

# SOLACE APARTMENTS FILING NO. 1

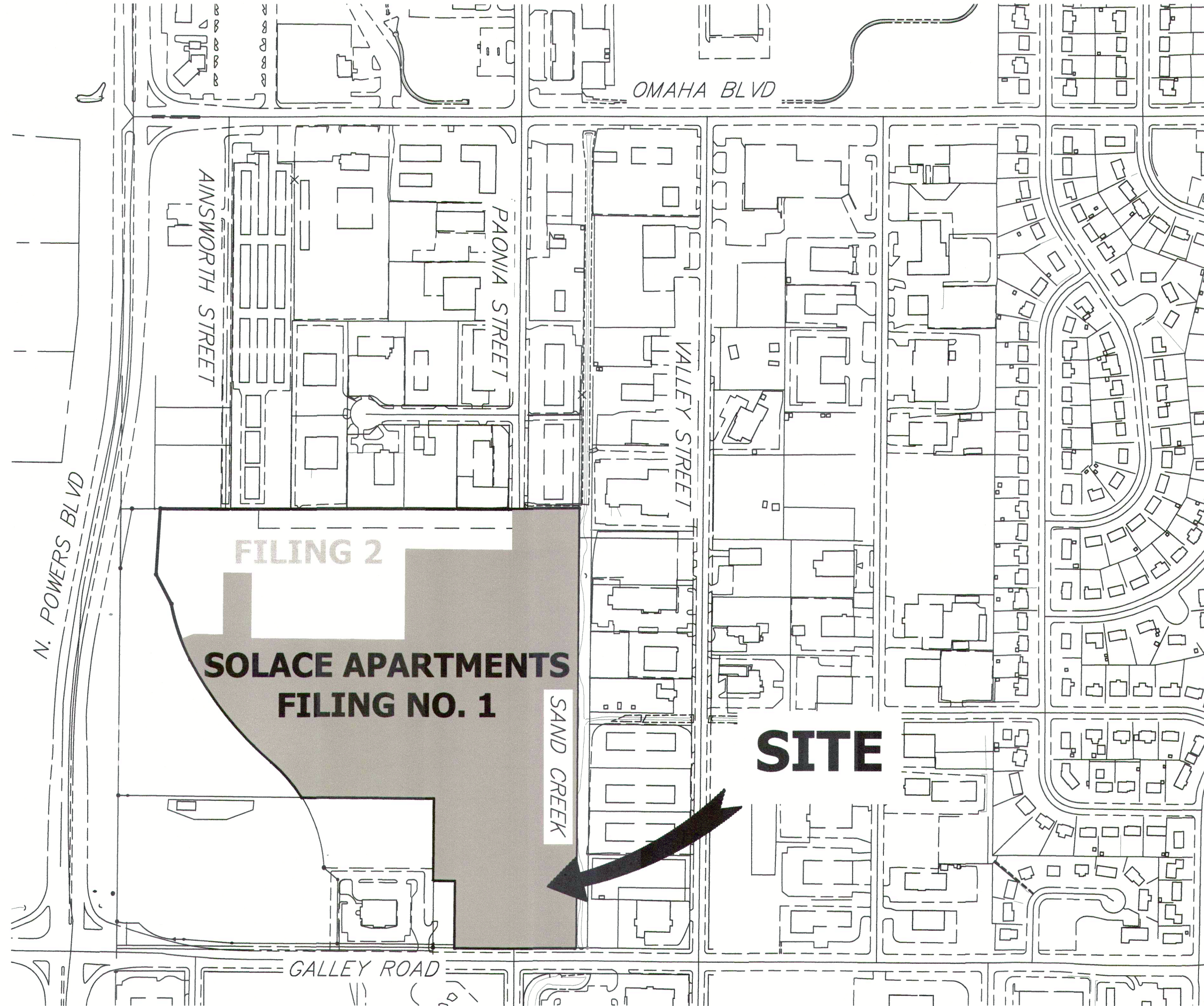
A PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

## CONSTRUCTION DOCUMENTS

EPC STORMWATER REVIEW COMMENTS  
IN ORANGE BOXES WITH BLACK TEXT

### ABBREVIATIONS

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



VICINITY MAP  
SCALE: 1" = 300'

### SHEET INDEX

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29-32	DETAIL SHEETS
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  
CS POWERS & GALLEY LLC  
510 S NEIL ST  
CHAMPAIGN, IL 61820

11/12/2021  
DATE

### 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  
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 A. Bramlett, P.E.  
32314  
11/11/21  
DATE

FOR AND ON BEHALF OF JR ENGINEERING, LLC  
J.R. ENGINEERING, LLC  
32314  
CHAMPAIGN, IL 61820

### 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 APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

J.R. ENGINEERING  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-585-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE

No.	REVISION	DATE

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

SOLACE APARTMENTS  
FILING NO. 1  
COVER SHEET

SHEET 1 OF 32  
JOB NO. 25174.00



**LAYER LINETYPE LEGEND**

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

**UTILITIES LEGEND**

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

**MONUMENTATION LEGEND**

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

**DRAINAGE REPORT PLANS**

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

**LANDSCAPE LEGEND**

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

**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

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

**SIGNING AND STRIPING NOTES**

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

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 & ARCHITECTURE, LLC

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

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

**J.R. ENGINEERING**  
 A Westman Company  
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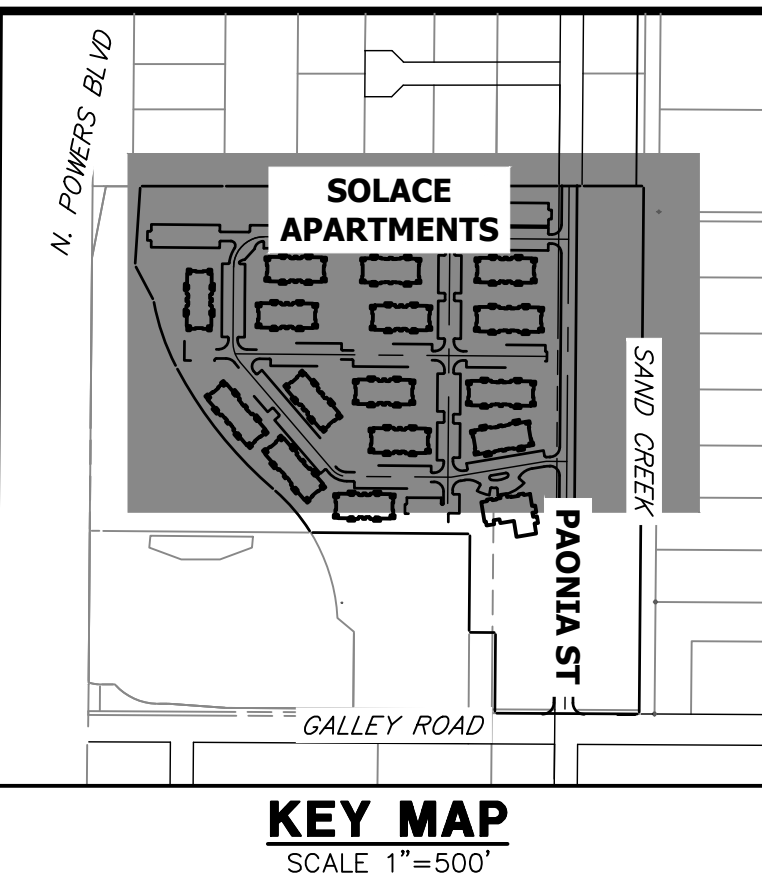
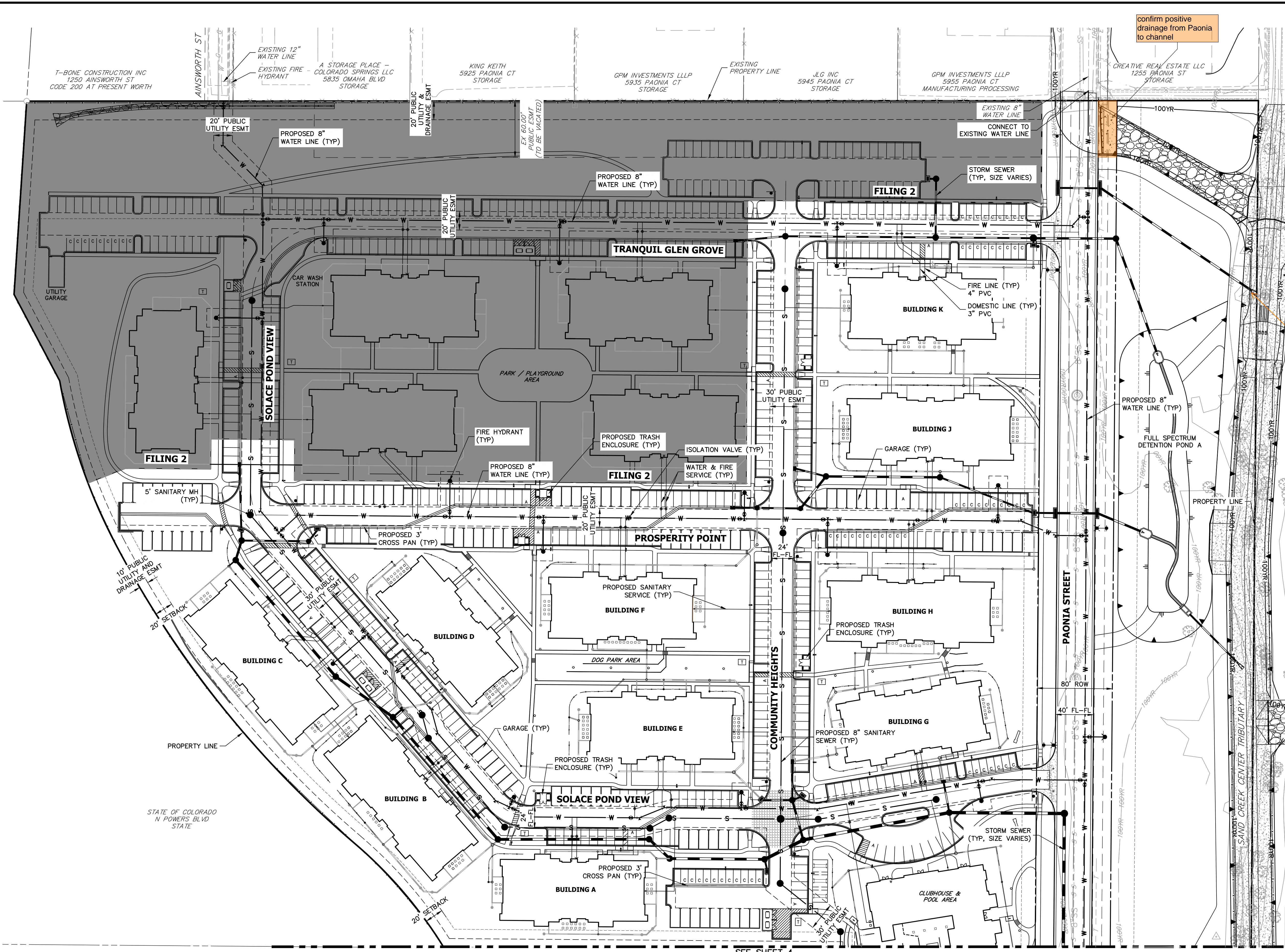
BY	DATE	REVISION	No.	N/A	N/A	11/11/21	JRM	JRM

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

**SOLACE APARTMENTS FILING**  
 NO. 1  
 LEGEND & NOTES

SHEET 2 OF 32  
 JOB NO. 25174.00





No FES was observed in the field. Acknowledge this deviation in the as-builts.



**PROFESSIONAL ENGINEER**  
 MIKE BRAMLETT  
 22314  
 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**

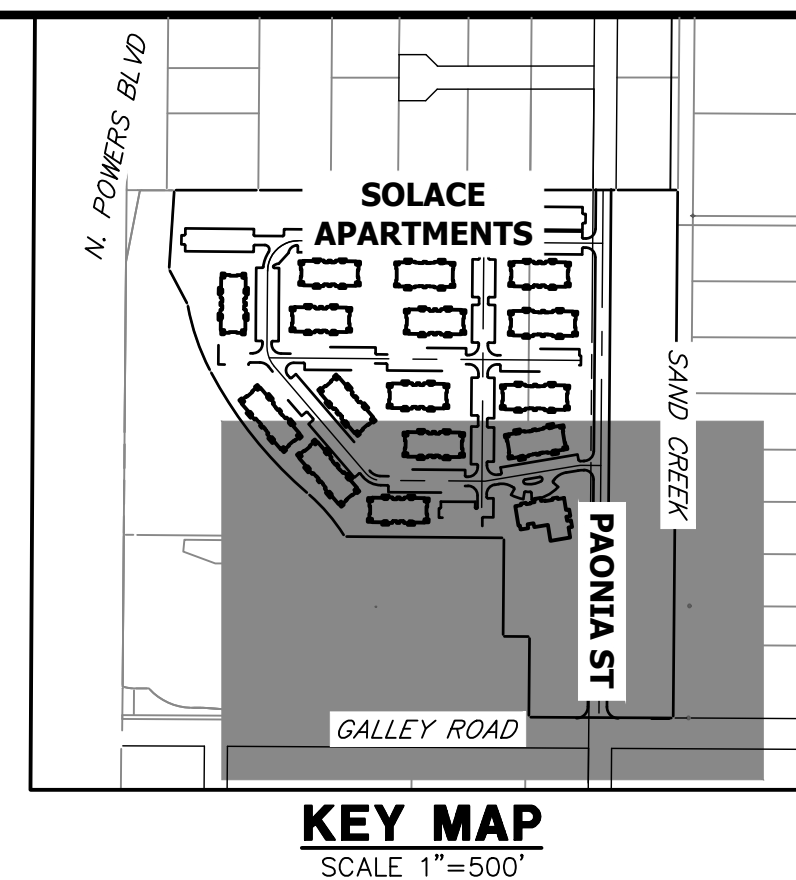
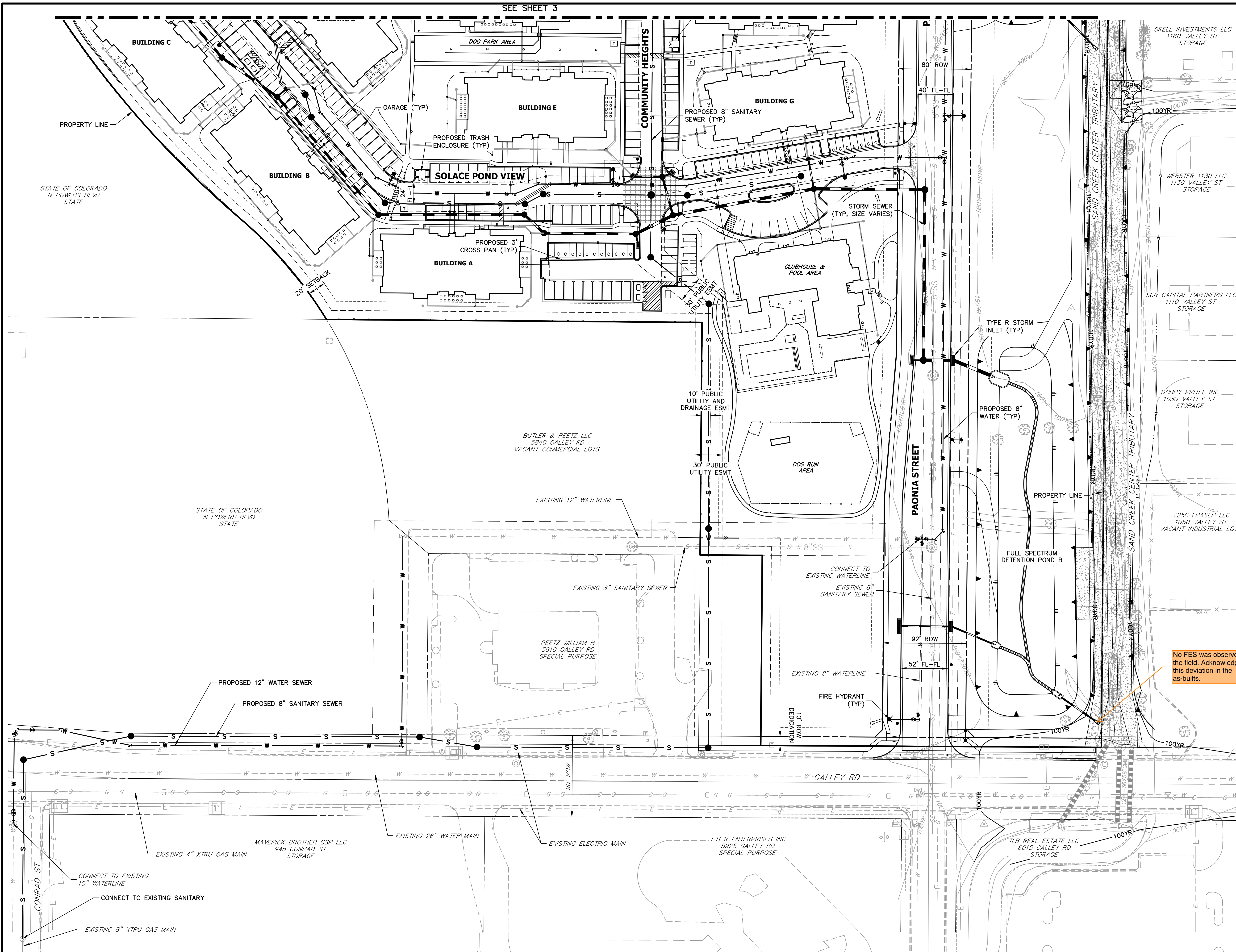
PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 32314  
 11/11/21  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING



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PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	J.R. ENGINEERING A Westman Company  Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
BY	DATE
No.	REVISION
H-SCALE 1"=50'	N/A
V-SCALE 11/11/21	JRM
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

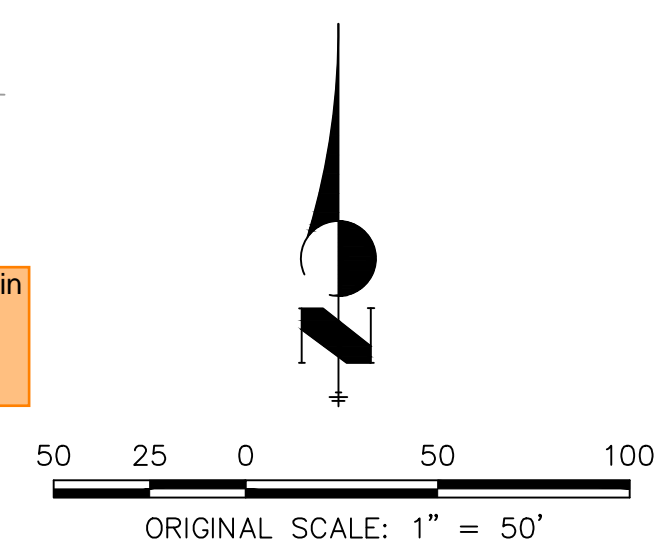


KEY MAP SCALE 1"=500'

RECORD DRAWINGS 06/23



Mike Bramlett 12/27/2023



No FES was observed in the field. Acknowledge this deviation in the as-builts.

**GENERAL NOTES:**

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

**ENGINEER'S STATEMENT**

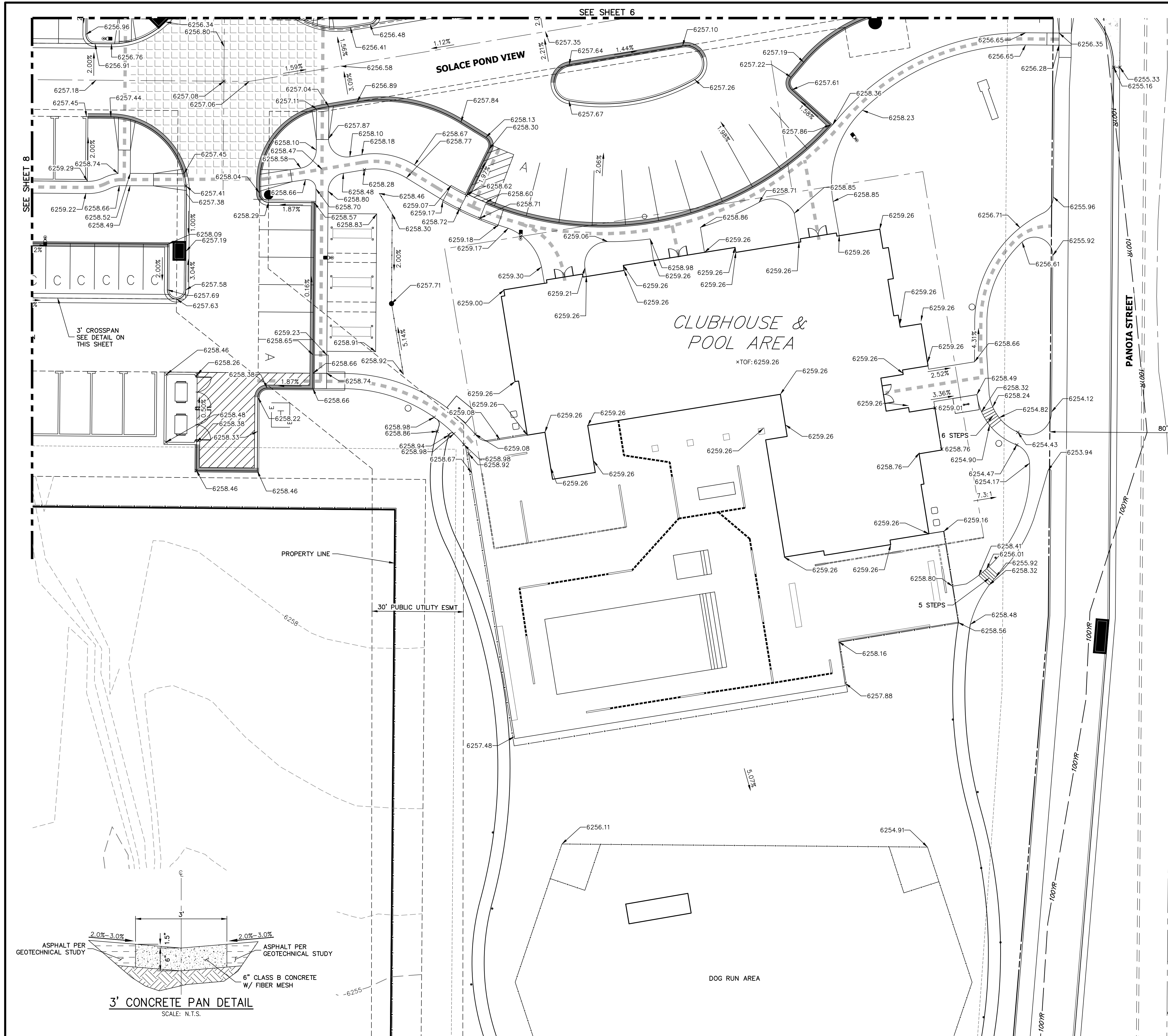
PREPARED UNDER MY SUPERVISION  
 Mike Bramlett 32314 11/11/21  
 MIKE A. BRAMLETT, P.E. REGISTERED PROFESSIONAL ENGINEER  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC



EPC 11/30/21

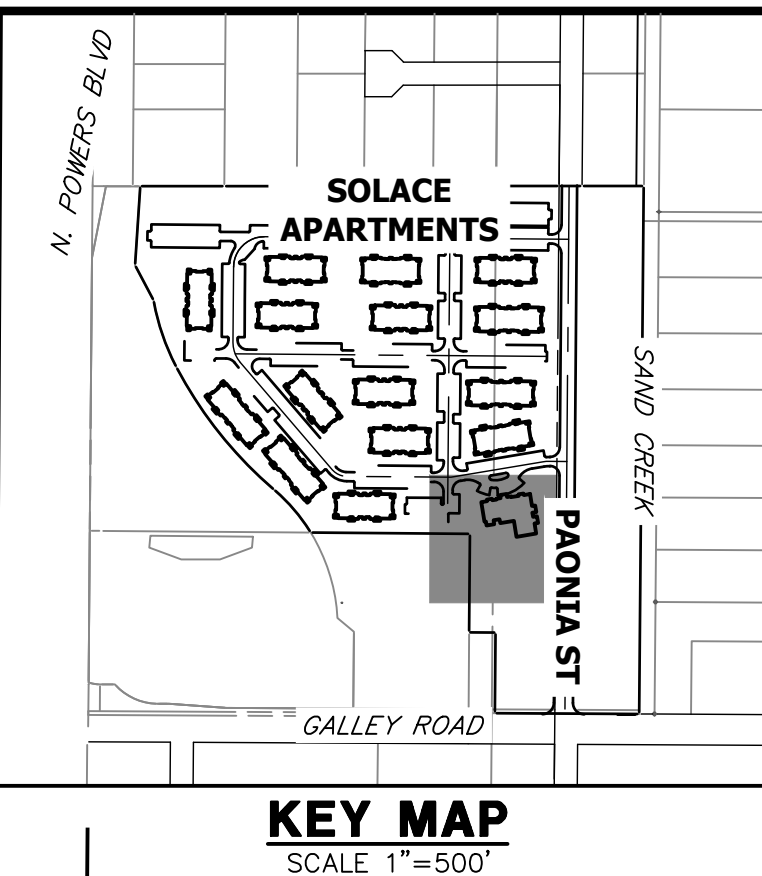
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.  PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	BY DATE
	No. REVISION
H-SCALE 1"=50' V-SCALE N/A DATE 11/11/21 DESIGNED BY JRM DRAWN BY JRM CHECKED BY	SOLACE APARTMENTS FILING NO. 1 SITE AND OVERALL UTILITY PLAN
SHEET 4 OF 32 JOB NO. 25174.00	811 Know what's below. Call before you dig.





SEE SHEET 6

SEE SHEET 8



KEY MAP  
SCALE 1"=500'

RECORD DRAWINGS  
06/23



*Mike Bramlett*  
12/27/2023

LEGEND

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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION  
*Mike Bramlett* 32314 11/11/21  
 MIKE A. BRAMLETT, P.E. REGISTERED PROFESSIONAL ENGINEER  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

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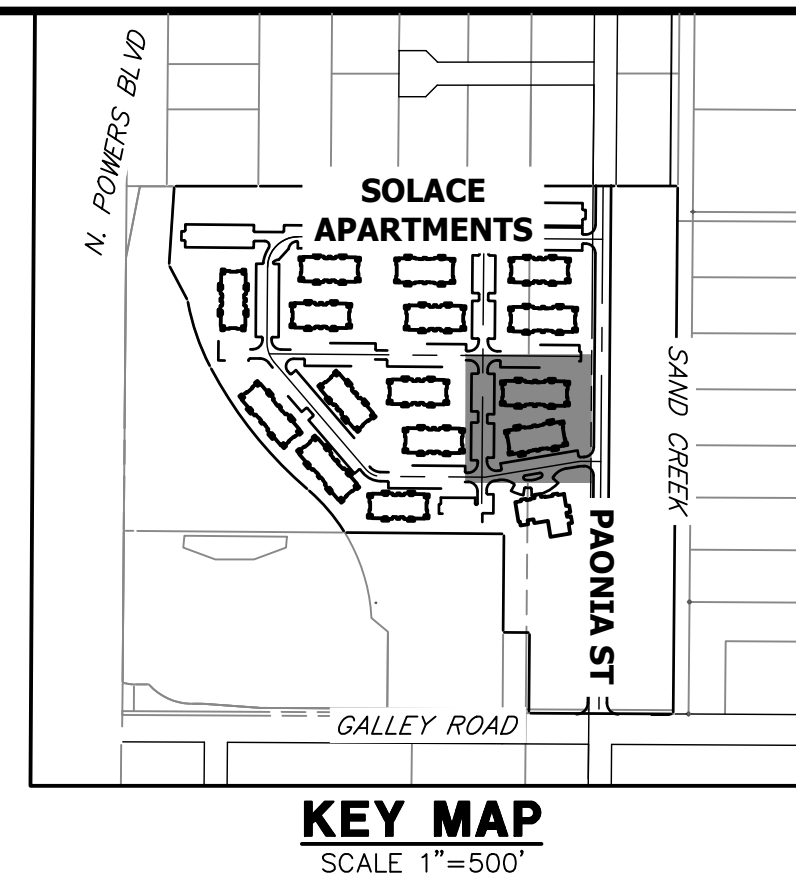
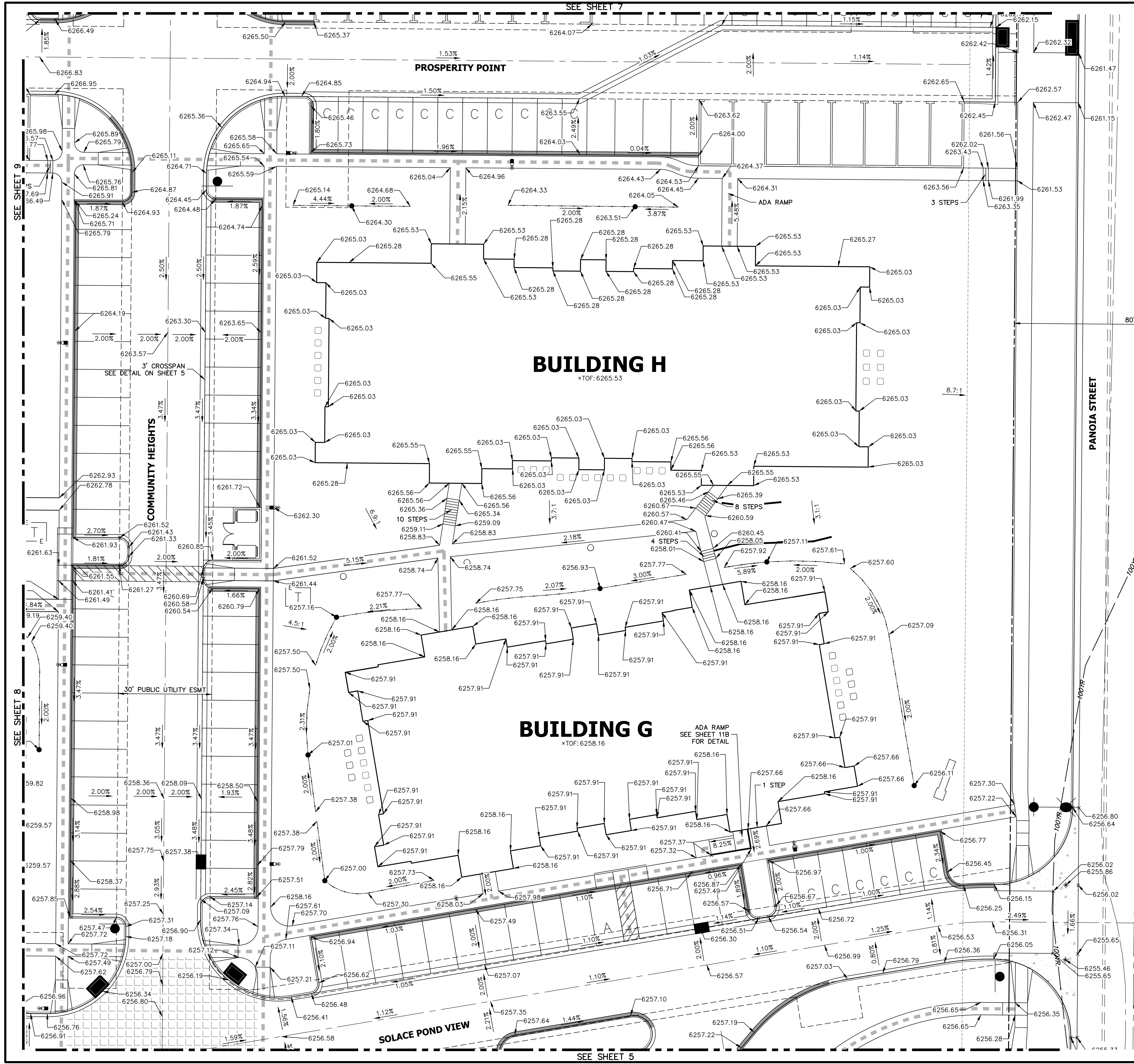
BY	DATE	REVISION	No.	DCN #2
GVT	10/15/21	2		

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 5 OF 32  
 JOB NO. 25174.00





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

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

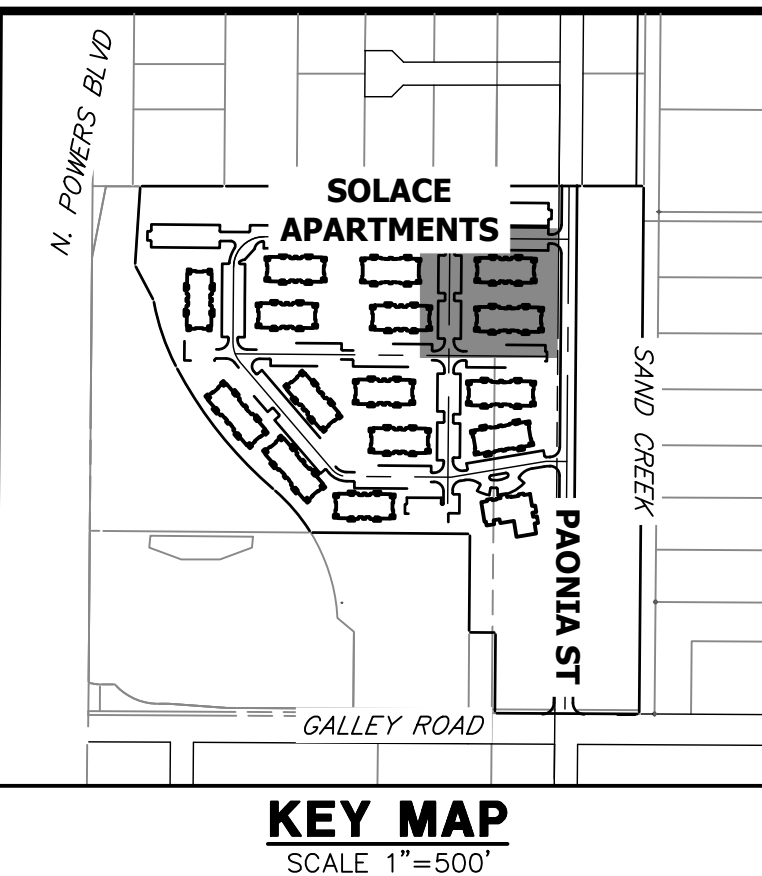
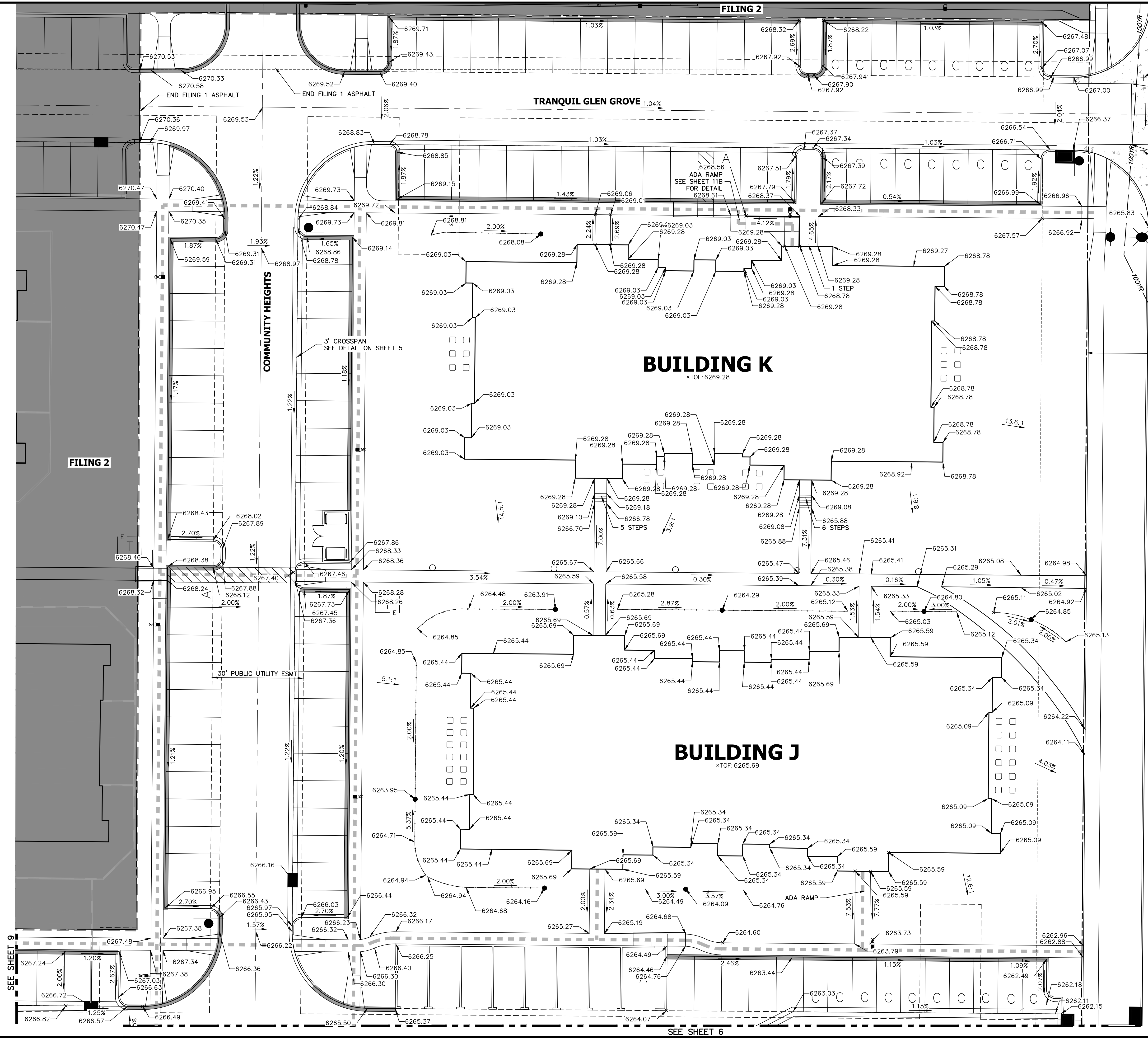
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BY	DATE	No.	REVISION
CVT	10/15/21	2	DCN #2

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**





RECORD DRAWINGS  
06/23

Mike Bramlett  
12/27/2023



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PREPARED UNDER MY SUPERVISION

Mike Bramlett  
32314  
11/11/21  
DATE

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

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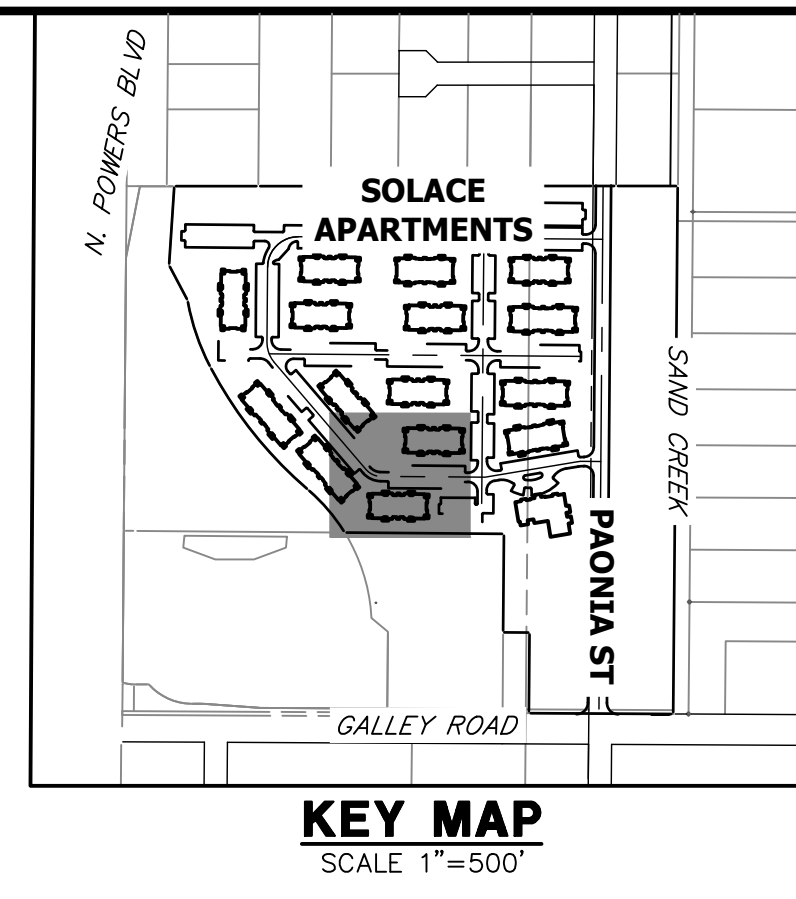
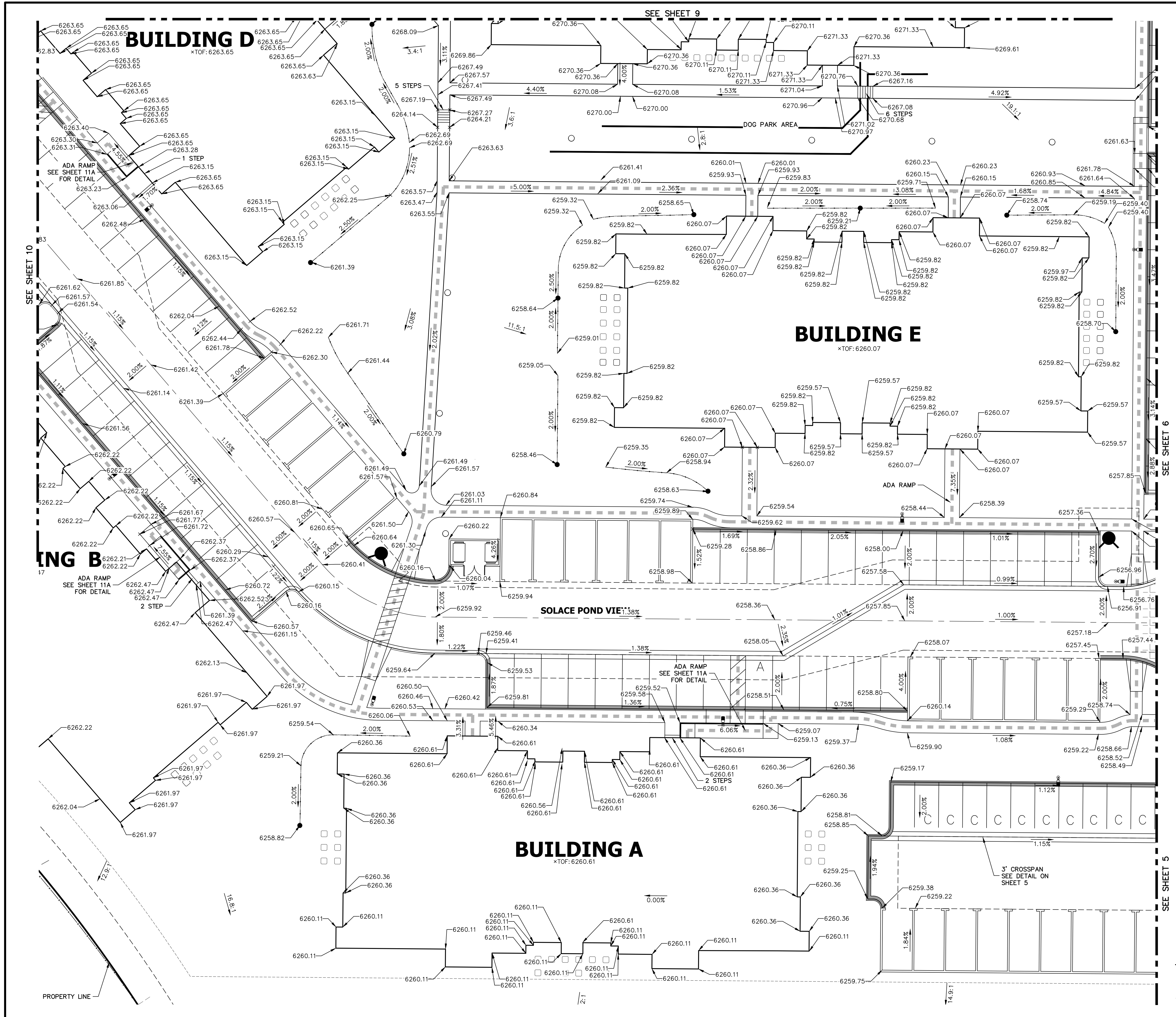
BY	DATE	REVISION
CVT	10/15/21	2

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 7 OF 32  
JOB NO. 25174.00





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

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A Western Company  
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Fort Collins 970-491-9888 • www.jrengineering.com



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

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

No.	REVISION	DATE	BY	
		BY		DATE
2 <td>DCN #2 <td>10/15/21 <td>CVT <td></td> </td></td></td>	DCN #2 <td>10/15/21 <td>CVT <td></td> </td></td>	10/15/21 <td>CVT <td></td> </td>	CVT <td></td>	

DATE	BY	CHECKED BY	DRAWN BY	DESIGNED BY
	JRM	JRM	JRM	JRM

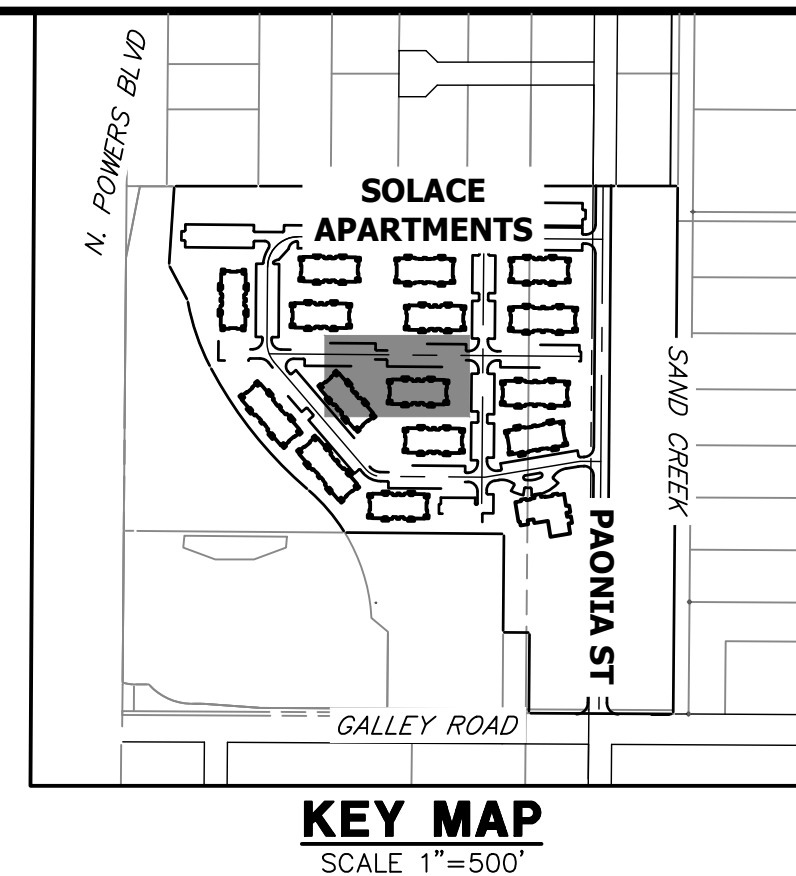
  

**SOLACE APARTMENTS FILING NO. 1**

**DETAIL GRADING PLAN**

SHEET 8 OF 32  
JOB NO. 25174.00





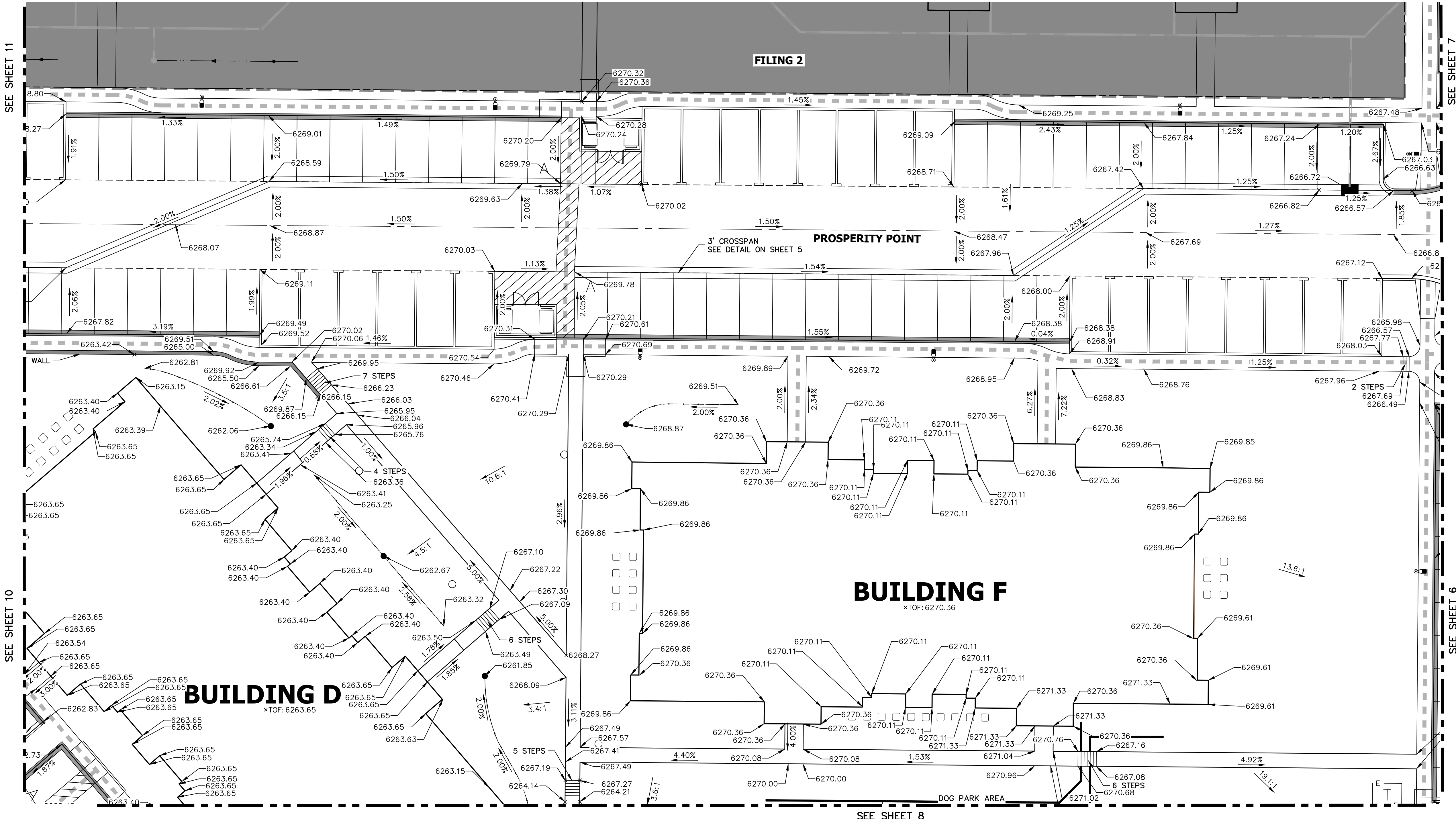
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A Westman Company

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



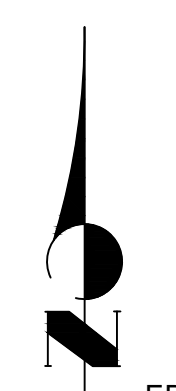
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06/23



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DATE 11/11/21

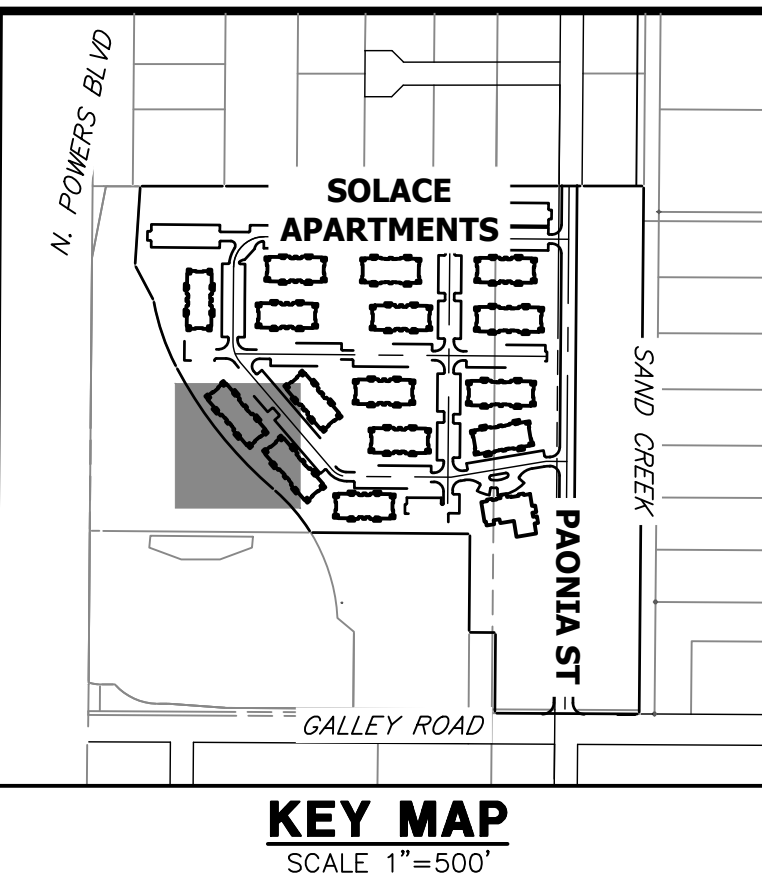
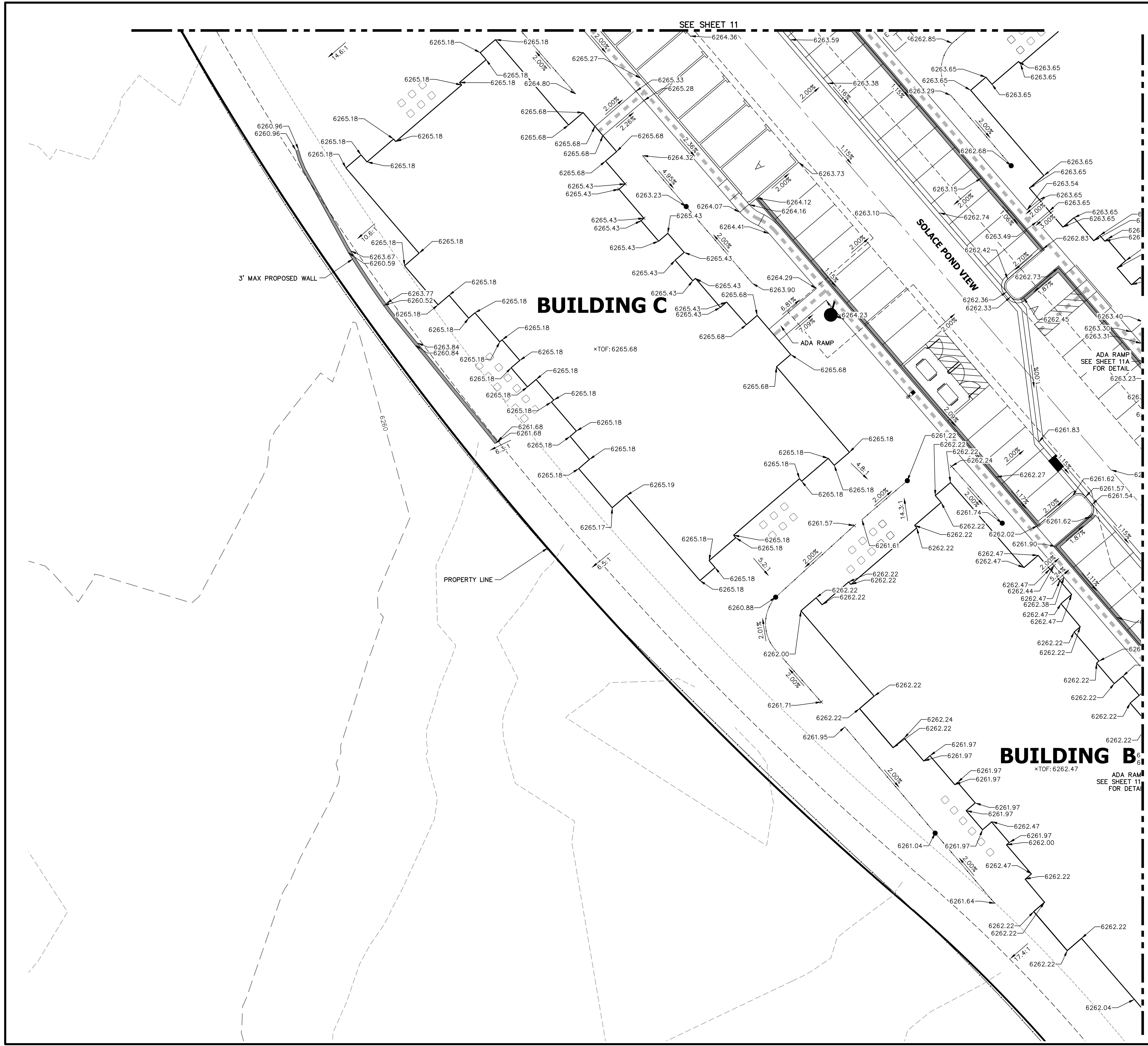
FOR AND ON BEHALF OF JR ENGINEERING, LLC

**SOLACE APARTMENTS FILING NO. 1**

**DETAIL GRADING PLAN**

SHEET 9 OF 32  
JOB NO. 25174.00





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 OFFICE PHONE (734) 216-2577

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RECORD DRAWINGS  
 06/23



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

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



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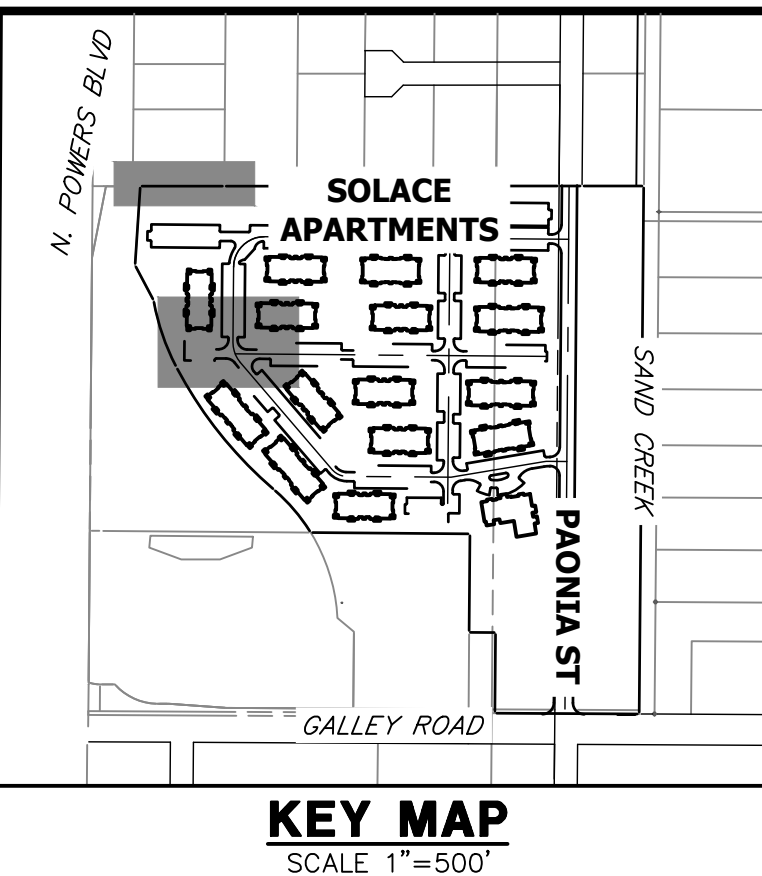
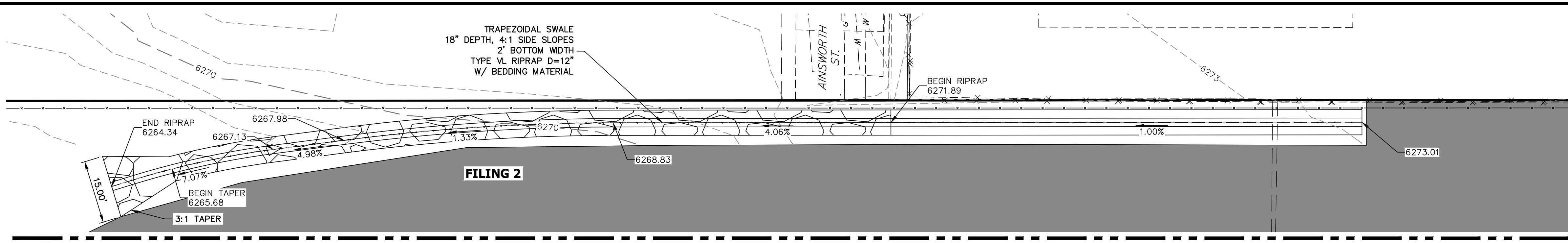
**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

Mike Bramlett  
 32314  
 DATE 11/11/21  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

SOLACE APARTMENTS FILING  
 NO. 1  
 DETAIL GRADING PLAN



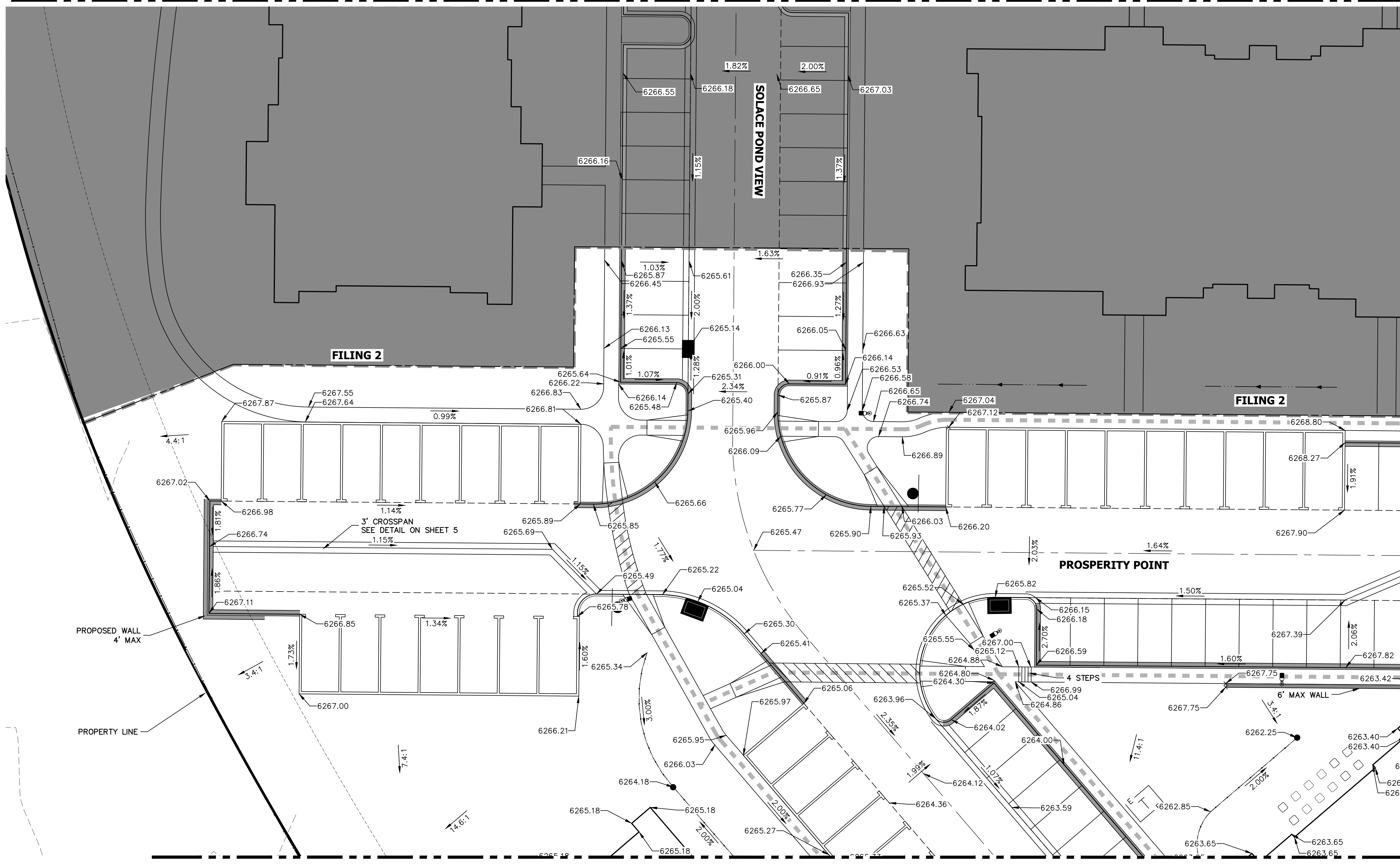


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(734) 216-2577

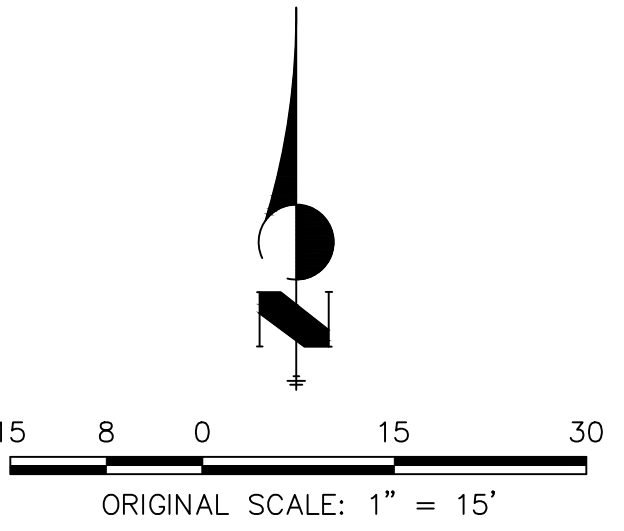
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APPROPRIATE REVIEWING  
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AUTHORIZATION.

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RECORD DRAWINGS  
06/23



**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
Mike Bramlett  
32314  
11/11/21  
DATE  
FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC

EPC 11/30/21

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A Westman Company  
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Fort Collins 970-491-9888 • www.jrengineering.com

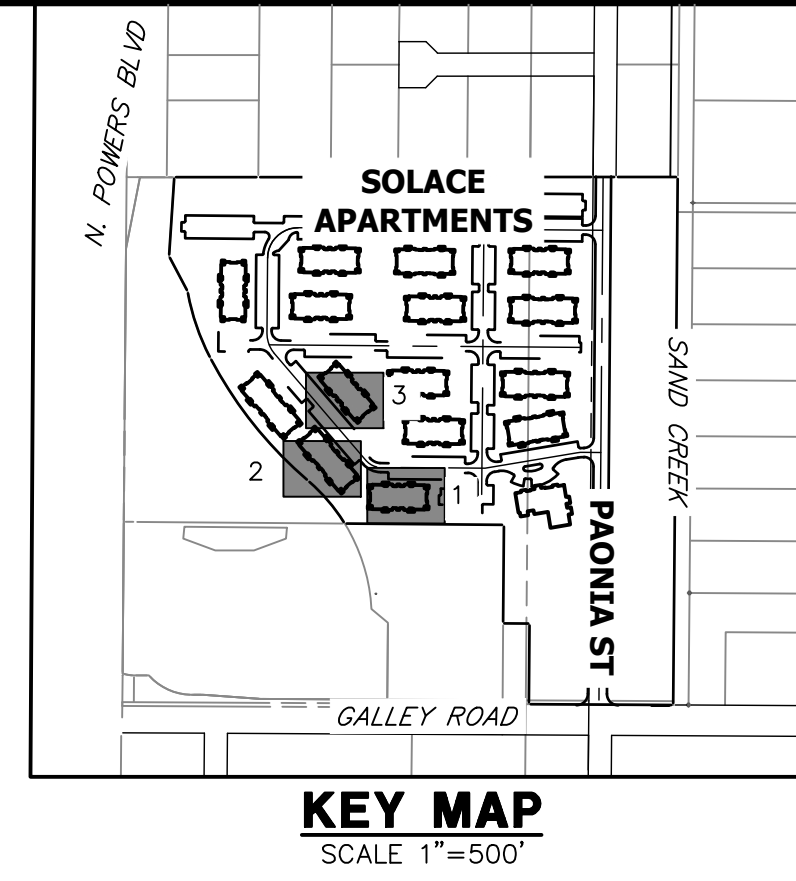
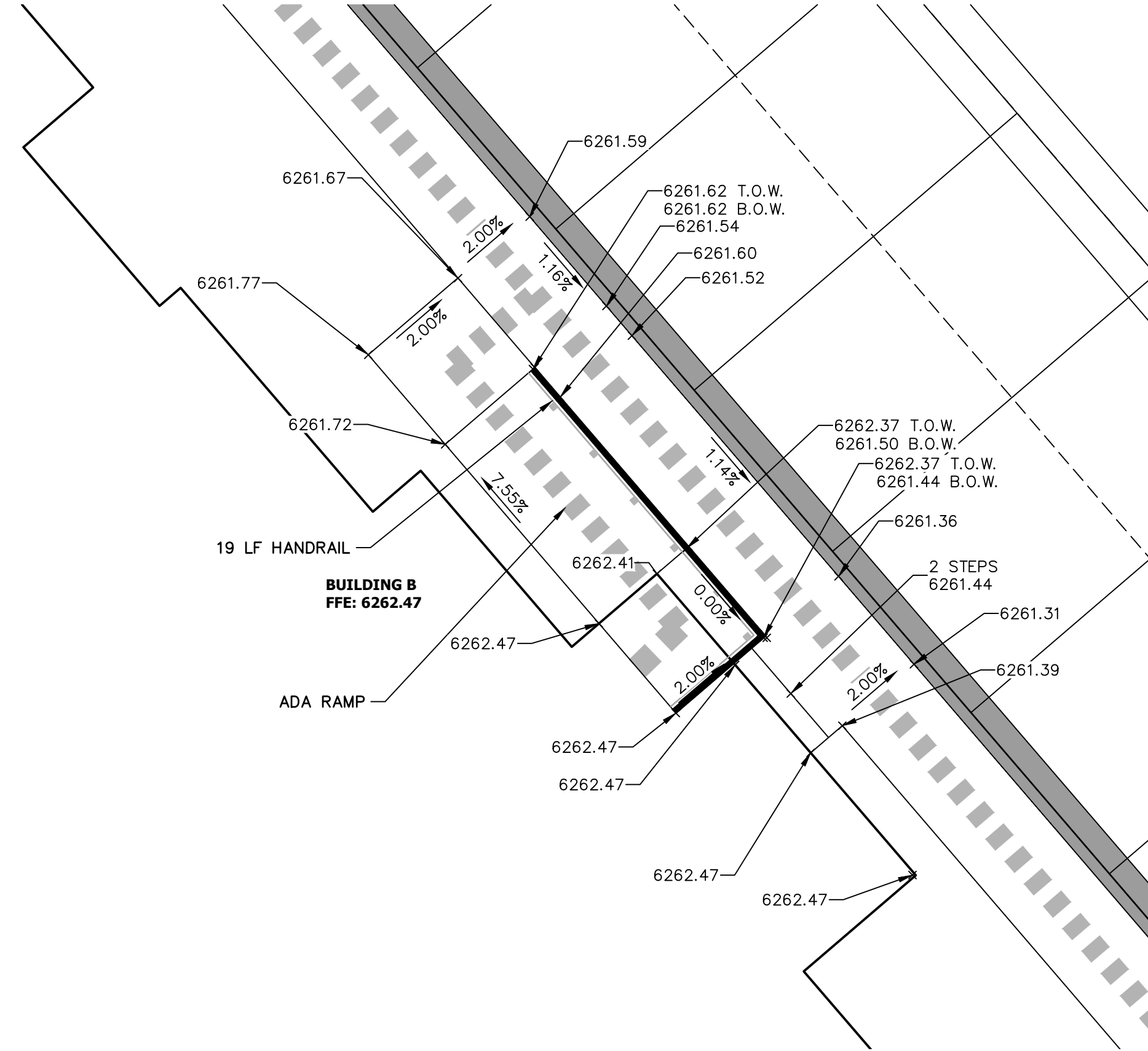
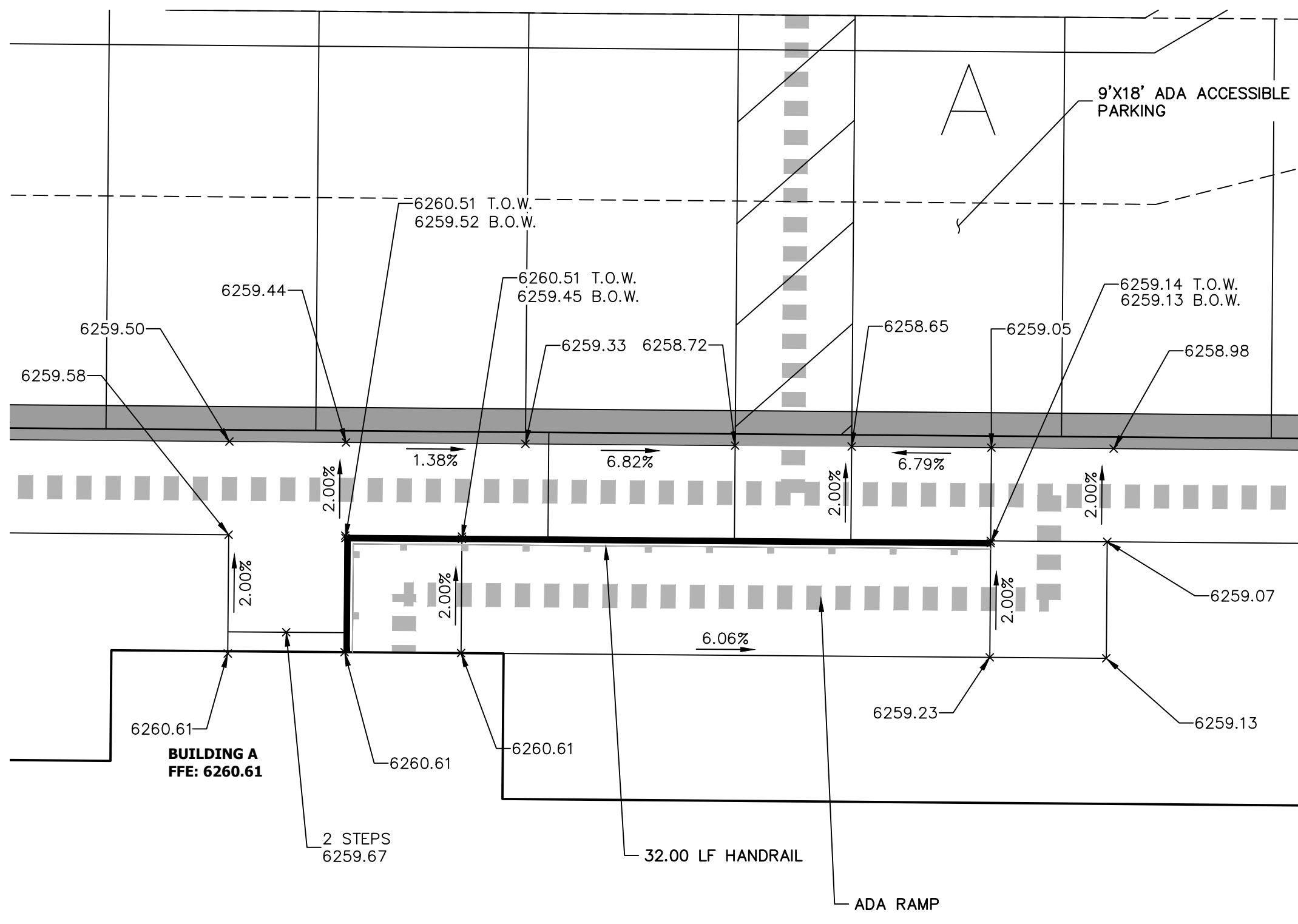
BY	DATE	REVISION	No.	DCN #2
SVT	10/15/21		2	

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				11/11/21	JRM	JRM	

SOLACE APARTMENTS FILING NO. 1  
DETAIL GRADING PLAN

SHEET 11 OF 32  
JOB NO. 25174.00



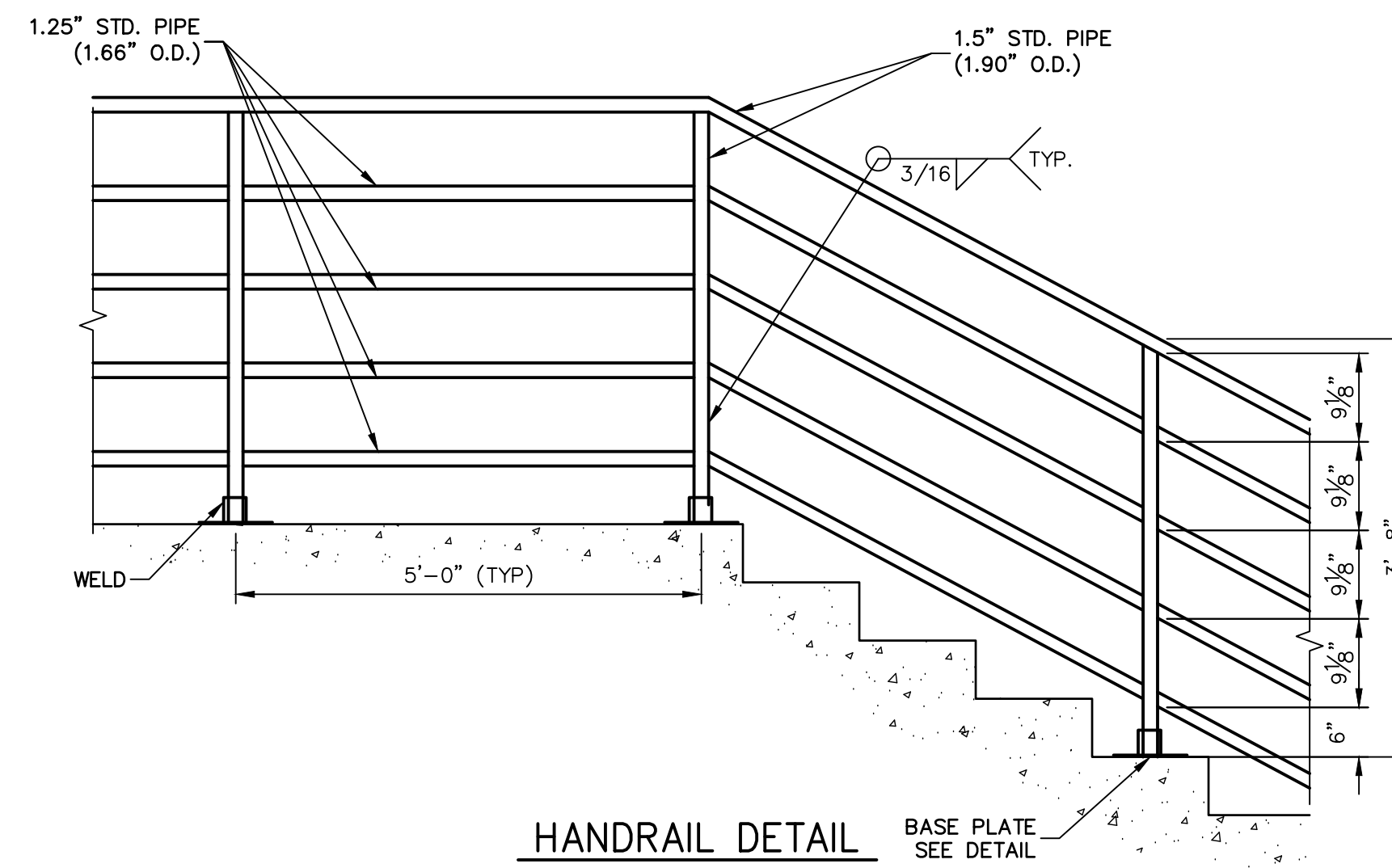
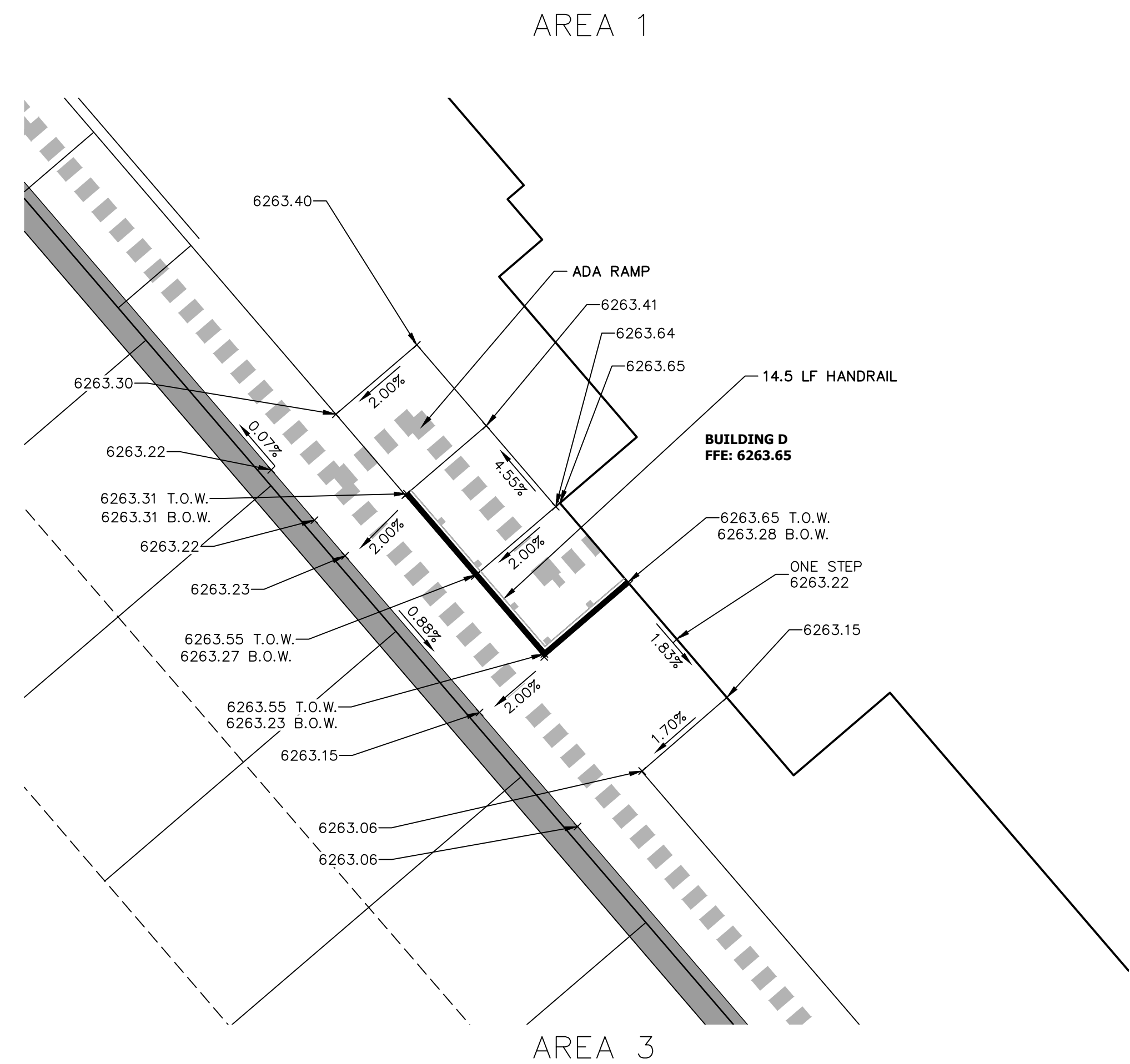


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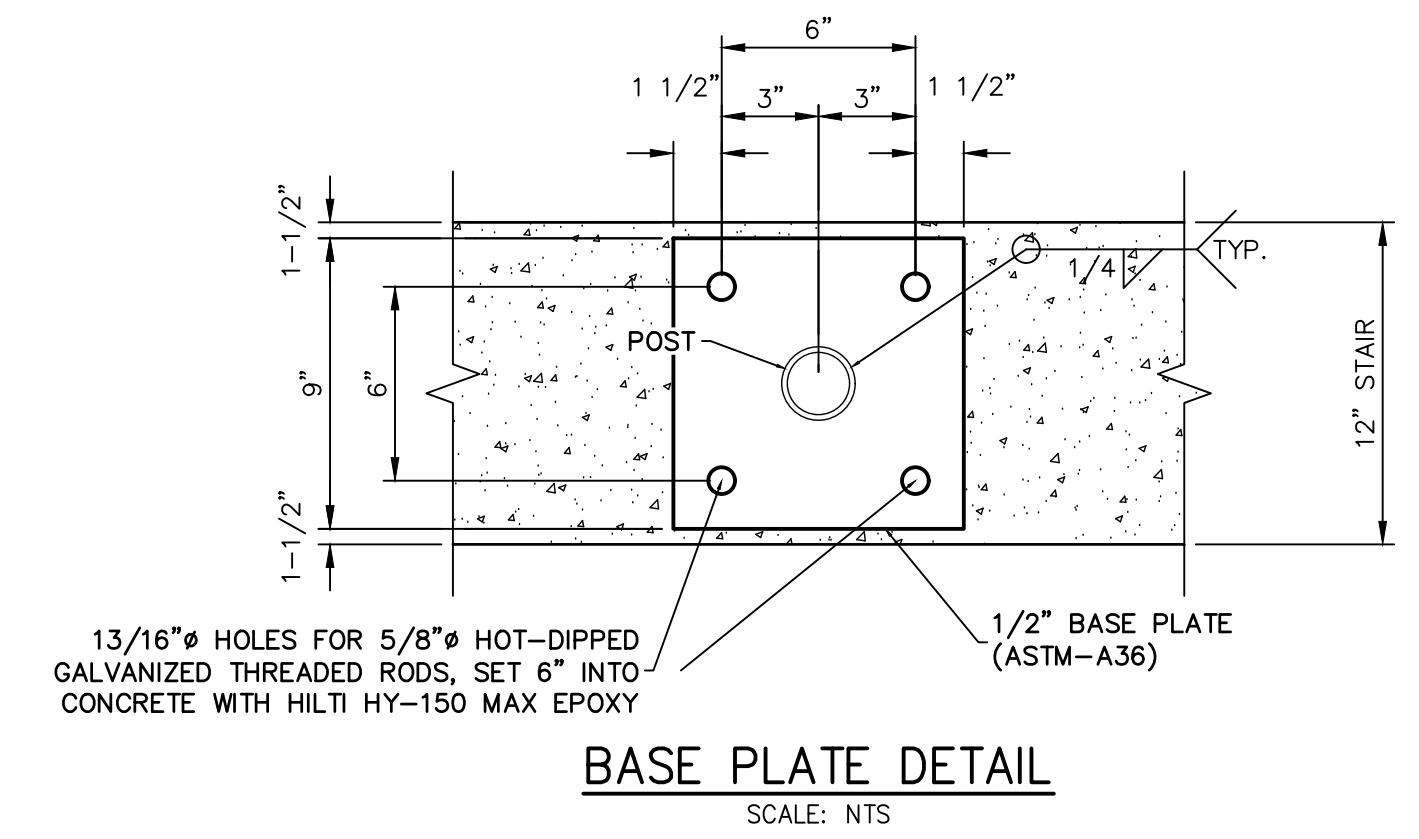
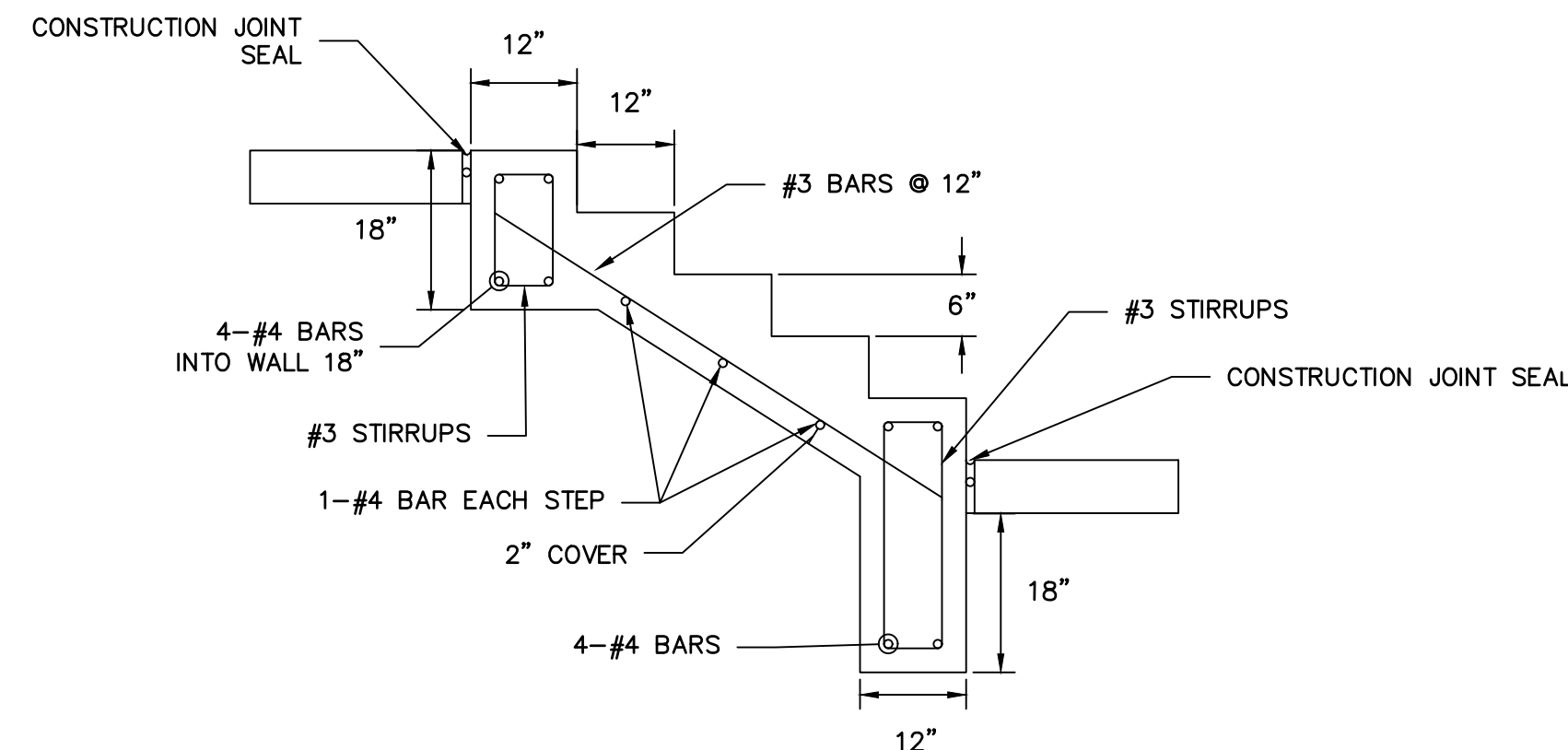
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
510 S NEIL ST  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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



**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.



**RECORD DRAWINGS**  
06/23



Mike Bramlett  
12/27/2023



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**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

Mike Bramlett  
32314

11/11/21

DATE

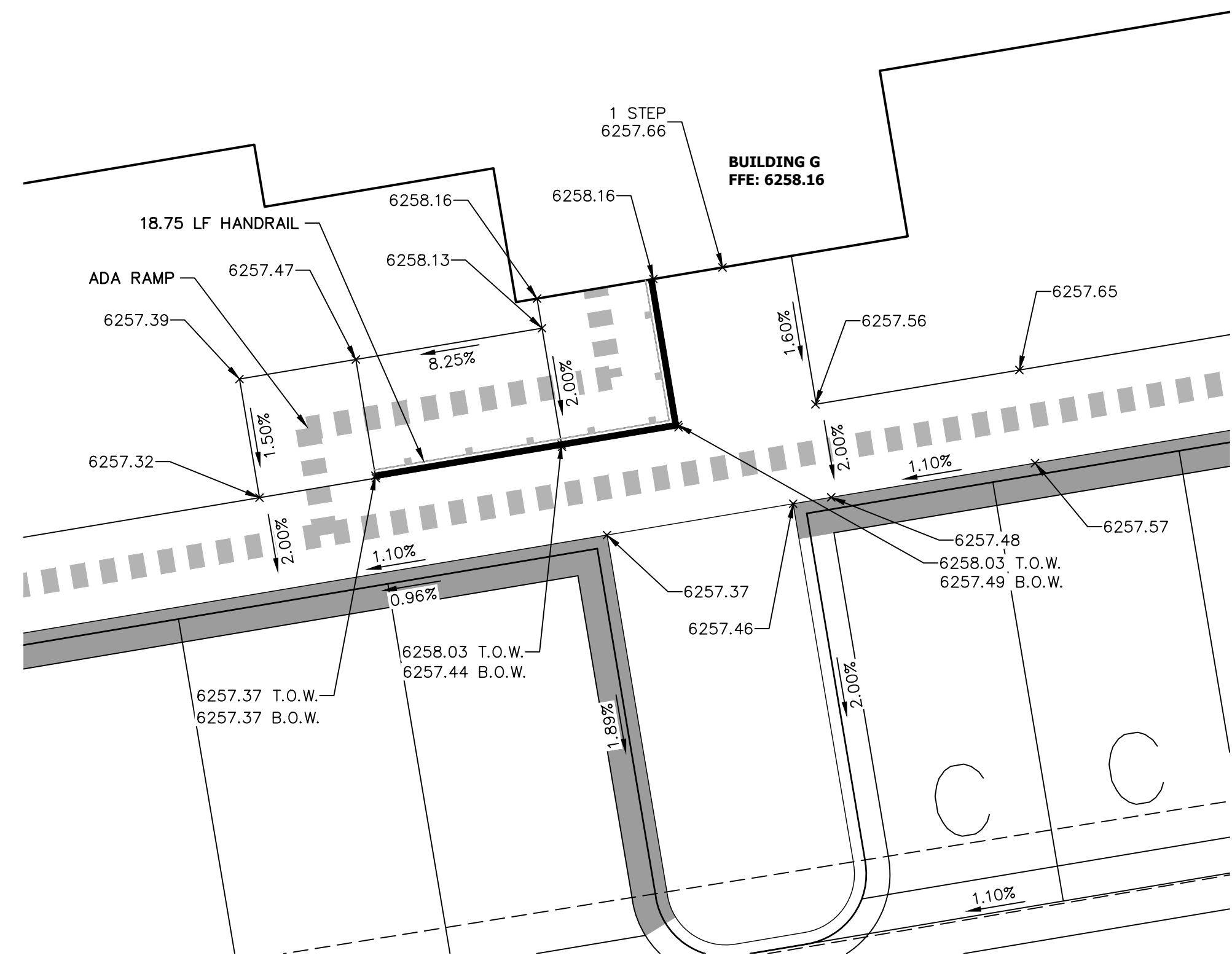
FOR AND ON BEHALF OF JR ENGINEERING, LLC

EPC 11/30/21

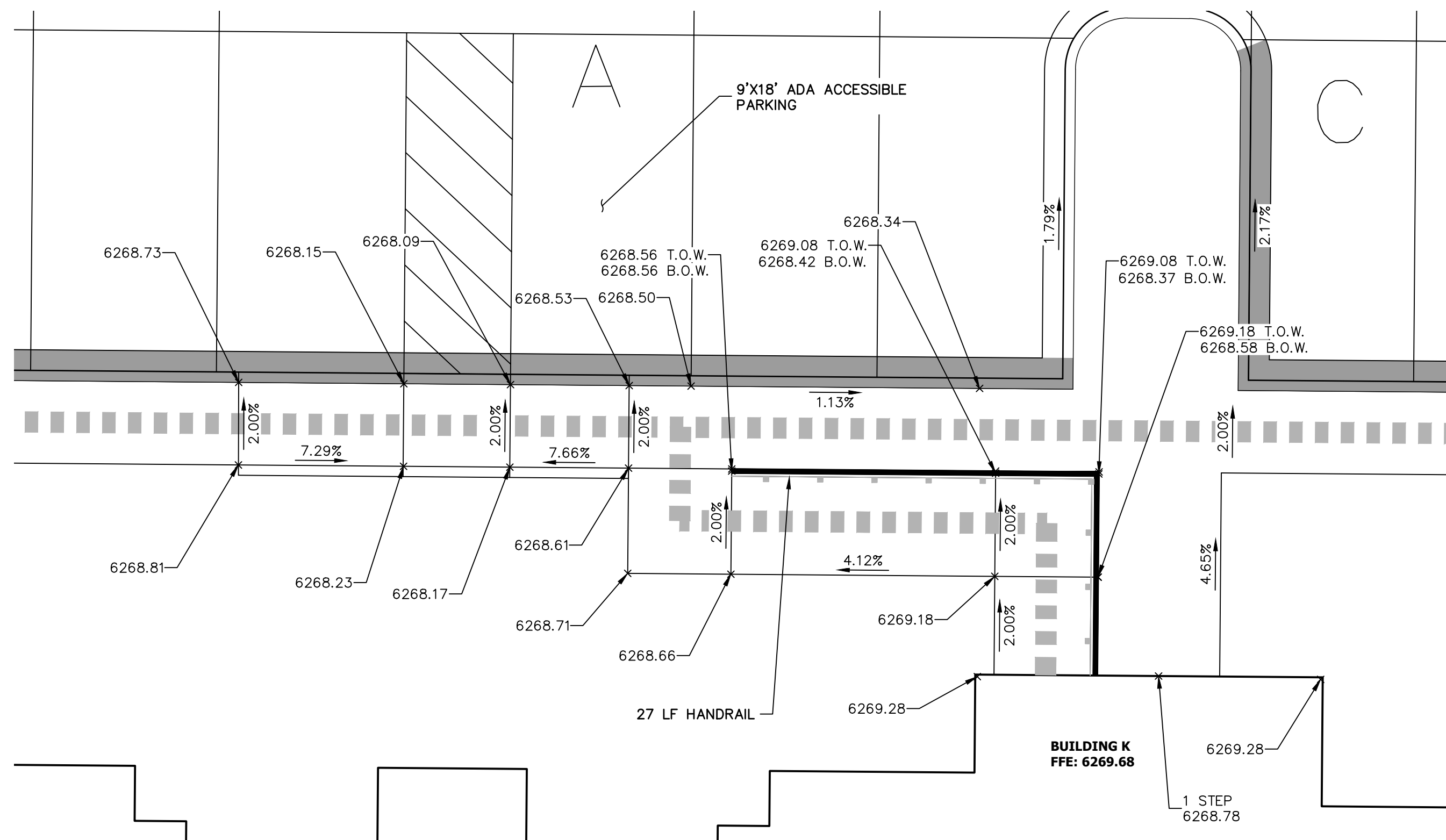
**SOLACE APARTMENTS FILING NO. 1**  
**DETAIL GRADING PLAN**

SHEET 11A OF 32  
JOB NO. 25174.00

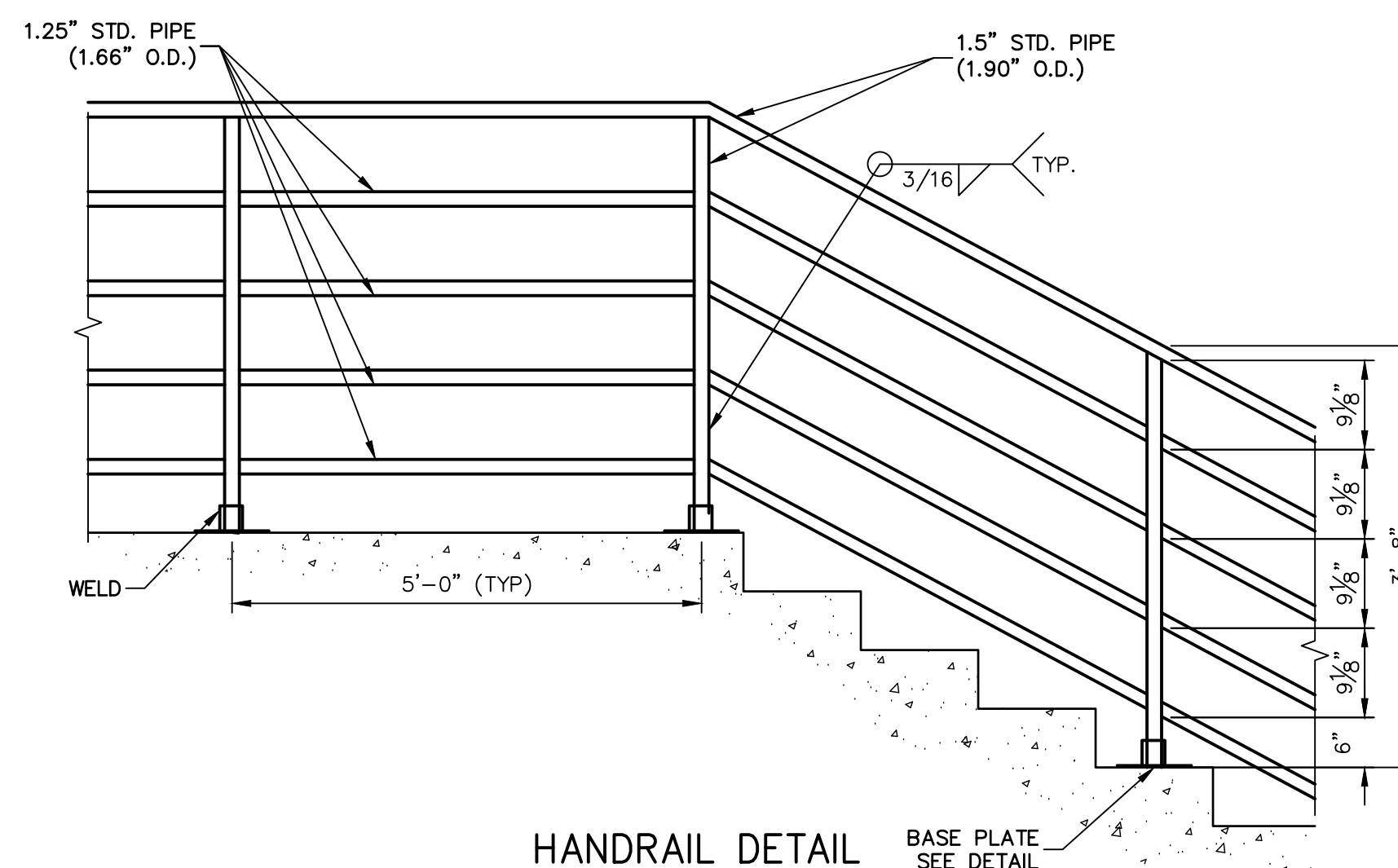




AREA 4



AREA 5

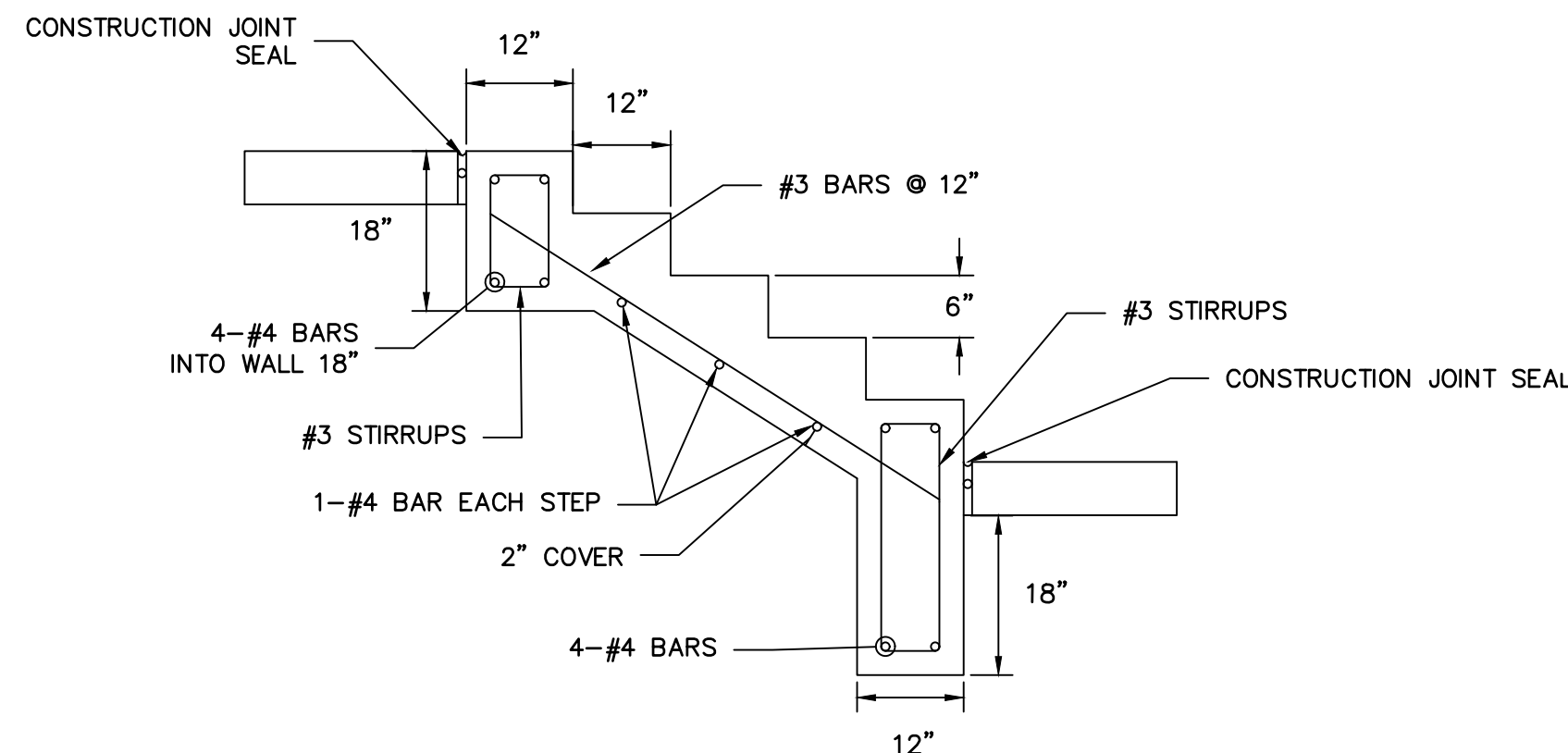


HANDRAIL DETAIL

SCALE: NTS  
RAILING TO BE HOT-DIPPED GALVANIZED

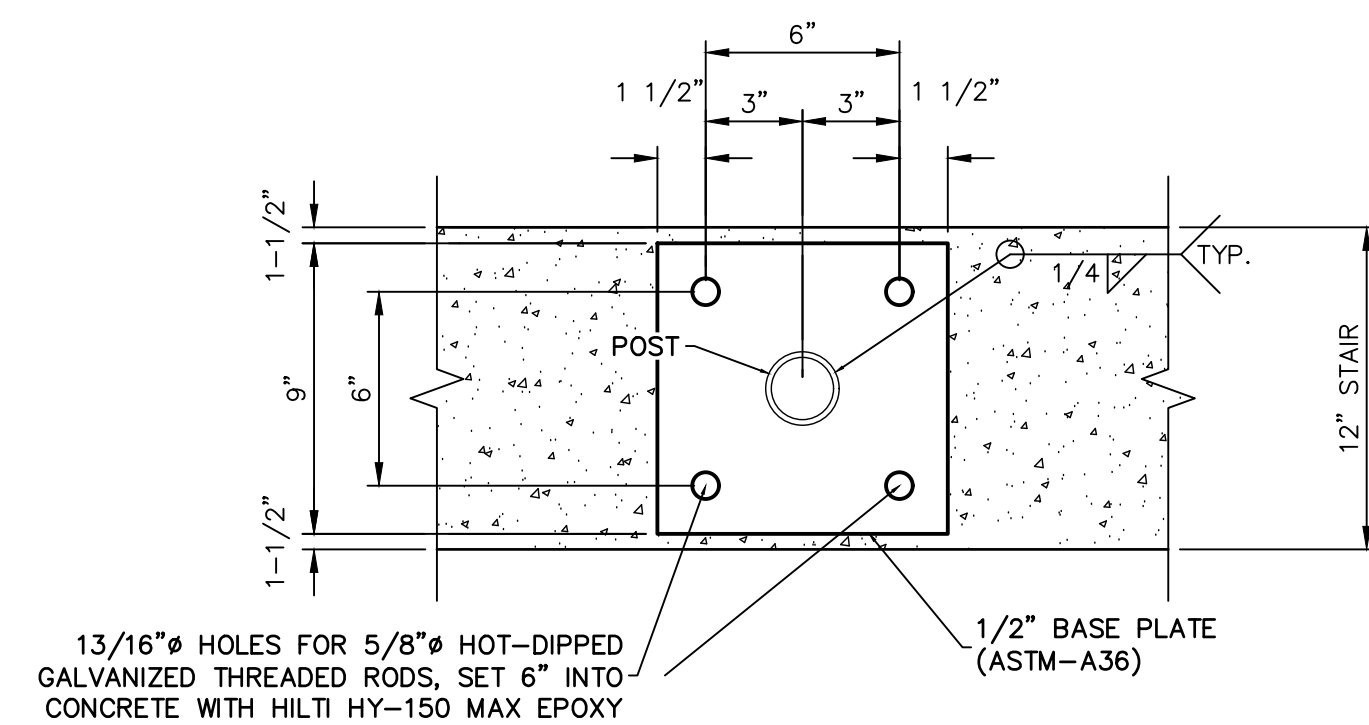
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STAIR SECTION TYPICAL DETAIL

SCALE: NTS



BASE PLATE DETAIL

SCALE: NTS

RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023



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ENGINEER'S STATEMENT

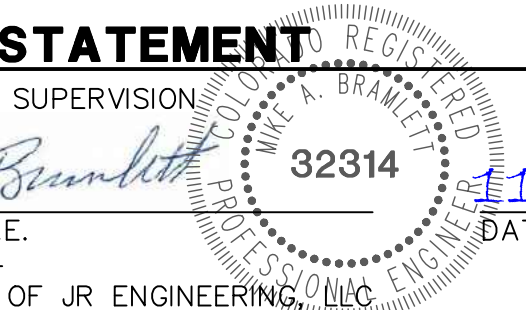
PREPARED UNDER MY SUPERVISION

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

32314

11/11/21

EPC 11/30/21



Mike Bramlett

32314

11/11/21

DATE

FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC

PROFESSIONAL ENGINEER

32314

11/11/21

DATE

MIKE A. BRAMLETT, P.E.

COLORADO P.E. 32314

FOR AND ON BEHALF OF JR ENGINEERING & ARCHITECTURE, LLC

PROFESSIONAL ENGINEER

32314

11/11/21

DATE

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

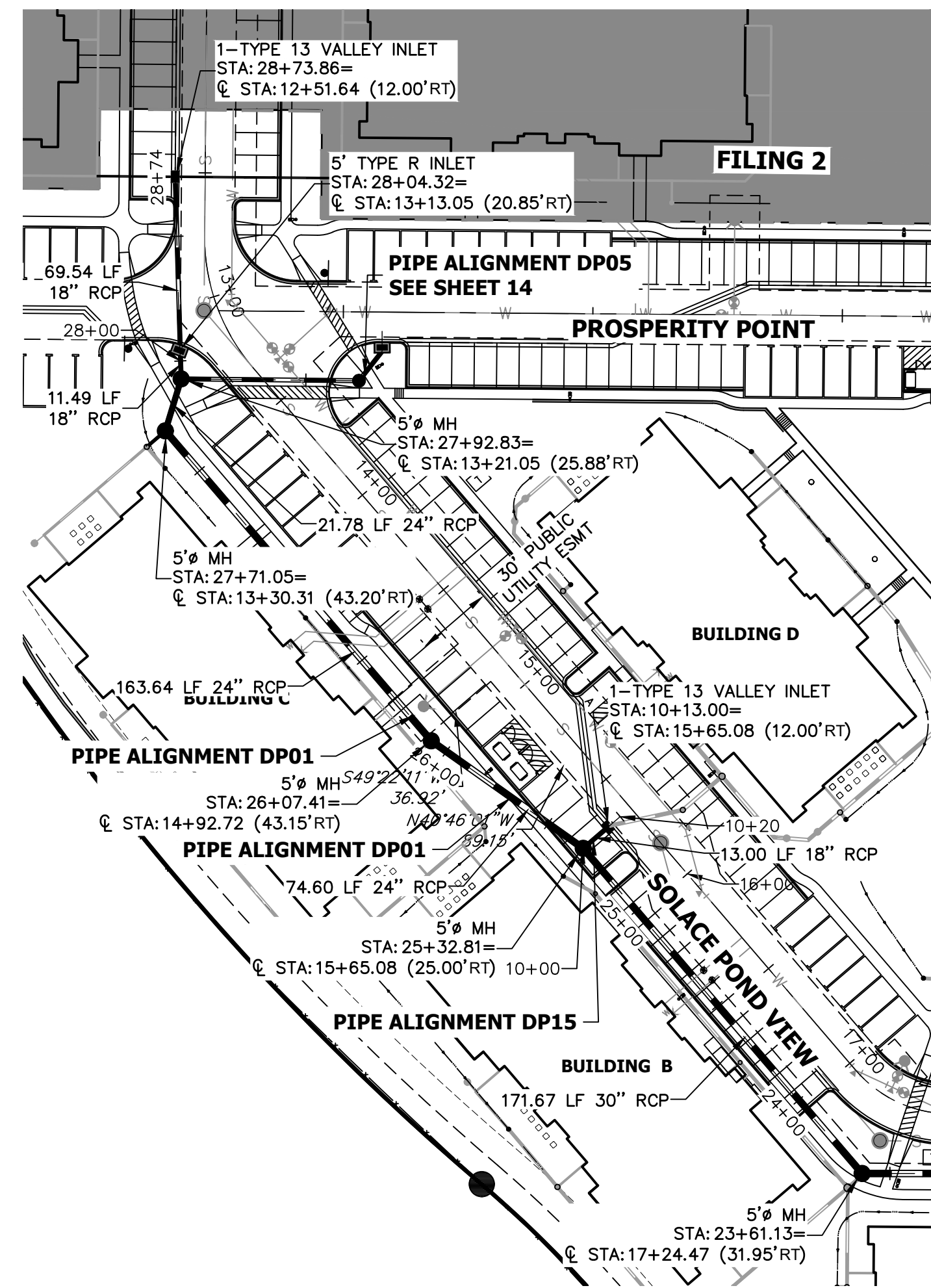
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A Westman Company  
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BY	DATE	REVISION
GVT	10/15/21	2

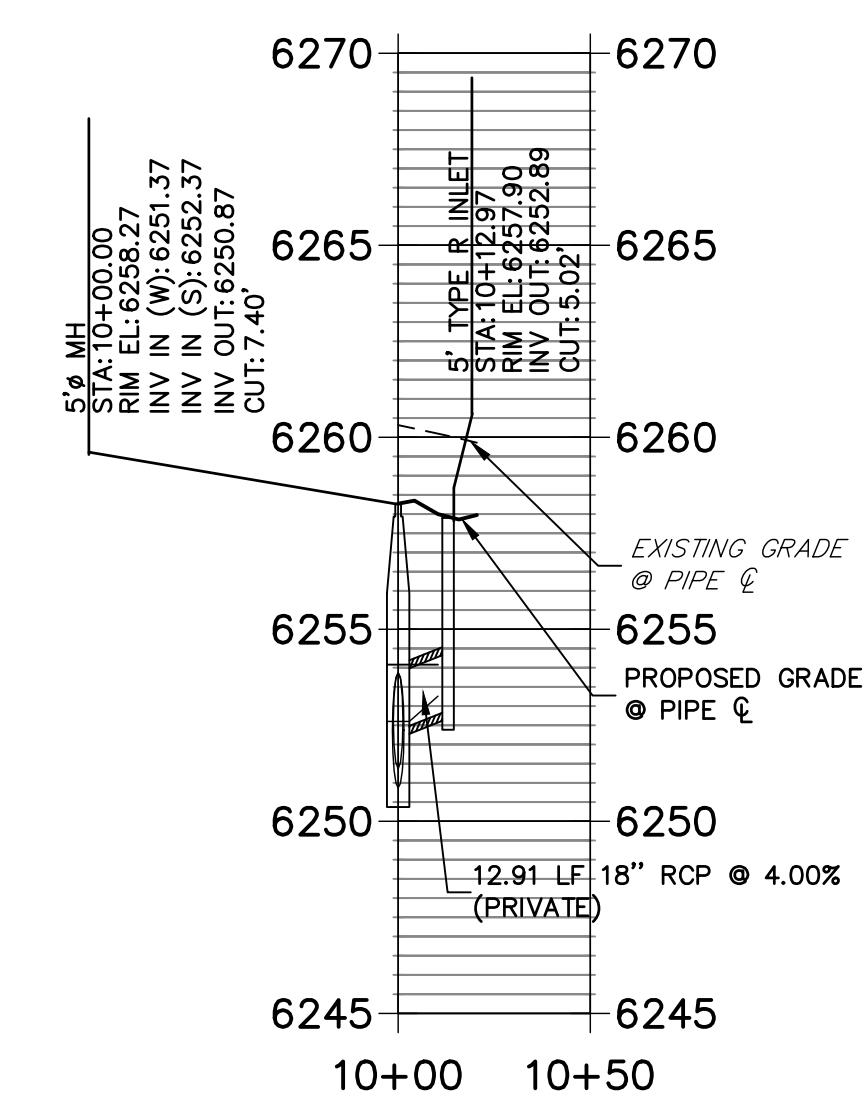
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1"=5'	N/A	11/11/21	JRM	JRM	

SOLACE APARTMENTS FILING NO. 1  
DETAIL GRADING PLAN  
SHEET 11B OF 32  
JOB NO. 25174.00

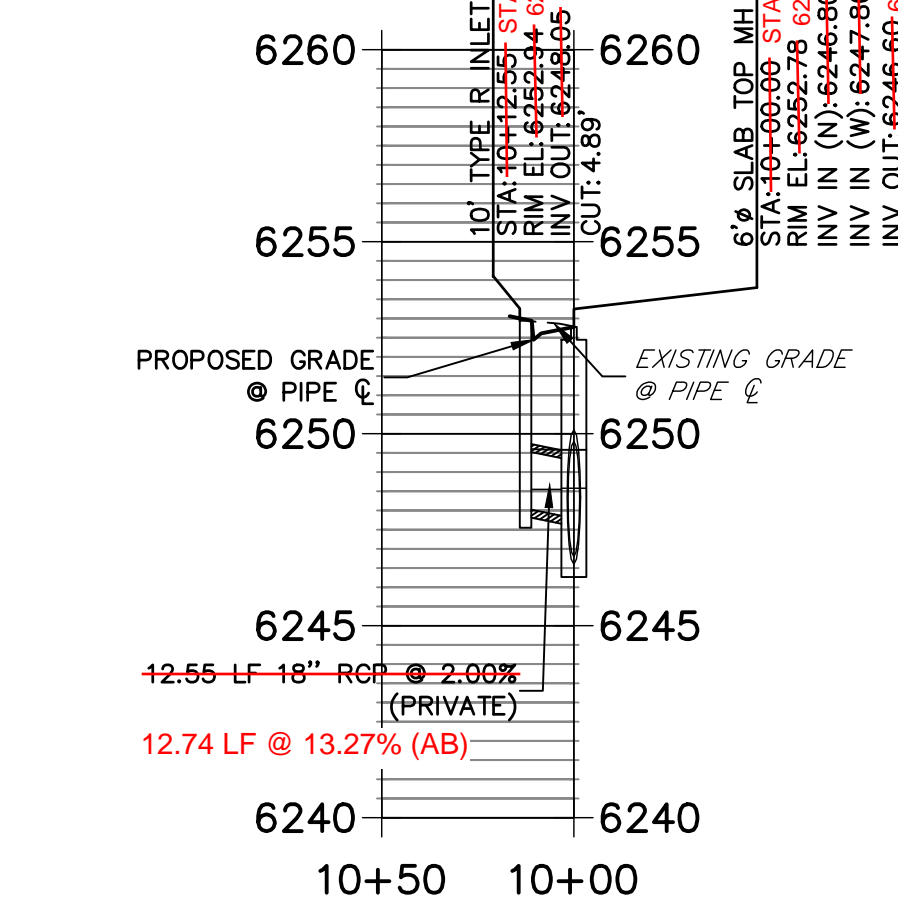




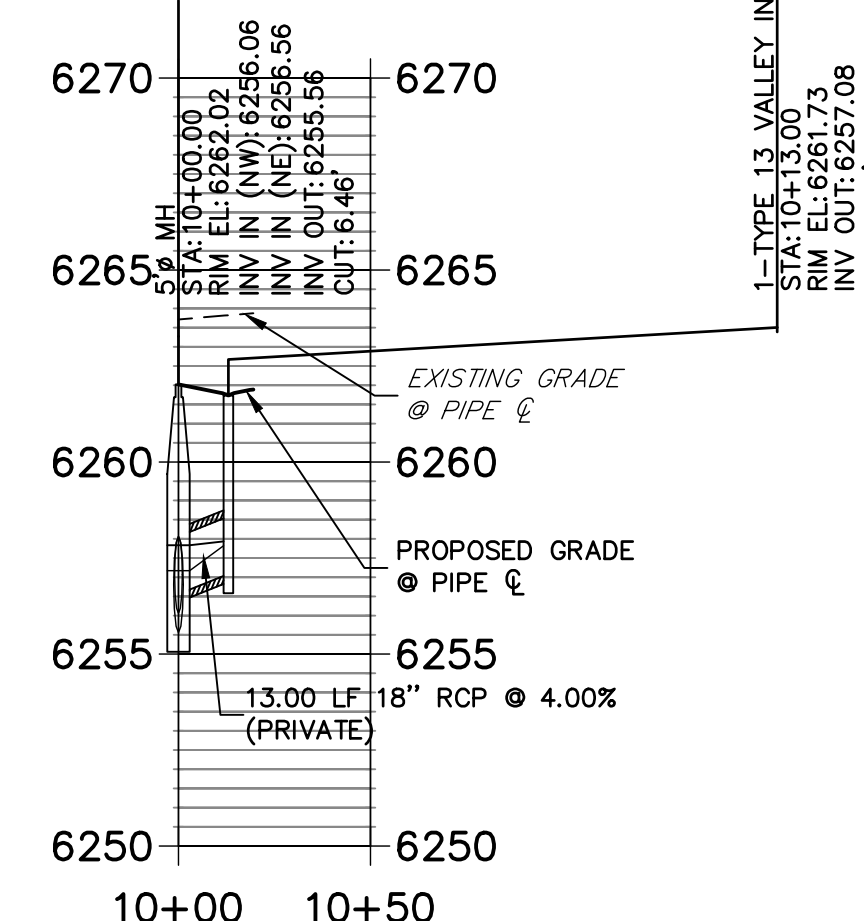
**DP14 PROFILE  
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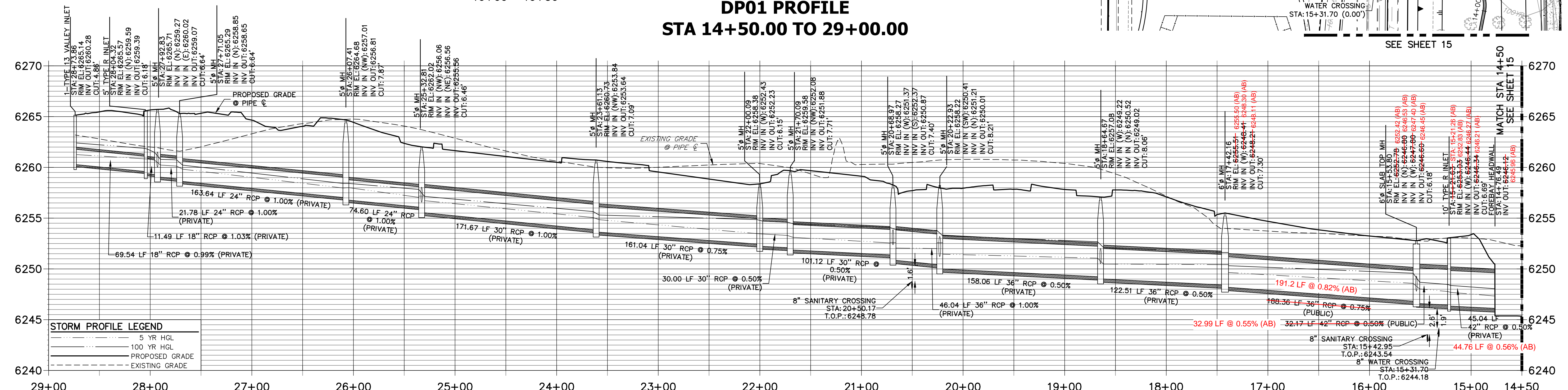
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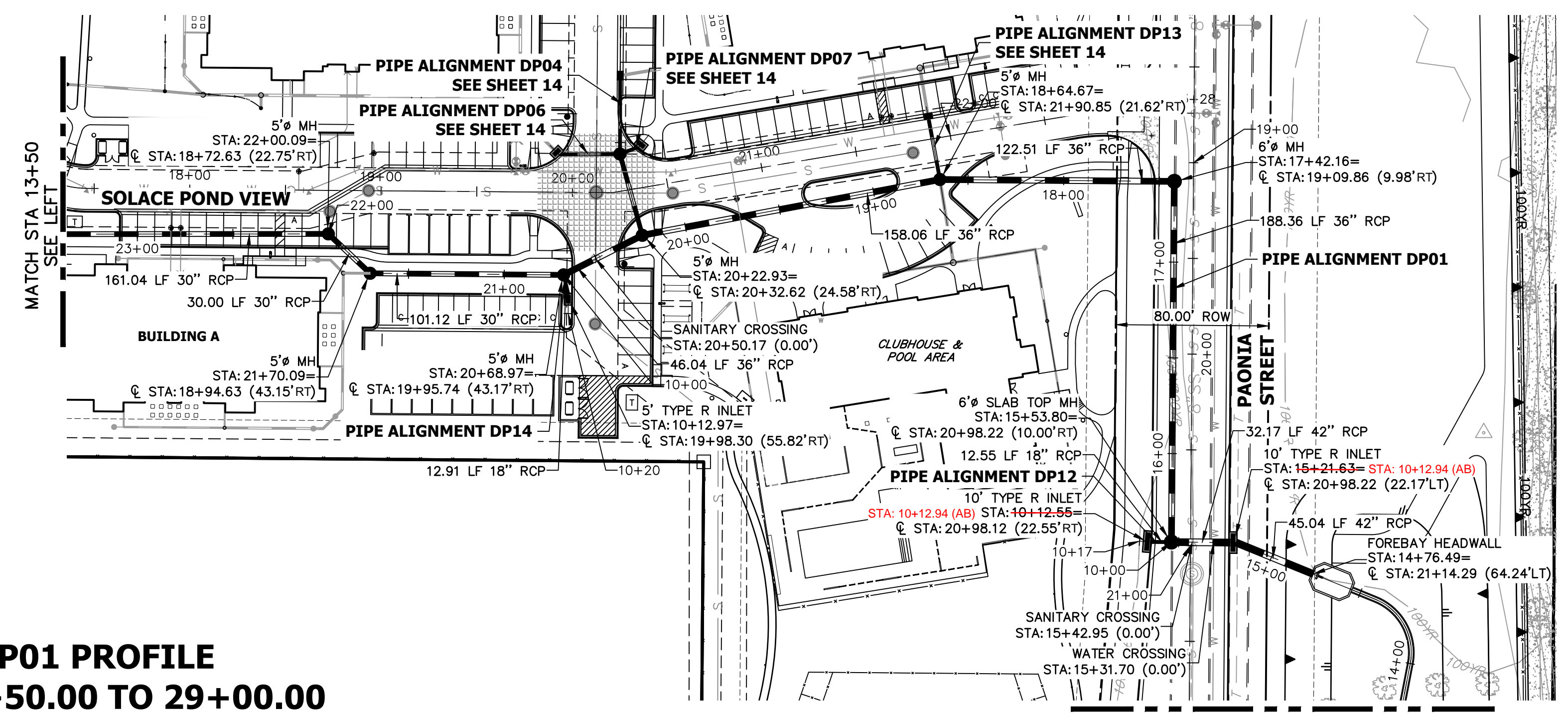
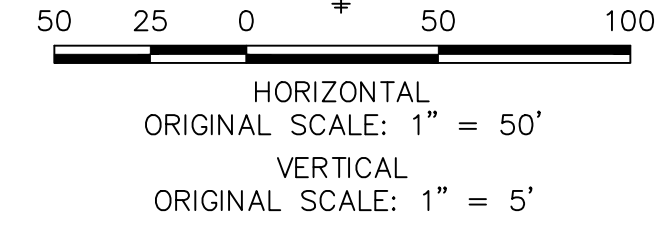
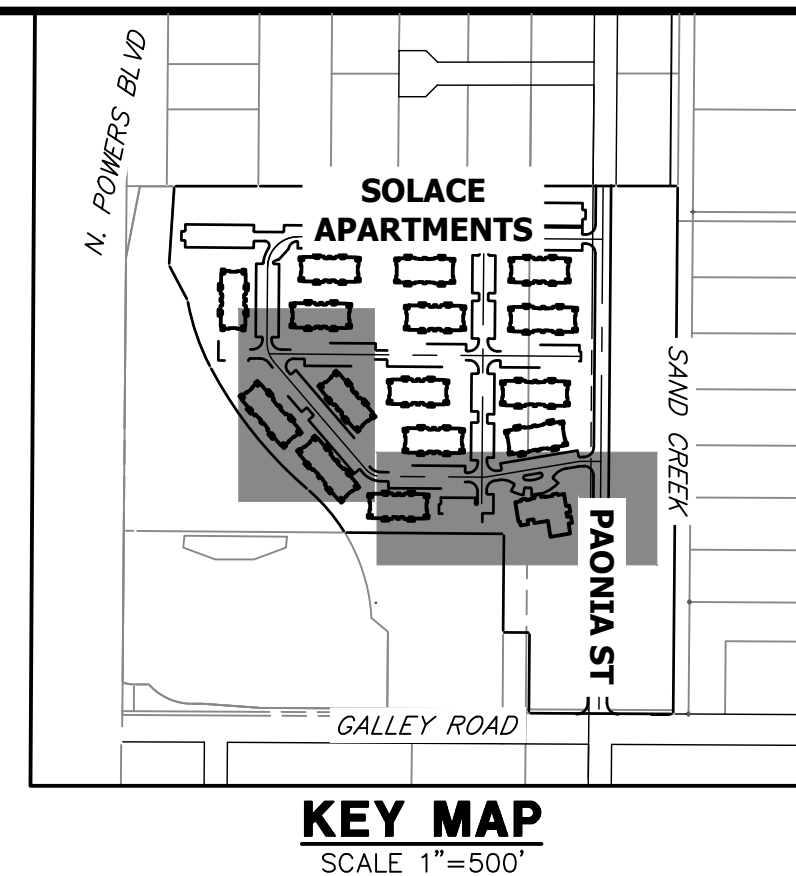


**DP01 PROFILE  
STA 14+50.00 TO 29+00.00**



**STORM SEWER NOTES**

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



UNLESS SHOWN OTHERWISE, THESE DRAWINGS ARE APPROVED BY THE APPLICABLE ENGINEERING 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 303-740-9383 • 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**

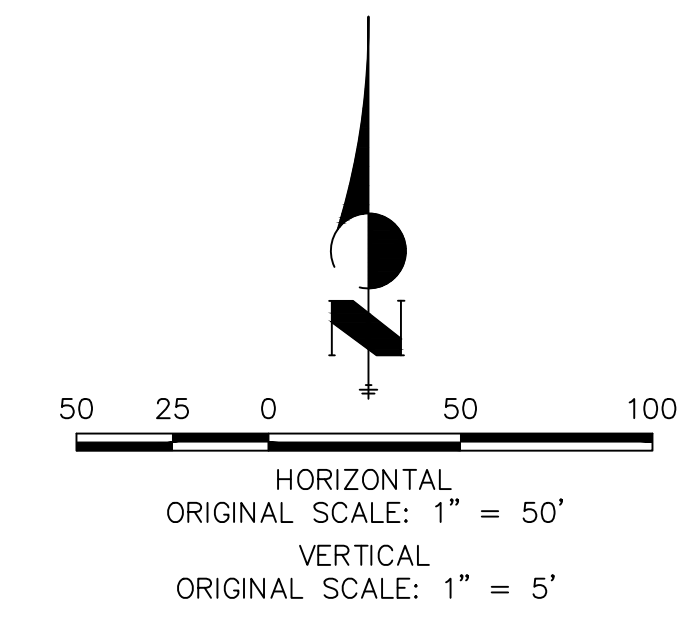
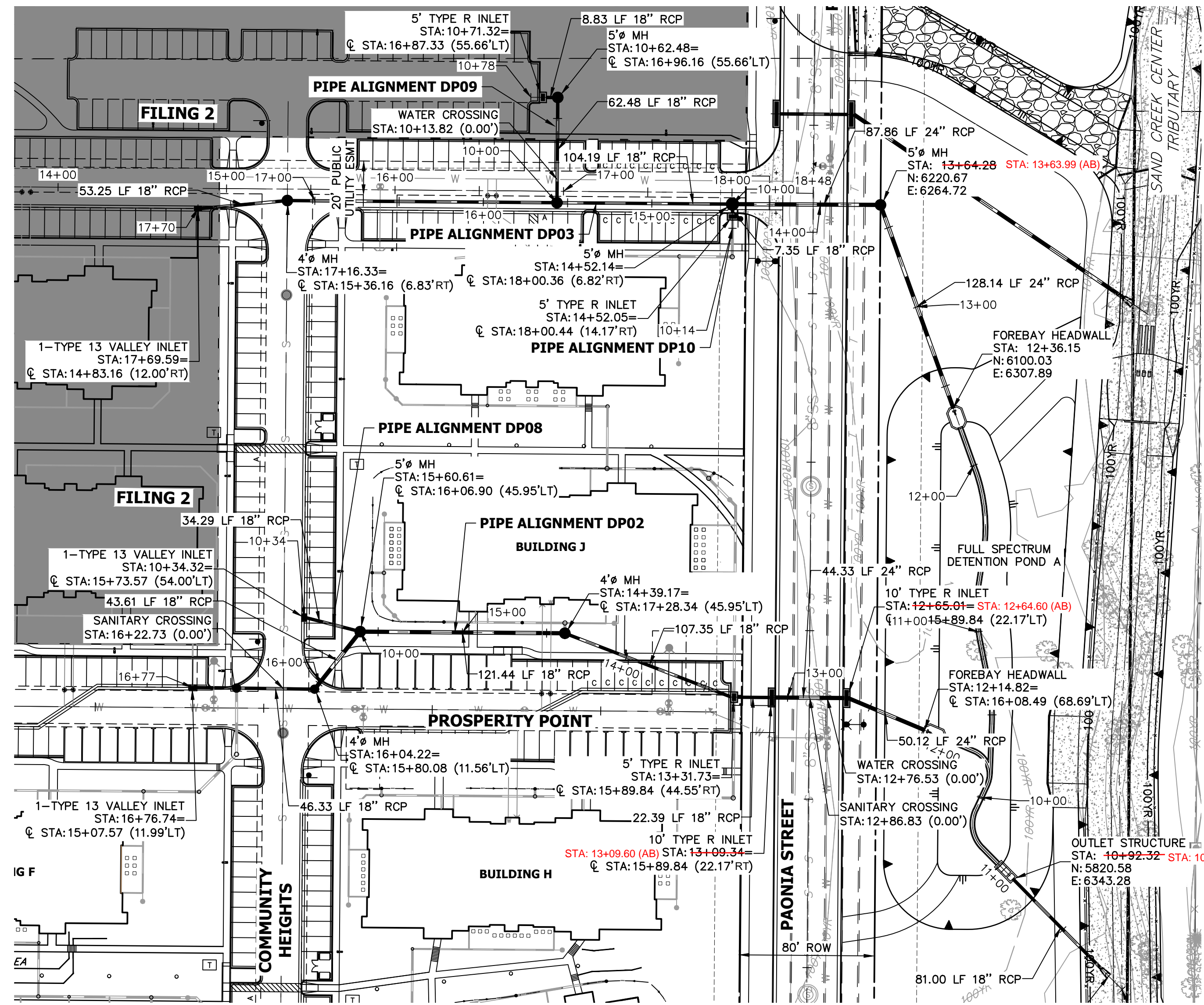
SHEET 12 OF 32  
JOB NO. 25174.00



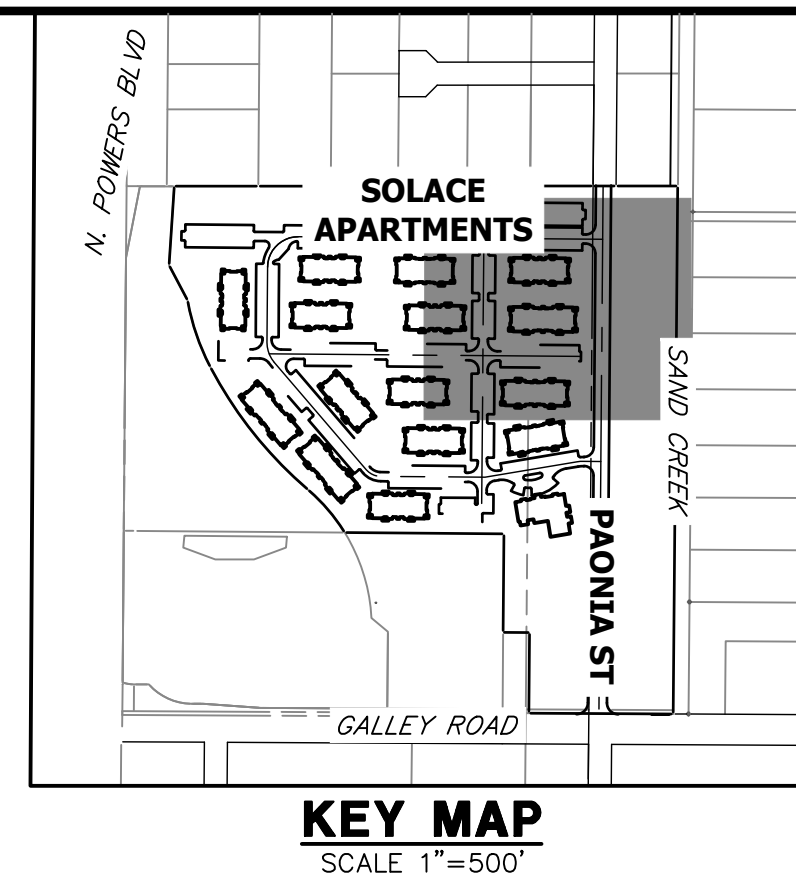
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
*Mike Bramlett*  
32314  
DATE 11/11/21

EPC 11/30/21

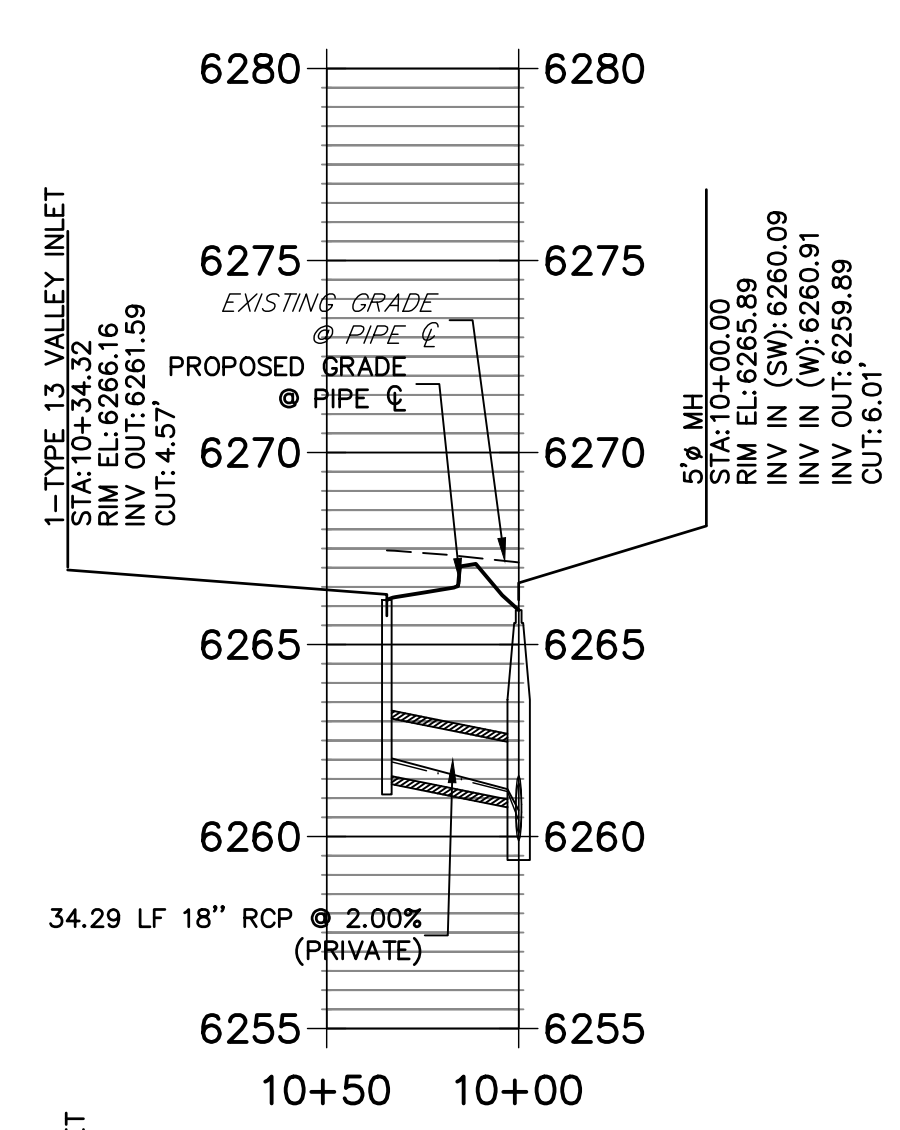




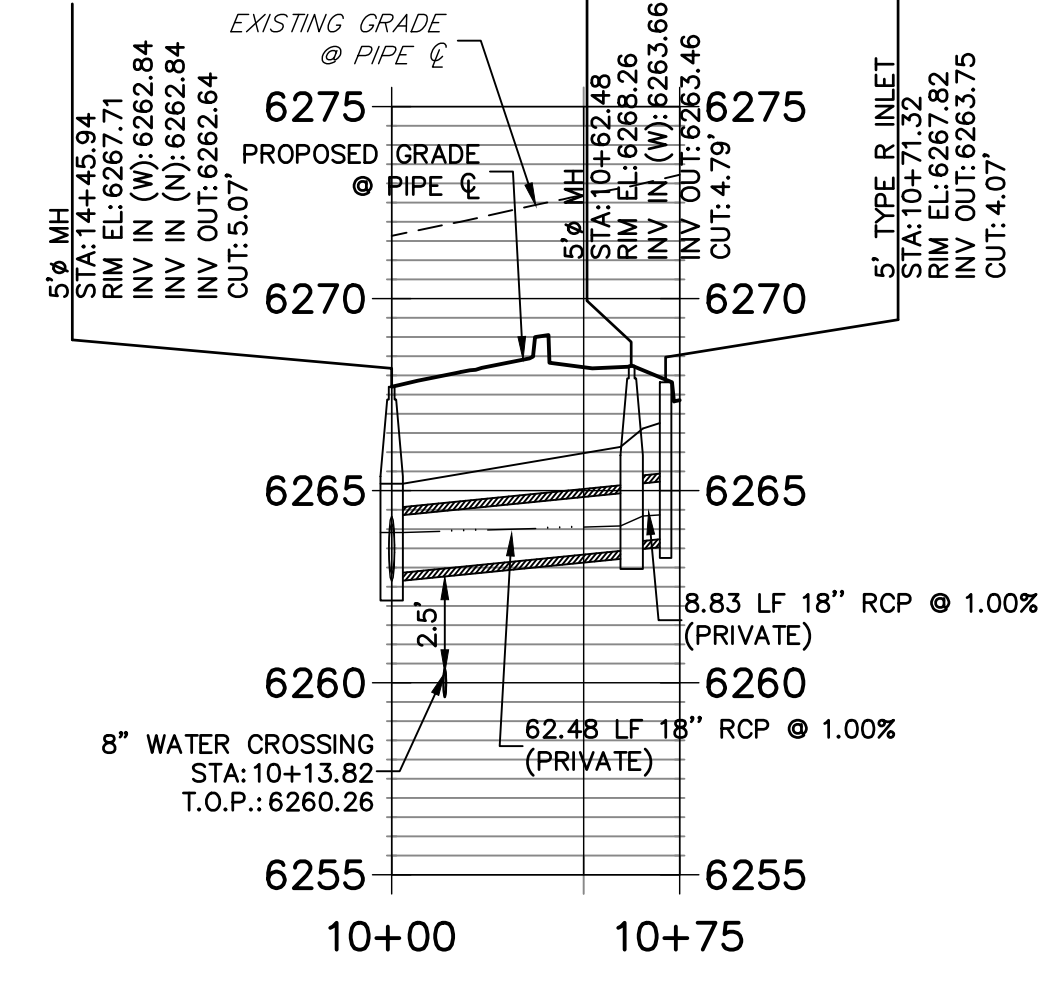
- ### STORM SEWER NOTES
- SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
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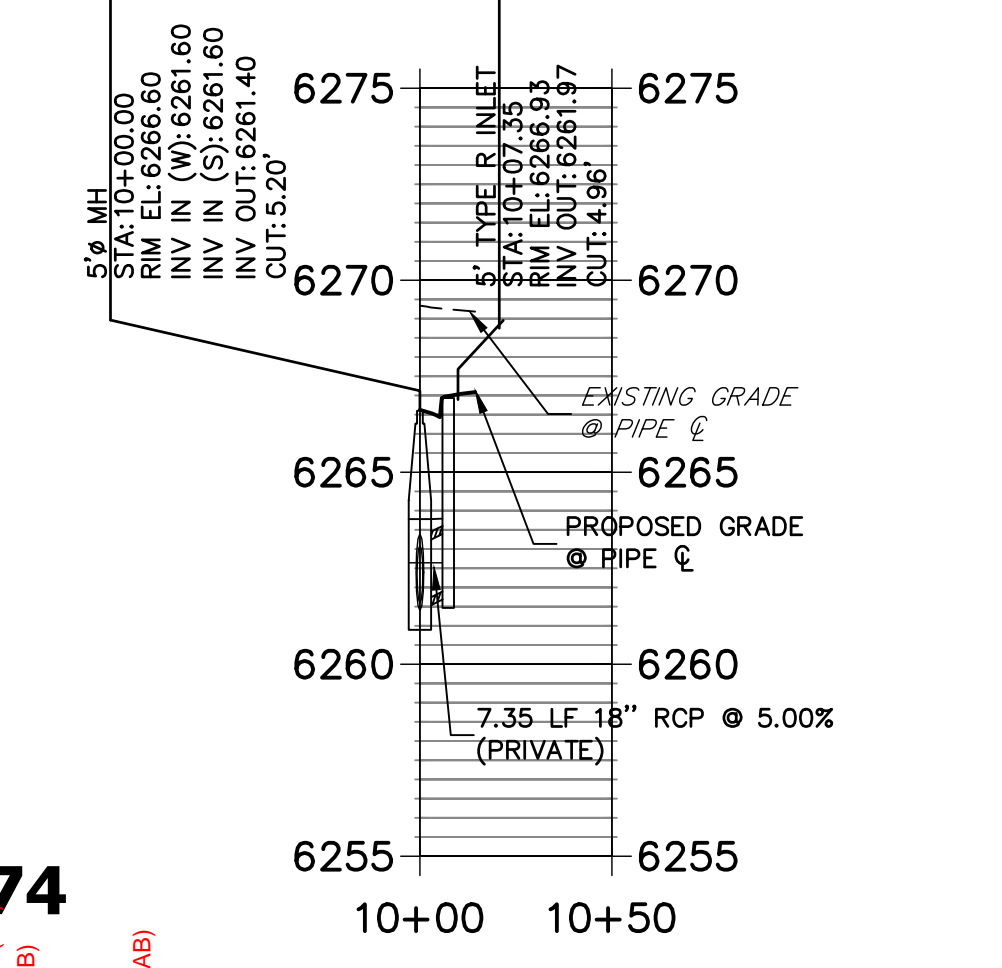
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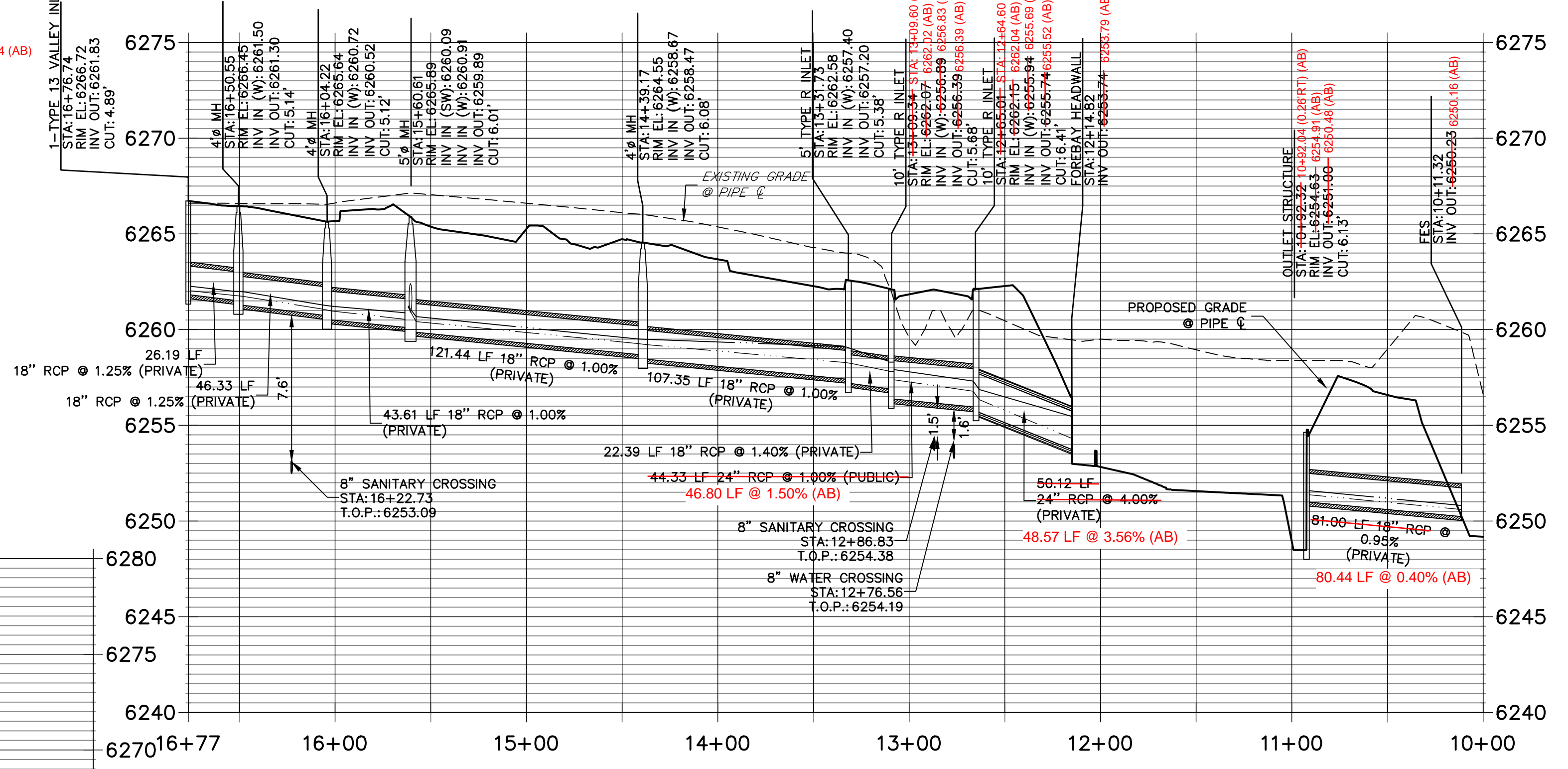
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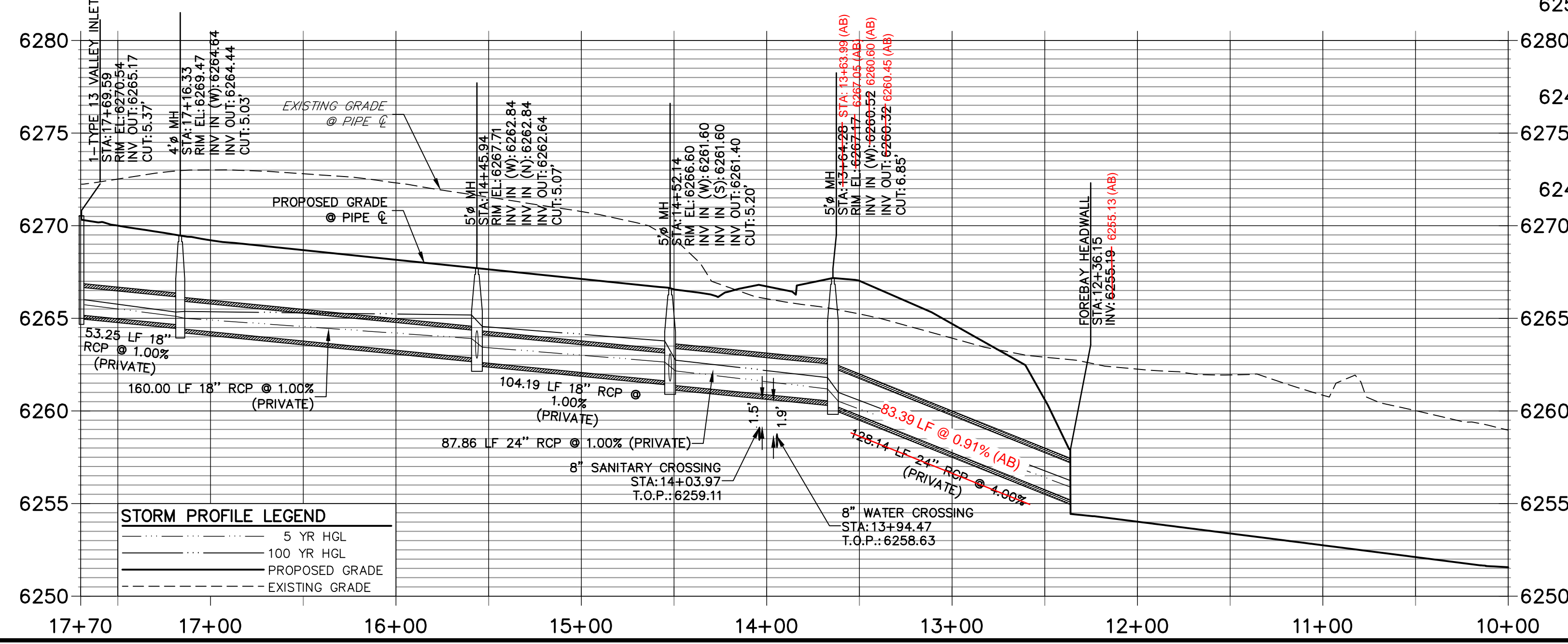
**DP10 PROFILE**  
STA 10+00.00 TO 10+50.00



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



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



**STORM PROFILE LEGEND**

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

RECORD DRAWINGS  
06/23



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

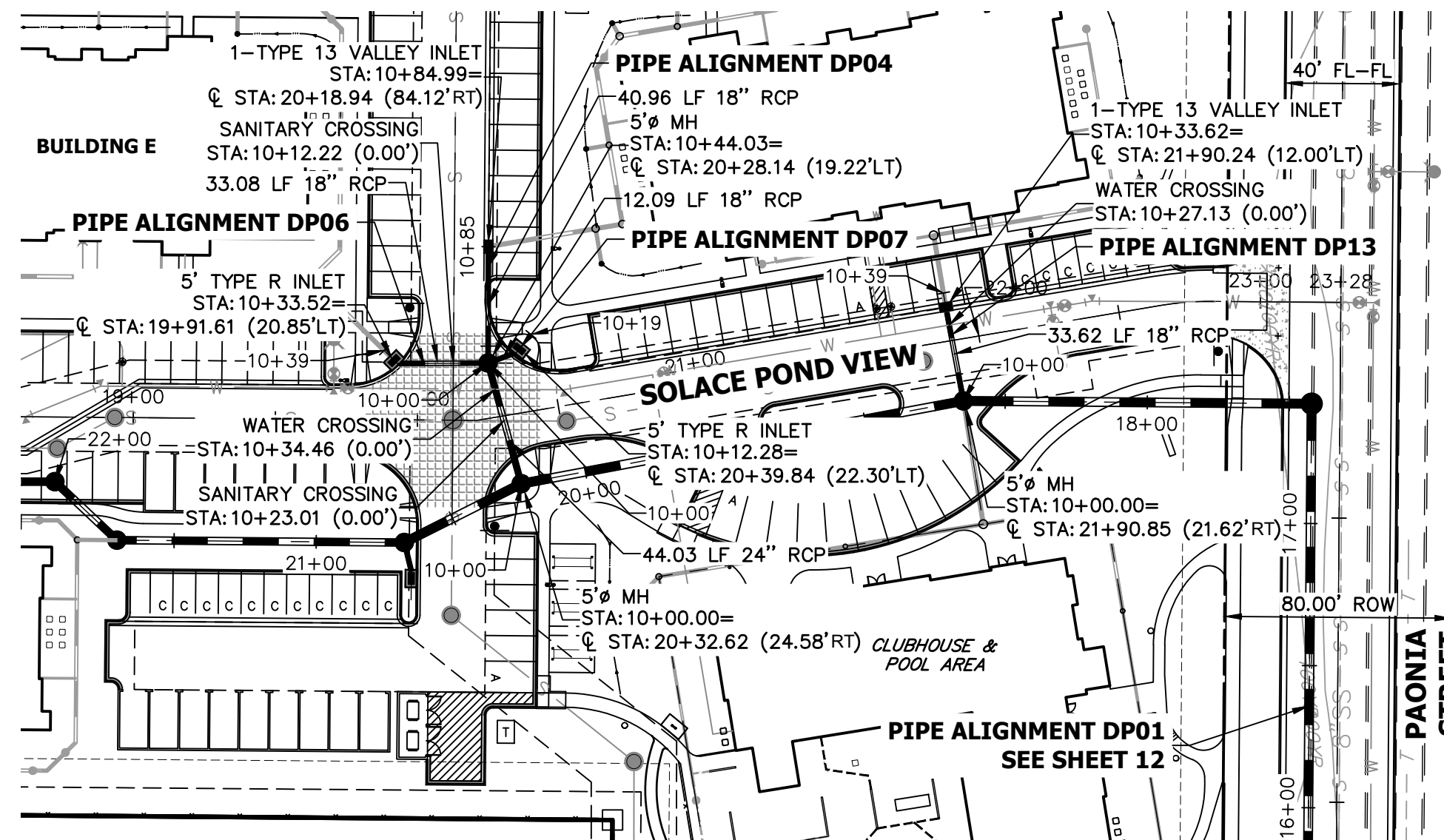
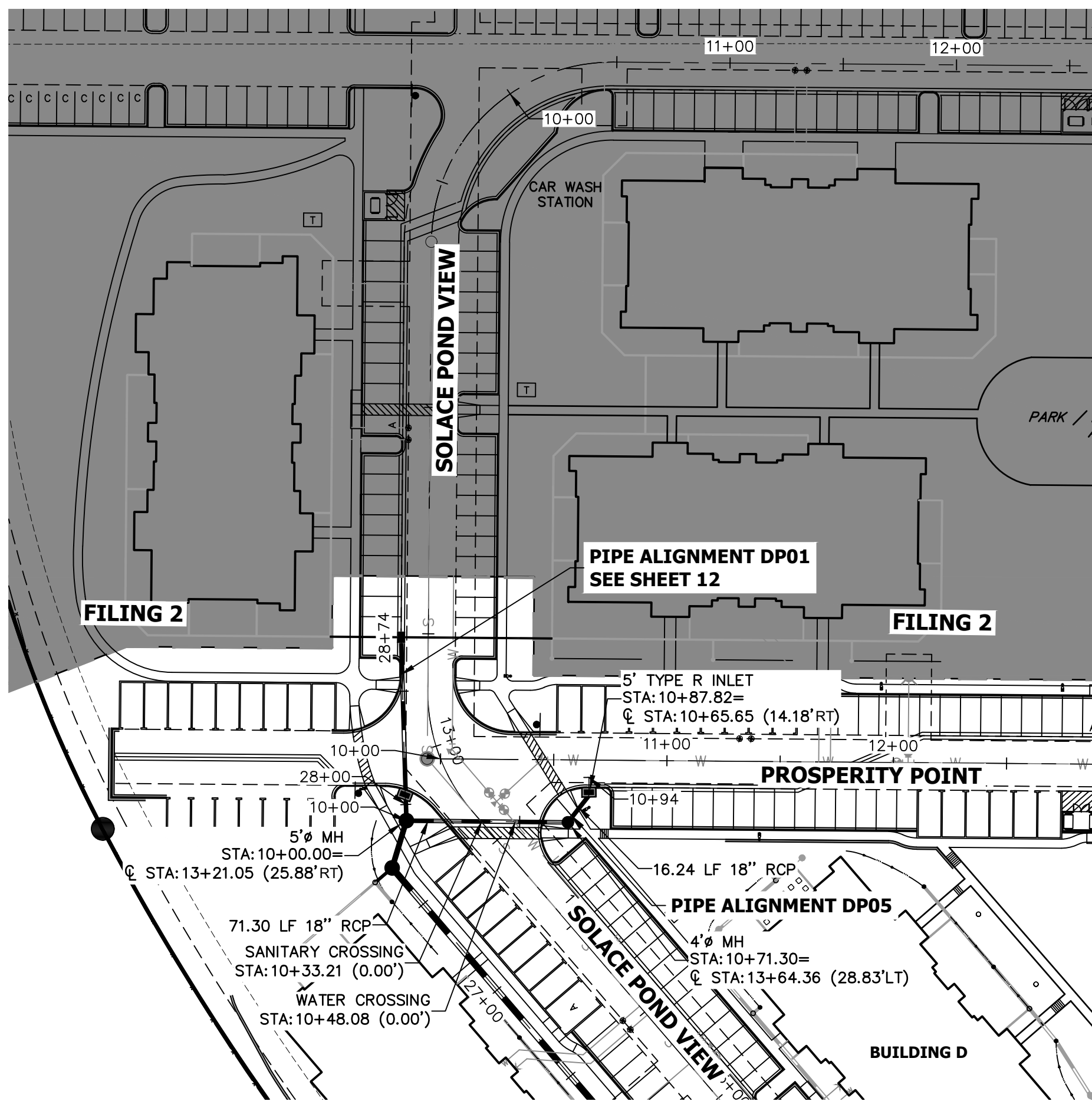
No.	REVISION	BY	DATE

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

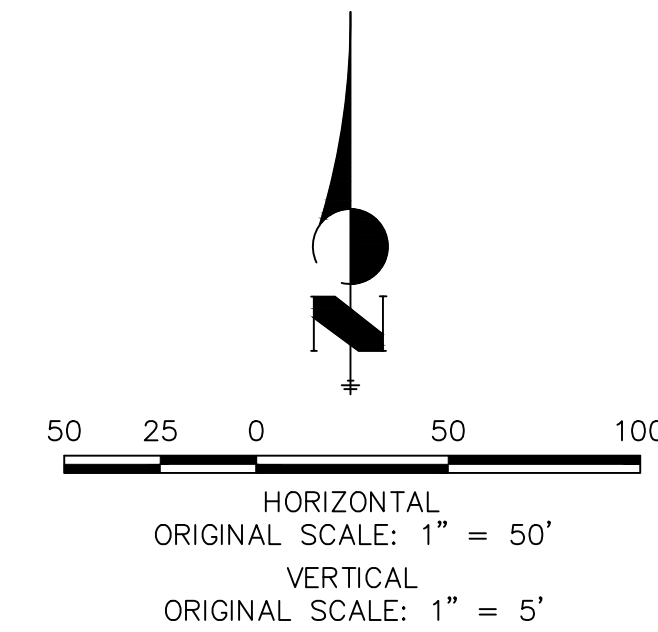
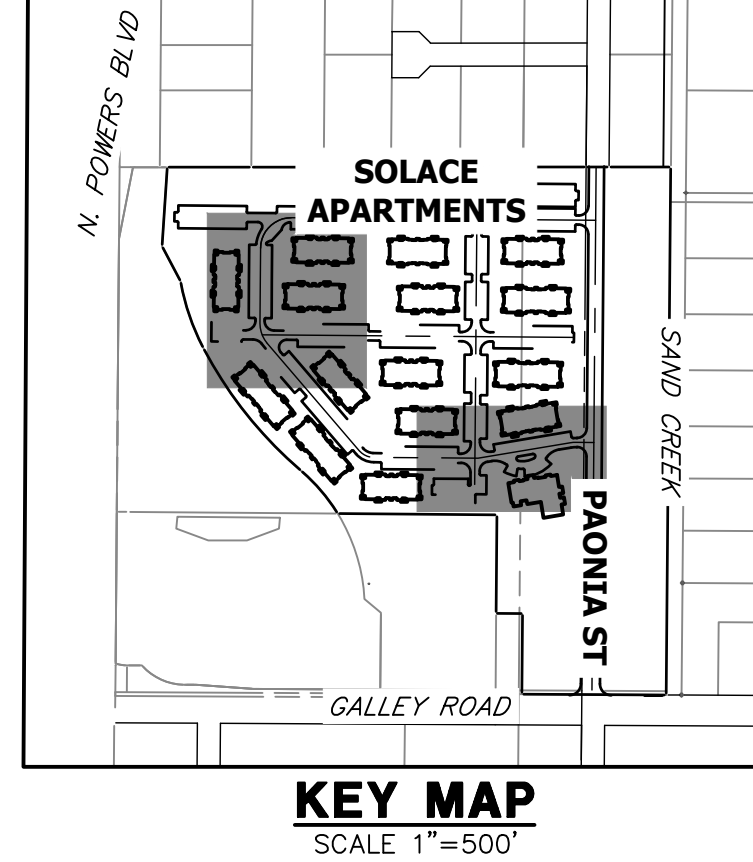
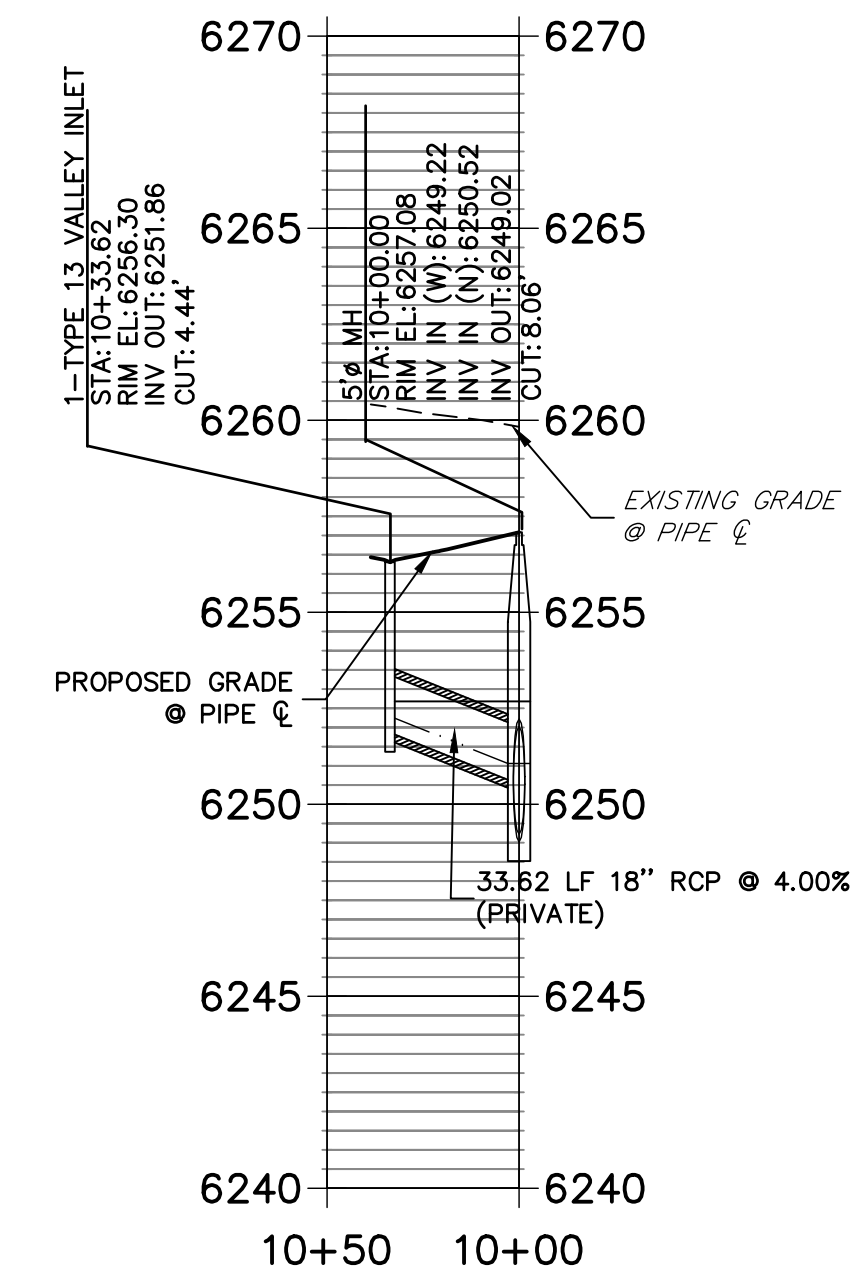
**SOLACE APARTMENTS FILING NO. 1**  
**STORM SEWER PLAN AND PROFILE**

SHEET 13 OF 32  
JOB NO. 25174.00

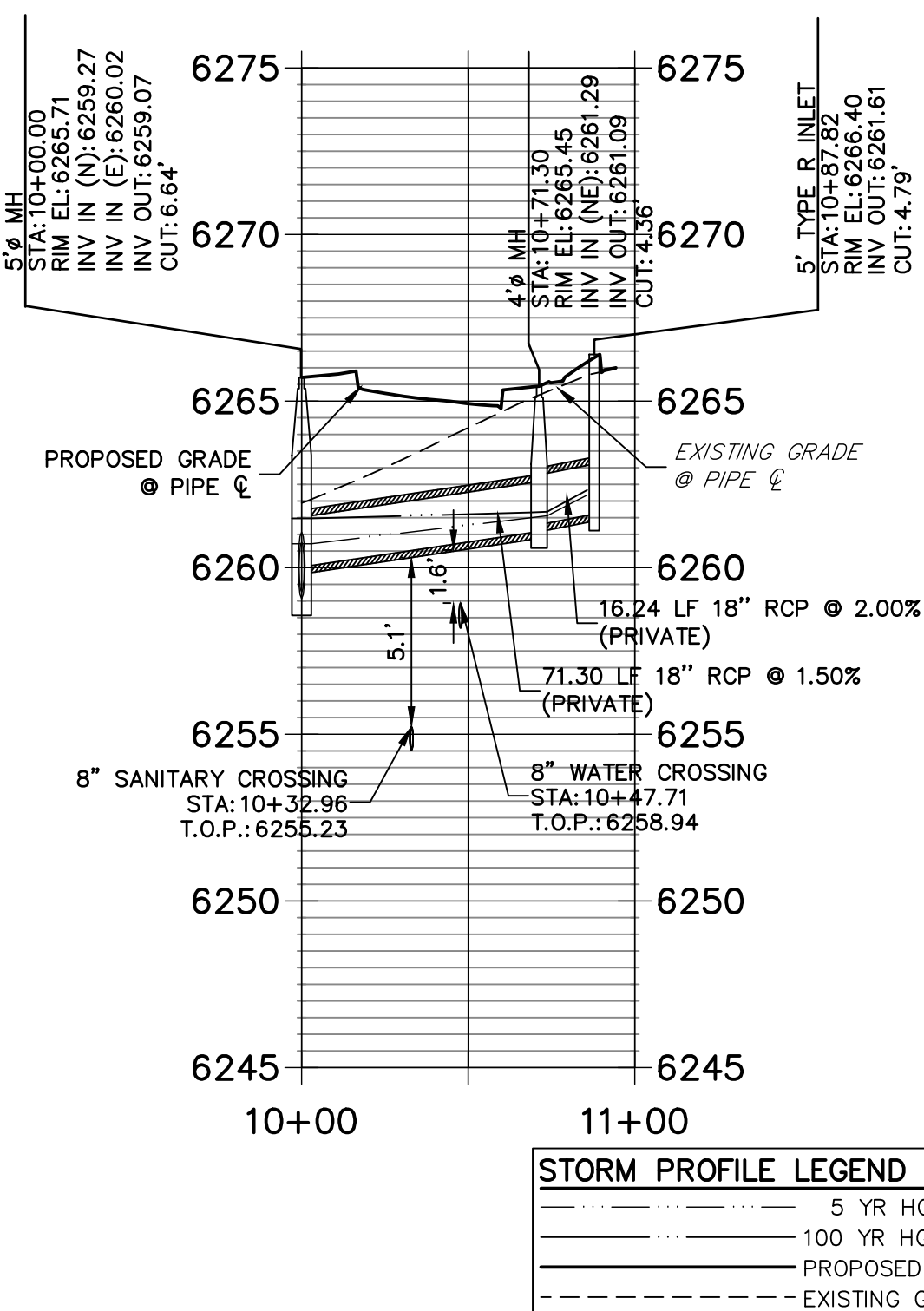




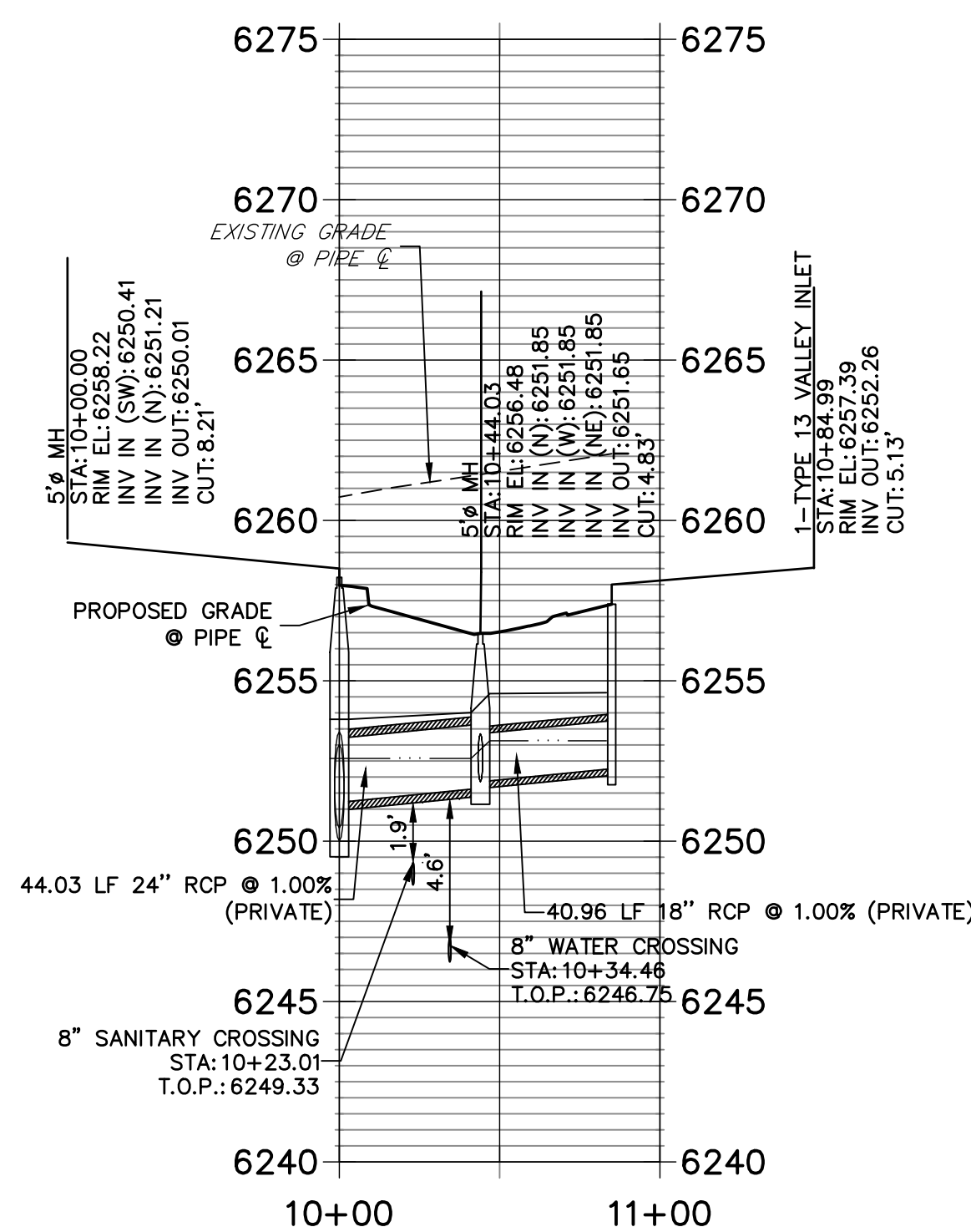
**DP13 PROFILE  
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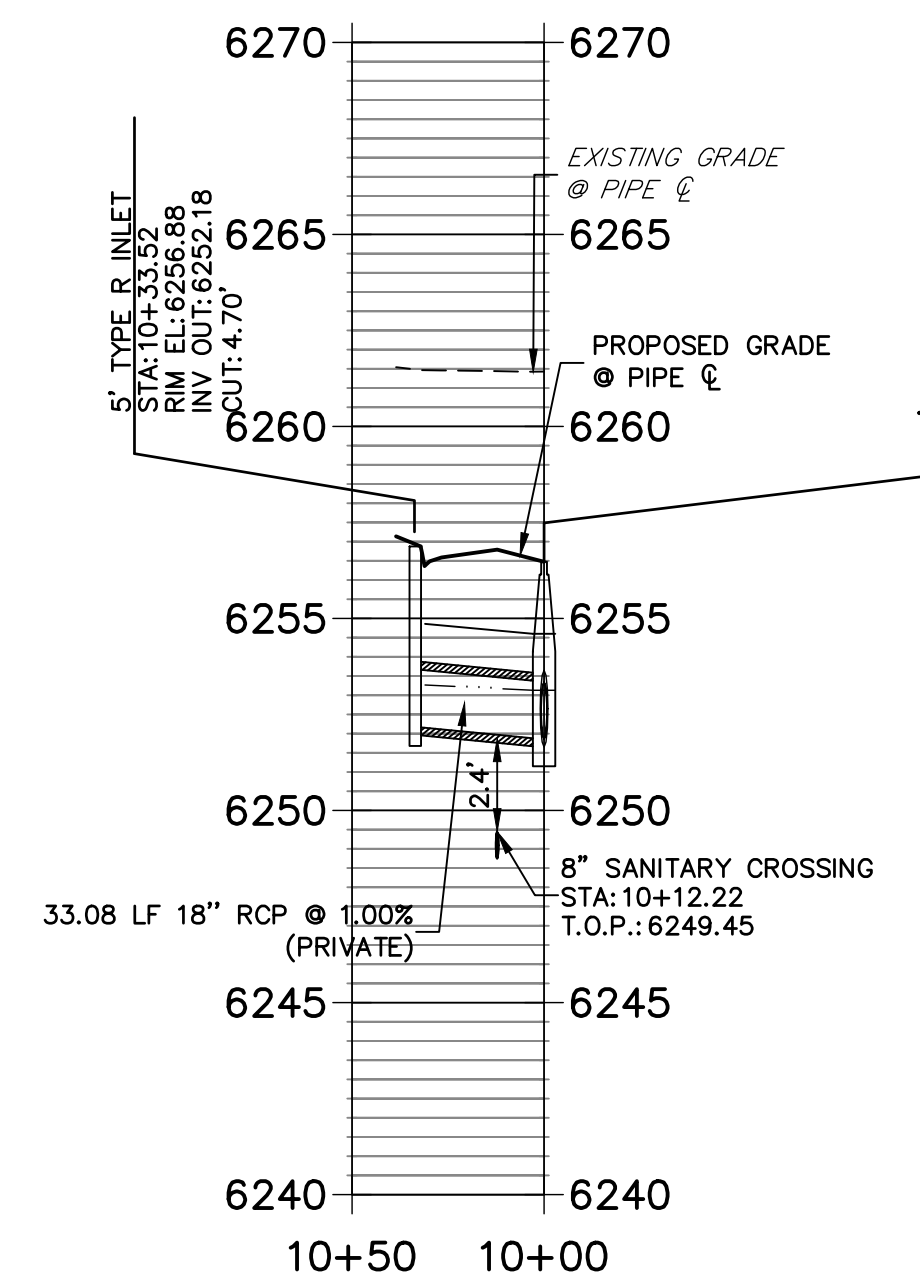
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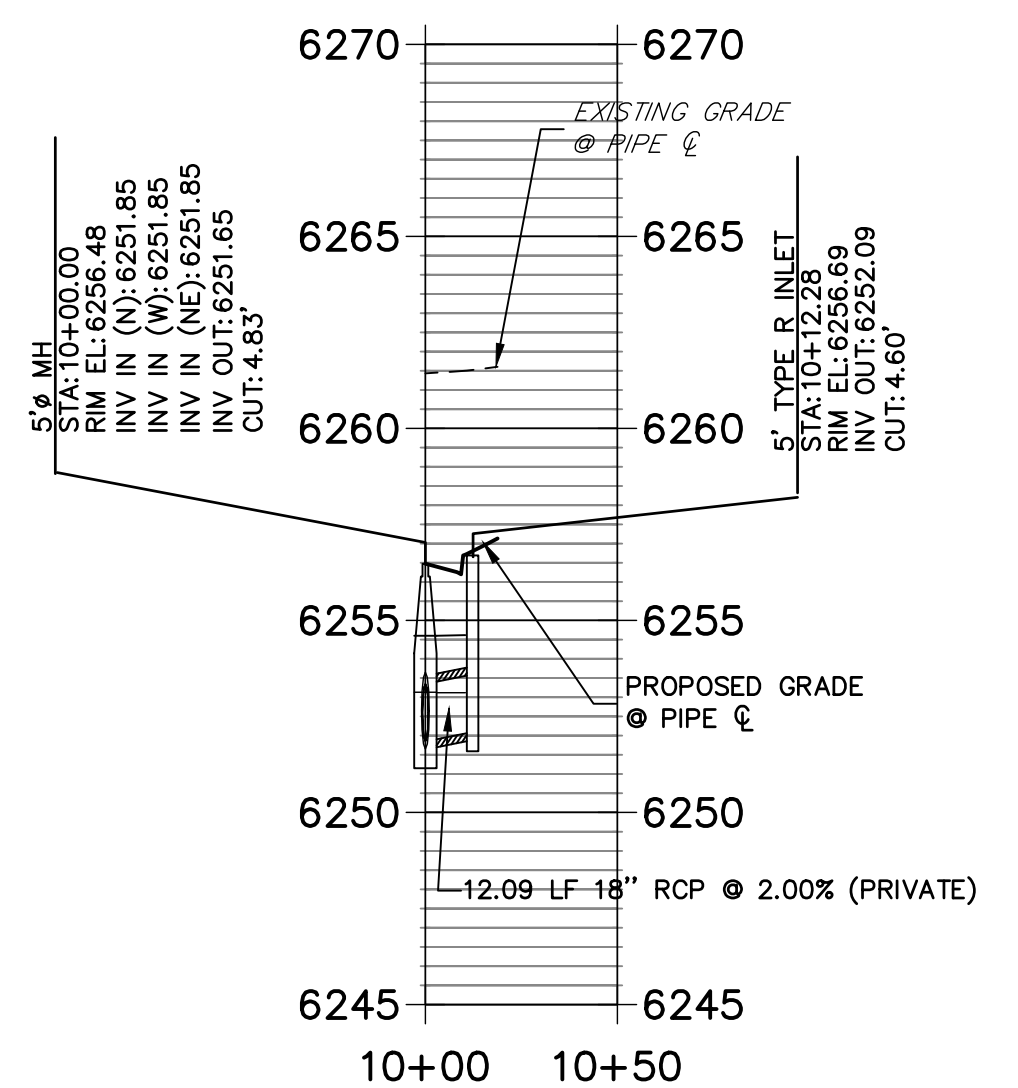
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**DP06 PROFILE  
STA 10+00.00 TO 10+50.00**



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



**STORM PROFILE LEGEND**

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

**STORM SEWER NOTES**

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**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 32314  
 11/11/21  
 DATE  
 EPC 11/30/21



Mike Bramlett  
 12/27/2023

RECORD DRAWINGS  
 06/23

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

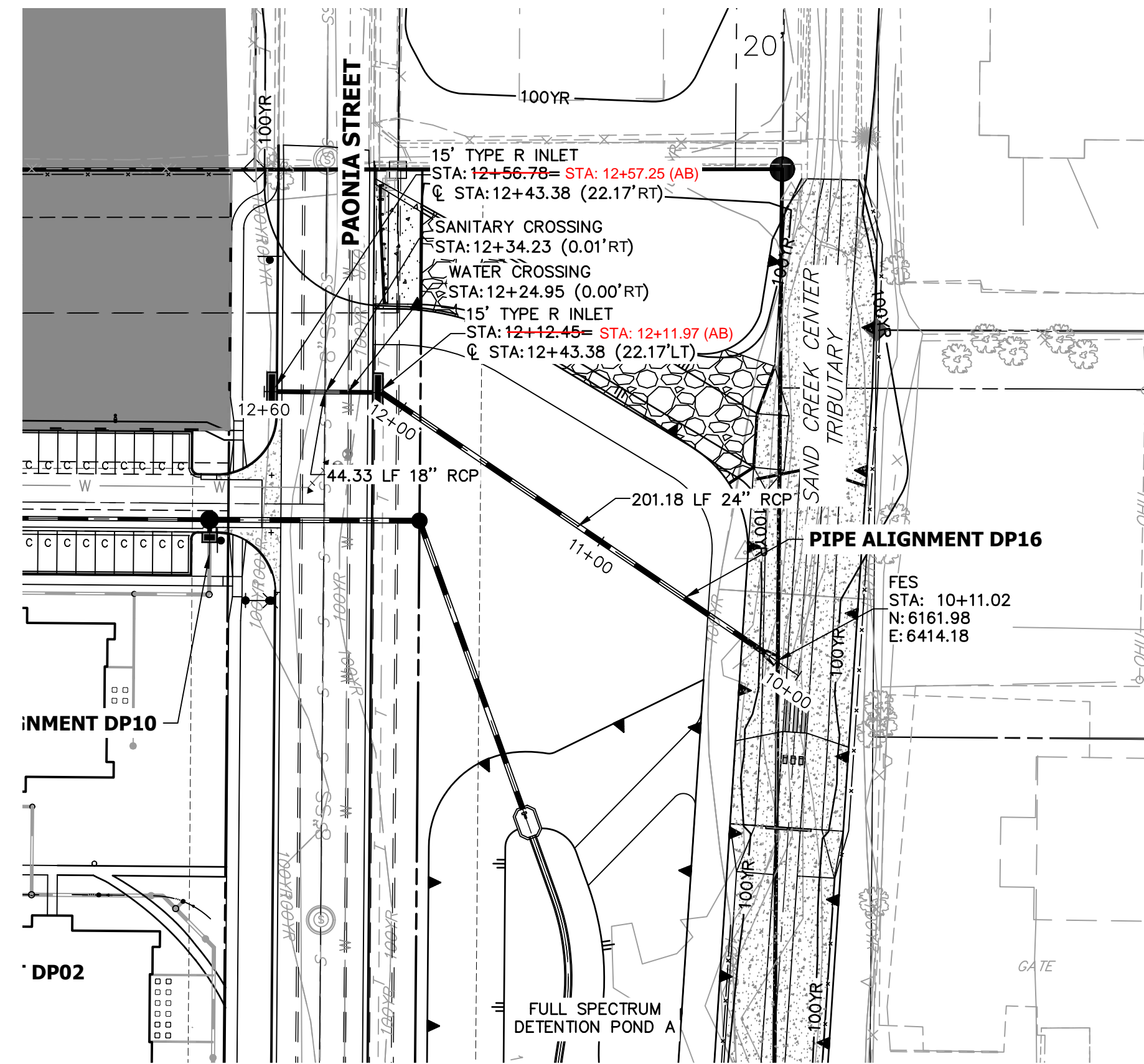
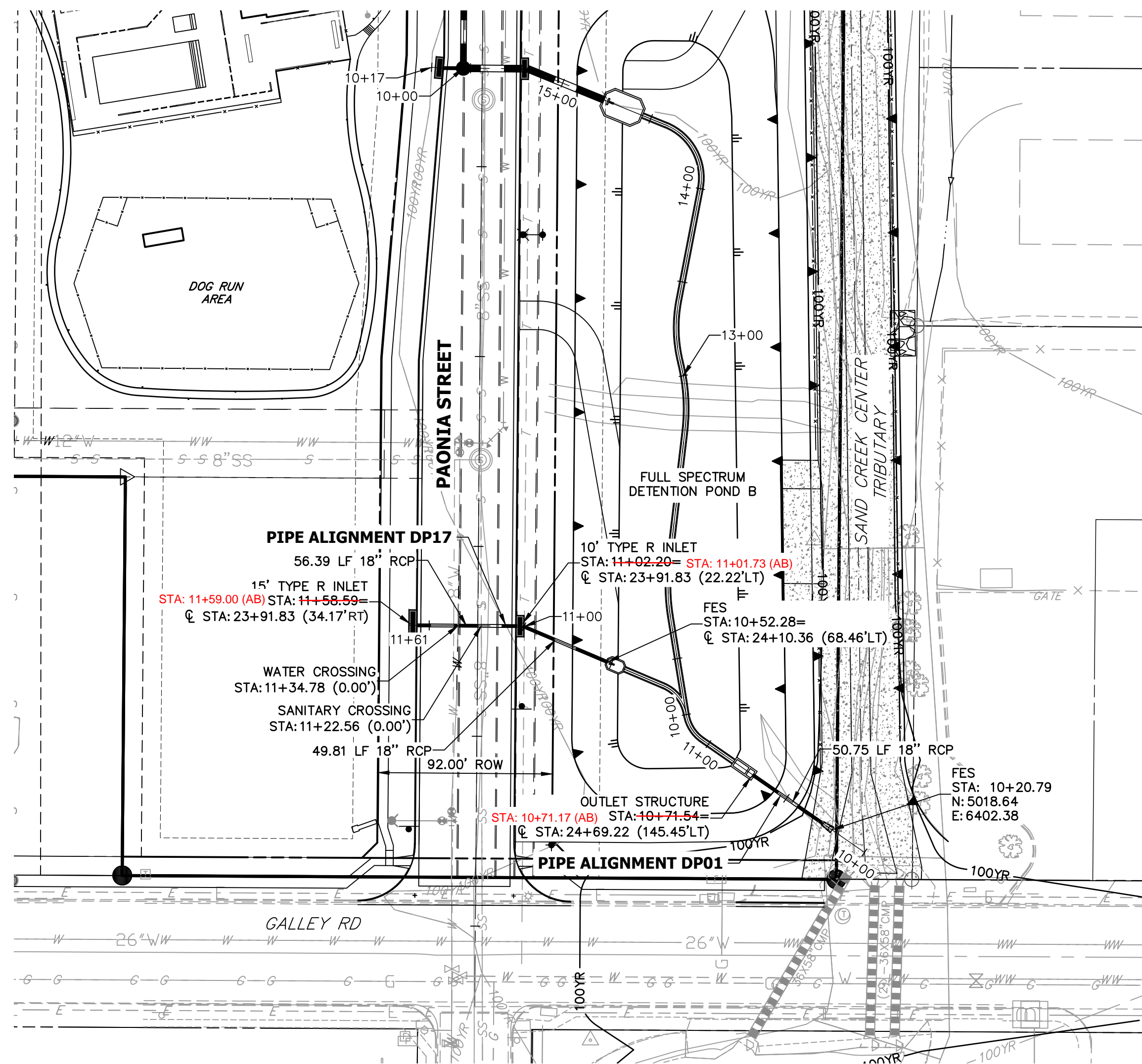
**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION

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

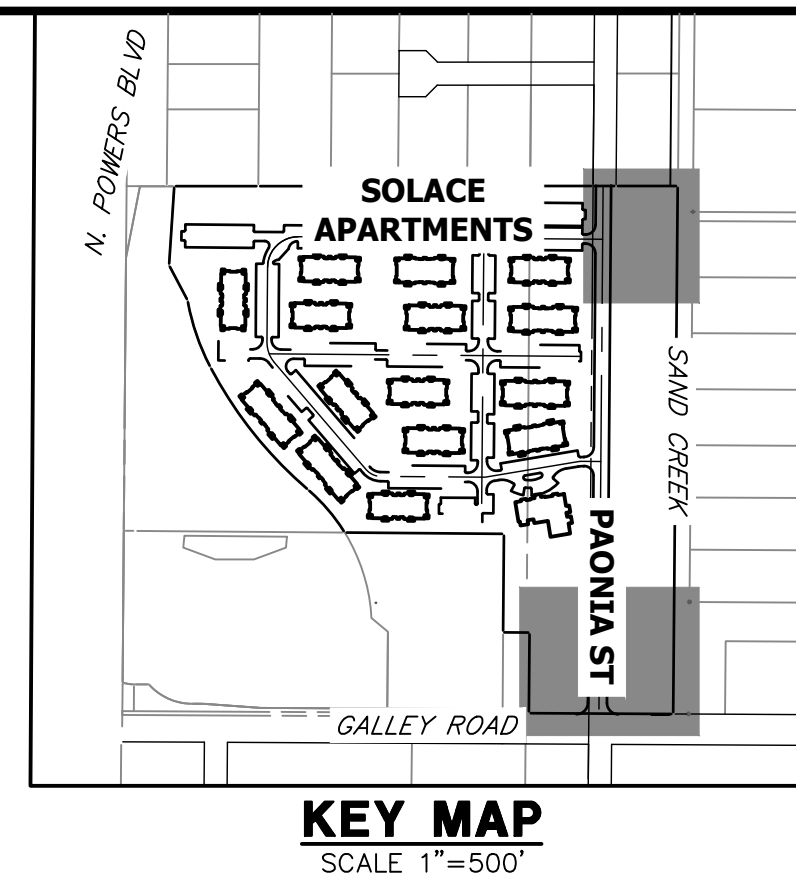
SOLACE APARTMENTS FILING  
 NO. 1  
 STORM SEWER PLAN AND  
 PROFILE





**STORM SEWER NOTES**

1. SEE DETAIL SHEET 29 FOR APPLICABLE STORM SEWER DETAILS.
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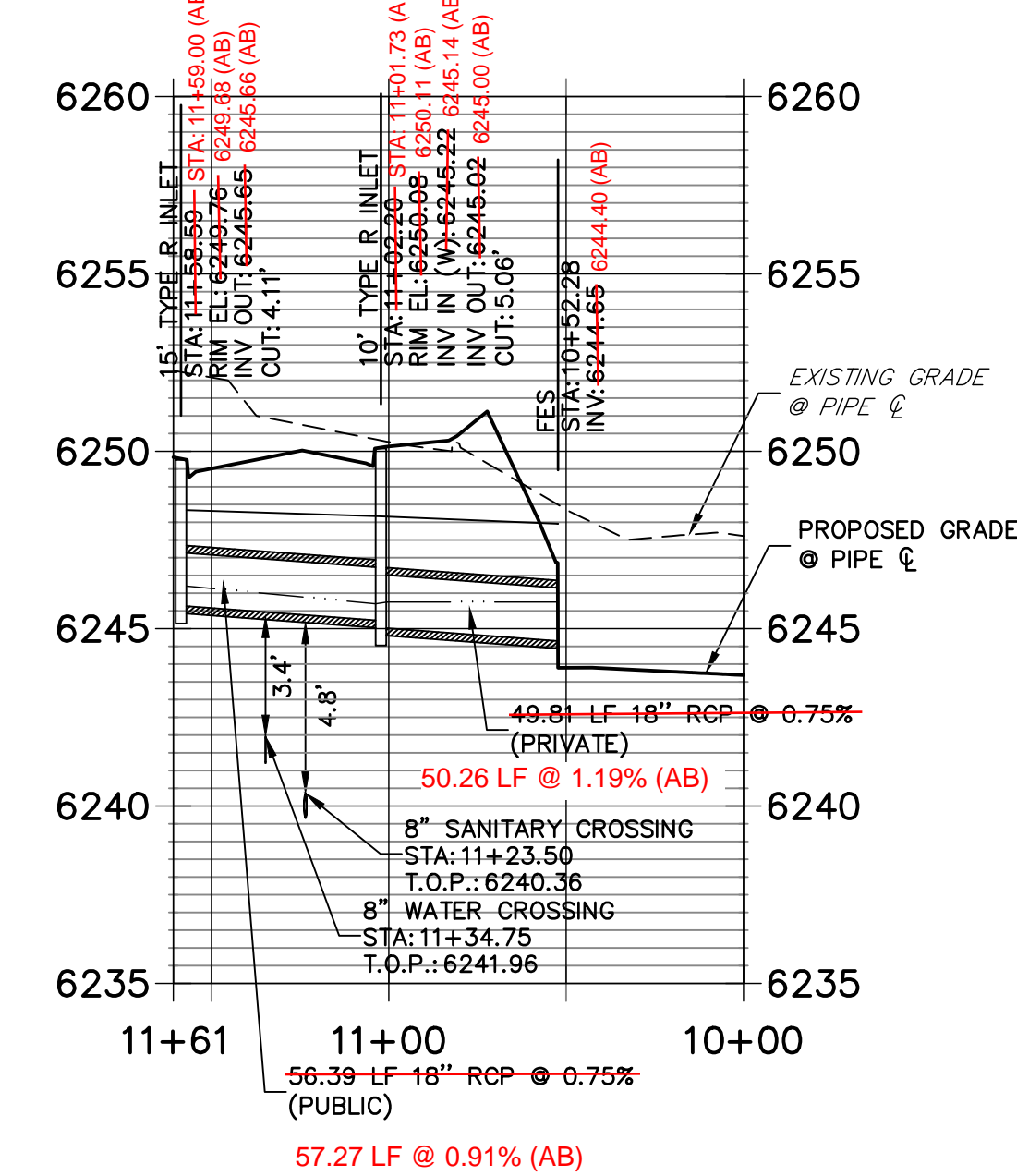
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

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

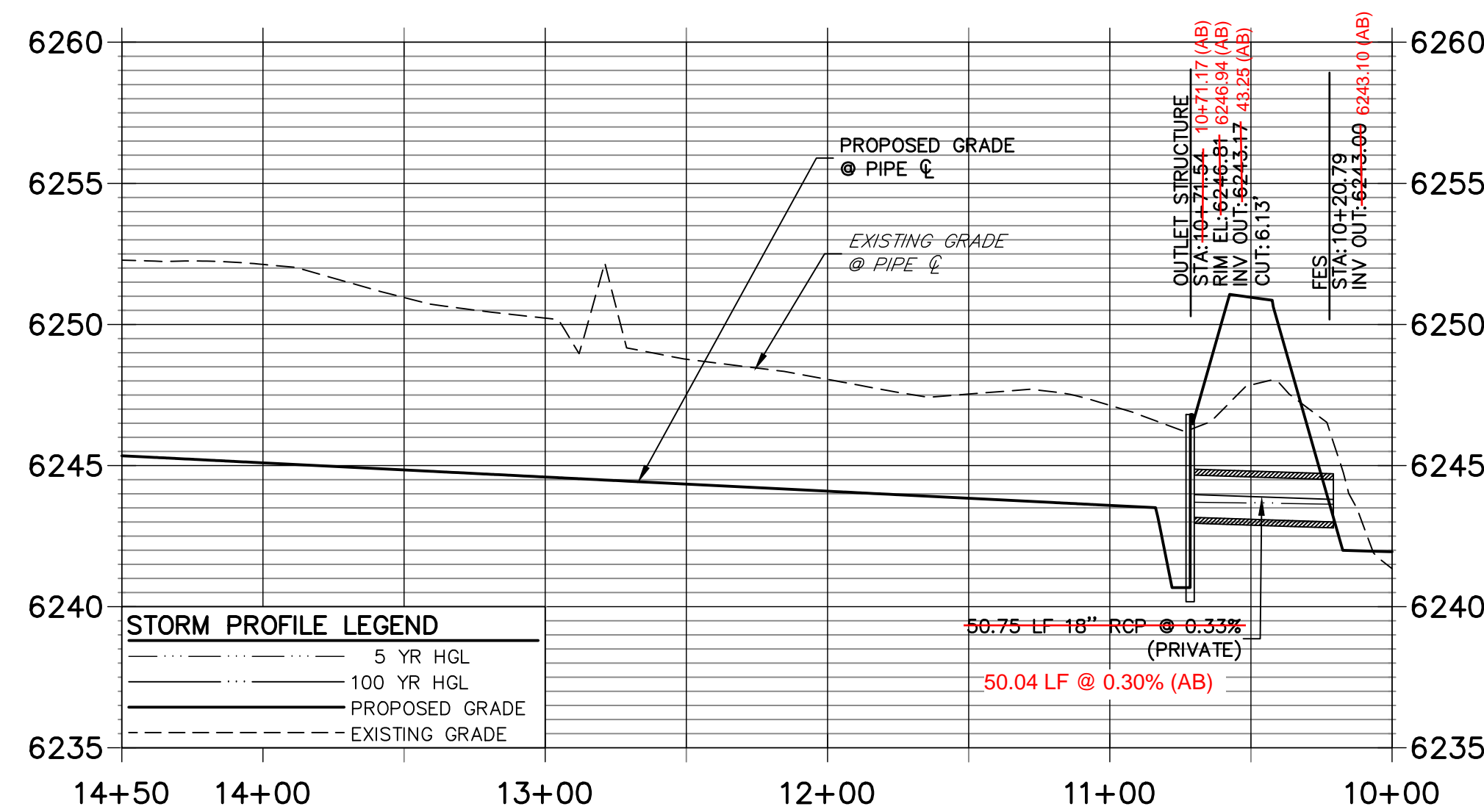
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BY	DATE	No.	REVISION

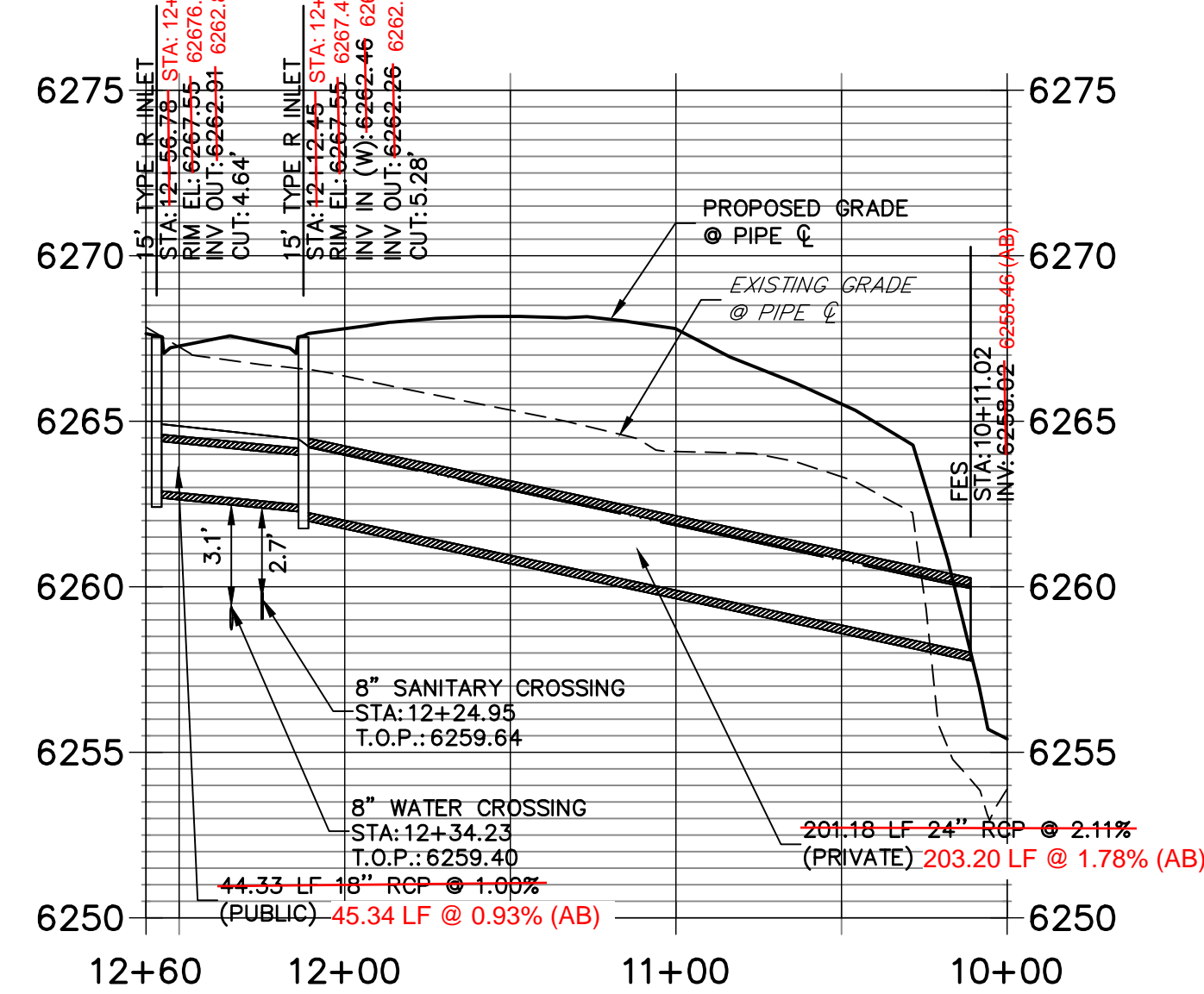
**DP17 PROFILE**  
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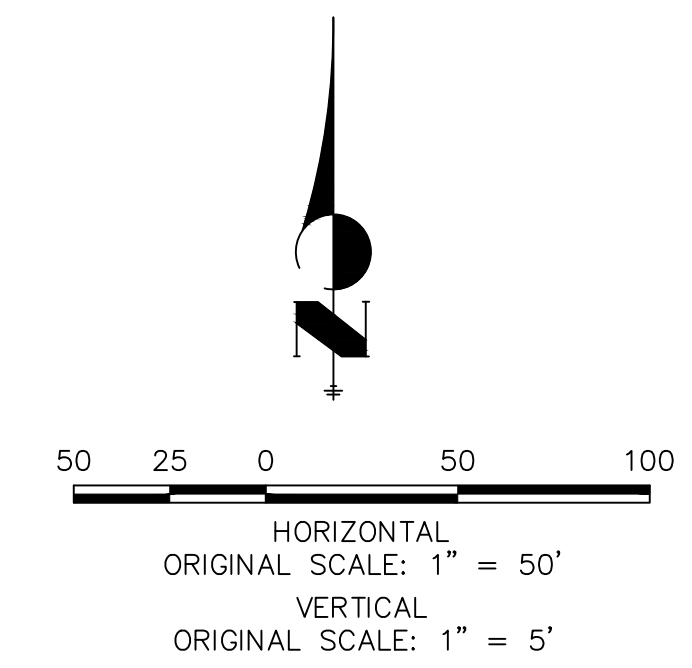
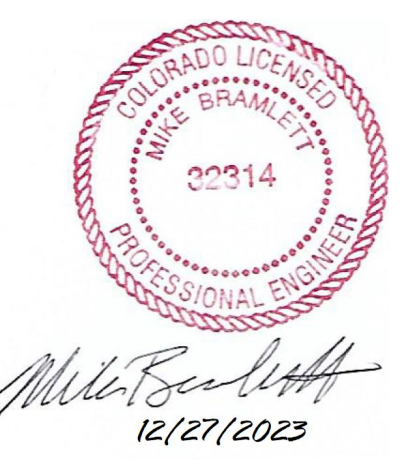
**DP01 PROFILE (1)**  
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**DP16 PROFILE**  
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RECORD DRAWINGS  
 06/23

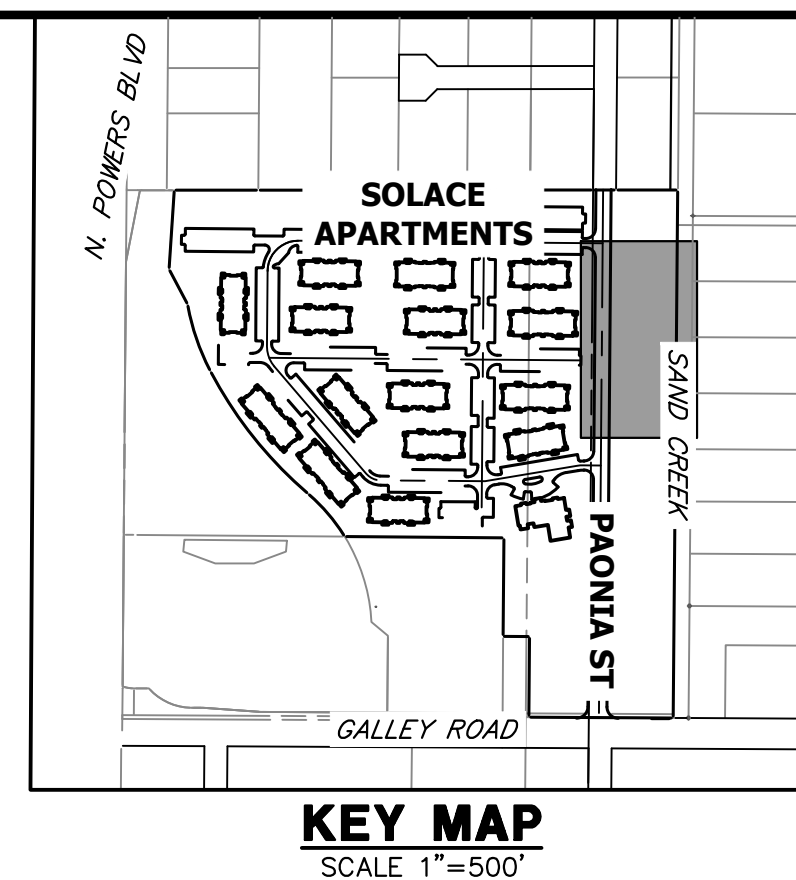


**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 32314  
 11/11/21  
 DATE

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

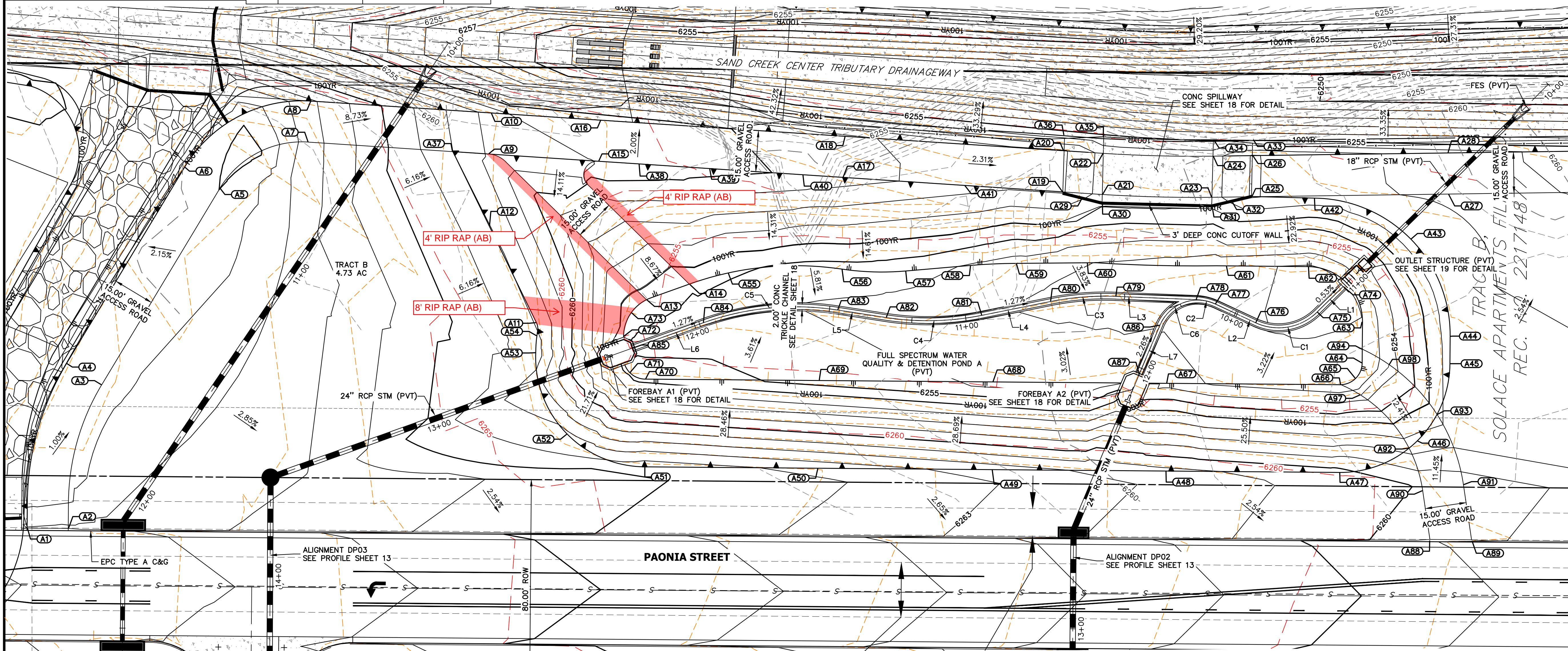


POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION					
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION		
A1	ACCESS ROAD/TBC	N: 6309.44 E: 6246.27	6267.94	A21	ACCESS ROAD/ SPILLWAY CREST	N: 5917.45 E: 6367.96	6256.64	A41	ACCESS ROAD/TOP	N: 5967.71 E: 6371.28	6258.45	A61	TOE	N: 5872.32 E: 6341.93	6252.21	A81	TRICKLE CHANNEL	N: 5961.29 E: 6323.89	6252.67	6252.22 (AB)	
A2	ACCESS ROAD/TBC	N: 6294.44 E: 6246.15	6267.77	A22	ACCESS ROAD/ SPILLWAY CREST	N: 5917.06 E: 6382.97	6256.70	A42	TOP	N: 5840.20 E: 6366.65	6257.58	A62	TOE	N: 5842.39 E: 6341.66	6251.87	A82	TRICKLE CHANNEL	N: 5996.30 E: 6323.09	6253.12	6252.66 (AB)	
A3	ACCESS ROAD	N: 6282.22 E: 6298.56	6269.34	A23	ACCESS ROAD/ SPILLWAY CREST	N: 5877.46 E: 6366.94	6256.64	A43	TOP	N: 5804.97 E: 6351.72	6257.57	A63	TOE	N: 5822.57 E: 6321.50	6252.02	A83	TRICKLE CHANNEL	N: 6014.01 E: 6325.83	6253.35	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	6251.24 (AB)					
A19	ACCESS ROAD/ SPILLWAY TOP/ CUTOFF WALL	N: 5931.83 E: 6368.92	6258.08	A39	ACCESS ROAD/TOP	N: 6060.71 E: 6377.43	6260.43	A59	TOE	N: 5948.88 E: 6342.83	6253.57	A79	TRICKLE CHANNEL	N: 5912.62 E: 6330.80	6252.04	6251.52 (AB)					
A20	ACCESS ROAD/ SPILLWAY TOP	N: 5931.44 E: 6383.92	6258.08	A40	ACCESS ROAD/TOP	N: 6026.71 E: 6375.18	6259.79	A60	TOE	N: 5923.02 E: 6343.05	6253.04	A80	TRICKLE CHANNEL	N: 5936.39 E: 6328.91	6252.35	6252.01 (AB)					



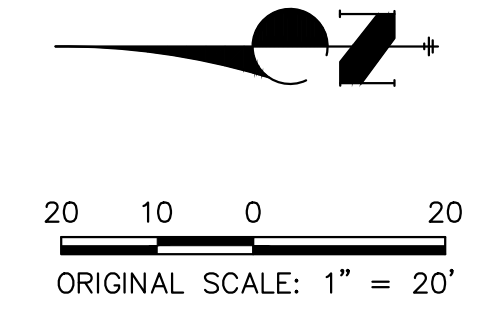
- NOTES**
- ALL PROPOSED POND IMPROVEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
  - SEE SHEETS 12-15 FOR PROPOSED STORM SEWER DESIGN.
  - SEE PAONIA STREET IMPROVEMENT PLANS BY JR ENGINEERING FOR PROPOSED PAONIA STREET DESIGN.
  - SEE WATER DISTRIBUTION PLANS AND SANITARY SEWER PLAN AND PROFILE BY JR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

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



RECORD DRAWINGS  
06/23

Mike Bramlett  
12/27/2023



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

BY DATE

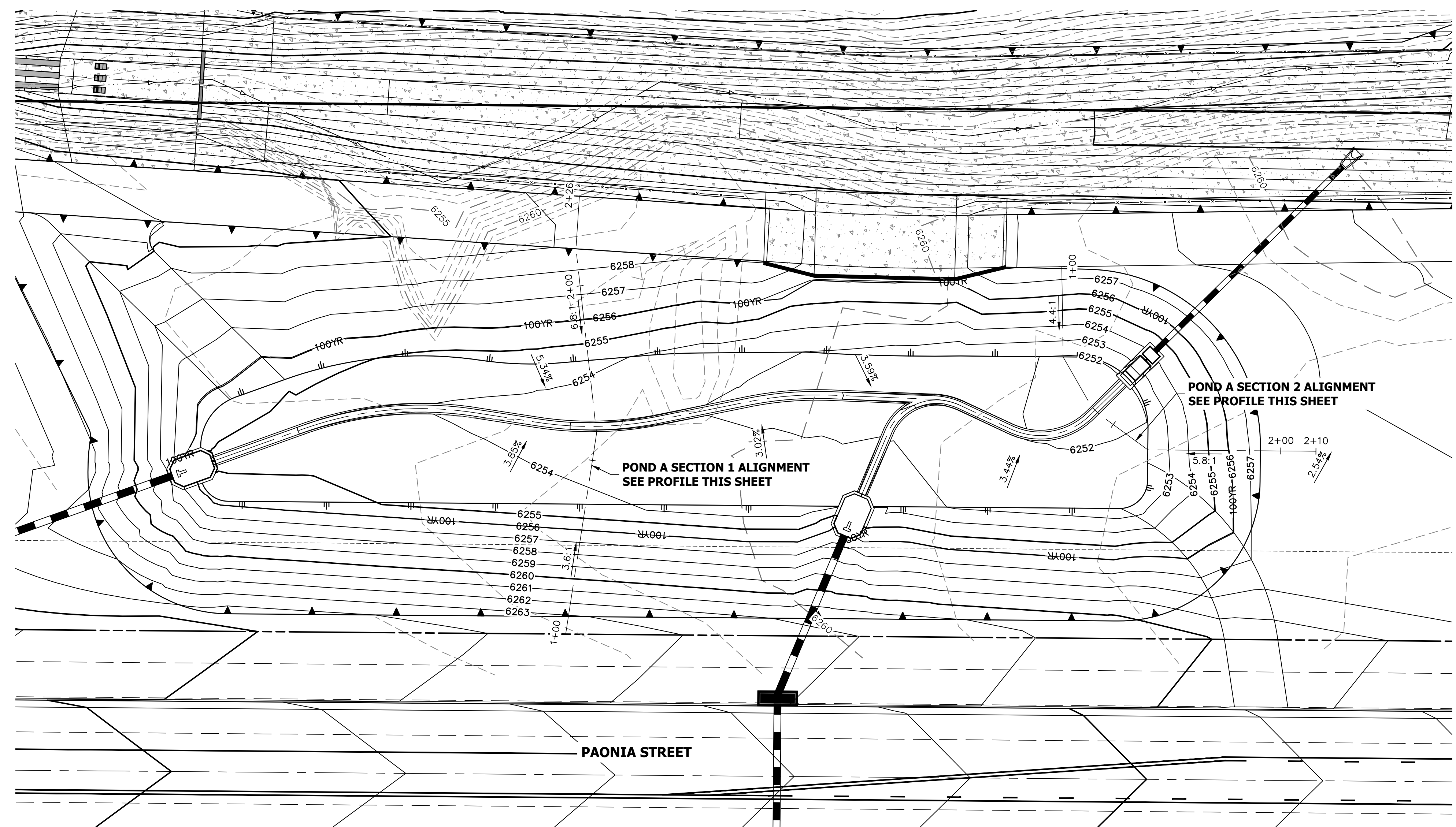
No. REVISION

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

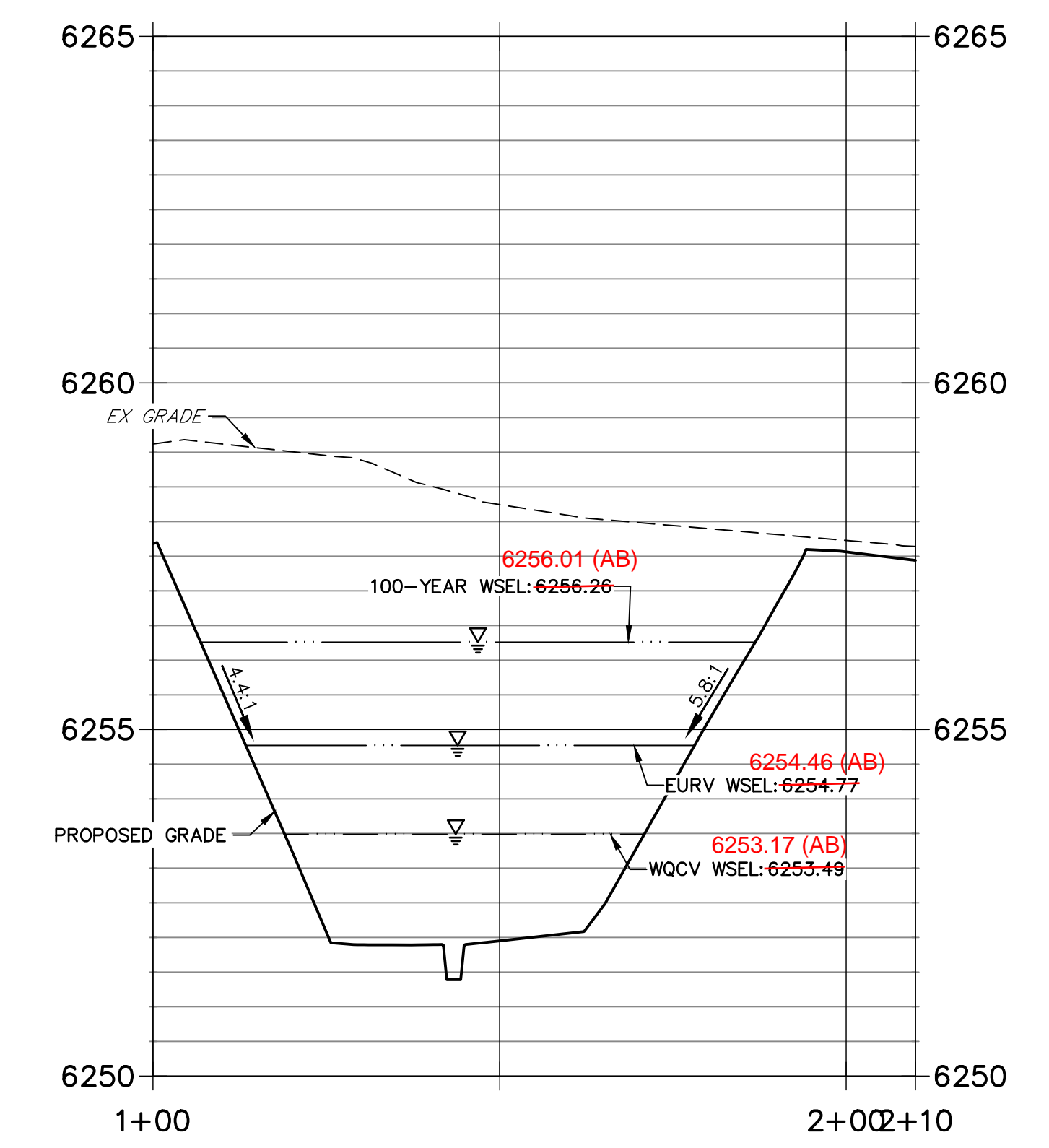
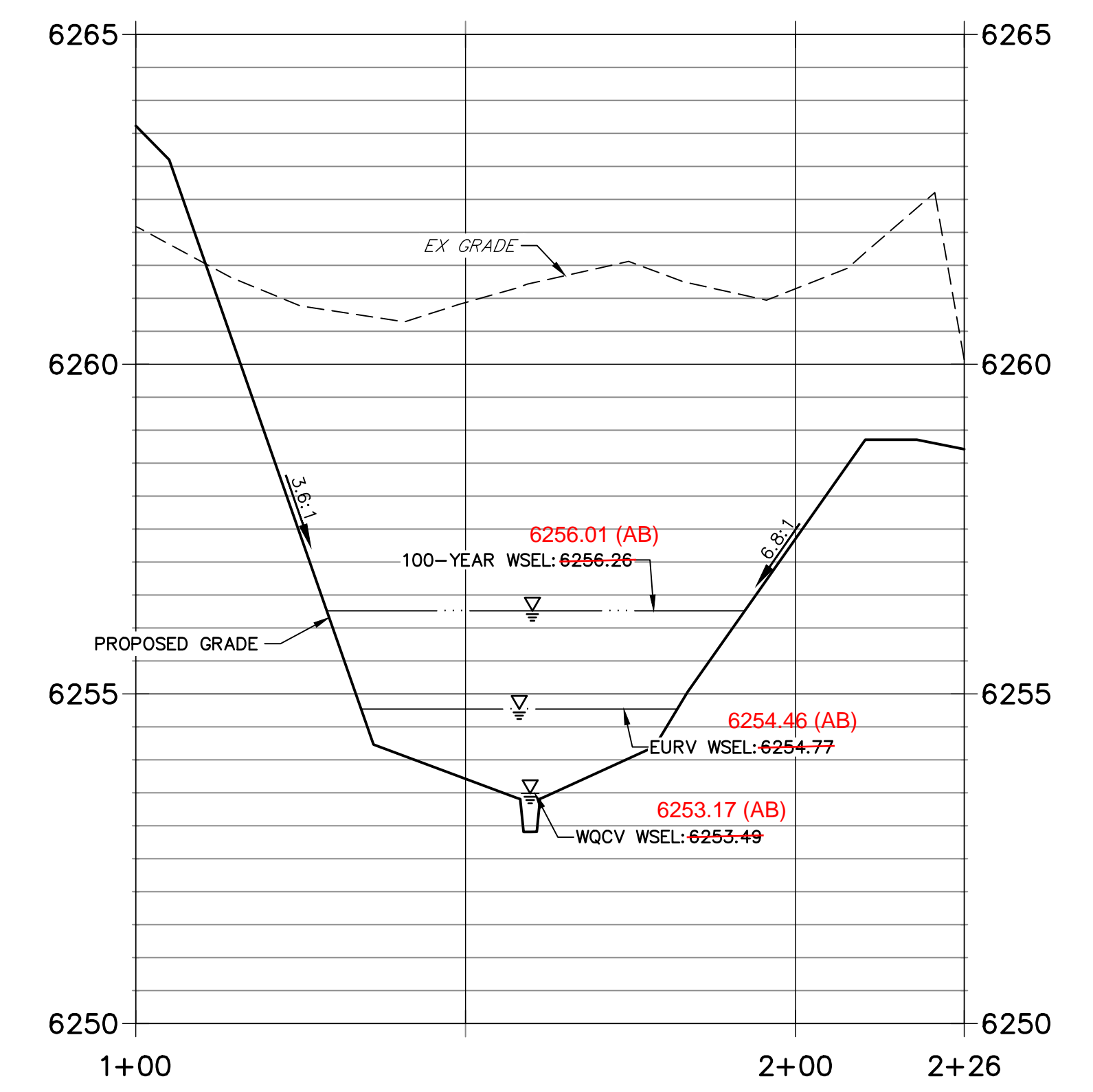
SHEET 16 OF 32  
JOB NO. 25174.00





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

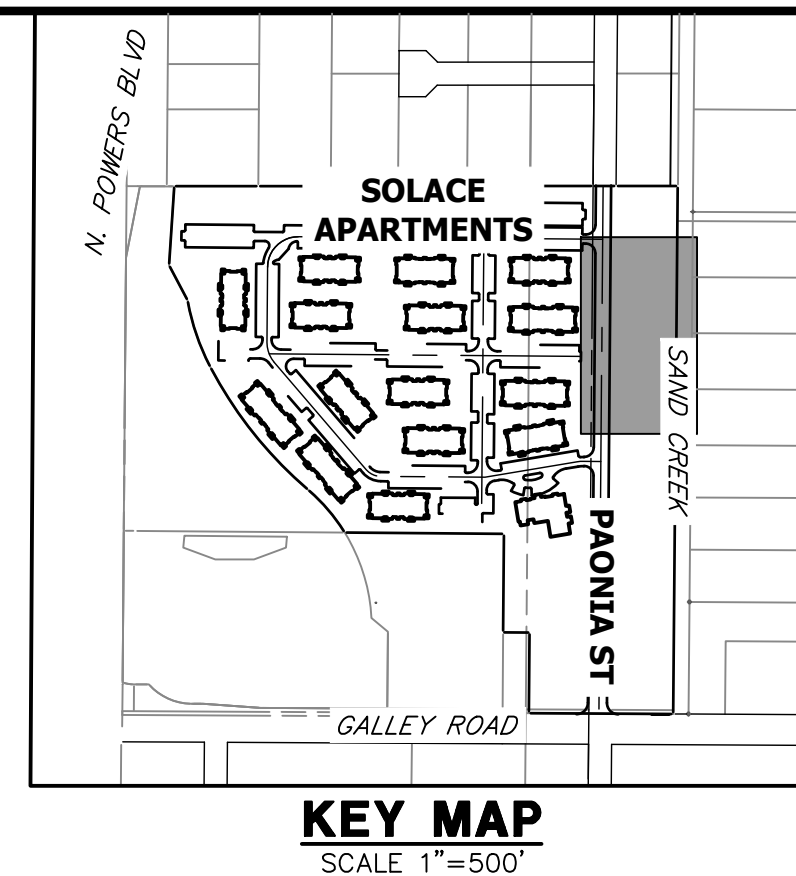
**POND A SECTION 2 PROFILE  
STA 1+00.00 TO 2+10.00**



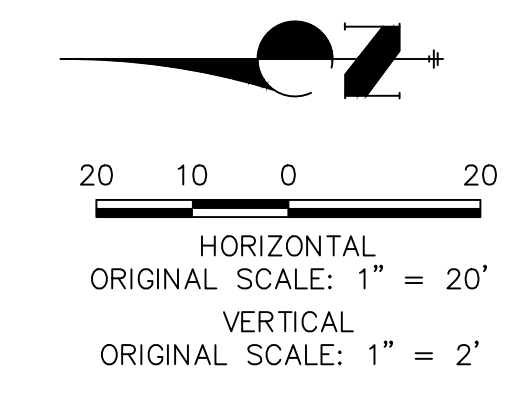
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE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



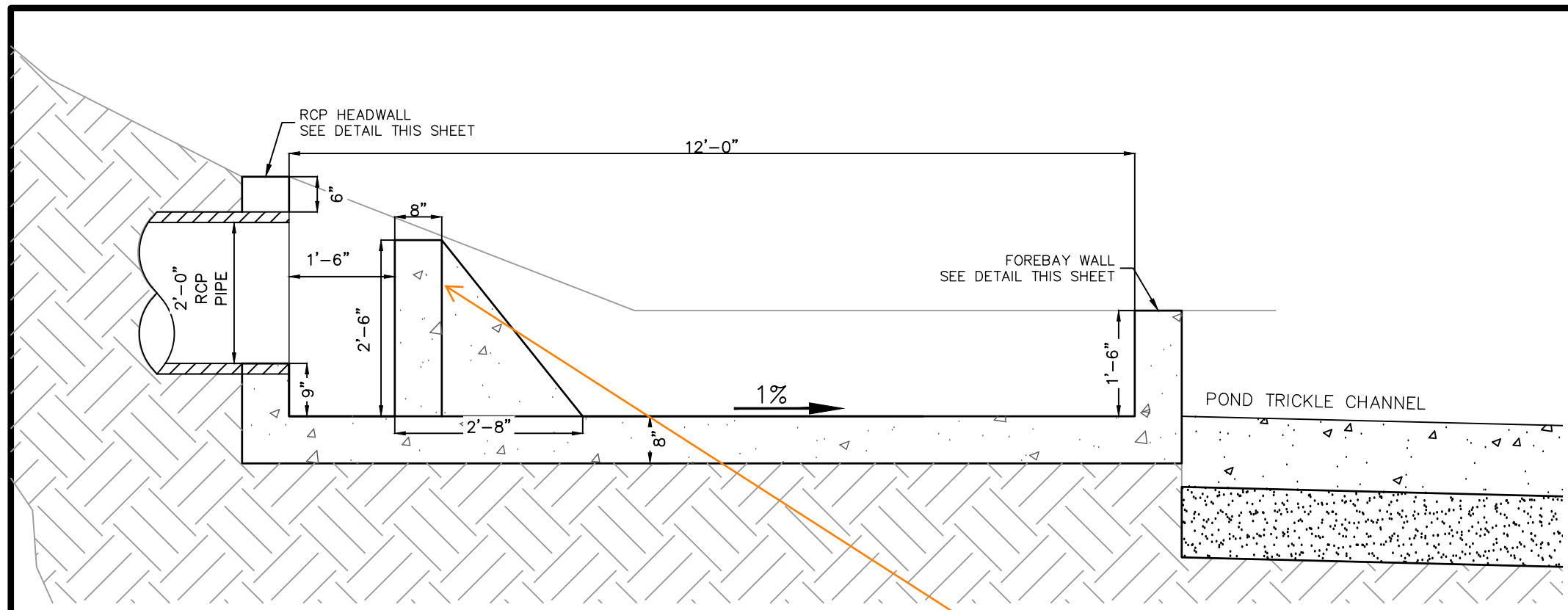
RECORD DRAWINGS  
06/23



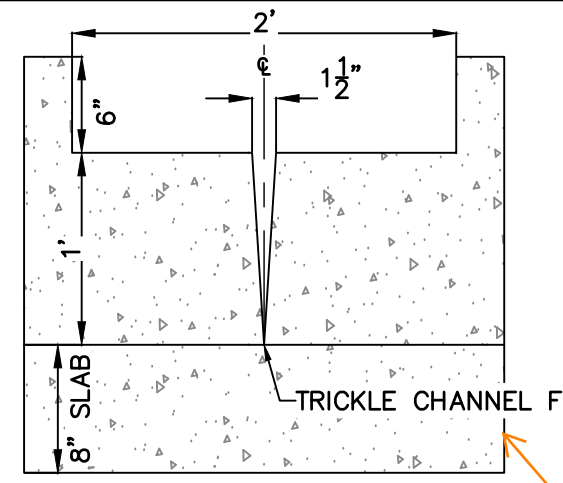
**ENGINEER'S STATEMENT** EPC 11/30/21  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett 32314 11/11/21  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. OFFICES DESIGNATED BY WRITTEN AUTHORIZATION.  PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	<b>J.R. ENGINEERING</b> A Westman Company Centennial 303-740-9888 • Colorado Springs 719-588-2593 Fort Collins 970-491-9888 • www.jrengineering.com	BY	DATE
SOLACE APARTMENTS FILING NO. 1 POND A PLAN & CROSS SECTIONS SHEET 17 OF 32 JOB NO. 25174.00	No. REVISION H-SCALE 1"=20' V-SCALE 1"=2' DATE 11/11/21 DESIGNED BY JBP DRAWN BY RPD CHECKED BY		



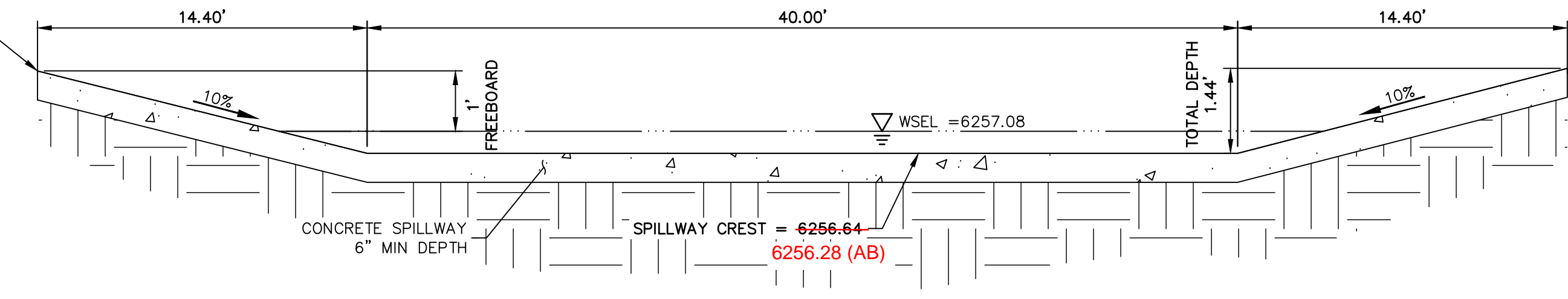


**FOREBAY A1 & A2 PROFILE VIEW**  
SCALE: 1" = 2'



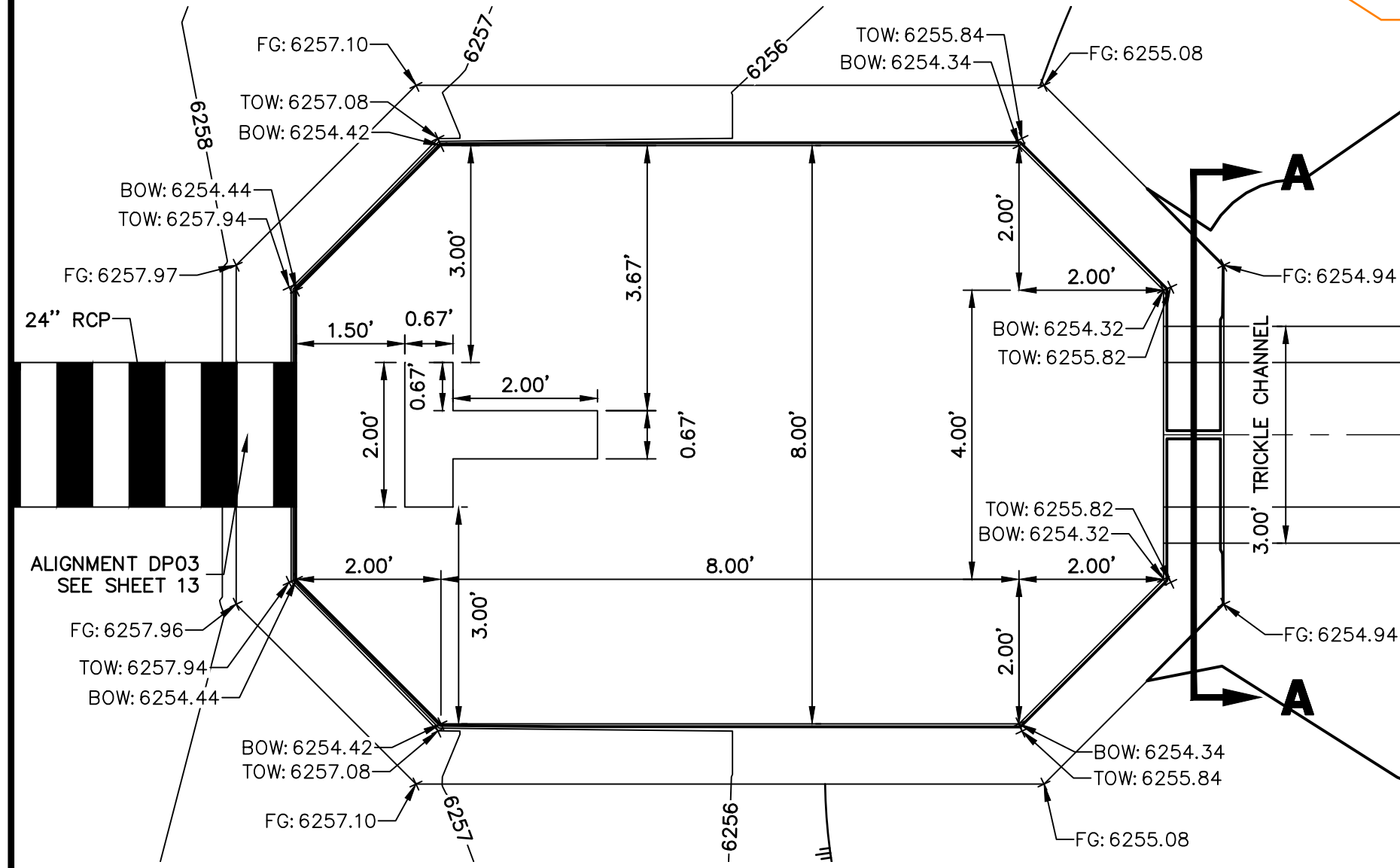
**FOREBAY A1 & A2 WALL SECTION**  
SCALE: 1" = 1'

TOP OF SPILLWAY/  
TOP OF POND = 6258.08 (MINIMUM)  
6257.23 (AB)



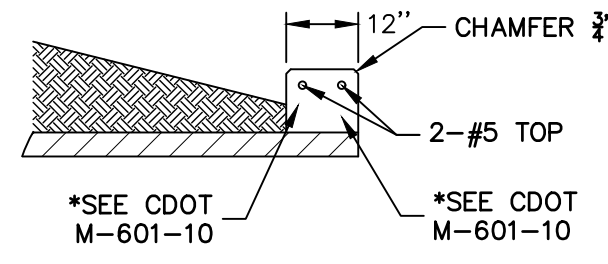
**POND A EMERGENCY OVERFLOW SPILLWAY**  
SCALE: N.T.S.

The constructed forebay notches are 3.5" wide and rectangular. Show this change on as-builts and provide calculations to demonstrate the design is still sufficient.

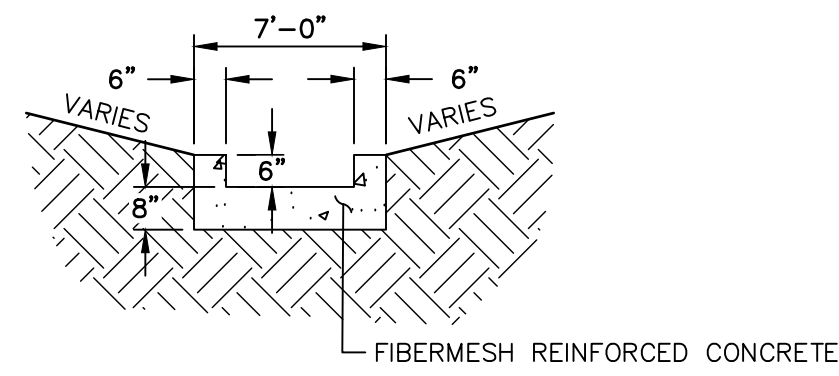


**FOREBAY A1 PLAN VIEW**  
SCALE: 1" = 2'

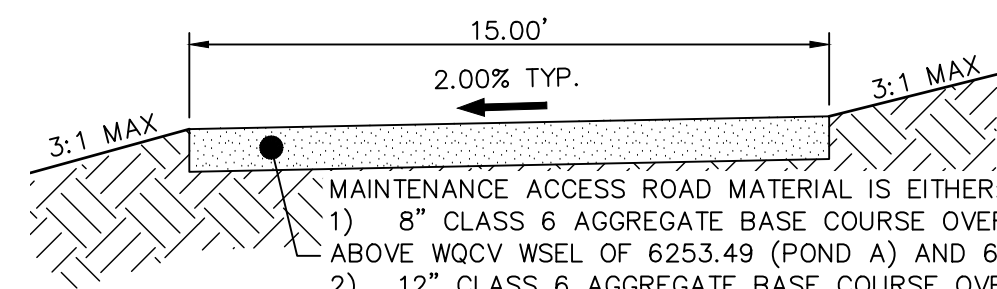
Due to the pipe extending past the headwall, the distance between pipe end and baffle is shorter. Show on as-builts



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

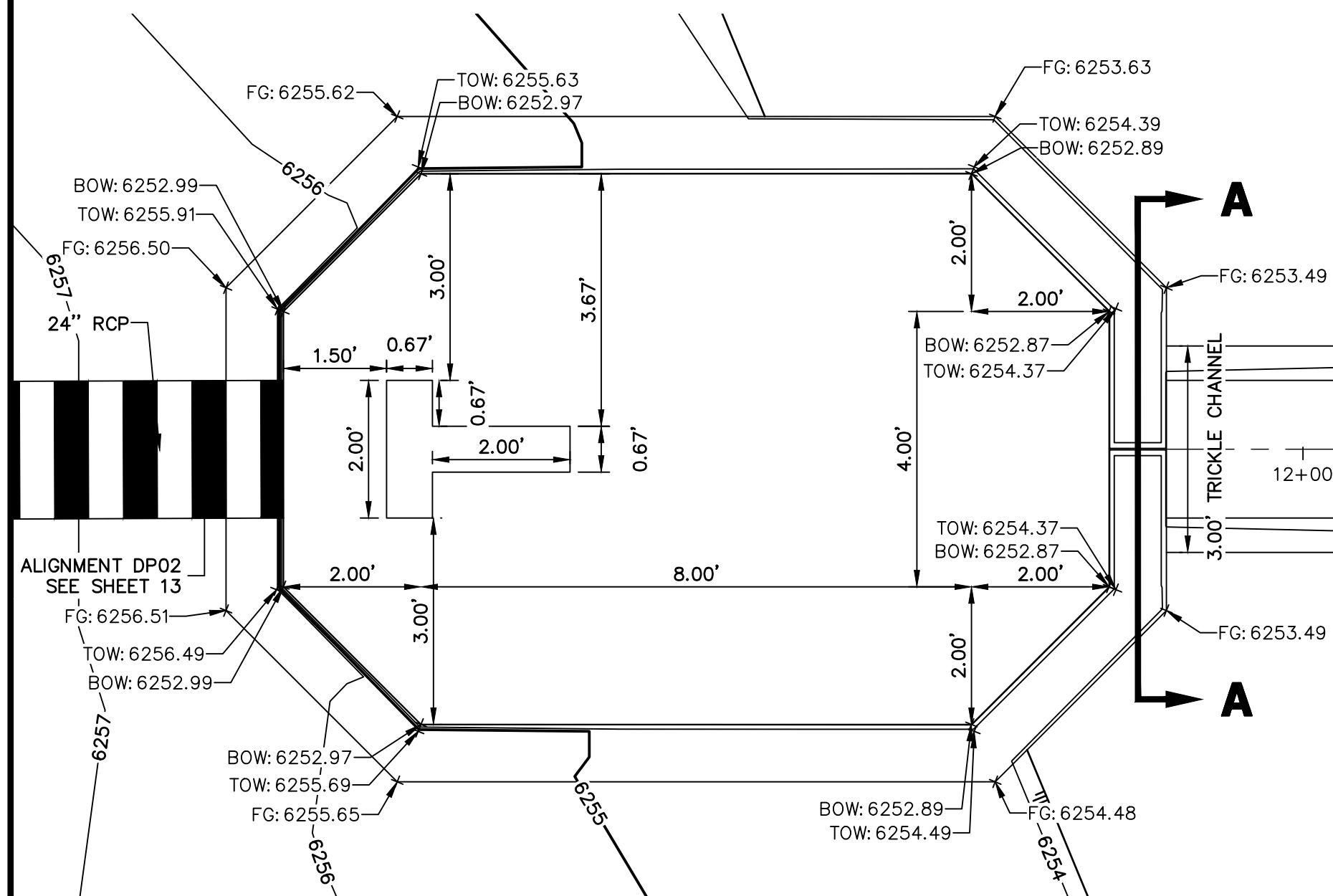


**TRICKLE CHANNEL**  
SCALE: N.T.S.



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

MAINTENANCE ACCESS ROAD MATERIAL IS EITHER:  
1) 8" CLASS 6 AGGREGATE BASE COURSE OVER COMPACTED SUBGRADE,  
ABOVE WQCV WSEL OF 6253.49 (POND A) AND 6245.77 (POND B) OR  
2) 12" CLASS 6 AGGREGATE BASE COURSE OVER COMPACTED SUBGRADE,  
BELOW WQCV WSEL (SEE ELEVATIONS ABOVE).



**FOREBAY A2 PLAN VIEW**  
SCALE: 1" = 2'

**WALL NOTES:**

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

**CAST-IN-PLACE STRUCTURAL NOTES:**

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



Know what's below.  
Call before you dig.

RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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

EPC 11/30/21

32314  
11/11/21

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

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

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

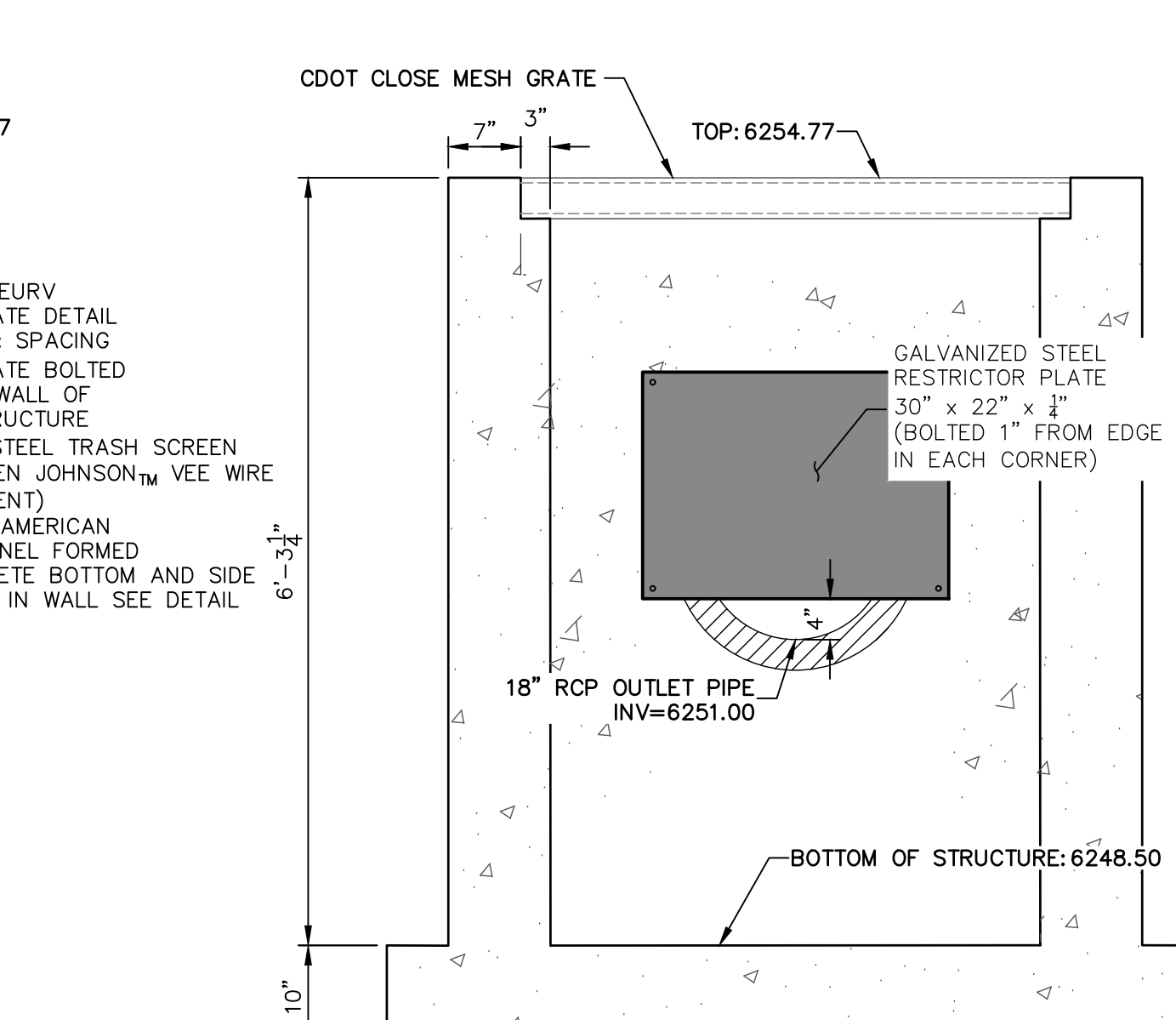
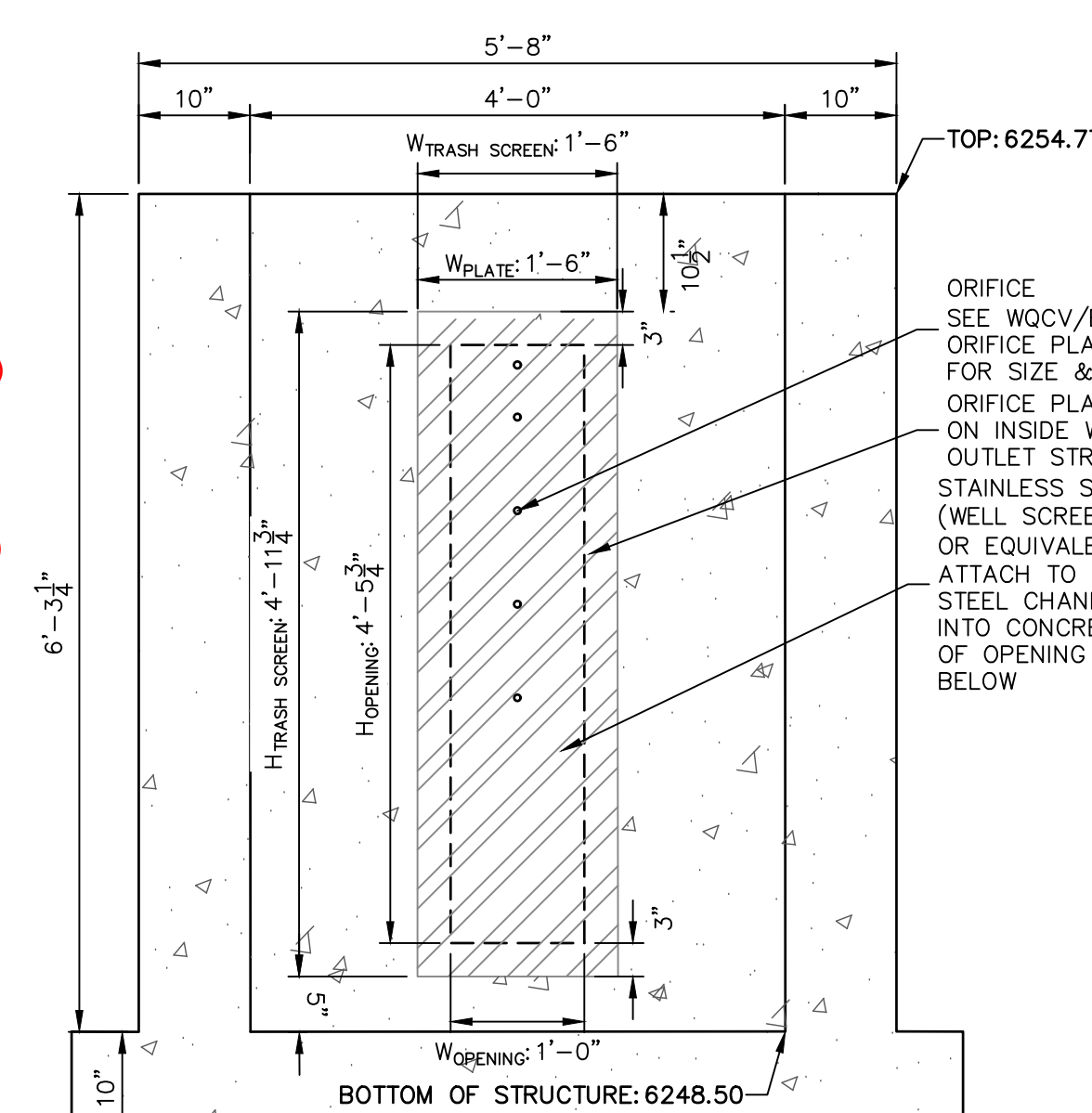
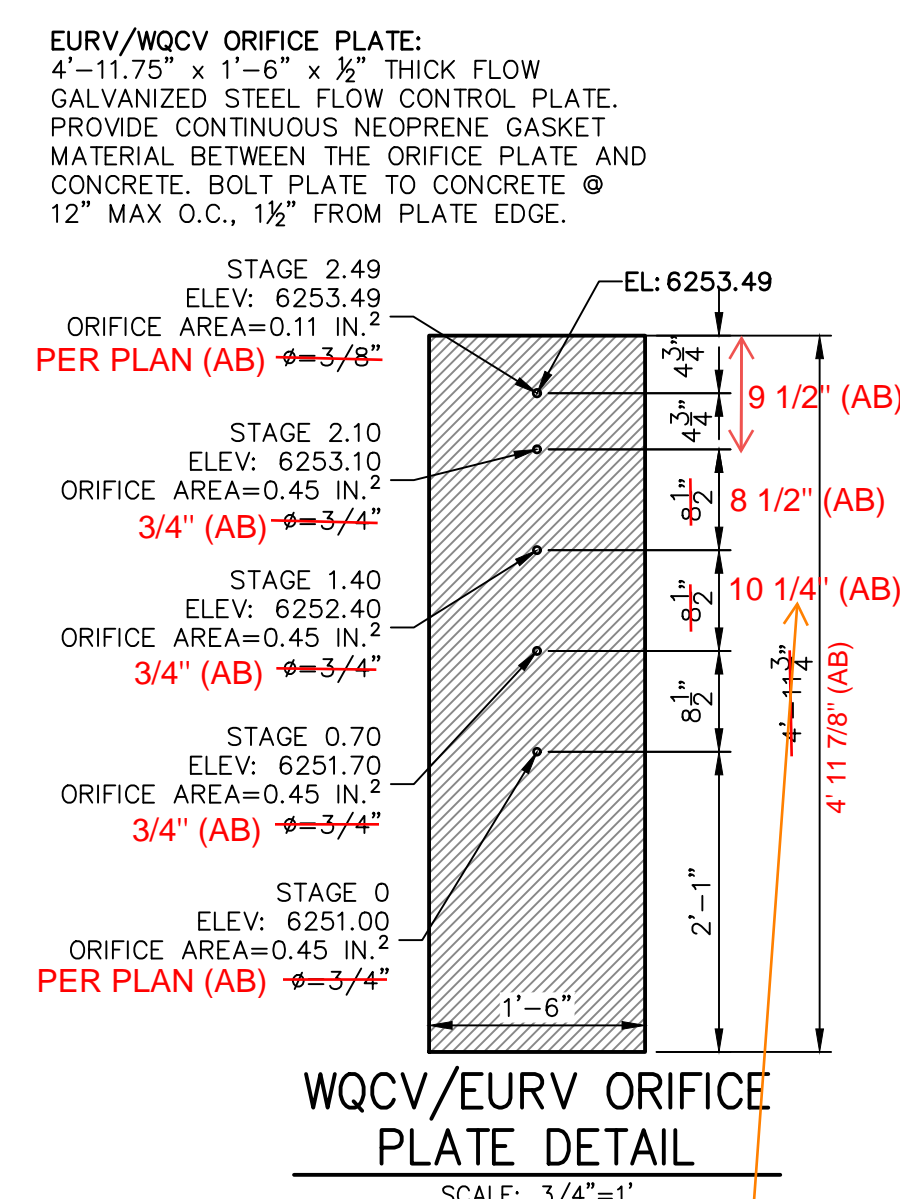
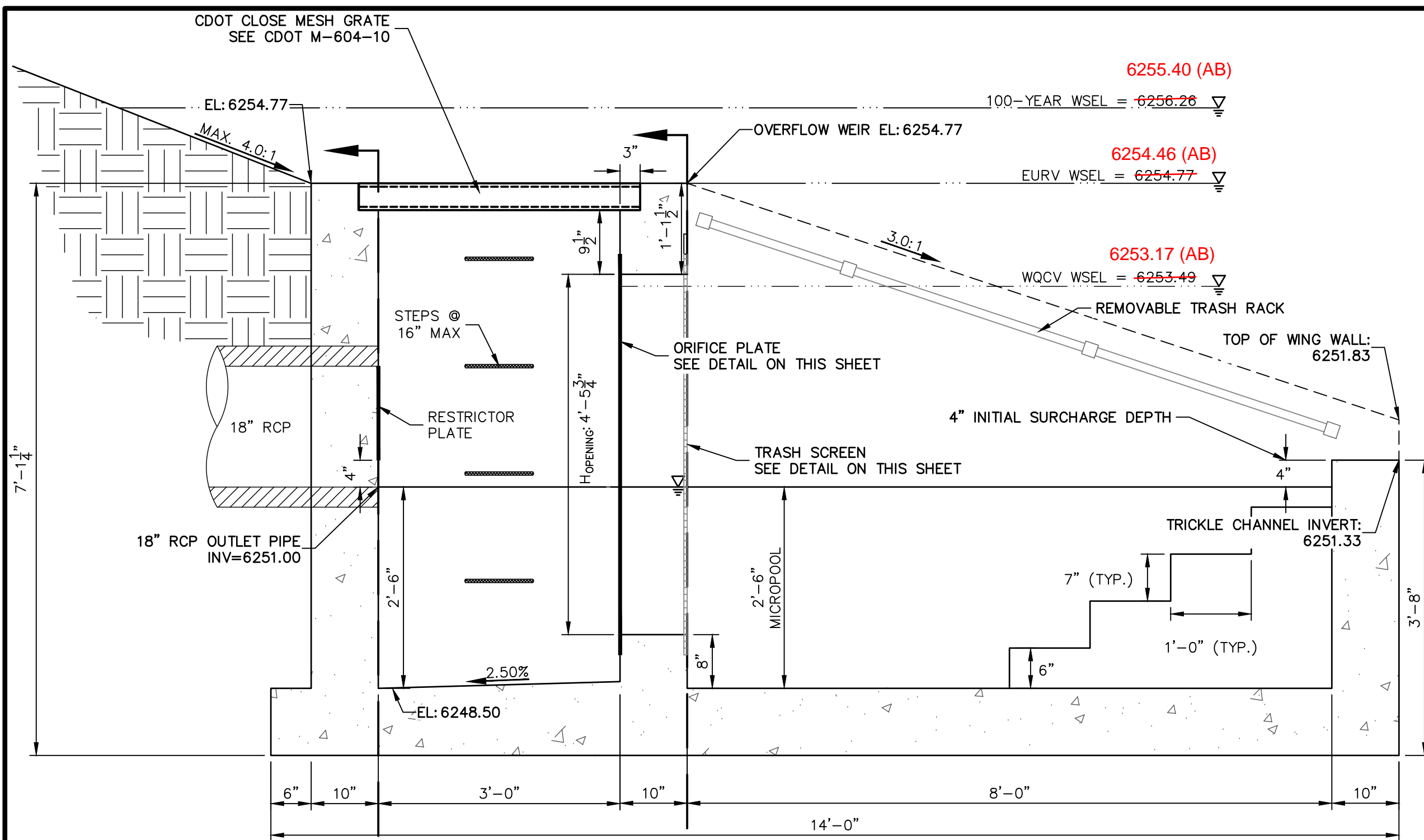
BY	DATE

No.	REVISION

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
VARIABLE	VARIABLE	11/11/21	JBP	RPD	

SOLACE APARTMENTS FILING NO. 1	POND A DETAILS	SHEET 18 OF 32
		JOB NO. 25174.00

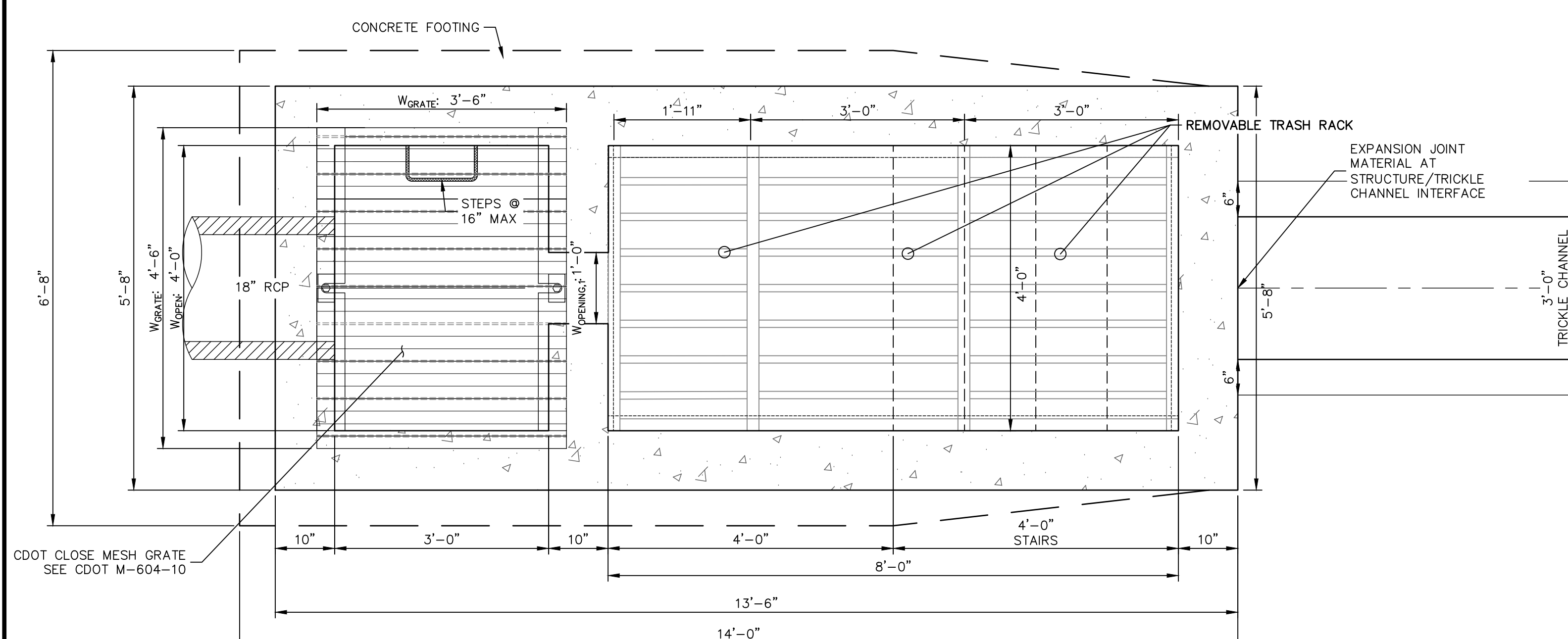




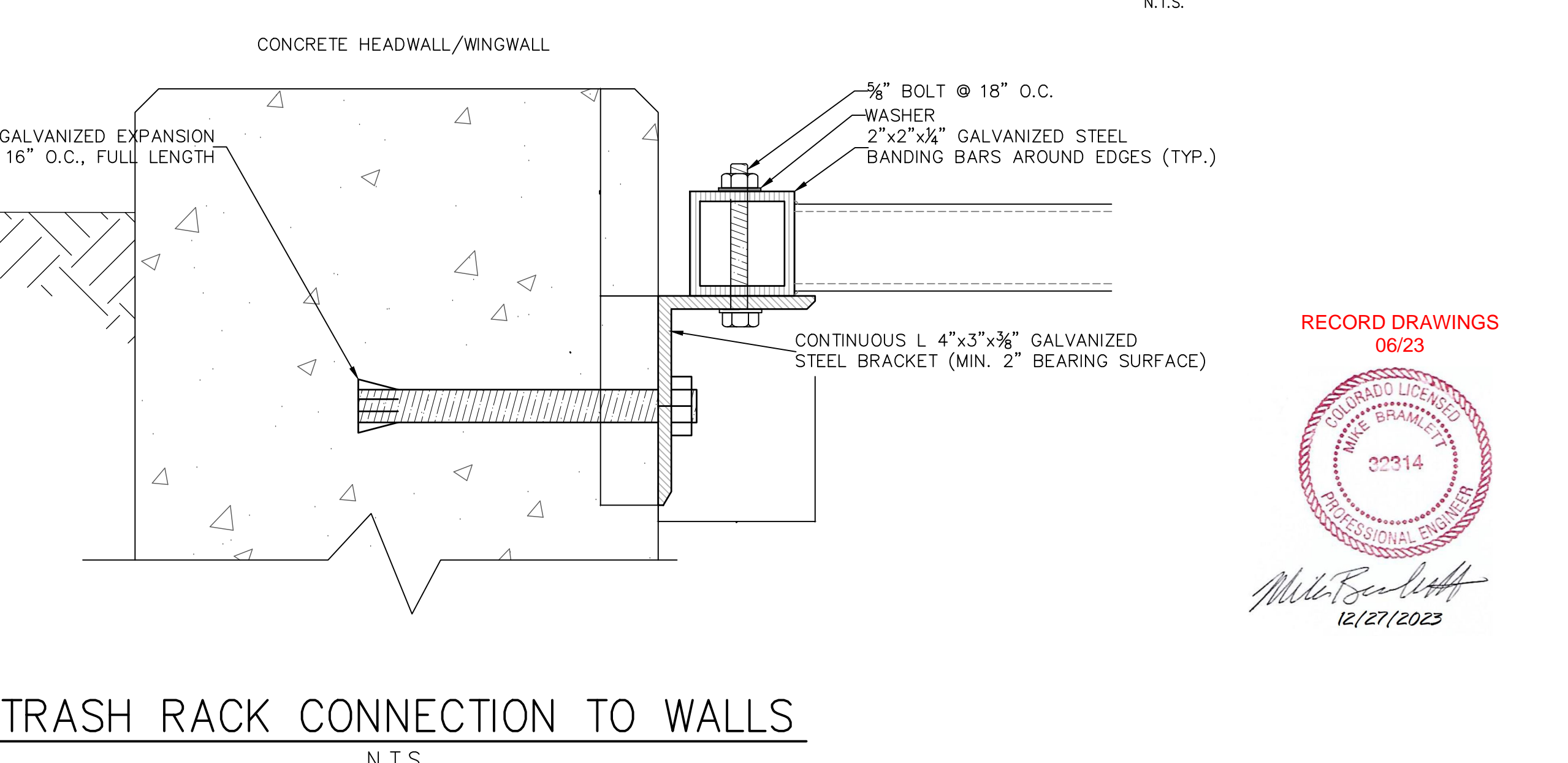
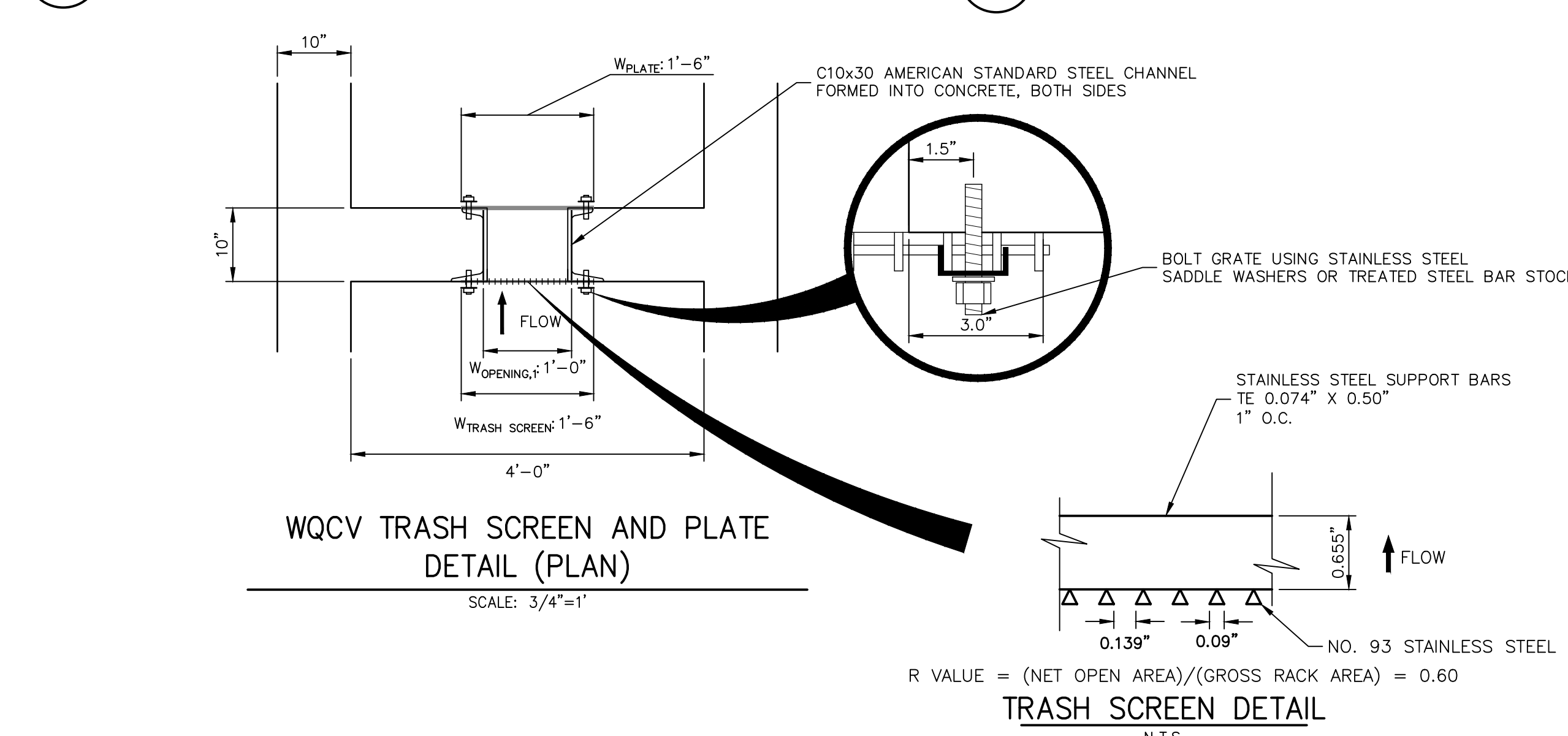
**POND A OUTLET STRUCTURE - PROFILE**  
SCALE: 3/4"=1'

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

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



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



**TRASH RACK CONNECTION TO WALLS**  
N.T.S.

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

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

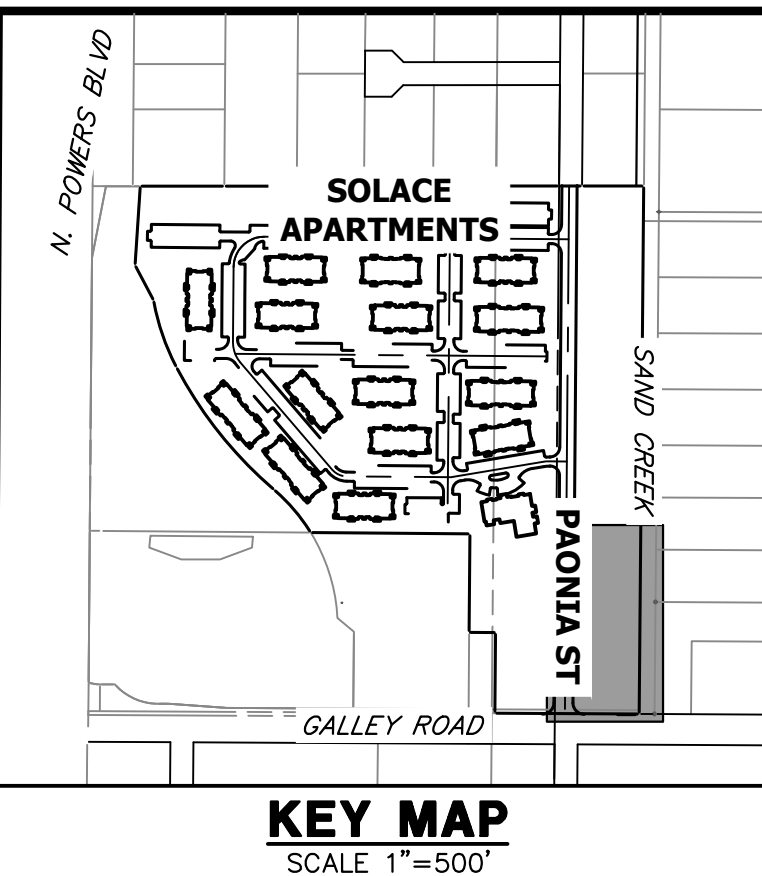
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION  
MICHAEL A. BRAMLETT, P.E.  
32314  
11/11/21  
FOR AND ON BEHALF OF JR ENGINEERING & CONSTRUCTION, LLC

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

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

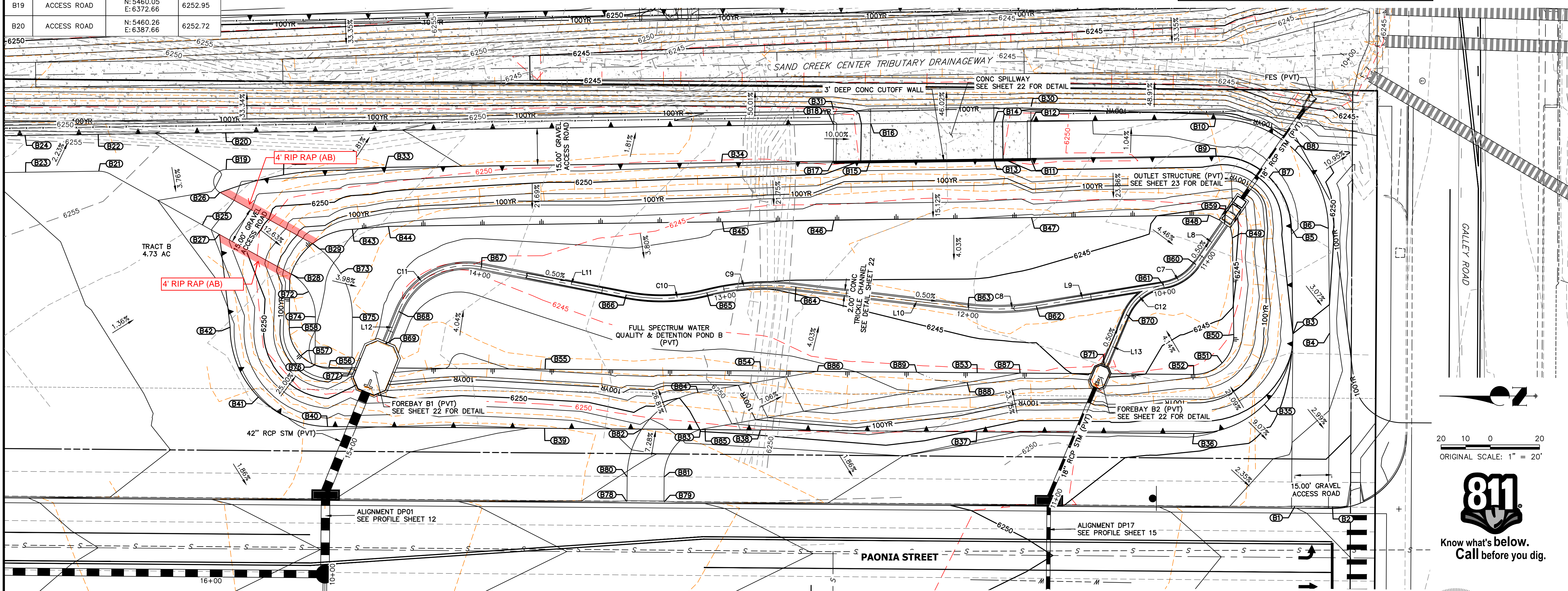


POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION				POINT TABULATION			
ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	NORTHING/EASTING	ELEVATION	ID NO.	DESCRIPTION	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.

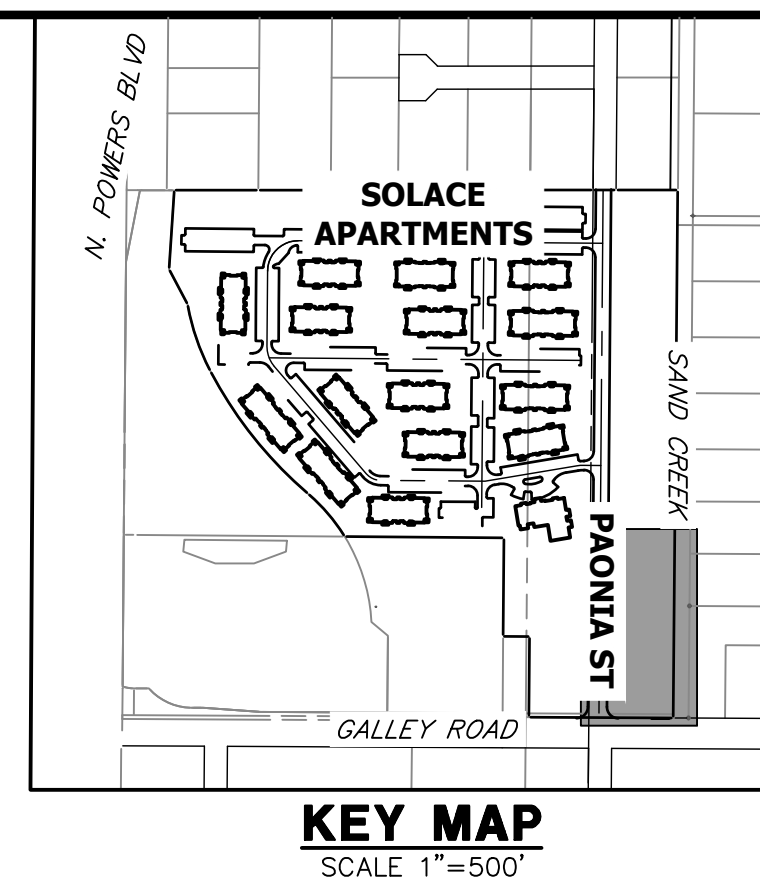
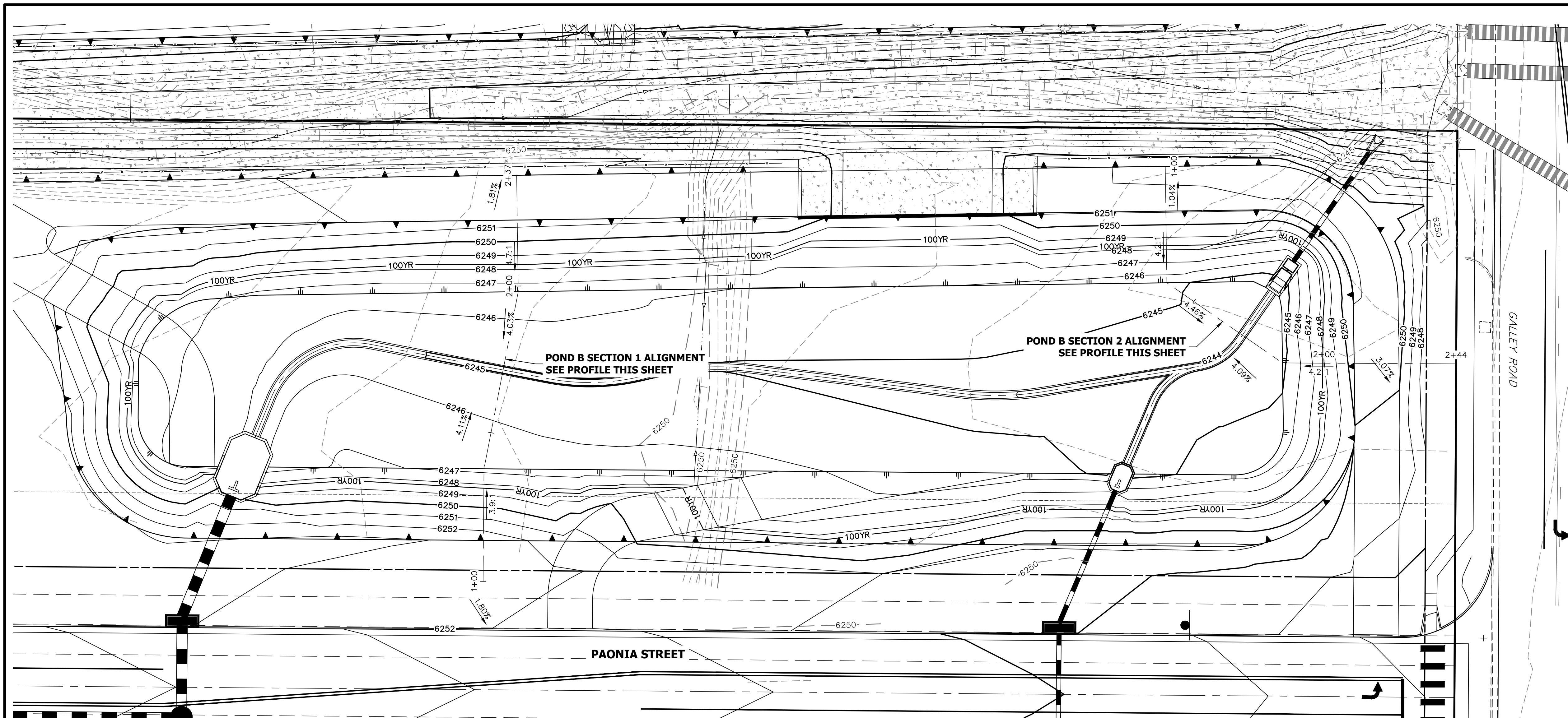
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

MIKE 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



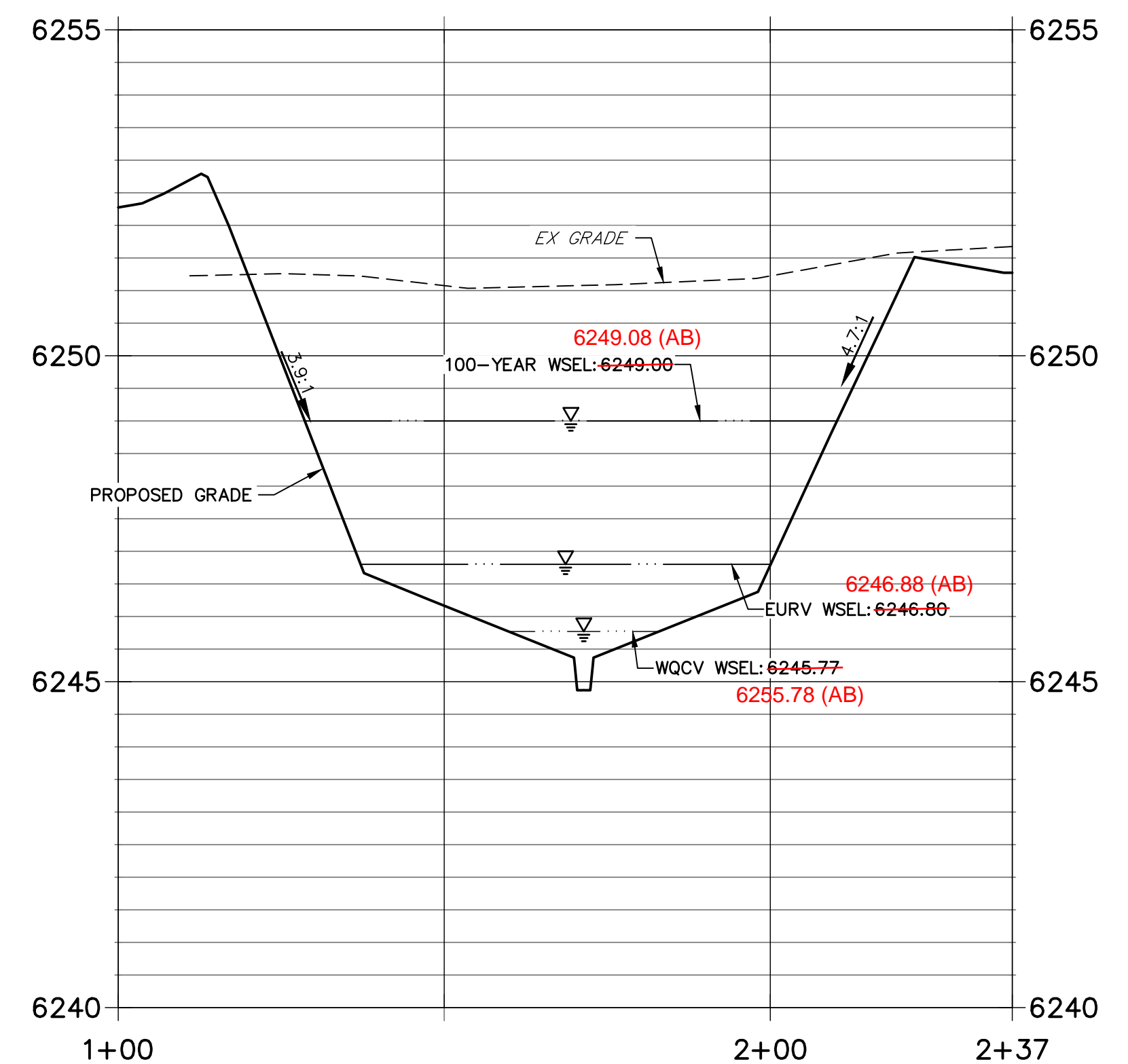


UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

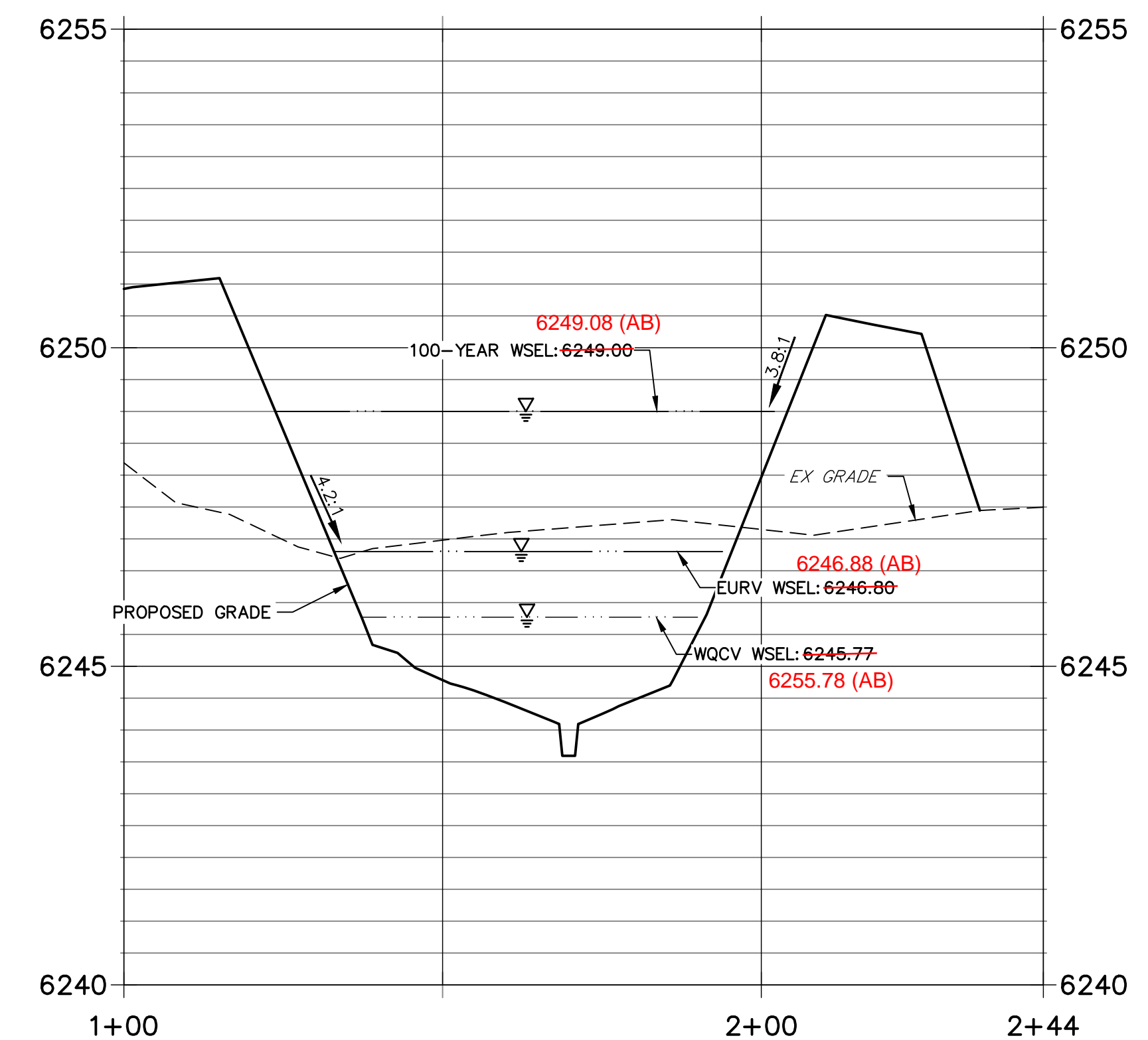
PREPARED FOR  
**CS POWERS & GALLEY LLC**  
 510 S NEIL ST  
 CHAMPAIGN, IL 61820  
 OFFICE PHONE (734) 216-2577

**J.R. ENGINEERING**  
 A Westman Company  
 Centennial 303-740-9888 • Colorado Springs 719-588-2583  
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**POND B SECTION 1 PROFILE  
 STA 1+00.00 TO 2+37.11**



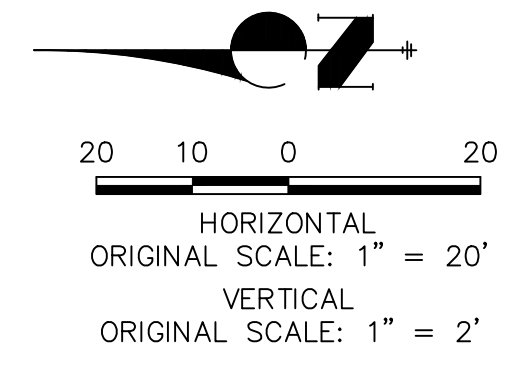
**POND B SECTION 2 PROFILE  
 STA 1+00.00 TO 2+44.24**



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



RECORD DRAWINGS  
 06/23  
 12/27/2023



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

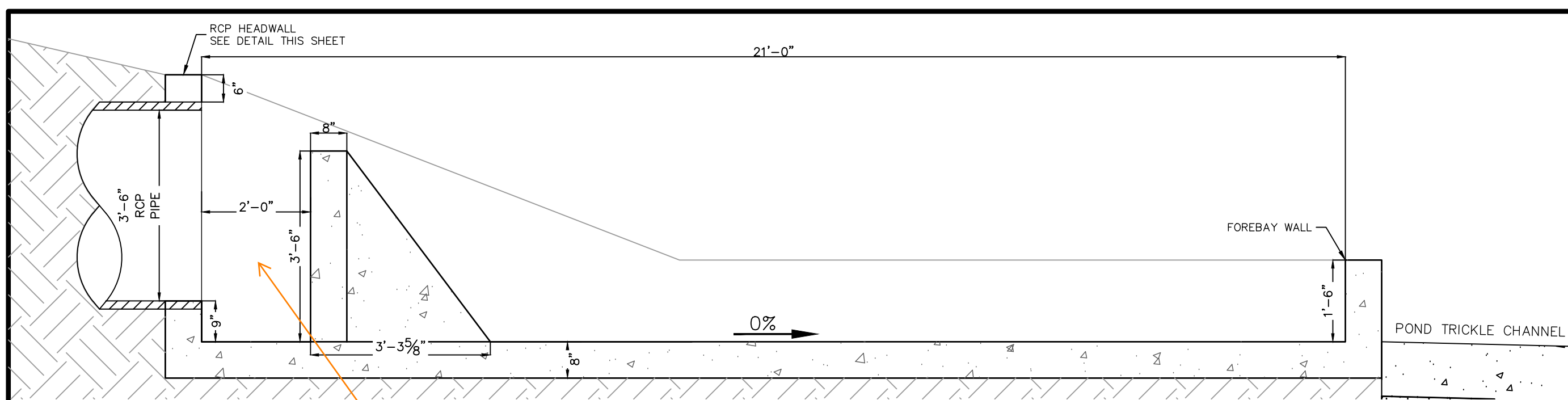
**ENGINEER'S STATEMENT** EPC 11/30/21  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett 32314 11/11/21  
 COLORADO P.E. 32314 DATE  
 FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

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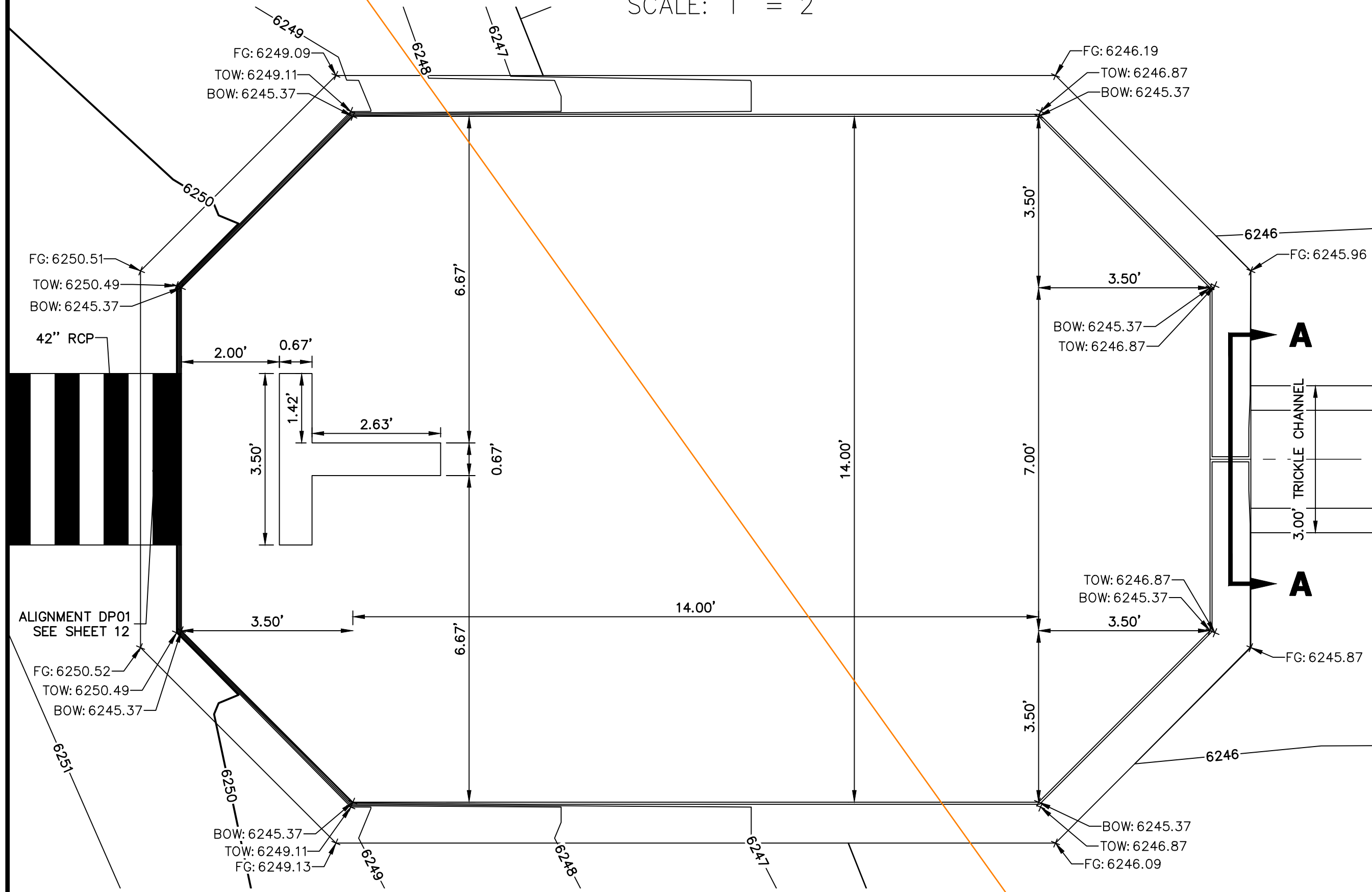
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						No.	REVISION
1"=20'	1"=2'	11/11/21	JBP	RPD			

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

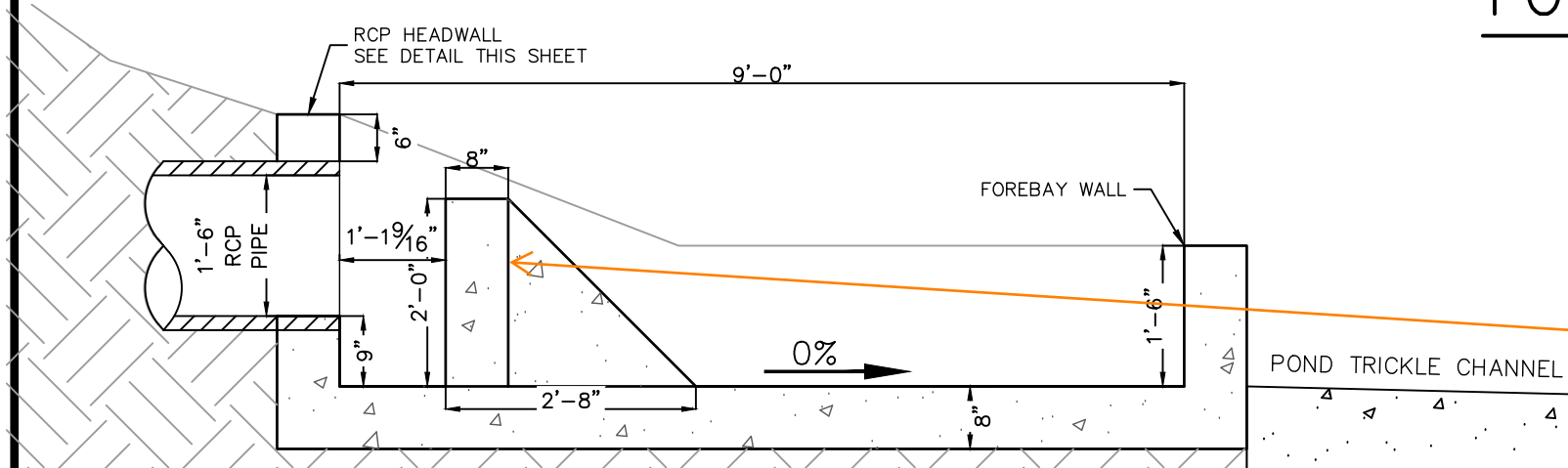




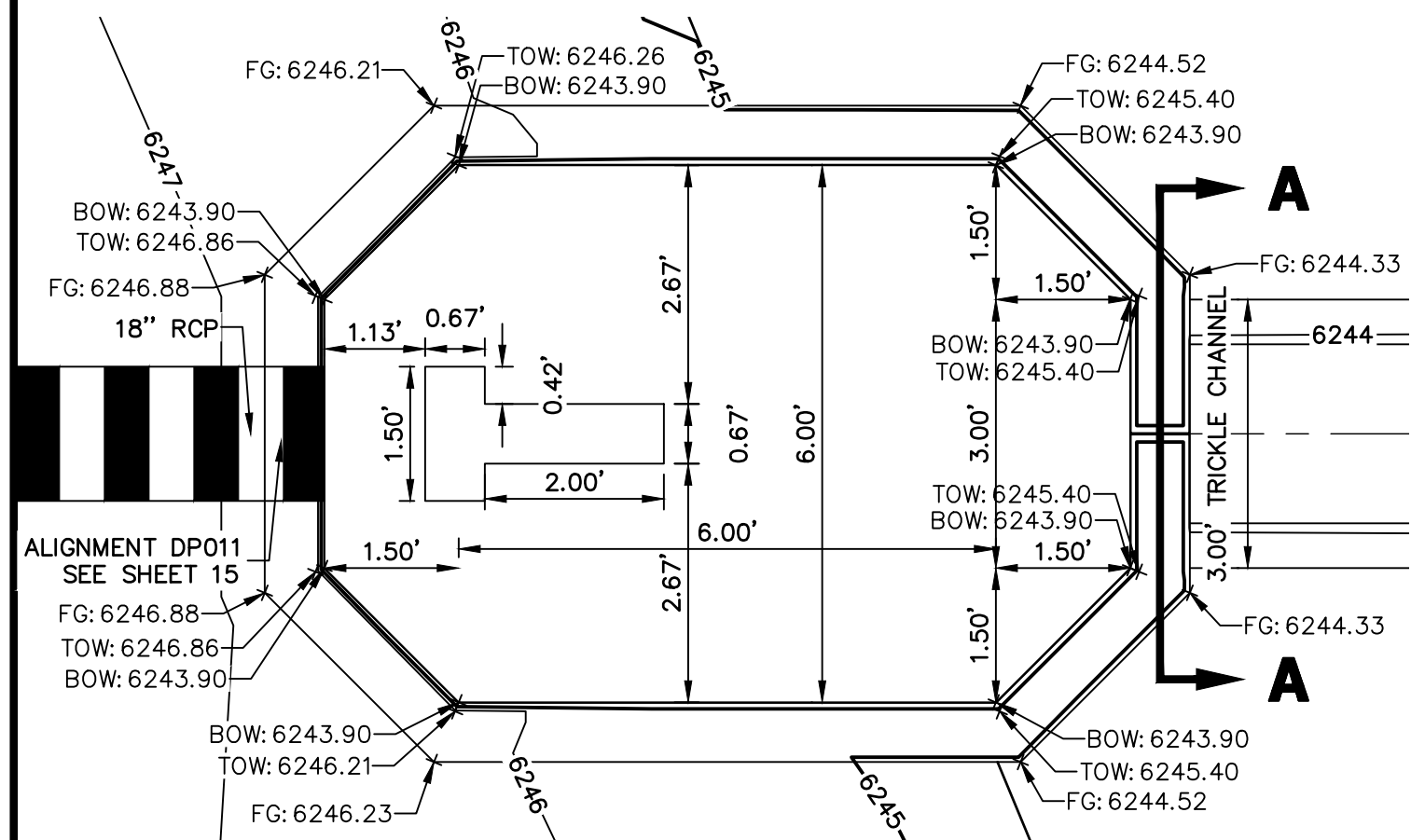
**FOREBAY B1 PROFILE VIEW**  
SCALE: 1" = 2'



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



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



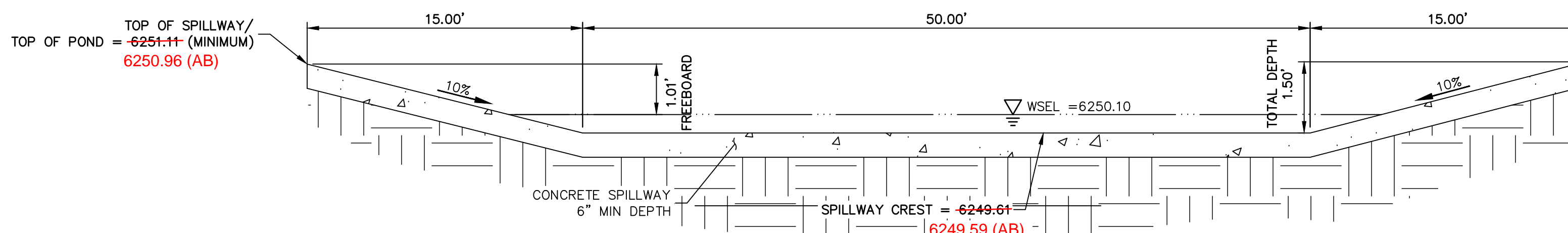
**FOREBAY B2 PLAN VIEW**  
SCALE: 1" = 2'

**WALL NOTES:**

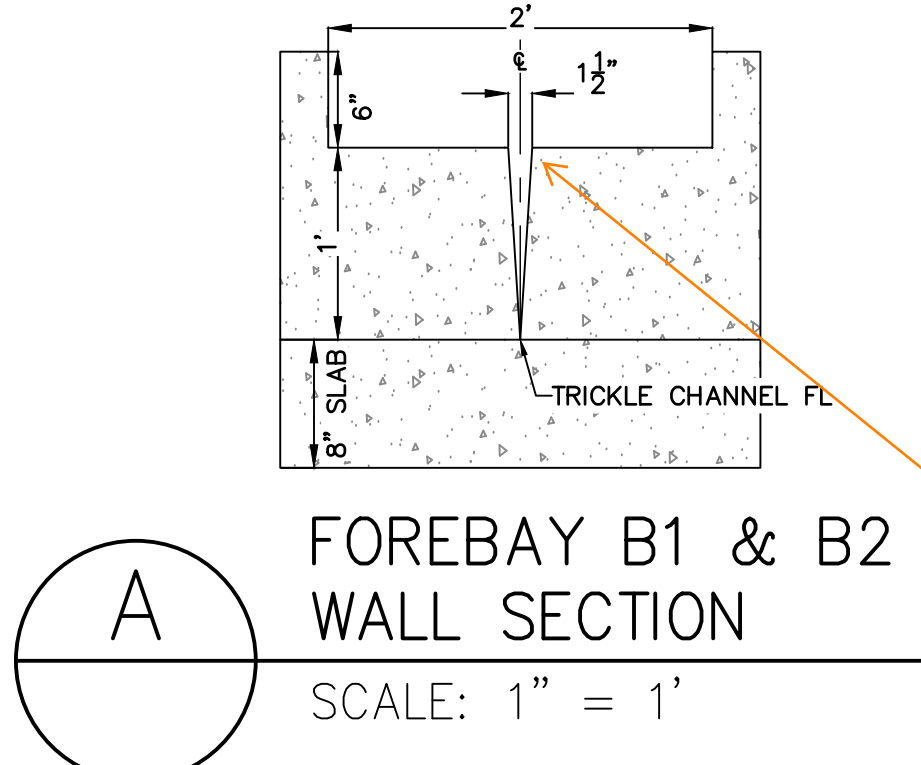
1. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-10.
2. WINGWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD PLAN M-601-20.

**CAST-IN-PLACE STRUCTURAL NOTES:**

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

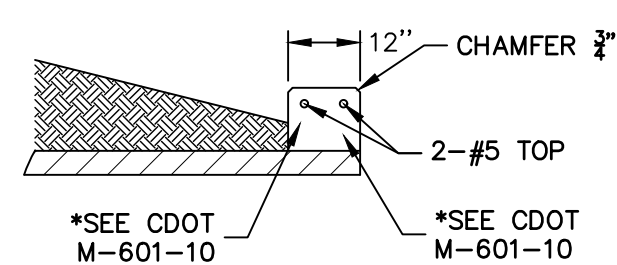


**POND B EMERGENCY OVERFLOW SPILLWAY**  
SCALE: N.T.S.

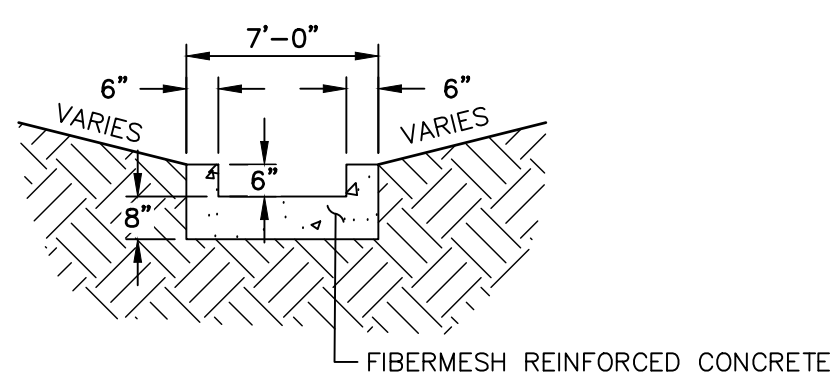


**FOREBAY B1 & B2 WALL SECTION**  
SCALE: 1" = 1'

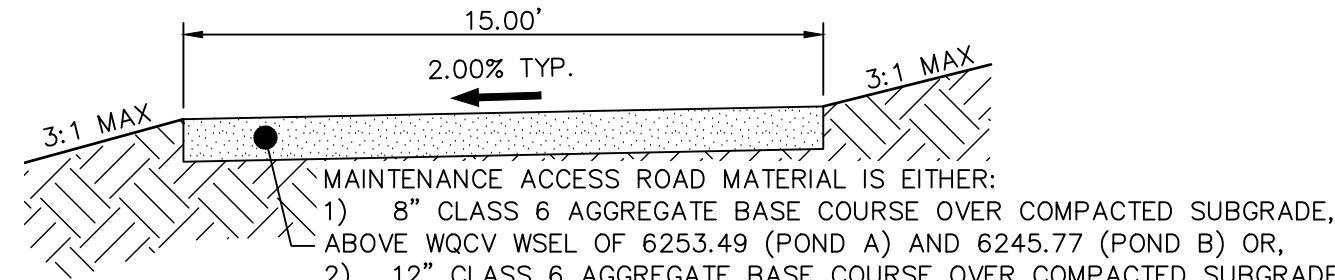
The constructed forebay notches are 3.5' wide and rectangular. Show this change on as-builts and provide calculations to demonstrate the design is still sufficient.



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



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



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



RECORD DRAWINGS  
06/23



**ENGINEER'S STATEMENT**

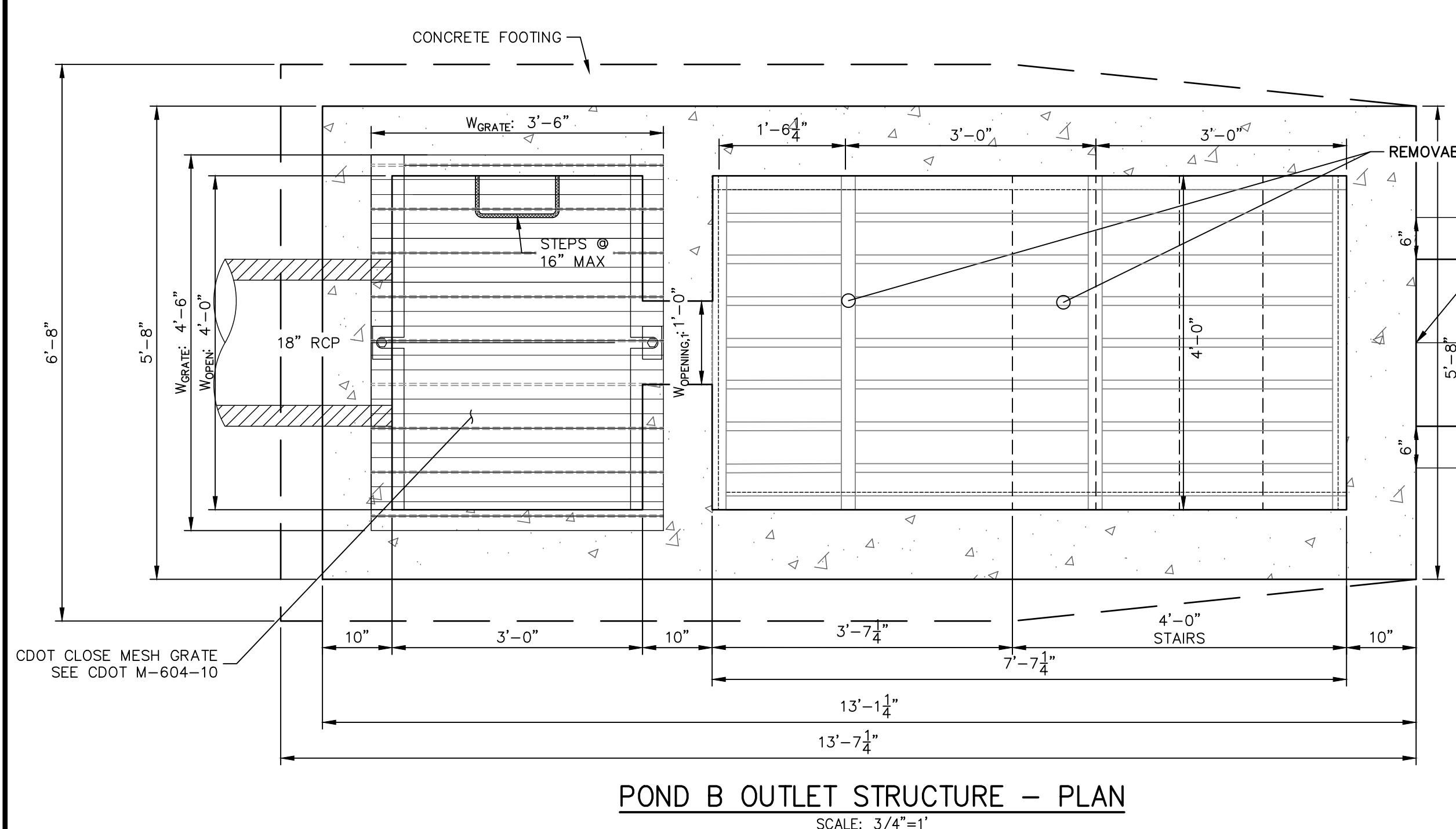
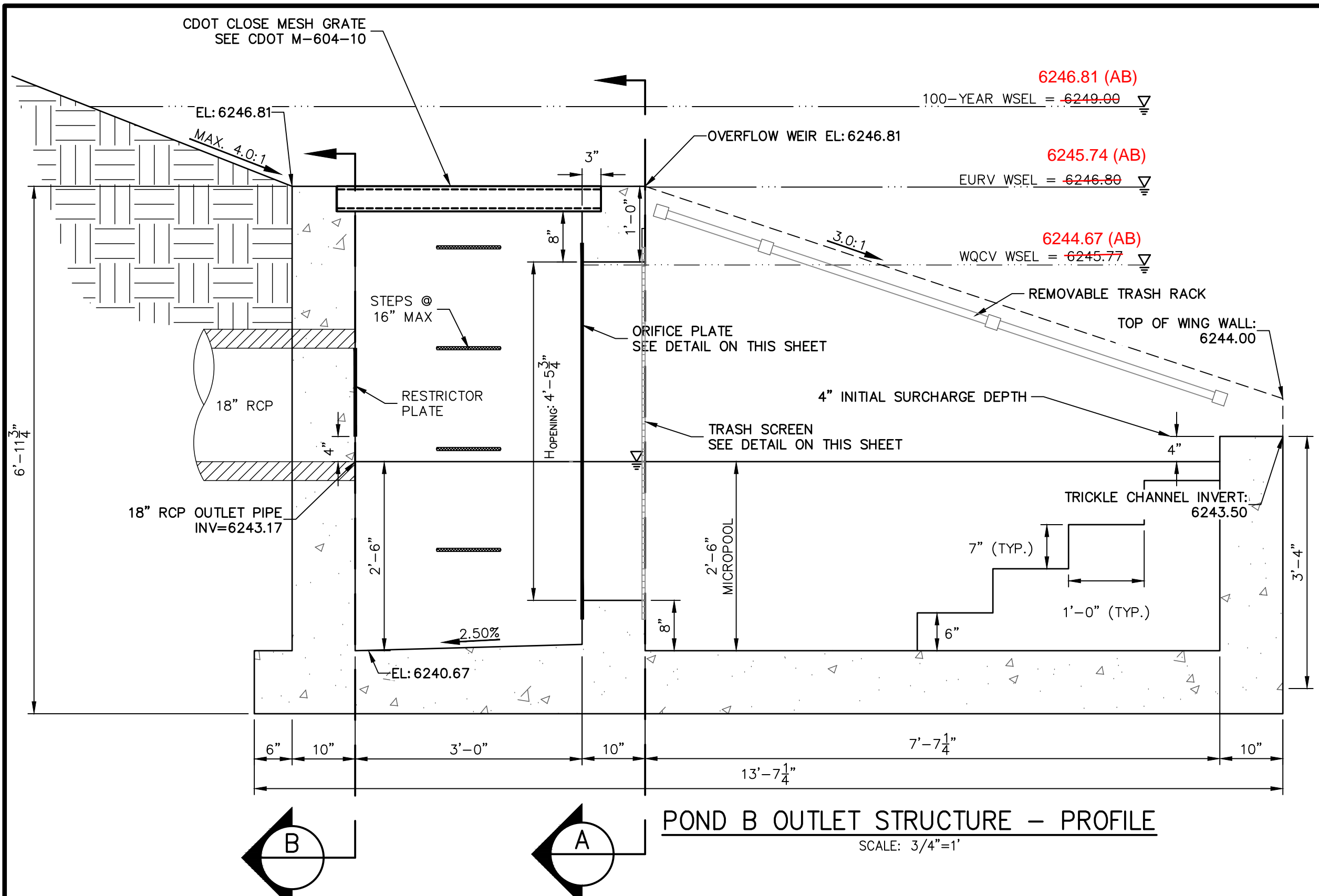
PREPARED UNDER MY SUPERVISION

Mike Bramlett  
12/21/2023  
32314  
DATE: 11/11/21  
FOR AND ON BEHALF OF JR ENGINEERING & GALLEY LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR: CS POWERS & GALLEY LLC, 510 S NEIL ST, CHAMPAIGN, IL 61820, OFFICE PHONE (734) 216-2577  
 J.R. ENGINEERING, A Westman Company, Centennial 300-740-9883, Colorado Springs 719-583-2583, Fort Collins 970-491-9888, www.jrengineering.com  

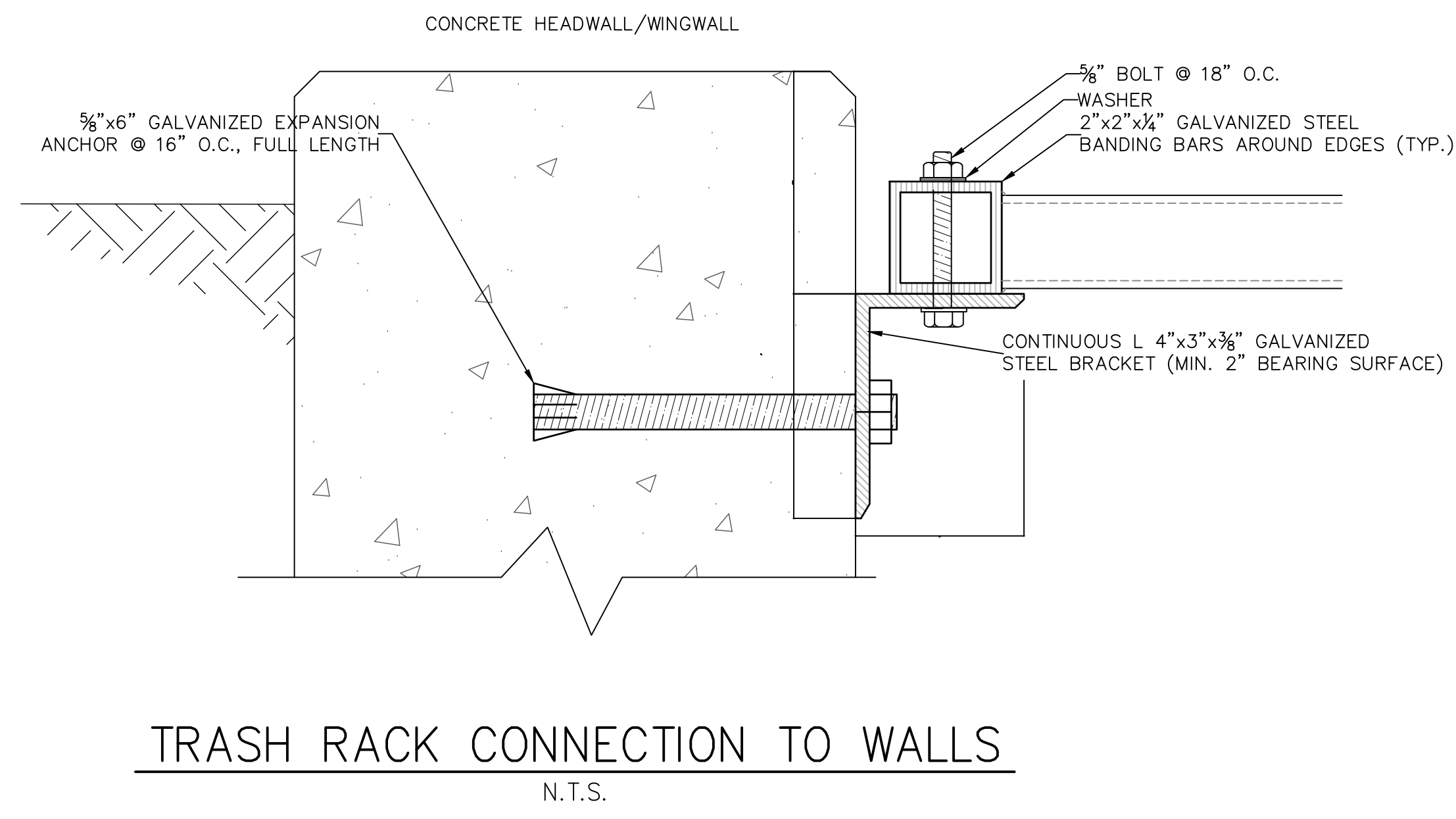
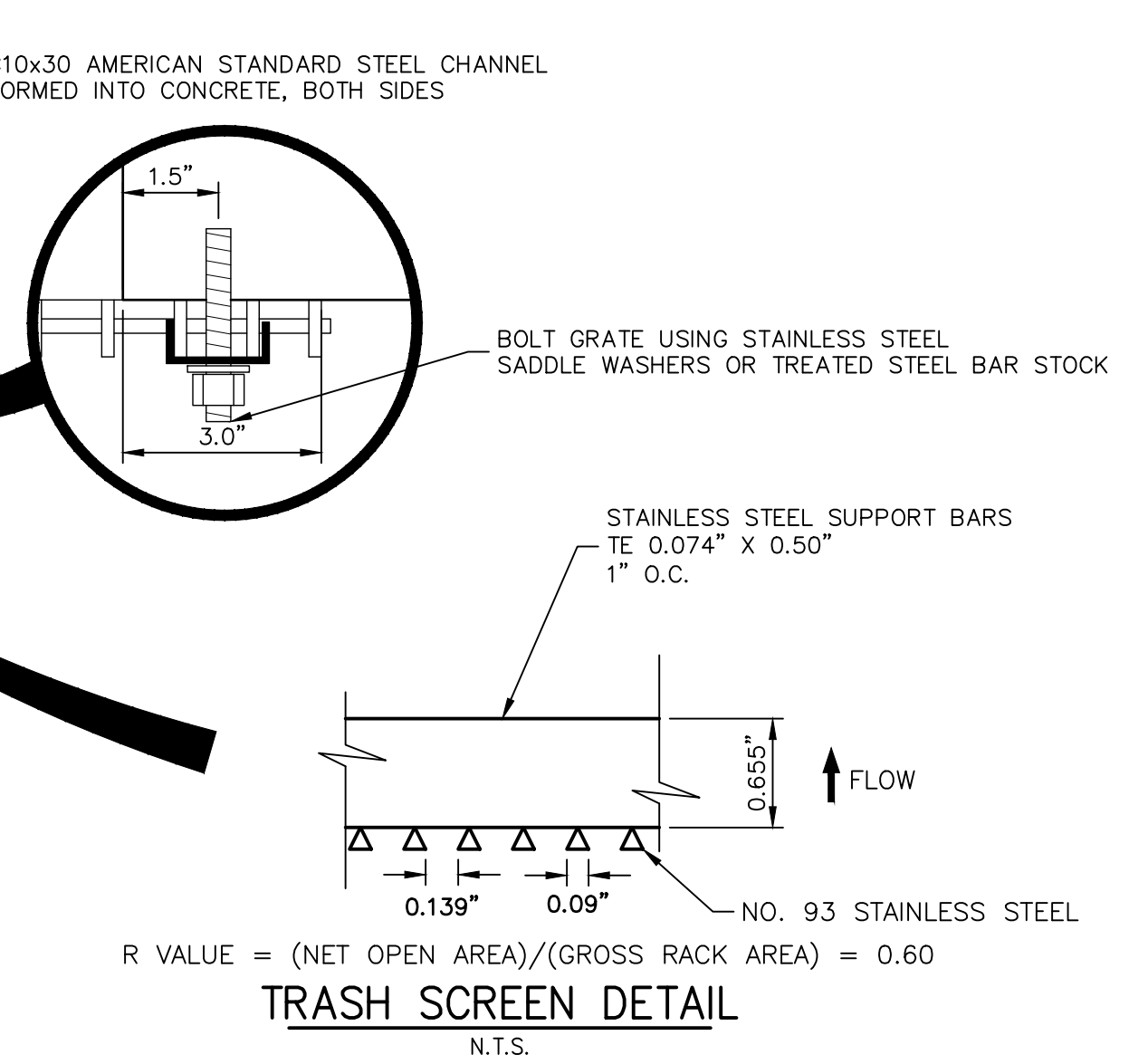
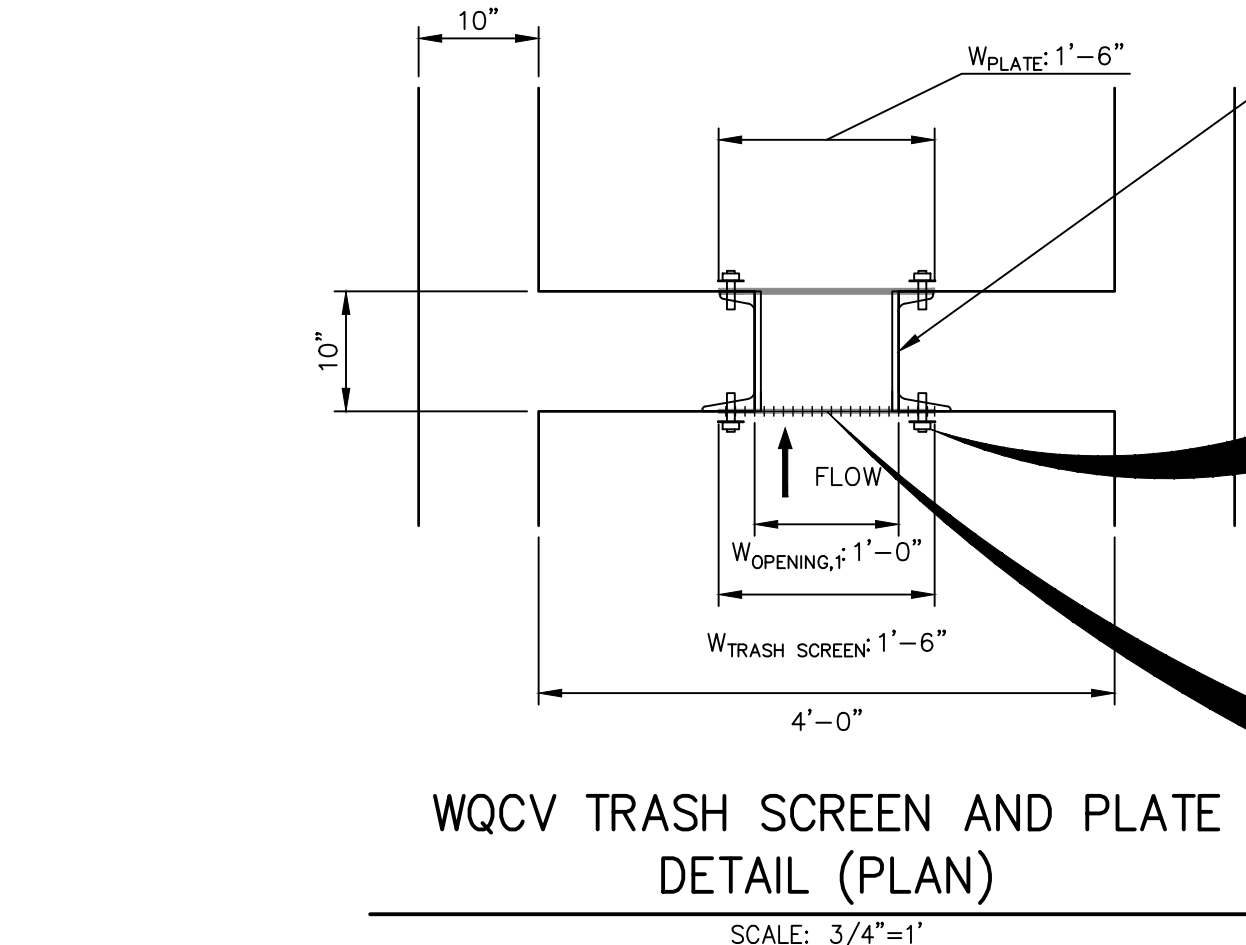
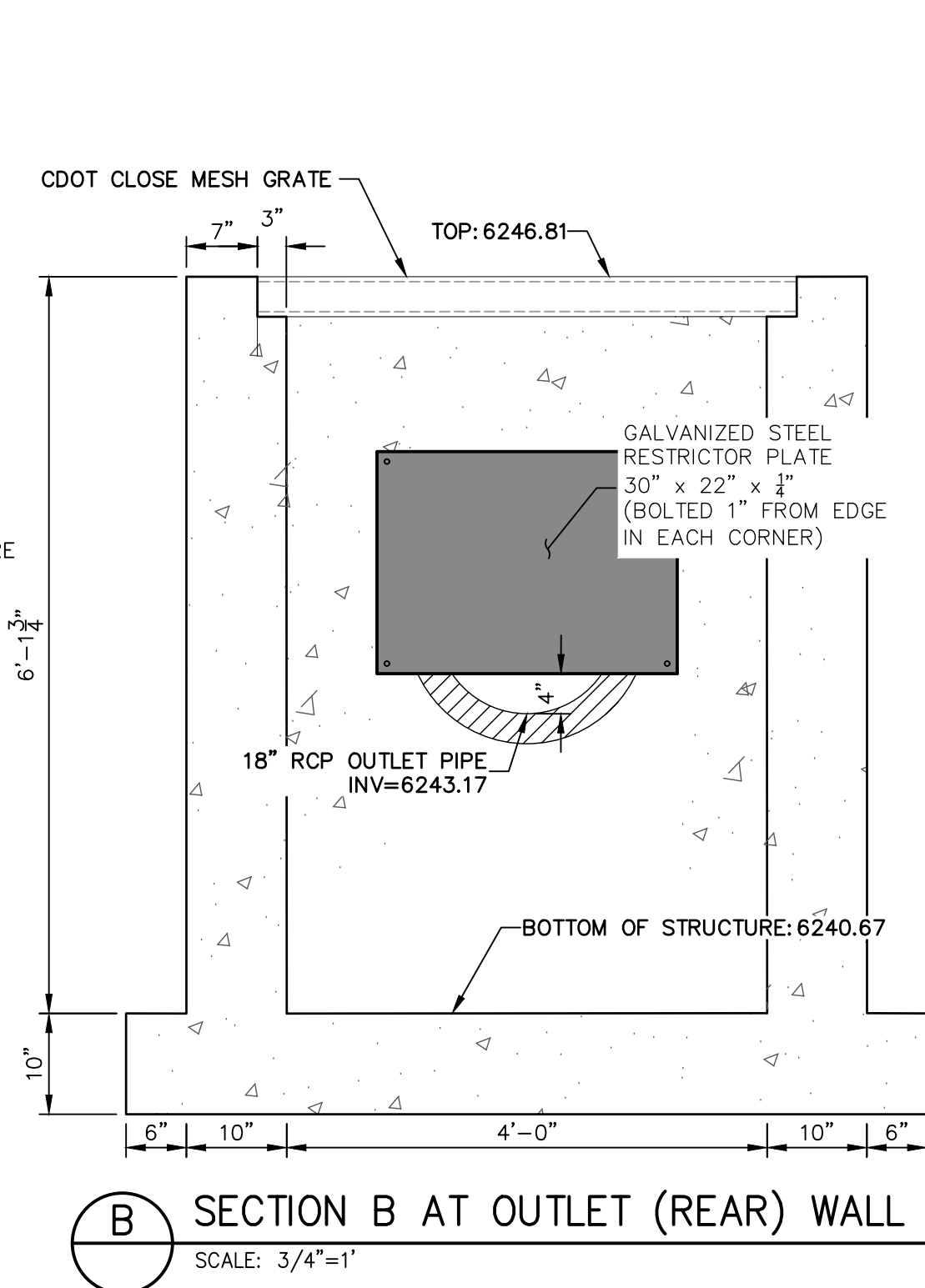
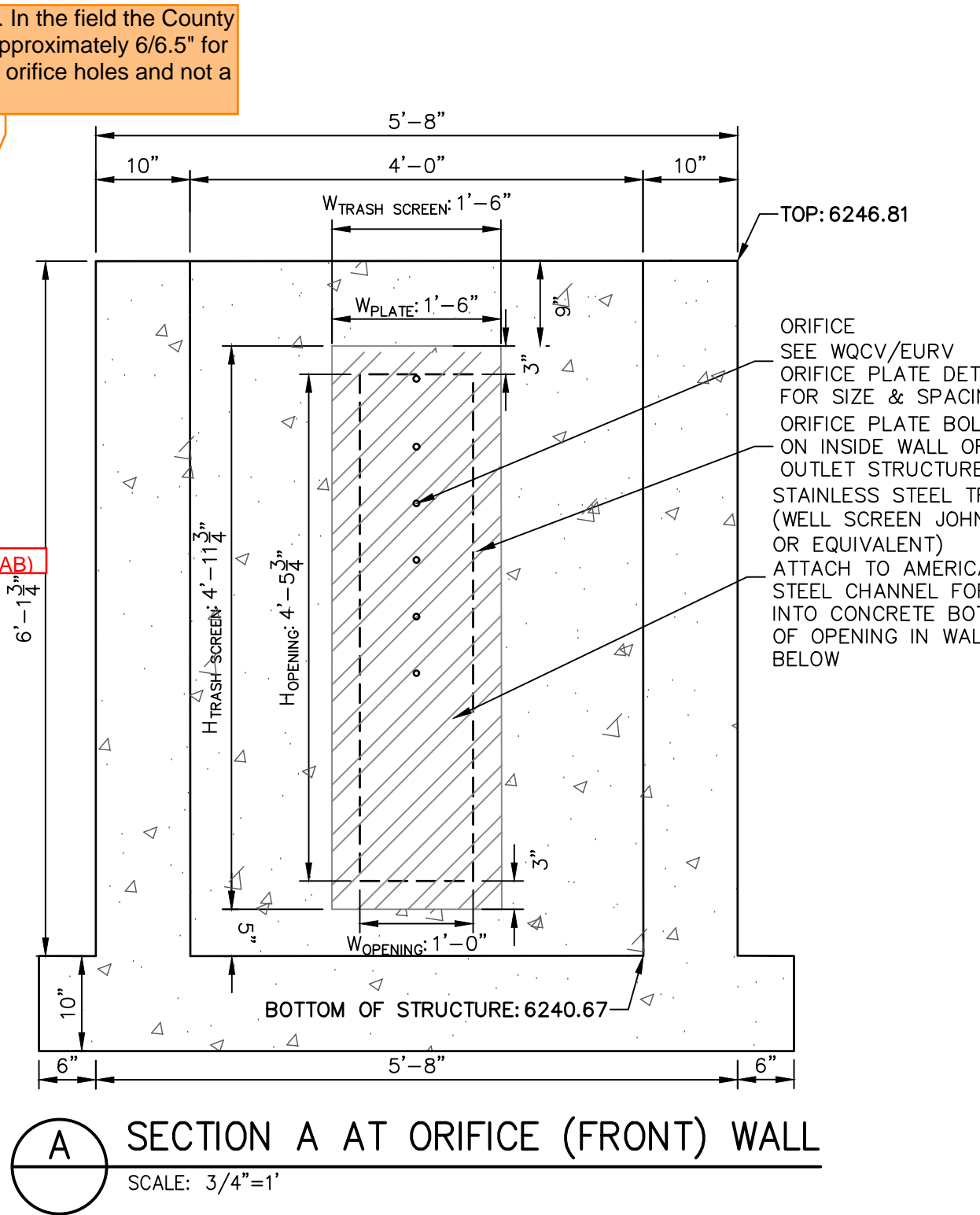
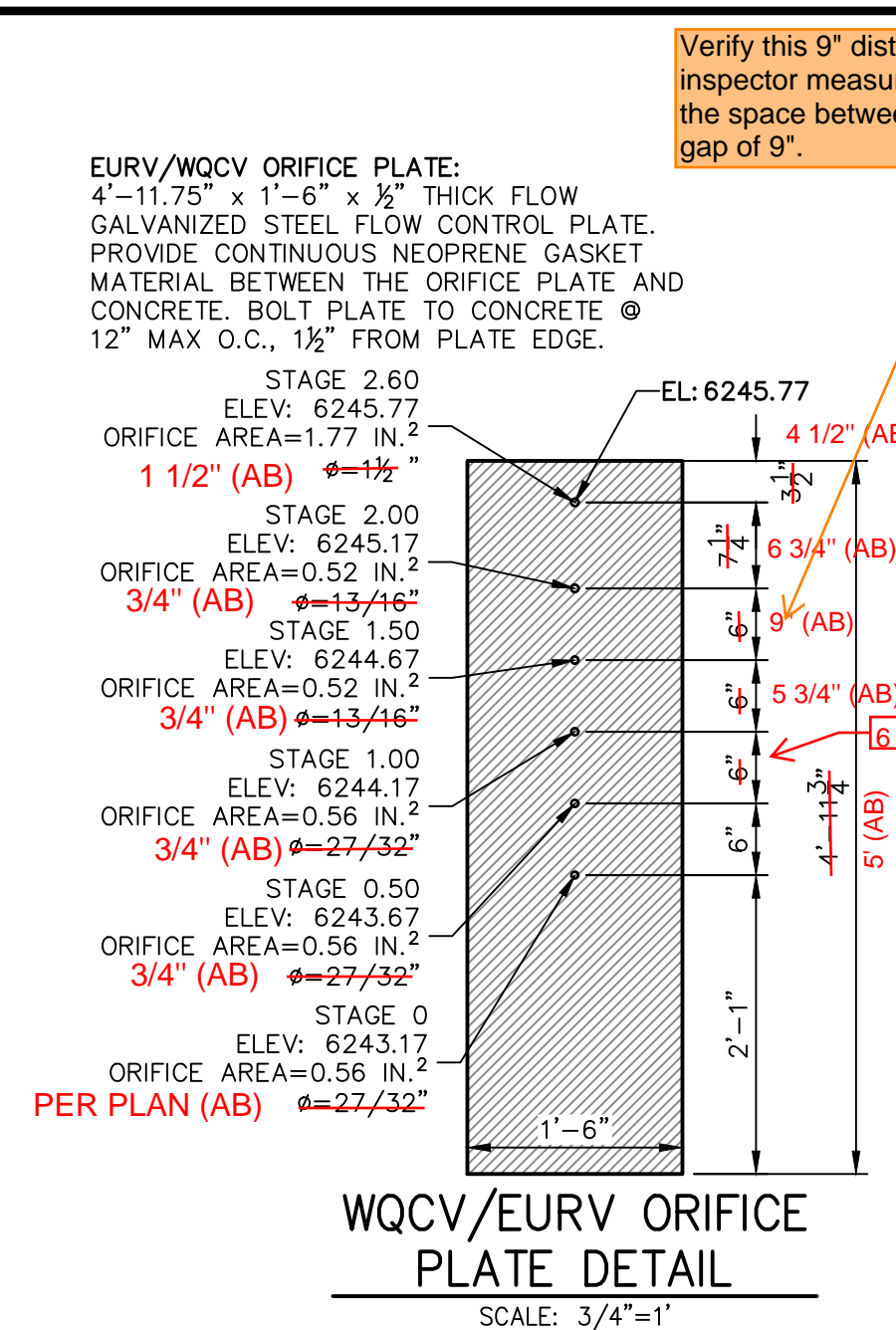
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	NO.	REVISION	BY	DATE
							VARIES		
							SOLACE APARTMENTS FILING NO. 1		
							POND B DETAILS		
							SHEET 22	OF 32	
							JOB NO.	25174.00	





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

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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE FOR THE PROJECTS DESIGNATED BY WRITEN 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 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	NO.	REVISION
		1	
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		1	
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**SOLACE APARTMENTS FILING NO. 1**

**POND B DETAILS**

DESIGNED BY JBP  
 DRAWN BY RPD  
 CHECKED BY

**RECORD DRAWINGS**  
 06/23

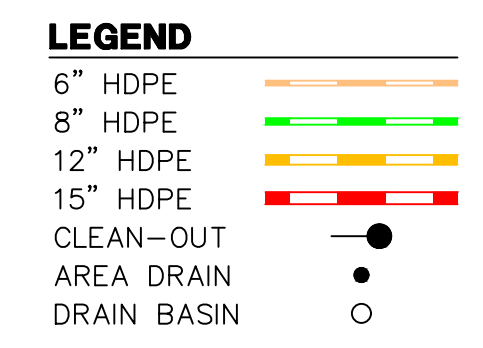
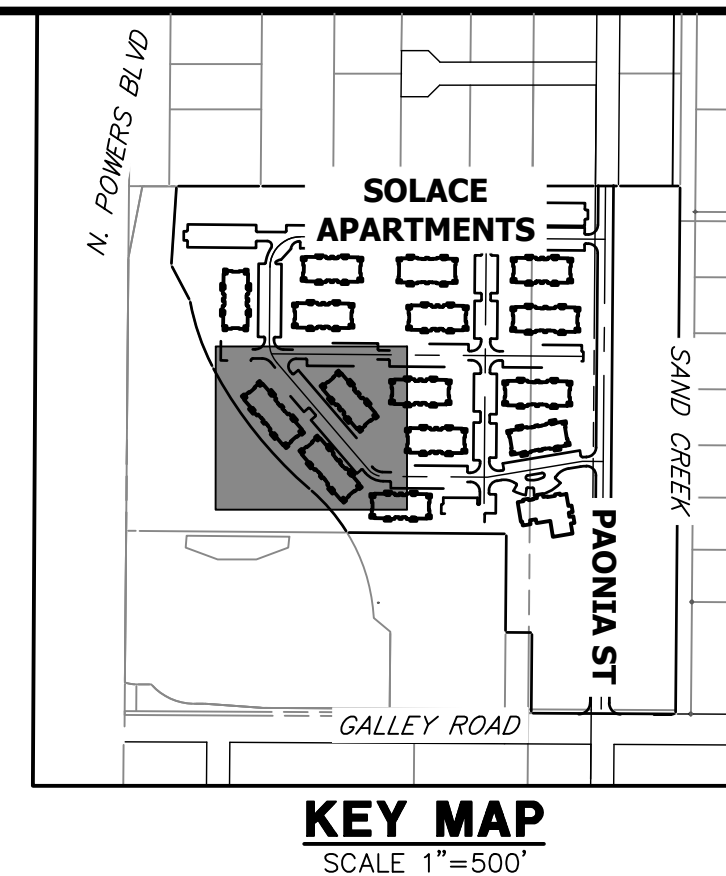
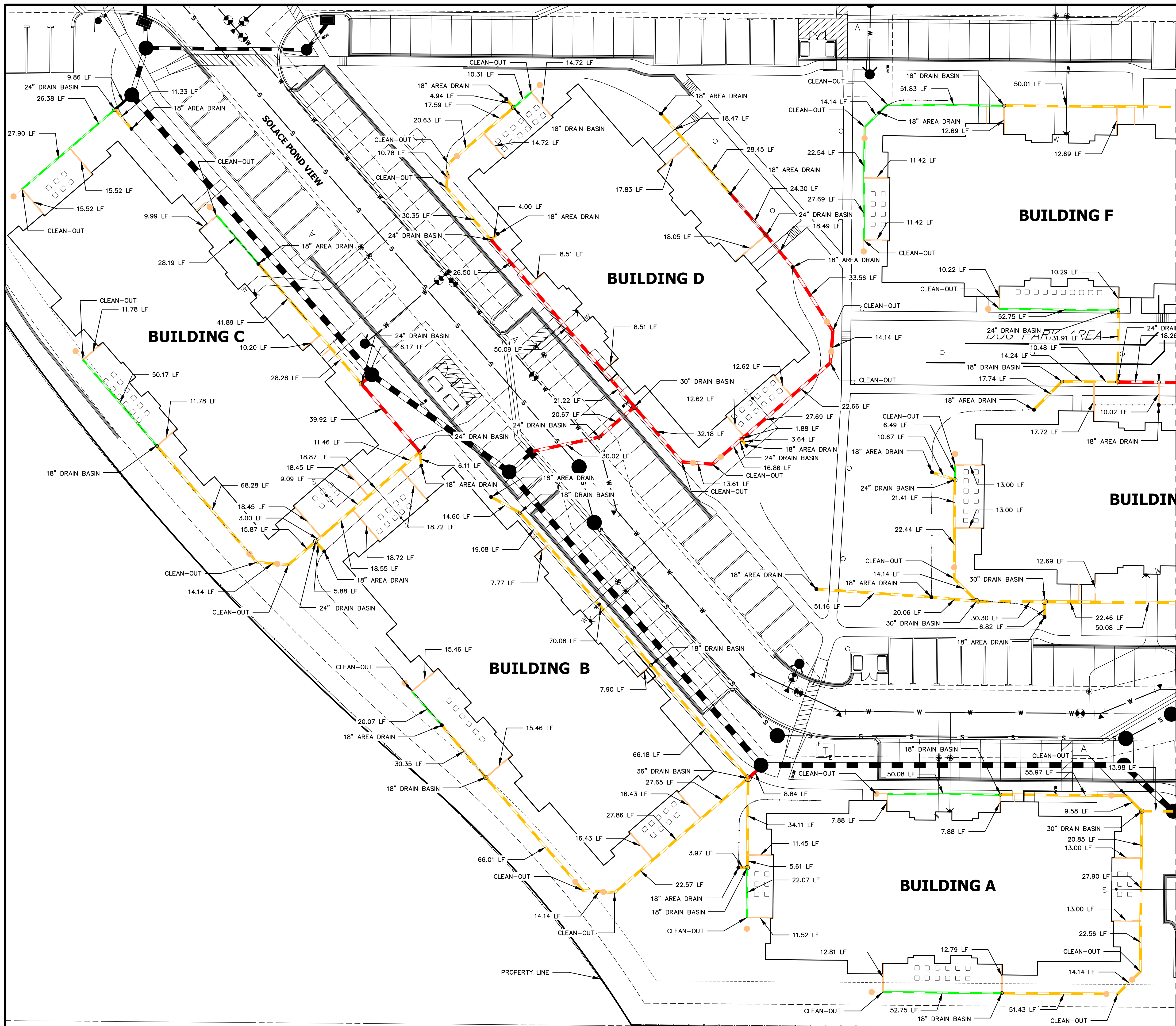
**ENGINEER'S STATEMENT**  
 PREPARED UNDER MY SUPERVISION

Mike Bramlett 32314 11/11/21  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING LLC

EPC 11/30/21

SHEET 23 OF 32  
 JOB NO. 25174.00

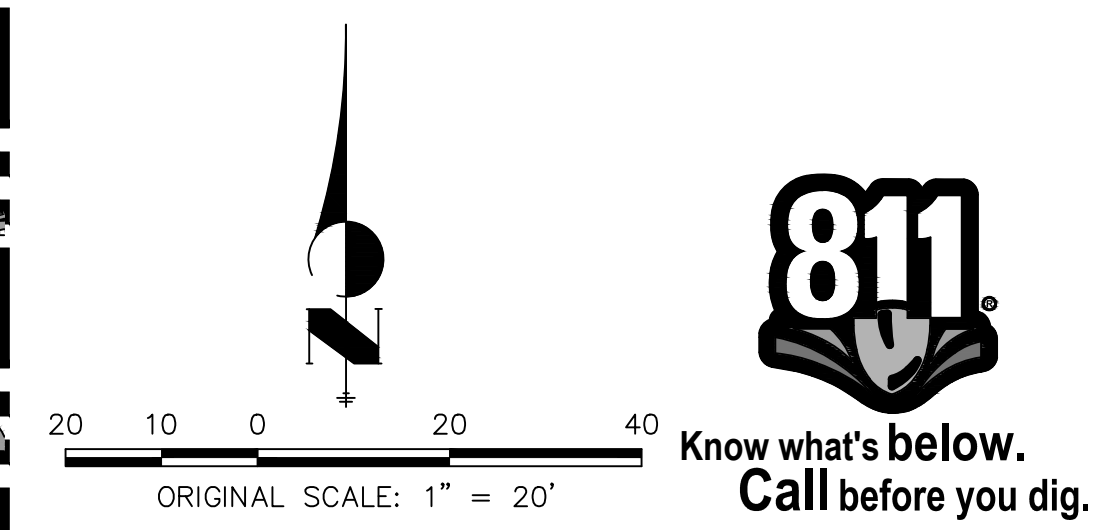




- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
  2. THE MINIMUM PIPE SLOPE FOR 15" PIPES SHALL BE 0.75%. ALL OTHER PIPES SHALL MAINTAIN A 0.5% MINIMUM.
  3. ALL 6" ROOFDRAINS AT BUILDING SHALL BE INSTALLED WITH A CLEAN-OUT AT POINT WHERE 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** EPC 11/30/21  
 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, 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  
 Centennial 303-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

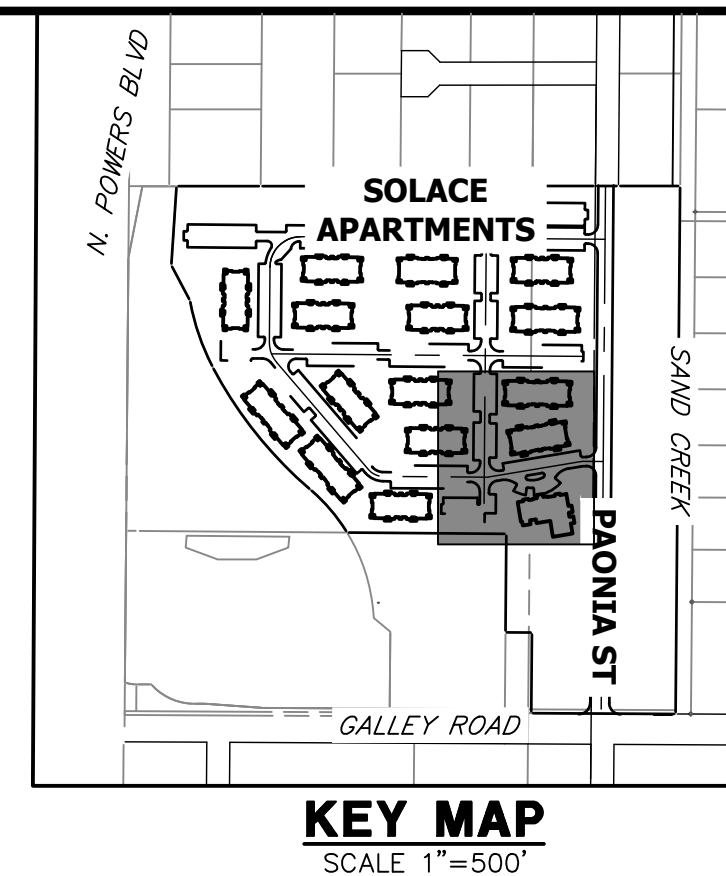
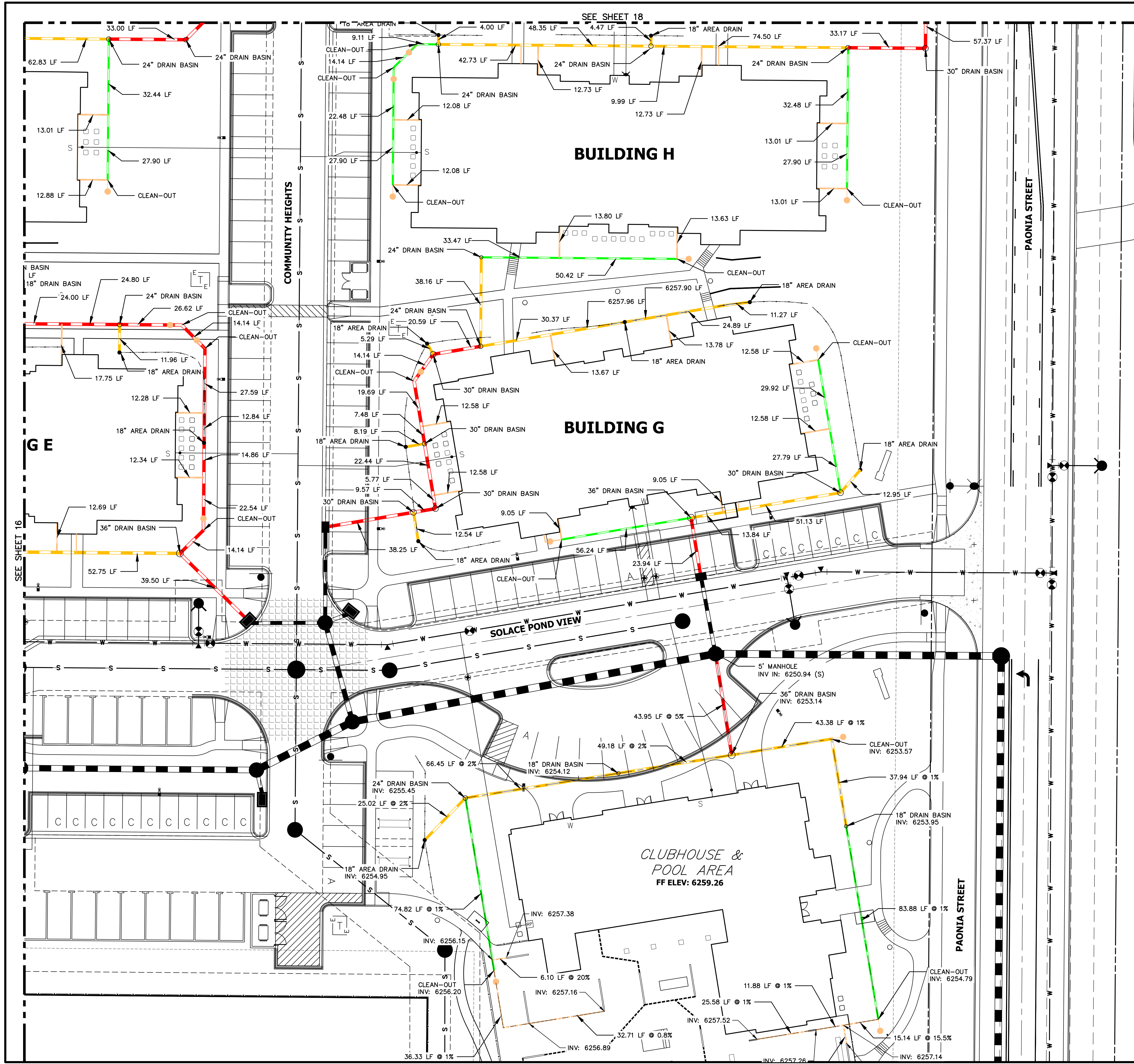
NO.	REVISION	BY	DATE

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

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

SHEET 24 OF 32  
 JOB NO. 25174.00





**LEGEND**

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

**NOTES:**

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.
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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

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

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

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510 S NEIL ST  
CHAMPAIGN, IL 61820  
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Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

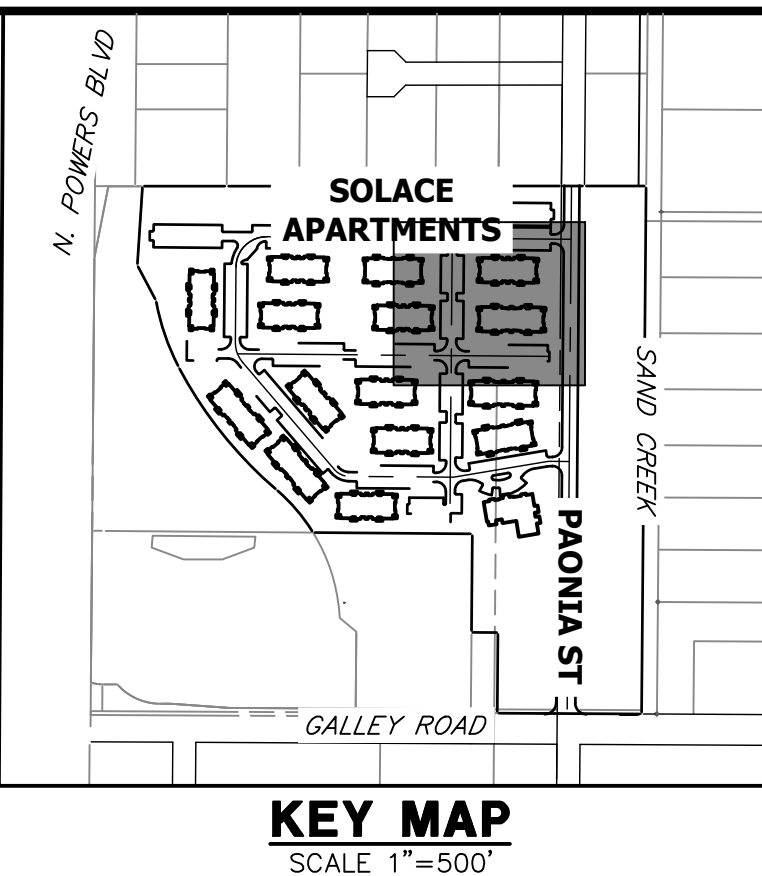
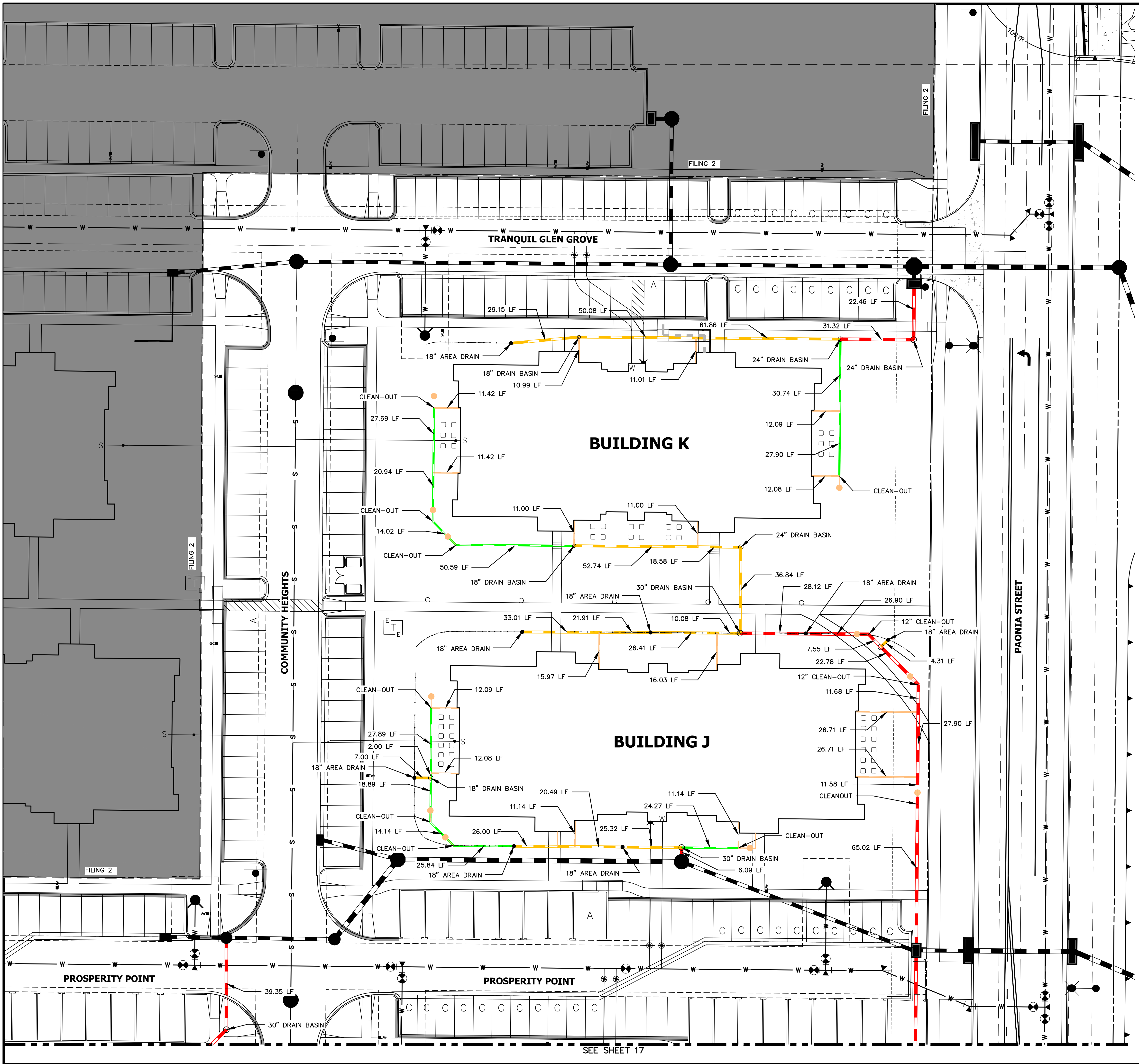
NO.	REVISION	DATE

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V-SCALE: N/A  
DATE: 11/11/21  
DESIGNED BY: GVT  
DRAWN BY: GVT  
CHECKED BY: GVT

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.
  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

811  
Know what's below.  
Call before you dig.  
EPC 11/30/21

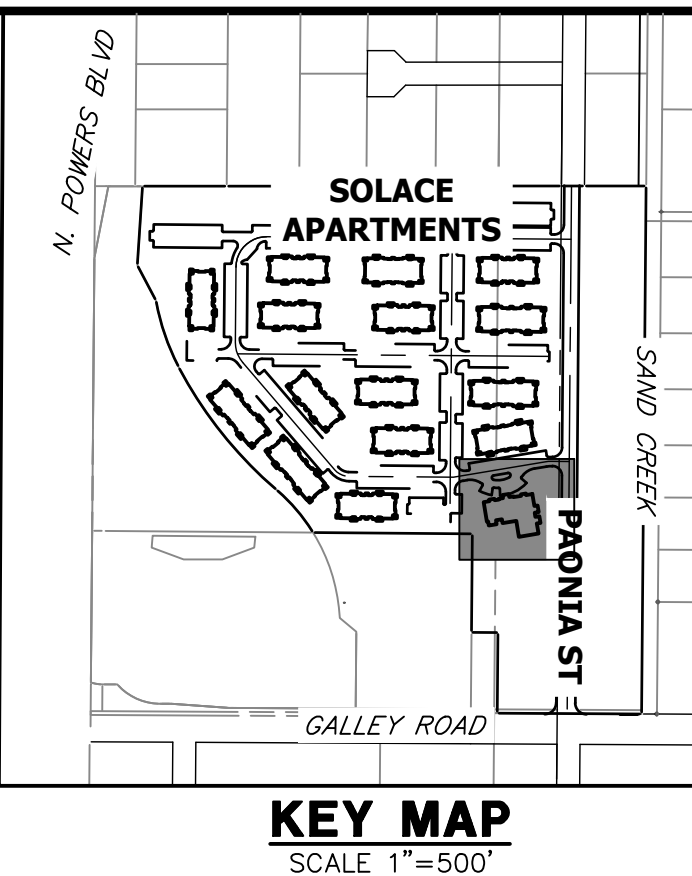
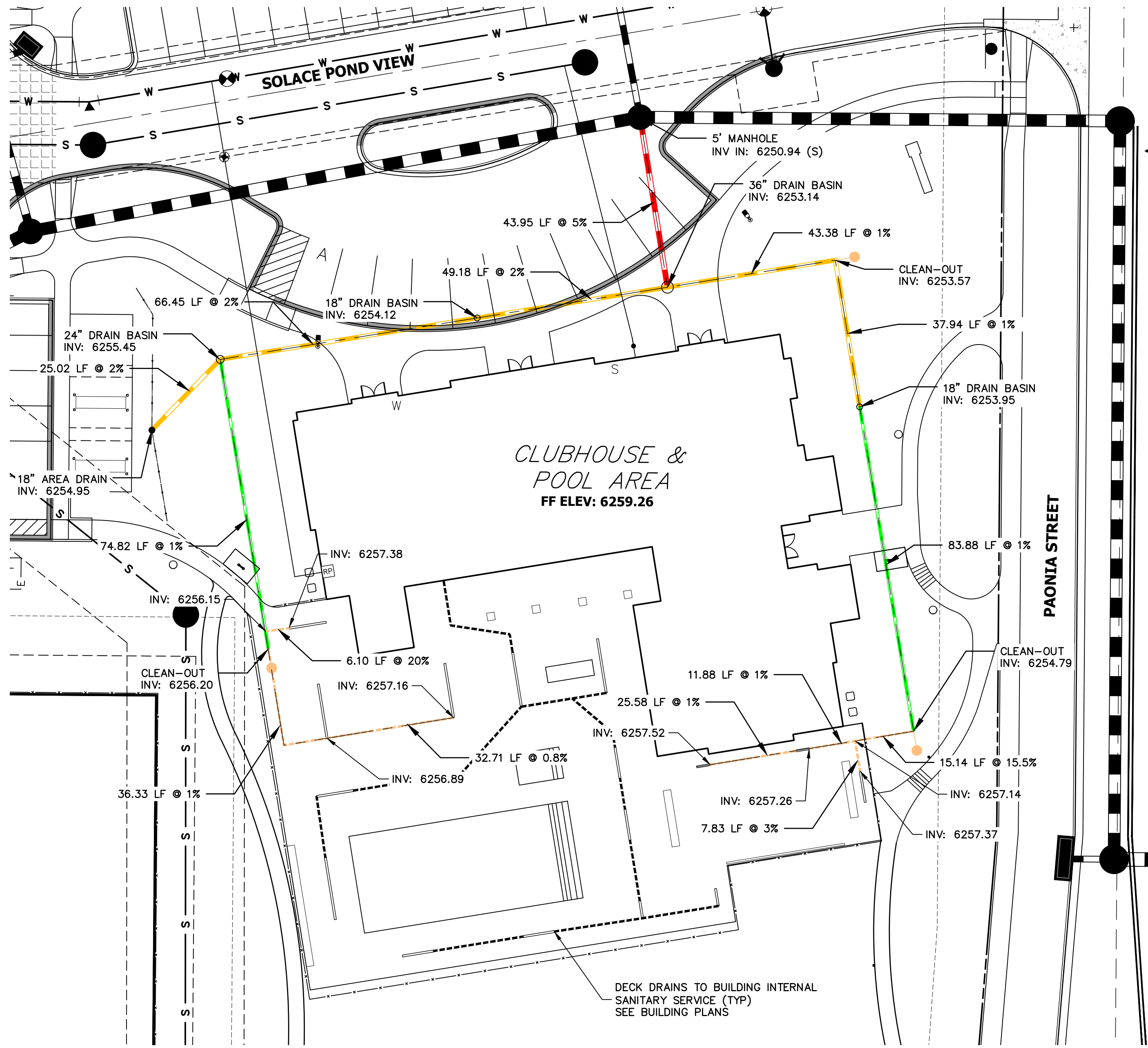
ENGINEER'S STATEMENT  
PREPARED UNDER MY SUPERVISION

*Mike Bramlett*  
32314  
11/11/21

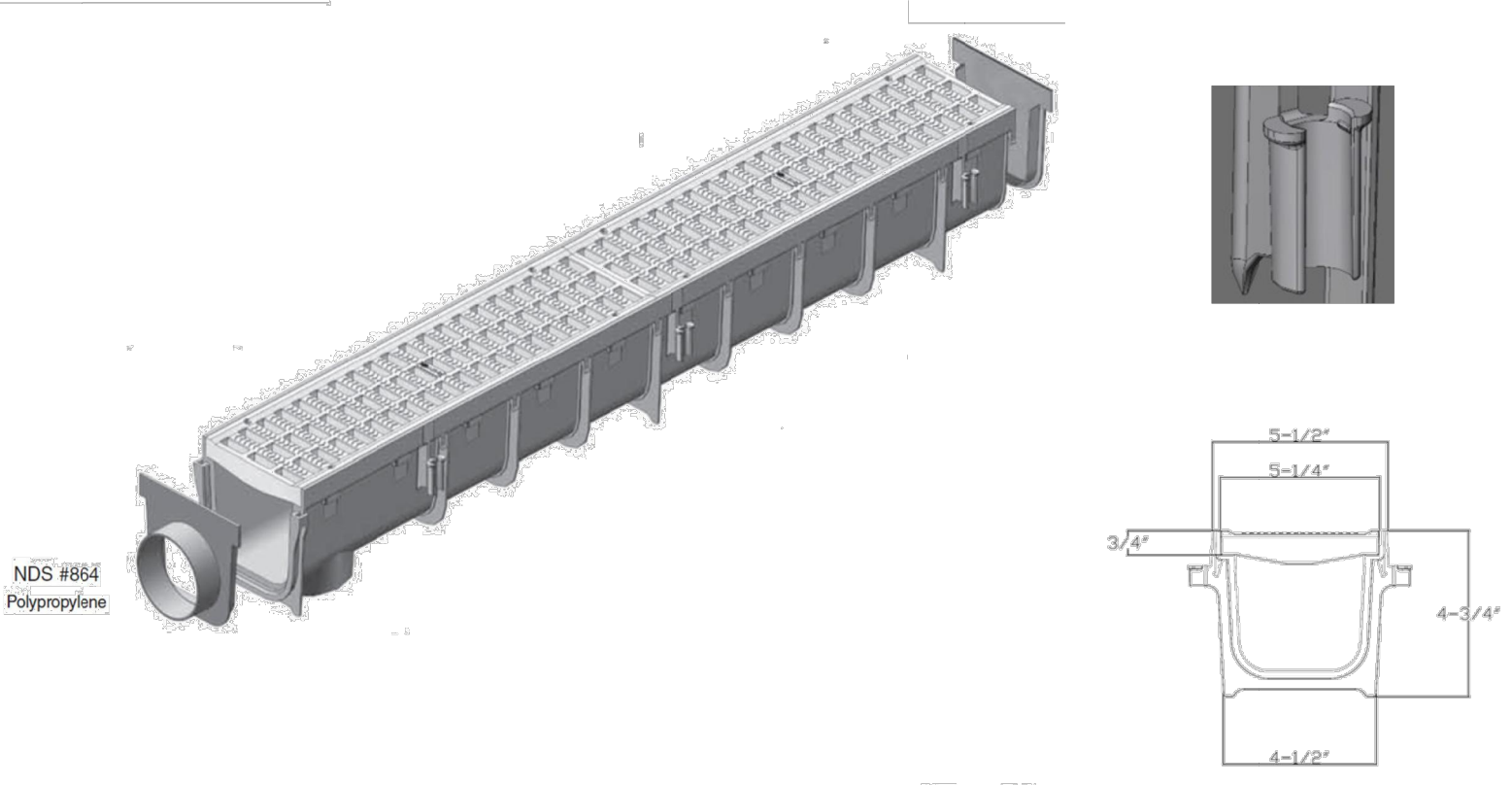
MIKE A. BRAMLETT, P.E.  
COLORADO P.E. 32314  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.		
PREPARED FOR <b>CS POWERS &amp; GALLEY LLC</b> 510 S NEIL ST CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577		
<b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com		
BY	DATE	
No.	REVISION	
H-SCALE	V-SCALE	DATE
1"=20'	N/A	11/11/21
DESIGNED BY	DRAWN BY	CHECKED BY
GVT	GVT	
<b>SOLACE APARTMENTS FILING NO. 1</b> <b>ROOF DRAIN AND AREA DRAIN PLANS</b>		
SHEET 26 OF 32		
JOB NO. 25174.00		





**5 Inch Pro Series Drain Kit**



**Class B**

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

**ADA Compliant**

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

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

- NOTES:**
1. ALL PIPES SHALL BE INSTALLED SUCH THAT THE TOP OF PIPE IS 12" MINIMUM BELOW GRADE. 18" IS PREFERRED.
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  5. ALL ROOF DRAINS & AREA DRAINS SHALL BE PRIVATE.

**RECORD DRAWINGS**  
06/23



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

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

**NDS**  
WE PUT WATER IN ITS PLACE

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

ORIGINAL SCALE: 1" = 20'

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

PREPARED UNDER MY SUPERVISION

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

DATE: 11/11/21

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 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

NO.	REVISION	BY	DATE
1	DCN #1 - POOL DECK DRAINS	CJS	10/9/2021

**SOLACE APARTMENTS FILING NO. 1**

SHEET 26A OF 32

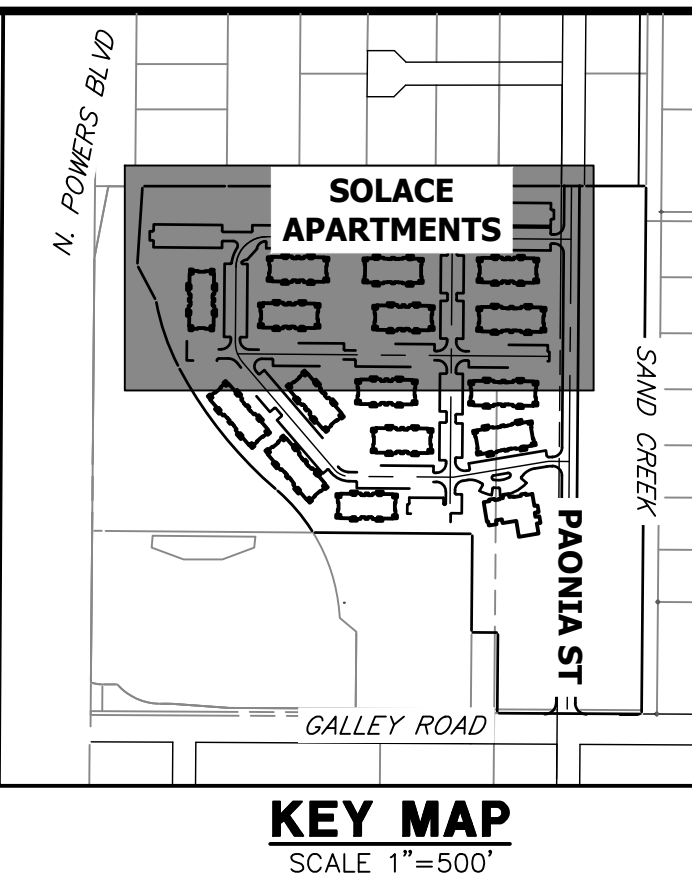
JOB NO. 25174.00



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**

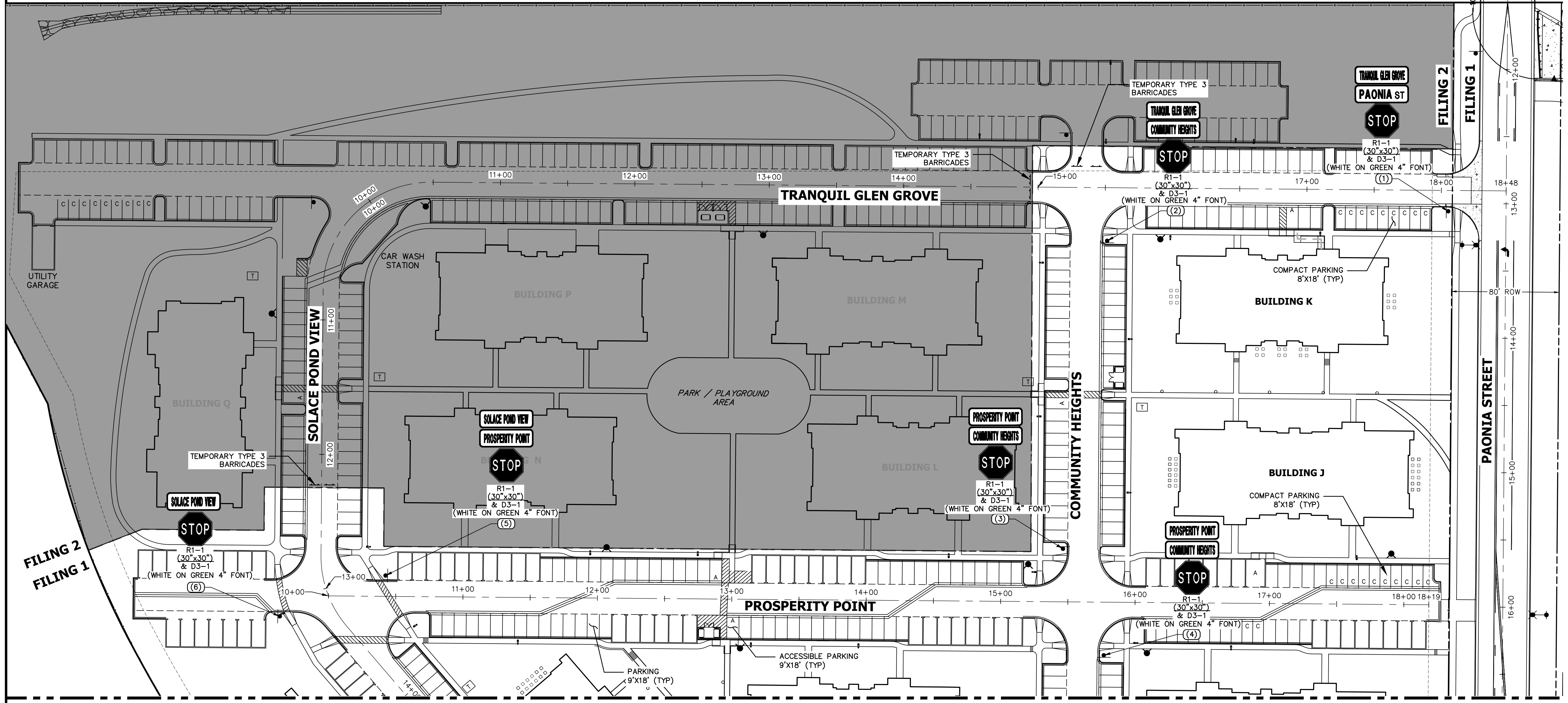
- PROPOSED SIGN (Symbol) EXISTING SIGN (Symbol)
- CDOT DELINEATOR TYPE I (CRYSTAL) (Symbol)
- CDOT DELINEATOR TYPE II (CRYSTAL) (Symbol)
- CDOT DELINEATOR TYPE II (YELLOW) (Symbol)
- CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK (Symbol)
- EXISTING STRIPE TO REMAIN (Symbol)
- SEE DEMOLITION PLAN FOR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



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



SEE SHEET 28

RECORD DRAWINGS  
06/23



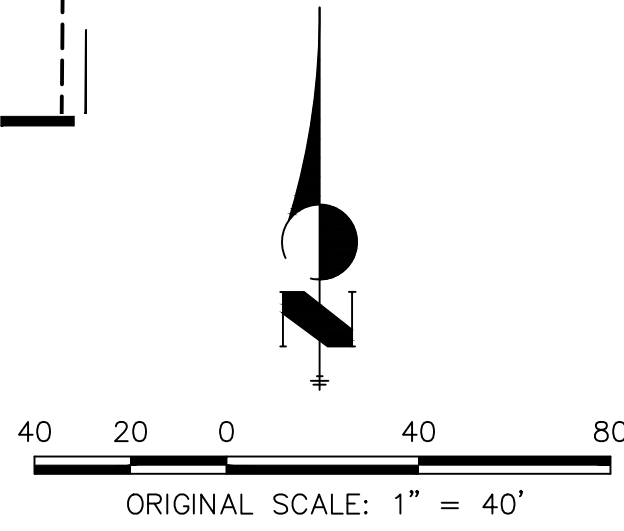
Mike A. Bramlett  
12/27/2023

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

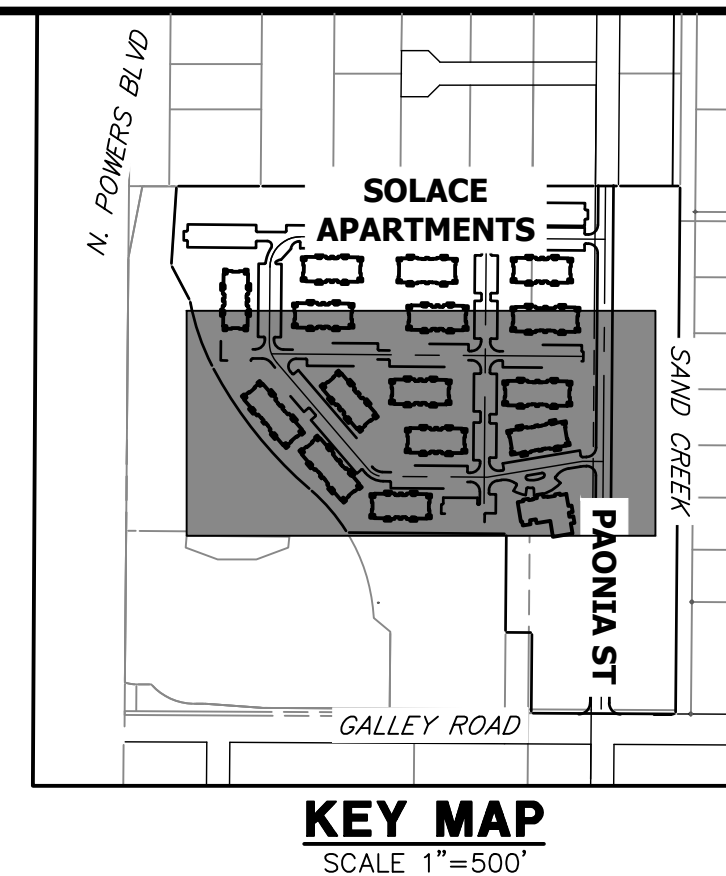


EPC 11/30/21

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



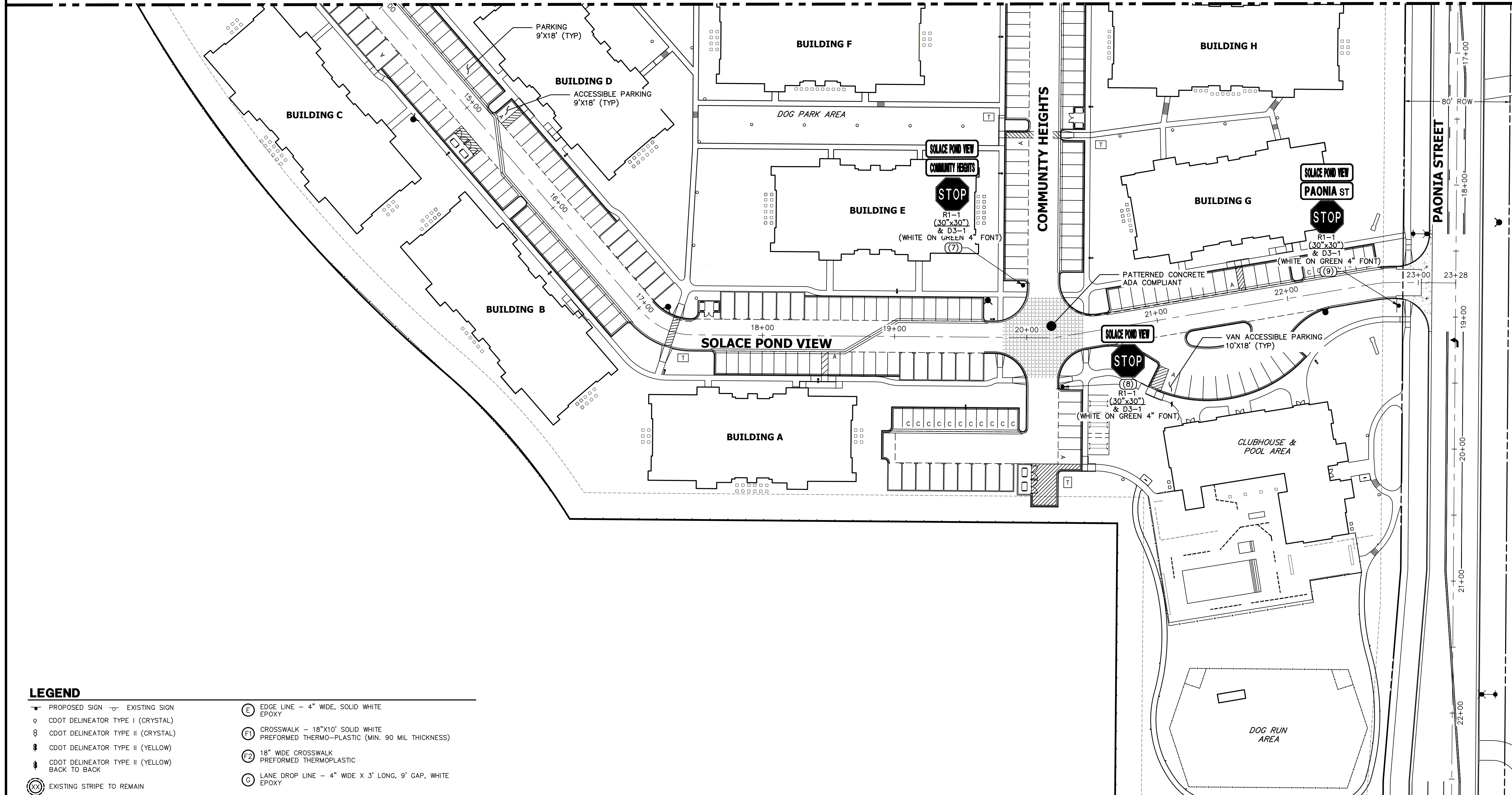
SIGNAGE TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
(7)	19+96.97	39.50' (LT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)
(8)	20+20.92	37.75' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (1)
(9)	22+85.32	17.57' (RT)	SOLACE POND VIEW CL	30X30 R1-1 (1) 30X9 D3-1 (2)



UNLESS SHOWN OTHERWISE, 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



RECORD DRAWINGS  
 06/23

Mike Bramlett  
 12/27/2023

**LEGEND**

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

Mike Bramlett  
 32314  
 11/11/21

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

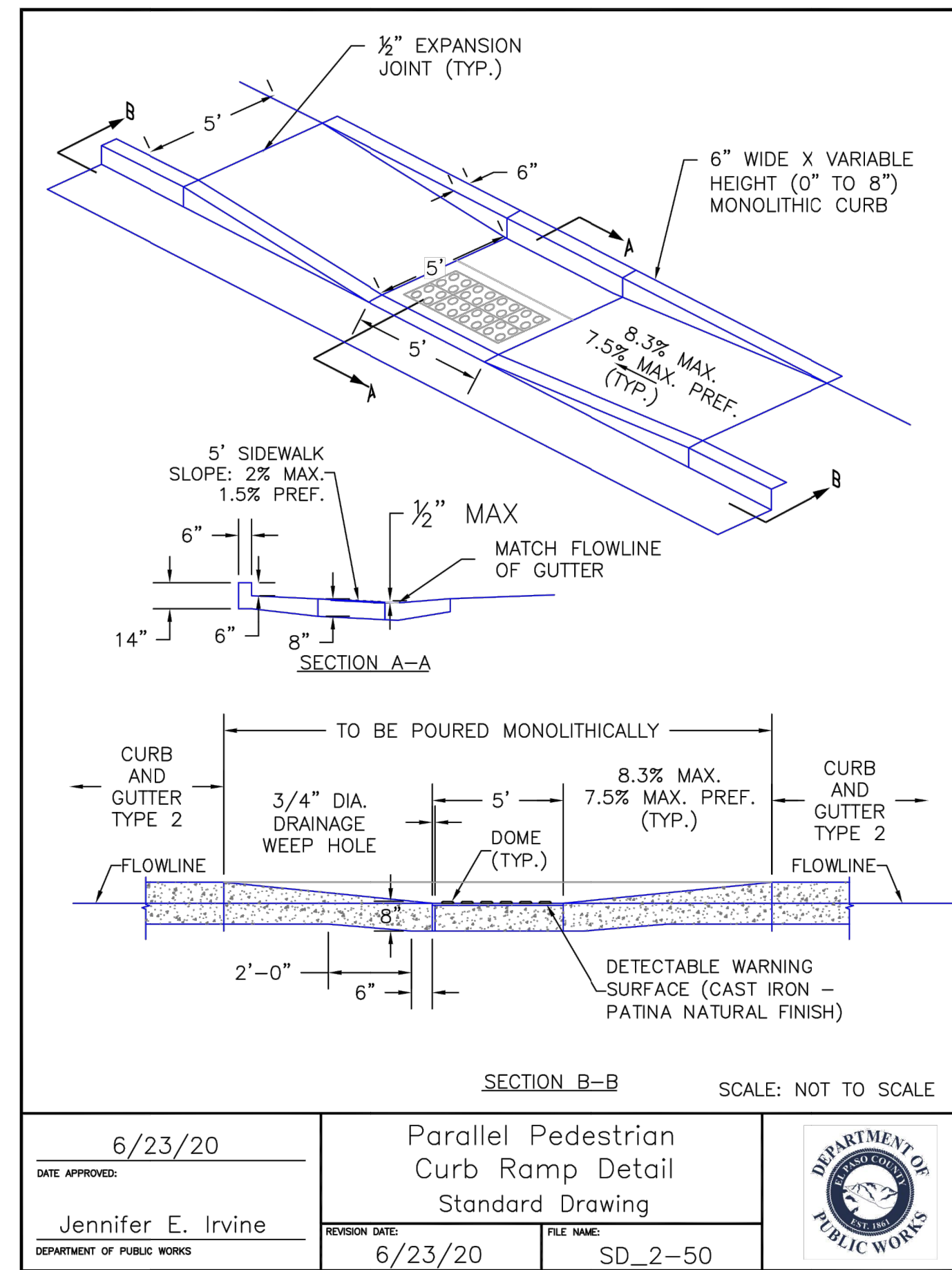
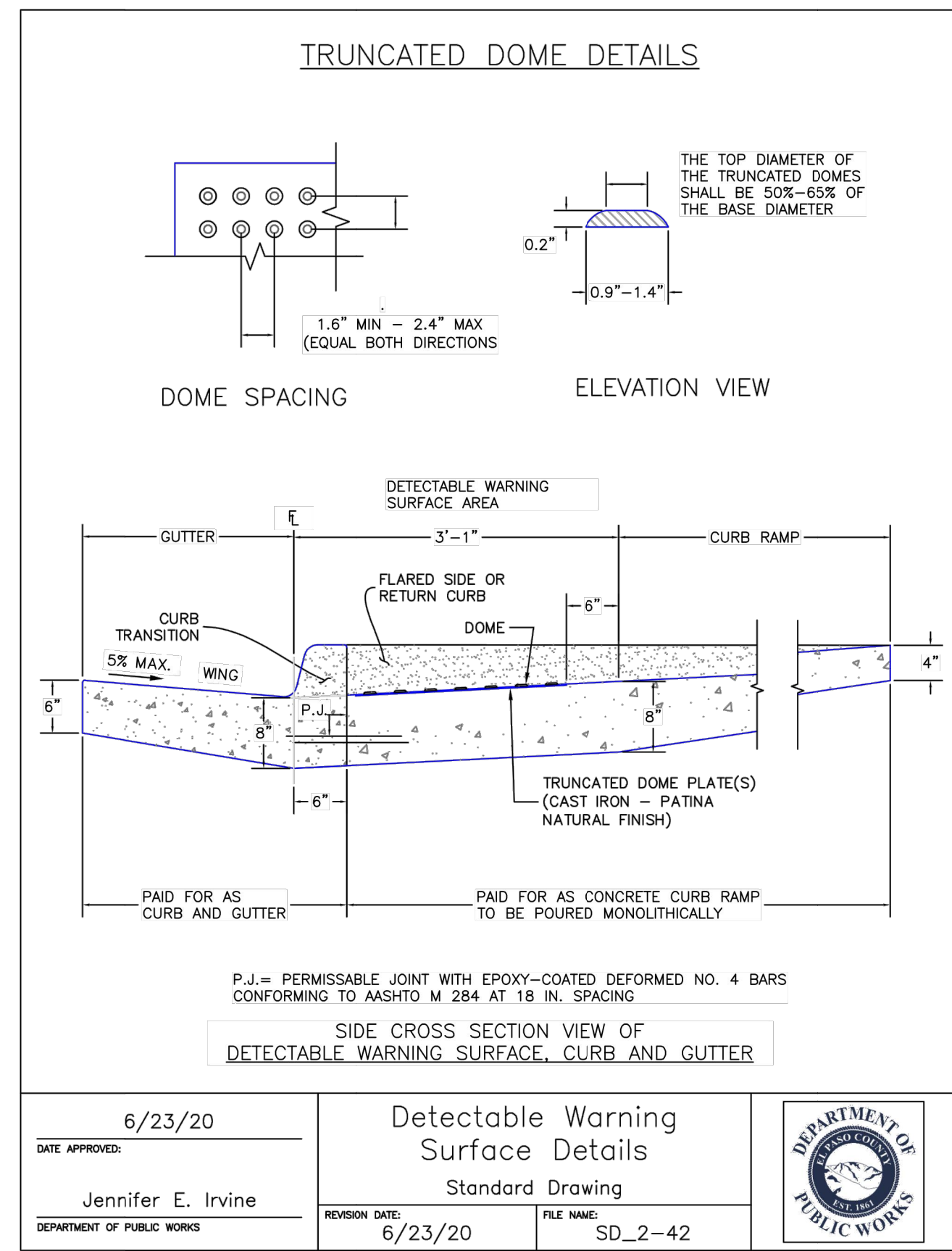
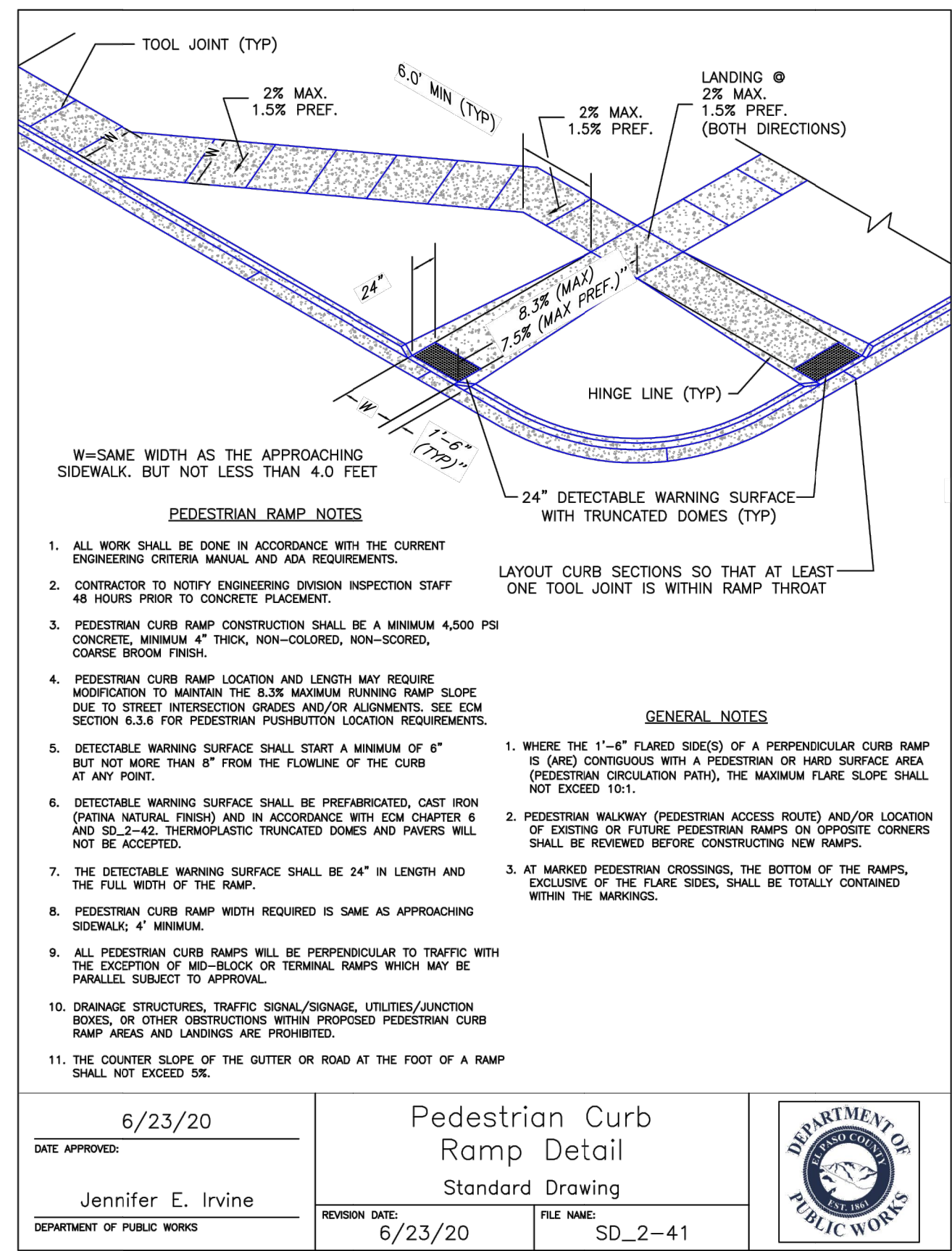
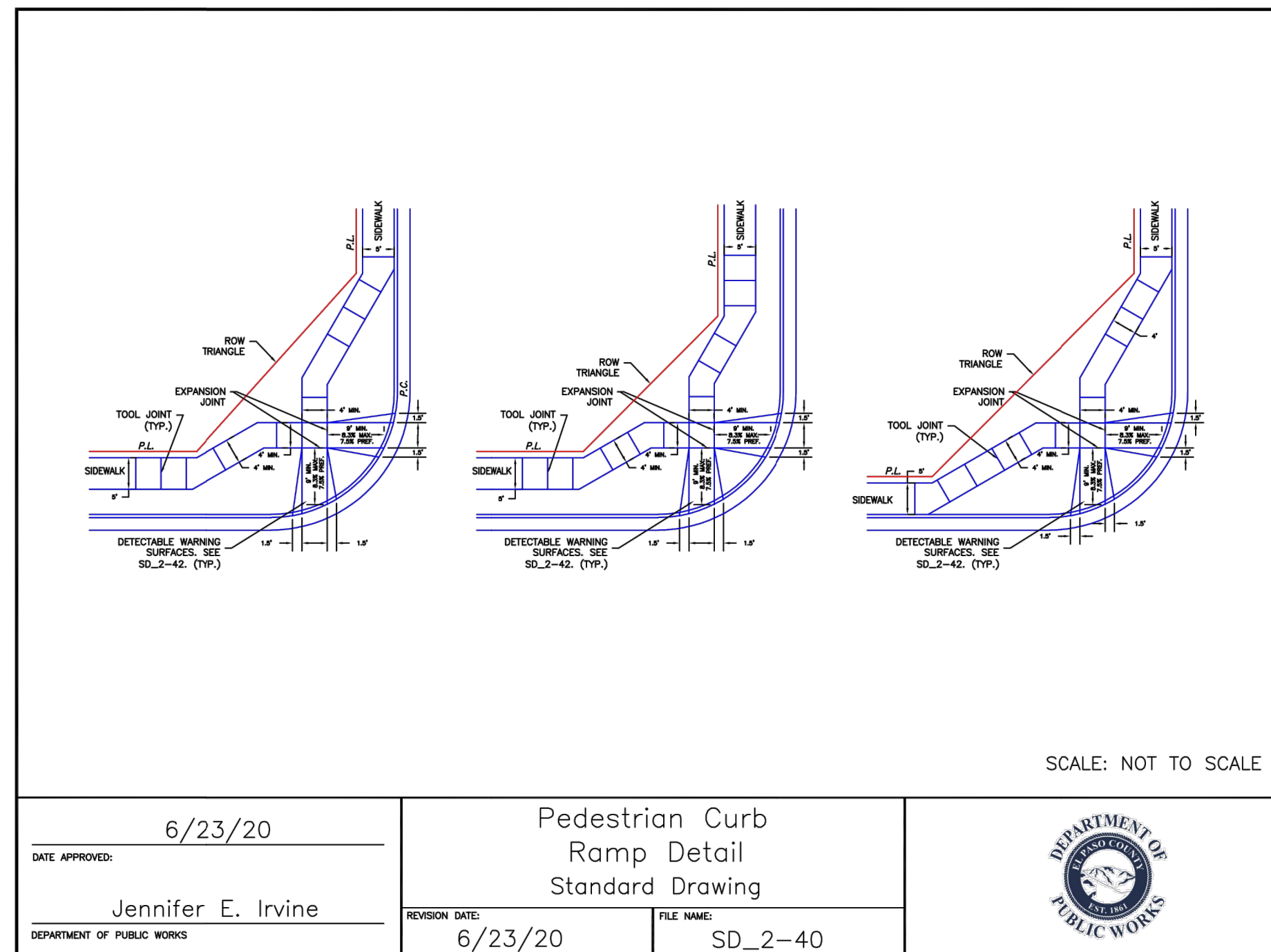
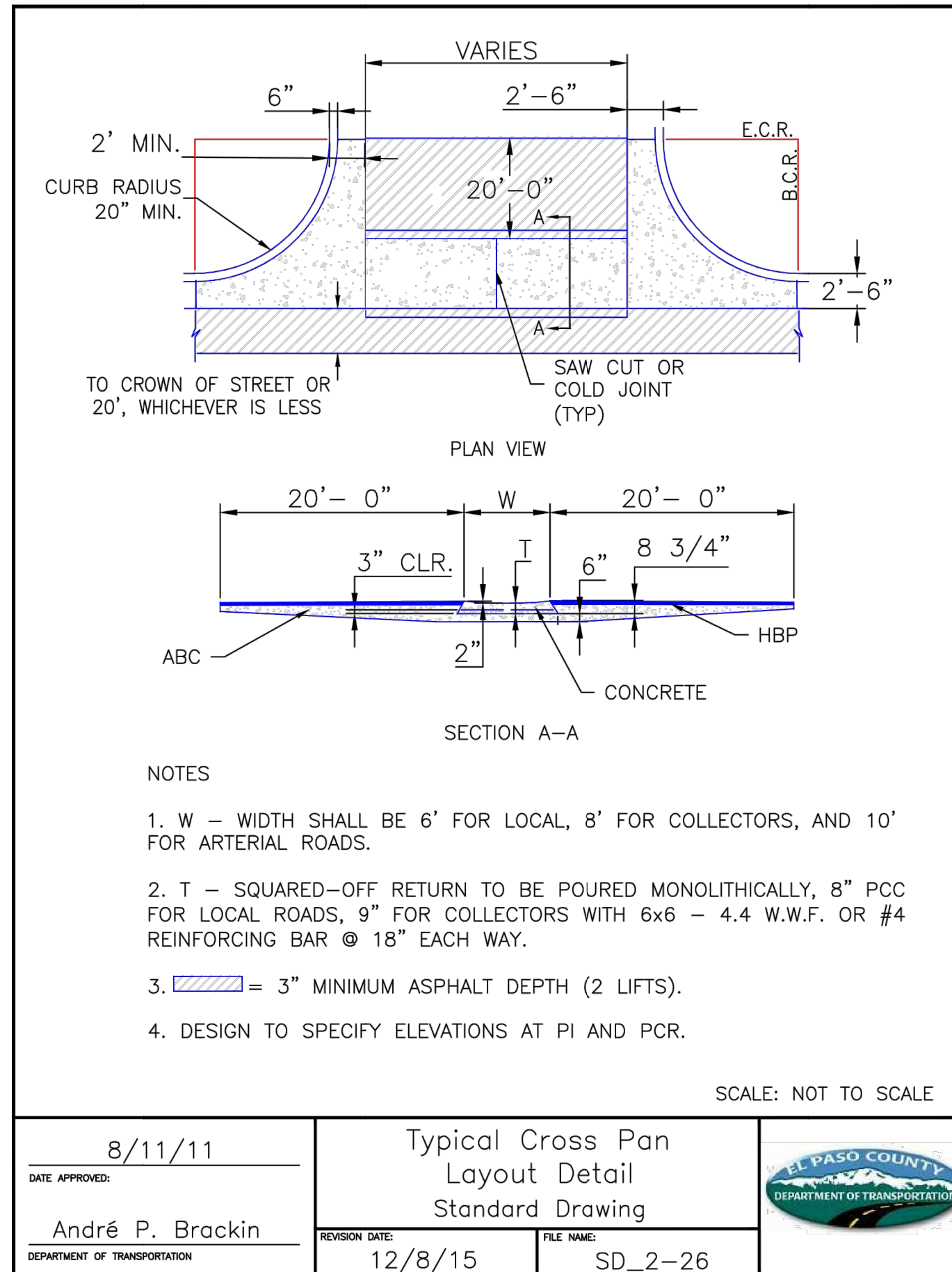
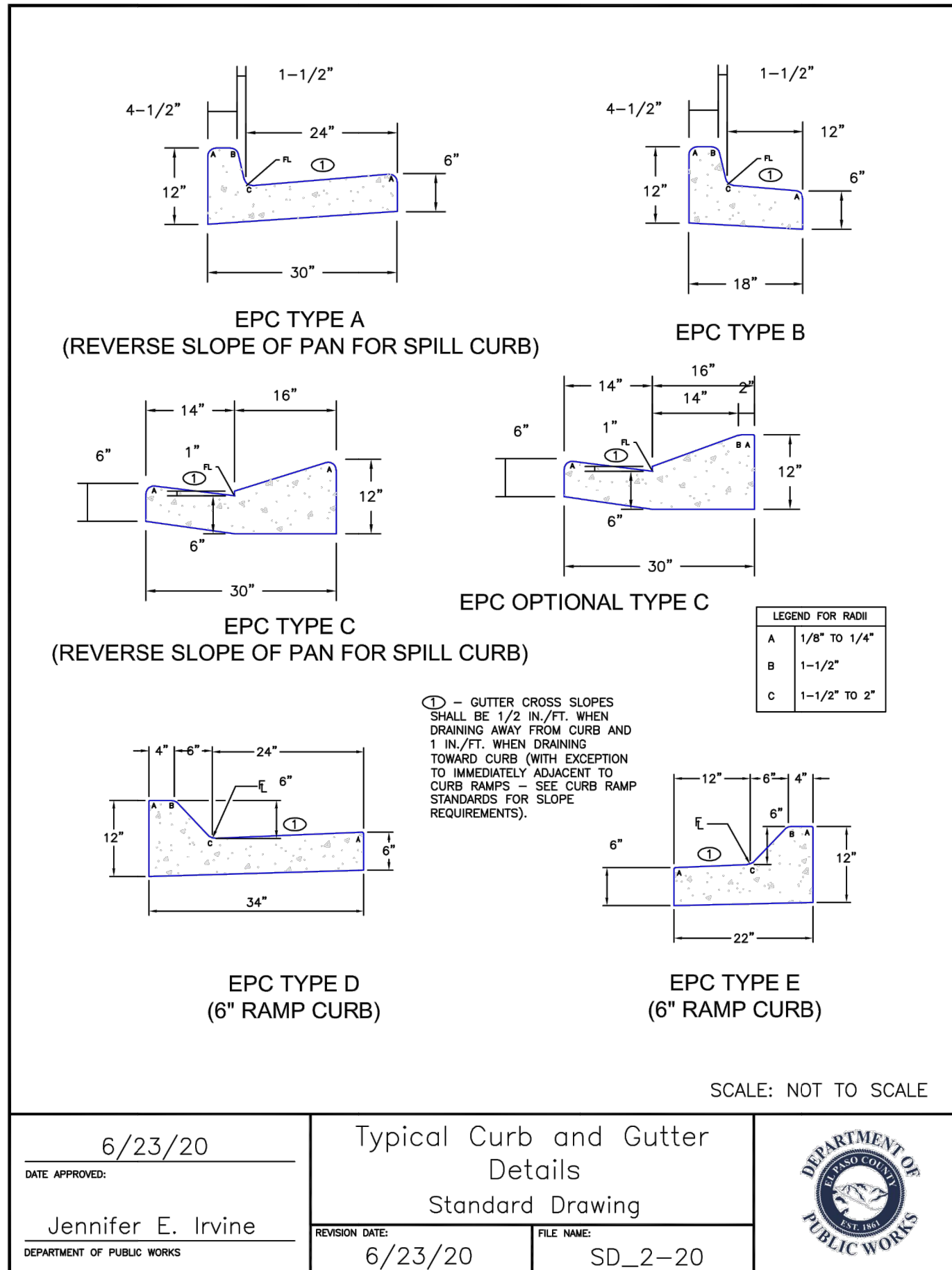
BY DATE

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

SOLACE APARTMENTS FILING NO. 1  
 SIGNAGE AND STRIPING PLAN

SHEET 28 OF 32  
 JOB NO. 25174.00





Mike Bramlett
   
 12/27/2023



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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.  
 PREPARED FOR  
**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  
 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 29 OF 32  
 JOB NO. 25174.00















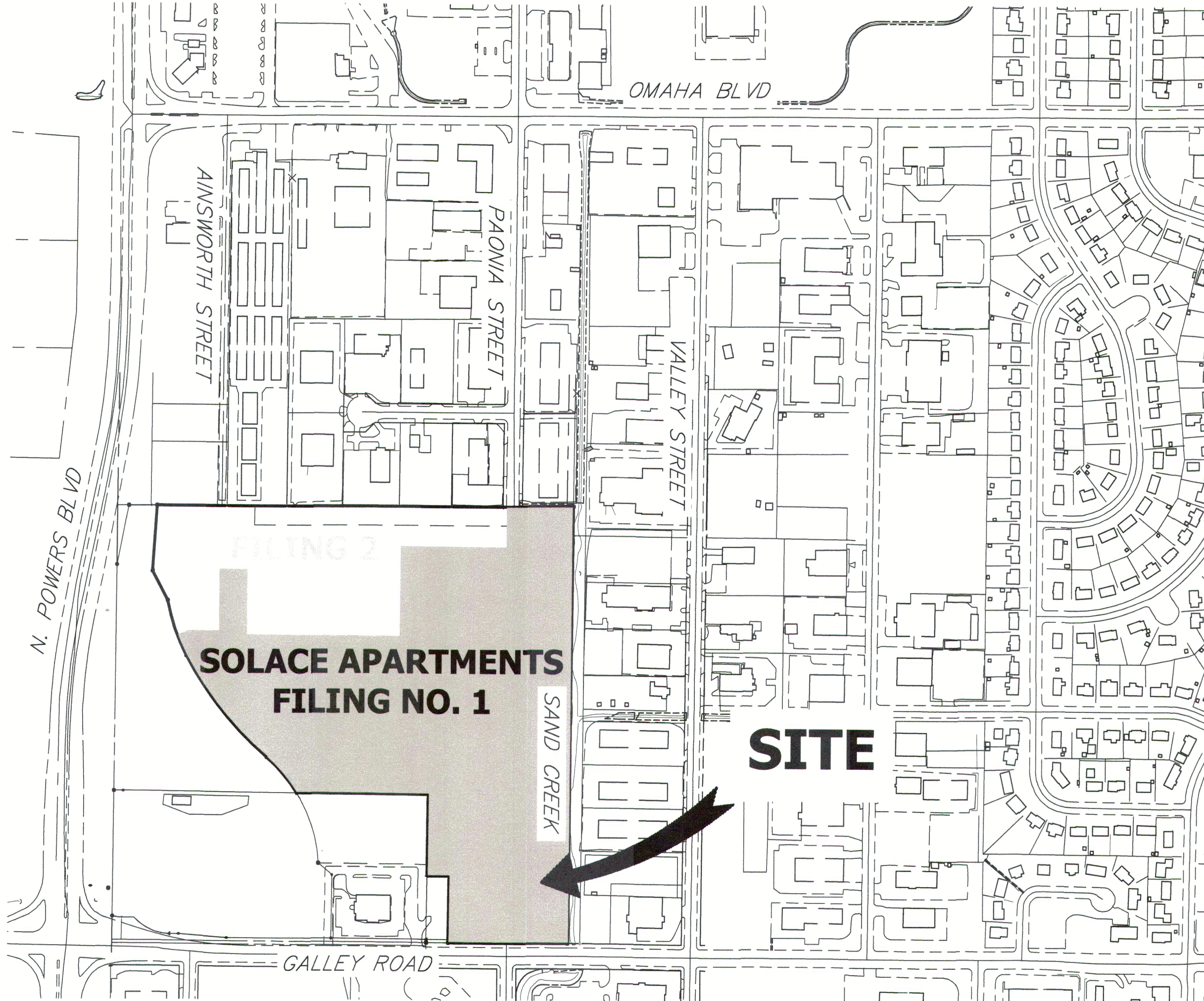
# PAONIA STREET IMPROVEMENTS

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

### PAONIA STREET IMPROVEMENTS

**ABBREVIATIONS**

AC ACRE	FDP FINAL DEVELOPMENT PLAN	PL PROPERTY LINE
AD ALGEBRAIC DIFFERENCE	FDR FINAL DRAINAGE REPORT	PR PROPOSED
AH AHEAD	FES FLARED END SECTION	PRC POINT OF REVERSE CURVATURE
ARCH ARCHITECT	FG FINISHED GRADE	PT POINT OF TANGENCY
ASCE AMERICAN SOCIETY OF CIVIL ENGINEERS	FH FIRE HYDRANT	PV PLUG VALVE
ASSY ASSEMBLY	FL FLOWLINE	PVC POLYVINYL CHLORIDE
AVE AVENUE	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 STEEL
BFV BUTTERFLY VALVE	GPS GLOBAL POSITIONING SYSTEM	SAN SANITARY SEWER
BLVD BOULEVARD	GV GATE VALVE	SF SQUARE FEET
BW BOTTOM OF WALL	HC HANDICAP	ST STREET
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	TOW TOP 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	N NORTH	VPT VERTICAL POINT OF TANGENCY
DU DWELLING UNITS	NRCP NON-REINFORCED CONCRETE PIPE	VTC VEHICLE TRACKING CONTROL WEST
E EAST	NRCPC NON-REINFORCED CONCRETE PIPE	W WATER LINE
EACH EACH	ODP OFFICIAL DEVELOPMENT PLAN	WM WATER MAIN
EGL ENERGY GRADE LINE	OHE OVERHEAD ELECTRIC	WRD WATER RESOURCES DEPARTMENT
EL ELEVATION	OHU OVERHEAD UTILITY	WS WATER SURFACE
ELEC ELECTRIC	PC POINT OF CURVATURE	WSE WATER SURFACE ELEVATION
EQA EDGE OF ASPHALT	PCC POINT OF COMPOUND CURVATURE	WTR WATER
EASMT EASEMENT	PCR POINT OF CURB RETURN	YR YEAR
EST ESTIMATE	PDP PRELIMINARY DEVELOPMENT PLAN	
EX EXISTING	PE PROFESSIONAL ENGINEER	
	PI POINT OF INTERSECTION	
	PKWY PARKWAY	



VICINITY MAP  
SCALE: 1" = 300'

**SHEET INDEX**

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



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 303-740-9888 • Colorado Springs 719-593-2688  
Fort Collins 970-491-9888 • www.jrengineering.com

**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* 11/11/21  
DANE OLMSTEAD 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  
11/30/2021 11:36:35 AM  
JENNIFER IRVINE, P.E.  
EPC 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* 11/11/21  
MIKE A. BRAMLETT, P.E. 32314 DATE  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				N/A	N/A	11/11/21	JRM	JRM	
PAONIA STREET IMPROVEMENTS COVER SHEET									
SHEET 1 OF 10									
JOB NO. 25174.00									

PCD File No. SF2032  
PCD File No. PPR2047





**LAYER LINETYPE LEGEND**

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

**UTILITIES LEGEND**

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

**MONUMENTATION LEGEND**

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

**DRAINAGE REPORT PLANS**

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

**LANDSCAPE LEGEND**

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

**STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS**

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

**SIGNING AND STRIPING NOTES**

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

RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023



EPC 11/30/21

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

Mike Bramlett  
11/11/21  
32314  
DATE

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE 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 303-740-9888 • Colorado Springs 719-588-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	N/A	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
						11/11/21	JRM	JRM	

PAONIA STREET  
IMPROVEMENTS  
LEGEND & NOTES

SHEET 2 OF 10

JOB NO. 25174.00









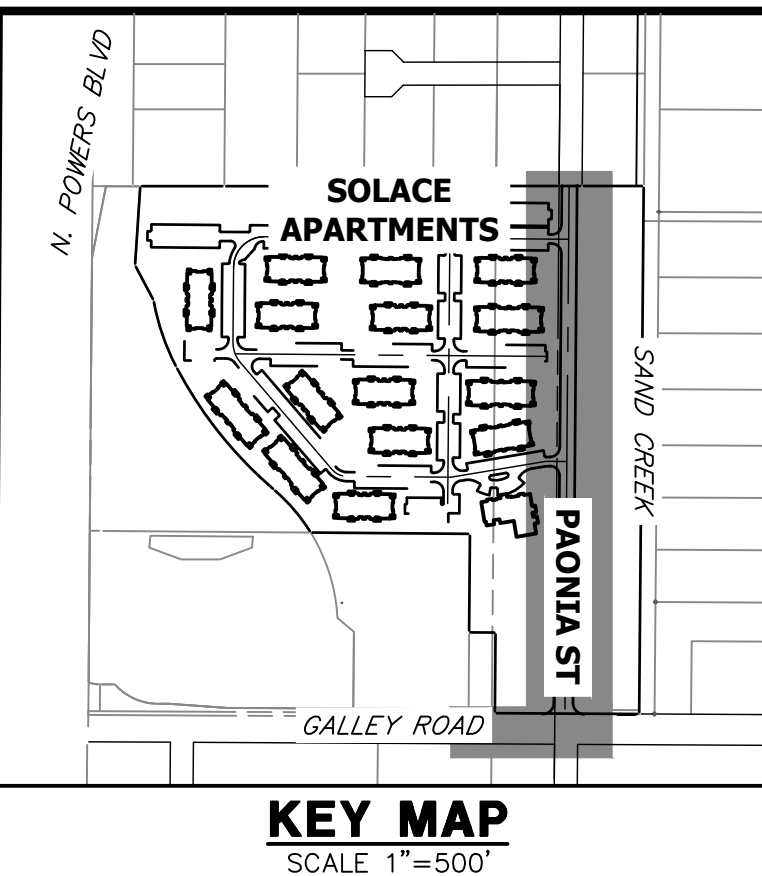


**NOTES**

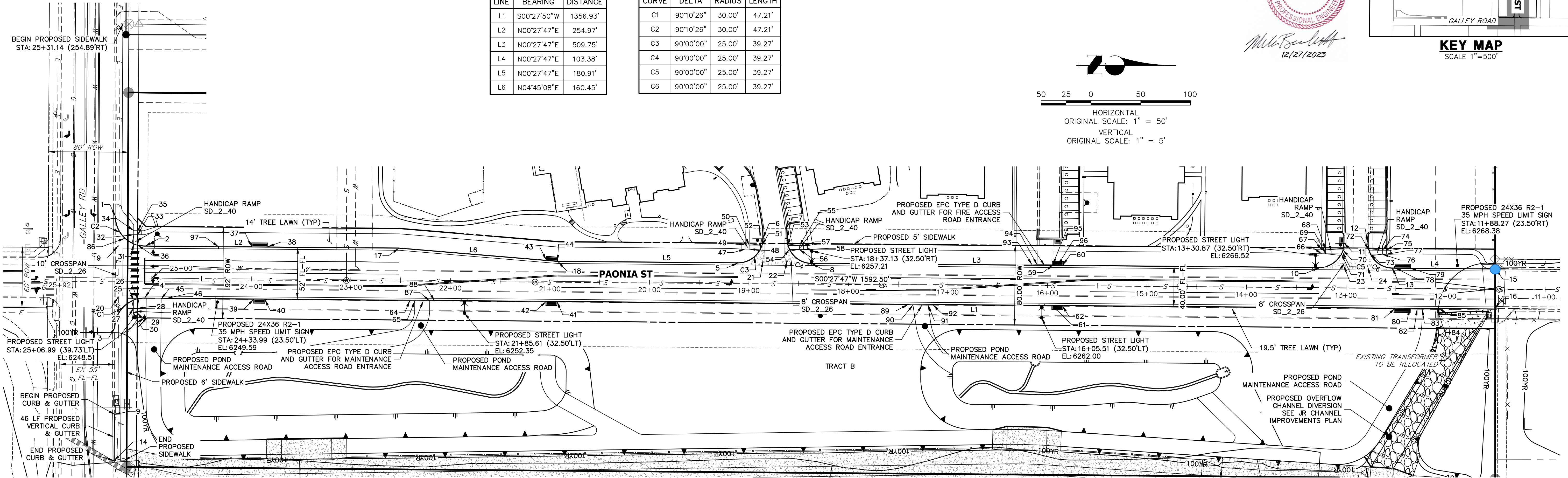
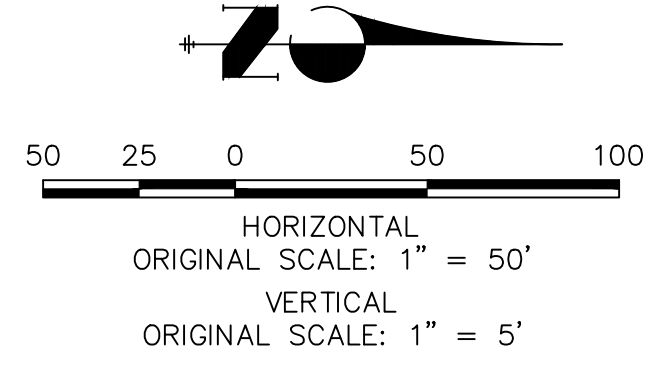
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE SHEET 2 FOR LEGEND.
4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

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'

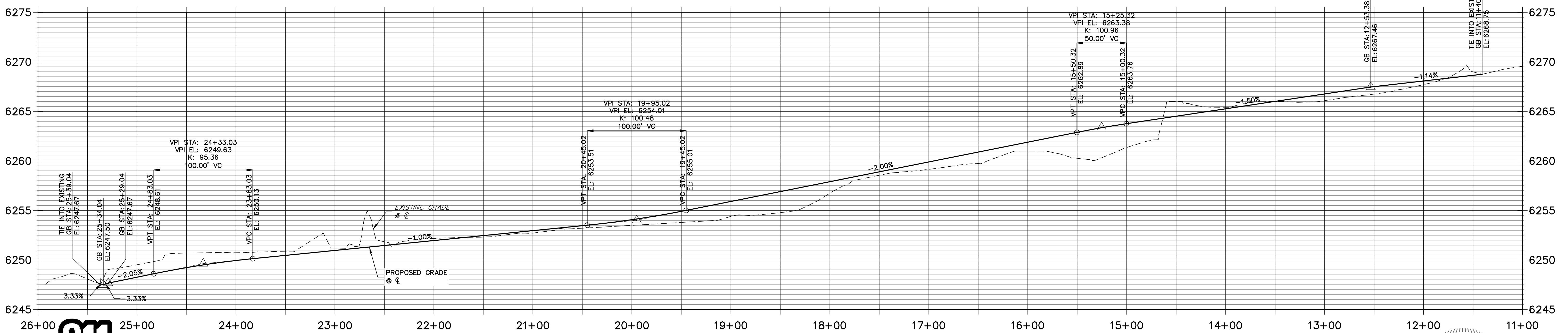
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°10'26"	30.00'	47.21'
C2	90°10'26"	30.00'	47.21'
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'



Mike 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 Bramlett  
 32314  
 11/11/21  
 COLORADO REGISTERED PROFESSIONAL ENGINEER  
 FOR AND ON BEHALF OF JR ENGINEERING

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

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

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

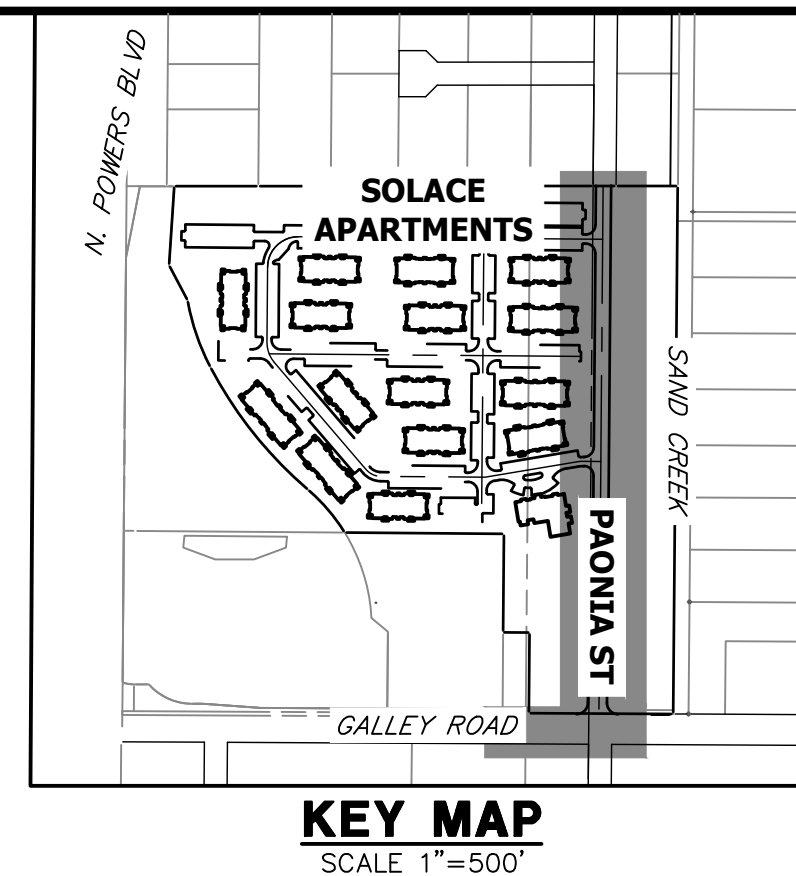
BY	DATE	REVISION

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

**PAONIA STREET IMPROVEMENTS ROADWAY PLAN AND PROFILE**

SHEET 5 OF 10  
 JOB NO. 25174.00





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

PREPARED FOR  
**CS POWERS & GALLEY, LLC**  
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 CHAMPAIGN, IL 61820  
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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 <i>PER PLAN</i>	PCR
3	25+36.89	50.09' (LT)	PAONIA ST CL	6247.33 <i>PER PLAN</i>	TIE INTO EXISTING
4	25+06.89	20.00' (LT)	PAONIA ST CL	6247.71 <i>PER PLAN</i>	PCR
5	19+11.15	20.00' (RT)	PAONIA ST CL	6255.16 <i>PER PLAN</i>	PCR
6	18+86.15	45.00' (RT)	PAONIA ST CL	6255.22 (AB) 6256.06 6256.12 (AB)	PCC
7	18+62.15	45.00' (RT)	PAONIA ST CL	6256.15 6256.31 (AB)	PCC
8	18+37.15	20.00' (RT)	PAONIA ST CL	6256.04 6256.72 (AB)	PCR
9	25+36.56	137.22' (LT)	PAONIA ST CL	6246.81 <i>PER PLAN</i>	BEGIN C&G
10	13+27.39	20.00' (RT)	PAONIA ST CL	6265.83 6265.89 (AB)	PCR
11	13+02.39	45.00' (RT)	PAONIA ST CL	6266.38 6266.23 (AB)	PCR
12	12+78.38	45.00' (RT)	PAONIA ST CL	6266.99 6266.82 (AB)	PCR
13	12+53.39	20.00' (RT)	PAONIA ST CL	6266.94 6266.90 (AB)	PCR
14	25+36.49	183.62' (LT)	PAONIA ST CL	6246.72 <i>PER PLAN</i>	END C&G
15	11+50.00	20.00' (RT)	PAONIA ST CL	6269.53 <i>PER PLAN</i>	TIE INTO EXISTING
16	11+50.00	20.00' (LT)	PAONIA ST CL	6268.22 6268.29 (AB)	TIE INTO EXISTING
17	22+52.04	32.00' (RT)	PAONIA ST CL	6250.68 6250.75 (AB)	PI
18	20+92.04	20.00' (RT)	PAONIA ST CL	6252.51 6252.08 (AB)	PI
19	25+34.14	32.00' (RT)	PAONIA ST CL	6247.62	FL-FL INTERCEPT
20	25+33.98	20.00' (LT)	PAONIA ST CL	6247.45	FL-FL INTERCEPT
21	18+86.13	22.00' (RT)	PAONIA ST CL	6255.46	FL-FL INTERCEPT
22	18+62.13	22.00' (RT)	PAONIA ST CL	6255.86	FL-FL INTERCEPT
23	13+02.38	22.00' (RT)	PAONIA ST CL	6266.05	FL-FL INTERCEPT
24	12+78.38	21.00' (RT)	PAONIA ST CL	6266.56	FL-FL INTERCEPT

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
25	25+18.30	22.25' (LT)	PAONIA ST CL	6247.62	FL AT RAMP
26	25+14.30	20.93' (LT)	PAONIA ST CL	6247.65	FL AT RAMP
27	25+18.27	30.69' (LT)	PAONIA ST CL	6248.13	TOP OF RAMP
28	25+14.29	30.70' (LT)	PAONIA ST CL	6248.20	TOP OF RAMP
29	25+14.28	34.70' (LT)	PAONIA ST CL	6248.16	LANDING
30	25+18.28	34.69' (LT)	PAONIA ST CL	6248.09	LANDING
31	25+18.46	34.20' (RT)	PAONIA ST CL	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	6249.65 6249.66 (AB)	TBC AT INLET CORNER
38	23+83.66	32.50' (RT)	PAONIA ST CL	6249.86 6249.76 (AB)	TBC AT INLET CORNER
39	23+97.49	20.50' (LT)	PAONIA ST CL	6250.91 6250.07 (AB)	TBC AT INLET CORNER
40	23+86.16	20.50' (LT)	PAONIA ST CL	6250.15 6250.14 (AB)	TBC AT INLET CORNER
41	20+92.55	20.50' (LT)	PAONIA ST CL	6253.99 6252.82 (AB)	TBC AT INLET CORNER
42	21+03.88	20.50' (LT)	PAONIA ST CL	6252.98 6252.81 (AB)	TBC AT INLET CORNER
43	21+03.83	21.38' (RT)	PAONIA ST CL	6252.88 6252.78 (AB)	TBC AT INLET CORNER
44	20+92.52	20.54' (RT)	PAONIA ST CL	6253.01 6252.79 (AB)	TBC AT INLET CORNER
45	24+90.36	20.83' (LT)	PAONIA ST CL	6248.54	TBC AT PI
46	24+85.36	20.50' (LT)	PAONIA ST CL	6248.64	TBC AT PI
47	19+04.06	34.00' (RT)	PAONIA ST CL	6256.20	LANDING
48	19+00.06	34.00' (RT)	PAONIA ST CL	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 6262.00 (AB)	TBC AT INLET CORNER
60	15+84.84	20.50' (RT)	PAONIA ST CL	6262.17 6261.99 (AB)	TBC AT INLET CORNER
61	15+94.84	20.50' (LT)	PAONIA ST CL	6261.97 6262.23 (AB)	TBC AT INLET CORNER
62	15+84.84	20.50' (LT)	PAONIA ST CL	6262.17 6262.26 (AB)	TBC AT INLET CORNER
64	22+40.58	20.50' (LT)	PAONIA ST CL	6251.61	TBC AT PI
65	22+35.58	20.83' (LT)	PAONIA ST CL	6251.67	TBC AT PI
66	13+24.85	34.01' (RT)	PAONIA ST CL	6266.66	LANDING
67	13+24.85	38.00' (RT)	PAONIA ST CL	6266.73	LANDING
68	13+20.88	38.00' (RT)	PAONIA ST CL	6266.80	TOP OF RAMP
69	13+20.88	34.00' (RT)	PAONIA ST CL	6266.74	TOP OF RAMP
70	13+03.38	38.00' (RT)	PAONIA ST CL	6266.27	FL AT RAMP
71	13+04.93	34.00' (RT)	PAONIA ST CL	6266.21	FL AT RAMP
72	12+77.38	38.00' (RT)	PAONIA ST CL	6266.92	FL AT RAMP
73	12+75.83	34.00' (RT)	PAONIA ST CL	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 6267.61 (AB)	TBC AT INLET CORNER
79	12+35.88	20.50' (RT)	PAONIA ST CL	6267.65 6267.55 (AB)	TBC AT INLET CORNER
80	12+35.88	20.51' (LT)	PAONIA ST CL	6267.63 6267.49 (AB)	TBC AT INLET CORNER
81	12+50.88	20.51' (LT)	PAONIA ST CL	6267.45 6267.54 (AB)	TBC AT INLET CORNER
82	12+28.32	20.50' (LT)	PAONIA ST CL	6267.71	TBC AT PI
83	12+23.32	20.83' (LT)	PAONIA ST CL	6267.77	TBC AT PI
84	12+08.32	20.83' (LT)	PAONIA ST CL	6267.94	TBC AT PI
85	12+06.32	20.50' (LT)	PAONIA ST CL	6267.47	TBC AT PI
86	25+27.36	39.79' (RT)	PAONIA ST CL	6247.76	GRADE BREAK
87	22+20.58	20.83' (LT)	PAONIA ST CL	6251.82	TBC AT PI
88	22+15.58	20.50' (LT)	PAONIA ST CL	6251.86	TBC AT PI
89	17+40.02	20.50' (LT)	PAONIA ST CL	6259.16 6258.90 (AB)	TBC AT PI
90	17+34.97	20.83' (LT)	PAONIA ST CL	6259.26 6258.96 (AB)	TBC AT PI
91	17+19.78	20.83' (LT)	PAONIA ST CL	6259.57 6259.22 (AB)	TBC AT PI
92	17+14.84	20.50' (LT)	PAONIA ST CL	6259.66 6259.32 (AB)	TBC AT PI
93	16+15.67	20.50' (RT)	PAONIA ST CL	6261.55	TBC AT PI
94	16+10.67	20.83' (RT)	PAONIA ST CL	6261.65	TBC AT PI
95	15+94.84	20.83' (RT)	PAONIA ST CL	6261.97	TBC AT PI
96	15+89.67	20.50' (RT)	PAONIA ST CL	6262.07	TBC AT PI
97	24+33.10	32.00' (RT)	PAONIA ST CL	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

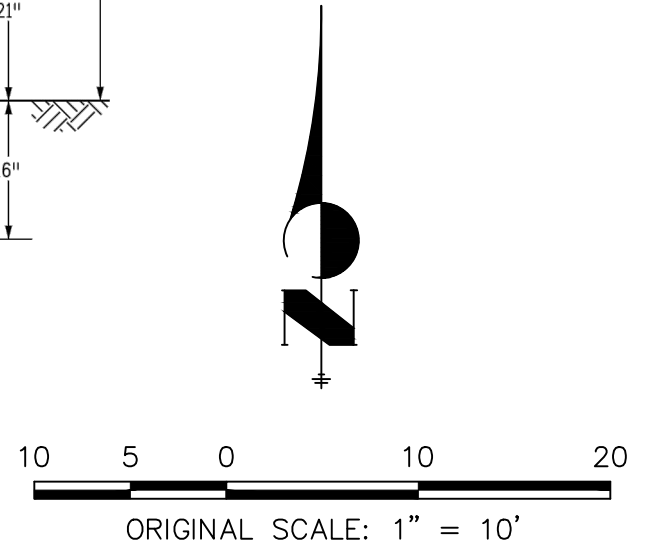
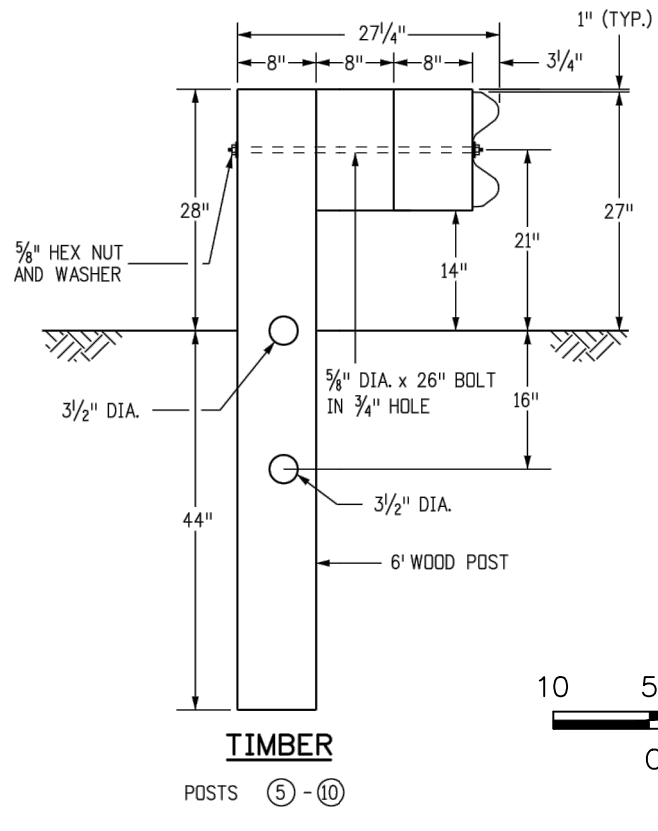
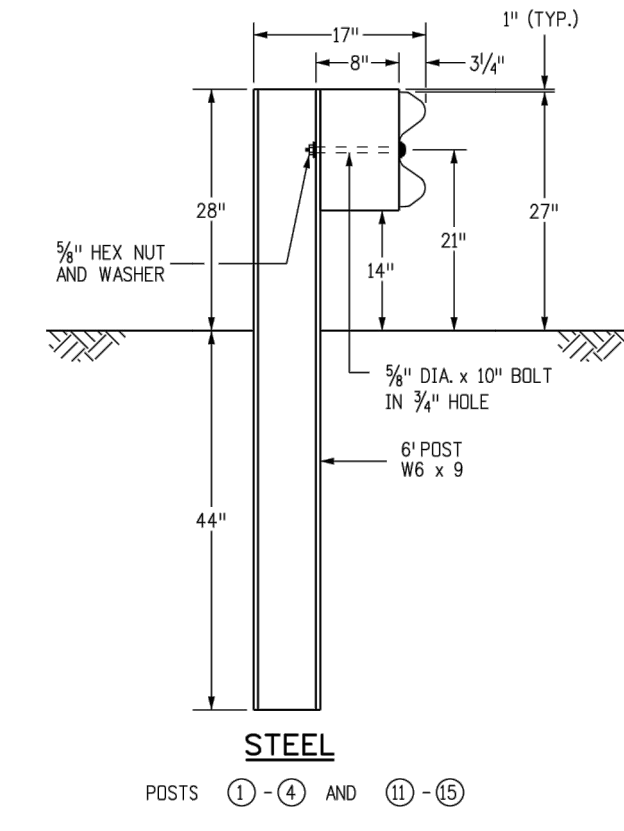
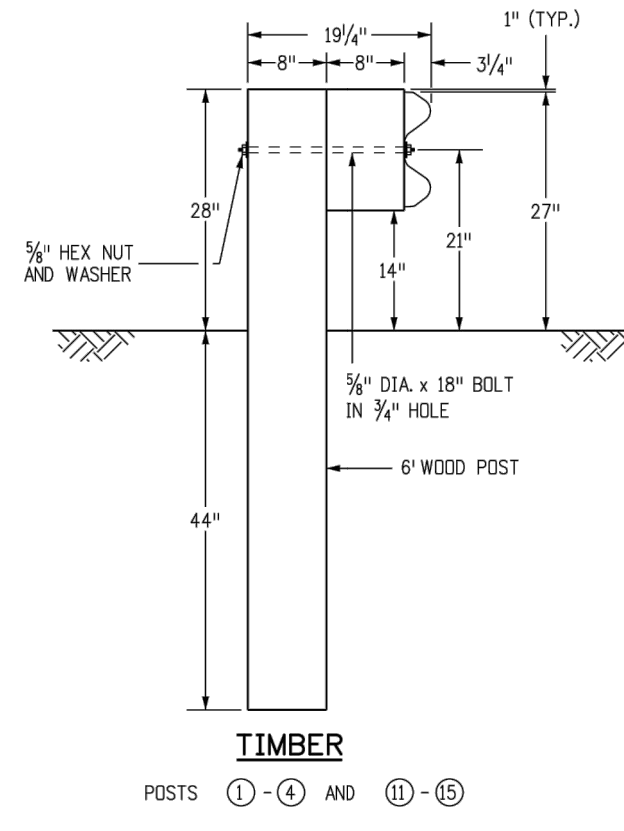
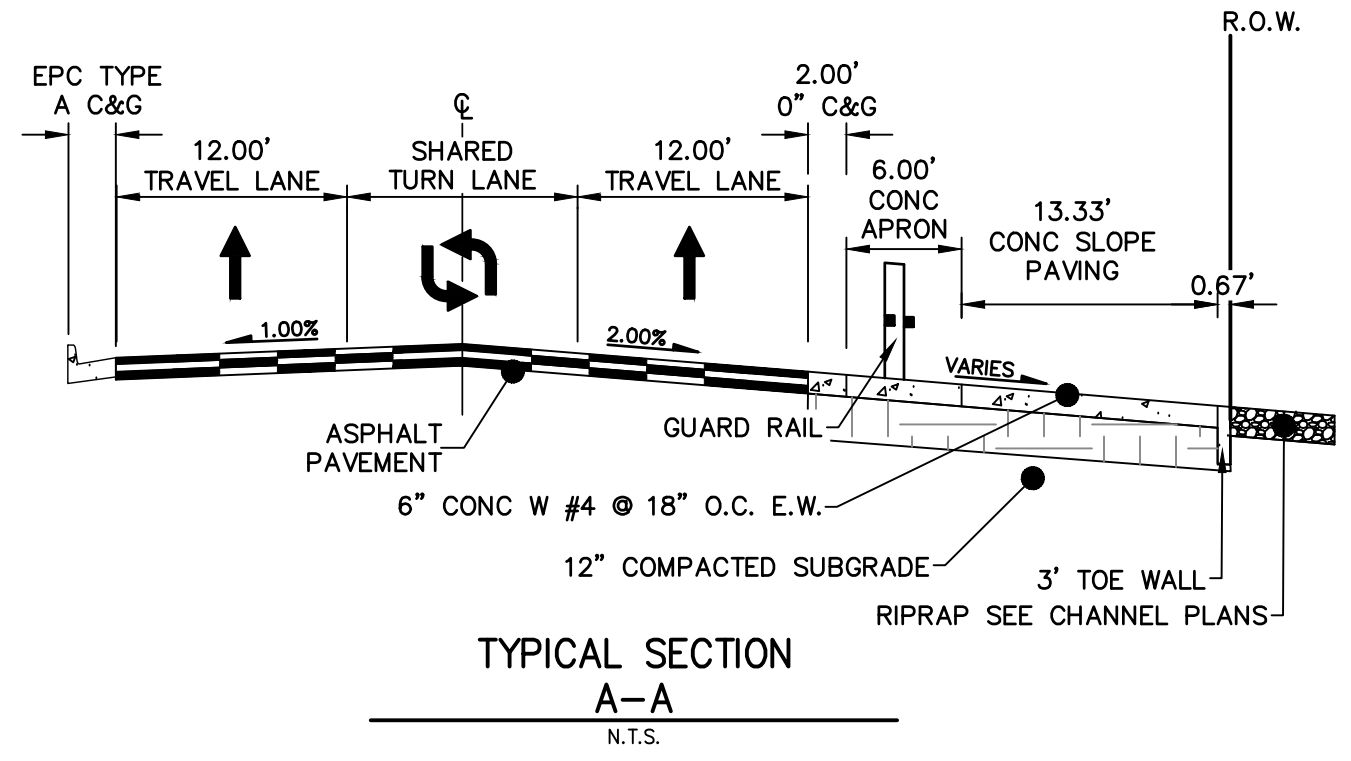
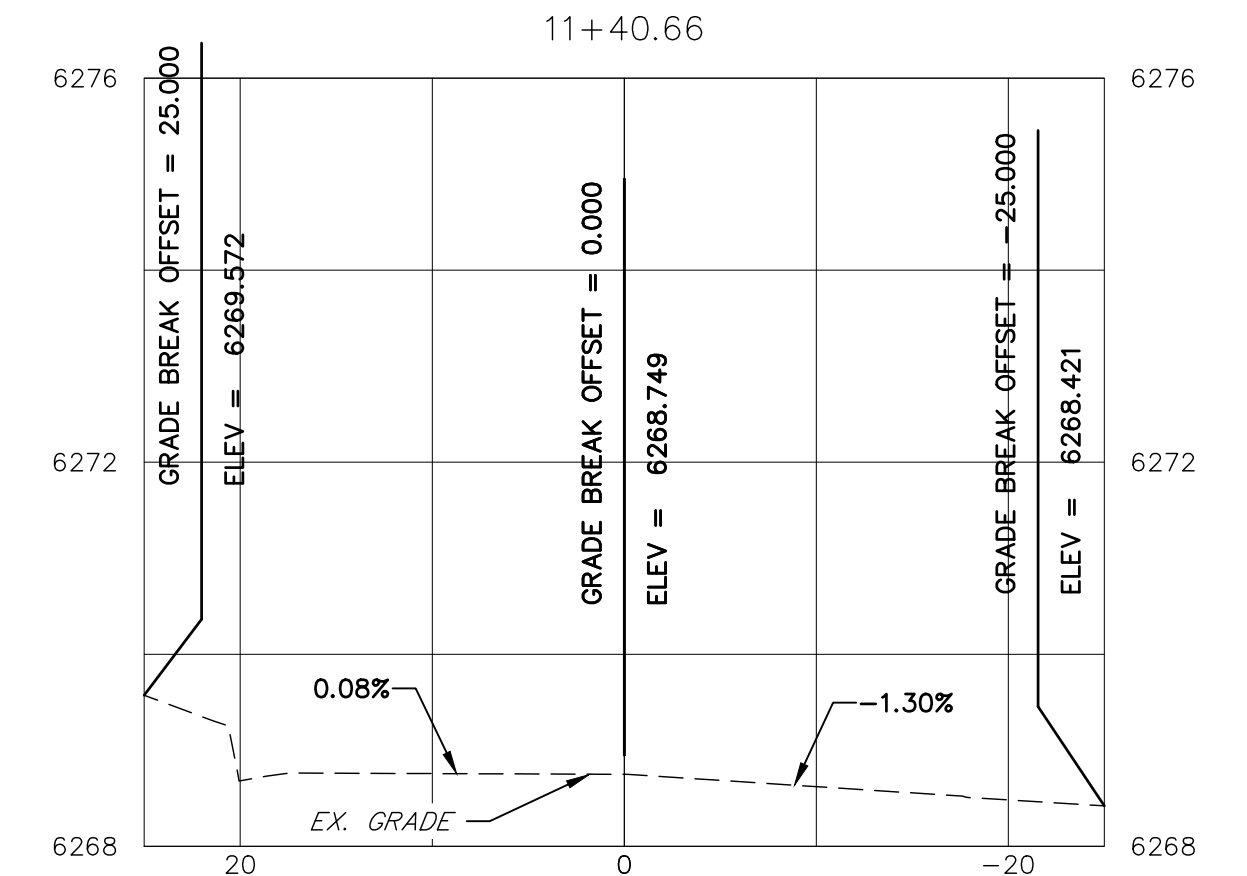
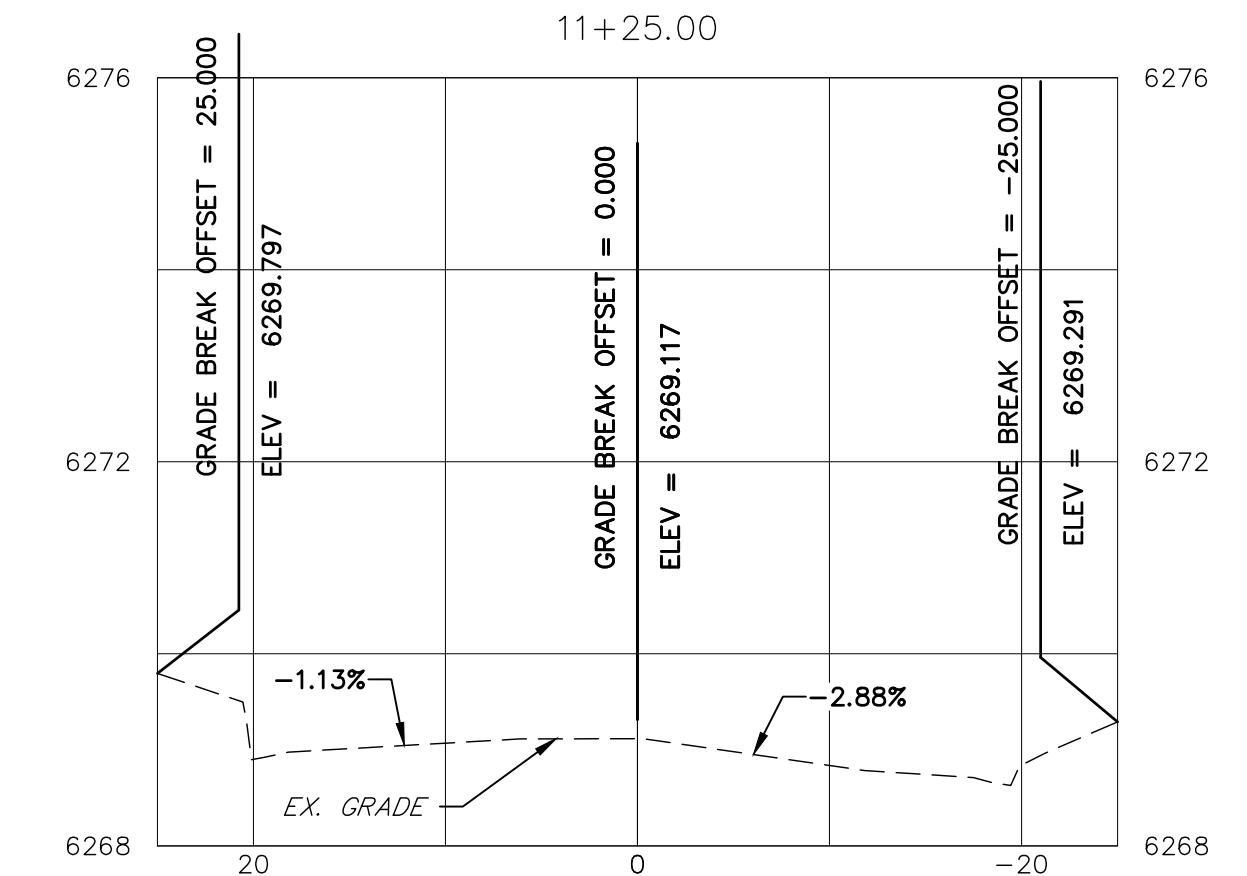
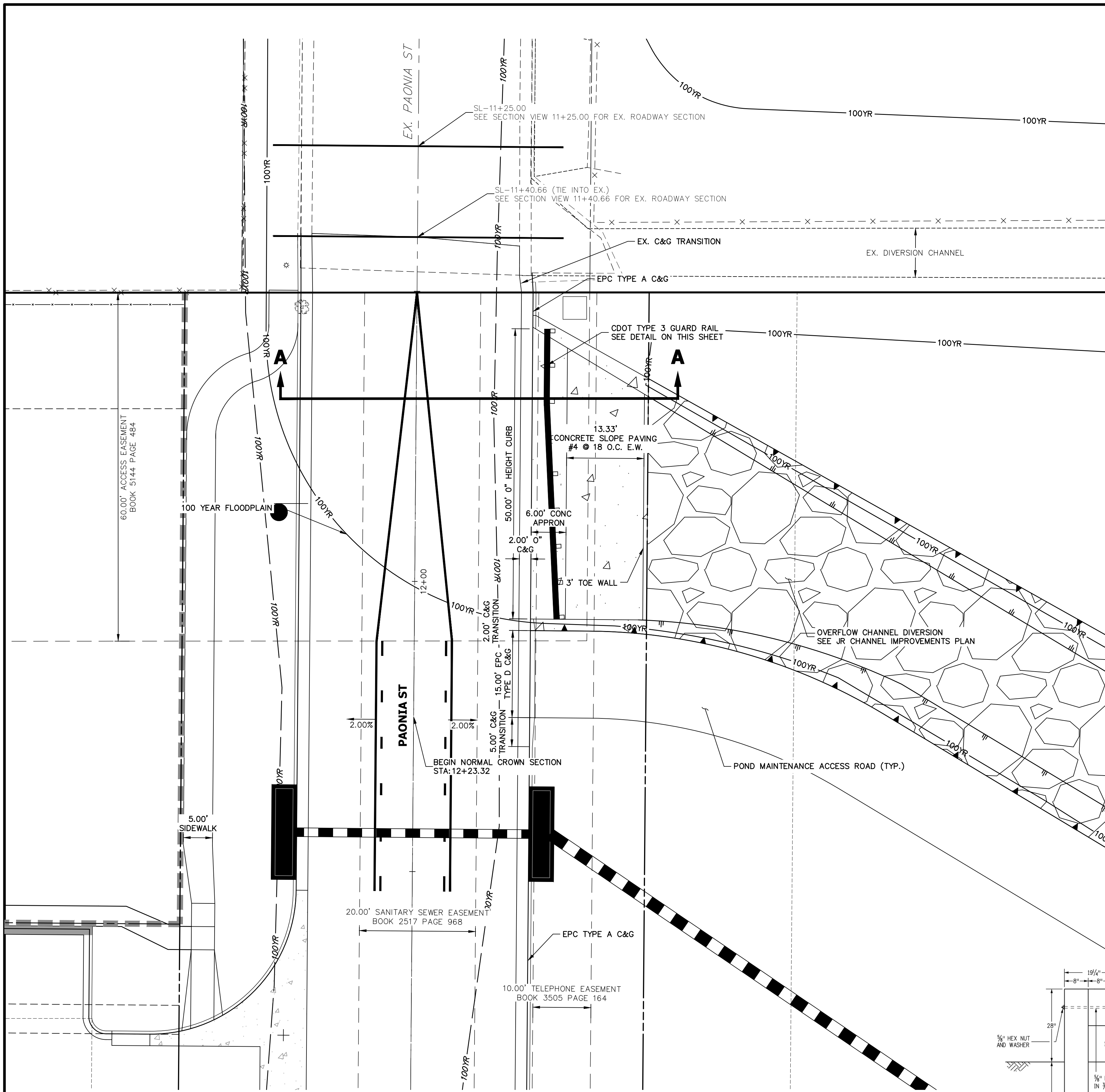
MIKE A. BRAMLETT, P.E.  
 COLORADO P.E. 32314  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

PAONIA STREET IMPROVEMENTS  
 ROADWAY PLAN AND PROFILE

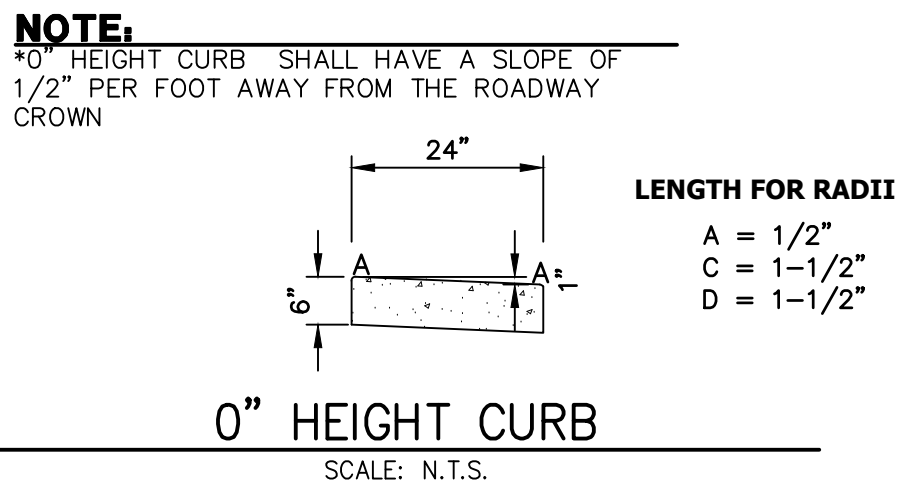
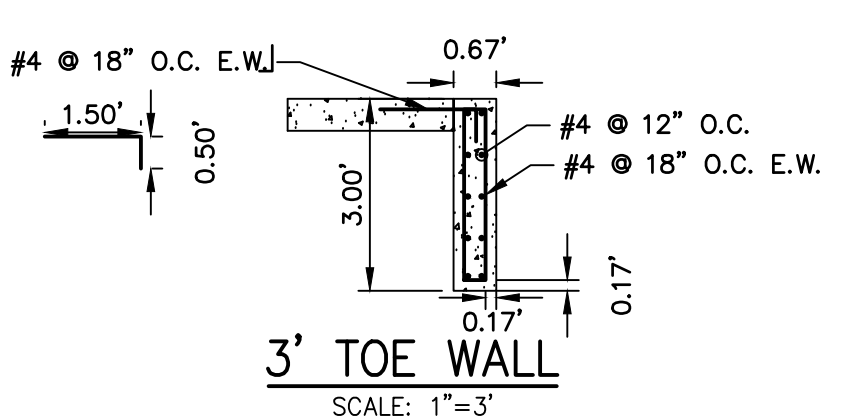
SHEET 6 OF 10  
 JOB NO. 25174.00





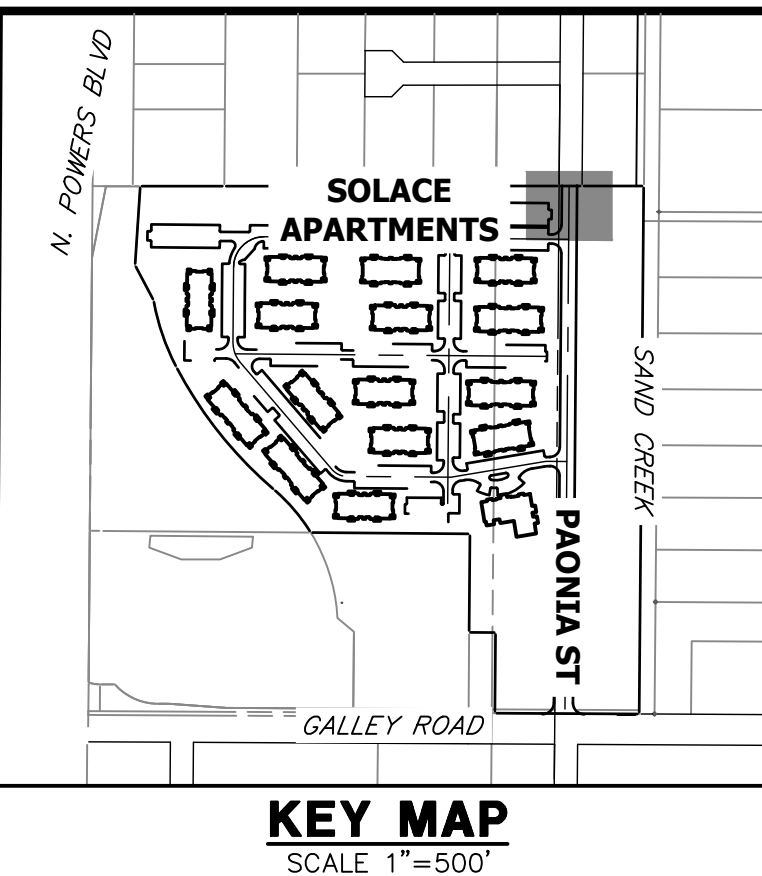


- NOTES**
1. ALL PROFILE ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE NOTED.
  2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
  3. SEE SHEET 2 FOR LEGEND.
  4. SEE SHEETS 3 FOR TYPICAL STREET SECTIONS.
  5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.



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

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



RECORD DRAWINGS 06/23

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

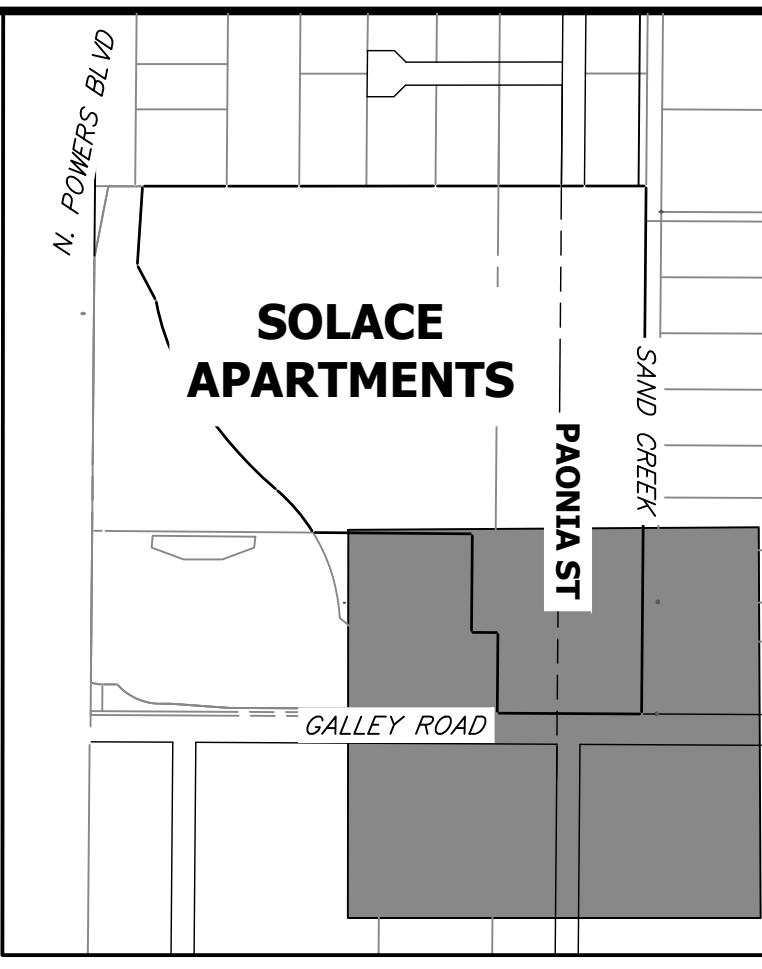
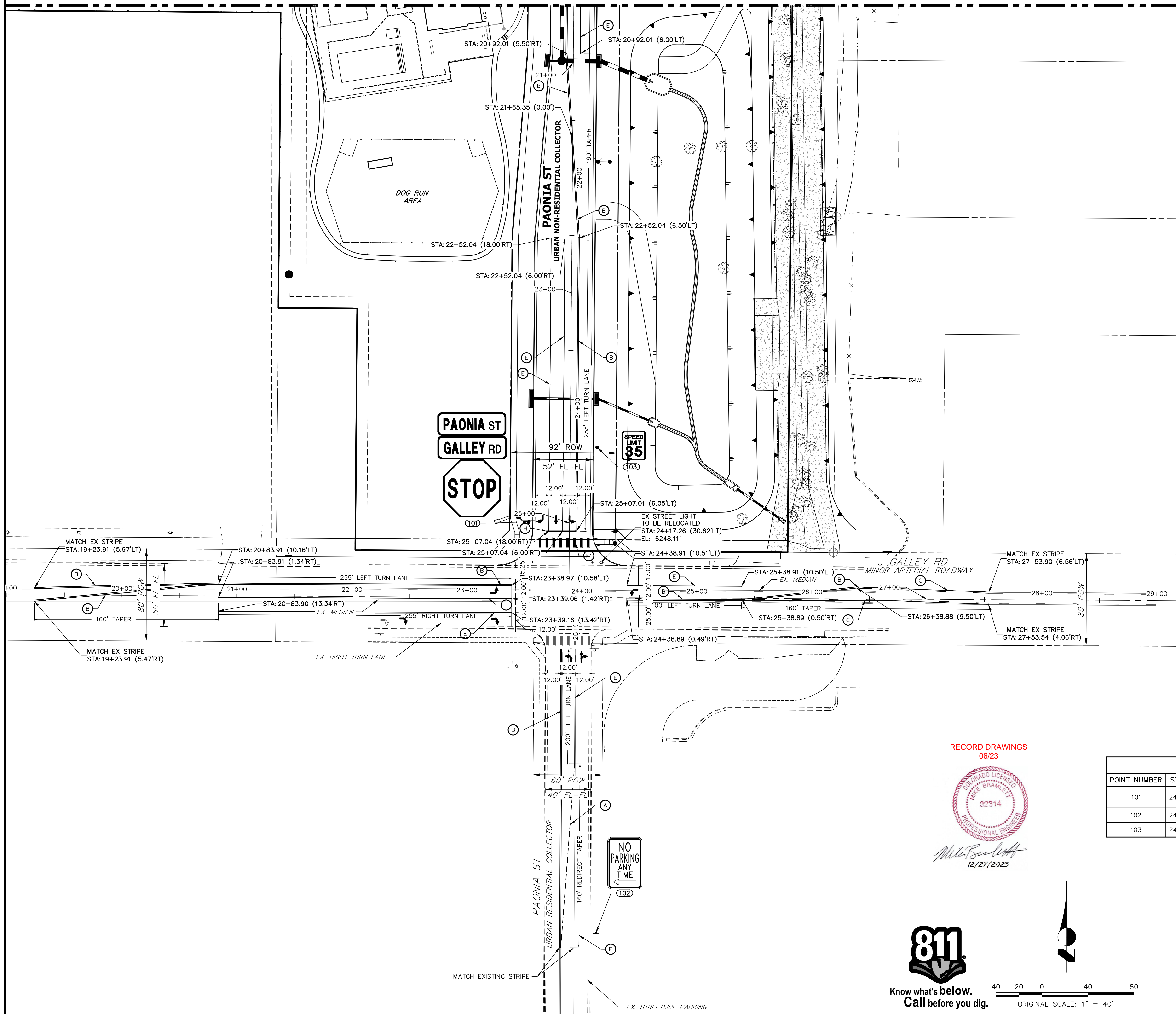
ENGINEER'S STATEMENT  
 PREPARED UNDER MY SUPERVISION  
 Mike Bramlett  
 32314  
 11/11/21  
 DATE  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.	
PREPARED FOR <b>CS POWERS &amp; GALLEY, LLC</b> 510 S. NEIL ST. CHAMPAIGN, IL 61820 OFFICE PHONE (734) 216-2577	BY DATE
A Westman Company <b>J.R. ENGINEERING</b> Central 300-740-9883 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	No. REVISION H-SCALE 1"=10' V-SCALE N/A DATE 11/11/21 DESIGNED BY JRM DRAWN BY APL CHECKED BY
<b>PAONIA STREET IMPROVEMENTS</b> <b>ROADWAY PLAN AND PROFILE</b>	SHEET 7 OF 10 JOB NO. 25174.00





SEE SHEET 9  
MATCH STATION 20+50



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

**LEGEND**

- PROPOSED SIGN
- EXISTING SIGN
- CDOT DELINEATOR TYPE I (CRYSTAL)
- CDOT DELINEATOR TYPE II (CRYSTAL)
- CDOT DELINEATOR TYPE II (YELLOW)
- CDOT DELINEATOR TYPE II (YELLOW) BACK TO BACK
- EXISTING STRIPE TO REMAIN
- SEE DEMOLITION PLAN FOR EX STRIPING REMOVAL PROPOSED STRIPE
- TABULATION KEY
- LANE LINE - 4" WIDE X 10' LONG, 30' GAP, WHITE EPOXY
- CENTER LINE - 4" WIDE, SOLID DOUBLE YELLOW, 4" SEPARATION, EPOXY
- CENTER LINE - 4" WIDE, SOLID YELLOW OUTSIDE, INSIDE 4" X 10' LONG, 30' GAP, YELLOW EPOXY
- CENTER LINE - 4" WIDE, SOLID YELLOW, EPOXY
- EDGE LINE - 4" WIDE, SOLID WHITE EPOXY
- CROSSWALK - 18"X10' SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
- 18" WIDE CROSSWALK PREFORMED THERMOPLASTIC
- LANE DROP LINE - 4" WIDE X 3' LONG, 9' GAP, WHITE EPOXY
- STOP BAR - 2'XLANE WIDTH SOLID WHITE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)
- SYMBOLS (ARROWS, "ONLY")- SHALL BE PREFORMED THERMO-PLASTIC (MIN. 90 MIL THICKNESS)

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

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

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

No.	REVISION	BY	DATE

RECORD DRAWINGS  
06/23



Mike Bramlett  
12/27/2023

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

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

**PAONIA STREET IMPROVEMENTS**  
**SIGNAGE AND STRIPING PLAN**

SHEET 8 OF 10  
JOB NO. 25174.00

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

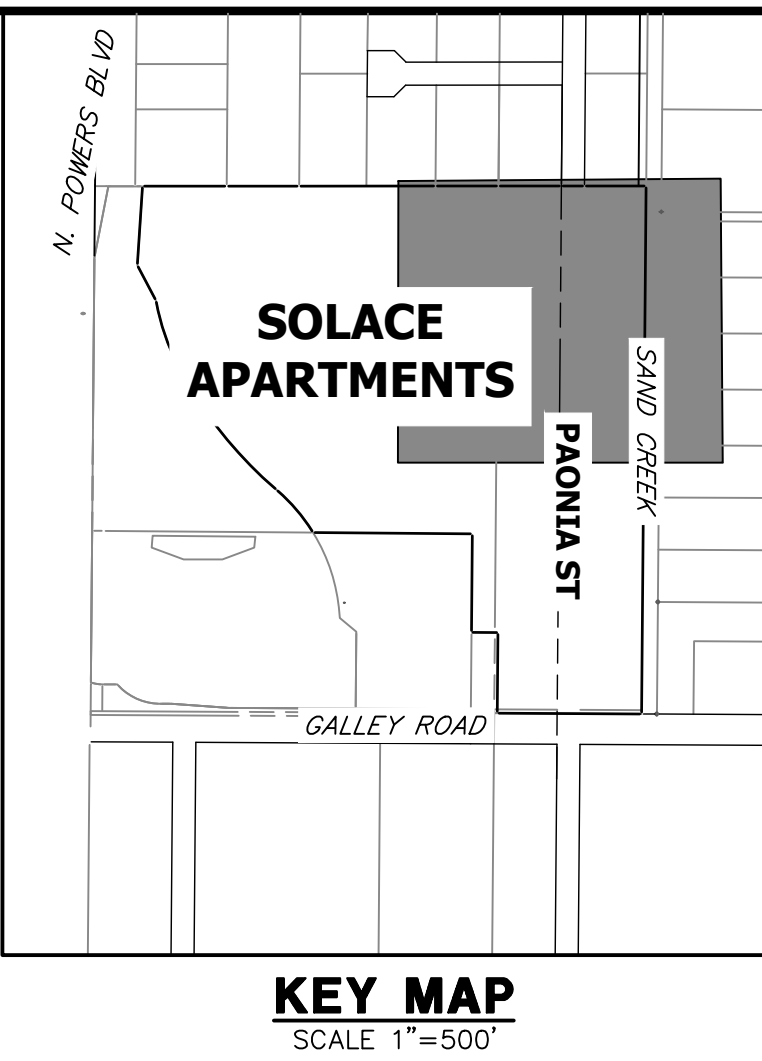
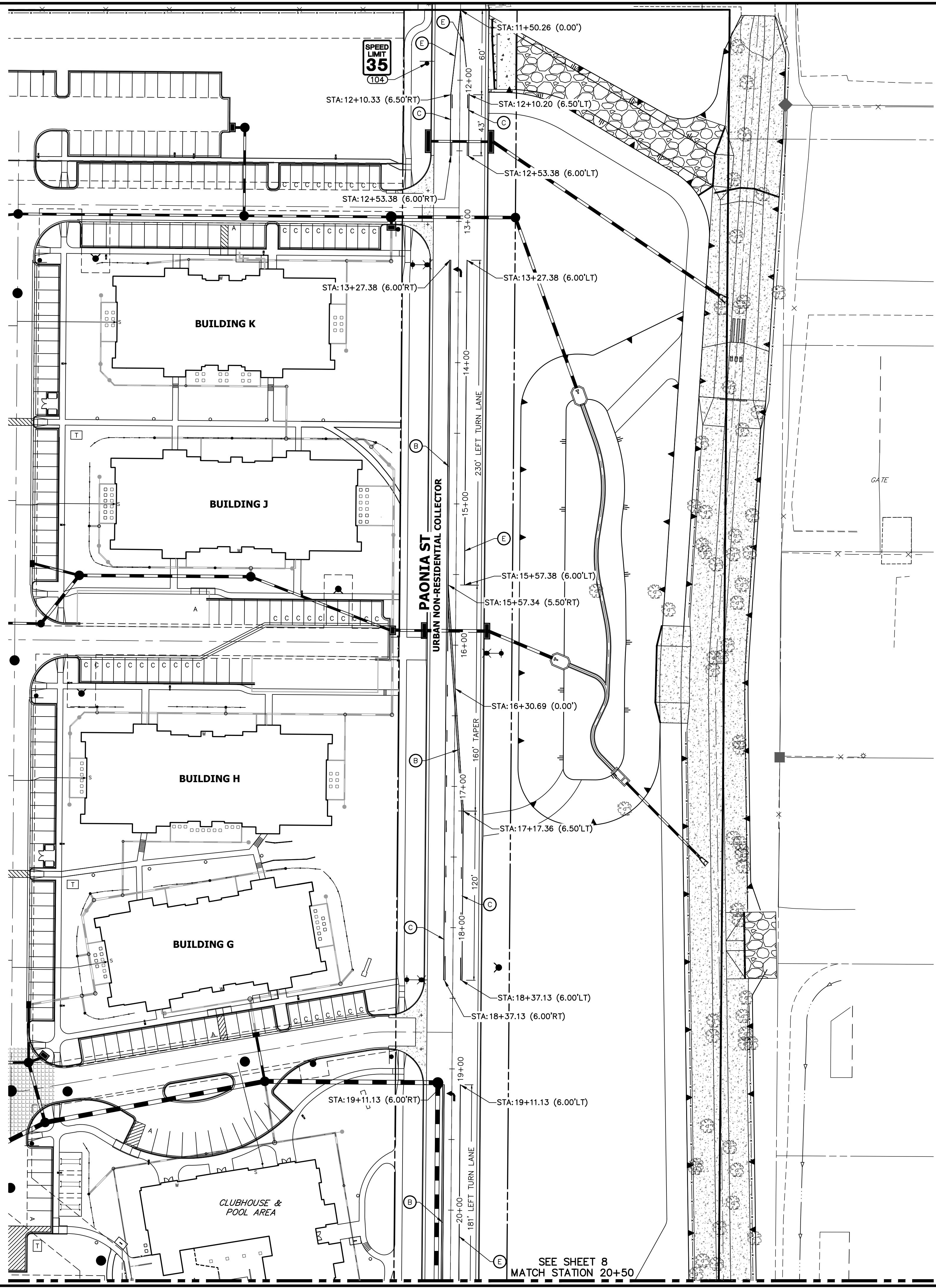


**ENGINEER'S STATEMENT**

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

EPC 11/30/21





- 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

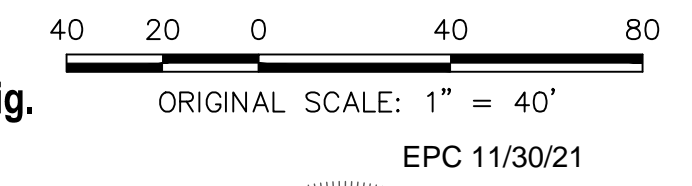
32314

PROFESSIONAL ENGINEER

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  
OFFICE PHONE (734) 216-2577

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

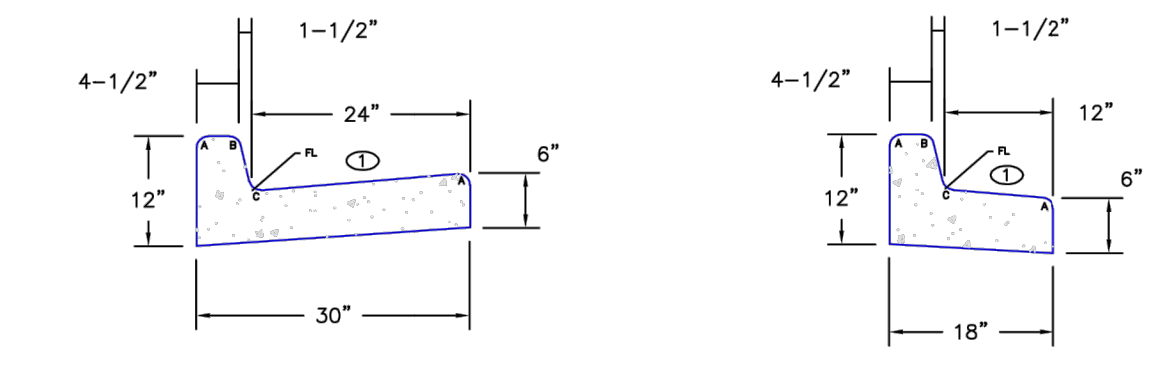
BY	DATE	REVISION

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

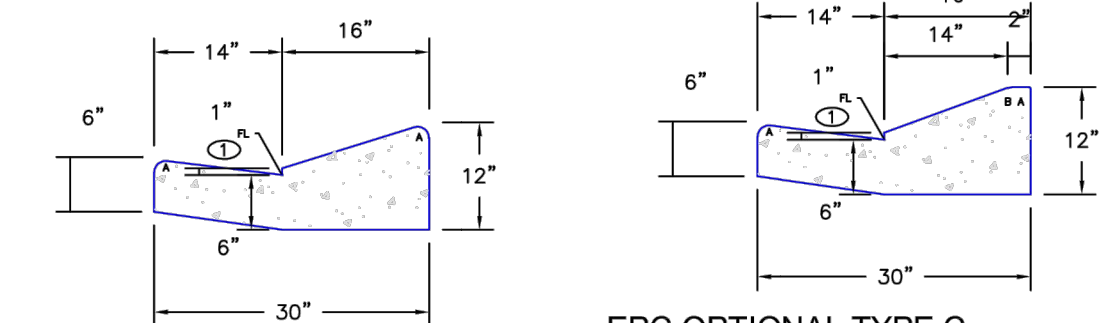
SHEET 9 OF 10  
JOB NO. 25174.00





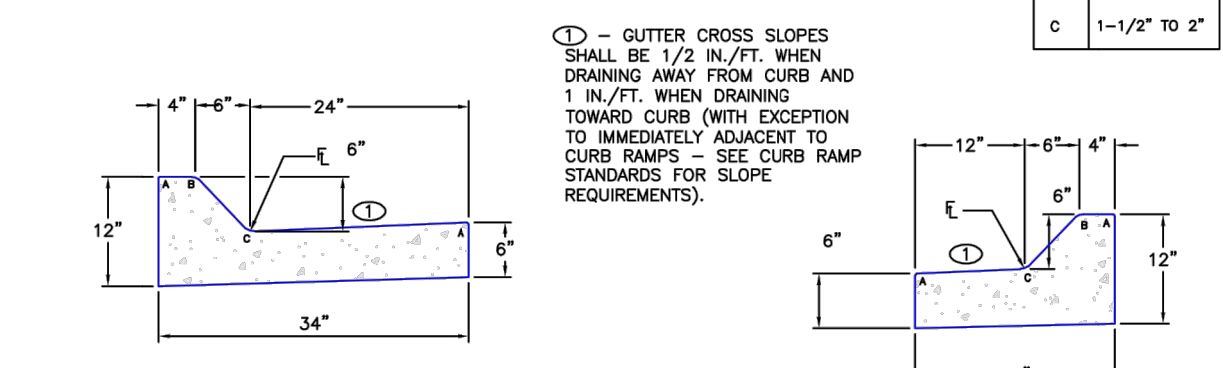
**EPC TYPE A**  
(REVERSE SLOPE OF PAN FOR SPILL CURB)

**EPC TYPE B**  
(REVERSE SLOPE OF PAN FOR SPILL CURB)



**EPC TYPE C**  
(REVERSE SLOPE OF PAN FOR SPILL CURB)

**EPC OPTIONAL TYPE C**

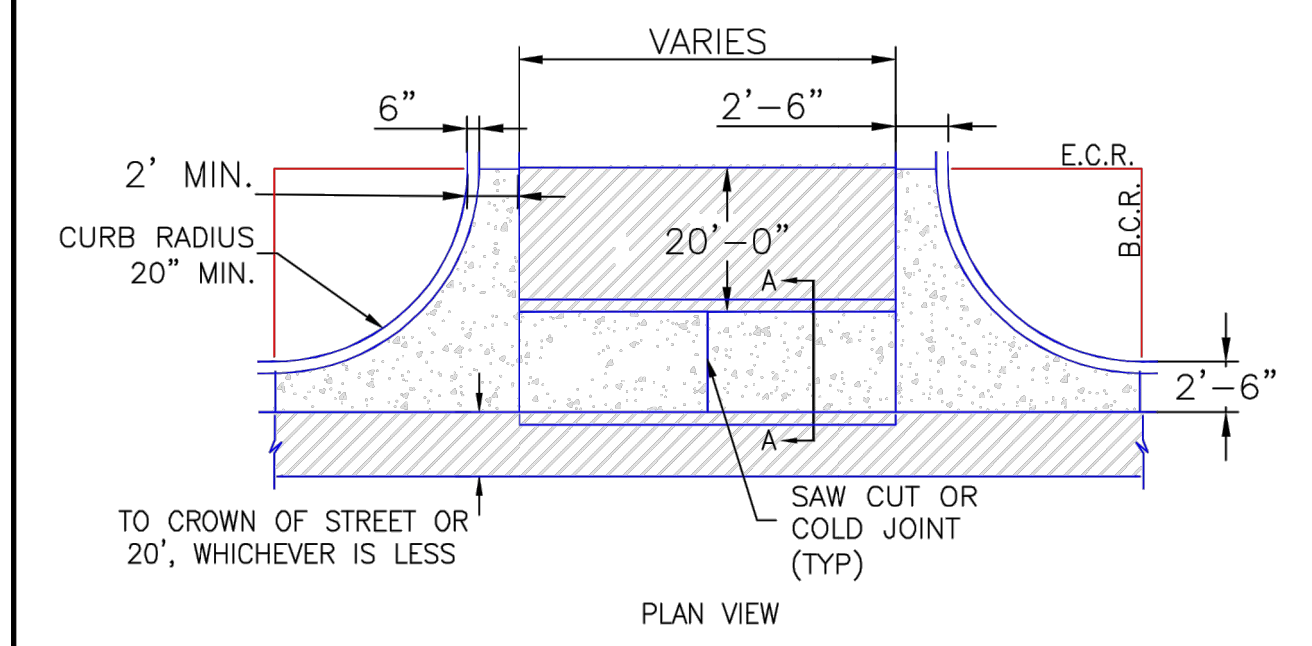


**EPC TYPE D**  
(6" RAMP CURB)

**EPC TYPE E**  
(6" RAMP CURB)

SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing	
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	
FILE NAME: SD_2-20	DEPARTMENT OF PUBLIC WORKS	

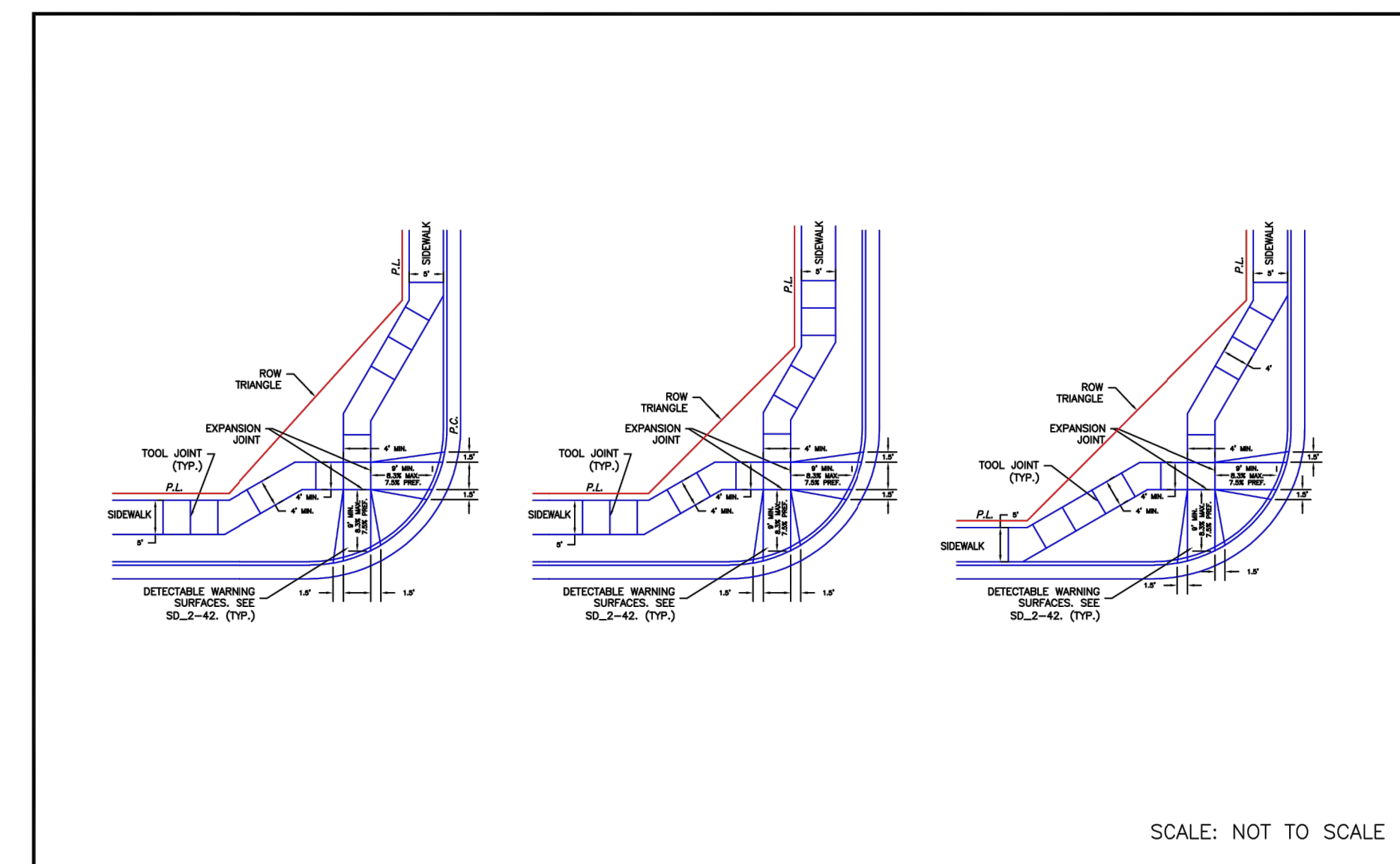


**Typical Cross Pan Layout Detail**  
Standard Drawing

- NOTES
1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
  2. T - SQUARED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
  3. [Hatched Area] = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
  4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

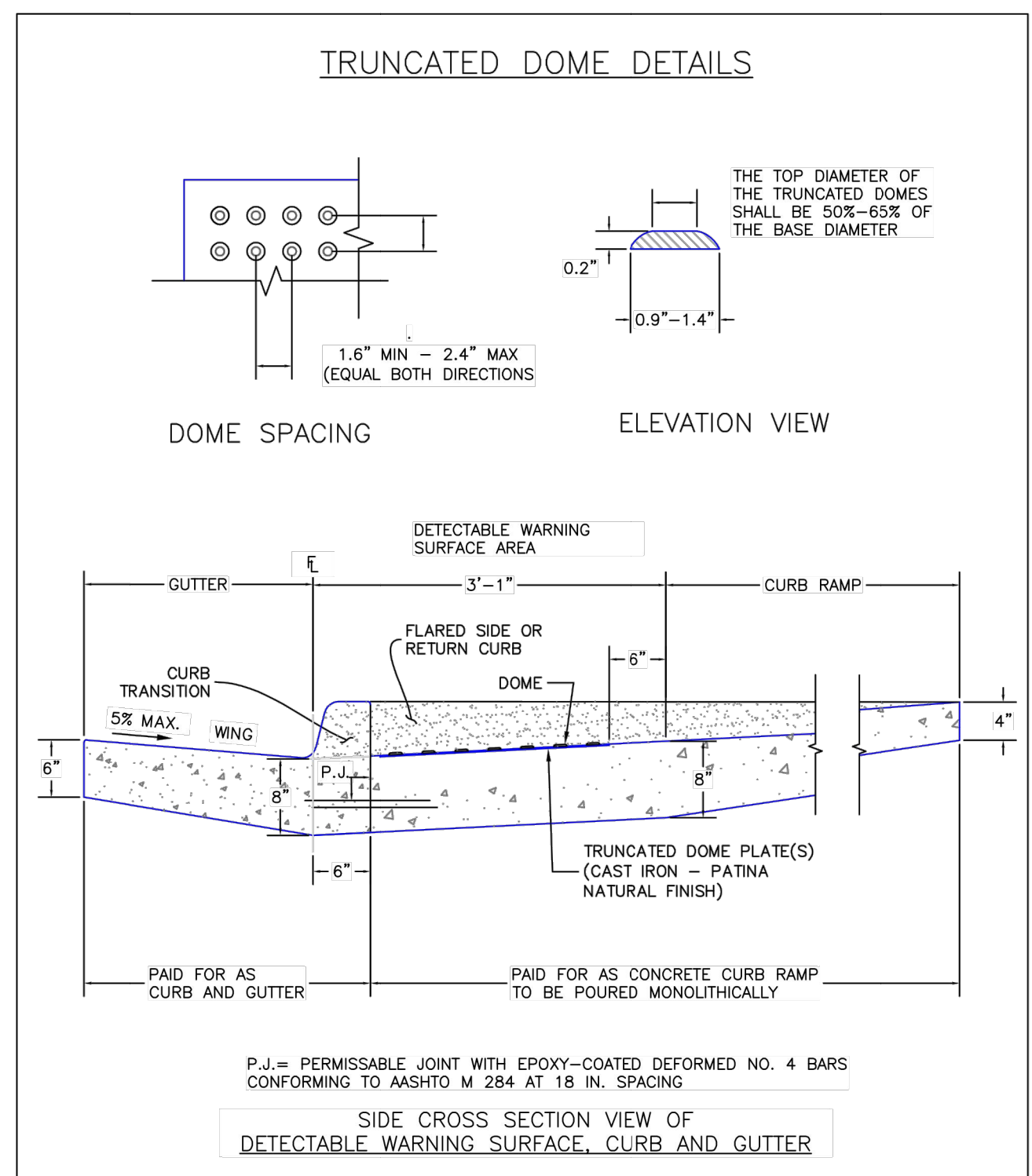
SCALE: NOT TO SCALE

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



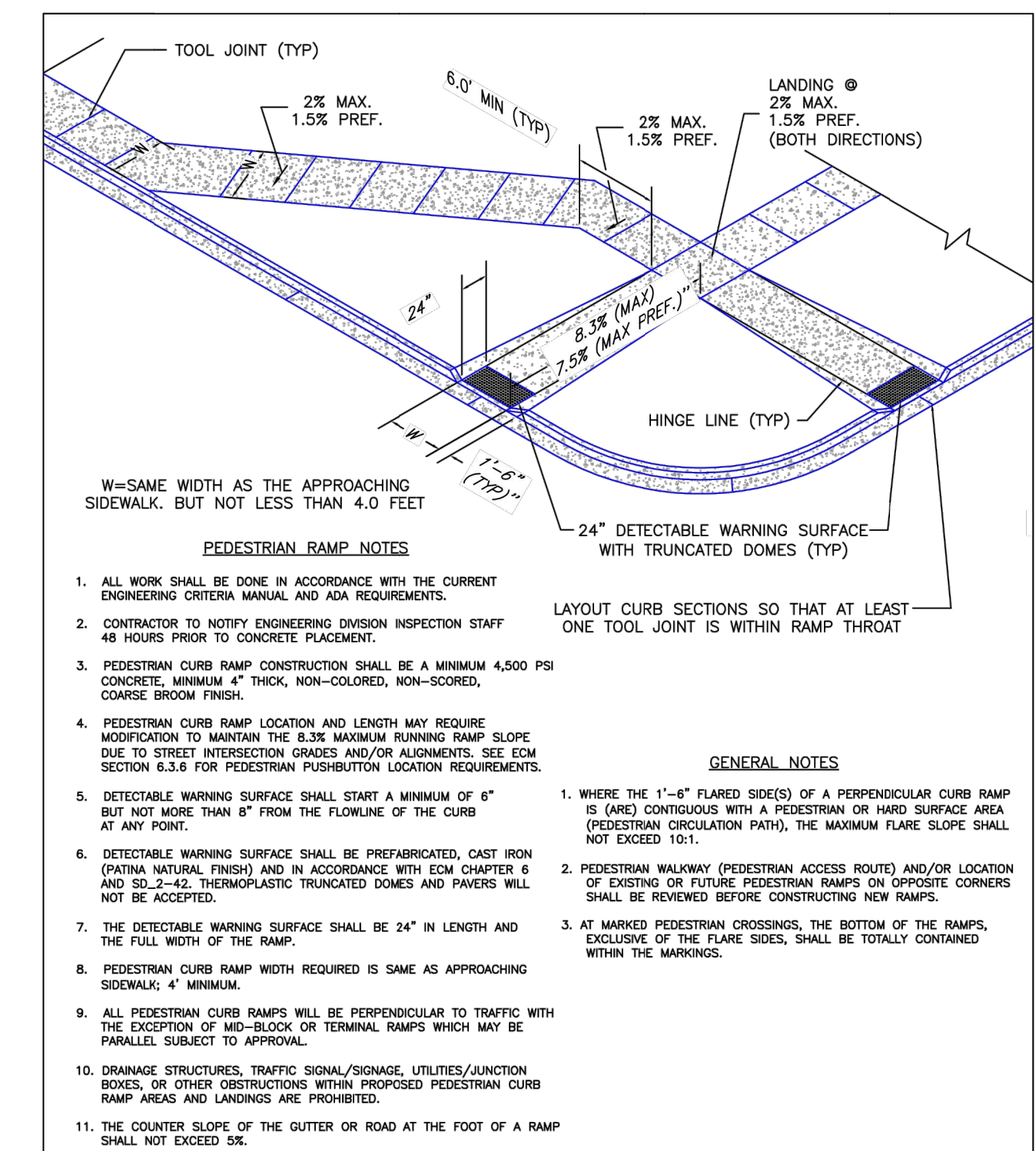
SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	
FILE NAME: SD_2-40	DEPARTMENT OF PUBLIC WORKS	



**Truncated Dome Details**  
Standard Drawing

DATE APPROVED: 6/23/20	Detectable Warning Surface Details Standard Drawing	
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	
FILE NAME: SD_2-42	DEPARTMENT OF PUBLIC WORKS	



**Pedestrian Curb Ramp Detail**  
Standard Drawing

DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	
DESIGNED BY: Jennifer E. Irvine	REVISION DATE: 6/23/20	
FILE NAME: SD_2-41	DEPARTMENT OF PUBLIC WORKS	

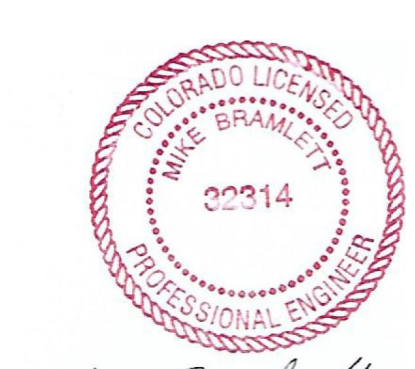


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PREPARED FOR  
**CS POWERS & GALLEY, LLC**  
510 S. NEIL ST.  
CHAMPAIGN, IL 61820  
OFFICE PHONE (734) 216-2577

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

BY	DATE	NO.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				NA	NA	11/11/21	JBP	JBP	



Mike Bramlett  
12/27/2023

EPC 11/30/21

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

Mike Bramlett  
32314  
11/11/21  
DATE

**PAONIA STREET IMPROVEMENTS DETAILS**

SHEET 10 OF 10  
JOB NO. 25174.00