

RIDGEGATE SW VILLAGE AMENITY CENTER CIVIL CONSTRUCTION PLANS

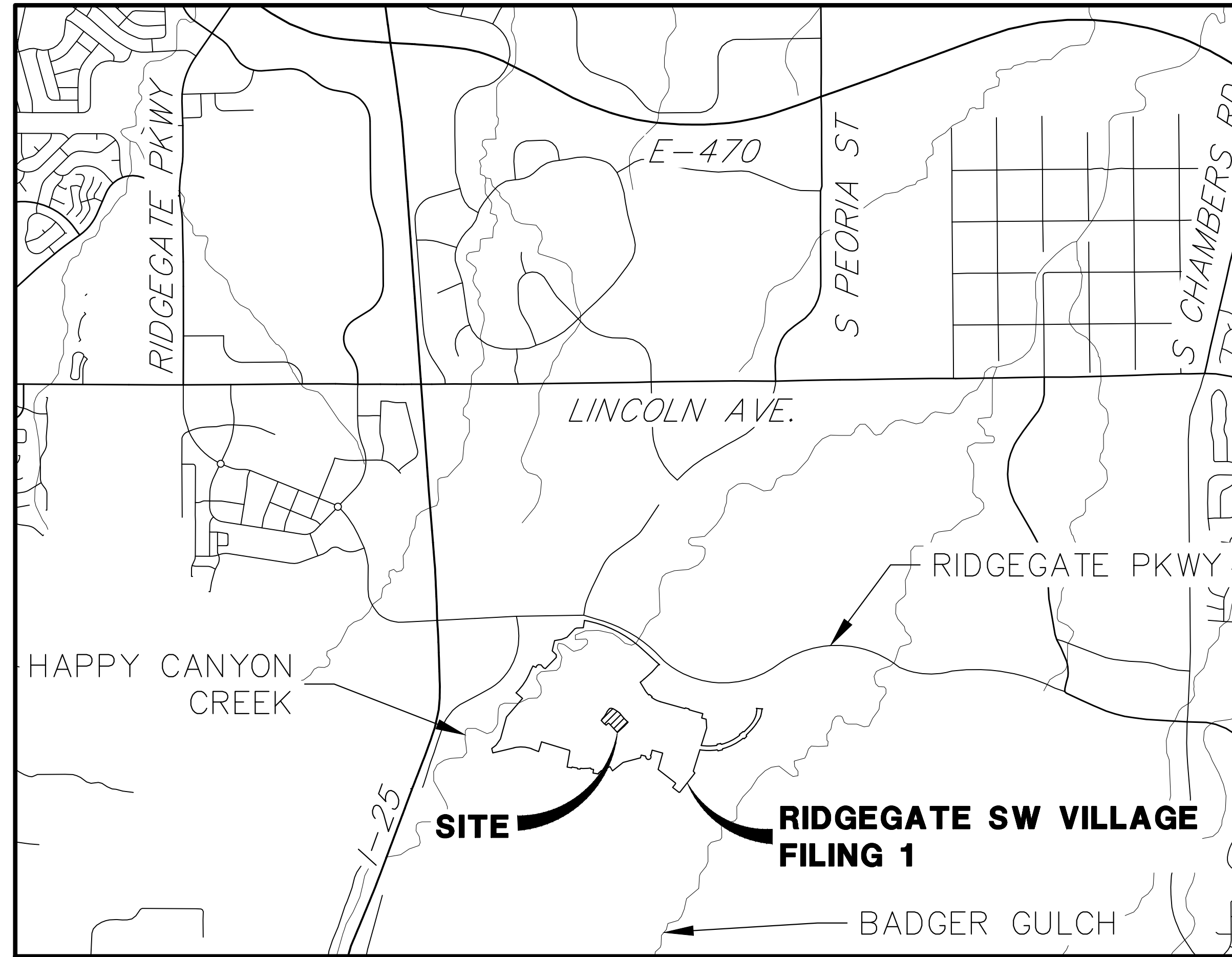
A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY

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



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
12-13	PRIVATE LANDSCAPE DRAIN AND ROOF DRAIN PLAN
14	DRY UTILITY AND SLEEVING PLAN
15-16	STORM SEWER PLAN AND PROFILE
17-21	DETAILS
E100	SITE ELECTRIC PLAN
TOTAL	21

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).

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

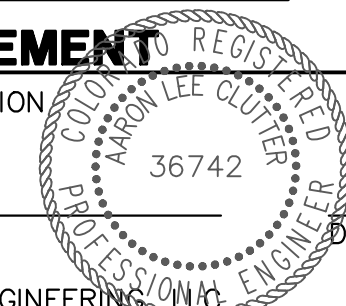
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

BY	DATE	REVISION	No.	1"=2000'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
US	10/17/22	1	1	N/A			2/16/24	MEP		
KK	1/27/23	2	2					MEP		

AMENITY SITE AT RIDGEGATE SW VILLAGE
COVER SHEET

SHEET 1 OF 21

JOB NO. 15950.06

GENERAL PROJECT NOTES:

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

CITY OF LONE TREE GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCE TO THE CITY OF LONE TREE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CURRENT DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS, INSPECTION SECTION, (303) 662-8112, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION, AND/OR BEFORE RESTARTING CONSTRUCTION AFTER A SHUTDOWN OF MORE THAN 10 DAYS.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT (800) 922-1987 OR 811
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY (SIGNED BY BOTH DESIGN ENGINEER AND CITY OF LONE TREE) OF THE CONSTRUCTION PLANS AND GESC REPORT AND PLAN, AND ONE (1) COPY OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
RIDEGATE PARKWAY
- A ROW/CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE ANY WORK WITHIN EXISTING OR PROPOSED PUBLIC ROW. THE PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR REVIEW/PROCESSING A MINIMUM OF 7 DAYS PRIOR TO REQUESTED START FOR THE WORK IN THE ROW.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR ACCEPTANCE WITH THE PERMIT APPLICATION. AN EXCAVATION OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF CITY OF LONE TREE ACCEPTANCE/APPROVAL IF APPLICABLE CONSTRUCTION PERMITS HAVE NOT BEEN OBTAINED, AND CONSTRUCTION STARTED WITHIN THAT TIME, THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.
- CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE ENGINEER INSPECTOR WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY WHICH WILL BE CONVEYED TO THE CITY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATORS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.
- A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM THE CITY OF LONE TREE MAY BE REQUIRED FOR ANY PROJECT.
- THE CITY OF LONE TREE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE INFRASTRUCTURE, FOR THE FOLLOWING PRIVATE STREETS: VIBRATO LANE AND MONTOSO ROAD

CITY OF LONE TREE SIGNAGE & STRIPING NOTES

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

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

ROADWAY NOTES

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

STORM SEWER NOTES:

- SEE COVER SHEET FOR BENCHMARK.
- 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 FES.
- 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 C445 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.
- TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
- TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.

DRAINAGE STRUCTURE NOTES

- CONCRETE WORK SHALL CONFORM TO ACI 301, ACI 350.
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM-615, GRADE 60.
- ALL EXPOSED CONCRETE SHALL HAVE A CDOT CLASS 2 OR 5 FINISH.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE 1/4" CHAMFERS.
- DETAILING, FABRICATION, AND PLACING OF REBAR SHALL BE IN ACCORDANCE WITH ACI 315.
- CONSTRUCTION TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 347.
- ALL MANHOLES SHALL BE SLAB BASE UNLESS SPECIFIED OTHERWISE. MANHOLE SHALL BE FABRICATED IN ACCORDANCE WITH CDOT STANDARD M-604-20.
- COORDINATES FOR MANHOLES AND AREA INLETS ARE SHOWN AT THE CENTER OF THE STRUCTURE. COORDINATES FOR MOUNTABLE CURB INLETS ARE SHOWN ALONG THE FLOWLINE AT CENTER OF THE STRUCTURE.
- ALL TYPE C AND D INLETS SHALL HAVE CLOSE MESH GRATES UNLESS SPECIFIED OTHERWISE.
- LENGTH OF FABRICATED BAR GRATING PANELS IS LENGTH OF BEARING BARS, WIDTH REFERS TO DIMENSION PERPENDICULAR TO BEARING BARS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PANEL DIMENSIONS GIVEN PRIOR TO FABRICATION.
- TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.
- EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
- THE CITY OF LONE TREE REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
- ALL RCP STORM SEWERS MUST USE ASTM C443 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.
- TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

DRAINAGE GENERAL NOTES

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

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

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

BY	DATE	REVISION	No.	
			1	2
US	10/17/22	1	REVISED PER 1ST CITY COMMENTS	JK
JK	1/27/23	2	REVISED PER 2ND CITY COMMENTS	
	2/16/24		DESIGNED BY	MEP
			DRAWN BY	MEP
			CHECKED BY	

AMENITY SITE AT RIDEGATE SW VILLAGE
GENERAL NOTES

SHEET 2 OF 21
JOB NO. 15950.06

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.

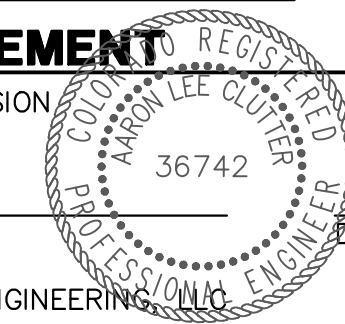
ENGINEERING DIVISION ACCEPTANCE BLOCK



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

DATE

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	---	---
WIRE FENCE	---X---	---X---
CABLE TV	---TV---	---TV---
ELECTRIC	---E---	---E---
FIBER OPTIC	---FO---	---FO---
GAS MAIN	---G---	---G---
IRRIGATION MAIN	---IRR---	---IRR---
OVERHEAD UTILITY	---OHU---	---OHU---
SANITARY SEWER	---S---	---S---
STORM DRAIN	---T---	---T---
TELEPHONE	---	---
WATER MAIN	---W---	---W---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6100	6100
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	6100	6100

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 ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	+
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●
WATER LINE		
LINE MARKER	Mkr W ^o	
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	⊕	⊕
GAS LINE		
MARKER	Mkr G ^o	
SERVICE MARKER	△	
METER	⊕	⊕
VALVE	⊕	⊕
PLUG	⊕	⊕
TEE	⊕	⊕
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	⊕	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	⊕	
ELECTRICAL METER	⊕	
ELECTRICAL MANHOLE	⊕	
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	⊕	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	⊕	
TELEPHONE MANHOLE	⊕	
UTILITY POLE	⊕	⊕
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH	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	● _{NAIL & WASHER}
PANEL - FOUND	⊕
PK NAIL - FOUND	● _{PK NAIL}
ROW MONUMENT - FOUND	⊕
ROW MARKER - FOUND	⊕
SECTION CORNER - FOUND	⊕
SECTION CORNER - SET	⊕
QUARTER-SECTION CORNER - FOUND	⊕
QUARTER-SECTION CORNER - SET	⊕
SECTION CENTER - FOUND	⊕
SECTION CENTER - 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

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

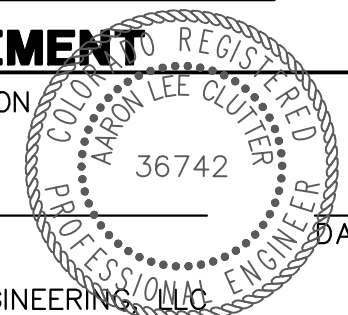


Know what's below. Call before you dig.

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

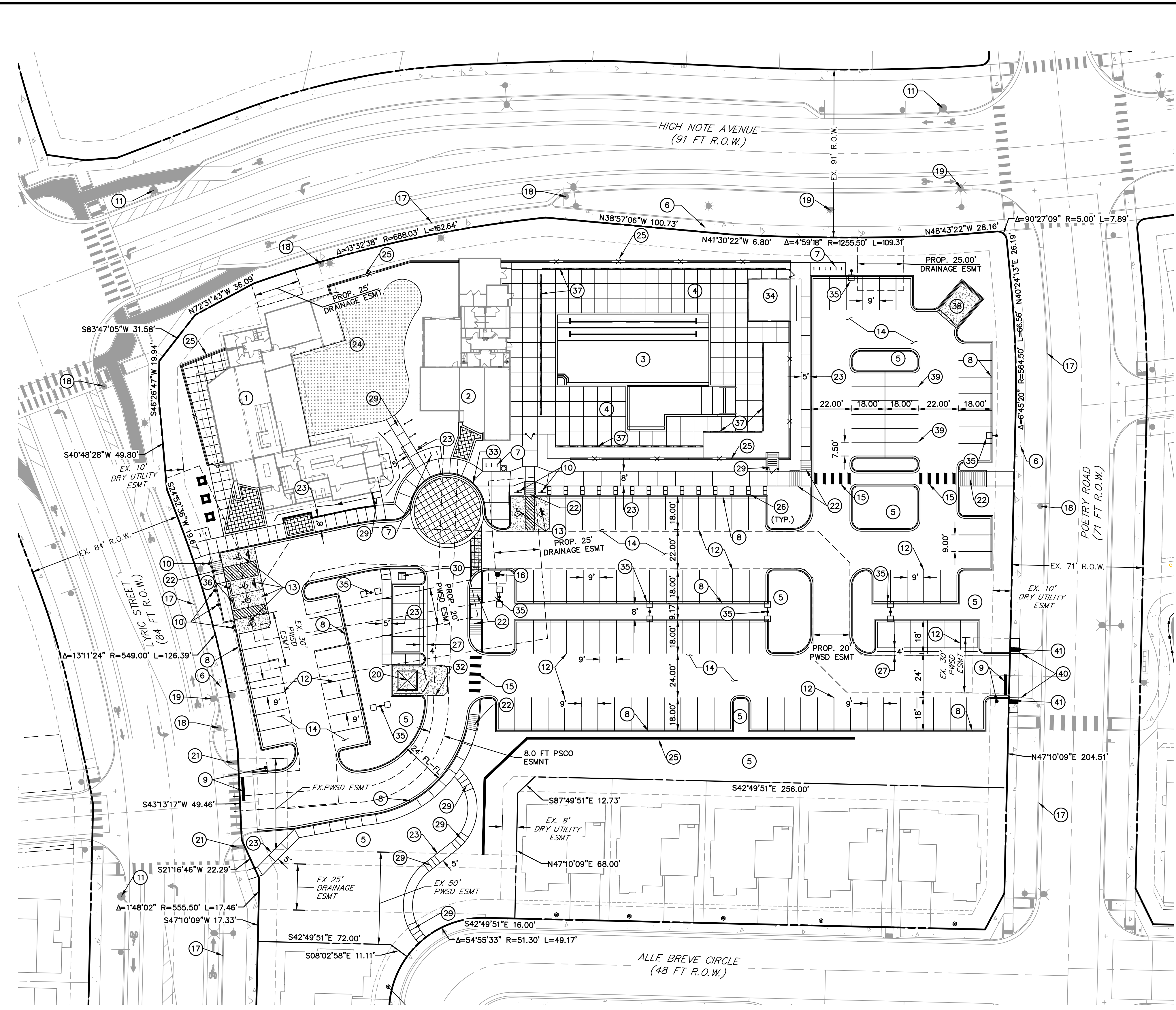
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	COMMENTS
JCS	10/17/22	1	REVISED PER 1ST CITY COMMENTS
KK	1/27/23	2	REVISED PER 2ND CITY COMMENTS

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	2/16/24	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 18" 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 PROPOSED SITE/LANDSCAPE AMENITY/EVENT LAWN. REF. LANDSCAPE PLANS.
- 25 PROPOSED RETAINING WALL. REF. RETAINING WALL PLANS.
- 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 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.

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

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

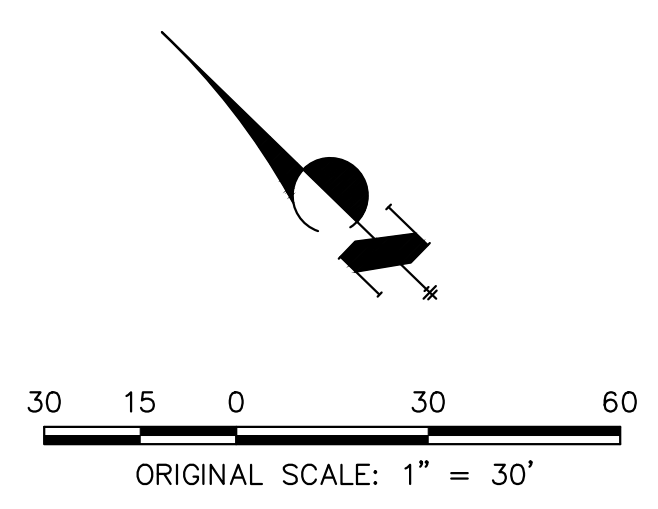
ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

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.



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

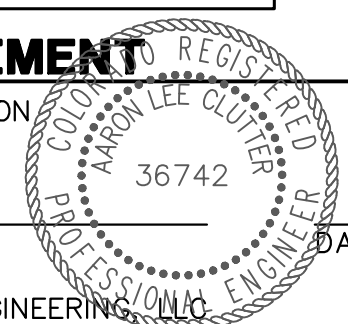
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

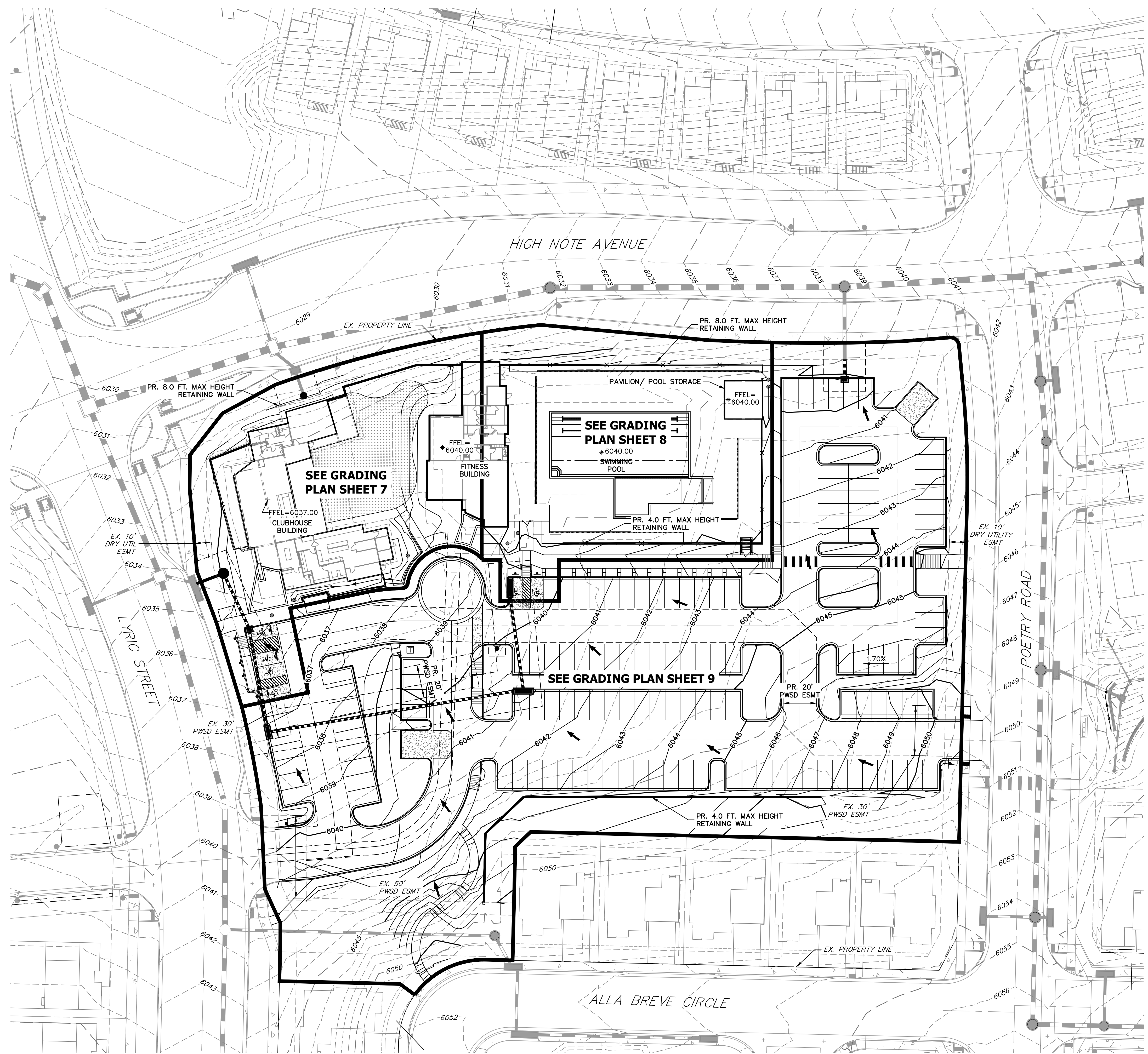
NO.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22	
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	2/16/24	MEP	MEP	

AMENITY SITE AT RIDGEGATE SW VILLAGE
 OVERALL SITE PLAN

SHEET 4 OF 21
 JOB NO. 15950.06





Know what's below.
Call before you dig.

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

CITY OF LONE TREE

DATE

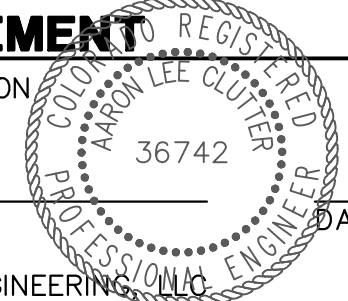
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

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



AMENITY SITE AT RIDGEGATE SW VILLAGE
OVERALL GRADING PLAN

SHEET 6 OF 21
JOB NO. 15950.06

NO.	REVISION	DATE	BY
1	REVISED PER 1ST CITY COMMENTS	JCS 10/17/22	JCS
2	REVISED PER 2ND CITY COMMENTS	KK 1/27/23	KK

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

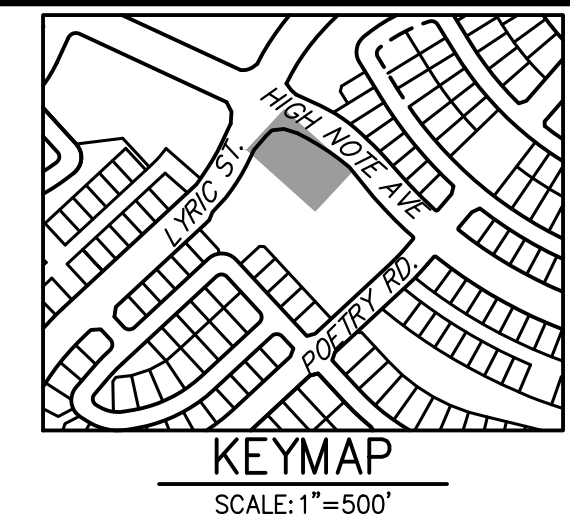
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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.



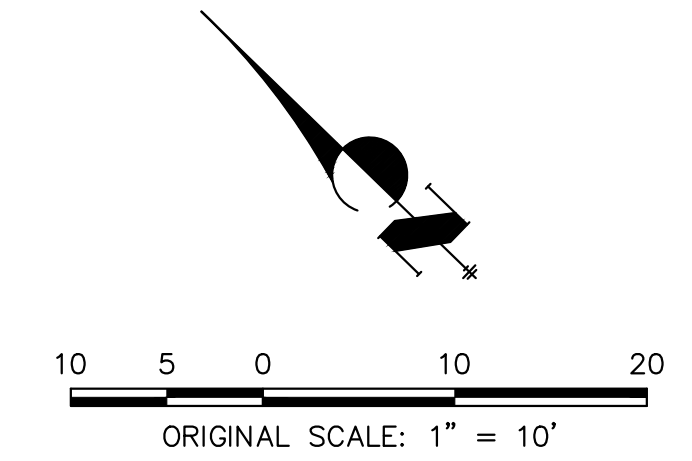
LEGEND

GTW	GRADE AT TOP OF WALL
GBW	GRADE AT BOTTOM OF WALL
FL	FLOWLINE
TBC	TOP BACK OF CURB
FFE	FINISH FLOOR ELEVATION
GRATE	TOP OF INLET GRATE
HP	HIGH POINT
TOS	TOP OF SIDEWALK
TOM	TOP OF WOOD MULCH



GRADING GENERAL NOTES:

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



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.



CITY OF LONE TREE

DATE

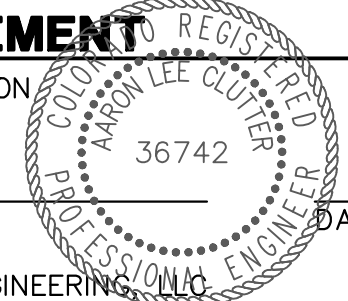
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

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



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

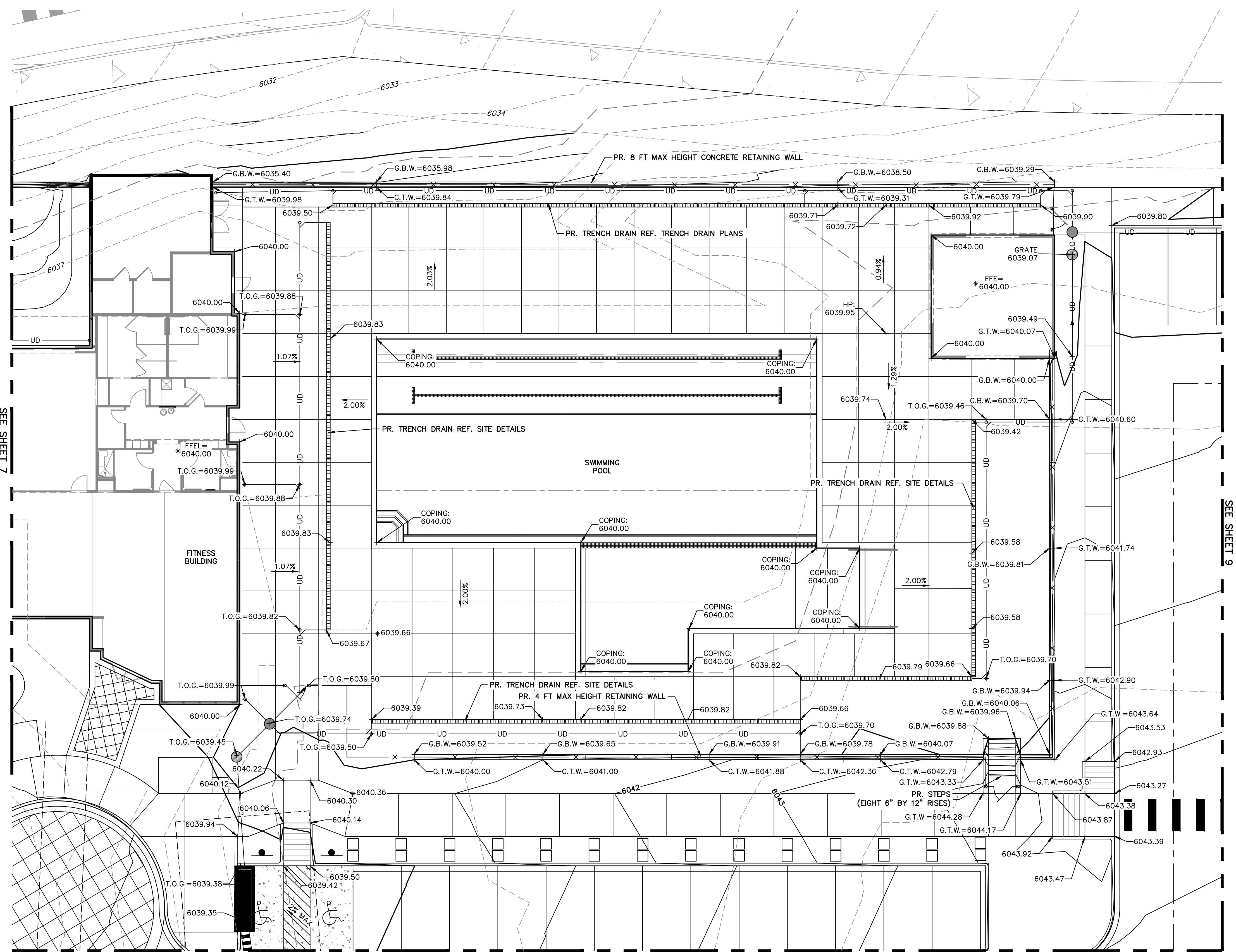
BY	DATE
JCS	10/17/22
KK	1/27/23

No.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

H-SCALE 1"=30'
 V-SCALE N/A
 DATE 2/16/24
 DESIGNED BY MEP
 DRAWN BY MEP
 CHECKED BY

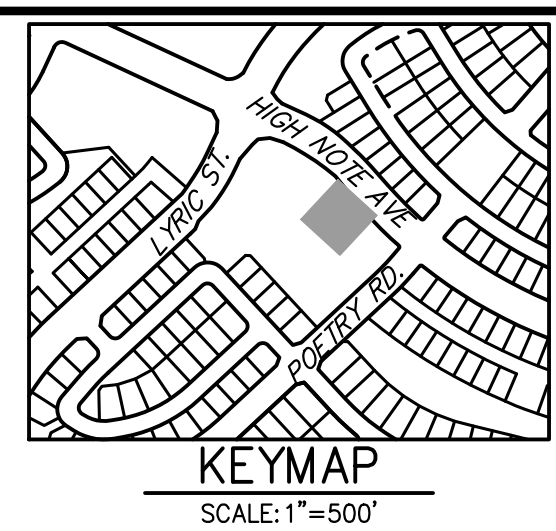
AMENITY SITE AT RIDGEGATE SW VILLAGE
 GRADING PLANS

SHEET 7 OF 21
 JOB NO. 15950.06



LEGEND

GTW	GRADE AT TOP OF WALL
GBW	GRADE AT BOTTOM OF WALL
FL	FLOWLINE
TBC	TOP BACK OF CURB
FFE	FINISH FLOOR ELEVATION
GRATE	TOP OF INLET GRATE
HP	HIGH POINT
TOS	TOP OF SIDEWALK
TOM	TOP OF WOOD MULCH



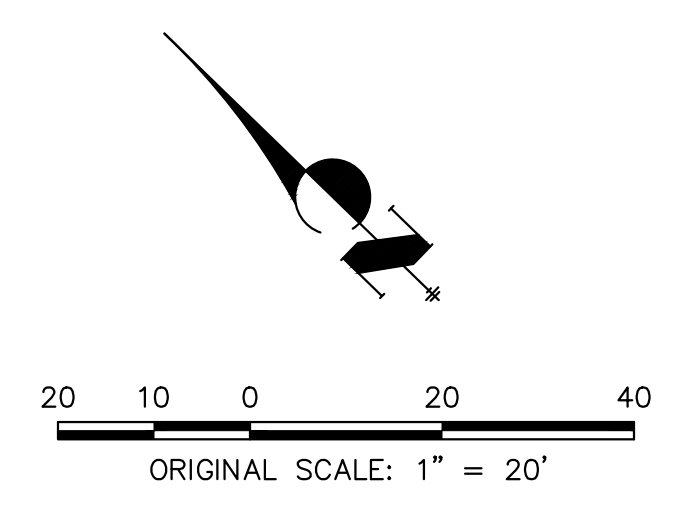
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

GRADING GENERAL NOTES:

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



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

CAUTION - NOTICE TO CONTRACTOR

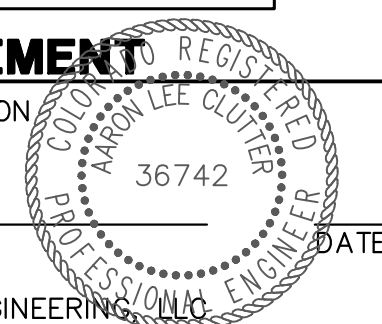
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER 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.



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

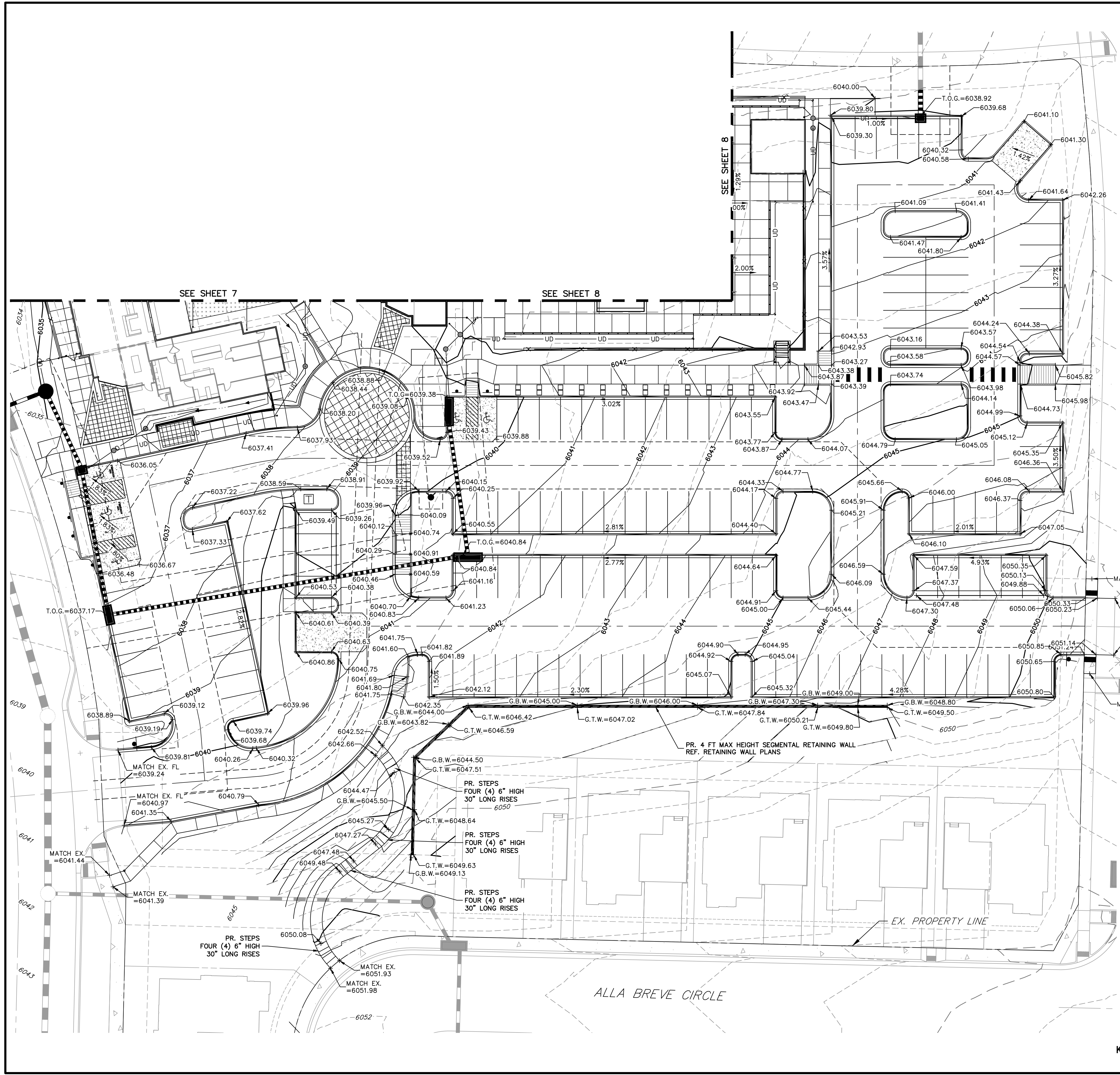


AMENITY SITE AT RIDGEGATE SW VILLAGE	GRADING PLANS
SHEET 8 OF 21	JOB NO. 15950.06

SEE SHEET 7

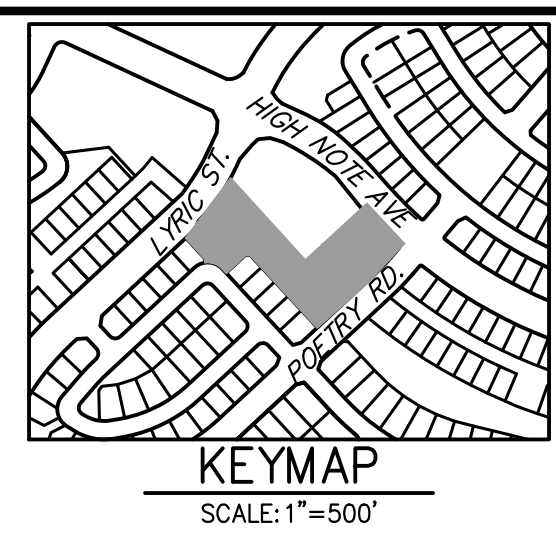
SEE SHEET 9

SEE SHEET 9

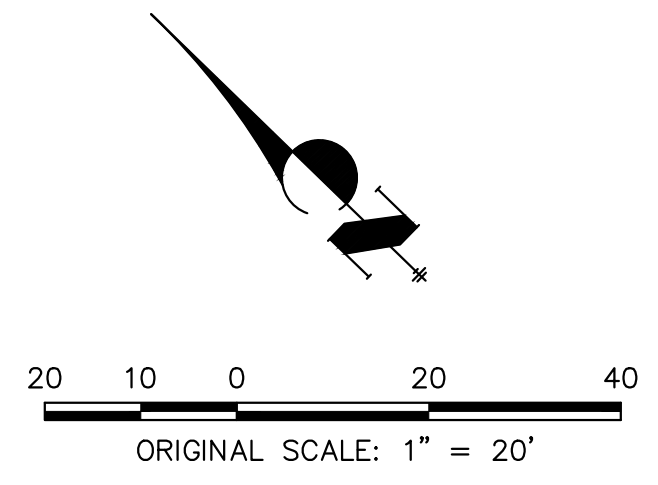


LEGEND

GTW	GRADE AT TOP OF WALL
GBW	GRADE AT BOTTOM OF WALL
FL	FLOWLINE
TBC	TOP BACK OF CURB
FFE	FINISH FLOOR ELEVATION
GRATE	TOP OF INLET GRATE
HP	HIGH POINT
TOS	TOP OF SIDEWALK
TOM	TOP OF WOOD MULCH



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



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.

CITY OF LONE TREE

DATE

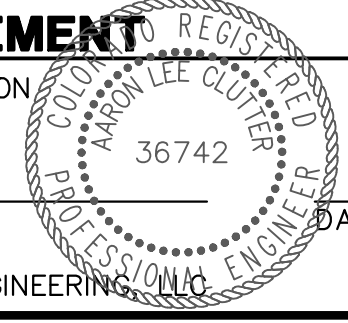
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

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



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

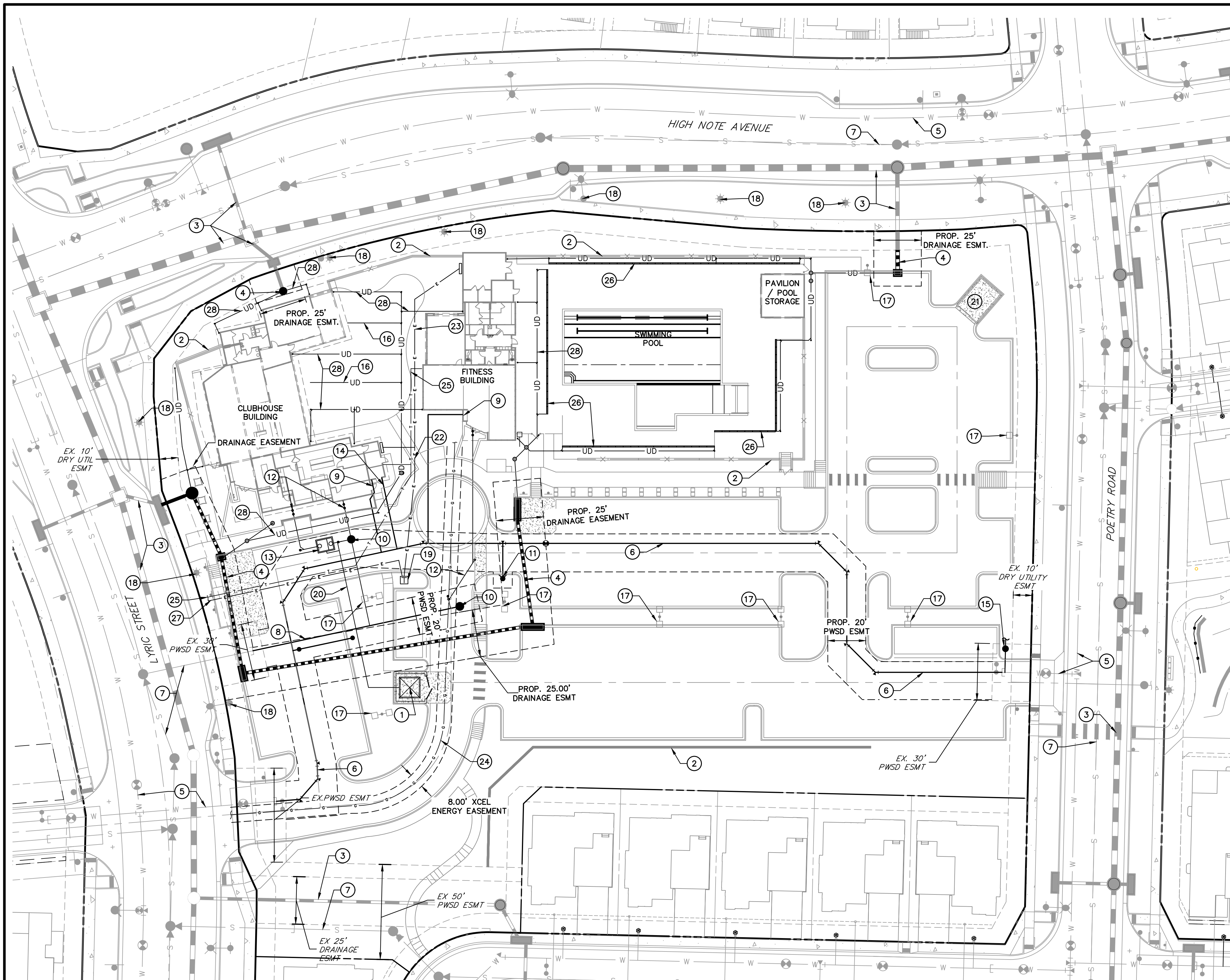
NO.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22	
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	2/16/24	MEP	MEP	

AMENITY SITE AT RIDGEGATE SW VILLAGE
 GRADING PLANS

SHEET 9 OF 21
 JOB NO. 15950.06





LEGEND

	EXISTING	PROPOSED
RIGHT OF WAY	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
ELECTRIC	--- E ---	--- E ---
FIBER OPTIC	--- FO ---	--- FO ---
GAS MAIN	--- G ---	--- G ---
IRRIGATION MAIN	--- IRR ---	--- IRR ---
OIL/PETRO. MAIN	--- O ---	--- O ---
OVERHEAD UTILITY	--- OHU ---	--- OHU ---
SANITARY SEWER	--- S ---	--- S ---
STORM DRAIN	---	---
TELEPHONE	--- T ---	--- T ---
WATER MAIN	--- W ---	--- W ---

SCHEDULE NOTES

- 1 PROPOSED TRASH ENCLOSURE. REF ARCHITECTURAL PLANS
- 2 PROPOSED RETAINING WALL. REF. RETAINING WALL PLANS
- 3 EXISTING STORM SEWER TO REMAIN
- 4 PROPOSED STORM SEWER, REF. STORM PLAN AND PROFILE
- 5 EXISTING WATER MAIN TO REMAIN
- 6 PROPOSED 8"-C900 PVC WATER MAIN, REF. PWSO PLANS UNDER SEPARATE COVER
- 7 EXISTING SANITARY SEWER MAIN TO REMAIN
- 8 PROPOSED 8" SDR-35 PVC SANITARY MAIN, REF. PWSO PLANS UNDER SEPARATE COVER
- 9 PROPOSED 1 1/2" TYPE K COPPER DOMESTIC WATER SERVICE, REF. PLUMBING PLANS UNDER SEPARATE COVER FOR CONTINUATION AND METER LOCATION INSIDE BUILDING.
- 10 PROPOSED SANITARY MANHOLE, REF. PWSO PLANS UNDER SEPARATE COVER
- 11 PROPOSED FIRE HYDRANT
- 12 PROPOSED 6" SDR-35 SANITARY SEWER SERVICE
- 13 PROPOSED GREASE INTERCEPTOR
- 14 PROPOSED FIRE SPRINKLER LINE
- 15 PROPOSED IRRIGATION METER, REF. IRRIGATION PLANS FOR CONTINUATION
- 16 PERFORATED UNDERDRAIN FOR ARTIFICIAL TURF AREA. PIPE AND BEDDING MATERIAL TO BE INSTALLED IN ACCORDANCE WITH ARTIFICIAL TURF MANUFACTURER RECOMMENDATIONS.
- 17 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.
- 18 EXISTING STREET LIGHT TO REMAIN
- 19 ANTICIPATED TRANSFORMER LOCATION. SEE DRY UTILITY NOTE, THIS SHEET
- 20 2" GREASE INTERCEPTOR VENT LINE TO TRASH ENCLOSURE
- 21 PROPOSED STORAGE ENCLOSURE, REF. ARCHITECTURAL PLANS
- 22 ELECTRIC SECONDARY LINE FROM TRANSFORMER TO CAFE BUILDING, REF SHEET 14
- 23 ANTICIPATED LOCATION OF ELECTRIC LINE FROM CAFE BUILDING ELECTRIC PANEL TO FITNESS BUILDING PANES, REF SHEET 14
- 24 ANTICIPATED LOCATION OF GAS SERVICE. REF SHEET 14
- 25 ANTICIPATED LOCATION OF PHONE SERVICE. REF SHEET 14
- 26 PROPOSED TRENCH DRAIN. REF. TRENCH DRAIN PLANS.
- 27 ANTICIPATED LOCATION OF ELECTRIC PRIMARY LINE. REF SHEET 14
- 28 PROPOSED UNDERGROUND ROOF DRAIN. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

UTILITY GENERAL NOTES:

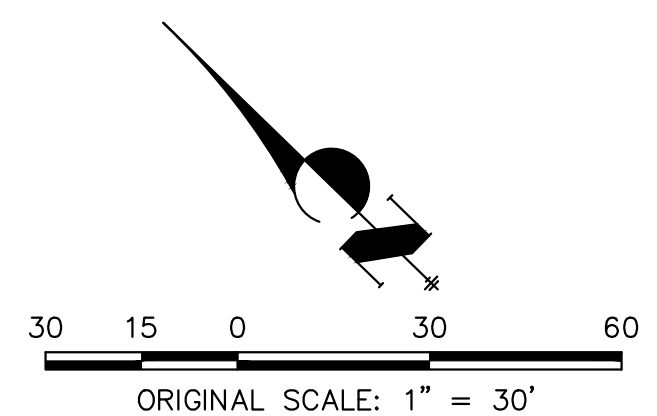
1. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND ROOF AND DOWNSPOUT LOCATIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SANITARY SEWER SERVICE LINE SHALL BE SDR-35 PVC.
4. SEE APPROVED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

DRY UTILITY NOTE:

1. 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

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.



Know what's below.
Call before you dig.

CITY OF LONE TREE

DATE

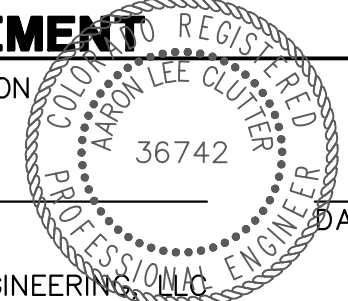
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

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, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

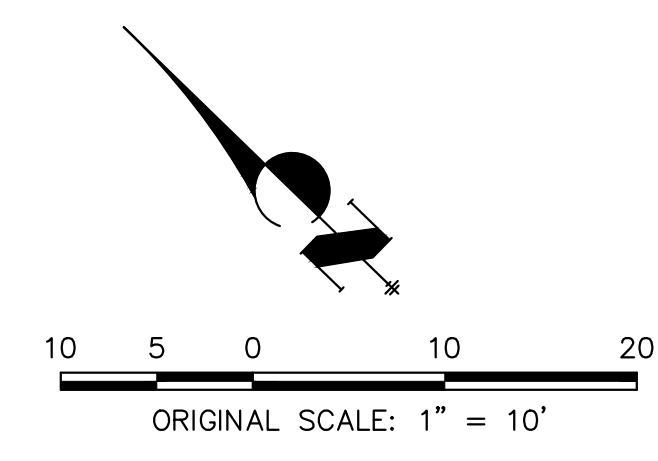
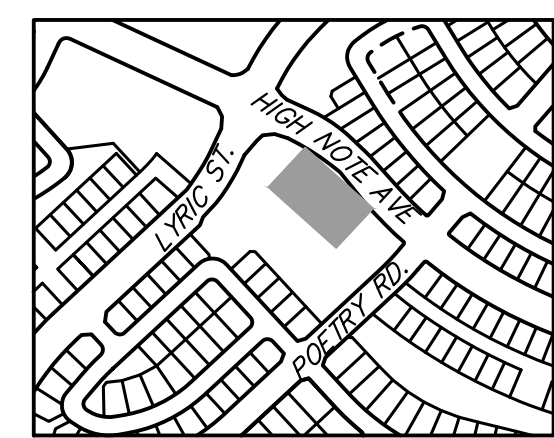
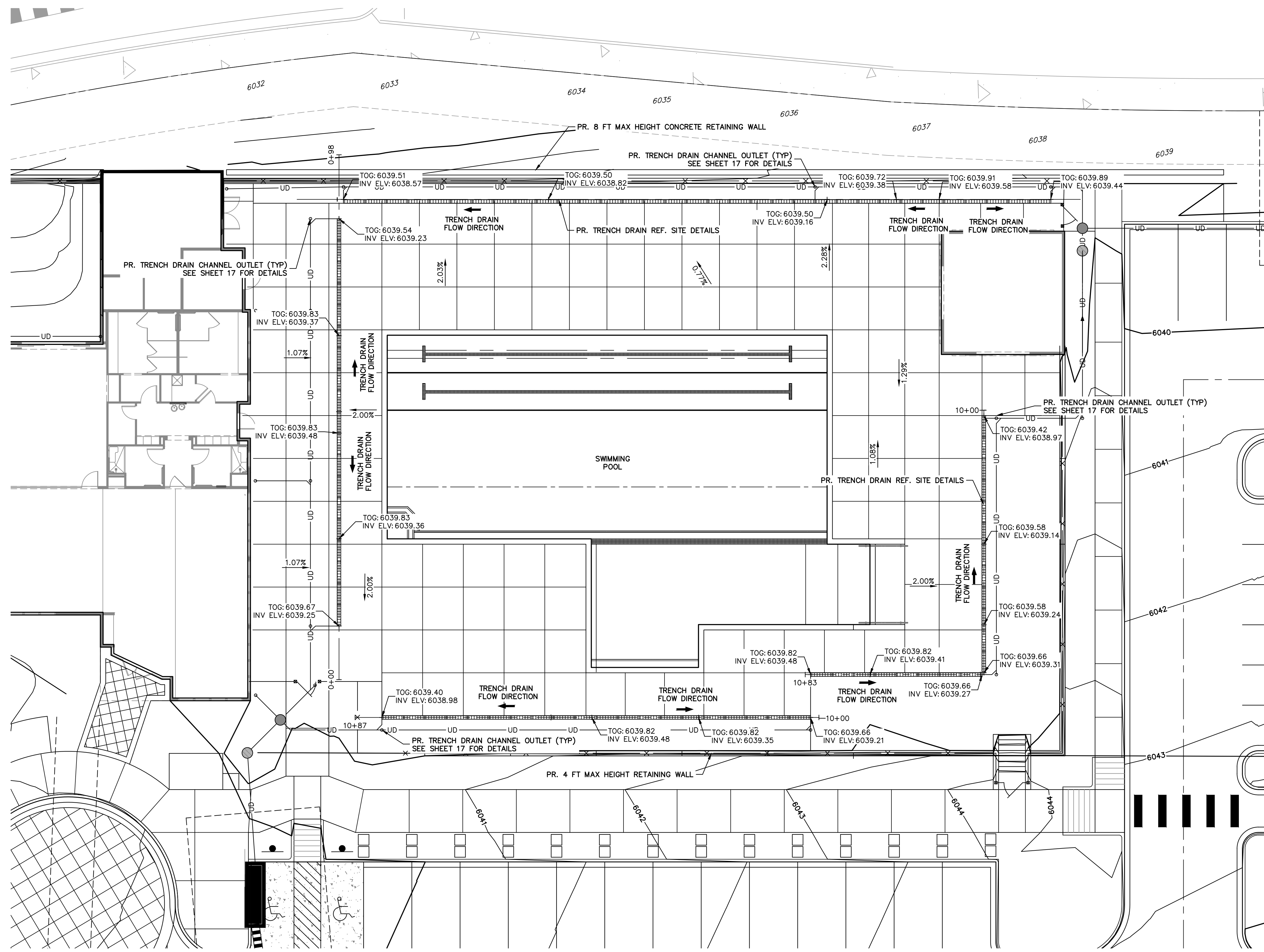
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-588-2583
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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	2/16/24	MEP	MEP	



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

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

NO.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

H-SCALE	1"=10'
V-SCALE	N/A
DATE	2/16/24
DESIGNED BY	EWA
DRAWN BY	EWA
CHECKED BY	

CITY OF LONE TREE

DATE

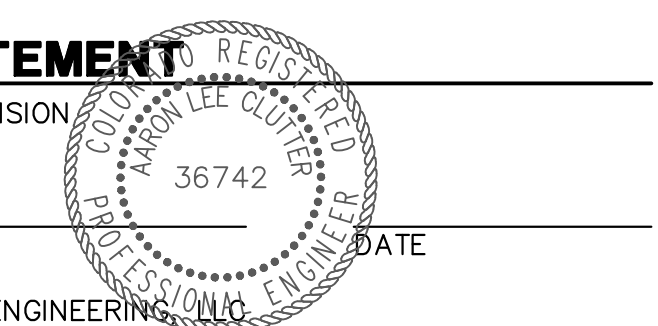
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

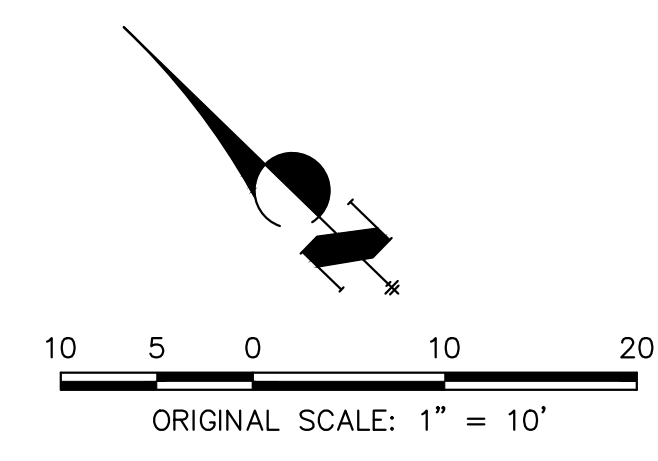
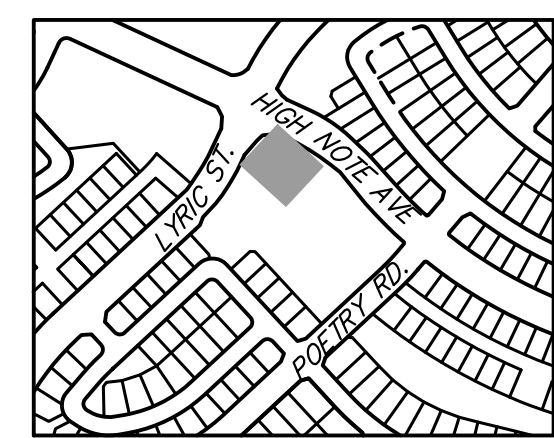
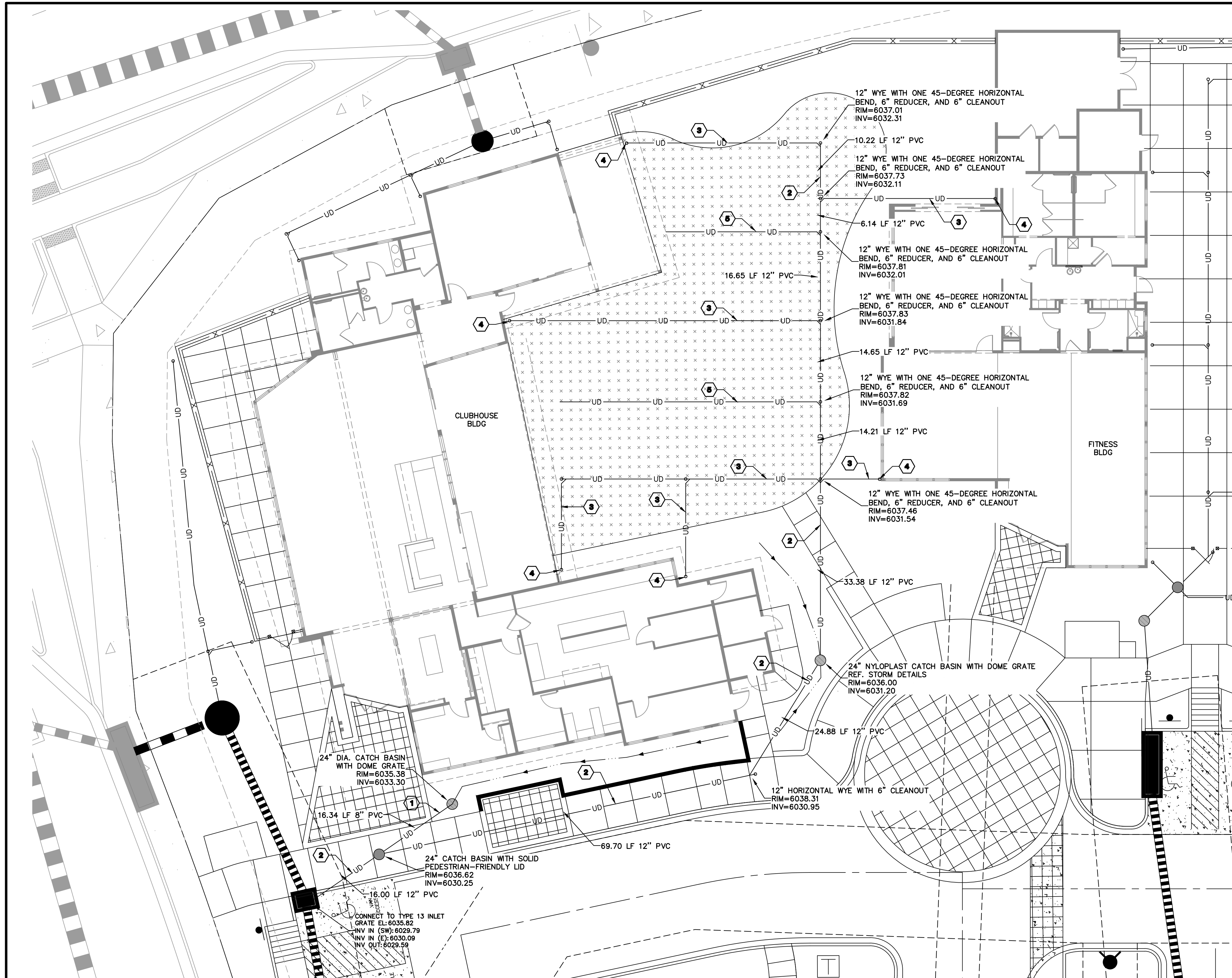


CAUTION - NOTICE TO CONTRACTOR
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE 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.

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION



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




SCHEDULE NOTES

- ① 8" DIA. NON-PERFORATED SDR-35 PVC PIPE OR ADS HDPE PIPE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ② 12" DIA. NON-PERFORATED SDR-35 PVC PIPE OR ADS HDPE PIPE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ③ 6" SDR-35 PVC NON-PERFORATED ROOF DRAIN LEADER, CONNECT TO BUILDING DOWNSPOUT. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATION WITH THE BUILDING ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- ④ ANTICIPATED BUILDING DOWNSPOUT LOCATION. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATION PRIOR TO CONSTRUCTION.
- ⑤ 6" PERFORATED SDR-35 PVC UNDERDRAIN FOR ARTIFICIAL TURF AREA. PERFORATED UNDERDRAIN, BEDDING MATERIAL, AND PERVIOUS FILTER MATERIAL TO BE INSTALLED IN CONFORMANCE WITH ARTIFICIAL TURF MANUFACTURER'S SPECIFICATIONS.
- ⑥ 6" NON-PERFORATED SDR-35 PVC CONNECTION TO TRENCH DRAIN. REF. TRENCH DRAIN PLANS FOR CONTINUATION.

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

PREPARED FOR
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	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

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

SHEET 12 OF 21
 JOB NO. 15950.06

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

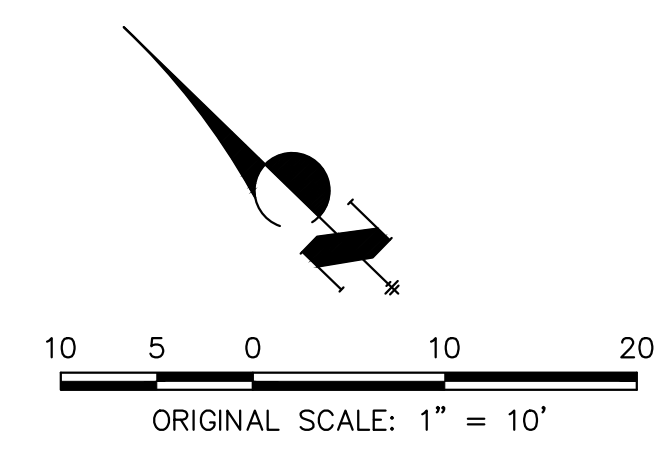
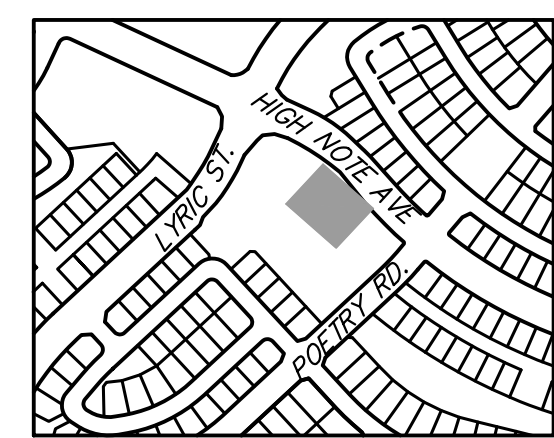
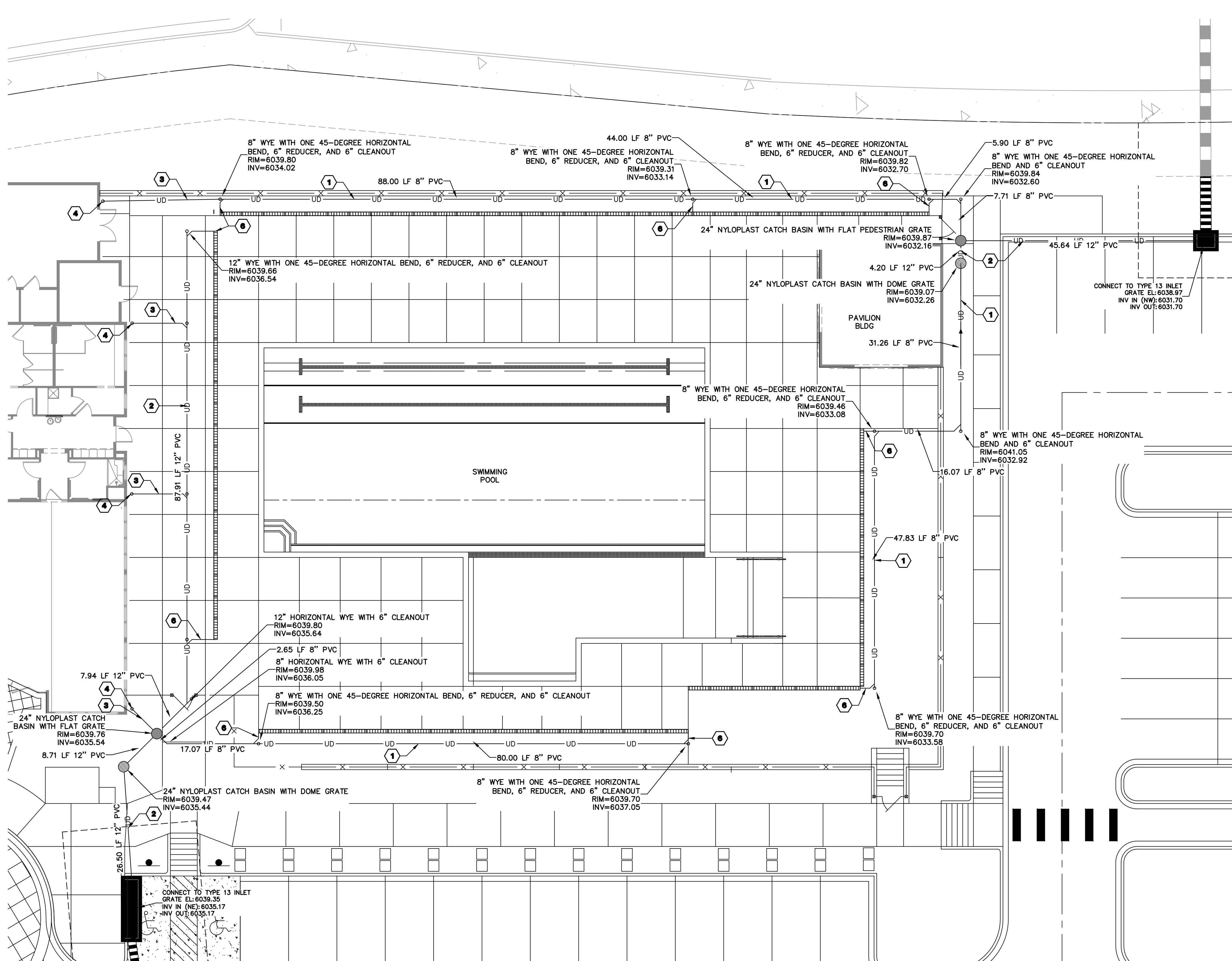
CAUTION - NOTICE TO CONTRACTOR
 THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE 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.

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

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

36742
 AARON L. CLUTTER
 PROFESSIONAL ENGINEER
 DATE






SCHEDULE NOTES

- 1 8" DIA. NON-PERFORATED SDR-35 PVC PIPE OR ADS HDPE PIPE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- 2 12" DIA. NON-PERFORATED SDR-35 PVC PIPE OR ADS HDPE PIPE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- 3 6" SDR-35 PVC NON-PERFORATED ROOF DRAIN LEADER, CONNECT TO BUILDING DOWNSPOUT. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATION WITH THE BUILDING ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION
- 4 ANTICIPATED BUILDING DOWNSPOUT LOCATION. CONTRACTOR TO CONFIRM DOWNSPOUT LOCATION PRIOR TO CONSTRUCTION
- 5 6" PERFORATED SDR-35 PVC UNDERDRAIN FOR ARTIFICIAL TURF AREA. PERFORATED UNDERDRAIN, BEDDING MATERIAL, AND PERVIOUS FILTER MATERIAL TO BE INSTALLED IN CONFORMANCE WITH ARTIFICIAL TURF MANUFACTURER'S SPECIFICATIONS.
- 6 6" NON-PERFORATED SDR-35 PVC CONNECTION TO TRENCH DRAIN. REF. TRENCH DRAIN PLANS FOR CONTINUATION

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	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	2/16/24	EWA	EWA	EWA

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



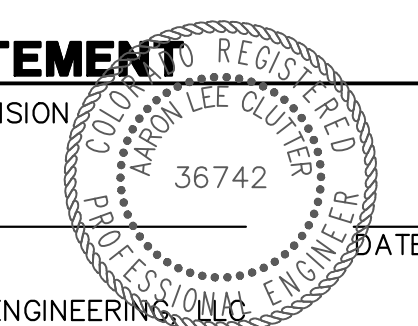
Know what's below.
 Call before you dig.

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.

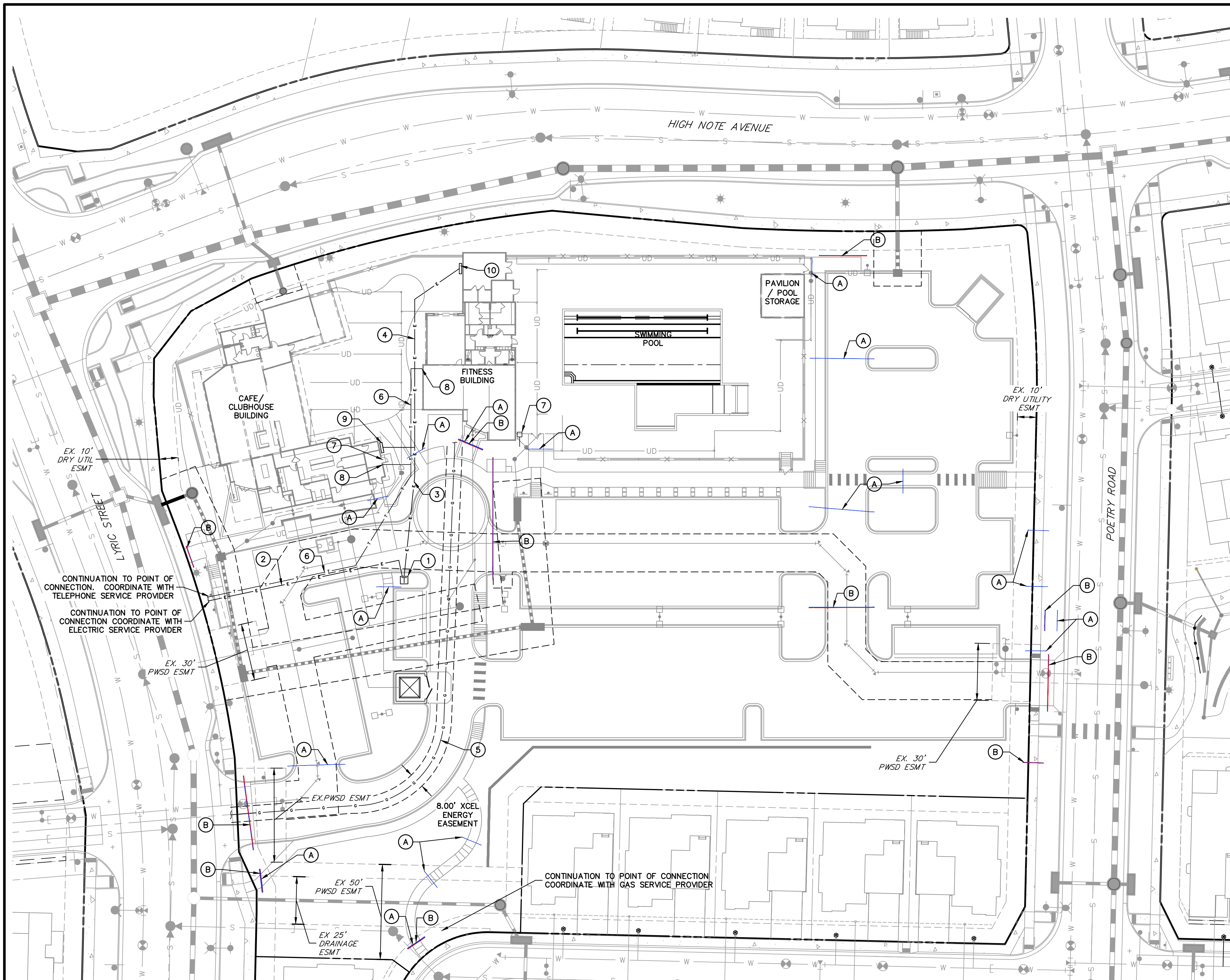
ENGINEER'S STATEMENT

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
 PRIVATE LANDSCAPE DRAIN AND ROOF DRAIN PLAN



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

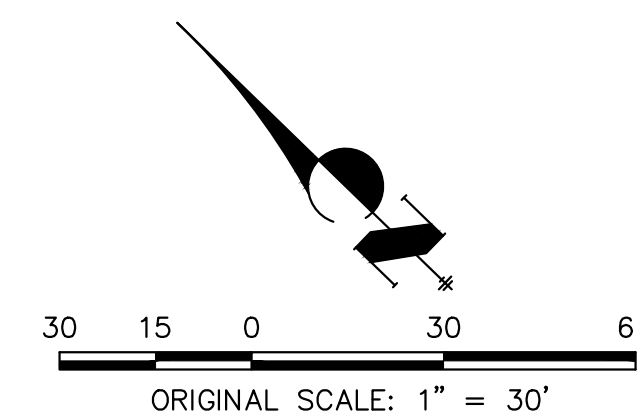
- (A) INSTALL ONE (1) 2" SCH. 40 PVC WHITE IRRIGATION CONDUIT SLEEVE AT 36" DEPTH. REF. IRRIGATION PLANS
- (B) INSTALL ONE (1) 2" SCH. 40 PVC WHITE IRRIGATION CONDUIT SLEEVE AND ONE (1) 4" SCH. 40 PVC WHITE IRRIGATION CONDUIT SLEEVE AT 36" DEPTH. REF. IRRIGATION PLANS

DRY UTILITY NOTE:

1. PRIOR TO CONSTRUCTION - CONTRACTOR TO VERIFY THE EXACT SIZE, LOCATION, ALIGNMENT, AND CONNECTION POINTS OF ALL DRY UTILITY INFRASTRUCTURE 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
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

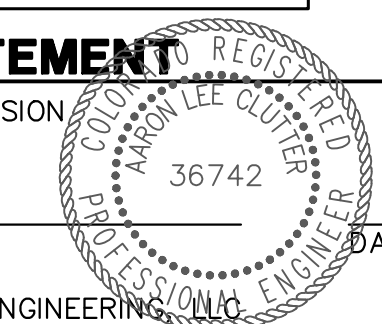
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER 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.



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

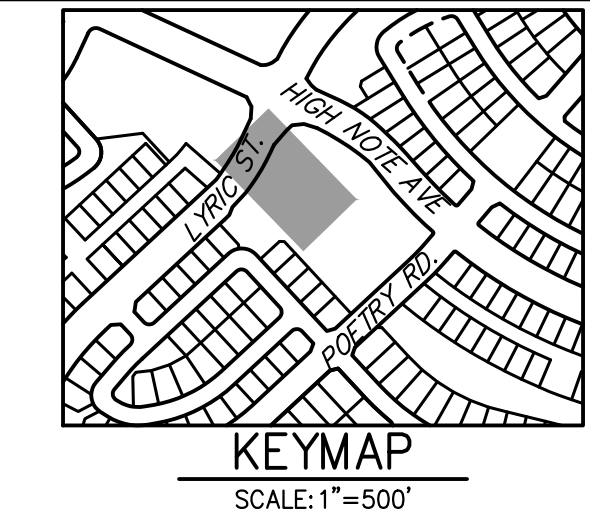
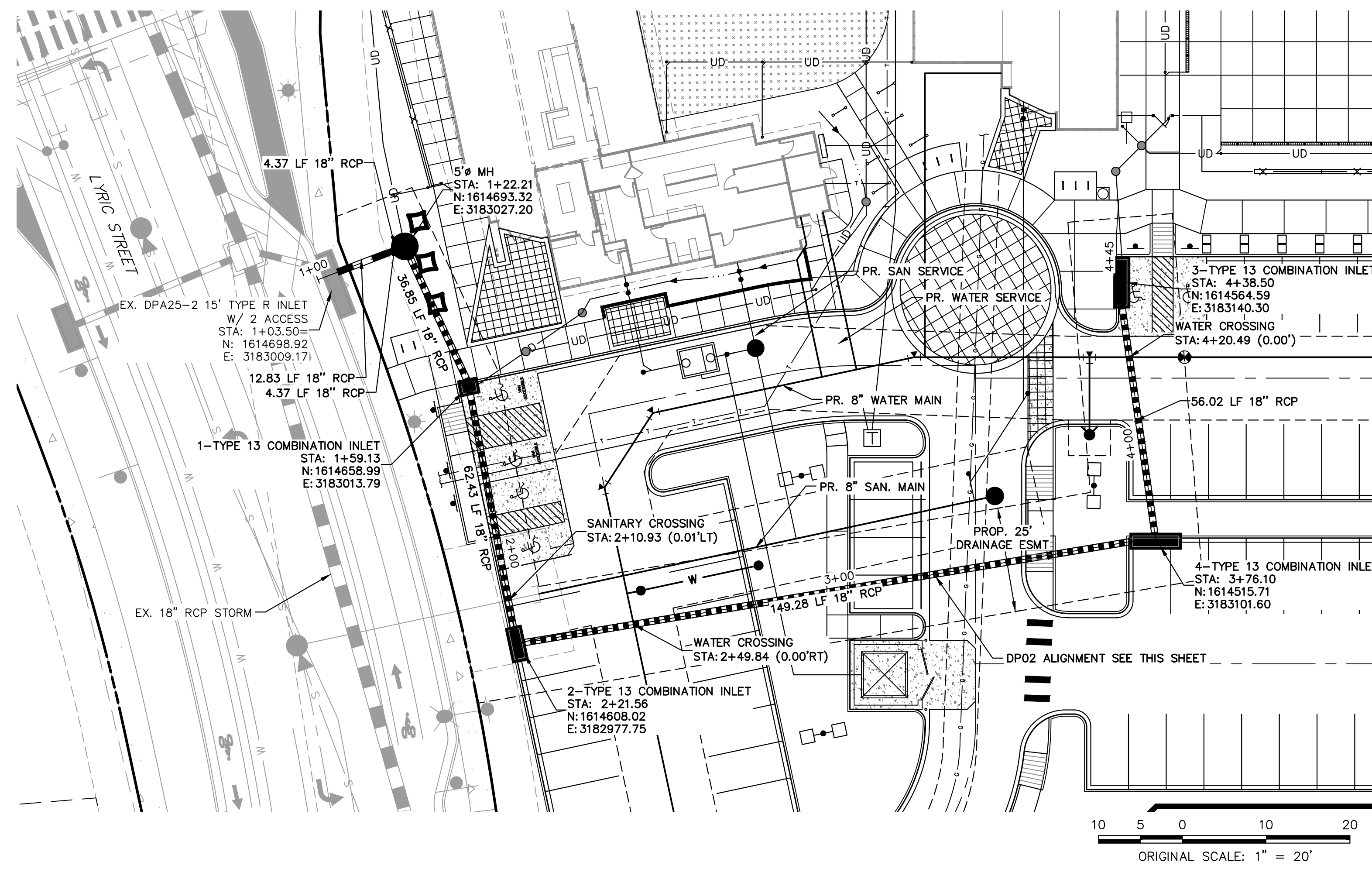


PREPARED FOR
 SH LYRIC, LLC
 9380 STATION ST.
 SUITE 600
 LONE TREE, CO 80124
 OFFICE PHONE
 (303) 791-8180

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	BY	DATE
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

AMENITY SITE AT RIDGEGATE SW VILLAGE
 DRY UTILITY AND SLEEVING PLAN
 SHEET 14 OF 21
 JOB NO. 15950.06

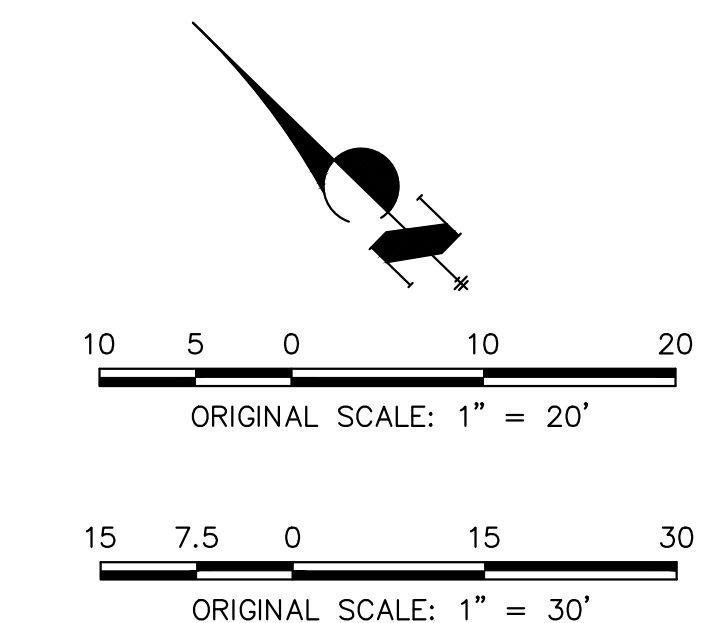
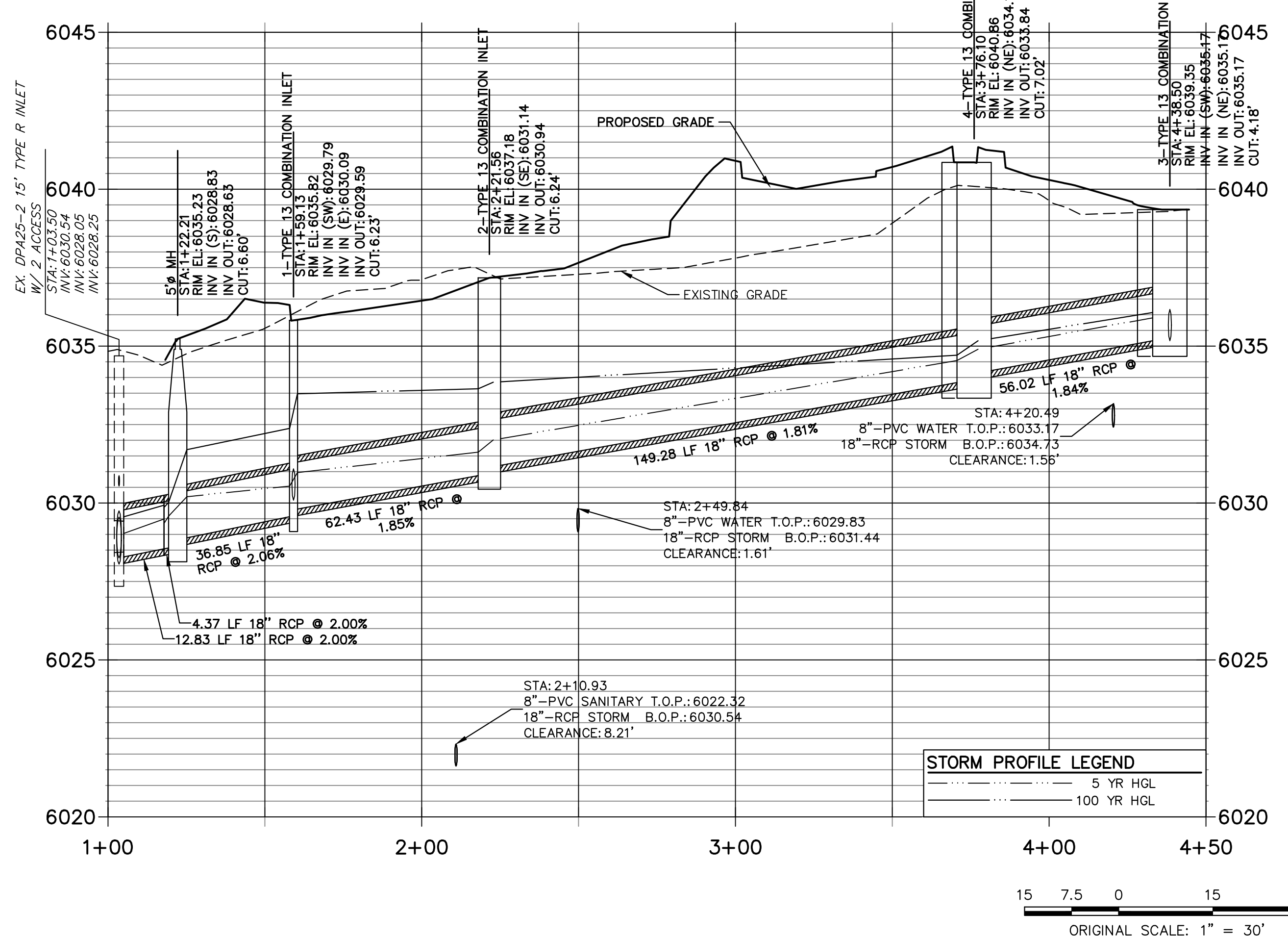


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE DESIGNATED BY WRITTEN AUTHORIZATION.

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

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



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



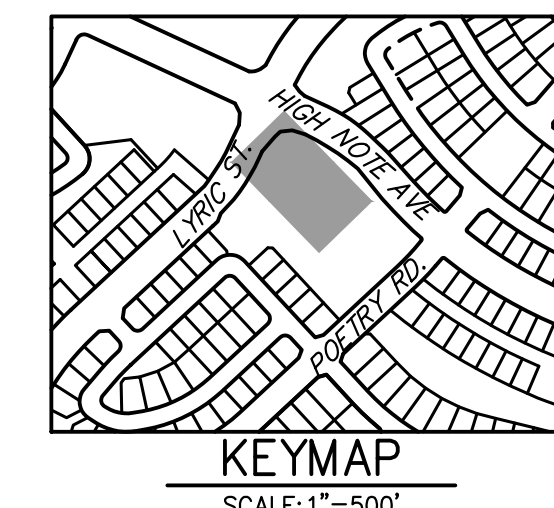
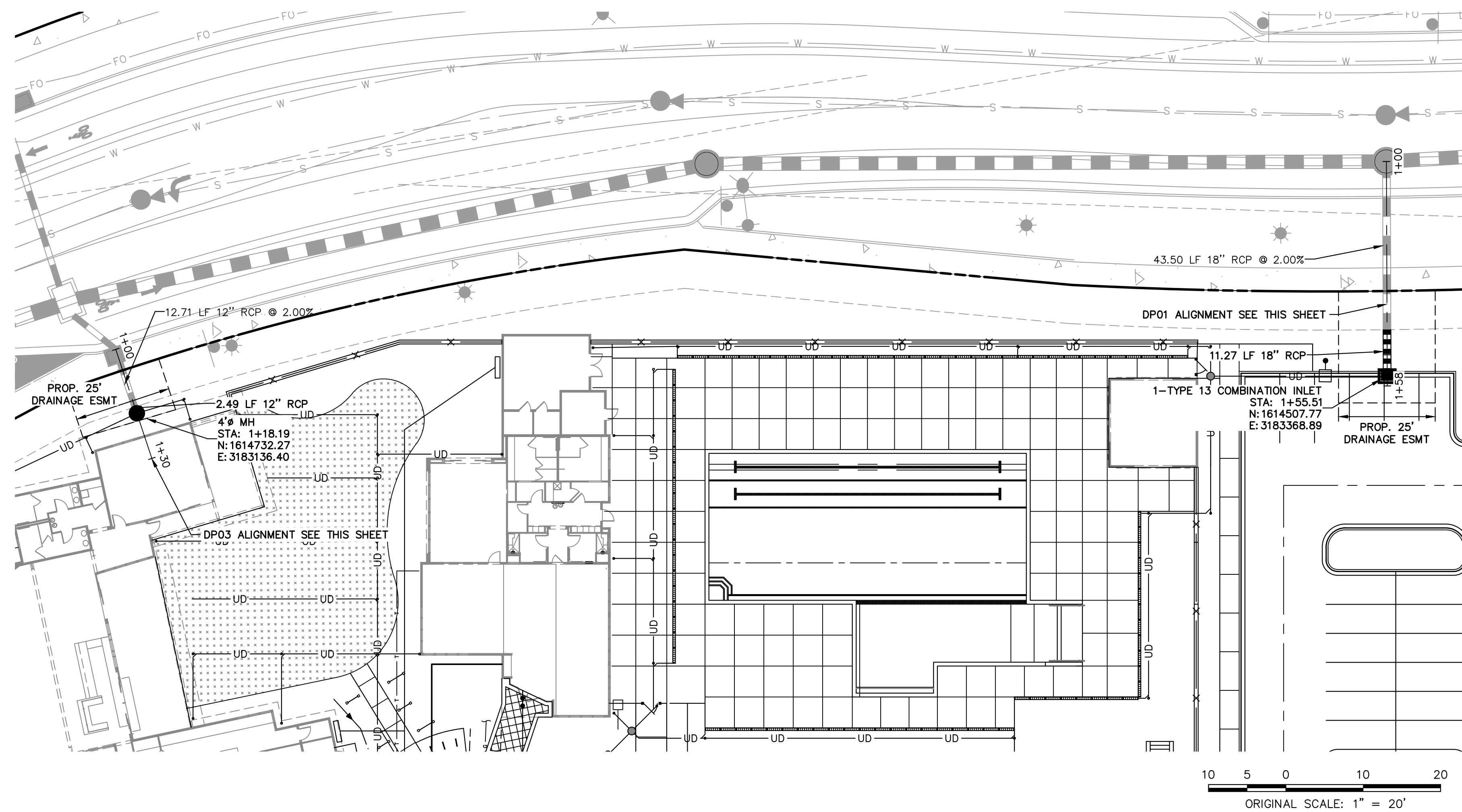
ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION
 AARON L. CLUTTER, P.E.
 COLORADO P.E. 36742
 FOR AND ON BEHALF OF JR ENGINEERING

BY	DATE
JCS	10/17/22
KK	1/27/23

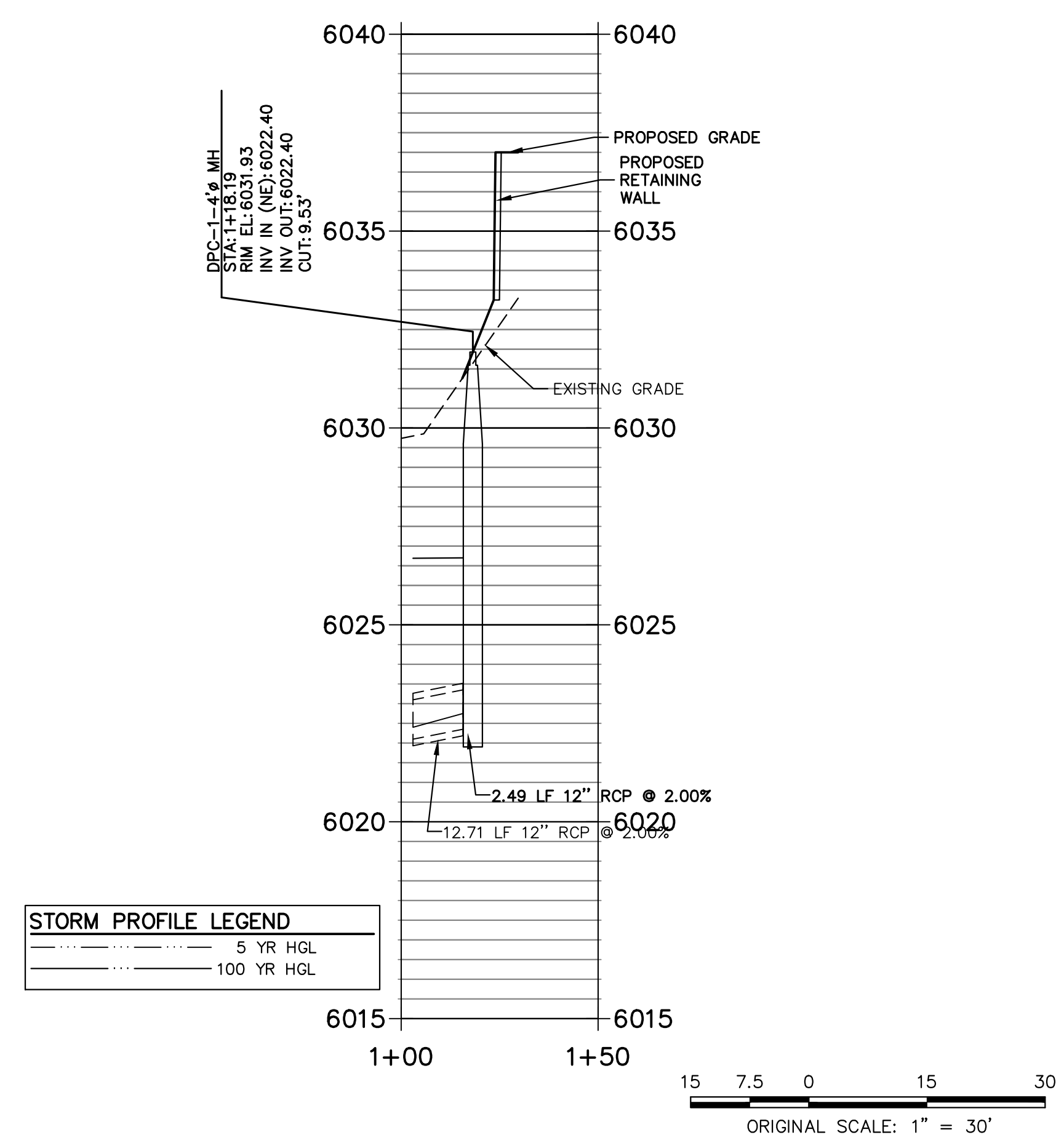
No.	REVISION	DATE	DESIGNED BY	CHECKED BY
1	REVISED PER 1ST CITY COMMENTS	10/3/22	DJG	DJG
2	REVISED PER 2ND CITY COMMENTS			

AMENITY SITE AT RIDGEGATE SW VILLAGE
 STORM SEWER PLAN AND PROFILE

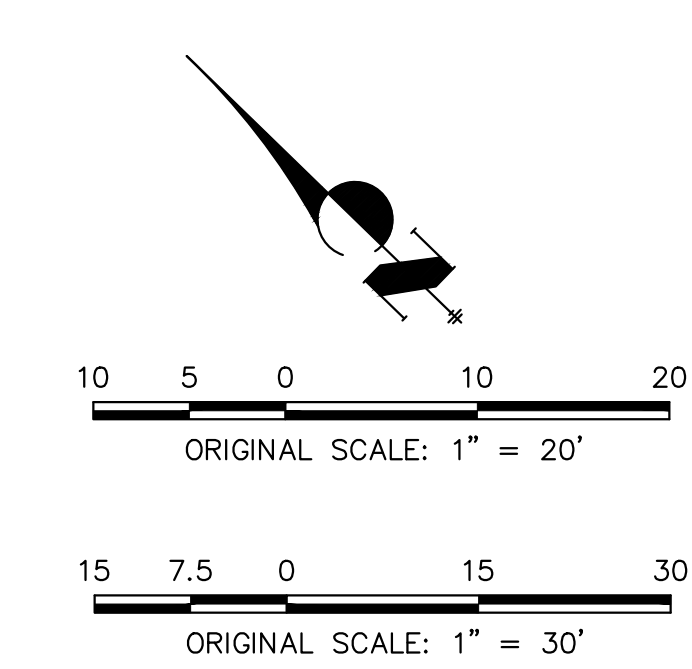
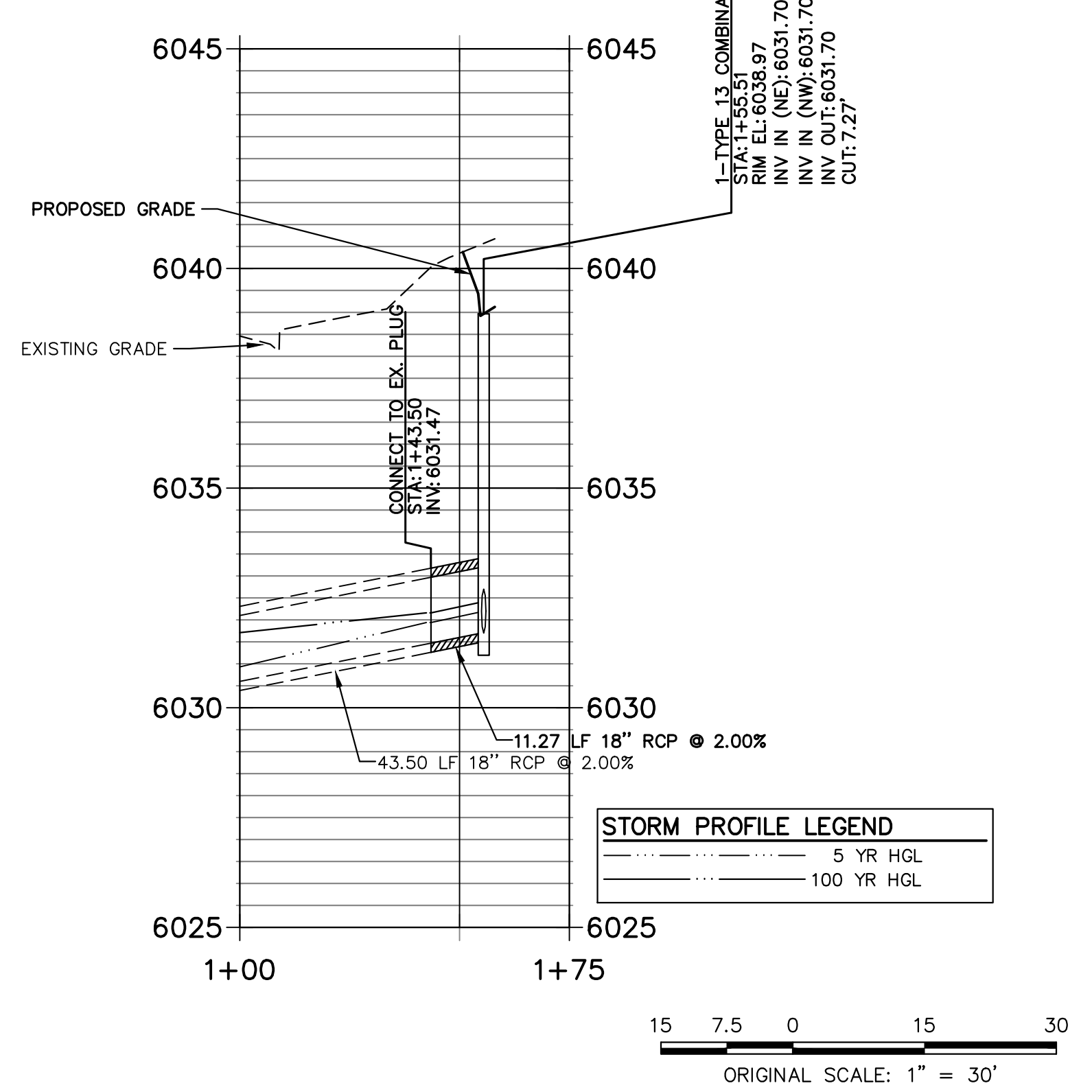
SHEET 15 OF 21
 JOB NO. 15950.06



**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

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

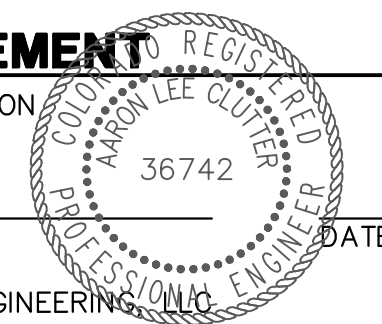


ENGINEER'S STATEMENT

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, 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
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

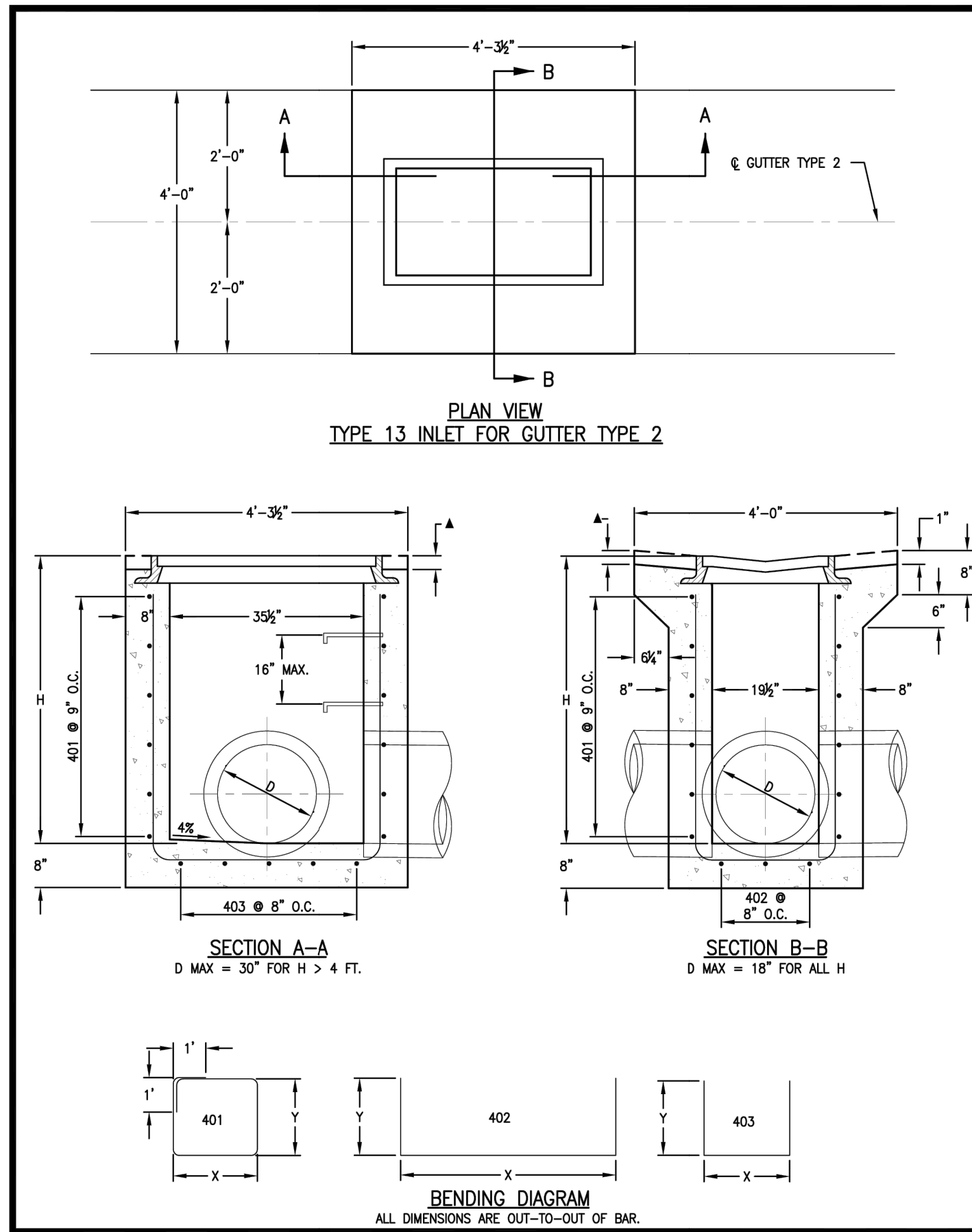
No.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

AMENITY SITE AT RIDGEGATE SW VILLAGE

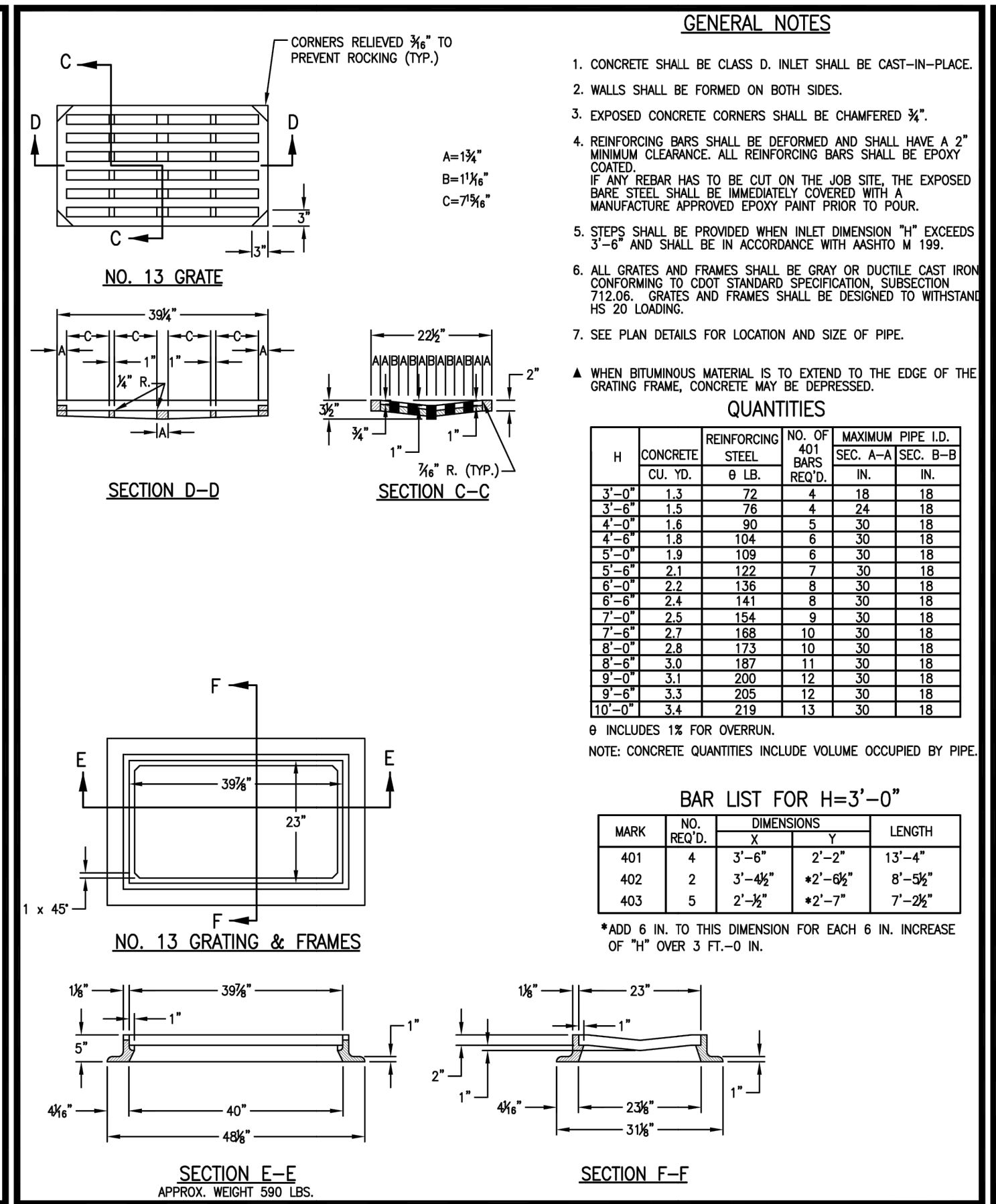
STORM SEWER PLAN AND PROFILE

SHEET 16 OF 21

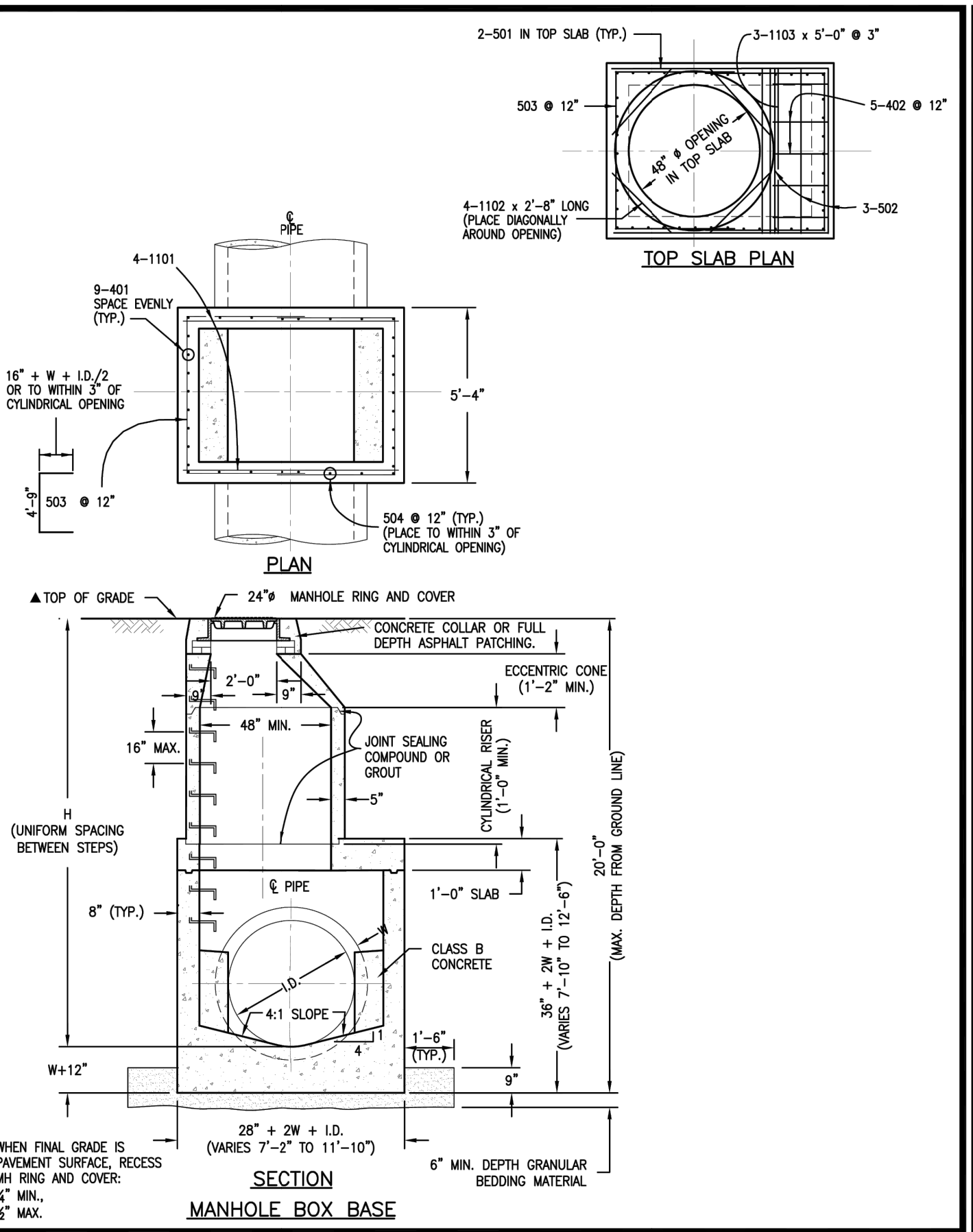
JOB NO. 15950.06



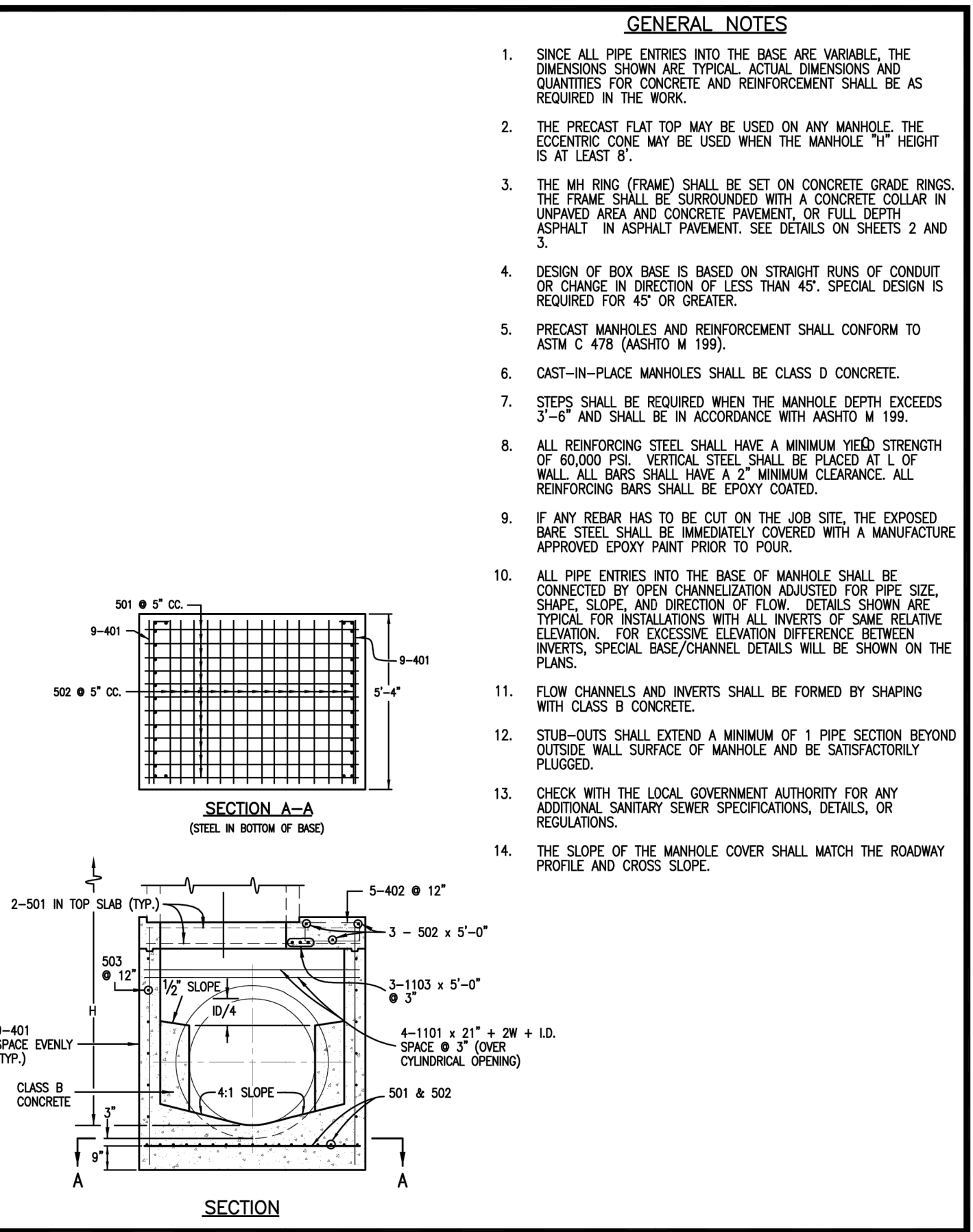
REFERENCE:	GRATED INLET TYPE 13	Issued: 05/2013
CDOT M & S STANDARDS M-604-13	DOUGLAS COUNTY COLORADO	Revised:
	Drawing No. SP.37a	



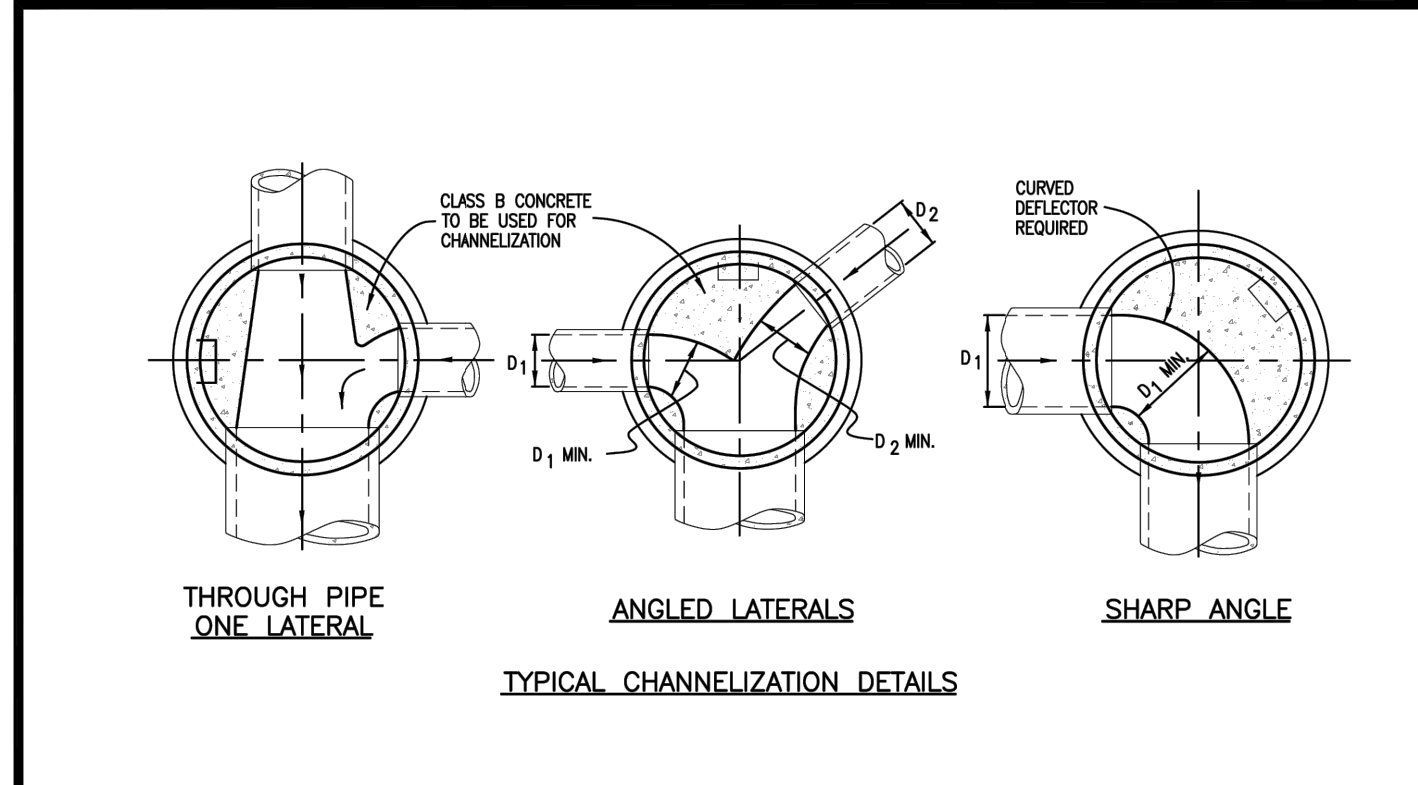
REFERENCE:	GRATED INLET TYPE 13	Issued: 05/2013
CDOT M & S STANDARDS M-604-13	DOUGLAS COUNTY COLORADO	Revised:
	Drawing No. SP.37b	



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

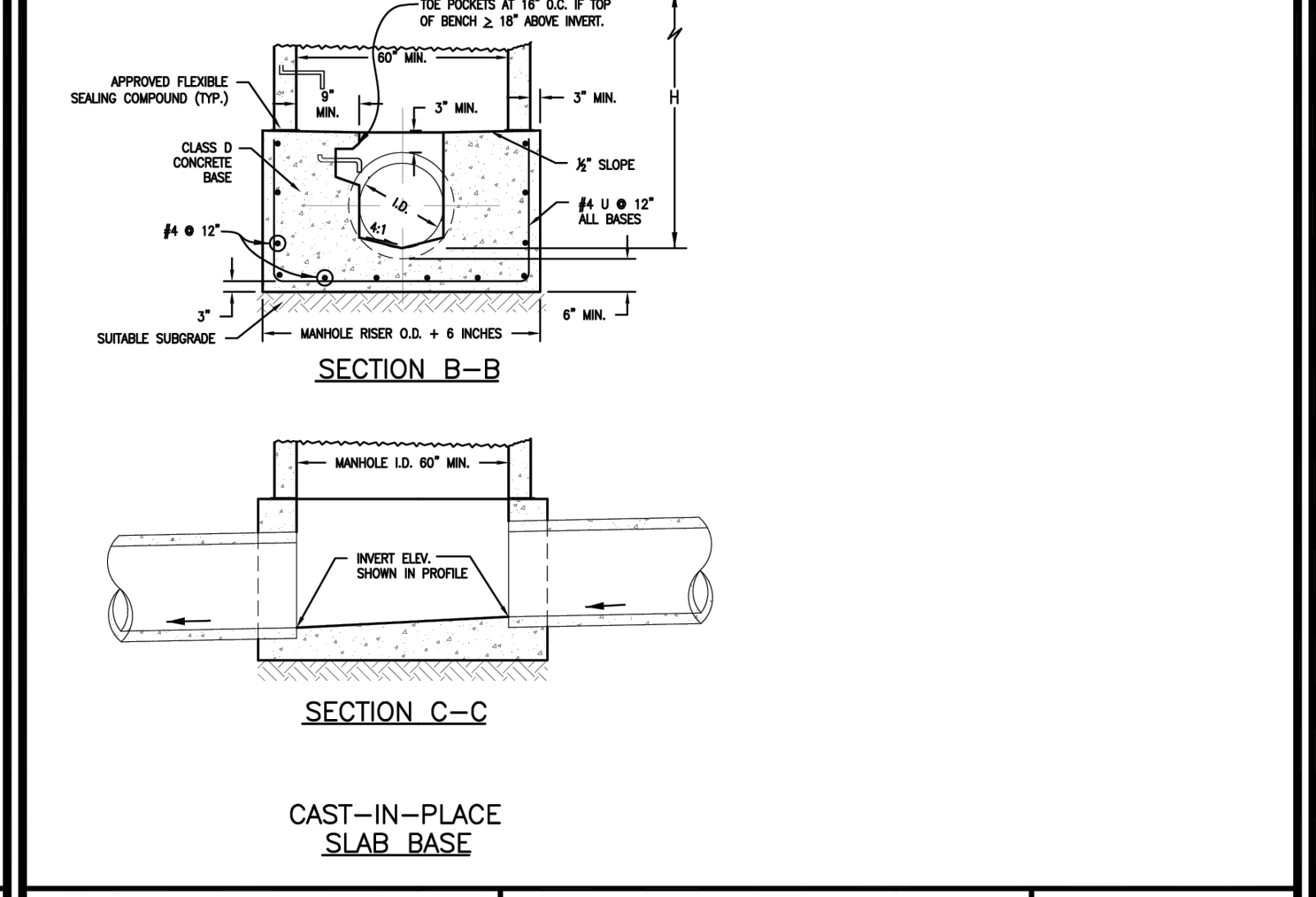
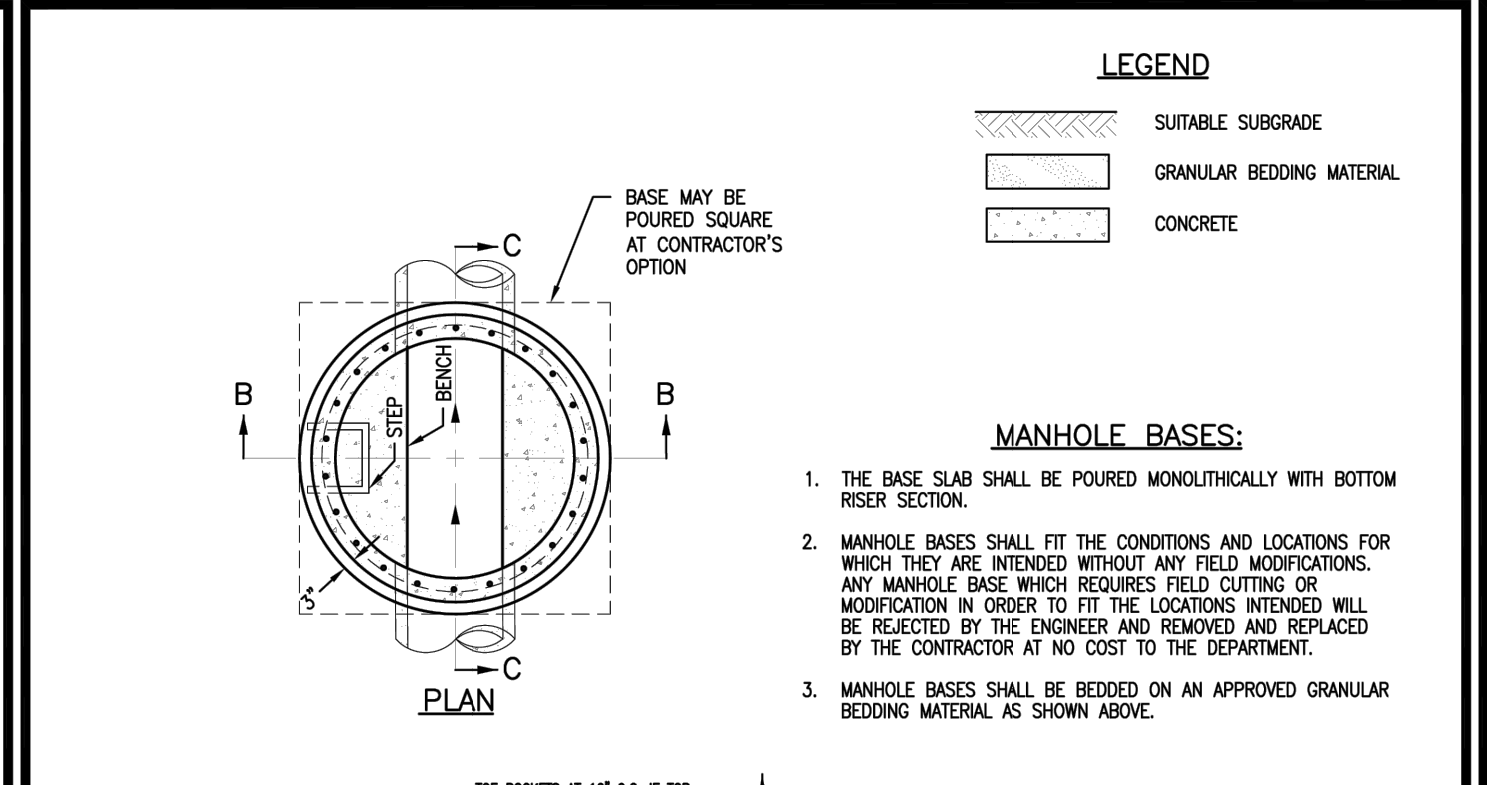


REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised:
	Drawing No. SP.43b	

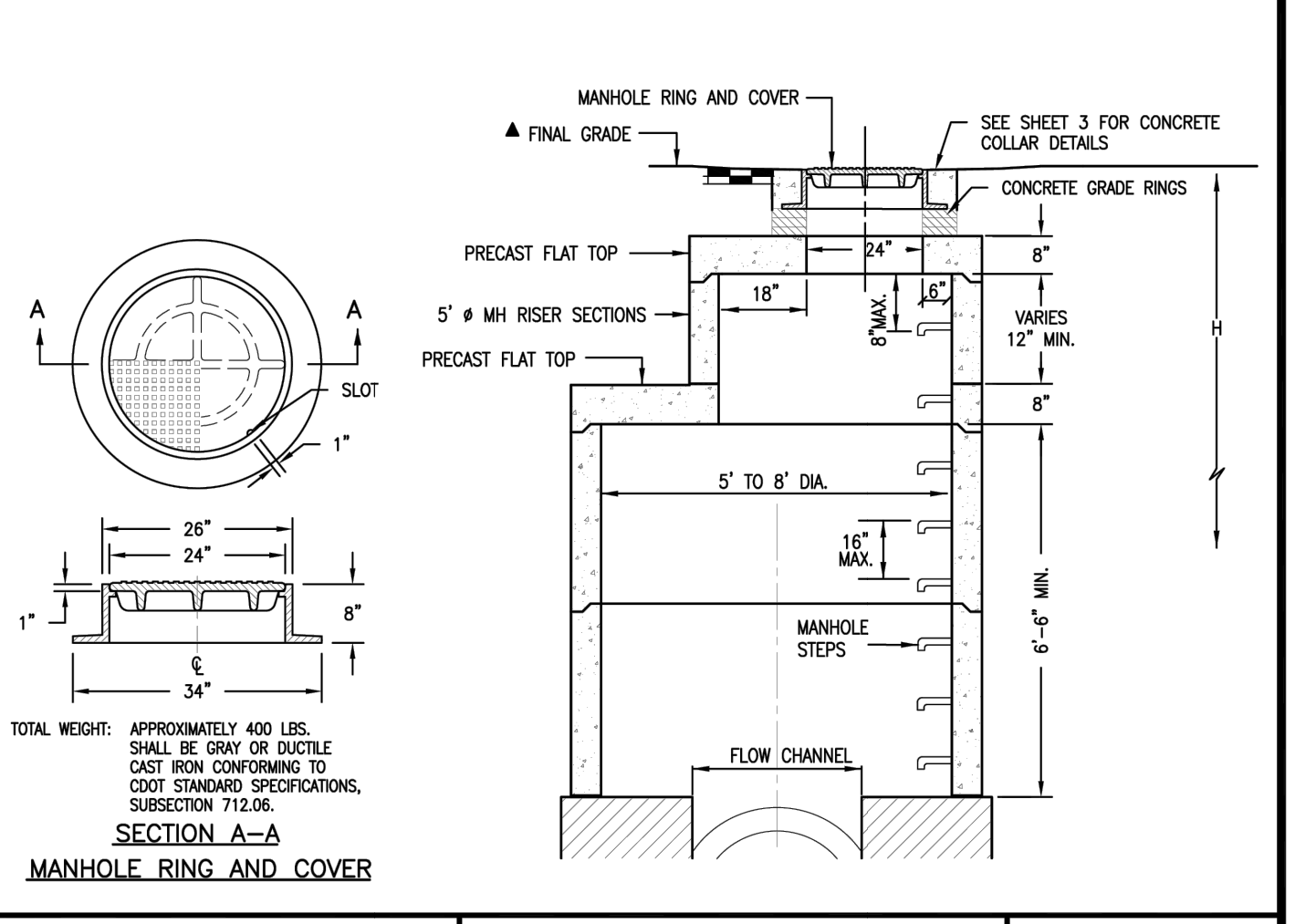
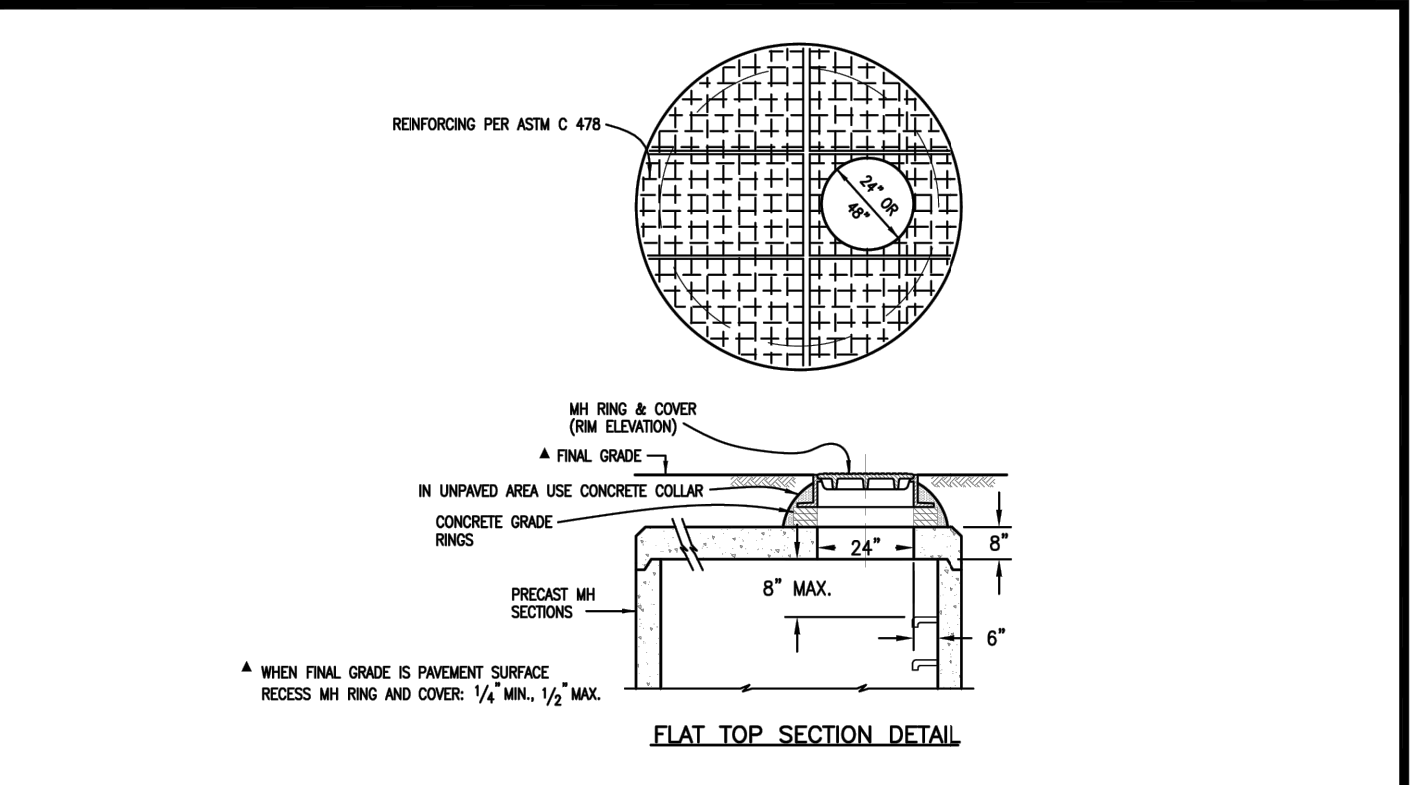


MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D.				FORMULAS
					60"	66"	72"	84"	
401	4	I	0.668	(NO. REQ'D.) LENGTH WEIGHT	18 104.2	18 111.2	18 118.2	18 132.3	401 BAR LENGTH = 32*W+I.D.
402	4	III	0.668	(NO. REQ'D.) LENGTH WEIGHT	5 20.0	5 22.0	5 23.9	5 27.8	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D.) LENGTH WEIGHT	17 141.8	17 152.2	17 162.5	17 183.2	501 BAR LENGTH = 24* + I.D. + 2W
502	5	I	1.043	(NO. REQ'D.) LENGTH WEIGHT	23 119.9	25 130.4	26 135.6	29 151.2	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W+1)/5
503	5	II	1.043	(NO. REQ'D.) LENGTH WEIGHT	16 223.9	18 262.8	20 273.8	24 328.5	503 NUMBER BARS REQ'D. = 2(13+I.D.+2W+1) BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	(NO. REQ'D.) LENGTH WEIGHT	14 126.6	16 135.1	18 164.1	20 206.5	504 NUMBER BARS REQ'D. = 2(2W+I.D.+4+1)/5 BAR LENGTH = 32*+2W+I.D.
1101	11	I	5.313	(NO. REQ'D.) LENGTH WEIGHT	7 164.7	8 177.1	8 189.5	11 214.3	1101 BAR LENGTH = 21* + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D.) LENGTH WEIGHT	2 56.7	2 56.7	2 56.7	2 56.7	BENDING TYPE I STRAIGHT
1103	11	I	5.313	(NO. REQ'D.) LENGTH WEIGHT	3 79.7	3 79.7	3 79.7	3 79.7	BENDING TYPE II 1/2(I.D.+2W+38")
REINFORCING STEEL TOTAL					1,037.5	1,127.2	1,204.0	1,380.2	1,601.6
CONCRETE - CUBIC YARDS - TOTAL					6.6	7.3	8.0	9.5	11.1

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



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



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

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

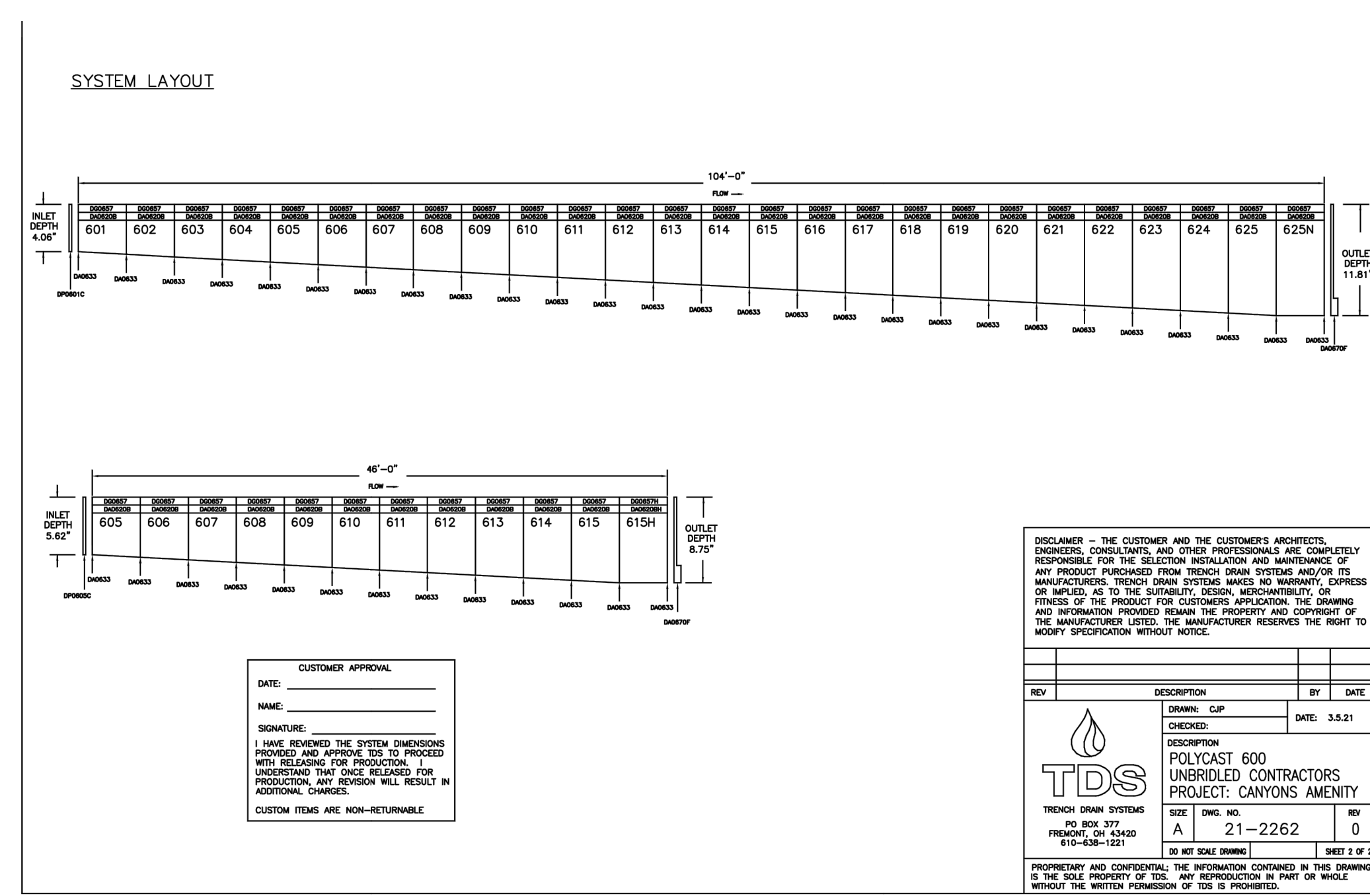
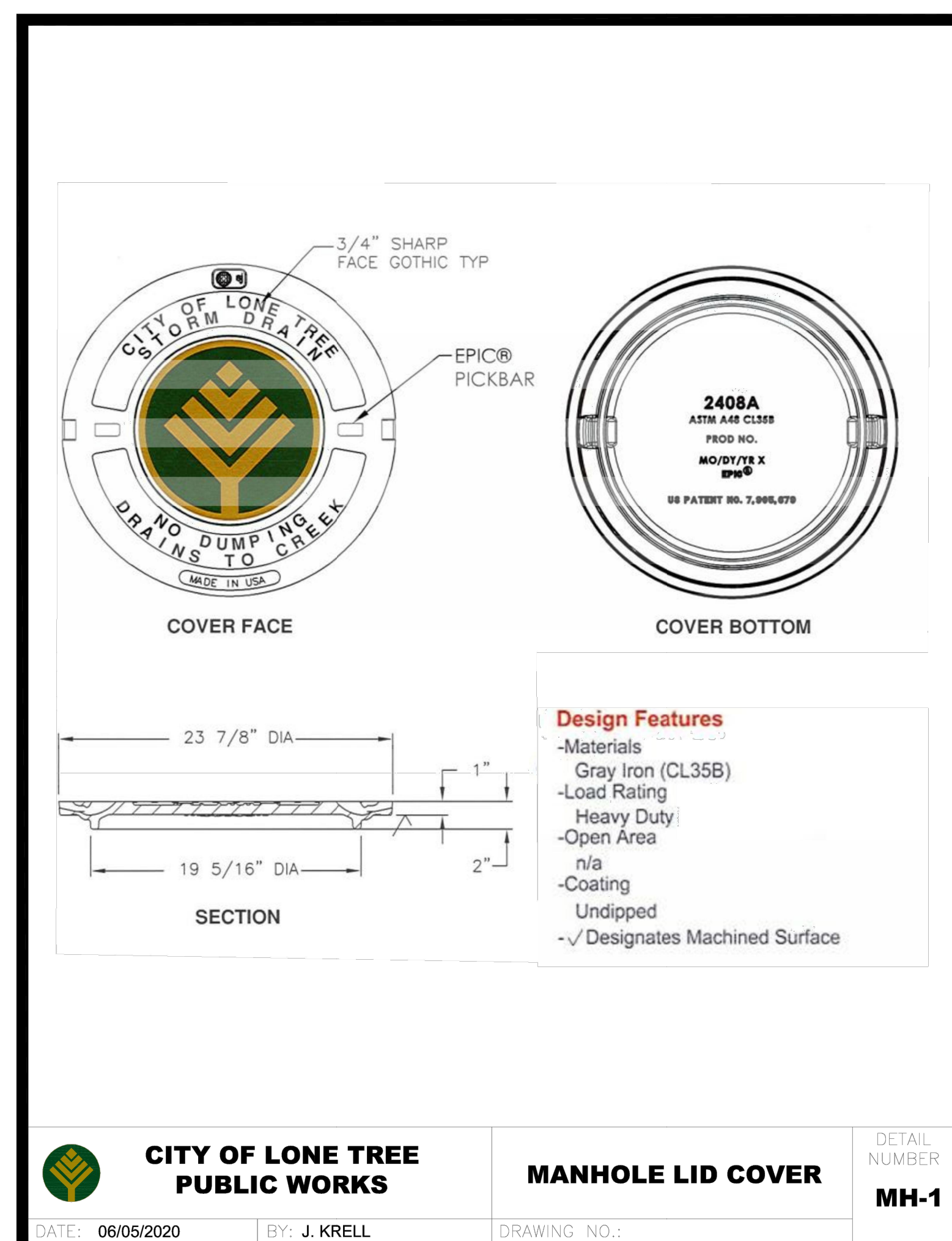
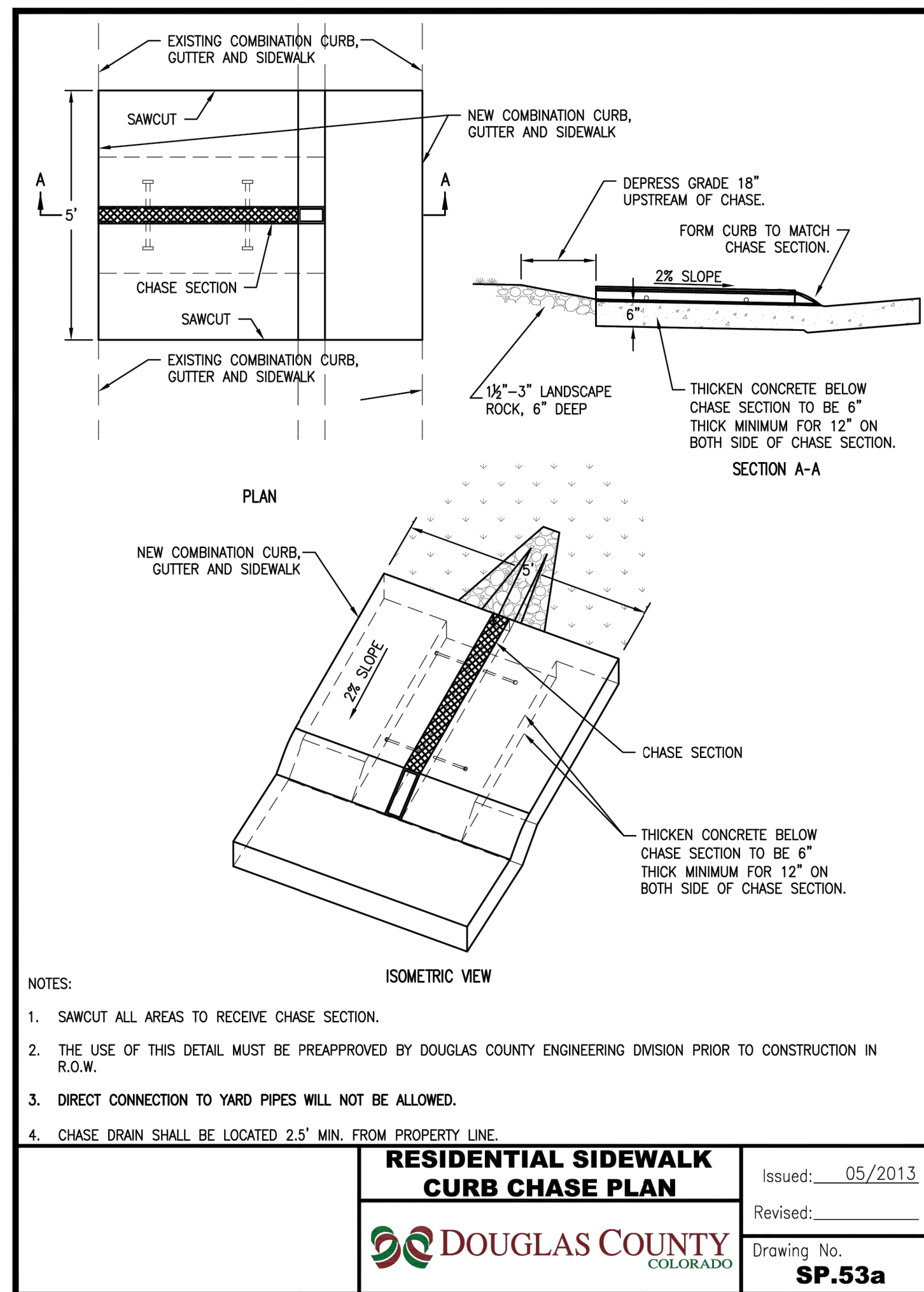
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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

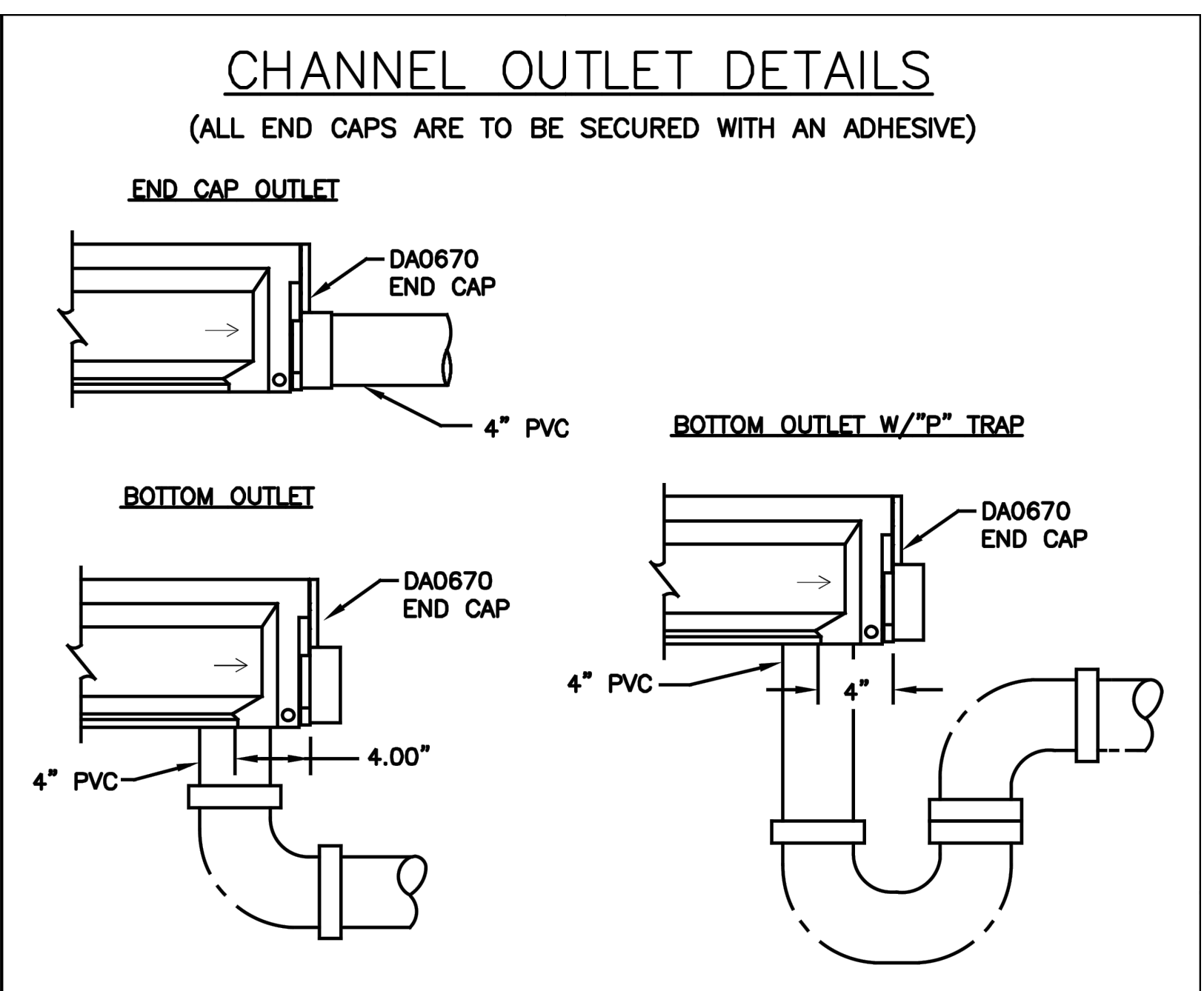
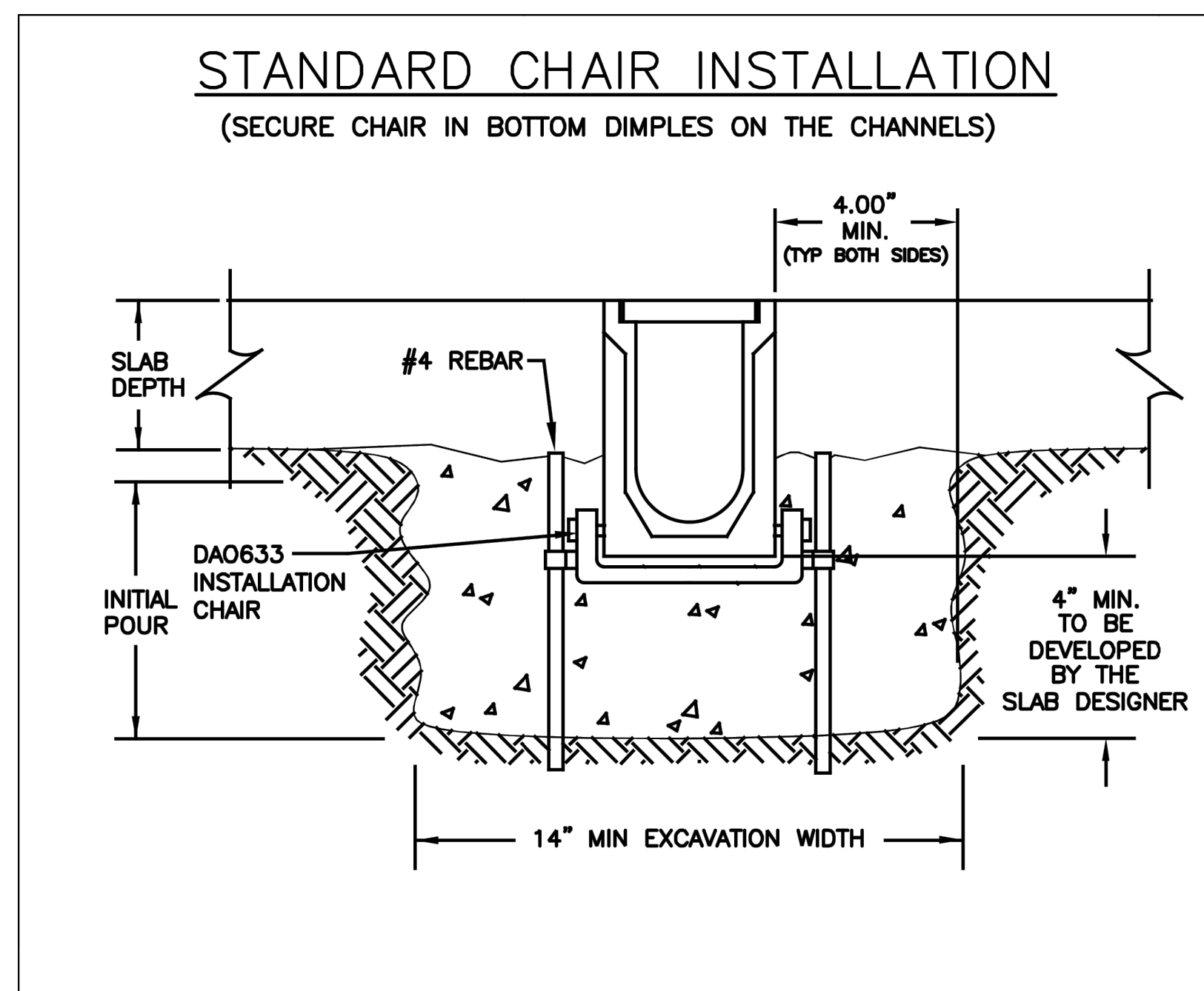
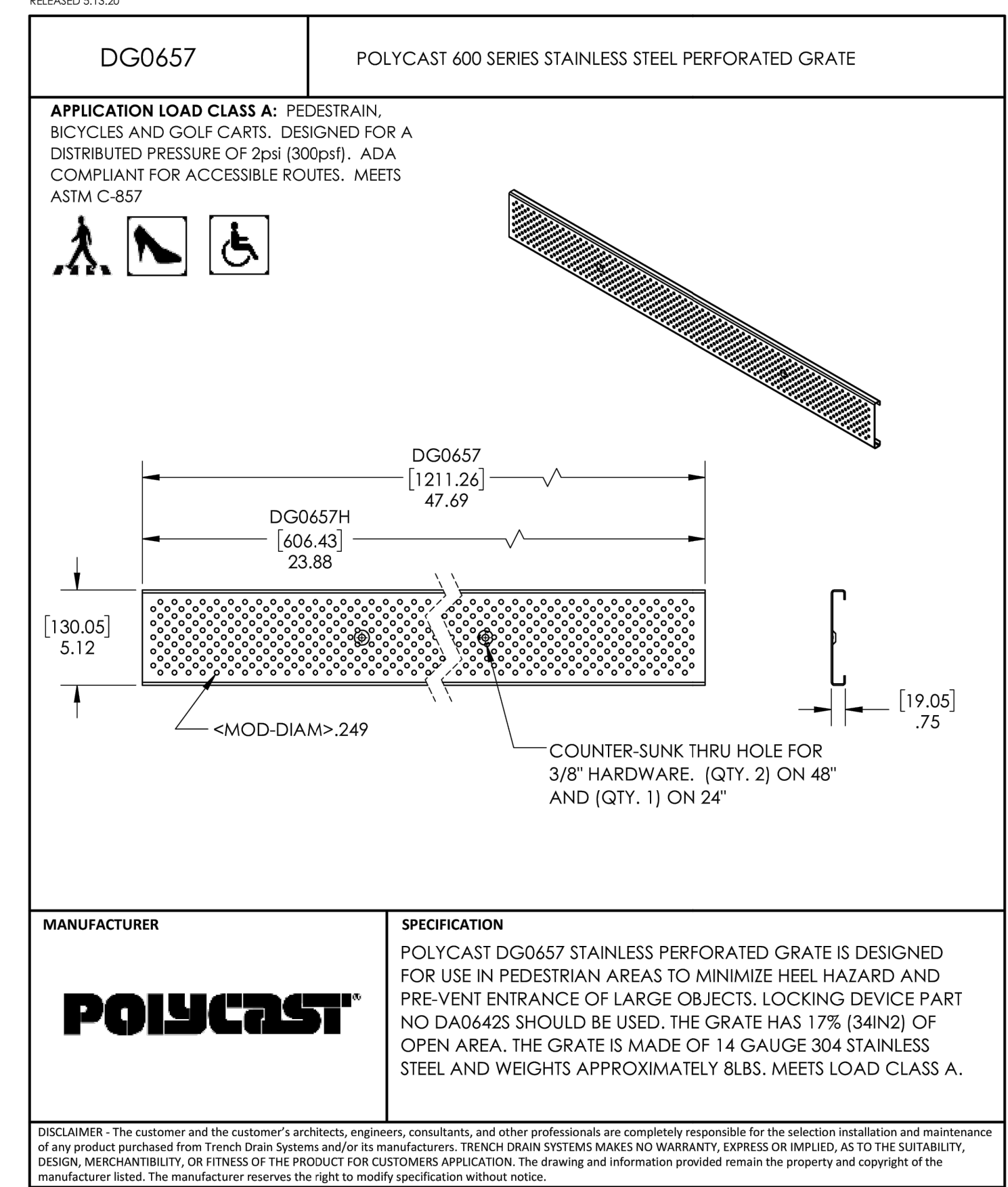
AMENITY SITE AT RIDGEGATE SW VILLAGE	DETAILS
BY DATE	JCS 10/17/22
REVISION	1 REVISED PER 1ST CITY COMMENTS
	2 REVISED PER 2ND CITY COMMENTS
1"=30'	N/A
H-SCALE	V-SCALE
DATE	2/16/24
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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



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



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

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

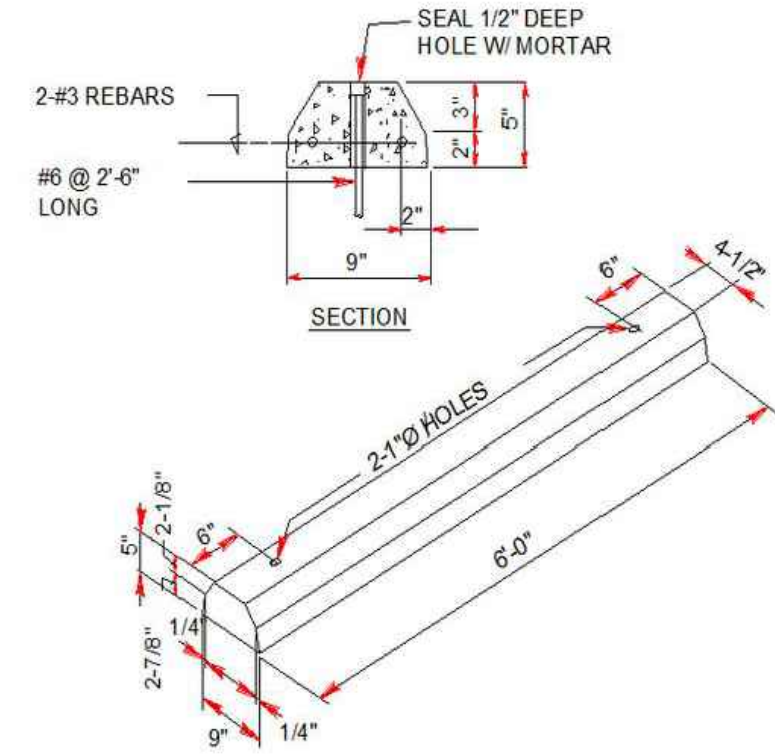
J.R. ENGINEERING
 A Westman Company
 Central 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	10/17/22	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	1/27/23	KK	1/27/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	MEP	CHECKED BY
1"=30'	N/A	2/16/24	MEP	MEP	

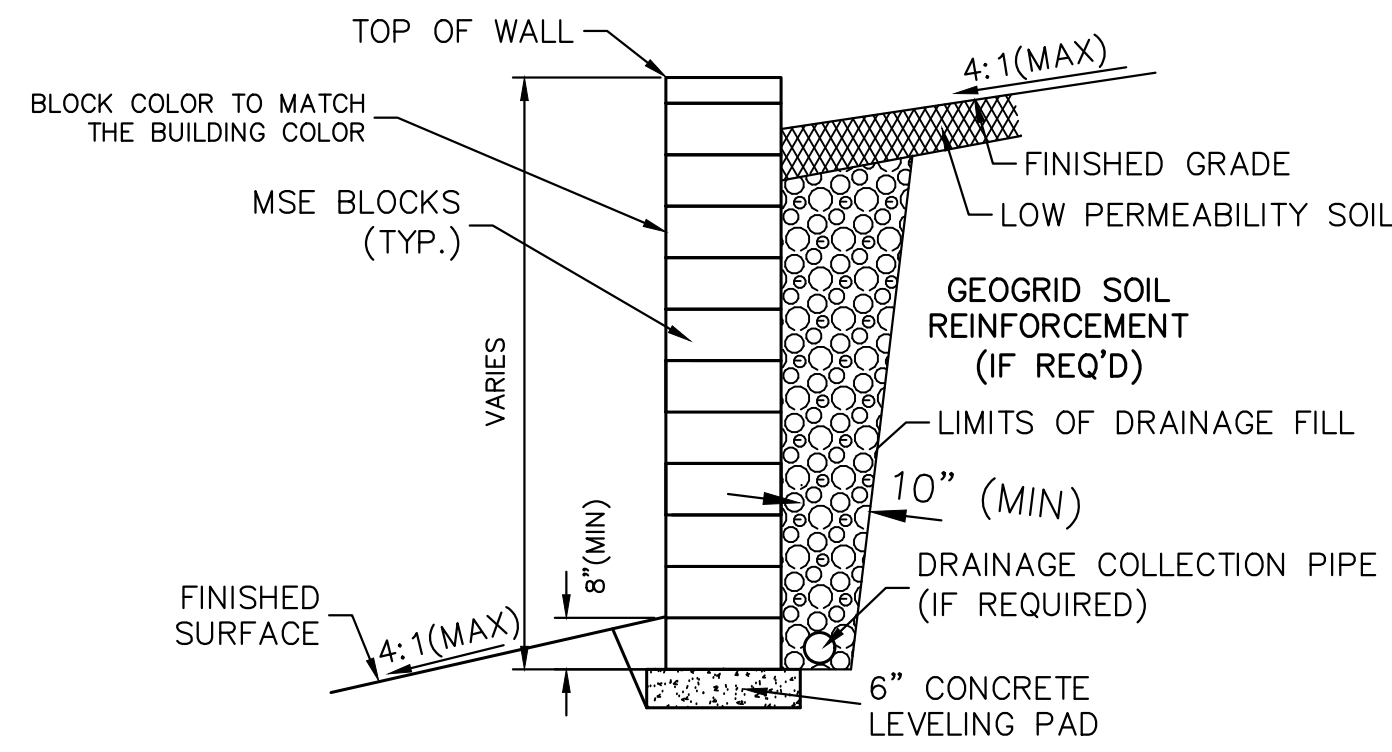
AMENITY SITE AT RIDGEGATE SW VILLAGE
 DETAILS

SHEET 20 OF 21
 JOB NO. 15950.06



PRECAST CONCRETE WHEEL STOP

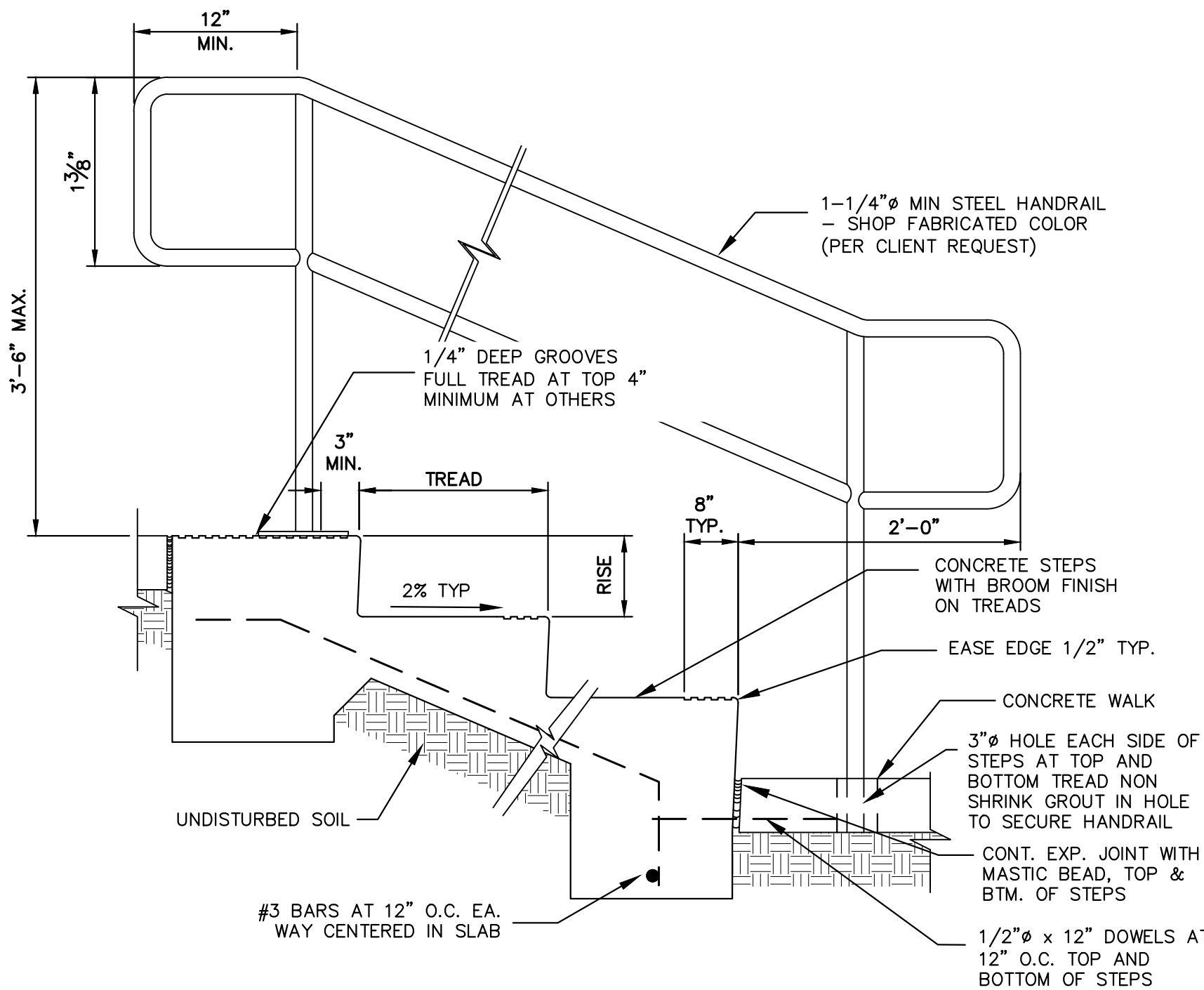
PRECAST CONCRETE WHEEL STOP
SCALE: N.T.S.
(PRIVATE)



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.

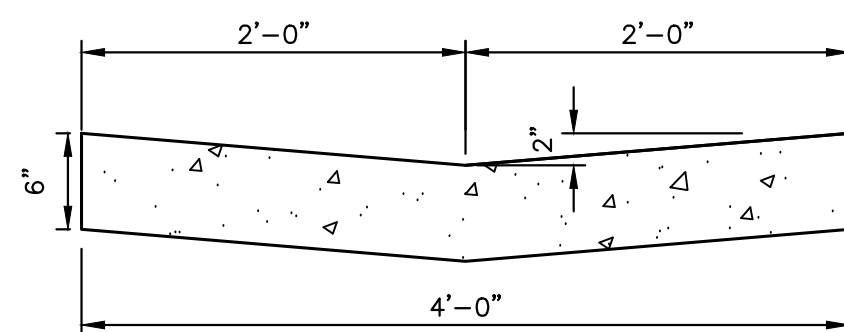
LANDSCAPE WALL DETAIL
SCALE: N.T.S.



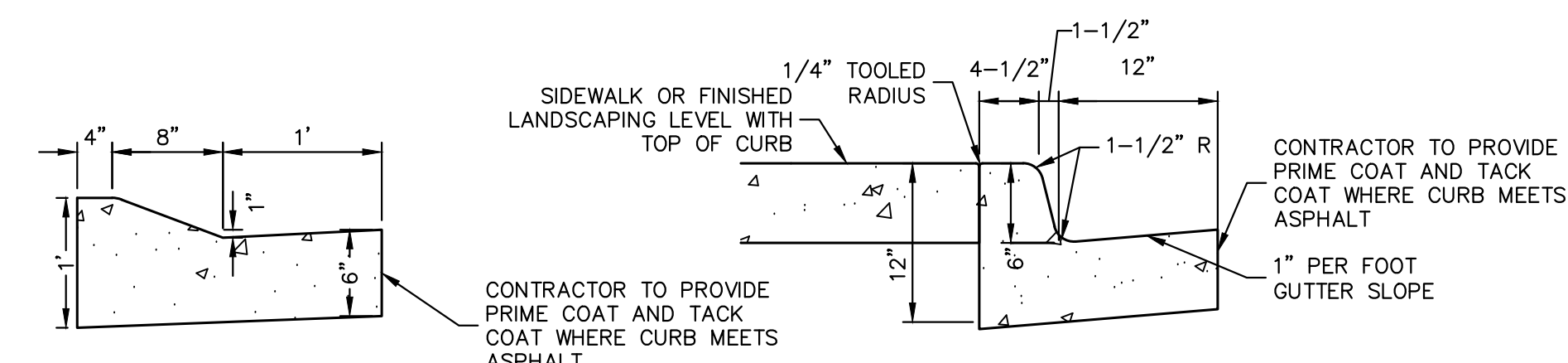
PEDESTRIAN RAILING DETAIL
SCALE: N.T.S.

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.

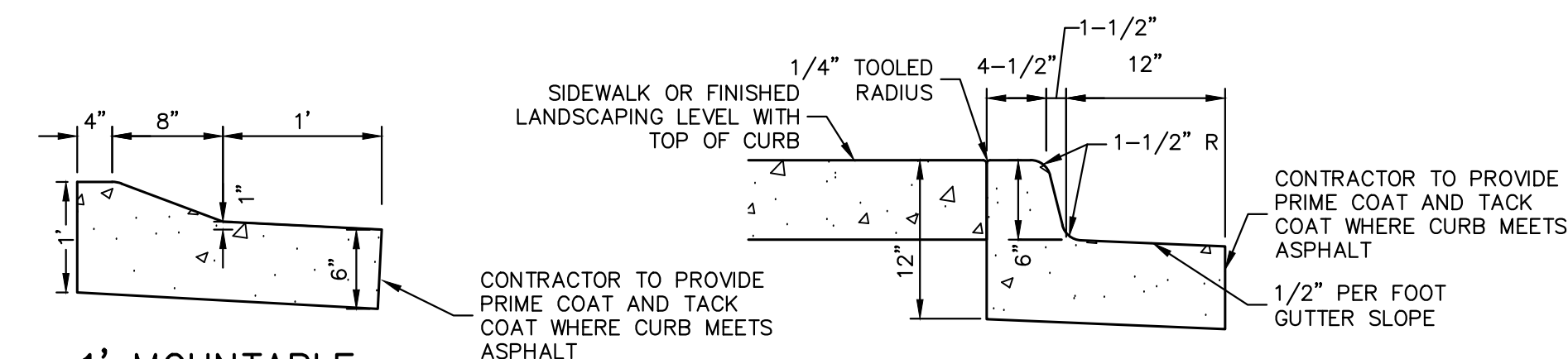


4' CONCRETE PAN
SCALE: N.T.S.
REINFORCING:
#4's @ 18" O.C. EACH WAY
(PRIVATE)



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)

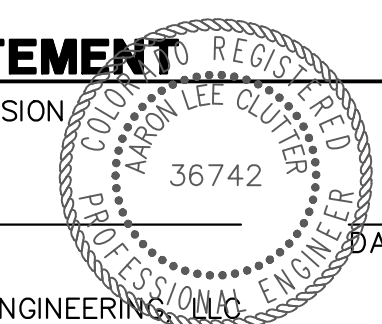
NOTES:

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.

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 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
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	JCS	10/17/22
2	REVISED PER 2ND CITY COMMENTS	KK	1/27/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	2/16/24	MEP	MEP	

