

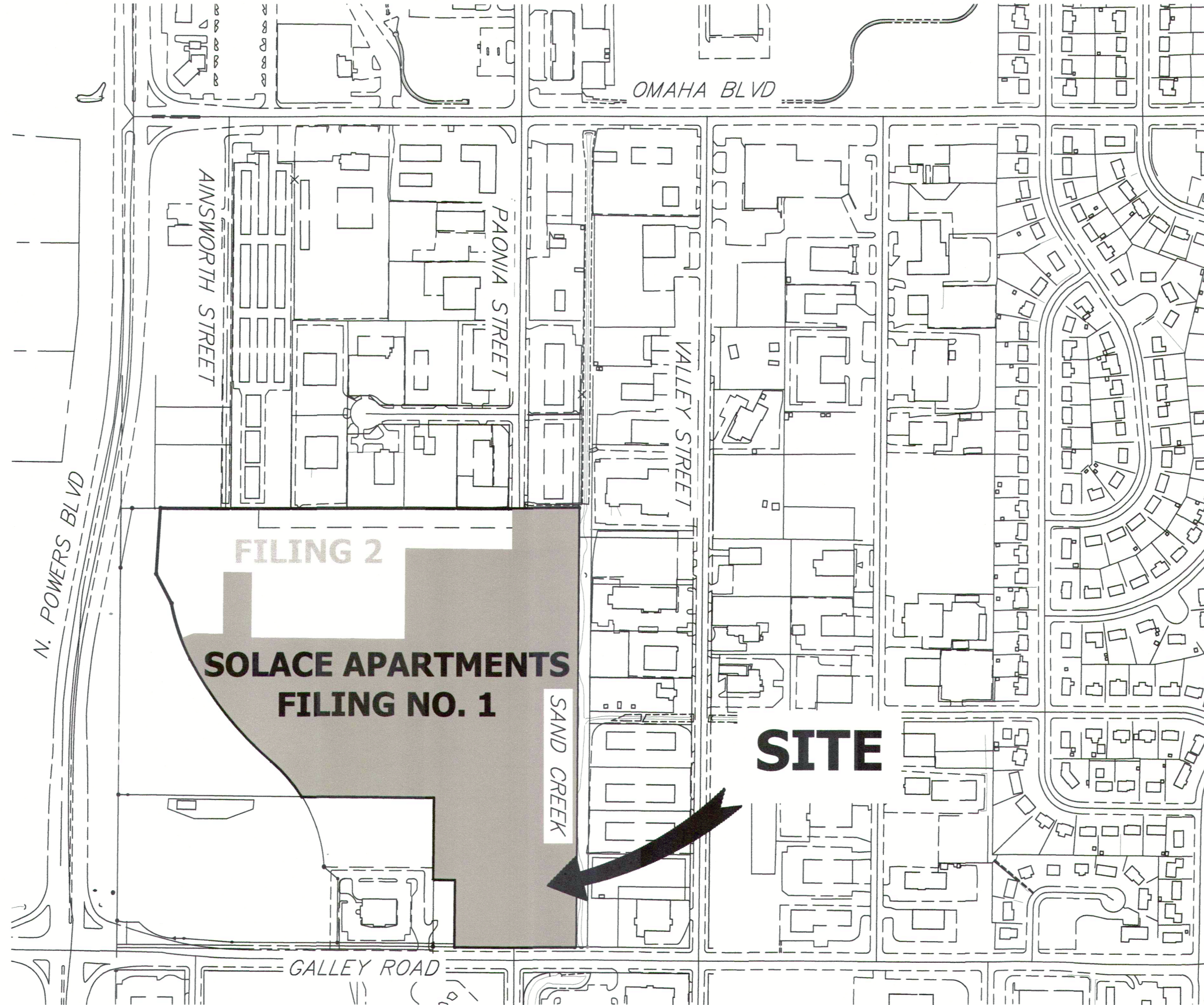
SOLACE APARTMENTS FILING NO. 1

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
C&TV 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	LOMR 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	MAX MAXIMUM	UE UTILITY EASEMENT
DE DRAINAGE EASEMENT	MDP 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	NCRP 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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TOTAL	32

RECORD DRAWINGS
06/23



Mike Bramlett
12/27/2023



Know what's below.
Call before you dig.

OWNER/DEVELOPER STATEMENT

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

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

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
11/30/2021 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.

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

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

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

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

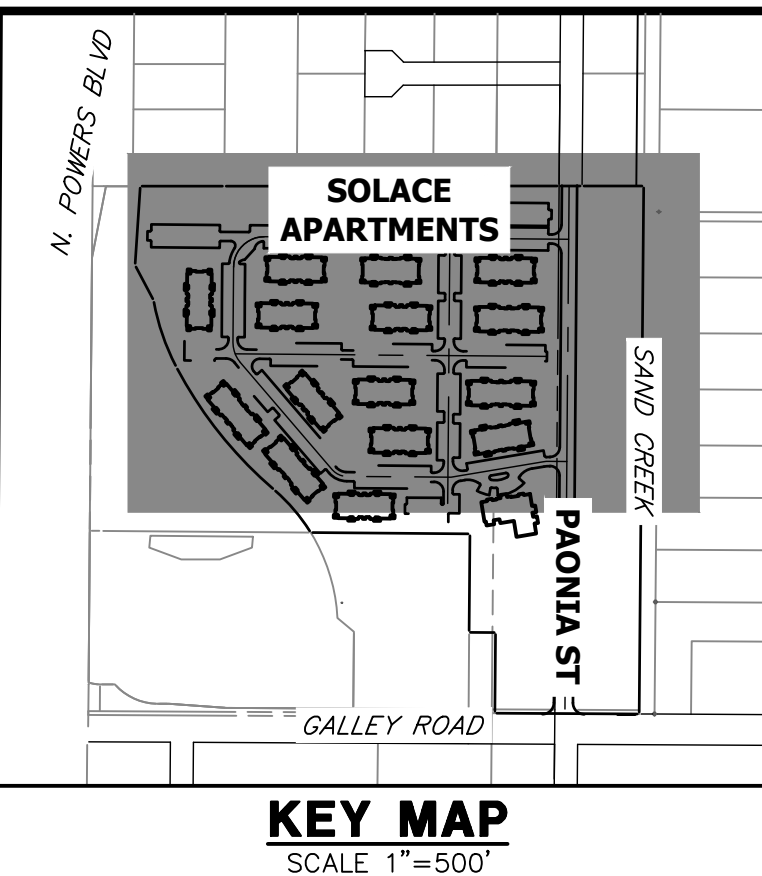
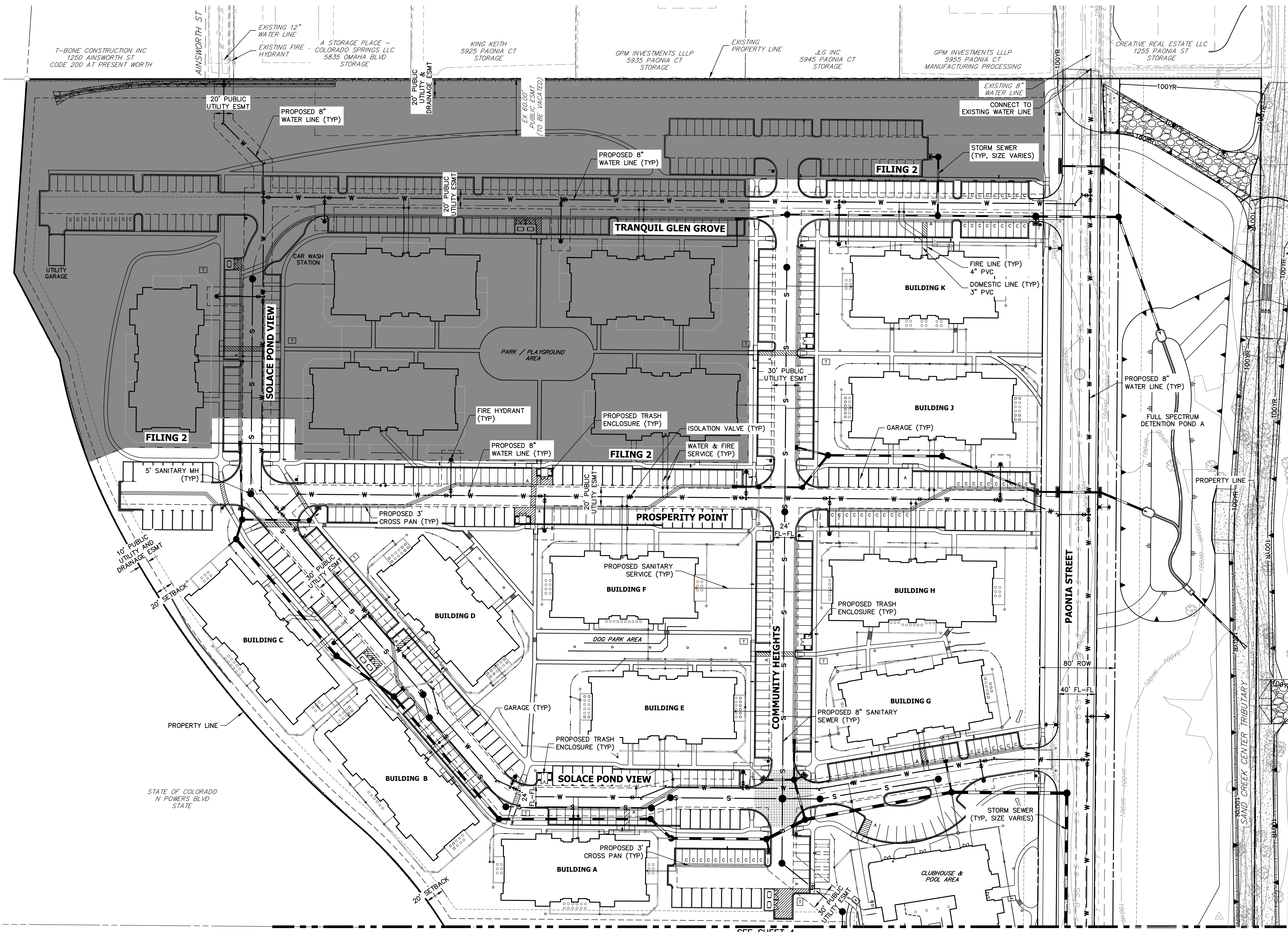
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BY	DATE

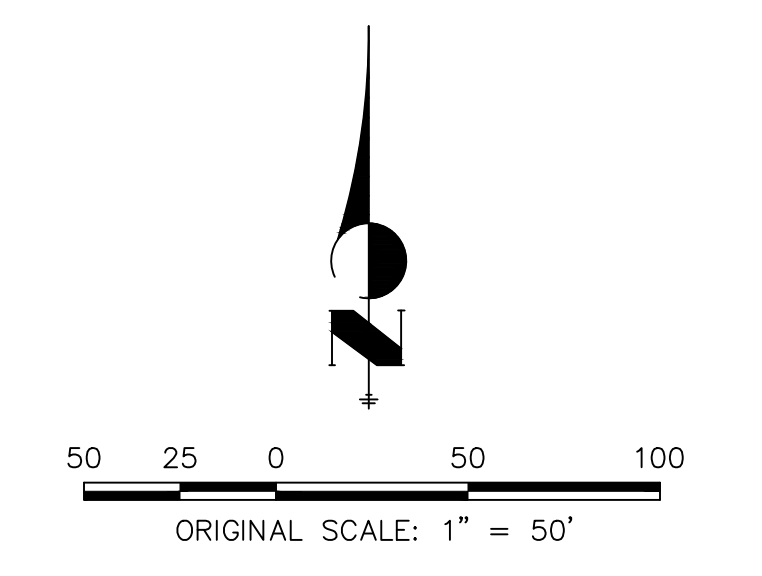
No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=300'	N/A	11/11/21	JRM	JRM	

SOLACE APARTMENTS
FILING NO. 1
COVER SHEET
SHEET 1 OF 32
JOB NO. 25174.00



KEY MAP
SCALE 1"=500'



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
 Mike Bramlett
 32314
 11/11/21
 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 NEIL ST
 CHAMPAIGN, IL 61820
 OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
 A Westman Company

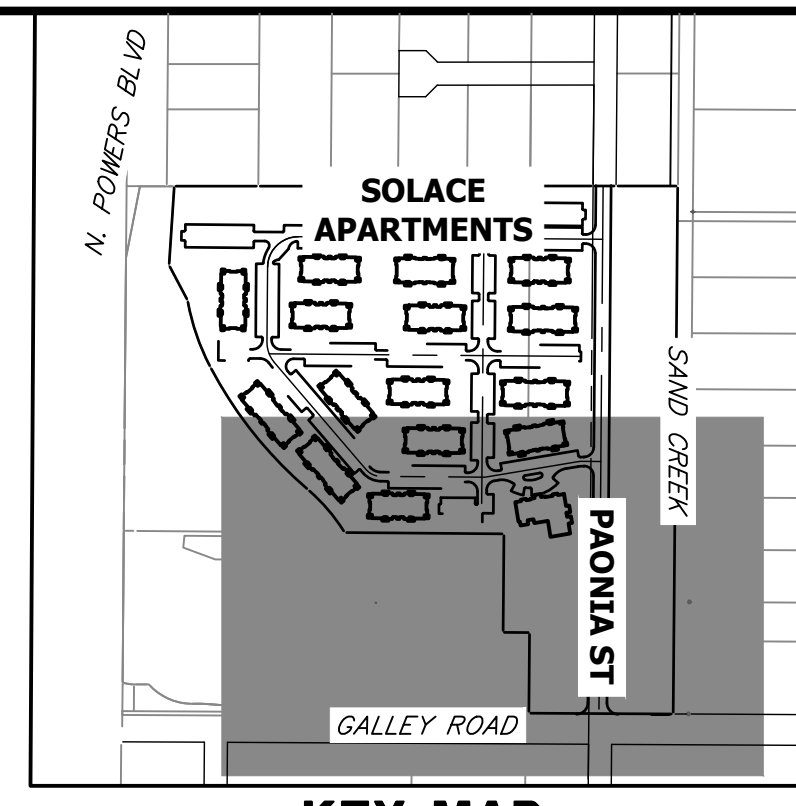
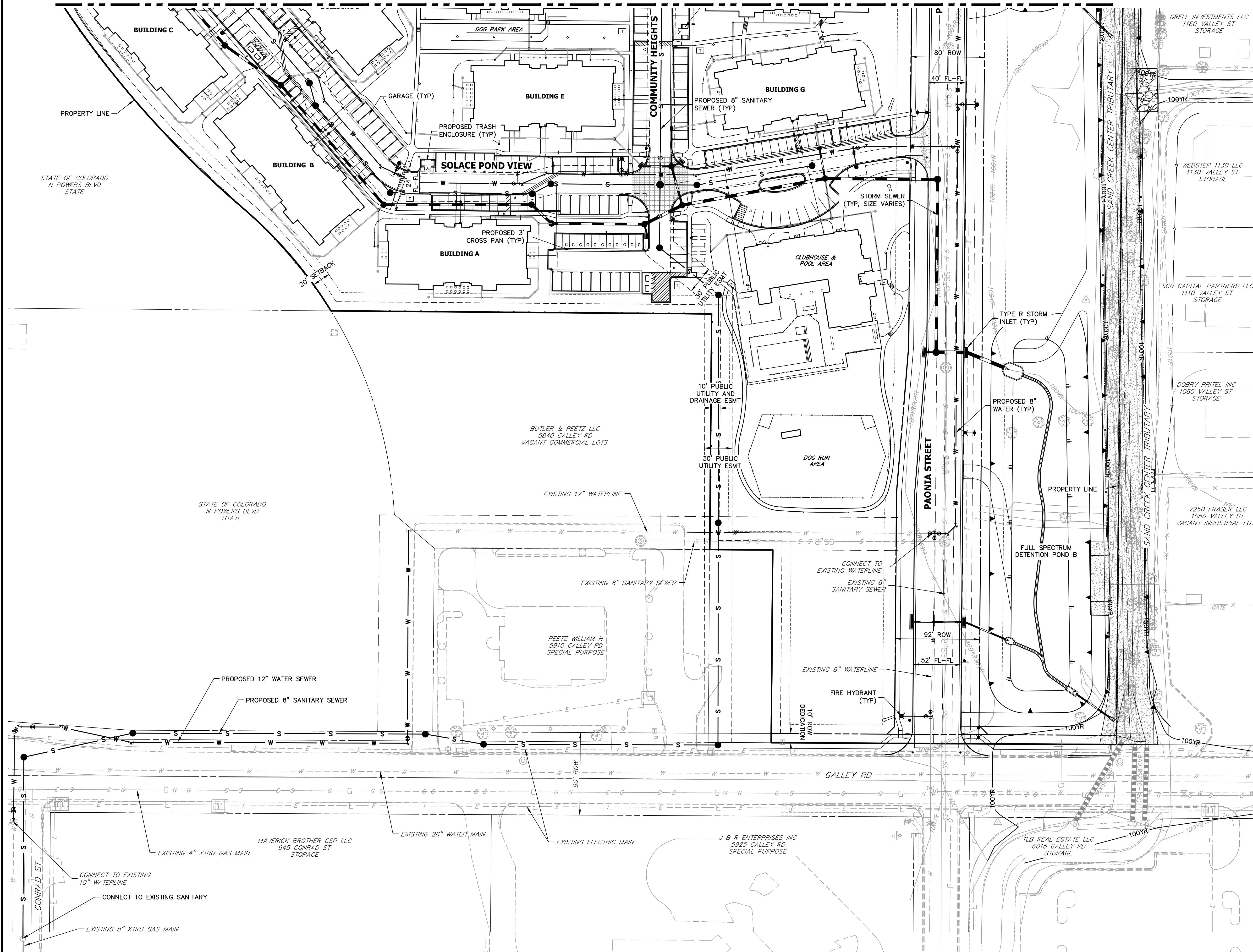
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No.	REVISION	BY	DATE

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

SOLACE APARTMENTS FILING NO. 1
 SITE AND OVERALL UTILITY PLAN
 SHEET 3 OF 32
 JOB NO. 25174.00

SEE SHEET 3

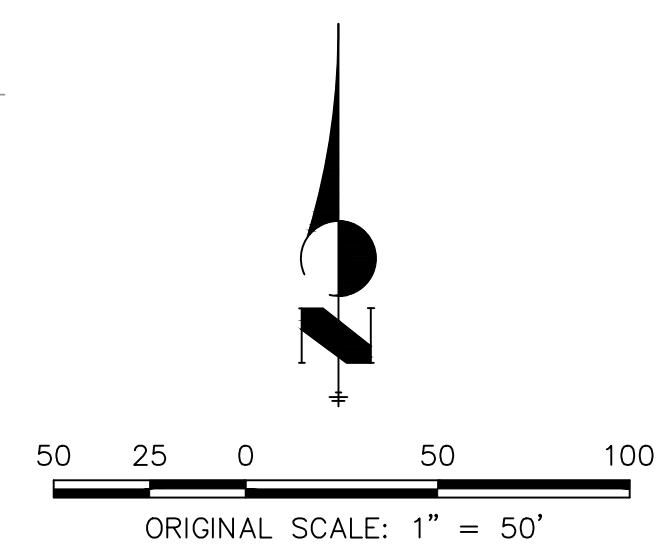


KEY MAP
SCALE 1"=500'

RECORD DRAWINGS
06/23



Mike Bramlett
12/27/2023



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EPC 11/30/21

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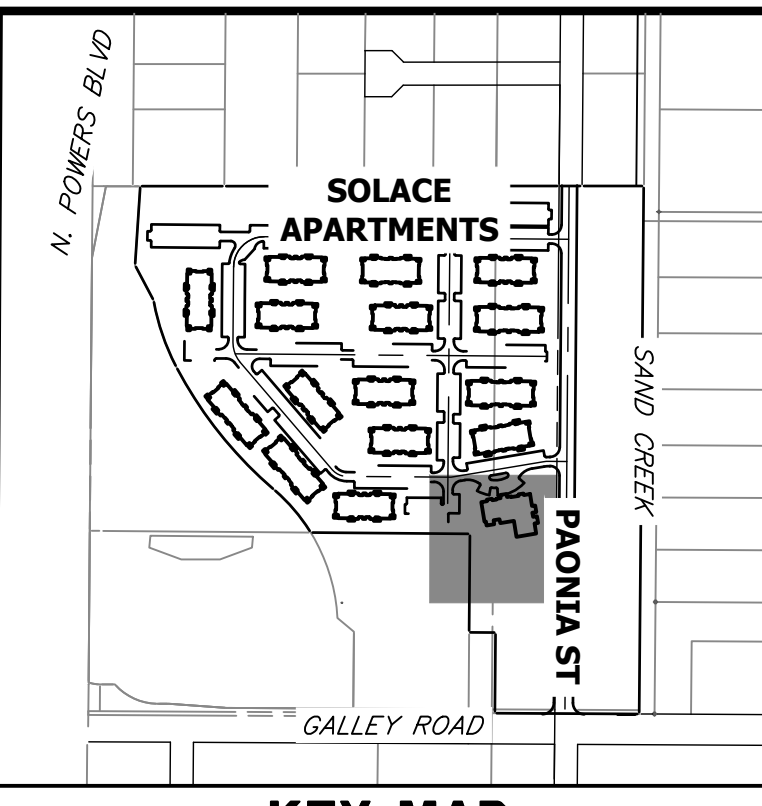
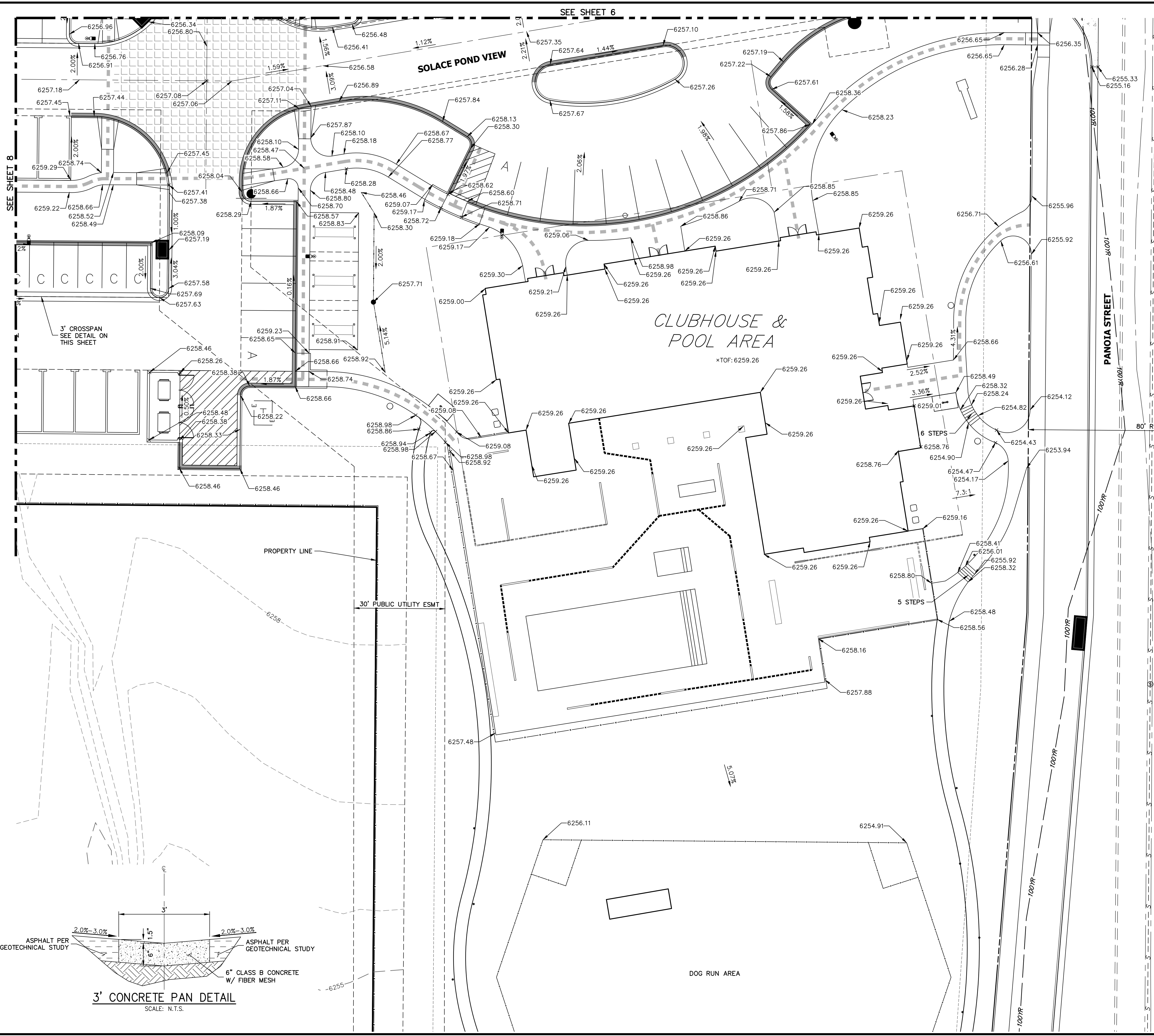
ENGINEER'S STATEMENT

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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SOLACE APARTMENTS FILING NO. 1 SITE AND OVERALL UTILITY PLAN	
SHEET 4	OF 32
JOB NO. 25174.00	



RECORD DRAWINGS
06/23

Mike Bramlett
12/27/2023

LEGEND

- 6" VERTICAL CATCH CURB W/ 1' GUTTER
- 6" VERTICAL SPILL CURB W/ 1' GUTTER
- PROPOSED SIDEWALK
- PROPOSED WATERLINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING CURB & GUTTER
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING PROPERTY LINE
- EXISTING BOUNDARY LINE
- PROPOSED FLOWLINE ELEVATION
- PROPOSED LOW POINT
- PROPOSED HIGH POINT
- PROPOSED GRADE BREAK
- PROPOSED FINISHED GRADE
- ADA ROUTE



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Mike Bramlett
32314
11/11/21

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

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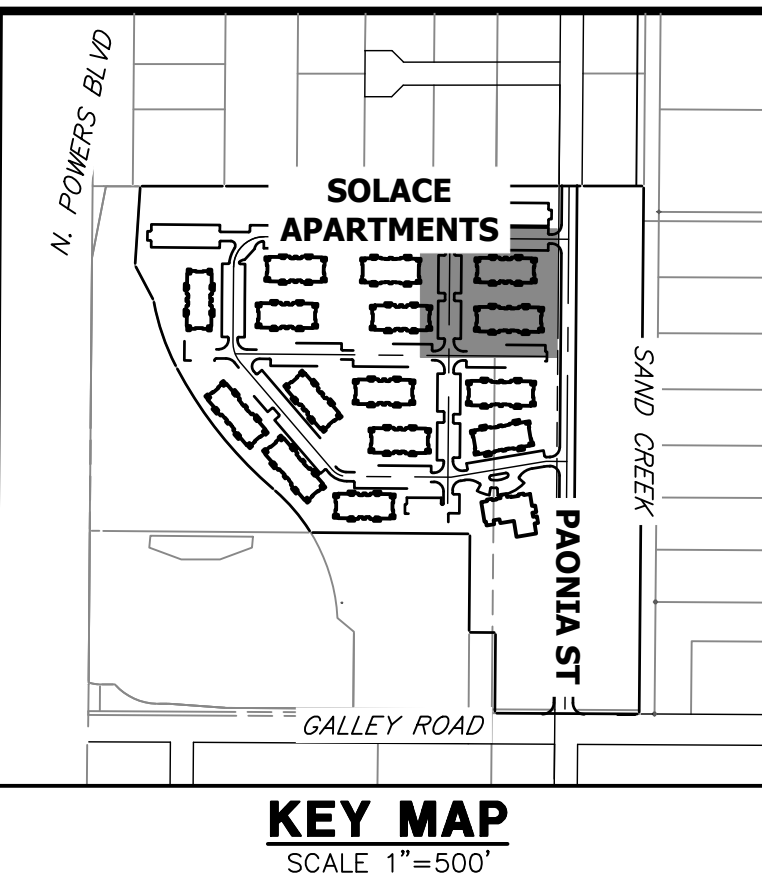
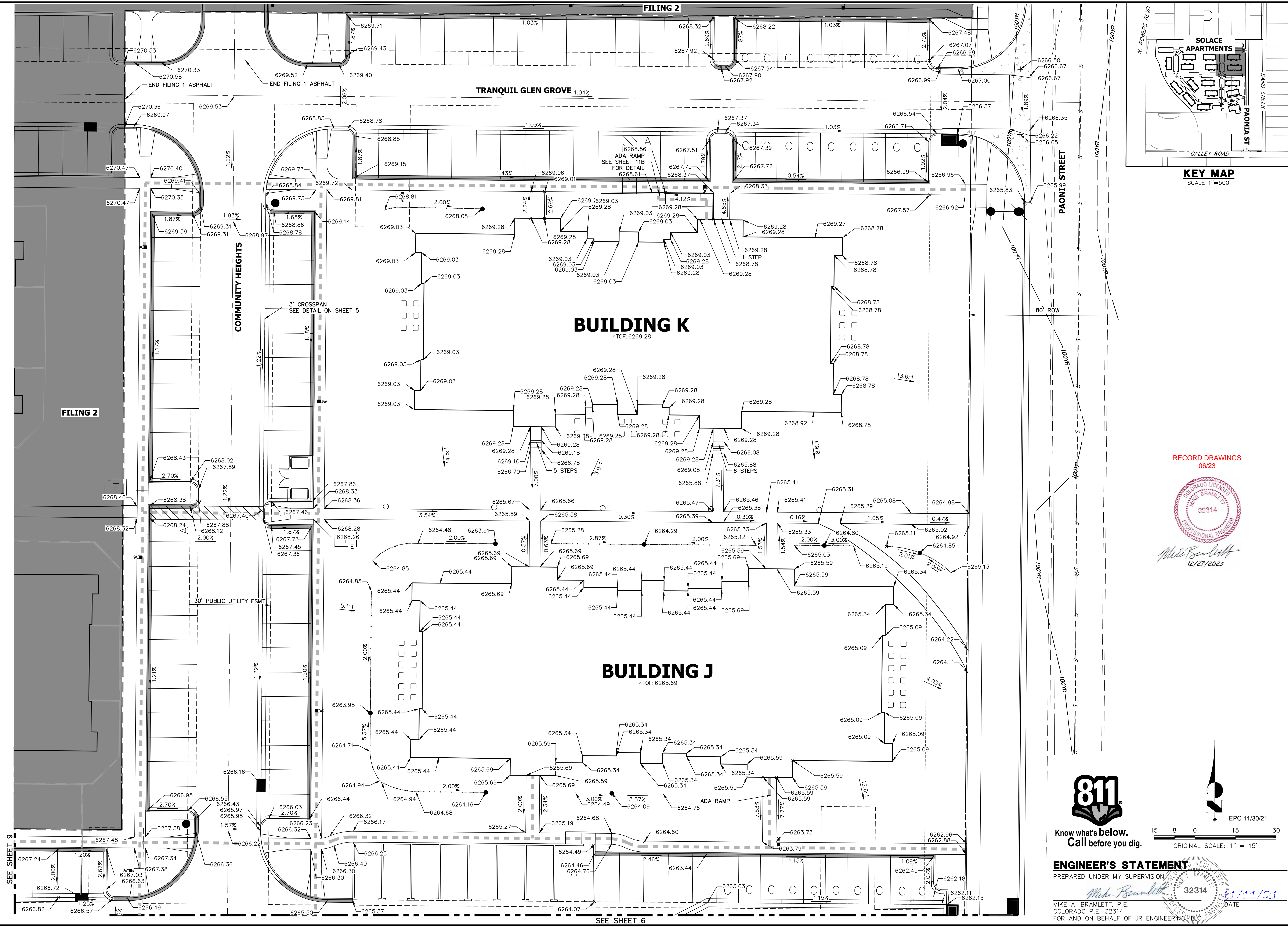
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BY	DATE	REVISION	No.	DCN #2
GVT	10/15/21	2		

SOLACE APARTMENTS FILING NO. 1
DETAIL GRADING PLAN

DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

SHEET 5 OF 32
JOB NO. 25174.00



RECORD DRAWINGS
06/23



Mike Bramlett
12/27/2023

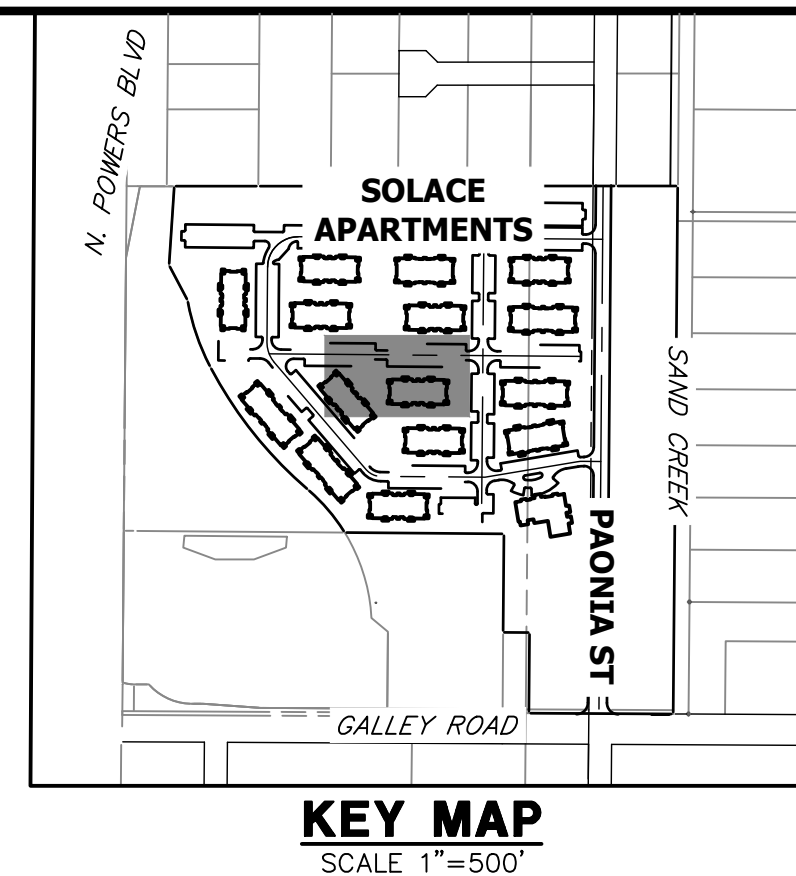


ORIGINAL SCALE: 1" = 15'

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

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BY GVT	DATE 10/15/21
No. 2	REVISION DCN #2
H-SCALE 1"=15'	V-SCALE N/A
DATE 11/11/21	DESIGNED BY JRM
DRAWN BY JRM	CHECKED BY
SOLACE APARTMENTS FILING NO. 1 DETAIL GRADING PLAN	
SHEET 7 OF 32 JOB NO. 25174.00	

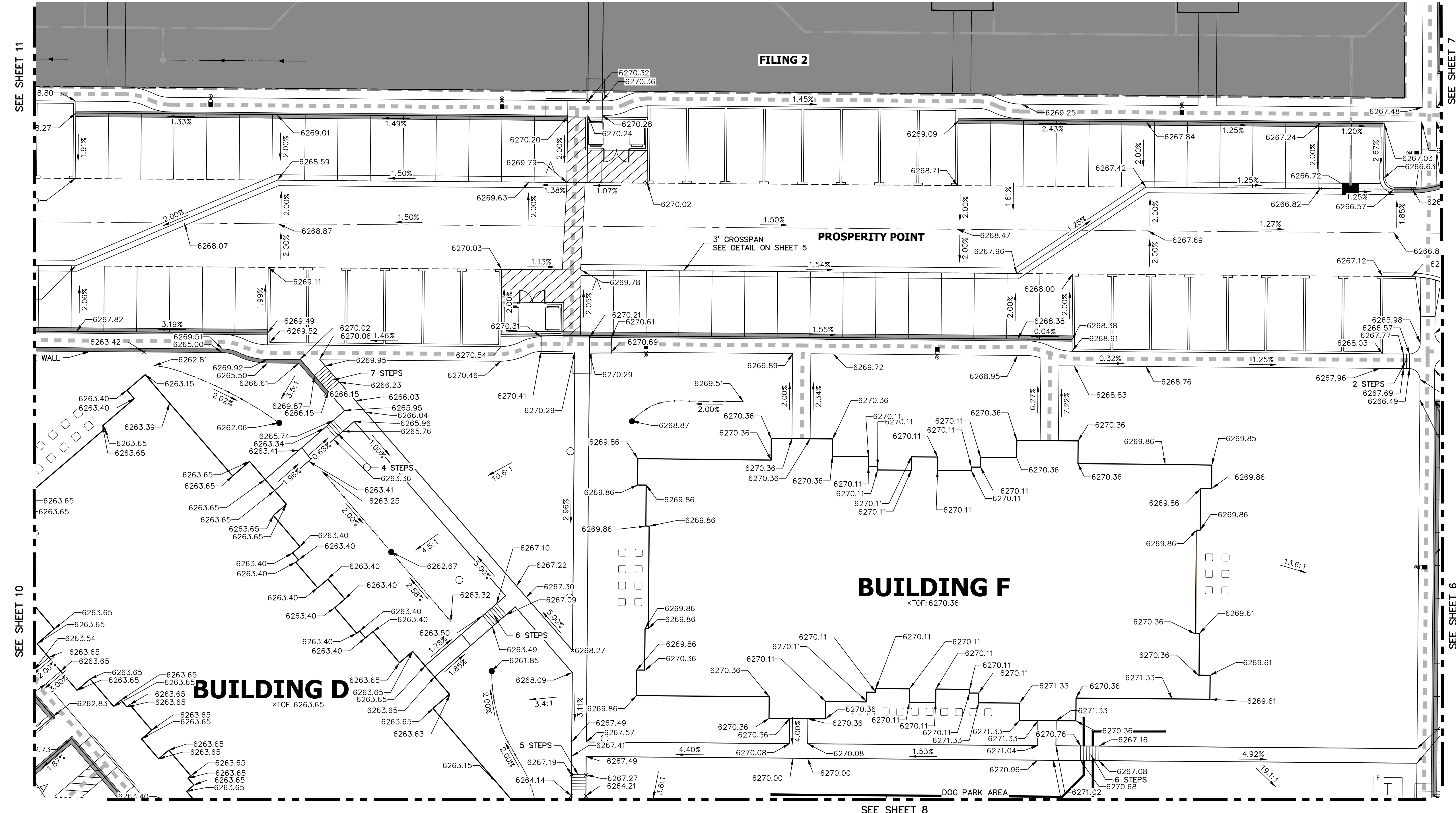


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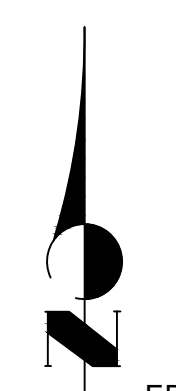
RECORD DRAWINGS
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Mike Bramlett
12/27/2023



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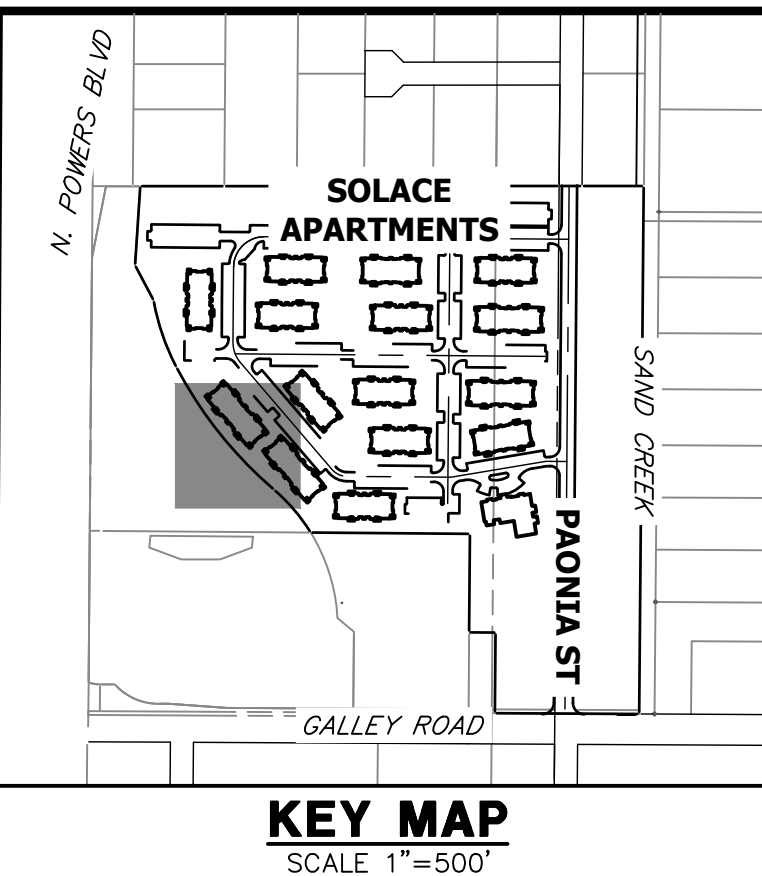
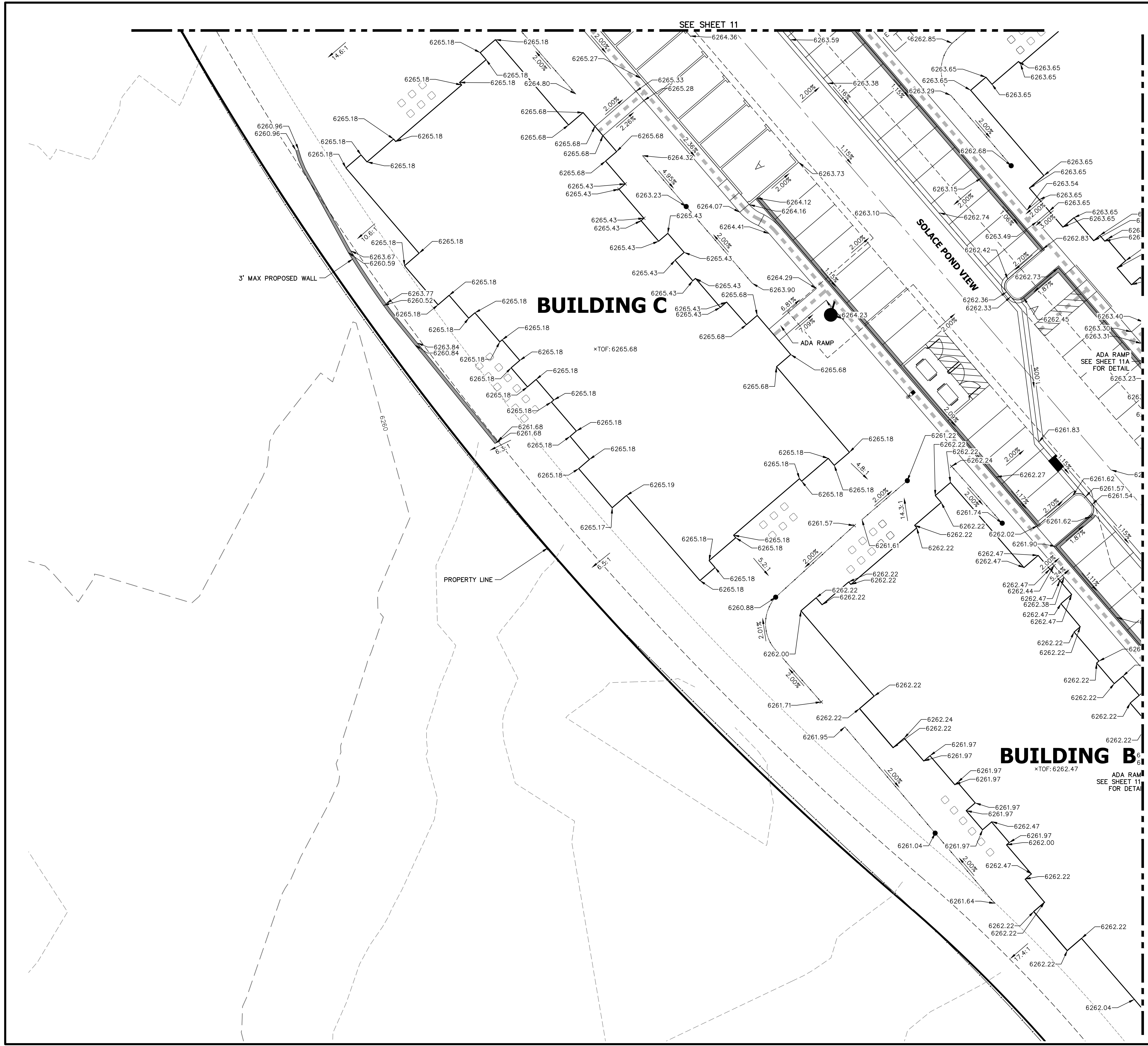
Mike Bramlett
MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

32314
DATE 11/11/21

No.	REVISION	DATE	BY	DATE
2				

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=15'	N/A	11/11/21	JRM	JRM	

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

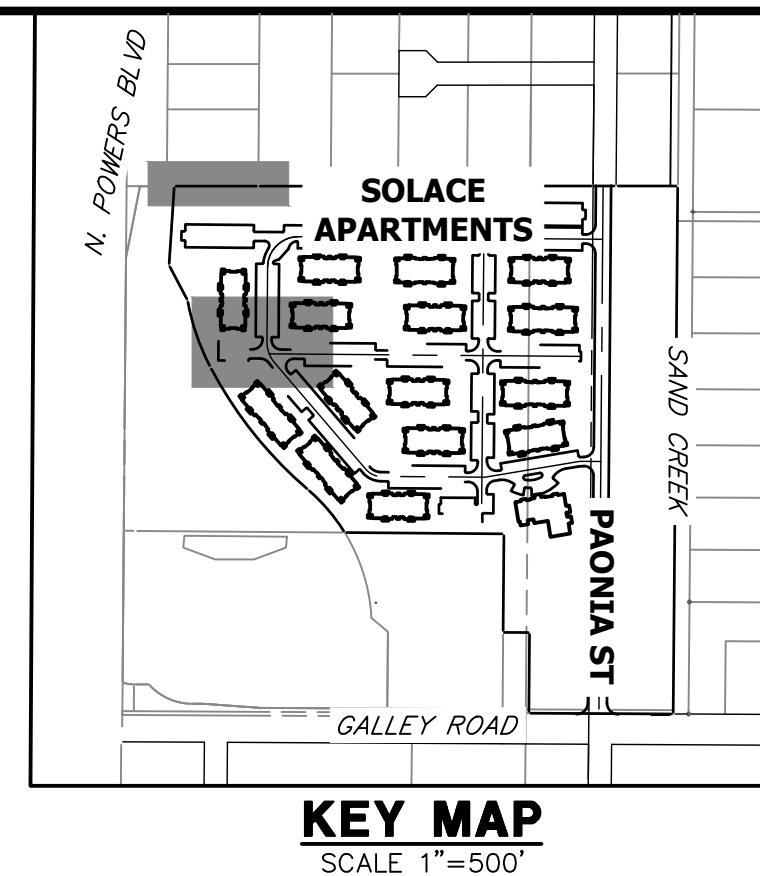
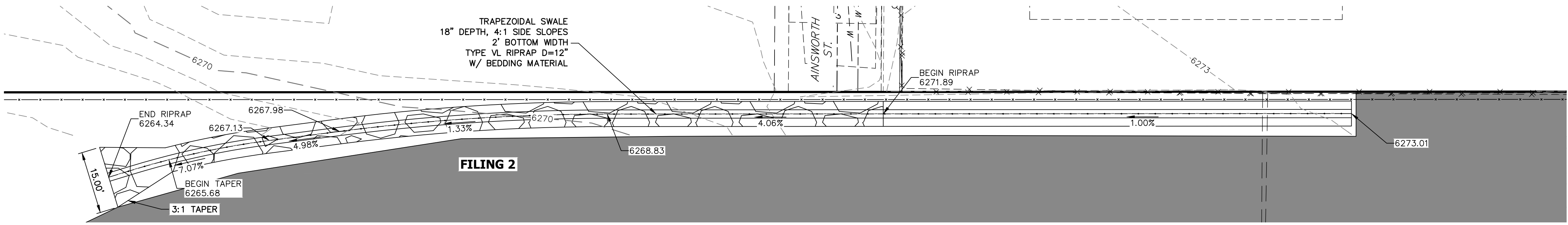
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CS POWERS & GALLEY LLC
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 CHAMPAIGN, IL 61820
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J.R. ENGINEERING
 A Westman Company
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 Fort Collins 970-491-9888 • www.jrengineering.com

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

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

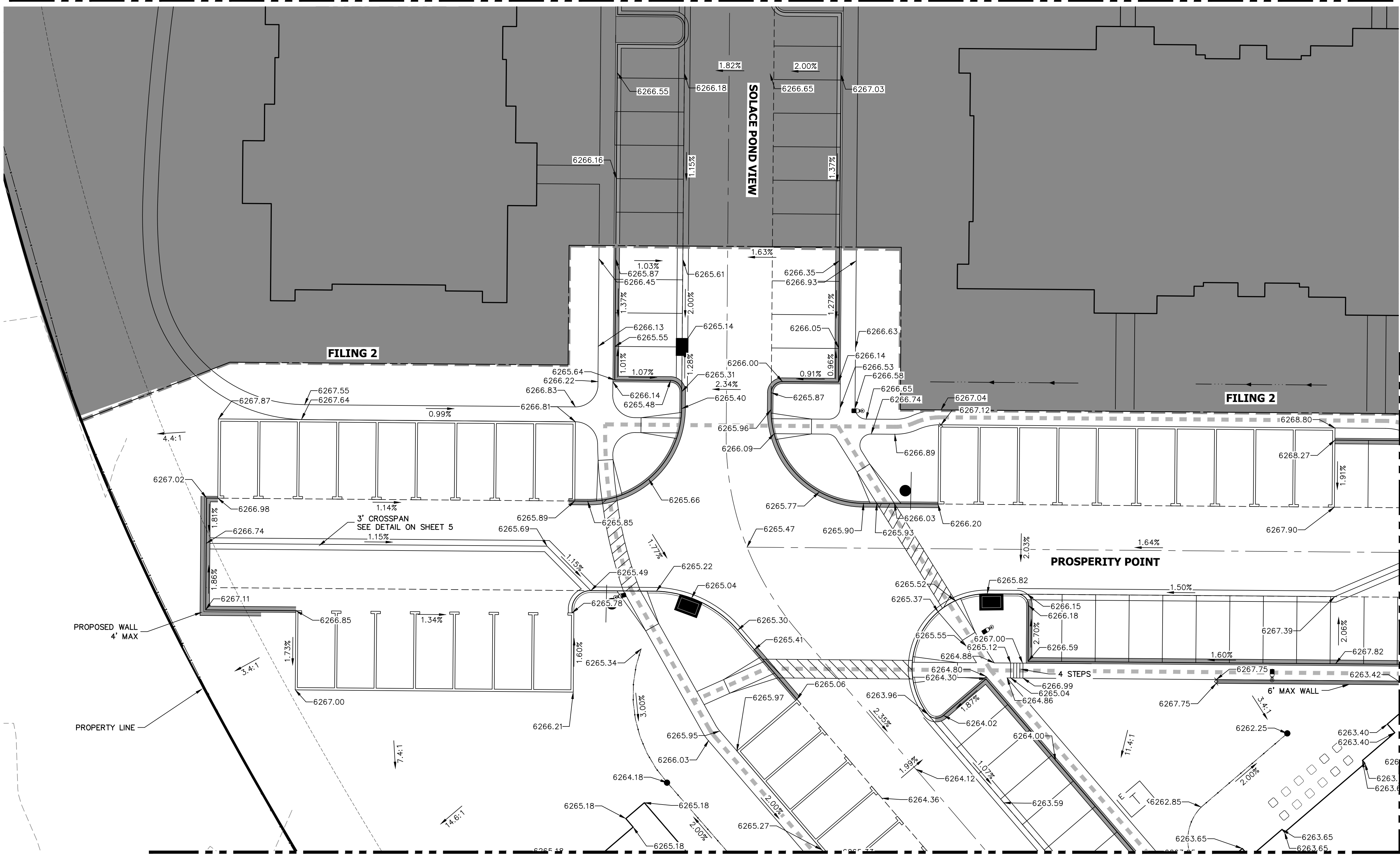


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 510 S NEIL ST
 CHAMPAIGN, IL 61820
 OFFICE PHONE (734) 216-2577

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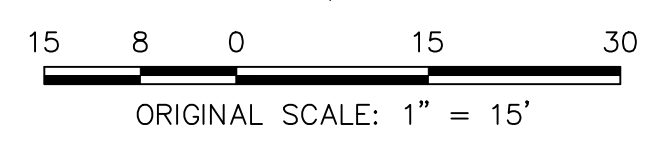
SEE ABOVE



RECORD DRAWINGS
 06/23



Mike Bramlett
 12/27/2023



ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 Mike Bramlett
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC

EPC 11/30/21
 DATE 11/11/21

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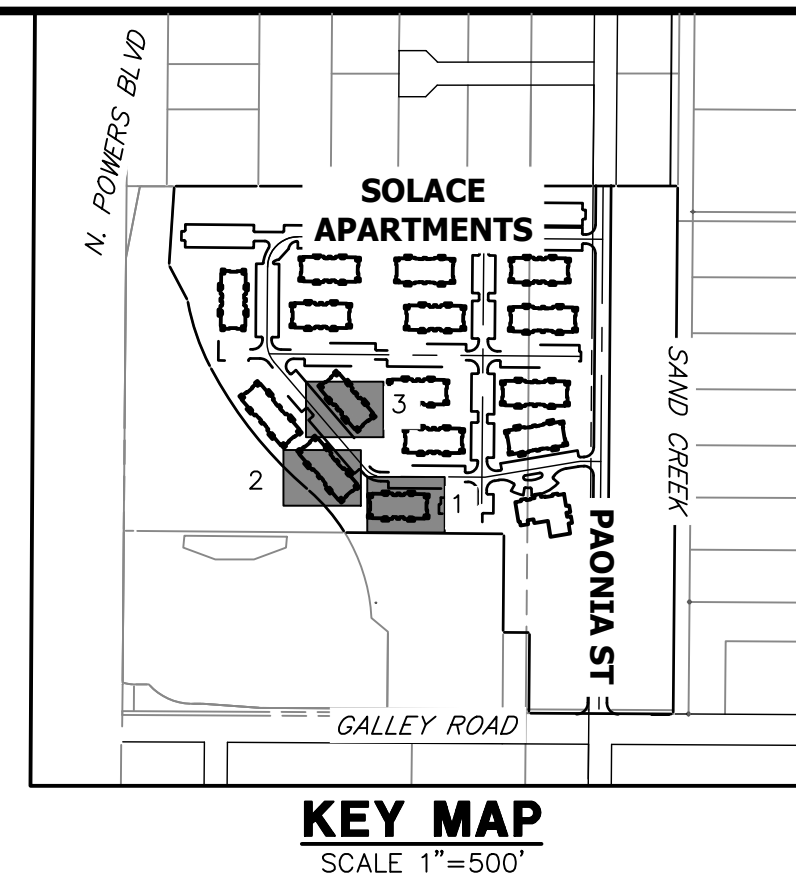
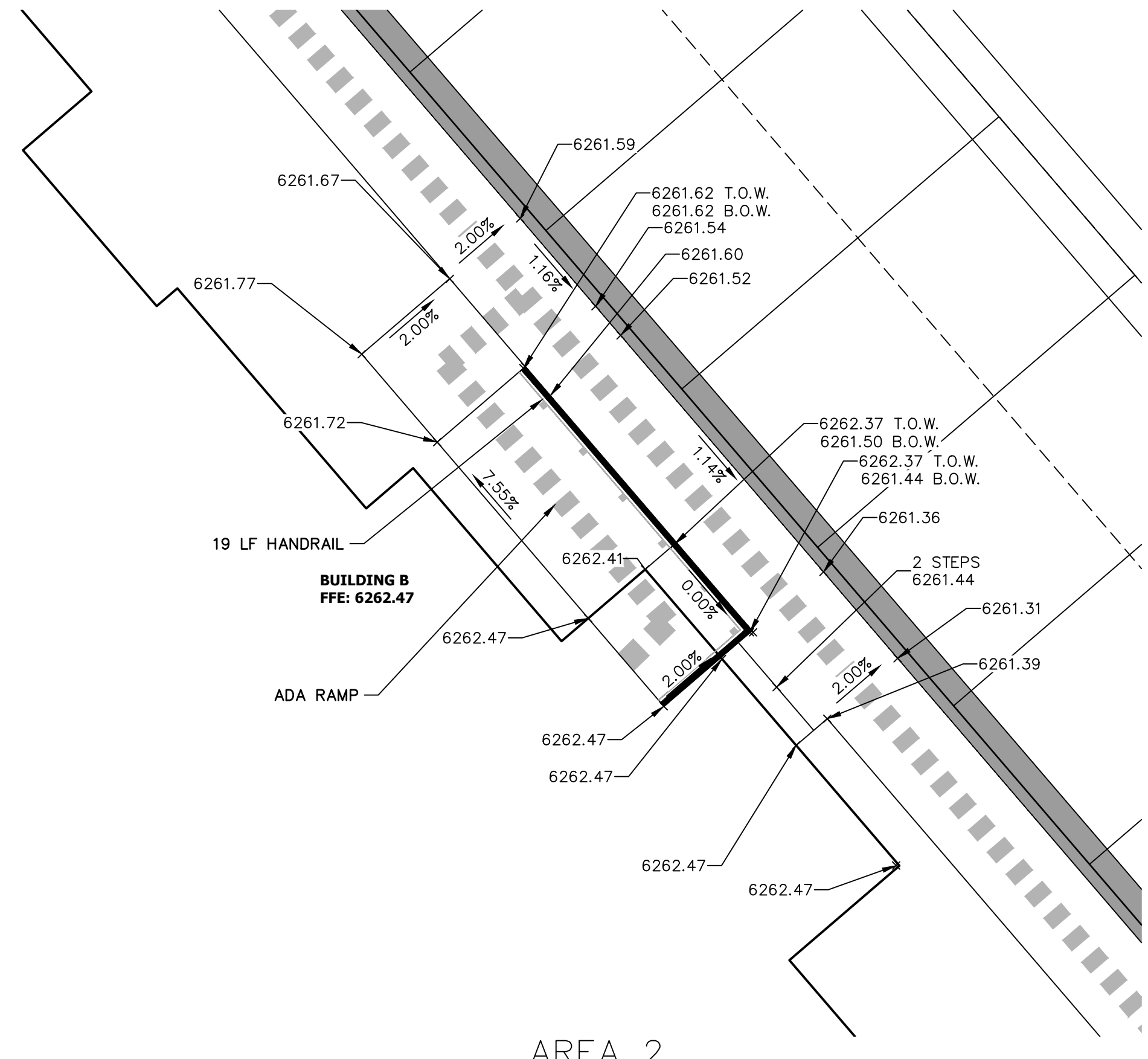
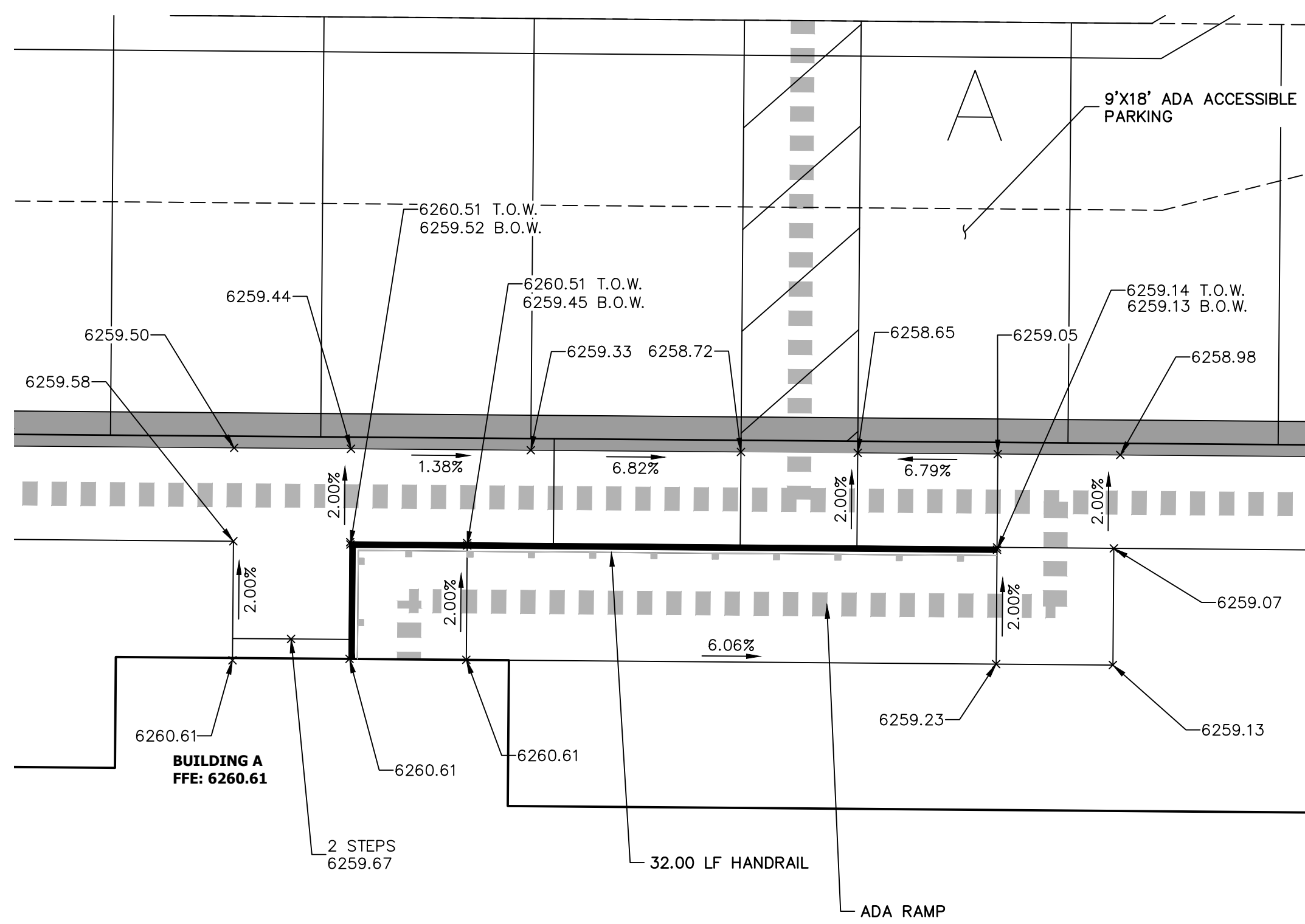
BY	DATE
CVT	10/15/21

No.	REVISION	DCN #2
2		

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=15'	N/A	11/11/21	JRM	JRM	

SOLACE APARTMENTS FILING NO. 1
 DETAIL GRADING PLAN

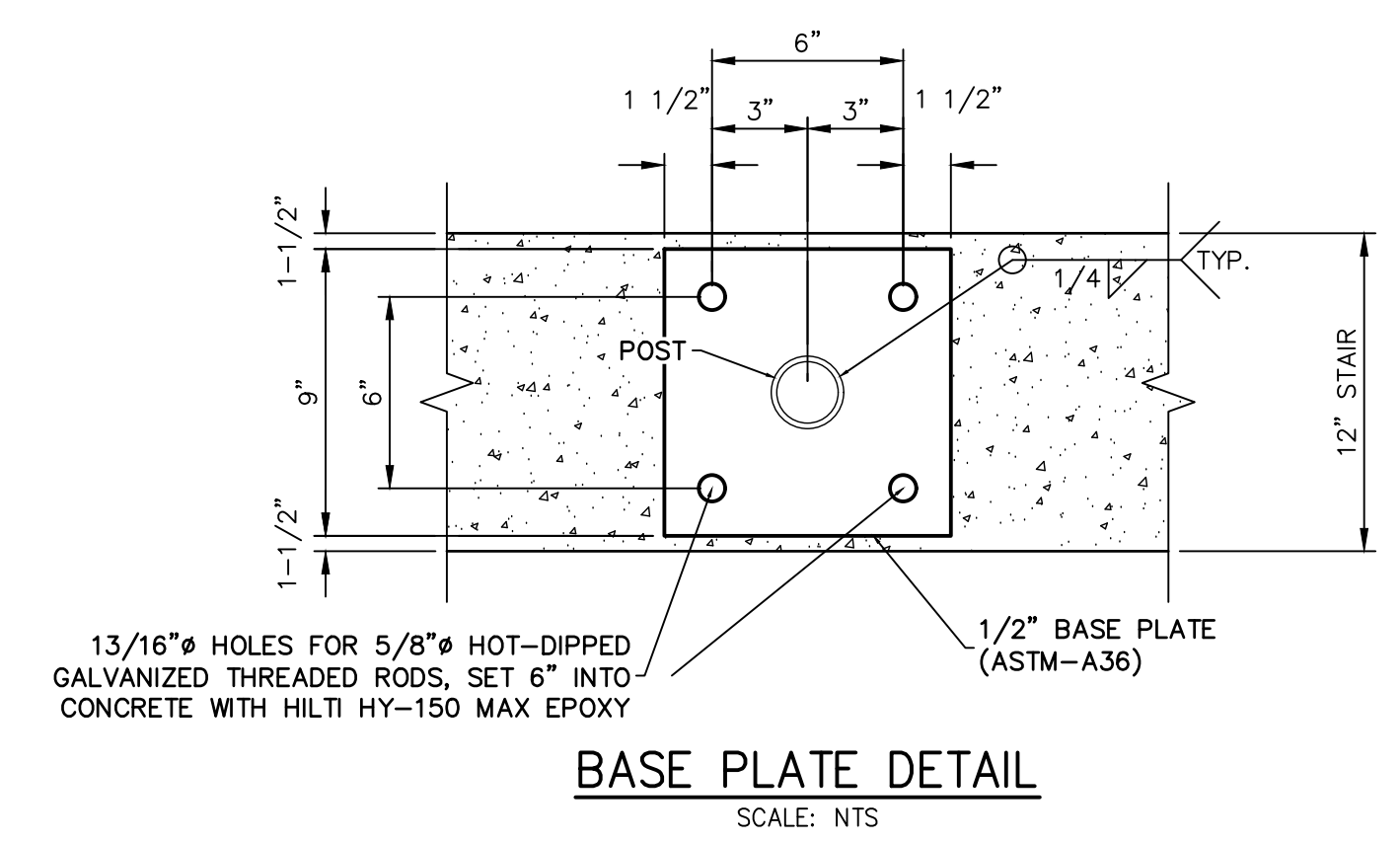
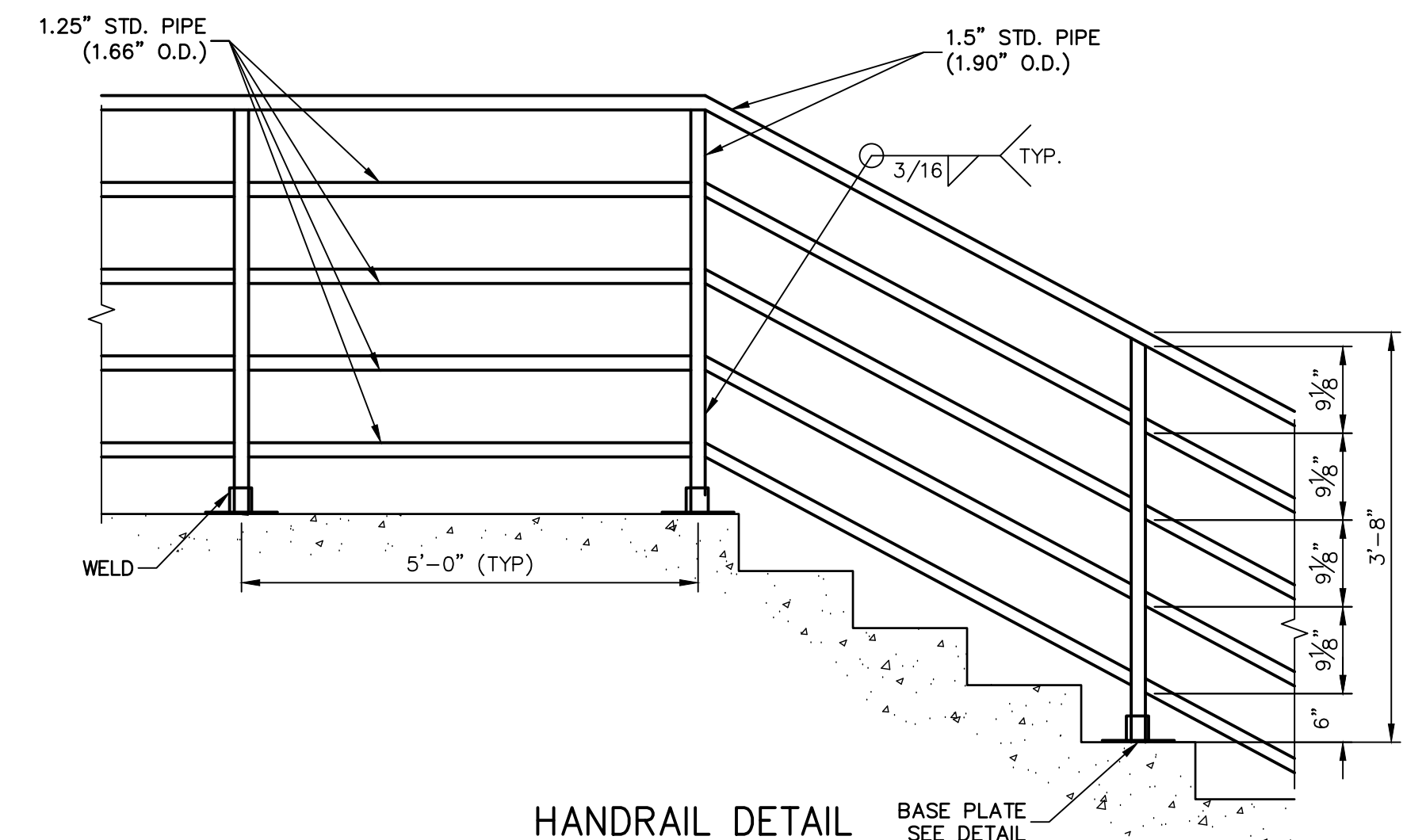
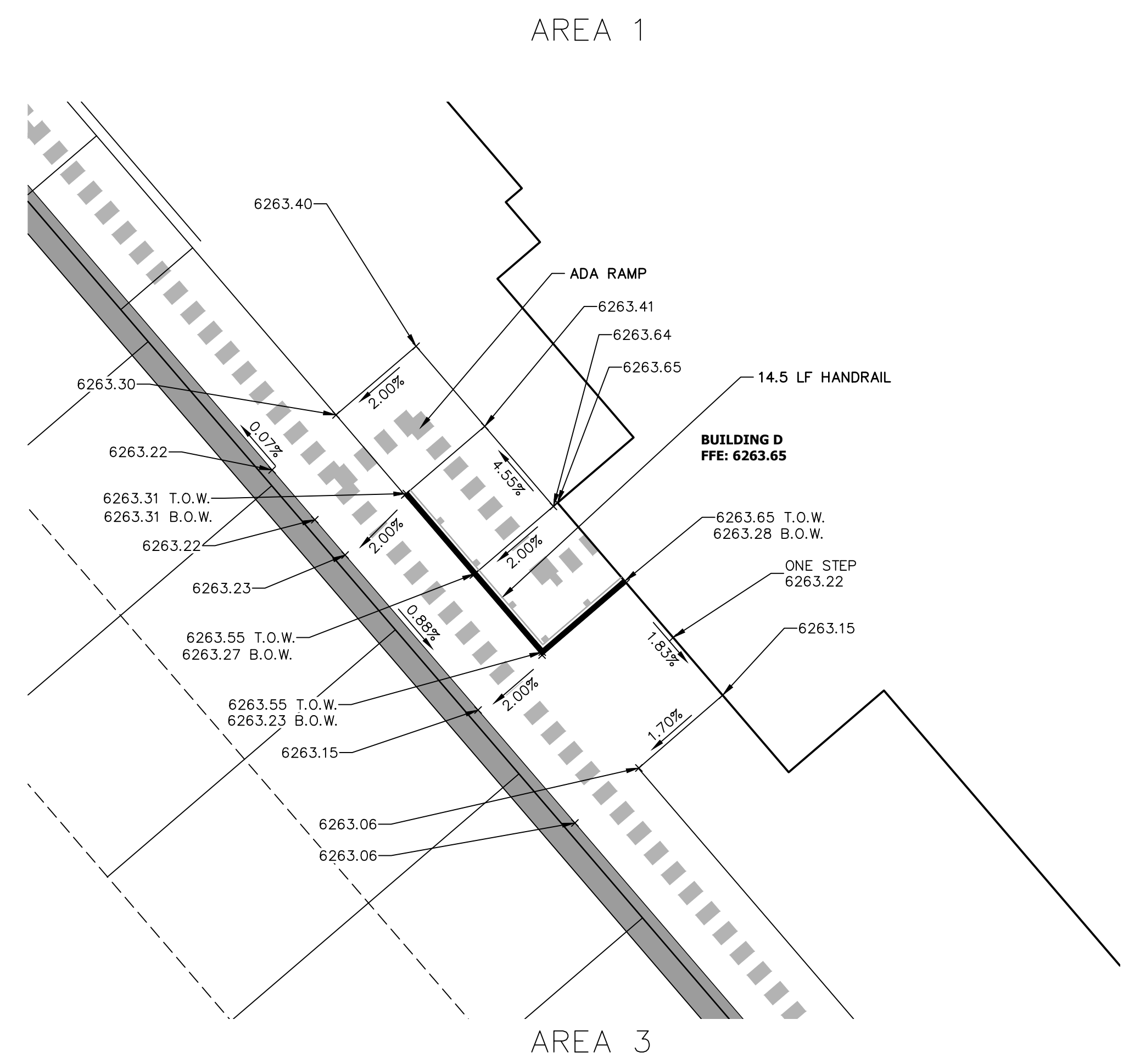
SHEET 11 OF 32
 JOB NO. 25174.00



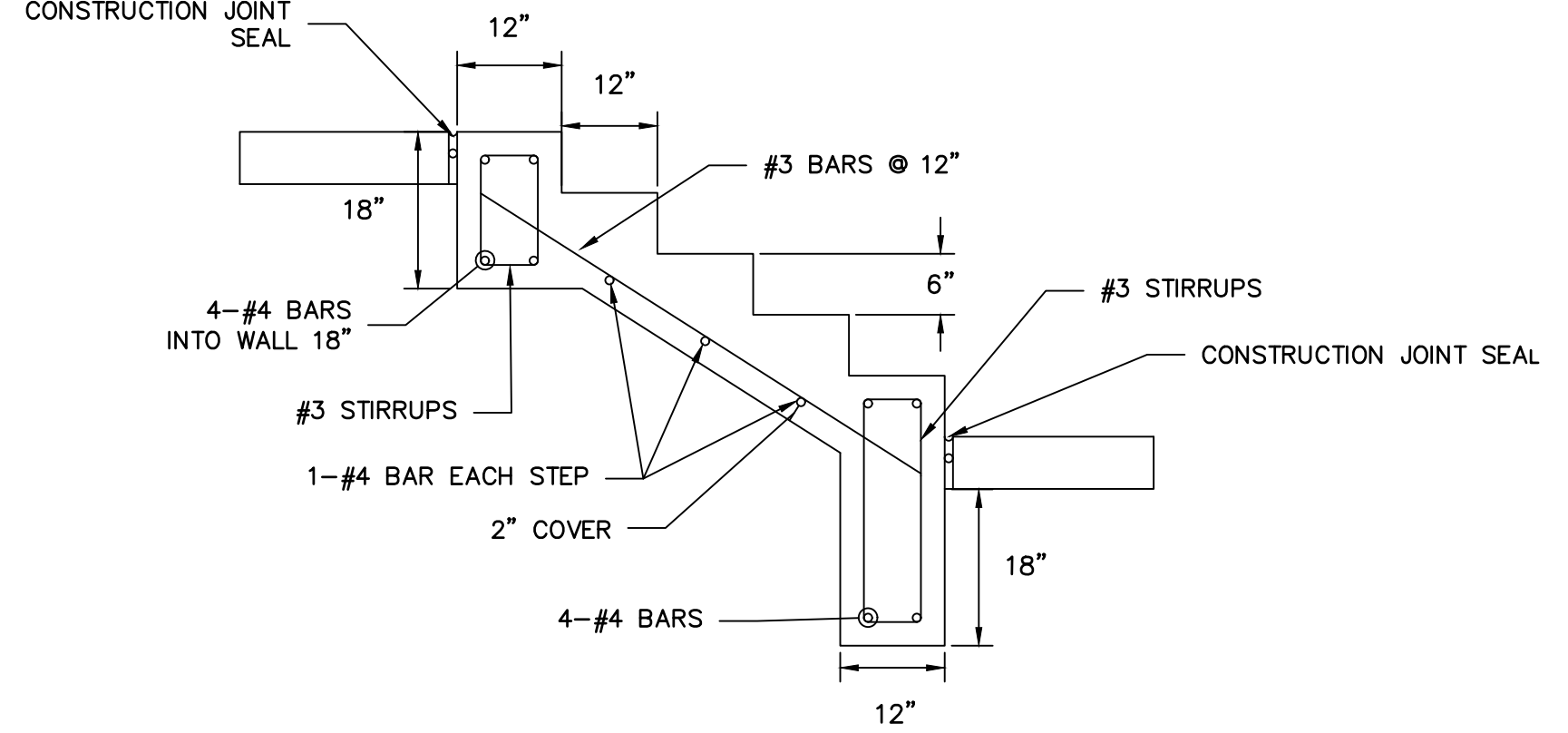
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES. THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. DESIGNATED BY WRITTEN AUTHORIZATION.

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

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



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.



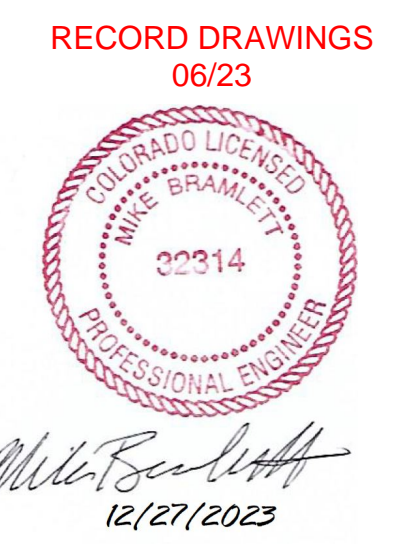
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
DATE 11/11/21
FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

32314

32314

11/11/21

EPC 11/30/21

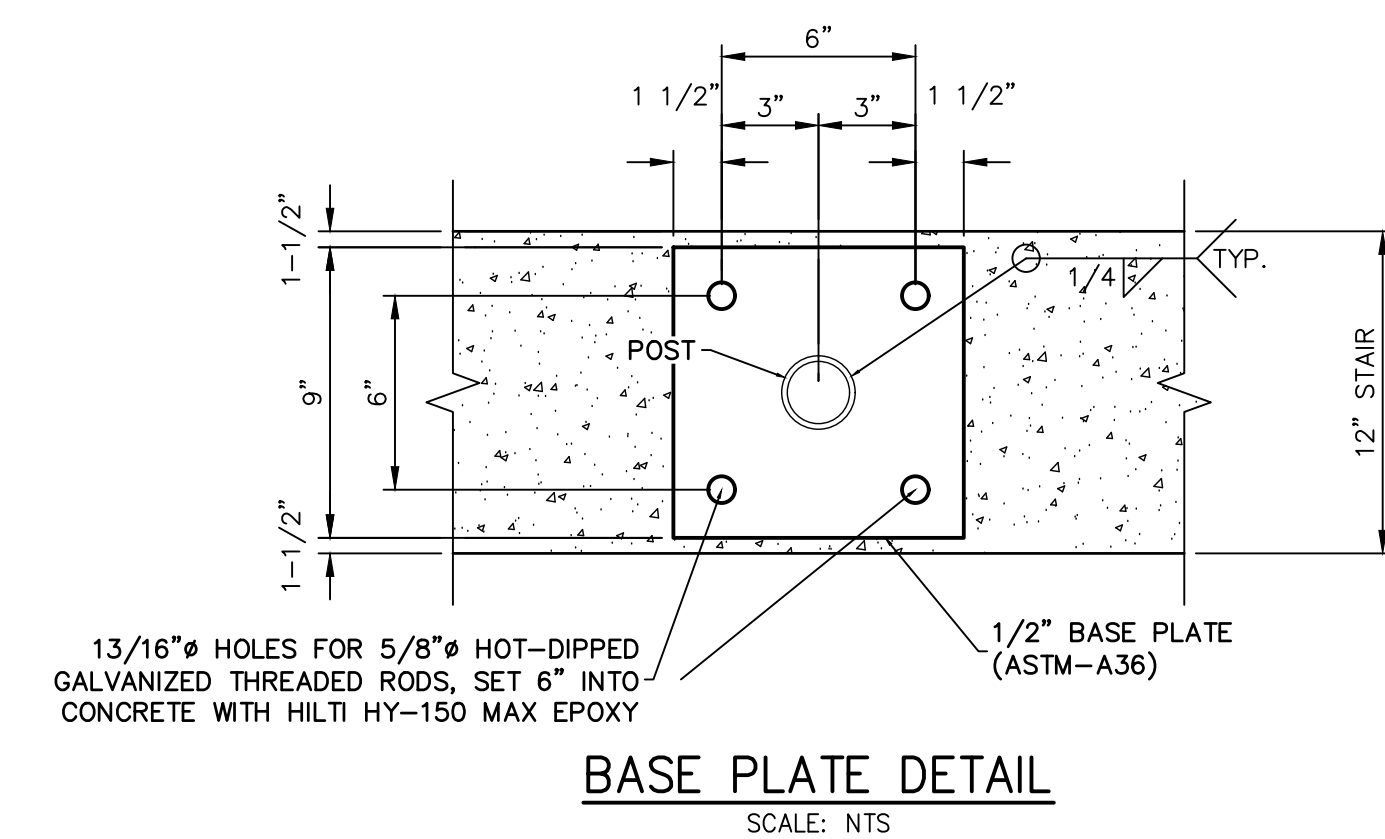
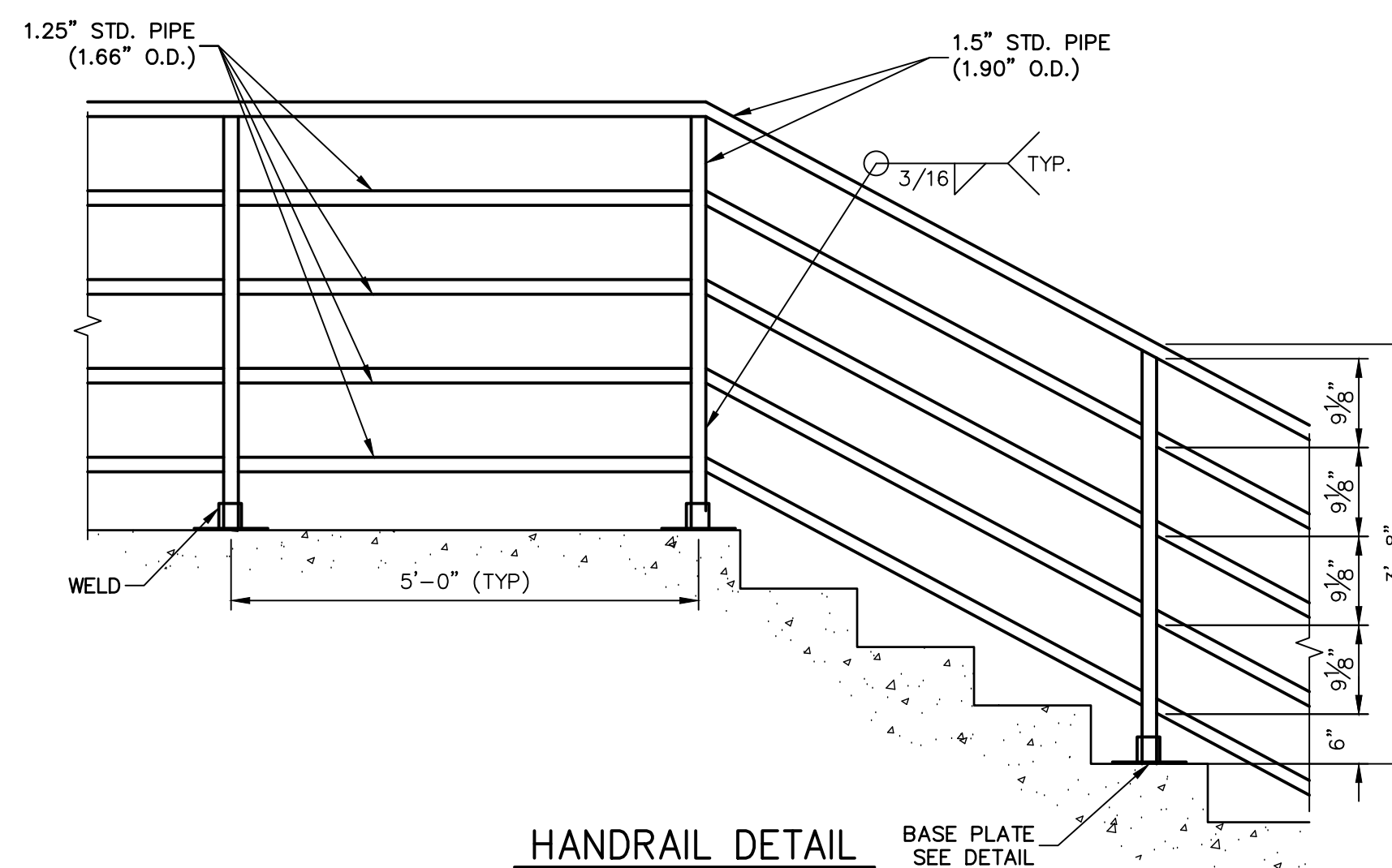
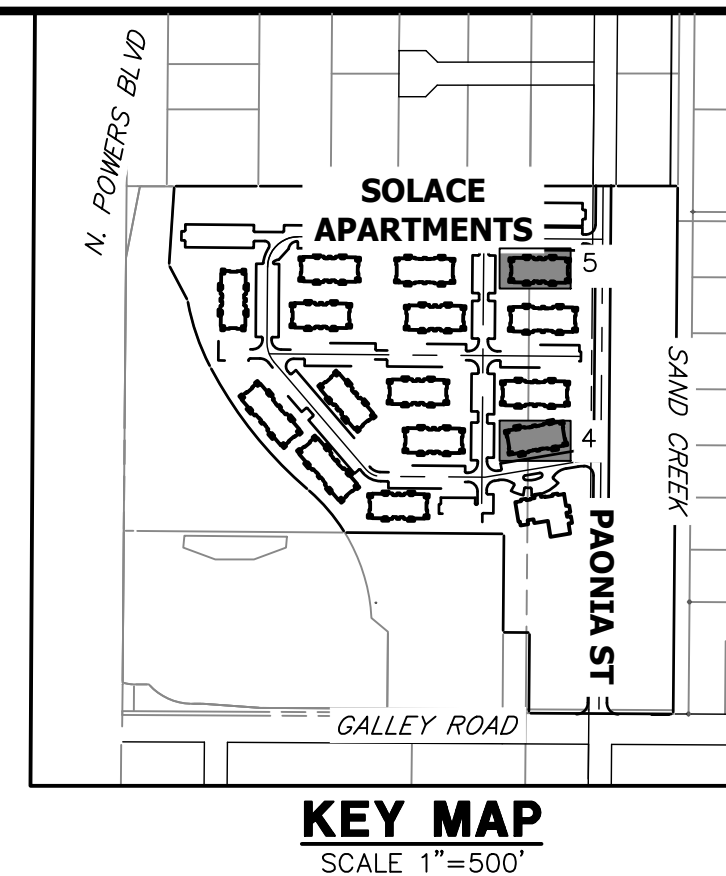
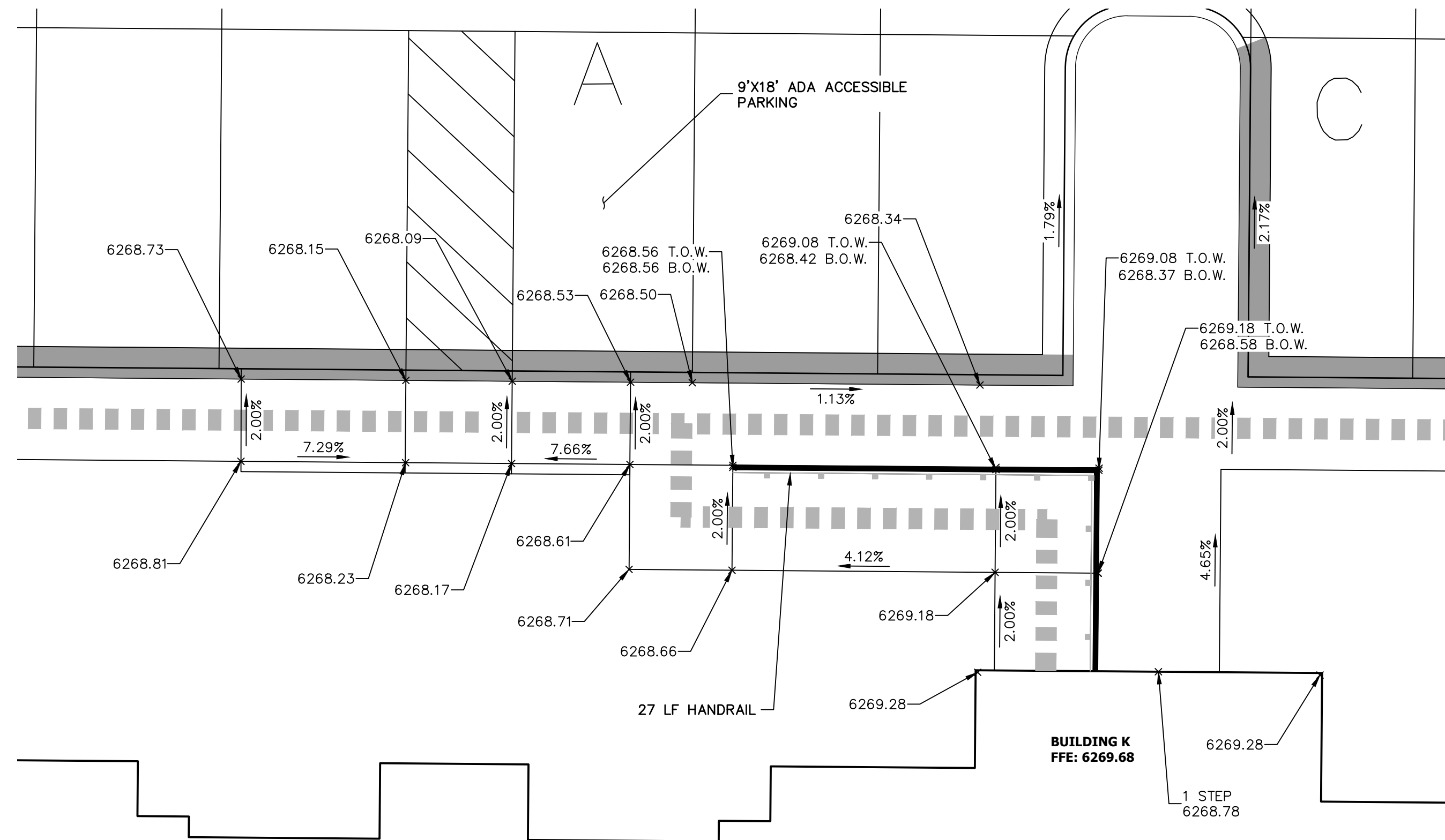
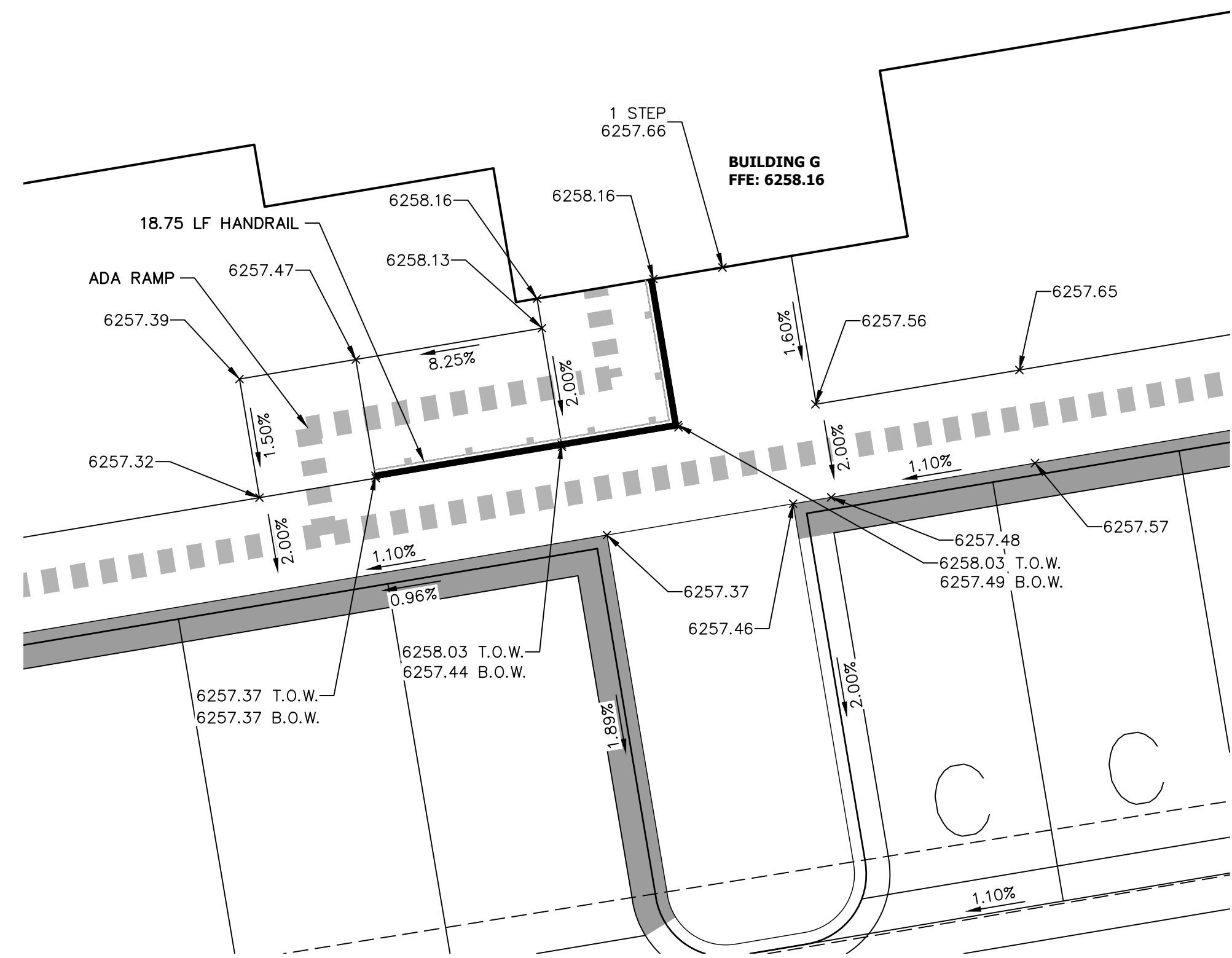


BY	DATE	REVISION	DCN #2
GVT	10/15/21	2	

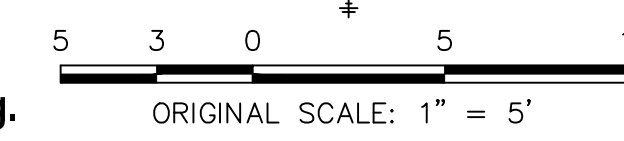
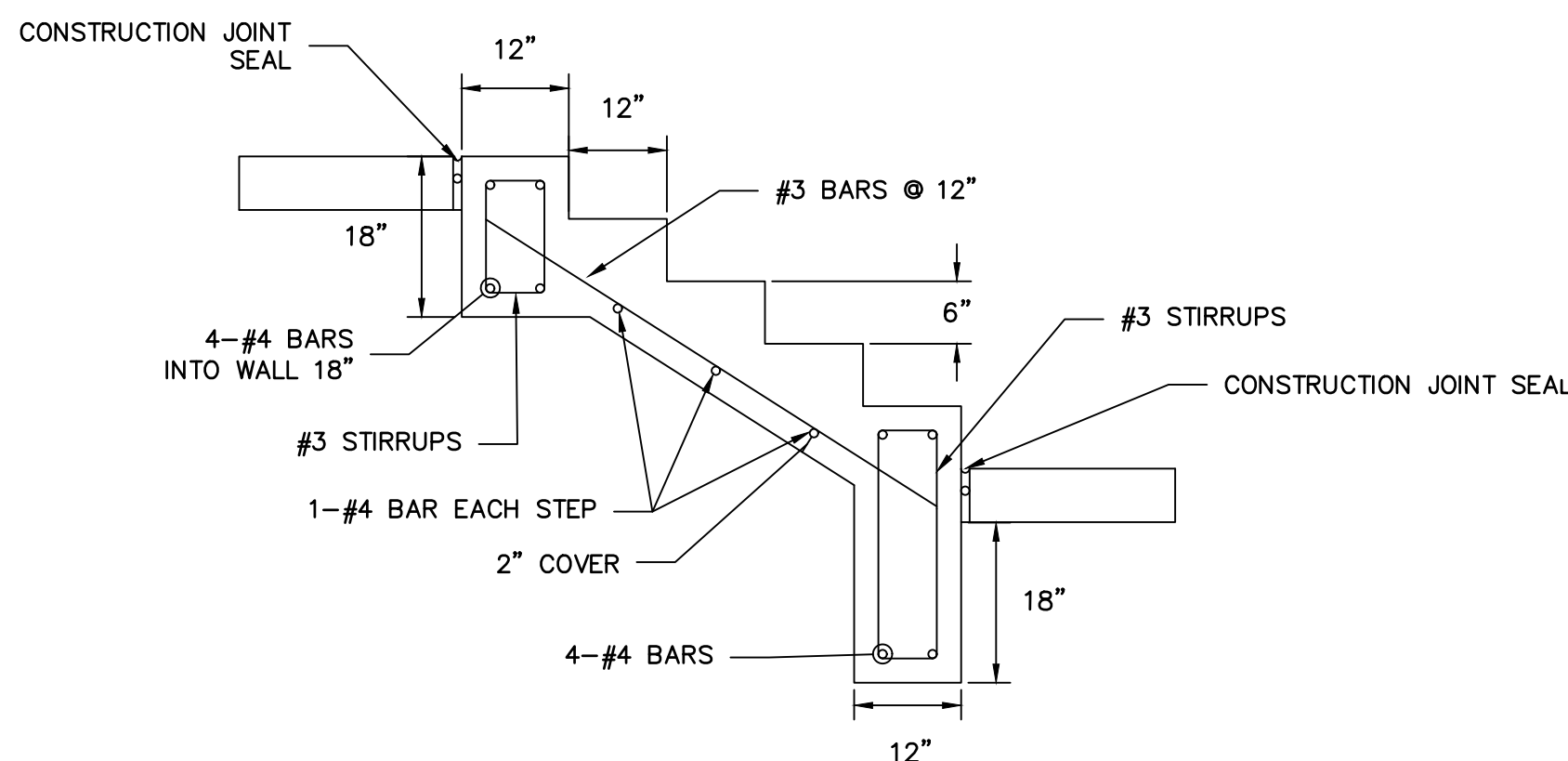
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=5'	N/A	11/11/21	JRM	JRM	

SOLACE APARTMENTS FILING NO. 1
DETAIL GRADING PLAN

SHEET 11A OF 32
JOB NO. 25174.00



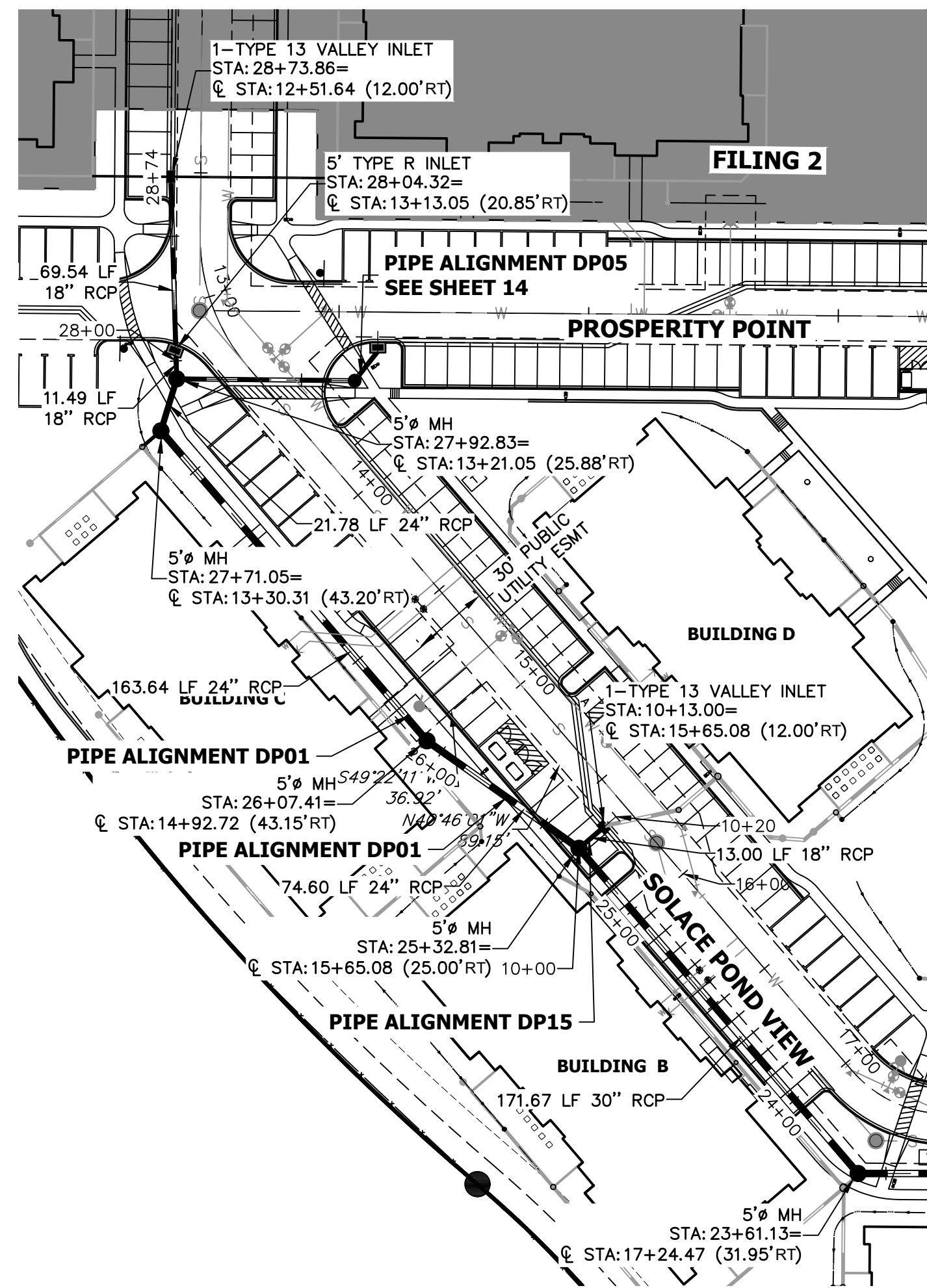
HANDRAIL AND ANCHOR COATING:
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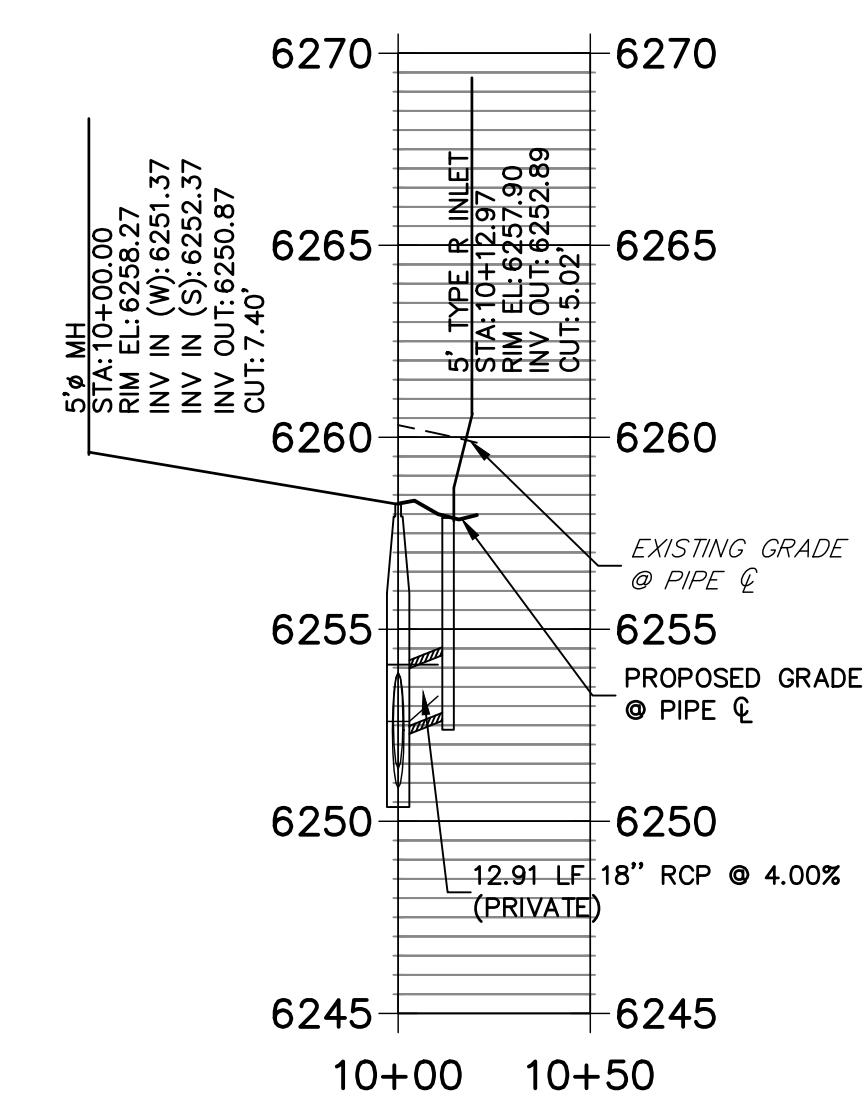
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
DATE 11/11/21
MICHAEL A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC

RECORD DRAWINGS
06/23
32314
PROFESSIONAL ENGINEER
12/27/2023

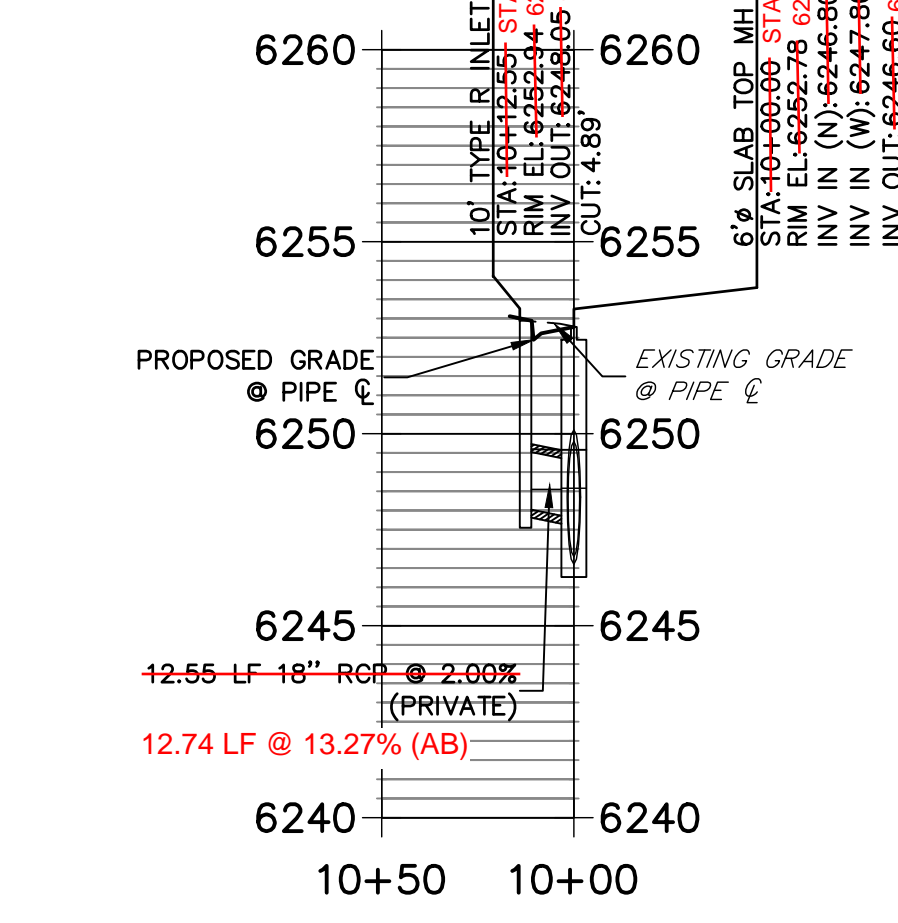
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR	CS POWERS & GALLEY LLC 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577
BY	GVT
DATE	10/15/21
NO. OF REVISION	2
DCN #2	
H-SCALE	1"=5'
V-SCALE	N/A
DATE	11/11/21
DESIGNED BY	JRM
DRAWN BY	JRM
CHECKED BY	
SOLACE APARTMENTS FILING NO. 1	
DETAIL GRADING PLAN	
SHEET 11B OF 32	
JOB NO. 25174.00	



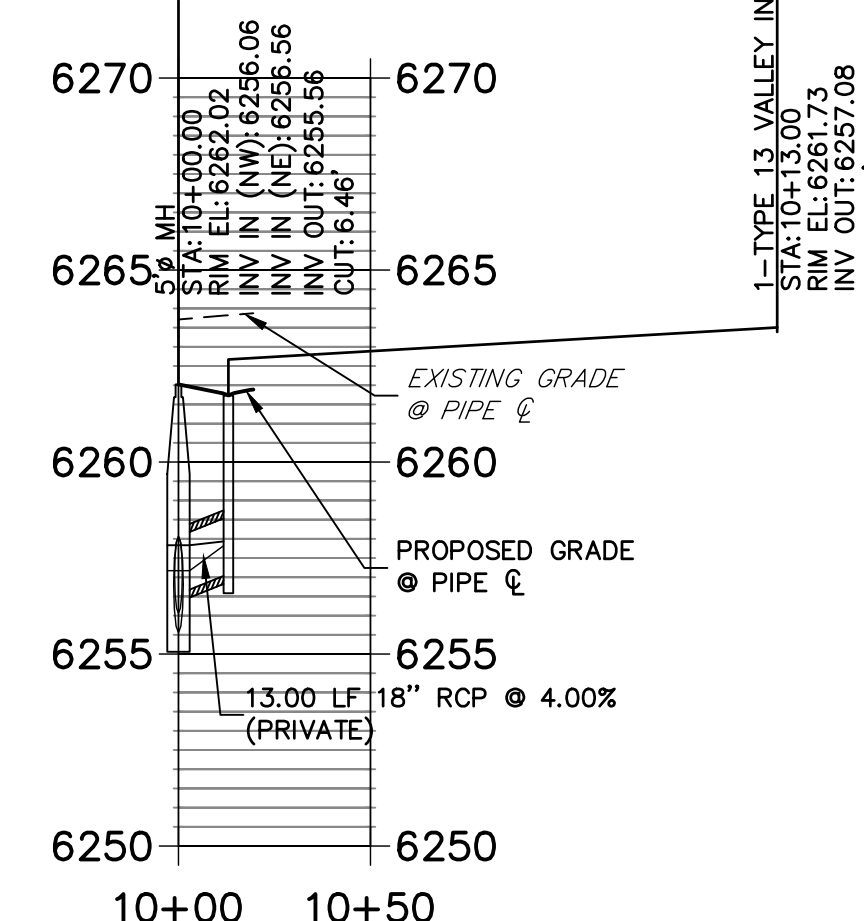
DP14 PROFILE
STA 10+00.00 TO 10+50.00



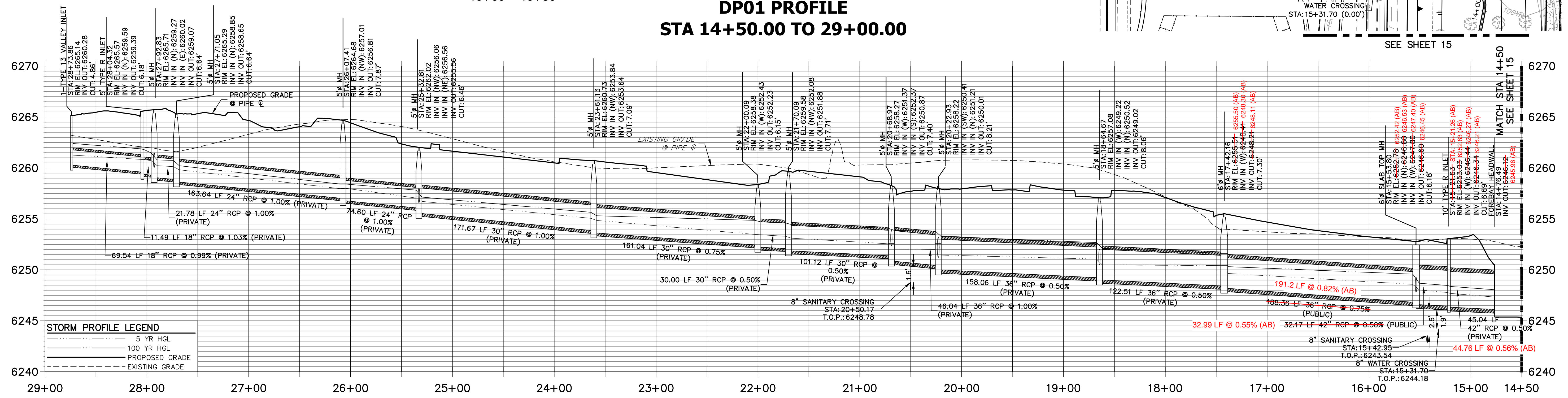
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STA 10+00.00 TO 10+50.00



DP15 PROFILE
STA 10+00.00 TO 10+50.00

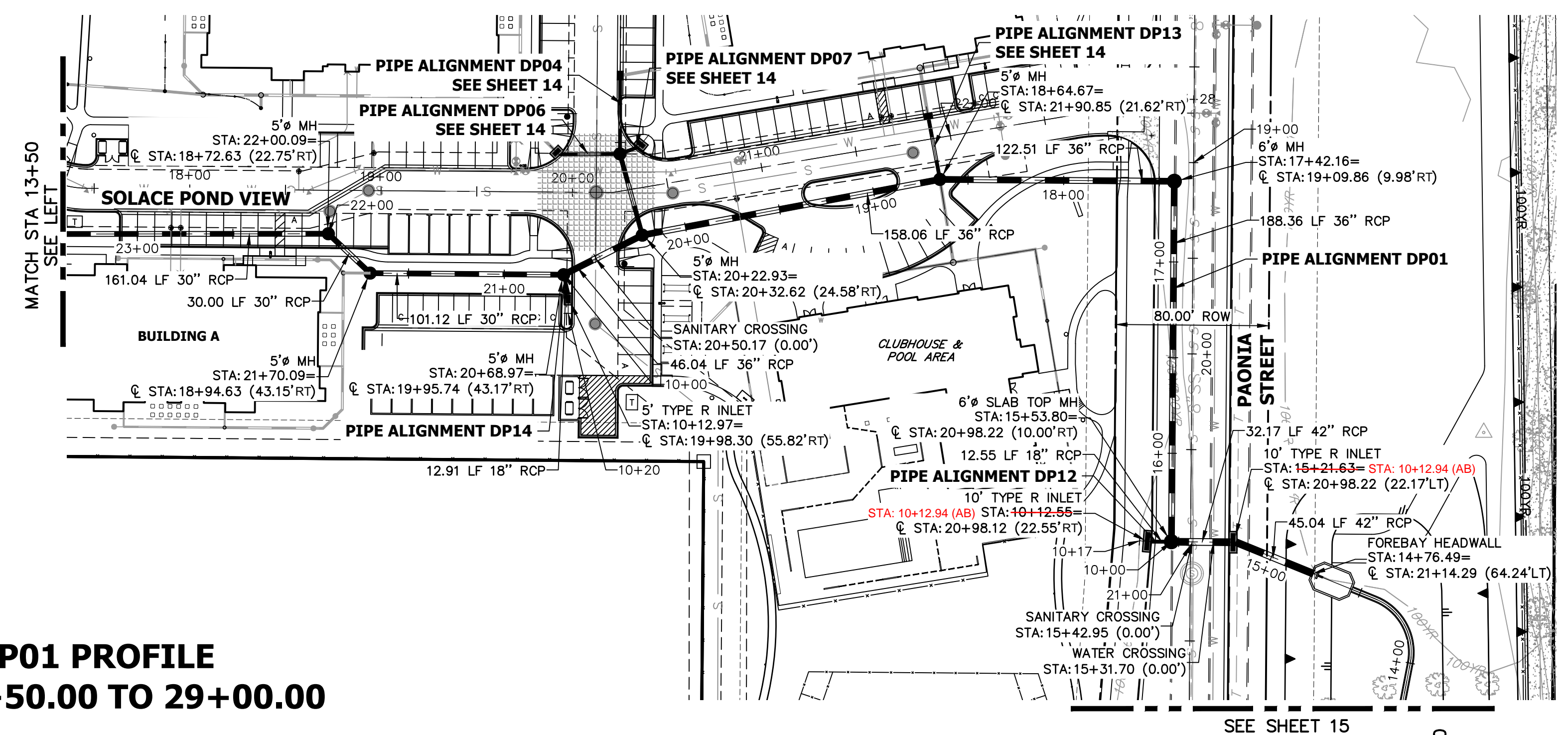
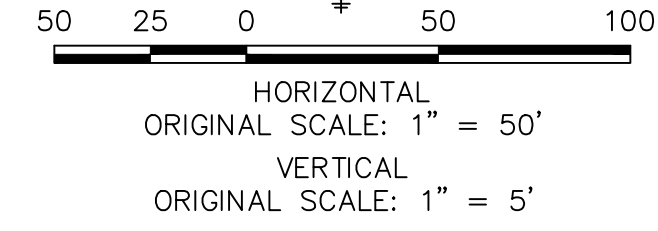
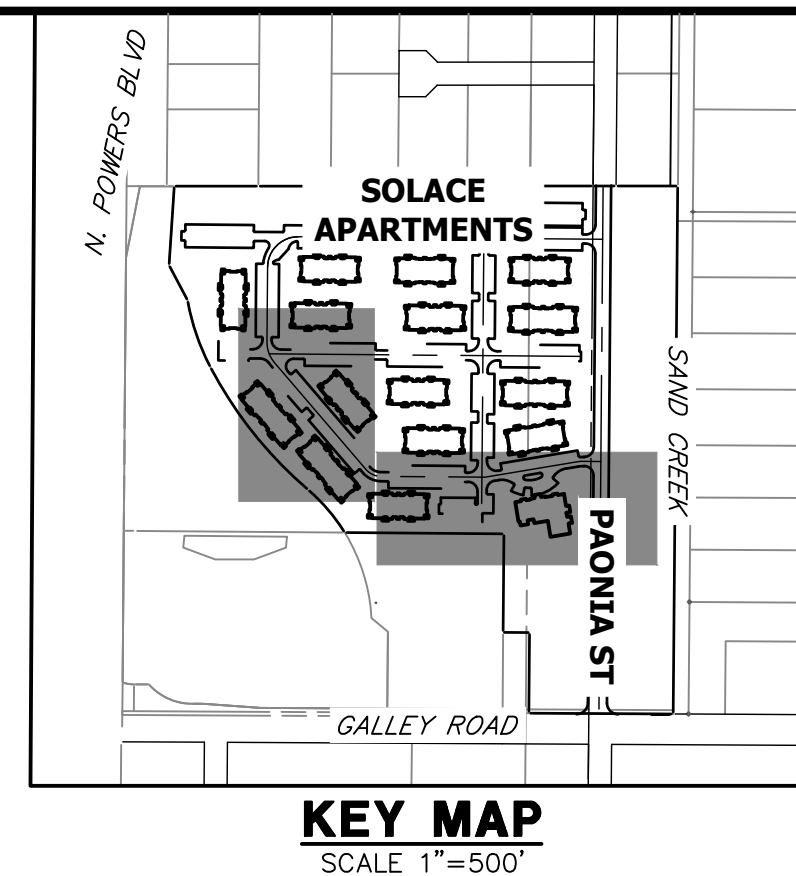


DP01 PROFILE
STA 14+50.00 TO 29+00.00



STORM SEWER NOTES

- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
- PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO 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, 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 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

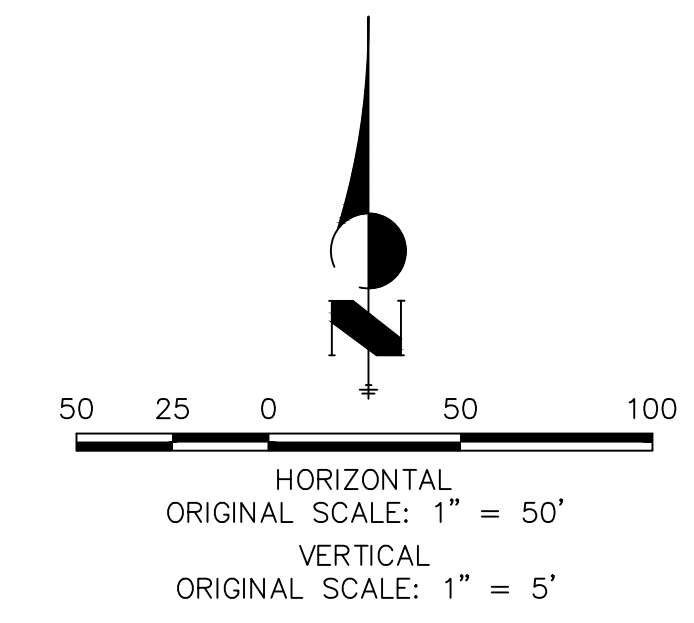
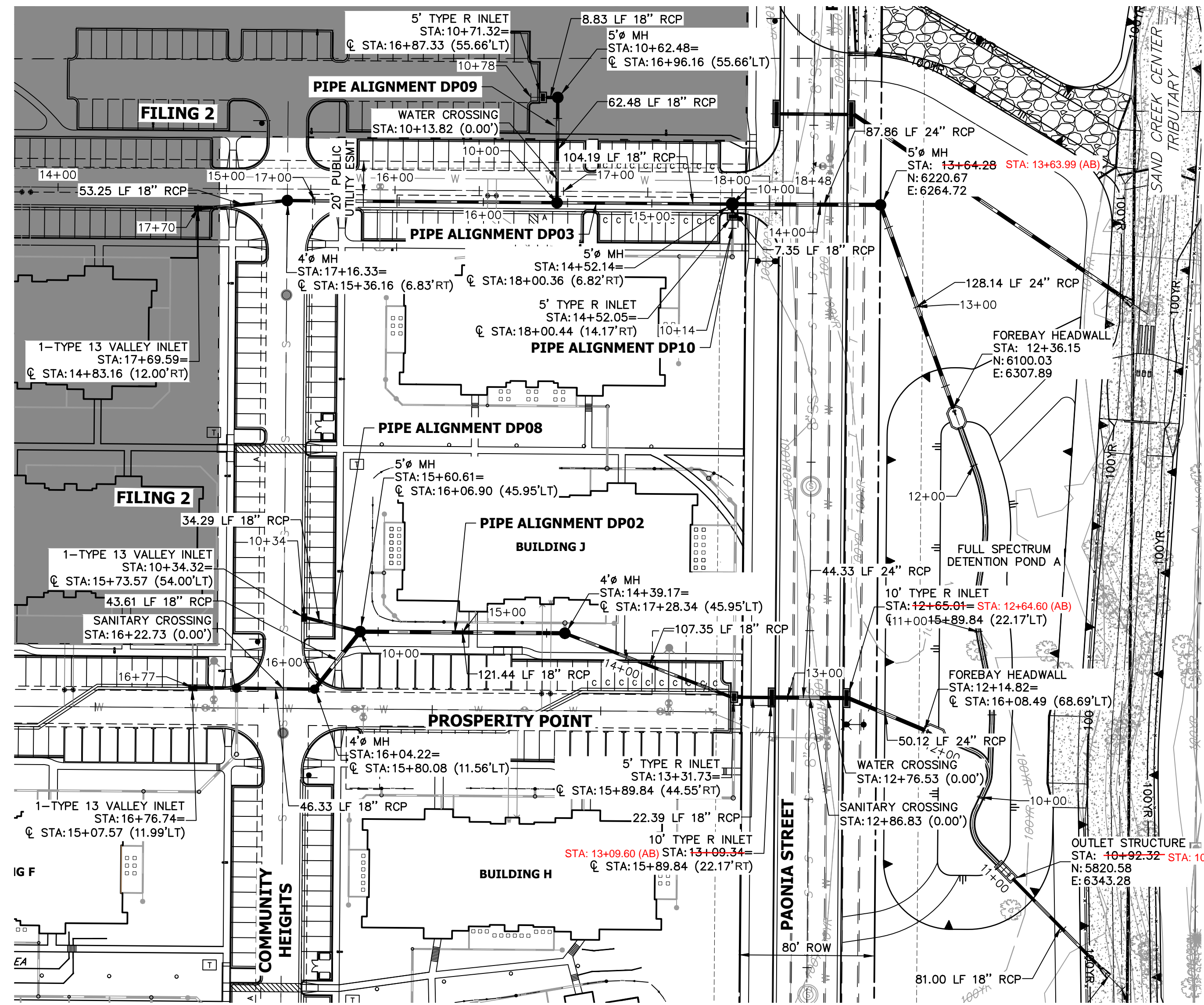
NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1		11/11/21	JRM	JRM	

SOLACE APARTMENTS FILING NO. 1
STORM SEWER PLAN AND PROFILE
SHEET 12 OF 32
JOB NO. 25174.00

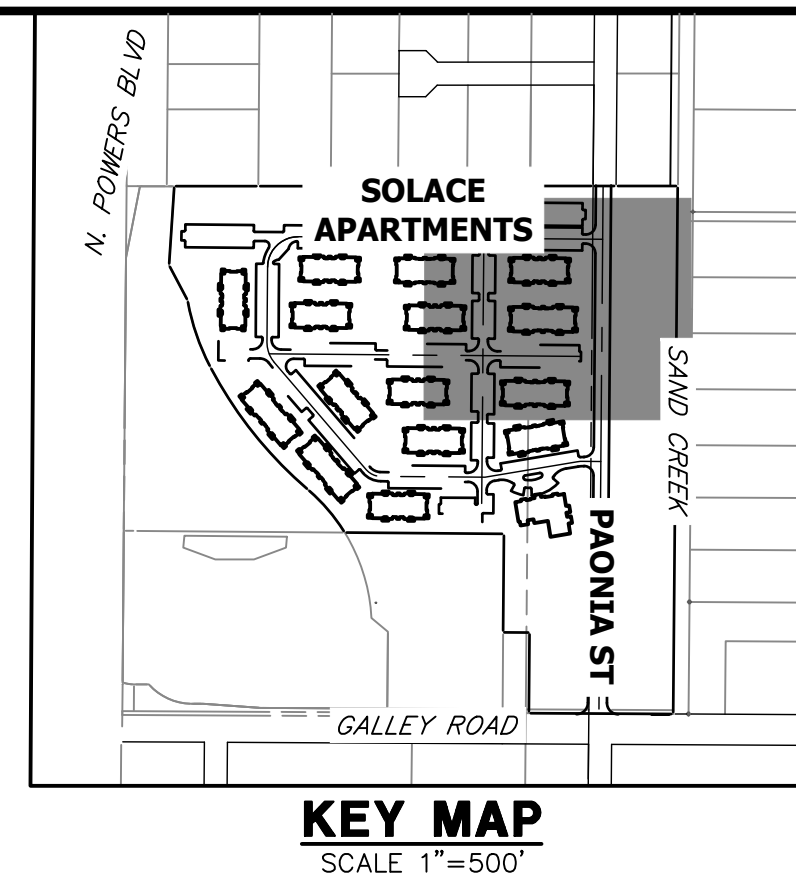


ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
Mike Bramlett
32314
11/11/21
DATE

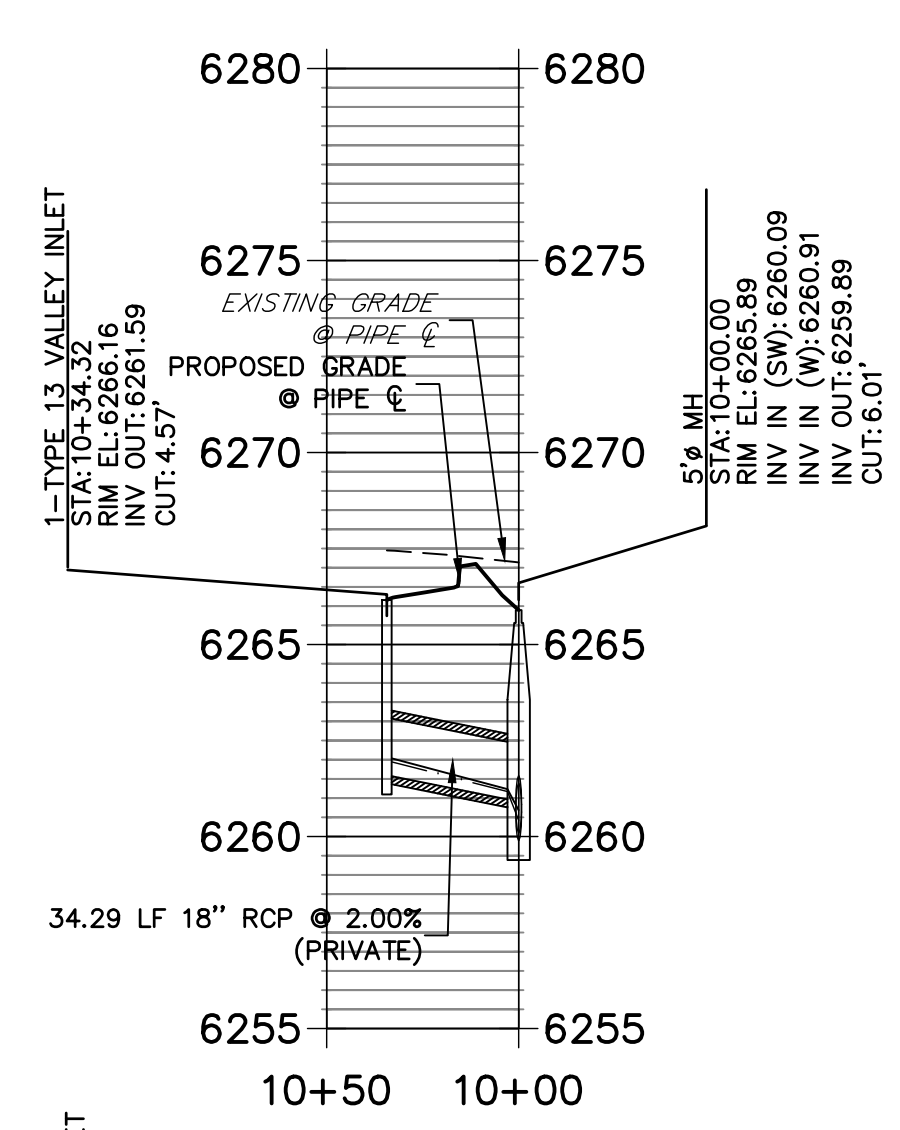
FOR AND ON BEHALF OF JR ENGINEERING, LLC
MICHAEL A. BRAMLETT, P.E.
COLORADO P.E. 32314
EPC 11/30/21



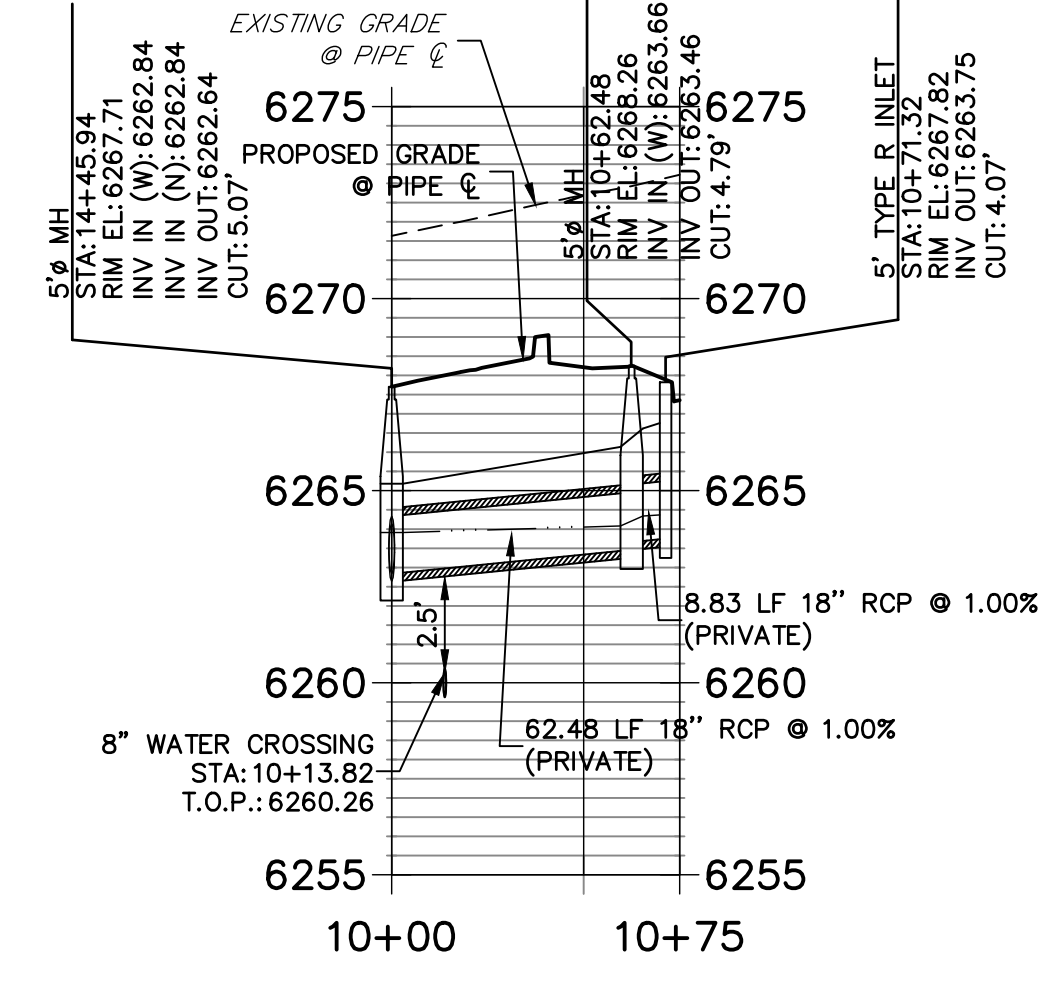
- ### STORM SEWER NOTES
- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
 - PIPE LENGTHS MEASURED FROM CENTER OF MANHOLES TO CENTER OF MANHOLES, INSIDE FACE OF INLETS, OUTLET END OF FLARED END SECTIONS AND FACE OF WALLS WHERE APPLICABLE.
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 - ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.



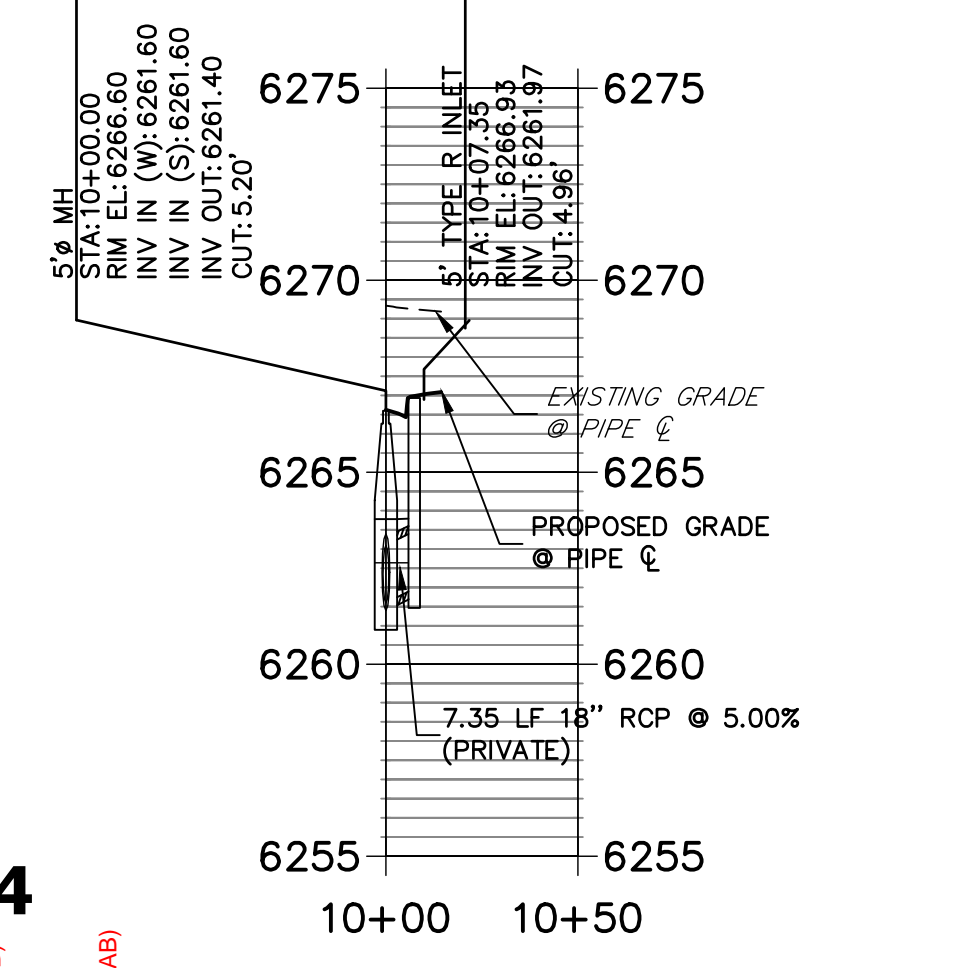
DP08 PROFILE
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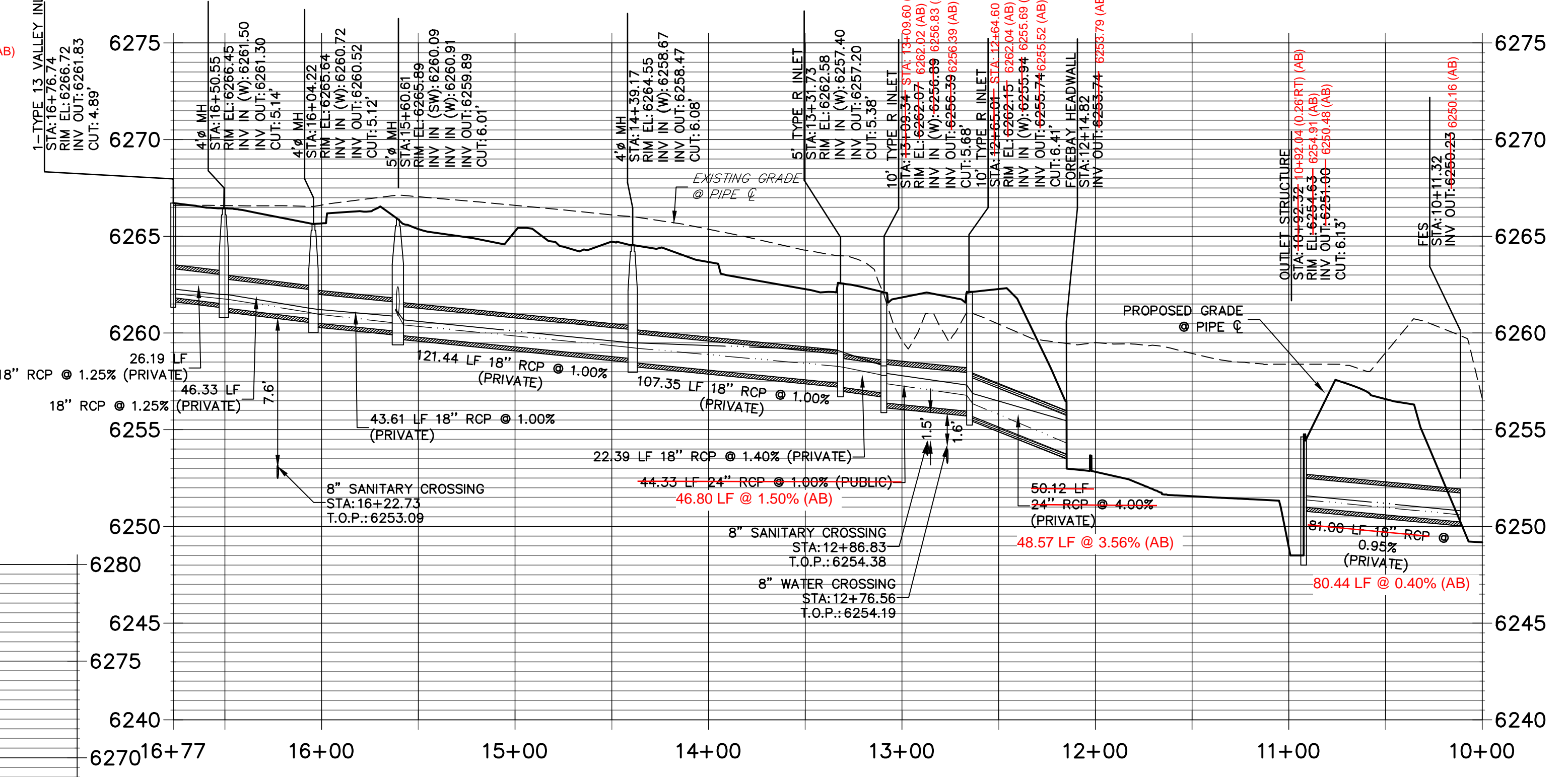
DP09 PROFILE
STA 10+00.00 TO 10+75.00



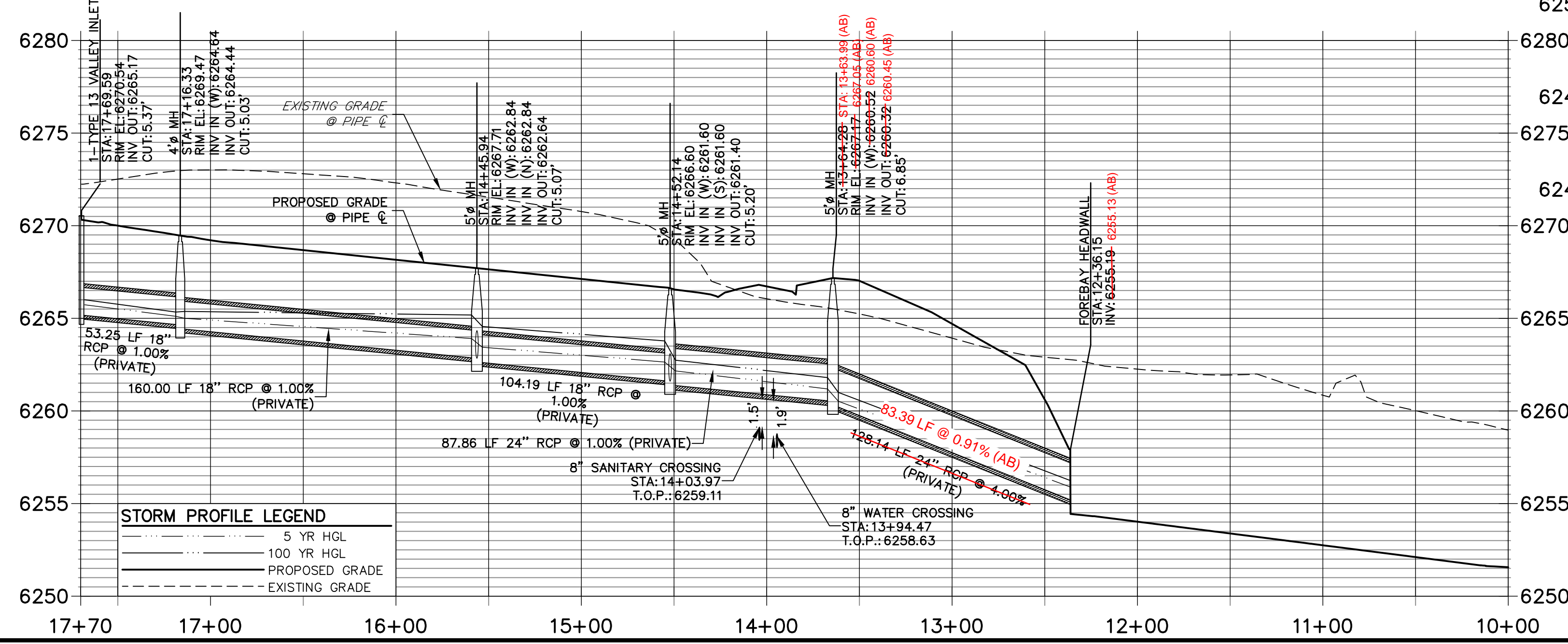
DP10 PROFILE
STA 10+00.00 TO 10+50.00



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



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
Mike Bramlett
32314
DATE 11/11/21
EPC 11/30/21

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

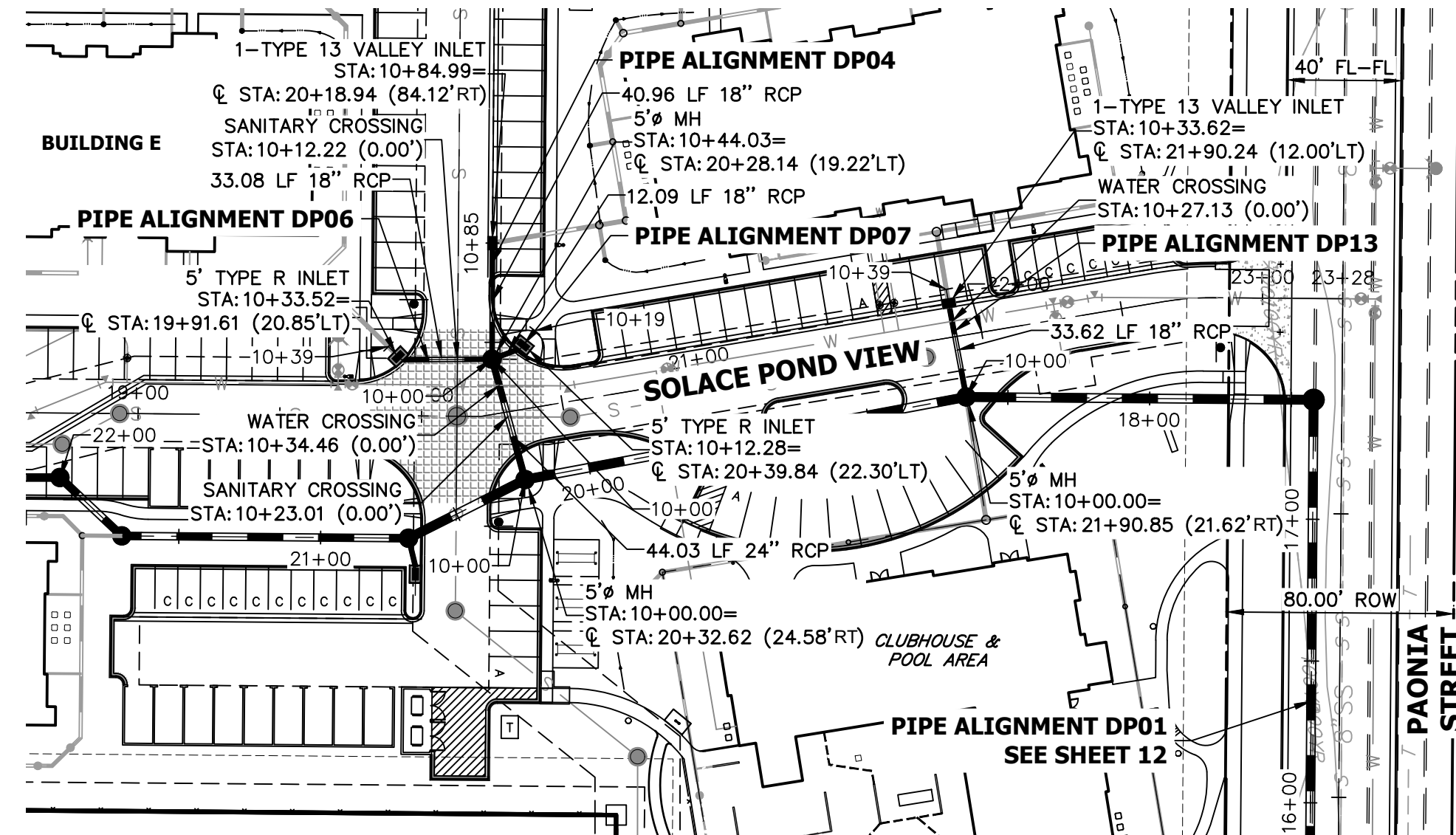
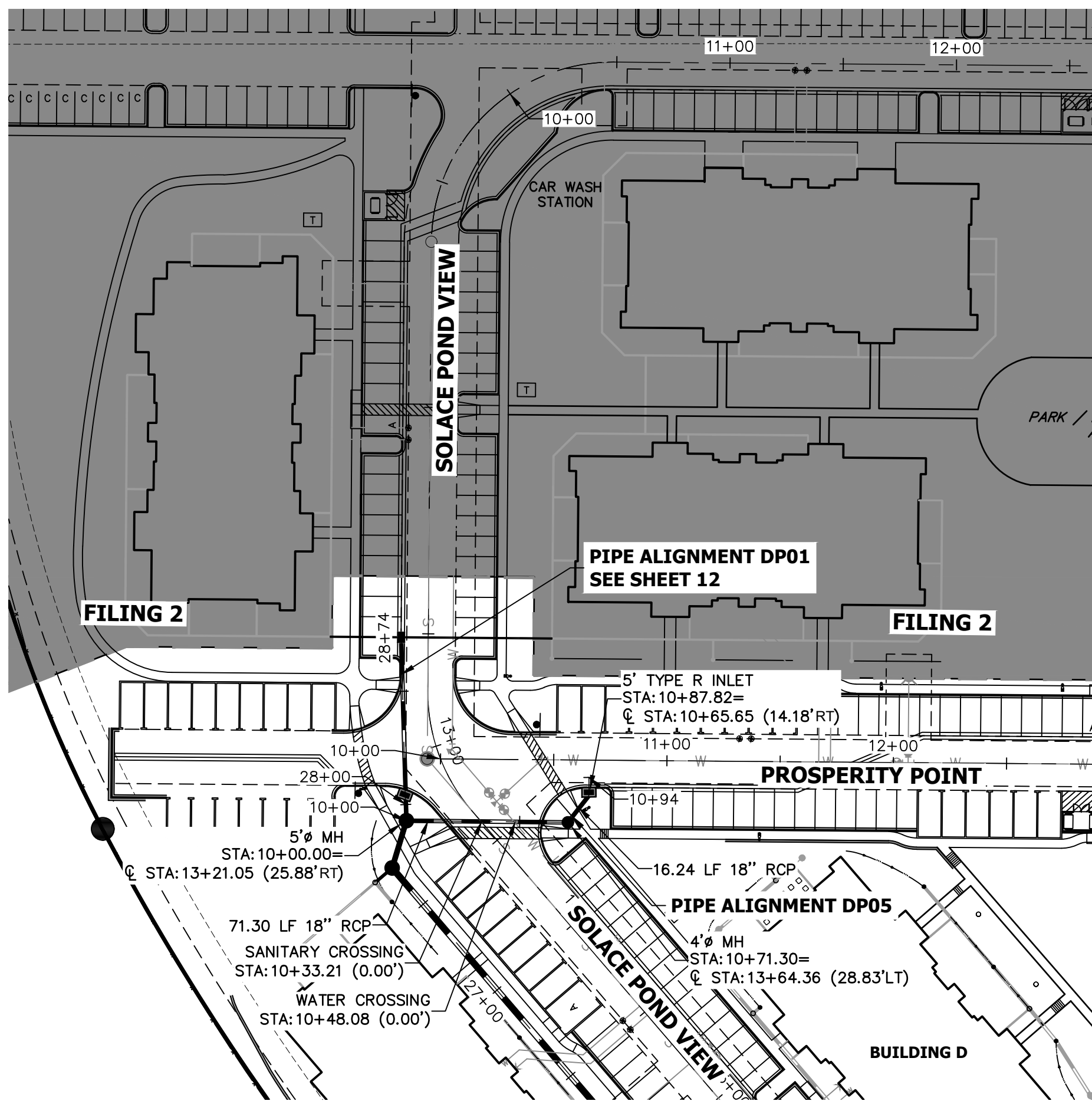
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

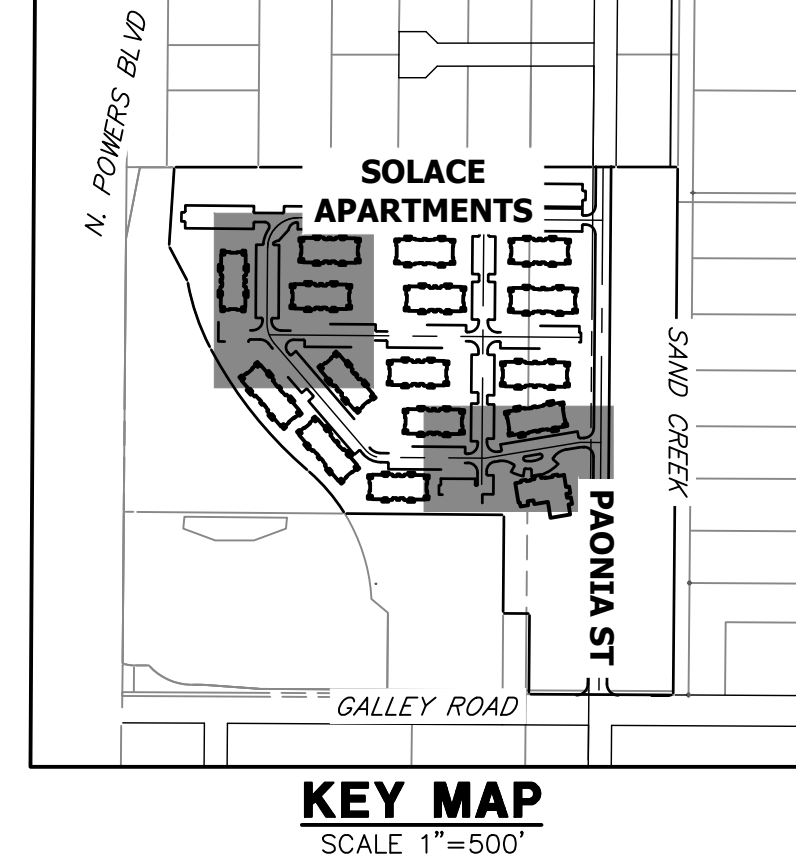
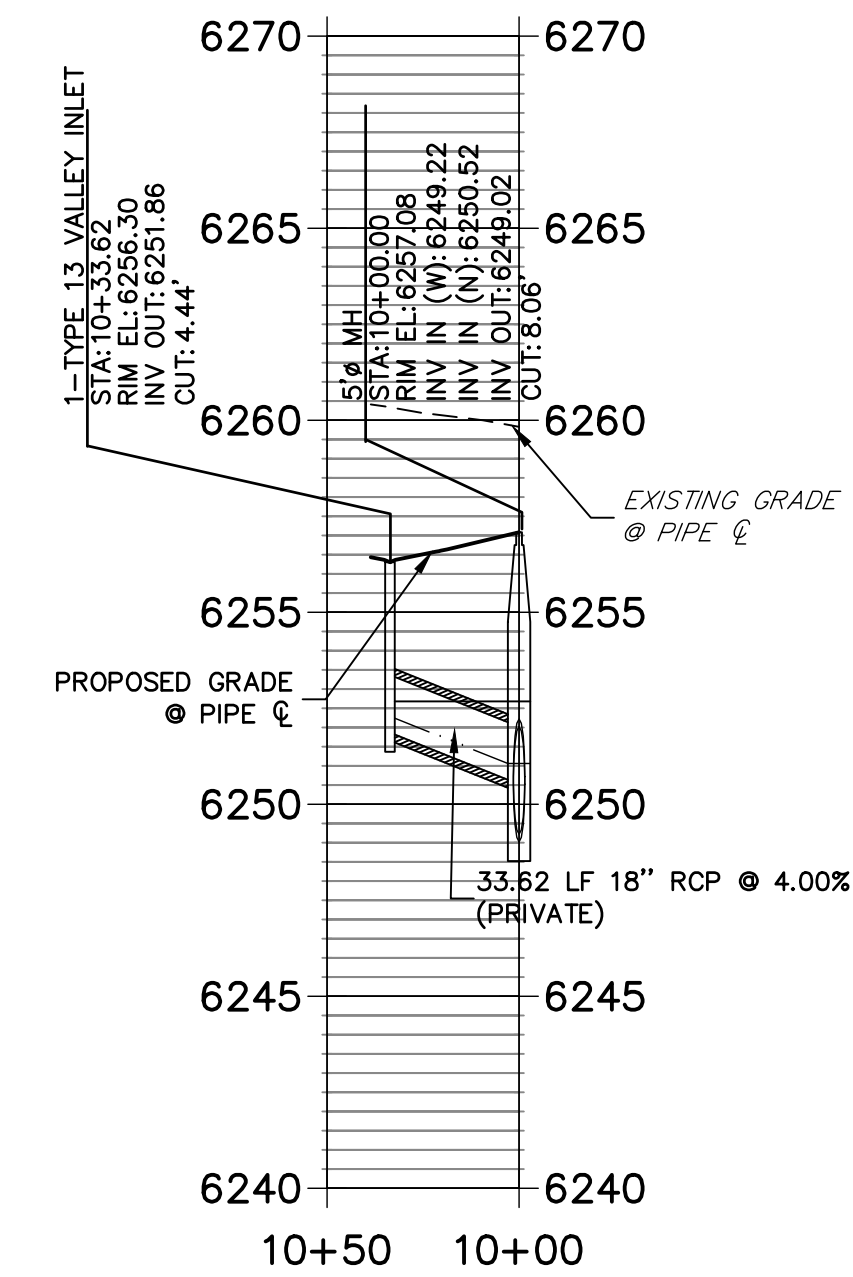
H-SCALE 1"=50'
V-SCALE 1"=5'
DATE 11/11/21
DESIGNED BY JRM
DRAWN BY JRM
CHECKED BY

SOLACE APARTMENTS FILING NO. 1
STORM SEWER PLAN AND PROFILE

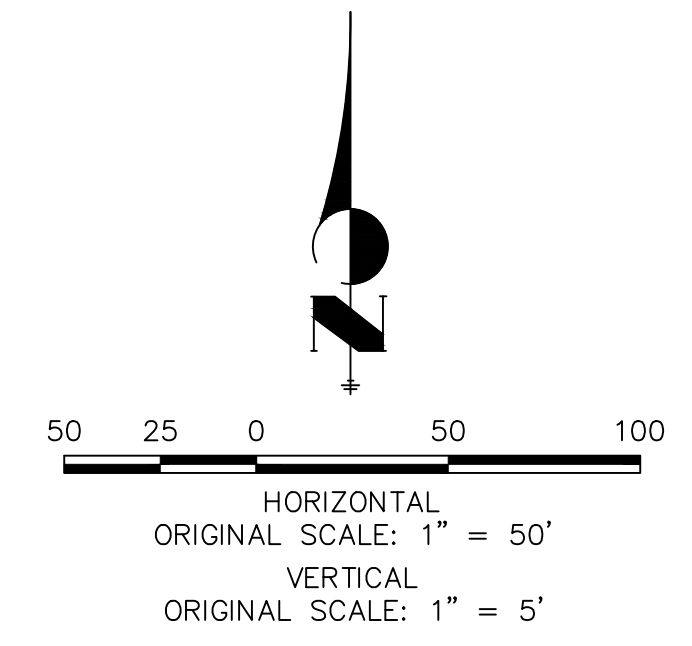
SHEET 13 OF 32
JOB NO. 25174.00



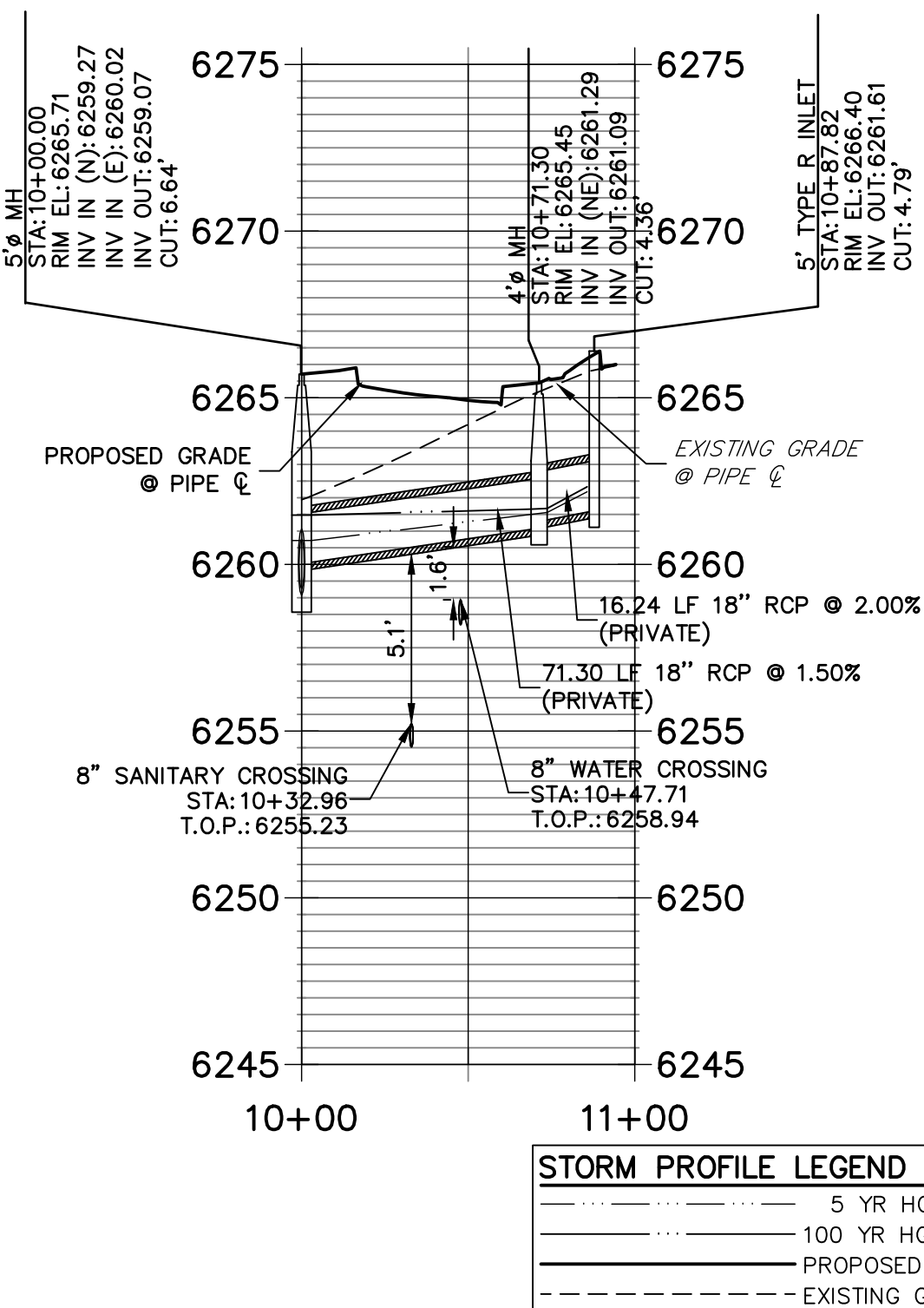
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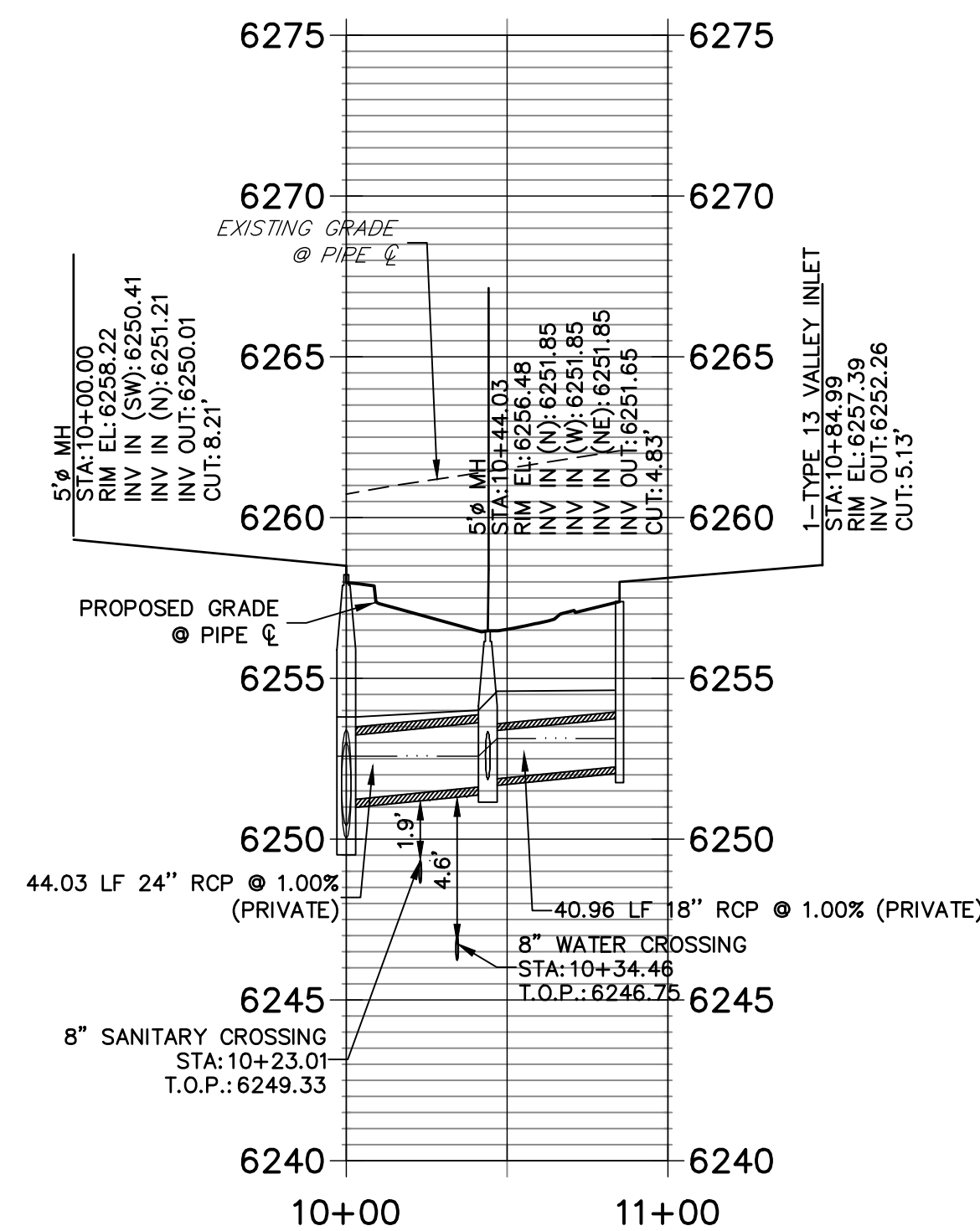
**KEY MAP
SCALE 1"=500'**



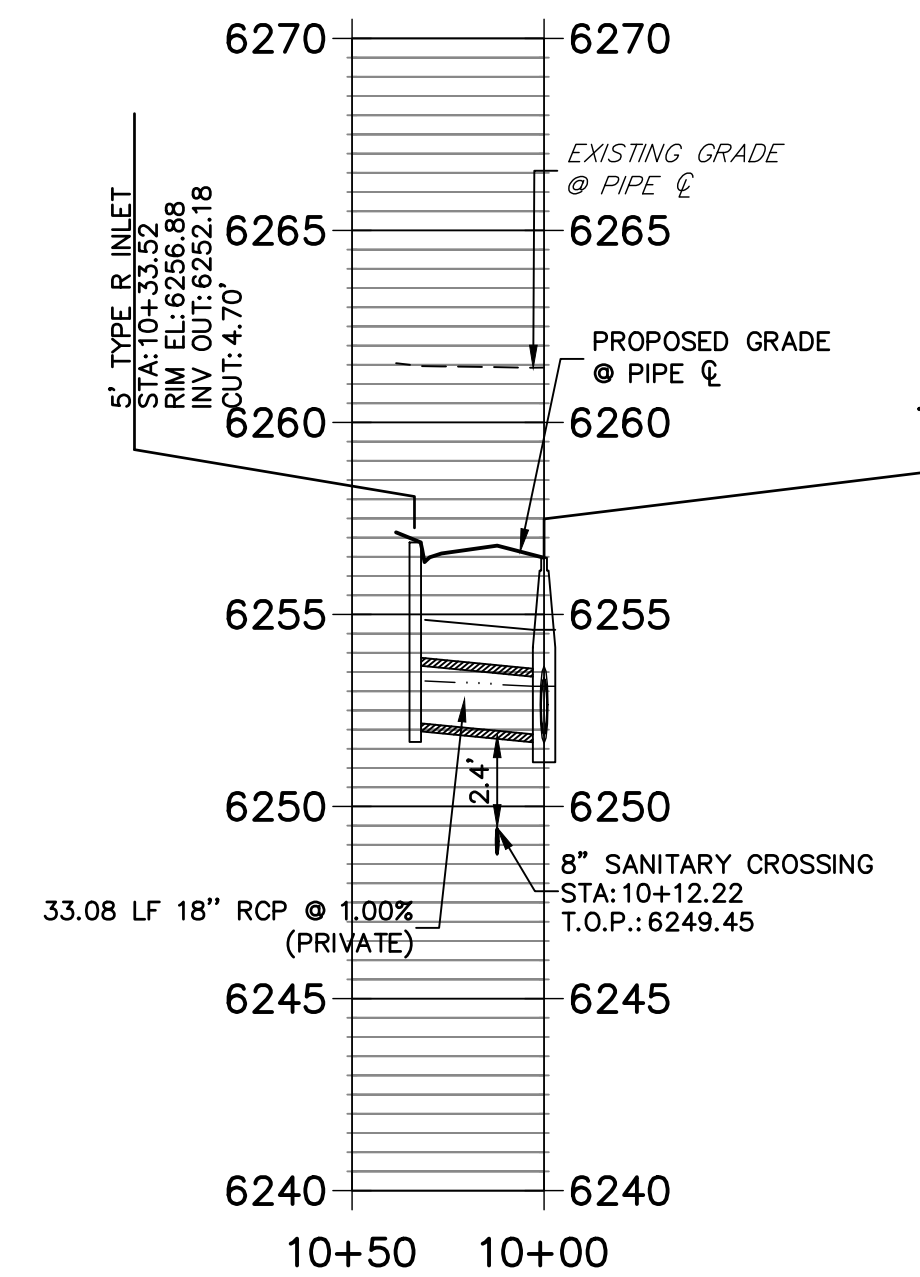
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STA 10+00.00 TO 11+00.00**



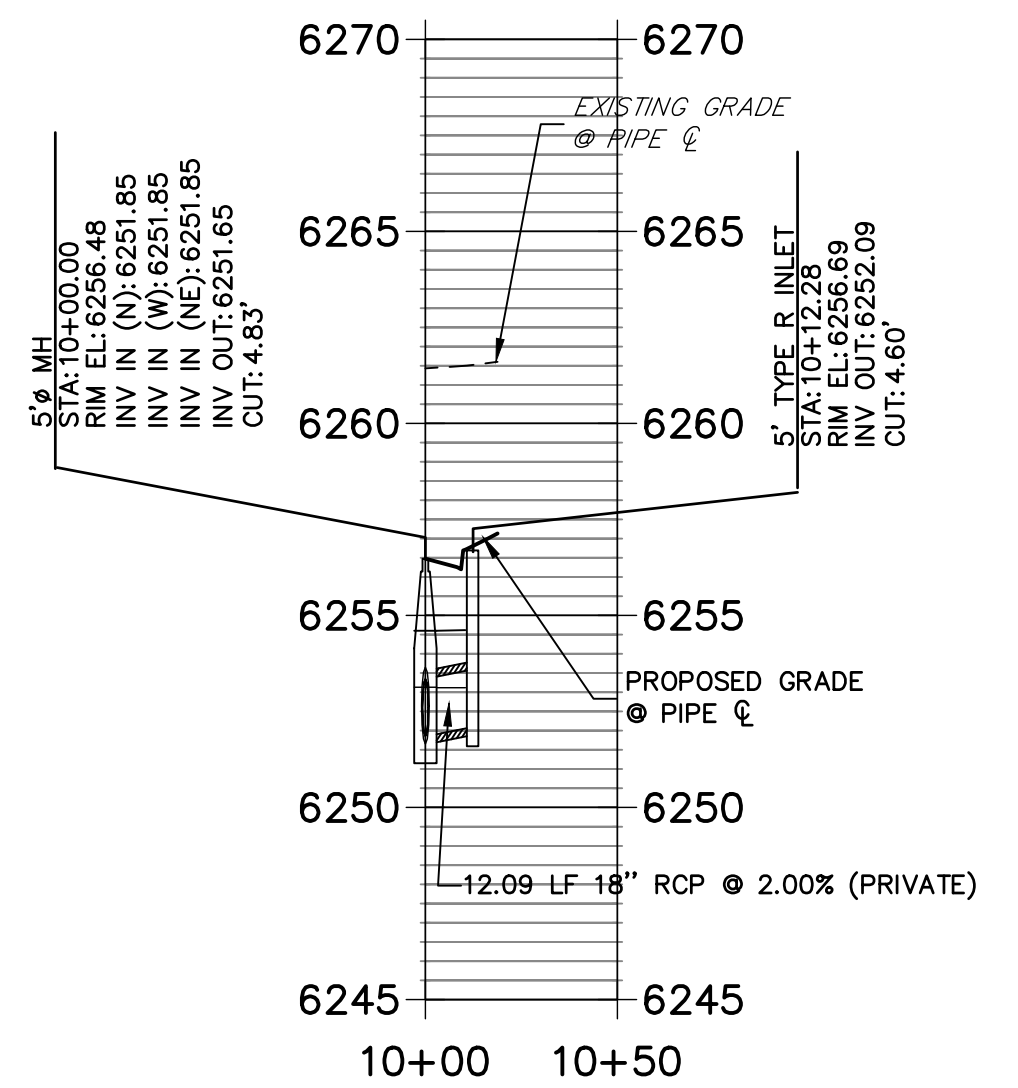
**DP04 PROFILE
STA 10+00.00 TO 11+00.00**



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



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



STORM PROFILE LEGEND

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

STORM SEWER NOTES

- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
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- ALL PUBLIC WATER LINES ARE OWNED BY CHEROKEE METROPOLITAN DISTRICT.

**RECORD DRAWINGS
06/23**



Mike Bramlett
12/27/2023



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

Mike Bramlett
32314

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

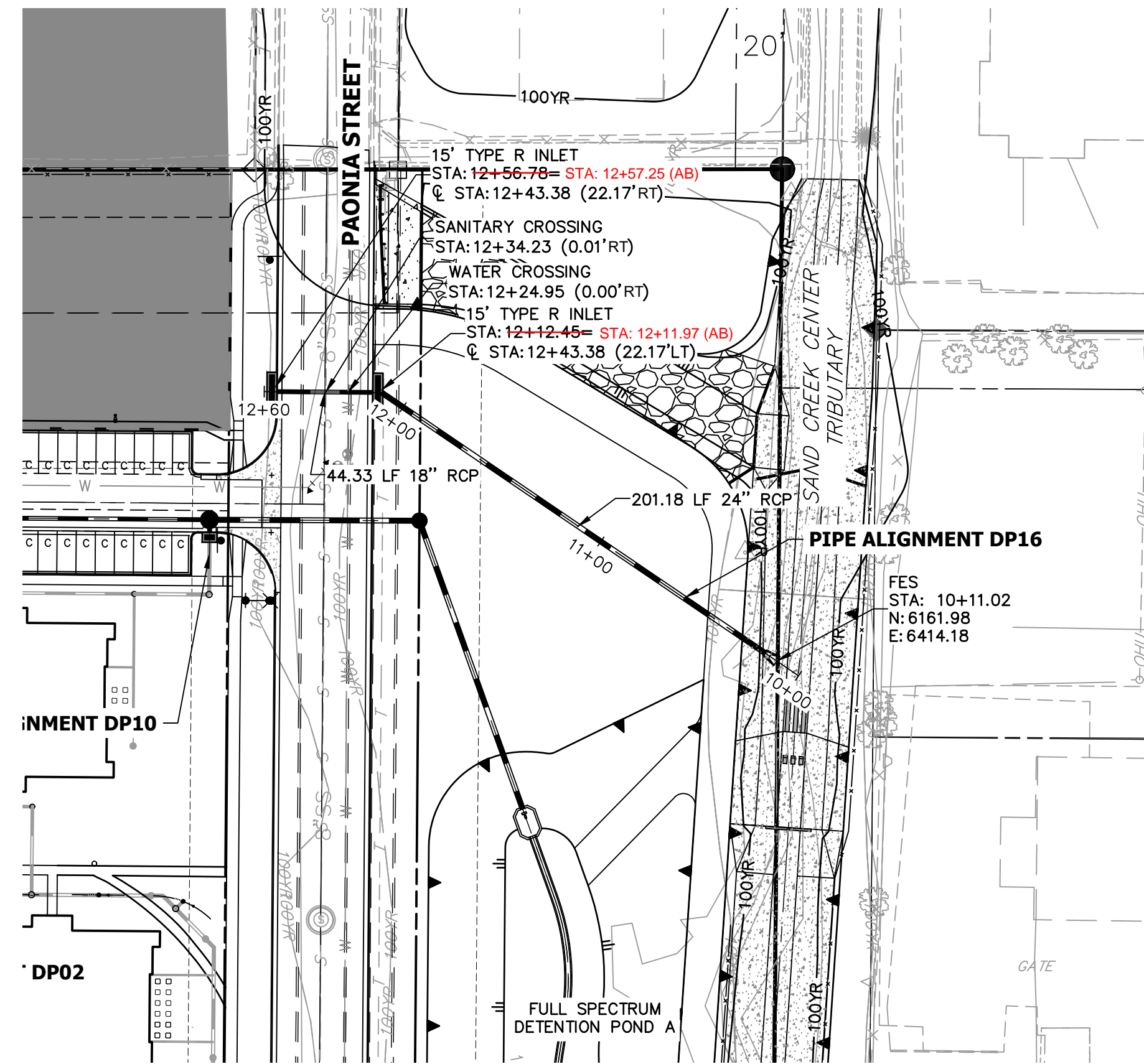
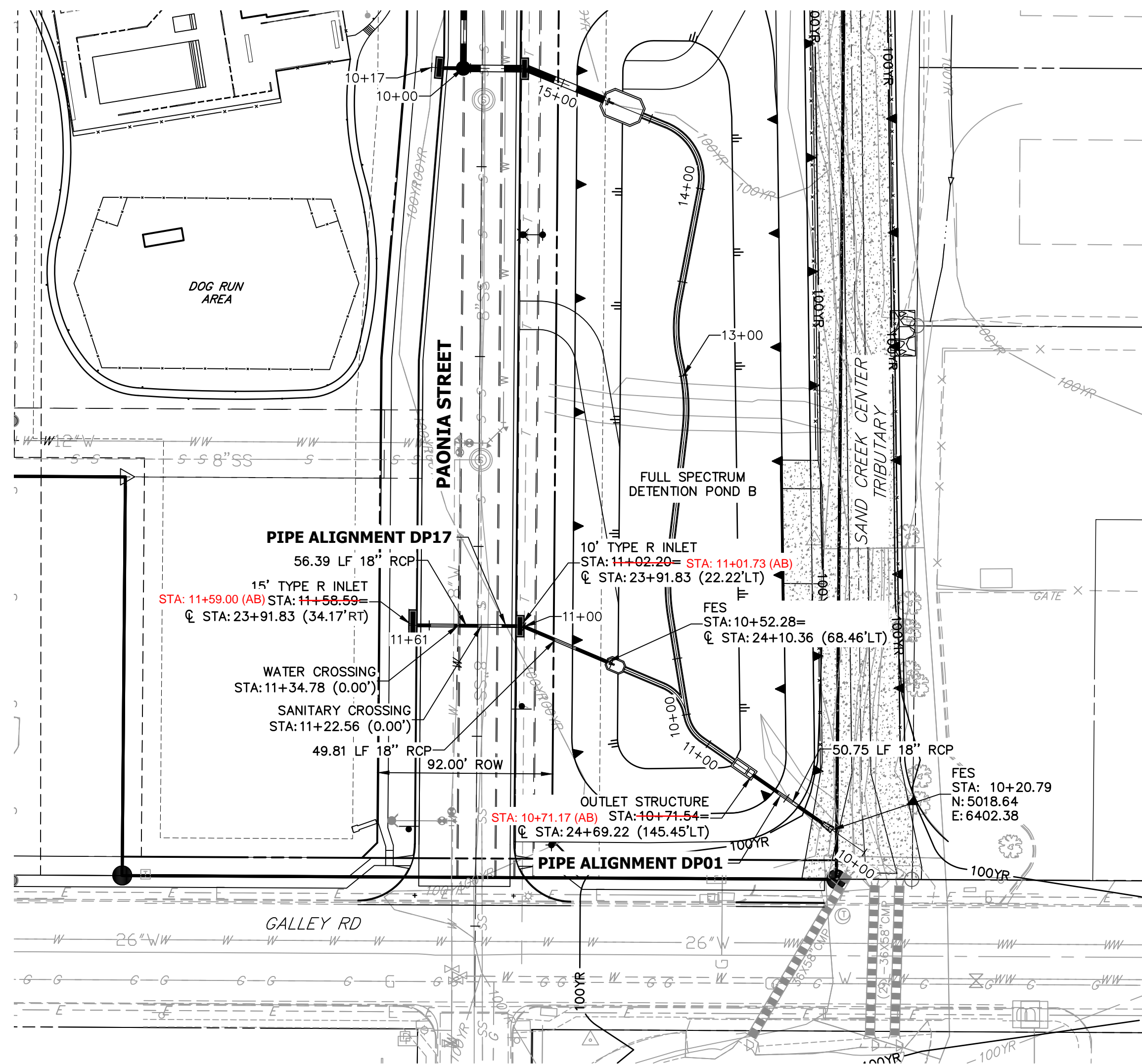
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SOLACE APARTMENTS FILING NO. 1	DESIGNED BY	JRM
	DRAWN BY	JRM
STORM SEWER PLAN AND PROFILE	CHECKED BY	
	DATE	
SHEET 14 OF 32	BY	DATE
JOB NO. 25174.00	REVISION	

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

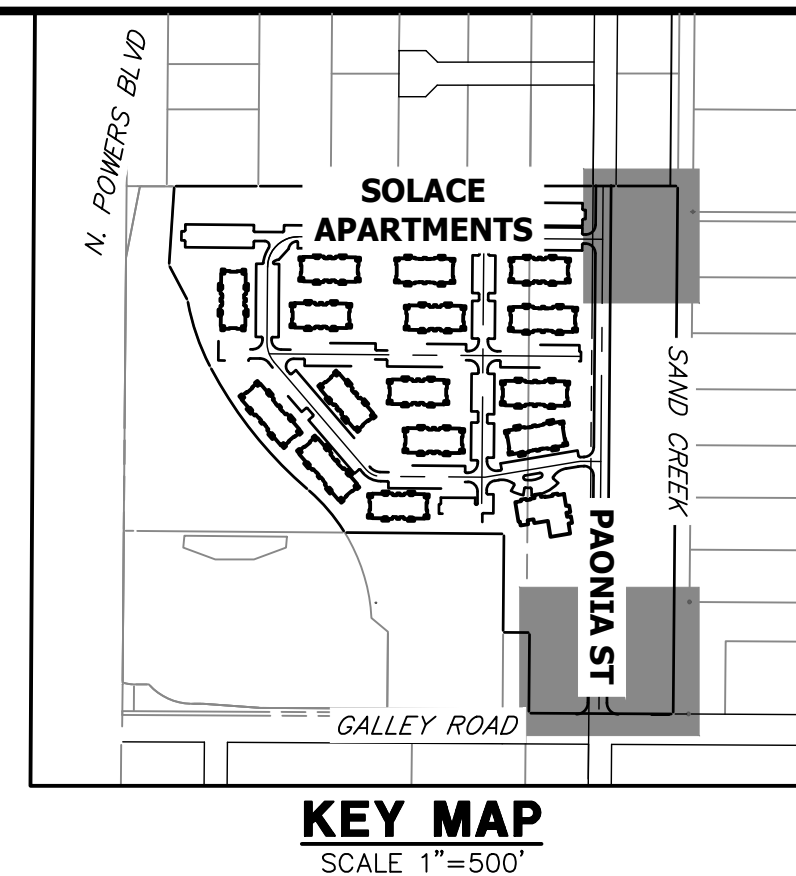
PREPARED FOR
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE
(734) 216-2577

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



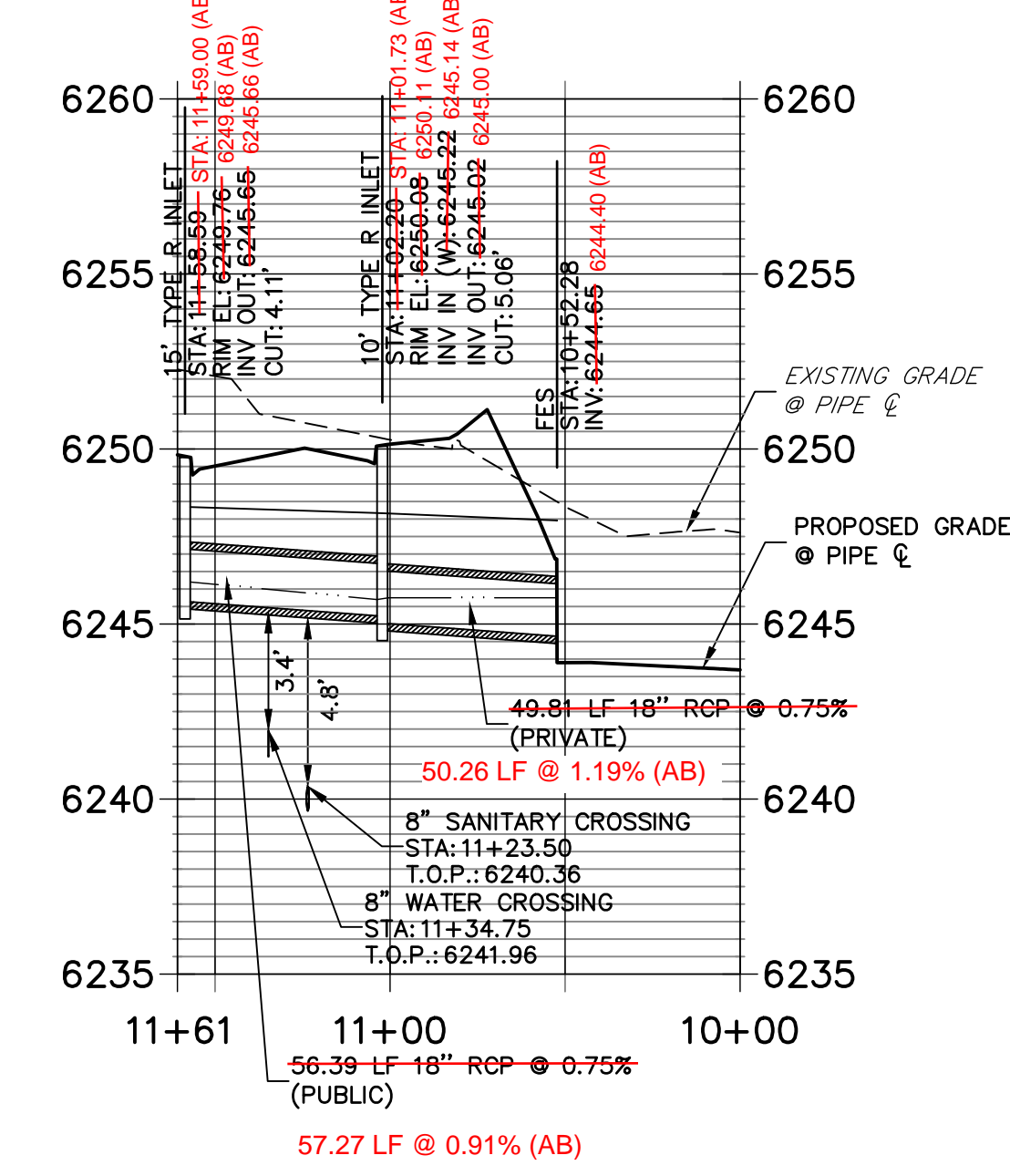
STORM SEWER NOTES

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.
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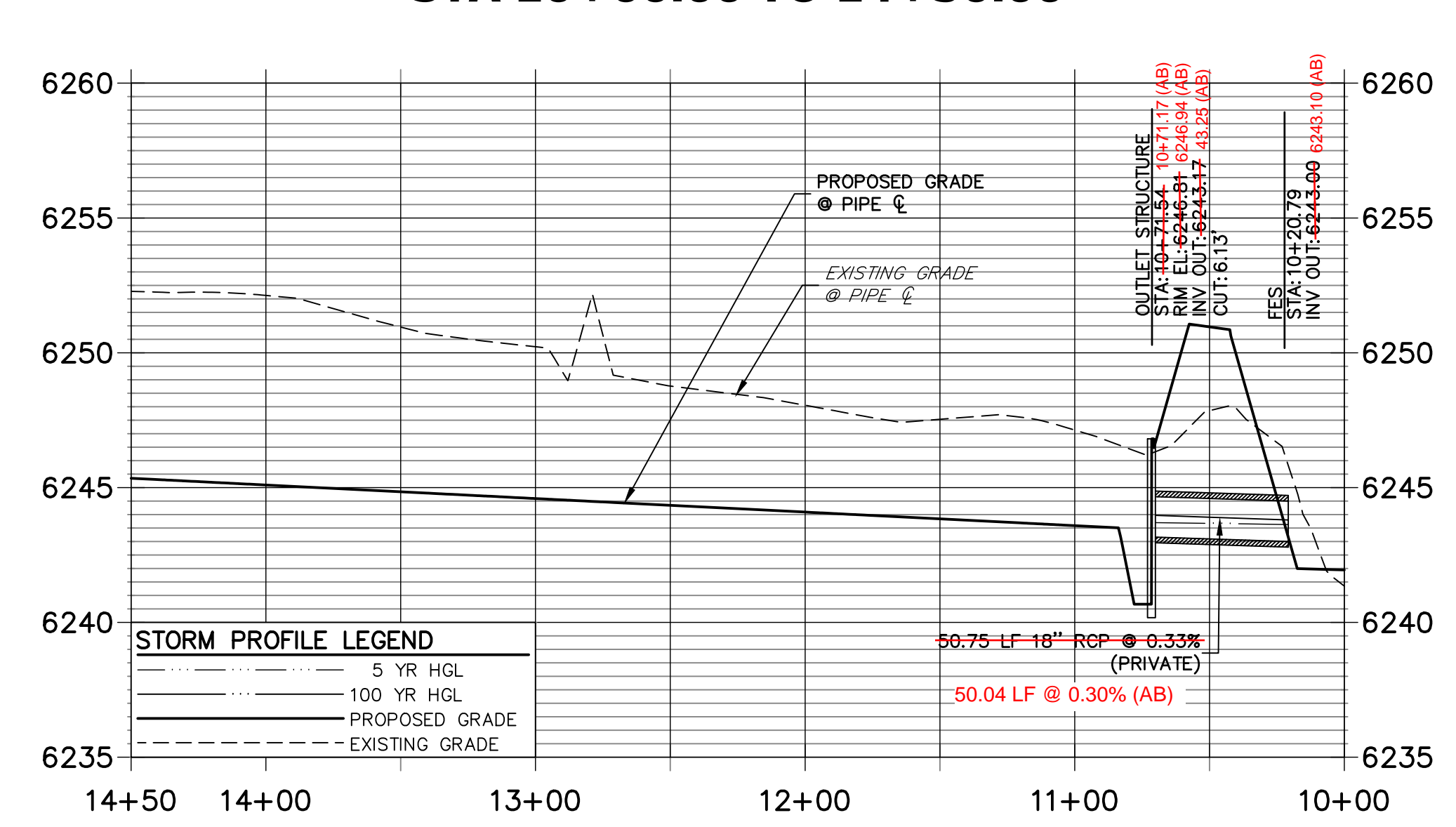


KEY MAP
SCALE 1"=500'

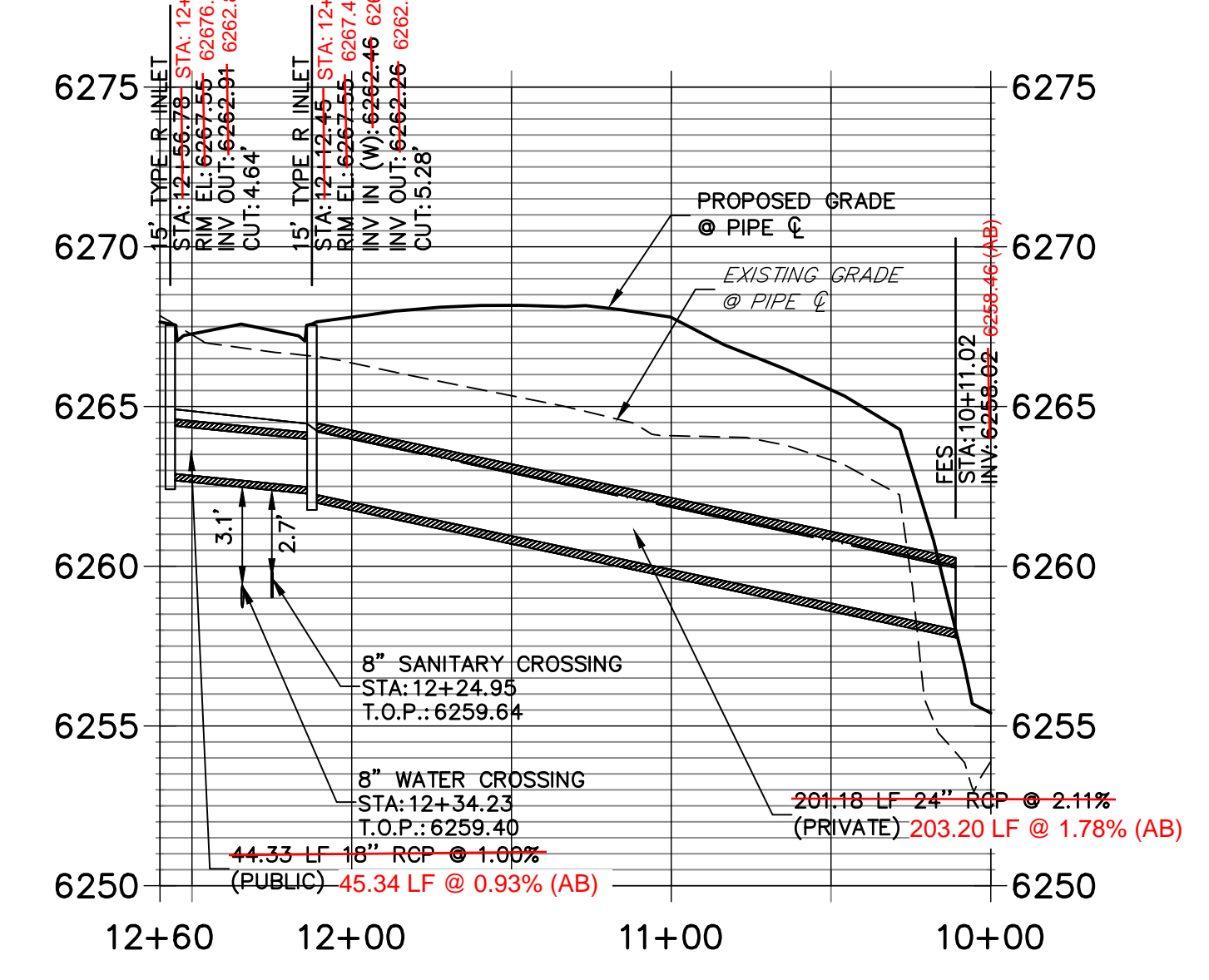
DP17 PROFILE
STA 10+00.00 TO 11+60.76



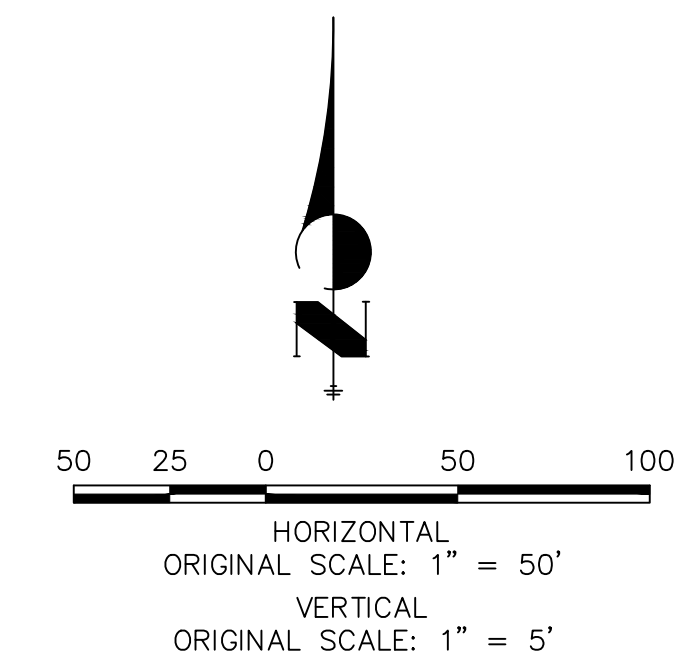
DP01 PROFILE (1)
STA 10+00.00 TO 14+50.00



DP16 PROFILE
STA 10+00.00 TO 12+60.00



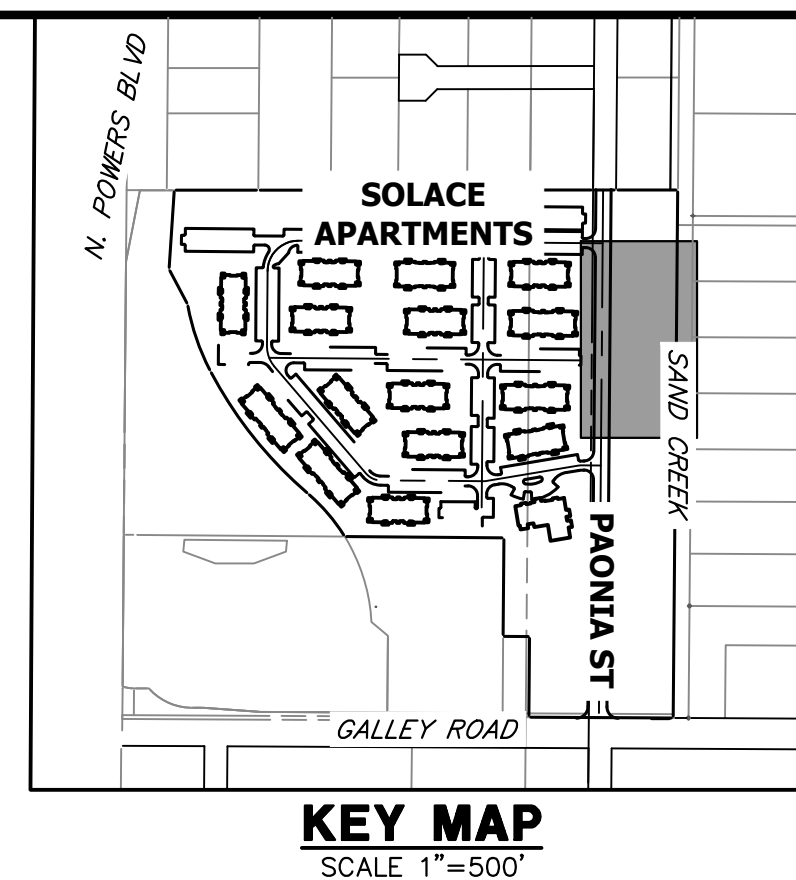
RECORD DRAWINGS
06/23



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION
MICHAEL A. BRAMLETT, P.E.
32314
DATE: 11/11/21

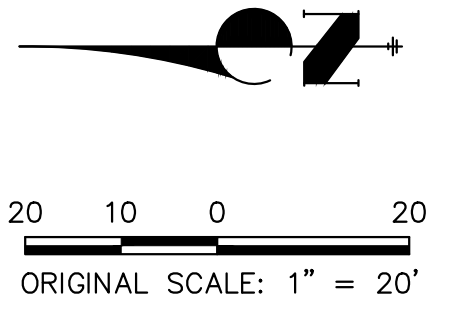
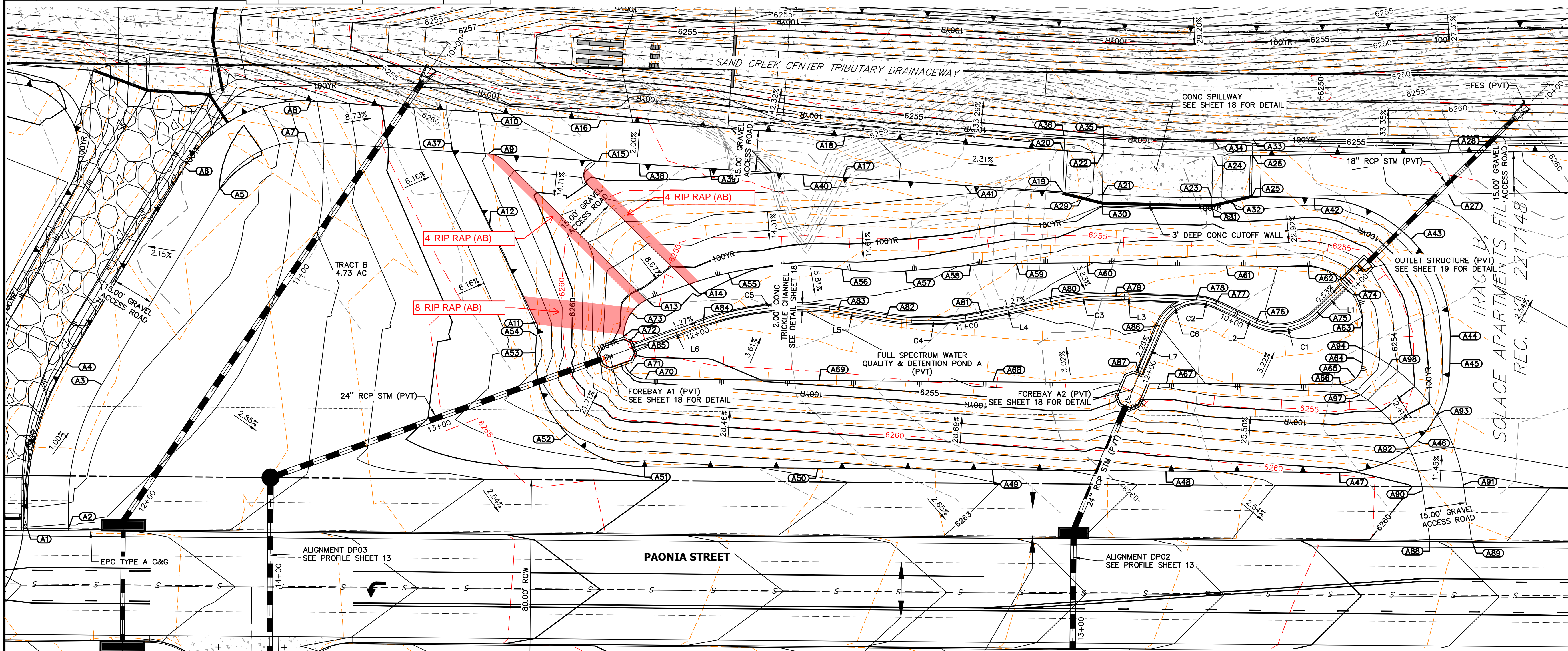
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION. PREPARED FOR CS POWERS & GALLEY LLC 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	J.R. ENGINEERING A Westman Company Centennial 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
SOLACE APARTMENTS FILING NO. 1 STORM SEWER PLAN AND PROFILE	SHEET 15 OF 32 JOB NO. 25174.00	H-SCALE	1"=50'
		V-SCALE	1"=5'
		DATE	11/11/21
		DESIGNED BY	JRM
DRAWN BY	JRM	CHECKED BY	

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	6252.91 (AB)
A4	ACCESS ROAD	N: 6295.07 E: 6306.29	6269.04	A24	ACCESS ROAD/ SPILLWAY CREST	N: 5877.08 E: 6381.95	6256.64	A44	TOP	N: 5790.61 E: 6316.24	6257.59	A64	TOE	N: 5822.69 E: 6306.50	6252.18	A84	TRICKLE CHANNEL	N: 6062.96 E: 6321.15	6253.98	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	6251.96 (AB)
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: 6089.73 E: 6303.00	6255.61	A91	ACCESS ROAD	N: 5785.78 E: 6262.12	6259.52	
A12	TOP	N: 6140.95 E: 6356.46	6263.03	A32	CONC CUTOFF WALL	N: 5870.30 E: 6365.51	6257.14	A52	TOP	N: 6112.54 E: 6280.56	6263.21	A72	TOE	N: 6091.96 E: 6316.26	6255.16	A92	ACCESS ROAD/TOP	N: 5805.60 E: 6275.42	6257.62	
A13	ACCESS ROAD/TOE	N: 6083.63 E: 6329.58	6255.58	A33	SPILLWAY	N: 5862.52 E: 6388.03	6254.82	A53	TOP	N: 6123.99 E: 6310.25	6263.54	A73	TOE	N: 6089.19 E: 6324.83	6255.54	A93	ACCESS ROAD/TOP	N: 5795.40 E: 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: 5829.64 E: 6334.38	6251.33	A94	ACCESS ROAD/TOE	N: 5822.65 E: 6311.52	6252.12	
A15	ACCESS ROAD/TOP	N: 6101.17 E: 6380.10	6260.97	A35	SPILLWAY	N: 5916.91 E: 6388.98	6255.28	A55	TOE	N: 6053.91 E: 6339.33	6255.16	A75	TRICKLE CHANNEL	N: 5839.12 E: 6325.05	6251.49	A97	WQCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE	N: 5823.36 E: 6294.85	6253.49	
A16	ACCESS ROAD	N: 6100.19 E: 6395.07	6260.67	A36	SPILLWAY	N: 5931.30 E: 6389.57	6255.58	A56	TOE	N: 6012.43 E: 6340.76	6254.59	A76	TRICKLE CHANNEL	N: 5861.60 E: 6321.19	6251.52	A98	WQCV WSEL 12" CLASS 6 ABC BELOW 8" CLASS 6 ABC ABOVE	N: 5812.97 E: 6305.95	6253.49	
A17	ACCESS ROAD	N: 6012.06 E: 6374.21	6259.48	A37	ACCESS ROAD/TOP	N: 6154.20 E: 6383.60	6263.00	A57	TOE	N: 5989.23 E: 6340.05	6254.33	A77	TRICKLE CHANNEL INTERSECTION	N: 5876.29 E: 6328.05	6251.61					
A18	ACCESS ROAD	N: 6011.07 E: 6389.18	6259.22	A38	ACCESS ROAD/TOP	N: 6086.43 E: 6379.13	6260.82	A58	TOE	N: 5965.33 E: 6342.10	6253.91	A78	TRICKLE CHANNEL	N: 5883.34 E: 6329.62	6251.67					
A19	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5931.83 E: 6368.92	6258.08	A39	ACCESS ROAD/TOP	N: 6060.71 E: 6377.43	6260.43	A59	TOE	N: 5948.88 E: 6342.83	6253.57	A79	TRICKLE CHANNEL	N: 5912.62 E: 6330.80	6252.04					
A20	ACCESS ROAD/ SPILLWAY TOP	N: 5931.44 E: 6383.92	6258.08	A40	ACCESS ROAD/TOP	N: 6026.71 E: 6375.18	6259.79	A60	TOE	N: 5923.02 E: 6343.05	6253.04	A80	TRICKLE CHANNEL	N: 5936.39 E: 6328.91	6252.35					



- 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
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'				



AS-BUILT LEGEND:
 - - - - - 6200 - - - AS-BUILT MAJOR CONTOUR
 - - - - - 6200 - - - AS-BUILT MINOR CONTOUR

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

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 Mike Bramlett 32314 9/28/23
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

PREPARED FOR
JACKSON DEARBORN PARTNERS
 404 S. WELLS ST.
 SUITE 400
 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 Wehrman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

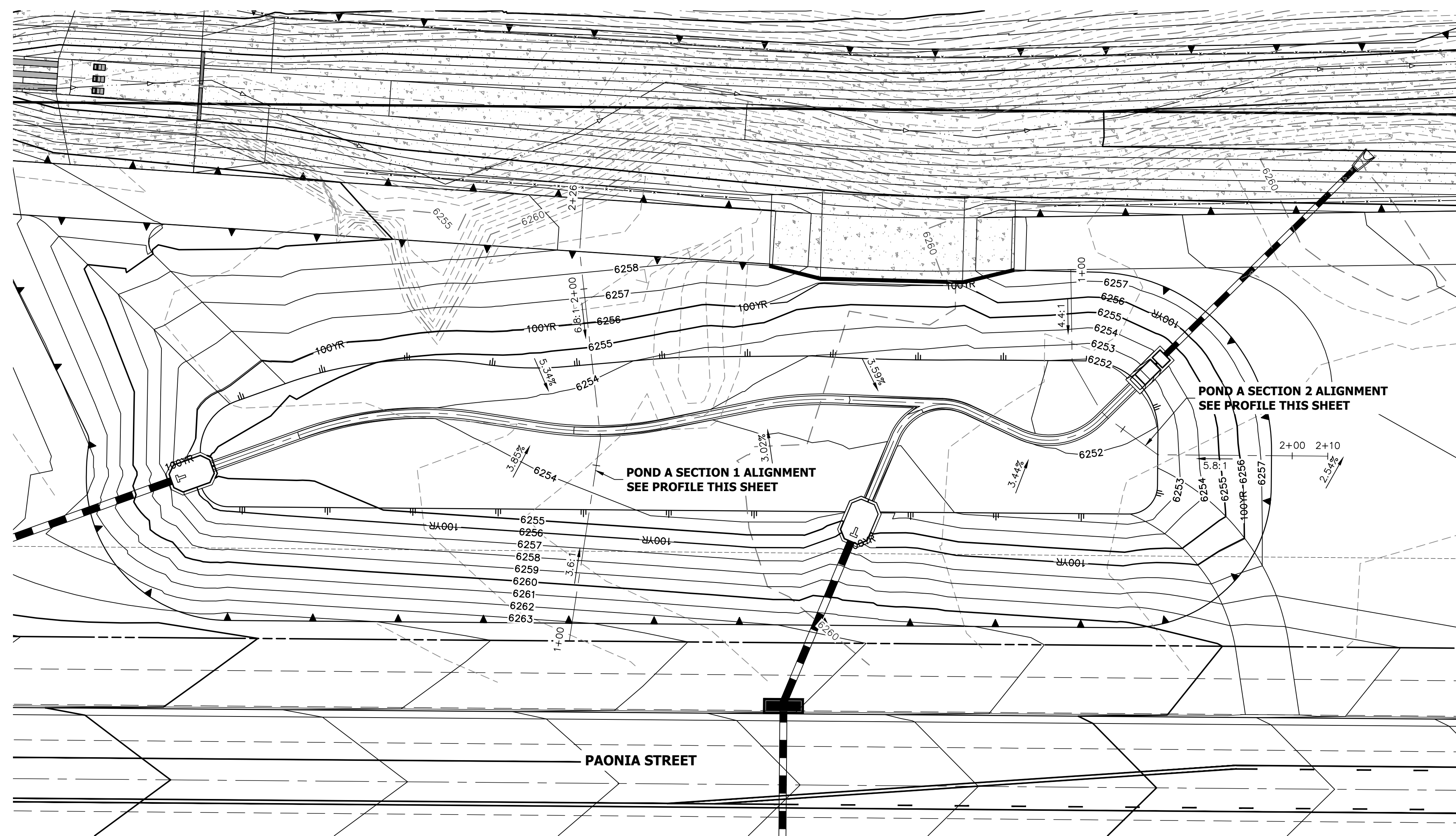
BY DATE

No.	REVISION

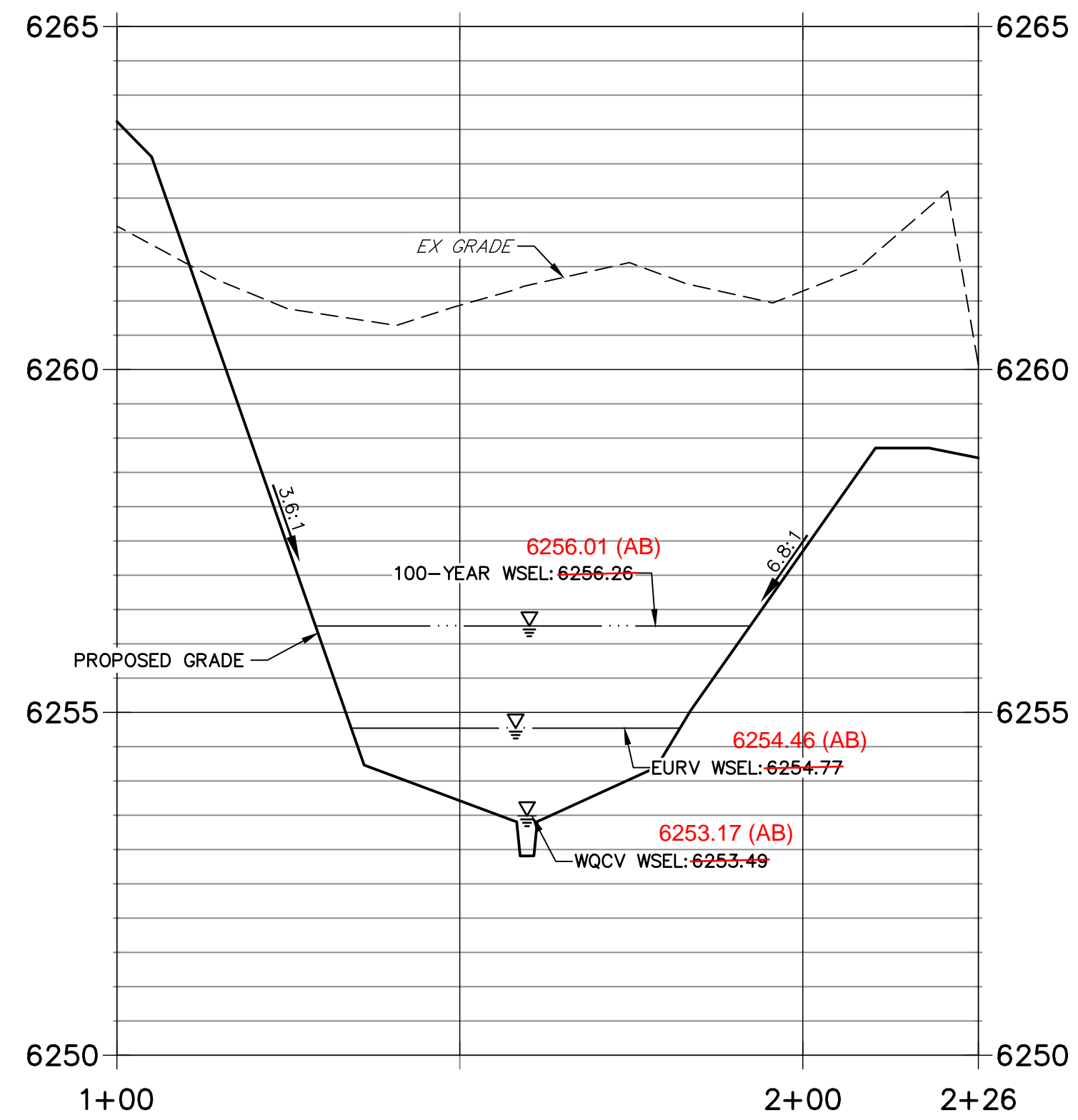
H-SCALE 1"=20'
 V-SCALE N/A
 DATE 03/12/21
 DESIGNED BY JBP
 DRAWN BY RPD
 CHECKED BY

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

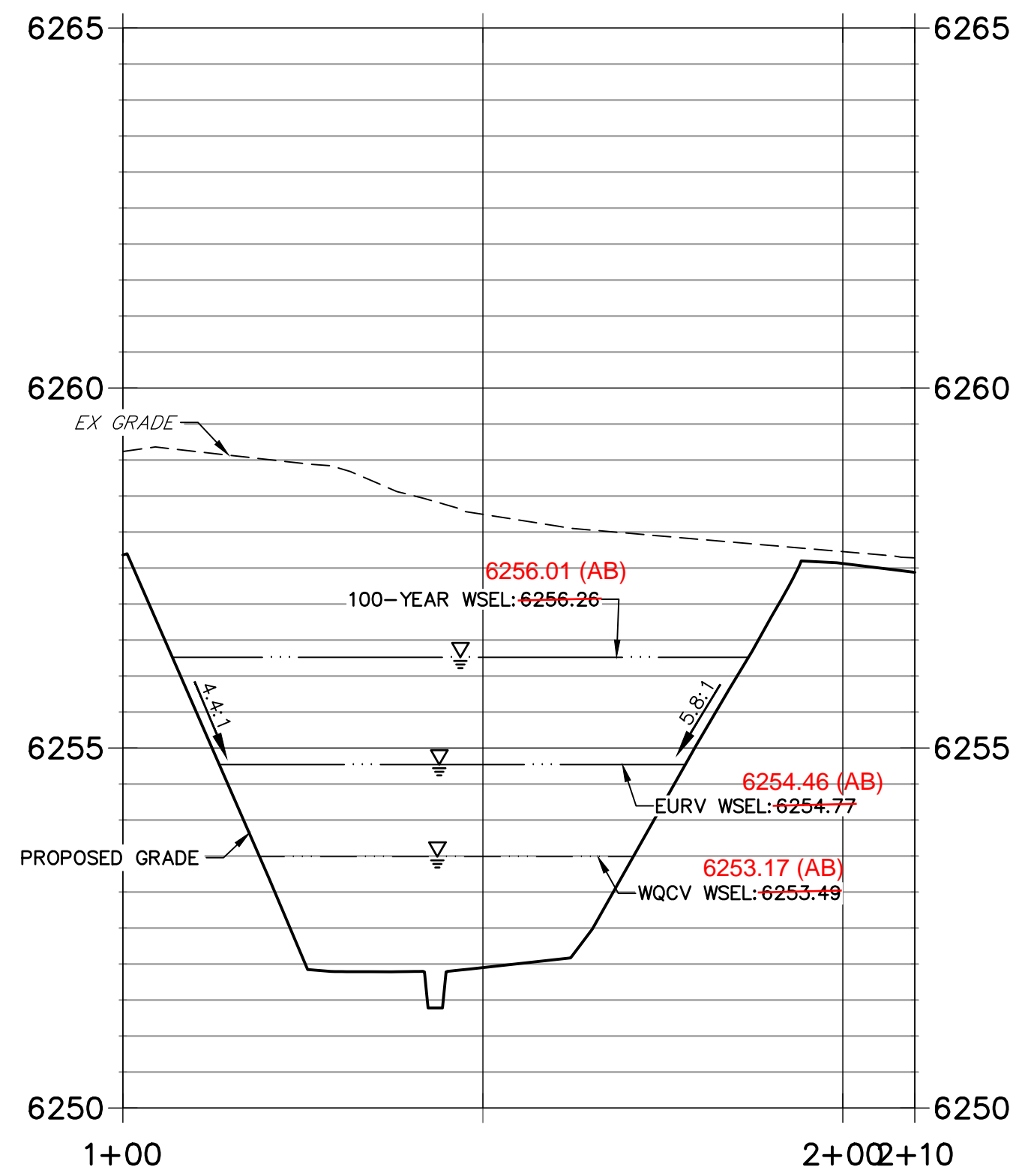
SHEET 16 OF 32
 JOB NO. 25174.00



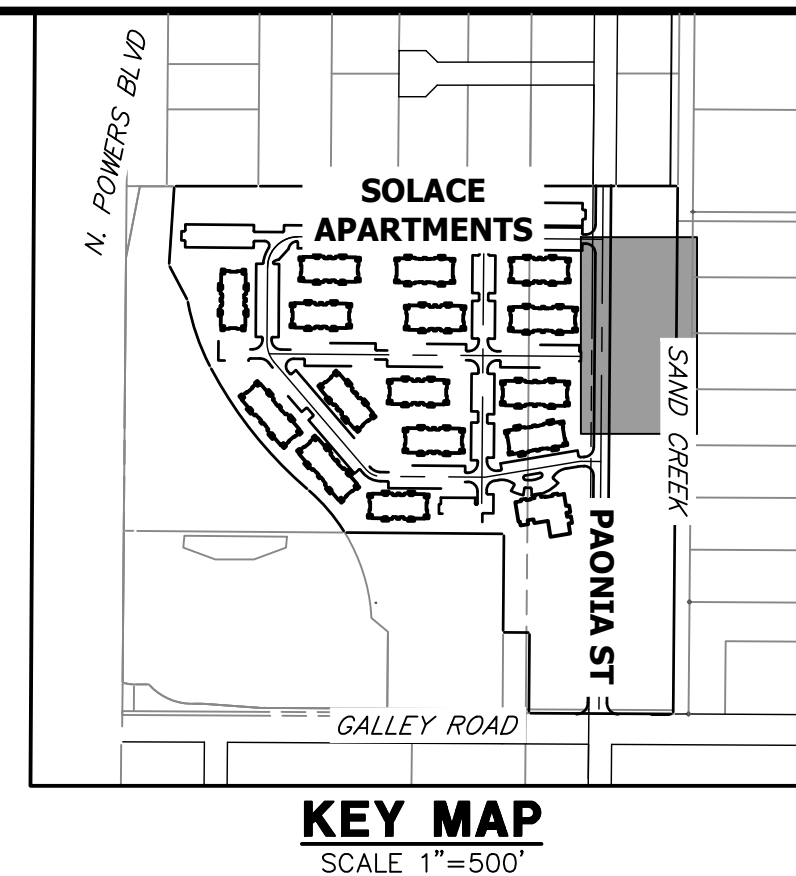
**POND A SECTION 1 PROFILE
STA 1+00.00 TO 2+25.60**



**POND A SECTION 2 PROFILE
STA 1+00.00 TO 2+10.00**



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.



NOTES

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

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

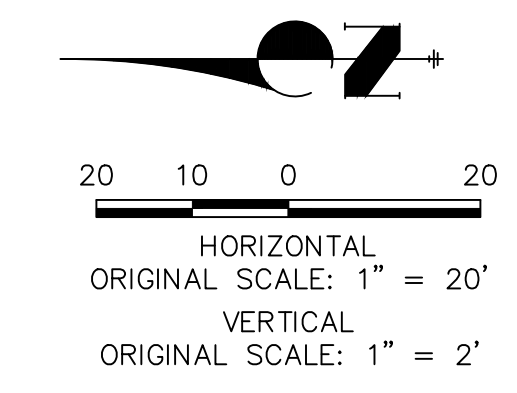
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

RECORD DRAWINGS
06/23

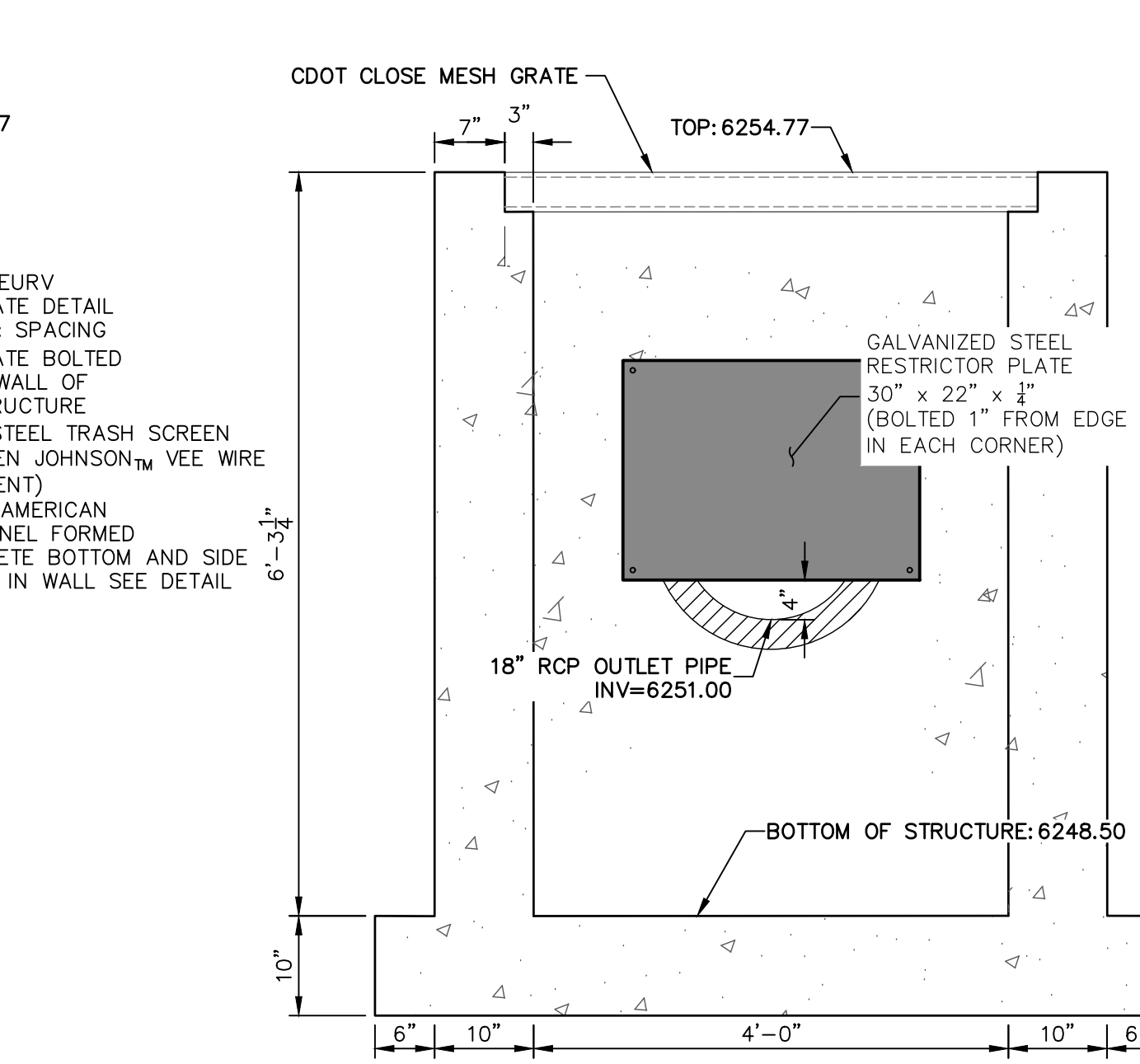
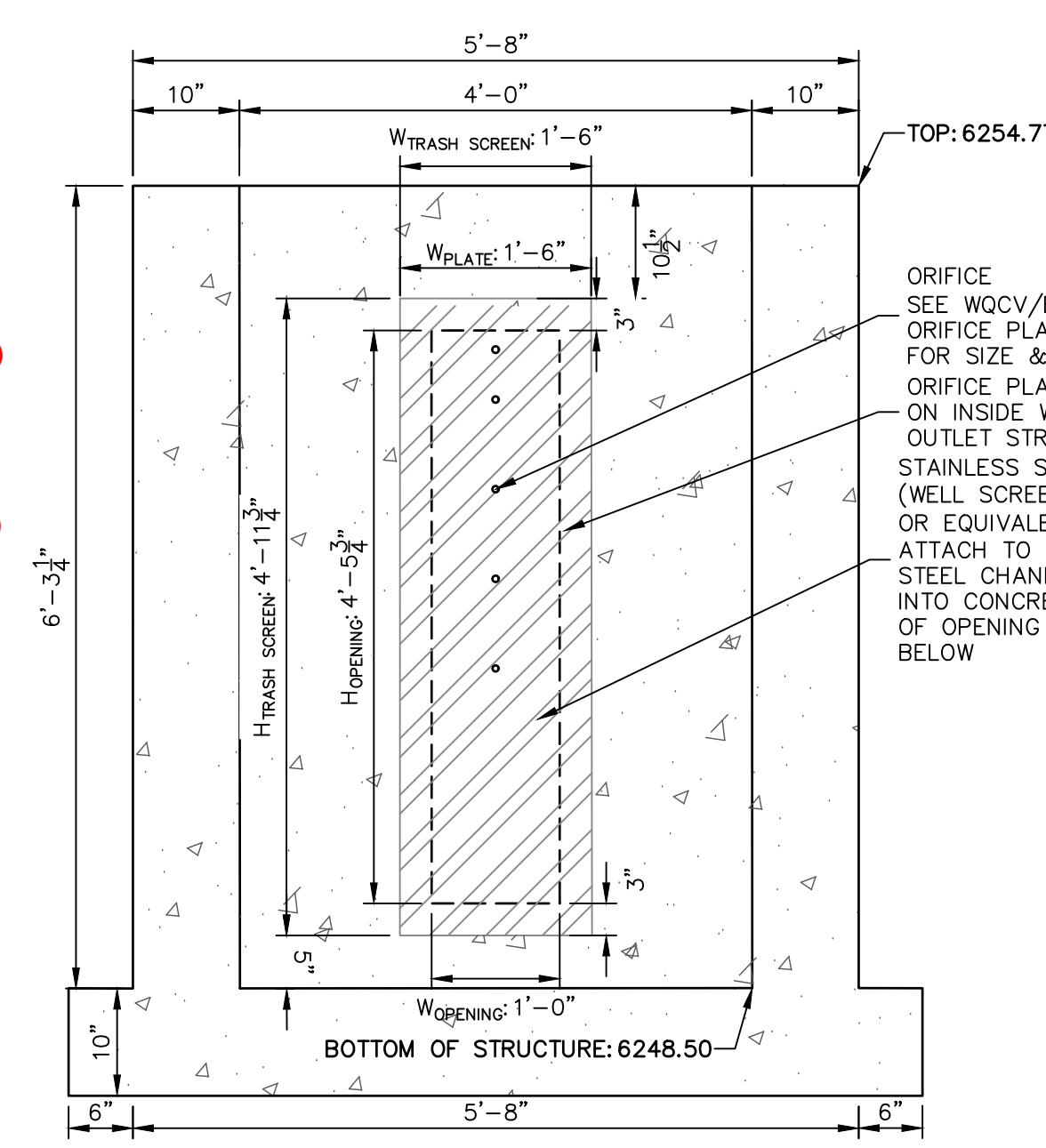
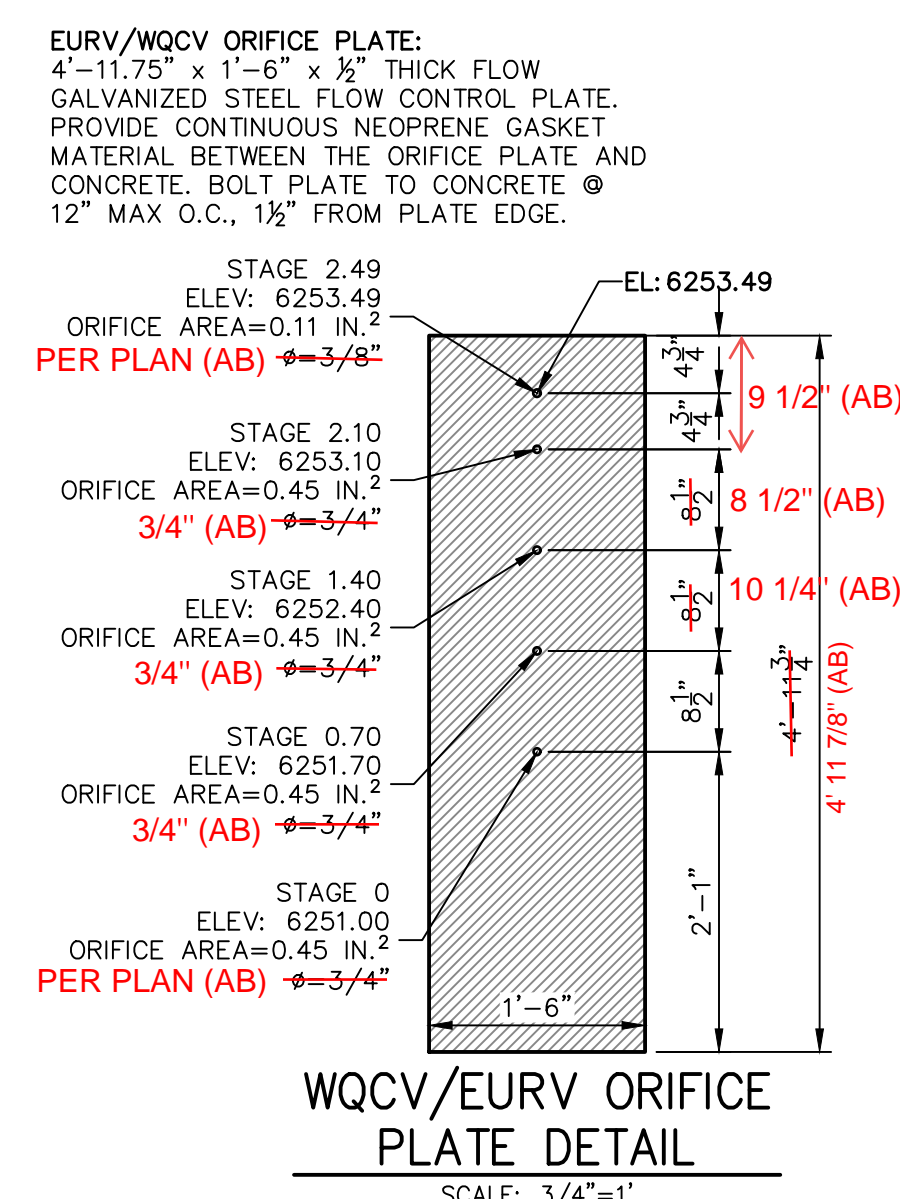
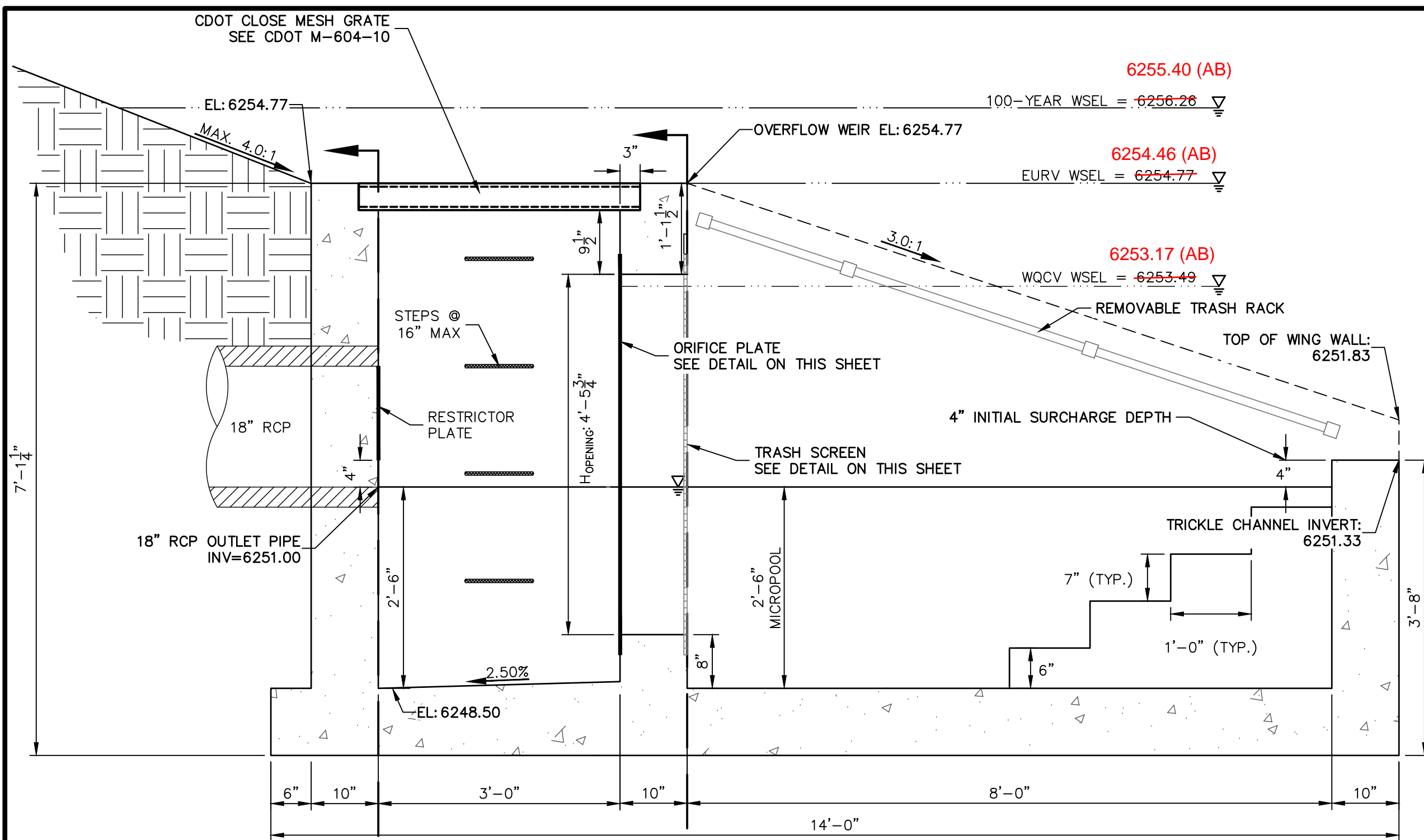


Mike Bramlett
12/27/2023



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

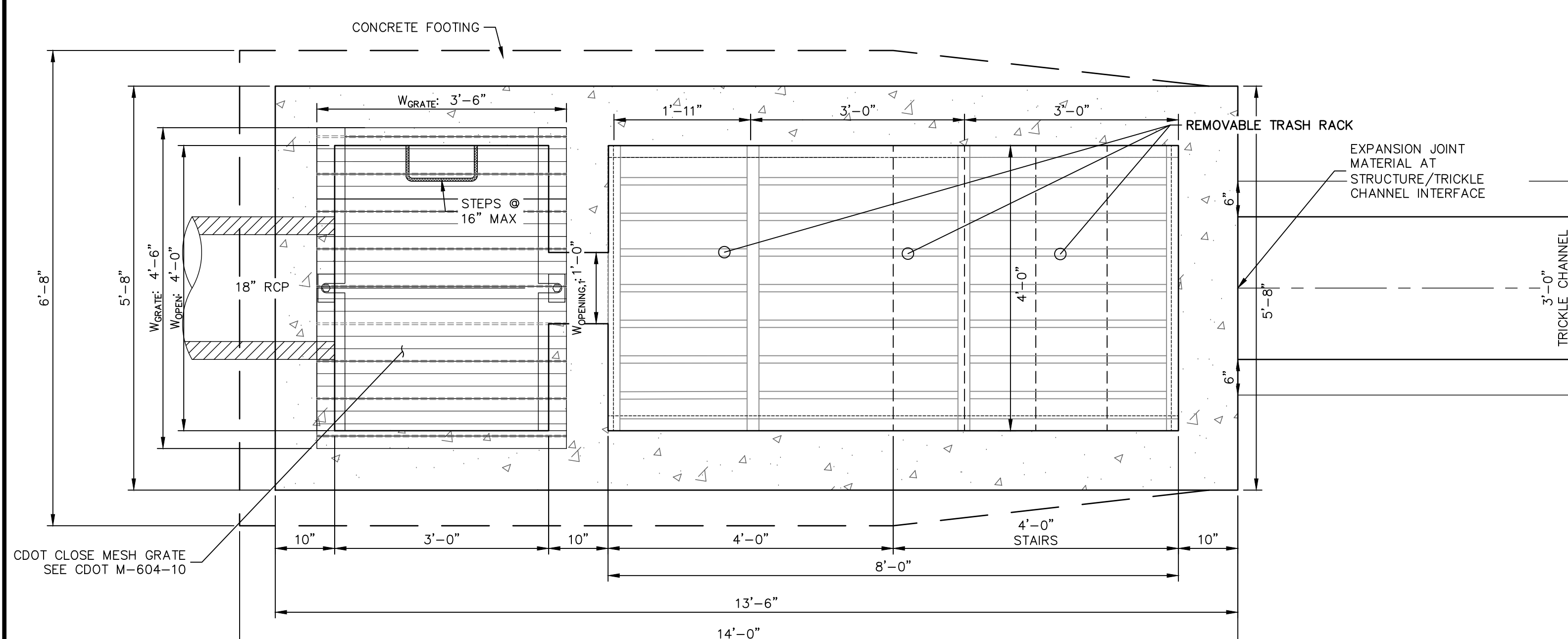
SOLACE APARTMENTS FILING NO. 1
POND A PLAN & CROSS SECTIONS
SHEET 17 OF 32
JOB NO. 25174.00



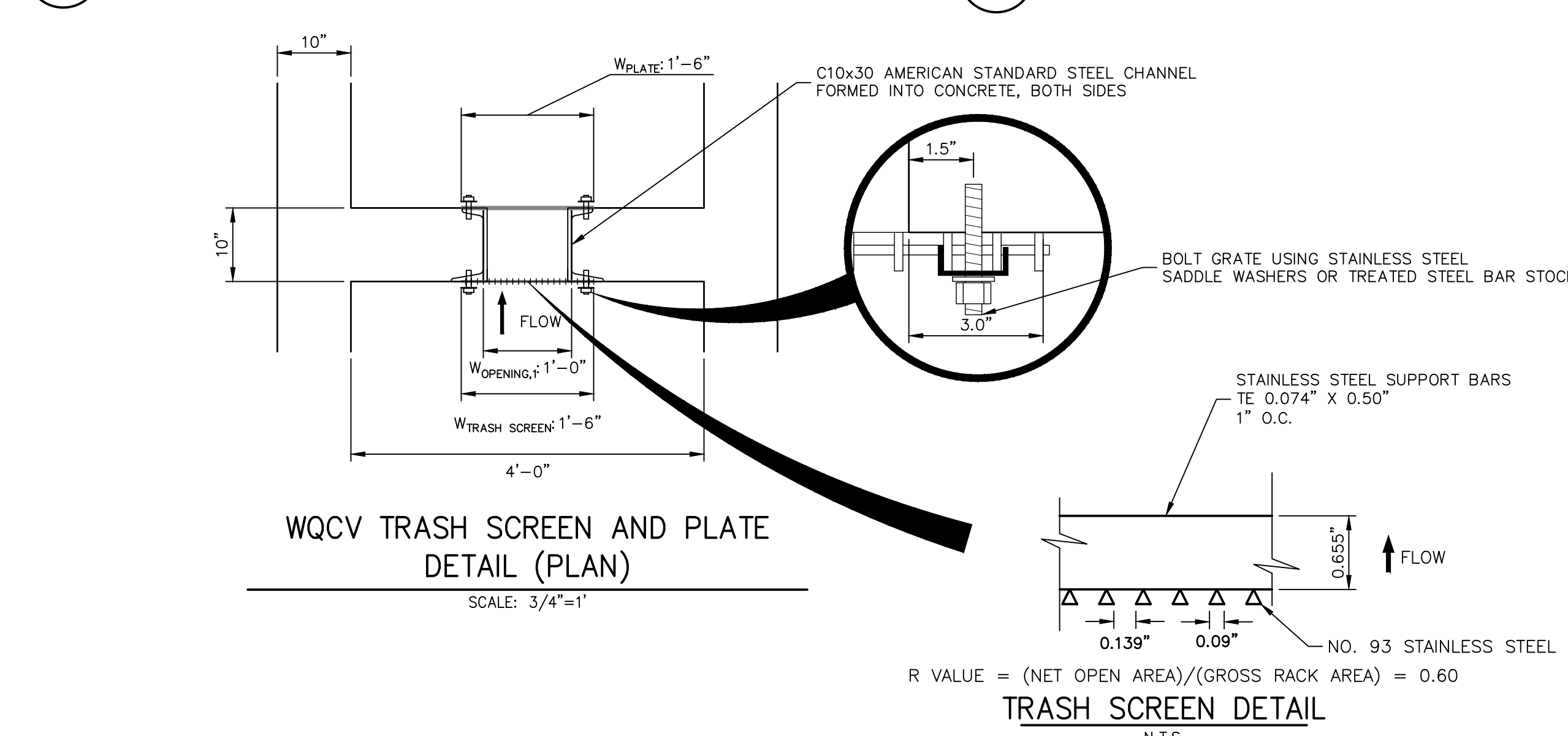
POND A OUTLET STRUCTURE - PROFILE
SCALE: 3/4"=1'

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

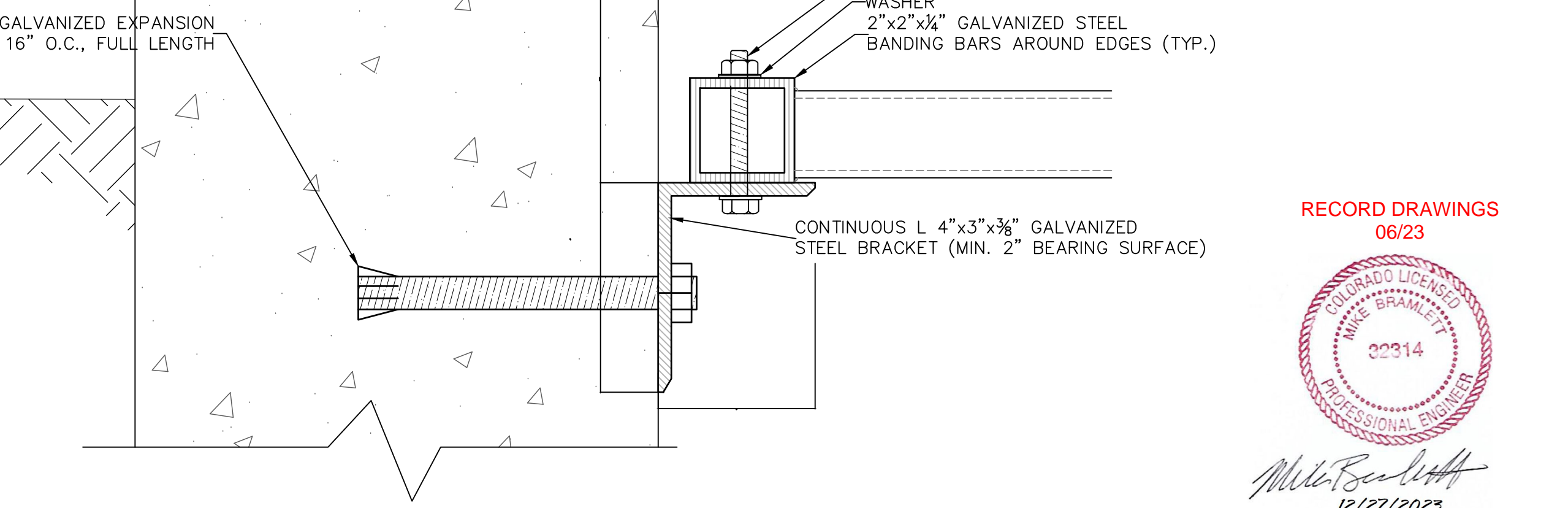
SECTION B AT OUTLET (REAR) WALL
SCALE: 3/4"=1'



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



WQCV TRASH SCREEN AND PLATE DETAIL (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_c.
 - GRADE 60 REINFORCING STEEL AND EPOXY COATED ARE REQUIRED.
 - REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A MINIMUM OF 2" CLEARANCE.
 - ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF EXISTING STRUCTURES AND EXISTING UTILITIES, PRIOR TO CONSTRUCTION OF THE CAST-IN-PLACE STRUCTURES. FIELD MODIFICATIONS OF PRECAST UNITS TO ACCOMMODATE CAST-IN-PLACE STRUCTURES WILL ONLY BE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.
 - CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

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

RECORD DRAWINGS
06/23

32314
12/27/2023

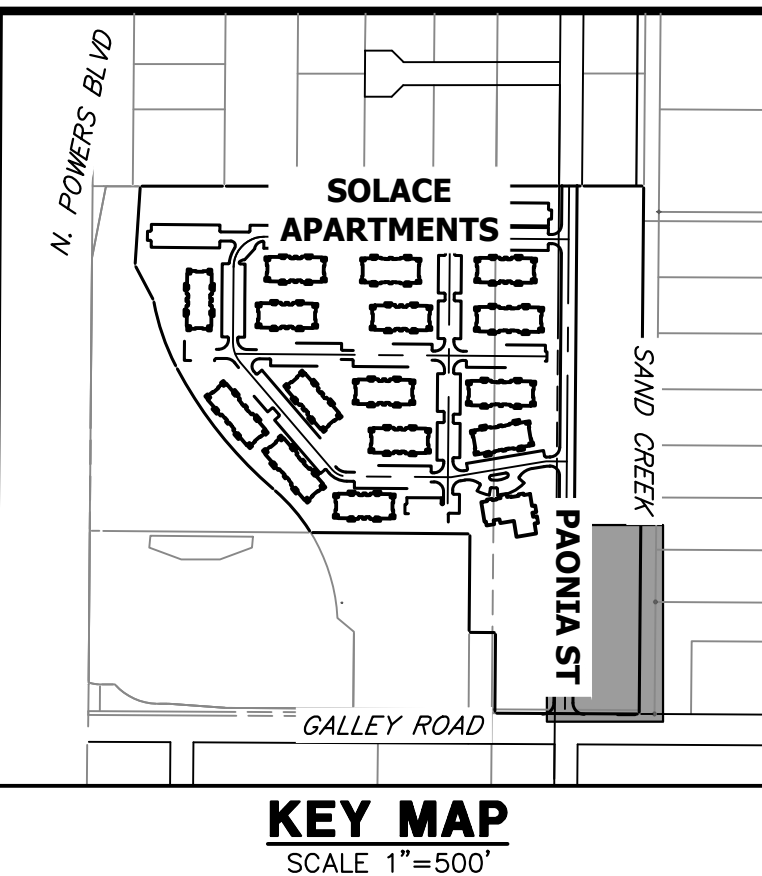
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

32314
11/11/21

FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

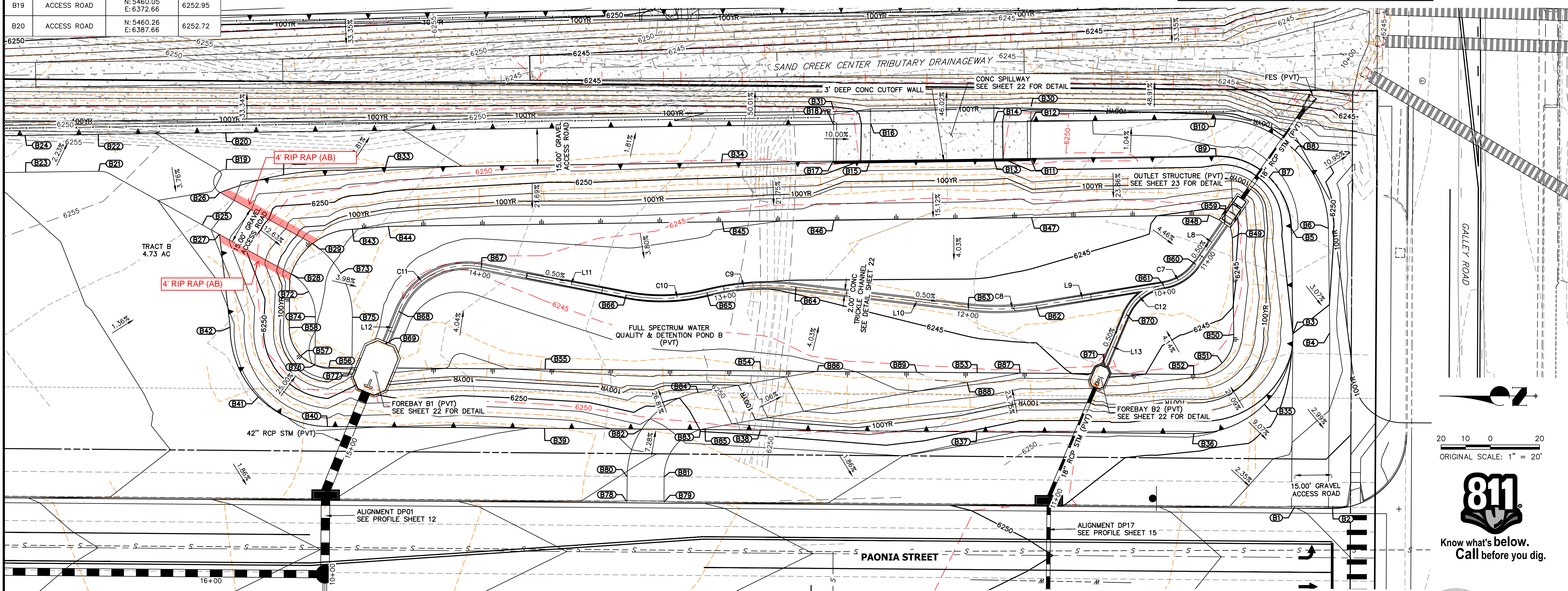
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	PREPARED FOR CS POWERS & GALLEY LLC 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577
	PREPARED BY J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 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	SOLACE APARTMENTS FILING NO. 1 POND A DETAILS SHEET 19 OF 32 JOB NO. 25174.00

POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION
B1	TBC/ACCESS ROAD	N: 5025.91 E: 6235.89	6248.51	B21	ACCESS ROAD	N: 5511.78 E: 6371.95	6253.53	B41	TOP	N: 5446.78 E: 6280.21	6253.13	B61	TRICKLE CHANNEL INTERSECTION	N: 5079.32 E: 6325.67	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: 6380.43	6250.83	B28	ACCESS ROAD/TOE	N: 5433.54 E: 6330.18	6247.58	B48	TOE	N: 5060.84 E: 6354.13	6244.32	B68	TRICKLE CHANNEL	N: 5389.88 E: 6314.94	6245.30 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: 6342.52	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: 6393.17	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				



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

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



AS-BUILT LEGEND

	AS-BUILT MAJOR CONTOUR
	AS-BUILT MINOR CONTOUR

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.

RECORD DRAWINGS
06/23

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

Mike Bramlett
32314
DATE: 9/28/23

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

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

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

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

NO.	REVISION	DATE	BY

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.

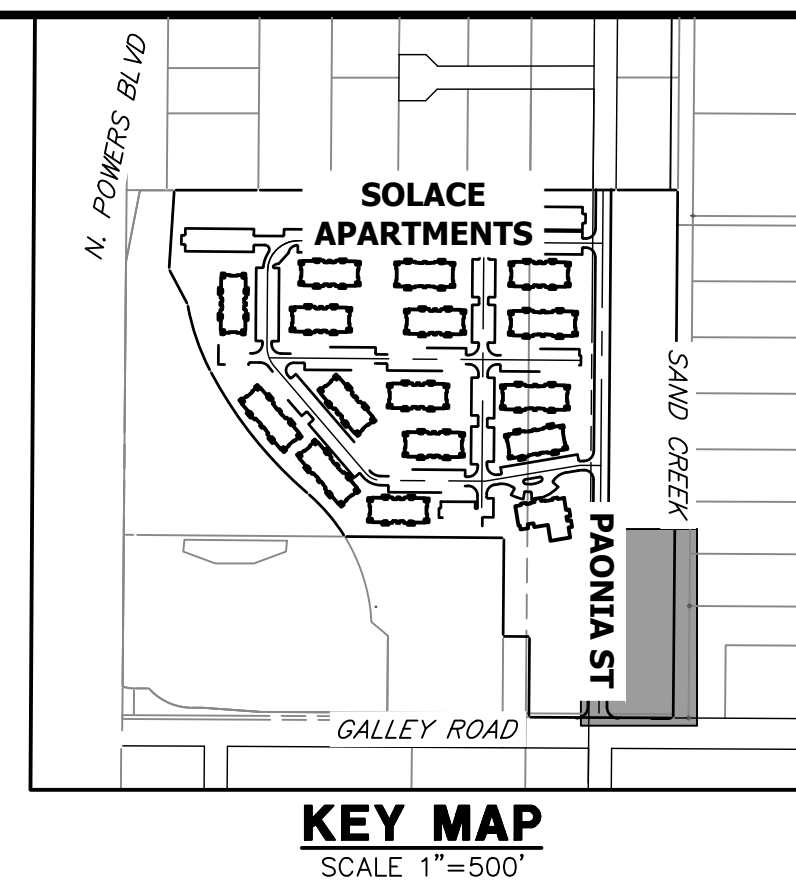
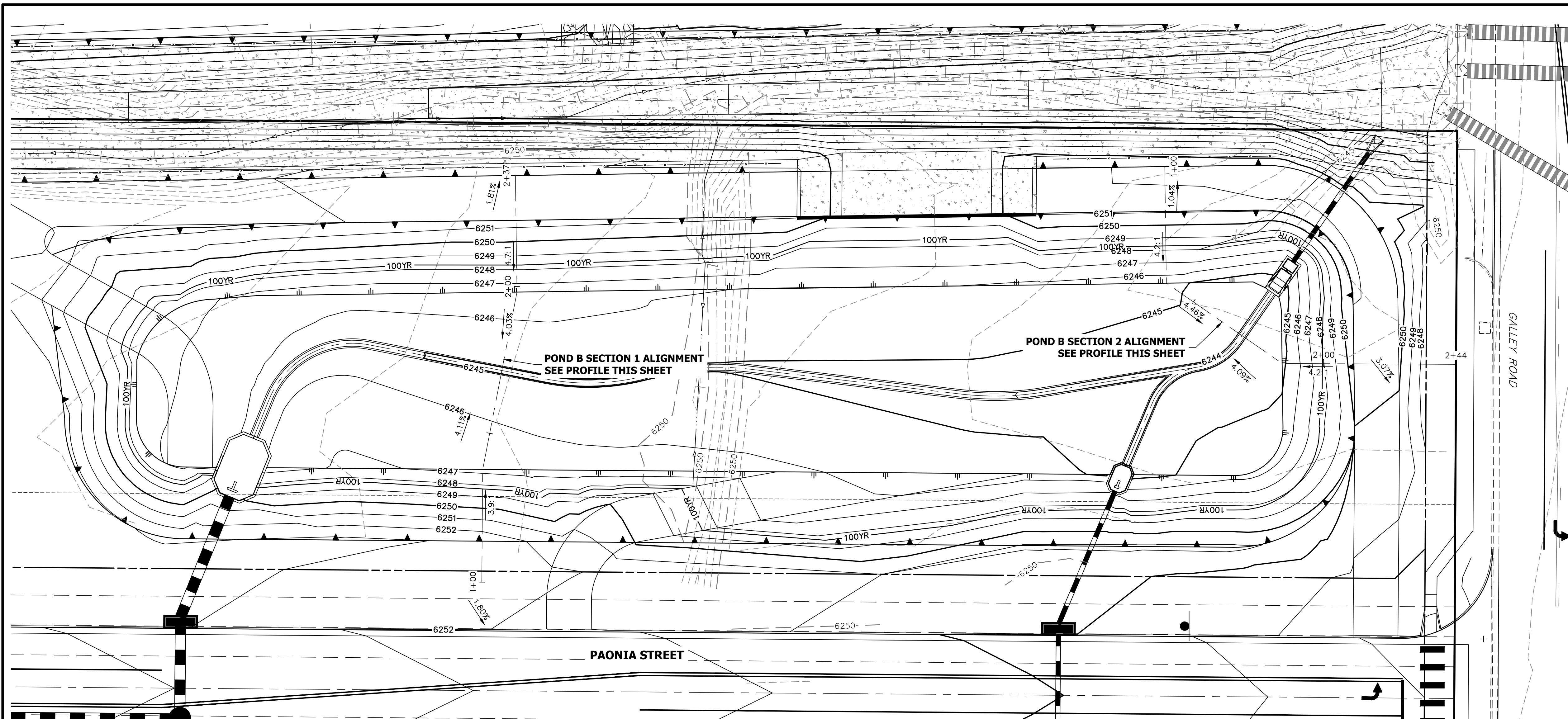
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

Mike Bramlett
32314
DATE: 9/28/23

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

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

SHEET 20 OF 32
JOB NO. 25174.00

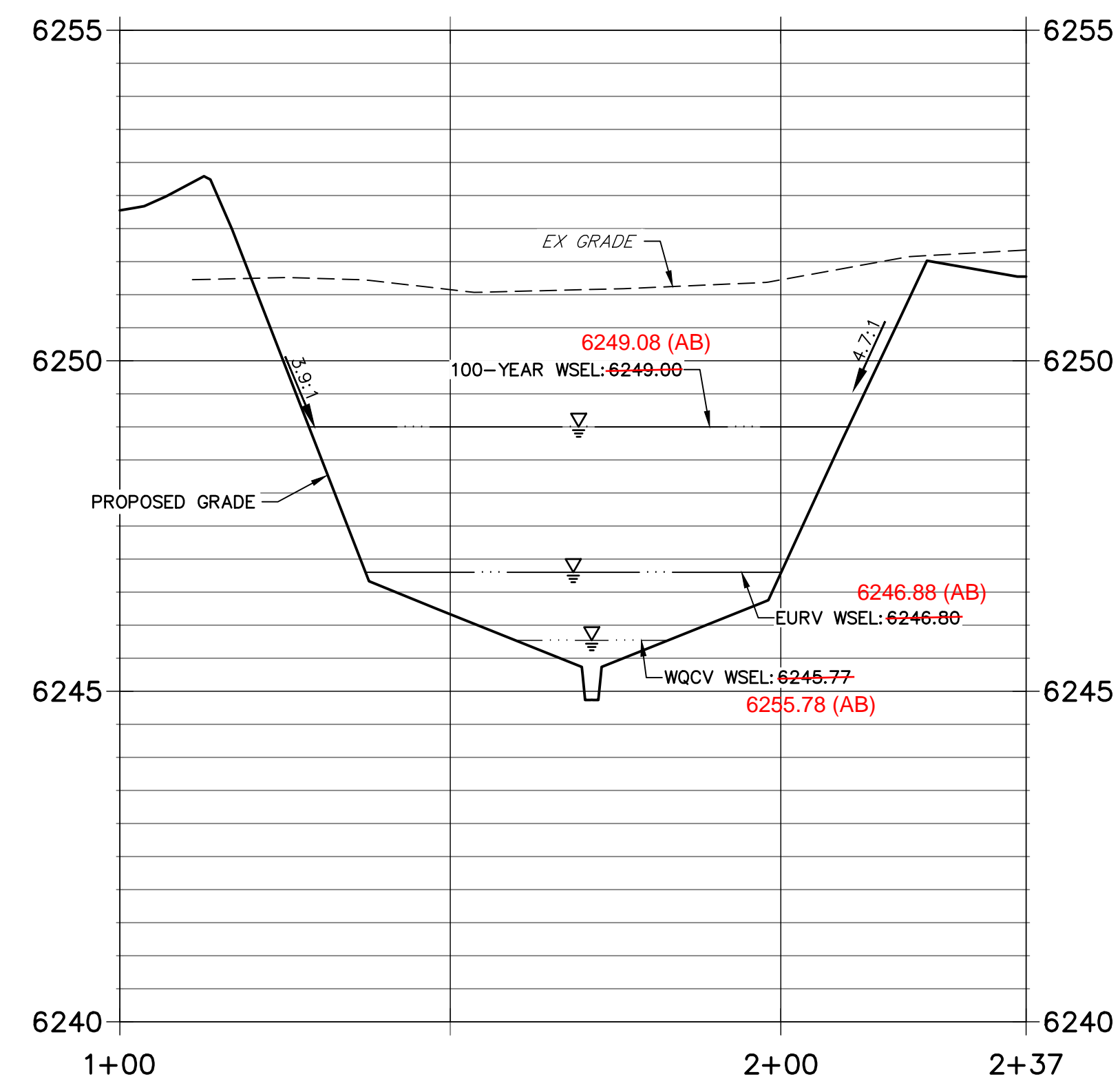


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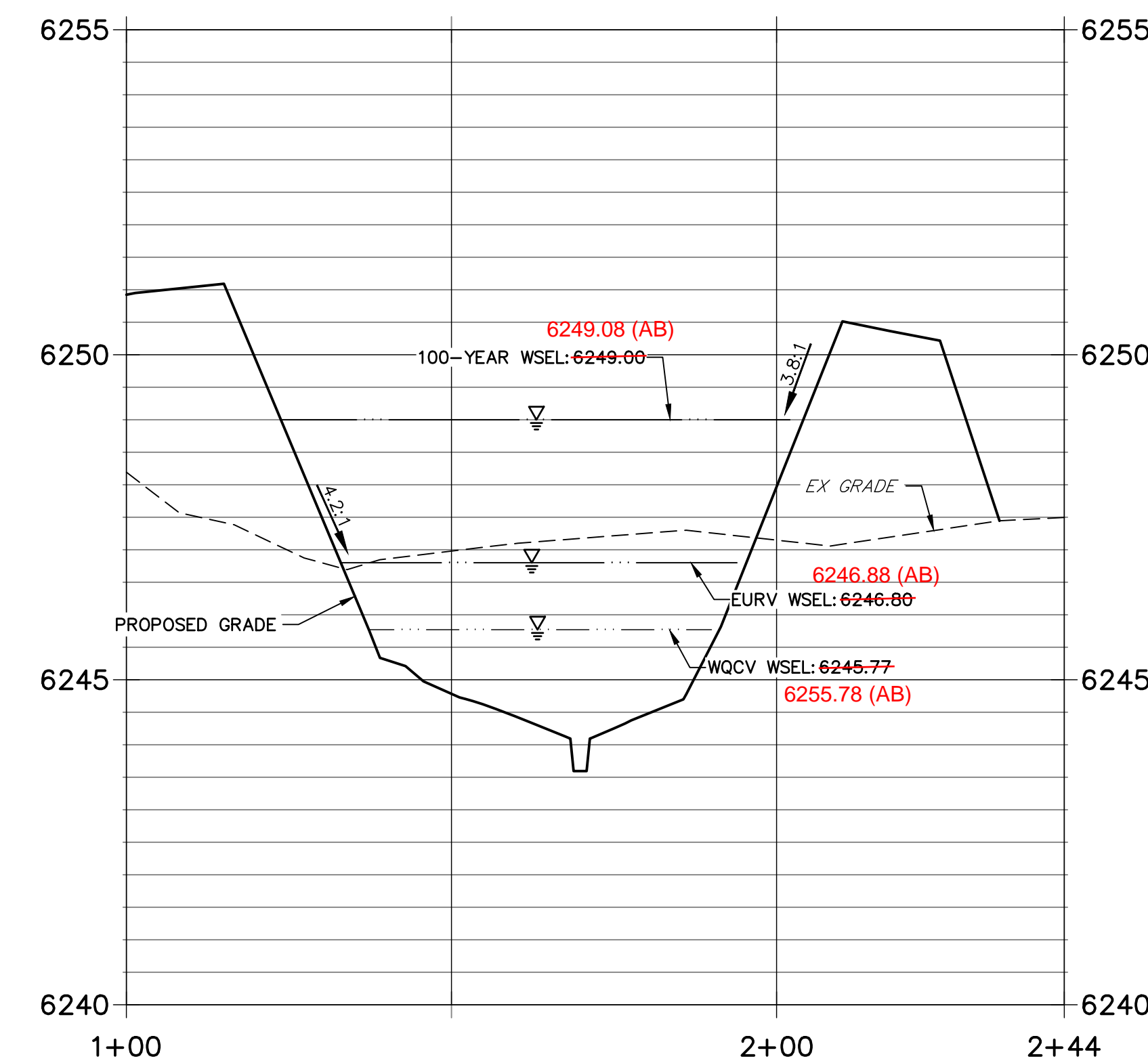
PREPARED FOR
CS POWERS & GALLEY LLC
 510 S NEIL ST
 CHAMPAIGN, IL 61820
 OFFICE PHONE (734) 216-2577

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 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**



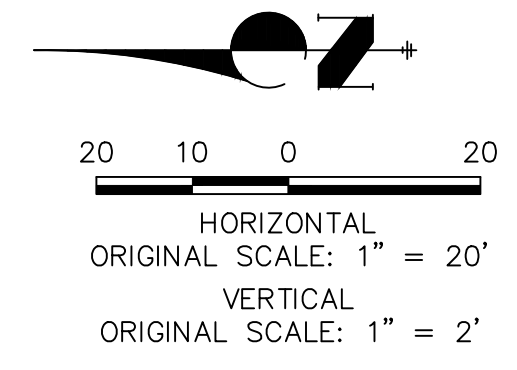
**POND B SECTION 2 PROFILE
 STA 1+00.00 TO 2+44.24**



- 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.
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RECORD DRAWINGS
 06/23
 12/27/2023



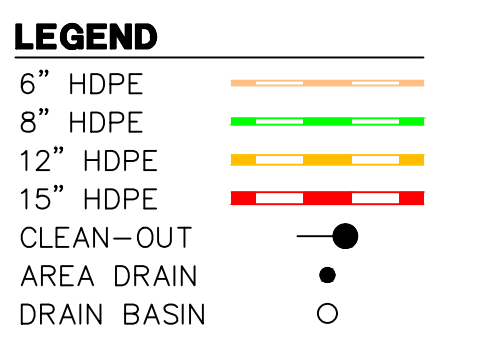
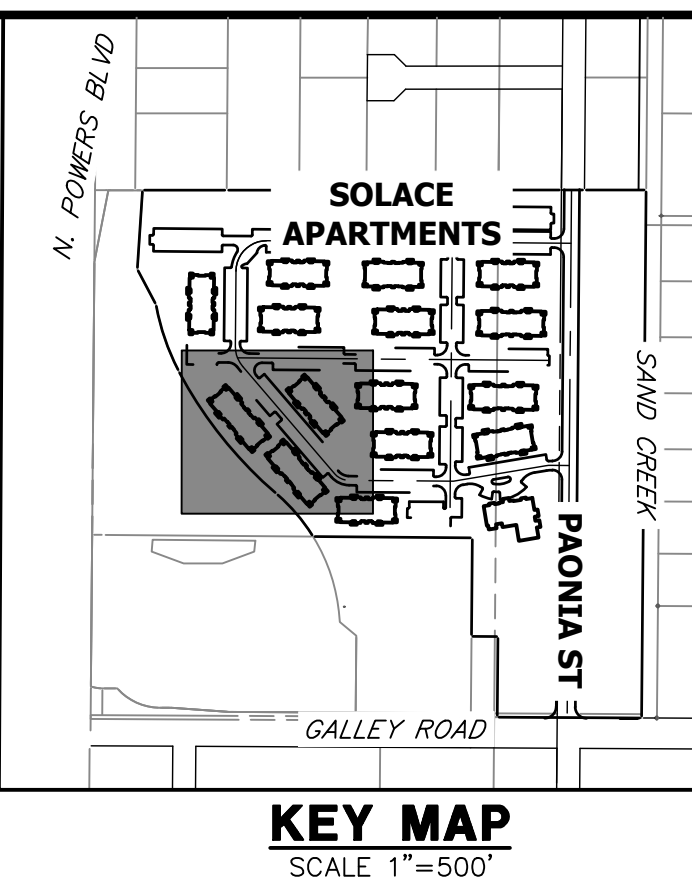
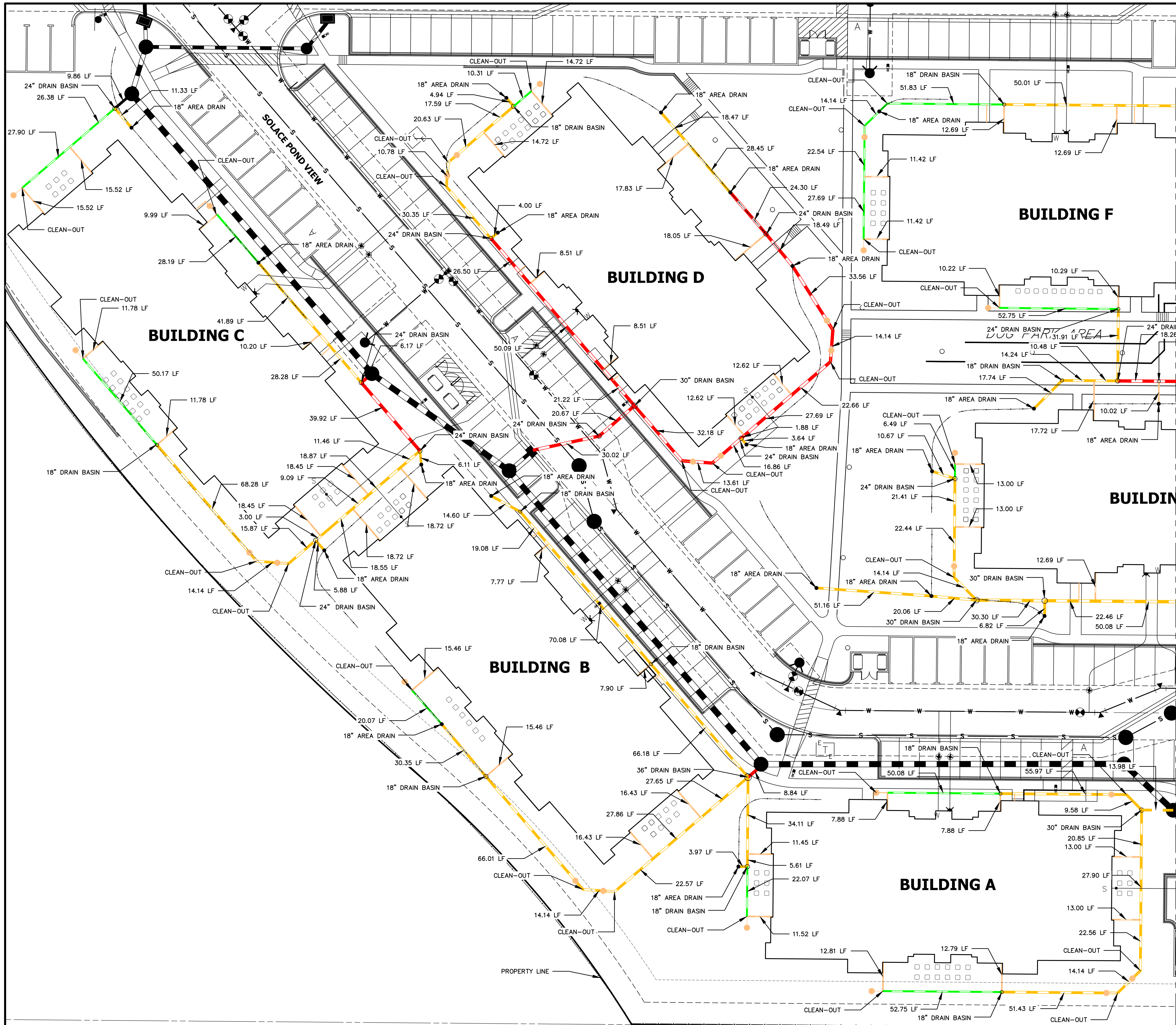
ENGINEER'S STATEMENT EPC 11/30/21
 PREPARED UNDER MY SUPERVISION
 Mike Bramlett 32314 11/11/21
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

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BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
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

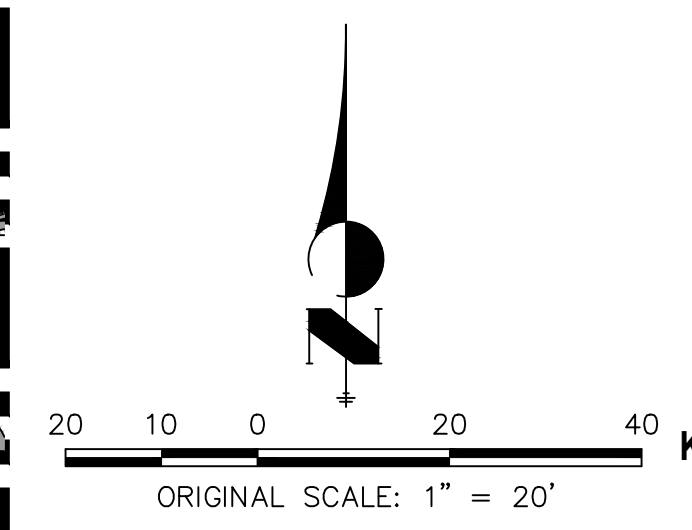


- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
 2. THE MINIMUM PIPE SLOPE FOR 15" PIPES SHALL BE 0.75%. ALL OTHER PIPES SHALL MAINTAIN A 0.5% MINIMUM.
 3. ALL 6" ROOFDRAINS AT BUILDING SHALL BE INSTALLED WITH A CLEAN-OUT AT POINT WHERE 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



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

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

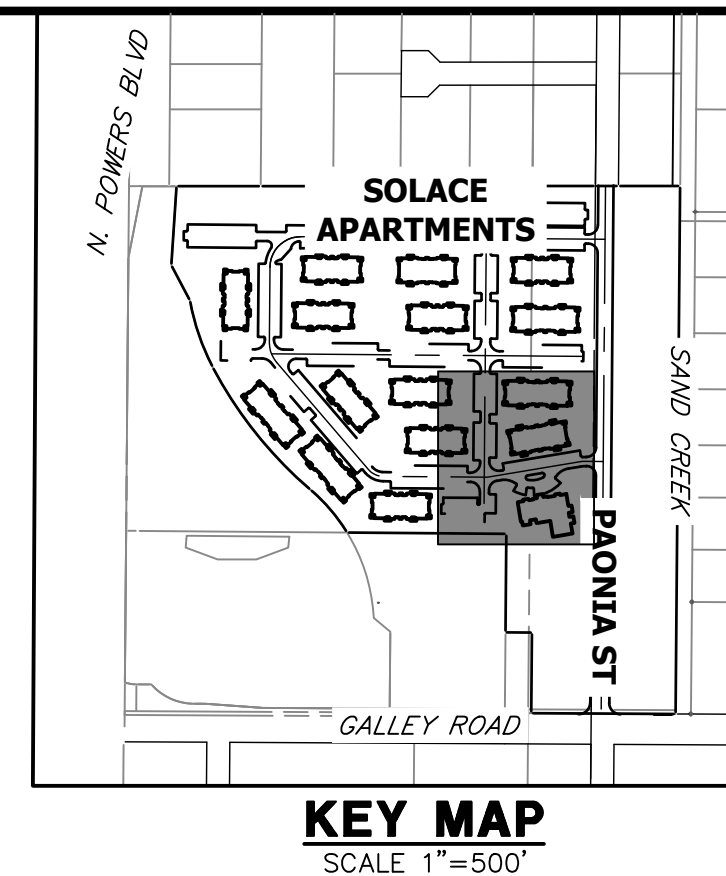
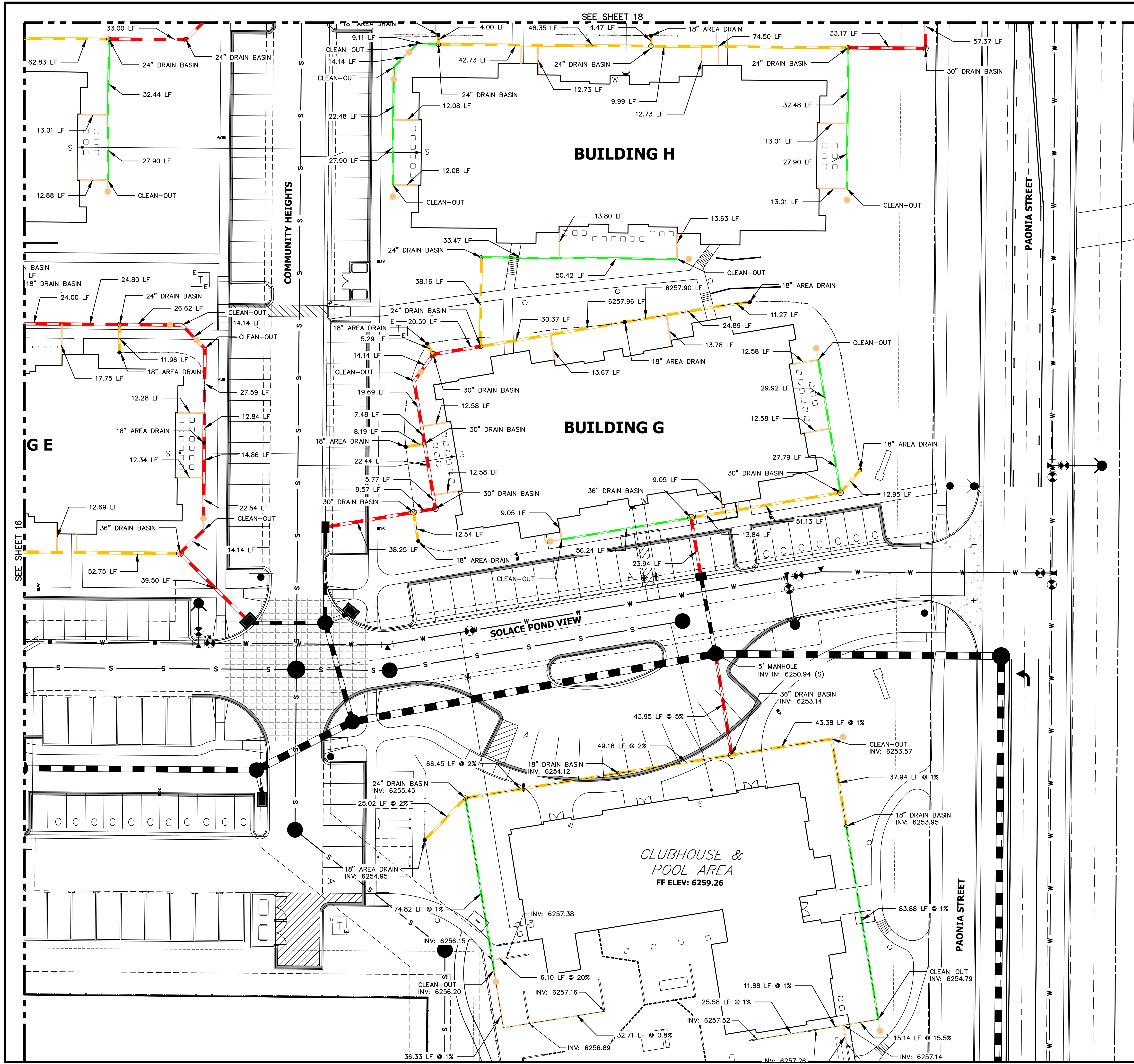
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

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

ENGINEER'S STATEMENT
EPC 11/30/21
DATE 11/11/21

SHEET 24 OF 32
JOB NO. 25174.00



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

- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
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RECORD DRAWINGS
06/23



Mike Bramlett
12/27/2023

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

ORIGINAL SCALE: 1" = 20'

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

DATE: 11/11/21

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

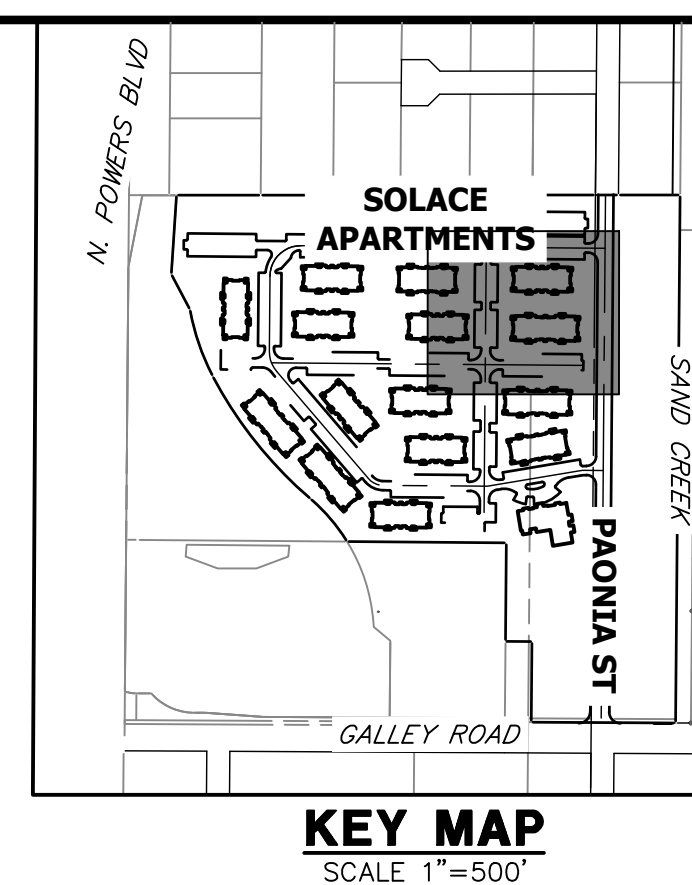
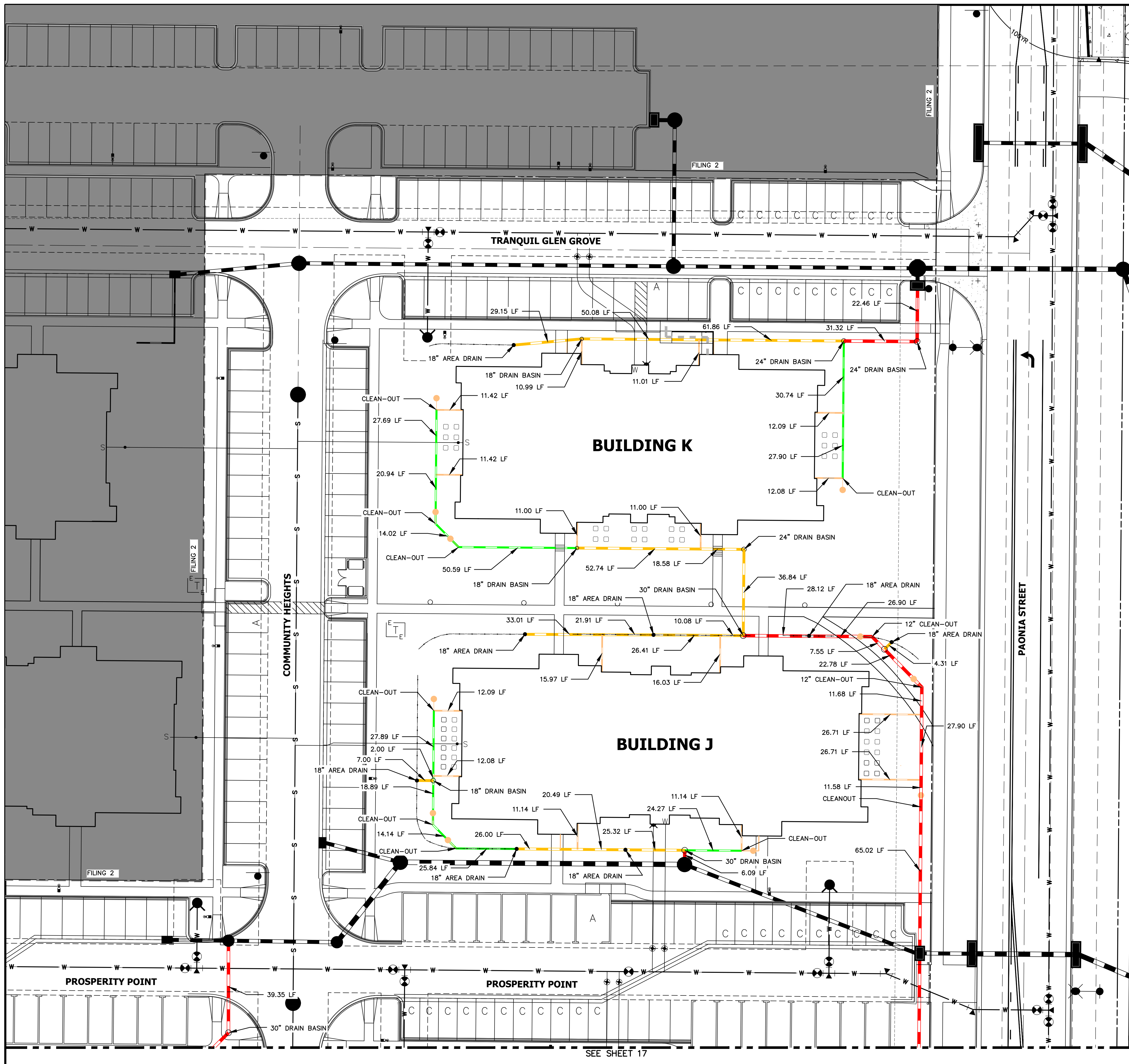
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A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	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 25 OF 32
JOB NO. 25174.00



LEGEND

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

NOTES:

1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
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RECORD DRAWINGS
06/23

Mike Bramlett
12/27/2023

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Know what's below.
Call before you dig.
EPC 11/30/21

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

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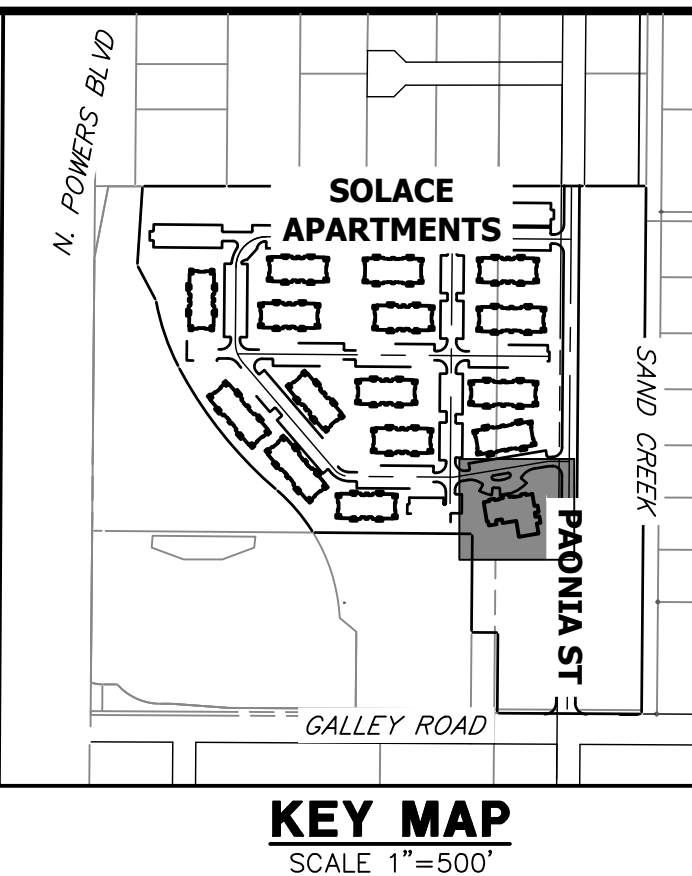
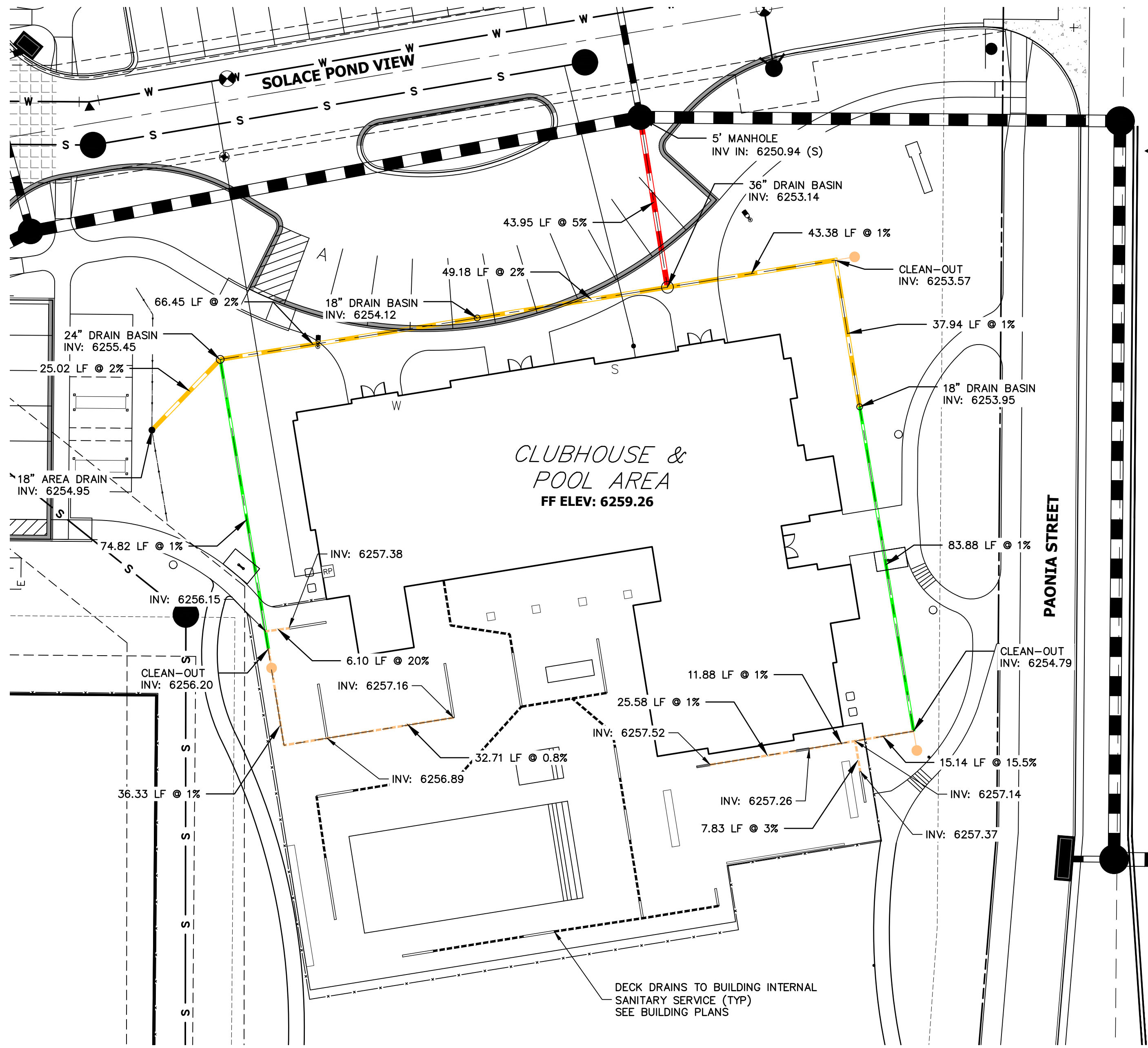
PREPARED FOR
CS POWERS & GALLEY LLC
510 S NEIL ST
CHAMPAIGN, IL 61820
OFFICE PHONE (734) 216-2577

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
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SOLACE APARTMENTS FILING NO. 1
ROOF DRAIN AND AREA DRAIN PLANS

SHEET 26 OF 32
JOB NO. 25174.00

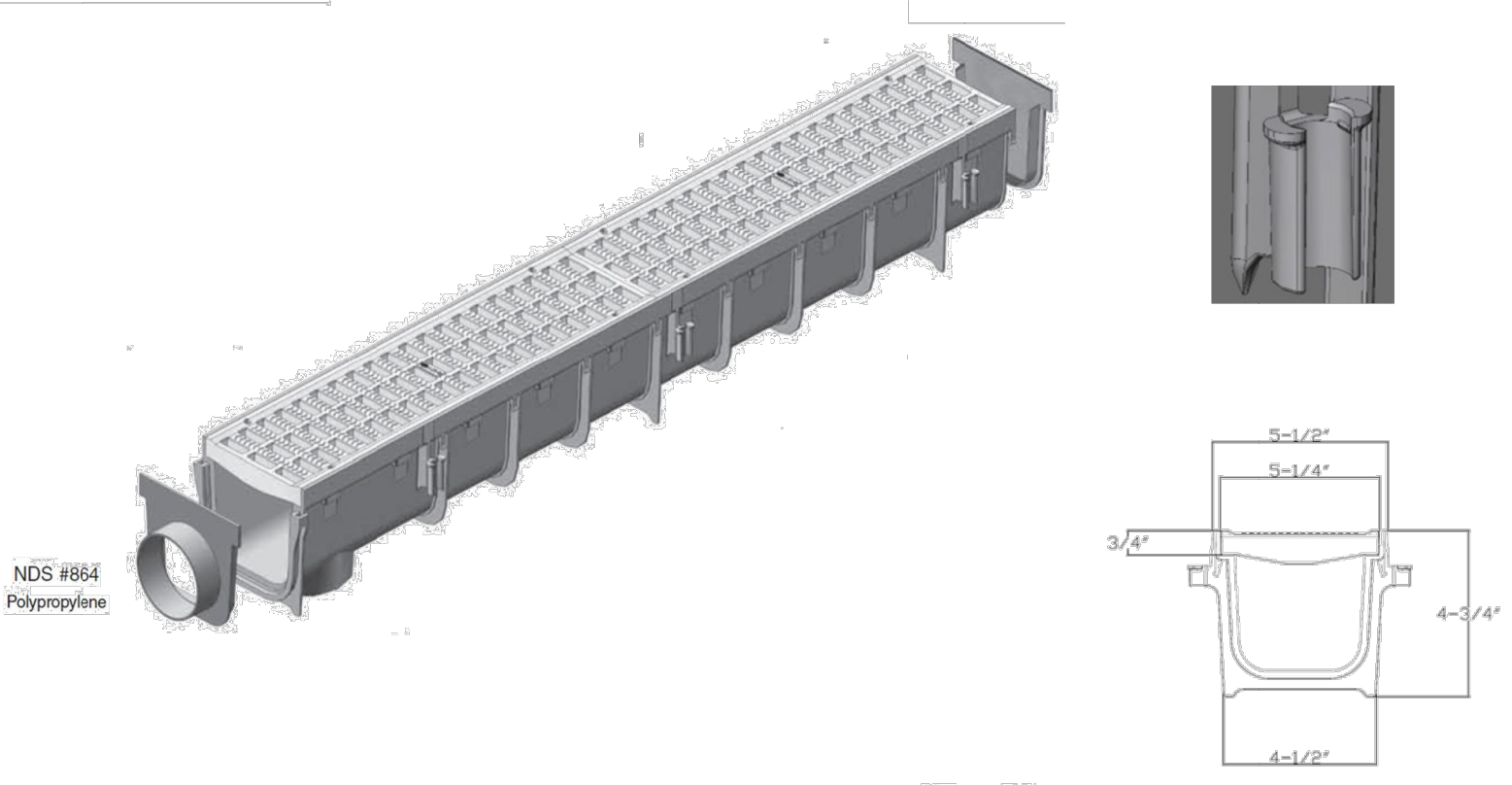


UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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



5 Inch Pro Series Drain Kit



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

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

LEGEND

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

NOTES:

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

NO.	REVISION	BY	DATE
1	DCN #1 - POOL DECK DRAINS	CJS	10/19/2021

RECORD DRAWINGS
06/23



Mike Bramlett
12/27/2023

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

Visit ndspro.com for specs, detail drawings, and case studies

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

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

SOLACE APARTMENTS FILING NO. 1

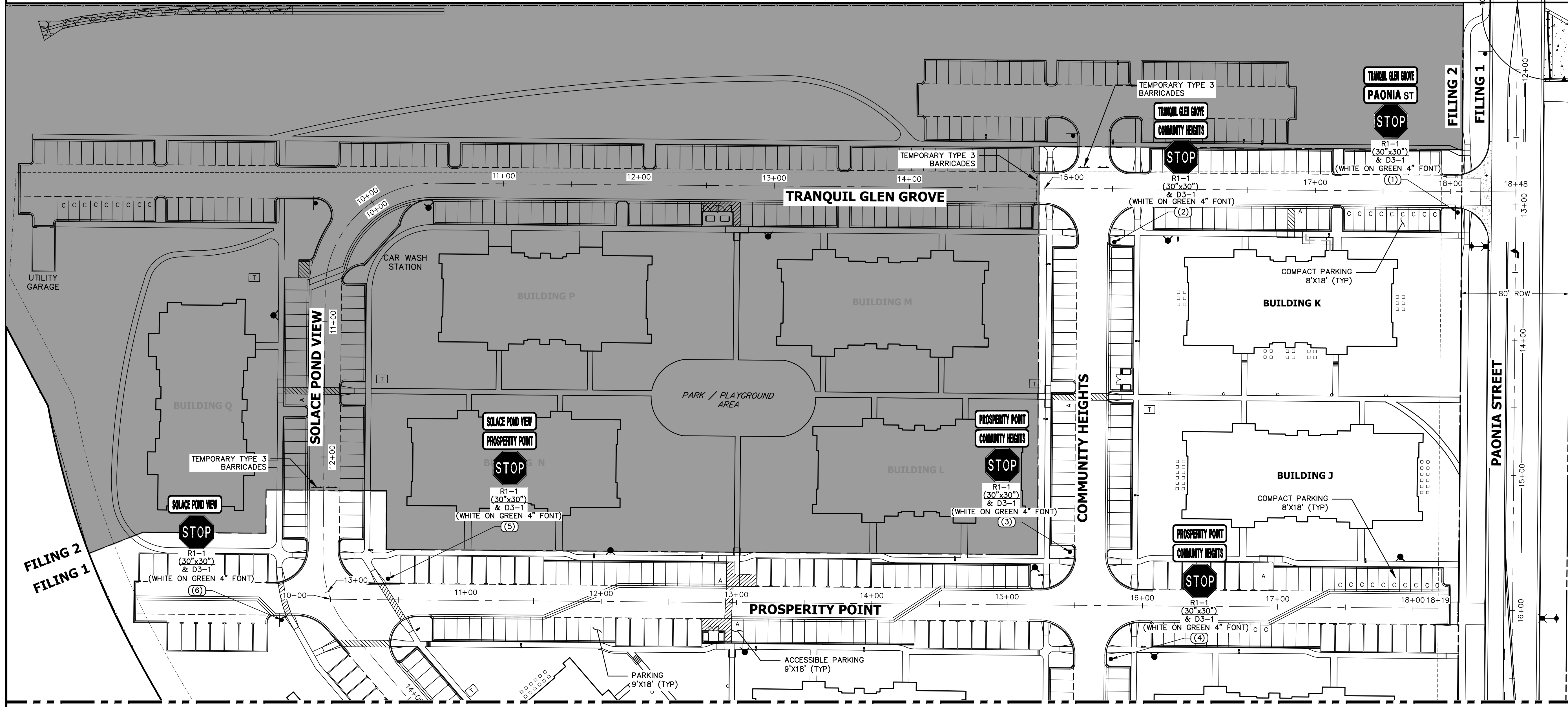
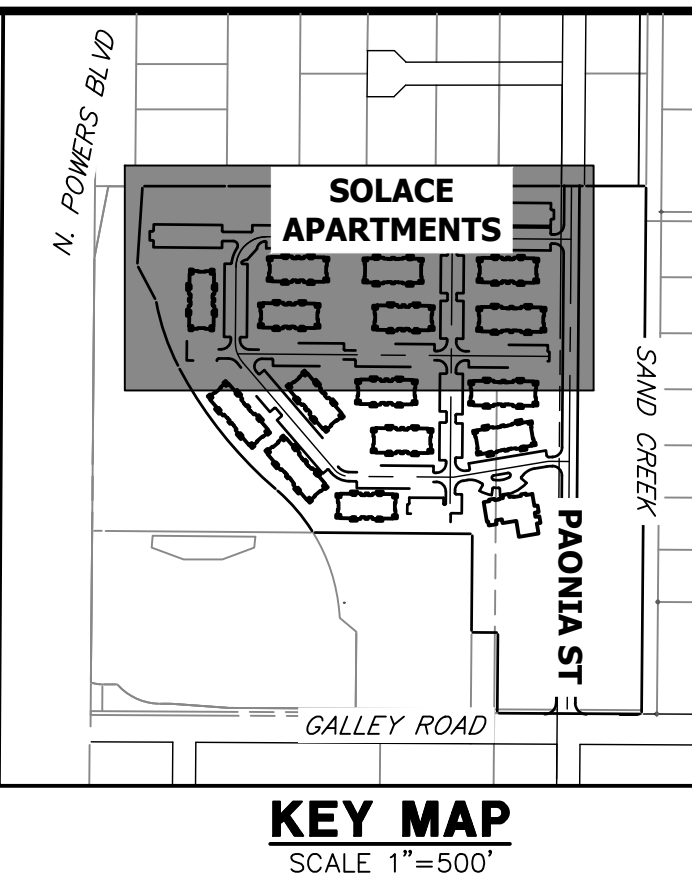
SHEET 26A OF 32

JOB NO. 25174.00

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

LEGEND

- PROPOSED SIGN (Symbol) EXISTING SIGN (Symbol)
- 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)



SEE SHEET 28

RECORD DRAWINGS
06/23



Mike A. Bramlett
12/27/2023

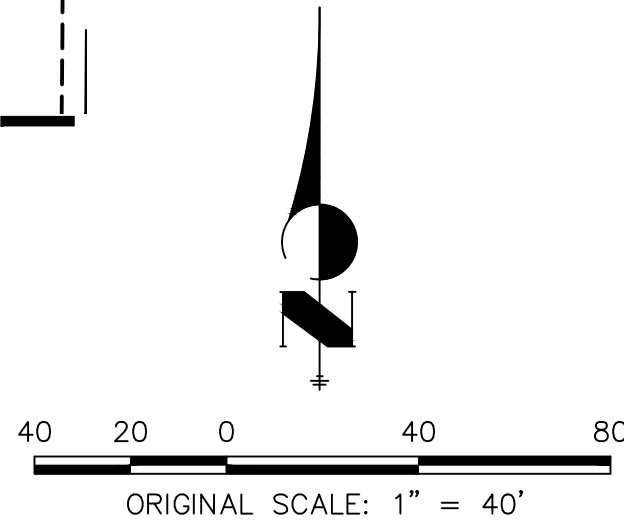
NOTES:
1. ALL PAONIA STREET SIGNAGE, STRIPING AND LIGHT DETAILS ARE SHOWN ON THE PAONIA STREET CONSTRUCTION DOCUMENTS ALSO BY JR ENGINEERING.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



EPC 11/30/21

32314
11/11/21

UNLESS SHOWN OTHERWISE, 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

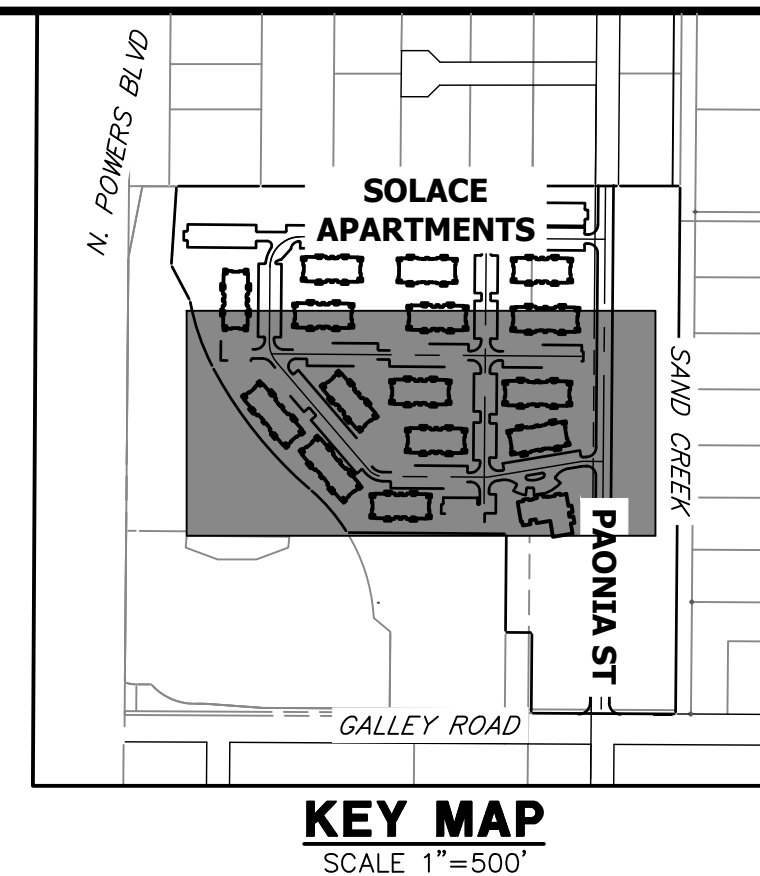
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

SOLACE APARTMENTS FILING NO. 1
SIGNAGE AND STRIPING PLAN

SHEET 27 OF 32
JOB NO. 25174.00

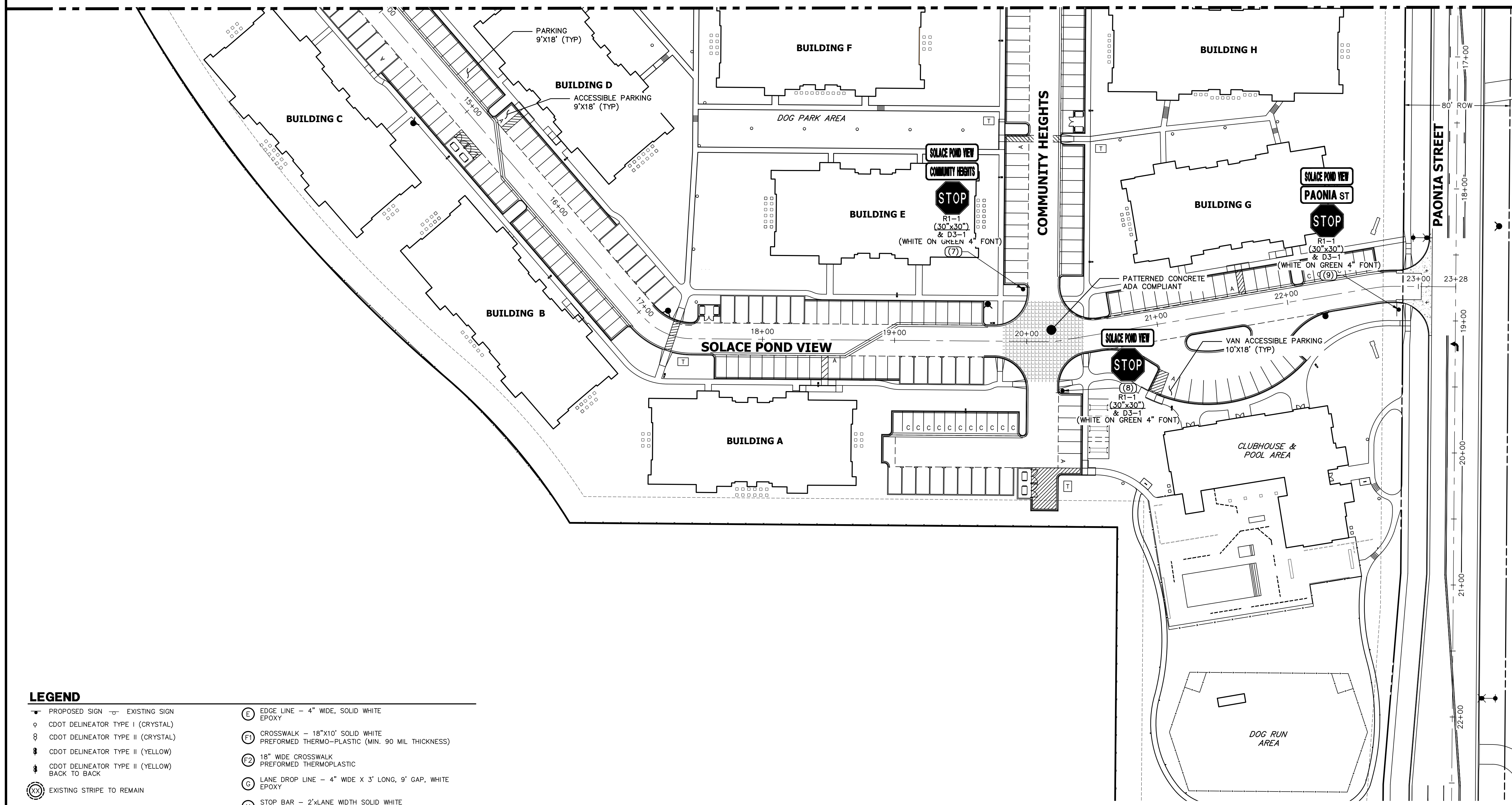
SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(7)	19+96.97	39.50' (LT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(8)	20+20.92	37.75' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (1)
(9)	22+85.32	17.57' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)



UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE IN FEET AND INCHES. 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

SEE SHEET 27



KEY MAP
SCALE 1"=500'

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



LEGEND

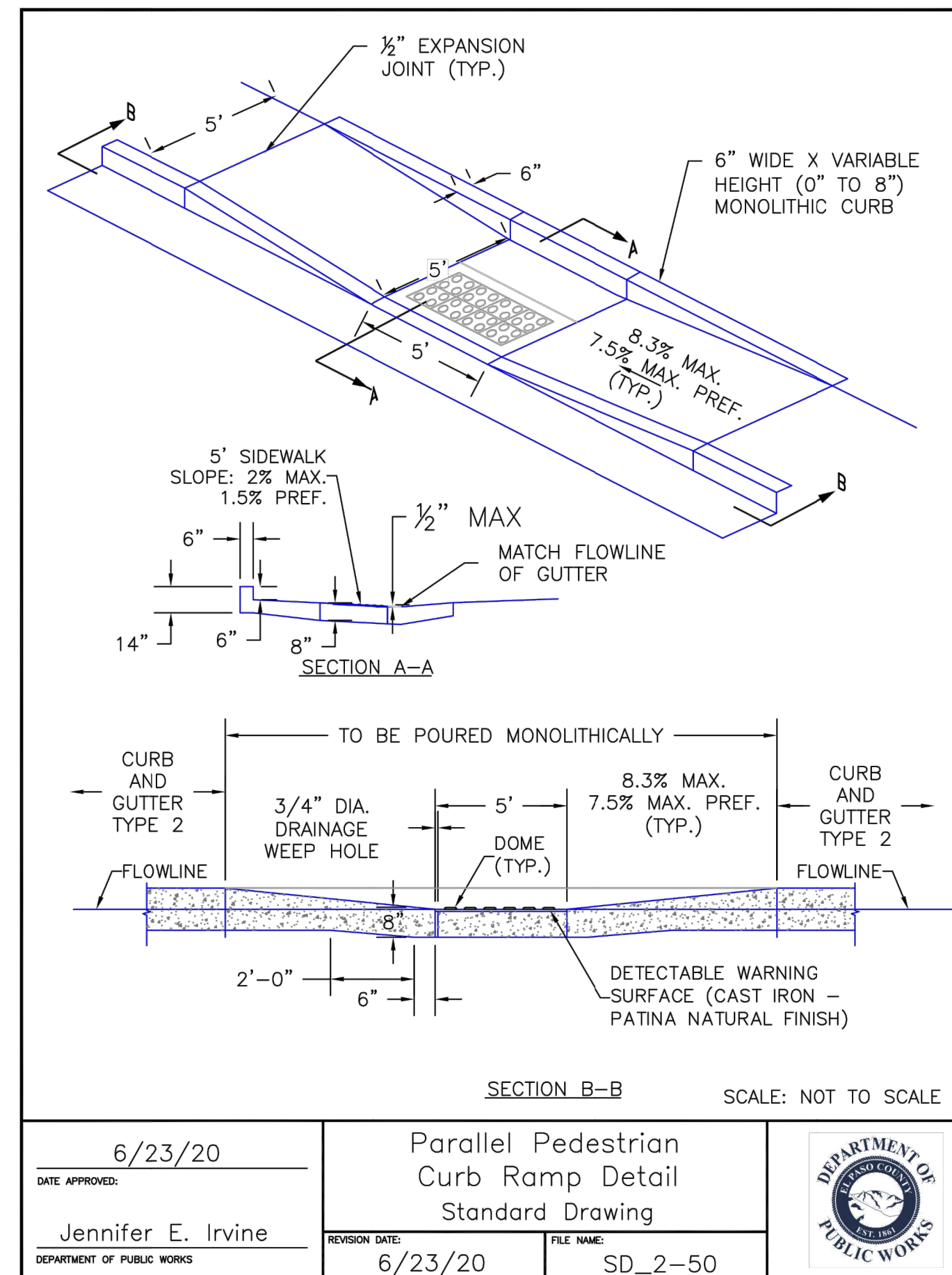
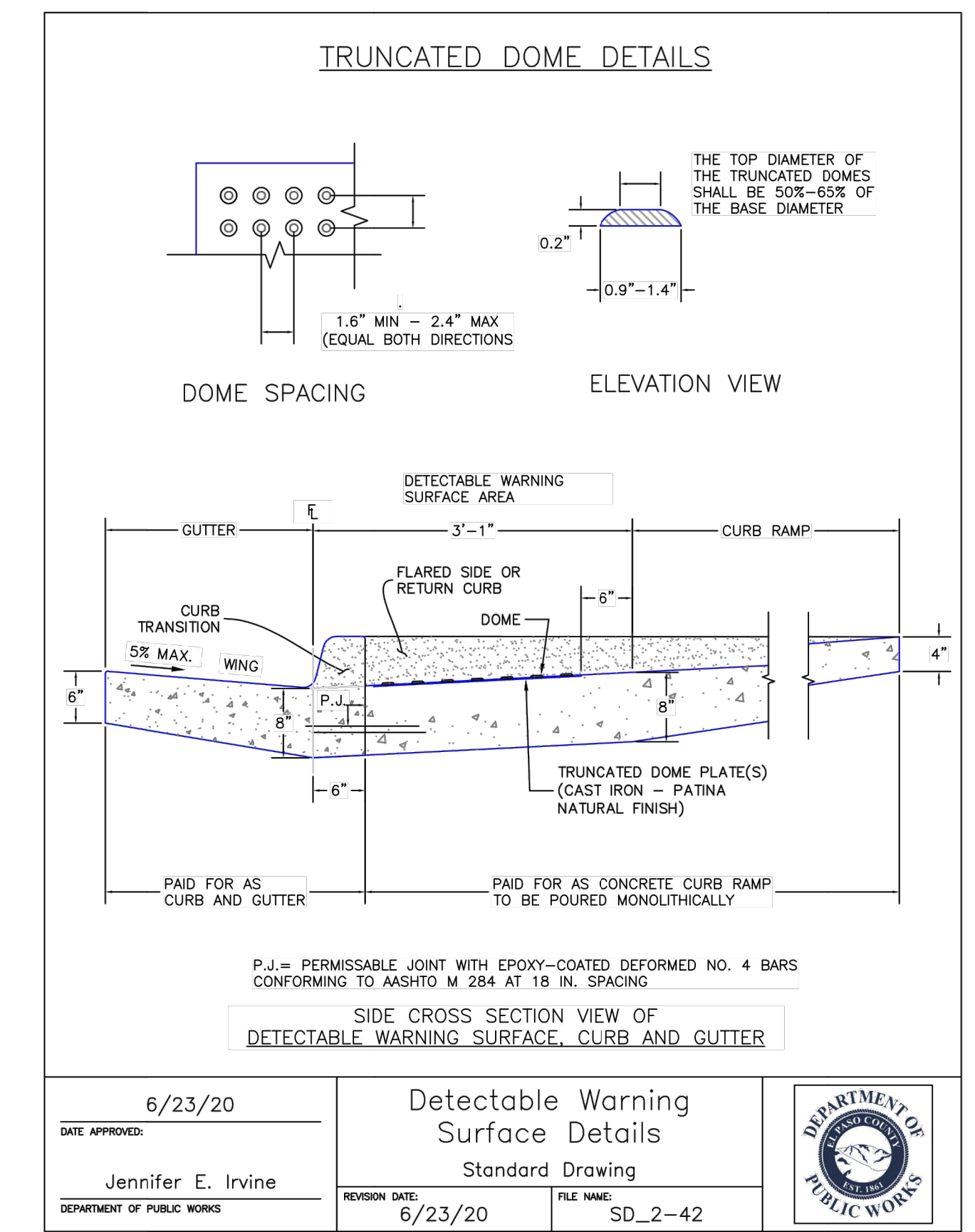
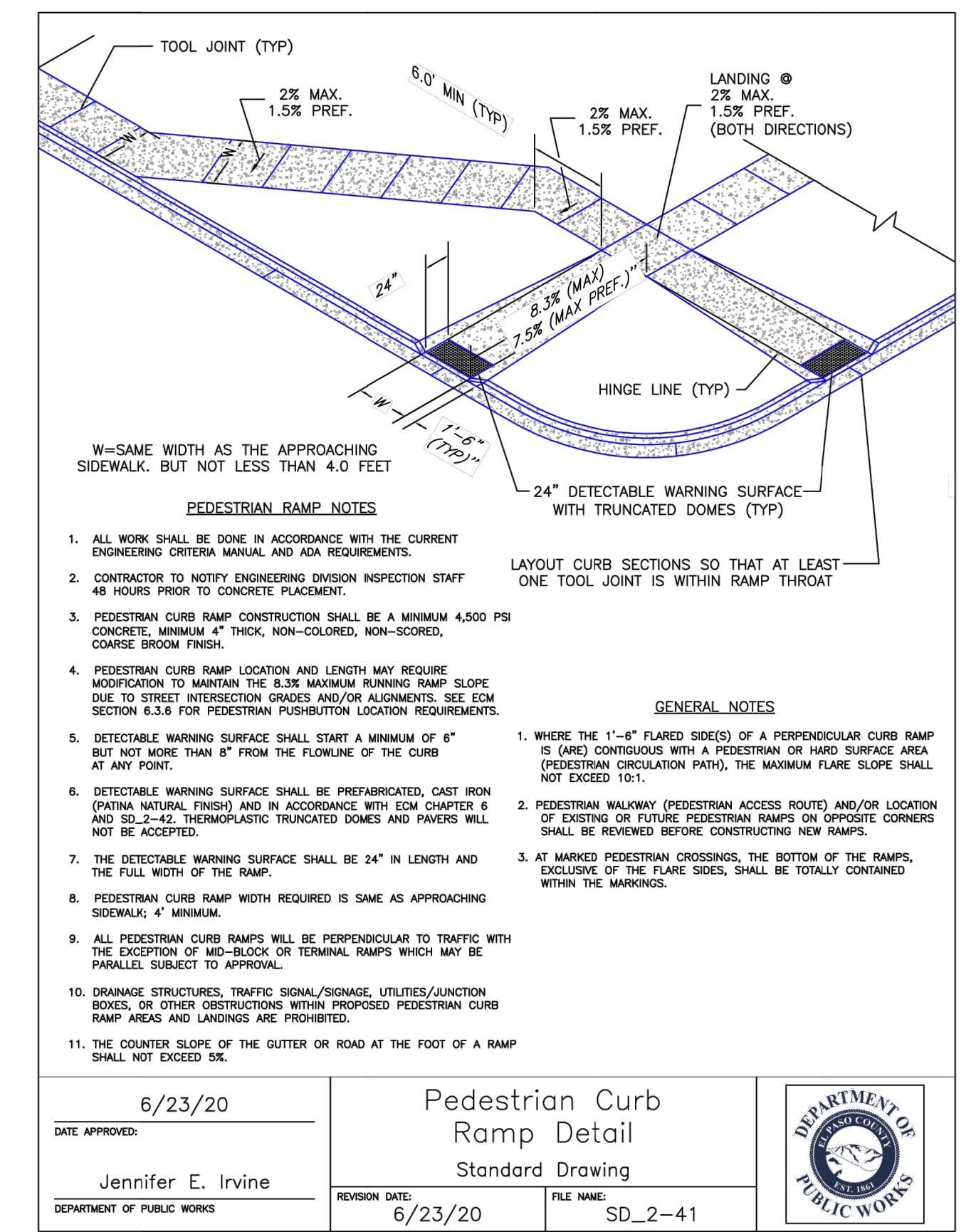
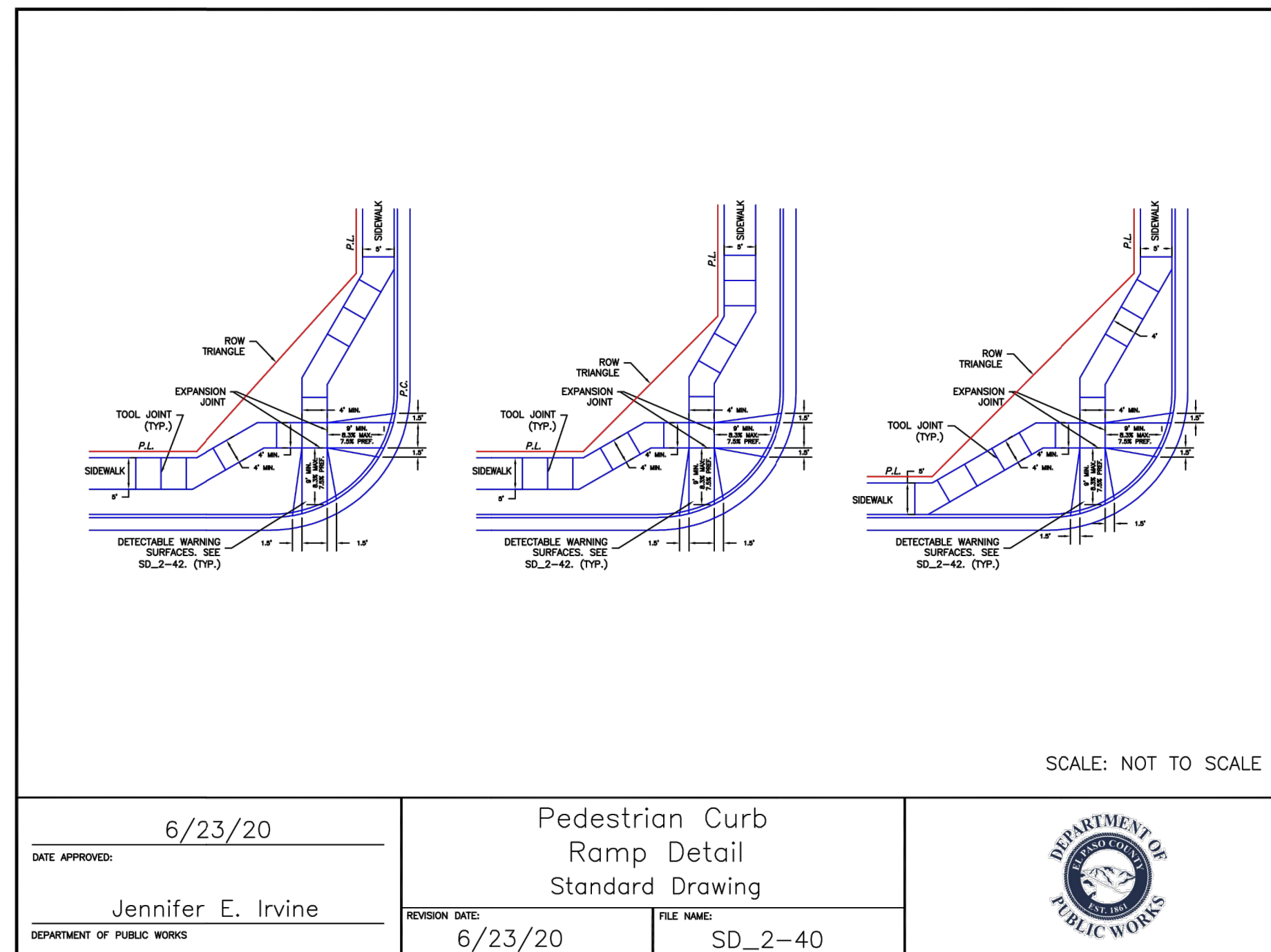
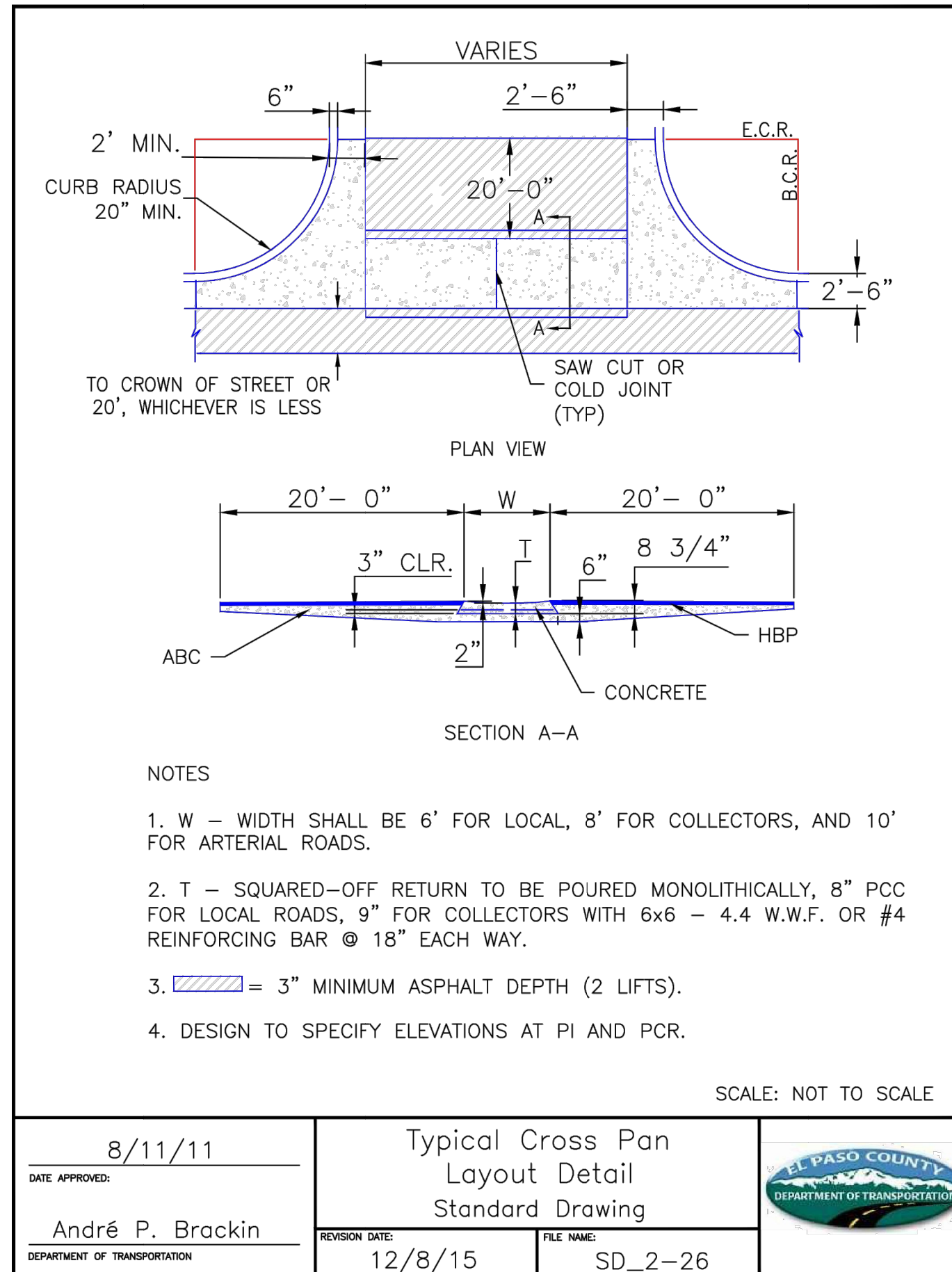
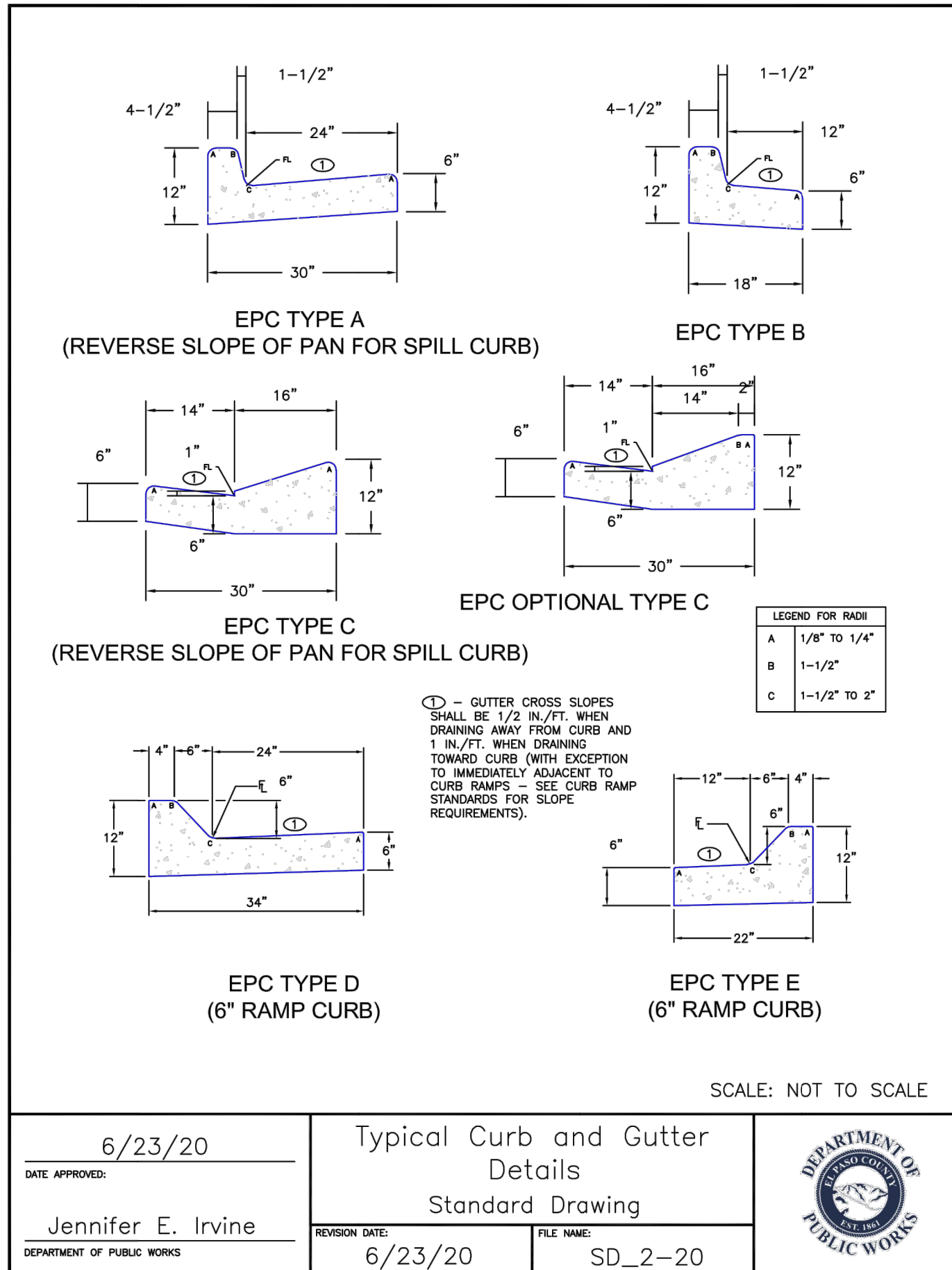
<ul style="list-style-type: none"> — PROPOSED SIGN — EXISTING SIGN ○ CDOT DELINEATOR TYPE I (CRYSTAL) ○ CDOT DELINEATOR TYPE II (CRYSTAL) ○ CDOT DELINEATOR TYPE II (YELLOW) ○ CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK ⊗ EXISTING STRIPE TO REMAIN ⊗ SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED 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 	<ul style="list-style-type: none"> ⊗ 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)
--	---

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>									



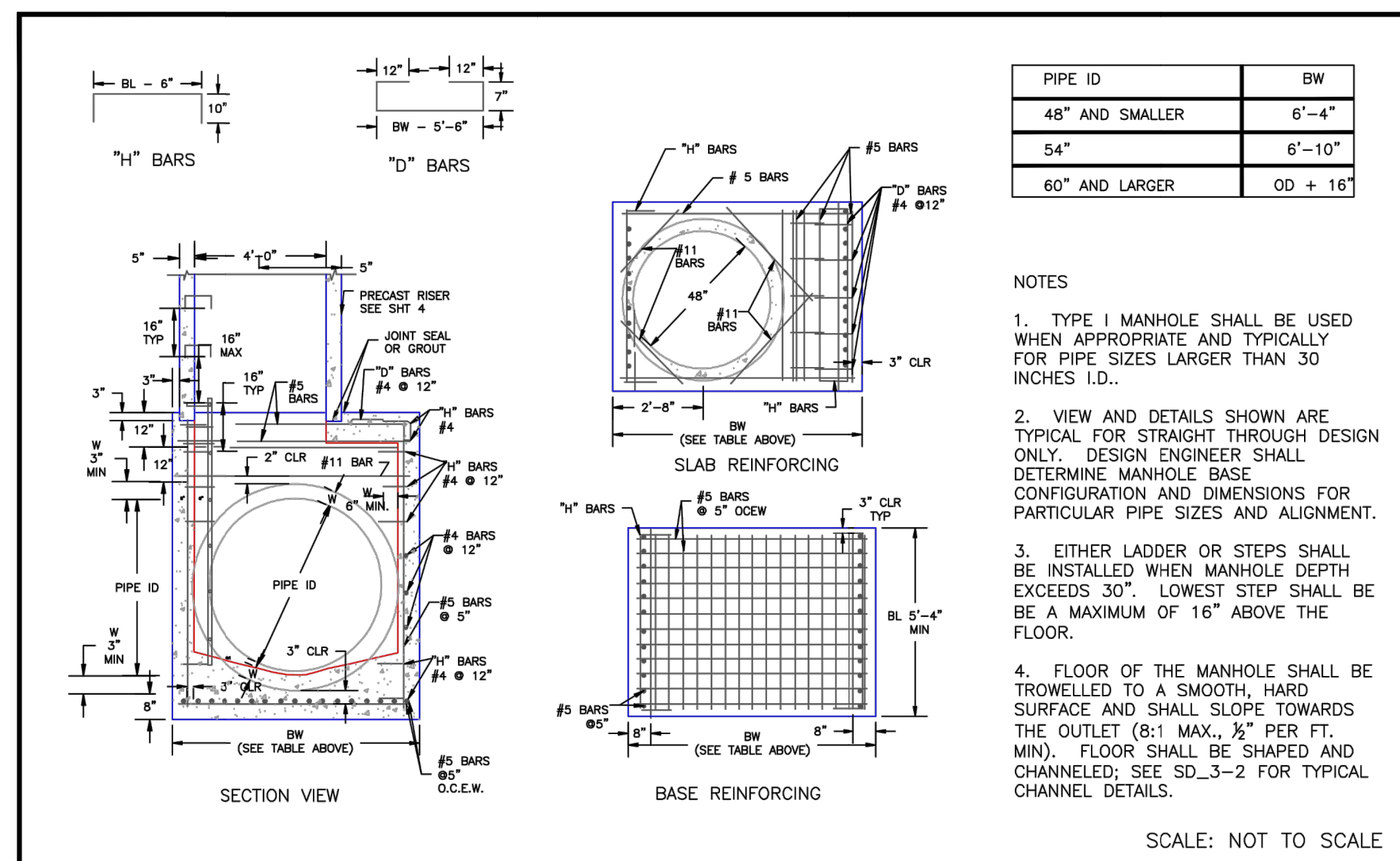
Mike Bramlett

 12/27/2023

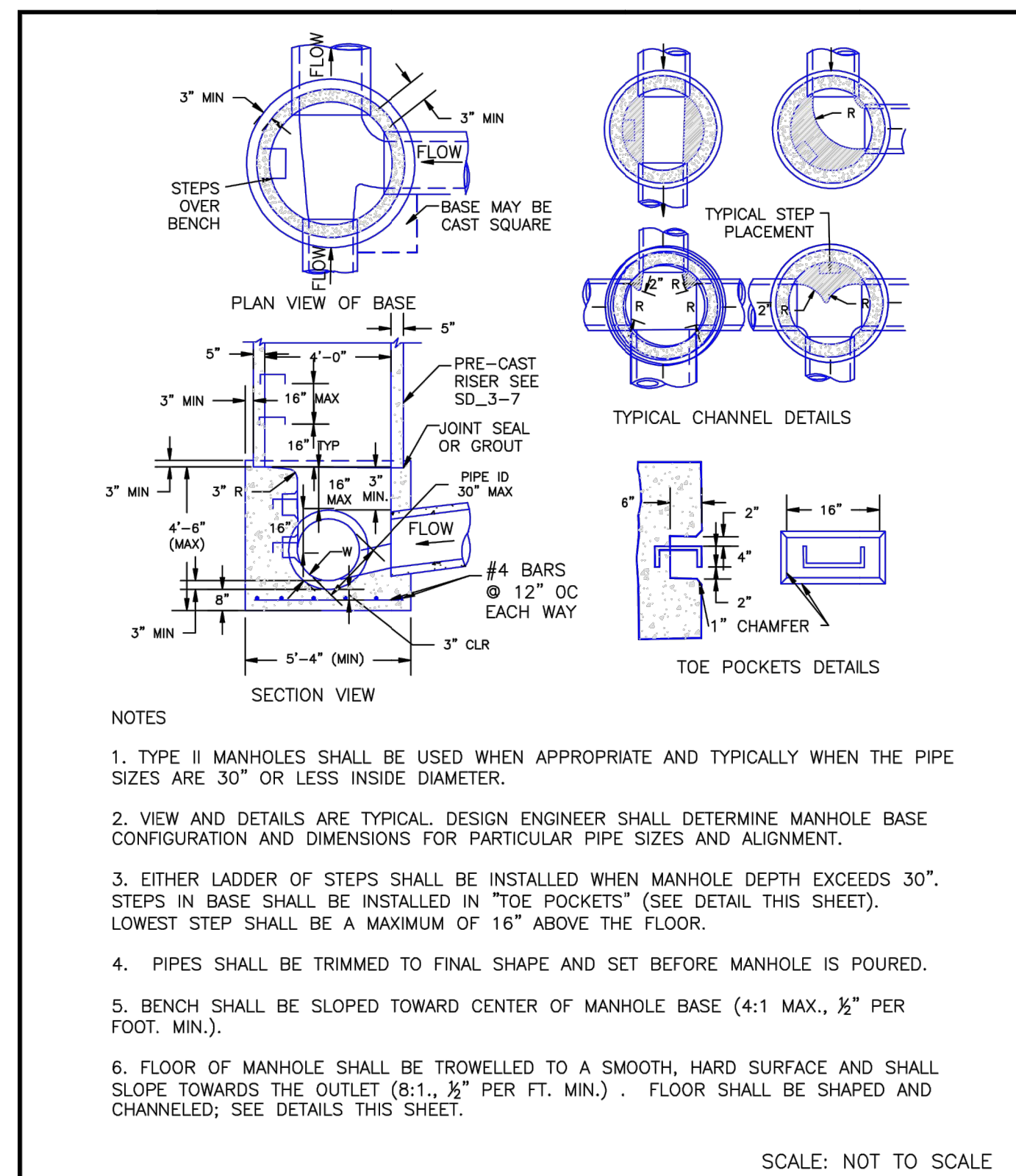
ENGINEER'S STATEMENT
 STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT.
 Mike Bramlett
 32314
 11/11/21
 DATE

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

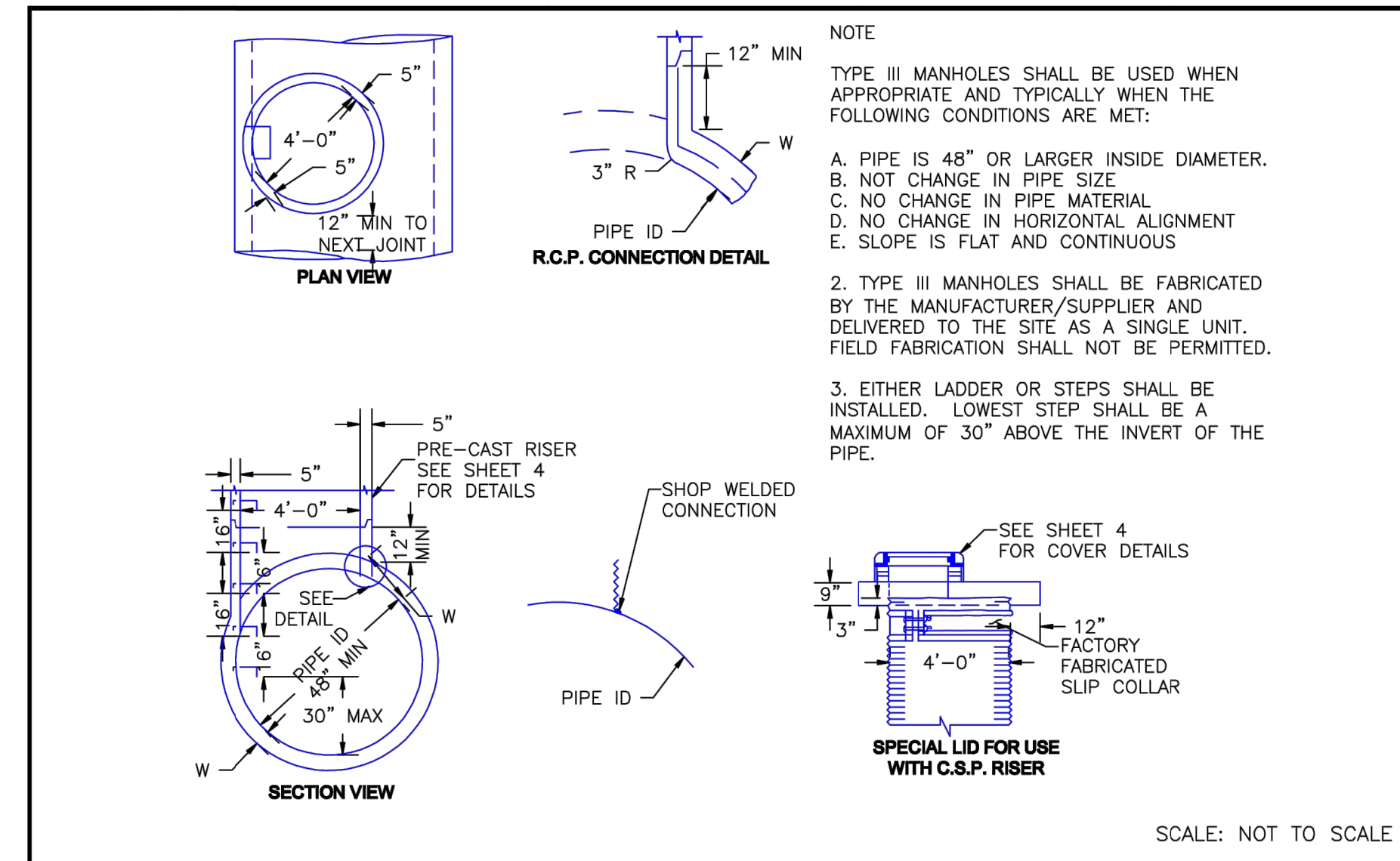
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
CS POWERS & GALLEY LLC
 510 S NEIL ST
 CHAMPAIGN, IL 61820
 OFFICE PHONE (734) 216-2577
 (734) 216-2577
J.R. ENGINEERING
 A Westman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



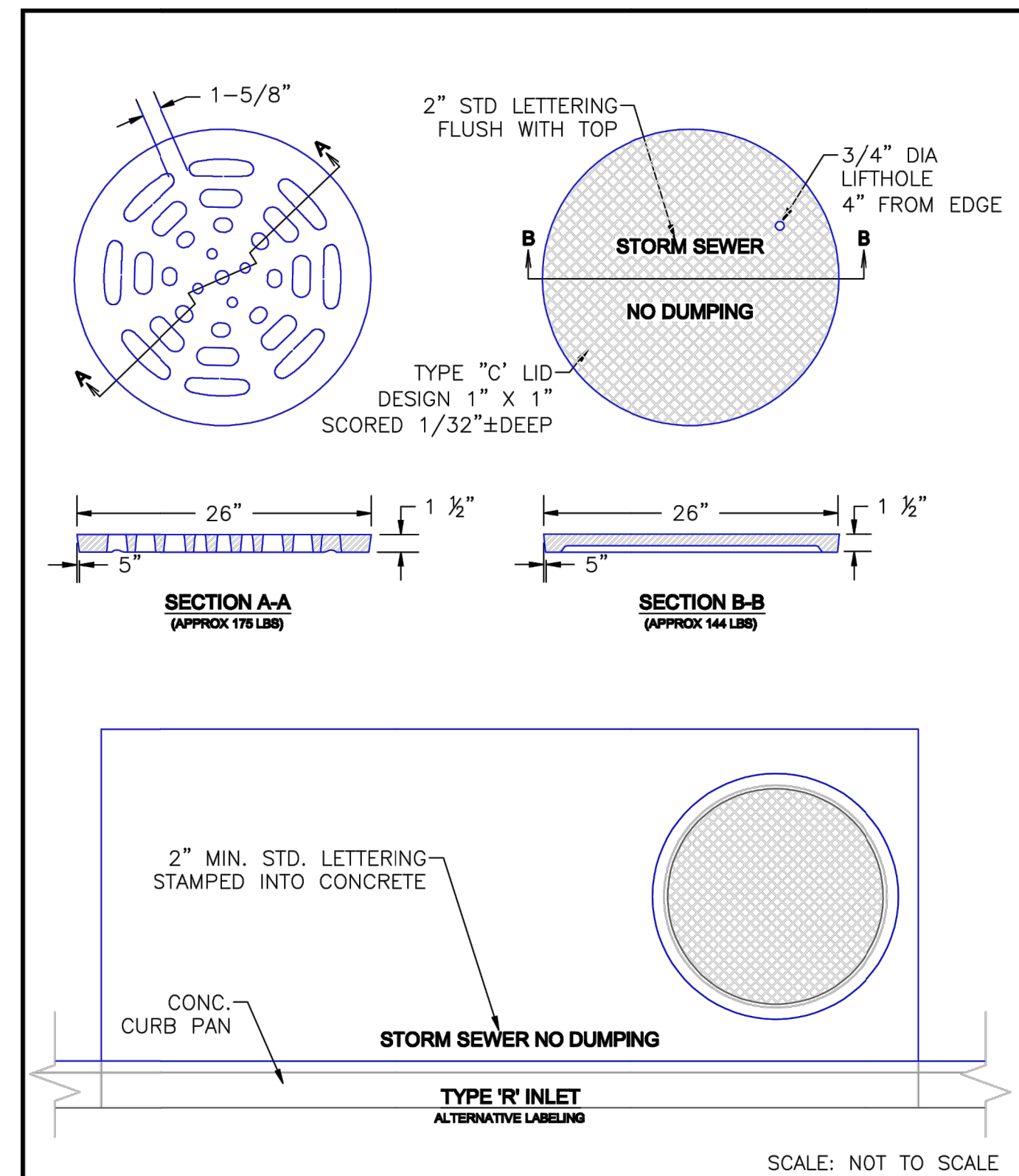
DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	
APPROVED: André Brackin	REVISION DATE: 7/9/09 FILE NAME: SD_3-1	



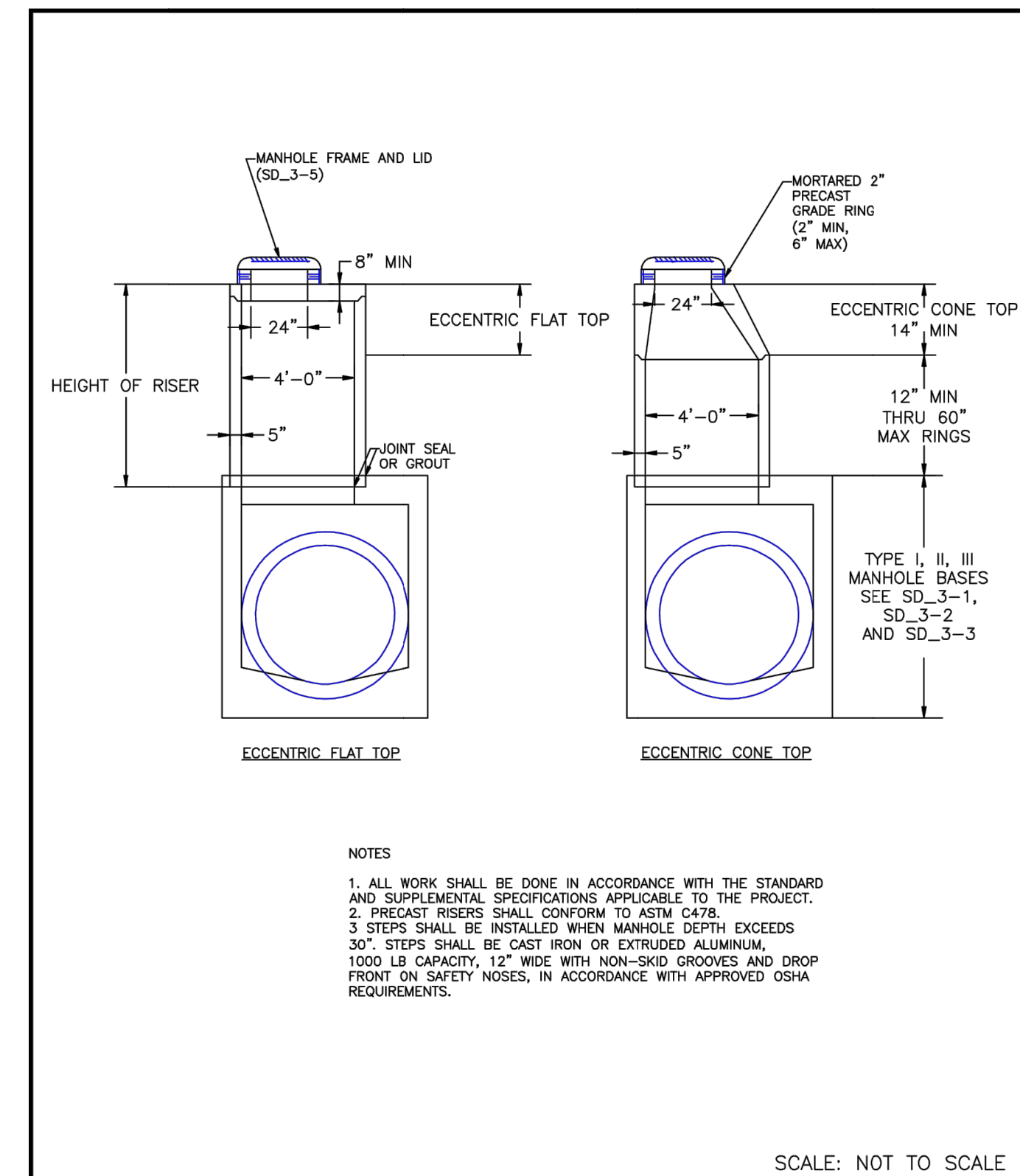
DATE APPROVED:	Storm Sewer Manhole Detail Type II Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 11/10/04 FILE NAME: SD_3-2	



DATE APPROVED: 8/11/11	Storm Sewer Manhole Detail Type III Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 11/10/04 FILE NAME: SD_3-3	



DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 9/16/10 FILE NAME: SD_3-5	



DATE APPROVED: 8/11/11	Storm Sewer Manhole Riser and Cover Detail Standard Drawing	
APPROVED: André P. Brackin	REVISION DATE: 11/23/04 FILE NAME: SD_3-7	



ENGINEER'S STATEMENT

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

Mike Bramlett

 DATE: 11/11/21

FOR AND ON BEHALF OF JR ENGINEERING, P.C.

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

PREPARED FOR
CS POWERS & GALLEY LLC
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 CHAMPAIGN, IL 61820
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J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9383 • Colorado Springs 719-589-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

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

SOLACE APARTMENTS FILING NO. 1 DETAIL SHEETS

SHEET 30 OF 32

JOB NO. 25174.00

2499CGD
APPROX. DRAIN AREA = 270.64 SQ IN
APPROX. WEIGHT = 53.00 LBS

SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOOKING DEVICE AVAILABLE UPON REQUEST

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL DUCTILE IRON	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 3-4-06	PROJECT NO. NAME	TITLE 24 IN DOME GRATE	REV D
REVISED BY EBC	DATE 3-24-11	DWG NO. 7001-110-219	
DWG SIZE A	SCALE 1:0	SHEET 1 OF 1	

NYLOPLAST DRAIN BASIN WITH DOME GRATE

(1, 2) INTEGRATED DUCTILE IRON GRATE TO MATCH BASIN O.D.

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 36" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS-HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

(6) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. ON 8" - 24", 10" MIN. ON 30" & 36" MIN. ON 36" BASED ON MANUFACTURING REQ.)

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - 8" - 36" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. (SEE DRAWING NO. 7001-110-046)	DATE 03-25-10	PROJECT NO. NAME	TITLE DRAIN BASIN WITH DOME GRATE	REV E
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065	REVISED BY NMH	DATE 06-13-11	DWG NO. 7001-110-397	
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4" - 36"))	DWG SIZE A	SCALE 1:40	SHEET 1 OF 1	
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012				
6 - 8" - 36" DOME GRATES HAVE NO LOAD RATING.				

NYLOPLAST 24" DRAIN BASIN: 2824AG _ X

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

(3) VARIABLE INVERT HEIGHTS AVAILABLE (ACCORDING TO PLANS/TAKE OFF)

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 24" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS-HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

(5) ADAPTER ANGLES VARIABLE 0° - 360° ACCORDING TO PLANS

(6) VARIABLE SUMP DEPTH ACCORDING TO PLANS (6" MIN. BASED ON MANUFACTURING REQ.)

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION (MIN. MANUFACTURING REQ. SAME AS MIN. SUMP)

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	DATE 04-03-06	PROJECT NO. NAME	TITLE 24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	REV E
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065	REVISED BY NMH	DATE 03-14-16	DWG NO. 7001-110-192	
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER)	DWG SIZE A	SCALE 1:40	SHEET 1 OF 1	
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.				

ASPHALT INSTALLATION

STRUCTURE SIZE	H-20 GRATE OPTIONS				
12"	N/A	STANDARD	SOLID	ZXC R&H	N/A
15"	N/A	STANDARD	SOLID	ZXC R&H	N/A
18"	N/A	STANDARD	SOLID	ZXC R&H	ZXC R&H
24"	N/A	STANDARD	SOLID	ZXC R&H	ZXC R&H
30"	PEDESTRIAN	STANDARD	SOLID	ZXC R&H	ZXC R&H
36"	PEDESTRIAN	STANDARD	SOLID	ZXC R&H	ZXC R&H

1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL, AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 4-4-06	PROJECT NO. NAME	TITLE DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY (H-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL	REV F
REVISED BY NMH	DATE 06-12-16	DWG NO. 7001-110-188	
DWG SIZE A	SCALE 1:30	SHEET 1 OF 1	

NYLOPLAST 18" INLINE DRAIN: 2718AG _ X

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

(3) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 18" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS-HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC (CORRUGATED HDPE SHOWN)

MINIMUM PIPE BURIAL DEPTH PER PIPE MANUFACTURER RECOMMENDATION

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

ADAPTER SIZE	B
4"	14.00
6"	14.00
8"	14.00
10"	14.00
12"	14.00
15"	13.50
18"	8.25

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY EBC	MATERIAL	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.	DATE 04-03-06	PROJECT NO. NAME	TITLE 18 IN INLINE DRAIN QUICK SPEC INSTALLATION DETAIL	REV E
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, N-12 HP, & PVC SEWER)	REVISED BY NMH	DATE 05-15-16	DWG NO. 7003-110-027	
4 - DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.	DWG SIZE A	SCALE 1:30	SHEET 1 OF 1	
5 - DIMENSIONS ARE IN INCHES				
6 - SEE DRAWING NO. 7001-110-775 FOR ADS N-12 & HANCOR DUAL WALL BELL INFORMATION & DRAWING NO. 7001-110-364 FOR N-12 BELL INFORMATION.				

NYLOPLAST RISER EXTENSION: 29 _ AG

12" INCREMENTAL EXTENSION

4" ON BODY SIZES 12" - 24"
6" ON BODY SIZES 30" & 36"

FIELD GLUE JOINT

3" ON BODY SIZES 6" & 10"

1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2355.

2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2954.

3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F556.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREOF, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.	DRAWN BY CJA	MATERIAL	3130 VERONA AVE BURLINGAME, CA 94010 PHN (770) 832-2443 FAX (770) 832-2460 www.nyloplast-usa.com
DATE 9-18-00	PROJECT NO. NAME	TITLE 8 IN - 36 IN RISER EXTENSION	REV E
REVISED BY NMH	DATE 3-22-16	DWG NO. 7001-110-065	
DWG SIZE A	SCALE 1:20	SHEET 1 OF 1	

UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES, OR REVIEWING 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
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

NO. REVISION

H-SCALE N/A

V-SCALE N/A

DATE 11/11/21

DESIGNED BY JRM

DRAWN BY JRM

CHECKED BY

SOLACE APARTMENTS FILING

NO. 1

DETAIL SHEETS

SHEET 31 OF 32

JOB NO. 25174.00



ENGINEER'S STATEMENT

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

Mike Bramlett
32314
DATE 11/11/21

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

ECP 11/30/21

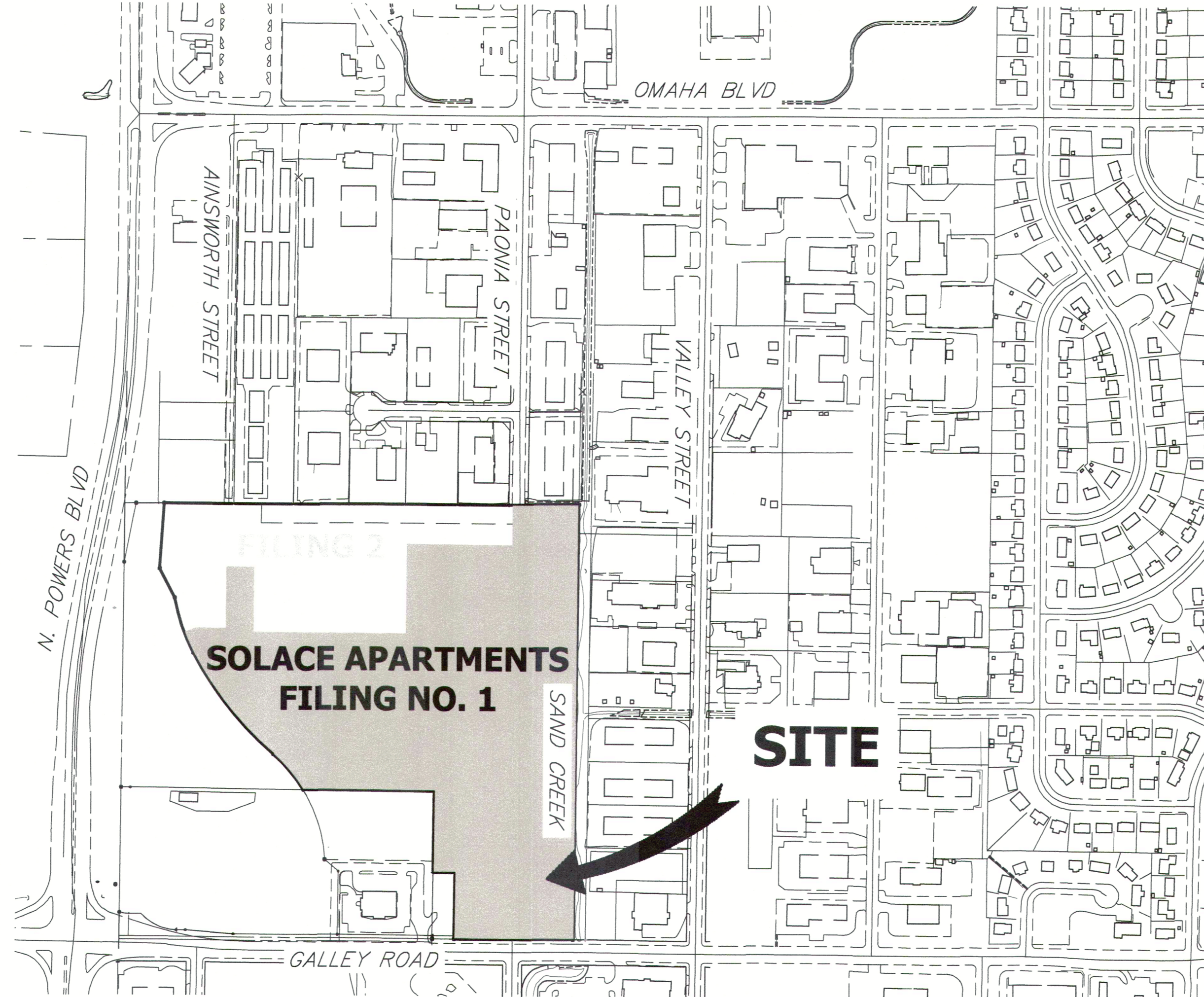
PAONIA STREET IMPROVEMENTS

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

PAONIA STREET IMPROVEMENTS

ABBREVIATIONS

AC	ACRE	FDP	FINAL DEVELOPMENT PLAN	PL	PROPERTY LINE
AD	ALGEBRAIC DIFFERENCE	FOR	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	FLING	FLING	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	STA	STATION
CATV	CABLE TELEVISION	HDPE	HIGH DENSITY POLYETHYLENE	STM	STORM SEWER
CB	CATCH BASIN	HGL	HYDRAULIC GRADE LINE	SY	SQUARE YARD
CBC	CONCRETE BOX CULVERT	HOA	HOME OWNERS ASSOCIATION	SY-IN	SQUARE YARD INCH
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	HP	HIGH POINT	TB	THRUST BLOCK
CDS	CUL-DE-SAC	I	INLET	TCC	TOP OF CURB OR CONCRETE
CFS	CUBIC FEET PER SECOND	IE	IRRIGATION EASEMENT	TBW	TOP BACK OF WALK
CL	CENTER LINE	INT	INTERSECTION	TEL	TELEPHONE
CLOMR	CONDITIONAL LETTER OF MAP REVISION	INV	INVERT	TOA	TOP OF ASPHALT
CLR	CLEAR	IRR	IRRIGATION	TOB	TOP OF BOX
CMP	CORRUGATED METAL PIPE	KB	KICK (THRUST) BLOCK	TOC	TOP OF CURB OR CONCRETE
CO	CLEAN OUT	LE	LANDSCAPE EASEMENT	TOF	TOP OF FOUNDATION
CONC	CONCRETE	LF	LINEAR FEET	TOP	TOP OF PIPE
CR	CORRUGATED STEEL PIPE	LN	LANE	TW	TOP OF WALL
CT	COURT	LOMR	LETTER OF MAP REVISION	TYP	TYPICAL
CTRB	CONCRETE THRUST REDUCER BLOCK	LP	LOW POINT	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
CY	CUBIC YARD	LS	LUMP SUM	UE	UTILITY EASEMENT
DBPS	DRAINAGE BASIN PLANNING STUDY	LT	LEFT	U&DE	UTILITY & DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT	MAX	MAXIMUM	UGE	UNDERGROUND ELECTRIC
DIA	DIAMETER	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	VCP	VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	MH	MANHOLE	VPC	VERTICAL POINT OF CURVATURE
DR	DRIVE	MIN	MINIMUM	VPI	VERTICAL POINT OF INTERSECTION
DRC	DESIGN REVIEW COMMITTEE DWELLING UNITS	N	NORTH	VPT	VERTICAL POINT OF TANGENCY
DU	DWELLING UNITS	NRCP	NON-REINFORCED CONCRETE PIPE	VTC	VEHICLE TRACKING CONTROL WEST
E	EAST	ODP	OFFICIAL DEVELOPMENT PLAN	WL	WATER LINE
EGL	ENERGY GRADE LINE	OHE	OVERHEAD ELECTRIC	WM	WATER MAIN
EL	ELEVATION	OHU	OVERHEAD UTILITY	WRD	WATER RESOURCES DEPARTMENT
ELEC	ELECTRIC	PC	POINT OF CURVATURE	WS	WATER SURFACE
EOA	EDGE OF ASPHALT	PCC	POINT OF COMPOUND CURVATURE	WSE	WATER SURFACE ELEVATION
ESMT	EASEMENT	PCR	POINT OF CURB RETURN	WTR	WATER
EST	ESTIMATE	PDP	PRELIMINARY DEVELOPMENT PLAN	YR	YEAR
EX	EXISTING	PE	PROFESSIONAL ENGINEER		
		PI	POINT OF INTERSECTION		
		PKWY	PARKWAY		



SHEET INDEX

1	COVER SHEET
2	LEGEND & NOTES
3	TYPICAL SECTIONS
4	OVERALL UTILITY PLAN
5-7	ROADWAY PLAN AND PROFILE
8-9	SIGNAGE AND STRIPING PLAN
10	DETAILS
TOTAL	10

OWNER

CS POWERS & GALLEY, LLC
510 S. NEIL STREET
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



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
11/11/21
DATE

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

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

JENNIFER IRVINE, P.E.

11/30/2021 11:36:35 AM

Planning & Community Development Department

ENGINEER'S STATEMENT

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

Mike Bramlett
MIKE A. BRAMLETT, P.E.
32314
11/11/21
DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC

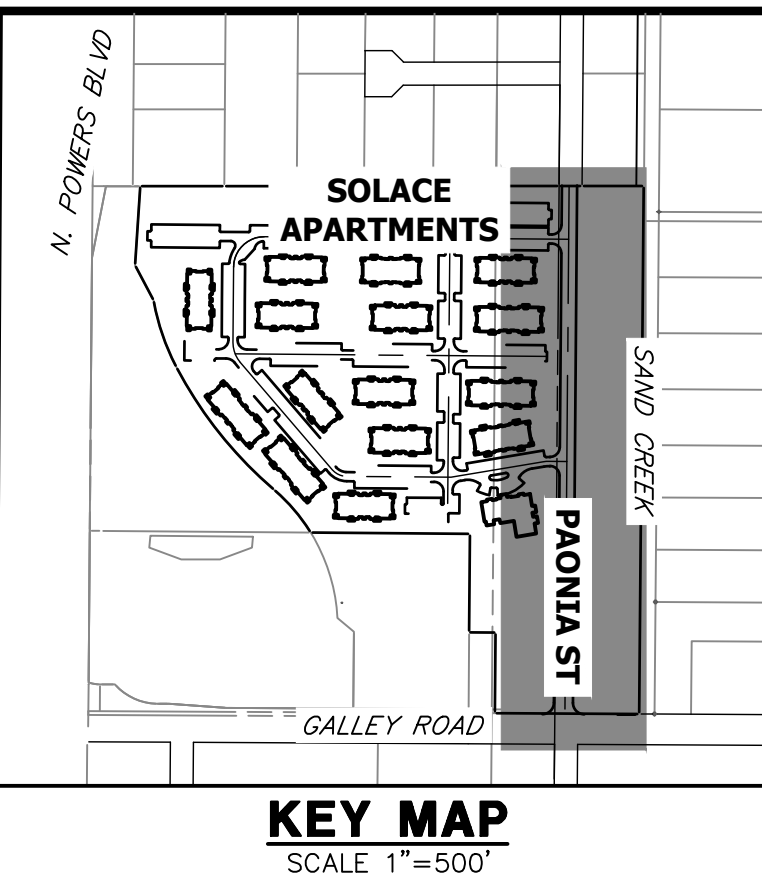
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEERING AGENCIES, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

JR ENGINEERING
A Westman Company
Central 303-740-9883 • Colorado Springs 719-599-2688
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 300'	N/A	11/11/21	JRM	JRM	



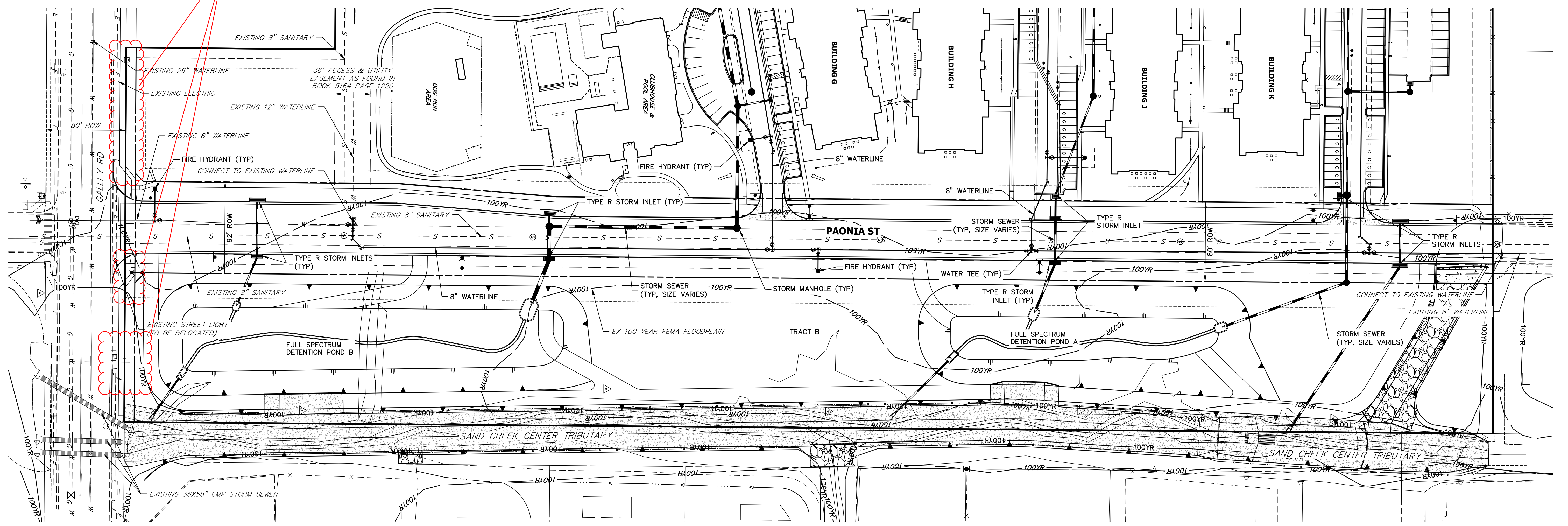
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CHAMPAIGN, IL 61820
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J.R. ENGINEERING
A Westman Company

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

Show changes to the sidewalk

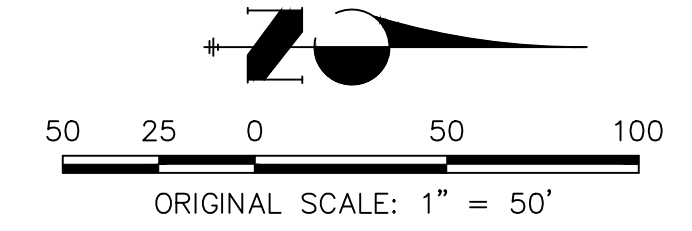


NOTES
1. SEE SHEET 3 FOR TYPICAL SECTIONS.

RECORD DRAWINGS
06/23

32314
COLORADO LICENSED PROFESSIONAL ENGINEER

Mike Bramlett
12/27/2023



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

EPC 11/30/21

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

BY	DATE	No.	REVISION

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

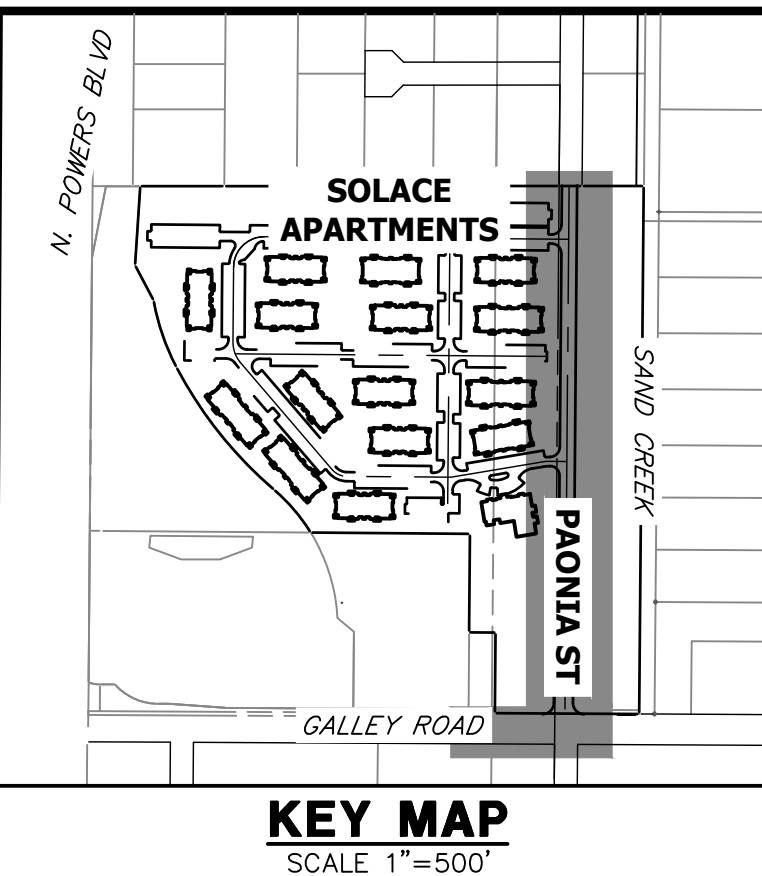
PAONIA STREET IMPROVEMENTS	SHEET 4 OF 10
OVERALL UTILITY PLAN	JOB NO. 25174.00

NOTES

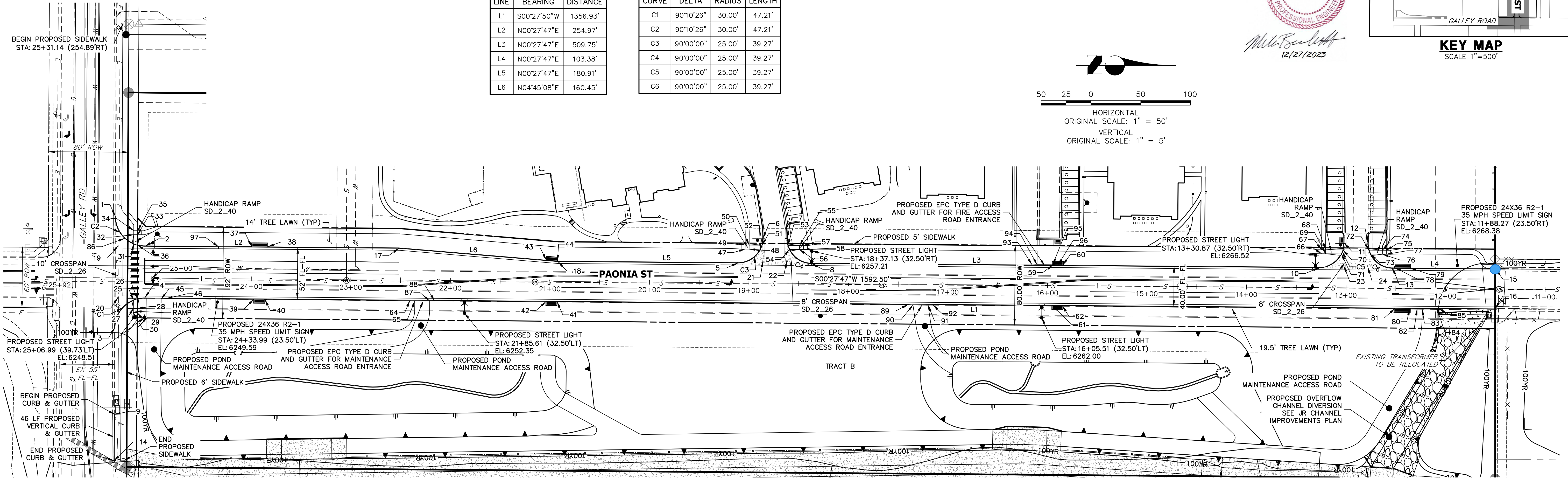
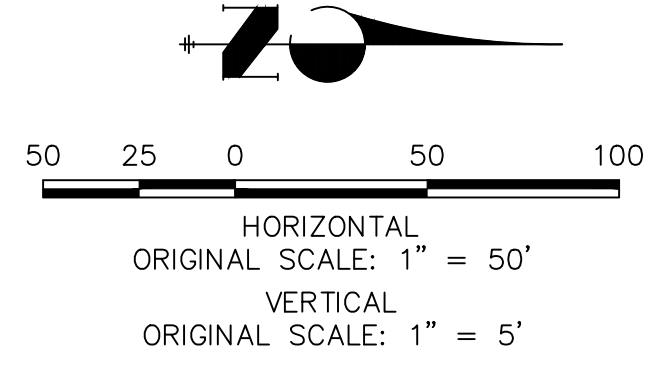
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR LEGEND.
4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

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'

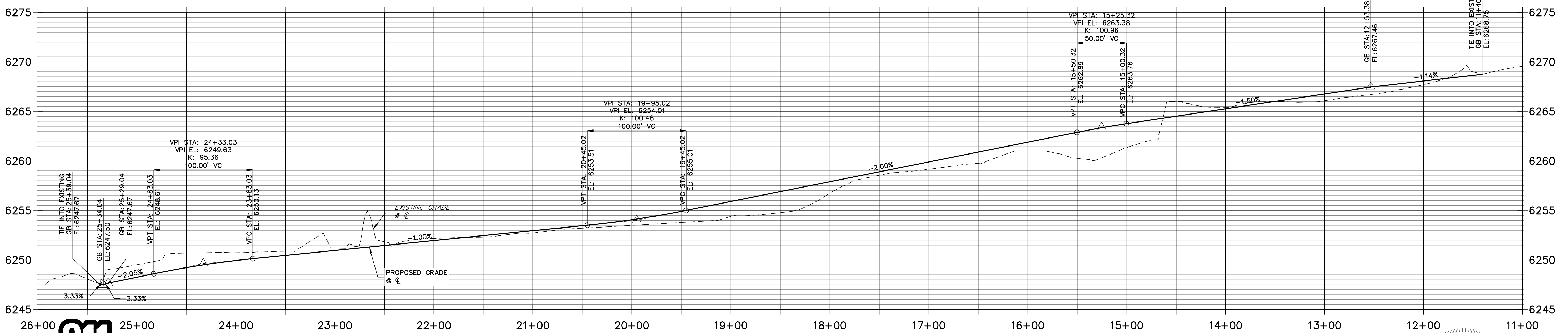
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°10'26"	30.00'	47.21'
C2	90°10'26"	30.00'	47.21'
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'



Mike A. Bramlett
 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
 Mike A. Bramlett
 32314
 11/11/21

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

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

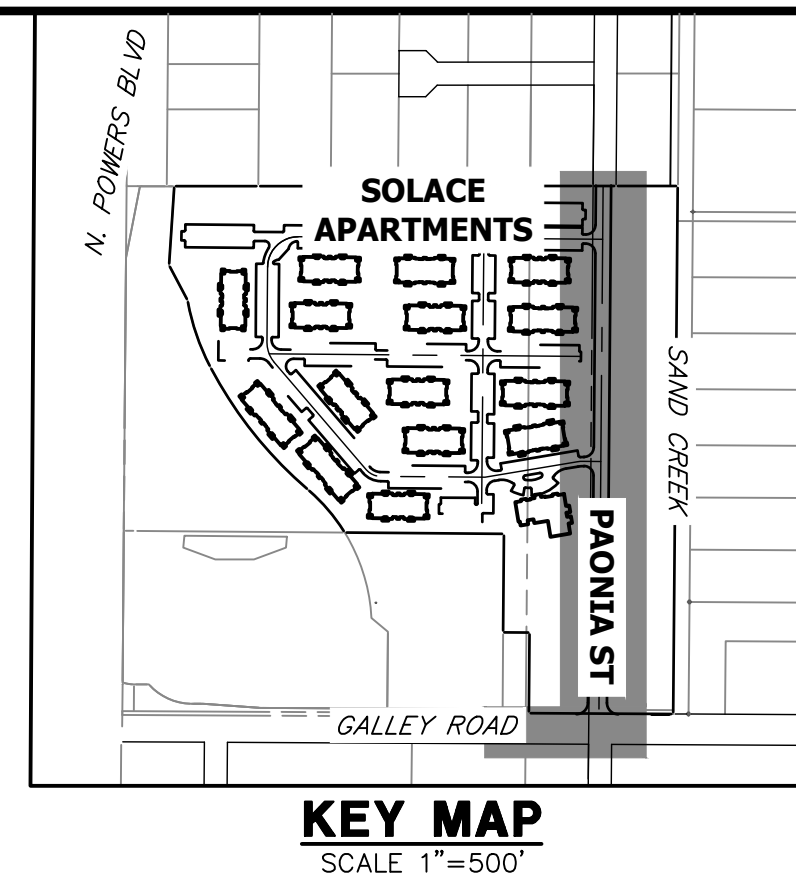
J.R. ENGINEERING
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 Centennial 300-740-9383 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

PAONIA STREET IMPROVEMENTS
ROADWAY PLAN AND PROFILE

SHEET 5 OF 10
 JOB NO. 25174.00



KEY MAP
SCALE 1"=500'

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.

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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	6256.22 (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	PCC
9	25+36.56	137.22' (LT)	PAONIA ST CL	6256.04	PCR
10	13+27.39	20.00' (RT)	PAONIA ST CL	6246.81	BEGIN C&G
11	13+02.39	45.00' (RT)	PAONIA ST CL	6265.83	PCR
12	12+78.38	45.00' (RT)	PAONIA ST CL	6265.89 (AB)	PCR
13	12+53.39	20.00' (RT)	PAONIA ST CL	6266.23 (AB)	PCR
14	12+53.39	20.00' (RT)	PAONIA ST CL	6266.99	PCR
15	25+36.49	183.62' (LT)	PAONIA ST CL	6266.94	END C&G
16	11+50.00	20.00' (RT)	PAONIA ST CL	6246.72	TIE INTO EXISTING
17	11+50.00	20.00' (LT)	PAONIA ST CL	6269.53	TIE INTO EXISTING
18	22+52.04	32.00' (RT)	PAONIA ST CL	6268.22	PI
19	20+92.04	20.00' (RT)	PAONIA ST CL	6250.68	PI
20	25+34.14	32.00' (RT)	PAONIA ST CL	6250.75 (AB)	FL-FL INTERCEPT
21	25+33.98	20.00' (LT)	PAONIA ST CL	6252.81 (AB)	FL-FL INTERCEPT
22	18+86.13	22.00' (RT)	PAONIA ST CL	6247.62	FL-FL INTERCEPT
23	13+02.38	22.00' (RT)	PAONIA ST CL	6247.45	FL-FL INTERCEPT
24	12+78.38	21.00' (RT)	PAONIA ST CL	6247.45	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	6247.86	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	TBC AT INLET CORNER
40	23+86.16	20.50' (LT)	PAONIA ST CL	6250.01	TBC AT INLET CORNER
41	20+92.55	20.50' (LT)	PAONIA ST CL	6250.14	TBC AT INLET CORNER
42	21+03.88	20.50' (LT)	PAONIA ST CL	6253.99	TBC AT INLET CORNER
43	21+03.83	21.38' (RT)	PAONIA ST CL	6252.82	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	TBC AT INLET CORNER
46	24+85.36	20.50' (LT)	PAONIA ST CL	6253.01	TBC AT PI
47	19+04.06	34.00' (RT)	PAONIA ST CL	6252.79	TBC AT PI
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	6261.97	TBC AT INLET CORNER
62	15+84.84	20.50' (LT)	PAONIA ST CL	6262.23 (AB)	TBC AT INLET CORNER
64	22+40.58	20.50' (LT)	PAONIA ST CL	6262.17	TBC AT PI
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	6267.63	TBC AT INLET CORNER
81	12+50.88	20.51' (LT)	PAONIA ST CL	6267.49 (AB)	TBC AT INLET CORNER
82	12+28.32	20.50' (LT)	PAONIA ST CL	6267.45	TBC AT PI
83	12+23.32	20.83' (LT)	PAONIA ST CL	6267.54 (AB)	TBC AT PI
84	12+08.32	20.83' (LT)	PAONIA ST CL	6267.77	TBC AT PI
85	12+08.32	20.83' (LT)	PAONIA ST CL	6267.94	TBC AT PI
86	12+06.32	20.50' (LT)	PAONIA ST CL	6267.47	TBC AT PI
87	25+27.36	39.79' (RT)	PAONIA ST CL	6247.76	GRADE BREAK
88	22+20.58	20.83' (LT)	PAONIA ST CL	6251.82	TBC AT PI
89	22+15.58	20.50' (LT)	PAONIA ST CL	6251.86	TBC AT PI
90	17+40.02	20.50' (LT)	PAONIA ST CL	6259.16	TBC AT PI
91	17+34.97	20.83' (LT)	PAONIA ST CL	6258.90 (AB)	TBC AT PI
92	17+19.78	20.83' (LT)	PAONIA ST CL	6259.26	TBC AT PI
93	17+14.84	20.50' (LT)	PAONIA ST CL	6258.96 (AB)	TBC AT PI
94	16+15.67	20.50' (RT)	PAONIA ST CL	6259.57	TBC AT PI
95	16+10.67	20.83' (RT)	PAONIA ST CL	6259.22 (AB)	TBC AT PI
96	15+94.84	20.83' (RT)	PAONIA ST CL	6259.66	TBC AT PI
97	15+89.67	20.50' (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	N/A	N/A	11/11/21	JRM	JRM	REVISION	
											No.	DATE

RECORD DRAWINGS
06/23

Mike Bramlett
12/27/2023

EPC 11/30/21

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

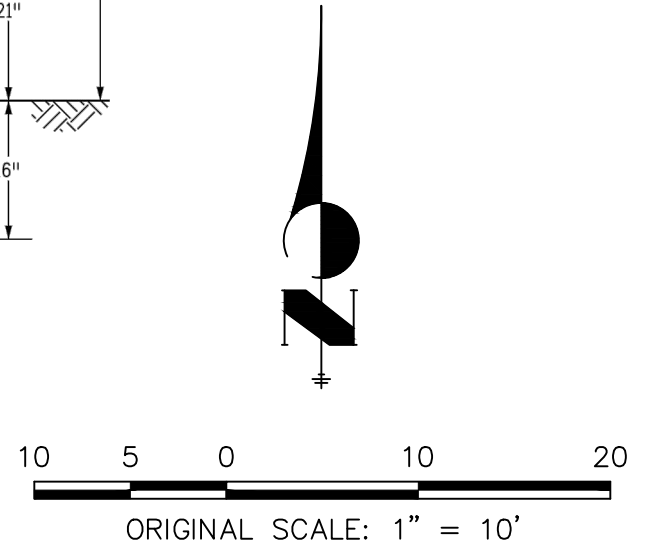
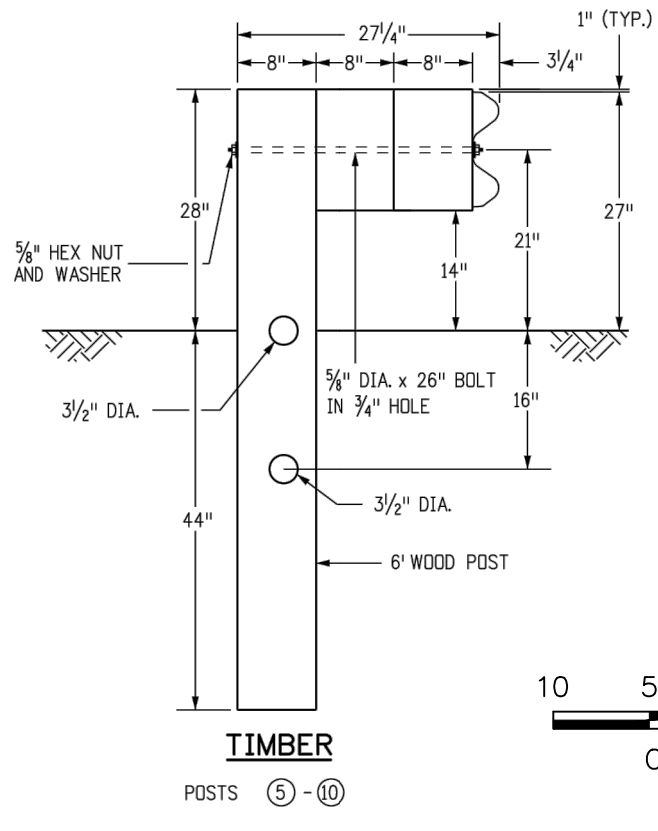
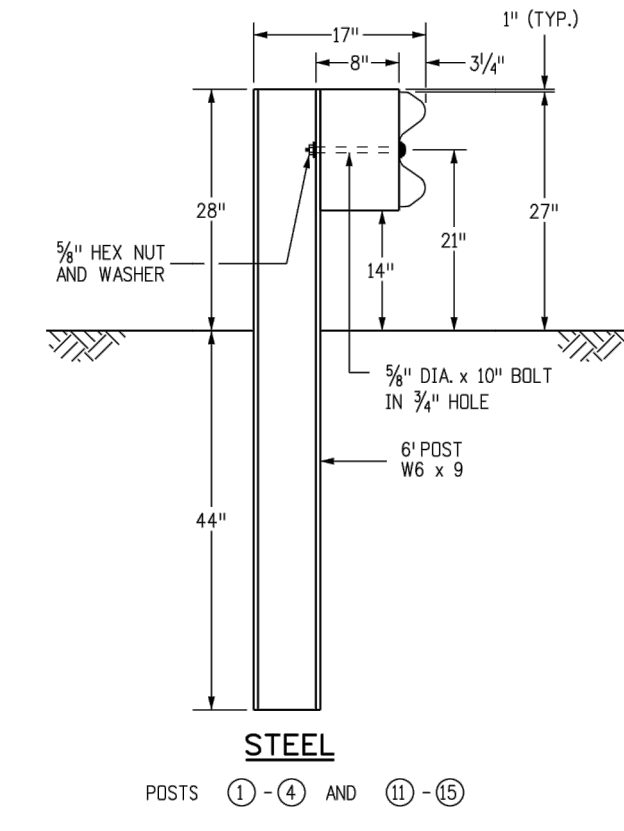
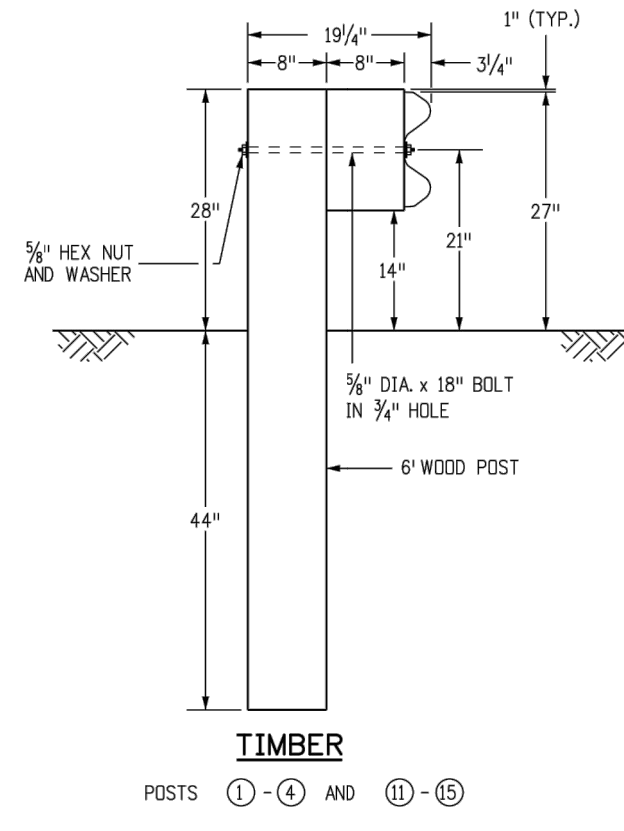
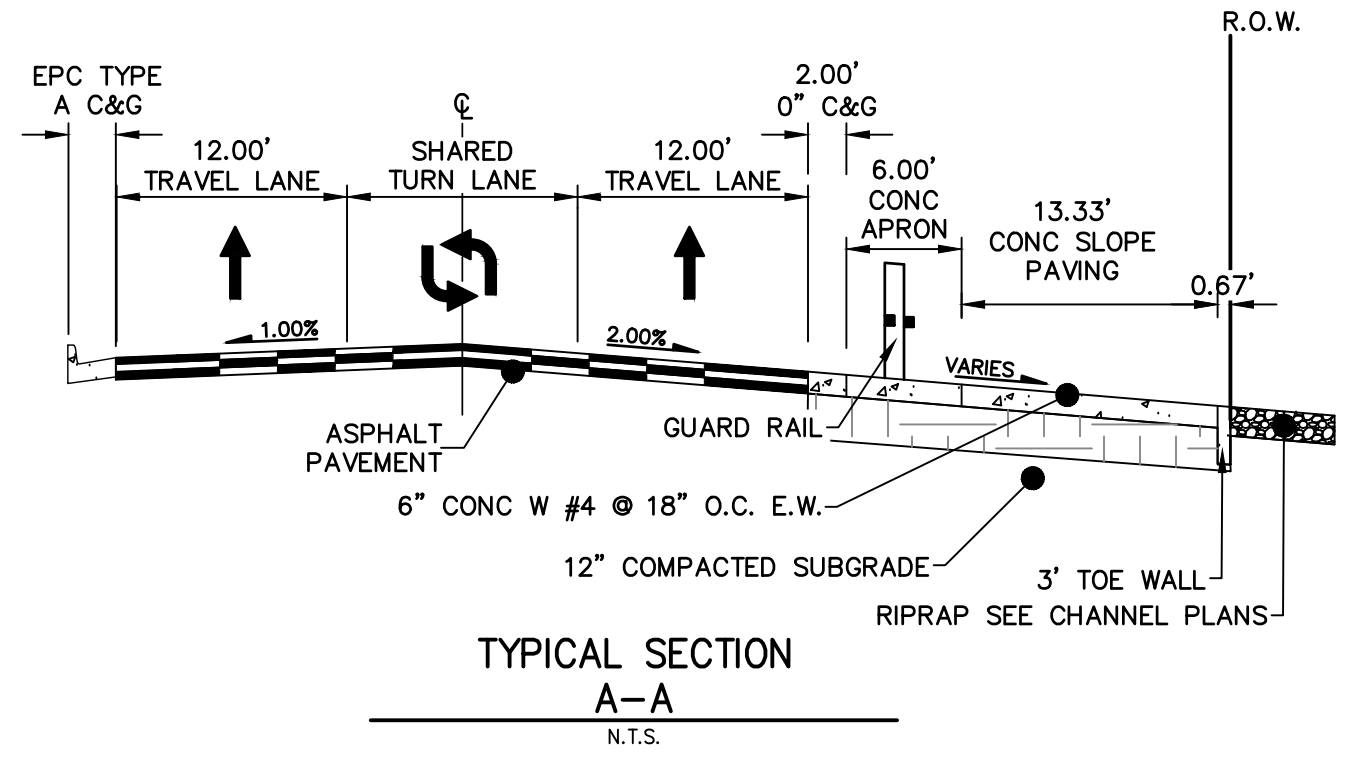
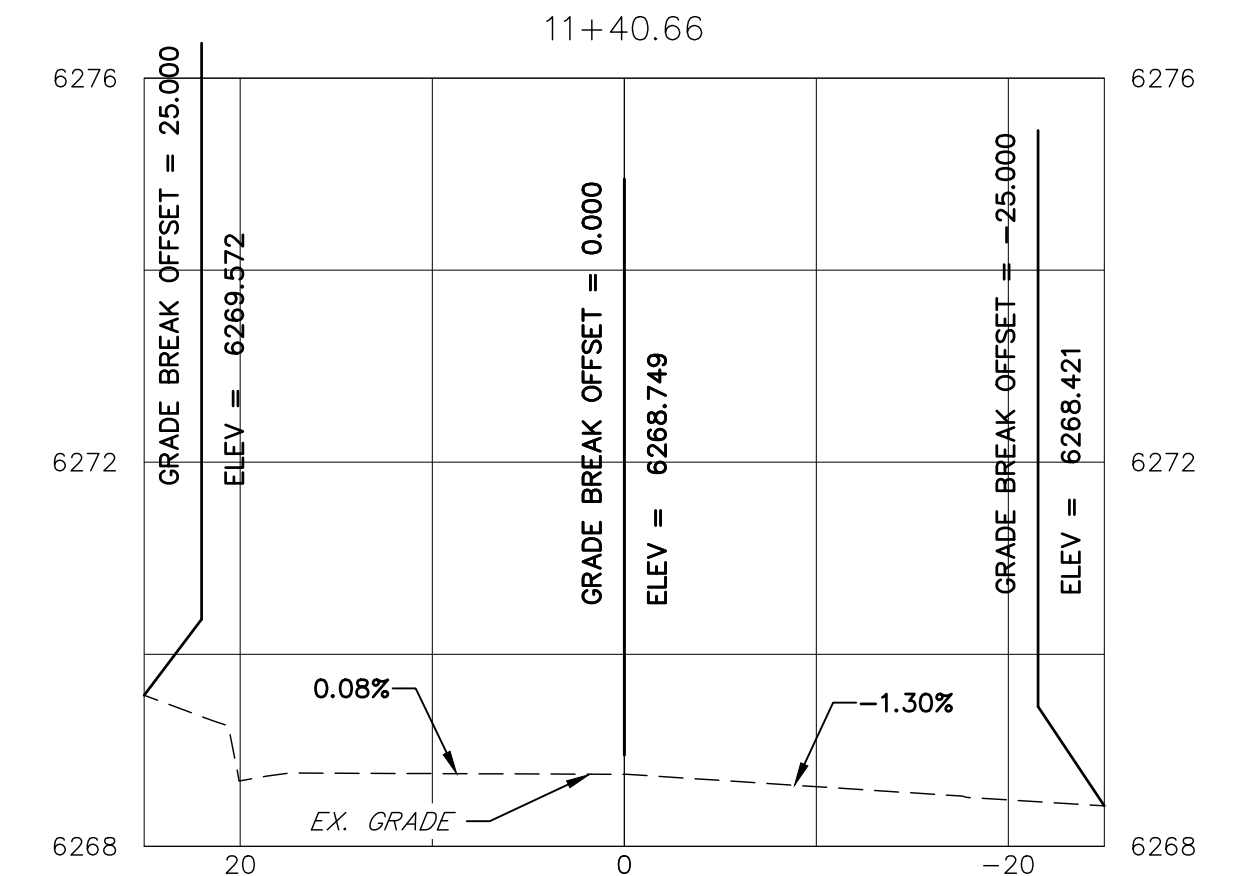
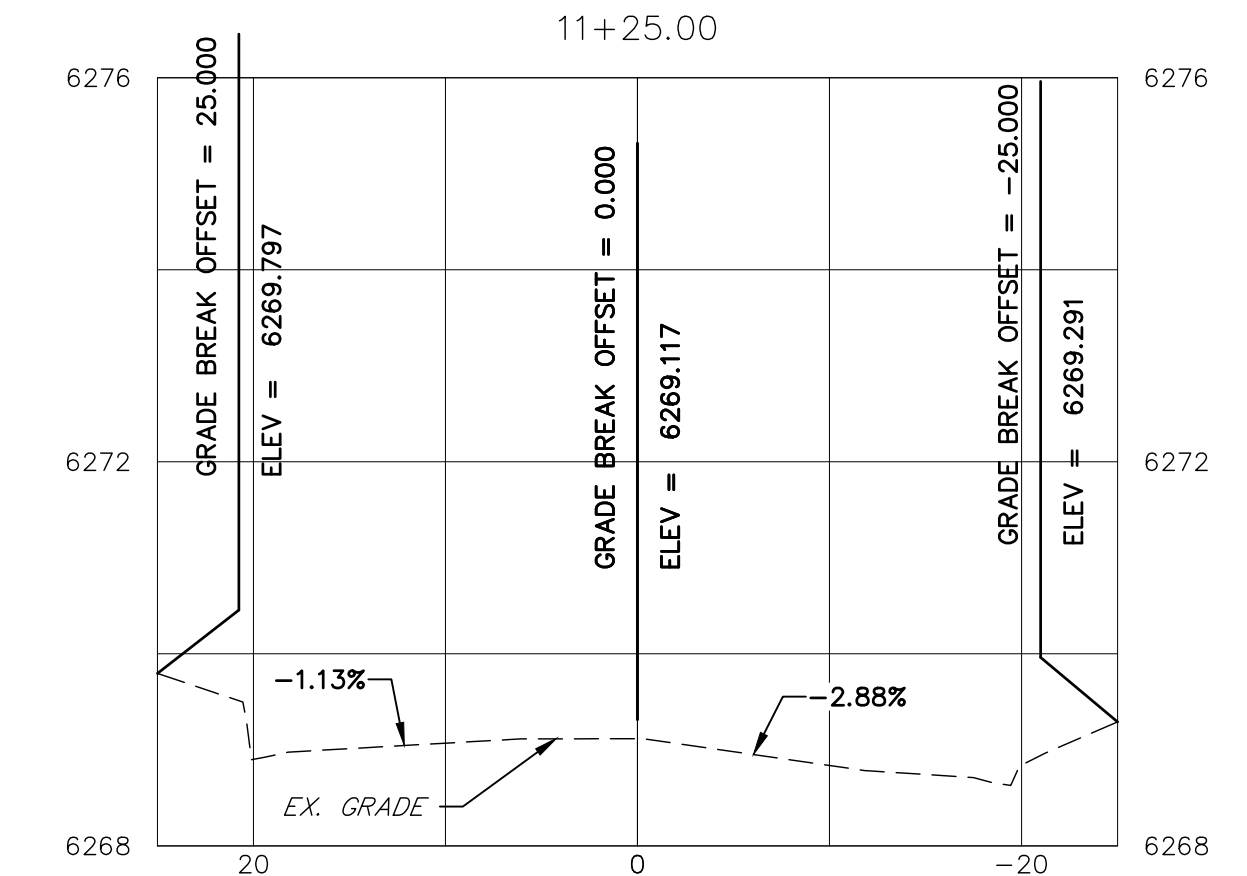
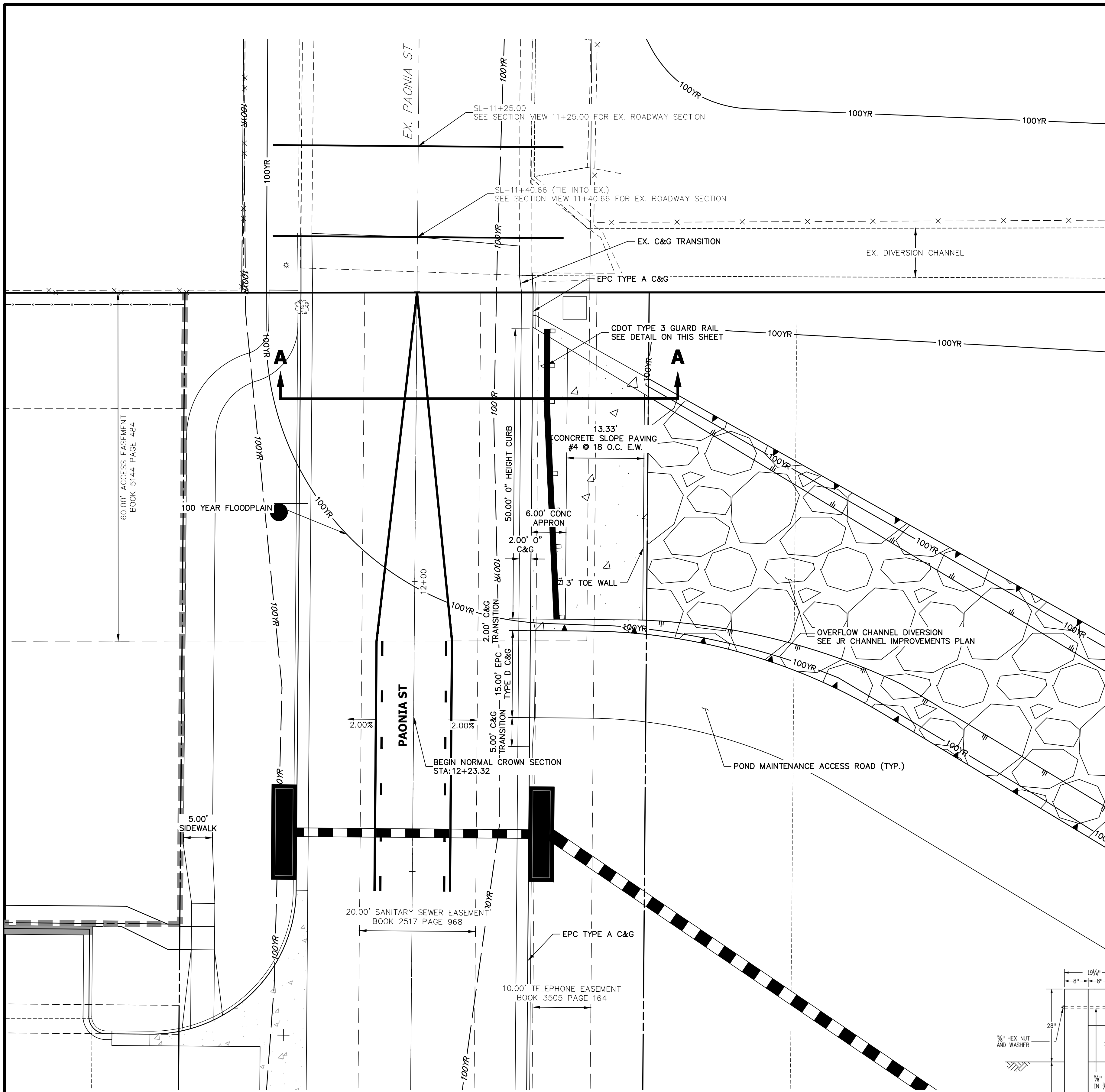
Mike Bramlett
32314
11/11/21

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

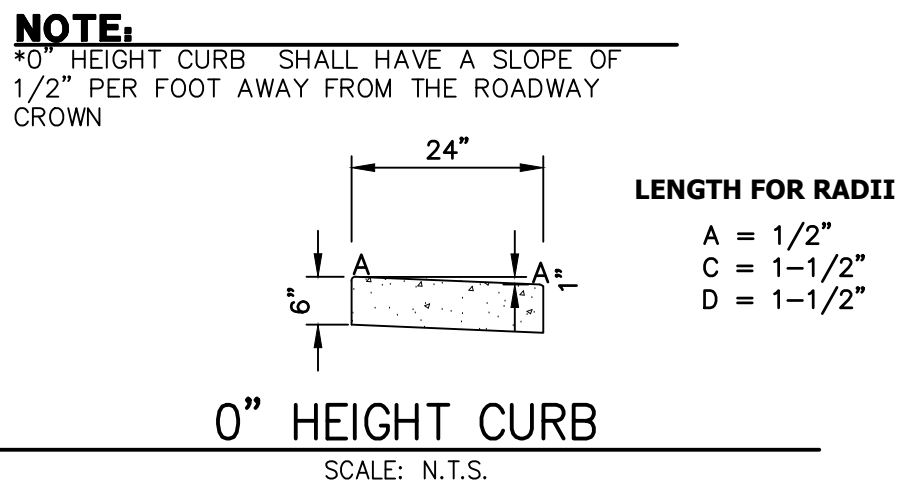
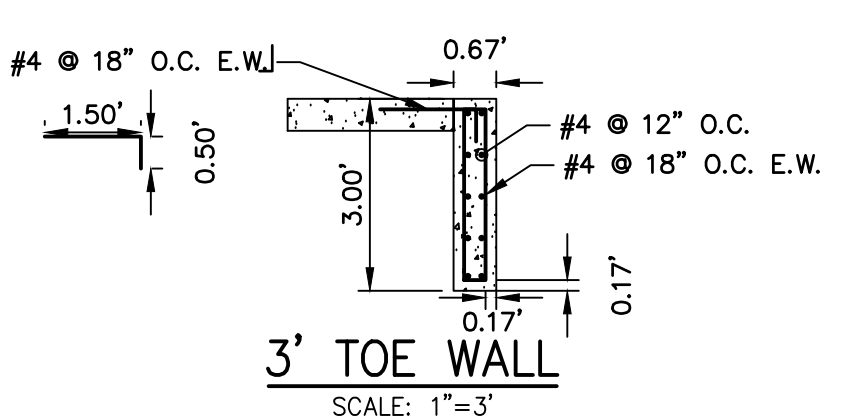
PAONIA STREET IMPROVEMENTS
ROADWAY PLAN AND PROFILE

SHEET 6 OF 10
JOB NO. 25174.00



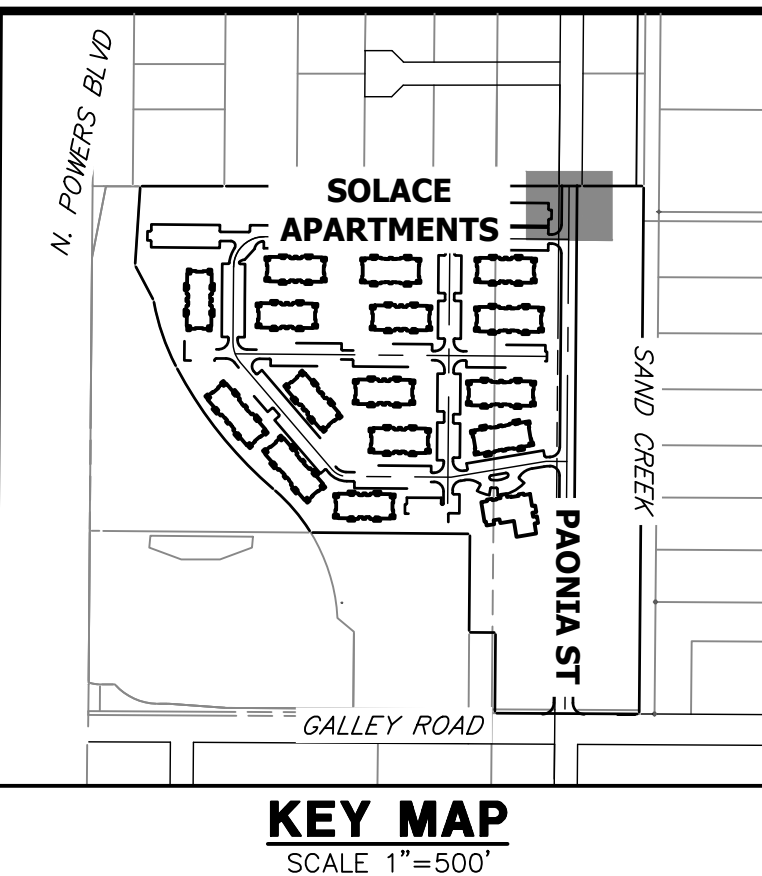


- NOTES**
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
 3. SEE SHEET 2 FOR LEGEND.
 4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
 5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.



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

LENGTH FOR RADII
 A = 1-1/2"
 C = 1-1/2"
 D = 1-1/2"



RECORD DRAWINGS 06/23

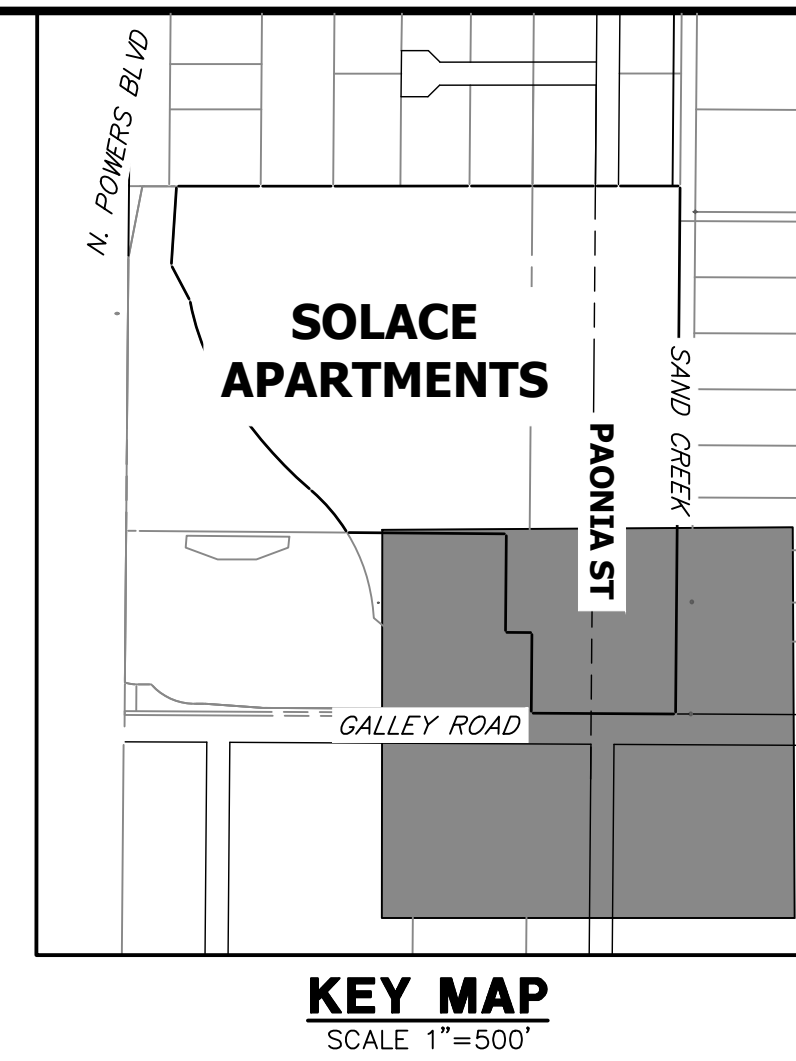
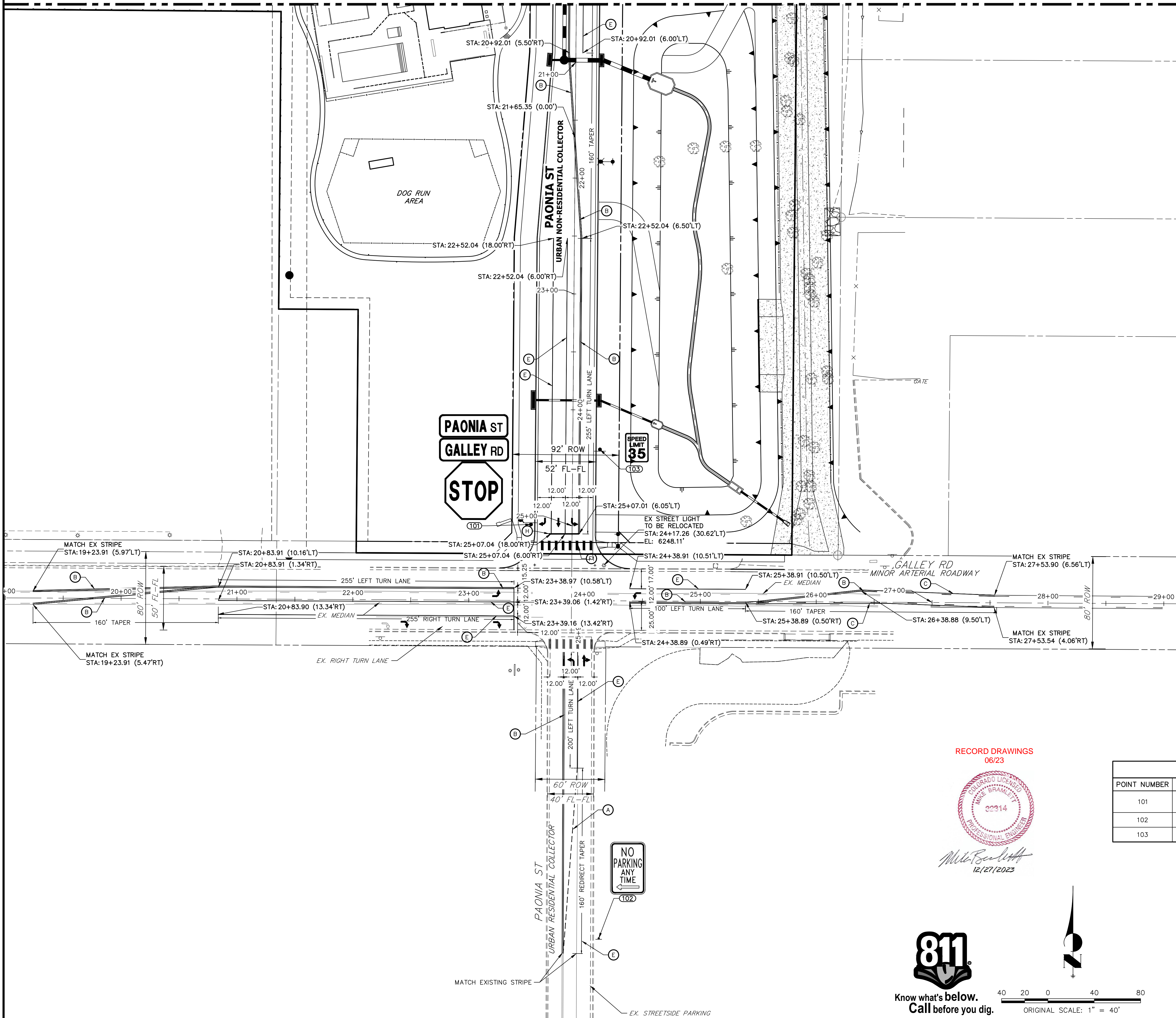
32314
 MIKE A. BRAMLETT
 PROFESSIONAL ENGINEER
 12/27/2023

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 Mike A. Bramlett
 32314
 11/11/21
 DATE
 FOR AND ON BEHALF OF JR ENGINEERING, L.L.C.

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	BY DATE
A Westman Company J.R. ENGINEERING Centennial 300-740-9883 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	No. REVISION 1"=10" H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY
PAONIA STREET IMPROVEMENTS ROADWAY PLAN AND PROFILE	SHEET 7 OF 10 JOB NO. 25174.00



SEE SHEET 9
MATCH STATION 20+50



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

- 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)

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



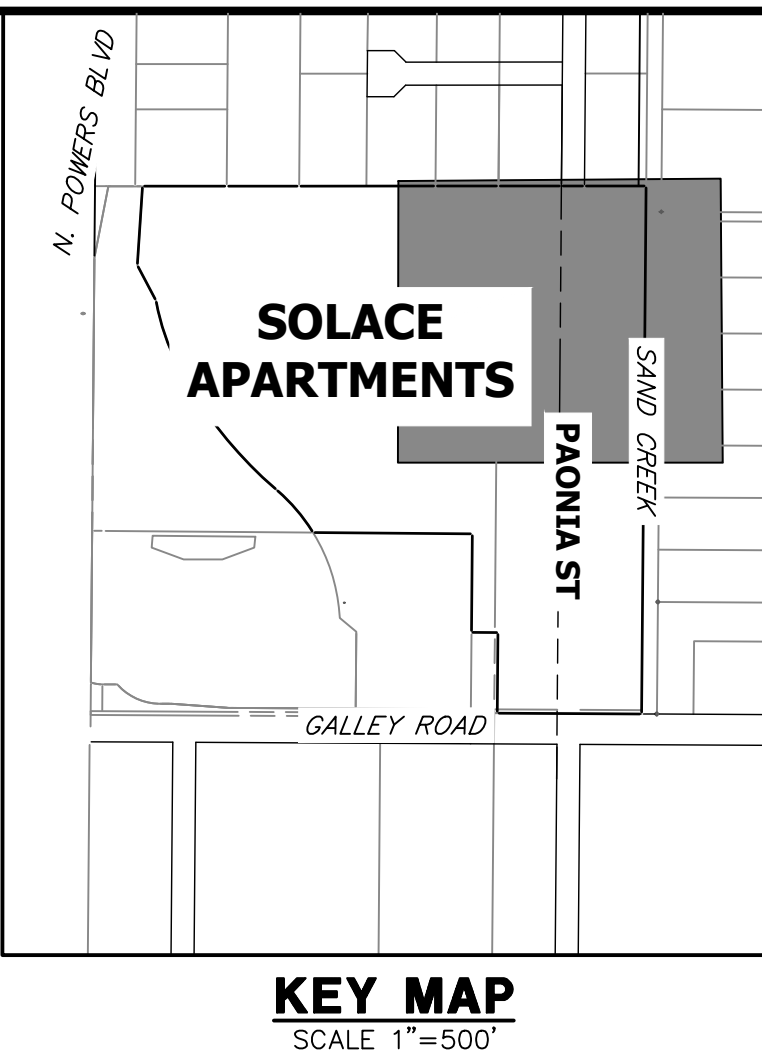
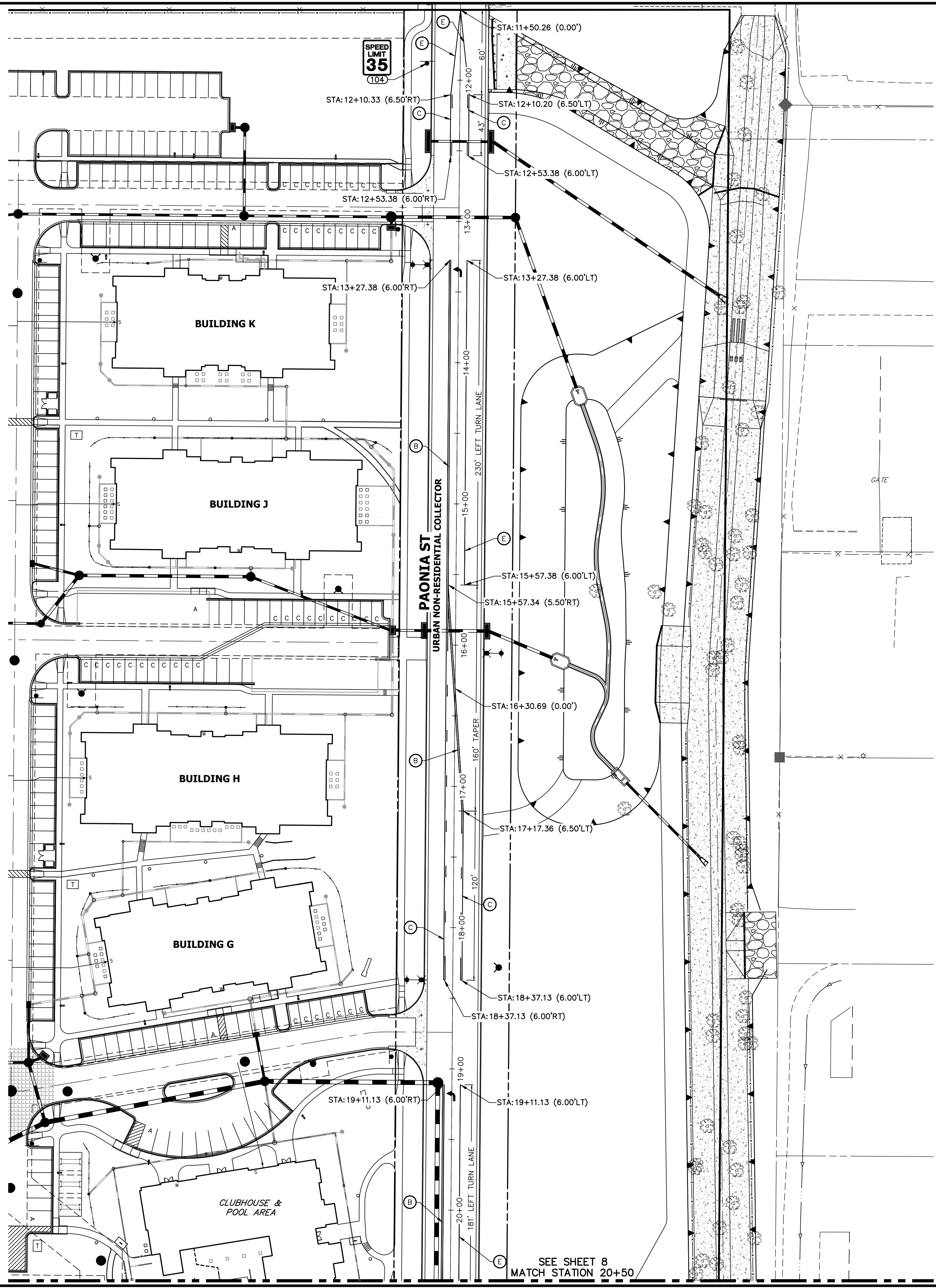
SIGNAGE TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
101	24+99.22	35.50' (RT)	PAONIA ST CL	6248.61		36X36 R1-1 & D3-1 (2)
102	24+07.27	291.20' (RT)	GALLEY RD CL	6243.59		18" X 12" NO PARKING
103	24+33.99	23.50' (LT)	PAONIA ST CL	6249.59		24X30 R2-1



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

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)
 - 18" WIDE CROSSWALK PREFORMED THERMOPLASTIC
 - LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY
 - STOP BAR - 2'XLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
- SYMBOLS (ARROWS, "ONLY") - SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

SIGNAGE TABULATION

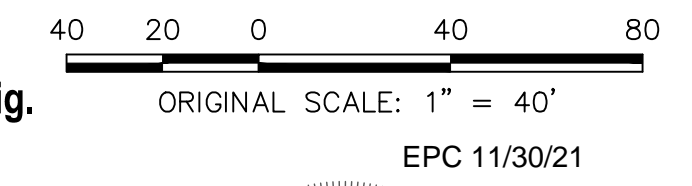
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
104	11+88.27	23.50' (RT)	PAONIA ST CL	6268.38		24X30 R2-1

RECORD DRAWINGS
06/23

PROFESSIONAL ENGINEER
32314
12/27/2023



Know what's below.
Call before you dig.



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 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

