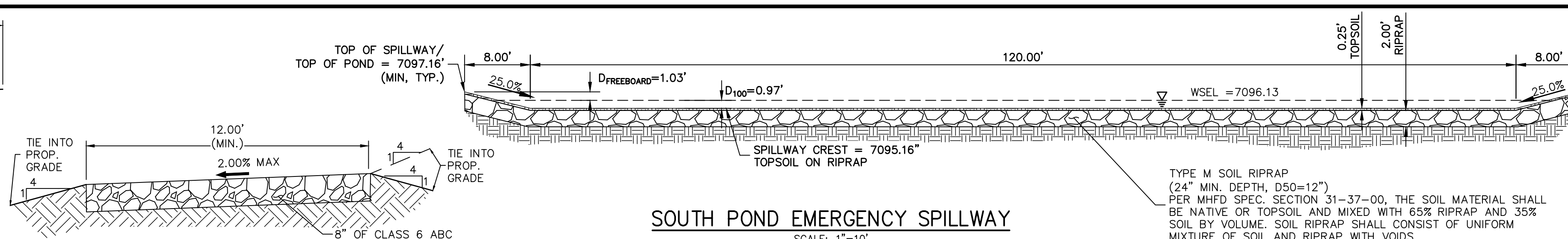
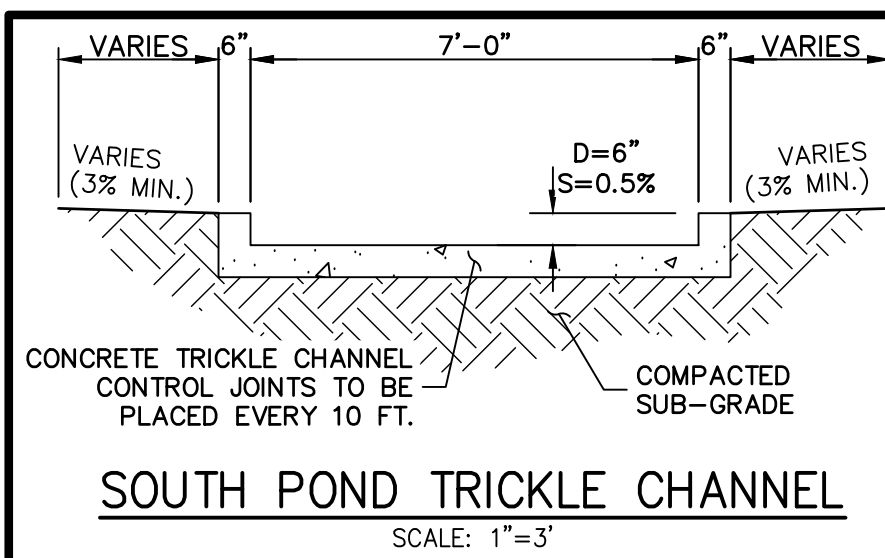
BRYAN T. LAW, P.E. COLORADO P.E. 25043 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE 09/09/22



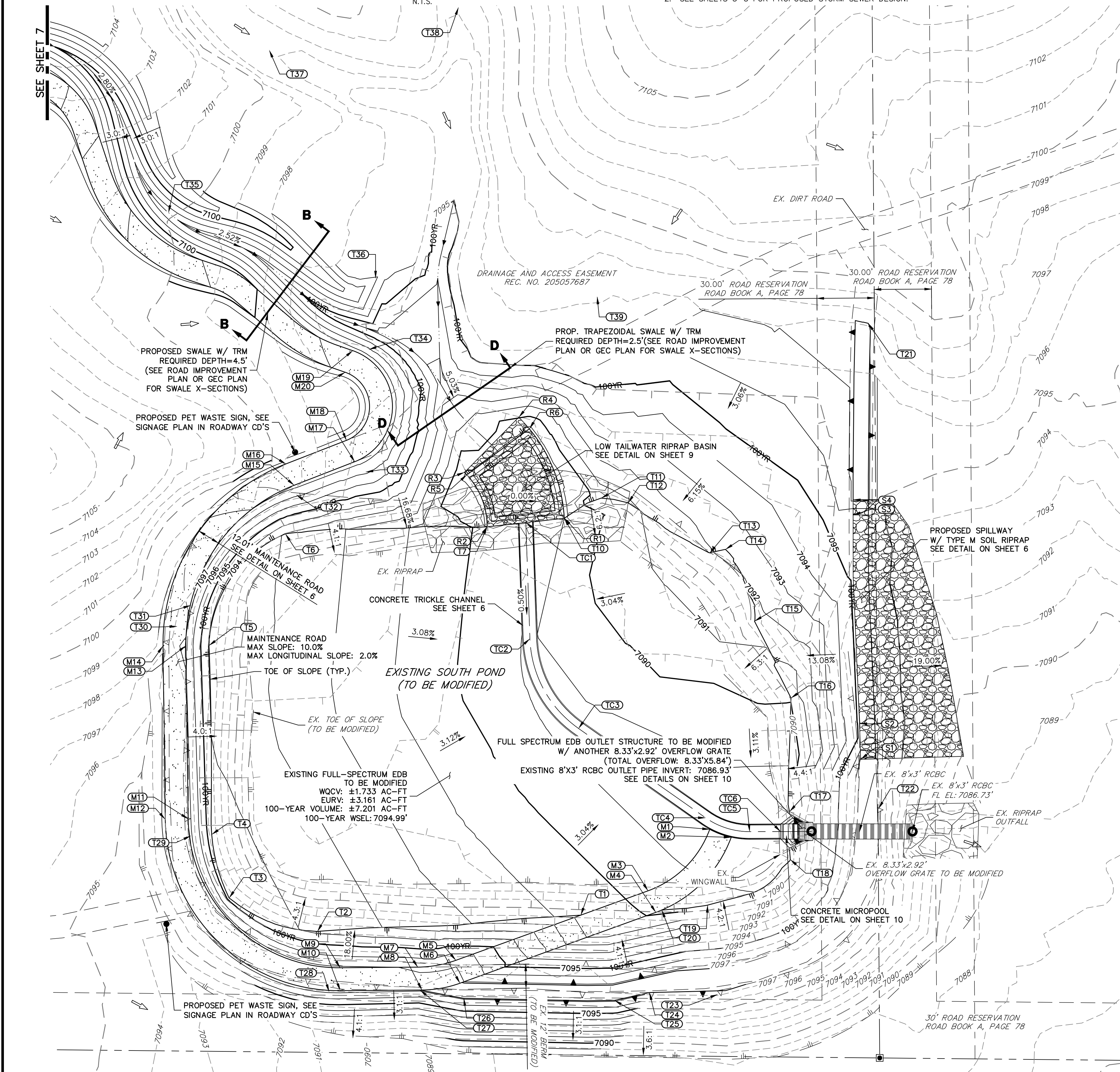
- NOTES**
- SEE SHEET 1 FOR BENCHMARK. SEE SHEET 2 FOR LEGEND.
  - ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
  - ALL RCP STORM SEWER SHALL BE CLASS III UNLESS OTHERWISE NOTED.
  - PIPE LENGTHS INCLUDE FES LENGTH AND/OR HEADWALL THICKNESS.
  - PIPES SHALL HAVE JOINT RESTRAINTS ON LAST 3 JOINTS AT PIPE OUTFALL.

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	BRUM, LLC 101 N. CASCADE, SUITE 200 COLORADO SPRINGS, CO 80903 ATTN: BOB IRWIN P: (719) 475-7474
BY	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	
NO. REVISION	
H-SCALE 1"=30'	V-SCALE 1"=3'
DATE 09/07/22	DESIGNED BY SAV
DRAWN BY SAV	CHECKED BY
LATIGO TRAILS - FILING NO. 9	
STORM SEWER PLAN AND PROFILE	
SHEET 5 OF 17	JOB NO. 25175.02



**12' GRAVEL MAINTENANCE ACCESS ROAD TYPICAL SECTION**  
N.T.S.

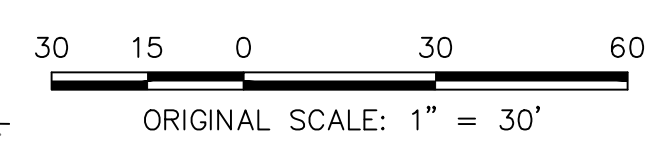
**NOTES**  
1. ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.  
2. SEE SHEETS 3-5 FOR PROPOSED STORM SEWER DESIGN.



POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD	N: 22126.60 E: 16583.37	7088.28
M2	MAINT. ROAD	N: 22122.43 E: 16594.62	7088.23
M3	MAINT. ROAD	N: 22094.40 E: 16551.04	7089.66
M4	MAINT. ROAD	N: 22083.12 E: 16555.12	7089.85
M5	MAINT. ROAD	N: 22057.99 E: 16450.42	7096.85
M6	MAINT. ROAD	N: 22046.01 E: 16452.57	7097.16
M7	MAINT. ROAD	N: 22054.41 E: 16430.48	7096.95
M8	MAINT. ROAD	N: 22042.43 E: 16432.63	7097.17
M9	MAINT. ROAD	N: 22054.09 E: 16389.81	7097.15
M10	MAINT. ROAD	N: 22042.09 E: 16389.91	7097.37
M11	MAINT. ROAD	N: 22132.06 E: 16310.20	7097.36
M12	MAINT. ROAD	N: 22131.91 E: 16298.20	7097.58
M13	MAINT. ROAD	N: 22222.75 E: 16309.02	7096.94
M14	MAINT. ROAD	N: 22222.59 E: 16297.02	7097.16
M15	MAINT. ROAD	N: 22306.84 E: 16365.73	7098.34
M16	MAINT. ROAD	N: 22318.03 E: 16361.38	7098.56
M17	MAINT. ROAD	N: 22319.19 E: 16397.45	7098.40
M18	MAINT. ROAD	N: 22330.37 E: 16393.10	7098.66
M19	MAINT. ROAD	N: 22377.36 E: 16396.40	7098.56
M20	MAINT. ROAD	N: 22366.02 E: 16392.46	7098.79
R1	RIPRAP LOW TAILWTR	N: 22289.59 E: 16507.16	7088.79
R2	RIPRAP LOW TAILWTR	N: 22285.12 E: 16466.78	7088.79
R3	RIPRAP LOW TAILWTR	N: 22313.58 E: 16454.91	7089.10
R4	RIPRAP LOW TAILWTR	N: 22342.46 E: 16483.31	7090.07
R5	EDGE OF RIPRAP	N: 22312.30 E: 16456.15	7088.79
R6	EDGE OF RIPRAP	N: 22336.41 E: 16488.86	7088.79
S1	SPILLWAY	N: 22163.26 E: 16662.35	7097.16
S2	SPILLWAY	N: 22181.99 E: 16661.78	7095.16
S3	SPILLWAY	N: 22291.30 E: 16658.42	7095.16
S4	SPILLWAY	N: 22299.30 E: 16658.41	7097.16
T1	TOE	N: 22081.64 E: 16515.77	7090.68
T2	TOE	N: 22073.12 E: 16377.87	7093.80
T3	TOE	N: 22090.65 E: 16331.62	7094.64
T4	TOE	N: 22123.93 E: 16322.51	7094.44
T5	TOE	N: 22222.90 E: 16321.08	7093.92
T6	TOE	N: 22281.40 E: 16361.05	7092.95
T7	TOE	N: 22285.12 E: 16466.78	7088.79

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T10	TOE	N: 22289.59 E: 16507.16	7088.79
T11	TOE	N: 22300.12 E: 16526.49	7090.43
T12	TOE	N: 22297.63 E: 16540.60	7090.83
T13	TOE	N: 22271.43 E: 16583.36	7091.95
T14	TOE	N: 22273.27 E: 16591.56	7092.20
T15	TOE	N: 22235.64 E: 16606.76	7091.58
T16	TOE	N: 22195.40 E: 16625.90	7090.07
T17	TOE	N: 22135.88 E: 16625.10	7088.27
T18	TOE	N: 22110.76 E: 16625.53	7088.40
T19	TOE	N: 22086.91 E: 16582.29	7089.36
T20	TOE	N: 22084.31 E: 16558.17	7089.76
T21	TOP	N: 22391.67 E: 16666.35	7097.16
T22	TOP	N: 22137.42 E: 16671.65	7097.16
T23	TOP	N: 22040.11 E: 16587.52	7097.16
T24	TOP	N: 22041.09 E: 16551.73	7097.16
T25	TOP	N: 22037.00 E: 16533.48	7097.16
T26	TOP	N: 22038.06 E: 16454.48	7097.16
T27	TOP	N: 22042.38 E: 16431.60	7097.16
T28	TOP	N: 22041.55 E: 16384.06	7097.16
T29	TOP	N: 22123.18 E: 16311.59	7097.16
T30	TOP	N: 22232.92 E: 16304.37	7097.16
T31	TOP	N: 22243.95 E: 16311.59	7097.16
T32	TOP	N: 22301.80 E: 16366.87	7097.16
T33	TOP	N: 22313.77 E: 16403.15	7097.16
T34	TOP	N: 22377.99 E: 16404.85	7097.16
T35	TOP	N: 22449.66 E: 16299.83	7097.16
T36	TOP	N: 22415.26 E: 16408.41	7097.16
T37	TOP	N: 22534.71 E: 16352.63	7097.16
T38	TOP	N: 22557.13 E: 16451.79	7097.16
T39	TOP	N: 22405.59 E: 16524.32	7097.16
TC1	TRICKLE CHANNEL	N: 22287.36 E: 16486.99	7088.79
TC2	TRICKLE CHANNEL	N: 22226.40 E: 16489.16	7088.49
TC3	TRICKLE CHANNEL	N: 22179.45 E: 16514.61	7088.21
TC4	TRICKLE CHANNEL	N: 22132.66 E: 16581.16	7087.80
TC5	TRICKLE CHANNEL	N: 22125.38 E: 16604.32	7087.68
TC6	TRICKLE CHANNEL	N: 22125.44 E: 16620.43	7087.60

EPC 3/29/2023



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*[Signature]*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 09/09/22

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

PREPARED FOR: **BRUM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P: (719) 475-7474

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

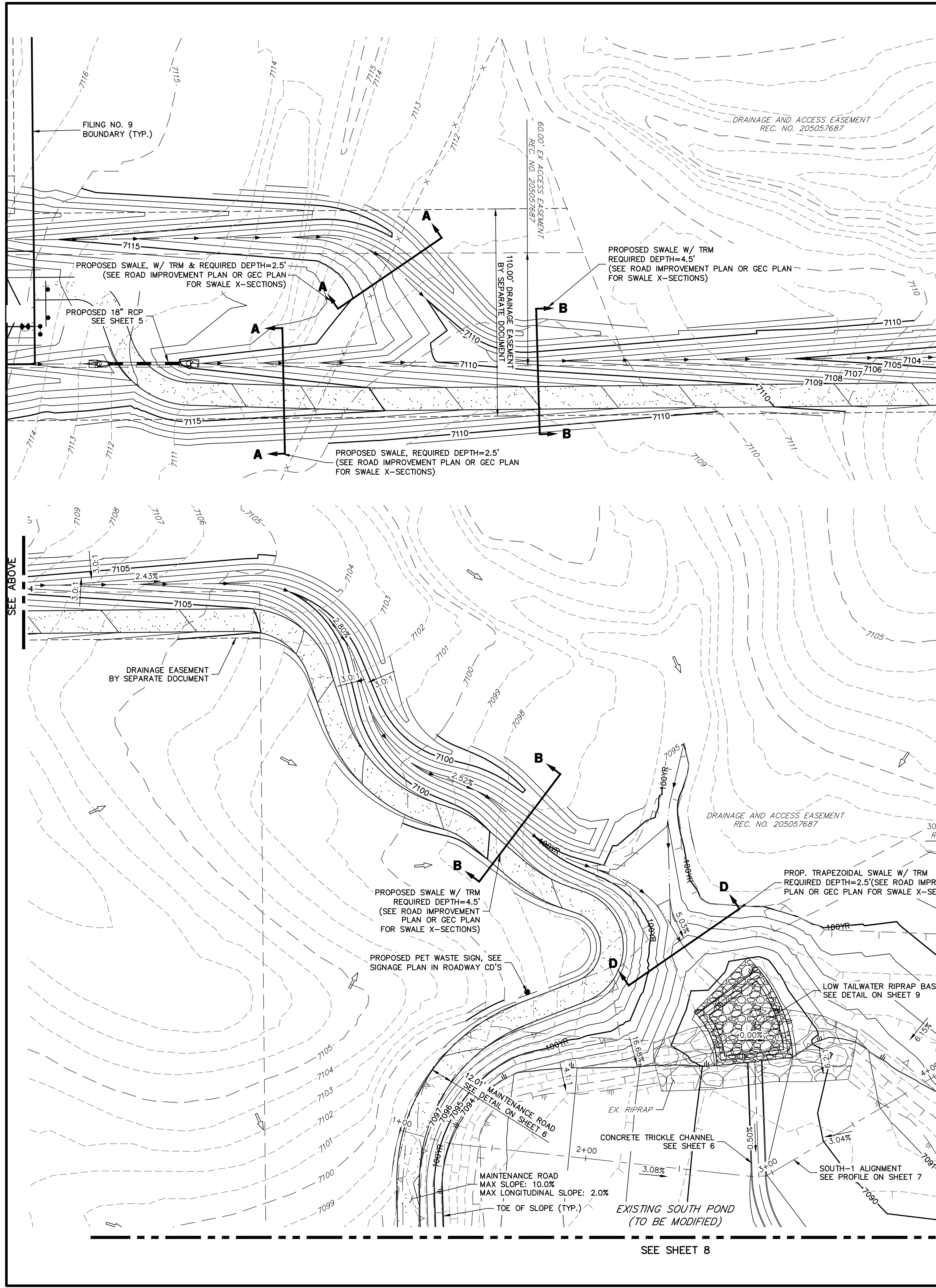
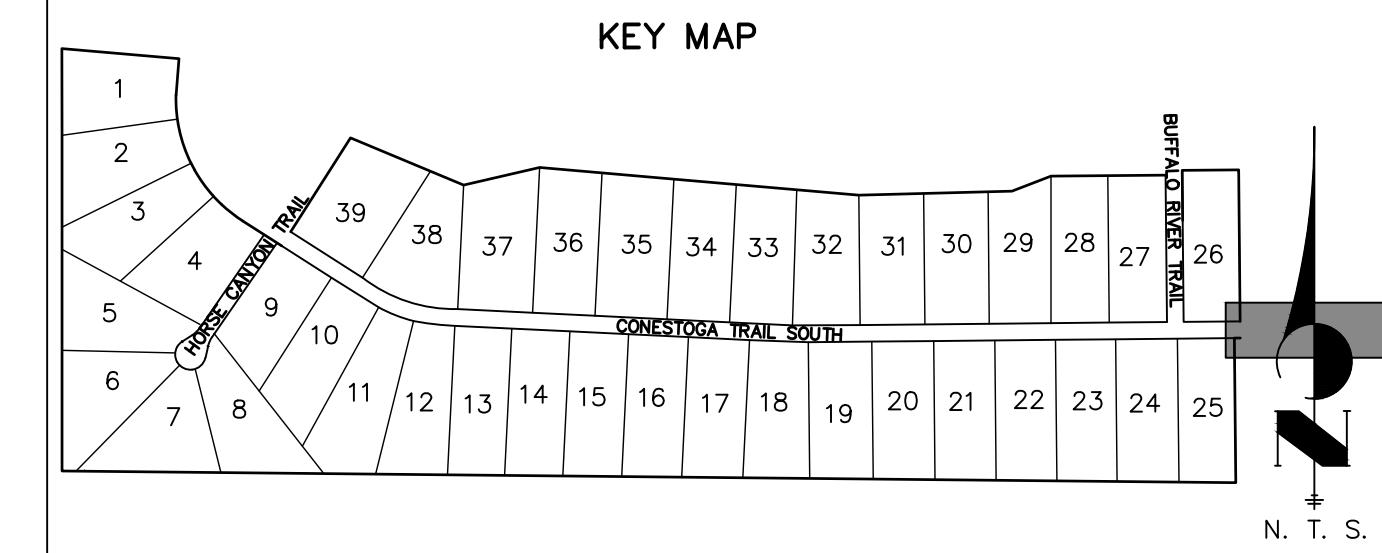
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

No. REVISION: \_\_\_\_\_

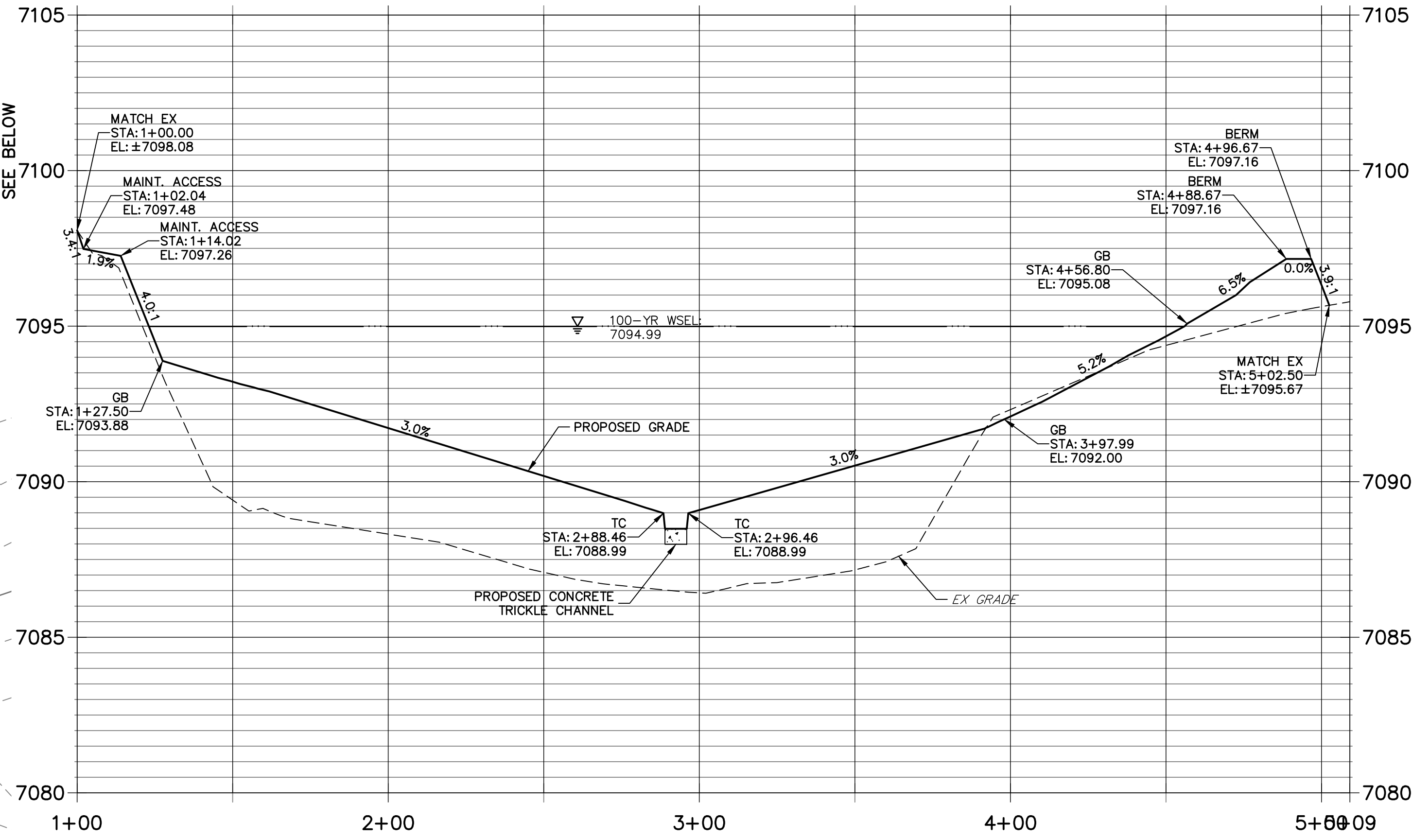
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V-SCALE N/A  
DATE 09/07/22  
DESIGNED BY GAG  
DRAWN BY GAG  
CHECKED BY \_\_\_\_\_

**LATIGO TRAILS - FILING NO. 9**  
**SOUTH POND PLANS**

SHEET 6 OF 17  
JOB NO. 25175.02



**SOUTH-1 PROFILE**  
**STA 1+00.00 TO 5+09.12**



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  
**BRUM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~ (719) - 475-7474

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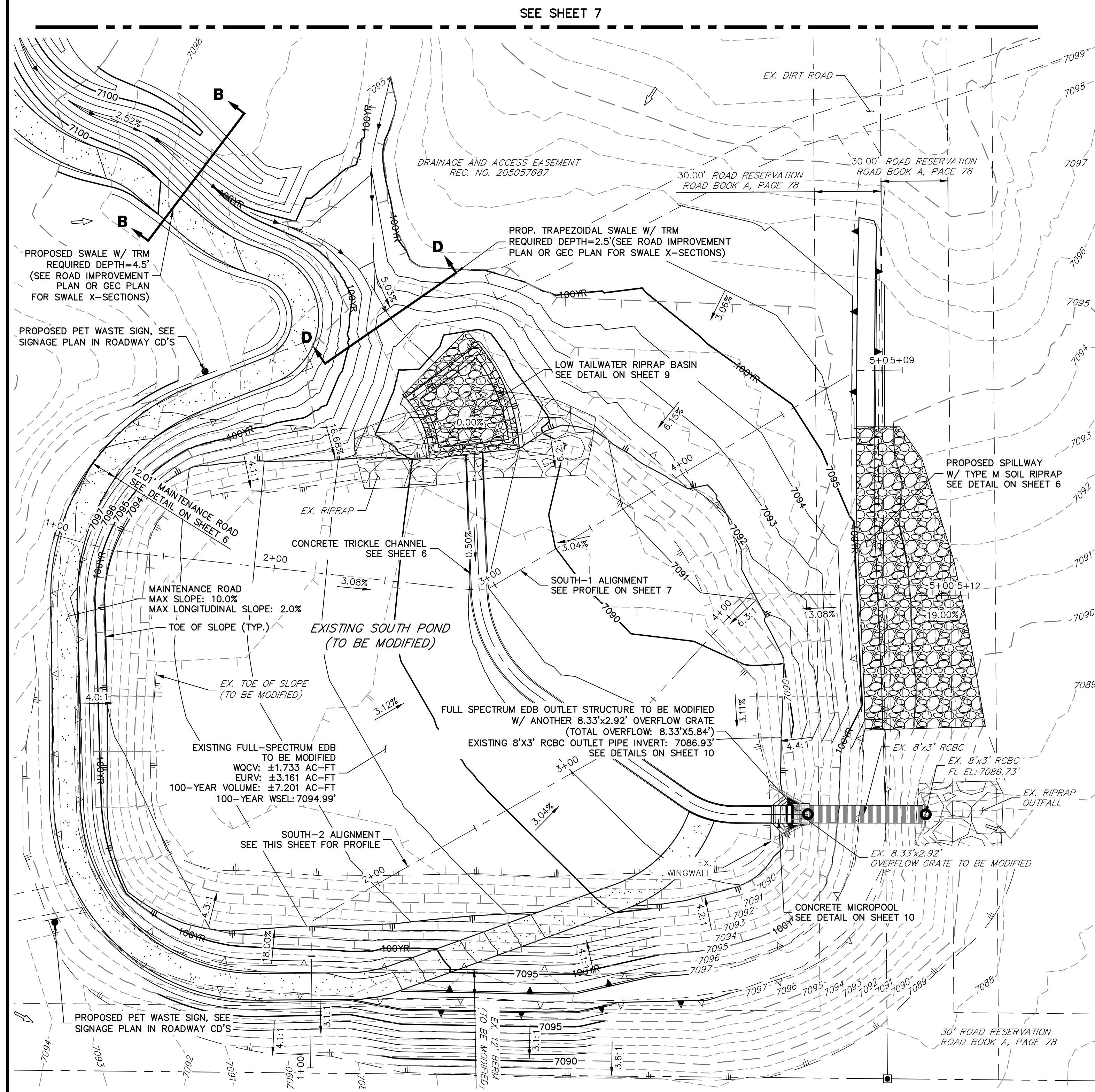
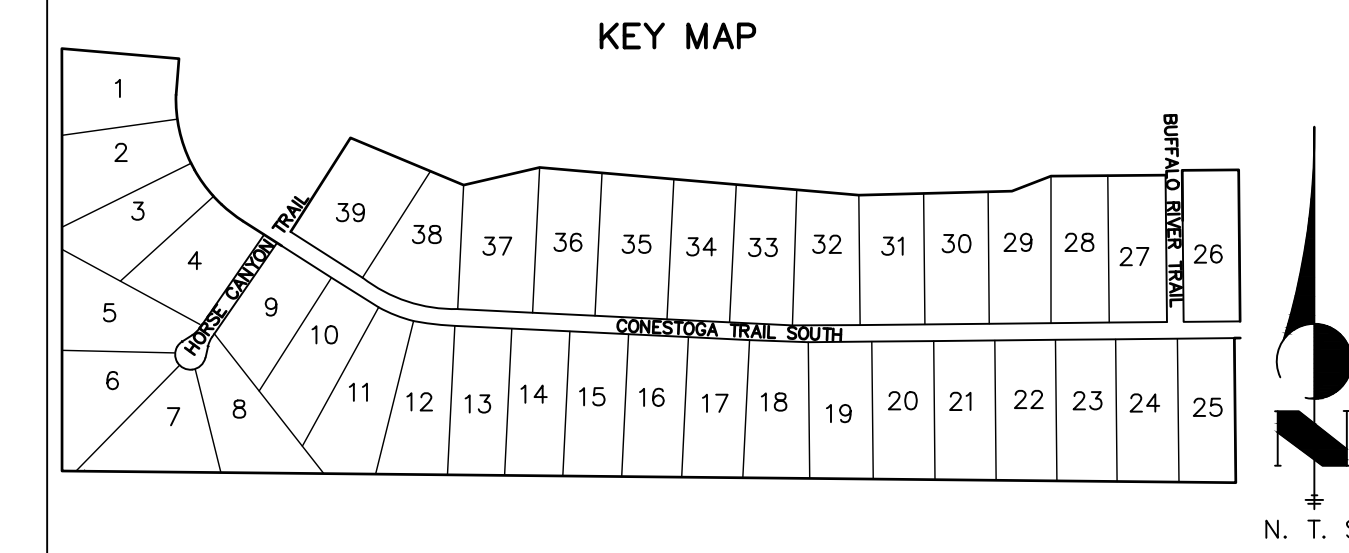
BY	DATE

No.	REVISION

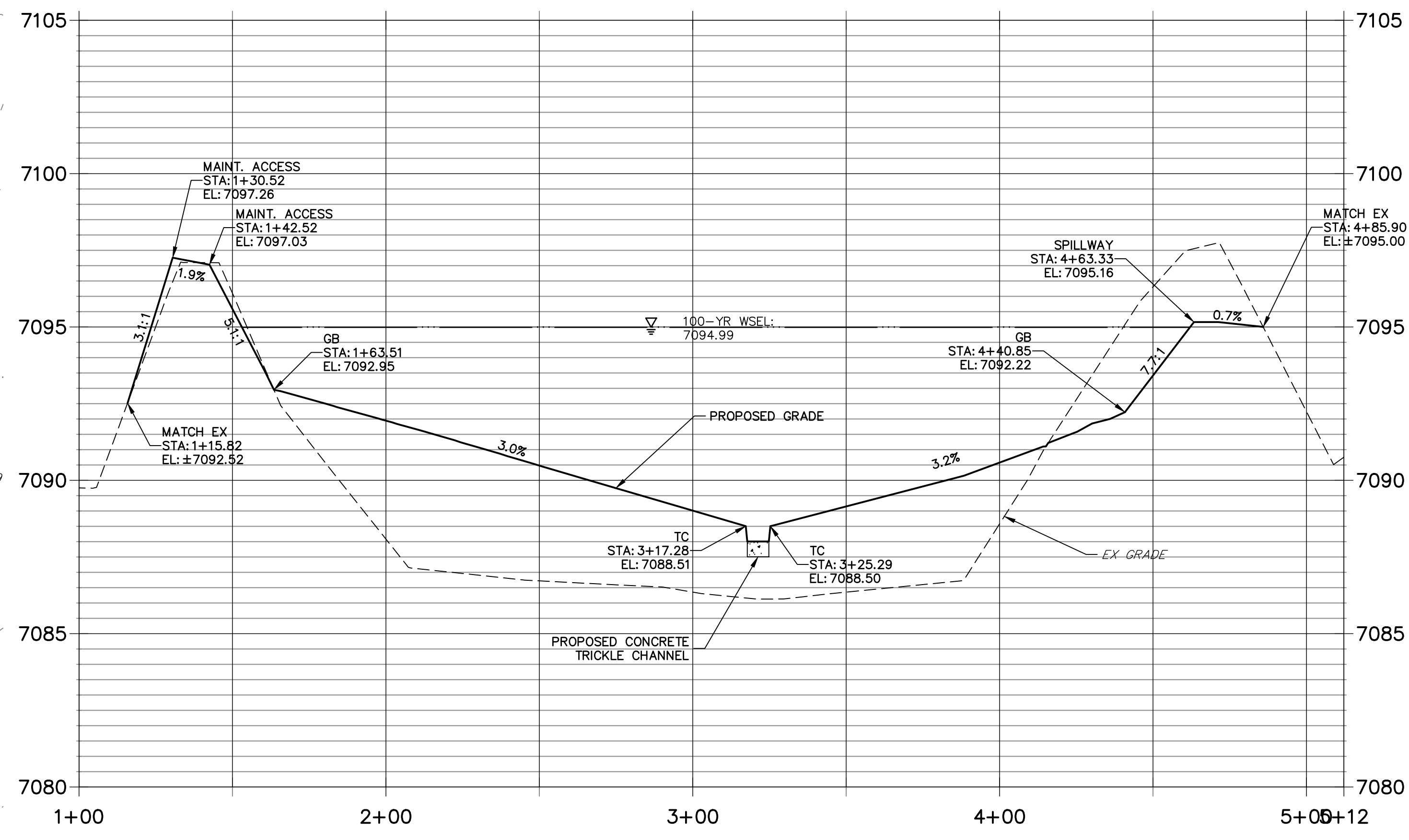
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V-SCALE	N/A
DATE	09/07/22
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	

LATIGO TRAILS - FILING NO.	9
SOUTH POND PLANS	
SHEET	7 OF 17
JOB NO.	25175.02

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*[Signature]*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 09/09/22



**SOUTH-2 PROFILE  
STA 1+00.00 TO 5+12.20**



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  
**BRUM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~(719)-475-7474

**J.R. ENGINEERING**  
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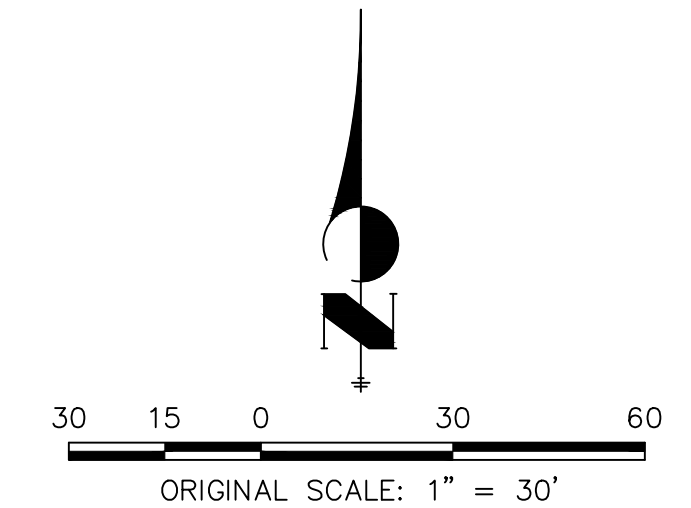
BY	DATE	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	09/07/22	GAG	GAG	

LATIGO TRAILS - FILING NO. 9  
SOUTH POND PLANS

ENGINEER'S STATEMENT  
PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 09/09/22

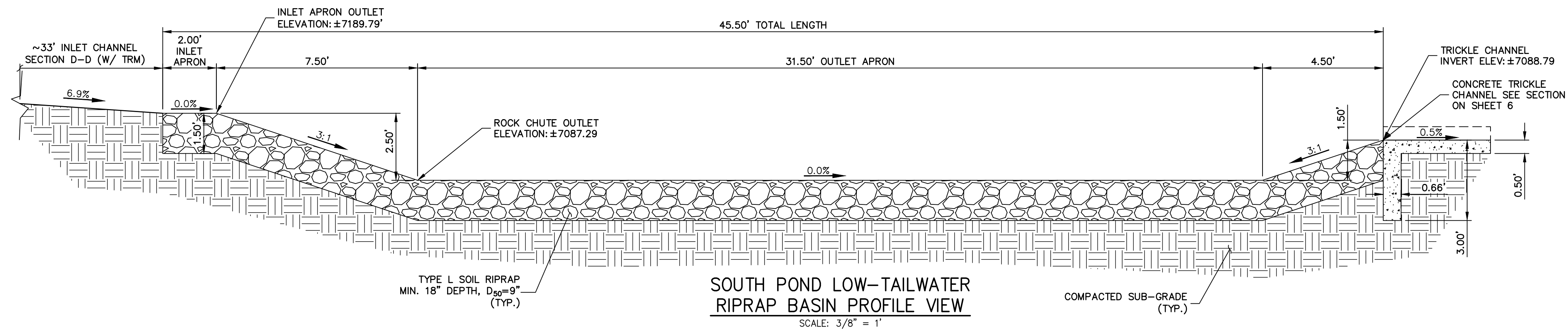
SHEET 8 OF 17  
JOB NO. 25175.02



EPC 3/29/2023

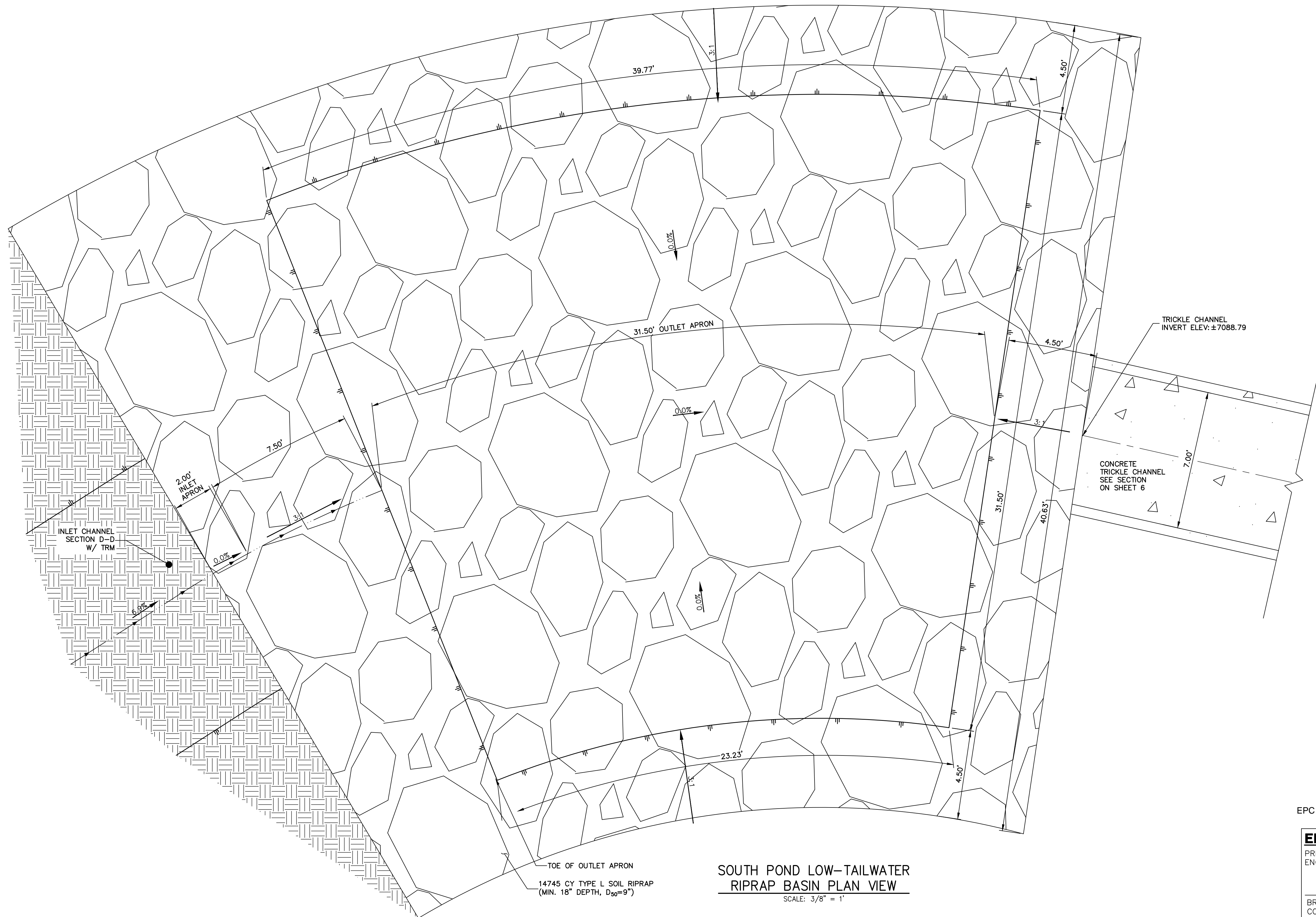
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**SOUTH POND LOW-TAILWATER  
RIPRAP BASIN PROFILE VIEW**

SCALE: 3/8" = 1'



**SOUTH POND LOW-TAILWATER  
RIPRAP BASIN PLAN VIEW**

SCALE: 3/8" = 1'

TOE OF OUTLET APRON  
14745 CY TYPE L SOIL RIPRAP  
(MIN. 18" DEPTH, D<sub>50</sub>=9")



Know what's below.  
Call before you dig.

EPC 3/29/2023

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



09/09/22

LATIGO TRAILS - FILING NO.  
9

SOUTH POND PLANS

SHEET 9 OF 17

JOB NO. 25175.02

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
3/8"=1'	3/8"=1'	09/07/22	GAG	GAG	

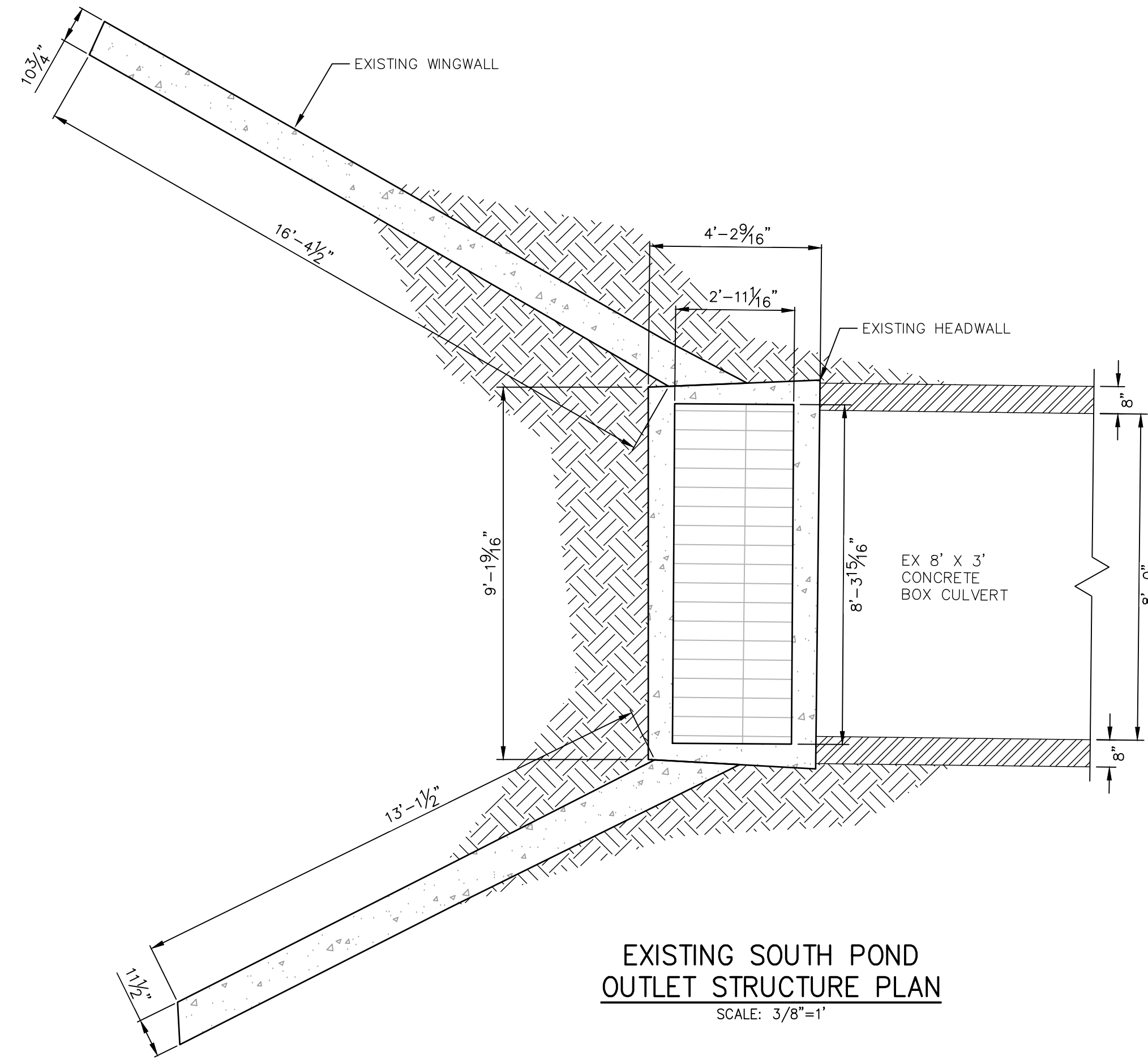
**J.R. ENGINEERING**  
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PREPARED FOR  
**BRJM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~(719)-475-7474

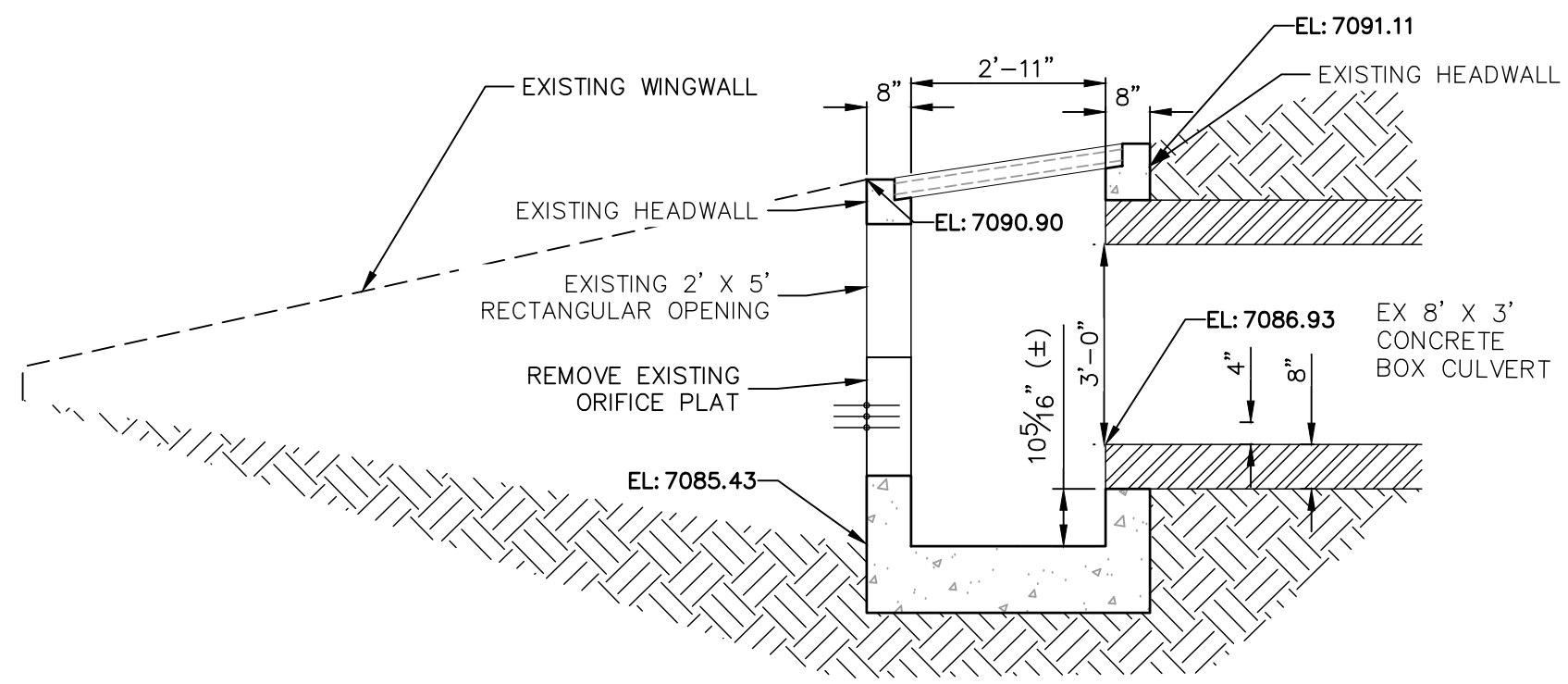
UNTIL SUCH TIME AS  
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APPROPRIATE REVIEWING  
AGENCIES, OR ENGINEERING  
APPROVES THEIR USE,  
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DESIGNATED BY WRITTEN  
AUTHORIZATION.

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EXISTING OUTLET STRUCTURE



EXISTING SOUTH POND OUTLET STRUCTURE PLAN  
SCALE: 3/8"=1'

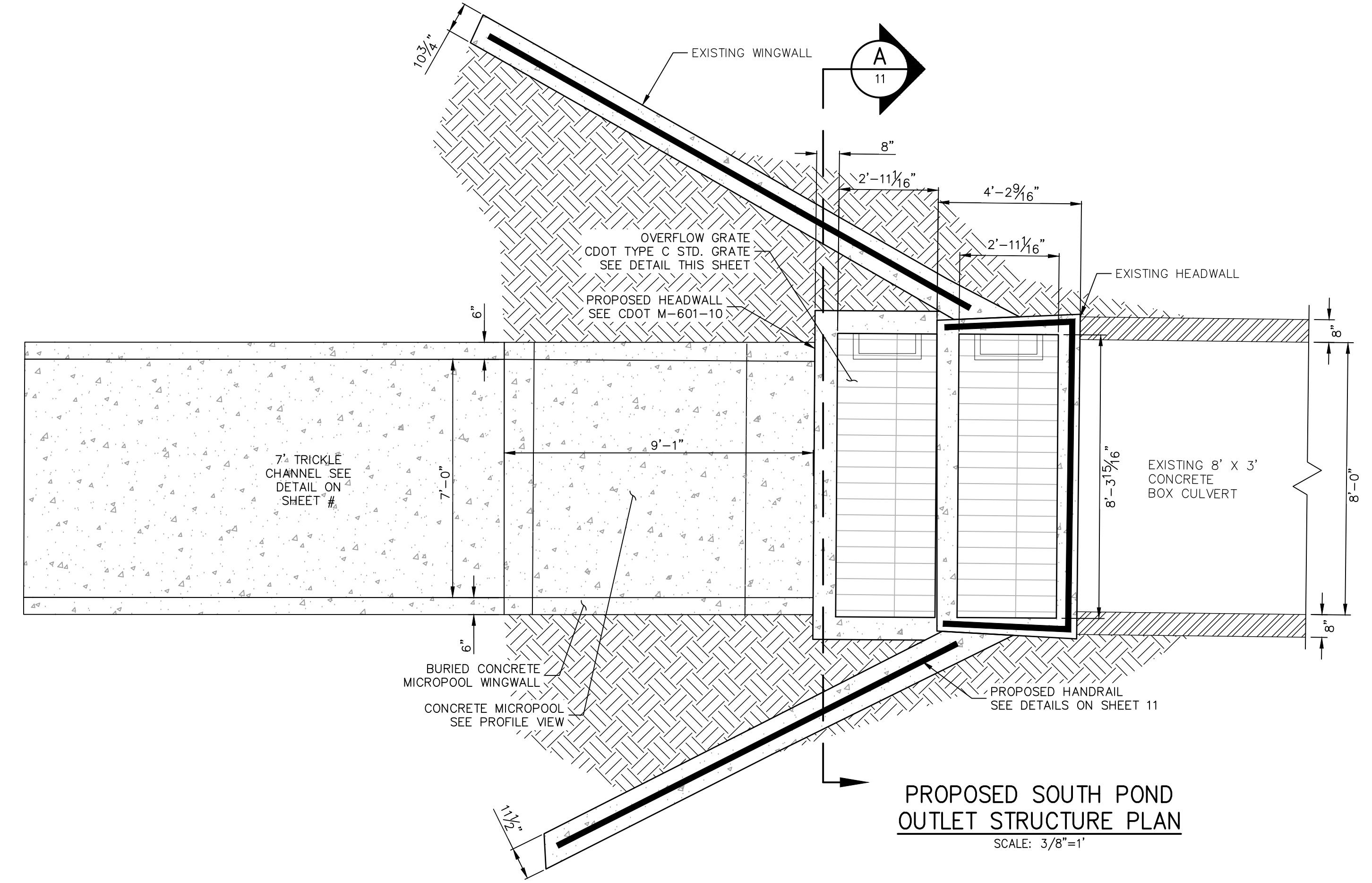


EXISTING SOUTH POND OUTLET STRUCTURE PROFILE  
SCALE: 3/8"=1'

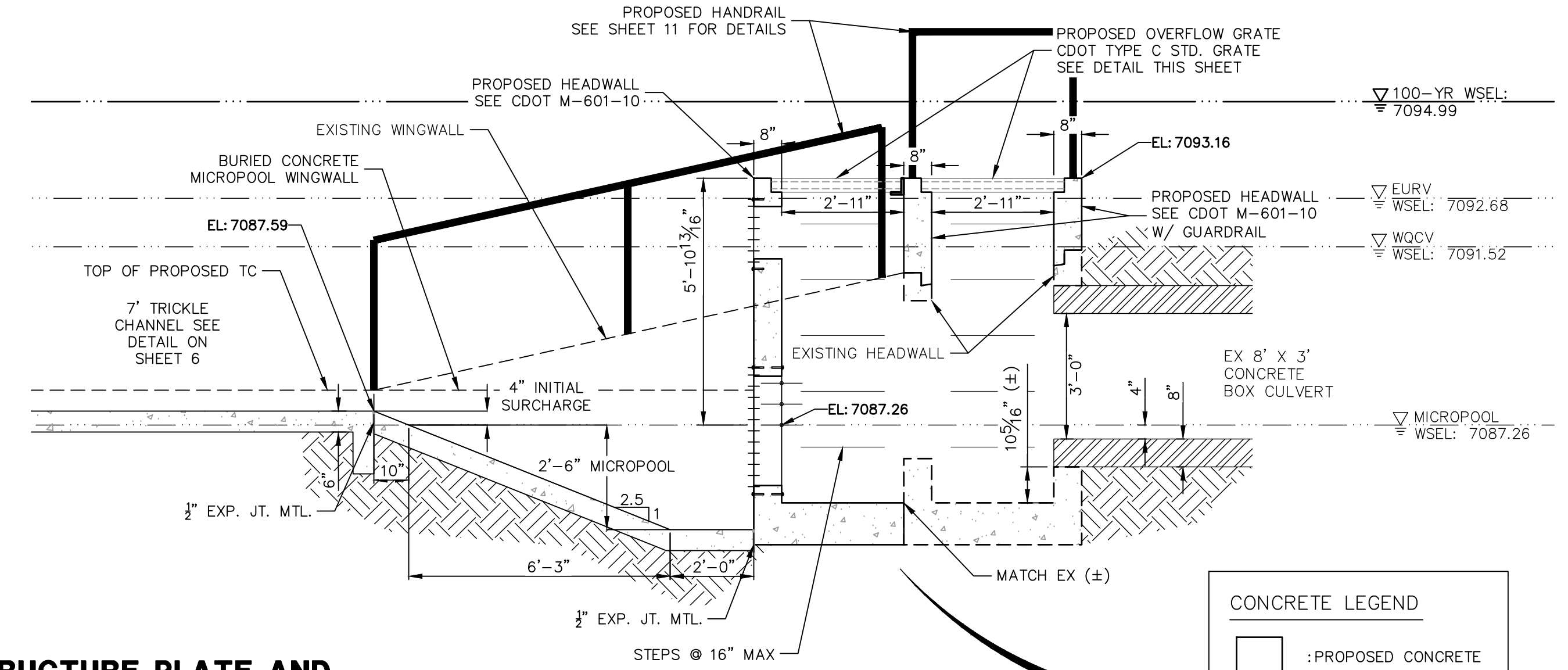
**SOUTH POND OUTLET STRUCTURE PLATE AND GRADING NOTES:**

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
  4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
  5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
  6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
  7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
  8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- STRUCTURAL:**
9. FOR GENERAL STRUCTURE AND REINFORCEMENT NOTES SEE SHEET 16

PROPOSED OUTLET STRUCTURE



PROPOSED SOUTH POND OUTLET STRUCTURE PLAN  
SCALE: 3/8"=1'



PROPOSED SOUTH POND OUTLET STRUCTURE PROFILE  
SCALE: 3/8"=1'

**CONCRETE LEGEND**

□ : PROPOSED CONCRETE

▤ : EXISTING CONCRETE

LEGEND ONLY PERTAINS TO THIS DETAIL

EPC 3/29/2023



Know what's below.  
Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

*Bryan T. Law*

25043

09/09/22

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

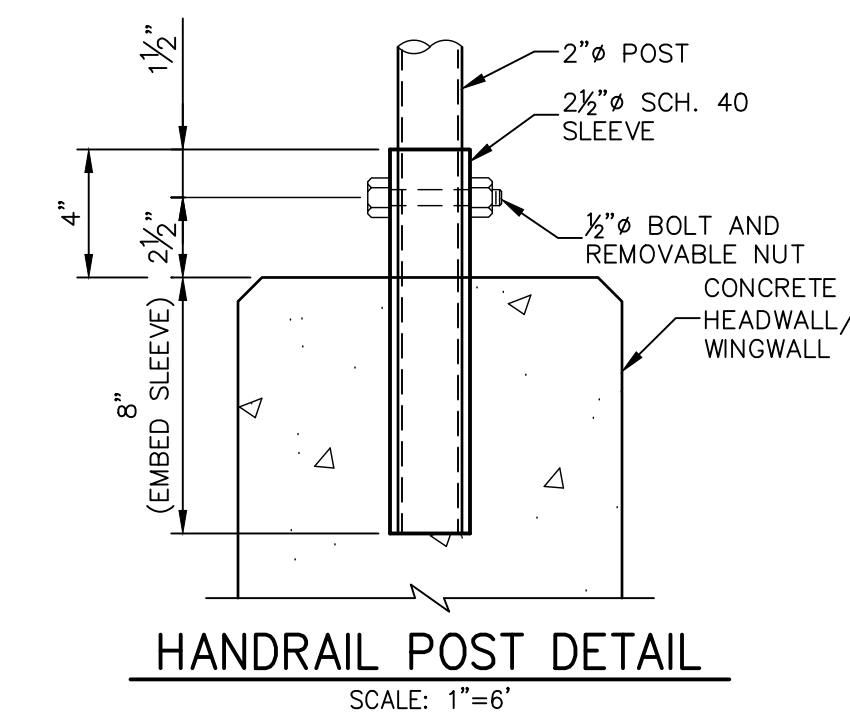
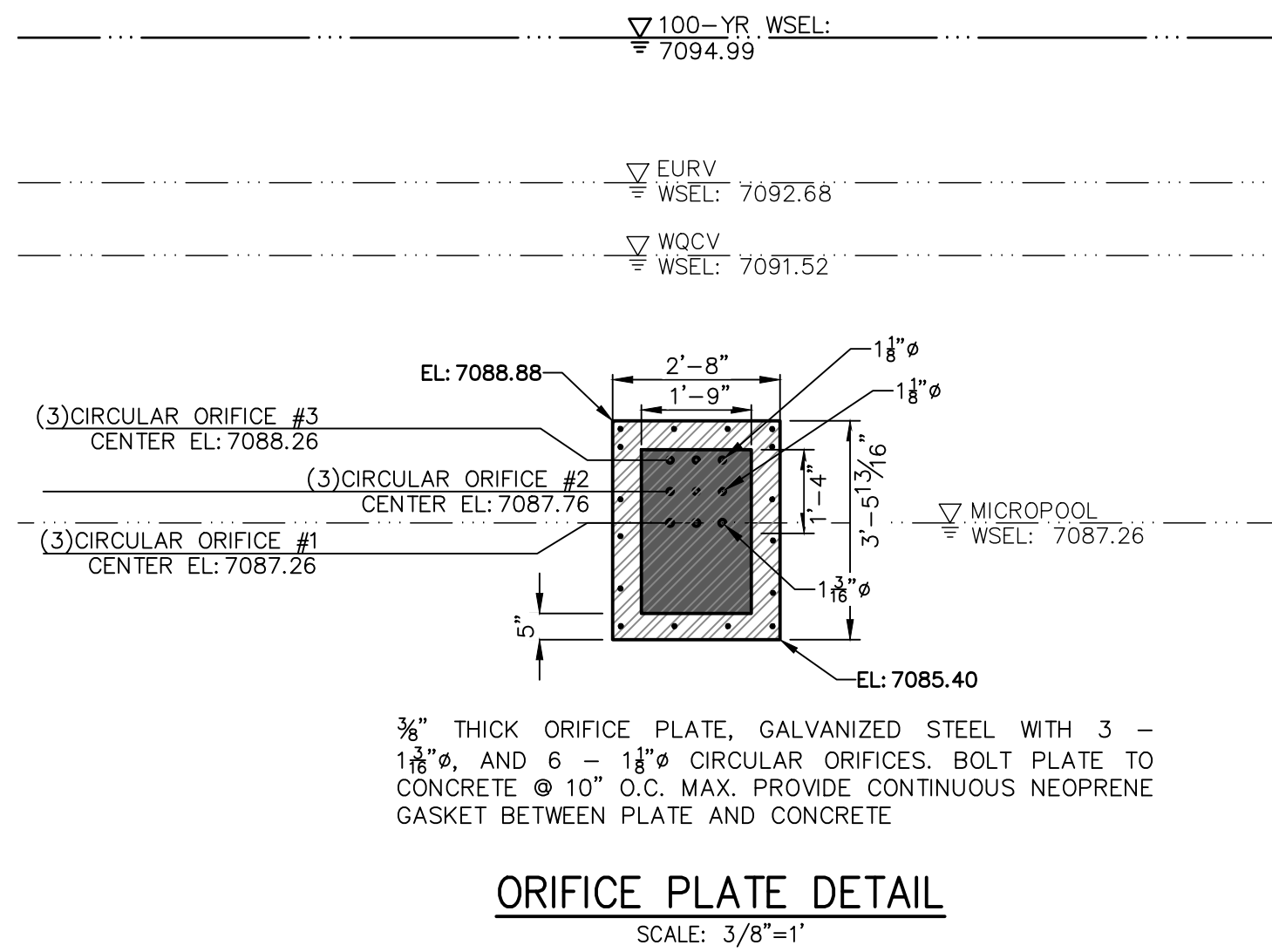
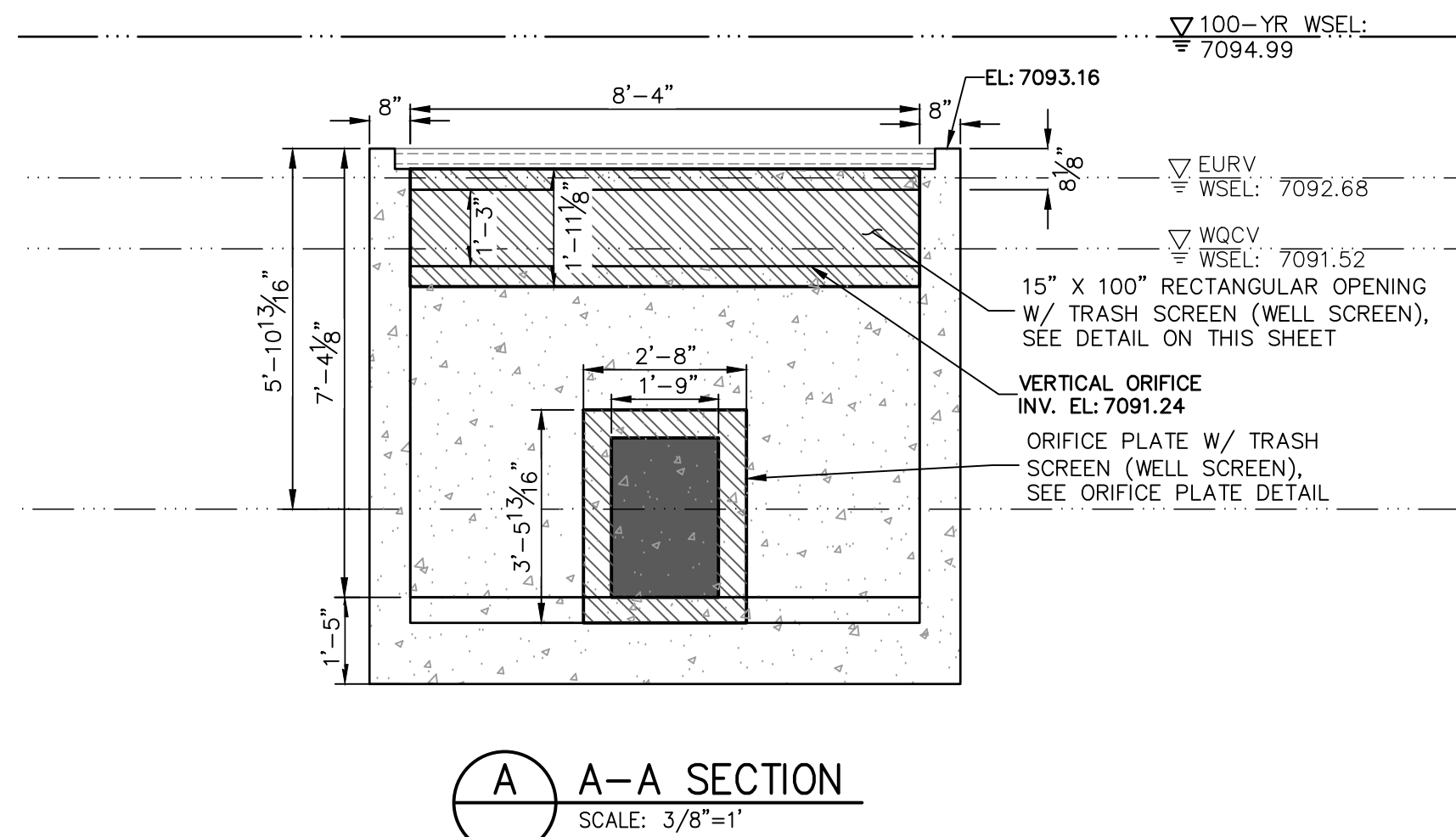
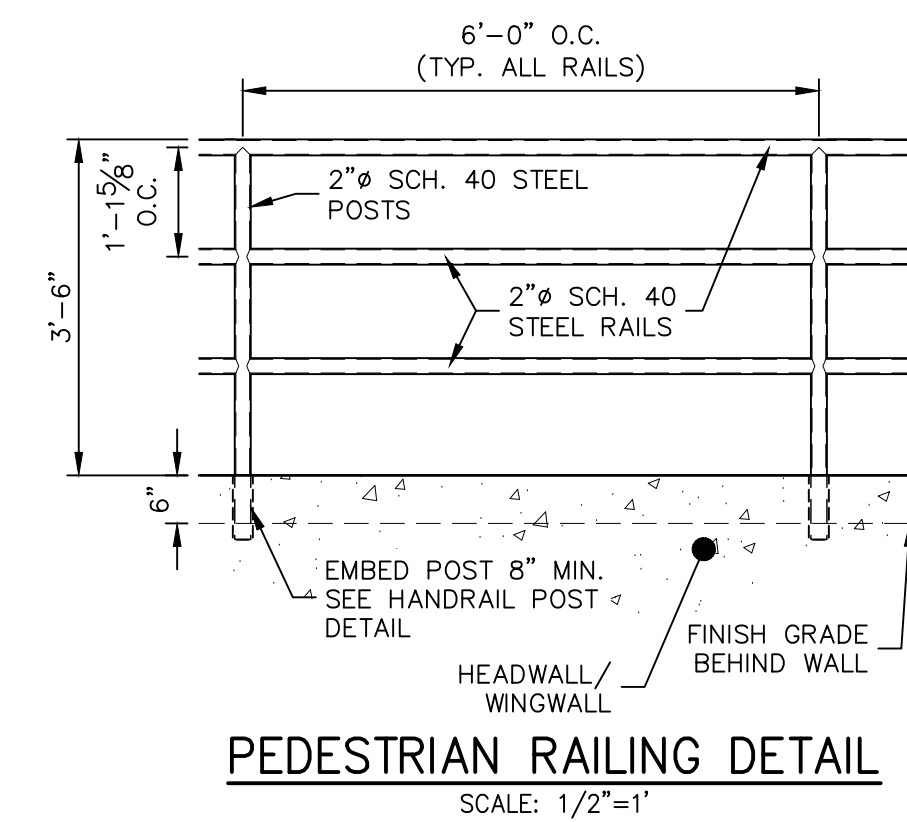
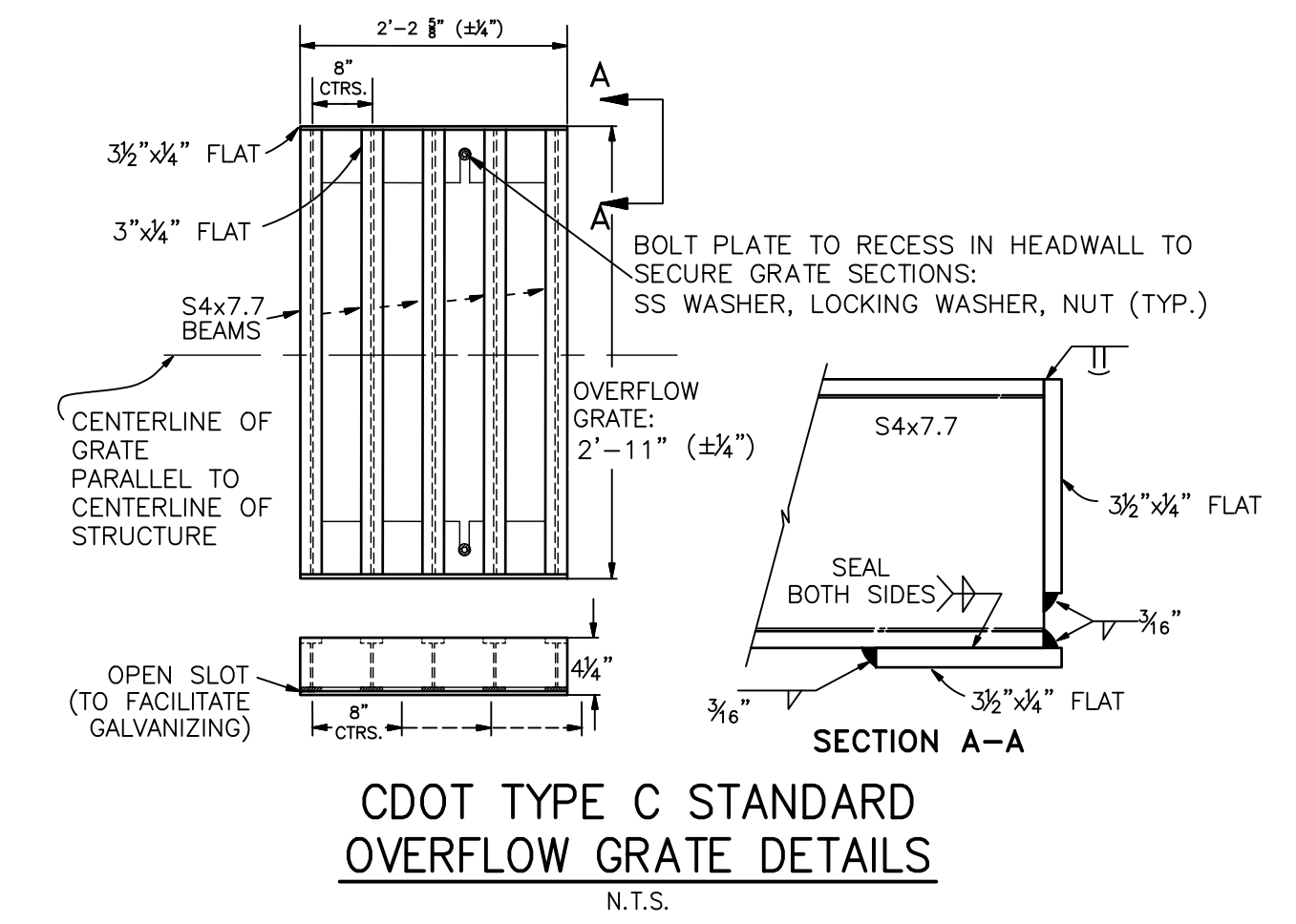
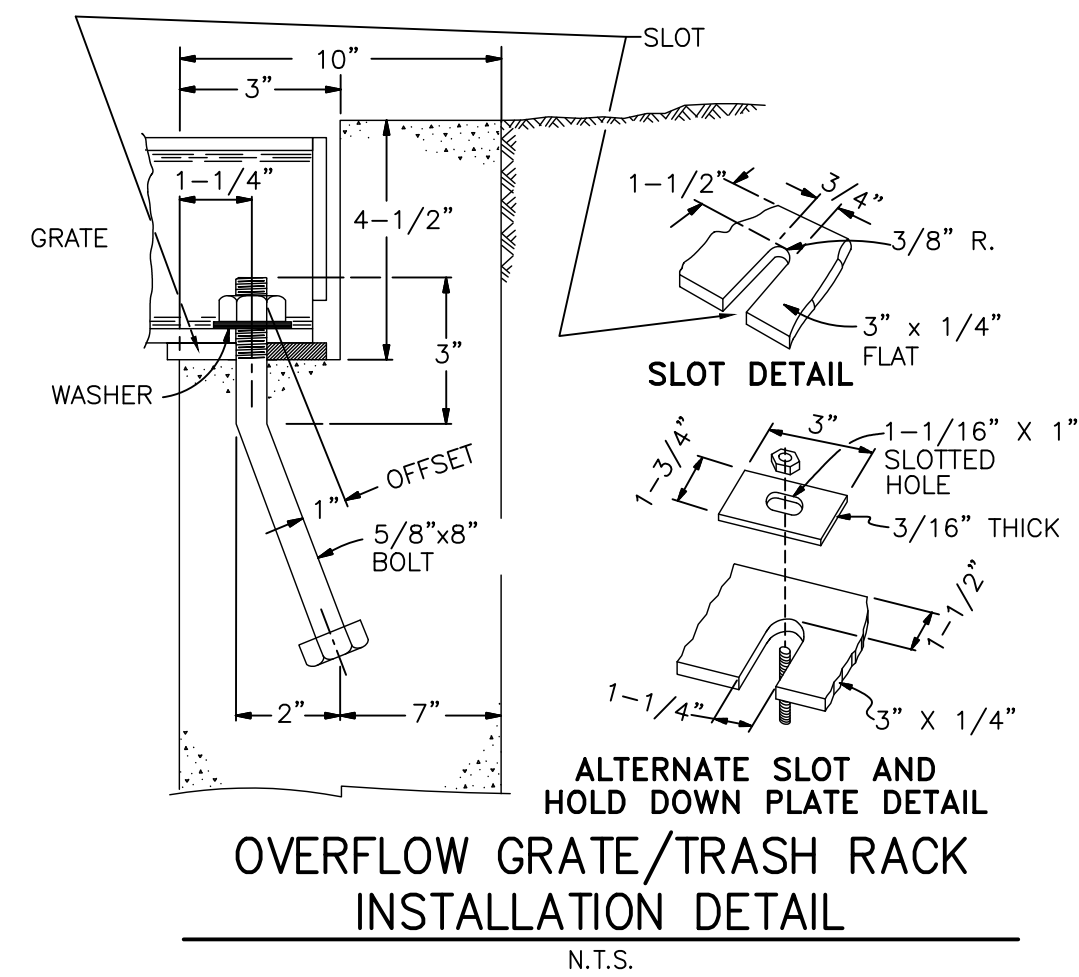
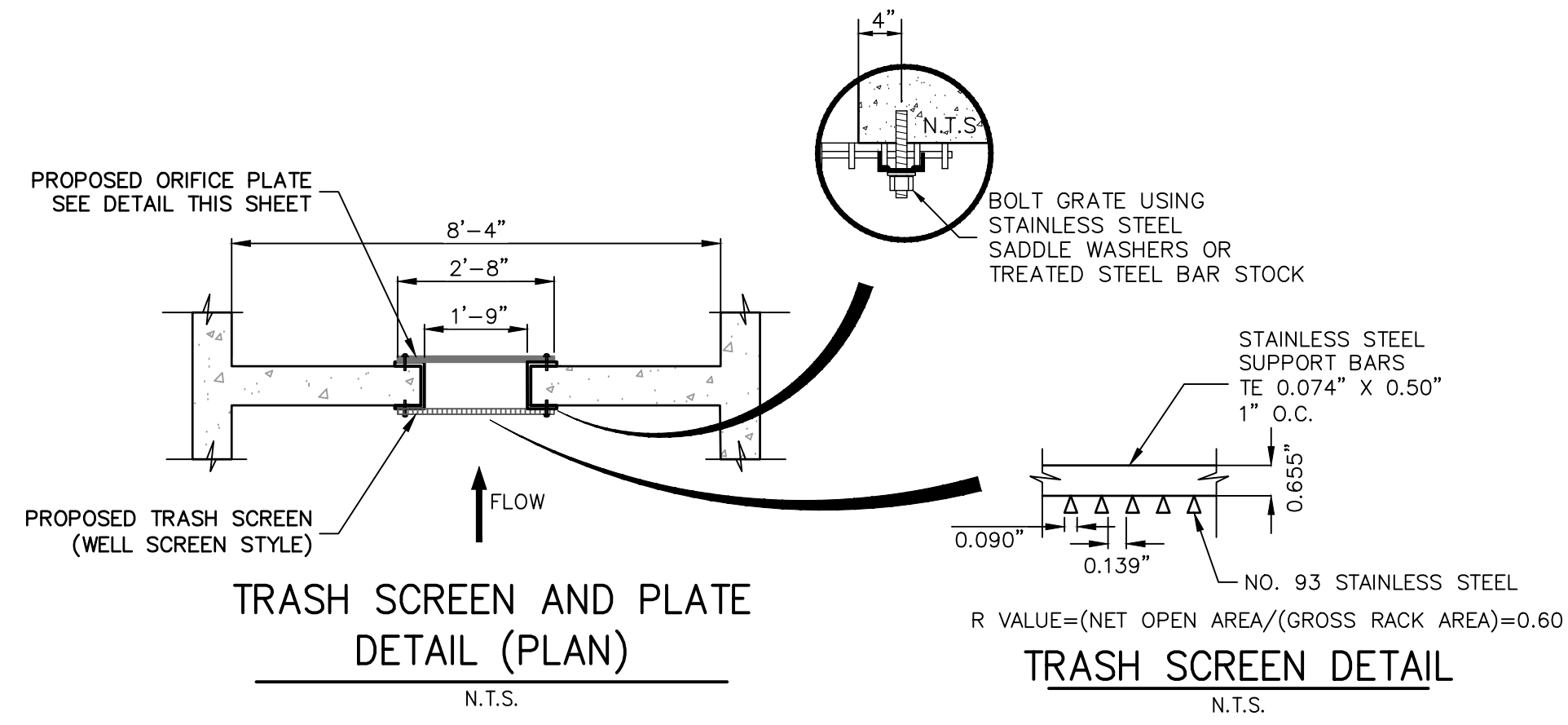
LATIGO TRAILS - FILING NO.	9
SOUTH POND PLANS	
SHEET	10 OF 17
JOB NO.	25175.02

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

PREPARED FOR  
**BRJM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~ (719)-475-7474

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-8888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
No.	REVISION
H-SCALE	3/8"=1'
V-SCALE	3/8"=1'
DATE	09/07/22
DESIGNED BY	GAG
DRAWN BY	GAG
CHECKED BY	



**SOUTH POND OUTLET STRUCTURE PLATE AND GRADING NOTES:**

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH.40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2"x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
  4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
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  7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
  8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- STRUCTURAL:**
9. FOR GENERAL STRUCTURE AND REINFORCEMENT NOTES SEE SHEET 16

EPC 3/29/2023



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 09/09/22

LATIGO TRAILS - FILING NO. 9

SOUTH POND PLANS

SHEET 11 OF 17

JOB NO. 25175.02

BY DATE

NO. REVISION

H-SCALE 3/8"=1'

V-SCALE 3/8"=1'

DATE 09/07/22

DESIGNED BY GAG

DRAWN BY GAG

CHECKED BY

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

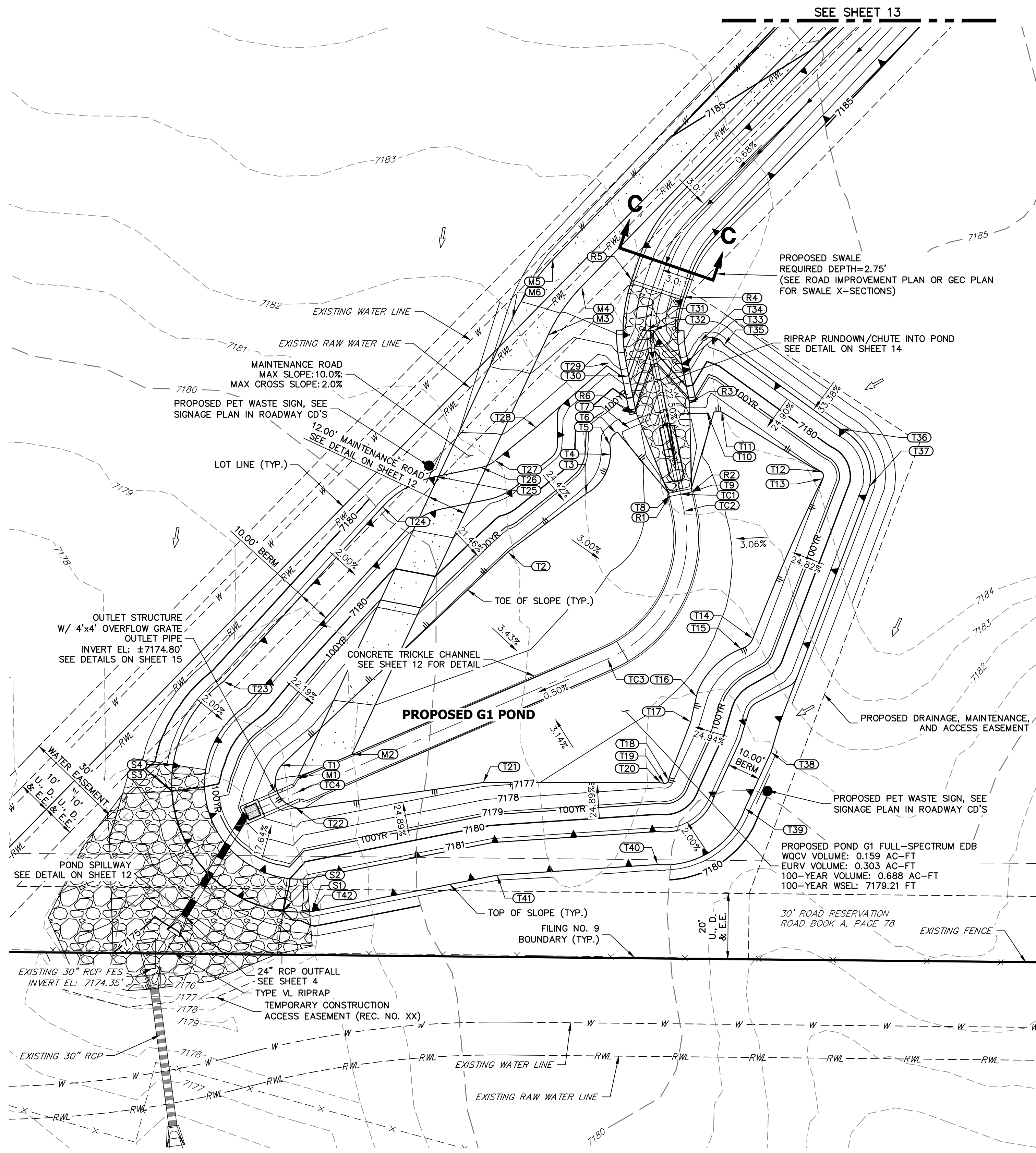
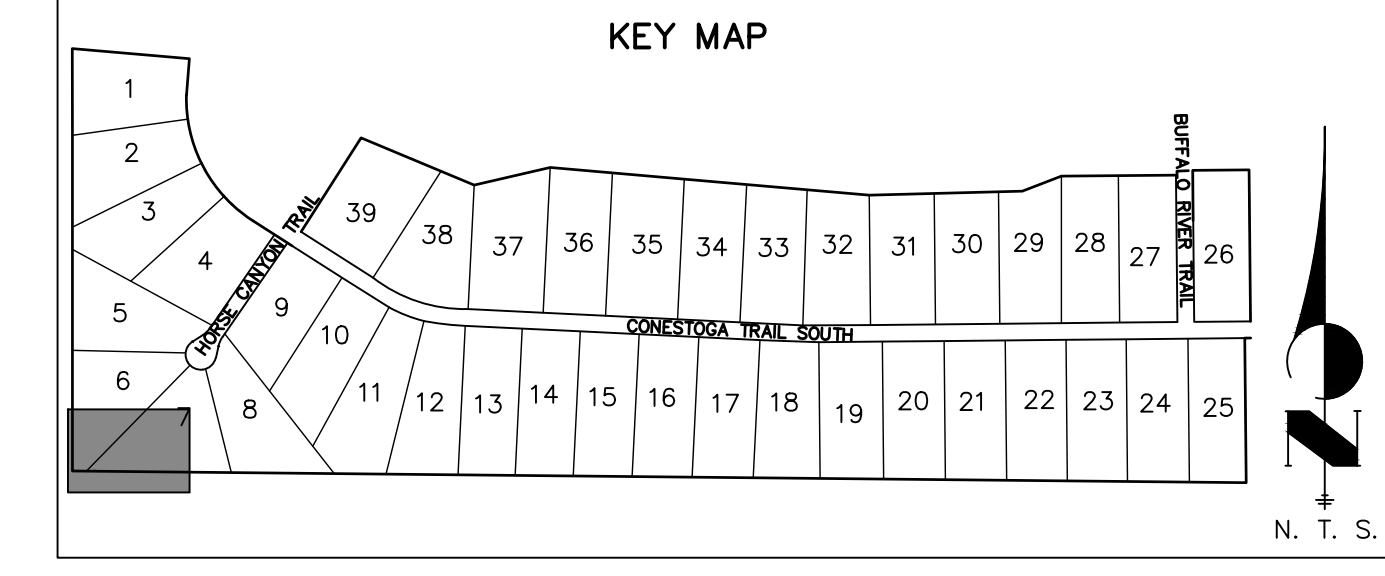
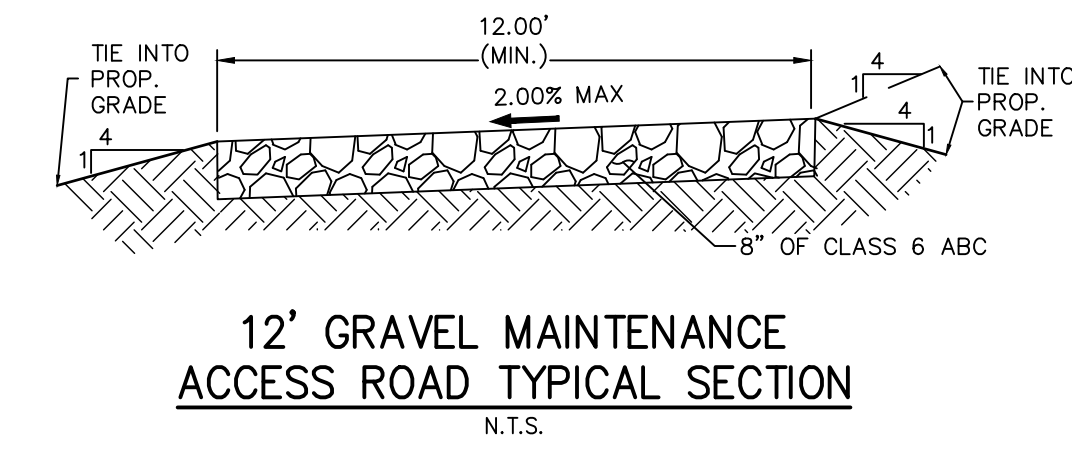
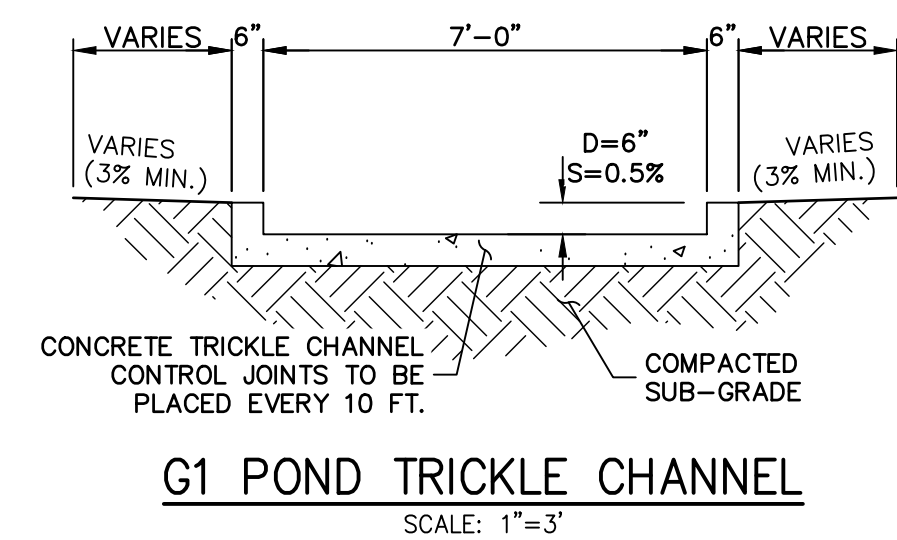
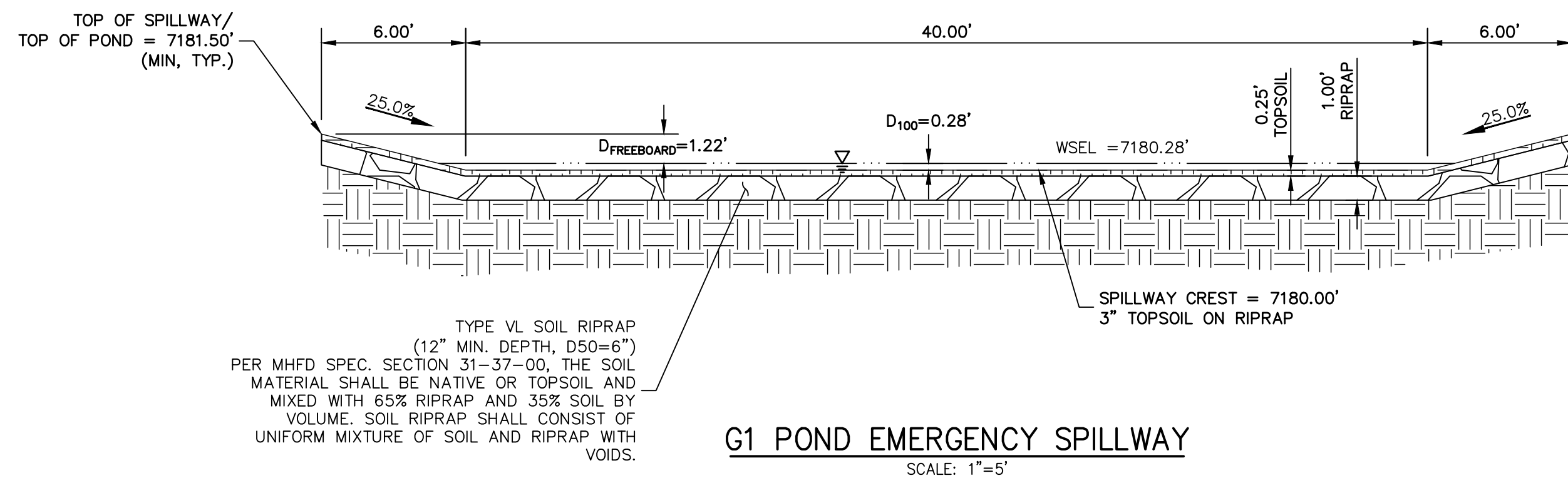
PREPARED FOR

BRJM, LLC  
 101 N. CASCADE, SUITE 200  
 COLORADO SPRINGS, CO 80903  
 ATTN: BOB IRWIN  
 P-(719)-475-7474

**J.R. ENGINEERING**  
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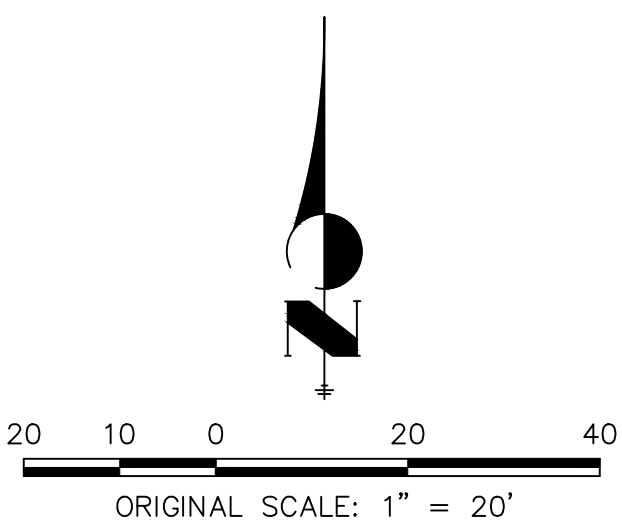
POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
M1	MAINT. ROAD	N: 22111.19 E: 11572.05	7175.97
M2	MAINT. ROAD	N: 22118.32 E: 11588.63	7176.06
M3	MAINT. ROAD	N: 22245.78 E: 11648.23	7183.63
M4	MAINT. ROAD	N: 22260.47 E: 11658.36	7184.50
M5	MAINT. ROAD	N: 22268.82 E: 11649.74	7184.74
M6	MAINT. ROAD	N: 22250.86 E: 11637.36	7183.74
R1	RIPRAP CHUTE	N: 22196.70 E: 11685.06	7176.27
R2	RIPRAP CHUTE	N: 22198.12 E: 11691.91	7176.27
R3	RIPRAP CHUTE	N: 22225.24 E: 11691.20	7178.87
R4	RIPRAP CHUTE	N: 22257.29 E: 11689.29	7184.26
R5	RIPRAP CHUTE	N: 22262.54 E: 11673.65	7184.26
R6	RIPRAP CHUTE	N: 22221.99 E: 11675.02	7178.87
S1	SPILLWAY	N: 22070.59 E: 11576.36	7181.50
S2	SPILLWAY	N: 22070.74 E: 11567.68	7180.00
S3	SPILLWAY	N: 22107.14 E: 11533.90	7180.00
S4	SPILLWAY	N: 22115.19 E: 11534.30	7181.50
T1	TOE	N: 22115.02 E: 11567.16	7176.12
T2	TOE	N: 22179.80 E: 11635.94	7177.87
T3	TOE	N: 22197.64 E: 11659.87	7177.55
T4	TOE	N: 22209.52 E: 11667.16	7177.30
T5	TOE	N: 22212.42 E: 11666.97	7177.30
T6	TOE	N: 22216.05 E: 11668.81	7177.24
T7	TOE	N: 22217.43 E: 11673.00	7177.02
T8	TOE	N: 22196.89 E: 11685.13	7176.28
T9	TOE	N: 22198.12 E: 11691.91	7176.27
T10	TOE	N: 22222.63 E: 11696.30	7177.42
T11	TOE	N: 22222.45 E: 11700.88	7177.29
T12	TOE	N: 22204.22 E: 11731.23	7177.98
T13	TOE	N: 22202.10 E: 11731.56	7177.97
T14	TOE	N: 22153.54 E: 11710.42	7177.34
T15	TOE	N: 22150.43 E: 11706.87	7177.28
T16	TOE	N: 22135.99 E: 11693.29	7177.17
T17	TOE	N: 22128.23 E: 11691.55	7177.31
T18	TOE	N: 22110.57 E: 11684.85	7177.63
T19	TOE	N: 22109.53 E: 11683.56	7177.64
T20	TOE	N: 22109.72 E: 11682.47	7177.62
T21	TOE	N: 22109.78 E: 11628.42	7176.71
T22	TOE	N: 22102.19 E: 11571.38	7175.95
T23	TOP	N: 22140.48 E: 11549.57	7181.50
T24	TOP	N: 22193.57 E: 11597.89	7181.50
T25	TOP	N: 22202.78 E: 11614.12	7181.50
T26	TOP	N: 22205.55 E: 11627.82	7181.50
T27	TOE	N: 22207.59 E: 11632.15	7181.50
T28	TOP	N: 22217.72 E: 11644.60	7181.50
T29	TOP	N: 22237.39 E: 11667.10	7181.89
T30	TOP	N: 22233.34 E: 11672.22	7181.50

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T31	TOP	N: 22247.17 E: 11678.25	7181.50
T32	TOP	N: 22247.15 E: 11680.25	7181.50
T33	TOP	N: 22236.80 E: 11689.38	7181.50
T34	TOP	N: 22243.90 E: 11694.37	7181.72
T35	TOP	N: 22242.78 E: 11701.59	7181.50
T36	TOP	N: 22217.28 E: 11736.84	7181.50
T37	TOP	N: 22199.83 E: 11745.90	7181.50
T38	TOP	N: 22119.01 E: 11715.95	7181.50
T39	TOP	N: 22101.95 E: 11708.04	7181.50
T40	TOP	N: 22084.87 E: 11681.57	7181.50
T41	TOP	N: 22081.63 E: 11632.66	7181.50
T42	TOP	N: 22070.59 E: 11576.36	7181.50
TC1	TRICKLE CHANNEL	N: 22197.41 E: 11688.48	7176.27
TC2	TRICKLE CHANNEL	N: 22192.21 E: 11689.56	7176.25
TC3	TRICKLE CHANNEL	N: 22147.34 E: 11666.21	7175.97
TC4	TRICKLE CHANNEL	N: 22106.70 E: 11571.73	7175.46

POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
T31	TOP	N: 22247.17 E: 11678.25	7181.50
T32	TOP	N: 22247.15 E: 11680.25	7181.50
T33	TOP	N: 22236.80 E: 11689.38	7181.50
T34	TOP	N: 22243.90 E: 11694.37	7181.72
T35	TOP	N: 22242.78 E: 11701.59	7181.50
T36	TOP	N: 22217.28 E: 11736.84	7181.50
T37	TOP	N: 22199.83 E: 11745.90	7181.50
T38	TOP	N: 22119.01 E: 11715.95	7181.50
T39	TOP	N: 22101.95 E: 11708.04	7181.50
T40	TOP	N: 22084.87 E: 11681.57	7181.50
T41	TOP	N: 22081.63 E: 11632.66	7181.50
T42	TOP	N: 22070.59 E: 11576.36	7181.50
TC1	TRICKLE CHANNEL	N: 22197.41 E: 11688.48	7176.27
TC2	TRICKLE CHANNEL	N: 22192.21 E: 11689.56	7176.25
TC3	TRICKLE CHANNEL	N: 22147.34 E: 11666.21	7175.97
TC4	TRICKLE CHANNEL	N: 22106.70 E: 11571.73	7175.46

**NOTES**

- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- SEE SHEETS 3-5 FOR PROPOSED STORM SEWER DESIGN.



**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR  
ENGINEERING

*Bryan T. Law*

25043

09/09/22

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR  
**BRUM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~(719)-475-7474

**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"=20'  
V-SCALE N/A  
DATE 09/07/22  
DESIGNED BY GAG  
DRAWN BY GAG  
CHECKED BY

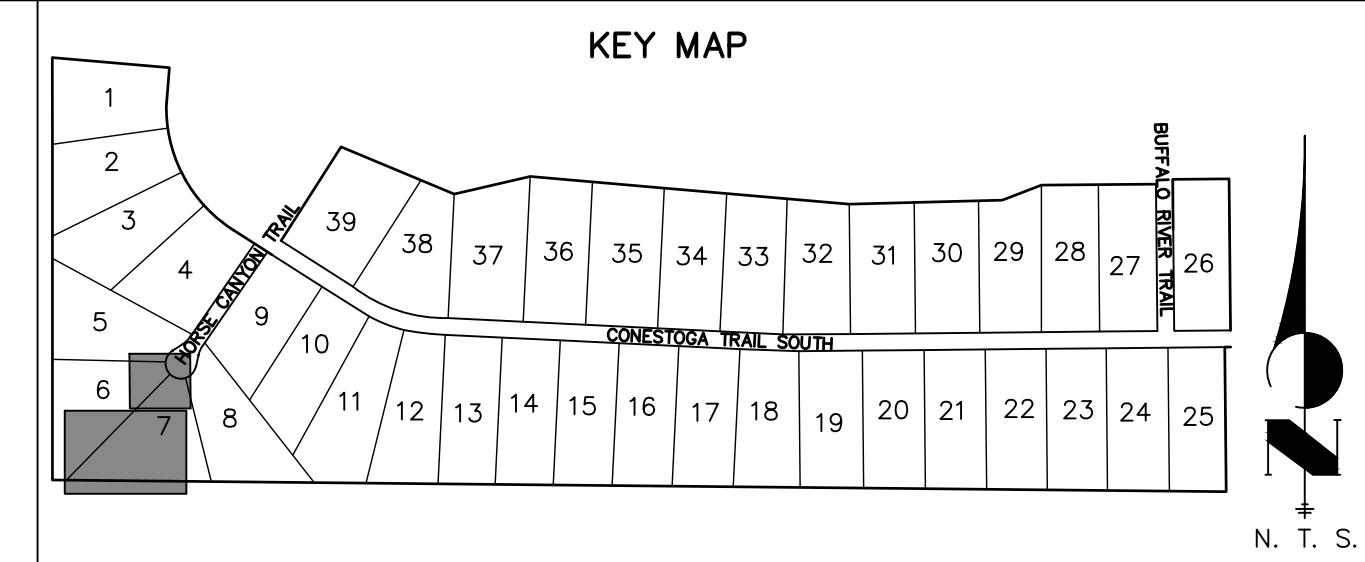
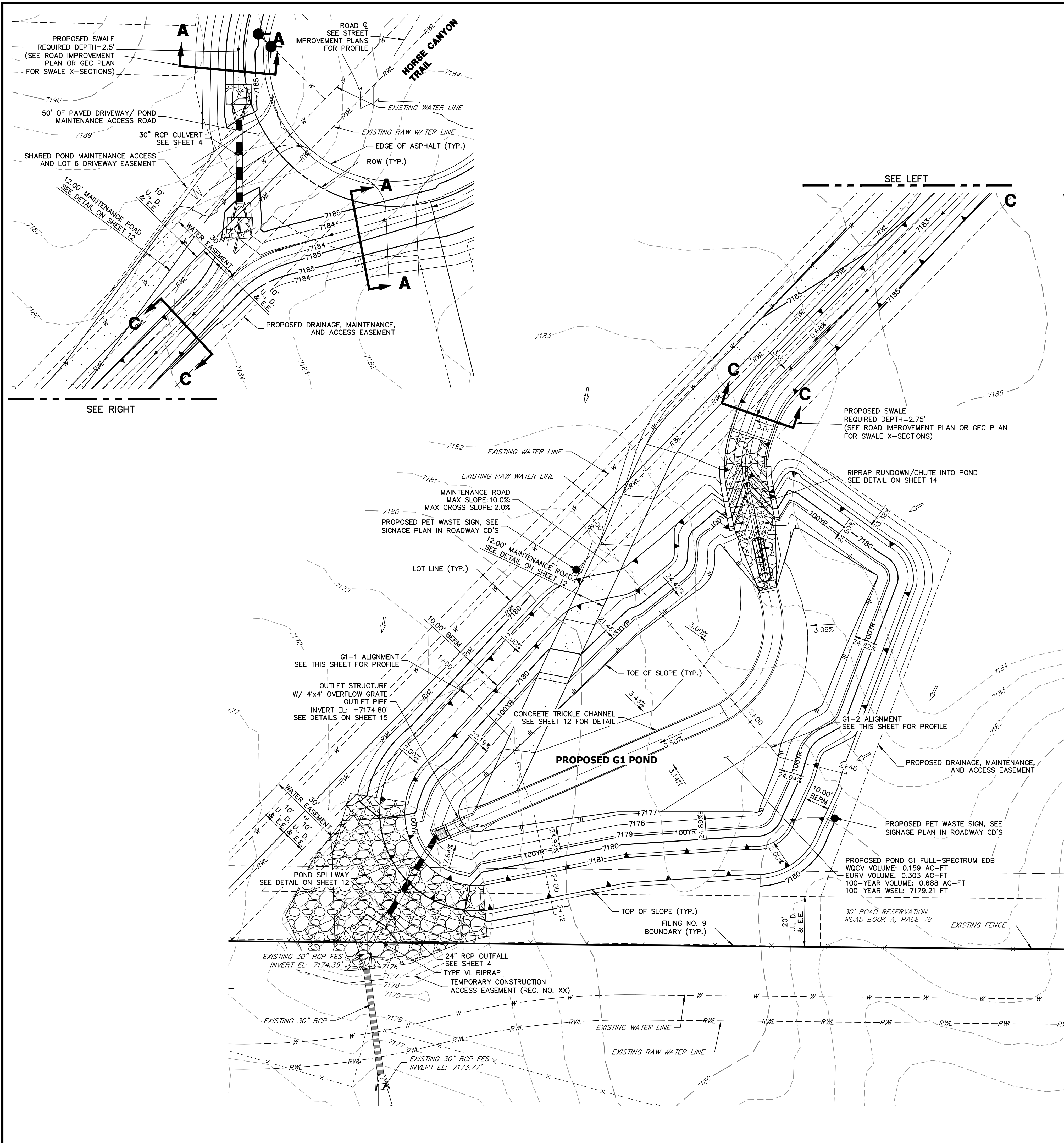
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**G1 POND PLANS**

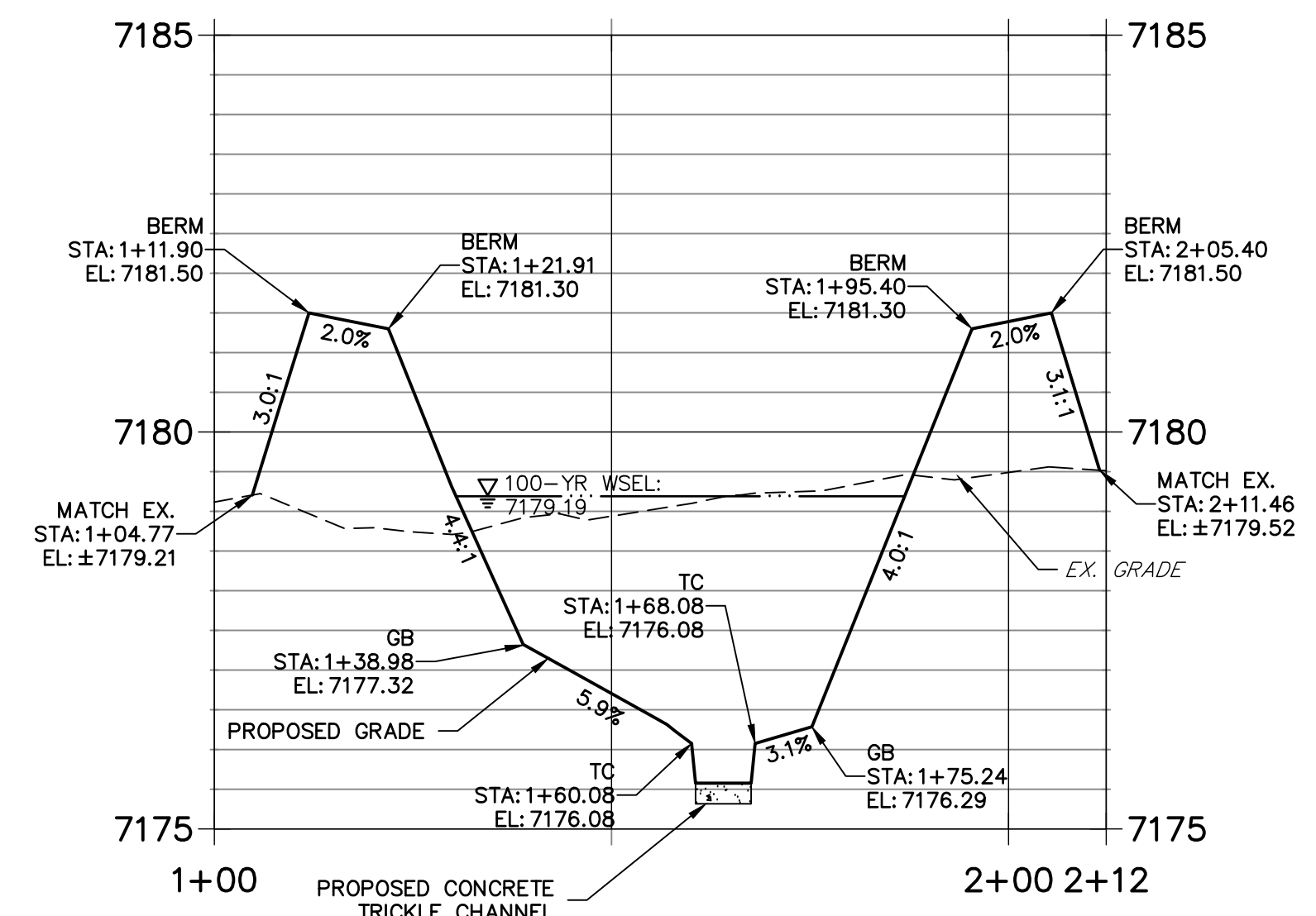
SHEET 12 OF 17

JOB NO. 25175.02

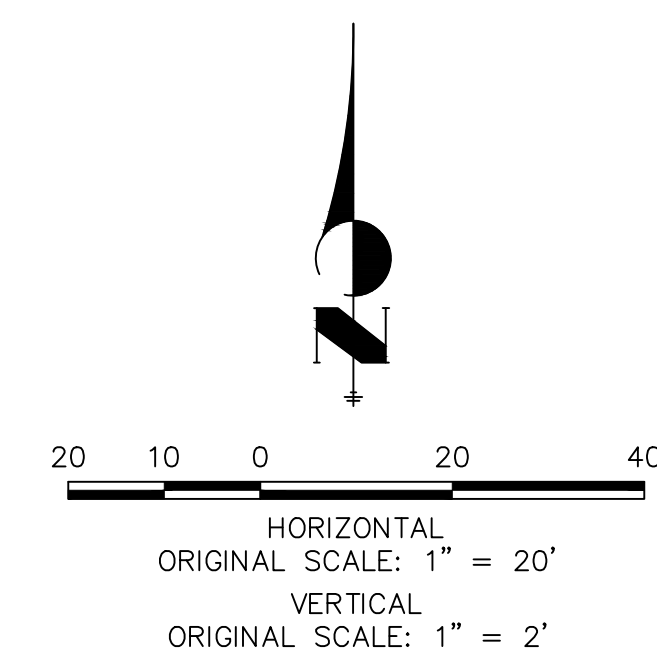
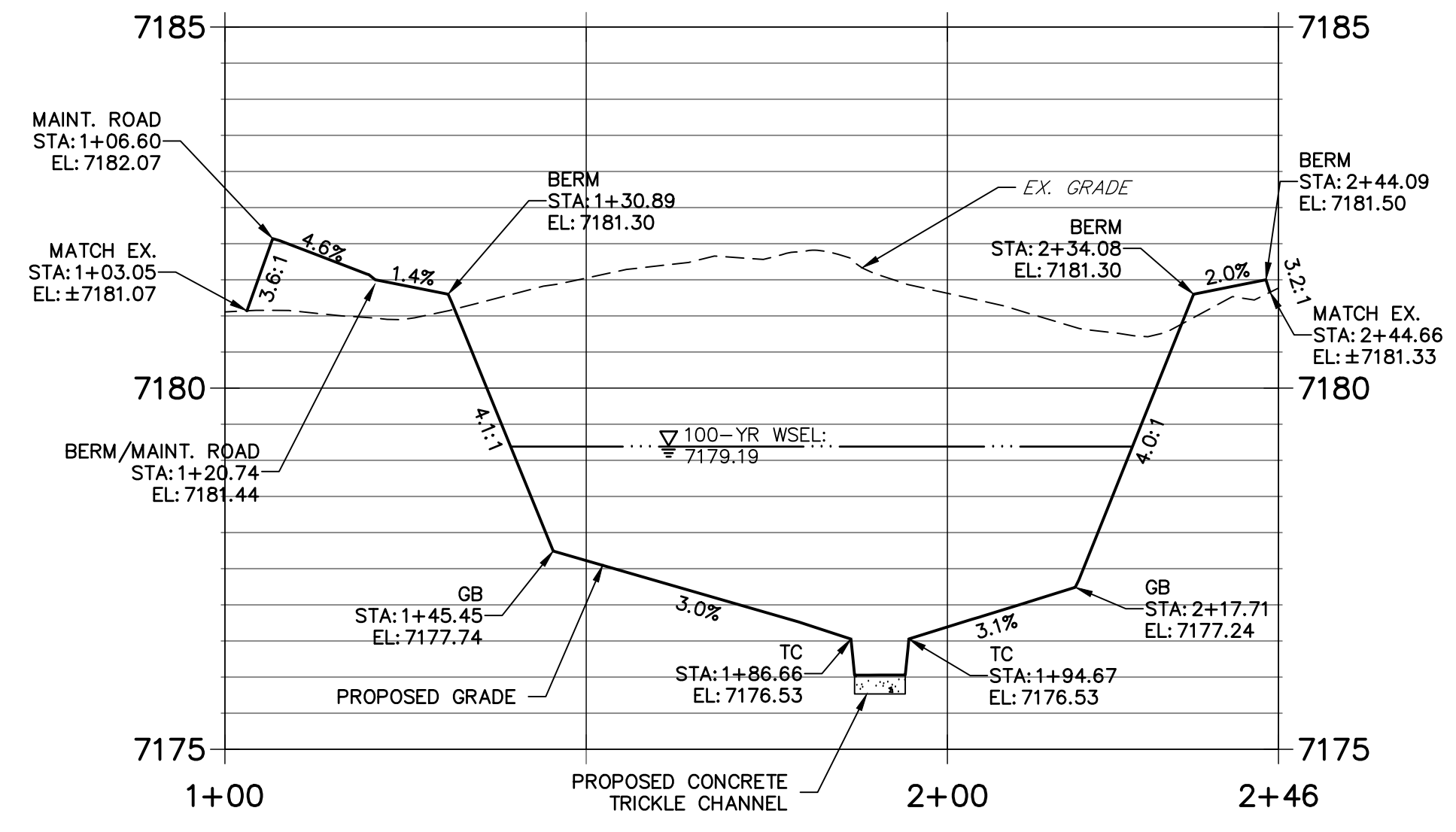
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**G1-1 PROFILE  
STA 1+00.00 TO 2+12.30**



**G1-2 PROFILE  
STA 1+00.00 TO 2+45.83**



Know what's below.  
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BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
DATE: 09/09/22

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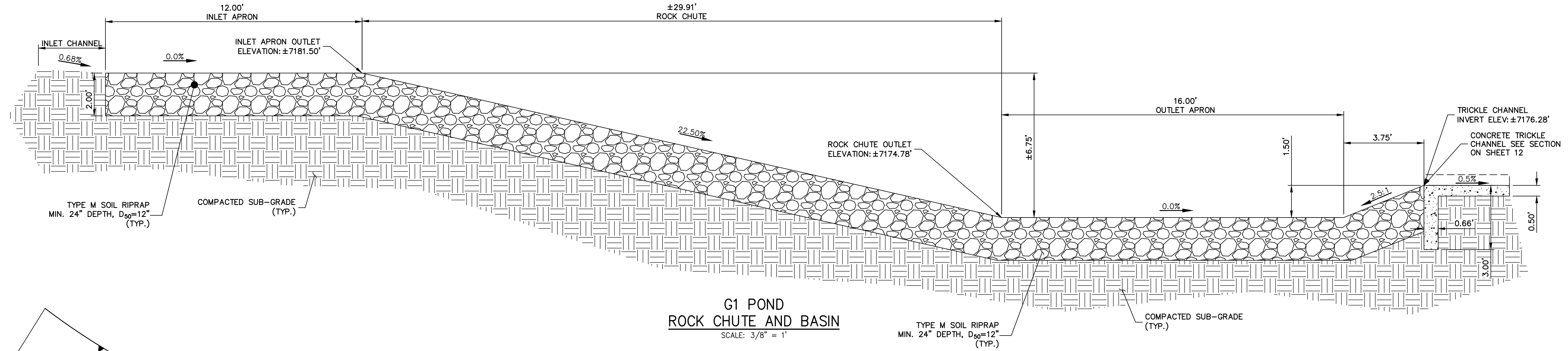
PREPARED FOR  
**BRJM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~ (719) - 475-7474

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

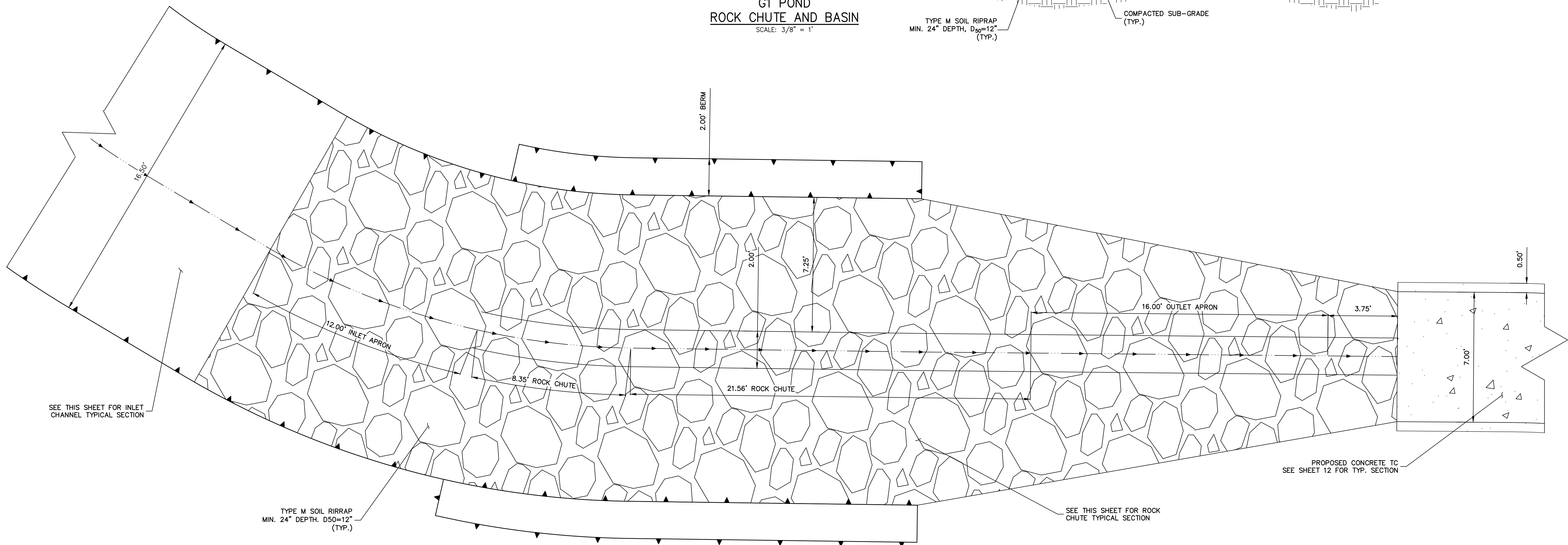
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LATIGO TRAILS - FILING NO. 9  
G1 POND PLANS  
SHEET 13 OF 17  
JOB NO. 25175.02

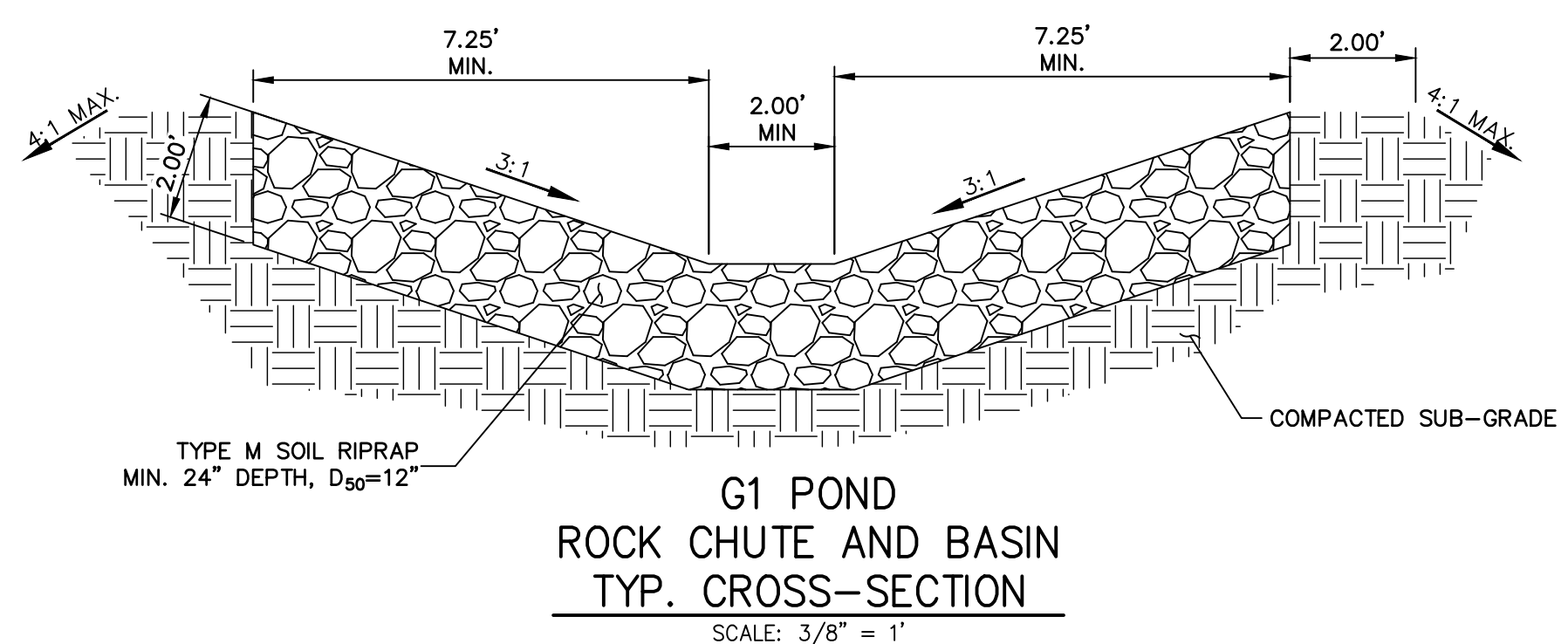
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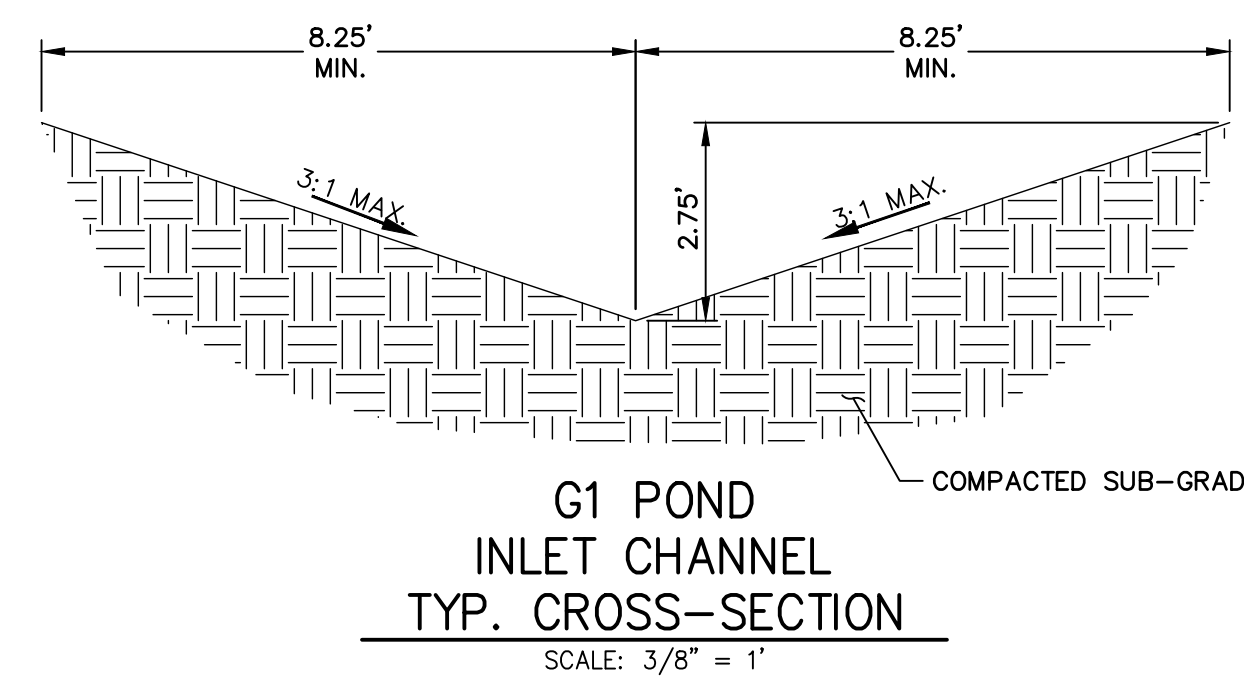
**G1 POND  
ROCK CHUTE AND BASIN**  
SCALE: 3/8" = 1'



**G1 POND  
ROCK CHUTE AND BASIN  
PLAN VIEW**  
SCALE: 3/8" = 1'



**G1 POND  
ROCK CHUTE AND BASIN  
TYP. CROSS-SECTION**  
SCALE: 3/8" = 1'



**G1 POND  
INLET CHANNEL  
TYP. CROSS-SECTION**  
SCALE: 3/8" = 1'

**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING  
*Bryan T. Law*  
 BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 DATE: 09/09/22



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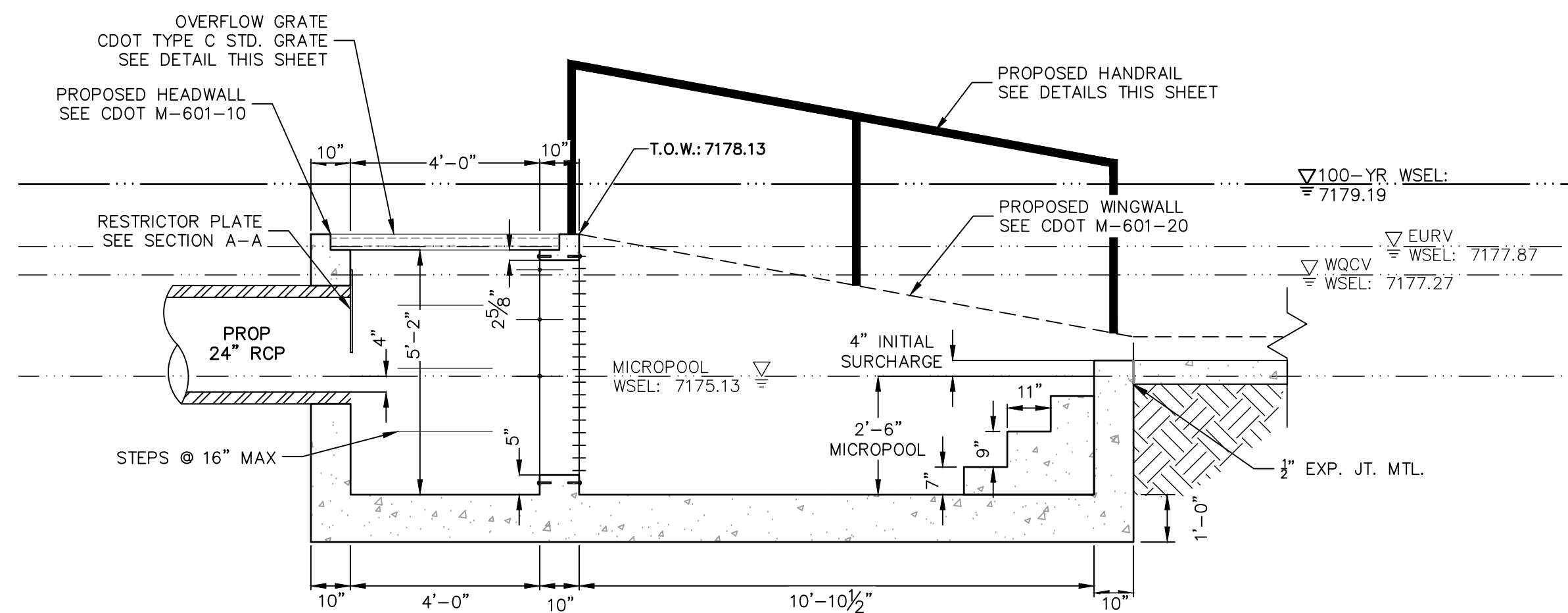
PREPARED FOR  
**BRUM, LLC**  
 101 N. CASCADE, SUITE 200  
 COLORADO SPRINGS, CO 80903  
 ATTN: BOB IRWIN  
 P~ (719) - 475-7474

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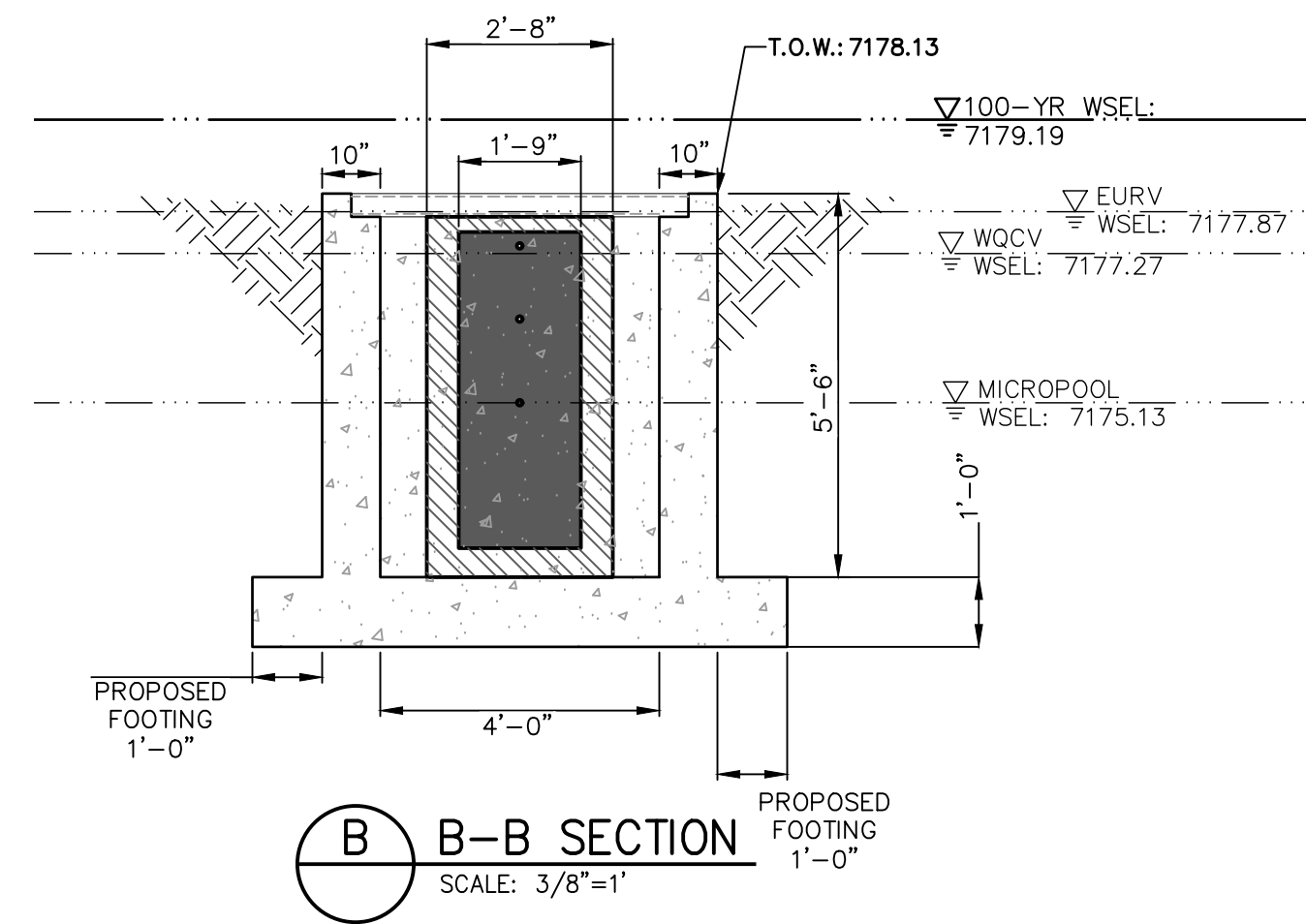
NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
		09/07/22	GAG	GAG	

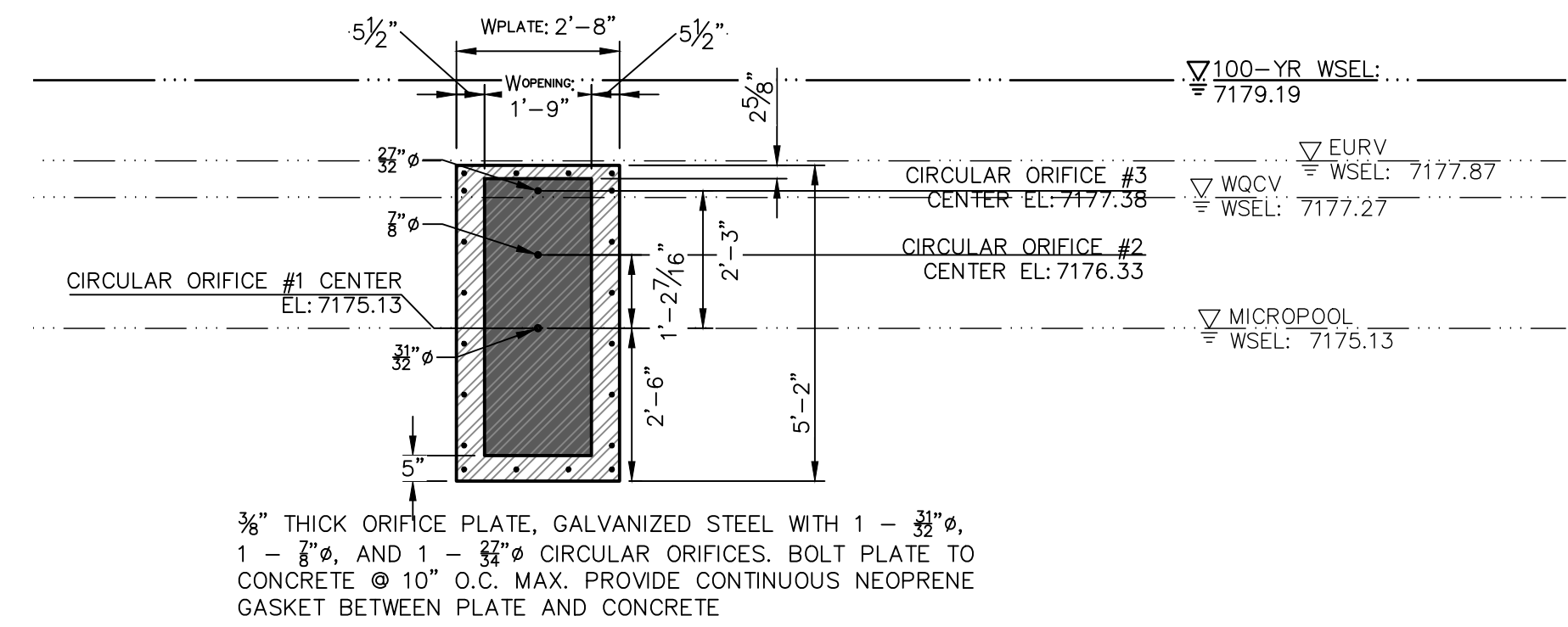
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 G1 POND PLANS  
 SHEET 14 OF 17  
 JOB NO. 25175.02



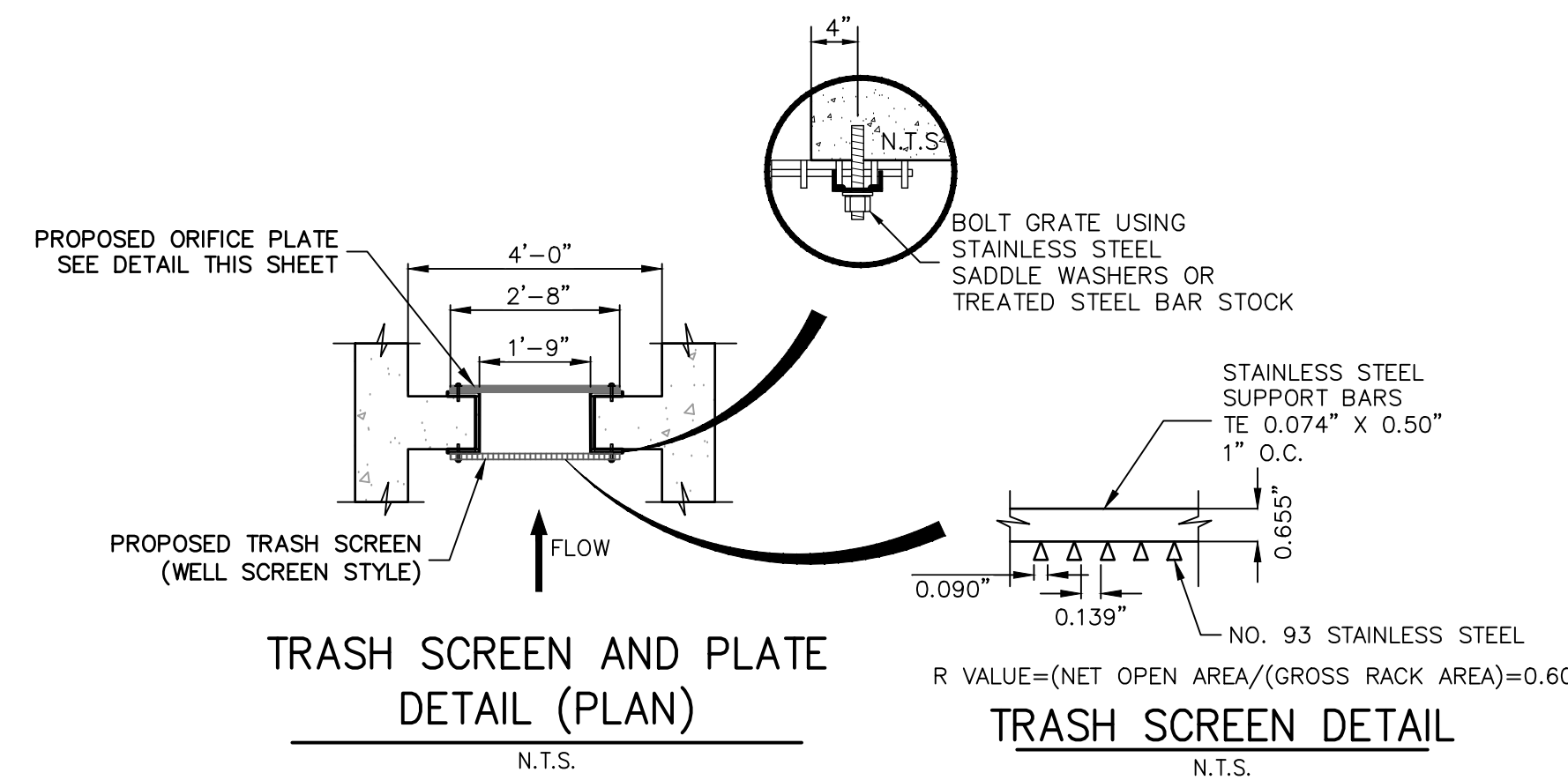
**G1 POND OUTLET STRUCTURE PROFILE**  
SCALE: 3/8"=1"



**B-B SECTION**  
SCALE: 3/8"=1"

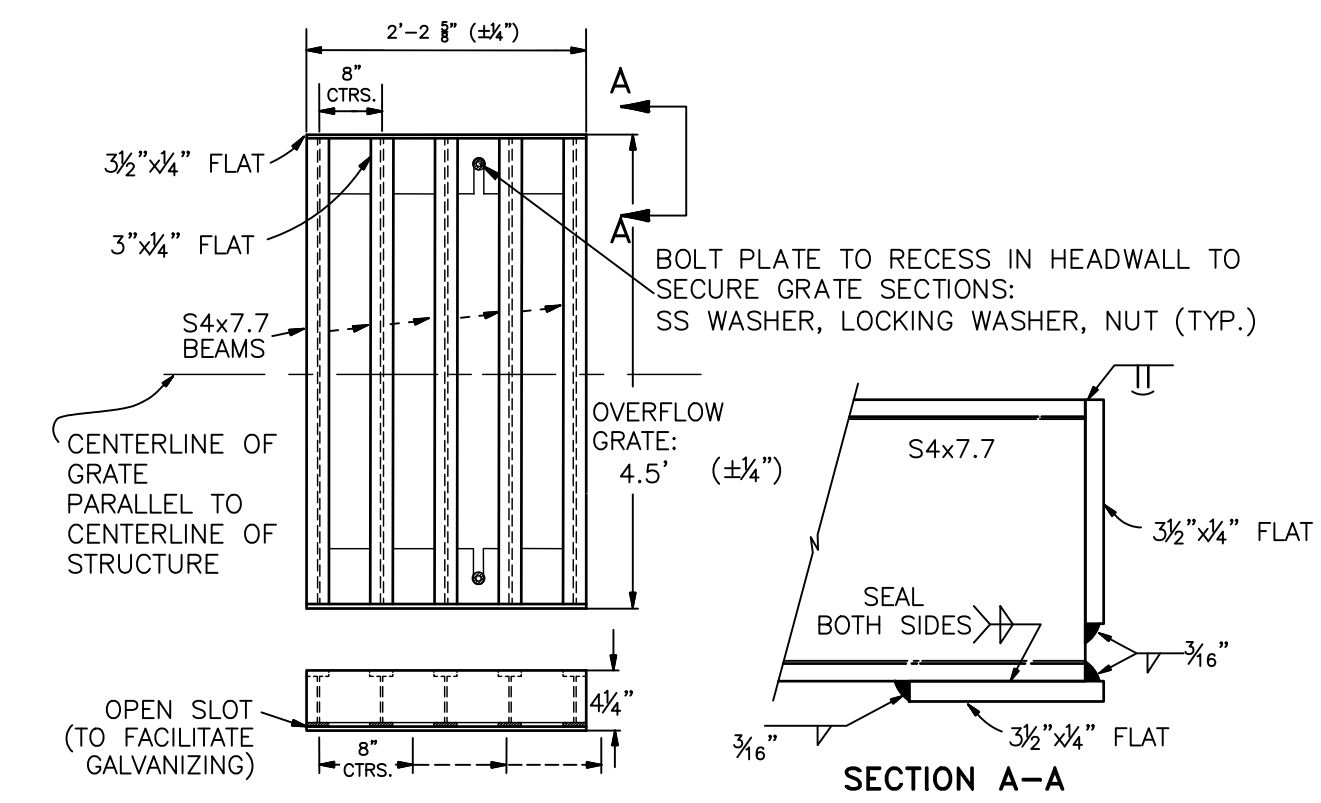


**ORIFICE PLATE DETAIL**  
SCALE: 3/8"=1"

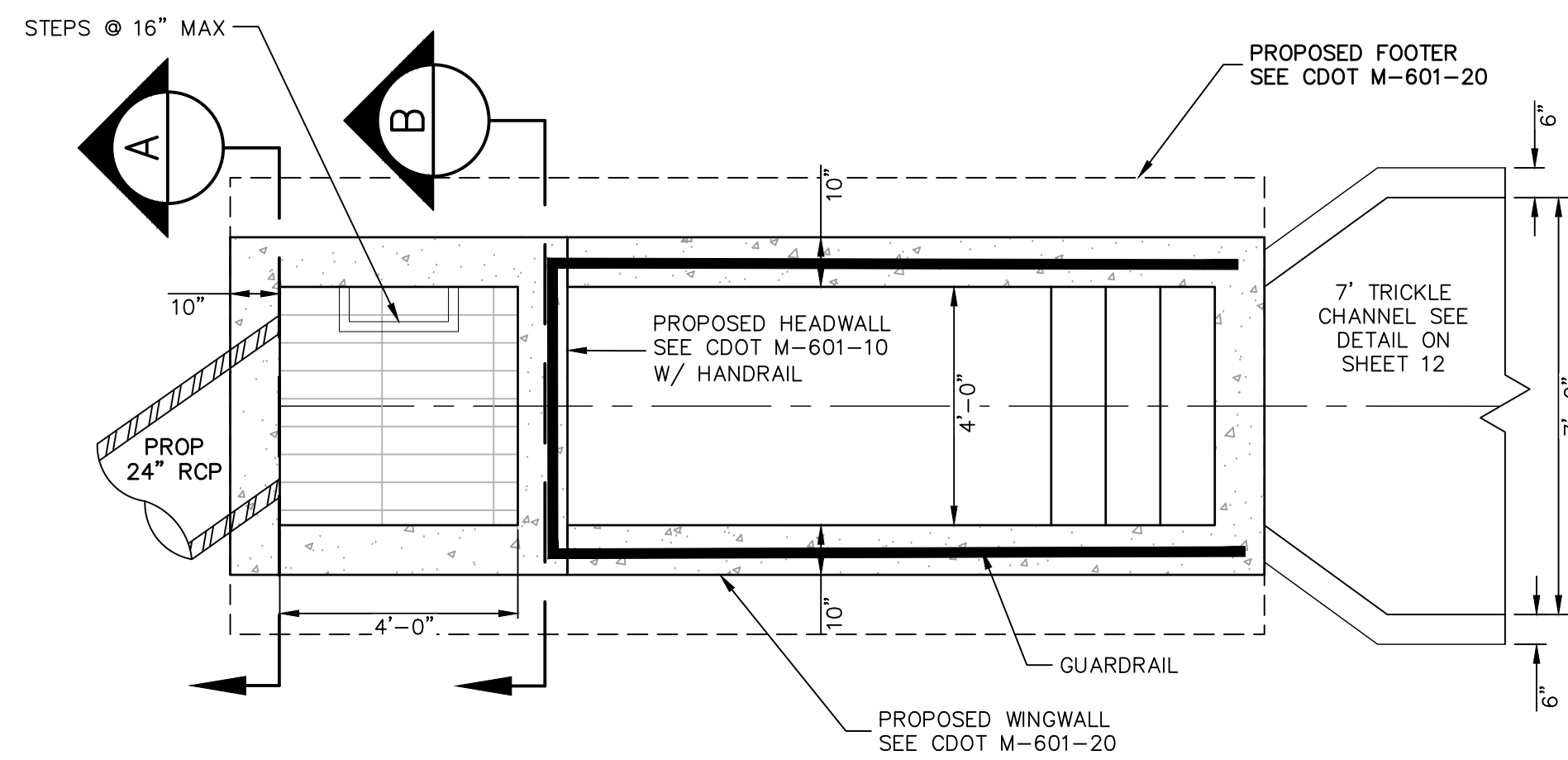


**TRASH SCREEN AND PLATE DETAIL (PLAN)**  
N.T.S.

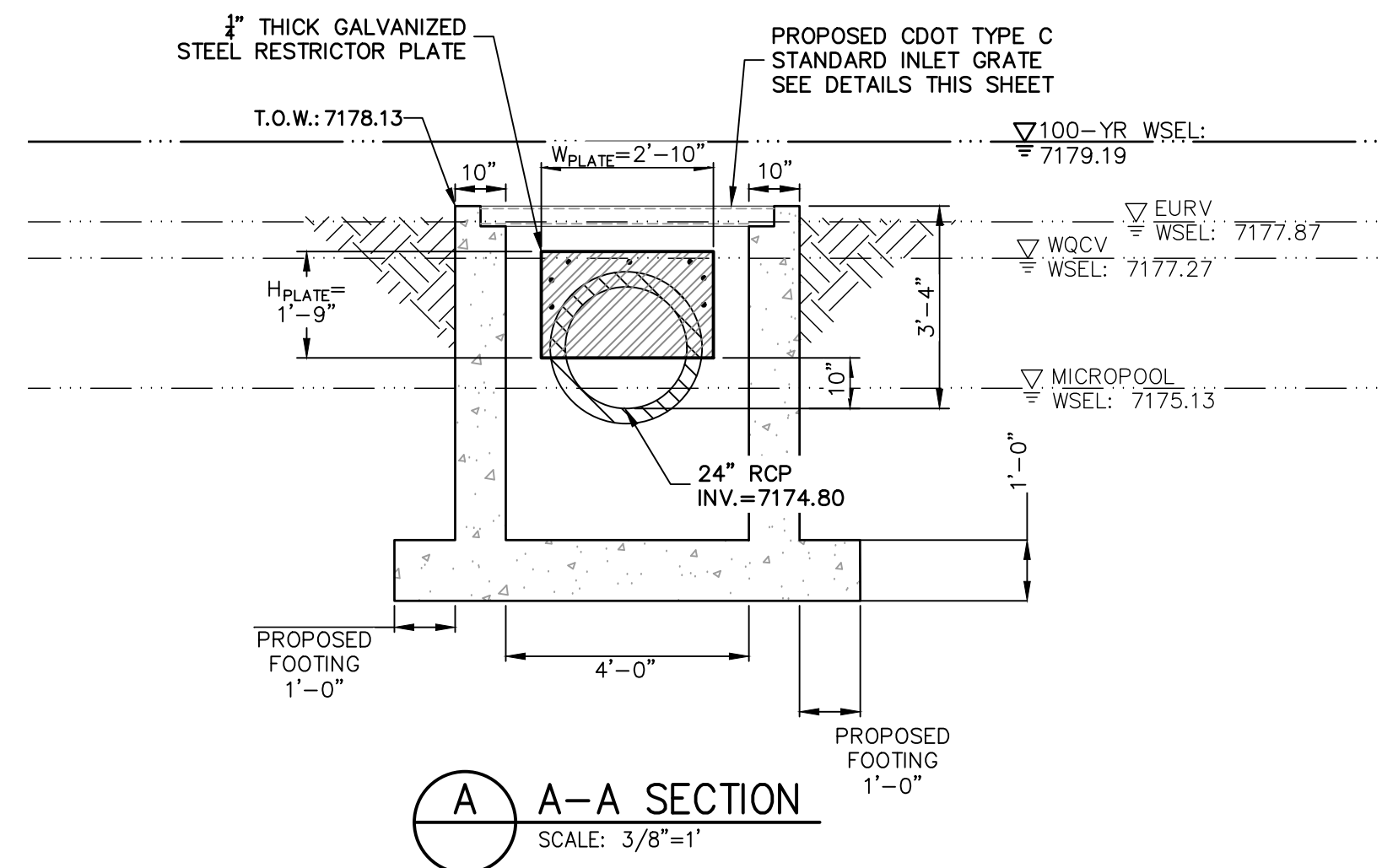
**TRASH SCREEN DETAIL**  
N.T.S.



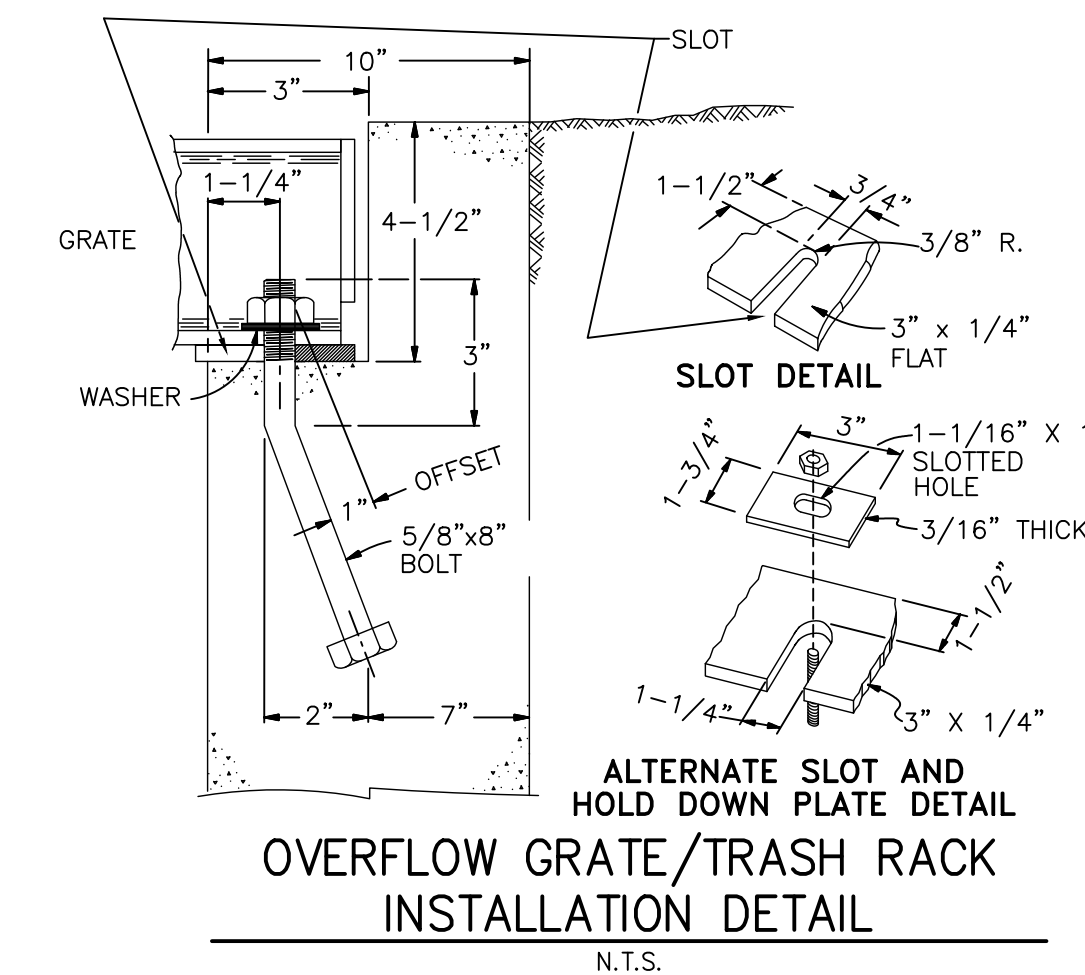
**CDOT TYPE C STANDARD OVERFLOW GRATE DETAILS**  
N.T.S.



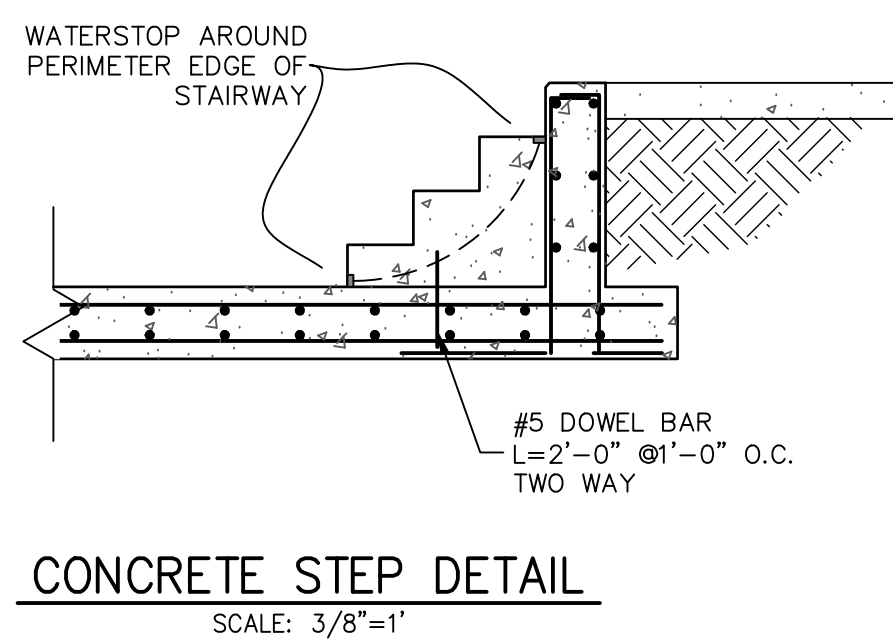
**G1 POND OUTLET STRUCTURE PLAN**  
SCALE: 3/8"=1"



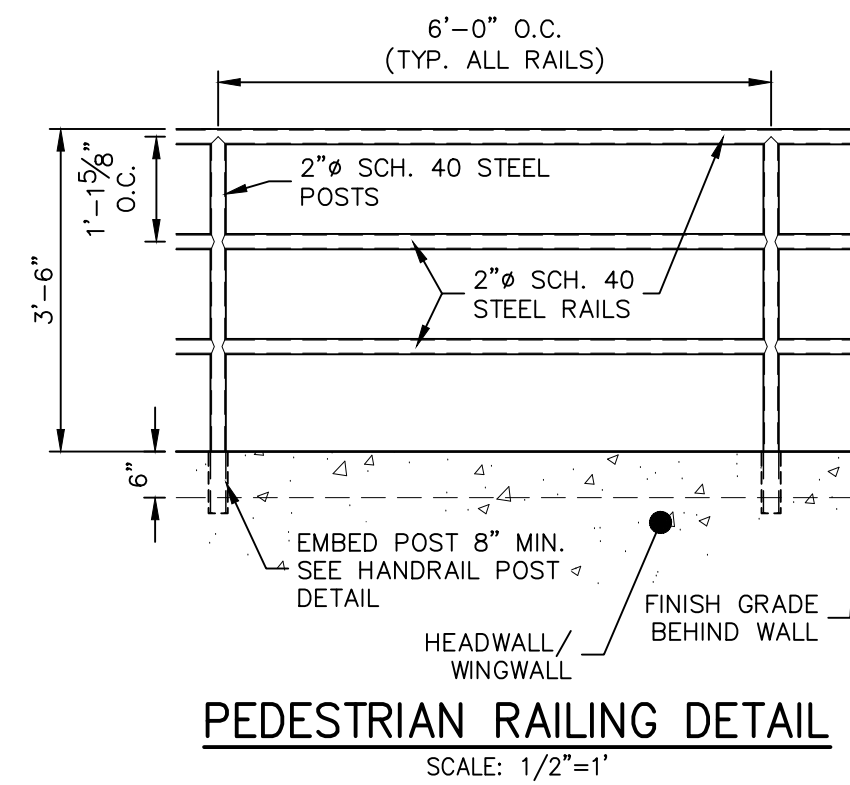
**A-A SECTION**  
SCALE: 3/8"=1"



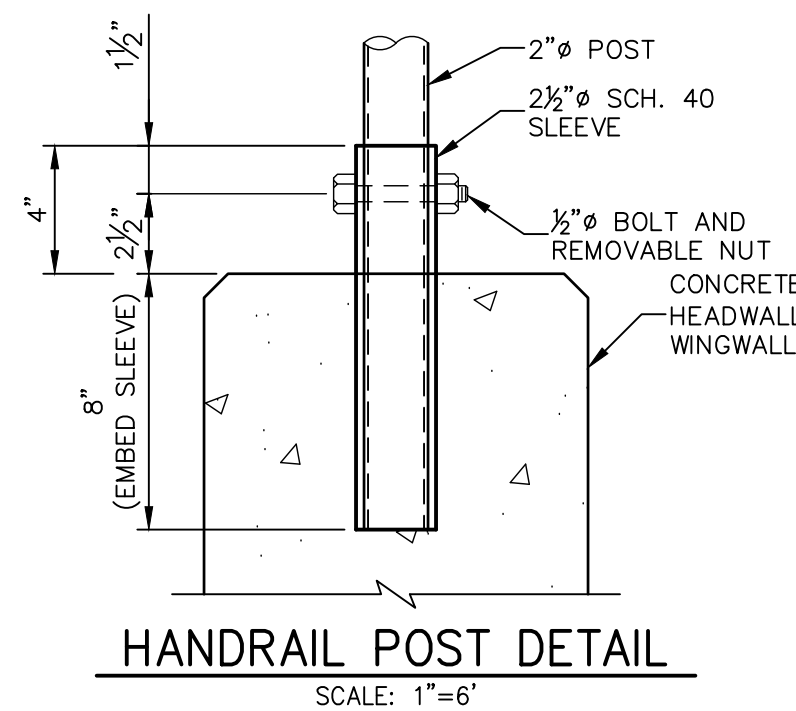
**ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL OVERFLOW GRATE/TRASH RACK INSTALLATION DETAIL**  
N.T.S.



**CONCRETE STEP DETAIL**  
SCALE: 3/8"=1"



**PEDESTRIAN RAILING DETAIL**  
SCALE: 1/2"=1"



**HANDRAIL POST DETAIL**  
SCALE: 1"=6"

**G1 POND OUTLET STRUCTURE NOTES:**

- ORIFICE PLATE:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE AND BETWEEN THE RESTRICTOR PLATE AND CONCRETE.
  2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- TRASH RACKS:**
3. TRASH RACKS SHALL BE 1 1/2" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2" x 2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
  4. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
  5. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
  6. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
  7. ALL HARDWARE, BOLTS, AND FASTENERS SHALL BE STAINLESS STEEL.
  8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- STRUCTURAL:**
9. FOR GENERAL STRUCTURE AND REINFORCEMENT NOTES SEE SHEET 16

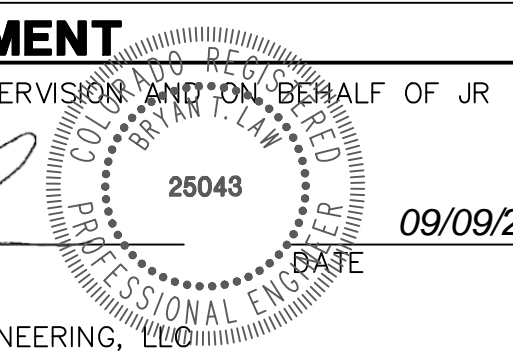


Know what's below. Call before you dig. EPC 3/29/2023

**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR ENGINEERING

BRYAN T. LAW, P.E.  
COLORADO P.E. 25043  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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  
**BRUM, LLC**  
101 N. CASCADE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ATTN: BOB IRWIN  
P~ (719) - 475 - 7474

**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
3/8"=1"	3/8"=1"	09/07/22	GAG	GAG	

LATIGO TRAILS - FILING NO. 9  
G1 POND PLANS  
SHEET 15 OF 17  
JOB NO. 25175.02

**GENERAL STRUCTURE NOTES:**

ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:  
 CLASS D CONCRETE: f'c=4,500 psi  
 REINFORCING STEEL: fy=60,000 psi  
 ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.  
 REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.  
 ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.  
 ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)  
 ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.  
 ALL LAP SPLICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPLICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACE IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPLICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER, INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS.), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

#	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

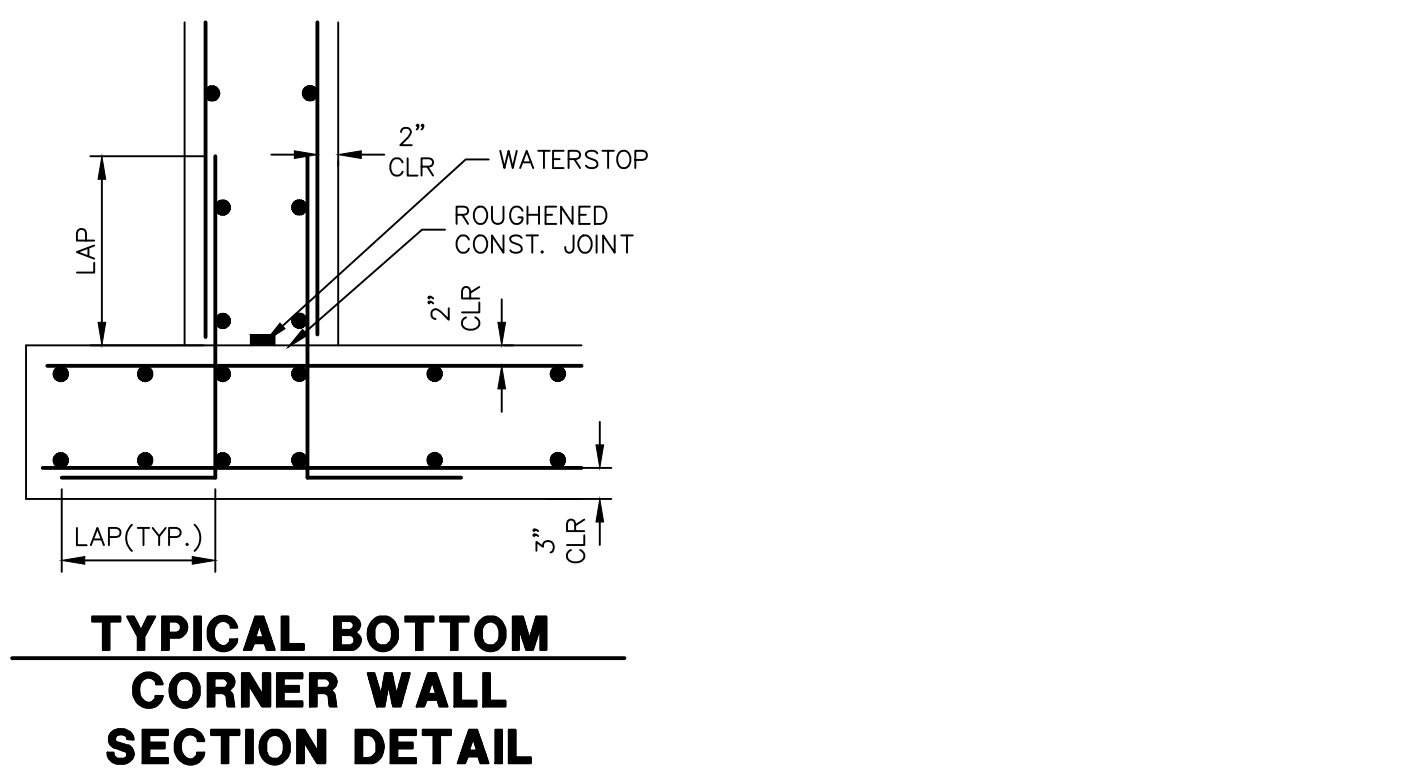
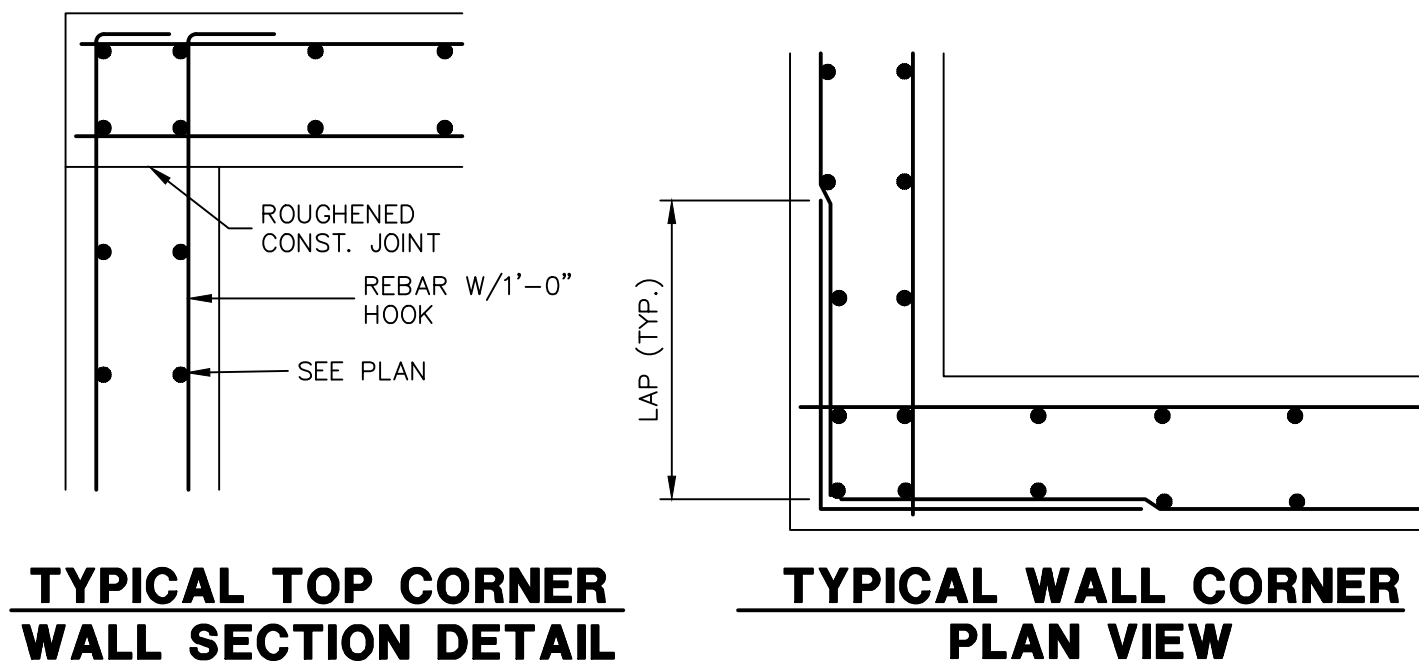
WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPLICE SHALL BE AS DESCRIBED ABOVE.

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. = EACH FACE	O.F. = OUTSIDE FACE
F.E. = FAR FACE	T.&B. = TOP AND BOTTOM
N.F. = NEAR FACE	T.F. = TOP FACE
I.F. = INSIDE FACE	B.F. = BOTTOM FACE
T.W. = TWO WAY	T.F. = TWO FACES
E.S. = EACH SIDE	Lp = LAP LENGTH



**Outlet Structures**

**T-12**

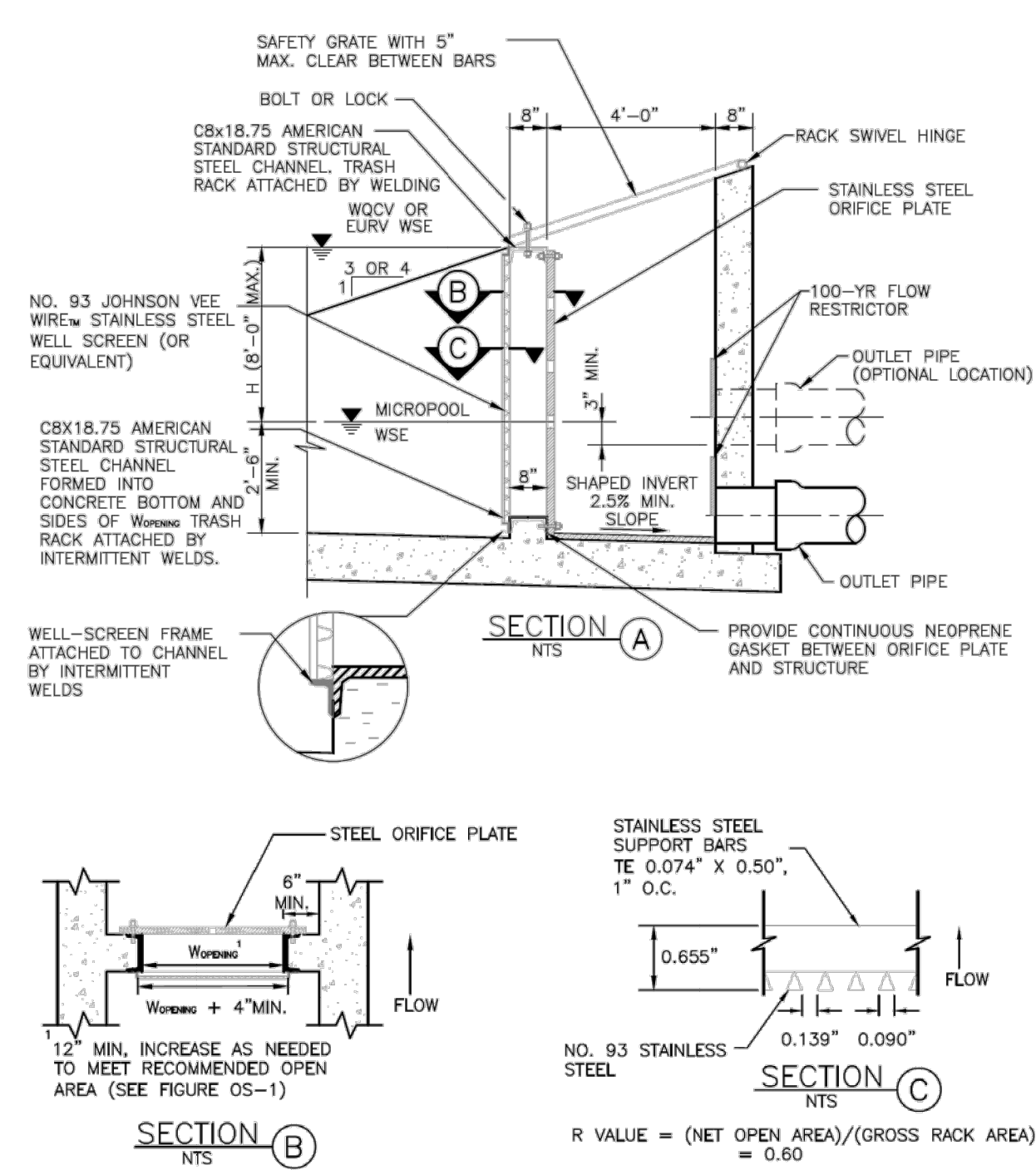


Figure OS-5. Typical outlet structure with well screen trash rack

**T-12**

**Outlet Structures**

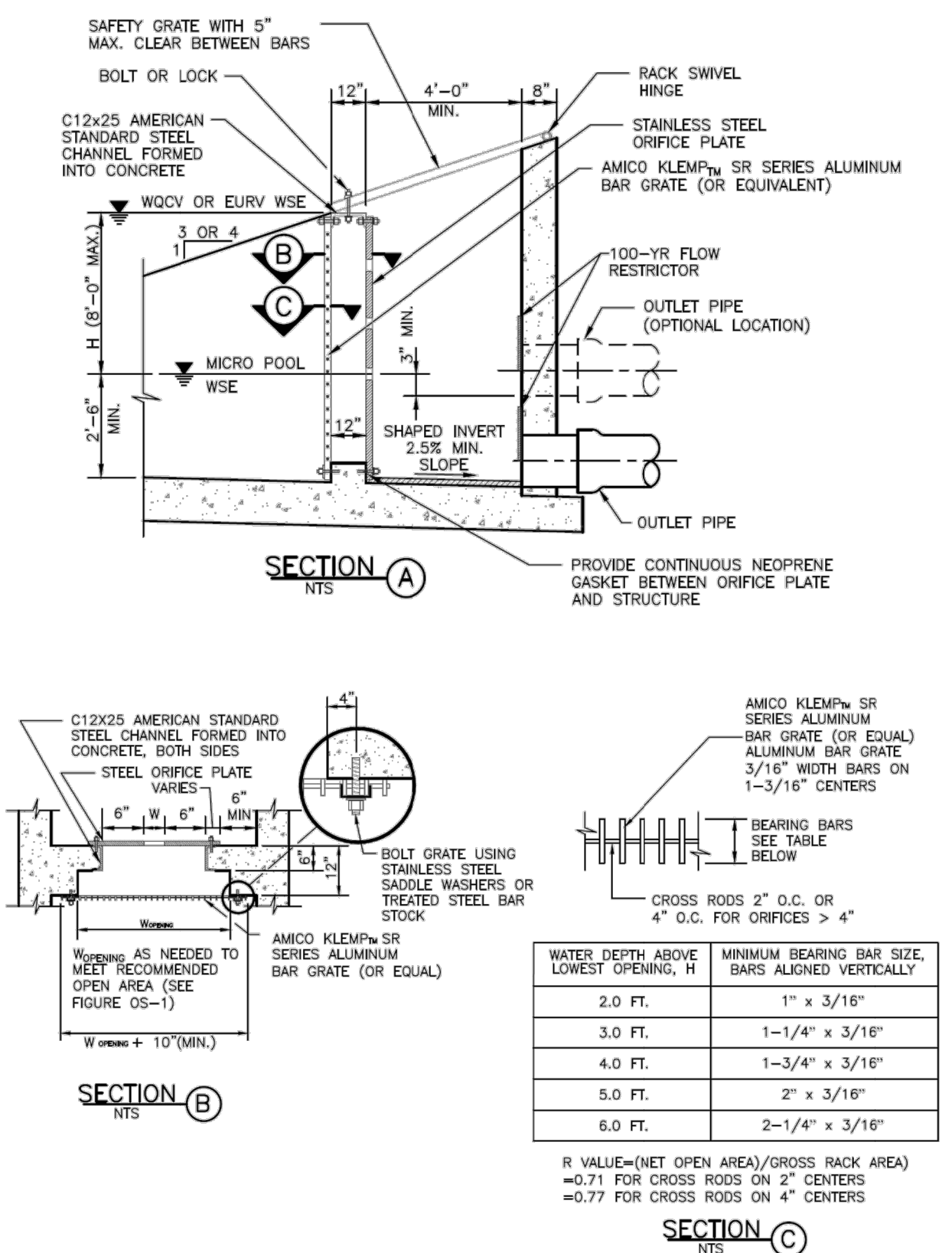


Figure OS-6. Typical outlet structure with bar grate trash rack

PIPE DIA.	THICKNESS	A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
24	0.064	10	13	6	41	48	58
30	0.079	12	16	6	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

PIPE ARCH	THICKNESS	A	B	H	L	W	T
21 x 15	0.064	7	10	6	23	36	46
24 x 18	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	16	6	39	60	70
42 x 29	0.079	12	18	8	46	75	85
48 x 33	0.109	13	21	9	53	85	103
57 x 38	0.109	18	26	12	63	90	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

PIPE DIA.	A	C	L	E
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

PIPE DIA.	A	C	L	E
24	30	19	9	33
30	38	24	10	38
36	45	29	12	44
42	53	34	16	56
48	60	38	21	66
54	68	43	26	78
60	76	48	30	90
66	84	53	36	102
72	92	58	42	114

**ENGINEER'S STATEMENT**

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

*[Signature]*

25043

09/09/22

BRYAN T. LAW, P.E.  
 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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  
**BRJM, LLC**  
 101 N. CASCADE, SUITE 200  
 COLORADO SPRINGS, CO 80903  
 ATTN: BOB IRWIN  
 P~(719)-475-7474

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
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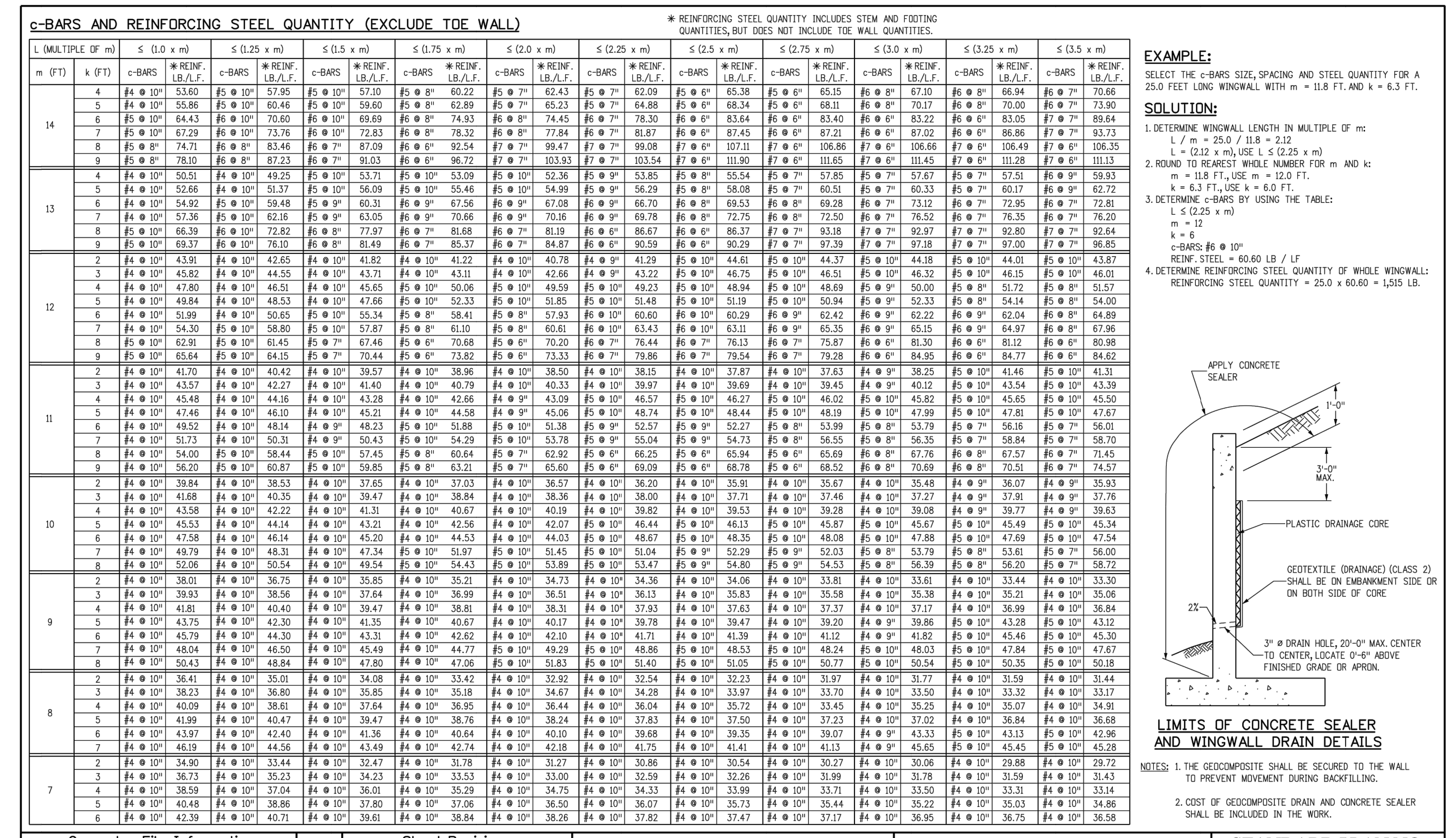
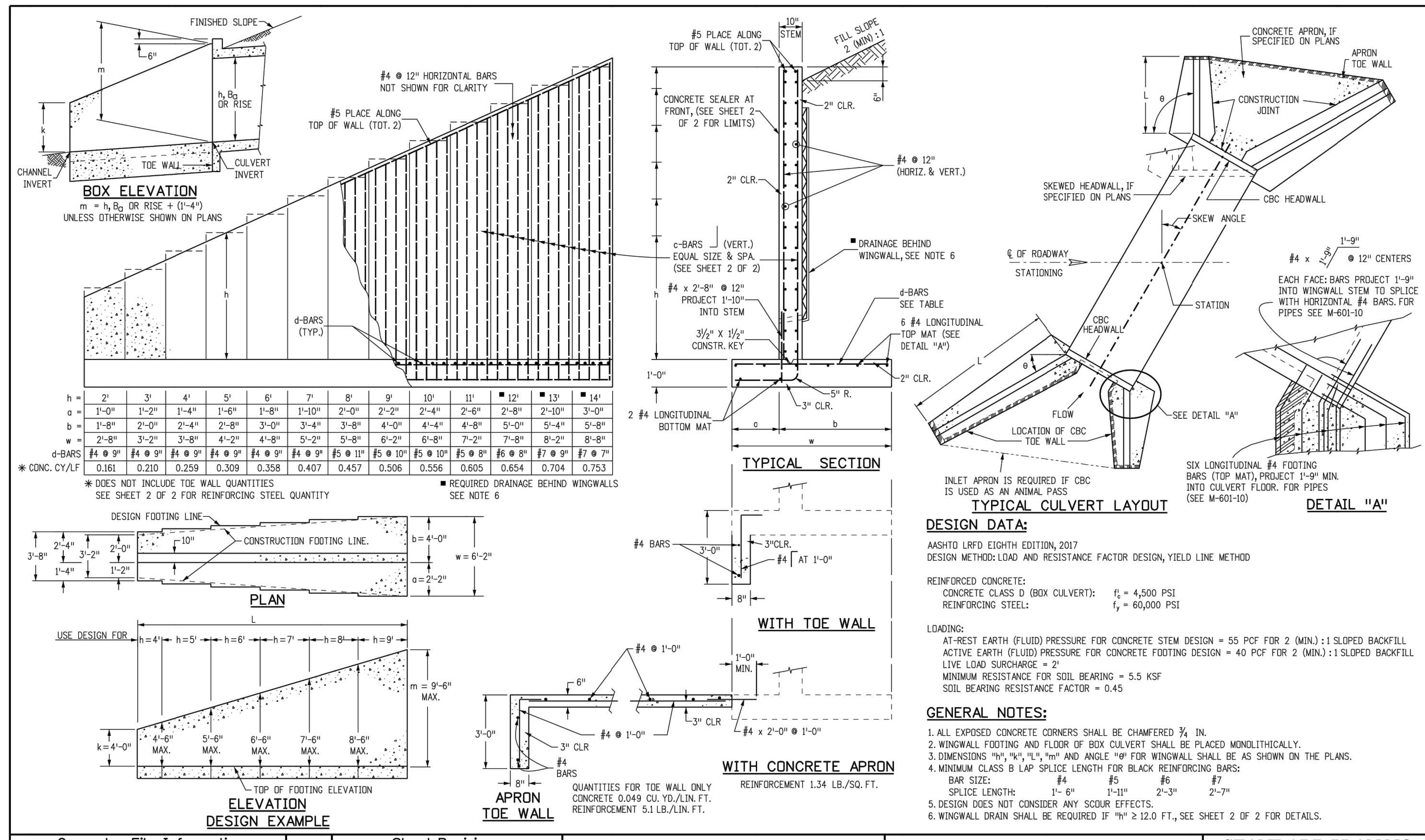
LATIGO TRAILS - FILING NO. 9  
 DETAILS

SHEET 16 OF 17  
 JOB NO. 25175.02

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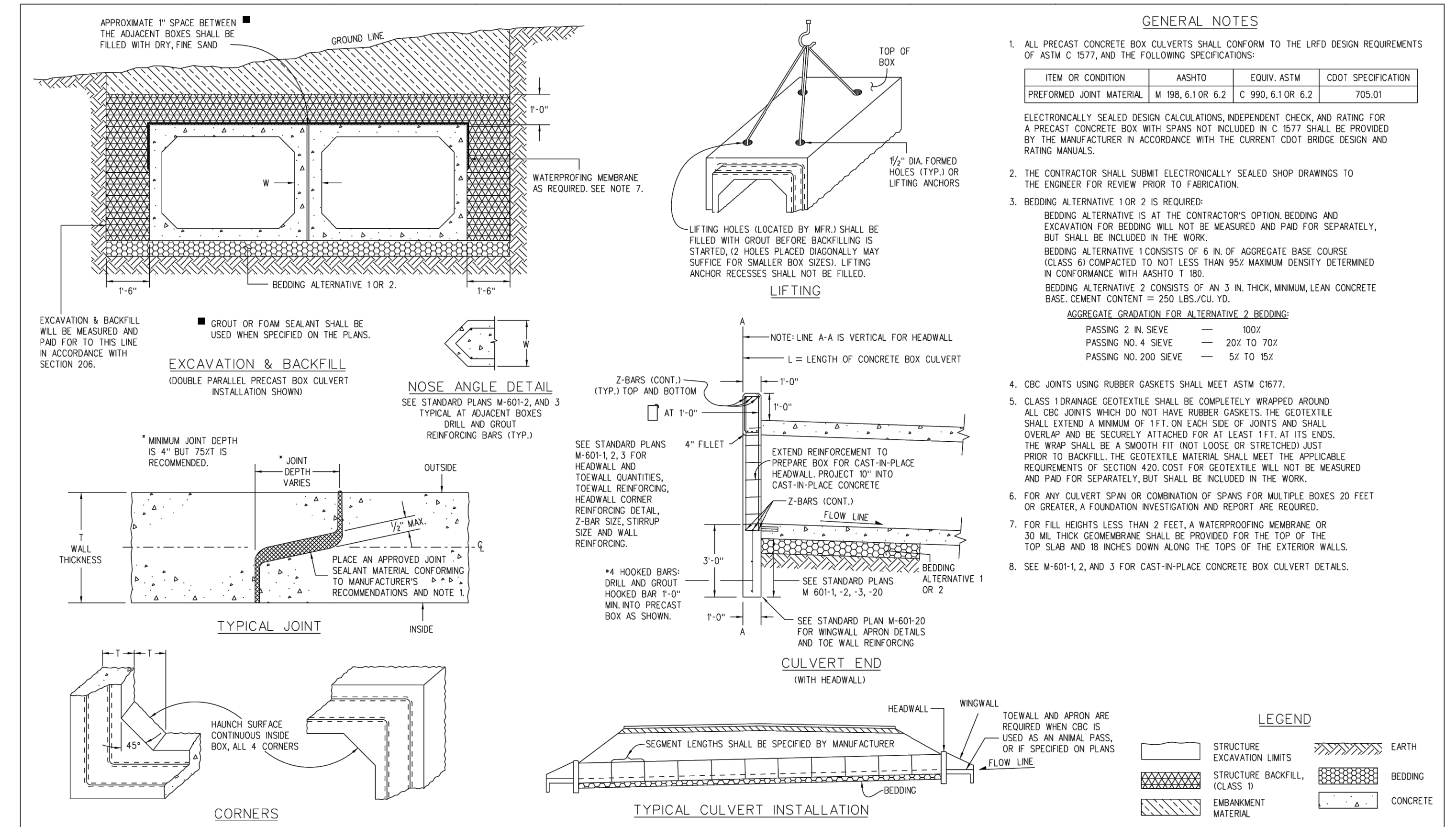
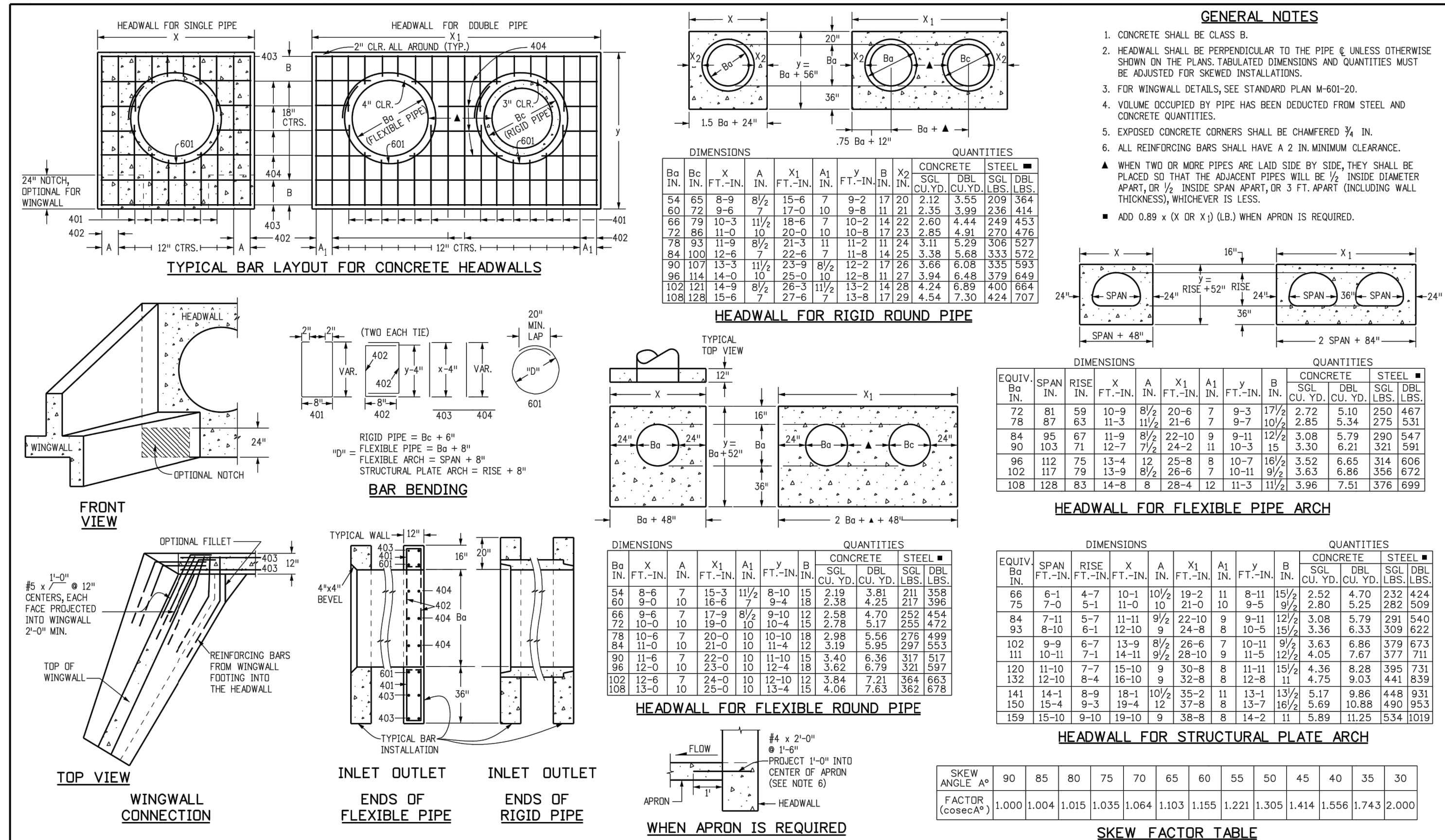
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Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO. M-601-20	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	Project Development Branch		Standard Sheet No. 1 of 2		
Last Modification Date: 07/31/19	Detailer Initials: LTA			COOT, HQ, 3rd Floor	JBK		Project Sheet Number:		
Scale: Not to Scale	Units: English			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868				

Computer File Information		Sheet Revisions		Colorado Department of Transportation		WINGWALLS FOR PIPE OR BOX CULVERTS		STANDARD PLAN NO. M-601-20	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	Project Development Branch		Standard Sheet No. 2 of 2		
Last Modification Date: 07/31/19	Detailer Initials: LTA			COOT, HQ, 3rd Floor	JBK		Project Sheet Number:		
Scale: Not to Scale	Units: English			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868				



Computer File Information		Sheet Revisions		Colorado Department of Transportation		HEADWALL FOR PIPES		STANDARD PLAN NO. M-601-10	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	Project Development Branch		Standard Sheet No. 1 of 1		
Last Modification Date: 07/31/19	Detailer Initials: LTA			COOT, HQ, 3rd Floor	JBK		Project Sheet Number:		
Scale: Not to Scale	Units: English			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868				

Computer File Information		Sheet Revisions		Colorado Department of Transportation		PRECAST CONCRETE BOX CULVERT		STANDARD PLAN NO. M-603-3	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	Project Development Branch		Standard Sheet No. 1 of 1		
Last Modification Date: 09/10/20	Detailer Initials: LTA			COOT, HQ, 3rd Floor	JBK		Project Sheet Number:		
Scale: Not to Scale	Units: English			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868				

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BY DATE

NO.	REVISION	N/A	N/A	09/07/20	N/A	GAC
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DATE 09/09/22

SHEET 17 OF 17

JOB NO. 25175.02



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*Bryan T. Law*

25043

PROFESSIONAL ENGINEER

09/09/22

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 COLORADO P.E. 25043  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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