

# RIDGEGATE SW VILLAGE AMENITY CENTER CIVIL CONSTRUCTION PLANS

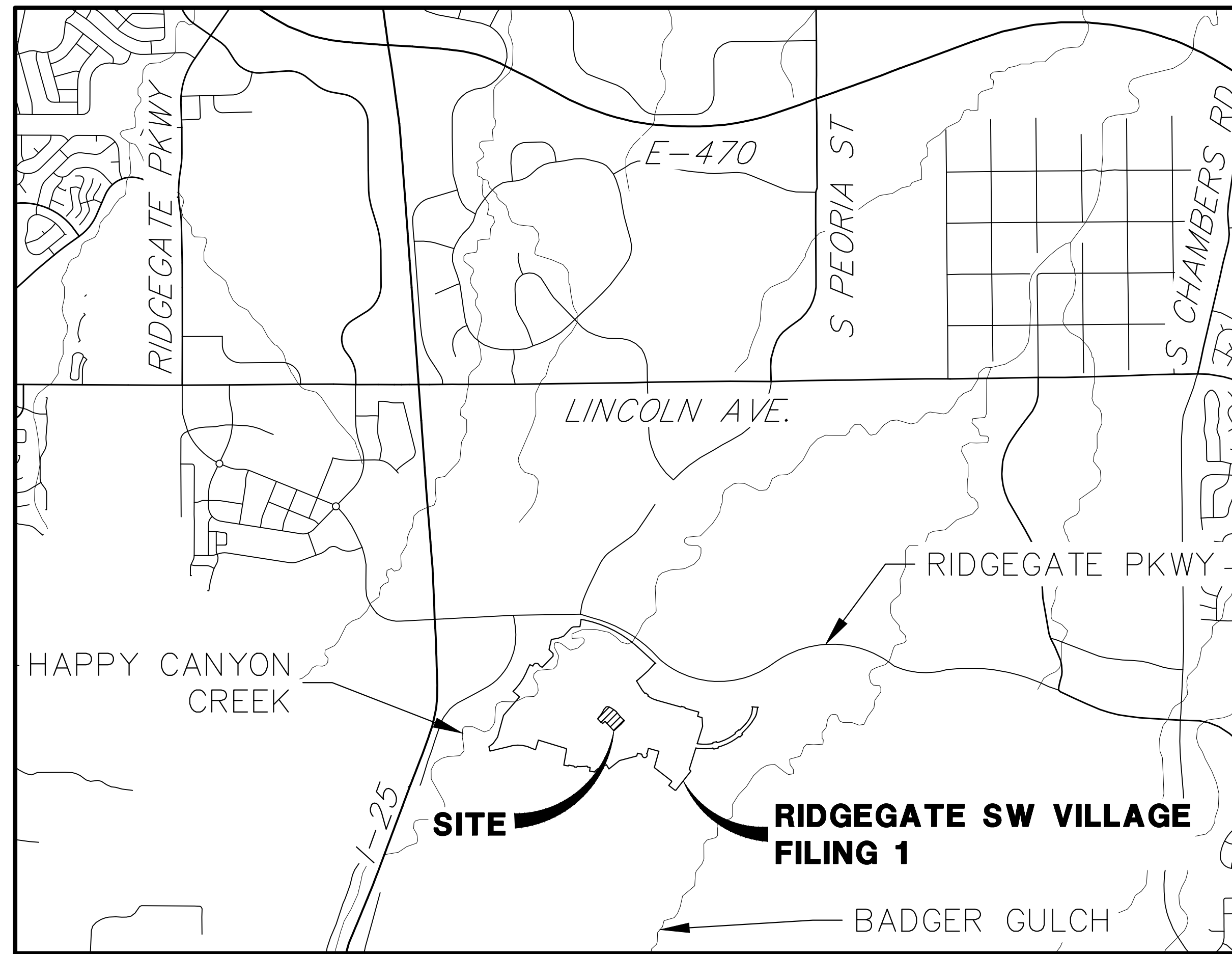
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY

LOCATED IN THE NW QUARTER OF THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

## ABBREVIATIONS

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



VICINITY MAP  
SCALE: 1"=2000'

## SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	LEGEND
4	OVERALL SITE PLAN
5	HORIZONTAL CONTROL PLAN
6	OVERALL GRADING PLAN
7-9	GRADING PLANS
10	OVERALL UTILITY PLAN
11	TRENCH DRAIN PLAN
12-14	PRIVATE LANDSCAPE DRAIN AND ROOF DRAIN PLAN
15	DRY UTILITY AND SLEEVING PLAN
16-17	STORM SEWER PLAN AND PROFILE
18-22	DETAILS
E100	SITE ELECTRIC PLAN
TOTAL	22

## 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.

## APPLICANT/OWNER

SH LYRIC, LLC  
9380 STATION ST.  
SUITE 600  
LONE TREE, CO 80124  
P~303.791.8180

## CIVIL ENGINEER

JR ENGINEERING  
7200 SOUTH ALTON WAY, SUITE C400  
CENTENNIAL, CO  
P~303.267.6220

## PLANNER

SAGE DESIGN GROUP  
1500 SOUTH PEARL STREET, SUITE 200  
DENVER, CO 80210  
P~303.470.2855

## TRAFFIC ENGINEER

JR ENGINEERING  
7200 SOUTH ALTON WAY, SUITE C400  
CENTENNIAL, CO  
P~303.267.6183

## GEOTECHNICAL ENGINEER

CTL THOMPSON, INC  
1971 WEST 12TH VAE.  
DENVER, CO 80204  
P~303.825.0777

## SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: CTL THOMPSON, INC  
PROJECT NUMBER: DN49,935.007-125-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.

## 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.

## 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).

CITY OF LONE TREE

DATE

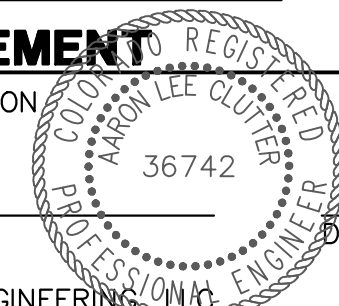
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

## ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
COLORADO P.E. 36742  
FOR AND ON BEHALF OF JR ENGINEERING



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

PREPARED FOR  
SH LYRIC, LLC  
9380 STATION ST.  
SUITE 600  
LONE TREE, CO 80124  
OFFICE PHONE  
(303) 791-8180



BY	DATE
US	10/17/22
JK	1/27/23
RKM	4/09/24
JCS	5/15/24

AMENITY SITE AT RIDGEGATE SW VILLAGE	COVER SHEET
SHEET 1 OF 22	JOB NO. 15950.06





**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	---	---
CENTERLINE	---	---
WIRE FENCE	---	---
CABLE TV	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
UNDERDRAIN	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOUR	---	---
DEPRESSION CONT. (INDEX)	---	---
DEPRESSION CONT. (INTER)	---	---

**UTILITIES LEGEND**

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

**MONUMENTATION LEGEND**

ALUMINUM CAP - FOUND	● <sub>AC</sub>
BRASS CAP - FOUND	● <sub>BC</sub>
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	● <sub>NAIL &amp; WASHER</sub>
PANEL - FOUND	⊕
PK NAIL - FOUND	● <sub>PK NAIL</sub>
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/TRaverse POINT - SET	△

**TRAFFIC LEGEND**

	EXISTING	PROPOSED
TRAFFIC SIGNAL BOX	⊕	⊕
TRAFFIC SIGNAL POLE	⊕	⊕
TRAFFIC SIGNAL	⊕	⊕
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	⊕	⊕

**LANDSCAPE LEGEND**

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

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

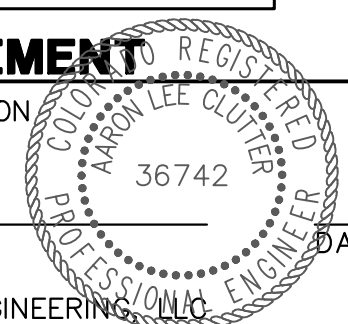


Know what's below. Call before you dig.

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING



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

PREPARED FOR  
**SH LYRIC, LLC**  
 9380 STATION ST.  
 SUITE 600  
 LONE TREE, CO 80124  
 OFFICE PHONE  
 (303) 791-8180

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

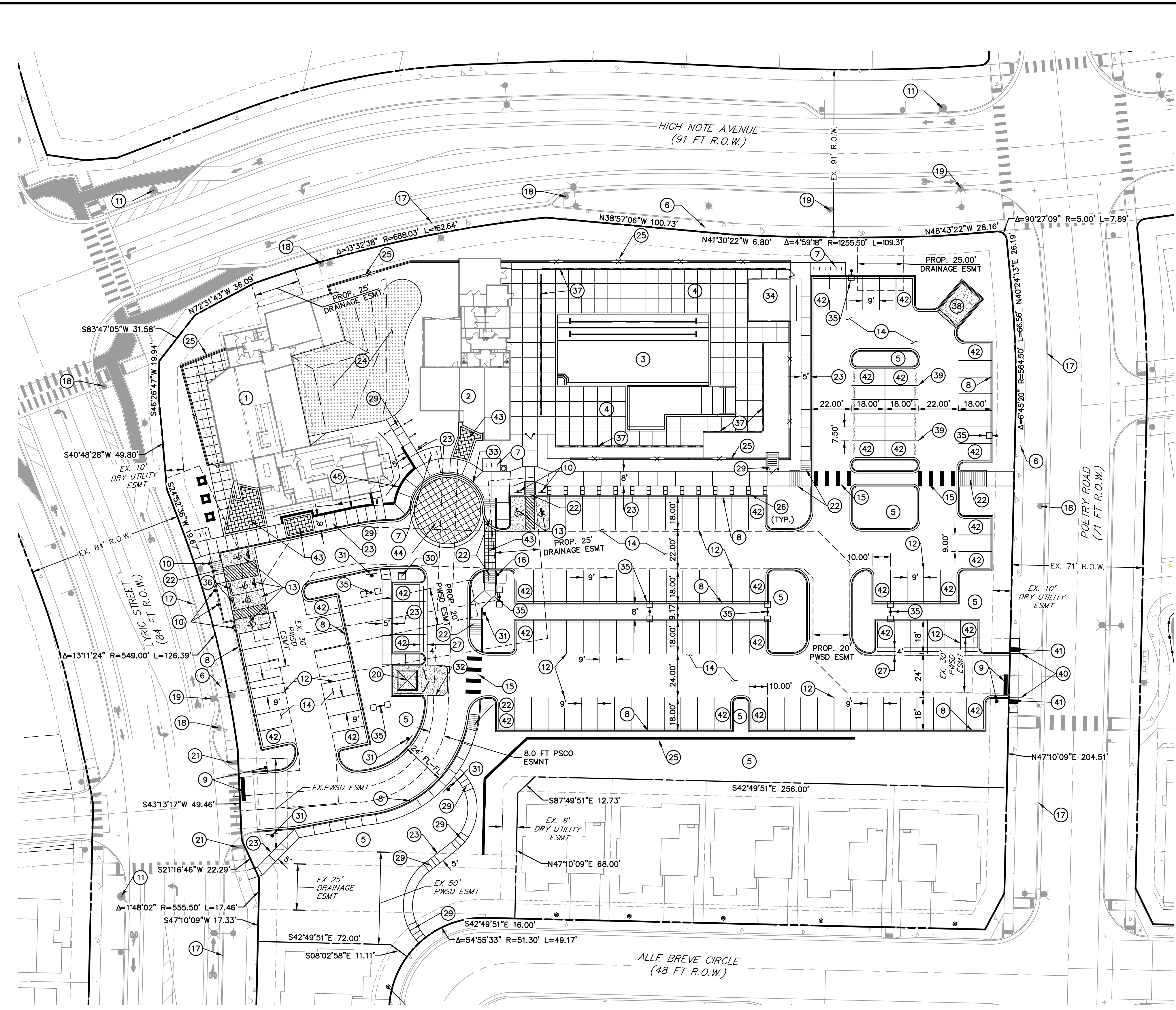
BY	DATE	REVISION
JCS	10/17/22	1 REVISED PER 1ST CITY COMMENTS
KK	1/27/23	2 REVISED PER 2ND CITY COMMENTS
RKM	4/09/24	3 REVISED PER 3RD CITY COMMENTS
JCS	5/15/24	REVISED PER CITY COMMENT

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	5/17/24	MEP	MEP	

AMENITY SITE AT RIDGEGATE SW VILLAGE

LEGEND





**SCHEDULE NOTES**

- 1 PROPOSED AMENITY BUILDING. REF. ARCHITECTURAL PLANS.
- 2 PROPOSED FITNESS BUILDING. REF. ARCHITECTURAL PLANS.
- 3 PROPOSED SWIMMING POOL. REF. SWIMMING POOL PLANS.
- 4 PROPOSED CONCRETE POOL DECK. REF. ARCHITECTURAL PLANS.
- 5 PROPOSED LANDSCAPE AREA. REF. LANDSCAPE PLANS.
- 6 EXISTING SIDEWALK (WIDTH VARIES) TO REMAIN.
- 7 PROPOSED BIKE RACKS ON CONCRETE PAD. REF. LANDSCAPE PLANS FOR DETAIL.
- 8 PROPOSED 6" HIGH CURB WITH 1" GUTTER. REF. SITE DETAILS.
- 9 INSTALL R1-1 "STOP" SIGN AND 18" WIDE WHITE STOP BAR STRIPING PER MUTCD, INCLUDING STEEL POST AND CONCRETE POST BASE.
- 10 INSTALL R7-8 "ACCESSIBLE PARKING" SIGNAGE PER MUTCD AND ADAAG, INCLUDING STEEL POST AND CONCRETE POST BASE. REF. SITE DETAILS.
- 11 EXISTING FIRE HYDRANT TO REMAIN
- 12 PAINT OR INSTALL 4" WIDE WHITE 9'X18" REGULAR PARKING STALL STRIPING.
- 13 INSTALL 6" REINFORCED THICK CONCRETE PAD FOR ADA PARKING AREAS IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. PAINT OR INSTALL ADA-ACCESSIBLE PARKING AREA STRIPING AND SYMBOLS PER ADAAG.
- 14 CONSTRUCT ASPHALT PAVING PER THE REQUIREMENTS OF THE GEOTECHNICAL INVESTIGATION.
- 15 INSTALL 2' x 8' WIDE WHITE CROSSWALK STRIPING 4.0 FEET ON CENTER PER MUTCD.
- 16 PROPOSED FIRE HYDRANT. REF. PWSO WATER AND SEWER PLANS (UNDER SEPARATE COVER).
- 17 EXISTING CURB AND GUTTER TO REMAIN
- 18 EXISTING SIGNAGE TO REMAIN (TYP)
- 19 EXISTING SITE LIGHT TO REMAIN
- 20 PROPOSED TRASH ENCLOSURE. REF. ARCHITECTURAL PLANS FOR DETAIL.
- 21 EXISTING ADA ACCESSIBLE RAMP TO REMAIN.
- 22 PROPOSED ADA-ACCESSIBLE RAMP. REF. SITE DETAILS.
- 23 PROPOSED CONCRETE SIDEWALK (WIDTH AS SHOWN HEREON) REF. SITE DETAILS
- 24 ARTIFICIAL TURF AREA TO BE INSTALLED PER MANUFACTURER REQUIREMENTS. REF. LANDSCAPE PLANS
- 25 EXISTING RETAINING WALL.
- 26 PROPOSED 2'X2' CURB STEPPERS, REF. LANDSCAPE PLANS FOR DETAIL.
- 27 PROPOSED 4" CROSSSPAN. REF. SITE DETAILS.
- 28 PROPOSED FENCE. REF. LANDSCAPE PLANS.
- 29 PROPOSED STAIRS. REF. GRADING PLANS.
- 30 ANTICIPATED TRANSFORMER LOCATION, CONTRACTOR TO CONFIRM WITH UTILITY SERVICE PROVIDER PRIOR TO CONSTRUCTION
- 31 INSTALL FIRE LANE SIGNAGE IN ACCORDANCE WITH MUTCD AND IFC REQUIREMENTS. BOTTOM EDGE OF SIGN TO BE A MINIMUM OF 7 FT. ABOVE SURFACE AND 24" FROM FLOWLINE OF CURB.
- 32 PROPOSED CONCRETE TRASH ENCLOSURE PAD TO BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION.
- 33 PROPOSED 4" HIGH MOUNTABLE CURB. REF. SITE DETAILS.
- 34 PROPOSED PAVILION. REF. ARCHITECTURAL PLANS FOR DETAIL.
- 35 INSTALL SITE LIGHTING (TYPICAL), INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, CONNECTION HARDWARE, AND CONDUIT. REFER TO PHOTOMETRIC AND SITE ELECTRIC PLANS FOR FIXTURE CUT SHEET, POLE BASE DETAIL, CONDUIT SIZING, RUN TERMINUS, AND OTHER WIRING REQUIREMENTS.
- 36 CONCRETE WHEEL STOP. REF. SITE DETAILS.
- 37 INSTALL TRENCH DRAIN, REF. SITE DETAILS.
- 38 INSTALL 6" THICK REINFORCED CONCRETE PAD FOR MAINTENANCE SHED IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.
- 39 PAINT OR INSTALL 4" WIDE WHITE 7.5'X18" COMPACT PARKING STALL STRIPING.
- 40 EXISTING SIDEWALK AND COMMERCIAL CURB CUT INSTALLED WITH THE RIDGEGATE FILING 1 IMPROVEMENTS. CONTRACTOR TO REMOVE THE EXISTING SIDEWALK AS NEEDED FOR INSTALLATION OF NEW ASPHALT DRIVE
- 41 INSTALL TRUNCATED DOMES IN ACCORDANCE WITH ADA REQUIREMENTS.
- 42 10' WIDE PARKING STALL.
- 43 6" MIN. DEPTH PATTERNED CONCRETE SIDEWALK TO BE INSTALLED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION. SAWCUT 2" X 2" SQUARE PATTERN.
- 44 6" MIN. DEPTH PATTERNED CONCRETE PASSENGER DROP-OFF AREA TO BE INSTALLED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION. SAWCUT 3' X 3' SQUARE PATTERN.
- 45 RETAINING WALL. LESS THAN 30" IN HEIGHT.

**NOTES**

1. ALL STRIPING SHALL BE EPOXY PAINT.
2. ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH DOUGLAS COUNTY STANDARDS UNLESS OTHERWISE NOTED.
3. ALL SIGNAGE AND STRIPING SHALL BE PER MUTCD
4. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE
5. ALL CURB AND GUTTER IS 6" VERTICAL CATCH/SPILL W/1" GUTTER. REFERENCE SITE DETAILS FOR MORE INFORMATION

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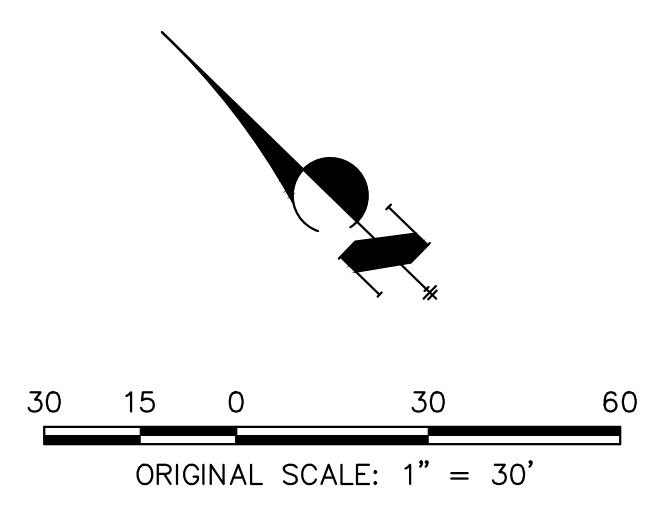
**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING

**CAUTION - NOTICE TO CONTRACTOR**

THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF THE UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL ABOVE GROUND AND UNDERGROUND UTILITIES.



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PREPARED FOR  
 SH LYRIC, LLC  
 9380 STATION ST.  
 SUITE 600  
 LONE TREE, CO 80124  
 OFFICE PHONE  
 (303) 791-8180

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

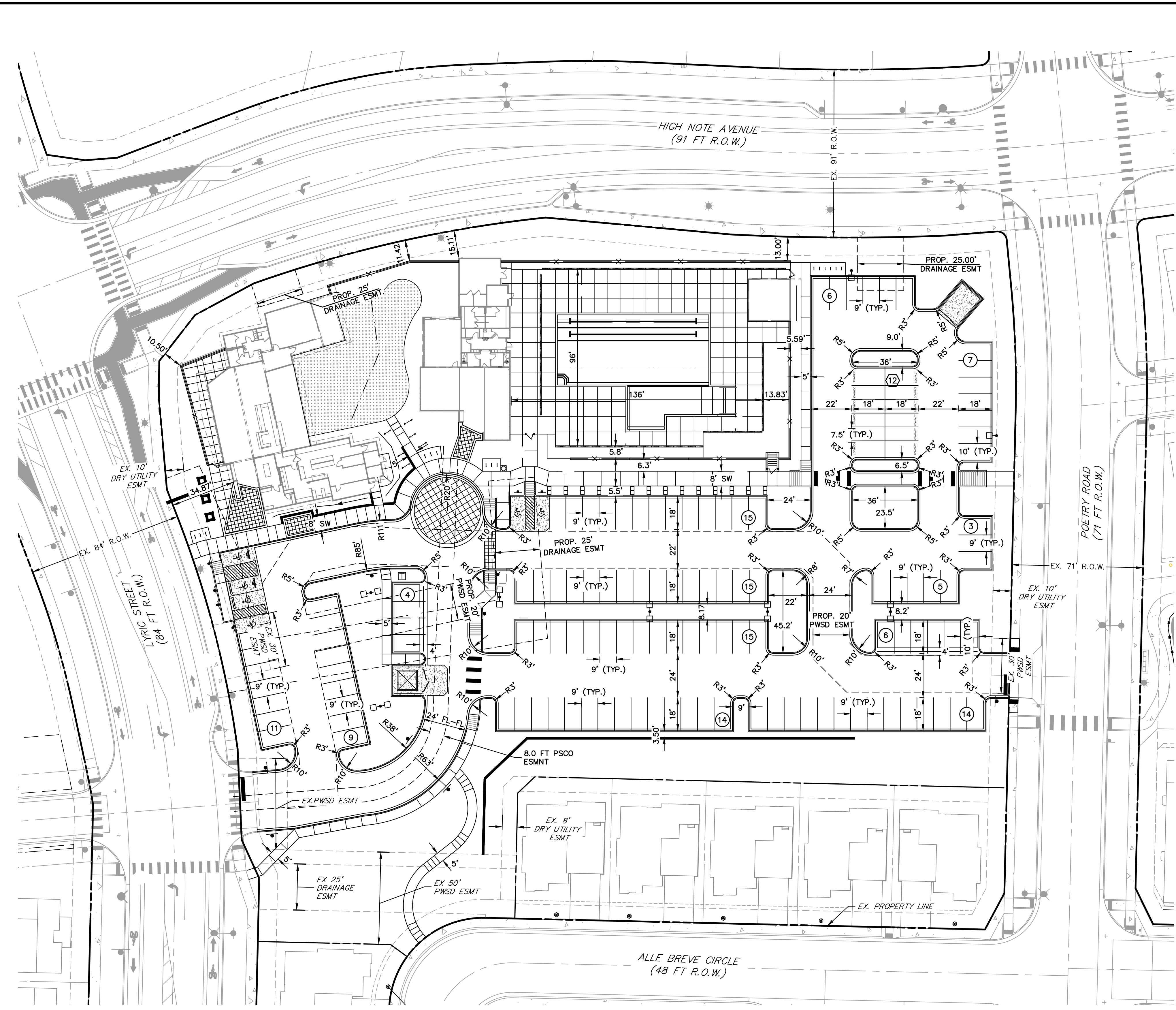
NO.	REVISION	DATE
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AMENITY SITE AT RIDGEGATE SW VILLAGE  
 OVERALL SITE PLAN

SHEET 4 OF 22  
 JOB NO. 15950.06





**LEGEND**

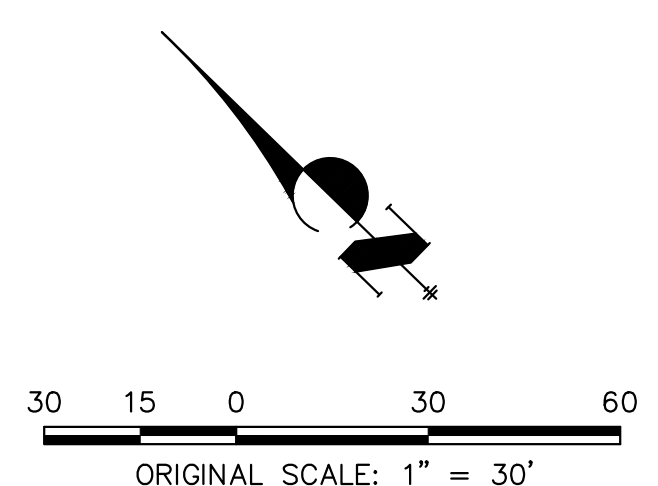
- ===== CURB & GUTTER W/ PAN
- PROPOSED SIDEWALK
- (X) PARKING COUNT (9'x18' REGULAR PARKING STALL)
- (X) PARKING COUNT (7.5'x18' COMPACT PARKING STALL)
- (♿) ACCESSIBLE PARKING STALL
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING ROW
- PROPOSED ROW
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE

**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.

**NOTE:**

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION SERVICES.



CITY OF LONE TREE

DATE

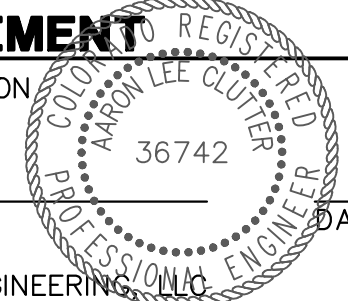
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ENGINEERING DIVISION ACCEPTANCE BLOCK

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING



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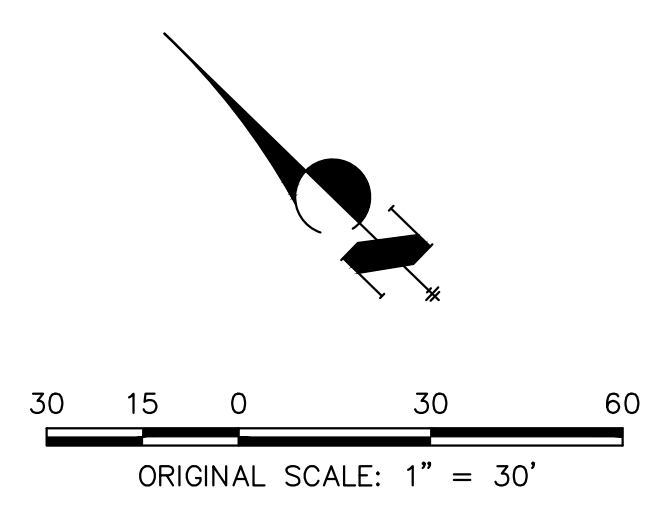
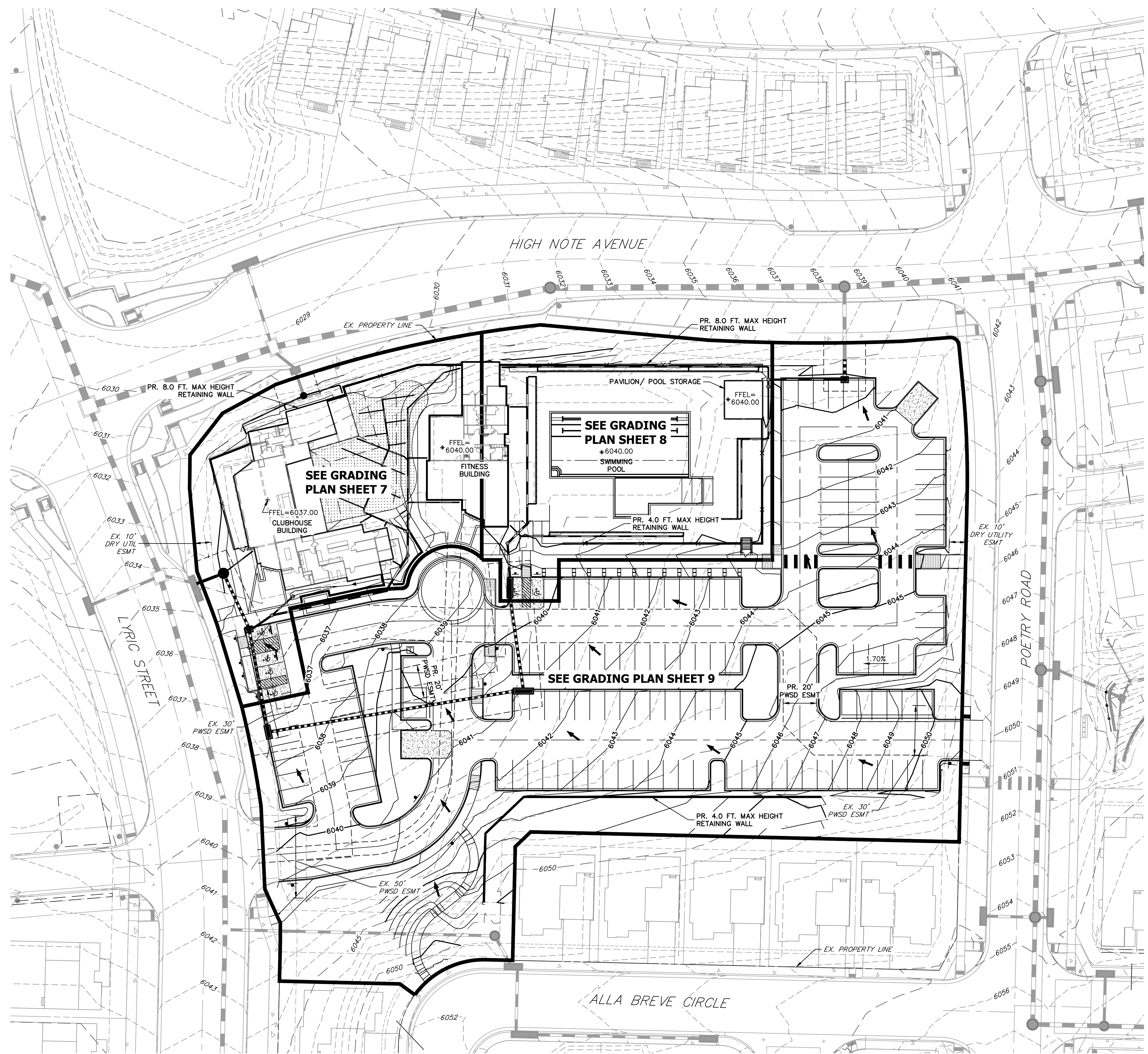
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AMENITY SITE AT RIDGEGATE SW VILLAGE  
 HORIZONTAL CONTROL PLAN





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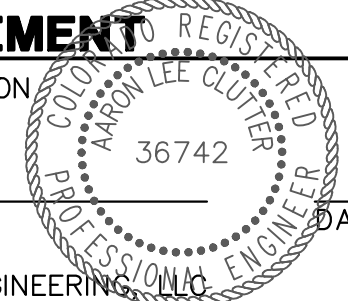


Know what's below.  
Call before you dig.

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AMENITY SITE AT RIDGEGATE SW VILLAGE

OVERALL GRADING PLAN

SHEET 6 OF 22

JOB NO. 15950.06

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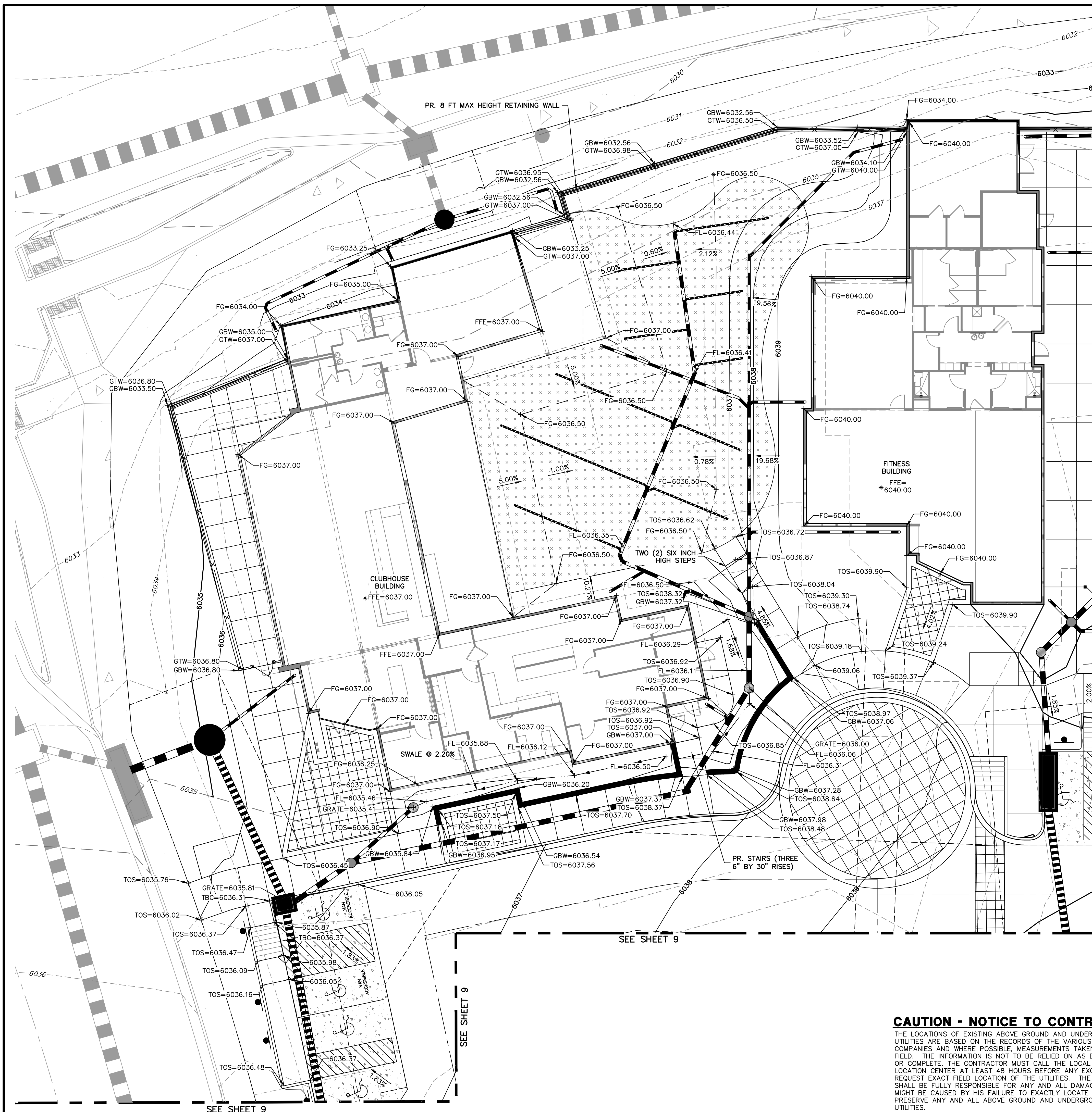
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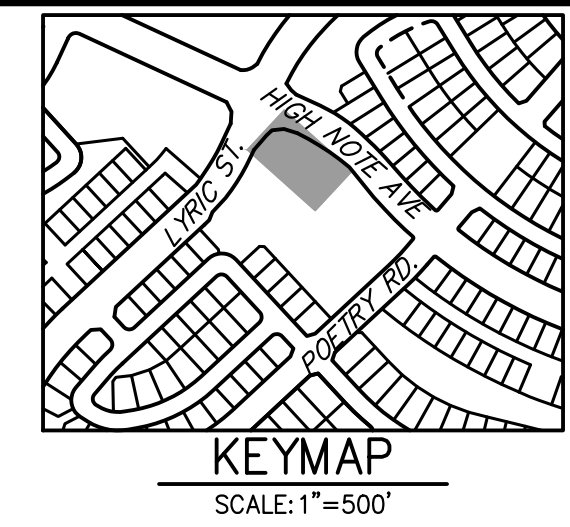
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GRATE	TOP OF INLET GRATE
GTW	GRADE AT TOP OF WALL
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TBC	TOP BACK OF CURB
TOM	TOP OF WOOD MULCH
TOS	TOP OF SIDEWALK
TP	TOP OF PAVEMENT
⊙	CATCH CURB
⊗	SPILL CURB



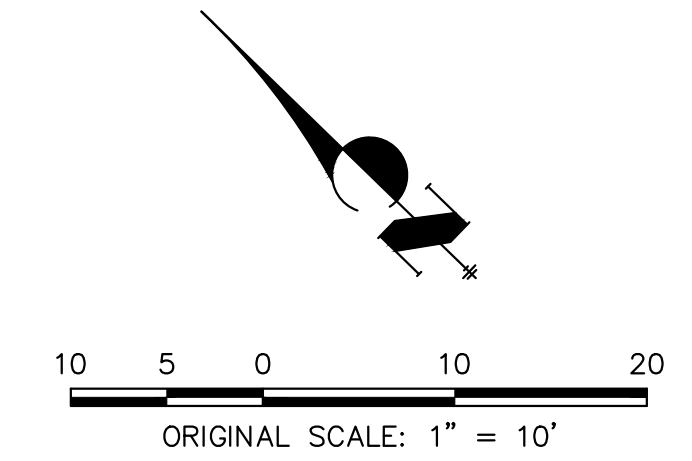
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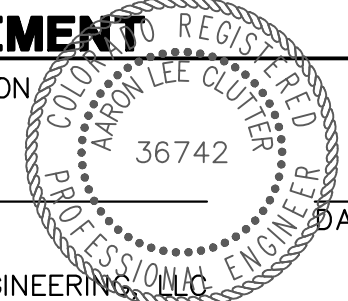
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ENGINEERING DIVISION ACCEPTANCE BLOCK

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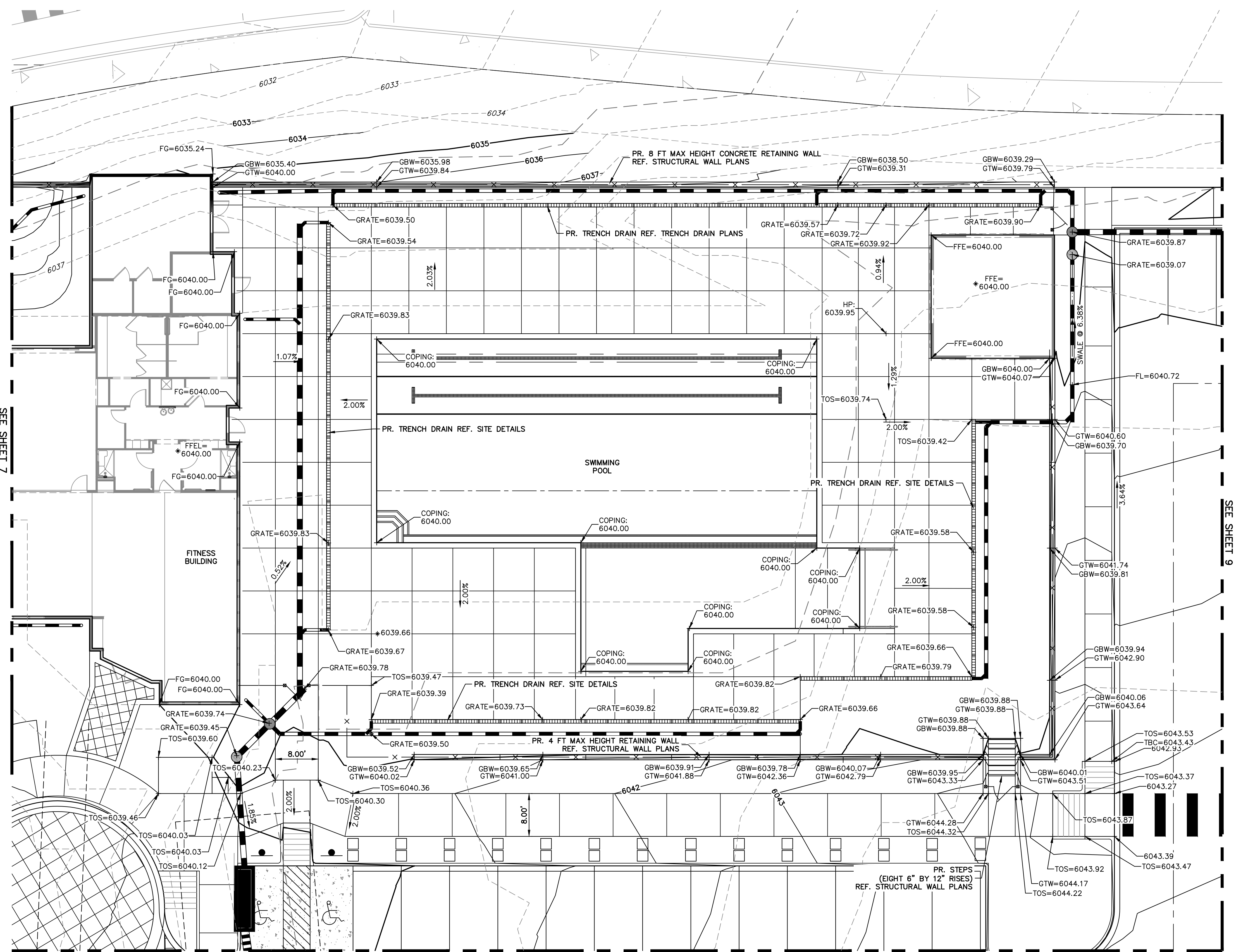
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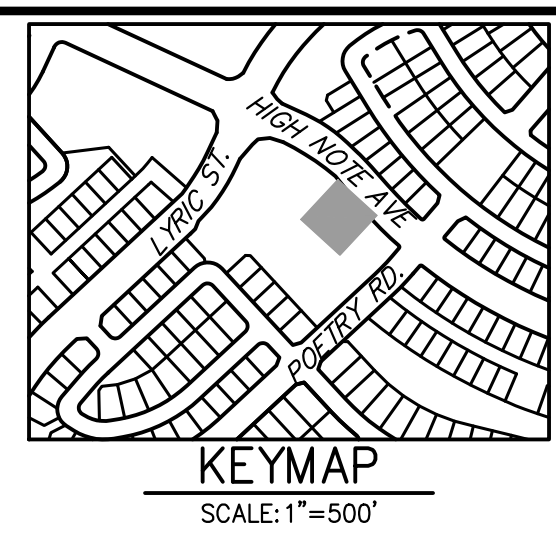
AMENITY SITE AT RIDGEGATE SW VILLAGE	GRADING PLANS
SHEET 7 OF 22	JOB NO. 15950.06





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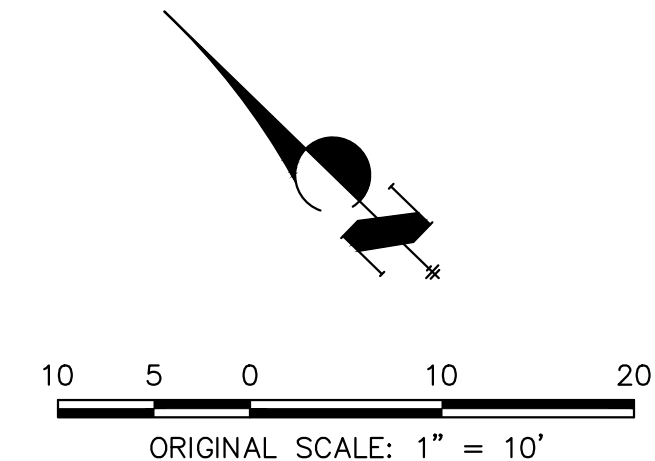
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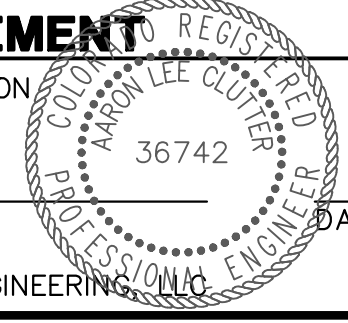
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ENGINEERING DIVISION ACCEPTANCE BLOCK

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PREPARED UNDER MY SUPERVISION

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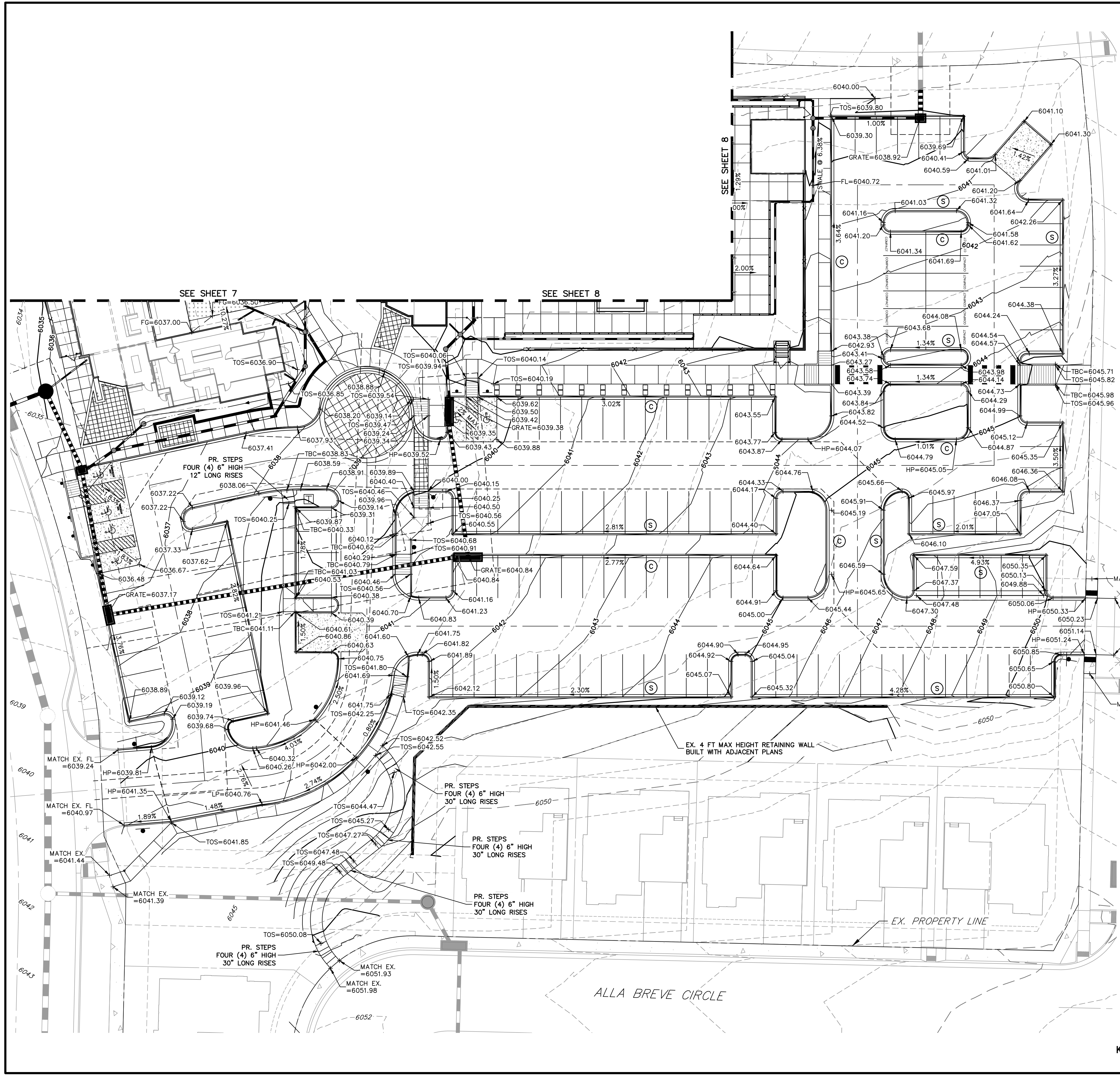
  

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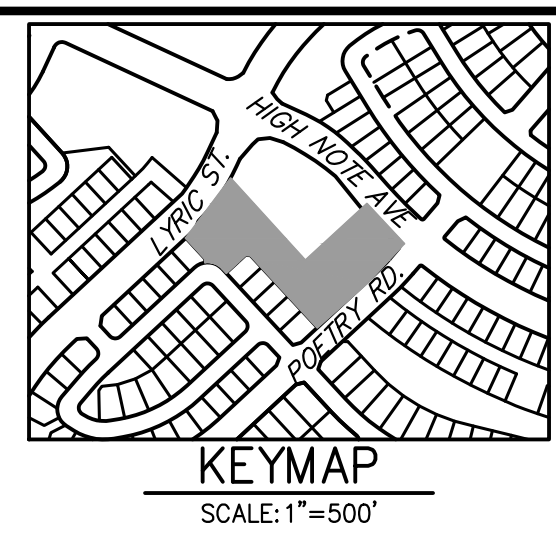
AMENITY SITE AT RIDGEGATE SW VILLAGE	GRADING PLANS
SHEET 8 OF 22	JOB NO. 15950.06





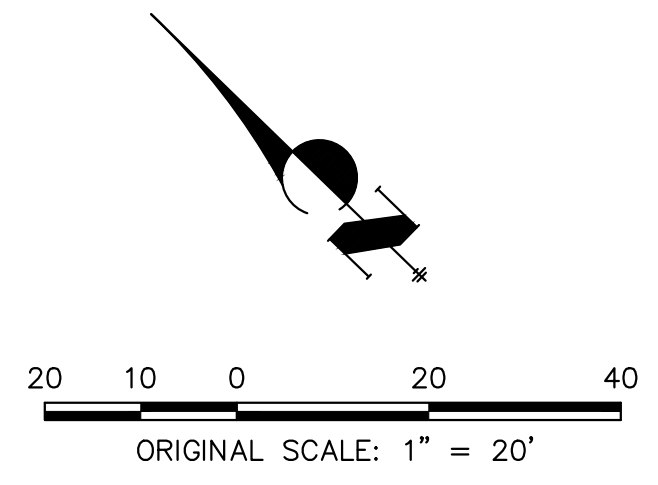
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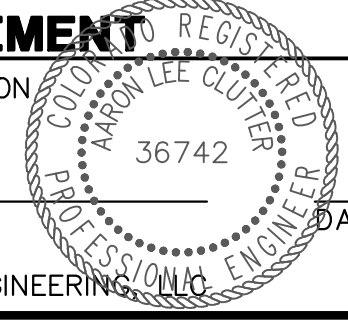
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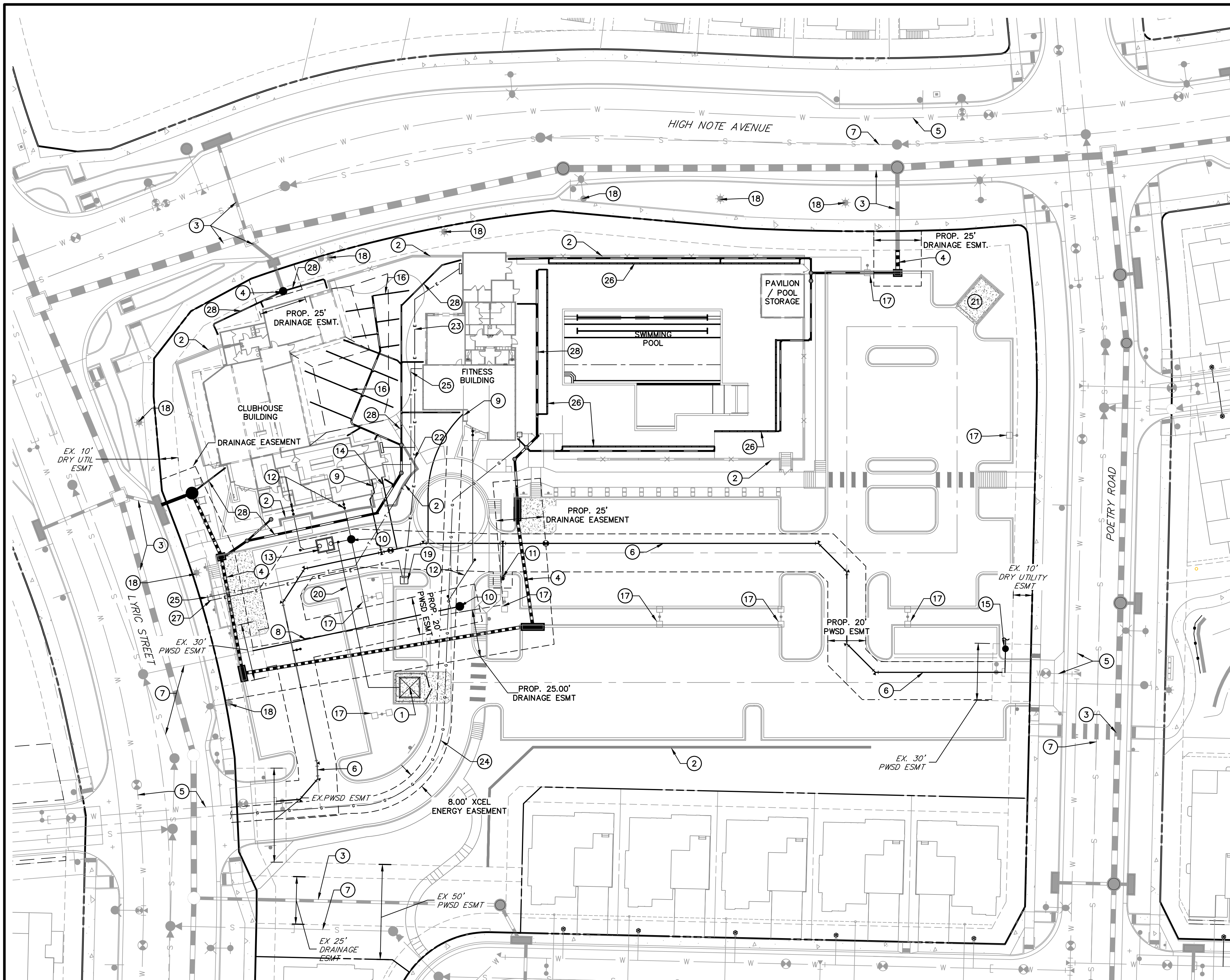
GRADING PLANS

SHEET 9 OF 22

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**LEGEND**

	EXISTING	PROPOSED
RIGHT OF WAY	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
ELECTRIC	---	---
FIBER OPTIC	---	---
GAS MAIN	---	---
IRRIGATION MAIN	---	---
OIL/PETRO. MAIN	---	---
OVERHEAD UTILITY	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
TELEPHONE	---	---
WATER MAIN	---	---
UNDER DRAIN	---	---

**SCHEDULE NOTES**

- PROPOSED TRASH ENCLOSURE. REF ARCHITECTURAL PLANS
- PROPOSED RETAINING WALL. REF. RETAINING WALL PLANS
- EXISTING STORM SEWER TO REMAIN
- PROPOSED STORM SEWER. REF. STORM PLAN AND PROFILE
- EXISTING WATER MAIN TO REMAIN
- PROPOSED 8"-C900 PVC WATER MAIN. REF. PWSO PLANS UNDER SEPARATE COVER
- EXISTING SANITARY SEWER MAIN TO REMAIN
- PROPOSED 8" SDR-35 PVC SANITARY MAIN. REF. PWSO PLANS UNDER SEPARATE COVER
- PROPOSED 1 1/2" TYPE K COPPER DOMESTIC WATER SERVICE. REF. PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION AND METER LOCATION INSIDE BUILDING.
- PROPOSED SANITARY MANHOLE. REF. PWSO PLANS UNDER SEPARATE COVER
- PROPOSED FIRE HYDRANT
- PROPOSED 6" SDR-35 SANITARY SEWER SERVICE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED FIRE SPRINKLER LINE
- PROPOSED 1" IRRIGATION METER. REF. IRRIGATION PLANS FOR CONTINUATION
- PERFORATED UNDERDRAIN FOR ARTIFICIAL TURF AREA. PIPE AND BEDDING MATERIAL TO BE INSTALLED IN ACCORDANCE WITH ARTIFICIAL TURF MANUFACTURER RECOMMENDATIONS.
- INSTALL SITE AND BOLLARD LIGHTING (TYPICAL), INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, CONNECTION HARDWARE, AND CONDUIT. REFER TO LANDSCAPE PLANS FOR LOCATION AND DETAIL. REFER TO ARCH/MEP PLANS FOR SIZING, RUN TERMINUS, AND OTHER WIRING REQUIREMENTS.
- EXISTING STREET LIGHT TO REMAIN
- ANTICIPATED TRANSFORMER LOCATION. SEE DRY UTILITY NOTE, THIS SHEET
- 2" GREASE INTERCEPTOR VENT LINE TO TRASH ENCLOSURE
- PROPOSED STORAGE ENCLOSURE. REF. ARCHITECTURAL PLANS
- ELECTRIC SECONDARY LINE FROM TRANSFORMER TO CAFE BUILDING. REF SHEET 15
- ANTICIPATED LOCATION OF ELECTRIC LINE FROM CAFE BUILDING ELECTRIC PANEL TO FITNESS BUILDING PANES. REF SHEET 15
- ANTICIPATED LOCATION OF GAS SERVICE. REF SHEET 15
- ANTICIPATED LOCATION OF PHONE SERVICE. REF SHEET 15
- PROPOSED TRENCH DRAIN. REF. TRENCH DRAIN PLANS.
- ANTICIPATED LOCATION OF ELECTRIC PRIMARY LINE. REF SHEET 15
- PROPOSED UNDERGROUND ROOF DRAIN. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

**UTILITY GENERAL NOTES:**

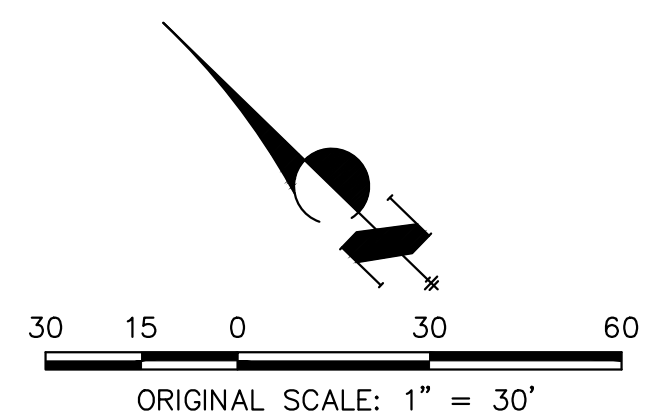
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND ROOF AND DOWNSPOUT LOCATIONS.
- CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- SANITARY SEWER SERVICE LINE SHALL BE SDR-35 PVC.
- SEE APPROVED CENTENNIAL WATER AND SANITATION DISTRICT PLANS FOR WATER LINE AND SANITARY SEWER CONSTRUCTION AND DETAILS.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- ALL WATER AND SEWER LINES SHALL HAVE A MINIMUM COVER IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
- WATER LINES SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
- SANITARY SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL TRENCHING AND EXCAVATION SHALL BE PROPERTY SLOPED OR SUPPORTED IN A MANNER REQUIRED BY OSHA OR AS REQUIRED BY STATE OR LOCAL LAWS.

**DRY UTILITY NOTE:**

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

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CITY OF LONE TREE

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DATE

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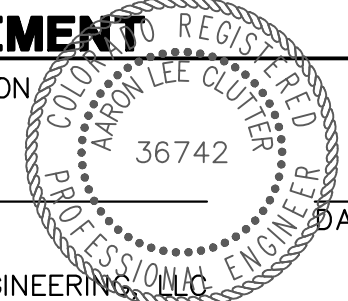
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ENGINEERING DIVISION ACCEPTANCE BLOCK

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING



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

PREPARED FOR  
 SH LYRIC, LLC  
 9380 STATION ST.  
 SUITE 600  
 LONE TREE, CO 80124  
 OFFICE PHONE  
 (303) 791-8180

**J.R. ENGINEERING**  
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NO.	REVISION	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS 10/17/22
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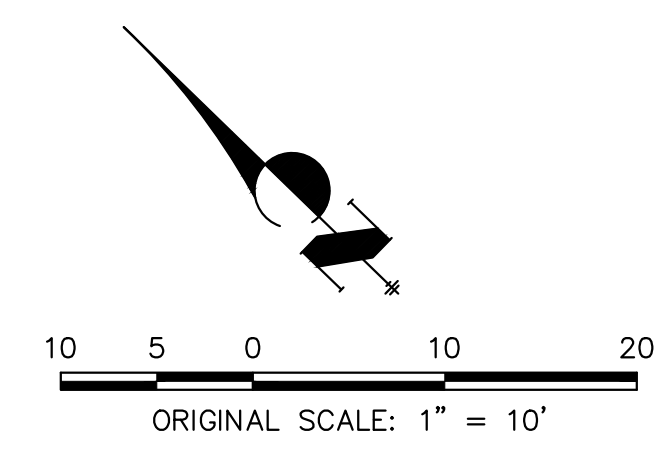
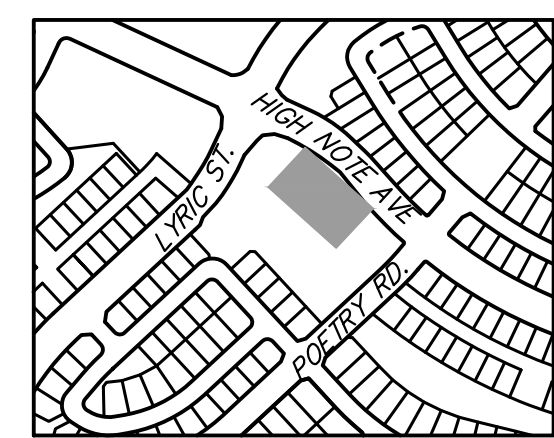
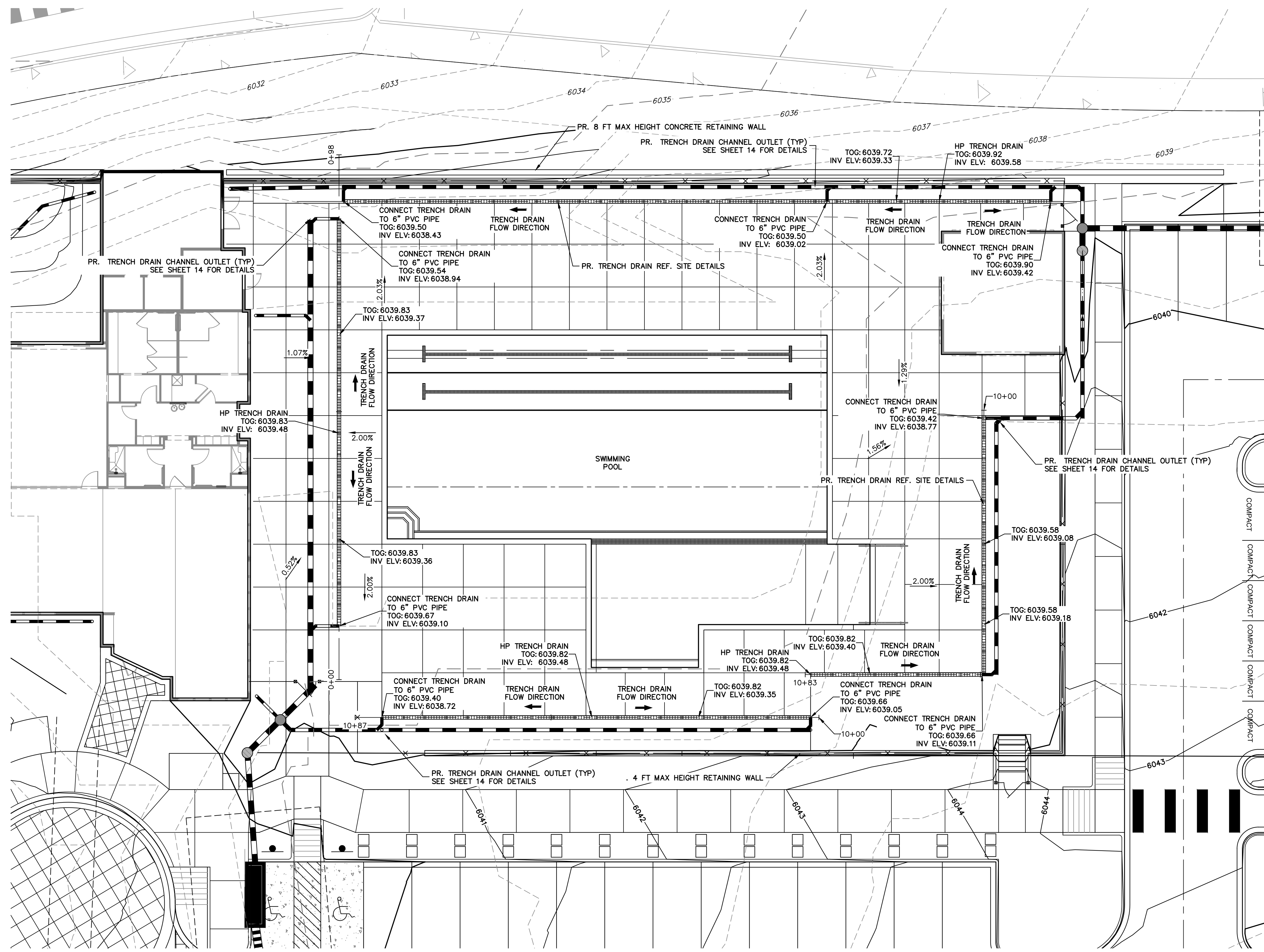
AMENITY SITE AT RIDGEGATE SW VILLAGE

OVERALL UTILITY PLAN

SHEET 10 OF 22

JOB NO. 15950.06





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CITY OF LONE TREE

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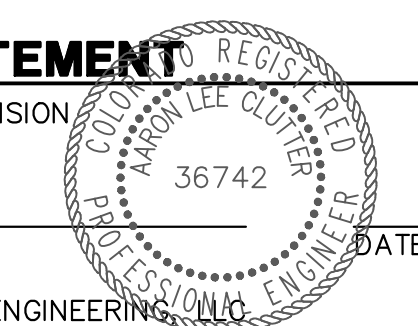
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ENGINEERING DIVISION ACCEPTANCE BLOCK



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**ENGINEER'S STATEMENT**  
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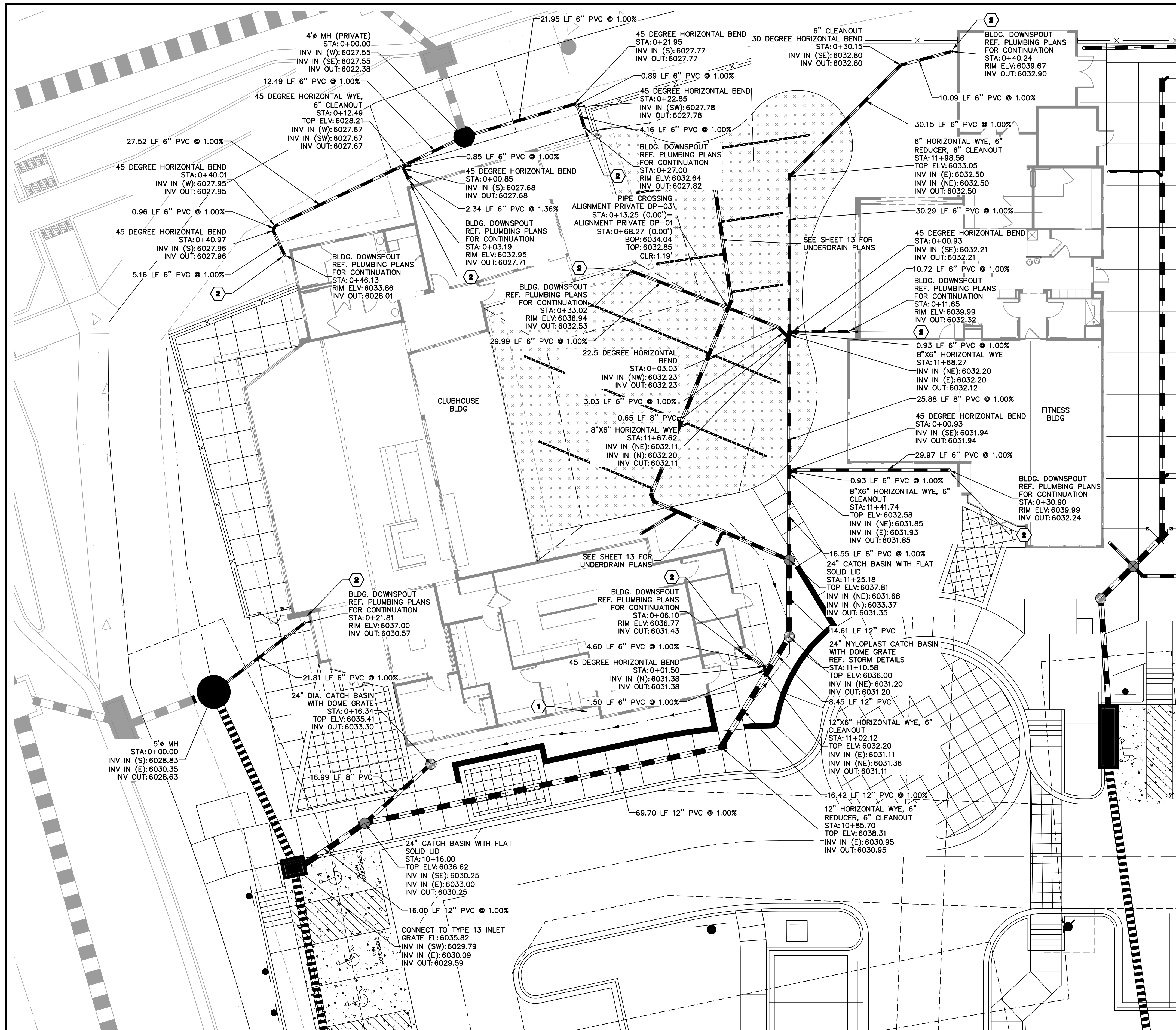


AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING

AMENITY SITE AT RIDGEGATE SW VILLAGE  
 TRENCH DRAIN PLAN

SHEET 11 OF 22  
 JOB NO. 15950.06





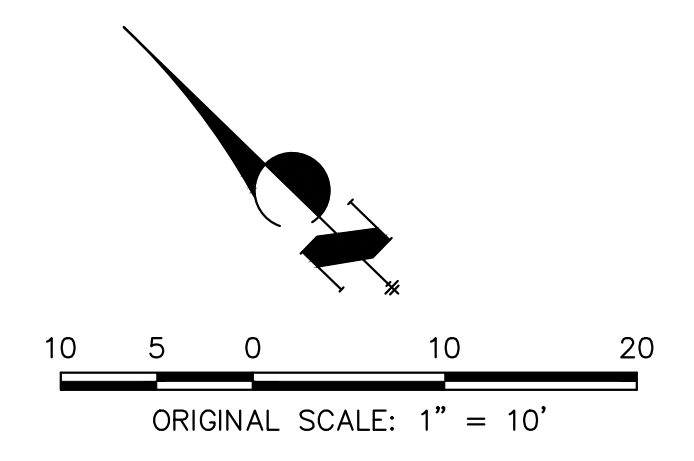
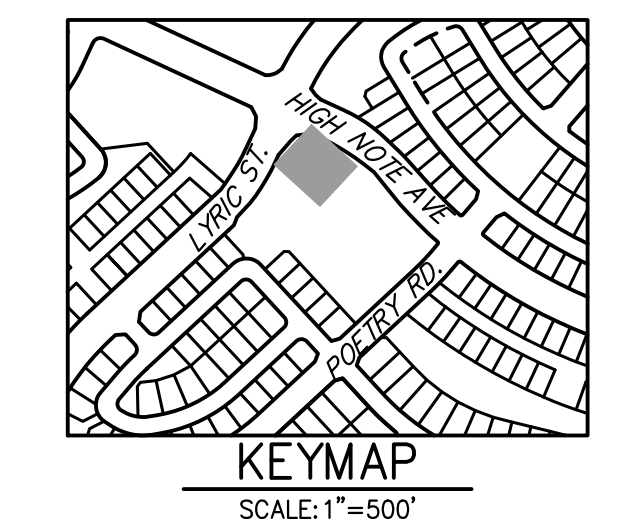
**LANDSCAPE AND ROOF DRAIN**

**GENERAL NOTES:**

1. LENGTHS OF STORM SEWER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
2. PIPE BEDDING SHALL CONFORM TO THE GOVERNING AUTHORITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. PVC GRAVITY FLOW PIPE SIZES 6" THROUGH 10" SHALL MEET THE REQUIREMENTS OF ASTM D 3034 AND HAVE A MINIMUM WALL THICKNESS OF SDR 35.
4. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
5. MAINTAIN 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS.
6. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATIONS WITH THE ARCHITECTURAL/MEP PLANS PRIOR TO CONSTRUCTION.

**SCHEDULE NOTES**

- 1 ROOF DRAIN DOWNSPOUT TO OUTFALL ON GRADE WITH DOWNSPOUT EXTENSION AND SPLASH BLOCK.
- 2 ROOF DRAIN DOWNSPOUT TO BE UNDERGROUND, REF. PLUMBING / ARCHITECTURAL PLANS FOR CONTINUATION.



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BY	DATE
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CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

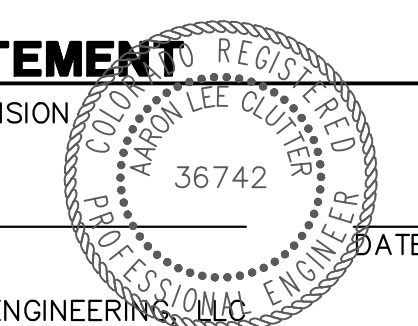


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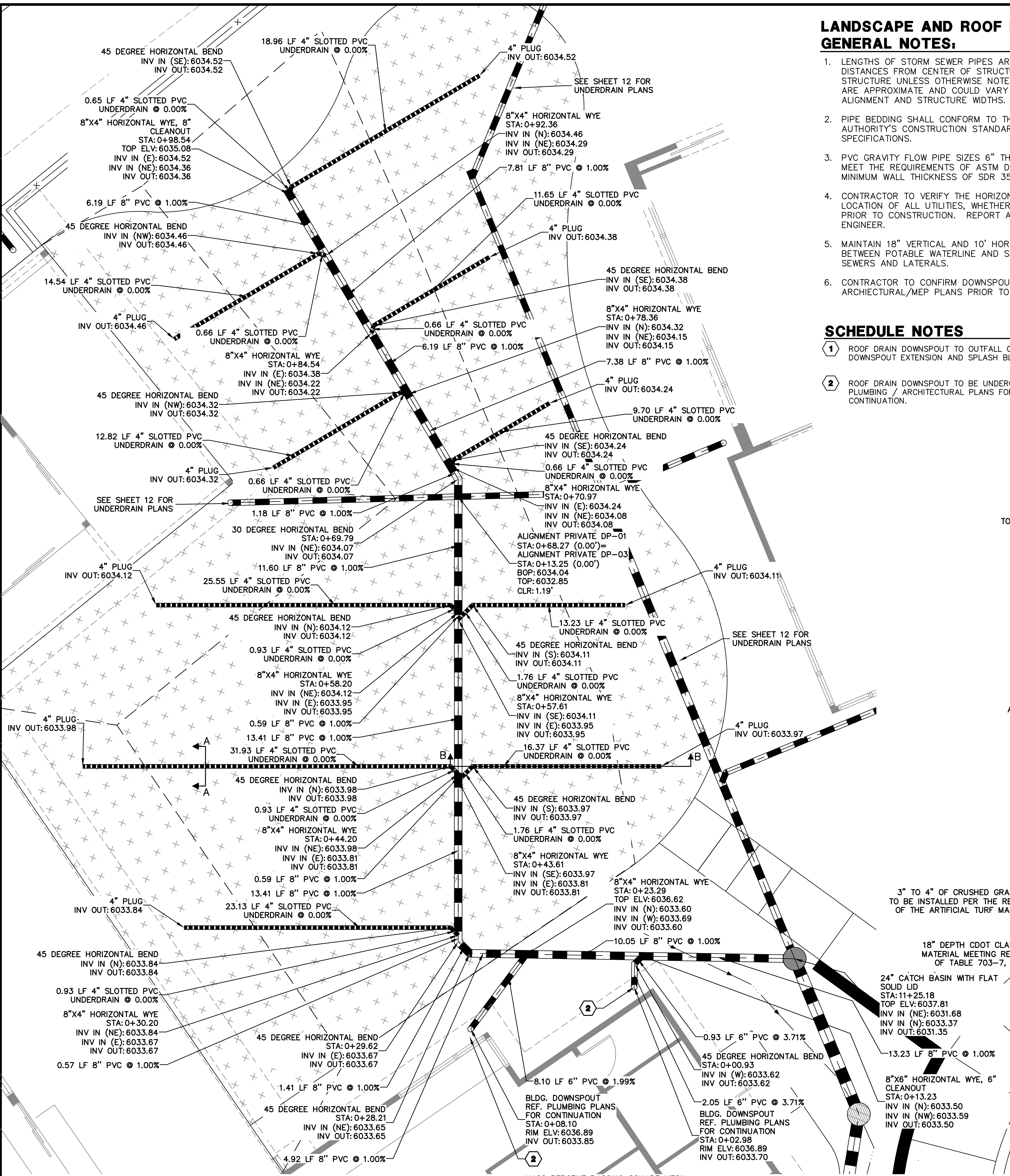
**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION



AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING





**LANDSCAPE AND ROOF DRAIN GENERAL NOTES:**

- LENGTHS OF STORM SEWER PIPES ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
- PIPE BEDDING SHALL CONFORM TO THE GOVERNING AUTHORITY'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- PVC GRAVITY FLOW PIPE SIZES 6" THROUGH 10" SHALL MEET THE REQUIREMENTS OF ASTM D 3034 AND HAVE A MINIMUM WALL THICKNESS OF SDR 35.
- CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER SHOWN OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY CONFLICTS TO THE ENGINEER.
- MAINTAIN 18" VERTICAL AND 10' HORIZONTAL SEPARATION BETWEEN POTABLE WATERLINE AND STORM OR SANITARY SEWERS AND LATERALS.
- CONTRACTOR TO CONFIRM DOWNSPOUT LOCATIONS WITH THE ARCHITECTURAL/MEP PLANS PRIOR TO CONSTRUCTION.

**SCHEDULE NOTES**

- ROOF DRAIN DOWNSPOUT TO OUTFALL ON GRADE WITH DOWNSPOUT EXTENSION AND SPLASH BLOCK.
- ROOF DRAIN DOWNSPOUT TO BE UNDERGROUND, REF. PLUMBING / ARCHITECTURAL PLANS FOR CONTINUATION.

**Table SF-2. Dimensions for Slotted Pipe<sup>1</sup>**

Pipe Size	Slot Length	Maximum Slot Width	Slot Centers	Open Area (per foot)
4"	1-1/16"	0.032"	0.413"	1.90 in <sup>2</sup>
6"	1-3/8"	0.032"	0.516"	1.98 in <sup>2</sup>

<sup>1</sup> Pipe must conform to requirements of ASTM designation F949. There shall be no evidence of splitting, cracking, or breaking when the pipe is tested per ASTM test method D2412 in accordance with F949 section 7.5 and ASTM F794 section 8.5. Contech A-2000 slotted pipe (or equal).

NOTE: ALL PVC SLOTTED UNDERDRAIN PIPE TO BE CONTECH A-2000 PIPE OR APPROVED EQUAL.

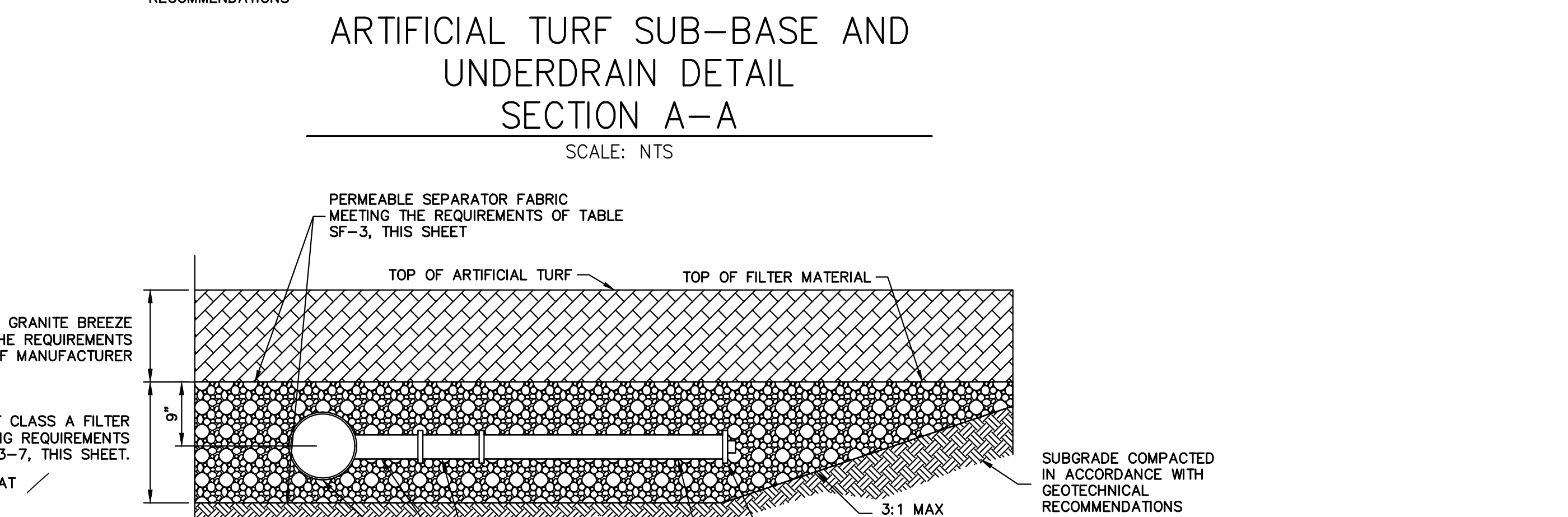
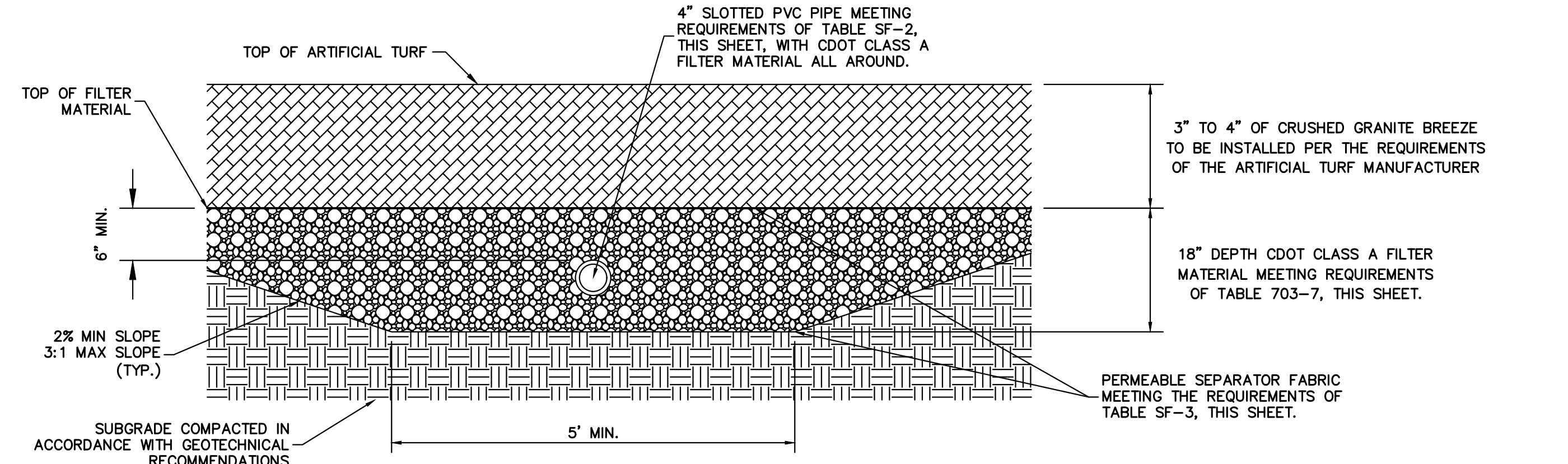
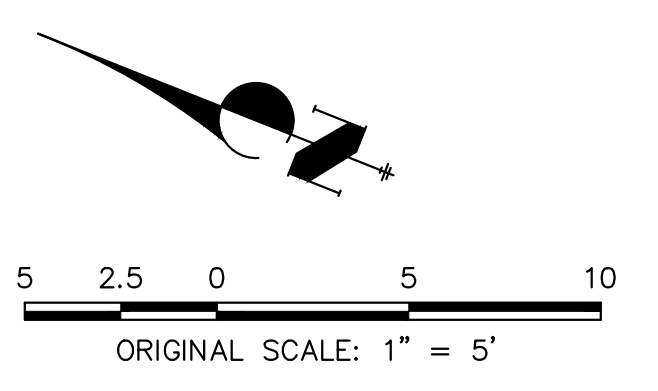
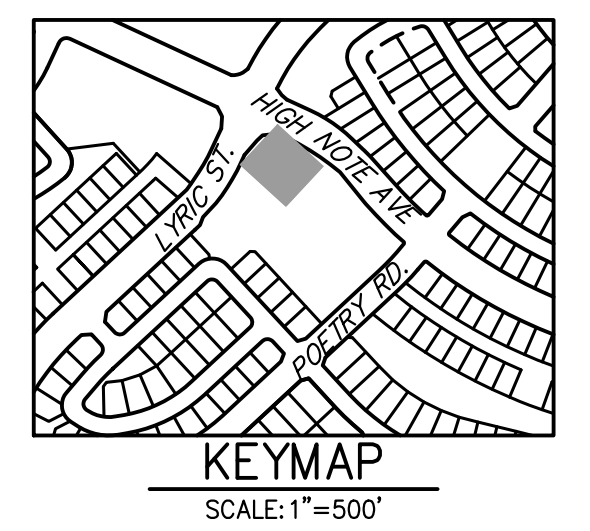
**TABLE SF-2 - SLOTTED PIPE DIMENSIONS**

**Table SF-3. Physical Requirements for Separator Fabric<sup>1</sup>**

Property	Class B		Test Method
	Elongation < 50% <sup>2</sup>	Elongation > 50% <sup>2</sup>	
Grab Strength, N (lbs)	800 (180)	510 (115)	ASTM D 4632
Puncture Resistance, N (lbs)	310 (70)	180 (40)	ASTM D 4833
Trapezoidal Tear Strength, N (lbs)	310 (70)	180 (40)	ASTM D 4533
Apparent Opening Size, mm (US Sieve Size)	AOS < 0.3mm (US Sieve Size No. 50)		ASTM D 4751
Permittivity, sec <sup>-1</sup>	0.02 default value, must also be greater than that of soil		ASTM D 4491
Permeability, cm/sec	k fabric > k soil for all classes		ASTM D 4491
Ultraviolet Degradation at 500 hours	50% strength retained for all classes		ASTM D 4355

<sup>1</sup> Strength values are in the weaker principle direction  
<sup>2</sup> As measured in accordance with ASTM D 4632

**TABLE SF-3 - SEPARATOR FABRIC REQUIREMENTS**



**TABLE 703-7 CDOT CLASS A FILTER MATERIAL**

SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES CDOT CLASS A FILTER MATERIAL
75mm (3")	100
37.5mm (1-1/2")	-
19.0mm (3/4")	20-90
4.75mm (NO. 4)	0-20
1.18mm (NO. 16)	-
300um (NO. 50)	-
150um (NO. 100)	-
75um (NO. 200)	0-3

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**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

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 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING

CITY OF LONE TREE  
 DATE

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 ENGINEERING DIVISION ACCEPTANCE BLOCK



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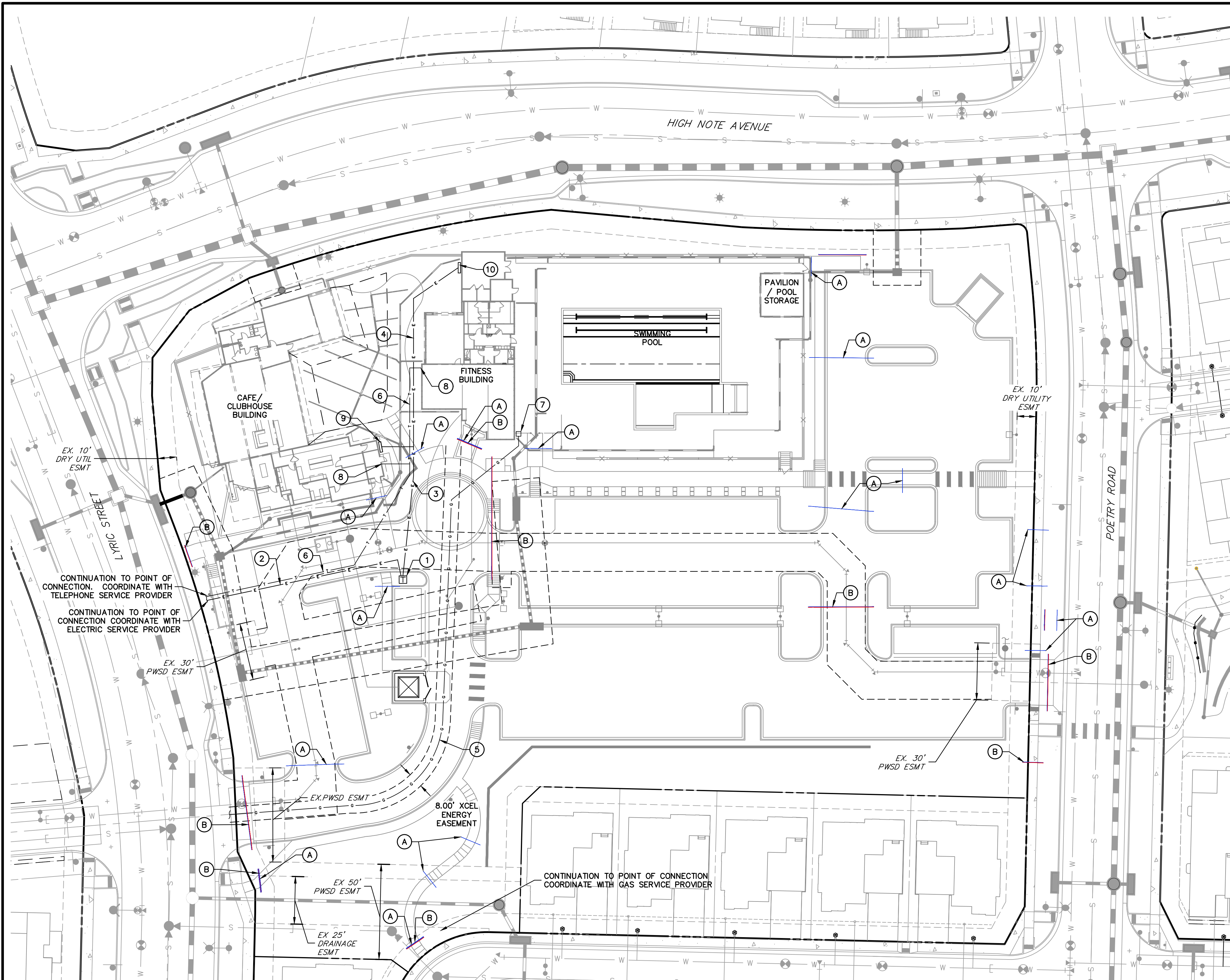
AMENITY SITE AT RIDGEGATE SW VILLAGE  
 PRIVATE LANDSCAPE DRAIN AND ROOF DRAIN PLAN

SHEET 13 OF 22  
 JOB NO. 15950.06









**SCHEDULE NOTES**

- ① ANTICIPATED TRANSFORMER LOCATION, SEE DRY UTILITY NOTE, THIS SHEET
- ② ANTICIPATED LOCATION OF ELECTRIC PRIMARY LINE, SEE DRY UTILITY NOTE, THIS SHEET.
- ③ ANTICIPATED LOCATION OF ELECTRIC SECONDARY LINE FROM TRANSFORMER TO CAFE BUILDING. SEE DRY UTILITY NOTE, THIS SHEET.
- ④ FITNESS BUILDING ELECTRICAL TO BE SUB-METERED OFF CAFE BUILDING. ANTICIPATED LOCATION OF ELECTRIC LINE FROM CAFE BUILDING ELECTRICAL PANEL TO FITNESS BUILDING PANES. SEE DRY UTILITY NOTE, THIS SHEET
- ⑤ ANTICIPATED LOCATION OF GAS SERVICE. SEE DRY UTILITY NOTE, THIS SHEET.
- ⑥ ANTICIPATED LOCATION OF PHONE SERVICE. SEE DRY UTILITY NOTE, THIS SHEET.
- ⑦ GAS METER LOCATION, CONFIRM WITH ARCH/MEP PLANS
- ⑧ TELEPHONE POINT OF ENTRY TO BUILDING, CONFIRM WITH ARCH/MEP PLANS
- ⑨ CAFE BUILDING ELECTRICAL PANEL LOCATION, CONFIRM WITH ARCH/MEP PLANS
- ⑩ FITNESS BUILDING ELECTRICAL PANEL LOCATION, CONFIRM WITH ARCH/MEP PLANS

**IRRIGATION SLEEVING LEGEND**

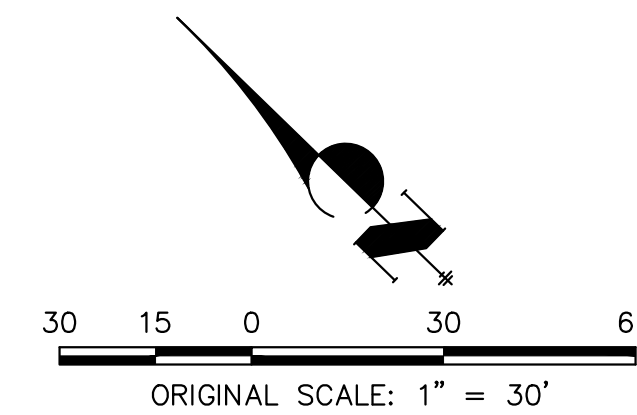
- (A) INSTALL ONE (1) 2" SCH. 40 PVC WHITE IRRIGATION CONDUIT SLEEVE AT 36" DEPTH. REF. IRRIGATION PLANS
- (B) INSTALL ONE (1) 2" SCH. 40 PVC WHITE IRRIGATION CONDUIT SLEEVE AND ONE (1) 4" SCH. 40 PVC WHITE IRRIGATION CONDUIT SLEEVE AT 36" DEPTH. REF. IRRIGATION PLANS

**DRY UTILITY NOTE:**

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2. ONCE LOCATION AND ALIGNMENT OF ALL DRY UTILITIES HAVE BEEN CONFIRMED, CONTRACTOR TO INSTALL CONDUIT SLEEVES AND PULL STRINGS IN ACCORDANCE WITH SERVICE PROVIDER REQUIREMENTS PRIOR TO PAVING

**CAUTION - NOTICE TO CONTRACTOR**

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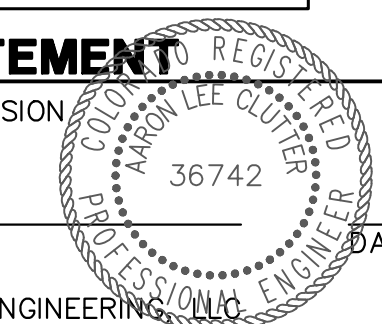
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING



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

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

PREPARED FOR  
 SH LYRIC, LLC  
 9380 STATION ST.  
 SUITE 600  
 LONE TREE, CO 80124  
 OFFICE PHONE  
 (303) 791-8180

**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	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS 10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK 1/27/23
3	REVISED PER 3RD CITY COMMENTS	RKM 4/09/24
	REVISED PER CITY COMMENT	JCS 5/15/24

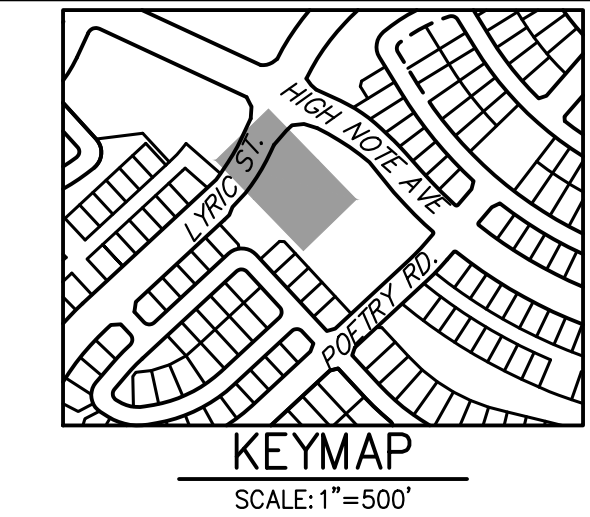
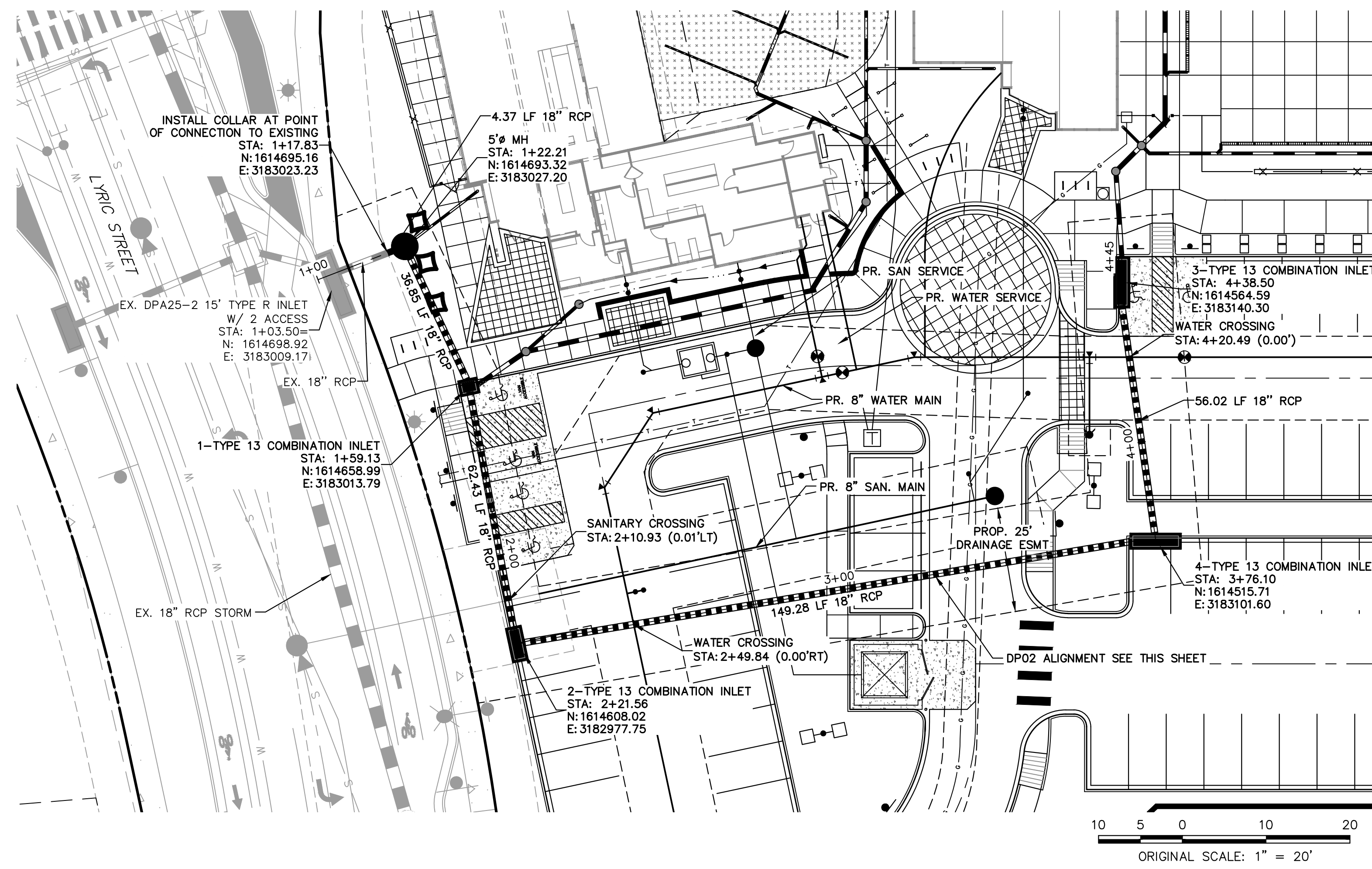
AMENITY SITE AT RIDGEGATE SW VILLAGE

DRY UTILITY AND SLEEVING PLAN

SHEET 15 OF 22

JOB NO. 15950.06



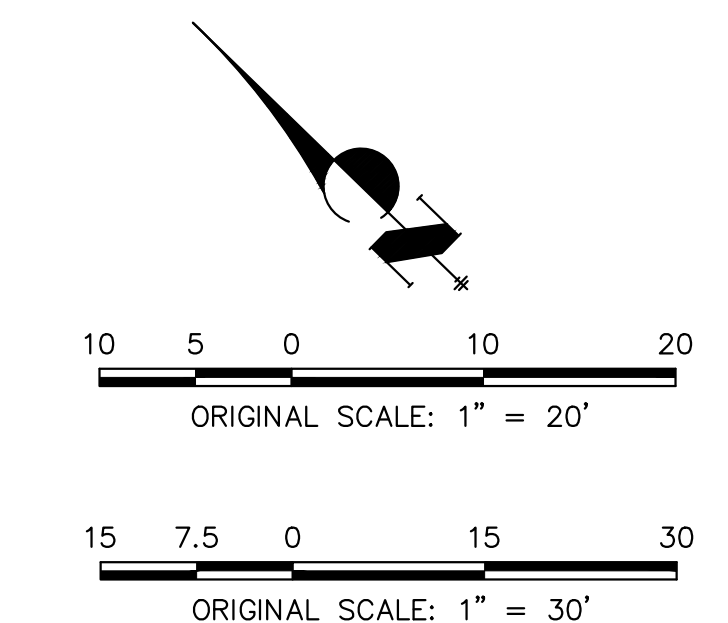
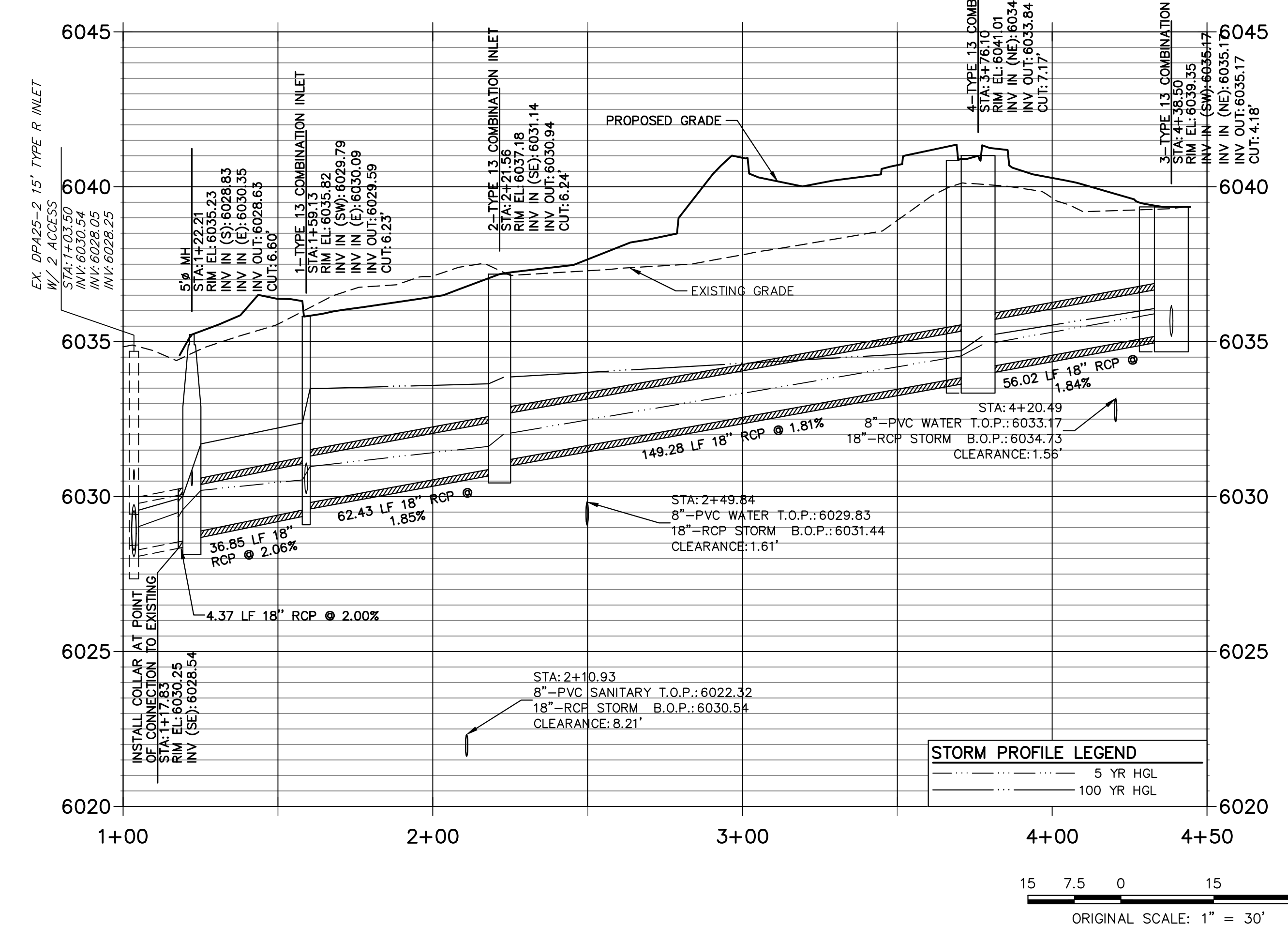


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**DP02 PROFILE  
 STA 1+00.00 TO 4+50.00**



CITY OF LONE TREE

DATE

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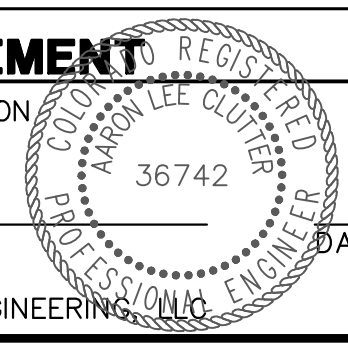
ENGINEERING DIVISION ACCEPTANCE BLOCK



**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING



BY	DATE
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KK	1/27/23
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JCS	5/15/24

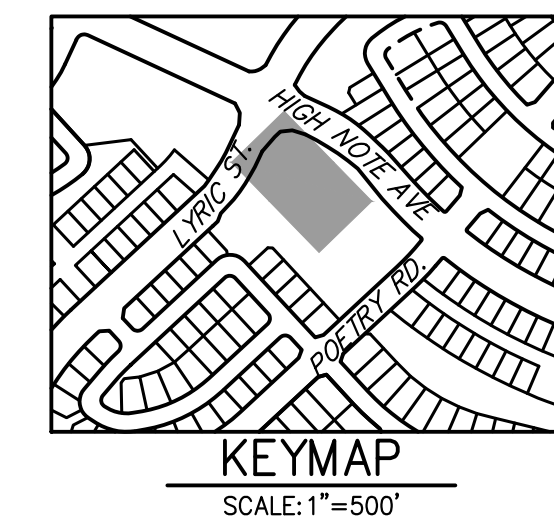
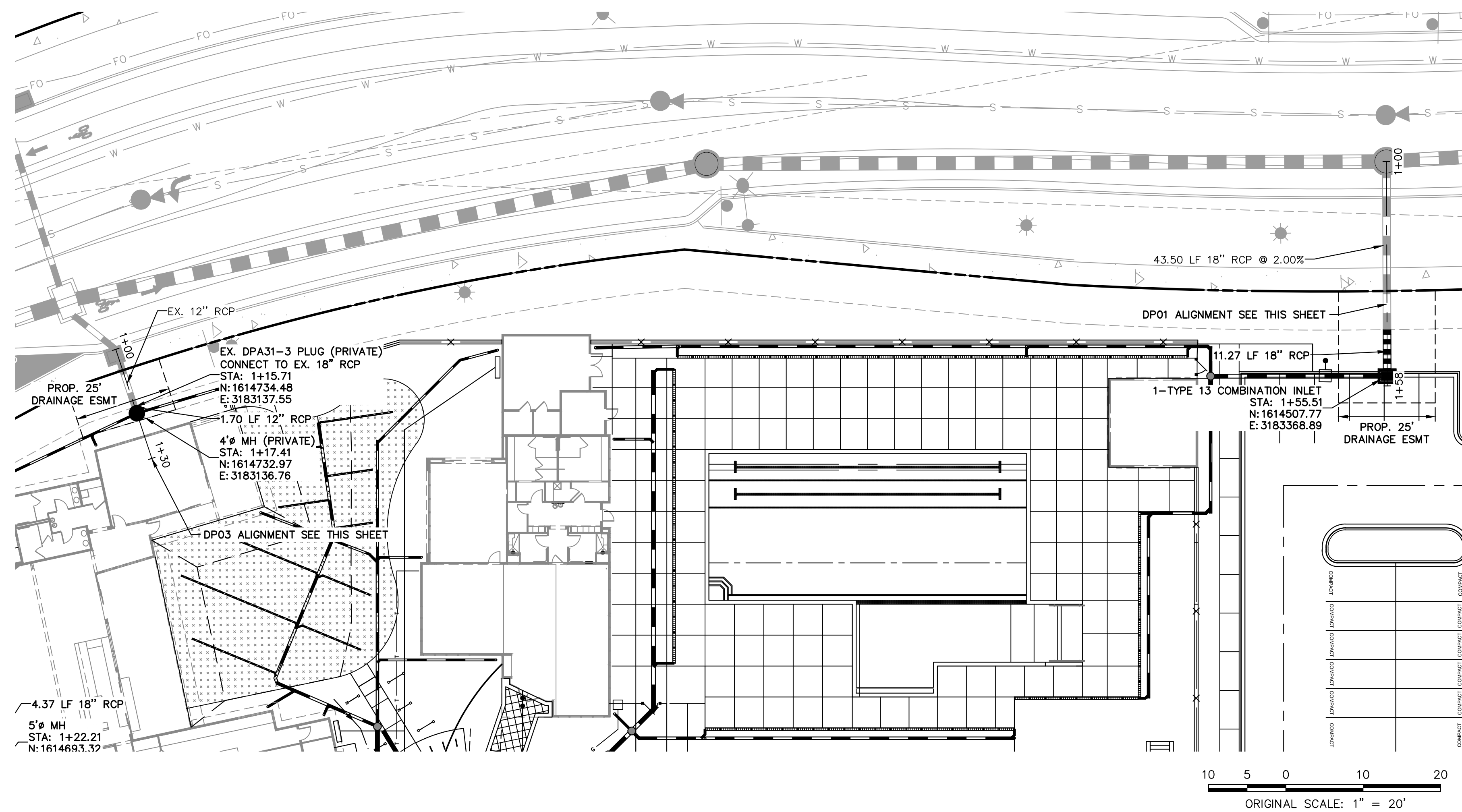
No.	REVISION
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3	REVISED PER 3RD CITY COMMENTS
	REVISED PER CITY COMMENT

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	10/3/22	DJG	DJG	

AMENITY SITE AT RIDGEGATE SW VILLAGE  
 STORM SEWER PLAN AND PROFILE

SHEET 16 OF 22  
 JOB NO. 15950.06



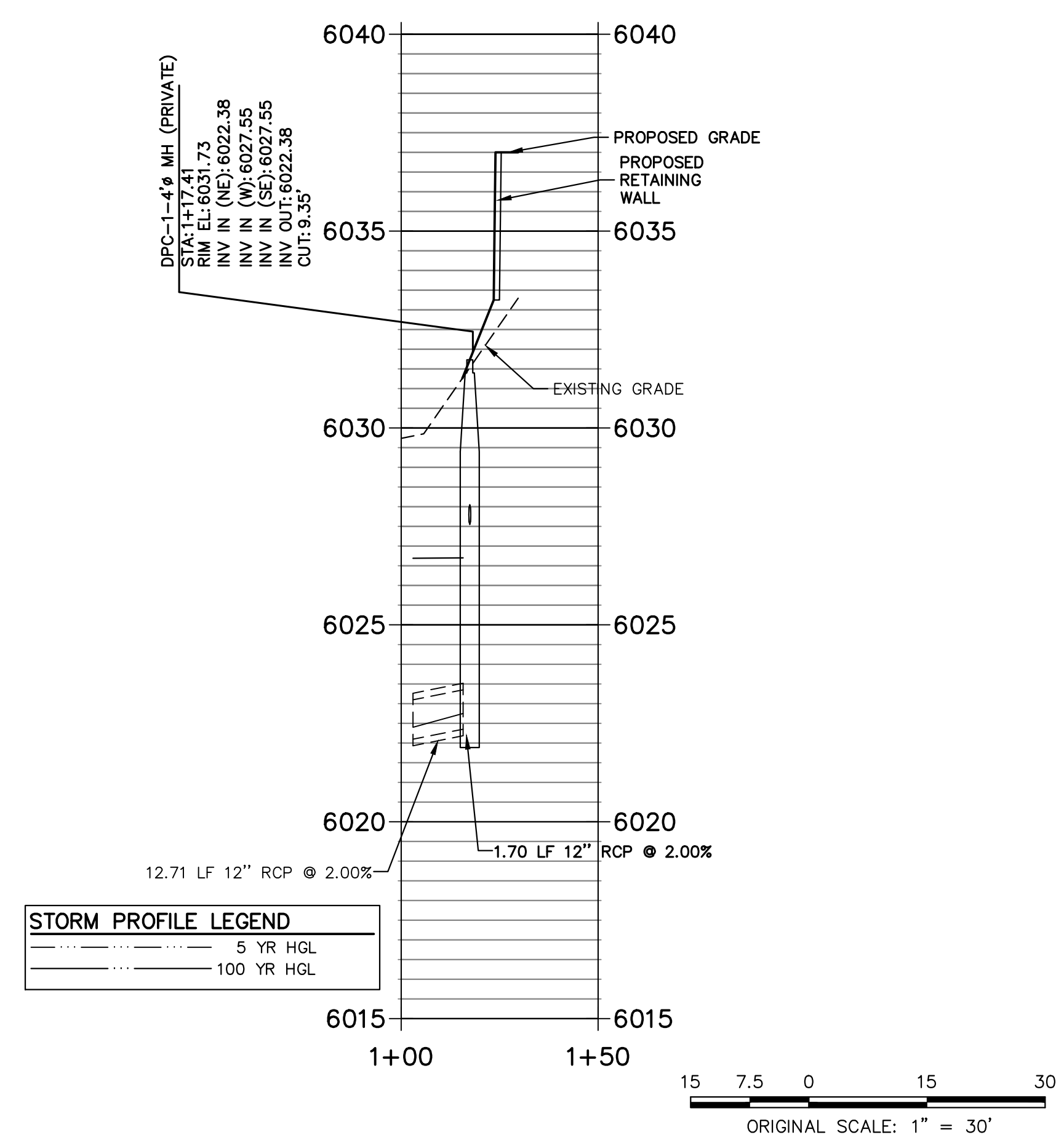


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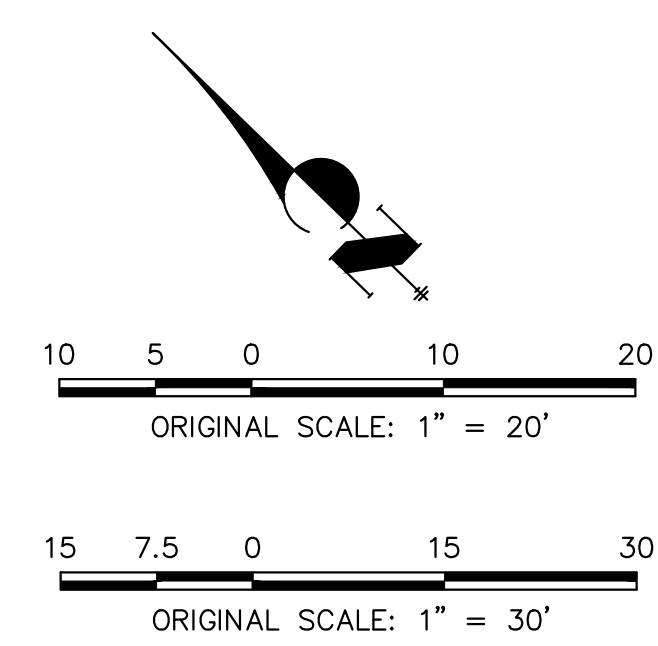
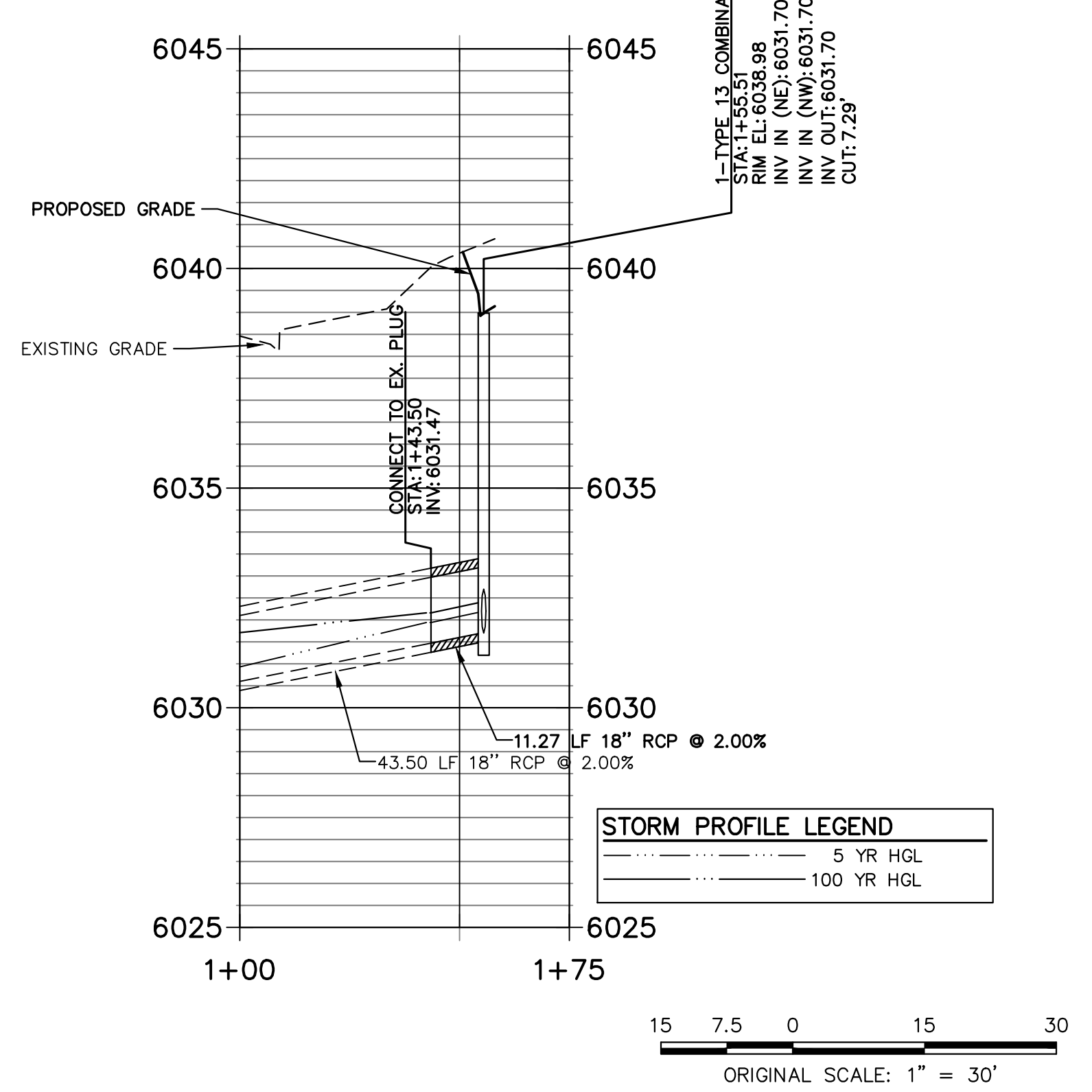
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**DP03 PROFILE**  
**STA 1+00.00 TO 1+50.00**



**DP01 PROFILE**  
**STA 1+00.00 TO 1+75.00**



CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK



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

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742

FOR AND ON BEHALF OF J.R. ENGINEERING

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H-SCALE	V-SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=20'	1"=2'	DUG	DUG	

AMENITY SITE AT RIDGEGATE SW VILLAGE

STORM SEWER PLAN AND PROFILE

SHEET 17 OF 22

JOB NO. 15950.06



**GENERAL NOTES**

1. DETECTABLE WARNING AREAS SHALL BE INSTALLED AT SIDEWALK/STREET TRANSITIONS. THEY SHALL BE MADE IN PAVER FORM WITH A TRUNCATED DOME SURFACE. THE DOMES SHALL BE PLACED IN A SQUARE GRID.
2. THE TOP OF THE DRAINAGE WEEP HOLE SHALL BE LOCATED AT THE LOWEST POINT OF THE DETECTABLE WARNING WELL.
3. ALL DETECTABLE WARNING AREAS SHALL START A MINIMUM OF 6 INCHES FROM THE CURB OR RAMP. THE DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 8 INCHES FROM ANY POINT ON THE FLOW LINE OF THE CURB. ALL DETECTABLE WARNING AREAS SHALL BE A MINIMUM OF 6 INCHES FROM THE COMPLETE WIDTH OF THE RAMP AREA ONLY.
4. RAMP SLOPES SHALL NOT BE STEEPER THAN 13:1.

**CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION**  
 Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.18d**

**DOUGLAS COUNTY COLORADO**

**CURB RAMP GENERAL NOTES:**

1. IN ACCORDANCE WITH CRS-3-2-107(2), ADA COMPLIANT CURB RAMPS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSINGS AND AT PUBLIC TRANSPORTATION STOPS WHERE WALKWAYS INTERSECT A CURB. THESE LOCATIONS USUALLY INCLUDE, BUT ARE NOT LIMITED TO STREET CROSSINGS AT INTERSECTIONS AND AT DESIGNATED MID-BLOCK LOCATIONS.
2. THE FOLLOWING CURB RAMP TYPES ARE GENERAL REPRESENTATIONS. SEE DETAILED RAMP LAYOUTS FOR CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF DOUGLAS COUNTY.
4. SIDEWALKS SHALL BE RAMPED WHERE A DRIVEWAY IS EXTENDED ACROSS THE WALK.
5. DETAILS SHOWN IN THE PLAN SHALL APPLY TO ALL CONSTRUCTION OR RECONSTRUCTION OF STREETS, CURBS OR SIDEWALKS PER CURB RAMP DETAILS.
6. IN NEW CONSTRUCTION, RAMP AND CURB MAY BE POURED MONOLITHICALLY.
7. RAMP AND WINGS SHALL BE POURED MONOLITHICALLY.
8. MINIMUM WIDTH OF RAMPS SHALL BE 4 FEET AND RAMP SLOPES SHALL NOT BE STEEPER THAN 13:1 (7.69%).
9. MAINTAIN BACK OF WALK ELEVATION AT 1.5% SLOPE FROM TOP OF CURB.
10. CONCRETE FOR SIDEWALK RAMPS SHALL BE CLASS "D".
11. A 1/2" EXPANSION JOINT SHALL BE REQUIRED WHERE THE CONCRETE RAMP JOINS ANY RIGID PAVEMENT OR STRUCTURE.
12. DRAINAGE STRUCTURES SHALL NOT BE PLACED IN LINE WITH RAMPS. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE.

**DETECTABLE WARNING AREA NOTES**

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

**CURB RAMP & DETECTABLE WARNING AREA NOTES**  
 Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.18a**

**DOUGLAS COUNTY COLORADO**

**Panel Installation Notes:**

1. DETECTABLE WARNING PANELS, 24" X 24" OR 24" X 30" IN SIZE, SHALL BE PREFABRICATED REDDISH WITH TRUNCATED DOMES AND COMPLY WITH ADA REQUIREMENTS. ONLY FULL PANELS SHALL BE USED TO OBTAIN SPECIFIC RAMP THROAT WIDTH, (I.E. TWO 24" PANELS FOR A 4' RAMP, TWO 30" PANELS FOR A 5' RAMP, ETC.)
2. PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT TO DOUGLAS COUNTY FOR APPROVAL, A SAMPLE PANEL AND DOCUMENTATION FROM THE MANUFACTURER. PANEL SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTIVITY CONTRAST WITH THE ADJOINING SURFACE. PANELS SHALL ONLY BE SELECTED FROM THE APPROVED PRODUCT LIST BELOW:  
 PRODUCT NAME: Pioneer Detectable, LLC  
 CAST-IN-Place Tactile: ADA Solutions, Inc.  
 DURALAST: E.J. USA, Inc.  
 Detectable Warning Paving Slab: Stonehill Concepts  
 TekWay Dome-Tiles: StrongGo LLC  
 TuffTile Cast Iron Tile/Radius-Wedge (CIP): TuffTile, Inc.
3. PANELS SHALL BE PLACED AS SHOWN, WITH DOME PATTERN IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. A STEEL TEMPLATE SHALL BE USED TO ENSURE PROPER ALIGNMENT AND UNIFORM GRADE.
4. REMOVE THE PROPER AMOUNT OF CONCRETE WITHIN THE TEMPLATE FOR AN ACCURATE INSTALLATION. ONCE TO THE PROPER DEPTH, FLOAT THE AREA TO RECEIVE THE PANELS UNTIL A SMOOTH PASTE HAS DEVELOPED.
5. WET THE BACK SIDE OF EACH PANEL AND TROWEL SOME CONCRETE PASTE OR APPROVED BONDING AGENT OVER THE WET SURFACE FOR BETTER ADHERENCE.
6. SET THE FIRST PANEL ON THE FRESHLY PREPARED SURFACE. DO NOT PRESS DOWN HARD ON THE PANEL, BUT PREFERABLY TWIST FROM SIDE TO SIDE. SET PANEL WITH RUBBER Mallet TO PROPER DEPTH SO THAT THE BASE OF THE TRUNCATED DOME IS AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
7. SET SUCCESSIVE PANELS WITH A TIGHT BUTT JOINT AGAINST THE PREVIOUSLY SET PANEL. PROVIDE A 1/8" GAP BETWEEN PANELS.
8. FLOAT FRESH CONCRETE AROUND PANELS. FINISH AND BROOM SURROUNDING CONCRETE AS SPECIFIED. CLEAN ANY CONCRETE OFF PANELS WITH A SPONGE.
9. PROVIDE 1" DEEP TOOL JOINTS AT CORNERS OF DETECTABLE WARNING AREA, AND TOOL AROUND PANELS WITH 1/8" RADIUS EDGER.
10. WHEN CUT PANELS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED AT A 45-DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
11. ANY PANELS THAT ARE DAMAGED DURING TRANSPORT OR INSTALLATION WILL BE REJECTED AND SHALL NOT BE INSTALLED.
12. CLEAN OUT 1/8" JOINT(S) BETWEEN PANELS AND SEAL WITH EPOXY.
13. SETTING TRUNCATED DOME PANELS IN SAND BEDDING OR OTHER NON-CEMENTITIOUS BEDDING MATERIALS SHALL NOT BE ALLOWED.

**CURB RAMP WITH PANEL DETECTABLE WARNING AREA INSTALLATION**  
 Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.18b**

**DOUGLAS COUNTY COLORADO**

**Paver Installation Notes:**

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

**CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION**  
 Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.18c**

**DOUGLAS COUNTY COLORADO**

**NOTES:**

1. EXPANSION JOINTS SHALL BE PLACED AT STRUCTURES, PCR'S AND EVERY 50 FEET MINIMUM.
2. EXPANSION JOINT FILLER SHALL MEET AASHTO M 213 CRITERIA AND BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SIDEWALK SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH PLANS.
4. UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT, CONCRETE SHALL BE A MINIMUM 6" THICK WITH NO. 4 BARS, 18" O.C.E.W.

**SIDEWALK (PRIVATE)**  
 SCALE: N.T.S.

**NOTES:**

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND LOCAL CODES. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SIGN POSTS SHALL BE 1.75" X 1.75". SIGN BASES SHALL BE 2" X 2" WHEN SIGNS ARE SMALLER THAN 36" X 36".
3. SIGN POSTS AND TUBING BASES SHALL BE GALVANIZED SQUARE STEEL TUBE.

**MUTCD R1-1 STOP SIGN**  
 SCALE: NTS  
 (PRIVATE)

**NOTES:**

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION, AND LOCAL CODES. MOUNT SIGNS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SIGN POSTS SHALL BE 2" X 2" X 1/8" 14ga GALVANIZED SQUARE STEEL TUBES.
3. ANCHOR TUBES SHALL BE 2-1/4" X 2-1/4" X 1/8" 14ga GALVANIZED SQUARE STEEL TUBES.

**MUTCD R7-8 ACCESSIBLE SIGN**  
 SCALE: NTS

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

AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING

**AMENITY SITE AT RIDGEGATE SW VILLAGE**  
 DETAILS

SHEET 18 OF 22  
 JOB NO. 15950.06

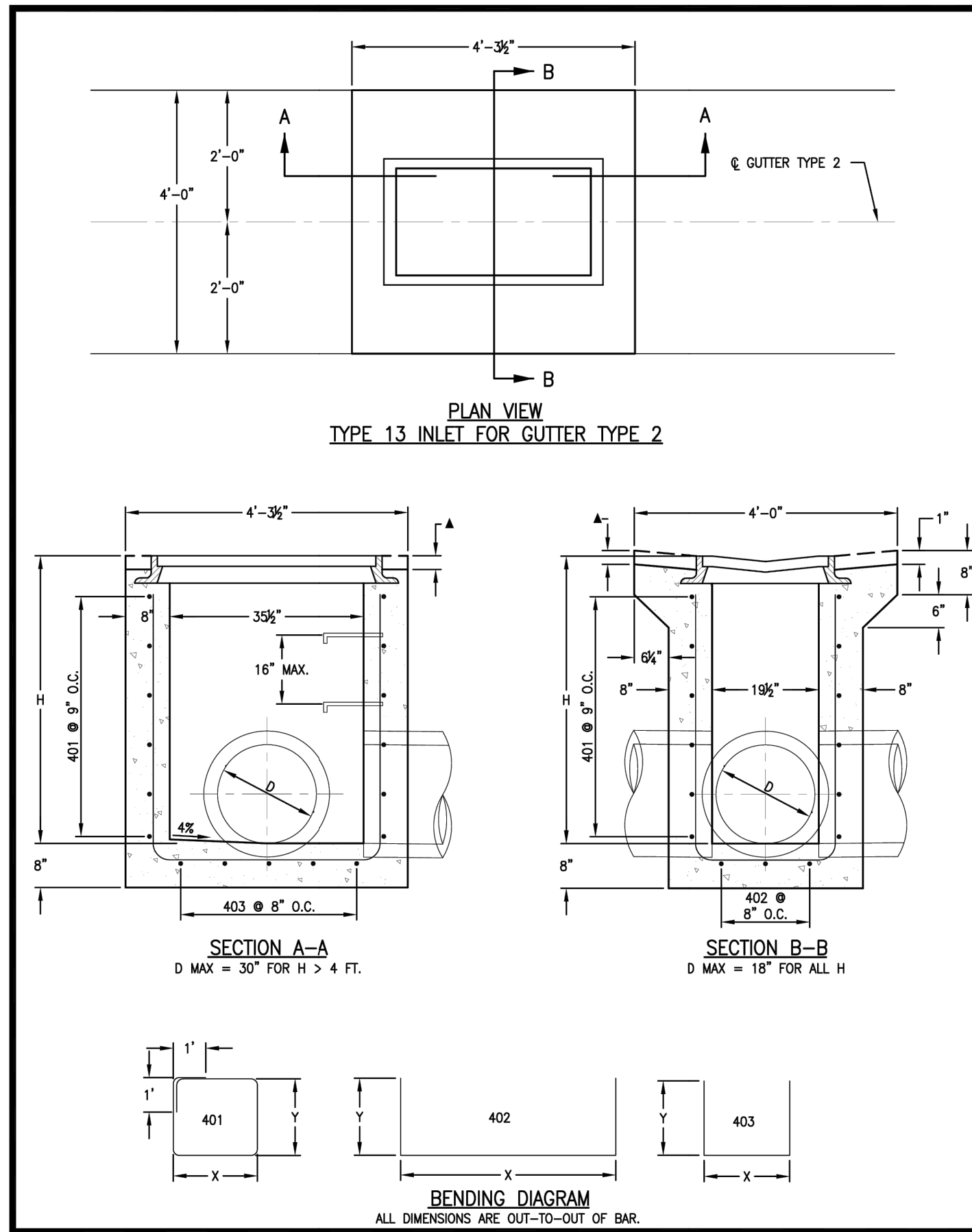
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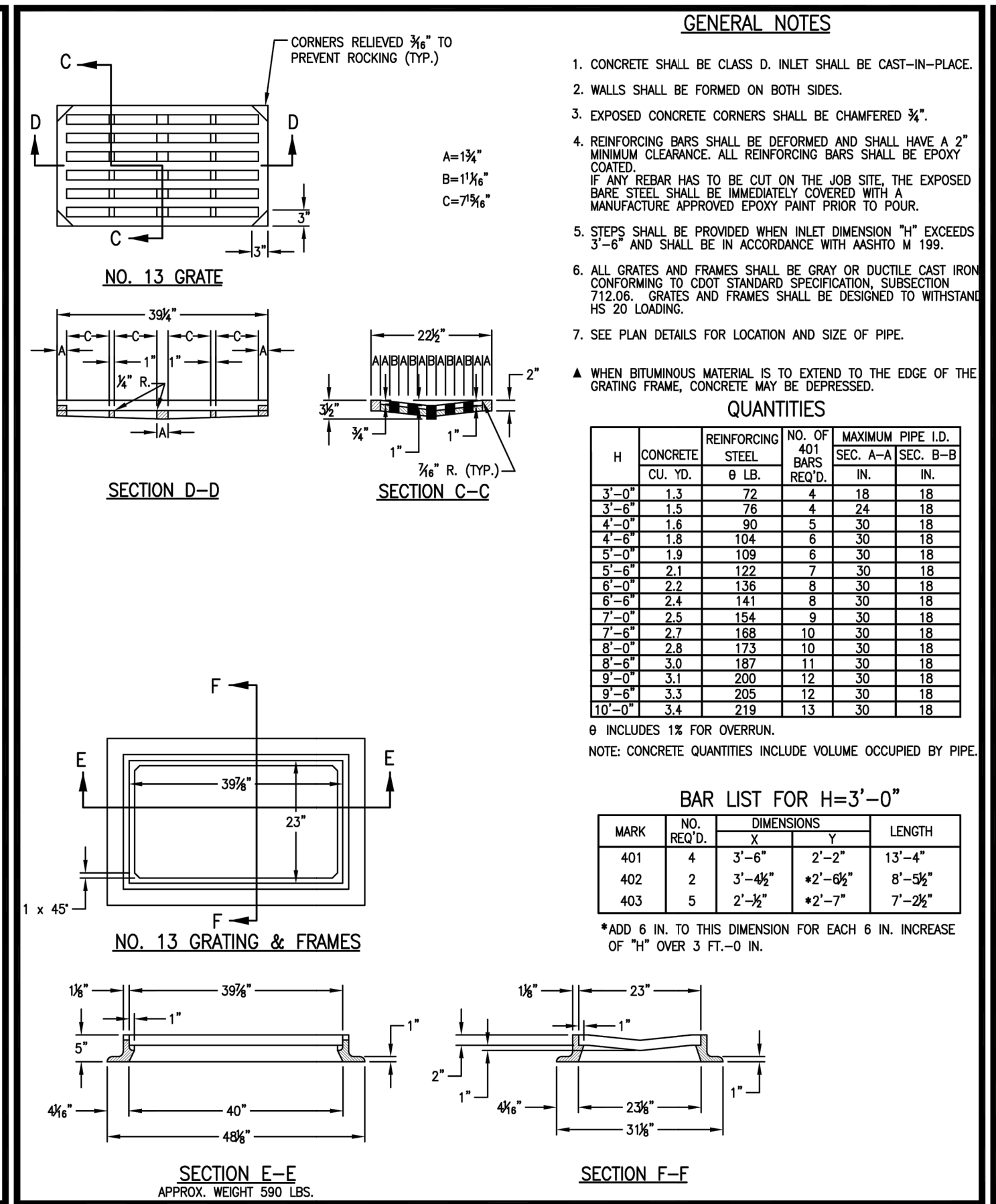
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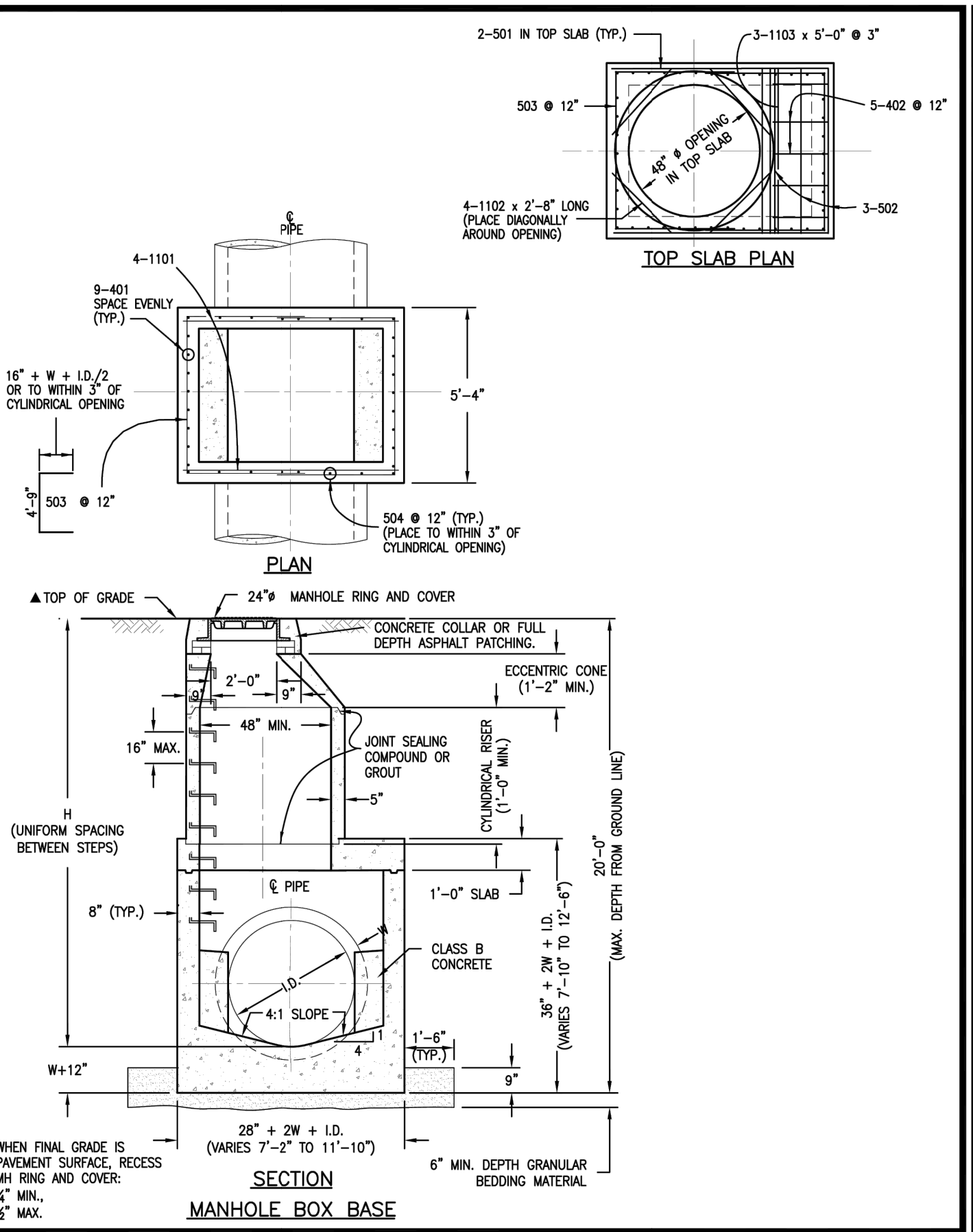




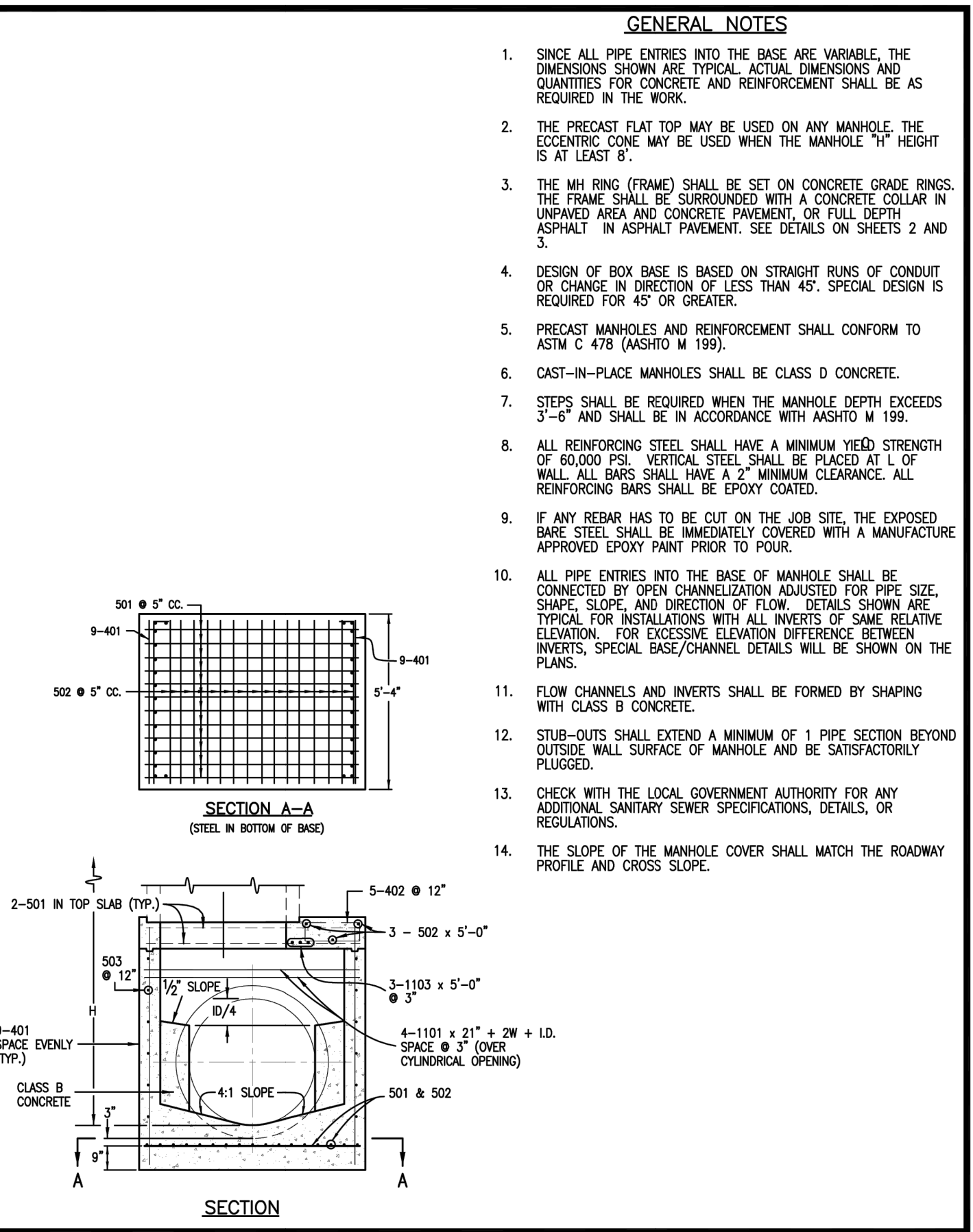
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CDOT M & S STANDARDS M-604-13	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.37a</b>	



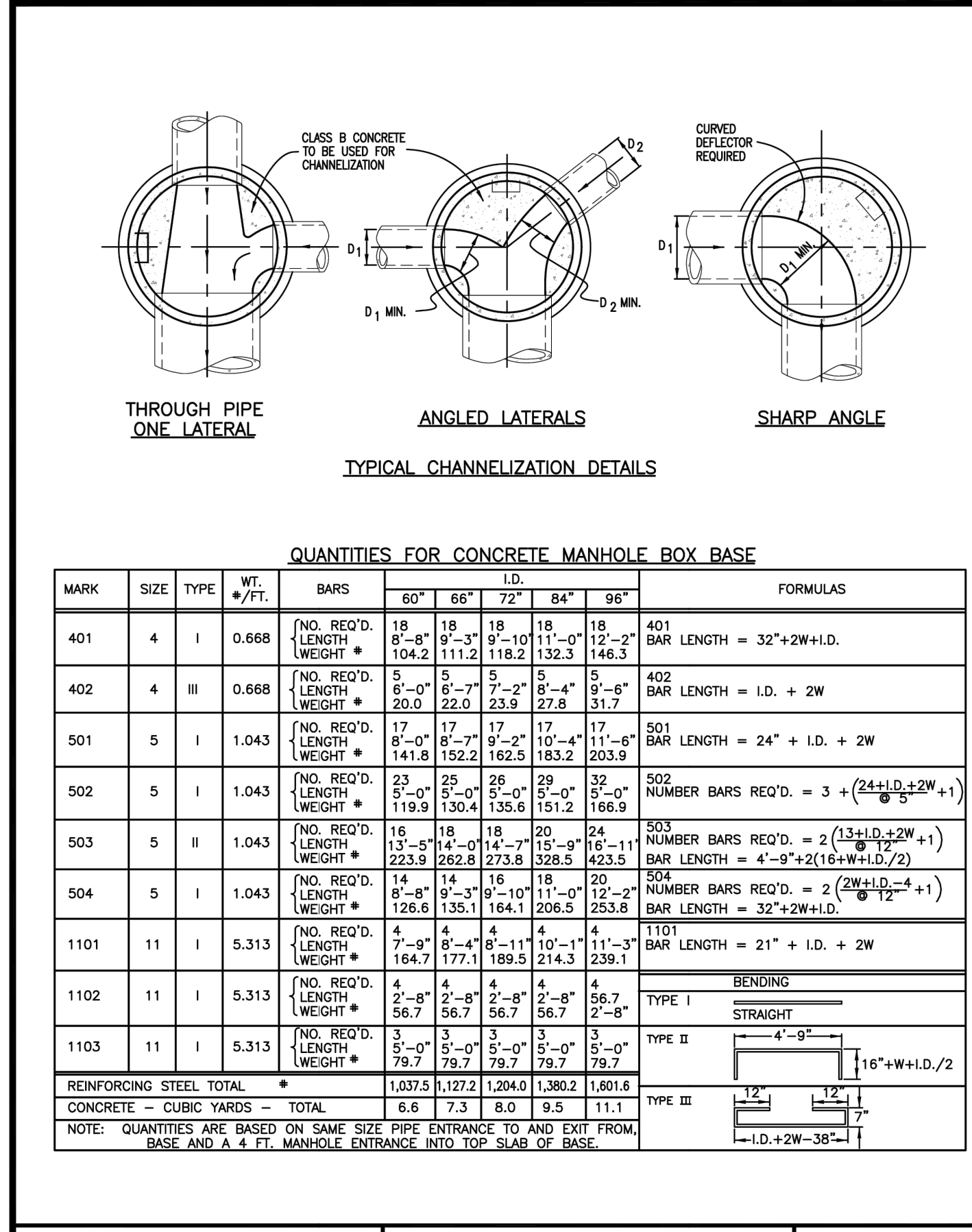
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CDOT M & S STANDARDS M-604-13	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.37b</b>	



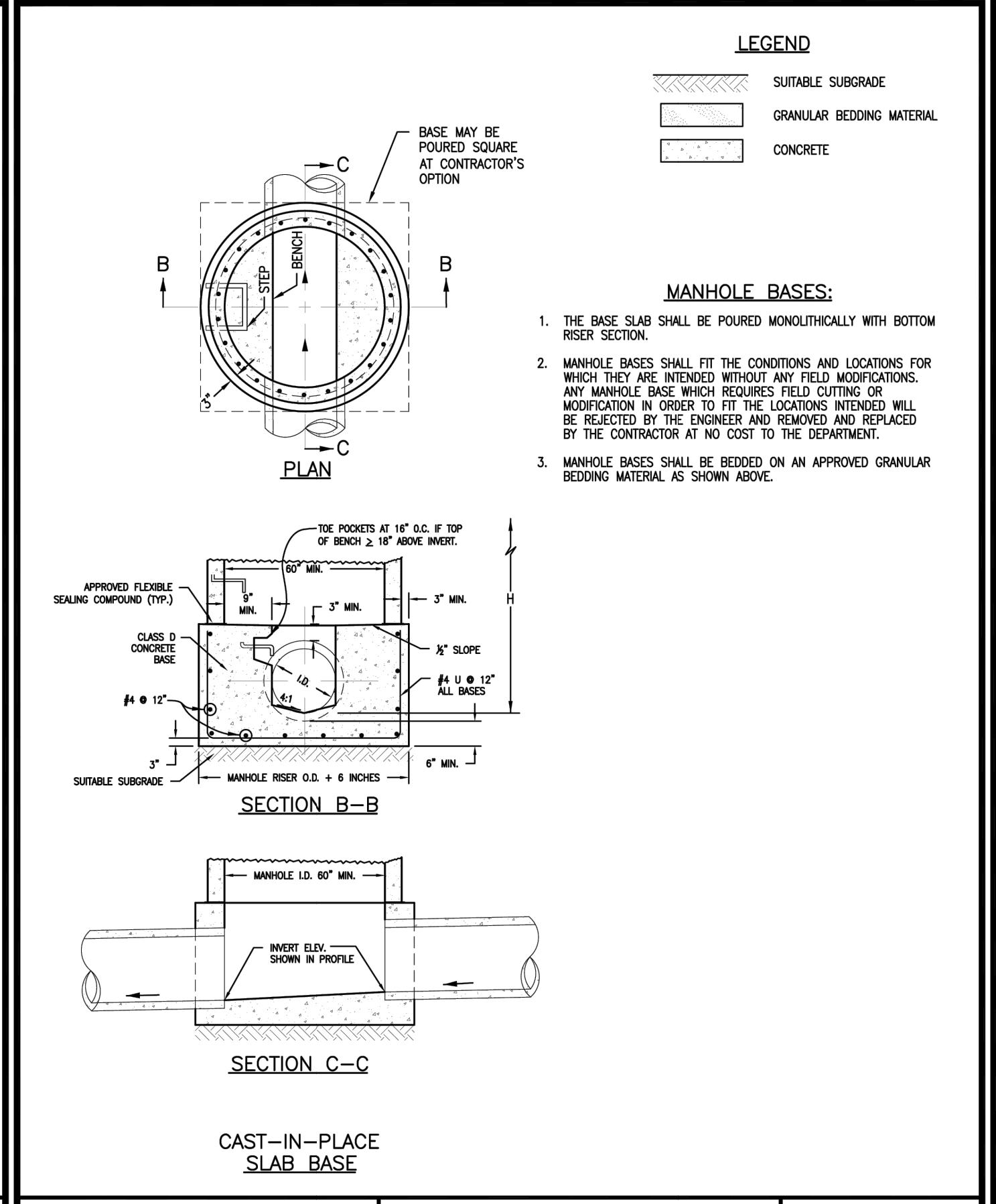
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CDOT M & S STANDARDS M-604-20	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.43a</b>	



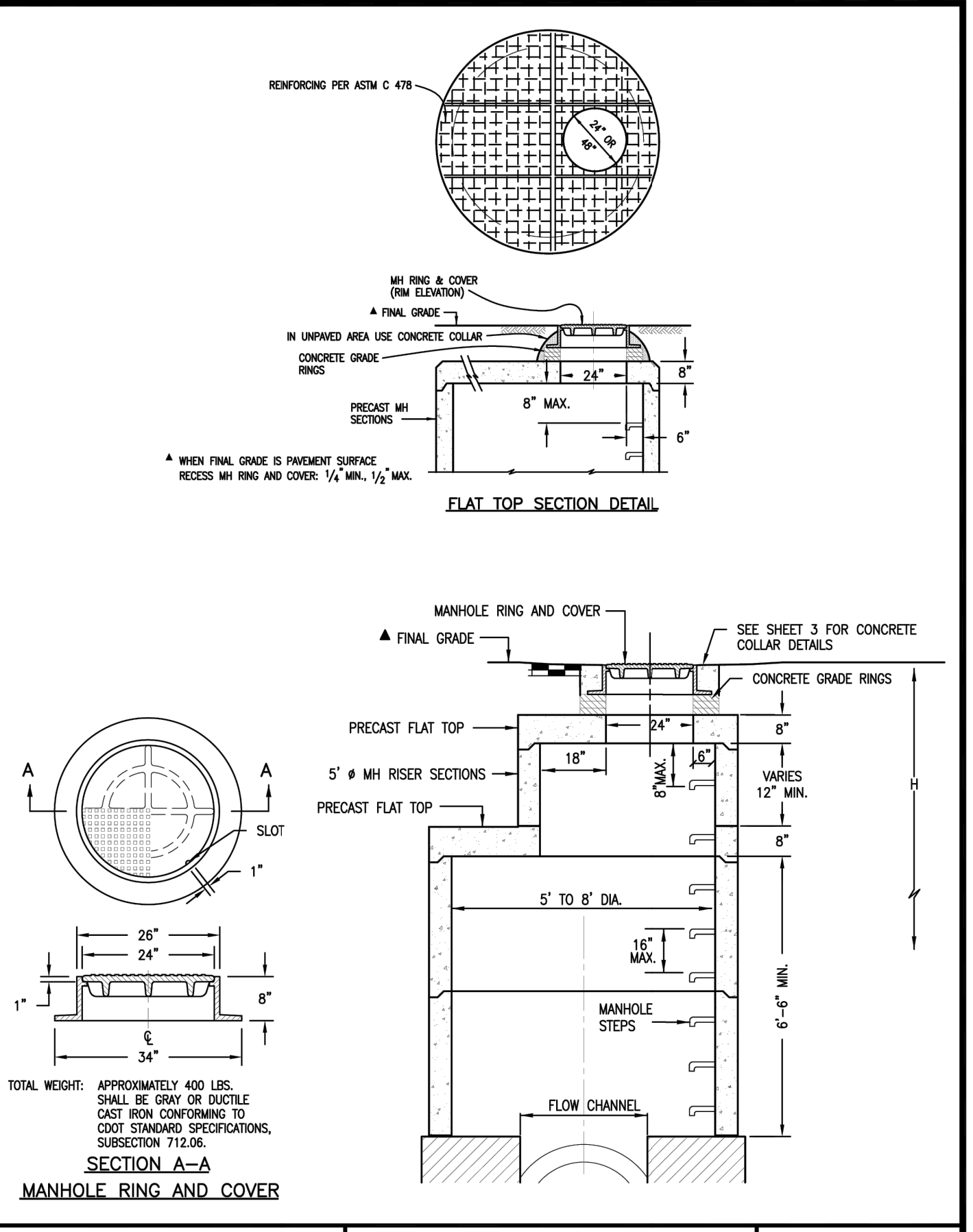
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CDOT M & S STANDARDS M-604-20	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.43b</b>	



REFERENCE:	<b>MANHOLES</b>	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.43c</b>	



REFERENCE:	<b>MANHOLES</b>	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.43d</b>	



REFERENCE:	<b>MANHOLES</b>	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	<b>DOUGLAS COUNTY</b> COLORADO	Revised:
	Drawing No. <b>SP.43e</b>	

**GENERAL NOTES**

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 5'.
- THE MH RING (FRAME) SHALL BE SET ON CONCRETE GRADE RINGS. THE FRAME SHALL BE SURROUNDED WITH A CONCRETE COLLAR IN UNPAVED AREA AND CONCRETE PAVEMENT, OR FULL DEPTH ASPHALT IN ASPHALT PAVEMENT. SEE DETAILS ON SHEETS 2 AND 3.
- DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (ASHTO M 199).
- CAST-IN-PLACE MANHOLES SHALL BE CLASS C CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH ASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 18" WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
- IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
- ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHARP SLOPE AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BARS/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE.
- STUB-OUTS SHALL EXTEND A MINIMUM OF 1 PIPE SECTION BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

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

PREPARED FOR  
**SH LYRIC, LLC**  
9380 STATION ST.  
SUITE 600  
LOVE TREE, CO 80124  
OFFICE PHONE  
(303) 791-8180

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

**AMENITY SITE AT RIDGEGATE SW VILLAGE**

**DETAILS**

DESIGNED BY: MEP  
DRAWN BY: MEP  
CHECKED BY:

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

AARON L. CLUTTER, P.E.  
COLORADO P.E. 36742  
FOR AND ON BEHALF OF JR ENGINEERING

DATE

SHEET 19 OF 22  
JOB NO. 15950.06



**GENERAL NOTES**

- ASTM SPECIFICATIONS:
  - A. ASTM C-478
  - B. ASTM A-615 GRADE 60 (STEEL REBAR).
  - C. ASTM 2146-69, TYPE II, GRADE 16906 (POLYPROPYLENE).
- STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURES SHALL HAVE A 9/16" LEG AND SHALL PROJECT FROM THE WALL 1/4".
- STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8/16" LEG AND SHALL PROJECT FROM THE WALL 1/4".
- ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL OF 3/8".
- STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY TAPERED PIN TO FORM THE INSERT HOLE AS SHOWN, FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUTED IN PLACE.
- INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 LB. PER LEG FOR A MINIMUM PERIOD OF TWO MINUTES.
- PINS MUST BE SMOOTH AND CONTINUOUSLY TAPERED. DIMENSIONS OF THE PIN AND THE INSERTED PORTION OF THE MANHOLE STEP ARE TYPICAL ONLY. DOUGLAS COUNTY INSTALLATIONS REQUIRE A MATCHED COMBINATION OF A TAPERED INSERT PIN AND MANHOLE STEP, AS RECOMMENDED OR REQUIRED BY SPECIFIC MANUFACTURER OF THE STEP TO BE USED.
- THIS STEP CAN ALSO BE USED IN TOE POCKET INSTALLATIONS PROVIDED 5" TOE CLEARANCE IS ALLOWED.

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

**MANHOLE AND INLET STEPS**

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

**RIGID PIPE**      **FLEXIBLE PIPE**

**MAXIMUM HEIGHT OF FILL OVER TOP OF PIPE IN FEET**

**REINFORCED CONCRETE**

Depth (ft.)	1500	2000	3000
18	35	19	28
24	42	18	28
30	50	18	28
36	58	18	27
42	66	18	27
48	74	18	27
54	82	17	26
60	90	17	26
66	98	17	26
72	106	17	26
78	114	17	26
84	122	17	26
90	130	17	26
96	138	17	26
102	146	17	26
108	154	17	26
114	162	17	26
120	170	17	26
126	178	17	26
132	186	17	26
138	194	17	26
144	202	17	26

**STEEL - 2 2/3" x 1/2" CORRUGATIONS**

Depth (ft.)	1500	2000	3000
18	48	47	46
24	54	47	46
30	60	47	46
36	66	47	46
42	72	47	46
48	78	47	46
54	84	47	46
60	90	47	46
66	96	47	46
72	102	47	46
78	108	47	46
84	114	47	46
90	120	47	46
96	126	47	46
102	132	47	46
108	138	47	46
114	144	47	46
120	150	47	46
126	156	47	46
132	162	47	46
138	168	47	46
144	174	47	46

**LEGEND**

H = Height of fill over top of pipe  
B<sub>o</sub> = Inside diameter (I.D.) of pipe  
T = Trench Width  
t = Wall Thickness of pipe  
CLSM = Controlled Low Strength Material  
• = Loose granular bedding, as follows:  
• for Flexible Curb in Soil  
• for RCP Curb in Soil  
• for Curb in Rock

**GENERAL NOTES**

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

**TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS**

**PIPE INSTALLATION IN TRENCH**

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

**NOTES:**

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

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

**TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS**

**PIPE INSTALLATION IN TRENCH NOTES**

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

**PIPE CONNECTION DETAIL TO EXISTING PIPE**

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

**SECTION A-A**

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

PREPARED FOR  
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**1299CGD**

APPROX. DRAIN AREA = 82.87 SQ IN  
APPROX. WEIGHT = 18.50 LBS

**SECTION A-A**

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

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

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www.nyloplast-us.com

**12 IN DOME GRATE**

DATE: 3-16-11  
REVISED BY: ERC  
DWC SIZE: A SCALE: 1/4 SHEET: 1 OF 1  
DWC NO.: 7091-119-206 REV: D

**NON TRAFFIC INSTALLATION**

**DRAIN BASIN**      **INLINE DRAIN**

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

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

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PHN (770) 932-2443  
FAX (770) 932-2490  
www.nyloplast-us.com

**DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION**

DATE: 9-30-09  
REVISED BY: NMR  
DATE: 03-11-11  
DWC SIZE: A SCALE: 1/32 SHEET: 1 OF 1  
DWC NO.: 7091-119-111 REV: E

**NYLOPLAST DRAIN BASIN WITH DOME GRATE**

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

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

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

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

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

1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.  
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-046.  
3 - DRAIN BASINS TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-026.  
4 - DRAINAGE CONNECTION STUB JOINT THICKNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER (4" - 36").  
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.  
6 - 8" - 30" DOME GRATES HAVE NO LOCK RINGS.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONVEY, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

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**DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL**

DATE: 03-25-10  
REVISED BY: NMR  
DATE: 06-12-10  
DWC SIZE: A SCALE: 1/40 SHEET: 1 OF 1  
DWC NO.: 7091-119-307 REV: E

AMENITY SITE AT RIDGEGATE SW VILLAGE

DETAILS

BY	DATE	REVISION
JCS	10/17/22	1
KK	1/27/23	2
RKM	4/09/24	3
JCS	5/15/24	4

DESIGNED BY: MEP  
DRAWN BY: MEP  
CHECKED BY:

SHEET 20 OF 22  
JOB NO. 15950.06

**ENGINEER'S STATEMENT**

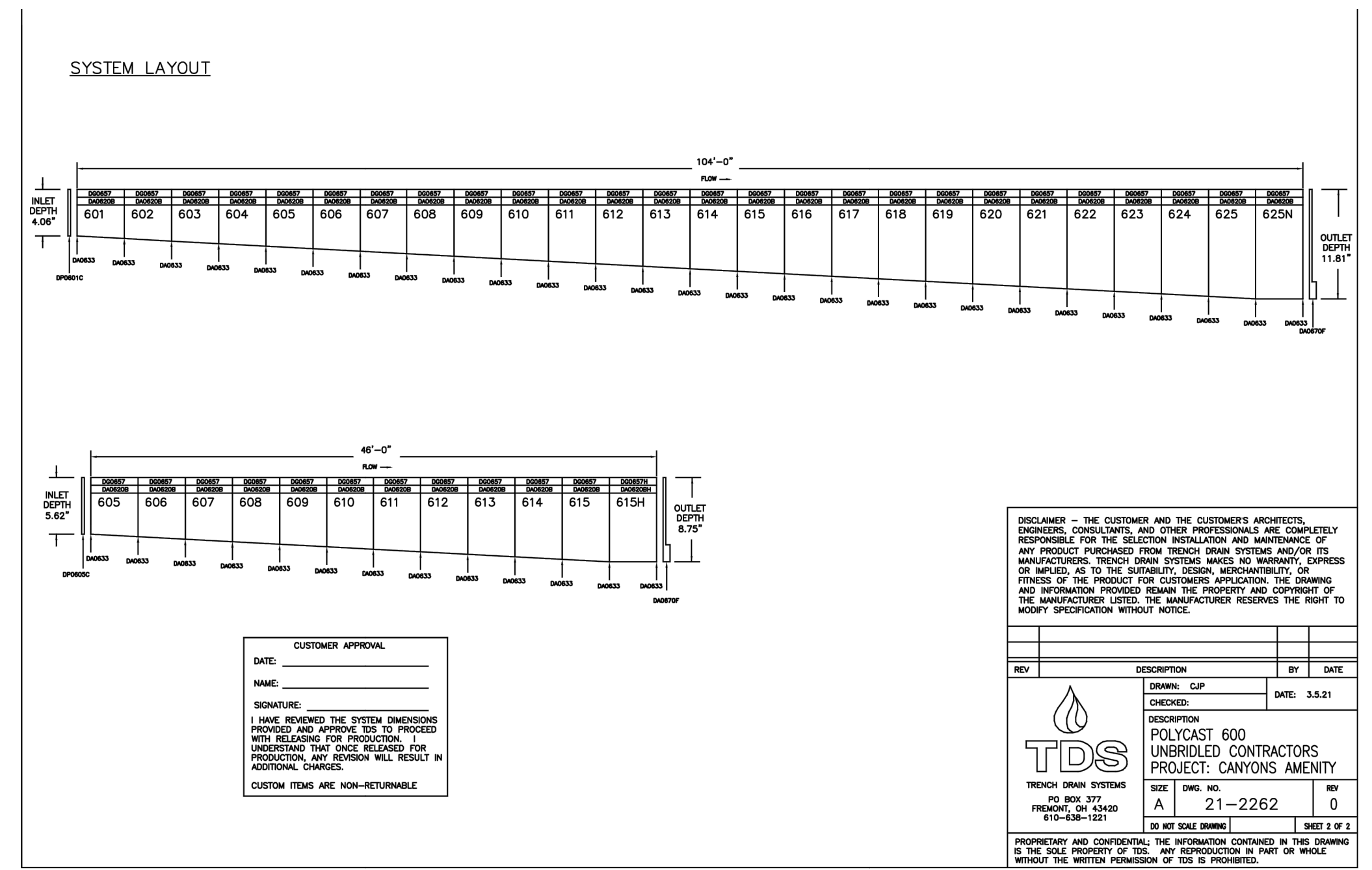
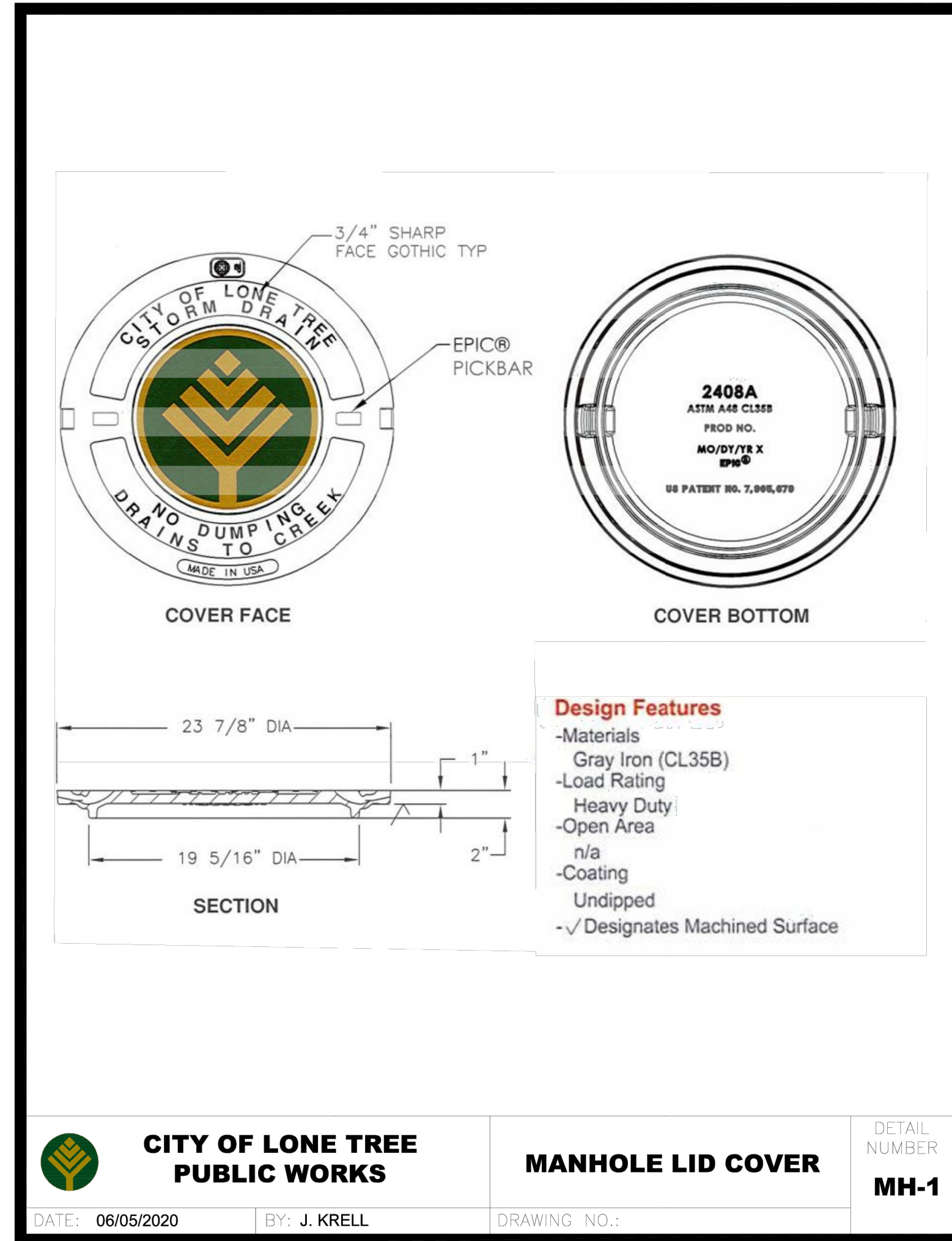
PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E.  
COLORADO P.E. 36742

FOR AND ON BEHALF OF JR ENGINEERING

DATE: \_\_\_\_\_





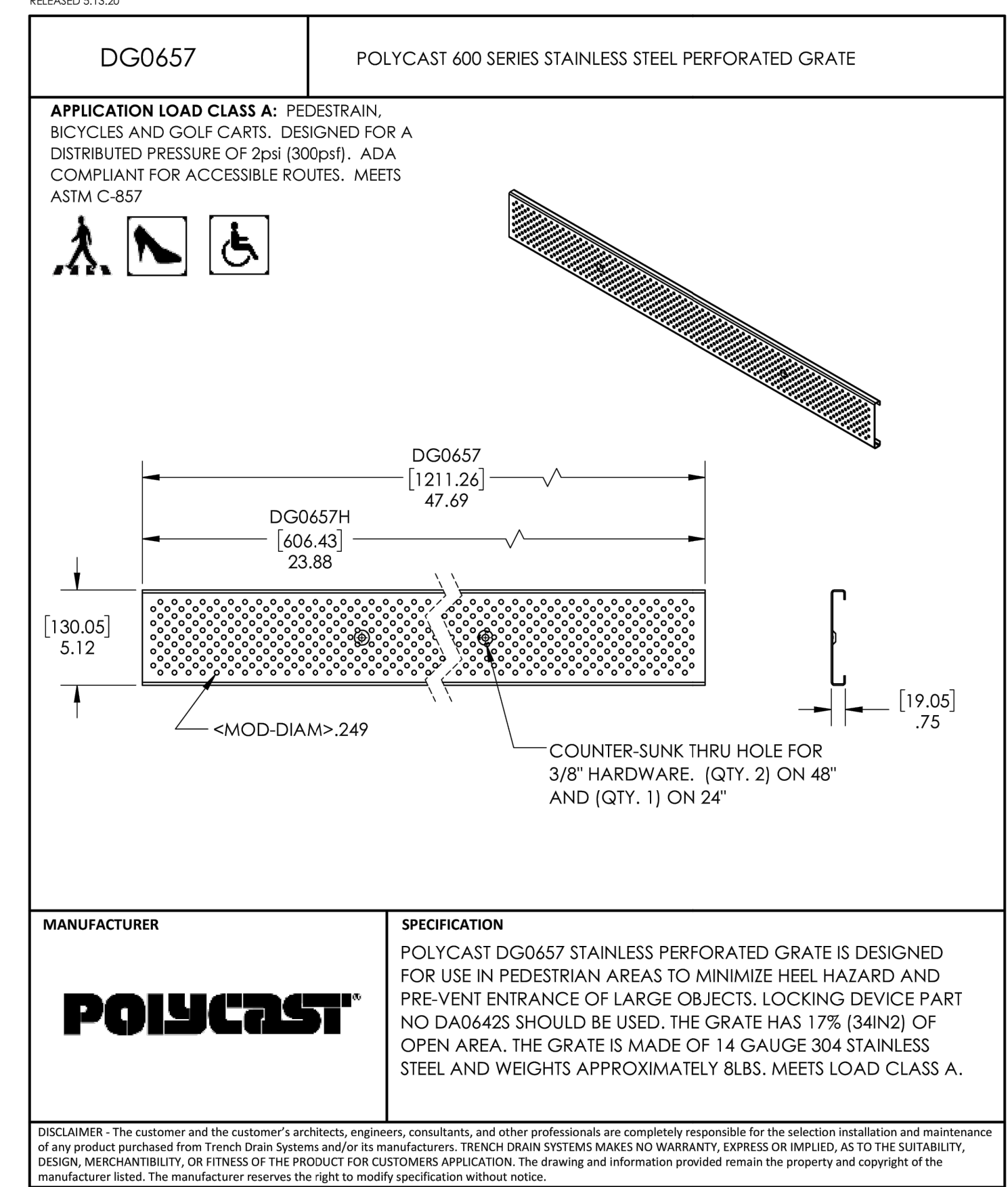
**TDS POLYCAST 600 TRENCH DRAIN**  
SCALE: NTS

**TDS TRENCH DRAIN SYSTEMS**

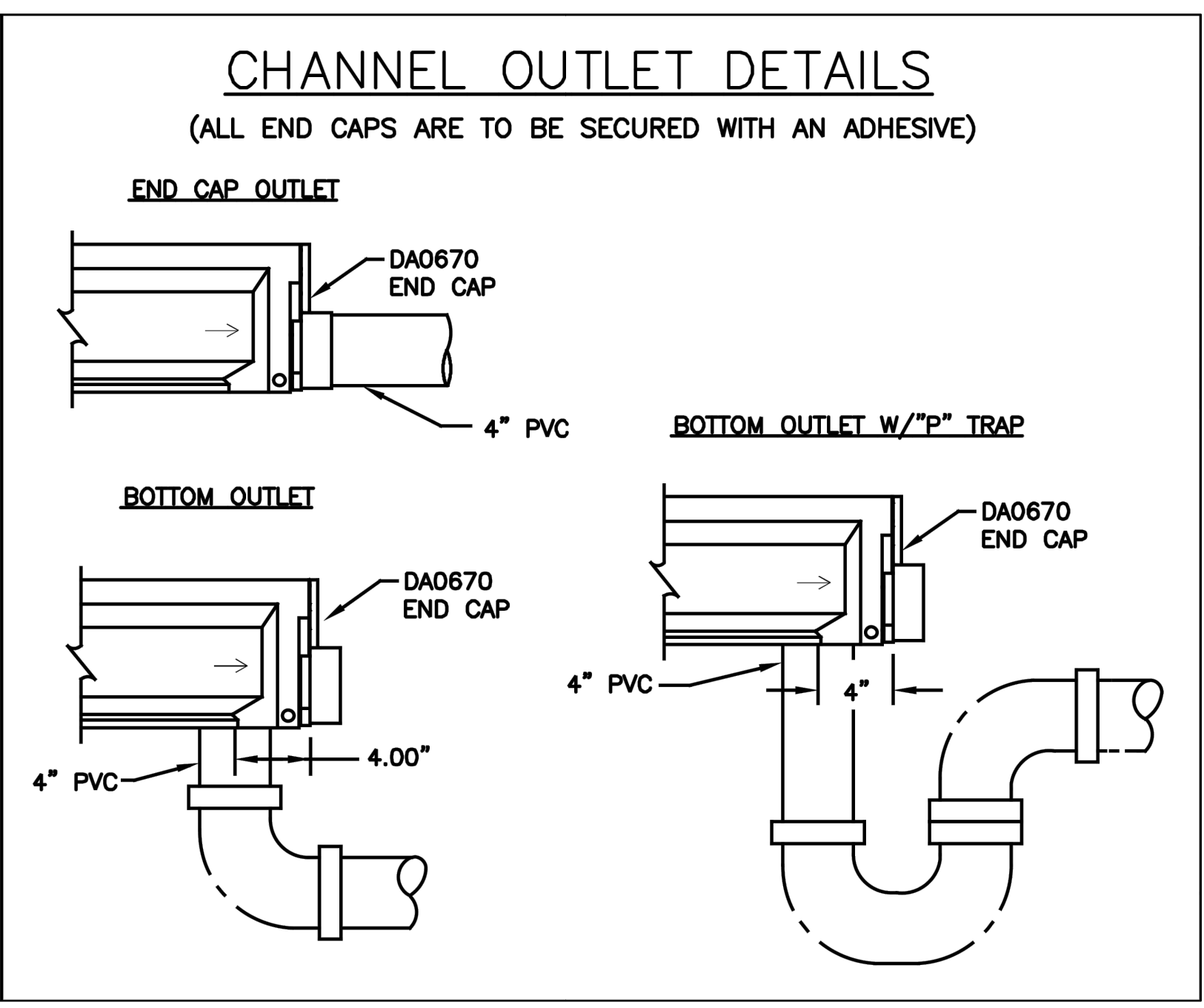
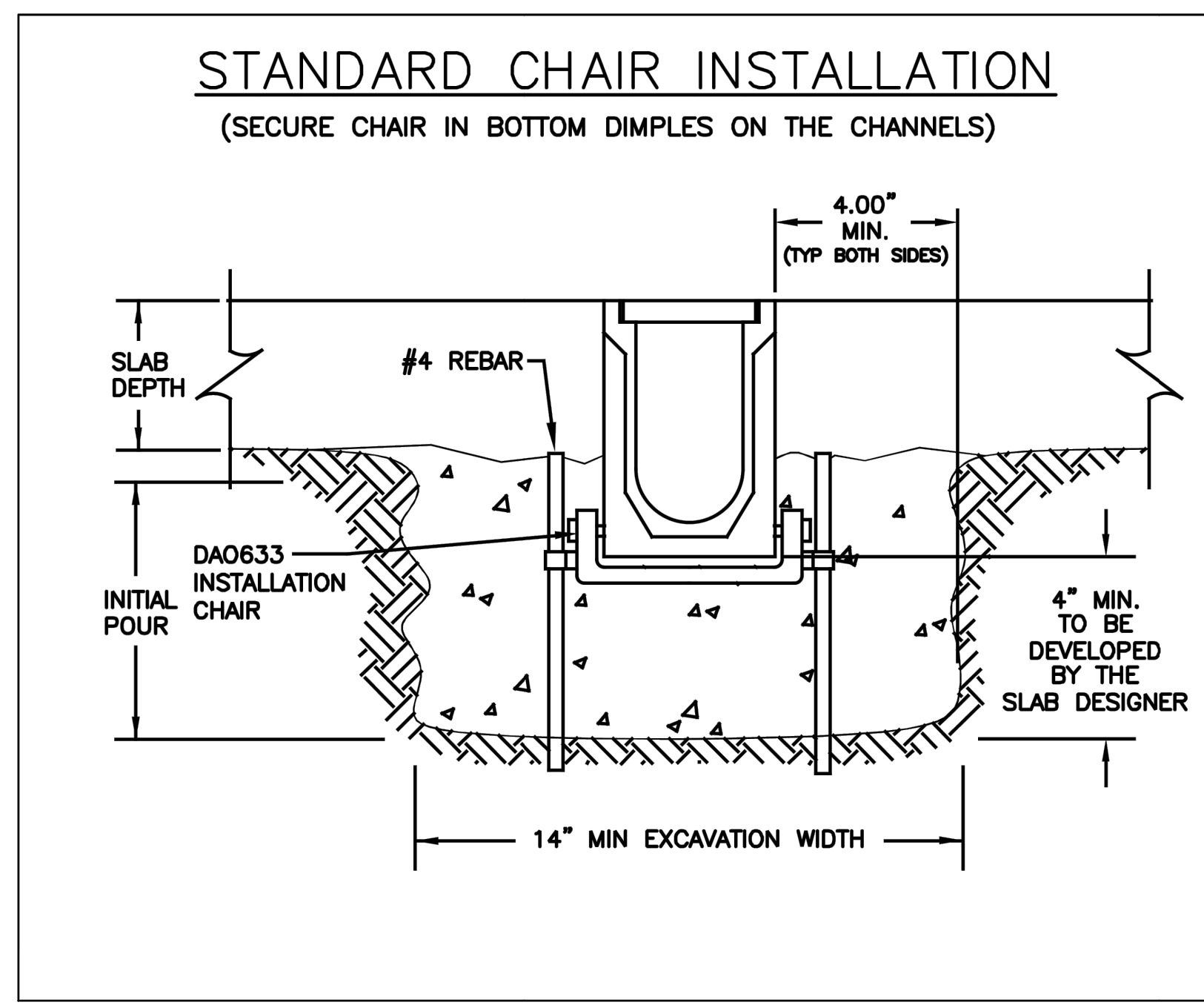
610-638-1221  
sales@trenchdrain.com  
PO BOX 377 - FREMONT, OH 43420

PROJECT ID: \_\_\_\_\_  
CONTRACT NO: \_\_\_\_\_  
LOCATION: \_\_\_\_\_

RELEASED 5.13.20



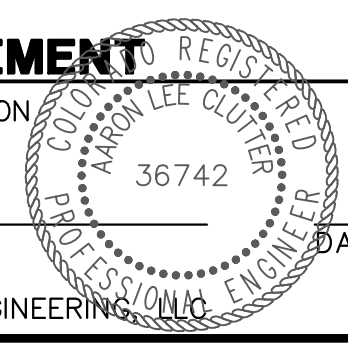
**TDS POLYCAST 600 TRENCH DRAIN GRATE**  
SCALE: NTS



**TRENCH DRAIN CONSTRUCTION DETAILS**  
SCALE: NTS

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

AARON L. CLUTTER, P.E.  
COLORADO P.E. 36742  
FOR AND ON BEHALF OF JR ENGINEERING



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NO.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23
3	REVISED PER 3RD CITY COMMENTS	RKM	4/09/24
	REVISED PER CITY COMMENT	JCS	5/15/24

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	5/17/24	MEP	MEP	

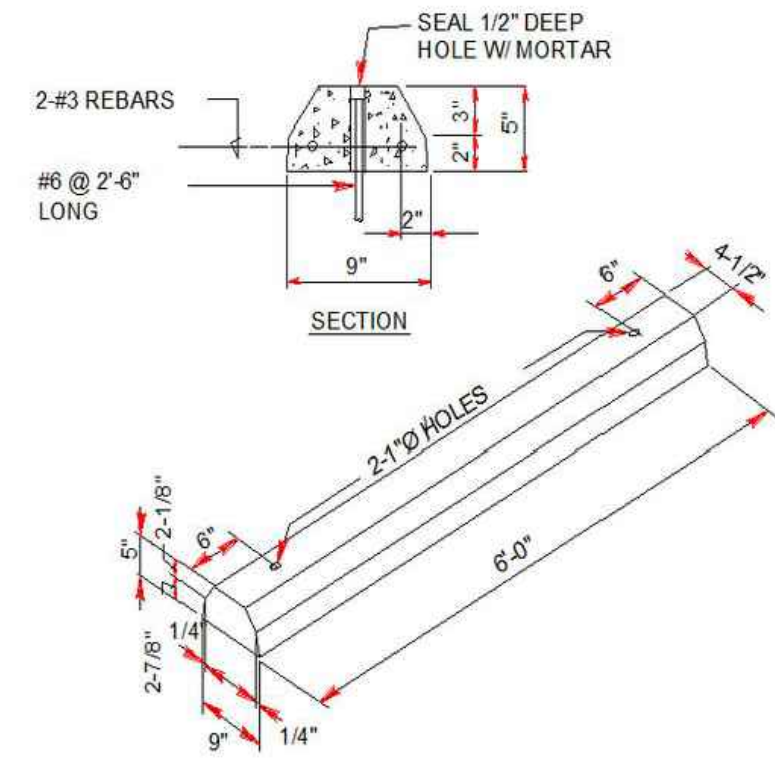
**AMENITY SITE AT RIDGEGATE SW VILLAGE**

**DETAILS**

SHEET 21 OF 22

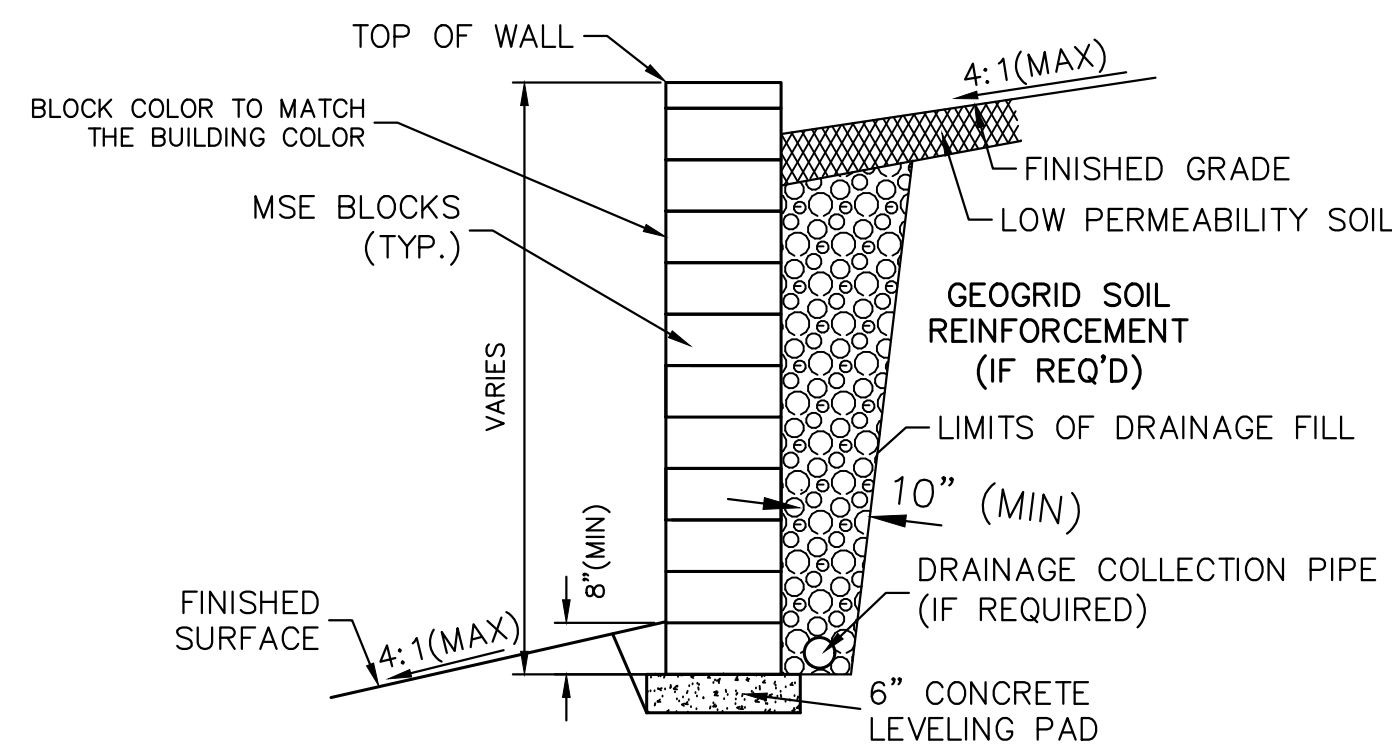
JOB NO. 15950.06





**PRECAST CONCRETE WHEEL STOP**

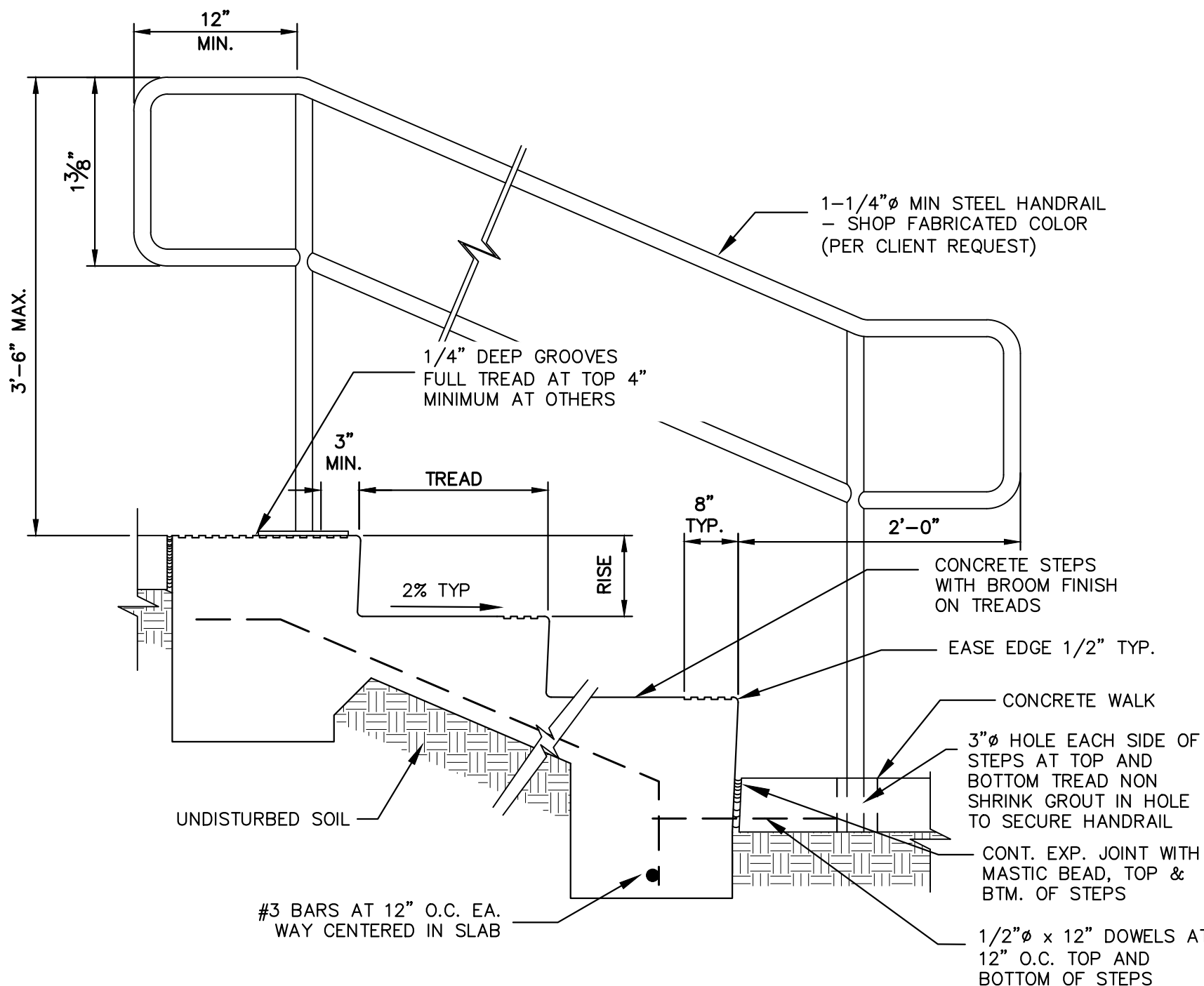
**PRECAST CONCRETE WHEEL STOP**  
SCALE: N.T.S.  
(PRIVATE)



**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 HEREON.
2. 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.
3. SUBMIT TO THE ARCHITECT AND OWNER/DEVELOPER 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.

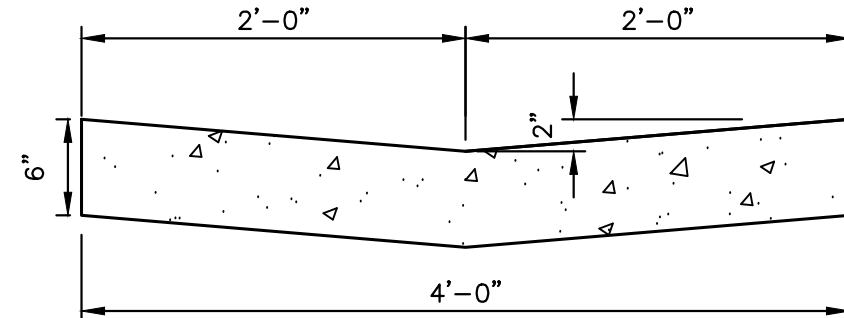
**LANDSCAPE WALL DETAIL**  
SCALE: N.T.S.



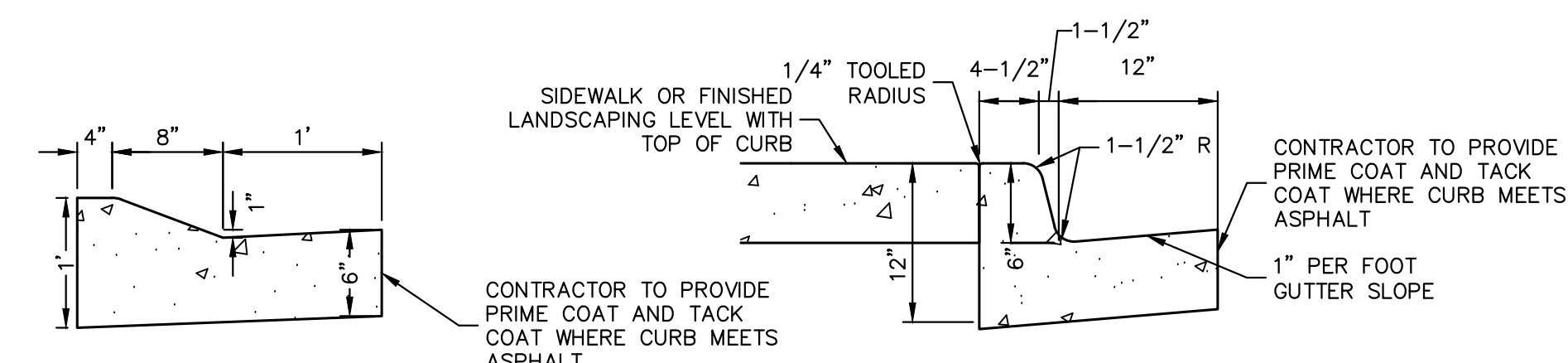
**PEDESTRIAN RAILING DETAIL**  
SCALE: N.T.S.

**PEDESTRIAN RAILING NOTES:**

1. STEEL SHALL BE ASTM A 53 TYPES E OR S, GRADE A, BLACK. GRIND ALL WELDS SMOOTH.
2. HANDRAIL PAINT SHALL CONFORM TO CDOT STANDARD SPECIFICATION 509.24. ALL STEEL RAILING SHALL BE PAINTED USING A TWO-COAT SYSTEM WITH INORGANIC ZINC-RICH PRIMER (SHOP COAT) AND HIGH-BUILD URETHANE TOP COAT. THE SHOP COAT SHALL HAVE A DRY FILM THICKNESS OF 3.0 MILS. THE TOP COAT SHALL HAVE A THICKNESS OF 3.0 MILS. COLOR: BLACK.
3. RAILING POSTS SHALL BE SET NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
4. CONTRACTOR SHALL SUBMIT HANDRAIL SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.

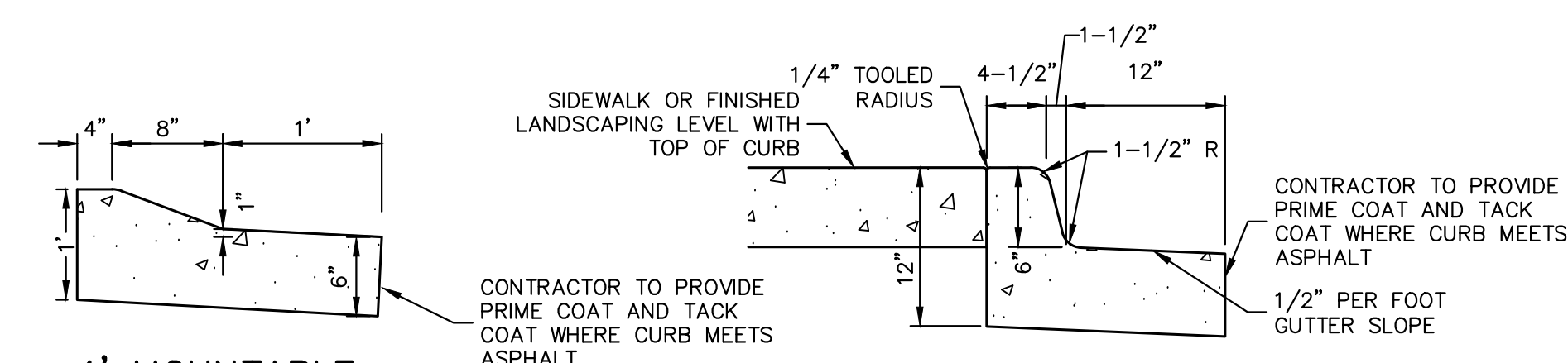


**4' CONCRETE PAN**  
SCALE: N.T.S.  
REINFORCING:  
#4's @ 18" O.C. EACH WAY  
(PRIVATE)



**1' MOUNTABLE CATCH C&G**  
SCALE: N.T.S.  
(PRIVATE)

**1' CATCH C&G**  
SCALE: N.T.S.  
(PRIVATE)



**1' MOUNTABLE SPILL C&G**  
SCALE: N.T.S.  
(PRIVATE)

**1' SPILL C&G**  
SCALE: N.T.S.  
(PRIVATE)

**NOTES:**

1. BASE OF CURB SHALL REST ON COMPACTED FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
2. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
3. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS.
4. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING.

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

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BY	DATE	REVISION
JCS	10/17/22	1 REVISED PER 1ST CITY COMMENTS
KK	1/27/23	2 REVISED PER 2ND CITY COMMENTS
RKM	4/09/24	3 REVISED PER 3RD CITY COMMENTS
JCS	5/15/24	4 REVISED PER CITY COMMENT

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	5/17/24	MEP	MEP	

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION  
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FOR AND ON BEHALF OF JR ENGINEERING

