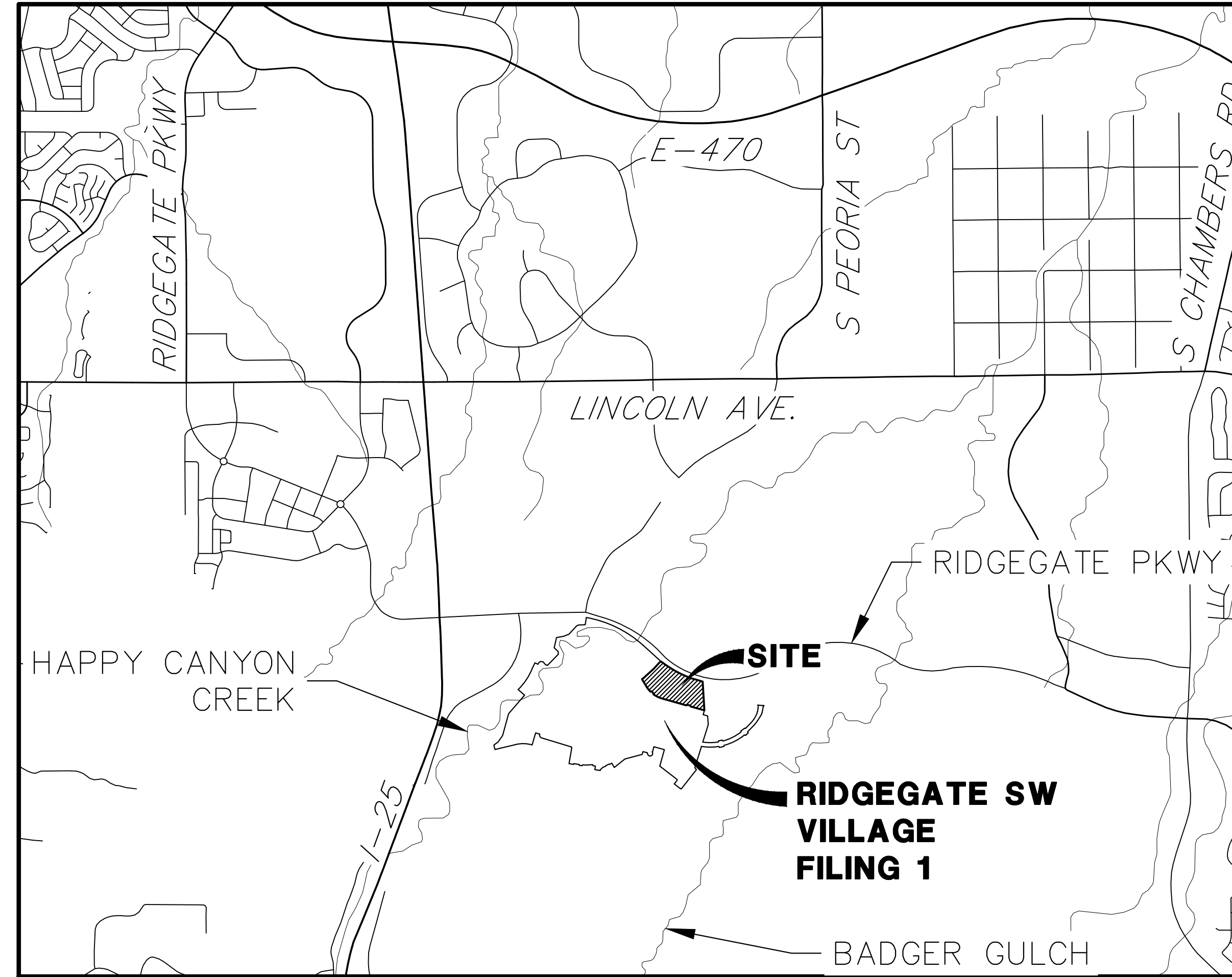


LYRIC TOWNHOMES AT RIDGEGATE CIVIL CONSTRUCTION PLANS

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



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX

| | |
|----------|----------------------------------|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | LEGEND |
| 4 | TYPICAL STREET SECTIONS |
| 5 | OVERALL SITE PLAN |
| 6-8 | SITE AND HORIZONTAL CONTROL PLAN |
| 9 | OVERALL GRADING PLAN |
| 10-11 | GRADING PLANS |
| 12 | OVERALL UTILITY PLAN |
| 13 | STORM PLAN AND PROFILE |
| 14 | SIGNAGE AND STRIPING PLAN |
| 15-16 | SITE AND ROADWAY DETAILS |
| 17 | STORM DETAILS |
| TOTAL 17 | |

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.

SOIL PREPARATION NOTE.

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

GEOTECHNICAL ENGINEER: CTL THOMPSON
 PROJECT NUMBER: DNS1,551-115-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.

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



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

NOTICE TO CONTRACTOR:

- 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.
- 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

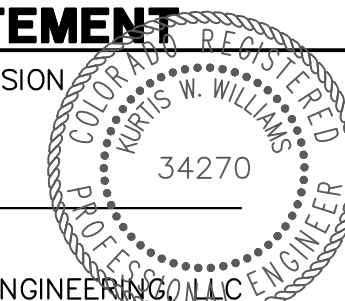
DATE

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
 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 USES DESIGNATED BY WRITTEN AUTHORIZATION.

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

JR ENGINEERING
 A Westman Company
 Centennial 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|----------|---------|--------|-------------|----------|------------|
| 1"=2000' | N/A | 3/3/23 | N/A | D/JG | |

| | |
|---------------------------------|------------------|
| LYRIC TOWNHOMES AT RIDGEGATE | COVER SHEET |
| SHEET 1 OF 17 | JOB NO. 15950.11 |

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 | X---X |
| CHAIN LINK FENCE | o---o | o---o |
| WOOD FENCE | ◇---◇ | ◇---◇ |
| MASONRY FENCE | □---□ | □---□ |
| GUARDRAIL | u---u | u---u |
| CONC. BARRIER | o---o | o---o |
| CABLE TV | TV---TV | TV---TV |
| ELECTRIC | E---E | E---E |
| FIBER OPTIC | FO---FO | FO---FO |
| GAS MAIN | G---G | G---G |
| IRRIGATION MAIN | IRR---IRR | IRR---IRR |
| OIL/PETRO. MAIN | O---O | O---O |
| OVERHEAD UTILITY | OHU---OHU | OHU---OHU |
| SANITARY SEWER | S---S | S---S |
| STORM DRAIN | --- | --- |
| TELEPHONE | T---T | T---T |
| WATER MAIN | W---W | W---W |
| RAW WATER LINE | RWL---RWL | 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 | 6100 | 6100 |
| DEPRESSION CONT. (INDEX) | 6100 | 6100 |
| DEPRESSION CONT. (INTER) | 6100 | 6100 |
| TOP OF CUTS | --- | --- |
| TOE OF FILLS | --- | --- |
| CUT AND FILL LINE | C/F | C/F |
| SILT FENCE | SF | SF |
| 100 YEAR FLOODPLAIN | 100YR | 100YR |
| 500 YEAR FLOODPLAIN | 500YR | 500YR |
| FLOODWAY | FLDWY | FLDWY |
| BASE FLOOD ELEVATION | ~ | ~ |
| EDGE OF WETLANDS | ~ | ~ |
| STONE WALL | o | o |

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 | o | + |
| MANHOLE W/ DIRECTIONAL FLOW ARROW | ⊙ | ● |
| WATER LINE | | |
| LINE MARKER | Mkr W° | |
| SERVICE MARKER | △ | |
| FIRE HYDRANT | ⊕ | ⊕ |
| FIRE CONNECTION | ⊕ | ⊕ |
| MANHOLE | ⊙ | ● |
| BEND | ⊕ | ⊕ |
| BLOW-OFF VALVE | ⊕ | ⊕ |
| 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 | ● |
| TEST HOLE DESIGNATOR | TH# | ● |

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 | ● _{N&W} |
| PANEL - FOUND | ⊕ |
| PK NAIL - FOUND | ● _{PK} |
| 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 - SET | ⊕ |
| CONTROL/TRVERSE 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 | ⊕ | ⊕ |

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

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

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

| BY | DATE | NO. | REVISION |
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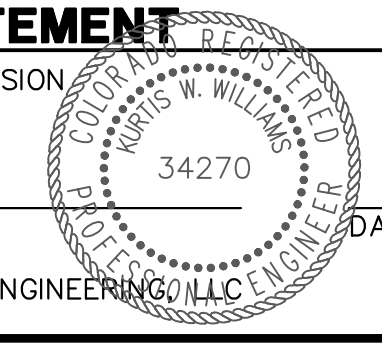
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|---------|---------|--------|-------------|----------|------------|
| N/A | N/A | 3/3/23 | N/A | D/JG | |

LYRIC TOWNHOMES AT RIDGEGATE
LEGEND

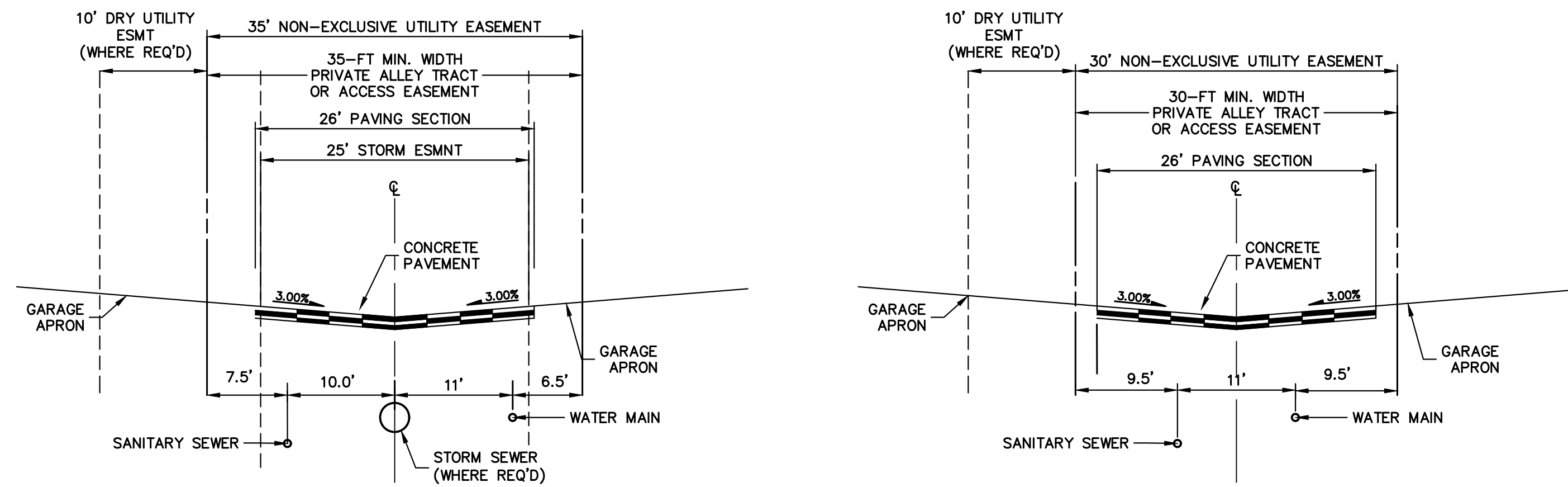
SHEET 3 OF 17
 JOB NO. 15950.11



ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 KURTIS W. WILLIAMS, P.E.
 COLORADO P.E. 34270
 FOR AND ON BEHALF OF JR ENGINEERING LLC



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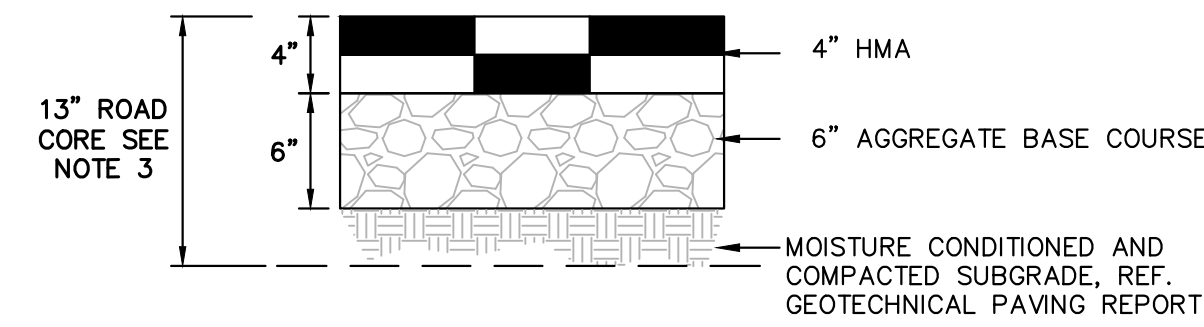


SECTION B-B - TYPE I 26-FOOT WIDE ALLEY (STORM SEWER REQ'D)

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:
- 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.
 - ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PREPARATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING RECOMMENDATIONS.
 - 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

DATE

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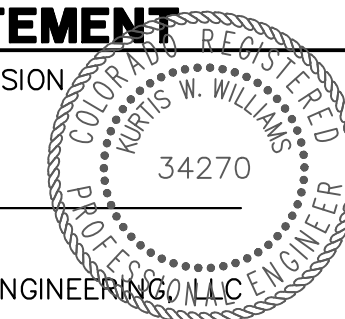
ENGINEERING DIVISION ACCEPTANCE BLOCK



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

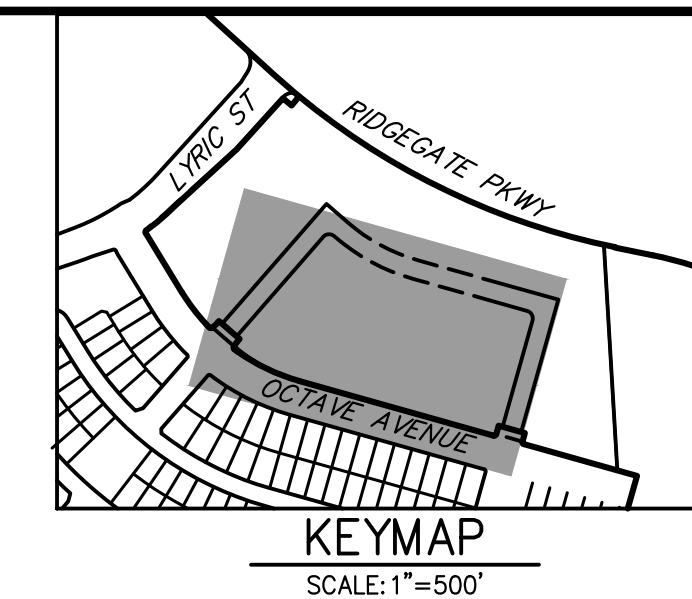
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PREPARED FOR
LOKAL HOMES
8310 S VALLEY HWY
SUITE 115
ENGLEWOOD, CO 80112
(720) 656-4512

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

| BY | DATE | No. | REVISION | H-SCALE | N/A | V-SCALE | N/A | DATE | 3/3/23 | DESIGNED BY | N/A | DRAWN BY | D/JG | CHECKED BY |
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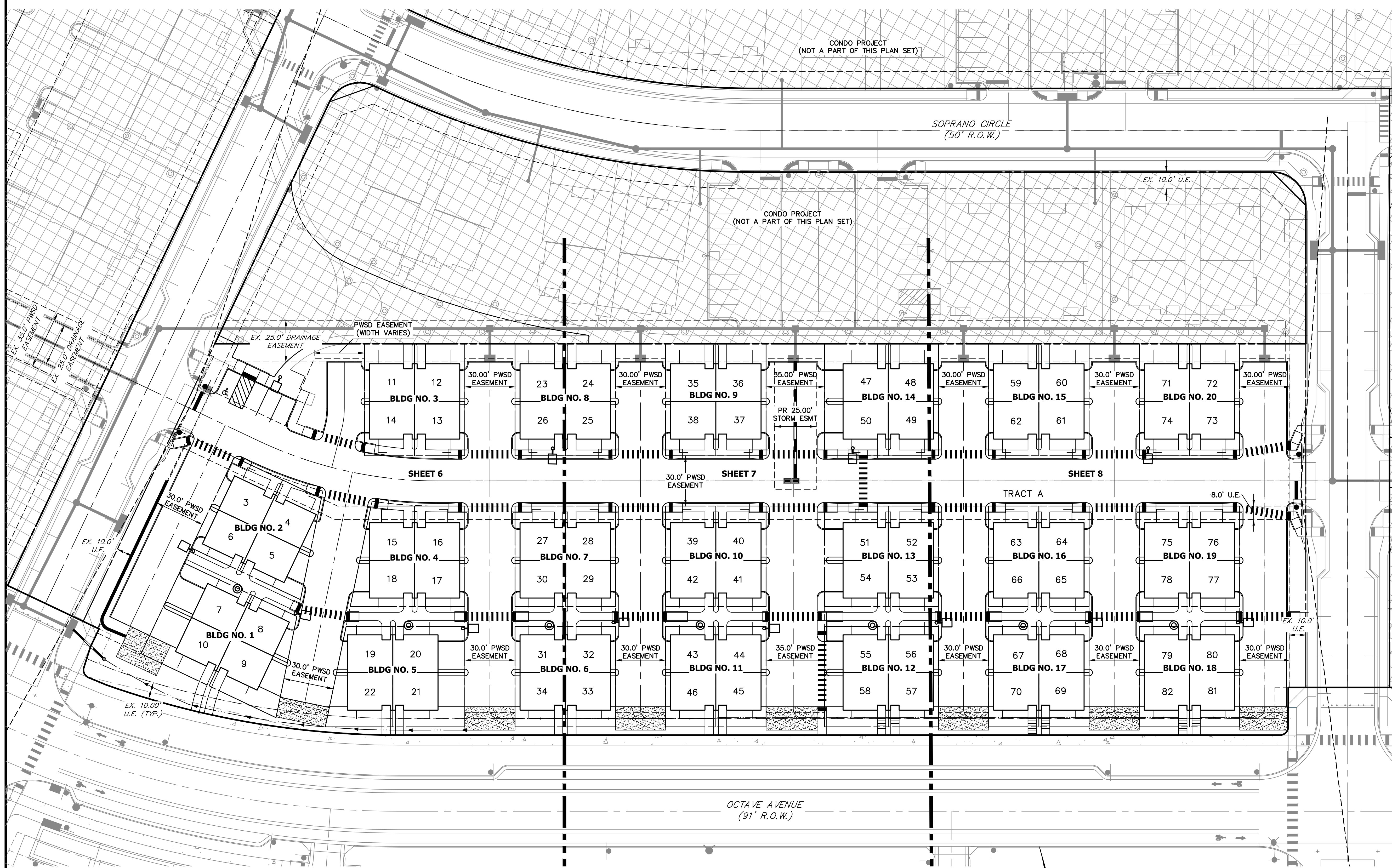
LYRIC TOWNHOMES AT RIDGEGATE
STREET CROSS SECTIONS



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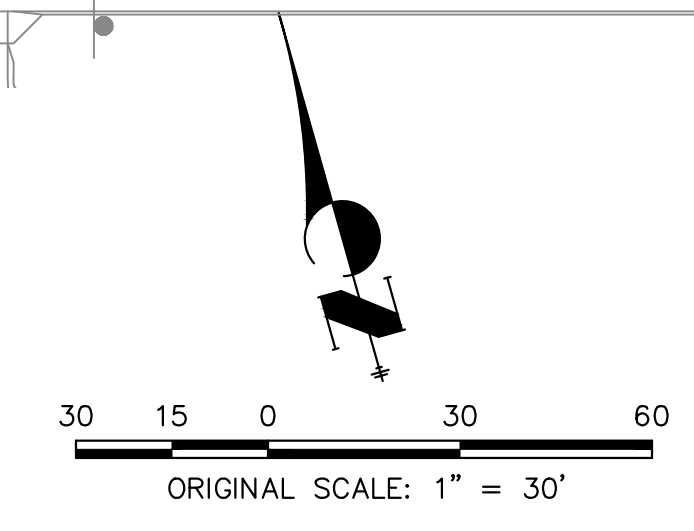
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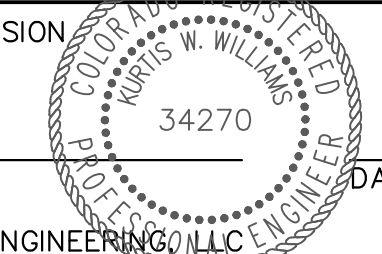
LEGEND

| | |
|------------------------|-------|
| SITE BOUNDARY | ————— |
| EXISTING PROPERTY LINE | ————— |
| PROPOSED PROPERTY LINE | ————— |
| EXISTING EASEMENT | ————— |
| PROPOSED EASEMENT | ————— |
| EXISTING RIGHT OF WAY | ————— |
| PROPOSED RIGHT OF WAY | ————— |



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

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

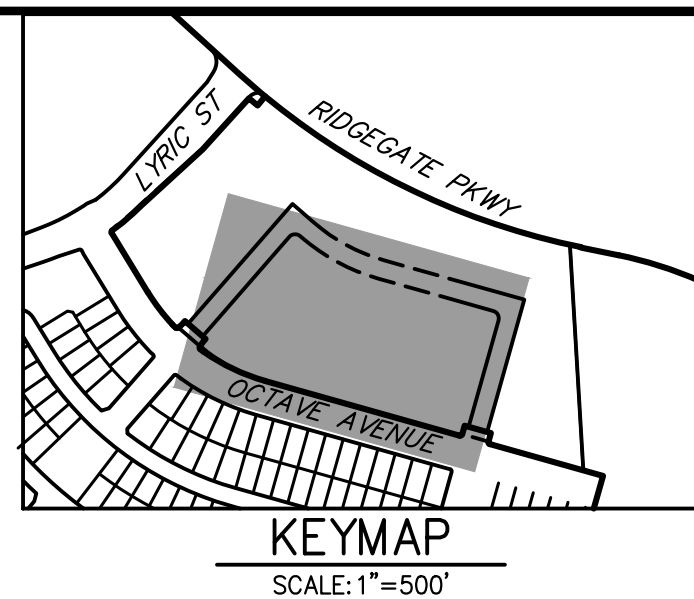
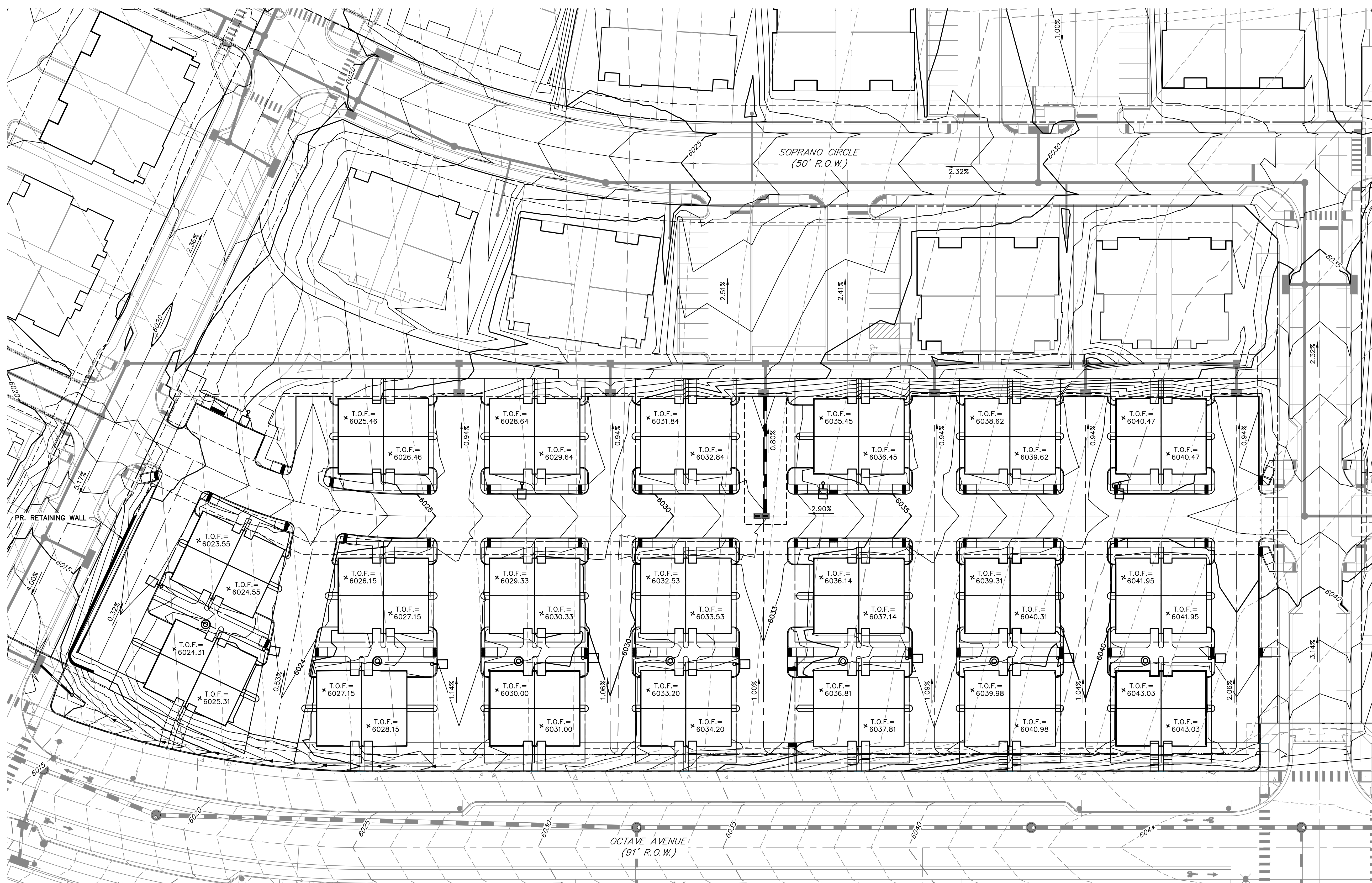
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| | | | |
| | | | |

LYRIC TOWNHOMES AT RIDGEGATE
OVERALL SITE PLAN

| | |
|-------------|--------|
| H-SCALE | 1"=30' |
| V-SCALE | N/A |
| DATE | 3/3/23 |
| DESIGNED BY | JGS |
| DRAWN BY | DJG |
| CHECKED BY | |

SHEET 5 OF 17
 JOB NO. 15950.11

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| No. | REVISION | BY | DATE |
|-----|----------|----|------|
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| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|---------|--------|-------------|----------|------------|
| 1"=30' | N/A | 3/3/23 | JCS | DUG | |

LEGEND

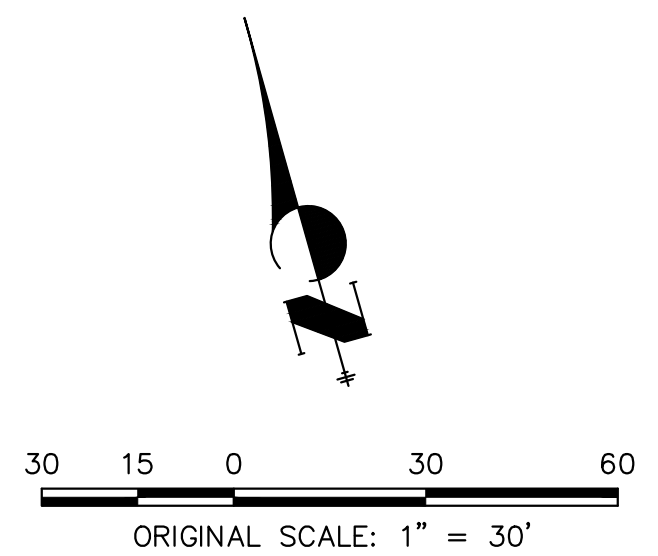
- 6" VERTICAL CATCH CURB W/ 1" GUTTER
 - PROPOSED STORM SEWER
 - PROPOSED EASEMENT
 - PROPOSED MINOR CONTOURS
 - PROPOSED MAJOR CONTOURS
 - EXISTING CURB & GUTTER
 - EXISTING STORM SEWER
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT
 - EXISTING PROPERTY LINE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR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

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.

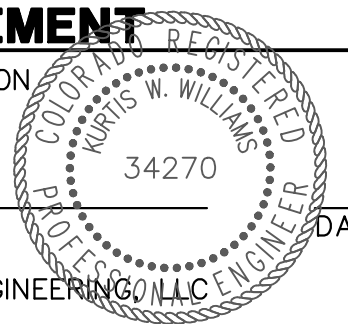
ENGINEERING DIVISION ACCEPTANCE BLOCK



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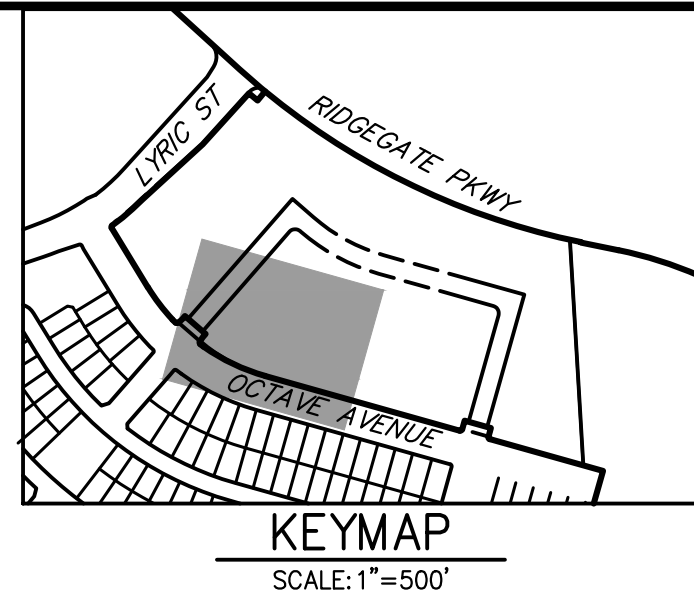
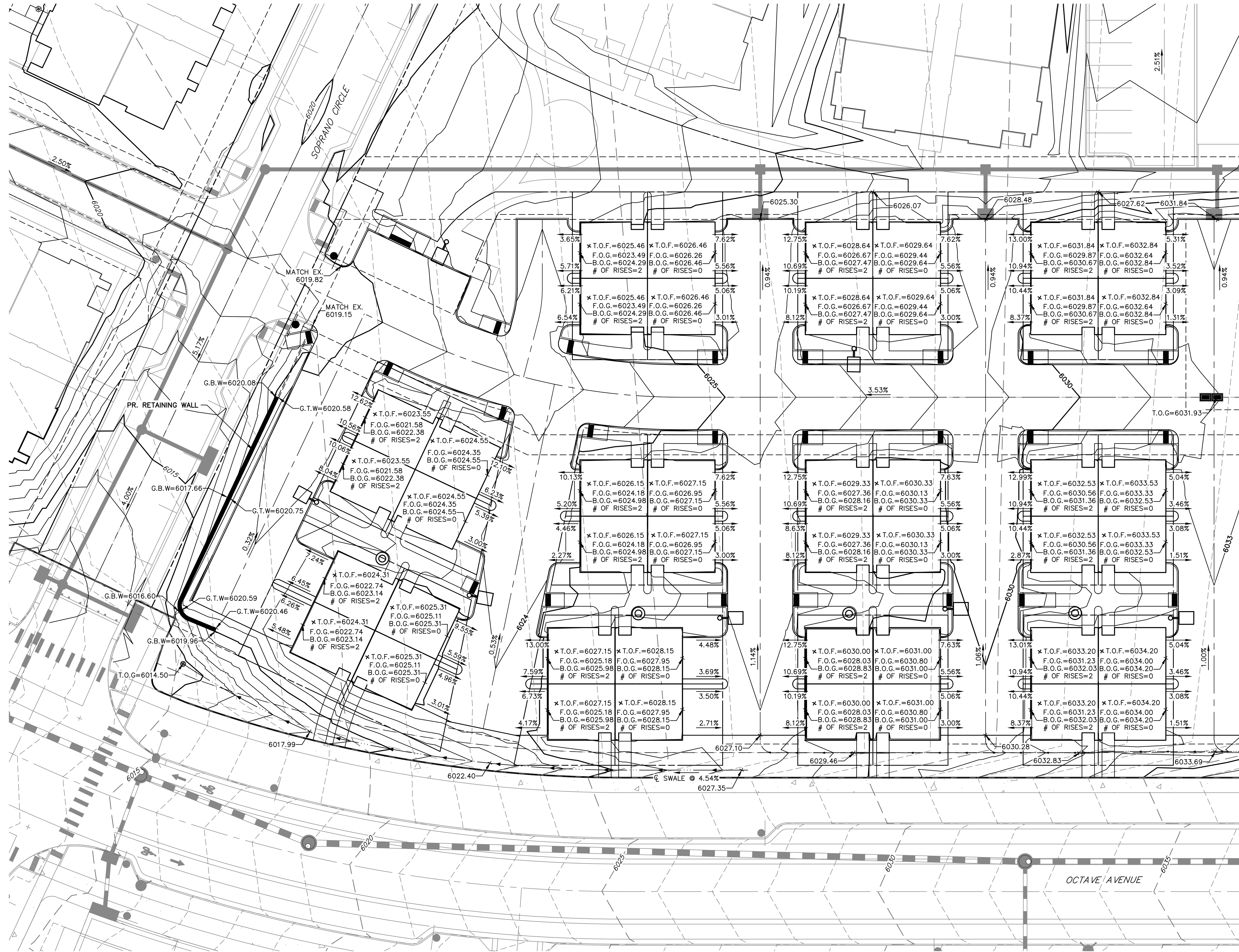
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



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

LYRIC TOWNHOMES AT
RIDGEGATE
OVERALL GRADING PLAN



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

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

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

| NO. | REVISION | BY | DATE |
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SEE SHEET 11

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

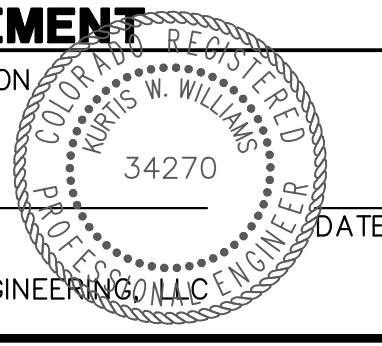
CITY OF LONE TREE

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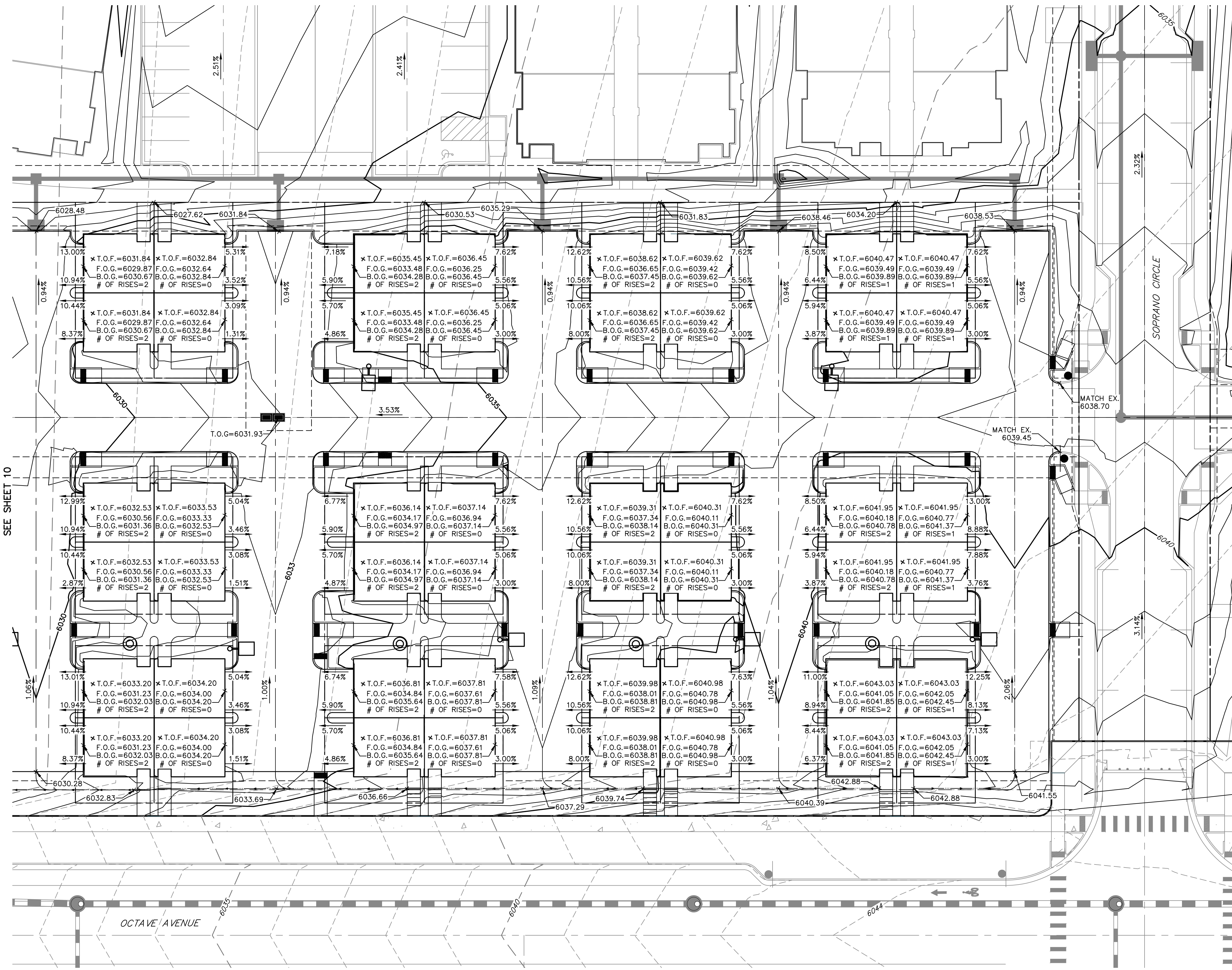
LYRIC TOWNHOMES AT RIDGEGATE

GRADING PLAN

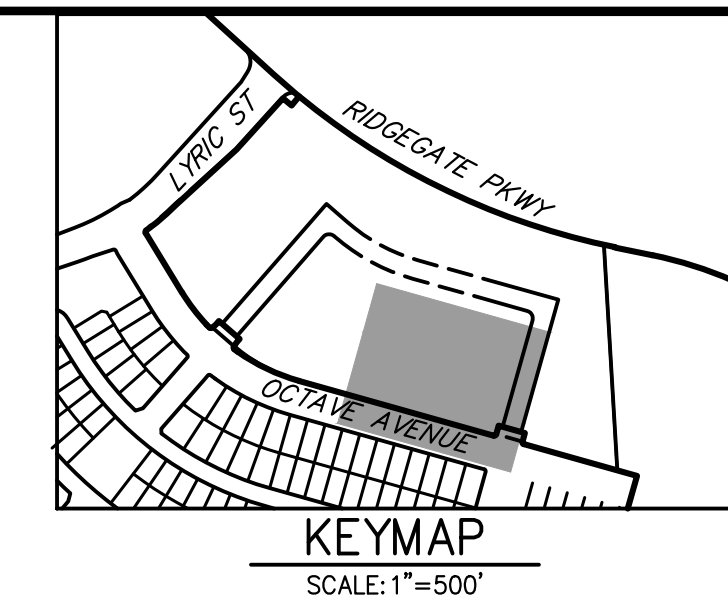
SHEET 10 OF 17

JOB NO. 15950.11

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SEE SHEET 10



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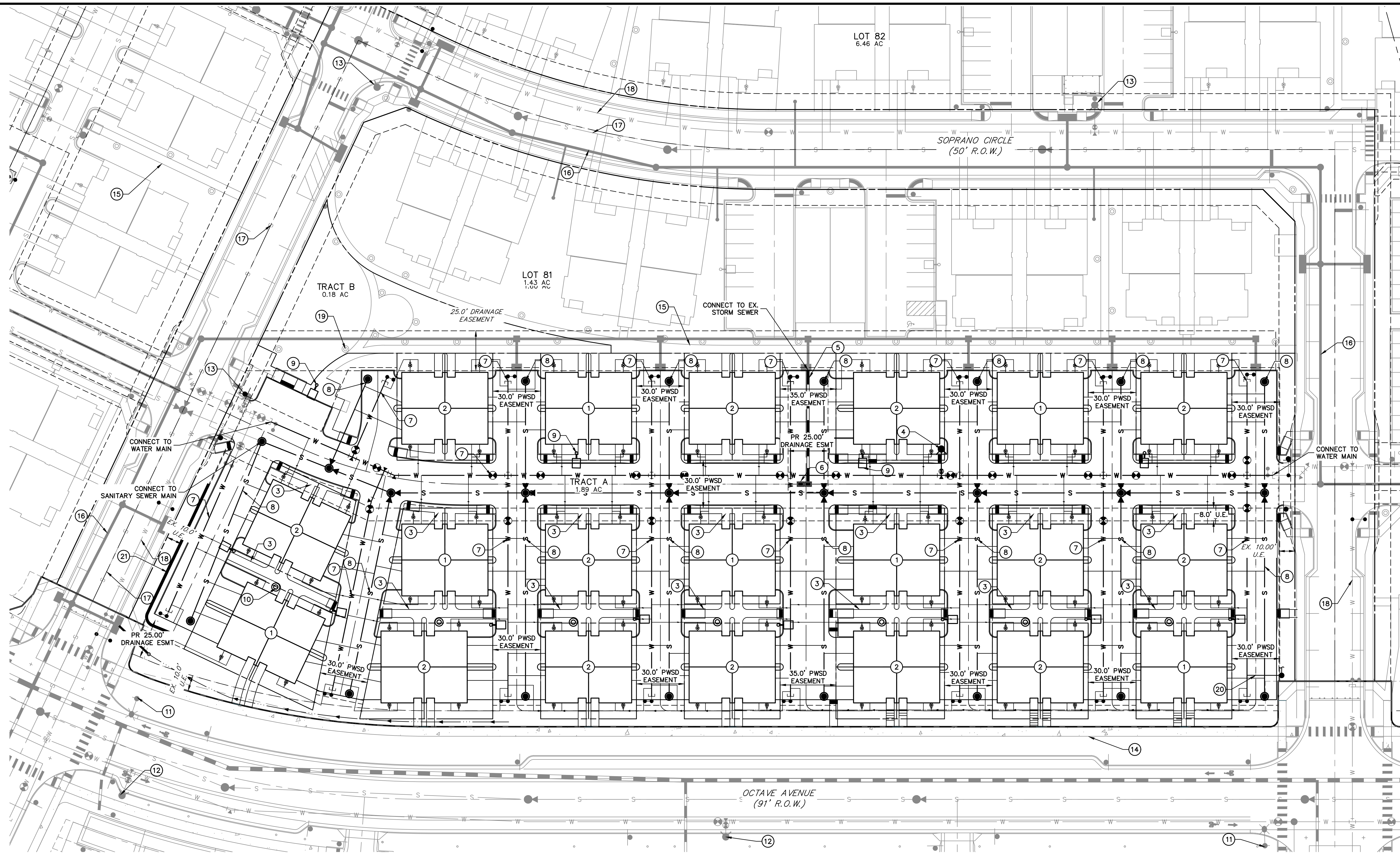
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LYRIC TOWNHOMES AT
RIDGEGATE
GRADING PLAN

SHEET 11 OF 17
JOB NO. 15950.11

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SCHEDULE NOTES

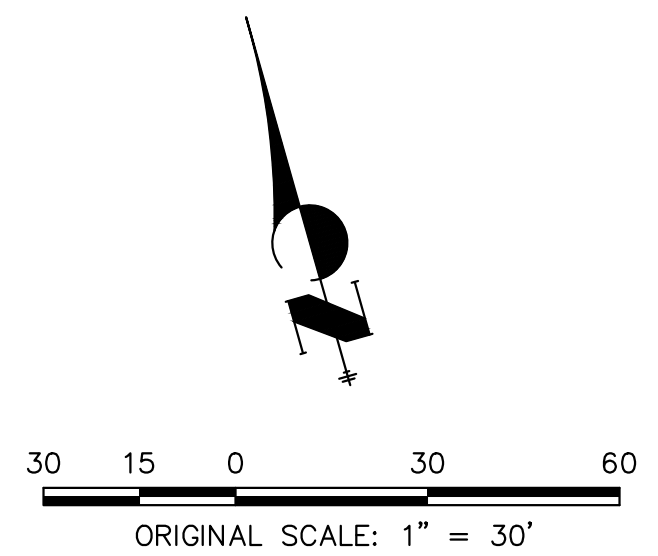
- ① 4-UNIT TOWNHOME BUILDING TYPE 1, REF. ARCHITECTURAL PLANS
- ② 4-UNIT TOWNHOME BUILDING TYPE 2, REF. ARCHITECTURAL PLANS
- ③ PROPOSED 5' WIDE CONCRETE SIDEWALK
- ④ PROPOSED FIRE HYDRANT
- ⑤ PROPOSED STORM SEWER
- ⑥ PROPOSED STORM INLET
- ⑦ PROPOSED 8" WATER MAIN
- ⑧ PROPOSED 8" SANITARY SEWER MAIN
- ⑨ PROPOSED SITE LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
- ⑩ PROPOSED BOLLARD LIGHT, REF. PHOTOMETRIC PLANS (TYP.)
- ⑪ EXISTING STREET LIGHT TO REMAIN
- ⑫ EXISTING FIRE HYDRANT TO REMAIN
- ⑬ FIRE HYDRANT TO BE INSTALLED AS PART OF LYRIC CONDO PROJECT
- ⑭ EXISTING SIDEWALK TO REMAIN
- ⑮ SIDEWALK TO BE INSTALLED AS PART OF THE LOKAL CONDO PROJECT
- ⑯ STORM SEWER TO BE INSTALLED AS PART OF THE LOKAL CONDO PROJECT
- ⑰ SANITARY SEWER TO BE INSTALLED AS PART OF THE LOKAL CONDO PROJECT
- ⑱ WATER LINE TO BE INSTALLED AS PART OF THE LOKAL CONDO PROJECT
- ⑲ BOLLARD LIGHT TO BE INSTALLED AS PART OF THE LOKAL CONDO PROJECT (TYP.)
- ⑳ PROPOSED 1" IRRIGATION TAP AND METER, REF. IRRIGATION PLANS FOR CONTINUATION
- ㉑ PROPOSED RETAINING WALL

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK



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 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE



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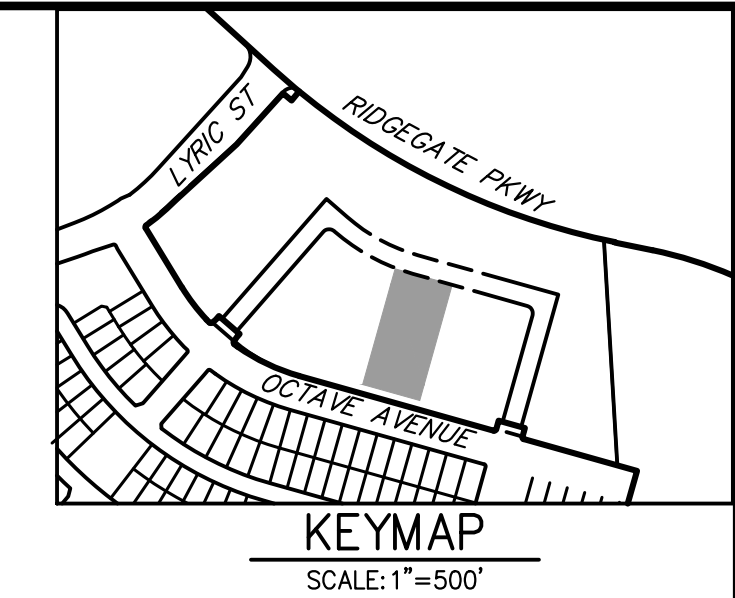
PREPARED FOR
LOKAL HOMES
 8310 S VALLEY HWY
 SUITE 115
 ENGLEWOOD, CO 80112
 (720) 656-4512

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

| H-SCALE | V-SCALE | DATE | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|----------|--------|-------------|----------|------------|
| 1"=30' | N/A | 3/3/23 | JCS | D/JG | |
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LYRIC TOWNHOMES AT RIDGEGATE
 OVERALL UTILITY PLAN

SHEET 12 OF 17
 JOB NO. 15950.11



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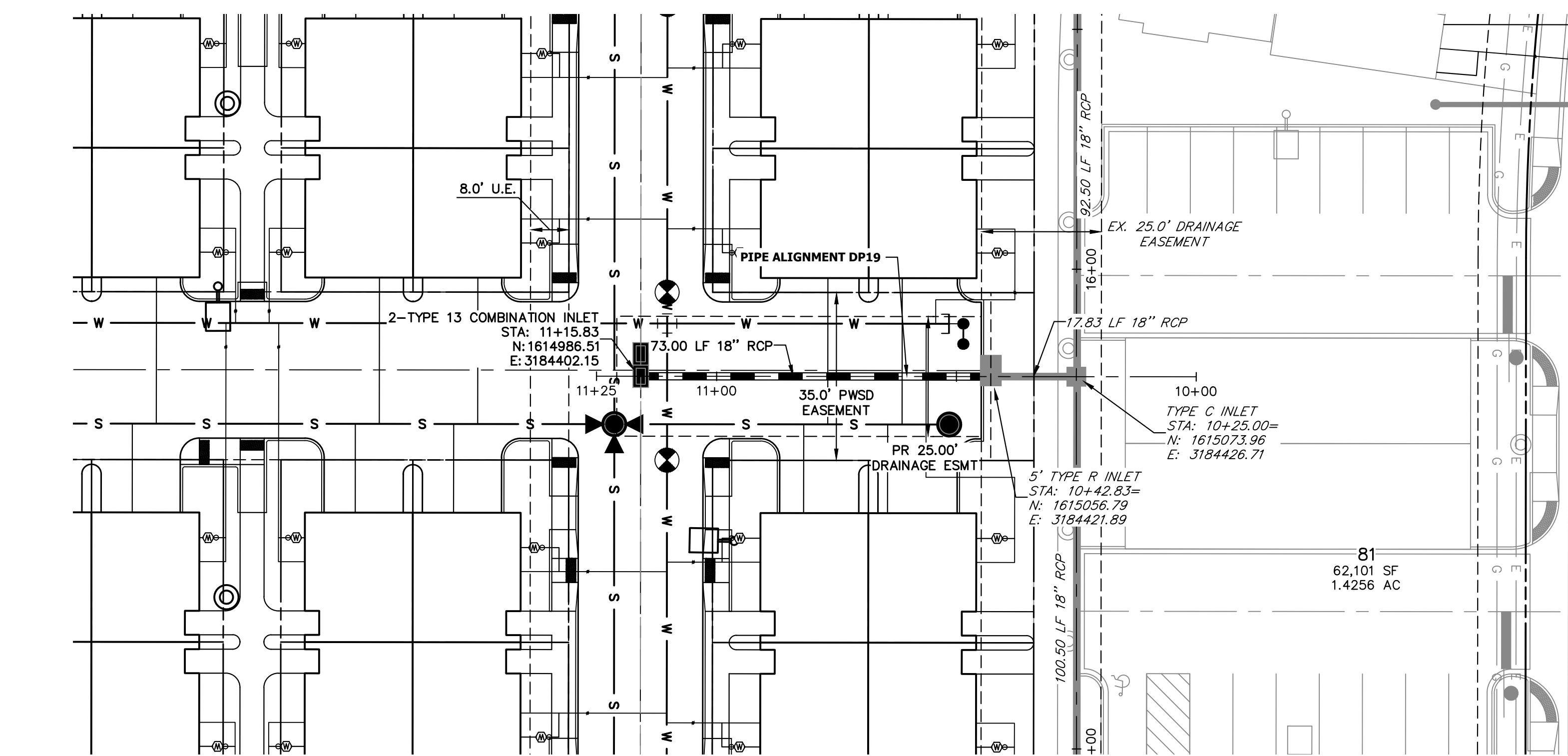
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| | | | | | | No. | DATE |
| 1"=20' | 1"=2' | 3/3/23 | MJP | DJG | | | |

LYRIC TOWNHOMES AT RIDGEGATE
STORM PLAN & PROFILE

SHEET 13 OF 17
 JOB NO. 15950.11

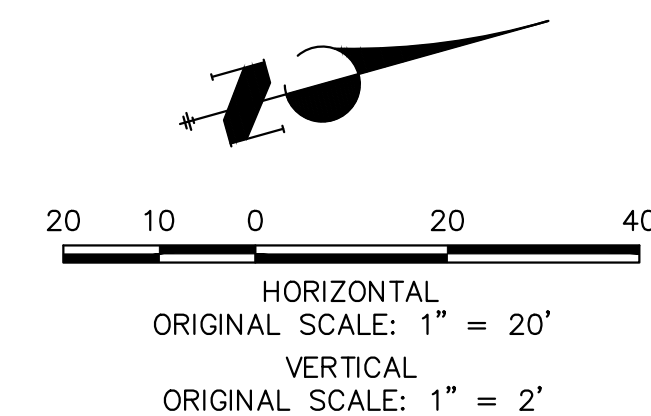
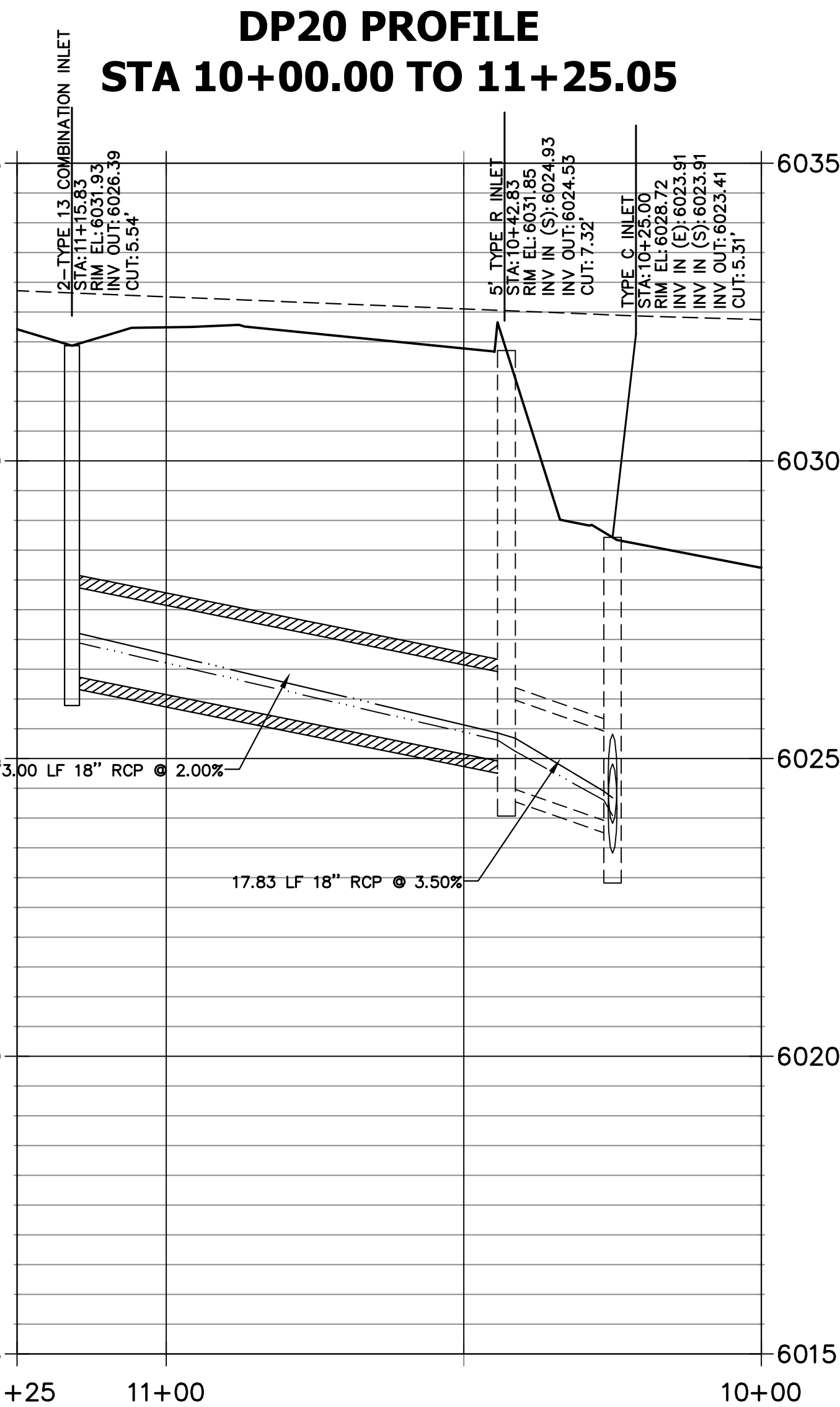


STORM SEWER NOTES:

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

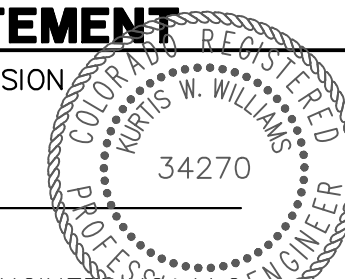
STORM PROFILE LEGEND

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



ENGINEER'S STATEMENT

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

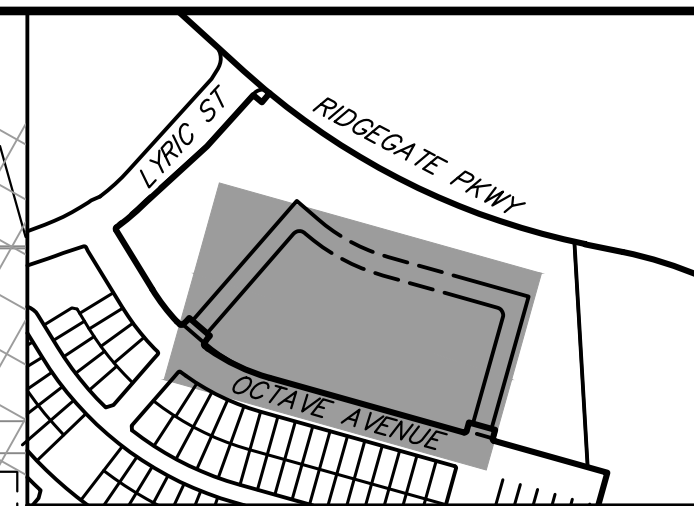
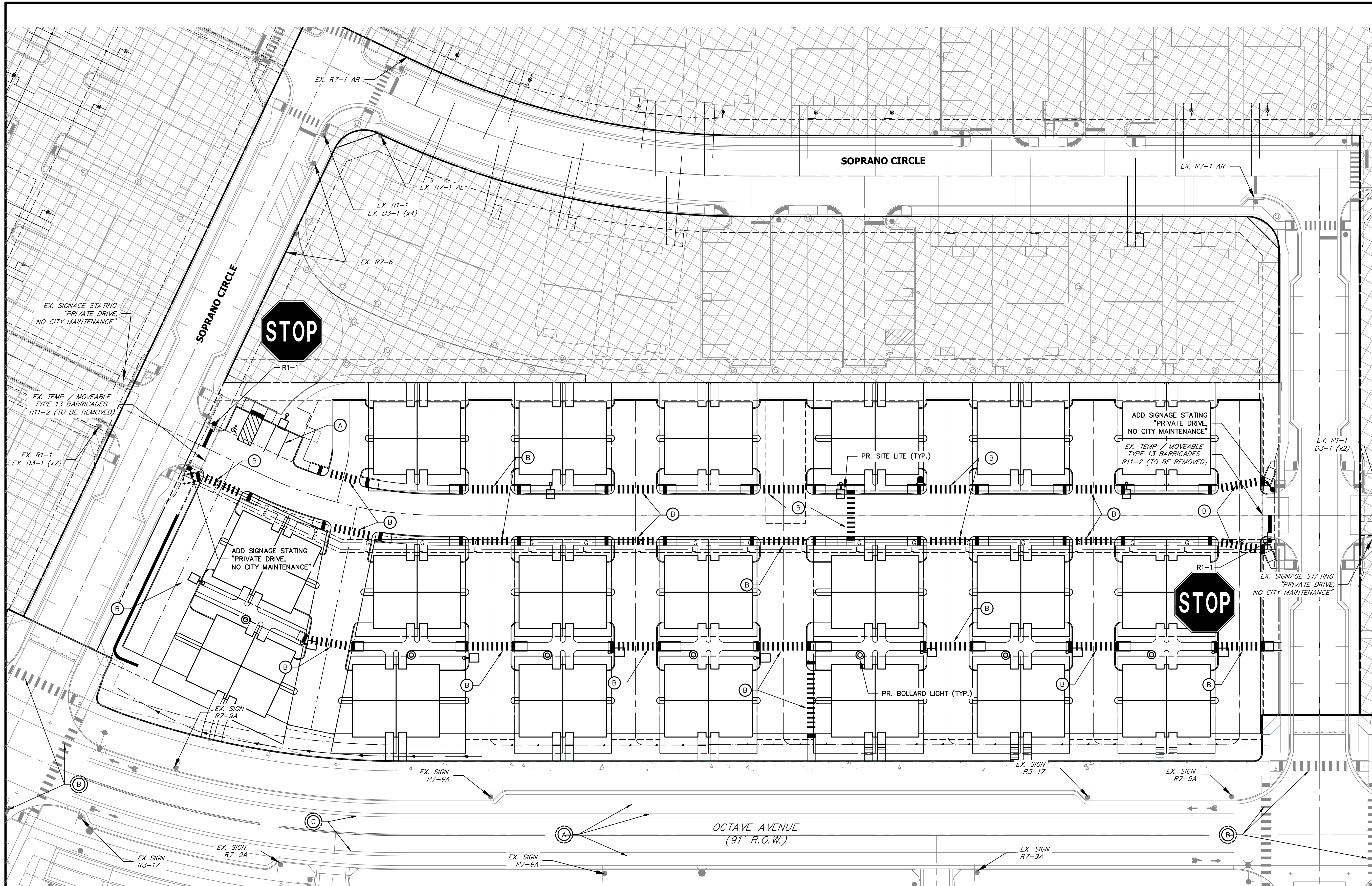


CITY OF LONE TREE

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| H-SCALE | 1"=30' |
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| V-SCALE | N/A |
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| DESIGNED BY | DUG |
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LYRIC TOWNHOMES AT
RIDGEGATE
SIGNAGE & STRIPING PLAN

SHEET 14 OF 17
JOB NO. 15950.11

LEGEND

| | | | |
|--|-----------------|--|--|
| | PROPOSED SIGN | | 4" WIDE, SOLID 9'x18" PARKING LOT STRIPING |
| | EXISTING SIGN | | CROSSWALK - 2'x6' SOLID WHITE, 4' GAP CENTERED IN LANE |
| | PROPOSED STRIPE | | CHANNELIZING LINE - 8" WIDE, SOLID WHITE |
| | EXISTING STRIPE | | |

CITY OF LONE TREE

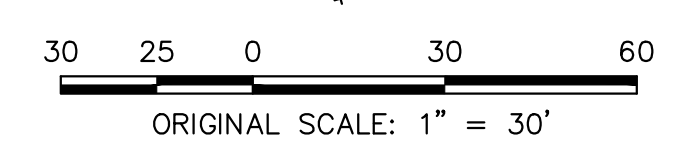
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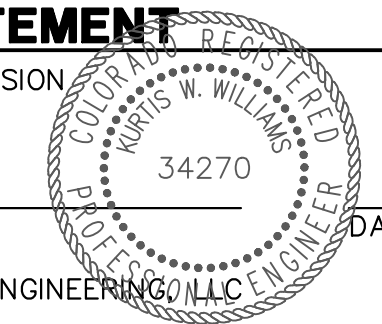


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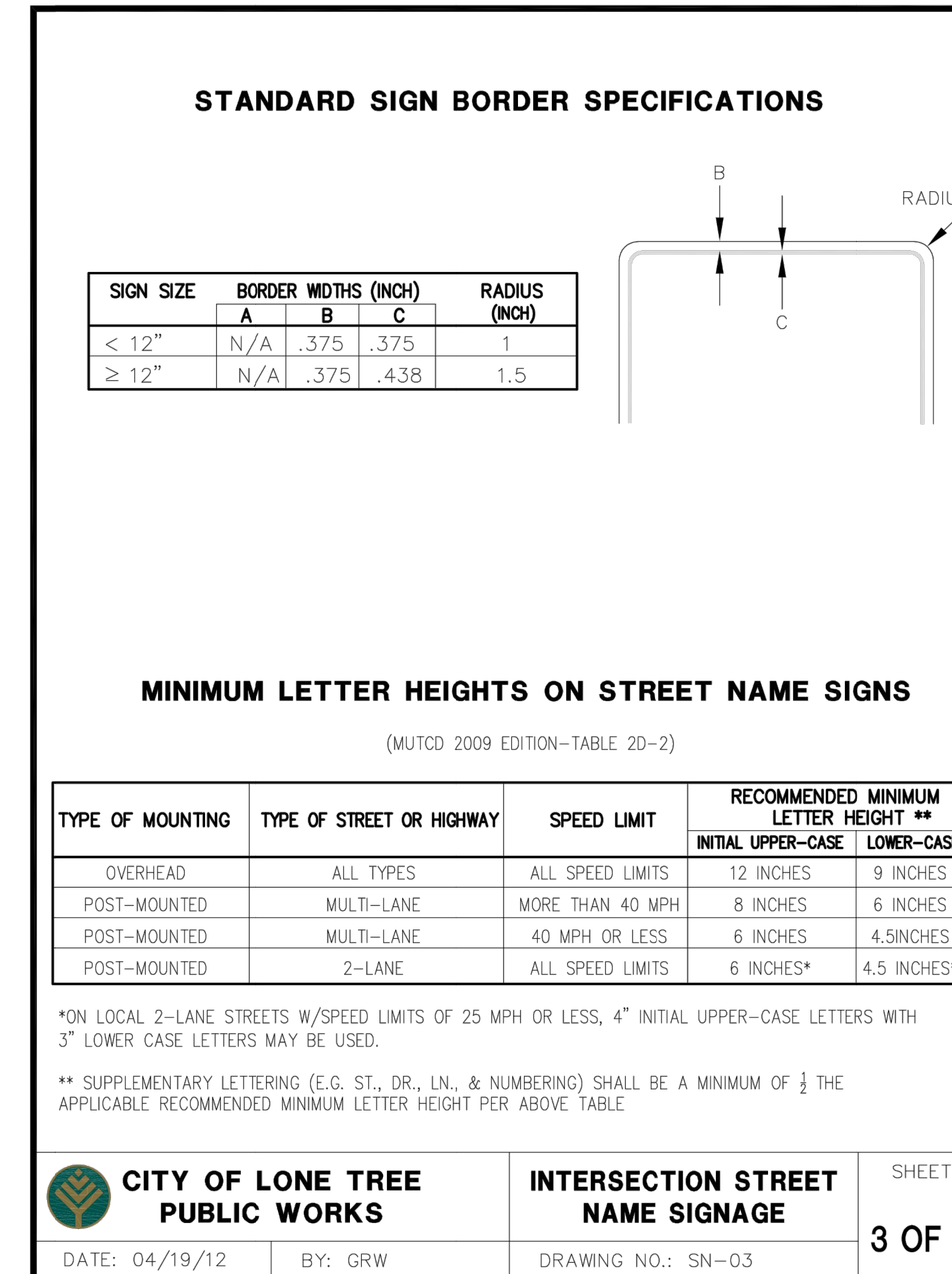
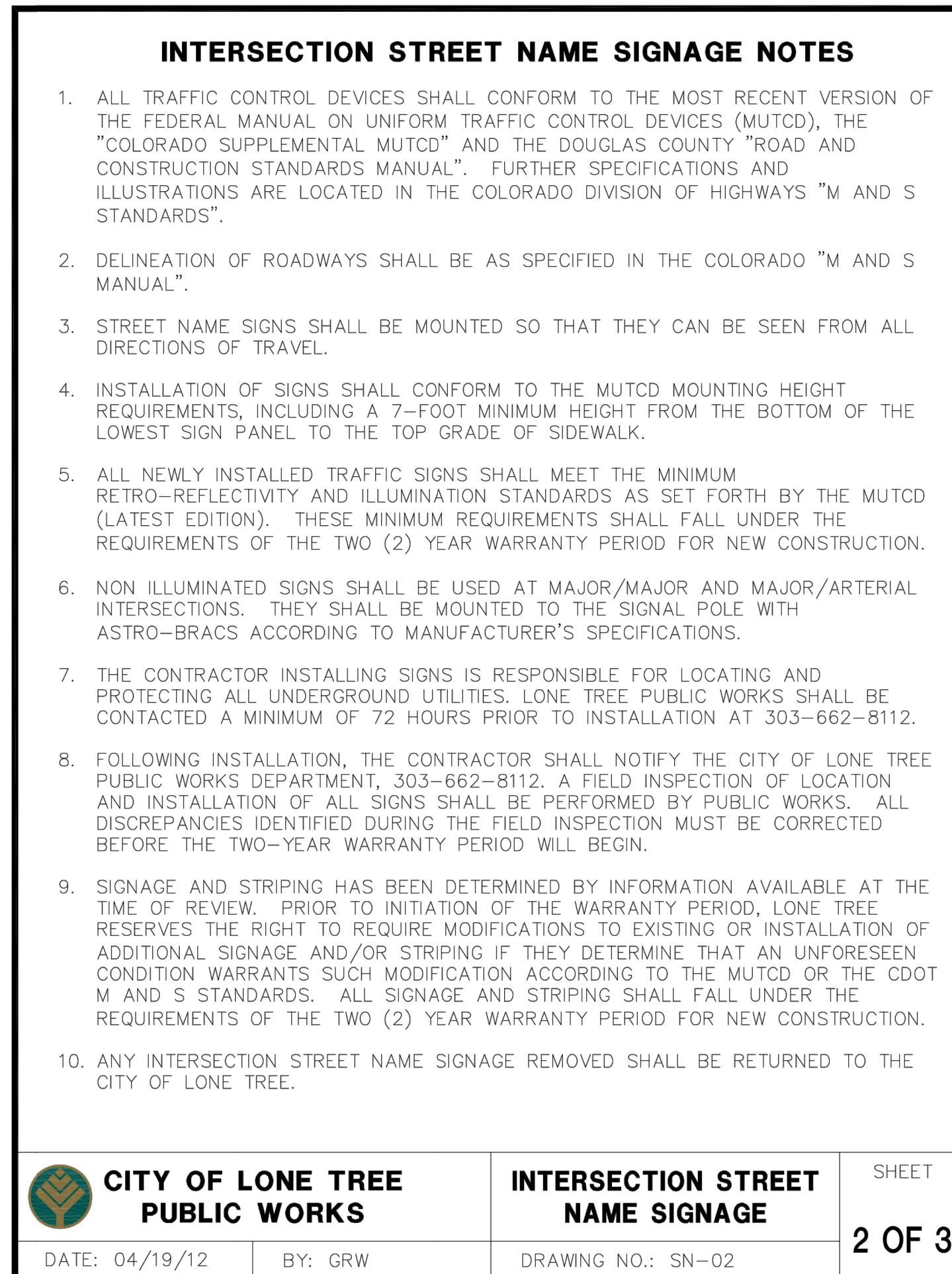
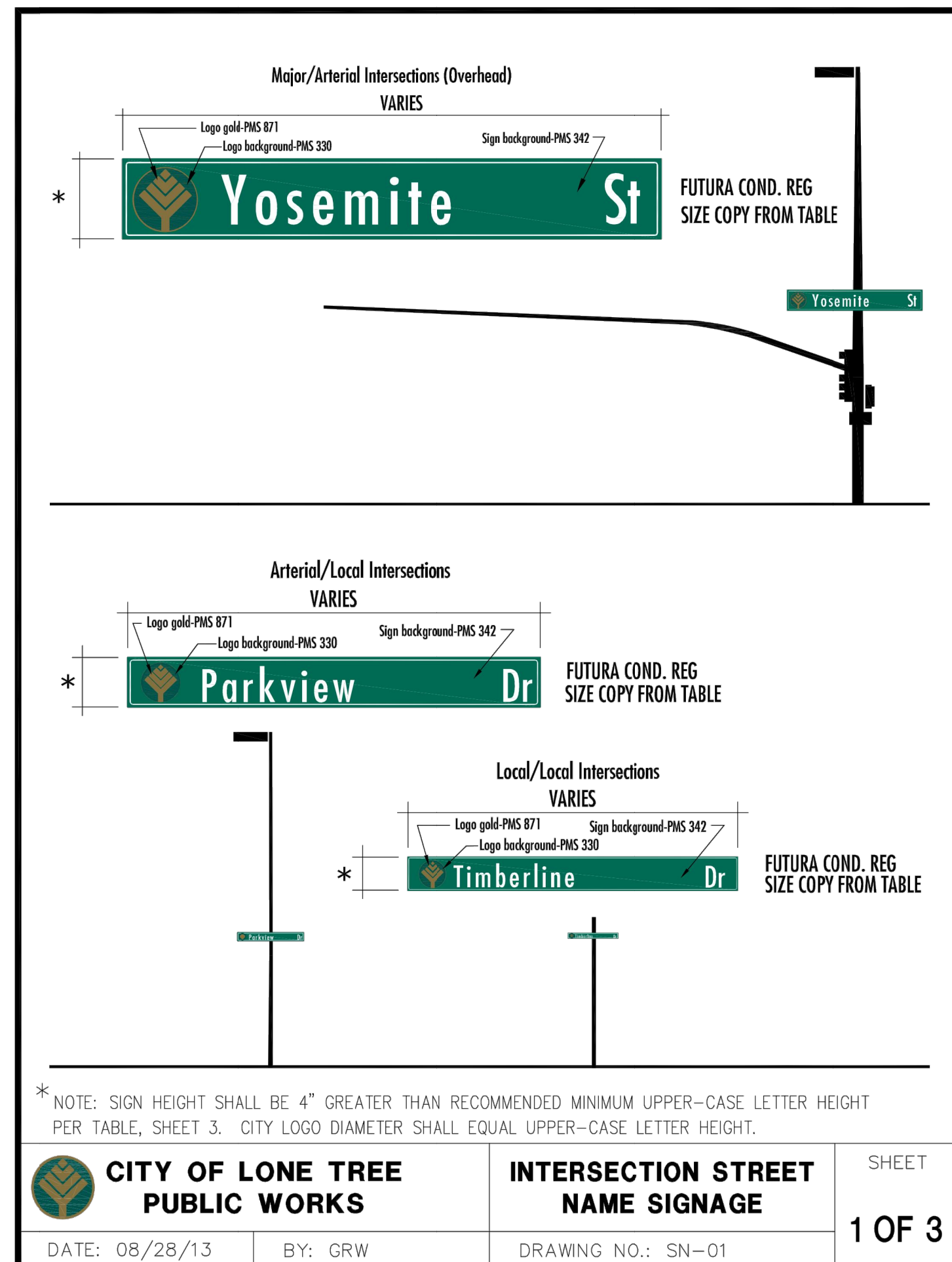
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NOTE:
PRIVATE DRIVES TO BE WHITE BACKGROUND WITH GREEN LETTERING AND NO CITY LOGO.

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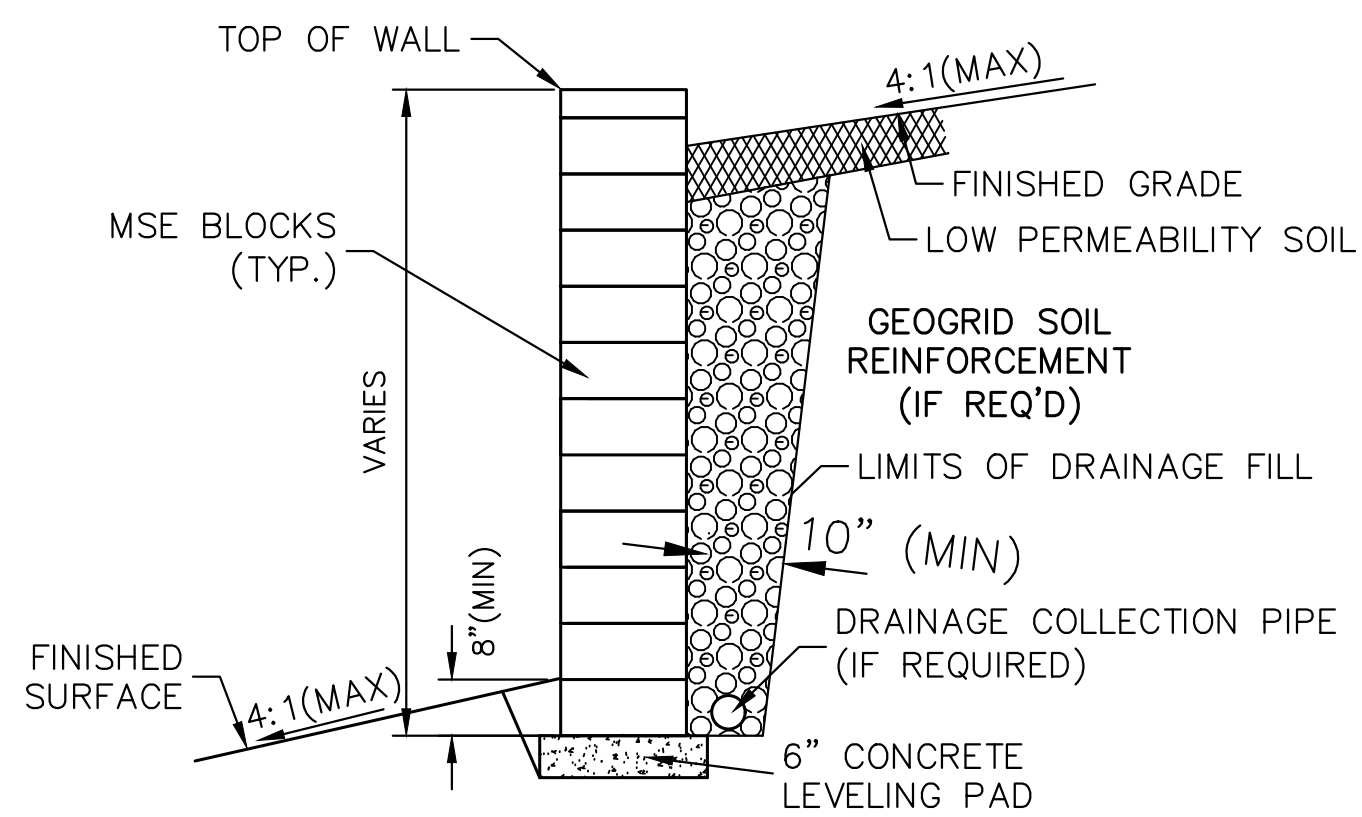
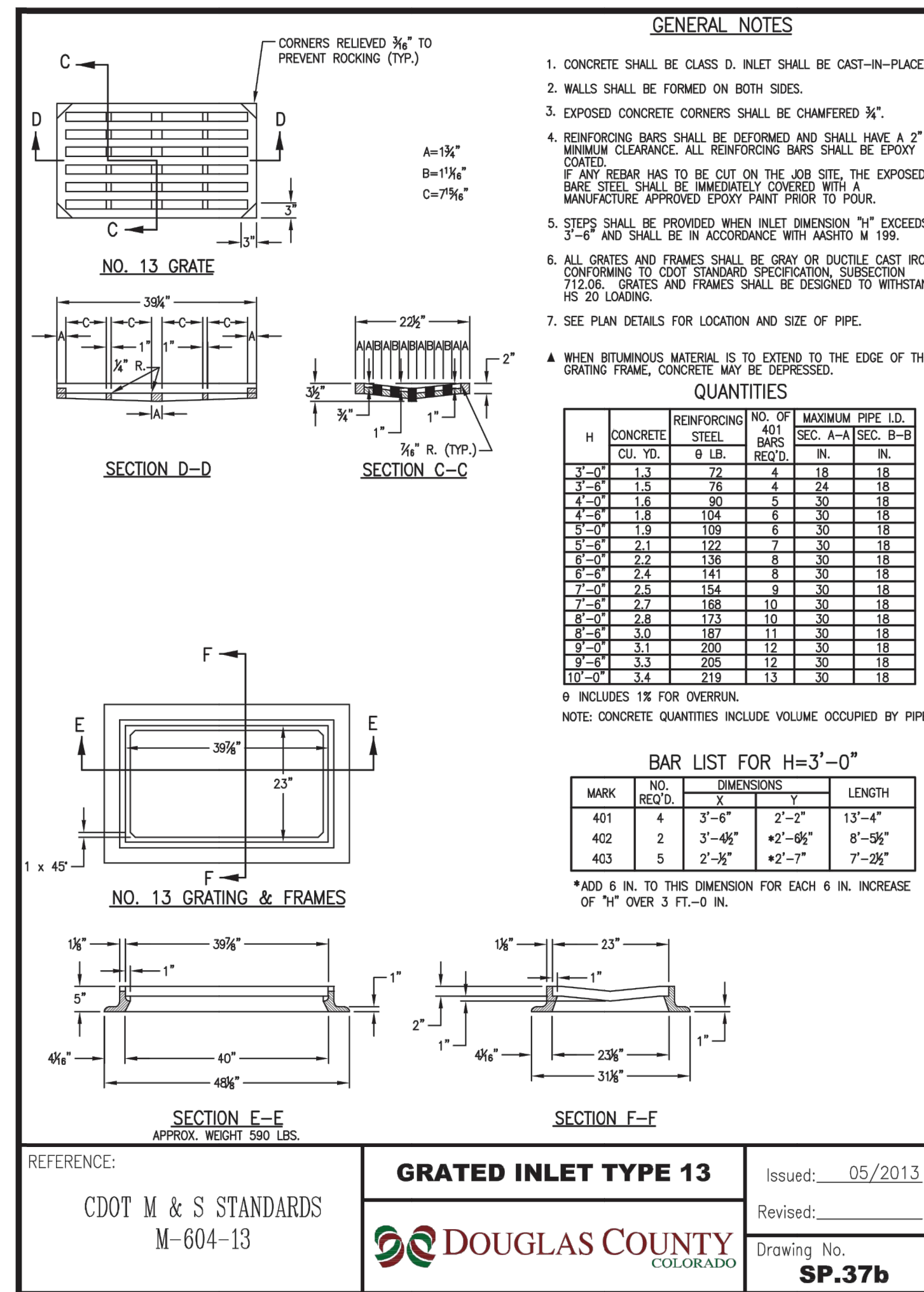
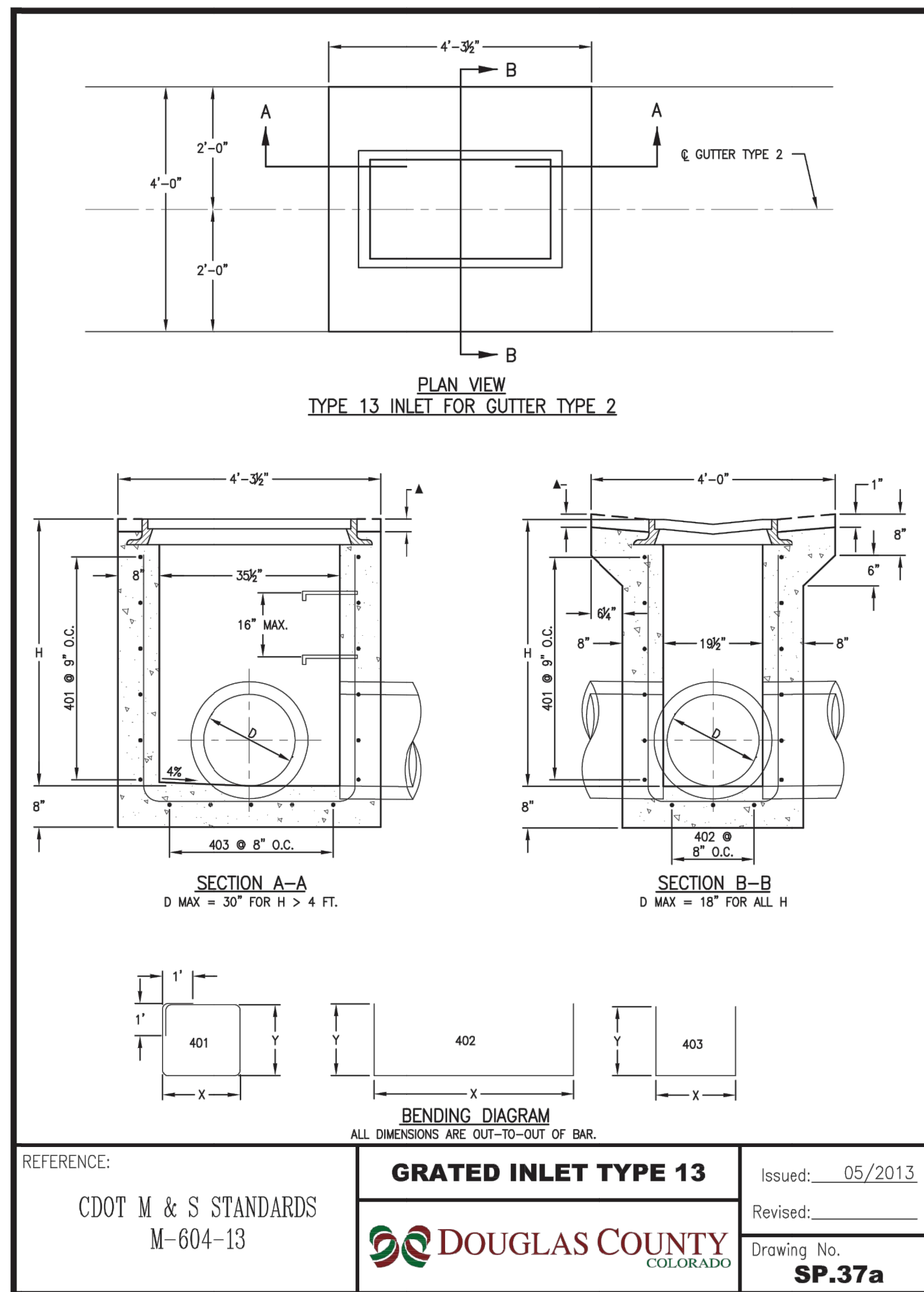
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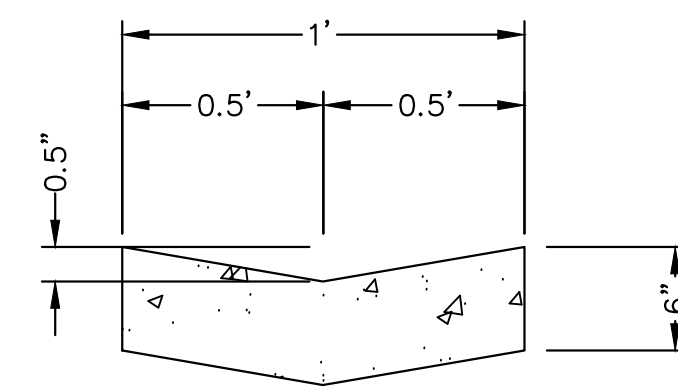
LYRIC TOWNHOMES AT RIDGEGATE
SITE AND ROADWAY DETAILS



NOTES:

- 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 HEREON.
- THE HORIZONTAL ALIGNMENT OF THE WALLS 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, 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.
- SUBMIT TO THE ARCHITECT AND OWNER/DEVELOPER A SAMPLE OF THE BLOCK OR WALL MATERIAL TO BE USED PRIOR TO INSTALLATION.
- 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.



1' CONCRETE PAN
SCALE: N.T.S.
(PRIVATE)
CLASS B CONCRETE W/ FIBERMESH
REINFORCEMENT AT 1-1.5 LBS PER CY

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H-SCALE: N/A
V-SCALE: N/A
DATE: 3/3/23
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

LYRIC TOWNHOMES AT RIDGEGATE
STORM DETAILS

SHEET 17 OF 17
JOB NO. 15950.11