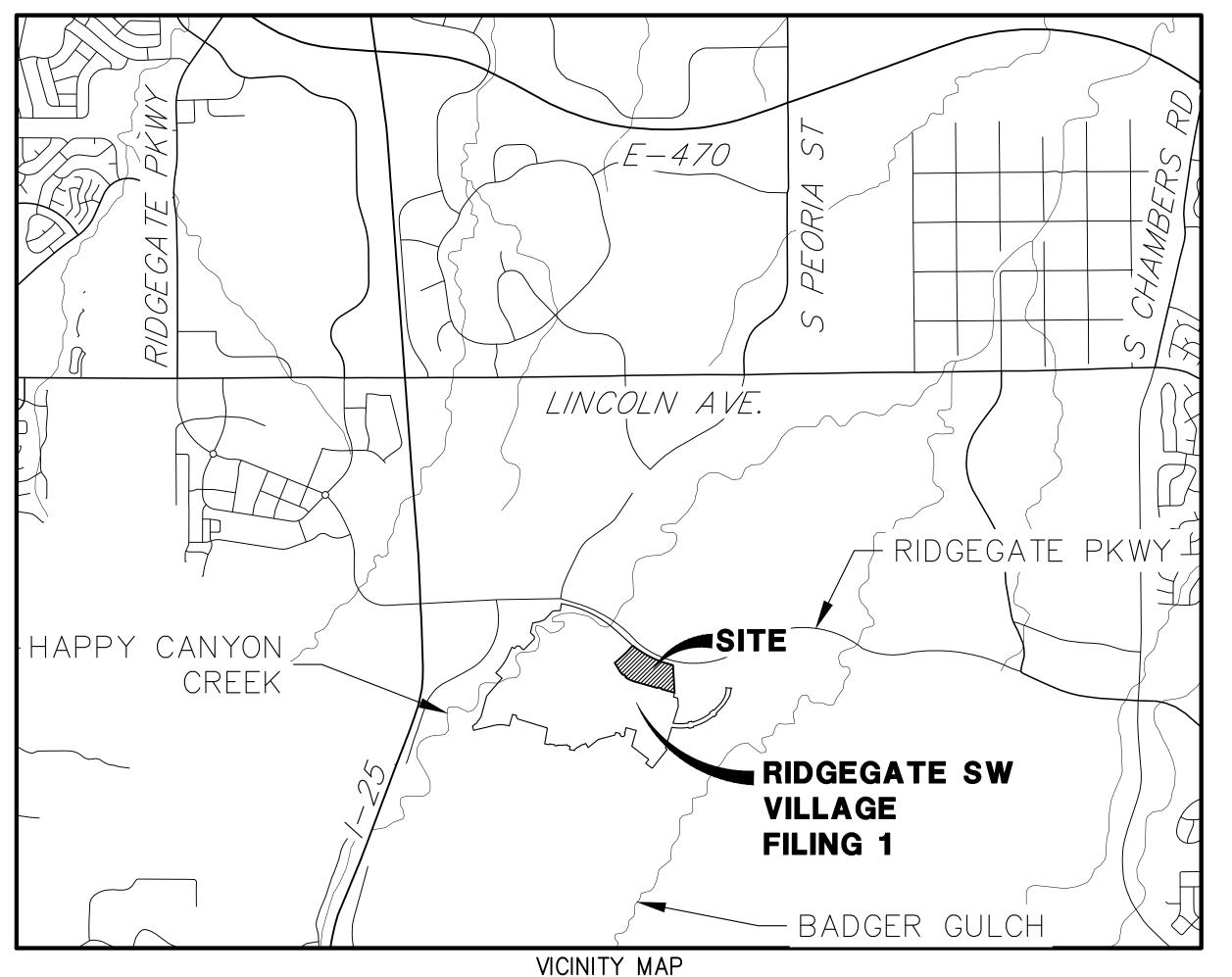
# LYRIC TOWNHOMES AT RIDGEGATE CIVIL CONSTRUCTION PLANS

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



SCALE: 1"=2000'

# SHEET INDEX

COVER SHEET

GENERAL NOTES LEGEND TYPICAL STREET SECTIONS OVERALL SITE PLAN

SITE AND HORIZONTAL CONTROL PLAN OVERALL GRADING PLAN GRADING PLANS OVERALL UTILITY PLAN STORM PLAN AND PROFILE SIGNAGE AND STRIPING PLAN

SITE AND ROADWAY DETAILS STORM DETAILS

TOTAL

**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.

**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

Know what's below.

Call before you dig.

# **GEOTECHNICAL ENGINEER**

CTL THOMPSON 1971 WEST 12TH AVENUE DENVER, CO 80204

# 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
- 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

# ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION KURTIS W. WILLIAMS, P.E.

COLORADO P.E. 34270

34270 FOR AND ON BEHALF OF JR ENGINEERING NAC

SHEET 1 OF 17

JOB NO. 15950.11

# **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.

#### **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 REGÚLATIONS. 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.
- 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
- 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
- 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
- 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

- 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
- STANDARDS. 7. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

CHAPTER 8 OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION

- 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
- 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:**

- SEE COVER SHEET FOR BENCHMARK 2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED. 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
- 3. ALL EXPOSED CONCRETE SHALL HAVE A CDOT CLASS 2 OR 5 FINISH.
- 4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE 3/4" CHAMFERS.
- 5. DETAILING, FABRICATION, AND PLACING OF REBAR SHALL BE IN ACCORDANCE WITH ACI
- 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

# 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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KURTIS W. WILLIAMS, P.E.

Know what's below. COLORADO P.E. 34270 Call before you dig.

ENGINEER'S STATEMENT PREPARED UNDER MY SUPERVISION

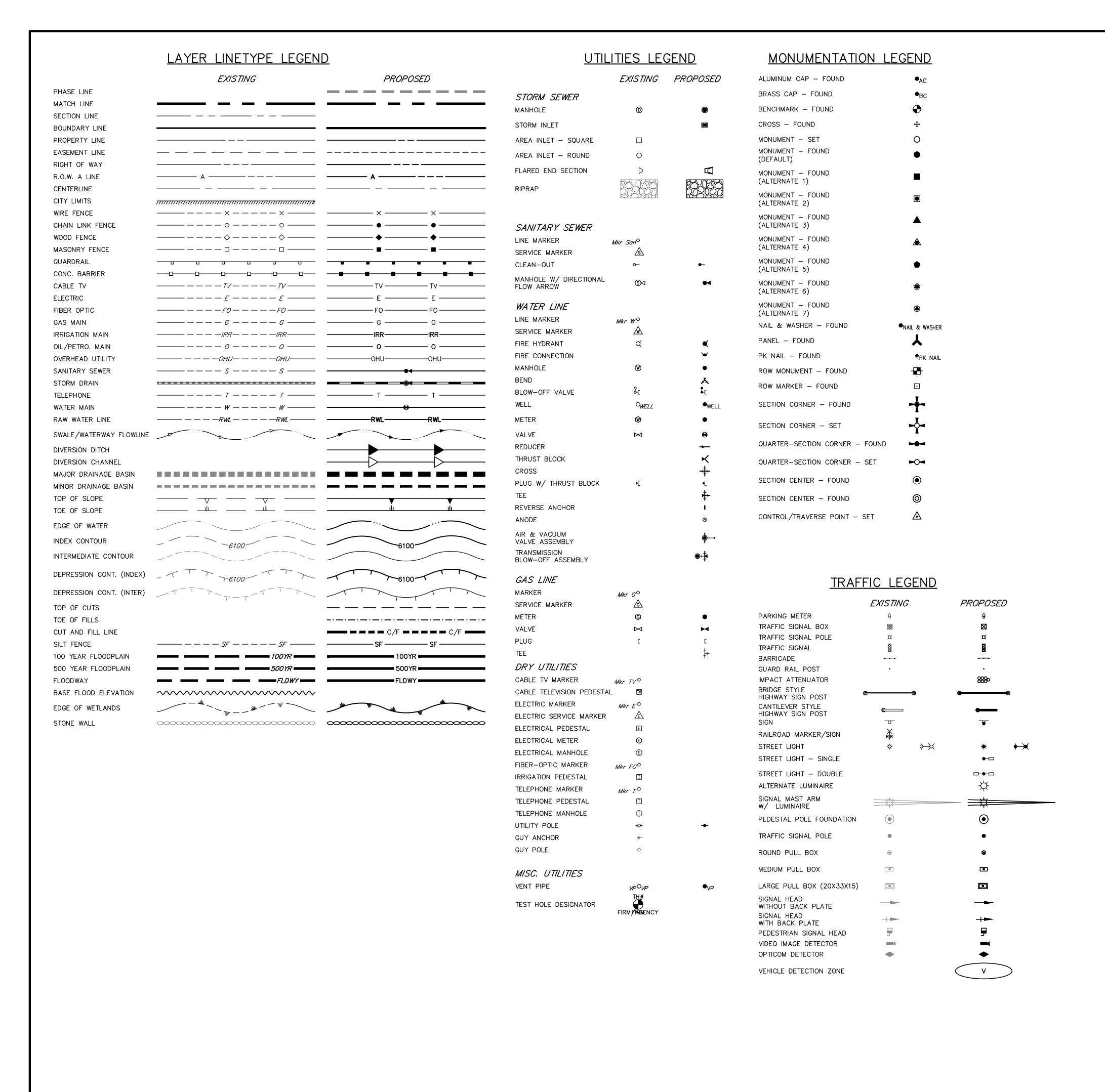
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SHEET 2 OF 17 JOB NO. 15950.11

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SHEET **3** OF **17** 

JOB NO. 15950.11

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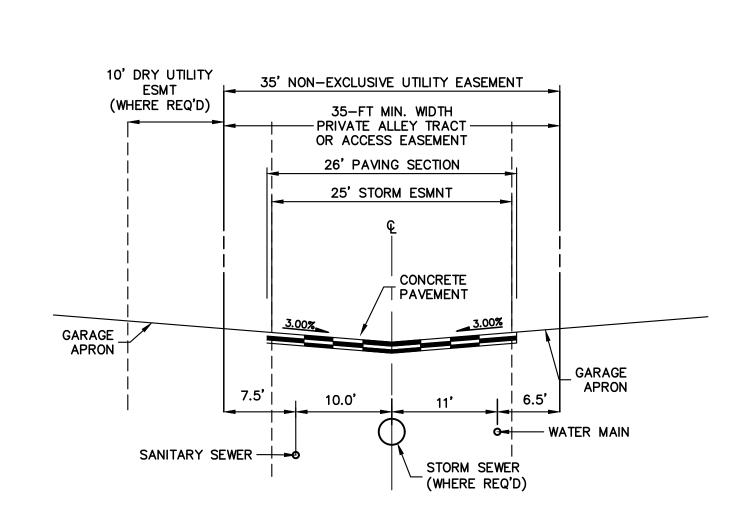
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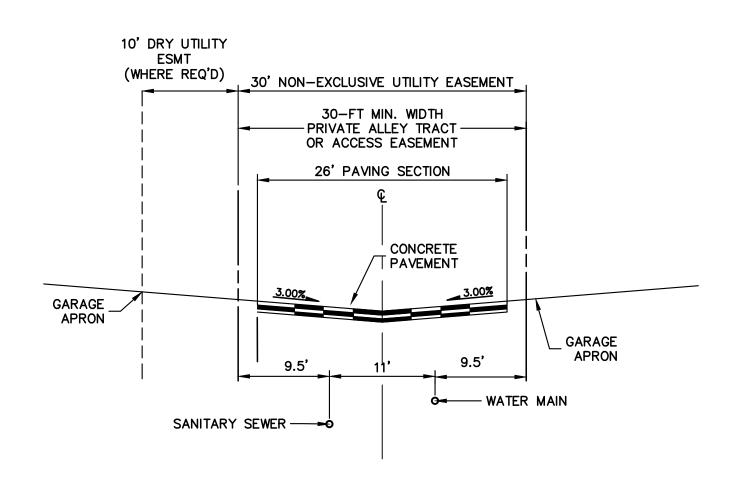
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SECTION B-B - TYPE I 26-FOOT WIDE ALLEY (STORM SEWER REQ'D)

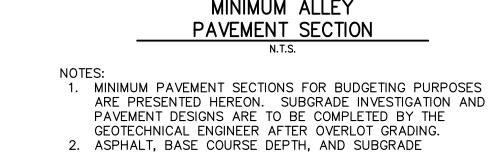


SECTION C-C - TYPE II 26-FOOT WIDE ALLEY (STORM SEWER NOT REQ'D)

13" ROAD CORE SEE NOTE 3 6" AGGREGATE BASE COURSE MOISTURE CONDITIONED AND COMPACTED SUBGRADE, REF. GEOTECHNICAL PAVING REPORT

# MINIMUM ALLEY PAVEMENT SECTION

- 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 THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT PREPARED UNDER MY SUPERVISION

34270 Know what's below.

Call before you dig.

KURTIS W. WILLIAMS, P.E.

COLORADO P.E. 34270

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SHEET **4** OF **17** JOB NO. 15950.11

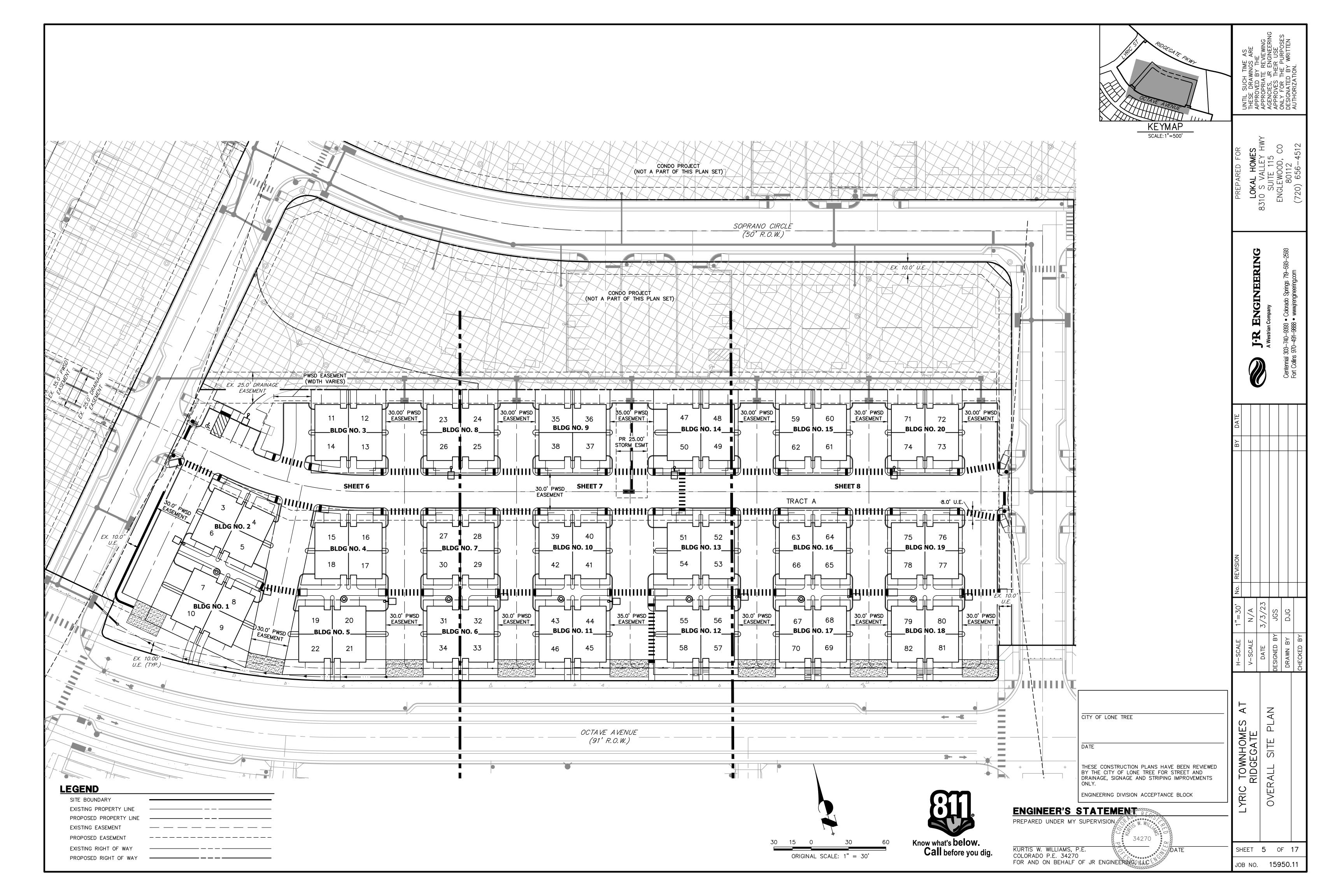
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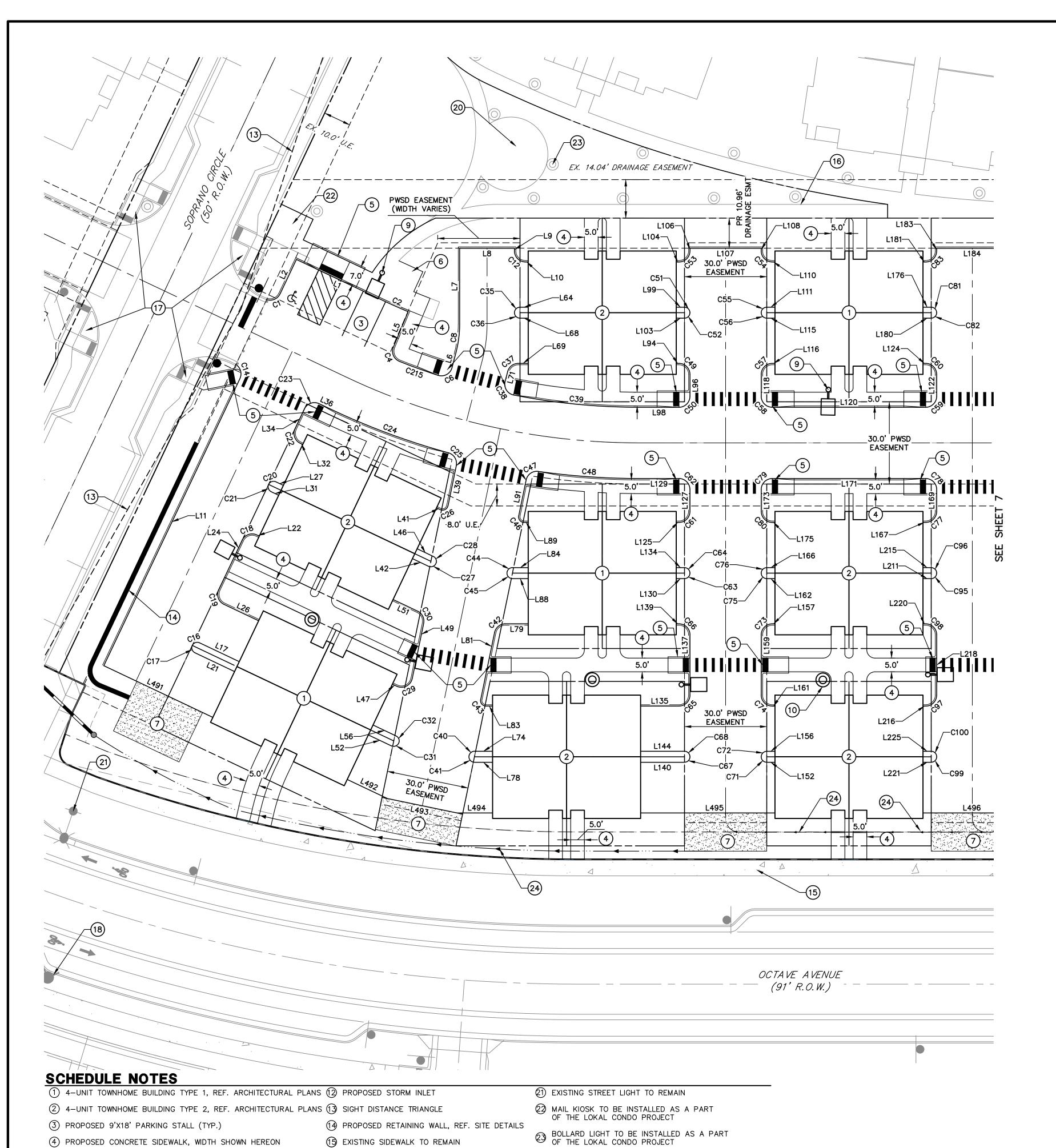
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16 SIDEWALK TO BE INSTALLED AS A PART OF THE 24 PROPOSED SWALE, REFERENCE GRADING PLANS LOKAL CONDO PROJECT

LINE TABLE LINE | BEARING | DISTANCE L1 N48°57'24"W 34.59' L2 S41°02'36"W 13.93' L5 | S3819'08"W | 13.97' L6 N30°16'42"E 5.91' L7 N15°40'58"E L8 | S74°19'04"E | 20.00' L9 | S15\*40'58"W | 1.00' L10 | S74°19'05"E | 1.00' L11 N41°02'36"E L17 N48°57'22"W 16.00' L21 S48°57'22"E 16.00' L22 N48°57'22"W L24 | S41°02'36"W | 20.00' L26 S48°57'22"E 14.00' L27 N48'57'22"W 3.00' L31 | S48°57'22"E | 3.00' L32 N48°57'22"W L34 N41°02'36"E 8.00' L36 | S48°57'24"E | L39 | S27°22'29"W | 14.97' L41 N48°57'25"W 1.51' L42 S48°57'25"E 6.50' L46 N48°57'25"W L47 | S48°57'25"E | L49 N27°22'29"E 20.58 L51 N48°57'25"W L52 S48°57'25"E L56 N48\*57'25"W 9.31' L64 N74°19'05"W 3.00' L68 | S74°19'05"E | 3.00' L69 N74°19'05"W 3.74' L71 | S31°03'31"W | 3.70' L74 N74°19'05"W 6.61' L78 | S74°19'04"E | 6.61' L79 N74°19'05"W L81 | S27°22'29"W | 24.92' L83 | S74°19'05"E | 2.37 L84 N74\*19'05"W 5.74' L88 | S74°19'05"E | 5.74' L89 | N74°19'05"W | 1.50' L91 N27\*22'29"E 13.31 L94 | S74°19'05"E | 1.00' L96 | S15°40'55"W | 8.00' L98 | N74°19'05"W | L99 | S74°19'04"E | 3.00' L103 N74°19'05"W 3.00' L104 | S74°19'05"E 1.00' L106 | N15°40'55"E |

	LINE TAB	LE
LINE	BEARING	DISTANCE
L110	S74°19'05"E	1.00'
L111	N74°19'05"W	3.00'
L115	S74°19'05"E	3.00'
L116	N74°19'05"W	1.00'
L118	S15°40'55"W	8.00'
L120	S74°19'05"E	56.00'
L122	N15°40'55"E	8.00'
L124	N74°19'05"W	1.00'
L125	S74°19'05"E	1.00'
L127	N15°40'55"E	8.00'
L129	N74*19'05"W	14.49'
L130	S74°19'06"E	3.00'
L134	N74*19'05"W	3.00'
L135	S74*19'05"E	14.00'
L137	N15°40'55"E	22.00'
L139	N74°19'05"W	1.00'
L140	S74°19'06"E	16.00'
L144	N74°19'05"W	16.00'
L152	N74°19'05"W	3.00'
L156	S74*19'05"E	3.00'
L157	N74°19'05"W	1.00'
L159	S15*40'55"W	22.00'
L161	S74°19'05"E	1.00'
L162	N74 <b>°</b> 19'05"W	3.00'
L166	S74°19'05"E	3.00'
L167	S74°19'05"E	1.00'
L169	N15°40'55"E	8.00'
L171	N74°19'05"W	56.00'
L173	S15°40'55"W	8.00'
L175	S74°19'05"E	1.00'
L176	S74°19'04"E	3.00'
L180	N74°19'05"W	3.00'
L181	S74°19'05"E	1.00'
L183	N15°40'55"E	1.00'
L184	S74°19'05"E	26.00'
L211	S74°19'06"E	3.00'
L215	N74°19'05"W	3.00'
L216	S74°19'05"E	1.00'
L218	N15°40'55"E	22.00'
L220	N74°19'05"W	1.00'
L221	S74°19'06"E	3.00'
L225	N74°19'05"W	3.00'
L491	S48°57'24"E	44.00'
L492	S48°57'36"E	16.22'
L493	S62°37'31"E	26.00'
L494	S74°19'22"E	12.90'
L495	S74°19'05"E	49.00'
1496	\$74°19'05"F	36.00'

01107.42	DEL TA	DADILIO	LEVICE
CURVE	DELTA	RADIUS	LENGTH
C1	84°37'14"	4.00'	5.91'
C2	2°43'27"	219.00'	10.41'
C4	90°59'01"	4.00'	6.35'
C6	93°26'41"	4.00'	6.52'
C8	14*35'44"	40.00'	10.19
C12	90°00'03"	4.00'	6.28'
C14	84°37'14"	4.00'	5.91'
C16	90°00'02"	2.00'	3.14'
C17	89*59'58"	2.00'	3.14'
C18	90°00'02"	4.00'	6.28'
C19	89*59'58"	4.00'	6.28'
C20	90°00'02"	2.00'	3.14'
C21	89*59'58"	2.00'	3.14'
C22	89*59'58"	4.00'	6.28'
C23	90°00'00"	4.00'	6.28'
C24	10°01'05"	263.00'	45.98'
C25	86°20'58"	4.00'	6.03'
C26	103°40'06"	2.00'	3.62'
C27	103°40'06"	2.00'	3.62'
C28	76 <b>°</b> 19'54"	2.00'	2.66'
C29	103°40'06"	4.00'	7.24
C30	76 <b>°</b> 19'54"	4.00'	5.33'
C31	103°40'06"	2.00'	3.62'
C32	76°19'54"	2.00'	2.66
C35	90°00'00"	2.00'	3.14'
C36	90°00'00"	2.00'	3.14'
C37	74°37'24"	4.00'	5.21'
C38	94°11'03"	4.00'	6.58'
C39	11°11'33"	237.00'	46.30'
C40	78 <b>°</b> 18'26"	2.00'	2.73'
C41	101°41'33"	2.00'	3.55'
C42	78°18'26"	4.00'	5.47
C43	101°41'34"	2.00'	3.55'
C44	78 <b>°</b> 18'26"	2.00'	2.73'
C45	101°41'34"	2.00'	3.55
C46	101°41'34"	2.00'	3.55
C47	86°20'58"	4.00'	6.03
C48	8.02,32	263.00'	36.92
C49	90.00,00,	4.00'	6.28

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		CURVE	TABLE	
	CURVE	DELTA	RADIUS	LENGTH
	C50	90°00'00"	4.00'	6.28'
	C51	89 <b>°</b> 59'59"	2.00'	3.14'
	C52	90°00'00"	2.00'	3.14'
	C53	90°00'00"	4.00'	6.28'
	C54	90°00'00"	4.00'	6.28'
	C55	90°00'00"	2.00'	3.14'
	C56	90°00'00"	2.00'	3.14'
	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'
	C61	90°00'00"	4.00'	6.28'
	C62	90°00'00"	4.00'	6.28'
	C63	89*59'59"	2.00'	3.14'
	C64	90°00'00"	2.00'	3.14'
	C65	90°00'00"	4.00'	6.28'
	C66	90°00'00"	4.00'	6.28'
	C67	89 <b>°</b> 59'59"	2.00'	3.14'
	C68	90°00'00"	2.00'	3.14'
	C71	90°00'00"	2.00'	3.14'
	C72	90°00'00"	2.00'	3.14'
	C73	90°00'00"	4.00'	6.28
	C74	90°00'00"	4.00'	6.28'
	C75	90°00'00"	2.00'	3.14'
	C76	90°00'00"	2.00'	3.14'
	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'
	C81	89 <b>°</b> 59'59"	2.00'	3.14'
	C82	90°00'00"	2.00'	3.14'
	C83	90°00'00"	4.00'	6.28'
	C95	89 <b>°</b> 59'59"	2.00'	3.14'
	C96	90°00'00"	2.00'	3.14'
	C97	90°00'00"	4.00'	6.28'
	C98	90°00'00"	4.00'	6.28'
	C99	89*59'59"	2.00'	3.14'
	C100	90°00'00"	2.00'	3.14'
	C215	3°36'44"	237.00'	14.94'

KEYMAP

DATE
THESE CONSTRUCTION PL BY THE CITY OF LONE TO DRAINAGE, SIGNAGE AND ONLY. ENGINEERING DIVISION AC
ENGINEER'S STATEMENT PREPARED UNDER MY SUPERVISION

FOR AND ON BEHALF OF JR ENGINEERING ONLACE

CITY OF LONE TREE
DATE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEW BY THE CITY OF LONE TREE FOR STREET AND

D STRIPING IMPROVEMENTS

ACCEPTANCE BLOCK

	ENGINEER'S STATI	EMENSION
	PREPARED UNDER MY SUPERVIS	SION WILL
40		34270
40 <b>—</b>	KURTIS W. WILLIAMS, P.E.	

811.	

L107 | S74°19'05"E | 26.00'

L108 | S15°40'55"W | 1.00'

Know what's below. Call before you dig.

ORIGINAL SCALE: 1" = 20'

L496 S74°19'05"E 36.00'

9 FIRE HYDRANT TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT 10 PROPOSED BOLLARD LIGHT, REF. PHOTOMETRIC PLANS (TYP.) © COVERED SHELTER TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT

① ADA-ACCESSIBLE RAMP TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT

(18) EXISTING FIRE HYDRANT TO REMAIN

(1) PROPOSED STORM SEWER

6 PROPOSED BIKE PARKING

8 PROPOSED FIRE HYDRANT

(7) PROPOSED SNOW STORAGE AREA, REF. LANDSCAPE PLANS

9 PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)

5 PROPOSED ADA-ACCESSIBLE RAMP (TYP.)

SHEET 6 OF 17 JOB NO. 15950.11

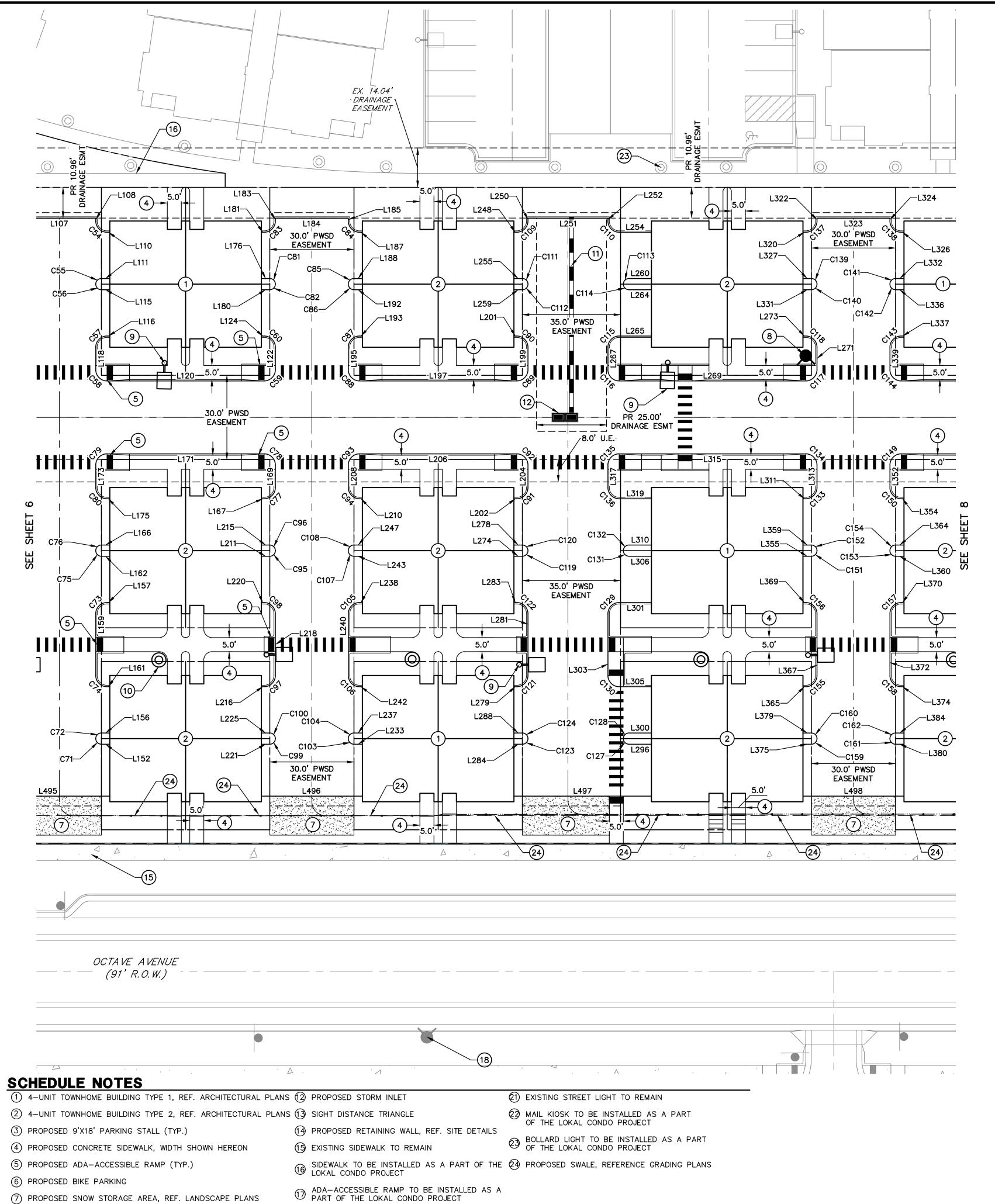
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RIC TOWNHOMES RIDGEGATE

E AND HORIZON CONTROL PLAN



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LINE	BEARING	DISTANCE
L107	S74°19'05"E	26.00'
L108	S15°40'55"W	1.00'
L110	S74*19'05"E	1.00'
L111	N74°19'05"W	3.00'
L115	S74*19'05"E	3.00'
L116	N74*19'05"W	1.00'
L118	S15°40'55"W	8.00'
L120	S74°19'05"E	56.00'
L122	N15°40'55"E	8.00'
L124	N74°19'05"W	1.00'
L152	N74°19'05"W	3.00'
L156	S74°19'05"E	3.00'
L157	N74°19'05"W	1.00'
L159	S15°40'55"W	22.00'
L161	S74°19'05"E	1.00'
L162	N74°19'05"W	3.00'
L166	S74°19'05"E	3.00'
L167	S74°19'05"E	1.00'
L169	N15°40'55"E	8.00'
L171		
	N74°19'05"W	56.00'
L173	S15°40'55"W	8.00'
L175	S74°19'05"E	1.00'
L176	S74°19'04"E	3.00'
L180	N74°19'05"W	3.00'
L181	S74°19'05"E	1.00'
L183	N15°40'55"E	1.00'
L184	S74 <b>°</b> 19'05"E	26.00'
L185	S15*40'55"W	1.00'
L187	S74°19'05"E	1.00'
L188	N74°19'05"W	3.00'
L192	S74°19'05"E	3.00'
L193	N74°19'05"W	1.00'
L195	S15°40'55"W	8.00'
L197	S74°19'05"E	56.00'
L199	N15°40'55"E	8.00'
L201	N74°19'05"W	1.00'
L202	S74°19'05"E	1.00'
L204	N15°40'55"E	8.00'
L206	N74°19'05"W	56.00'
L208	S15°40'55"W	8.00'
L210	S74°19'05"E	1.00'
L211	S74°19'06"E	3.00'
L215	N74°19'05"W	3.00'
L216	S74°19'05"E	1.00'
L218	N15°40'55"E	22.00'
L220	N74°19'05"W	1.00'
L221	S74*19'06"E	3.00'
L225	N74*19'05"W	3.00'
L233	N74°19'05"W	3.00'
L237	S74°19'05"E	3.00'
L238	N74°19'05"W	1.00'
L240	S15°40'55"W	22.00'
L242	S74°19'05"E	1.00'
L243	N74°19'05"W	3.00'
L247	S74°19'05"E	3.00'
L248	S74°19'05"E	1.00'
L250	N15°40'55"E	1.00'
L251	S74*19'05"E	28.50'
L252	S15°40'55"W	1.00'

LINE TABLE

L255	5/4 19 04 E	3.00	ĺ		
L259	N74°19'05"W	3.00'			
L260	N74°19'02"W	8.00'			
L264	S74°18'46"E	8.00'			
L265	N74°19'05"W	11.50'			
L267	S15°40'55"W	8.00'			
L269	S74°19'05"E	66.50'		CURVE	
L271	N15°40'55"E	8.00'		C54	
L273	N74°19'05"W	1.00'		C55	
L274	S74°19'06"E	3.00'		C56	
L278	N74*19'05"W	3.00'		C57	
L279	S74°19'05"E	1.00'		C58	
L281	N15°40'55"E	22.00'		C59	
L283	N74°19'05"W	1.00'		C60	
L284	S74°19'06"E	3.00'		C71	
L288	N74°19'05"W	3.00'		C72	_
 L296	N74 <b>°</b> 19'21"W	8.00'		C73	
L300	S74°19'05"E	8.00'		C74	_
L301	N74°19'05"W	11.50'		C75	
L303	S15°40'55"W	22.00'		C76	
L305	S74°19'05"E	11.50'		C77	
L306	N74°19'21"W	8.00'		C78	
L310	S74°19'05"E	8.00'		C79	
L311	S74°19'05"E	1.00'		C80	
L313	N15°40'55"E	8.00'		C81	
L315	N74°19'05"W	66.50'		C82	
L317	S15°40'55"W	8.00'		C83	
L319	S74°19'05"E	11.50'		C84	
L320	S74°19'05"E	1.00'		C85	
L322	N15°40'55"E	1.00'		C86	
L323	S74°19'05"E	26.00'		C87	
L324	S15°40'55"W	1.00'		C88	_
L326	S74°19'05"E	1.00'		C89	
L327	S74°19'04"E	3.00'		C90	
L331	N74°19'05"W	3.00'		C91	
L332	N74°19'05"W	3.00'		C92	
L336	S74°19'05"E	3.00'		C93	
L337	N74°19'05"W	1.00'		C94	
L339	S15°40'55"W	8.00'		C95	
L352	S15°40'55"W	8.00'		C96	
L354	S74°19'05"E	1.00'		C90	
L355 L355	S741905 E	3.00'		C97	
L355 L359	N74°19'05"W				
		3.00'		C99	
L360	N74°19'05"W	3.00'		C100	
L364	S74°19'05"E	3.00'		C103	
L365	S74°19'05"E	1.00'		C104	
L367	N15°40'55"E	22.00'		C105	
L369	N74°19'05"W	1.00'		C106	
L370	N74°19'05"W	1.00'		C107	
L372	S15°40'55"W	22.00'		C108	_
L374	S74°19'05"E	1.00'		C109	
L375	S74°19'06"E	3.00'		C110	
L379	N74°19'05"W	3.00'		C111	
L380	N74°19'05"W	3.00'		•	
L384	S74°19'05"E	3.00'			
L495	S74°19'05"E	49.00'			
 L496	S74°19'05"E	36.00'			
1 497	\$74°19'05"F	49 00'			

L497 S74°19'05"E 49.00'

ORIGINAL SCALE: 1" = 20'

L498 | S74°19'05"E |

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

LINE TABLE

LINE | BEARING | DISTANCE

	RIDGEGA TE PAWS	
	Thus the second of the second	_
	C AVENUE AVENUE	
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	SCALE: 1"=500"	

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ENGINEERING

	CURVE	TABLE	
	DELTA	RADIUS	LENGTH
	90°00'00"	4.00'	6.28'
	90°00'00"	2.00'	3.14'
	90°00'00"	2.00'	3.14'
	90°00'00"	4.00'	6.28'
	90°00'00"	4.00'	6.28'
	90°00'00"	4.00'	6.28'
	90°00'00"	4.00'	6.28'
	90°00'00"	2.00'	3.14'
	90°00'00"	2.00'	3.14'
	90°00'00"	4.00'	6.28'
	90°00'00"	4.00'	6.28'
T	90°00'00"	2.00'	3.14'
	90°00'00"	2.00'	3.14'
	90'00'00"	4.00'	6.28'
	90°00'00"	4.00'	6.28'
$\mid$	90°00'00"	4.00'	6.28'
H	90°00'00"	4.00'	6.28'
$\vdash$	89 <b>°</b> 59'59"	2.00'	3.14'
┝	90°00'00"	2.00'	3.14'
⊢	90°00'00"	4.00'	6.28'
-	90°00'00"	4.00'	6.28'
⊢	90°00'00"	2.00'	3.14'
9	90°00'00"	2.00'	3.14'
⊢	00'00'00"	4.00'	6.28'
⊢	90°00'00"	4.00'	6.28'
⊢	00'00'00"	4.00'	6.28'
┝	90°00'00"	4.00'	6.28'
┝	90°00'00"	4.00'	6.28'
⊢	90°00'00"	4.00'	6.28'
⊢	90'00'00"	4.00'	6.28'
⊢	90°00'00"	4.00'	6.28'
H	89 <b>°</b> 59'59"	2.00'	3.14'
⊦	90°00'00"	2.00'	3.14'
┝	90°00'00"	4.00'	6.28'
⊢	90°00'00"	4.00'	6.28'
⊦	89 <b>°</b> 59'59"	2.00'	3.14'
H	90'00'00"	2.00'	3.14'
H	90'00'00"	2.00'	3.14'
⊢	90°00'00"	2.00'	3.14'
⊢	90°00'00"	4.00'	6.28'
$\vdash$	90°00'00"	4.00'	6.28'
ŀ	90°00'00"	2.00'	3.14
H	90°00'00"	2.00	3.14
-	90°00'00"	4.00'	6.28'
L	90°00'00"	4.00	6.28
L	89°59'59"	2.00'	3.14

CITY O	F LONE TREE					
DATE						
THESE	CONSTRUCTION	DI ANS	<b>⊔∧\/</b> E	DEEN	DEVIEWE!	<b>.</b>

BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

NG DIVISION ACCEPTANCE BLOCK

	ENGINEER'S STATEMENT RECORD
	PREPARED UNDER MY SUPERVISION
_	34270
0	KURTIS W. WILLIAMS, P.E. COLORADO P.E. 34270
	FOR AND ON BEHALF OF JR ENGINEERINGONAC

	ENGINEERING DIVISION ACCEPT
ENGINEER'S	S STATEMENT RE
PREPARED UNDER	MY SUPERVISION W. W.

		į
	34270	
KURTIS W. WILLIAMS, P.E.	100 · 49	
COLORADO P.E. 34270		
FOR AND ON BEHALF OF JR	ENGINEERINGONLIC	
	Minister	

YRIC

RIC TOWNHOMES
RIDGEGATE
E AND HORIZONT
CONTROL PLAN

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SHEET **7** OF **17** JOB NO. 15950.11

7 PROPOSED SNOW STORAGE AREA, REF. LANDSCAPE PLANS

9 PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)

(1) PROPOSED STORM SEWER

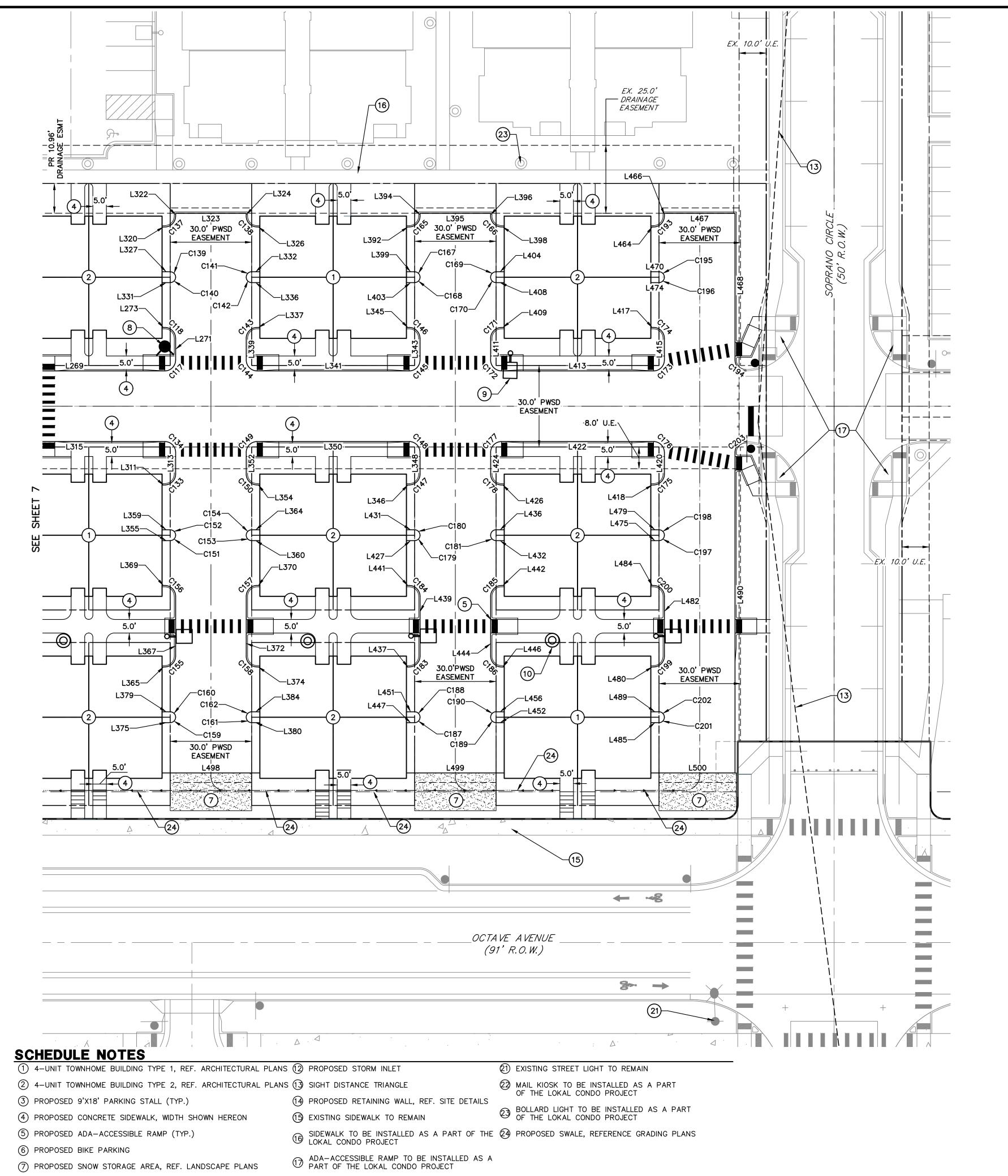
8 PROPOSED FIRE HYDRANT

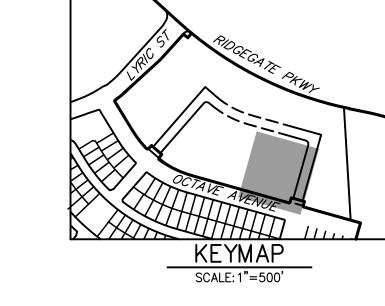
10 PROPOSED BOLLARD LIGHT, REF. PHOTOMETRIC PLANS (TYP.)

FIRE HYDRANT TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT

(18) EXISTING FIRE HYDRANT TO REMAIN

© COVERED SHELTER TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT





	LINE TAB	
LINE	BEARING	DISTANCE
L269	S74°19'05"E	66.50'
L271	N15°40'55"E	8.00'
L273	N74°19'05"W	1.00'
L311	S74°19'05"E	1.00'
L313	N15°40'55"E	8.00'
L315	N74°19'05"W	66.50'
L320	S74°19'05"E	1.00'
L322	N15°40'55"E	1.00'
L323	S74°19'05"E	26.00'
L324	S15°40'55"W	1.00'
L326	S74°19'05"E	1.00'
L327	S74°19'04"E	3.00'
L331	N74°19'05"W	3.00'
L332	N74°19'05"W	3.00'
L336	S74°19'05"E	3.00'
L337	N74*19'05"W	1.00'
L339	S15°40'55"W	8.00'
L341	S74°19'05"E	56.00'
L343	N15°40'55"E	8.00'
L345	N74°19'05"W	1.00'
L346	S74°19'05"E	1.00'
L348	N15°40'55"E	8.00'
L350	N74°19'05"W	56.00'
L352	S15°40'55"W	8.00'
L354	S74°19'05"E	1.00'
L355	S74°19'06"E	3.00'
L359	N74*19'05"W	3.00'
L360	N74°19'05"W	3.00'
 L364	S74°19'05"E	3.00'
L365	S74°19'05"E	1.00'
L367	N15*40'55"E	22.00'
L369	N74°19'05"W	1.00'
L370	N74*19'05"W	1.00'
L372	S15°40'55"W	22.00'
L374	S74°19'05"E	1.00'
L375	S74°19'06"E	3.00'
 L379	N74°19'05"W	3.00'
L380	N74°19'05"W	3.00'
L384	S74*19'05"E	3.00'
L392	S74*19'05"E	1.00'
L394	N15°40'55"E	1.00'
L395	S74°19'05"E	26.00'
L396	S15°40'55"W	1.00'
L398	S74°19'05"E	1.00'
L399	S7419'04"E	3.00'
	3, + 13 04 L	] 3.00

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

| L484 | N74°19'05"W |

L485 | S74°19'06"E |

L489 | N74°19'05"W |

L482 | N15°40'55"E | 22.00'

L490 | S15°40'55"W | 117.02'

L498 | S74°19'05"E | 36.00'

| L499 | S74°19'05"E | 36.00'

L500 S74°19'05"E 31.00'

1.00'

3.00'

3.00'

ORIGINAL SCALE: 1" = 20'

	LINE TAB	
LINE	BEARING	DISTANCE
L403	N74°19'05"W	3.00'
L404	N74°19'05"W	3.00'
L408	S74°19'05"E	3.00'
L409	N74°19'05"W	1.00'
L411	S15°40'55"W	8.00'
L413	S74°19'05"E	56.00'
L415	N15°40'55"E	8.00'
L417	N74°19'05"W	1.00'
L418	S74°19'05"E	1.00'
L420	N15*40'55"E	8.00'
L422	N74°19'05"W	56.00'
L424	S15°40'55"W	8.00'
L426	S74°19'05"E	1.00'
L427	S74°19'06"E	3.00'
L431	N74°19'05"W	3.00'
L432	N74°19'05"W	3.00'
L436	S74°19'05"E	3.00'
L437	S74°19'05"E	1.00'
L439	N15°40'55"E	22.00'
L441	N74°19'05"W	1.00'
L442	N74°19'05"W	1.00'
L444	S15°40'55"W	22.00'
L446	S74°19'05"E	1.00'
L447	S74°19'06"E	3.00'
L451	N74°19'05"W	3.00'
L452	N74°19'05"W	3.00'
L456	S74°19'05"E	3.00'
L464	S74°19'05"E	1.00'
L466	N15*40'55"E	1.00'
L467	S74°19'05"E	26.00'
L468	S15°40'55"W	53.03'
L470	S74°19'04"E	3.00'
L474	N74°19'05"W	3.00'
L475	S74°19'06"E	3.00'
L479	N74°19'05"W	3.00'
L480	S74°19'05"E	1.00'
L+00	1 3/4 19 03 E	I 1.00

	CURVE	TABLE	
CURVE	DELTA	RADIUS	LENGT
C169	90°00'00"	2.00'	3.14'
C170	90°00'00"	2.00'	3.14'
C171	90°00'00"	4.00'	6.28
C172	90°00'00"	4.00'	6.28'
C173	90°00'00"	4.00'	6.28
C174	90°00'00"	4.00'	6.28
C175	90°00'00"	4.00'	6.28
C176	90°00'00"	4.00'	6.28
C177	90°00'00"	4.00'	6.28
C178	90°00'00"	4.00'	6.28
C179	89*59'59"	2.00'	3.14'
C180	90°00'00"	2.00'	3.14'
C181	90°00'00"	2.00'	3.14'
C183	90°00'00"	4.00'	6.28
C184	90°00'00"	4.00'	6.28
C185	90°00'00"	4.00'	6.28
C186	90°00'00"	4.00'	6.28
C187	89 <b>°</b> 59'59"	2.00'	3.14'
C188	90°00'00"	2.00'	3.14'
C189	90°00'00"	2.00'	3.14'
C190	90°00'00"	2.00'	3.14'
C193	90°00'00"	4.00'	6.28
C194	110°06'20"	4.00'	7.69'
C195	89*59'59"	2.00'	3.14'
C196	90°00'00"	2.00'	3.14'
C197	89*59'59"	2.00'	3.14'
C198	90°00'00"	2.00'	3.14'
C199	90°00'00"	4.00'	6.28'
C200	90°00'00"	4.00'	6.28'
C201	89*59'59"	2.00'	3.14'
C202	90°00'00"	2.00'	3.14'
C203	110°06'20"	4.00'	7.69'

ENGINEERING

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.

CCEPTANCE BLOCK

PREPARED U	NDER MY :	SUPER	(VISION D)	34270	PED A
KURTIS W. W COLORADO P FOR AND ON	.E. 34270		ENGINEER	THEO NAC	DA DA

	ENGINEER	ING DIVISION AC
	ENGINEER'S STA	TEMENT
	PREPARED UNDER MY SUPER	RVISION
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SHEET **8** OF **17** JOB NO. 15950.11

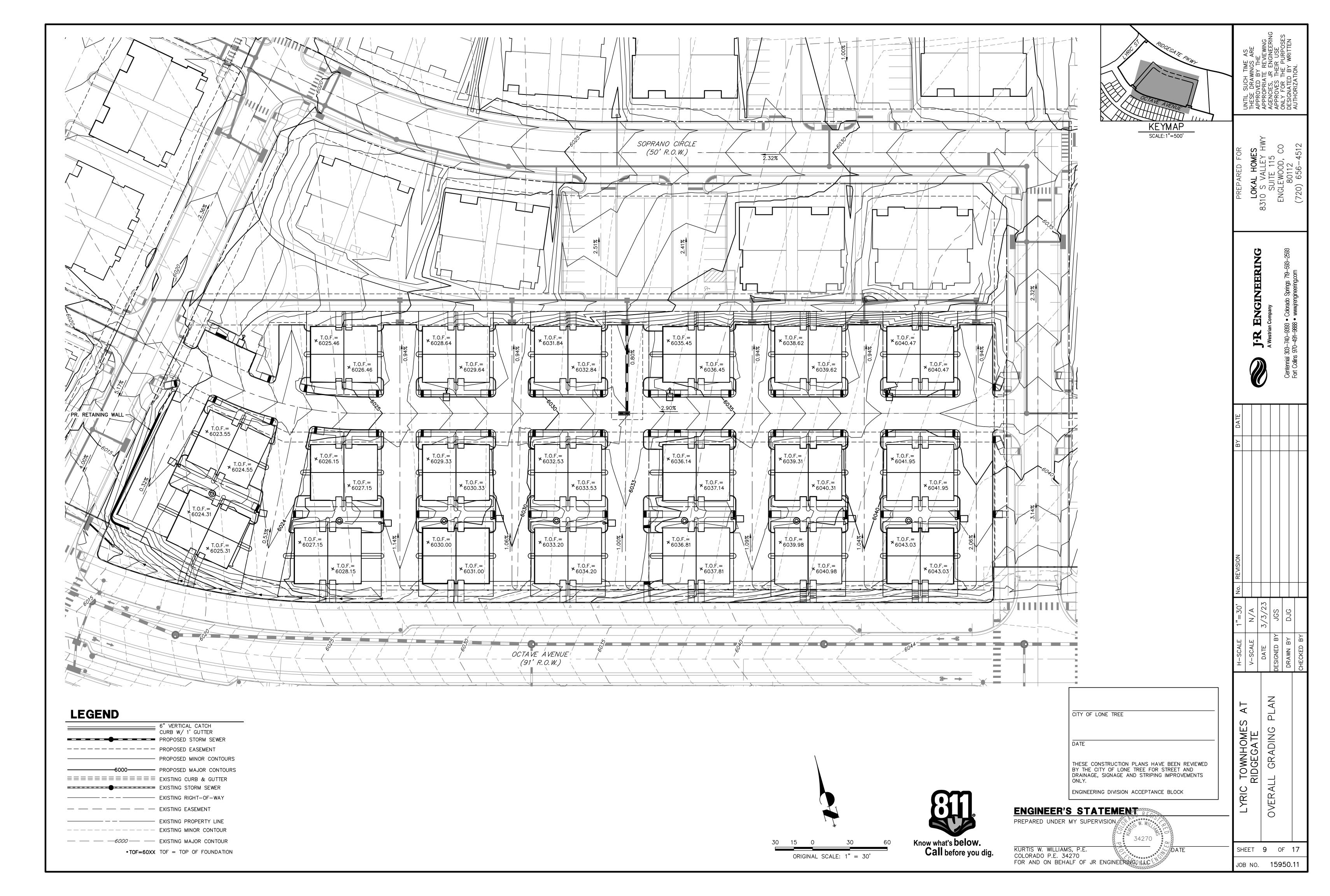
YRIC

RIC TOWNHOMES
RIDGEGATE
E AND HORIZONT
CONTROL PLAN

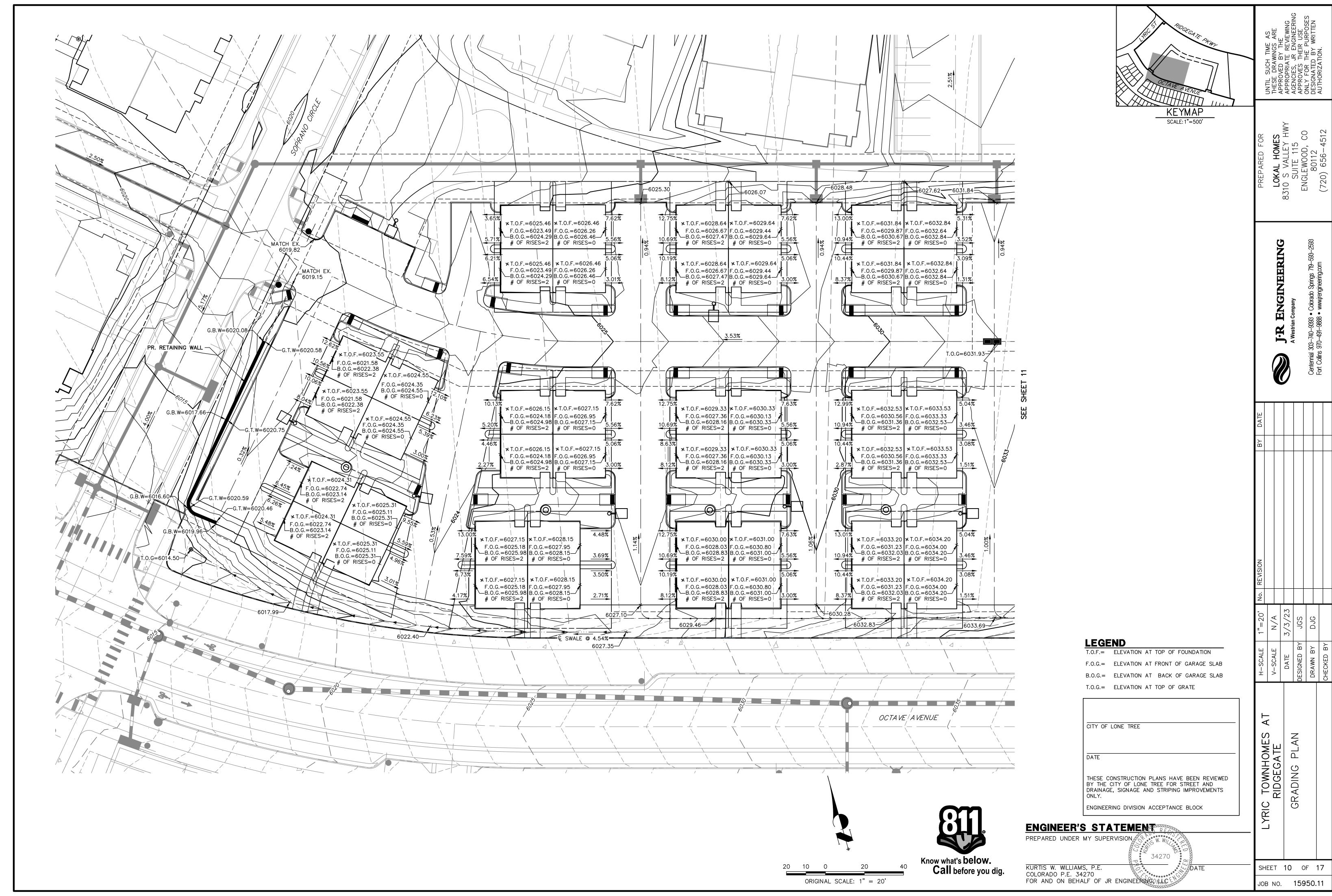
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- 8 PROPOSED FIRE HYDRANT
- 9 PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
- 10 PROPOSED BOLLARD LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
- (1) PROPOSED STORM SEWER
- FIRE HYDRANT TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT
  - © COVERED SHELTER TO BE INSTALLED AS A PART OF THE LOKAL CONDO PROJECT

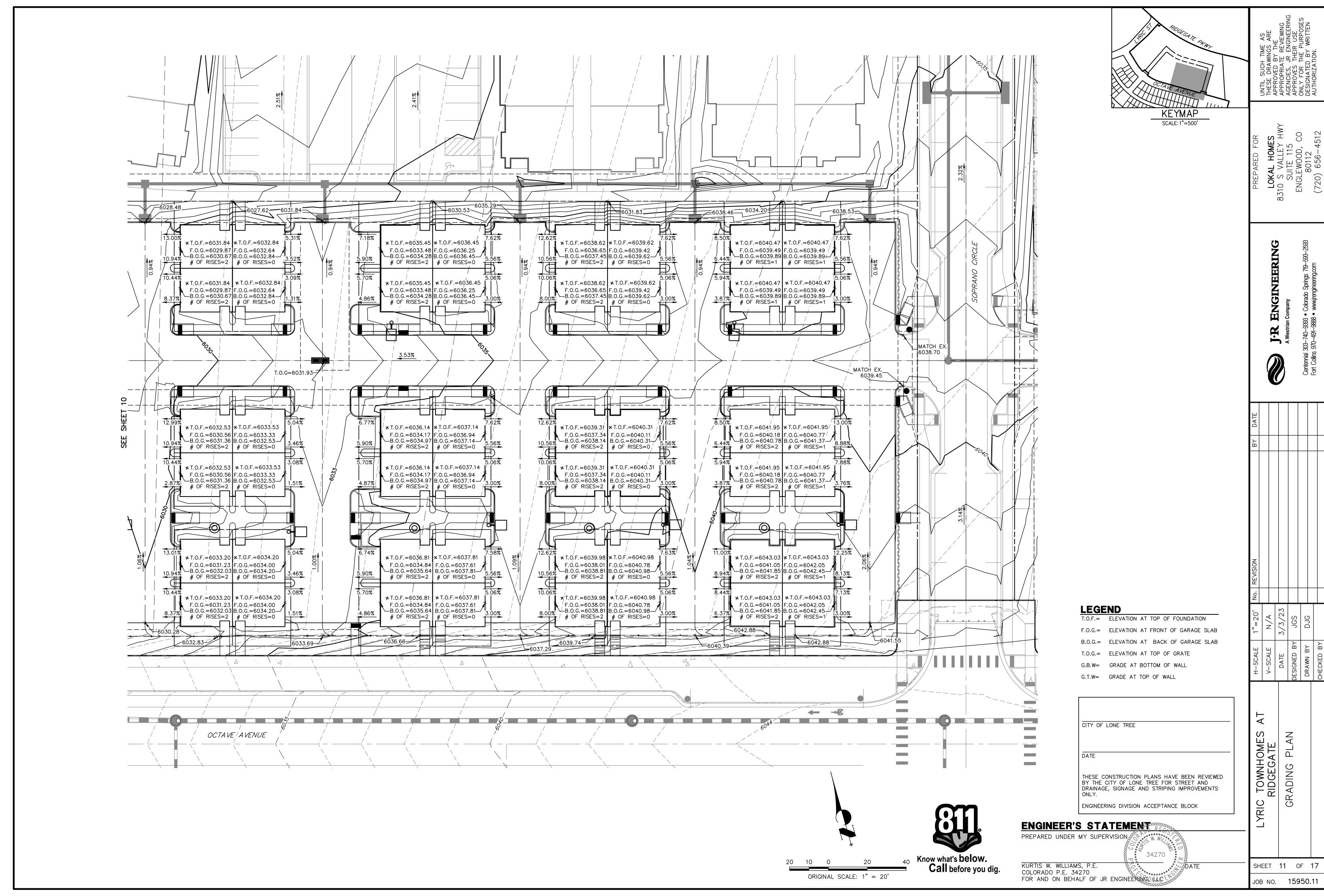
(18) EXISTING FIRE HYDRANT TO REMAIN

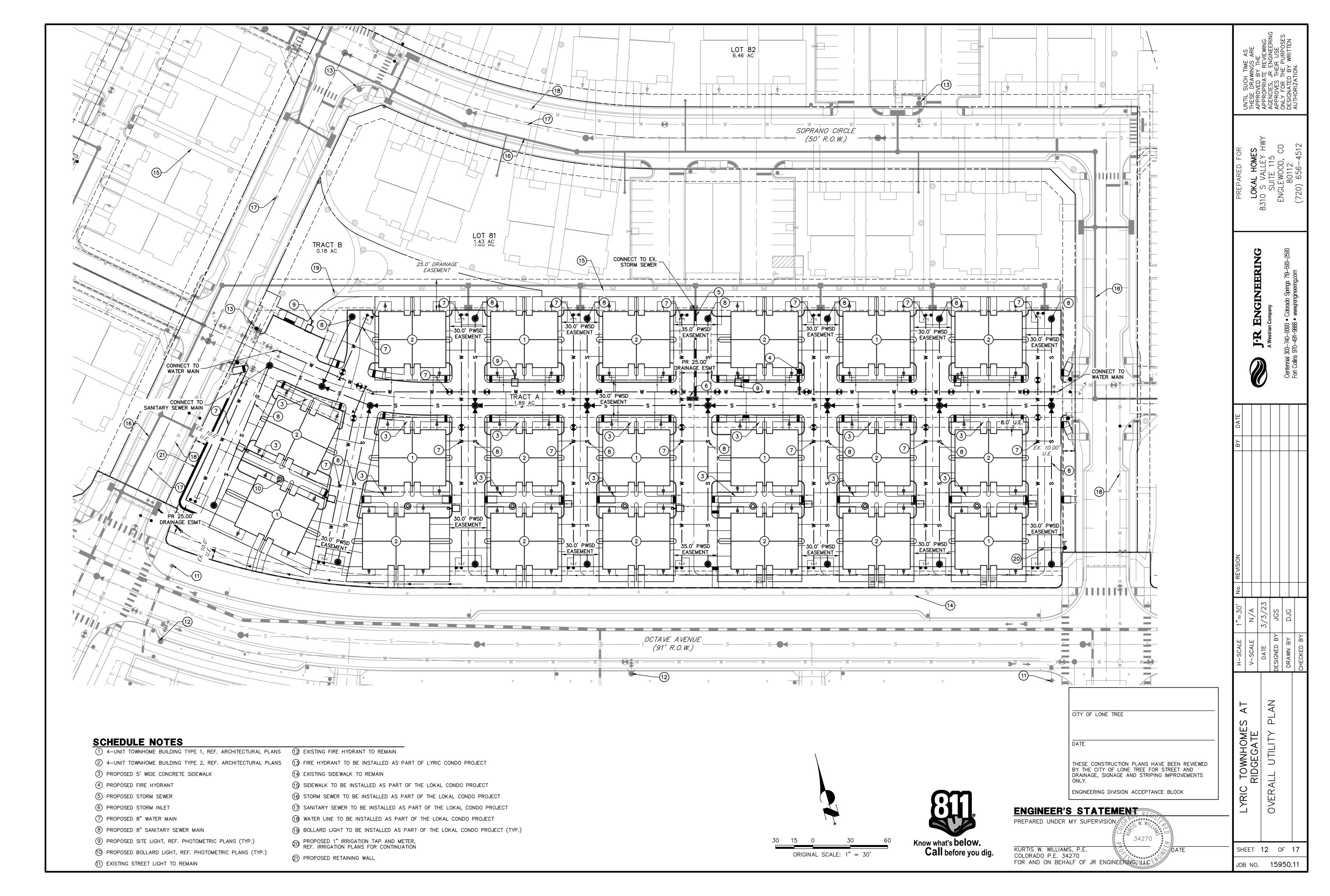


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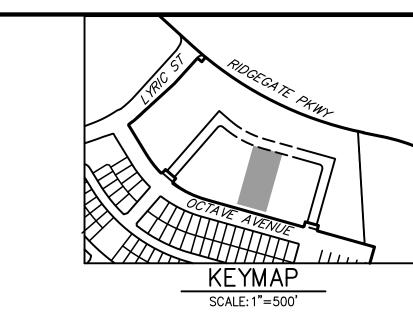


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWINGENCIES, JR ENGINEE APPROVES THEIR USE ONLY FOR THE PURPO DESIGNATED BY WRITT AUTHORIZATION.





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ENGINEERING DIVISION ACCEPTANCE BLOCK

CITY OF LONE TREE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED

BY THE CITY OF LONE TREE FOR STREET AND

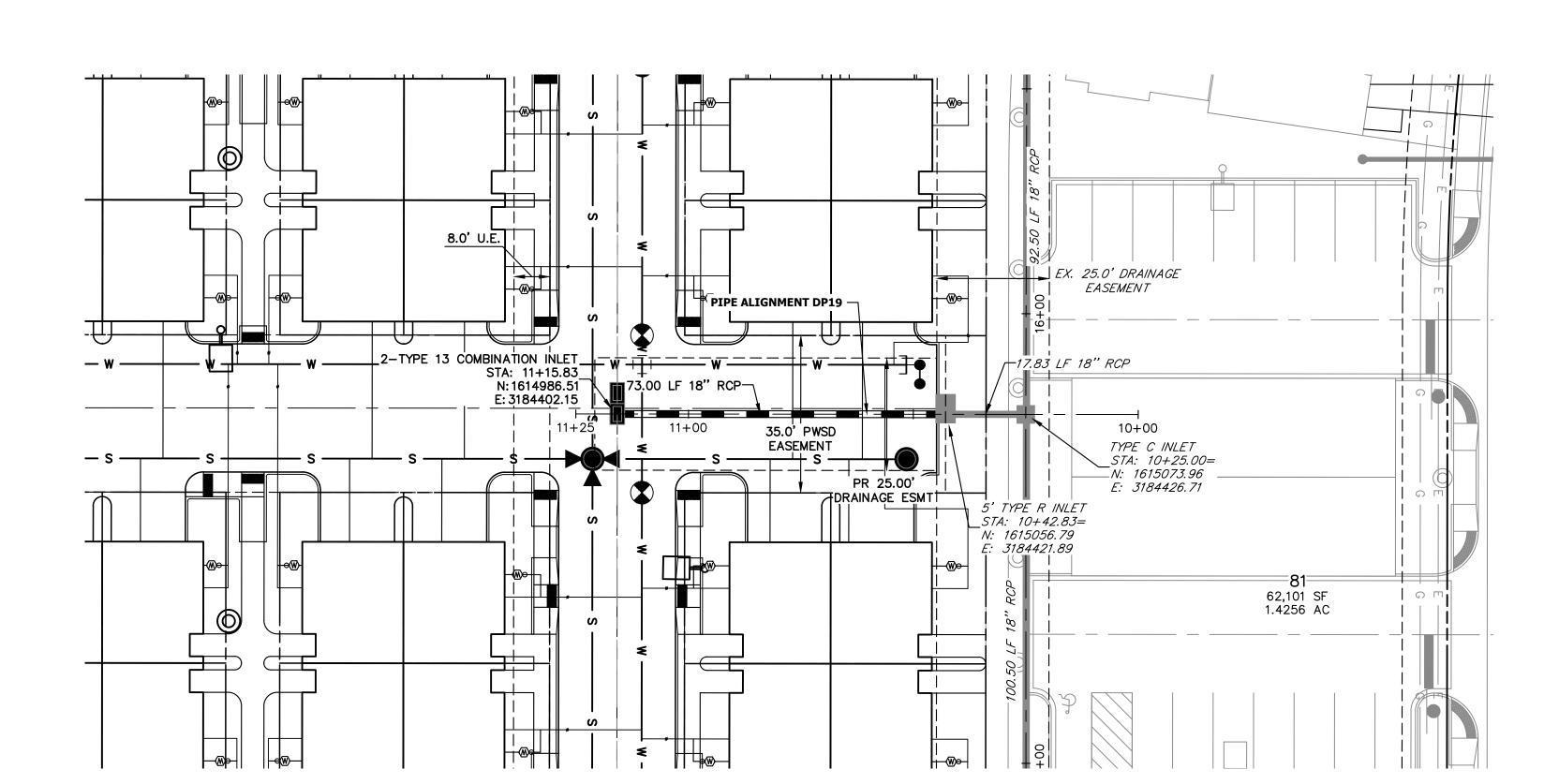
DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS

ENGINEER'S STATEMENT PREPARED UNDER MY SUPERVISION &

-6030

-6025

10+00



# **STORM SEWER NOTES:**

1. SEE COVER SHEET FOR BENCHMARK.

2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.

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

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.

STORM PROFILE LEGEND -···— ··· — 5 YR HGL — · · · · 100 YR HGL

----EXISTING GRADE

HORIZONTAL ORIGINAL SCALE: 1" = 20' VERTICAL ORIGINAL SCALE: 1" = 2"

11+00

Know what's below.

**DP20 PROFILE** 

STA 10+00.00 TO 11+25.05

17.83 LF 18" RCP @ 3.50%

6035<del>+</del>

6030-

6020-

11+25

6025<sub>3.00 LF 18" RCP © 2.00%</sub>

34270 row what's below.

Call before you dig.

KURTIS W. WILLIAMS, P.E.

COLORADO P.E. 34270

FOR AND ON BEHALF OF JR ENGINEER INCOMINE

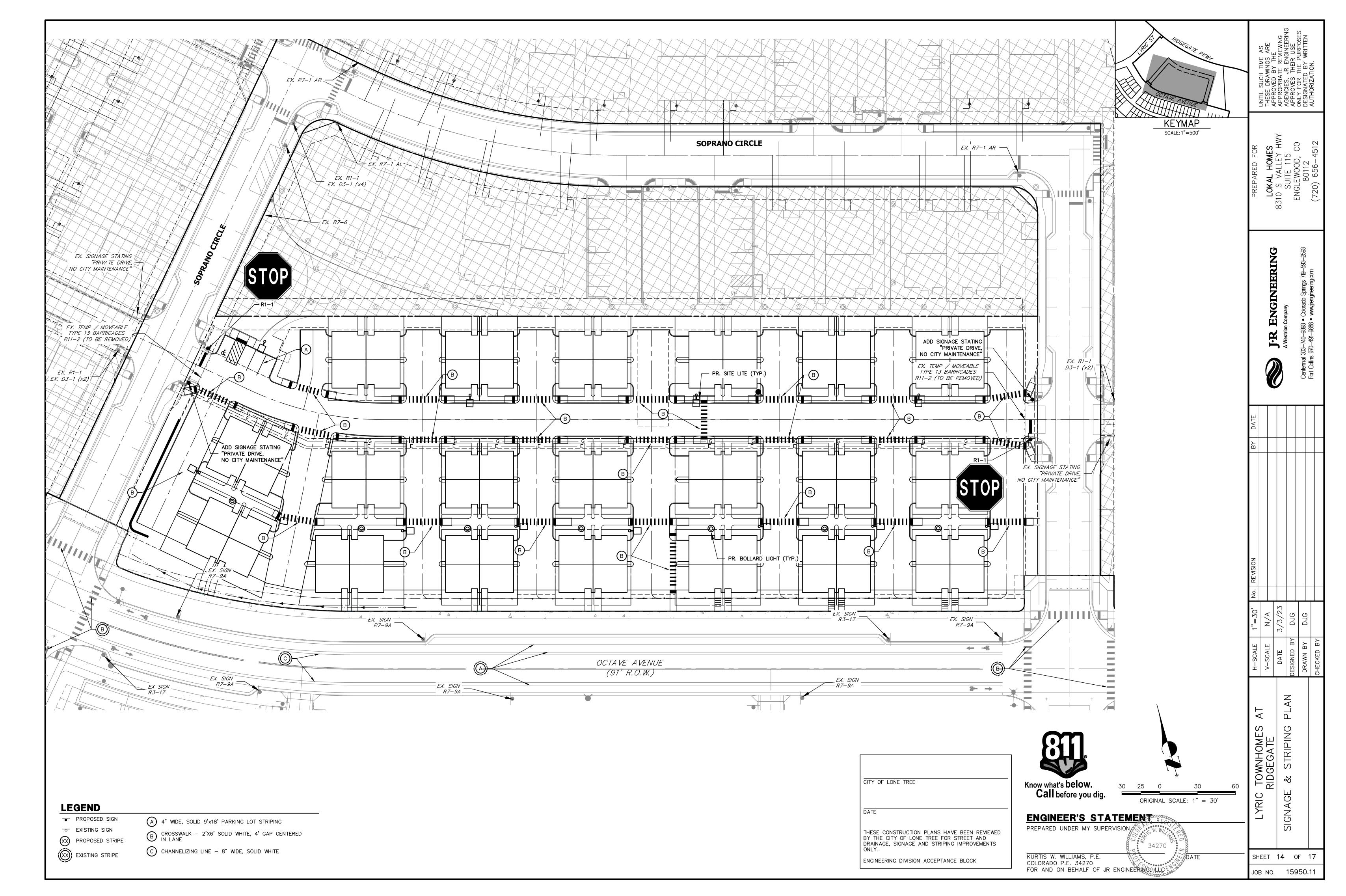
— PROPOSED GRADE

SHEET **13** OF **17** JOB NO. 15950.11

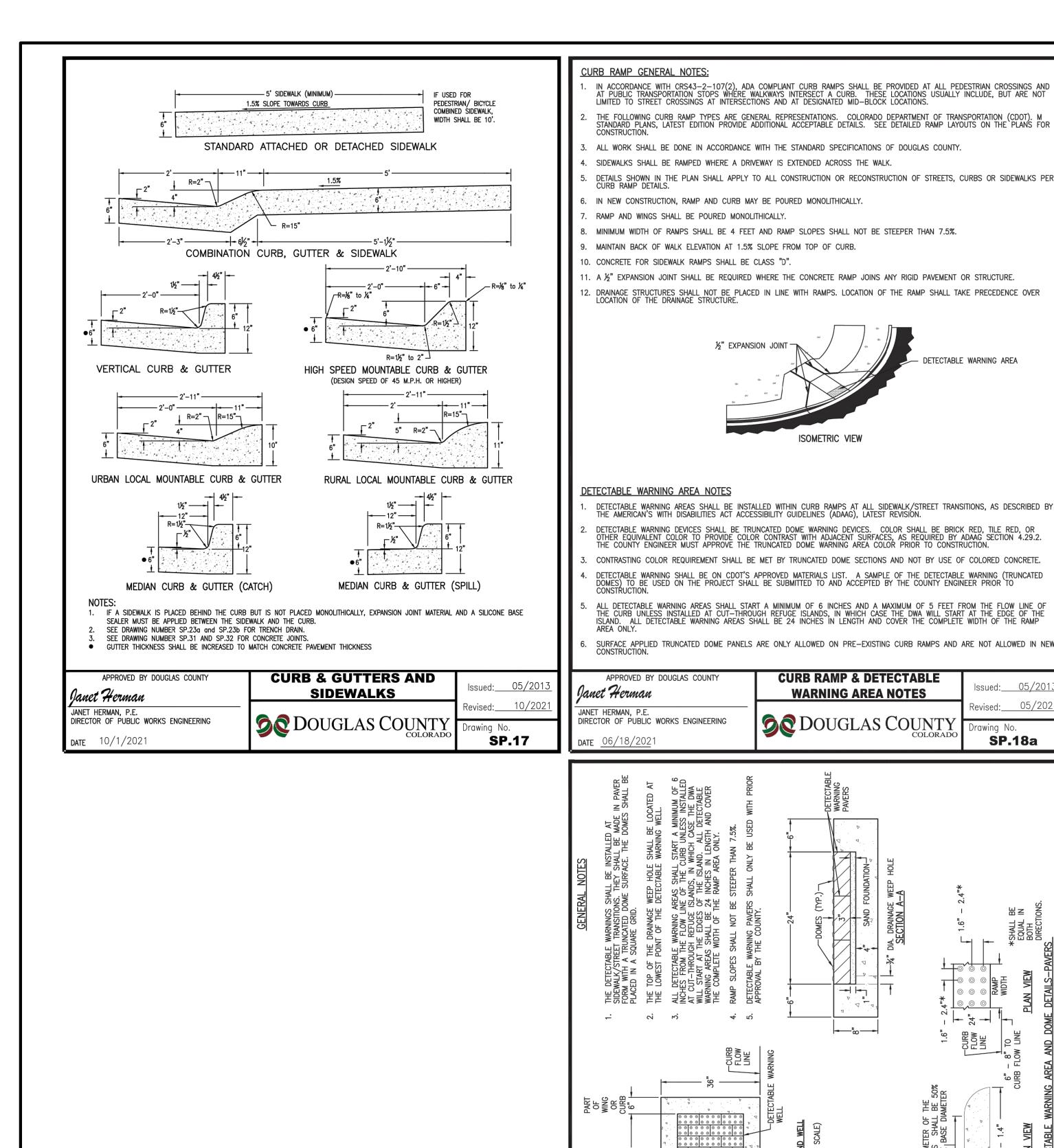
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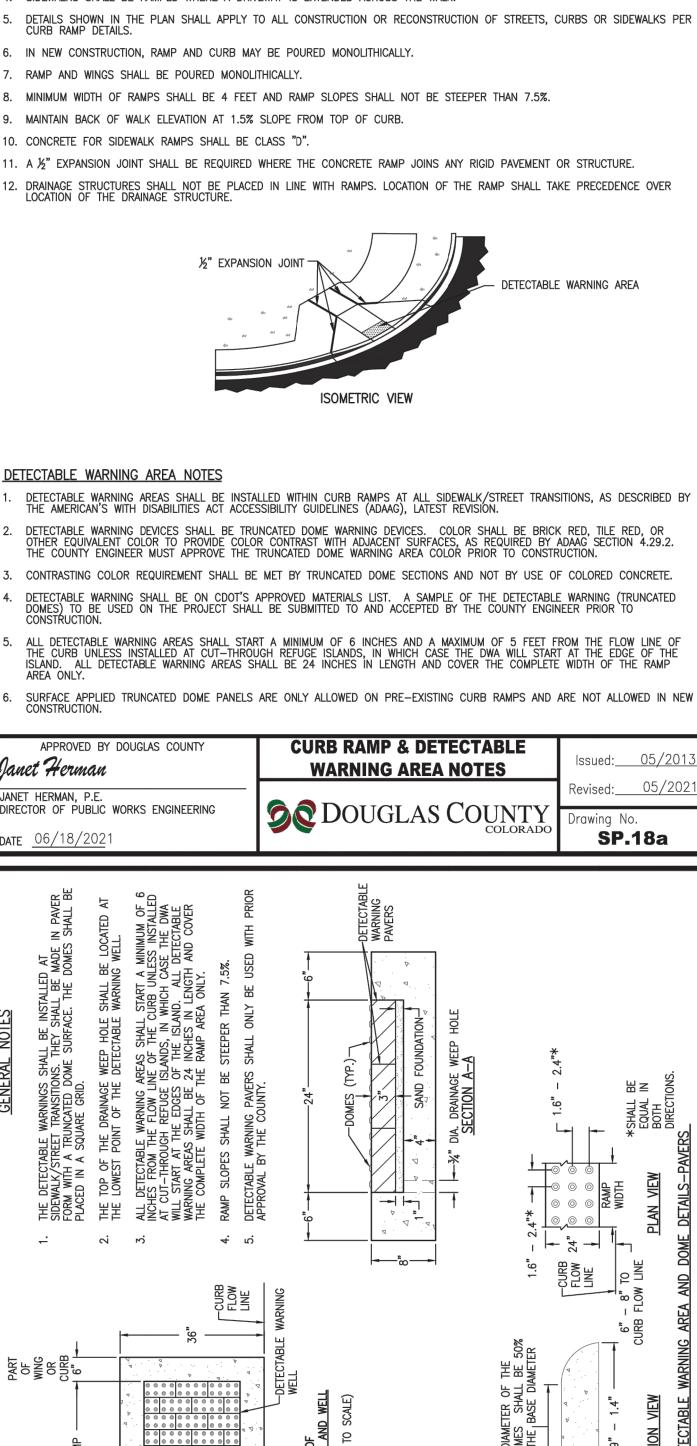
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**CURB RAMP WITH PAVER DETECTABLE** 

**WARNING AREA INSTALLATION** 

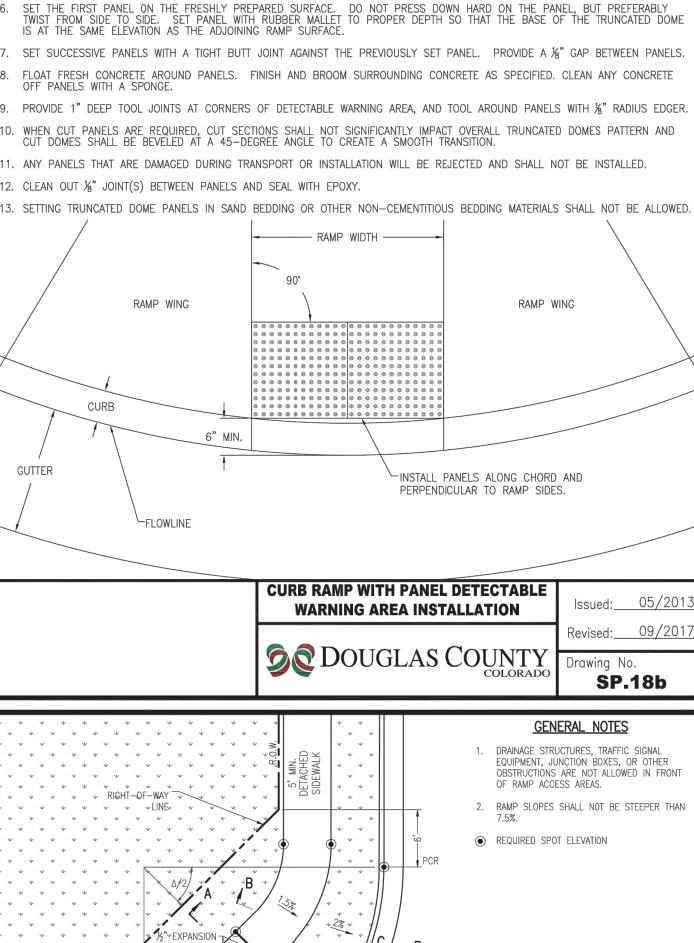
Drawing No. SP.18d

½" EXPANSION JOINT

PART OF WING OR CURB

Janet Herman

JANET HERMAN, P.E. DIRECTOR OF PUBLIC WORKS ENGINEERING



— DETECTABLE WARNING AREA

-MAXIMUM 2% FLOWLINE GRADE ALONG BOTTOM OF RAMP.

**CURB RAMP FOR CURB RETURN** 

**RADIUS OF 20' TO 30'** 

**DOUGLAS COUNTY** 

- DETECTABLE WARNING AREA

5' TRANSITION CURB

<u>PLAN</u>

- & GUTTER AT PCR IF NECESSARY

(O' MIN. FOR ATTACHED WALK) (5' MIN. FOR DETACHED WALK)

SECTION B-B

SECTION A-A

(SHOWN ON PLANS)

DETECTABLE --WARNING AREA

GUTTER SLOPE

DIRECTOR OF PUBLIC WORKS ENGINEERING

APPROVED BY DOUGLAS COUNTY

SIDEWALK

ssued: 05/201

→ WIDTH, 4' MIN. /

Janet Herman

DATE <u>07/2021</u>

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.)

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 ADDINING SURFACE. PANELS SHALL ONLY BE SELECTED FROM THE APPROVED PRODUCT LIST BELOW:

ADA Solutions, Inc.

EJ USA, Inc. StoneBilt Concepts

PANELS SHALL BE PLACED AS SHOWN, WITH DOME PATTERN IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. A

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.

WET THE BACK SIDE OF EACH PANEL AND TROWEL SOME CONCRETE PASTE OR APPROVED BONDING AGENT OVER THE WET

Pioneer Detectable, LLC

MANUFACTURER

<u>Panel Installation Notes:</u>

CAST-DWD

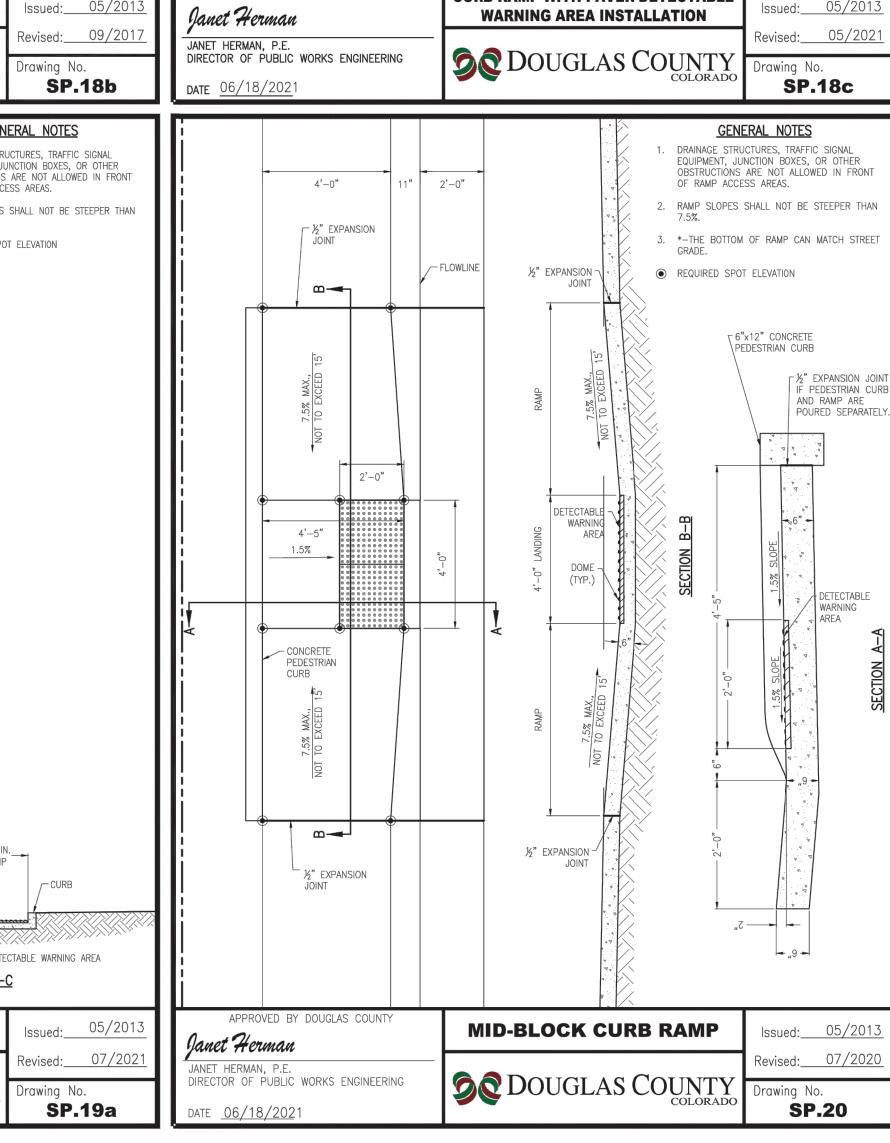
DURALAST

Cast-In-Place Tactile

Detectable Warning Paving Slab

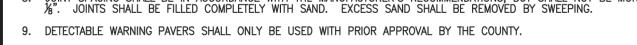
TufTile Cast Iron Tile/Radius-Wedge (CIP)

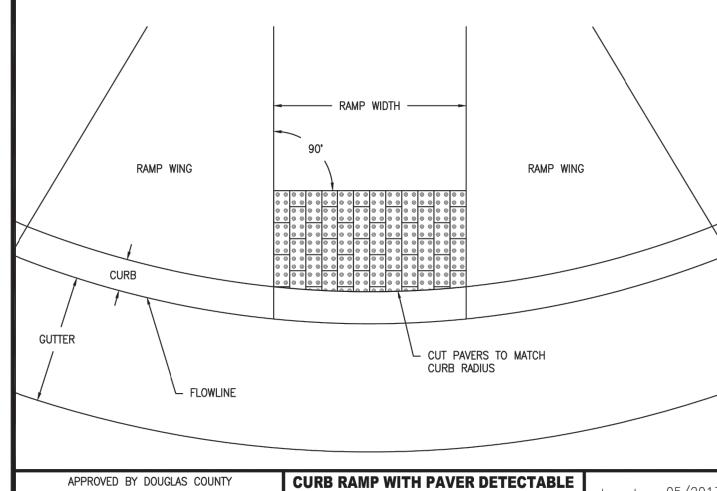
STEEL TEMPLATE SHALL BE USED TO ENSURE PROPER ALIGNMENT AND UNIFORM GRADE.





- 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
- 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.
- 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.
- 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. SAND FOR BEDDING MATERIAL SHALL CONFORM TO ASTM C 33. SAND TO BE PLACED BETWEEN JOINTS SHALL CONFORM TO ASTM C 144.
- 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.
- 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.
- JOINT SPACING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT SHALL NOT BE MORE THAN 1/8". JOINTS SHALL BE FILLED COMPLETELY WITH SAND. EXCESS SAND SHALL BE REMOVED BY SWEEPING.





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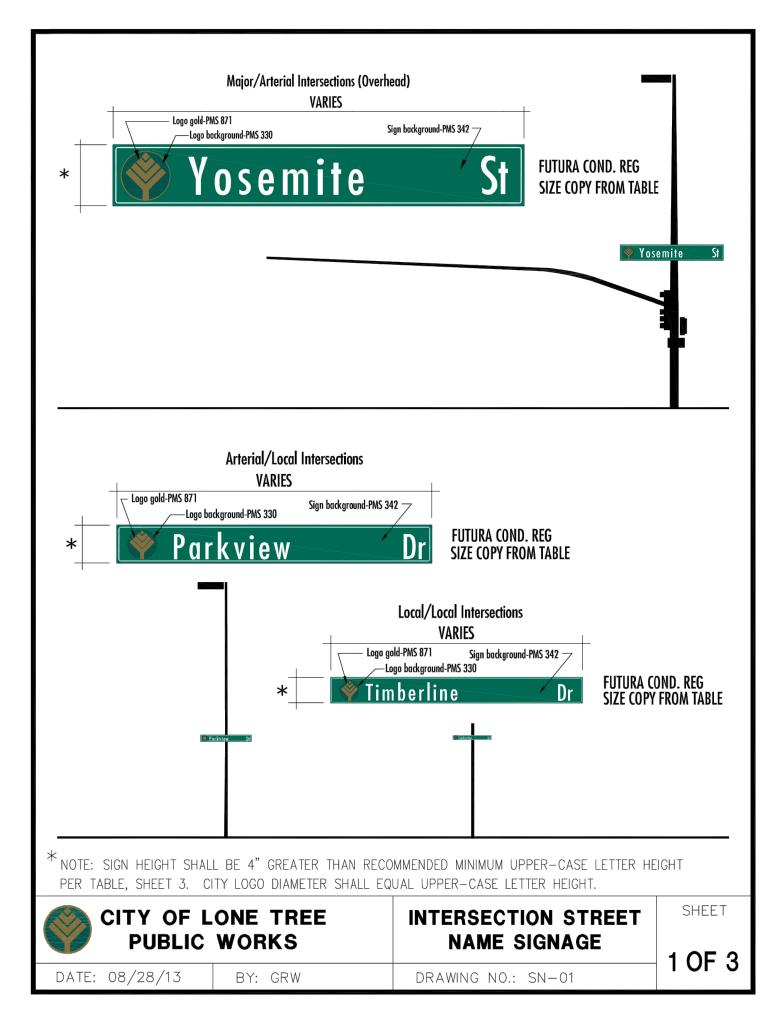
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LOKAL HOMES
3310 S VALLEY HW
SUITE 115
ENGLEWOOD, CO
80112
(720) 656-4512

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SHEET **15** OF **17** 

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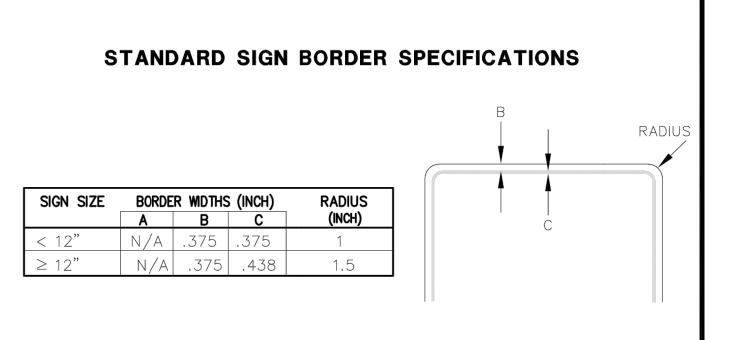


NOTE:
PRIVATE DRIVES TO BE WHITE BACKGROUND WITH GREEN LETTERING
AND NO CITY LOGO.

#### 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 MUTCO 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



# 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		ONE TREE	INTERSECTION STREET	SHEET
	PUBLIC	WORKS	NAME SIGNAGE	3 OF 3
DATE:	04/19/12	BY: GRW	DRAWING NO.: SN-03	3 01 3

THESE DRAWINGS ARE
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APPROVES THEIR USE
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AUTHORIZATION.

LOKAL HOMES
3310 S VALLEY HWY
SUITE 115
ENGLEWOOD, CO

A Westrian Company
3-740-9393 • Colorado Springs 719-593-2593
70-491-9888 • www.jrengineering.com

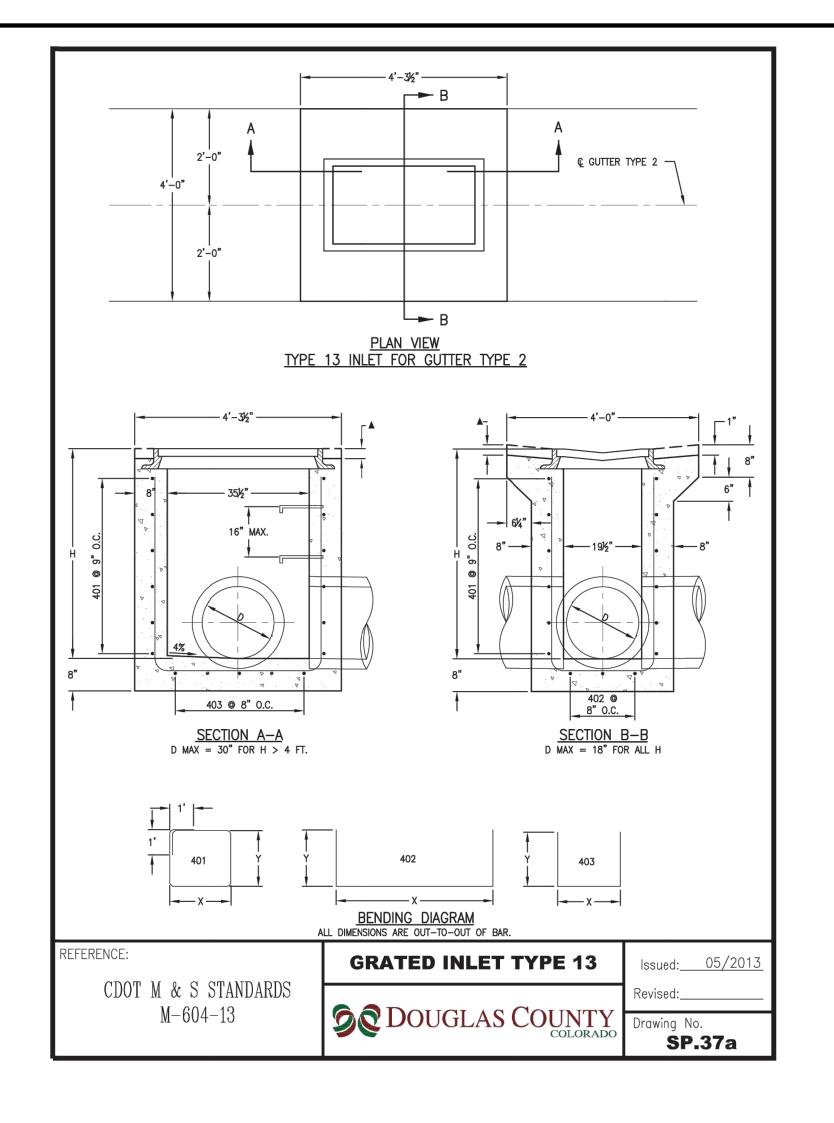
Centennial 303-Fort Collins 970

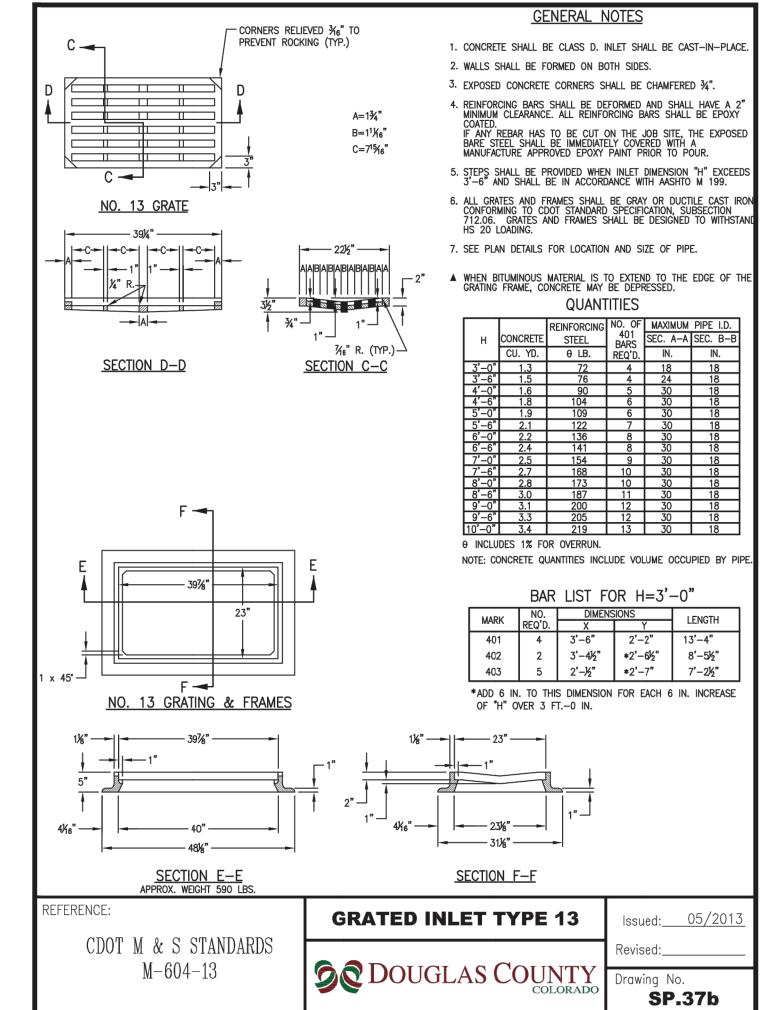
SHEET 16 OF 17

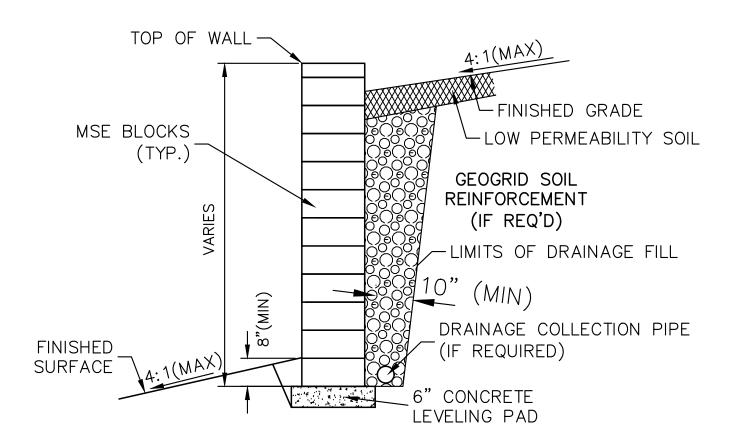
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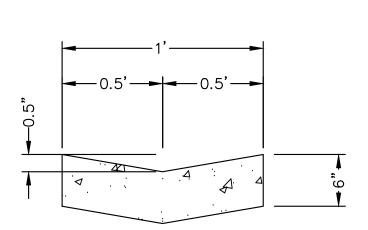




# **NOTES:**

- 1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, INSTALLATION, AND ANY REQUIRED PERMITS OR APPROVALS FOR THE WALL SHOWN
- 2. THE HORIZONTAL ALIGNMENT OF THE WALLS ARE SHOWN ON THESE PLANS ALONG WITH THE <u>GRADE AT TOP</u> AND <u>GRADE AT BOTTOM</u> OF THE RETAINED EARTH ENVELOPE. NO PORTIONS OF THE WALL WHICH MAY BE REQUIRED BELOW (BURIED COURSE, LEVEL PAD, ETC. OR ABOVE (EXPOSED COURSE, TOP CAP, ETC.) THE RETAINED EARTH ENVELOPE IS ACCOUNTED FOR WITHIN THE PROVIDED ELEVATIONS AND REMAIN INCUMBENT ON THE WALL DESIGNER FOR PROVISION.
- 3. SUBMIT TO THE ARCHITECT AND OWNER/DEVELPOER A SAMPLE OF THE BLOCK OR WALL MATERIAL TO BE USED PRIOR TO INSTALLATION.
- 4. SIGNED STRUCTURAL RETAINING WALL PLANS ARE REQUIRED FOR ALL WALLS GREATER THAN 4 FEET FROM BOTTOM OF FOOTING TO TOP OF WALL.

RETAINING WALL DETAIL SCALE: N.T.S.



# CONCRETE PAN

SCALE: N.T.S. (PRIVATE)

CLASS B CONCRETE W/ FIBERMESH REINFORCEMENT AT 1-1.5 LBS PER CY

DETAIL STORM YRIC SHEET **17** OF **17** 

ENGINEERING

JOB NO. 15950.11