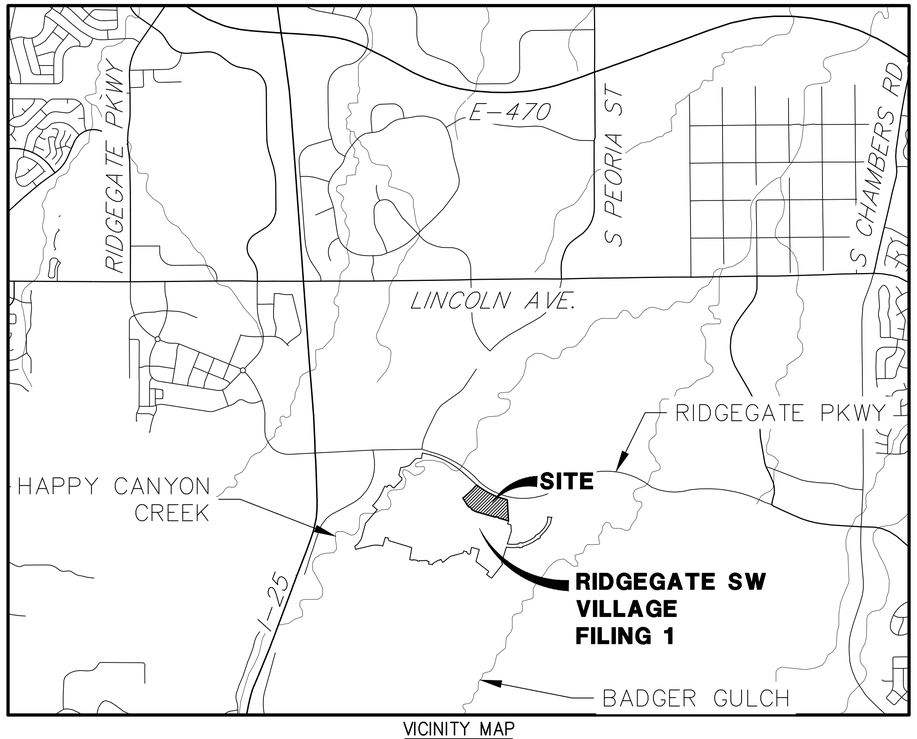
LYRIC CONDOS AT RIDGEGATE CIVIL CONSTRUCTION PLANS

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
A PART OF SECTION 14, SECTION 22, SECTION 23, AND SECTION 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST
OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

OWNER
RIDGEGATE INVESTMENTS, INC.
9878 SCHWAB WAY, SUITE 415
LONE TREE, CO 80124

DEVELOPER
LOKAL HOMES
8310 S. VALLEY HWY, SUITE 115
ENGLEWOOD, CO 80112
TOMMY PUCCIANO
P~720.234.4728

ARCHITECT
LOKAL STUDIOS
8310 S. VALLEY HWY, SUITE 115
ENGLEWOOD, CO 80112

CIVIL ENGINEER
JR ENGINEERING
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO
P~303.740.9393

J·R ENGINEERING

LANDSCAPE ARCHITECT
PCS GROUP, INC.
P.O. BOX 18287
DENVER, CO 80218
PAUL SHOUKAS
P~303.531.4905

GEOTECHNICAL ENGINEER
CTL THOMPSON
1971 WEST 12TH AVENUE
DENVER, CO 80204

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NOTICE TO CONTRACTOR:
1. BY ACCEPTING AND UTILIZING THESE PLANS, THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE ENGINEER ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF SUCH DATA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE PROTECTION AND/OR ANY DAMAGE TO SAID FACILITIES.

CITY OF LONE TREE

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

SOIL PREPARATION NOTE:
SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE:

GEOTECHNICAL ENGINEER: CTL THOMPSON
PROJECT NUMBER: DN51,551–115–R1

THE CONTRACTOR IS TO REVIEW THIS REPORT IN FULL PRIOR TO BID. INFORMATION IN THE GEOTECHNICAL REPORT SUPERCEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

BENCHMARK
NGS CONTROL POINT UNBEWUST BEING A 3.5 INCH DIAMETER BRASS CAP. LOCATED ABOUT 3.2 MILES SOUTH OF INTERSTATE 25 AND COLORADO STATE HIGHWAY 470 INTERCHANGE, GO SOUTH ON INTERSTATE 25 FOR 2.9 MILES TO EXIT 191. PROCEED ON A PAVED ROAD TO THE SOUTHWEST FOR 0.2 MILES TO THE STATION ON THE LEFT. IN THE NORTHWEST CORNER OF A 24 FOOT BY 16 FOOT ROCK OUTCROP. IT IS 22.5 FEET EAST OF THE CENTERLINE OF THE PAVED ROAD, 123 FEET NORTH OF THE OUTLET OF A 3 FOOT CORRUGATED STEEL PIPE CULVERT AND APPROXIMATELY 350 FEET WEST OF THE WEST EDGE OF OIL OF SOUTHBOUND INTERSTATE 25, ELEVATION: 6125.32 (NAVD88).

BASIS OF BEARING
BEARING SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°31'58" EAST, A DISTANCE OF 2635.13 FEET.

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

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
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 ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656–4512

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=2000'
V–SCALE	N/A
DATE	3/3/2023
DESIGNED BY	N/A
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

COVER SHEET

SHEET 1 OF 39

JOB NO. 15950.10

GENERAL PROJECT NOTES:

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE GOVERNING CITY, COUNTY, AND/OR STATE AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY AND APPLICABLE UTILITY DISTRICT(S).
2. THE SITE CONSTRUCTION PLANS LISTED WITHIN THIS PLAN SET ARE NOT FOR CONSTRUCTION UNLESS APPROVED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL CONFIRM SAID APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL KEEP ONE (1) SIGNED COPY OF THE APPROVED SET OF PLANS, APPROPRIATE SPECIFICATIONS AND STANDARDS, AND APPROVED PERMITS ONSITE AT ALL TIMES.
3. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE CITY, COUNTY, STATE OR LOCAL DISTRICT AND THE ENGINEER OF RECORD.
4. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED TO BE PROVIDED, INSTALLED, CONSTRUCTED, REMOVED, OR RELOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR WORK INCLUDING, BUT NOT LIMITED TO DEMOLITION, STREET CUTS, UTILITY INTERFERENCES, TRAFFIC CONTROL, GRADING, AND UTILITY FROM ALL APPLICABLE AGENCIES; AND FOR COMPLYING WITH ALL PROVISIONS INCLUDED THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
7. THE CONTRACTOR SHALL UTILITY STAKE PROJECT AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS, AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE APPROPRIATE AUTHORITY PRIOR TO BEGINNING CONSTRUCTION.
9. ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE REARRANGE ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY.
10. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS, GROUT, AND STEEL SHIMS TO ADJUST THE MANHOLE FRAMES TO FINAL GRADE IN CONFORMANCE WITH THE CITY OR UTILITY COMPANY/DISTRICT STANDARD SPECIFICATIONS. ALL FRAMES SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
12. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING AND RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
14. INCLUDED IN THESE PLANS IS THE DEMOLITION AND DISPOSAL OF ALL EXISTING UTILITIES, SITE IMPROVEMENTS, STRUCTURES, AND SITE FURNISHINGS NEEDED FOR CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON. ALL QUESTIONS IN REGARD TO DEMOLITION SHALL BE SUBMITTED TO THE OWNER IN WRITING PRIOR TO BID.
15. ALL DEMOLITION, REMOVAL, DISPOSAL, AND ABANDONMENT OF UTILITIES, STRUCTURES, SITE IMPROVEMENTS, AND SITE FURNISHINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STANDARDS AND SPECIFICATIONS, AND PERMIT REQUIREMENTS.
16. ALL DISTURBED SOIL, ON- OR OFF-SITE AND RELATED TO WORK AT THIS PROJECT SITE, IS REQUIRED TO BE PROTECTED FROM WIND AND STORM WATER EROSION. TO MITIGATE EROSION, THE CONTRACTOR SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE GESC PLAN SET AND GESC REPORT FOR THIS PROJECT.
17. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR PERMANENT LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO ANY EROSION AND SEDIMENT CONTROL, STORMWATER MANAGEMENT, STORMWATER POLLUTION PREVENTION, OR SIMILAR PLAN AND/OR NARRATIVE AND ASSOCIATED PERMITS INCLUDING, BUT NOT LIMITED TO GRADING PERMITS, AND COMPLYING WITH THE REQUIREMENTS THEREIN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK, INSPECTIONS, AND CERTIFICATIONS AS REQUIRED BY THE CITY, STATE OR LOCAL DISTRICTS. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH THE INSPECTION AND CERTIFICATION UNLESS OTHERWISE ARRANGED WITH THE OWNER/DEVELOPER. THE CONTRACTOR SHALL COORDINATE ALL CERTIFICATIONS, AND PROVIDE FIELD SURVEYED AS-BUILT INFORMATION FOR REVIEW BY THE OWNER/DEVELOPER AND/OR ENGINEER AS EARLY AS POSSIBLE IN THE CONSTRUCTION SCHEDULE TO AVOID POTENTIAL DELAYS.
19. CONTRACTOR IS RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS, AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS, OR ANY OTHER GOVERNING AGENCY, OR TO THE OWNER/DEVELOPER AS REQUIRED BY AND IN ACCORDANCE WITH THE GOVERNING AUTHORITY OR OWNER/DEVELOPER'S CRITERIA. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION AN A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO THE GOVERNING CITY, COUNTY, AND/OR STATE AND UTILITY DISTRICT INSPECTOR AT ALL TIMES. THE CONTRACTOR SHALL CONFIRM ANY REQUIREMENTS AS EARLY AS POSSIBLE IN THE CONSTRUCTION SCHEDULE TO ACCOUNT FOR PREPARATION AND REVIEW OF THE INFORMATION TO AVOID POTENTIAL DELAYS.
20. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.
21. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE CONSULTING ENGINEER FOR CLARIFICATION AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWING.
22. BENCHMARK VERIFICATION: THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE PROPOSED ELEVATIONS IN THIS CONSTRUCTION PLAN SET AGAINST THE PROJECT BENCHMARK, IDENTIFIED HEREIN, PRIOR TO COMMENCING WORK.
23. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.
24. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
25. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARD DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:

- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
- DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
- DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
- CDOT M&S STANDARDS
- MUTCD
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3

CITY OF LONE TREE GENERAL NOTES

1. THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CURRENT DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS, INSPECTION SECTION, (303) 662-8112, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION, AND/OR BEFORE RESTARTING CONSTRUCTION AFTER A SHUTDOWN OF MORE THAN 10 DAYS.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT (800) 922-1987 OR 811
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY (SIGNED BY BOTH DESIGN ENGINEER AND CITY OF LONE TREE) OF THE CONSTRUCTION PLANS AND GESC REPORT AND PLAN, AND ONE (1) COPY OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:

   RIDGEGATE PARKWAY

8. A ROW/CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE ANY WORK WITHIN EXISTING OR PROPOSED PUBLIC ROW. THE PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR REVIEW/PROCESSING A MINIMUM OF 7 DAYS PRIOR TO REQUESTED START FOR THE WORK IN THE ROW.
9. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR ACCEPTANCE WITH THE PERMIT APPLICATION. AN EXCAVATION OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
10. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF CITY OF LONE TREE ACCEPTANCE/APPROVAL. IF APPLICABLE CONSTRUCTION PERMITS HAVE NOT BEEN OBTAINED, AND CONSTRUCTION STARTED WITHIN THAT TIME, THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.
11. CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE ENGINEER INSPECTOR WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY WHICH WILL BE CONVEYED TO THE CITY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.
12. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM THE CITY OF LONE TREE MAY BE REQUIRED FOR ANY PROJECT.
13. THE CITY OF LONE TREE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE INFRASTRUCTURE, FOR THE FOLLOWING PRIVATE STREETS: VIBRATO LANE AND MONTOSO ROAD

CITY OF LONE TREE SIGNAGE & STRIPING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE "COLORADO SUPPLEMENTAL MUTCD" AND THE DOUGLAS COUNTY "ROAD AND CONSTRUCTION STANDARDS MANUAL". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS "M AND S STANDARDS".
2. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO "M AND S MANUAL".
3. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN. STREET NAME SIGNS SHALL BE MOUNTED SO THAT THEY CAN BE SEEN FROM ALL DIRECTIONS OF TRAVEL.
4. INSTALLATION OF SIGNS SHALL CONFORM TO THE MUTCD MOUNTING HEIGHT REQUIREMENTS, INCLUDING A 7-FOOT MINIMUM HEIGHT FROM THE BOTTOM OF THE LOWEST SIGN PANEL TO THE TOP GRADE OF SIDEWALK.
5. ALL NEWLY INSTALLED TRAFFIC SIGNS SHALL MEET THE MINIMUM RETRO-REFLECTIVITY AND ILLUMINATION STANDARDS AS SET FORTH BY THE MUTCD (LATEST EDITION). THESE MINIMUM REQUIREMENTS SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
6. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS.
7. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. LONE TREE PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION AT 303-662-8112.
8. FOLLOWING INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, 303-662-8112. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY PUBLIC WORKS. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
9. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW.
   PRIOR TO INITIATION OF THE WARRANTY PERIOD, LONE TREE RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING OR INSTALLATION OF ADDITIONAL SIGNAGE AND/OR STRIPING IF THEY DETERMINE THAT AN UNFORESEEN CONDITION WARRANTS SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
10. FINAL STRIPING AND CROSSWALK LAYOUT TO BE APPROVED BY THE CITY OF LONE TREE PRIOR TO INSTALLATION. LONE TREE PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION AT 303-662-8112.
11. CROSSWALKS SHALL:
    BE CONSTRUCTED USING 125 MIL PREFORMED THERMOPLASTIC.
    LINE UP WITH THE HANDICAP RAMPS AT BOTH ENDS.
    BE CENTERED ON LANE LINES SO AS TO BE STRADDLED BY VEHICLES.
12. ALL PAVEMENT MARKINGS SHALL BE AS FOLLOWS:
    FOR CONCRETE SURFACE: METHYL METHACRYLATE OR EPOXY PAINT.
    FOR ASPHALT SURFACE: PAINT, 90 MIL PREFORMED THERMOPLASTIC, INLAID MARKING TAPE, METHYL METHACRYLATE, OR EPOXY PAINT.
    TURN ARROWS AND ONLYS: 125 MIL PREFORMED THERMOPLASTIC.
13. ALL PAVEMENT MARKING SHALL BE PRECEDED BY THE APPROPRIATE SURFACE PREPARATION.
14. ANY SIGNAGE AND/OR OTHER TRAFFIC CONTROL DEVICES REMOVED SHALL BE RETURNED TO THE CITY OF LONE TREE.
15. TYPE III LIGHTED BARRICADES SHALL BE SET AT ENDS OF ROADWAYS, SEPARATING FINISHED AND UNFINISHED CONSTRUCTION AREAS AND WILL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER.

NOTE: ALSO SEE CITY OF LONE TREE "STREET SIGN DETAILS" FOR ADDITIONAL INTERSECTION STREET SIGNAGE REQUIREMENTS.

ROADWAY NOTES

1. GUTTERS SHALL BE AT LEAST 6" THICK.
2. ALL CURBS SHALL USE THE CATCH SECTION UNLESS OTHERWISE NOTED.
3. ALL COMBINATION CURB, GUTTER AND SIDEWALKS TO BE 6" THICK (MIN.). SIDEWALKS WITH VERTICAL CURB AND GUTTER TO BE 6" THICK (MIN.).
4. NON-LANDSCAPED MEDIAN ISLANDS SHALL BE COVERED WITH AN ACCEPTABLE IMPERMEABLE SURFACE.
5. IF ANY SECTION OF A DETACHED SIDEWALK IS TO BE PLACED OUTSIDE OF THE ROAD RIGHT-OF-WAY, THEN A SIDEWALK EASEMENT SHALL BE REQUIRED TO MAINTAIN PUBLIC USE.
6. PLACEMENT, MOISTURE AND DENSITY CONTROL FOR SUBGRADE, SUBBASE, AND SURFACING MATERIALS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 8 OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
7. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
8. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.
9. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.

STORM SEWER NOTES:

1. SEE COVER SHEET FOR BENCHMARK.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. INLET STATIONING IS TO CENTER OF INLET.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES.
5. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
6. PIPE BEDDING SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
7. ALL INLETS ARE TYPE R INLETS UNLESS OTHERWISE NOTED.
8. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
9. COORDINATES FOR RCP END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE
10. UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
11. LENGTHS SHOWN FOR RCP REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
12. ALL RCP STORM SEWER MUST USE ASTM C44S WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
13. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
14. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECITONS OF AN RCP OUTFALL.
15. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
16. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
17. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.

DRAINAGE STRUCTURE NOTES

1. CONCRETE WORK SHALL CONFORM TO ACI 301, ACI 350.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM-615, GRADE 60.
3. ALL EXPOSED CONCRETE SHALL HAVE A CDOT CLASS 2 OR 5 FINISH.
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE ¾" CHAMFERS.
5. DETAILING, FABRICATION, AND PLACING OF REBAR SHALL BE IN ACCORDANCE WITH ACI 315.
6. CONSTRUCTION TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 347.
7. ALL MANHOLES SHALL BE SLAB BASE UNLESS SPECIFIED OTHERWISE. MANHOLE SHALL BE FABRICATED IN ACCORDANCE WITH CDOT STANDARD M-604-20.
8. COORDINATES FOR MANHOLES AND AREA INLETS ARE SHOWN AT THE CENTER OF THE STRUCTURE. COORDINATES FOR MOUNTABLE CURB INLETS ARE SHOWN ALONG THE FLOWLINE AT CENTER OF THE STRUCTURE.
9. ALL TYPE C AND D INLETS SHALL HAVE CLOSE MESH GRATES UNLESS SPECIFIED OTHERWISE.
10. LENGTH OF FABRICATED BAR GRATING PANELS IS LENGTH OF BEARING BARS, WIDTH REFERS TO DIMENSION PERPENDICULAR TO BEARING BARS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PANEL DIMENSIONS GIVEN PRIOR TO FABRICATION.
11. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.
12. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
13. THE CITY OF LONE TREE REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
14. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
15. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
16. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.
17. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
18. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

DRAINAGE GENERAL NOTES

1. PROJECT FACILITIES ARE TO BE LOCATED BASED ON THE SURVEY COORDINATES, ELEVATIONS, DIMENSIONS, AND/OR GEOMETRIC DESIGN DATA PROVIDED ON THE DRAWINGS.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES AND FOR SATISFYING ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. TEMPORARY EXCAVATIONS SHALL PROVIDE, AT MINIMUM, THE TRENCH DIMENSIONS AND CLEARANCES SHOWN OR SPECIFIED. TEMPORARY CONSTRUCTION SLOPES SHALL BE SLOPED, SHORED, SHEETED, AND/OR BRACED IN ACCORDANCE WITH STABILITY REQUIREMENTS AND APPLICABLE REGULATIONS, AND SHALL BE NO STEEPER THAN THE SLOPES SHOWN OR SPECIFIED WITHOUT THE APPROVAL OF THE ENGINEER. ANY SUCH APPROVALS BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FROM SOLE RESPONSIBILITY FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES.
3. EXISTING FACILITIES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED IN KIND, AS APPROVED BY ENGINEER.
4. THE WORK WILL TAKE PLACE IN AND AROUND DRAINAGE SWALES AND THE HAPPY CANYON CREEK, SUBJECT TO PERIODIC FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SURFACE AND SUBSURFACE WATER DURING THE COURSE OF THE WORK. ANY DAMAGE TO THE WORK RESULTING FROM SURFACE FLOWS, BASE FLOWS, OR FLOOD FLOWS INCLUDING BUOYANCY FORCES ON PIPELINES AND OTHER FACILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS OF ANY APPLICABLE PERMITS PERTAINING TO WATER AND EROSION CONTROL.
5. CONTACT THE ENGINEER FOR CLARIFICATIONS OF ANY ABBREVIATIONS SHOWN ON THE DRAWINGS.
6. THE SITE WHERE THE WORK IS TO BE PERFORMED SHALL BE OVERLOT GRADED. TOPSOIL SHALL BE SPREAD IN OPEN SPACE AREAS TO A DEPTH OF APPROXIMATELY 6-INCHES. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED, AND SOME AREAS COVERED WITH EROSION CONTROL BLANKETS, UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY THE ENGINEER. CARE SHALL BE TAKEN TO AVOID DISTURBING ANY OPEN SPACE AREAS EXCEPT THE MINIMUM NECESSARY TO PERFORM THE WORK. TOPSOIL IN ANY WORK AREAS OR ACCESS ROADS WITHIN THE OPEN SPACE SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE WORK, PROTECTED FROM MIXING WITH ANY OTHER MATERIALS DURING THE WORK, AND REPLACED TO A LOOSE DEPTH OF 7- TO 8- INCHES (FINAL DEPTH AFTER SETTLEMENT SHALL BE 6- INCHES MINIMUM) AS THE WORK IS BEING COMPLETED. WHERE BLANKETS EXIST, THE MINIMUM AREA OF BLANKET TO ALLOW WORK TO PROGRESS SHALL BE REMOVED AND THEN THE REMOVED OR NEW BLANKET REPLACED AFTER UNDERLYING WORK IS COMPLETE (EXCEPT NO TEMPORARY BLANKET NEEDS TO BE REPLACED OVER ROCK OR COIR BLANKET SHOWN IN THE PLANS). JUST PRIOR TO REPLACEMENT OF TOPSOIL AFTER UNDERLYING WORK IS COMPLETE AND APPROVED, THE UNDERLYING SUBGRADE IN OPEN SPACE AREAS SHALL BE LOOSENED BY TILLING TO A DEPTH OF 12- INCHES UNTIL CLODS ARE NO LARGER THAN 3 INCHES, AND APPROVED BY THE ENGINEER. THIS NOTE ALSO APPLIES TO AREAS WHERE COIR MAT IS TO BE INSTALLED.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY COMPLETED WORK FROM DISTURBANCE OR DAMAGE DURING THE COURSE OF THE WORK. IF REQUESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER, SIGNIFICANT COMPLETED SECTIONS OF THE WORK MAY BE ACCEPTED AS FINAL PRIOR TO THE COMPLETION OF THE ENTIRE PROJECT. ANY SUCH EARLY ACCEPTANCE WILL NEED TO BE IN WRITING BY THE ENGINEER AND OWNER AND THOSE PORTIONS OF THE WORK SHALL BE PROTECTED BY THE CONTRACTOR AGAINST VEHICLES RUNNING OVER THE AREA BY ENCIRCLING THE WORK WITH FLAGGING OR FENCING OR BY OTHER MEANS AGREED TO BY THE OWNER AND MAINTAINED BY THE CONTRACTOR UNTIL THE END OF THE PROJECT.
8. ALL FINE GRADING REQUIRED TO CONSTRUCT DRAINAGE IMPROVEMENTS AND PROVIDE FINISHED GRADES ADJACENT TO IMPROVEMENTS SHALL BE DONE BY THE DRAINAGE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK, AND NOT PAID FOR SEPARATELY.
9. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS.

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

COLORADO REGISTERED KURTIS W. WILLIAMS 34270 PROFESSIONAL ENGINEER

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

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

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DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

GENERAL NOTES

SHEET 2 OF 39

JOB NO. 15950.10

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE		
MATCH LINE		
SECTION LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
R.O.W. A LINE	A	A
CENTERLINE		
CITY LIMITS		
WIRE FENCE	X	X
CHAIN LINK FENCE	O	●
WOOD FENCE	◇	◆
MASONRY FENCE	□	■
GUARDRAIL		
CONC. BARRIER		
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	
STORM DRAIN		
TELEPHONE	T	T
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILLS		
CUT AND FILL LINE		C/F C/F
SILT FENCE	SF SF	SF SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	Ⓓ	◉
STORM INLET		▣
AREA INLET – SQUARE	□	
AREA INLET – ROUND	○	
FLARED END SECTION	▷	
RIPRAP		
SANITARY SEWER		
LINE MARKER	Mkr San	
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW	Ⓢ	
WATER LINE		
LINE MARKER	Mkr W	
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE	Ⓦ	●
BEND		
BLOW-OFF VALVE		
WELL	WELL	WELL
METER	Ⓜ	●
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		
GAS LINE		
MARKER	Mkr G	
SERVICE MARKER		
METER		●
VALVE		
PLUG		
TEE		
DRY UTILITIES		
CABLE TV MARKER	Mkr TV	
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER	Mkr E	
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER	Mkr FO	
IRRIGATION PEDESTAL		
TELEPHONE MARKER	Mkr T	
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	THE FIRM AGENCY	

MONUMENTATION LEGEND

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

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST		
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
SIGN		
RAILROAD MARKER/SIGN		
STREET LIGHT		
STREET LIGHT – SINGLE		
STREET LIGHT – DOUBLE		
ALTERNATE LUMINAIRE		
SIGNAL MAST ARM W/ LUMINAIRE		
PEDESTAL POLE FOUNDATION		
TRAFFIC SIGNAL POLE		
ROUND PULL BOX		
MEDIUM PULL BOX		
LARGE PULL BOX (20X33X15)		
SIGNAL HEAD WITHOUT BACK PLATE		
SIGNAL HEAD WITH BACK PLATE		
PEDESTRIAN SIGNAL HEAD		
VIDEO IMAGE DETECTOR		
OPTICOM DETECTOR		
VEHICLE DETECTION ZONE		V

CITY OF LONE TREE

DATE

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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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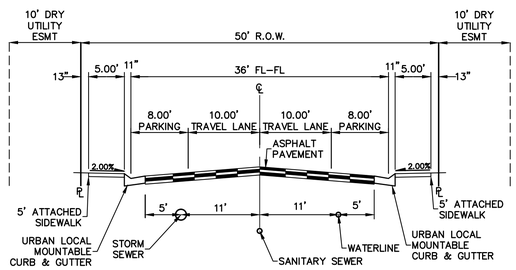
DATE	3/3/2023
DESIGNED BY	N/A
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

LEGEND

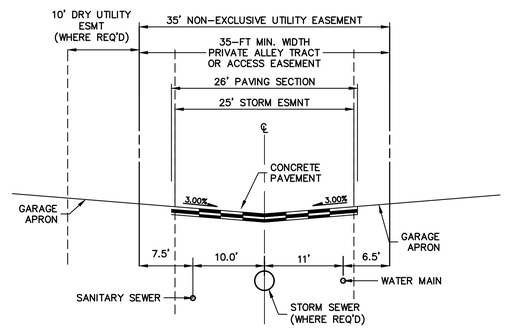
SHEET 3 OF 39

JOB NO. 15950.10



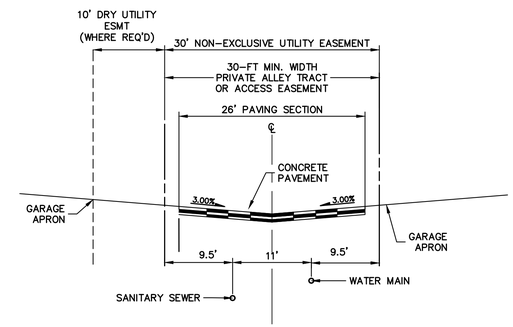
SECTION A–A – SOPRANO CIRCLE

N.T.S.



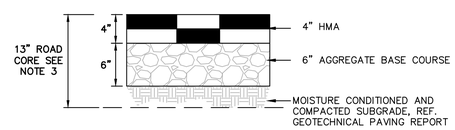
SECTION B–B – TYPE I 26–FOOT WIDE ALLEY (STORM SEWER REQ'D)

N.T.S.



SECTION C–C – TYPE II 26–FOOT WIDE ALLEY (STORM SEWER NOT REQ'D)

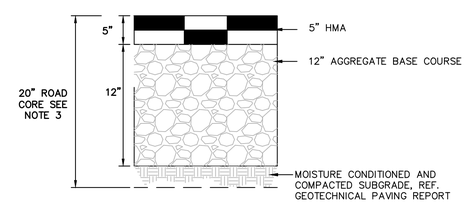
N.T.S.



MINIMUM ALLEY PAVEMENT SECTION

N.T.S.

NOTES:
1. MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
2. ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PRAPARTATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING RECOMMENDATIONS.
3. CONTOURS SHOWN WITHIN THIS PLAN SET ARE TO TOP OF PAVING. ROAD CORE IS TO EXTEND 3" BELOW BOTTOM OF PAVING AND ROAD BASE SECTION.



MINIMUM RESIDENTIAL LOCAL PAVEMENT SECTION

N.T.S.

NOTES:
1. MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
2. ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PRAPARTATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING RECOMMENDATIONS.
3. CONTOURS SHOWN WITHIN THIS PLAN SET ARE TO TOP OF PAVING. ROAD CORE IS TO EXTEND 3" BELOW BOTTOM OF PAVING AND ROAD BASE SECTION.

CITY OF LONE TREE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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SUITE 115
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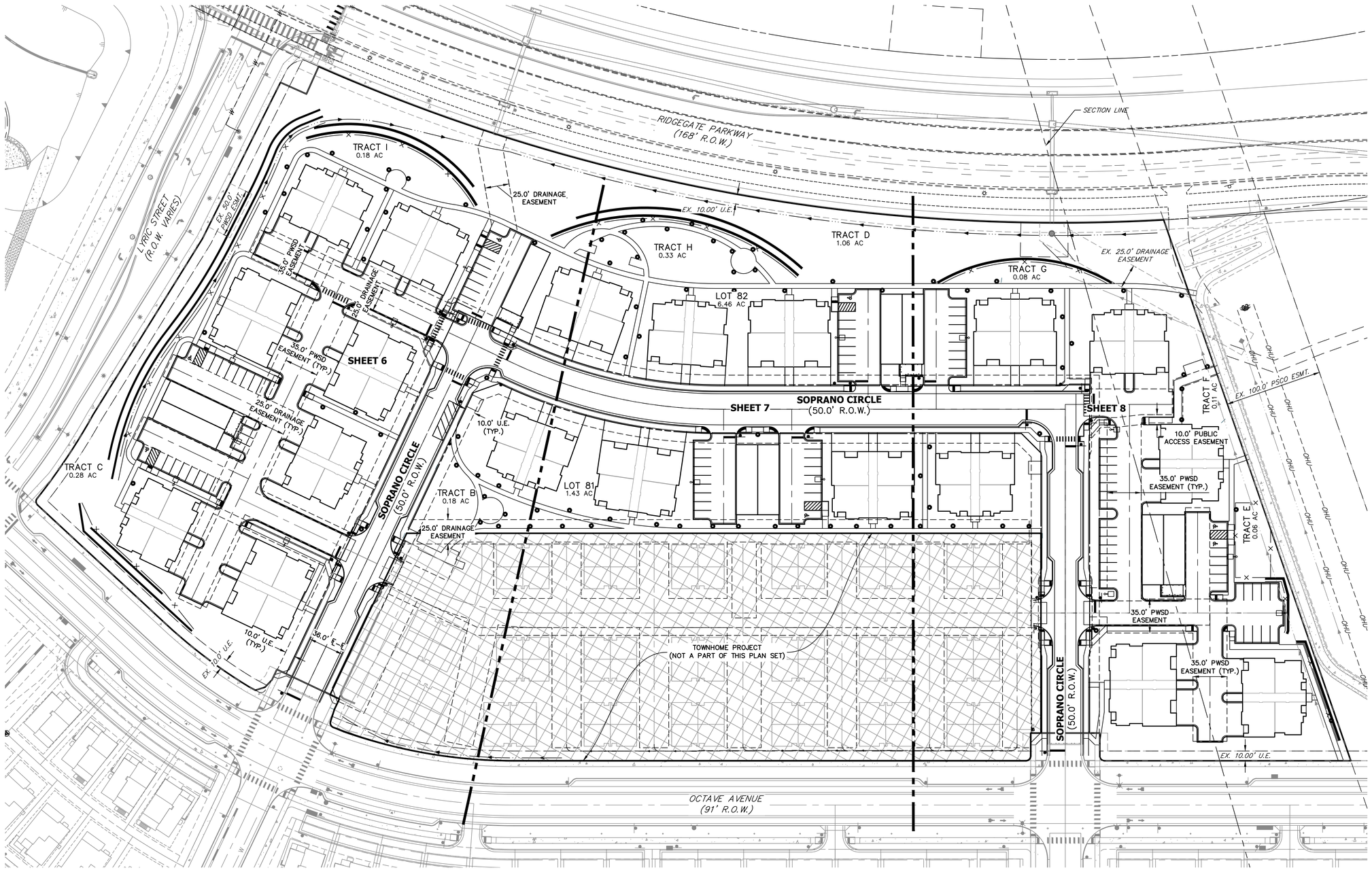
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

TYPICAL STREET CROSS SECTIONS

SHEET 4 OF 39

JOB NO. 15950.10



LEGEND

SITE BOUNDARY	
EXISTING PROPERTY LINE	
PROPOSED PROPERTY LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
EXISTING RIGHT OF WAY	
PROPOSED RIGHT OF WAY	

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

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COLORADO P.E. 34270
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V-SCALE	N/A
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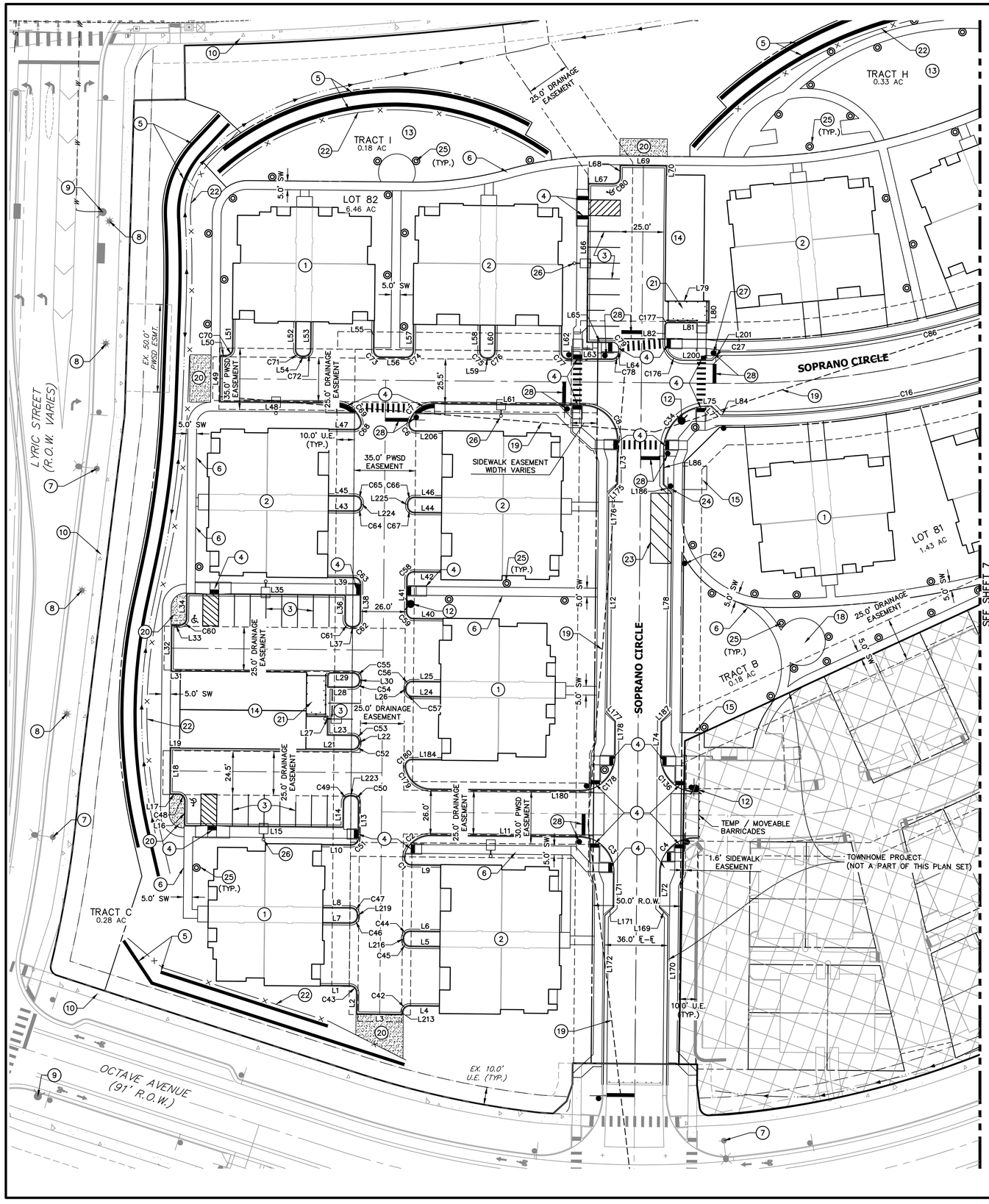
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

OVERALL SITE PLAN

SHEET 5 OF 39

JOB NO. 15950.10

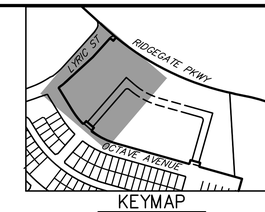


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N48°57'24"W	17.00'
L2	N41°02'36"E	12.02'
L3	N48°57'24"W	26.00'
L4	N48°57'24"W	17.00'
L5	S48°57'24"E	17.00'
L6	N48°57'24"W	17.00'
L7	S48°57'24"E	16.00'
L8	N48°57'24"W	16.00'
L9	N48°57'24"W	16.86'
L10	N48°57'24"W	17.00'
L11	S48°57'24"E	84.83'
L12	S41°02'36"W	125.27'
L13	S41°02'36"W	20.50'
L14	N41°02'36"E	14.00'
L15	S48°57'24"E	90.00'
L16	S41°02'36"W	14.00'
L17	S48°57'24"E	4.50'
L18	S41°02'36"W	26.00'
L19	N48°57'24"W	5.00'
L21	S48°57'24"E	26.50'
L22	N41°02'36"E	0.50'
L23	N48°57'24"W	14.00'
L24	S48°57'24"E	16.00'
L25	N48°57'24"W	16.00'
L26	S41°02'36"W	1.00'
L27	N39°58'56"E	27.00'
L28	S48°57'24"E	14.50'
L29	N48°57'24"W	12.50'
L30	N41°02'36"E	0.50'
L31	N48°57'24"W	5.00'
L32	N41°02'36"E	26.00'
L33	S48°57'24"E	4.50'
L34	N41°02'36"E	14.00'
L35	S48°57'24"E	90.00'
L36	S41°02'36"W	14.00'
L37	S48°57'24"E	1.00'
L38	N41°02'36"E	20.50'
L39	N48°57'24"W	15.00'
L40	S48°57'24"E	17.00'
L41	S41°02'36"W	19.00'
L42	N48°57'24"W	15.58'
L43	S48°57'24"E	15.00'
L44	S48°57'24"E	15.58'
L45	N48°57'24"W	15.00'
L46	N48°57'24"W	15.58'
L47	S48°57'24"E	14.43'
L48	N48°57'24"W	66.17'
L49	N41°02'36"E	26.00'
L50	S48°57'24"E	3.00'
L51	N41°02'36"E	17.00'
L52	S41°02'36"W	16.00'
L53	N41°02'36"E	16.00'
L54	S48°57'24"E	1.00'
L55	S41°02'36"W	17.00'
L56	S48°57'24"E	15.00'
L57	N41°02'36"E	15.00'
L58	S41°02'36"W	15.00'
L59	S48°57'24"E	1.00'
L60	N41°02'36"E	15.00'
L61	S48°57'25"E	84.83'
L62	S41°02'36"W	15.00'
L63	S48°57'24"E	25.00'
L64	N41°02'36"E	2.00'
L65	N48°57'24"W	14.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L66	N41°02'36"E	90.00'
L67	S48°57'24"E	14.00'
L68	N41°02'36"E	6.69'
L69	S48°57'24"E	26.00'
L70	S41°02'36"W	5.00'
L71	S41°02'36"W	20.00'
L72	S41°02'36"W	20.00'
L73	S41°02'36"W	25.00'
L74	N41°02'36"E	20.00'
L75	S48°57'24"E	2.13'
L77	S03°57'24"E	7.07'
L78	N41°02'36"E	125.27'
L79	S48°57'24"E	24.88'
L80	S41°02'36"W	12.00'
L81	N48°57'24"W	22.88'
L82	S41°02'30"W	9.68'
L84	S48°57'24"E	2.17'
L86	N41°02'36"E	20.00'
L169	S03°57'24"E	7.07'
L170	S41°02'36"W	96.48'
L171	S86°02'36"W	7.07'
L172	S41°02'36"W	96.37'
L175	S86°02'36"W	7.07'
L176	S41°02'36"W	125.27'
L177	S03°57'24"E	7.07'
L178	S41°02'36"W	20.00'
L180	N48°57'24"W	84.83'
L184	S48°57'24"E	16.86'
L186	N03°57'24"W	7.07'
L187	N86°02'36"E	7.07'
L200	S48°54'47"E	17.14'
L201	N86°03'05"E	7.07'
L206	N48°57'24"W	15.17'
L213	S41°02'36"W	1.00'
L216	S41°02'36"W	1.00'
L219	N41°02'36"E	1.00'
L223	S48°57'24"E	1.00'
L224	N41°02'36"E	1.00'
L225	S41°02'36"W	1.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	99°09'15"	4.00'	6.92'
C2	80°50'45"	15.00'	21.17'
C3	90°00'00"	20.00'	31.42'
C4	95°22'46"	20.00'	33.29'
C6	105°49'36"	4.00'	7.39'
C7	74°10'24"	15.00'	19.42'
C8	90°00'00"	20.00'	31.42'
C16	23°15'28"	518.00'	210.27'
C27	2°40'47"	506.64'	23.70'
C34	90°00'00"	25.00'	39.27'
C42	90°00'00"	4.00'	6.28'
C43	90°00'00"	4.00'	6.28'
C44	90°00'00"	4.00'	6.28'
C45	90°00'00"	4.00'	6.28'
C46	90°00'00"	4.00'	6.28'
C47	90°00'00"	4.00'	6.28'
C48	90°00'00"	4.00'	6.28'
C49	90°00'00"	4.00'	6.28'
C50	90°00'00"	4.00'	6.28'
C51	90°00'00"	4.00'	6.28'
C52	90°00'00"	4.00'	6.28'
C53	90°00'00"	4.00'	6.28'
C54	90°00'00"	4.00'	6.28'
C55	90°00'00"	4.00'	6.28'
C56	90°00'00"	4.00'	6.28'
C57	90°00'00"	4.00'	6.28'
C58	90°00'00"	4.00'	6.28'
C59	90°00'00"	4.00'	6.28'
C60	90°00'00"	4.00'	6.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C61	90°00'00"	4.00'	6.28'
C62	90°00'00"	4.00'	6.28'
C63	90°00'00"	4.00'	6.28'
C64	90°00'00"	4.00'	6.28'
C65	90°00'00"	4.00'	6.28'
C66	90°00'00"	4.00'	6.28'
C67	90°00'00"	4.00'	6.28'
C68	108°33'11"	4.00'	7.58'
C69	71°26'49"	15.00'	18.70'
C70	90°00'00"	4.00'	6.28'
C71	90°00'00"	4.00'	6.28'
C72	90°00'00"	4.00'	6.28'
C73	90°00'00"	4.00'	6.28'
C74	90°00'00"	4.00'	6.28'
C75	90°00'00"	4.00'	6.28'
C76	90°00'00"	4.00'	6.28'
C77	90°00'00"	4.00'	6.28'
C78	90°00'00"	4.00'	6.28'
C79	90°00'00"	4.00'	6.28'
C80	90°00'00"	4.00'	6.28'
C86	22°48'08"	482.00'	191.82'
C136	95°22'46"	20.00'	33.29'
C176	89°57'17"	10.00'	15.70'
C177	90°00'00"	2.00'	3.14'
C178	90°00'00"	20.00'	31.42'
C179	80°56'40"	15.00'	21.19'
C180	99°03'20"	4.00'	6.92'



KEYMAP
SCALE: 1"=500'

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

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2. CONTRACTOR SHALL REFER TO THE ARCHITECHTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PATIOS, PORCHES, PRECISE BUILDING DIMENSIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL STRIPING SHALL BE EPOXY PAINT.
4. ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH CITY OF ERIE STANDARD DETAILS OTHERWISE NOTED.
5. ALL SIGNAGE AND STRIPING SHALL BE PER MUTCD AND LOCAL CODES.
6. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
7. ALL CURB AND GUTTER IS 6" VERTICAL CATCH/SPILL W/ 2' GUTTER. REFERENCE CITY OF ERIE STANDARD DETAILS FOR MORE INFORMATION.
8. ALL ASPHALT AND CONCRETE PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL RECOMMENDATIONS.
9. ALL SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
10. ALL EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION TO BE REMOVED UNLESS OTHERWISE NOTED ON APPROVED LANDSCAPE PLANS.
11. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL(S) (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). ISOLATION JOINTS SHALL BE PLACED AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS, ETC.)
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SCHEDULE NOTES

1. 10-UNIT CONDO BUILDING TYPE 1, REF. ARCHITECTURAL PLANS
2. 10-UNIT CONDO BUILDING TYPE 2, REF. ARCHITECTURAL PLANS
3. PROPOSED 9'X18' PARKING STALL (TYP.)
4. PROPOSED ADA-ACCESSIBLE RAMP
5. PROPOSED RETAINING WALL, REF. SITE DETAILS
6. PROPOSED CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON
7. EXISTING STREET LIGHT TO REMAIN
8. EXISTING PEDESTRIAN LIGHT TO REMAIN
9. EXISTING FIRE HYDRANT TO REMAIN
10. EXISTING SIDEWALK TO REMAIN
11. EXISTING 8' CONCRETE TRAIL WITH 3' SOFT SHOULDER TO REMAIN
12. PROPOSED FIRE HYDRANT
13. PROPOSED AMENITY AREA, REF. LANDSCAPE PLANS
14. PROPOSED COVERED PARKING STRUCTURE, REFERENCE ARCHITECTURAL PLANS
15. PROPOSED MAIL KIOSK
16. PROPOSED DOG WALK AREA
17. PROPOSED BIKE REPAIR STATION
18. PROPOSED COVERED SHELTER
19. SIGHT DISTANCE TRIANGLE
20. PROPOSED SNOW STORAGE AREA
21. PROPOSED TRASH ENCLOSURE
22. PROPOSED BLACK METAL FENCE, REF. LANDSCAPE DETAILS
23. PROPOSED 12'X40' DELIVERY/LOADING ZONE
24. INSTALL R7-6 NO PARKING - LOADING ZONE SIGNAGE IN ACCORDANCE WITH MUTCD
25. PROPOSED BOLLARD LIGHT, REF PHOTOMETRIC PLANS (TYP.)
26. PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
27. R7-1 NO PARKING SIGN TO BE INSTALLED IN CONFORMANCE WITH MUTCD. REF. SIGNAGE AND STRIPING PLAN
28. R1-1 STOP SIGN TO BE INSTALLED IN CONFORMANCE WITH MUTCD. PAINT OR INSTALL 24" WIDE WHITE STOP BAR. REF. SIGNAGE AND STRIPING PLAN.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

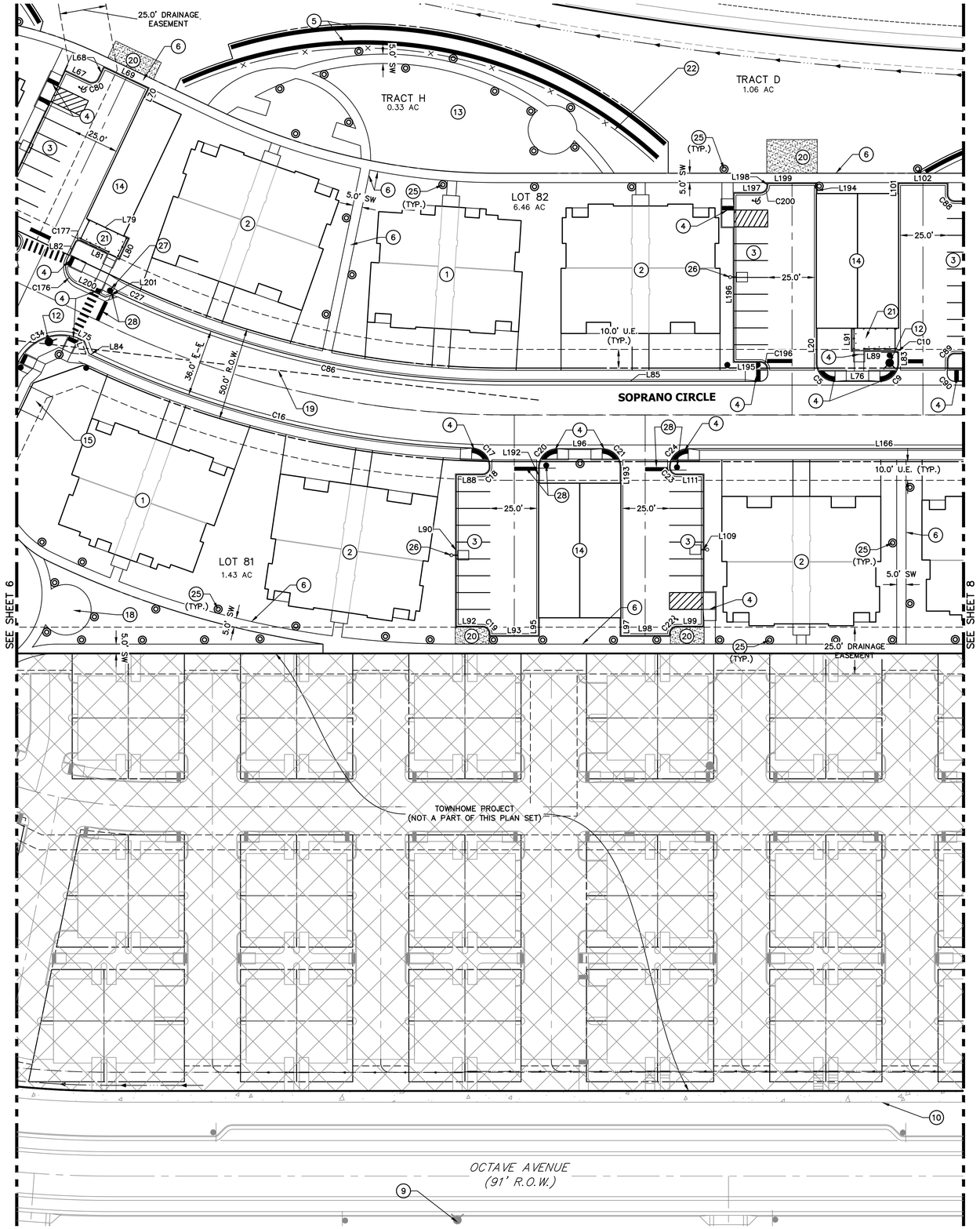
H-SCALE	1"=30'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

SITE AND HORIZONTAL CONTROL PLAN

SHEET 6 OF 39

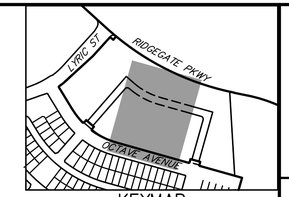
JOB NO. 15950.10



LINE TABLE		
LINE	BEARING	DISTANCE
L67	S48°57'24"E	14.00'
L68	N41°02'36"E	6.69'
L69	S48°57'24"E	26.00'
L70	S41°02'36"W	5.00'
L79	S48°57'24"E	24.88'
L80	S41°02'36"W	12.00'
L81	N48°57'24"W	22.88'
L82	S41°02'30"W	9.68'
L85	S74°19'05"E	135.14'
L88	N74°19'05"W	13.99'
L90	S15°40'55"W	81.00'
L92	S74°18'42"E	14.00'
L93	S74°18'42"E	26.00'
L95	N15°41'19"E	9.50'
L96	S74°19'05"E	24.00'
L97	S15°40'31"W	9.50'
L98	S74°19'26"E	24.00'
L99	S74°19'28"E	14.00'
L101	N15°40'46"E	5.33'
L102	S74°19'08"E	26.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L109	N15°40'55"E	81.00'
L111	N74°19'05"W	14.00'
L166	S74°19'05"E	209.62'
L192	S15°40'27"W	8.42'
L193	S15°41'23"W	8.42'
L195	N74°19'05"W	14.00'
L196	N15°40'55"E	90.00'
L197	S74°19'05"E	14.00'
L198	N15°36'54"E	1.16'
L199	S74°19'17"E	26.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C16	23°15'28"	518.00'	210.27'
C17	90°33'31"	10.00'	15.81'
C18	87°20'17"	4.00'	6.10'
C19	89°59'37"	4.00'	6.28'
C20	90°00'00"	10.00'	15.71'
C21	90°00'00"	10.00'	15.71'
C22	89°59'37"	4.00'	6.28'
C23	90°44'12"	4.00'	6.33'
C24	89°15'48"	10.00'	15.58'
C34	90°00'00"	25.00'	39.27'
C80	90°00'00"	4.00'	6.28'
C86	22°48'08"	482.00'	191.82'
C196	90°00'00"	4.00'	6.28'
C200	90°00'00"	4.00'	6.28'



KEYMAP
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30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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No.	REVISION	BY	DATE

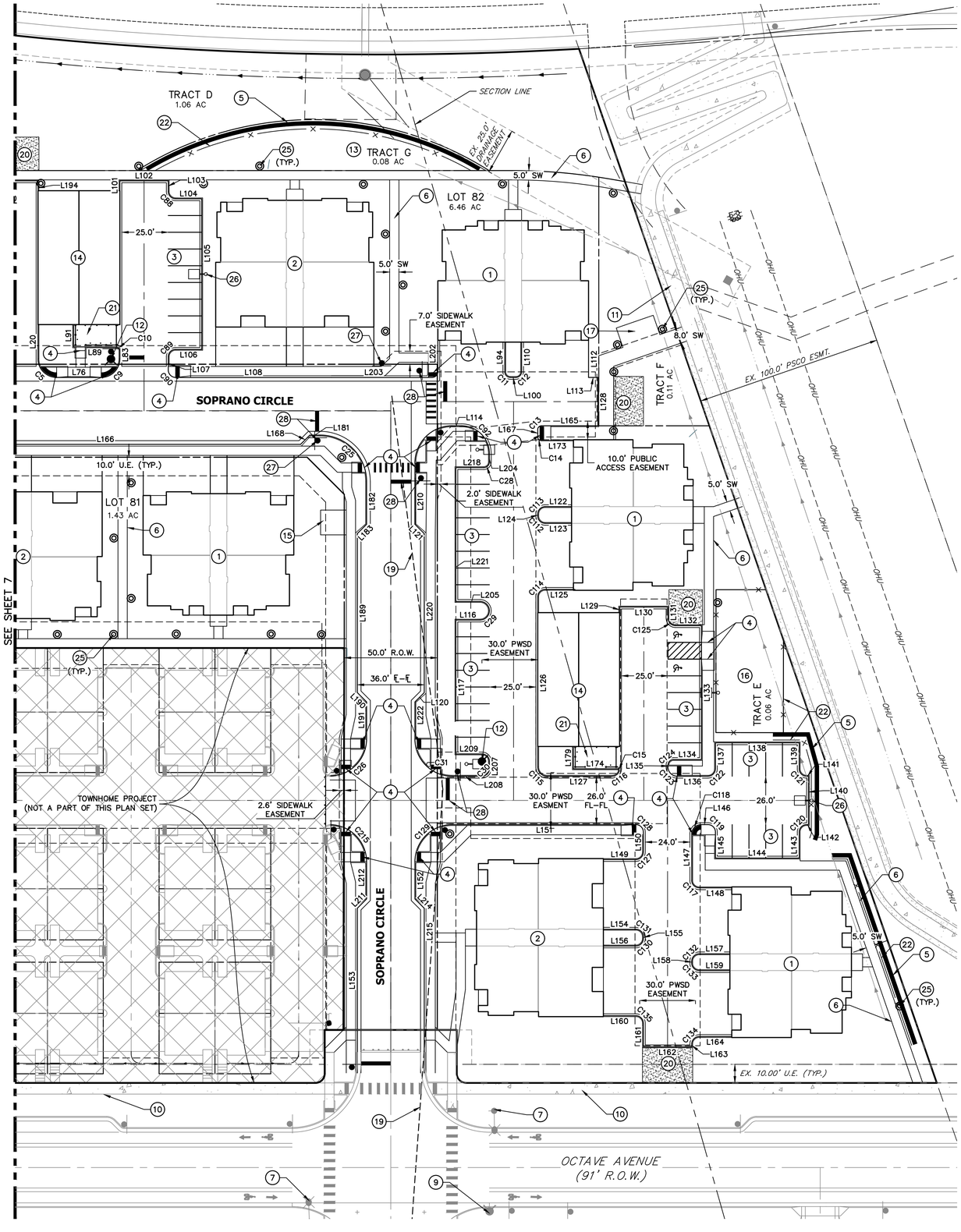
H-SCALE	1"=30'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

SITE AND HORIZONTAL CONTROL PLAN

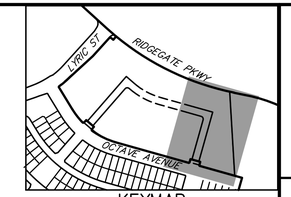
SHEET 7 OF 39

JOB NO. 15950.10



LINE TABLE		
LINE	BEARING	DISTANCE
L120	S15°40'52"W	18.43'
L176	S74°19'05"E	24.00'
L183	N15°40'55"E	4.43'
L189	N74°19'05"W	22.88'
L91	N15°40'58"E	12.00'
L94	S15°40'55"W	16.00'
L100	S74°19'05"E	3.00'
L101	N15°40'46"E	5.33'
L102	S74°19'08"E	26.00'
L103	S15°40'55"W	5.67'
L104	S74°19'05"E	14.00'
L105	S15°40'55"W	81.00'
L106	N74°19'05"W	14.00'
L107	S15°40'55"W	7.09'
L108	S74°19'05"E	83.59'
L110	N15°40'55"E	16.00'
L114	N74°19'05"W	5.53'
L116	S74°19'05"E	13.00'
L117	N15°40'55"E	72.00'
L120	S60°40'55"W	7.07'
L121	S29°19'05"E	7.07'
L122	S74°19'05"E	14.17'
L123	N74°19'05"W	14.17'
L124	N15°40'55"E	1.00'
L125	N74°19'05"W	15.17'
L126	S15°40'55"W	92.50'
L127	S74°19'05"E	36.00'
L128	S15°40'55"W	26.00'
L129	S15°40'55"W	3.00'
L130	N74°19'05"W	26.00'
L131	N15°40'55"E	5.98'
L132	N74°19'05"W	14.00'
L133	N15°40'55"E	72.02'
L134	S74°19'05"E	15.00'
L135	N15°40'55"E	1.00'
L136	N74°19'05"W	16.50'
L137	S15°40'55"W	14.00'
L138	N74°19'05"W	45.00'
L139	N15°40'55"E	14.00'
L140	N15°40'55"E	26.00'
L141	N74°19'05"W	1.00'
L142	S74°19'05"E	1.00'
L143	N15°40'55"E	14.00'
L144	S74°19'05"E	45.00'
L145	S15°40'55"W	14.00'
L146	S74°19'05"E	3.74'
L147	N15°40'55"E	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L148	N74°19'05"W	17.50'
L149	S74°19'05"E	17.50'
L150	N15°40'55"E	10.77'
L151	N74°19'05"W	98.76'
L152	S15°40'55"W	20.00'
L153	N15°40'55"E	77.51'
L154	N74°19'05"W	17.50'
L155	N15°40'55"E	1.00'
L156	S74°19'05"E	17.50'
L157	N74°19'05"W	16.50'
L158	S15°40'55"W	1.00'
L159	S74°19'05"E	16.50'
L160	N74°19'05"W	17.50'
L161	N15°40'55"E	12.73'
L162	N74°19'05"W	26.00'
L163	S15°40'55"W	1.50'
L164	N74°19'05"W	17.50'
L165	N74°19'05"W	30.29'
L166	S74°19'05"E	209.62'
L167	S15°40'55"W	3.98'
L168	N60°40'55"E	7.07'
L173	S74°19'05"E	17.17'
L174	N74°19'05"W	23.71'
L179	N15°40'55"E	12.00'
L181	S74°19'05"E	5.48'
L182	S15°40'55"W	25.00'
L183	S60°40'55"W	7.07'
L189	S15°40'55"W	85.48'
L190	S29°19'05"E	7.07'
L191	S15°40'55"W	20.00'
L194	S15°41'04"W	5.33'
L202	N15°40'55"E	20.00'
L203	S74°19'05"E	57.29'
L204	N15°40'55"E	4.48'
L205	N74°19'05"W	13.00'
L207	N15°40'55"E	4.00'
L208	S74°19'05"E	16.00'
L209	N74°19'05"W	14.00'
L210	S15°40'55"W	34.00'
L211	N60°40'55"E	7.07'
L212	N15°40'55"E	20.00'
L214	S29°19'05"E	7.07'
L215	S15°40'55"W	77.42'
L218	S74°19'05"E	15.00'
L220	S15°40'55"W	85.48'
L221	N15°40'55"E	72.00'
L222	S15°40'55"W	20.00'



KEYMAP
SCALE: 1"=500'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	90°00'00"	2.00'	3.14'
C11	90°00'00"	3.00'	4.71'
C12	90°00'00"	3.00'	4.71'
C13	90°00'00"	2.00'	3.14'
C14	90°00'00"	2.00'	3.14'
C15	109°28'16"	1.00'	1.91'
C25	84°55'46"	25.16'	37.29'
C26	88°12'33"	20.00'	30.79'
C28	90°00'00"	3.00'	4.71'
C29	90°00'00"	5.00'	7.85'
C30	90°00'00"	4.00'	6.28'
C31	90°00'00"	20.00'	31.42'
C88	90°00'00"	4.00'	6.28'
C89	90°00'00"	4.00'	6.28'
C90	90°00'00"	4.00'	6.28'
C92	90°00'00"	15.00'	23.56'
C112	90°00'00"	4.00'	6.28'
C113	90°00'00"	4.00'	6.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C114	90°00'00"	4.00'	6.28'
C115	90°00'00"	4.00'	6.28'
C116	70°31'44"	4.00'	4.92'
C117	90°00'00"	4.00'	6.28'
C118	90°00'00"	5.00'	7.85'
C119	90°00'00"	4.00'	6.28'
C120	90°00'00"	4.00'	6.28'
C121	90°00'00"	4.00'	6.28'
C122	90°00'00"	4.00'	6.28'
C123	90°00'00"	5.00'	7.85'
C124	90°00'00"	3.00'	4.71'
C125	90°00'00"	4.00'	6.28'
C127	90°00'00"	4.00'	6.28'
C128	90°00'00"	4.00'	6.28'
C129	90°00'00"	20.00'	31.42'
C130	90°00'00"	4.00'	6.28'
C131	90°00'00"	4.00'	6.28'
C132	90°00'00"	4.00'	6.28'

HORIZONTAL CONTROL NOTES:

1. ALL WORK TO COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECHTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PATIOS, PORCHES, PRECISE BUILDING DIMENSIONS, AND BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL STRIPING SHALL BE EPOXY PAINT.
4. ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH CITY OF ERIE STANDARD DETAILS OTHERWISE NOTED.
5. ALL SIGNAGE AND STRIPING SHALL BE PER MUTCD AND LOCAL CODES.
6. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
7. ALL CURB AND GUTTER IS 6" VERTICAL CATCH/SPILL W/ 2' GUTTER. REFERENCE CITY OF ERIE STANDARD DETAILS FOR MORE INFORMATION.
8. ALL ASPHALT AND CONCRETE PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL RECOMMENDATIONS.
9. ALL SIDEWALKS SHALL BE 4' WIDE UNLESS OTHERWISE NOTED.
10. ALL EXISTING TREES WITHIN THE LIMITS OF CONSTRUCTION TO BE REMOVED UNLESS OTHERWISE NOTED ON APPROVED LANDSCAPE PLANS.
11. CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL(S) (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE). ISOLATION JOINTS SHALL BE PLACED AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS, ETC.)
12. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS (UNLESS OTHERWISE NOTED ON THE PLANS) INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN THE BASE BID.

SCHEDULE NOTES

1. 10-UNIT CONDO BUILDING TYPE 1, REF. ARCHITECTURAL PLANS
2. 10-UNIT CONDO BUILDING TYPE 2, REF. ARCHITECTURAL PLANS
3. PROPOSED 9'X18' PARKING STALL (TYP.)
4. PROPOSED ADA-ACCESSIBLE RAMP
5. PROPOSED RETAINING WALL, REF. SITE DETAILS
6. PROPOSED CONCRETE SIDEWALK, WIDTH AS SHOWN HEREON
7. EXISTING STREET LIGHT TO REMAIN
8. EXISTING PEDESTRIAN LIGHT TO REMAIN
9. EXISTING FIRE HYDRANT TO REMAIN
10. EXISTING SIDEWALK TO REMAIN
11. EXISTING 8' CONCRETE TRAIL WITH 3' SOFT SHOULDER TO REMAIN
12. PROPOSED FIRE HYDRANT
13. PROPOSED AMENITY AREA, REF. LANDSCAPE PLANS
14. PROPOSED COVERED PARKING STRUCTURE, REFERENCE ARCHITECTURAL PLANS
15. PROPOSED MAIL KIOSK
16. PROPOSED DOG WALK AREA
17. PROPOSED BIKE REPAIR STATION
18. PROPOSED COVERED SHELTER
19. SIGHT DISTANCE TRIANGLE
20. PROPOSED SNOW STORAGE AREA
21. PROPOSED TRASH ENCLOSURE
22. PROPOSED BLACK METAL FENCE, REF. LANDSCAPE DETAILS
23. PROPOSED 12'X40' DELIVERY/LOADING ZONE
24. INSTALL R7-6 NO PARKING - LOADING ZONE SIGNAGE IN ACCORDANCE WITH MUTCD
25. PROPOSED BOLLARD LIGHT, REF PHOTOMETRIC PLANS (TYP.)
26. PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
27. R7-1 NO PARKING SIGN TO BE INSTALLED IN CONFORMANCE WITH MUTCD. REF. SIGNAGE AND STRIPING PLAN
28. R1-1 STOP SIGN TO BE INSTALLED IN CONFORMANCE WITH MUTCD. PAINT OR INSTALL 24" WIDE WHITE STOP BAR. REF. SIGNAGE AND STRIPING PLAN.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

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No.	REVISION	BY	DATE

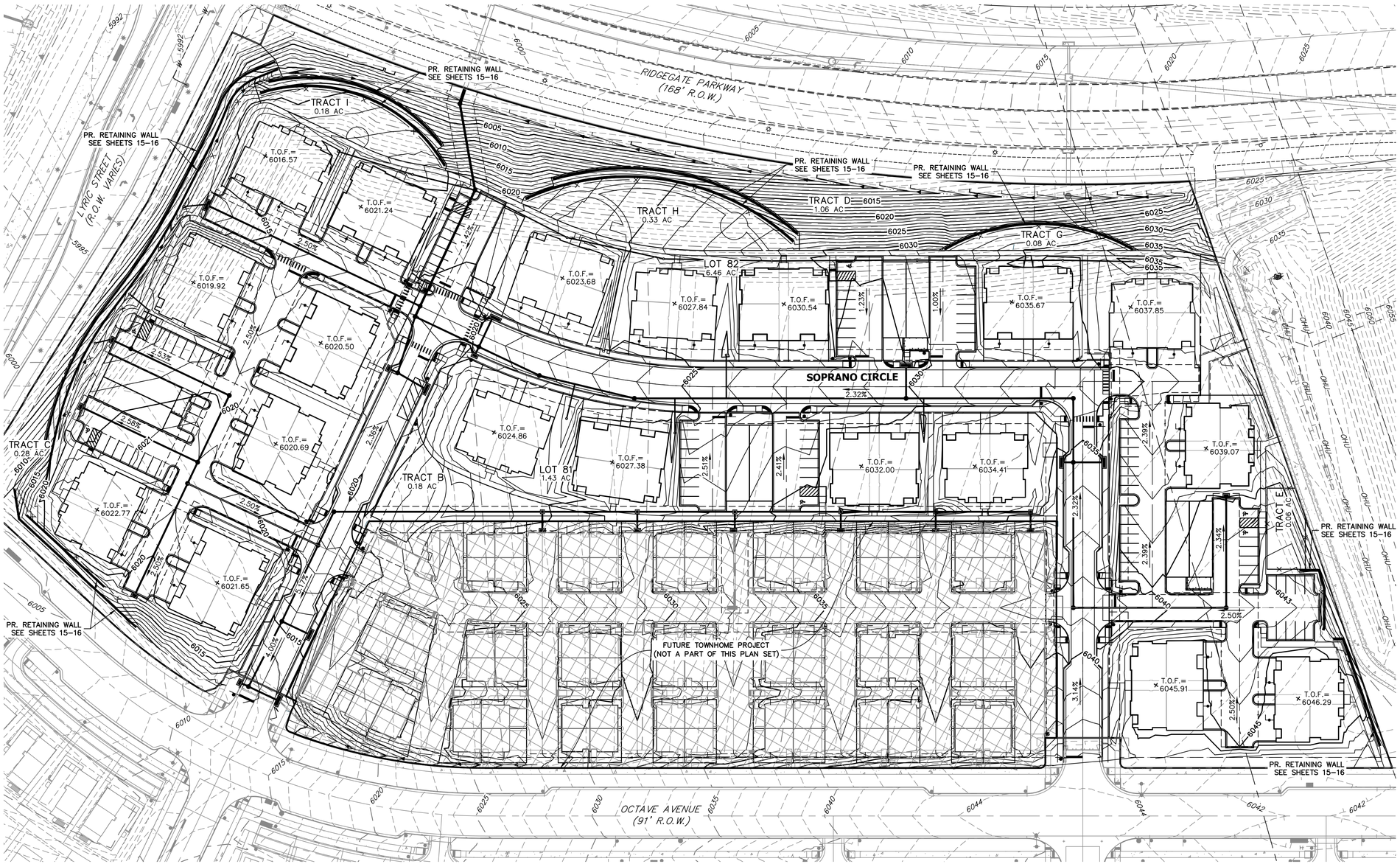
H-SCALE	1"=30'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

SITE AND HORIZONTAL CONTROL PLAN

SHEET 8 OF 39

JOB NO. 15950.10



GRADING GENERAL NOTES:

1. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
2. GRADE AT TOP OF WALL (GTW) AND GRADE AT BOTTOM OF WALL (GBW) REFERS TO TOP OF FINISHED GRADE ELEVATIONS AT THOSE LOCATIONS.
3. CONCRETE SIDEWALKS SHALL BE A MINIMUM OF 6" IN DEPTH AND CLASS B.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT A MIX DESIGN TO THE CONSTRUCTION MANAGER OR ENGINEER FOR APPROVAL.
5. PROOF ROLLING OF ALL SUBGRADE UNDER ALL PAVED AREAS WILL BE REQUIRED TO BE WITNESSED BY THE CONSTRUCTION MANAGER OR ENGINEER. ALL AREAS OF SUBGRADE THAT ARE FOUND TO BE WEAK OR PUMPING SHALL BE CORRECTED PRIOR TO PAVING.
6. RETAINING WALL SHALL BE A KEYSTONE COMPAC BLOCK WALL OR APPROVED EQUIVALENT. CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN AND SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL REFERENCE SITE GEOTECHNICAL REPORT FOR REQUIRED PAVEMENT SECTIONS, COMPACTION, AND GENERAL GRADING OPERATIONAL CONFORMANCE WITH RECOMMENDATIONS.
8. THESE CONSTRUCTION DOCUMENTS ARE NOT COMPLETE WITHOUT THE ACCOMPANYING, MOST RECENTLY APPROVED GRADING, EROSION AND SEDIMENT CONTROL (GESC) PLAN DRAWINGS.
9. NUMBER OF STEPS AT LOCATIONS WHERE STEPS ARE REQUIRED HAVE BEEN CALLED OUT IN THE PLANS. NUMBER OF STEPS REFERENCES NUMBER OF VERTICAL RISES.
10. STEPS ARE TYPICALLY 6" IN HEIGHT BUT SHALL NOT EXCEED 7.5" IN HEIGHT.
11. CONTRACTOR TO INSTALL PEDESTRIAN RAILING AS WARRANTED FOR SITE COMPLIANCE WITH ADA STANDARDS.
15. SEE RETAINING WALL PLANS FOR RETAINING WALL DESIGN AND LAYOUT.
16. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
17. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
18. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
19. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
20. CONTRACTOR SHALL ENSURE THAT GRADES WITHIN HANDICAP ACCESSIBLE AREAS AND ACCESSIBLE ROUTES DO NOT EXCEED 5% IN THE DIRECTION OF TRAVEL AND A CROSS-SLOPE OF 2%.

LEGEND

- 6" VERTICAL CATCH CURB W/ 1' GUTTER
- PROPOSED STORM SEWER
- PROPOSED EASEMENT
- PROPOSED MINOR CONTOURS
- 6000 PROPOSED MAJOR CONTOURS
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- 6000 EXISTING MAJOR CONTOUR
- •TOF=60XX TOF = TOP OF FOUNDATION

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

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Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER
KURTIS W. WILLIAMS
34270

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PREPARED FOR
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ENGLEWOOD, CO
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No.	REVISION	BY	DATE

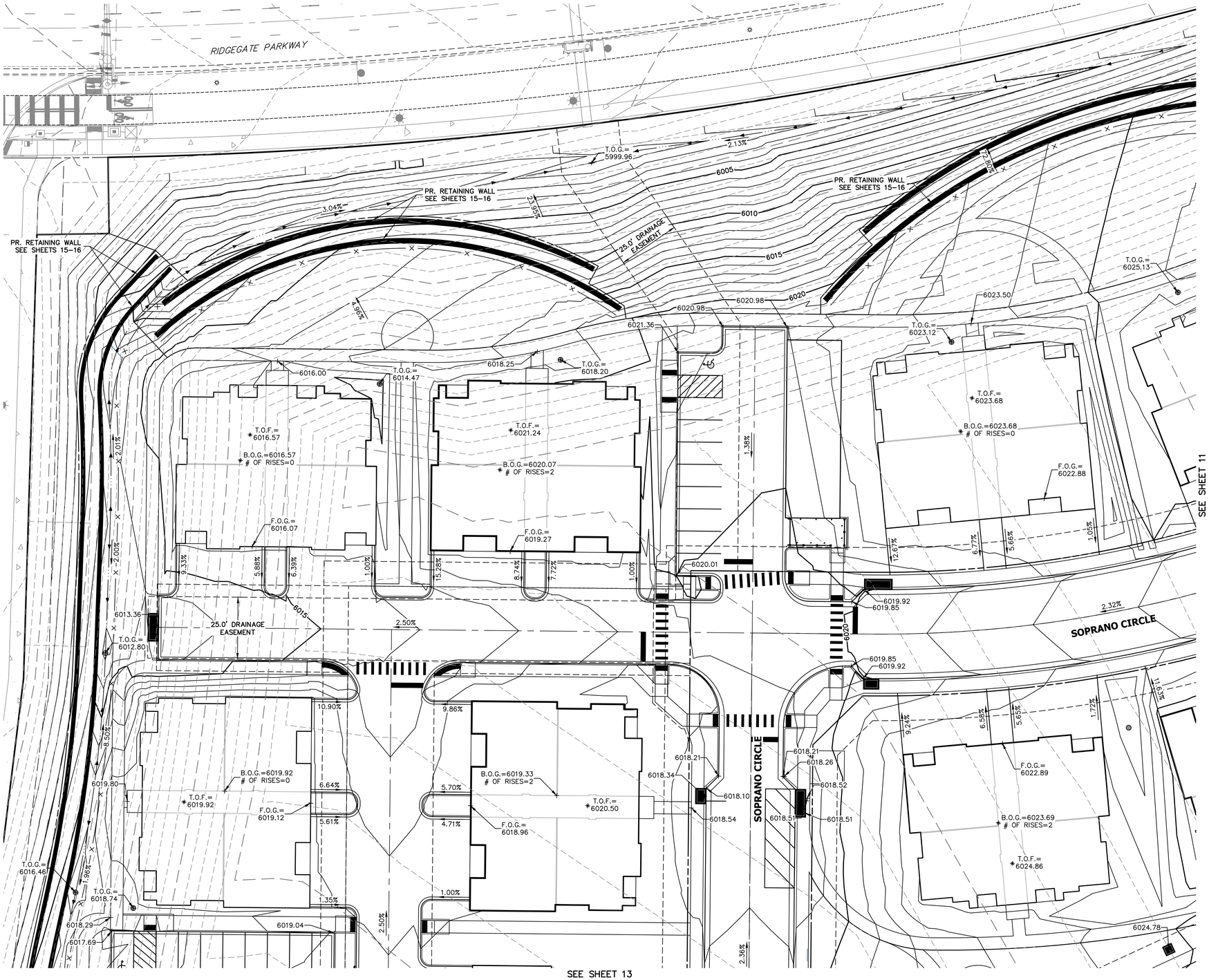
H-SCALE	1"=50'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

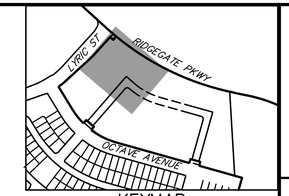
LYRIC CONDOS AT RIDGEGATE

OVERALL GRADING PLAN

SHEET 9 OF 39

JOB NO. 15950.10





KEYMAP
SCALE: 1"=500'

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LEGEND

T.O.F.= ELEVATION AT TOP OF FOUNDATION
F.O.G.= ELEVATION AT FRONT OF GARAGE SLAB
B.O.G.= ELEVATION AT BACK OF GARAGE SLAB
T.O.G.= ELEVATION AT TOP OF GRATE

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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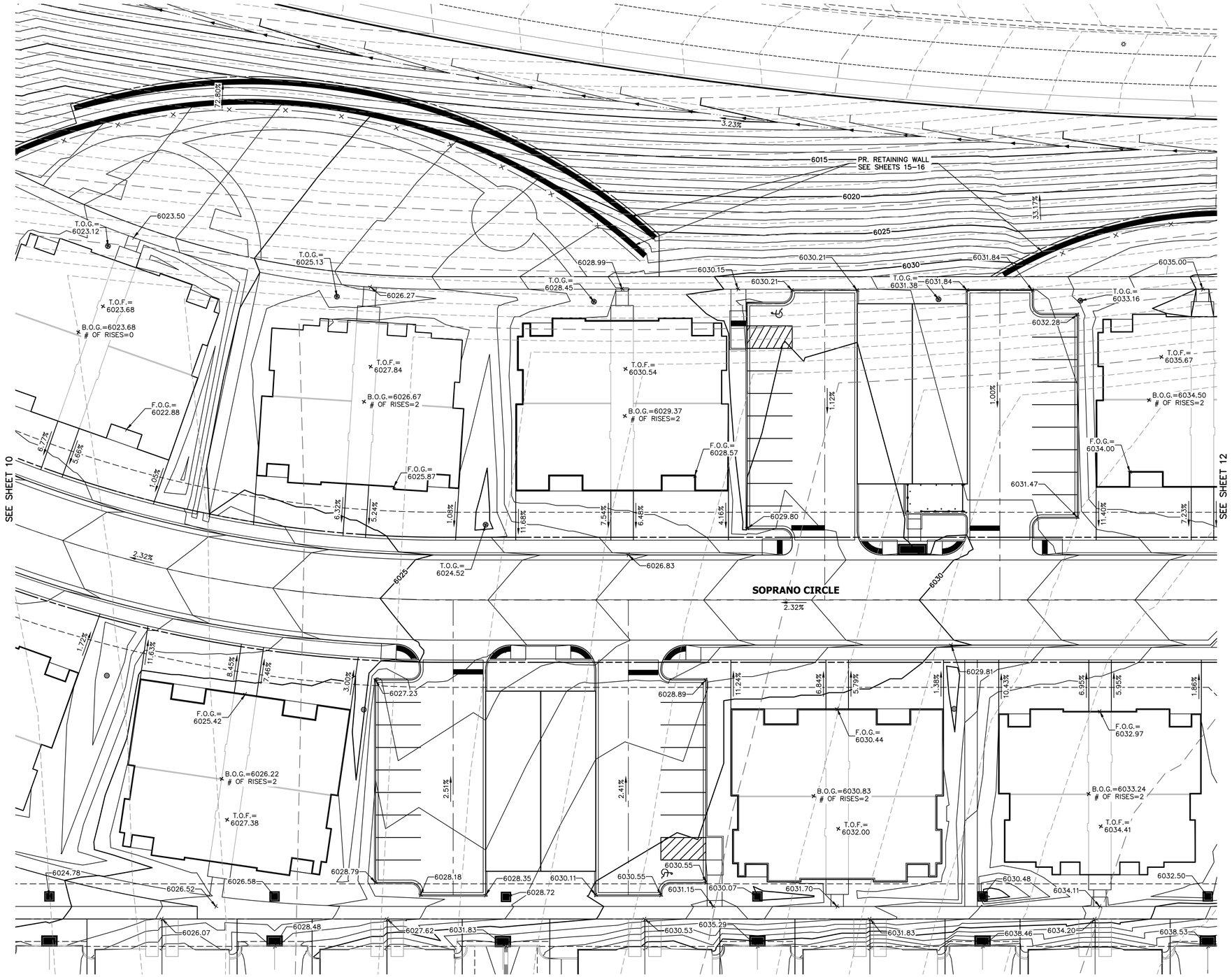
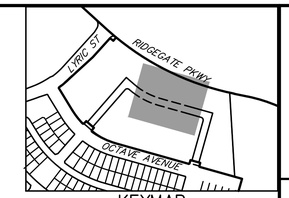
LYRIC CONDOS AT RIDGEGATE

GRADING PLAN

SHEET 10 OF 39

JOB NO. 15950.10





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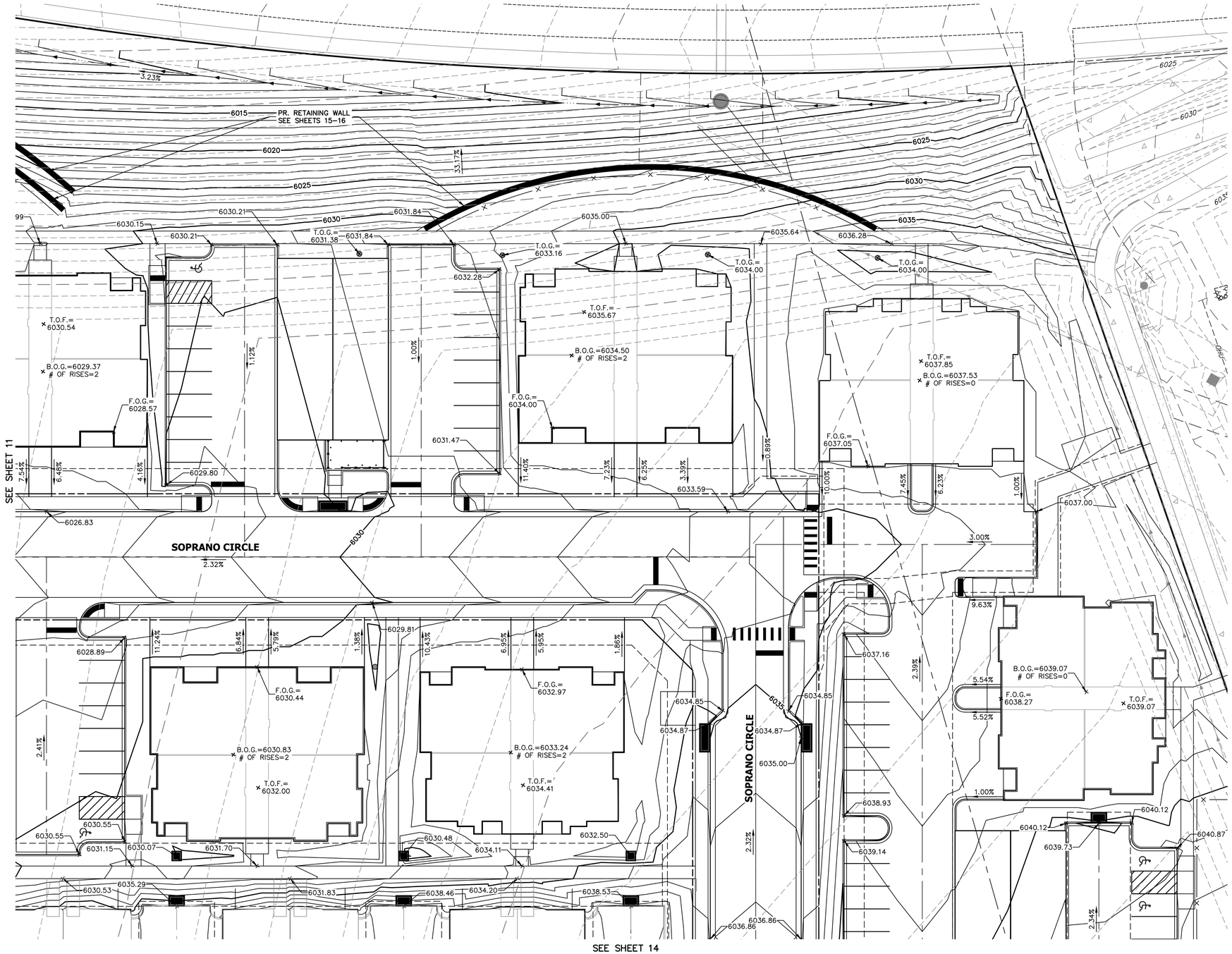
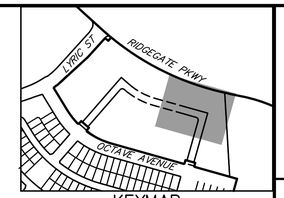
GRADING PLAN

SHEET 11 OF 39
JOB NO. 15950.10





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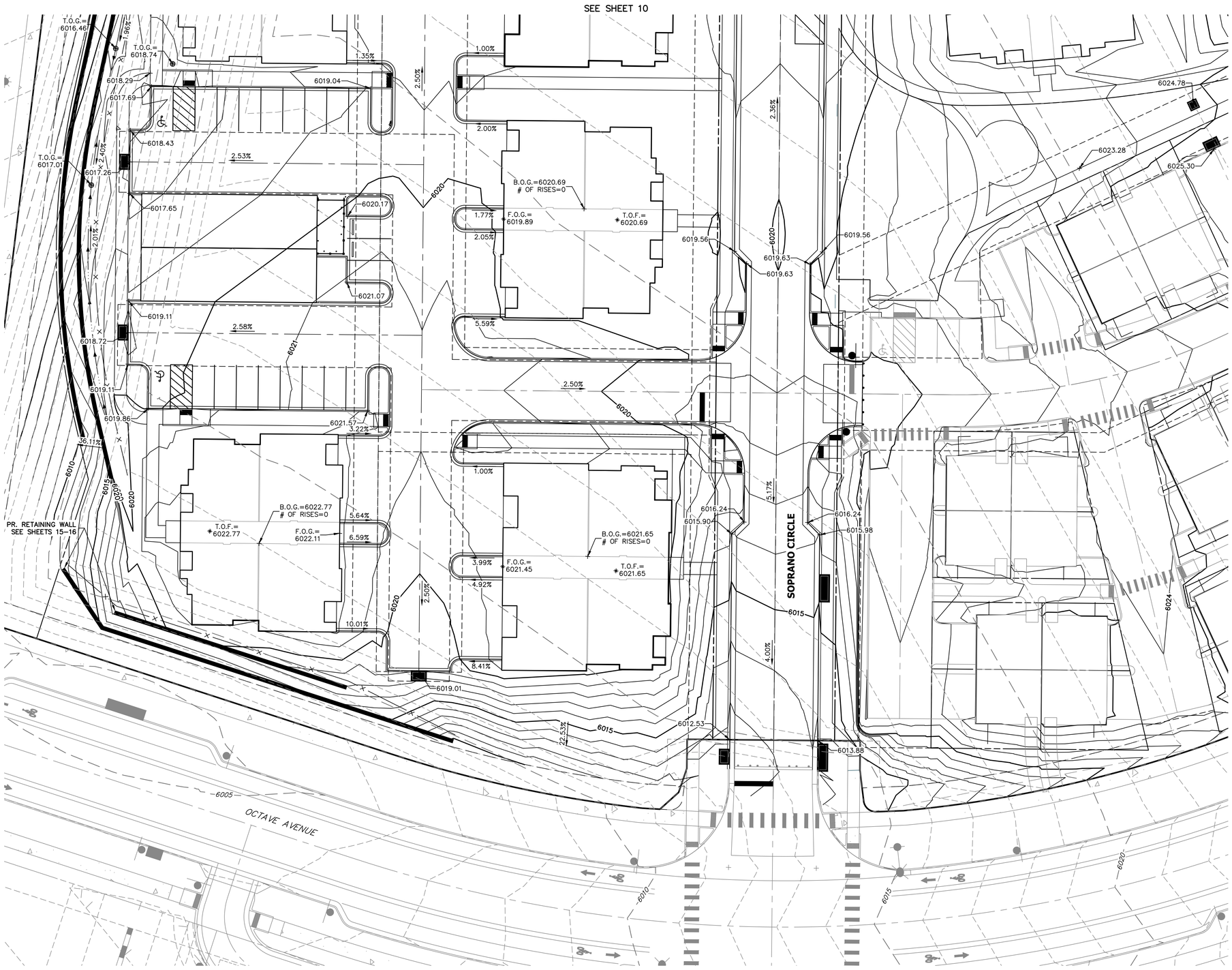
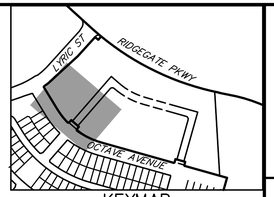
LYRIC CONDOS AT RIDGEGATE

GRADING PLAN

SHEET 12 OF 39

JOB NO. 15950.10





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STATE OF COLORADO

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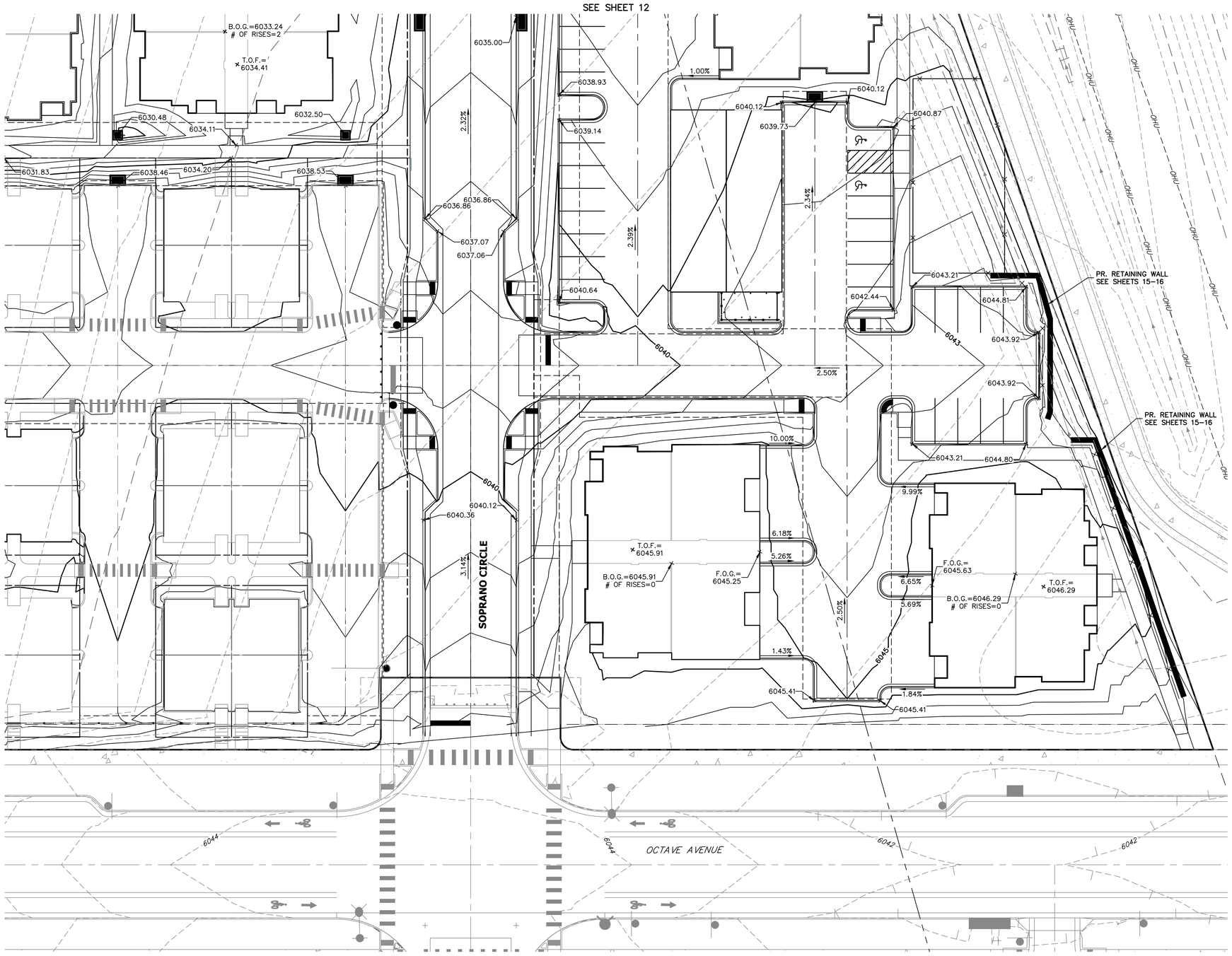
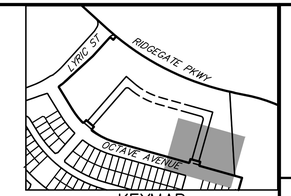
GRADING PLAN

SHEET 13 OF 39

JOB NO. 15950.10





KEYMAP
SCALE: 1"=500'

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656–4512

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H–SCALE	1"=20'
V–SCALE	N/A
DATE	3/3/2023
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

GRADING PLAN

LEGEND

T.O.F.= ELEVATION AT TOP OF FOUNDATION
F.O.G.= ELEVATION AT FRONT OF GARAGE SLAB
B.O.G.= ELEVATION AT BACK OF GARAGE SLAB
T.O.G.= ELEVATION AT TOP OF GRATE

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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

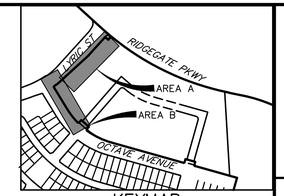
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER
KURTIS W. WILLIAMS
34270

SHEET 14 OF 39
JOB NO. 15950.10



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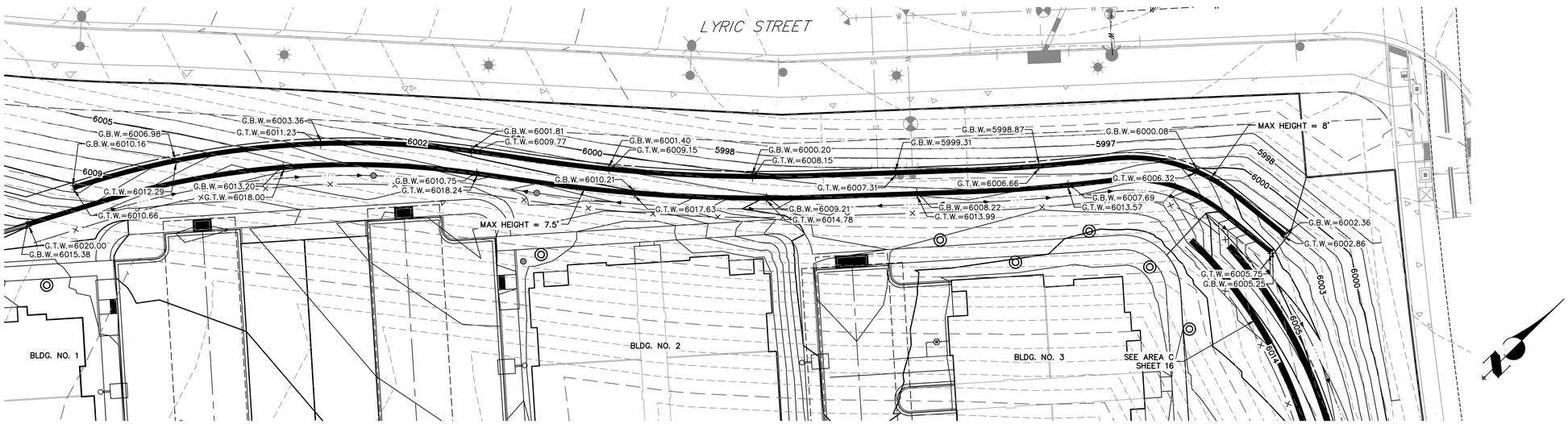
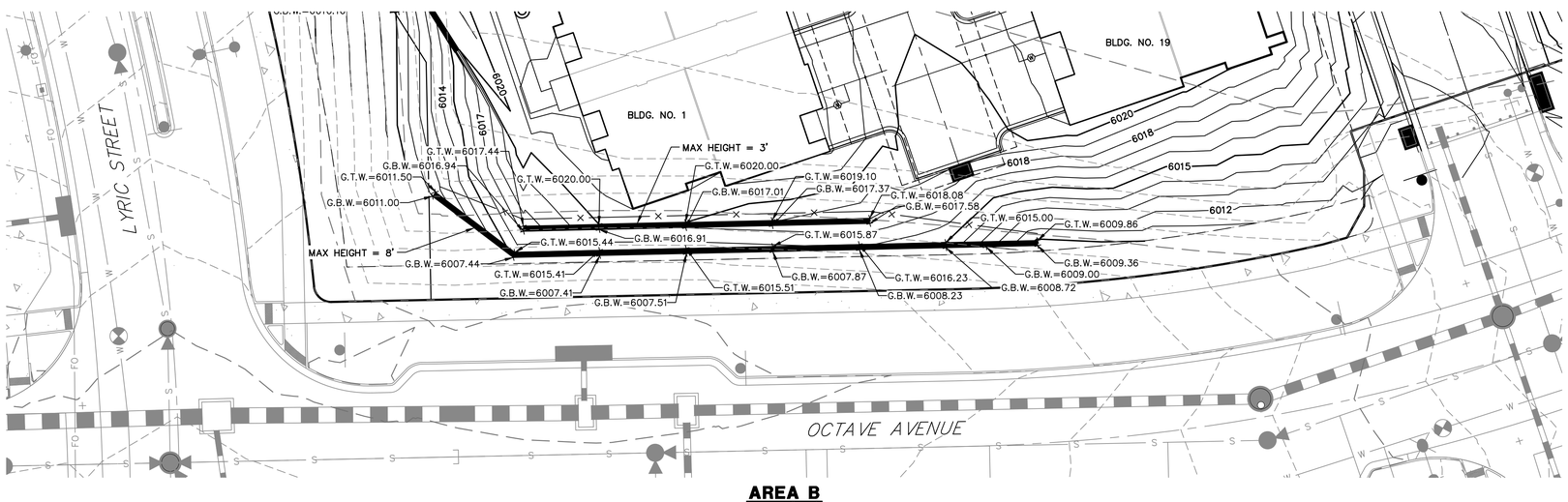


AREA A
SCALE 1"=20'



AREA B
SCALE 1"=20'

NOTES:

1. SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
2. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
3. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.
4. THE HORIZONTAL ALIGNMENT OF THEWALLS ARE SHOWN ON THESE PLANS ALONG WITH THE GRADE AT TOP AND GRADE AT BOTTOM OF THE RETAINED EARTH ENVELOPE. NO PORTIONS OF THE WALL WHICH MAY BE REQUIRED BELOW (BURIED COURSE, TOP CAP, ETC.) THE RETAINED EARTH ENVELOPE IS ACCOUNTED FOR WITHIN THE ELEVATIONS PROVIDED. SEE STRUCTURAL RETAINING WALL PLANS FOR STRUCTURAL RETAINING WALL DESIGN.
5. SUBMIT TO THE OWNER/DEVELOPER A SAMPLE OF THE BLOCK OR WALL MATERIAL TO BE USED PRIOR TO INSTALLATION.
6. DRAINAGE SWALE AT TOP OF RETAINING WALL TO BE CONSTRUCTED OF EITHER LOC PERMEABLE SOIL OR CONCRETE TO DIVERT WATER AWAY FROM DRAINAGE/REINFORCED MATERIAL. REFER TO RETAINING WALL STRUCTURAL PLANS.
7. RETAINING WALL HEIGHT IS TO BE NO MORE THAN 8 FEET FROM GRADE AT BOTTOM OF WALL TO GRADE AT TOP OF WALL, UNLESS WARRANTED BY THE FINAL STRUCTURAL RETAINING WALL PLANS.

LEGEND - RETAINING WALLS

GTW	GRADE AT TOP OF WALL
GBW	GRADE AT BOTTOM OF WALL

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

No.	REVISION	BY	DATE

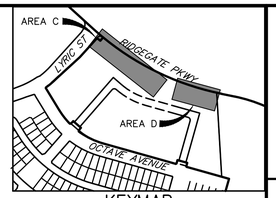
H-SCALE	1"=20'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

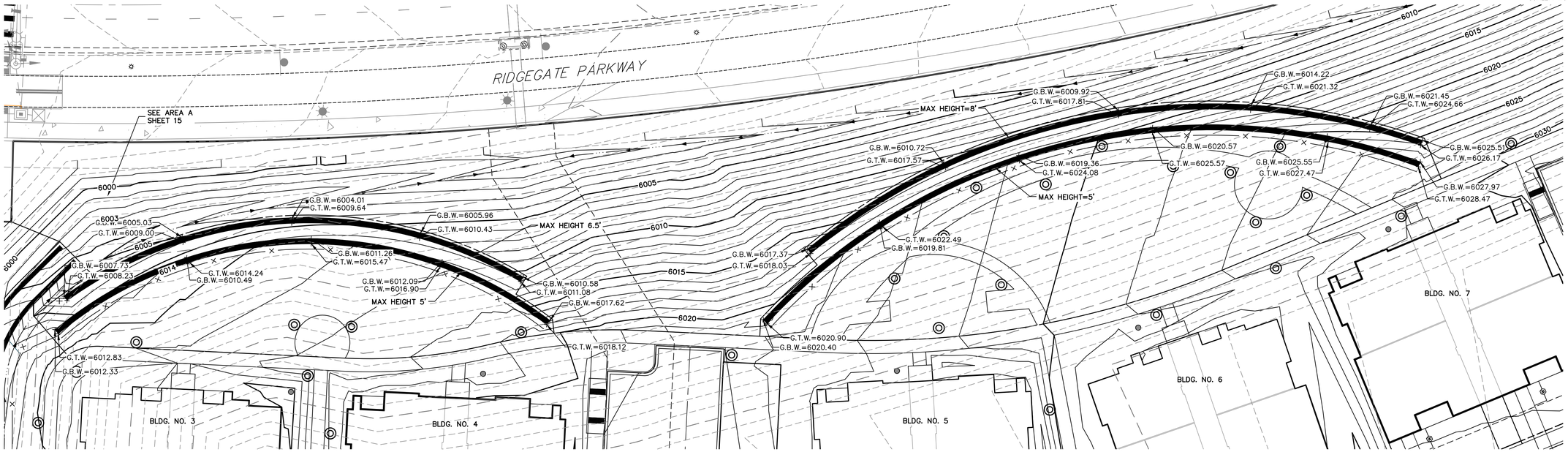
RETAINING WALL GRADING PLANS

SHEET 15 OF 39

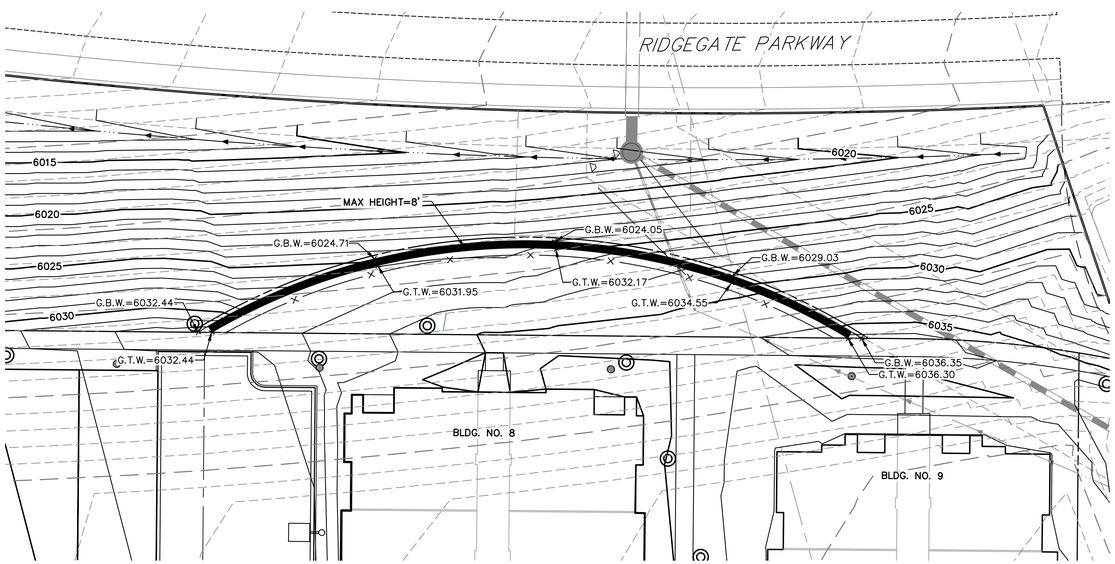
JOB NO. 15950.10



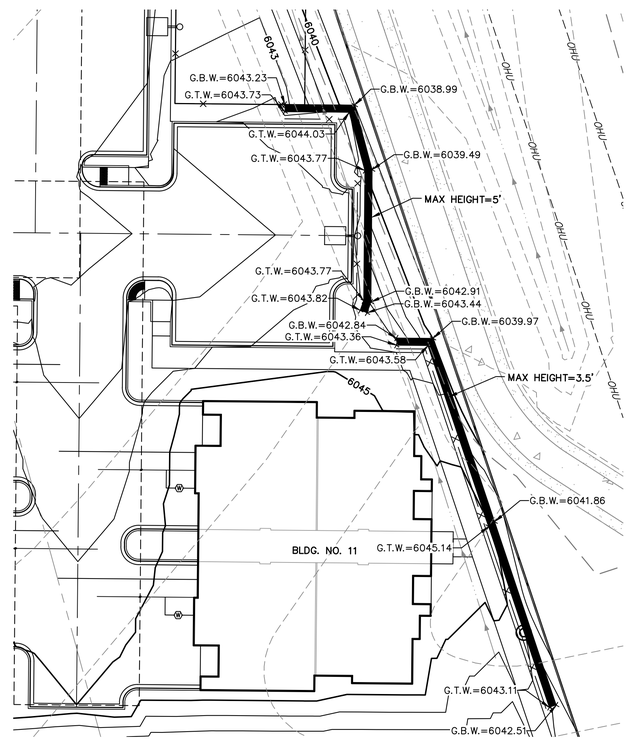
KEYMAP
SCALE: 1"=500'



AREA C
SCALE 1"=20'



AREA D
SCALE 1"=20'



AREA D
SCALE 1"=20'

NOTES:

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LEGEND - RETAINING WALLS

GTW	GRADE AT TOP OF WALL
GBW	GRADE AT BOTTOM OF WALL

20 10 0 20 40
ORIGINAL SCALE: 1" = 20'

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER
KURTIS W. WILLIAMS
34270

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No.	REVISION	BY	DATE

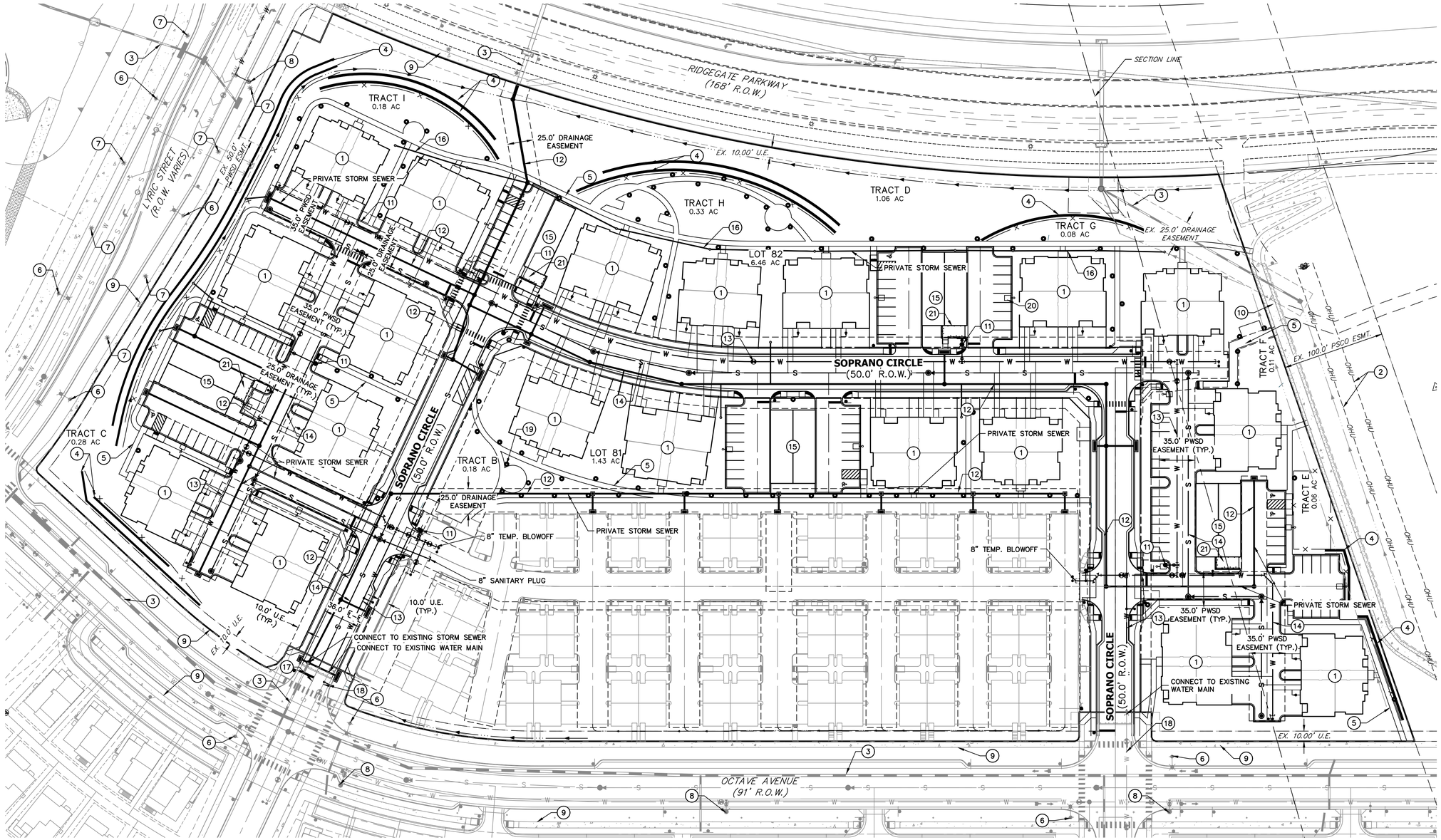
H-SCALE	1"=20'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

RETAINING WALL GRADING PLANS

SHEET 16 OF 39

JOB NO. 15950.10



SCHEDULE NOTES

1. 10-UNIT CONDO BUILDING, REF. ARCHITECTURAL PLANS
2. EXISTING OVERHEAD ELECTRIC LINES TO REMAIN
3. EXISTING STORM SEWER TO REMAIN
4. PROPOSED RETAINING WALL
5. PROPOSED 5' WIDE CONCRETE SIDEWALK, REF. SITE DETAILS
6. EXISTING STREET LIGHT TO REMAIN
7. EXISTING PEDESTRIAN LIGHT TO REMAIN
8. EXISTING FIRE HYDRANT TO REMAIN
9. EXISTING SIDEWALK TO REMAIN
10. EXISTING 8' CONCRETE TRAIL WITH 3' SOFT SHOULDER TO REMAIN
11. PROPOSED FIRE HYDRANT
12. PROPOSED STORM SEWER
13. PROPOSED 8" WATER MAIN
14. PROPOSED 8" SANITARY SEWER MAIN
15. PROPOSED COVERED PARKING STRUCTURE, REFERENCE ARCHITECTURAL PLANS
16. PROPOSED PRIVATE LANDSCAPE DRAIN
17. EXISTING SANITARY SEWER TO REMAIN
18. EXISTING WATER LINE TO REMAIN
19. PROPOSED BOLLARD LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
20. PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
21. PROPOSED TRASH ENCLOSURE

UTILITY GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO THE ARCHITECHTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SITE UTILITY CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL SITE UTILITIES THAT ARE PROPOSED AS SHOWN ON THE PLANS EXCEPT WHERE OTHERWISE INDICATED.
4. SANITARY SEWER SERVICE LINE SHALL BE SDR-35 PVC.
5. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
6. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
7. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
8. ALL WATER AND SEWER LINES SHALL HAVE A MINIMUM COVER IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
9. WATER LINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
10. SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
11. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
12. ALL TRENCHING AND EXCAVATION SHALL BE PROPERTY SLOPED OR SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.

LEGEND

SITE BOUNDARY		PROPOSED WATER MAIN	
EXISTING PROPERTY LINE		EXISTING WATER MAIN	W
PROPOSED PROPERTY LINE		PROPOSED SANITARY SEWER	
EXISTING EASEMENT		EXISTING SANITARY SEWER	S
PROPOSED EASEMENT		PROPOSED STORM SEWER	
EXISTING RIGHT OF WAY		EXISTING STORM SEWER	
PROPOSED RIGHT OF WAY			

DRY UTILITY NOTE:

PRIOR TO CONSTRUCTION – CONTRACTOR TO VERIFY THE EXACT SIZE, ALIGNMENT AND CONNECTION POINTS WITH THE DRY UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROVISIONS AND INSTALLATIONS REQUIRED OF ALL DRY UTILITY APURTENANCES (INCLUDING BUT NOT LIMITED TO TRENCHING, CONDUITS, PULL BOXES, ETC.) REQUIRED FOR SERVICE CONNECTION THAT ARE NOT INCLUDED IN THE UTILITY PROVIDER'S SCOPE

50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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

No.	REVISION	BY	DATE

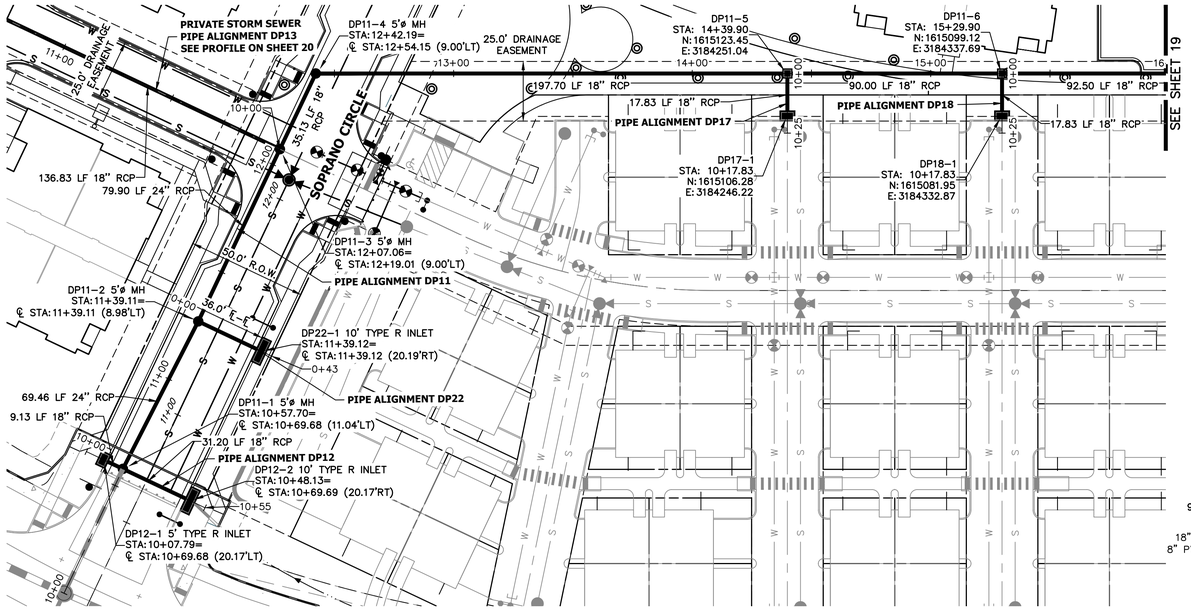
H-SCALE	1"=50'
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	JGS
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

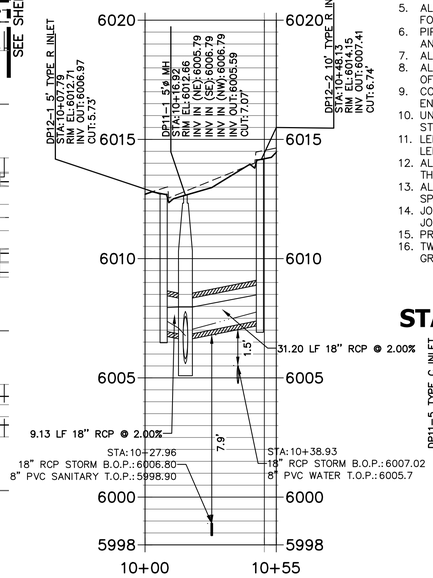
OVERALL UTILITY PLAN

SHEET 17 OF 39

JOB NO. 15950.10

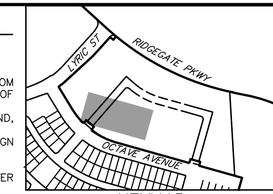


DP12 PROFILE
STA 10+00.00 TO 10+55.00



STORM SEWER NOTES:

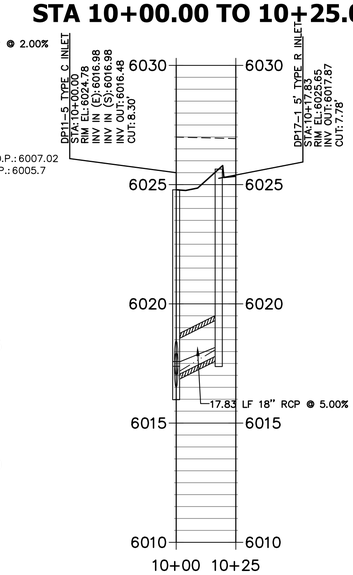
1. SEE COVER SHEET FOR BENCHMARK.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. INLET STATIONING IS TO CENTER OF INLET.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES.
5. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
6. PIPE BEDDING SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
7. ALL INLETS ARE TYPE R INLETS UNLESS OTHERWISE NOTED.
8. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
9. COORDINATES FOR RCP END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE
10. UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
11. LENGTHS SHOWN FOR RCP REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
12. ALL RCP STORM SEWER MUST USE ASTM C44S WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
13. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
14. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECITONS OF AN RCP OUTFALL.
15. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
16. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.



KEYMAP
SCALE: 1"=500'

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

DP17 PROFILE
STA 10+00.00 TO 10+25.00



DP18 PROFILE
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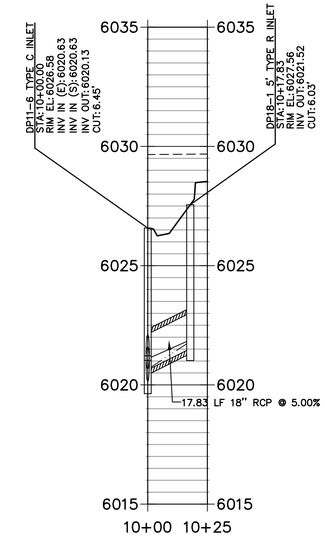

DP11 PROFILE
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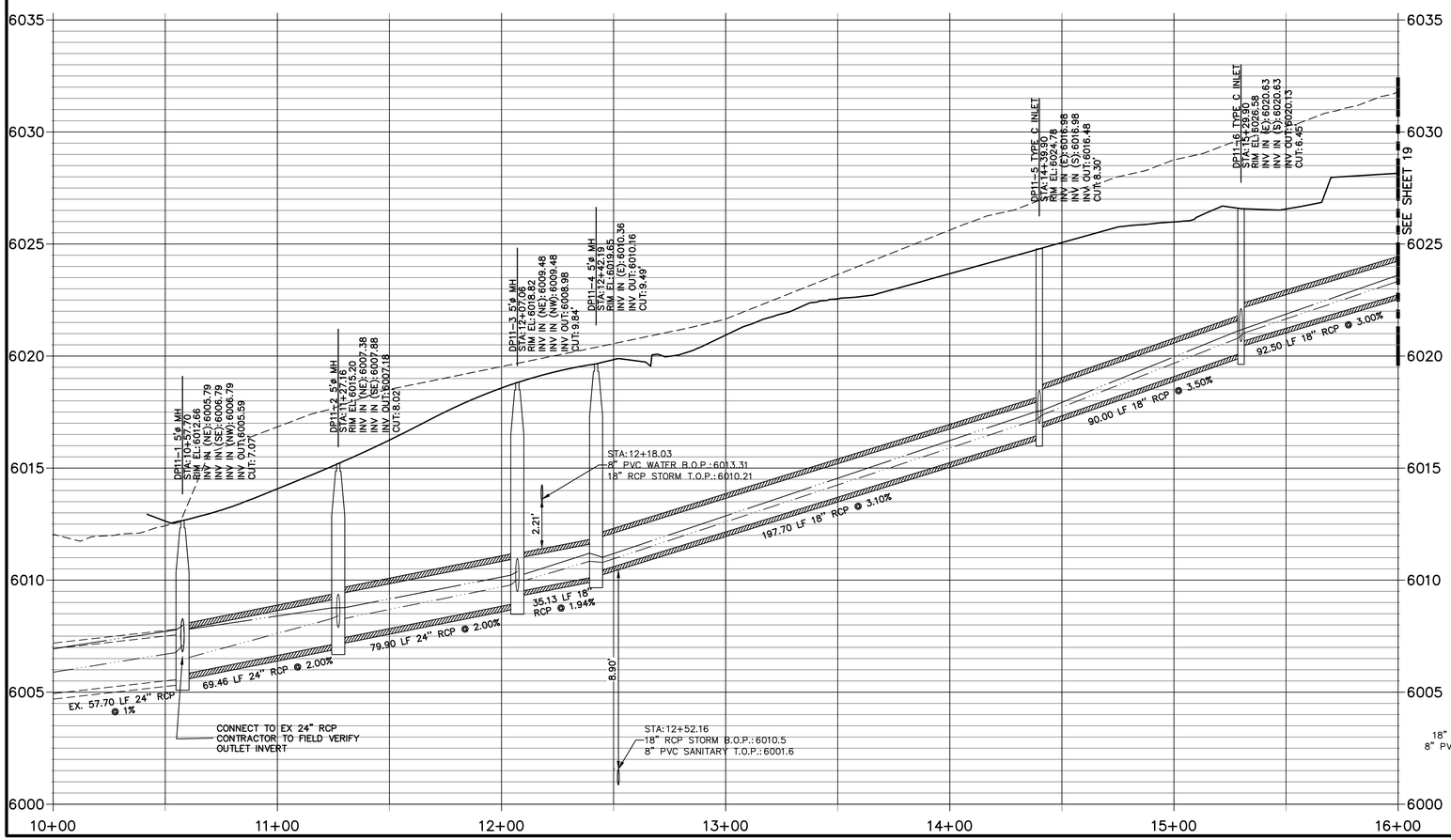

DP22 PROFILE
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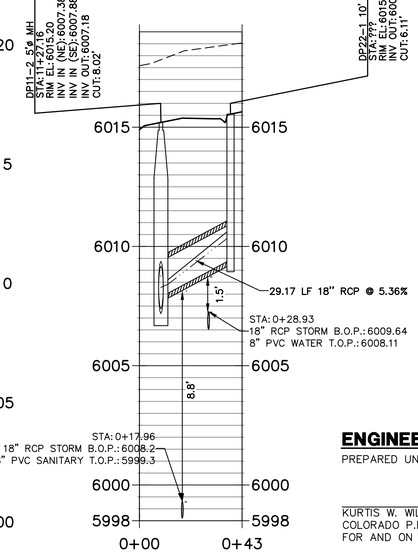

Know what's **below.**
Call before you dig.

STORM PROFILE LEGEND
- 5 YR HGL
- 100 YR HGL
- PROPOSED GRADE
- EXISTING GRADE

CITY OF LONE TREE

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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No.	REVISION	BY	DATE

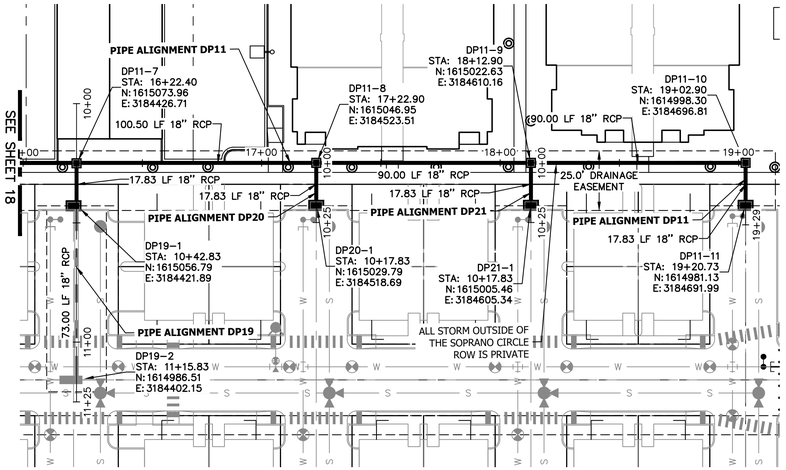
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

STORM P&P

SHEET 18 OF 39

JOB NO. 15950.10



DP19 PROFILE
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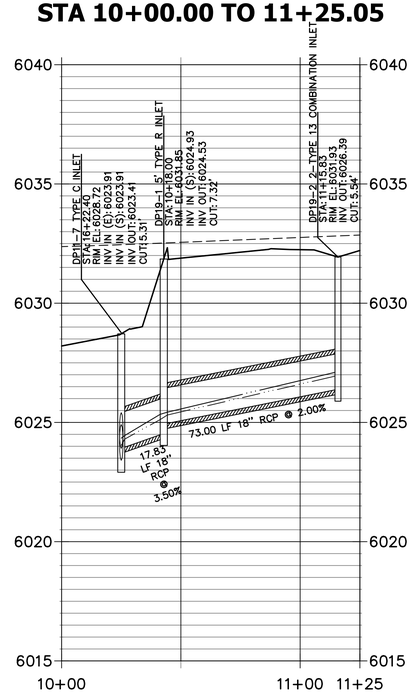

STORM SEWER NOTES:

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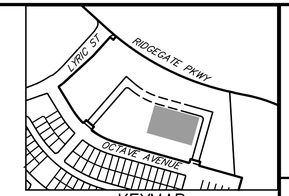
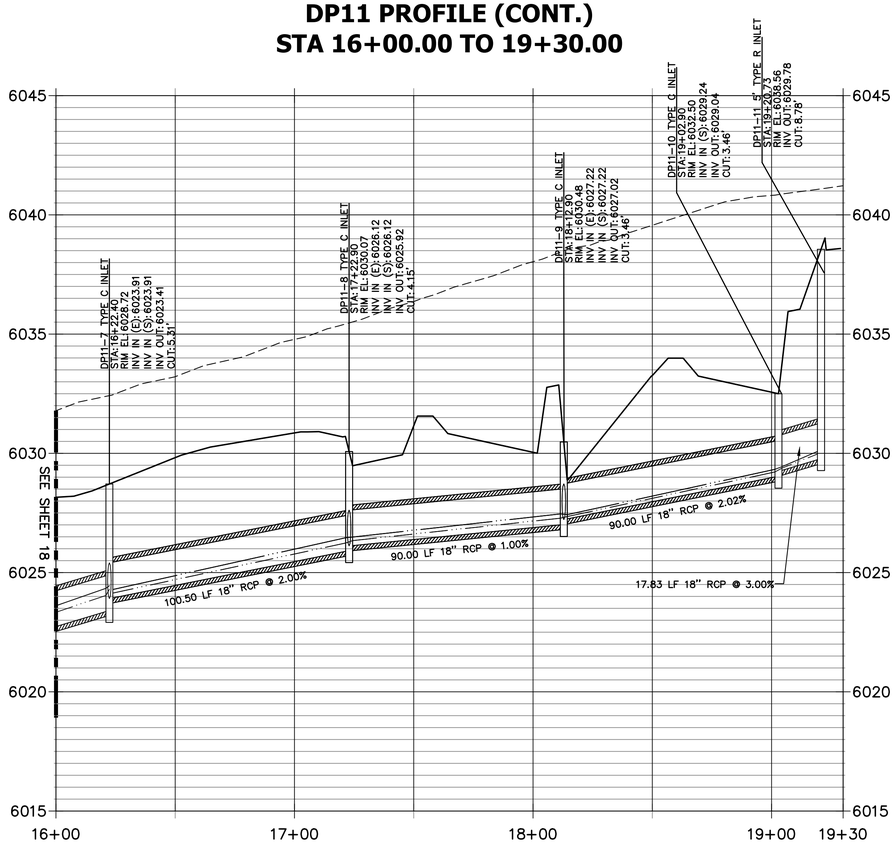


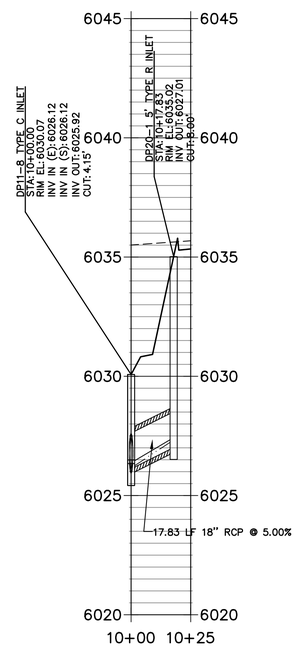
KEYMAP
SCALE: 1"=500'

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

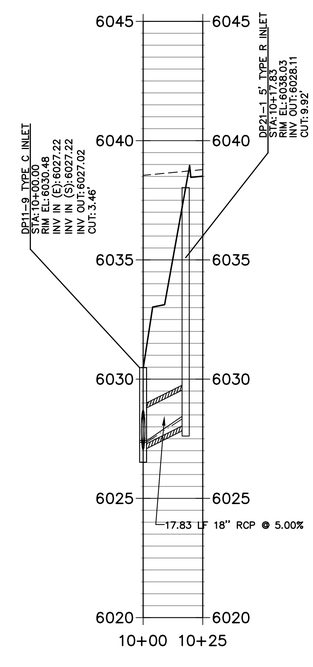
DP11 PROFILE (CONT.)
STA 16+00.00 TO 19+30.00



DP20 PROFILE
STA 10+00.00 TO 10+25.00



DP21 PROFILE
STA 10+00.00 TO 10+25.00



STORM PROFILE LEGEND
- 5 YR HGL
- 100 YR HGL
- PROPOSED GRADE
- EXISTING GRADE

CITY OF LONE TREE

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

COLORADO REGISTERED KURTIS W. WILLIAMS 34270 PROFESSIONAL ENGINEER

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656–4512

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A Westrian Company
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No.	REVISION	BY	DATE

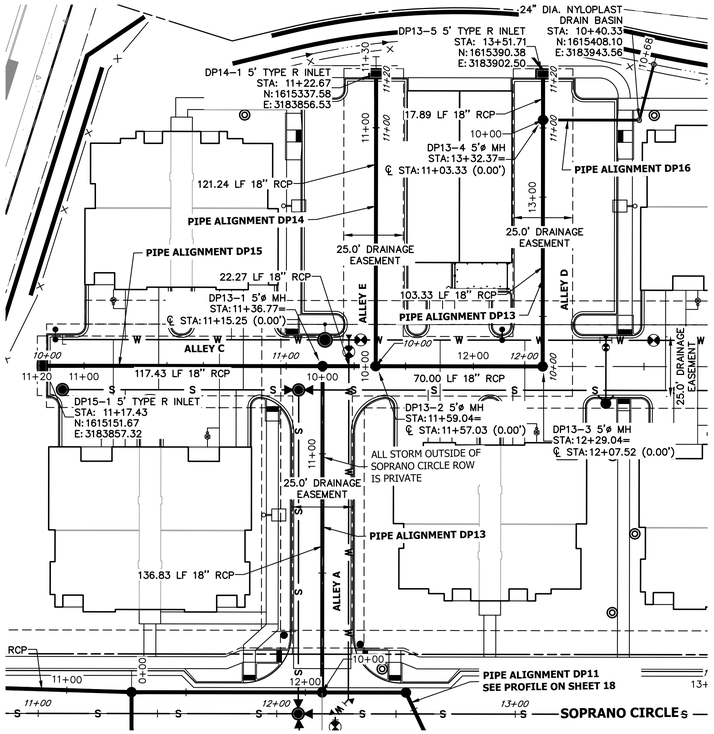
H–SCALE	1"=30'
V–SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

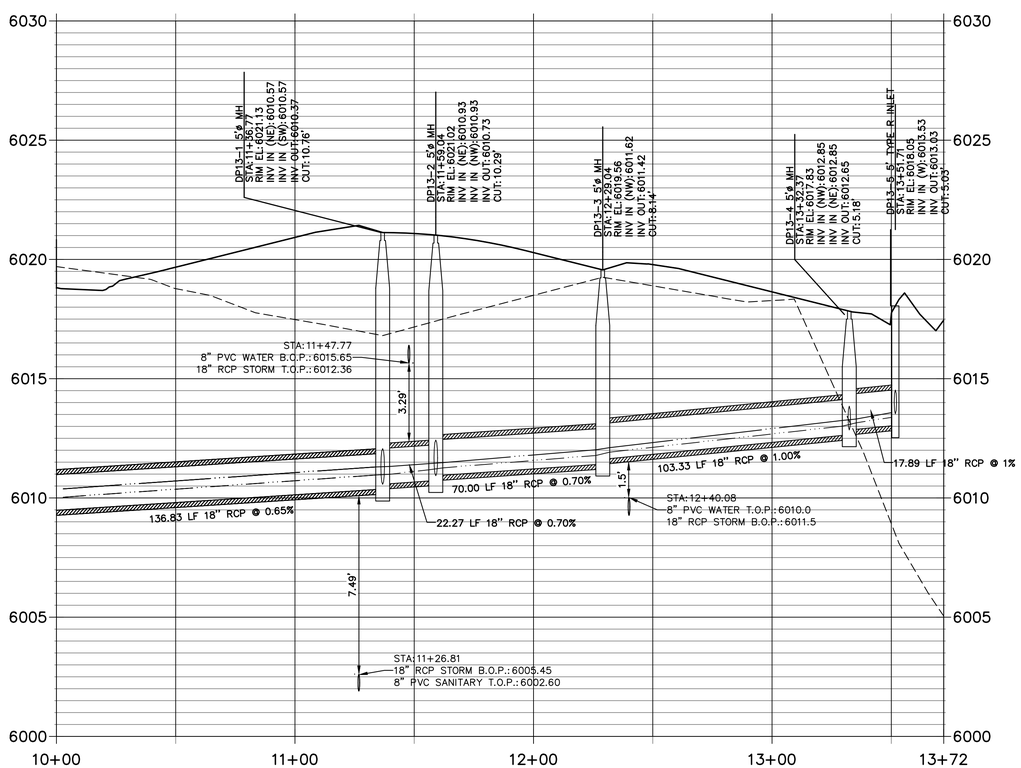
STORM P&P

SHEET 19 OF 39

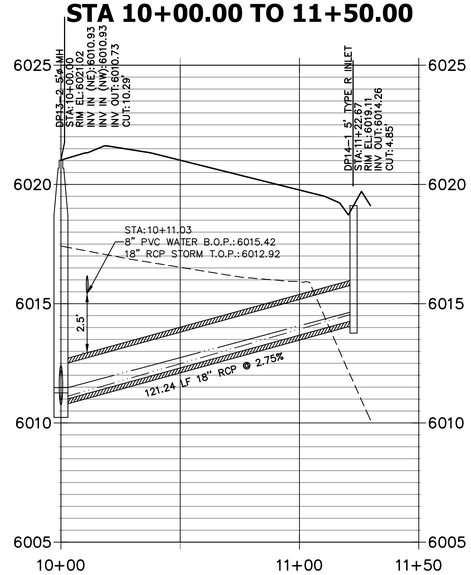
JOB NO. 15950.10



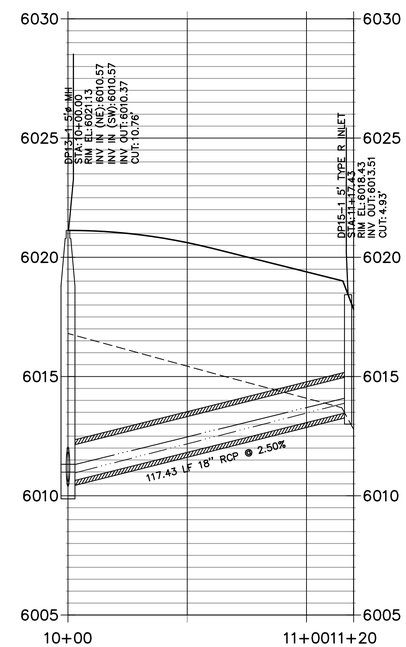
DP13 PROFILE
STA 10+00.00 TO 13+71.98

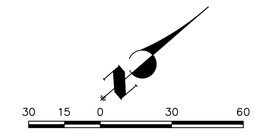


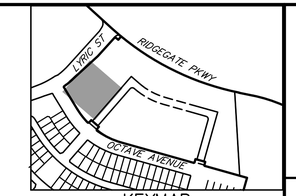
DP14 PROFILE
STA 10+00.00 TO 11+50.00



DP15 PROFILE
STA 10+00.00 TO 11+19.75







KEYMAP
SCALE: 1"=500'

STORM SEWER NOTES:

1. SEE COVER SHEET FOR BENCHMARK.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. INLET STATIONING IS TO CENTER OF INLET.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES.
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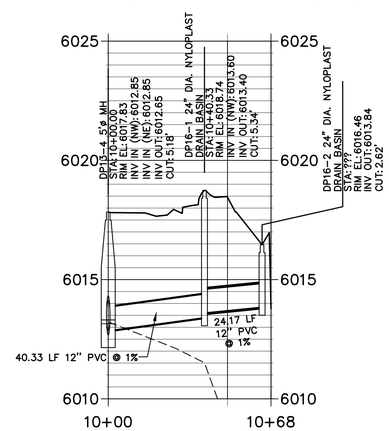
DP16 PROFILE
STA 10+00.00 TO 10+68.25



STORM PROFILE LEGEND	
— · · — · · — · · —	5 YR HGL
— · · — · · — · · —	100 YR HGL
———	PROPOSED GRADE
- - - - - - - -	EXISTING GRADE

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

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PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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No.	REVISION	BY	DATE

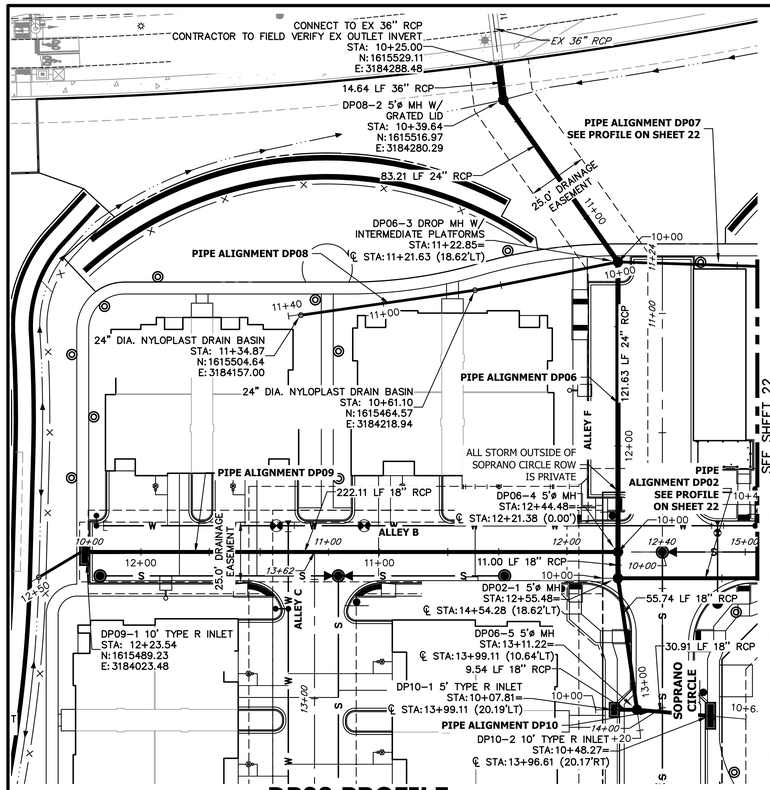
H–SCALE	1"=30'
V–SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

STORM P&P

SHEET 20 OF 39

JOB NO. 15950.10



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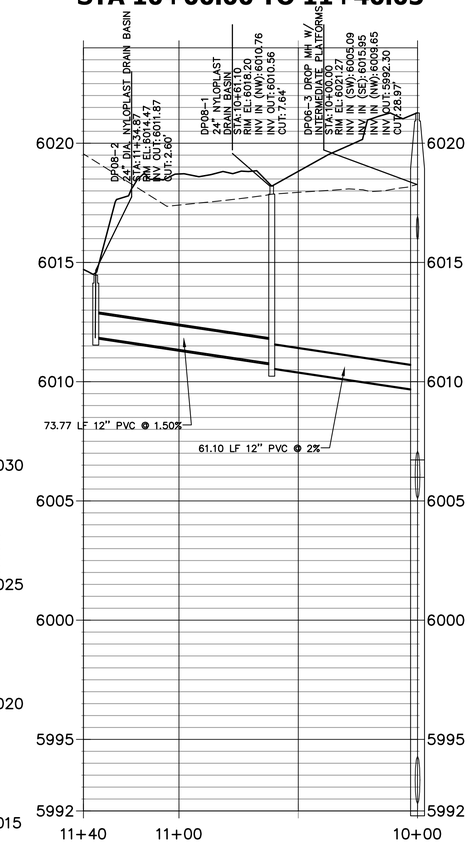
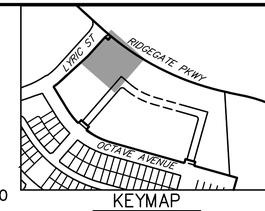
DP08 PROFILE
STA 10+00.00 TO 11+40.05

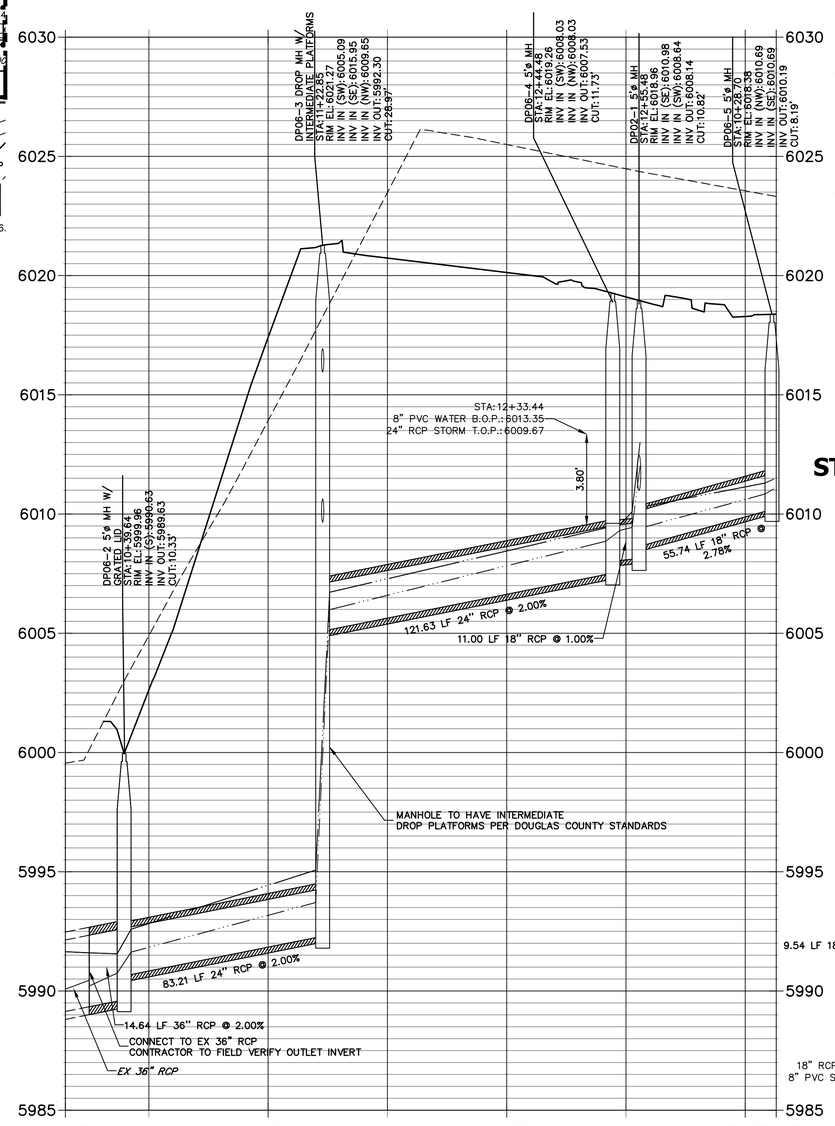




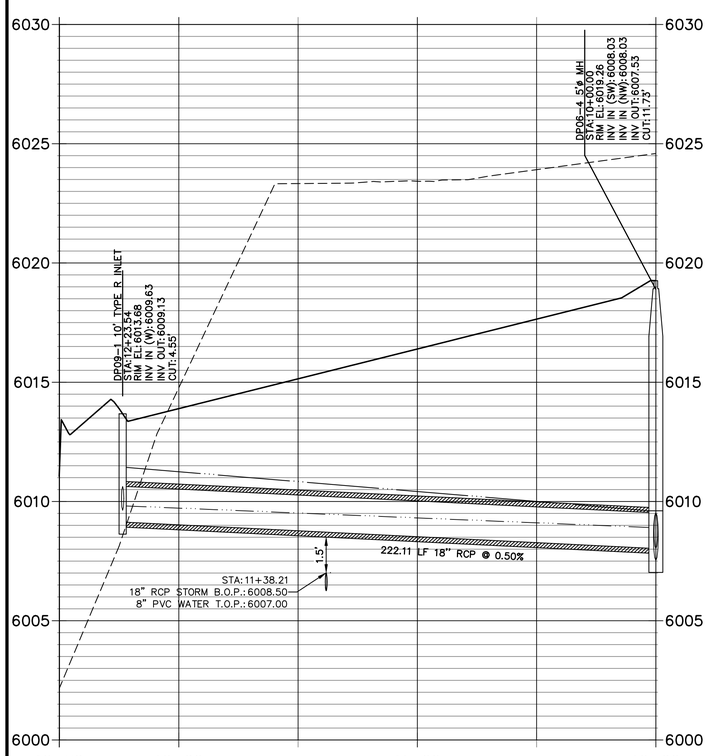
KEYMAP
SCALE: 1"=500'

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

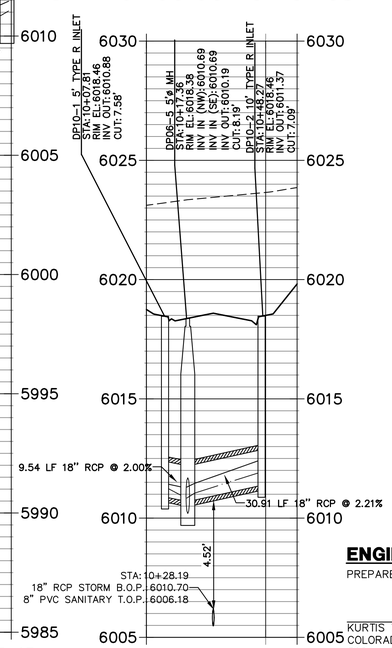
DP06 PROFILE
STA 10+15.00 TO 13+13.00



DP09 PROFILE
STA 10+00.00 TO 12+50.15



DP10 PROFILE
STA 10+00.00 TO 10+63.17



Know what's **below.**
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STORM PROFILE LEGEND	
	5 YR HGL
	100 YR HGL
	PROPOSED GRADE
	EXISTING GRADE

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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No.	REVISION	BY	DATE

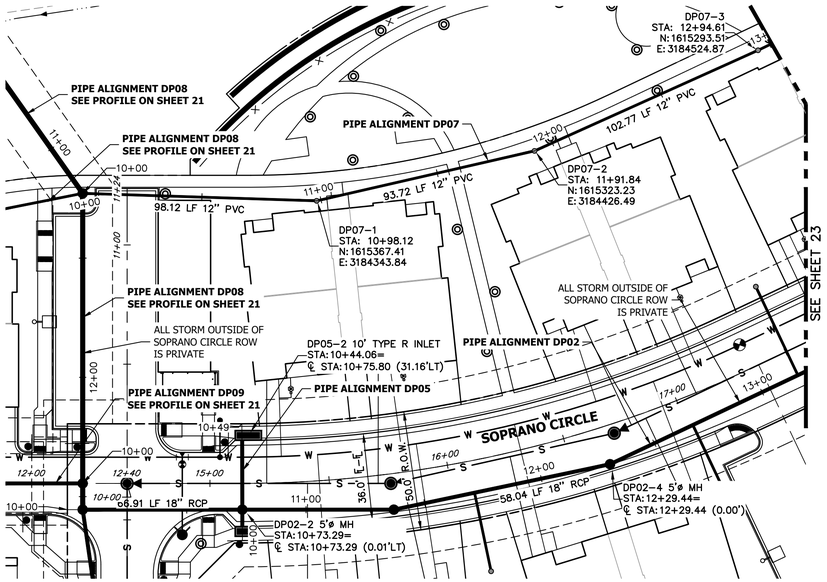
H-SCALE	1" = 30'
V-SCALE	1" = 3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

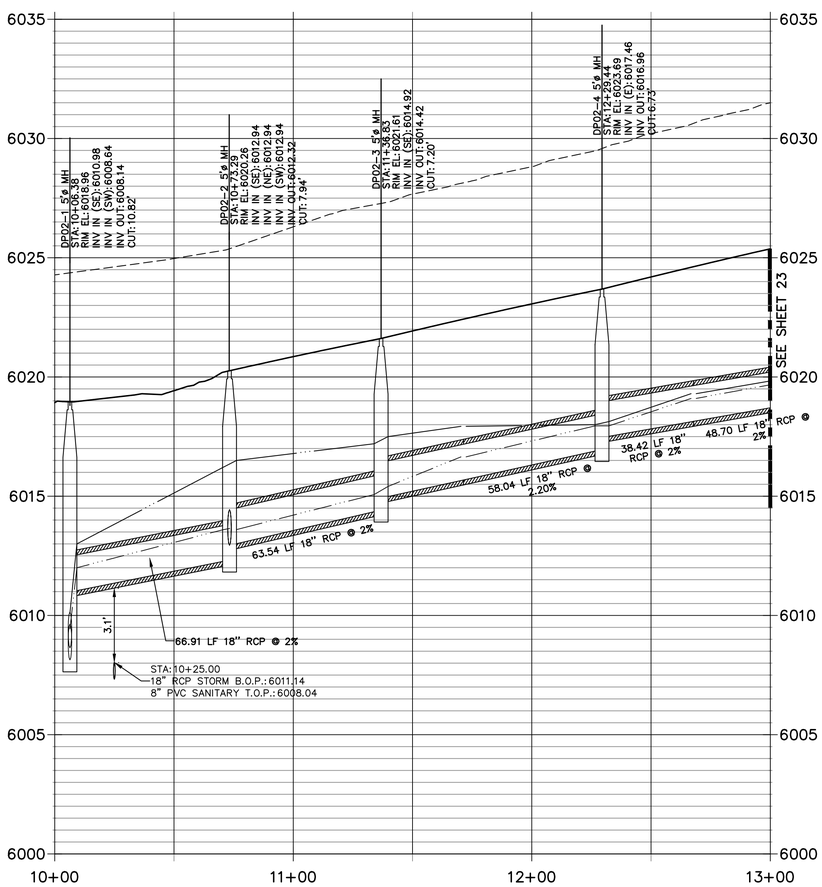
STORM P&P

SHEET 21 OF 39

JOB NO. 15950.10



DP02 PROFILE
STA 10+00.00 TO 13+00.00



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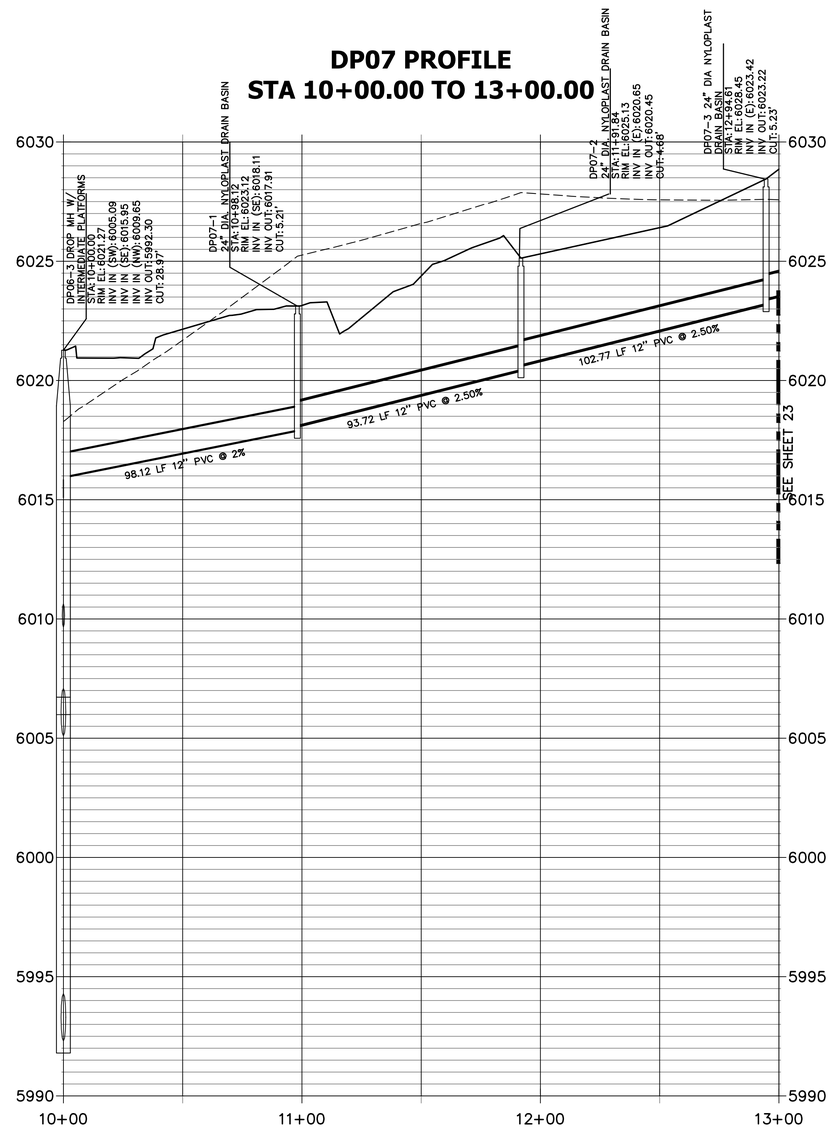
DP07 PROFILE
STA 10+00.00 TO 13+00.00



DP05 PROFILE
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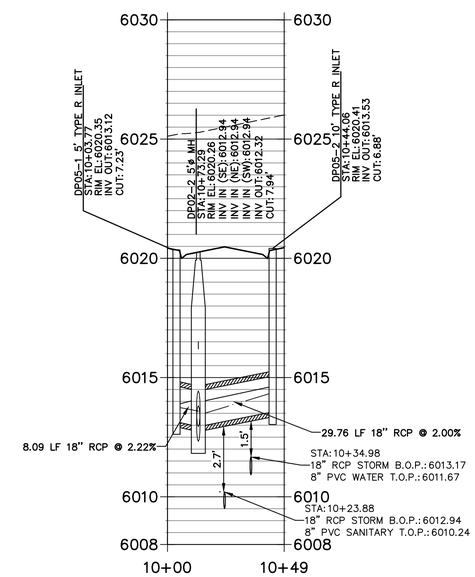

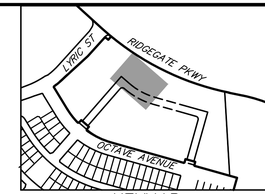

KEYMAP
SCALE: 1"=500'

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

STORM PROFILE LEGEND	
	5 YR HGL
	100 YR HGL
	PROPOSED GRADE
	EXISTING GRADE

CITY OF LONE TREE

DATE

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No.	REVISION	BY	DATE

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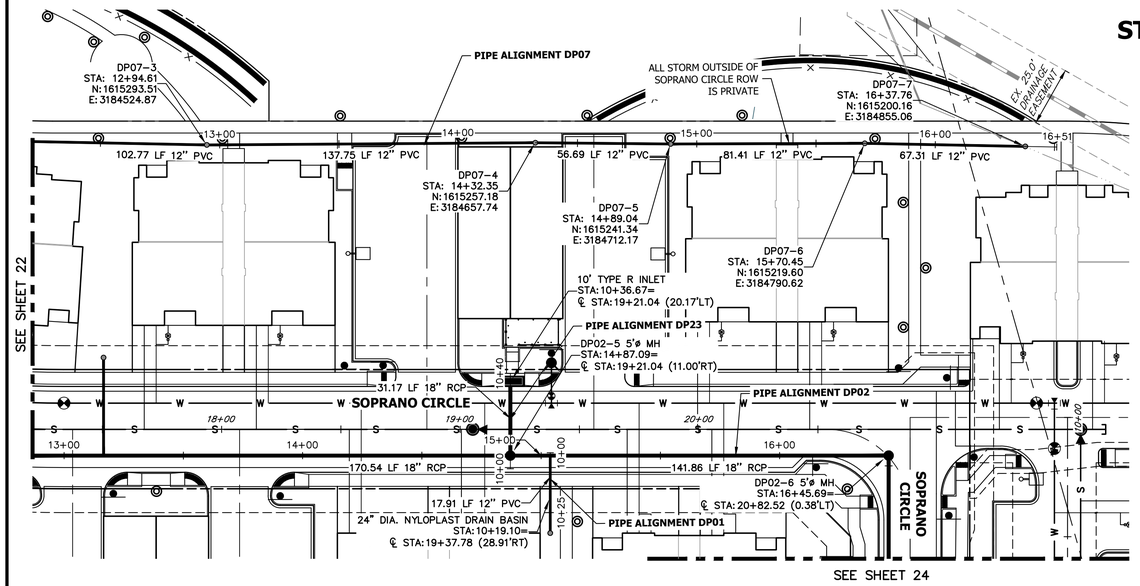
V-SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

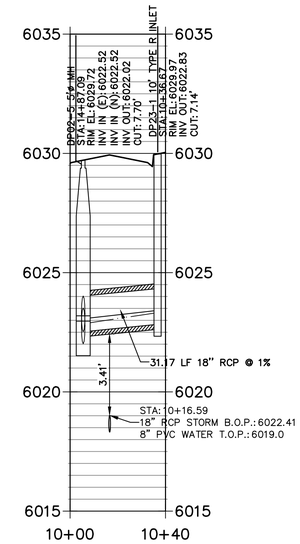
STORM P&P

SHEET 22 OF 39

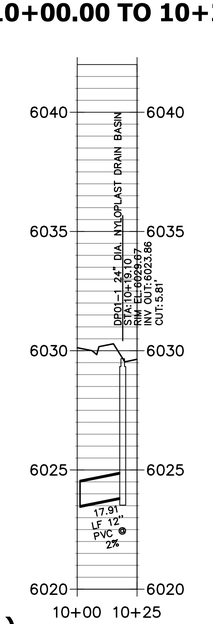
JOB NO. 15950.10

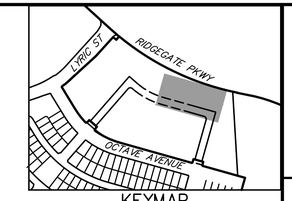


DP23 PROFILE
STA 10+00.00 TO 10+40.00



DP01 PROFILE
STA 10+00.00 TO 10+25.10





30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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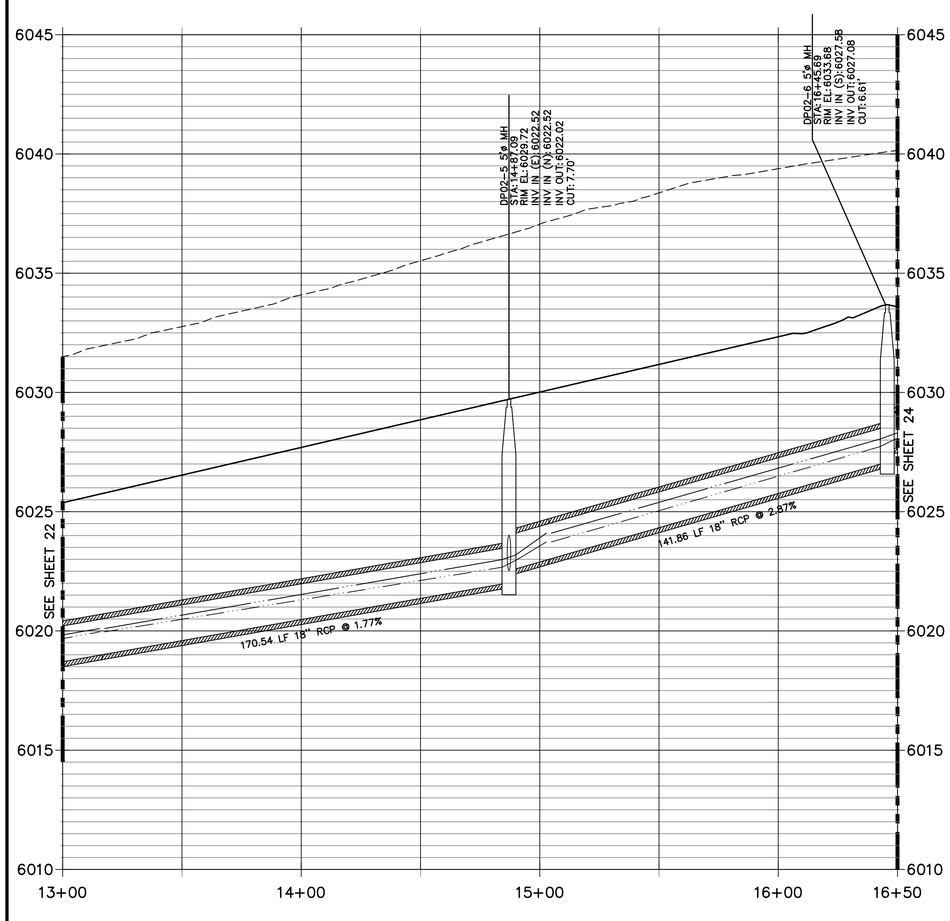
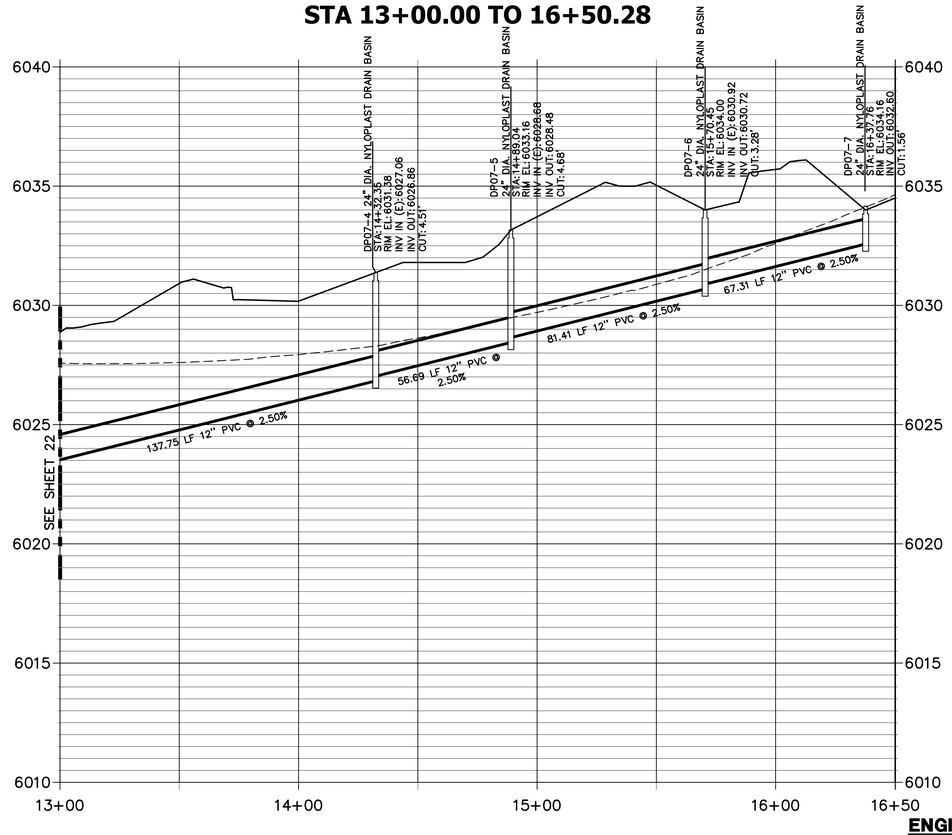
8. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
9. COORDINATES FOR RCP END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE
10. UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
11. LENGTHS SHOWN FOR RCP REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
12. ALL RCP STORM SEWER MUST USE ASTM C44S WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
13. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
14. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECITONS OF AN RCP OUTFALL.
15. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
16. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.

DP02 PROFILE
STA 13+00.00 TO 16+50.00



DP07 PROFILE (CONT.)
STA 13+00.00 TO 16+50.28



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

STORM PROFILE LEGEND
- 5 YR HGL
- 100 YR HGL
- PROPOSED GRADE
- EXISTING GRADE

CITY OF LONE TREE

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

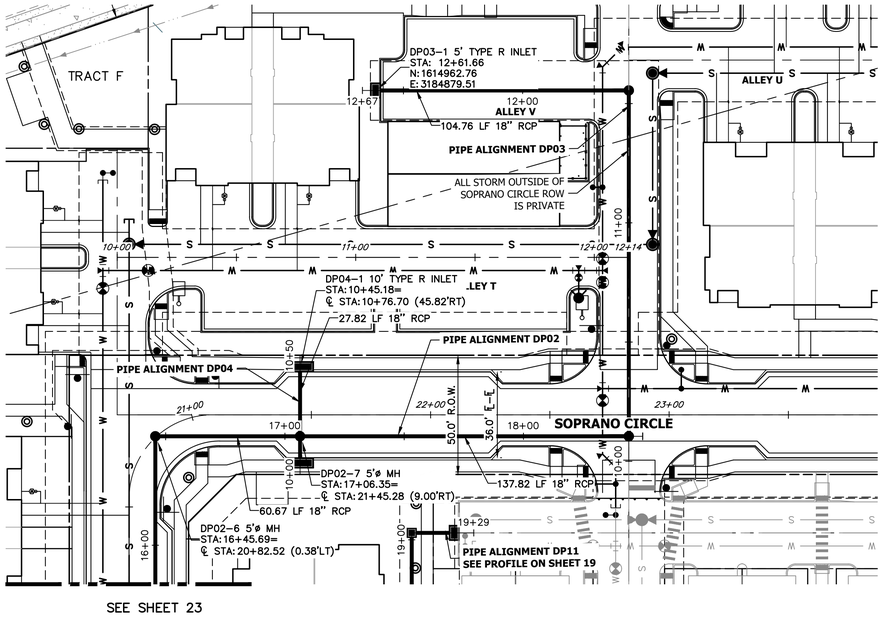
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

STORM P&P

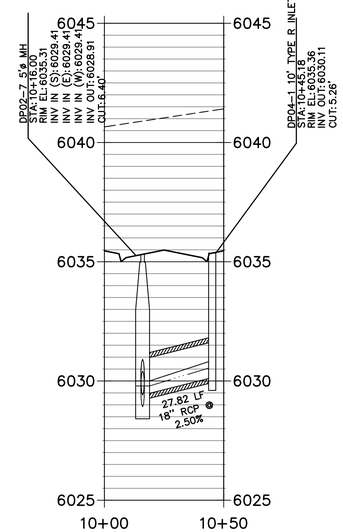
SHEET 23 OF 39

JOB NO. 15950.10

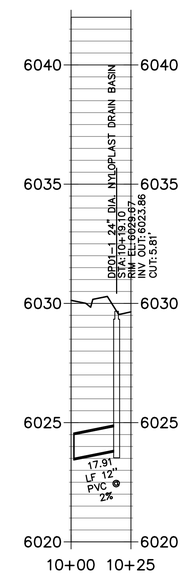


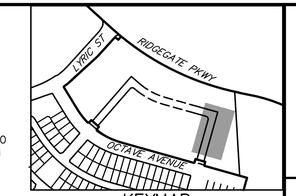
SEE SHEET 23

DP04 PROFILE
STA 10+00.00 TO 10+50.00



DP01 PROFILE
STA 10+00.00 TO 10+25.10





KEYMAP
SCALE: 1"=500'

STORM SEWER NOTES:

1. SEE COVER SHEET FOR BENCHMARK.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. INLET STATIONING IS TO CENTER OF INLET.
4. PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES.
5. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
6. PIPE BEDDING SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
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8. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
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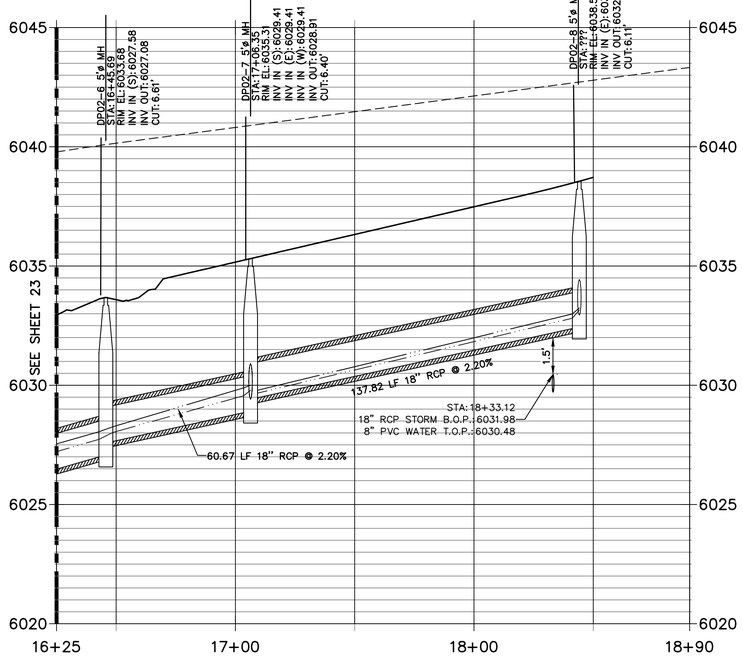
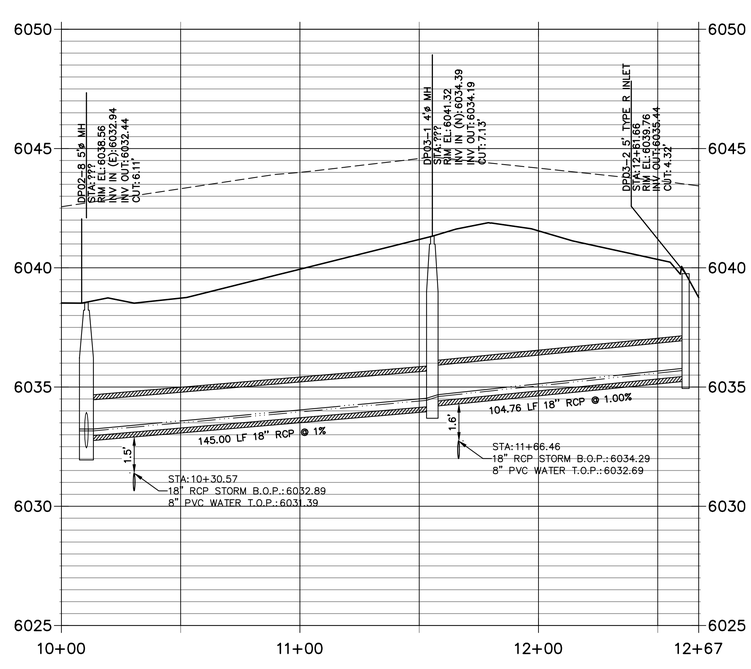
DP02 PROFILE
STA 16+25.00 TO 18+90.43



DP03 PROFILE
STA 10+00.00 TO 12+67.18



STORM PROFILE LEGEND	
	5 YR HGL
	100 YR HGL
	PROPOSED GRADE
	EXISTING GRADE

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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COLORADO P.E. 34270
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No.	REVISION	BY	DATE

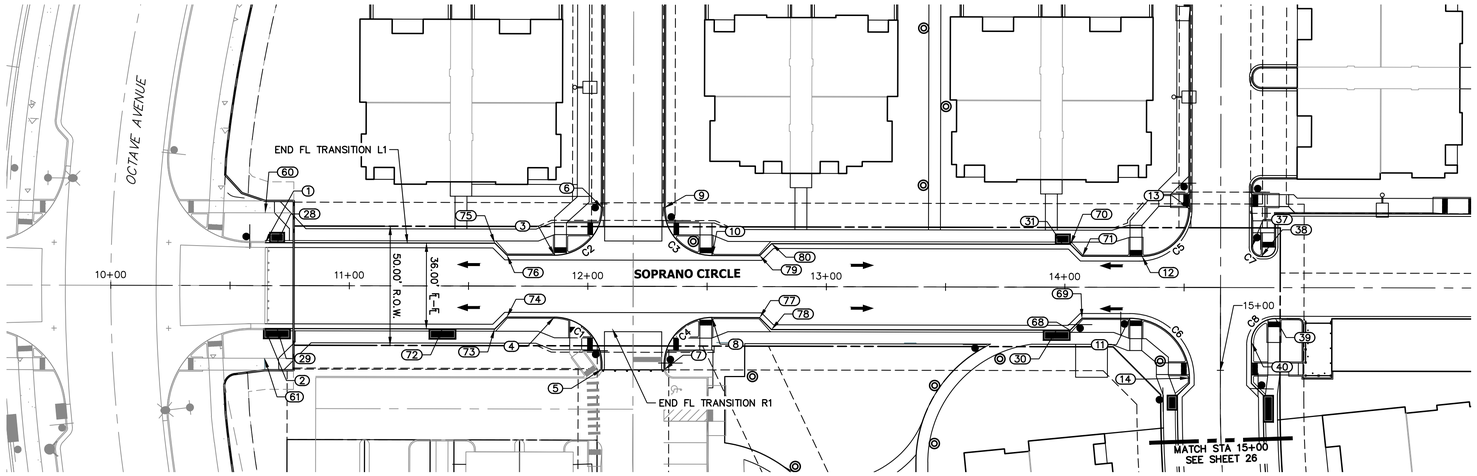
H–SCALE	1"=30'
V–SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	MJP
DRAWN BY	BMP
CHECKED BY	

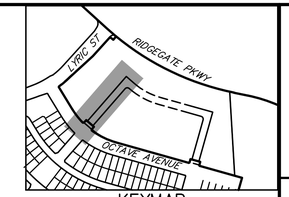
LYRIC CONDOS AT RIDGEGATE

STORM P&P

SHEET 24 OF 39

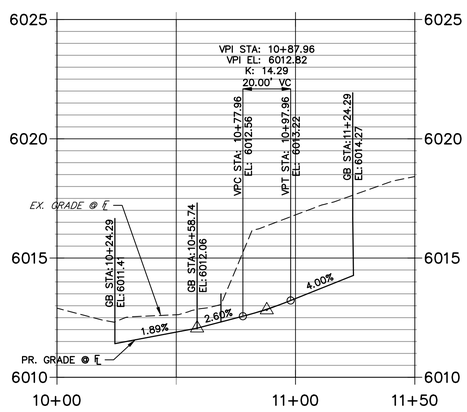
JOB NO. 15950.10



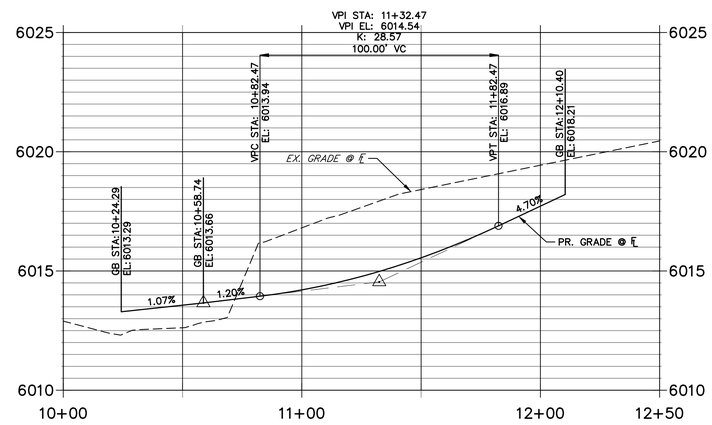


KEYMAP
SCALE: 1"=500'

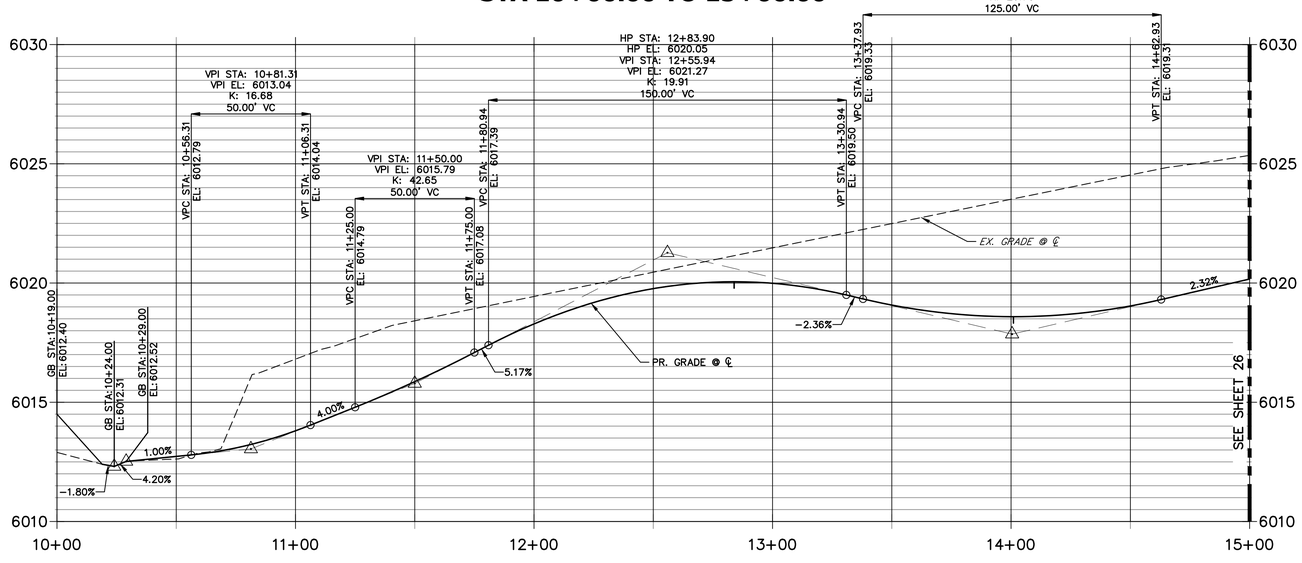
SOPRANO CIRCLE FL L1
STA 10+00.00 TO 11+50.00



SOPRANO CIRCLE FL R1
STA 10+00.00 TO 12+50.00



SOPRANO CIRCLE PROFILE
STA 10+00.00 TO 15+00.00



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	95°22'46"	20.00'	33.29'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	20.00'	31.42'
C4	95°22'46"	20.00'	33.29'
C5	90°00'00"	20.00'	31.42'
C6	90°00'00"	25.00'	39.27'
C7	90°00'00"	4.00'	6.28'
C8	89°57'17"	10.00'	15.70'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
1	10+64.90	18.04' (LT)	SOPRANO CIRCLE	6012.23	MATCH EX. C&G
2	10+64.67	17.96' (RT)	SOPRANO CIRCLE	6013.74	MATCH EX. C&G
3	11+86.01	12.99' (LT)	SOPRANO CIRCLE	6017.24	PCR
4	11+86.02	13.01' (RT)	SOPRANO CIRCLE	6017.26	PCR
5	12+05.93	34.88' (RT)	SOPRANO CIRCLE	6019.15	PCR
6	12+06.00	33.00' (LT)	SOPRANO CIRCLE	6018.41	PCR
7	12+32.10	34.88' (RT)	SOPRANO CIRCLE	6019.82	PCR
8	12+52.01	13.00' (RT)	SOPRANO CIRCLE	6019.41	PCR
9	12+32.01	33.00' (LT)	SOPRANO CIRCLE	6019.41	PCR
10	12+52.01	13.00' (LT)	SOPRANO CIRCLE	6019.41	PCR
11	14+27.28	13.00' (RT)	SOPRANO CIRCLE	6018.56	PCR
12	14+32.28	13.00' (LT)	SOPRANO CIRCLE	6018.43	PCR
13	14+52.28	33.00' (LT)	SOPRANO CIRCLE	6018.84	PCR
14	15+03.28	13.00' (RT)	SOPRANO CIRCLE	6019.77	PCR
28	10+69.68	18.00' (LT)	SOPRANO CIRCLE	6012.35	INLET
29	10+69.69	18.00' (RT)	SOPRANO CIRCLE	6013.79	INLET
30	13+96.61	18.00' (RT)	SOPRANO CIRCLE	6018.11	INLET
31	13+99.11	18.00' (LT)	SOPRANO CIRCLE	6018.31	INLET
37	14+65.28	21.40' (LT)	SOPRANO CIRCLE	6019.60	PCR
38	14+65.28	21.40' (LT)	SOPRANO CIRCLE	6019.51	PCR
39	14+78.28	23.00' (LT)	SOPRANO CIRCLE	6019.47	PCR
40	14+88.28	13.00' (LT)	SOPRANO CIRCLE	6019.59	PCR
60	10+64.92	30.52' (LT)	SOPRANO CIRCLE	6012.48	MATCH EX. SW.
61	10+64.67	30.50' (RT)	SOPRANO CIRCLE	6014.33	MATCH EX. SW.
68	14+02.28	18.00' (RT)	SOPRANO CIRCLE	6018.10	PI
69	14+07.28	13.00' (RT)	SOPRANO CIRCLE	6018.21	PI
70	14+02.28	18.00' (LT)	SOPRANO CIRCLE	6018.10	PI
71	14+07.28	13.00' (LT)	SOPRANO CIRCLE	6018.21	PI
72	11+39.12	18.02' (RT)	SOPRANO CIRCLE	6015.20	INLET
73	11+61.02	18.02' (RT)	SOPRANO CIRCLE	6015.98	PI
74	11+66.02	13.01' (RT)	SOPRANO CIRCLE	6016.24	PI
75	11+61.01	17.98' (LT)	SOPRANO CIRCLE	6015.90	PI
76	11+66.01	12.99' (LT)	SOPRANO CIRCLE	6016.24	PI
77	12+72.01	13.00' (RT)	SOPRANO CIRCLE	6019.63	PI
78	12+77.01	18.00' (RT)	SOPRANO CIRCLE	6019.56	PI
79	12+72.01	13.00' (LT)	SOPRANO CIRCLE	6019.63	PI
80	12+77.01	18.00' (LT)	SOPRANO CIRCLE	6019.56	PI

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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No.	REVISION	BY	DATE

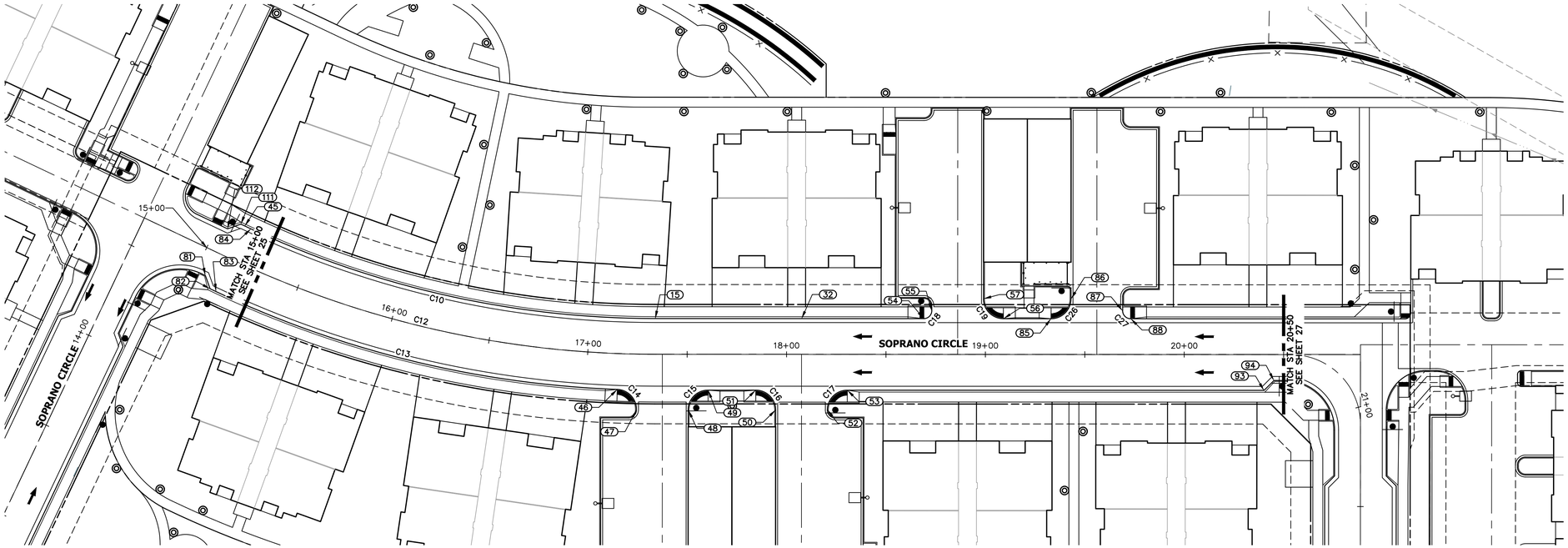
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

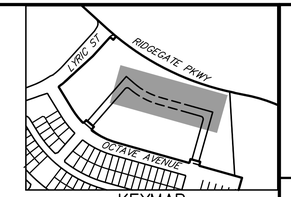
LYRIC CONDOS AT RIDGEGATE

STREET IMPROVEMENT PLAN & PROFILE

SHEET 25 OF 39

JOB NO. 15950.10



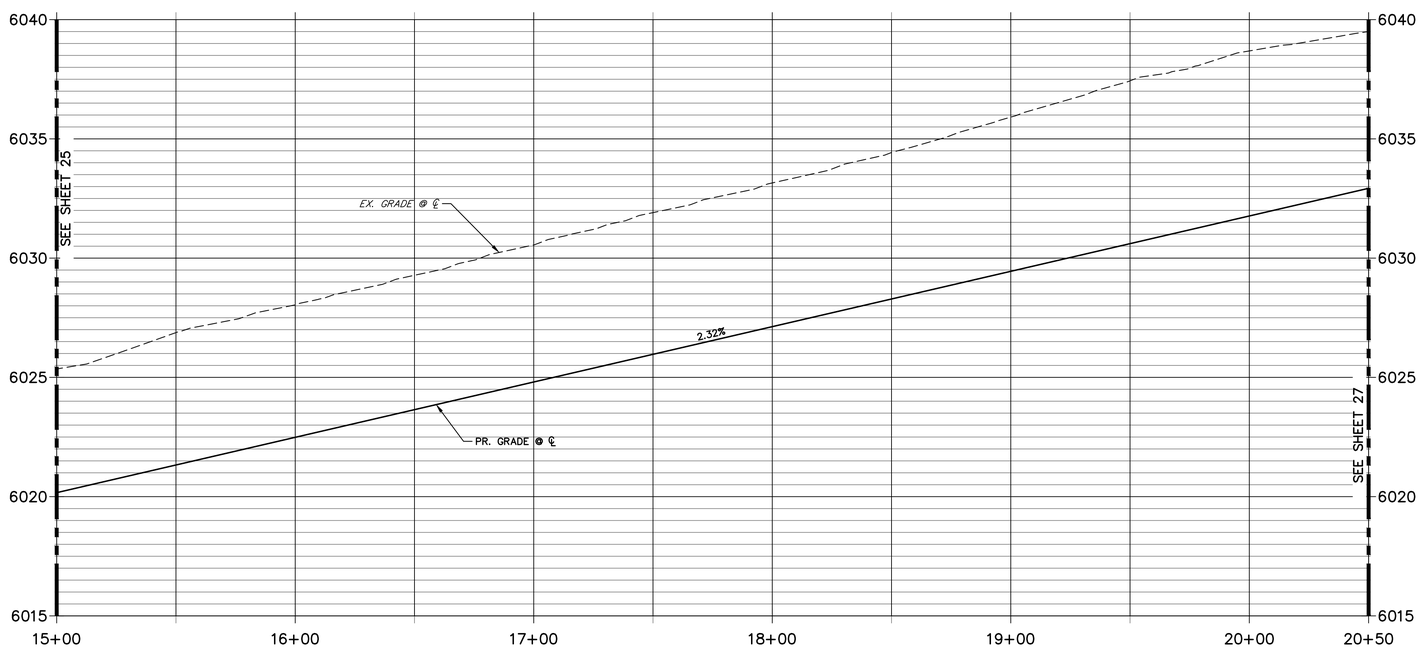


KEYMAP
SCALE: 1"=500'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	25°21'41"	482.00'	213.35'
C12	25°21'41"	500.00'	221.32'
C13	23°15'28"	518.00'	210.27'
C14	90°33'31"	10.00'	15.81'
C15	90°00'00"	10.00'	15.71'
C16	90°00'00"	10.00'	15.71'
C17	89°15'48"	10.00'	15.58'
C18	90°00'00"	4.00'	6.28'
C19	90°00'00"	10.00'	15.71'
C20	89°59'56"	20.00'	31.42'
C26	90°00'00"	10.00'	15.71'
C27	90°03'49"	4.00'	6.28'

POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
15	17+33.91	18.00' (LT)	SOPRANO CIRCLE	6025.11	PT
32	18+07.53	18.00' (LT)	SOPRANO CIRCLE	6026.81	INLET
45	15+12.59	18.00' (LT)	SOPRANO CIRCLE	6019.97	PCR
46	17+15.55	18.00' (RT)	SOPRANO CIRCLE	6024.68	PCR
47	17+25.01	28.19' (RT)	SOPRANO CIRCLE	6025.32	PCR
48	17+50.52	28.00' (RT)	SOPRANO CIRCLE	6026.31	PCR
49	17+60.52	18.00' (RT)	SOPRANO CIRCLE	6025.99	PCR
50	17+94.53	28.00' (RT)	SOPRANO CIRCLE	6027.28	PCR
51	17+84.53	18.00' (RT)	SOPRANO CIRCLE	6026.41	PCR
52	18+20.53	27.87' (RT)	SOPRANO CIRCLE	6027.64	PCR
53	18+30.53	18.00' (RT)	SOPRANO CIRCLE	6027.32	PCR
54	18+69.04	18.00' (LT)	SOPRANO CIRCLE	6028.24	PCR
55	18+73.04	22.00' (LT)	SOPRANO CIRCLE	6028.32	PCR
56	19+09.04	18.00' (LT)	SOPRANO CIRCLE	6029.36	PCR
57	18+99.04	28.00' (LT)	SOPRANO CIRCLE	6029.25	PCR
81	15+05.42	13.00' (RT)	SOPRANO CIRCLE	6019.85	PI
82	15+10.42	18.00' (RT)	SOPRANO CIRCLE	6019.92	PI
83	15+13.55	18.00' (RT)	SOPRANO CIRCLE	6020.00	INLET
84	15+16.21	18.00' (LT)	SOPRANO CIRCLE	6020.06	INLET
85	19+33.04	18.00' (LT)	SOPRANO CIRCLE	6029.72	PCR
86	19+43.04	28.00' (LT)	SOPRANO CIRCLE	6030.16	PCR
87	19+69.04	22.00' (LT)	SOPRANO CIRCLE	6030.73	PCR
88	19+73.04	18.00' (LT)	SOPRANO CIRCLE	6030.65	PCR
93	20+40.15	18.00' (RT)	SOPRANO CIRCLE	6032.21	PI
94	20+45.15	13.00' (RT)	SOPRANO CIRCLE	6032.42	PI
111	15+10.42	18.00' (LT)	SOPRANO CIRCLE	6019.92	PI
112	15+05.42	13.00' (LT)	SOPRANO CIRCLE	6019.85	PI

SOPRANO CIRCLE PROFILE (1)
STA 15+00.00 TO 20+50.00



30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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COLORADO P.E. 34270
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COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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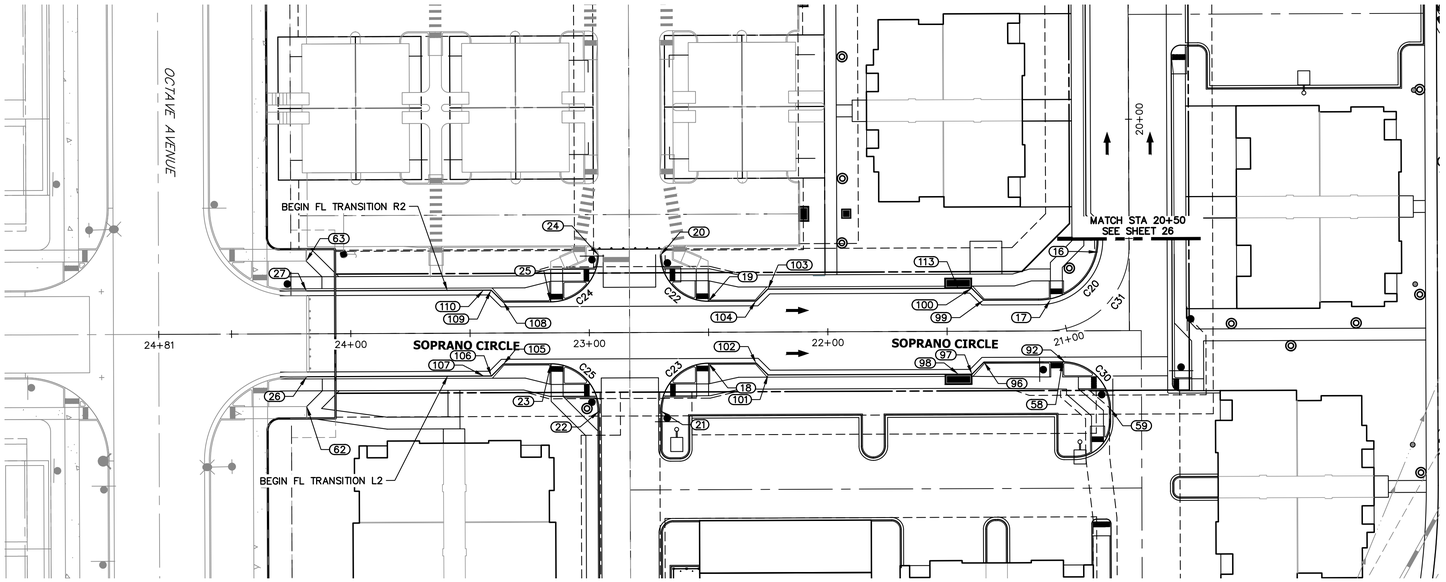
V-SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

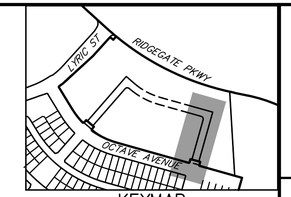
LYRIC CONDOS AT RIDGEGATE

STREET IMPROVEMENT PLAN & PROFILE

SHEET 26 OF 39

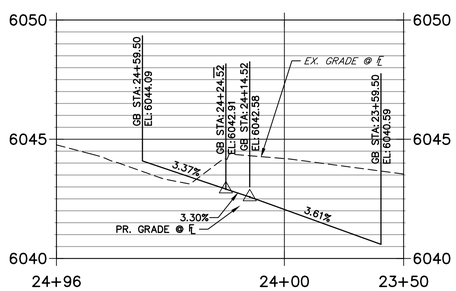
JOB NO. 15950.10



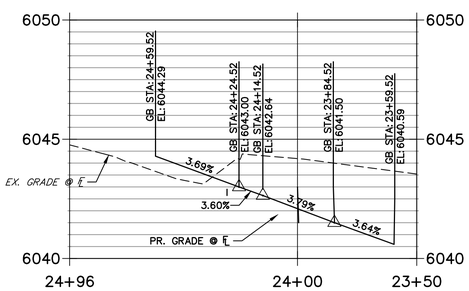


KEYMAP
SCALE: 1"=500'

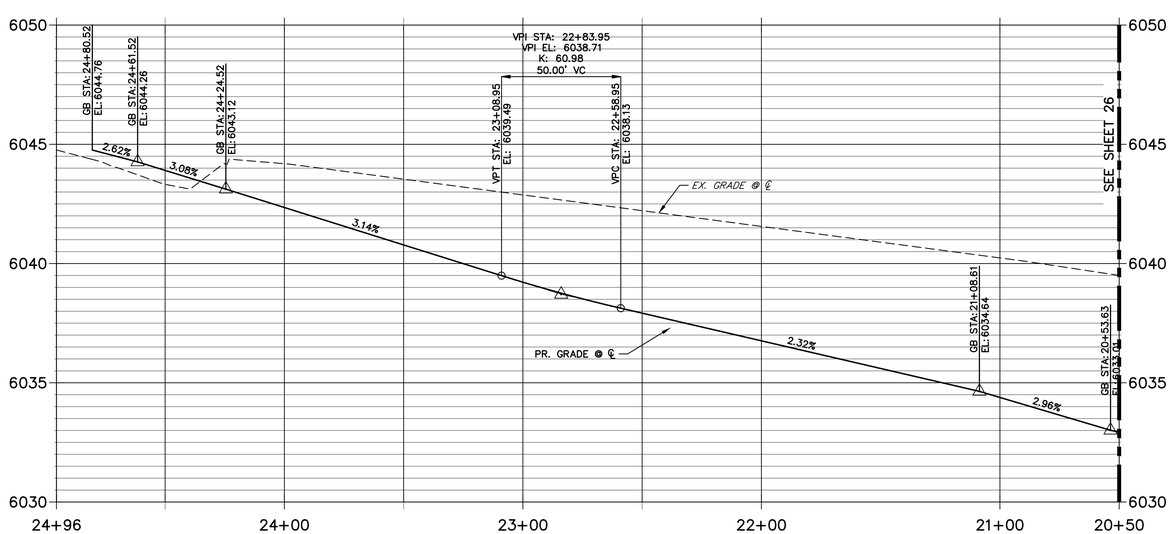
SOPRANO CIRCLE FL L2
STA 23+50.00 TO 24+95.54



SOPRANO CIRCLE FL R2
STA 23+50.00 TO 24+95.54



SOPRANO CIRCLE PROFILE (2)
STA 20+50.00 TO 24+95.54



POINT TABULATION

POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
16	20+56.81	12.91' (RT)	SOPRANO CIRCLE	6032.78	PCR
17	21+05.44	12.91' (RT)	SOPRANO CIRCLE	6033.80	PCR
18	22+50.10	13.00' (LT)	SOPRANO CIRCLE	6037.53	PCR
19	22+50.10	13.00' (RT)	SOPRANO CIRCLE	6037.76	PCR
20	22+70.09	32.38' (RT)	SOPRANO CIRCLE	6038.70	PCR
21	22+70.10	33.00' (LT)	SOPRANO CIRCLE	6038.30	PCR
22	22+96.10	33.00' (LT)	SOPRANO CIRCLE	6039.14	PCR
23	23+16.10	13.00' (LT)	SOPRANO CIRCLE	6039.33	PCR
24	22+96.10	32.65' (RT)	SOPRANO CIRCLE	6039.46	PCR
25	23+16.10	13.00' (RT)	SOPRANO CIRCLE	6039.33	PCR
26	24+18.52	18.00' (LT)	SOPRANO CIRCLE	6042.72	MATCH EX. C&G
27	24+18.52	18.00' (RT)	SOPRANO CIRCLE	6042.45	MATCH EX. C&G
58	21+03.54	13.51' (LT)	SOPRANO CIRCLE	6034.10	PCR
59	20+95.36	38.03' (LT)	SOPRANO CIRCLE	6034.64	PCR
62	24+18.61	30.50' (LT)	SOPRANO CIRCLE	6043.29	MATCH EX. SW.
63	24+18.61	30.50' (RT)	SOPRANO CIRCLE	6042.68	MATCH EX. SW.
92	21+02.83	13.66' (LT)	SOPRANO CIRCLE	6034.09	PT
96	21+34.61	13.00' (LT)	SOPRANO CIRCLE	6034.85	PI
97	21+39.61	18.00' (LT)	SOPRANO CIRCLE	6034.87	PI
98	21+45.28	18.00' (LT)	SOPRANO CIRCLE	6035.00	INLET
99	21+34.61	13.00' (RT)	SOPRANO CIRCLE	6034.85	PI
100	21+39.61	18.00' (RT)	SOPRANO CIRCLE	6034.87	PI
101	22+25.10	18.00' (LT)	SOPRANO CIRCLE	6036.86	PI
102	22+30.10	13.00' (LT)	SOPRANO CIRCLE	6037.06	PI
103	22+25.10	18.00' (RT)	SOPRANO CIRCLE	6036.86	PI
104	22+30.10	13.00' (RT)	SOPRANO CIRCLE	6037.07	PI
105	23+36.10	13.00' (LT)	SOPRANO CIRCLE	6039.96	PI
106	23+41.10	18.00' (LT)	SOPRANO CIRCLE	6040.02	PI
107	23+44.26	18.00' (LT)	SOPRANO CIRCLE	6040.12	INLET
108	23+36.10	13.00' (RT)	SOPRANO CIRCLE	6039.96	PI
109	23+41.10	18.00' (RT)	SOPRANO CIRCLE	6040.02	PI
110	23+44.26	18.00' (RT)	SOPRANO CIRCLE	6040.12	INLET
113	21+45.28	18.00' (RT)	SOPRANO CIRCLE	6035.00	INLET

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C20	89°59'56"	20.00'	31.42'
C22	88°12'33"	20.00'	30.79'
C23	90°00'00"	20.00'	31.42'
C24	89°00'37"	20.00'	31.07'
C25	90°00'00"	20.00'	31.42'
C30	89°33'39"	20.00'	31.27'
C31	90°00'00"	35.00'	54.98'

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

COLORADO REGISTERED PROFESSIONAL ENGINEER
KURTIS W. WILLIAMS
34270

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
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 ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

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

No.	REVISION	BY	DATE

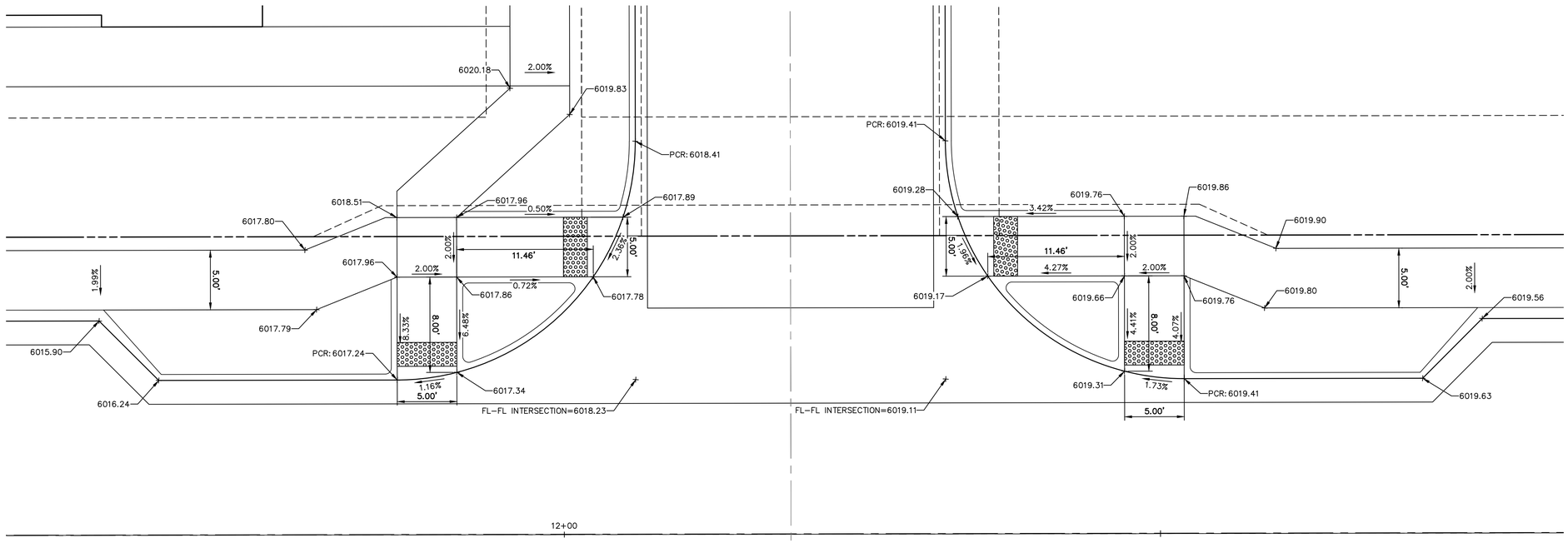
H-SCALE	1"=30'
V-SCALE	1"=3'
DATE	3/3/2023
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

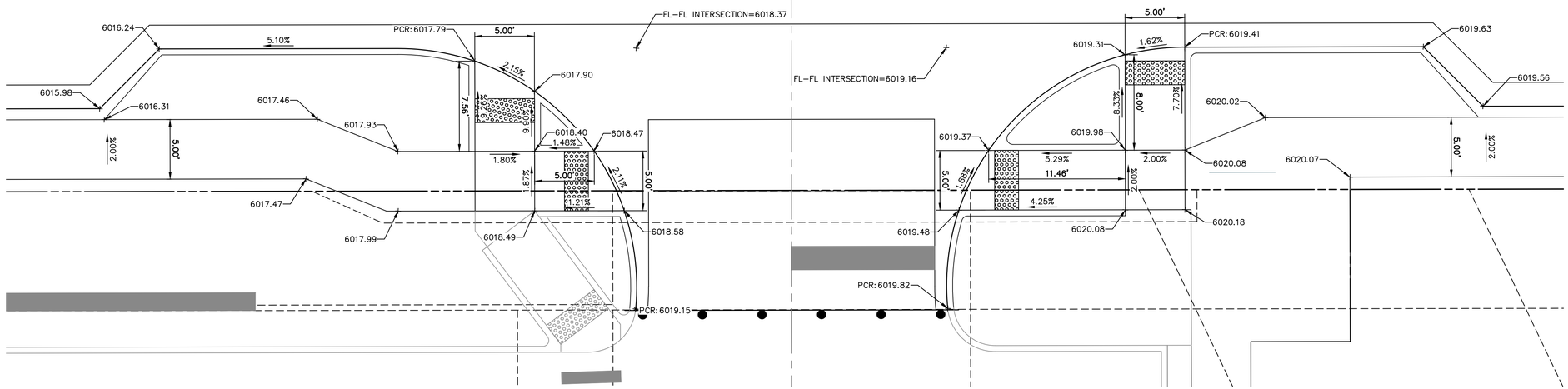
STREET IMPROVEMENT PLAN & PROFILE

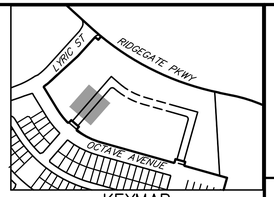
SHEET 27 OF 39

JOB NO. 15950.10



SOPRANO CIRCLE





KEYMAP
SCALE: 1"=500'

5 2.5 0 5 10
ORIGINAL SCALE: 1" = 5'

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DATE	3/3/2023
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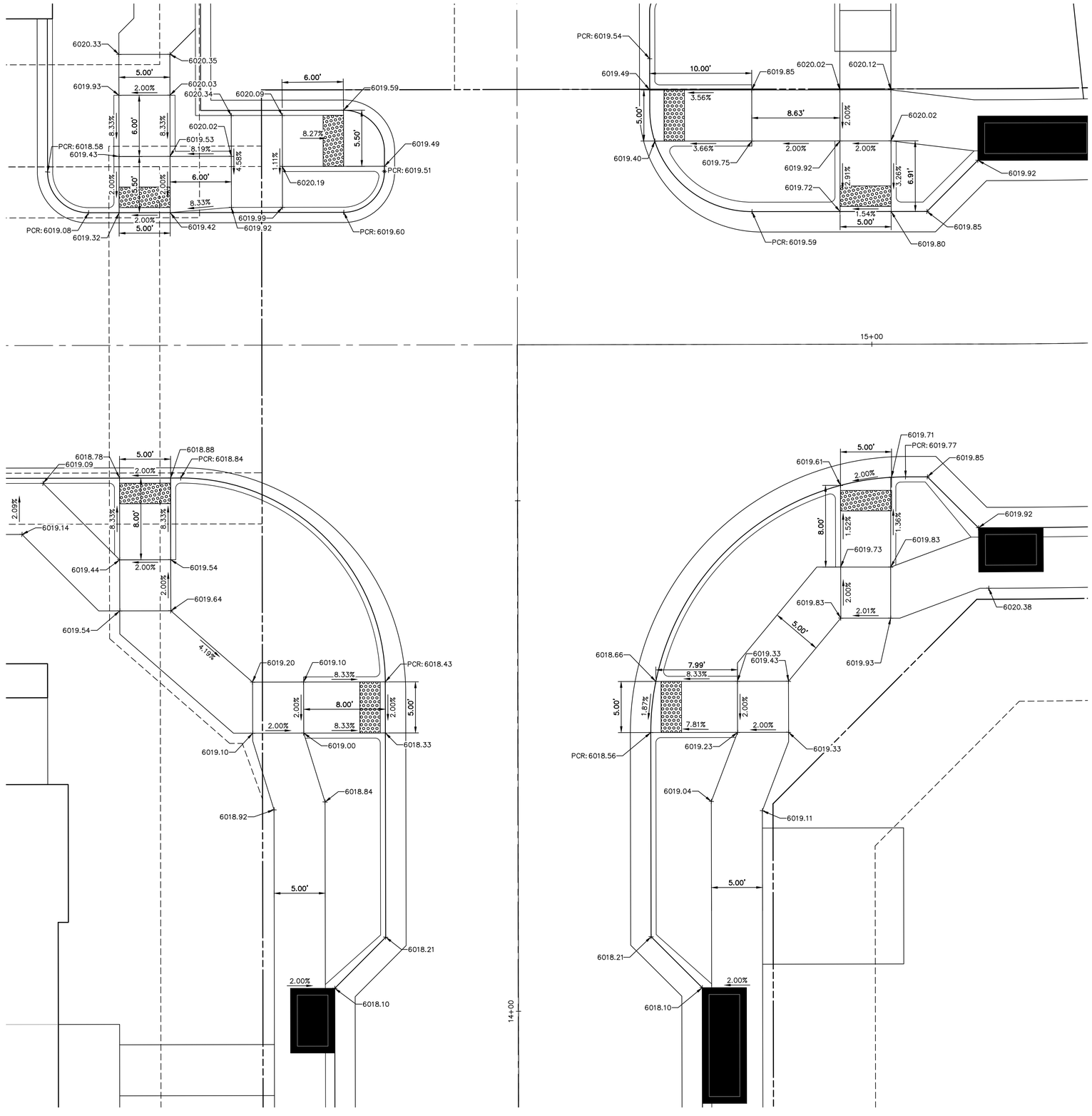
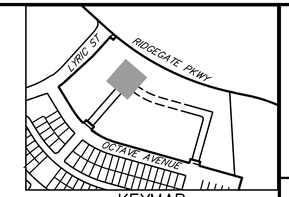
LYRIC CONDOS AT RIDGEGATE

INTERSECTION PLANS

SHEET 28 OF 39

JOB NO. 15950.10





KEYMAP
SCALE: 1"=500'

5 2.5 0 5 10
ORIGINAL SCALE: 1" = 5'

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LYRIC CONDOS AT RIDGEGATE

INTERSECTION PLANS

SHEET 29 OF 39

JOB NO. 15950.10

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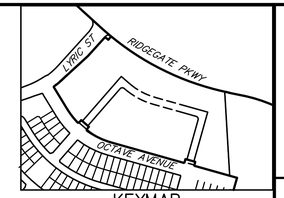

KEYMAP
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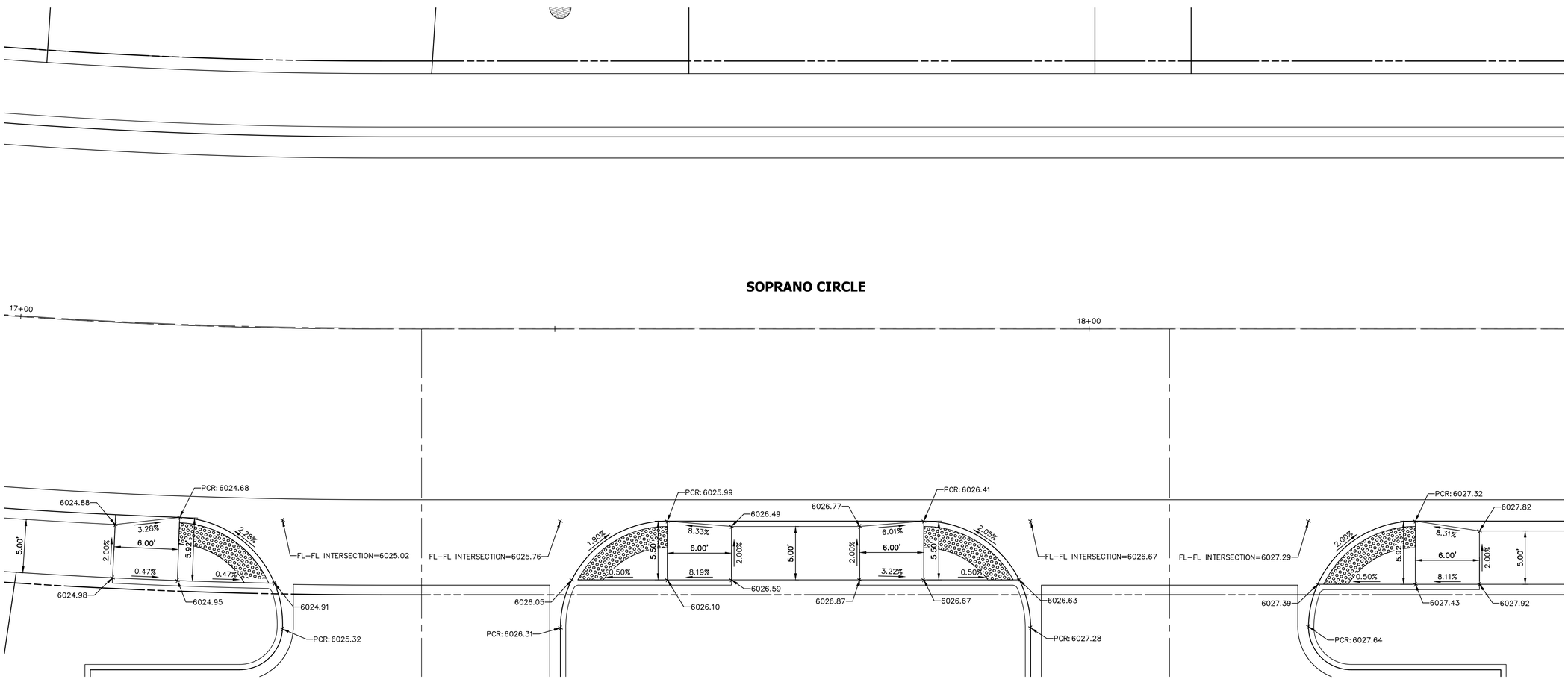

5 2.5 0 5 10
ORIGINAL SCALE: 1" = 5'

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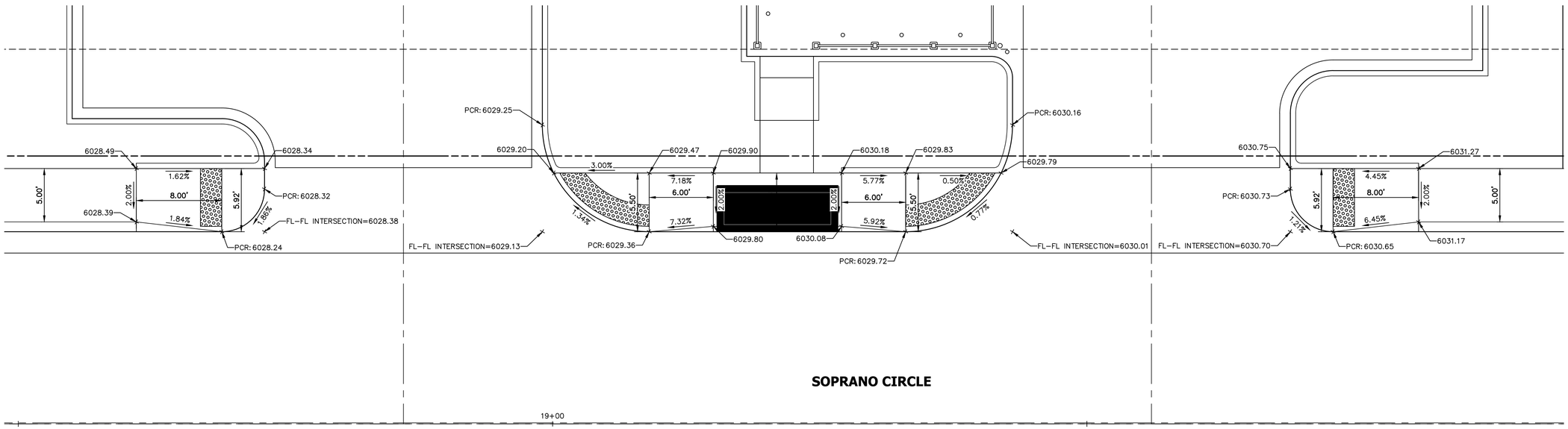
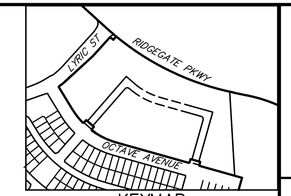
LYRIC CONDOS AT RIDGEGATE

INTERSECTION PLANS

SHEET 30 OF 39

JOB NO. 15950.10





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V-SCALE	N/A
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LYRIC CONDOS AT RIDGEGATE

INTERSECTION PLANS

SHEET 31 OF 39

JOB NO. 15950.10

5 2.5 0 5 10
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

KURTIS W. WILLIAMS, P.E.
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

COLORADO REGISTERED PROFESSIONAL ENGINEER
KURTIS W. WILLIAMS
34270

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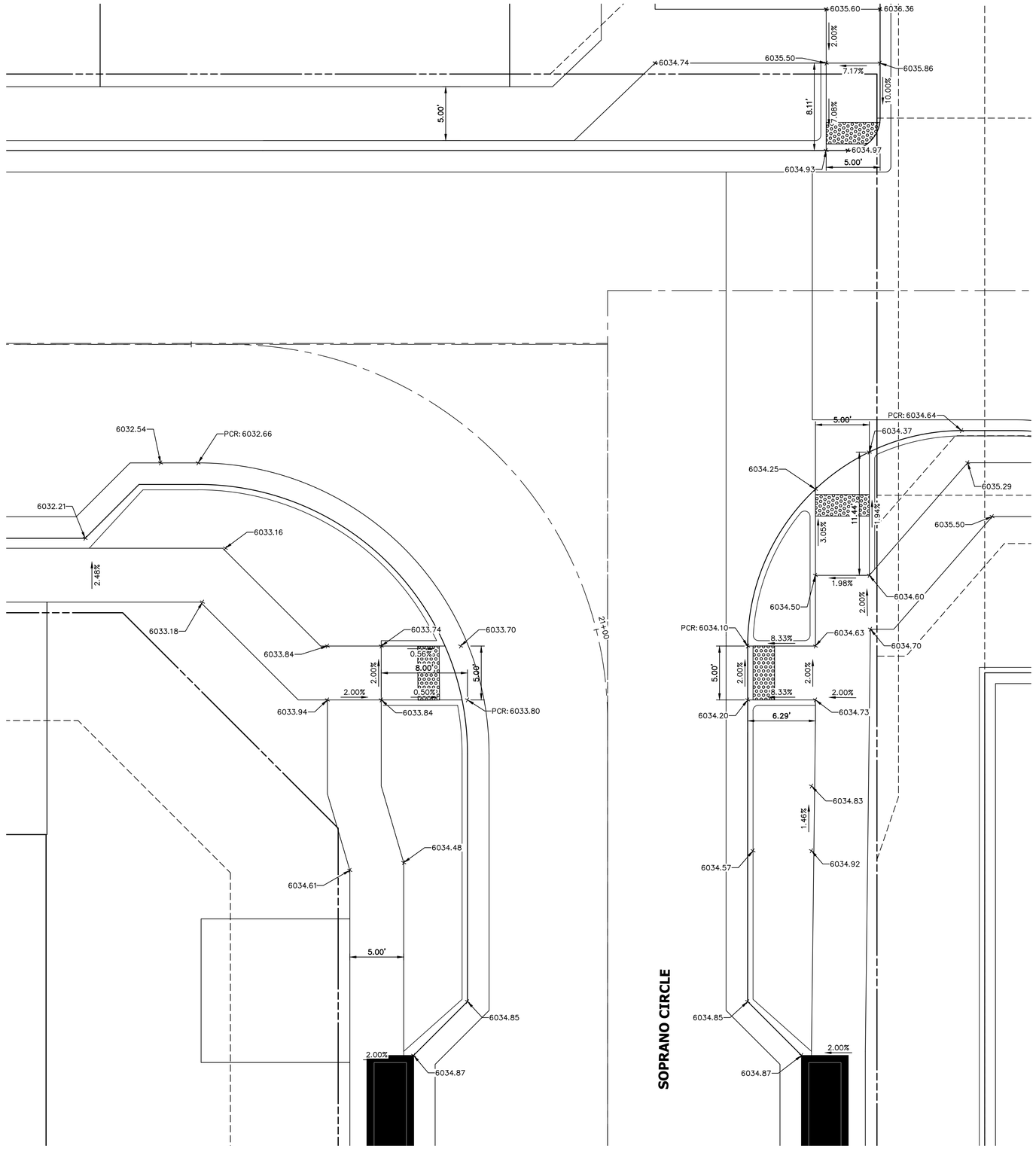

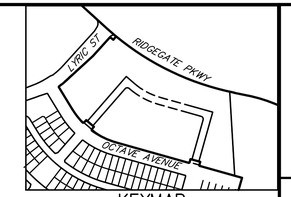

KEYMAP
SCALE: 1"=500'

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V-SCALE	N/A
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CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

INTERSECTION PLANS

5 2.5 0 5 10
ORIGINAL SCALE: 1" = 5'

ENGINEER'S STATEMENT

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COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
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SHEET 32 OF 39

JOB NO. 15950.10

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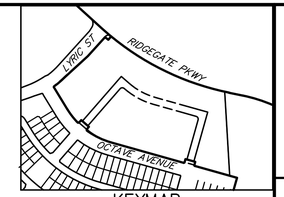
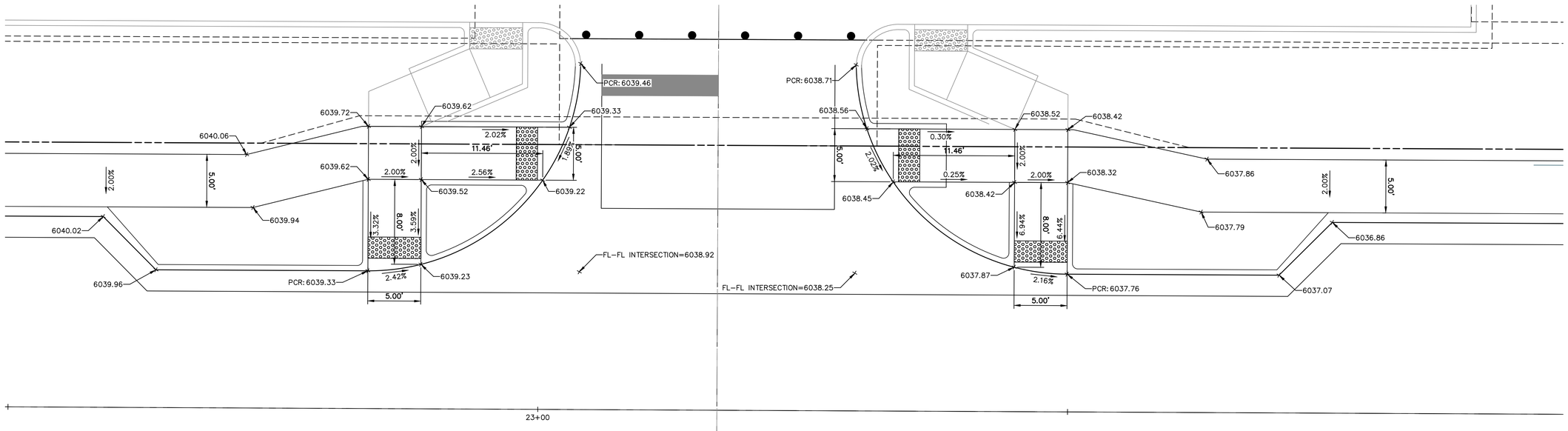
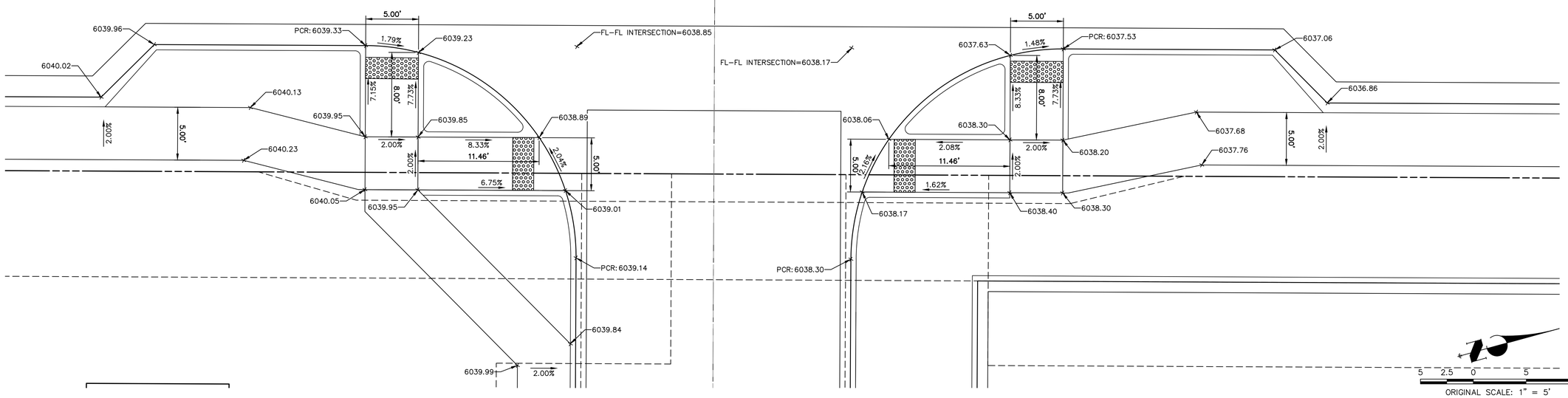


KEYMAP
SCALE: 1"=500'



SOPRANO CIRCLE



5 2.5 0 5 10
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COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

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No.	REVISION	BY	DATE

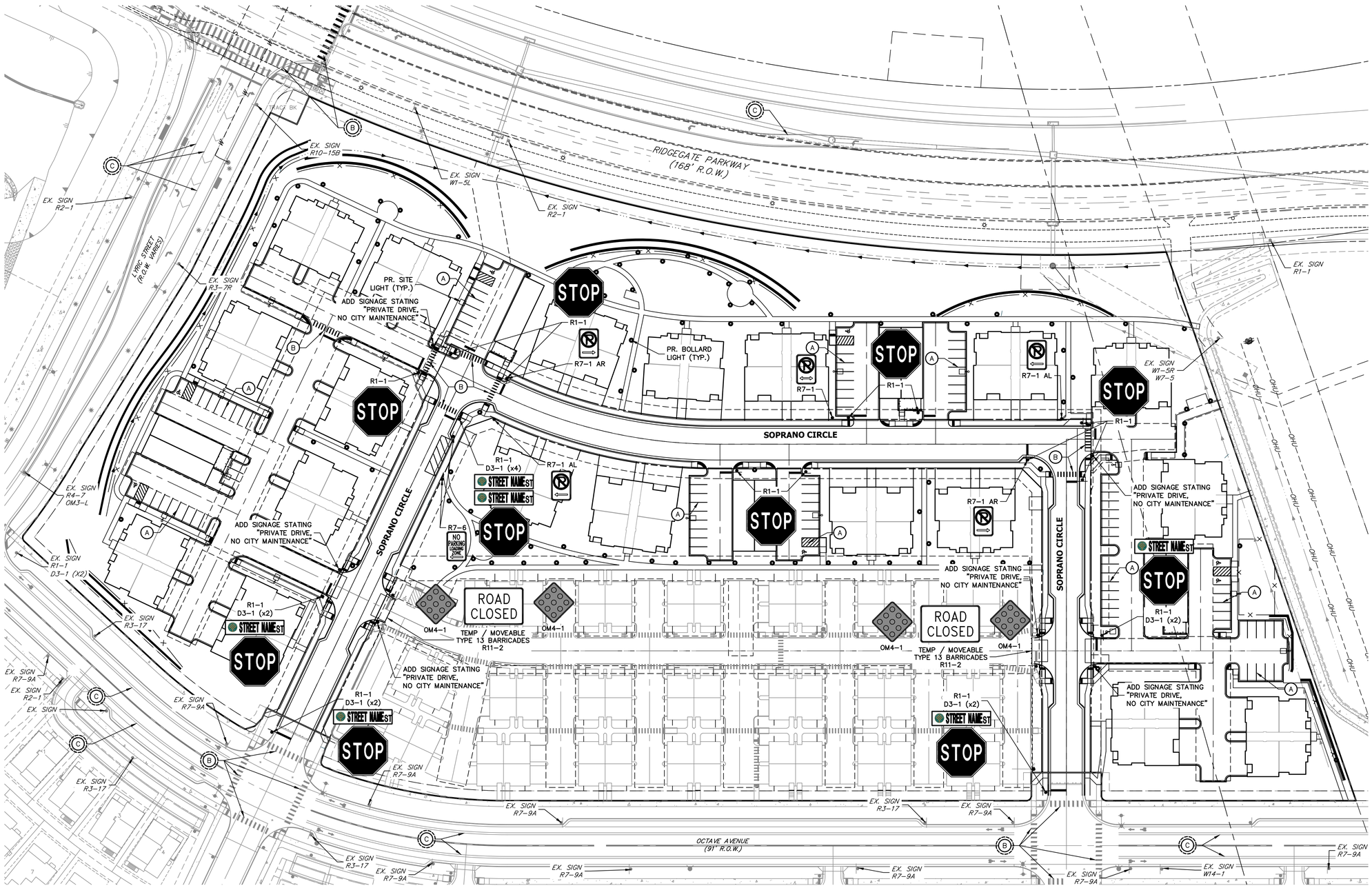
H–SCALE	1"=5'
V–SCALE	N/A
DATE	3/3/2023
DESIGNED BY	DJG
DRAWN BY	DJG
CHECKED BY	

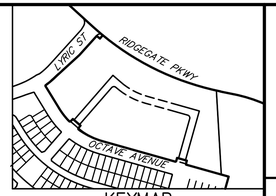
LYRIC CONDOS AT RIDGEGATE

INTERSECTION PLANS

SHEET 33 OF 39

JOB NO. 15950.10





KEYMAP
SCALE: 1"=500'

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DATE	3/3/2023
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LYRIC CONDOS AT RIDGEGATE

SIGNAGE & STRIPING PLAN

LEGEND

- PROPOSED SIGN
- EXISTING SIGN
- (XX) PROPOSED STRIPE
- (XX) EXISTING STRIPE
- (A) 4" WIDE, SOLID 9'x18' PARKING LOT STRIPING
- (B) CROSSWALK – 2'X6' SOLID WHITE, 4' GAP CENTERED IN LANE
- (C) CHANNELIZING LINE – 8" WIDE, SOLID WHITE

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

50 25 0 50 100
ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

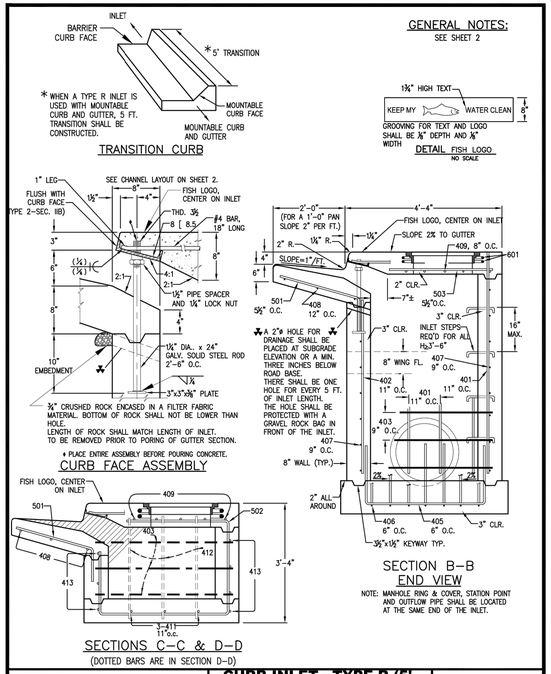
PREPARED UNDER MY SUPERVISION

COLORADO REGISTERED PROFESSIONAL ENGINEER KURTIS W. WILLIAMS 34270

KURTIS W. WILLIAMS, P.E. DATE
COLORADO P.E. 34270
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SHEET 34 OF 39

JOB NO. 15950.10



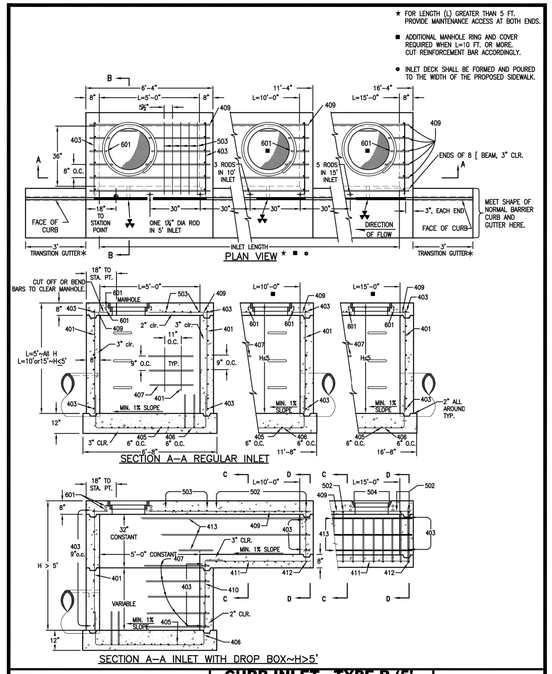
GENERAL NOTES:
SEE SHEET 2

REFERENCE: CDOT M & S STANDARDS M-604-12

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.34a**



REFERENCE: CDOT M & S STANDARDS M-604-12

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.34b**

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS: L = 5 FT. NO. REQ'D.	ALL INLETS: L = 5 FT. LENGTH	INLETS: H ≤ 5 FT.: L = 10 FT. NO. REQ'D.	L = 10 FT. LENGTH	L = 15 FT. NO. REQ'D.	L = 15 FT. LENGTH	INLETS: H > 5 FT.: L = 10 FT. NO. REQ'D.	L = 10 FT. LENGTH	L = 15 FT. NO. REQ'D.	L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9 "	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6 "	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10
406	4	6 "	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9 "	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8 "	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	*	3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9 "	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■8[8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 ROD	——	4 BARS, 3 RODS	——	6 BARS, 3 RODS	——	4 BARS, 3 RODS	——	6 BARS, 5 RODS	——
						REGULAR INLETS				DROP BOX INLETS			

* VARIABLE, REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

'H'	LENGTH 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L=5' CONC. CU. YDS.	L=5' STEEL LBS.	L=10' CONC. CU. YDS.	L=10' STEEL LBS.	L=15' CONC. CU. YDS.	L=15' STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	708
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992	
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.

STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

REFERENCE: CDOT M & S STANDARDS M-604-12

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)

DOUGLAS COUNTY COLORADO

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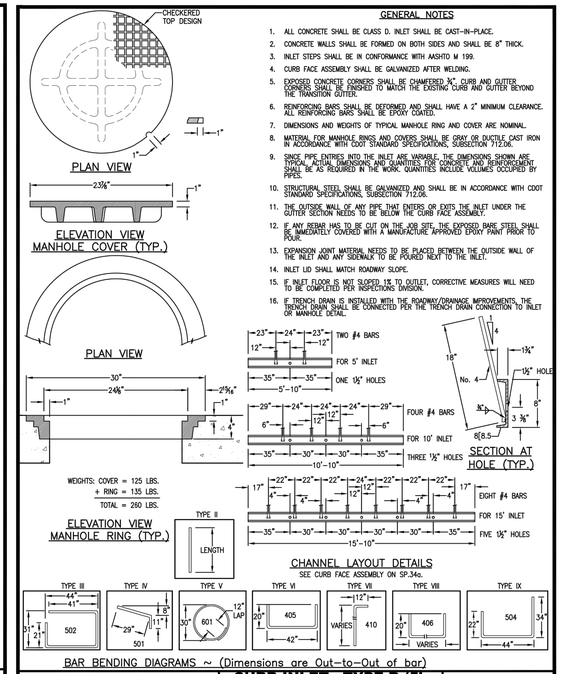

GENERAL NOTES

1. ALL CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8" THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED. 34" CURB AND GUTTER SHALL BE FORMED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
11. THE OUTSIDE WALL OF ANY PIPE THAT ENTERS OR EXITS THE INLET UNDER THE GUTTER SECTION NEEDS TO BE BELOW THE CURB FACE ASSEMBLY.
12. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
13. EXPANSION JOINT MATERIAL NEEDS TO BE PLACED BETWEEN THE OUTSIDE WALL OF THE INLET AND ANY SIDEWALK TO BE POURED NEXT TO THE INLET.
14. INLET LID SHALL MATCH ROADWAY SLOPE.
15. IF INLET FLOOR IS NOT SLOPED 1% TO OUTLET, CORRECTIVE MEASURES WILL NEED TO BE COMPLETED PER INSPECTIONS DIVISION.
16. IF TRENCH DRAIN IS INSTALLED WITH THE ROADWAY/DRAINAGE IMPROVEMENTS, THE TRENCH DRAIN SHALL BE CONNECTED PER THE TRENCH DRAIN CONNECTION TO INLET OR MANHOLE DETAIL.

REFERENCE: CDOT M & S STANDARDS M-604-12

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)

DOUGLAS COUNTY COLORADO

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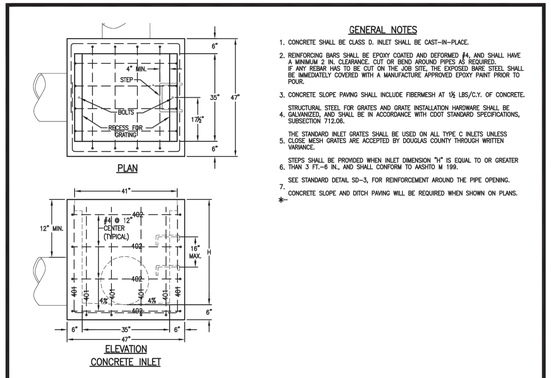


GENERAL NOTES

1. CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
2. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE. CUT OR BEND AROUND PIPES AS REQUIRED. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
3. CONCRETE SLOPE PAVING SHALL INCLUDE FIBERMESH AT 1½ LBS/C.Y. OF CONCRETE.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE ACCEPTED BY DOUGLAS COUNTY THROUGH WRITTEN VARIANCE.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN., AND SHALL CONFORM TO AASHTO M 199.
7. SEE STANDARD DETAIL SD-3, FOR REINFORCEMENT AROUND THE PIPE OPENING.
8. CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

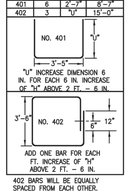
QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.) ▼	STEEL (LBS.) ▼	NO. STEPS REQ'D. ▼
2'-6"	0.9	75	0
3'-0"	1.0	80	0
3'-6"	1.2	96	0
4'-0"	1.3	101	1
4'-6"	1.4	116	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-6"	3.4	251	6

▼ PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE ENTIRE INLET BEFORE DEDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

BAR LIST FOR H=2 FT-6 IN. AND BENDING DIAGRAM.

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-3"	7'-11"
401	6	2'-3"	8'-7"
402	3	1'0"	15'-0"



402 BARS WILL BE EQUALLY SPACED FROM EACH OTHER.

REFERENCE: CDOT M & S STANDARDS M-604-10

INLET TYPE C

DOUGLAS COUNTY COLORADO

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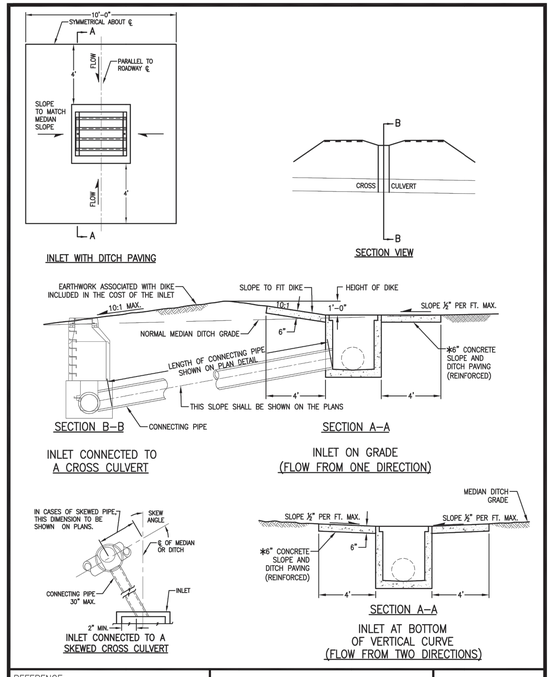

REFERENCE: CDOT M & S STANDARDS M-604-10

INLET TYPE C

DOUGLAS COUNTY COLORADO

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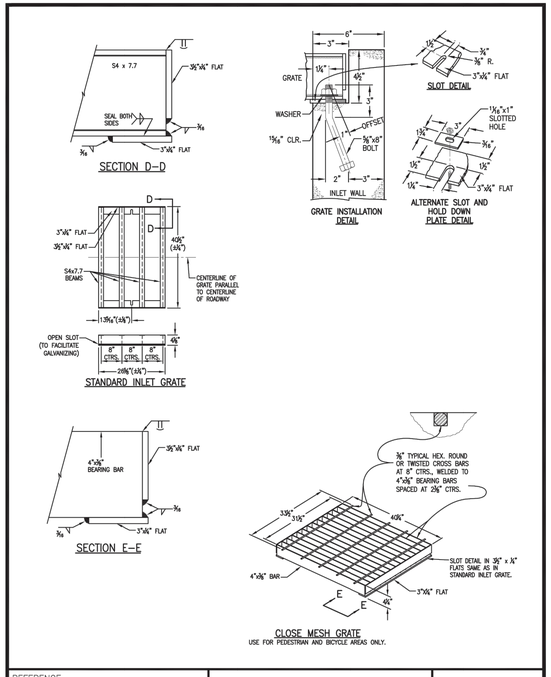

REFERENCE: CDOT M & S STANDARDS M-604-10

INLET TYPE C

DOUGLAS COUNTY COLORADO

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Drawing No. **SP.35c**

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

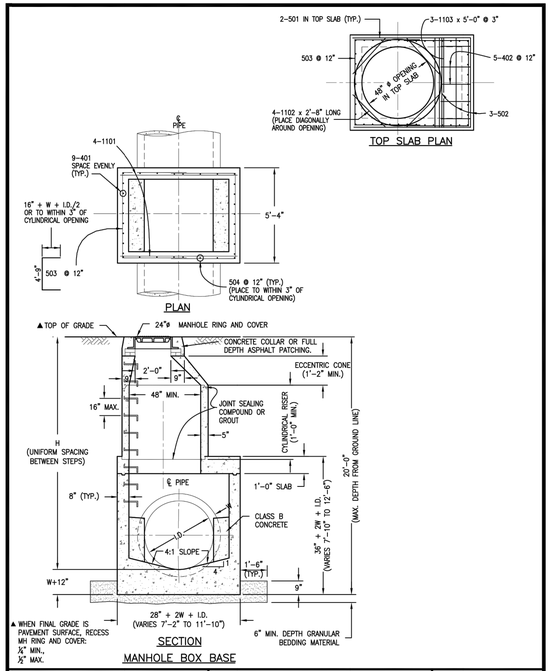
H-SCALE	N/A
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

STORM DETAILS

SHEET 35 OF 39

JOB NO. 15950.10



REFERENCE: CDOT M & S STANDARDS M-604-20

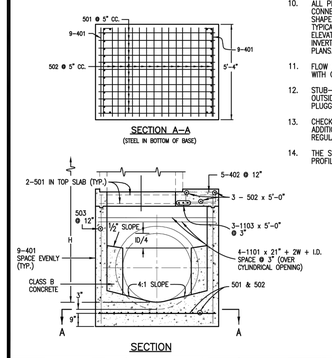
MANHOLES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.43a**

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8'.
3. THE MH RING (FRAME) SHALL BE SET ON CONCRETE GRADE RINGS. THE FRAME SHALL BE SURROUNDED WITH A CONCRETE COLLAR IN UNPAVED AREA AND CONCRETE PAVEMENT, OR FULL DEPTH ASPHALT IN ASPHALT PAVEMENT. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS D CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
8. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT L OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
9. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
10. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
11. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE.
12. STUB-OUTS SHALL EXTEND A MINIMUM OF 1 PIPE SECTION BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
13. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
14. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.



REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

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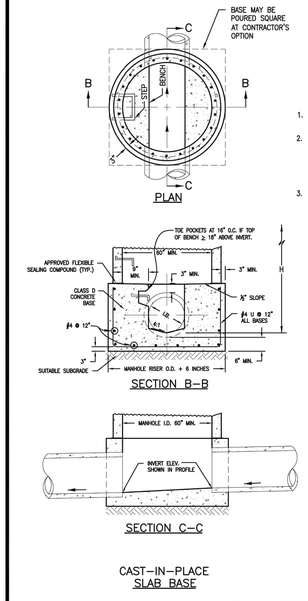
LEGEND

- SUITABLE SUBGRADE
- GRANULAR BEDDING MATERIAL
- CONCRETE



CAST-IN-PLACE SLAB BASE

MANHOLE BASES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

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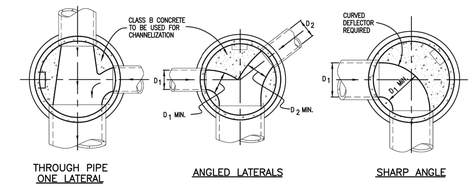

TYPICAL CHANNELIZATION DETAILS

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 60"	I.D. 66"	I.D. 72"	I.D. 84"	I.D. 96"	FORMULAS
401	4	I	0.668	NO. REQ'D.	18	18	18	18	5	401
				LENGTH	8'-8"	9'-3"	9'-10"	11'-0"	12'-2"	BAR LENGTH = 32"+2W+I.D.
				WEIGHT #	104.2	111.2	118.2	132.3	146.3	
402	4	III	0.668	NO. REQ'D.	5	5	5	5	5	402
				LENGTH	8'-0"	8'-7"	7'-2"	8'-4"	9'-8"	BAR LENGTH = I.D. + 2W
				WEIGHT #	20.0	22.0	23.8	27.8	31.7	
501	5	I	1.043	NO. REQ'D.	17	17	17	17	17	501
				LENGTH	8'-0"	8'-7"	9'-2"	10'-4"	11'-6"	BAR LENGTH = 24" + I.D. + 2W
				WEIGHT #	141.8	152.2	162.5	183.2	203.9	
502	5	I	1.043	NO. REQ'D.	23	25	26	29	32	502
				LENGTH	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	NUMBER BARS REQ'D. = $3 + \left(\frac{24+I.D.+2W}{@\ 5"} + 1\right)$
				WEIGHT #	119.9	130.4	135.6	151.2	166.9	
503	5	II	1.043	NO. REQ'D.	16	18	20	20	24	503
				LENGTH	13'-5"	14'-0"	14'-7"	15'-9"	16'-11"	NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{@\ 12"} + 1\right)$
				WEIGHT #	223.9	262.8	273.8	328.5	423.5	BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D.	14	14	16	18	20	504
				LENGTH	8'-8"	9'-3"	9'-10"	11'-0"	12'-2"	NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"} + 1\right)$
				WEIGHT #	126.6	135.1	164.1	206.5	253.8	BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D.	4	4	4	4	4	1101
				LENGTH	7'-9"	8'-4"	8'-11"	10'-1"	11'-3"	BAR LENGTH = 21" + I.D. + 2W
				WEIGHT #	164.7	177.1	189.5	214.3	239.1	
1102	11	I	5.313	NO. REQ'D.	4	4	4	4	4	BENDING
				LENGTH	2'-8"	2'-8"	2'-8"	2'-8"	56.7	TYPE I: STRAIGHT
				WEIGHT #	56.7	56.7	56.7	56.7	2'-8"	
1103	11	I	5.313	NO. REQ'D.	3	3	3	3	3	TYPE II: 4'-9", 16"+W+I.D./2
				LENGTH	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	
				WEIGHT #	79.7	79.7	79.7	79.7	79.7	TYPE III: 12", 12", 7", I.D.+2W-38"
REINFORCING STEEL TOTAL #					1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	
CONCRETE – CUBIC YARDS – TOTAL					6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

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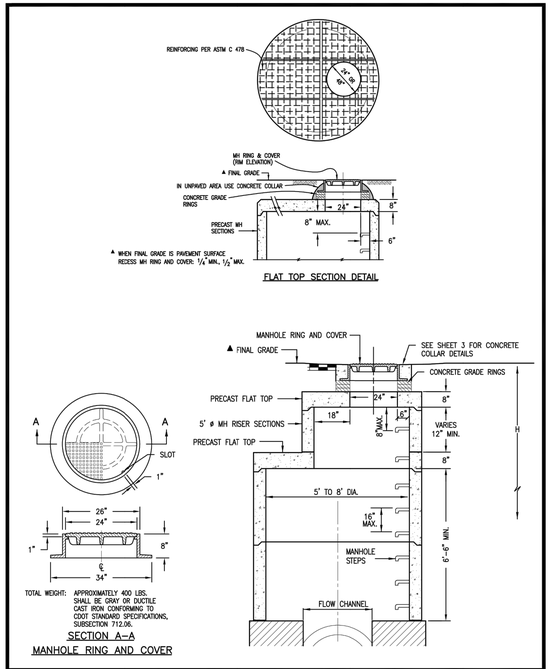

REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

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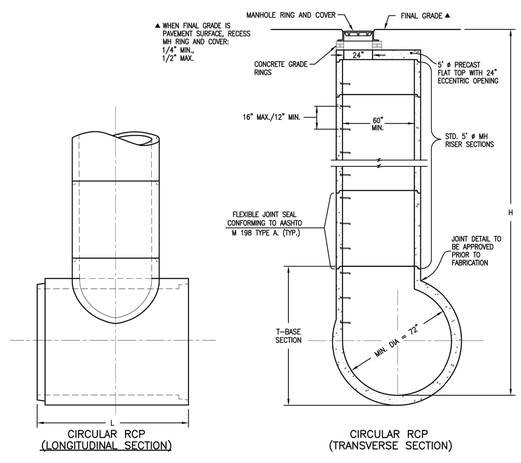
T-BASE MANHOLES:

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHALL ONLY BE CONSTRUED TO SHOW CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 72-INCH DIAMETER PIPE AND LARGER.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS TO BE MET FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE CULVERT OR SEWER.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA WITH ANY GROUTING, ETC. APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

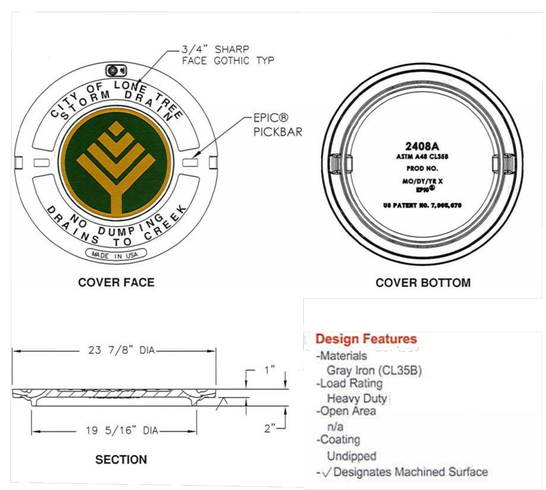


REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.43f**



CITY OF LONE TREE PUBLIC WORKS

MANHOLE LID COVER

DETAIL NUMBER **MH-1**

DATE: 06/05/2020 BY: J. KRELL DRAWING NO.:

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

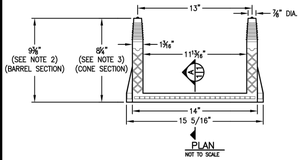
H-SCALE	N/A
V-SCALE	N/A
DATE	3/3/2023
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

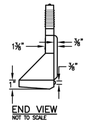
STORM DETAILS

SHEET 36 OF 39

JOB NO. 15950.10



PLAN
NOT TO SCALE



END VIEW
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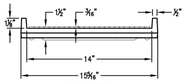

ELEVATION
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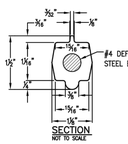

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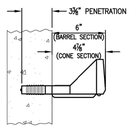
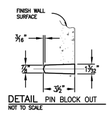


DETAIL
NOT TO SCALE

POLYPROPYLENE REINFORCED PLASTIC STEP

GENERAL NOTES

1. ASTM SPECIFICATIONS:
   A. ASTM C-478
   B. ASTM A-615 GRADE 60 (STEEL REBAR).
   C. ASTM 2146-69, TYPE III, GRADE 16906 (POLYPROPYLENE).
2. STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURES SHALL HAVE A 9⅝" LEG AND SHALL PROJECT FROM THE WALL 6".
3. STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8¼" LEG AND SHALL PROJECT FROM THE WALL 4⅝".
4. ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL OF 3⅜".
5. STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY TAPERED PIN TO FORM THE INSERT HOLE AS SHOWN, FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUTED IN PLACE.
6. INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 LB. PER LEG FOR A MINIMUM PERIOD OF TWO MINUTES.
7. PINS MUST BE SMOOTH AND CONTINUOUSLY TAPERED. DIMENSIONS OF THE PIN AND THE INSERTED PORTION OF THE MANHOLE STEP ARE TYPICAL ONLY. DOUGLAS COUNTY INSTALLATIONS REQUIRE A MATCHED COMBINATION OF A TAPERED INSERT PIN AND MANHOLE STEP, AS RECOMMENDED OR REQUIRED BY SPECIFIC MANUFACTURER OF THE STEP TO BE USED.
8. THIS STEP CAN ALSO BE USED IN TOE POCKET INSTALLATIONS PROVIDED 5" TOE CLEARANCE IS ALLOWED.



DETAIL PIN BLOCK OUT
NOT TO SCALE

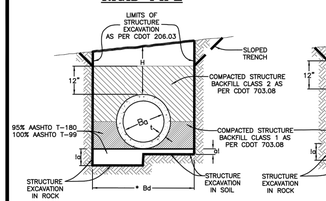
REFERENCE:
CITY AND COUNTY OF DENVER
DRAWING NUMBER S-750

MANHOLE AND INLET STEPS

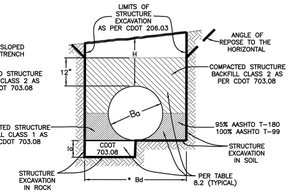
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.45**

RIGID PIPE



FLEXIBLE PIPE



MAXIMUM HEIGHT OF FILL OVER TOP OF PIPE IN FEET

REINFORCED CONCRETE

Ba in.	Bd in. ** (Min.)	01 INCH CRACK D-LOAD 1350	2000	3000
		PIPE CLASS		
		III	IV	V
18	35	19	28	43
24	42	18	28	42
30	50	18	28	42
36	59	18	27	41
42	68	18	27	41
48	78	18	27	41
54	89	17	26	40
60	98	17	26	40
66	108	17	26	40
72	117	17	26	40
78	125	17	26	40
84	135	17	26	40
90	154	17	26	40
96	163	17	26	40
108	173	17	26	40
120	191	17	26	40
132	208	17	26	40
144	224	17	26	40

** Based on Bd=1.33(Ba+2t). Wall thickness can vary between manufacturers.

STEEL – 2 2/3" x 1/2" CORRUGATIONS

Ba in.	Bd ft.	H ABOVE TOP OF PIPE IN FEET					
		1–15	16–20	21–25	26–30	31–35	36–40
		THICKNESS IN INCHES					
18–48	4–7	.064	.064	.064	.064	.064	.064
54	7.50	.079	.079	.079	.079	.079	.079
60	8.00	.079	.079	.079	.079	.109	.109
66	8.50	.079	.079	.109	.109	.138	.138
72	9.00	.079	.109	.109	.138	.168	.168
78	9.50	.109	.138	.138	.168		
84	10.00	.109	.138	.168			

LEGEND

H = Height of fill over top of pipe
Ba = Inside diameter (I.D.) of pipe
* Bd = Trench Width
t = Wall thickness of pipe
CLSM = Controlled Low Strength Material
s = Loose granular bedding, as follows:
s=6" for Flexible Culverts in Soil.
s=9" for Rigid Culvert in Soil.
s=12" for Culvert in Rock.

* TRENCH WIDTH:
RCP: Bd = Min. of 1.33(Ba+2t), or, (Ba+2t)+12" (Per AASHTO Section 17)
CSP: Bd = Min. of Ba+4 (Per AASHTO Section 12)

! Bedding material for SOIL shall be Structural Backfill Class 1 or 2.
! Bedding material for ROCK shall be Structural Backfill Class 1.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. ALL TRENCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH OSHA AND COLORADO DEPARTMENT OF TRANSPORTATION REGULATIONS.
3. THE USE OF NON-REINFORCED CONCRETE PIPE WILL NOT BE ALLOWED IN DOUGLAS COUNTY.

RCP DESIGN CRITERIA

Safety Factor = Per ASTM C76
Soil Weight = 120 lb. per cu. ft.
Bedding = Type 2

ALL UTILITY REPAIRS MUST BE BACKFILLED WITH CLSM. SEE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL FOR SPECIFIC DETAILS.

CSP DESIGN CRITERIA

(3"x1" CORRUGATIONS: 60 TO 84 Pipe shall be .064" thick (16 gauge) to H=40 ft.)

Soil Weight = 120 lb. per cu. ft.
Safety Factor for Seam Strength = 2.00
Buckling Stress Level = 1/2 Yield Strength
Load Factor (Backfill) = 95% Standard Density, AASHTO-T 99 (K=0.86)

NOTE: All trenching shall comply with all State, Federal and O.S.H.A. safety requirements. It will be the responsibility of the Contractor to meet all safety requirements.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

PIPE INSTALLATION IN TRENCH

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.46a**

NOTES:

1. This trench backfill detail specifies requirements in addition to those specified in the latest edition of the Colorado Department of Transportation's Standard Specifications for Road and Bridge Construction.
2. A construction traffic control plan shall be submitted to and approved by Douglas County prior to issuance of construction permits in the County right-of-way.
3. Trench shall be braced or shored as necessary for the safety of the workers and protection of other utilities or structures in accordance with applicable local, state and federal safety regulations.
4. The trench width shall be confined to those minimum dimensions, which will permit proper installation and acceptable pipe loading, as established by current local, state and federal Safety regulations.
5. Backfill compaction requirements: Minimum density will be determined in accordance with AASHTO T 99 or T 180 as defined by CDOT Standard Specifications Section 203.07 and CDOT 703.03. Except for CLSM.
6. Full depth asphalt can be used as an alternative to base course.
7. Pavement edges shall be saw-cut. Edges shall be tack coated prior to patching.
8. All storm sewers shall be constructed so that a minimum cover is maintained to withstand AASHTO HS-20 loading on the pipe. The minimum cover to withstand live loading depends upon the pipe size, type and class, and soil bedding condition, but shall be not less than 1-foot at any point along the pipe. Other factors that affect the depth of the pipe are hydraulic grade line elevations, inlet depths, adjacent utilities or utility crossings, including water and sewer services lines along residential streets, and connections to existing storm sewer systems. The roadway subgrade, which supports the pavement section is typically plowed to a certain depth, moisture treated and compacted prior to the placement of the sub-base, base course, and surfacing. There are also instances where the subgrade material must be excavated and replaced or treated to a certain depth to mitigate swelling soils. These efforts can impact the storm sewer system if it has not been designed with adequate depth. The design engineer shall use the best information available, including pavement design or soils reports (if available) to ensure that storm sewer pipes have adequate depth.
9. Changes in design criteria will require compensating change in pipe design.
10. When pipe sewer is to be extended or replaced with pipe of different material, the connections shall conform to the detail shown on plans or be approved through Douglas County Engineering.
11. When two or more conduits are laid side-by-side, they shall be placed so that they are ½ outside diameter, or ½ outside span, or 3' apart, whichever is less. However, if end sections are used, the minimum spacing shall be 1' between the outside edge of end sections.
12. TRENCH INSTALLATION (per OSHA Standards):
    a. Trenches over 5 feet in depth shall be either shored or the trench walls shall be sloped no steeper than 3:1 to the angle of repose. If sloped, the bottom of the slope shall be a minimum of 1 foot above the top of the pipe.
    b. Shoring will be required when the bottom of the slope is more than 3 feet above the bottom of the trench.
    c. All sheeting or shoring to be removed.
13. CLSM may be used in place of Structural Backfill.
14. CLSM shall not exceed a strength over 1000 p.s.i.

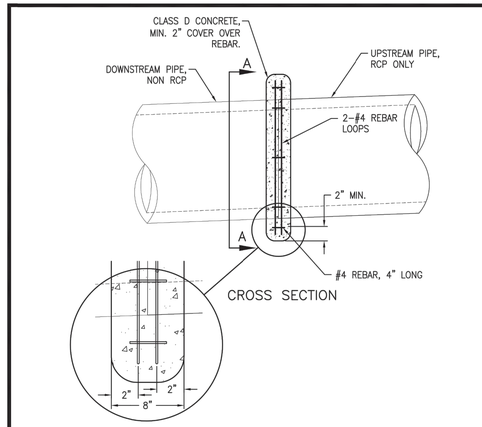
REFERENCE: Douglas County Drainage Manual and Colorado Department of Transportation "M" Standards.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

PIPE INSTALLATION IN TRENCH NOTES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.46b**

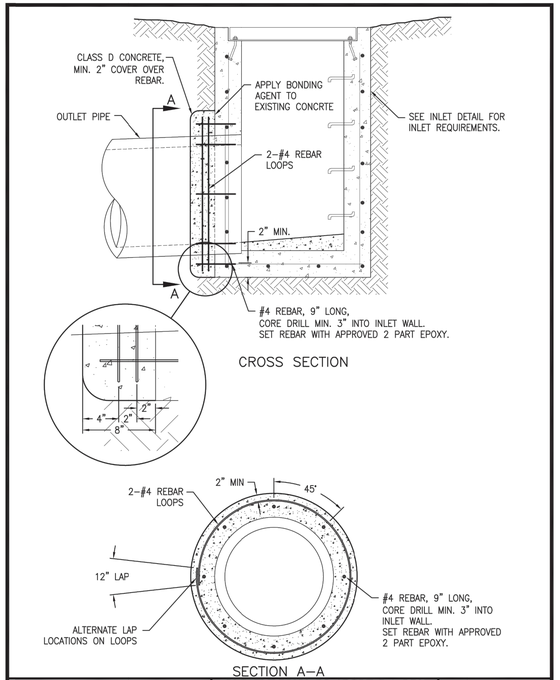


SECTION A–A

PIPE CONNECTION DETAIL TO EXISTING PIPE

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.60a**



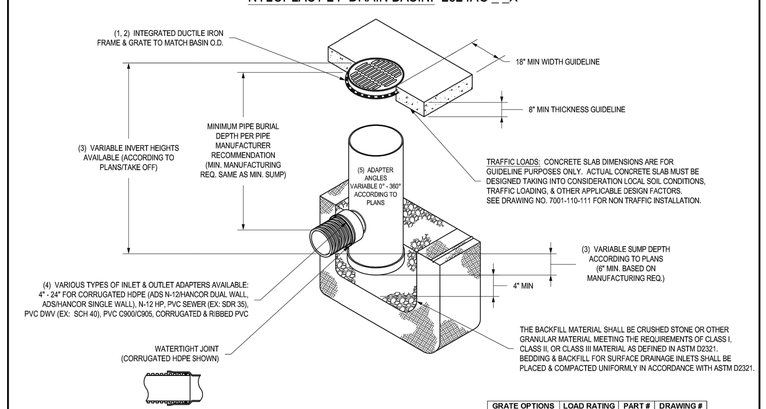
SECTION A–A

PIPE CONNECTION DETAIL TO EXISTING INLET

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.60b**

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2451DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC
DATE 04-03-06
REVISED BY NMH
DATE 03-14-16
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:40 SHEET 1 OF 1

Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2499
www.nyloplastus.com

TITLE
24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-192 REV E

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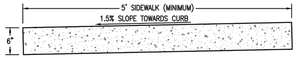
DRAWN BY	N/A
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

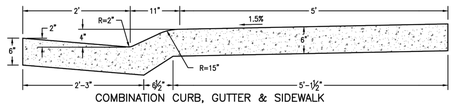
STORM DETAILS

SHEET 37 OF 39

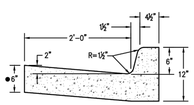
JOB NO. 15950.10



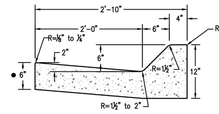
STANDARD ATTACHED OR DETACHED SIDEWALK



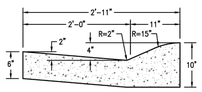
COMBINATION CURB, GUTTER & SIDEWALK



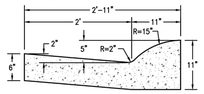
VERTICAL CURB & GUTTER



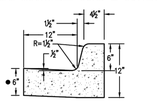
HIGH SPEED MOUNTABLE CURB & GUTTER
(DESIGN SPEED OF 45 M.P.H. OR HIGHER)



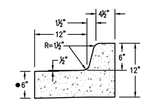
URBAN LOCAL MOUNTABLE CURB & GUTTER



RURAL LOCAL MOUNTABLE CURB & GUTTER



MEDIAN CURB & GUTTER (CATCH)



MEDIAN CURB & GUTTER (SPILL)

NOTES:
1. IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.
2. SEE DRAWING NUMBER SP.23a and SP.23b FOR TRENCH DRAIN.
3. SEE DRAWING NUMBER SP.31 AND SP.32 FOR CONCRETE JOINTS.

● GUTTER THICKNESS SHALL BE INCREASED TO MATCH CONCRETE PAVEMENT THICKNESS

APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 10/1/2021

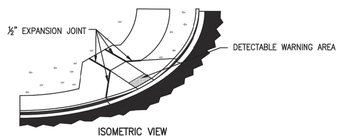
CURB & GUTTERS AND SIDEWALKS

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 10/2021
Drawing No. **SP.17**

CURB RAMP GENERAL NOTES:

1. IN ACCORDANCE WITH CRS43–2–107(2), ADA COMPLIANT CURB RAMPS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSINGS AND AT PUBLIC TRANSPORTATION STOPS WHERE WALKWAYS INTERSECT A CURB. THESE LOCATIONS USUALLY INCLUDE, BUT ARE NOT LIMITED TO STREET CROSSINGS AT INTERSECTIONS AND AT DESIGNATED MID–BLOCK LOCATIONS.
2. THE FOLLOWING CURB RAMP TYPES ARE GENERAL REPRESENTATIONS. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT). M STANDARD PLANS, LATEST EDITION PROVIDE ADDITIONAL ACCEPTABLE DETAILS. SEE DETAILED RAMP LAYOUTS ON THE PLANS FOR CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF DOUGLAS COUNTY.
4. SIDEWALKS SHALL BE RAMPED WHERE A DRIVEWAY IS EXTENDED ACROSS THE WALK.
5. DETAILS SHOWN IN THE PLAN SHALL APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS OR SIDEWALKS PER CURB RAMP DETAILS.
6. IN NEW CONSTRUCTION, RAMP AND CURB MAY BE POURED MONOLITHICALLY.
7. RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
8. MINIMUM WIDTH OF RAMPS SHALL BE 4 FEET AND RAMP SLOPES SHALL NOT BE STEEPER THAN 7.5%.
9. MAINTAIN BACK OF WALK ELEVATION AT 1.5% SLOPE FROM TOP OF CURB.
10. CONCRETE FOR SIDEWALK RAMPS SHALL BE CLASS "D".
11. A ½" EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
12. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE.



ISOMETRIC VIEW

DETECTABLE WARNING AREA NOTES

1. DETECTABLE WARNING AREAS SHALL BE INSTALLED WITHIN CURB RAMPS AT ALL SIDEWALK/STREET TRANSITIONS, AS DESCRIBED BY THE AMERICAN'S WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), LATEST REVISION.
2. DETECTABLE WARNING DEVICES SHALL BE TRUNCATED DOME WARNING DEVICES. COLOR SHALL BE BRICK RED, TILE RED, OR OTHER EQUIVALENT COLOR TO PROVIDE COLOR CONTRAST WITH ADJACENT SURFACES, AS REQUIRED BY ADAAG SECTION 4.29.2. THE COUNTY ENGINEER MUST APPROVE THE TRUNCATED DOME WARNING AREA COLOR PRIOR TO CONSTRUCTION.
3. CONTRASTING COLOR REQUIREMENT SHALL BE MET BY TRUNCATED DOME SECTIONS AND NOT BY USE OF COLORED CONCRETE.
4. DETECTABLE WARNING SHALL BE ON CDOT'S APPROVED MATERIALS LIST. A SAMPLE OF THE DETECTABLE WARNING (TRUNCATED DOMES) TO BE USED ON THE PROJECT SHALL BE SUBMITTED TO AND ACCEPTED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
5. ALL DETECTABLE WARNING AREAS SHALL START A MINIMUM OF 6 INCHES AND A MAXIMUM OF 5 FEET FROM THE FLOW LINE OF THE CURB UNLESS INSTALLED AT CUT–THROUGH REFUGE ISLANDS, IN WHICH CASE THE DWA WILL START AT THE EDGE OF THE ISLAND. ALL DETECTABLE WARNING AREAS SHALL BE 24 INCHES IN LENGTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.
6. SURFACE APPLIED TRUNCATED DOME PANELS ARE ONLY ALLOWED ON PRE–EXISTING CURB RAMPS AND ARE NOT ALLOWED IN NEW CONSTRUCTION.

APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 06/18/2021

CURB RAMP & DETECTABLE WARNING AREA NOTES

DOUGLAS COUNTY COLORADO

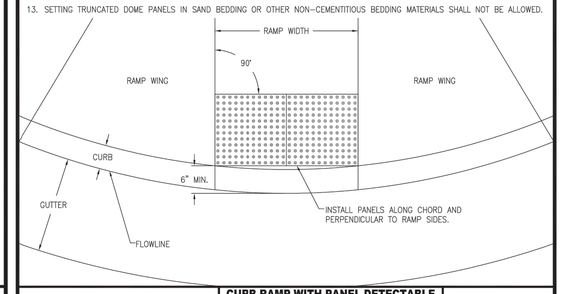
Issued: 05/2013
Revised: 05/2021
Drawing No. **SP.18a**

Panel Installation Notes:

1. DETECTABLE WARNING PANELS, 24" X 24" OR 24" X 30" IN SIZE, SHALL BE PREFABRICATED REDDISH WITH TRUNCATED DOMES AND COMPLY WITH ADA REQUIREMENTS. ONLY FULL PANELS SHALL BE USED TO OBTAIN SPECIFIC RAMP THROAT WIDTH, (I.E. TWO 24" PANELS FOR A 4' RAMP, TWO 30" PANELS FOR A 5' RAMP, ETC.)
2. PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT, TO DOUGLAS COUNTY FOR APPROVAL, A SAMPLE PANEL AND DOCUMENTATION FROM THE MANUFACTURER. PANEL SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTIVITY CONTRAST WITH THE ADJOINING SURFACE. PANELS SHALL ONLY BE SELECTED FROM THE APPROVED PRODUCT LIST BELOW:

PRODUCT NAME	MANUFACTURER	PRODUCER SUPPLIER CODE
CAST–DWD	Pioneer Detectable, LLC	GEN130004
Cast–in–Place Tactile	ADA Solutions, Inc.	GEN100123
DURALAST	EJ USA, Inc.	GEN130020
Detectable Warning Paving Slab	StoneBilt Concepts	GEN100341
TekWay Dome–Tiles	StrongGo LLC	GEN100343
Tuftile Cast Iron Tile/Radius–Wedge (CIP)	Tuftile, Inc.	GEN150088

3. PANELS SHALL BE PLACED AS SHOWN, WITH DOME PATTERN IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. A STEEL TEMPLATE SHALL BE USED TO ENSURE PROPER ALIGNMENT AND UNIFORM GRADE.
4. REMOVE THE PROPER AMOUNT OF CONCRETE WITHIN THE TEMPLATE FOR AN ACCURATE INSTALLATION. ONCE TO THE PROPER DEPTH, FLOAT THE AREA TO RECEIVE THE PANELS UNTIL A SMOOTH PASTE HAS DEVELOPED.
5. WET THE BACK SIDE OF EACH PANEL AND TROWEL SOME CONCRETE PASTE OR APPROVED BONDING AGENT OVER THE WET SURFACE FOR BETTER ADHERENCE.
6. SET THE FIRST PANEL ON THE FRESHLY PREPARED SURFACE. DO NOT PRESS DOWN HARD ON THE PANEL, BUT PREFERABLY TWIST FROM SIDE TO SIDE. SET PANEL WITH RUBBER MALLET TO PROPER DEPTH SO THAT THE BASE OF THE TRUNCATED DOME IS AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
7. SET SUCCESSIVE PANELS WITH A TIGHT BUTT JOINT AGAINST THE PREVIOUSLY SET PANEL. PROVIDE A ⅛" GAP BETWEEN PANELS.
8. FLOAT FRESH CONCRETE AROUND PANELS. FINISH AND BROOM SURROUNDING CONCRETE AS SPECIFIED. CLEAN ANY CONCRETE OFF PANELS WITH A SPONGE.
9. PROVIDE 1" DEEP TOOL JOINTS AT CORNERS OF DETECTABLE WARNING AREA, AND TOOL AROUND PANELS WITH ⅛" RADIUS EDGER.
10. WHEN CUT PANELS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED AT A 45–DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
11. ANY PANELS THAT ARE DAMAGED DURING TRANSPORT OR INSTALLATION WILL BE REJECTED AND SHALL NOT BE INSTALLED.
12. CLEAN OUT ⅛" JOINT(S) BETWEEN PANELS AND SEAL WITH EPOXY.
13. SETTING TRUNCATED DOME PANELS IN SAND BEDDING OR OTHER NON–CEMENTITIOUS BEDDING MATERIALS SHALL NOT BE ALLOWED.



APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 06/18/2021

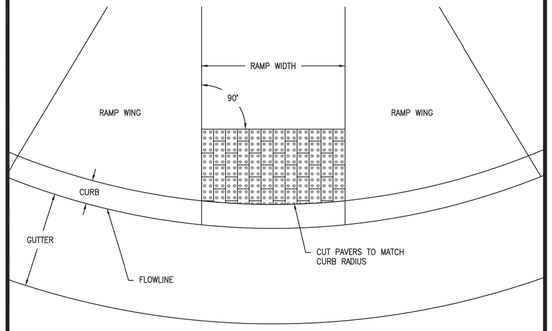
CURB RAMP WITH PANEL DETECTABLE WARNING AREA INSTALLATION

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 09/2017
Drawing No. **SP.18b**

Paver Installation Notes:

1. DETECTABLE WARNING PAVERS SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED DOMES SURFACED CONCRETE OR MASONRY PAVERS. PAVERS SHALL MEET THE REQUIREMENTS OF ASTM C 902 OR ASTM C 936 AND COMPLY WITH ADA REQUIREMENTS.
2. PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT, TO DOUGLAS COUNTY FOR APPROVAL, A SAMPLE PAVER AND DOCUMENTATION FROM THE MANUFACTURER. PAVERS SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTIVITY CONTRAST WITH THE ADJOINING SURFACE.
3. WELL FOR PAVERS SHALL BE ACCURATELY BLOCKED OUT TO ENSURE PROPER DEPTH, ALIGNMENT, AND UNIFORM GRADE. ONLY FULL WIDTH PAVERS SHALL BE USED TO OBTAIN SPECIFIED RAMP THROAT WIDTH.
4. PAVERS SHALL BE PLACED IN THE RUNNING PATTERN SHOWN, DOMES PLACED IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. PAVERS SHALL BE INSTALLED SO THAT THE BASES OF THE TRUNCATED DOMES ARE AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
5. SAND FOR BEDDING MATERIAL SHALL CONFORM TO ASTM C 33. SAND TO BE PLACED BETWEEN JOINTS SHALL CONFORM TO ASTM C 144.
6. BEDDING SAND SHALL BE SCREED TO THE APPROPRIATE DEPTH PRIOR TO THE PAVERS INSTALLATION. A PLATE VIBRATOR SHALL BE USED TO EMBED THE PAVERS INTO THE SAND. ANY PAVERS THAT ARE DAMAGED DURING TRANSPORTATION OR INSTALLATION WILL BE REJECTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. WHEN CUT PAVERS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED AT A 45–DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
8. JOINT SPACING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT SHALL NOT BE MORE THAN ⅛". JOINTS SHALL BE FILLED COMPLETELY WITH SAND. EXCESS SAND SHALL BE REMOVED BY SWEEPING.
9. DETECTABLE WARNING PAVERS SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE COUNTY.



APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 06/18/2021

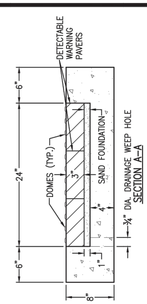
CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION

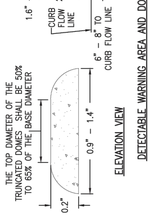
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 05/2021
Drawing No. **SP.18c**

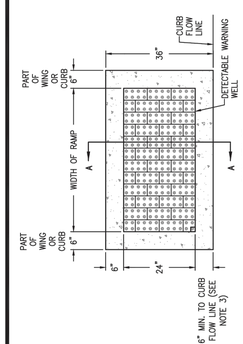
GENERAL NOTES

1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK/STREET TRANSITIONS. THEY SHALL BE IN PAVER FORM WITH TRUNCATED DOME SURFACE. THE DOMES SHALL BE PLACED IN A SQUARE GRID.
2. THE TOP OF THE DRAINAGE WEEP HOLE SHALL BE LOCATED AT THE LOWEST POINT OF THE DETECTABLE WARNING WELL.
3. ALL DETECTABLE WARNING AREAS SHALL START A MINIMUM OF 6 INCHES FROM THE FLOW LINE OF THE CURB UNLESS INSTALLED AT CUT–THROUGH REFUGE ISLANDS, IN WHICH CASE THE DWA WILL START AT THE EDGES OF THE ISLAND. ALL DETECTABLE WARNING AREAS SHALL BE 24 INCHES IN LENGTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.
4. RAMP SLOPES SHALL NOT BE STEEPER THAN 7.5%.
5. DETECTABLE WARNING PAVERS SHALL ONLY BE USED WITH PRIOR APPROVAL BY THE COUNTY.





DETECTABLE WARNING AREA AND DOME DETAILS–PAVERS



PLAN VIEW OF DETECTABLE WARNING AND WELL
(PAVERS NOT DRAWN TO SCALE)

APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 06/18/2021

CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION

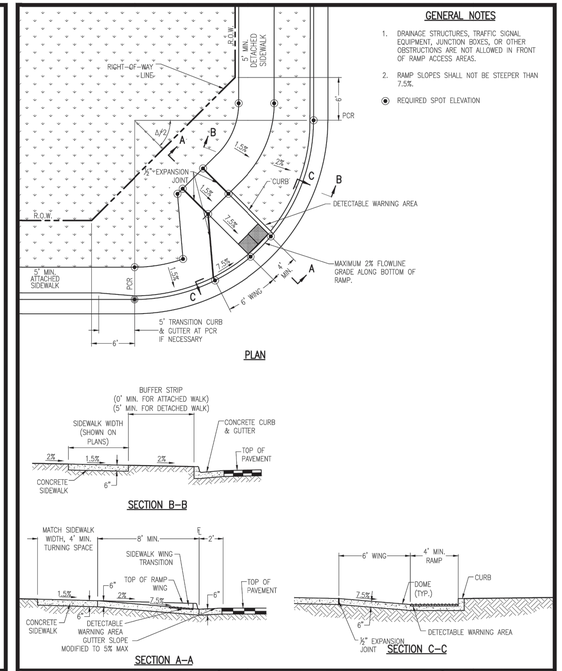
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 05/2021
Drawing No. **SP.18d**

GENERAL NOTES

1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, OR OTHER OBSTRUCTIONS ARE NOT ALLOWED IN FRONT OF RAMP ACCESS AREAS.
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 7.5%.

● REQUIRED SPOT ELEVATION



APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 07/2021

CURB RAMP FOR CURB RETURN RADIUS OF 20' TO 30'

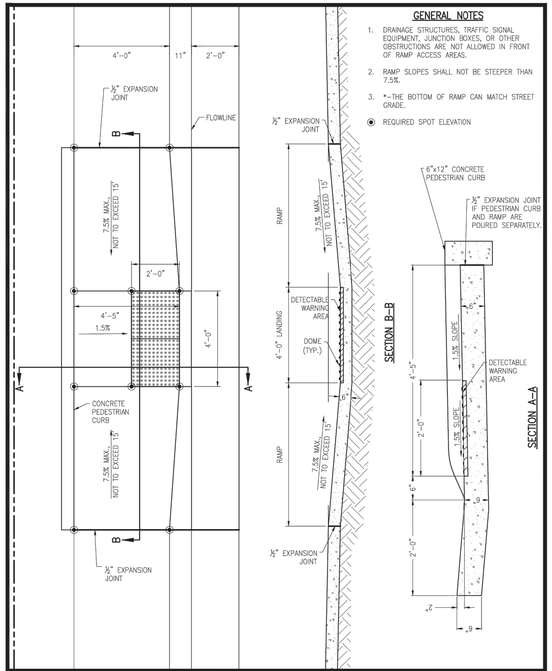
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 07/2021
Drawing No. **SP.19a**

GENERAL NOTES

1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, OR OTHER OBSTRUCTIONS ARE NOT ALLOWED IN FRONT OF RAMP ACCESS AREAS.
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 7.5%.
3. ★–THE BOTTOM OF RAMP CAN MATCH STREET GRADE.

● REQUIRED SPOT ELEVATION



APPROVED BY DOUGLAS COUNTY
Janet Herman
JANET HERMAN, P.E.
DIRECTOR OF PUBLIC WORKS ENGINEERING
DATE 06/18/2021

MID-BLOCK CURB RAMP

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 07/2020
Drawing No. **SP.20**

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656–4512

J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE

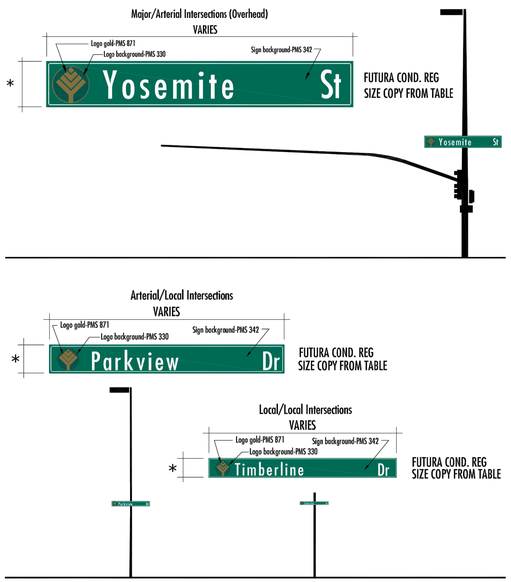
H–SCALE	N/A
V–SCALE	N/A
DATE	3/3/2023
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

SITE AND ROADWAY DETAILS

SHEET 38 OF 39

JOB NO. 15950.10



*NOTE: SIGN HEIGHT SHALL BE 4" GREATER THAN RECOMMENDED MINIMUM UPPER-CASE LETTER HEIGHT PER TABLE, SHEET 3. CITY LOGO DIAMETER SHALL EQUAL UPPER-CASE LETTER HEIGHT.

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET
DATE: 08/28/13 BY: GRW	DRAWING NO.: SN-01	1 OF 3

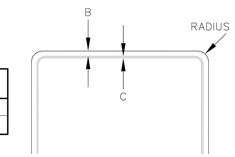
INTERSECTION STREET NAME SIGNAGE NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE "COLORADO SUPPLEMENTAL MUTCD" AND THE DOUGLAS COUNTY "ROAD AND CONSTRUCTION STANDARDS MANUAL". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS "M AND S STANDARDS".
2. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO "M AND S MANUAL".
3. STREET NAME SIGNS SHALL BE MOUNTED SO THAT THEY CAN BE SEEN FROM ALL DIRECTIONS OF TRAVEL.
4. INSTALLATION OF SIGNS SHALL CONFORM TO THE MUTCD MOUNTING HEIGHT REQUIREMENTS, INCLUDING A 7-FOOT MINIMUM HEIGHT FROM THE BOTTOM OF THE LOWEST SIGN PANEL TO THE TOP GRADE OF SIDEWALK.
5. ALL NEWLY INSTALLED TRAFFIC SIGNS SHALL MEET THE MINIMUM RETRO-REFLECTIVITY AND ILLUMINATION STANDARDS AS SET FORTH BY THE MUTCD (LATEST EDITION). THESE MINIMUM REQUIREMENTS SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
6. NON ILLUMINATED SIGNS SHALL BE USED AT MAJOR/MAJOR AND MAJOR/ARTERIAL INTERSECTIONS. THEY SHALL BE MOUNTED TO THE SIGNAL POLE WITH ASTRO-BRACS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
7. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. LONE TREE PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION AT 303-662-8112.
8. FOLLOWING INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, 303-662-8112. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY PUBLIC WORKS. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
9. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, LONE TREE RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING OR INSTALLATION OF ADDITIONAL SIGNAGE AND/OR STRIPING IF THEY DETERMINE THAT AN UNFORESEEN CONDITION WARRANTS SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
10. ANY INTERSECTION STREET NAME SIGNAGE REMOVED SHALL BE RETURNED TO THE CITY OF LONE TREE.

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET
DATE: 04/19/12 BY: GRW	DRAWING NO.: SN-02	2 OF 3

STANDARD SIGN BORDER SPECIFICATIONS

SIGN SIZE	BORDER WIDTHS (INCH)			RADIUS (INCH)
	A	B	C	
< 12"	N/A	.375	.375	1
≥ 12"	N/A	.375	.438	1.5



MINIMUM LETTER HEIGHTS ON STREET NAME SIGNS

(MUTCD 2009 EDITION-TABLE 2D-2)

TYPE OF MOUNTING	TYPE OF STREET OR HIGHWAY	SPEED LIMIT	RECOMMENDED MINIMUM LETTER HEIGHT **	
			INITIAL UPPER-CASE	LOWER-CASE
OVERHEAD	ALL TYPES	ALL SPEED LIMITS	12 INCHES	9 INCHES
POST-MOUNTED	MULTI-LANE	MORE THAN 40 MPH	8 INCHES	6 INCHES
POST-MOUNTED	MULTI-LANE	40 MPH OR LESS	6 INCHES	4.5INCHES
POST-MOUNTED	2-LANE	ALL SPEED LIMITS	6 INCHES*	4.5 INCHES*

*ON LOCAL 2-LANE STREETS W/SPEED LIMITS OF 25 MPH OR LESS, 4" INITIAL UPPER-CASE LETTERS WITH 3" LOWER CASE LETTERS MAY BE USED.

** SUPPLEMENTARY LETTERING (E.G. ST., DR., LN., & NUMBERING) SHALL BE A MINIMUM OF $\frac{1}{2}$ THE APPLICABLE RECOMMENDED MINIMUM LETTER HEIGHT PER ABOVE TABLE

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET
DATE: 04/19/12 BY: GRW	DRAWING NO.: SN-03	3 OF 3

NOTE:
PRIVATE DRIVES TO BE WHITE BACKGROUND WITH GREEN LETTERING AND NO CITY LOGO.

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

PREPARED FOR
LOKAL HOMES
8310 S. VALLEY HWY.
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE

H-SCALE	N/A
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DATE	3/3/2023
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	

LYRIC CONDOS AT RIDGEGATE

SITE AND ROADWAY DETAILS

JOB NO. 15950.10