

# AMENITY SITE AT RIDGEGATE SW VILLAGE

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

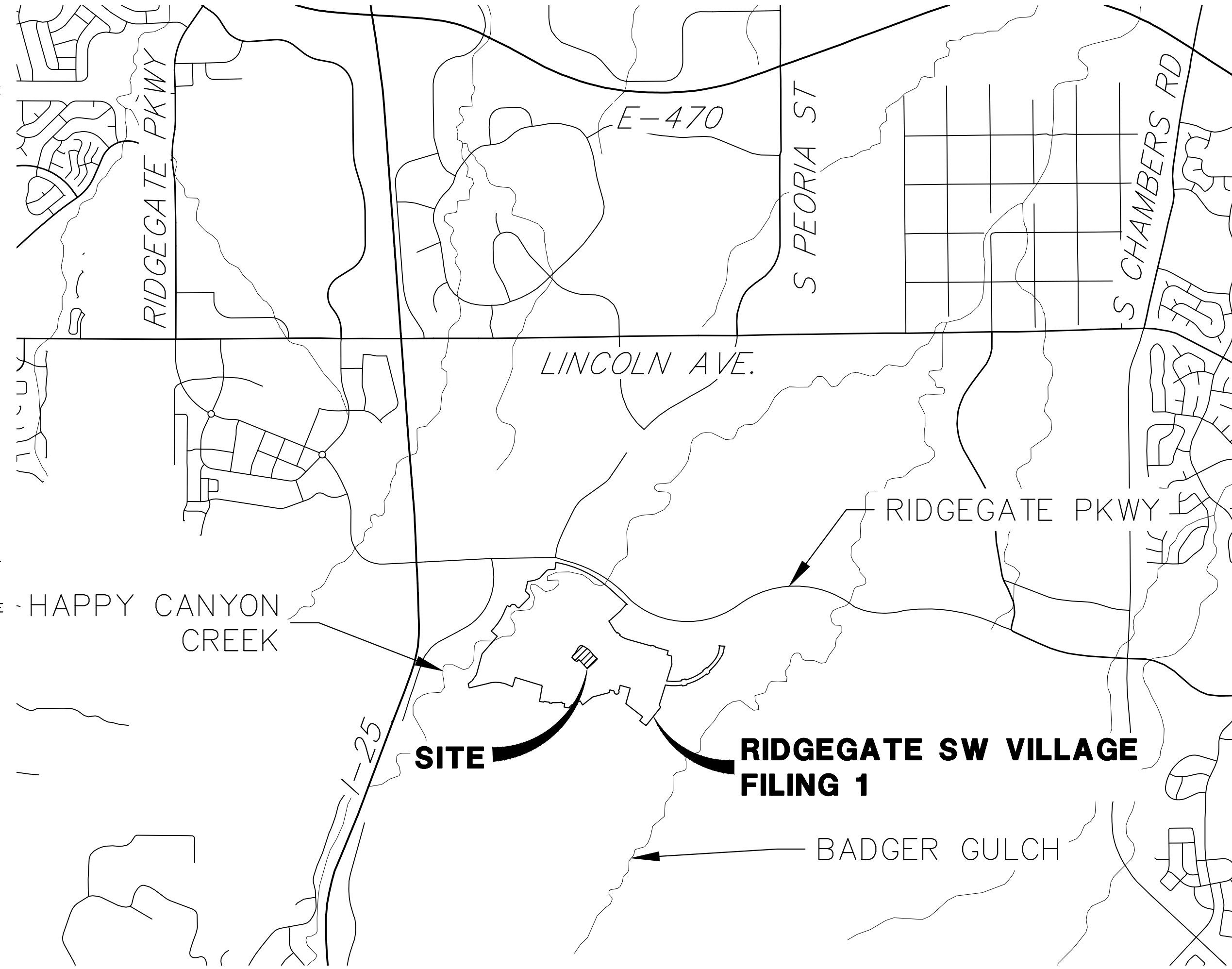
LOCATED IN THE NW QUARTER OF THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

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

## GESC PLANS

### ABBREVIATIONS

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



VICINITY MAP  
SCALE: 1"=2000'

### SHEET INDEX

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TOTAL 9	

### 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

### 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

NCS CONTROL POINT UNBEWJST 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).

### 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.

CITY OF LONE TREE

DATE \_\_\_\_\_

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING AND EROSION CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK



Know what's below.  
Call before you dig.

### ENGINEER'S STATEMENT

THE GRADING, EROSION CONTROL AND EROSION CONTROL IMPROVEMENTS INCLUDED HEREIN SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

PRELIMINARY NOT FOR CONSTRUCTION

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

DATE \_\_\_\_\_

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

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	
						No.	DATE
1"=2000'	N/A	2/16/24	MMC	MMC			

AMENITY SITE AT RIDGEGATE SW VILLAGE  
COVER SHEET



**GENERAL NOTES:**

1. THE SITE SHALL BE STRIPPED OF ALL VEGETATIVE AND ORGANIC MATERIAL A MINIMUM OF 6" IN ALL AREAS. ALL STRIPPING MATERIALS SHALL BE STOCKPILED ON SITE TO BE USED IN LANDSCAPING.
2. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE GESC PLAN APPROVED BY CITY OF LONE TREE).
3. ALL SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR.
4. THE MAXIMUM HEIGHT OF ALL STOCKPILES SHALL BE 20' FROM FINISHED GROUND.
5. 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).
6. 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.
7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
8. 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.
9. ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE REARRANGE ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
11. 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.
12. 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.
13. 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.
14. 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 THESE PLANS.
15. 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.
16. 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.
17. **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.
18. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE FOREMENTIONED FACILITIES OR ANY WATER OF THE UNITED STATES.
19. A STATE AIR QUALITY PERMIT IS REQUIRED FOR LAND DISTURBANCE ACTIVITIES THAT ARE MORE THAN 25 CONTIGUOUS ACRES OR MORE THAN 6 MONTHS IN DURATION. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED AIR QUALITY PERMIT AND FOR COMPLYING WITH ALL PROVISIONS INCLUDED THEREIN.
20. ALL ROADWAY OVER EXCAVATION TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. FINAL PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING IS COMPLETE. CONTRACTOR TO CONFIRM ROADWAY OVER EXCAVATION REQUIREMENTS WITH OWNER AND GEOTECHNICAL ENGINEER.

**COMPACTION REQUIREMENTS**

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

- PRIOR TO FILL PLACEMENT, THE GROUND SURFACE IN AREAS TO BE FILLED SHOULD BE STRIPPED OF DEBRIS, VEGETATION/ORGANICS AND OTHER DELETERIOUS MATERIAS, SCARIFIED AND MOISTURE CONDITIONED TO BETWEEN 1 AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT FOR CLAY OR WITHIN 2 PERCENT OF OPTIMUM FOR SAND AND GRAVEL, AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698)
- UTILITY TRENCH BACKFILL SHOULD BE MOISTENED BETWEEN OPTIMUM AND 4 PERCENT WETTER AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY FOR CLAY AND MOISTENED WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO 100 PERCENT OF STANDARD PROCTOR FOR SAND.
- SUB-EXCAVATION FILL SHOULD BE MOISTURE-CONDITIONED BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT FOR CLAY OR WITHIN 2 PERCENT OF OPTIMUM FOR SAND. FILL SHOULD BE COMPACTED AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY.

**EXCAVATION SCOPE OF WORK:**

THE SCOPE OF WORK


- A. SITE PREPARATION**
  1. PRIOR TO COMMENCEMENT OF EXCAVATION, THE SITE SHALL BE STRIPPED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND APPROVED PLANS. REMOVAL OF STRIPPINGS SHALL EXTEND 5 FEET AT ALL TIMES BEYOND THE BOUNDARIES OF THE AREAS RECEIVING FILL. THE DEPTH OF THE STRIPPING SHALL BE AT THE SOLE DISCRETION OF AND DIRECTED BY THE SOILS ENGINEER. ALL STRIPPINGS SHALL BE STORED ON SITE AND PLACED AT THE DIRECTION OF THE BUILDER.
  2. WITHIN THE GRADING LIMITS, ALL EXISTING STRUCTURES SUCH AS FENCES, DRAINAGE DEVICES, ASPHALT, ETC., SHALL BE REMOVED, EXCEPT AS OTHERWISE DIRECTED BY THE BUILDER OR CONSTRUCTION PLANS. NO PROCESSING OF THIS MATERIAL WILL BE ALLOWED, UNLESS APPROVED BY SOILS ENGINEER OR BY BUILDER. NO ONSITE BURNING WILL BE PERMITTED.
  3. ONCE THE VEGETATION HAS BEEN REMOVED TO THE SATISFACTION OF THE SOILS ENGINEER, THE AREA OF THE SITE TO RECEIVE THE FILL SHALL BE SCARIFIED AND RE-COMPACTED TO A DEPTH OF AT LEAST 12 INCHES OR AS DIRECTED BY THE SOILS ENGINEER. THE CONTRACTOR SHALL NOT PLACE FILL UNTIL THE SOILS ENGINEER HAS RELEASED THE AREA FOR FILL PLACEMENT WITH VERBAL APPROVAL.
  4. DURING ALL CLEARING, GRUBBING, STRIPPING, SITE PREPARATION, EXCAVATION AND GRADING, DUST CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SPECIFICATIONS OF THE BUILDER, SOILS ENGINEER, LOCAL GOVERNING JURISDICTION, TRI-COUNTY HEALTH AND CDPHE. DUST CONTROL SHALL BE REQUIRED UNTIL THE BUILDER HAS ACCEPTED THE SITE.
  5. ALL VEGETATION, WITH THE EXCEPTION OF TOPSOIL, AND DEBRIS RESULTING FROM CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND HAULED TO AN APPROPRIATE WASTE DISPOSAL FACILITY, UNLESS OTHERWISE DIRECTED BY BUILDER.
- B. EXCAVATION AND GRADING**
  1. THE WORK SHALL CONSIST OF ALL LABOR, FUEL, EQUIPMENT AND MATERIALS, NECESSARY TO COMPLETE THE EXCAVATION AND EMBANKMENT (MASS GRADING) IN CONFORMANCE WITH THE APPROVED GRADING PLANS, TO A TOLERANCE OF TWO TENTHS OF ONE FOOT.
  2. THE CONTRACTOR SHALL HAVE SUITABLE AND SUFFICIENT EQUIPMENT ON THE JOB SITE TO PROCESS AND COMPACT THE AMOUNT OF FILL BEING PLACED, IN CONFORMANCE WITH THE SPECIFICATIONS DEFINED BY THE PROJECT SOILS REPORT AND THE SITE SOILS ENGINEER.
  3. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA AND THE COMPACTION EQUIPMENT SHALL MAKE SUFFICIENT TRIPS TO ENSURE THAT THE REQUIRED DENSITY HAS BEEN OBTAINED, PER SOILS ENGINEERS TESTING AND APPROVALS.
  4. COMPACTION, MOISTURE-DENSITY TESTING SHALL BE PROVIDED BY THE BUILDER IN THE LOCATIONS AND FREQUENCY DIRECTED BY THE SOILS ENGINEER. THIS TESTING SHALL BE CONDUCTED BY THE SOILS ENGINEER TO ENSURE THAT THE FILL CONFORMS TO THE REQUIREMENTS OF THE PROJECT SOILS REPORT. THE CONTRACTOR AND HIS EMPLOYEES SHALL PROVIDE ASSISTANCE TO THE SOILS ENGINEER AS REQUESTED. TO FACILITATE FIELD COMPACTION AND MOISTURE-DENSITY TESTING, THE CONTRACTOR SHALL EXCAVATE TEST PITS IN LOCATIONS AND AT DEPTHS REQUESTED BY THE SOILS ENGINEER. IN THE EVENT OF A FAILED COMPACTION TEST, AS DETERMINED BY THE SOILS ENGINEER, THE CONTRACTOR SHALL REWORK THE MATERIAL UNTIL IT CONFORMS TO THE SPECIFICATIONS OF THE PROJECT SOILS REPORT TO THE SATISFACTION OF THE SOILS ENGINEER. THE COST OF ANY REWORKING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION SHALL BE CONSIDERED. ALL REWORK SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND TRANSPORTING ALL CONSTRUCTION WATER NECESSARY TO COMPLETE THE WORK AT THEIR SOLE EXPENSE.
  6. ALL STOCKPILING AND WASTING OF MATERIAL WILL BE CONSIDERED INCIDENTAL TO THE CONTRACTOR'S PRICING, AND NO COMPENSATION WILL BE MADE FOR STOCKPILING OR RETURNING THE STOCKPILED MATERIAL TO THE PROJECT AS COMPACTED FILL OR OTHERWISE. STOCKPILE LOCATIONS SHALL BE APPROVED BY THE BUILDER.
  7. ROCK ENCOUNTERED, BOTH RIPPABLE AND NON-RIPPABLE, SHALL BE REMOVED FROM THE SITE AT THE DISCRETION OF THE SOILS ENGINEER AND BUILDER AND SHALL BE INCLUDED AS A CONTRACTOR'S UNIT BID PRICE.
- C. COMPACTED FILLS**
  1. DELETERIOUS MATERIAL NOT DISPOSED OF DURING CLEARING OR DEMOLITION SHALL BE REMOVED FROM THE FILL AS DIRECTED BY THE SOILS ENGINEER.
  2. MATERIAL THAT IS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL NOT BE USED IN THE COMPACTED FILL.
  3. WHERE THE SLOPE RECEIVING FILL EXCEEDS A RATIO OF FIVE-HORIZONTAL TO ONE VERTICAL, THE FILL SHALL BE KEYED WITH A MINIMUM KEY WIDTH OF 6 FEET AND BENCHED THROUGH ALL UNSUITABLE TOPSOIL, COLLUVIUM, ALLUVIUM OR CREEP MATERIAL INTO SOUND BEDROCK OR FIRM MATERIAL OR AS DIRECTED BY THE SOILS ENGINEER. ALL NECESSARY EXCAVATION PROCESSES MUST CONFORM TO ALL OSHA REGULATIONS AND GUIDELINES.
  4. NO FILL MATERIAL SHALL BE PLACED UPON FROZEN SUB-GRADE, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS.
- D. CERTIFICATION**
  1. CERTIFICATION OF THE GRADING SHALL BE DONE IN A TIMELY MANNER. CONTRACTOR SHALL PROVIDE NOTICE TO BUILDER WHEN AN AREA IS READY TO BE CERTIFIED. CONTRACTOR SHALL HAVE 2 DAYS FROM THE TIME THE GRADE CERTIFICATION STAKING IS COMPLETE TO REGRADE ALL AREAS GREATER THAN 0.20' VARIANCE FROM THE APPROVED PLAN GRADES. UNTIL THE SITE IS ACCEPTED BY BUILDER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DRAIN AND/OR PUMP ALL AREAS WHERE WATER HAS COLLECTED AND PROTECT THE WORK SITE FROM DAMAGE AS A RESULT OF RAIN, SNOW, SLEET, HAIL OR ANY OTHER FORM OF PRECIPITATION, AT CONTRACTOR'S SOLE EXPENSE.

ADDITIONAL PROVISIONS

- A. UPON COMPLETION OF THE WORK, THE SITE SHALL BE RIPPED OR SURFACE RUFFENED PERPENDICULAR TO SLOPE AS DIRECTED BY BUILDER, AND ALL TRASH REMOVED, TO THE SATISFACTION OF THE BUILDER.
- B. ALL HAUL ROADS OR OTHER AREAS OUTSIDE OF THE PROJECT THAT HAVE BEEN DISTURBED BY THE GRADING OPERATION SHALL BE RETURNED TO THEIR ORIGINAL GRADE, BLADED SMOOTH AND/OR RIPPED TO THE SATISFACTION OF THE BUILDER.
- C. THE CONTRACTOR, AT HIS EXPENSE, SHALL REMOVE SPILLAGE AND/OR TRACKING RESULTING FROM HAULING OR CONSTRUCTION OPERATIONS ALONG OR ACROSS ANY PUBLICLY TRAVELED ROADWAYS, IMMEDIATELY.
- D. CONTRACTOR SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN. CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGE CAUSED BY THE CONTRACTOR DURING THE PERFORMANCE OF THEIR WORK. THE COST OF REPAIR OR REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR AND INCLUDED IN THEIR SCOPE OF WORK.
- E. CONTROL OF NUISANCE WATER OR CONSTRUCTION WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE SCOPE OF WORK. CONTRACTOR SHALL CONTROL SURFACE RUNOFF WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE. THE CONTRACTOR SHALL EMPLOY APPROPRIATE MEASURES TO PREVENT EROSION OF GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED OR UNTIL ROUGH GRADE ACCEPTANCE. ALL MEASURES SHALL BE IN CONFORMANCE WITH GESC AND SWMP PLANS FOR THE SITE.
- F. ALL ON-SITE MATERIALS, HAZARDOUS MATERIALS, SHALL BE MAINTAINED, CONTROLLED, STORED AND CONTAINED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. ALL COSTS ASSOCIATED SHALL BE THE CONTRACTORS RESPONSIBILITY.
- G. EXCAVATION OF SUBSURFACE MATERIAL WHICH CANNOT BE REMOVED BY RIPPING WITH DB DOZER SHALL BE APPROVED BY THE BUILDER IN ADVANCE AND SHALL BE PAID AT STANDARD EQUIPMENT RATES. NO PAYMENT SHALL BE MADE FOR LOSS TIME AND CONTRACTOR SHALL SUBMIT EXTRA WORK TIME SHEET EACH DAY FOR SIGNATURE BY THE BUILDER. PAYMENT SHALL BE LIMITED TO RIPPING EQUIPMENT ONLY.

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.

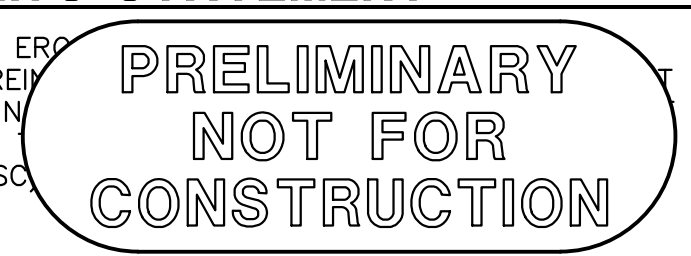
PREPARED FOR  
**SH LYRIC, LLC**  
 9380 STATION ST.  
 SUITE 600  
 LONE TREE, CO 80124  
 OFFICE PHONE  
 (303) 791-8180

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

BY	DATE	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	2/16/24	DESIGNED BY	GC	DRAWN BY	GC	CHECKED BY

AMENITY SITE AT RIDGEGATE SW VILLAGE  
 GENERAL NOTES  
 SHEET 2 OF 9  
 JOB NO. 15950.06



**ENGINEER'S STATEMENT**  
 THE GRADING, EROSION CONTROL, AND DUST CONTROL INCLUDED HEREIN UNDER THE SUPERVISION OF THE CITY OF LONE TREE.  
  
 AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC  
 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		
CENTERLINE		
CITY LIMITS		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
MASONRY FENCE		
GUARDRAIL		
CONC. BARRIER		
CABLE TV		
ELECTRIC		
FIBER OPTIC		
GAS MAIN		
IRRIGATION MAIN		
OIL/PETRO. MAIN		
OVERHEAD UTILITY		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
RAW WATER LINE		
SWALE/WATERWAY FLOWLINE		
DIVERSION DITCH		
DIVERSION CHANNEL		
MAJOR DRAINAGE BASIN		
MINOR DRAINAGE BASIN		
TOP OF SLOPE		
TOE OF SLOPE		
EDGE OF WATER		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
DEPRESSION CONT. (INDEX)		
DEPRESSION CONT. (INTER)		
TOP OF CUTS		
TOE OF FILL		
CUT AND FILL LINE		
SILT FENCE		
100 YEAR FLOODPLAIN		
500 YEAR FLOODPLAIN		
FLOODWAY		
BASE FLOOD ELEVATION		
EDGE OF WETLANDS		
STONE WALL		
PROPOSED FLOW ARROW		
EXISTING FLOW ARROW		

**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		
SERVICE MARKER		
CLEAN-OUT		
MANHOLE W/ DIRECTIONAL FLOW ARROW		
<b>WATER LINE</b>		
LINE MARKER		
SERVICE MARKER		
FIRE HYDRANT		
FIRE CONNECTION		
MANHOLE		
BEND		
BLOW-OFF VALVE		
WELL		
METER		
VALVE		
REDUCER		
THRUST BLOCK		
CROSS		
PLUG W/ THRUST BLOCK		
TEE		
REVERSE ANCHOR		
ANODE		
AIR & VACUUM VALVE ASSEMBLY		
TRANSMISSION BLOW-OFF ASSEMBLY		
<b>GAS LINE</b>		
MARKER		
SERVICE MARKER		
METER		
VALVE		
PLUG		
TEE		
<b>DRY UTILITIES</b>		
CABLE TV MARKER		
CABLE TELEVISION PEDESTAL		
ELECTRIC MARKER		
ELECTRIC SERVICE MARKER		
ELECTRICAL PEDESTAL		
ELECTRICAL METER		
ELECTRICAL MANHOLE		
FIBER-OPTIC MARKER		
IRRIGATION PEDESTAL		
TELEPHONE MARKER		
TELEPHONE PEDESTAL		
TELEPHONE MANHOLE		
UTILITY POLE		
GUY ANCHOR		
GUY POLE		
<b>MISC. UTILITIES</b>		
VENT PIPE		
TEST HOLE DESIGNATOR		

**MONUMENTATION LEGEND**

ALUMINUM CAP - FOUND	
BRASS CAP - FOUND	
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	
PANEL - FOUND	
PK NAIL - FOUND	
ROW MONUMENT - FOUND	
ROW MARKER - FOUND	
SECTION CORNER - FOUND	
SECTION CORNER - SET	
QUARTER-SECTION CORNER - FOUND	
QUARTER-SECTION CORNER - SET	
SECTION CENTER - FOUND	
SECTION CENTER - FOUND	
CONTROL/TRVERSE POINT - SET	

**STORM WATER MANAGEMENT**

KEY	SYMBOL
CHECK DAM	
CONSTRUCTION MARKER	
CONSTRUCTION ROAD STABILIZATION	
CURB SOCK INLET PROTECTION	
CONCRETE WASHOUT AREA	
DIVERSION DITCH AND DIKE, TEMPORARY	
DIVERSION CHANNEL, TEMPORARY	
DEWATERING	
EROSION CONTROL BLANKET	
INLET FILTER	
INLET PROTECTION	
SUMP INLET PROTECTION	
MULCHING	
OUTLET PROTECTION	
PAVED FLUME	
PERMANENT SEEDING	
REINFORCED CONCRETE DAM	
ROUGH CUT STREET CONTROL	
RRB	
SEDIMENT BASIN	
SEDIMENT CONTROL LOG	
SILT FENCE	
SURFACE ROUGHENING	
STABILIZED STAGING AREA	
SEDIMENT TRAP	
STRAW BALE BARRIER	
TERRACING	
TEMPORARY SEEDING	
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	
TEMPORARY STREAM CROSSING FORD TYPE	
TEMPORARY SLOPE DRAIN	
VEHICLE TRACKING CONTROL	
VEHICLE TRACKING CONTROL WITH WASH RACK	

**TRAFFIC LEGEND**

	EXISTING	PROPOSED
PARKING METER		
TRAFFIC SIGNAL BOX		
TRAFFIC SIGNAL POLE		
TRAFFIC SIGNAL		
BARRICADE		
GUARD RAIL POST		
IMPACT ATTENUATOR		
BRIDGE STYLE HIGHWAY SIGN POST		
CANTILEVER STYLE HIGHWAY SIGN POST		
RAILROAD MARKER/SIGN		
STREET LIGHT		
STREET LIGHT - SINGLE		
STREET LIGHT - DOUBLE		
LUMINAIRE		
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		

**ENGINEER'S STATEMENT**

THE GRADING, EROSION CONTROL AND SWALE DESIGN INCLUDED HEREIN ARE THE PROPERTY OF JR ENGINEERING, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF JR ENGINEERING, P.C.

**PRELIMINARY NOT FOR CONSTRUCTION**

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

DATE



Know what's below.  
Call before you dig.

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 303-740-9883 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	N/A	N/A	N/A	2/16/24	GC	GC	No. REVISION	BY	DATE

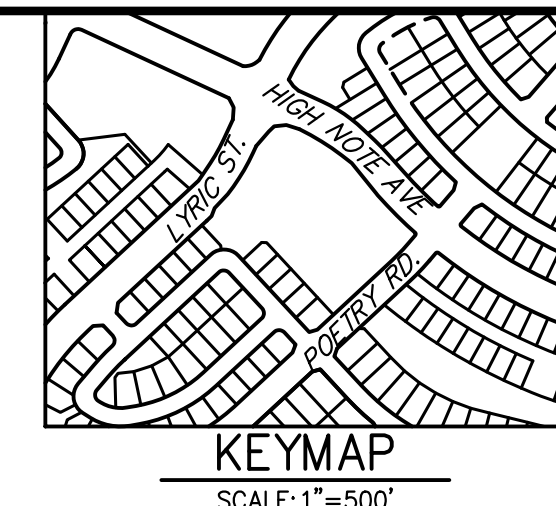
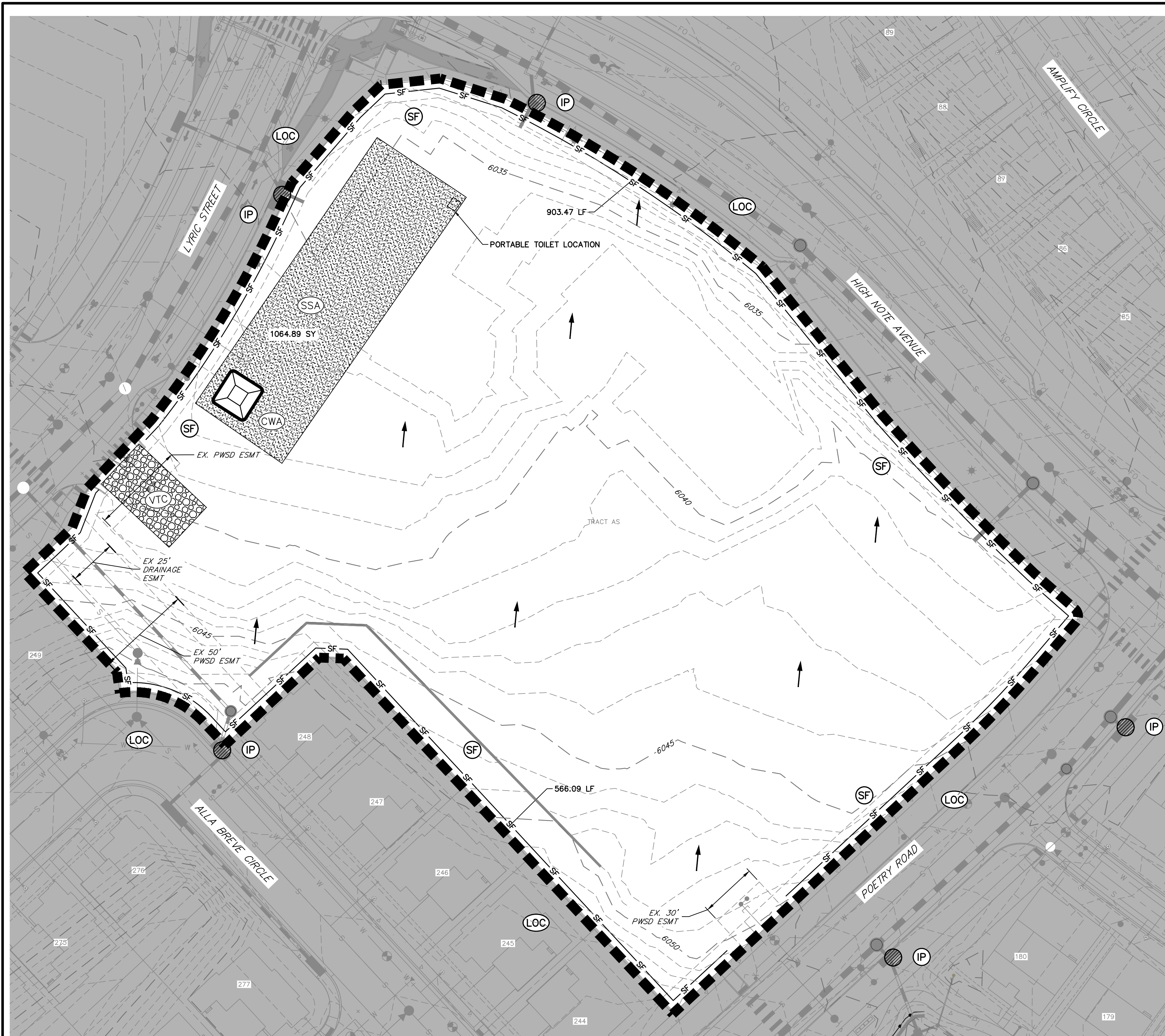
AMENITY SITE AT RIDGEGATE SW VILLAGE

LEGEND

SHEET 3 OF 9

JOB NO. 15950.06





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.  
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BY	DATE	No.	REVISION

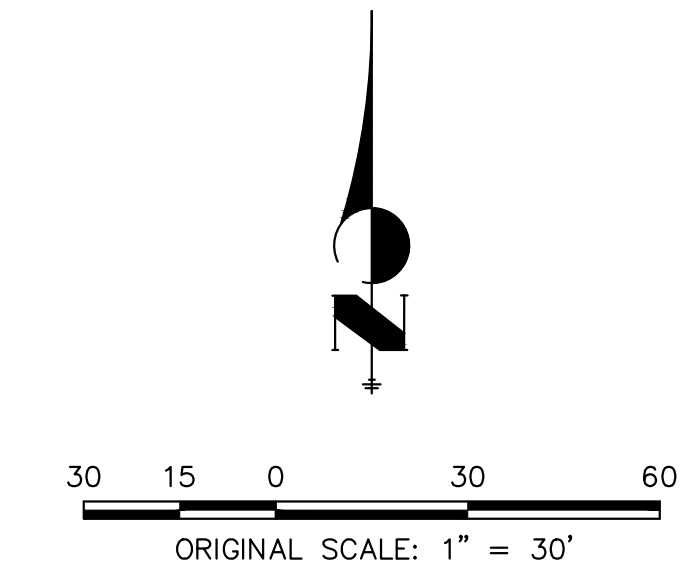
**PROPOSED LIMITS OF DISTURBANCE.**

TOTAL SITE AREA: 3.26 ACRES WITHIN TRACT AS, RIDGEGATE SW VILLAGE FILING 1

TOTAL DISTURBED AREA: 3.26 ACRES

**NOTES:**

- SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
- SEE SHEET 2 FOR STANDARD GESC NOTES.
- SEE SHEETS 7 - 9 FOR STANDARD GESC DETAILS.
- NO GRADING OPERATIONS SHALL OCCUR WITHIN 20' OF OVERHEAD TRANSMISSION TOWERS.
- CONSTRUCTION MARKERS TO BE PLACED 100' APART
- CONTRACTOR SHALL HAVE ADEQUATE DUST SUPPRESSION CONTROL MEASURES ONSITE AT ALL TIMES. EXCESS DUST GENERATED FROM OPERATIONS AS DETERMINED BY THE CITY IS GROUNDS FOR STOPPING ALL WORK UNTIL DUST CAN BE CONTROLLED.
- PORTABLE TOILET SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.
- ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS AND SOIL TRACKOUT AT ALL TIMES AND SHALL BE CLEANED IMMEDIATELY USING DRY METHODS ONLY.



CITY OF LONE TREE

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING AND EROSION CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

**ENGINEER'S STATEMENT**

THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF LONE TREE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA

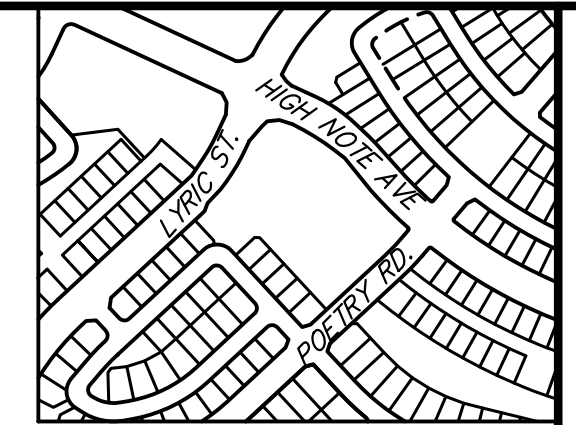


AARON L. CLUTTER, P.E.  
 COLORADO P.E. 36742  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

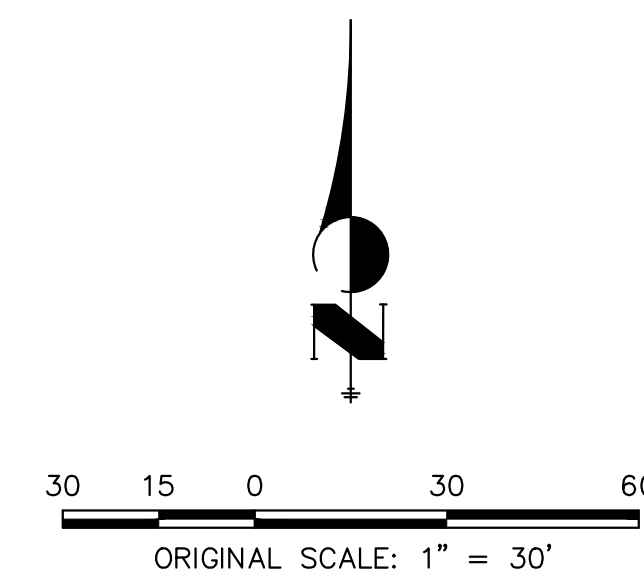
AMENITY SITE AT RIDGEGATE SW VILLAGE	INITIAL GESC PLAN
SHEET 4 OF 9	JOB NO. 15950.06





**NOTES:**

1. SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
2. SEE SHEET 2 FOR STANDARD GESC NOTES.
3. SEE SHEETS 7 - 9 FOR STANDARD GESC DETAILS.
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8. ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS AND SOIL TRACKOUT AT ALL TIMES AND SHALL BE CLEANED IMMEDIATELY USING DRY METHODS ONLY.



Know what's below.  
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**ENGINEER'S STATEMENT**

THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF LONE TREE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA

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

DATE \_\_\_\_\_

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**  
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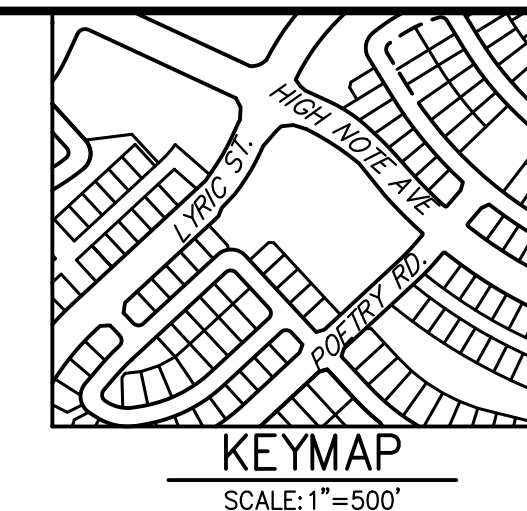
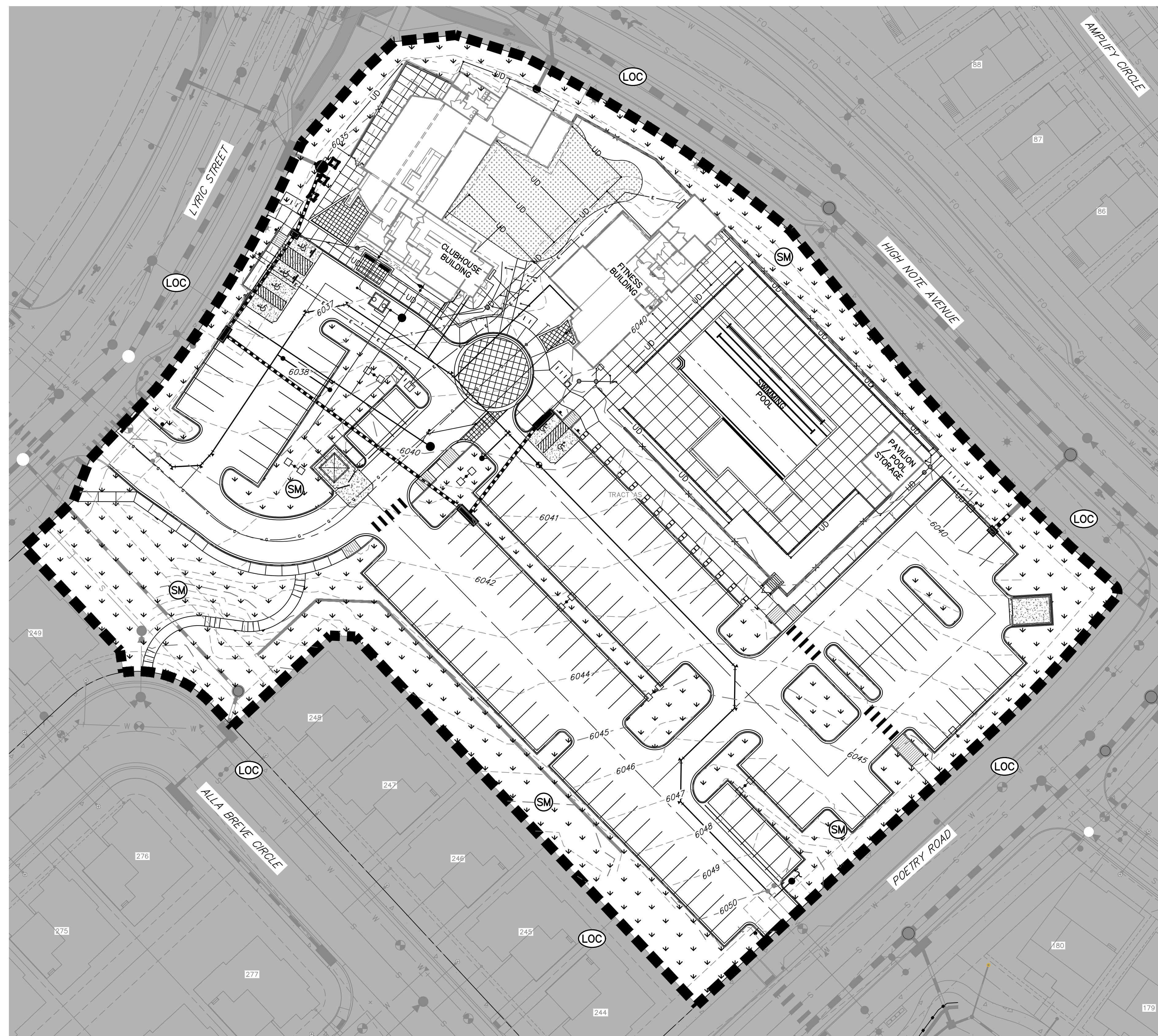
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE

AMENITY SITE AT RIDGEGATE SW VILLAGE  
INTERIM GESC PLAN

SHEET 5 OF 9

JOB NO. 15950.06



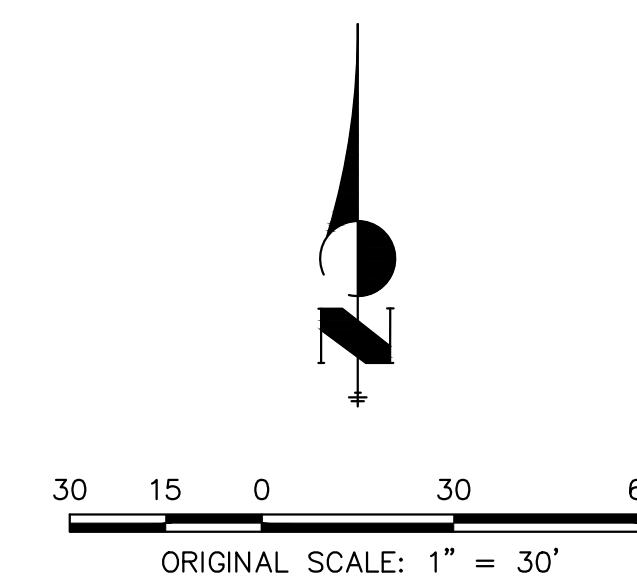


**LANDSCAPING LEGEND:**

(SM) SEED, SOD, OR PERMANENT LANDSCAPING. REF. LANDSCAPING PLANS FOR FINAL SITE STABILIZATION

**NOTES:**

1. SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
2. SEE SHEET 2 FOR STANDARD GESC NOTES.
3. SEE SHEETS 7 - 9 FOR STANDARD GESC DETAILS.
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8. ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS AND SOIL TRACKOUT AT ALL TIMES AND SHALL BE CLEANED IMMEDIATELY USING DRY METHODS ONLY.
9. ALL DISTURBED AREAS SHALL BE STABILIZED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. LANDSCAPED AREAS THAT CANNOT BE COMPLETED DUE TO SEASONAL CONSTRAINTS MUST BE COVERED WITH EROSION CONTROL BLANKET UNTIL LANDSCAPING CAN BE COMPLETED.



CITY OF LONE TREE	
DATE	
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING AND EROSION CONTROL IMPROVEMENTS ONLY.	
ENGINEERING DIVISION ACCEPTANCE BLOCK	

**ENGINEER'S STATEMENT**

THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF LONE TREE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA

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

DATE



<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE. REVISED DATES DESIGNATED BY WRITTEN AUTHORIZATION.</p>		
<p>PREPARED FOR <b>SH LYRIC, LLC</b> 9380 STATION ST. SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180</p>		
<p><b>J.R. ENGINEERING</b> A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com</p>		
BY	DATE	
No.	REVISION	
H-SCALE	1"=30'	
V-SCALE	N/A	
DATE	2/16/24	
DESIGNED BY	MMC	
DRAWN BY	MMC	
CHECKED BY		
<p>AMENITY SITE AT RIDGEGATE SW VILLAGE FINAL GESC PLAN</p>		
SHEET 6 OF 9		
JOB NO. 15950.06		



GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

- 1. THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY OF LONE TREE SUBVERSION REGULATIONS AND/OR THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL...

DETAIL SHEET NO. 1-26. BMP LEGEND. Includes symbols and descriptions for Check Dam, Compost Blanket, Compost Filter Berm, Concrete Washout Area, Construction Fence, Construction Markers, Dewatering, Diversion Ditch, Erosion Control Blanket, Inlet Protection, Reinforced Check Dam, Reinforced Rock Berm, Rock for Culvert Protection, Sediment Basin, Sediment Control Log, Sediment Trap, Seeding and Mulching, Silt Fence, Stabilized Staging Area, Surface Roughening, Temporary Slope Drain, Temporary Stream Crossing, Terracing, Vehicle Tracking Control, VTC with Wheel Wash, and Rock and Riprap Gradations.

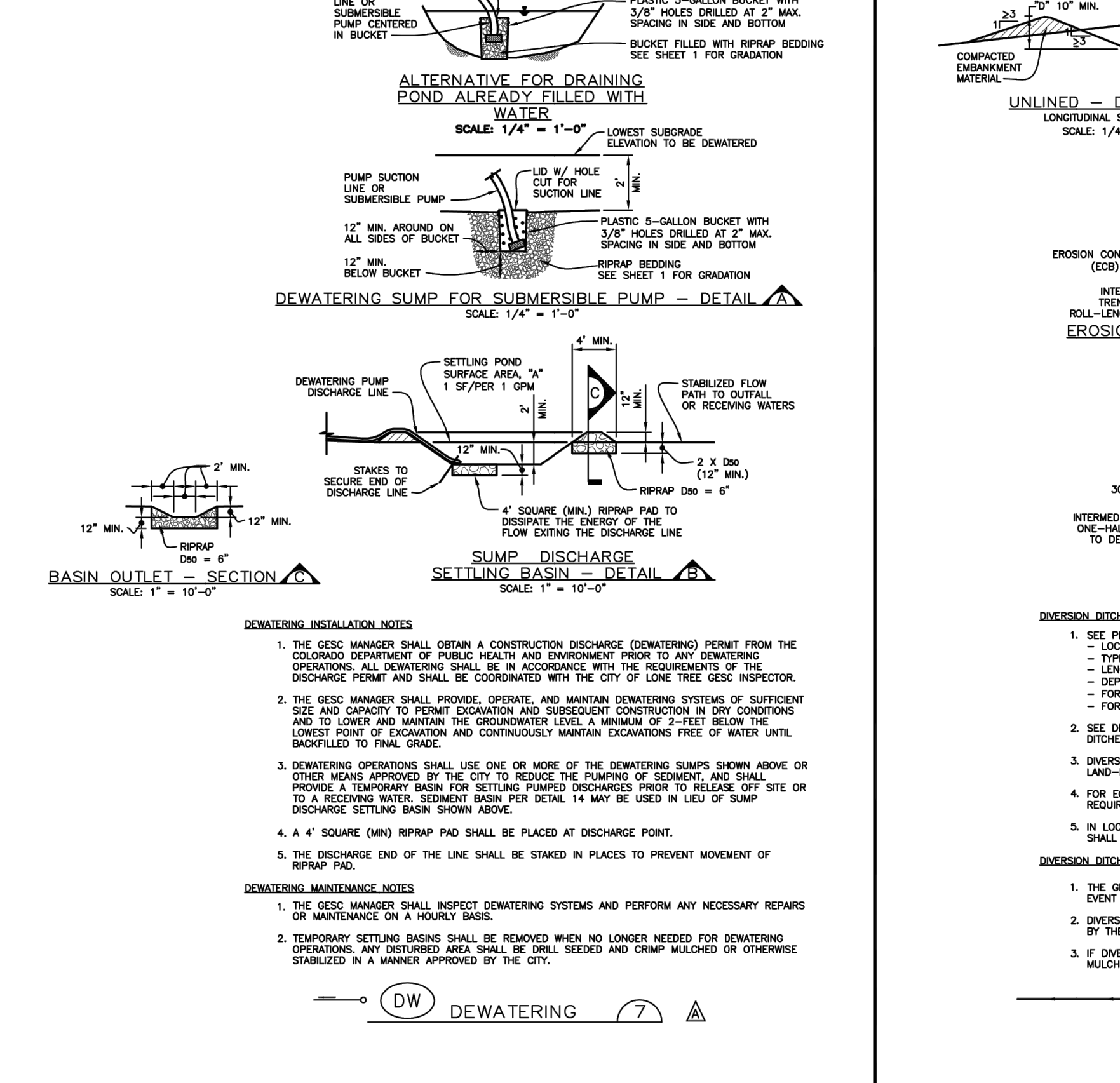
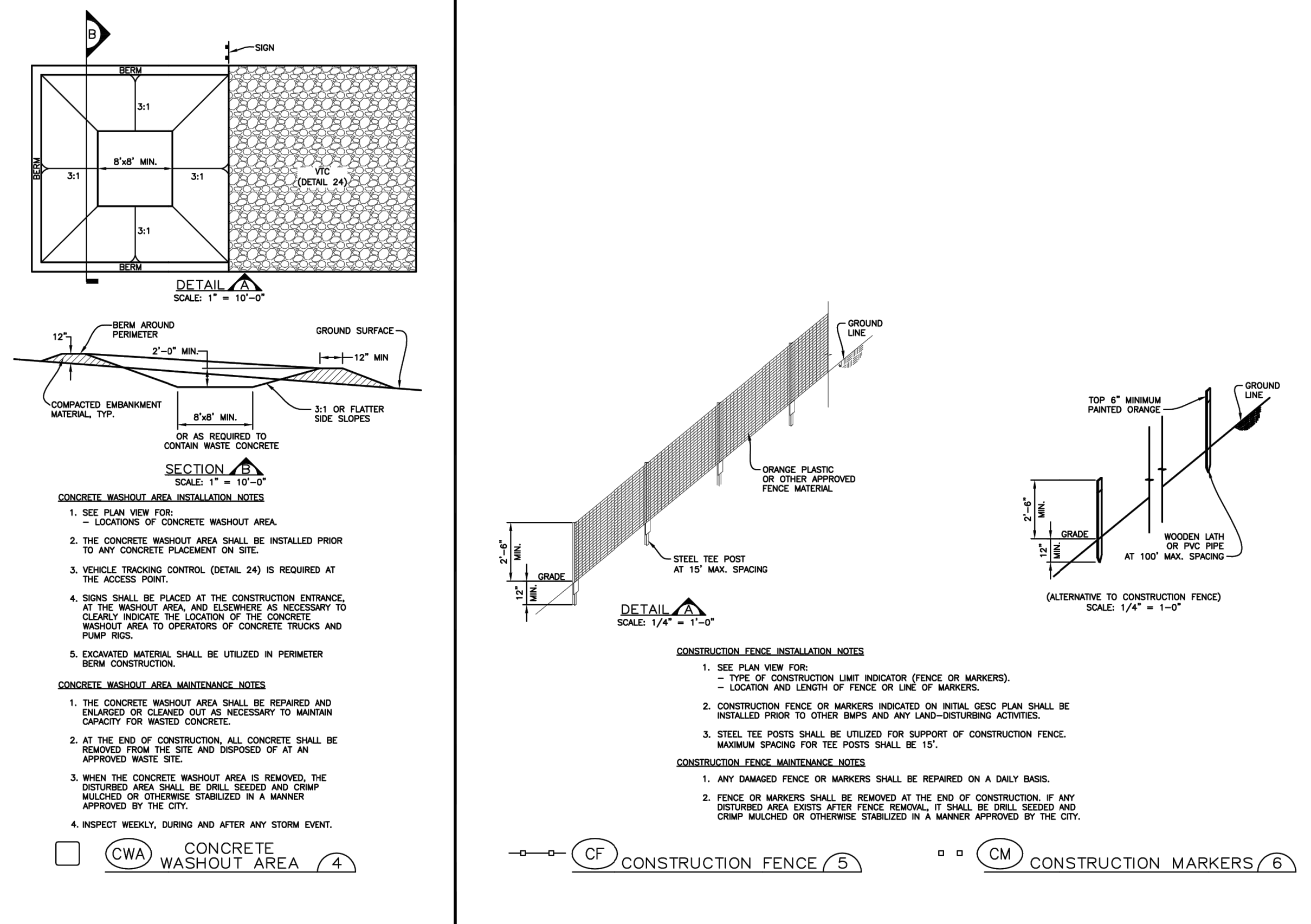
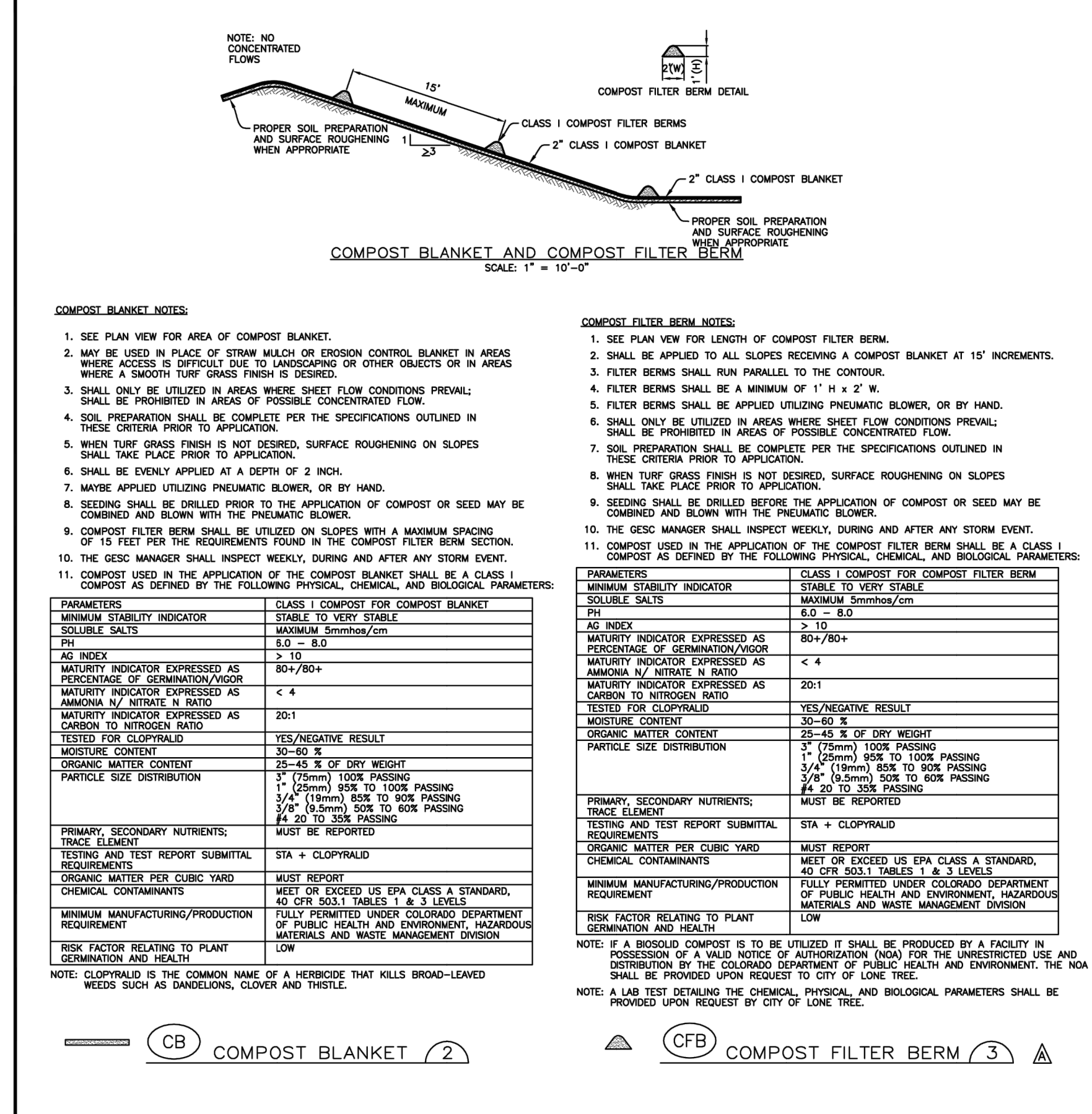
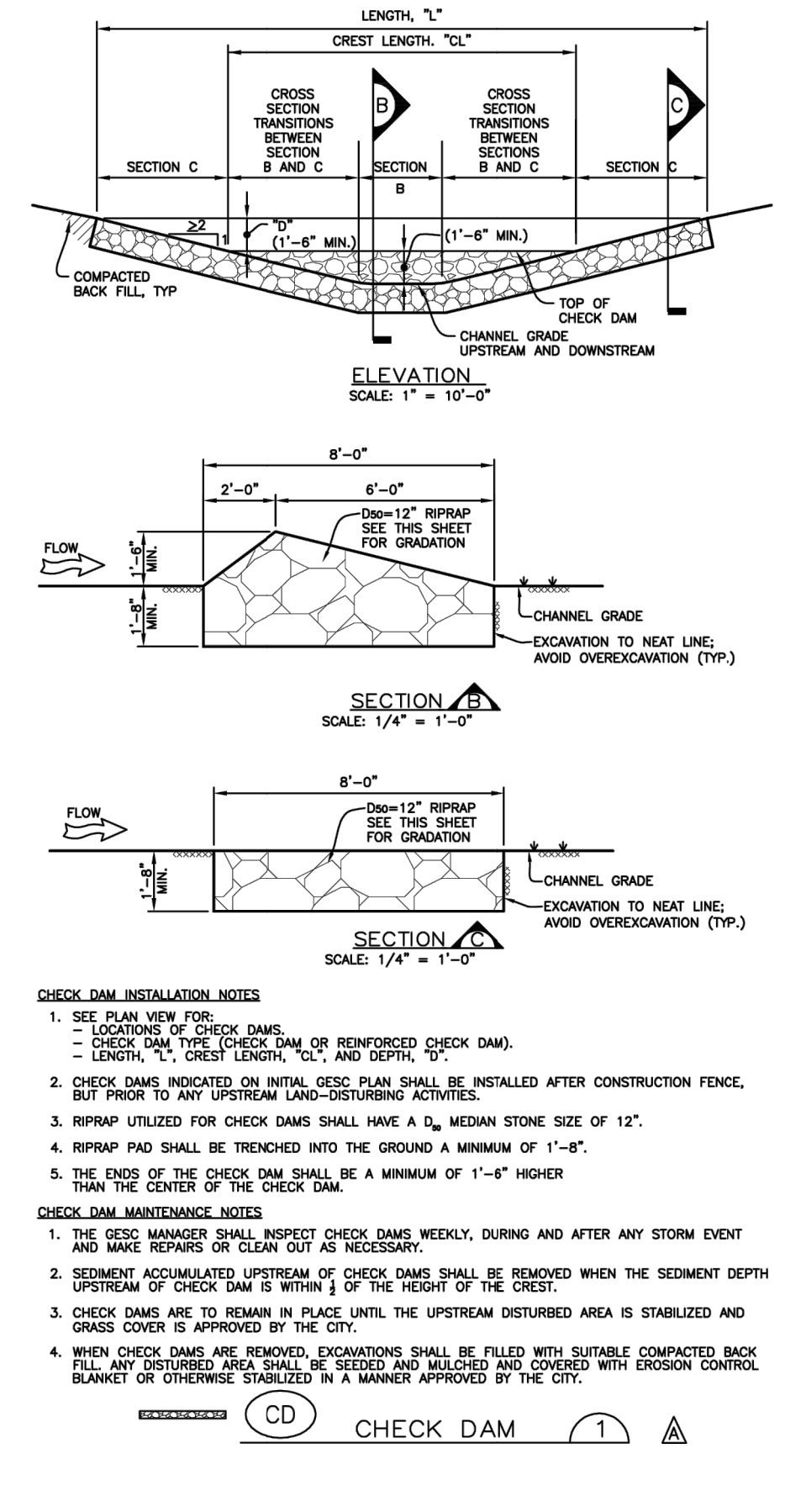


TABLE 1. RIPRAP GRADATIONS. TABLE 2. RIPRAP BEDDING. TABLE 3. 1 1/2" CRUSHED ROCK. Includes tables with columns for D50 Median Stone Size, % of Material, Typical Stone Diameter, Typical Stone Weight, Sieve Size, and Mass Percent.

Sheet Revisions table with columns for Date, Description, and Author. Includes entries for 6/30/05, 5/08, and 11/08.

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

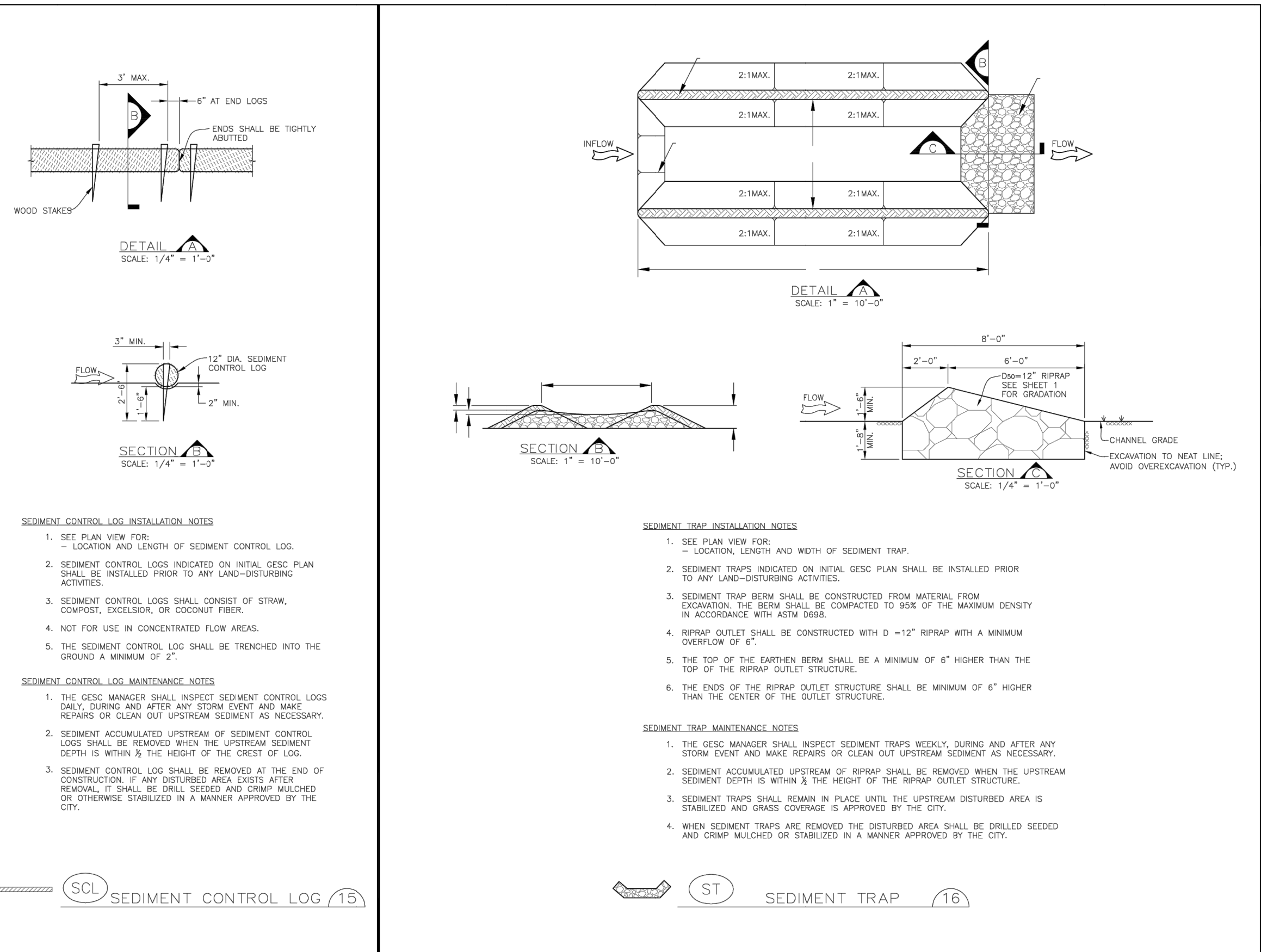
CITY OF LONE TREE DEPARTMENT OF PUBLIC WORKS Engineering Division. GESC GRADING, EROSION, AND SEDIMENT CONTROL. SHEET 1 OF 3. SHEET 7 OF 9. JOB NO. 15950.06.

AMENITY SITE AT RIDGEGATE SW VILLAGE GESC NOTES AND DETAILS. 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 303-740-0888 • Colorado Springs 719-583-2593 Fort Collins 970-491-9888 • www.jrengineering.com









**SEEDING AND MULCHING INSTALLATION NOTES**

- SEE PLAN VIEW FOR AREA OF SEEDING AND MULCHING.
- ALL AREAS FURNISHED SHALL BE FREE FROM ROCKS AND OTHER OBSTRUCTIONS.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY...
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT.
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED...
- PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL AREAS TO BE SEED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS...
- SEED IS TO BE THOROUGHLY LOOSESED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING...
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH OF 1/4 INCH ROW SPACING SHALL BE NO MORE THAN 6 INCHES.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE...
- MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.
- TACKLING SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.

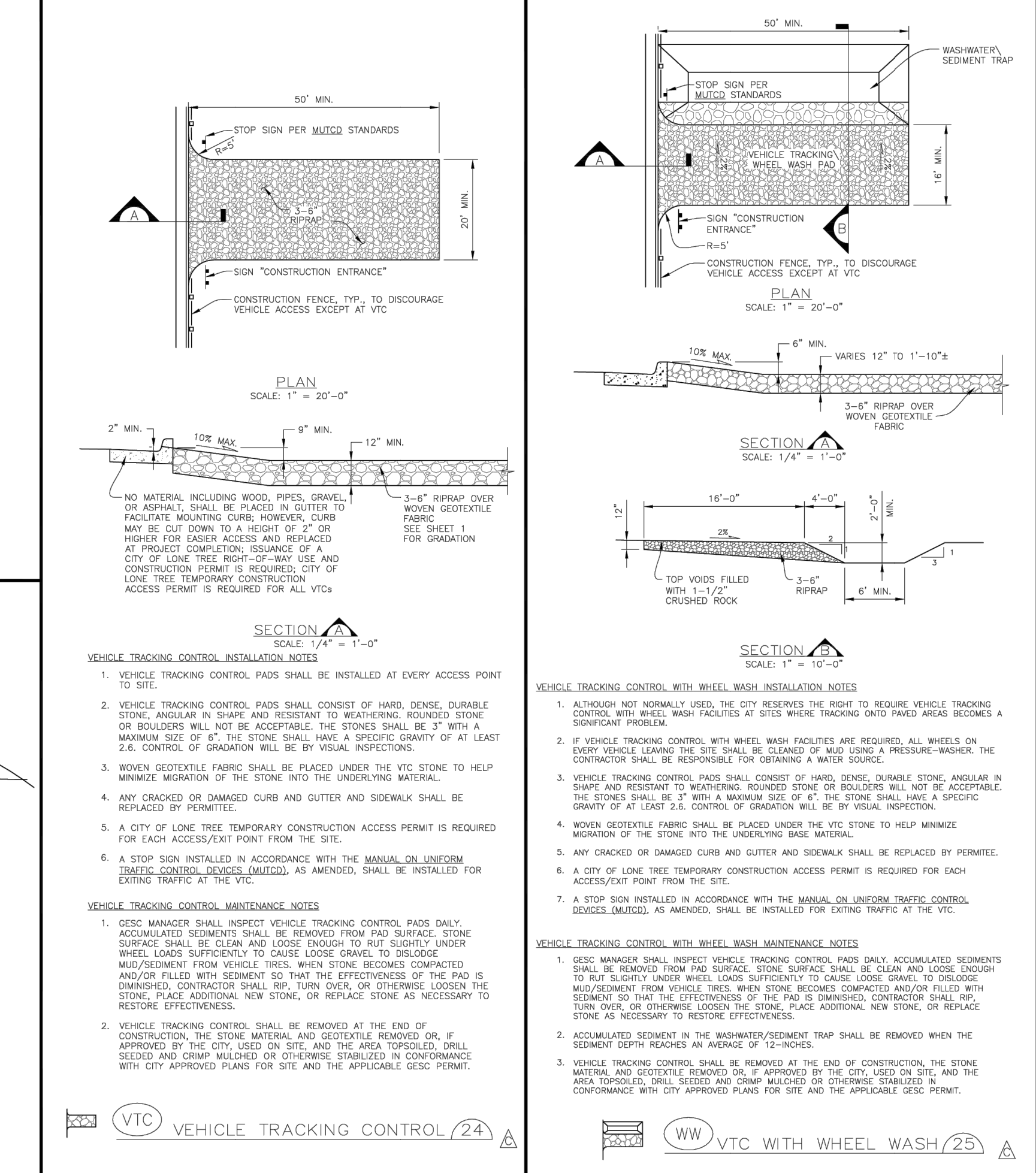
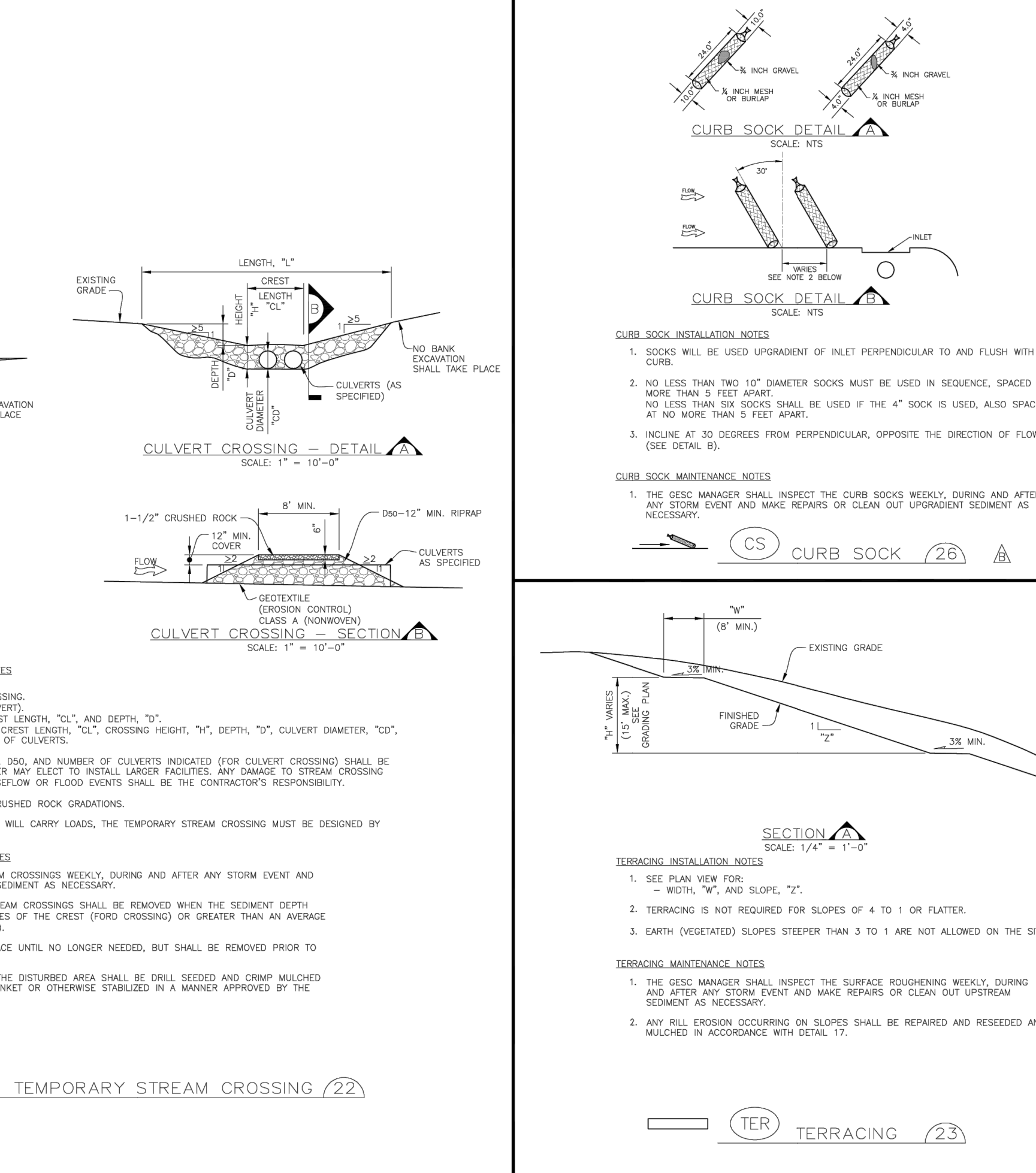
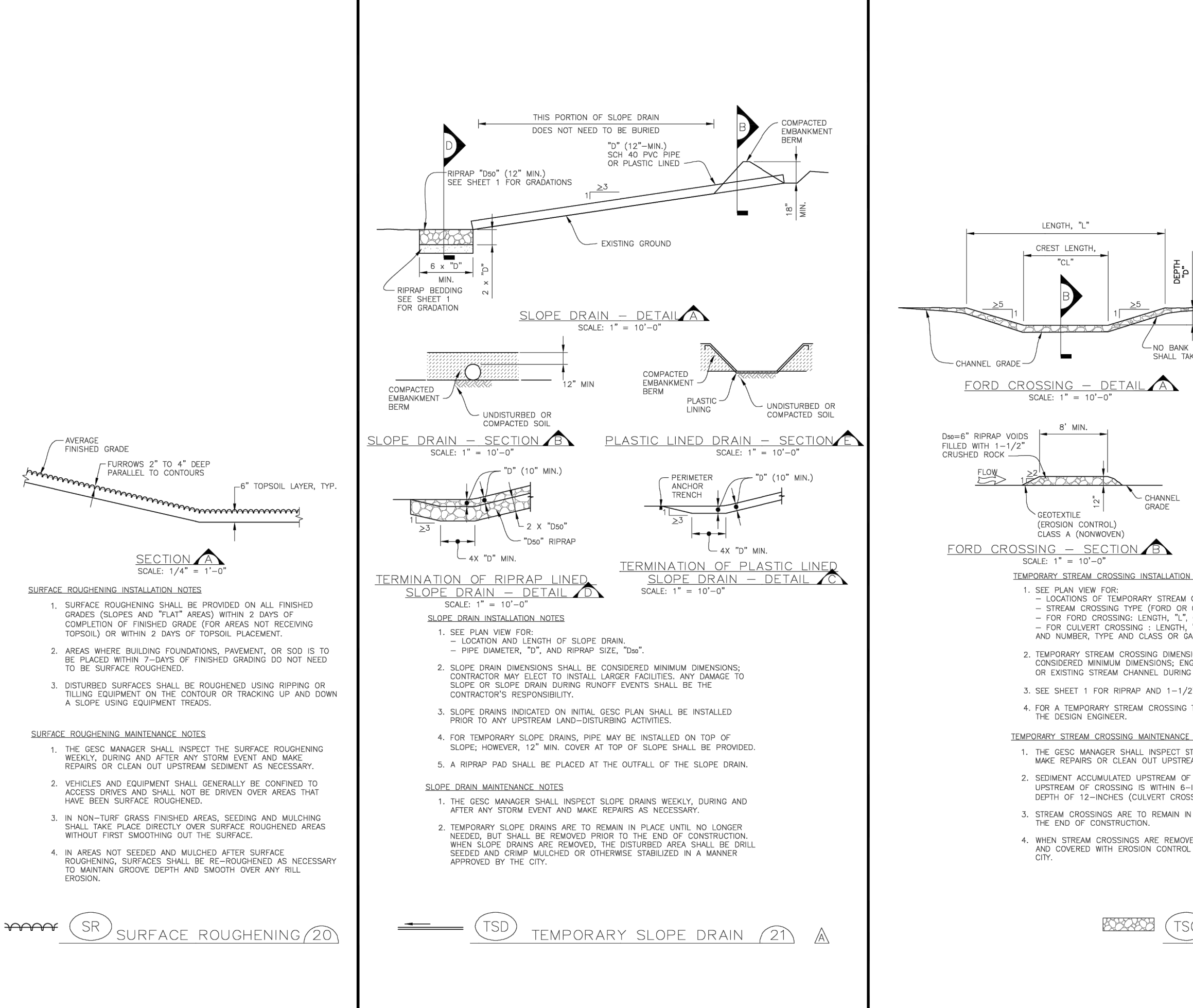
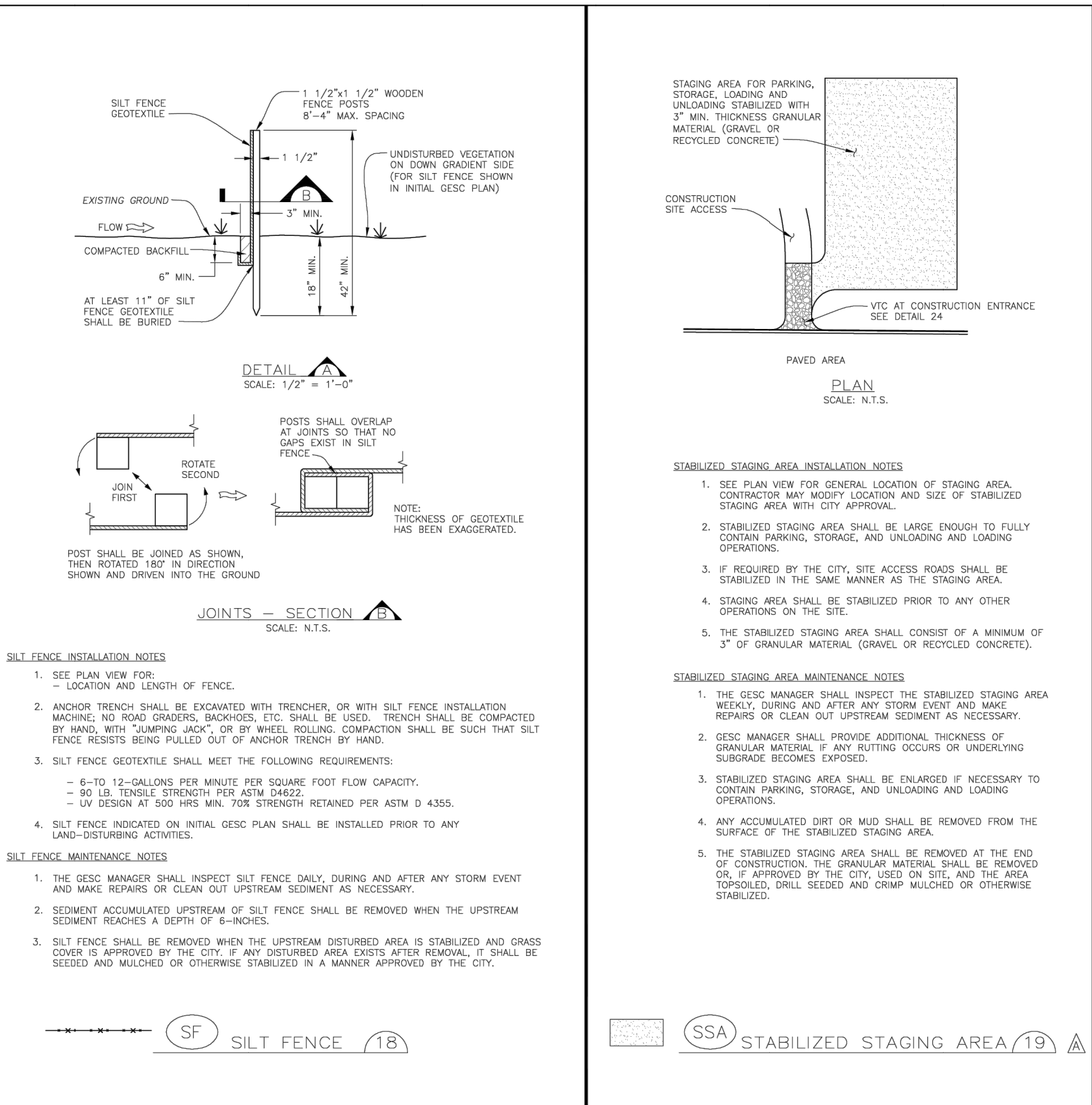
SPECIES	VARIETY	NOTES	L.B./IN. MIX	POUNDS OF PLS PER ACRE
BLUE BLUESTEM	KAW	PWNS	10	1.1
YELLOW INDIGRASS	CHEYENNE	PWNS	10	1.1
SWITCHGRASS	BLACKWELL	PWNS	10	0.4
SODGATS GRAMA	VAUGHN	PWNS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PWNS	10	1.8
BLUE GRAMA	HACHITA	PWNS	10	0.3
THICKSPRIG	CRITANA	PWNS	10	1
PRairie SANDBERG	GOSHEN	PWNS	10	0.7
GREEN NEEDLEGRASS	LODORN	PWNS	10	1
SIENKA WHEATGRASS	PRYOR	PWNS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PWNS	5	0.6
TOTAL				9.2

SPECIES	VARIETY	NOTES	L.B./IN. MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINDOLN	PWNS	30	3.9
INTERMEDIATE WHEATGRASS	GAHE	PWNS	30	4.5
PURESTANT WHEATGRASS	LUNA	PWNS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
TOTAL				13.4

SPECIES	VARIETY	NOTES	L.B./IN. MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXADA	PWNS	20	3.2
BLUE GRAMA	HACHITA	PWNS	20	0.6
WESTERN WHEATGRASS	ARRIBA	PWNS	20	3.2
SODGATS GRAMA	VAUGHN	PWNS	20	1.8
THICKSPRIG	CRITANA	PWNS	10	1
STREAMBANK WHEATGRASS	SODAR	PWNS	10	1.2
TOTAL				11.0

**SEEDING AND MULCHING MAINTENANCE NOTES**

- SEEDED AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY.
- REQUIRED COVERAGE FOR STANDARD, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
- NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FOOT BY TWO-FOOT OR EQUIVALENT).
- FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.



DATE	REVISION	BY	DATE	NO.	REVISION
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS				
5/ /08	EDIT UPDATES				
11/ /08	ADD CURB SOCK DETAIL (REF UFDCD, V3 FIGURE CS-23), MISC. NOTE EDITS				
12/ /09	UPDATE VTC & WW				

**CITY OF LONE TREE**  
DEPARTMENT OF PUBLIC WORKS  
Engineering Division

**GESC GRADING, EROSION, AND SEDIMENT CONTROL**

**GESC PLAN STANDARD NOTES AND DETAILS**

SHEET 9 OF 9

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE. THESE DRAWINGS ARE DESIGNED 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 WestPlan Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

DATE	NO.	REVISION	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
					2/16/24			