

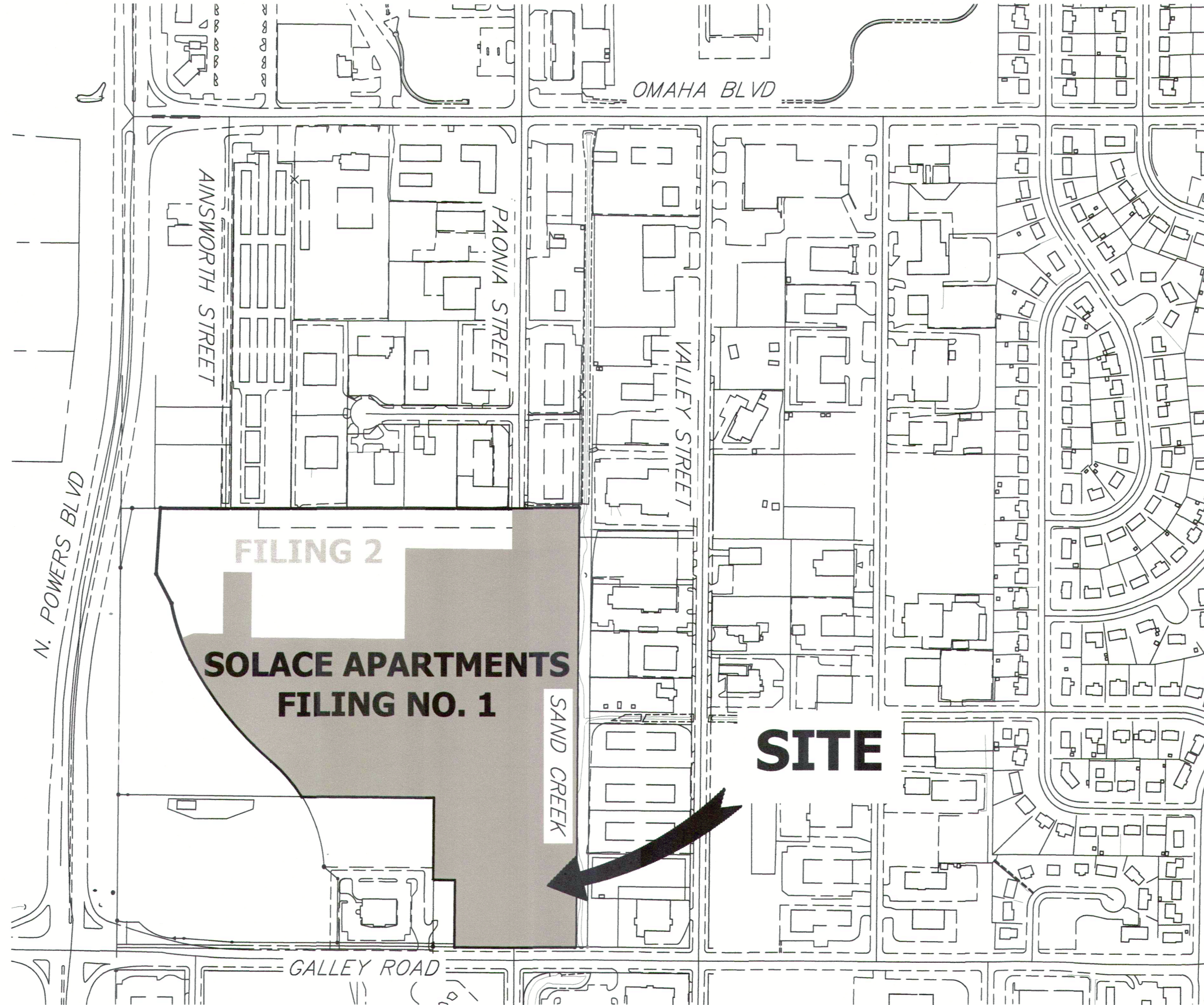
# SOLACE APARTMENTS FILING NO. 1

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

### CONSTRUCTION DOCUMENTS

#### ABBREVIATIONS

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



VICINITY MAP  
SCALE: 1" = 300'

#### SHEET INDEX

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2	LEGEND & NOTES
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TOTAL	32

RECORD DRAWINGS  
06/23



*Mike Bramlett*  
12/27/2023



#### BASIS OF BEARINGS

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

#### BENCHMARK

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

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.

PCD FILE NO. SF2032  
PCD FILE NO. PPR2047

#### OWNER

CS POWERS & GALLEY LLC  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
P~734.216.2577

#### CIVIL ENGINEER

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

#### PLANNER

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

#### ARCHITECT

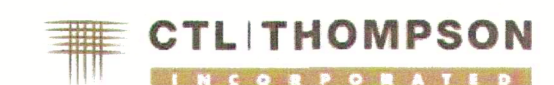
LCM ARCHITECTS  
819 S. WABASH AVE, FIFTH FLOOR  
CHICAGO, IL 60605  
P~312.995.5305

#### GEOTECHNICAL ENGINEER

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

#### FIRE PROTECTION DISTRICT

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



#### 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.

APPROVED  
Engineering Department  
11/30/2023 11:42:58 AM  
*Janikamp*  
EPC Planning & Community Development Department

JENNIFER IRVINE, 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.

#### OWNER/DEVELOPER STATEMENT

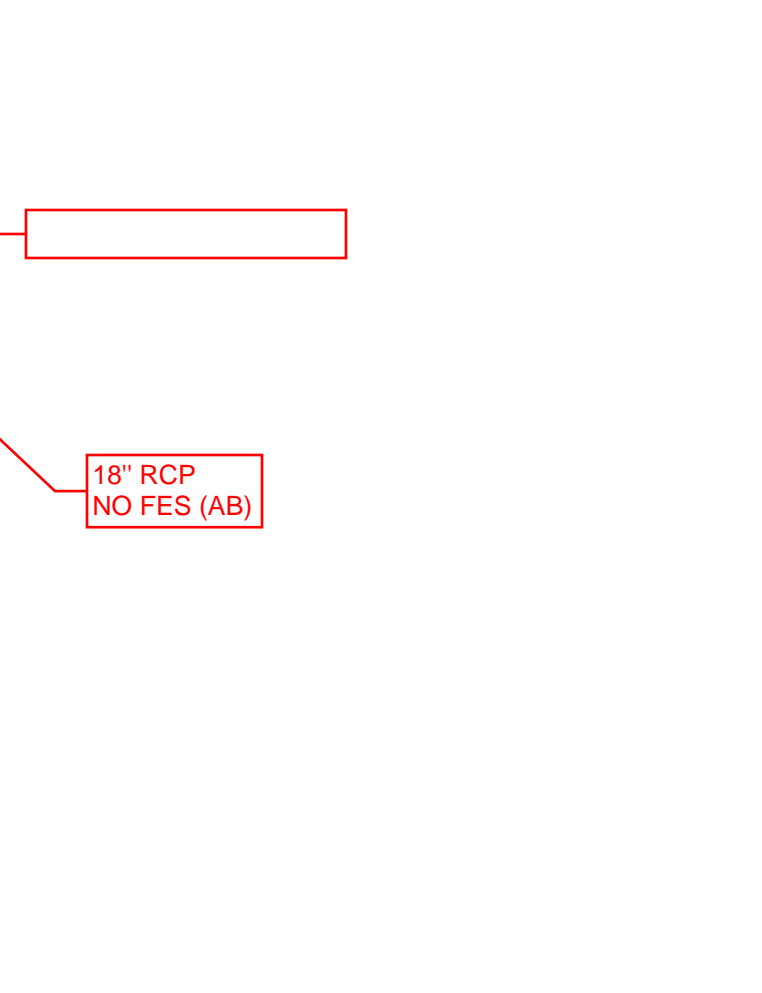
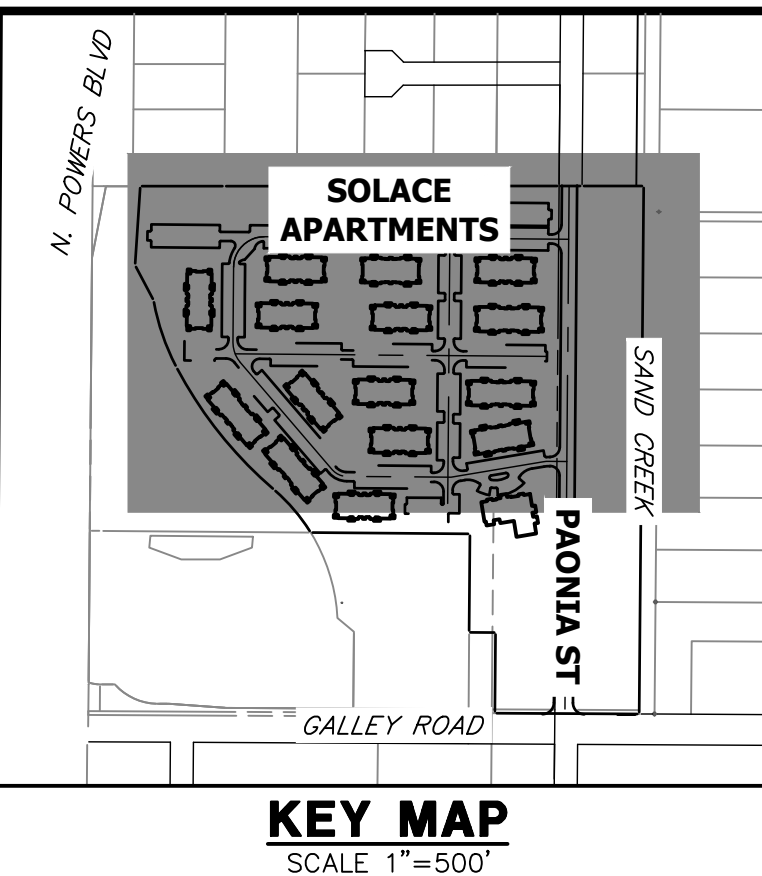
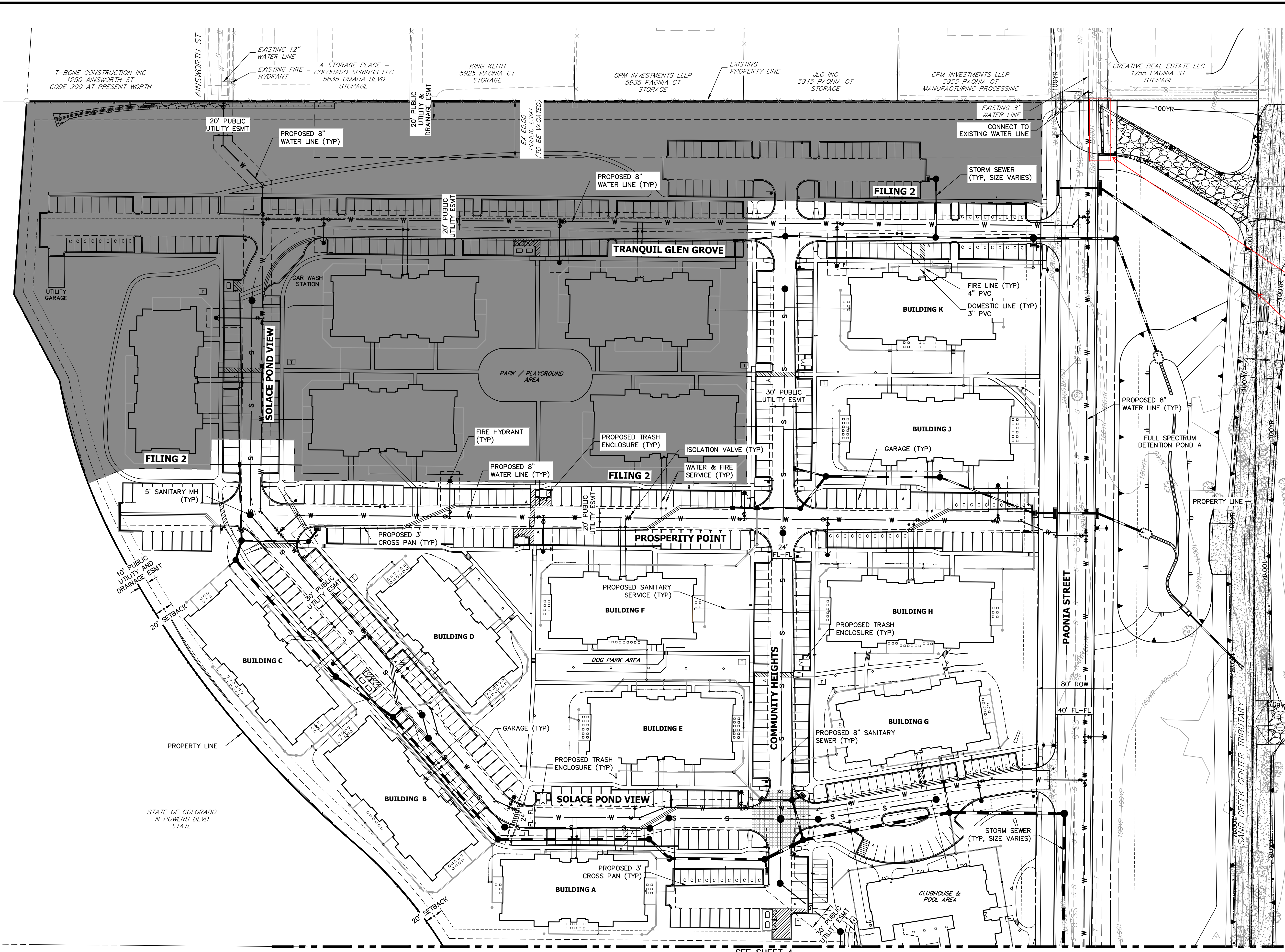
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

*Dane Olmstead*  
DANE OLMSTEAD  
11/12/2021  
DATE  
CS POWERS & GALLEY LLC  
510 S NEIL ST  
CHAMPAIGN, IL 61820

*Mike Bramlett*  
MIKE A. BRAMLETT, P.E.  
32314  
11/11/21  
DATE  
FOR AND ON BEHALF OF JR ENGINEERING, LLC  
LOCAL ENGINEER


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	J.R. ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-595-2583 Fort Collins 970-491-9888 • www.jrengineering.com		
BY	DATE	No.	REVISION	No.
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY
1" = 300'	N/A	11/11/21	JRM	JRM
			CHECKED BY	
SOLACE APARTMENTS FILING NO. 1 COVER SHEET				
SHEET	1	OF	32	
JOB NO. 25174.00				





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PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577

**J.R. ENGINEERING**  
 A Westman Company  
  
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NO.	REVISION	BY	DATE

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1"=50'	N/A	11/11/21	JRM	JRM	

**SOLACE APARTMENTS FILING NO. 1**

**SITE AND OVERALL UTILITY PLAN**

SHEET 3 OF 32

JOB NO. 25174.00

  
 Mike Bramlett  
 12/27/2023

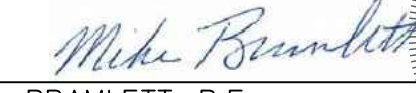
RECORD DRAWINGS  
 06/23

**GENERAL NOTES:**

- FOR THE PUBLIC WATER SYSTEM, CHEROKEE RESPONSIBILITY ENDS AT THE MAIN TAP VALVE. SERVICE TO THE BUILDINGS IS THE OWNER'S RESPONSIBILITY.
- 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

 32314 11/11/21

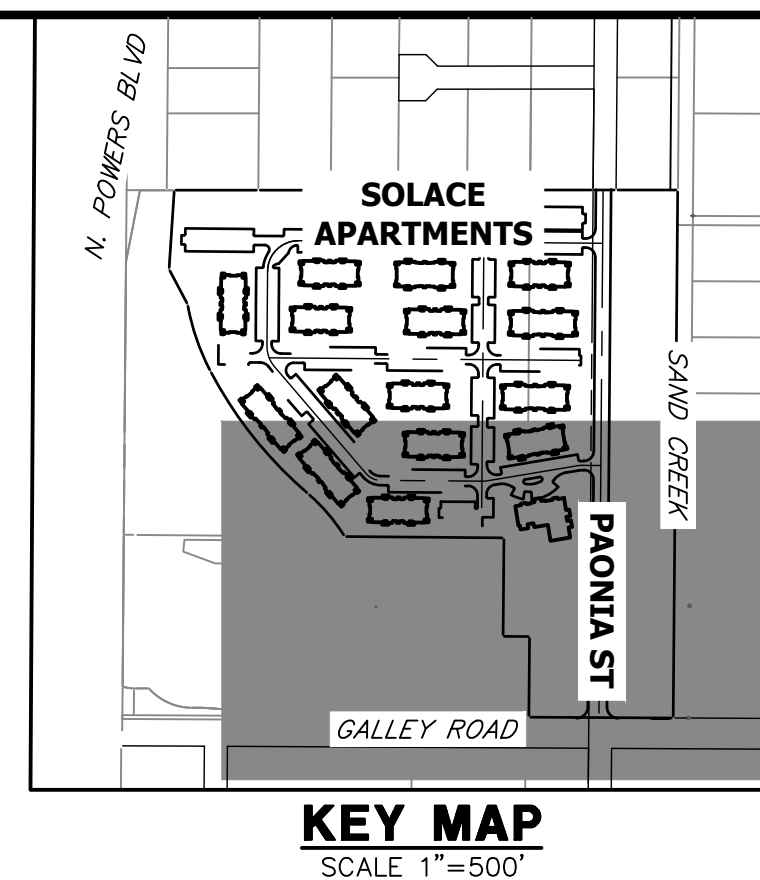
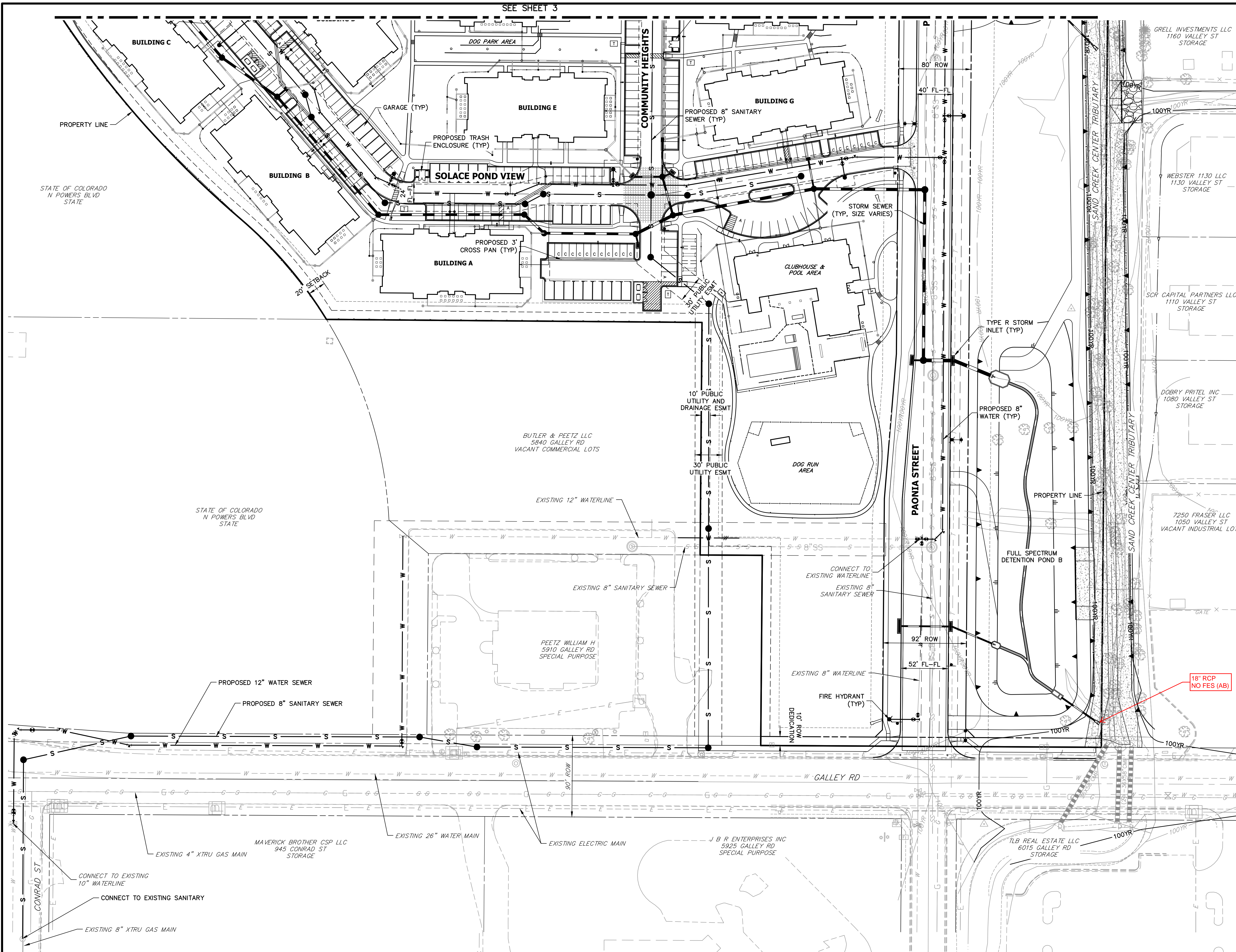
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC



EPC 11/30/21

SEE SHEET 4

SEE SHEET 3

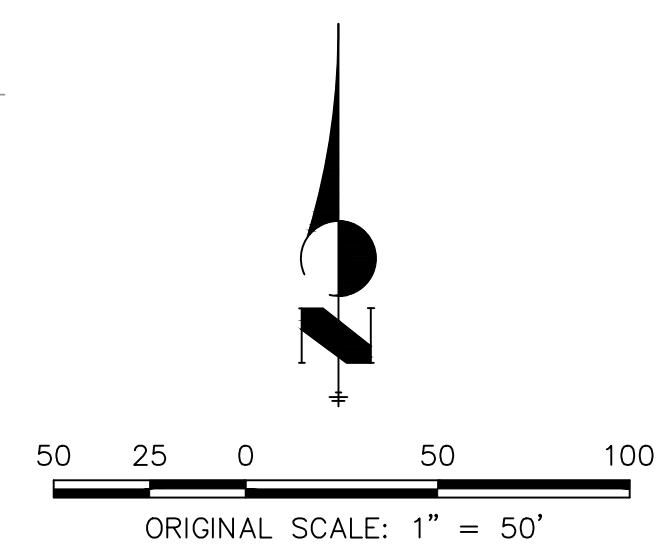


KEY MAP  
SCALE 1"=500'

RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023



Know what's below.  
Call before you dig.

EPC 11/30/21

**GENERAL NOTES:**

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**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 32314  
 11/11/21  
 DATE

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

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 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577

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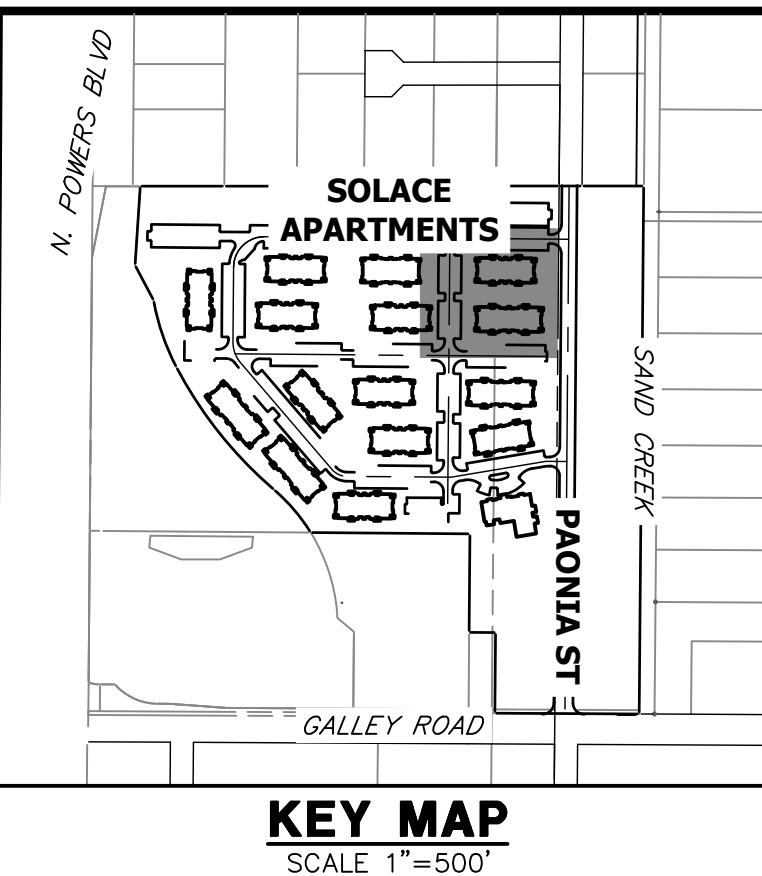
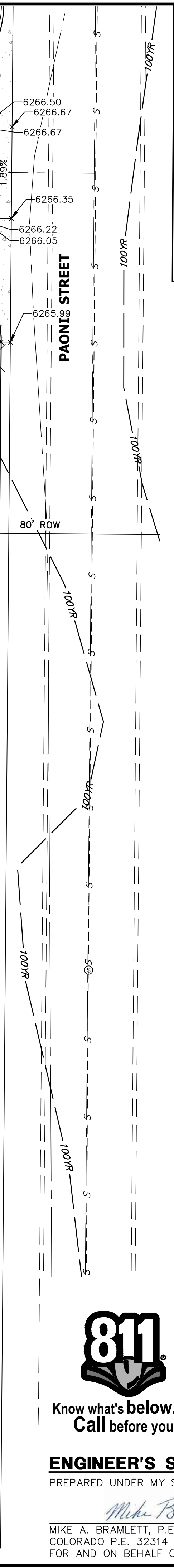
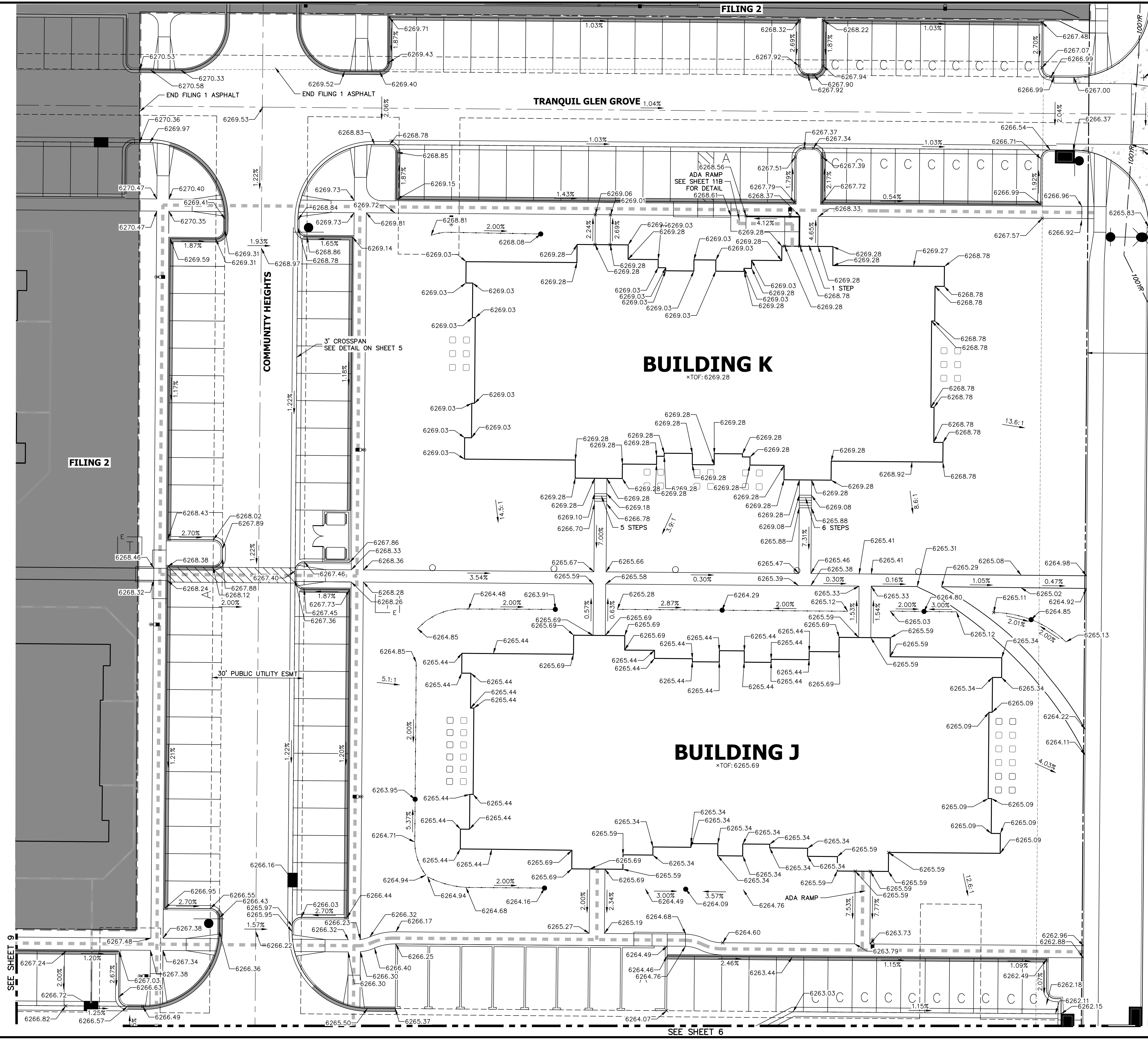
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1"=50'	N/A	11/11/21	JRM	JRM	

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

SHEET 4 OF 32  
 JOB NO. 25174.00







**811**  
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ORIGINAL SCALE: 1" = 15'

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

Mike Bramlett 32314 11/11/21

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

**RECORD DRAWINGS**  
06/23

Colorado State Board of Professional Engineers  
32314  
Mike Bramlett  
12/27/2023

BY	DATE	REVISION	NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
SVT	10/15/21	2	11/11/21	JRM	JRM		

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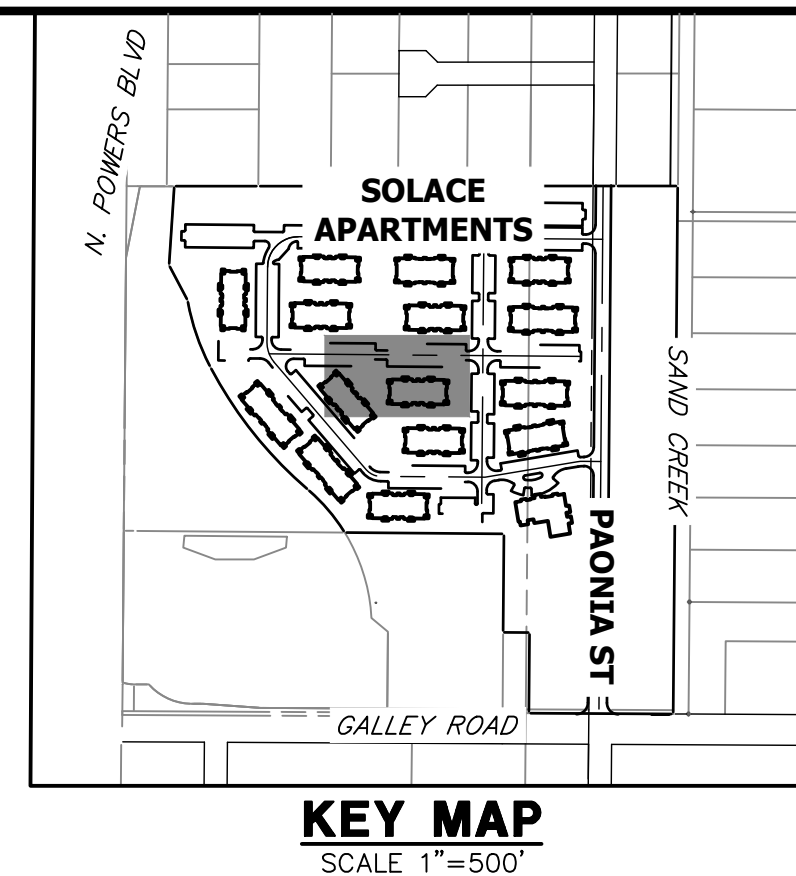
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A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
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**SOLACE APARTMENTS FILING NO. 1**  
**DETAIL GRADING PLAN**

SHEET 7 OF 32  
JOB NO. 25174.00







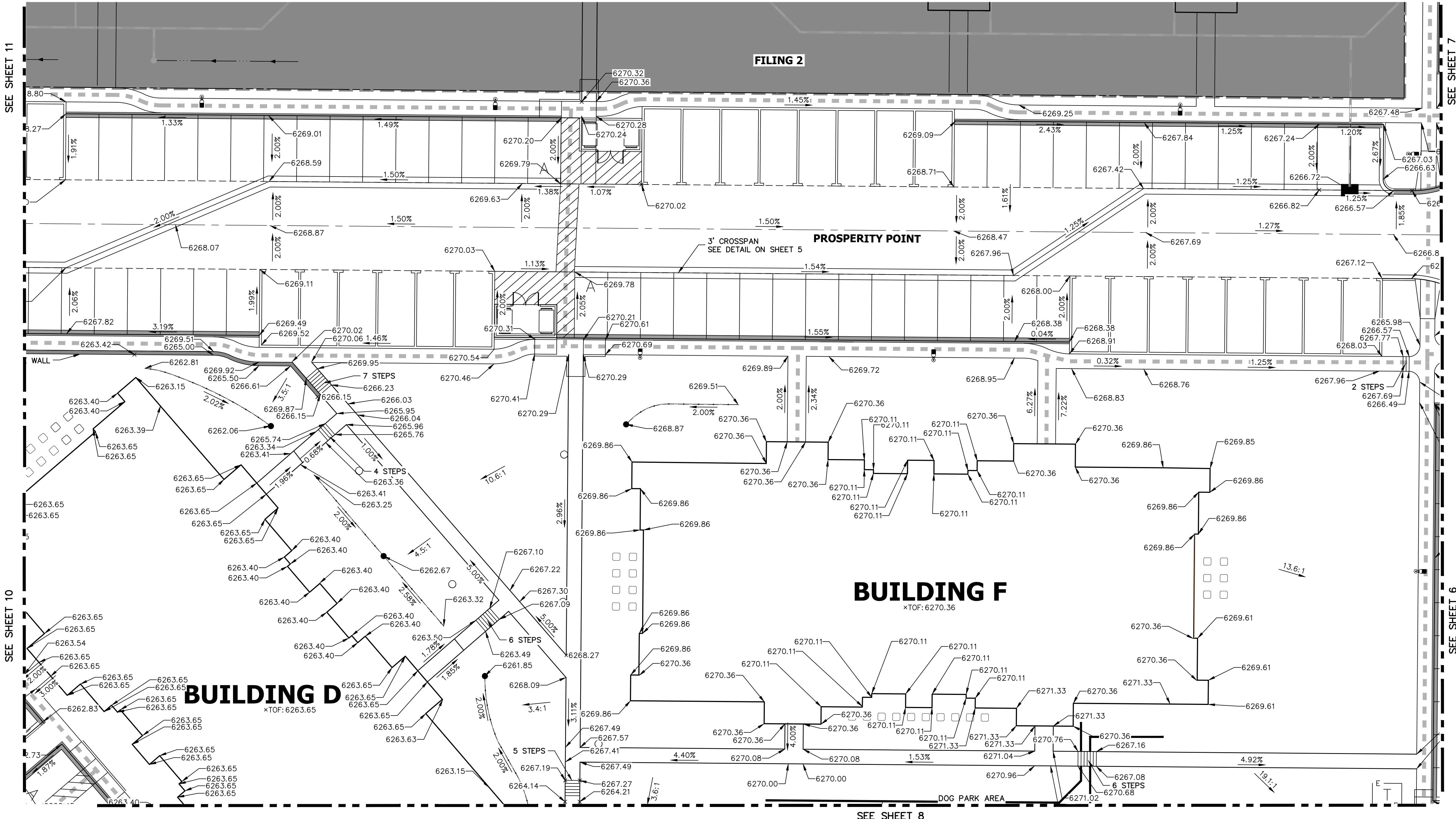
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CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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

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

BY	DATE	REVISION	1"=15'	H-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
SVT	10/15/21	2	N/A	N/A	JRM	JRM	



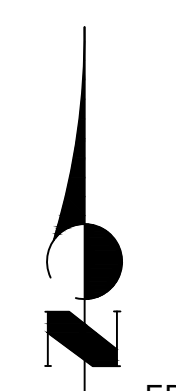
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Mike Bramlett  
12/27/2023



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

Mike Bramlett  
32314  
11/11/21

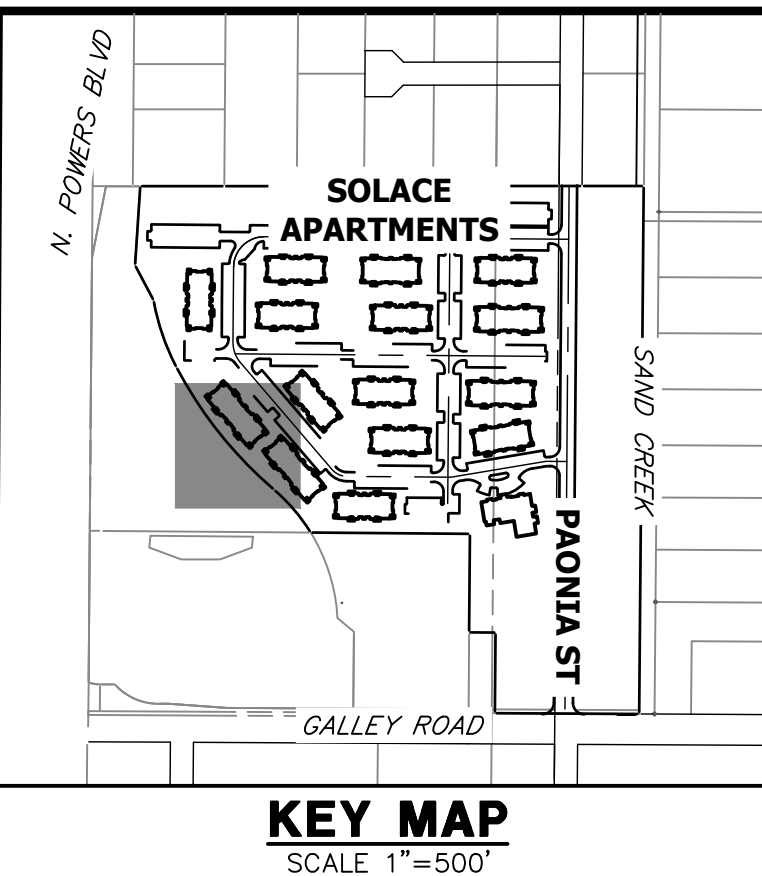
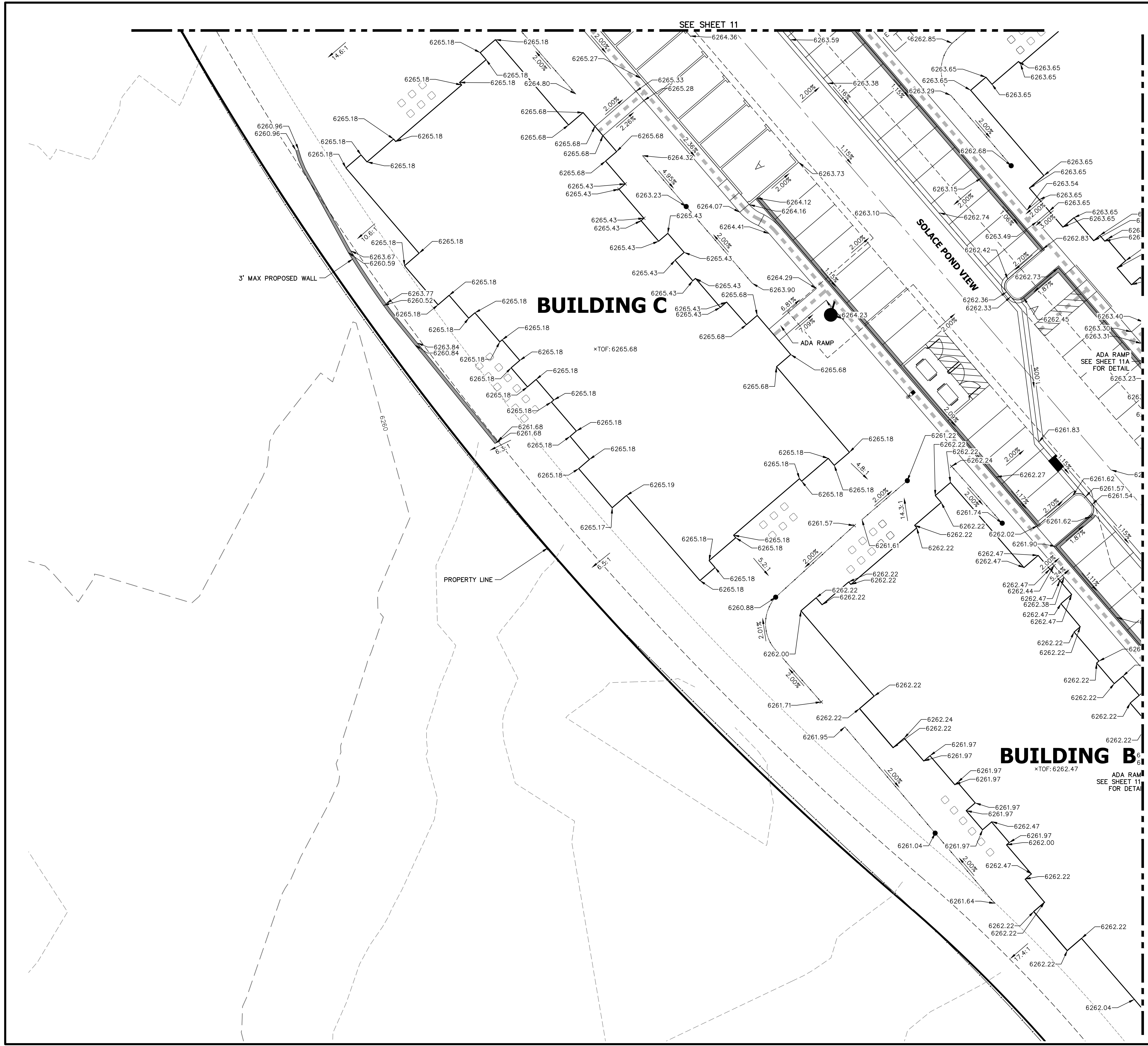
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

**SOLACE APARTMENTS FILING NO. 1**

**DETAIL GRADING PLAN**

SHEET 9 OF 32

JOB NO. 25174.00




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

RECORD DRAWINGS  
06/23



**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  
 DATE 11/11/21

UNTIL SUCH TIME AS  
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 AUTHORIZATION.

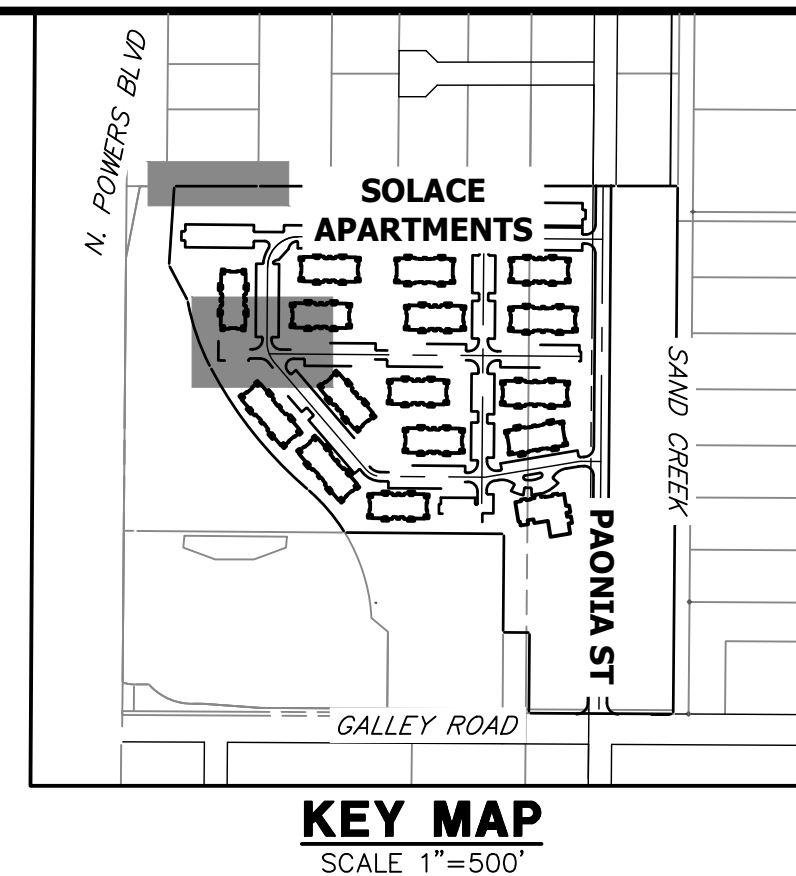
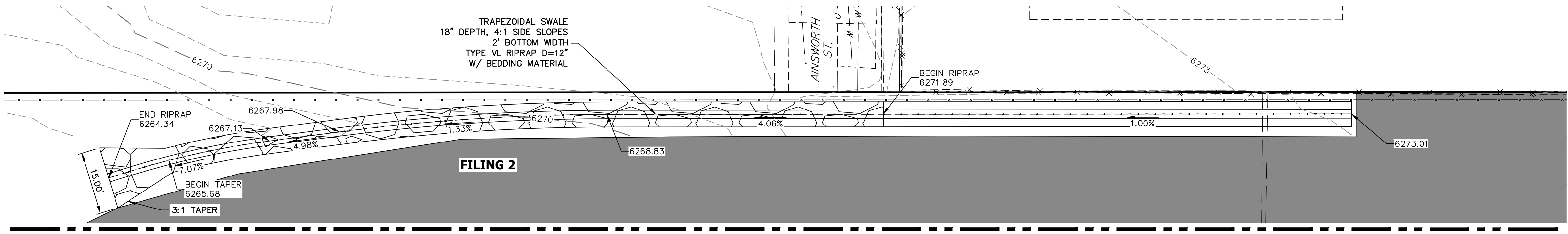
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE  
 (734) 216-2577

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

BY	DATE	REVISION	DCN #2
GVY	10/15/21	2	

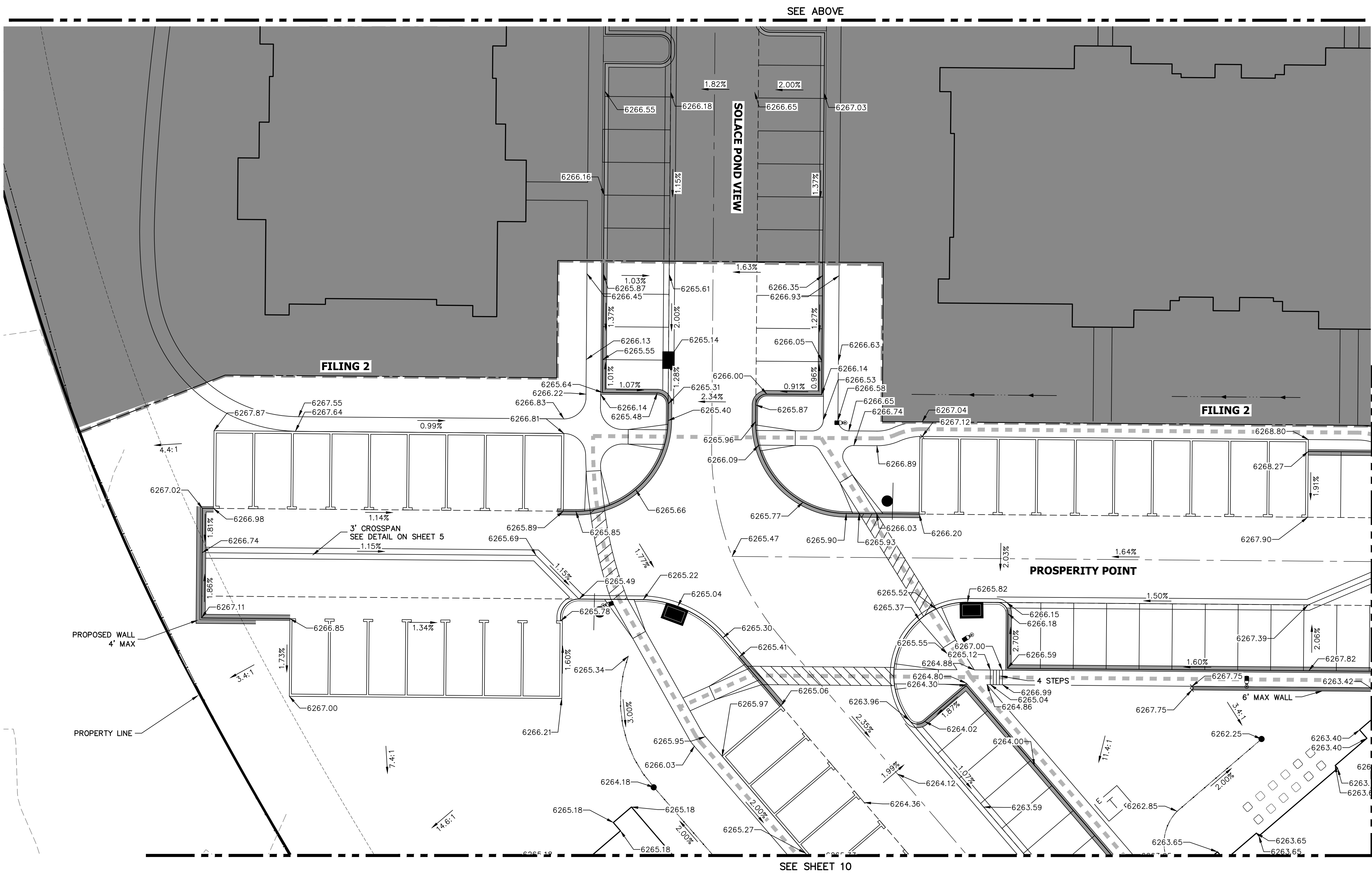
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SOLACE APARTMENTS FILING  
 NO. 1  
 DETAIL GRADING PLAN  
 SHEET 10 OF 32  
 JOB NO. 25174.00



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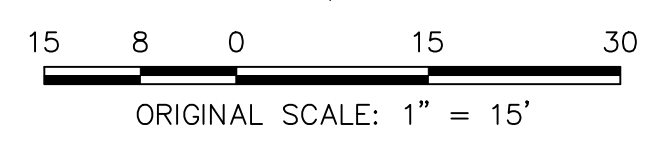
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577



RECORD DRAWINGS  
06/23



*Mike Bramlett*  
12/27/2023



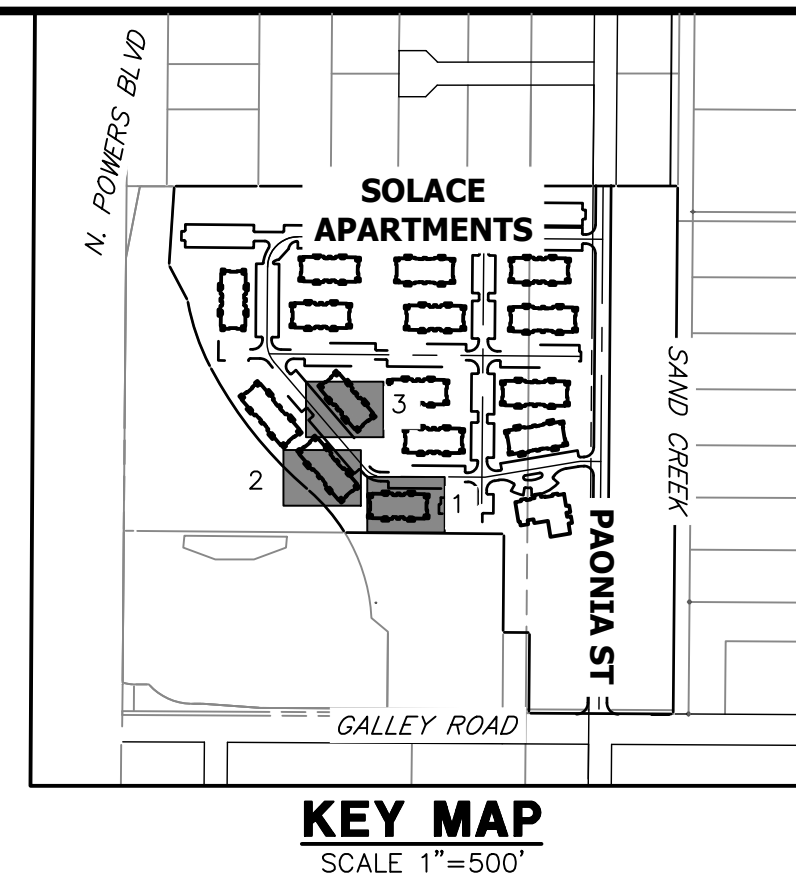
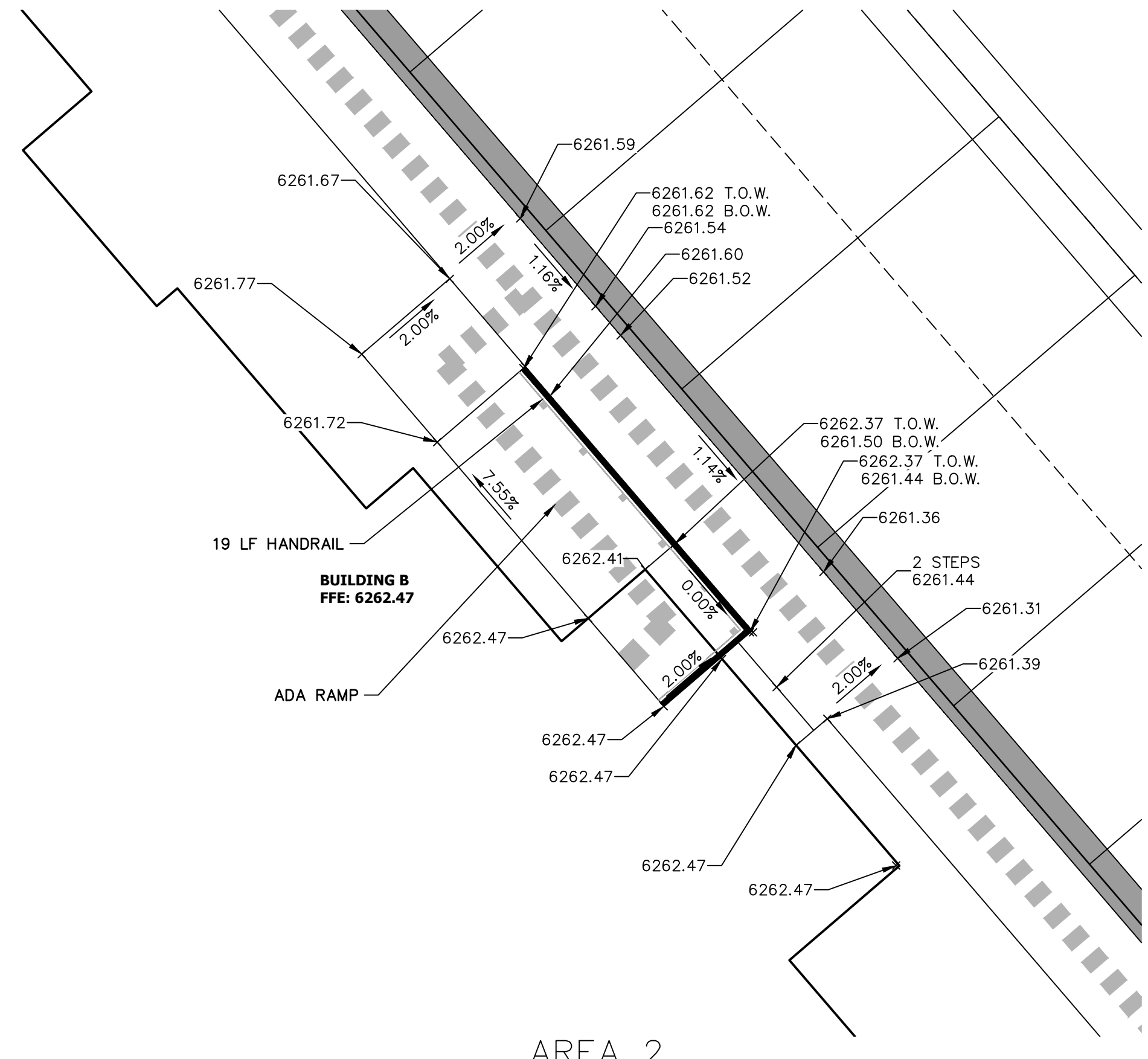
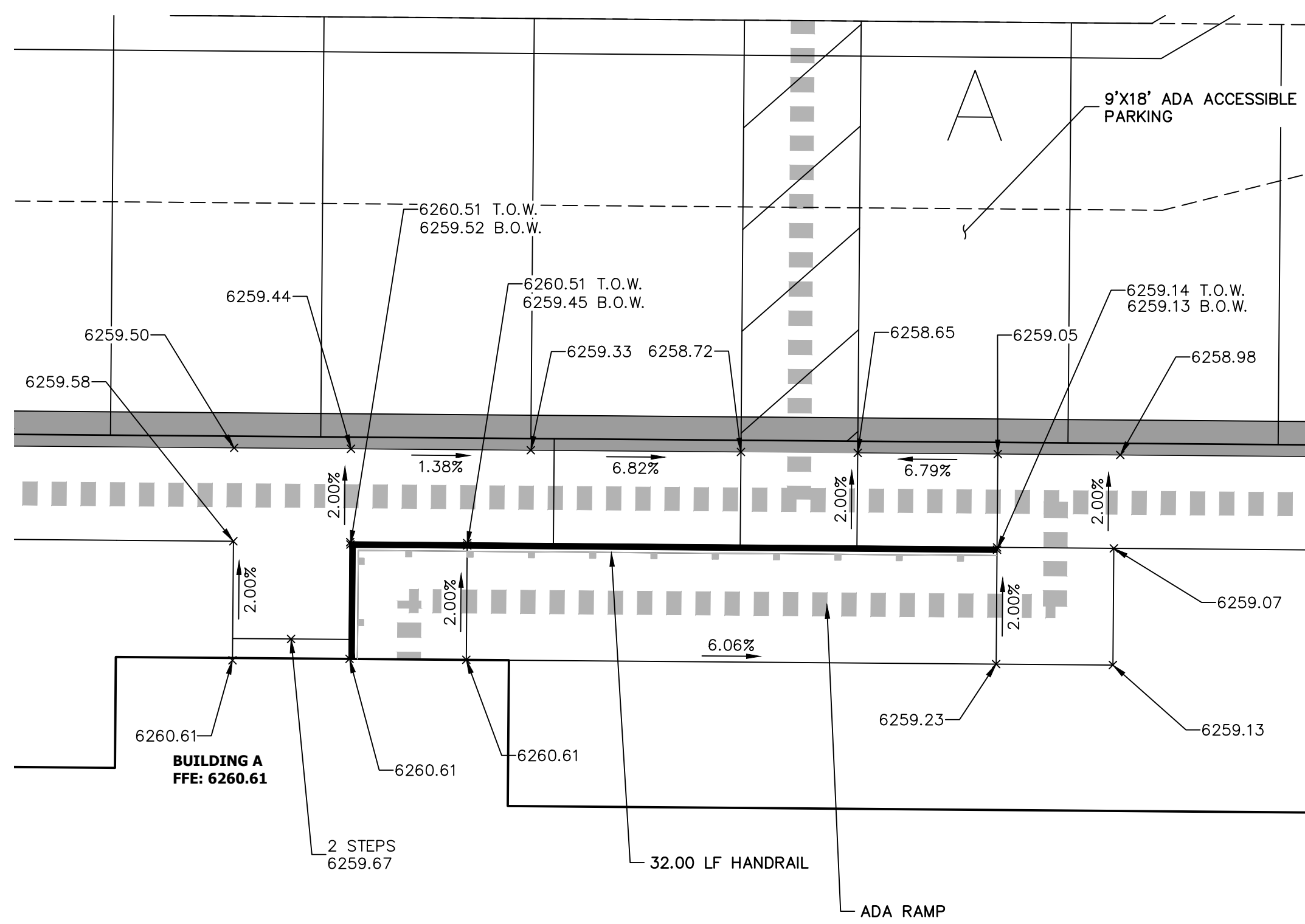
**ENGINEER'S STATEMENT** EPC 11/30/21  
 PREPARED UNDER MY SUPERVISION  
*Mike Bramlett* 32314 11/11/21  
 MIKE A. BRAMLETT, P.E. COLORADO P.E. 32314 DATE  
 FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC

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SVT	10/15/21		2	

SOLACE APARTMENTS FILING NO. 1  
 DETAIL GRADING PLAN

SHEET 11 OF 32  
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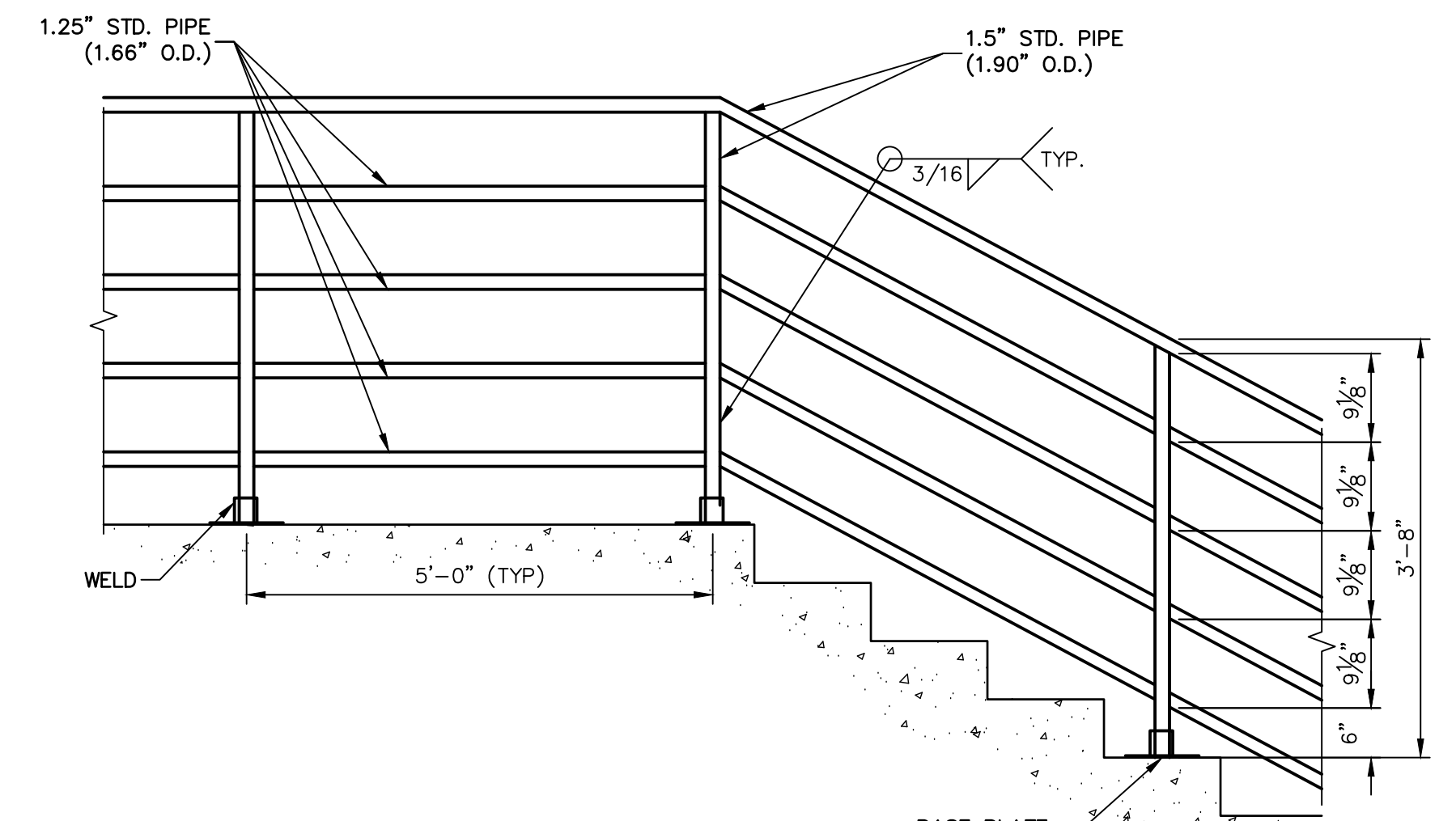
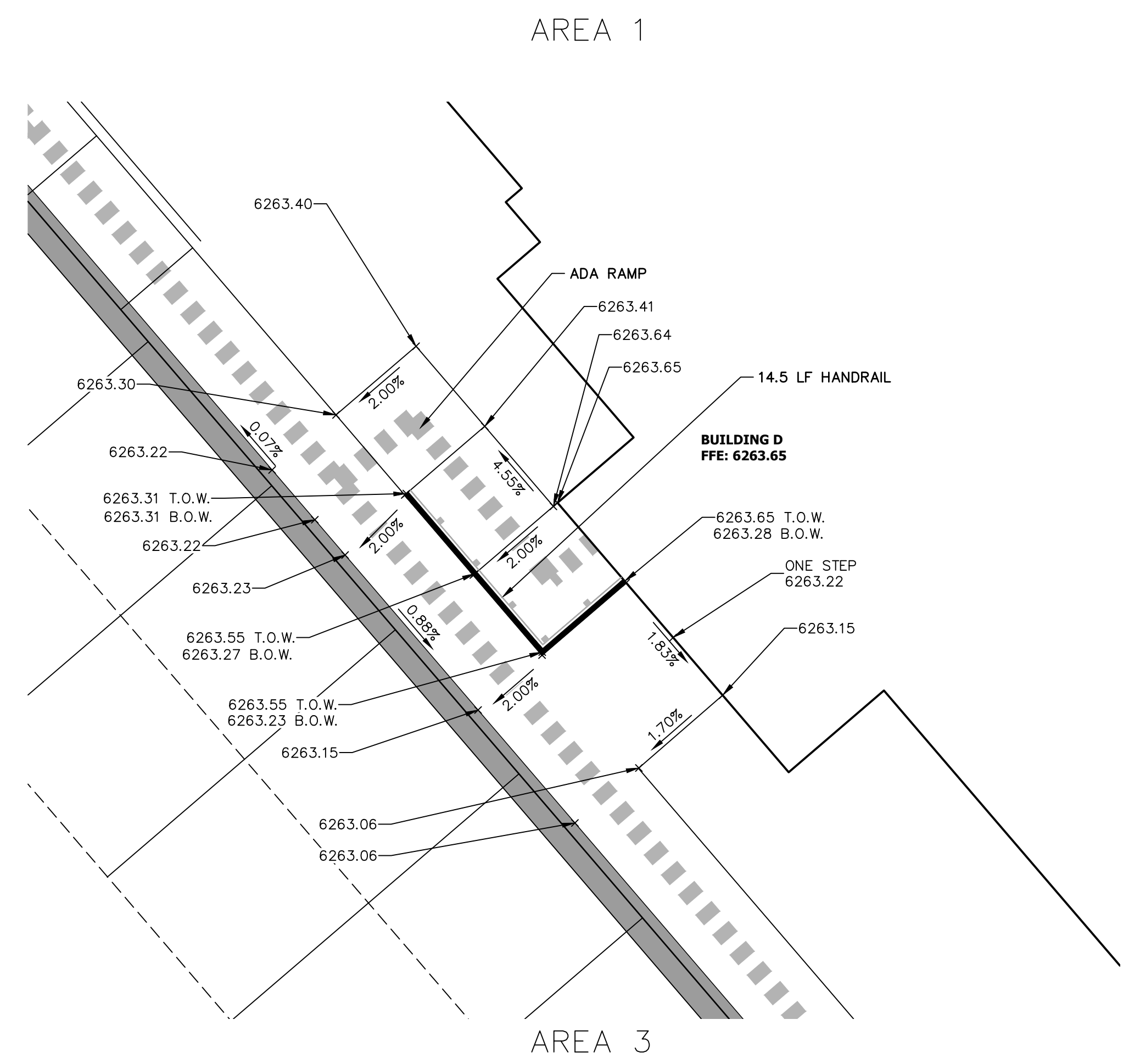


UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

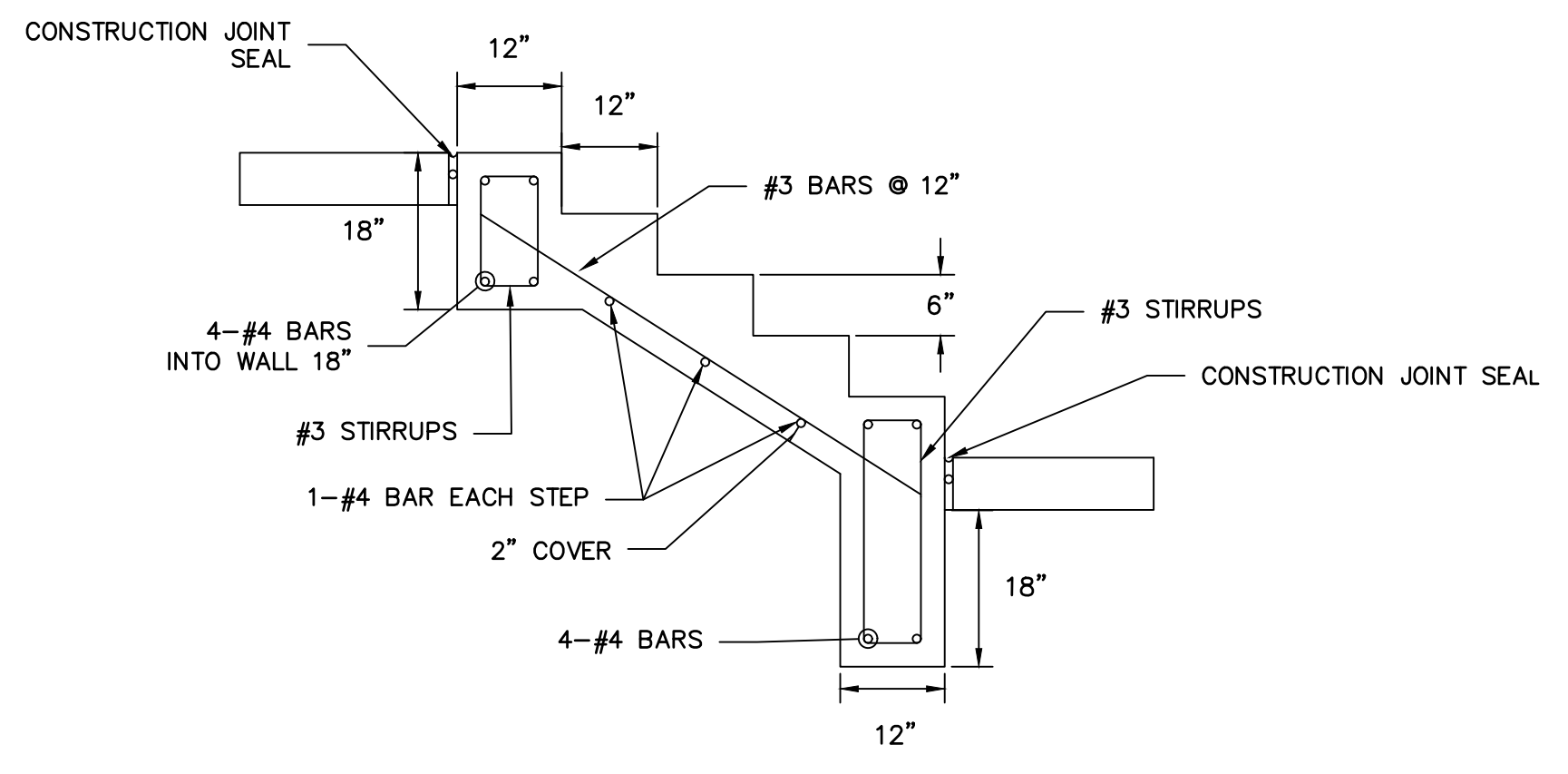
PREPARED BY  
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE
2	DCN #2	GVT	10/15/21

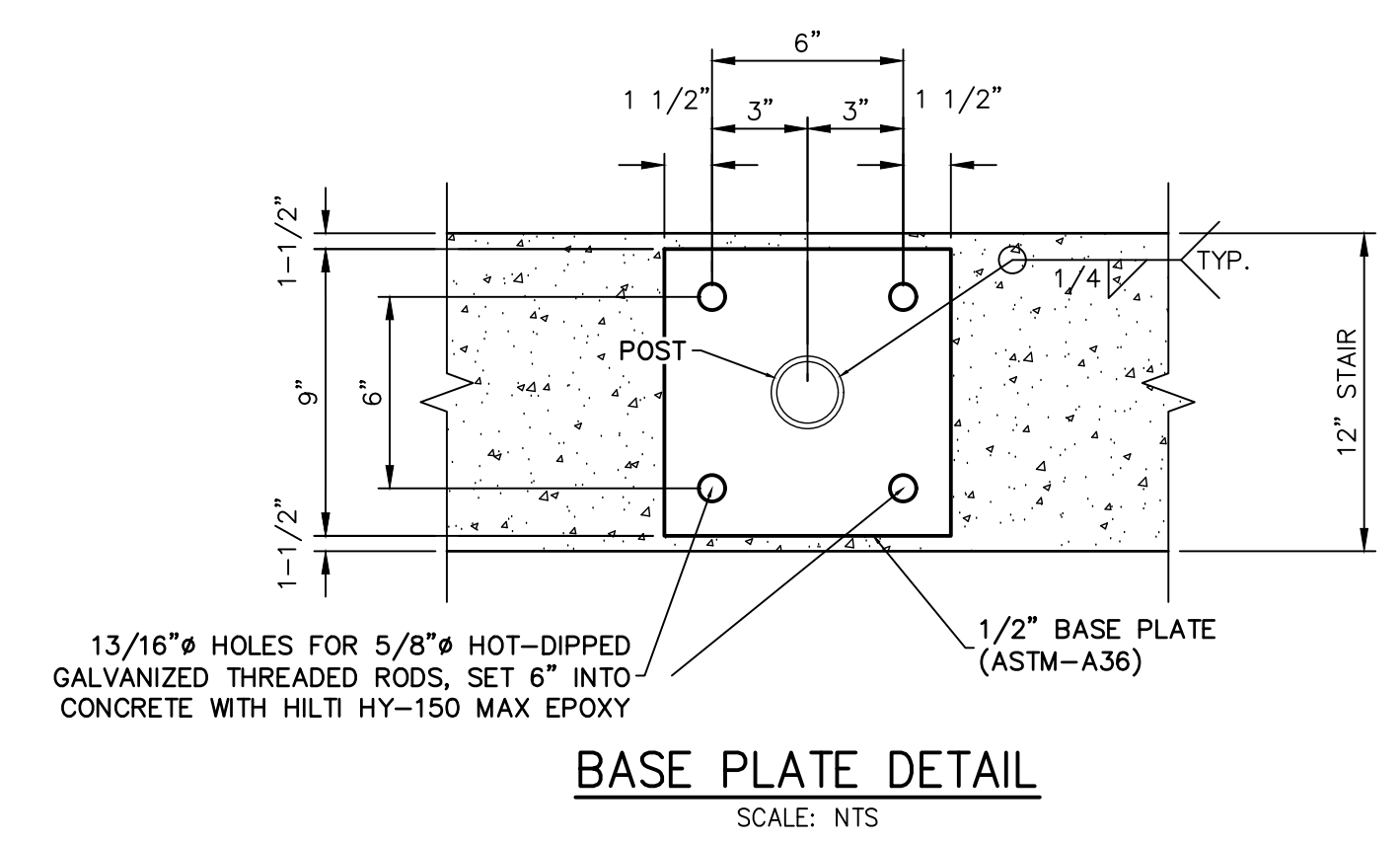


**HANDRAIL DETAIL**  
SCALE: NTS  
RAILING TO BE HOT-DIPPED GALVANIZED

**HANDRAIL AND ANCHOR COATING:**  
HANDRAIL AND ANCHOR SHALL BE STEEL AND SAND BLASTED TO A NEAR WHITE FINISH PER STEEL STRUCTURES PAINTING COUNCIL (SSPC) SP10. FIELD WELDS SHALL BE GROUND SMOOTH PRIOR TO BLASTING. COAT HANDRAIL AND ANCHOR WITH CATHA-COAT TM 302H ZINC PRIMER AND DEVTHANE TM 378 SEMI-GLOSS ENAMEL. PRIMER AND PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



**STAIR SECTION TYPICAL DETAIL**  
SCALE: NTS



**BASE PLATE DETAIL**  
SCALE: NTS

**RECORD DRAWINGS**  
06/23

**PROFESSIONAL ENGINEER**  
32314

*Mike Bramlett*  
12/27/2023



Know what's below.  
Call before you dig.



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

*Mike Bramlett*  
32314  
DATE 11/11/21

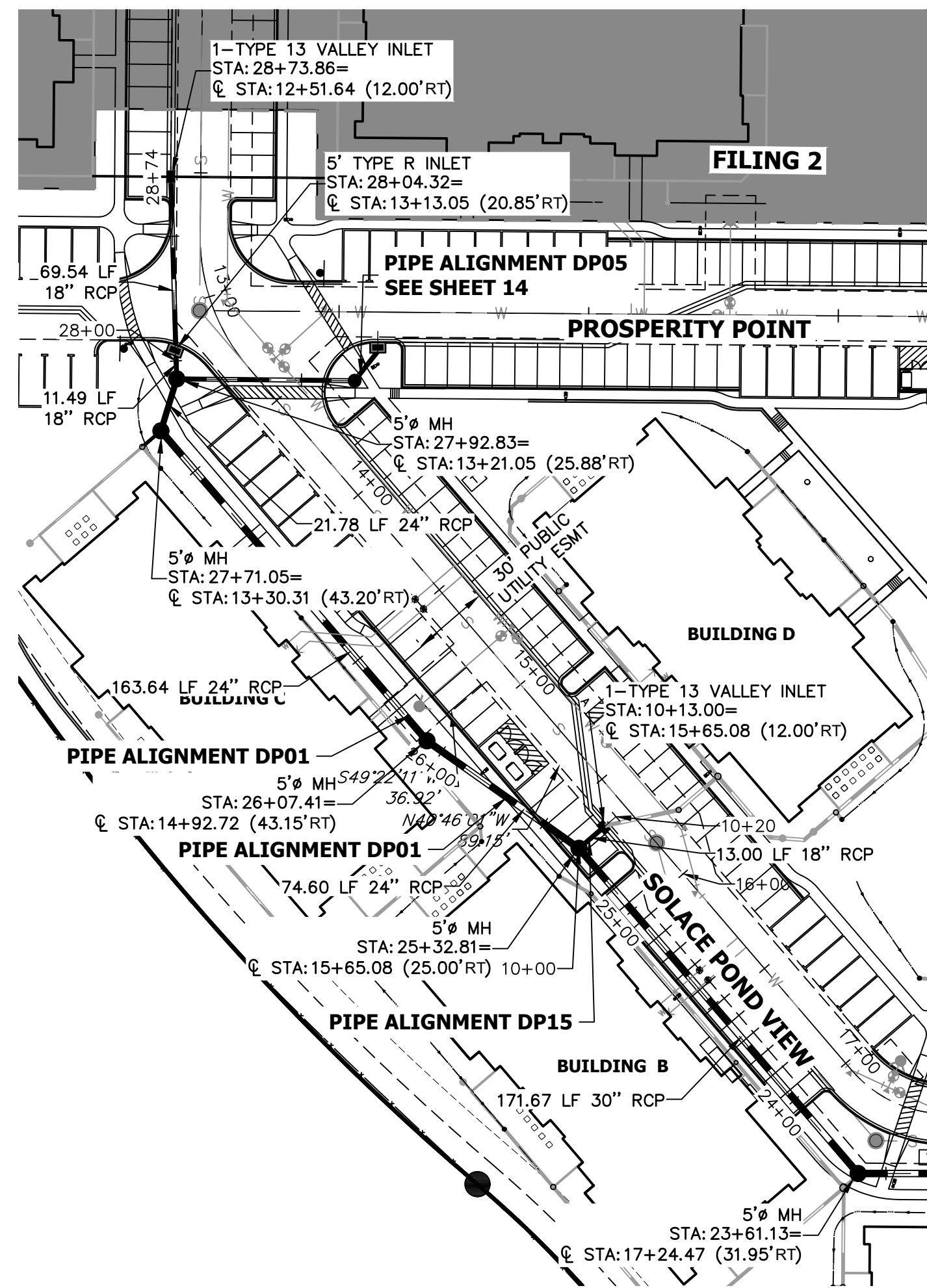
EPC 11/30/21

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

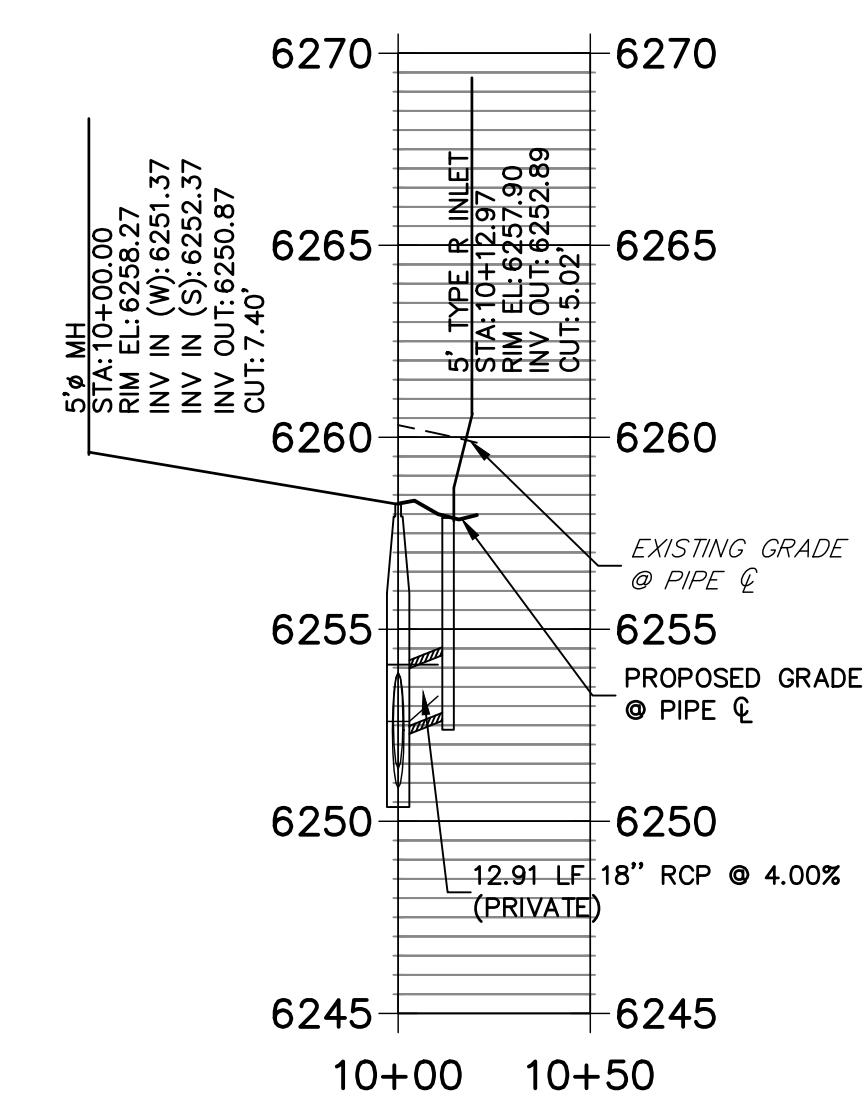
SOLACE APARTMENTS FILING NO. 1  
DETAIL GRADING PLAN

SHEET 11A OF 32  
JOB NO. 25174.00

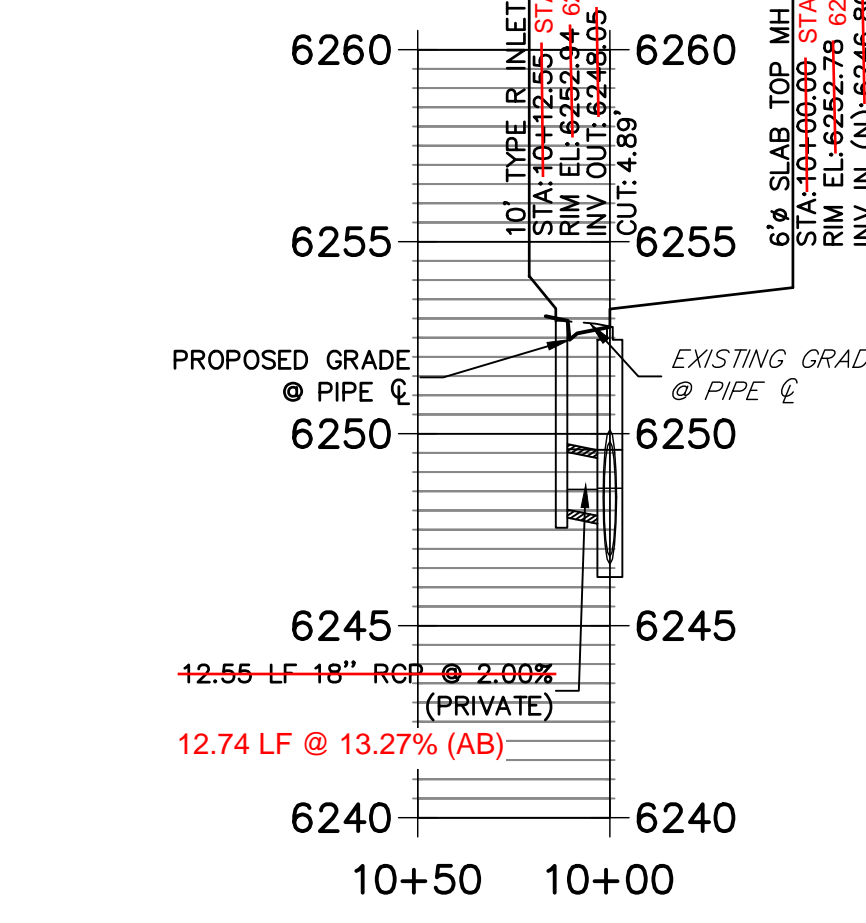




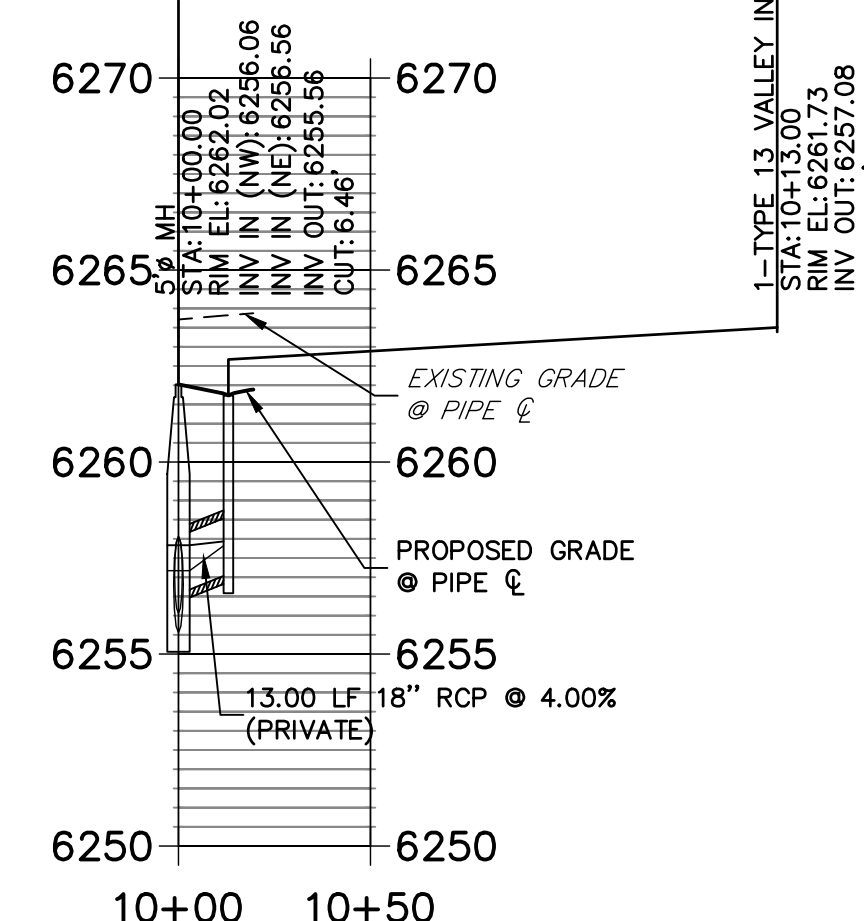
**DP14 PROFILE**  
STA 10+00.00 TO 10+50.00



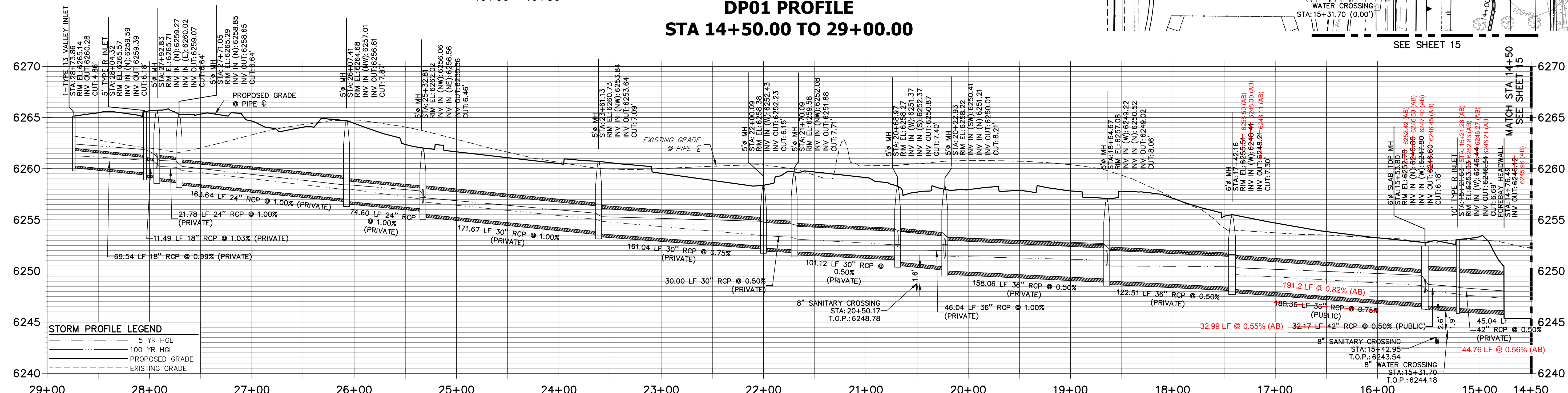
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**DP15 PROFILE**  
STA 10+00.00 TO 10+50.00

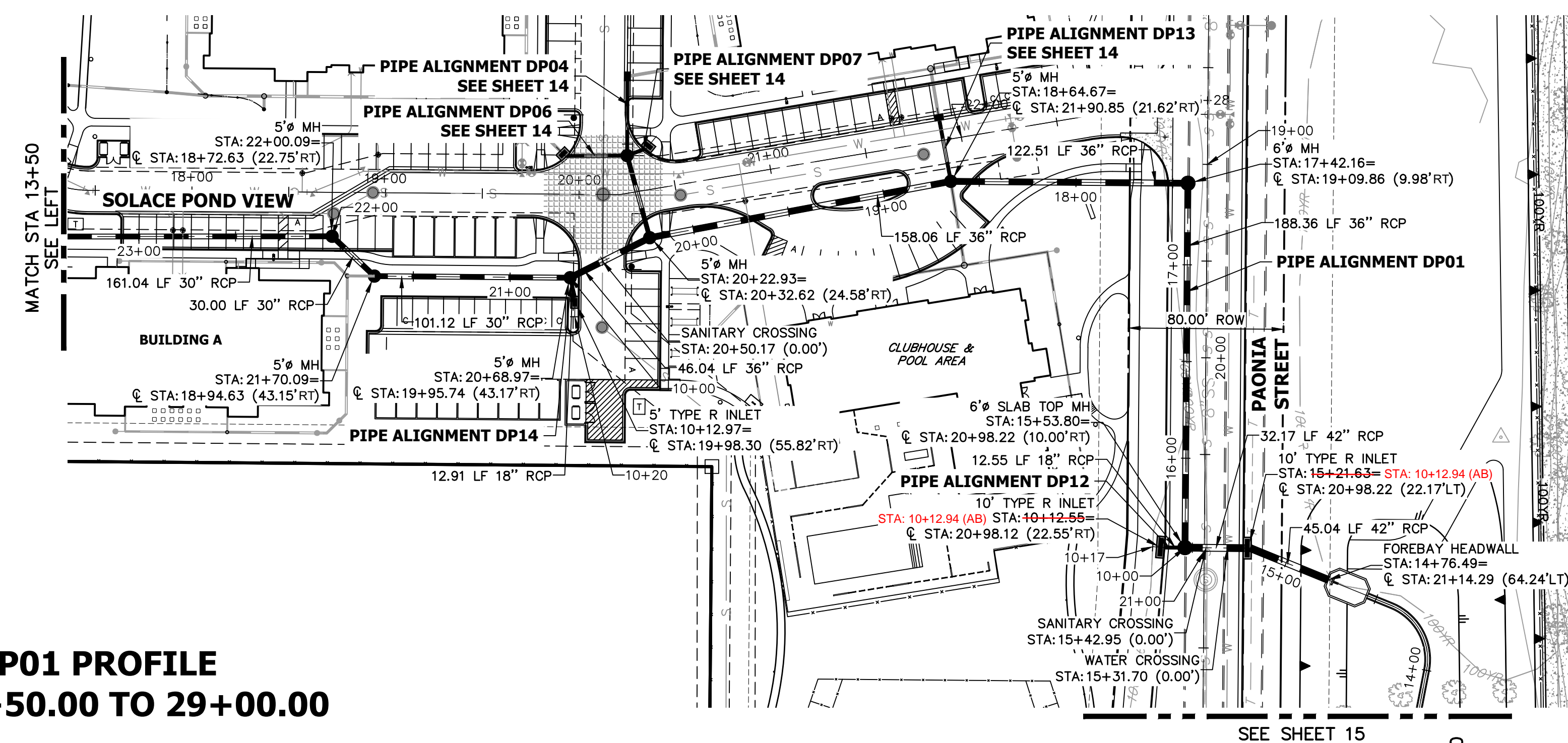
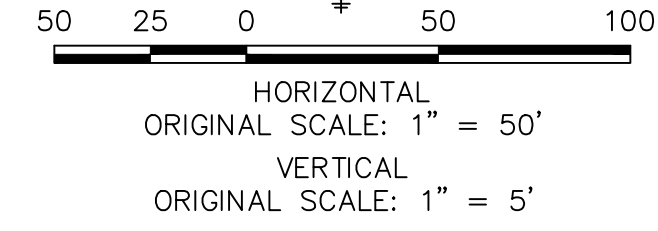
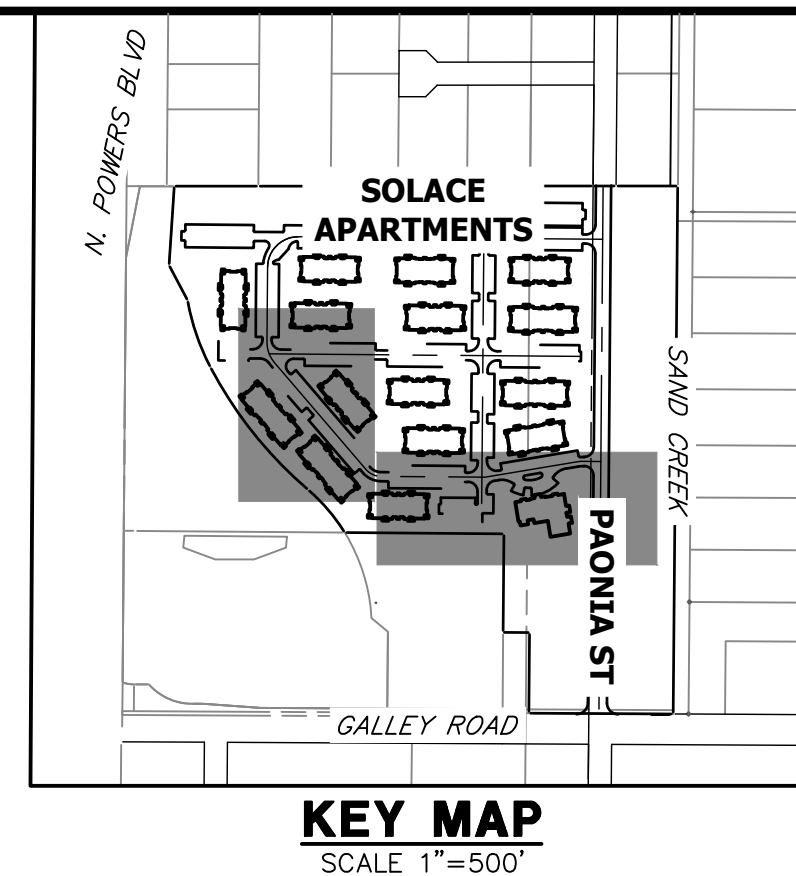


**DP01 PROFILE**  
STA 14+50.00 TO 29+00.00



**STORM SEWER NOTES**

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



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

PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
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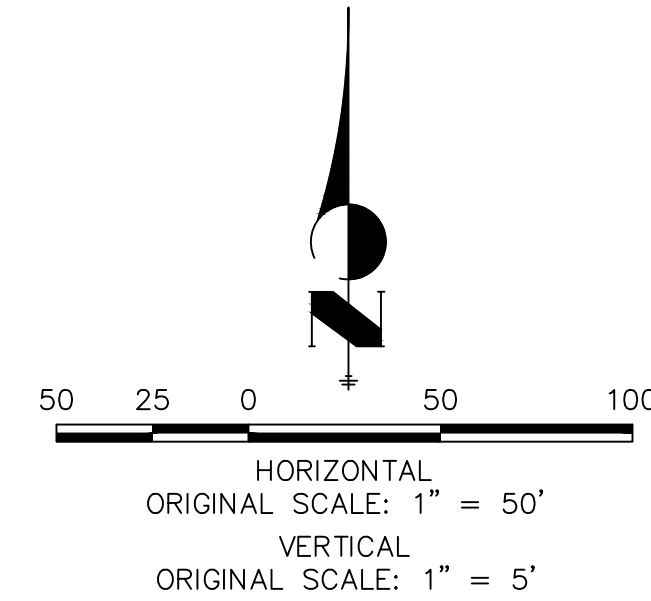
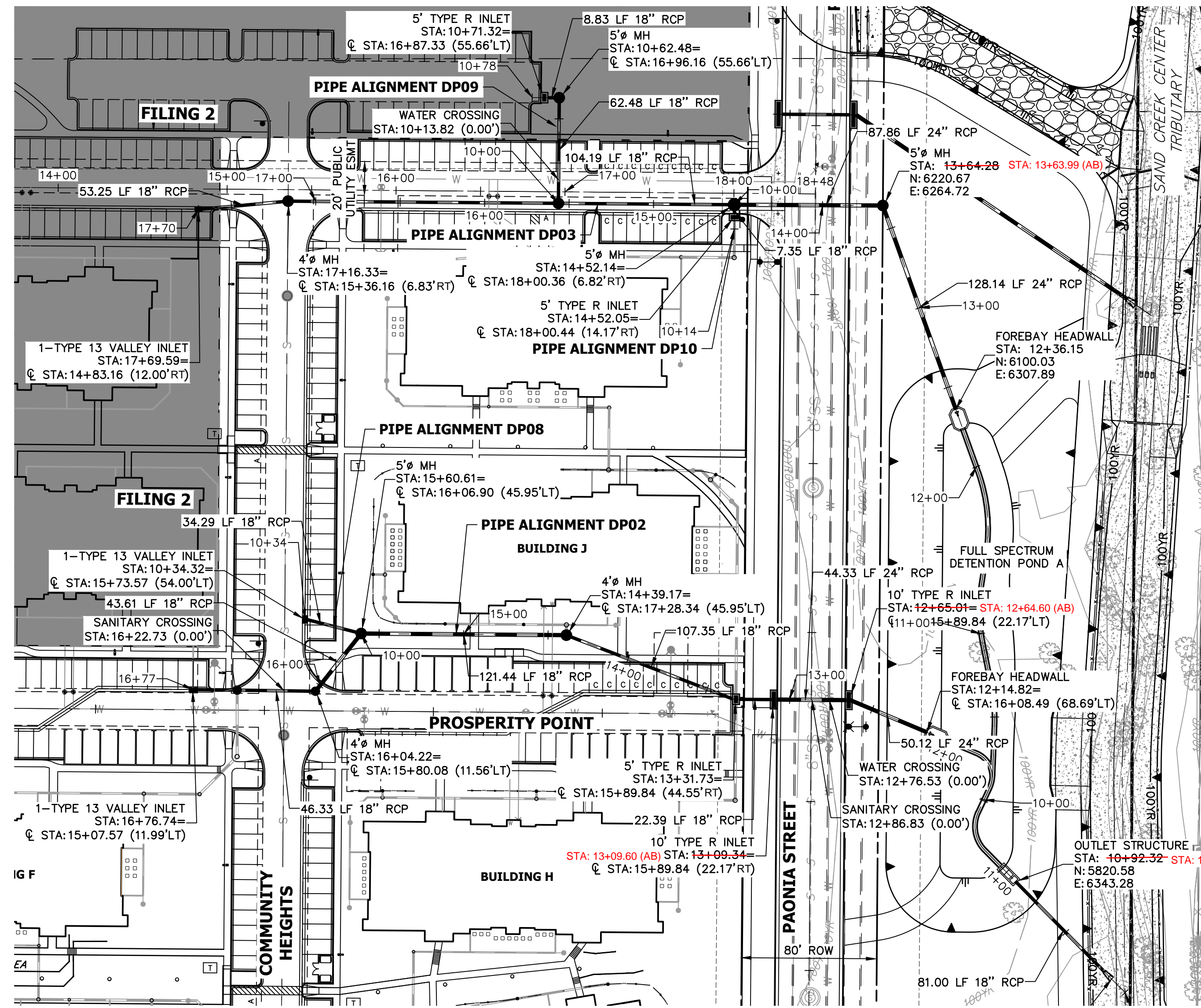
BY	DATE	NO.	REVISION

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

DESIGNED BY JRM  
DRAWN BY JRM  
CHECKED BY

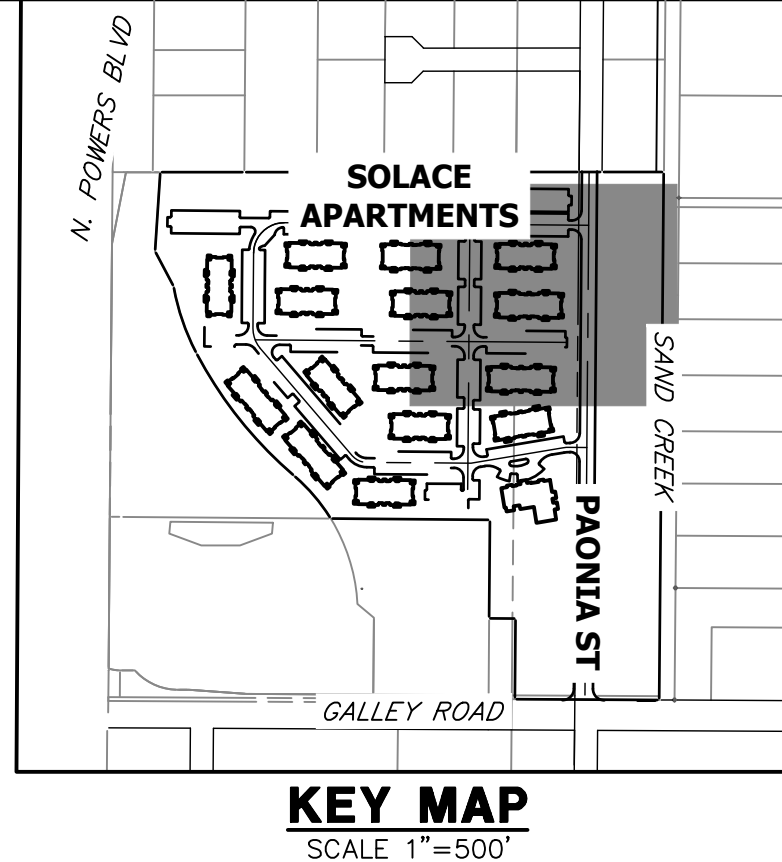


**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
Mike Bramlett  
32314  
11/11/21  
DATE

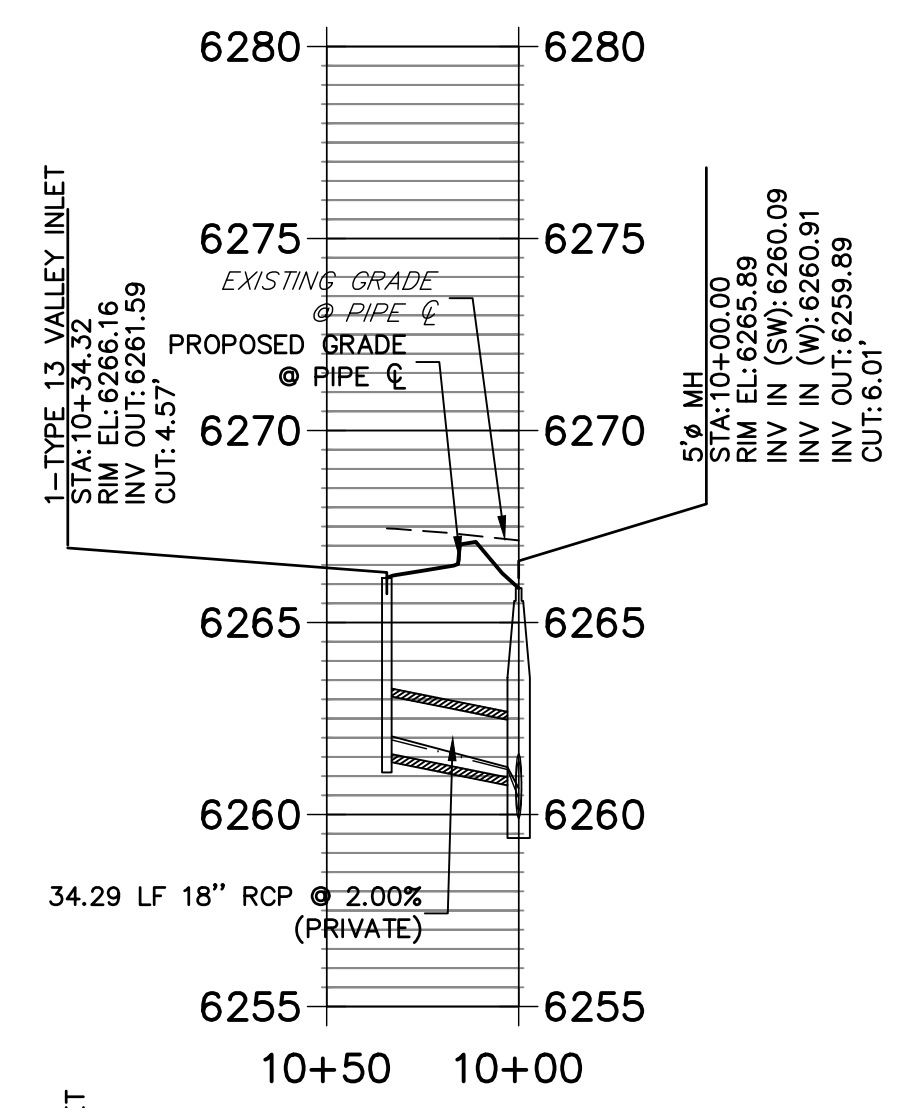


**STORM SEWER NOTES**

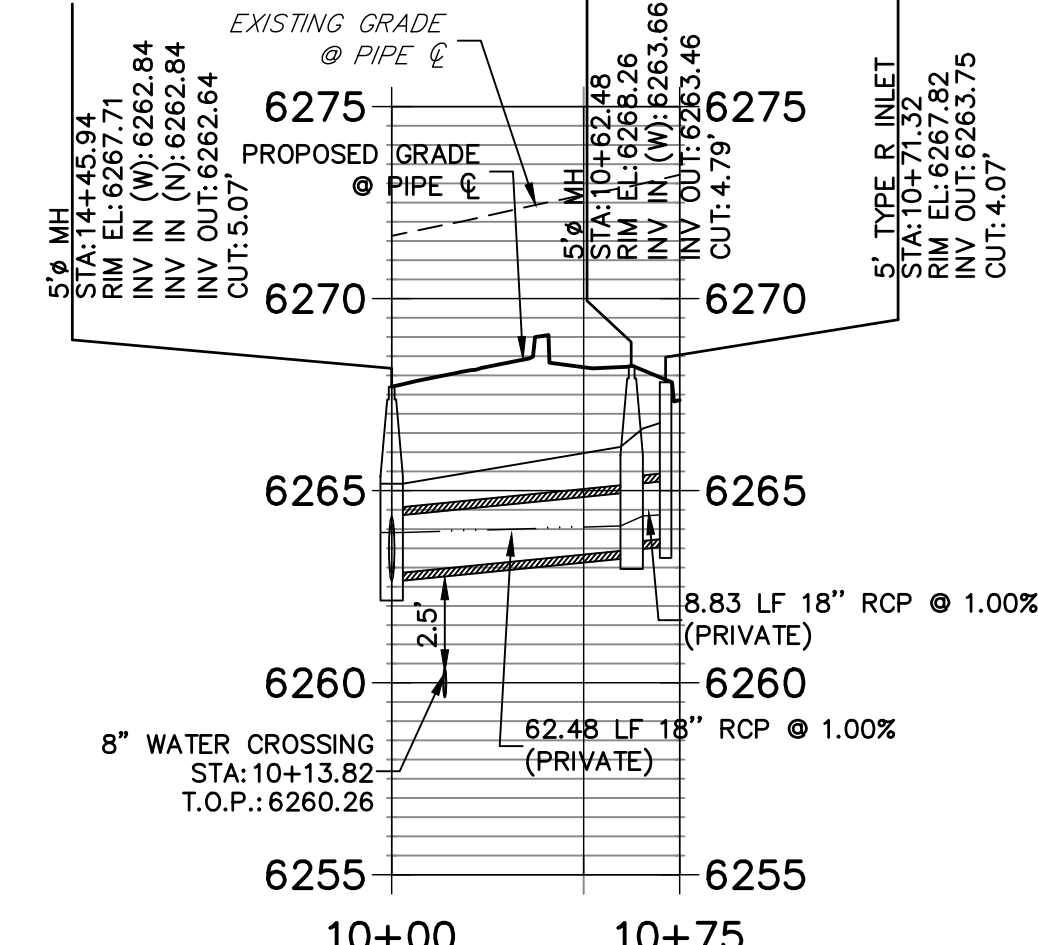
1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
2. PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
3.  $\mathcal{C}$  STATIONS & OFFSETS ARE LABELED AT CENTER OF STRUCTURE.
4. 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.



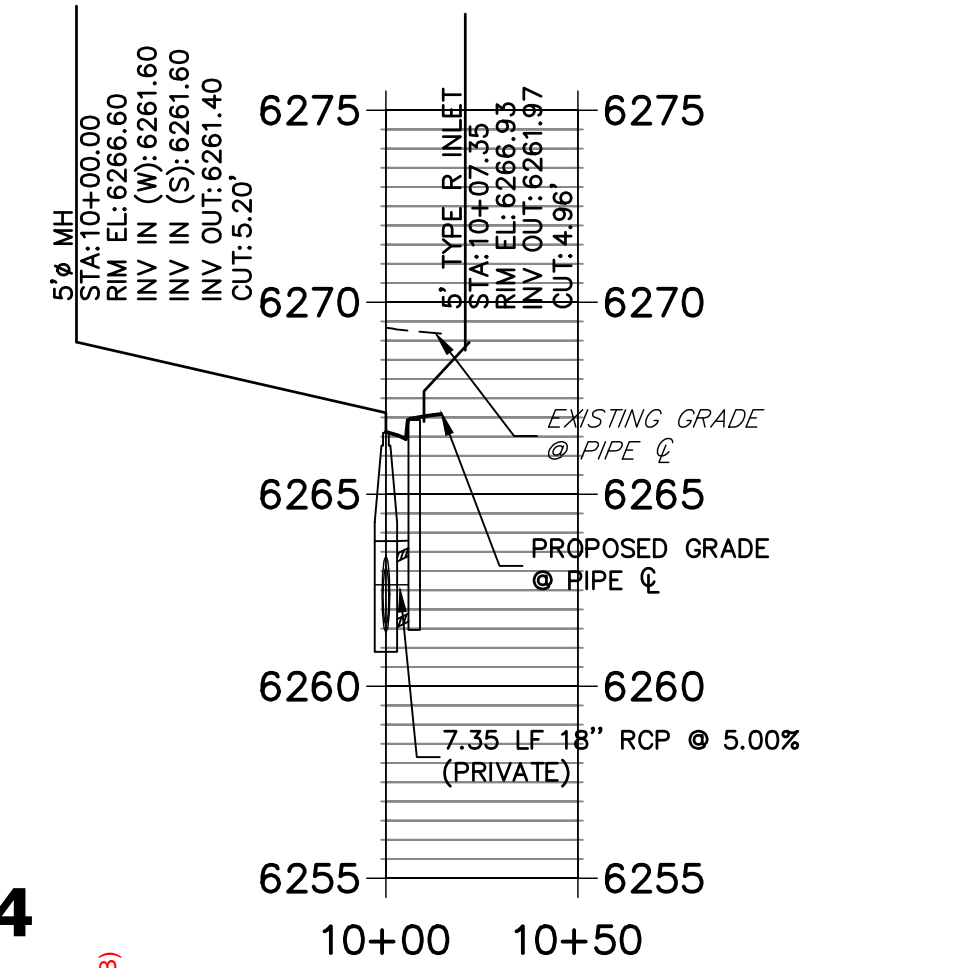
**DP08 PROFILE**  
STA 10+00.00 TO 10+50.00



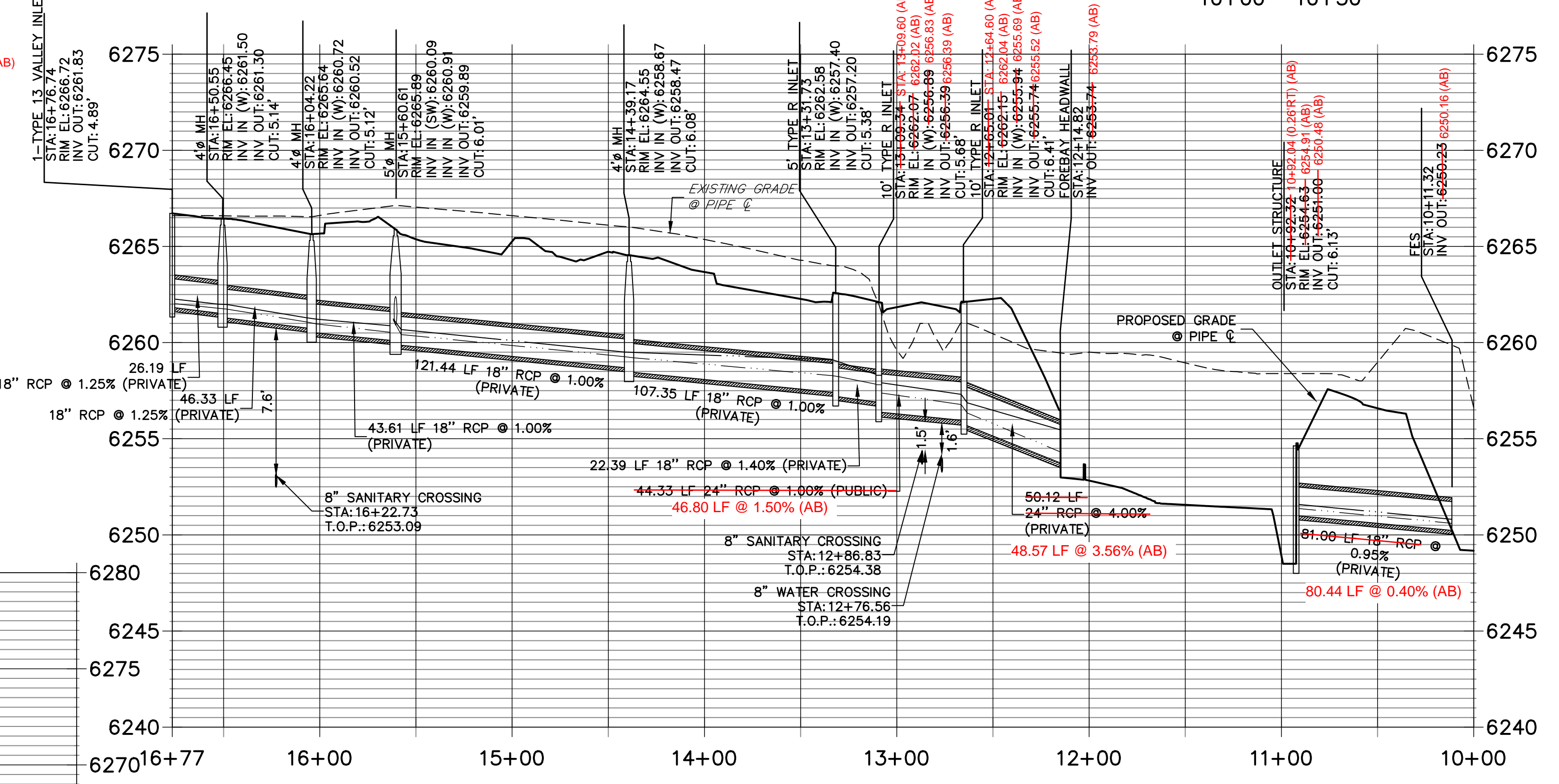
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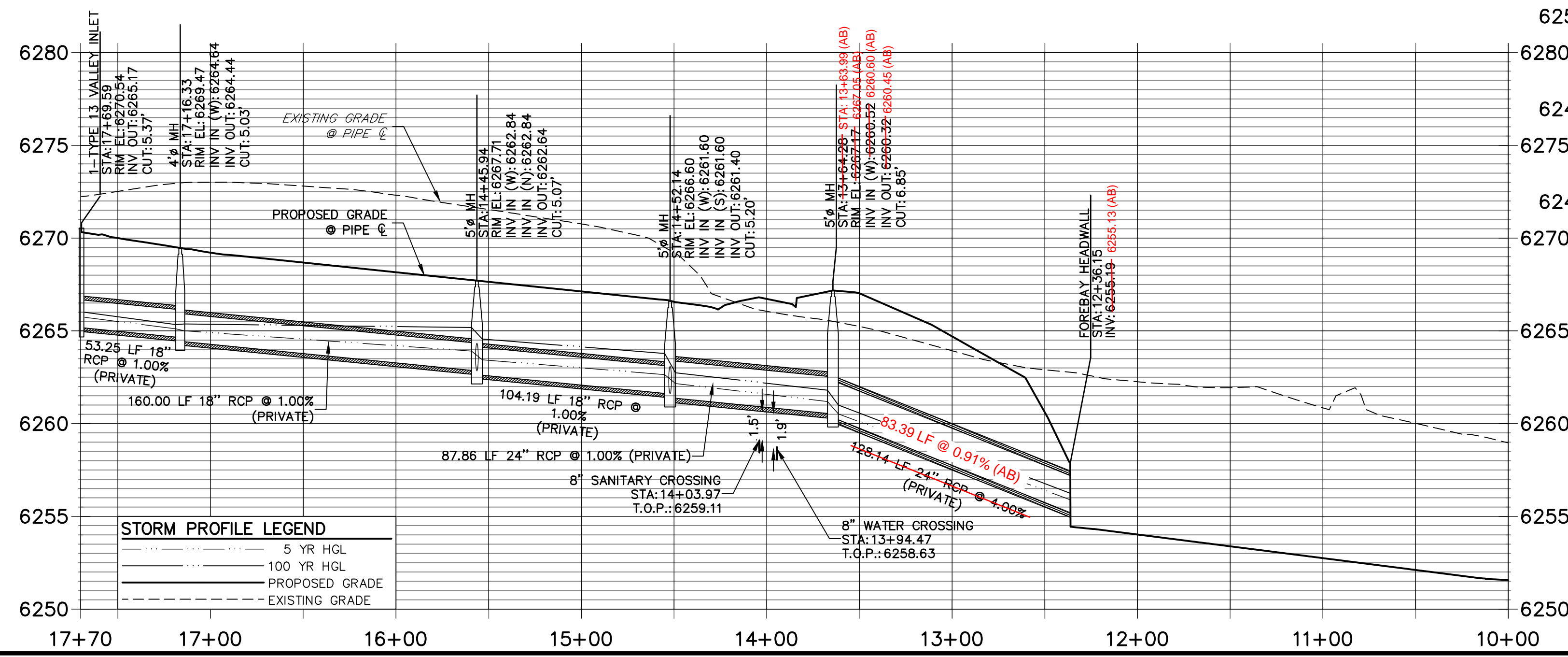
**DP10 PROFILE**  
STA 10+00.00 TO 10+50.00



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



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



**STORM PROFILE LEGEND**

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

RECORD DRAWINGS  
06/23

Colorado Licensed  
Mike Bramlett  
Professional Engineer  
202314  
12/27/2023



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
Mike Bramlett  
32314  
11/11/21  
DATE

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

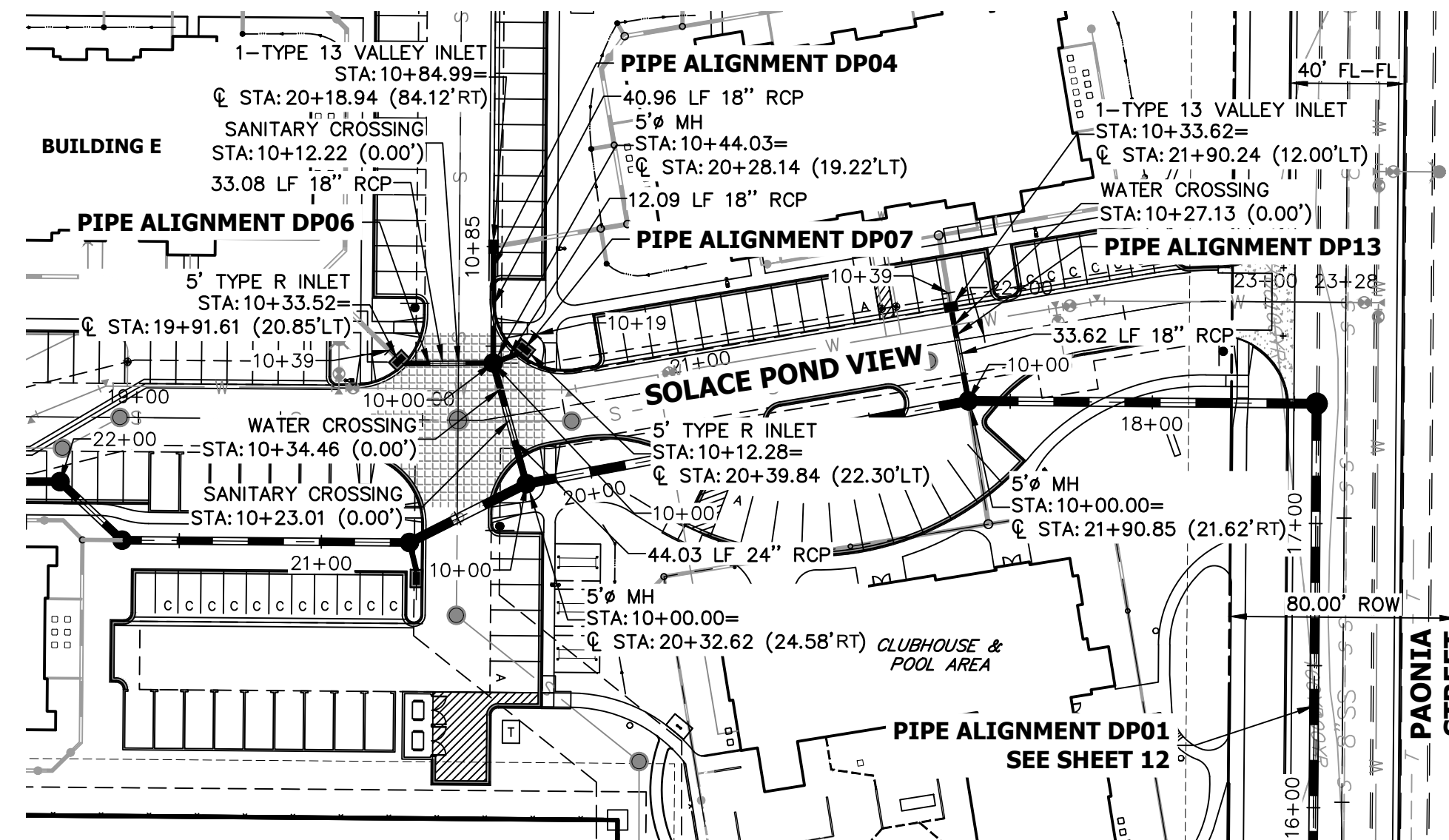
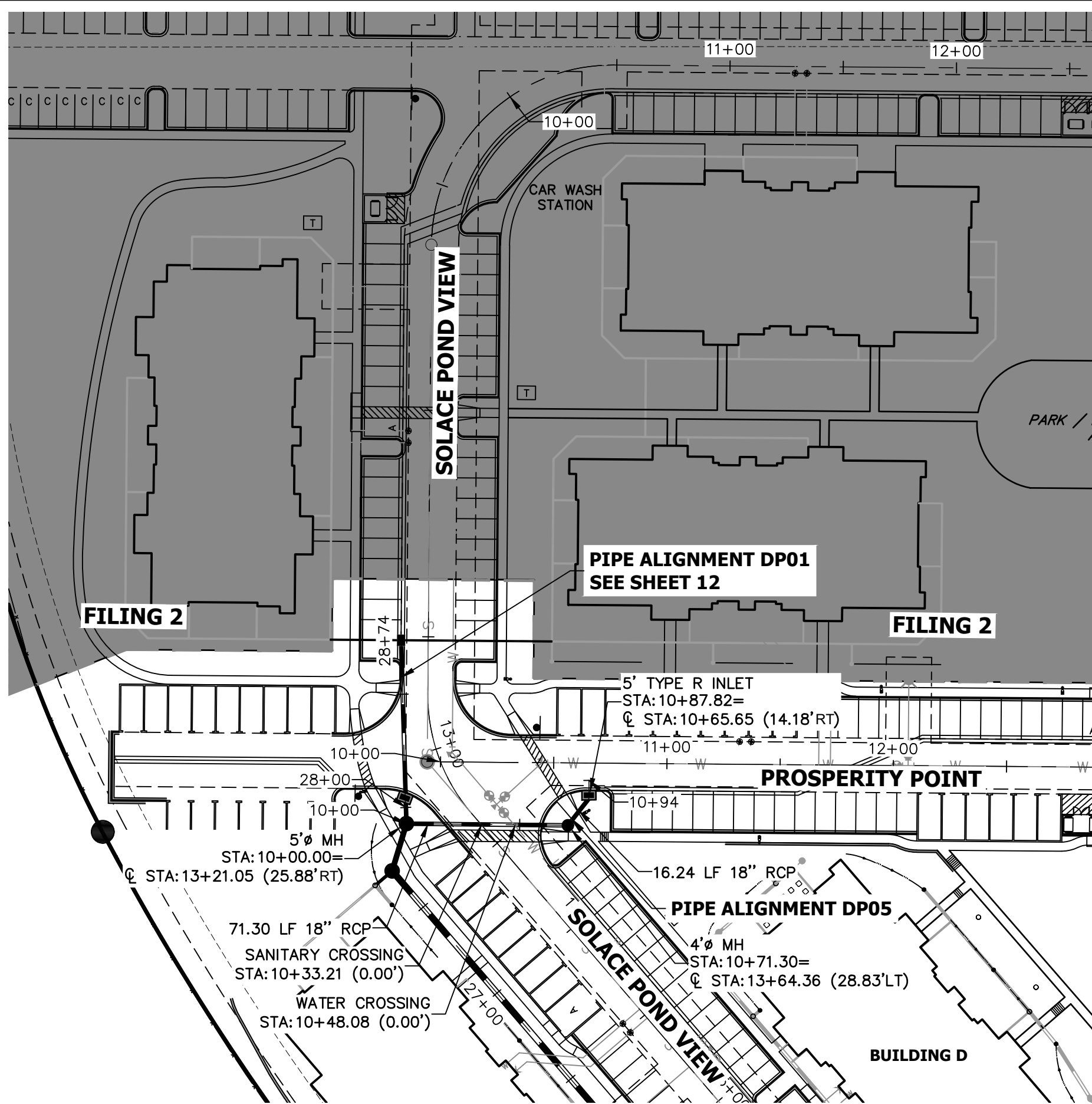
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
PREPARED FOR  
CS POWERS & GALLEY LLC  
510 S NIEL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9383 • Colorado Springs 719-583-2593  
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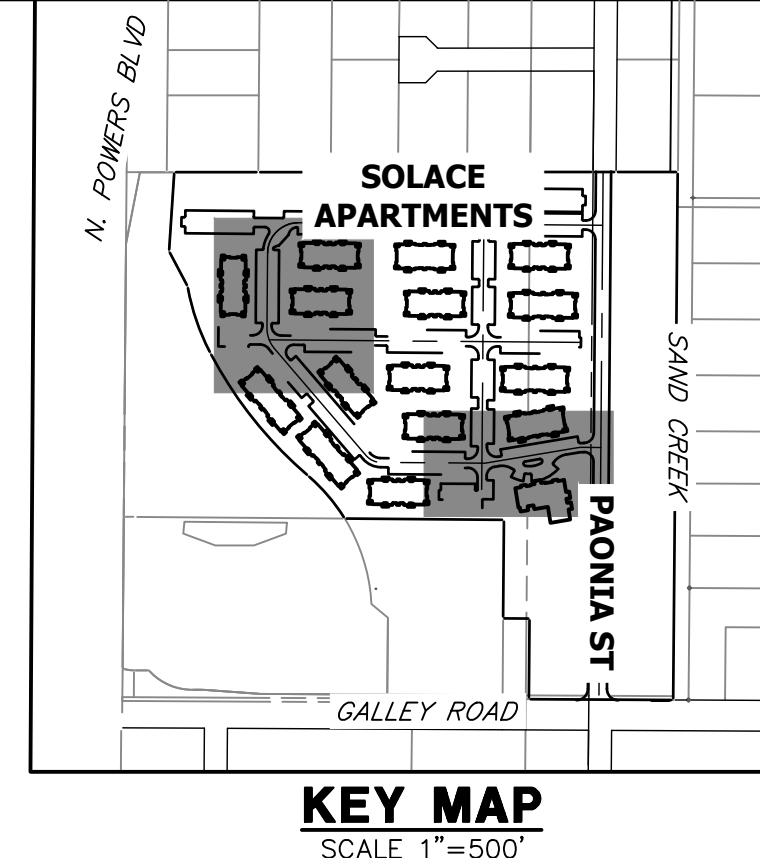
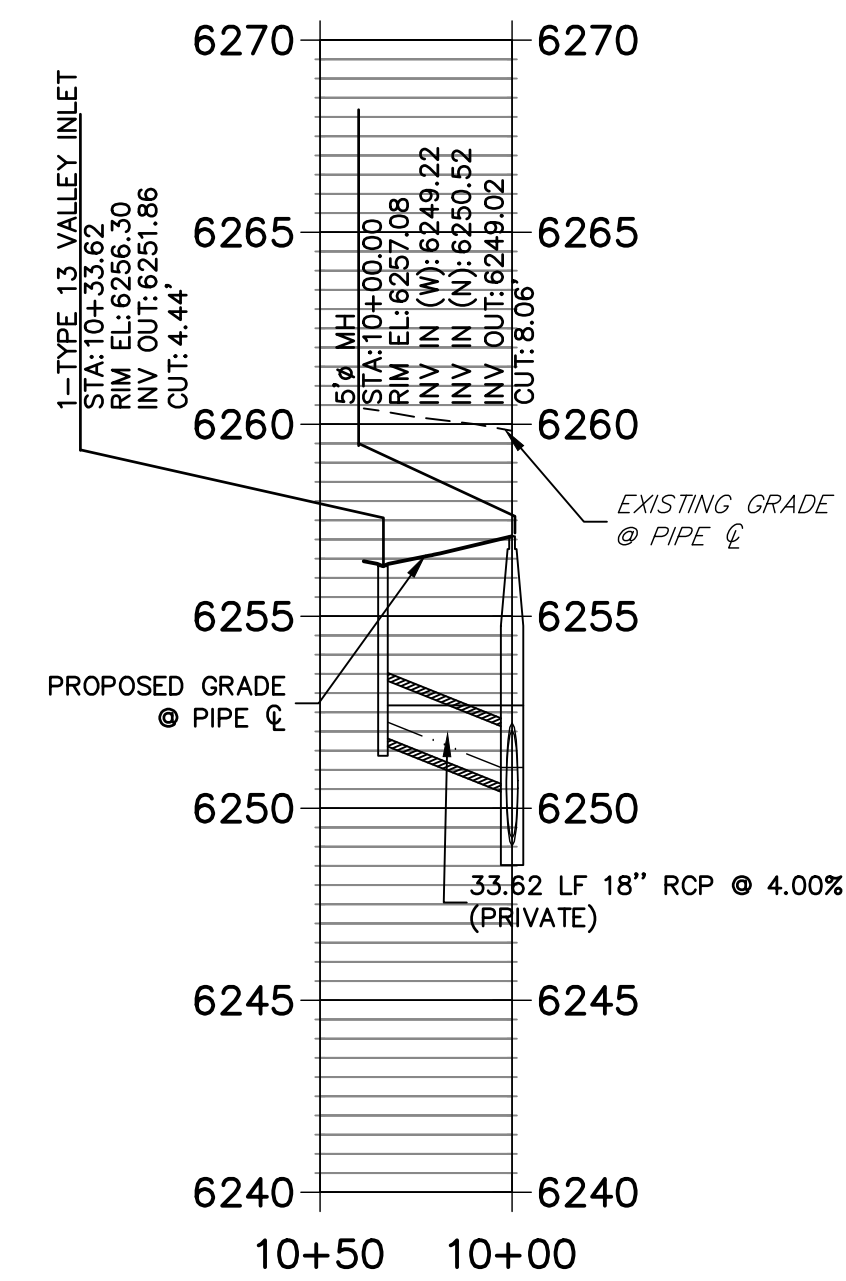
No.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	11/11/21	JRM	JRM	

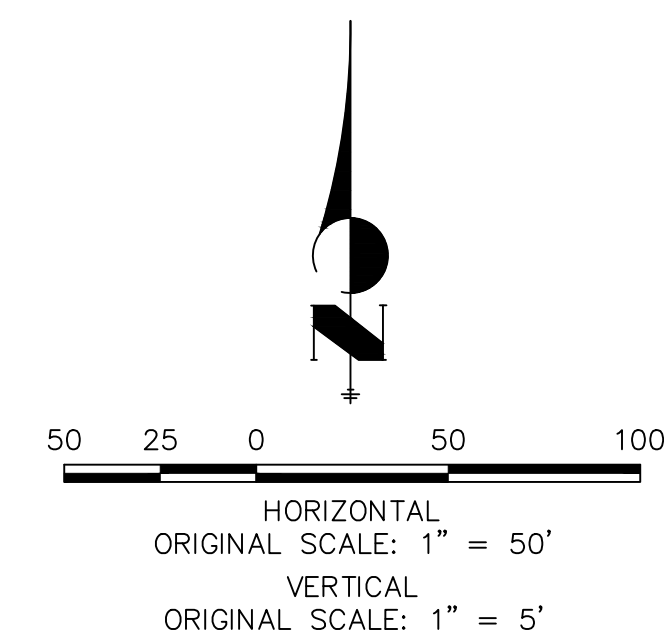
**SOLACE APARTMENTS FILING NO. 1**  
**STORM SEWER PLAN AND PROFILE**  
SHEET 13 OF 32  
JOB NO. 25174.00



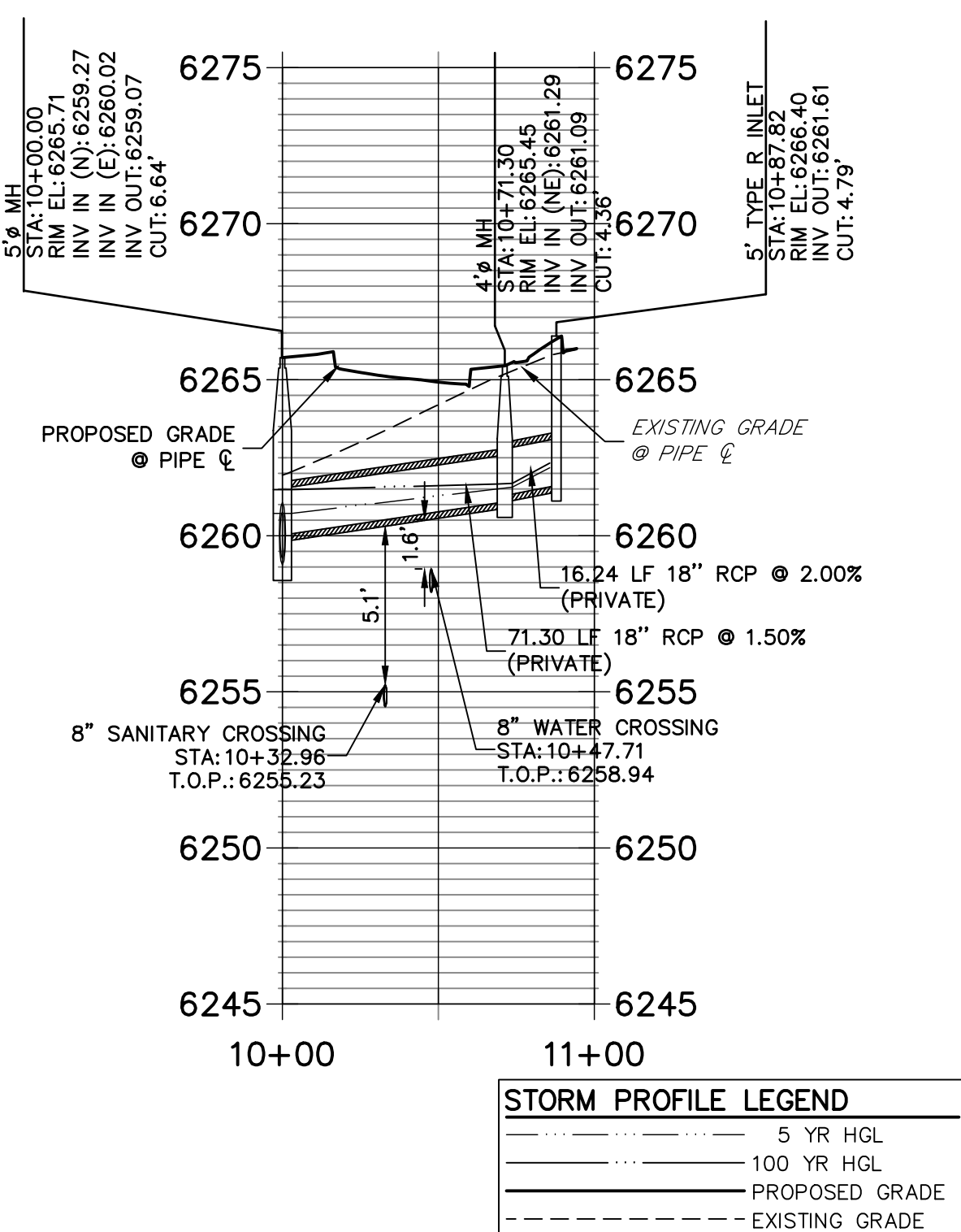
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STA 10+00.00 TO 10+50.00**



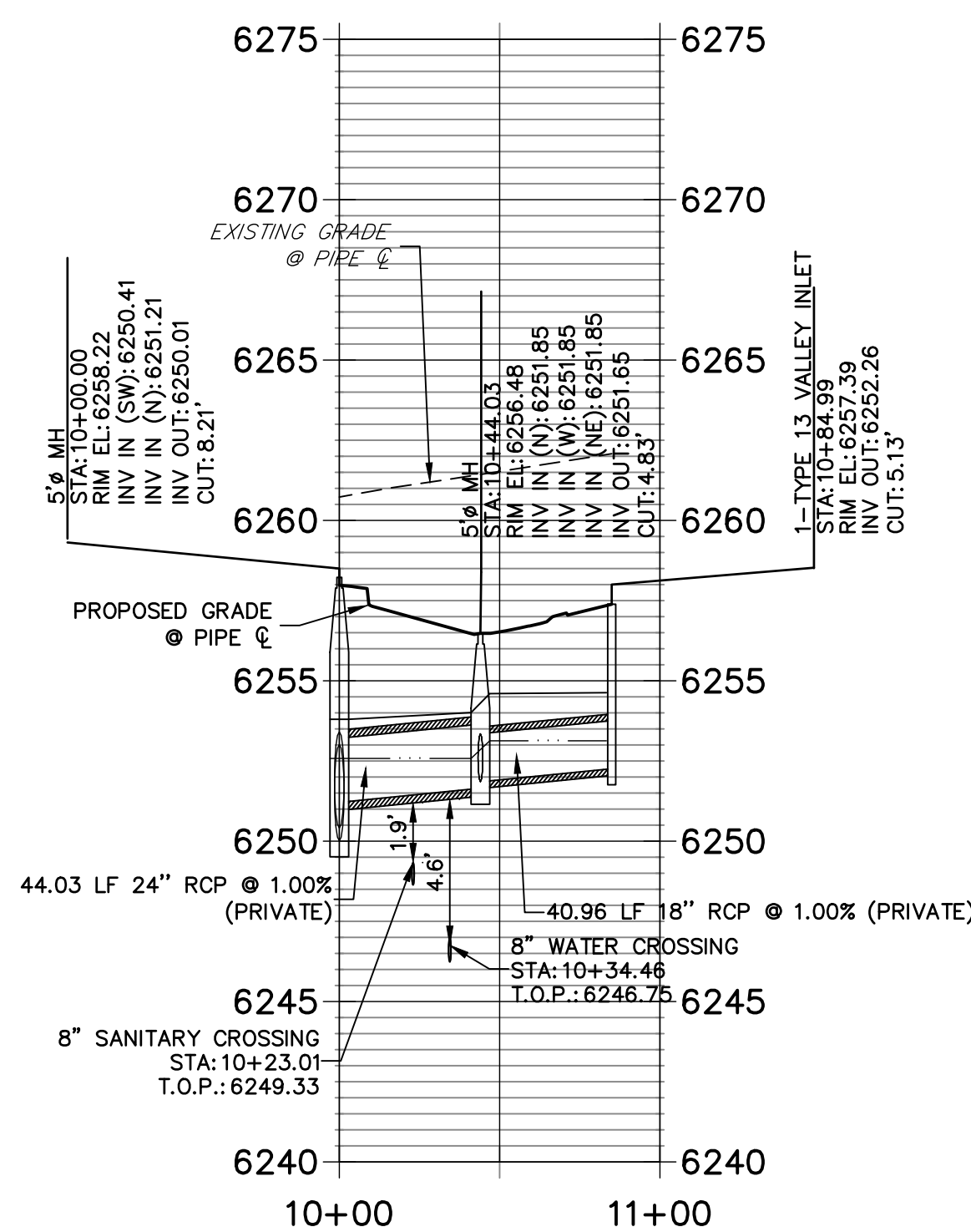
**KEY MAP  
SCALE 1"=500'**



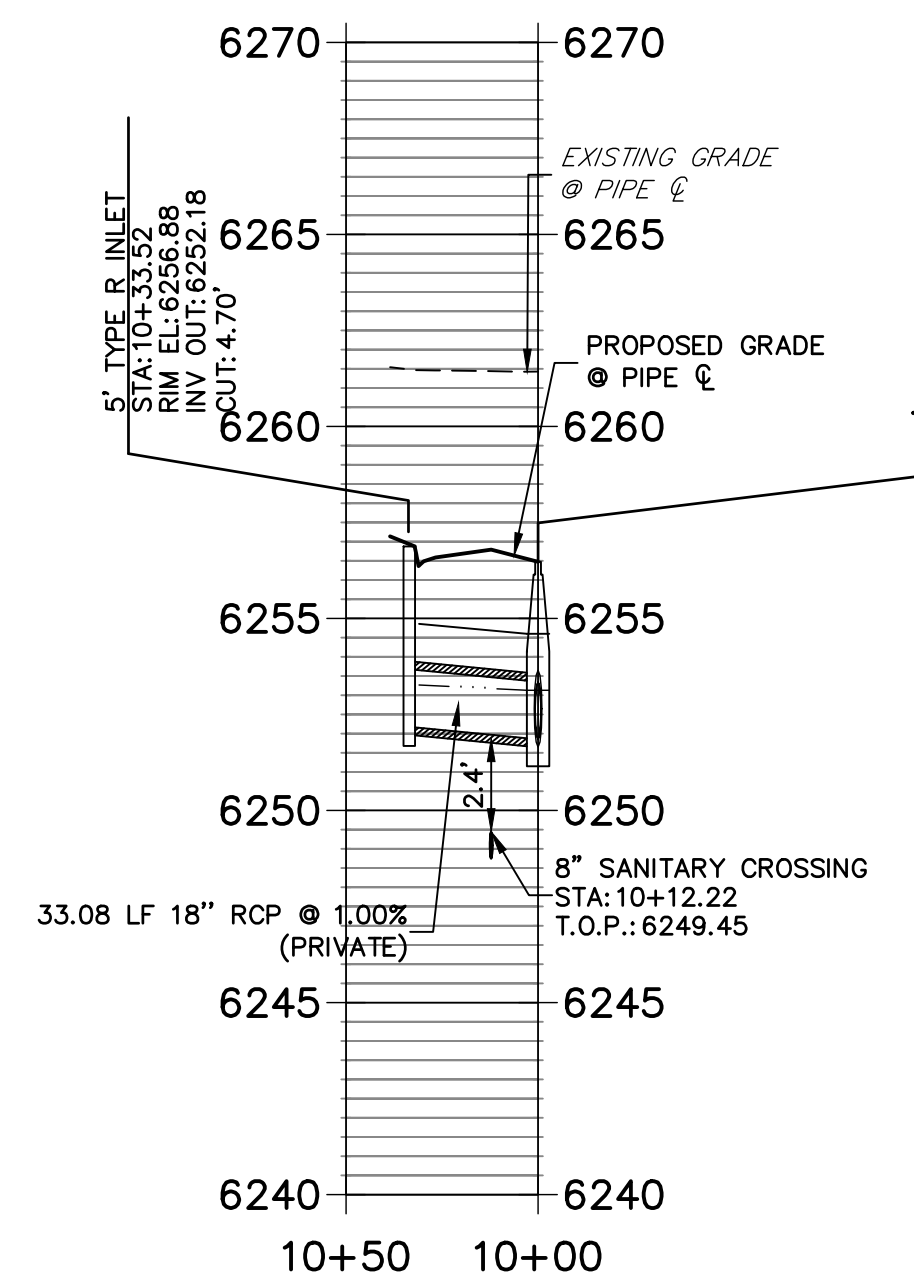
**DP05 PROFILE  
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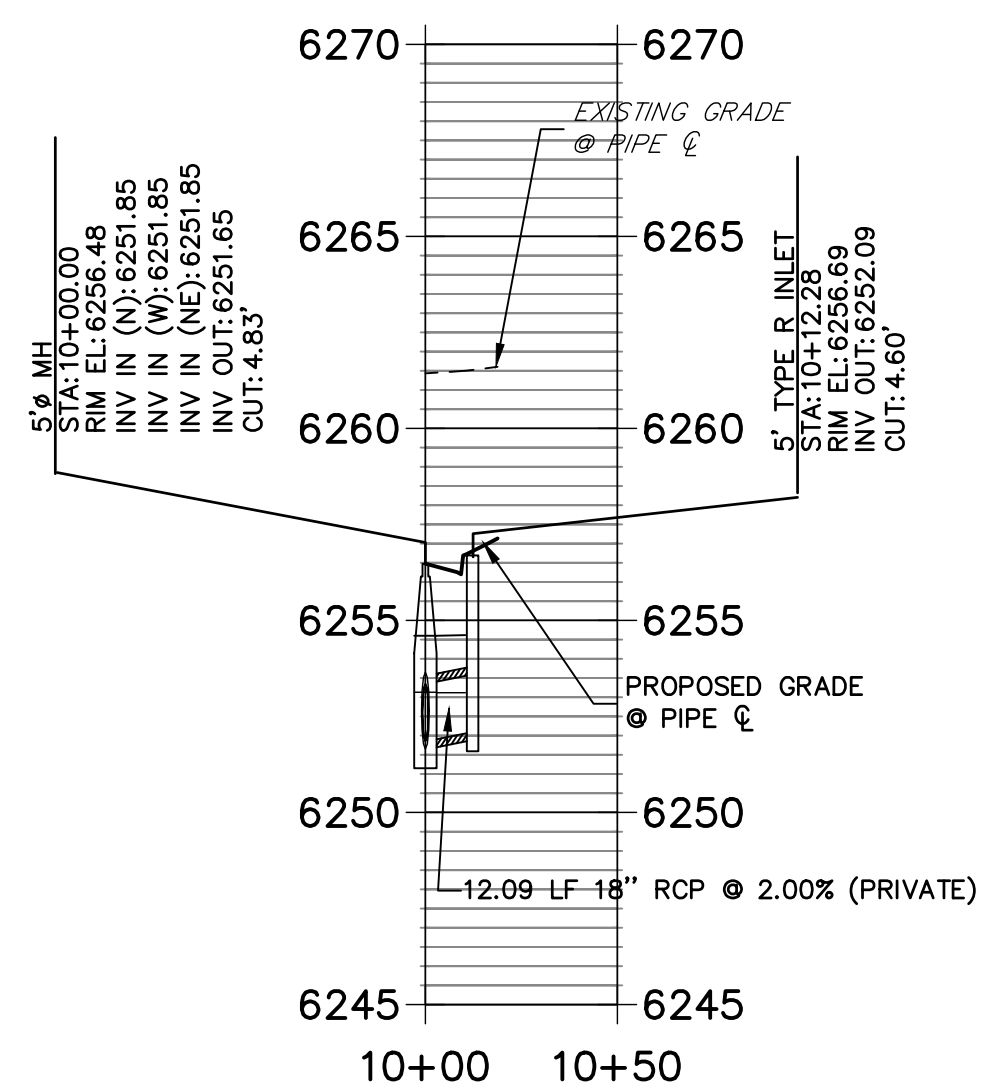
**DP04 PROFILE  
STA 10+00.00 TO 11+00.00**



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



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



**STORM SEWER NOTES**

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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

EPC 11/30/21

DATE 11/11/21

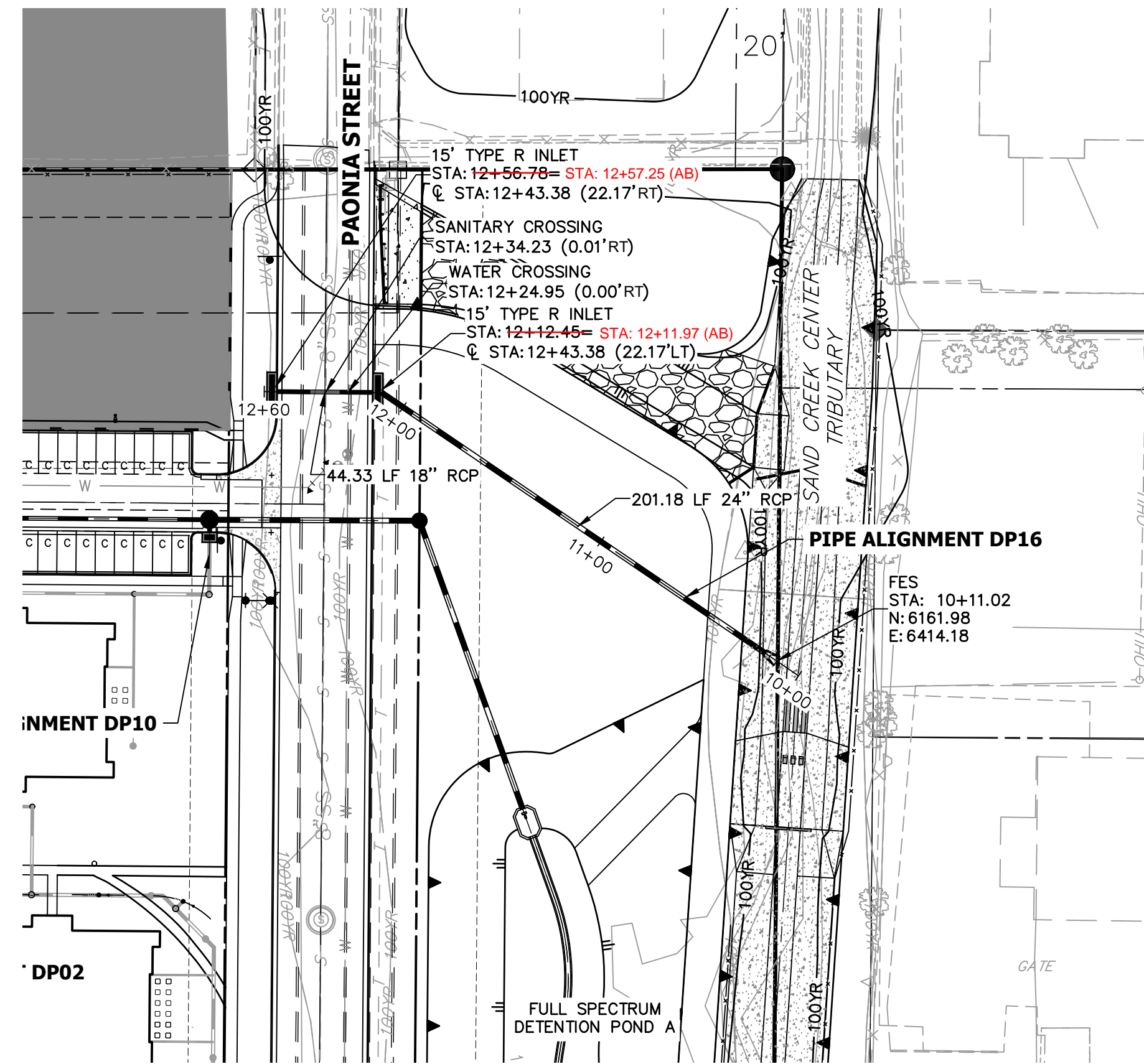
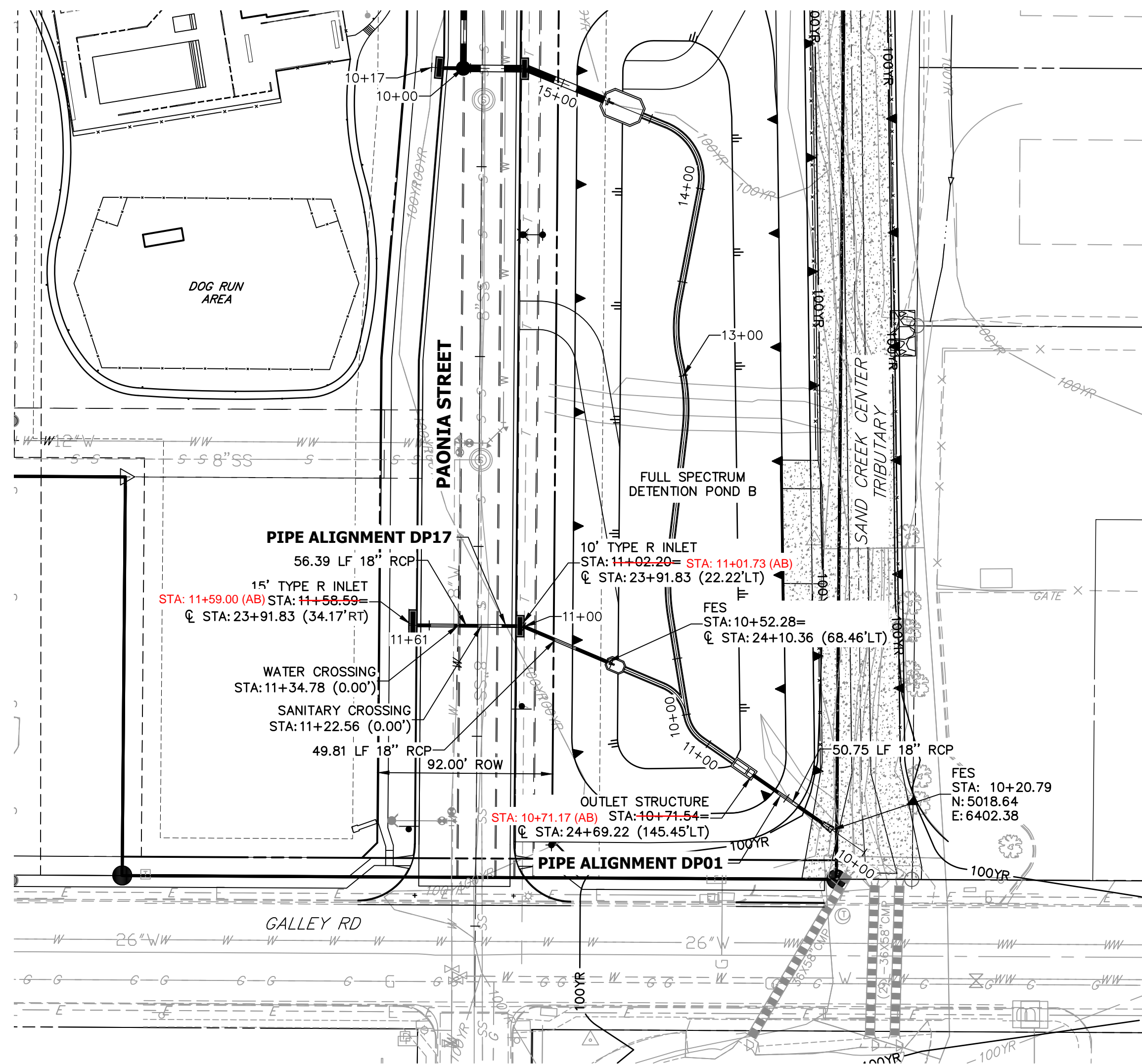


12/27/2023

RECORD DRAWINGS  
06/23

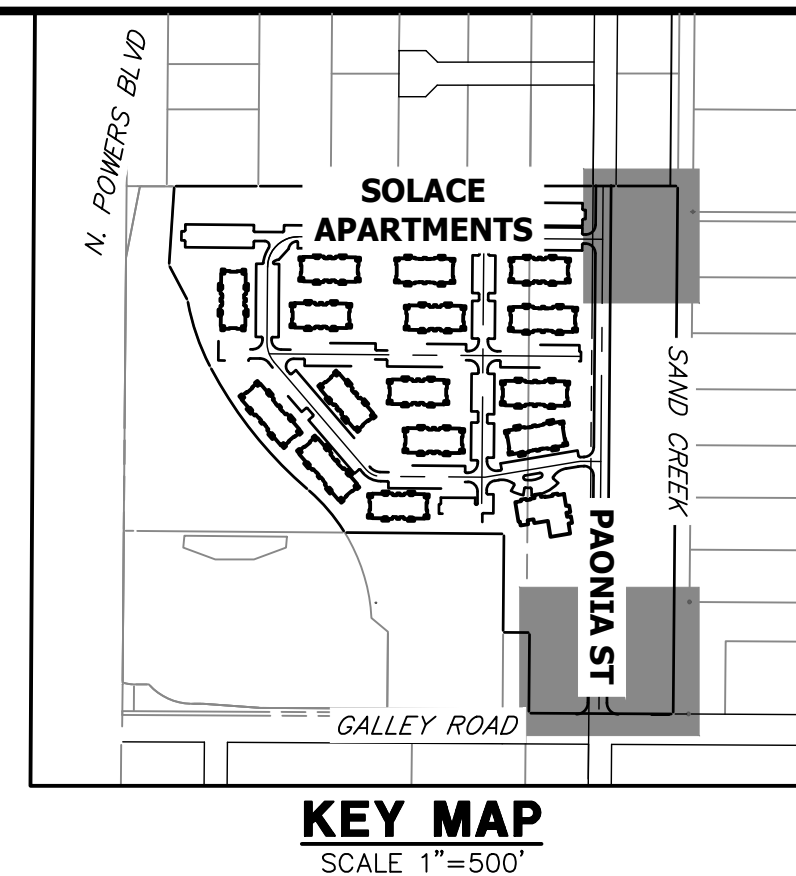
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	CS POWERS & GALLEY LLC 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577
BY	
DATE	
No. REVISION	
H-SCALE 1"=50'	V-SCALE 1"=5'
DATE 11/11/21	DESIGNED BY JRM
DRAWN BY JRM	CHECKED BY
SOLACE APARTMENTS FILING NO. 1	
STORM SEWER PLAN AND PROFILE	
SHEET 14	OF 32
JOB NO.	25174.00





**STORM SEWER NOTES**

1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
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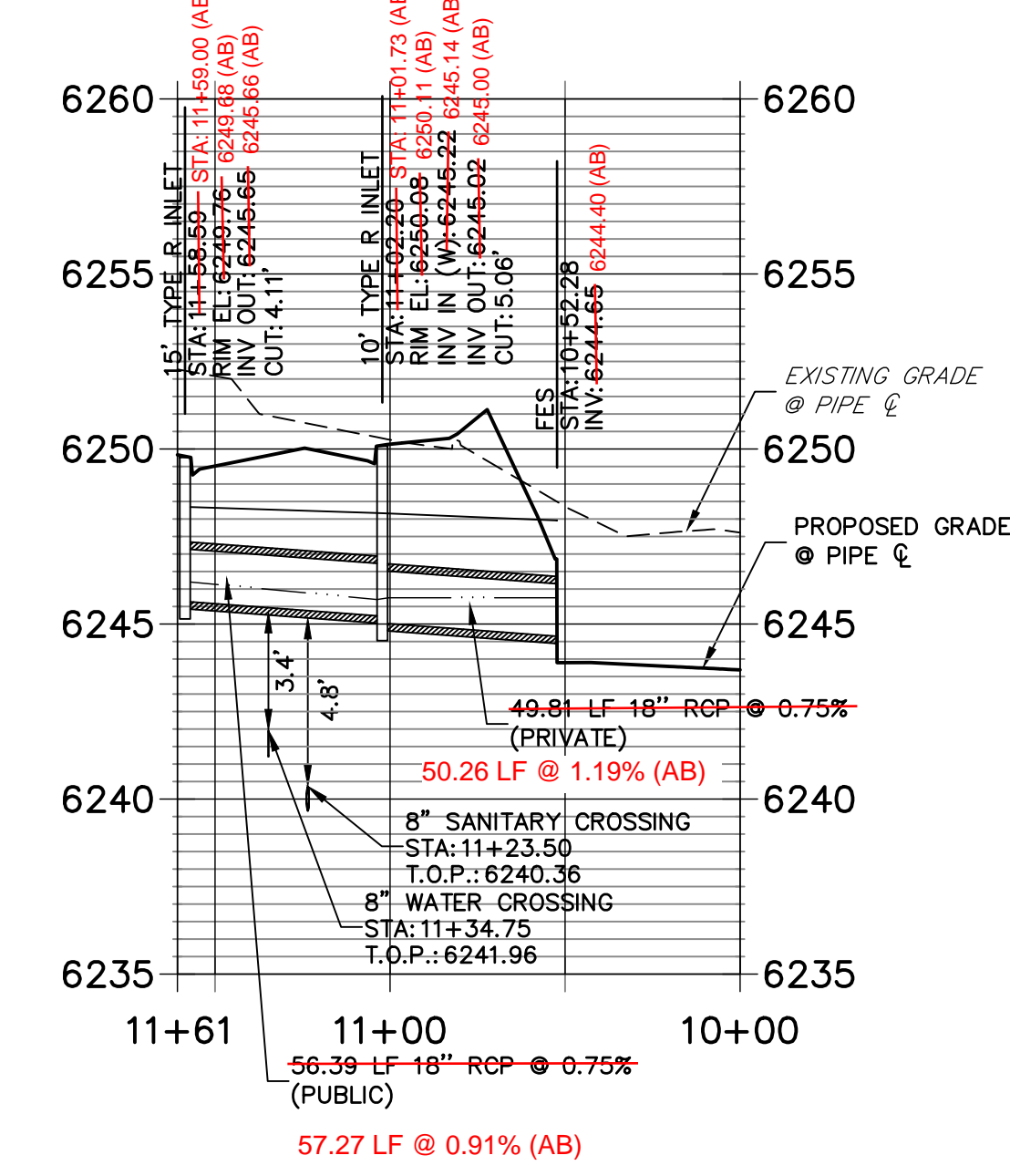


UNLESS SHOWN OTHERWISE, THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

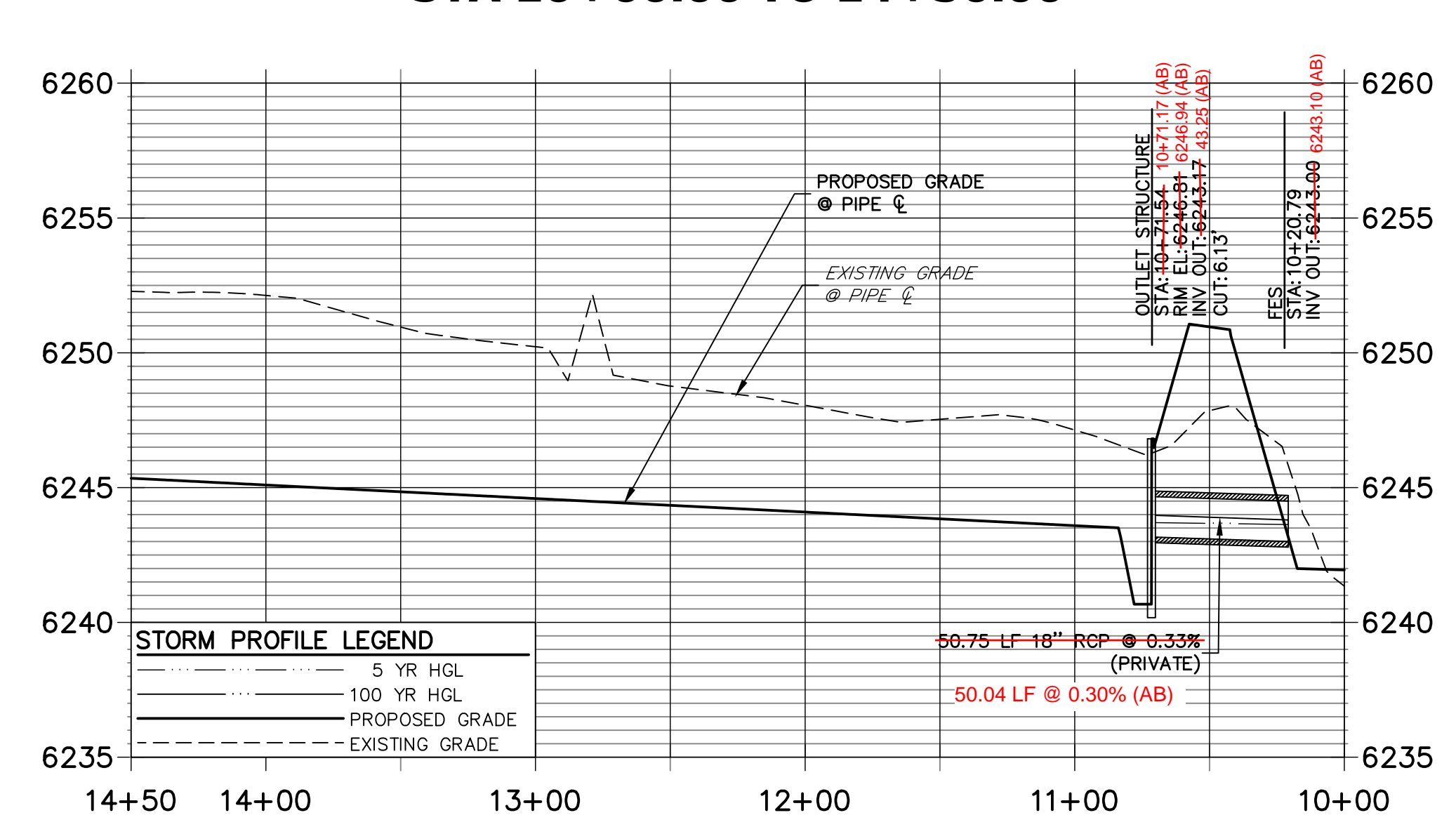
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577

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

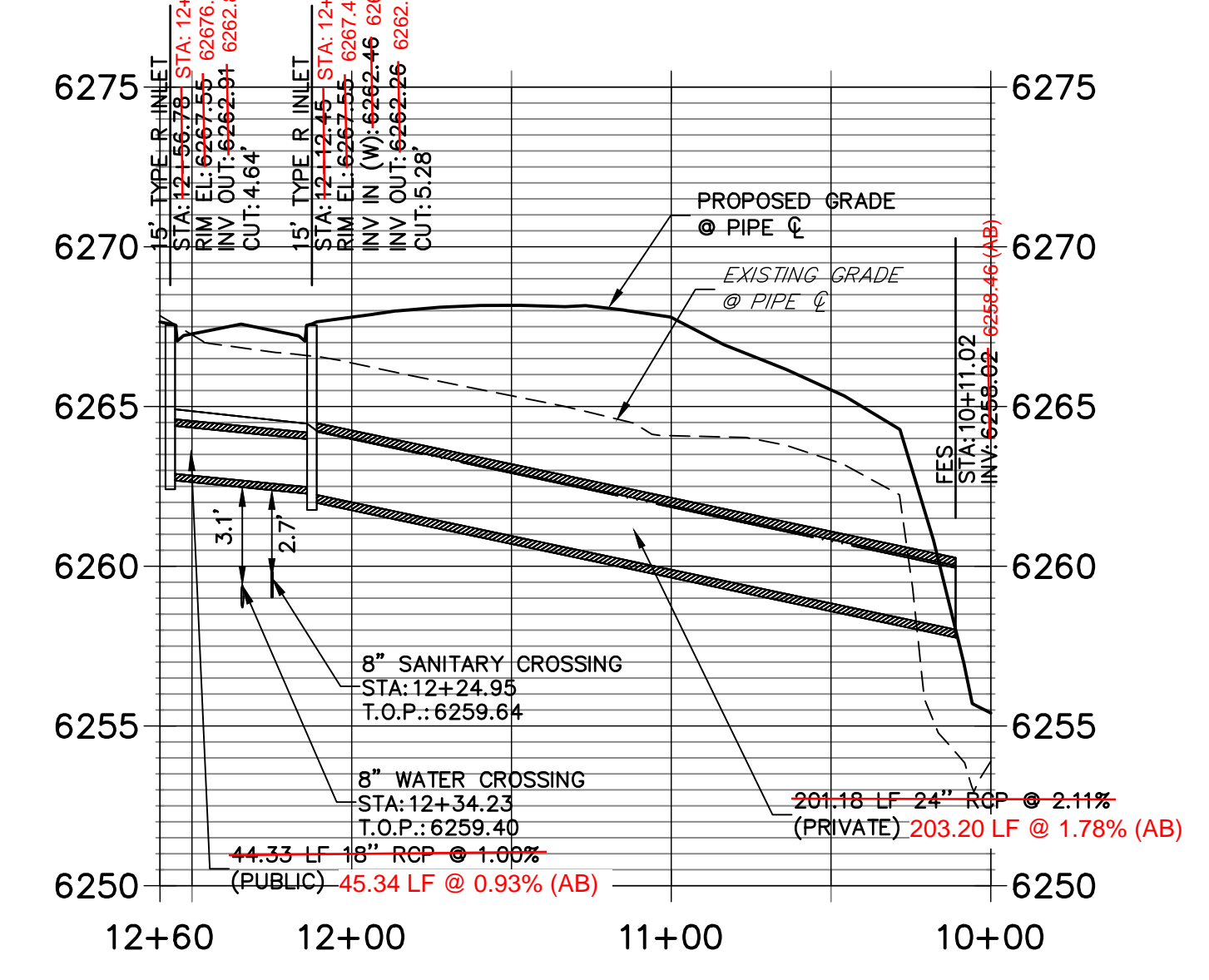
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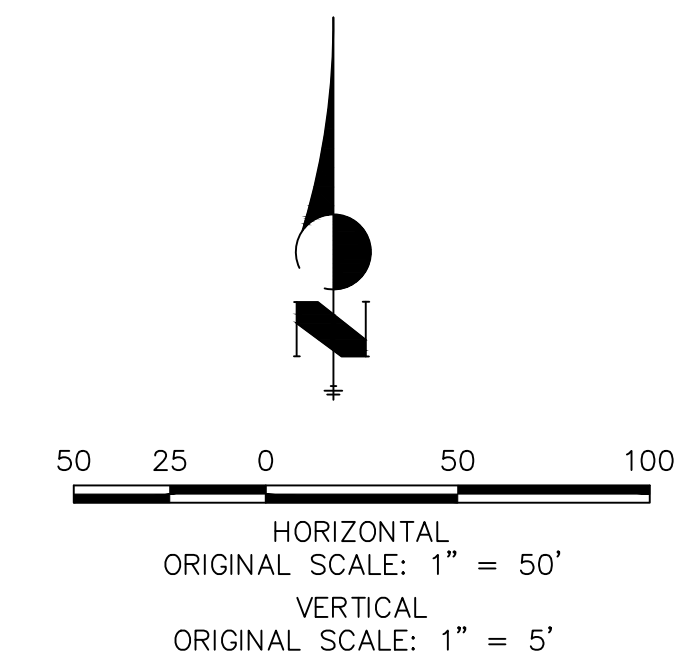
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 STA 10+00.00 TO 14+50.00**



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



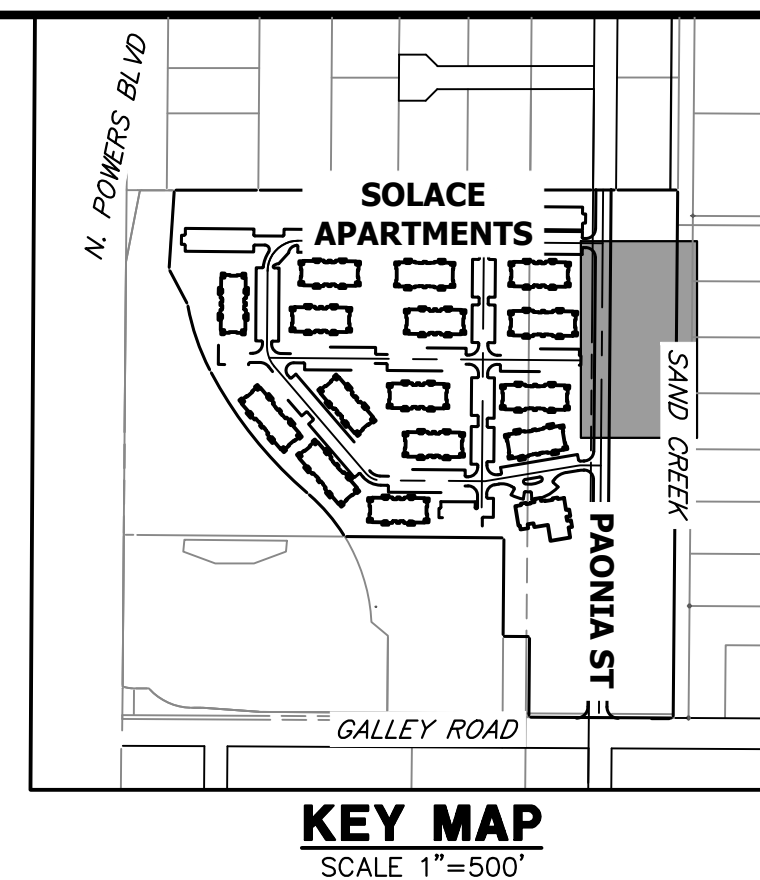
RECORD DRAWINGS  
 06/23



**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 32314  
 11/11/21  
 DATE

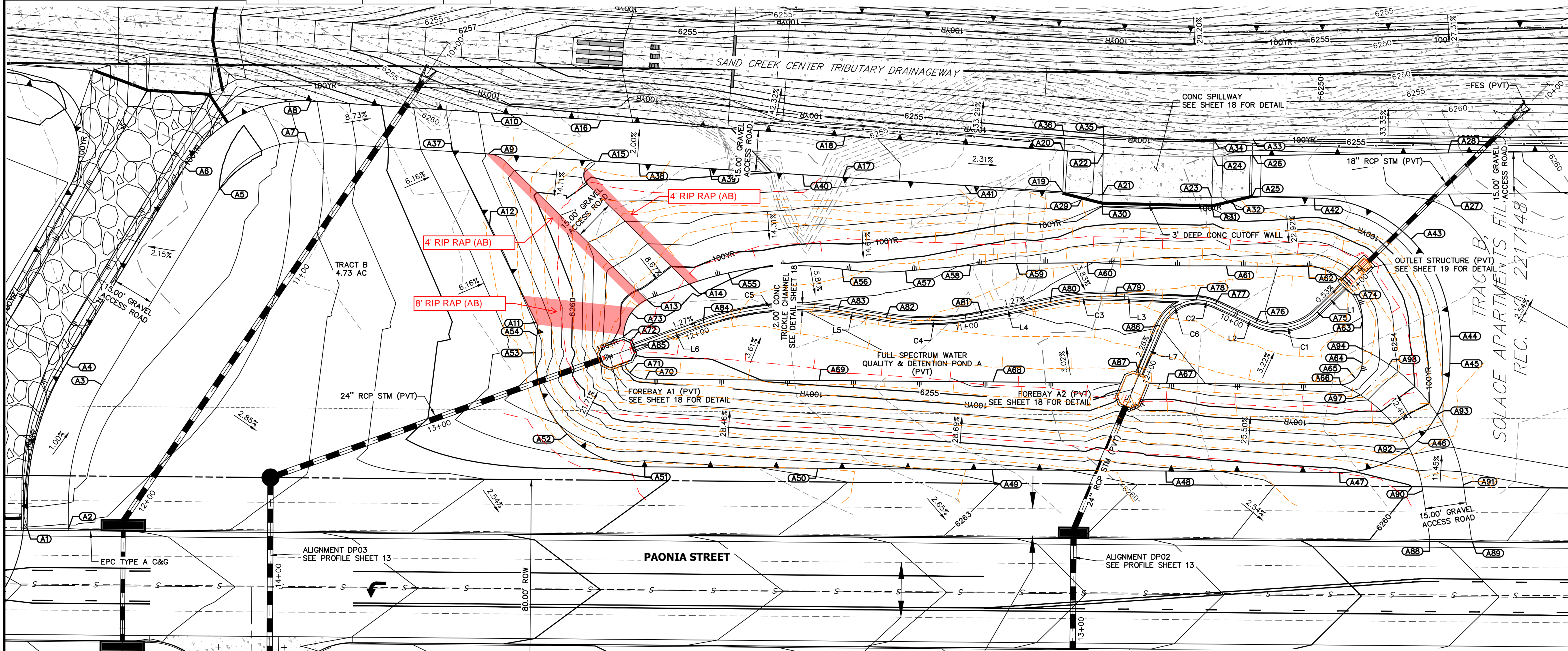
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SOLACE APARTMENTS FILING									
NO. 1									
STORM SEWER PLAN AND PROFILE									
SHEET 15 OF 32									
JOB NO. 25174.00									

POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION					
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION		
A1	ACCESS ROAD/TBC	N: 6309.44 E: 6246.27	6267.94	A21	ACCESS ROAD/ SPILLWAY CREST	N: 5917.45 E: 6367.96	6256.64	A41	ACCESS ROAD/TOP	N: 5967.71 E: 6371.28	6258.45	A61	TOE	N: 5872.32 E: 6341.93	6252.21	A81	TRICKLE CHANNEL	N: 5961.29 E: 6323.89	6252.67	6252.22 (AB)	
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	6257.58	A62	TOE	N: 5842.39 E: 6341.66	6251.87	A82	TRICKLE CHANNEL	N: 5996.30 E: 6323.09	6253.12		6252.66 (AB)
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	6253.90		6253.71 (AB)
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: 6267.59	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: 6004.09 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: 6009.73 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: 6267.73	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: 5829.34 E: 6334.68	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	6251.49	A97	12" 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	12" 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	6251.24 (AB)					
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	6251.52 (AB)					
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	6252.01 (AB)					
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						



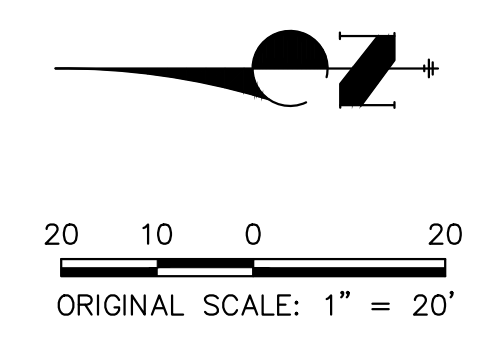
- NOTES**
- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
  - SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
  - SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
  - SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY JR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

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



RECORD DRAWING  
0623

MIKE BRAMLETT  
12/27/2023



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

**AS-BUILT LEGEND:**

- - - 6200 - - - AS-BUILT MAJOR CONTOUR
- - - 6250 - - - AS-BUILT MINOR CONTOUR

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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

DATE: 12/28/23

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

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

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

NO.	REVISION	DATE

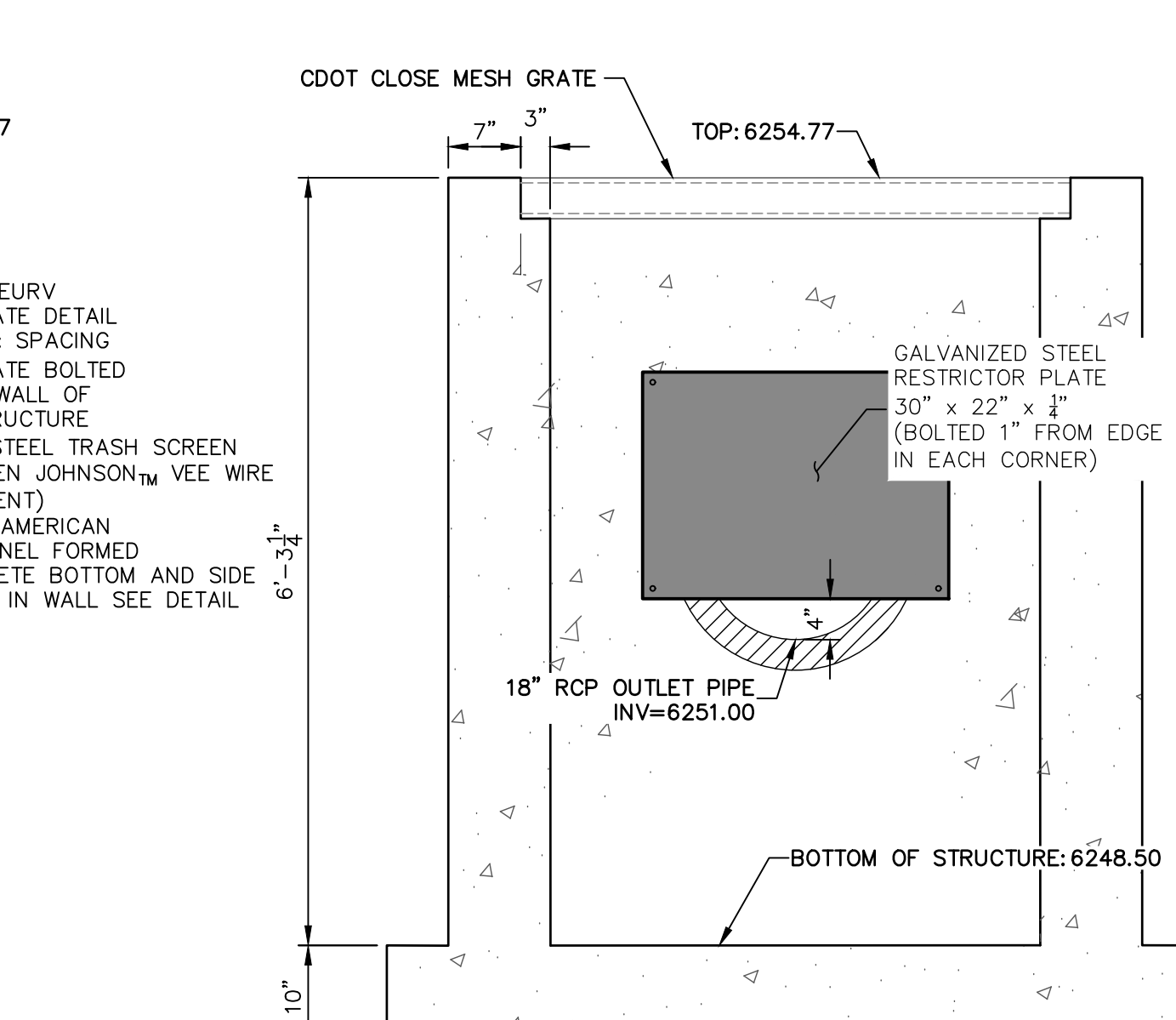
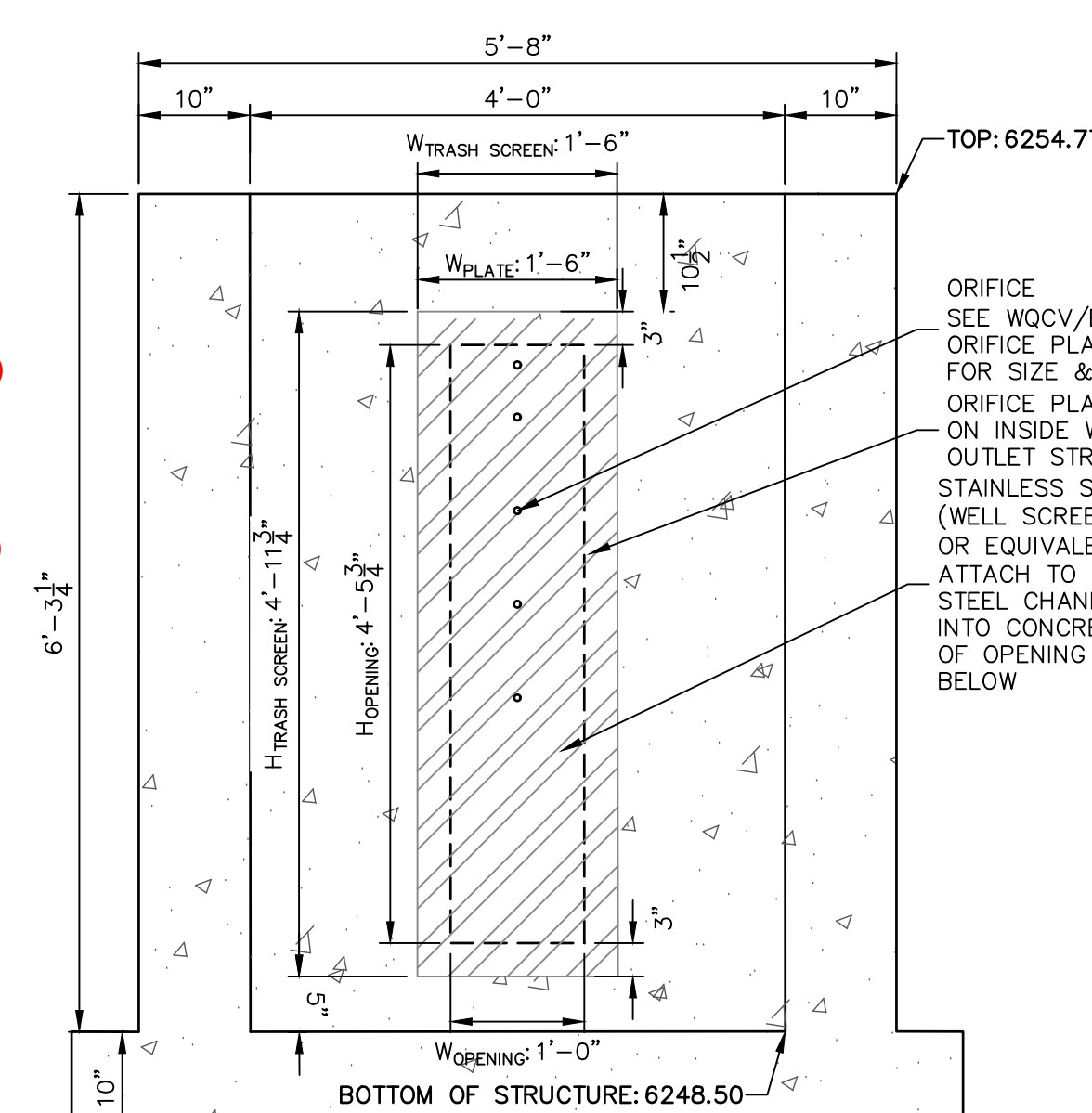
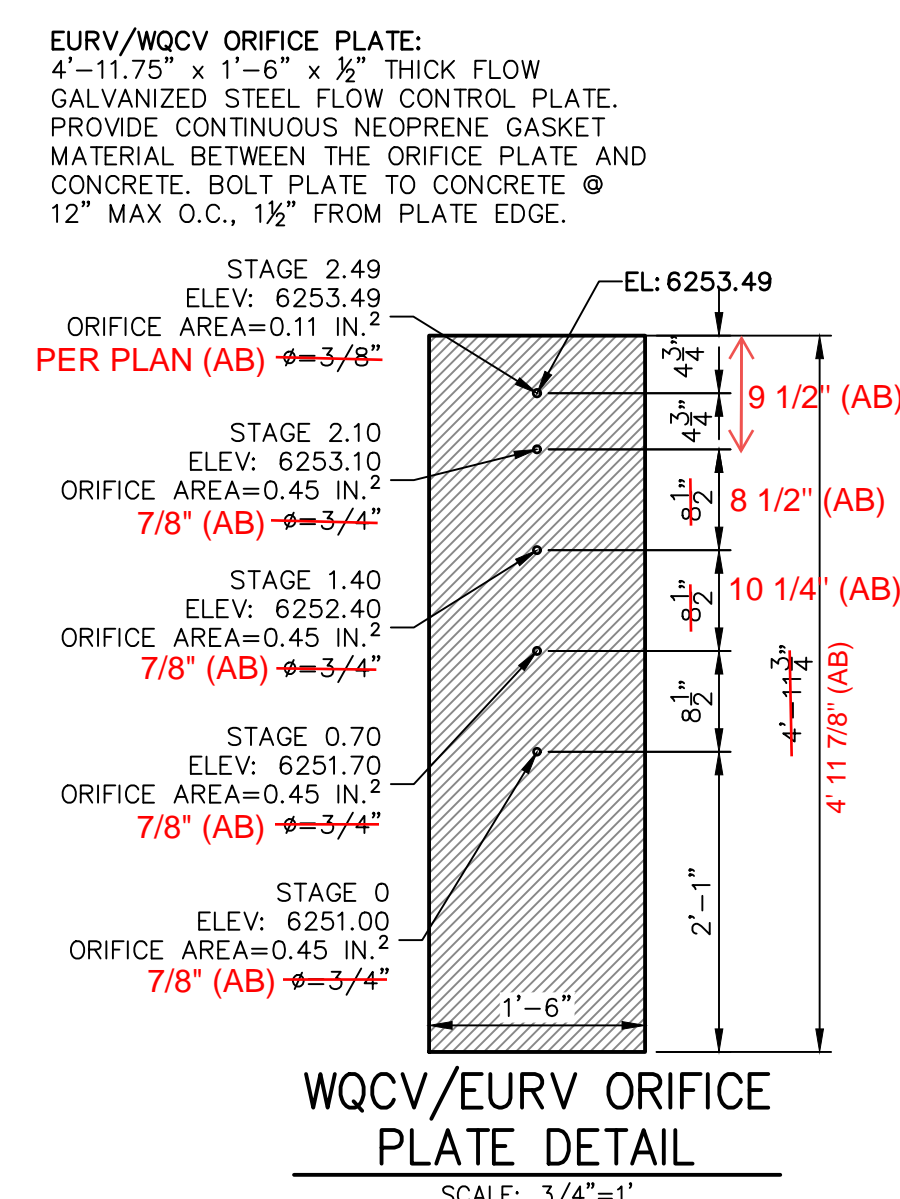
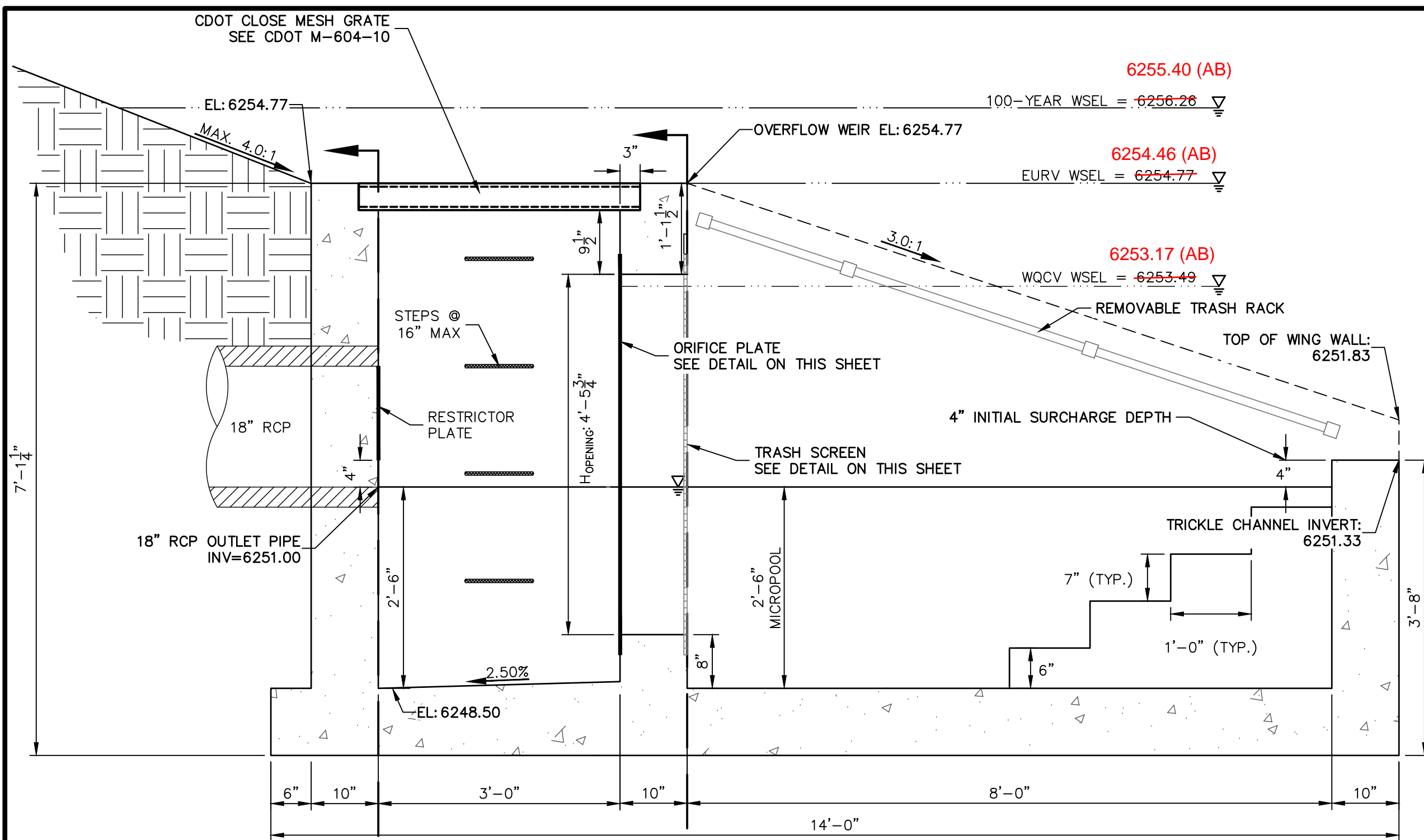
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V-SCALE: N/A  
DATE: 03/12/21  
DESIGNED BY: JBP  
DRAWN BY: RPD  
CHECKED BY: [ ]

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

SHEET 16 OF 32  
JOB NO. 25174.00



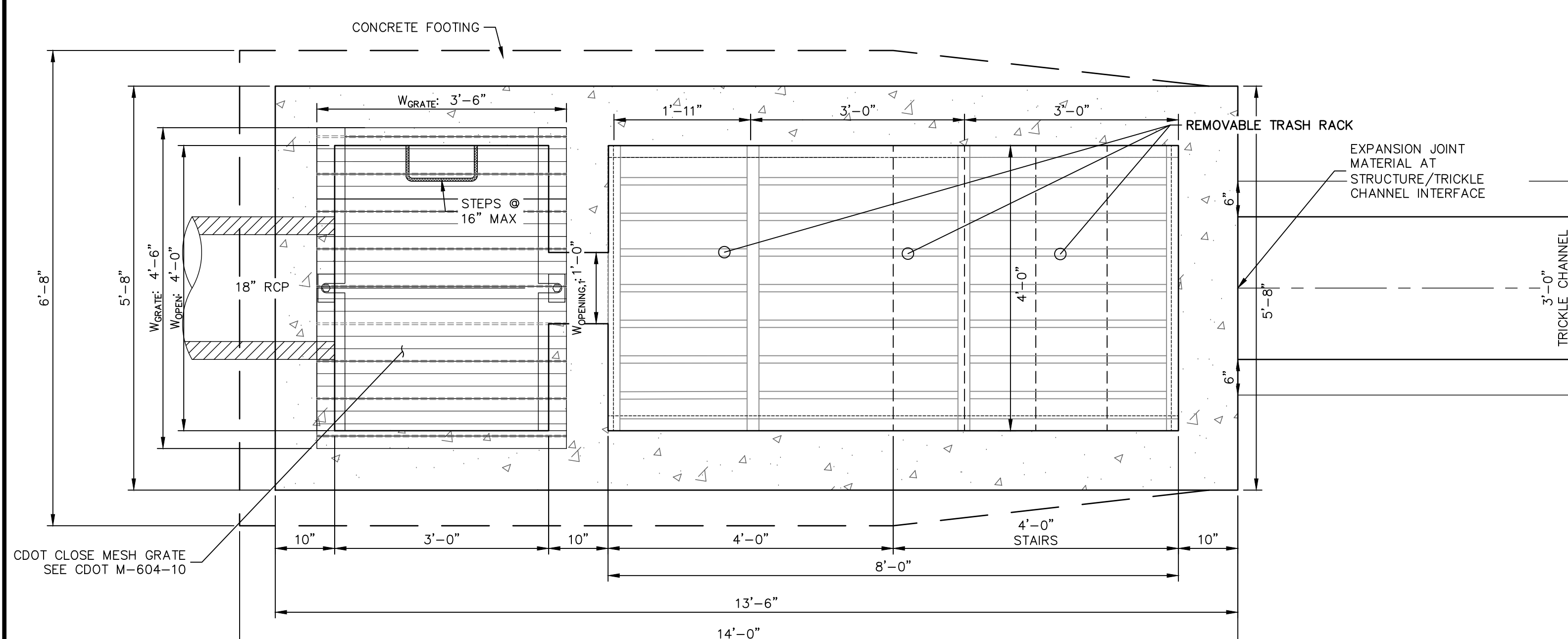




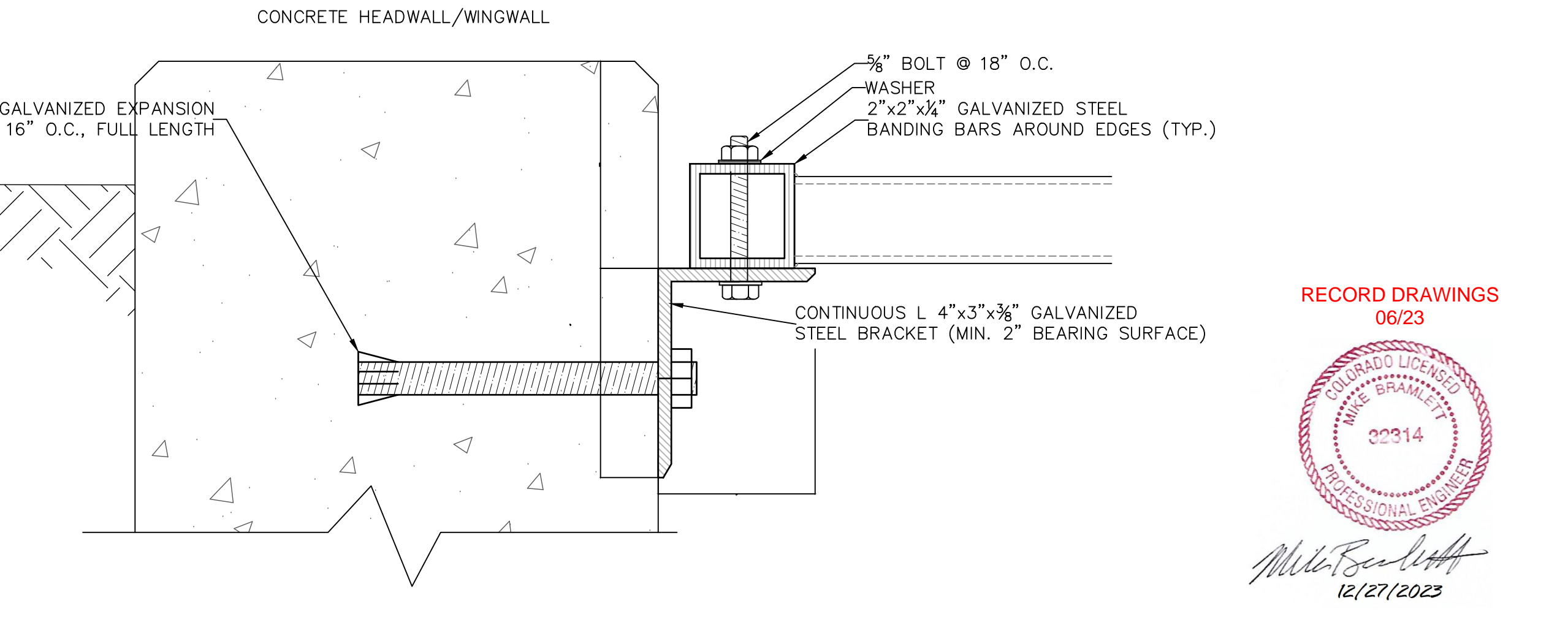
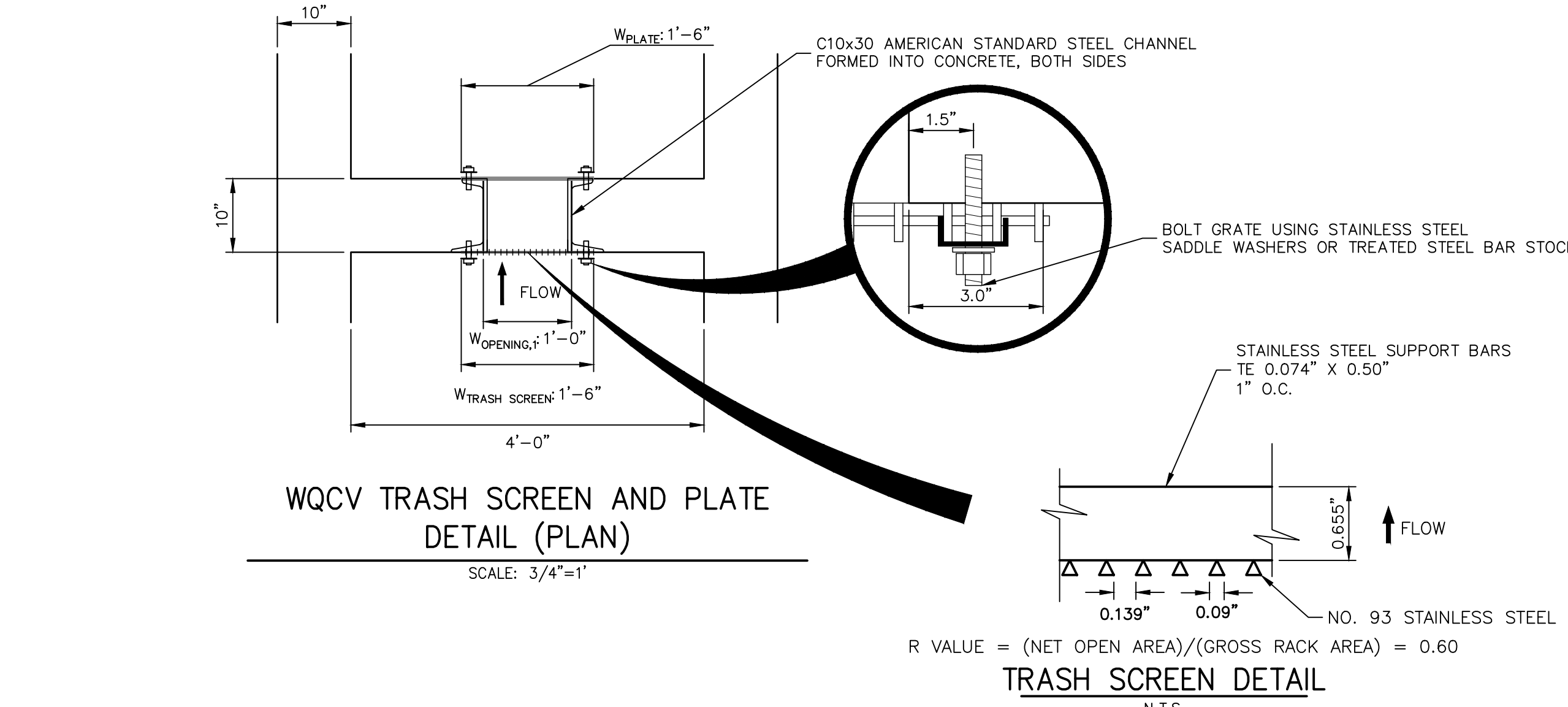
**POND A OUTLET STRUCTURE - PROFILE**  
SCALE: 3/4"=1'

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

**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:**
- REFER TO CDOT DETAILS M-601-10 AND M-601-20 FOR STRUCTURAL REINFORCEMENT DESIGN.
  - ALL CONCRETE SHALL BE CLASS D IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
  - ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
  - ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
  - THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
  - STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT STD. M-206-1.
  - DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F<sub>c</sub>.
  - GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
  - REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
  - ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
  - CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

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

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
MICHAEL A. BRAMLETT, P.E.  
32314  
11/11/21  
FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

**RECORD DRAWINGS**  
06/23  
32314  
12/27/2023

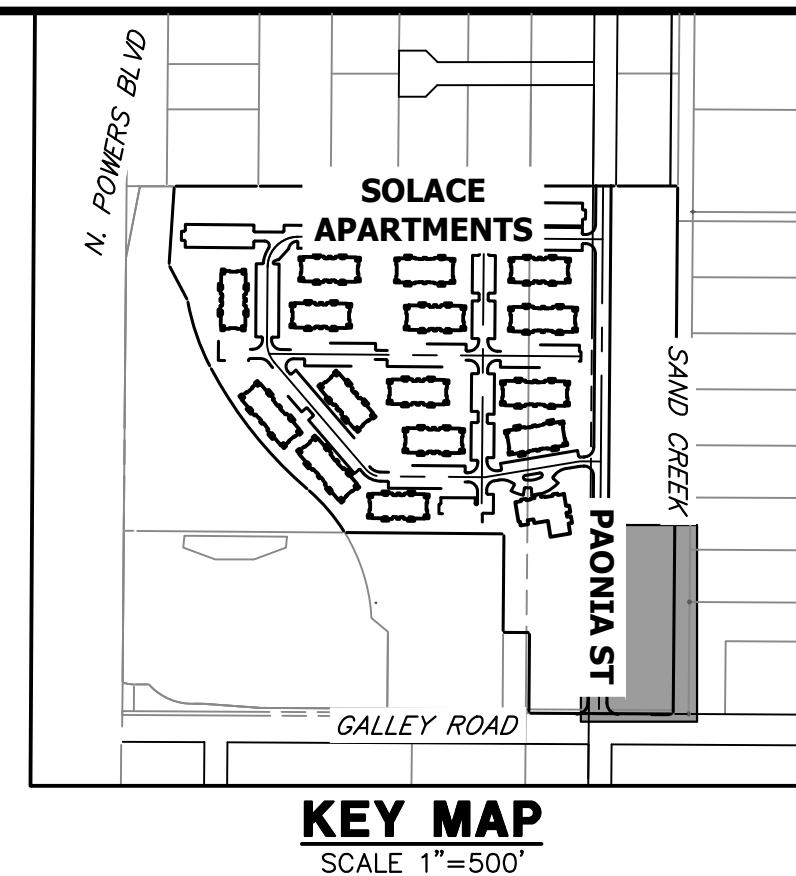
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.  <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	PREPARED FOR <b>J.R. ENGINEERING</b> A Westman Company Centennial 300-740-9888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com
	BY DATE NO. REVISION H-SCALE 3/4"=1' V-SCALE 3/4"=1' DATE 11/11/21 DESIGNED BY JBP DRAWN BY RPD CHECKED BY
<b>SOLACE APARTMENTS FILING</b> NO. 1 <b>POND A DETAILS</b>	SHEET 19 OF 32 JOB NO. 25174.00

POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
B1	TBC/ACCESS ROAD	N: 5025.91 E: 6235.89	6248.51	B21	ACCESS ROAD	N: 5511.78 E: 6371.95	6253.53	B41	TOP	N: 5446.78 E: 6280.21	6253.13	B61	TRICKLE CHANNEL INTERSECTION	N: 5079.32 E: 6325.67	6243.69 6243.34 (AB)	B81	ACCESS ROAD	N: 5282.13 E: 6247.84	6251.81
B2	TBC/ACCESS ROAD	N: 5010.91 E: 6235.77	6248.21	B22	ACCESS ROAD	N: 5511.99 E: 6386.95	6253.23	B42	TOP	N: 5458.30 E: 6308.56	6253.40	B62	TRICKLE CHANNEL	N: 5131.15 E: 6317.27	6243.95 6243.52 (AB)	B82	ACCESS ROAD/TOP	N: 5291.17 E: 6267.20	6251.36
B3	ACCESS ROAD/TOP	N: 5026.87 E: 6305.94	6250.00	B23	ACCESS ROAD	N: 5541.49 E: 6371.54	6253.83	B43	TOE	N: 5408.79 E: 6348.36	6247.07	B63	TRICKLE CHANNEL	N: 5158.88 E: 6316.67	6244.09 6243.56 (AB)	B83	ACCESS ROAD/TOP	N: 5267.23 E: 6267.01	6249.96
B4	ACCESS ROAD	N: 5011.88 E: 6306.15	6249.72	B24	ACCESS ROAD	N: 5541.69 E: 6386.54	6253.53	B44	TOE	N: 5394.18 E: 6349.56	6246.69	B64	TRICKLE CHANNEL	N: 5228.73 E: 6324.92	6244.45 6243.88 (AB)	B84	ACCESS ROAD	N: 5268.21 E: 6282.14	6249.46
B5	ACCESS ROAD/TOP	N: 5027.46 E: 6348.58	6251.05	B25	ACCESS ROAD	N: 5469.66 E: 6350.16	6252.52	B45	TOE	N: 5258.63 E: 6351.42	6246.12	B65	TRICKLE CHANNEL	N: 5264.87 E: 6322.59	6244.63 6244.05 (AB)	B85	ACCESS ROAD	N: 5265.60 E: 6267.37	6249.76
B6	ACCESS ROAD	N: 5012.46 E: 6348.79	6250.75	B26	ACCESS ROAD/TOP	N: 5462.40 E: 6363.28	6252.82	B46	TOE	N: 5213.09 E: 6352.04	6245.98	B66	TRICKLE CHANNEL	N: 5297.41 E: 6321.68	6244.79 6244.18 (AB)	B86	ACCESS ROAD/TOE	N: 5220.07 E: 6290.63	6246.15
B7	ACCESS ROAD/TOP	N: 5036.54 E: 6369.67	6251.06	B27	ACCESS ROAD/TOP	N: 5462.64 E: 6346.27	6251.56	B47	TOE	N: 5133.09 E: 6353.14	6245.80	B67	TRICKLE CHANNEL	N: 5356.40 E: 6333.08	6245.10 6244.54 (AB)	B87	ACCESS ROAD/TOE	N: 5137.47 E: 6289.96	6245.52
B8	ACCESS ROAD	N: 5026.08 E: 6326.43	6250.83	B28	ACCESS ROAD/TOE	N: 5433.54 E: 6330.18	6247.58	B48	TOE	N: 5060.84 E: 6354.13	6244.32	B68	TRICKLE CHANNEL	N: 5389.88 E: 6314.94	6245.30 6244.99 (AB)	B88	12" WCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE	N: 5159.23 E: 6286.13	6245.77
B9	ACCESS ROAD/TOP	N: 5057.87 E: 6326.17	6251.08	B29	ACCESS ROAD/TOE	N: 5424.86 E: 6342.52	6247.44	B49	TOE	N: 5051.46 E: 6344.88	6244.35	B69	FOREBAY	N: 5395.23 E: 6301.80	6245.37	B89	12" WCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE/TOE	N: 5179.45 E: 6290.30	6245.77
B10	ACCESS ROAD	N: 5058.07 E: 6393.12	6250.78	B30	SPILLWAY	N: 5133.27 E: 6398.16	6249.73	B50	TOE	N: 5050.87 E: 6305.61	6245.32	B70	TRICKLE CHANNEL	N: 5094.53 E: 6313.73	6243.79				
B11	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5133.42 E: 6377.13	6251.11	B31	SPILLWAY	N: 5213.27 E: 6397.06	6250.52	B51	TOE	N: 5055.53 E: 6294.11	6245.50	B71	FOREBAY	N: 5103.28 E: 6293.07	6243.90				
B12	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5133.31 E: 6392.14	6251.11	B32	TOP	N: 5436.74 E: 6370.45	6252.26	B52	TOE	N: 5067.00 E: 6289.39	6245.69	B72	ACCESS ROAD	N: 5426.42 E: 6323.03	6247.25				
B13	ACCESS ROAD/ SPILLWAY CREST/ CUTOFF WALL	N: 5148.42 E: 6376.93	6249.61	B33	ACCESS ROAD/TOP	N: 5395.32 E: 6373.55	6252.29	B53	TOE	N: 5154.86 E: 6290.10	6245.57	B73	ACCESS ROAD	N: 5413.47 E: 6330.59	6246.83				
B14	ACCESS ROAD/ SPILLWAY CREST	N: 5148.43 E: 6391.93	6249.64	B34	ACCESS ROAD/TOP	N: 5258.96 E: 6375.41	6251.31	B54	TOE	N: 5242.72 E: 6290.81	6246.28	B74	ACCESS ROAD	N: 5423.69 E: 6312.77	6247.05				
B15	ACCESS ROAD/ SPILLWAY CREST/ CUTOFF WALL	N: 5198.41 E: 6376.24	6249.61	B35	TOP	N: 5038.51 E: 6277.19	6250.45	B55	TOE	N: 5330.57 E: 6291.52	6246.82	B75	ACCESS ROAD	N: 5408.69 E: 6312.65	6246.47				
B16	ACCESS ROAD/ SPILLWAY CREST	N: 5198.31 E: 6391.25	6249.62	B36	TOP	N: 5067.19 E: 6265.39	6251.21	B56	TOE	N: 5418.39 E: 6292.23	6246.85	B76	ACCESS ROAD/TOE	N: 5423.85 E: 6293.26	6246.98				
B17	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5213.42 E: 6376.04	6251.11	B37	TOP	N: 5155.05 E: 6266.10	6250.20	B57	TOE	N: 5429.67 E: 6297.05	6247.13	B77	ACCESS ROAD/TOE	N: 5408.86 E: 6292.16	6246.63				
B18	ACCESS ROAD/ SPILLWAY TOP	N: 5213.31 E: 6391.04	6251.11	B38	TOP	N: 5242.91 E: 6266.81	6249.42	B58	TOE	N: 5434.30 E: 6308.41	6247.40	B78	ACCESS ROAD/TBC	N: 5297.21 E: 6237.75	6251.81				
B19	ACCESS ROAD	N: 5460.05 E: 6372.66	6252.95	B39	TOP	N: 5330.77 E: 6267.52	6252.95	B59	OUTLET STRUCTURE	N: 5054.56 E: 6350.61	6243.51	B79	ACCESS ROAD/TBC	N: 5282.21 E: 6237.63	6251.66				
B20	ACCESS ROAD	N: 5460.26 E: 6387.66	6252.72	B40	TOP	N: 5418.63 E: 6268.23	6252.85	B60	TRICKLE CHANNEL	N: 5066.08 E: 6334.01	6243.81 6243.32 (AB)	B80	ACCESS ROAD	N: 5297.13 E: 6247.96	6251.97				

RECORD DRAWING  
06/23

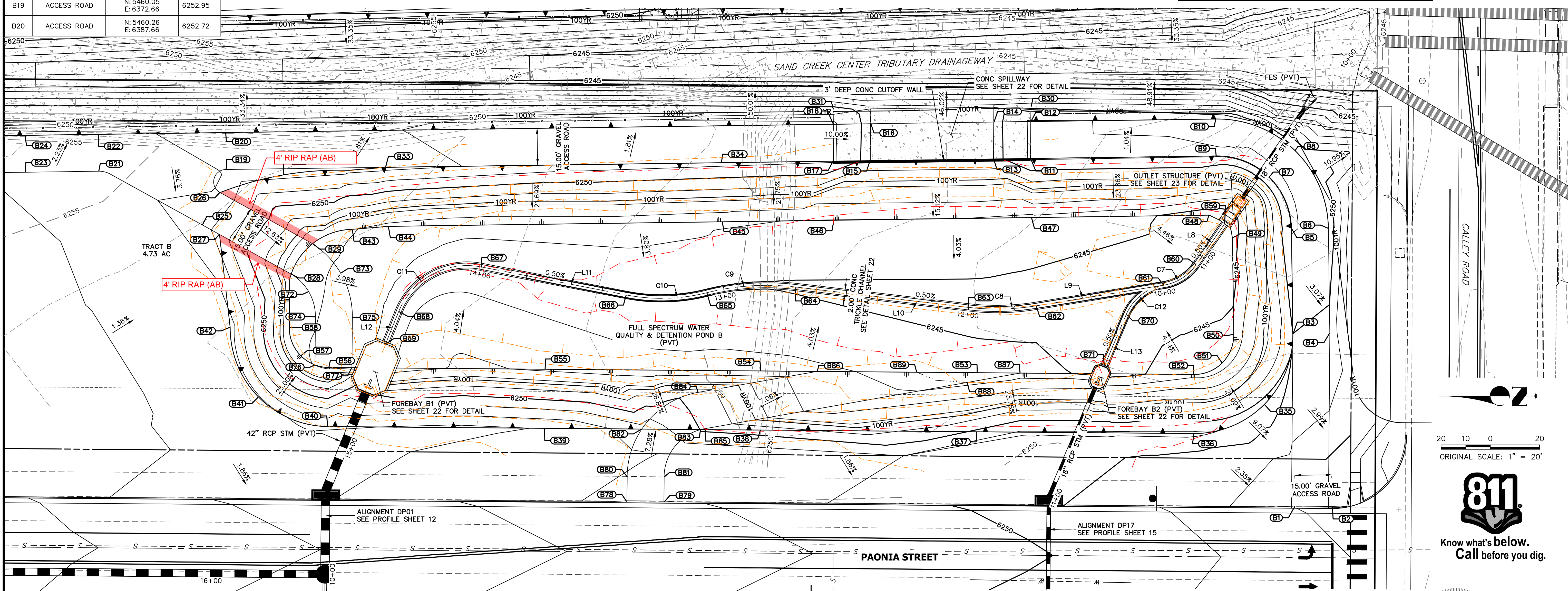
32314

12/27/2023



- NOTES**
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  - SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
  - SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
  - SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY JR ENGINEERING FOR PROPOSED DESIGN OF CMD-OWNED WATER AND SANITARY UTILITIES.

LINE TABLE				CURVE TABLE			
LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	
L8	N55°14'37"W	20.21'	C7	46°02'08"	20.00'	16.07'	
L9	N09°12'28"W	52.51'	C8	15°56'41"	100.00'	27.83'	
L10	N06°44'13"E	70.34'	C9	20°51'49"	100.00'	36.41'	
L11	N10°56'24"E	60.08'	C10	25°04'00"	75.00'	32.81'	
L12	N67°51'14"W	14.18'	C11	78°47'38"	30.00'	41.26'	
L13	S67°02'13"E	22.43'	C12	57°49'45"	20.00'	20.19'	



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

**AS-BUILT LEGEND.**

- - - 6200 - AS-BUILT MAJOR CONTOUR
- - - 6200 - AS-BUILT MINOR CONTOUR

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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

32314  
9/28/23

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

PREPARED FOR  
**JACKSON DEARBORN PARTNERS**  
404 S. WELLS ST.  
SUITE 400  
CHICAGO, ILL. 60607  
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**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE
1			

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

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

**ENGINEER'S STATEMENT**

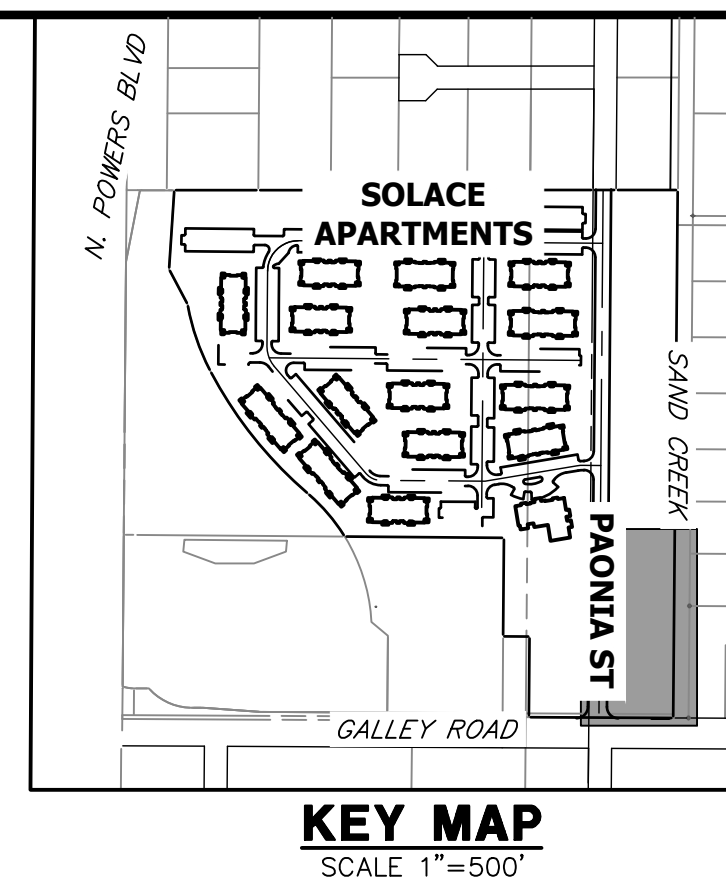
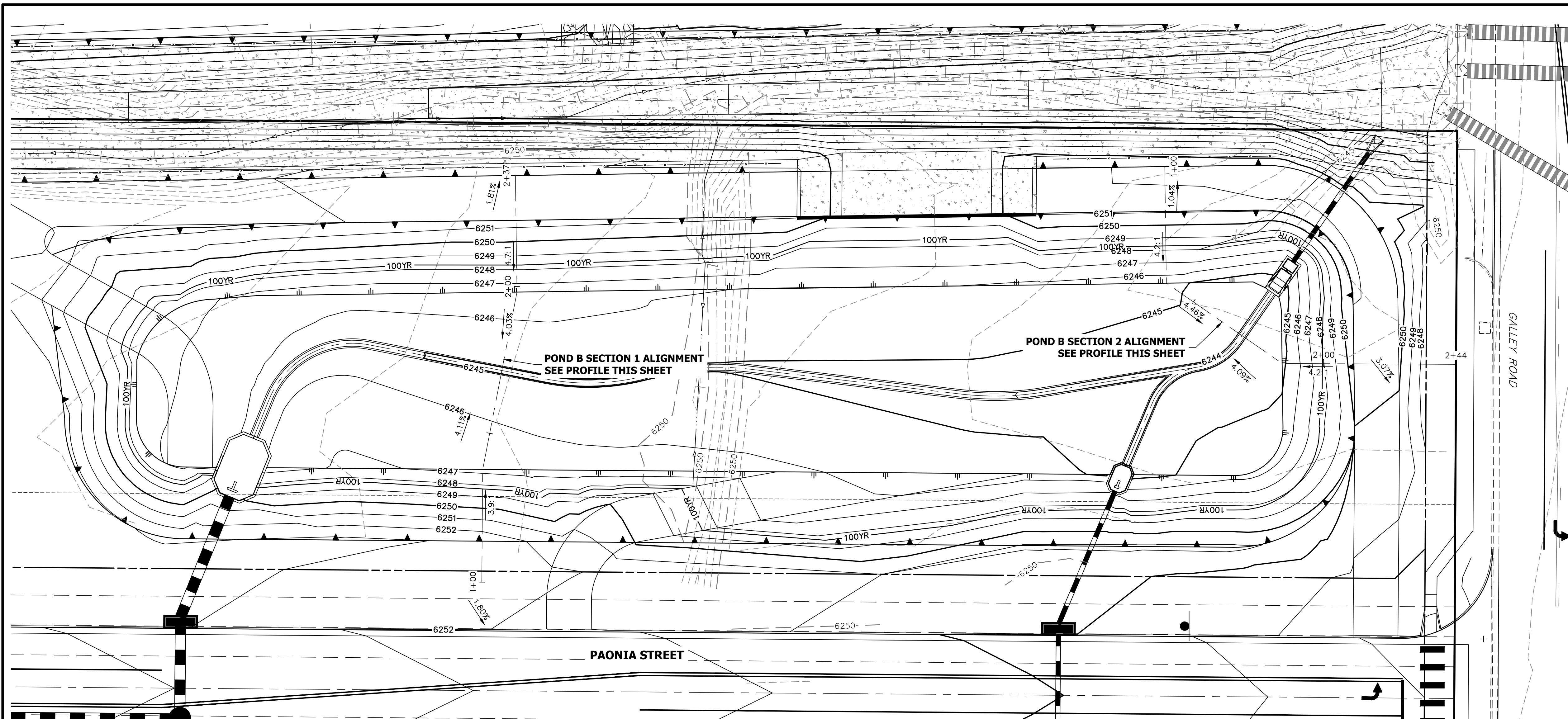
PREPARED UNDER MY SUPERVISION

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

32314  
9/28/23

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

SHEET 20 OF 32  
JOB NO. 25174.00

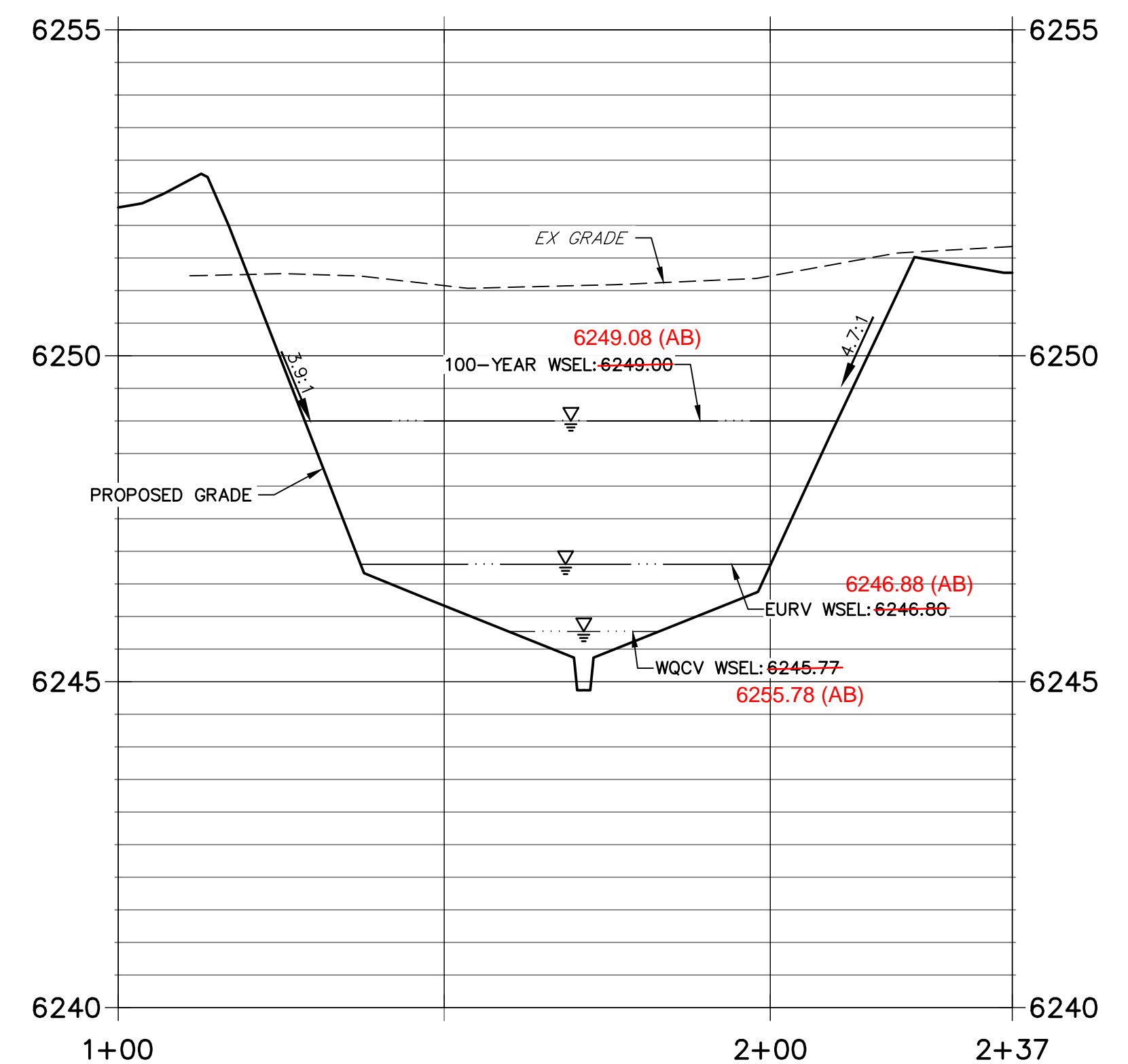


UNLESS OTHERWISE NOTED, THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

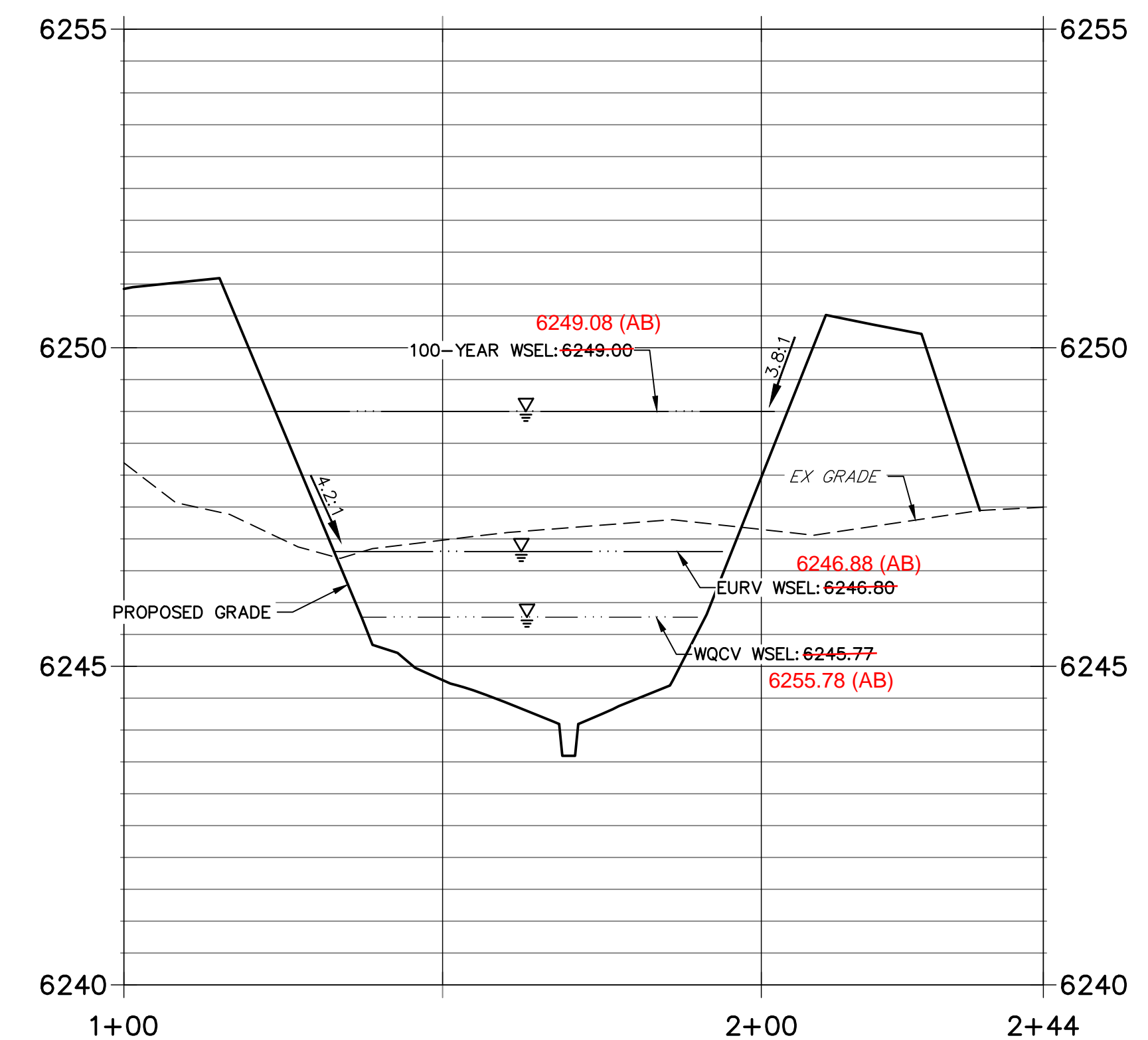
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577

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

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



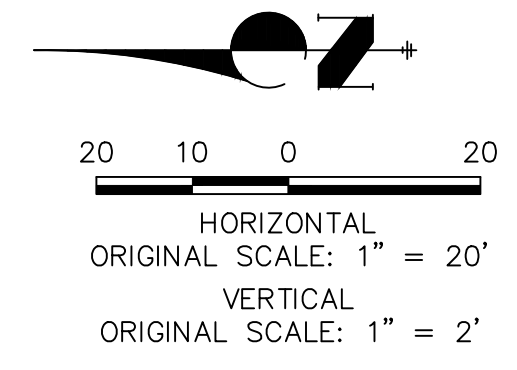
**POND B SECTION 2 PROFILE  
 STA 1+00.00 TO 2+44.24**



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



RECORD DRAWINGS  
 06/23  
 11/11/21



**ENGINEER'S STATEMENT** EPC 11/30/21  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett 32314 11/11/21  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

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.

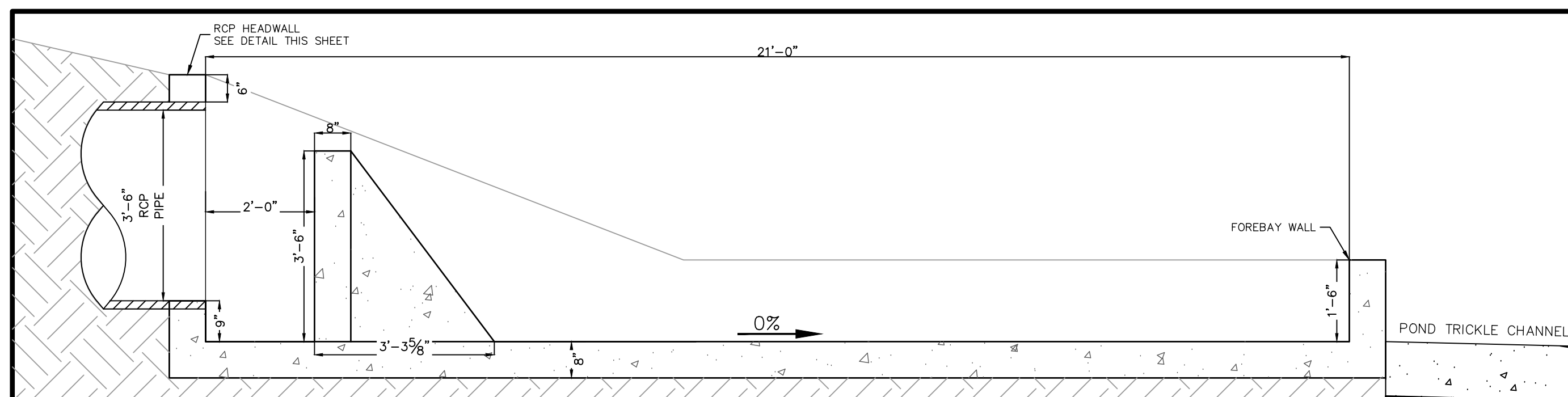
BY	DATE	REVISION

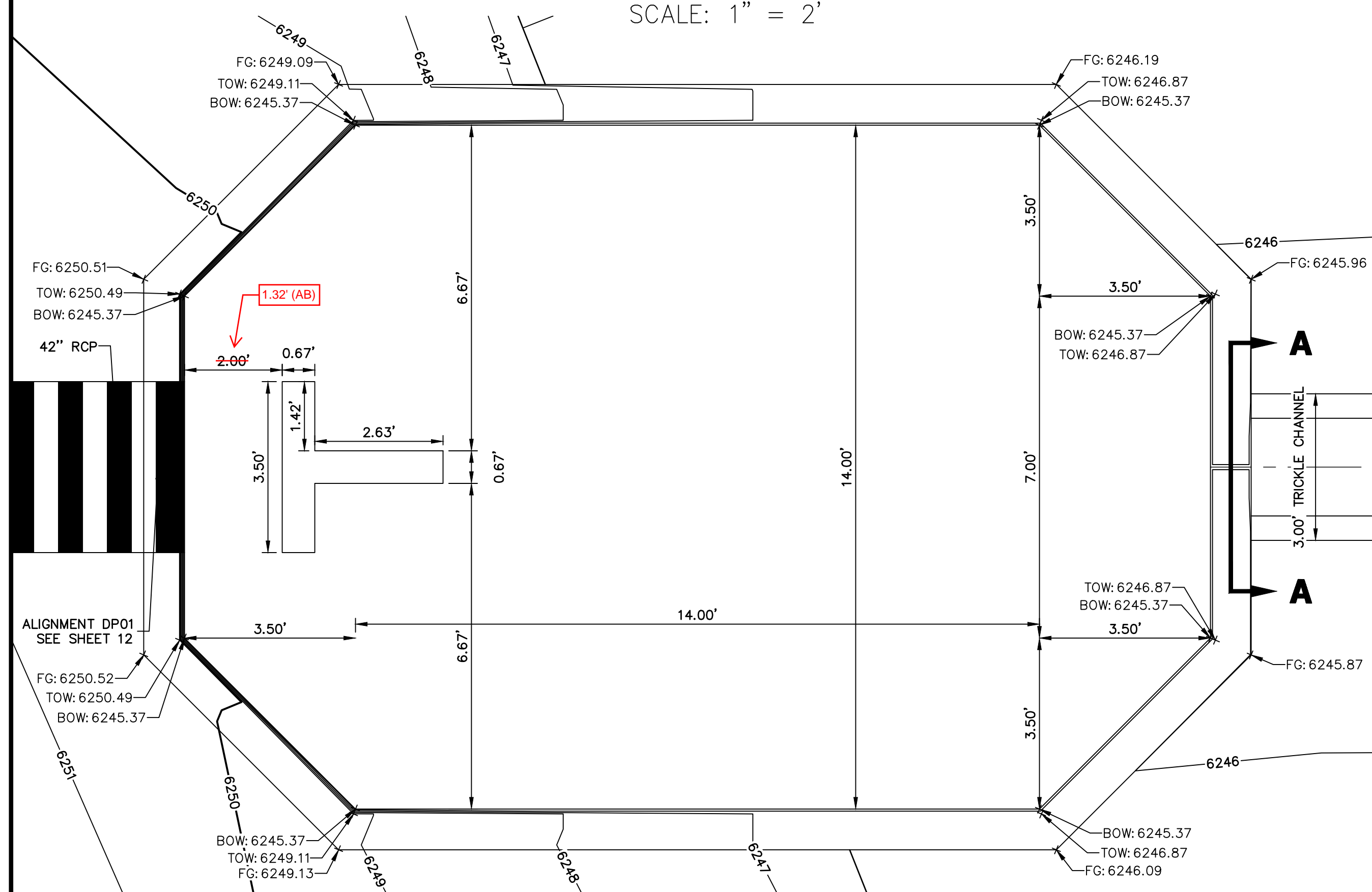
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1"=20'	1"=2'	11/11/21	JBP	RPD	

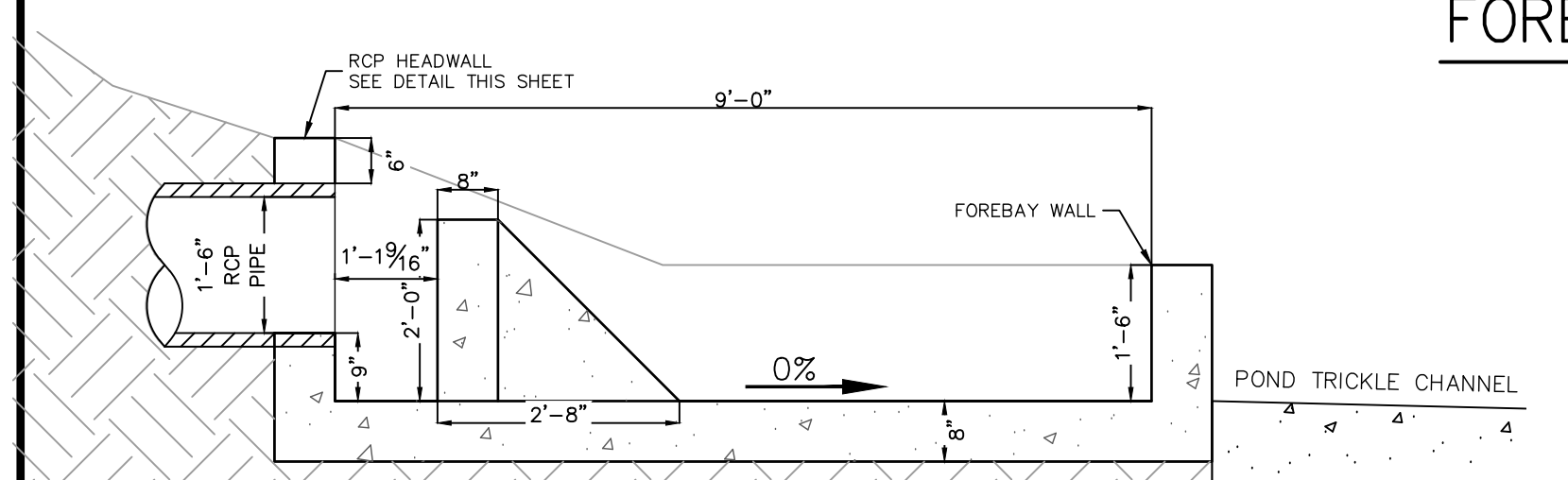
SOLACE APARTMENTS FILING NO. 1	POND B PLAN & CROSS SECTIONS
SHEET 21 OF 32	JOB NO. 25174.00



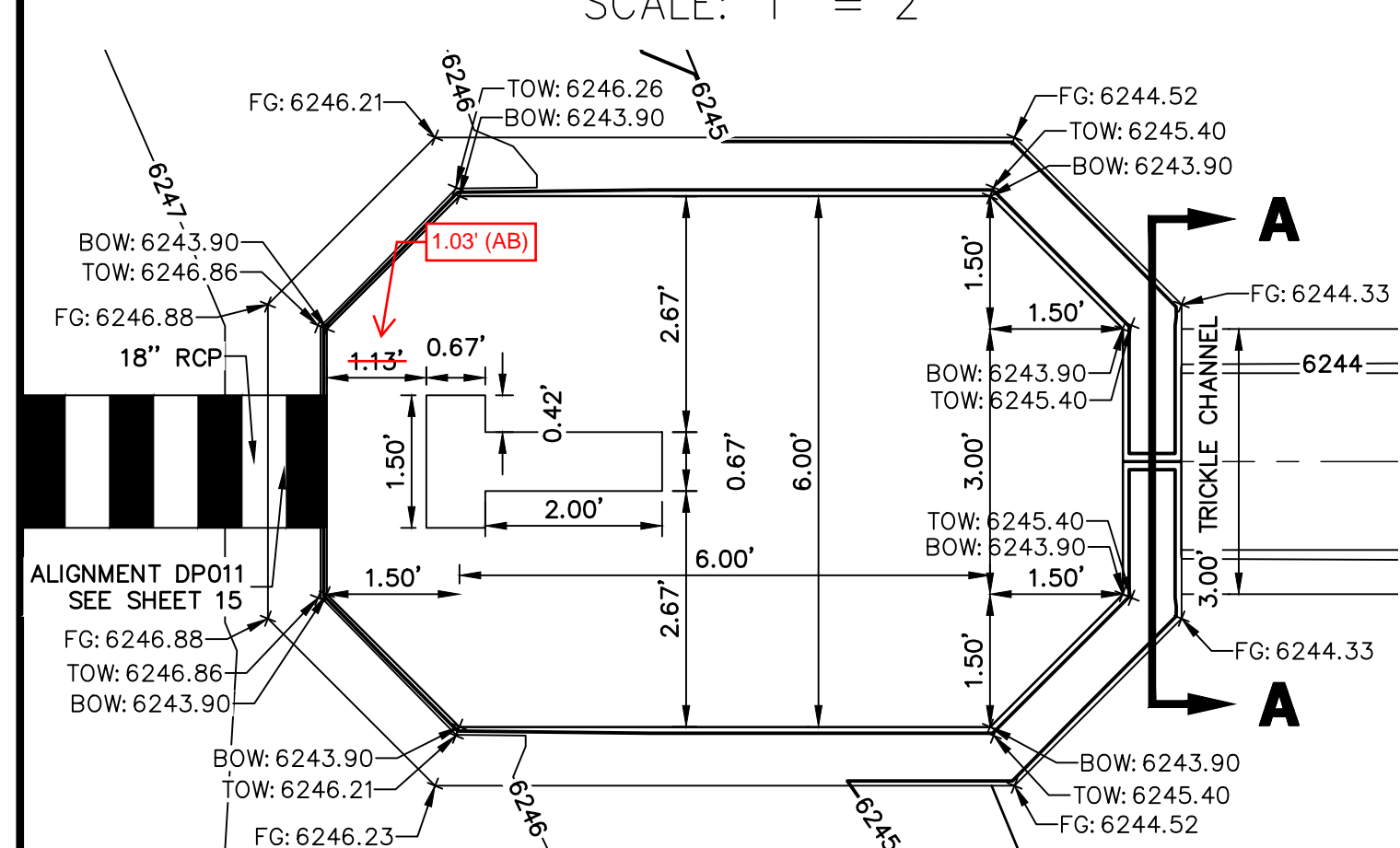
**FOREBAY B1 PROFILE VIEW**  
SCALE: 1" = 2'



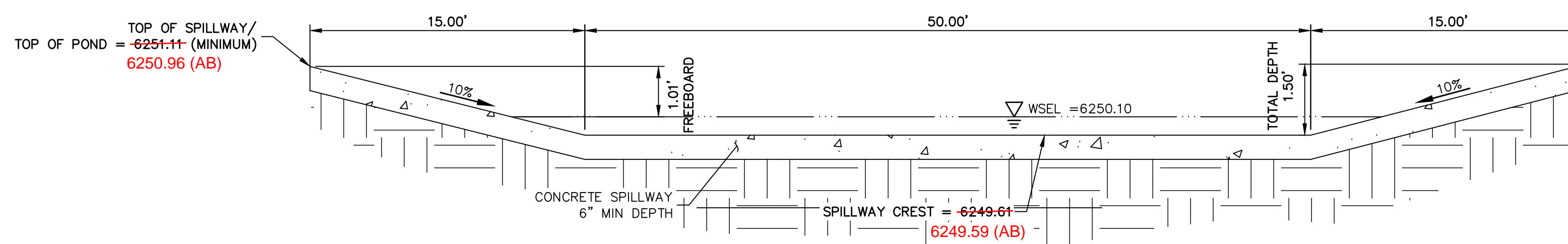
**FOREBAY B1 PLAN VIEW**  
SCALE: 1" = 2'



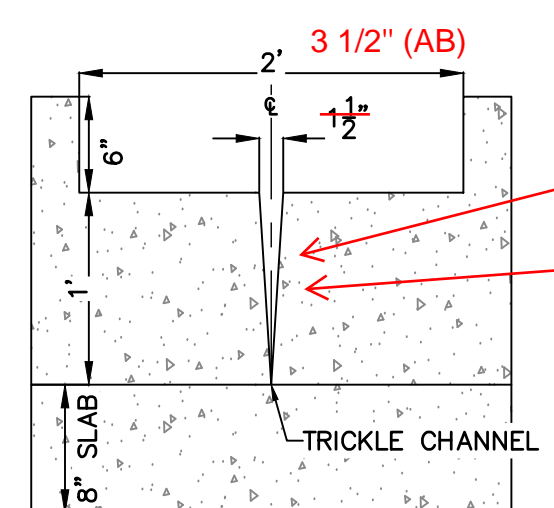
**FOREBAY B2 PROFILE VIEW**  
SCALE: 1" = 2'



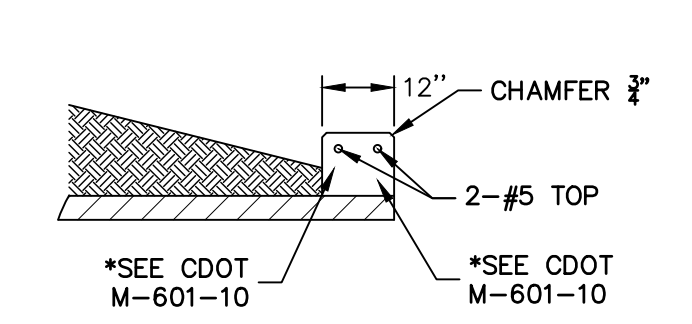
**FOREBAY B2 PLAN VIEW**  
SCALE: 1" = 2'



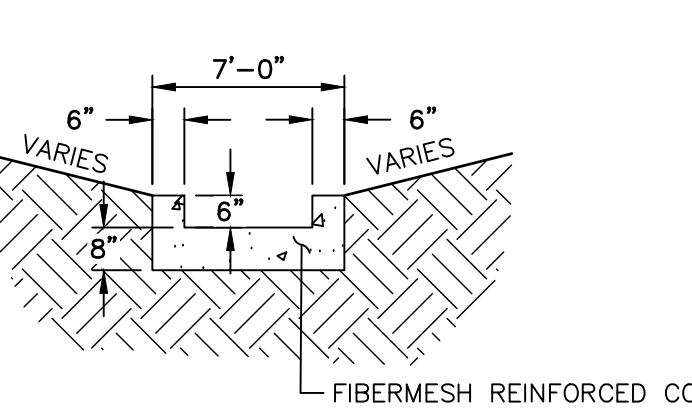
**POND B EMERGENCY OVERFLOW SPILLWAY**  
SCALE: N.T.S.



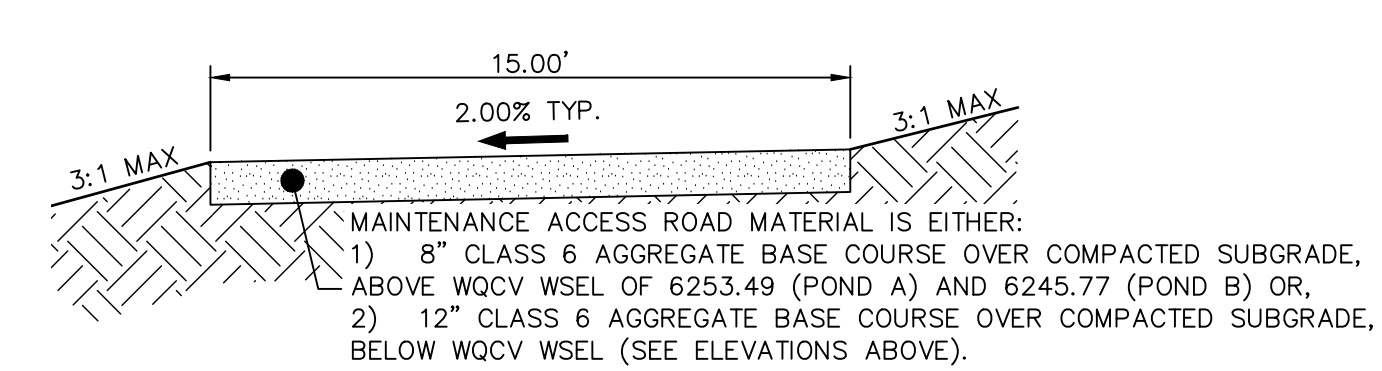
**FOREBAY B1 & B2 WALL SECTION**  
SCALE: 1" = 1'



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



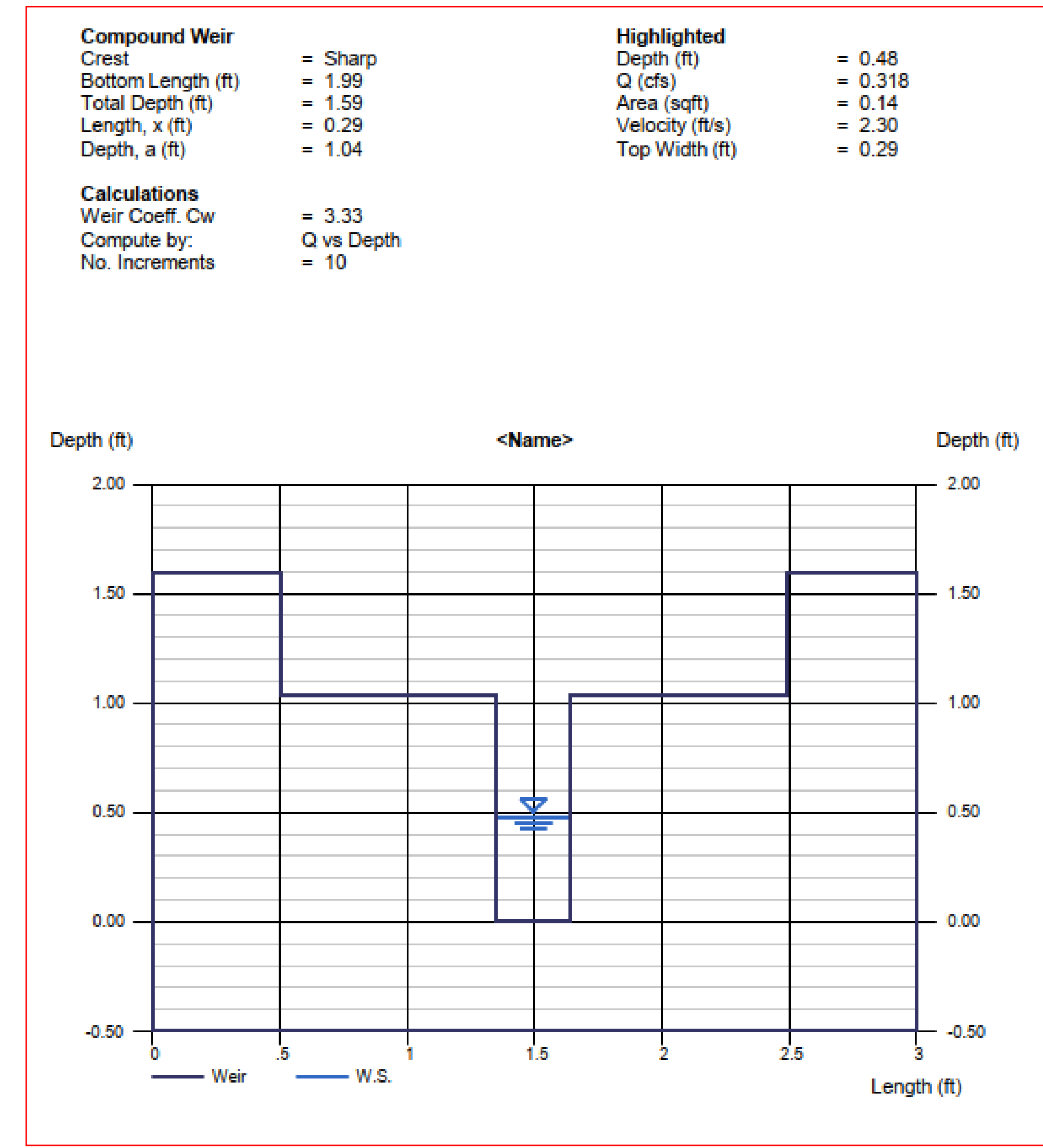
**TRICKLE CHANNEL**  
SCALE: N.T.S.



**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:**  
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<sub>c</sub>.  
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.



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  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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

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		11/11/21	JBP	RPD	

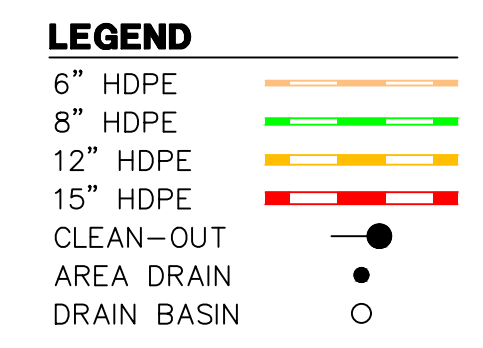
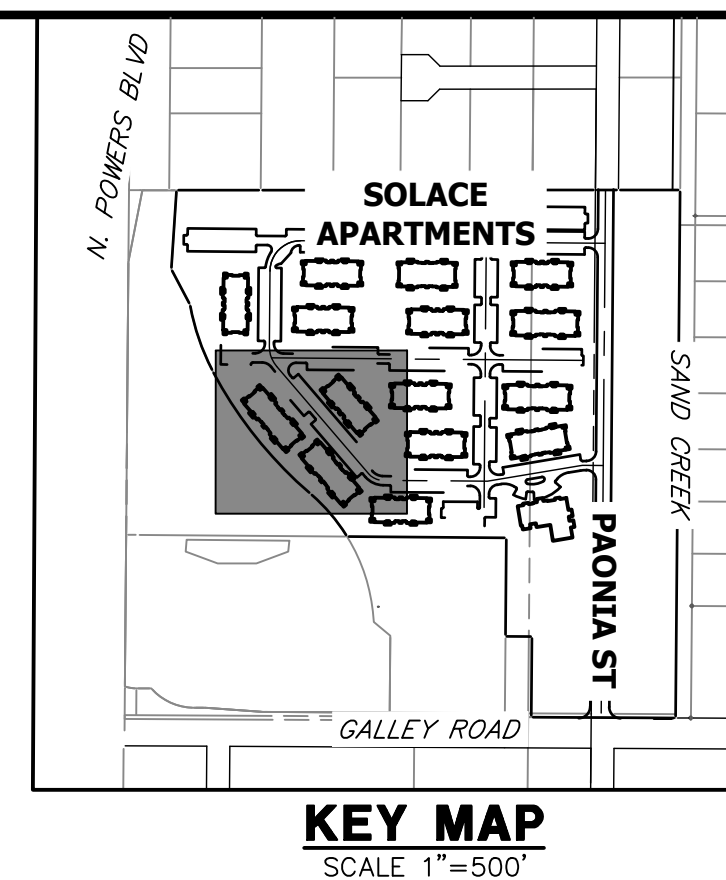
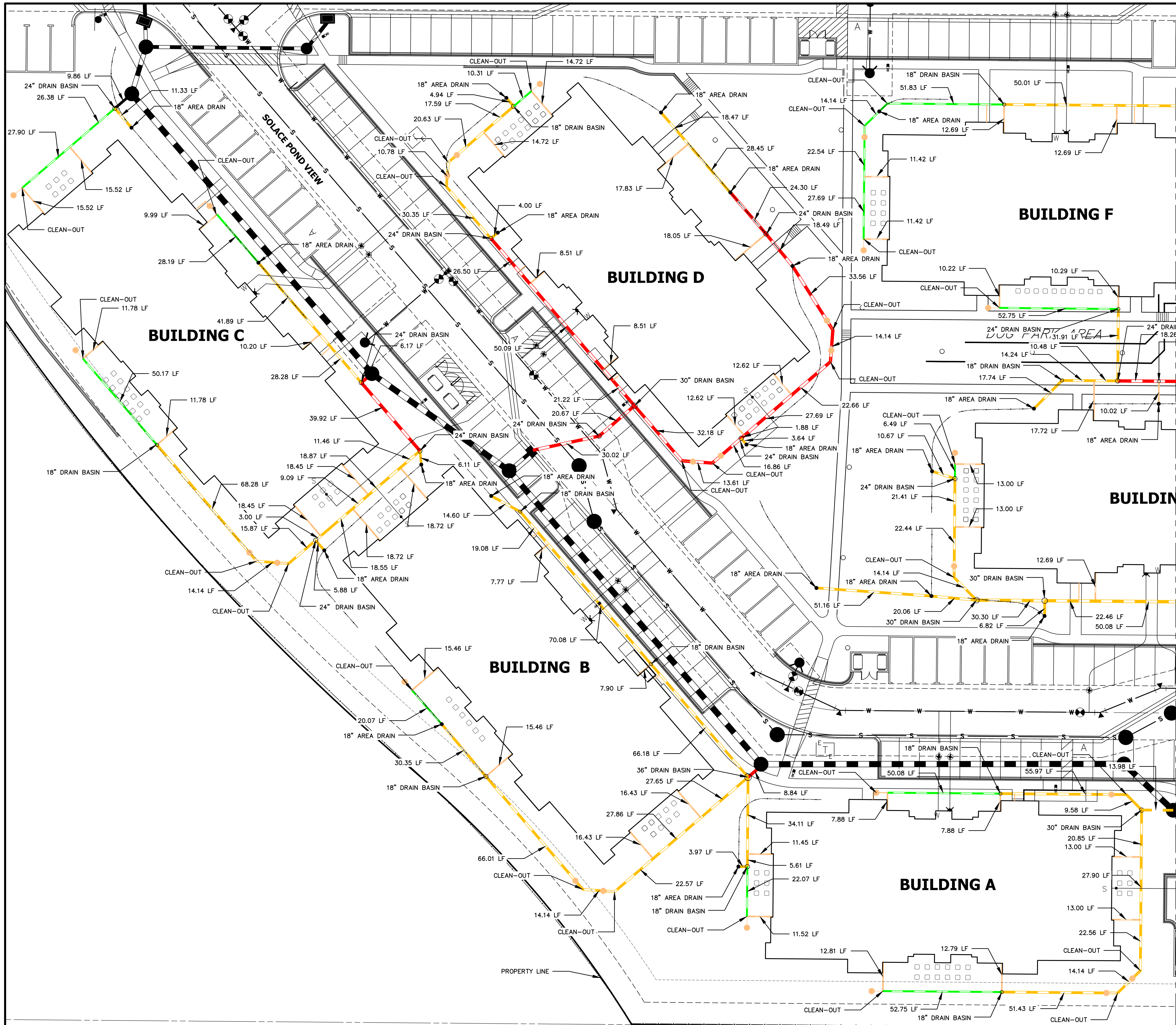
RECORD DRAWINGS  
06/23

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
*Mike Bramlett*  
11/11/21  
EPC 11/30/21  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

**811**  
Know what's below.  
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- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
  2. THE MINIMUM PIPE SLOPE FOR 15" PIPES SHALL BE 0.75%. ALL OTHER PIPES SHALL MAINTAIN A 0.5% MINIMUM.
  3. ALL 6" ROOFDRAINS AT BUILDING SHALL BE INSTALLED WITH A CLEAN-OUT AT POINT WHERE DRAIN GOES BELOW GROUND, OR WITHIN 2 FEET OF BUILDING FACE.
  4. SEE SHEET 31 FOR CLEAN-OUT, DRAIN BASIN, AND AREA DRAIN DETAILS.
  5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.

RECORD DRAWINGS  
06/23

Mike Bramlett  
12/27/2023

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ORIGINAL SCALE: 1" = 20'

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
EPC 11/30/21  
Mike Bramlett  
32314  
11/11/21  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, INC.

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PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

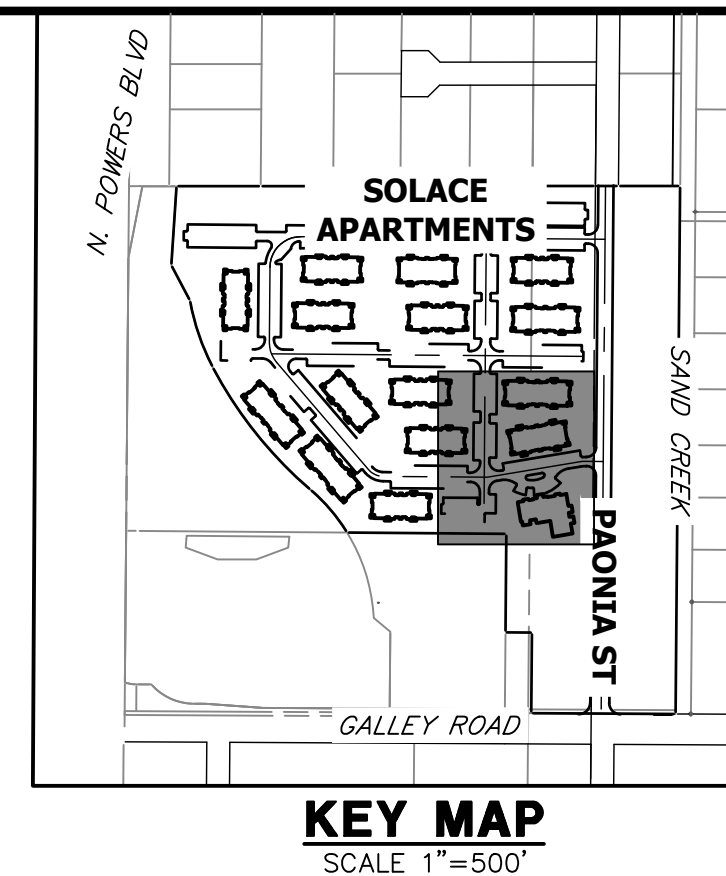
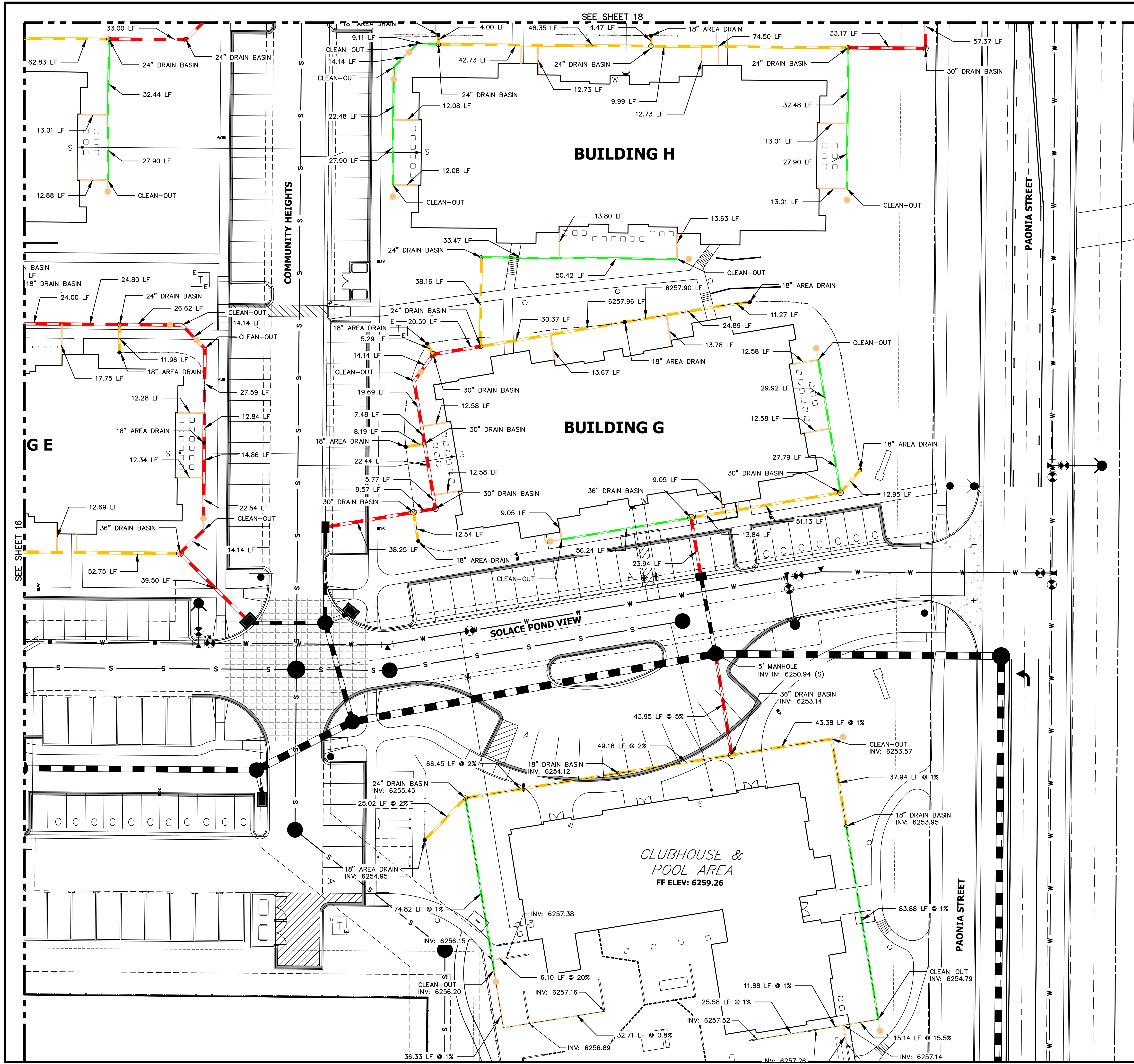
**J.R. ENGINEERING**  
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NO.	REVISION	BY	DATE

H-SCALE 1"=20'  
V-SCALE N/A  
DATE 11/11/21  
DESIGNED BY GVT  
DRAWN BY GVT  
CHECKED BY

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

SHEET 24 OF 32  
JOB NO. 25174.00



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

- NOTES:**
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RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023

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ENGINEER'S STATEMENT  
PREPARED UNDER MY SUPERVISION  
EPC 11/30/21

Mike Bramlett  
32314  
11/11/21

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

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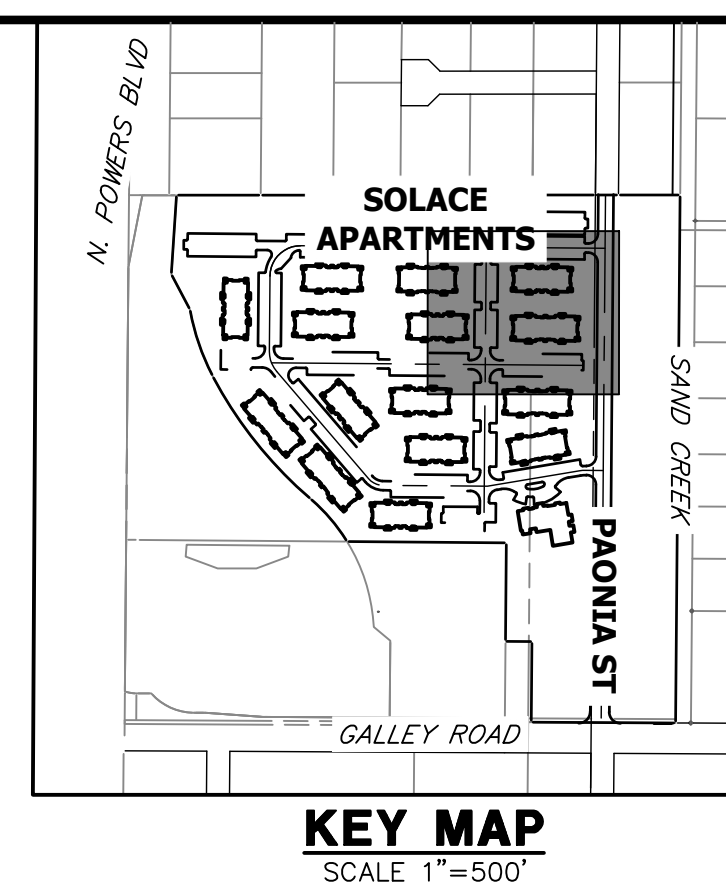
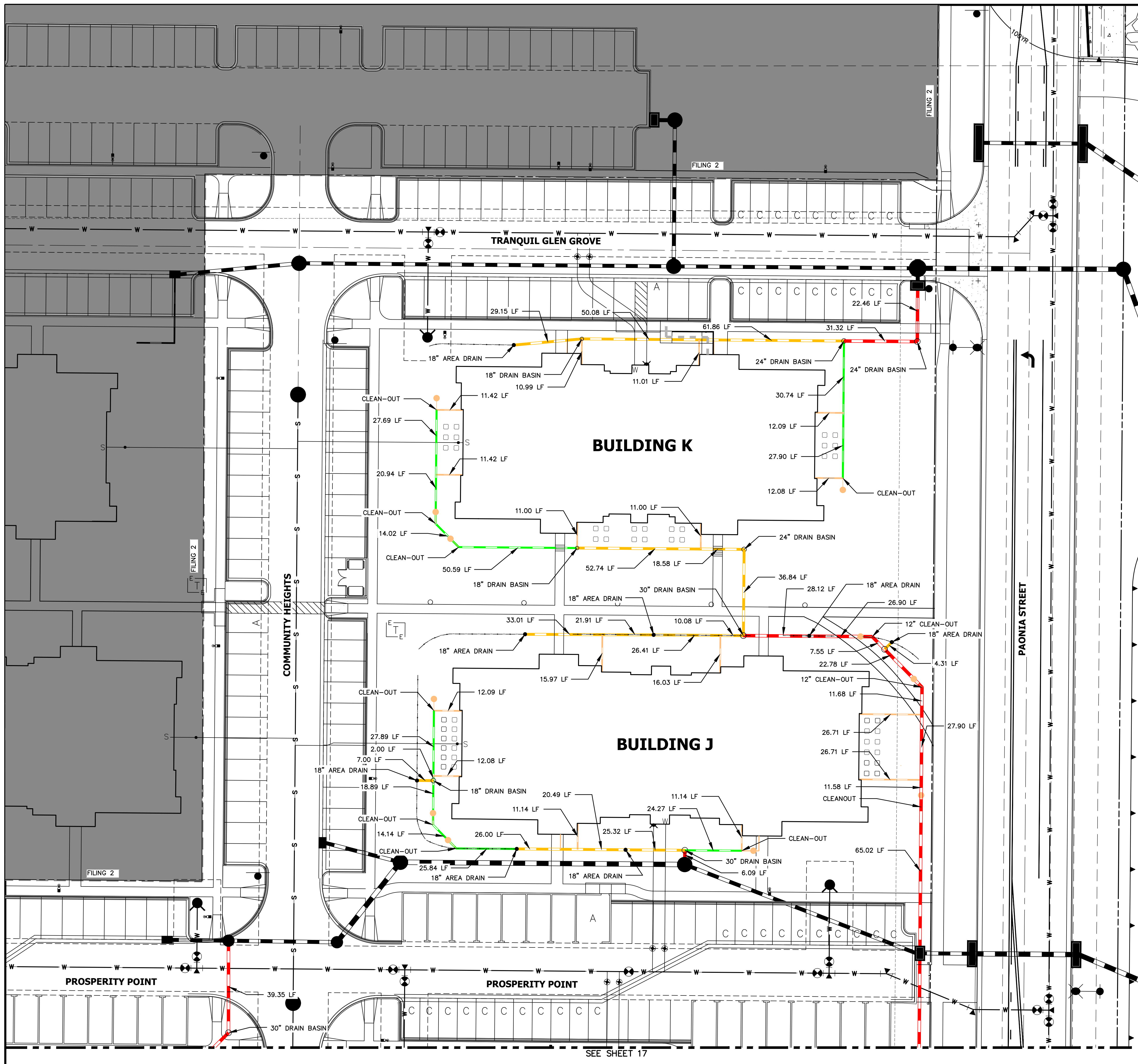
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BY	DATE	REVISION

H-SCALE 1"=20'  
V-SCALE N/A  
DATE 11/11/21  
DESIGNED BY GVT  
DRAWN BY GVT  
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**SOLACE APARTMENTS FILING NO. 1**  
**ROOF DRAIN AND AREA DRAIN PLANS**

SHEET 25 OF 32  
JOB NO. 25174.00



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

- NOTES:**
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RECORD DRAWINGS  
06/23

Mike Bramlett  
12/27/2023

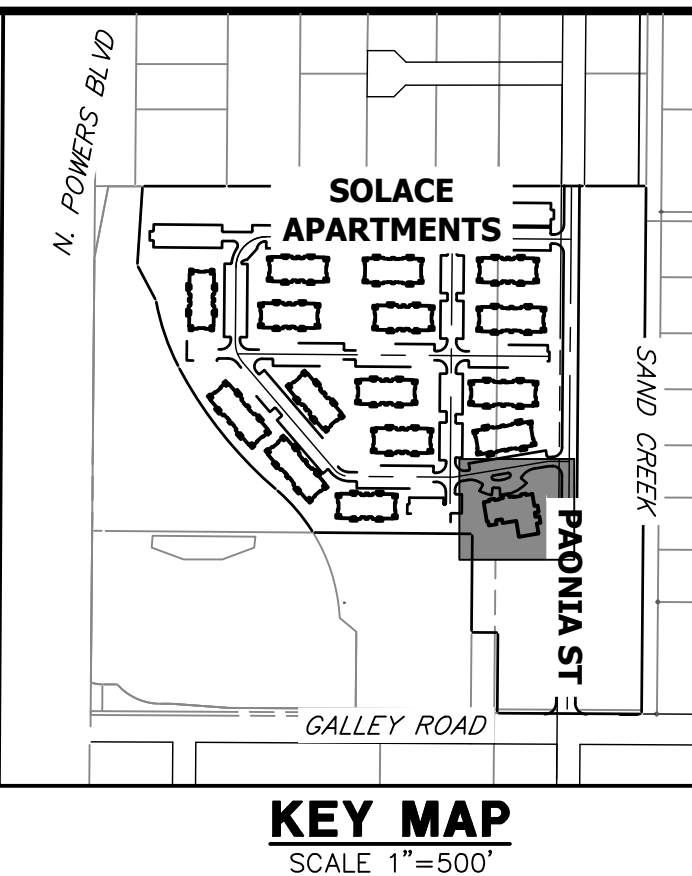
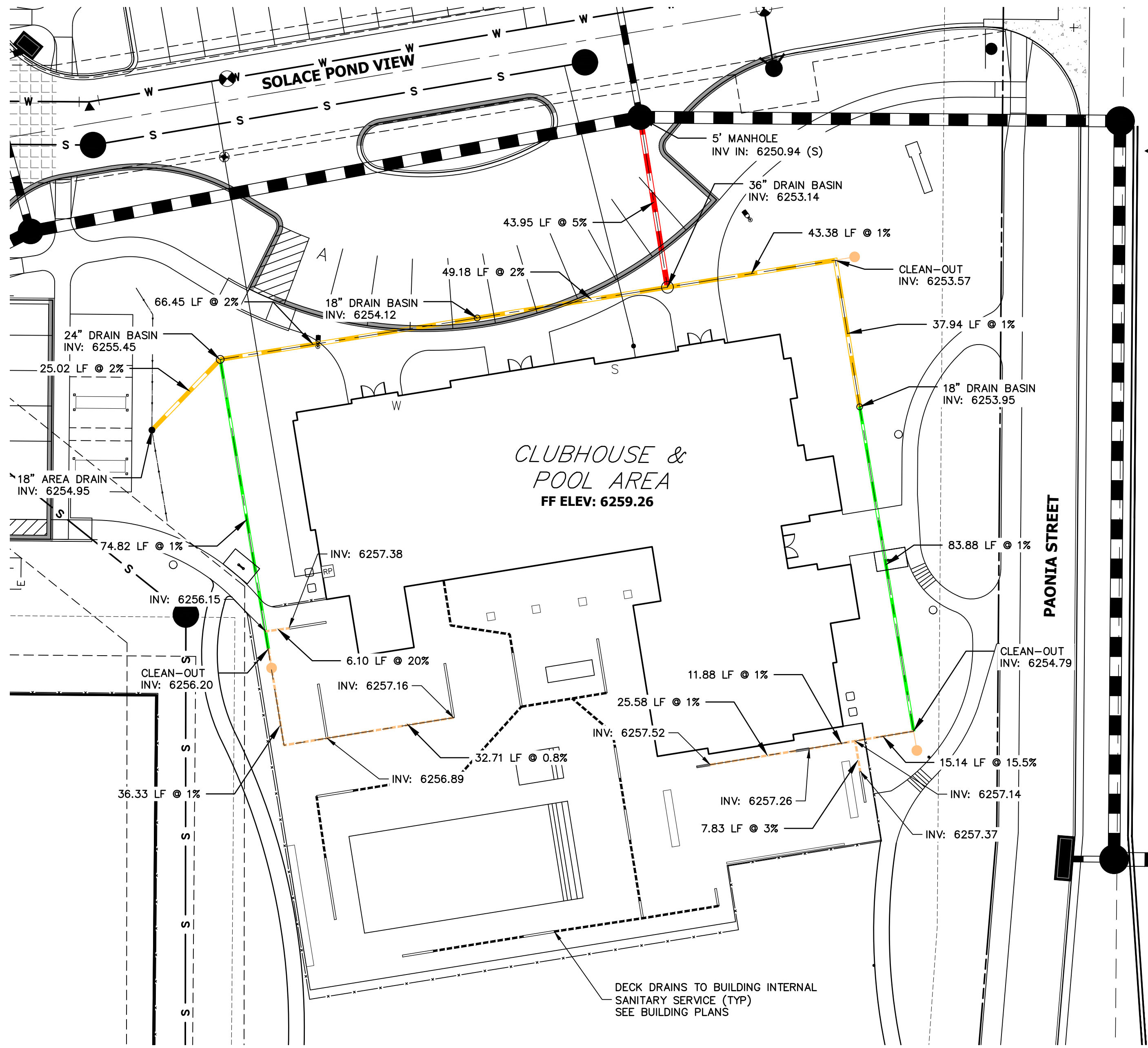
**811**  
Know what's below.  
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EPC 11/30/21

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

32314 11/11/21

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

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PREPARED FOR	CS POWERS & GALLEY LLC 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577
BY	DATE
No.	REVISION
H-SCALE	1"=20'
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	GVT
DRAWN BY	GVT
CHECKED BY	
SOLACE APARTMENTS FILING NO. 1	
ROOF DRAIN AND AREA DRAIN PLANS	
SHEET	26 OF 32
JOB NO.	25174.00

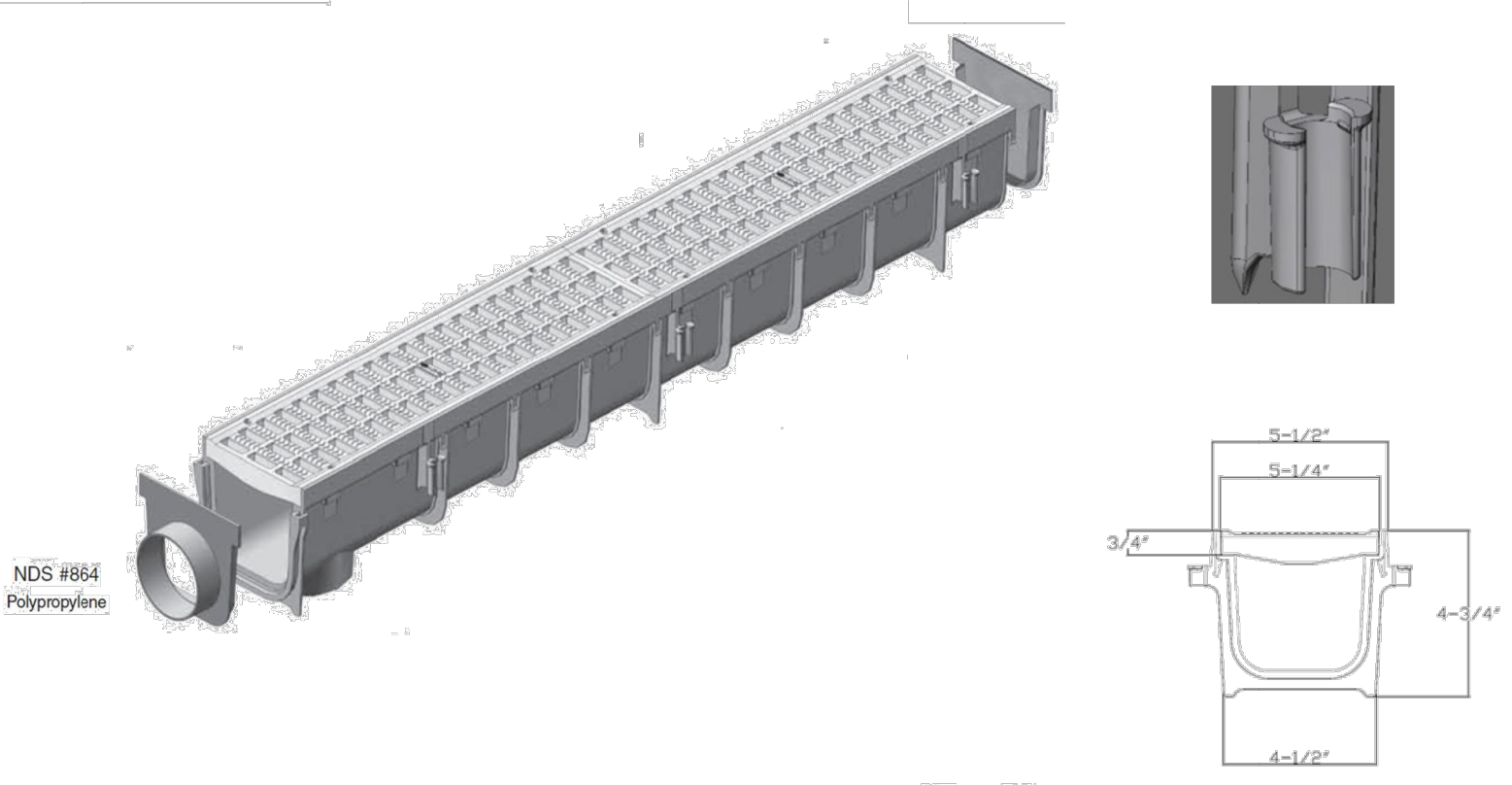


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PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577



**5 Inch Pro Series Drain Kit**



**Class B**

- Loads of 61-175 psi.
- Recommended for medium-duty pneumatic tire traffic, autos and light trucks at speeds less than 20 m.p.h.

**ADA Compliant**

Part #: 864 (Includes #814-Grates ( 2qty. ), #800-Channel (1qty.), #813-End Outlet (1qty.), and #812-End Cap (1qty.))  
 Material: Channel (Polyolefin) Grates (HDPE)  
 Color: Light Gray  
 Fits: 3" (Hub) and 4" (Spigot) Sewer/Drain Pipe  
 Rebar tie clips for easier installation: Fits #4 Rebar  
 Grate Opening: 3/8"x 1-1/4"  
 Open Surface Area: 23.52 Sq. Inch per Ft.  
 Head Pressure / Flow Rate:  
 Head (inches) - Max Flow  
 1" = 101.75 GPM  
 0.5" = 71.95 GPM  
 Weight per each: 5.67 lbs.  
 Screw: #829 Stainless Steel Screw, 4 per grate.  
 UV Inhibitors

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

- NOTES:**
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BY	DATE	REVISION
CJS	10/19/2021	1

RECORD DRAWINGS  
 06/23



12/27/2023

851 N. Harvard Avenue  
 Lindsay, CA 93247  
 909-726-1994

Visit [ndspro.com](http://ndspro.com) for specs, detail drawings, and case studies

**NDS**  
 WE PUT WATER IN ITS PLACE

811  
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ORIGINAL SCALE: 1" = 20'

**ENGINEER'S STATEMENT** EPC 11/30/21  
 PREPARED UNDER MY SUPERVISION

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

DATE: 11/11/21

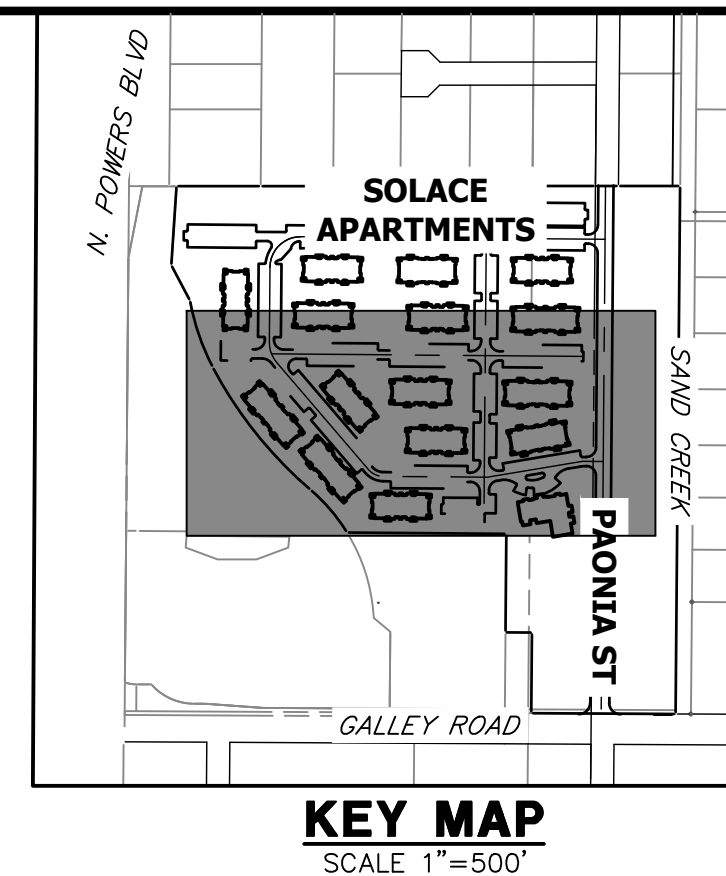
SOLACE APARTMENTS FILING NO. 1

SHEET 26A OF 32

JOB NO. 25174.00



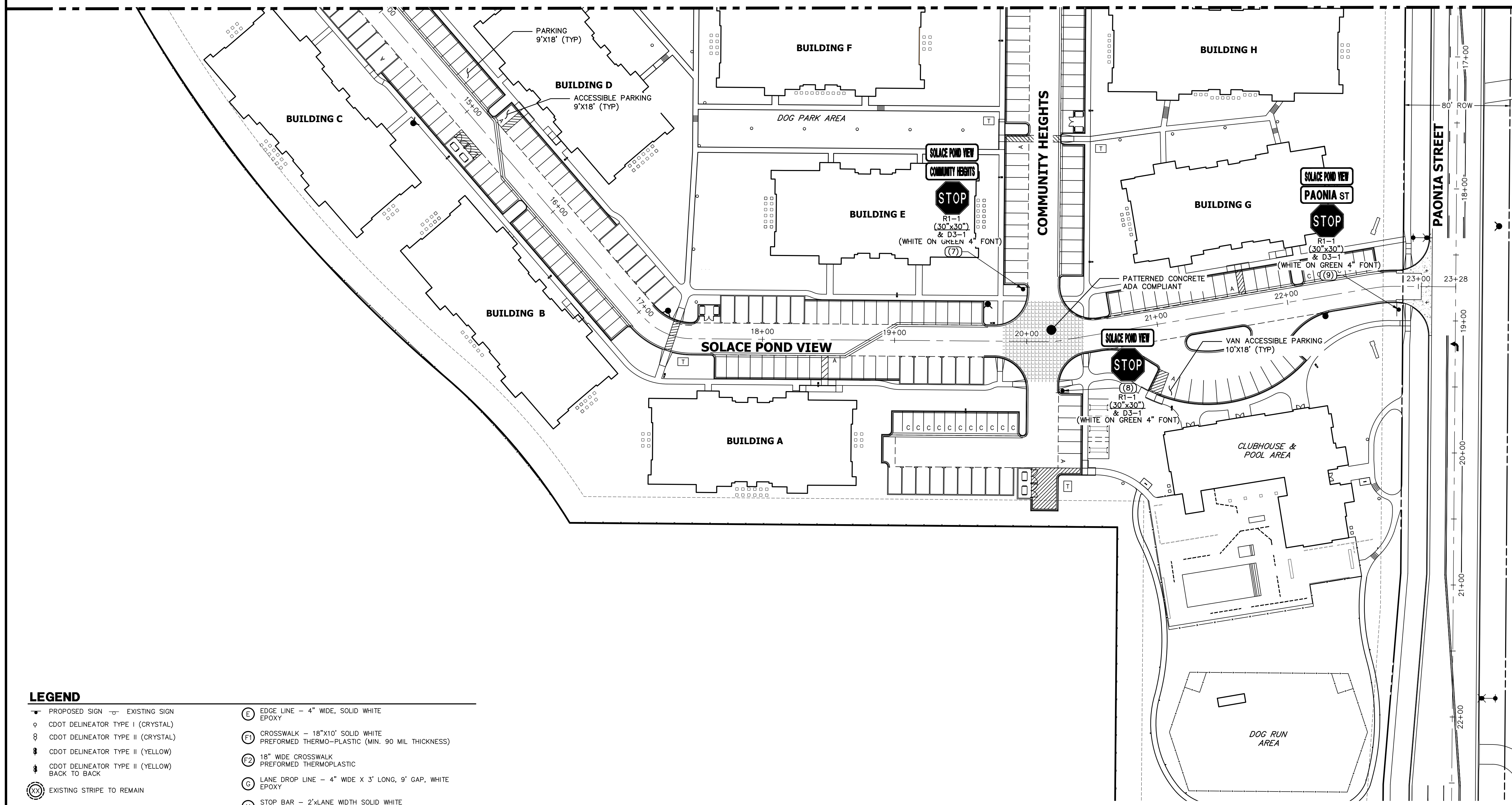
SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(7)	19+96.97	39.50' (LT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(8)	20+20.92	37.75' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (1)
(9)	22+85.32	17.57' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)



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PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577

SEE SHEET 27



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

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



**LEGEND**

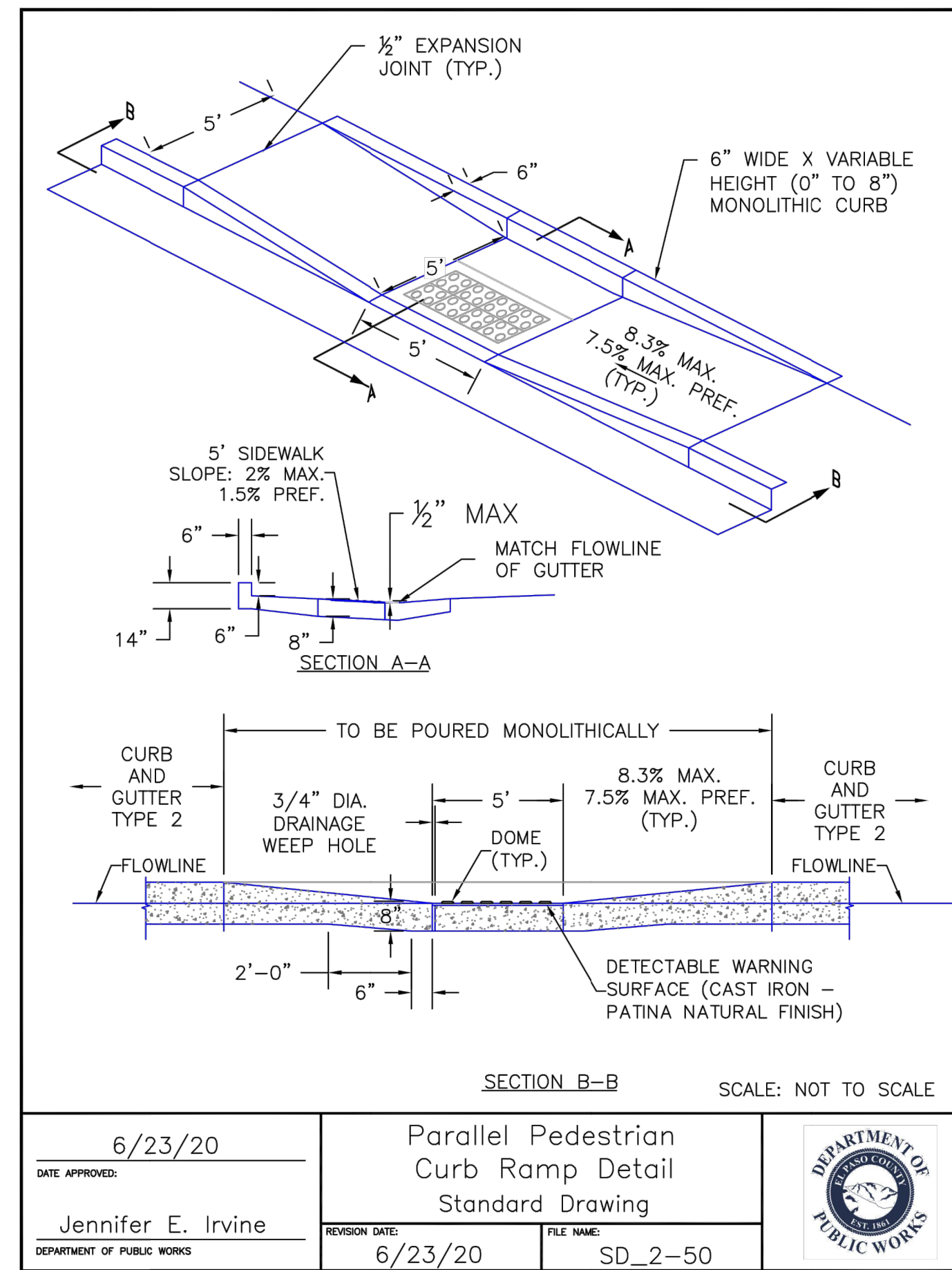
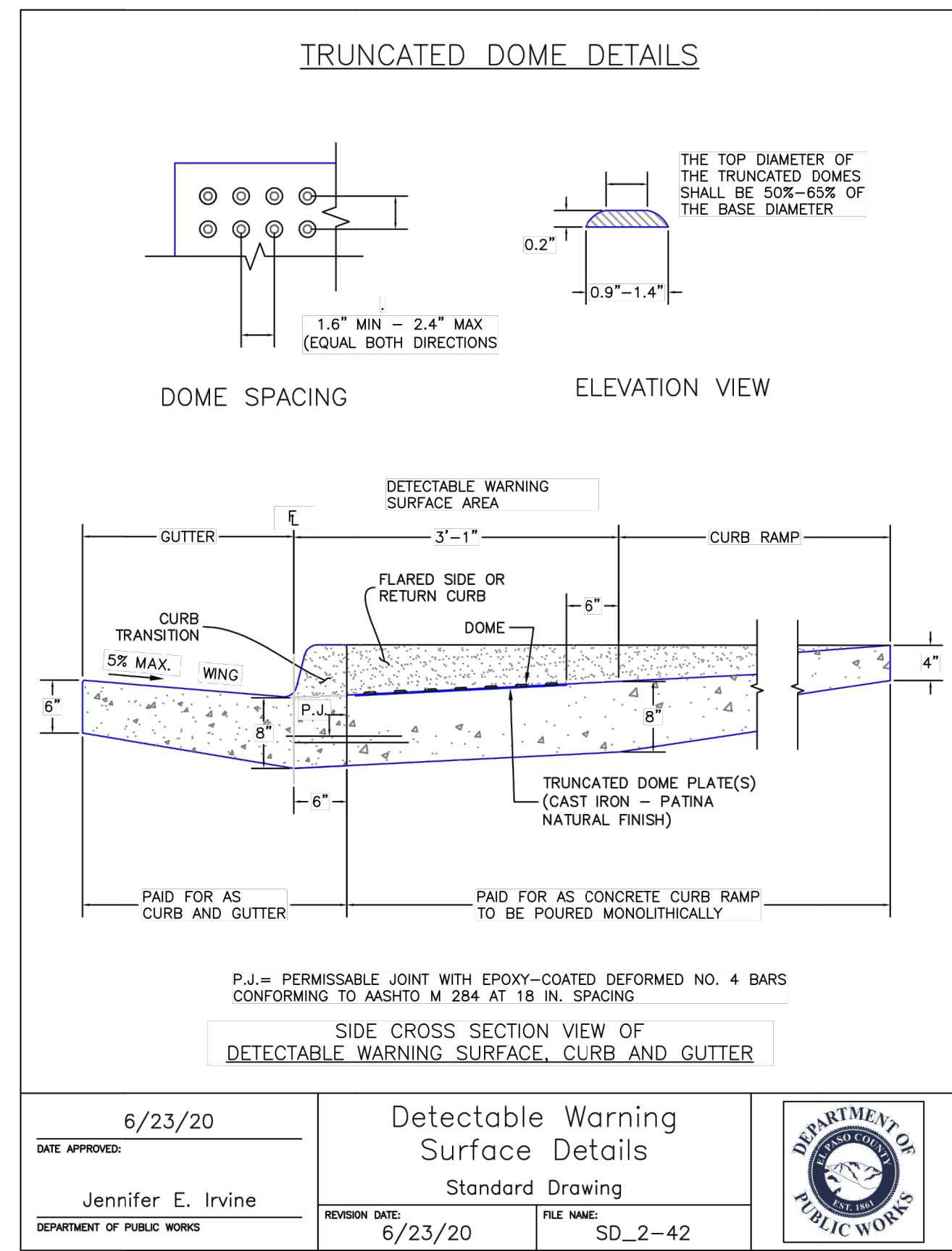
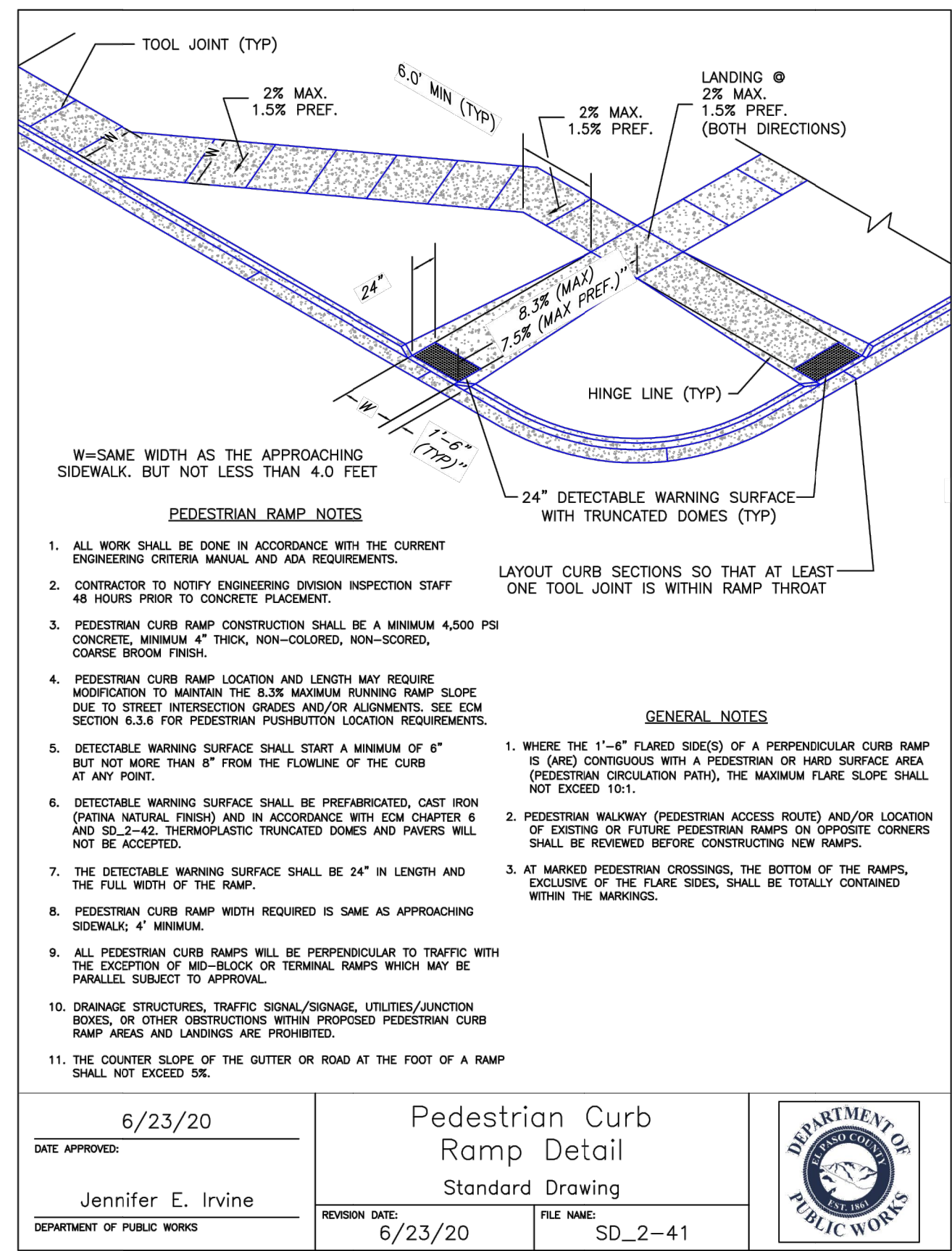
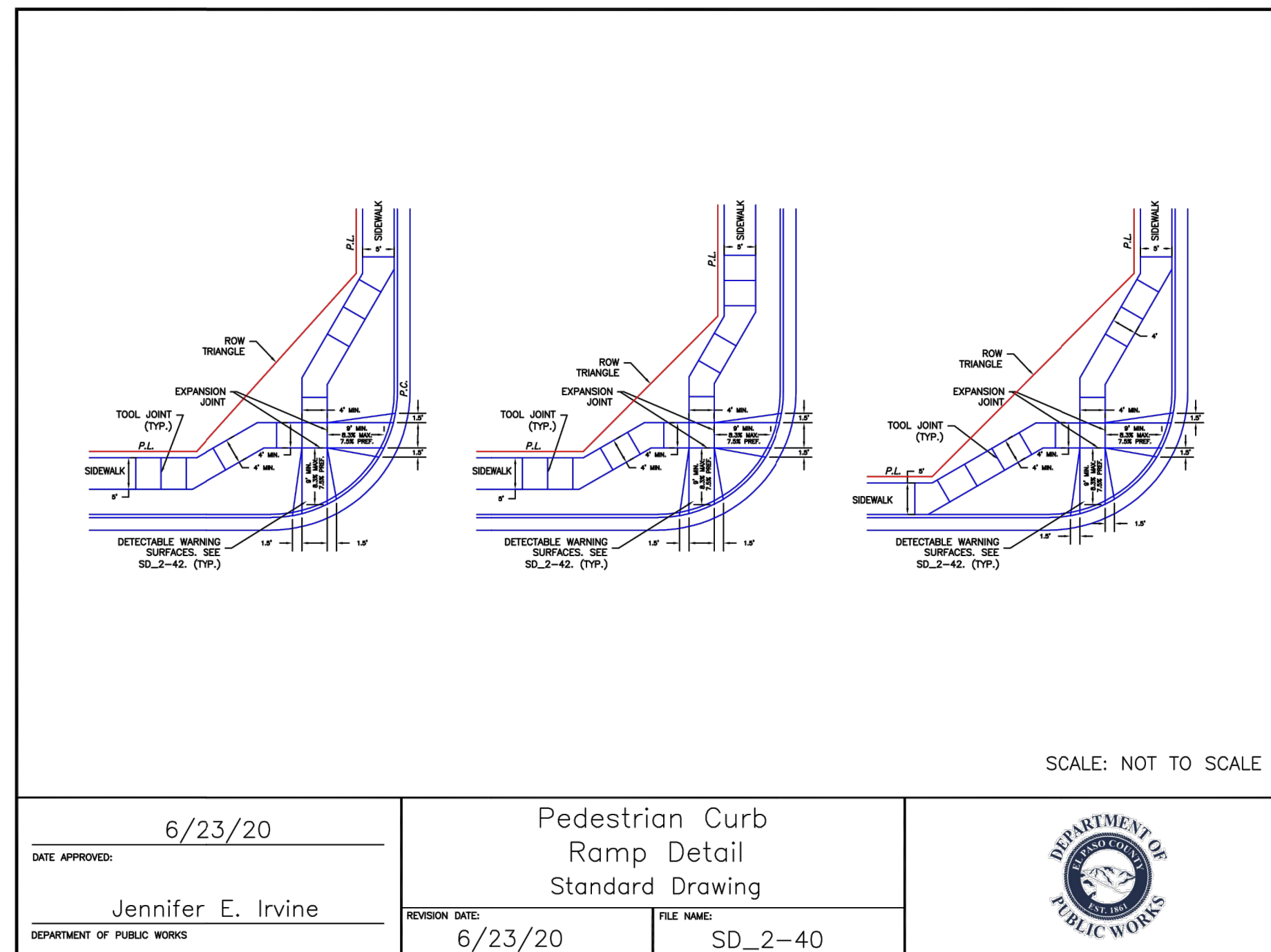
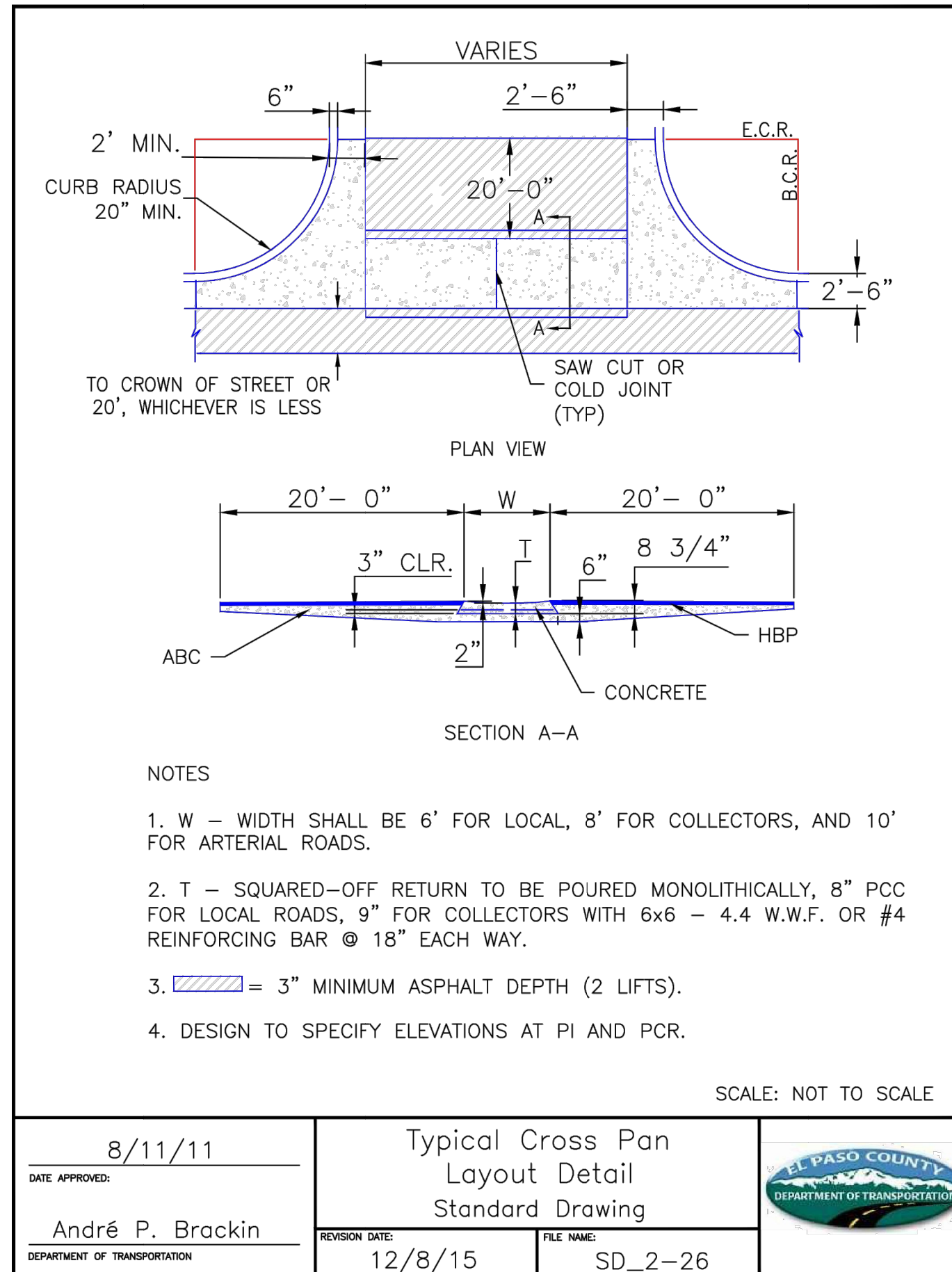
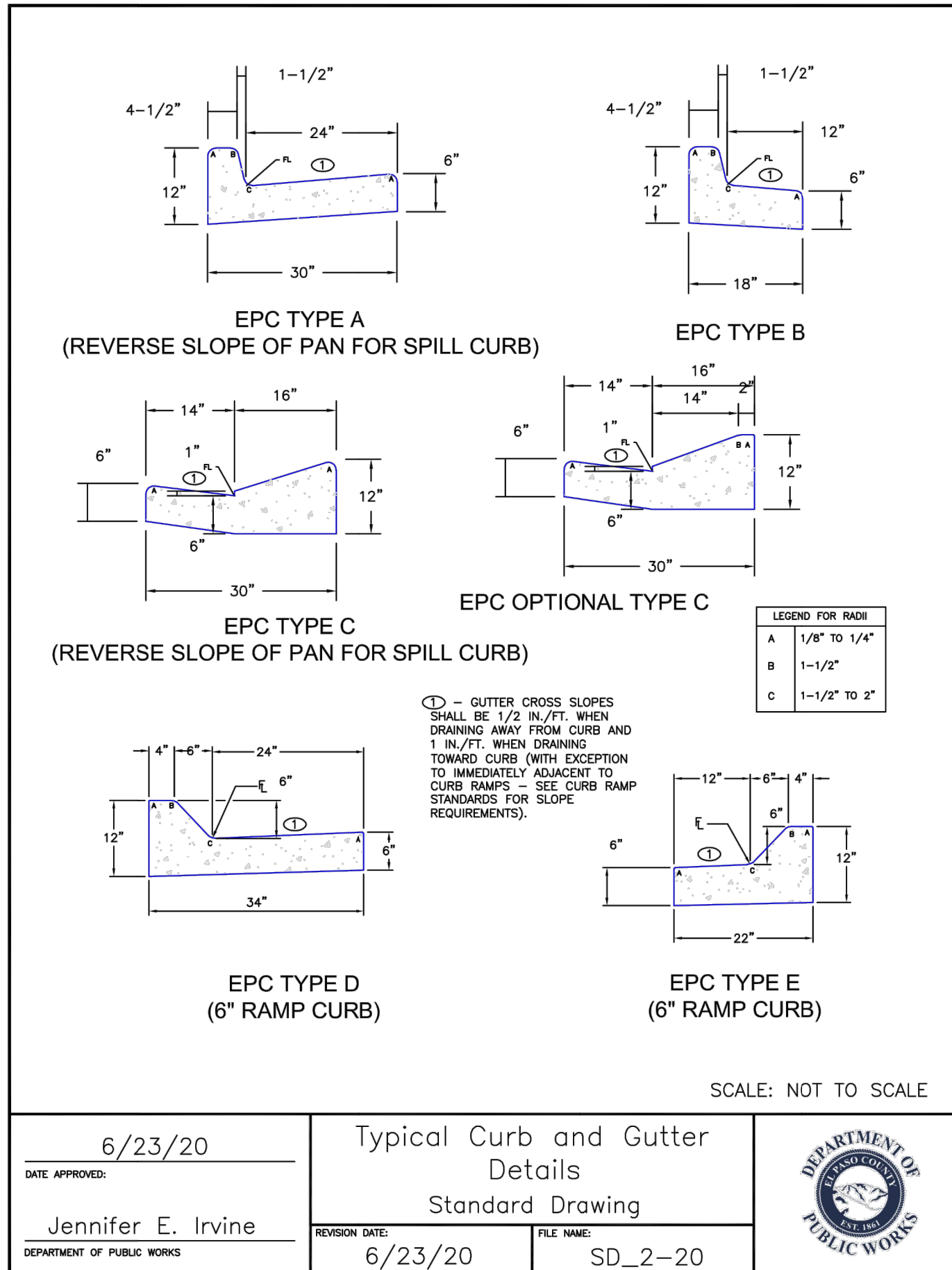
<ul style="list-style-type: none"> <li>— PROPOSED SIGN</li> <li>— EXISTING SIGN</li> <li>○ CDOT DELINEATOR TYPE I (CRYSTAL)</li> <li>○ CDOT DELINEATOR TYPE II (CRYSTAL)</li> <li>○ CDOT DELINEATOR TYPE II (YELLOW)</li> <li>○ CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK</li> <li>⊗ EXISTING STRIPE TO REMAIN</li> <li>⊗ SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE</li> <li>⊗ TABULATION KEY</li> <li>⊗ LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY</li> <li>⊗ CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY</li> <li>⊗ CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY</li> <li>⊗ CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY</li> </ul>	<ul style="list-style-type: none"> <li>⊗ EDGE LINE - 4" WIDE, SOLID WHITE EPOXY</li> <li>⊗ CROSSWALK - 18"X10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)</li> <li>⊗ 18" WIDE CROSSWALK PREFORMED THERMOPLASTIC</li> <li>⊗ LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY</li> <li>⊗ STOP BAR - 2'XLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)</li> <li>SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)</li> </ul>
--	---

**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 Bramlett  
 32314  
 11/11/21  
 EPC 11/30/21  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
<p>SOLACE APARTMENTS FILING NO. 1</p> <p>SIGNAGE AND STRIPING PLAN</p> <p>SHEET 28 OF 32</p> <p>JOB NO. 25174.00</p>									



Mike Bramlett
   
 12/27/2023



**ENGINEER'S STATEMENT**  
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.  
 Mike Bramlett  
 32314  
 11/11/21  
 DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.
PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577
<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com
BY DATE No. REVISION H-SCALE N/A V-SCALE N/A DATE 11/11/21 DESIGNED BY JRM DRAWN BY JRM CHECKED BY
<b>SOLACE APARTMENTS FILING NO. 1 DETAIL SHEETS</b>
SHEET 29 OF 32 JOB NO. 25174.00















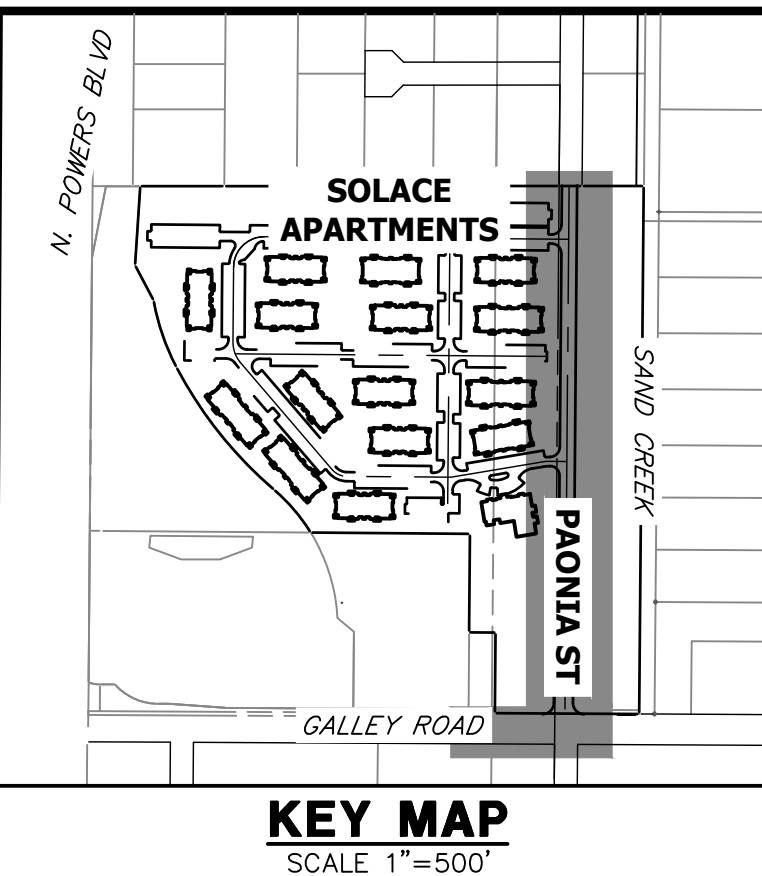


**NOTES**

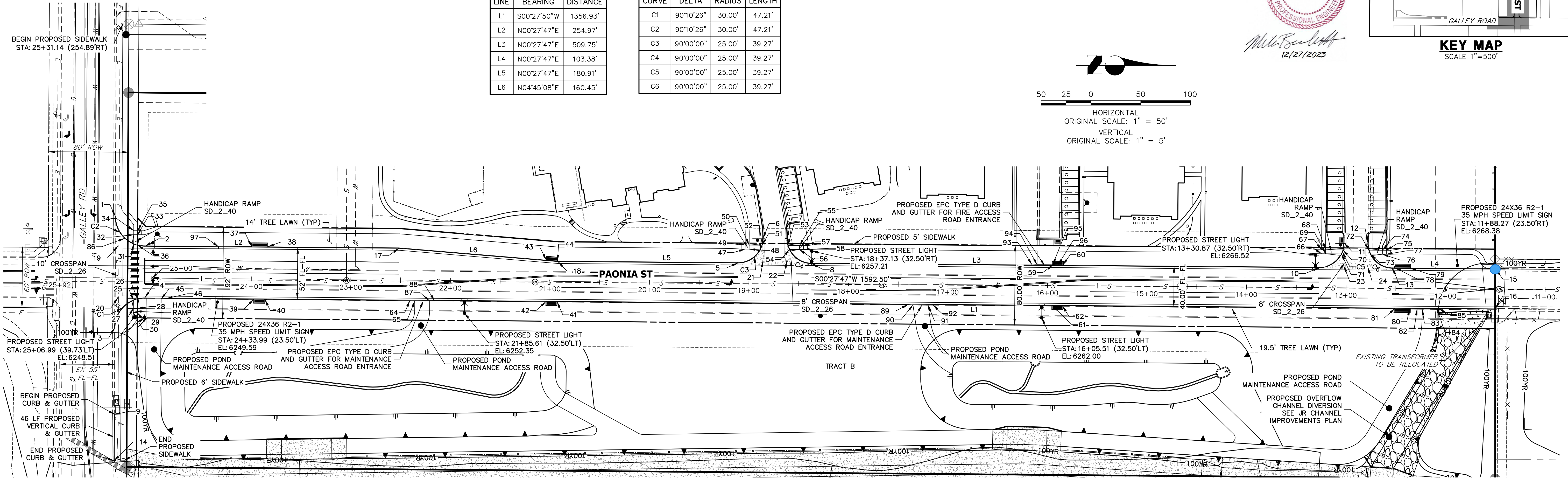
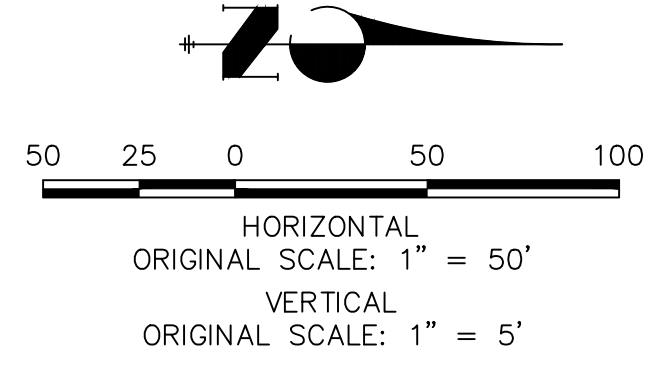
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR LEGEND.
4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

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

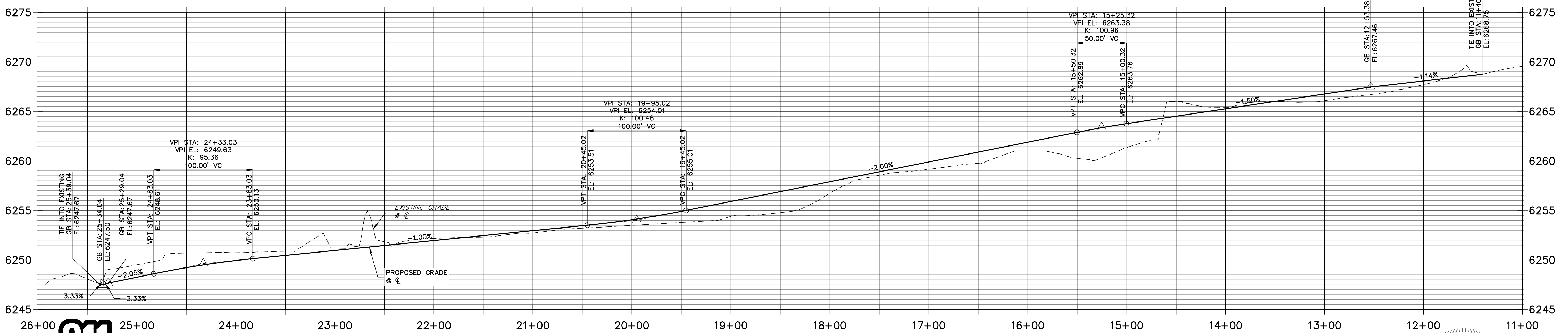
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°10'26"	30.00'	47.21'
C2	90°10'26"	30.00'	47.21'
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'



PROFESIONAL ENGINEER  
32314  
12/27/2023



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



Know what's below.  
Call before you dig.

RECORD DRAWINGS  
06/23

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
11/11/21  
32314  
DATE

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

PREPARED FOR  
**CS POWERS & GALLEY, LLC**  
510 S. NEIL ST.  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

**J.R. ENGINEERING**  
A Westman Company  
Central 300-740-9383 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

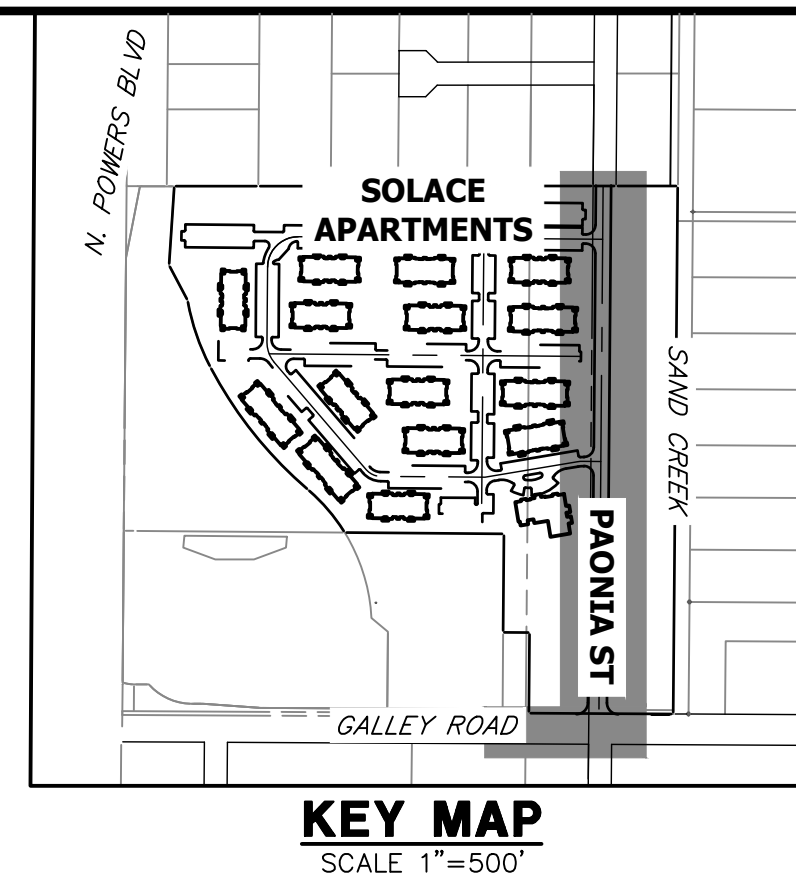
BY	DATE	REVISION

H-SCALE 1"=50'  
V-SCALE 1"=5'  
DATE 11/11/21  
DESIGNED BY JRM  
DRAWN BY JRM  
CHECKED BY

**PAONIA STREET IMPROVEMENTS  
ROADWAY PLAN AND PROFILE**

SHEET 5 OF 10  
JOB NO. 25174.00





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

PREPARED FOR  
**CS POWERS & GALLEY, LLC**  
510 S. NEIL ST.  
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- NOTES**
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
  2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
  3. SEE SHEET 2 FOR LEGEND.
  4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
  5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	25+37.20	61.91' (RT)	PAONIA ST CL	6247.94	TIE INTO EXISTING
2	25+07.01	32.00' (RT)	PAONIA ST CL	6247.95	PCR
3	25+36.89	50.09' (LT)	PAONIA ST CL	6247.33	TIE INTO EXISTING
4	25+06.89	20.00' (LT)	PAONIA ST CL	6247.71	PCR
5	19+11.15	20.00' (RT)	PAONIA ST CL	6255.16	PCR
6	18+86.15	45.00' (RT)	PAONIA ST CL	6255.22 (AB)	PCC
7	18+62.15	45.00' (RT)	PAONIA ST CL	6256.06	PCC
8	18+37.15	20.00' (RT)	PAONIA ST CL	6256.15 (AB)	PCR
9	25+36.56	137.22' (LT)	PAONIA ST CL	6256.04	BEGIN C&G
10	13+27.39	20.00' (RT)	PAONIA ST CL	6256.72 (AB)	PCR
11	13+02.39	45.00' (RT)	PAONIA ST CL	6246.81	PCR
12	12+78.38	45.00' (RT)	PAONIA ST CL	6265.83	PCR
13	12+53.39	20.00' (RT)	PAONIA ST CL	6265.89 (AB)	PCR
14	25+36.49	183.62' (LT)	PAONIA ST CL	6266.94	END C&G
15	11+50.00	20.00' (RT)	PAONIA ST CL	6246.72	TIE INTO EXISTING
16	11+50.00	20.00' (LT)	PAONIA ST CL	6269.53	TIE INTO EXISTING
17	22+52.04	32.00' (RT)	PAONIA ST CL	6268.22 (AB)	PI
18	20+92.04	20.00' (RT)	PAONIA ST CL	6250.68	PI
19	25+34.14	32.00' (RT)	PAONIA ST CL	6250.75 (AB)	FL-FL INTERCEPT
20	25+33.98	20.00' (LT)	PAONIA ST CL	6252.81 (AB)	FL-FL INTERCEPT
21	18+86.13	22.00' (RT)	PAONIA ST CL	6247.62	FL-FL INTERCEPT
22	18+62.13	22.00' (RT)	PAONIA ST CL	6247.45	FL-FL INTERCEPT
23	13+02.38	22.00' (RT)	PAONIA ST CL	6255.46	FL-FL INTERCEPT
24	12+78.38	21.00' (RT)	PAONIA ST CL	6266.05	FL-FL INTERCEPT
				6266.56	FL-FL INTERCEPT

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
25	25+18.30	22.25' (LT)	PAONIA ST CL	6247.62	FL AT RAMP
26	25+14.30	20.93' (LT)	PAONIA ST CL	6247.65	FL AT RAMP
27	25+18.27	30.69' (LT)	PAONIA ST CL	6248.13	TOP OF RAMP
28	25+14.29	30.70' (LT)	PAONIA ST CL	6248.20	TOP OF RAMP
29	25+14.28	34.70' (LT)	PAONIA ST CL	6248.16	LANDING
30	25+18.28	34.69' (LT)	PAONIA ST CL	6248.09	LANDING
31	25+18.46	34.20' (RT)	PAONIA ST CL	6248.39	FL AT RAMP
32	25+18.49	43.49' (RT)	PAONIA ST CL	6248.39	TOP OF RAMP
33	25+14.49	43.50' (RT)	PAONIA ST CL	6248.46	TOP OF RAMP
34	25+18.51	47.49' (RT)	PAONIA ST CL	6248.43	LANDING
35	25+14.50	47.50' (RT)	PAONIA ST CL	6248.54	LANDING
36	25+14.46	32.90' (RT)	PAONIA ST CL	6247.91	FL AT RAMP
37	23+99.99	32.50' (RT)	PAONIA ST CL	6249.66	TBC AT INLET CORNER
38	23+83.66	32.50' (RT)	PAONIA ST CL	6249.86	TBC AT INLET CORNER
39	23+97.49	20.50' (LT)	PAONIA ST CL	6249.76 (AB)	TBC AT INLET CORNER
40	23+86.16	20.50' (LT)	PAONIA ST CL	6250.01 (AB)	TBC AT INLET CORNER
41	20+92.55	20.50' (LT)	PAONIA ST CL	6250.14 (AB)	TBC AT INLET CORNER
42	21+03.88	20.50' (LT)	PAONIA ST CL	6253.09	TBC AT INLET CORNER
43	21+03.83	21.38' (RT)	PAONIA ST CL	6252.82 (AB)	TBC AT INLET CORNER
44	20+92.52	20.54' (RT)	PAONIA ST CL	6252.98	TBC AT INLET CORNER
45	24+90.36	20.83' (LT)	PAONIA ST CL	6252.81 (AB)	TBC AT PI
46	24+85.36	20.50' (LT)	PAONIA ST CL	6248.54	TBC AT PI
47	19+04.06	34.00' (RT)	PAONIA ST CL	6248.64	LANDING
48	19+00.06	34.00' (RT)	PAONIA ST CL	6256.20	LANDING
				6256.28	TOP OF RAMP

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
49	19+04.06	38.00' (RT)	PAONIA ST CL	6256.28	LANDING
50	19+00.06	38.00' (RT)	PAONIA ST CL	6256.35	TOP OF RAMP
51	18+87.13	38.00' (RT)	PAONIA ST CL	6255.91	FL AT RAMP
52	18+88.68	34.00' (RT)	PAONIA ST CL	6255.83	FL AT RAMP
53	18+61.13	38.00' (RT)	PAONIA ST CL	6256.10	FL AT RAMP
54	18+59.58	34.00' (RT)	PAONIA ST CL	6256.17	FL AT RAMP
55	18+49.53	38.00' (RT)	PAONIA ST CL	6256.90	TOP OF RAMP
56	18+49.53	34.00' (RT)	PAONIA ST CL	6256.82	TOP OF RAMP
57	18+45.53	38.00' (RT)	PAONIA ST CL	6256.98	LANDING
58	18+45.53	34.00' (RT)	PAONIA ST CL	6256.92	LANDING
59	15+94.84	20.50' (RT)	PAONIA ST CL	6261.77	TBC AT INLET CORNER
60	15+84.84	20.50' (RT)	PAONIA ST CL	6262.00 (AB)	TBC AT INLET CORNER
61	15+94.84	20.50' (LT)	PAONIA ST CL	6262.17	TBC AT INLET CORNER
62	15+84.84	20.50' (LT)	PAONIA ST CL	6261.97	TBC AT INLET CORNER
64	22+40.58	20.50' (LT)	PAONIA ST CL	6262.23 (AB)	TBC AT INLET CORNER
65	22+35.58	20.83' (LT)	PAONIA ST CL	6262.26 (AB)	TBC AT PI
66	13+24.85	34.01' (RT)	PAONIA ST CL	6251.61	TBC AT PI
67	13+24.85	38.00' (RT)	PAONIA ST CL	6266.66	LANDING
68	13+20.88	38.00' (RT)	PAONIA ST CL	6266.73	LANDING
69	13+20.88	34.00' (RT)	PAONIA ST CL	6266.80	TOP OF RAMP
70	13+03.38	38.00' (RT)	PAONIA ST CL	6266.74	TOP OF RAMP
71	13+04.93	34.00' (RT)	PAONIA ST CL	6266.27	FL AT RAMP
72	12+77.38	38.00' (RT)	PAONIA ST CL	6266.21	FL AT RAMP
73	12+75.83	34.00' (RT)	PAONIA ST CL	6266.92	FL AT RAMP
				6266.85	FL AT RAMP

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
74	12+63.77	38.00' (RT)	PAONIA ST CL	6267.44	TOP OF RAMP
75	12+59.77	38.00' (RT)	PAONIA ST CL	6267.52	LANDING
76	12+63.77	34.00' (RT)	PAONIA ST CL	6267.38	TOP OF RAMP
77	12+59.74	34.00' (RT)	PAONIA ST CL	6267.46	LANDING
78	12+50.88	20.50' (RT)	PAONIA ST CL	6267.46	TBC AT INLET CORNER
79	12+35.88	20.50' (RT)	PAONIA ST CL	6267.81 (AB)	TBC AT INLET CORNER
80	12+35.88	20.51' (LT)	PAONIA ST CL	6267.65	TBC AT INLET CORNER
81	12+50.88	20.51' (LT)	PAONIA ST CL	6267.63	TBC AT INLET CORNER
82	12+28.32	20.50' (LT)	PAONIA ST CL	6267.49 (AB)	TBC AT PI
83	12+23.32	20.83' (LT)	PAONIA ST CL	6267.71	TBC AT PI
84	12+08.32	20.83' (LT)	PAONIA ST CL	6267.77	TBC AT PI
85	12+06.32	20.50' (LT)	PAONIA ST CL	6267.94	TBC AT PI
86	25+27.36	39.79' (RT)	PAONIA ST CL	6267.47	TBC AT PI
87	22+20.58	20.83' (LT)	PAONIA ST CL	6247.76	GRADE BREAK
88	22+15.58	20.50' (LT)	PAONIA ST CL	6251.82	TBC AT PI
89	17+40.02	20.50' (LT)	PAONIA ST CL	6251.86	TBC AT PI
90	17+34.97	20.83' (LT)	PAONIA ST CL	6259.16	TBC AT PI
91	17+19.78	20.83' (LT)	PAONIA ST CL	6258.90 (AB)	TBC AT PI
92	17+14.84	20.50' (LT)	PAONIA ST CL	6259.26	TBC AT PI
93	16+15.67	20.50' (RT)	PAONIA ST CL	6258.96 (AB)	TBC AT PI
94	16+10.67	20.83' (RT)	PAONIA ST CL	6259.57	TBC AT PI
95	15+94.84	20.83' (RT)	PAONIA ST CL	6259.22 (AB)	TBC AT PI
96	15+89.67	20.50' (RT)	PAONIA ST CL	6259.66	TBC AT PI
97	24+33.10	32.00' (RT)	PAONIA ST CL	6259.32 (AB)	TBC AT PI
				6261.55	TBC AT PI
				6261.65	TBC AT PI
				6261.97	TBC AT PI
				6262.07	TBC AT PI
				6248.74	GRADE BREAK

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
N/A	N/A	11/11/21	JRM	JRM			

**RECORD DRAWINGS**  
06/23

Mike A. Bramlett  
12/27/2023

EPC 11/30/21

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

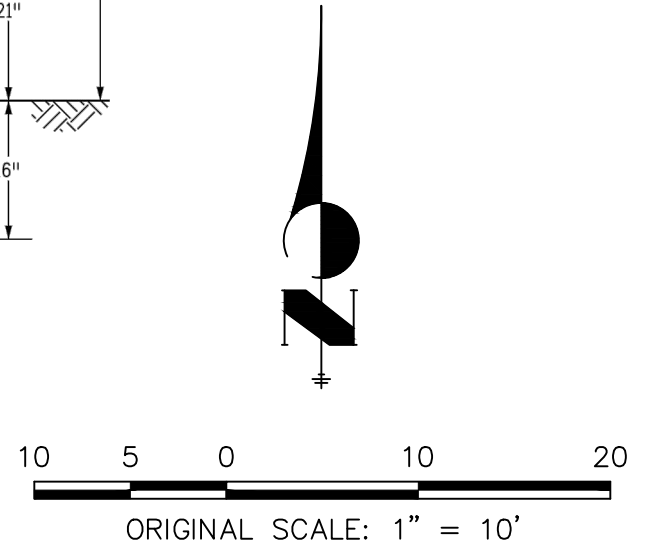
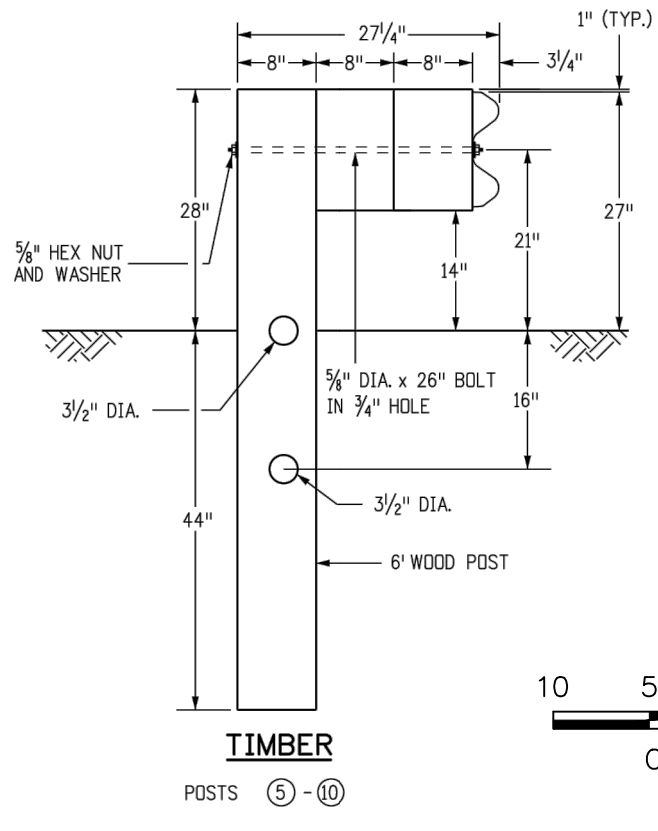
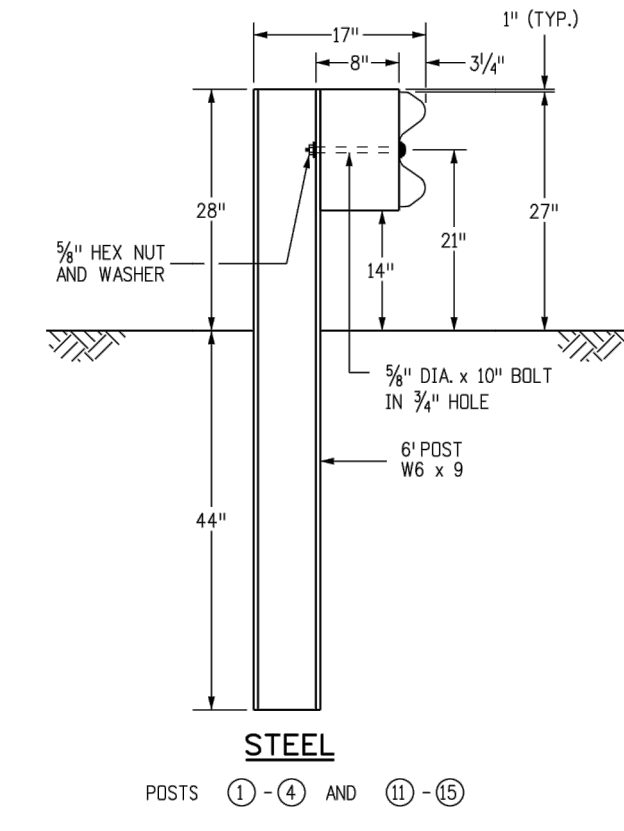
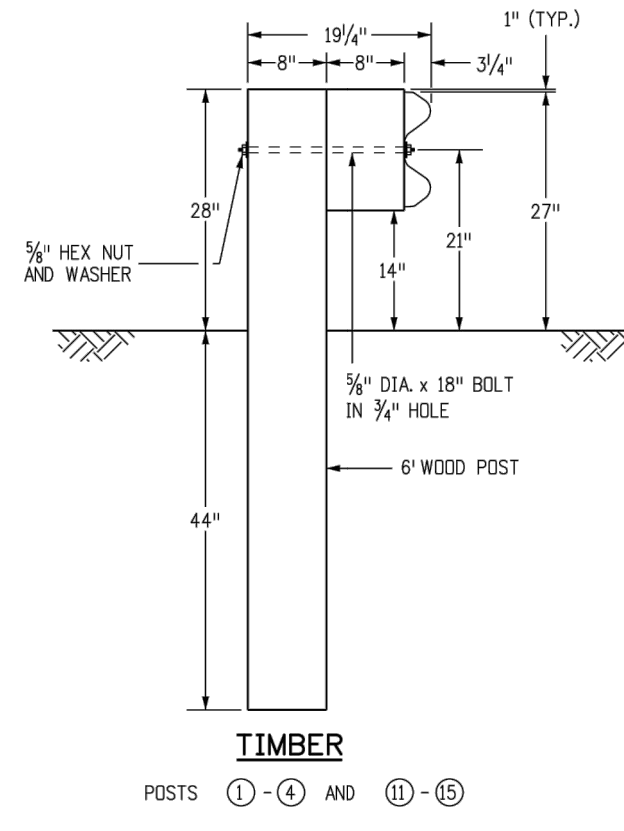
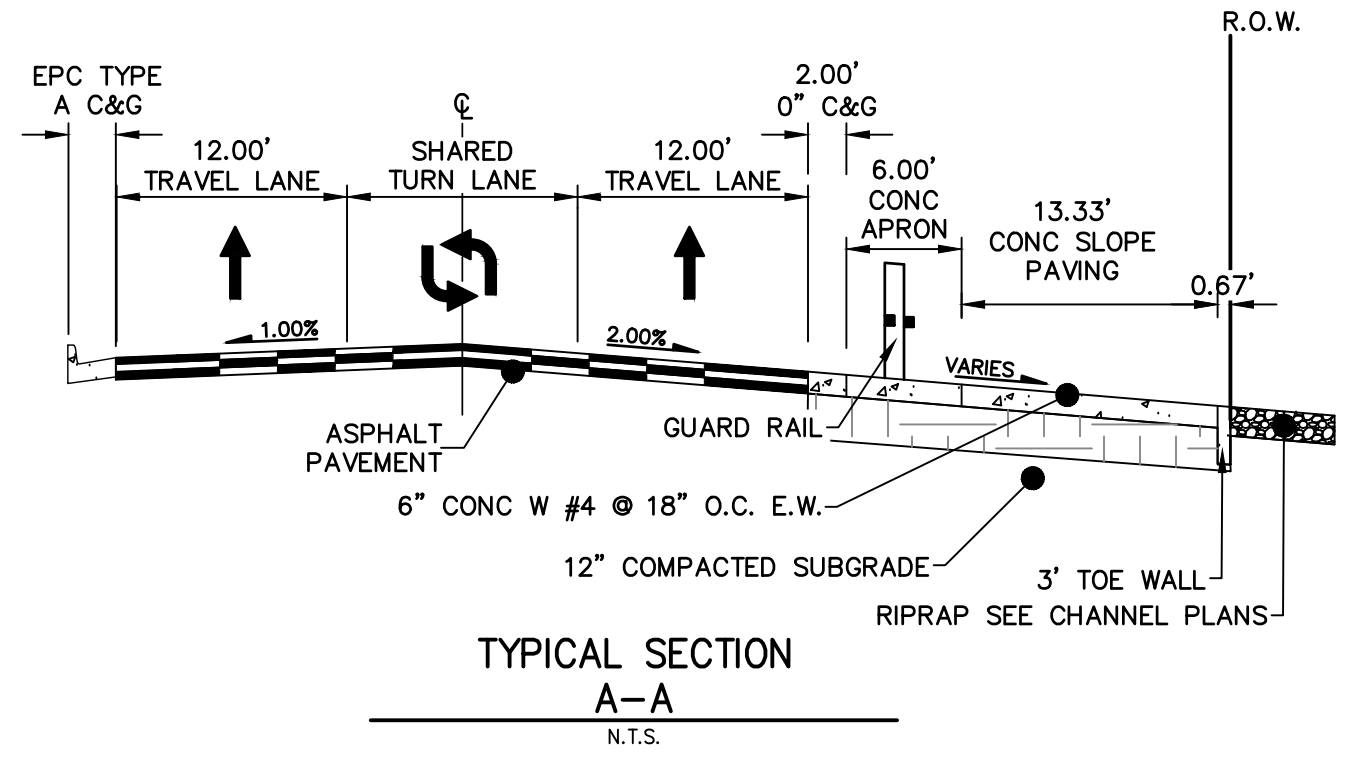
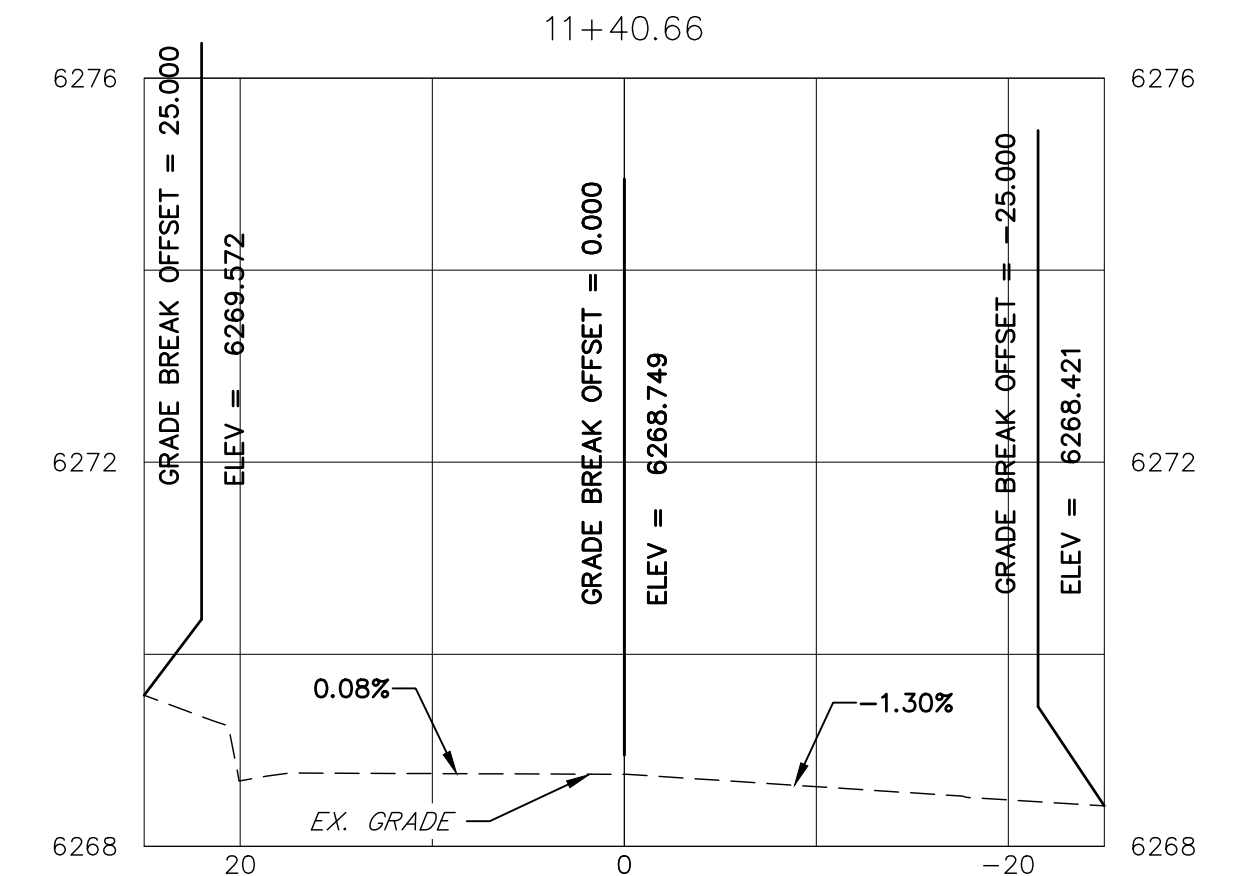
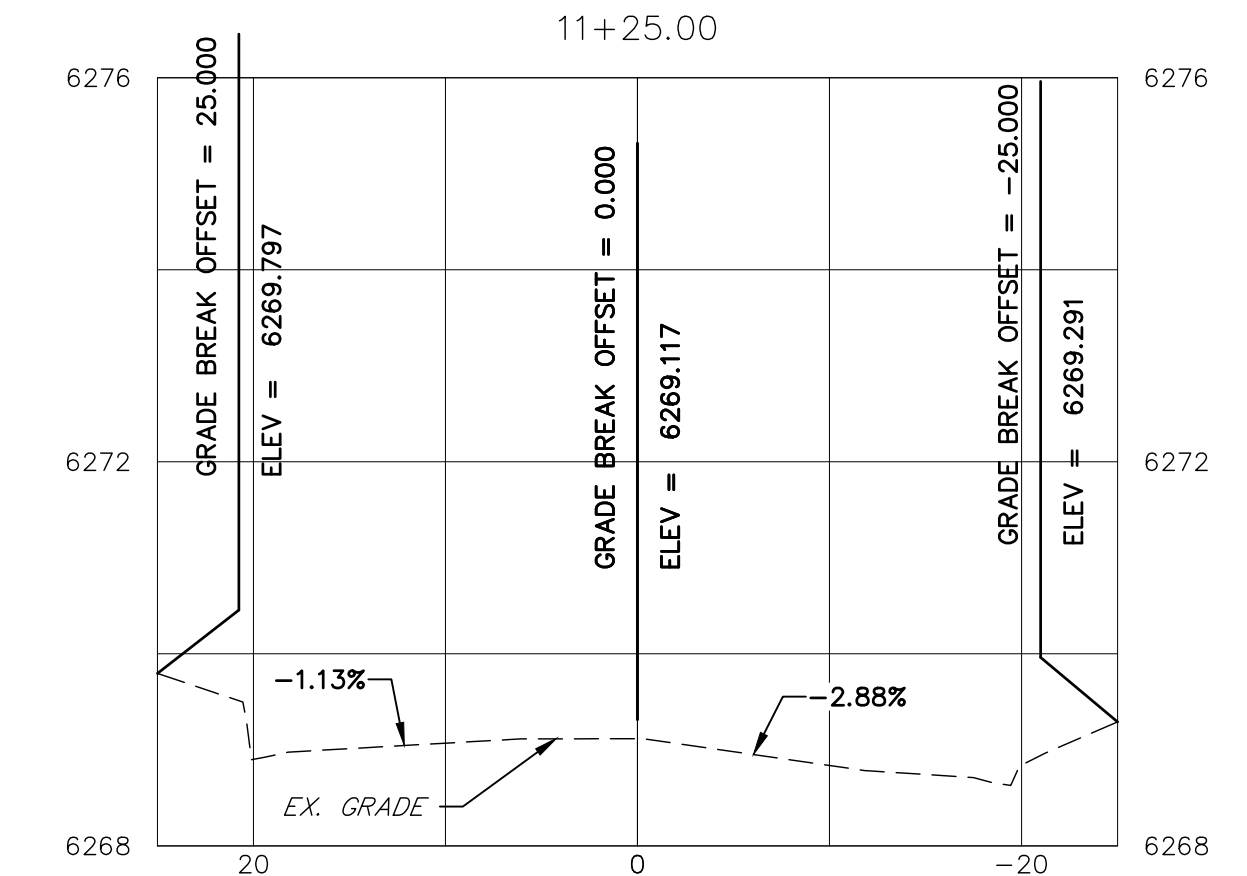
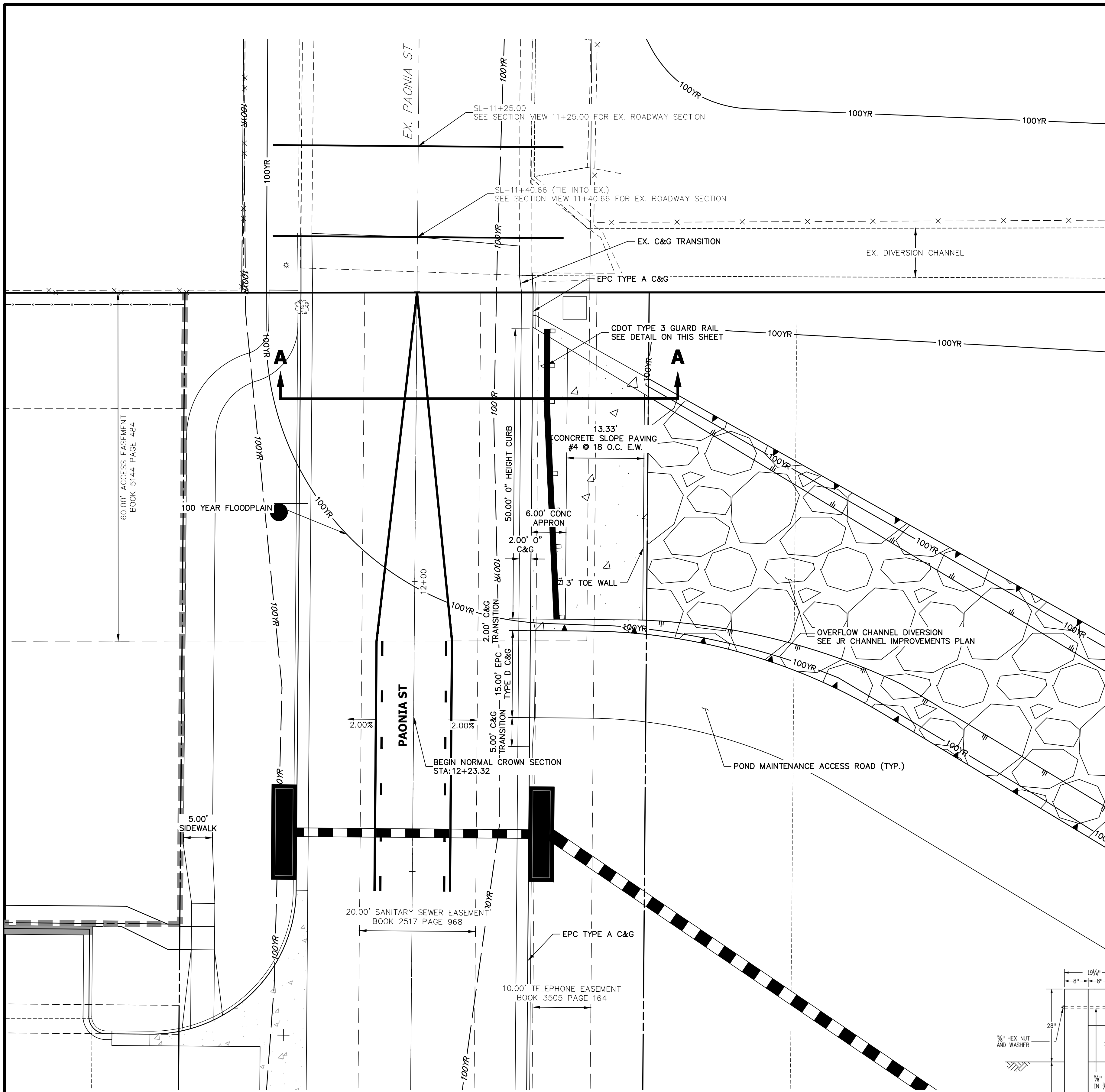
Mike A. Bramlett  
32314  
11/11/21

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

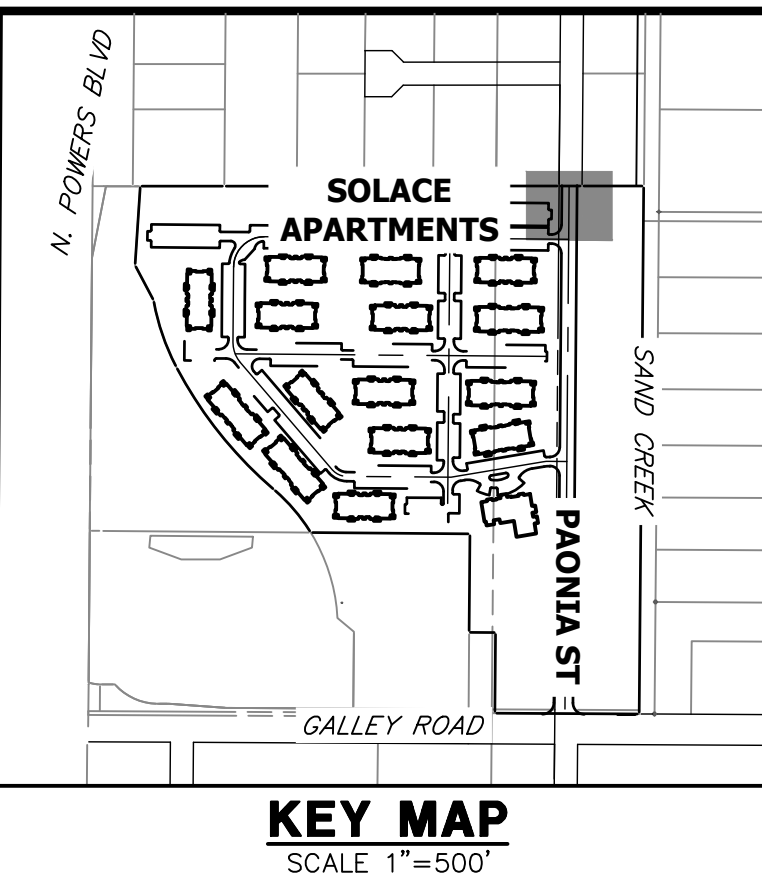
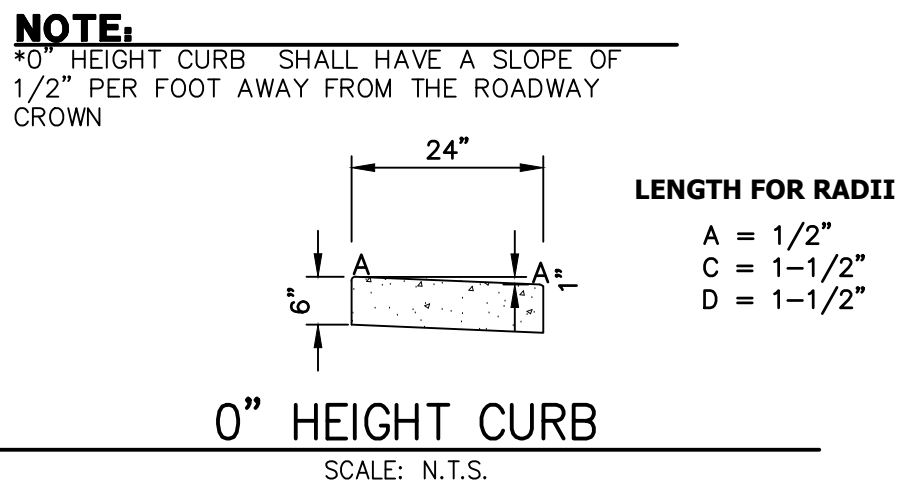
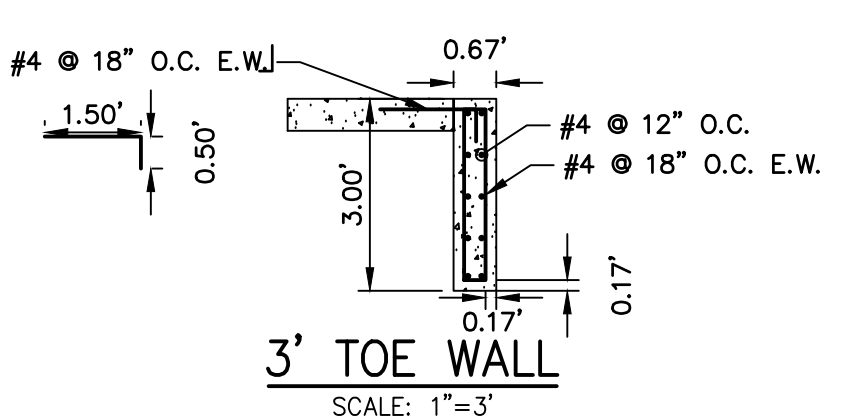
PAONIA STREET IMPROVEMENTS  
ROADWAY PLAN AND PROFILE

SHEET 6 OF 10  
JOB NO. 25174.00





- NOTES**
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  3. SEE SHEET 2 FOR LEGEND.
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  5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.



RECORD DRAWINGS  
06/23

32314

12/27/2023

EPC 11/30/21

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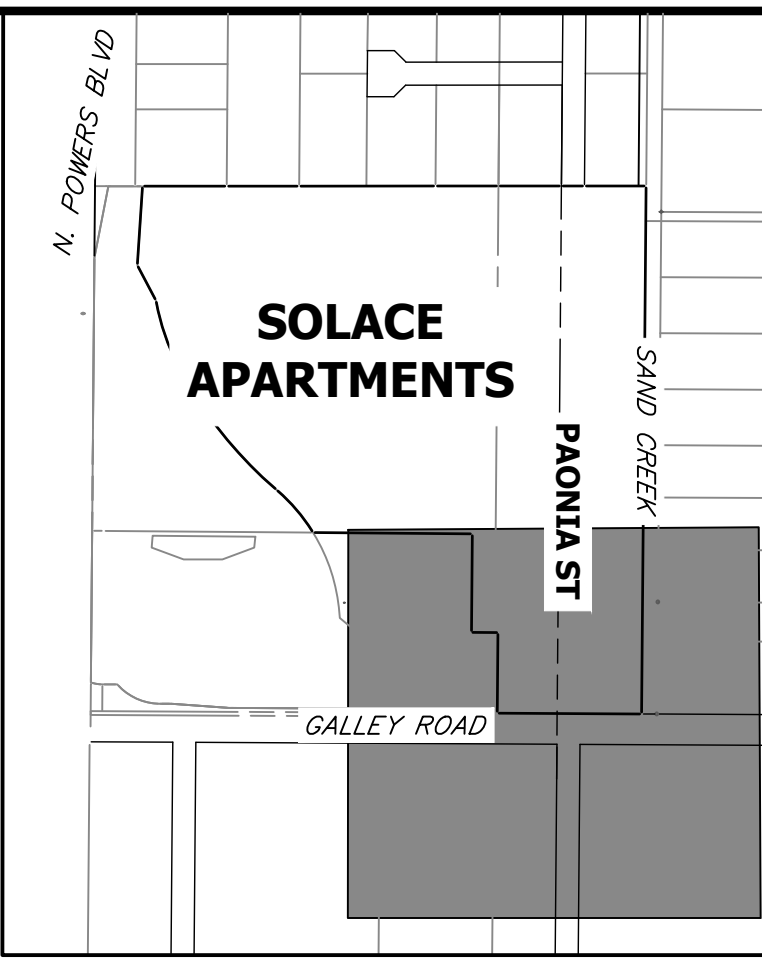
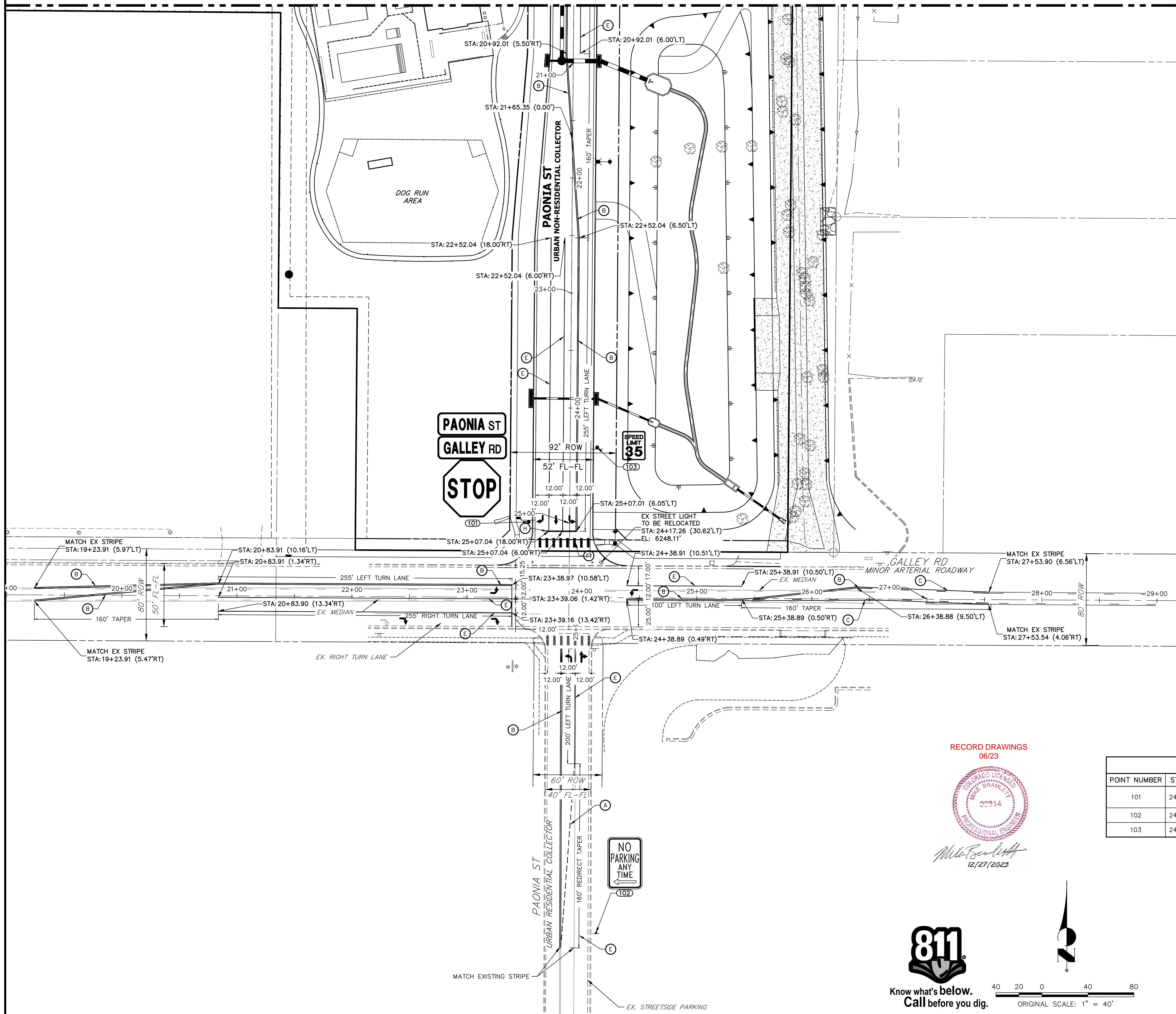
Mike A. Bramlett  
32314  
11/11/21

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

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PREPARED FOR	CS POWERS & GALLEY, LLC 510 S. NEIL ST. CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577
BY	DATE
No. REVISION	
H-SCALE 1"=10'	N/A
V-SCALE	11/11/21
DESIGNED BY	JRM
DRAWN BY	APL
CHECKED BY	
PAONIA STREET IMPROVEMENTS ROADWAY PLAN AND PROFILE	
SHEET	7 OF 10
JOB NO.	25174.00



SEE SHEET 9  
MATCH STATION 20+50



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

**LEGEND**

- PROPOSED SIGN
- EXISTING SIGN
- CDOT DELINEATOR TYPE I (CRYSTAL)
- CDOT DELINEATOR TYPE II (CRYSTAL)
- CDOT DELINEATOR TYPE II (YELLOW)
- CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
- EXISTING STRIPE TO REMAIN
- SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL
- PROPOSED STRIPE
- TABULATION KEY
- LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY
- CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY
- CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY
- CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY
- EDGE LINE - 4" WIDE, SOLID WHITE EPOXY
- CROSSWALK - 18"x10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
- 18" WIDE CROSSWALK PREFORMED THERMOPLASTIC
- LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY
- STOP BAR - 2'xLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
- SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

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  
**CS POWERS & GALLEY, LLC**  
510 S. NEIL ST.  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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

No.	REVISION	BY	DATE

RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023

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

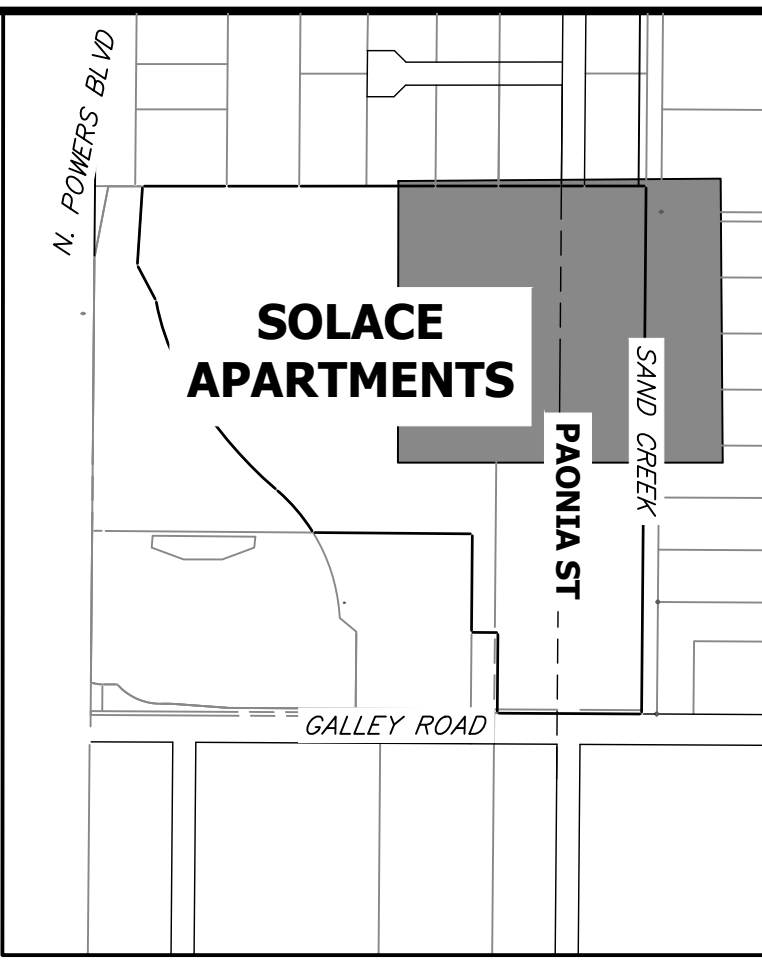
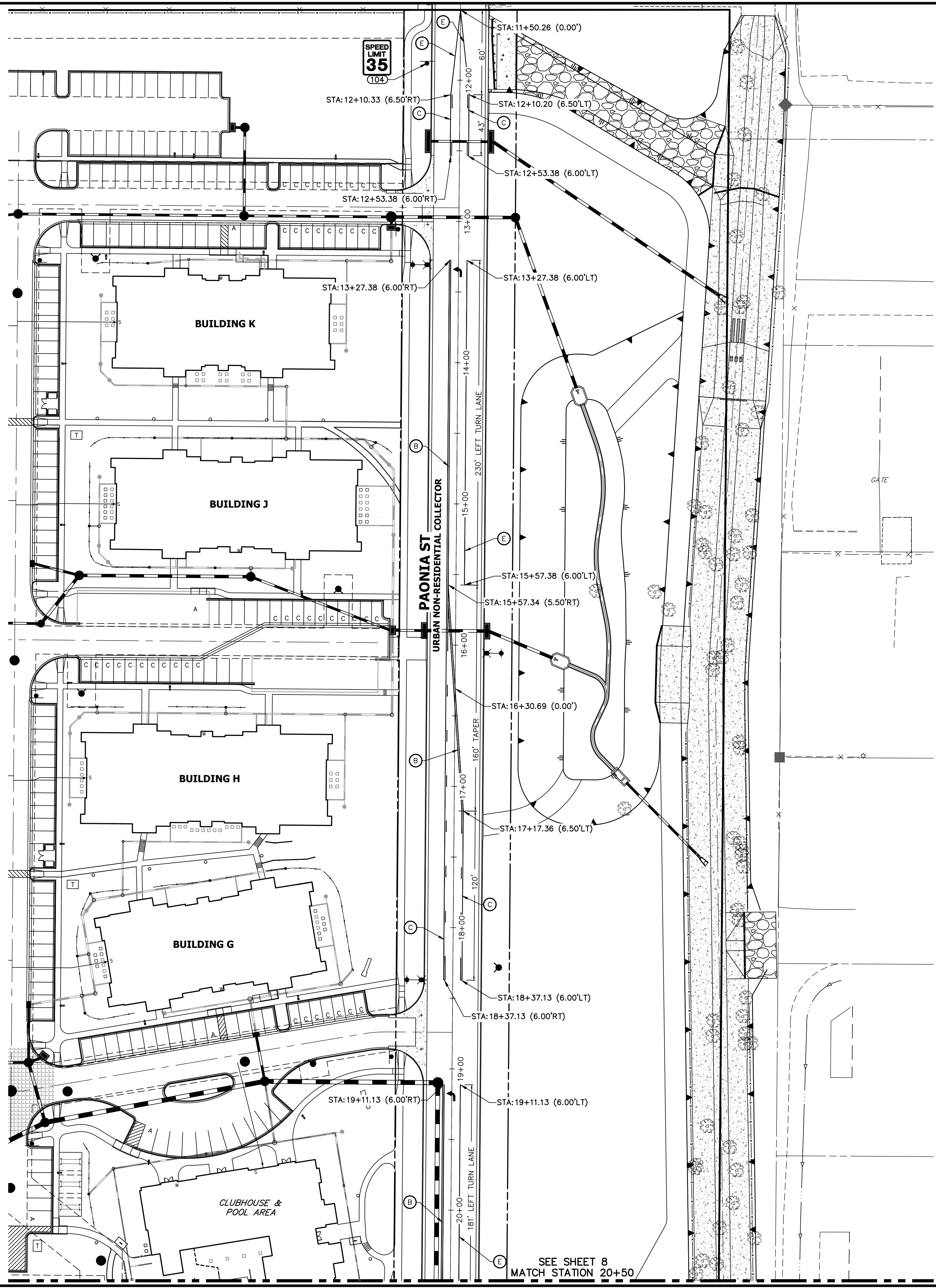


**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION  
Mike Bramlett  
32314  
11/11/21  
DATE  
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PAONIA STREET IMPROVEMENTS  
SIGNAGE AND STRIPING PLAN

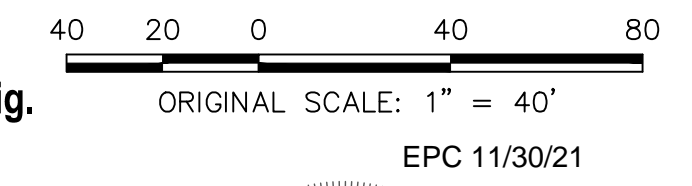
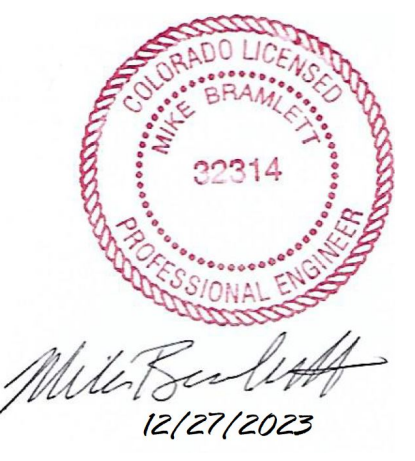
SHEET 8 OF 10  
JOB NO. 25174.00



- LEGEND**
- PROPOSED SIGN
  - EXISTING SIGN
  - CDOT DELINEATOR TYPE I (CRYSTAL)
  - CDOT DELINEATOR TYPE II (CRYSTAL)
  - CDOT DELINEATOR TYPE II (YELLOW)
  - CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
  - EXISTING STRIPE TO REMAIN
  - SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL
  - PROPOSED STRIPE
  - TABULATION KEY
  - LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY
  - CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY
  - CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY
  - CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY
  - EDGE LINE - 4" WIDE, SOLID WHITE EPOXY
  - CROSSWALK - 18"X10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
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  - LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY
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- SYMBOLS (ARROWS, "ONLY") - SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

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

RECORD DRAWINGS  
06/23



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

Mike Bramlett  
11/11/21

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

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

PREPARED FOR  
**CS POWERS & GALLEY, LLC**  
510 S. NEIL ST.  
CHAMPAIGN, IL 61820  
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BY	DATE	REVISION

H-SCALE 1"=40'  
V-SCALE NA  
DATE 11/11/21  
DESIGNED BY CJD  
DRAWN BY CJD  
CHECKED BY

PAONIA STREET IMPROVEMENTS  
SIGNAGE AND STRIPING PLAN

SHEET 9 OF 10  
JOB NO. 25174.00

