

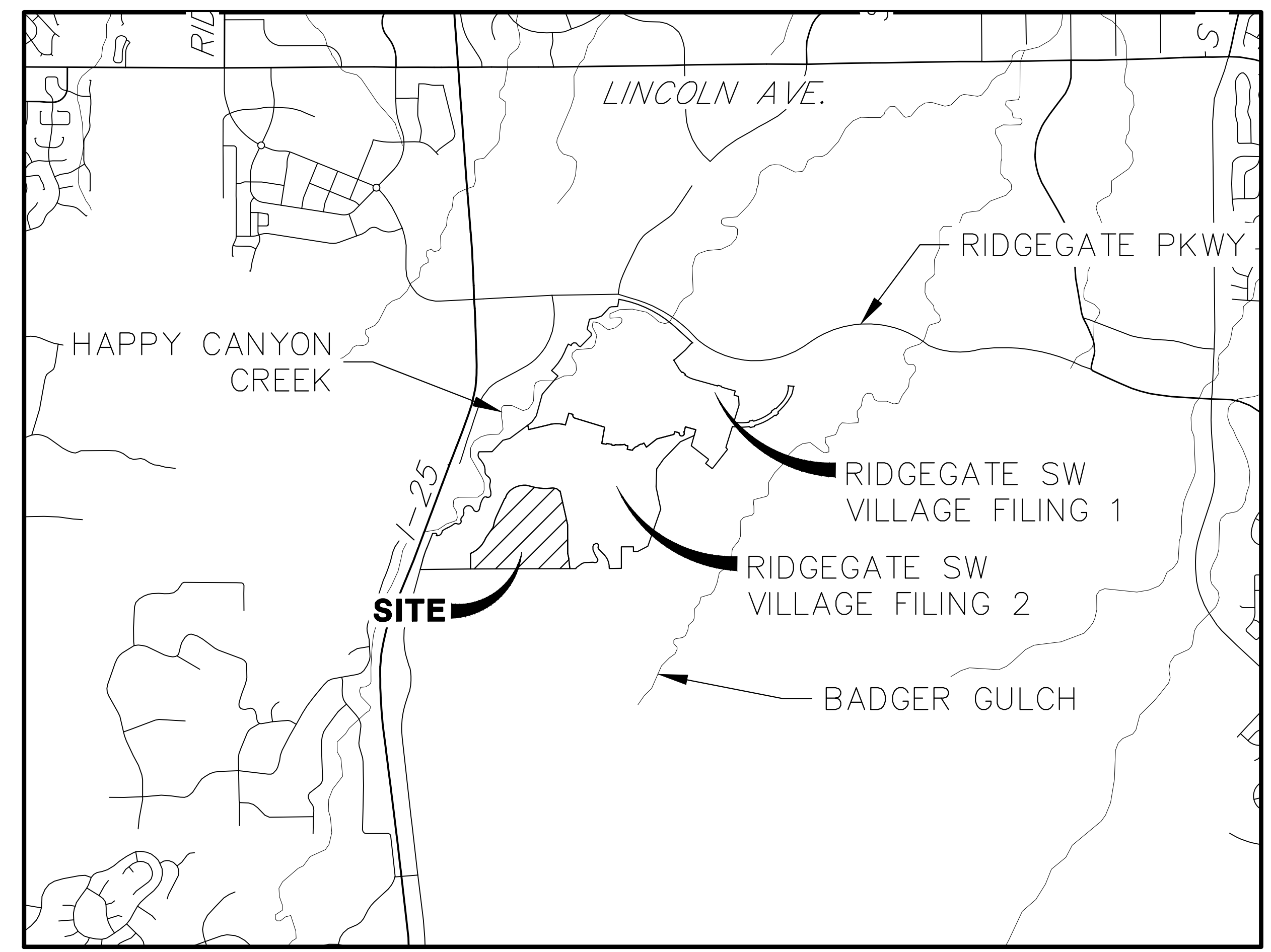
RIDGEGATE SOUTHWEST VILLAGE FILING 3

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY A PART OF SECTION 22 AND SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION PLANS

ABBREVIATIONS

AC ACRE	AD ALGEBRAIC DIFFERENCE	AH AHEAD	ARCH ARCHITECT	ASCE AMERICAN SOCIETY OF CIVIL ENGINEERS	ASSY ASSEMBLY	AVE AVENUE	BB BOX BASE	BK BACK	BNDY BOUNDARY	BOP BOTTOM OF PIPE	BOV BLOW OFF VALVE	BFV BUTTERFLY VALVE	BLVD BOULEVARD	BW BOTTOM OF WALL	C&G CURB & GUTTER	C&TV CABLE TELEVISION	CB CATCH BASIN	CBC CONCRETE BOX CULVERT	CDOT COLORADO DEPARTMENT OF TRANSPORTATION	CDS CUL-DE-SAC	CF CUBIC FOOT	CFS CUBIC FEET PER SECOND	CIP COMPLETE IN PLACE	CL CENTER LINE	CLOMR CONDITIONAL LETTER OF MAP REVISION	CLR CLEAR	CMP CORRUGATED METAL PIPE	CO CLEAN CUT	COCS CITY OF COLORADO SPRINGS CONCRETE	CONC CONCRETE	CR CIRCLE	CSP CORRUGATED STEEL PIPE	CSU COLORADO SPRINGS UTILITIES	CT COURT	CTRB CONCRETE THRUST REDUCER BLOCK	CY CUBIC YARD	DBPS DRAINAGE BASIN PLANNING STUDY	DE DRAINAGE EASEMENT	DIA DIAMETER	DIP DUCTILE IRON PIPE	DR DRIVE	DRC DESIGN REVIEW COMMITTEE	DU DWELLING UNITS	DY DAY	E EAST	EA EACH	EGL ENERGY GRADE LINE	EL ELEVATION	ELEC ELECTRIC	EDA EDGE OF ASPHALT	EPC EL PASO COUNTY	ERCP ELLIPTICAL RCP	ESMT EASEMENT	EST ESTIMATE	EX EXISTING	FDP FINAL DEVELOPMENT PLAN	FDR FINAL DRAINAGE REPORT	FES FLARED END SECTION	FF FINISHED FLOOR ELEVATION	FG FINISHED GRADE	FH FIRE HYDRANT	FL FLOWLINE	FIL FILING	FO FIBER OPTIC CABLE	GB GRADE BREAK	GE GAS EASEMENT	GIS GEOGRAPHIC INFORMATION SYSTEM	GL GAS LINE	GPS GLOBAL POSITIONING SYSTEM	GV GATE VALVE	HBP HOT BITUMINOUS PAVEMENT	HC HANDICAP	HDC HIGH DEFLECTION COUPLING	HDPE HIGH DENSITY POLYETHYLENE	HGL HYDRAULIC GRADE LINE	HMA HOT MIX ASPHALT	HOA HOME OWNERS ASSOCIATION	HP HIGH POINT	HR HOUR	I INLET	IE IRRIGATION EASEMENT	INT INTERSECTION	INV INVERT	IRR IRRIGATION	KB KICK (THRUST) BLOCK	LB POUND	LE LANDSCAPE EASEMENT	LF LINEAR FOOT	LN LANE	LOMR LETTER OF MAP REVISION	LP LOW POINT	LS LUMP SUM	LT LEFT	MAX MAXIMUM	M/D MOISTURE DENSITY	MDDP MASTER DEVELOPMENT DRAINAGE PLAN	MH MANHOLE	MIN MINIMUM	MS MOUNTABLE SIDEWALK	N NORTH	NRCP NON-REINFORCED CONCRETE PIPE	ODP OFFICIAL DEVELOPMENT PLAN	OHE OVERHEAD ELECTRIC	OHU OVERHEAD UTILITY	PC POINT OF CURVATURE	PCC POINT OF COMPOUND CURVATURE	PCR POINT OF CURB RETURN	PDP PRELIMINARY DEVELOPMENT PLAN	PE PROFESSIONAL ENGINEER	PI POINT OF INTERSECTION	PKWY PARKWAY	PL PROPERTY LINE	PR PROPOSED	PRC POINT OF REVERSE CURVATURE	PT POINT OF TANGENCY	PV PLUG VALVE	PVC POLYVINYL CHLORIDE	R RADIUS	RCBC REINFORCED CONCRETE BOX CULVERT	RCP REINFORCED CONCRETE PIPE	RD ROAD	ROW RIGHT OF WAY	RT RIGHT	S SOUTH	STE STEEL	SAN SANITARY SEWER	SF SQUARE FOOT	ST STREET	STA STATION	STM STORM SEWER	SY SQUARE YARD	SY-IN SQUARE YARD INCH	TB THRUST BLOCK	TBC TOP BACK OF CURB	TBW TOP BACK OF WALK	TEL TELEPHONE	TN TON	TOA TOP OF ASPHALT	TOB TOP OF BOX	TOC TOP OF CURB OR CONCRETE	TOF TOP OF FOUNDATION	TOP TOP OF PIPE	TW TOP OF WALL	TYP TYPICAL	UDFCD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT	UE UTILITY EASEMENT	U&DE UTILITY & DRAINAGE EASEMENT	USE UNDERGROUND ELECTRIC SYSTEM	VCP VITRIFIED CLAY PIPE	VPC VERTICAL POINT OF CURVATURE	VPI VERTICAL POINT OF INTERSECTION	VPT VERTICAL POINT OF TANGENCY	VTC VEHICLE TRACKING CONTROL	W WEST	WL WATER LINE	WM WATER MAIN	WRD WATER RESOURCES DEPARTMENT	WS WATER SURFACE	WSE WATER SURFACE ELEVATION	WTR WATER	YR YEAR
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VICINITY MAP
SCALE: 1"=2000'

COVER SHEET INDEX

1	MASTER COVER SHEET
2	MASTER OVERALL SITE PLAN
3	MASTER OVERALL UTILITY PLAN
4-6	OVERALL LIGHTING PLANS AND DETAILS
7-11	OVERALL TRAIL PLAN
12-26	GESC PLANS
27	COVER SHEET
28	GENERAL NOTES
29	LEGEND
30-31	OVERALL SITE AND UTILITY PLAN
32-33	ROADWAY PLAN AND PROFILES
34	FLOWLINE TRANSITIONS
35	CURB RAMP DETAILS
36	STORM SEWER PLAN AND PROFILE
37-38	SIGNAGE AND STRIPING PLAN
39-46	STORM SEWER AND ROADWAY DETAILS
48	COVER SHEET
49	GENERAL NOTES
50	LEGEND
53-56	ROADWAY PLAN & PROFILES
58	DEMOLITION PLAN
59	FLOWLINE TRANSITIONS
60-61	CURB RAMP DETAILS
62-63	STORM SEWER PLAN AND PROFILE
64-65	LANDSCAPE DRAIN PLANS
66	SIGNAGE & STRIPING PLANS
67-74	STORM SEWER AND ROADWAY DETAILS
75	TOTAL

APPLICANT/OWNER

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

CIVIL ENGINEER/SURVEYOR

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 AVE.
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

NGS CONTROL POINT UNBEMUST 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: DN49,935.000-115-L3

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 STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY. ENGINEERING DIVISION ACCEPTANCE BLOCK	

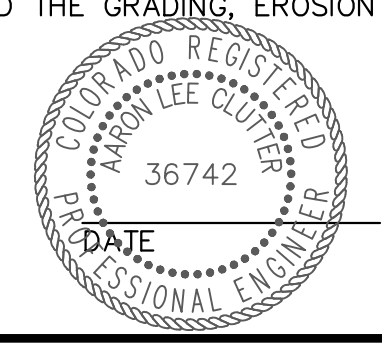


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

THESE CONSTRUCTION PLANS FOR RIDGEGATE EAST SOUTHWEST VILLAGE FILING NO. 3 WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

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



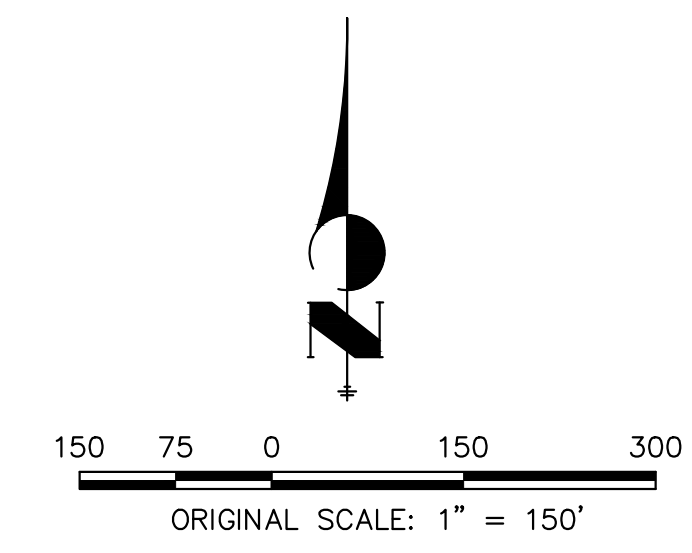
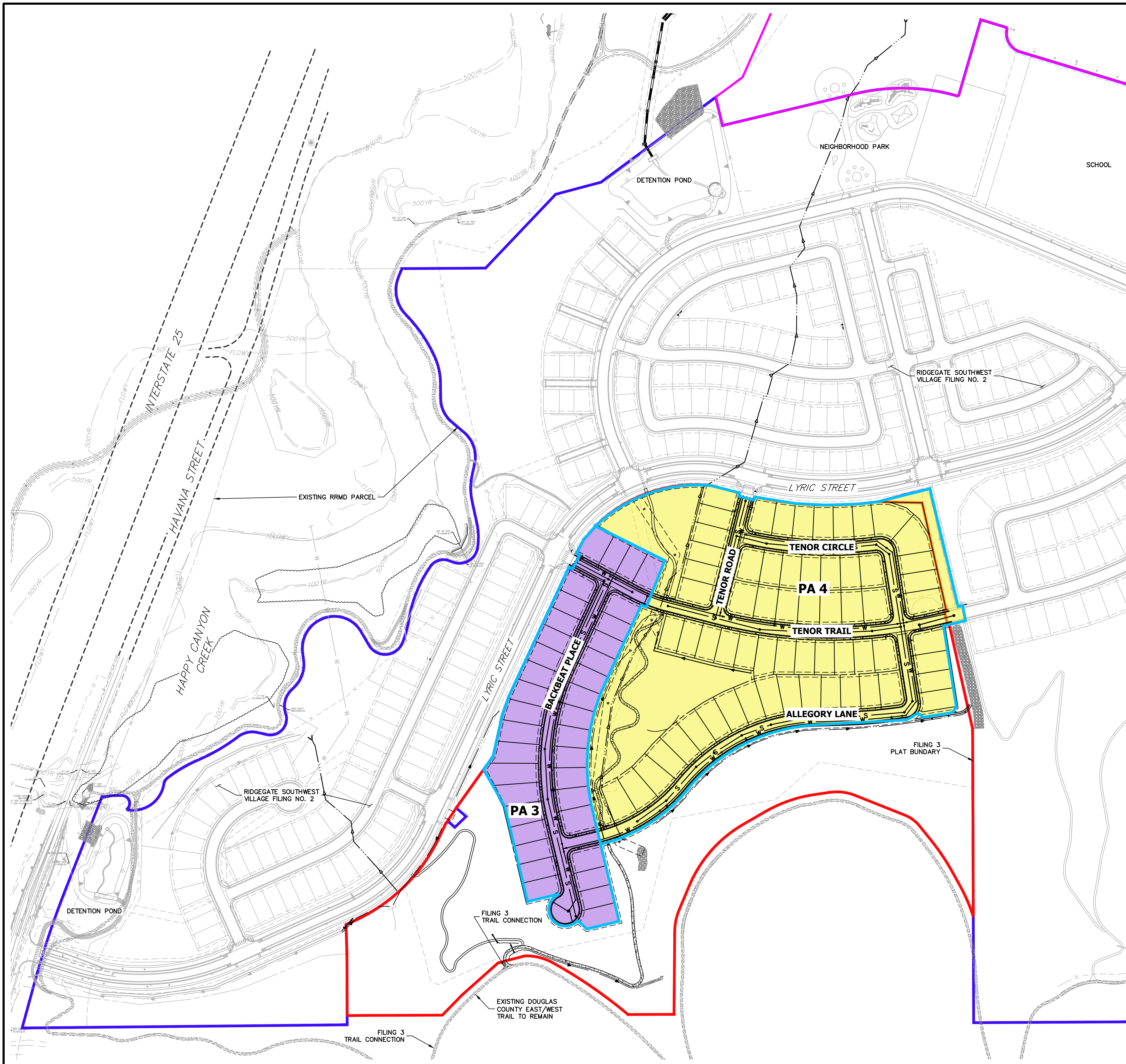
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION		BY	DATE
						No.	DATE		
1"=2000'	N/A	3/27/24	N/A	N/A	EWA	1	1/31/24	MEP	1/31/24
						2	3/27/24	JGS	3/27/24

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 MASTER COVER SHEET
 SHEET 1 OF 75
 JOB NO. 15950.02



LEGEND

- RIDGEGATE SOUTHWEST VILLAGE FILING 1 BOUNDARY
- RIDGEGATE SOUTHWEST VILLAGE FILING 2 BOUNDARY
- RIDGEGATE SOUTHWEST VILLAGE FILING 3 BOUNDARY (44.77 ACRES)
- PLANNING AREA BOUNDARY
- PLANNING AREA 3 (37 LOTS)
- PLANNING AREA 4 (63 LOTS)

1"=150'	CITY OF LONE TREE
DATE	
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ENGINEERING DIVISION ACCEPTANCE BLOCK	



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

DATE

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

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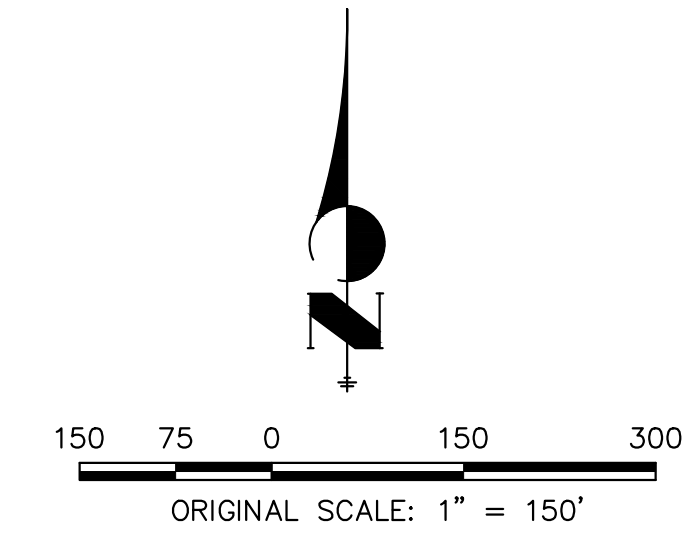
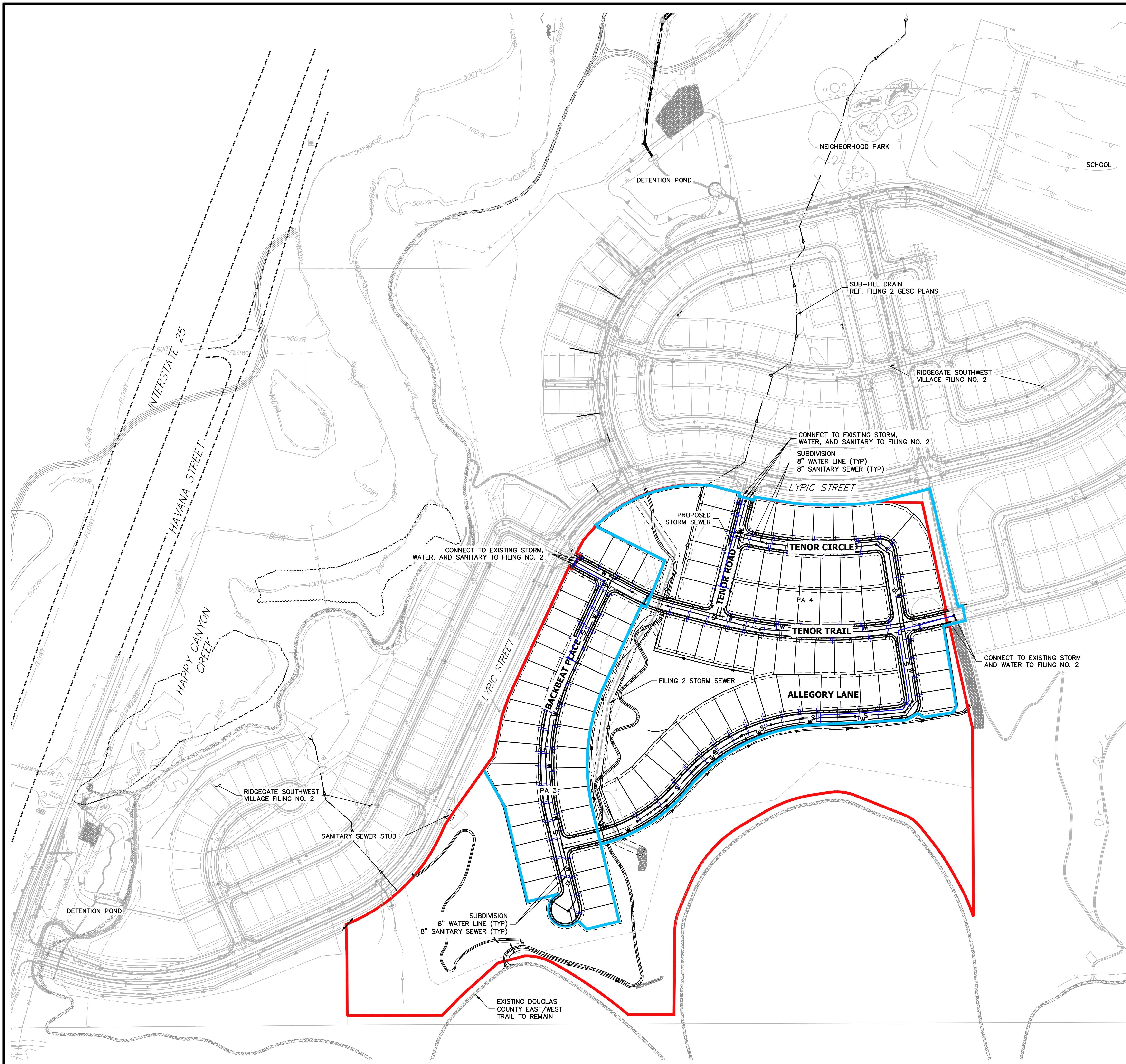
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE		
				MEP	JGS
1	REVISED PER 1ST CITY COMMENTS		1/31/24		
2	NEW SITE PLAN / 2ND CITY COMMENTS		3/27/24		

H-SCALE	N/A	DATE	3/27/24	DESIGNED BY	EWA
V-SCALE		DRAWN BY		CHECKED BY	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
MASTER OVERALL SITE PLAN



BOUNDARY LEGEND

- FILING 2 PLAT BOUNDARY
- SUBDIVISION PHASE LINES / PLANNING AREA BOUNDARIES

UTILITY LEGEND - SUBDIVISION INFRASTRUCTURE

- W — SUBDIVISION WATER MAIN
- S — SUBDIVISION SANITARY SEWER MAIN
- S — SUBDIVISION STORM SEWER

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No.	REVISION	DATE	BY	DATE
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2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24		

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK



ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

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 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

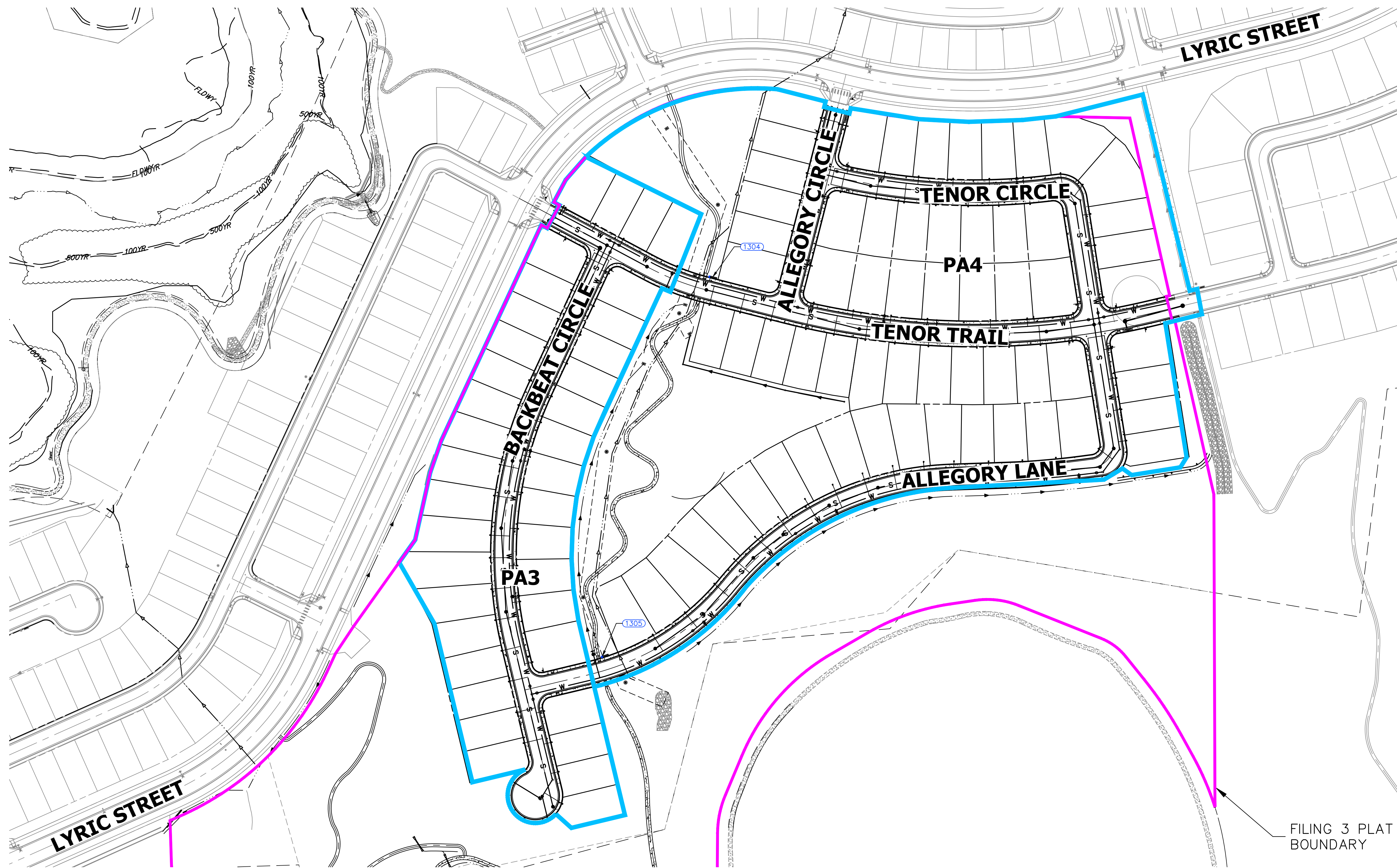
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RIDGEGATE SOUTHWEST VILLAGE FILING 3
 MASTER OVERALL UTILITY PLAN

SHEET 3 OF 75

JOB NO. 15950.02

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NOTE:

REFER TO SHEET 5 FOR STREET LIGHT AND PEDESTRIAN LIGHT TABLES
 REFER TO SHEET 7 TYPICAL HORIZONTAL STREET LIGHT LOCATION
 REFER TO STREET LIGHTING PLANS FOR LIGHT POLE DETAIL, LIGHT
 POLE BASE DETAIL, CONDUIT SIZING, JUNCTION BOX LOCATION, RUN
 TERMINUS, AND OTHER WIRING REQUIREMENTS

LEGEND

- (1101) - (1511) *
INSTALL PHILIPS GARDCO PUREFORM LED PEDESTRIAN LIGHT WITH 12' POLE HEIGHT, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, CONNECTION HARDWARE AND CONDUIT. REFER TO STREET LIGHTING PLANS FOR LIGHT POLE DETAIL, LIGHT POLE BASE DETAIL, CONDUIT SIZING, JUNCTION BOX LOCATION, RUN TERMINUS, AND OTHER WIRING REQUIREMENTS.
- (2101) - (2409) *
INSTALL PUREFORM P26 LED AREA MEDIUM STREET LIGHT WITH 36' POLE HEIGHT, INCLUDING BUT NOT LIMITED TO BASE, POLE, FIXTURE, CONNECTION HARDWARE AND CONDUIT. REFER TO STREET LIGHTING PLANS FOR LIGHT POLE DETAIL, LIGHT POLE BASE DETAIL, CONDUIT SIZING, JUNCTION BOX LOCATION, RUN TERMINUS, AND OTHER WIRING REQUIREMENTS.

LEGEND

- FILING 3 PLAT BOUNDARY
- SUBDIVISION PHASE LINES / PLANNING AREA BOUNDARIES

POINT TABULATION			
PEDESTRIAN LIGHT #	COORDINATES	TOP OF CAISON ELEVATION	PHASE
1304	N: 1612344.6176 E: 3180565.7482	6127.58	PA4
1305	N: 1611614.3453 E: 3180353.6980	6170.69	PA4

PHASE REFERENCE SHEET

PA3	27-46
PA4	48-74

CITY OF LONE TREE

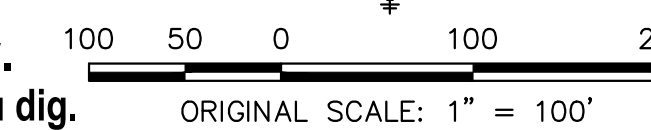
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ENGINEERING DIVISION ACCEPTANCE BLOCK



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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE _____

RIDGEGATE SOUTHWEST
 VILLAGE FILING 3
 OVERALL LIGHTING PLANS
 AND DETAILS

SHEET 4 OF 75

JOB NO. 15950.02

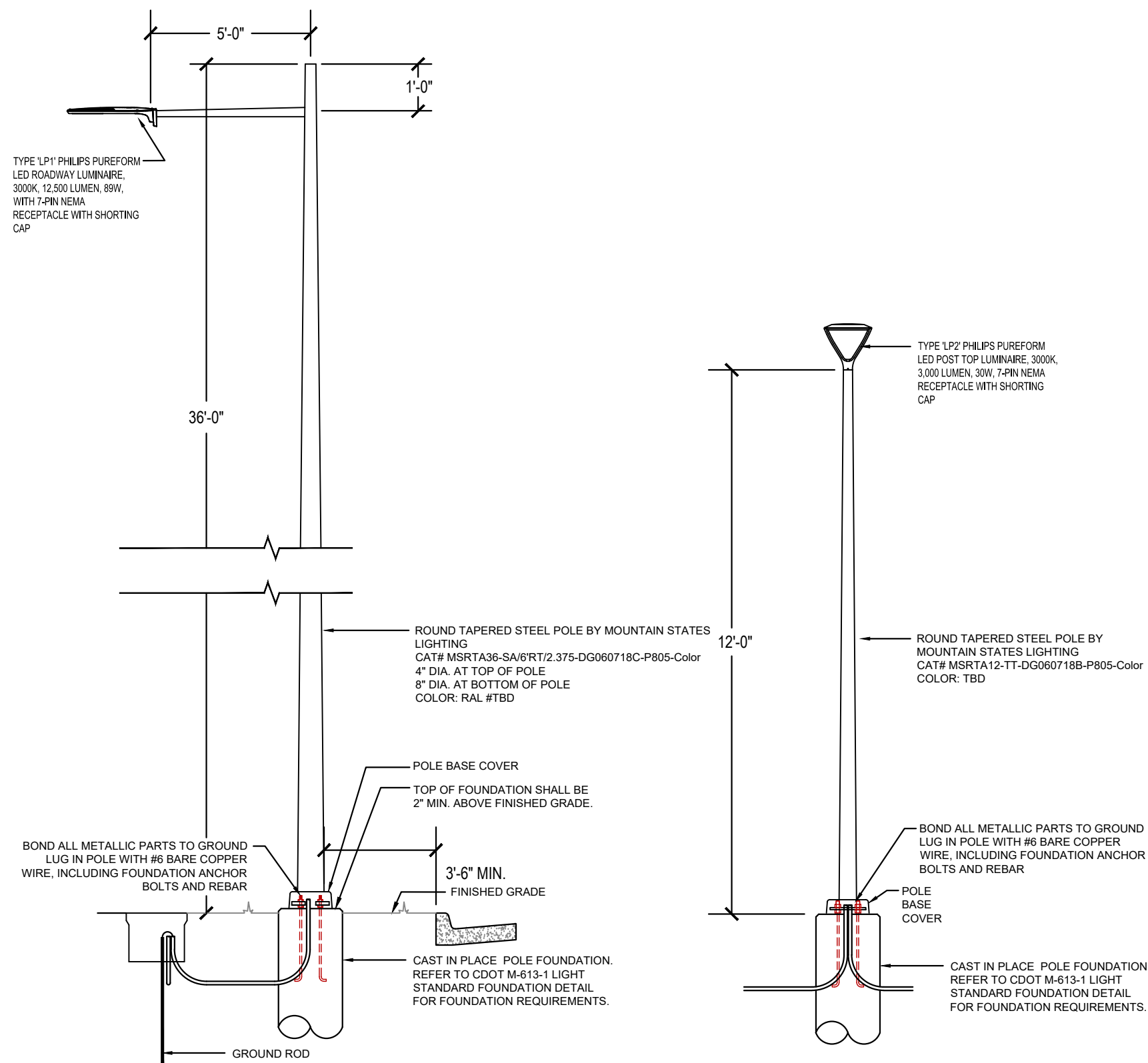
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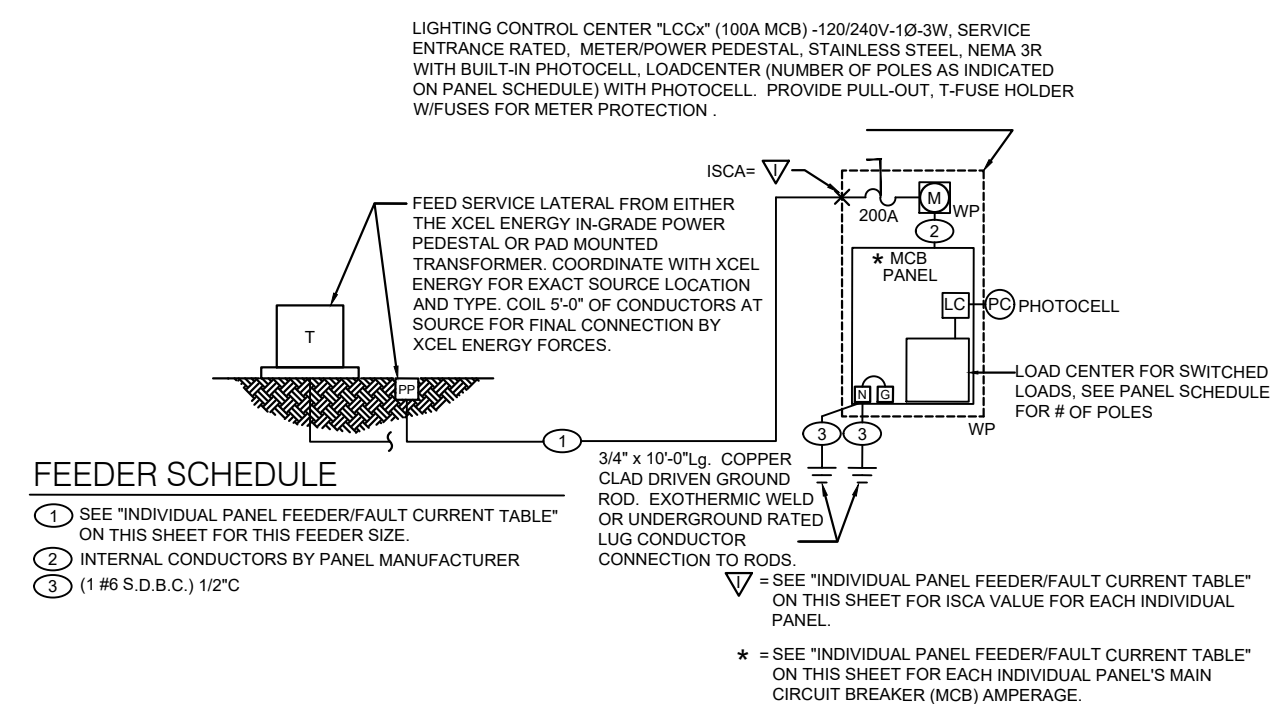
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X:\15950\02\all\15950\02\000 FILING 3\Drawings\Sheet Digital\City Of Lone Tree Plan Set\15950\02-Overall Lighting Plan.dwg, Overall Lighting Plan.dwg, Overall Lighting Plan.dwg, 4/22/24 5:06:19 PM, CornellR



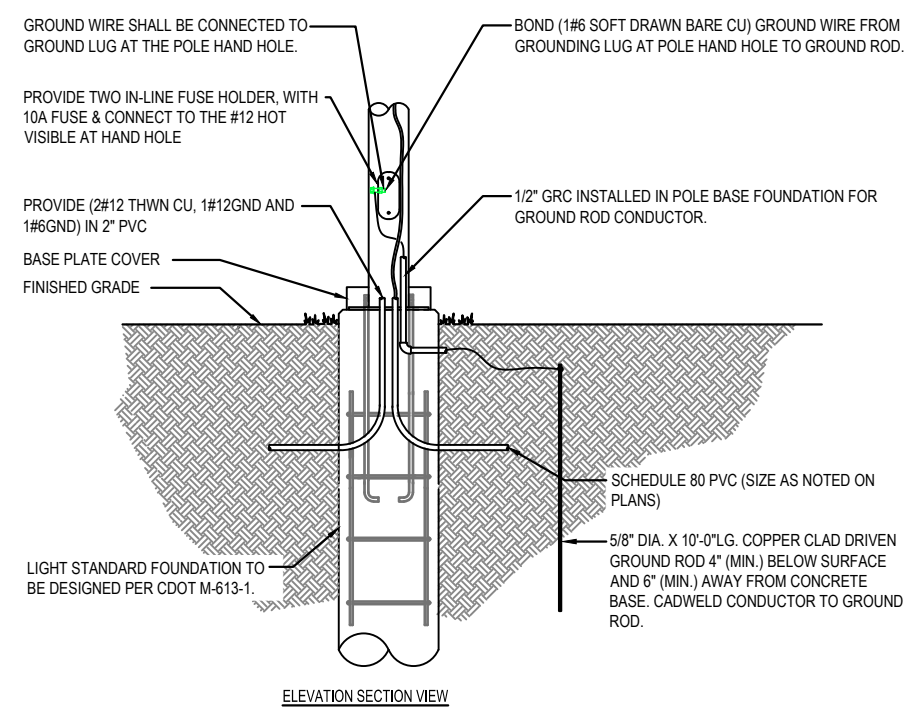
TYPE 'LP1' ROADWAY LIGHT STANDARD DETAIL
NOT TO SCALE

TYPE 'LP2' ROADWAY LIGHT STANDARD DETAIL
NOT TO SCALE



FEEDER SCHEDULE

- ① SEE "INDIVIDUAL PANEL FEEDER/FAULT CURRENT TABLE" ON THIS SHEET FOR THIS FEEDER SIZE.
- ② INTERNAL CONDUCTORS BY PANEL MANUFACTURER.
- ③ (1 #8 S.D.B.C.) 112°C
- ④ SEE "INDIVIDUAL PANEL FEEDER/FAULT CURRENT TABLE" ON THIS SHEET FOR EACH INDIVIDUAL PANEL.
- ⑤ SEE "INDIVIDUAL PANEL FEEDER/FAULT CURRENT TABLE" ON THIS SHEET FOR EACH INDIVIDUAL PANEL'S MAIN CIRCUIT BREAKER (MCB) AMPERAGE.



- NOTES:**
- FULLY HINGED MET TEST SECTION LOOKABLE COVER WITH HOLD OPEN ARM TO KEEP COVER FROM BLOWING SHUT PER XCEL ENERGY SPECIFICATION. COMBINATION ALL-IN-ONE COMMERCIAL METER POWER PEDESTAL IN A NEMA 3R STAINLESS STEEL ENCLOSURE.
 - UTILITY METER INSIDE NEMA 3R ENCLOSURE. METER SHALL HAVE LEVER BYPASS AND INTERNAL LOCKING TAB ON METER COVER.
 - GFCI MAINTENANCE RECEPTACLE FLUSH MOUNTED IN PANEL DEAD FRONT INSIDE OF THE NEMA 3R ENCLOSURE.
 - HAND-OFF-AUTO SWITCH - 15A, 2P, HOA SWITCH WITH LEGEND FLUSH MOUNTED IN PANEL DEAD FRONT INSIDE OF THE NEMA 3R ENCLOSURE.
 - UTILITY TERMINATION LANDING LUGS.
 - LOAD CENTERS WITH SERVICE MAIN AND BRANCH BREAKERS. SEE PROVIDE PANEL SCHEDULE FOR BREAKERS REQUIRED.
 - PROVIDE NEUTRAL TO GROUND BONDING JUMPER.
 - LIFT OFF SERVICE COVER WITH PAD LOCK HASP.
 - CABINET GROUND BOND #6 BARE COPPER CONDUCTOR.
 - NEMA 3R 150V PHOTOELECTRIC CONTROL WITH 8-SPONGE TRIST-LOCK RECEPTACLE BASE WIRED THROUGH THE H.O.A. SWITCH. THE PHOTOELECTRIC CONTROL SHALL BE MOUNTED ON THE NORTH SIDE ON ENCLOSURE TO MINIMIZE THE SUN'S INTERFERENCE.
 - REINFORCED CONCRETE (CLASS B) FOUNDATION PER STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. MINIMUM 6" ABOVE GRADE. 3/4" CHAMFER ALL EXPOSED EDGES. 3" MINIMUM (6" MAXIMUM) OVERLAP ON ALL SIDES.
 - 3/4" x 8'-0" LG. COPPER CLAD DRIVEN GROUND ROD. EXOTHERMIC WELD OR UNDERGROUND RATED LUGS CONNECT CONDUCTOR TO GROUND ROD. (2) REQUIRED - 8'-0" APART (MIN).
 - T-HANDLE, PULL-OUT FUSE HOLDER WITH FRN-R FUSES. METER DISCONNECT FOR METER PROTECTION PER XCEL ENERGY STANDARDS. COLD SEQUENCE METER. WEATHERPROOF COVER WITH TAIL LOCKABLE.

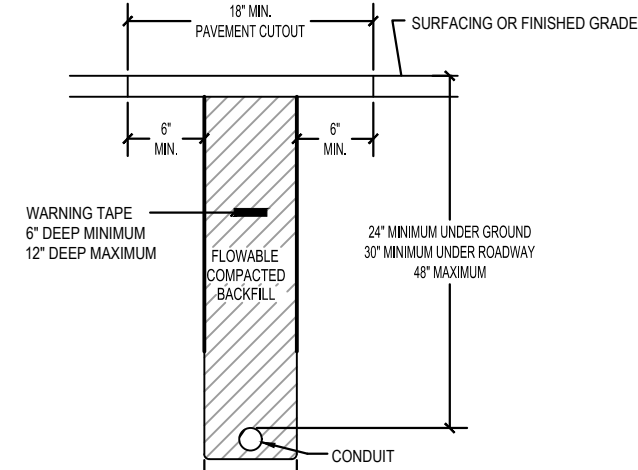
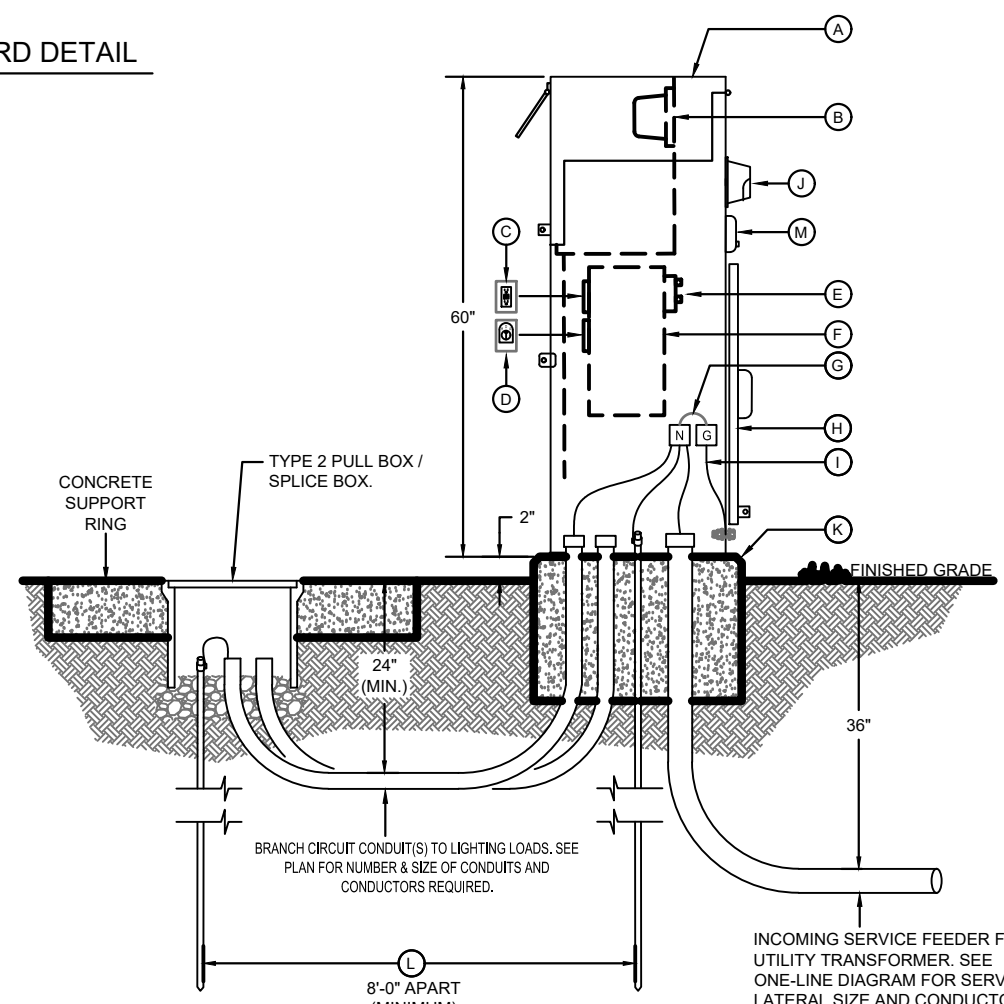
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CABINET COMPONENT LIST

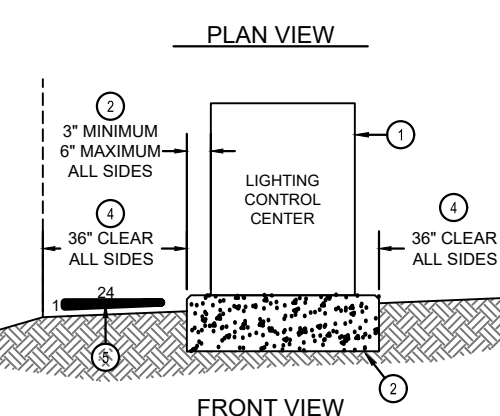
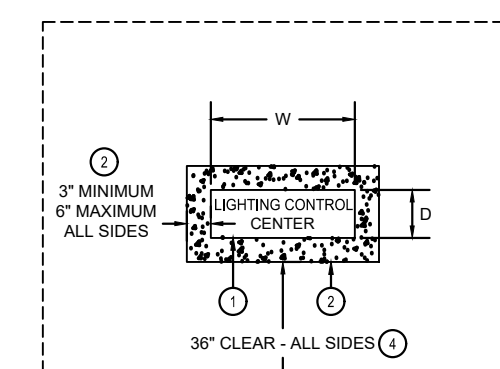
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- LIFT OFF SERVICE COVER WITH PAD LOCK HASP.
- CABINET GROUND BOND #6 BARE COPPER CONDUCTOR.
- NEMA 3R 150V PHOTOELECTRIC CONTROL WITH 8-SPONGE TRIST-LOCK RECEPTACLE BASE WIRED THROUGH THE H.O.A. SWITCH. THE PHOTOELECTRIC CONTROL SHALL BE MOUNTED ON THE NORTH SIDE ON ENCLOSURE TO MINIMIZE THE SUN'S INTERFERENCE.
- REINFORCED CONCRETE (CLASS B) FOUNDATION PER STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. MINIMUM 6" ABOVE GRADE. 3/4" CHAMFER ALL EXPOSED EDGES. 3" MINIMUM (6" MAXIMUM) OVERLAP ON ALL SIDES.
- 3/4" x 8'-0" LG. COPPER CLAD DRIVEN GROUND ROD. EXOTHERMIC WELD OR UNDERGROUND RATED LUGS CONNECT CONDUCTOR TO GROUND ROD. (2) REQUIRED - 8'-0" APART (MIN).
- T-HANDLE, PULL-OUT FUSE HOLDER WITH FRN-R FUSES. METER DISCONNECT FOR METER PROTECTION PER XCEL ENERGY STANDARDS. COLD SEQUENCE METER. WEATHERPROOF COVER WITH TAIL LOCKABLE.

TYPICAL CABINET REQUIREMENTS:

- LOAD CENTER FOR ALWAYS ON LOADS THAT INCLUDE:
 - SERVICE ENTRANCE M.C.B. - ENGINEER TO PROVIDE SIZE ON THE PANEL SCHEDULE.
 - CONTROL POWER CIRCUIT BREAKER - ENGINEER TO PROVIDE SIZE ON THE PANEL SCHEDULE.
 - SWITCHED LOAD CENTER MAIN BREAKER - ENGINEER TO PROVIDE ON THE PANEL SCHEDULE.
 - BRANCH BREAKERS AS SHOWN - ENGINEER TO PROVIDE SIZE AND QUANTITY ON THE PANEL SCHEDULE.
 - CIRCUIT DIRECTORY TO DOCUMENT CONFIGURATION IN POCKET ON HINGED DOOR.
 - MAINTENANCE RECEPTACLE FLUSH MOUNTED IN DEAD FRONT INSIDE ENCLOSURE.
- CONTROL CIRCUIT INCLUDING:
 - PHOTOCELL RECEPTACLE MOUNTED EXTERNALLY ON NEMA-3R ENCLOSURE.
 - ONE HAND-OFF-AUTO (HOA) SWITCH FLUSH MOUNTED IN THIS SECTION.
 - ONE LIGHTING CONTACTOR CONTROLLING ONE LOAD CENTER IN THIS SECTION.
 - ONE 12 CIRCUIT LOAD CENTER PHOTOCELL ON/OFF CONTROLLER.
 - A CIRCUIT DIRECTORY TO DOCUMENT CONFIGURATION IN POCKET ON HINGED DOOR.



- NOTES:**
- CONTRACTOR SHALL COORDINATE TRENCHING WITH OTHER UNDERGROUND UTILITIES, RAMP METERING AND IRRIGATION. CONTRACTOR SHALL USE COMMON TRENCHES AT ALL ROAD CROSSINGS WHEREVER POSSIBLE.
 - 1.414 AWG LOCATE WIRE AND A NYLON PULL STRING IN ALL EMPTY CONDUITS.
 - LOCATE ALL TRENCHES UNDER THE OUTSIDE EDGE OF THE WALKWAYS WHERE POSSIBLE.



- DETAIL NOTES**
- PREFABT NEMA 3R LIGHTING CONTROL CENTER CABINET (LCC). REFER TO LIGHTING CONTROL CENTER DETAILS FOR MORE INFORMATION. MINIMUM DIMENSIONS 17L X 24W X 48H.
 - REINFORCED CONCRETE (CLASS B) FOUNDATION PAD. PER STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. WITH 1" CHAMFER ON ALL EXPOSED EDGES. EDGE OF CONCRETE TO EXTEND 3" (MINIMUM) OR 6" (MAXIMUM) BEYOND EDGE OF CABINET.
 - THE LCC SHALL NOT BE LOCATED IN ANY INTERSECTION SIGHT TRIANGLES. PLACEMENT SHALL CONFORM TO ALLOWABLE ENCROACHMENTS IN THE PUBLIC ROW.
 - MINIMUM OF 36" CLEAR ZONE ON ALL SIDES OF CONCRETE PAD.
 - MAXIMUM OF 1:24 SLOPE IN CLEAR ZONE AREA.

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

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

NO.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

H-SCALE	N/A	DESIGNED BY	N/A	CHECKED BY	N/A
V-SCALE	N/A <td>DATE</td> <td>3/27/24</td> <td>DRAWN BY</td> <td>N/A</td>	DATE	3/27/24	DRAWN BY	N/A

RIDGEGATE SOUTHWEST VILLAGE FILING 3
OVERALL LIGHTING PLANS AND DETAILS



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

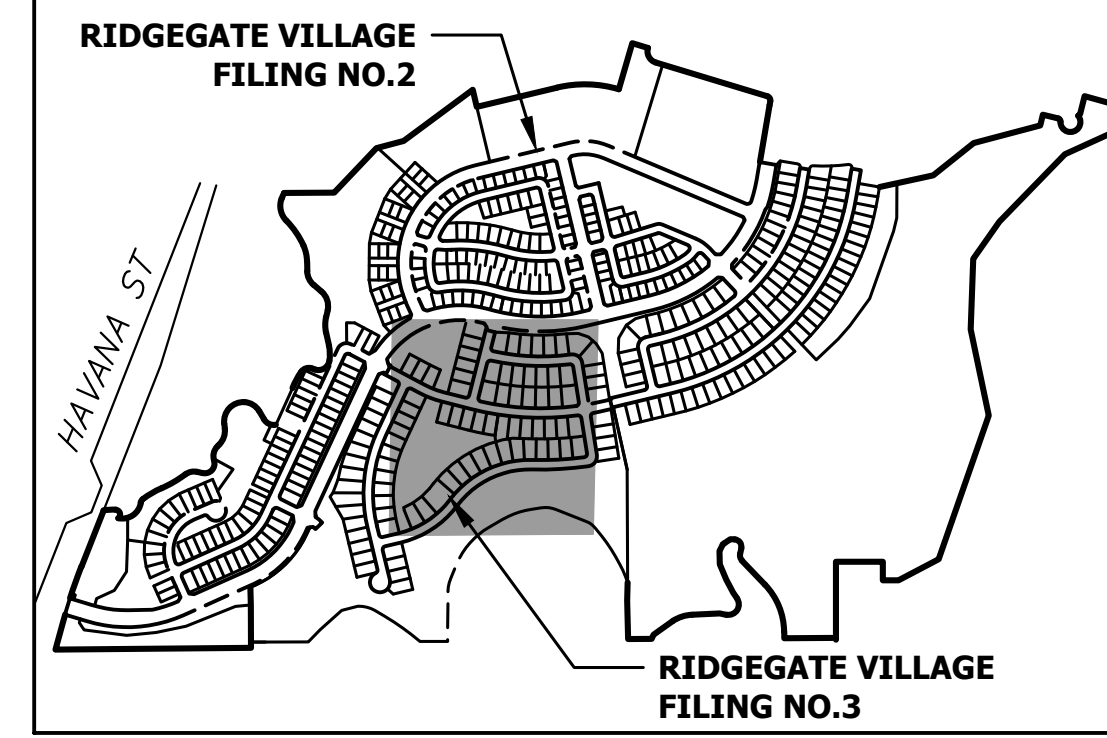
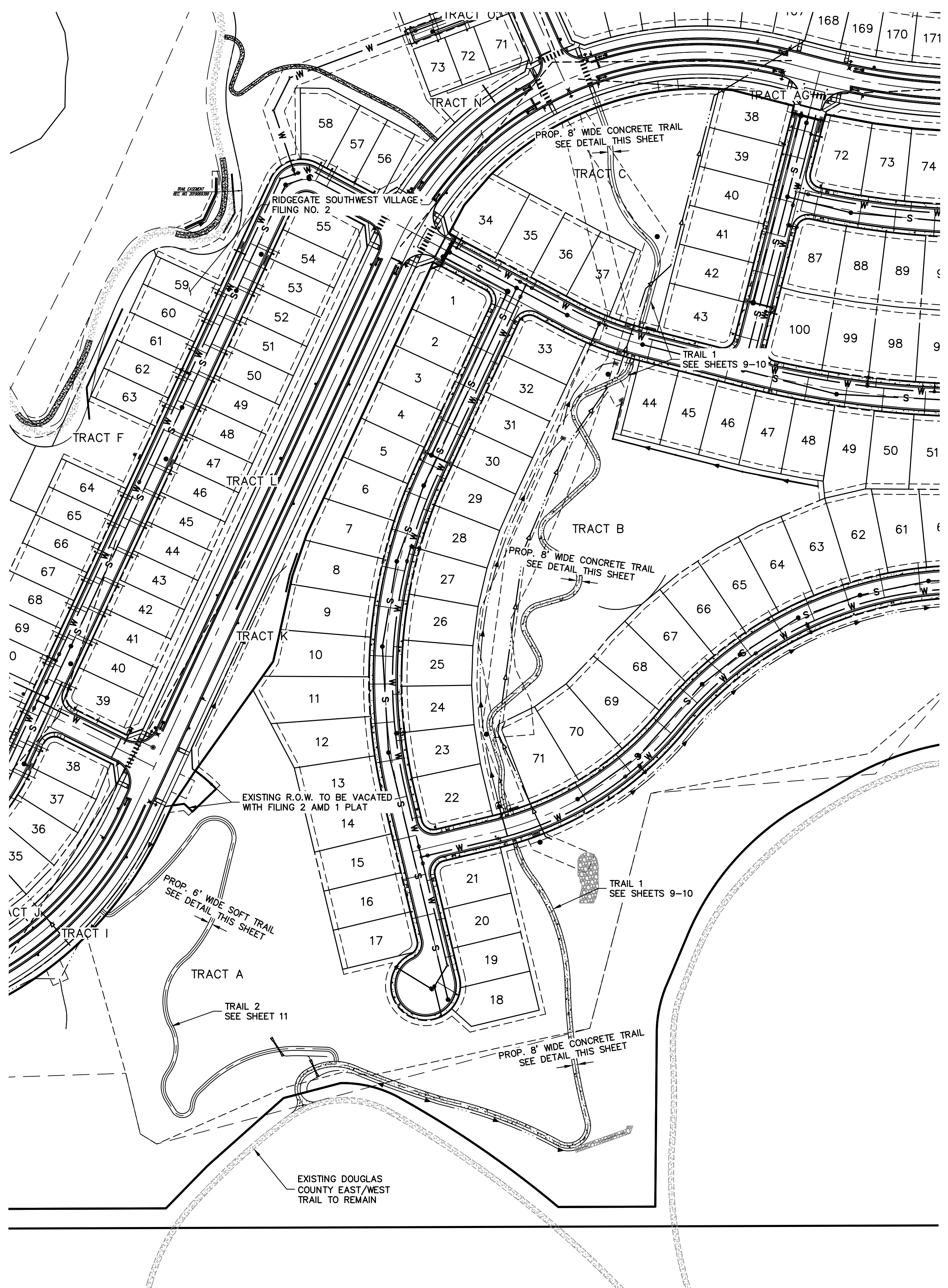
DATE

CITY OF LONE TREE

DATE

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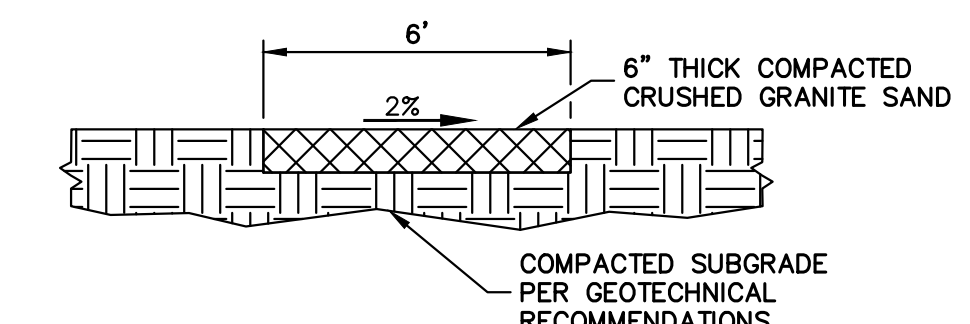
ENGINEERING DIVISION ACCEPTANCE BLOCK



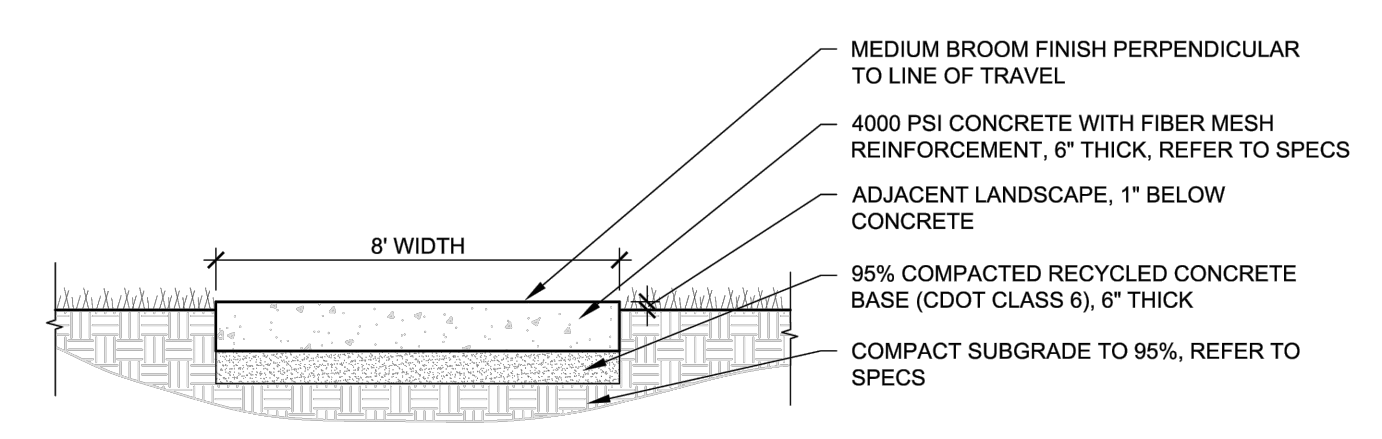
KEYMAP
SCALE: 1" = 1000'



60 30 0 60 120
ORIGINAL SCALE: 1" = 60'



6-FOOT WIDE RECREATIONAL SOFT SURFACE TRAIL
NTS



NOTES:
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2. CROSS-SLOPE TO DRAIN AT 2% MAX. OR AS SHOWN ON PLANS.

8-FOOT WIDE CONCRETE TRAIL
NTS



Know what's below.
Call before you dig.

CITY OF LONE TREE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

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PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E. _____ DATE _____
COLORADO P.E. 36742
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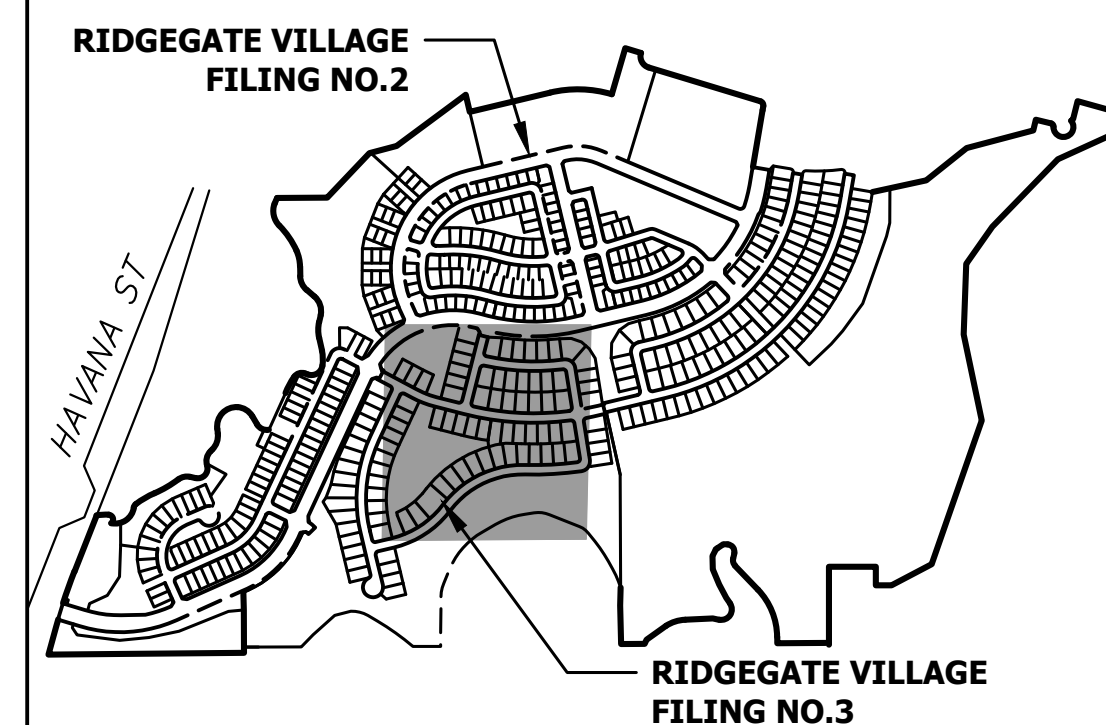
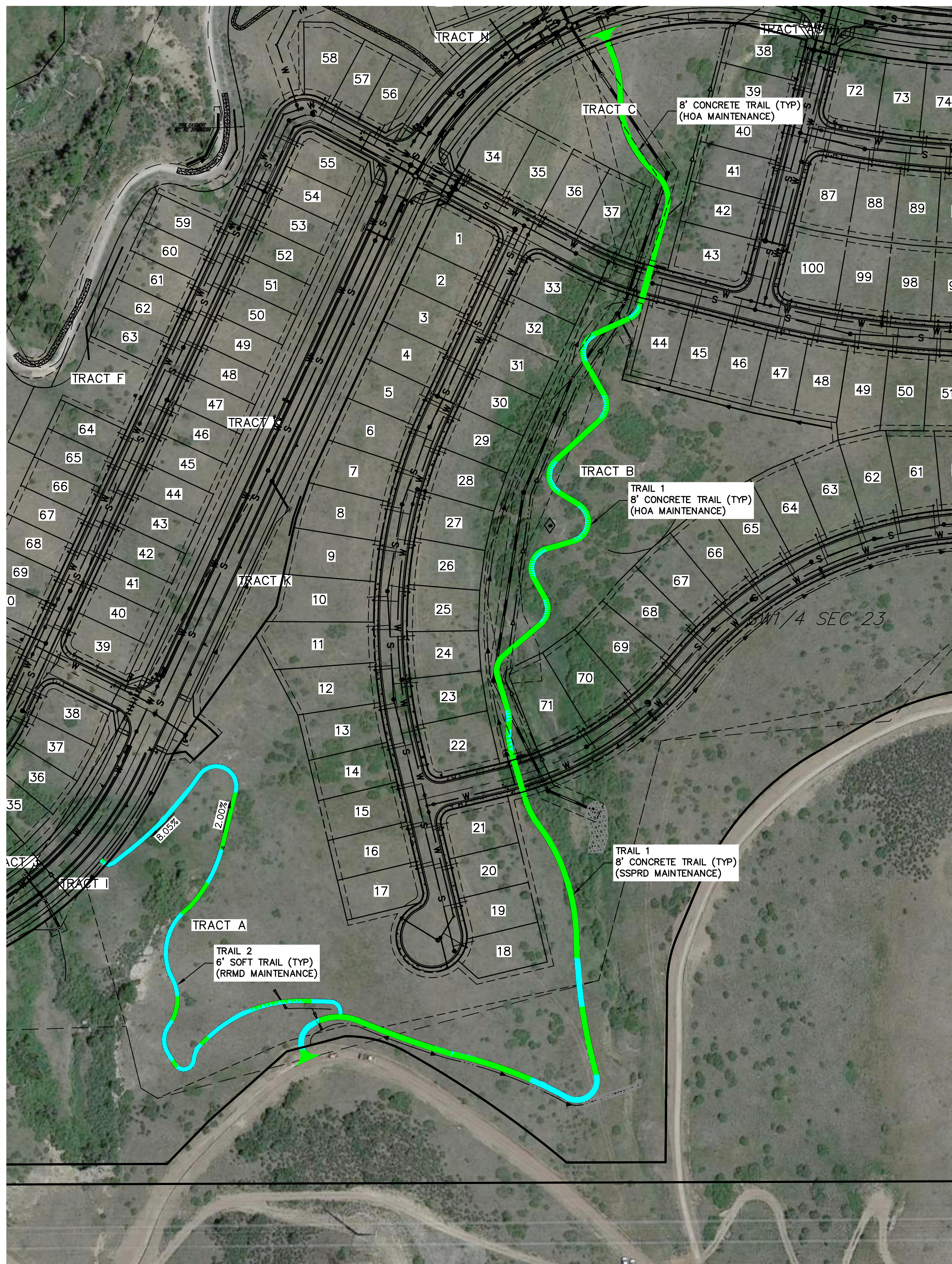
PREPARED FOR
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2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS		

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 60'	N/A	3/27/24	EWA	EWA	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
OVERALL TRAIL PLAN



KEYMAP
SCALE: 1" = 1000'



TRAIL SLOPE LEGEND



SLOPE OF ALL TRAILS ARE TO BE IN ACCORDANCE WITH THE ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD (ACCESS BOARD) ADVANCE NOTICE OF PROPOSED RULEMAKING (ANPRM) FOR SHARED USE PATHS:

- TRAIL CROSS-SLOPE: 2% (1:50) MAX
- TRAIL RUNNING SLOPE:

TRAIL RUNNING SLOPE	MAXIMUM LENGTH OF SEGMENT
-NOT STEEPER THAN 1:20	N/A
-STEEPER THAN 1:20 BUT NOT STEEPER THAN 1:12	200 FEET
-STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	30 FEET
-STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	10 FEET



CITY OF LONE TREE	
DATE	
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ENGINEERING DIVISION ACCEPTANCE BLOCK	

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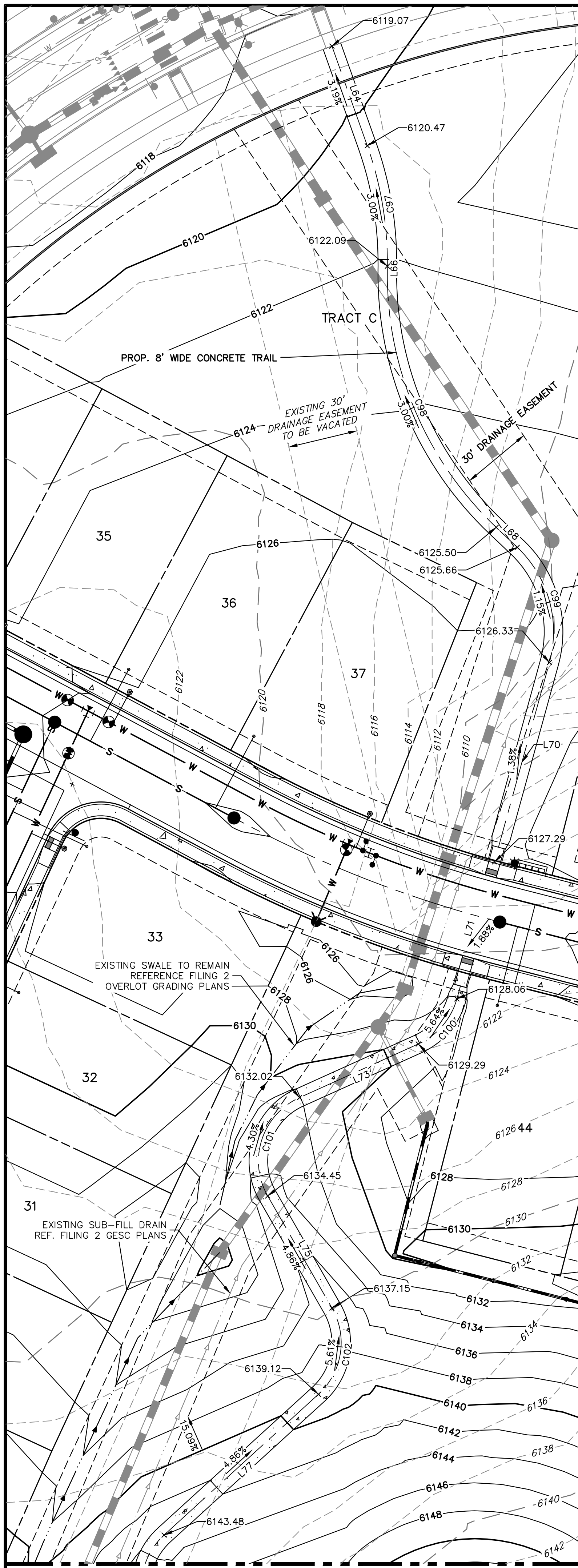
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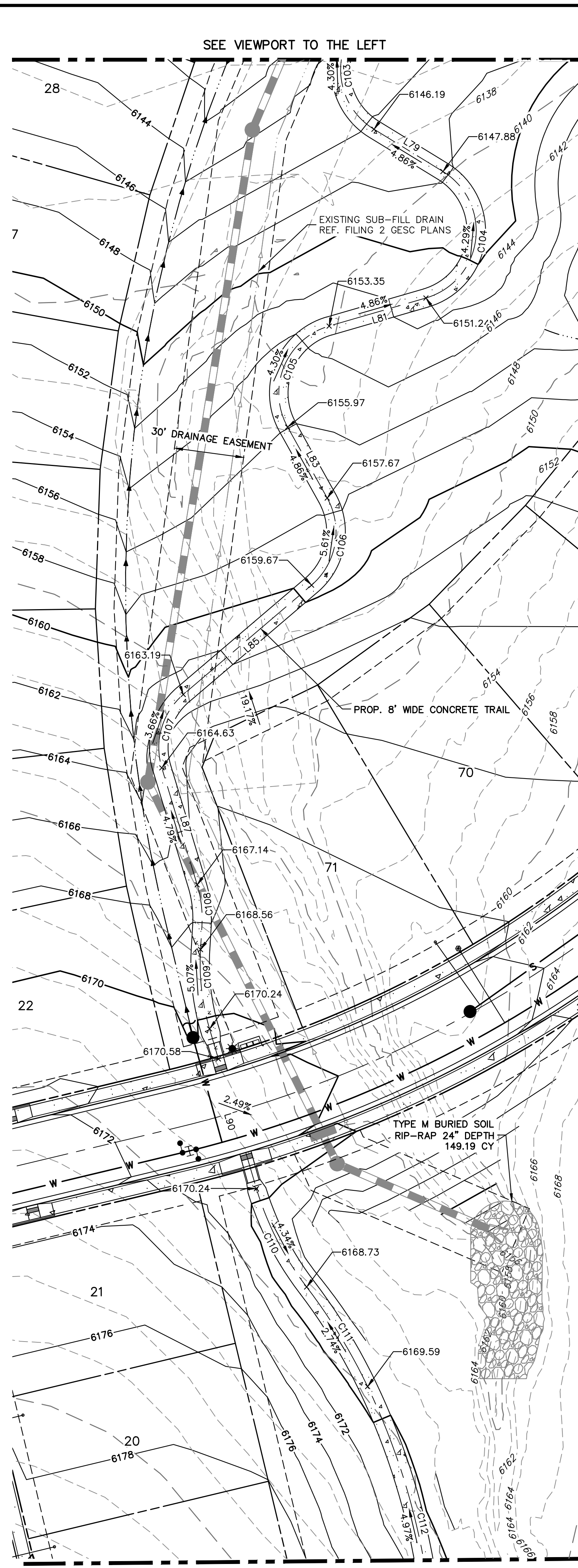
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									MEP	JGS
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2	NEW SITE PLAN / 2ND CITY COMMENTS					EWA				3/27/24

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 TRAIL PLAN

X:\15950\002\15950\002\FILING 3\Drawings\Sheet\Drawings\001\15950\003 - Trail Slope and Analysis.dwg, Trail Plan 1, 4/2/2024, 5:08:58 PM, Connell



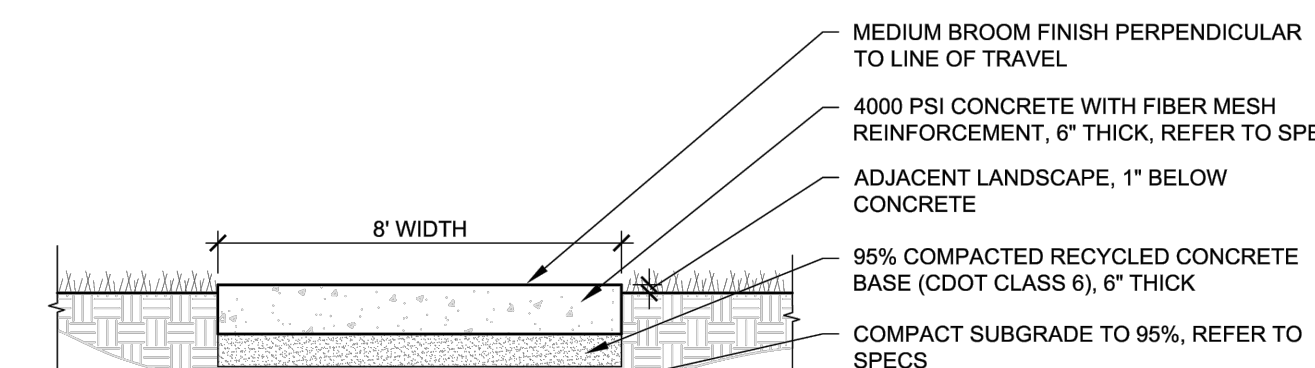
SEE VIEWPORT TO THE RIGHT



SEE SHEET 10

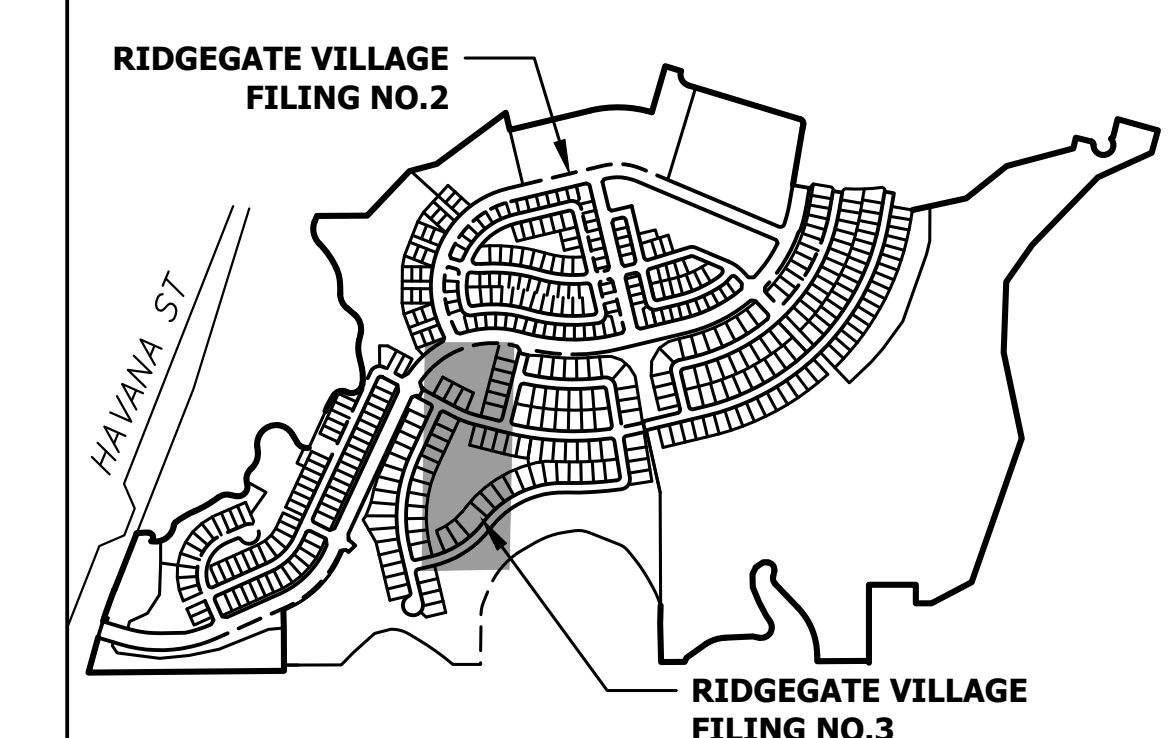
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C97	20°08'55"	150.00'	52.75'
C98	47°07'28"	150.00'	123.37'
C99	61°53'50"	50.00'	54.01'
C100	50°19'01"	30.00'	26.35'
C101	95°31'08"	30.00'	50.01'
C102	77°27'01"	30.00'	40.55'
C103	106°09'07"	30.00'	55.58'
C104	132°22'22"	30.00'	69.31'
C105	103°00'53"	30.00'	53.94'
C106	78°42'45"	30.00'	41.21'
C107	66°23'59"	30.00'	34.77'
C108	20°15'01"	50.00'	17.67'
C109	23°28'19"	109.60'	44.90'
C110	20°40'30"	132.32'	47.75'
C111	11°52'43"	242.47'	50.27'
C112	24°24'53"	297.00'	126.56'
C113	14°14'23"	835.83'	207.73'
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C115	16°28'00"	646.05'	185.67'
C116	6°21'35"	1320.85'	146.61'
C117	51°27'46"	75.00'	67.36'
C118	86°14'34"	30.00'	45.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L64	S19°32'28"E	45.43'
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L71	S15°21'24"W	61.10'
L73	S65°41'50"W	56.02'
L75	S29°49'18"E	55.55'
L77	S47°37'42"W	89.80'
L79	S58°31'24"E	34.78'
L81	S73°50'58"W	43.32'
L83	S29°09'55"E	34.92'
L85	S49°32'50"W	72.49'
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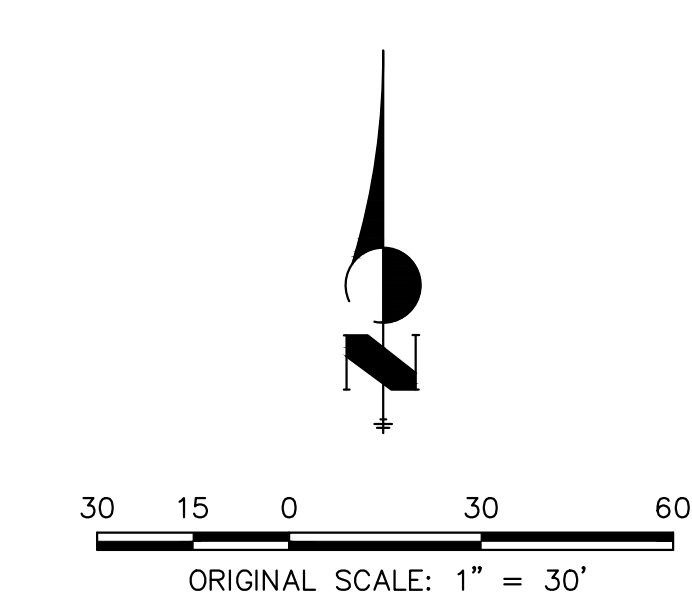


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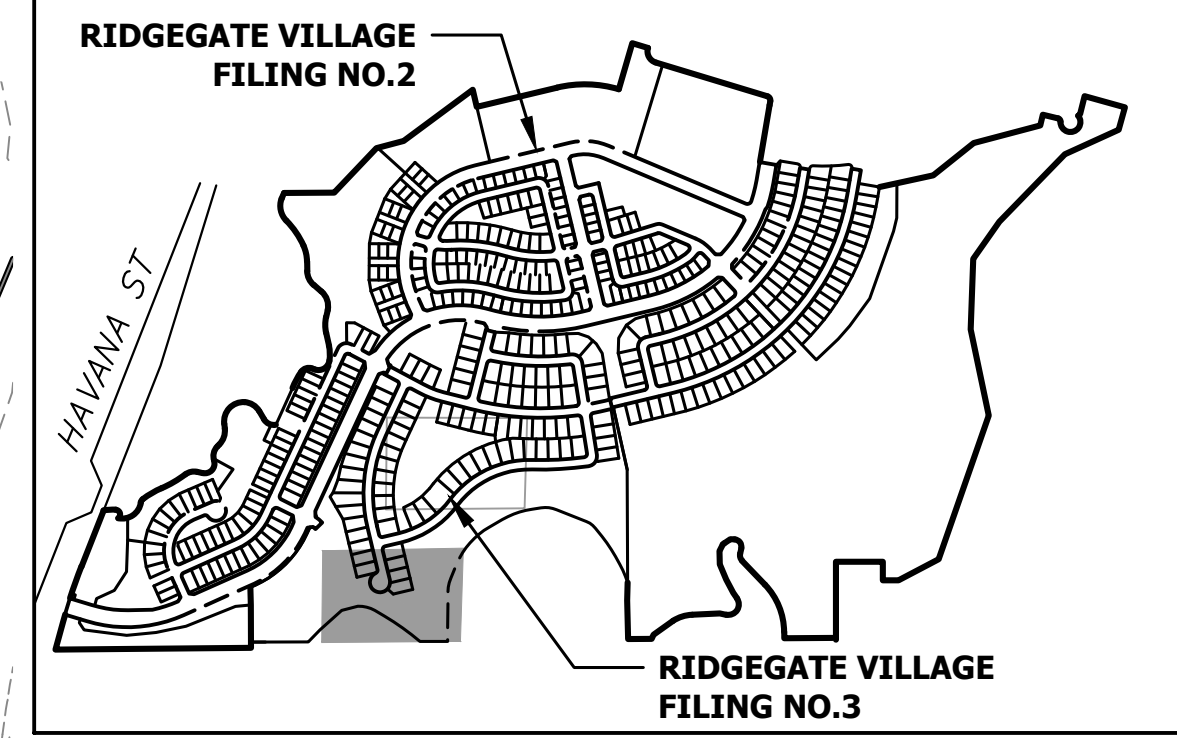
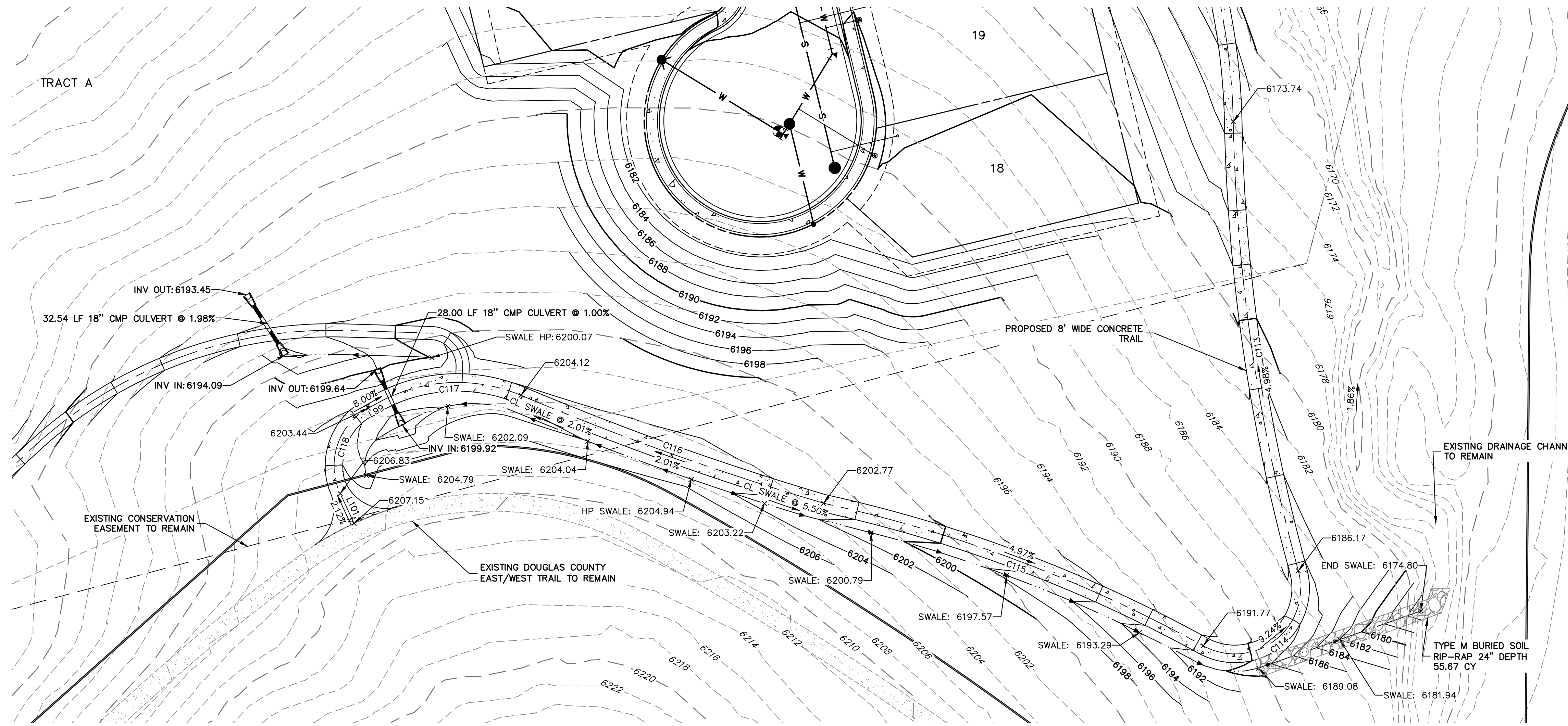
8-FOOT WIDE CONCRETE TRAIL
 NTS



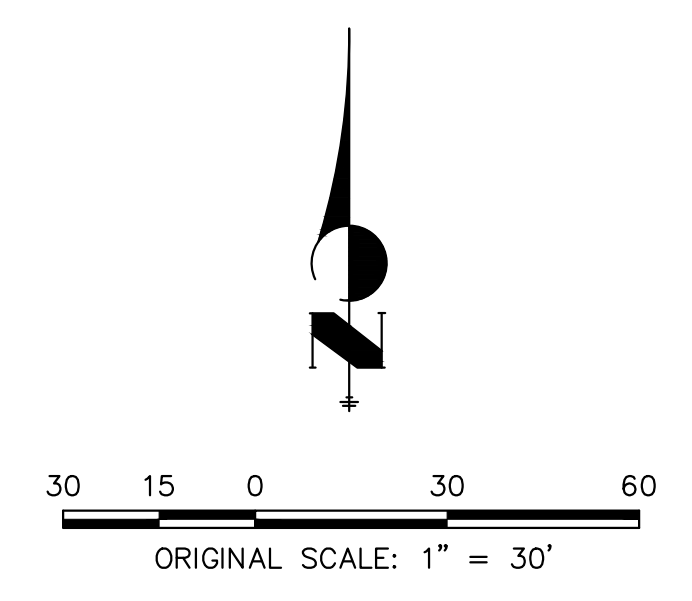
KEYMAP
 SCALE: 1"=1000'



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PREPARED FOR SH LYRIC, LLC 9380 STATION ST. SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180	RIDGEGATE SOUTHWEST VILLAGE FILING 3 TRAIL PLAN
J.R. ENGINEERING A Westman Company Centennial 300-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	SHEET 9 OF 75 JOB NO. 15950.02
No. REVISION 1 REVISED PER 1ST CITY COMMENTS 2 NEW SITE PLAN / 2ND CITY COMMENTS	BY DATE MEP 1/31/24 JGS 3/27/24
H-SCALE 1"=30' V-SCALE N/A DATE 3/27/24 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
ENGINEER'S STATEMENT PREPARED UNDER MY SUPERVISION	AARON L. CLUTTER, P.E. _____ DATE _____ COLORADO P.E. 36742 FOR AND ON BEHALF OF JR ENGINEERING, LLC

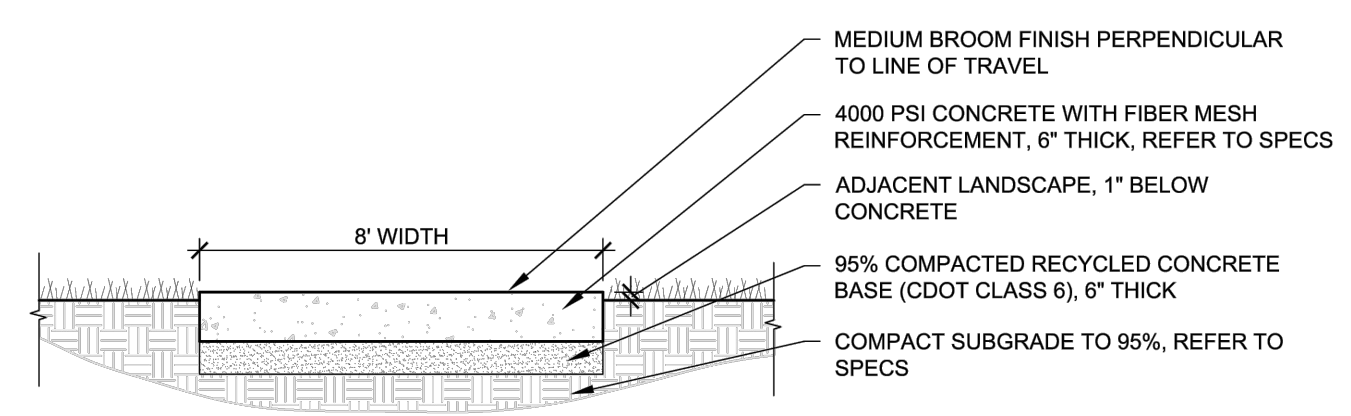


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8-FOOT WIDE CONCRETE TRAIL
NTS



Know what's below.
Call before you dig.

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE

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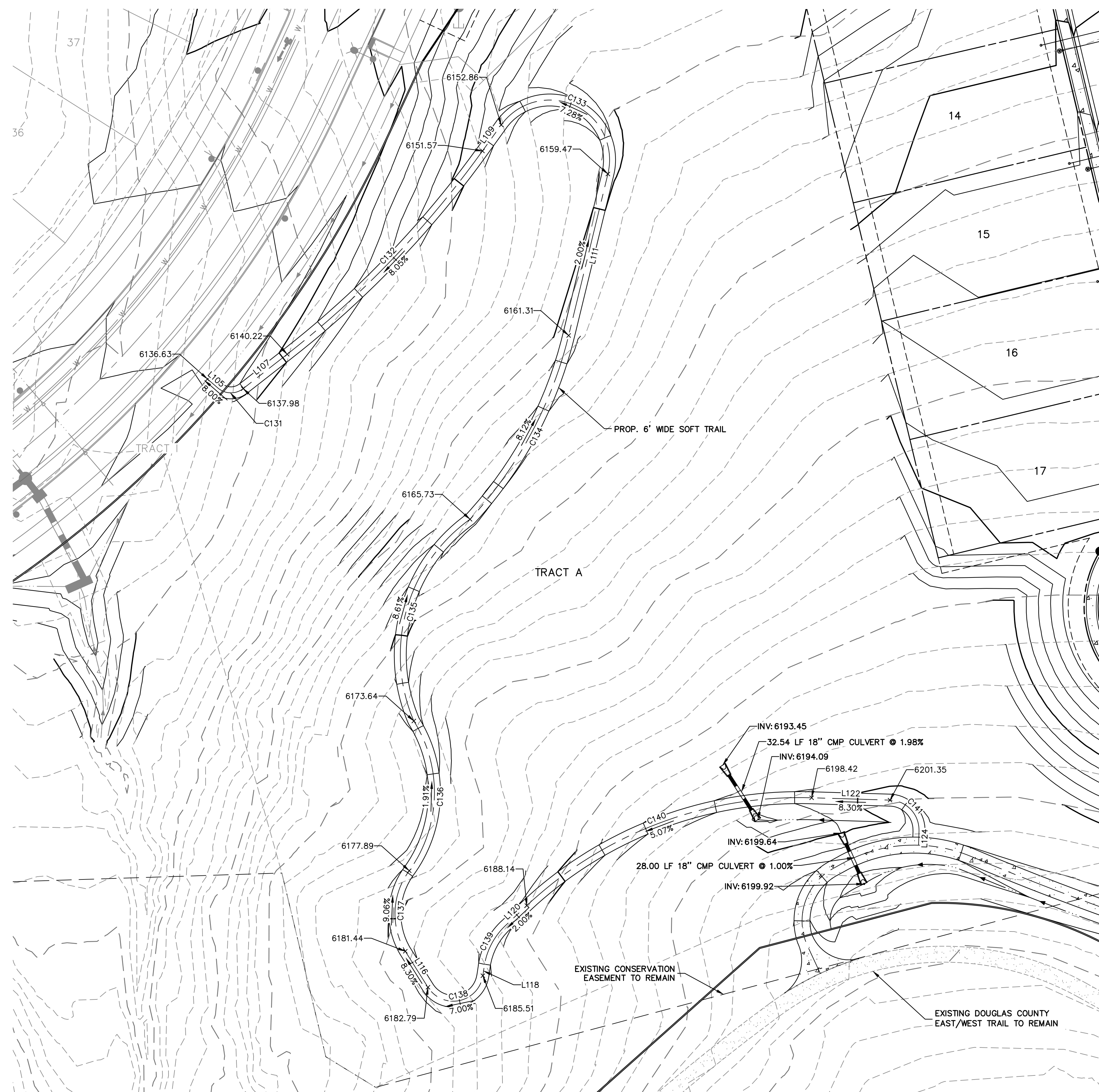
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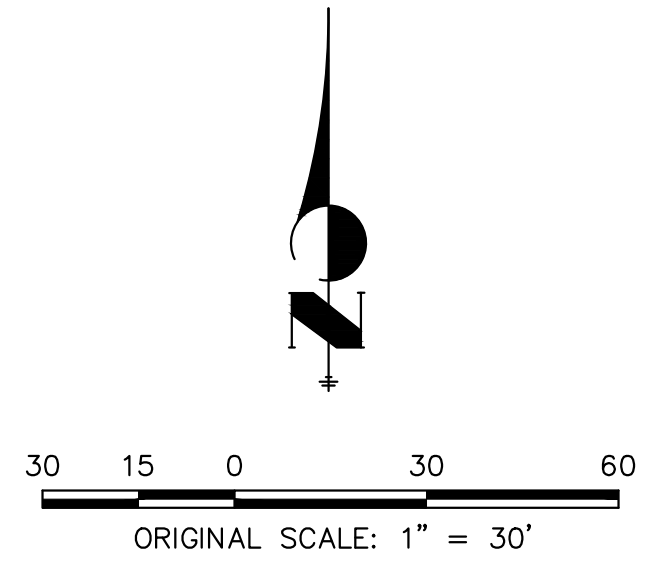
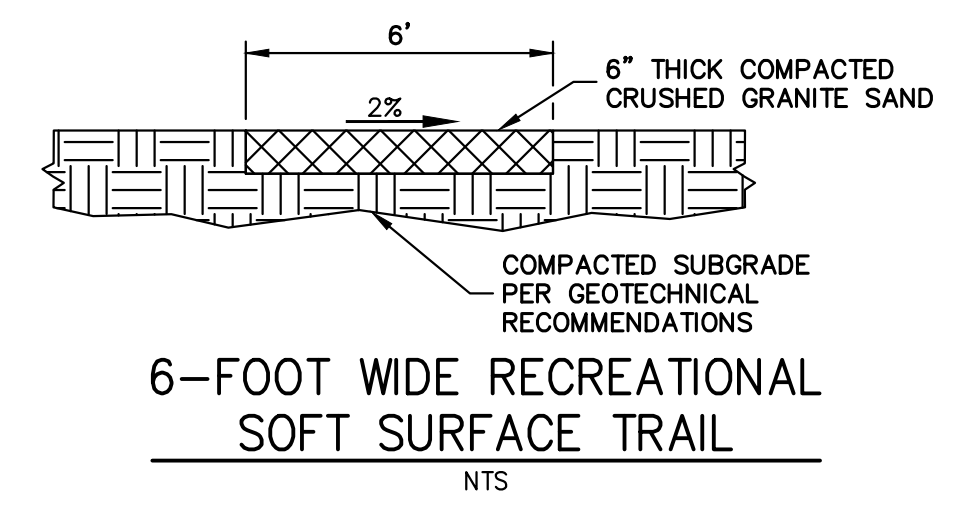
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								MEP	JGS	1/31/24	3/27/24
1"=30'	N/A	3/27/24	EWA	EWA		1	REVISED PER 1ST CITY COMMENTS				
						2	NEW SITE PLAN / 2ND CITY COMMENTS				

RIDGEGATE SOUTHWEST VILLAGE FILING 3
TRAIL PLAN



LINE	BEARING	DISTANCE
L105	S49°16'30"E	6.93'
L107	N51°59'29"E	27.99'
L109	N35°44'19"E	16.11'
L111	S13°39'41"W	83.33'
L116	S32°14'16"E	21.33'
L118	N08°27'06"E	4.83'
L120	N46°49'54"E	14.62'
L122	S88°16'37"E	39.34'
L124	S01°43'23"W	7.14'

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C133	157°55'23"	30.00'	82.69'
C134	29°09'03"	207.78'	105.71'
C135	77°32'08"	83.85'	113.47'
C136	67°55'25"	67.22'	79.69'
C137	67°28'14"	36.39'	42.86'
C138	139°18'38"	15.00'	36.47'
C139	38°22'48"	35.00'	23.44'
C140	44°53'29"	200.00'	156.70'
C141	90°00'00"	15.00'	23.56'

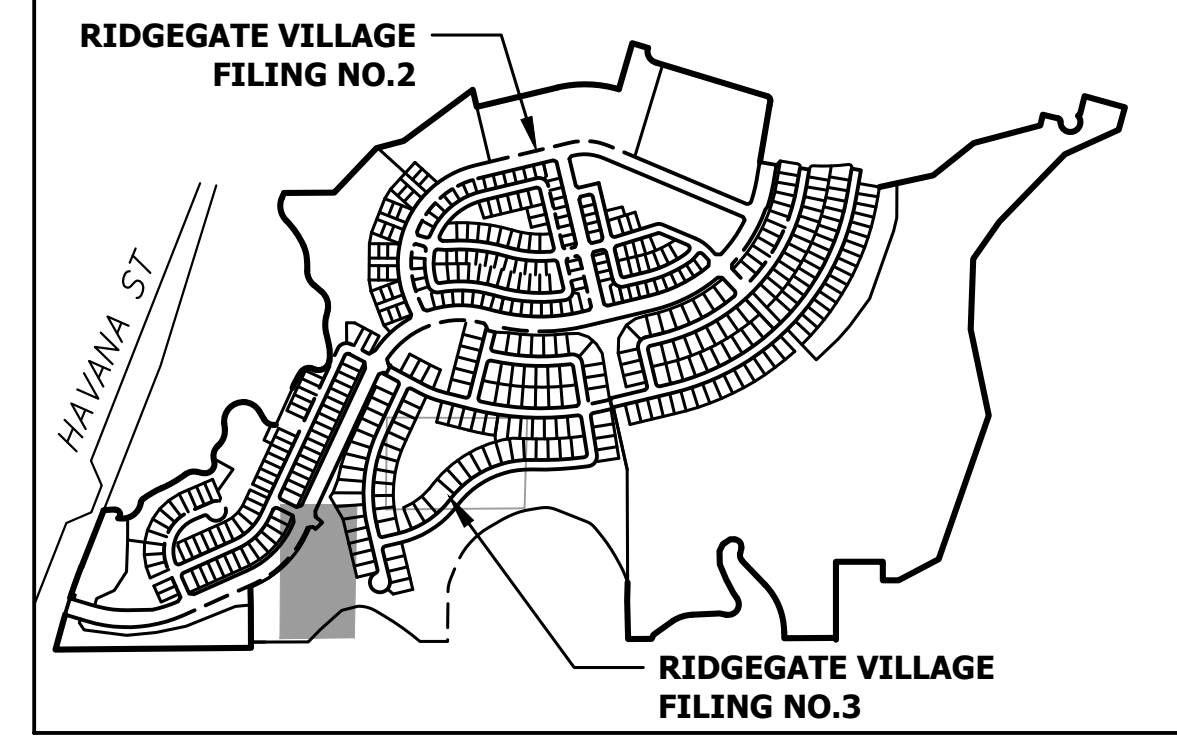


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ENGINEERING DIVISION ACCEPTANCE BLOCK



KEYMAP
SCALE: 1"=1000'

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RIDGEGATE SOUTHWEST VILLAGE FILING 3
TRAIL PLAN

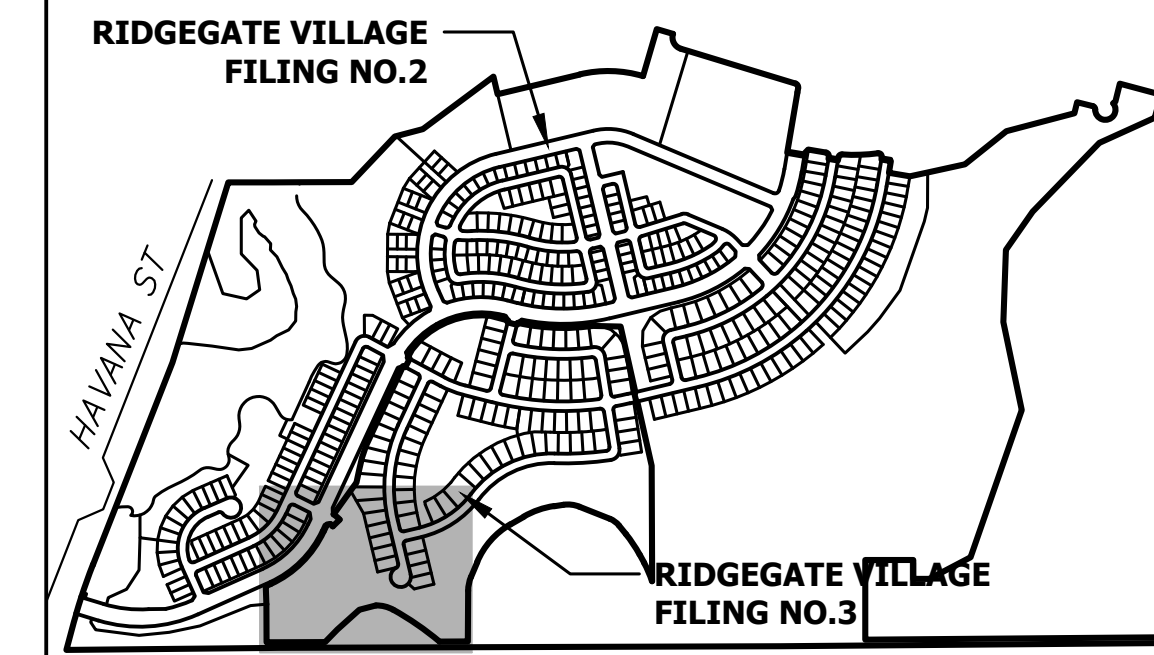
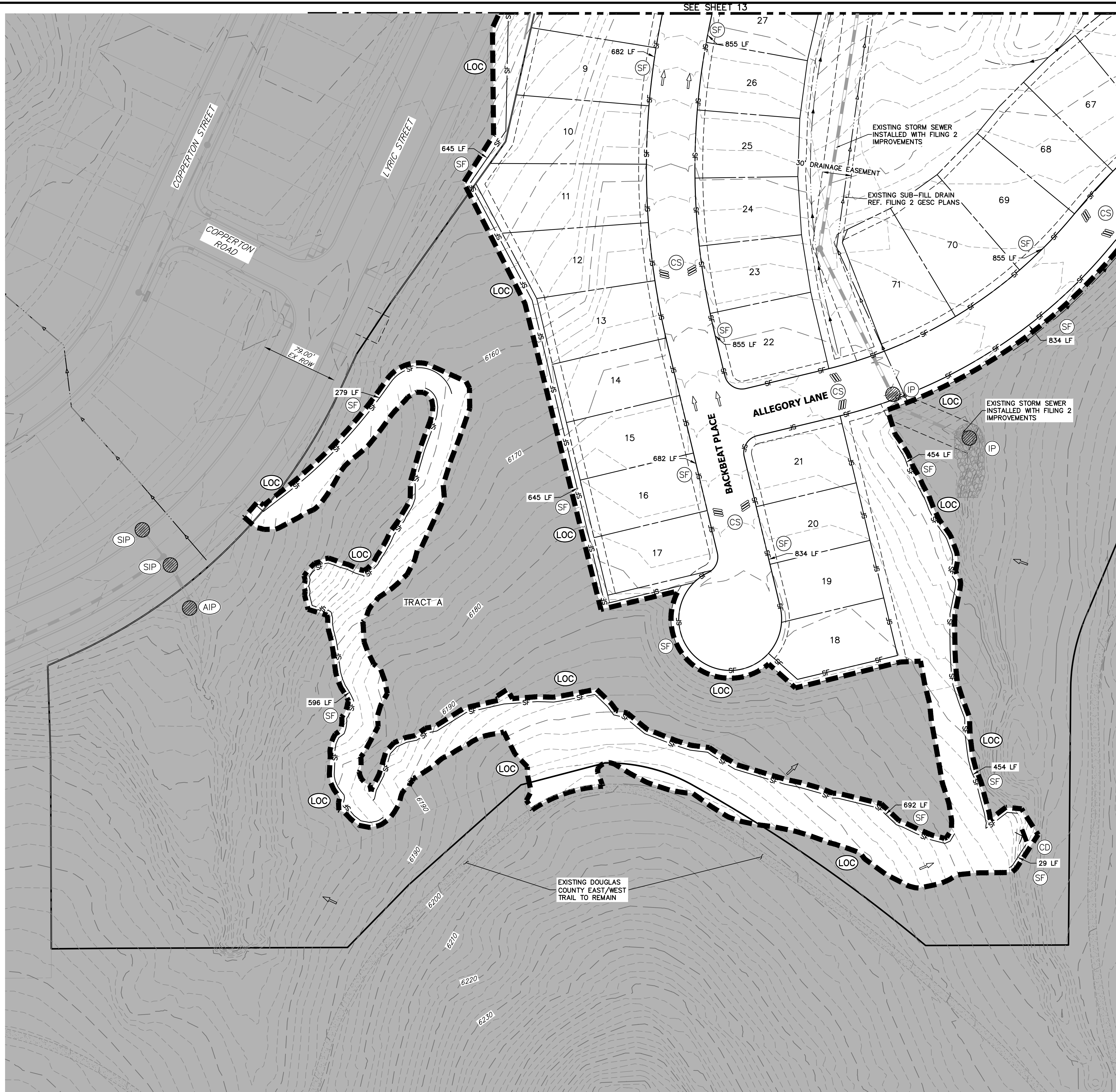
DESIGNED BY EWA
DRAWN BY EWA
CHECKED BY

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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COLORADO P.E. 36742
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DATE

SHEET 11 OF 75
JOB NO. 15950.02



KEYMAP
SCALE: 1"=1000'

NOTES:

- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
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Know what's below.
Call before you dig.



CITY OF LONE TREE

DATE

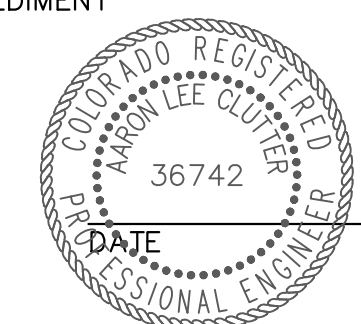
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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

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



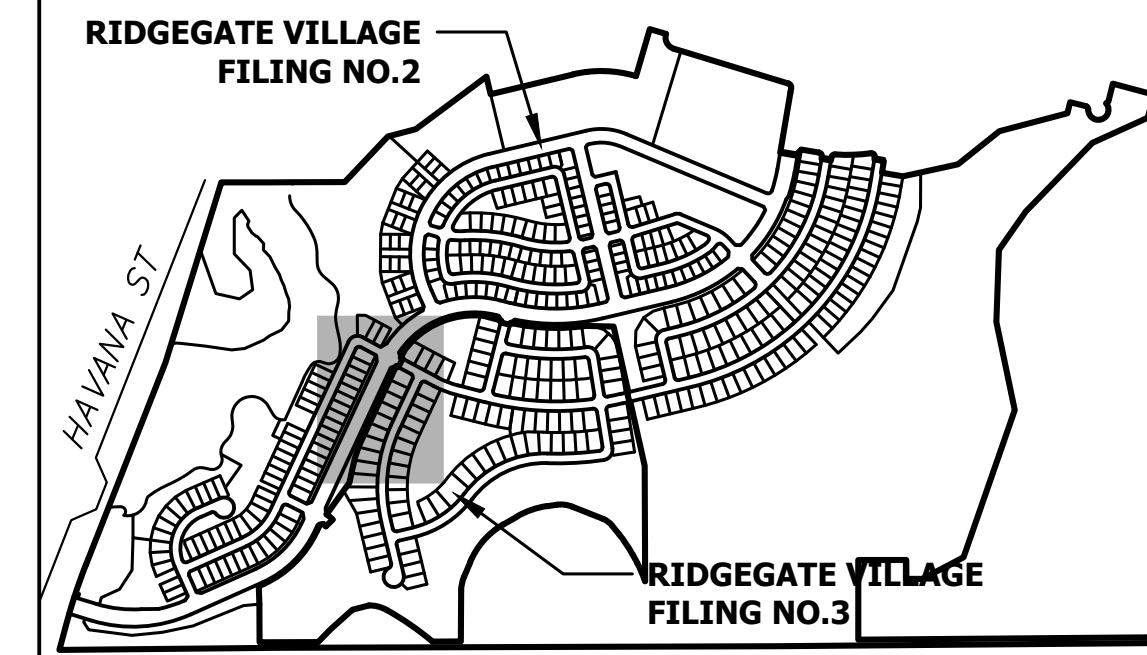
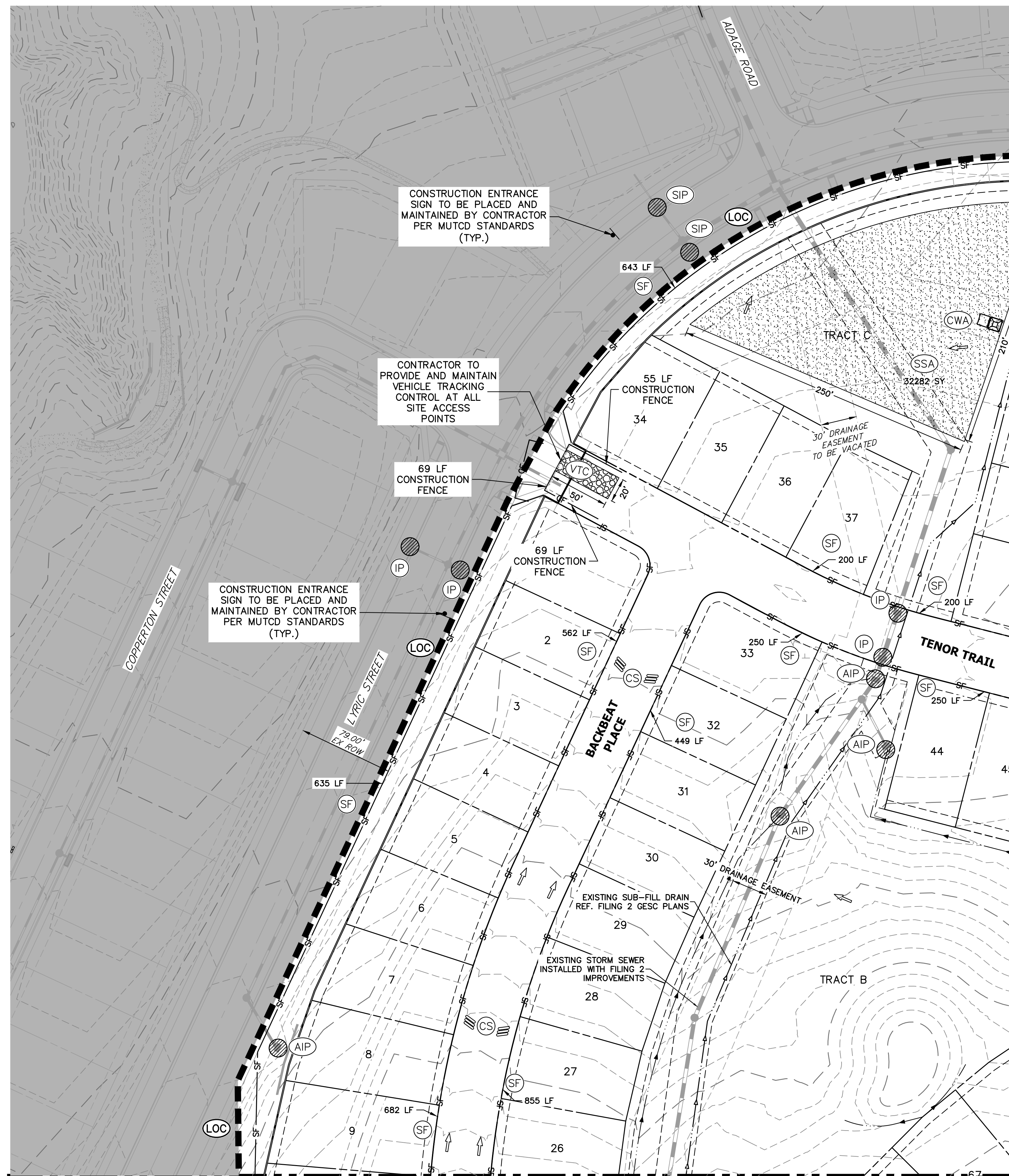
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-583-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	DATE	MEP	1/31/24	JGS	3/27/24
1								
2								

RIDGEGATE SOUTHWEST VILLAGE
FILING 3
INITIAL GESC PLAN

SHEET 12 OF 75
JOB NO. 15950.02



KEYMAP
SCALE: 1"=1000'

NOTES:

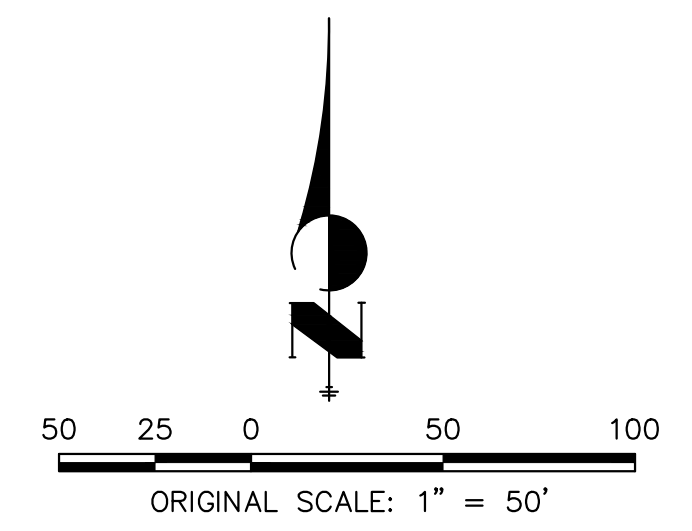
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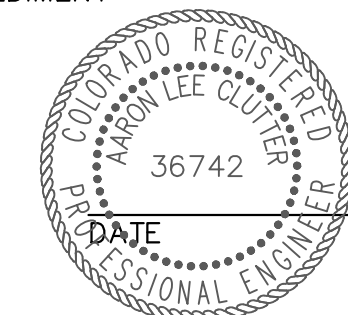


CITY OF LONE TREE DATE THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING, EROSION AND SEDIMENT CONTROL (GESC) IMPROVEMENTS ONLY. ENGINEERING DIVISION ACCEPTANCE BLOCK
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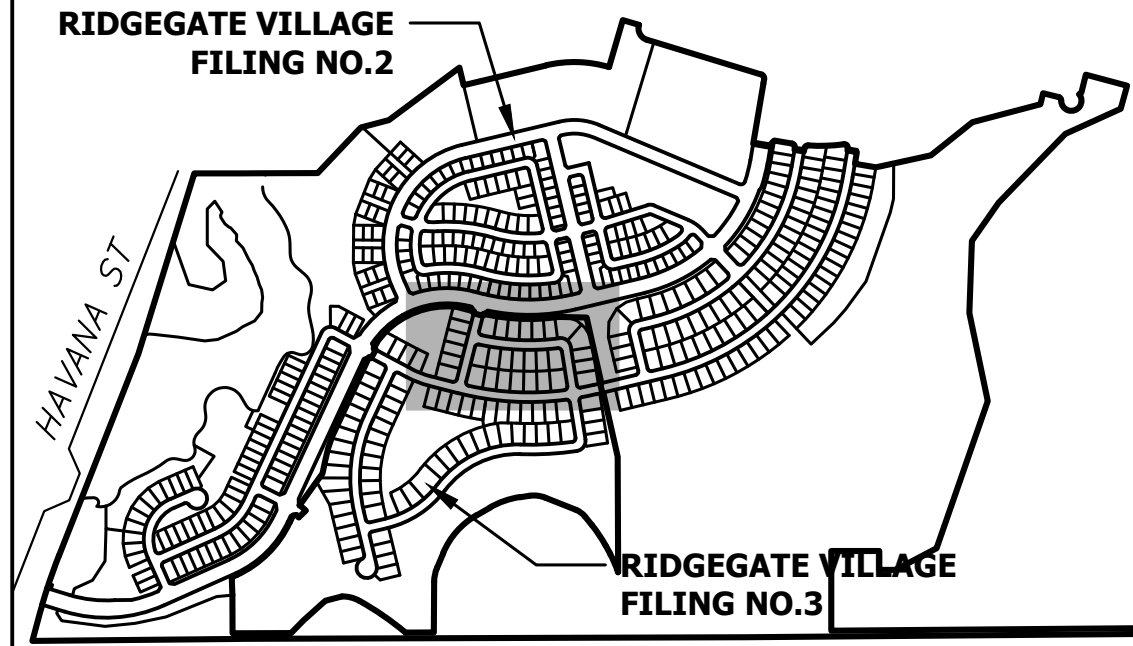
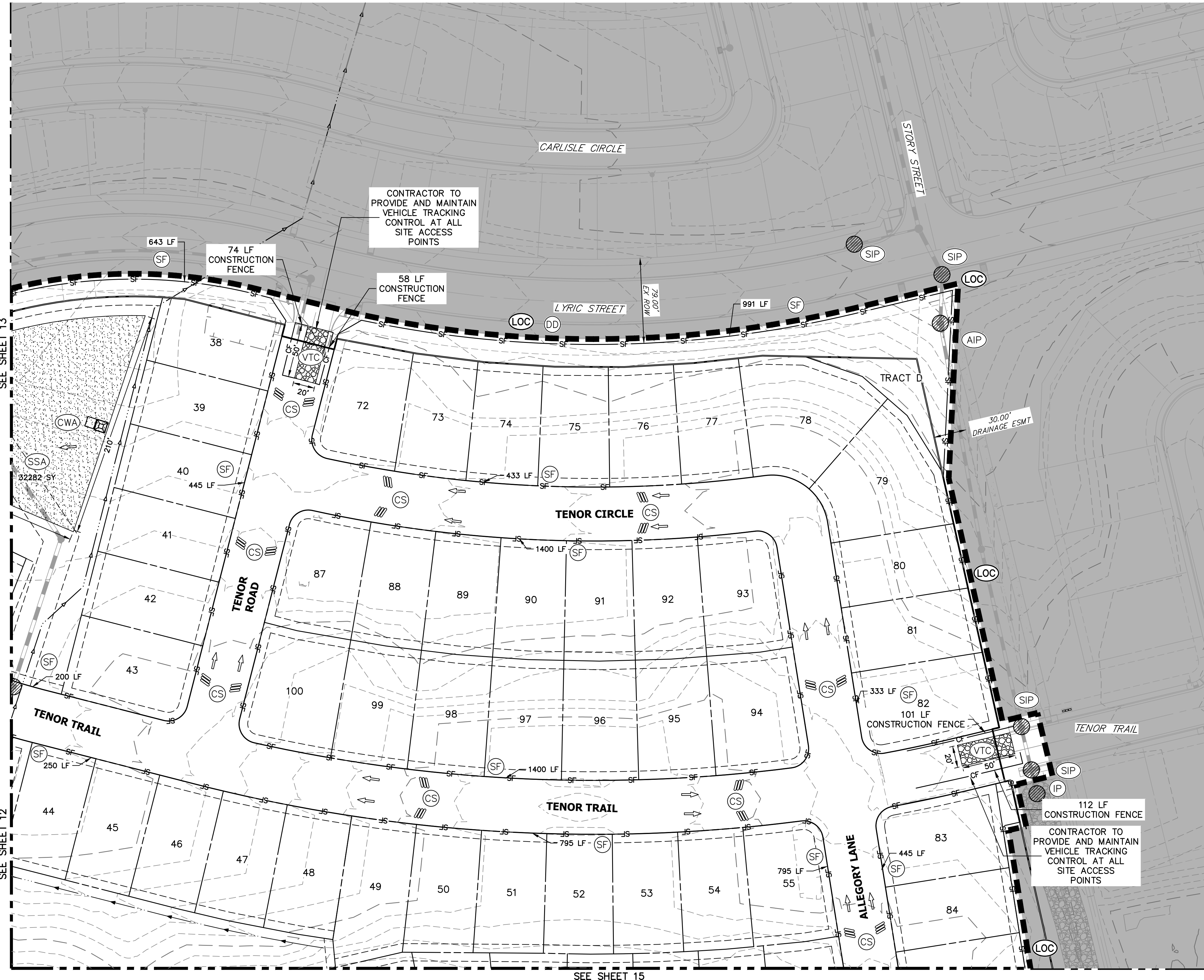
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RIDGEGATE SOUTHWEST VILLAGE
FILING 3
INITIAL GESC PLAN
SHEET 13 OF 75
JOB NO. 15950.02



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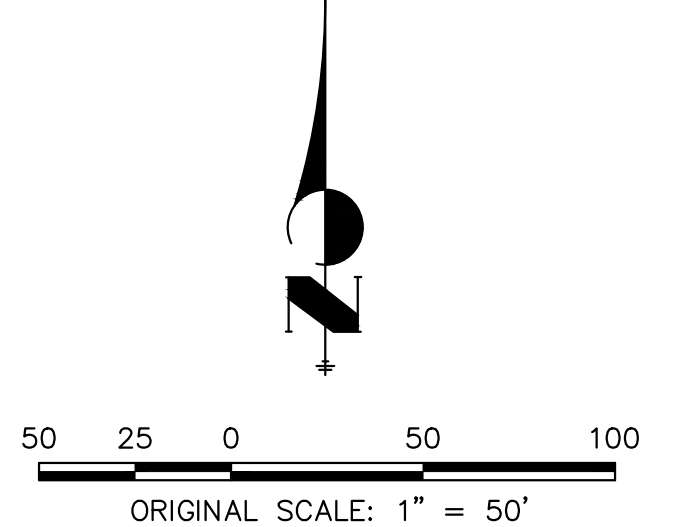
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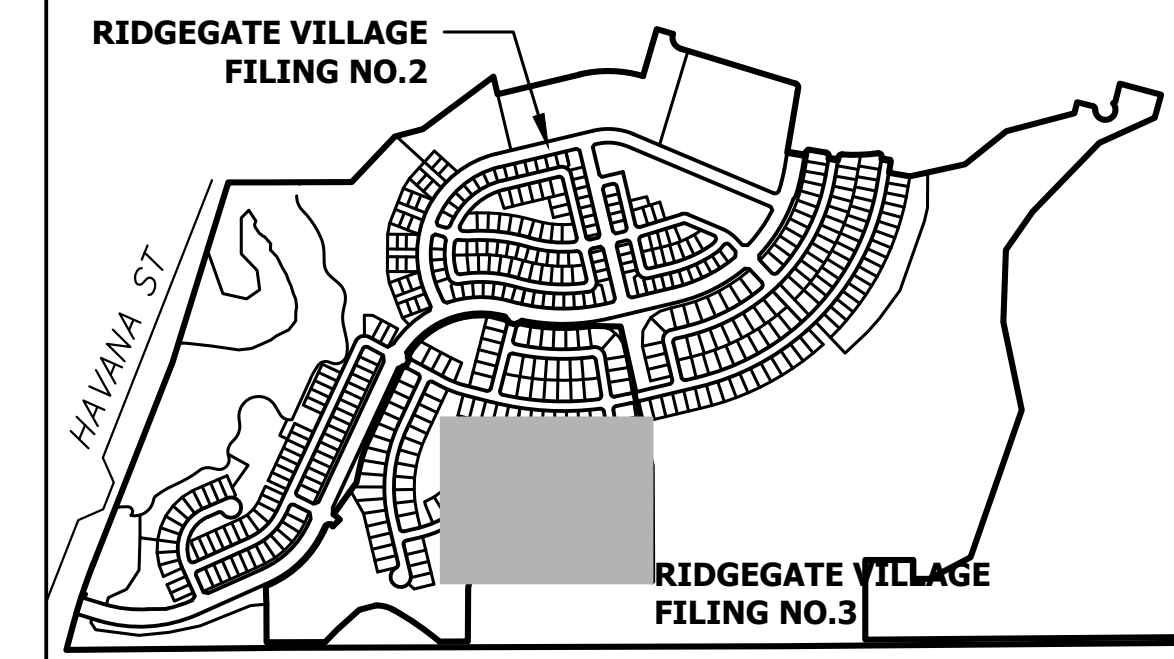
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/27/24	MEP	MEP	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
INITIAL GESC PLAN
SHEET 14 OF 75
JOB NO. 15950.02



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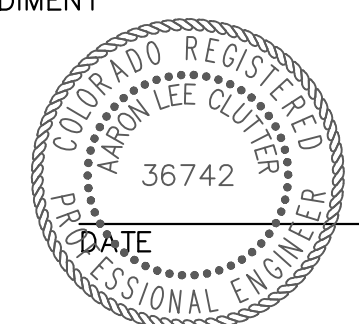
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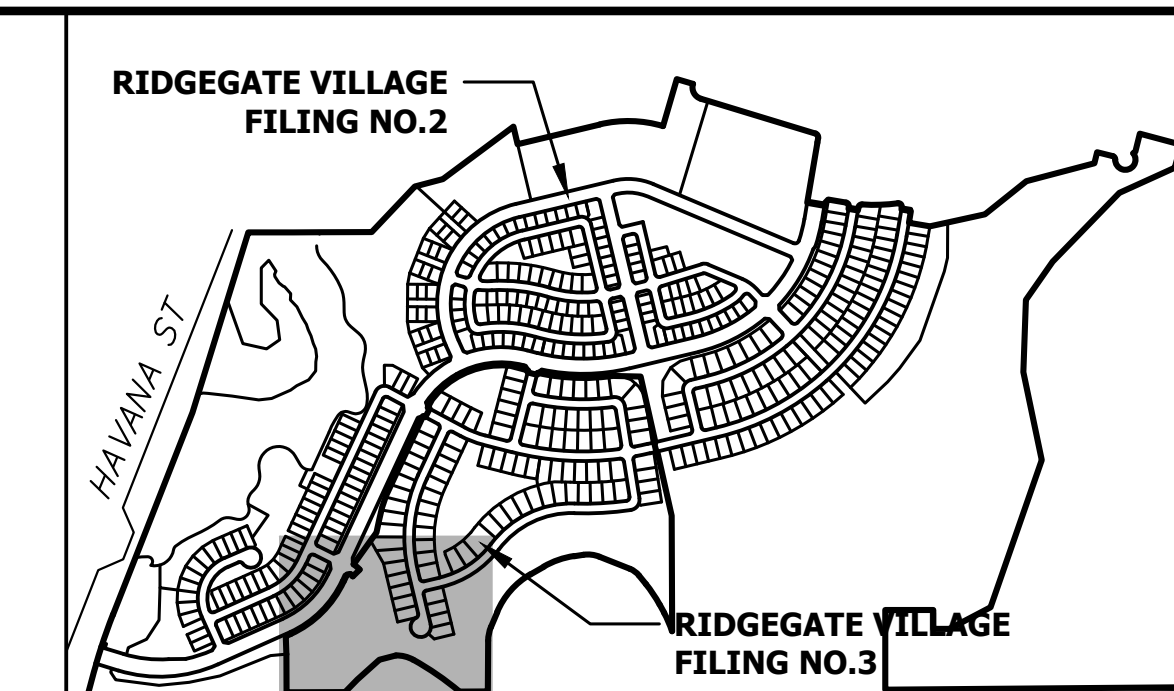
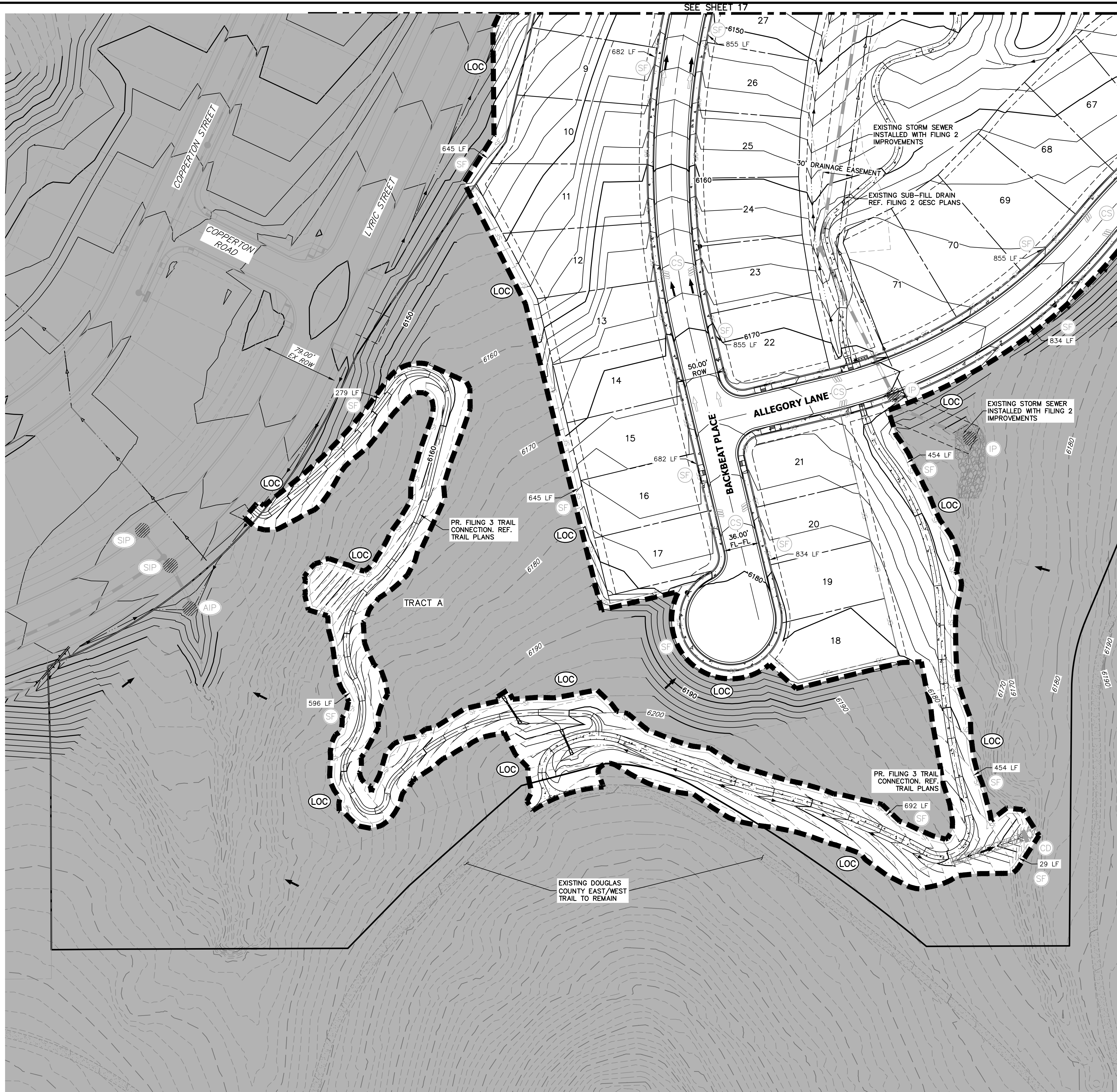
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DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

RIDGEGATE SOUTHWEST VILLAGE
 FILING 3
 INITIAL GESC PLAN



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INTERIM NOTES:

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- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.

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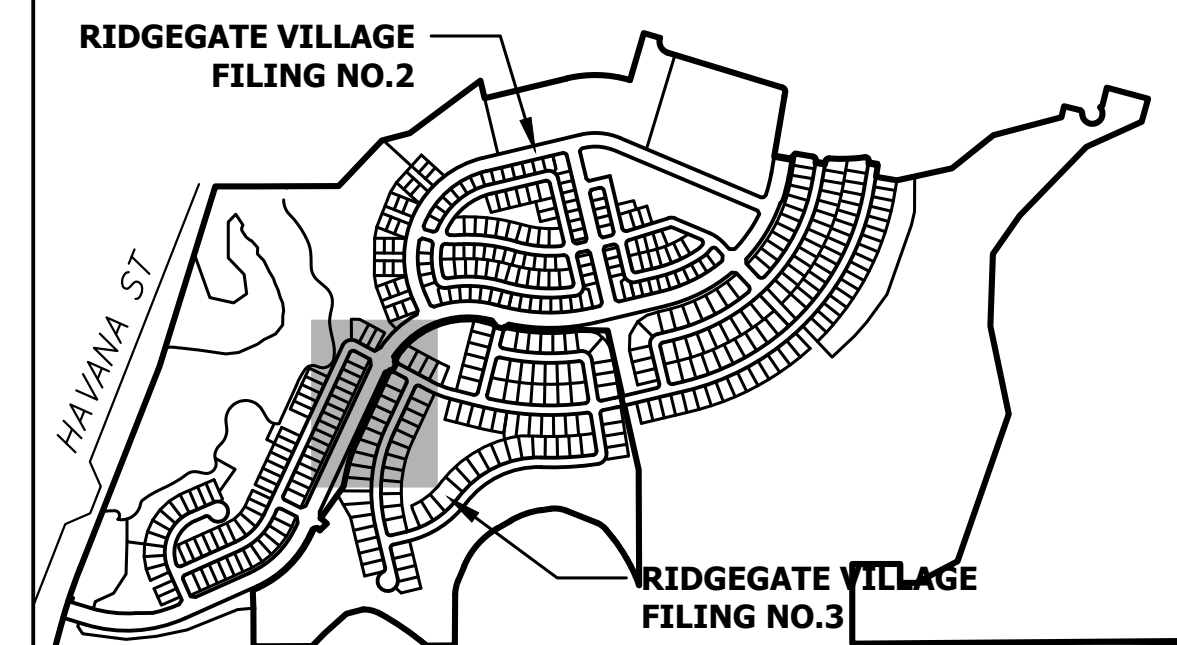
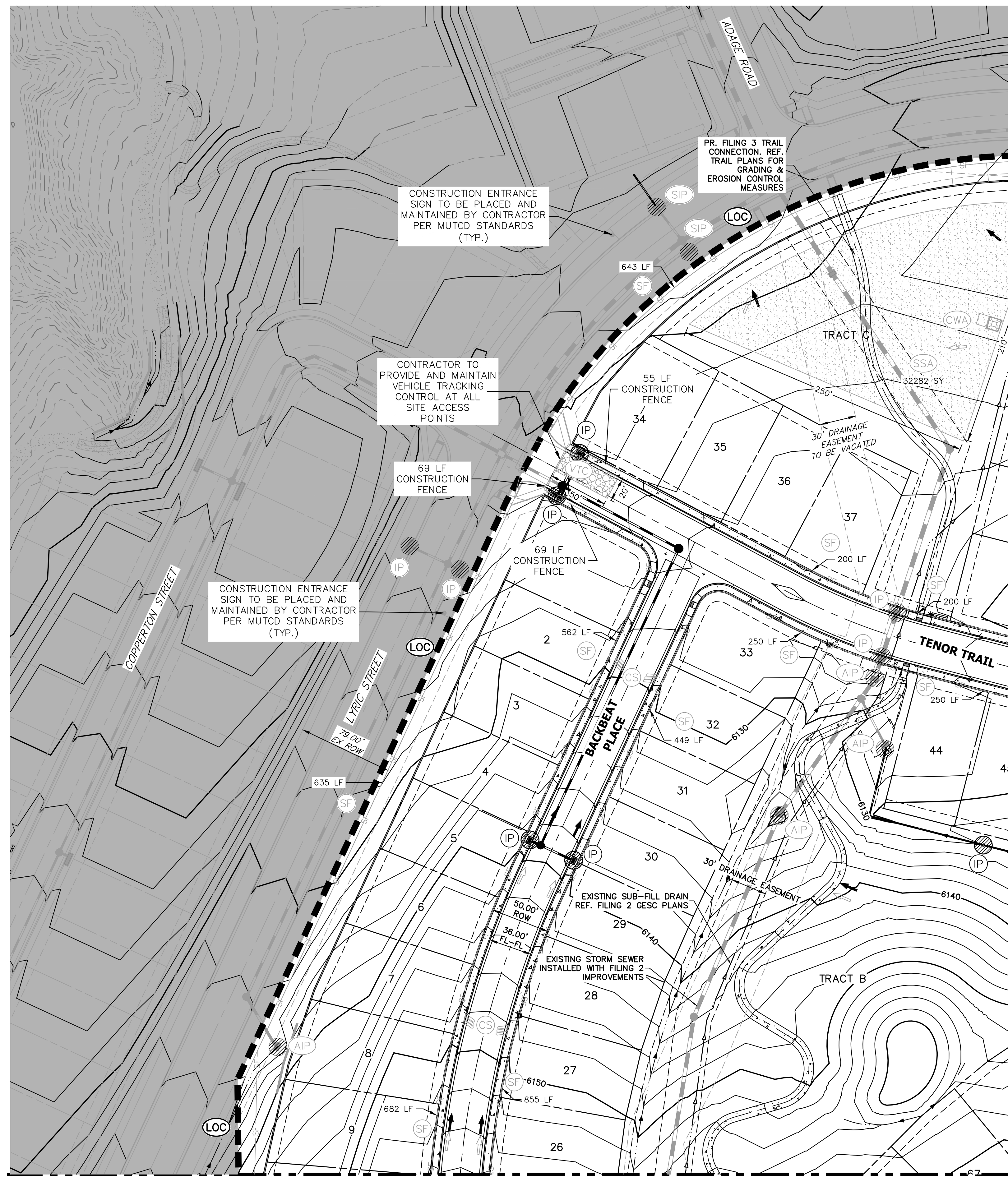
J.R. ENGINEERING
A Westman Company
Central 303-740-9383 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	DATE	REVISION	DATE	BY	DATE	REVISION	DATE	BY	DATE	REVISION	DATE	BY	DATE	REVISION	DATE	BY	DATE	
																					1
1	REVISED PER 1ST CITY COMMENTS	1/31/24	MEP	1/31/24																	
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	3/27/24																	

RIDGEGATE SOUTHWEST VILLAGE
FILING 3
INTERIM GESC PLAN

SHEET 16 OF 75

JOB NO. 15950.02



KEYMAP
SCALE: 1"=1000'

- NOTES:**
- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
 - SEE SHEET 1 FOR STANDARD GESC NOTES.
 - SEE GESC PLAN SET SHEETS 16-18 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.
 - GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL BE ONSITE AT ALL TIMES DURING FILL/COMPACTION ACTIVITIES AT THE REGIONAL PARK LOCATION. COMPACTION EFFORTS AND TESTING SHALL FOLLOW THE APPROVED COMPACTION AND TESTING PLAN PROVIDED BY THE GEOTECHNICAL ENGINEER.
 - THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE CITY OF LONE TREE FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE CITY OF LONE TREE GRADING, EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE'S DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTED, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.
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CITY OF LONE TREE

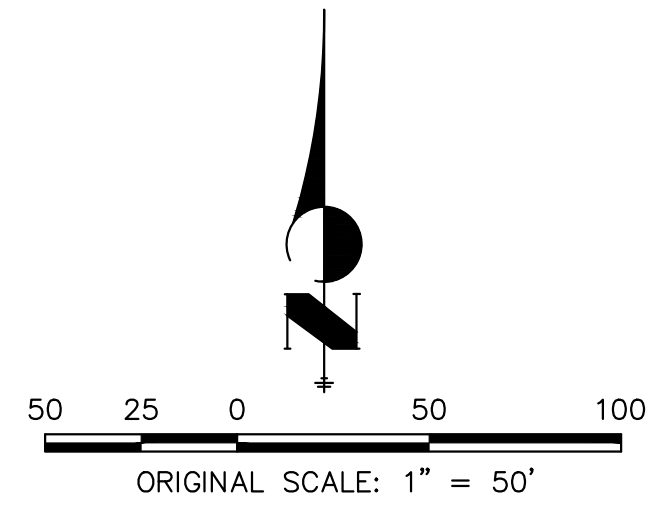
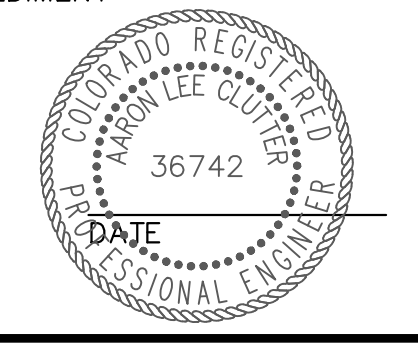
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AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC



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PREPARED FOR
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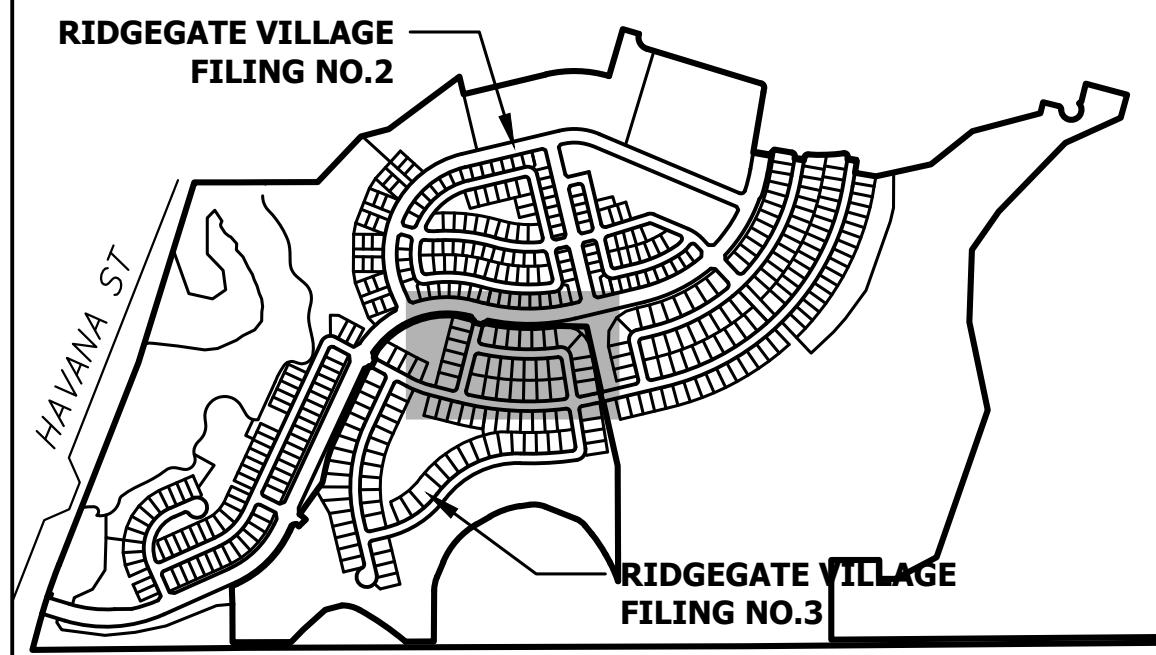
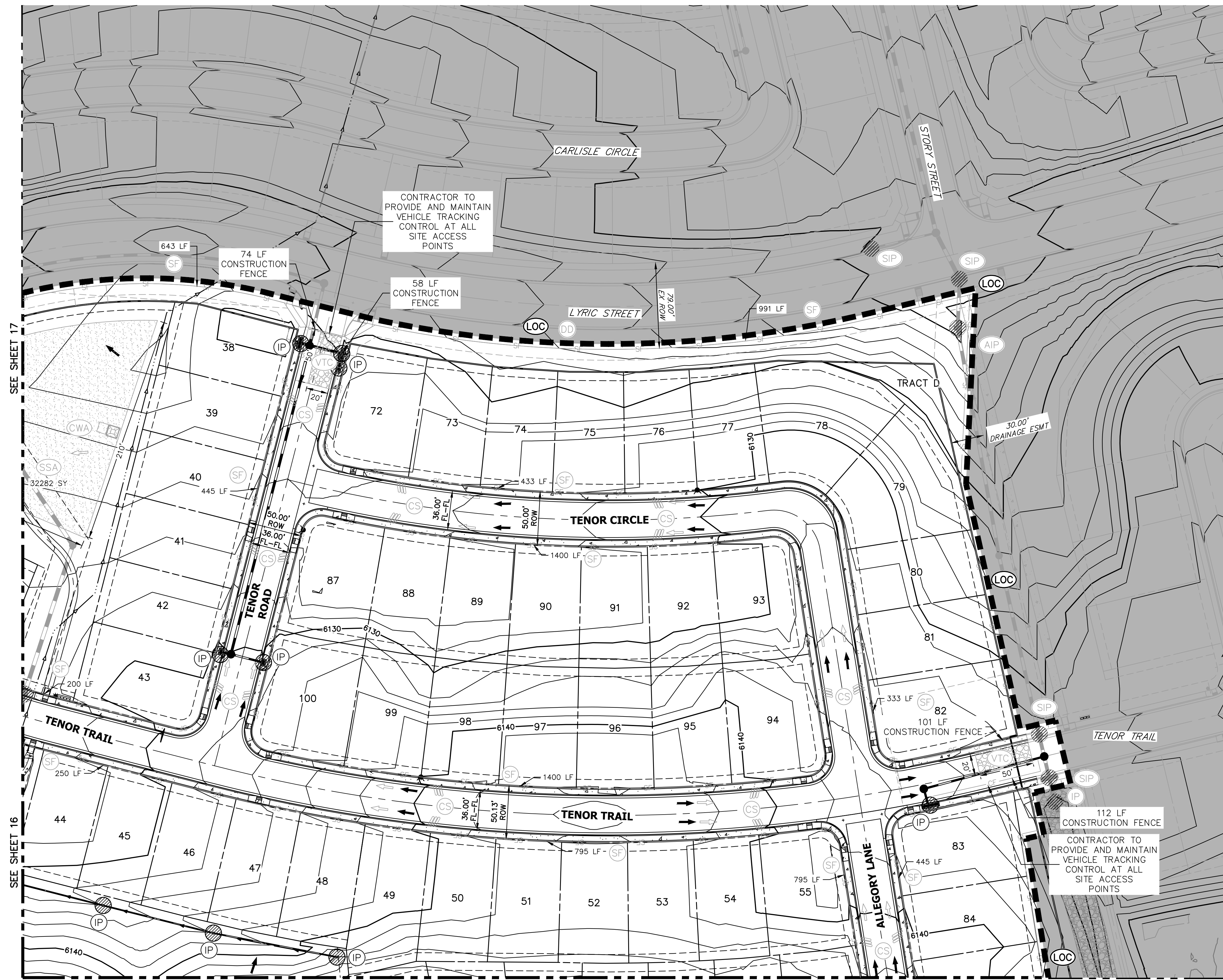
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V-SCALE	N/A
DATE	3/27/24
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

RIDGEGATE SOUTHWEST VILLAGE FILING 3	INTERIM GESC PLAN	SHEET 17 OF 75
JOB NO. 15950.02		

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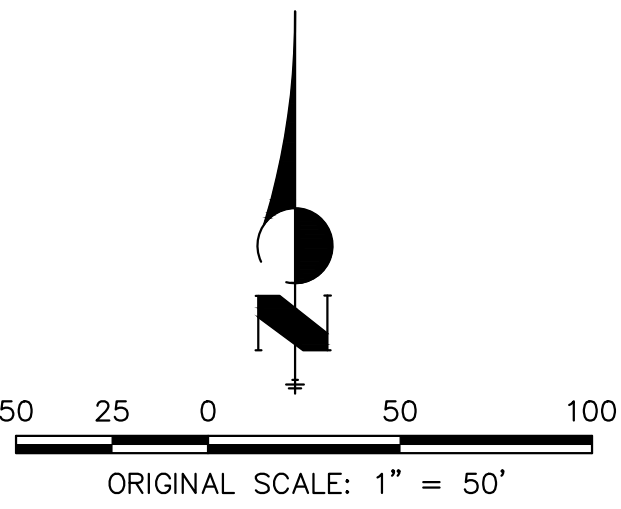
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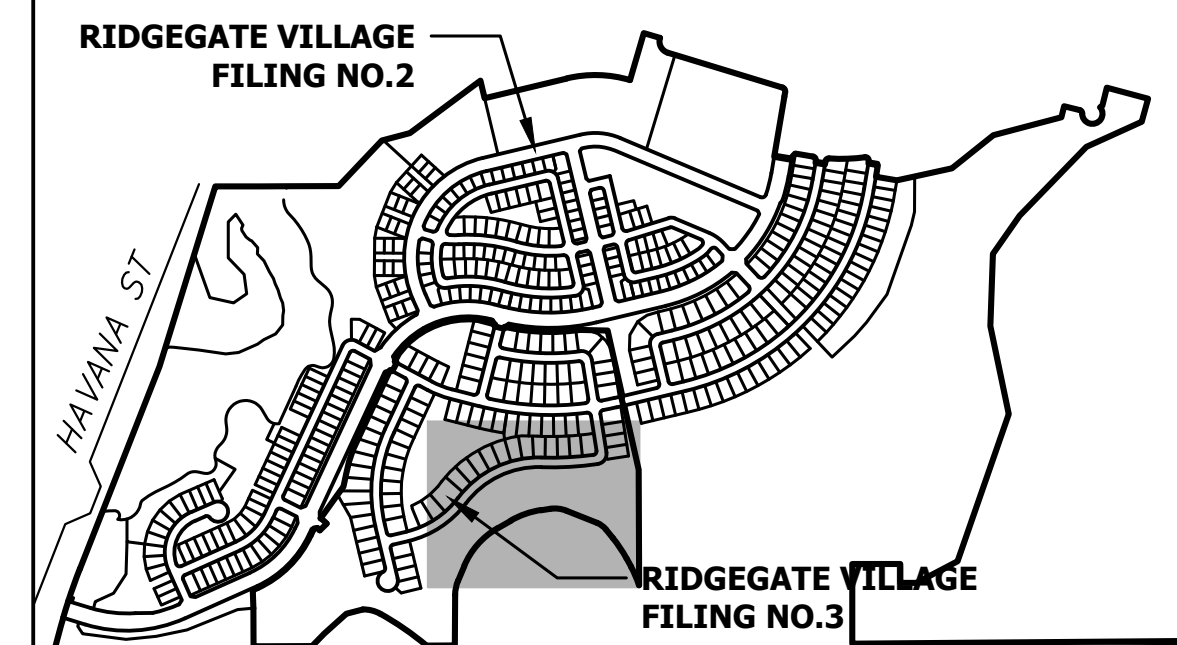
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/27/24	MEP	MEP	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 INTERIM GESC PLAN



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50 25 0 50 100

ORIGINAL SCALE: 1" = 50'

CITY OF LONE TREE

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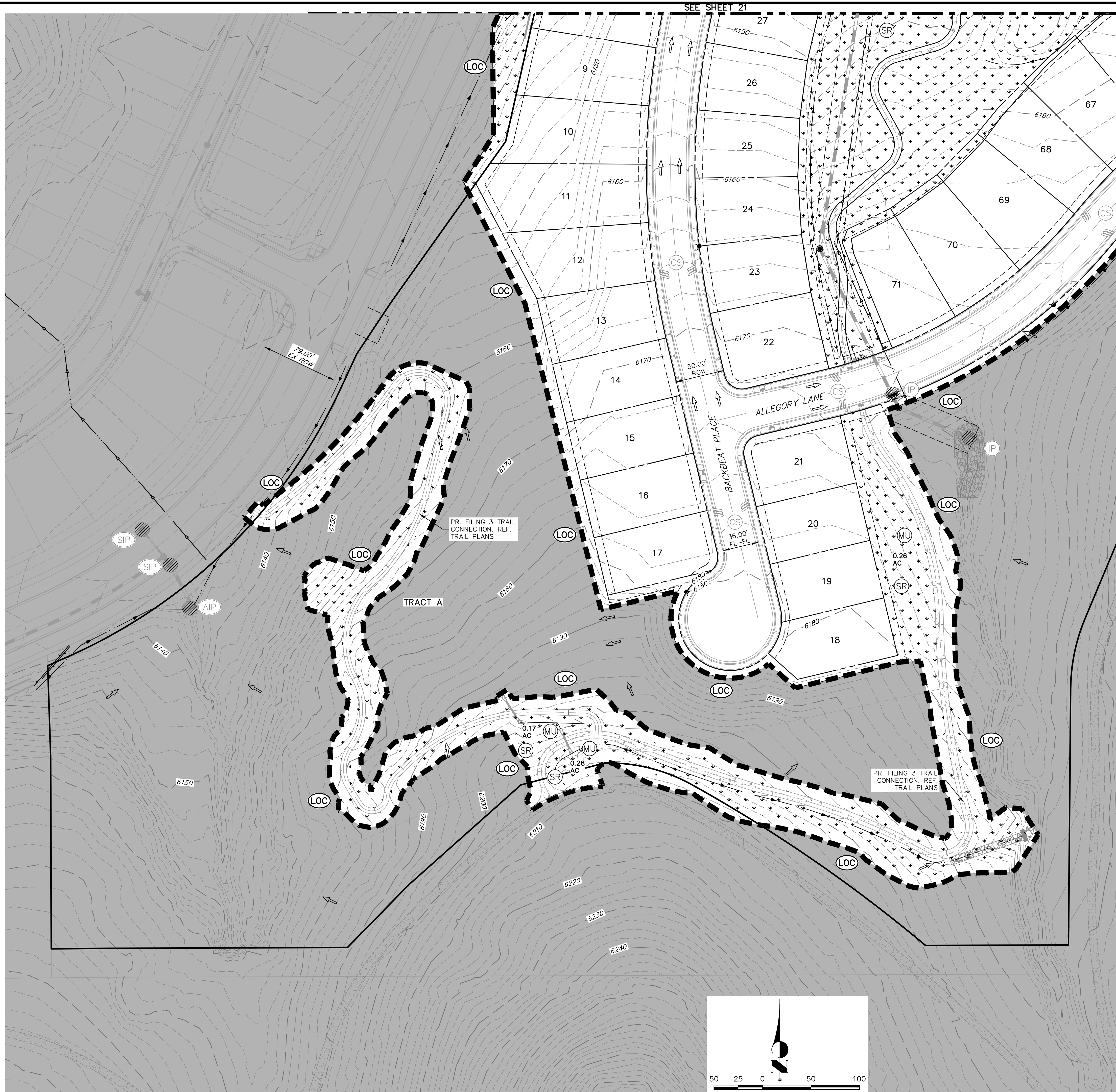
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H-SCALE 1"=50' N/A
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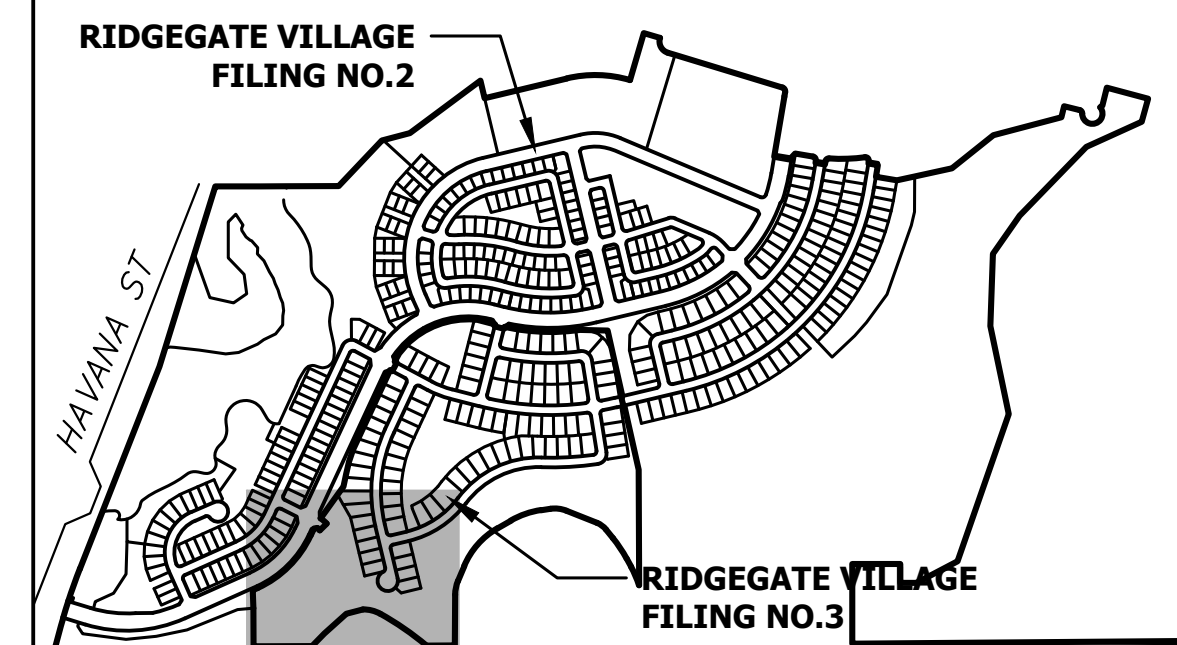
RIDGEGATE SOUTHWEST VILLAGE FILING 3
 INTERIM GESC PLAN

SHEET 19 OF 75
 JOB NO. 15950.02



SEE SHEET 21

SEE SHEET 23



KEYMAP
SCALE: 1"=1000'

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- STABILIZED STAGING AREA (SSA) TO BE REMOVED ONCE FINAL STABILIZATION HAS BEEN REACHED.
- STREET INLET PROTECTION (IP) TO BE REMOVED ONCE FINAL STABILIZATION HAS BEEN REACHED.
- VEHICLE TRACKING CONTROL (VTC) TO BE REMOVED ONCE FINAL STABILIZATION HAS BEEN REACHED.
- CONSTRUCTION FENCE (CF) TO BE REMOVED ONCE FINAL STABILIZATION HAS BEEN REACHED.

LANDSCAPE LEGEND

SEEDING, MULCHING OR PERMANENT LANDSCAPE. REF. LANDSCAPE PLANS UNDER SEPARATE COVER.

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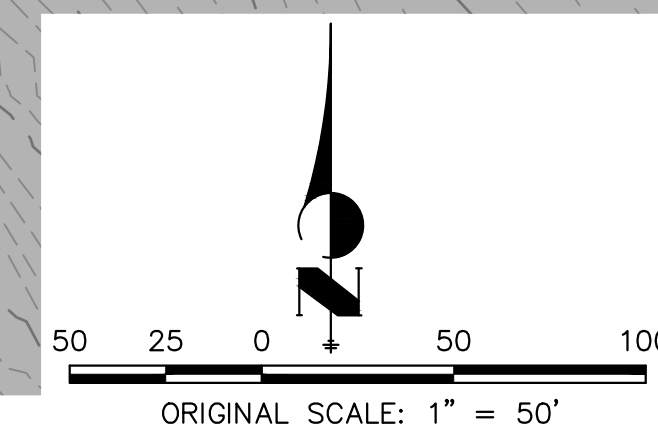
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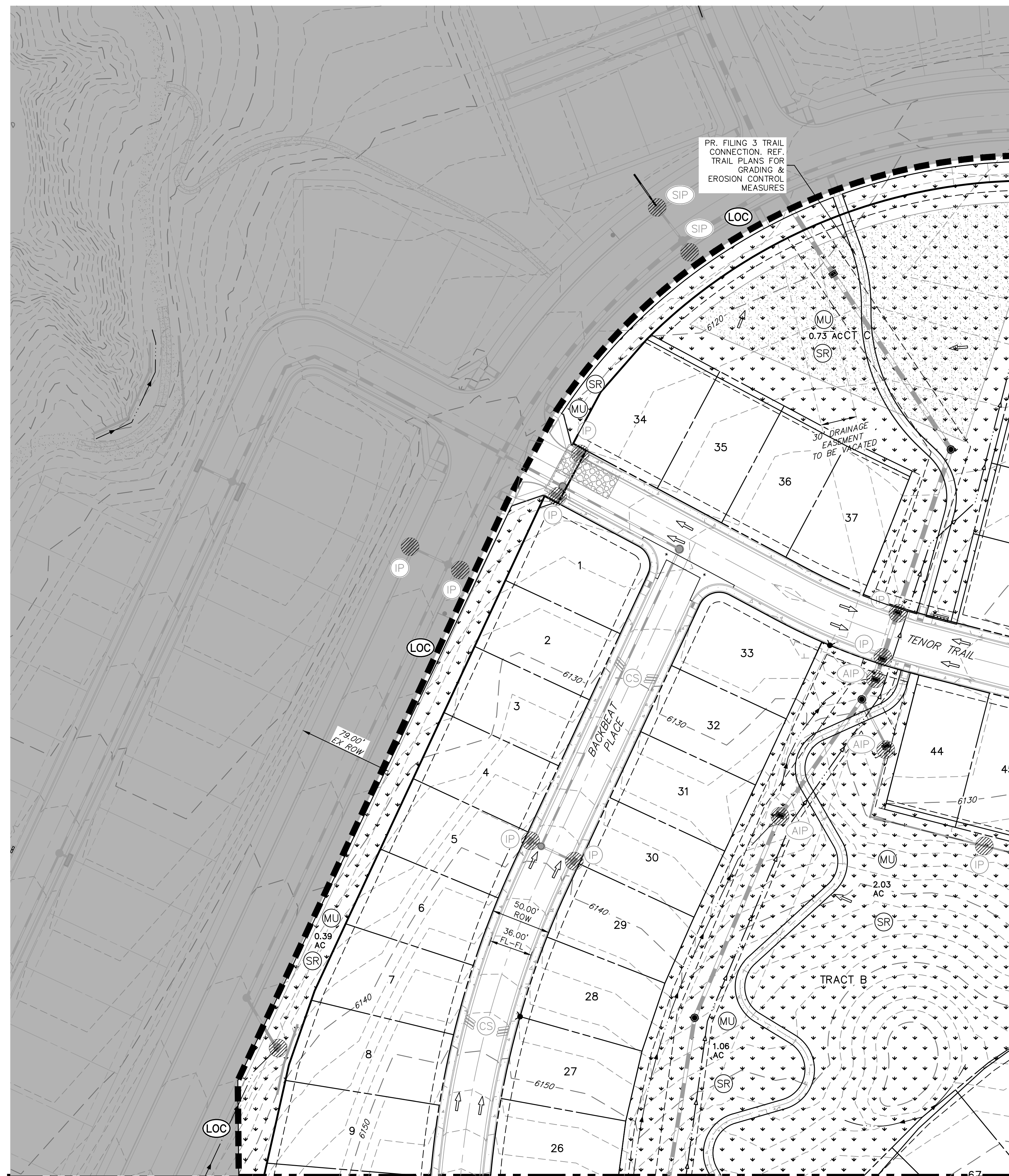
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RIDGEGATE SOUTHWEST VILLAGE
FILING 3
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PR. FILING 3 TRAIL CONNECTION. REF. TRAIL PLANS FOR GRADING & EROSION CONTROL MEASURES

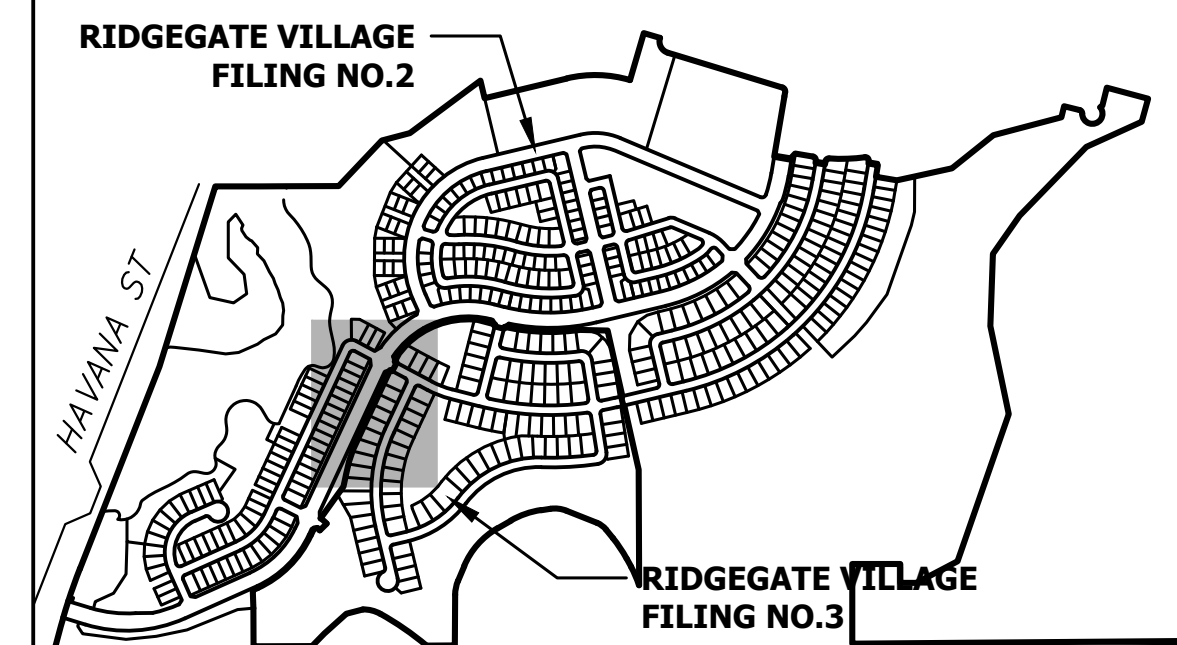
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SEE SHEET 22

SEE SHEET 23

SEE SHEET 20



KEYMAP
SCALE: 1"=1000'

NOTES:

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FINAL NOTES:

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SM SEEDING, MULCHING OR PERMANENT LANDSCAPE. REF. LANDSCAPE PLANS UNDER SEPARATE COVER.

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CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

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



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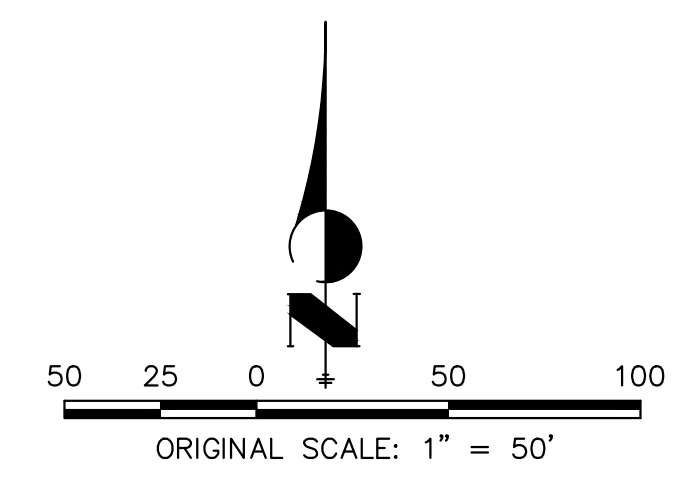
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1"=50'	N/A	3/27/24	MEP	MEP	

RIDGEGATE SOUTHWEST VILLAGE
FILING 3
FINAL GESC PLAN

SHEET 21 OF 75
JOB NO. 15950.02



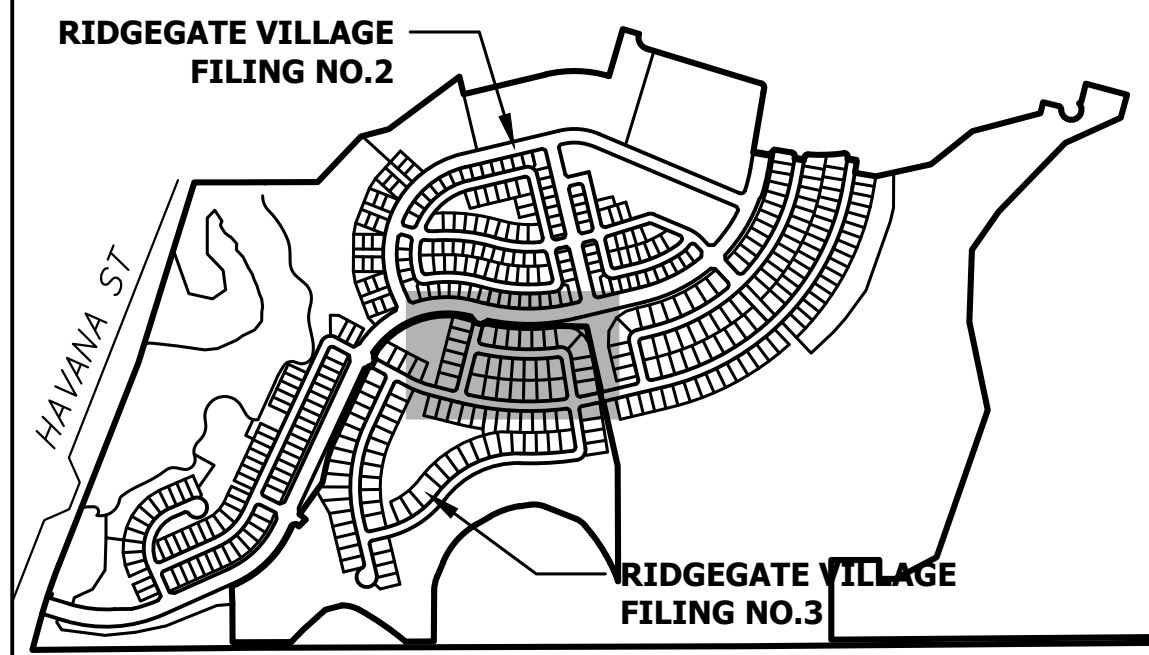
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SEE SHEET 21

SEE SHEET 20

SEE SHEET 23



KEYMAP
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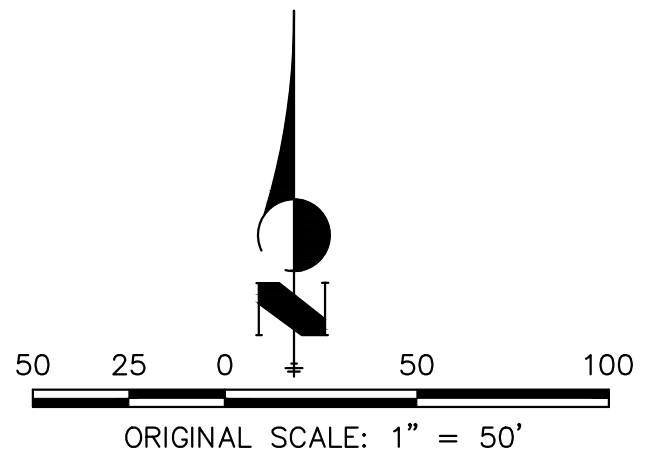
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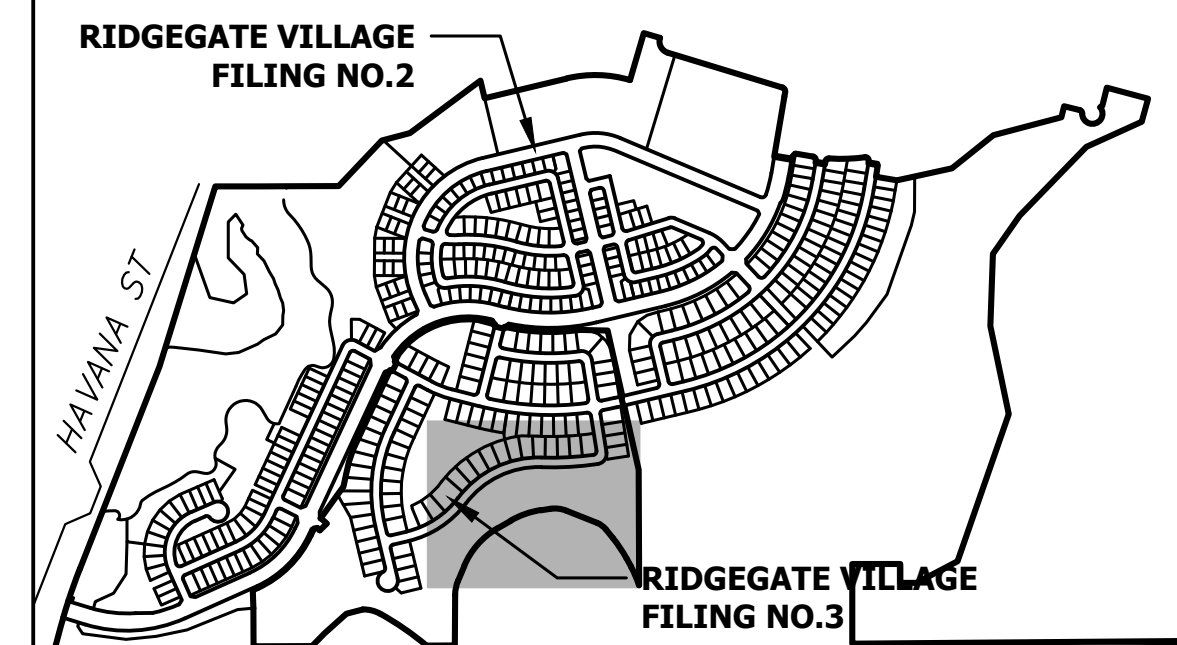
H-SCALE	1"=50'
V-SCALE	N/A
DATE	3/27/24
DESIGNED BY	MEP
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CHECKED BY	

RIDGEGATE SOUTHWEST VILLAGE
FILING 3
FINAL GESC PLAN

SHEET 22 OF 75
JOB NO. 15950.02



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RIDGEGATE SOUTHWEST VILLAGE
FILING 3
FINAL GESC PLAN

SHEET 23 OF 75

JOB NO. 15950.02

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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 REGULATIONS AND/OR THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.

2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.

3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LONE TREE. AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.

4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY OF LONE TREE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.

5. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE CITY OF LONE TREE - ACCEPTED GESC PLAN AND THE CITY OF LONE TREE GESC MANUAL.

6. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE CITY OF LONE TREE - ACCEPTED GESC PLAN MUST BE APPROVED BY AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF LONE TREE ENGINEERING DIVISION.

7. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FINANCIAL SECURITY SUBMITTED TO THE CITY, AND THE GESC FIELD MANUAL OBTAINED AND REVIEWED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED GESC PLAN.

8. THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.

9. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE CITY OF LONE TREE CONSTRUCTION INSPECTOR AT (303) 662-8112 TO SCHEDULE A PRECONSTRUCTION MEETING. THE REQUEST SHALL BE MADE A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.

10. THE OWNER OR OWNER'S REPRESENTATIVE, THE GESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE CITY OF LONE TREE GESC INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSTRUCTION FEE. ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE CITY OF LONE TREE STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.

11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY OF LONE TREE GESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE CITY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT WILL BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.

12. THE GESC MANAGER SHALL STRICTLY ADHERE TO THE CITY OF LONE TREE-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE CITY OF LONE TREE ENGINEERING DIVISION MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.

13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES AND EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE CITY OF LONE TREE GESC PERMIT INSTALLATION AND APPROVAL. BY THE CITY OF LONE TREE AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.

14. PRIOR TO ACTUAL CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE DENVER INTER-UTILITY GROUP AT 1-800-922-1987 OR FAX AT (303) 534-6700.

15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.

16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR, UNLESS EXTENDED.

17. A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES.

18. THE GESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE GESC PERMIT AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE CITY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGHOUT A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER SHALL BE ISSUED.

19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY OF LONE TREE-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE CITY OF LONE TREE ENGINEERING DIVISION.

20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT. BUILT-UP AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE CITY OF LONE TREE GESC INSPECTOR. STREET WASHING IS NOT ALLOWED. THE CITY OF LONE TREE RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.

21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE CITY OF LONE TREE GESC MANUAL. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN 48 HOURS FOR LEVEL III VIOLATIONS, AND IMMEDIATELY FOR LEVEL II VIOLATIONS, OR AS DIRECTED BY A CITY OF LONE TREE GESC INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.

22. STRAW BALES ARE NOT A GESC-ACCEPTED SEDIMENT CONTROL BMP.

23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE CITY OF LONE TREE GESC INSPECTOR AS SOON AS POSSIBLE UPON COMPLETION OF THE PROJECT TO ADDRESS INEFFECTIVENESS IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE CITY OF LONE TREE ENGINEERING FOR ANY PROPOSED CHANGES.

24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFECTIVENESS IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE CITY OF LONE TREE ENGINEERING FOR ANY PROPOSED CHANGES.

25. LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.

26. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.

27. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERSHEDS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.

29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDING AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE CITY OF LONE TREE ENGINEERING DIVISION.

30. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COPIE PER CRS 25-8-801, AND THE CITY OF LONE TREE. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 118) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPIE. THE APPLICABLE CONTACT INFORMATION (SEE APPENDIX A, DOUGLAS COUNTY GESC MANUAL, SUBJECT TO CHANGES) IS: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT TOLL-FREE 24-HOUR NATIONAL SPILL RESPONSE 1-800-424-8802; CITY OF LONE TREE PUBLIC WORKS (303) 662-8112. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.

31. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED CITY OF LONE TREE GESC PLAN.

32. ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE CITY ENGINEER TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE CITY OF LONE TREE GESC INSPECTOR OF THE LOCATION AND GESC PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/EXPORT OPERATIONS.

33. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION OF THE BMP). ANY OTHER TYPE OF STAKE OR POST SHALL BE APPROVED BY THE CITY OF LONE TREE ENGINEERING (SEPARATE FROM GESC INSPECTIONS).

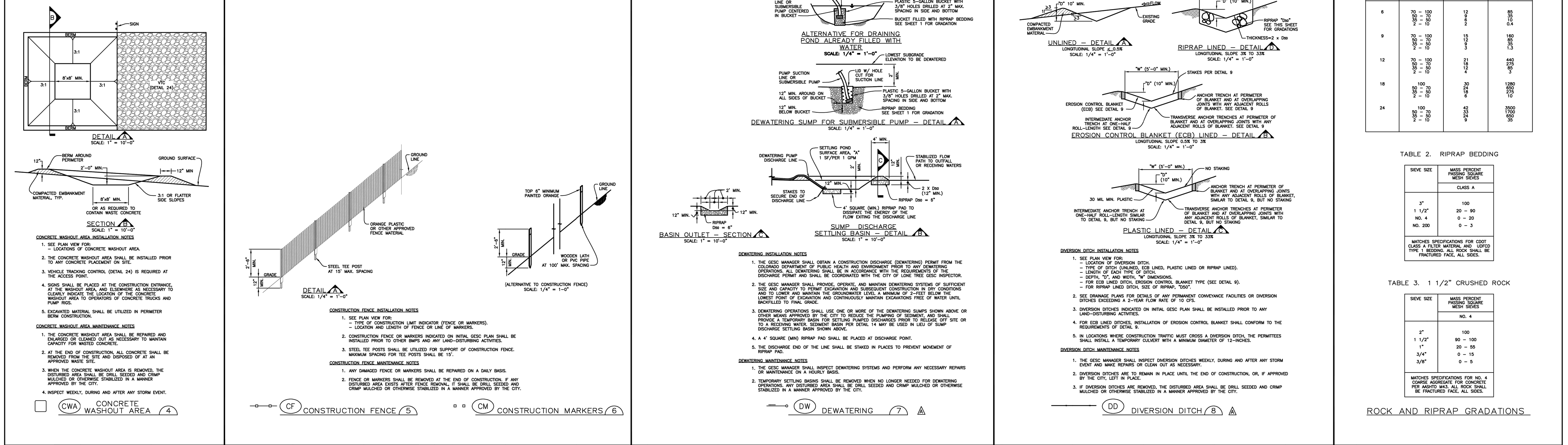
34. ALL DRAINAGE STRUCTURES SHALL BE DRILL SEEDING AND CRIMP MULCHED IN ACCORDANCE WITH THE DOUGLAS COUNTY GESC MANUAL. CRITERIA AND THE CITY OF LONE TREE SEEDING AND MULCHING DETAIL (#17) INCLUDED HEREIN WITHIN THIRTY DAYS OF INITIAL EXPOSURE OR WITHIN SEVEN DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY THE CITY OF LONE TREE) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.

35. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE CITY OF LONE TREE.

36. NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDING AND CRIMP MULCHED.

37. NO PAWING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE GESC INSPECTOR.

38. A FINAL GESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.



Sheet Revisions

DATE	DESCRIPTION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT DETAILED	GAW
11/ /08	ADD CURB SOFT DETAIL (REF UFDCD, V3 FIGURE CS-23), MISC. NOTE EDITS	GAW

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

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 1 OF 3

RIDGEGATE SOUTHWEST VILLAGE
FILING 3
GESC DETAILS

PREPARED FOR: SH LYRIC, LLC
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SHEET 24 OF 75
JOB NO. 15950.02

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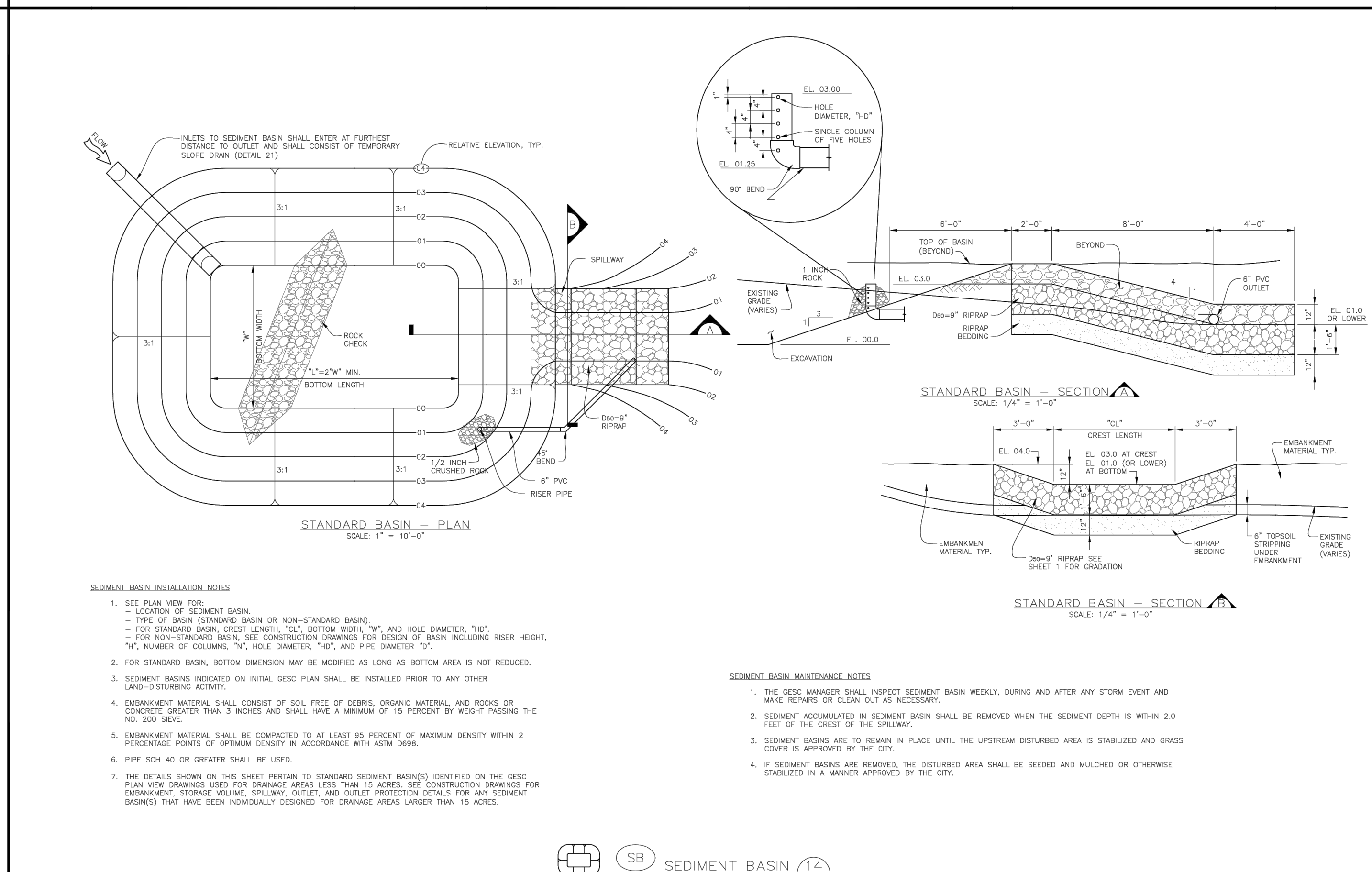
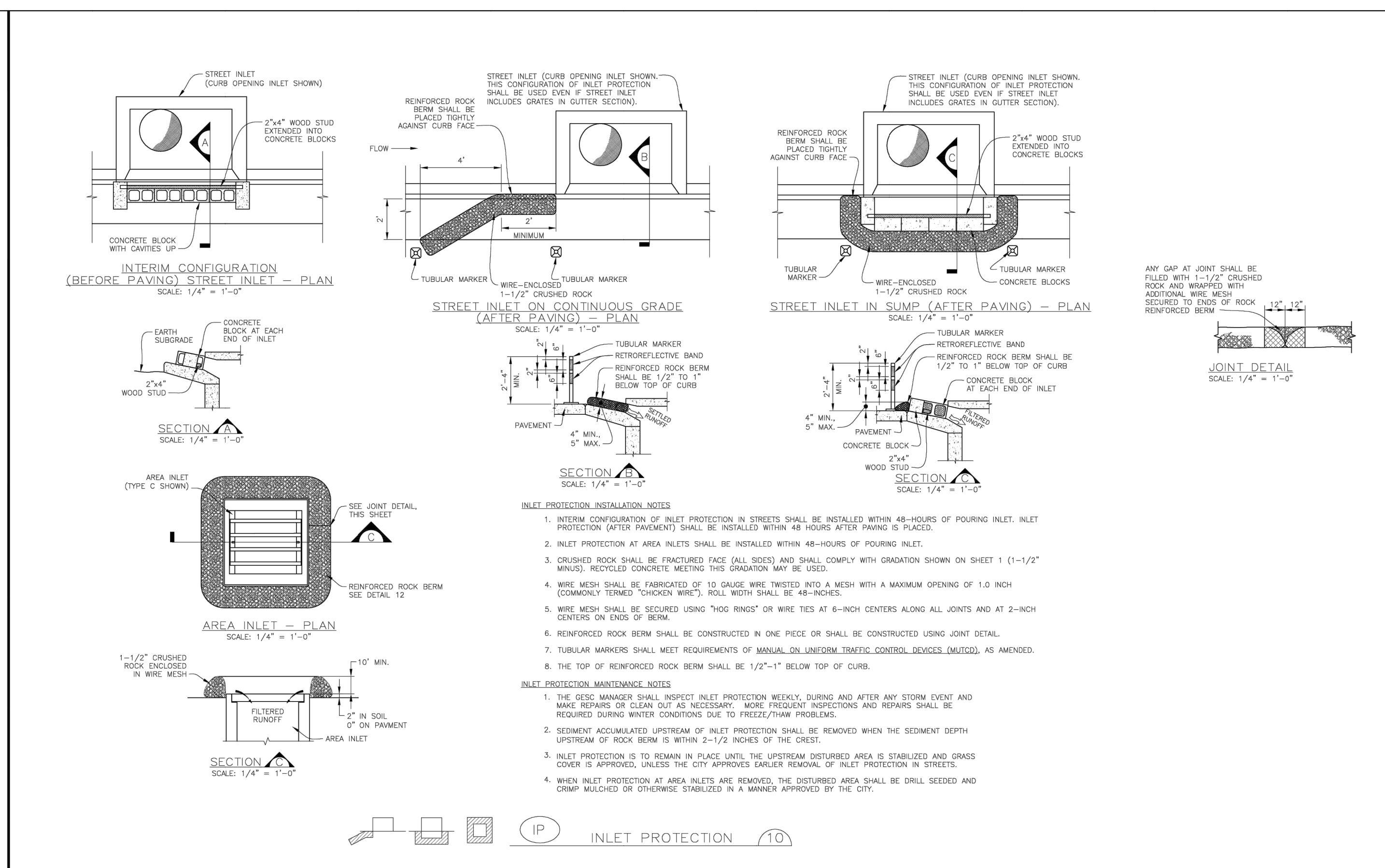
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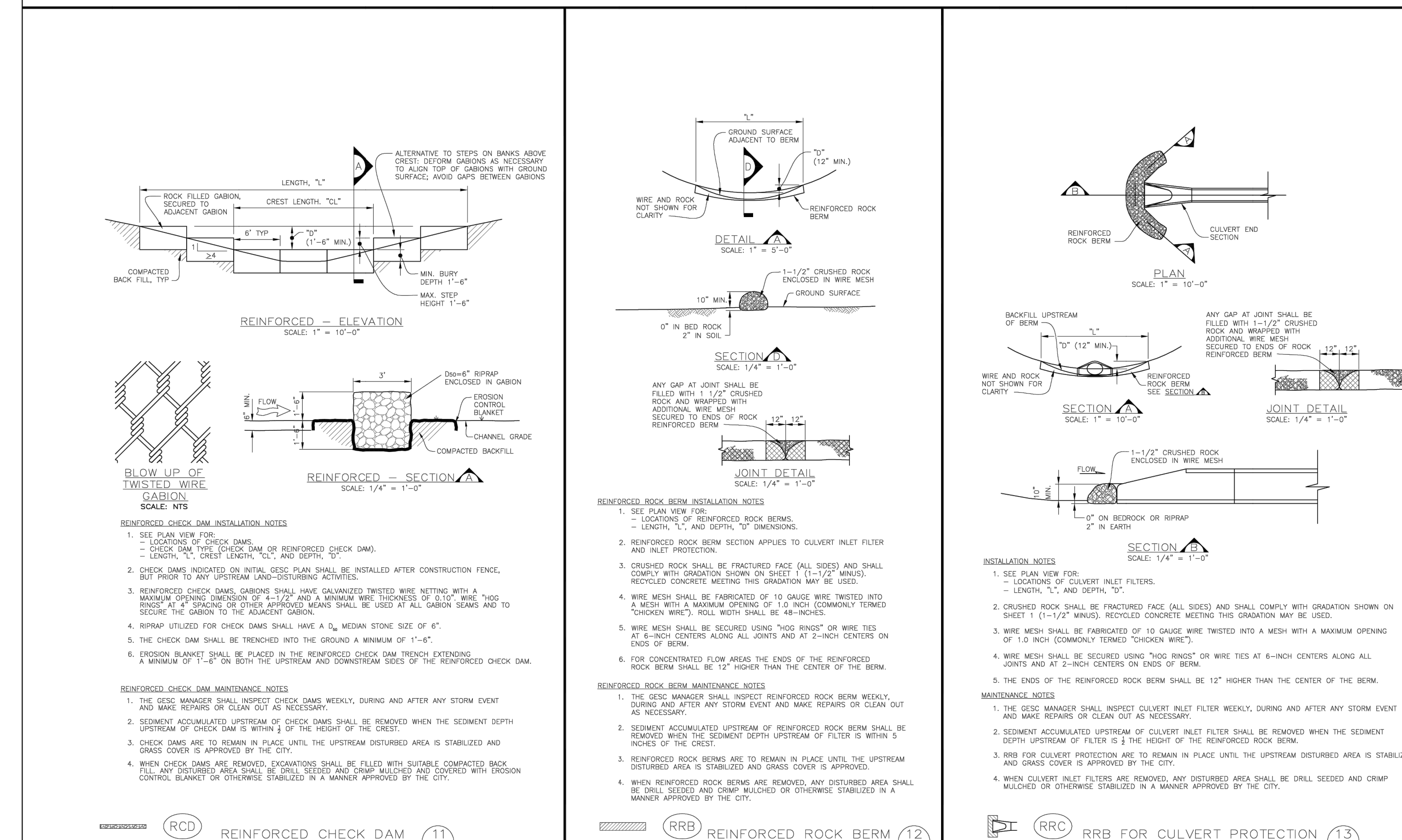
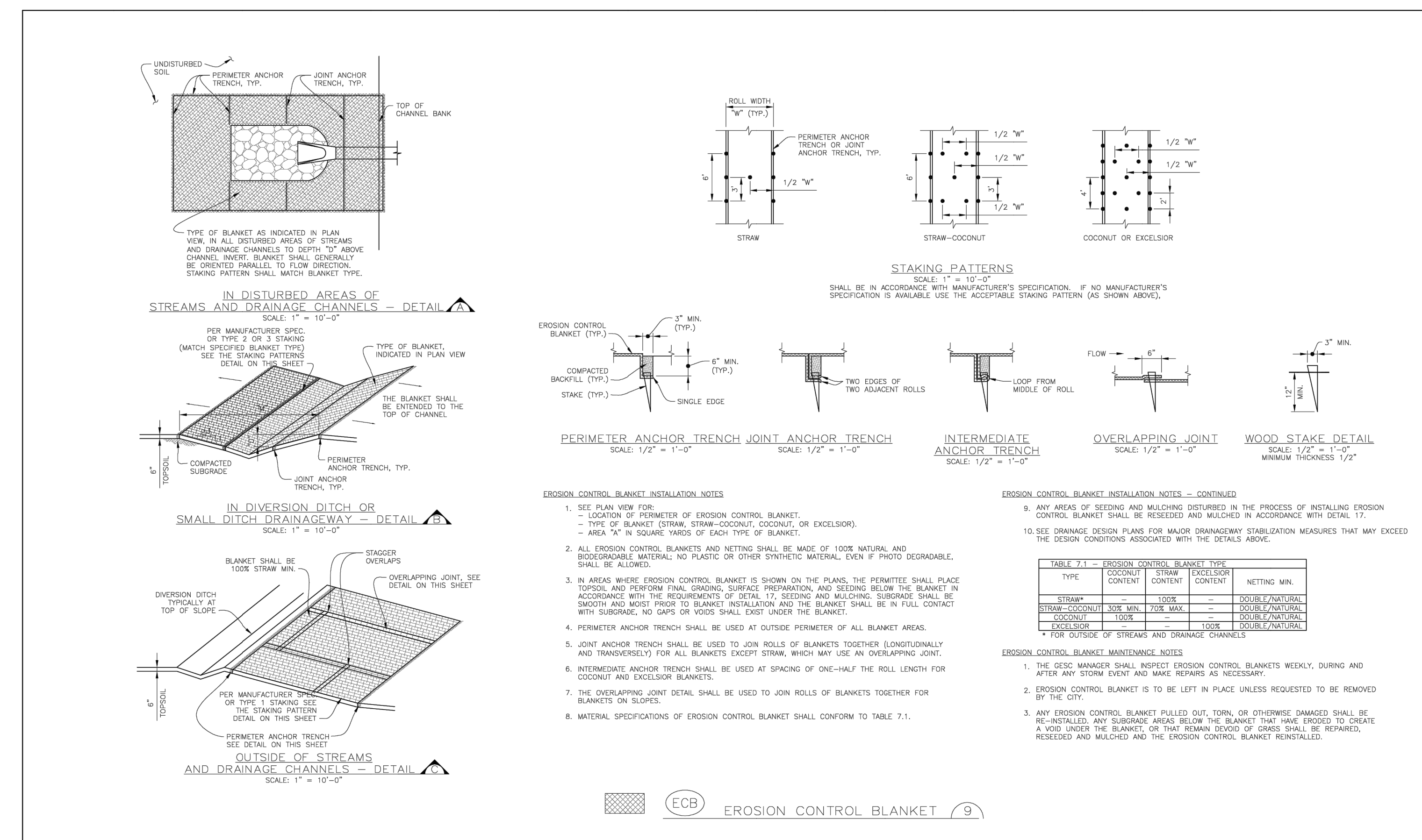
NO.	REVISION	DATE	BY		DATE
			MEP	JGS	
1	REMOVED PER 1ST CITY COMMENTS				
2	NEW SITE PLAN / 2ND CITY COMMENTS				

RIDGEGATE SOUTHWEST VILLAGE FILING 3
GESC DETAILS

SHEET 25 OF 75
 JOB NO. 15950.02



RRB FOR CULVERT PROTECTION (13)



RRC RRC FOR CULVERT PROTECTION (13)

Sheet Revisions

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6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
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11/ /08	ADD CURB SOCK DETAIL (REF UDFCD, V3 FIGURE C5-23), MISC. NOTE EDITS	GAW

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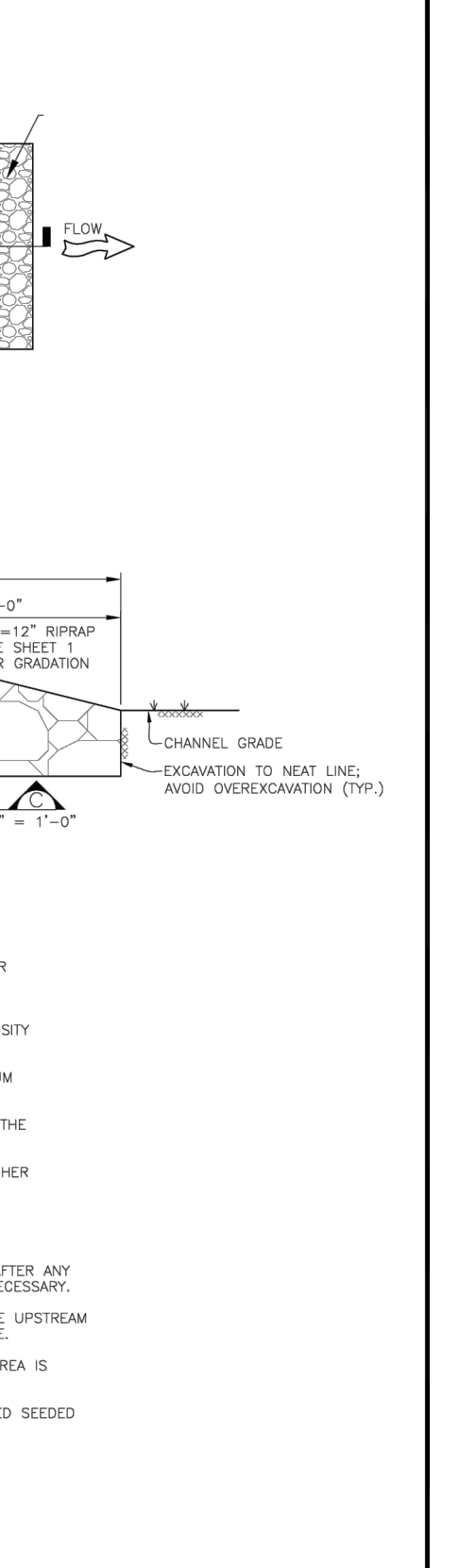
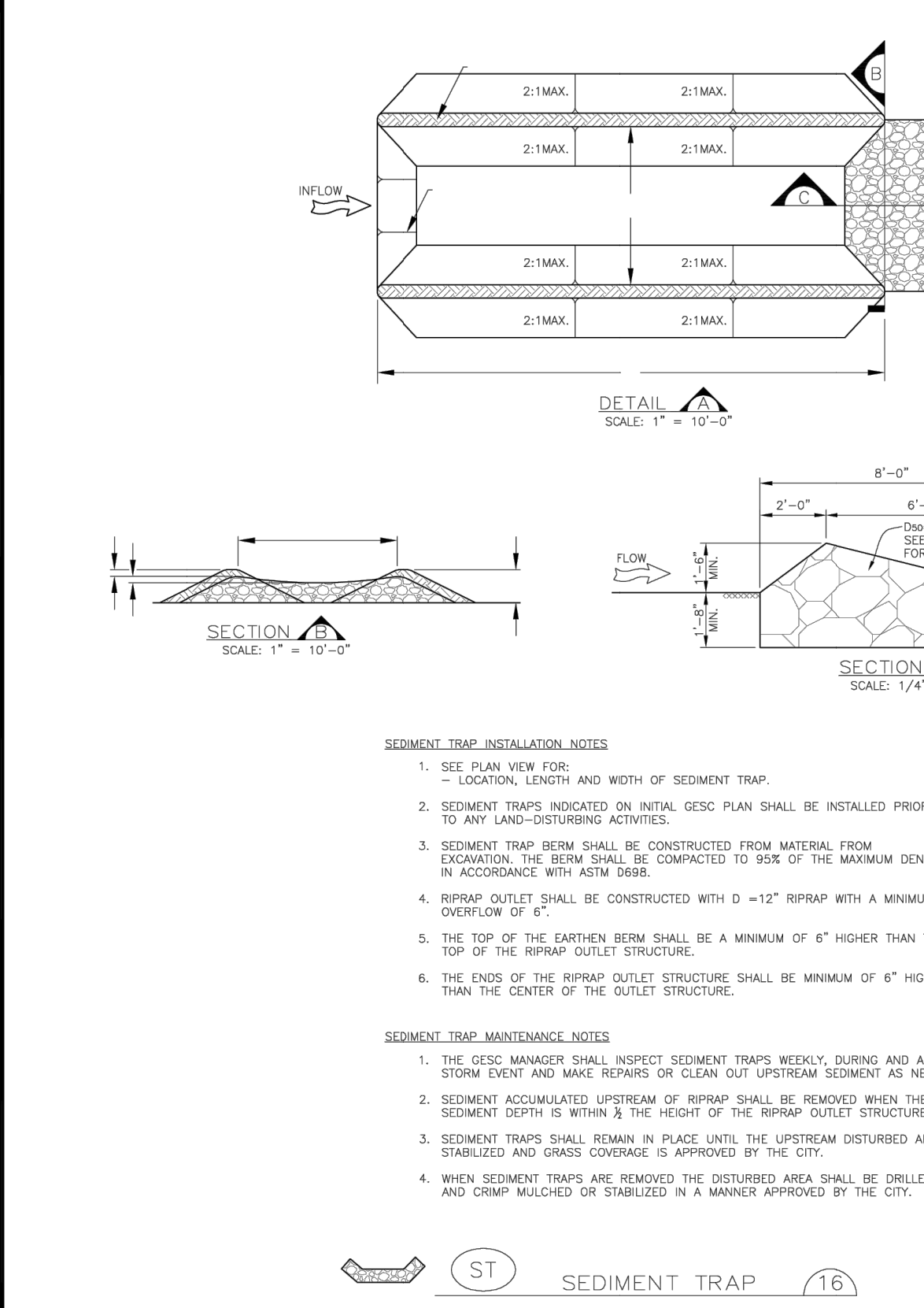
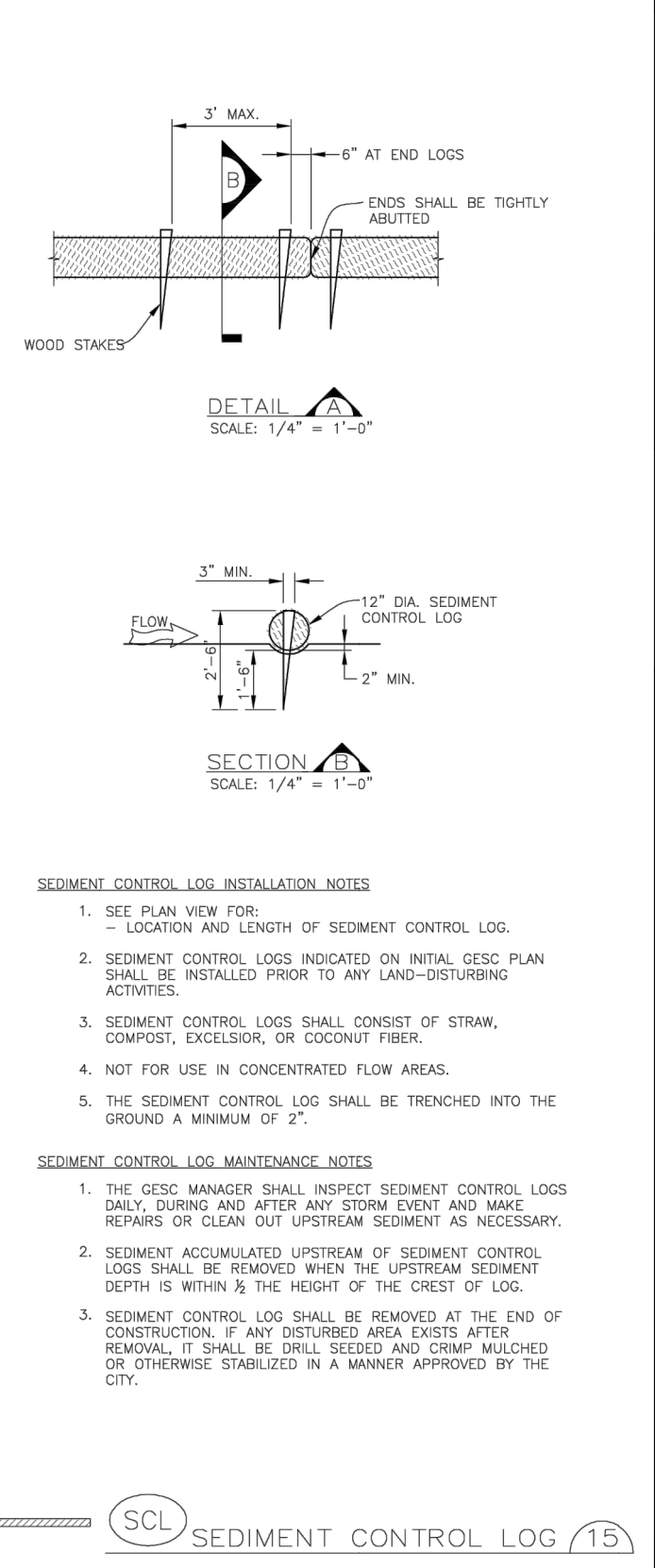


CITY OF LONE TREE
 DEPARTMENT OF PUBLIC WORKS
 Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

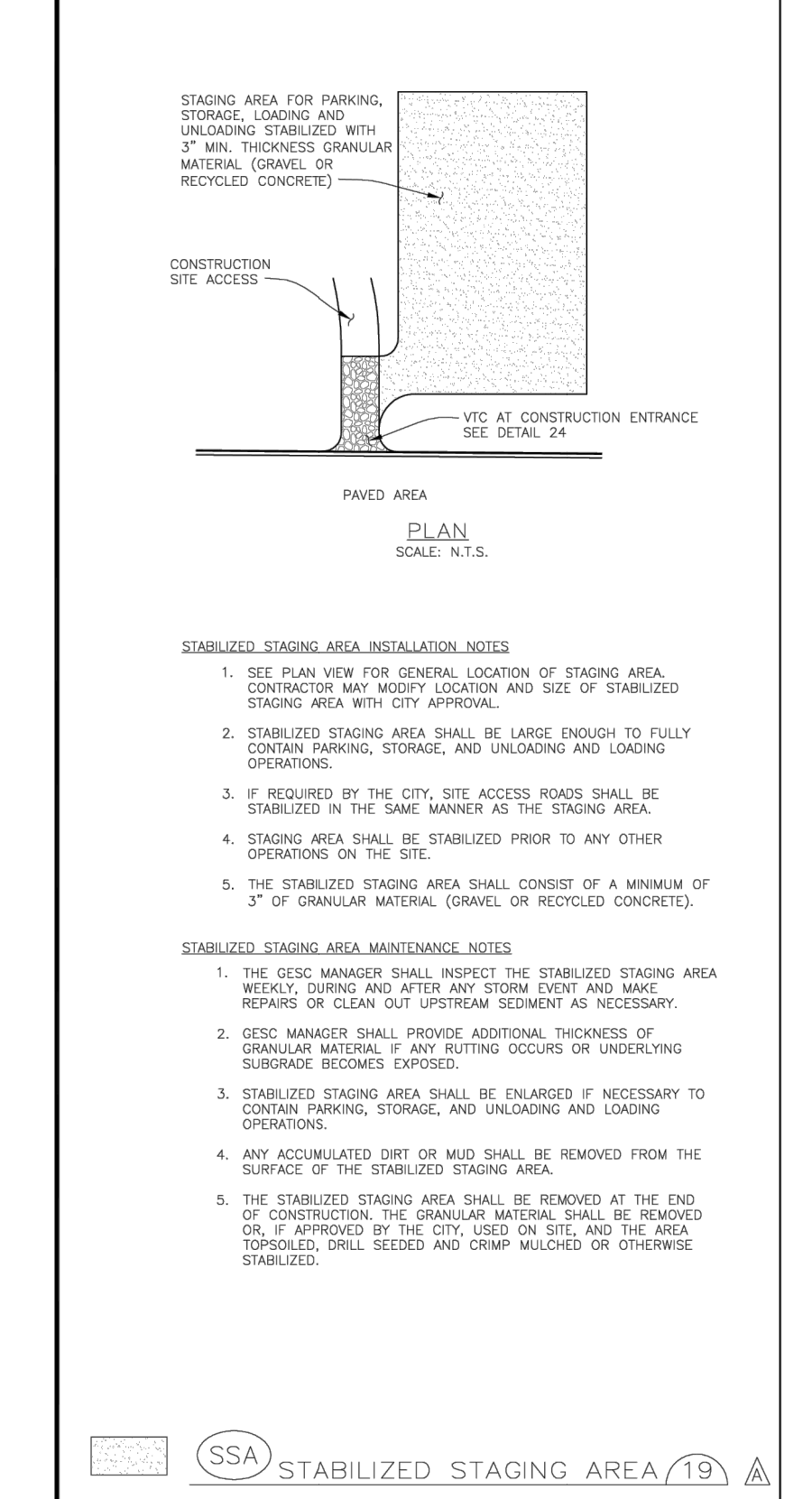
SHEET 2 OF 3



SPECIES	VARIETY	NOTES	PL IN MIX	POUNDS OF PLS PER ACRE
BIG BULFEST	KAW	PNWS	10	1.1
YELLOW INDIGRASS	CHEYENNE	PNWS	10	1.1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SODGAT GRAMA	VAUGHN	PNWS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.8
BLUE GRAMA	HACHITA	PNWS	10	0.3
THICKSPRIG	CRITANA	PNCS	10	1
PRAIRIE SANDPEG	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORN	PNCS	10	1
SI INDIAN WHEATGRASS	PRYOR	PNCS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

SPECIES	VARIETY	NOTES	PL IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINDOLN	PNCS	30	3.9
INTERMEDIATE WHEATGRASS	GAHE	PNCS	30	4.5
PURSHSCENT WHEATGRASS	LUNA	PNCS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
TOTAL				13.4

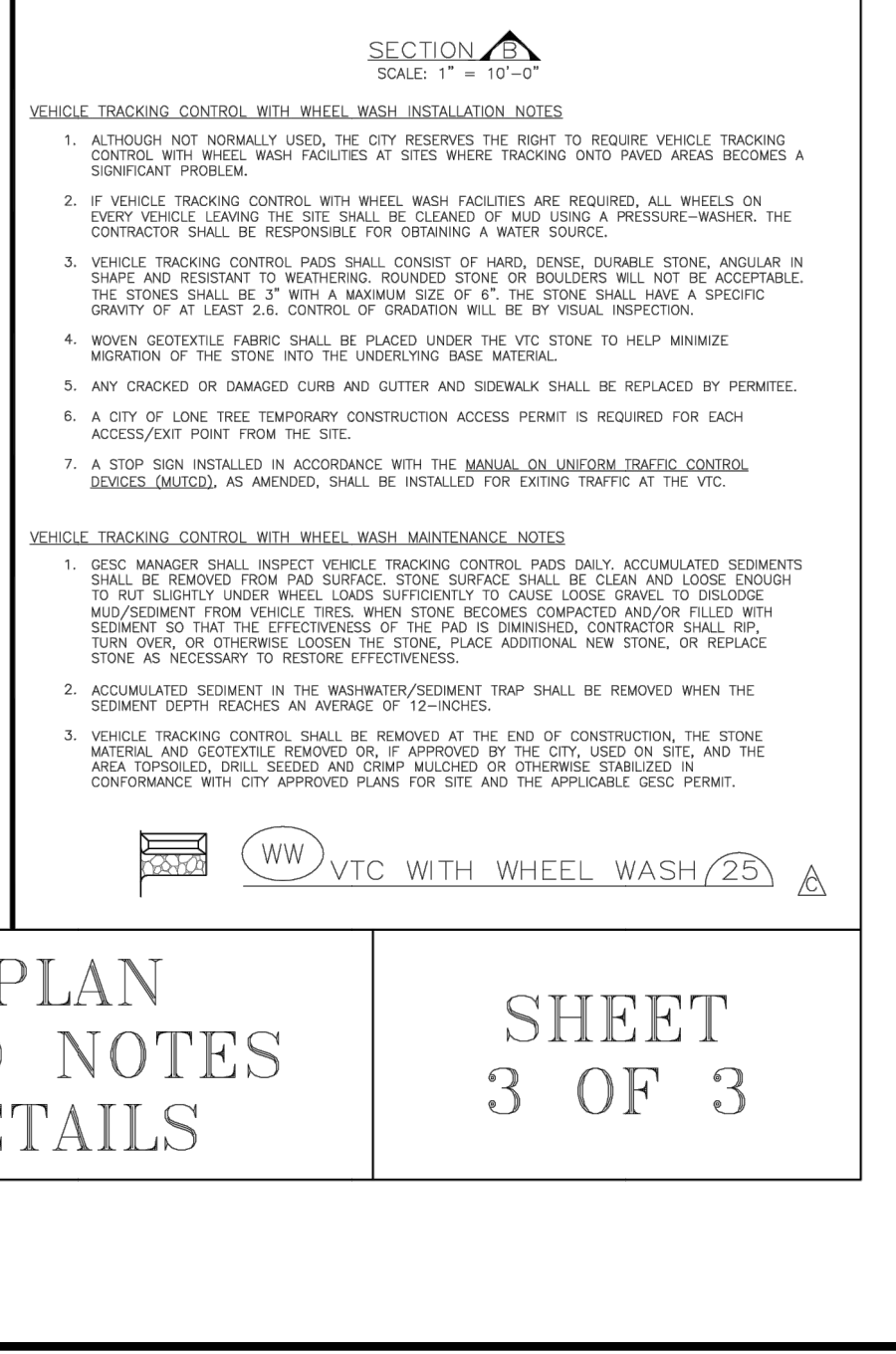
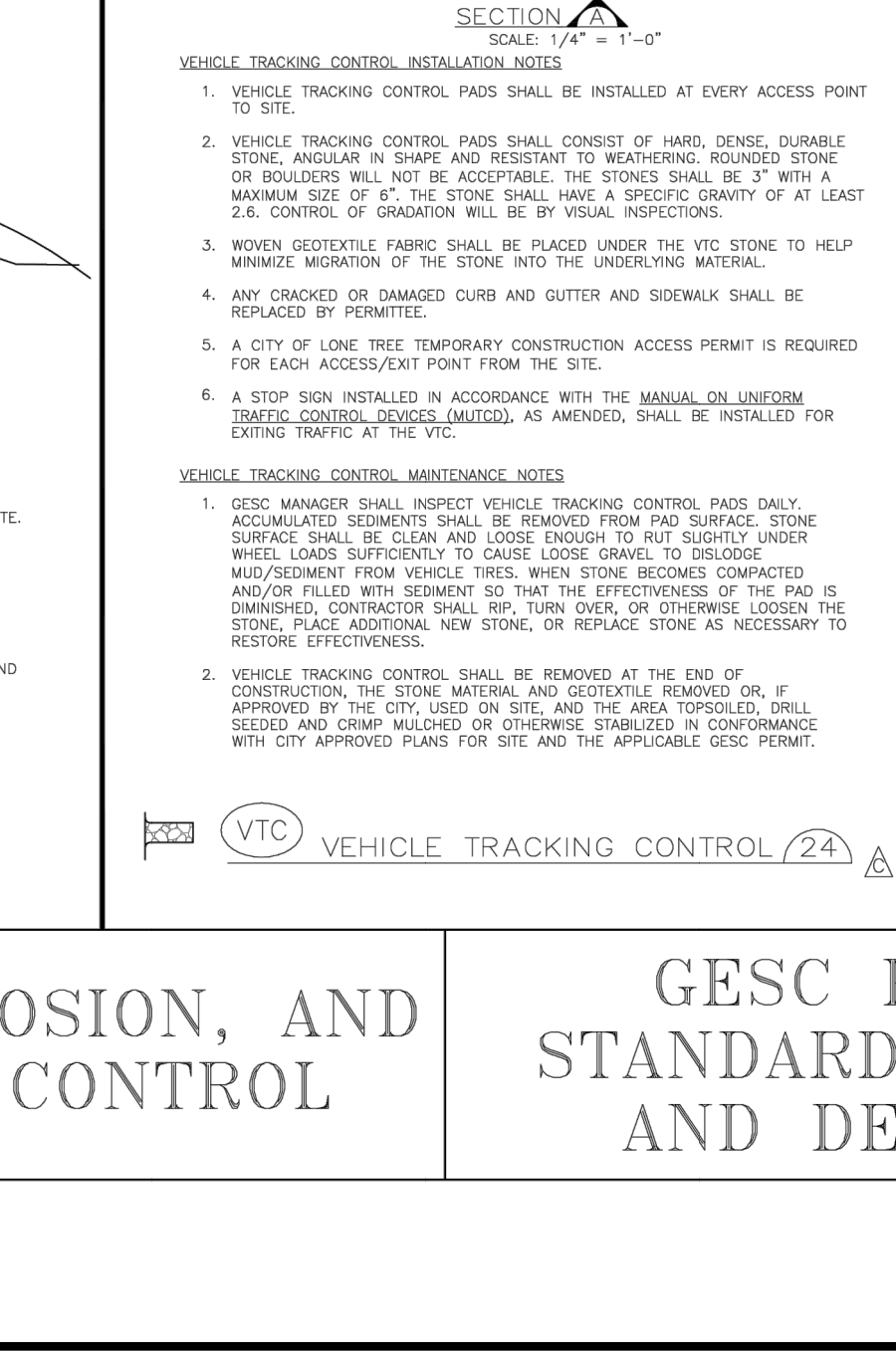
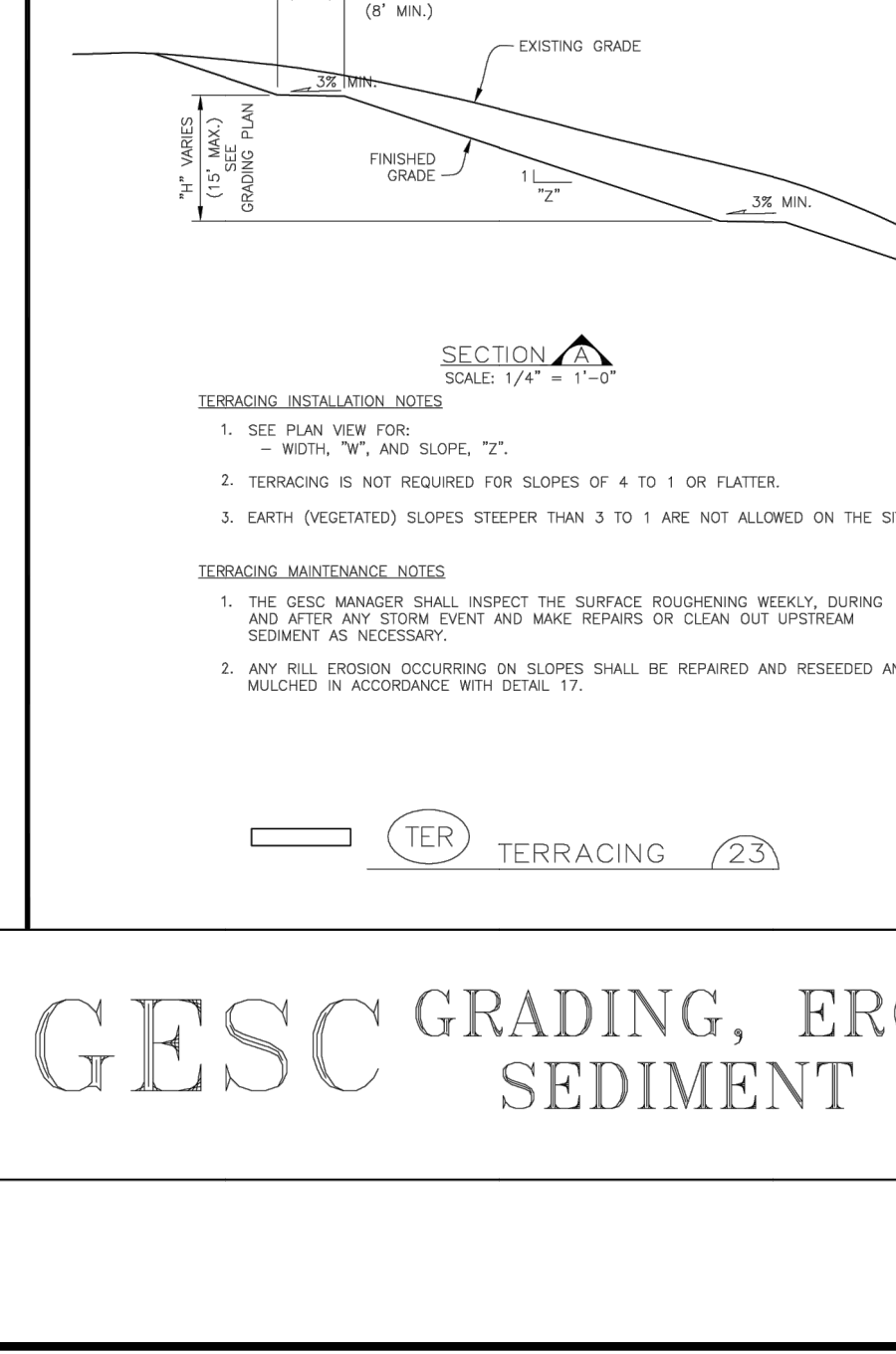
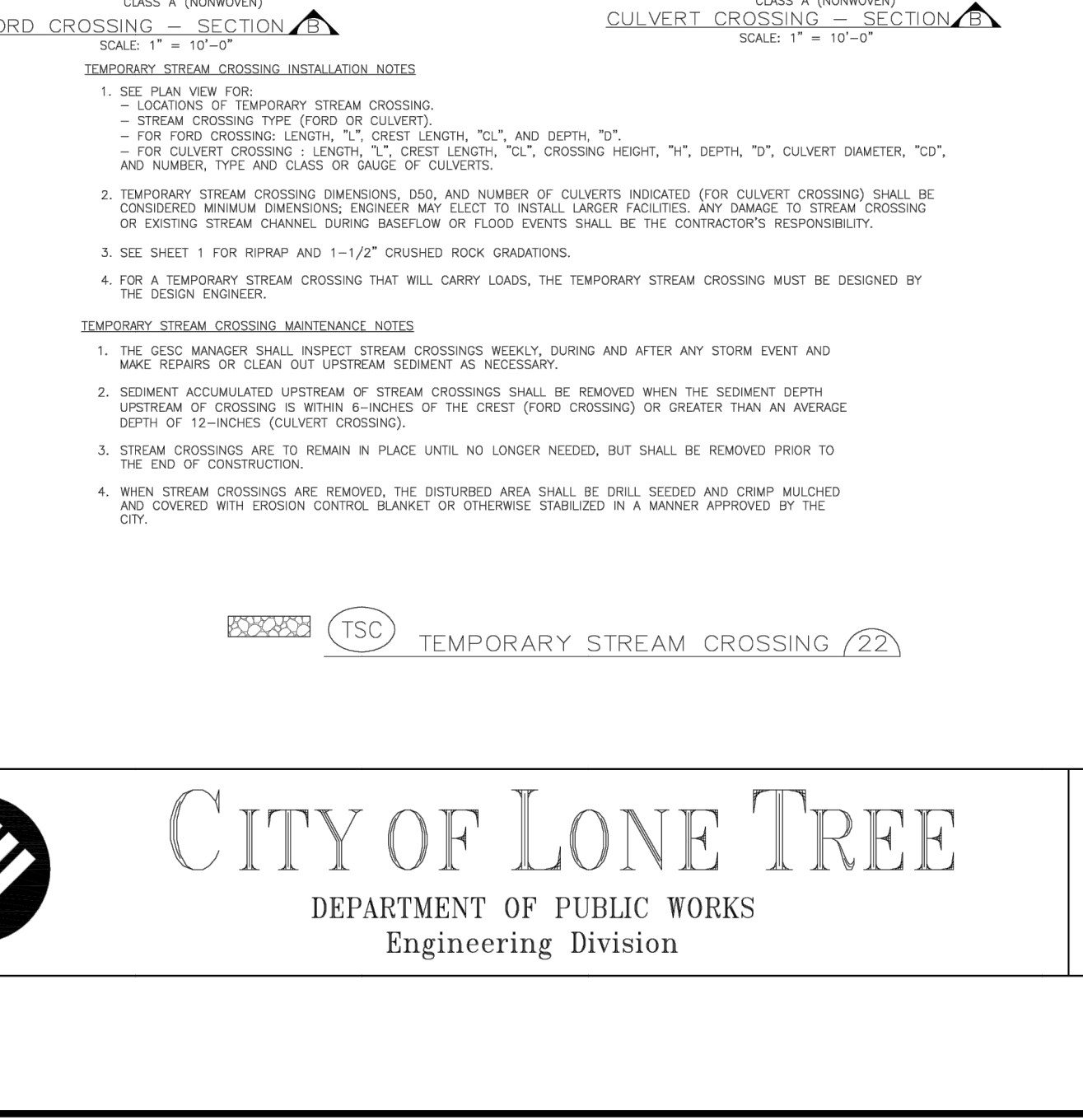
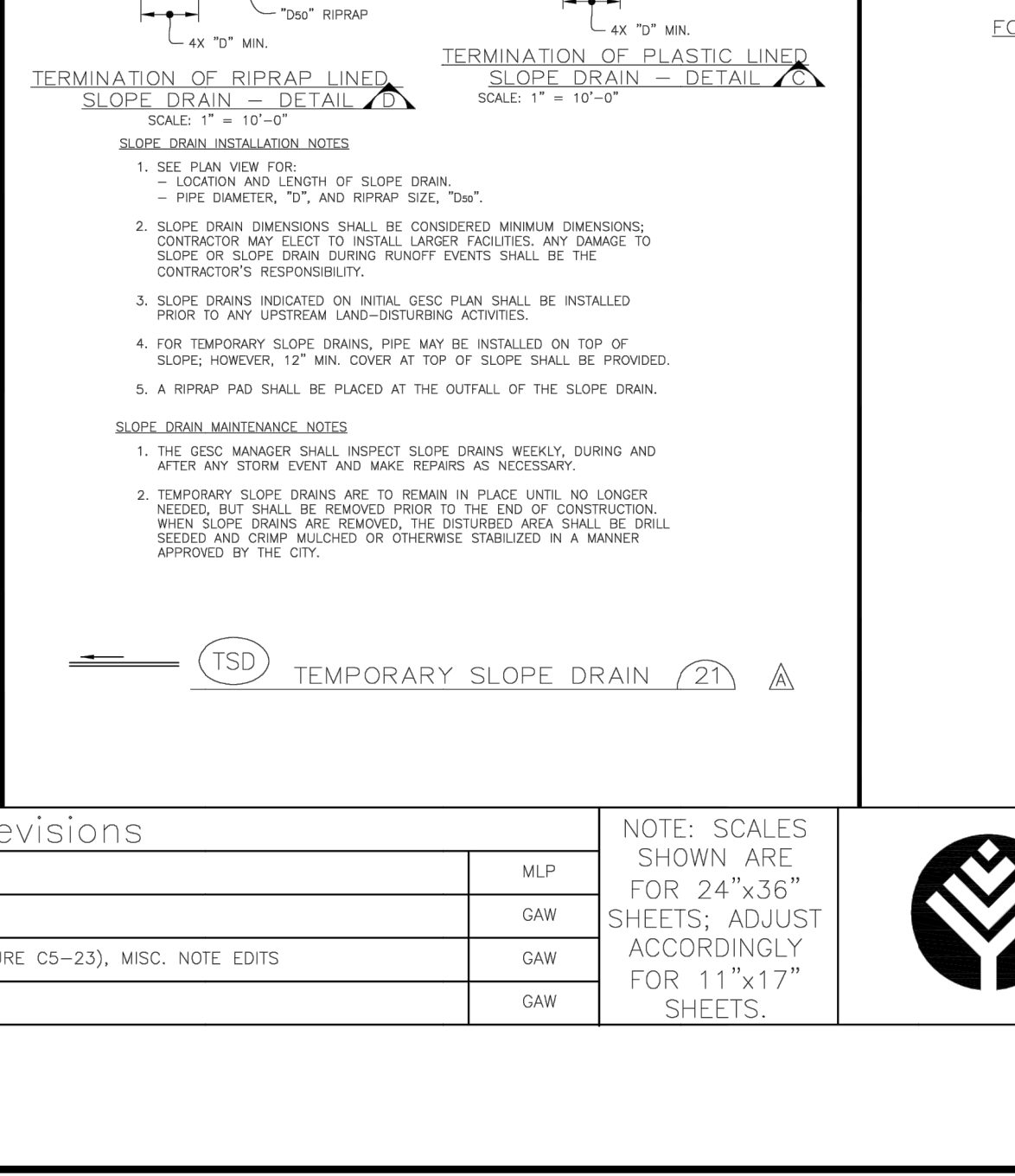
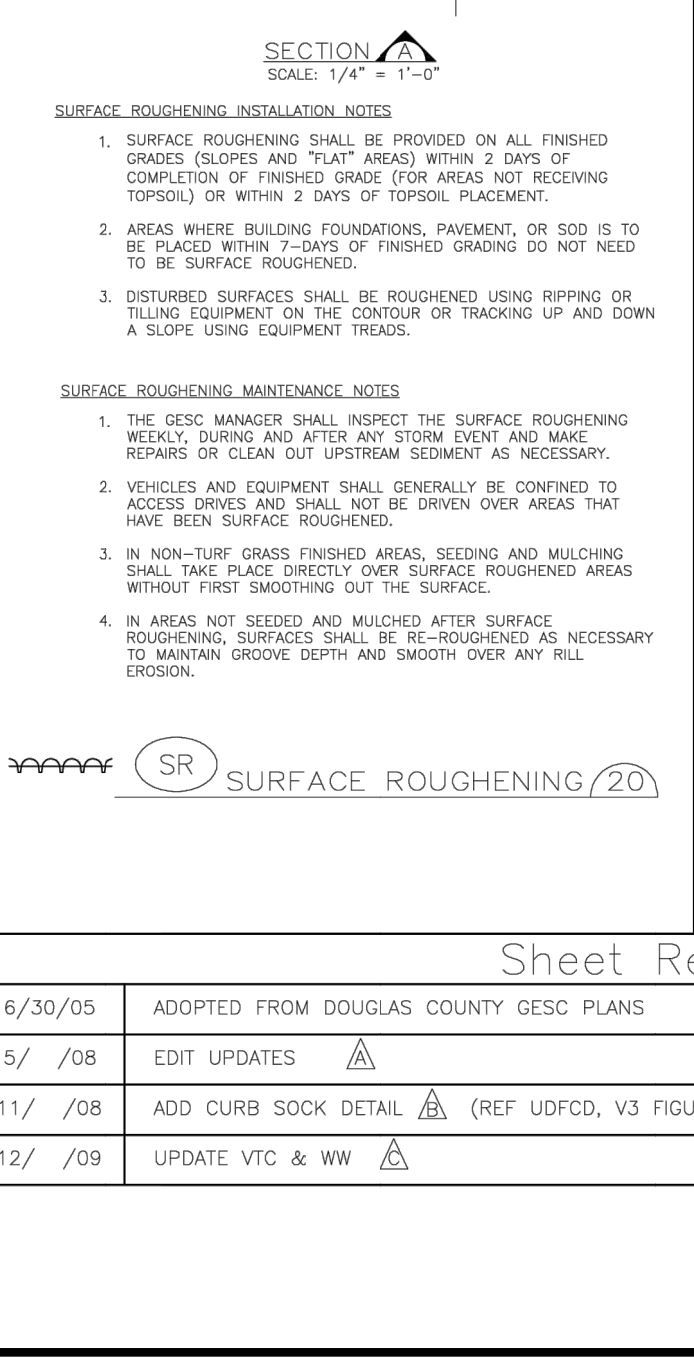
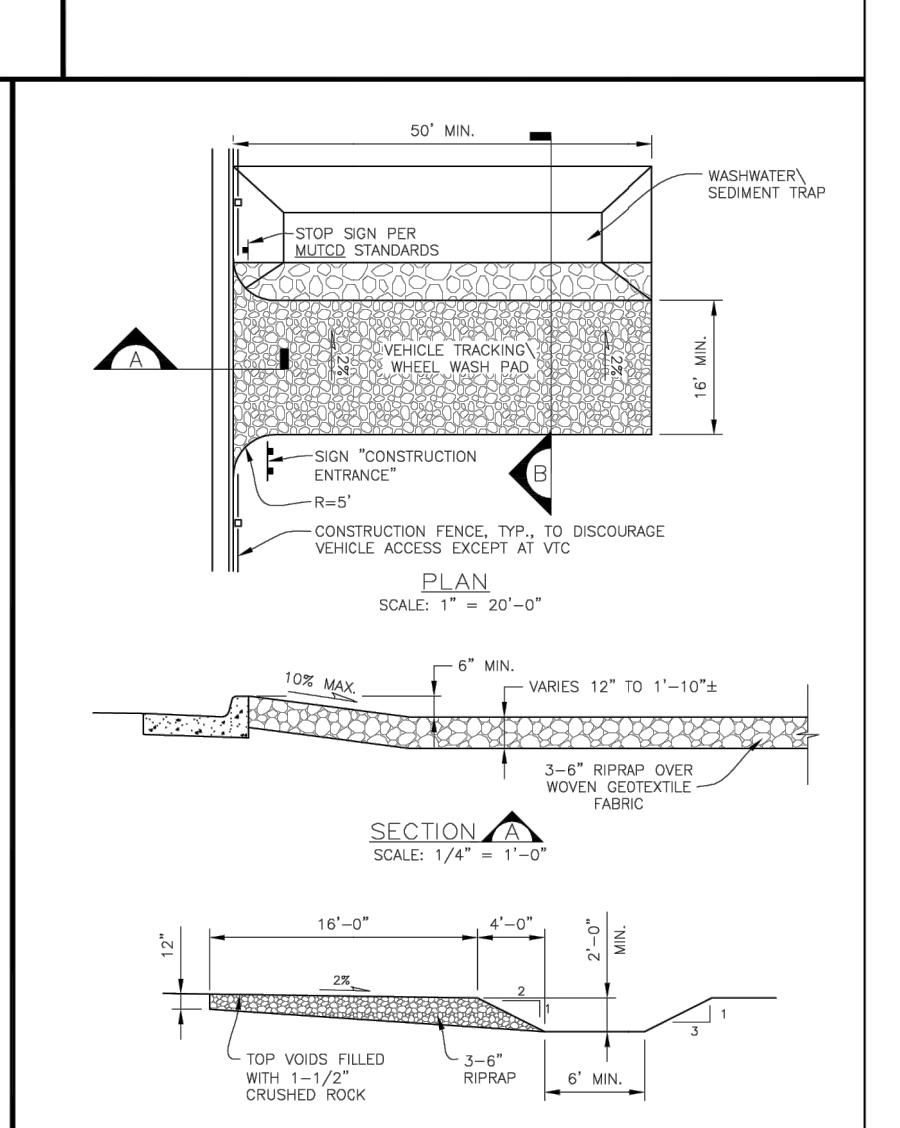
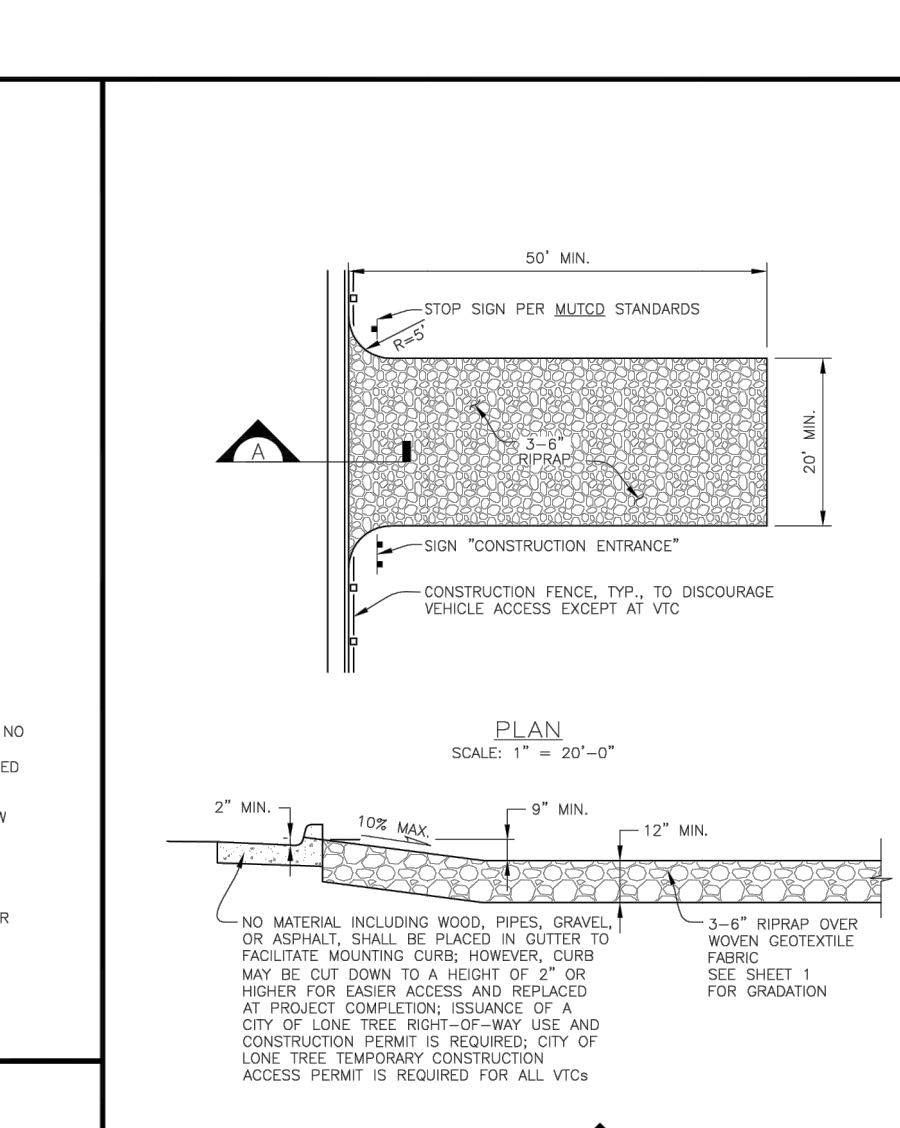
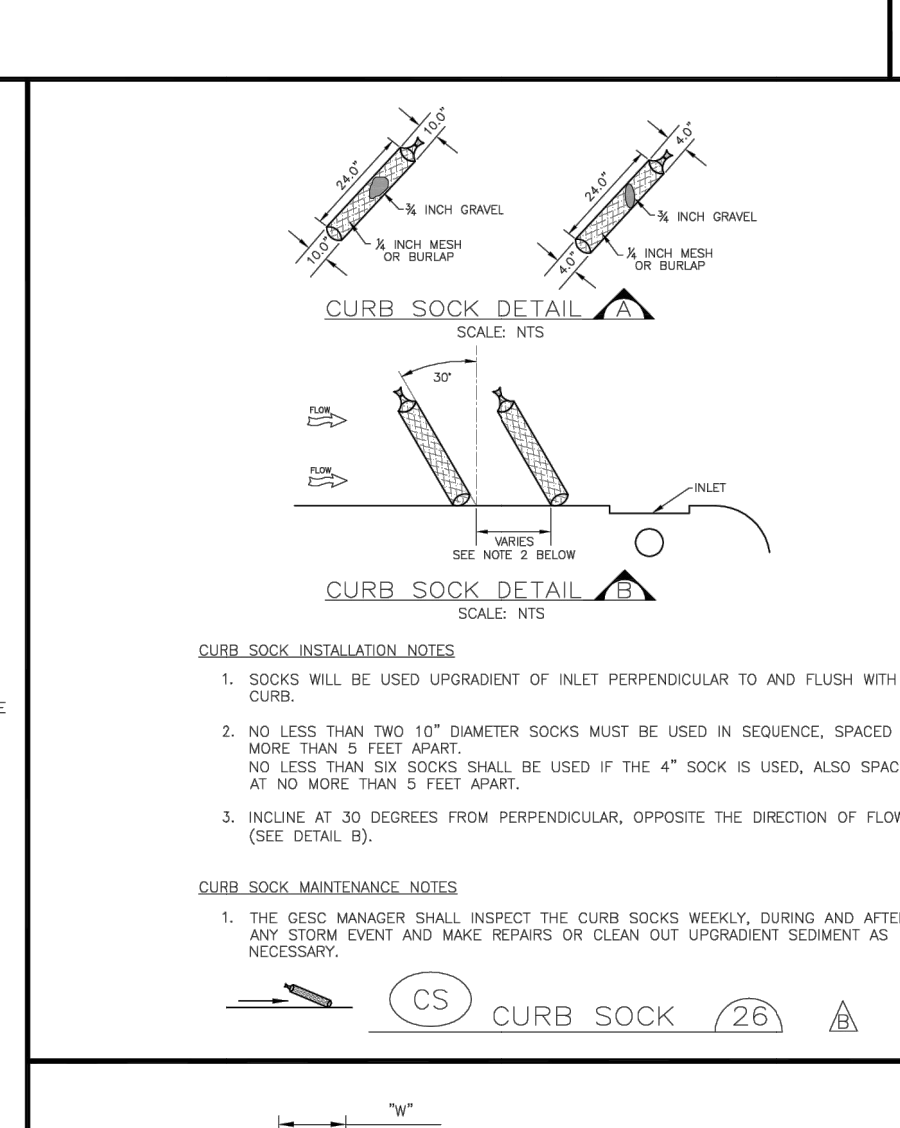
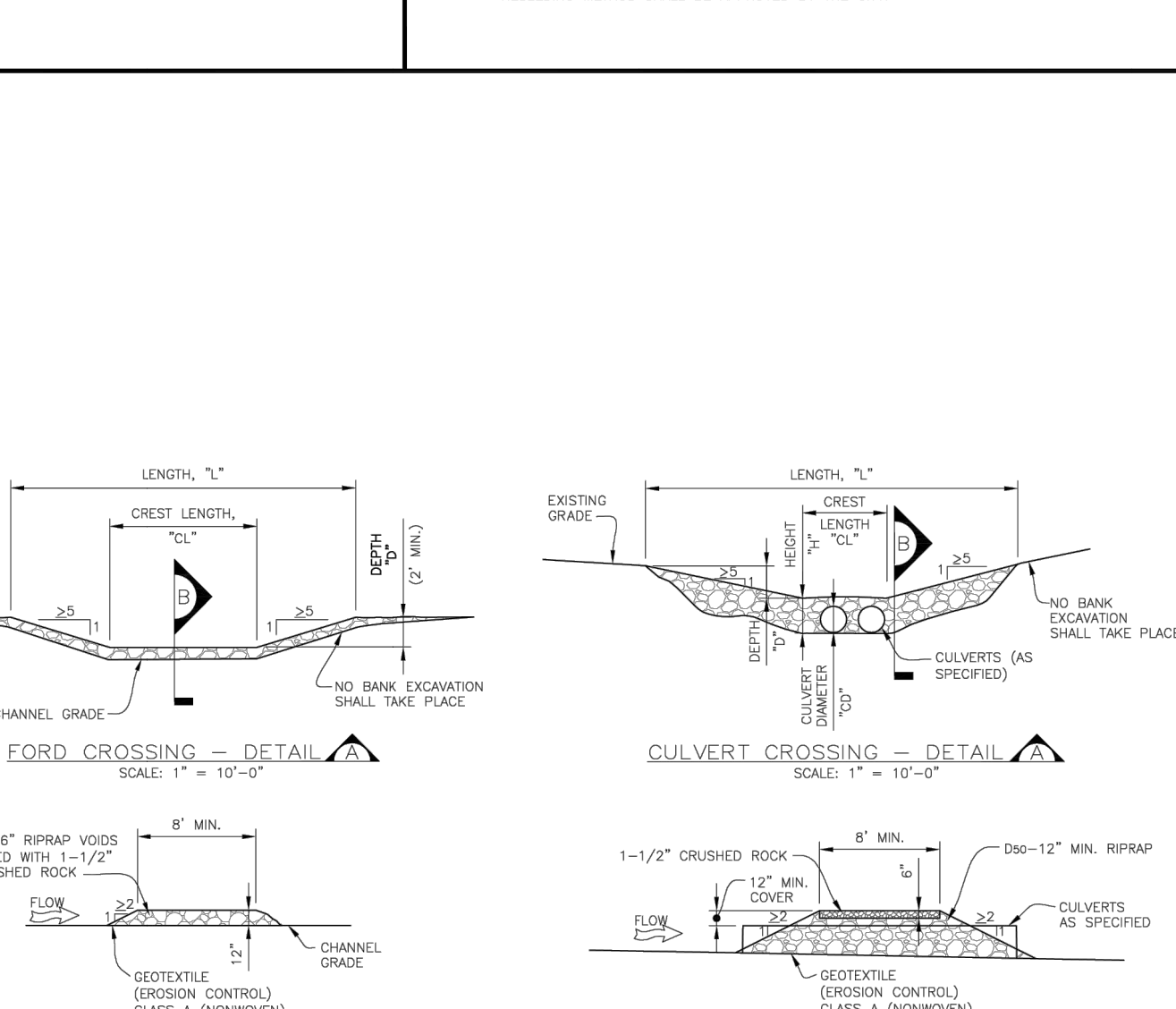
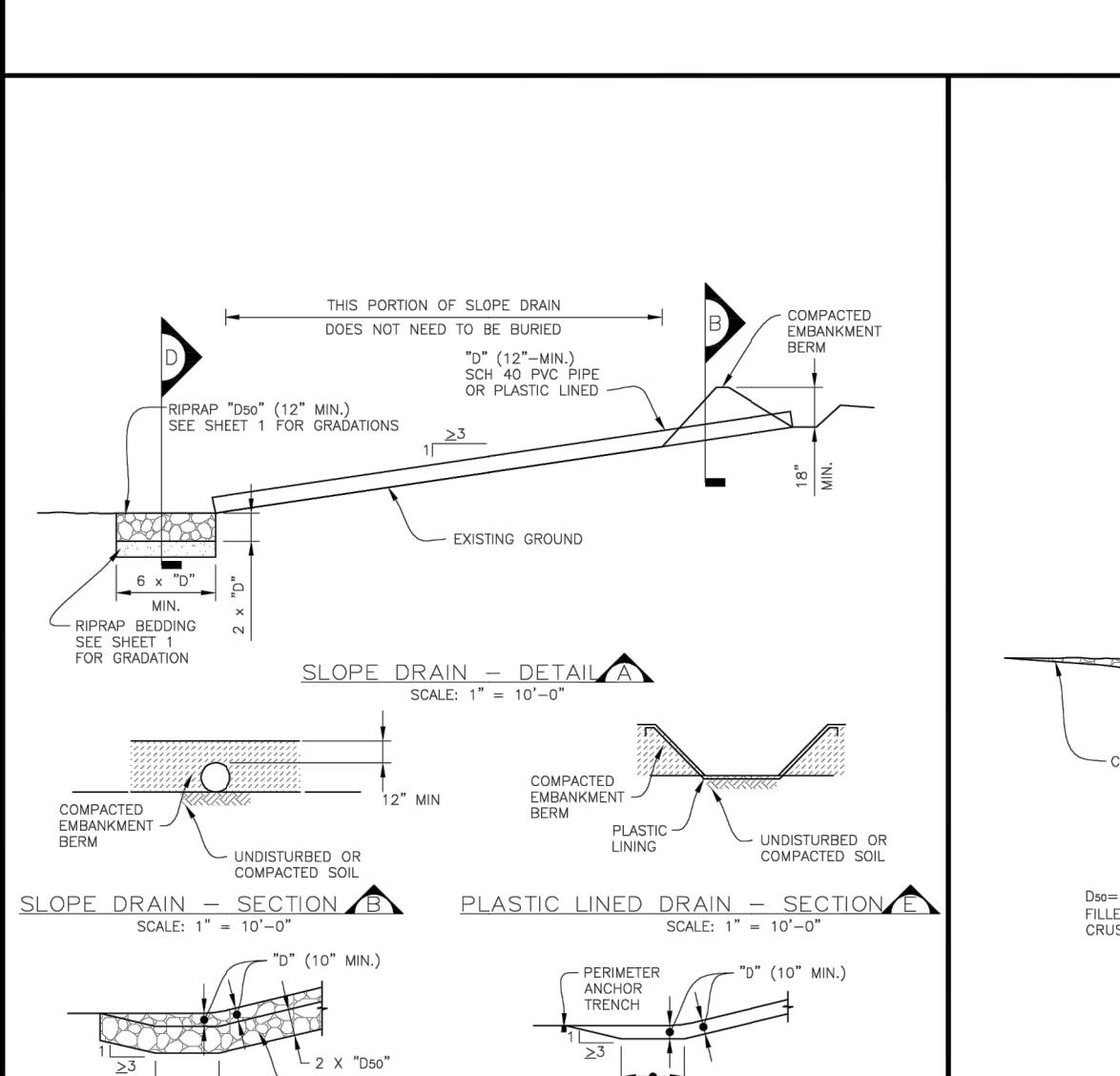
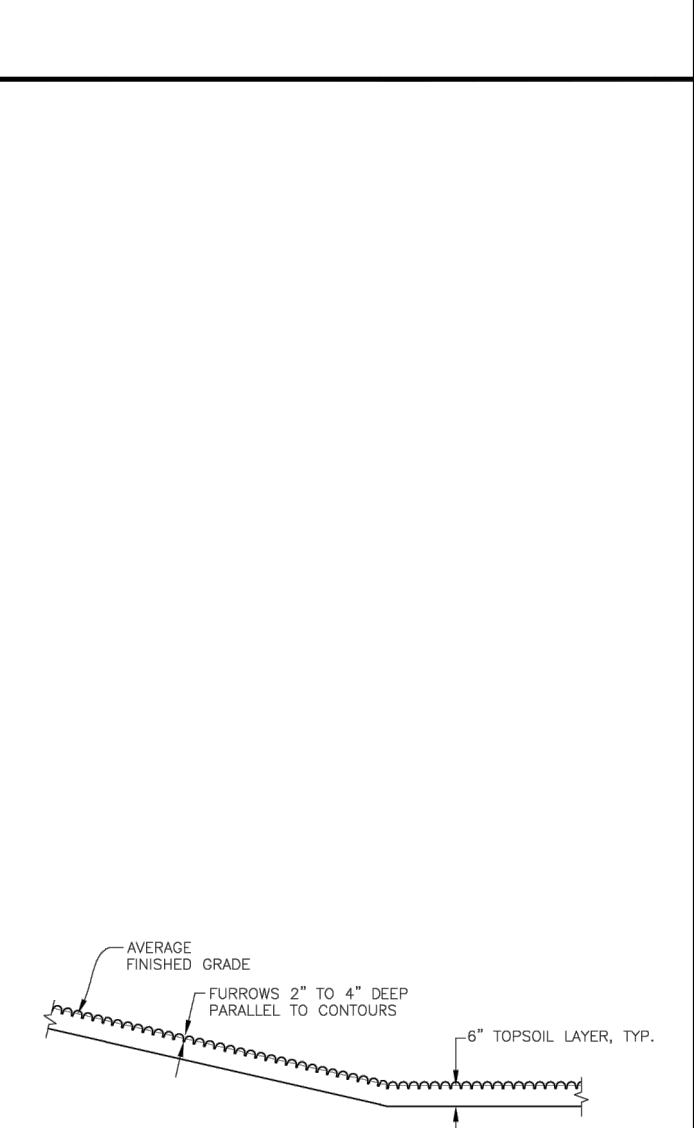
SPECIES	VARIETY	NOTES	PL IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXDRA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWS	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SODGAT GRAMA	VAUGHN	PNWS	20	1.8
THICKSPRIG	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0



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NO.	REVISION	BY	DATE	REVISION PER 1ST CITY COMMENTS		NEW SITE PLAN / 2ND CITY COMMENTS	MPS	JCS	3/27/24
				N/A	N/A				
1	H-SCALE	N/A	3/27/24	DESIGNED BY	N/A				
2	V-SCALE	N/A	3/27/24	DRAWN BY	N/A				
				CHECKED BY	N/A				

Sheet Revisions

DATE	REVISION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UFDC, V3 FIGURE C5-23), MISC. NOTE EDITS	GAW
12/ /09	UPDATE VTC & WW	GAW

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

GESC PLAN STANDARD NOTES AND DETAILS

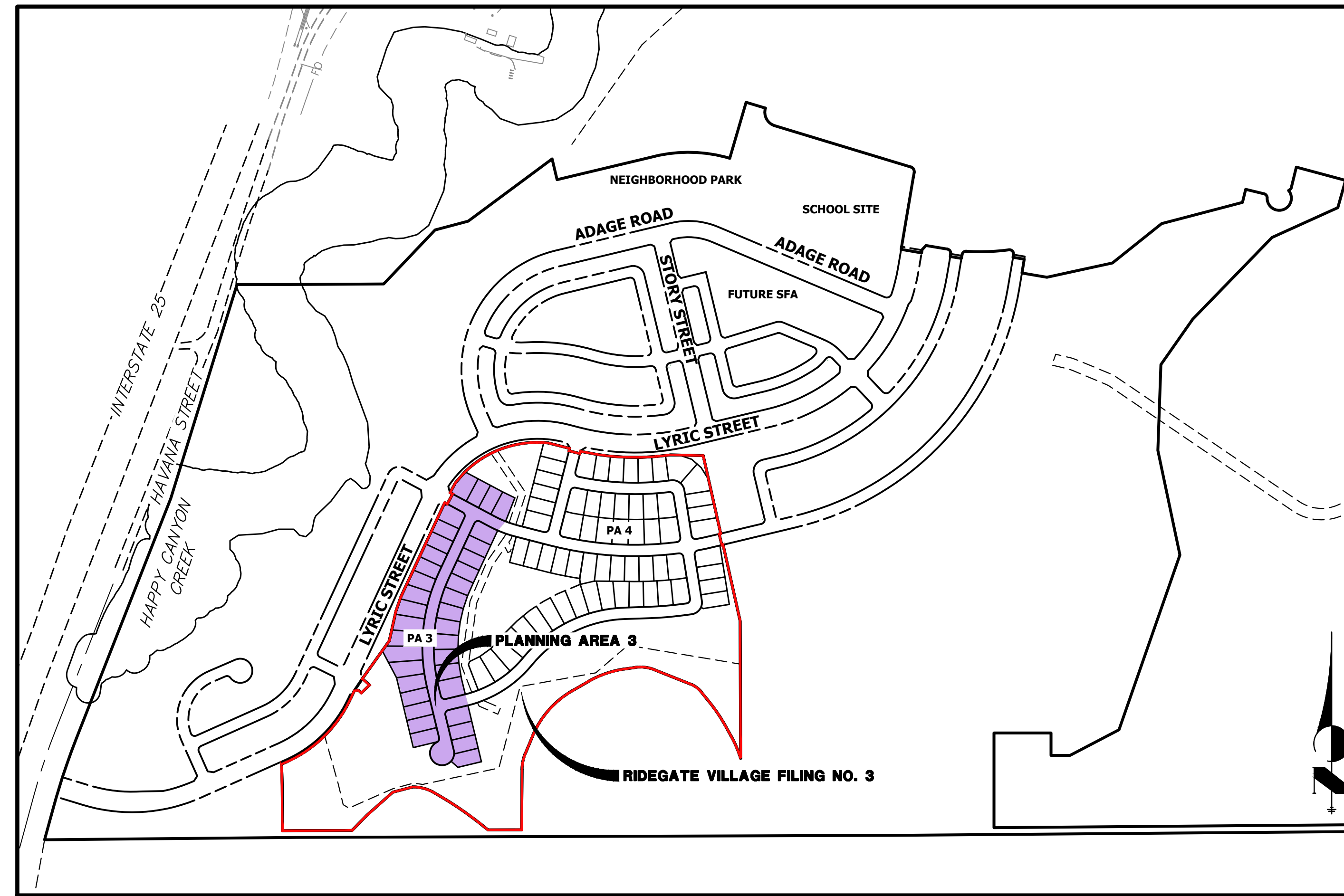
SHEET 3 OF 3

RIDGEGATE SOUTHWEST VILLAGE FILING 3-PLANNING AREA 3

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 22 AND SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
STREET & DRAINAGE CONSTRUCTION PLANS

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
BFV BUTTERFLY VALVE	MAX MAXIMUM
BLVD BOULEVARD	M/D MOISTURE DENSITY
BW BOTTOM OF WALL	MDP MASTER DEVELOPMENT
C&G CURB & GUTTER	DRAINAGE PLAN
C&TV CABLE TELEVISION	MH MANHOLE
CB CATCH BASIN	MIN MINIMUM
CBC CONCRETE BOX CULVERT	MS MOUNTABLE SIDEWALK
CDOT COLORADO DEPARTMENT OF TRANSPORTATION	N NORTH
CDS CUL-DE-SAC	NRCP NON-REINFORCED CONCRETE PIPE
CF CUBIC FOOT	ODP OFFICIAL DEVELOPMENT PLAN
CFS CUBIC FEET PER SECOND	OHE OVERHEAD ELECTRIC
CIP COMPLETE IN PLACE	OHU OVERHEAD UTILITY
CL CENTER LINE	PC POINT OF CURVATURE
CLOMR CONDITIONAL LETTER OF MAP REVISION	PCC POINT OF COMPOUND CURVATURE
CLR CLEAR	PCR POINT OF CURB RETURN
CMP CORRUGATED METAL PIPE	PDP PRELIMINARY DEVELOPMENT PLAN
CO CLEAN OUT	PE PROFESSIONAL ENGINEER
COCS CURB OF COLORADO SPRINGS CONCRETE	PI POINT OF INTERSECTION
CR CIRCLE	PKWY PARKWAY
CSP CORRUGATED STEEL PIPE	PL PROPERTY LINE
CSU COLORADO SPRINGS UTILITIES	PR PROPOSED
CT COURT	PRC POINT OF REVERSE CURVATURE
CTRB 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 ROAD
DR DRIVE	RD ROAD
DRS 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-IN SQUARE YARD INCH
ERCP ELLIPTICAL RCP	TB THRUST BLOCK
ESMT EASEMENT	TBC TOP BACK OF CURB
EST ESTIMATE	TBW TOP BACK OF WALK
EX EXISTING	TEL TELEPHONE
FDP FINAL DEVELOPMENT PLAN	TN TON
FDR FINAL DRAINAGE REPORT	TOA TOP OF ASPHALT
FES FLARED END SECTION	TOB TOP OF BOX
FF FINISHED FLOOR ELEVATION	TOC TOP OF CURB OR CONCRETE
FG FINISHED GRADE	TOF TOP OF FOUNDATION
FH FIRE HYDRANT	TOP TOP OF PIPE
FL FLOWLINE	TW TOP OF WALL
FIL FILING	TYP TYPICAL
FO FIBER OPTIC CABLE	UDFCD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GB GRADE BREAK	UE UTILITY EASEMENT
GE GAS EASEMENT	U&DE UTILITY & DRAINAGE EASEMENT
GIS GEOGRAPHIC INFORMATION SYSTEM	USE UNDERGROUND ELECTRIC
GL GAS LINE	VCP VITRIFIED CLAY PIPE
GPS GLOBAL POSITIONING SYSTEM	VPC VERTICAL POINT OF CURVATURE
GV GATE VALVE	VPI VERTICAL POINT OF INTERSECTION
HBP HOT BITUMINOUS PAVEMENT	VPT VERTICAL POINT OF TANGENCY
HC HANDICAP	VTC VEHICLE TRACKING CONTROL
HDC HIGH DEFLECTION COUPLING	W WEST
HDPE HIGH DENSITY POLYETHYLENE	WL WATER LINE
HGL HYDRAULIC GRADE LINE	WM WATER MAIN
HMA HOT MIX ASPHALT	WRD WATER RESOURCES DEPARTMENT
HOA HOME OWNERS ASSOCIATION	WS WATER SURFACE
HP HIGH POINT	WSE WATER SURFACE ELEVATION
HR HOUR	WTR WATER
I INLET	YR YEAR
IE IRRIGATION EASEMENT	



VICINITY MAP
SCALE: 1"=400'

SHEET INDEX

27	COVER SHEET
28	GENERAL NOTES
29	LEGEND
30-31	OVERALL SITE AND UTILITY PLAN
32-33	ROADWAY PLAN AND PROFILES
34	FLOWLINE TRANSITIONS
35	CURB RAMP DETAILS
36	35 - INTERSECTION DETAILS
37-38	SIGNAGE AND STRIPING PLAN
39-46	STORM SEWER AND ROADWAY DETAILS

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 LONE TREE, CO 80124
 P~303.791.8180

CIVIL ENGINEER

JR ENGINEERING
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 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 UNBEMUST 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: DN49,935.000-115-L3

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

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

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

J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE	CITY COMMENTS	
				1ST CITY COMMENTS	2ND CITY COMMENTS
1	REVISED PER		1/31/24	MEP	
2	NEW SITE PLAN /		3/27/24	JGS	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 COVER SHEET

GENERAL PROJECT NOTES:

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

- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
- DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
- DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
- CDOT M&S STANDARDS
- MUTCD
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3

CITY OF LONE TREE GENERAL NOTES

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

CITY OF LONE TREE SIGNAGE & STRIPING NOTES

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

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

ROADWAY NOTES

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

DRAINAGE GENERAL NOTES

- 1. PROJECT FACILITIES ARE TO BE LOCATED BASED ON THE SURVEY COORDINATES, ELEVATIONS, DIMENSIONS, AND/OR GEOMETRIC DESIGN DATA PROVIDED ON THE DRAWINGS.
2. 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 SLOPE 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.
3. EXISTING FACILITIES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED IN KIND, AS APPROVED BY ENGINEER.
4. THE WORK WILL TAKE PLACE IN AND AROUND DRAINAGE SWALES AND THE HAPPY CANYON CREEK, SUBJECT TO PERIODIC FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SURFACE AND SUBSURFACE WATER DURING THE COURSE OF THE WORK. ANY DAMAGE TO THE WORK RESULTING FROM SURFACE FLOWS, BASE FLOWS, OR FLOOD FLOWS INCLUDING BUOYANCY FORCES ON PIPELINES AND OTHER FACILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS OF ANY APPLICABLE PERMITS PERTAINING TO WATER AND EROSION CONTROL.
5. CONTACT THE ENGINEER FOR CLARIFICATIONS OF ANY ABBREVIATIONS SHOWN ON THE DRAWINGS.
6. THE SITE WHERE THE WORK IS TO BE PERFORMED SHALL BE OVERTOP 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 BE COMPLETED SHALL BE MAINTAINED. 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 AFTER 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 CLOUDS ARE NO LARGER THAN 3 INCHES, AND APPROVED BY THE ENGINEER. THIS NOTE ALSO APPLIES TO AREAS WHERE COIR MAT IS TO BE INSTALLED.
7. 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 ENCRILING 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.
8. 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.
9. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MANHOLES, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS.

DRAINAGE STRUCTURE NOTES

- 1. CONCRETE WORK SHALL CONFORM TO ACI 301, ACI 350.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM-615, GRADE 60.
3. ALL EXPOSED CONCRETE SHALL HAVE A CDOT CLASS 2 OR 5 FINISH.
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE 1/4" CHAMFERS.
5. DETAILING, FABRICATION, AND PLACING OF REBAR SHALL BE IN ACCORDANCE WITH ACI 315.
6. CONSTRUCTION TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 347.
7. ALL MANHOLES SHALL BE SLAB BASE UNLESS SPECIFIED OTHERWISE. MANHOLE SHALL BE FABRICATED IN ACCORDANCE WITH CDOT STANDARD M-604-20.
8. COORDINATES FOR MANHOLES AND AREA INLETS ARE SHOWN AT THE CENTER OF THE STRUCTURE. COORDINATES FOR MOUNTABLE CURB INLETS ARE SHOWN ALONG THE FLOWLINE AT CENTER OF THE STRUCTURE.
9. ALL TYPE C AND D INLETS SHALL HAVE CLOSE MESH GRATES UNLESS SPECIFIED OTHERWISE.
10. LENGTH OF FABRICATED BAR GRATING PANELS IS LENGTH OF BEARING BARS, WIDTH REFERS TO DIMENSION PERPENDICULAR TO BEARING BARS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PANEL DIMENSIONS GIVEN PRIOR TO FABRICATION.
11. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.
12. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
13. THE CITY OF LONE TREE REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
14. ALL RCP STORM SEWERS MUST USE ASTM C443 WATER-TIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
15. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
16. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.
17. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
18. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

STORM SEWER NOTES:

- 1. ALL STORM SEWER IS EITHER REINFORCED CONCRETE PIPE (RCP) OR POLYPROPYLENE PIPE (PP) AS NOTED ON THE STORM PLAN AND PROFILE SHEETS.
2. ALL RCP PIPE IS CLASS III UNLESS OTHERWISE NOTED.
3. ALL POLYPROPYLENE PIPE IS ADVANCE DRAINAGE SYSTEMS, INC. (ADS) "HIGH PERFORMANCE STORM DRAINAGE PIPE" (HP STORM) OR APPROVED EQUIVALENT
4. SEE COVER SHEET FOR BENCHMARK.
5. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
6. INLET STATIONING IS TO CENTER OF INLET.
7. 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.
8. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
9. ALL INLETS ARE TYPE R INLETS UNLESS OTHERWISE NOTED.
10. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
11. COORDINATES FOR END SECTIONS ARE SHOWN AT THE DOWNSTREAM END
12. LENGTH CENTERLINE OF PIPE
13. LENGTH SHOWN FOR ALL STORM PIPE REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
14. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
15. 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.
16. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.

RCP PIPE NOTES:

- 1. UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE DOUGLAS COUNTY STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
2. ALL RCP STORM SEWER MUST USE ASTM C44S WATER-TIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
3. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.

POLYPROPYLENE PIPE NOTES:

- 1. ALL POLYPROPYLENE (PP) PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND MEET OR EXCEED THE FOLLOWING STANDARDS:
1.1. ASTM F2881: STANDARD SPECIFICATION FOR 12-TO-60-INCH (300 TO 1500 MM) POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS FOR NON-PRESSURE STORM SEWER APPLICATIONS.
1.2. ASTM D2321: UNDERGROUND INSTALLATION FOR THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS.
1.3. ASTM F477: ELASTOMETRIC SEALS (GASKETS) FOR JOINING PLASTIC PIPE.
1.4. ASTM D3212: STANDARD SPECIFICATION FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMETRIC SEALS.
2. MINIMUM AND MAXIMUM PIPE COVER SHALL BE BASED ON CDOT-M-603-4, SHEET 2 (REFER TO ROADWAY AND STORM SEWER DETAILS WITHIN THIS PLAN SET)
3. WATER-STOP GASKET/BAND AT ALL INLETS, MANHOLES, OR STRUCTURE CONNECTIONS
4. CITY OF LONE TREE WILL REQUIRE THAT DEFLECTION TESTING BY USE OF A MANDREL BE COMPLETED BY THE CONTRACTOR OR AN INDEPENDENT AGENCY, APPROVED BY THE CITY OF LONE TREE, AND PAID FOR BY THE CONTRACTOR OR OWNER/DEVELOPER. DEFLECTION TESTING SHALL BE DONE PRIOR TO PAVING AND NOT LESS THAN THIRTY DAYS AFTER INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION SHALL NOT EXCEED 5% DURING TESTING. PIPES 36-INCH IN DIAMETER AND LARGER MAY BE ENTERED AND DEFLECTION LEVELS MEASURED DIRECTLY. THIS ALLOWS FOR SPECIFIC EQUIPMENT SUCH AS GO/NO GO STICKS, CUT TO 95% OF THE INSIDE DIAMETER. IF USING A MANDREL IT SHALL BE A NINE (OR GREATER ODD NUMBER) ARM MANDREL AND SHALL BE SIZED AND INSPECTED BY THE CITY ENGINEERING INSPECTOR PRIOR TO TESTING.
5. THE CITY WILL REQUIRE VIDEO INSPECTION BE COMPLETED BY THE CONTRACTOR OR AN INDEPENDENT AGENCY, APPROVED BY THE CITY AND PAID FOR BY THE CONTRACTOR OR OWNER/DEVELOPER. VIDEO INSPECTION WILL BE REQUIRED PRIOR TO INITIAL AND FINAL WARRANTY ACCEPTANCE.
6. THE CITY WILL REQUIRE THE CONTRACTOR TO COORDINATE WITH ADS REPRESENTATIVES REGARDING THE ON-SITE PRECONSTRUCTION CONSULTATION AND SITE VISITS DURING CONSTRUCTION. WHEN THE CITY FEELS COMFORTABLE WITH THE CONTRACTOR CAPABILITY, PROFICIENCY, AND/OR CITY INSPECTIONS THIS REQUIREMENT CAN BE RE-EVALUATED


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, LLC

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS SHALL BE VOID. DESIGNED BY: SH LYRIC, LLC 9380 STATION ST. SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180



Table with columns: REVISION, No., H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY. Includes rows for REVISED PER LIST CITY COMMENTS, NEW SITE PLAN / 2ND CITY COMMENTS, and other revision details.

RIDEGATE SOUTHWEST VILLAGE FILING 3 GENERAL NOTES SHEET 28 OF 75 JOB NO. 15950.02

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LAYER LINETYPE LEGEND

Table with columns for EXISTING and PROPOSED linetypes. Rows include 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 FILLS, CUT AND FILL LINE, SILT FENCE, 100 YEAR FLOODPLAIN, 500 YEAR FLOODPLAIN, FLOODWAY, BASE FLOOD ELEVATION, EDGE OF WETLANDS, STONE WALL.

UTILITIES LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include STORM SEWER (MANHOLE, STORM INLET, AREA INLET - SQUARE, AREA INLET - ROUND, FLARED END SECTION, RIPRAP), SANITARY SEWER (LINE MARKER, SERVICE MARKER, CLEAN-OUT, MANHOLE W/ DIRECTIONAL FLOW ARROW), WATER LINE (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), GAS LINE (MARKER, SERVICE MARKER, METER, VALVE, PLUG, TEE), DRY UTILITIES (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), MISC. UTILITIES (VENT PIPE, TEST HOLE DESIGNATOR).

MONUMENTATION LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include 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/TRaverse POINT - SET, 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.

TRAFFIC LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include 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.

STORM WATER MANAGEMENT

Table with columns for KEY and SYMBOL. Rows include CHECK DAM, 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, MULCHING, OUTLET PROTECTION, PAVED FLUME, PERMEMENT SEEDING, REINFORCED CONCRETE DAM, ROUGH CUT STREET CONTROL, 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.

DRAINAGE REPORT PLANS

Table with columns for KEY and SYMBOL. Rows include BASIN DESIGNATION (NO COEFFICIENT), BASIN DESIGNATION (1 COEFFICIENT), BASIN DESIGNATION (2 COEFFICIENTS), ANALYSIS POINT IDENTIFIER, BASIN DESIGNATION (HISTORIC), BASIN DESIGNATION (DEVELOPED), SUB-BASIN DESIGNATION (DEVELOPED), DRAINAGE PIPE IDENTIFIER, DRAINAGE POINT IDENTIFIER (HEXAGONAL), DRAINAGE POINT IDENTIFIER (TRIANGULAR), SWMM DESIGNATION 1, SWMM DESIGNATION 2, SWMM DESIGNATION 3, SWMM DESIGNATION 4.

LANDSCAPE LEGEND

Table with columns for EXISTING and PROPOSED symbols. Rows include TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.

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

PREPARED FOR 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

Table with columns for REVISION, DATE, BY, and COMMENTS. Rows include No. 1, 2, 3, 4 with revision details.

Table with columns for H-SCALE, V-SCALE, DATE, DESIGNED BY, DRAWN BY, CHECKED BY. Rows include N/A, N/A, 3/27/24, MEP, MEP.

RIDGEGATE SOUTHWEST VILLAGE FILING 3 LEGEND



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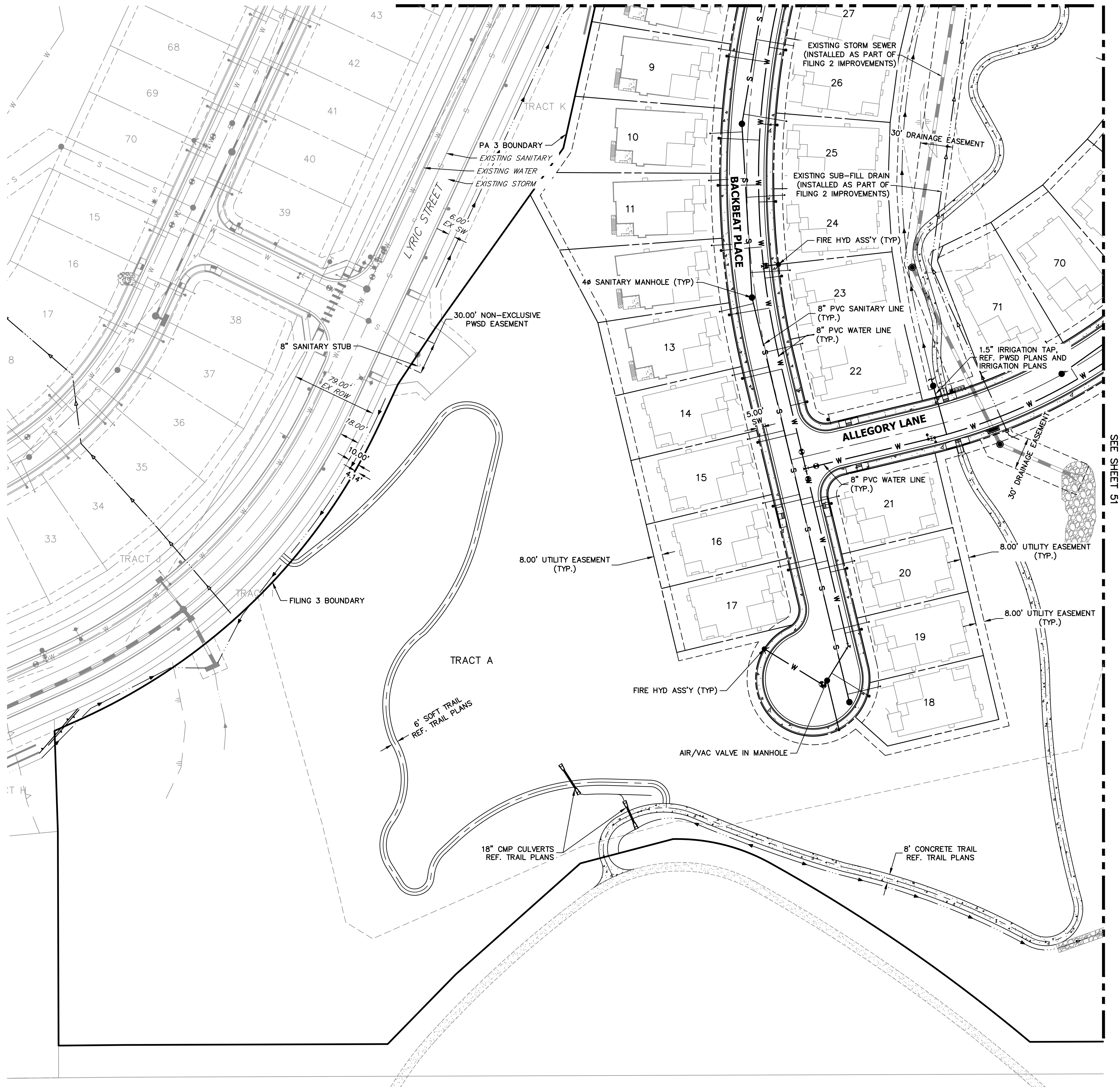
PREPARED UNDER MY SUPERVISION

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

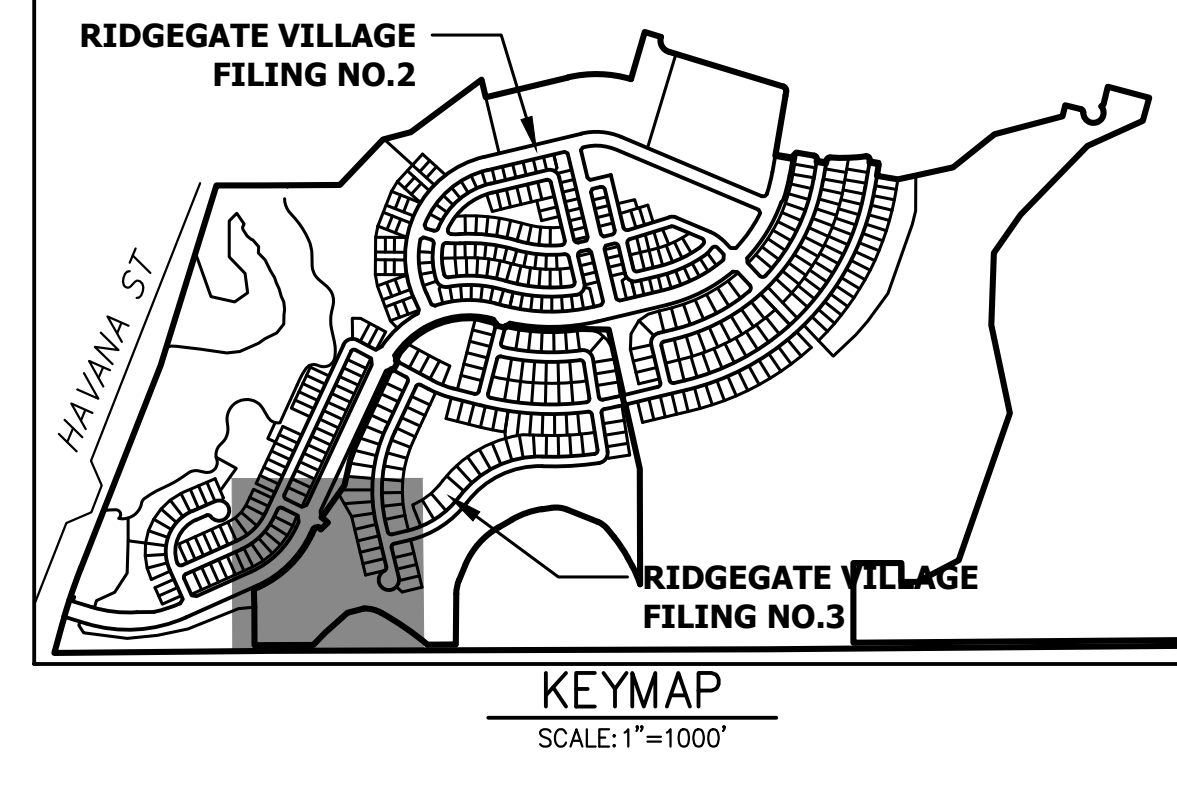
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SEE SHEET 31



SEE SHEET 51



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

ORIGINAL SCALE: 1" = 50'

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE

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 (303) 791-8180

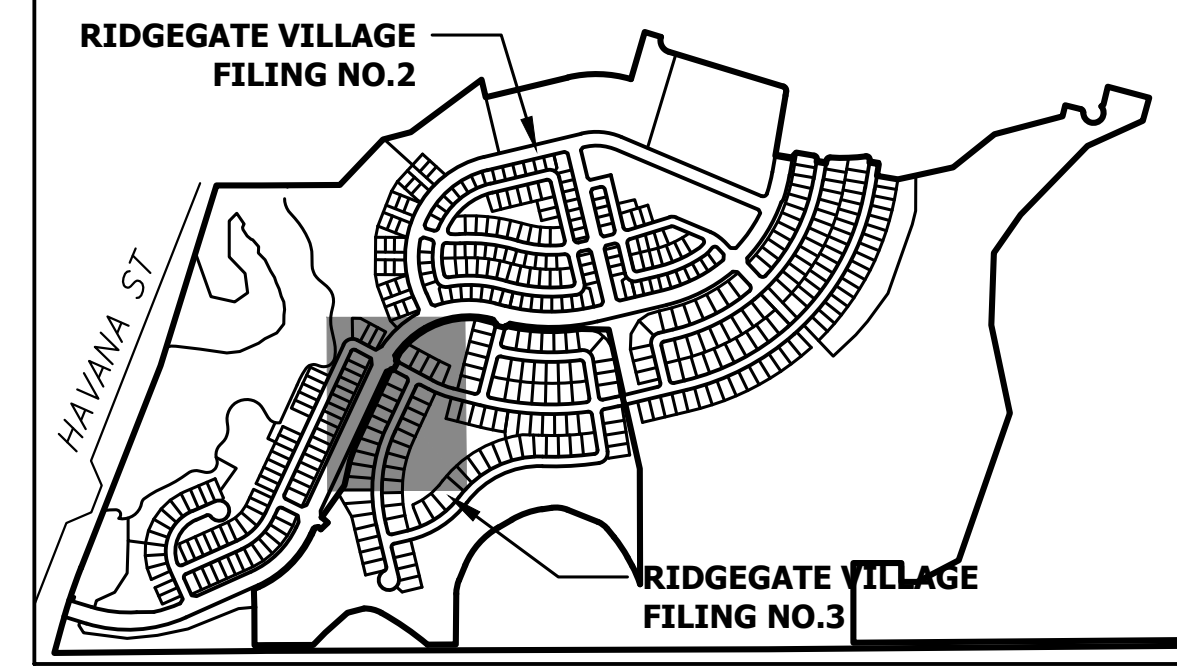
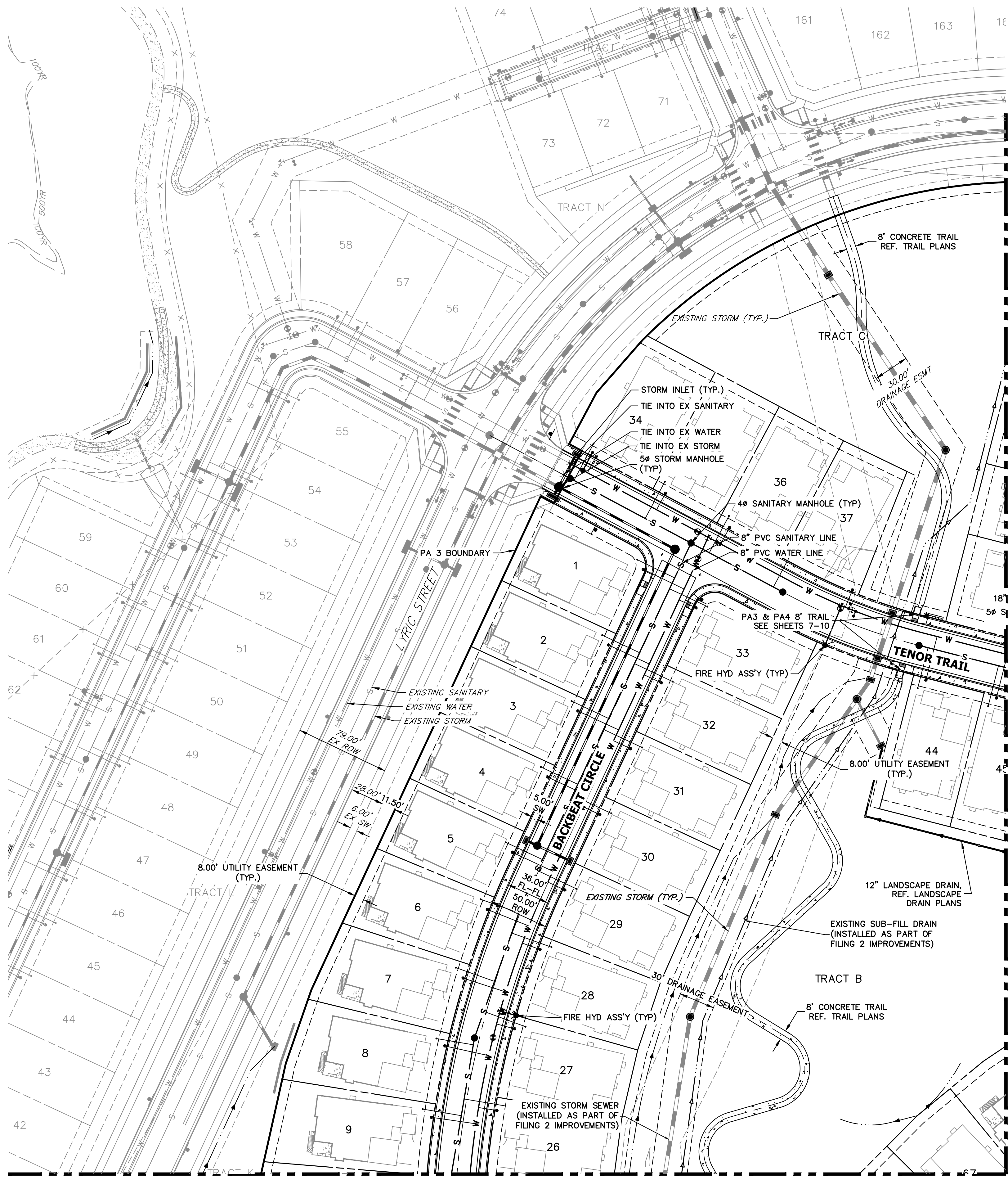
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No.	REVISION	BY	DATE	CITY COMMENTS	
				1ST CITY COMMENTS	2ND CITY COMMENTS
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24		
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24		

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 OVERALL SITE AND UTILITY PLAN

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KEYMAP
SCALE: 1"=1000'

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PREPARED FOR
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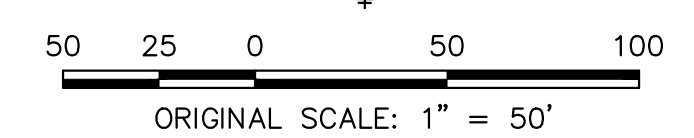
NO.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK



ENGINEER'S STATEMENT
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COLORADO P.E. 36742
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DATE

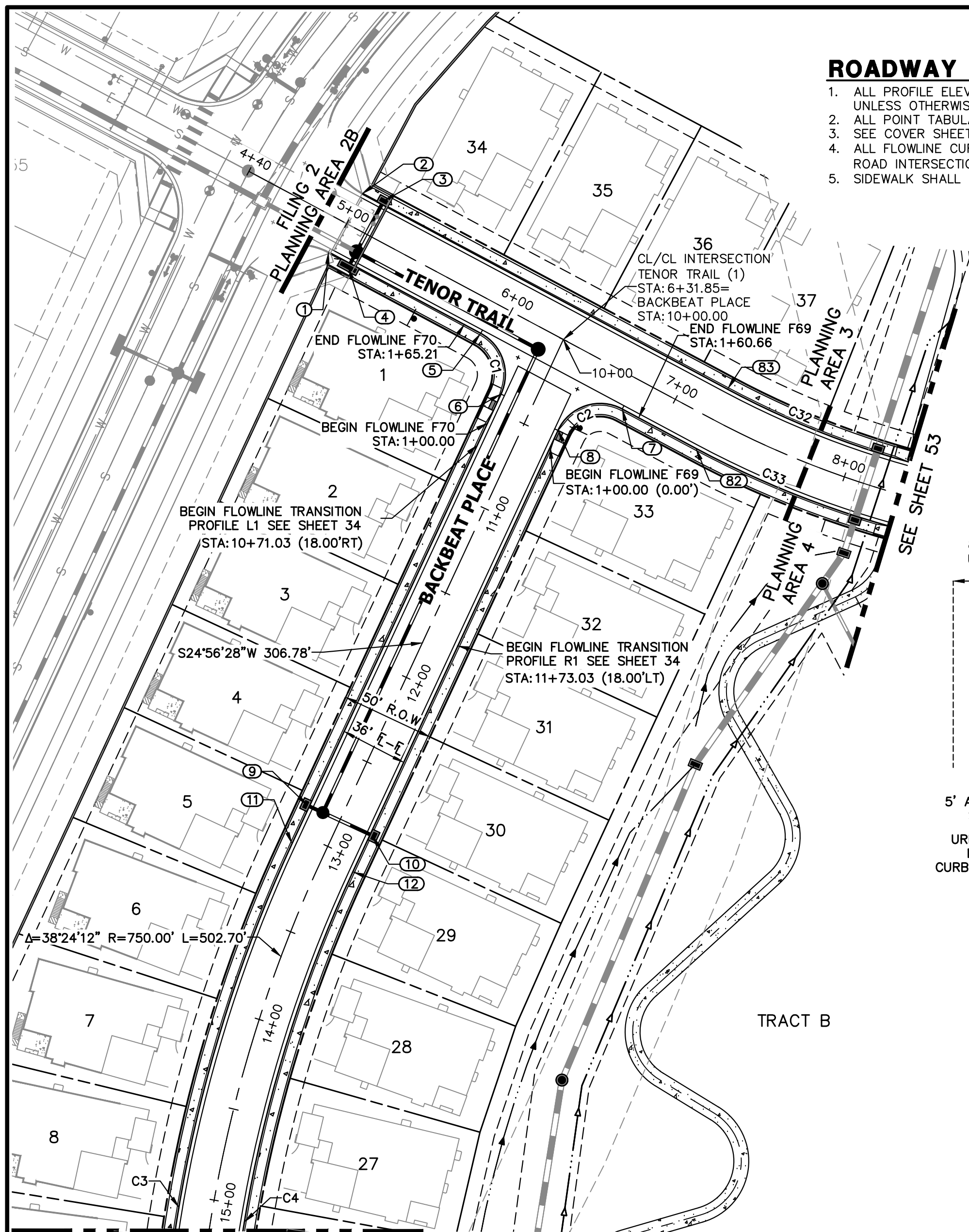
RIDGEGATE SOUTHWEST VILLAGE FILING 3
OVERALL SITE AND UTILITY PLAN

SHEET 31 OF 75
JOB NO. 15950.02

SEE SHEET 30

SEE SHEET 51

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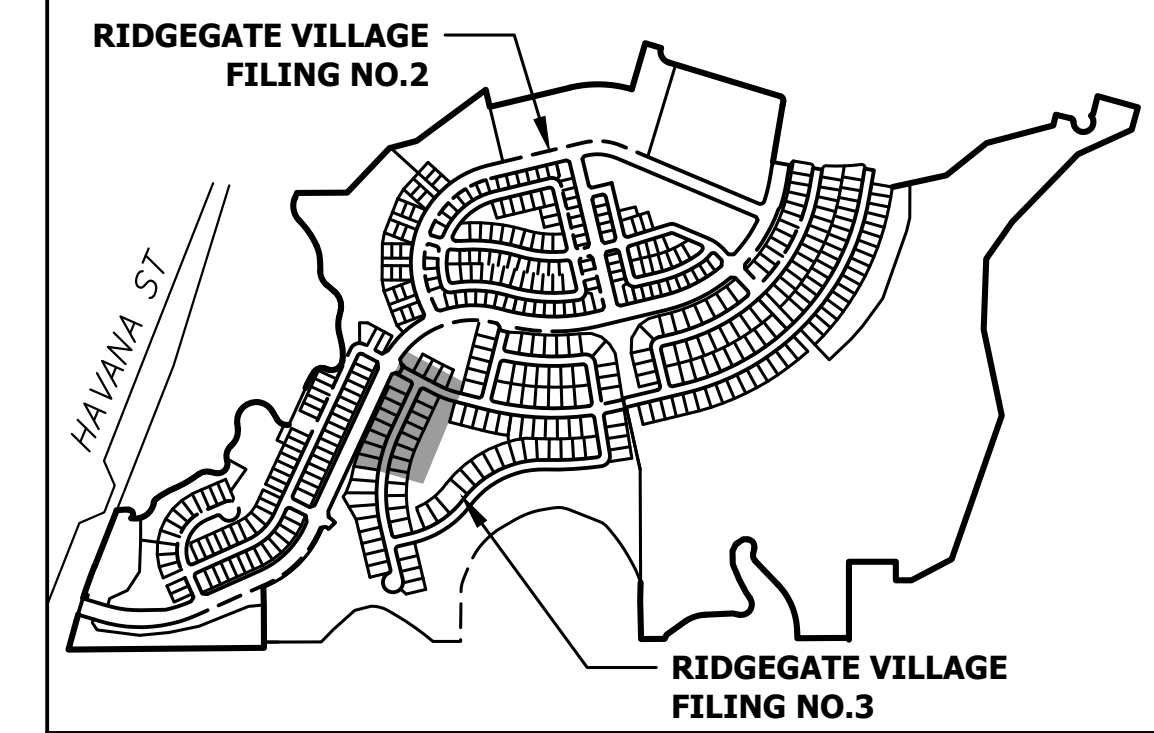


ROADWAY NOTES

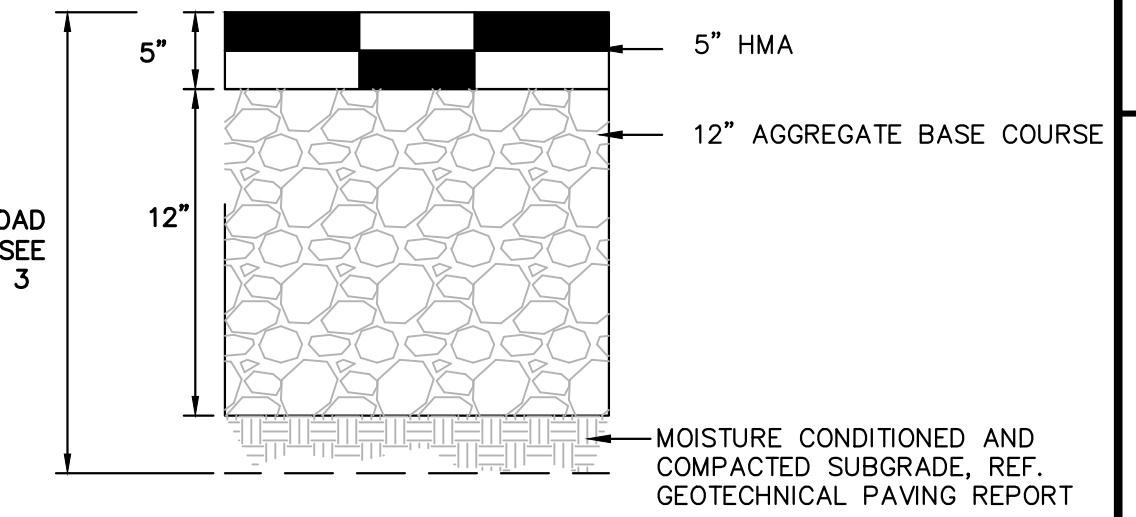
1. ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE COVER SHEET FOR BENCHMARK.
4. ALL FLOWLINE CURB RADII ARE 25' (FOR LOCAL ROAD/ LOCAL ROAD INTERSECTIONS) UNLESS OTHERWISE NOTED.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	86°49'15"	25.00'	37.88'
C2	93°10'52"	25.00'	40.66'
C3	38°24'12"	768.00'	514.76'
C4	38°24'12"	732.00'	490.63'
C32	13°46'43"	482.00'	115.91'
C33	13°46'43"	518.00'	124.57'

POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION	
1	4+98.58	18.00' (RT)	TENOR TRAIL	6121.05	PCR/CONNECT TO EX. C&G	
2	4+99.70	18.00' (LT)	TENOR TRAIL	6121.09	PCR/CONNECT TO EX. C&G	
3	5+11.74	20.17' (LT)	TENOR TRAIL	6121.87	INLET RIM/TBC	
4	5+11.75	20.14' (RT)	TENOR TRAIL	6121.87	INLET RIM/TBC	
5	5+91.17	18.00' (RT)	TENOR TRAIL	6124.30	PCR	
6	10+40.68	18.00' (RT)	BACKBEAT PLACE	6126.15	PCR	
7	6+77.30	18.00' (RT)	TENOR TRAIL	6127.15	PCR	
8	10+45.45	18.00' (LT)	BACKBEAT PLACE	6127.01	PCR	
9	12+84.67	18.92' (RT)	BACKBEAT PLACE	6139.18	INLET RIM/TBC	
10	12+84.62	18.92' (LT)	BACKBEAT PLACE	6139.17	INLET RIM/TBC	
11	13+06.78	18.00' (RT)	BACKBEAT PLACE	6140.17	PC	
12	13+06.78	18.00' (LT)	BACKBEAT PLACE	6140.17	PC	
82	7+22.00	18.00' (RT)	TENOR TRAIL	6127.59	PC	
83	7+22.00	18.00' (LT)	TENOR TRAIL	6127.59	PC	

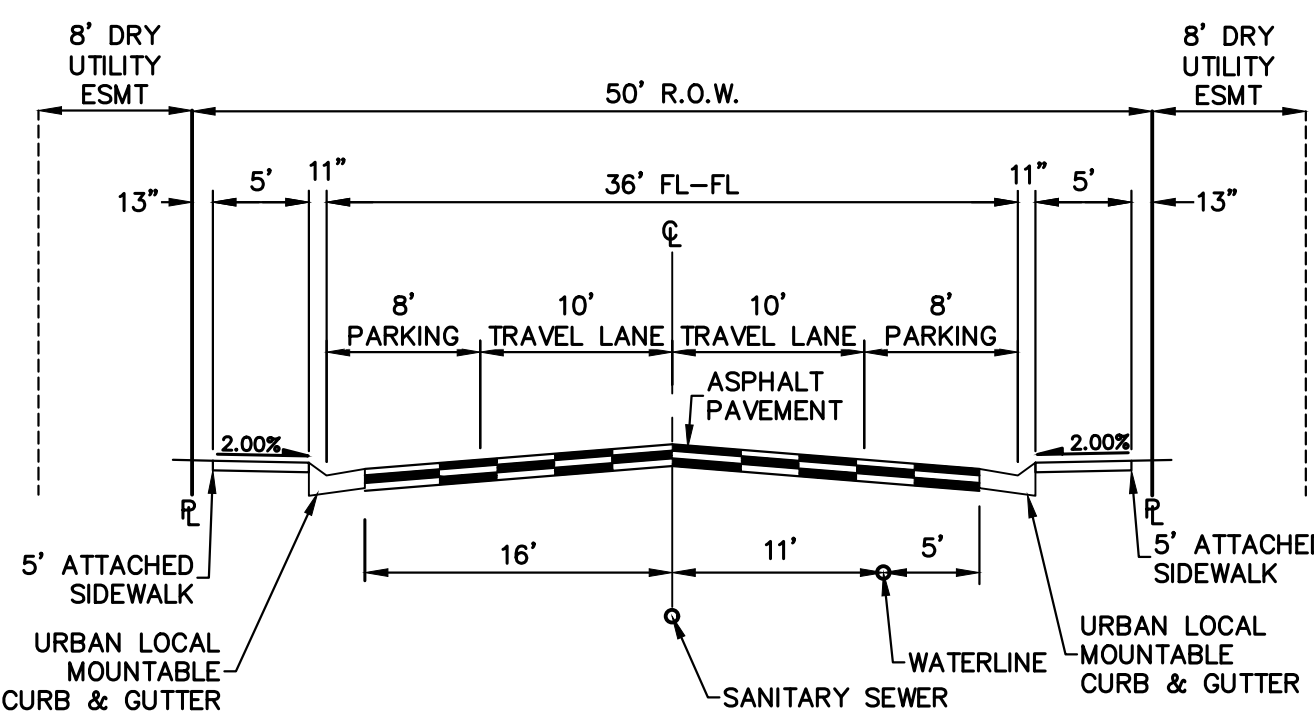


KEYMAP
SCALE: 1"=1000'

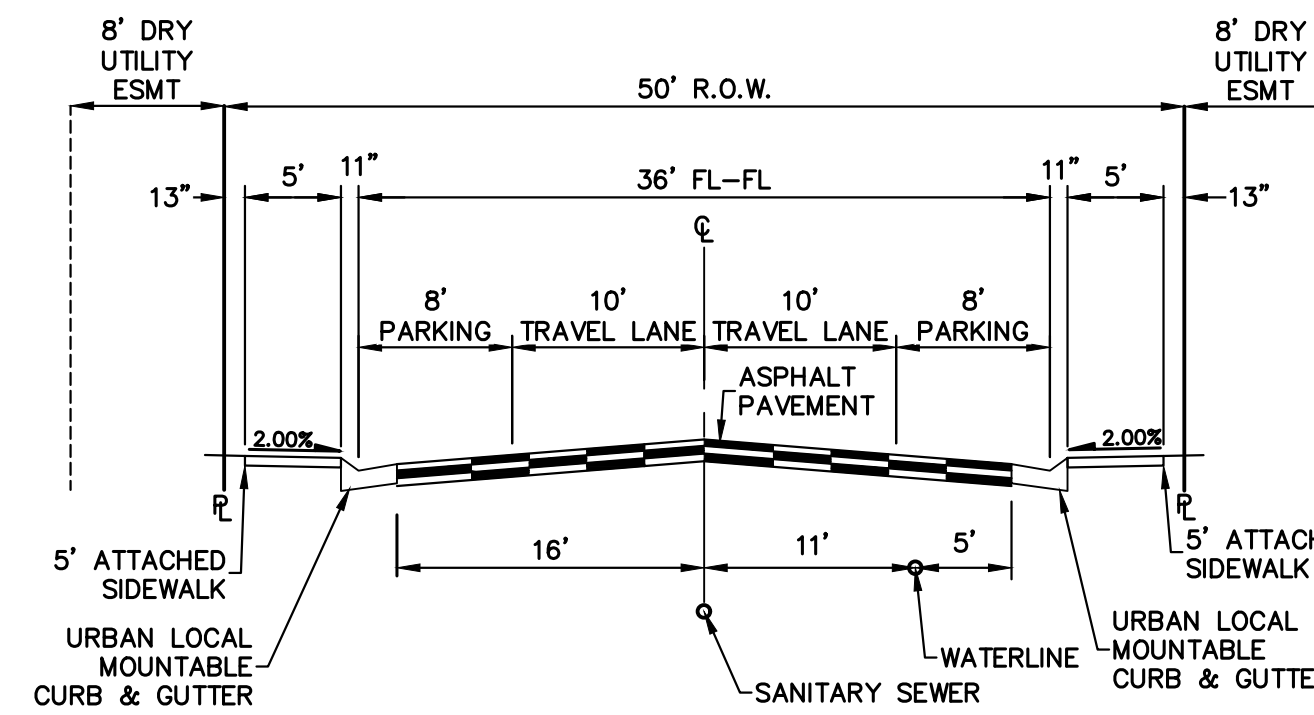


MINIMUM RESIDENTIAL LOCAL PAVEMENT SECTION
N.T.S.

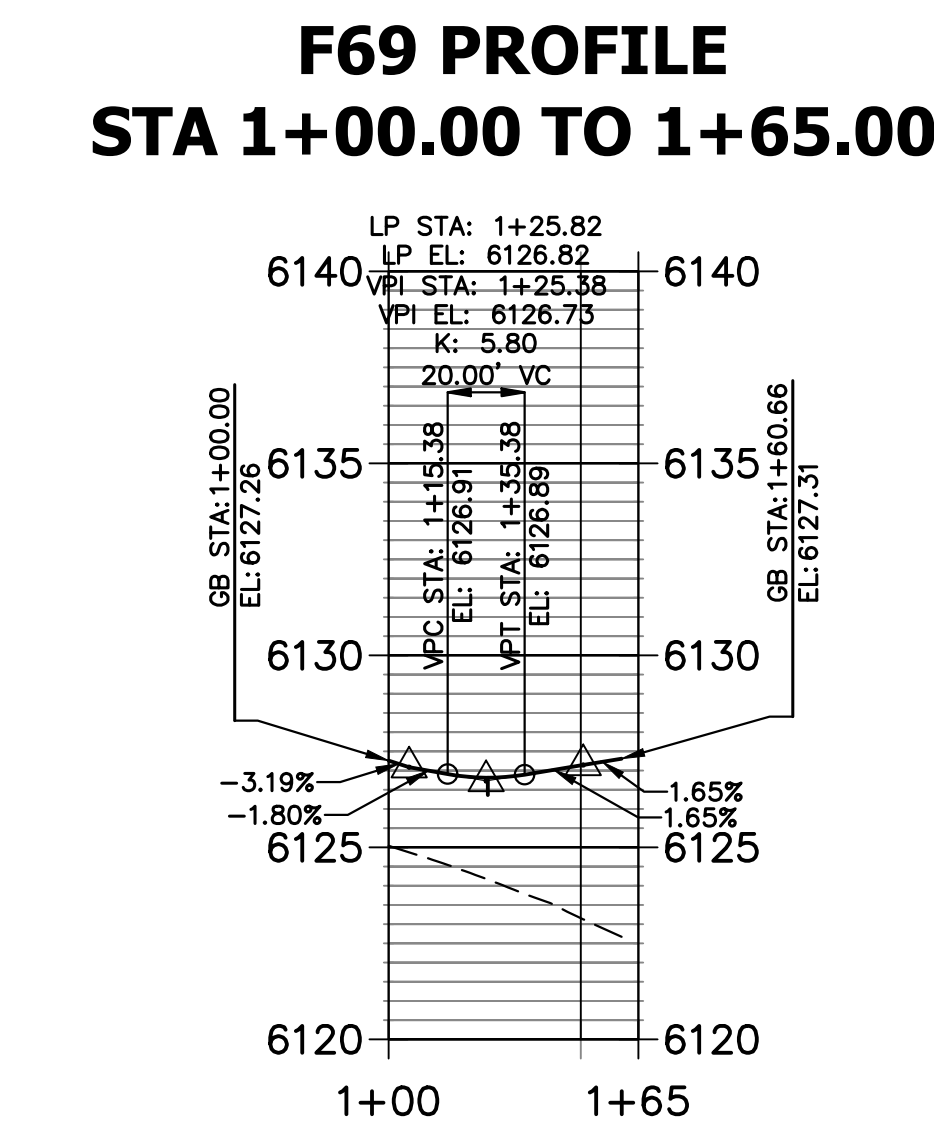
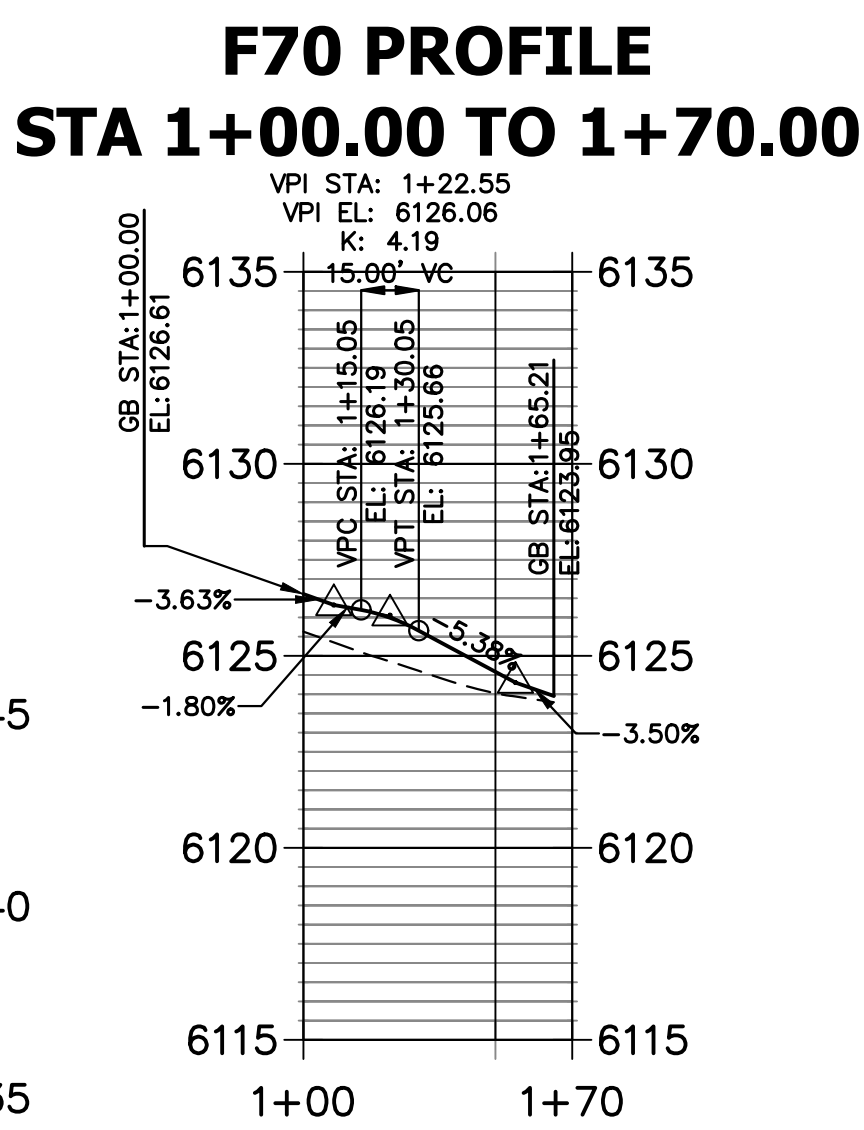
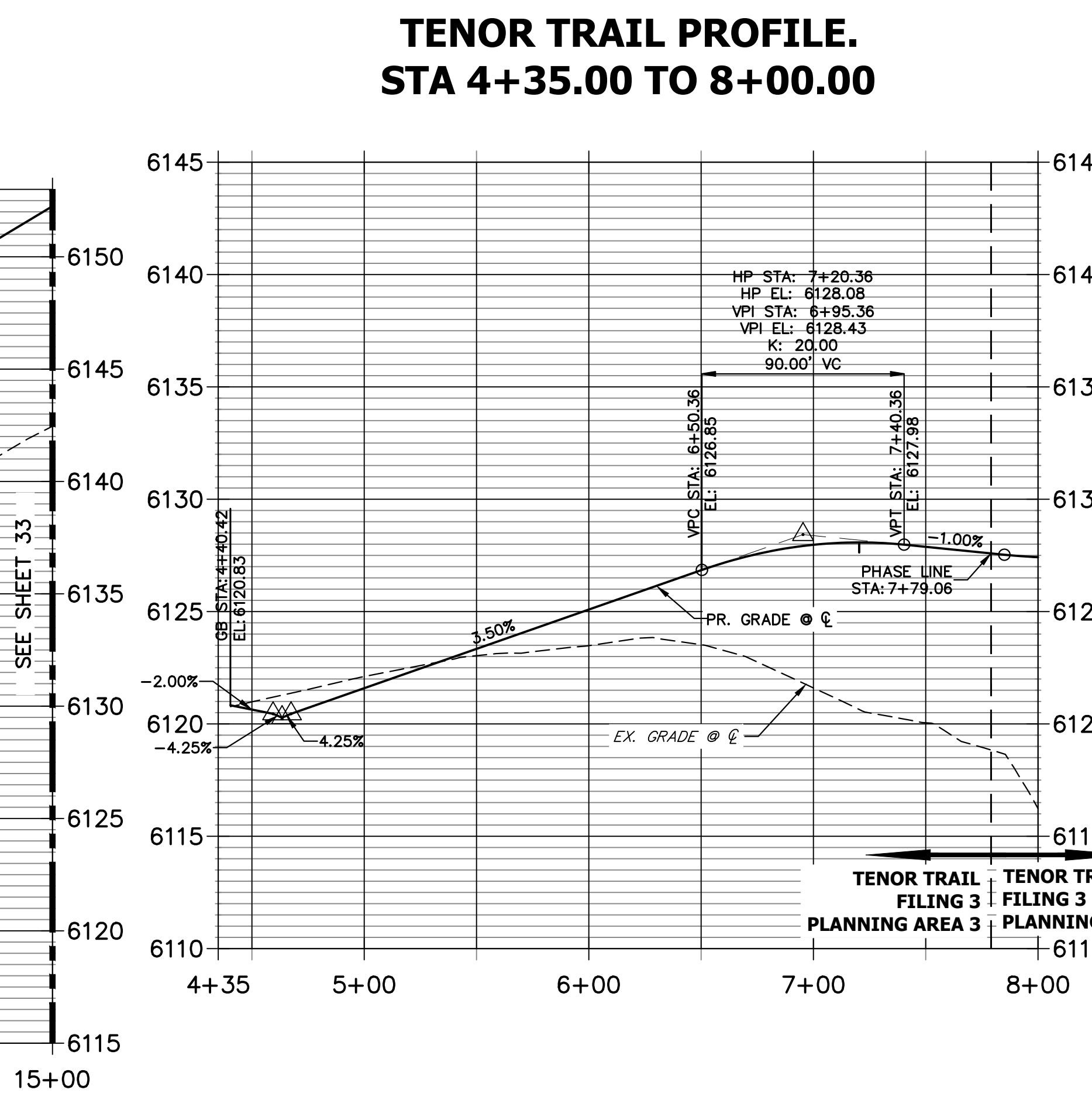
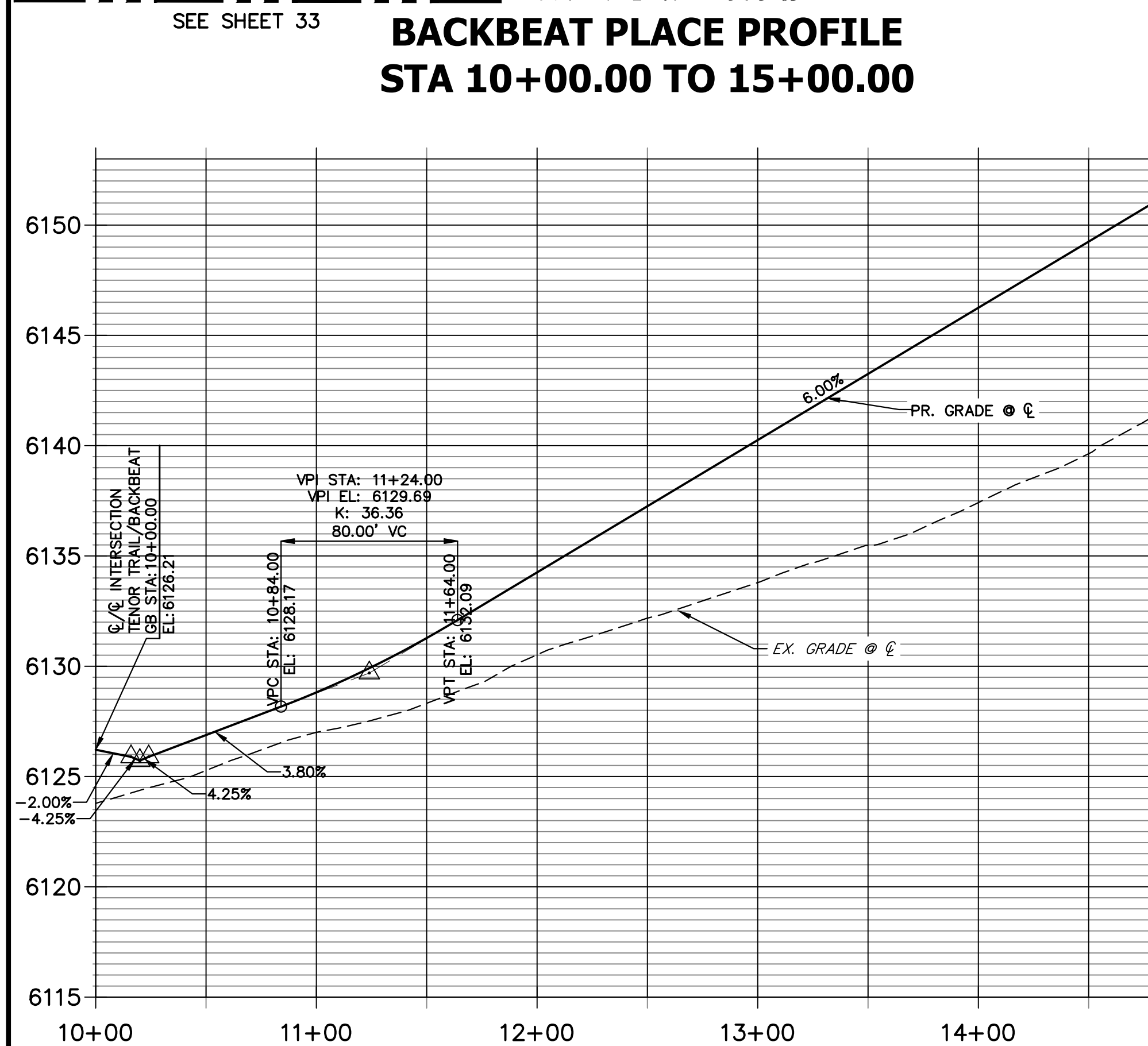
- NOTES:
1. MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
 2. ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PREPARATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING RECOMMENDATIONS.
 3. CONTOURS SHOWN WITHIN THIS PLAN SET ARE TO TOP OF PAVING. ROAD CORE IS TO EXTEND 3" BELOW BOTTOM OF PAVING AND ROAD BASE SECTION.



TENOR TRAIL
TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)



BACKBEAT PLACE
TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)



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DATE

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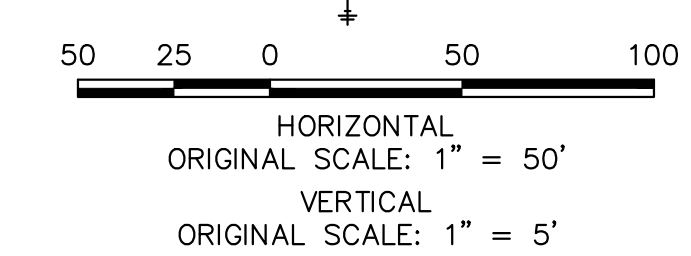
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE



HORIZONTAL ORIGINAL SCALE: 1" = 50'
VERTICAL ORIGINAL SCALE: 1" = 5'

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

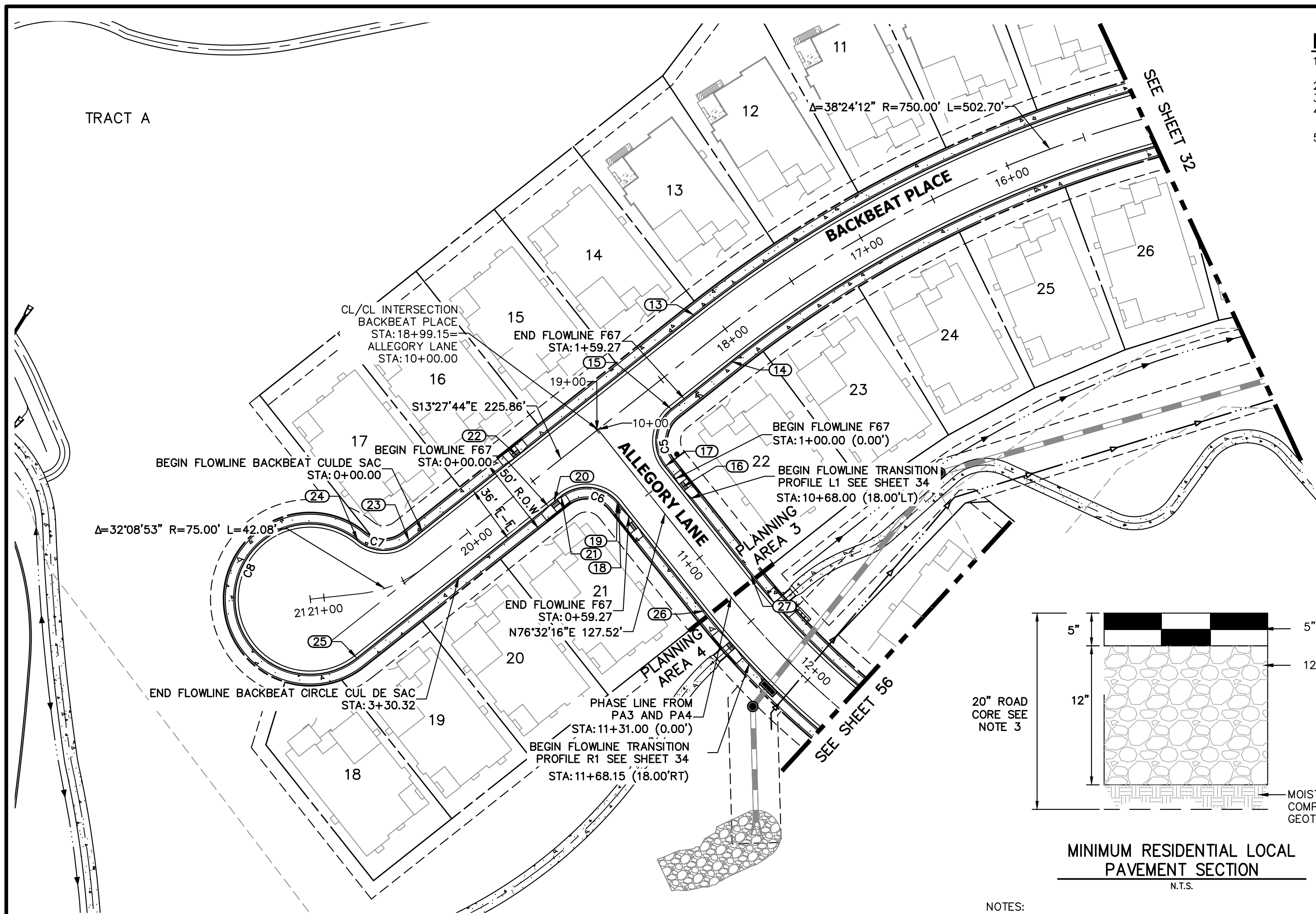
Central 300-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	DATE
1	REVISION PER 1ST CITY COMMENTS	MEP	1/31/24	
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
ROADWAY PLAN AND PROFILES

SHEET 32 OF 75

JOB NO. 15950.02

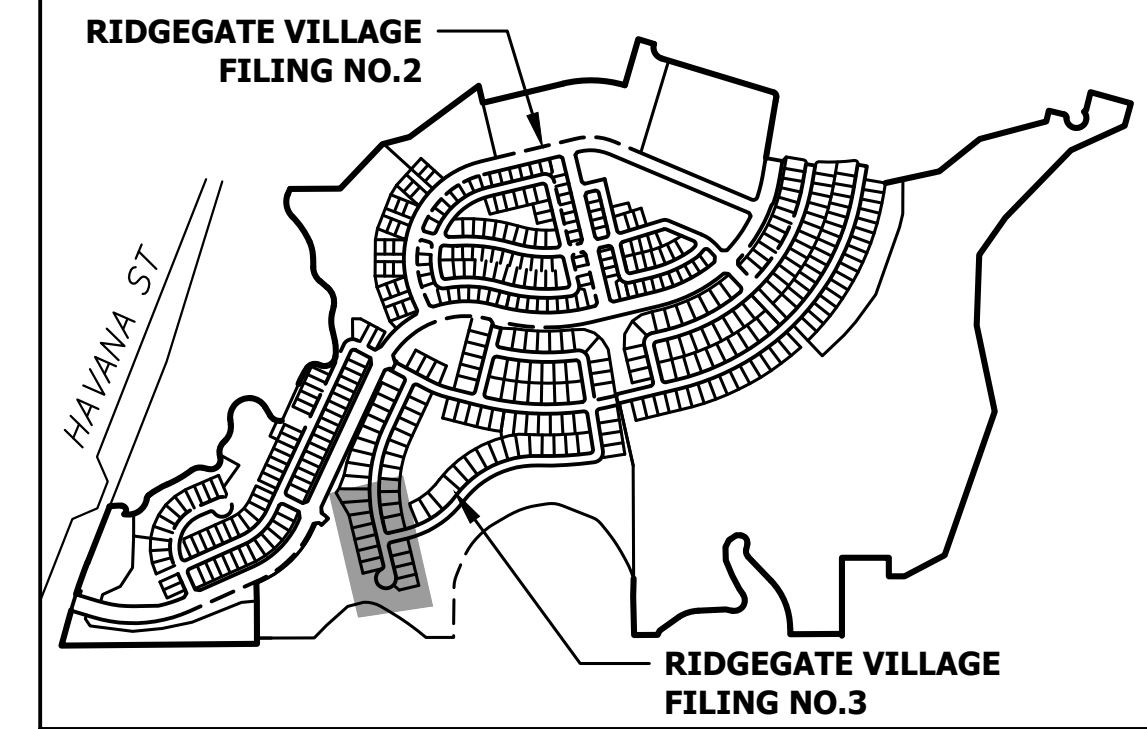


ROADWAY NOTES

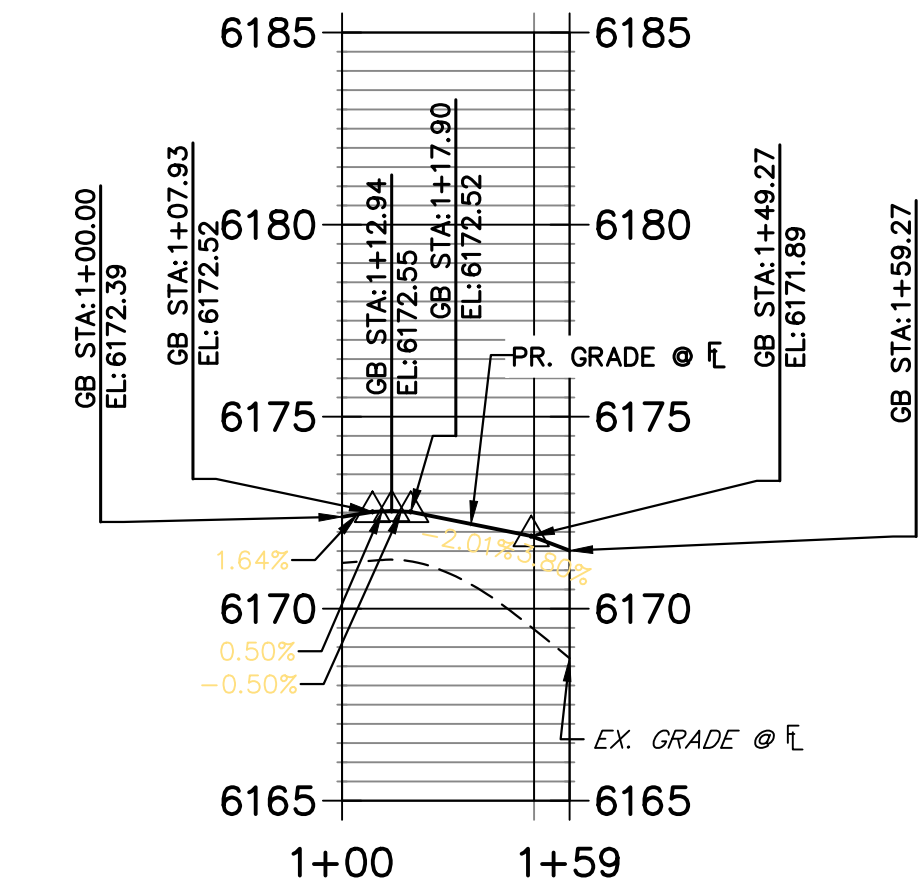
1. ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE COVER SHEET FOR BENCHMARK.
4. ALL FLOWLINE CURB RADII ARE 25' (FOR LOCAL ROAD/ LOCAL ROAD INTERSECTIONS) UNLESS OTHERWISE NOTED.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	90°00'00"	25.00'	39.27'
C6	90°00'00"	25.00'	39.27'
C7	77°48'12"	25.00'	33.95'
C8	257°48'12"	46.00'	206.98'

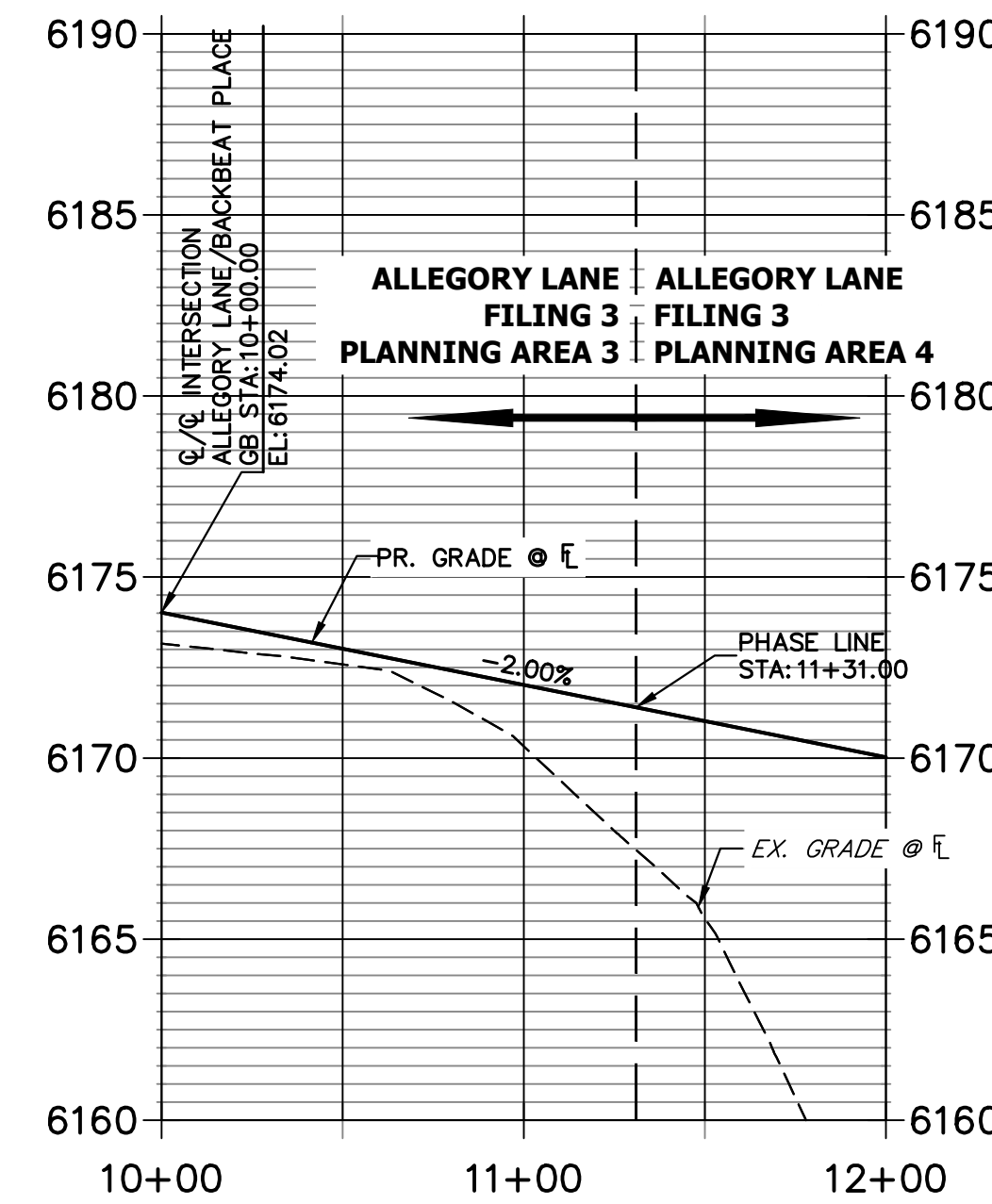
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
13	18+09.48	18.00' (RT)	BACKBEAT PLACE	6170.00	PT
14	18+09.48	18.00' (LT)	BACKBEAT PLACE	6170.00	PT
15	18+56.15	18.00' (LT)	BACKBEAT PLACE	6171.89	PT
16	10+59.59	18.00' (LT)	ALLEGORY LANE	6172.29	ADA RAMP CL
17	10+43.00	18.00' (LT)	ALLEGORY LANE	6172.53	PCR
18	10+43.00	18.00' (RT)	ALLEGORY LANE	6173.44	PCR
20	19+47.78	18.00' (LT)	BACKBEAT PLACE	6175.37	ADA RAMP CL
21	19+42.15	18.00' (LT)	BACKBEAT PLACE	6175.16	PCR
22	19+47.78	18.00' (RT)	BACKBEAT PLACE	6175.38	ADA RAMP CL
23	20+32.09	18.00' (RT)	BACKBEAT PLACE	6178.58	PC
24	20+74.11	32.11' (RT)	BACKBEAT PLACE	6179.70	PT
25	20+83.95	38.95' (LT)	BACKBEAT PLACE	6180.28	PC
26	11+27.37	18.00' (RT)	ALLEGORY LANE	6171.22	PC
27	11+27.37	18.00' (LT)	ALLEGORY LANE	6170.99	PC



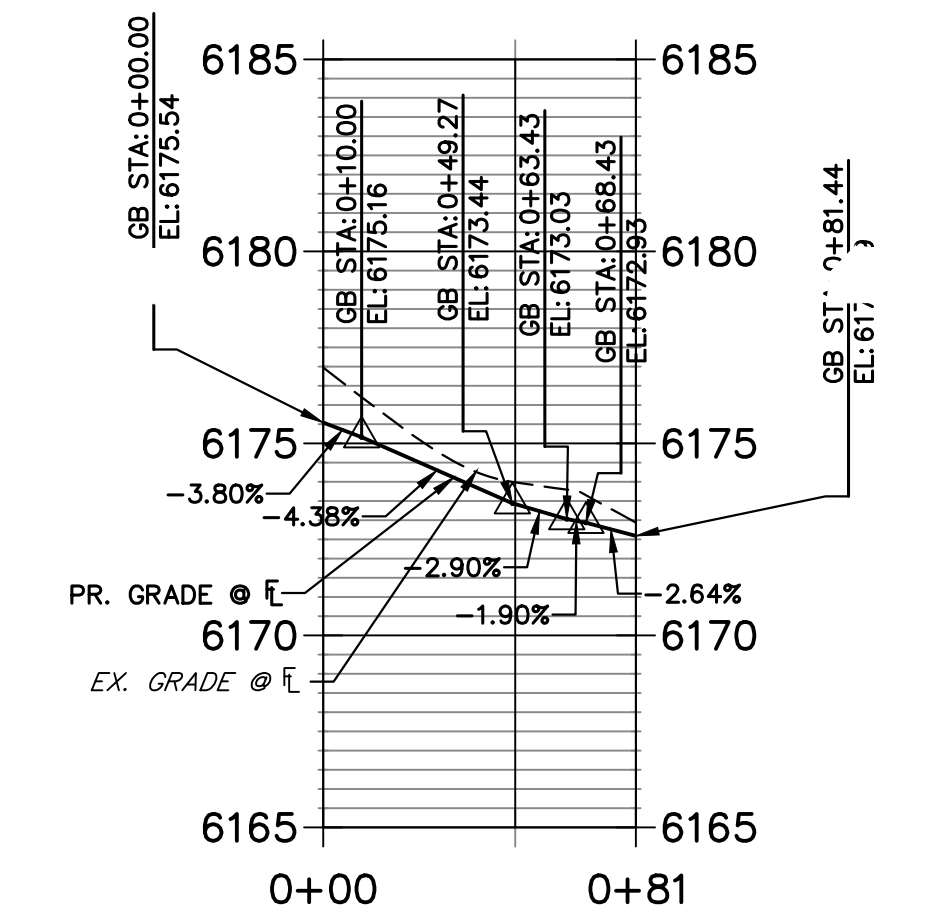
**F67 PROFILE
STA 1+00.00 TO 1+59.27**



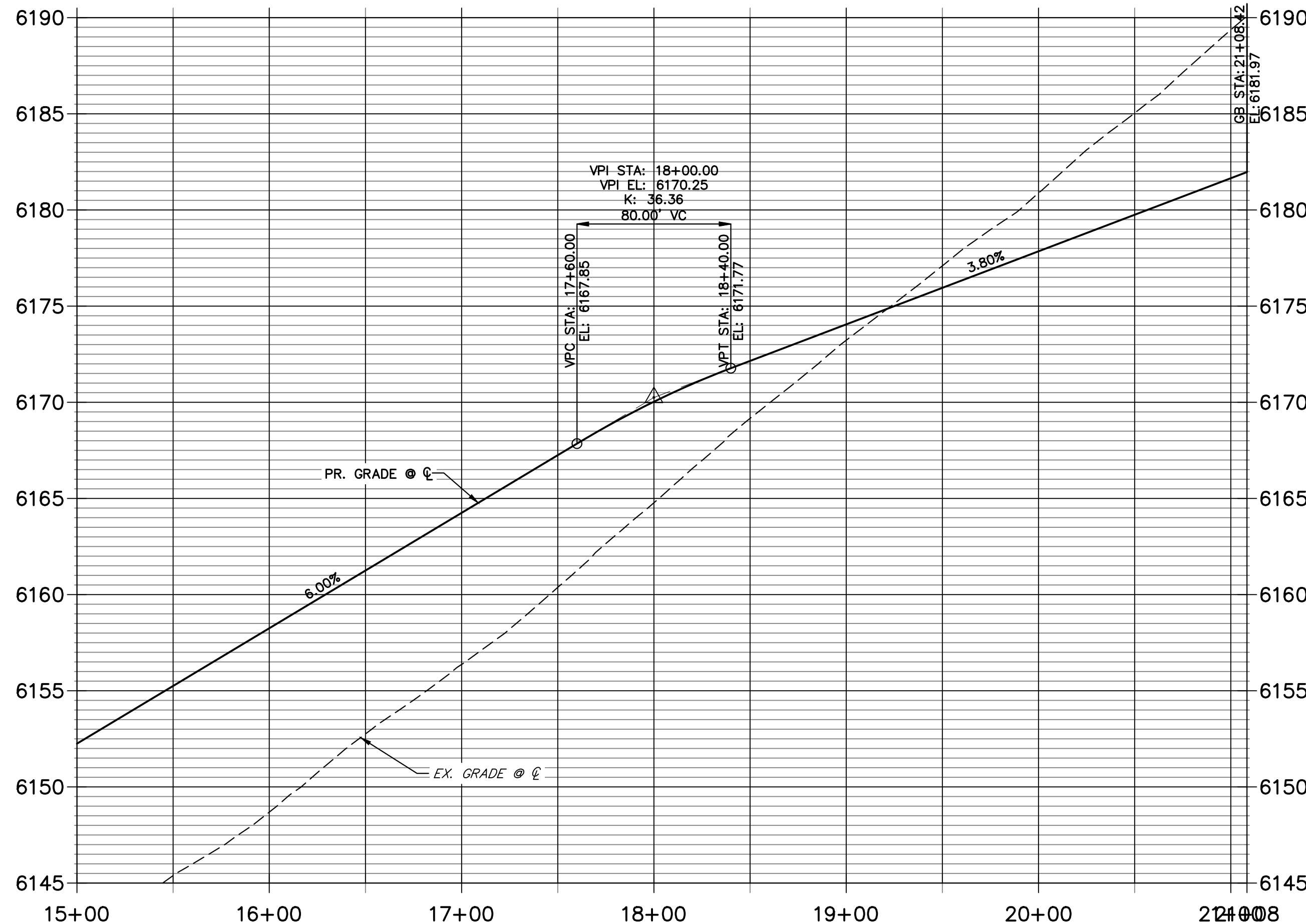
**ALLEGORY LANE PROFILE
STA 10+00.00 TO 12+00.00**



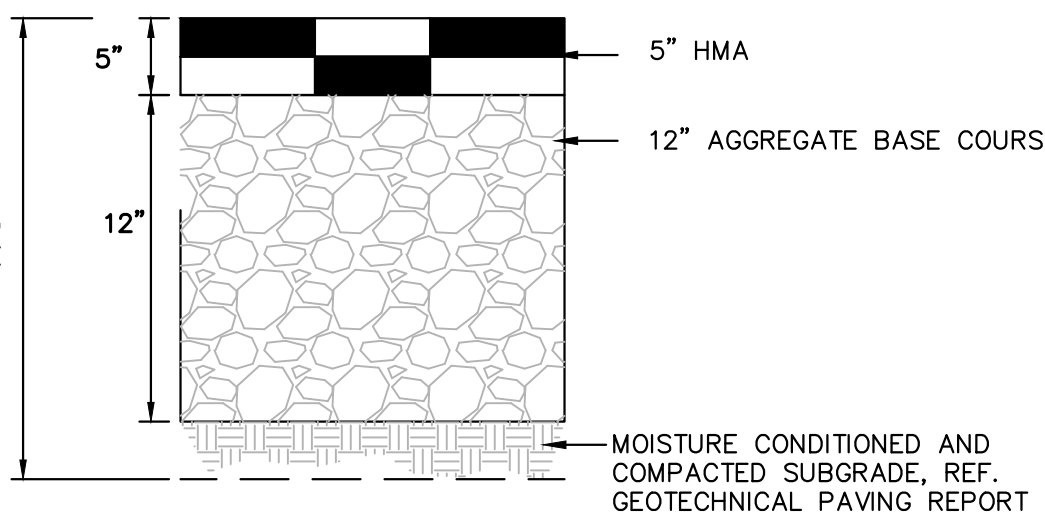
**F68 PROFILE
STA 0+00.00 TO 0+81.44**



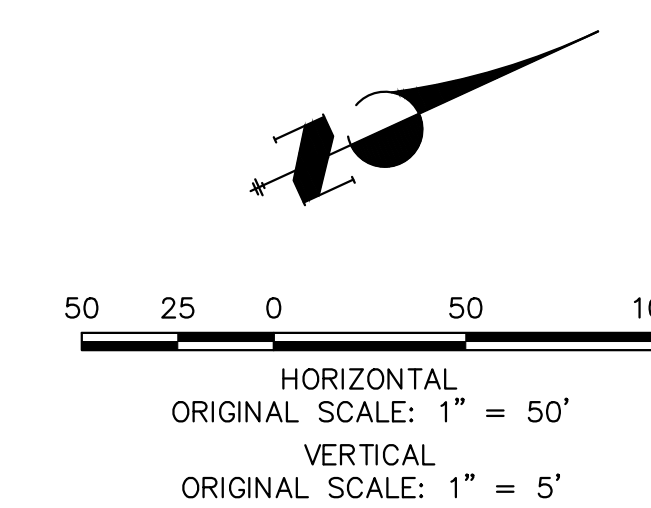
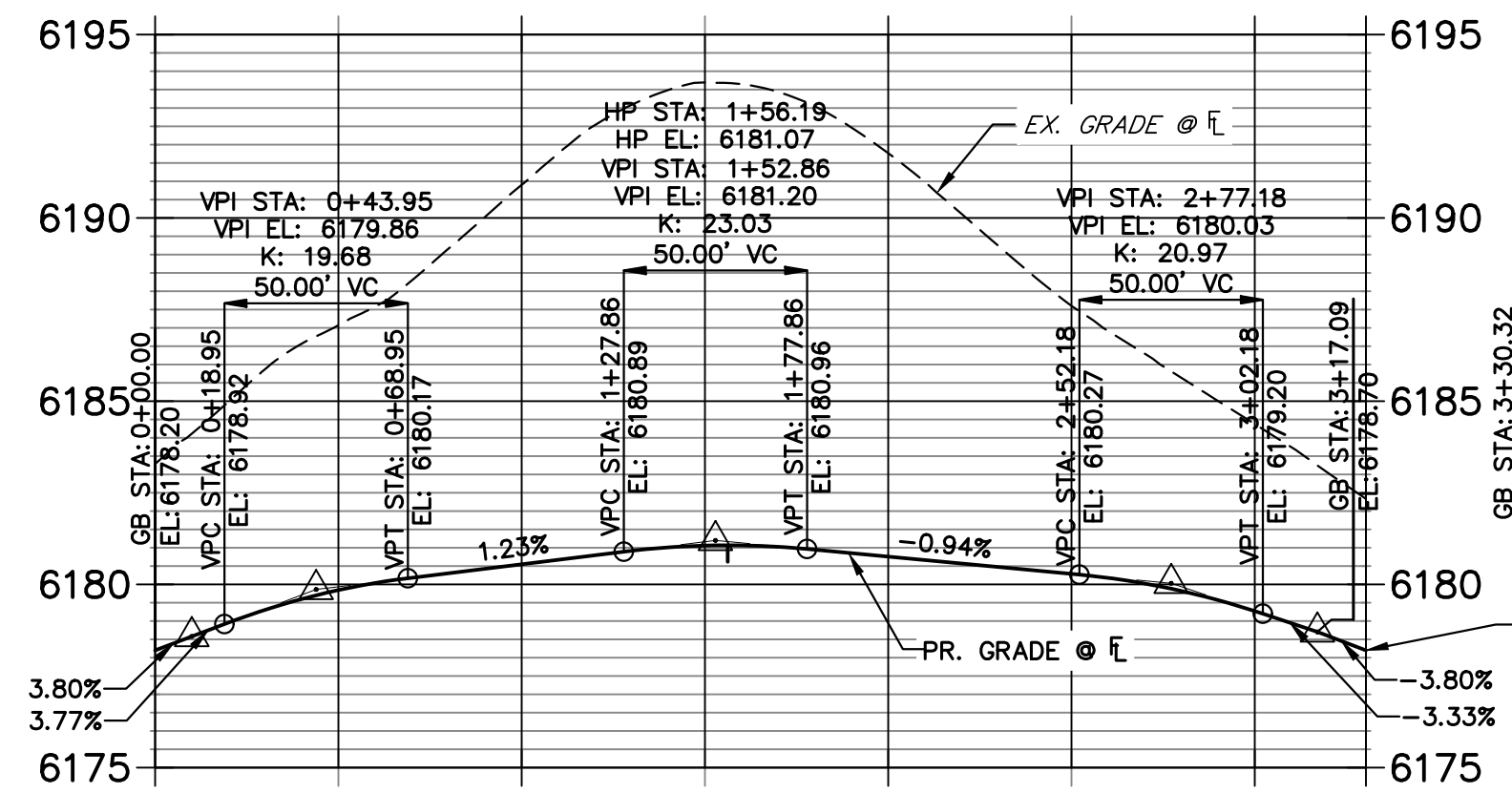
**BACKBEAT PLACE PROFILE
STA 15+00.00 TO 21+08.42**



- NOTES:
1. MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
 2. ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PREPARATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING RECOMMENDATIONS.
 3. CONTOURS SHOWN WITHIN THIS PLAN SET ARE TO TOP OF PAVING. ROAD CORE IS TO EXTEND 3" BELOW BOTTOM OF PAVING AND ROAD BASE SECTION.



**BACKBEAT CUL DE SAC PROFILE
STA 0+00.00 TO 3+30.32**



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, 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.

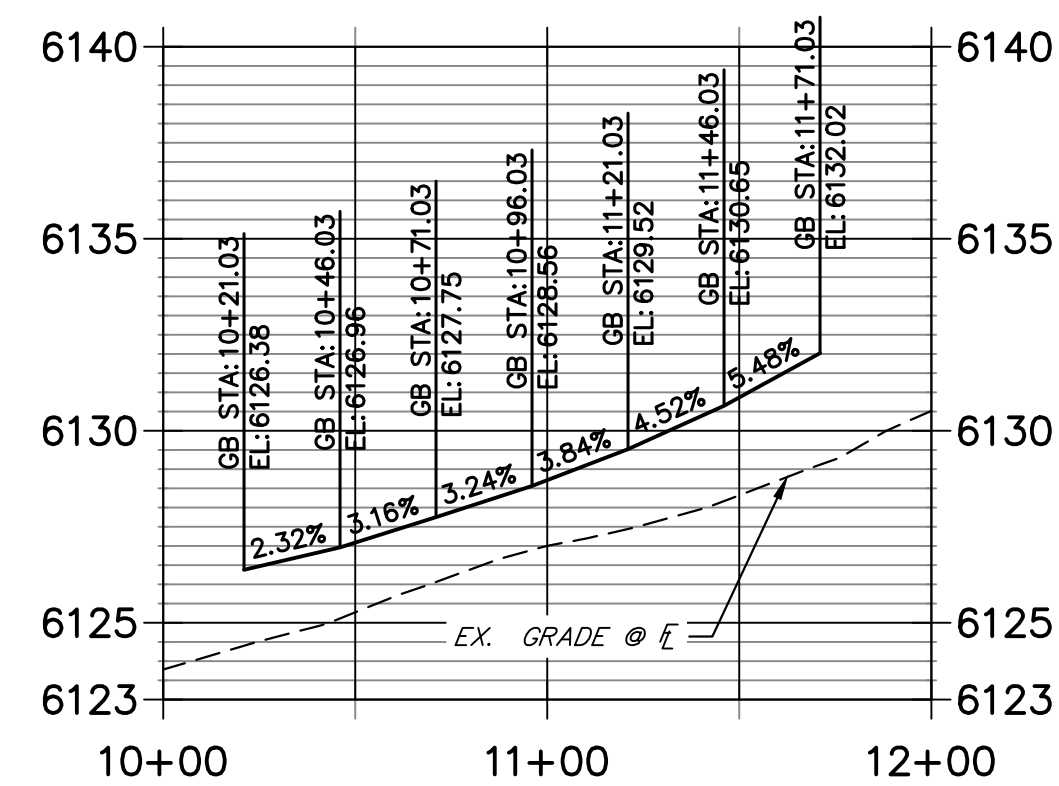
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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

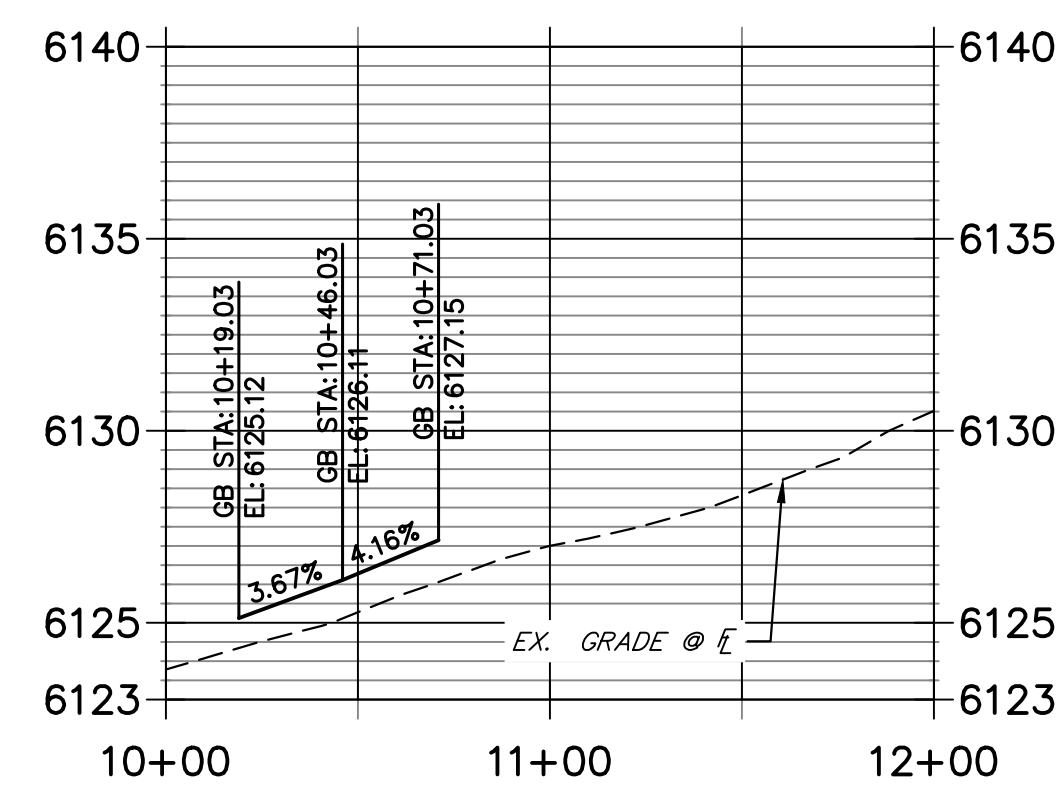
No.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS	
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
ROADWAY PLAN AND PROFILES

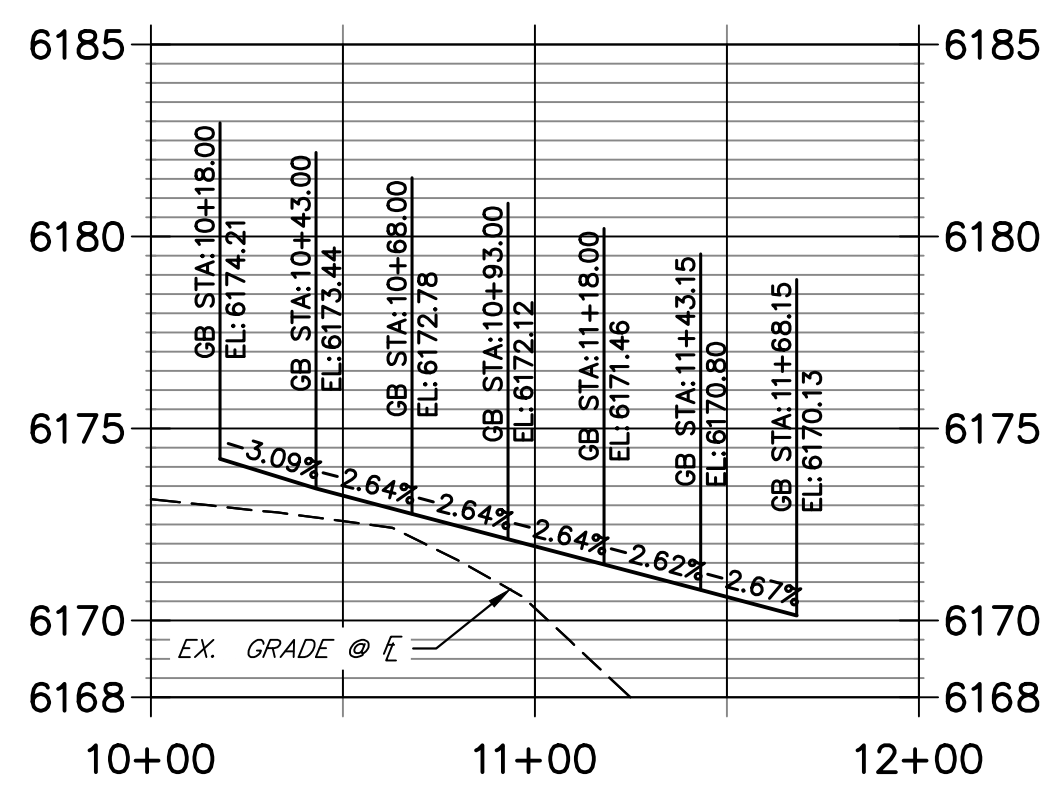
**BACKBEAT PLACE R1 FLOWLINE
STA 10+00.00 TO 12+00.00**



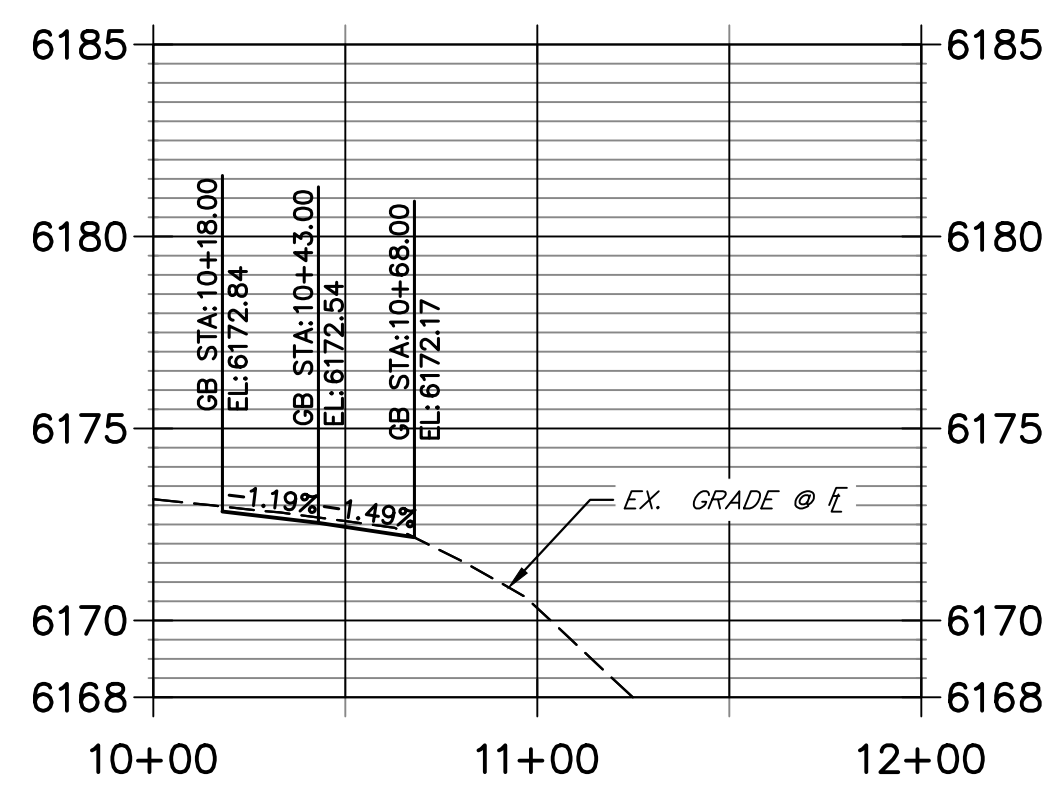
**BACKBEAT PLACE L1 FLOWLINE
STA 10+00.00 TO 12+00.00**



**ALLEGORY LANE R1 FLOWLINE
STA 10+00.00 TO 12+00.00**

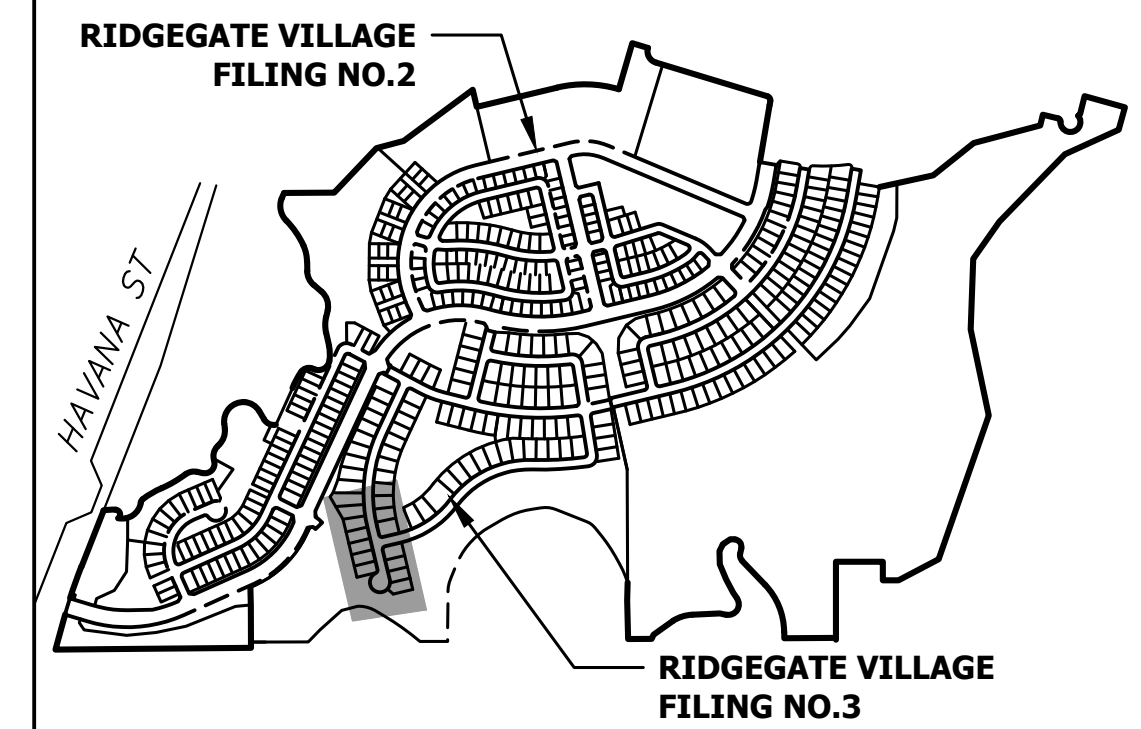
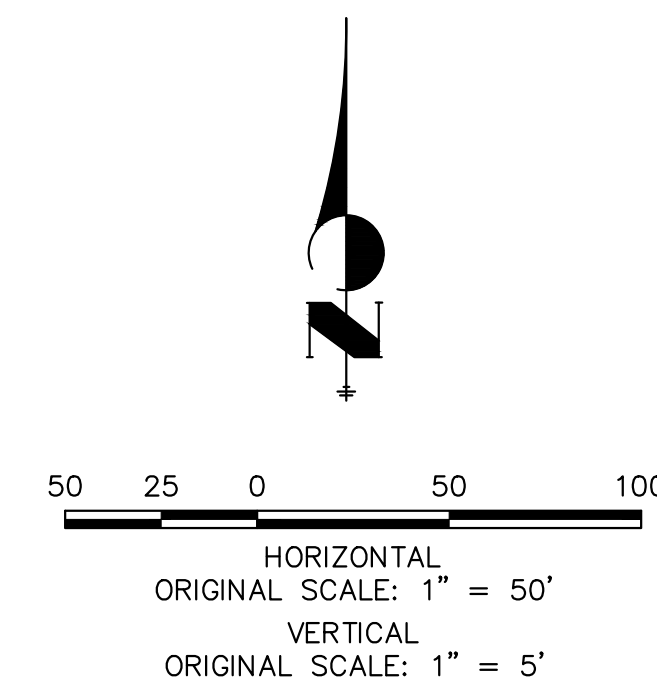


**ALLEGORY LANE L1 FLOWLINE
STA 10+00.00 TO 12+00.00**



ROADWAY NOTES

1. ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE COVER SHEET FOR BENCHMARK.
4. ALL FLOWLINE CURB RADII ARE 25' (FOR LOCAL ROAD/ LOCAL ROAD INTERSECTIONS) UNLESS OTHERWISE NOTED.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.



KEYMAP
SCALE: 1"=1000'

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PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
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No.	REVISION	BY	DATE	REVISION PER 1ST CITY COMMENTS		NEW SITE PLAN / 2ND CITY COMMENTS	
				MEP	JGS	MEP	JGS
1			1/31/24				
2			3/27/24				

H-SCALE	1"=50'
V-SCALE	N/A
DATE	3/27/24
DESIGNED BY	EWA
DRAWN BY	EWA
CHECKED BY	

CITY OF LONE TREE

DATE

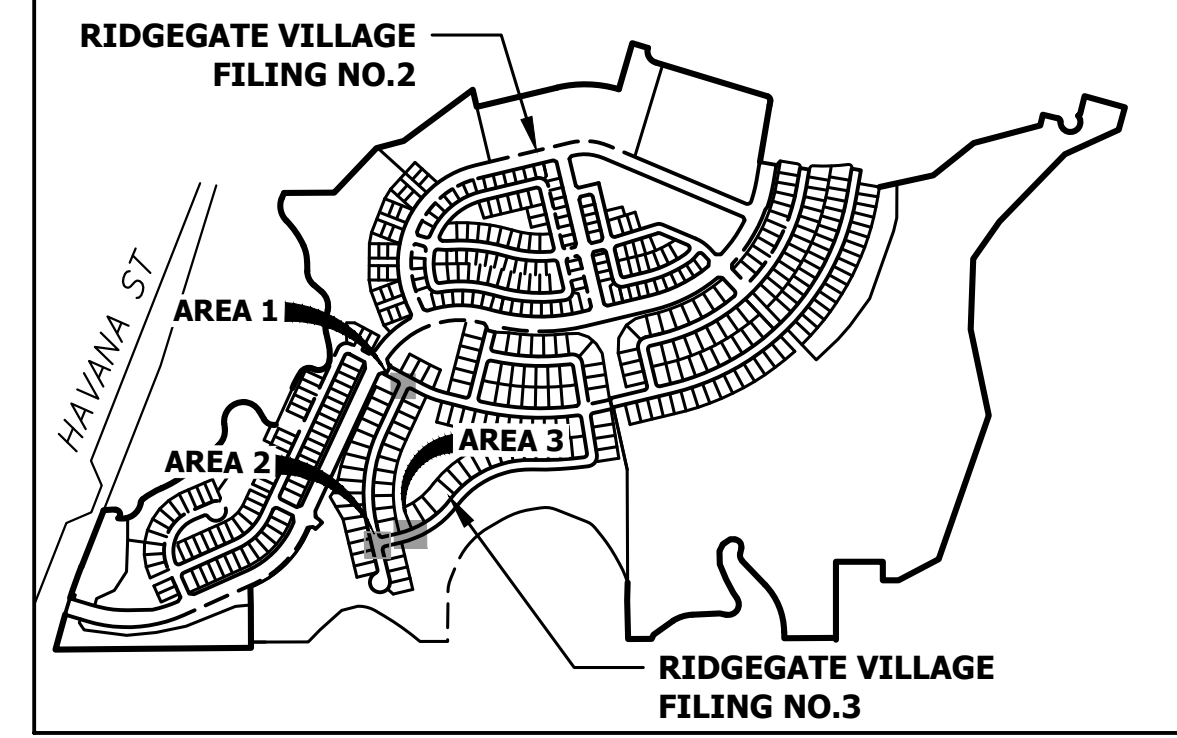
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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





KEYMAP
SCALE: 1"=1000'

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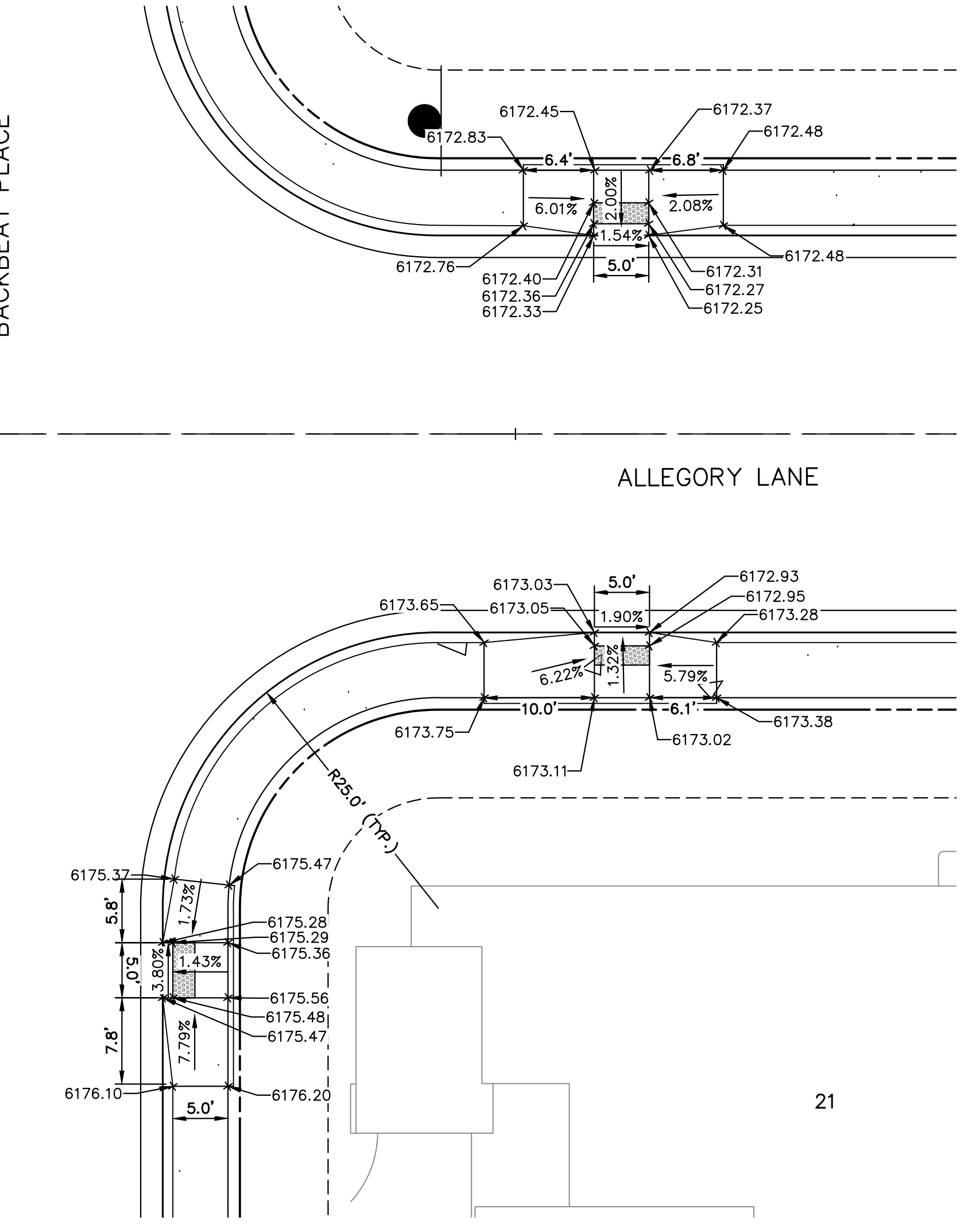
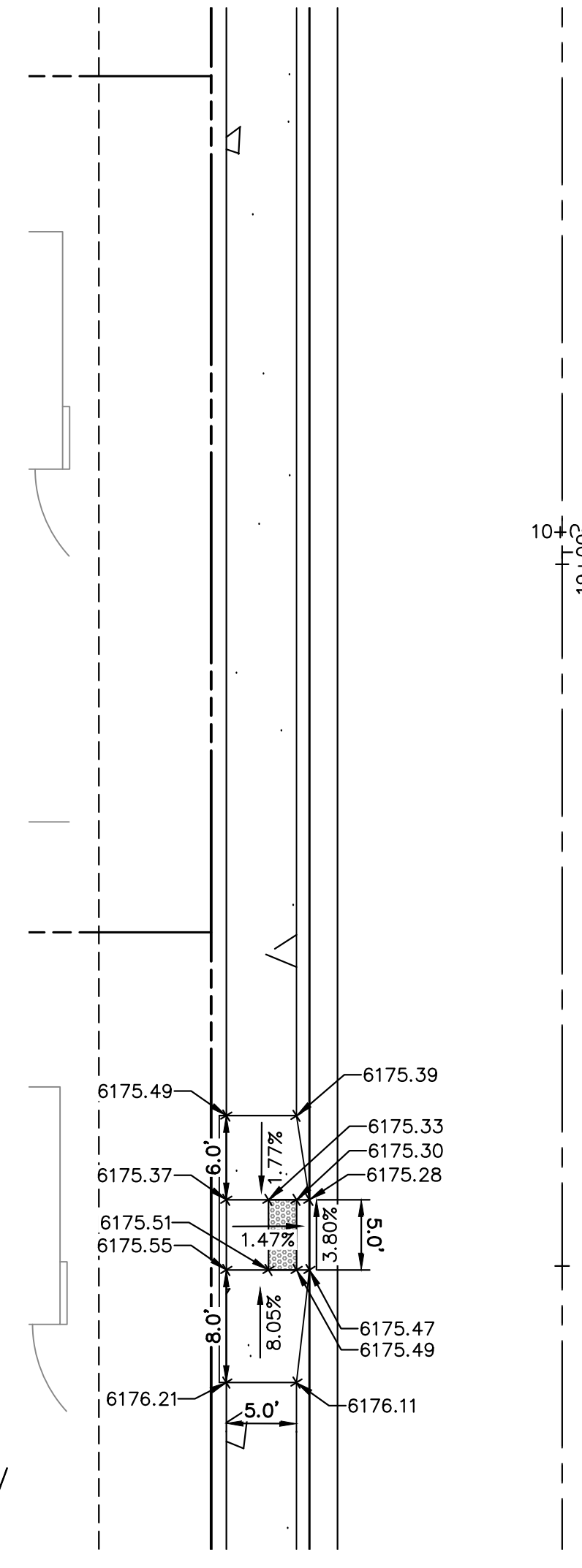
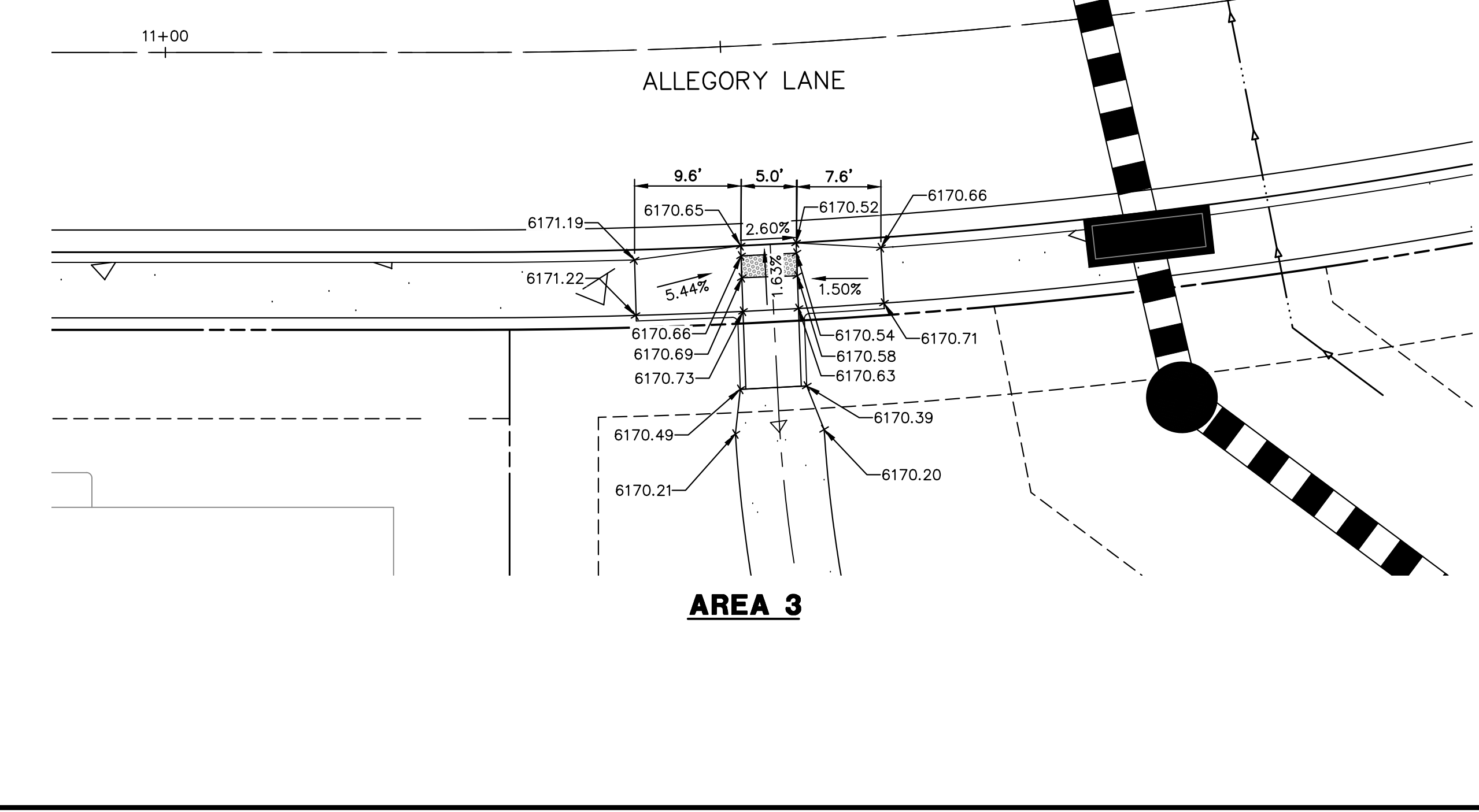
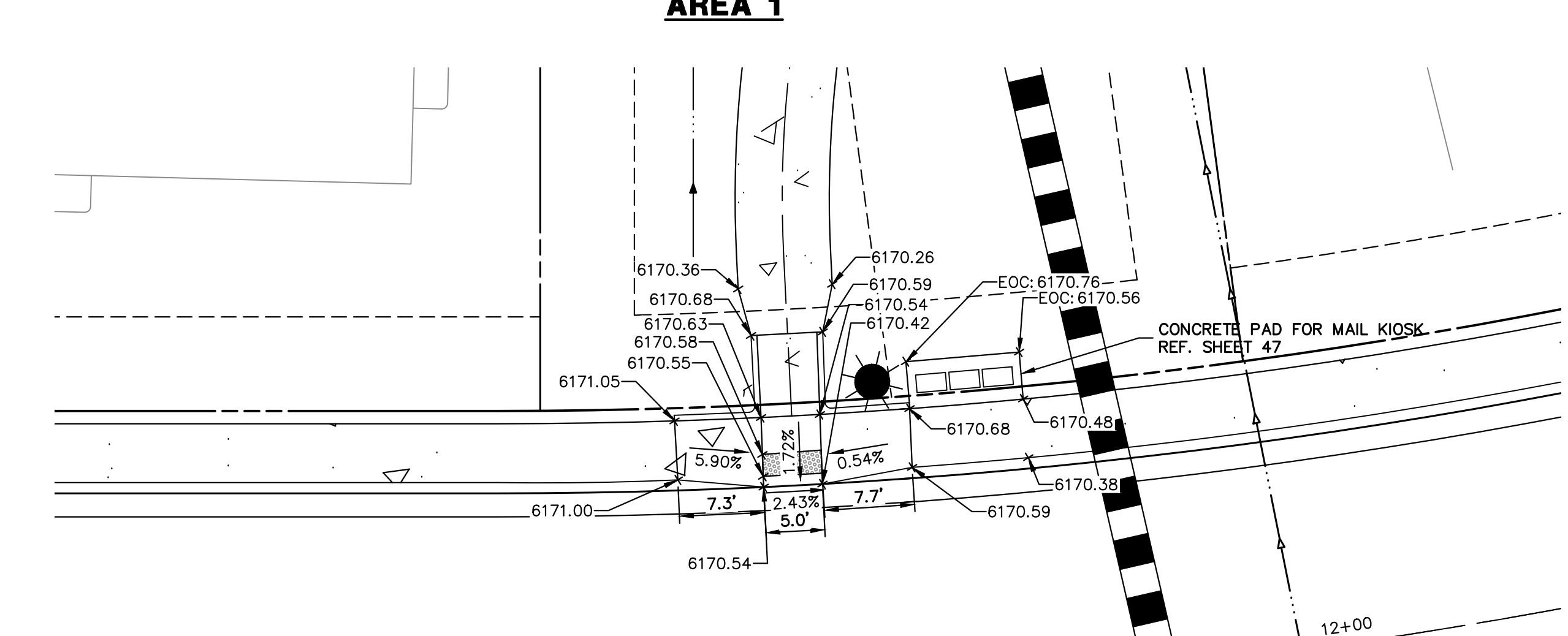
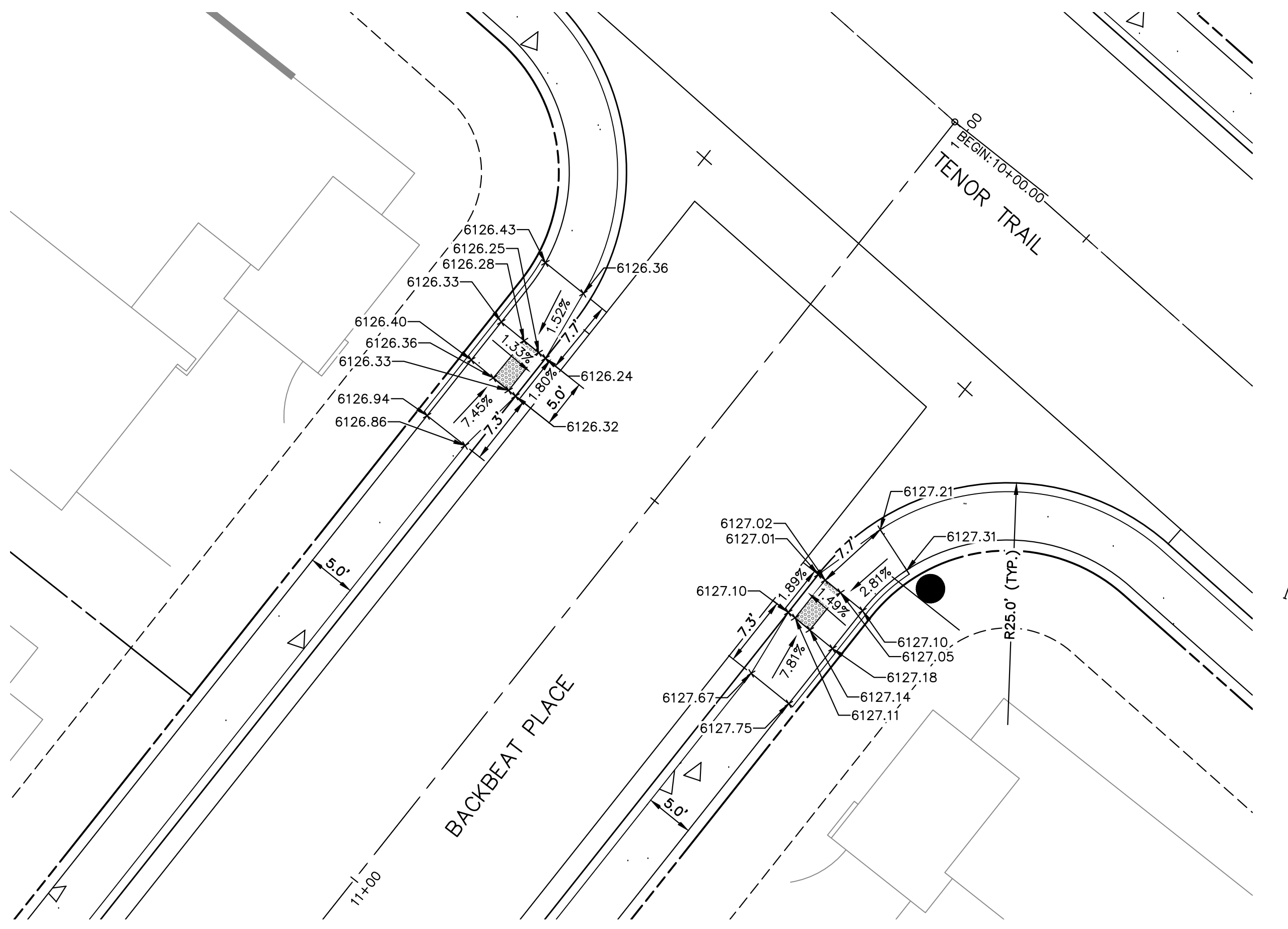
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SH LYRIC, LLC
9380 STATION ST.
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No.	REVISION	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP 1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS 3/27/24

H-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	3/27/24	EWA	EWA	

RIDGEGATE SOUTHWEST VILLAGE FILING 3	SHEET 35 OF 75
CURB RAMP DETAILS	JOB NO. 15950.02



Know what's below.
Call before you dig.

CITY OF LONE TREE

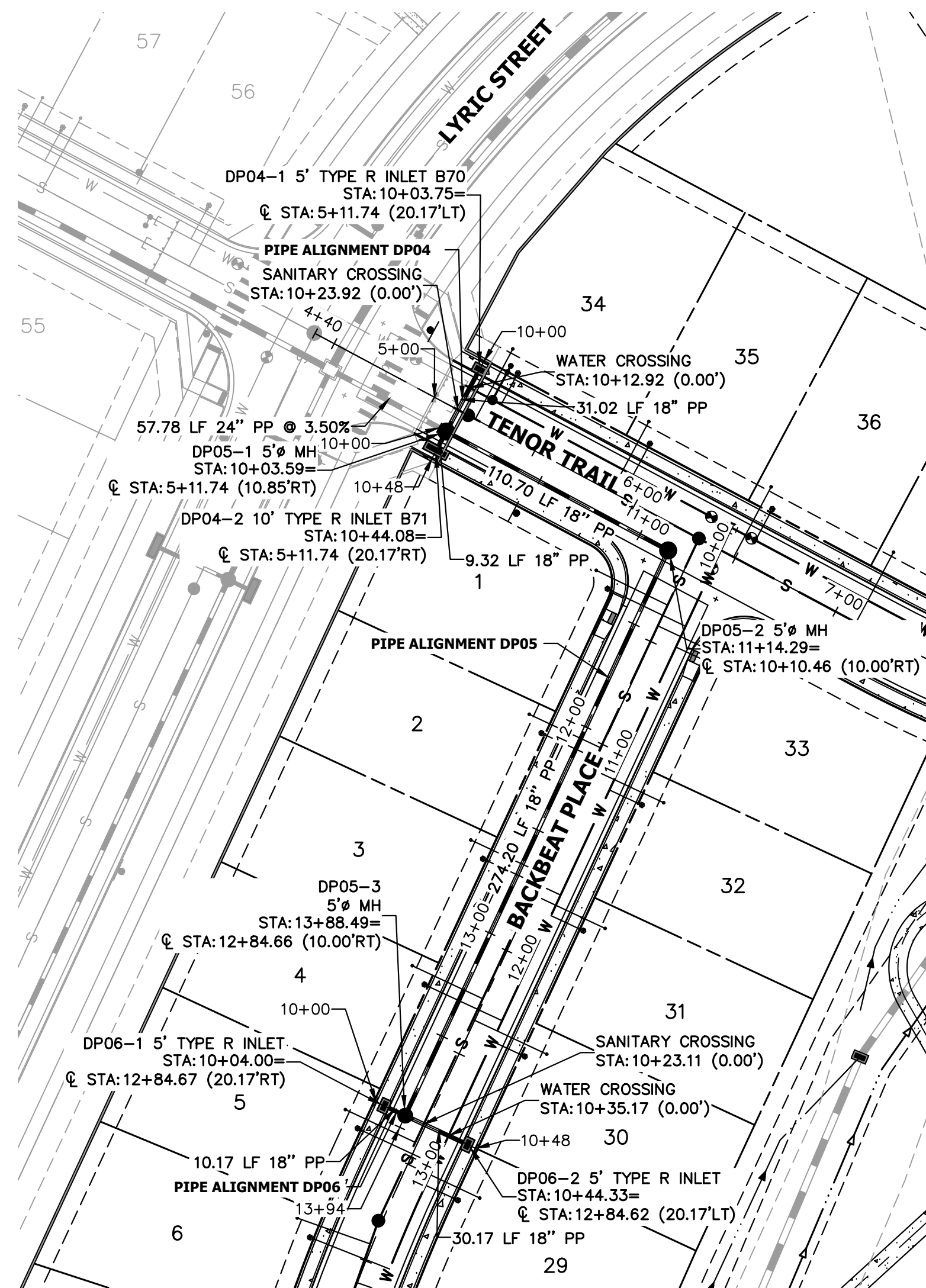
DATE _____

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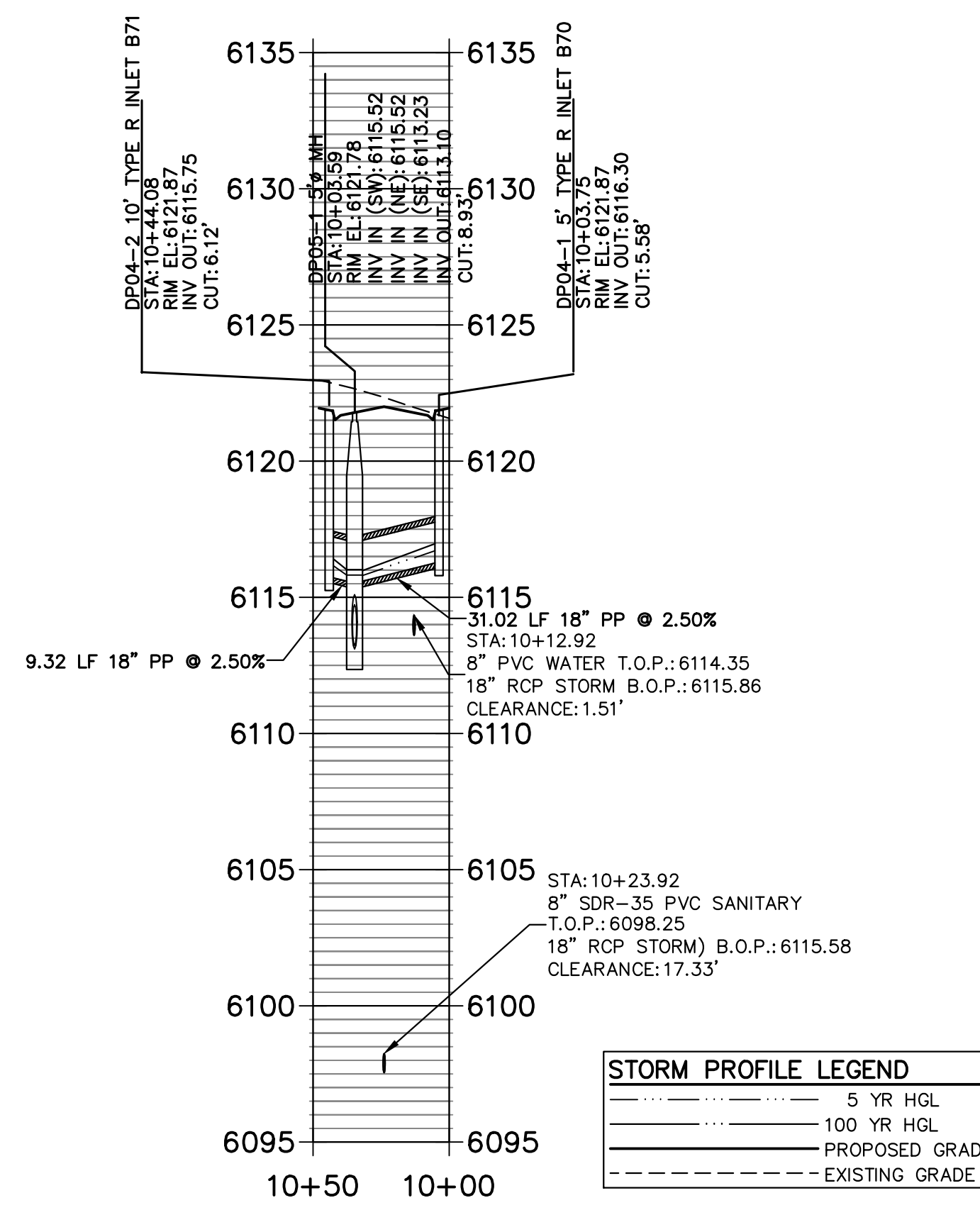
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

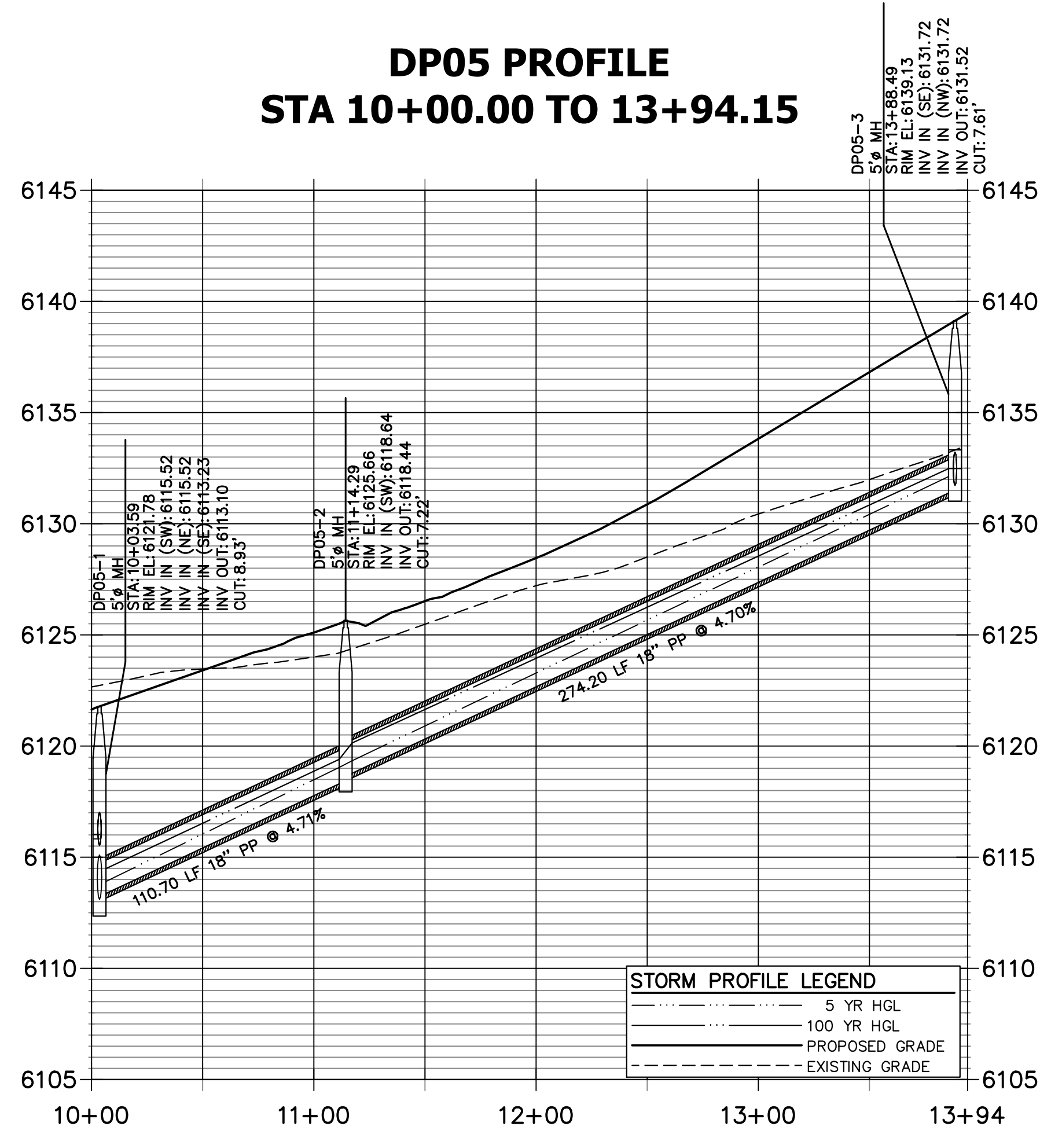
AARON L. CLUTTER, P.E. _____ DATE _____
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC



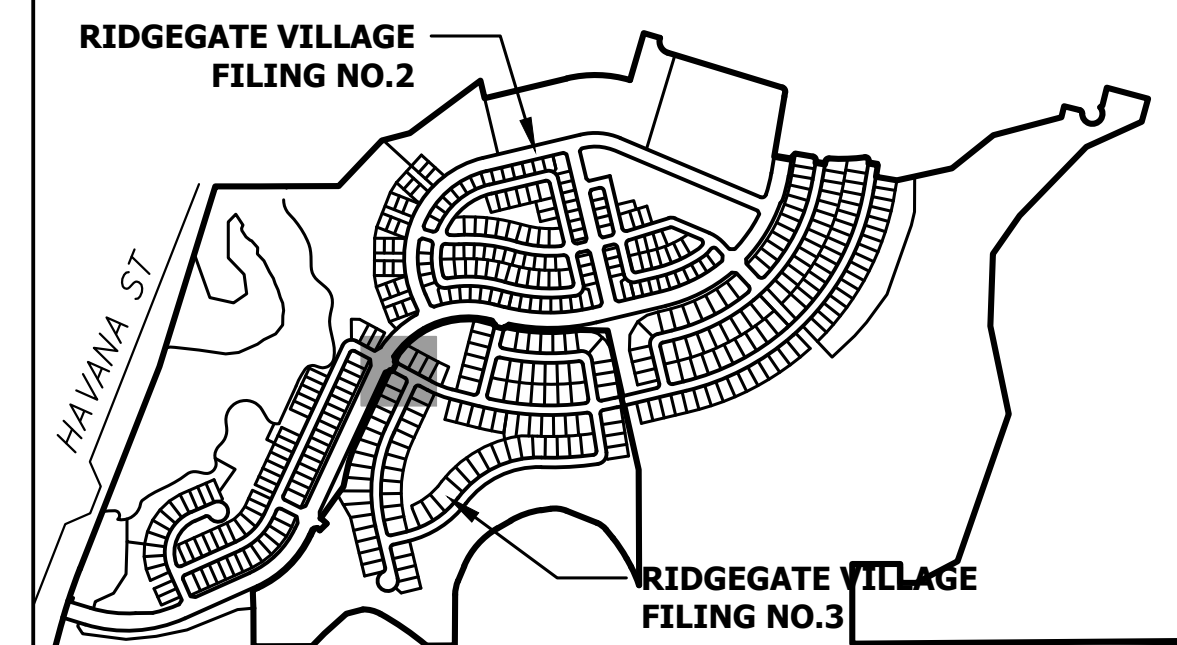
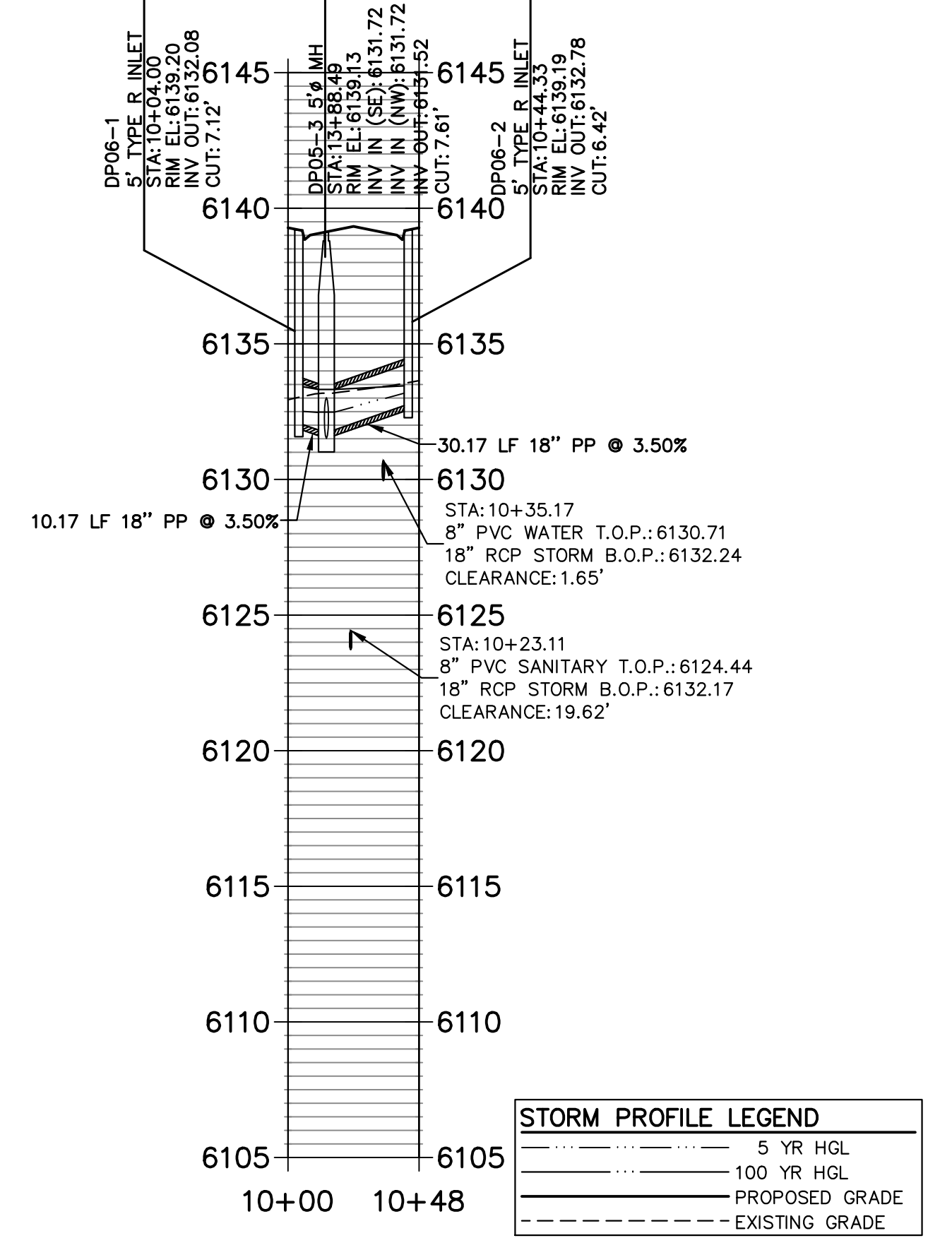
**DP04 PROFILE
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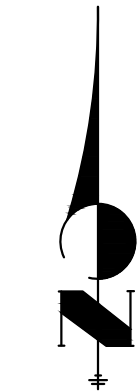
**DP05 PROFILE
STA 10+00.00 TO 13+94.15**



**DP06 PROFILE
STA 10+00.00 TO 10+48.33**



HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'



STORM SEWER NOTES:

- REFER TO GENERAL NOTES SHEET 28 FOR REINFORCED CONCRETE PIPE (RCP) AND POLYETHYLENE (PP) STORM SEWER NOTES.

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



Know what's below.
Call before you dig.

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

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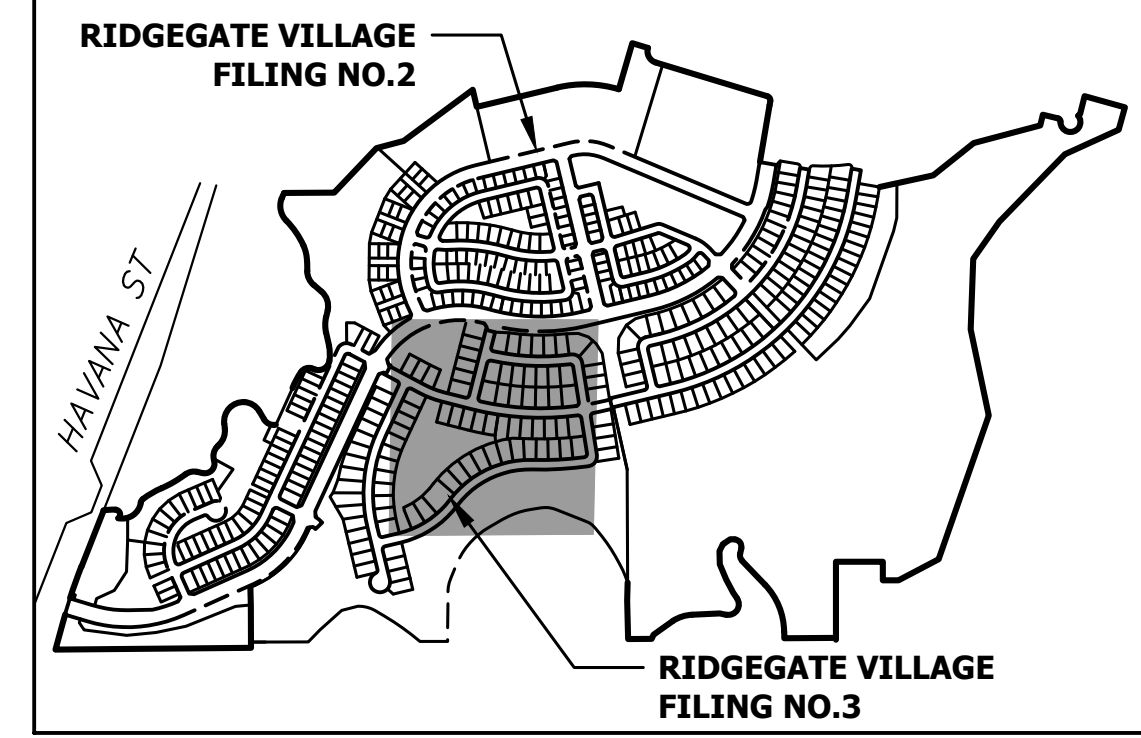
No.	REVISION	DATE	BY
1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS

RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER PLAN AND PROFILE

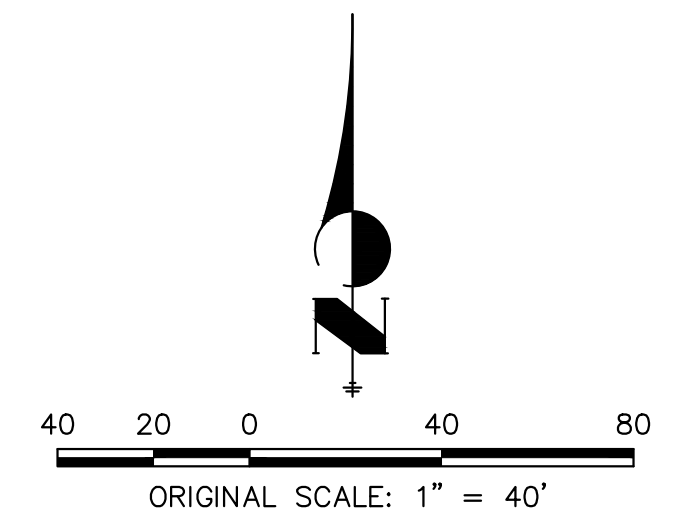
SHEET 36 OF 75
JOB NO. 15950.02



SEE SHEET 38



KEYMAP
SCALE: 1"=1000'



PARKING AND FIRE LANE NOTES:

- BOTTOM EDGE OF SIGNS SHALL BE 7 FEET ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 24 INCHES FROM FLOW LINE (CURB), TYPICAL FOR ALL SPEED LIMIT, PARKING AND BIKE LANE SIGNAGE.
- "NO PARKING FIRE LANE" SIGNAGE SHALL BE AT THE BEGINNING OF THE RESTRICTION ZONE AND ONE SIGN AT THE END OF THE RESTRICTION ZONE WITH ARROW POINTING TOWARDS THE RESTRICTED ZONE.
- ONE SIGN AT LEAST EVERY 200 FT. WITHIN THE RESTRICTED NO PARKING FIRE LANE OR NO PARKING BIKE LANE.
- "NO PARKING FIRE LANE" SIGNAGE SHALL BE SPACED SO THAT AT LEAST ONE READABLE SIGN IS VISIBLE IN FRONT OF A PARKED VEHICLE FROM ANY POINT ALONG THE RESTRICTION.
- "NO PARKING FIRE LANE" SIGNAGE SHALL BE SET AT AN ANGLE OF NO FEWER THAN 30 DEGREES AND NO MORE THAN 45 DEGREES WITH THE LANE OF TRAFFIC FLOW VISIBLE TO APPROACHING TRAFFIC.
- "NO PARKING FIRE LANE" SIGNAGE SHALL BE PROVIDED AT ALL NORMAL AND EMERGENCY ACCESS POINTS TO STRUCTURES WITHIN 20 FEET OF EACH FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION.
- CURBS MAY BE PAINTED RED WITH 3 INCH WHITE BLOCK LETTERS STATING "NO PARKING-FIRE LANE" SPACED EVERY 15 FEET. THIS DOES NOT REPLACE THE REQUIRED FIRE LANE SIGNAGE.

LEGEND

- ▲ PROPOSED SIGN
- ◻ EXISTING SIGN
- ⊗ PROPOSED STRIPE
- ⊘ EXISTING STRIPE
- ⊖ STOP BAR - 2' SOLID WHITE
- ⊕ CROSSWALK - 2'X8' SOLID WHITE, 4' GAP CENTERED IN LANE

SIGN TABULATION				
SIGN NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	4+84.48	25.22' (LT)	TENOR TRAIL	D3-1 X2 R1-1
2	5+55.80	27.94' (RT)	TENOR TRAIL	R2-1
2.1	10+39.40	28.00' (LT)	BACKBEAT PLACE	D3-1 X2 R1-1
2.2	10+41.76	28.39' (LT)	ALLEGORY LANE	D3-1 X2 R1-1

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

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COLORADO P.E. 36742
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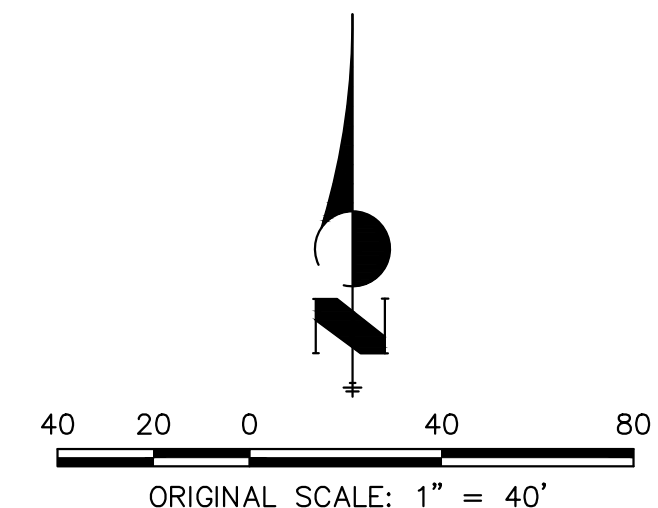
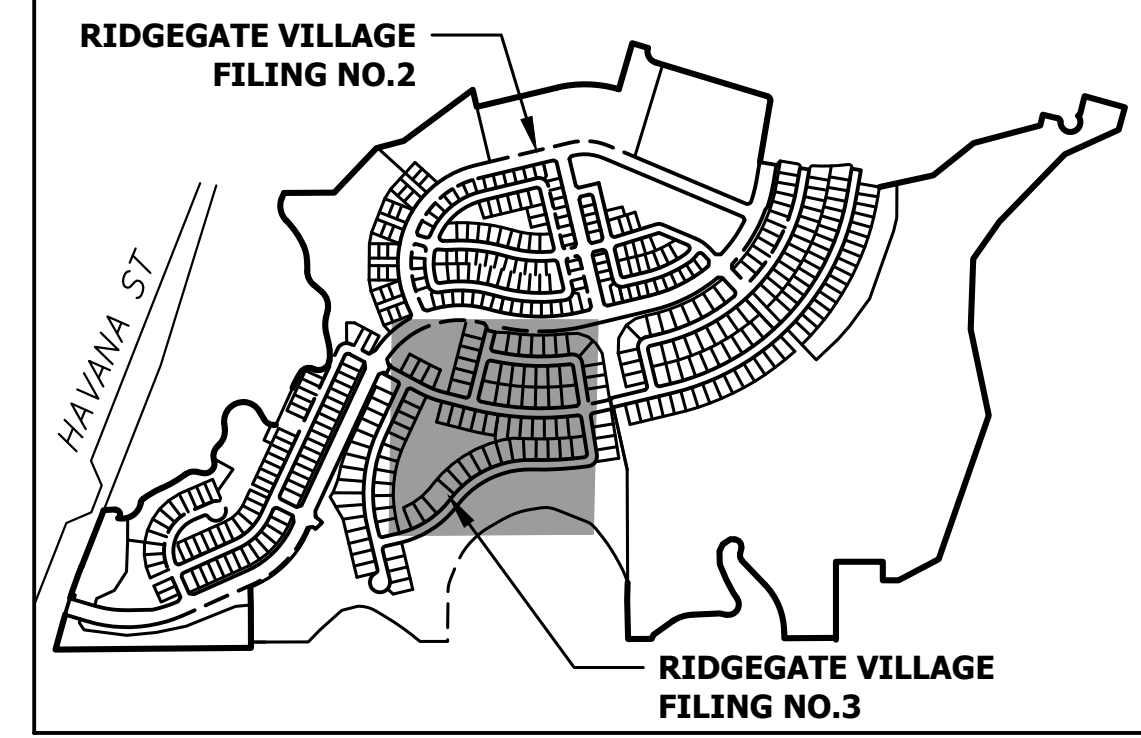
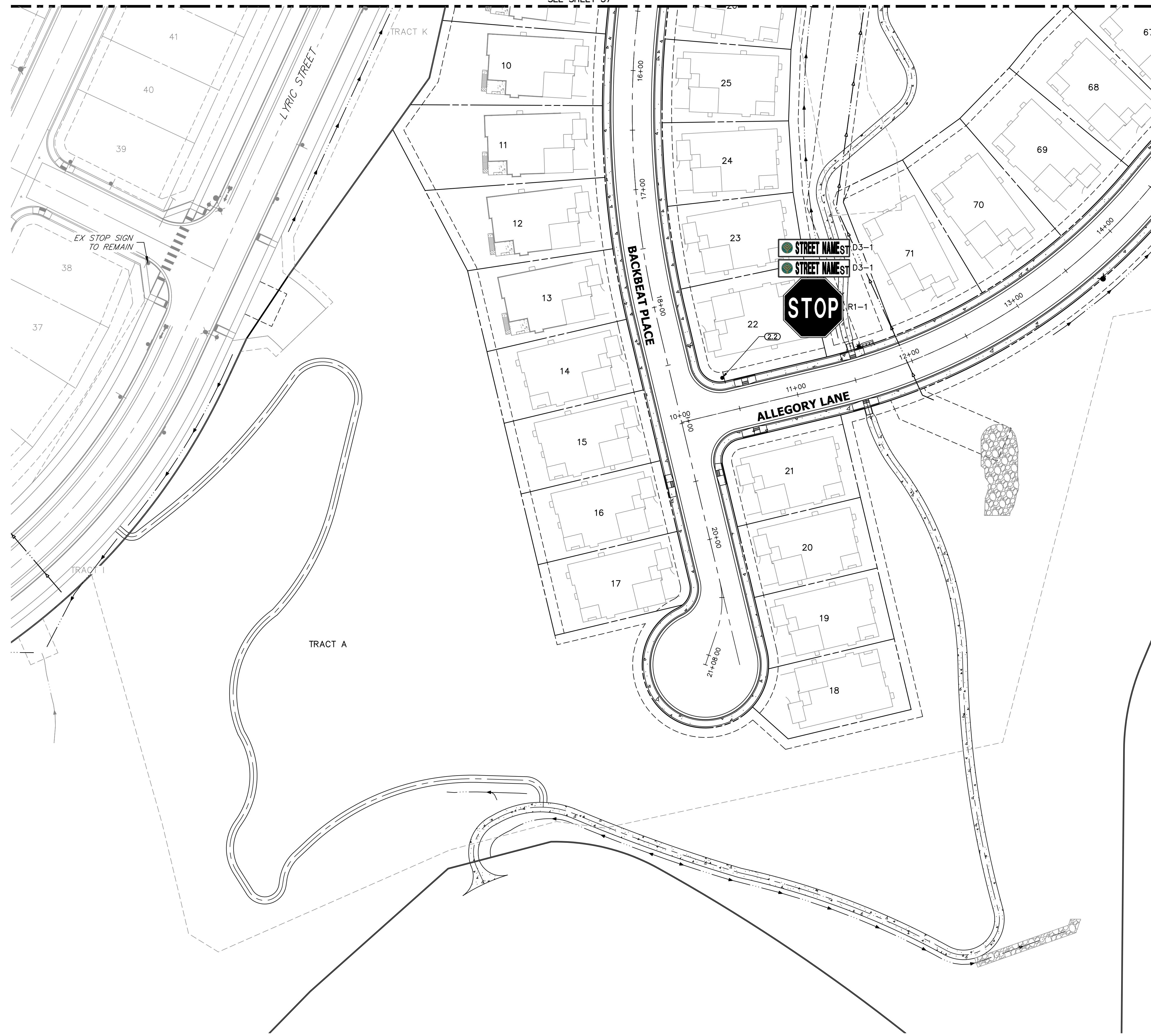
No.	REVISION	BY	DATE	REMOVED PER 1ST CITY COMMENTS		NEW SITE PLAN / 2ND CITY COMMENTS	
				MEP	JGS	MEP	JGS
1							
2							

RIDGEGATE SOUTHWEST VILLAGE FILING 3
SIGNAGE AND STRIPING PLAN

SHEET 37 OF 75
JOB NO. 15950.02

X:\15950.02\all\15950.02\000 FILING 3\0 Drawings\Sheet Design\001\15950.02 - Signage and Striping Plan.dwg, P&G, 4/22/2024 2:20:18 PM, CorralR

SEE SHEET 37



- PARKING AND FIRE LANE NOTES:**
- BOTTOM EDGE OF SIGNS SHALL BE 7 FEET ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 24 INCHES FROM FLOW LINE (CURB), TYPICAL FOR ALL SPEED LIMIT, PARKING AND BIKE LANE SIGNAGE.
 - "NO PARKING FIRE LANE" SIGNAGE SHALL BE AT THE BEGINNING OF THE RESTRICTION ZONE AND ONE SIGN AT THE END OF THE RESTRICTION ZONE WITH ARROW POINTING TOWARDS THE RESTRICTED ZONE.
 - ONE SIGN AT LEAST EVERY 200 FT. WITHIN THE RESTRICTED NO PARKING FIRE LANE OR NO PARKING BIKE LANE.
 - "NO PARKING FIRE LANE" SIGNAGE SHALL BE SPACED SO THAT AT LEAST ONE READABLE SIGN IS VISIBLE IN FRONT OF A PARKED VEHICLE FROM ANY POINT ALONG THE RESTRICTION.
 - "NO PARKING FIRE LANE" SIGNAGE SHALL BE SET AT AN ANGLE OF NO FEWER THAN 30 DEGREES AND NO MORE THAN 45 DEGREES WITH THE LANE OF TRAFFIC FLOW VISIBLE TO APPROACHING TRAFFIC.
 - "NO PARKING FIRE LANE" SIGNAGE SHALL BE PROVIDED AT ALL NORMAL AND EMERGENCY ACCESS POINTS TO STRUCTURES WITHIN 20 FEET OF EACH FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION.
 - CURBS MAY BE PAINTED RED WITH 3 INCH WHITE BLOCK LETTERS STATING "NO PARKING-FIRE LANE" SPACED EVERY 15 FEET. THIS DOES NOT REPLACE THE REQUIRED FIRE LANE SIGNAGE.

- LEGEND**
- PROPOSED SIGN
 - EXISTING SIGN
 - PROPOSED STRIPE
 - EXISTING STRIPE
 - STOP BAR - 2' SOLID WHITE
 - CROSSWALK - 2'X8' SOLID WHITE, 4' GAP CENTERED IN LANE

SIGN TABULATION				
SIGN NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
1	4+84.48	25.22' (LT)	TENOR TRAIL	D3-1 X2 R1-1
2	5+55.80	27.94' (RT)	TENOR TRAIL	R2-1
2.1	10+39.40	28.00' (LT)	BACKBEAT PLACE	D3-1 X2 R1-1
2.2	10+41.76	28.39' (LT)	ALLEGORY LANE	D3-1 X2 R1-1

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, LLC

DATE

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

PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
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(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	CITY COMMENTS	
				1ST CITY COMMENTS	2ND CITY COMMENTS
1	REVISION PER 1ST CITY COMMENTS	MEP	1/31/24		
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24		

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	N/A	3/27/24	EWA	EWA	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
SIGNAGE AND STRIPING PLAN

X:\15950.02\all\15950.02\FILING 3\Drawings\Sheet Design\15950.02 - Signage and Striping Plan.dwg, P&S (2), 4/2/2024, 5:21:04 PM, ConnerR

Major/Arterial Intersections (Overhead)

VARIES

* FUTURE COND. REG SIZE COPY FROM TABLE

Arterial/Local Intersections

VARIES

* FUTURE COND. REG SIZE COPY FROM TABLE

Local/Local Intersections

VARIES

* FUTURE COND. REG SIZE COPY FROM TABLE

* NOTE: SIGN HEIGHT SHALL BE 4" GREATER THAN RECOMMENDED MINIMUM UPPER-CASE LETTER HEIGHT PER TABLE, SHEET 3. CITY LOGO DIAMETER SHALL EQUAL UPPER-CASE LETTER HEIGHT.

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET 1 OF 3
DATE: 08/28/13	BY: GRW	DRAWING NO.: SN-01

INTERSECTION STREET NAME SIGNAGE 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".
- 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.
- NON ILLUMINATED SIGNS SHALL BE USED AT MAJOR/MAJOR AND MAJOR/ARTERIAL INTERSECTIONS. THEY SHALL BE MOUNTED TO THE SIGNAL POLE WITH ASTRO-BRACS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 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.
- ANY INTERSECTION STREET NAME SIGNAGE REMOVED SHALL BE RETURNED TO THE CITY OF LONE TREE.

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET 2 OF 3
DATE: 04/19/12	BY: GRW	DRAWING NO.: SN-02

STANDARD SIGN BORDER SPECIFICATIONS

SIGN SIZE	BORDER WIDTHS (INCH)			RADIUS (INCH)
	A	B	C	
< 12"	N/A	.375	.375	1
≥ 12"	N/A	.375	.438	1.5

MINIMUM LETTER HEIGHTS ON STREET NAME SIGNS

(MUTCD 2009 EDITION-TABLE 2D-2)

TYPE OF MOUNTING	TYPE OF STREET OR HIGHWAY	SPEED LIMIT	RECOMMENDED MINIMUM LETTER HEIGHT *#	
			INITIAL UPPER-CASE	LOWER-CASE
OVERHEAD	ALL TYPES	ALL SPEED LIMITS	12 INCHES	9 INCHES
POST-MOUNTED	MULTI-LANE	MORE THAN 40 MPH	8 INCHES	6 INCHES
POST-MOUNTED	MULTI-LANE	40 MPH OR LESS	6 INCHES	4.5 INCHES
POST-MOUNTED	2-LANE	ALL SPEED LIMITS	6 INCHES*	4.5 INCHES*

*ON LOCAL 2-LANE STREETS W/SPEED LIMITS OF 25 MPH OR LESS, 4" INITIAL UPPER-CASE LETTERS WITH 3" LOWER CASE LETTERS MAY BE USED.

** SUPPLEMENTARY LETTERING (E.G. ST., DR., LN., & NUMBERING) SHALL BE A MINIMUM OF 1/2 THE APPLICABLE RECOMMENDED MINIMUM LETTER HEIGHT PER ABOVE TABLE.

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

TYPICAL TRENCH SECTION

ROADWAY CLASSIFICATION	MIN. PAVEMENT PATCH THICKNESS
ARTERIAL	9 IN.
COLLECTOR	7 IN.
LOCAL	5 IN.

NOTES:

- ALL PUBLIC STREET CUTS SHALL BE BACKFILLED WITH CLSM UNLESS THE TRENCH IS WIDE ENOUGH FOR A FULL-SIZED, SELF-PROPELLED COMPACTOR TO DRIVE THROUGH.
- PAVEMENT PATCH THICKNESS SHALL NOT BE LESS THAN THE EXISTING SECTION.
- SAW CUT AND REMOVE PAVEMENT AND BASE A MINIMUM OF 2' BACK FROM EXCAVATION ZONE OR LIMITS OF UNDISTURBED SUB-BASE, WHICHEVER IS GREATER.
- ROTO-MILL ASPHALT (2" DEPTH MINIMUM) A MINIMUM OF 1' BEYOND THE FULL DEPTH SAW CUT AND REMOVAL.
- INSTALL 8 INCHES OF CDOT CLASS 6 ROAD BASE OR RECYCLED ASPHALT, COMPACTED IN PLACE TO MINIMUM 95% MODIFIED PROCTOR MAXIMUM DENSITY (ASTM D 1557).
- INSTALL AND PROPERLY COMPACT REQUIRED DEPTH OF BASE COURSE ASPHALTIC CONCRETE (CDOT GRADING 5).
- INSTALL REINFORCEMENT MAT (TENSAR GLASGRID 8511, OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATIONS. (MINIMUM 5 FOOT WIDTH)
- INSTALL AND PROPERLY COMPACT ASPHALTIC CONCRETE TOP COURSE (CDOT GRADING 5X).
- ALL CUTS TO BE SQUARED OFF PRIOR TO RESTORATION, SAW CUT OR ROTO-MILL.
- THE JOINT BETWEEN THE NEW TOP COURSE ASPHALT AND THE EXISTING ASPHALT SHALL BE SEALED USING INFRARED JOINTING PROCESS.
- ARTERIAL STREETS AND MAJOR COLLECTORS MUST BE PATCHED THE SAME DAY THE CUT OCCURS, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING/PUBLIC WORKS DEPARTMENT.
- ANY PAVEMENT MARKING (LANE LINES, TURN ARROWS, ETC.) DAMAGED BY THE STREET CUT AND REPAIR OPERATIONS SHALL BE REPLACED IN CONFORMANCE WITH CITY SIGNAGE AND STRIPING STANDARDS, AS DIRECTED BY THE ENGINEERING/PUBLIC WORKS DEPARTMENT.

CITY OF LONE TREE PUBLIC WORKS	ASPHALT PAVEMENT PATCHBACK	DETAIL NUMBER 1
DATE: 9/24/13	BY: GAW	DRAWING NO.: ST-01

TYPICAL TRENCH SECTION

ROADWAY CLASSIFICATION	MIN. PAVEMENT PATCH THICKNESS
ARTERIAL	9 IN.
COLLECTOR	7 IN.
LOCAL	5 IN.

NOTES:

- ALL PUBLIC STREET CUTS SHALL BE BACKFILLED WITH CLSM UNLESS THE TRENCH IS WIDE ENOUGH FOR A FULL-SIZED, SELF-PROPELLED COMPACTOR TO DRIVE THROUGH.
- PAVEMENT PATCH THICKNESS SHALL NOT BE LESS THAN THE EXISTING SECTION.
- SAW CUT AND REMOVE PAVEMENT AND BASE 5' BACK FROM EXCAVATION ZONE.
- 8" OF COMPACTED CDOT CLASS 6 ROAD BASE OR RECYCLED ASPHALT SHALL BE INSTALLED PRIOR TO PAVING.
- CONCRETE STREET PAVEMENT TO BE MINIMUM 7 SACK MIX, 5000 PSI AT 28 DAYS.
- ALL CUTS TO BE SQUARED OFF PRIOR TO RESTORATION, SAW CUT OR ROTO-MILL FULL DEPTH.
- CONCRETE PATCHES SHALL BE DOWELED INTO EXISTING CONCRETE WITH 24"-#5 REBAR AT 18" O.C. AROUND THE PERIMETER OF THE PATCH.
- ARTERIAL STREETS AND MAJOR COLLECTORS MUST BE PATCHED THE SAME DAY THE CUT OCCURS, UNLESS APPROVED BY THE ENGINEERING DEPARTMENT.

CITY OF LONE TREE PUBLIC WORKS	CONCRETE PAVEMENT PATCHBACK	DETAIL NUMBER 2
DATE: 12/9/11	BY: GAW	DRAWING NO.: ST-02

CURB TRANSITION

SCALE: NTS
DATE: 3/05

DETAIL 1

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

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
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NO.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS	
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	

H-SCALE	N/A	DESIGNED BY	MEP
V-SCALE	N/A	DATE	3/27/24
		DRAWN BY	MEP
		CHECKED BY	MEP

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RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

SHEET 39 OF 75
JOB NO. 15950.02

CITY OF LONE TREE

SIGN DETAILS FOR RAISED MEDIANS NOSE

The following signage shall be placed at the "nose" on all raised median islands, unless otherwise directed by the City Public Works Department.

SELECT APPROPRIATE SIGNAGE FOR SPECIFIC SITE FROM ABOVE ALTERNATIVES

NOTE: If median width (back of curb to back of curb) is less than 4.0', R4-7c, R4-8c or W12-1c shall be used.

Sign Location Detail NTS

Sign Base Detail NTS

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".
- 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.
- 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.

CITY OF LONE TREE PUBLIC WORKS

DATE: 08-09-11 BY: SJT

MEDIAN NOSE DETAIL

DRAWING NO.: MEDIAN NOSE DETAIL

DETAIL NUMBER: **1**

STANDARD ATTACHED OR DETACHED SIDEWALK

COMBINATION CURB, GUTTER & SIDEWALK

VERTICAL CURB & GUTTER

HIGH SPEED MOUNTABLE CURB & GUTTER
(DESIGN SPEED OF 45 M.P.H. OR HIGHER)

URBAN LOCAL MOUNTABLE CURB & GUTTER

RURAL LOCAL MOUNTABLE CURB & GUTTER

MEDIAN CURB & GUTTER (CATCH)

MEDIAN CURB & GUTTER (SPILL)

NOTES:

- IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.
- SEE DRAWING NUMBER SP.23a and SP.23b FOR TRENCH DRAIN.
- SEE DRAWING NUMBER SP.31 AND SP.32 FOR CONCRETE JOINTS.

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 09/2017

Drawing No. **SP.17**

CURB & GUTTERS AND SIDEWALKS

Issued: 05/2013
Revised: 09/2017

Drawing No. **SP.17**

CITY OF LONE TREE

MANHOLE LID COVER

The following signage shall be placed at the "nose" on all raised median islands, unless otherwise directed by the City Public Works Department.

COVER FACE

COVER BOTTOM

SECTION

Design Features

- Materials: Gray Iron (CL35B)
- Load Rating: Heavy Duty
- Open Area: n/a
- Coating: Undipped
- Designates Machined Surface

CITY OF LONE TREE PUBLIC WORKS

DATE: 06/05/2020 BY: J. KRELL

MANHOLE LID COVER

DRAWING NO.: MH-1

DETAIL NUMBER: **MH-1**

CITY OF LONE TREE

MANHOLE LID COVER

The following signage shall be placed at the "nose" on all raised median islands, unless otherwise directed by the City Public Works Department.

Panel Installation Notes:

- DETECTABLE WARNING PANELS, 24" X 24" OR 24" X 30" IN SIZE, SHALL BE PREFABRICATED REDDISH WITH TRUNCATED DOMES AND COMPLY WITH ADA REQUIREMENTS. ONLY FULL PANELS SHALL BE USED TO OBTAIN SPECIFIC RAMP THROAT WIDTH, (I.E. TWO 24" PANELS FOR A 4' RAMP, TWO 30" PANELS FOR A 5' RAMP, ETC.)
- PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT TO DOUGLAS COUNTY FOR APPROVAL A SAMPLE PANEL AND DOCUMENTATION FROM THE MANUFACTURER. PANEL SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTIVITY CONTRAST WITH THE ADJOINING SURFACE. PANELS SHALL ONLY BE SELECTED FROM THE APPROVED PRODUCT LIST BELOW.

PRODUCT NAME	MANUFACTURER	PRODUCER SUPPLIER CODE
CAST-DWD	Pioneer Detectable, LLC	GEN130004
Cast-In-Place Tactile	ADA Solutions, Inc.	GEN100123
DURALAST	EJ USA, Inc.	GEN130020
Detectable Warning Paving Slab	StoneBilt Concepts	GEN100341
TekWay Dome-Tiles	StrongGo LLC	GEN100343
TuffTie Cast Iron Tile/Radius-Wedge (CIP)	TuffTie, Inc.	GEN150088

- PANELS SHALL BE PLACED AS SHOWN, WITH DOME PATTERN IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. A STEEL TEMPLATE SHALL BE USED TO ENSURE PROPER ALIGNMENT AND UNIFORM GRADE.
- REMOVE THE PROPER AMOUNT OF CONCRETE WITHIN THE TEMPLATE FOR AN ACCURATE INSTALLATION. ONCE TO THE PROPER DEPTH, FLOAT THE AREA TO RECEIVE THE PANELS UNTIL A SMOOTH PASTE HAS DEVELOPED.
- WET THE BACK SIDE OF EACH PANEL AND TROWEL SOME CONCRETE PASTE OR APPROVED BONDING AGENT OVER THE WET SURFACE FOR BETTER ADHERENCE.
- SET THE FIRST PANEL ON THE FRESHLY PREPARED SURFACE. DO NOT PRESS DOWN HARD ON THE PANEL, BUT PREFERABLY TWIST FROM SIDE TO SIDE. SET PANEL WITH RUBBER Mallet TO PROPER DEPTH SO THAT THE BASE OF THE TRUNCATED DOME IS AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
- SET SUCCESSIVE PANELS WITH A TIGHT BUTT JOINT AGAINST THE PREVIOUSLY SET PANEL. PROVIDE A 1/8" GAP BETWEEN PANELS.
- FLOAT FRESH CONCRETE AROUND PANELS. FINISH AND BROOM SURROUNDING CONCRETE AS SPECIFIED. CLEAN ANY CONCRETE OFF PANELS WITH A SPONGE.
- PROVIDE 1" DEEP TOOL JOINTS AT CORNERS OF DETECTABLE WARNING AREA, AND TOOL AROUND PANELS WITH 1/8" RADIUS EDGER.
- WHEN CUT PANELS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED AT A 45-DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
- ANY PANELS THAT ARE DAMAGED DURING TRANSPORT OR INSTALLATION WILL BE REJECTED AND SHALL NOT BE INSTALLED.
- CLEAN OUT 1/8" JOINT(S) BETWEEN PANELS AND SEAL WITH EPOXY.
- SETTING TRUNCATED DOME PANELS IN SAND BEDDING OR OTHER NON-CEMENTITIOUS BEDDING MATERIALS SHALL NOT BE ALLOWED.

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 09/2017

Drawing No. **SP.18b**

CURB RAMP WITH PANEL DETECTABLE WARNING AREA INSTALLATION

Issued: 05/2013
Revised: 09/2017

Drawing No. **SP.18b**

CITY OF LONE TREE

MANHOLE LID COVER

The following signage shall be placed at the "nose" on all raised median islands, unless otherwise directed by the City Public Works Department.

Paver Installation Notes:

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

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 09/2017

Drawing No. **SP.18c**

CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION

Issued: 05/2013
Revised: 09/2017

Drawing No. **SP.18c**

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ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

AARON L. CLUTTER, P.E. DATE

COLORADO P.E. 36742

FOR AND ON BEHALF OF JR ENGINEERING, LLC

SHEET 40 OF 75

JOB NO. 15950.02

RIDGEGATE SOUTHWEST VILLAGE FILING 3

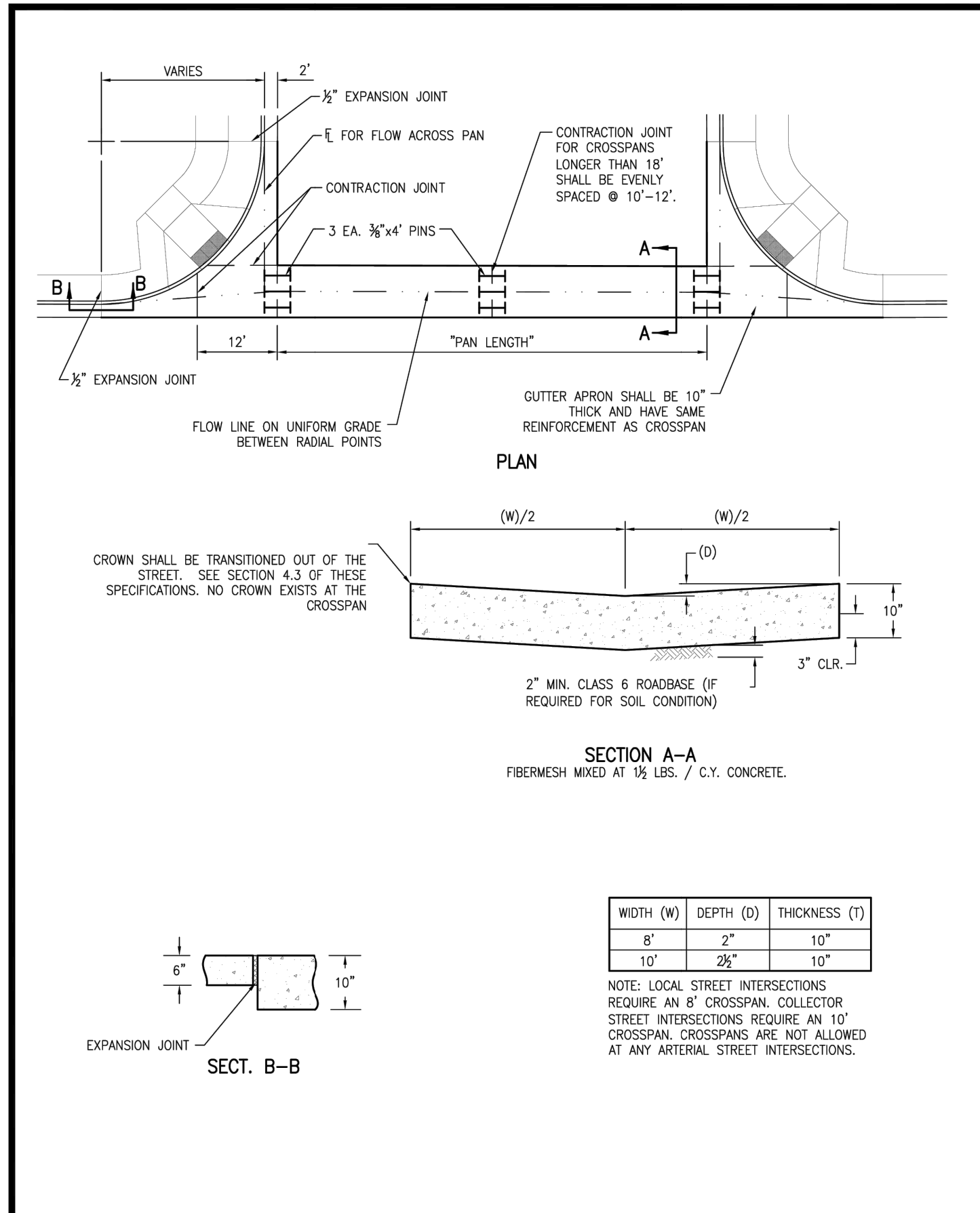
STORM SEWER AND ROADWAY DETAILS

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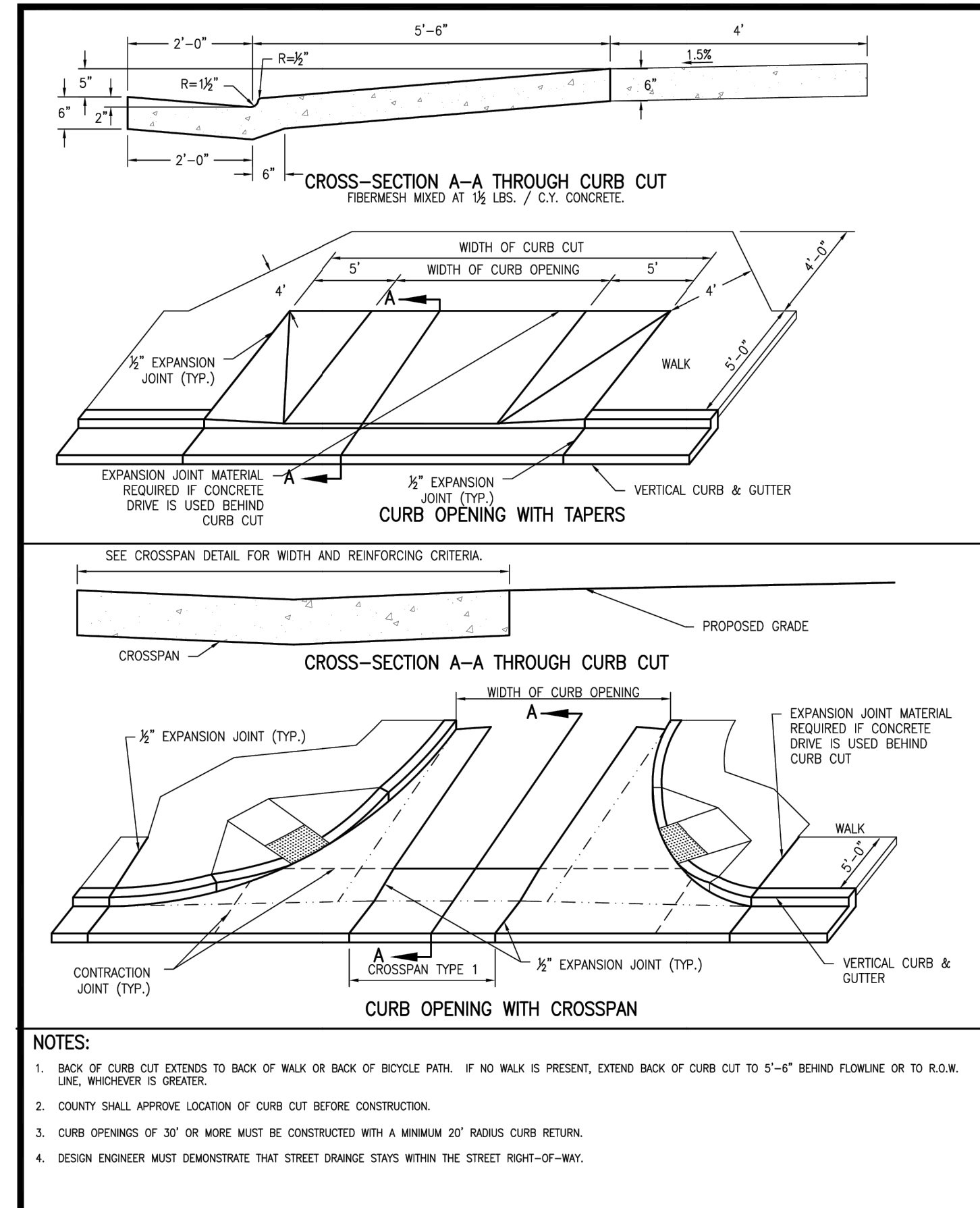
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

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

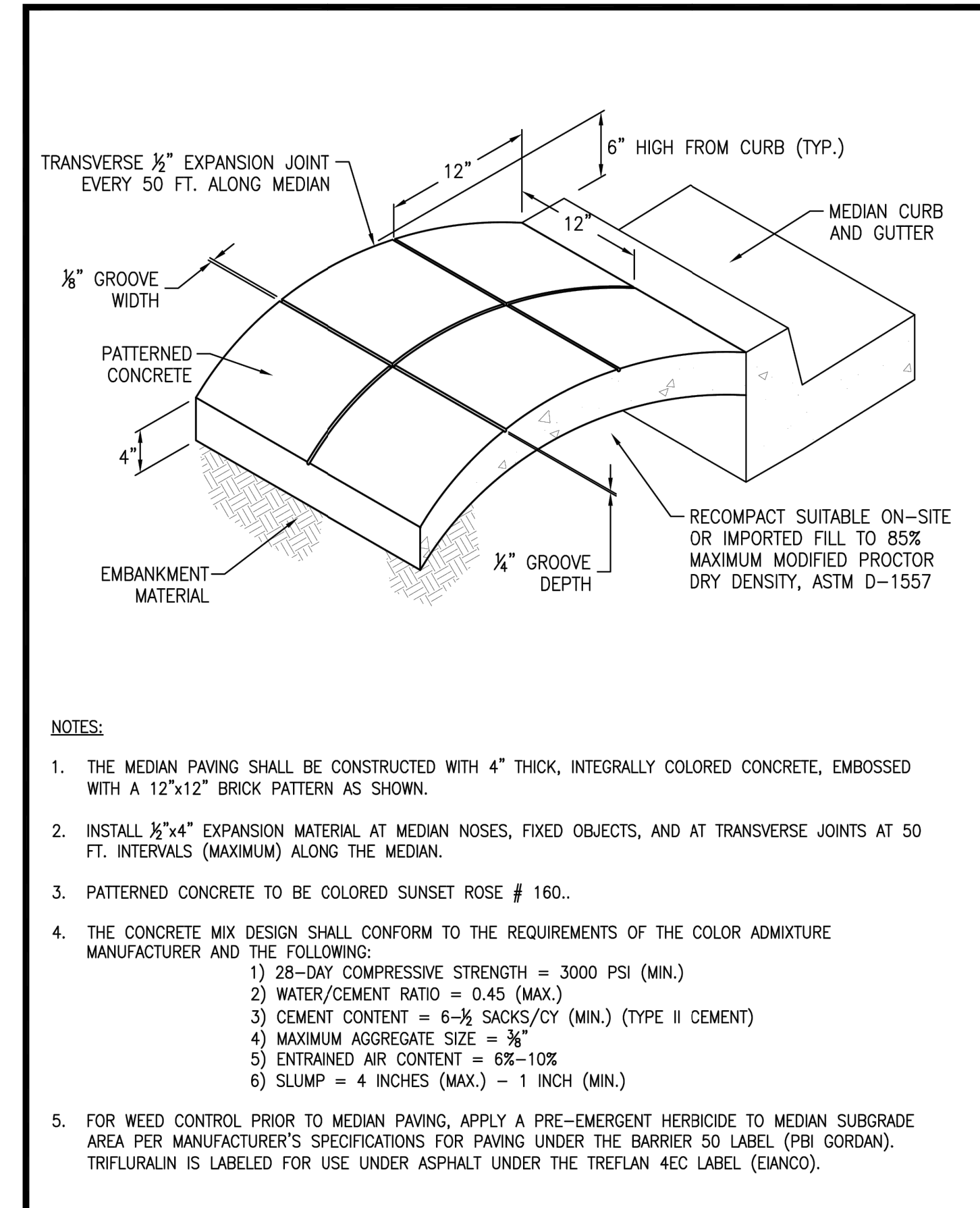
DATE	BY	REVISION
1/31/24	MEP	1
3/27/24	JGS	2



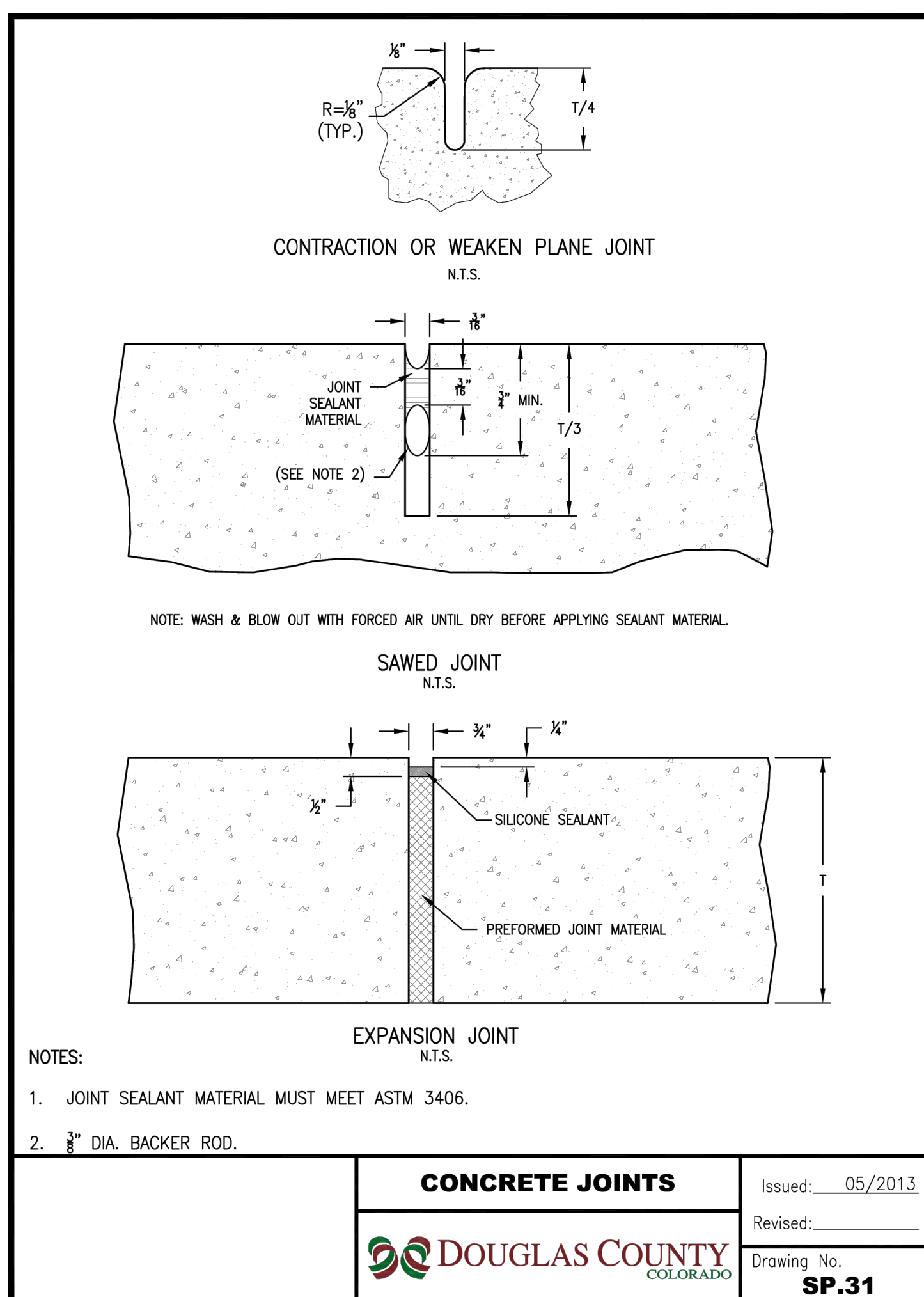
CROSSSPAN	Issued: 05/2013
	Revised: 09/2017
Drawing No. SP.21	



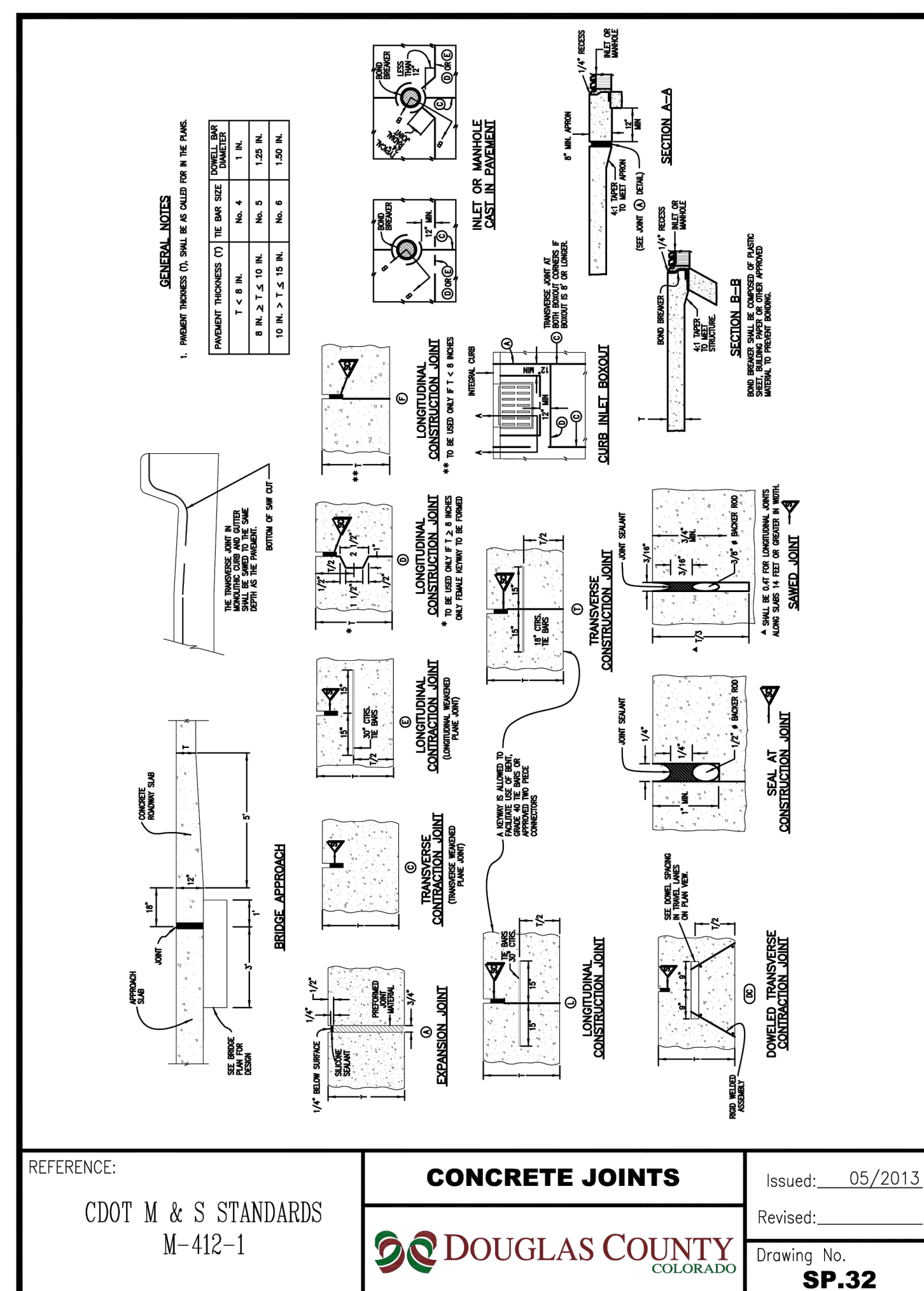
CURB OPENING	Issued: 05/2013
	Revised: 09/2017
Drawing No. SP.22	



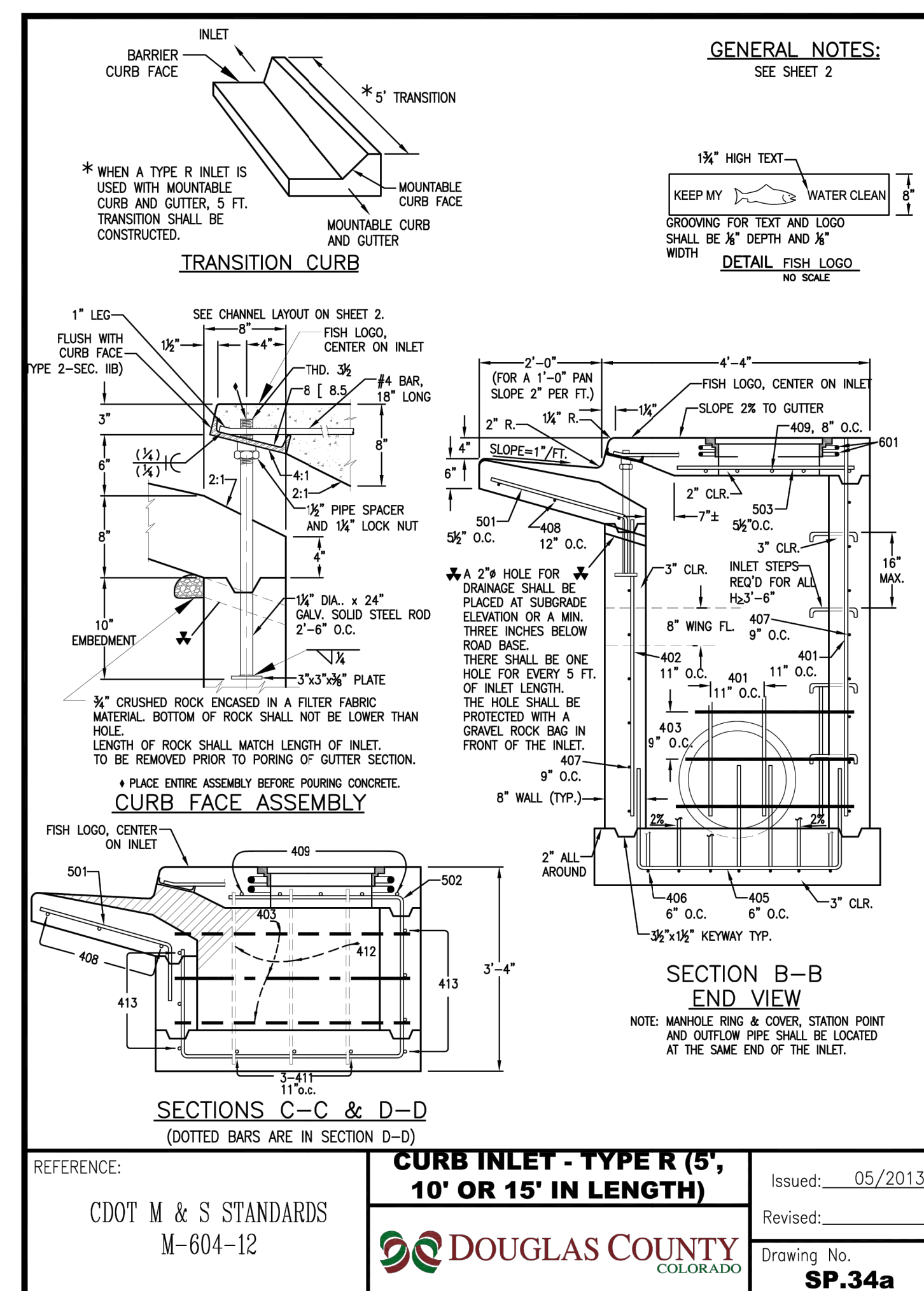
MEDIAN COVER MATERIAL	Issued: 05/2013
	Revised: _____
Drawing No. SP.29	



CONCRETE JOINTS	Issued: 05/2013
	Revised: _____
Drawing No. SP.31	



CONCRETE JOINTS	Issued: 05/2013
	Revised: _____
Drawing No. SP.32	



CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)	Issued: 05/2013
	Revised: _____
Drawing No. SP.34a	

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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



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BY	DATE	REVISION	NO.	REVISION PER 1ST CITY COMMENTS	MEP
JGS	1/31/24	1	1	NEW SITE PLAN / 2ND CITY COMMENTS	MEP
JGS	3/27/24	2	2		MEP

H-SCALE N/A
V-SCALE N/A
DATE 3/27/24
DESIGNED BY MEP
DRAWN BY MEP
CHECKED BY

RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

SHEET 41 OF 75
JOB NO. 15950.02

* FOR LENGTH (L) GREATER THAN 5 FT., PROVIDE MAINTENANCE ACCESS AT BOTH ENDS.
 ■ ADDITIONAL MANHOLE RING AND COVER REQUIRED WHEN L=10 FT. OR MORE. CUT REINFORCEMENT BAR ACCORDINGLY.
 ● INLET DECK SHALL BE FORMED AND POURED TO THE WIDTH OF THE PROPOSED SIDEWALK.

SECTION A-A REGULAR INLET
 SECTION A-A INLET WITH DROP BOX-H>5'

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)
 CDOT M & S STANDARDS M-604-12
DOUGLAS COUNTY COLORADO
 Issued: 05/2013
 Revised: _____
 Drawing No. **SP.34b**

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS			INLETS: H=5 FT.			INLETS: H>5 FT.		
				L=5 FT.	L=10 FT.	L=15 FT.	L=5 FT.	L=10 FT.	L=15 FT.	L=5 FT.	L=10 FT.	L=15 FT.
NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	
401	4	11"	II	15	+	21	+	26	+	11	+	
402	4	11"	II	7	+	13	+	18	+	7	+	
403	4	9"	II	+	4'-0"	+	4'-0"	+	4'-0"	+	4'-0"	
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	16'-10"	7	8'-10"	
407	4	9"	II	+	5'-10"	+	10'-10"	+	15'-10"	+	5'-10"	
408	4	12"	II	3	8'-10"	3	11'-10"	3	16'-0"	3	16'-0"	
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	15'-10"	
410	4	11"	II	+	+	+	+	+	+	+	+	
411	4	11"	VII	+	+	+	+	+	3	5'-2"	3	10'-2"
412	4	11"	II	+	+	+	+	+	3	2'-9"	3	2'-9"
413	4	9"	II	+	+	+	+	+	7	10'-10"	7	15'-10"
501	5	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	
502	5	5 1/2"	III	7	3'-4"	14	3'-4"	21	3'-4"	14	3'-4"	
503	5	5 1/2"	I	5	3'-4"	16	3'-4"	27	3'-4"	6	3'-4"	
504	5	5 1/2"	IX	+	+	+	+	+	5	8'-4"	+	+
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"	
602	6	2 1/2"	IV	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"	
603	6	2 1/2"	III	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"	
604	6	2 1/2"	II	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"	

* VARIABLE REFER TO TABLE TWO.
 ■ INLET #4, 18 IN. BARS (SEE CHANNEL LAYOUT).
 ■ REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
 ■ DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
 ■ STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNELS.

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)
 CDOT M & S STANDARDS M-604-12
DOUGLAS COUNTY COLORADO
 Issued: 05/2013
 Revised: _____
 Drawing No. **SP.34c**

GENERAL NOTES
 1. ALL CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
 2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 6" THICK.
 3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
 4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
 5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4" CURB AND GUTTER CORNERS SHALL BE CHAMFERED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION OUTER.
 6. REINFORCING BARS SHALL BE DETERMINED AND SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
 10. REINFORCING STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 11. THE OUTSIDE WALL OF ANY PIPE THAT ENTERS OR EXITS THE INLET UNDER THE GUTTER SECTION NEEDS TO BE BELOW THE CURB FACE ASSEMBLY.
 12. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
 13. EXPANSION JOINT MATERIAL NEEDS TO BE PLACED BETWEEN THE OUTSIDE WALL OF THE INLET AND ANY SIDEWALK TO BE POURED NEXT TO THE INLET.
 14. INLET LID SHALL MATCH ROADWAY SLOPE.
 15. IF INLET FLOOR IS NOT SLOPED OR TO UNLEAK, CORRECTIVE MEASURES WILL NEED TO BE COMPLETED PRIOR TO CONSTRUCTION.
 16. IF TRENCH DRAIN IS INSTALLED WITH THE ROADWAY/URBAN IMPROVEMENTS, THE TRENCH DRAIN SHALL BE CONNECTED PER THE TRENCH DRAIN CONNECTION TO INLET OR MANHOLE DETAIL.

CHANNEL LAYOUT DETAILS
 SEE CURB FACE ASSEMBLY ON SP.34a.

BAR BENDING DIAGRAMS ~ (Dimensions are Out-to-Out of bar)
 TYPE III, TYPE IV, TYPE V, TYPE VI, TYPE VII, TYPE VIII, TYPE IX

CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)
 CDOT M & S STANDARDS M-604-12
DOUGLAS COUNTY COLORADO
 Issued: 05/2013
 Revised: _____
 Drawing No. **SP.34d**

GENERAL NOTES
 1. CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
 2. REINFORCING BARS SHALL BE EPOXY COATED AND REFERRED #4 AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE, OUT OR BEND AROUND PIPES AS REQUIRED.
 3. ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
 4. CONCRETE SLOPE FINISH SHALL INCLUDE FIBERMESH AT 1% LBS./CY. OF CONCRETE.
 5. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION IRONWORK SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 6. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS 5. CLOSE MESH GRATES ARE ACCEPTED BY DOUGLAS COUNTY THROUGH WRITTEN WRITING.
 7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN., AND SHALL CONFORM TO AASHTO M 199.
 8. SEE STANDARD DETAIL SD-3, FOR REINFORCEMENT AROUND THE PIPE OPENING.
 9. CONCRETE SLOPE AND DITCH FINISH WILL BE REQUIRED WHEN SHOWN ON PLANS.

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQ'D.
2'-6"	0.9	78	0
3'-0"	1.0	80	0
3'-6"	1.2	96	0
4'-0"	1.3	101	1
4'-6"	1.4	116	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-6"	3.4	291	6

BAR LIST FOR H=2 FT.-6 IN. AND BENDING DIAGRAM

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	6	2'-3"	7'-11"
401	6	2'-7"	8'-7"
402	3	3"	19'-0"

INLET TYPE C
 CDOT M & S STANDARDS M-604-10
DOUGLAS COUNTY COLORADO
 Issued: 05/2013
 Revised: _____
 Drawing No. **SP.35a**

INLET WITH DITCH PAVING
INLET CONNECTED TO A CROSS CULVERT
INLET ON GRADE (FLOW FROM ONE DIRECTION)
INLET AT BOTTOM OF VERTICAL CURVE (FLOW FROM TWO DIRECTIONS)
INLET CONNECTED TO A SKEWED CROSS CULVERT

INLET TYPE C
 CDOT M & S STANDARDS M-604-10
DOUGLAS COUNTY COLORADO
 Issued: 05/2013
 Revised: _____
 Drawing No. **SP.35b**

SECTION D-D
SECTION E-E
STANDARD INLET GRATE
GRATE INSTALLATION DETAIL
ALTERNATE SLOT AND HOLD DOWN PLATE DETAIL

INLET TYPE C
 CDOT M & S STANDARDS M-604-10
DOUGLAS COUNTY COLORADO
 Issued: 05/2013
 Revised: _____
 Drawing No. **SP.35c**

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

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

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

RIDGATE SOUTHWEST VILLAGE FILING 3
 STORM SEWER AND ROADWAY DETAILS

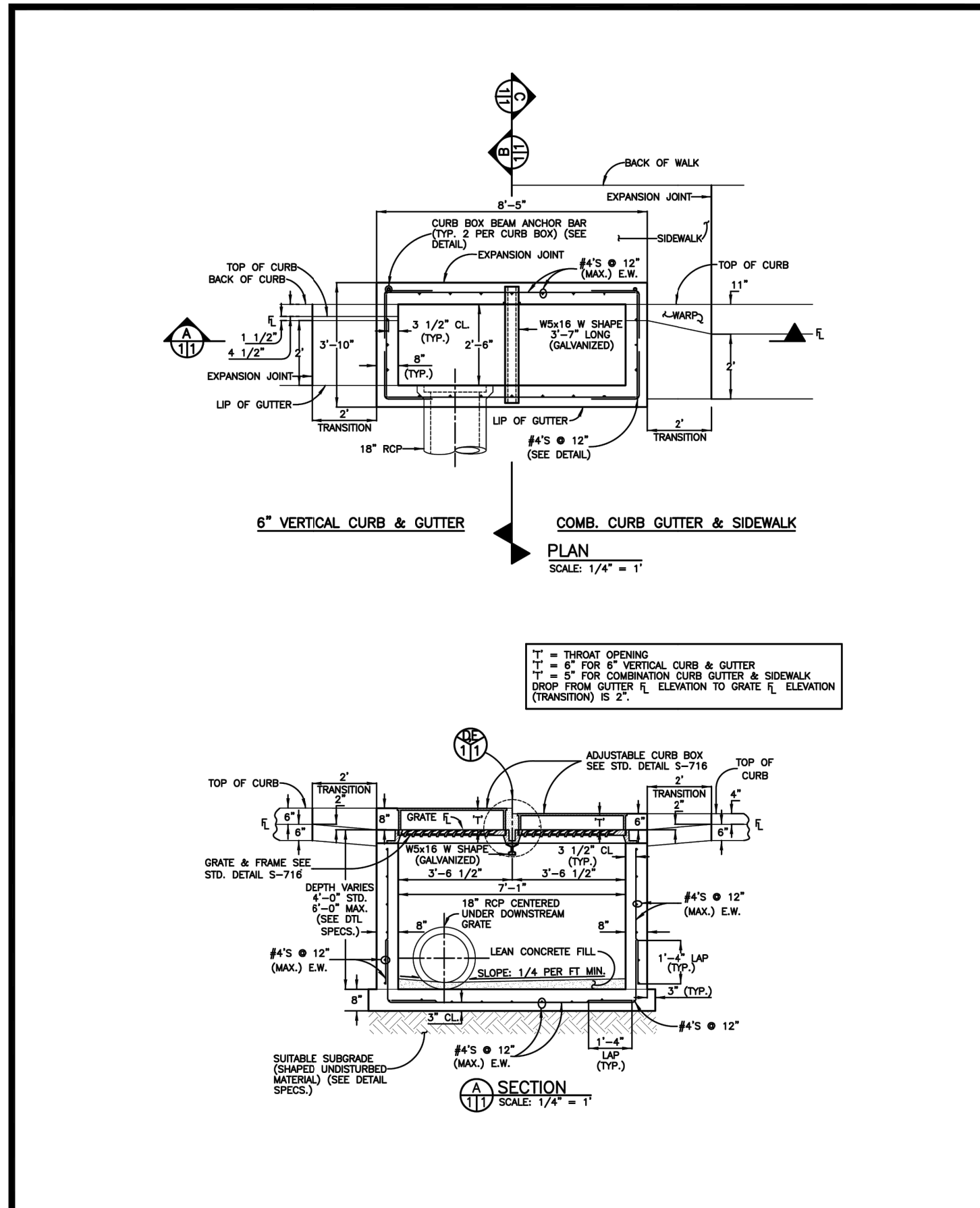
SHEET 42 OF 75
 JOB NO. 15950.02

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BY	DATE	REVISION	NO.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
MEP	1/31/24	1	N/A	N/A	3/27/24	JGS			
JGS	3/27/24	2	N/A	N/A	3/27/24	JGS			



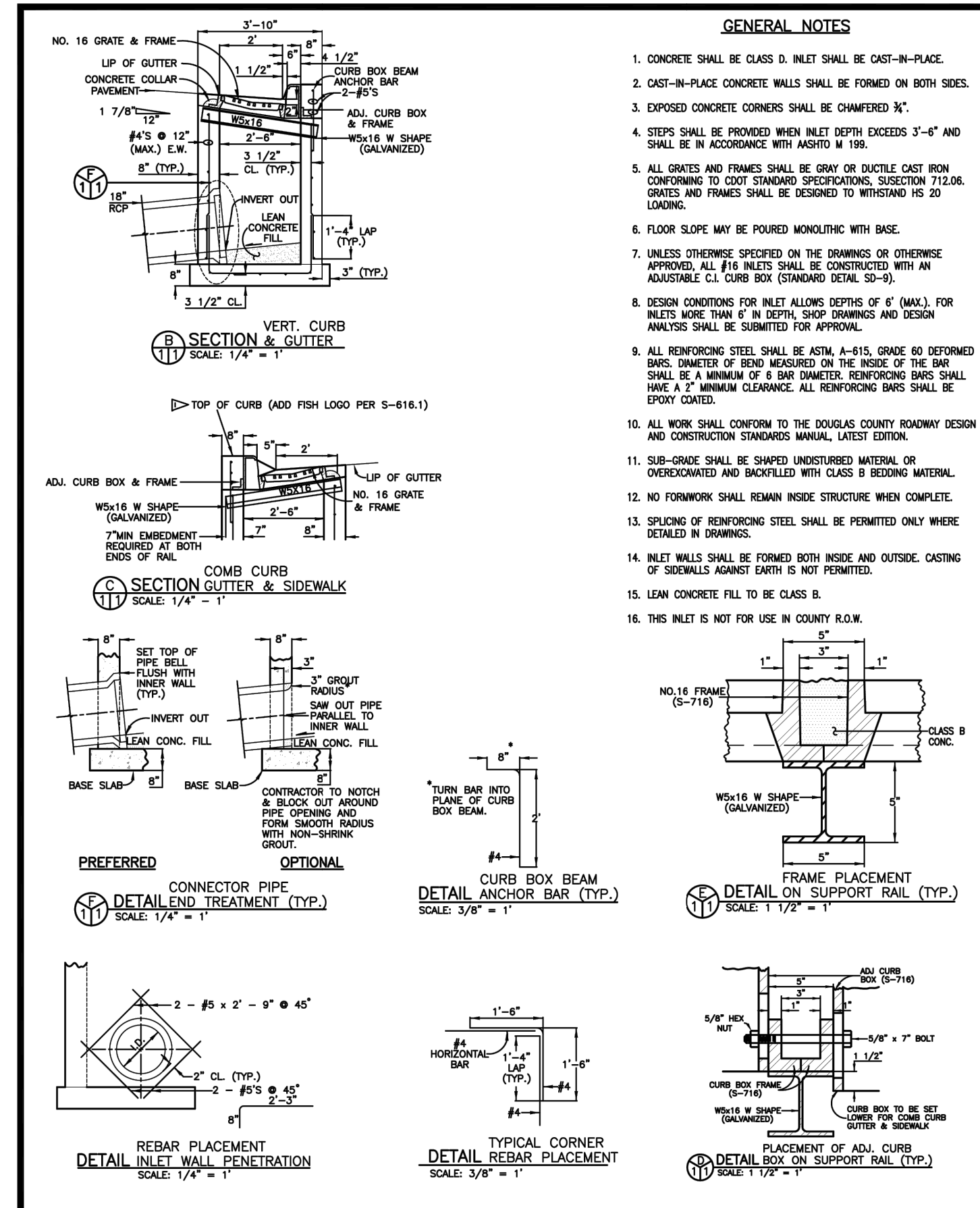
REFERENCE: CITY AND COUNTY OF DENVER DRAWING NUMBER S-616.2

COMBINATION INLET TYPE 13/ DENVER TYPE 16 - DOUBLE NO. 16 OPEN THROAT INLET ADJUSTABLE CURB BOX

Issued: 05/2013

Revised:

Drawing No. **SP.39a**



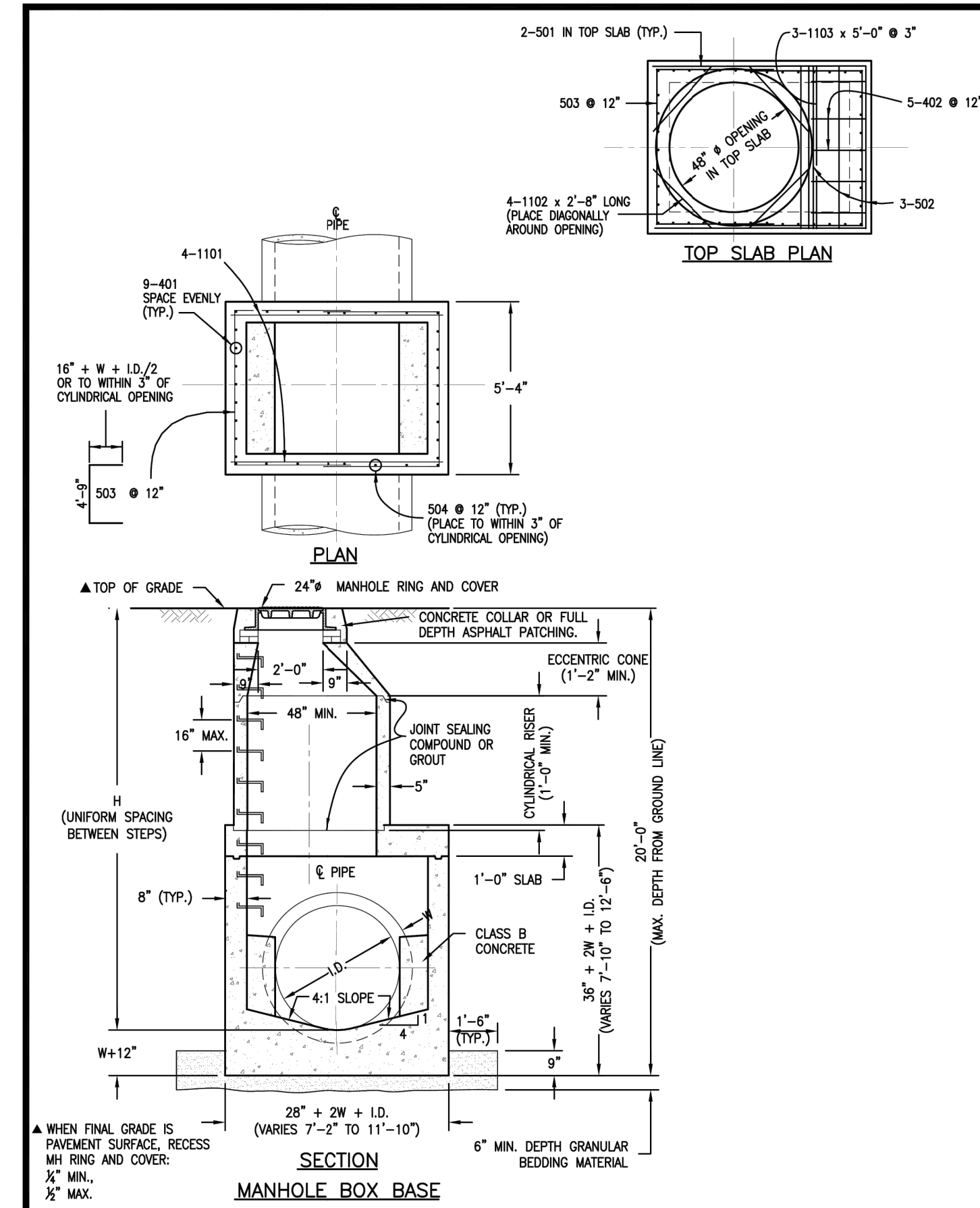
REFERENCE: CITY AND COUNTY OF DENVER DRAWING NUMBER S-616.2

COMBINATION INLET TYPE 13/ DENVER TYPE 16 - DOUBLE NO. 16 OPEN THROAT INLET ADJUSTABLE CURB BOX

Issued: 05/2013

Revised:

Drawing No. **SP.39b**



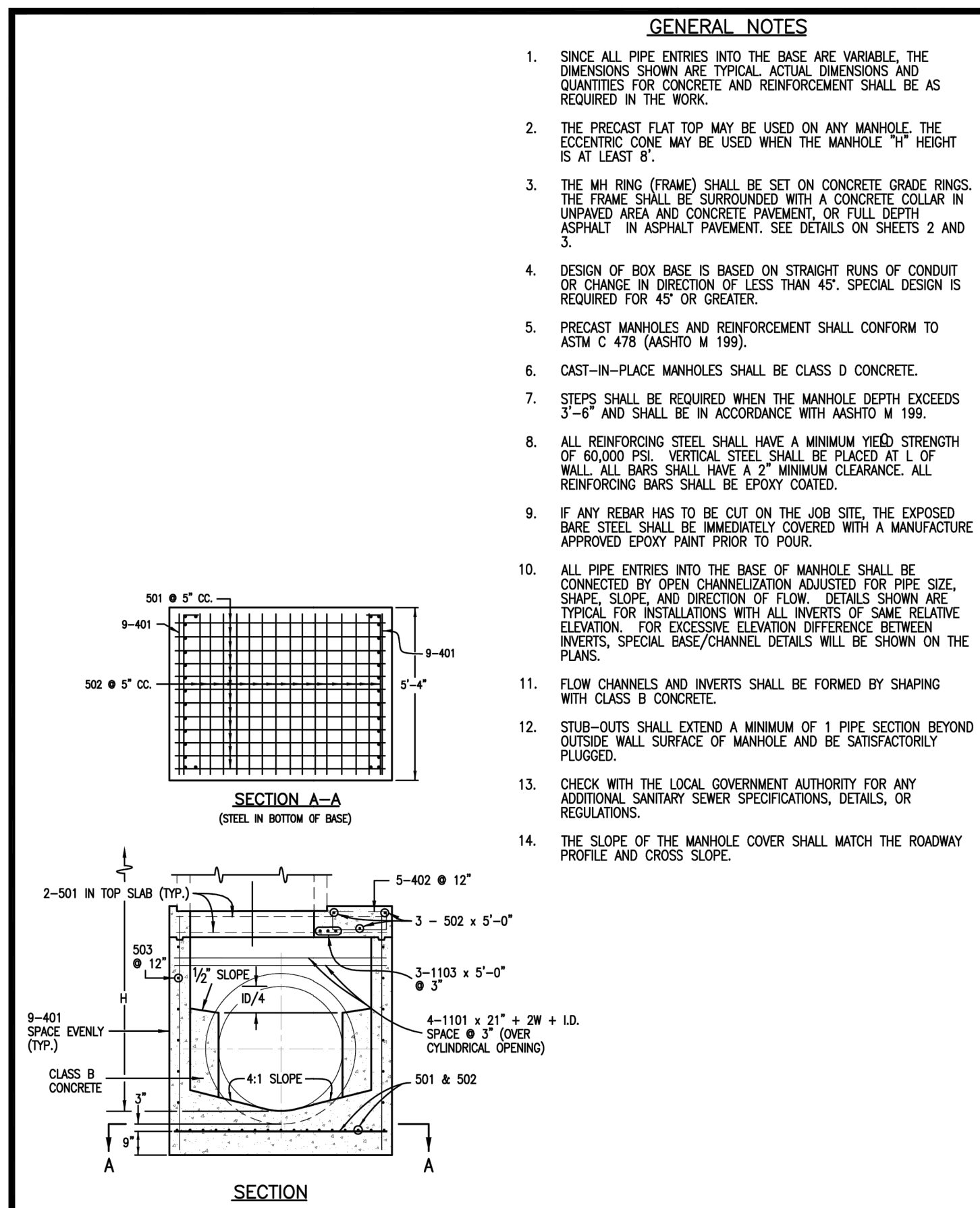
REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

Issued: 05/2013

Revised:

Drawing No. **SP.43a**



REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

Issued: 05/2013

Revised:

Drawing No. **SP.43b**

GENERAL NOTES

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE THE DIMENSIONS SHOWN ARE TYPICAL. DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE 1/4\"/>

THROUGH PIPE ONE LATERAL

ANGLED LATERALS

SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS

QUANTITIES FOR CONCRETE MANHOLE BOX BASE						
MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D.	FORMULAS
401	4	I	0.668	(NO. REQ'D.)	18 18 18 18 18	401
				LENGTH	18 18 18 18 18	BAR LENGTH = 32\"/>

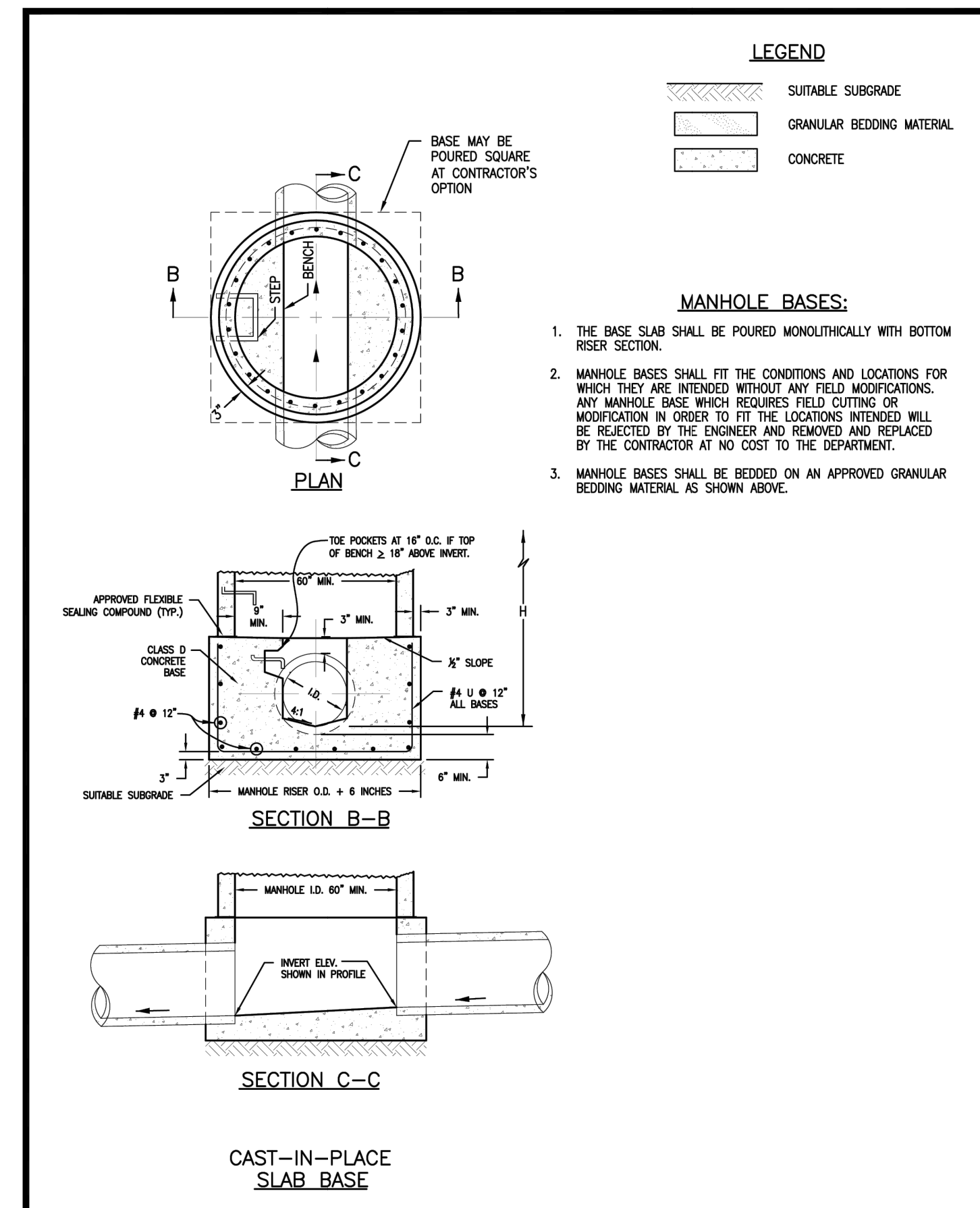
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MANHOLES

Issued: 05/2013

Revised:

Drawing No. **SP.43c**



REFERENCE: CDOT M & S STANDARDS M-604-20

MANHOLES

Issued: 05/2013

Revised:

Drawing No. **SP.43d**



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NO.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS	
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	

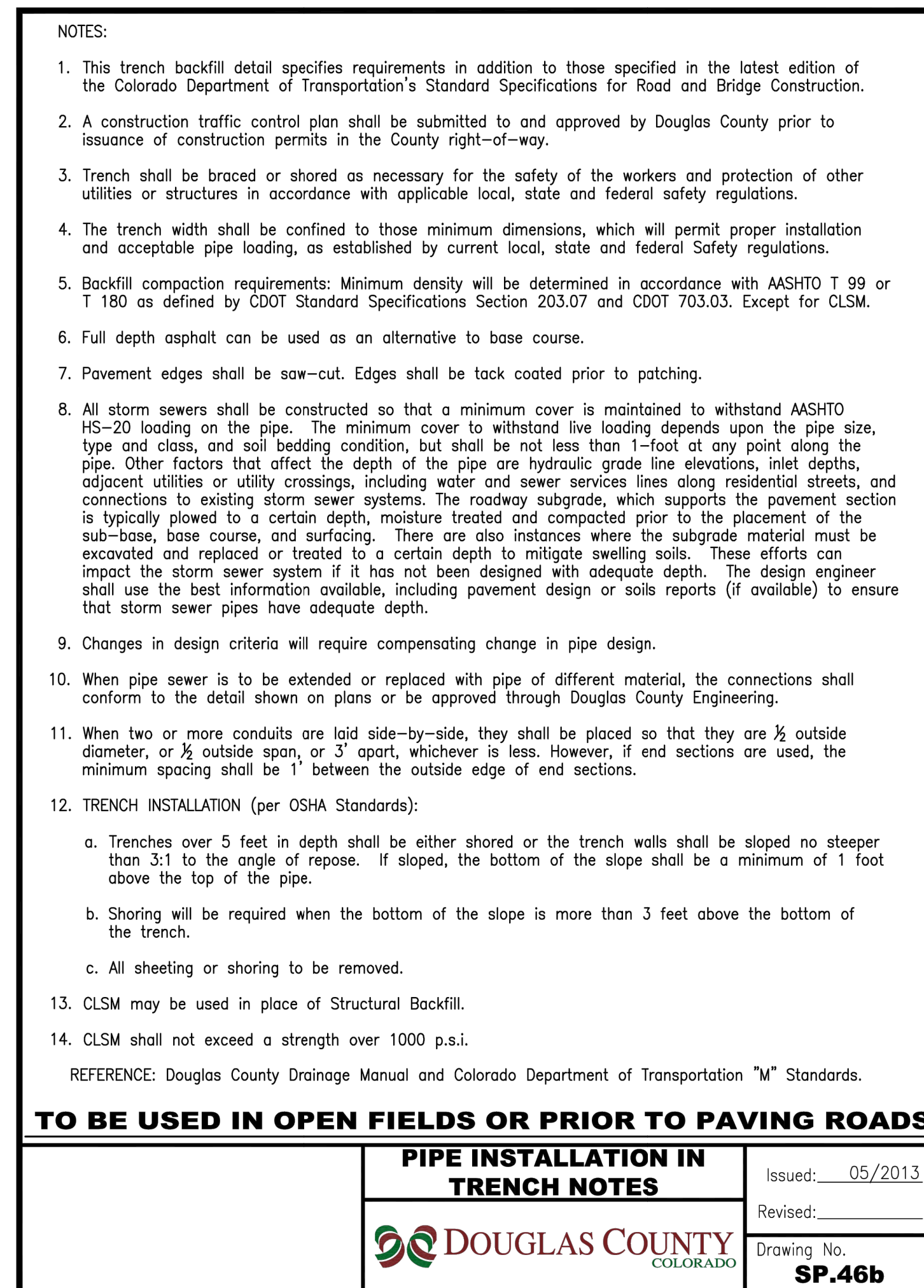
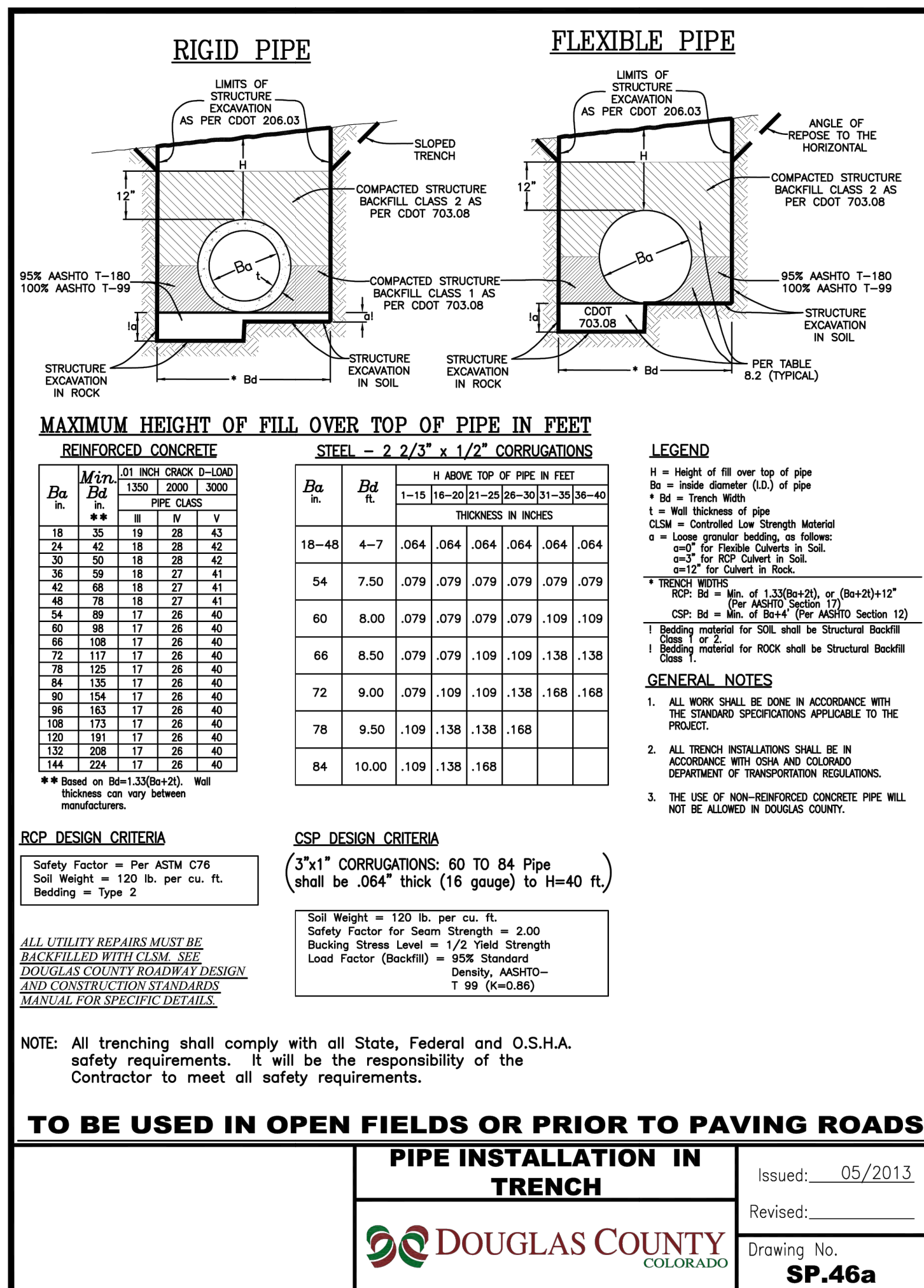
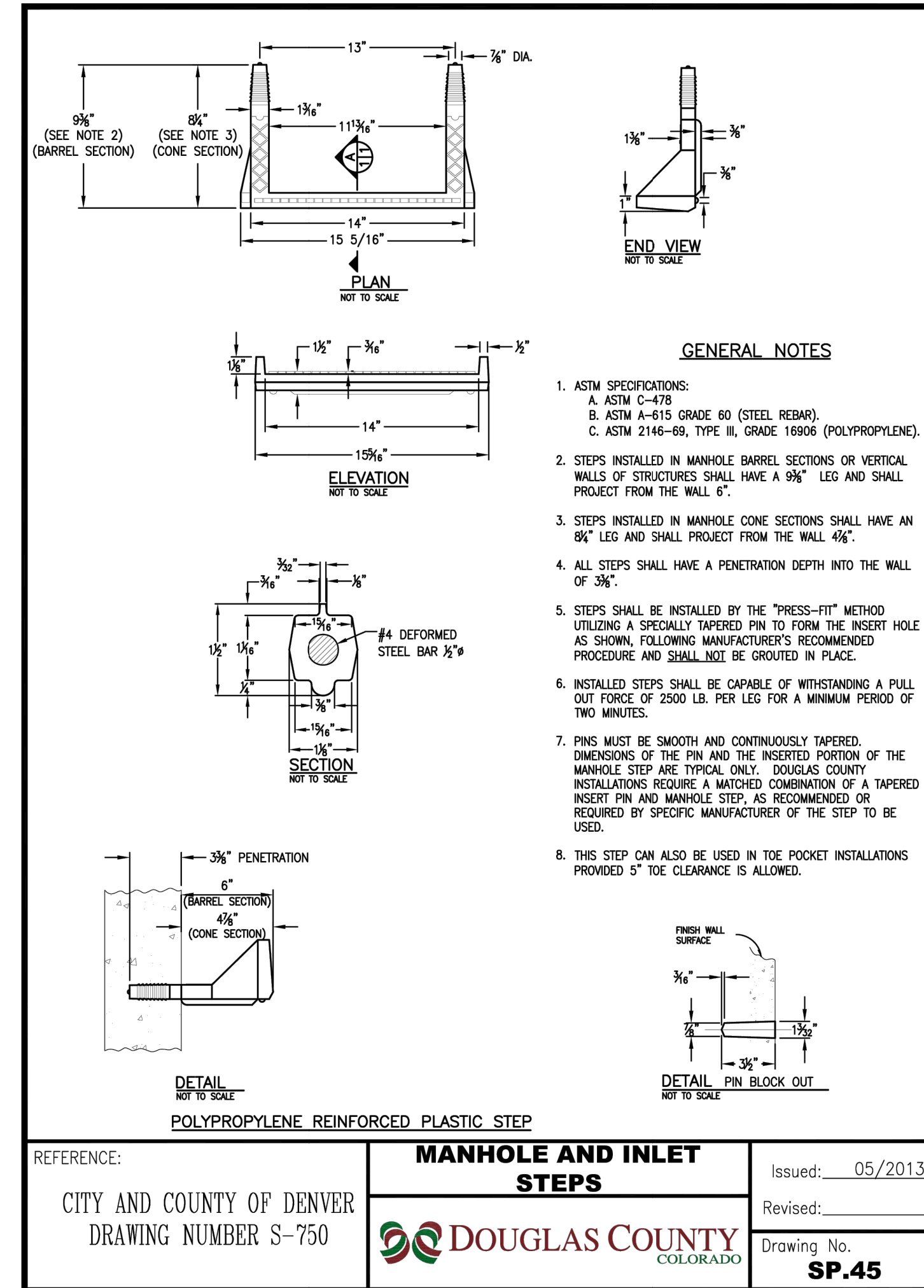
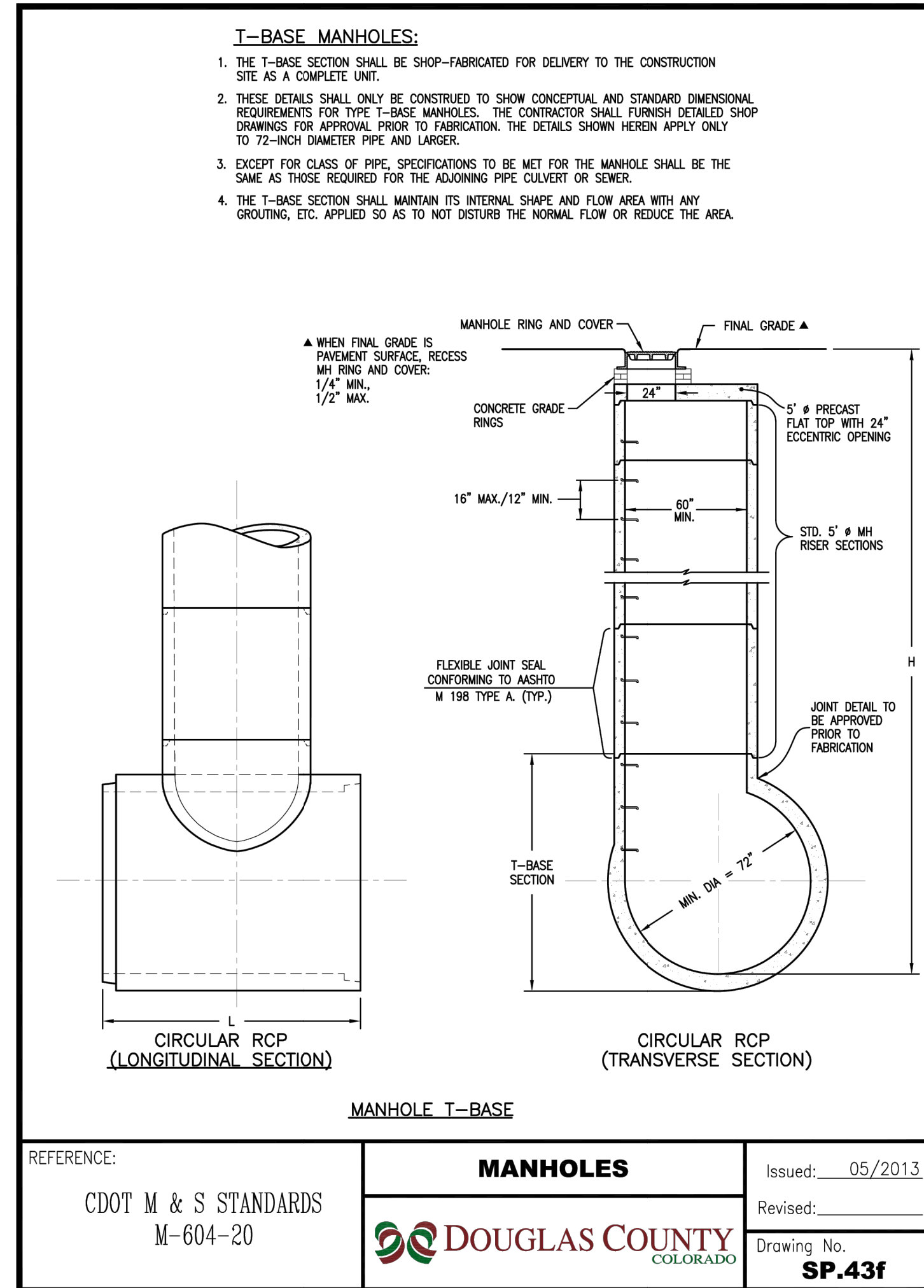
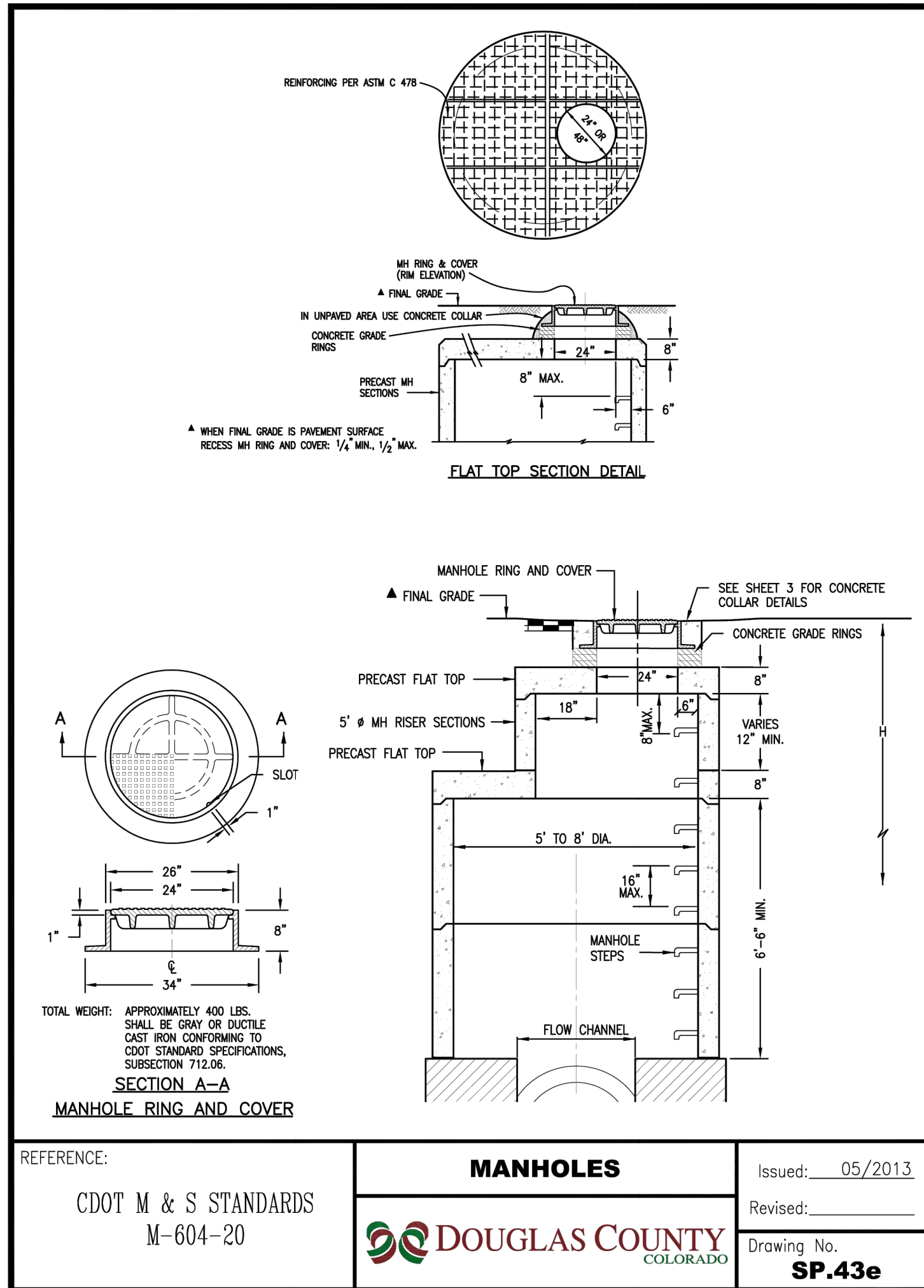
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V-SCALE: N/A
DATE: 3/27/24
DESIGNED BY: MEP
DRAWN BY: MEP
CHECKED BY:

RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

SHEET 43 OF 75
JOB NO. 15950.02

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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



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BY	DATE	REVISION	NO.	DESCRIPTION
JGS	1/31/24	1	MEP	REVISED PER 1ST CITY COMMENTS
JGS	3/27/24	2	MEP	NEW SITE PLAN / 2ND CITY COMMENTS

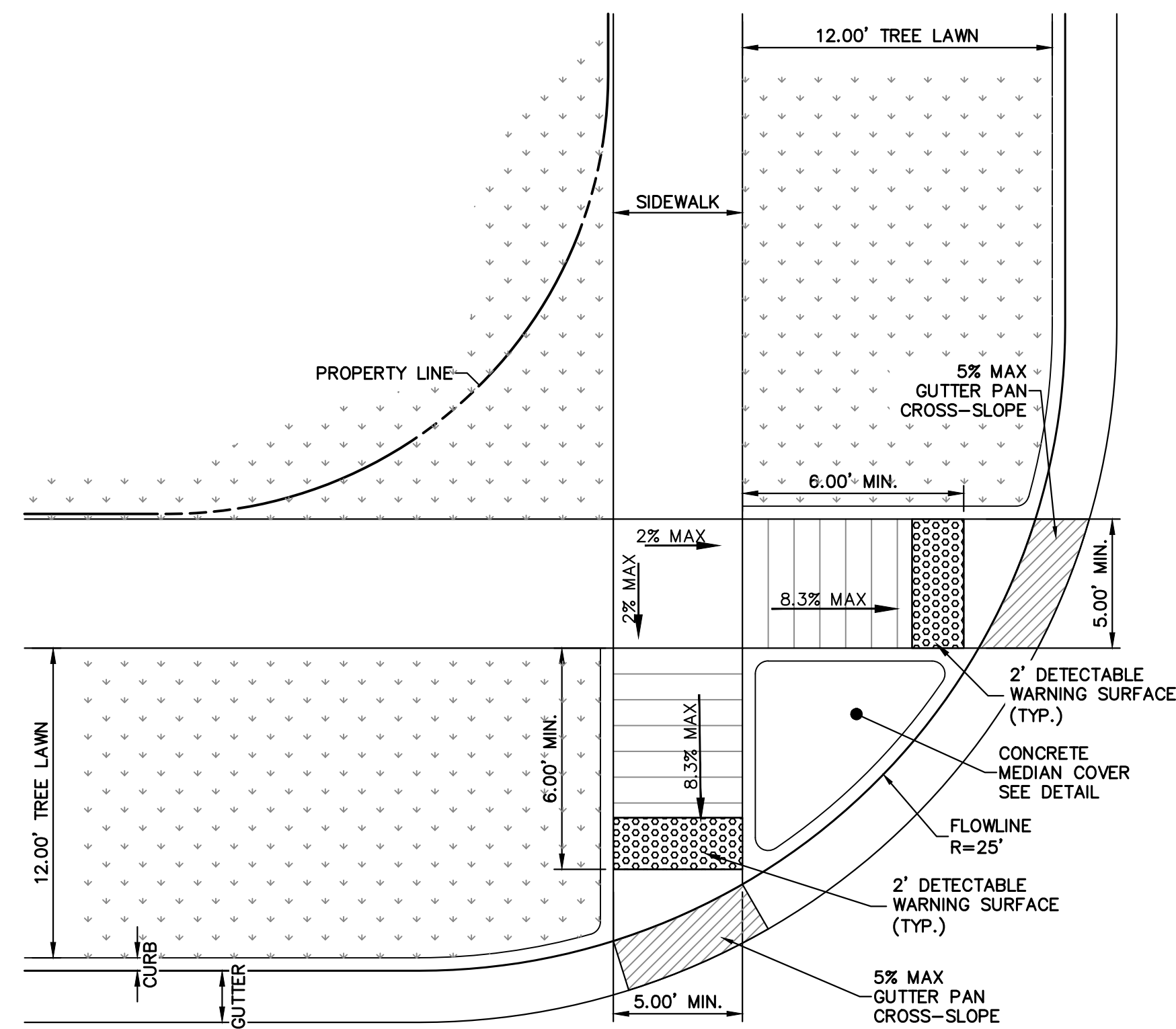
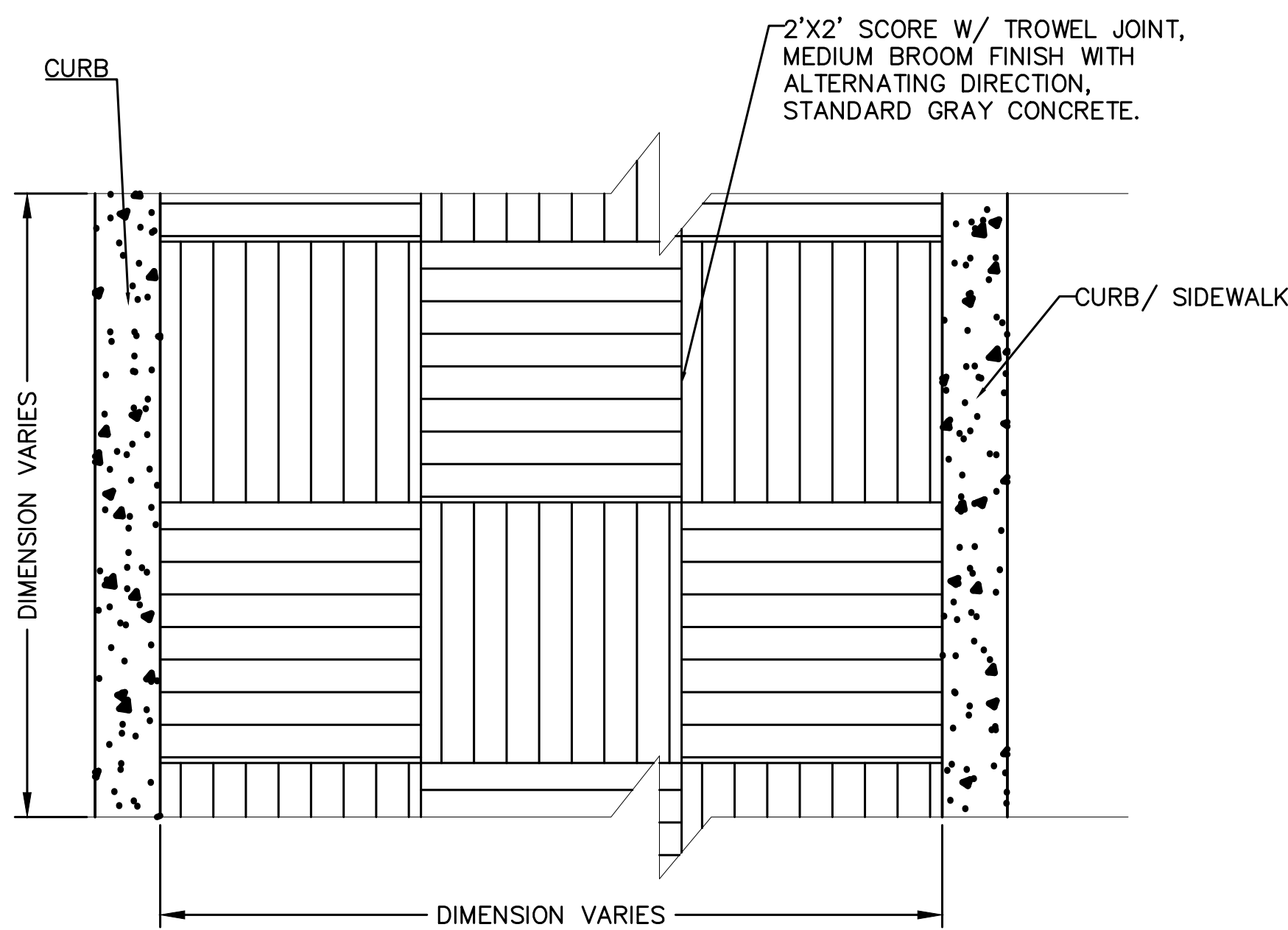
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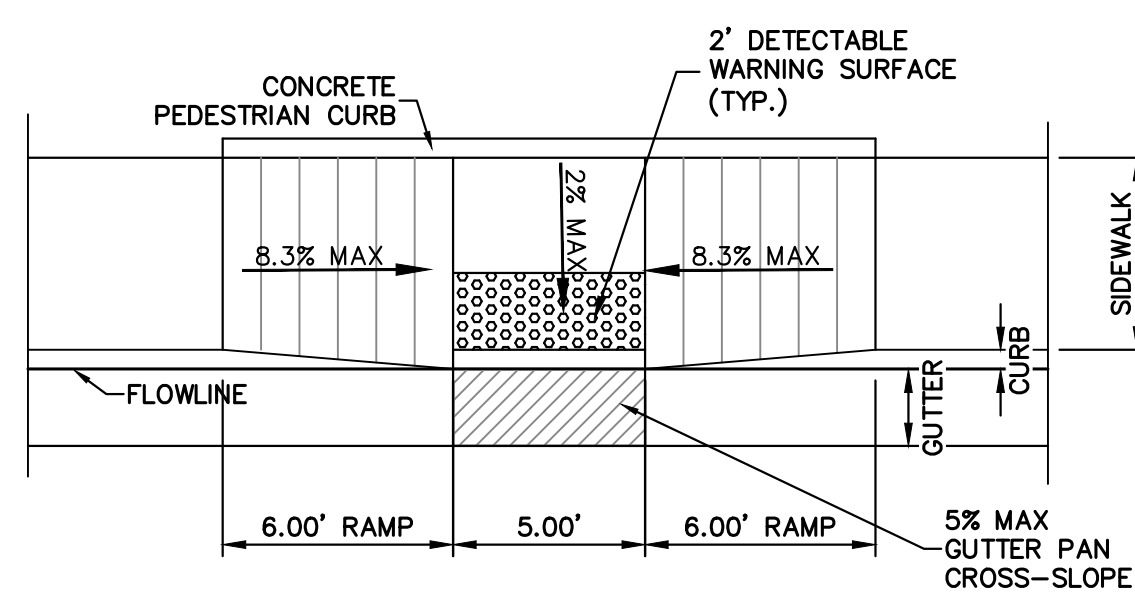
AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE _____

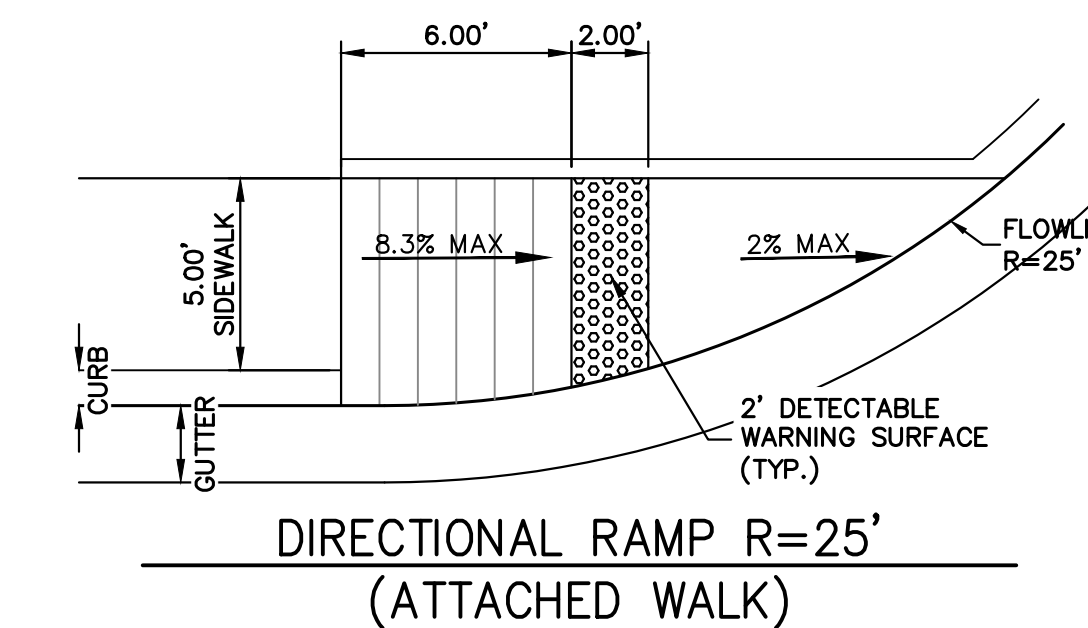
SHEET 44 OF 75
JOB NO. 15950.02



RESIDENTIAL CURB RAMP R=25'
(DETACHED WALK)



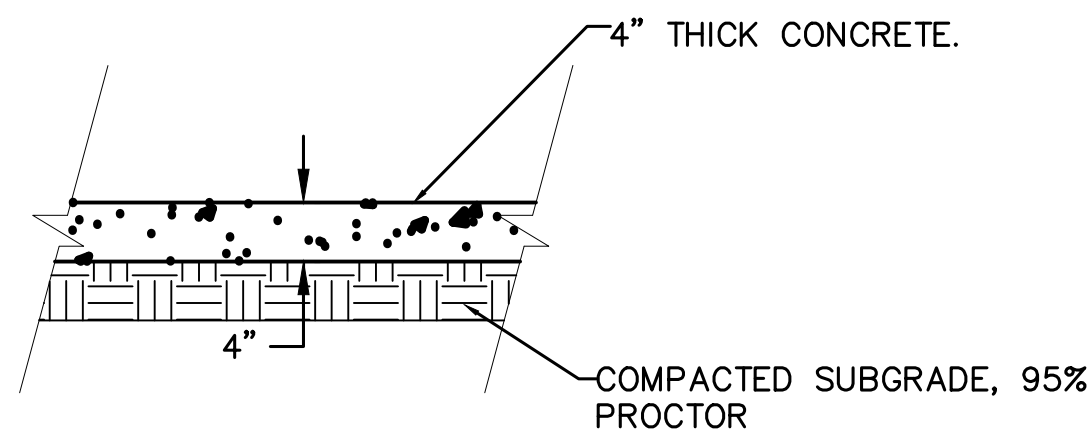
RESIDENTIAL CURB RAMP MID-BLOCK
(ATTACHED WALK)



DIRECTIONAL RAMP R=25'
(ATTACHED WALK)

GENERAL NOTES

1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK TO STREET TRANSITIONS. THEY SHALL HAVE A TRUNCATED DOME SURFACE. THE DOMES SHALL BE IN A SQUARE GRID PATTERN AND ALIGNED WITH PEDESTRIAN TRAFFIC.
2. ALL DETECTABLE WARNING SURFACES SHALL START A MINIMUM OF 6 INCHES FROM THE FLOWLINE OF THE CURB. MAXIMUM DISTANCE FROM FLOWLINE TO DETECTABLE WARNING SURFACE.
3. THE RAMP SLOPE AND DETECTABLE WARNING SURFACE SHALL BE 8.3% OR FLATTER WHEN THE FRONT OF THE DETECTABLE WARNING SURFACE IS LESS THAN 5 FEET FROM BACK OF CURB. THE AREA BETWEEN THE FLOWLINE AND FRONT OF THE DETECTABLE WARNING SURFACE SHALL BE 5% MAX.
4. THE RAMP SLOPE SHALL BE 8.3% OR FLATTER AND THE DETECTABLE WARNING SURFACE SHALL BE 2% MAX WHEN THE FRONT OF THE DETECTABLE WARNING SURFACE IS GREATER THAN 5 FEET FROM THE BACK OF CURB.
5. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED IN THE CURB RAMP OR TURNING SPACE AREAS.
6. CURB RAMPS (EXCLUDING FLARED SIDES OR BLENDED TRANSITIONS) SHALL BE WHOLLY CONTAINED WITHIN THE WIDTH OF THE CROSSWALK AND/OR THE PEDESTRIAN STREET CROSSING THEY SERVE.
7. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"±½"). THE JOINT BETWEEN THE ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, THE RAMP LENGTH SHALL NOT EXCEED 15 FEET. ADJUST THE RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
9. THE CHANGE IN GRADE AT THE BOTTOM OF CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF THE CURB RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
10. FLARED SIDE SLOPES MAY EXCEED 10% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE OR THE ADJACENT CIRCULATION PATH IS BLOCKED.
11. THE STANDARD TURNING SPACE IS 4 FEET BY 4 FEET WHERE THE TURNING SPACE IS CONSTRAINED, THE TURNING SPACE SHALL BE 4 FEET MINIMUM BY 5 FEET MINIMUM. THE 5 FOOT DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
12. THE MAXIMUM CROSS SLOPE ON A RAMP OR TURNING SPACE IS 2%.

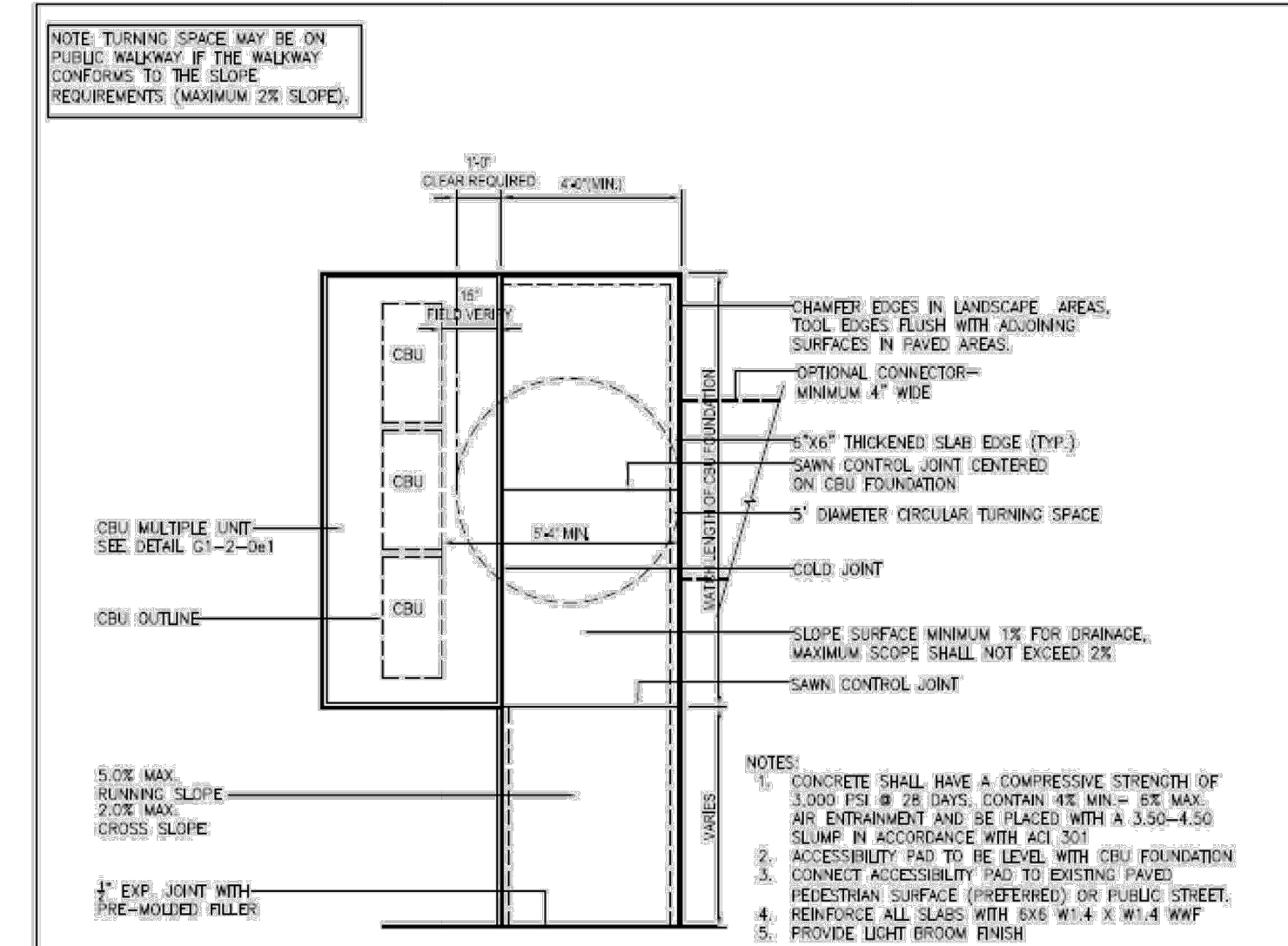


CONCRETE MEDIAN COVER DETAIL

APPENDIX D - Cluster Box Unit Access Maneuvering Space - Single Unit

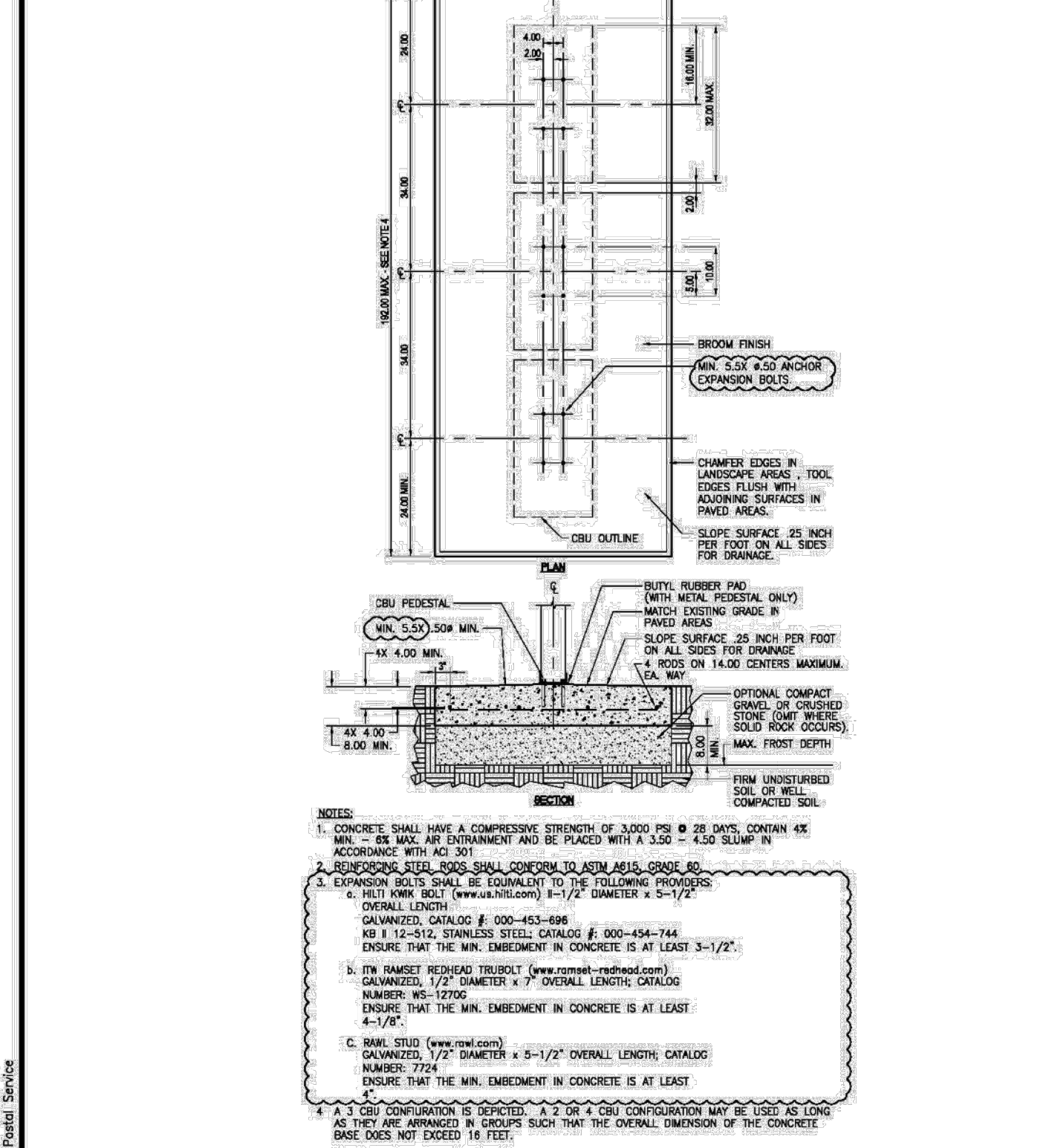
NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

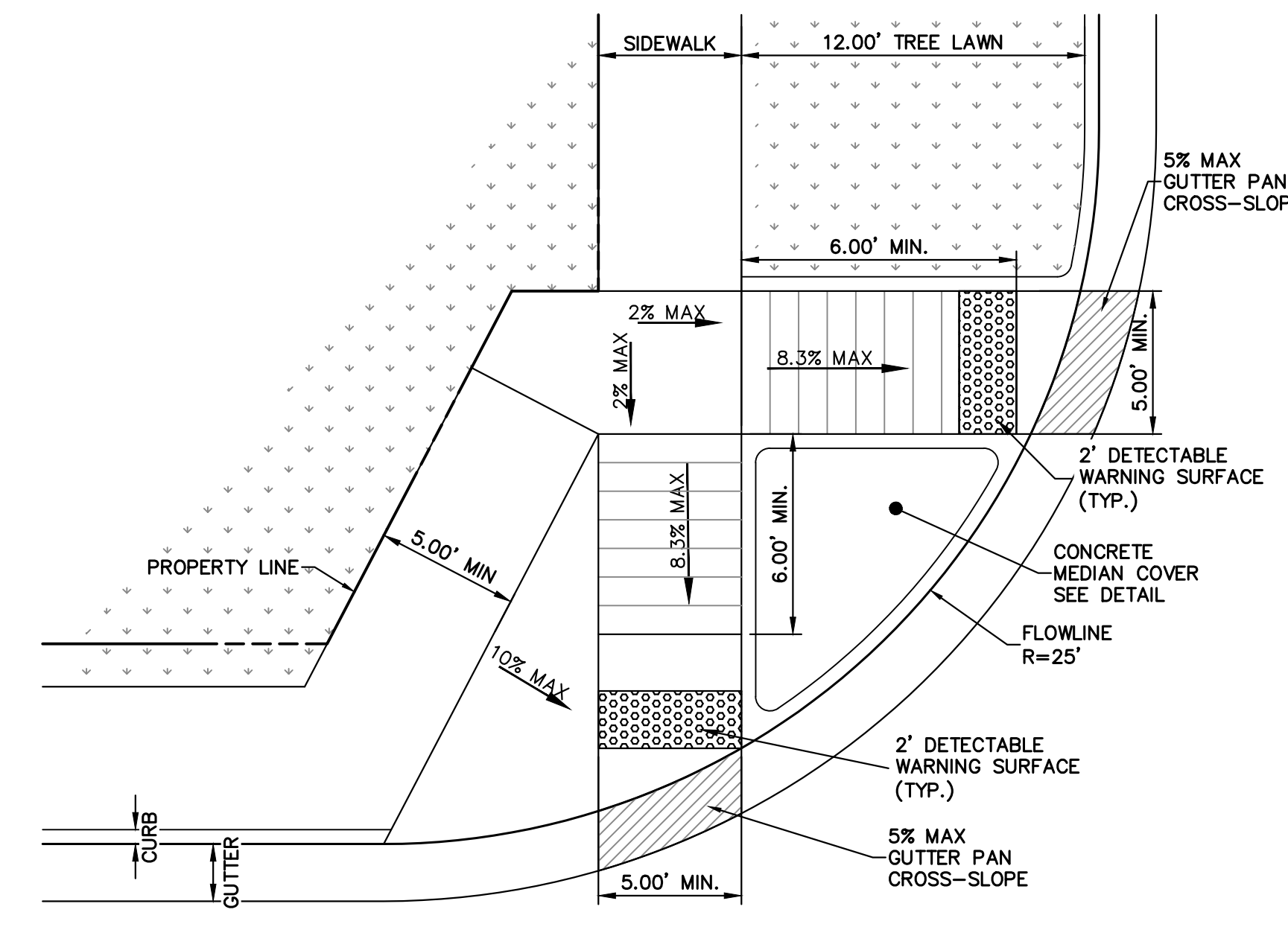


Paved Pedestrian Surface (if available) or Public Street

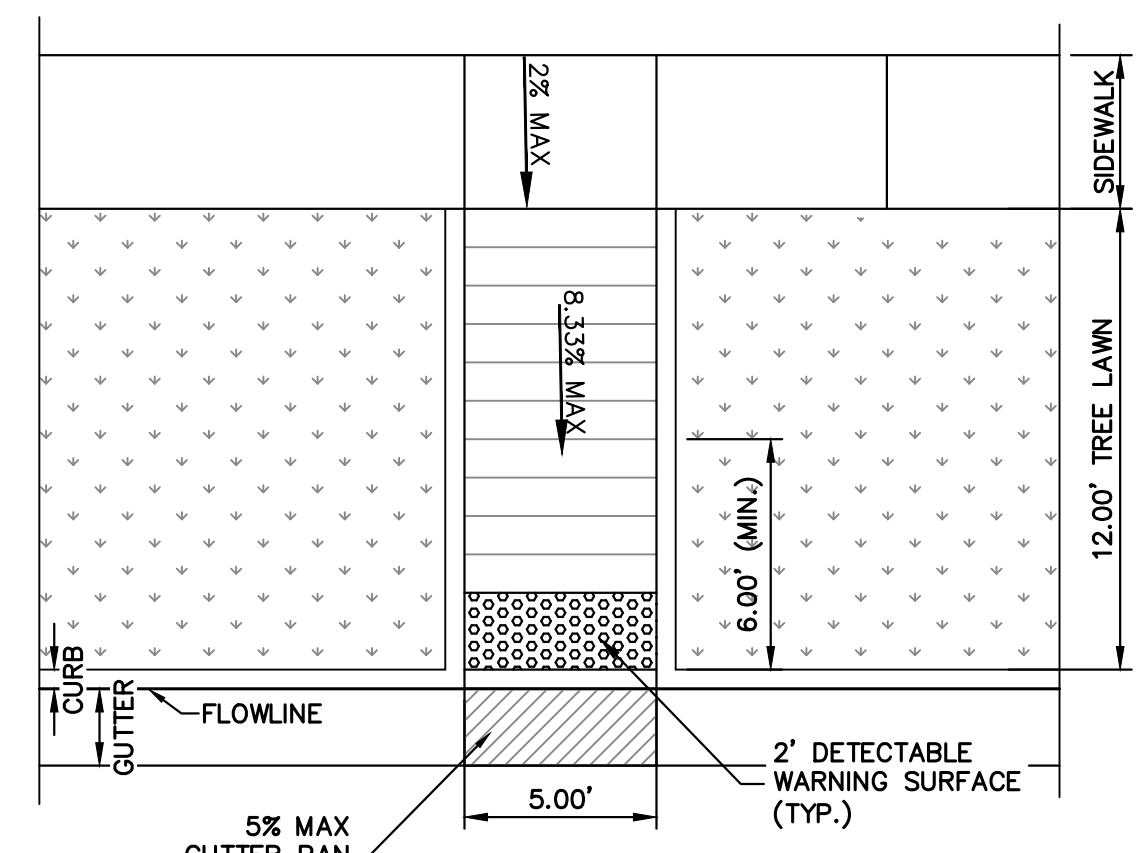
NOTES TO A/E:



CLUSTER BOX UNIT (CBU) INSTALLATION - MULTIPLE UNIT



RESIDENTIAL CURB RAMP R=25'
(ATTACHED AND DETACHED WALK)



RESIDENTIAL CURB RAMP MID-BLOCK
(DETACHED WALK)



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

DATE

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BY	JR ENGINEERING A Westman Company Central 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com
DATE	1/31/24
REVISION	1 2
NO.	1 2
H-SCALE	N/A
V-SCALE	N/A
DATE	3/27/24
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	
RIDGATE SOUTHWEST VILLAGE FILING 3 STORM SEWER AND ROADWAY DETAILS	
SHEET	45 OF 75
JOB NO.	15950.02

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LEGEND

H = ALLOWABLE HEIGHT OF COVER OVER THE TOP OF THE PIPE, EXCLUDING PAVEMENT THICKNESS.

THE MINIMUM COVER SHALL BE THE DIMENSIONS SHOWN IN THE TABLE BELOW OR THE ENTIRE PAVEMENT STRUCTURE THICKNESS AS DEFINED IN SPECIFICATION 101.02, WHICHEVER IS GREATER.

THE MINIMUM COVER IN THE TABLE BELOW IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT: HMA OR PCCP.

FILL HEIGHTS AND DESIGN ASSUMPTIONS ARE BASED ON AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, SECTION 12, AND AASHTO 1180 MINIMUM RELATIVE COMPACTION OF 95%.

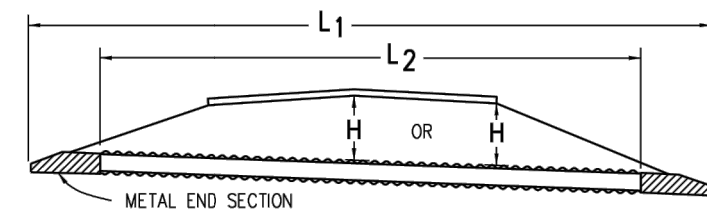
FILL HEIGHTS ARE BASED ON AASHTO M330 FOR POLYPROPYLENE TYPE S PIPES WITH OUTER CORRUGATED WALLS AND SMOOTH INNER LINERS.

L₁ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.

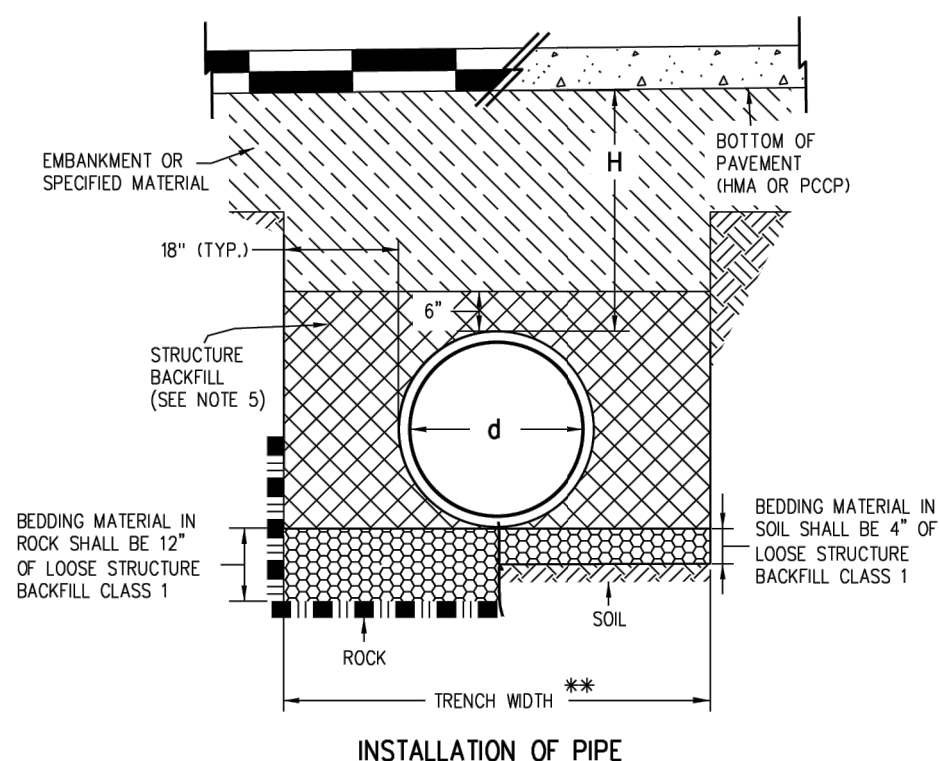
L₂ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.

M = THE MINIMUM SPACING BETWEEN THE OUTSIDE WALLS OF MULTIPLE PIPES OR END SECTIONS IS 18" OR 1/2(d), WHICHEVER IS GREATER.

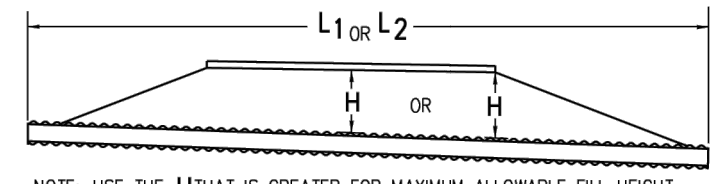
d = INNER DIAMETER OF PIPE.



PIPE WITH END SECTIONS

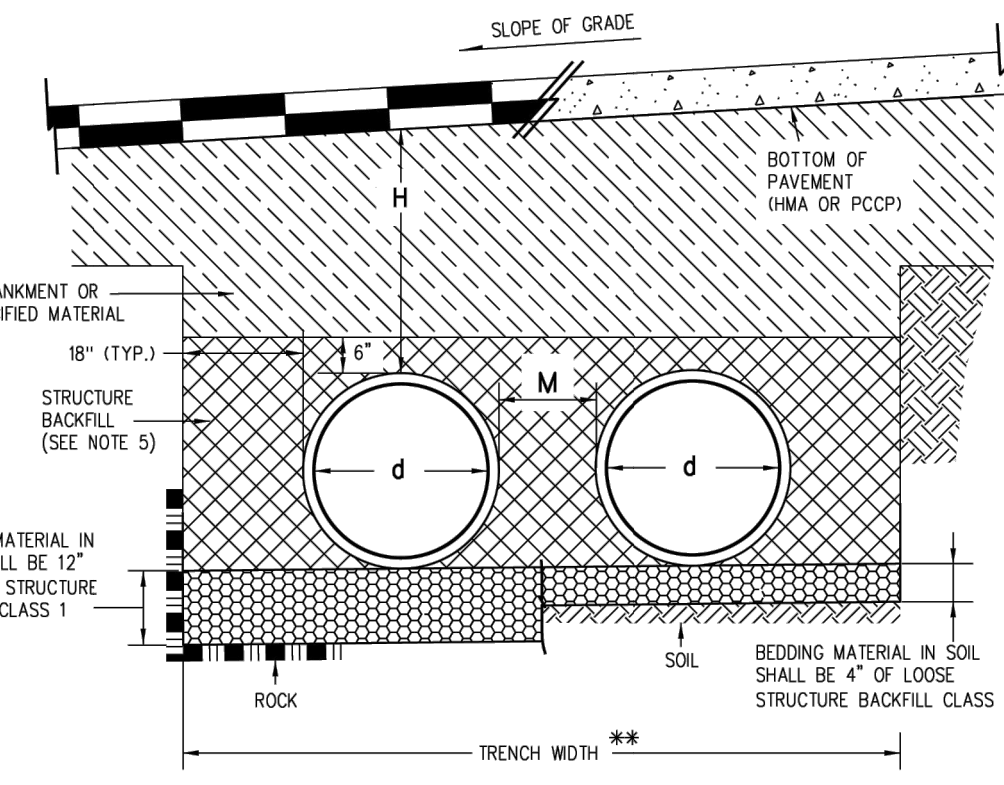


INSTALLATION OF PIPE



PIPE WITHOUT END SECTIONS

- GENERAL NOTES**
- ALL PIPES SHALL MEET THE REQUIREMENTS OF AASHTO M330 FOR POLYPROPYLENE TYPE S FOR POLYPROPYLENE PIPE (PP) WITH SMOOTH INNER SURFACE.
 - WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL INSTALLATION SHALL BE USED.
 - MINIMUM COVER FOR TEMPORARY/CONSTRUCTION LOADS SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE PIPE FROM DAMAGE AS SHOWN IN THE TABLE. FINAL MAXIMUM COVER HEIGHTS (H) SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
 - WHEN INSTALLING A GUARDRAIL OR A SIGN POST DIRECTLY ABOVE A PIPE, THE POST'S BOTTOM MUST BE AT LEAST 1 FOOT ABOVE THE TOP OF THE PIPE. THE HOLE FOR THE POST SHALL BE DRILLED INTO THE SOIL.
 - STRUCTURE BACKFILL MATERIAL SHALL BE CLASS 1.
 - FOR PIPES 24 INCHES OR LESS IN DIAMETER, H MIN. MAY BE REDUCED TO ONE FOOT FOR LOW VOLUME APPROACH ROADS NOT ON STATE HIGHWAYS.
 - FOR FLOWABLE FILL INSTALLATIONS, REFER TO SECTION 206.02(A). CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PROPER PIPE ALIGNMENT AND PREVENT DISPLACEMENT DUE TO PIPE BOUNCING.



INSTALLATION OF MULTIPLE PIPES

NOTE: M IS 12 INCHES FOR DIAMETERS (d) UP TO AND INCLUDING 24 INCHES AND d/2 FOR GREATER DIAMETERS.

** TRENCH WIDTH ASSUMES STABLE IN-SITU SIDE WALL

PIPE DIA. d (IN.)	H MIN. COVER (FT.)	POLYPROPYLENE (PP) FINAL FILL HEIGHTS			
		FLOWABLE FILL COMP. 95%	CDOT CLASS 1 AND A-1, A-3	CDOT CLASS 1, 2, AND A-2-4, A-2-5	H MAXIMUM COVER (FT.)
12	1	41	28	20	
15	1	42	29	21	
18	1	44	30	22	
24	1	30	21	16	
30	1	39	27	19	
36	1	28	20	14	
42	1	30	21	15	
48	1	29	20	14	
60	2	29	20	14	

MINIMUM AND MAXIMUM COVER

NOMINAL PIPE DIAMETER (IN.)	MINIMUM COVER (IN.) FOR INDICATED AXLE LOADS (KIPS)			
18.0-50.0	50.0-75.0	75.0-110.0	110.0-150.0	
24 - 36	24.0	30.0	36.0	36.0
42 - 48	36.0	36.0	42.0	48.0
54 - 60	36.0	36.0	42.0	48.0

MINIMUM COVER FOR CONSTRUCTION LOADS

Computer File Information		Sheet Revisions		Colorado Department of Transportation		CORRUGATED POLYPROPYLENE PIPE (AASHTO M330)		STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		Issued by the Project Development Branch: July 31, 2019		M-603-4	
Designer Initials: JBK	(X)	03/07/22	Separated the previous M-603-4, Corrugated Polypropylene Pipe (AASHTO M330) sheet into 2 sheets. Revised the Legend and Gen. Notes. Deleted the "Construction Minimum Cover for Pipe" details incorporated its dimensions in to the notes and installation of Pipes details.	Construction Engineering Services JBK				Standard Sheet No. 2 of 2	
Last Modification Date: 03/07/22	(X)							Project Sheet Number:	
Detailer Initials: LTA	(X)								
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(X)						

CORRUGATED POLYPROPYLENE PIPE INSTALLATION DETAILS

SCALE: NTS



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

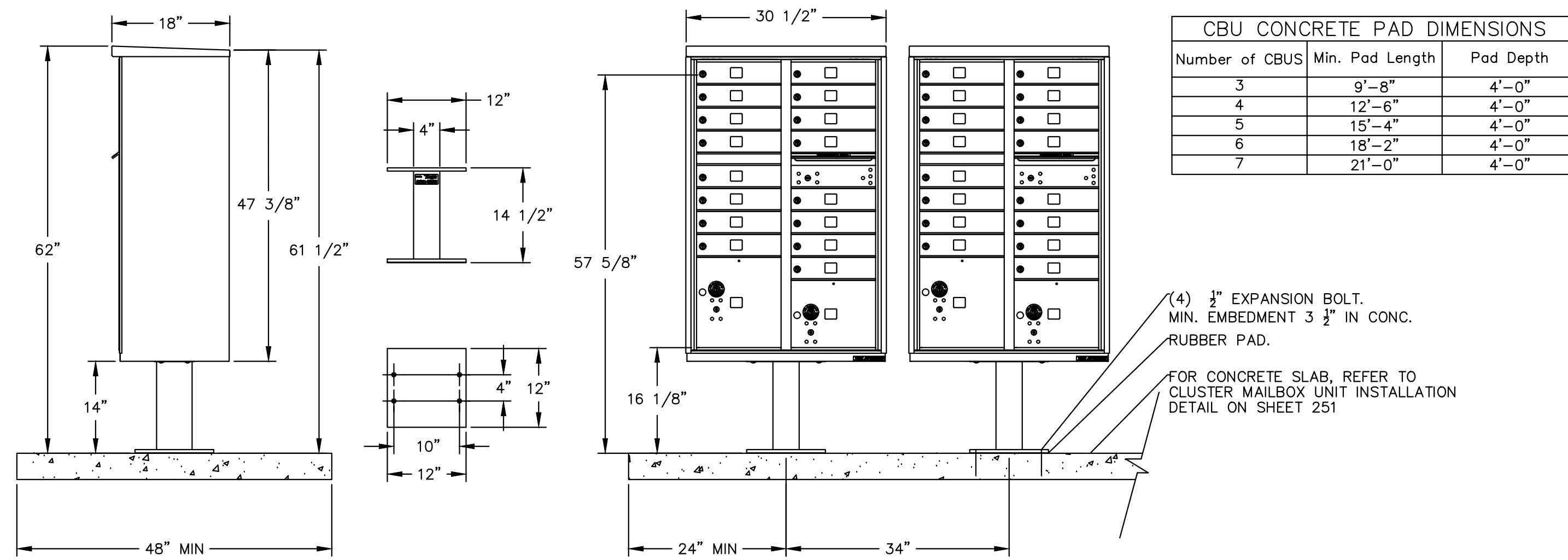
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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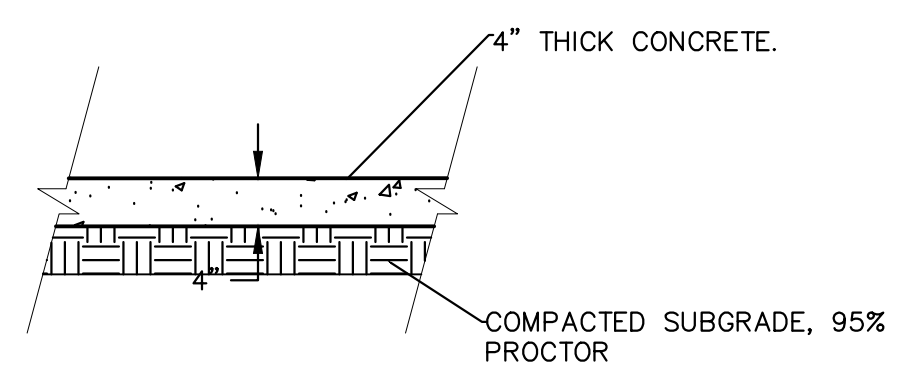
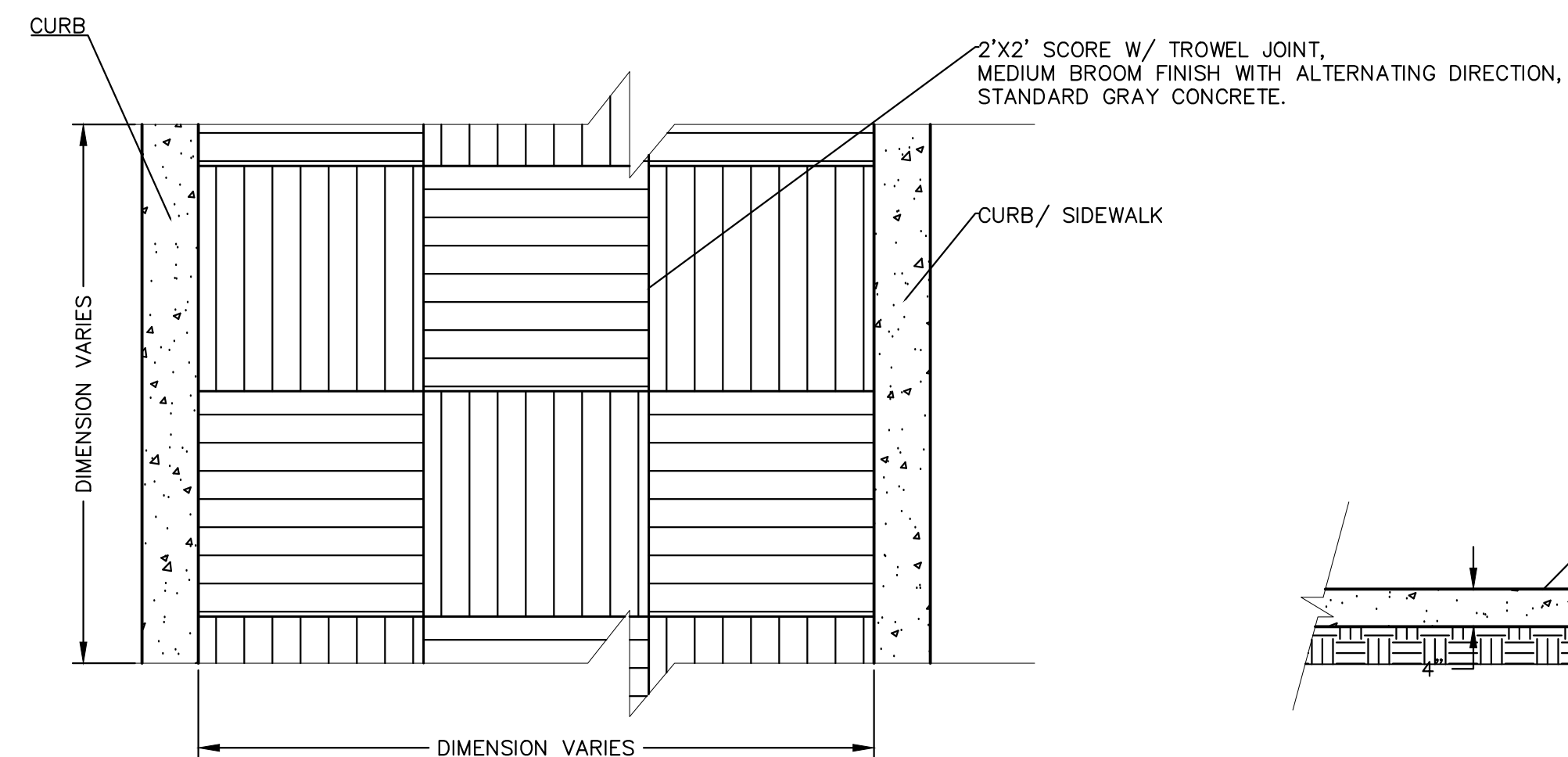
No.	REVISION	DATE	BY	COMMENTS
1	REVISION	1/31/24	MEP	
2	NEW SITE PLAN	3/27/24	JGS	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

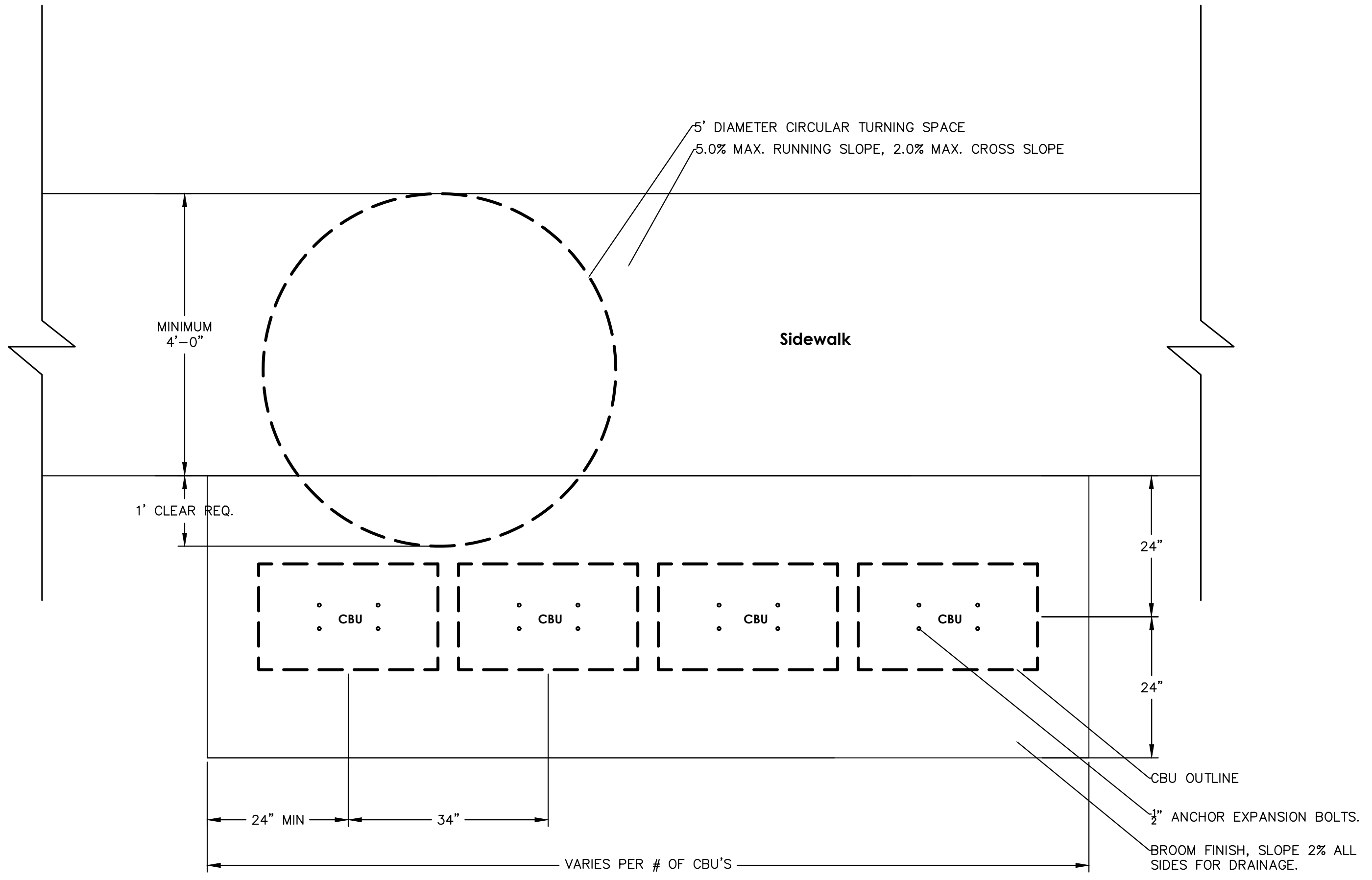


CBU CONCRETE PAD DIMENSIONS		
Number of CBUS	Min. Pad Length	Pad Depth
3	9'-8"	4'-0"
4	12'-6"	4'-0"
5	15'-4"	4'-0"
6	18'-2"	4'-0"
7	21'-0"	4'-0"

(4) 1/2" EXPANSION BOLT.
MIN. EMBEDMENT 3 1/2" IN CONC.
RUBBER PAD.
FOR CONCRETE SLAB, REFER TO
CLUSTER MAILBOX UNIT INSTALLATION
DETAIL ON SHEET 251



- NOTES:
- This unit is approved for USPS and private applications.
 - Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
 - Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012



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No.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

RIDGEGATE SOUTHWEST
VILLAGE FILING 3
STORM SEWER AND ROADWAY
DETAILS



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

DATE

SHEET 47 OF 75
JOB NO. 15950.02

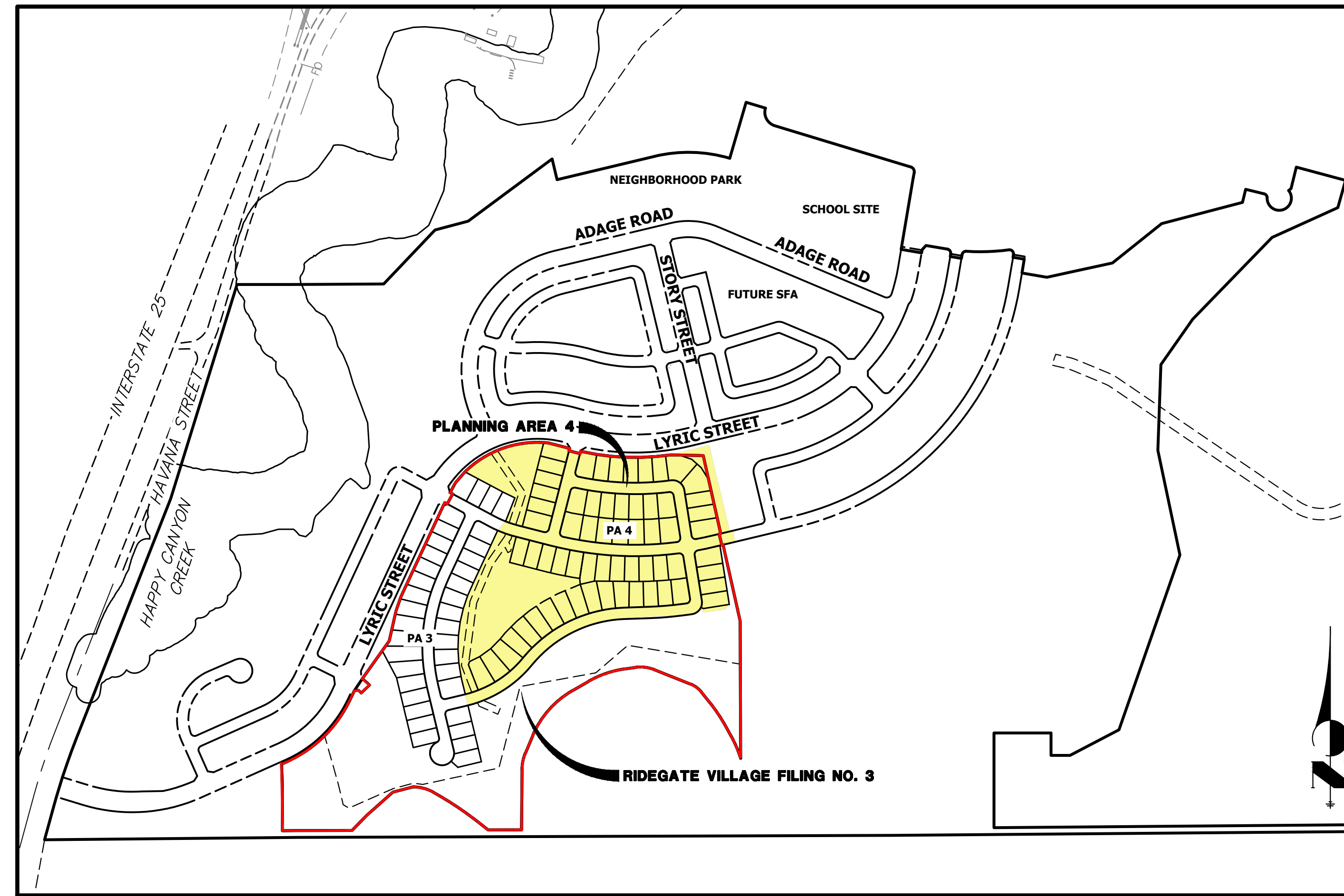
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RIDGEGATE SOUTHWEST VILLAGE FILING 3-PLANNING AREA 4

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY
 A PART OF SECTION 22 AND SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
STREET & DRAINAGE CONSTRUCTION PLANS

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
BFV BUTTERFLY VALVE	MAX MAXIMUM
BLVD BOULEVARD	M/D MOISTURE DENSITY
BW BOTTOM OF WALL	MDP MASTER DEVELOPMENT
C&G CURB & GUTTER	DR DRAINAGE PLAN
C&TV CABLE TELEVISION	MH MANHOLE
CB CATCH BASIN	MIN MINIMUM
CBX CONCRETE BOX CULVERT	MS MOUNTABLE SIDEWALK
CDOT COLORADO DEPARTMENT OF TRANSPORTATION	N NORTH
CDS CUL-DE-SAC	NRCP NON-REINFORCED CONCRETE PIPE
CF CUBIC FOOT	ODP OFFICIAL DEVELOPMENT PLAN
CFS CUBIC FEET PER SECOND	OHE OVERHEAD ELECTRIC
CIP COMPLETE IN PLACE	OHU OVERHEAD UTILITY
CL CENTER LINE	PC POINT OF CURVATURE
CLOMR CONDITIONAL LETTER OF MAP REVISION	PCC POINT OF COMPOUND CURVATURE
CLR CLEAR	PCR POINT OF CURB RETURN
CMP CORRUGATED METAL PIPE	PDP PRELIMINARY DEVELOPMENT PLAN
CO CLEAN OUT	PE PROFESSIONAL ENGINEER
COCS CITY OF COLORADO SPRINGS CONCRETE	PI POINT OF INTERSECTION
CR CIRCLE	PKWY PARKWAY
CSP CORRUGATED STEEL PIPE	PL PROPERTY LINE
CSU COLORADO SPRINGS UTILITIES	PR PROPOSED
CT COURT	PRC POINT OF REVERSE CURVATURE
CTRB 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 ROAD
DR DRIVE	RD ROAD
DRS 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-IN SQUARE YARD INCH
ERCP ELLIPTICAL RCP	TB THRUST BLOCK
ESMT EASEMENT	TBC TOP BACK OF CURB
EST ESTIMATE	TBW TOP BACK OF WALK
EX EXISTING	TEL TELEPHONE
FDP FINAL DEVELOPMENT PLAN	TN TON
FDR FINAL DRAINAGE REPORT	TOA TOP OF ASPHALT
FES FLARED END SECTION	TOB TOP OF BOX
FF FINISHED FLOOR ELEVATION	TOC TOP OF CURB OR CONCRETE
FG FINISHED GRADE	TOF TOP OF FOUNDATION
FH FIRE HYDRANT	TOP TOP OF PIPE
FL FLOWLINE	TW TOP OF WALL
FIL FILING	TYP TYPICAL
FO FIBER OPTIC CABLE	UDFCD URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GB GRADE BREAK	UE UTILITY EASEMENT
GE GAS EASEMENT	U&DE UTILITY & DRAINAGE EASEMENT
GIS GEOGRAPHIC INFORMATION SYSTEM	USE UNDERGROUND ELECTRIC
GL GAS LINE	VCP VITRIFIED CLAY PIPE
GPS GLOBAL POSITIONING SYSTEM	VPC VERTICAL POINT OF CURVATURE
GV GATE VALVE	VPI VERTICAL POINT OF INTERSECTION
HBP HOT BITUMINOUS PAVEMENT	VPT VERTICAL POINT OF TANGENCY
HC HANDICAP	VTC VEHICLE TRACKING CONTROL
HDC HIGH DEFLECTION COUPLING	W WEST
HDPE HIGH DENSITY POLYETHYLENE	WL WATER LINE
HGL HYDRAULIC GRADE LINE	WM WATER MAIN
HMA HOT MIX ASPHALT	WRD WATER RESOURCES DEPARTMENT
HOA HOME OWNERS ASSOCIATION	WS WATER SURFACE
HP HIGH POINT	WSE WATER SURFACE ELEVATION
HR HOUR	WTR WATER
I INLET	YR YEAR
IE IRRIGATION EASEMENT	



VICINITY MAP
SCALE: 1"=400'

SHEET INDEX

48	COVER SHEET
49	GENERAL NOTES
50	LEGEND
51-52	OVERALL SITE AND UTILITY PLAN
53-56	ROADWAY PLAN & PROFILES
58	DEMOLITION PLAN
59	FLOWLINE TRANSITIONS
60-61	CURB RAMP DETAILS
62-63	STORM SEWER PLAN AND PROFILE
64-65	LANDSCAPE DRAIN PLANS
66	SIGNAGE & STRIPING PLANS
67-74	STORM SEWER AND ROADWAY DETAILS

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 P~303.470.2855

TRAFFIC ENGINEER

JR ENGINEERING
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 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 UNBEMUST 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: DN49,935.000-115-L3

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

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.

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No.	REVISION	BY	DATE	CITY COMMENTS	
				1ST CITY COMMENTS	2ND CITY COMMENTS
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24		
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24		

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 COVER SHEET

SHEET 48 OF 75

JOB NO. 15950.02

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.
- DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.
- 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 DOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
 - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
 - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
 - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
 - CDOT M&S STANDARDS
 - CDOT M&S STANDARDS
 - 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 VARIANCES TO THOSE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- 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 8" 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.

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 DRAINAGE SWALES AND THE HAPPY CANYON CREEK, SUBJECT TO PERIODIC FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SURFACE AND SUBSURFACE WATER DURING THE COURSE OF THE WORK. ANY DAMAGE TO THE WORK RESULTING FROM SURFACE FLOWS, BASE FLOWS, OR FLOOD FLOWS INCLUDING BUOYANCY FORCES ON PIPELINES AND OTHER FACILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS OF ANY APPLICABLE PERMITS PERTAINING TO WATER AND EROSION CONTROL.
- 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. EROSION CONTROL 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 APRIOR TO THE WORK, 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 ENCRING THE WORK WITH FLAGGING OR OTHER MEANS AGREED BY THE OWNER AND MAINTAINED BY THE CONTRACTOR UNTIL THE END OF THE PROJECT.
- ALL FINE GRADING REQUIRED TO CONSTRUCT DRAINAGE IMPROVEMENTS AND PROVIDE FINISHES SHALL BE ADJUNCT TO IMPROVEMENTS SHOWN ON THE DRAWINGS. THE 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.

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 ¼" 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 WATER TIGHT 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.

STORM SEWER NOTES:

- ALL STORM SEWER IS EITHER REINFORCED CONCRETE PIPE (RCP) OR POLYPROPYLENE PIPE (PP) AS NOTED ON THE STORM PLAN AND PROFILE SHEETS.
- ALL RCP PIPE IS CLASS III UNLESS OTHERWISE NOTED.
- ALL POLYPROPYLENE PIPE IS ADVANCE DRAINAGE SYSTEMS, INC. (ADS) "HIGH PERFORMANCE STORM DRAINAGE PIPE" (HP STORM) OR APPROVED EQUIVALENT
- 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.
- 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 END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE.
- LENGTHS SHOWN FOR ALL STORM PIPE REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
- 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.

RCP PIPE NOTES:

- UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE DOUGLAS COUNTY STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
- ALL RCP STORM SEWER MUST USE ASTM C445 WATER TIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
- JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.

POLYPROPYLENE PIPE NOTES:

- ALL POLYPROPYLENE (PP) PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND MEET OR EXCEED THE FOLLOWING STANDARDS:
 - ASTM F2881: STANDARD SPECIFICATION FOR 12--TO--60--INCH (300 TO 1500 MM) POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS FOR NON--PRESSURE STORM SEWER APPLICATIONS.
 - ASTM D2321: UNDERGROUND INSTALLATION FOR THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY--FLOW APPLICATIONS.
 - ASTM F477: ELASTOMETRIC SEALS (GASKETS) FOR JOINING PLASTIC PIPE.
 - ASTM D3212: STANDARD SPECIFICATION FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMETRIC SEALS
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD PLAN M-603-4; SHEET 2
- MINIMUM AND MAXIMUM PIPE COVER SHALL BE BASED ON CDOT--M--603--4, SHEET 2 (REFER TO ROADWAY AND STORM SEWER DETAILS WITHIN THIS PLAN SET)
- WATER--STOP GASKET/BAND AT ALL INLETS, MANHOLES, OR STRUCTURE CONNECTIONS
- CITY OF LONE TREE WILL REQUIRE THAT DEFLECTION TESTING BY USE OF A MANDREL BE COMPLETED BY THE CONTRACTOR OR AN INDEPENDENT AGENCY, APPROVED BY THE CITY OF LONE TREE, AND PAID FOR BY THE CONTRACTOR OR OWNER/DEVELOPER. DEFLECTION TESTING SHALL BE DONE PRIOR TO PAVING AND NOT LESS THAN THIRTY DAYS AFTER INSTALLATION. THE MAXIMUM ALLOWABLE DEFLECTION SHALL NOT EXCEED 5% DURING TESTING. PIPES 36--INCH IN DIAMETER AND LARGER MAY BE ENTERED AND DEFLECTION LEVELS MEASURED DIRECTLY. THIS ALLOWS FOR SPECIFIC EQUIPMENT SUCH AS GO/NO GO STICKS, CUT TO 95% OF THE INSIDE DIAMETER. IF USING A MANDREL IT SHALL BE A NINE (OR GREATER ODD NUMBER) ARM MANDREL AND SHALL BE SIZED AND INSPECTED BY THE CITY ENGINEERING INSPECTOR PRIOR TO TESTING.
- THE CITY WILL REQUIRE VIDEO INSPECTION BE COMPLETED BY THE CONTRACTOR OR AN INDEPENDENT AGENCY, APPROVED BY THE CITY AND PAID FOR BY THE CONTRACTOR OR OWNER/DEVELOPER. VIDEO INSPECTION WILL BE REQUIRED PRIOR TO INITIAL AND FINAL WARRANTY ACCEPTANCE.
- THE CITY WILL REQUIRE THE CONTRACTOR TO COORDINATE WITH ADS REPRESENTATIVES REGARDING THE ON-SITE PRECONSTRUCTION CONSULTATION AND SITE VISITS DURING CONSTRUCTION. WHEN THE CITY FEELS COMFORTABLE WITH THE CONTRACTOR CAPABILITY, PROFICIENCY, AND/OR CITY INSPECTIONS THIS REQUIREMENT CAN BE RE-EVALUATED

<p>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.</p>			
<p>PREPARED FOR SH LYRIC, LLC 9380 STATION ST. SUITE 600 LONE TREE, CO 80124 OFFICE PHONE (303) 791-8180</p>			
<p>J.R. ENGINEERING A Westman Company Central 303-740-9383 • Colorado Springs 719-583-2583 Fort Collins 970-491-9988 • www.jrengineering.com</p>			
H-SCALE	N/A	V-SCALE	N/A
DATE	3/27/24	DESIGNED BY	MEP
DRAWN BY	MEP	CHECKED BY	MEP
No.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24
<p>GENERAL NOTES</p>			
<p>RIDEGATE SOUTHWEST VILLAGE FILING 3</p>			
<p>ENGINEER'S STATEMENT</p>			
<p>PREPARED UNDER MY SUPERVISION</p>			
<p>AARON L. CLUTTER, P.E. COLORADO P.E. 36742 FOR AND ON BEHALF OF JR ENGINEERING, LLC</p>		<p>DATE</p>	
SHEET 49	OF 75		
JOB NO. 15950.02			



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

X:\15950002\all\1595002000\PLNG\310.dwg 3/30/2024 10:11 AM

	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 FILLS	---	---
CUT AND FILL LINE	---	---
SILT FENCE	---	---
100 YEAR FLOODPLAIN	---	---
500 YEAR FLOODPLAIN	---	---
FLOODWAY	---	---
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---

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

	EXISTING	PROPOSED
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/TRaverse POINT - SET	•	•
TRAFFIC LEGEND		
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	⊕	•

KEY	SYMBOL
CHECK DAM	⊕
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	⊕
MULCHING	⊕
OUTLET PROTECTION	⊕
PAVED FLUME	⊕
PERMANENT SEEDING	⊕
REINFORCED CONCRETE DAM	⊕
ROUGH CUT STREET CONTROL	⊕
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	⊕

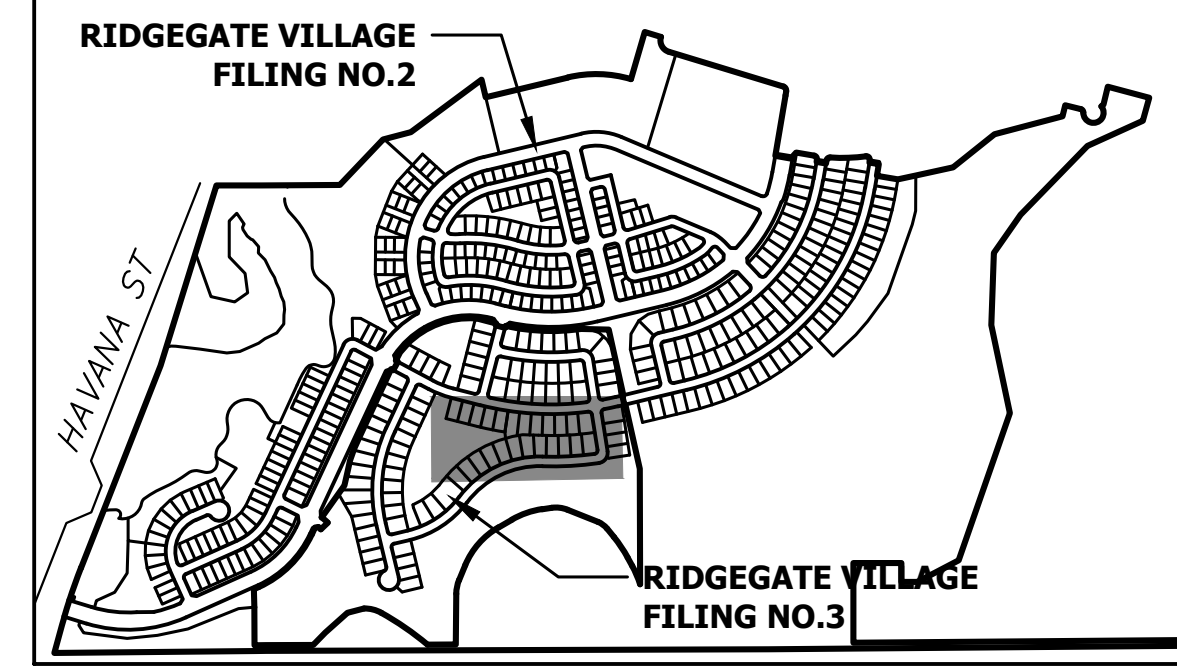
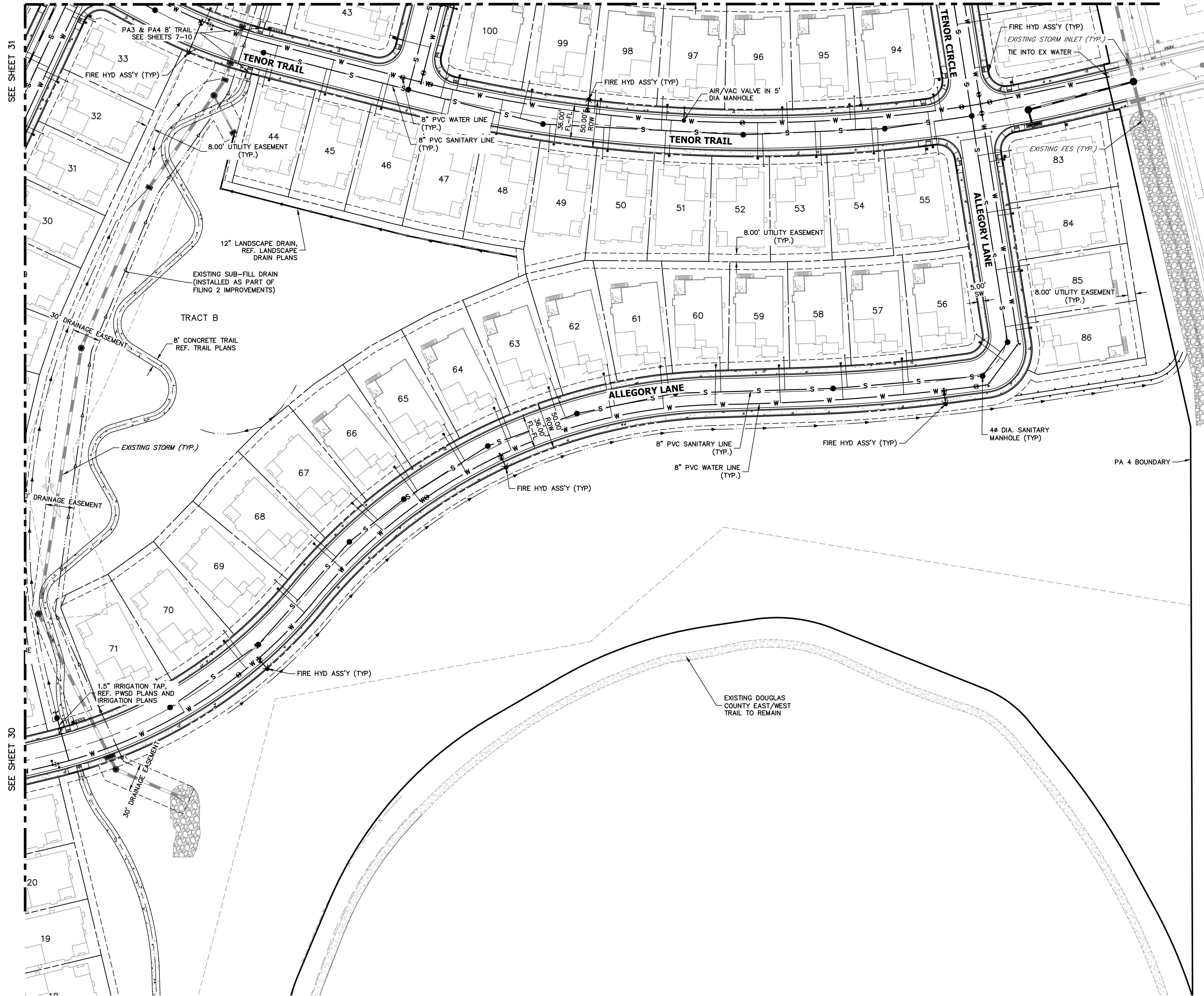
KEY	SYMBOL
BASIN DESIGNATION (NO COEFFICIENT)	⊕
BASIN DESIGNATION (1 COEFFICIENT)	⊕
BASIN DESIGNATION (2 COEFFICIENTS)	⊕
ANALYSIS POINT IDENTIFIER	⊕
BASIN DESIGNATION (HISTORIC)	⊕
BASIN DESIGNATION (DEVELOPED)	⊕
SUB-BASIN DESIGNATION (DEVELOPED)	⊕
DRAINAGE PIPE IDENTIFIER	⊕
DRAINAGE POINT IDENTIFIER (HEXAGONAL)	⊕
DRAINAGE POINT IDENTIFIER (TRIANGULAR)	⊕
SWM DESIGNATION 1	⊕
SWM DESIGNATION 2	⊕
SWM DESIGNATION 3	⊕
SWM DESIGNATION 4	⊕

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

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, J.R. 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 Central 303-740-8888 • Colorado Springs 719-588-2583 Fort Collins 970-491-9888 • www.jrengineering.com																																								
<table border="1"> <thead> <tr> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>MEP</td> <td>1/31/24</td> </tr> <tr> <td>JGS</td> <td>3/27/24</td> </tr> </tbody> </table>	BY	DATE	MEP	1/31/24	JGS	3/27/24	<table border="1"> <thead> <tr> <th>No.</th> <th>REVISION</th> <th>N/A</th> <th>DATE</th> <th>DESIGNED BY</th> <th>MEP</th> <th>DATE</th> <th>DRAWN BY</th> <th>MEP</th> <th>CHECKED BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER 1ST CITY COMMENTS</td> <td>N/A</td> <td>3/27/24</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>NEW SITE PLAN / 2ND CITY COMMENTS</td> <td>N/A</td> <td>3/27/24</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	No.	REVISION	N/A	DATE	DESIGNED BY	MEP	DATE	DRAWN BY	MEP	CHECKED BY	1	REVISED PER 1ST CITY COMMENTS	N/A	3/27/24							2	NEW SITE PLAN / 2ND CITY COMMENTS	N/A	3/27/24							<table border="1"> <thead> <tr> <th>H-SCALE</th> <th>V-SCALE</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>N/A</td> </tr> </tbody> </table>	H-SCALE	V-SCALE	N/A	N/A
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RIDGEGATE SOUTHWEST VILLAGE FILING 3	LEGEND	SHEET 50 OF 75																																								
JOB NO. 15950.02	ENGINEER'S STATEMENT PREPARED UNDER MY SUPERVISION AARON L. CLUTTER, P.E. COLORADO P.E. 36742 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC	DATE _____																																								



SEE SHEET 52



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
 Centennial 303-740-9888 • Colorado Springs 719-583-2683
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	1/31/24	MEP	JGS
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24		

CITY OF LONE TREE

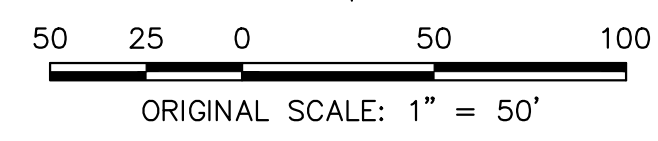
DATE

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

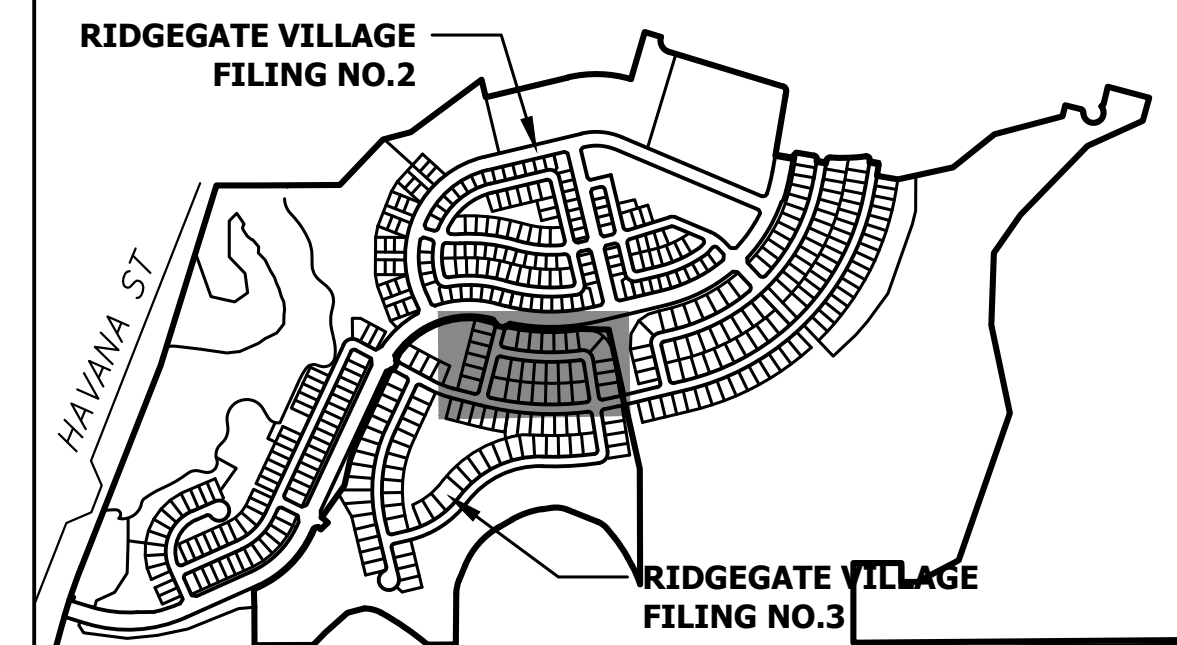
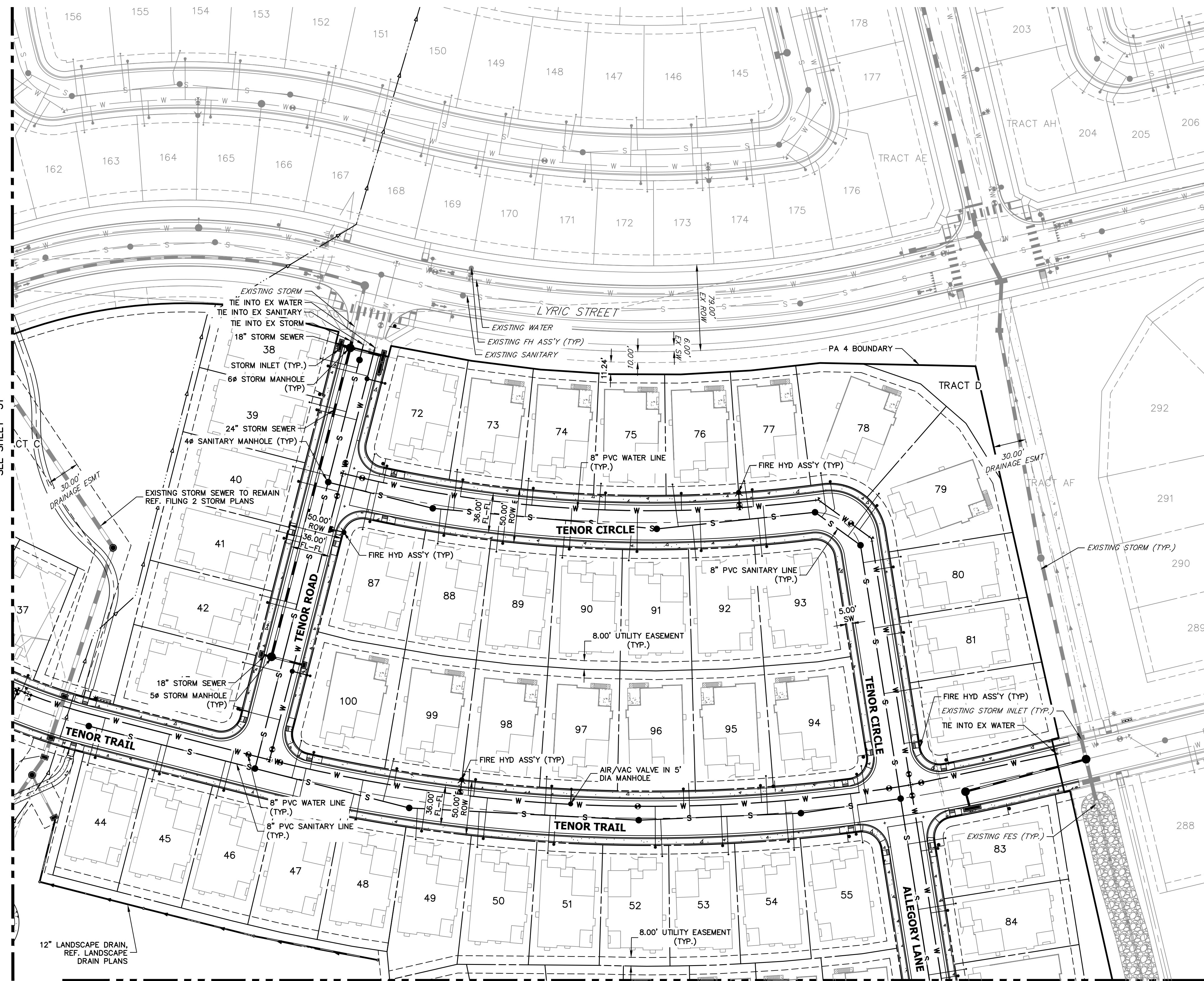
AARON L. CLUTTER, P.E.
 COLORADO P.E. 36742
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

DATE

RIDGEGATE SOUTHWEST
 VILLAGE FILING 3
 OVERALL SITE AND UTILITY
 PLAN

SHEET 51 OF 75
 JOB NO. 15950.02

X:\15950.02\all\15950.02\000 FILING 3\Drawings\Sheet Digital\City of Lone Tree Plan Set\15950.02-Overall Site and Utility Plans.dwg, UT03_4/2/2024, 8:23:41 PM, ConnelR



KEYMAP
SCALE: 1"=1000'

SEE SHEET 31

SEE SHEET 51

CITY OF LONE TREE

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK



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ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

DATE

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

J.R. ENGINEERING
A Westman Company

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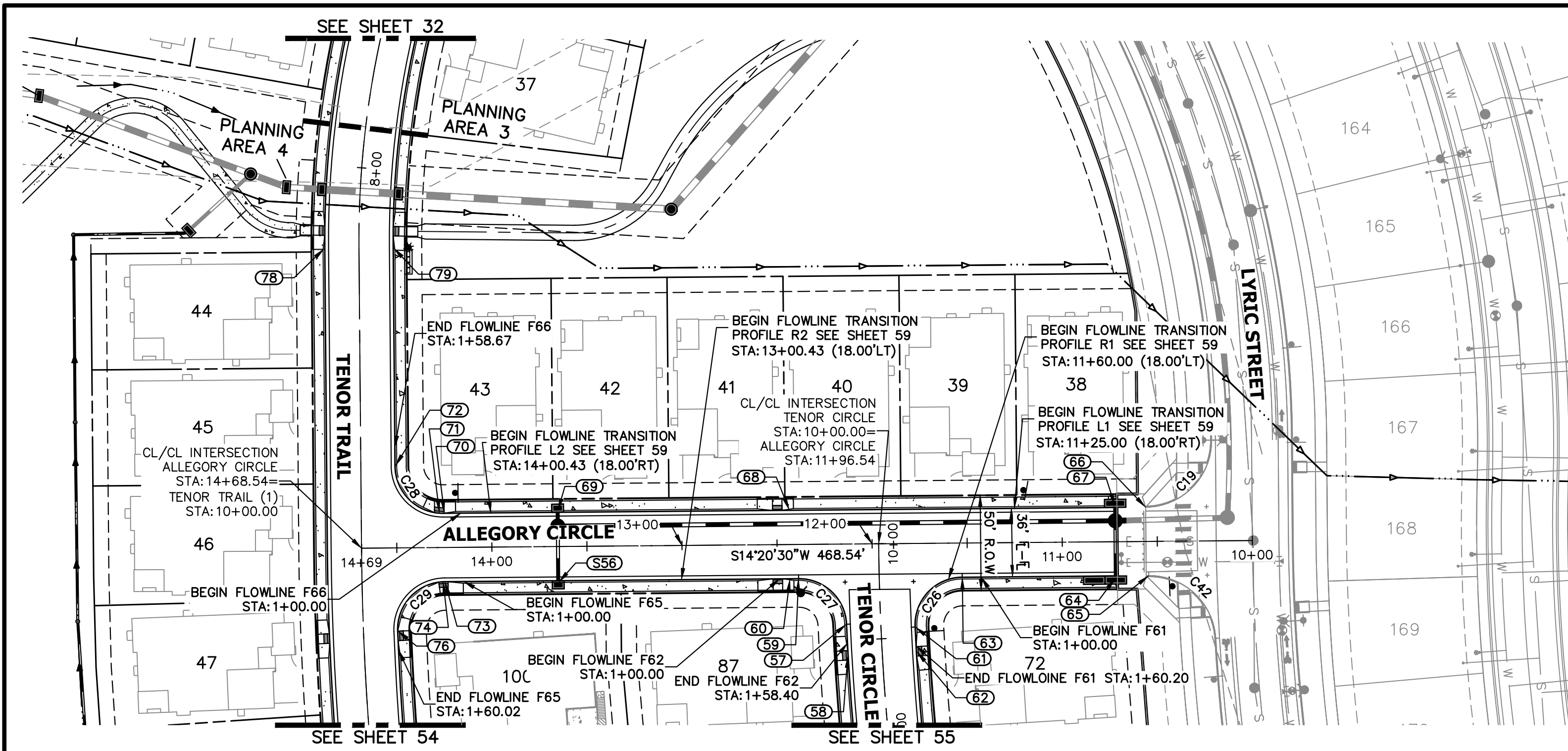
No.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

RIDGEGATE SOUTHWEST VILLAGE FILING 3
OVERALL SITE AND UTILITY PLAN

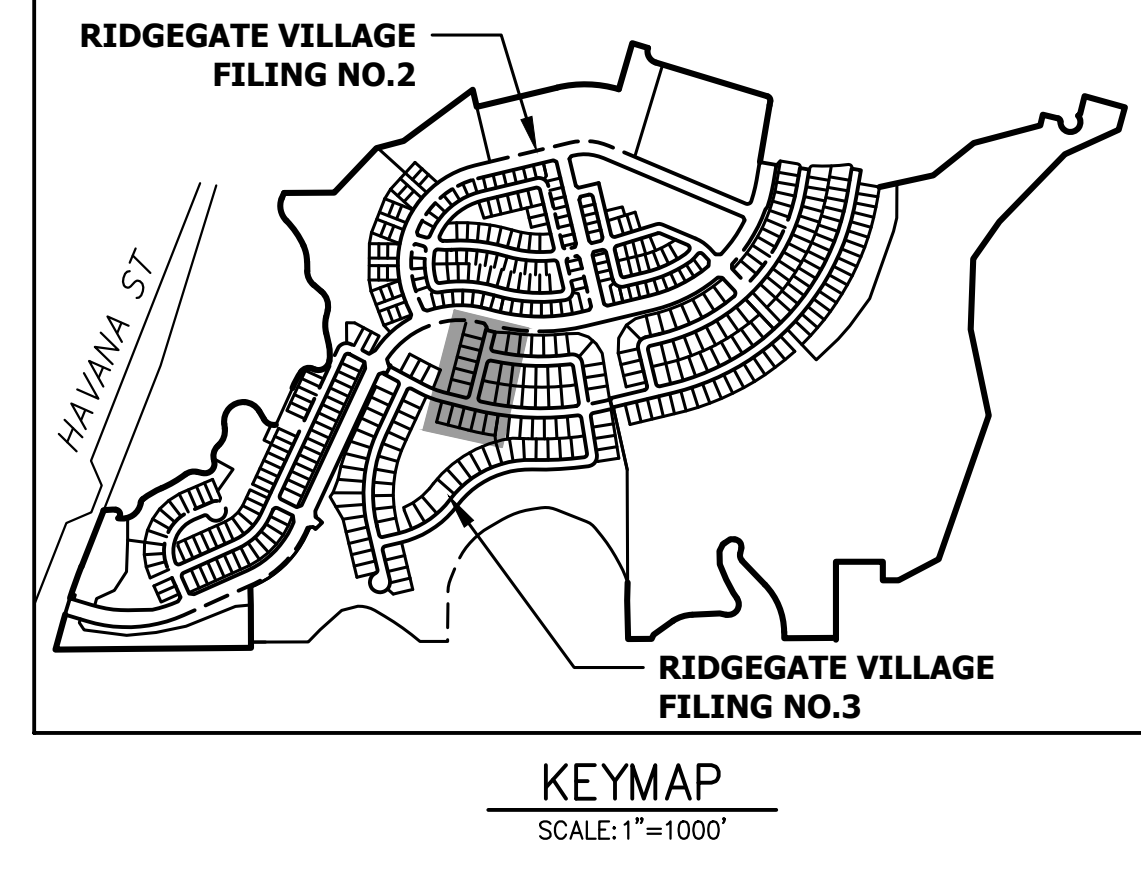
SHEET 52 OF 75

JOB NO. 15950.02

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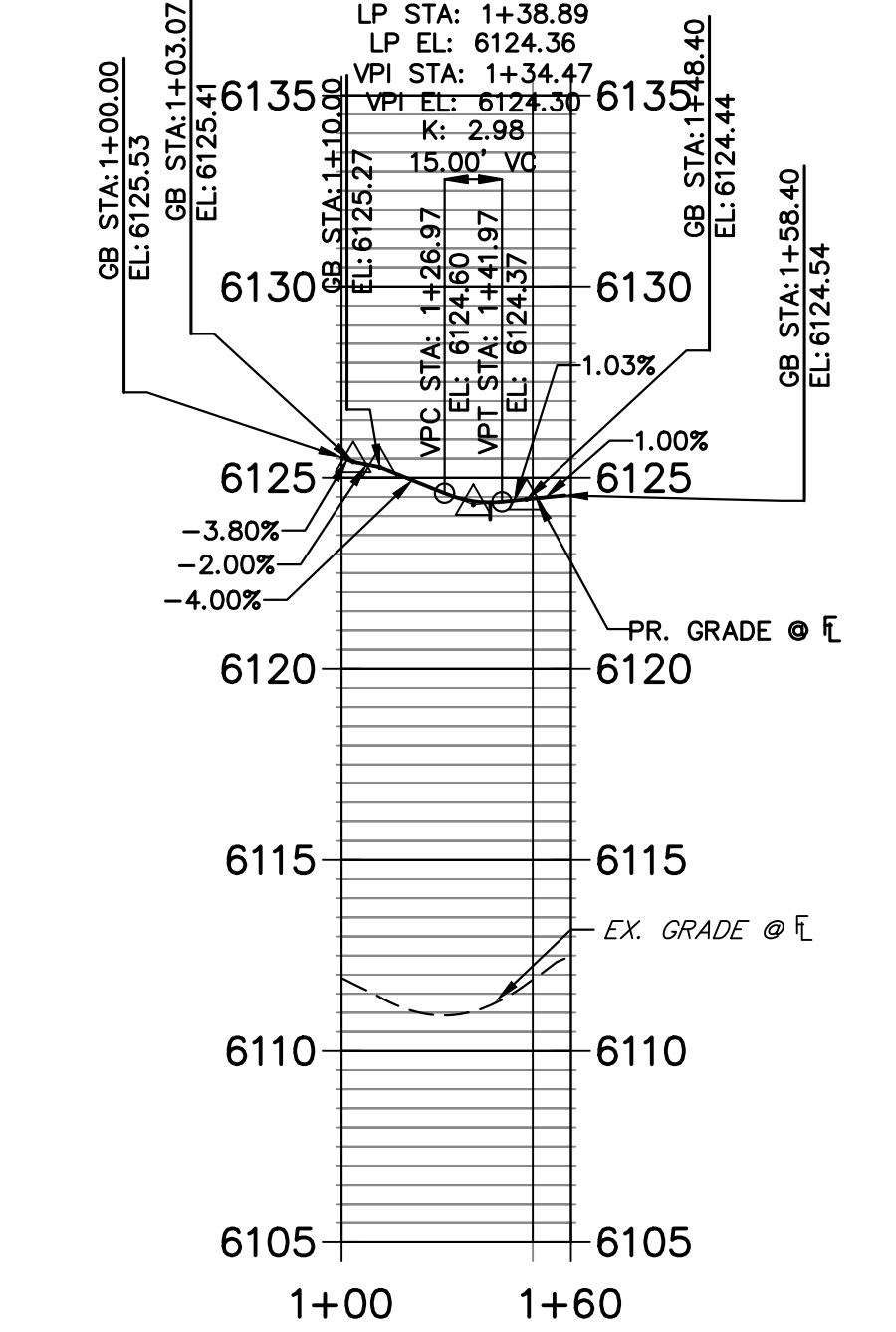
POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
556	13+65.22	18.92' (LT)	ALLEGORY CIRCLE	6130.55	INLET RIM/TBC
57	10+41.52	18.00' (RT)	TENOR CIRCLE	6124.44	PCR
58	10+57.66	18.00' (RT)	TENOR CIRCLE	6124.60	ADA RAMP CL
59	10+17.39	42.38' (RT)	TENOR CIRCLE	6125.27	PCR
60	12+43.22	18.00' (LT)	ALLEGORY CIRCLE	6125.36	ADA RAMP CL
61	10+44.61	18.00' (LT)	TENOR CIRCLE	6123.16	PCR
62	10+57.62	18.00' (LT)	TENOR CIRCLE	6123.36	ADA RAMP CL
63	11+52.74	18.00' (LT)	ALLEGORY CIRCLE	6121.87	PCR
64	10+71.96	18.92' (LT)	ALLEGORY CIRCLE	6120.20	INLET RIM/TBC
65	10+54.63	18.00' (LT)	ALLEGORY CIRCLE	6119.44	PCR/CONNECT TO EX. C&G
66	10+55.96	18.00' (RT)	ALLEGORY CIRCLE	6120.22	PCR/CONNECT TO EX. C&G
67	10+71.96	18.92' (RT)	ALLEGORY CIRCLE	6120.72	INLET RIM/TBC
68	12+43.22	18.00' (RT)	ALLEGORY CIRCLE	6125.32	ADA RAMP CL
69	13+65.23	18.92' (RT)	ALLEGORY CIRCLE	6130.14	INLET RIM/TBC
70	14+24.94	18.00' (RT)	ALLEGORY CIRCLE	6130.94	PCR
71	14+27.44	18.00' (RT)	ALLEGORY CIRCLE	6130.98	ADA RAMP CL
72	9+57.00	18.00' (LT)	TENOR TRAIL	6130.39	PCR
73	10+18.55	43.53' (LT)	TENOR TRAIL	6132.00	PCR
74	14+25.63	18.01' (LT)	ALLEGORY CIRCLE	6132.02	ADA RAMP CL
75	10+64.13	18.00' (LT)	TENOR TRAIL	6134.64	ADA RAMP CL
76	10+44.30	18.00' (LT)	TENOR TRAIL	6133.87	PCR
78	8+42.24	18.00' (RT)	TENOR TRAIL	6127.26	PCR
79	8+42.24	18.00' (LT)	TENOR TRAIL	6127.12	PCR



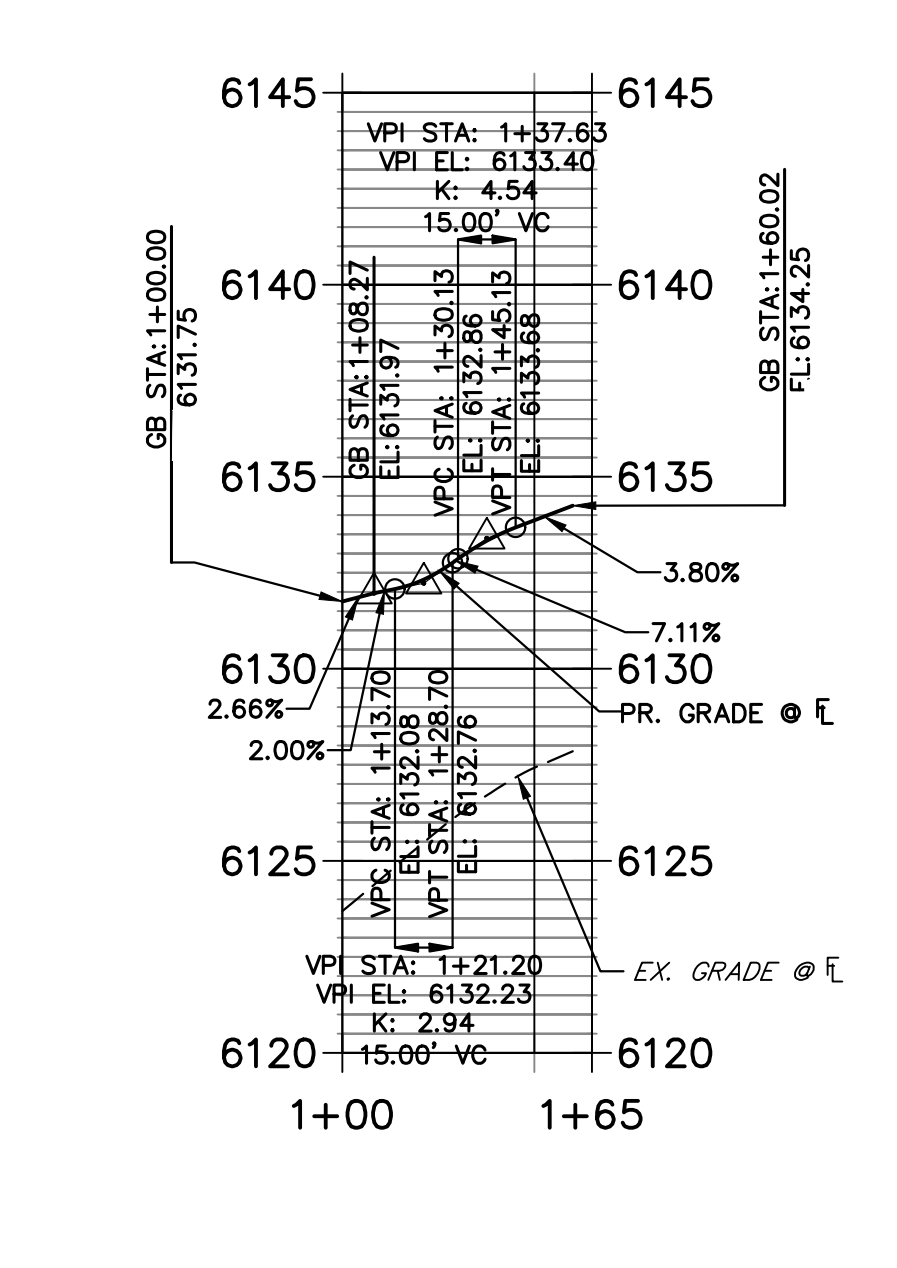
ROADWAY NOTES

- ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- SEE COVER SHEET FOR BENCHMARK.
- ALL FLOWLINE CURB RADII ARE 25' (FOR LOCAL ROAD) / LOCAL ROAD INTERSECTIONS UNLESS OTHERWISE NOTED.
- SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

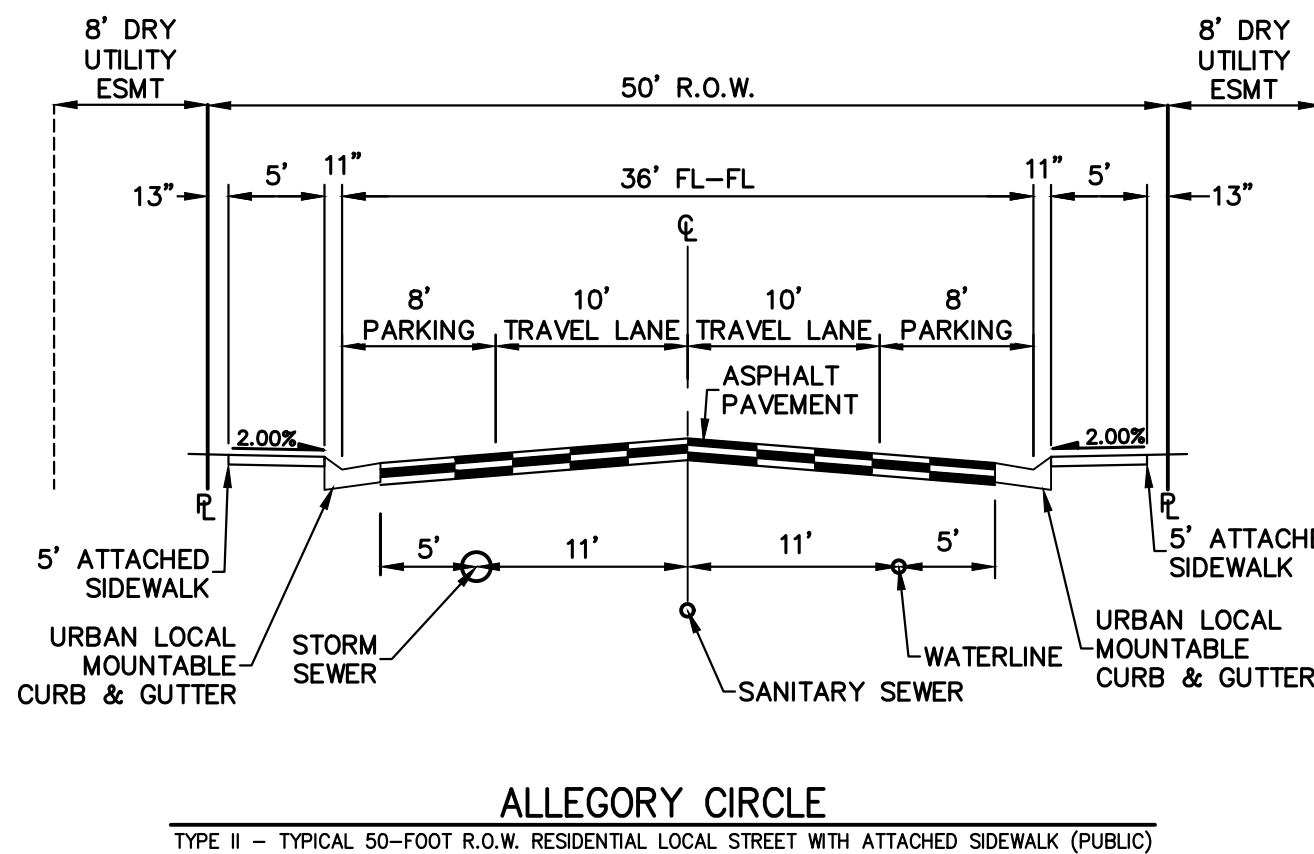
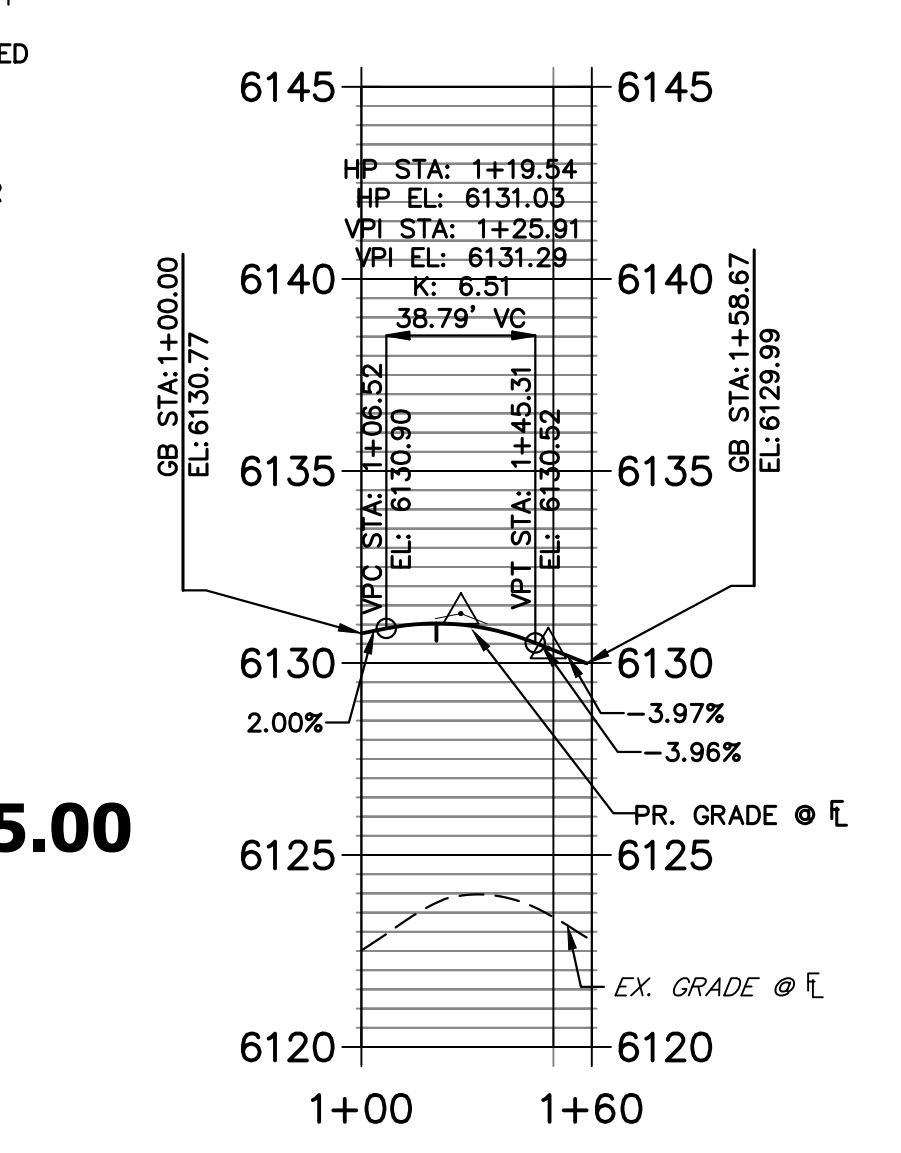
F62 PROFILE
STA 1+00.00 TO 1+60.00



F65 PROFILE
STA 1+00.00 TO 1+65.00

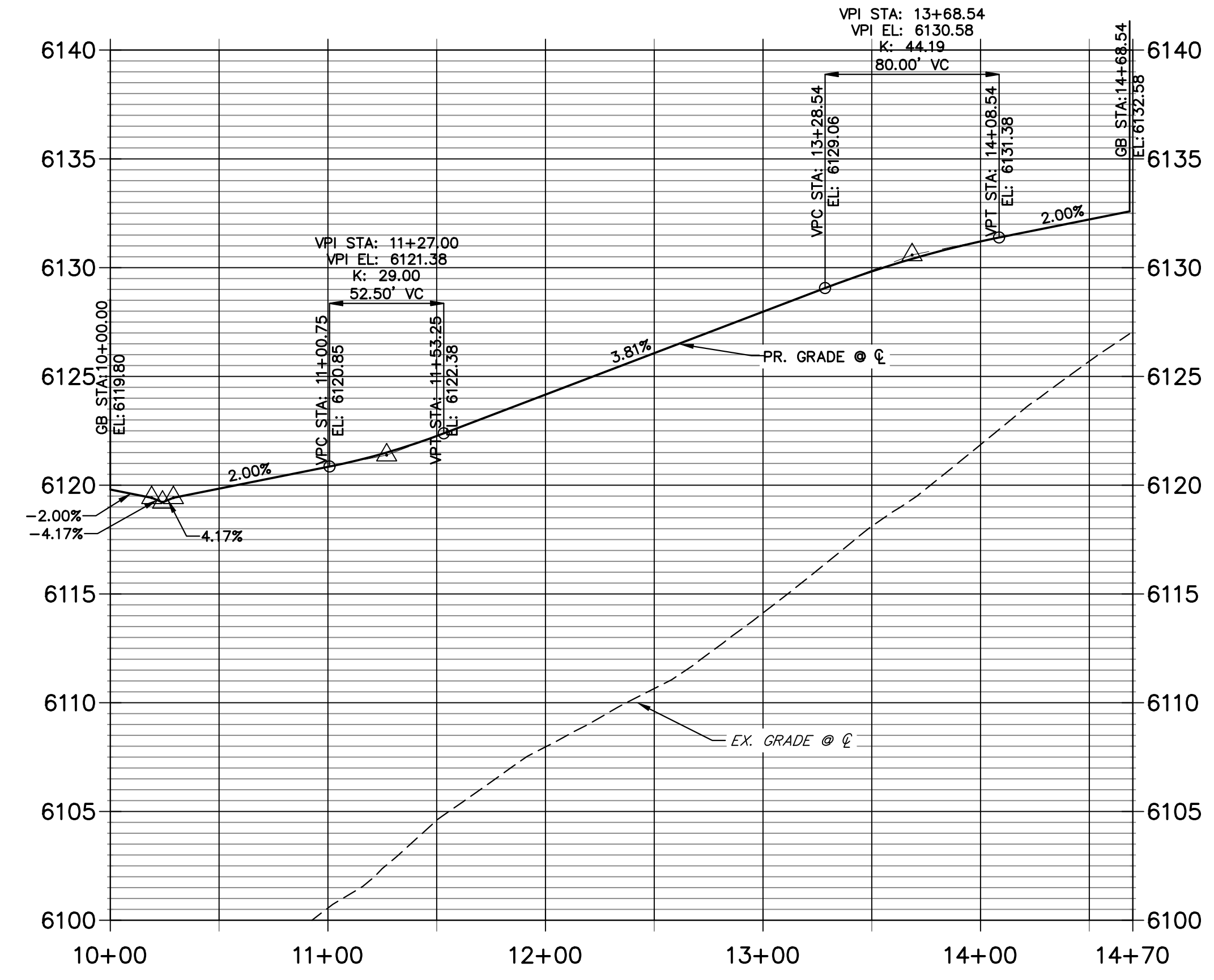


F66 PROFILE
STA 1+00.00 TO 1+60.00

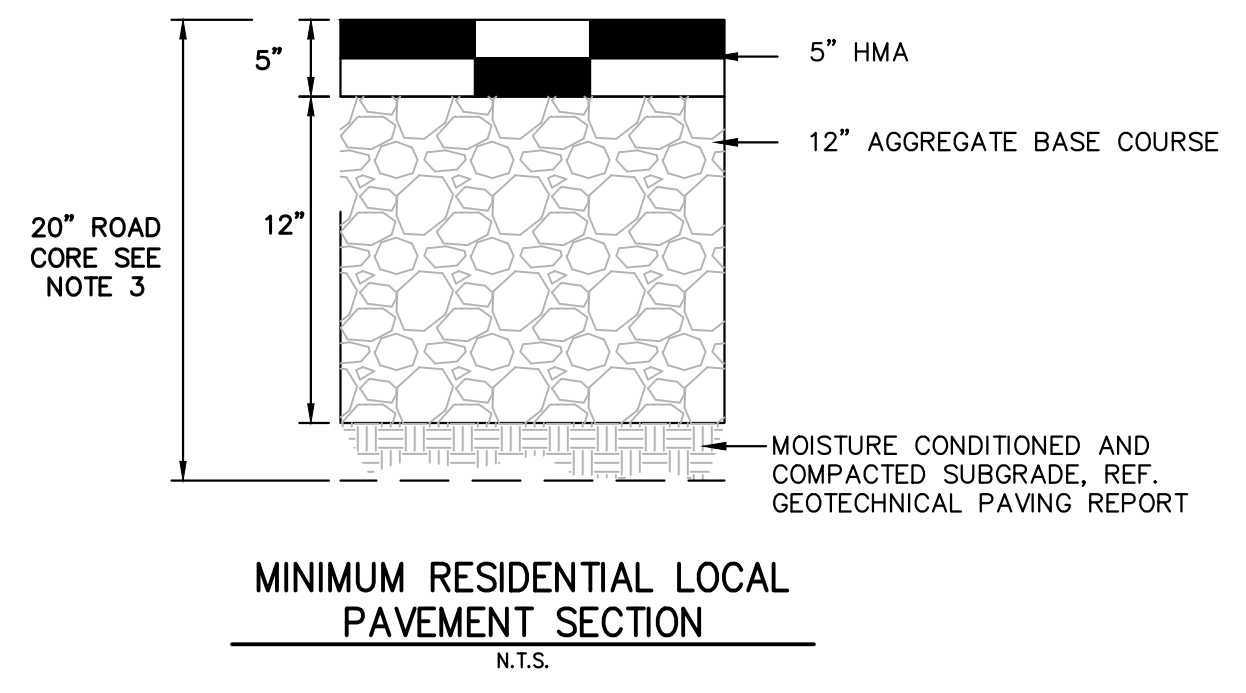
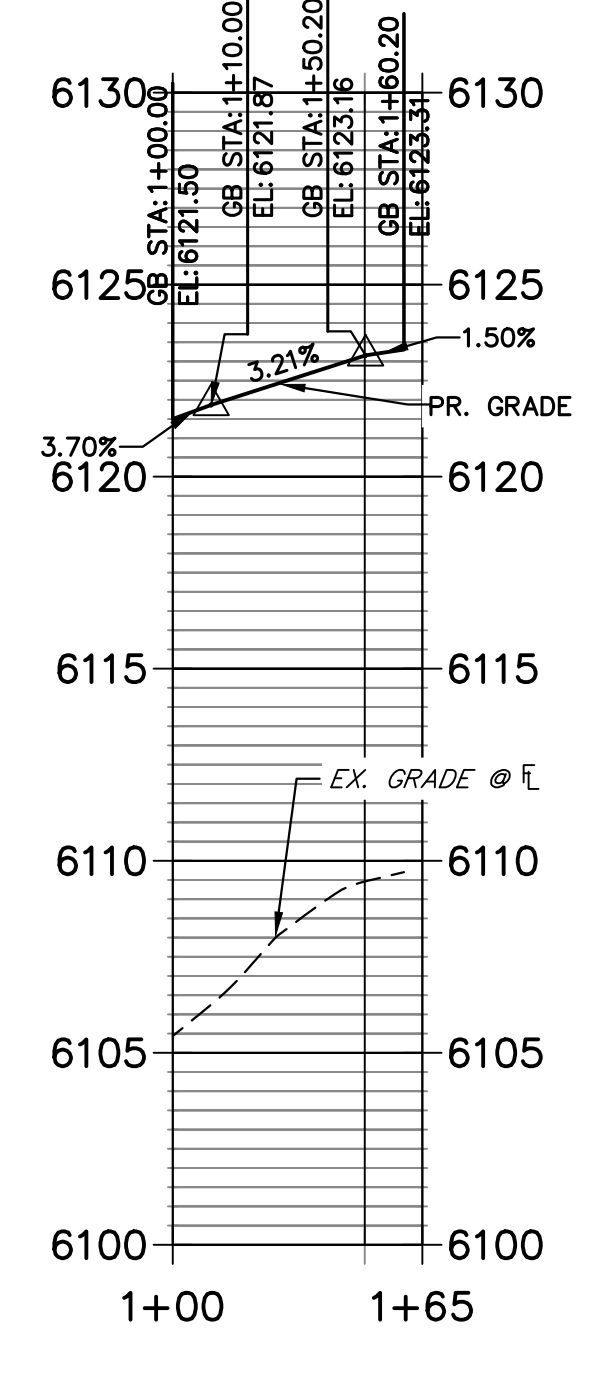


ALLEGORY CIRCLE
TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)

ALLEGORY CIRCLE PROFILE
STA 10+00.00 TO 14+70.00

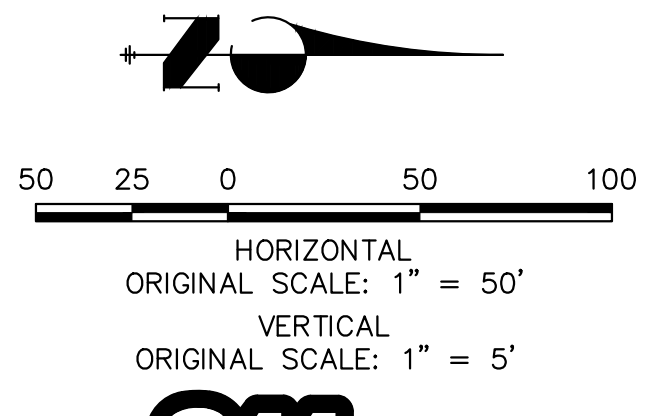


F61 PROFILE
STA 1+00.00 TO 1+65.00



NOTES:

- MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
- ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PREPARATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING RECOMMENDATIONS.
- CONTOURS SHOWN WITHIN THIS PLAN SET ARE TO TOP OF PAVING. ROAD CORE IS TO EXTEND 3" BELOW BOTTOM OF PAVING AND ROAD BASE SECTION.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	89°56'46"	35.00'	54.94'
C26	92°14'08"	24.99'	40.22'
C27	88°00'46"	25.00'	38.40'
C28	90°00'00"	25.00'	39.27'
C29	91°43'41"	25.00'	40.02'
C42	87°04'58"	35.00'	53.20'

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

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

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

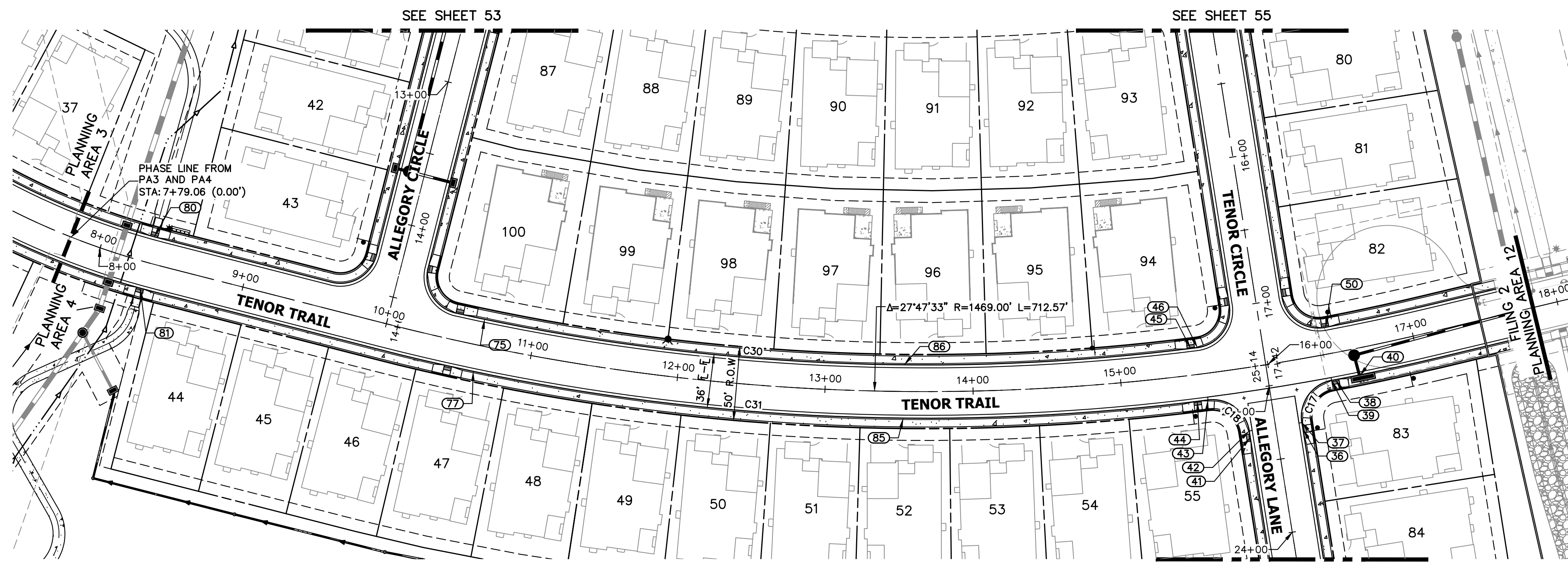
J.R. ENGINEERING
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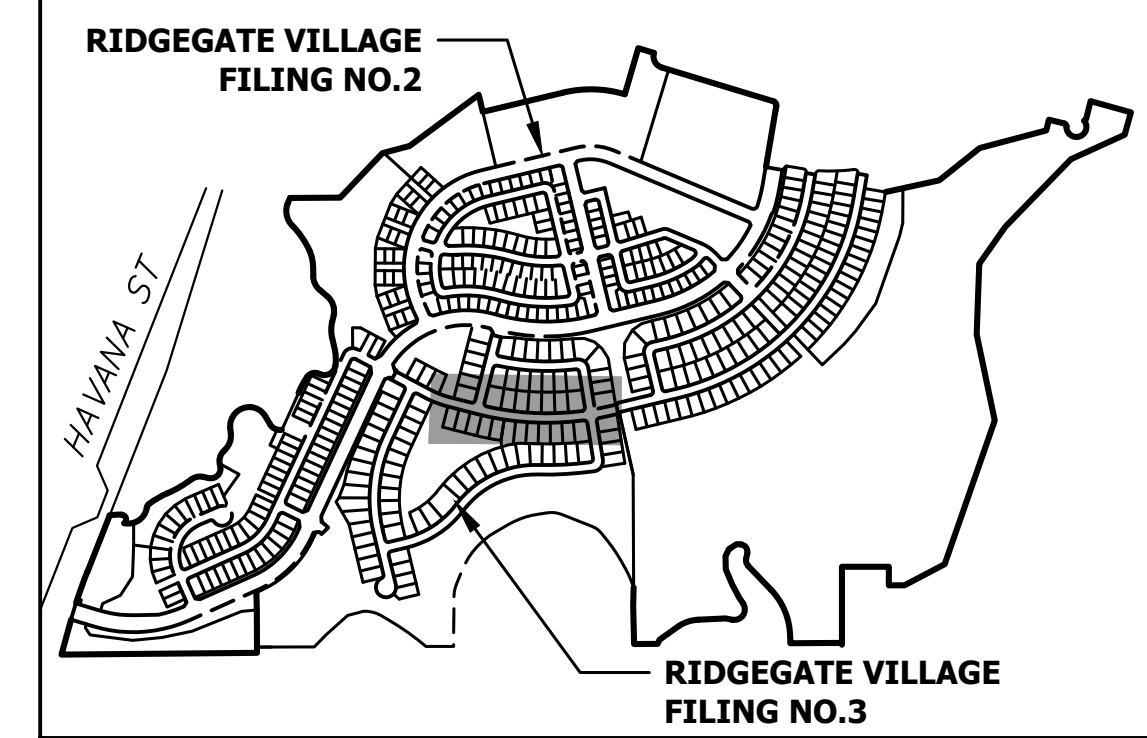
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V-SCALE N/A
DATE 3/27/24
DESIGNED BY EWA
DRAWN BY EWA
CHECKED BY

RIDGEGATE SOUTHWEST VILLAGE FILING 3
ROADWAY PLAN & PROFILES

SHEET 53 OF 75
JOB NO. 15950.02

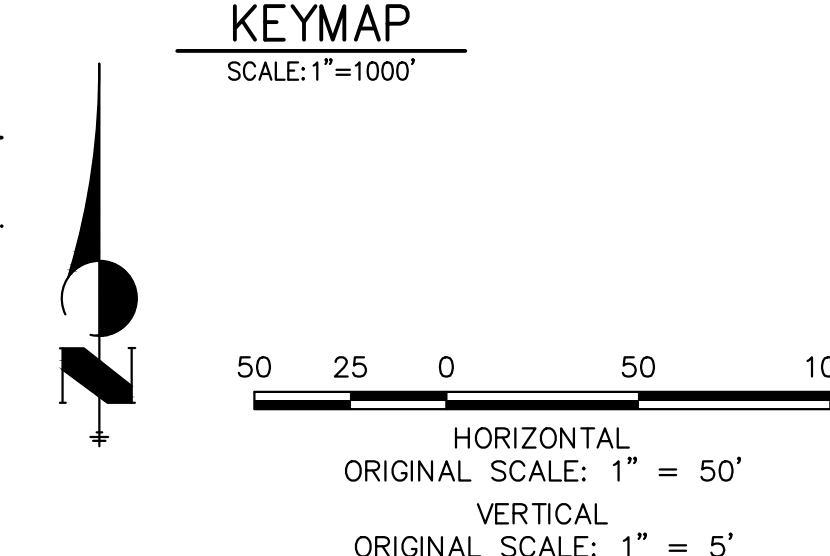


CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C17	88°22'13"	25.00'	38.56'
C18	88°22'13"	25.00'	38.56'
C30	19°53'25"	1451.00'	503.71'
C31	20°05'21"	1487.00'	521.38'

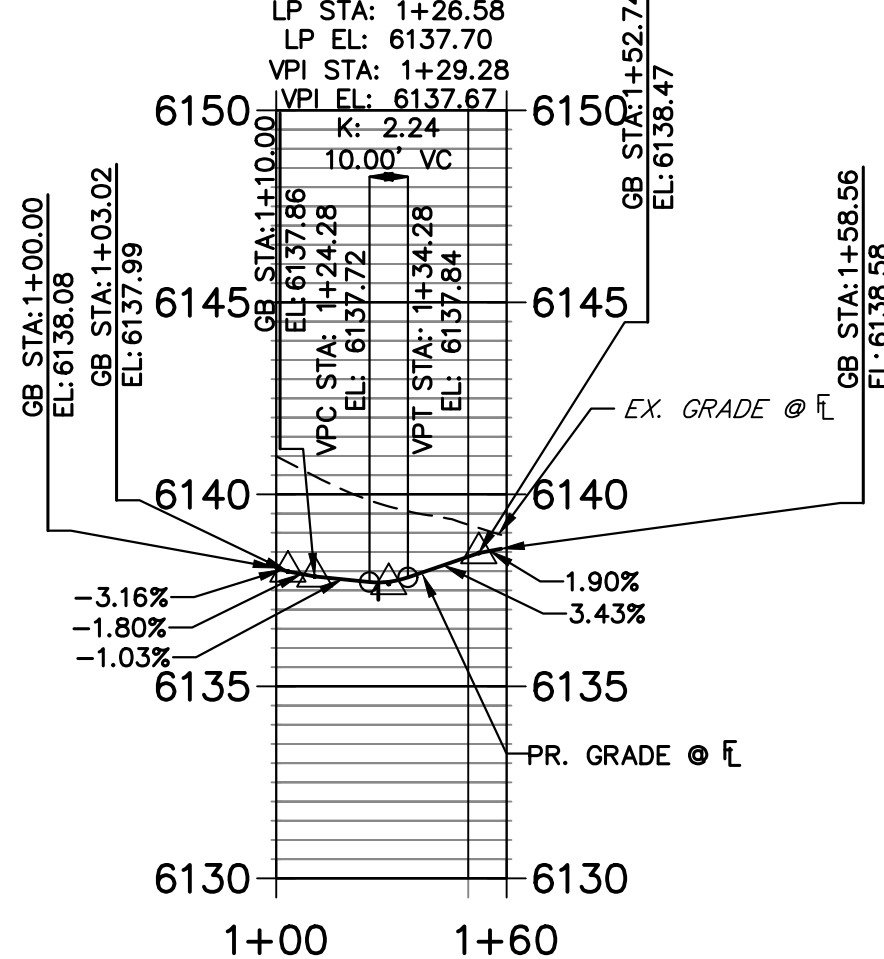


ROADWAY NOTES

- ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- SEE COVER SHEET FOR BENCHMARK.
- ALL FLOWLINE CURB RADII ARE 25' (FOR LOCAL ROAD/ LOCAL ROAD INTERSECTIONS) UNLESS OTHERWISE NOTED.
- SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

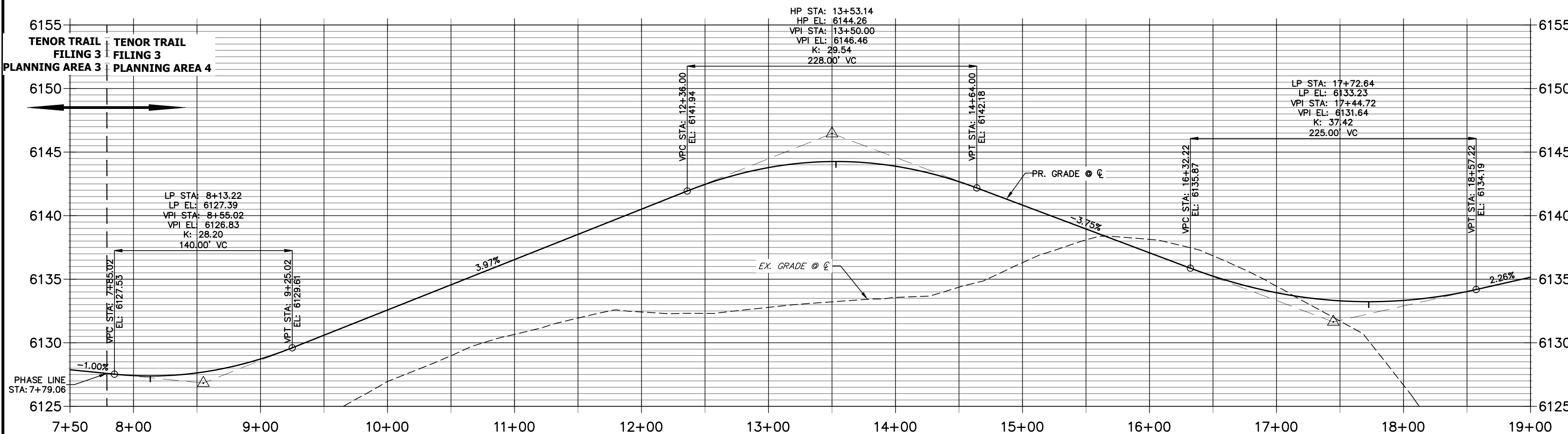


**F58 PROFILE
STA 1+00.00 TO 1+60.00**

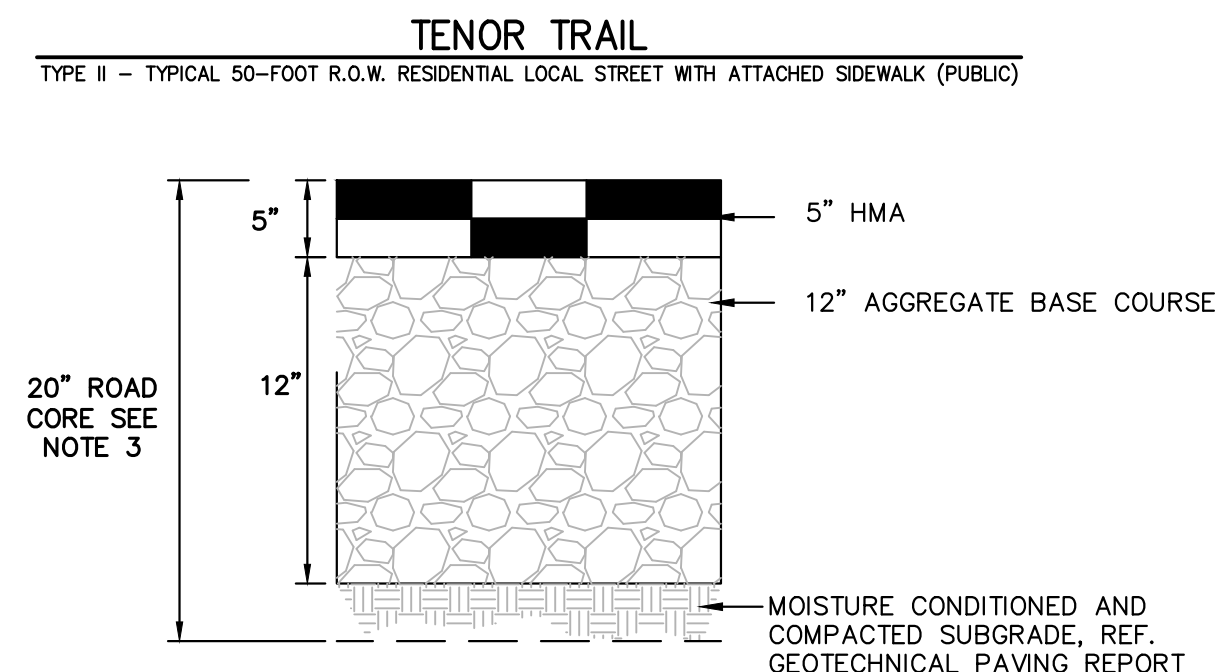
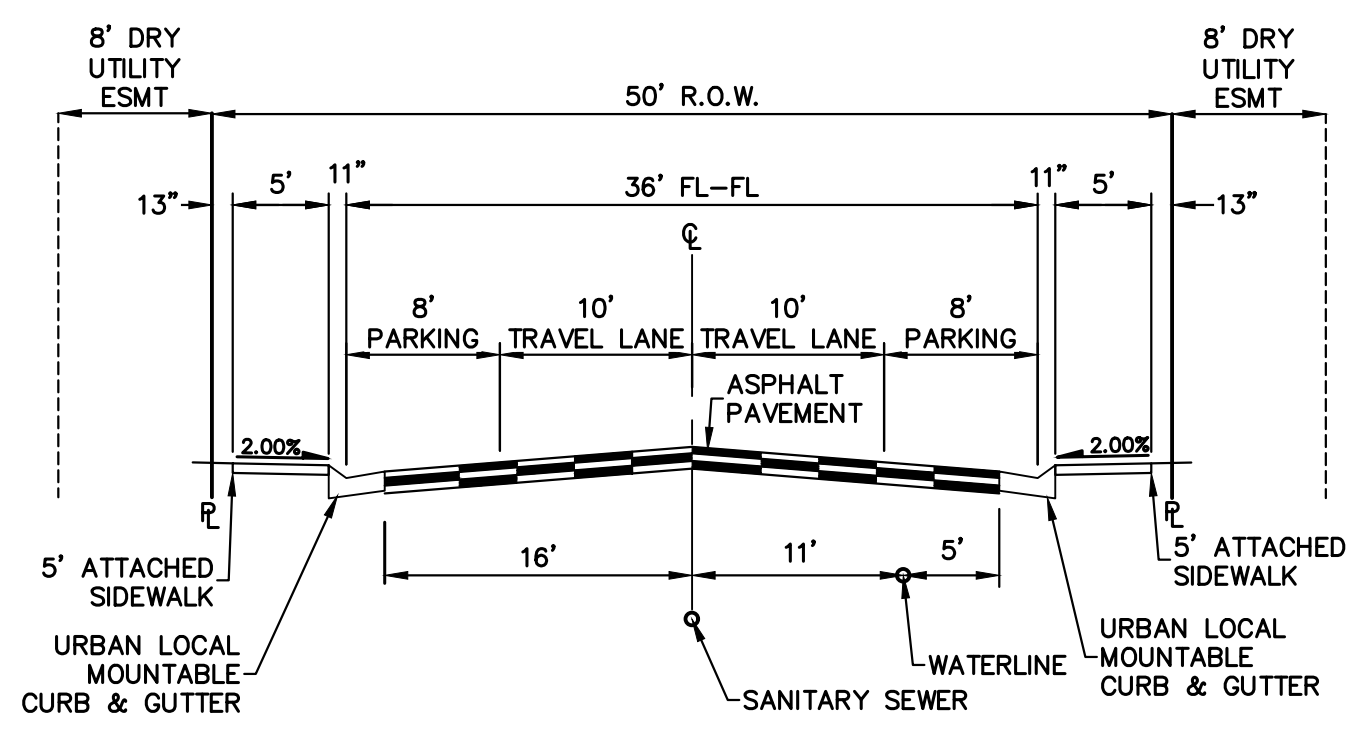
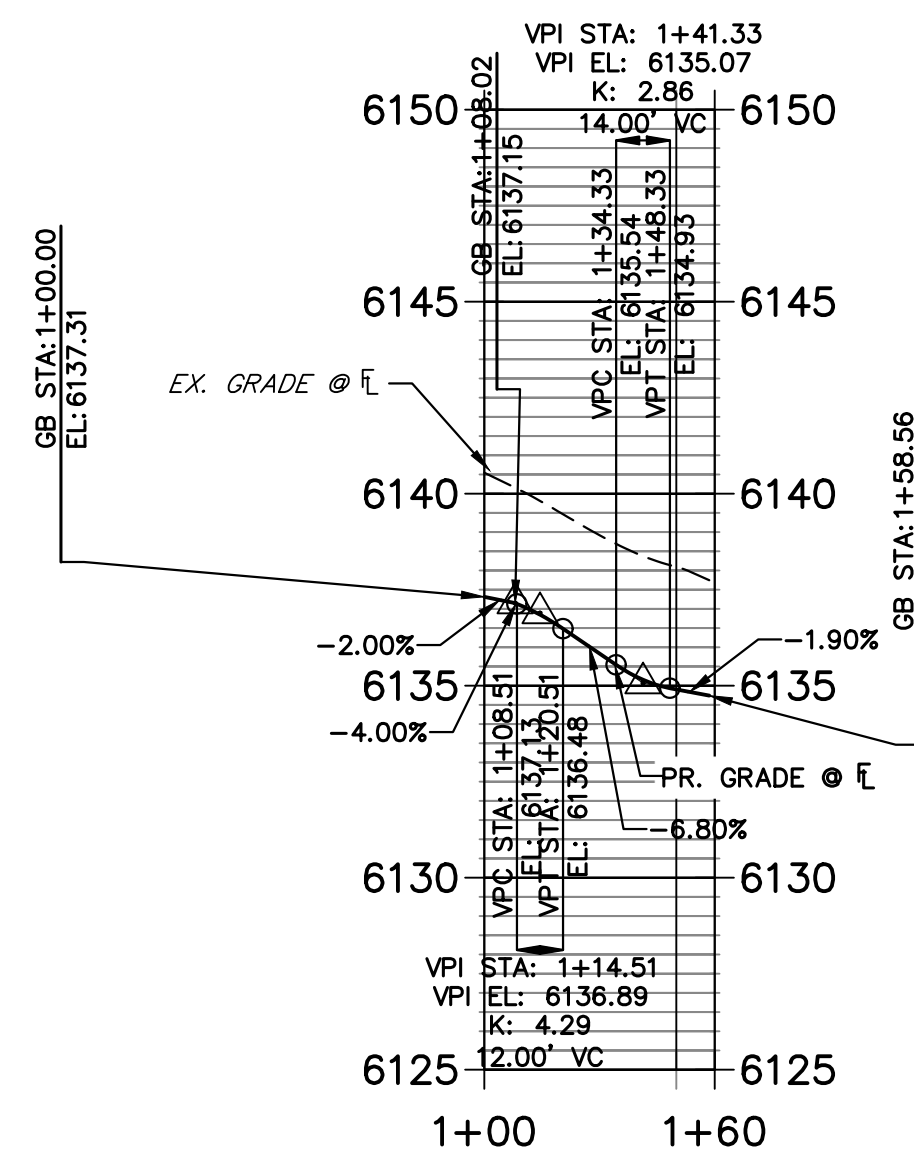


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
36	24+67.57	18.00' (RT)	ALLEGORY LANE	6137.20	ADA RAMP CL
37	24+72.07	18.00' (RT)	ALLEGORY LANE	6137.07	PCR
38	16+42.81	17.99' (RT)	TENOR TRAIL	6134.88	ADA RAMP CL
39	16+40.35	18.00' (RT)	TENOR TRAIL	6134.93	PCR
40	16+59.23	18.67' (RT)	TENOR TRAIL (1)	6134.72	INLET
41	24+67.57	18.00' (LT)	ALLEGORY LANE	6137.94	ADA RAMP CL
42	24+72.07	18.00' (LT)	ALLEGORY LANE	6137.86	PCR
43	15+56.79	18.00' (RT)	TENOR TRAIL	6138.33	PCR
44	15+49.77	18.00' (RT)	TENOR TRAIL	6138.52	ADA RAMP CL
45	15+49.71	18.00' (LT)	TENOR TRAIL	6138.57	ADA RAMP CL
50	16+42.87	18.00' (LT)	TENOR TRAIL	6134.96	ADA RAMP CL
75	10+64.13	18.00' (LT)	TENOR TRAIL	6134.64	ADA RAMP CL
77	10+64.15	18.00' (RT)	TENOR TRAIL	6134.64	ADA RAMP CL
80	8+33.15	18.02' (LT)	TENOR TRAIL	6127.22	ADA RAMP CL
81	8+33.18	17.99' (RT)	TENOR TRAIL	6127.18	ADA RAMP CL
85	13+53.14	18.00' (RT)	TENOR TRAIL	6143.77	HP
86	13+53.14	18.00' (LT)	TENOR TRAIL	6143.77	HP

**TENOR TRAIL PROFILE
STA 7+50.00 TO 19+00.00**



**F57 PROFILE
STA 1+00.00 TO 1+60.00**



MINIMUM RESIDENTIAL LOCAL PAVEMENT SECTION

- NOTES:
- MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
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 - CONTOURS SHOWN WITHIN THIS PLAN SET ARE TO TOP OF PAVING. ROAD CORE IS TO EXTEND 3" BELOW BOTTOM OF PAVING AND ROAD BASE SECTION.



CITY OF LONE TREE

DATE

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, LLC

DATE

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

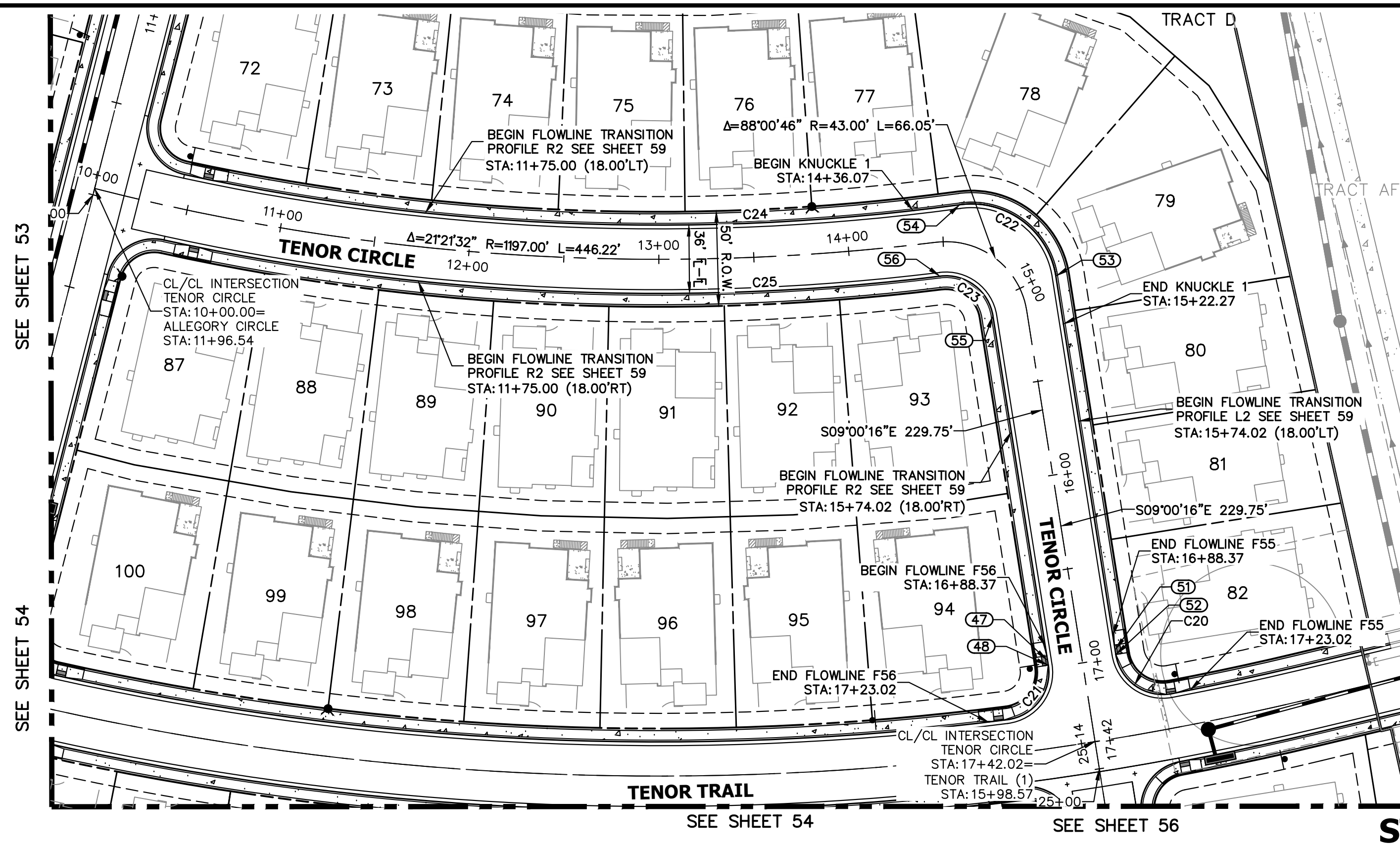
J.R. ENGINEERING
A Westman Company

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

No.	REVISION	DATE	BY	DATE	REVISION	DATE	BY
1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS	1/31/24			
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	3/27/24			

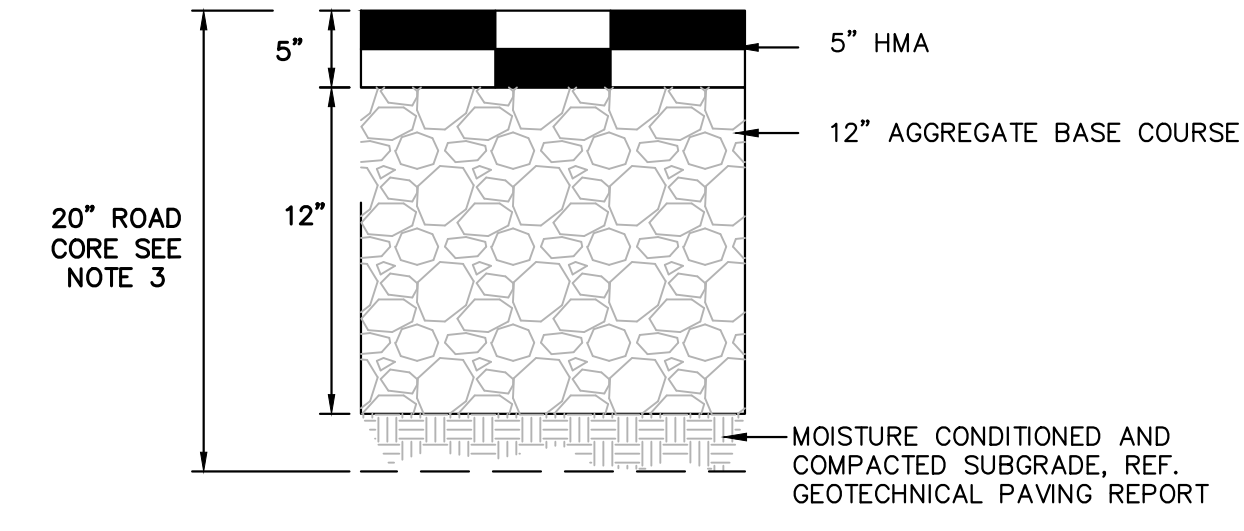
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/27/24	EWA	EWA	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
ROADWAY PLAN & PROFILES



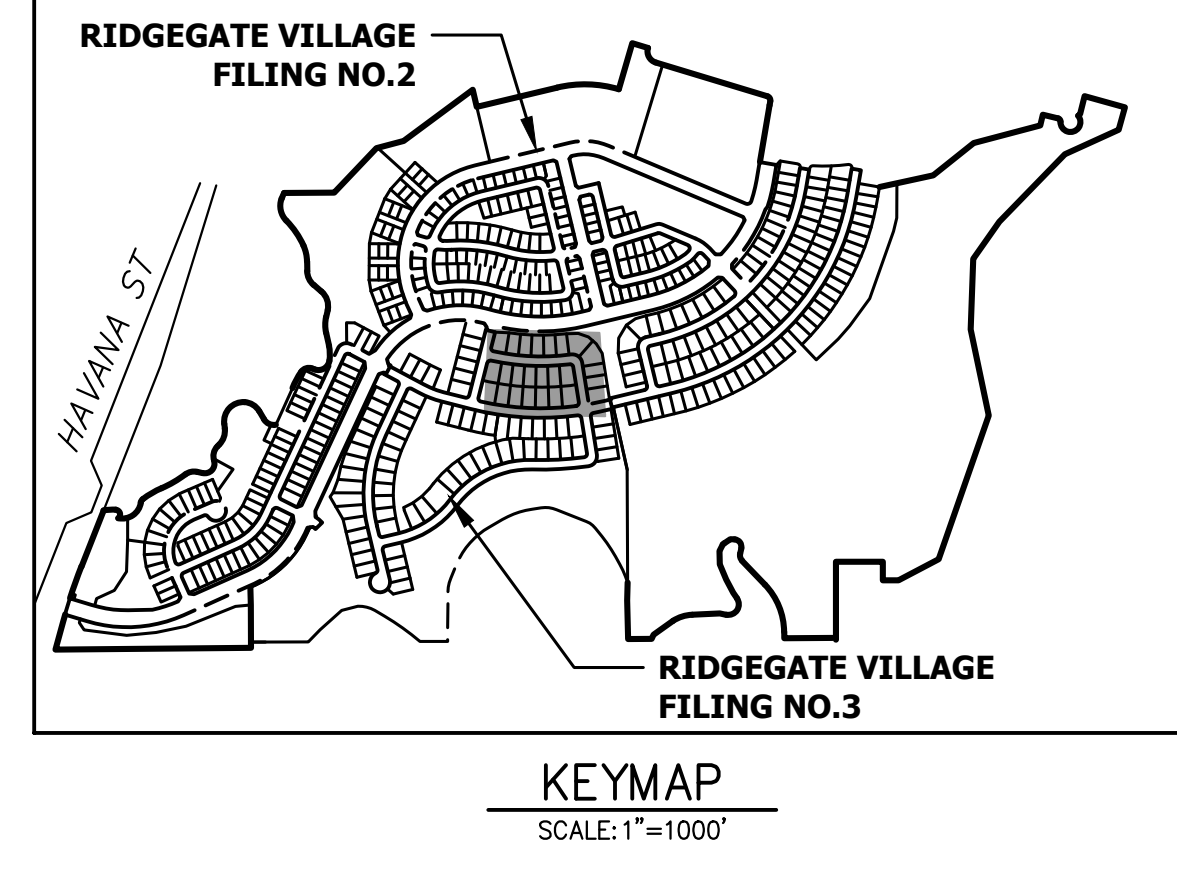
ROADWAY NOTES

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4. ALL FLOWLINE CURB RADI ARE 25' (FOR LOCAL ROAD/ LOCAL ROAD INTERSECTIONS) UNLESS OTHERWISE NOTED.
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MINIMUM RESIDENTIAL LOCAL PAVEMENT SECTION

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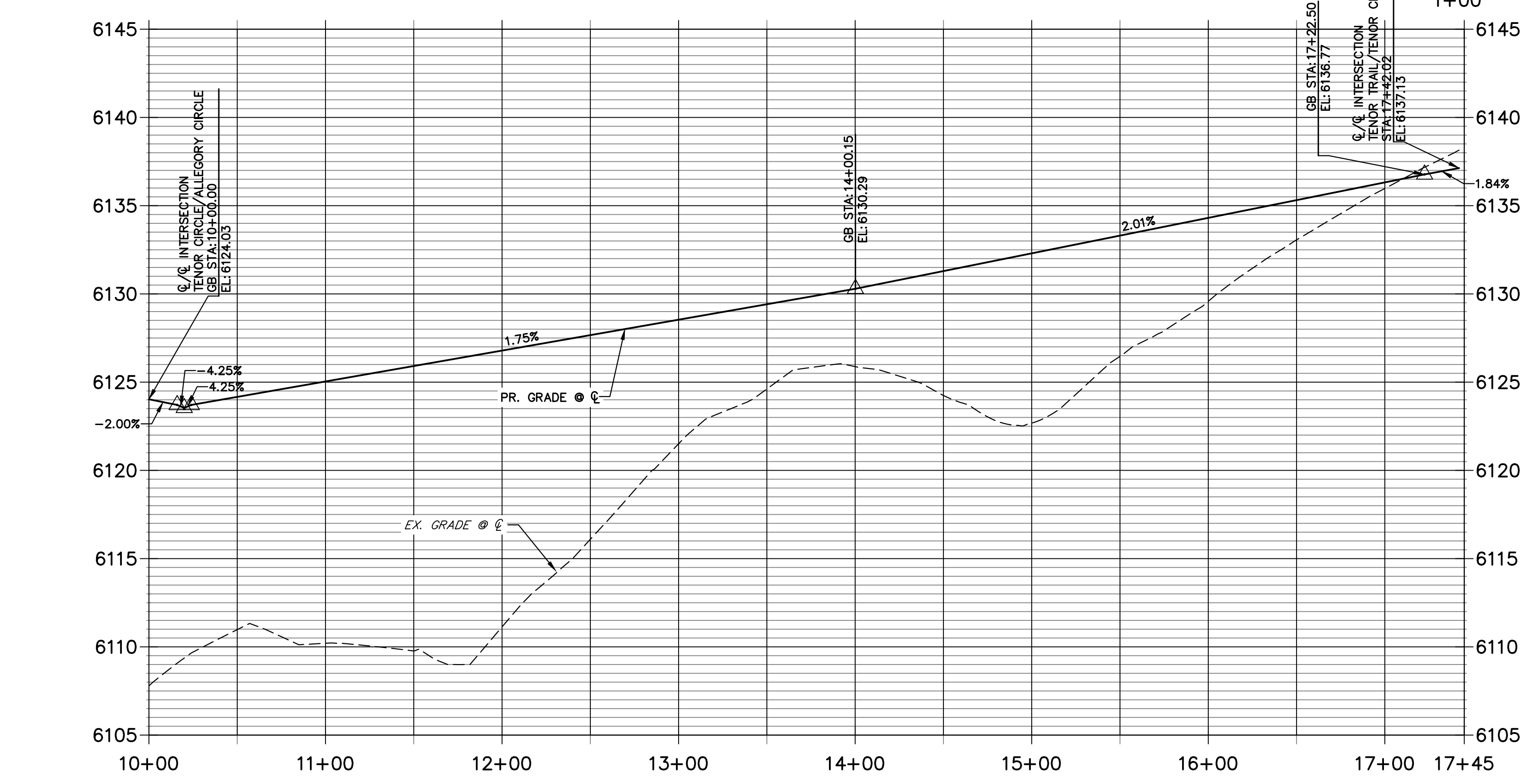
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

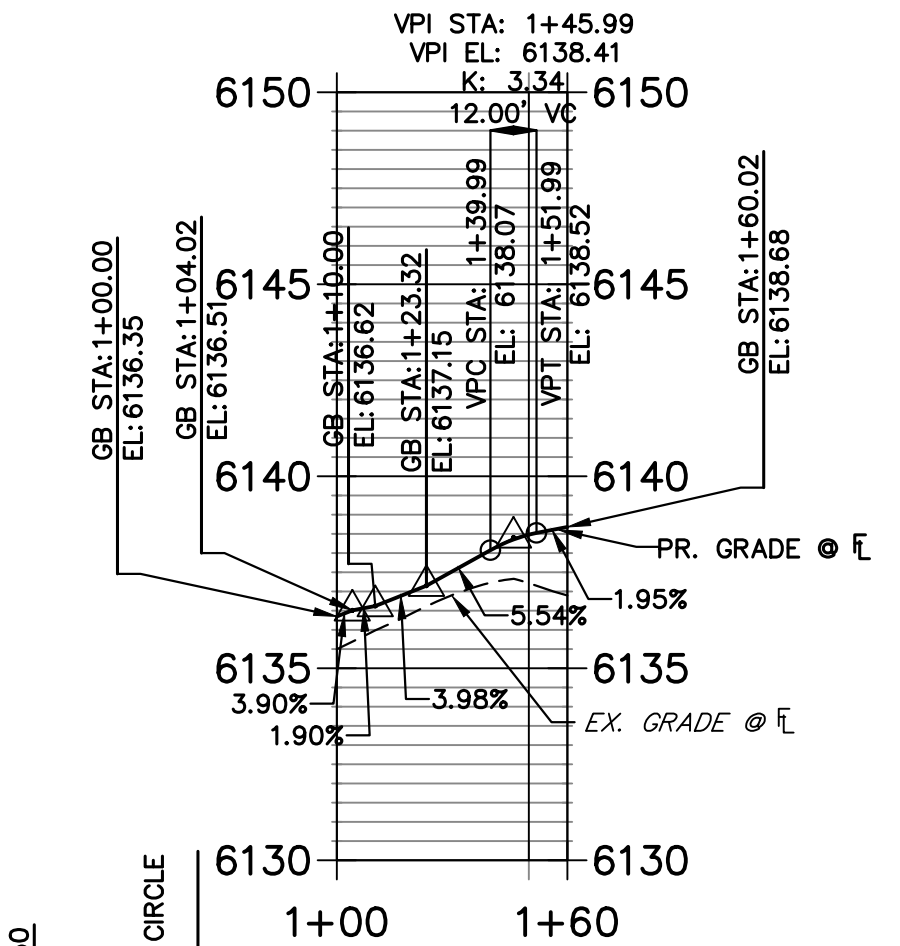
POINT TABULATION				
POINT NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
45	15+49.71	18.00' (LT)	TENOR TRAIL	ADA RAMP CL
46	15+54.26	18.00' (LT)	TENOR TRAIL	PCR
47	16+95.88	18.00' (RT)	TENOR CIRCLE	ADA RAMP CL
48	16+98.37	18.00' (RT)	TENOR CIRCLE	PCR
50	16+42.87	18.00' (LT)	TENOR TRAIL	ADA RAMP CL
51	16+95.88	18.00' (LT)	TENOR CIRCLE	ADA RAMP CL
52	16+98.37	18.00' (LT)	TENOR CIRCLE	PCR
53	15+01.54	19.95' (LT)	TENOR CIRCLE	PT
54	14+56.49	19.88' (LT)	TENOR CIRCLE	PC
55	15+12.27	18.00' (RT)	TENOR CIRCLE	PT
56	14+46.22	18.00' (RT)	TENOR CIRCLE	PC

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C20	91°43'41"	25.00'	40.02'
C21	91°43'41"	25.00'	40.02'
C22	88°44'10"	45.00'	69.69'
C23	88°00'46"	25.00'	38.40'
C24	19°56'56"	1179.01'	410.50'
C25	19°22'18"	1215.00'	410.79'

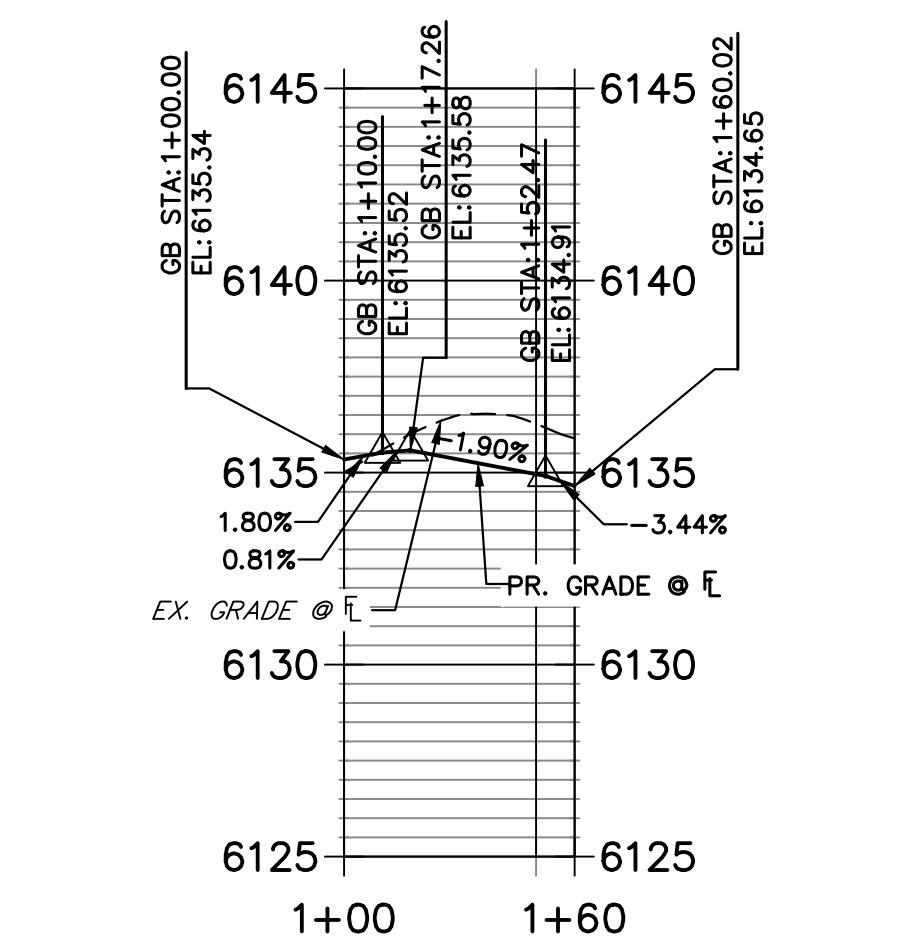
TENOR CIRCLE PROFILE STA 10+00.00 TO 17+45.00



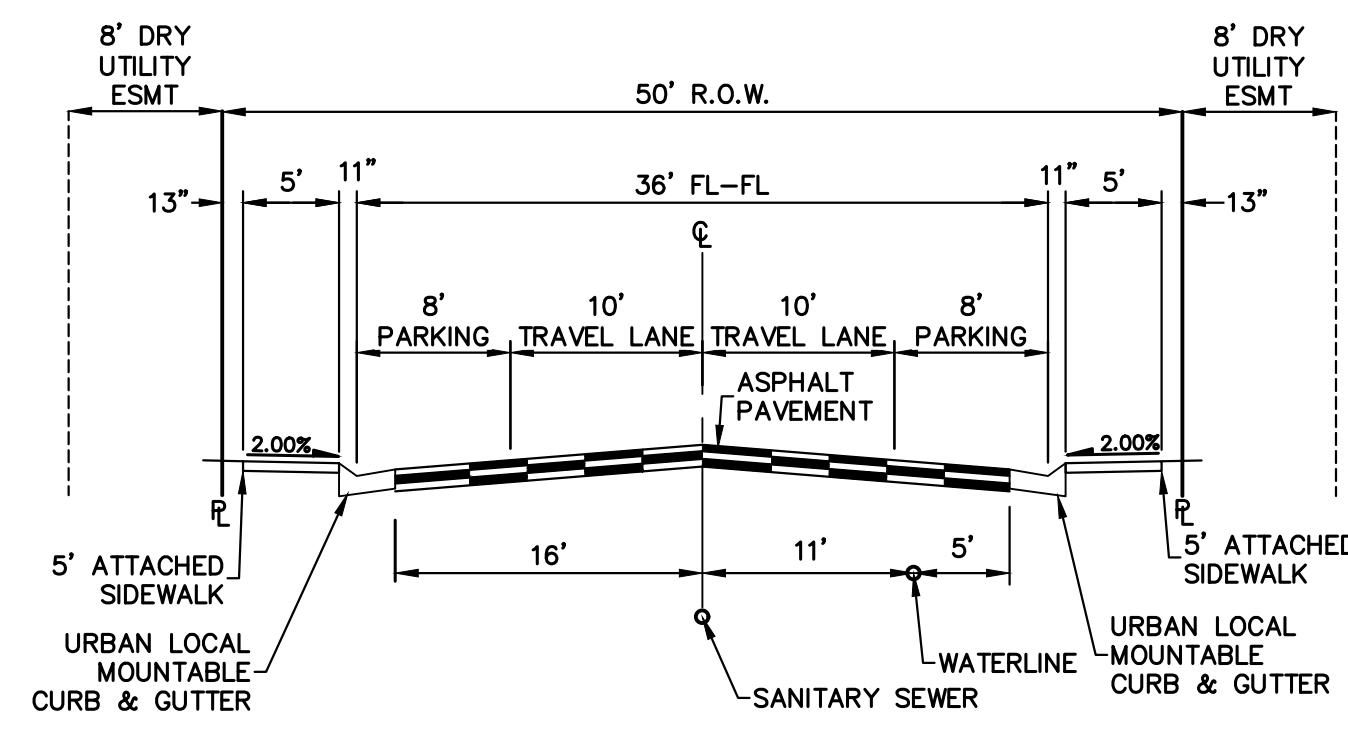
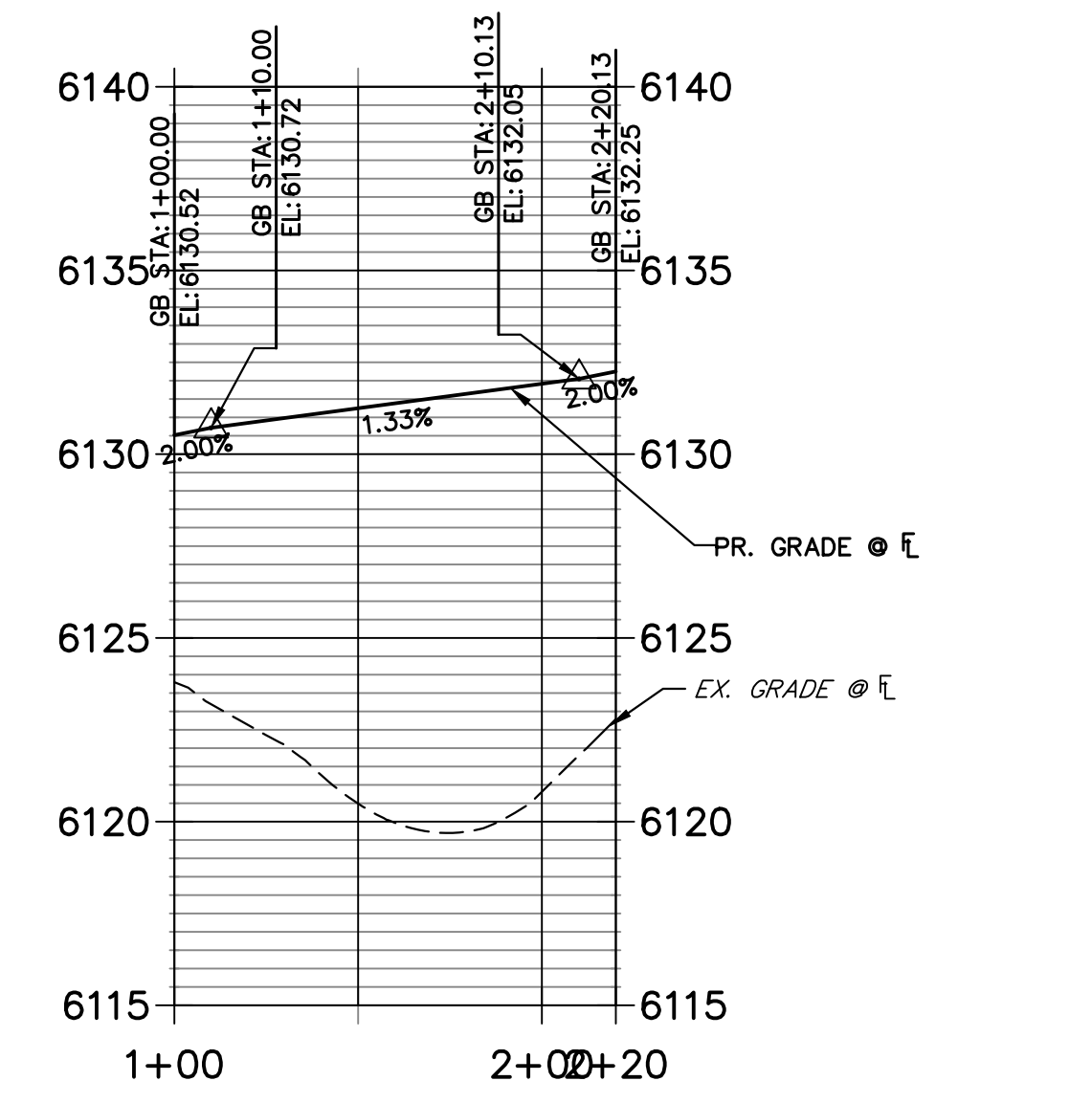
F56 PROFILE STA 1+00.00 TO 1+60.02



F55 PROFILE STA 1+00.00 TO 1+60.02



TENOR CIRCLE KNUCKLE 1 PROFILE STA 1+00.00 TO 2+20.13



TENOR CIRCLE

TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)

811 logo with text: "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, LLC

DATE

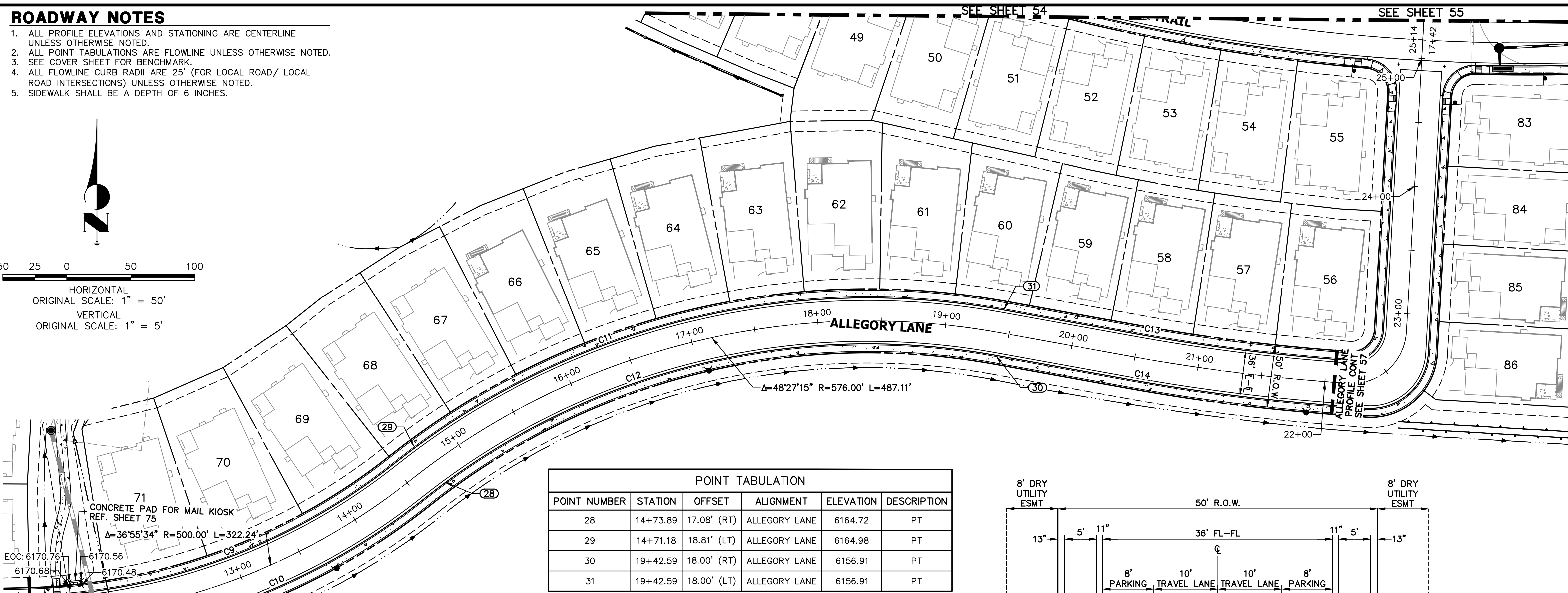
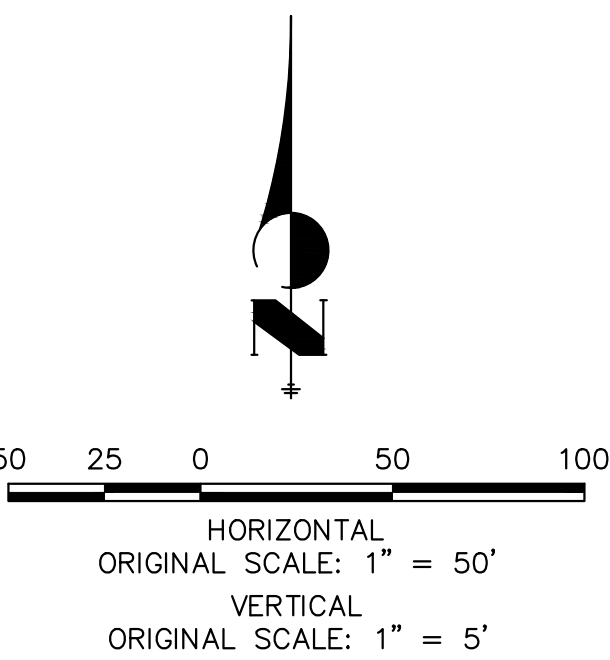
J.R. ENGINEERING
 A Wehrman Company

Central 300-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

ROADWAY NOTES

1. ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
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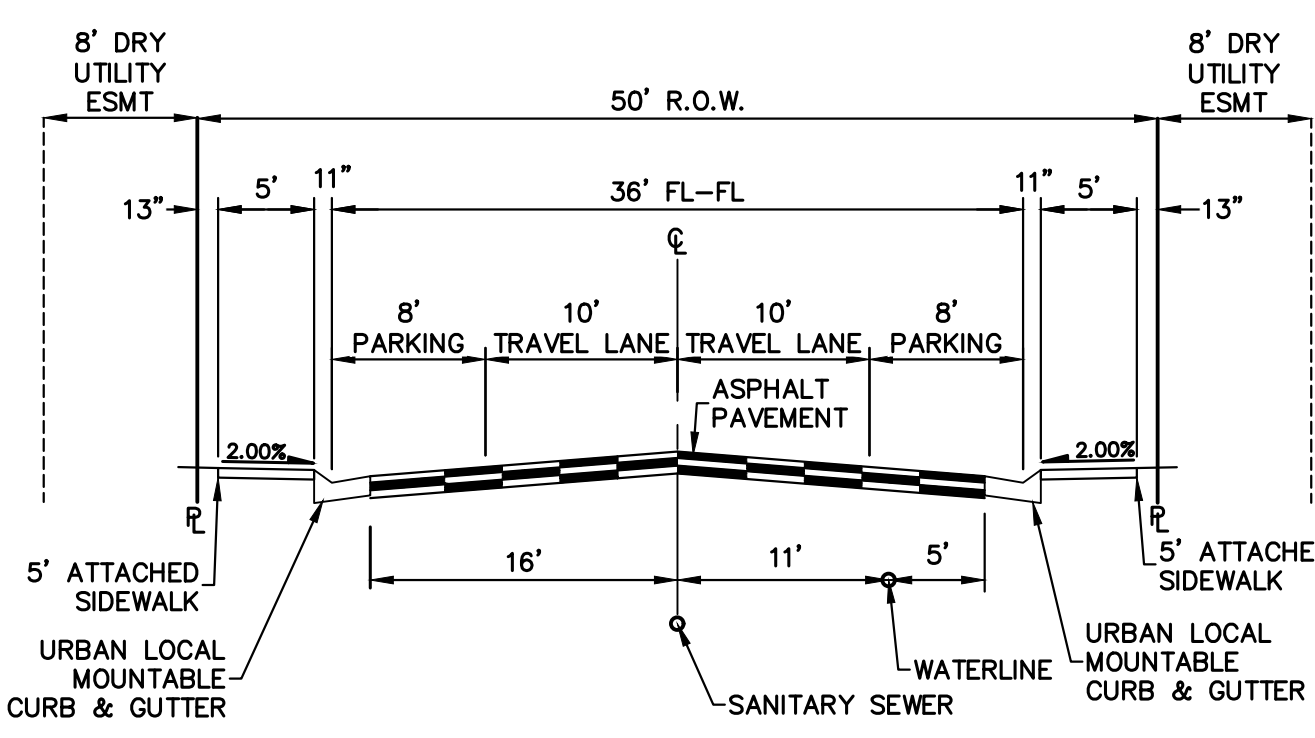


POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
28	14+73.89	17.08' (RT)	ALLEGORY LANE	6164.72	PT
29	14+71.18	18.81' (LT)	ALLEGORY LANE	6164.98	PT
30	19+42.59	18.00' (RT)	ALLEGORY LANE	6156.91	PT
31	19+42.59	18.00' (LT)	ALLEGORY LANE	6156.91	PT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	39°32'56"	482.00'	332.70'
C10	39°32'56"	518.00'	357.55'
C11	54°32'07"	518.00'	493.04'
C12	54°32'07"	482.00'	458.78'
C13	9°04'38"	1723.26'	273.01'
C14	9°37'33"	1759.25'	295.56'
C15	91°27'04"	25.00'	39.90'
C16	90°54'09"	45.00'	71.39'

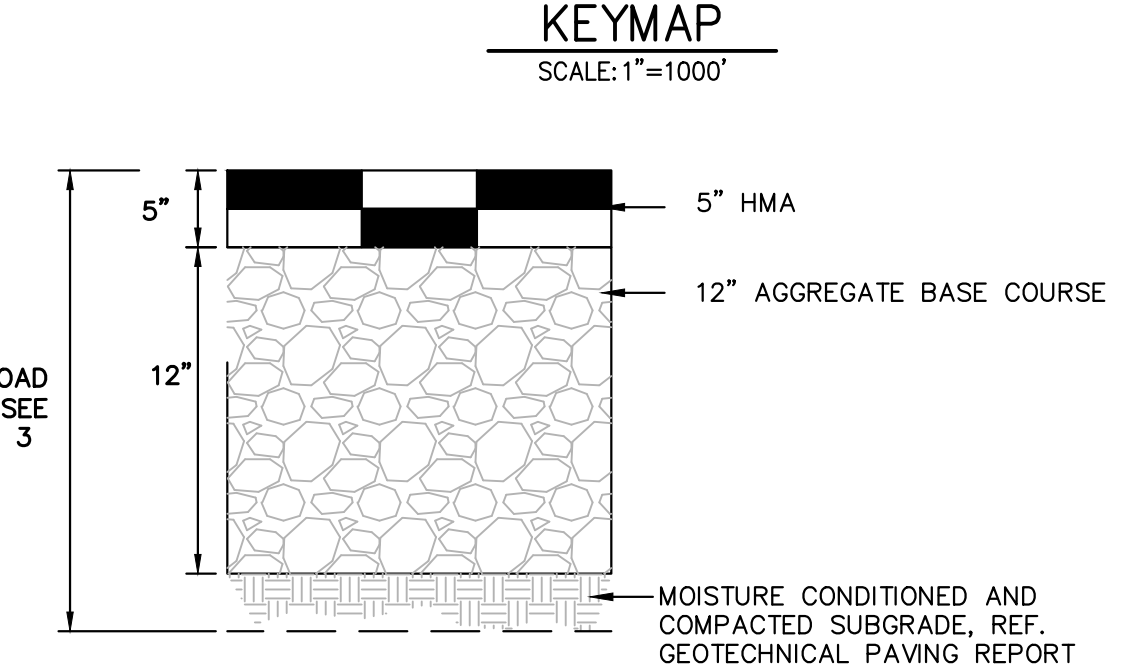
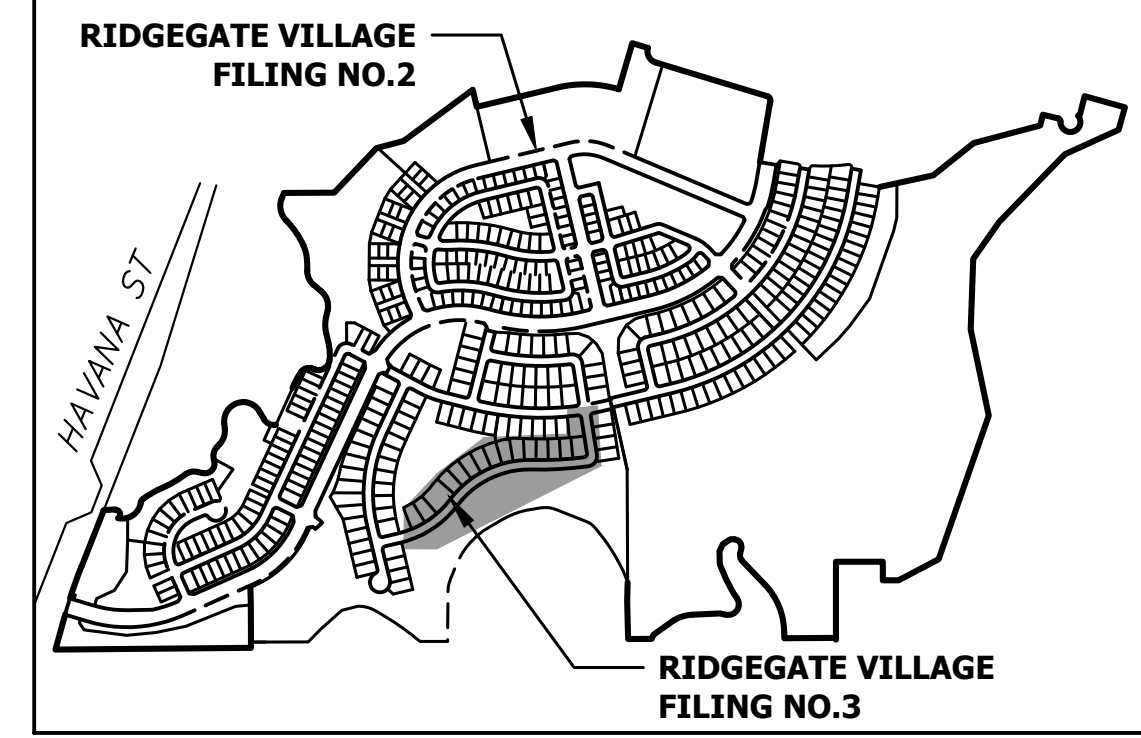
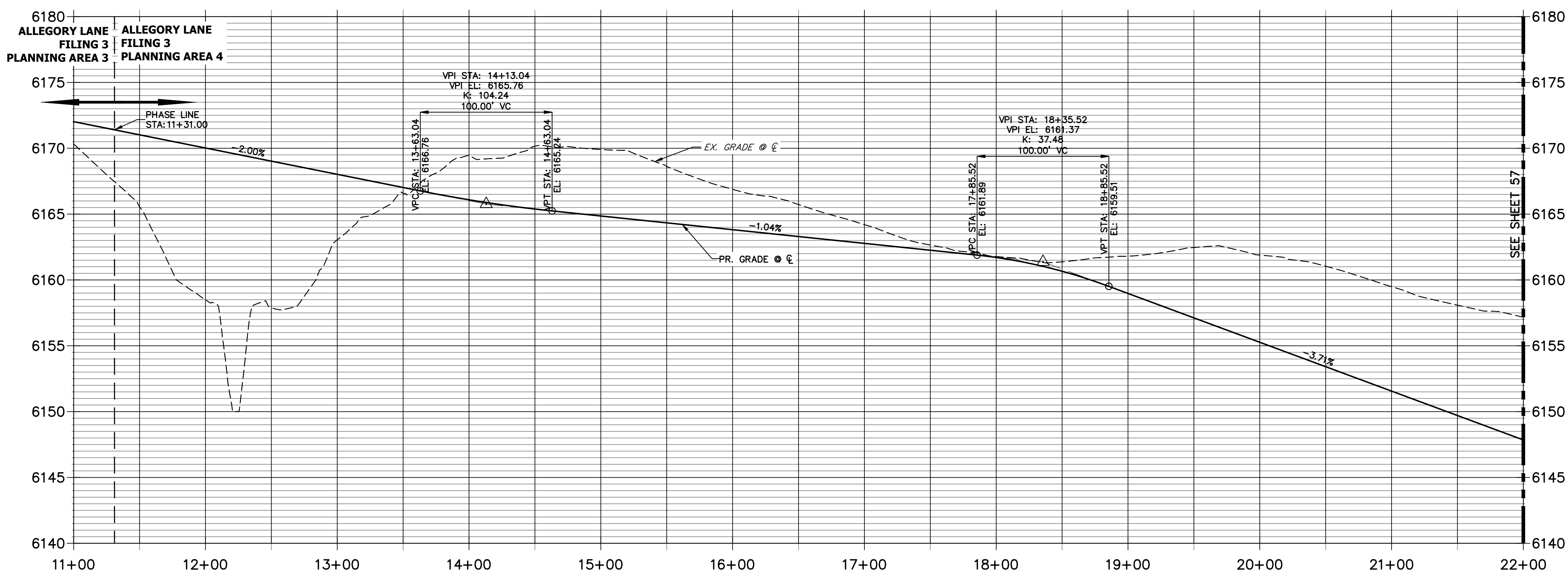
CONCRETE PAD FOR MAIL KIOSK
REF. SHEET 75
 $\Delta = 36°55'34"$ $R = 500.00'$ $L = 322.24'$

PHASE LINE FROM PA3 AND PA4
STA: 11+31.00 (0.00')



TENOR TRAIL
TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)

**ALLEGORY LANE PROFILE
STA 11+00.00 TO 22+00.00**



- NOTES:
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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, 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
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Central 303-740-9888 • Colorado Springs 719-583-2583
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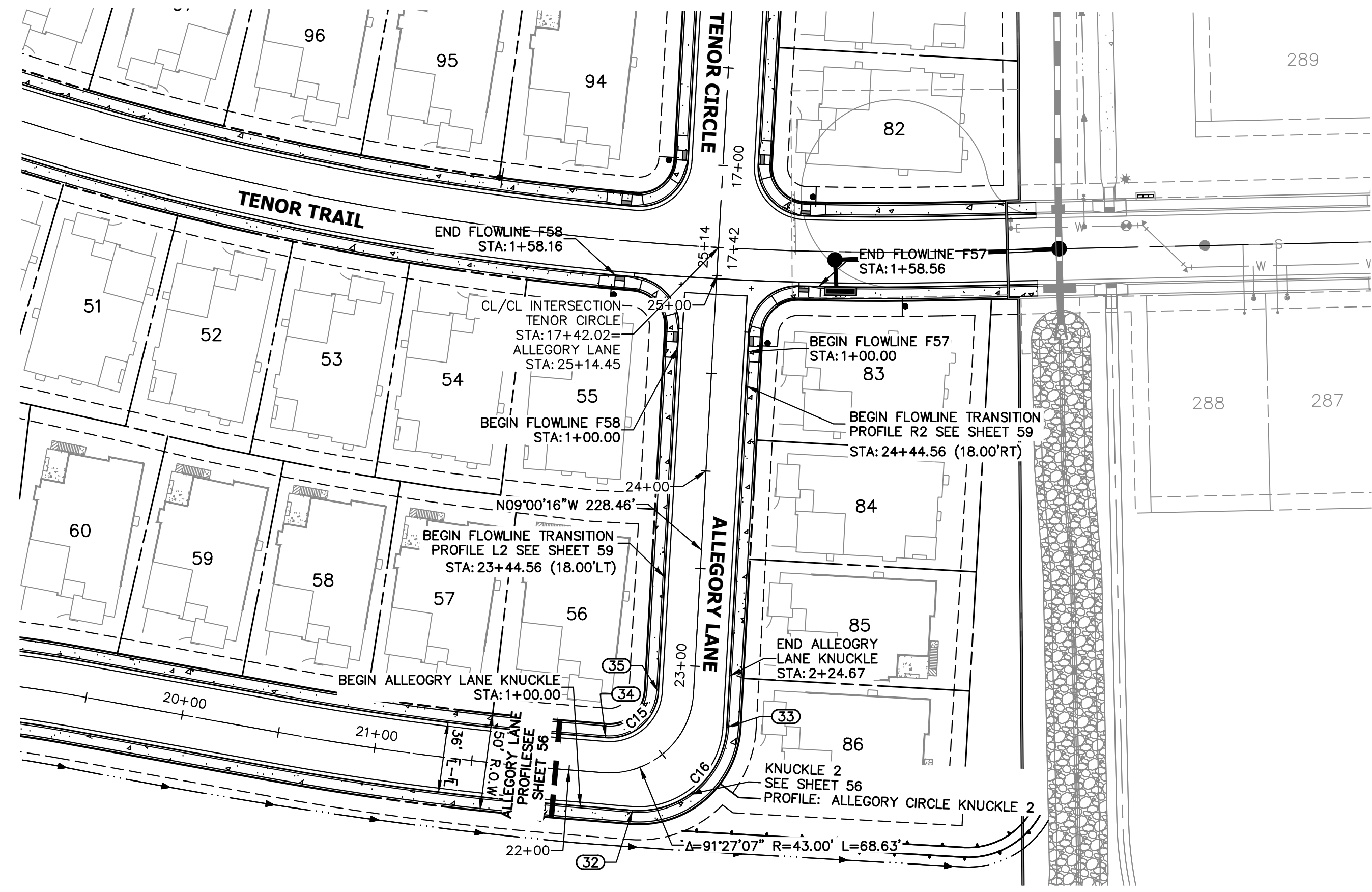
BY	DATE	REVISION	COMMENTS
JGS	1/31/24	1	REVISED PER 1ST CITY COMMENTS
JGS	3/27/24	2	NEW SITE PLAN / 2ND CITY COMMENTS

H-SCALE: 1"=50'
V-SCALE: N/A
DATE: 3/27/24
DESIGNED BY: EWA
DRAWN BY: EWA
CHECKED BY:

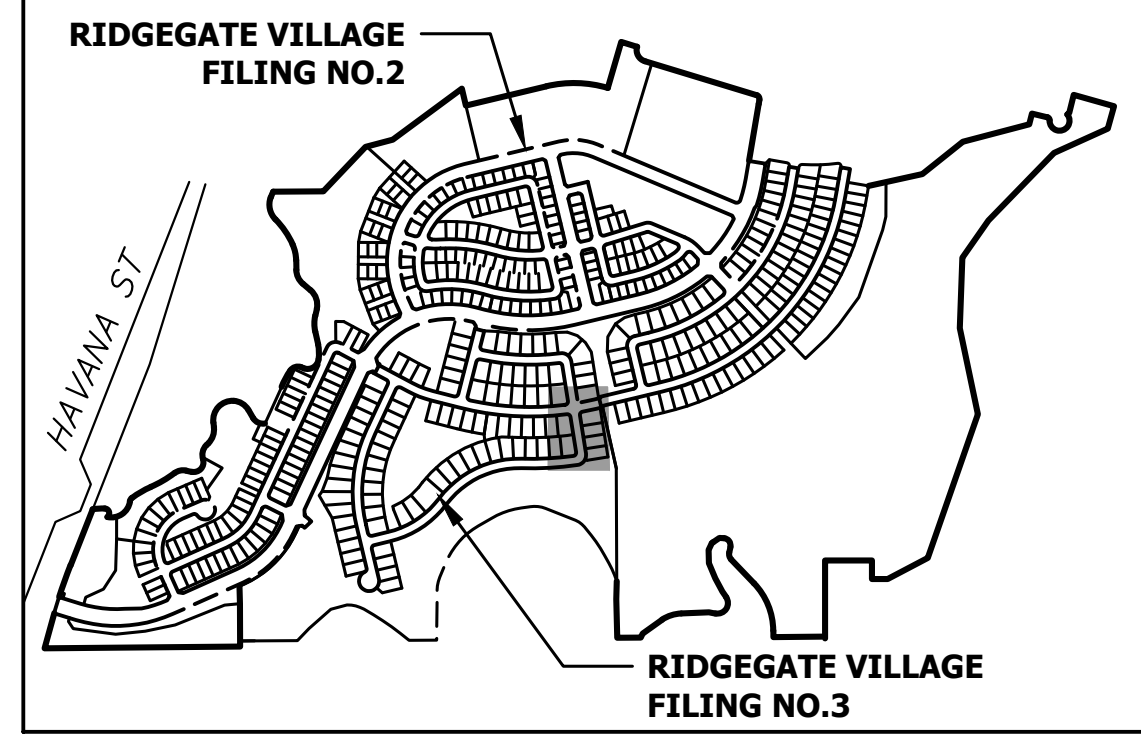
CITY OF LONE TREE
DATE
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ENGINEERING DIVISION ACCEPTANCE BLOCK

RIDGEGATE SOUTHWEST VILLAGE FILING 3
ROADWAY PLAN & PROFILES

SHEET 56 OF 75
JOB NO. 15950.02



POINT TABULATION					
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	DESCRIPTION
32	22+28.96	20.20' (RT)	ALLEGORY LANE	6146.05	PC
33	22+74.75	20.15' (RT)	ALLEGORY LANE	6144.71	PT
34	22+17.37	18.00' (LT)	ALLEGORY LANE	6146.71	PC
35	22+86.00	18.00' (LT)	ALLEGORY LANE	6144.10	PT

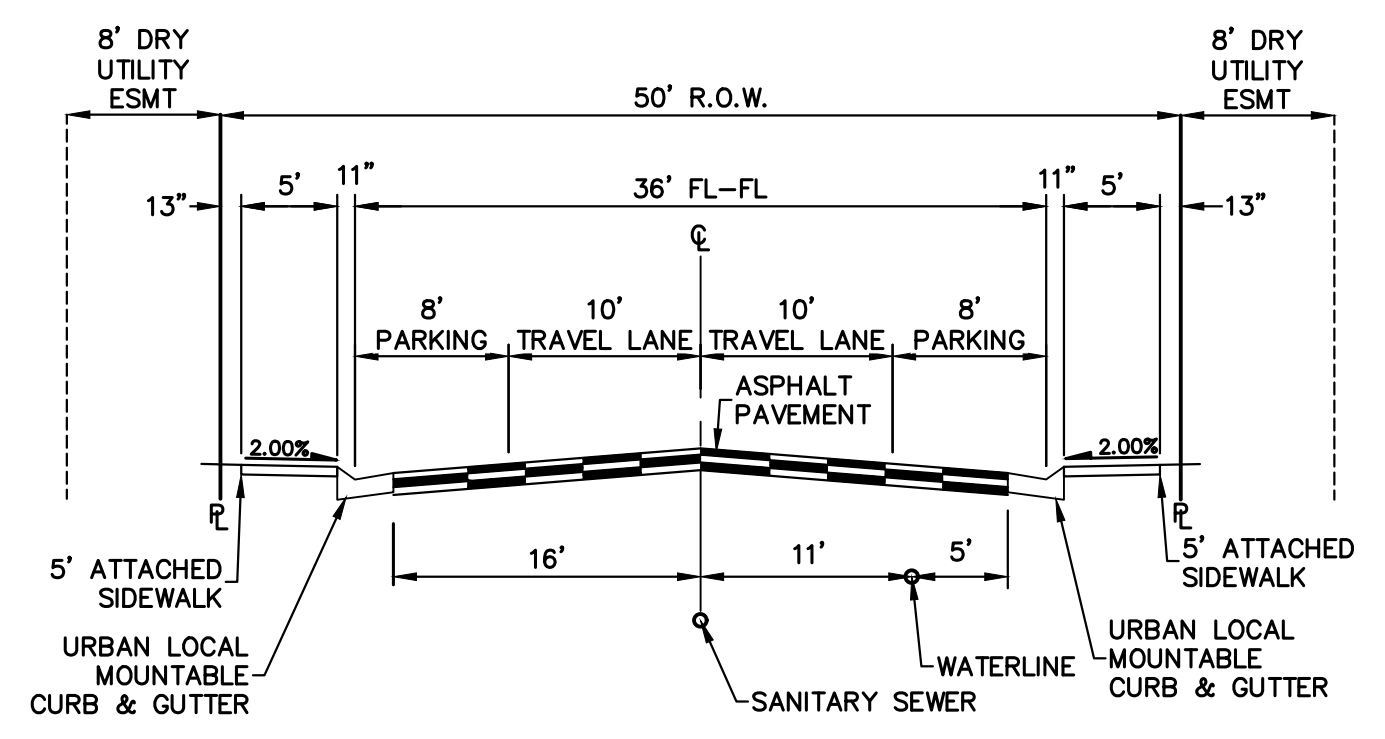


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THEY ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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

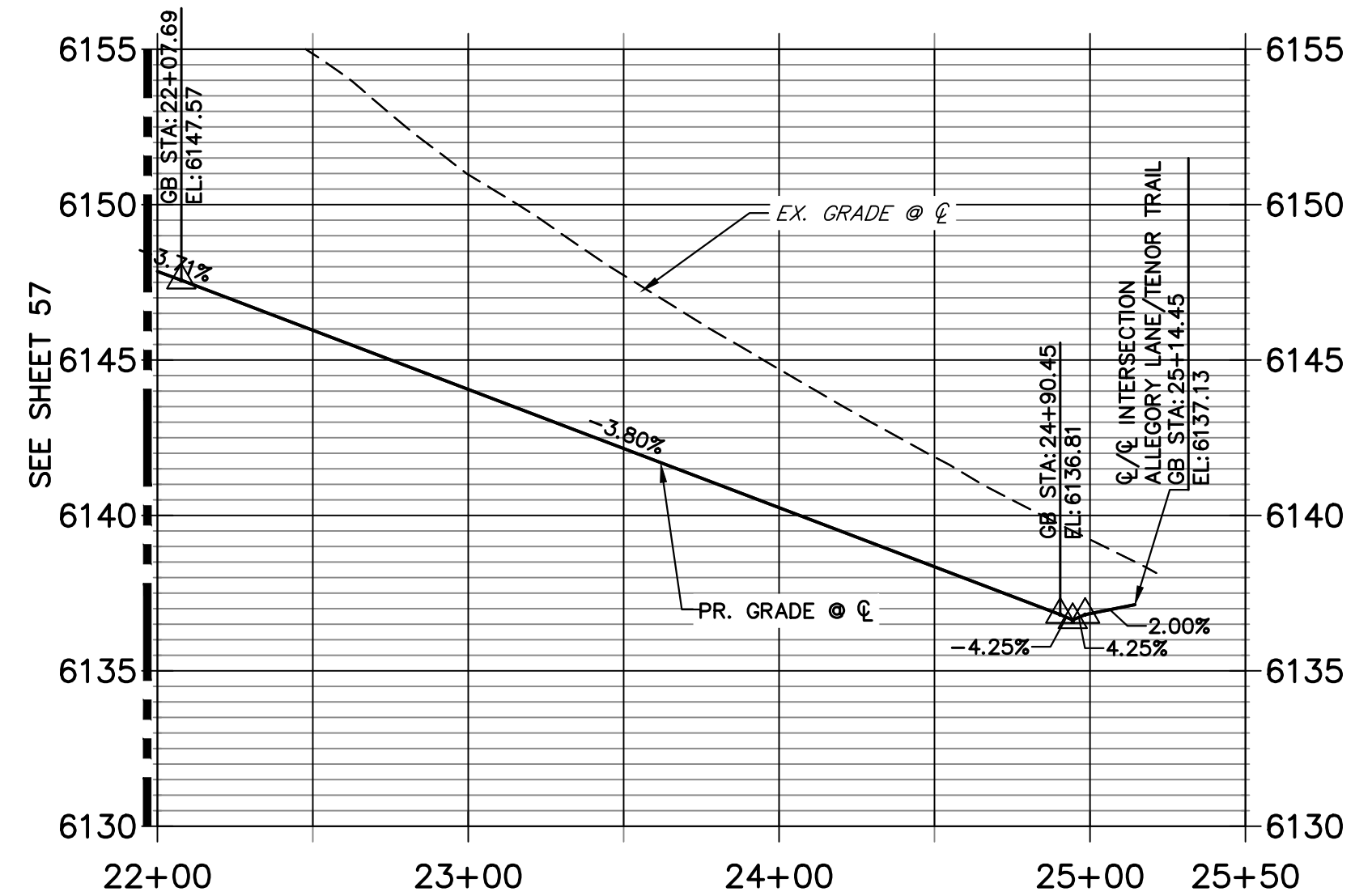
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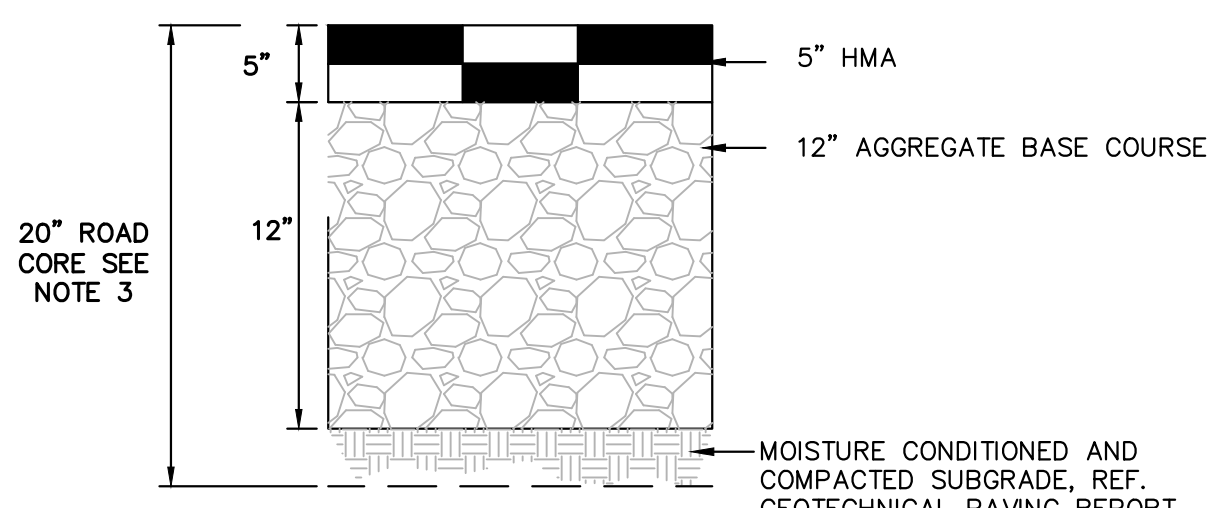
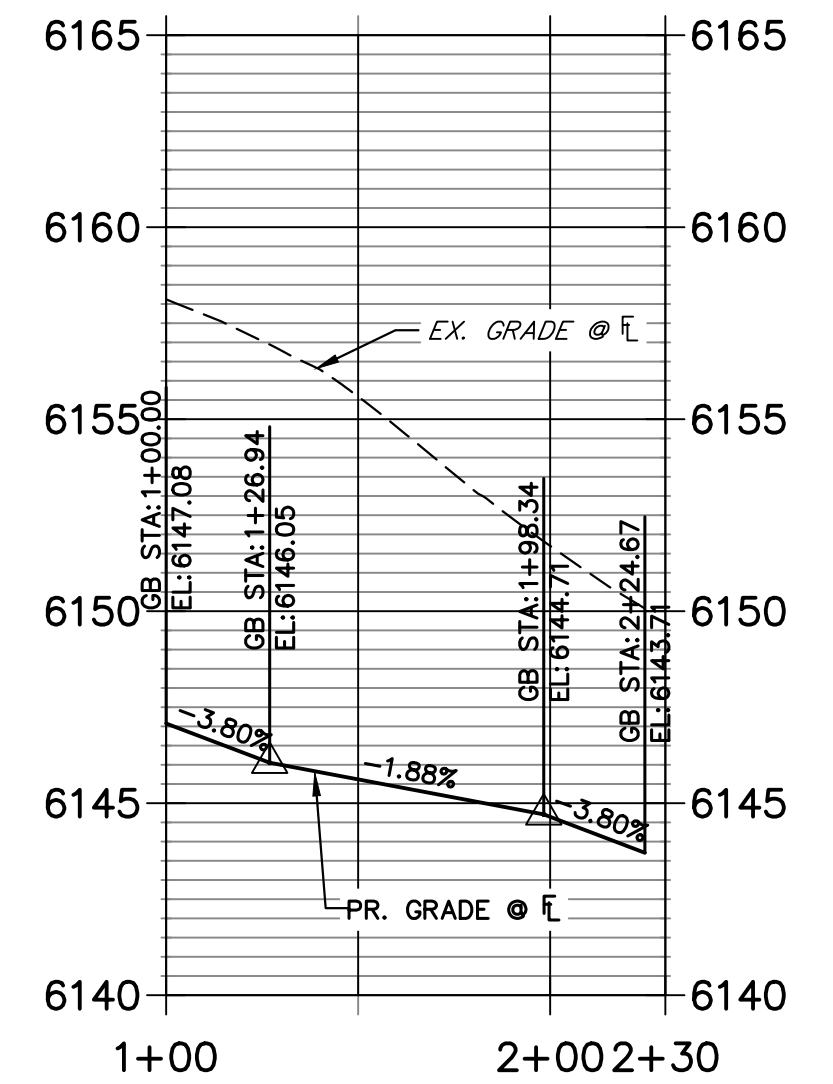


TENOR TRAIL
 TYPE II - TYPICAL 50-FOOT R.O.W. RESIDENTIAL LOCAL STREET WITH ATTACHED SIDEWALK (PUBLIC)

**ALLEGORY LANE PROFILE (CONT.)
 STA 22+00.00 TO 25+50.00**

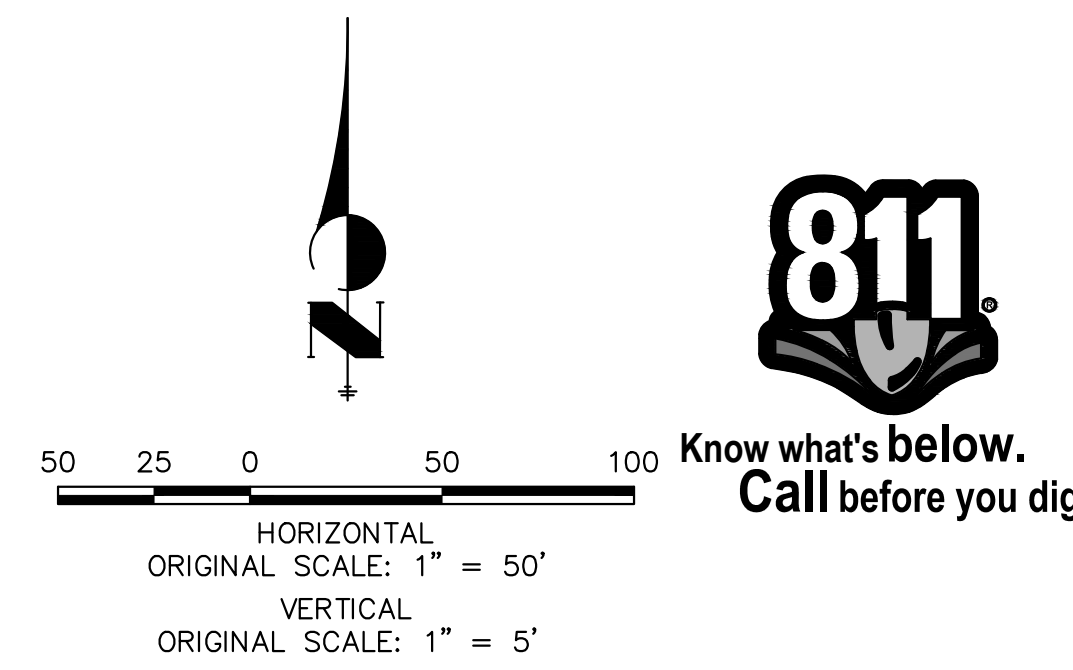


**ALLEGORY LANE KNUCKLE 1 PROFILE
 STA 1+00.00 TO 2+30.00**



MINIMUM RESIDENTIAL LOCAL PAVEMENT SECTION
 N.T.S.

NOTES:
 1. MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

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 COLORADO P.E. 36742
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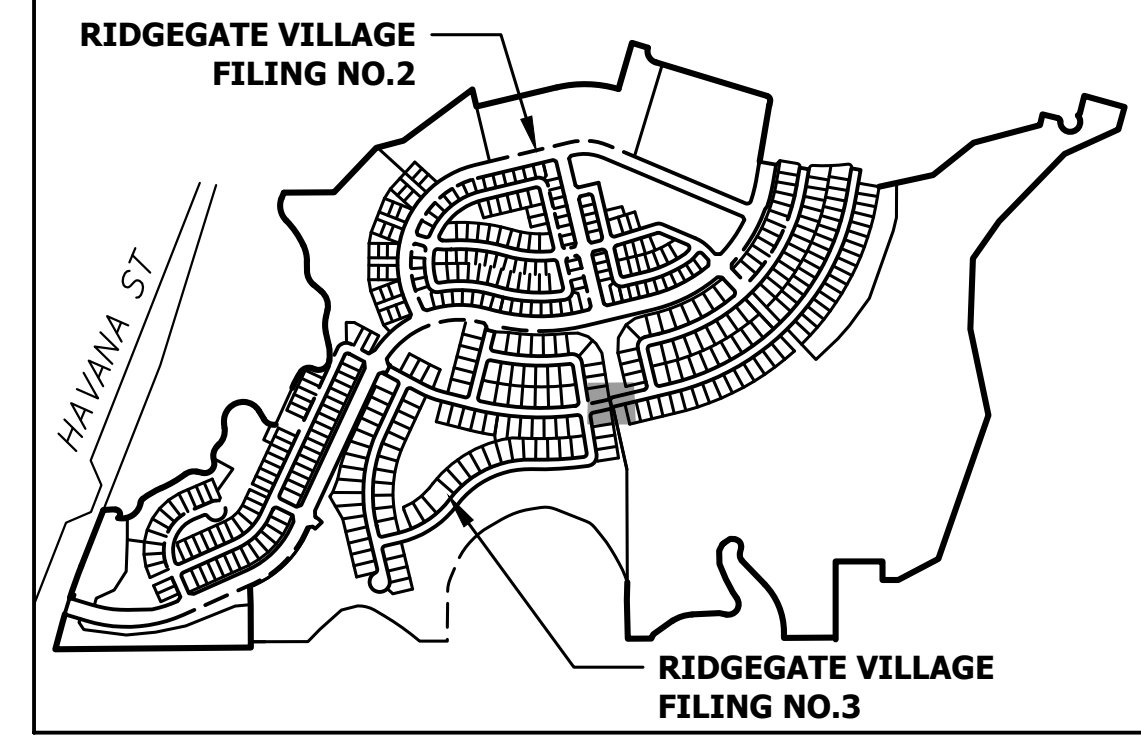
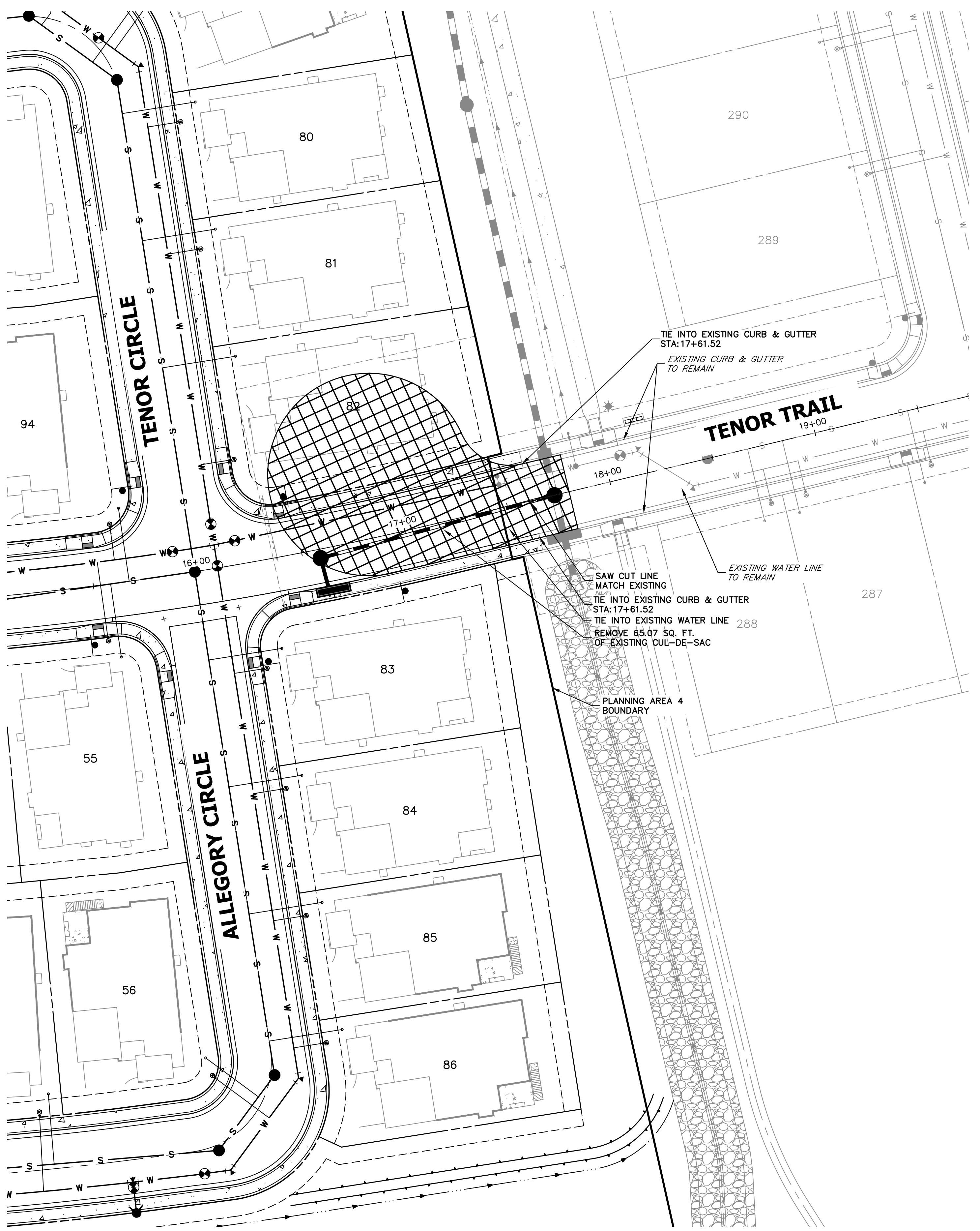
DATE

NO.	REVISION	DATE	BY
1	REVISED PER 1ST CITY COMMENTS	MEP 1/31/24	
2	NEW SITE PLAN / 2ND CITY COMMENTS	JCS 3/27/24	

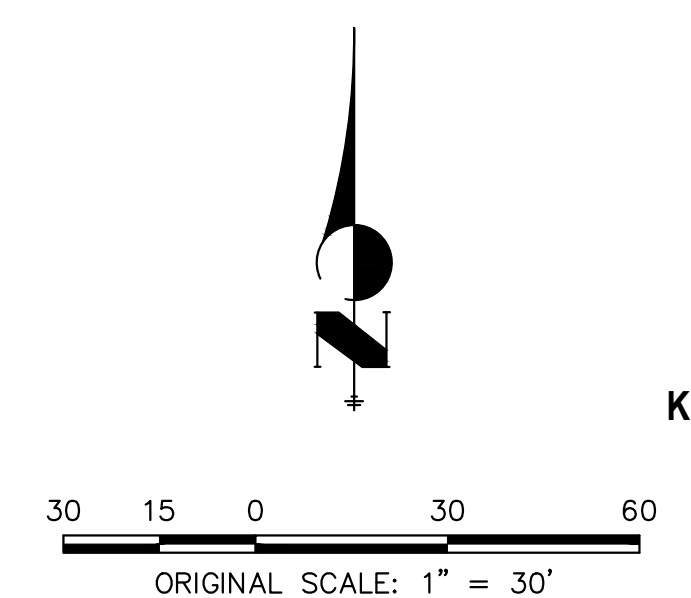
RIDGEGATE SOUTHWEST VILLAGE FILING 3
 ROADWAY PLAN & PROFILES

SHEET 57 OF 75
 JOB NO. 15950.02

X:\15950.00\alt\15950.02\000 FILING 3\Drawings\Sheet\Drawings\Plan and Profiles.dwg, 5/10/24, 4:22:24 PM, 4/22/2024, 4:28:41 PM, Cornell R



KEYMAP
SCALE: 1"=1000'



DEMOLITION NOTES:

- NOT ALL REMOVALS WARRANTED FOR SITE CONSTRUCTION MAY BE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL REMOVALS AND/OR RELOCATIONS REQUIRED FOR THE PROJECT CONSTRUCTION. ALL QUESTIONS REGARDING 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 IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- ALL EXISTING LANDSCAPING AND IRRIGATION SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE RESET AND REPAIRED TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN ON THE DEMOLITION PLAN SHALL BE REPORTED TO THE OWNER PRIOR TO BID.
- CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING UTILITIES PER UTILITY COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE ANY REQUIRED REMOVALS, DISCONNECTIONS, AND/OR RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO DEMOLITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC.) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION AND THE GOVERNING JURISDICTION'S STANDARDS AND SPECIFICATIONS AS REQUIRED FOR THE WORK.
- CONTRACTOR SHALL DISPOSE OF AND TRANSPORT DEBRIS TO AREA(S) OBTAINED BY CONTRACTOR. CONTRACTOR SHALL NOT STORE OR BURN MATERIALS ON SITE. CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO AN APPROVED LANDFILL OR OTHER APPROVED FACILITY.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
- CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION AND BENCHMARK(S). CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THE CONTRACTOR'S COST.
- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD OR UNDERGROUND) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.

CAUTION - NOTICE TO CONTRACTOR

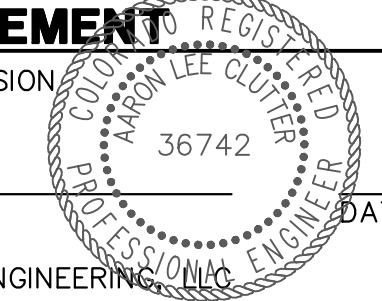
THE LOCATIONS OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER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



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING 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

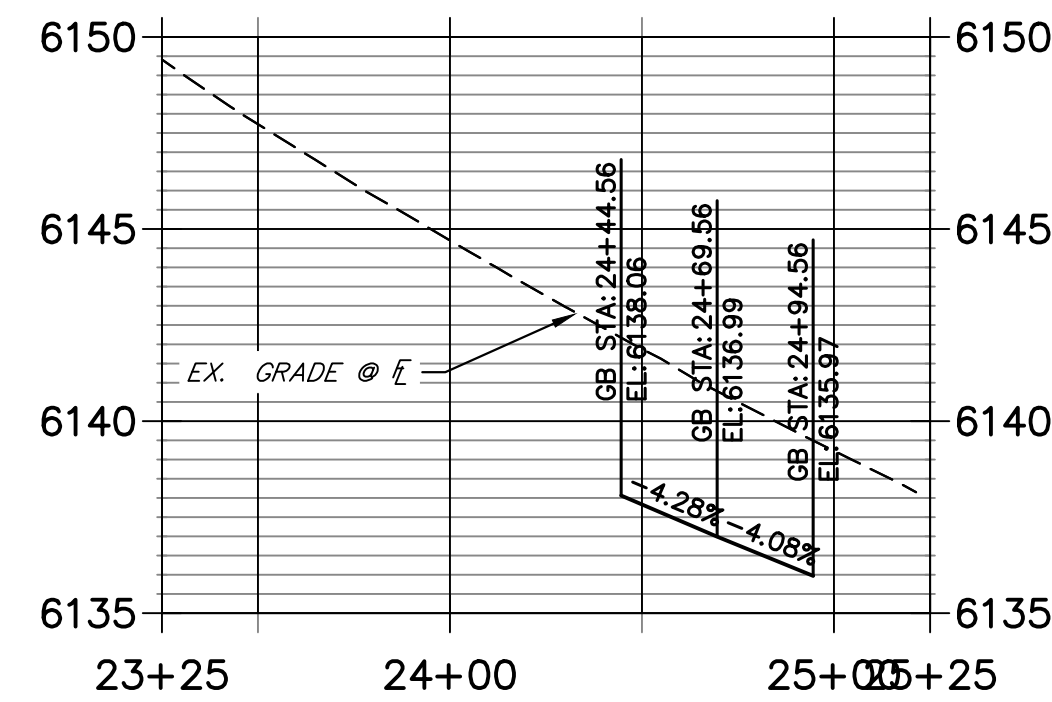
J.R. ENGINEERING
A Western Company
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY DATE	
		MEP	JCS
1	REVISED PER 1ST CITY COMMENTS	1/31/24	
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	

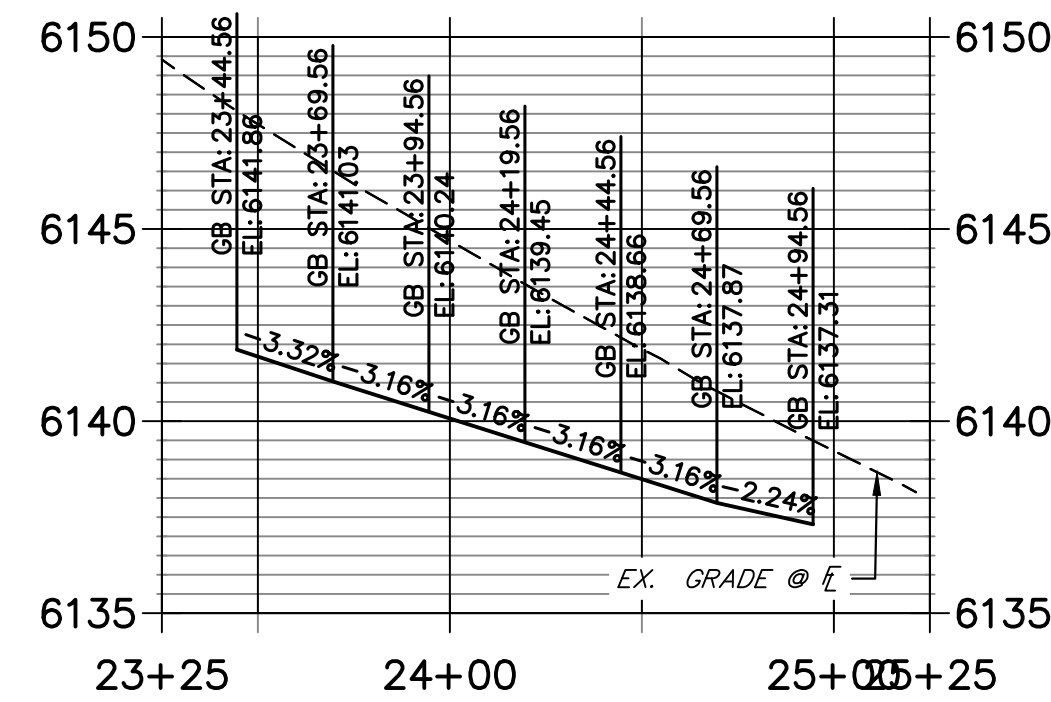
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	N/A	3/27/24	DKR	DKR	

RIDGEGATE SOUTHWEST
VILLAGE FILING 3
DEMOLITION PLAN

**ALLEGORY LANE R2 FLOWLINE
STA 23+25.00 TO 25+25.00**

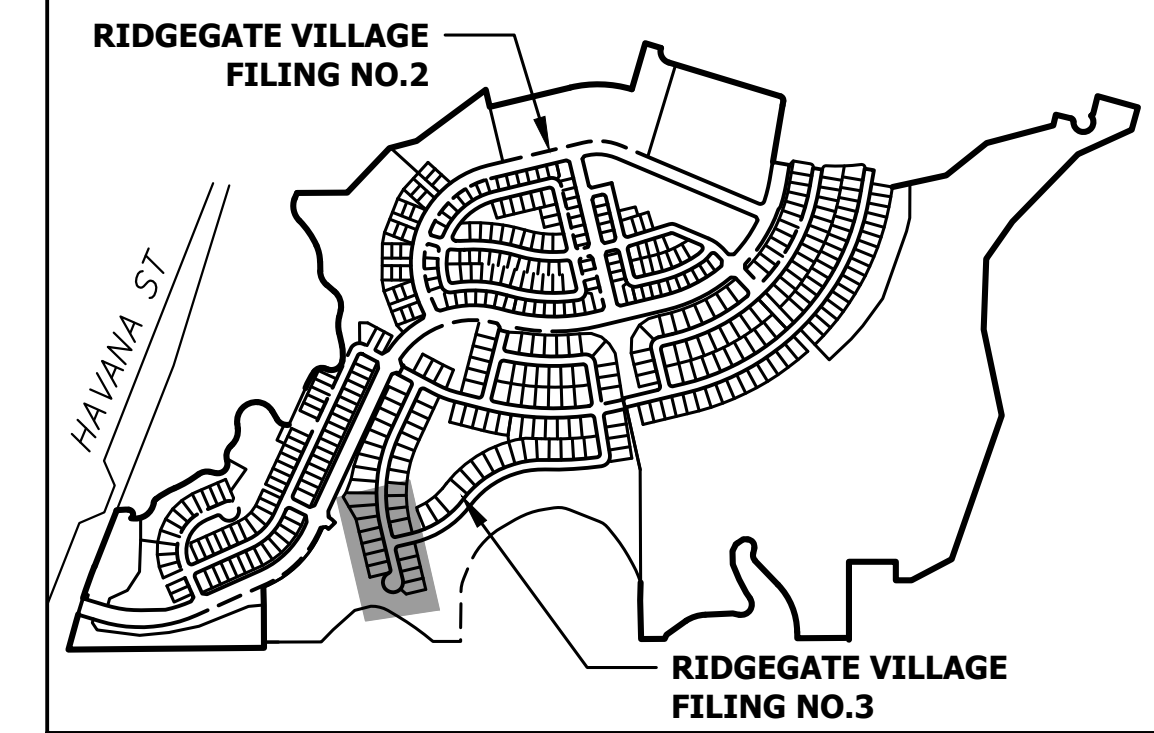


**ALLEGORY LANE PROFILE L2 FLOWLINE
STA 23+25.00 TO 25+25.00**



ROADWAY NOTES

1. ALL PROFILE ELEVATIONS AND STATIONING ARE CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL POINT TABULATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
3. SEE COVER SHEET FOR BENCHMARK.
4. ALL FLOWLINE CURB RADI ARE 25' (FOR LOCAL ROAD/ LOCAL ROAD INTERSECTIONS) UNLESS OTHERWISE NOTED.
5. SIDEWALK SHALL BE A DEPTH OF 6 INCHES.

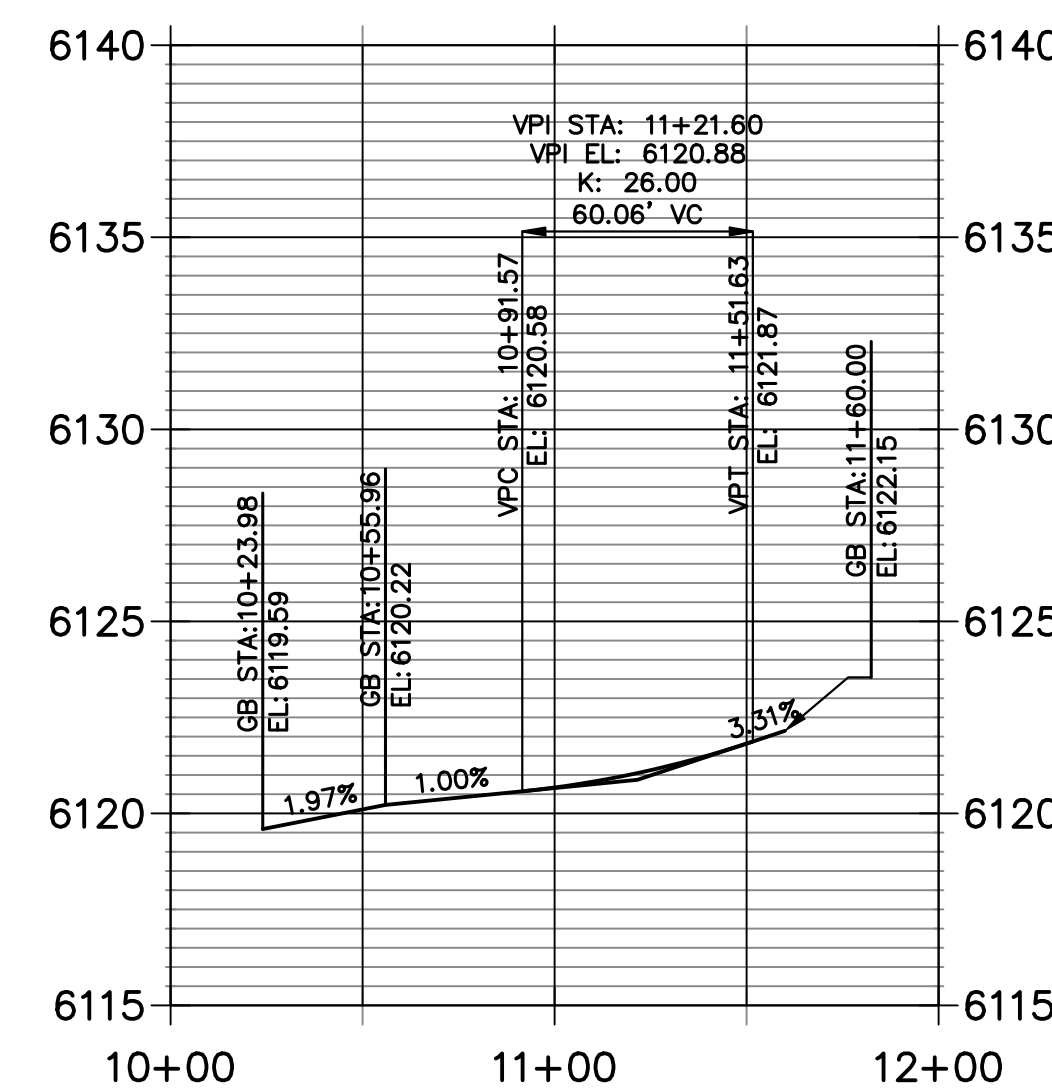


KEYMAP
SCALE: 1"=1000'

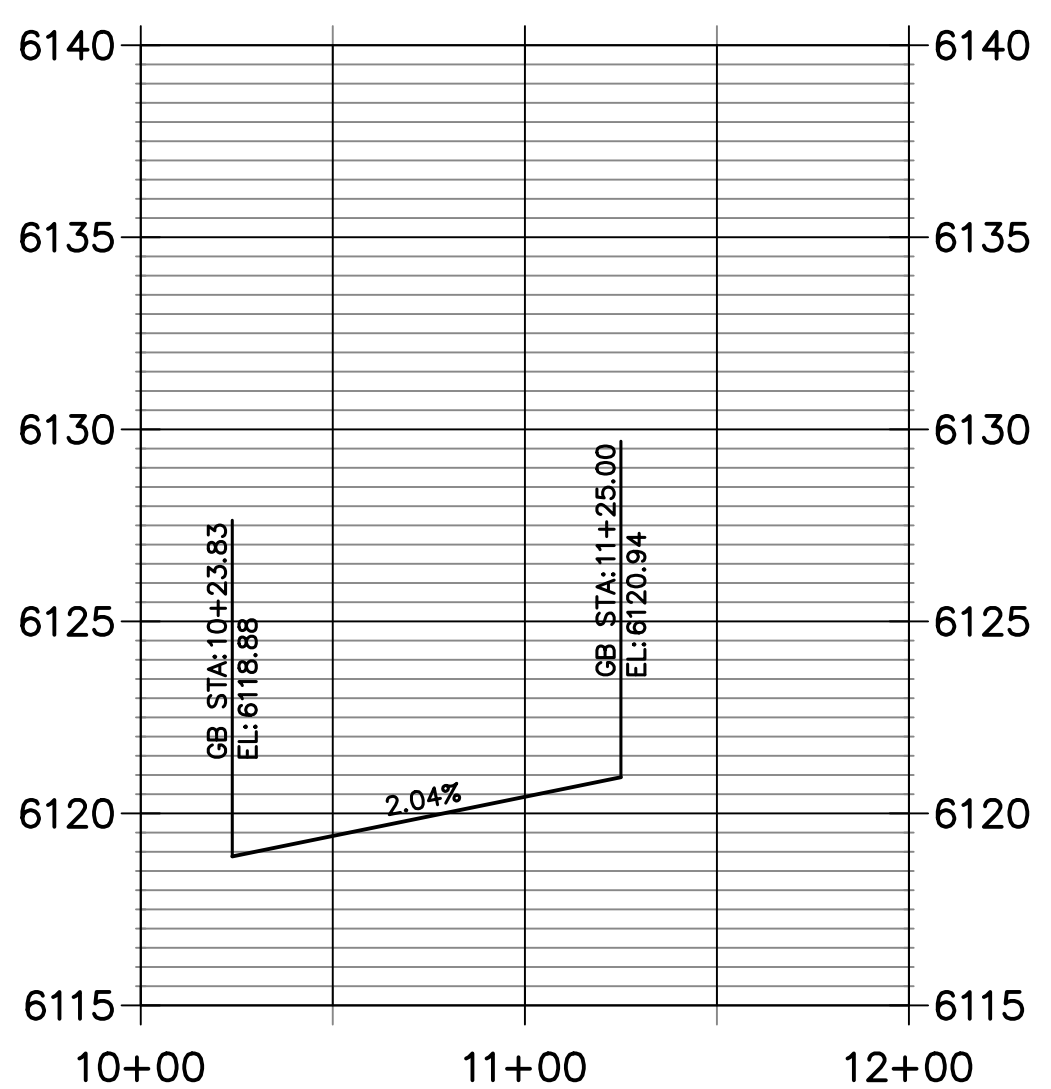
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SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
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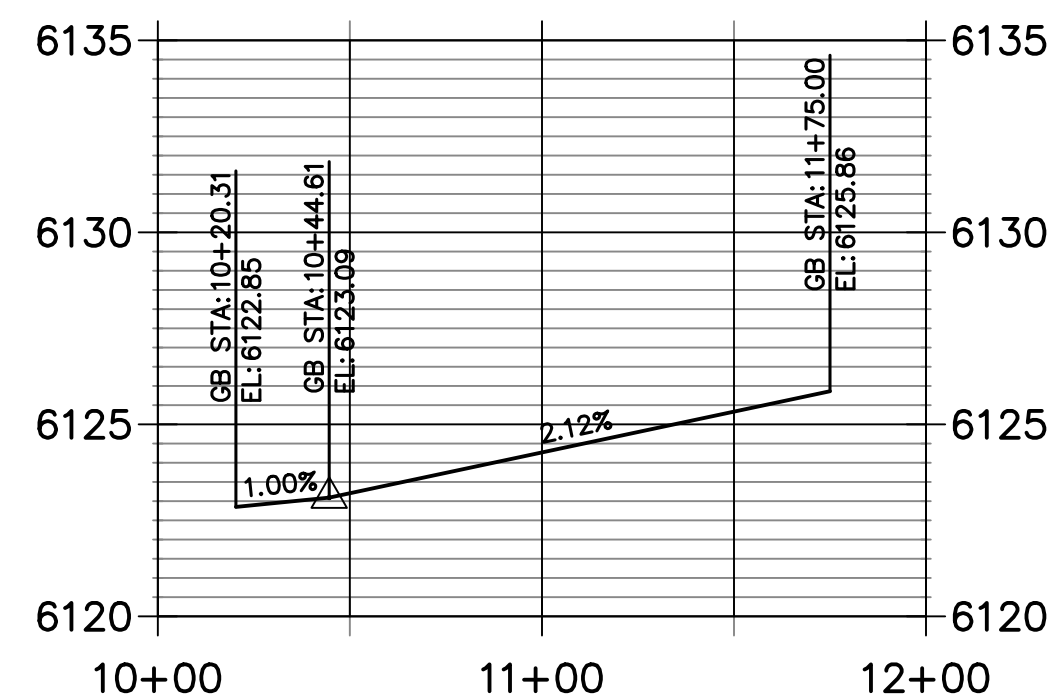
**ALLEGORY CIRCLE R1 FLOWLINE
STA 10+00.00 TO 12+00.00**



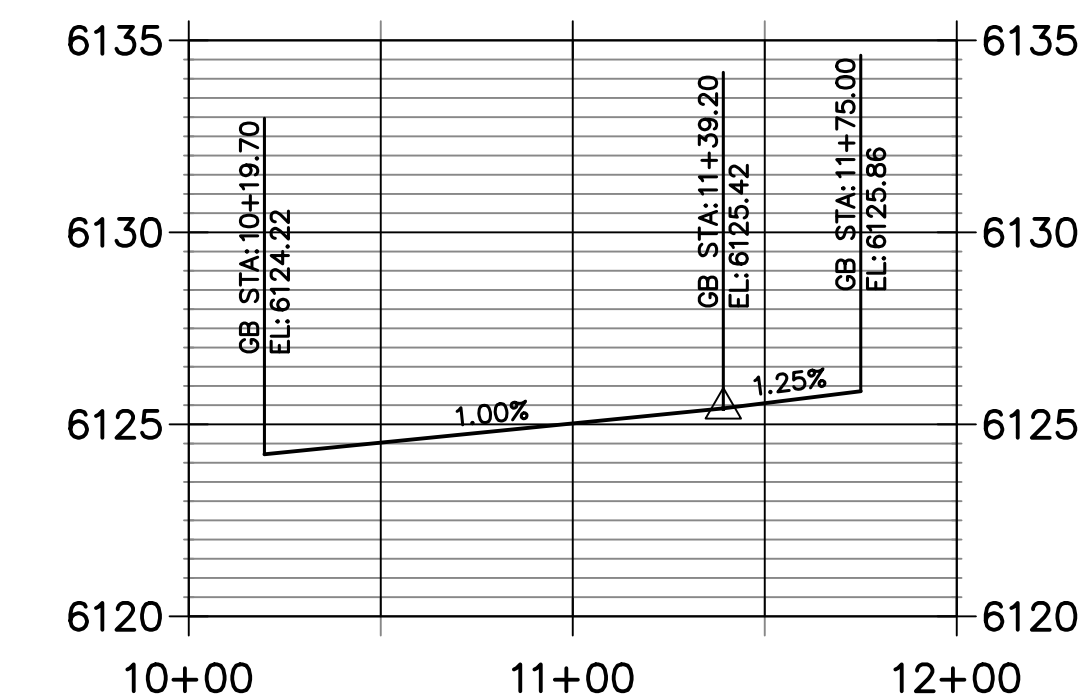
**ALLEGORY CIRCLE L1 FLOWLINE
STA 10+00.00 TO 12+00.00**



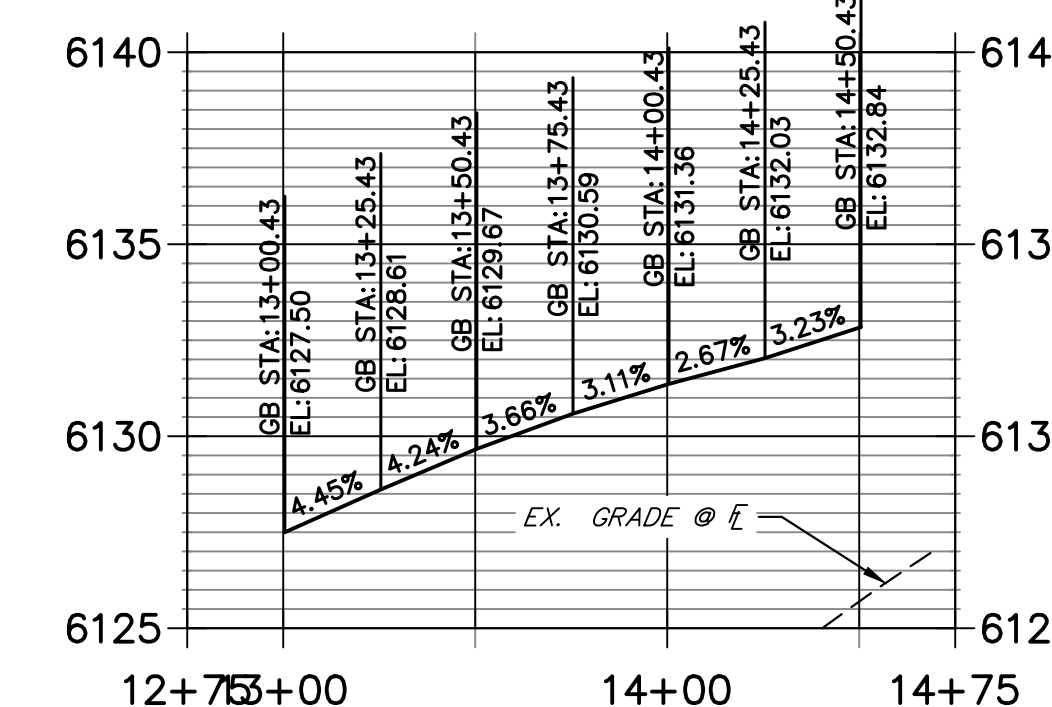
**TENOR CIRCLE L1 FLOWLINE
STA 10+00.00 TO 12+00.00**



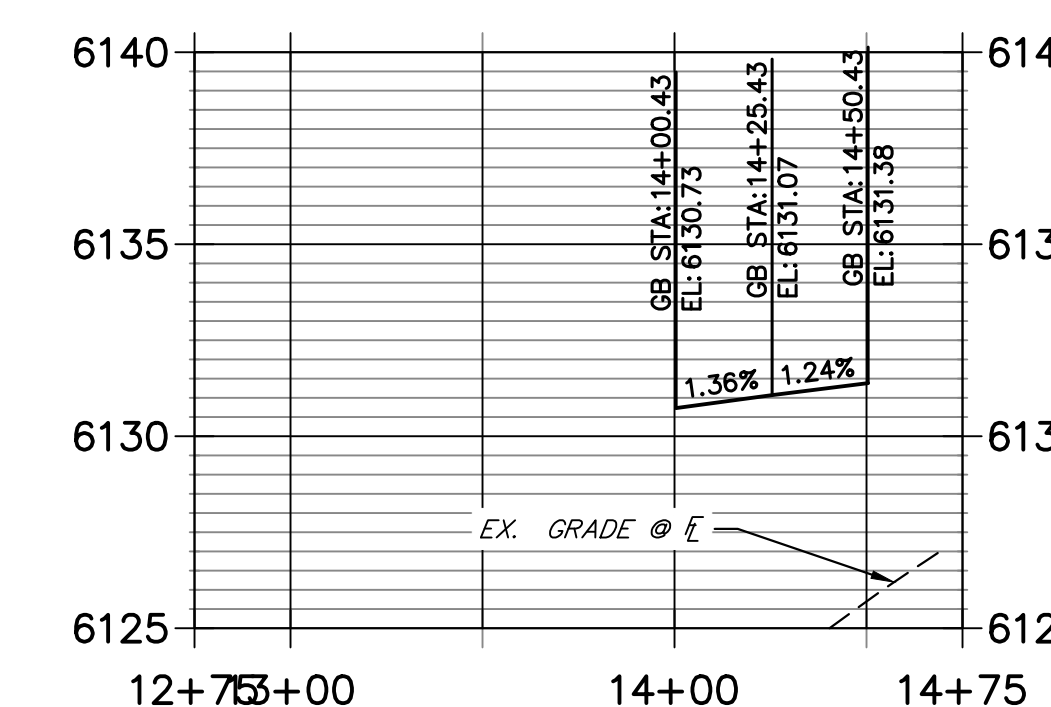
**TENOR CIRCLE R1 FLOWLINE
STA 10+00.00 TO 12+00.00**



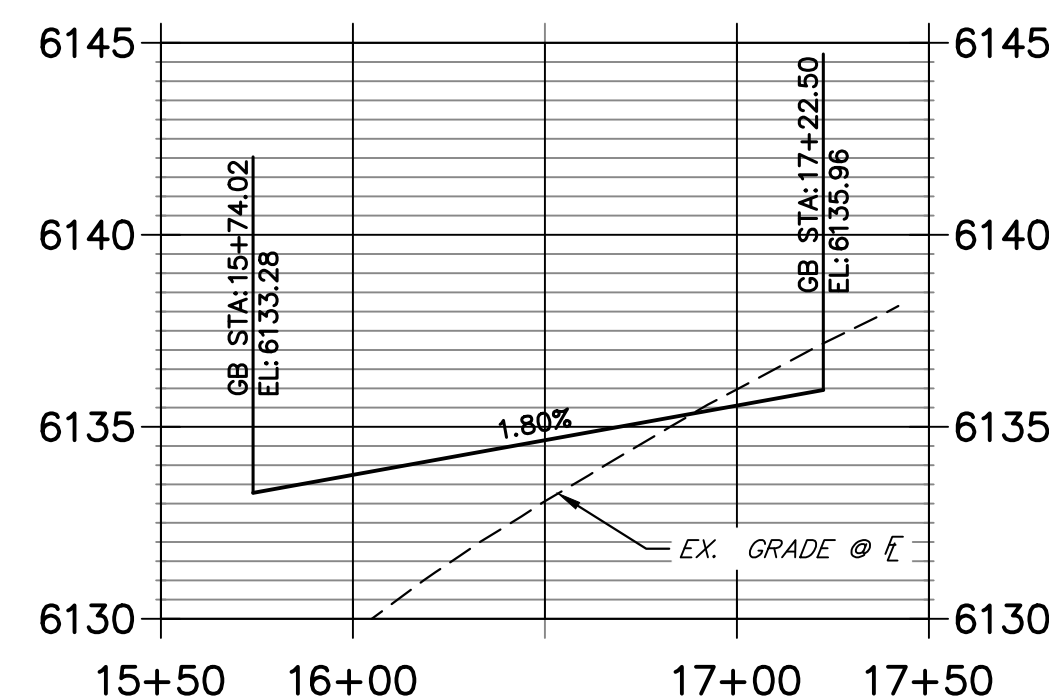
**ALLEGORY CIRCLE R2 FLOWLINE
STA 12+75.00 TO 14+75.00**



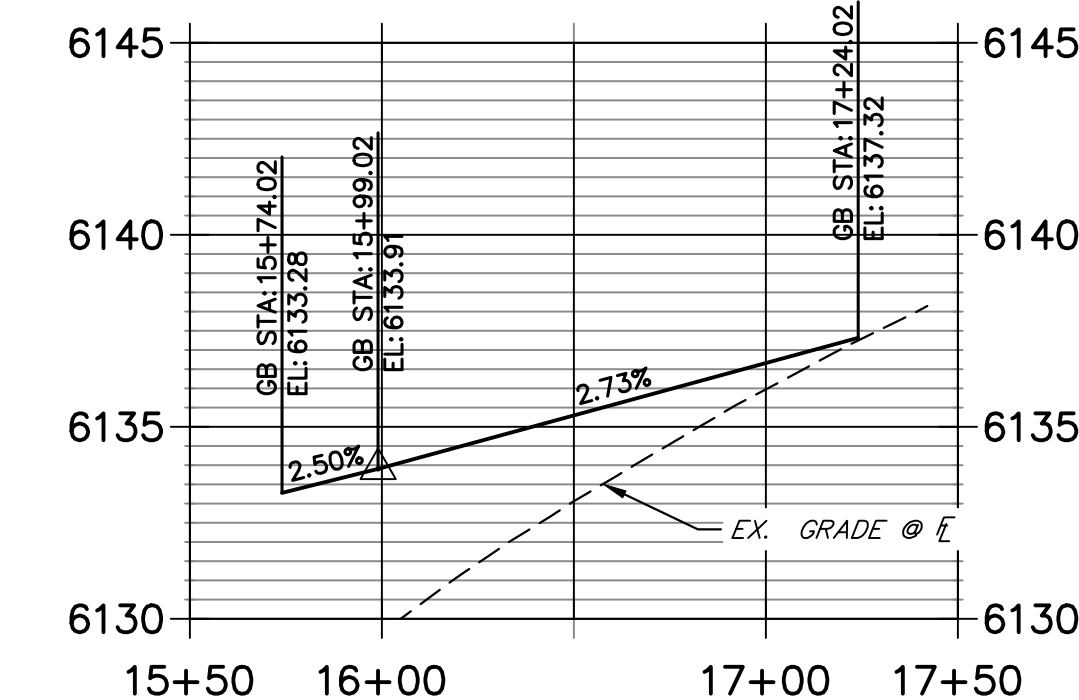
**ALLEGORY CIRCLE L2 FLOWLINE
STA 12+75.00 TO 14+75.00**



**TENOR CIRCLE L2 FLOWLINE
STA 15+50.00 TO 17+50.00**



**TENOR CIRCLE R2 FLOWLINE
STA 15+50.00 TO 17+50.00**



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No.	REVISION	BY	DATE	COMMENTS	
				1ST CITY COMMENTS	2ND CITY COMMENTS
1	REVISED PER	MEP	1/31/24		
2	NEW SITE PLAN	JGS	3/27/24		

RIDGEGATE SOUTHWEST VILLAGE FILING 3
FLOWLINE TRANSITIONS

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

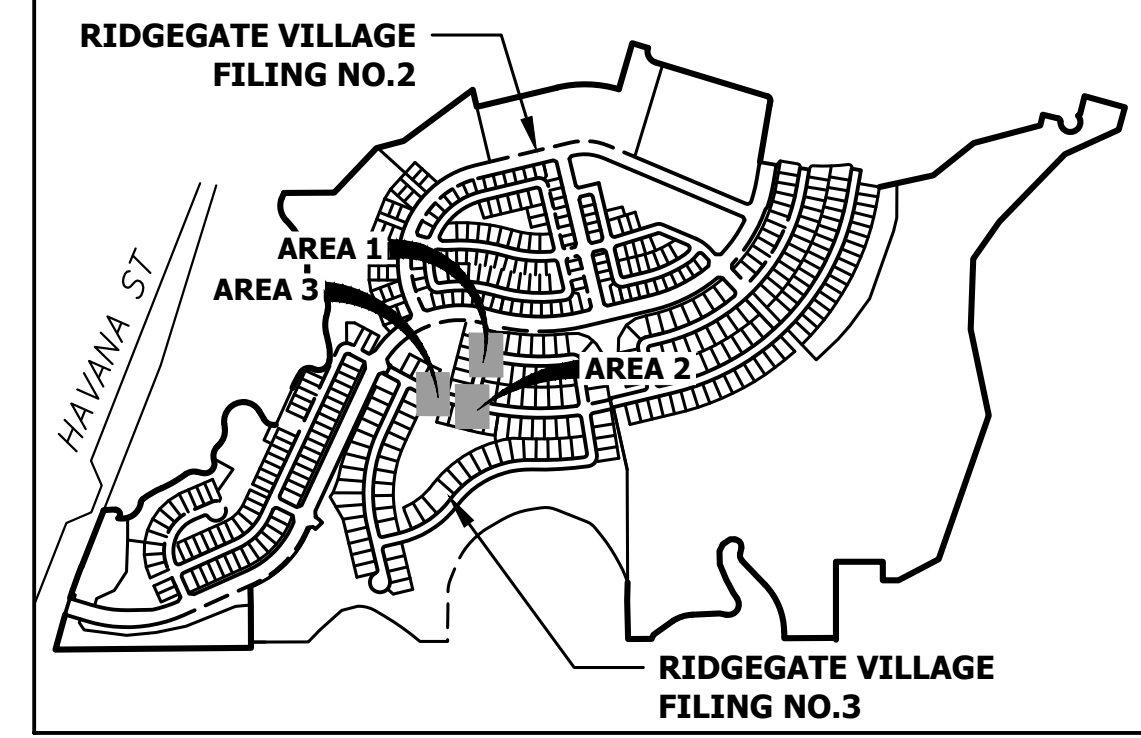
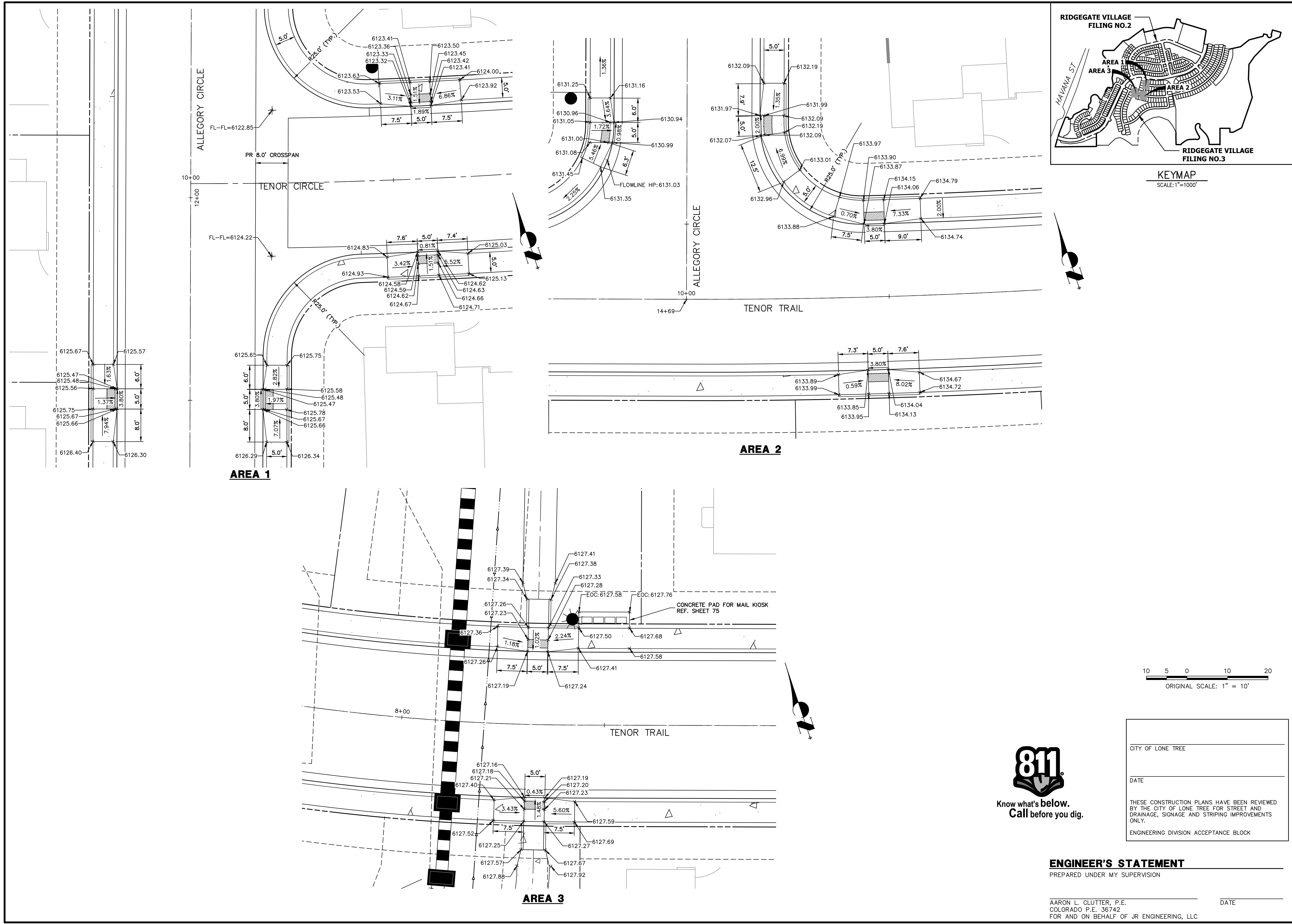


Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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



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

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NO.	REVISION	DATE	BY
1	REVISED PER 1ST CITY COMMENTS	1/31/24	MEP
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS



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CITY OF LONE TREE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

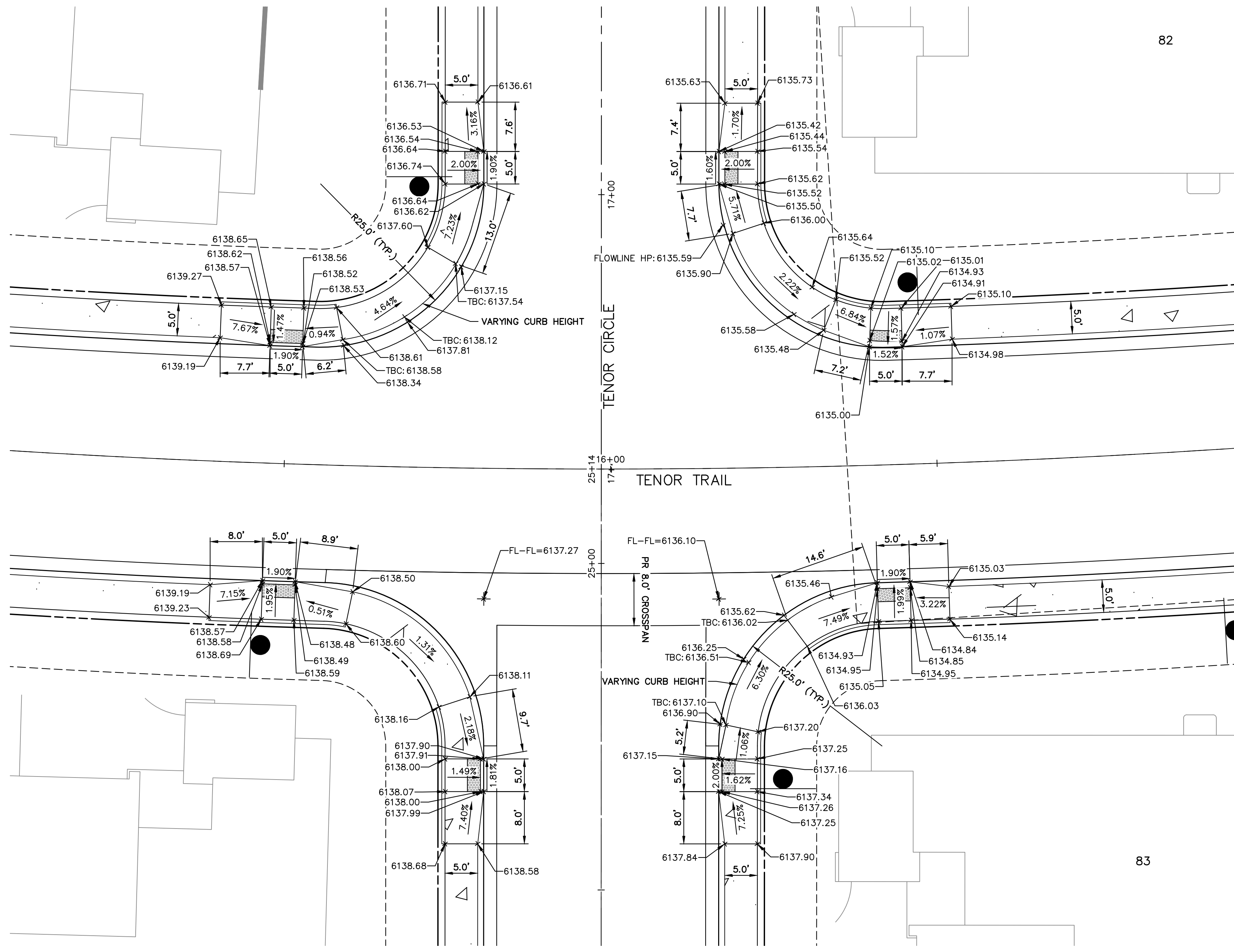
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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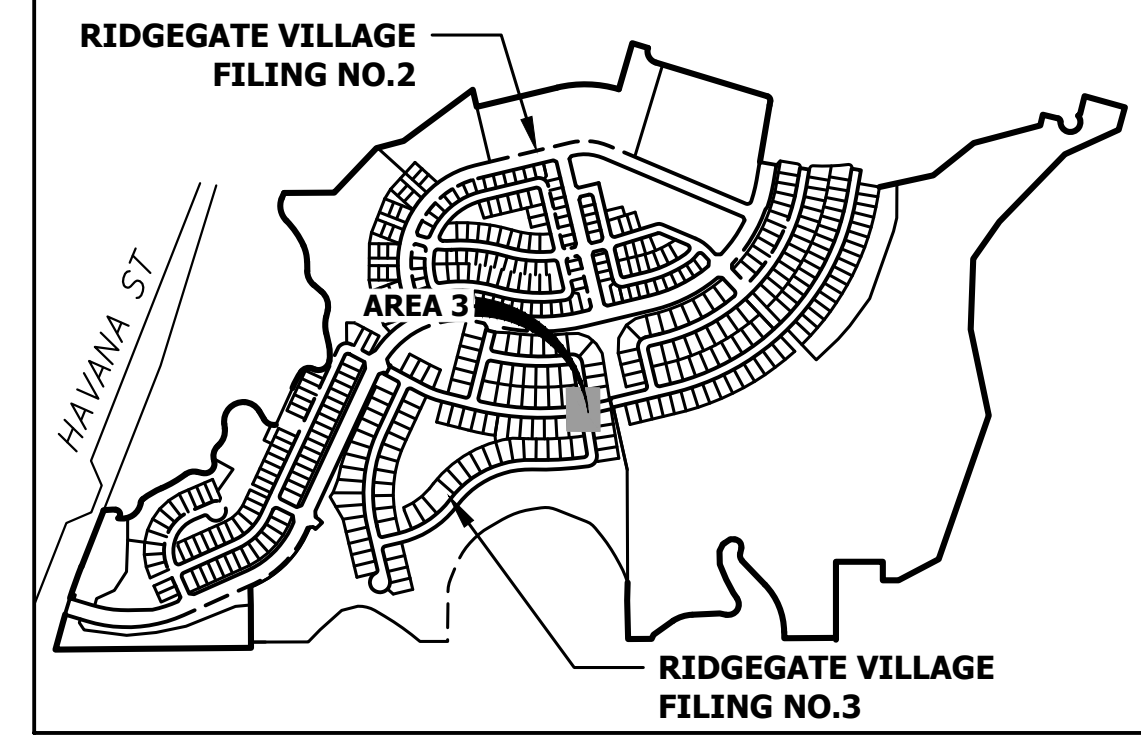
RIDGEGATE SOUTHWEST
VILLAGE FILING 3
CURB RAMP DETAILS

SHEET 60 OF 75
JOB NO. 15950.02

X:\15950.02\all\15950.02\FILING 3\Drawings\Sheet\Detail.dwg, 1:42/2024 4:28:38 PM, Cornell



AREA 3



KEYMAP
SCALE: 1"=1000'



Know what's below.
Call before you dig.

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK


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LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Westman Company



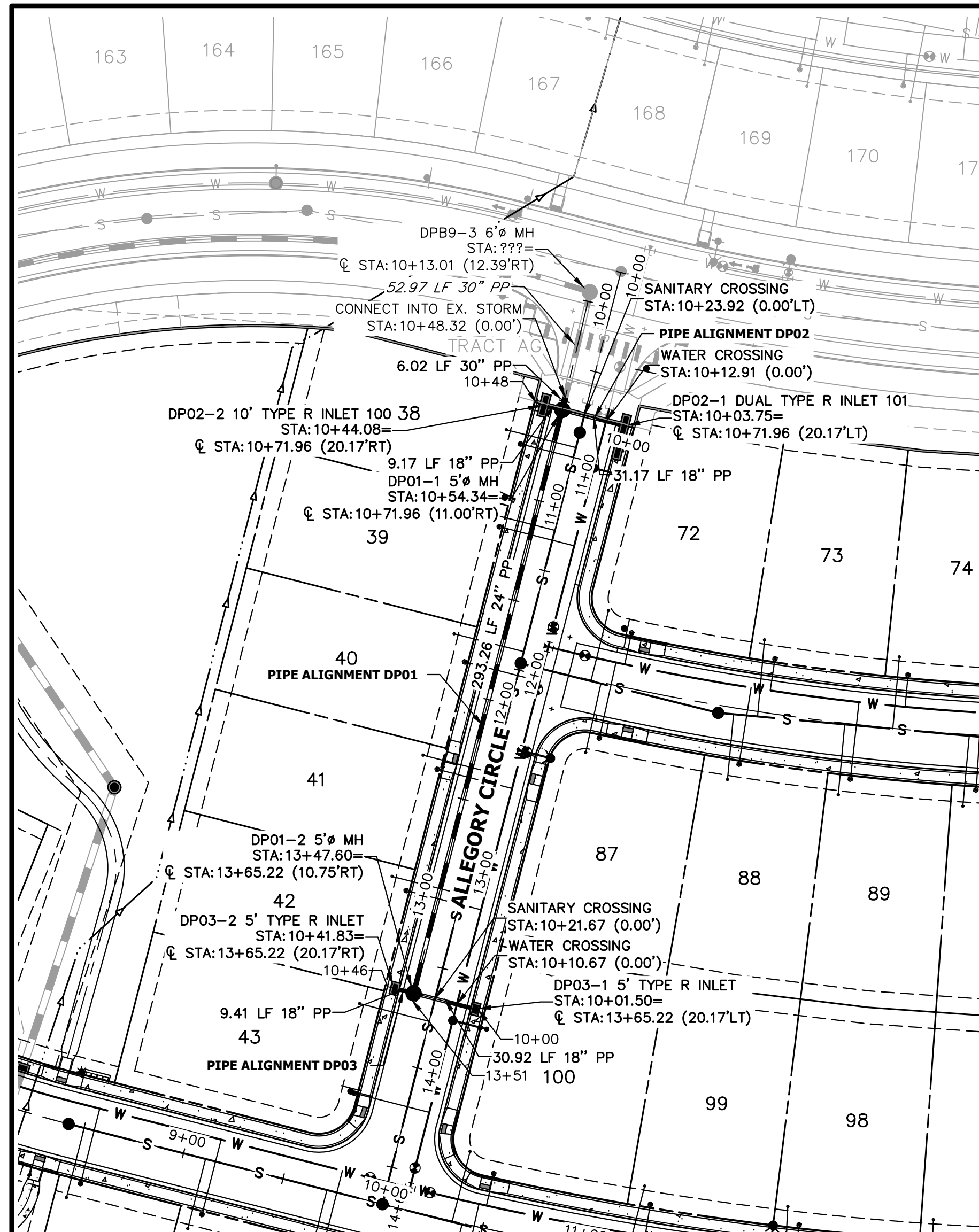
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NO.	REVISION	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

H-SCALE	1"=10'
V-SCALE	N/A
DATE	3/27/24
DESIGNED BY	EWA
DRAWN BY	EWA
CHECKED BY	

RIDGEGATE SOUTHWEST VILLAGE FILING 3	SHEET 61 OF 75
CURB RAMP DETAILS	JOB NO. 15950.02

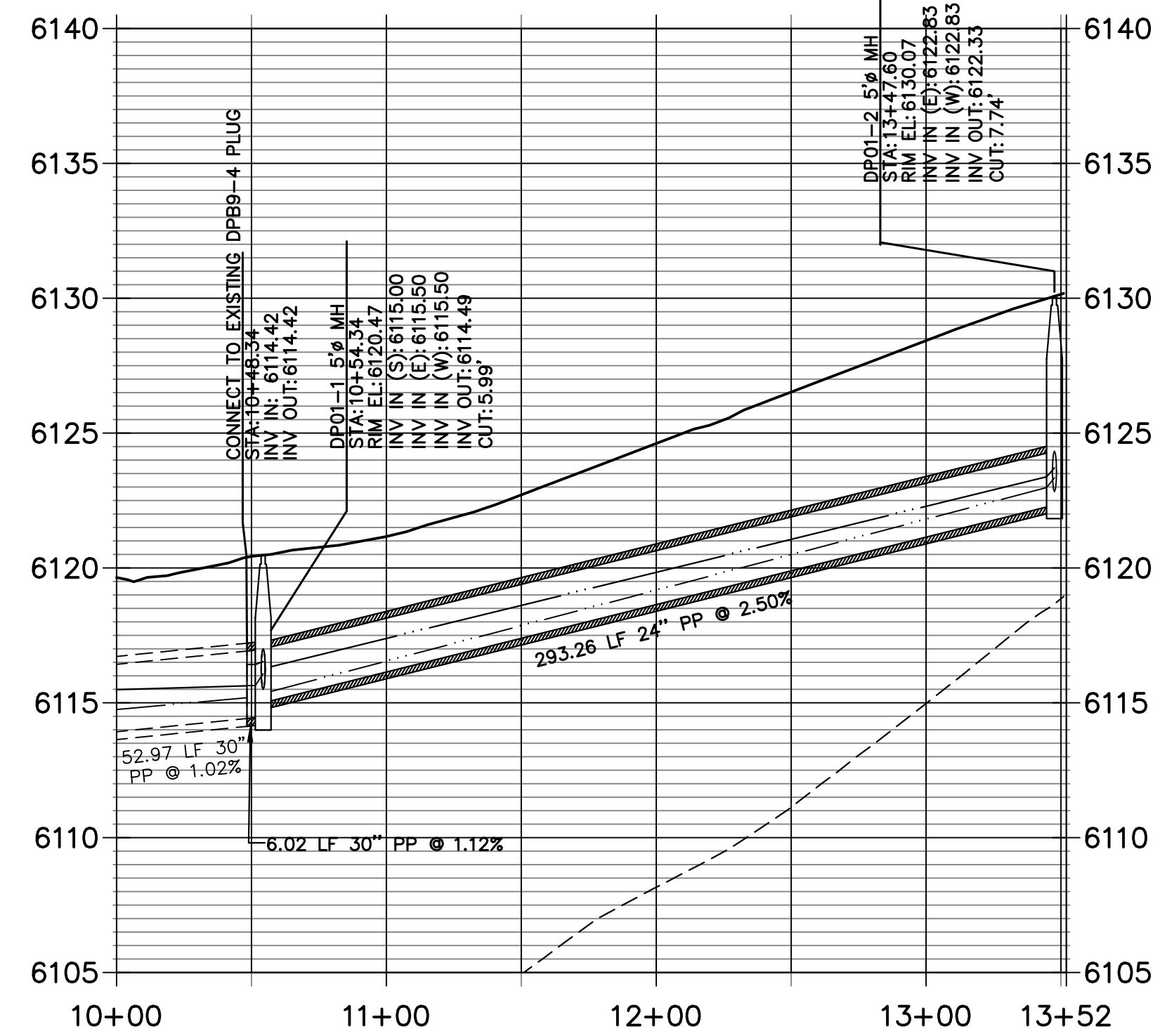
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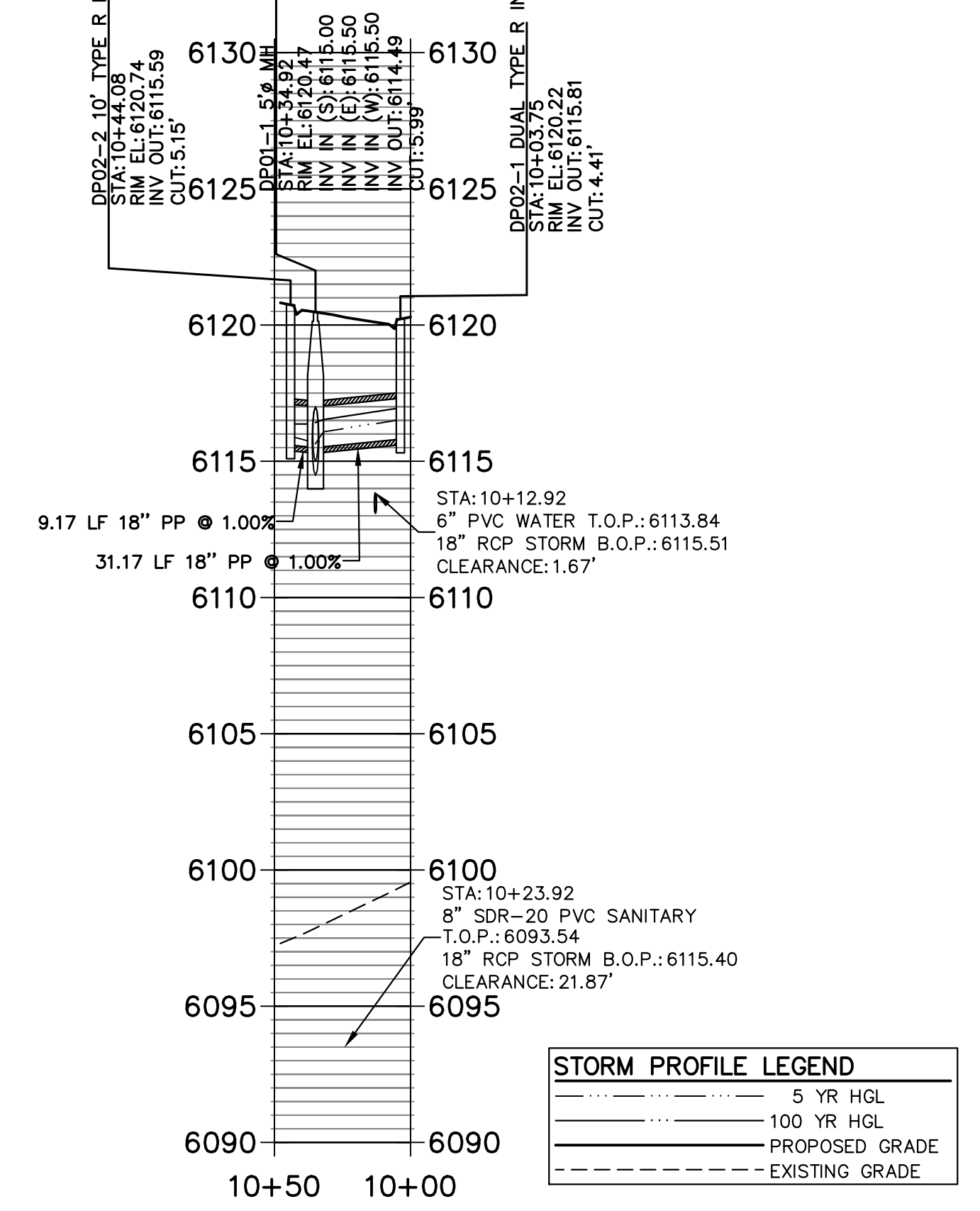
**DP01 PROFILE
STA 10+00.00 TO 13+52.00**

STORM PROFILE LEGEND

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



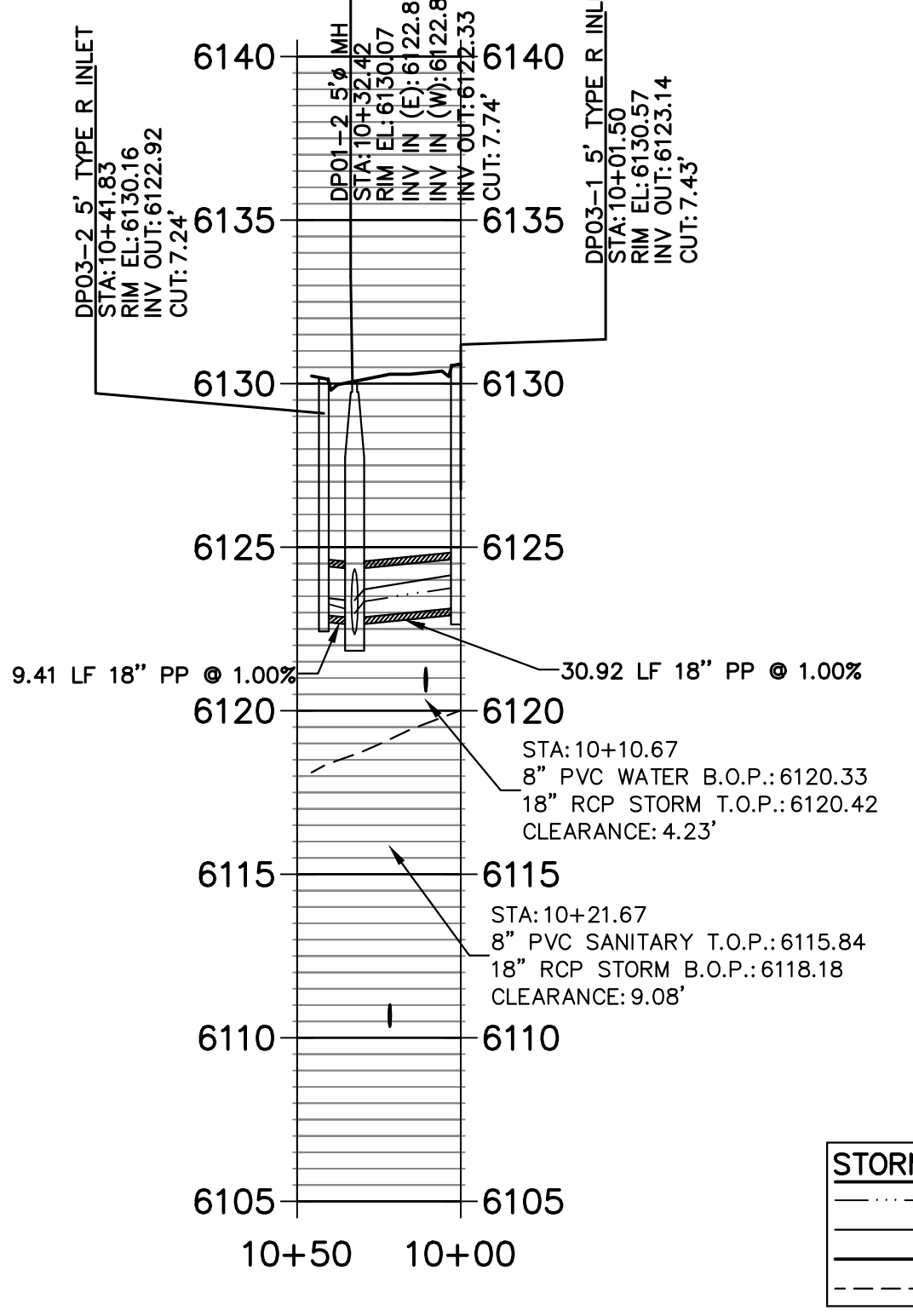
**DP02 PROFILE
STA 10+00.00 TO 10+50.00**



STORM PROFILE LEGEND

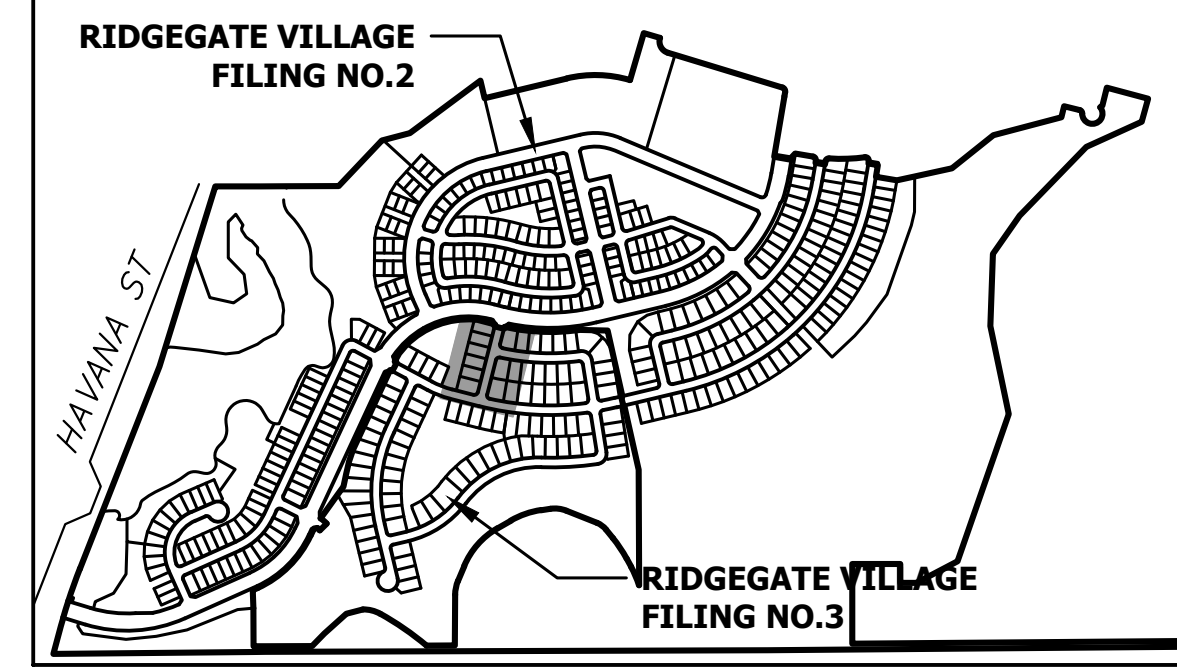
- 5 YR HGL
- 100 YR HGL
- PROPOSED GRADE
- EXISTING GRADE

**DP03 PROFILE
STA 10+00.00 TO 10+50.00**



STORM PROFILE LEGEND

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



KEYMAP
SCALE: 1"=1000'



50 25 0 50 100
HORIZONTAL
ORIGINAL SCALE: 1" = 50'
VERTICAL
ORIGINAL SCALE: 1" = 5'

STORM SEWER NOTES:

- REFER TO GENERAL NOTES SHEET 28 FOR REINFORCED CONCRETE PIPE (RCP) AND POLYETHYLENE (PP) STORM SEWER NOTES.

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

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

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BY	DATE	REVISION	NO.	1"=50'	1"=5'	DATE	DESIGNED BY	MEP	DRAWN BY	MEP	CHECKED BY
JGS	1/31/24	1	1	REVISOR PER 1ST CITY COMMENTS							
JGS	3/27/24	2	2	NEW SITE PLAN / 2ND CITY COMMENTS							

CITY OF LONE TREE

DATE

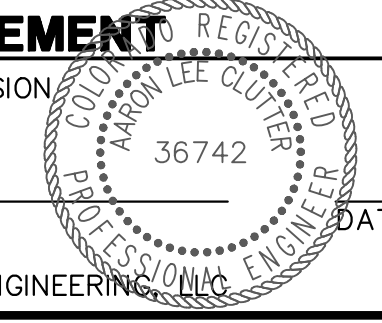
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

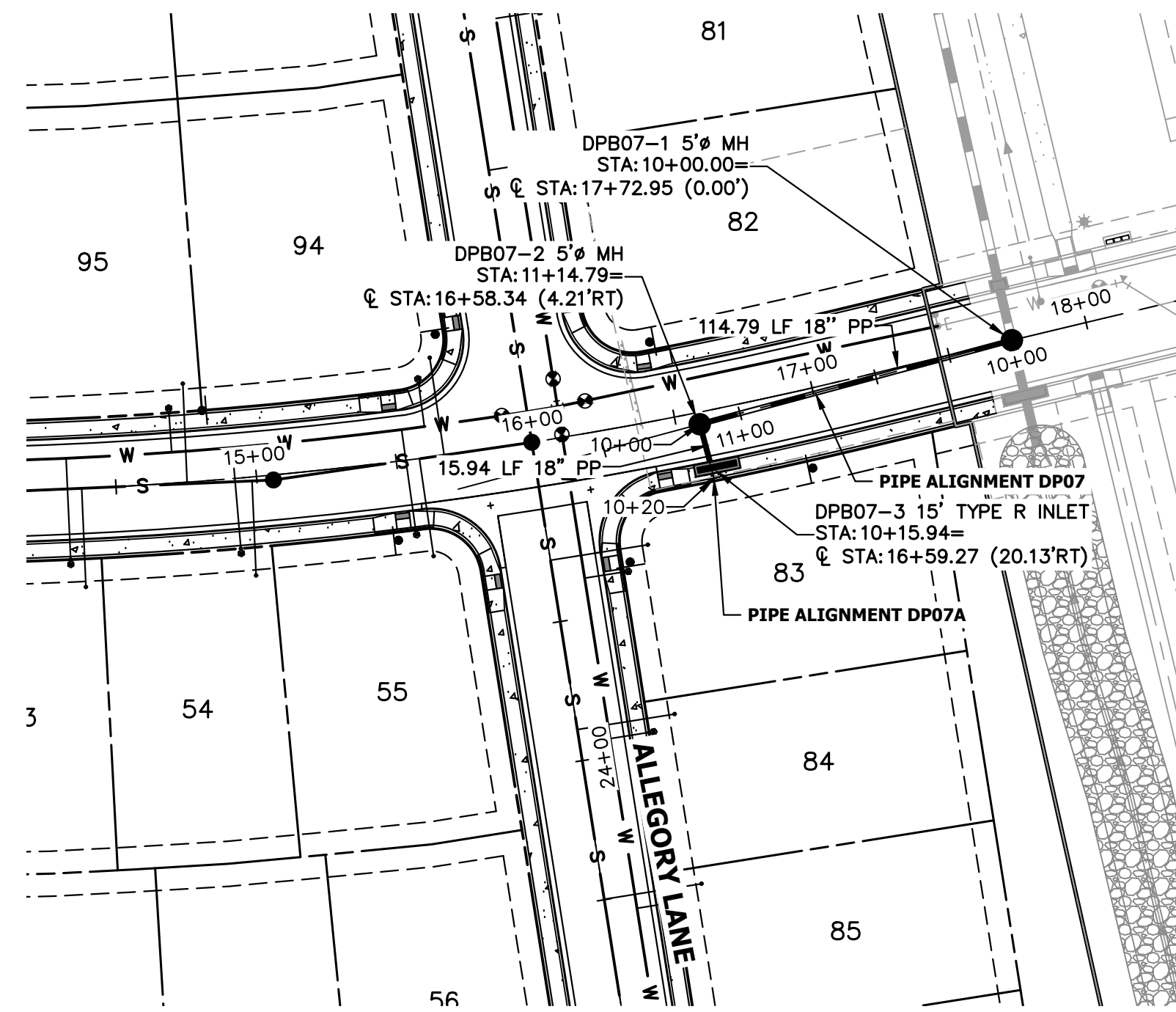
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

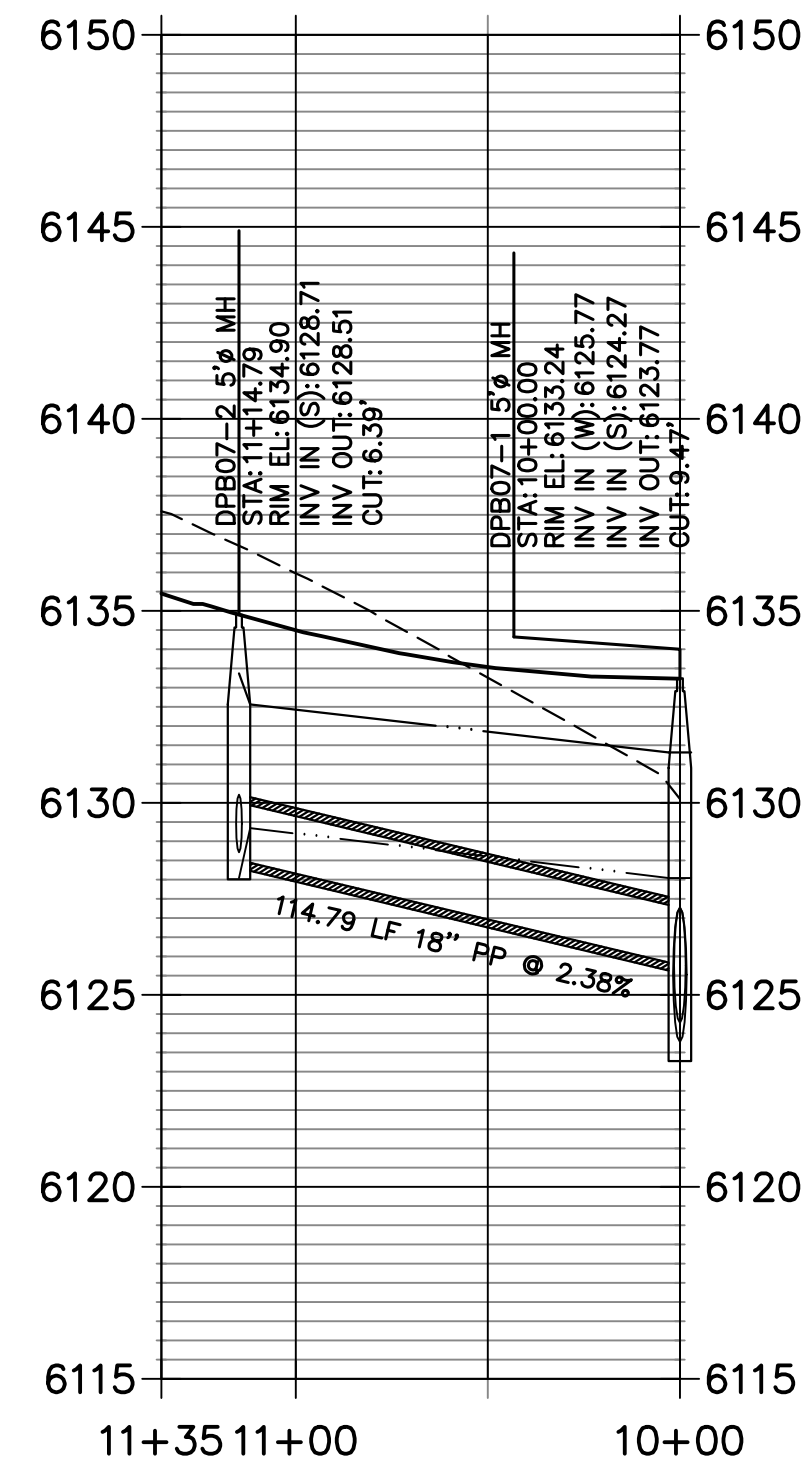
PREPARED UNDER MY SUPERVISION

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



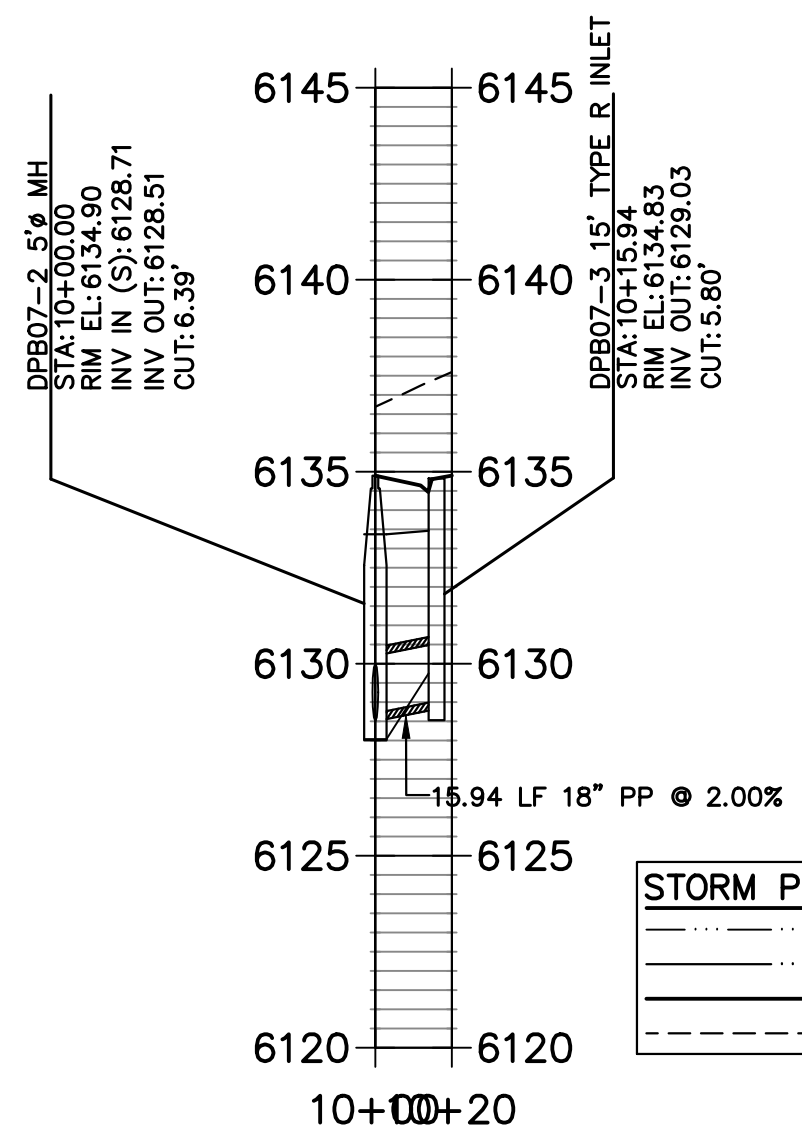


**DP07 PROFILE
STA 10+00.00 TO 11+35.00**

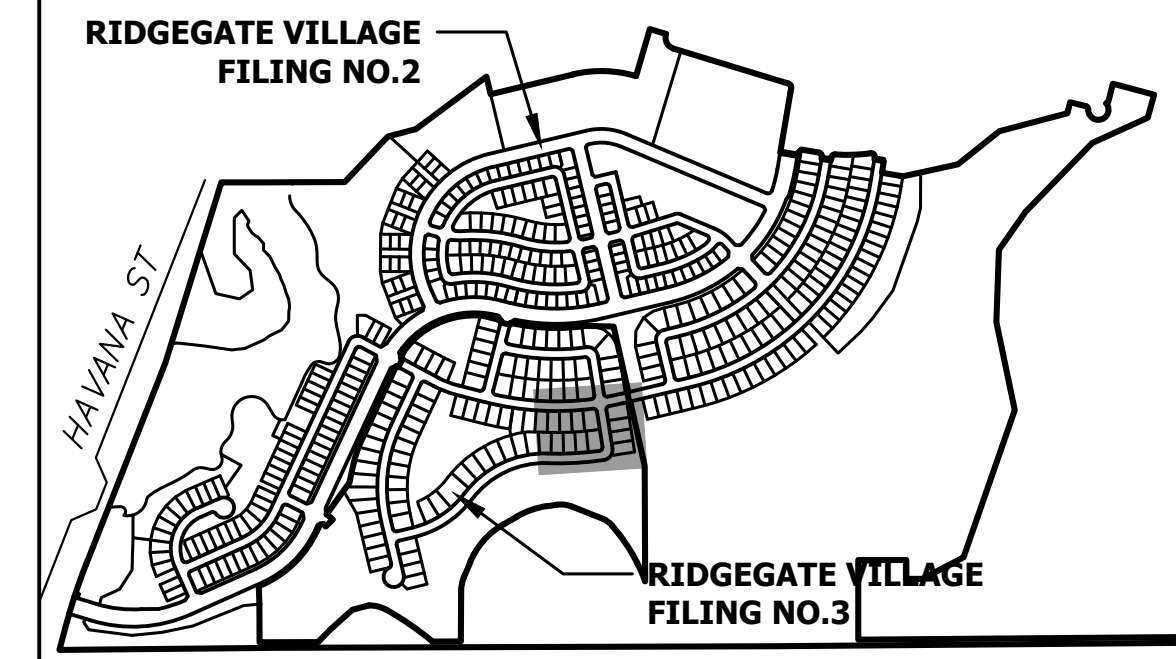


STORM PROFILE LEGEND	
---	5 YR HGL
---	100 YR HGL
---	PROPOSED GRADE
---	EXISTING GRADE

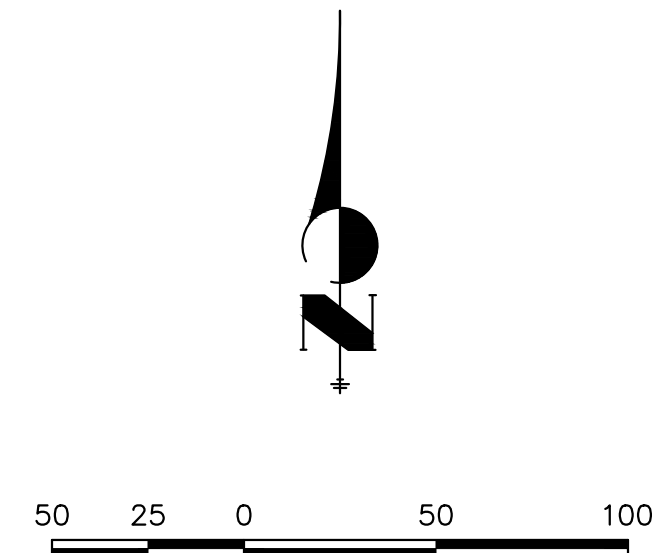
**DP07A PROFILE
STA 10+00.00 TO 10+19.93**



STORM PROFILE LEGEND	
---	5 YR HGL
---	100 YR HGL
---	PROPOSED GRADE
---	EXISTING GRADE



KEYMAP
SCALE: 1"=1000'



STORM SEWER NOTES:

- REFER TO GENERAL NOTES SHEET 49 FOR REINFORCED CONCRETE PIPE (RCP) AND POLYETHYLENE (PP) STORM SEWER NOTES.

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No.	REVISION	DATE	BY	
			DATE	BY
1	REVISED PER 1ST CITY COMMENTS	1/31/24	MEP	JGS
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	1"=5'	3/27/24	MEP	MEP	

CITY OF LONE TREE

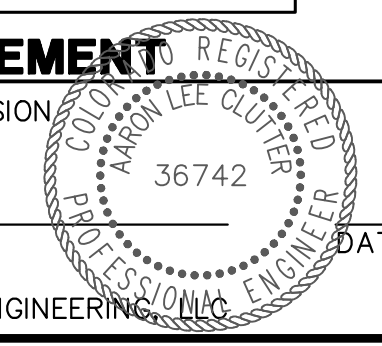
DATE

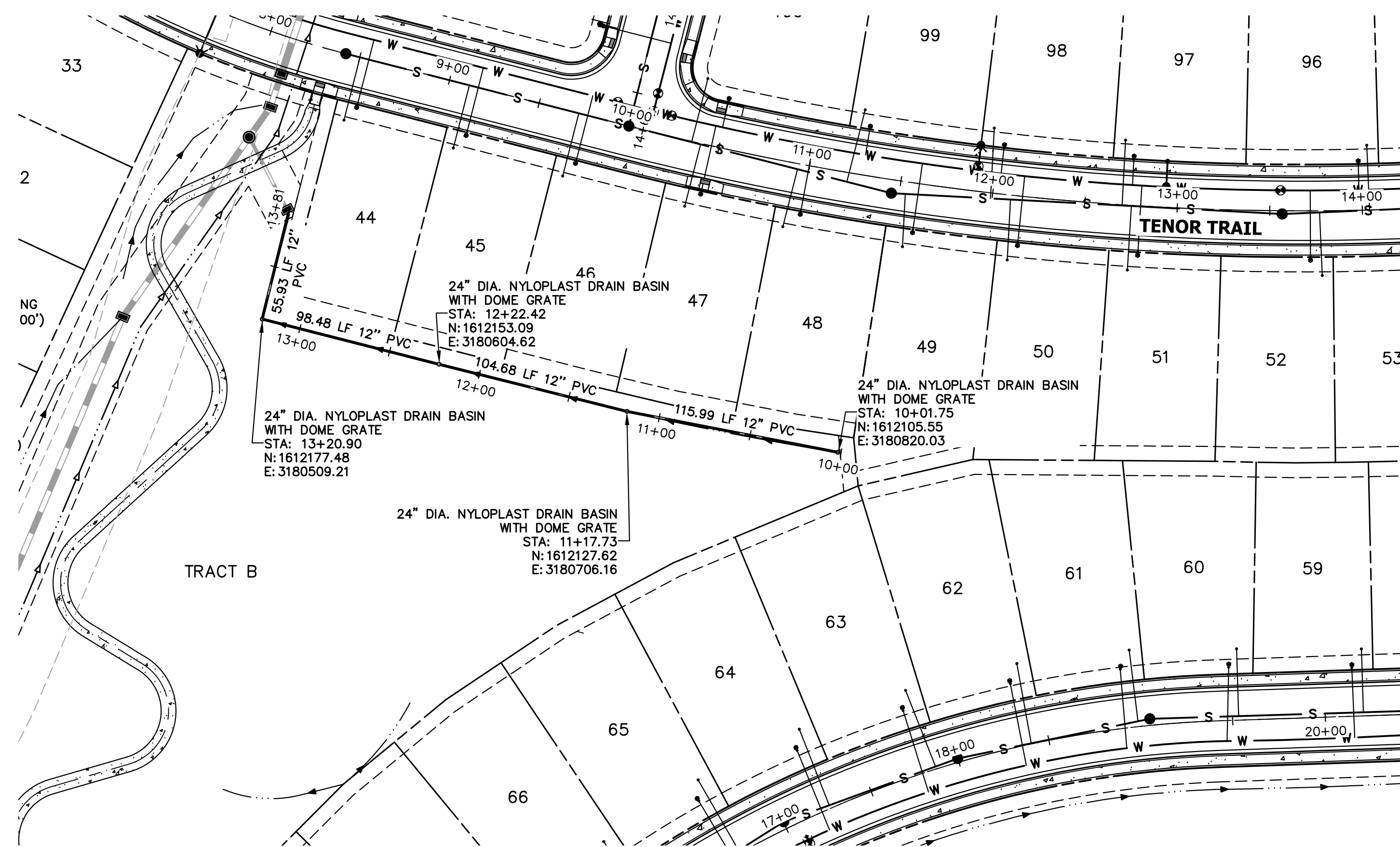
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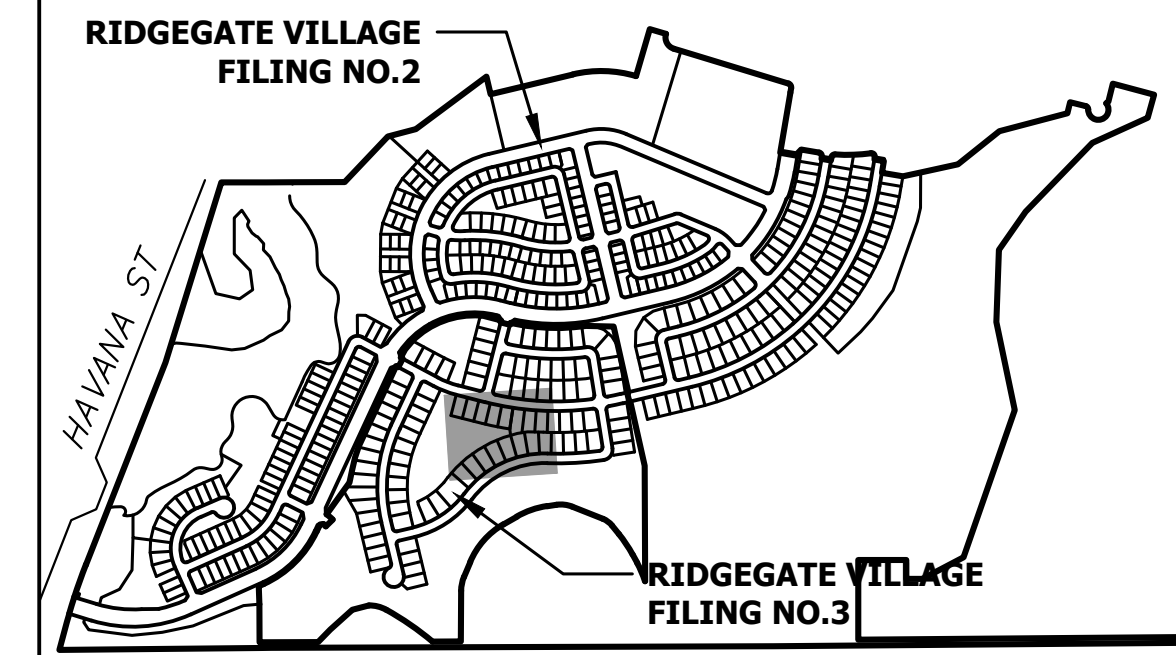
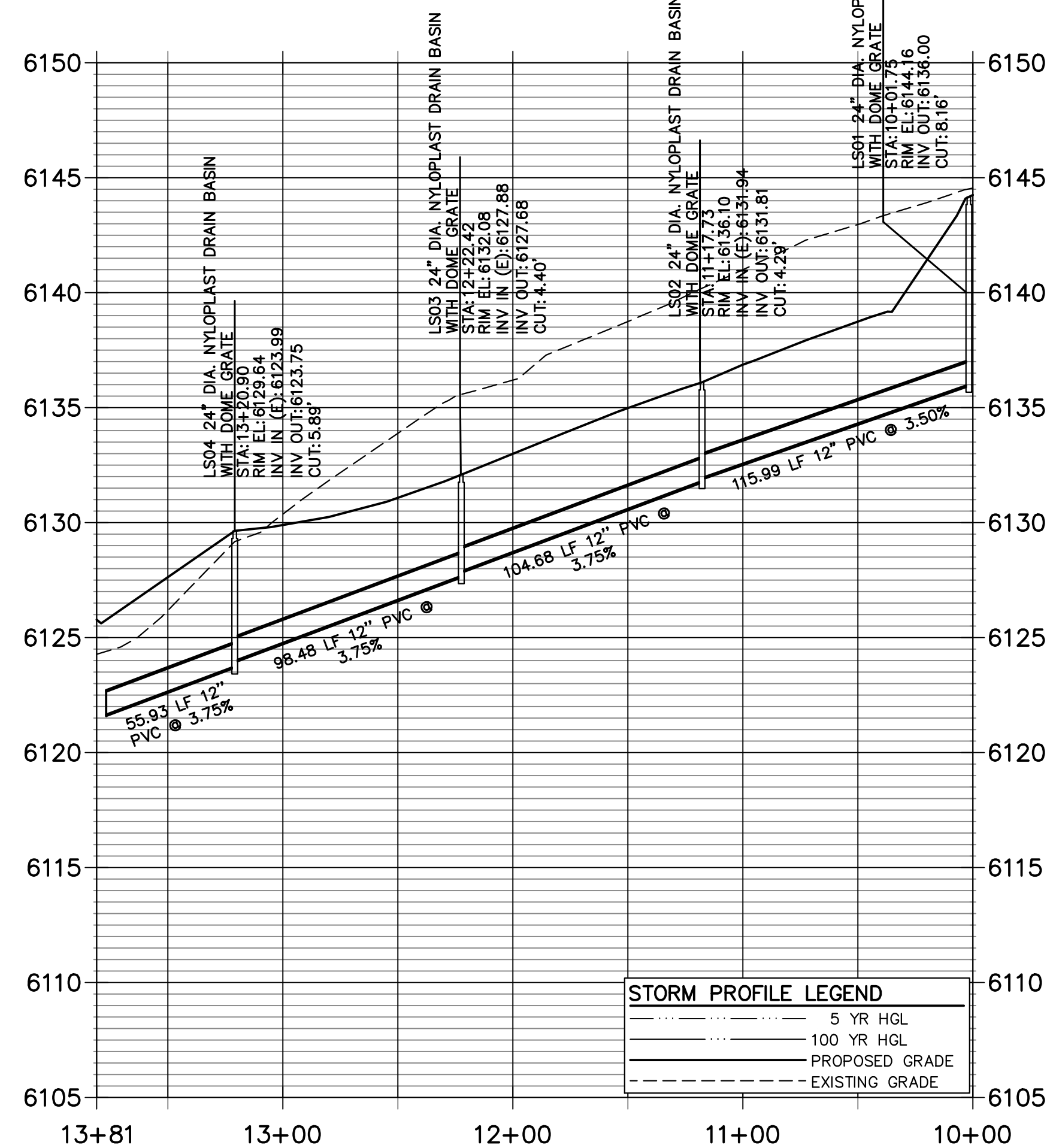
ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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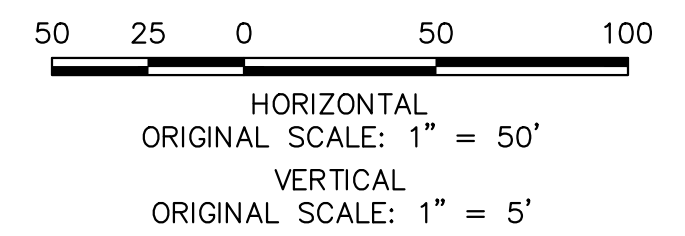




**LANDSCAPE DRAINS PROFILE
STA 10+00.00 TO 13+80.93**



KEYMAP
SCALE: 1"=1000'



LANDSCAPE DRAIN NOTES

1. REFER TO LANDSCAPE DRAIN DETAILS SHEET 65

CITY OF LONE TREE

DATE

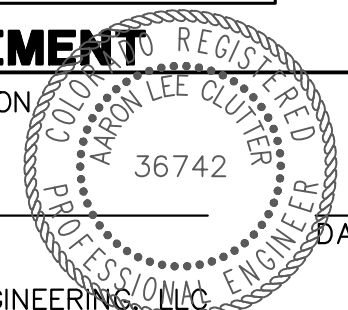
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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

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COLORADO P.E. 36742
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LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
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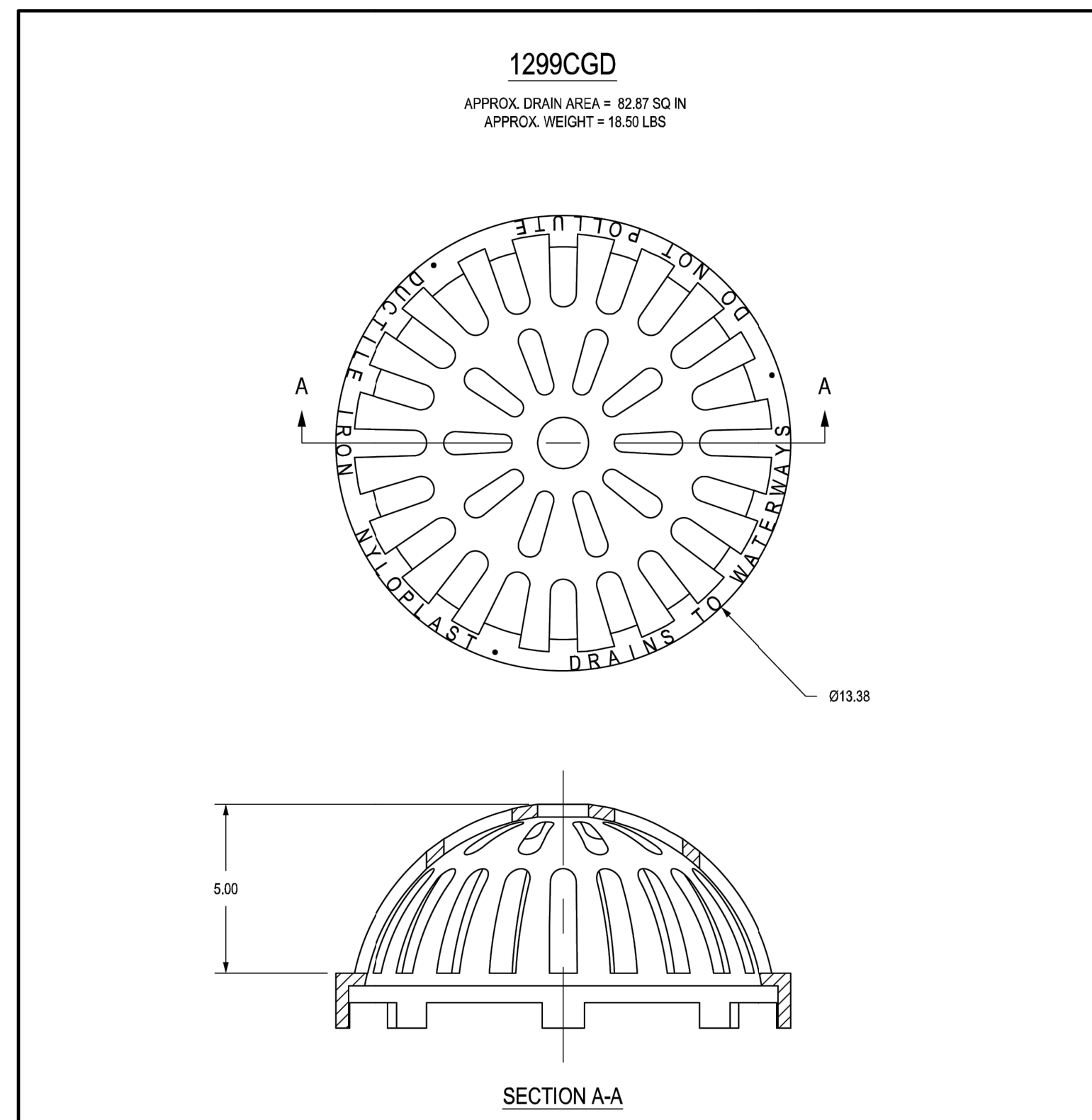
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BY	DATE	REVISION	COMMENTS
MEP	1/31/24	1	REVISED PER 1ST CITY COMMENTS
JGS	3/27/24	2	NEW SITE PLAN / 2ND CITY COMMENTS

RIDGEGATE SOUTHWEST
VILLAGE FILING 3
LANDSCAPE DRAIN PLANS

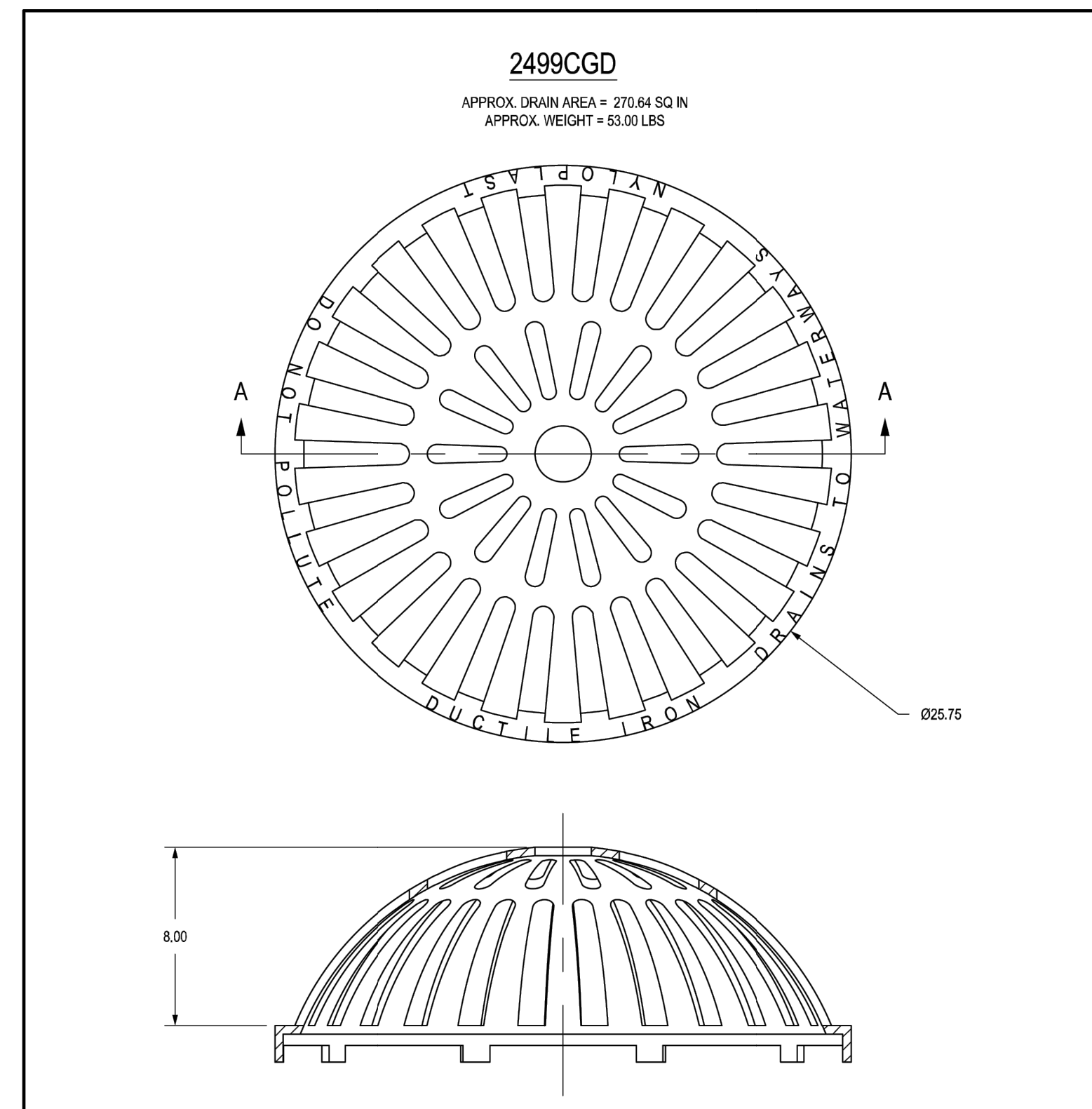


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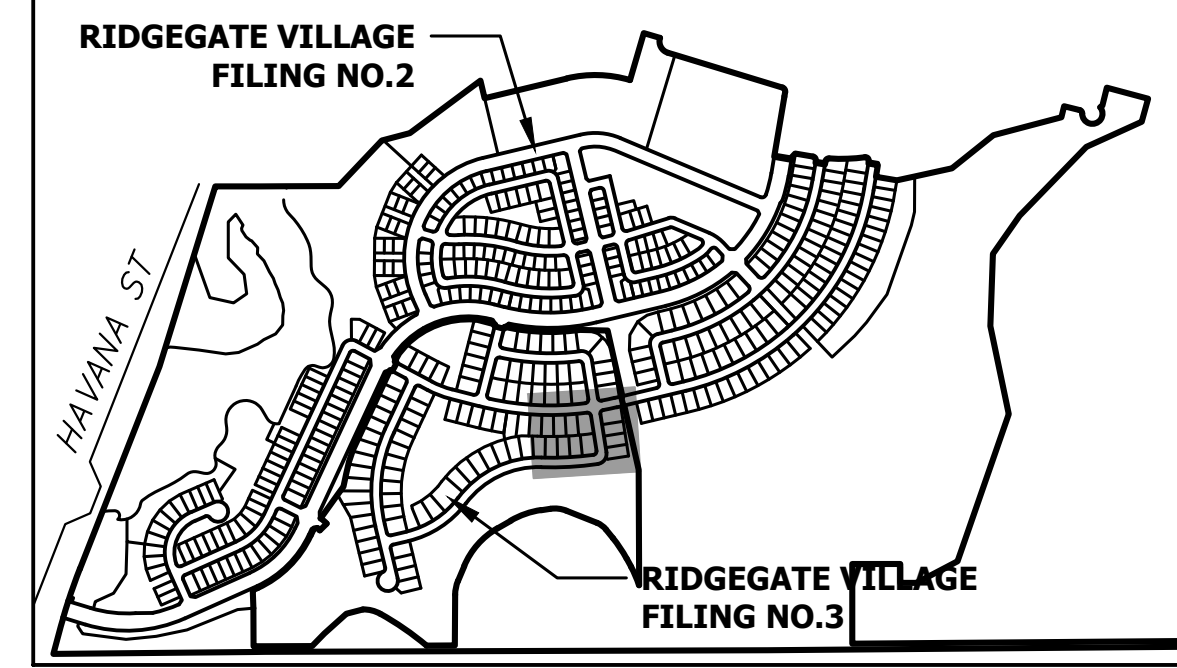
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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	REVISED BY DATE 3-16-11	EBC	PROJECT NO./NAME	TITLE 12 IN DOME GRATE	
	DWG SIZE A	SCALE 1:4	SHEET 1 OF 1	DWG NO. 7001-110-206	REV. D



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DIMENSIONS ARE IN INCHES
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	REVISED BY DATE 3-24-11	EBC	PROJECT NO./NAME	TITLE 24 IN DOME GRATE	
	DWG SIZE A	SCALE 1:4	SHEET 1 OF 1	DWG NO. 7001-110-219	REV. D



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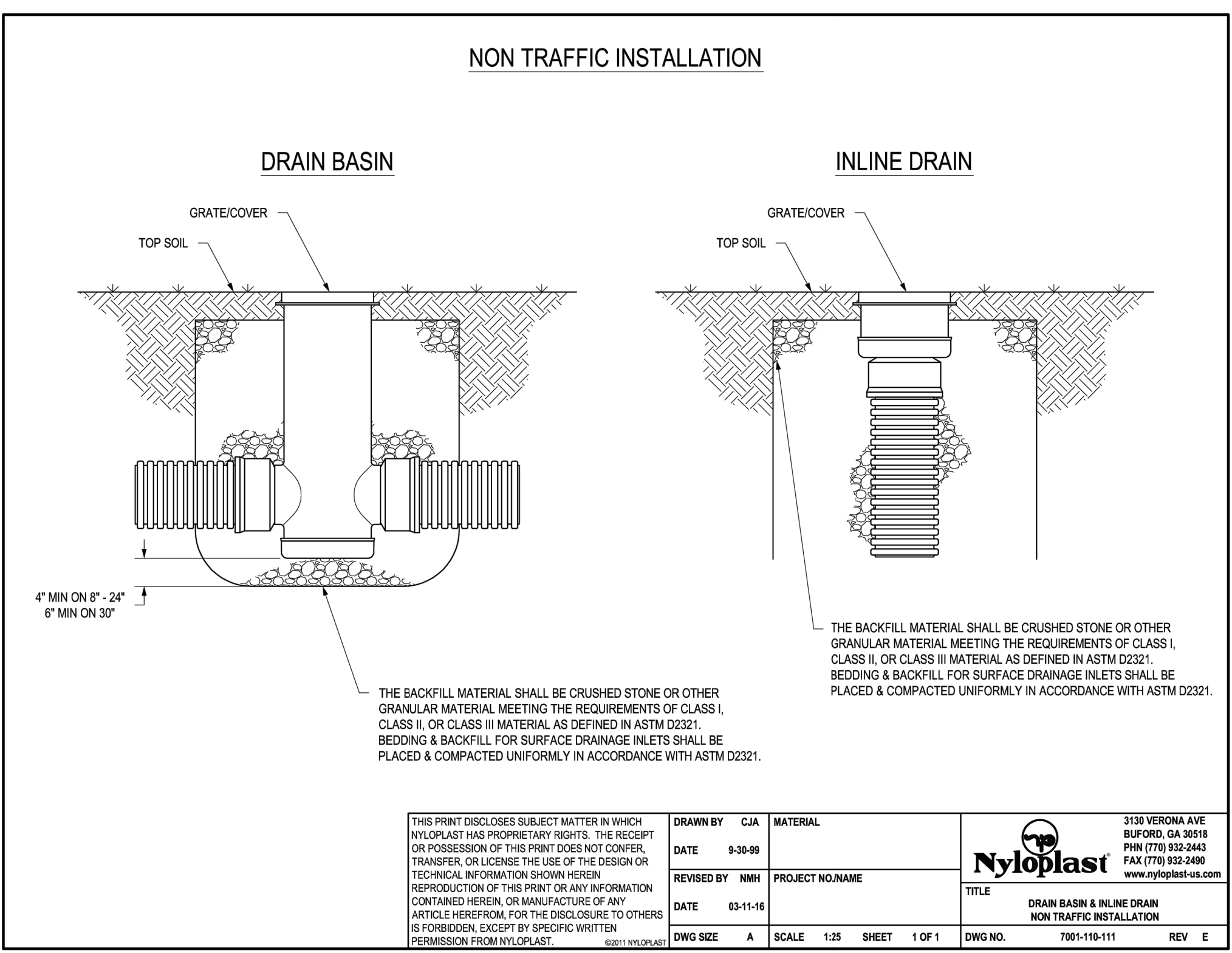
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SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
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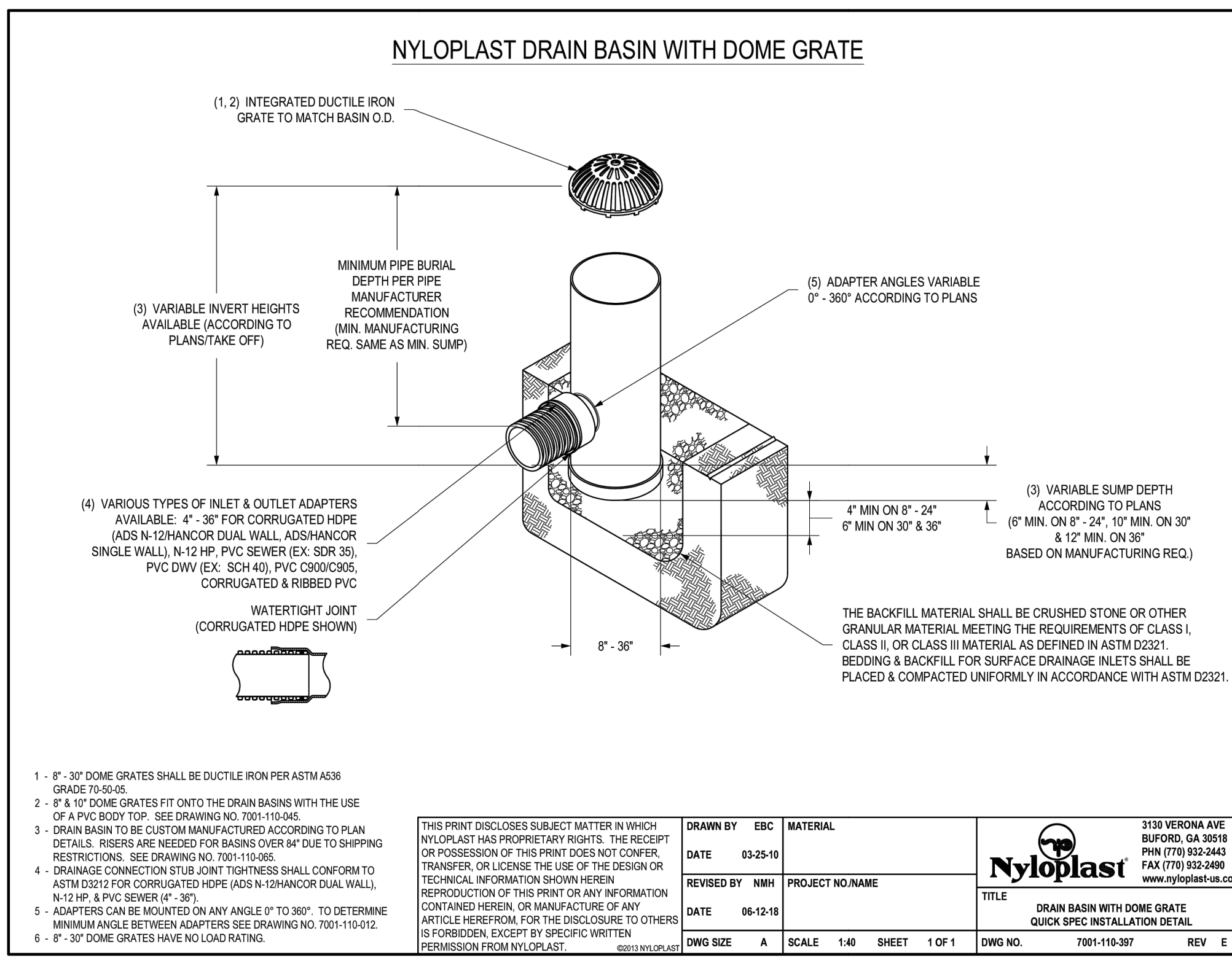
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No.	REVISION	BY	DATE	MEP	1/31/24
1	REMOVED PER 1ST CITY COMMENTS				
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24		

H-SCALE 1"=50'	DESIGNED BY MEP	CITY COMMENTS
V-SCALE 1"=5'	DRAWN BY MEP	
DATE 3/27/24	CHECKED BY	



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	REVISED BY DATE 03-11-16	MNH	PROJECT NO./NAME	TITLE DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION	
	DWG SIZE A	SCALE 1:35	SHEET 1 OF 1	DWG NO. 7001-110-111	REV. E



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	REVISED BY DATE 06-12-18	MNH	PROJECT NO./NAME	TITLE DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL	
	DWG SIZE A	SCALE 1:40	SHEET 1 OF 1	DWG NO. 7001-110-387	REV. E



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CITY OF LONE TREE

DATE

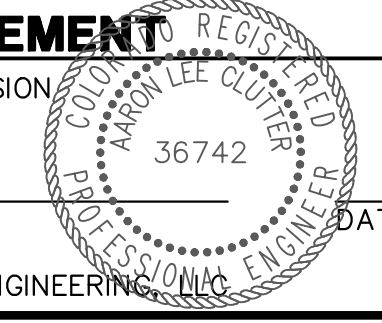
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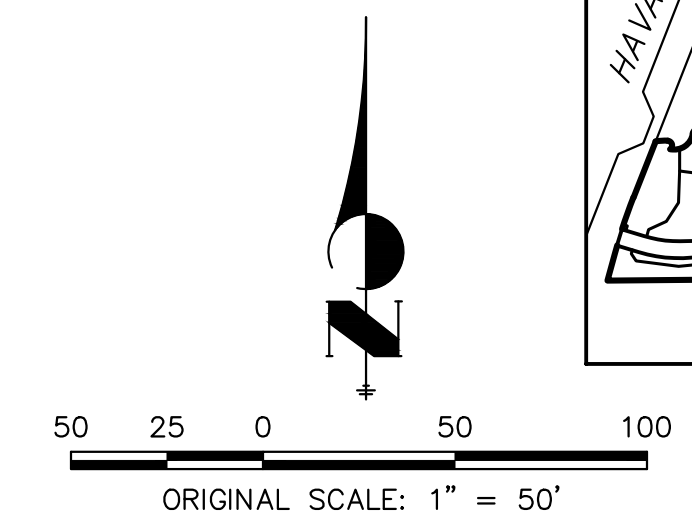
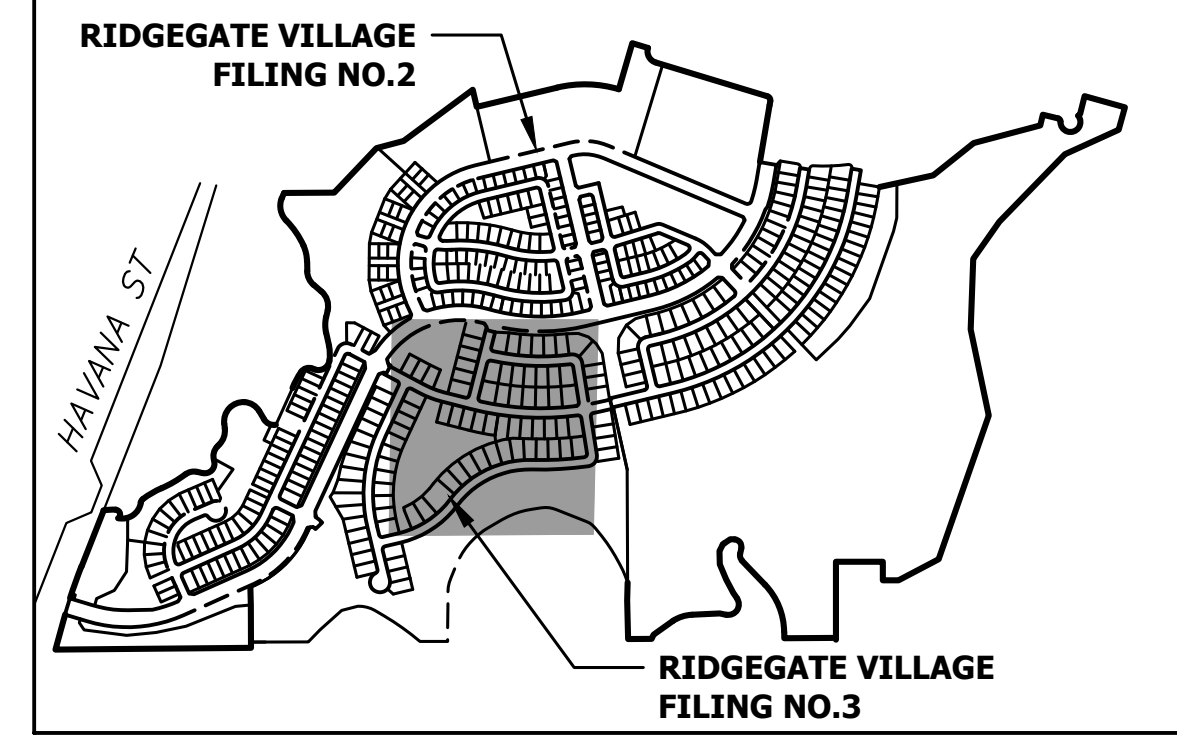
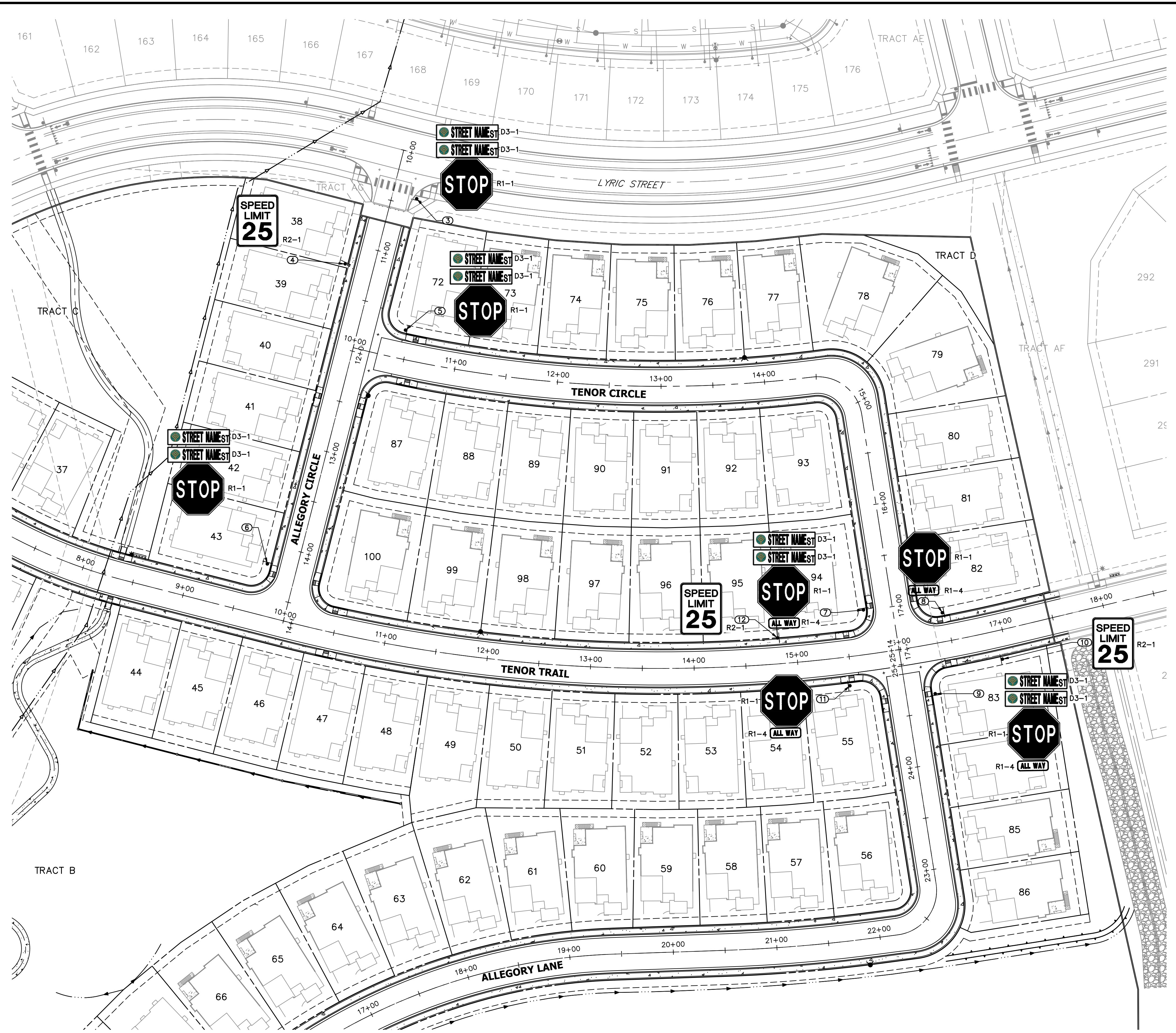
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

FOR AND ON BEHALF OF JR ENGINEERING





PARKING AND FIRE LANE NOTES:

1. BOTTOM EDGE OF SIGNS SHALL BE 7 FEET ABOVE SURFACE (SIDEWALK) AND POST SHALL BE PLACED 24 INCHES FROM FLOW LINE (CURB), TYPICAL FOR ALL SPEED LIMIT, PARKING AND BIKE LANE SIGNAGE.
2. "NO PARKING FIRE LANE" SIGNAGE SHALL BE AT THE BEGINNING OF THE RESTRICTION ZONE AND ONE SIGN AT THE END OF THE RESTRICTION ZONE WITH ARROW POINTING TOWARDS THE RESTRICTED ZONE.
3. ONE SIGN AT LEAST EVERY 200 FT. WITHIN THE RESTRICTED NO PARKING FIRE LANE OR NO PARKING BIKE LANE.
4. "NO PARKING FIRE LANE" SIGNAGE SHALL BE SPACED SO THAT AT LEAST ONE READABLE SIGN IS VISIBLE IN FRONT OF A PARKED VEHICLE FROM ANY POINT ALONG THE RESTRICTION.
5. "NO PARKING FIRE LANE" SIGNAGE SHALL BE SET AT AN ANGLE OF NO FEWER THAN 30 DEGREES AND NO MORE THAN 45 DEGREES WITH THE LANE OF TRAFFIC FLOW VISIBLE TO APPROACHING TRAFFIC.
6. "NO PARKING FIRE LANE" SIGNAGE SHALL BE PROVIDED AT ALL NORMAL AND EMERGENCY ACCESS POINTS TO STRUCTURES WITHIN 20 FEET OF EACH FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION.
7. CURBS MAY BE PAINTED RED WITH 3 INCH WHITE BLOCK LETTERS STATING "NO PARKING-FIRE LANE" SPACED EVERY 15 FEET. THIS DOES NOT REPLACE THE REQUIRED FIRE LANE SIGNAGE.

SIGN TABULATION				
SIGN NUMBER	STATION	OFFSET	ALIGNMENT	DESCRIPTION
3	10+42.21	23.67' (LT)	ALLEGORY CIRCLE	D3-1 X2 R1-1
4	11+20.42	27.78' (RT)	ALLEGORY CIRCLE	R2-1
5	10+45.71	28.03' (LT)	TENOR CIRCLE	D3-1 X2 R1-1
6	14+19.07	28.66' (RT)	ALLEGORY CIRCLE	D3-1 X2 R1-1
7	16+98.76	27.88' (RT)	TENOR CIRCLE	D3-1 X2 R1-1
8	16+46.37	27.84' (LT)	TENOR TRAIL	D3-1 X2 R1-1
9	24+67.02	27.84' (RT)	ALLEGORY LANE	D3-1 X2 R1-1
10	16+94.00	27.95' (RT)	TENOR TRAIL	R2-1
11	13+93.71	544.88' (LT)	ALLEGORY CIRCLE	D3-1 X2 R1-1
12	14+82.52	25.00' (LT)	TENOR TRAIL	R2-1

LEGEND

- PROPOSED SIGN
- EXISTING SIGN
- ⊗ PROPOSED STRIPE
- ⊗ EXISTING STRIPE
- ⊙ STOP BAR - 2' SOLID WHITE
- ⊙ CROSSWALK - 2'X8' SOLID WHITE, 4' GAP CENTERED IN LANE

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, 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
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No.	REVISION	BY	DATE	CITY COMMENTS	
				MEP	JGS
1	REVISED PER 1ST CITY COMMENTS		1/31/24		
2	NEW SITE PLAN / 2ND CITY COMMENTS		3/27/24		

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	3/27/24	EWA	EWA	

RIDGEGATE SOUTHWEST VILLAGE FILING 3
SIGNAGE & STRIPING PLANS

SHEET 66 OF 75

JOB NO. 15950.02

Major/Arterial Intersections (Overhead)

VARIES

* NOTE: SIGN HEIGHT SHALL BE 4" GREATER THAN RECOMMENDED MINIMUM UPPER-CASE LETTER HEIGHT PER TABLE, SHEET 3. CITY LOGO DIAMETER SHALL EQUAL UPPER-CASE LETTER HEIGHT.

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET 1 OF 3
DATE: 08/28/13	BY: GRW	DRAWING NO.: SN-01

INTERSECTION STREET NAME SIGNAGE 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".
- 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.
- NON ILLUMINATED SIGNS SHALL BE USED AT MAJOR/MAJOR AND MAJOR/ARTERIAL INTERSECTIONS. THEY SHALL BE MOUNTED TO THE SIGNAL POLE WITH ASTRO-BRACS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 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.
- ANY INTERSECTION STREET NAME SIGNAGE REMOVED SHALL BE RETURNED TO THE CITY OF LONE TREE.

CITY OF LONE TREE PUBLIC WORKS	INTERSECTION STREET NAME SIGNAGE	SHEET 2 OF 3
DATE: 04/19/12	BY: GRW	DRAWING NO.: SN-02

STANDARD SIGN BORDER SPECIFICATIONS

SIGN SIZE	BORDER WIDTHS (INCH)			RADIUS (INCH)
	A	B	C	
< 12"	N/A	.375	.375	1
≥ 12"	N/A	.375	.438	1.5

MINIMUM LETTER HEIGHTS ON STREET NAME SIGNS

(MUTCD 2009 EDITION-TABLE 2D-2)

TYPE OF MOUNTING	TYPE OF STREET OR HIGHWAY	SPEED LIMIT	RECOMMENDED MINIMUM LETTER HEIGHT *#	
			INITIAL UPPER-CASE	LOWER-CASE
OVERHEAD	ALL TYPES	ALL SPEED LIMITS	12 INCHES	9 INCHES
POST-MOUNTED	MULTI-LANE	MORE THAN 40 MPH	8 INCHES	6 INCHES
POST-MOUNTED	MULTI-LANE	40 MPH OR LESS	6 INCHES	4.5 INCHES
POST-MOUNTED	2-LANE	ALL SPEED LIMITS	6 INCHES*	4.5 INCHES*

*ON LOCAL 2-LANE STREETS W/SPEED LIMITS OF 25 MPH OR LESS, 4" INITIAL UPPER-CASE LETTERS WITH 3" LOWER CASE LETTERS MAY BE USED.

** SUPPLEMENTARY LETTERING (E.G. ST., DR., LN., & NUMBERING) SHALL BE A MINIMUM OF 1/2 THE APPLICABLE RECOMMENDED MINIMUM LETTER HEIGHT PER ABOVE TABLE.

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

ROADWAY CLASSIFICATION	MIN. PAVEMENT PATCH THICKNESS
ARTERIAL	9 IN.
COLLECTOR	7 IN.
LOCAL	5 IN.

NOTES:

- ALL PUBLIC STREET CUTS SHALL BE BACKFILLED WITH CLSM UNLESS THE TRENCH IS WIDE ENOUGH FOR A FULL-SIZED, SELF-PROPELLED COMPACTOR TO DRIVE THROUGH.
- PAVEMENT PATCH THICKNESS SHALL NOT BE LESS THAN THE EXISTING SECTION.
- SAW CUT AND REMOVE PAVEMENT AND BASE A MINIMUM OF 2" BACK FROM EXCAVATION ZONE OR LIMITS OF UNDISTURBED SUB-BASE, WHICHEVER IS GREATER.
- ROTO-MILL ASPHALT (2" DEPTH MINIMUM) A MINIMUM OF 1" BEYOND THE FULL DEPTH SAW CUT AND REMOVAL.
- INSTALL 8 INCHES OF CDOT CLASS 6 ROAD BASE OR RECYCLED ASPHALT, COMPACTED IN PLACE TO MINIMUM 95% MODIFIED PROCTOR MAXIMUM DENSITY (ASTM D 1557).
- INSTALL AND PROPERLY COMPACT REQUIRED DEPTH OF BASE COURSE ASPHALTIC CONCRETE (CDOT GRADING 5).
- INSTALL REINFORCEMENT MAT (TENSAR GLASGRID 8511, OR APPROVED EQUAL) PER MANUFACTURERS RECOMMENDATIONS. (MINIMUM 5 FOOT WIDTH)
- INSTALL AND PROPERLY COMPACT ASPHALTIC CONCRETE TOP COURSE (CDOT GRADING 5X).
- ALL CUTS TO BE SQUARED OFF PRIOR TO RESTORATION, SAW CUT OR ROTO-MILL.
- THE JOINT BETWEEN THE NEW TOP COURSE ASPHALT AND THE EXISTING ASPHALT SHALL BE SEALED USING INFRARED JOINTING PROCESS.
- ARTERIAL STREETS AND MAJOR COLLECTORS MUST BE PATCHED THE SAME DAY THE CUT OCCURS, UNLESS OTHERWISE AUTHORIZED BY THE ENGINEERING/PUBLIC WORKS DEPARTMENT.
- ANY PAVEMENT MARKING (LANE LINES, TURN ARROWS, ETC.) DAMAGED BY THE STREET CUT AND REPAIR OPERATIONS SHALL BE REPLACED IN CONFORMANCE WITH CITY SIGNAGE AND STRIPING STANDARDS, AS DIRECTED BY THE ENGINEERING/PUBLIC WORKS DEPARTMENT.

CITY OF LONE TREE PUBLIC WORKS	ASPHALT PAVEMENT PATCHBACK	DETAIL NUMBER 1
DATE: 9/24/13	BY: GAW	DRAWING NO.: ST-01

ROADWAY CLASSIFICATION	MIN. PAVEMENT PATCH THICKNESS
ARTERIAL	9 IN.
COLLECTOR	7 IN.
LOCAL	5 IN.

NOTES:

- ALL PUBLIC STREET CUTS SHALL BE BACKFILLED WITH CLSM UNLESS THE TRENCH IS WIDE ENOUGH FOR A FULL-SIZED, SELF-PROPELLED COMPACTOR TO DRIVE THROUGH.
- PAVEMENT PATCH THICKNESS SHALL NOT BE LESS THAN THE EXISTING SECTION.
- SAW CUT AND REMOVE PAVEMENT AND BASE 5" BACK FROM EXCAVATION ZONE.
- 8" OF COMPACTED CDOT CLASS 6 ROAD BASE OR RECYCLED ASPHALT SHALL BE INSTALLED PRIOR TO PAVING.
- CONCRETE STREET PAVEMENT TO BE MINIMUM 7 SACK MIX, 5000 PSI AT 28 DAYS.
- ALL CUTS TO BE SQUARED OFF PRIOR TO RESTORATION, SAW CUT OR ROTO-MILL FULL DEPTH.
- CONCRETE PATCHES SHALL BE DOWELED INTO EXISTING CONCRETE WITH 24"-#5 REBAR AT 18" O.C. AROUND THE PERIMETER OF THE PATCH.
- ARTERIAL STREETS AND MAJOR COLLECTORS MUST BE PATCHED THE SAME DAY THE CUT OCCURS, UNLESS APPROVED BY THE ENGINEERING DEPARTMENT.

CITY OF LONE TREE PUBLIC WORKS	CONCRETE PAVEMENT PATCHBACK	DETAIL NUMBER 2
DATE: 12/9/11	BY: GAW	DRAWING NO.: ST-02

SECTION A-A

TOOLED JOINT

CURB TRANSITION

CITY OF LONE TREE PUBLIC WORKS	CONCRETE PAVEMENT PATCHBACK	DETAIL NUMBER 2
DATE: 12/9/11	BY: GAW	DRAWING NO.: ST-02

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

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NO.	REVISION	DATE	BY	DATE
1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS	
2	NEW SITE PLAN / 2ND CITY COMMENTS	3/27/24	JGS	

H-SCALE	N/A	DATE	DESIGNED BY	CHECKED BY
V-SCALE	N/A	3/27/24	MEP	MEP

811
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RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

SHEET 67 OF 75
JOB NO. 15950.02

CITY OF LONE TREE PUBLIC WORKS

MEDIAN NOSE DETAIL

DATE: 08-09-11 BY: SJT DRAWING NO.: MEDIAN NOSE DETAIL

DETAIL NUMBER
1

CURB & GUTTERS AND SIDEWALKS

ISSUED: 05/2013
REVISED: 09/2017
DRAWING NO. **SP.17**

NOTES:

- IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.
- SEE DRAWING NUMBER SP.23a and SP.23b FOR TRENCH DRAIN.
- SEE DRAWING NUMBER SP.31 AND SP.32 FOR CONCRETE JOINTS.

CITY OF LONE TREE

SIGN DETAILS FOR RAISED MEDIANS NOSE

The following signage shall be placed at the "nose" on all raised median islands, unless otherwise directed by the City Public Works Department.

SELECT APPROPRIATE SIGNAGE FOR SPECIFIC SITE FROM ABOVE ALTERNATIVES

NOTE: If median width (back of curb to back of curb) is less than 4.0', R4-7c, R4-8c or W12-1c shall be used.

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".
- 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.
- 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.

CURB RAMP WITH PANEL DETECTABLE WARNING AREA INSTALLATION

ISSUED: 05/2013
REVISED: 09/2017
DRAWING NO. **SP.18b**

Panel Installation Notes:

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

CITY OF LONE TREE PUBLIC WORKS

MANHOLE LID COVER

DATE: 06/05/2020 BY: J. KRELL DRAWING NO.:

DETAIL NUMBER
MH-1

CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION

ISSUED: 05/2013
REVISED: 09/2017
DRAWING NO. **SP.18c**

Paver Installation Notes:

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

ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

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

RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

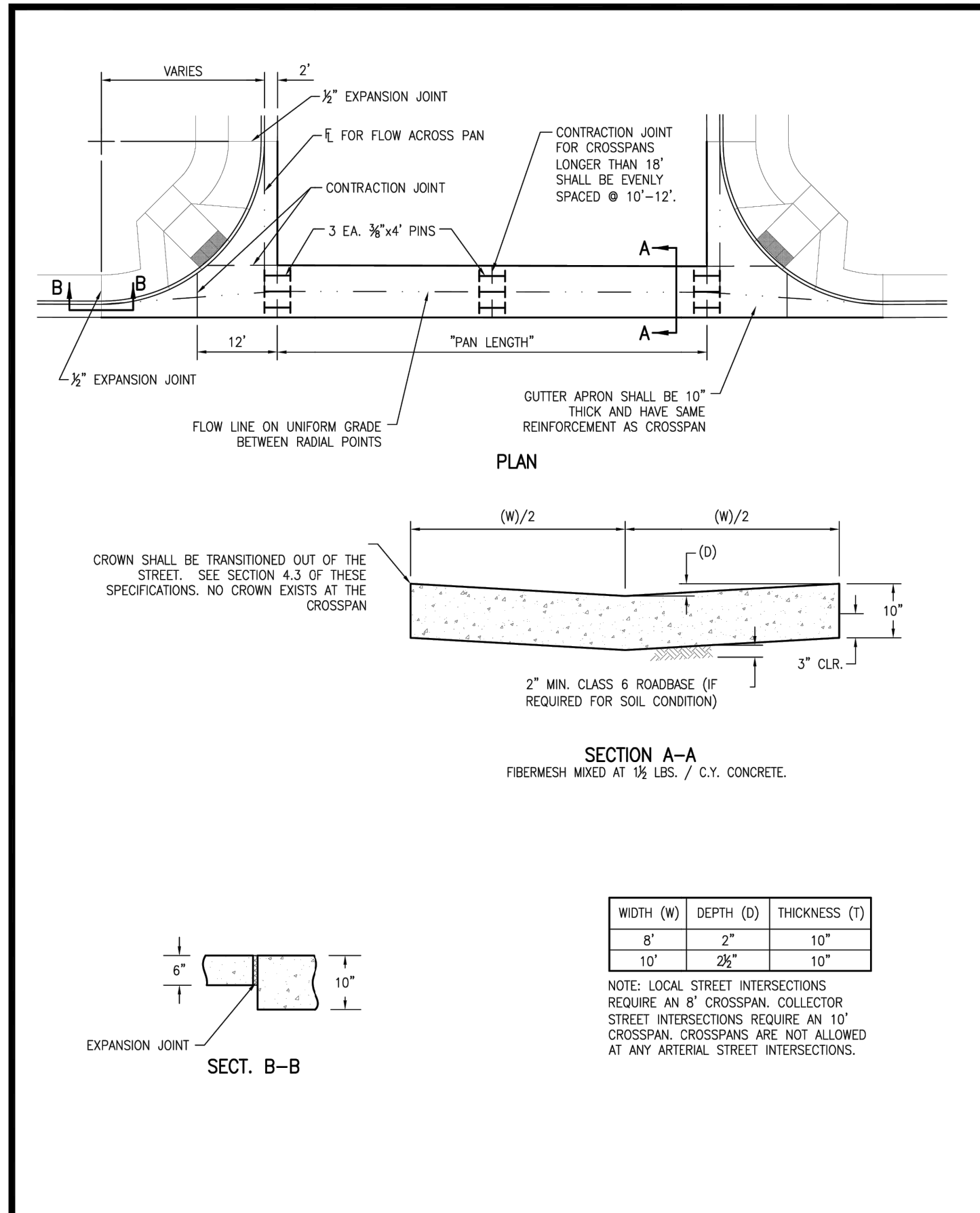
SHEET 68 OF 75
JOB NO. 15950.02

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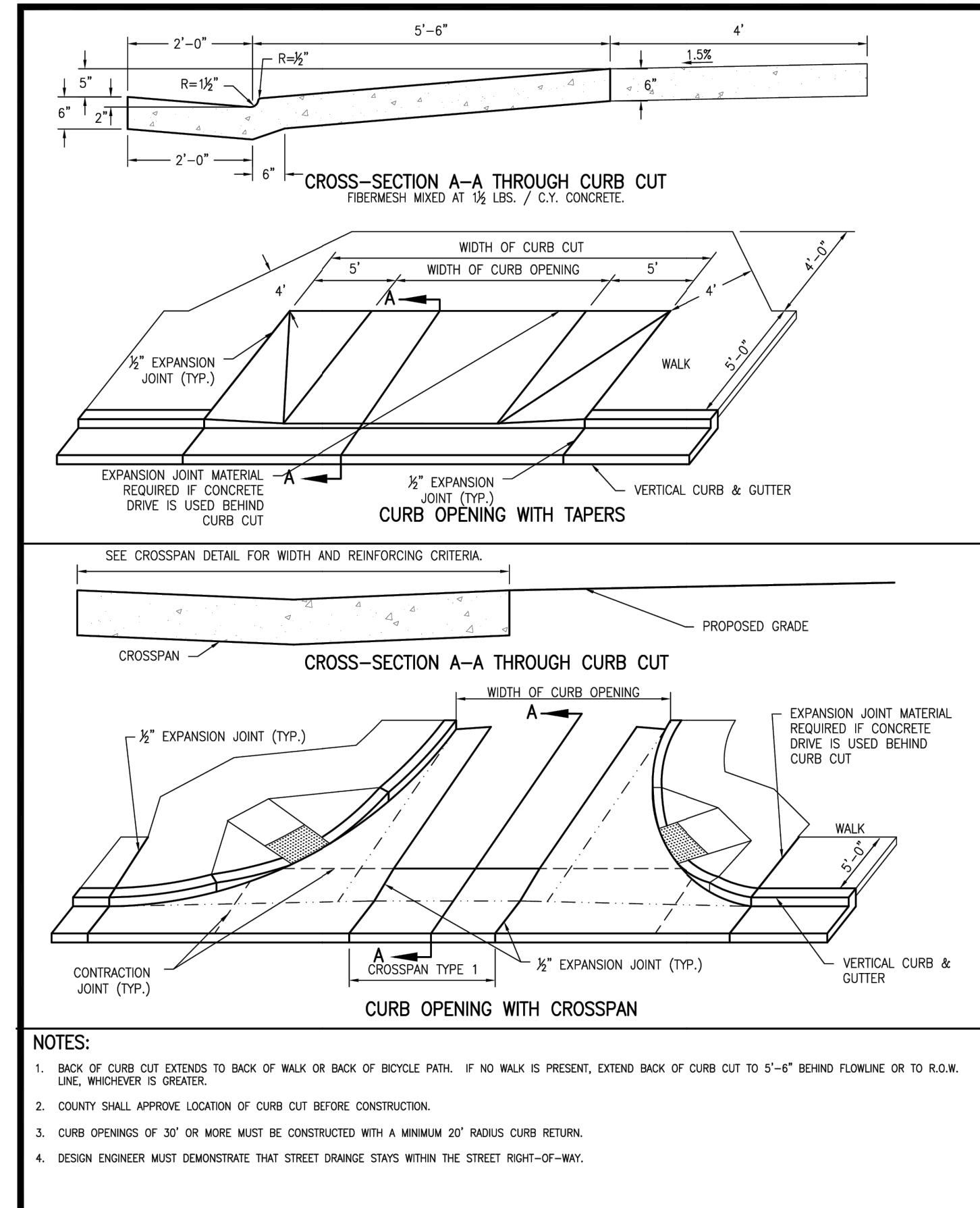
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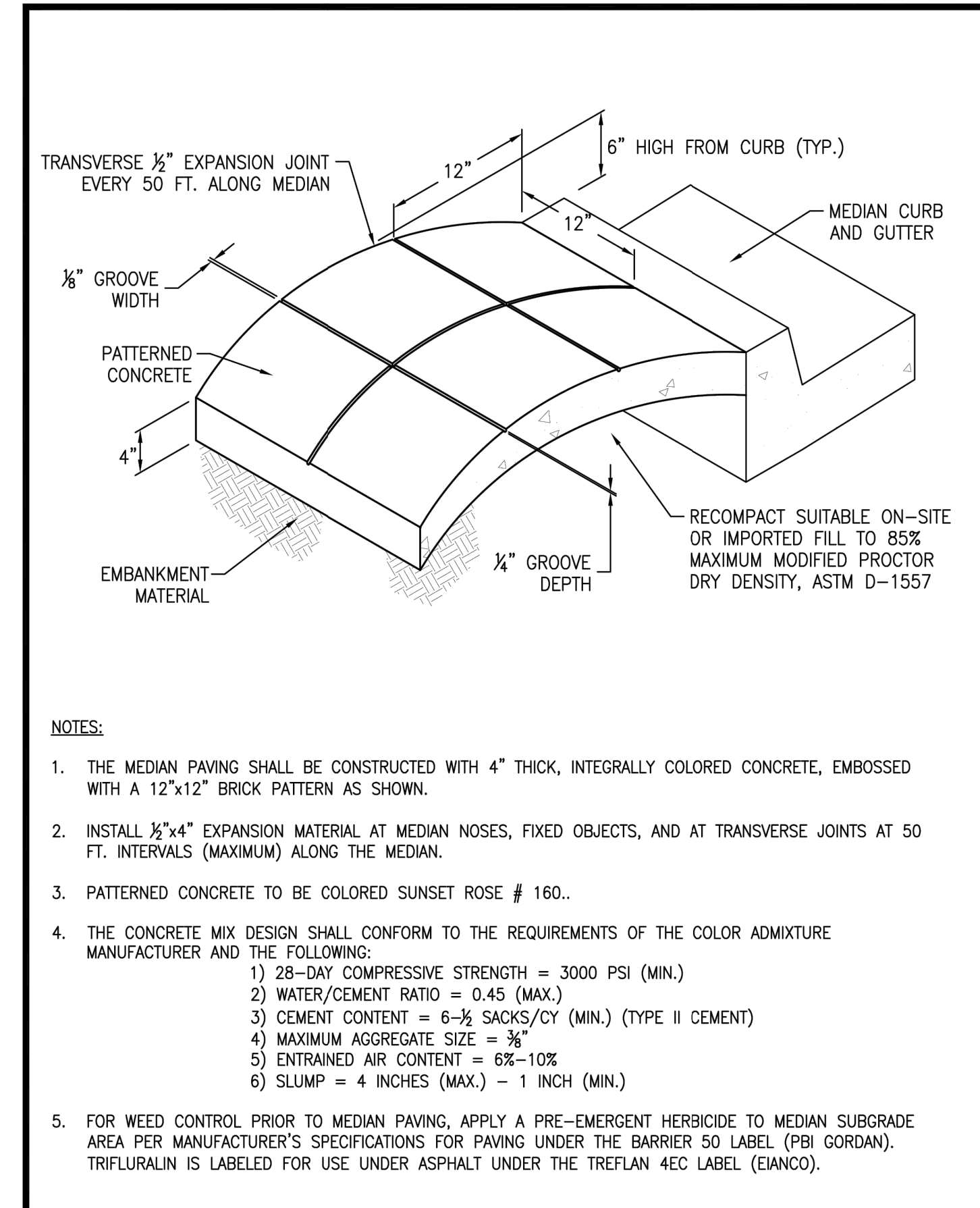
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3/27/24	JGS	2	2	NEW SITE PLAN / 2ND CITY COMMENTS



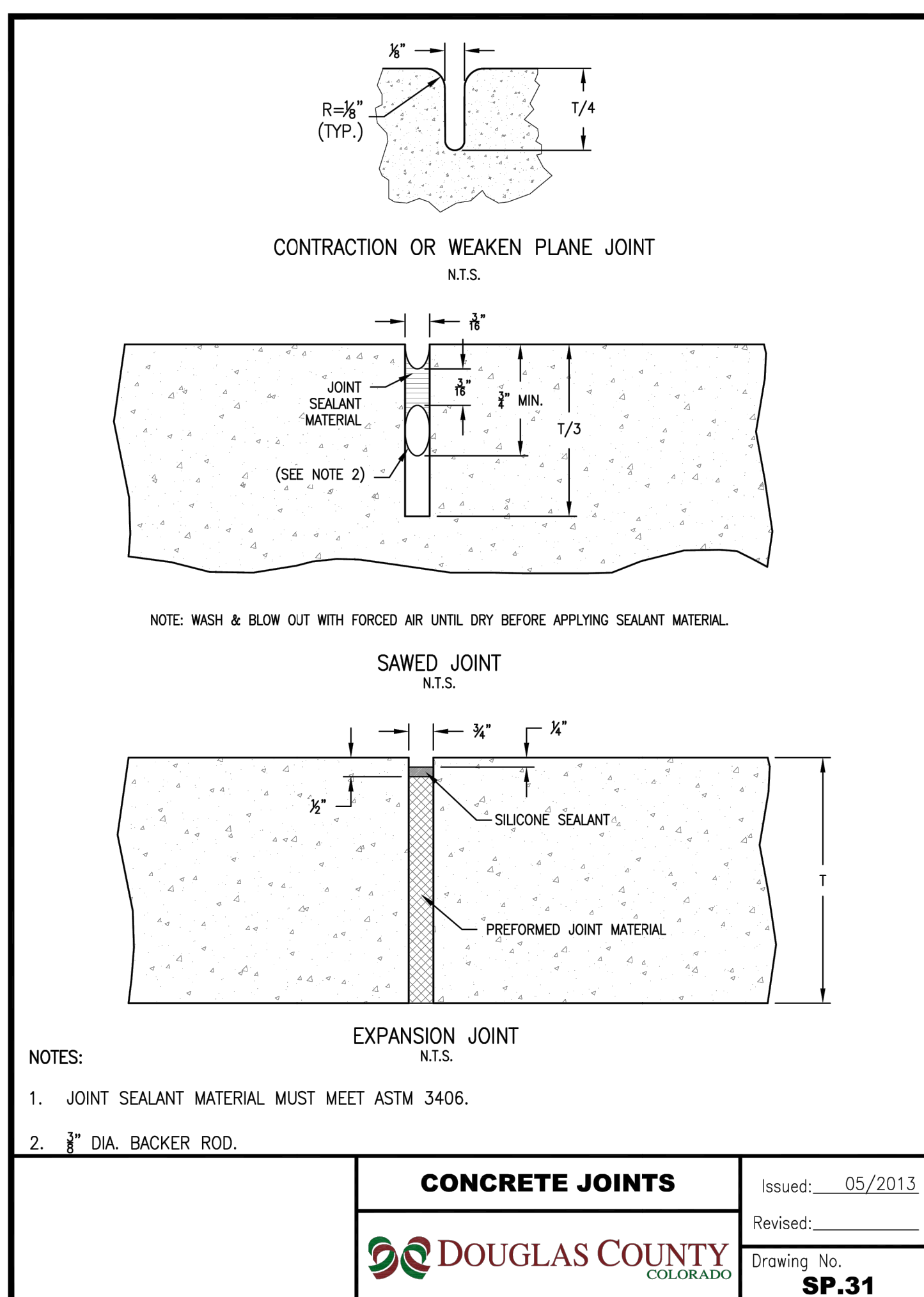
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DOUGLAS COUNTY COLORADO	Revised: 09/2017
Drawing No. SP.21	



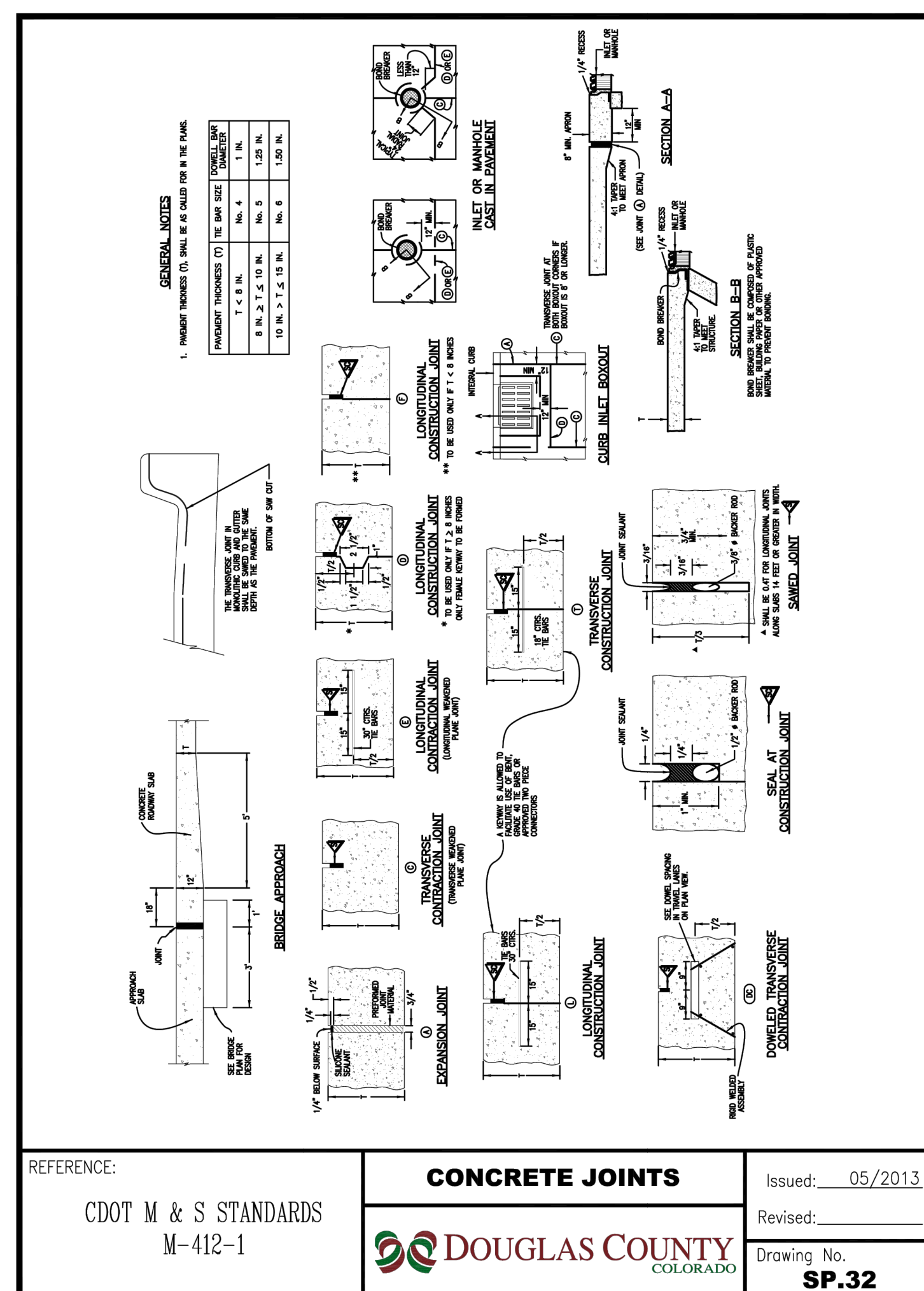
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Drawing No. SP.22	



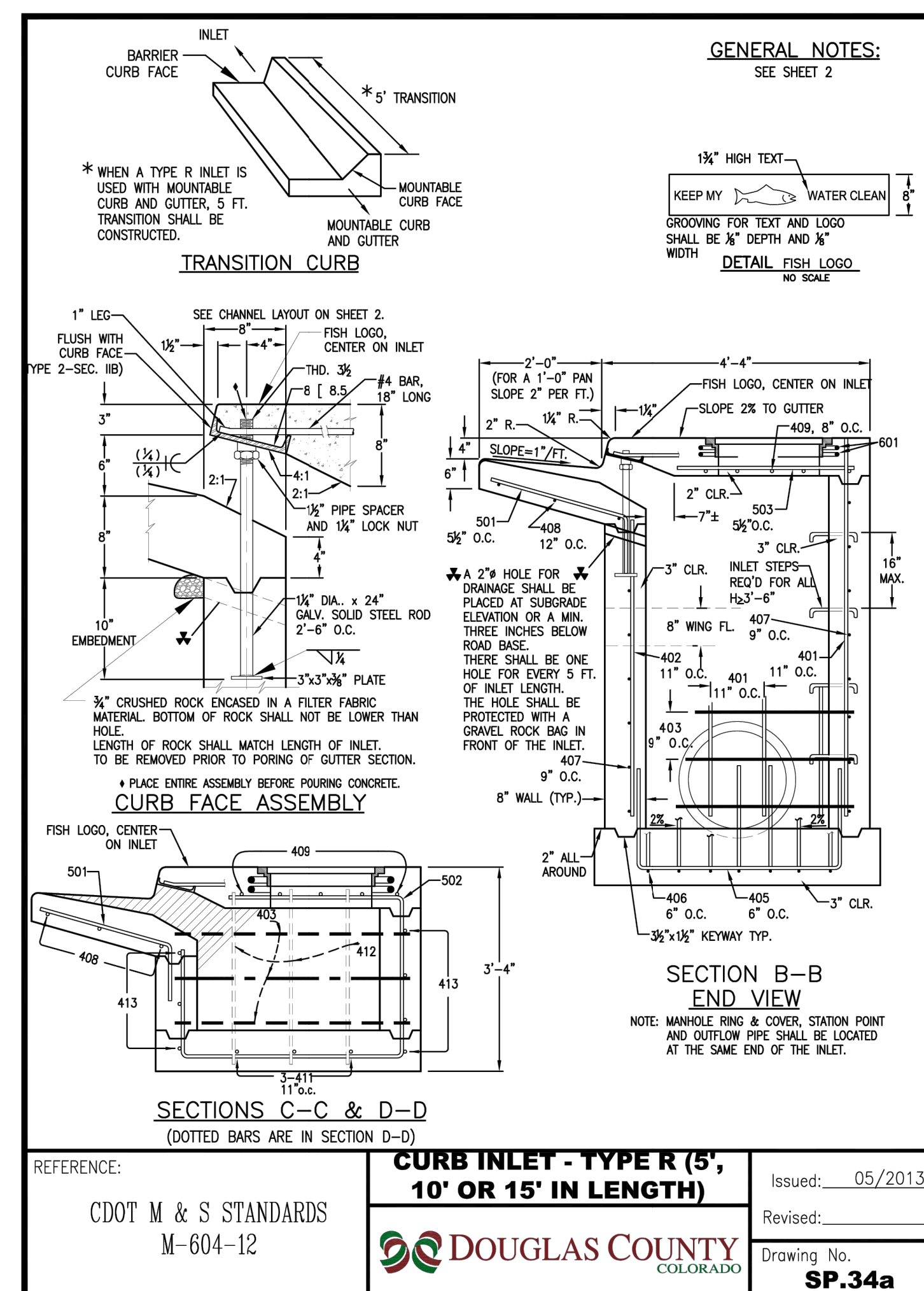
MEDIAN COVER MATERIAL	Issued: 05/2013
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Drawing No. SP.29	



CONCRETE JOINTS	Issued: 05/2013
DOUGLAS COUNTY COLORADO	Revised: _____
Drawing No. SP.31	



REFERENCE: CDOT M & S STANDARDS M-412-1	CONCRETE JOINTS	Issued: 05/2013
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Drawing No. SP.32		



REFERENCE: CDOT M & S STANDARDS M-604-12	CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)	Issued: 05/2013
DOUGLAS COUNTY COLORADO	Revised: _____	
Drawing No. SP.34a		

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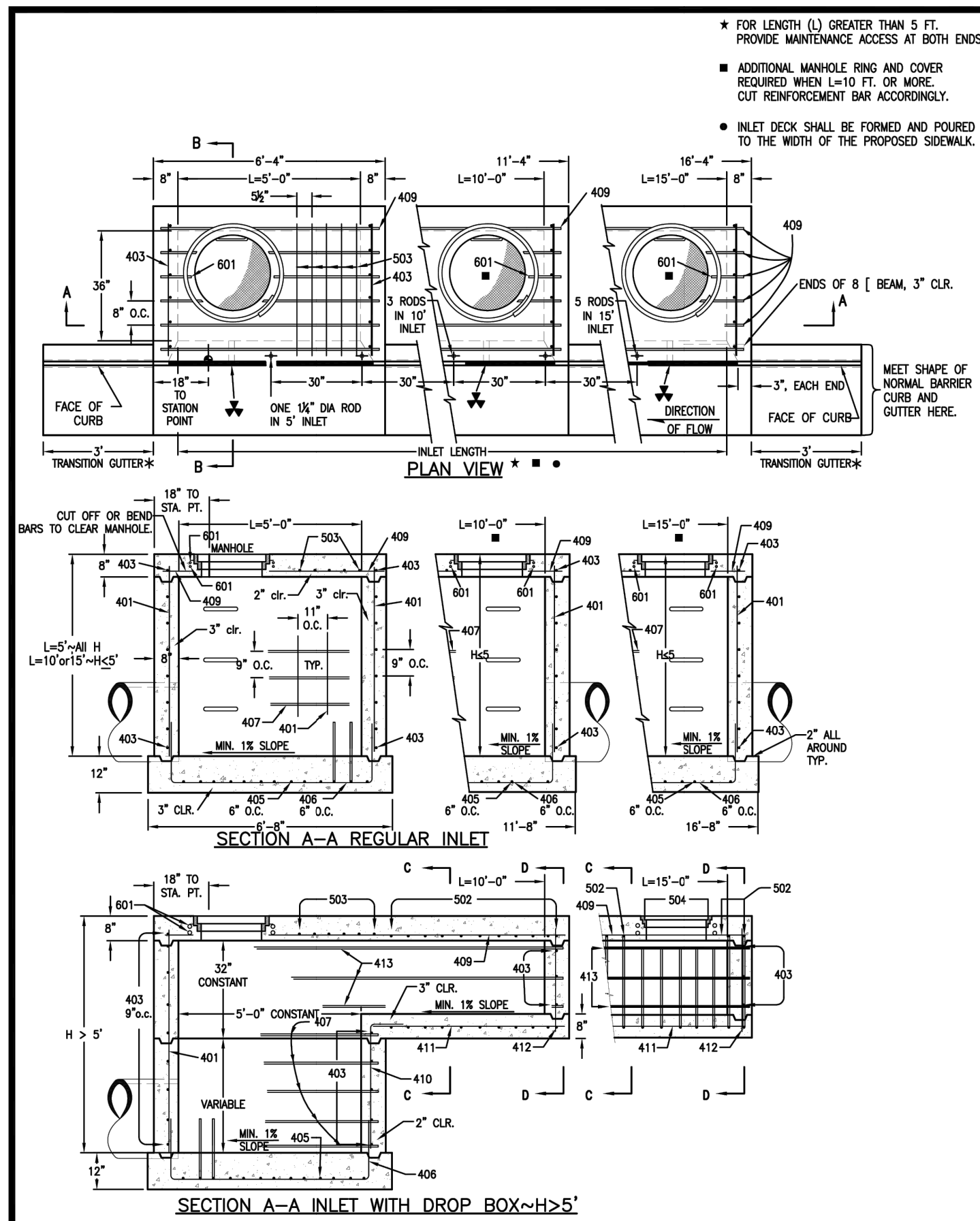
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JGS	3/27/24	2	2		MEP

H-SCALE N/A
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DATE 3/27/24
DESIGNED BY MEP
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RIDGEGATE SOUTHWEST VILLAGE FILING 3
STORM SEWER AND ROADWAY DETAILS

SHEET 69 OF 75
JOB NO. 15950.02



REFERENCE: CDOT M & S STANDARDS M-604-12

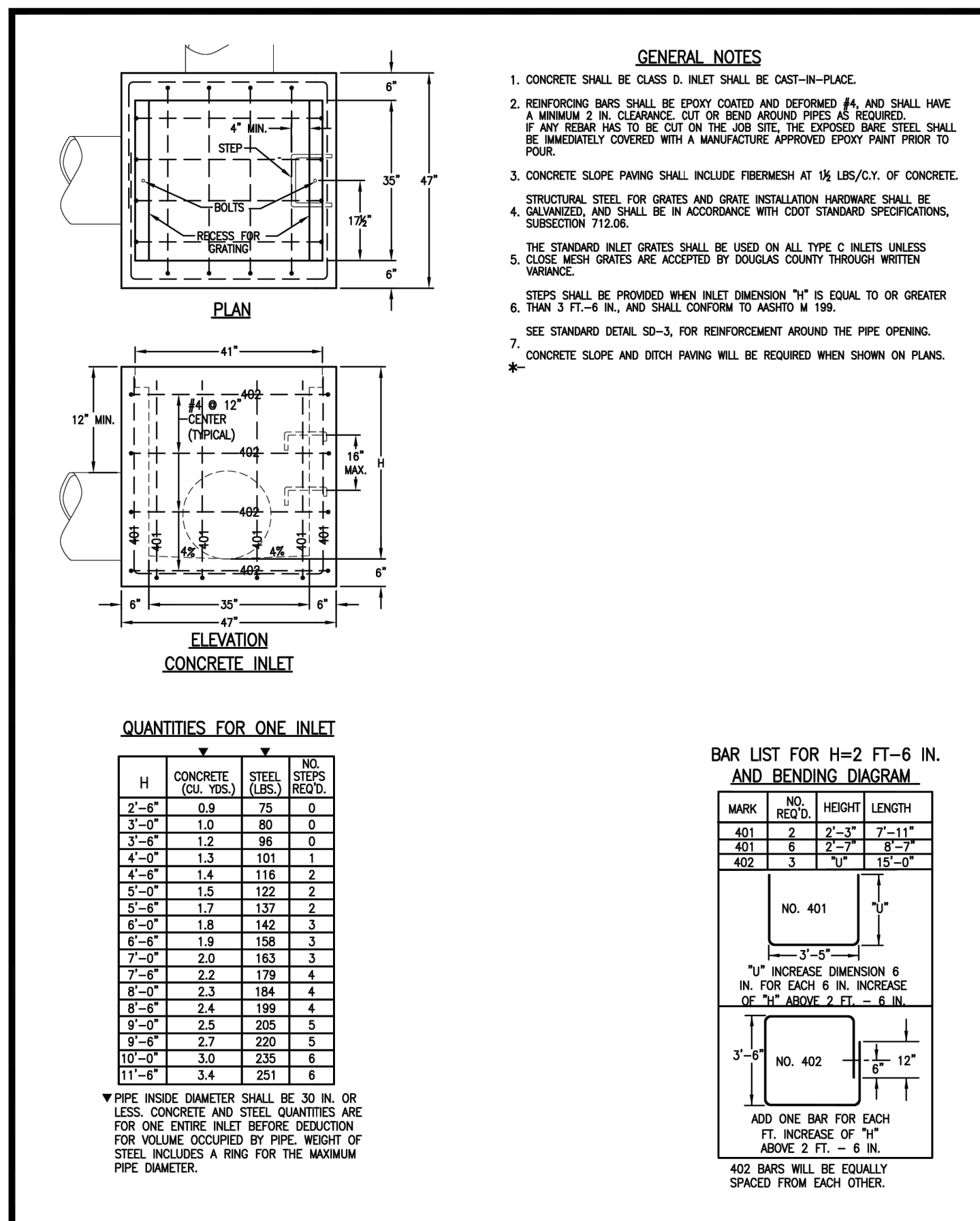
CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)

Issued: 05/2013

Revised:

Drawing No. **SP.34b**

DOUGLAS COUNTY COLORADO



REFERENCE: CDOT M & S STANDARDS M-604-10

INLET TYPE C

Issued: 05/2013

Revised:

Drawing No. **SP.35a**

DOUGLAS COUNTY COLORADO

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS			INLETS: H ≤ 5 FT.			INLETS: H > 5 FT.		
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 5 FT.	L = 10 FT.	L = 15 FT.
401	4	11"	II	15	21	26	11	11	11	11	11	
402	4	11"	II	7	7	7	7	7	7	7	7	
403	4	9"	II	4	4	4	4	4	4	4	4	
405	4	6"	VI	11	6	10	31	6	10	11	6	
406	4	6"	VIII	7	8	10	7	8	10	7	8	
407	4	9"	II	5	10	10	5	10	10	5	10	
408	4	12"	II	3	6	10	3	11	10	3	16	
409	4	8"	II	6	5	10	6	15	10	6	15	
410	4	11"	II	3	3	3	3	3	3	3	3	
411	4	11"	II	3	3	3	3	3	3	3	3	
412	4	11"	II	3	3	3	3	3	3	3	3	
413	4	9"	II	3	3	3	3	3	3	3	3	
501	5	5 1/2"	IV	11	3	4	22	3	4	33	3	4
502	5	5 1/2"	III	11	3	4	22	3	4	11	3	4
503	5	5 1/2"	I	5	3	4	16	3	4	27	3	4
504	5	5 1/2"	IX	5	3	4	16	3	4	6	3	4
601	6	2 1/2"	V	2	8	10	2	8	10	2	8	10
602	6	2 1/2"	I	1	10	10	1	10	10	1	10	10
603	6	2 1/2"	I	2	8	10	2	8	10	2	8	10

REGULAR INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	LENGTH	NO. REG'D.	NO. REG'D. DROP BOX	L=5'	L=10'	L=15'
401	402	410	403	407	403	407
3'-0"	2'-8"	1'-8"	10	7	3.2	285
3'-6"	3'-2"	2'-2"	10	7	3.4	305
4'-0"	3'-8"	2'-8"	12	9	3.7	328
4'-6"	4'-2"	3'-2"	12	9	3.9	334
5'-0"	4'-8"	3'-8"	14	11	4.1	354
5'-6"	5'-2"	4'-2"	16	13	4.4	375
6'-0"	5'-8"	4'-8"	18	15	4.6	382
6'-6"	6'-2"	5'-2"	18	15	4.8	402
7'-0"	6'-8"	5'-8"	20	17	5.0	423
7'-6"	7'-2"	6'-2"	20	17	5.3	430
8'-0"	7'-8"	6'-8"	22	19	5.5	451
8'-6"	8'-2"	7'-2"	24	21	5.7	471
9'-0"	8'-8"	7'-8"	24	21	6.0	479
9'-6"	9'-2"	8'-2"	26	23	6.2	499
10'-0"	9'-8"	8'-8"	28	25	6.4	520
10'-6"	10'-2"	9'-2"	28	25	6.7	527
11'-0"	10'-8"	9'-8"	30	27	6.9	547

REGULAR INLETS TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
 DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
 STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNELS.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

REFERENCE: CDOT M & S STANDARDS M-604-12

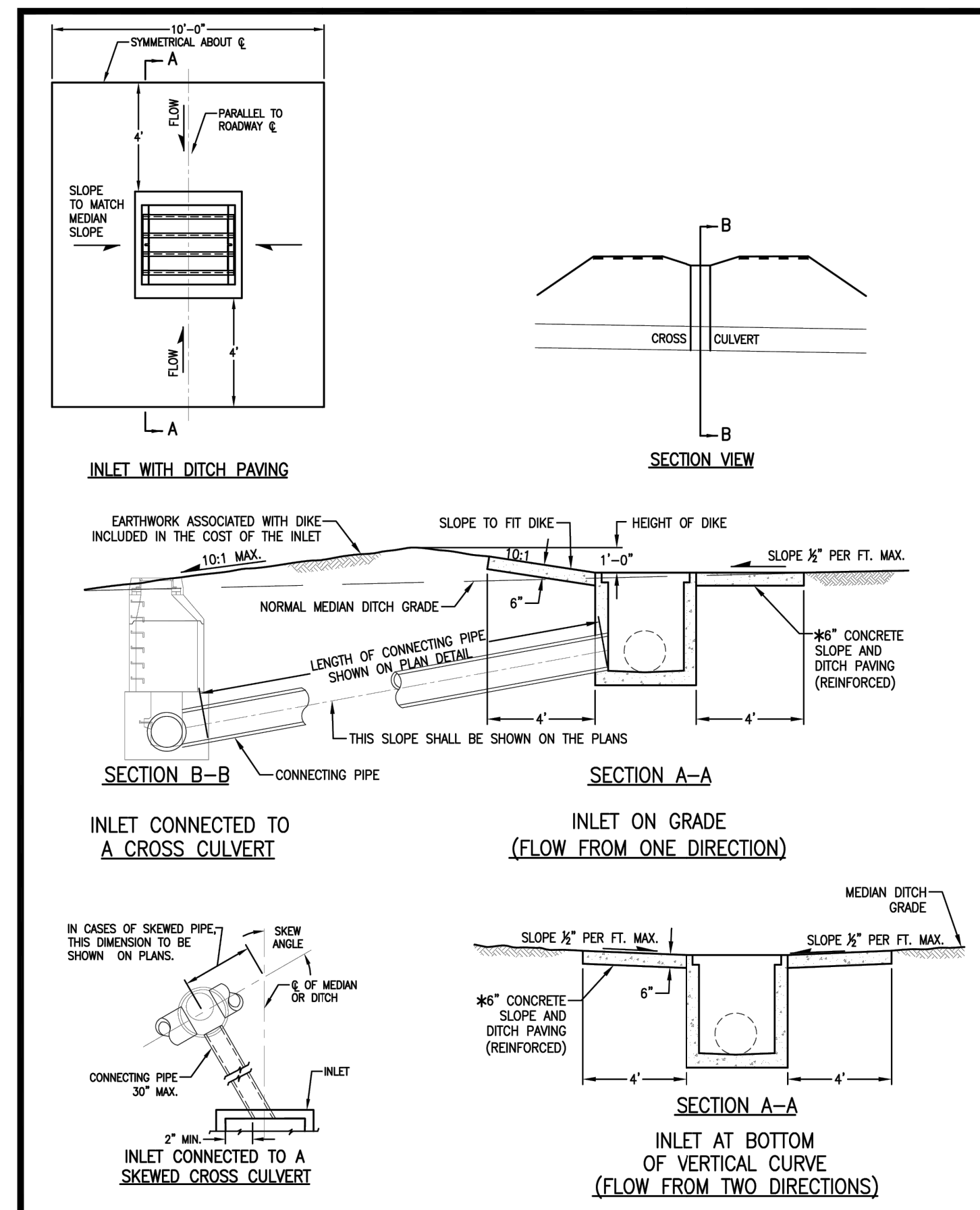
CURB INLET - TYPE R (5', 10' OR 15' IN LENGTH)

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Drawing No. **SP.34c**

DOUGLAS COUNTY COLORADO



REFERENCE: CDOT M & S STANDARDS M-604-10

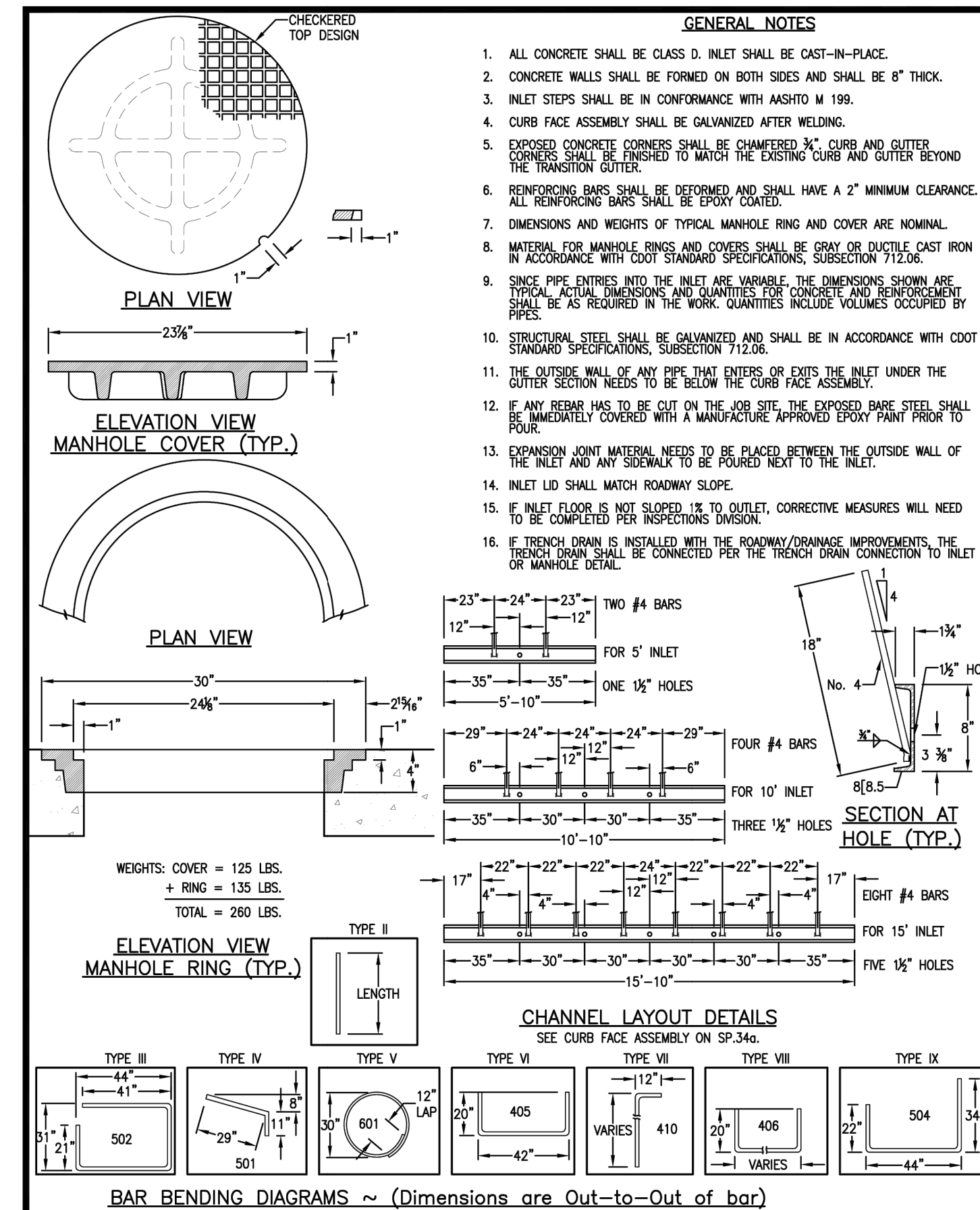
INLET TYPE C

Issued: 05/2013

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DOUGLAS COUNTY COLORADO



REFERENCE: CDOT M & S STANDARDS M-604-12

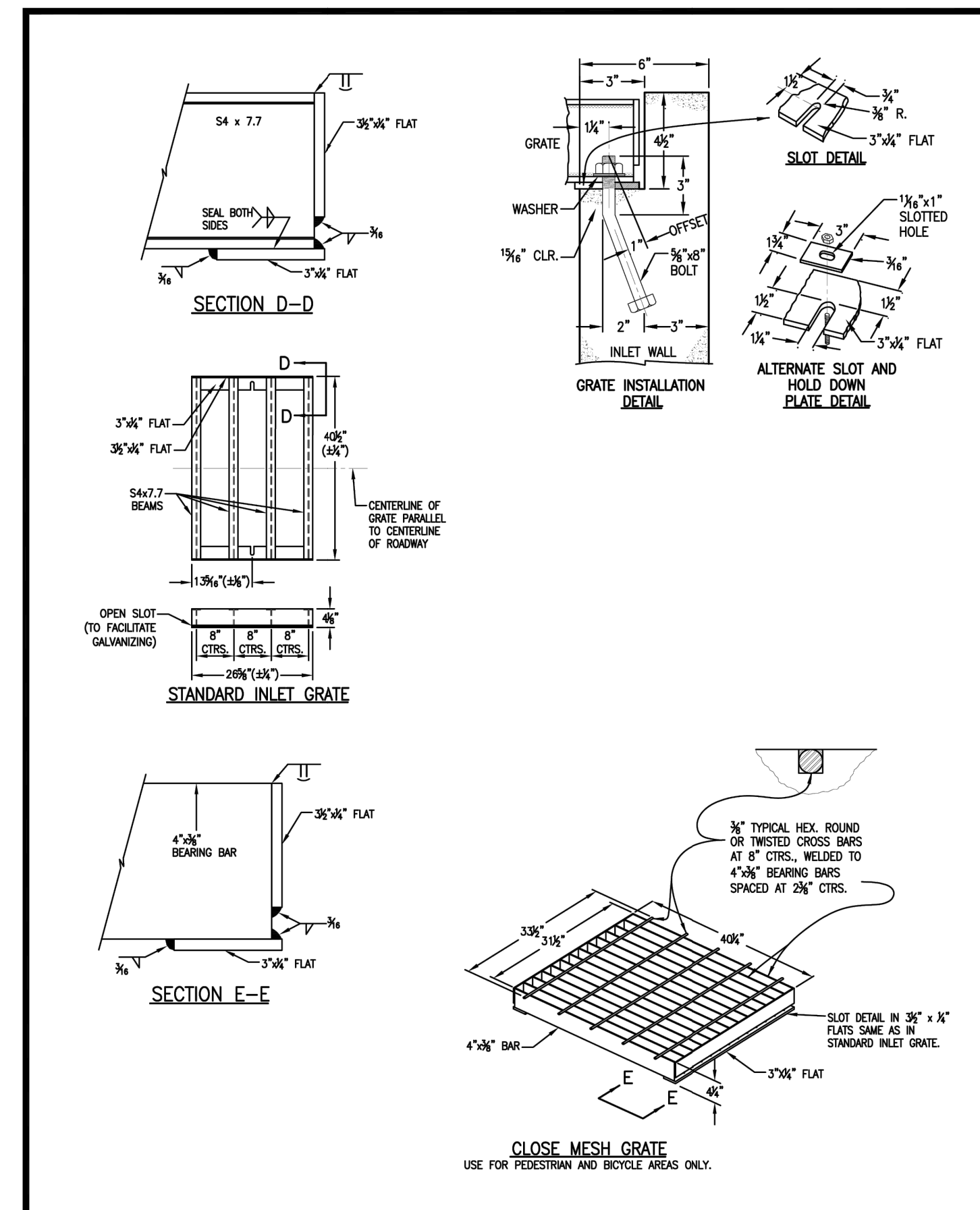
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Issued: 05/2013

Revised:

Drawing No. **SP.34d**

DOUGLAS COUNTY COLORADO



REFERENCE: CDOT M & S STANDARDS M-604-10

INLET TYPE C

Issued: 05/2013

Revised:

Drawing No. **SP.35c**

DOUGLAS COUNTY COLORADO



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

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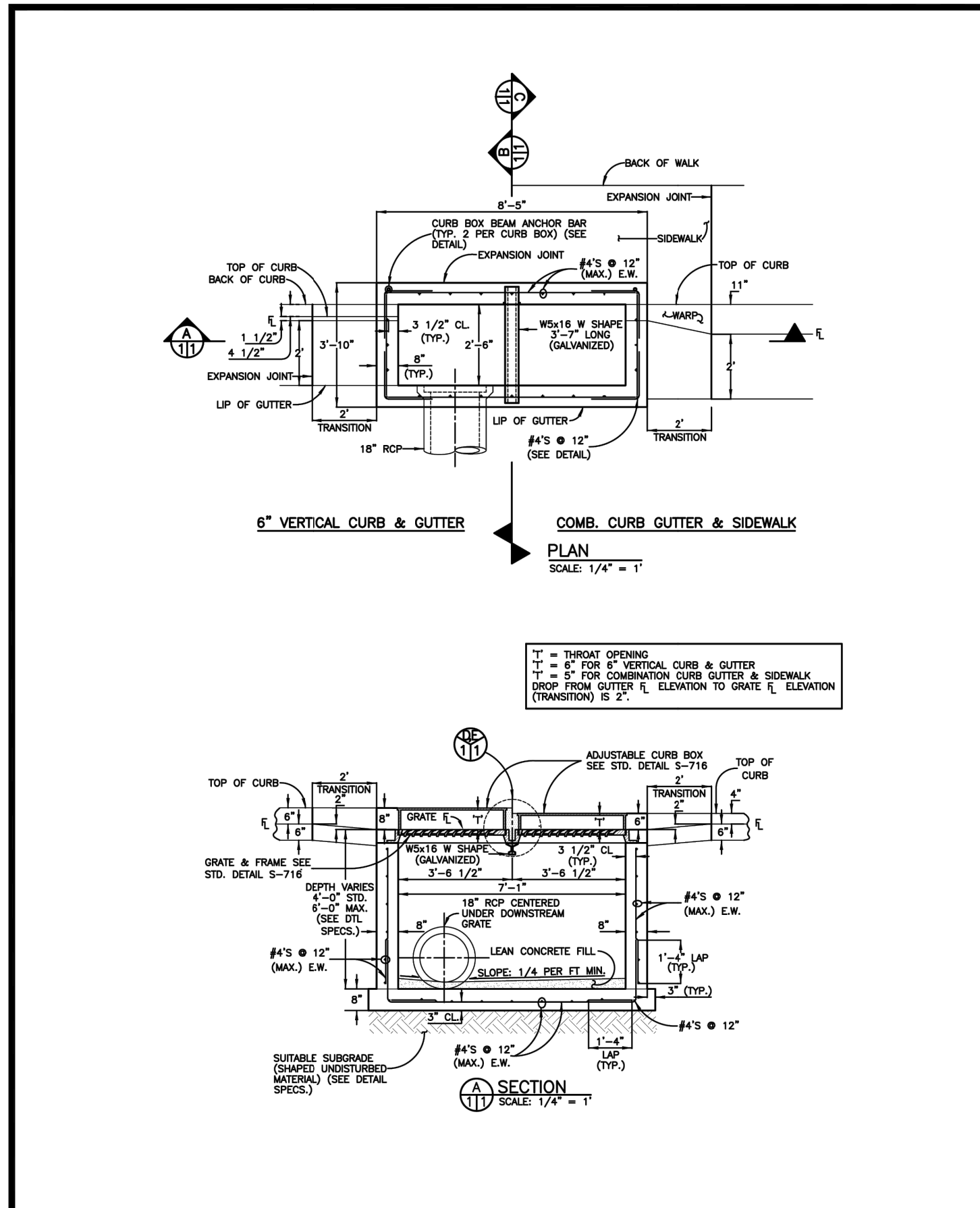
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JGS	3/27/24	NEW SITE PLAN / 2ND CITY COMMENTS	2						

RIDGEGATE SOUTHWEST VILLAGE FILING 3
 STORM SEWER AND ROADWAY DETAILS

SHEET 70 OF 75
 JOB NO. 15950.02



REFERENCE: CITY AND COUNTY OF DENVER DRAWING NUMBER S-616.2

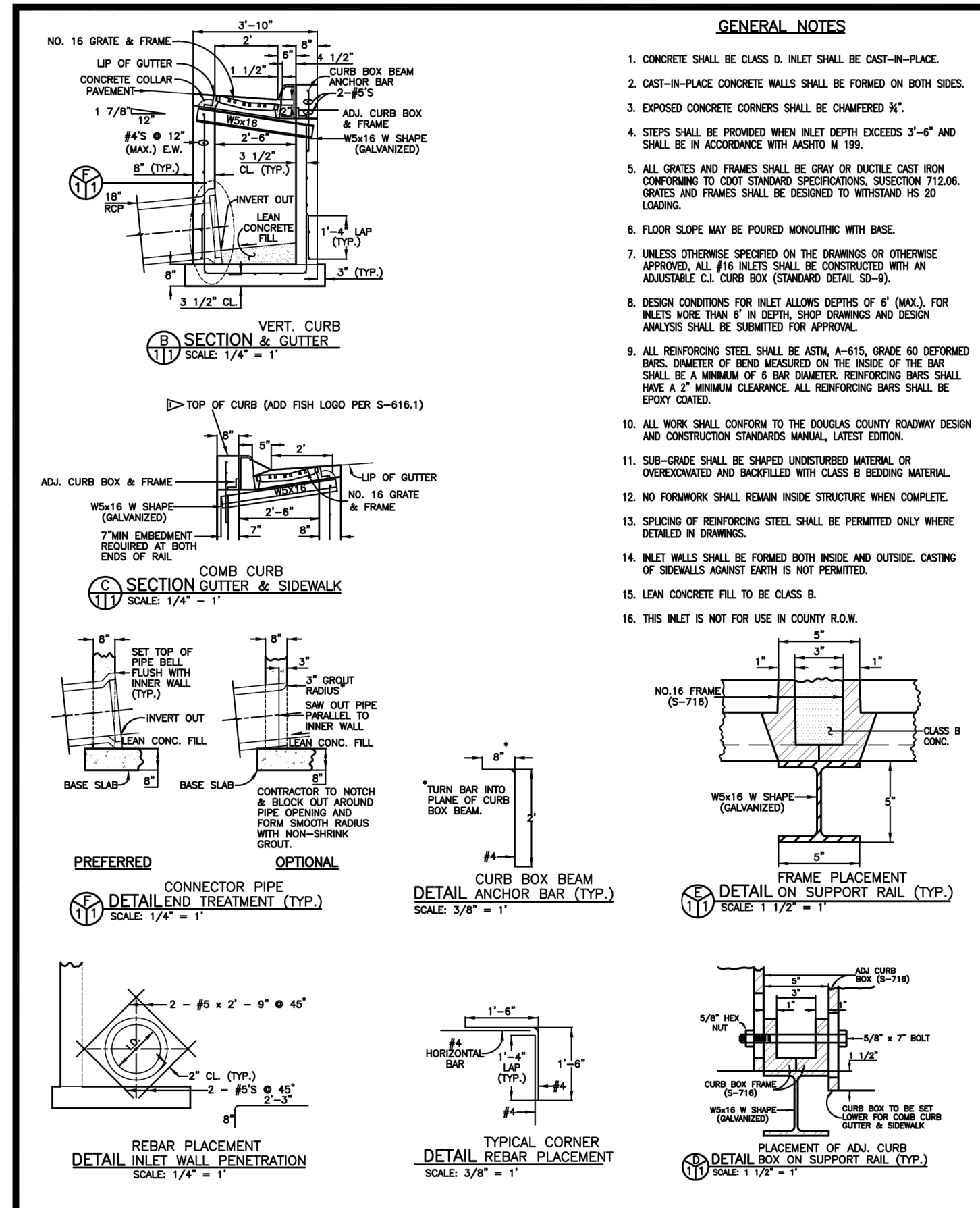
COMBINATION INLET TYPE 13/ DENVER TYPE 16 - DOUBLE NO. 16 OPEN THROAT INLET ADJUSTABLE CURB BOX

Issued: 05/2013

Revised:

Drawing No. **SP.39a**

DOUGLAS COUNTY COLORADO



REFERENCE: CITY AND COUNTY OF DENVER DRAWING NUMBER S-616.2

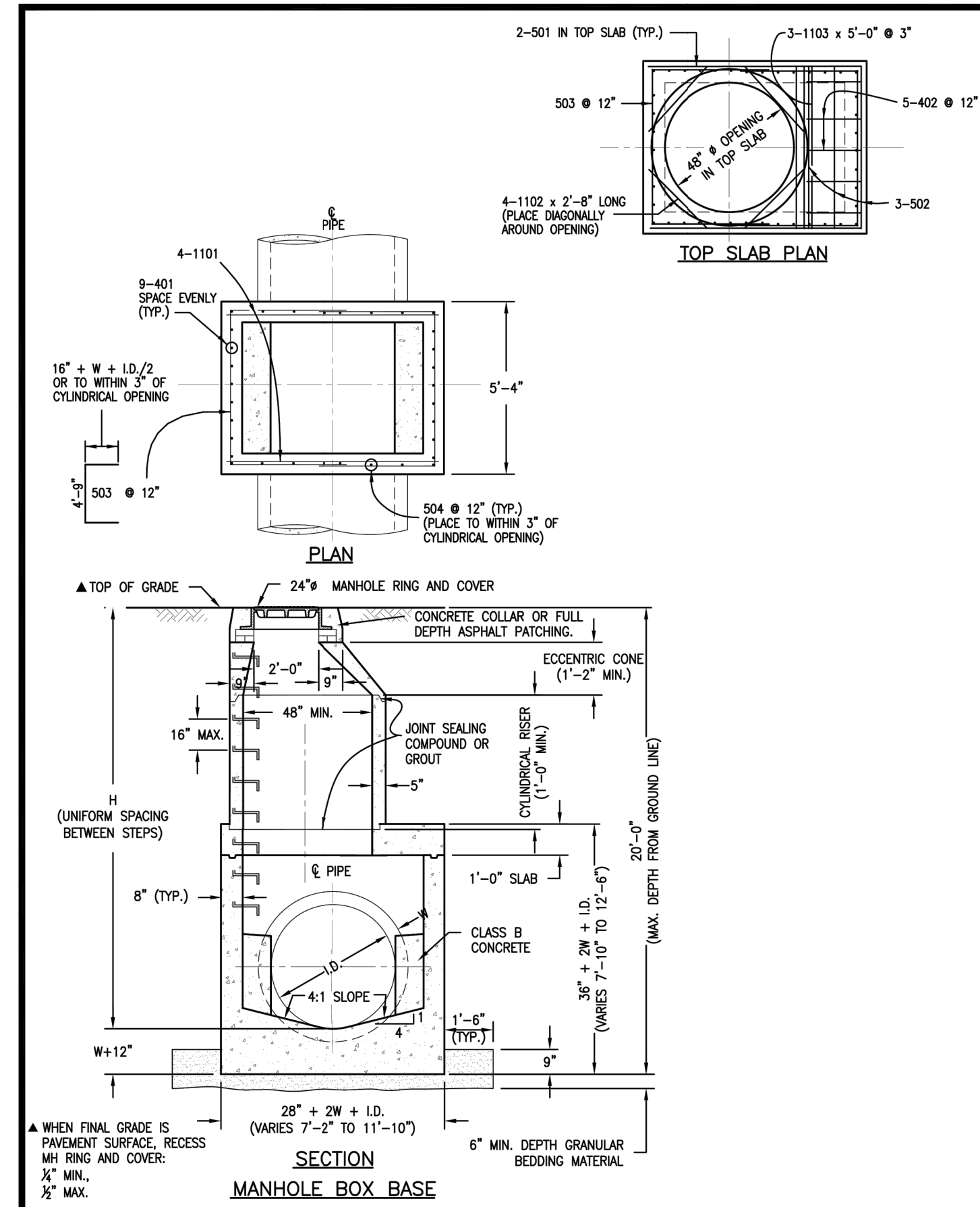
COMBINATION INLET TYPE 13/ DENVER TYPE 16 - DOUBLE NO. 16 OPEN THROAT INLET ADJUSTABLE CURB BOX

Issued: 05/2013

Revised:

Drawing No. **SP.39b**

DOUGLAS COUNTY COLORADO



REFERENCE: CDOT M & S STANDARDS M-604-20

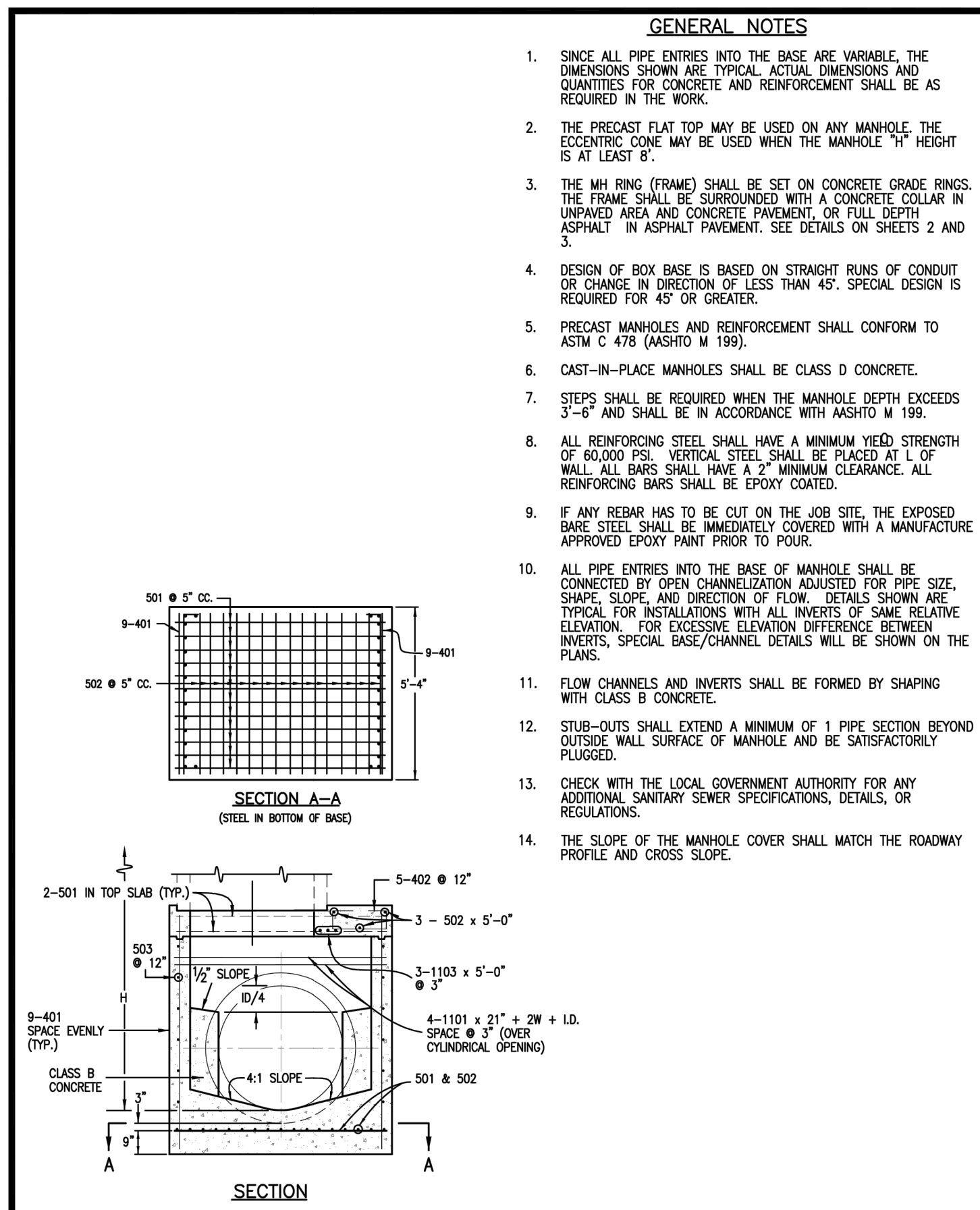
MANHOLES

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Revised:

Drawing No. **SP.43a**

DOUGLAS COUNTY COLORADO



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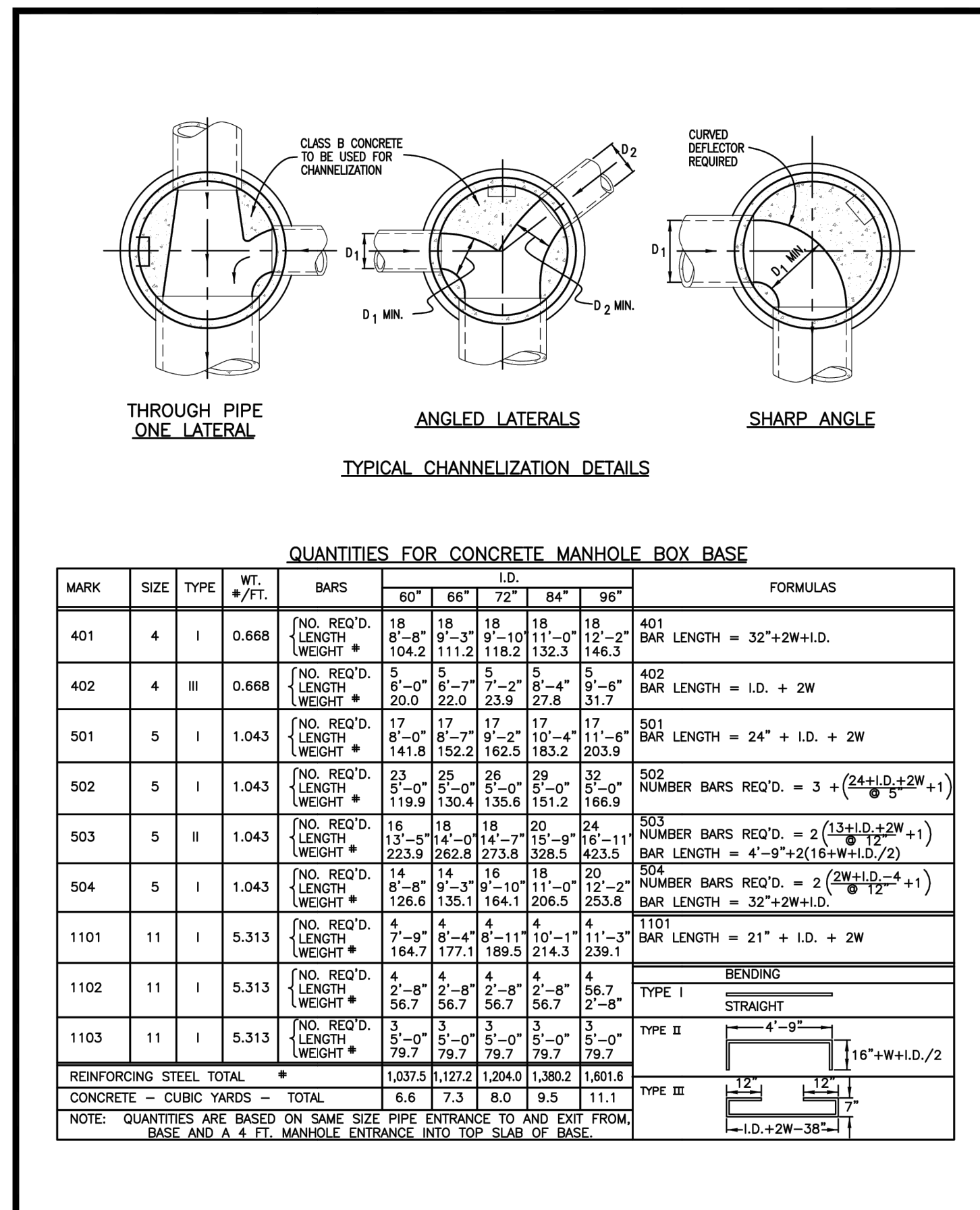
MANHOLES

Issued: 05/2013

Revised:

Drawing No. **SP.43b**

DOUGLAS COUNTY COLORADO



REFERENCE: CDOT M & S STANDARDS M-604-20

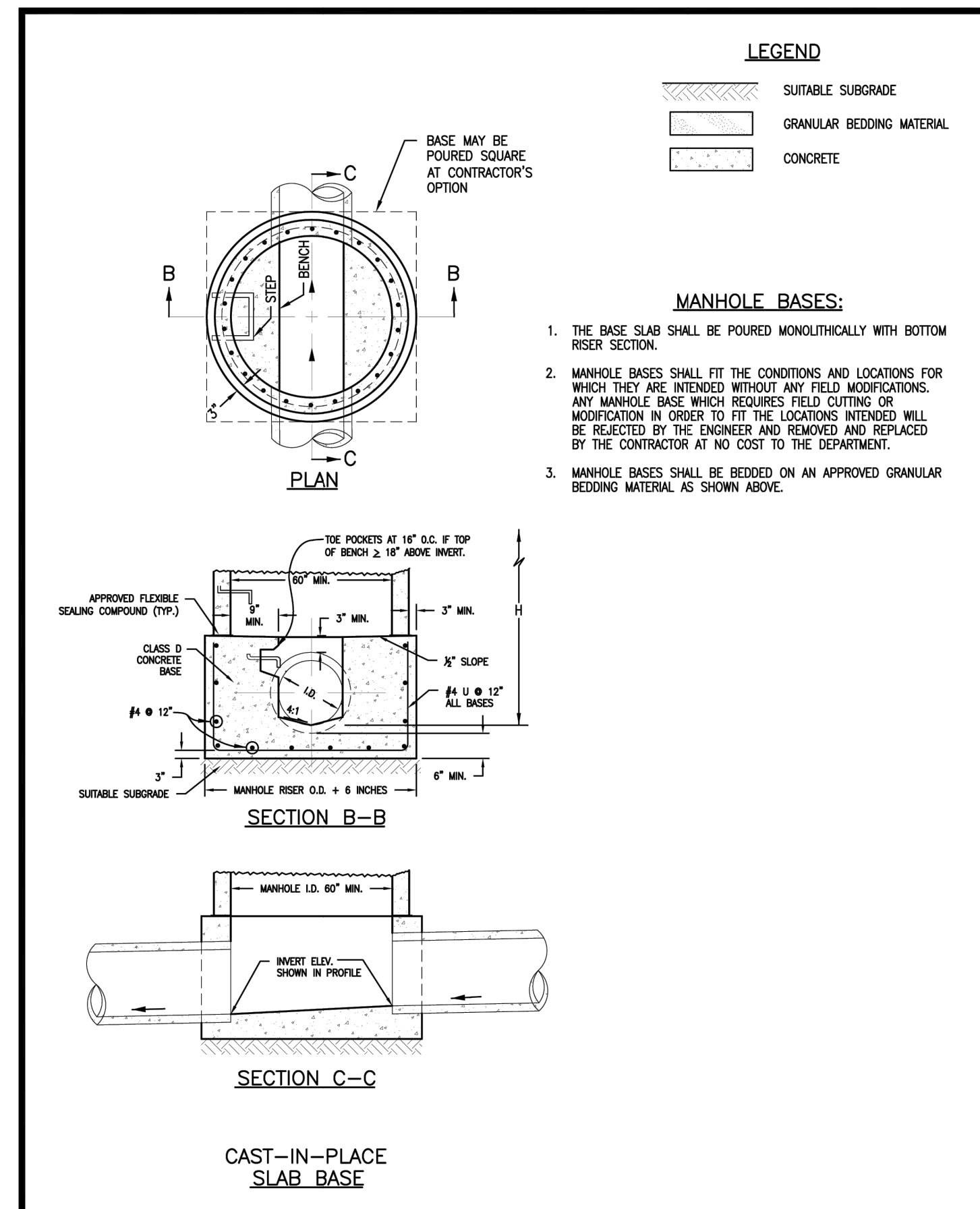
MANHOLES

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Revised:

Drawing No. **SP.43c**

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1	REVISED PER 1ST CITY COMMENTS	1/31/24	JGS	
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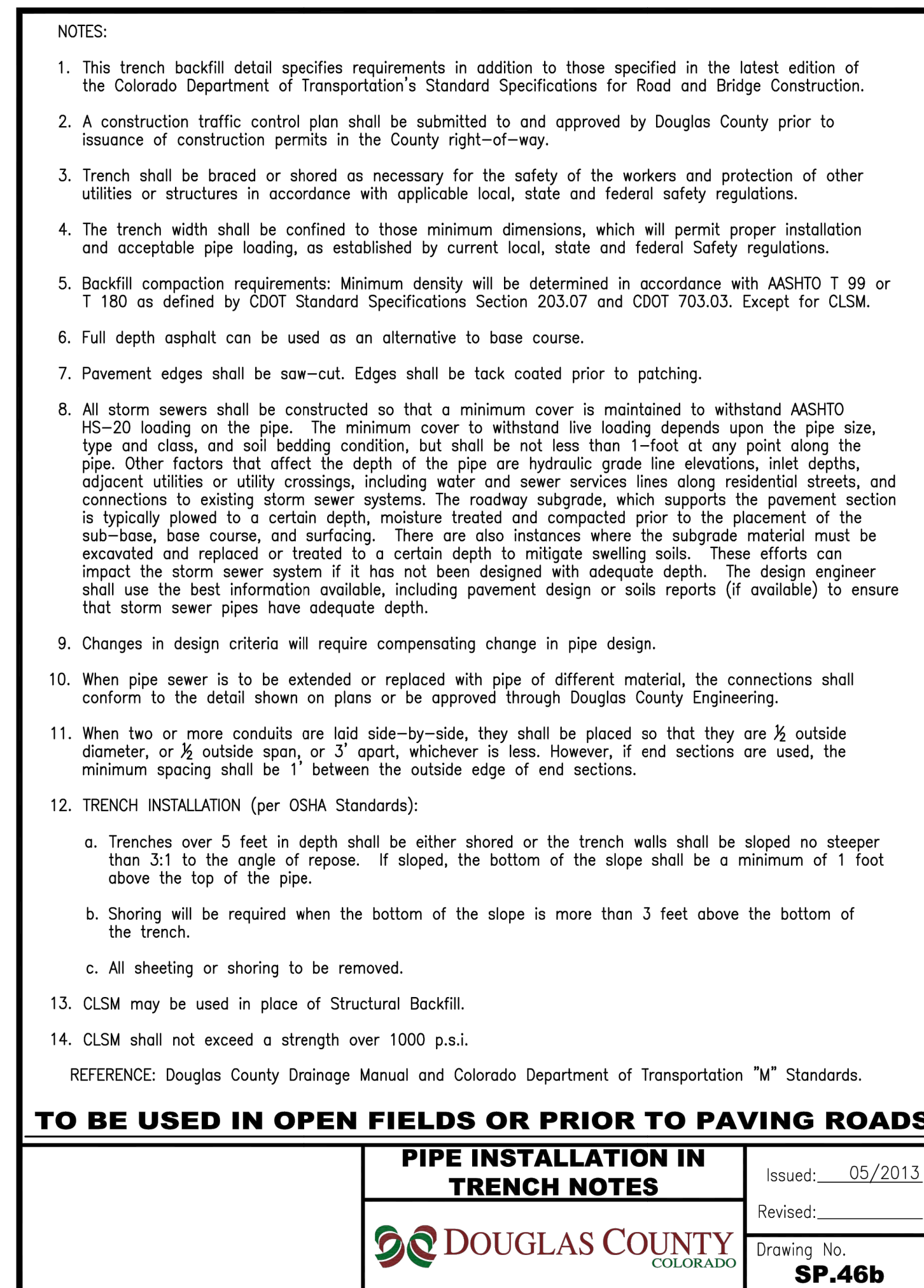
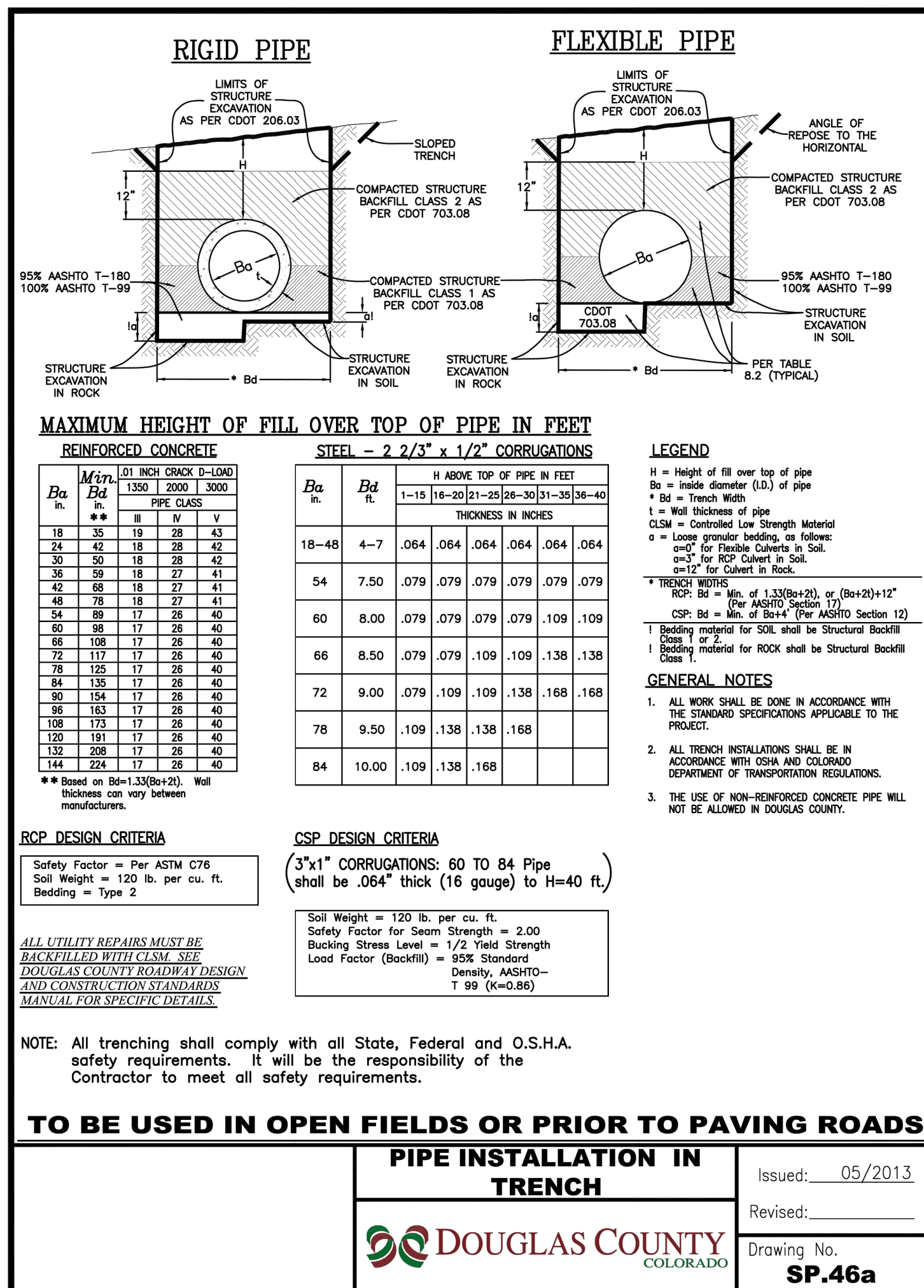
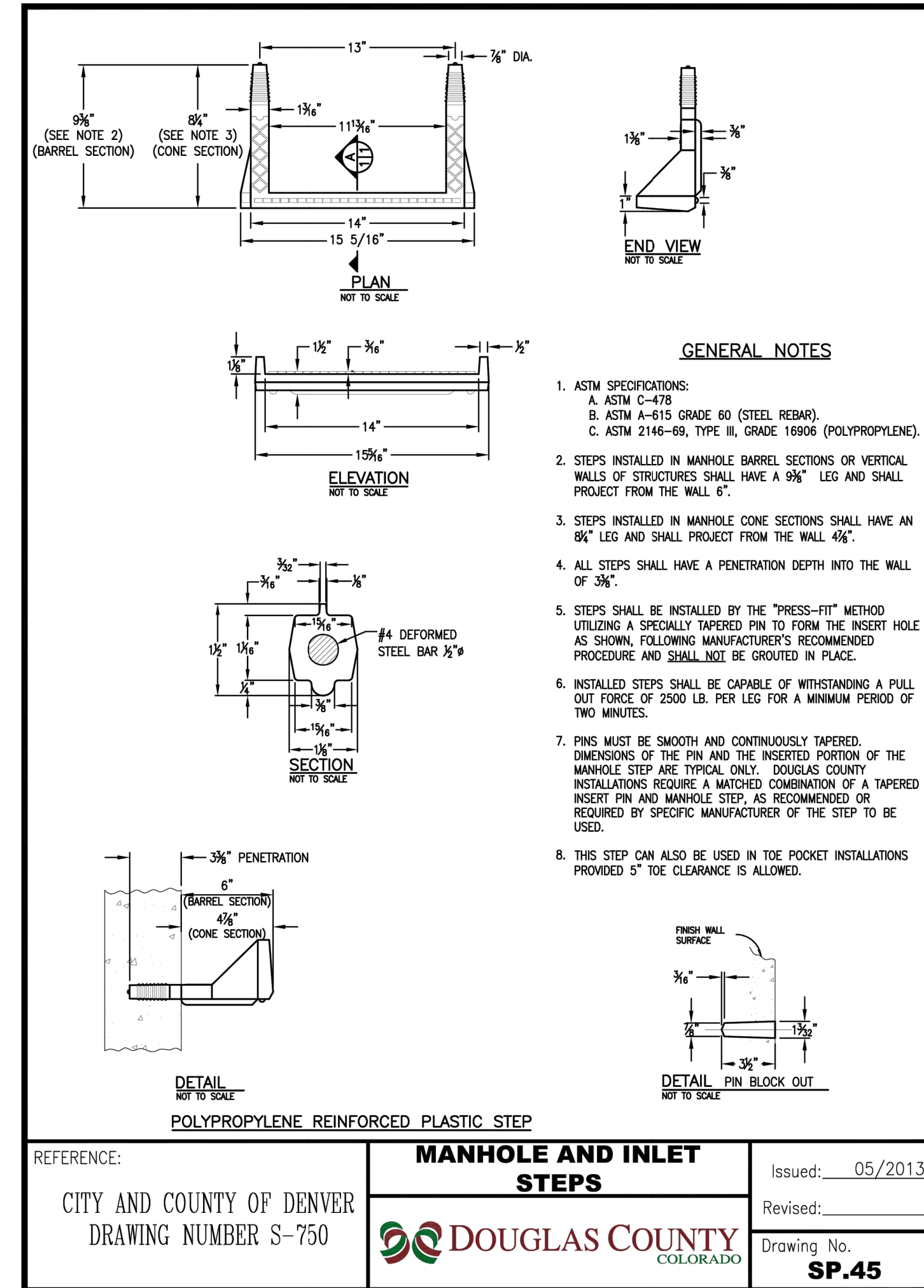
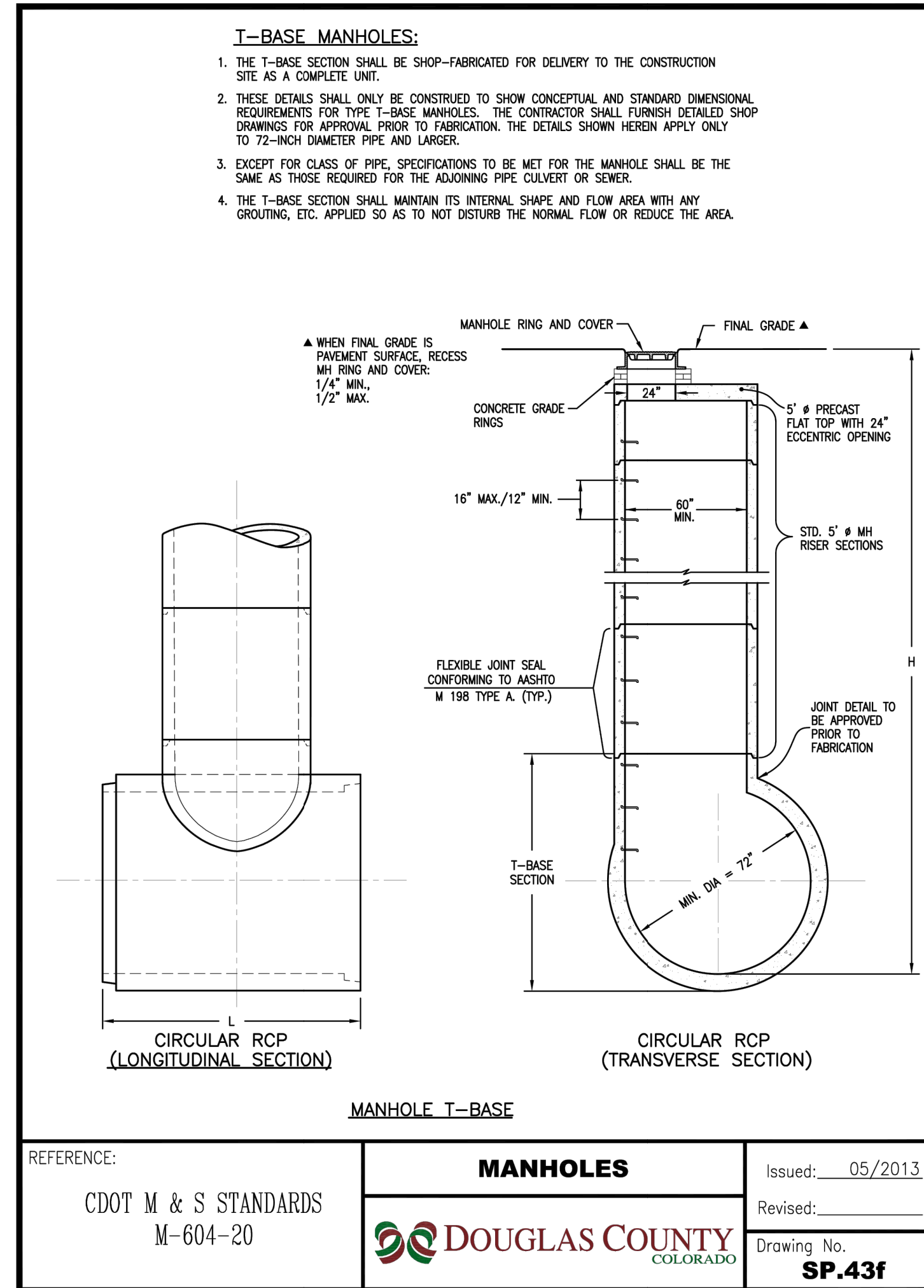
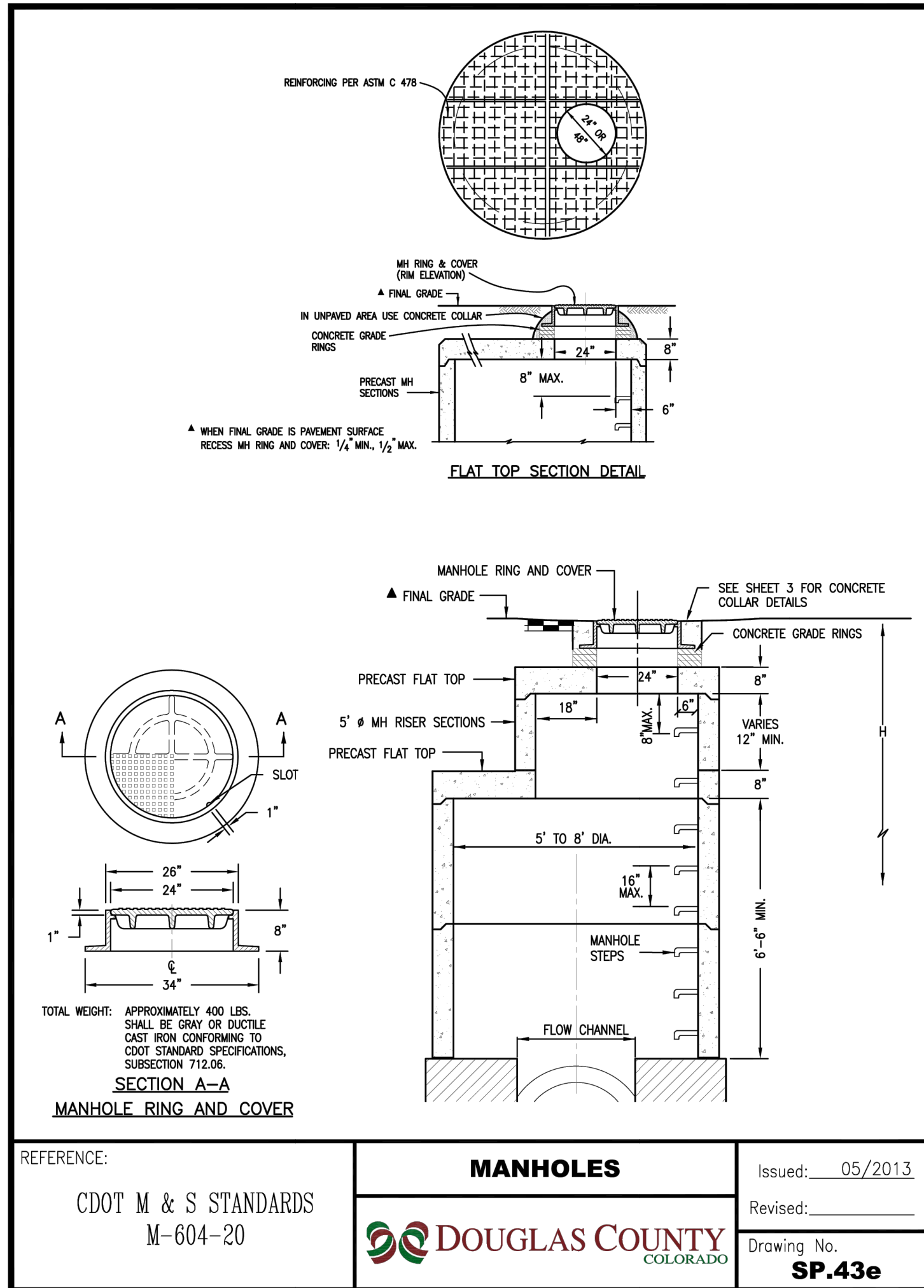
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JGS	1/31/24	1	1	NEW SITE PLAN / 2ND CITY COMMENTS
JGS	3/27/24	2	2	

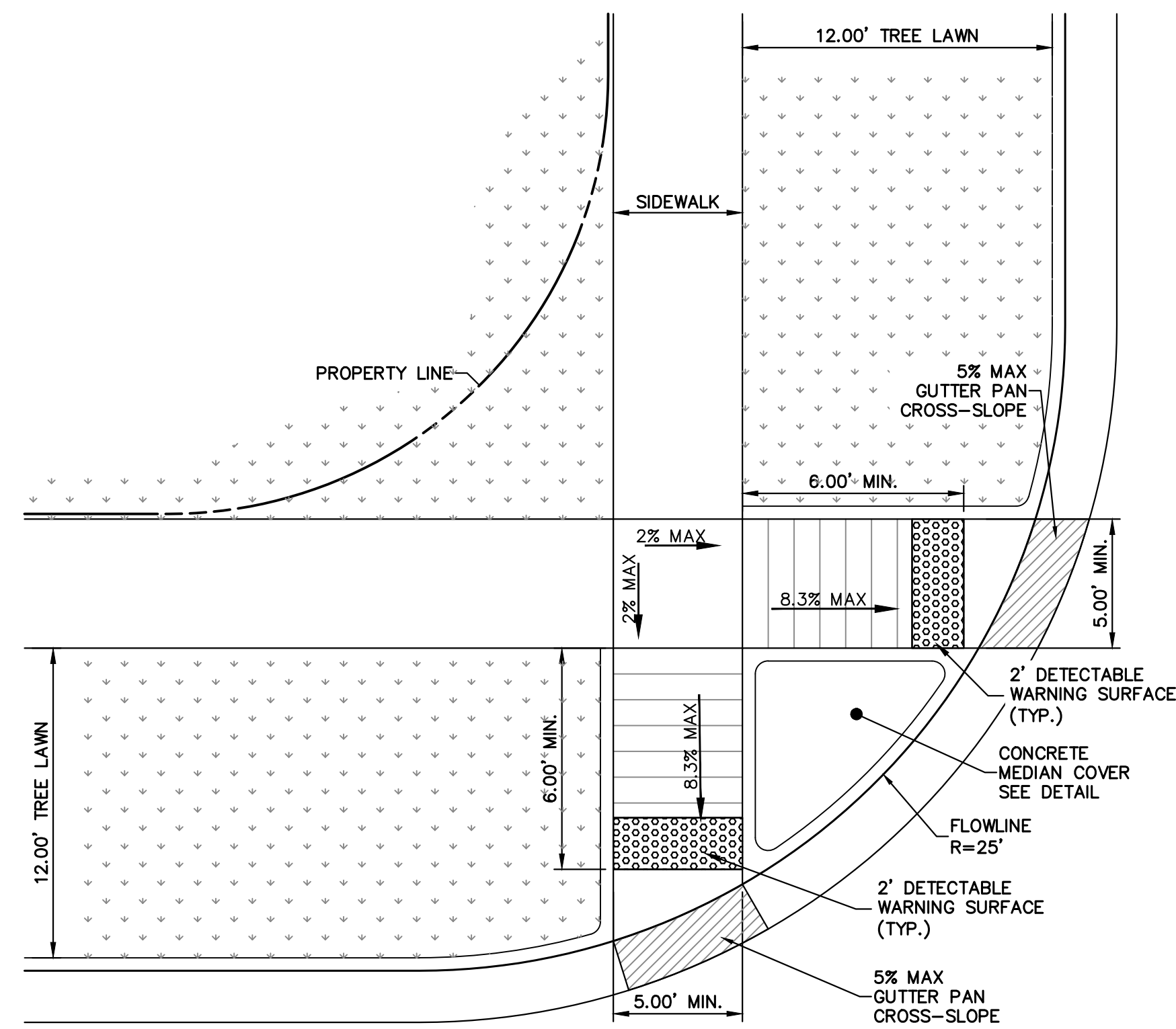
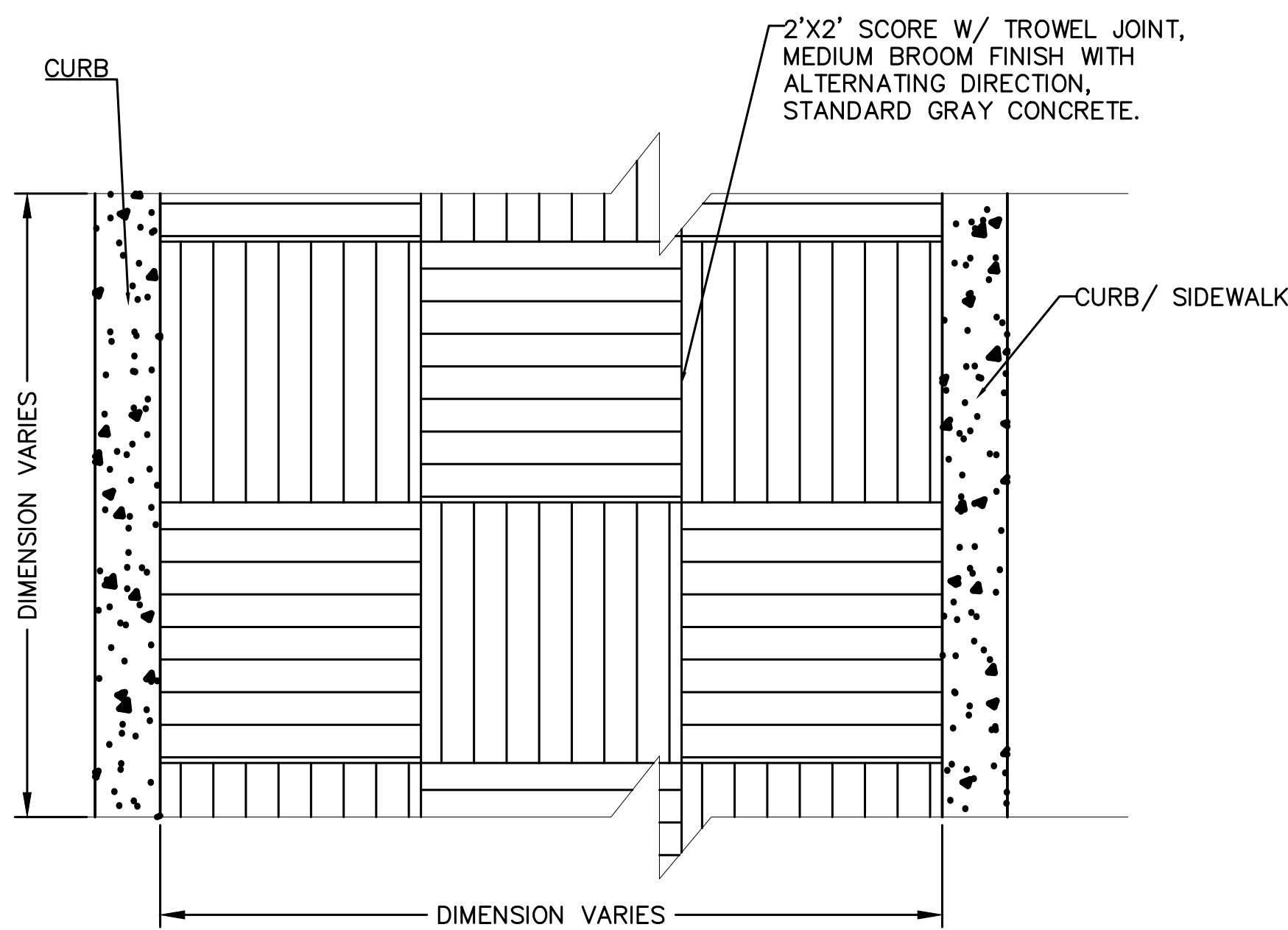
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V-SCALE: N/A
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DESIGNED BY: MEP
DRAWN BY: MEP
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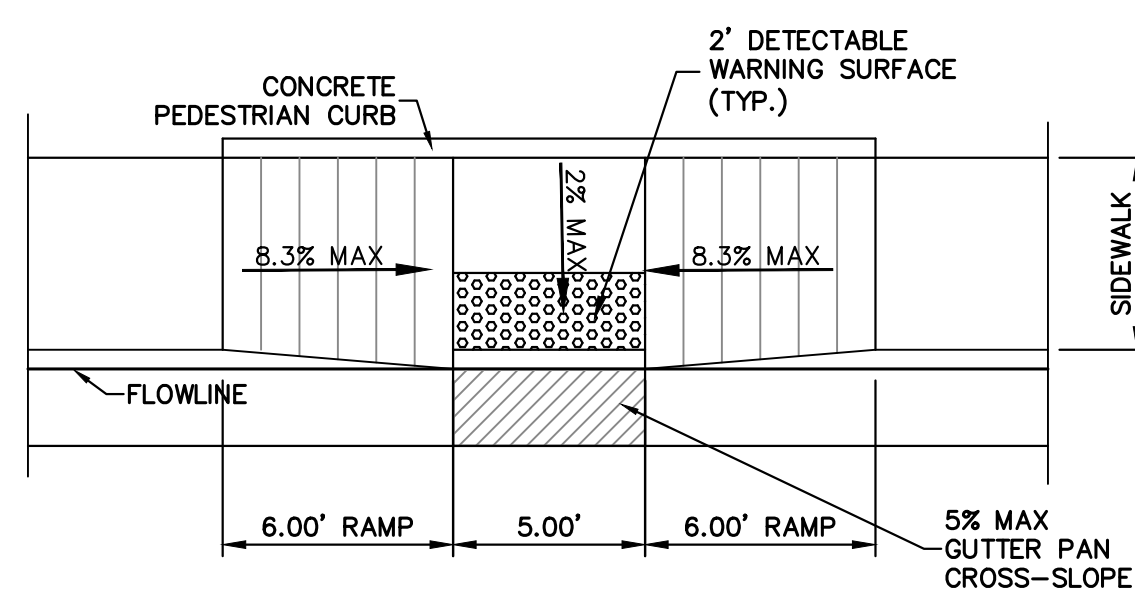
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FOR AND ON BEHALF OF JR ENGINEERING, LLC

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STORM SEWER AND ROADWAY DETAILS

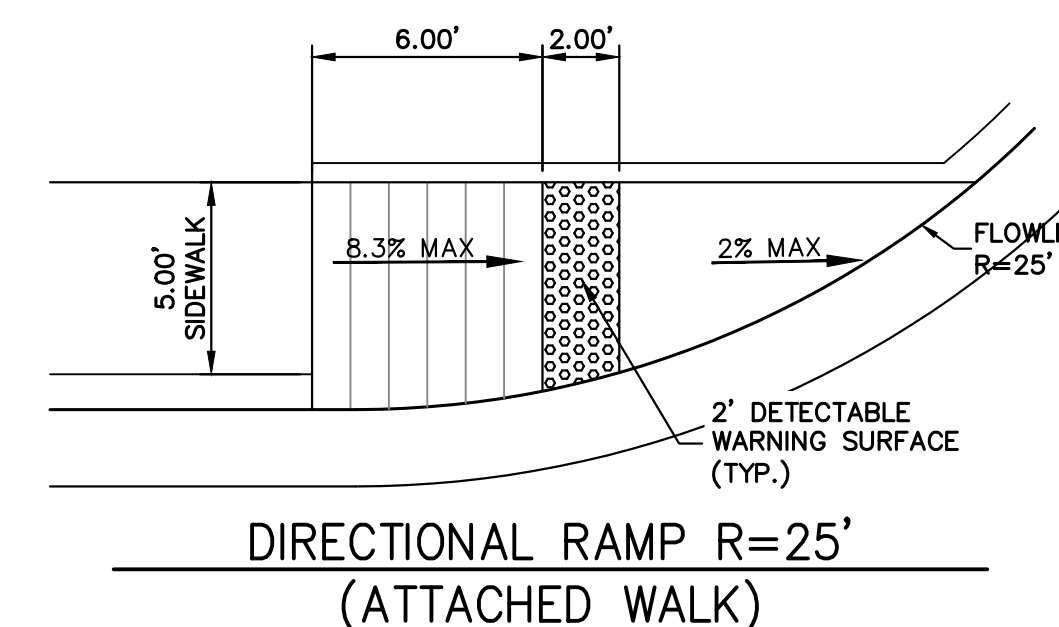
SHEET 72 OF 75
JOB NO. 15950.02



RESIDENTIAL CURB RAMP R=25'
(DETACHED WALK)



RESIDENTIAL CURB RAMP MID-BLOCK
(ATTACHED WALK)



DIRECTIONAL RAMP R=25'
(ATTACHED WALK)

GENERAL NOTES

1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK TO STREET TRANSITIONS. THEY SHALL HAVE A TRUNCATED DOME SURFACE. THE DOMES SHALL BE IN A SQUARE GRID PATTERN AND ALIGNED WITH PEDESTRIAN TRAFFIC.
2. ALL DETECTABLE WARNING SURFACES SHALL START A MINIMUM OF 6 INCHES FROM THE FLOWLINE OF THE CURB. MAXIMUM DISTANCE FROM FLOWLINE TO DETECTABLE WARNING SURFACE Varies.
3. THE RAMP SLOPE AND DETECTABLE WARNING SURFACE SHALL BE 8.3% OR FLATTER WHEN THE FRONT OF THE DETECTABLE WARNING SURFACE IS LESS THAN 5 FEET FROM BACK OF CURB. THE AREA BETWEEN THE FLOWLINE AND FRONT OF THE DETECTABLE WARNING SURFACE SHALL BE 5% MAX.
4. THE RAMP SLOPE SHALL BE 8.3% OR FLATTER AND THE DETECTABLE WARNING SURFACE SHALL BE 2% MAX WHEN THE FRONT OF THE DETECTABLE WARNING SURFACE IS GREATER THAN 5 FEET FROM THE BACK OF CURB.
5. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED IN THE CURB RAMP OR TURNING SPACE AREAS.
6. CURB RAMPS (EXCLUDING FLARED SIDES OR BLENDED TRANSITIONS) SHALL BE WHOLLY CONTAINED WITHIN THE WIDTH OF THE CROSSWALK AND/OR THE PEDESTRIAN STREET CROSSING THEY SERVE.
7. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"±). THE JOINT BETWEEN THE ROADWAY SURFACE AND GUTTER PAN SHALL BE FLUSH.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, THE RAMP LENGTH SHALL NOT EXCEED 15 FEET. ADJUST THE RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
9. THE CHANGE IN GRADE AT THE BOTTOM OF CURB RAMP AND ADJOINING ROAD SURFACE SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF THE CURB RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
10. FLARED SIDE SLOPES MAY EXCEED 10% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE OR THE ADJACENT CIRCULATION PATH IS BLOCKED.
11. THE STANDARD TURNING SPACE IS 4 FEET BY 4 FEET WHERE THE TURNING SPACE IS CONSTRAINED, THE TURNING SPACE SHALL BE 4 FEET MINIMUM BY 5 FEET MINIMUM. THE 5 FOOT DIMENSION SHALL BE PROVIDED IN THE DIRECTION OF THE RAMP RUN.
12. THE MAXIMUM CROSS SLOPE ON A RAMP OR TURNING SPACE IS 2%.

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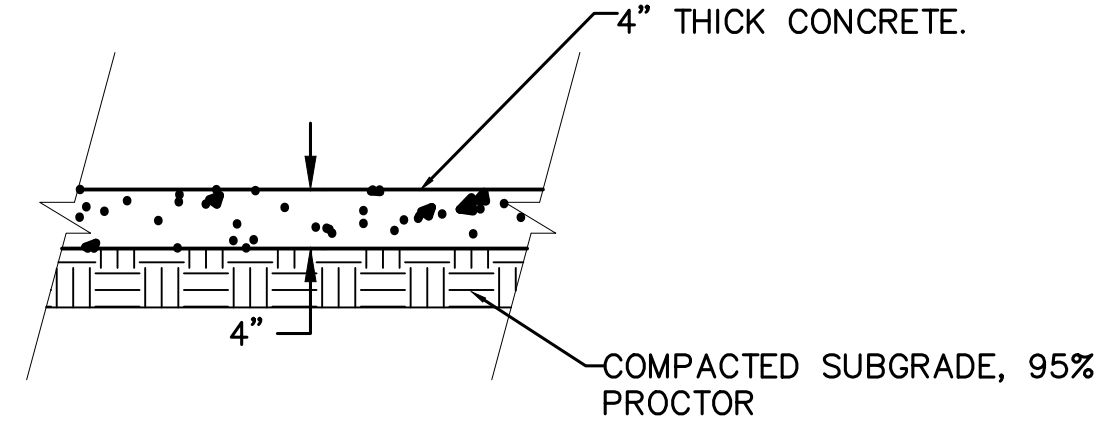
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JGS	3/27/24	2	NEW SITE PLAN / 2ND CITY COMMENTS	

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	3/27/24	MEP	MEP	

RIDGEGATE SOUTHWEST
VILLAGE FILING 3
STORM SEWER AND ROADWAY
DETAILS

SHEET 73 OF 75
JOB NO. 15950.02

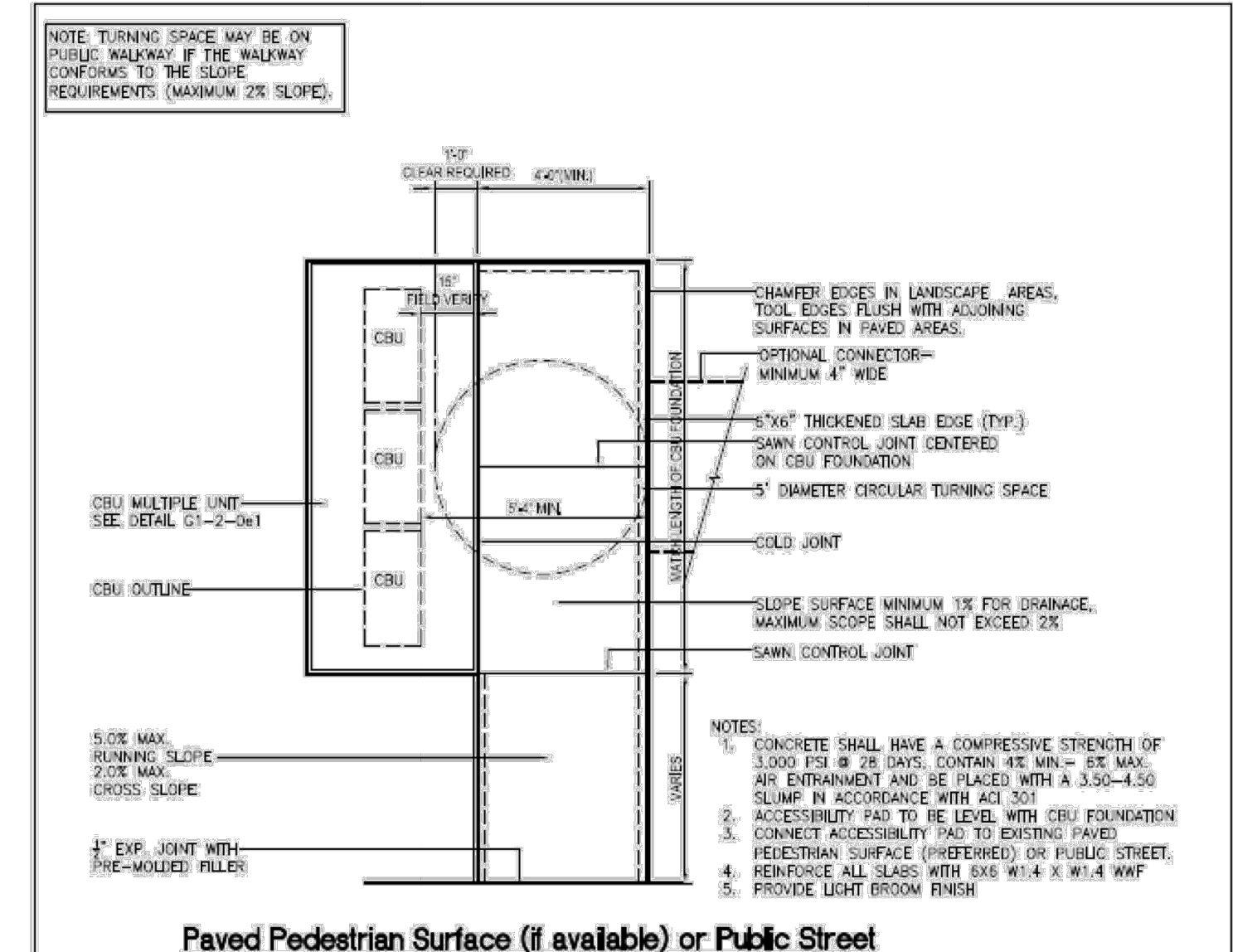


CONCRETE MEDIAN COVER DETAIL

APPENDIX D - Cluster Box Unit Access Maneuvering Space - Single Unit

NOTES TO A/E:

1. IF THE ACCESSIBLE ROUTE FROM THE CBU(S) CONNECTS WITH A STREET OR OTHER PAVED SURFACE AT A VERTICAL CURB, A CURB RAMP SHOULD BE INSTALLED IN ACCORDANCE WITH RE-4 REQUIREMENTS.

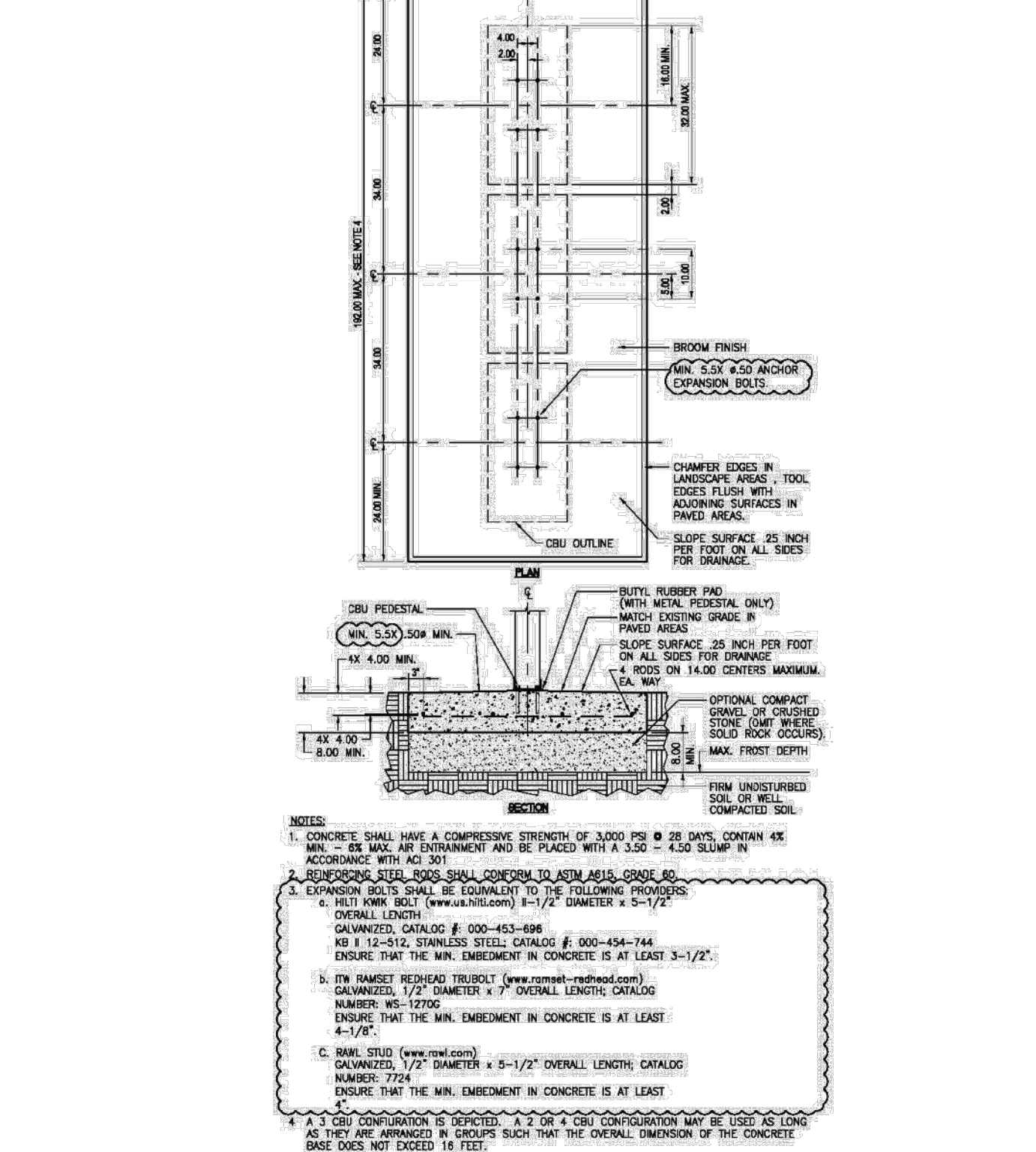


Paved Pedestrian Surface (if available) or Public Street

CLUSTER BOX UNIT (CBU) ACCESS
MANEUVERING SPACE - MULTIPLE UNIT

G1-2-0 e3

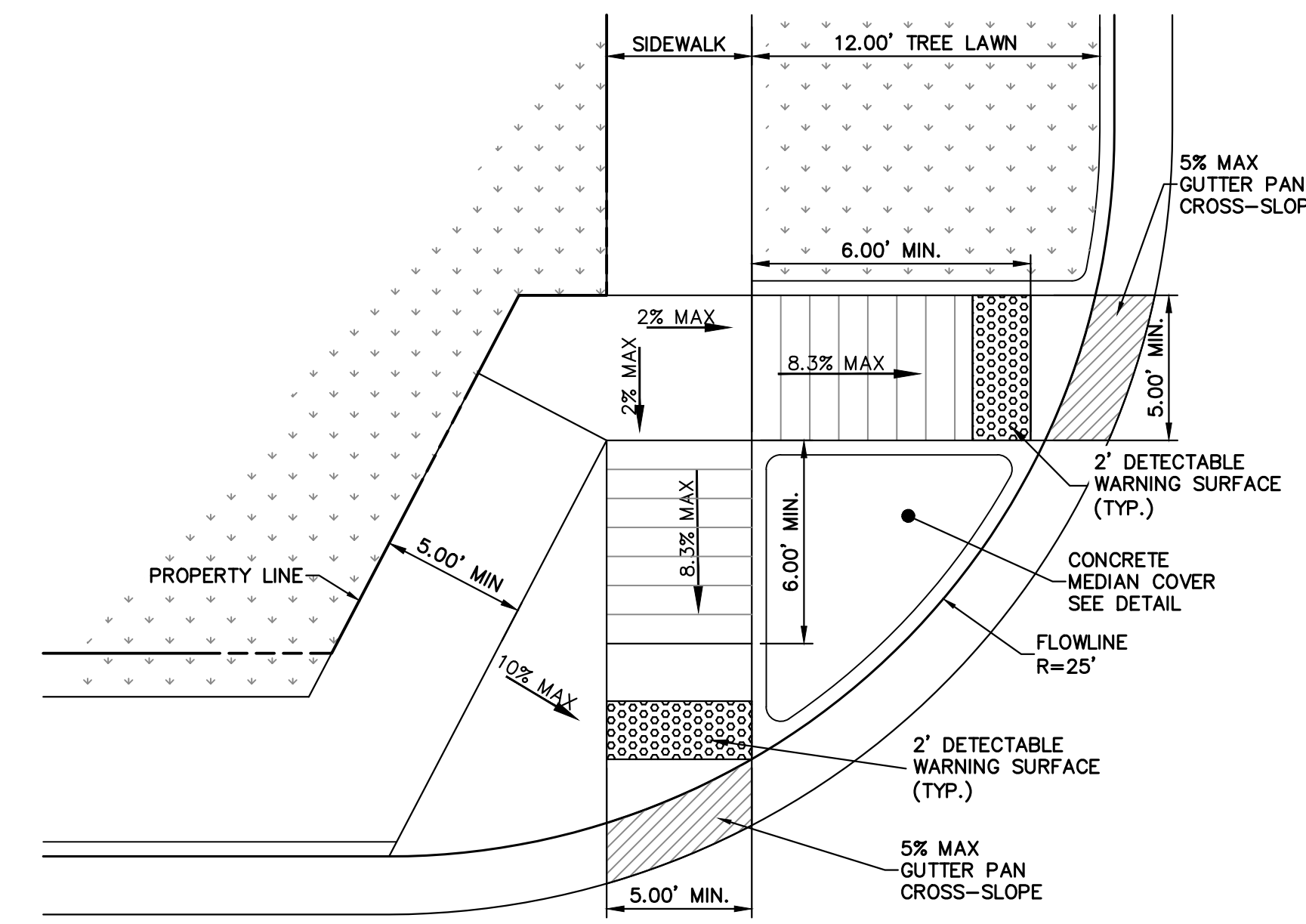
NOTES TO A/E:



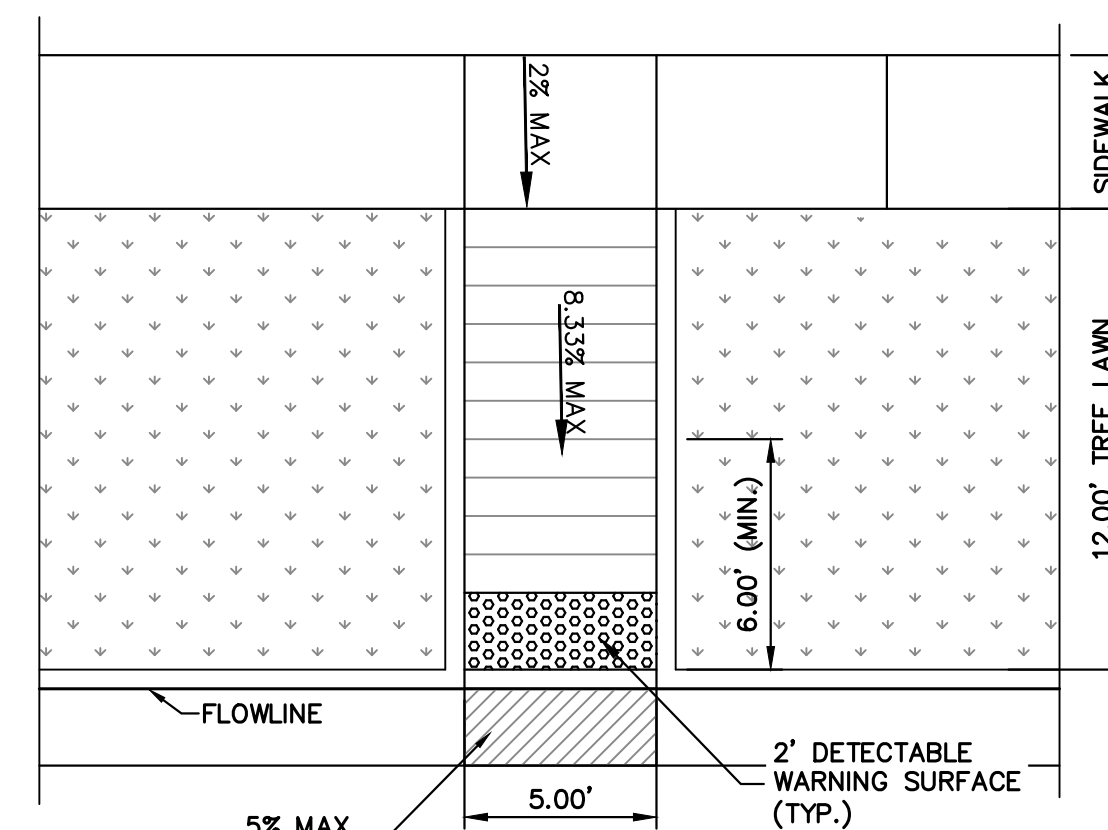
CLUSTER BOX UNIT (CBU) INSTALLATION -
MULTIPLE UNIT

G1-2-0 e1

UNITED STATES POSTAL SERVICE
STANDARD DETAIL LIBRARY



RESIDENTIAL CURB RAMP R=25'
(ATTACHED AND DETACHED WALK)



RESIDENTIAL CURB RAMP MID-BLOCK
(DETACHED WALK)



ENGINEER'S STATEMENT
PREPARED UNDER MY SUPERVISION

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

DATE

LEGEND

H = ALLOWABLE HEIGHT OF COVER OVER THE TOP OF THE PIPE, EXCLUDING PAVEMENT THICKNESS.

THE MINIMUM COVER SHALL BE THE DIMENSIONS SHOWN IN THE TABLE BELOW OR THE ENTIRE PAVEMENT STRUCTURE THICKNESS AS DEFINED IN SPECIFICATION 101.02, WHICHEVER IS GREATER.

THE MINIMUM COVER IN THE TABLE BELOW IS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT (HMA OR PCCP).

FILL HEIGHTS AND DESIGN ASSUMPTIONS ARE BASED ON AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, 8TH EDITION, SECTION 12, AND AASHTO 1180 MINIMUM RELATIVE COMPACTION OF 95%.

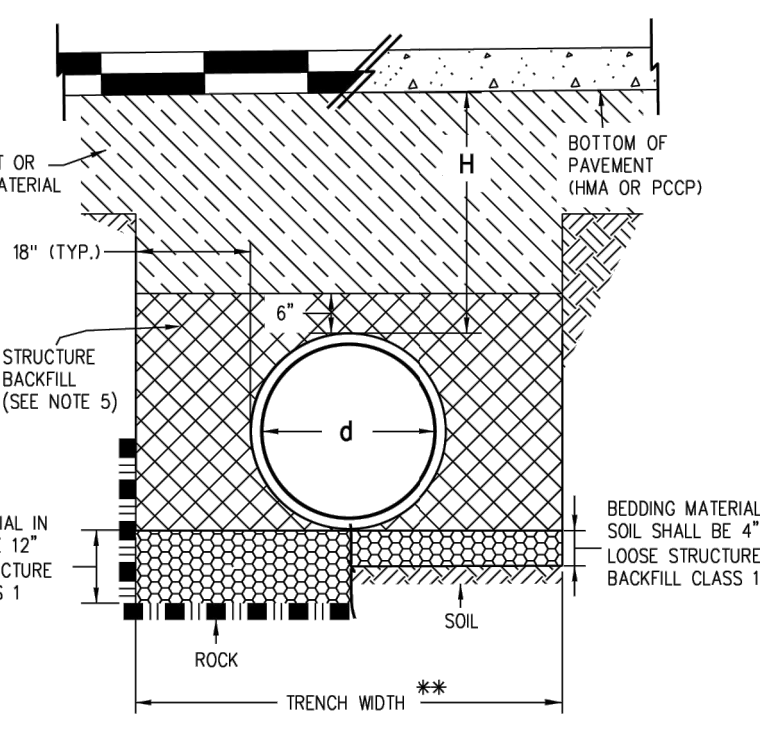
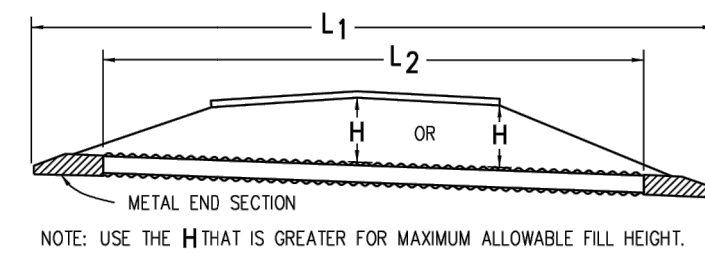
FILL HEIGHTS ARE BASED ON AASHTO M330 FOR POLYPROPYLENE TYPE S PIPES WITH OUTER CORRUGATED WALLS AND SMOOTH INNER LINEARS.

L₁ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.

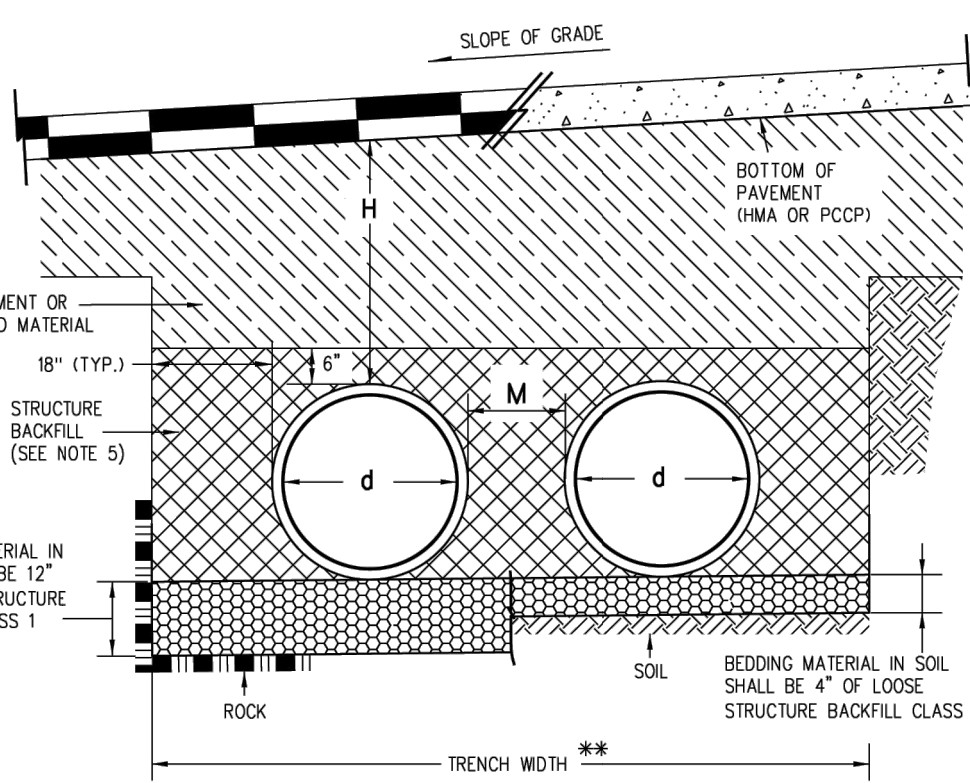
L₂ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.

M = THE MINIMUM SPACING BETWEEN THE OUTSIDE WALLS OF MULTIPLE PIPES OR END SECTIONS IS 18" OR 1/2(d), WHICHEVER IS GREATER.

d = INNER DIAMETER OF PIPE.



- GENERAL NOTES**
- ALL PIPES SHALL MEET THE REQUIREMENTS OF AASHTO M330 FOR POLYPROPYLENE TYPE S FOR POLYPROPYLENE PIPE (PP) WITH SMOOTH INNER SURFACE.
 - WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL INSTALLATION SHALL BE USED.
 - MINIMUM COVER FOR TEMPORARY CONSTRUCTION LOADS SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE PIPE FROM DAMAGE AS SHOWN IN THE TABLE. FINAL MAXIMUM COVER HEIGHTS (H) SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
 - WHEN INSTALLING A GUARDRAIL OR A SIGN POST DIRECTLY ABOVE A PIPE, THE POST'S BOTTOM MUST BE AT LEAST 1 FOOT ABOVE THE TOP OF THE PIPE. THE HOLE FOR THE POST SHALL BE DRILLED INTO THE SOIL.
 - STRUCTURE BACKFILL MATERIAL SHALL BE CLASS 1.
 - FOR PIPES 24 INCHES OR LESS IN DIAMETER, H MIN MAY BE REDUCED TO ONE FOOT FOR LOW VOLUME APPROACH ROADS NOT ON STATE HIGHWAYS.
 - FOR FLOWABLE FILL INSTALLATIONS, REFER TO SECTION 206.021A. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PROPER PIPE ALIGNMENT AND PREVENT DISPLACEMENT DUE TO PIPE BOUANCY.



POLYPROPYLENE (PP) FINAL FILL HEIGHTS

PIPE DIA. d (IN.)	H MIN. COVER (FT.)	H MAXIMUM COVER (FT.)	
		FLOWABLE FILL COMP.	CDOT CLASS 3 AND A-1, A-3
12	1	41	28
15	1	42	29
18	1	44	30
24	1	30	21
30	1	39	27
36	1	28	20
42	1	30	21
48	1	29	20
60	2	29	20

MINIMUM COVER FOR CONSTRUCTION LOADS

NOMINAL PIPE DIAMETER (IN.)	MINIMUM COVER (IN.) FOR INDICATED AXLE LOADS (KIPS)
24 - 36	18.0-50.0
	50.0-75.0
42 - 48	75.0-110.0
	110.0-150.0
54 - 60	24.0
	30.0
	36.0
	42.0
	48.0

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2825 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Construction Engineering Services JBK	CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) Issued by the Project Development Branch: July 31, 2019	STANDARD PLAN NO. M-603-4 Standard Sheet No. 2 of 2 Project Sheet Number:
Creation Date: 07/31/19	Designer Initials: JBK	Date: 03/07/22	Comments: Separated the previous M-603-4, Corrugated Polypropylene Pipe (AASHTO M330) sheet into 2 sheets. Revised the legend and Gen. Notes. Deleted the "Construction Minimum Cover for Pipe" detail and incorporated its dimensions in to the tables and Introduction of Pipes details.			
Least Modification Date: 03/07/22	Detailer Initials: LTA					
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English				

CORRUGATED POLYPROPYLENE PIPE INSTALLATION DETAILS
SCALE: NTS



ENGINEER'S STATEMENT
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AARON L. CLUTTER, P.E. _____ DATE _____
 COLORADO P.E. 36742
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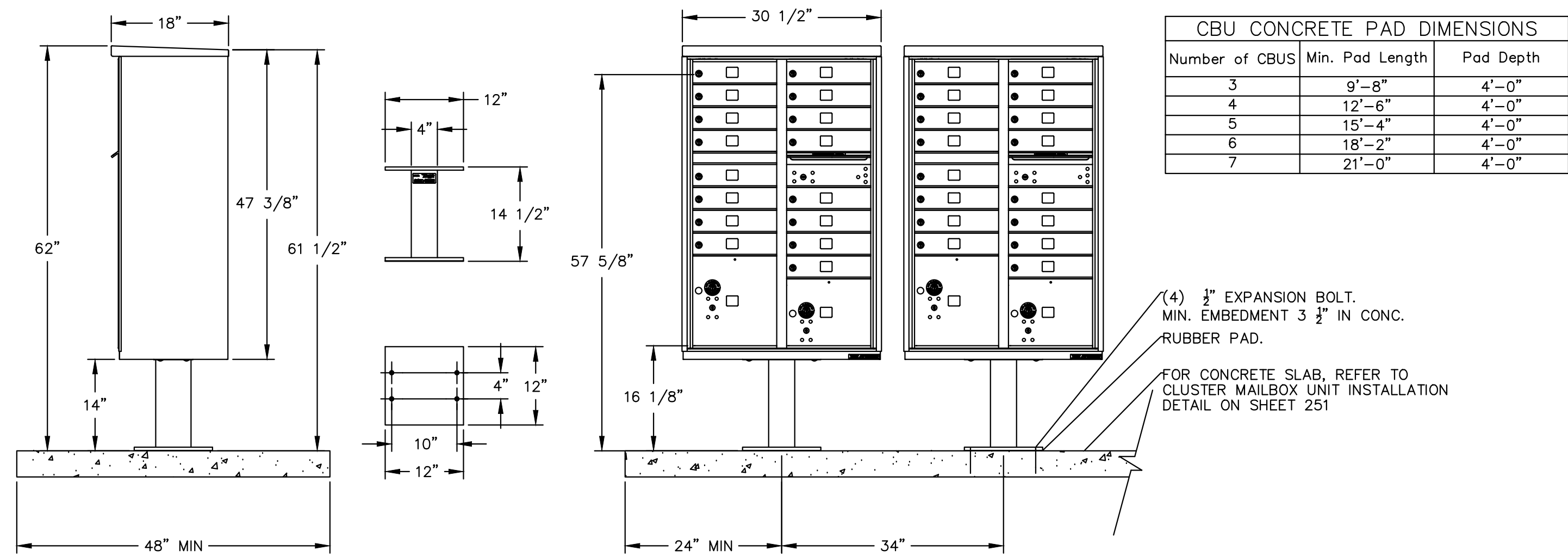
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

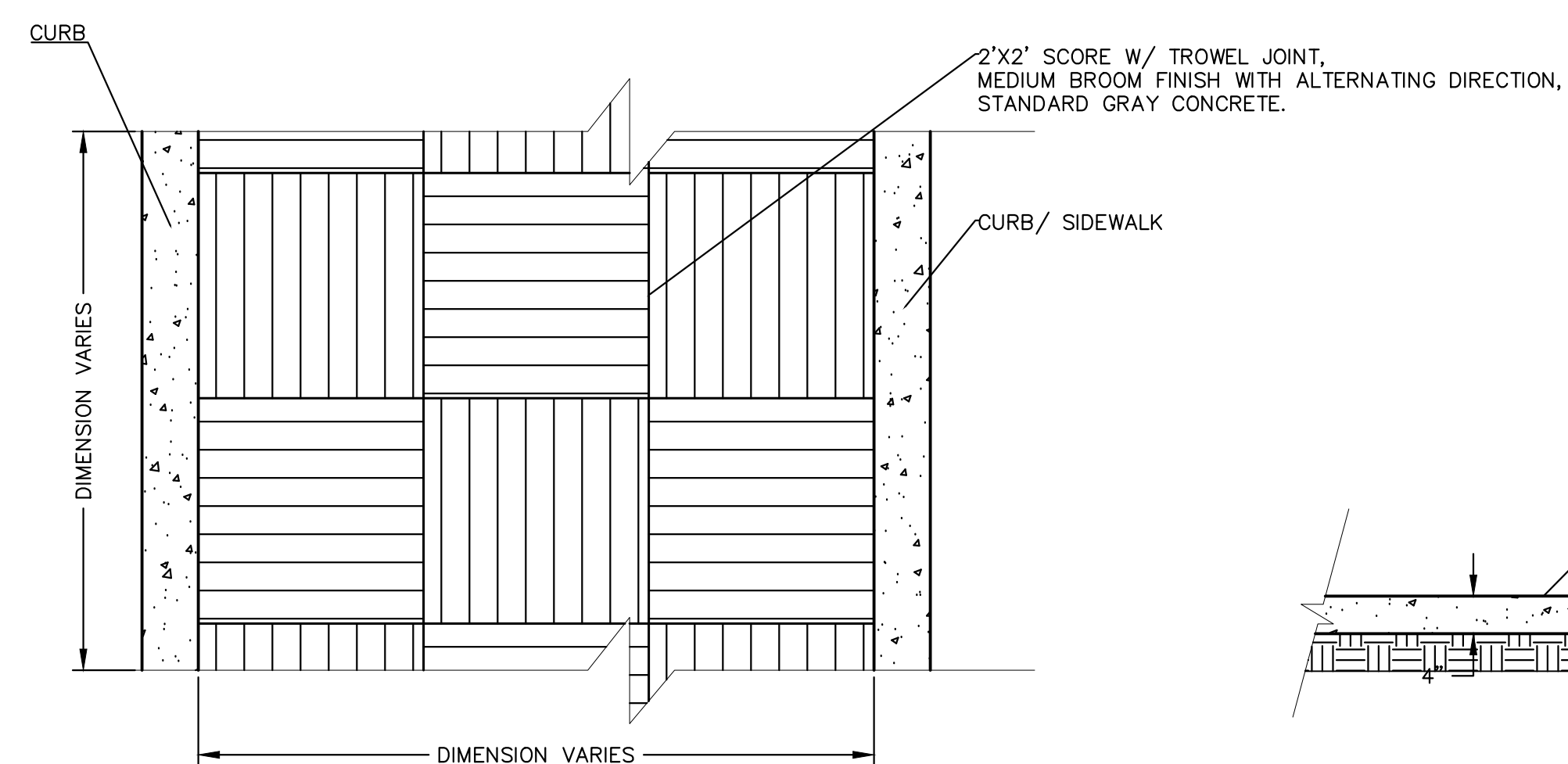
J.R. ENGINEERING
 A Westman Company
 Centennial 300-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION	COMMENTS
										1ST CITY COMMENTS	2ND CITY COMMENTS
MEP	1/31/24		1	N/A	N/A						
JGS	3/27/24		2	N/A	N/A	3/27/24	MJP	MJP			

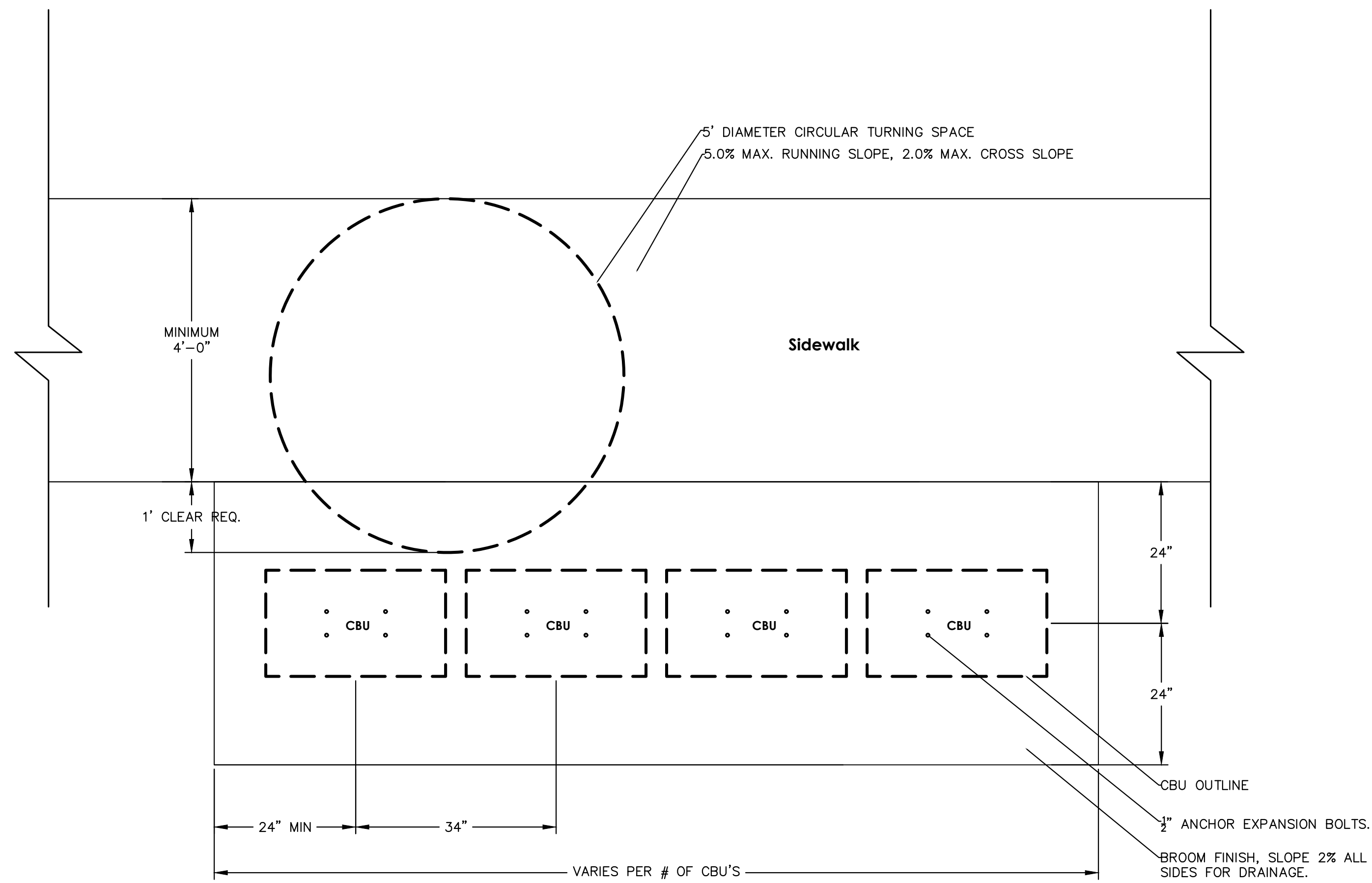
RIDGEGATE SOUTHWEST VILLAGE FILING 3
 STORM SEWER AND ROADWAY DETAILS
 SHEET 74 OF 75
 JOB NO. 15950.02



(4) 1/2" EXPANSION BOLT.
MIN. EMBEDMENT 3 1/2" IN CONC.
RUBBER PAD.
FOR CONCRETE SLAB, REFER TO
CLUSTER MAILBOX UNIT INSTALLATION
DETAIL ON SHEET 251



- NOTES:
1. This unit is approved for USPS and private applications.
 2. Pedestal should be installed with included Rubber Pad; mounting hardware not included, refer to installation manual for recommendations.
 3. Florence "F" series CBU is Officially Licensed by USPS: License#CDSEQ-08-B-0012



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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	MEP	1/31/24
2	NEW SITE PLAN / 2ND CITY COMMENTS	JGS	3/27/24

RIDGEGATE SOUTHWEST
VILLAGE FILING 3
STORM SEWER AND ROADWAY
DETAILS

SHEET 75 OF 75
JOB NO. 15950.02



ENGINEER'S STATEMENT
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DATE

X:\15950.02\all\15950.02\000 FILING 3\Drawings\Sheet\Digital\City Of Lone Tree Plan Set\15950.02-PA3 Storm and Roadway Details.dwg, P44-DT09, 4/2/2024 5:32:51 PM, ComallR