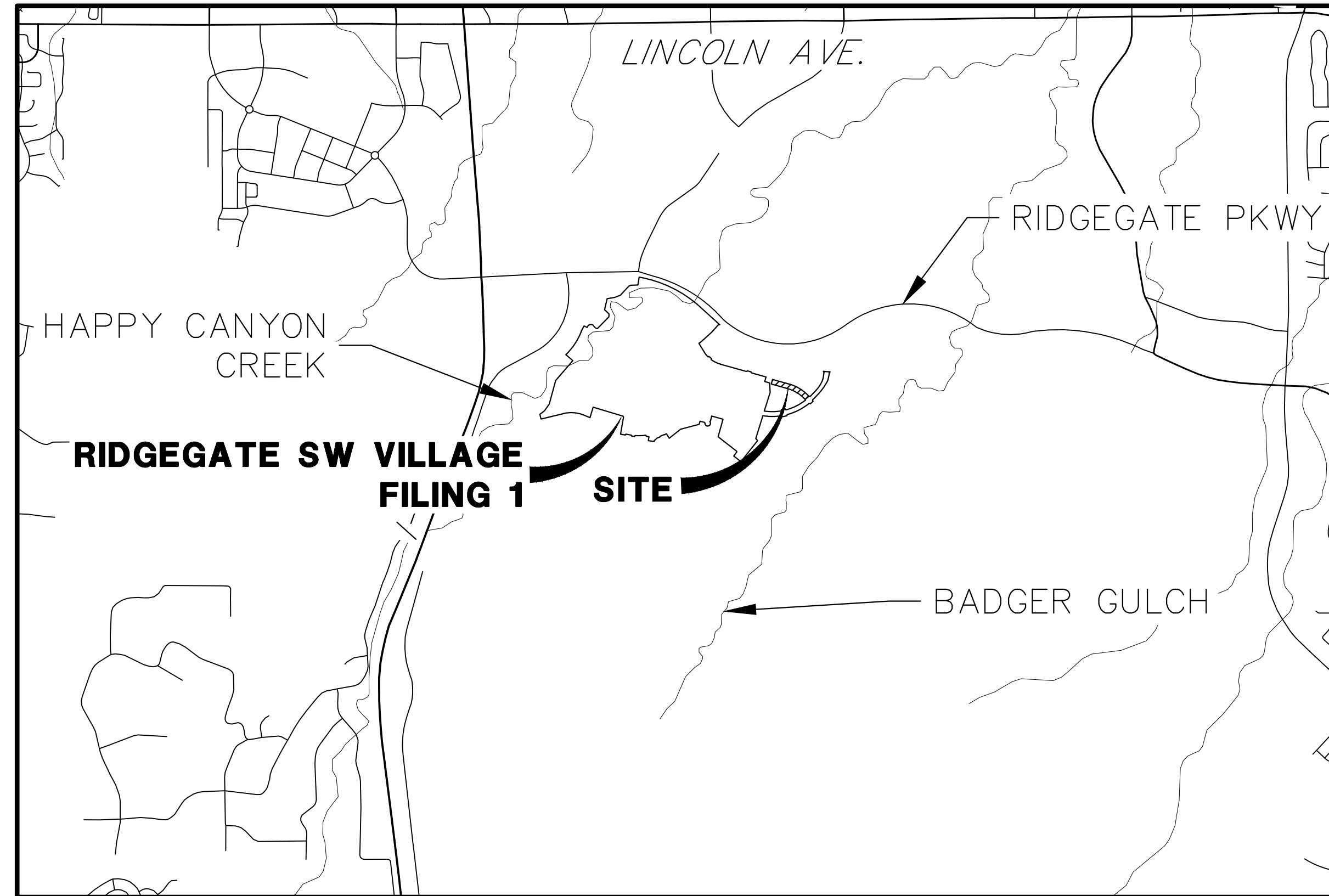


# OCTAVE AVENUE EXTENSION CIVIL CONSTRUCTION PLANS

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY  
 IN THE NE QUARTER OF SEC. 23 AND TH NW QUARTER OF SEC. 24, TOWNSHIP 6 SOUTH, RANGE 67 WEST  
 OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

## 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 OUT	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	HDP 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	OBU 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	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
---------	-------------------------	----------	----------------	--	---------------	------------	-------------	---------	---------------	--------------------	--------------------	---------------------	----------------	-------------------	-------------------	-----------------------	----------------	--------------------------	--	----------------	---------------	---------------------------	-----------------------	----------------	--	-----------	---------------------------	--------------	--	---------------	-----------	---------------------------	--------------------------------	----------	------------------------------------	---------------	------------------------------------	----------------------	--------------	-----------------------	----------	-----------------------------	-------------------	--------	--------	---------	-----------------------	--------------	---------------	---------------------	--------------------	---------------------	---------------	--------------	-------------	----------------------------	---------------------------	------------------------	-----------------------------	-------------------	-----------------	-------------	------------	----------------------	----------------	-----------------	-----------------------------------	-------------	-------------------------------	---------------	-----------------------------	-------------	------------------------------	-------------------------------	--------------------------	---------------------	-----------------------------	---------------	---------	---------	------------------------	------------------	------------	----------------	------------------------	----------	-----------------------	----------------	---------	-----------------------------	--------------	-------------	---------	-------------	----------------------	---------------------------------------	------------	-------------	-----------------------	---------	-----------------------------------	-------------------------------	-----------------------	----------------------	-----------------------	---------------------------------	--------------------------	----------------------------------	--------------------------	--------------------------	--------------	------------------	-------------	--------------------------------	----------------------	---------------	------------------------	----------	--------------------------------------	------------------------------	---------	------------------	----------	---------	-----------	--------------------	----------------	-----------	-------------	-----------------	----------------	------------------------	-----------------	----------------------	----------------------	---------------	--------	--------------------	----------------	-----------------------------	-----------------------	-----------------	----------------	-------------	---	---------------------	----------------------------------	--------------------------	-------------------------	---------------------------------	------------------------------------	--------------------------------	------------------------------	--------	---------------	---------------	--------------------------------	------------------	-----------------------------	-----------	---------



VICINITY MAP  
 SCALE: 1"=2000'

## SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	LEGEND AND STREET SECTIONS
4	EXISTING CONDITIONS AND DEMOLITION PLAN
5	OVERALL SITE PLAN AND UTILITY PLAN
6	HORIZONTAL CONTROL PLAN
7	GRADING PLAN
8-9	ROADWAY PLANS AND PROFILE
10	TRAIL AND ADA ACCESSIBLE RAMP PLAN
11	SIGNAGE AND STRIPPING PLANS
12	STORM SEWER PLAN AND PROFILE
13	TRENCH DRAIN PLANS
14-18	STORM SEWER & ROADWAY DETAILS
TOTAL	18

## APPLICANT/OWNER

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

## CIVIL ENGINEER

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



## PLANNER

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



## TRAFFIC ENGINEER

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



## GEOTECHNICAL ENGINEER

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



## SOIL PREPARATION NOTE.

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

GEOTECHNICAL ENGINEER: CTL THOMPSON, INC  
 PROJECT NUMBER: DN49,935-115-R2

THE CONTRACTOR IS TO REVIEW THIS REPORT IN FULL PRIOR TO BID. INFORMATION IN THE GEOTECHNICAL REPORT SUPERCEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

## BASIS OF BEARING

BEARING SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°31'58" EAST, A DISTANCE OF 2635.13 FEET.

## BENCHMARK

NGS CONTROL POINT UNBEWUST BEING A 3.5 INCH DIAMETER BRASS CAP, LOCATED ABOUT 3.2 MILES SOUTH OF INTERSTATE 25 AND COLORADO STATE HIGHWAY 470 INTERCHANGE, GO SOUTH ON INTERSTATE 25 FOR 2.9 MILES TO EXIT 191. PROCEED ON A PAVED ROAD TO THE SOUTHWEST FOR 0.2 MILES TO THE STATION ON THE LEFT. IN THE NORTHWEST CORNER OF A 24 FOOT BY 16 FOOT ROCK OUTCROP, IT IS 22.5 FEET EAST OF THE CENTERLINE OF THE PAVED ROAD, 123 FEET NORTH OF THE OUTLET OF A 3 FOOT CORRUGATED STEEL PIPE CULVERT AND APPROXIMATELY 350 FEET WEST OF THE WEST EDGE OF OIL OF SOUTHBOUND INTERSTATE 25, ELEVATION: 6125.32 (NAVD88).

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

## NOTICE TO CONTRACTOR.

- BY ACCEPTING AND UTILIZING THESE PLANS, THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSON AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CIVIL ENGINEER.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR OTHER STRUCTURES SHOWN ON THESE PLANS WAS OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE ENGINEER ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OR COMPLETENESS OF SUCH DATA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES, CONDUITS OR STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS AND BY ACCEPTING AND UTILIZING THESE PLANS, ASSUMES ALL RESPONSIBILITY FOR THE PROTECTION AND/OR ANY DAMAGE TO SAID FACILITIES.



## ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

AARON L. CLUT  
 COLORADO P.E.  
 FOR AND ON BEHALF

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

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

OCTAVE AVENUE EXTENSION  
 CIVIL CONSTRUCTION PLANS  
 COVER SHEET

## GENERAL PROJECT NOTES:

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

## CITY OF LONE TREE GENERAL NOTES

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

## CITY OF LONE TREE SIGNAGE & STRIPING NOTES

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

## ROADWAY NOTES

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

## STORM SEWER NOTES:

- SEE COVER SHEET FOR BENCHMARK.
- ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- INLET STATIONING IS TO CENTER OF INLET.
- PIPE LENGTHS ARE FROM INSIDE INLET WALL TO INSIDE INLET WALL, FROM CENTER OF MANHOLE TO INSIDE INLET WALL, OR FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE LENGTHS INCLUDE FES.
- ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
- PIPE BEDDING SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ALL INLETS ARE TYPE R INLETS UNLESS OTHERWISE NOTED.
- ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
- COORDINATES FOR RCP END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE
- UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
- LENGTHS SHOWN FOR RCP REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
- ALL RCP STORM SEWER MUST USE ASTM C445 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
- ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
- JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.
- PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
- TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.
- TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.

## DRAINAGE STRUCTURE NOTES

- CONCRETE WORK SHALL CONFORM TO ACI 301, ACI 350.
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM-615, GRADE 60.
- ALL EXPOSED CONCRETE SHALL HAVE A CDOT CLASS 2 OR 5 FINISH.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE 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 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
- ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
- JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.
- PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
- TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

## DRAINAGE GENERAL NOTES

- PROJECT FACILITIES ARE TO BE LOCATED BASED ON THE SURVEY COORDINATES, ELEVATIONS, DIMENSIONS, AND/OR GEOMETRIC DESIGN DATA PROVIDED ON THE DRAWINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES AND FOR SATISFYING ALL APPLICABLE 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. WHERE BLANKETS EXIST, THE MINIMUM AREA OF BLANKET TO ALLOW WORK TO PROGRESS SHALL BE REMOVED AND THEN THE REMOVED OR NEW BLANKET REPLACED AFTER UNDERLYING WORK IS COMPLETE (EXCEPT NO TEMPORARY BLANKET NEEDS TO BE REPLACED OVER ROCK OR COIR BLANKET SHOWN IN THE PLANS). JUST PRIOR TO REPLACEMENT OF TOPSOIL AFTER UNDERLYING WORK IS COMPLETE AND APPROVED, THE UNDERLYING SUBGRADE IN OPEN SPACE AREAS SHALL BE LOOSENEED BY TILLING TO A DEPTH OF 12- INCHES UNTIL 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.
- 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 ENCRICLING THE WORK WITH FLAGGING OR FENCING OR BY OTHER MEANS AGREED TO BY THE OWNER AND MAINTAINED BY THE CONTRACTOR UNTIL THE END OF THE PROJECT.
- ALL FINE GRADING REQUIRED TO CONSTRUCT DRAINAGE IMPROVEMENTS AND PROVIDE FINISHED GRADES ADJACENT TO IMPROVEMENTS SHALL BE DONE BY THE DRAINAGE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK, AND NOT PAID FOR SEPARATELY.
- ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS.

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

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

PREPARED FOR

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

J.R. ENGINEERING  
A Westman Company



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

BY	DATE
BMP	10/24/22
MEP	1/27/23

No.	REVISION	DATE
1	REVISED PER COLT COMMENTS	1/27/23
2	REVISED PER COLT COMMENT	1/27/23

H-SCALE	N/A	DESIGNED BY
V-SCALE	N/A	MEP
DATE	1/27/23	MEP
DRAWN BY		
CHECKED BY		

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
GENERAL NOTES

SHEET 2 OF 18

JOB NO. 15950.03

**LAYER LINETYPE LEGEND**

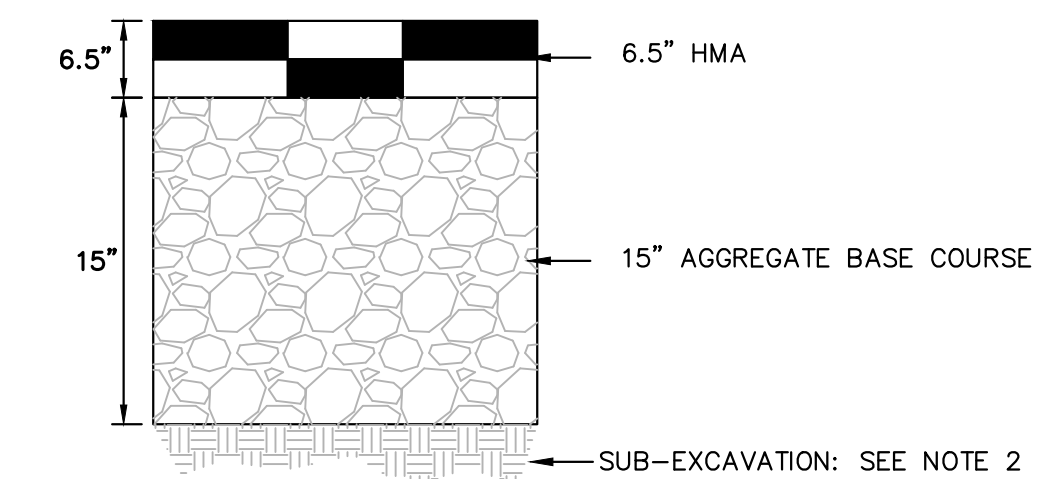
	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A ---	A ---
CENTERLINE	---	---
WIRE FENCE	X --- X	X --- X
CABLE TV	TV --- TV	TV --- TV
ELECTRIC	E --- E	E --- E
FIBER OPTIC	FO --- FO	FO --- FO
GAS MAIN	G --- G	G --- G
IRRIGATION MAIN	IRR --- IRR	IRR --- IRR
OVERHEAD UTILITY	OHU --- OHU	OHU --- OHU
SANITARY SEWER	S --- S	S --- S
STORM DRAIN	T --- T	T --- T
TELEPHONE	---	---
WATER MAIN	W --- W	W --- W
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6100	6100
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	6100	6100

**UTILITIES LEGEND**

	EXISTING	PROPOSED
<b>STORM SEWER</b>		
MANHOLE	⊙	⊙
STORM INLET	⊠	⊠
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
<b>SANITARY SEWER</b>		
LINE MARKER	Mkr S <sub>90°</sub>	●
SERVICE MARKER	△	△
CLEAN-OUT	○	○
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
<b>WATER LINE</b>		
LINE MARKER	Mkr W <sub>0°</sub>	●
SERVICE MARKER	△	△
FIRE HYDRANT	⊕	⊕
FIRE CONNECTION	⊕	⊕
MANHOLE	⊙	⊙
BEND	⊘	⊘
BLOW-OFF VALVE	⊘	⊘
METER	⊙	⊙
VALVE	⊘	⊘
REDUCER	⊘	⊘
THRUST BLOCK	⊕	⊕
CROSS	⊕	⊕
PLUG W/ THRUST BLOCK	⊕	⊕
TEE	⊕	⊕
REVERSE ANCHOR	⊕	⊕
ANODE	⊕	⊕
AIR & VACUUM VALVE ASSEMBLY	⊕	⊕
TRANSMISSION BLOW-OFF ASSEMBLY	⊕	⊕
<b>GAS LINE</b>		
MARKER	Mkr G <sub>0°</sub>	●
SERVICE MARKER	△	△
METER	⊙	⊙
VALVE	⊘	⊘
PLUG	⊕	⊕
TEE	⊕	⊕
<b>DRY UTILITIES</b>		
CABLE TV MARKER	Mkr TV <sub>0°</sub>	●
CABLE TELEVISION PEDESTAL	⊕	⊕
ELECTRIC MARKER	Mkr E <sub>0°</sub>	●
ELECTRIC SERVICE MARKER	△	△
ELECTRICAL PEDESTAL	⊕	⊕
ELECTRICAL METER	⊙	⊙
ELECTRICAL MANHOLE	⊙	⊙
FIBER-OPTIC MARKER	Mkr FO <sub>0°</sub>	●
IRRIGATION PEDESTAL	⊕	⊕
TELEPHONE MARKER	Mkr T <sub>0°</sub>	●
TELEPHONE PEDESTAL	⊕	⊕
TELEPHONE MANHOLE	⊙	⊙
UTILITY POLE	⊙	⊙
GUY ANCHOR	⊕	⊕
GUY POLE	⊕	⊕
<b>MISC. UTILITIES</b>		
VENT PIPE	VP <sub>0°/VP</sub>	●
TEST HOLE DESIGNATOR	TH#	●
	FIRM/AGENCY	

**LANDSCAPE LEGEND**

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



**OCTAVE AVENUE PAVEMENT SECTION**  
N.T.S.

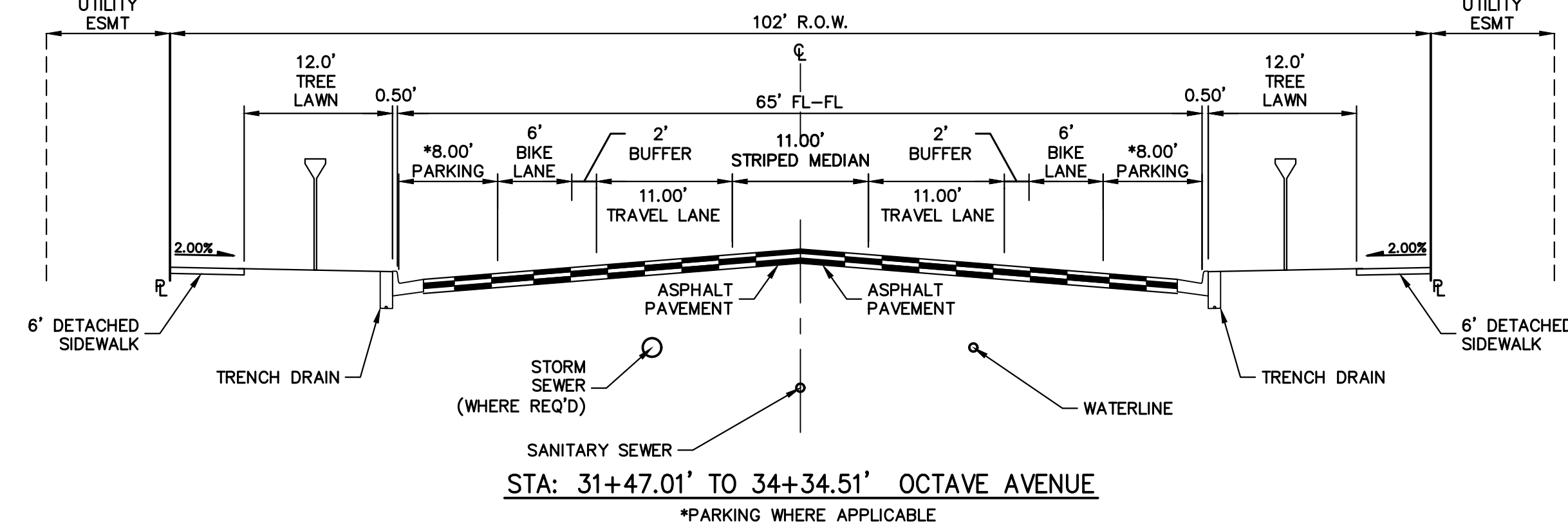
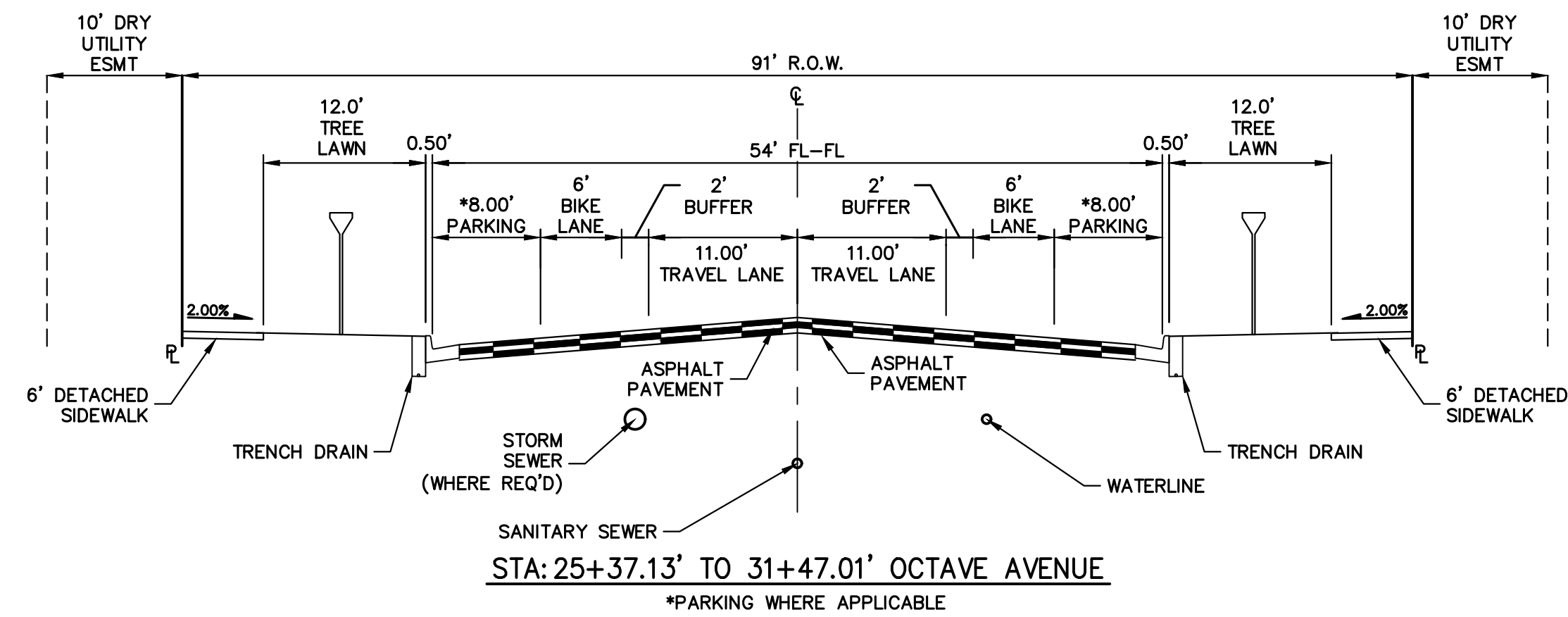
- NOTES:
- MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
  - ADDITIONAL SUB-EXCAVATION (3 TO 5 FEET) MAY BE MERITED.
  - ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PREPARATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS.

**MONUMENTATION LEGEND**

ALUMINUM CAP - FOUND	●AC
BRASS CAP - FOUND	●BC
BENCHMARK - FOUND	⊕
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	⊠
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	△
MONUMENT - FOUND (ALTERNATE 5)	●
MONUMENT - FOUND (ALTERNATE 6)	⊙
MONUMENT - FOUND (ALTERNATE 7)	⊙
NAIL & WASHER - FOUND	●NAIL & WASHER
PANEL - FOUND	⊕
PK NAIL - FOUND	●PK NAIL
ROW MONUMENT - FOUND	⊕
ROW MARKER - FOUND	⊕
SECTION CORNER - FOUND	⊕
SECTION CORNER - SET	⊕
QUARTER-SECTION CORNER - FOUND	⊕
QUARTER-SECTION CORNER - SET	⊕
SECTION CENTER - FOUND	⊙
SECTION CENTER - FOUND	⊙
CONTROL/TRVERSE POINT - SET	△

**TRAFFIC LEGEND**

	EXISTING	PROPOSED
TRAFFIC SIGNAL BOX	⊕	⊕
TRAFFIC SIGNAL POLE	⊕	⊕
TRAFFIC SIGNAL	⊕	⊕
SIGN	⊕	⊕
STREET LIGHT	⊕	⊕
STREET LIGHT - SINGLE	⊕	⊕
STREET LIGHT - DOUBLE	⊕	⊕
ALTERNATE LUMINAIRE	⊕	⊕
SIGNAL MAST ARM W/ LUMINAIRE	⊕	⊕
PEDESTAL POLE FOUNDATION	⊕	⊕
TRAFFIC SIGNAL POLE	⊕	⊕
ROUND PULL BOX	⊕	⊕
MEDIUM PULL BOX	⊕	⊕
LARGE PULL BOX (20X33X15)	⊕	⊕
SIGNAL HEAD WITHOUT BACK PLATE	⊕	⊕
SIGNAL HEAD WITH BACK PLATE	⊕	⊕
PEDESTRIAN SIGNAL HEAD	⊕	⊕
VIDEO IMAGE DETECTOR	⊕	⊕
OPTICOM DETECTOR	⊕	⊕
VEHICLE DETECTION ZONE	⊕	⊕



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

**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF

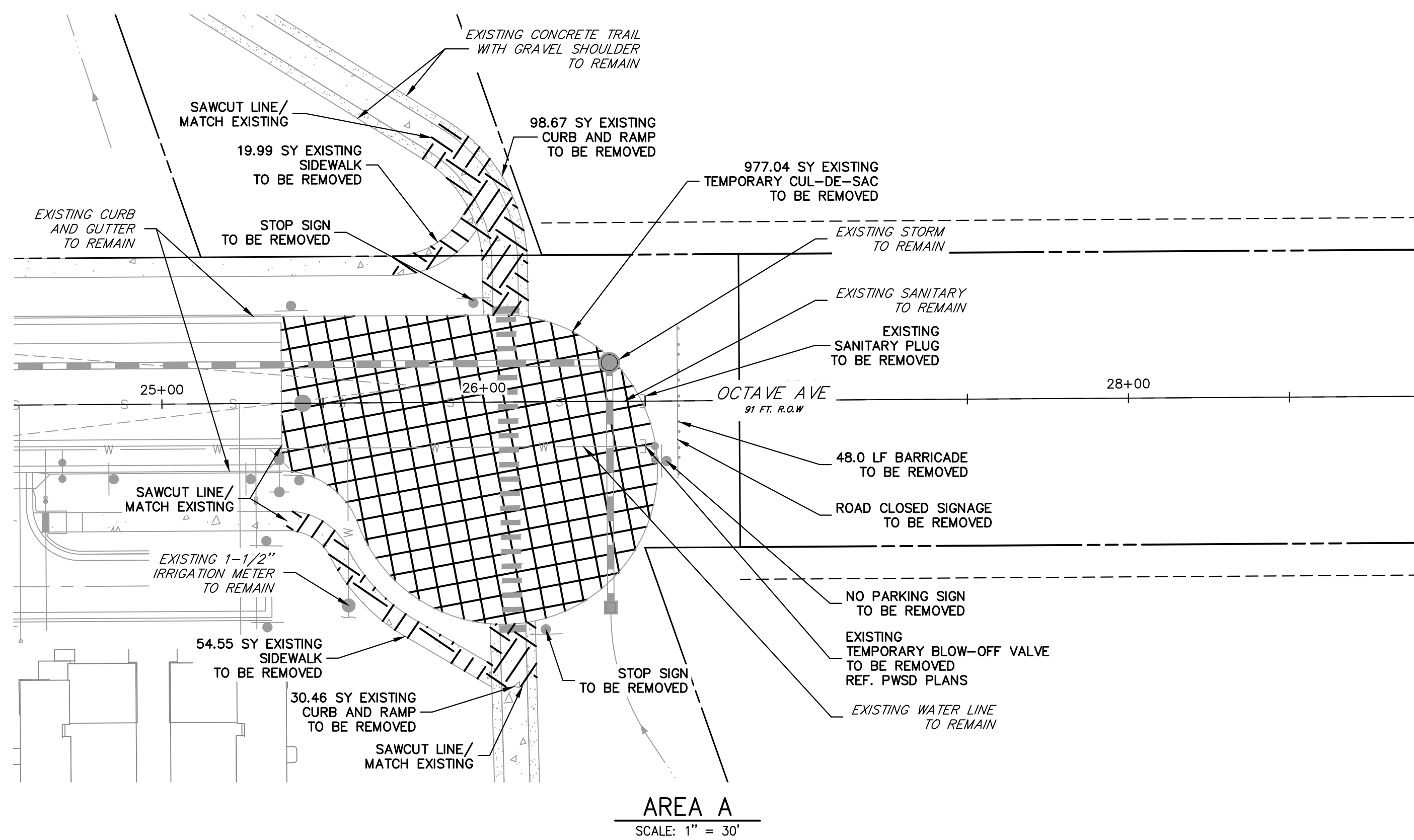
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

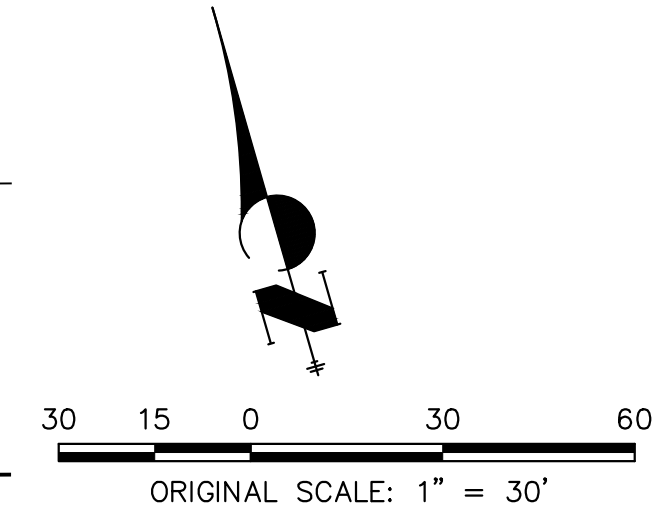
**J.R. ENGINEERING**  
A Westman Company  
Central 303-740-9888 • Colorado Springs 719-583-2583  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	NO.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
BMP	10/24/22	1	1	N/A	N/A	1/27/23	MEP	MEP	MEP
MEP	1/27/23	2	2	N/A	N/A	1/27/23	MEP	MEP	MEP

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
LEGEND AND STREET  
SECTIONS

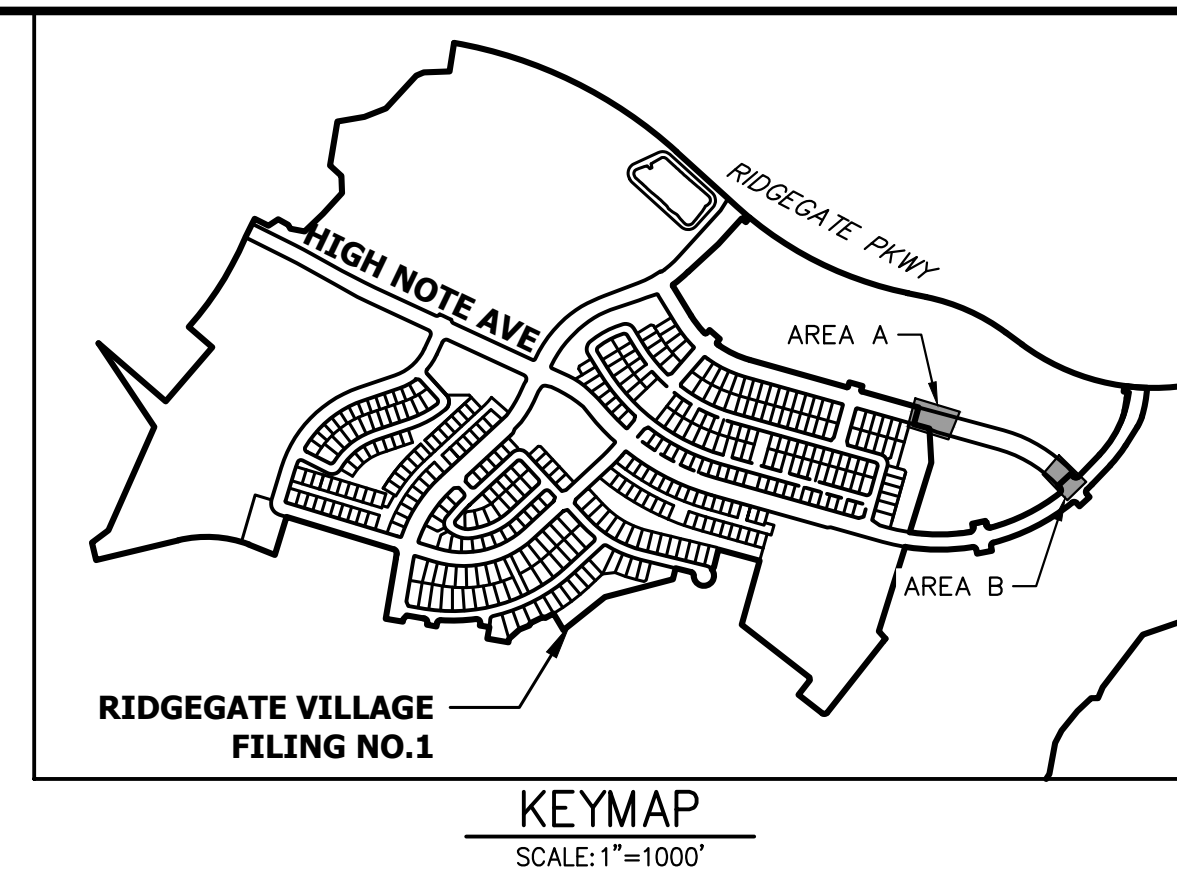


AREA A  
SCALE: 1" = 30'

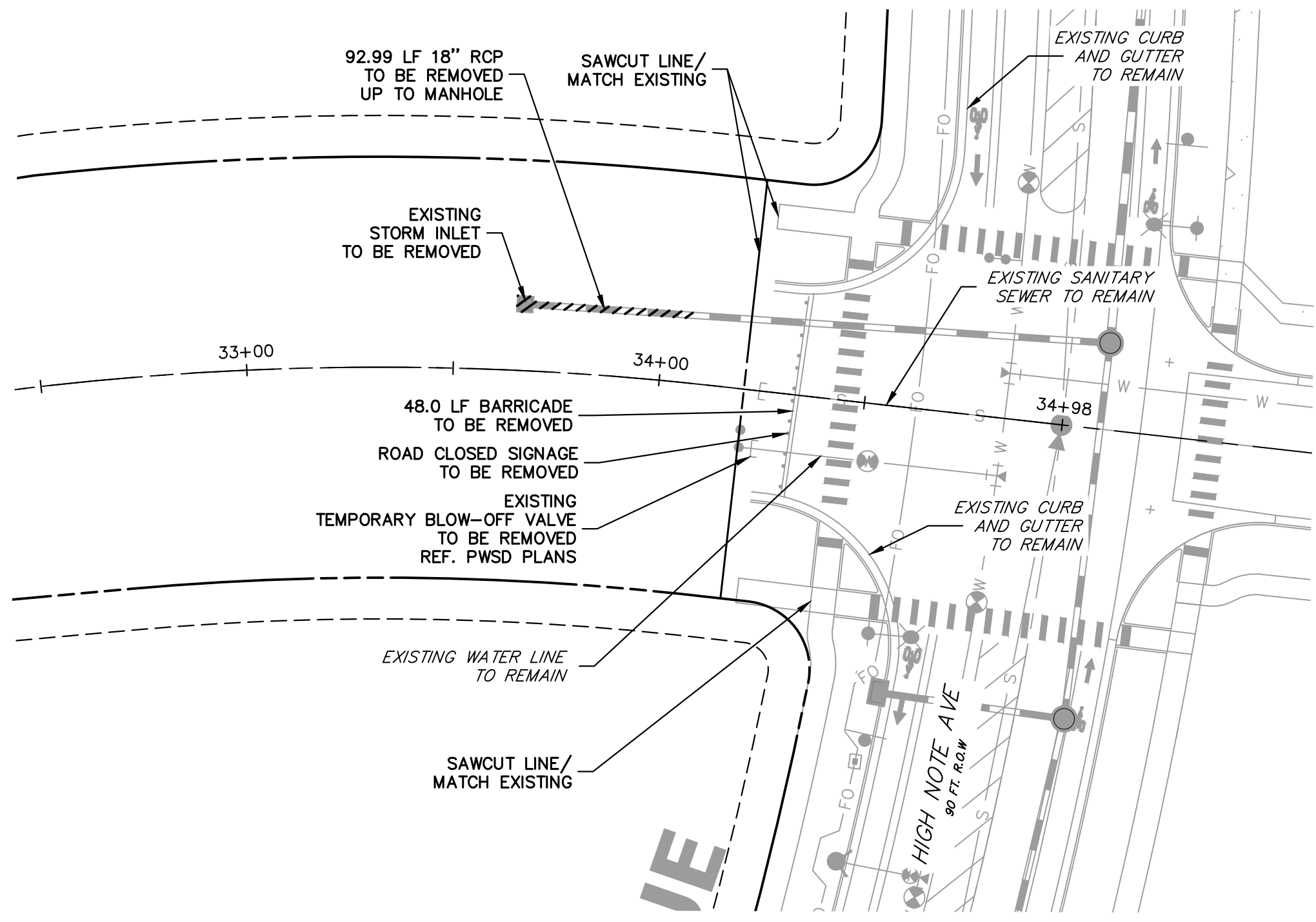


**DEMOLITION LEGEND**

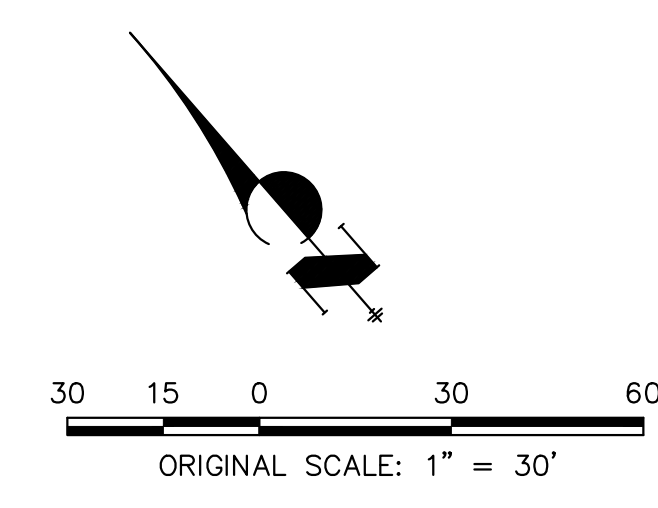
- ASPHALT REMOVAL
- SIDEWALK REMOVAL
- UTILITY REMOVAL



KEYMAP  
SCALE: 1" = 1000'



AREA B  
SCALE: 1" = 30'



**DEMOLITION NOTES:**

1. 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.
2. 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.
3. ALL EXISTING LANDSCAPING AND IRRIGATION SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE RESET AND REPAIRED TO EXISTING CONDITIONS OR BETTER.
4. 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.
5. 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.
6. 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.
7. 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.
8. CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
9. 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.
10. 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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF

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

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

**J.R. ENGINEERING**  
A Westman Company

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

No.	REVISION	BY	DATE	COMMENTS	
				REVISED PER	COLT COMMENT
1			10/24/22	BMP	
2			1/27/23	MEP	

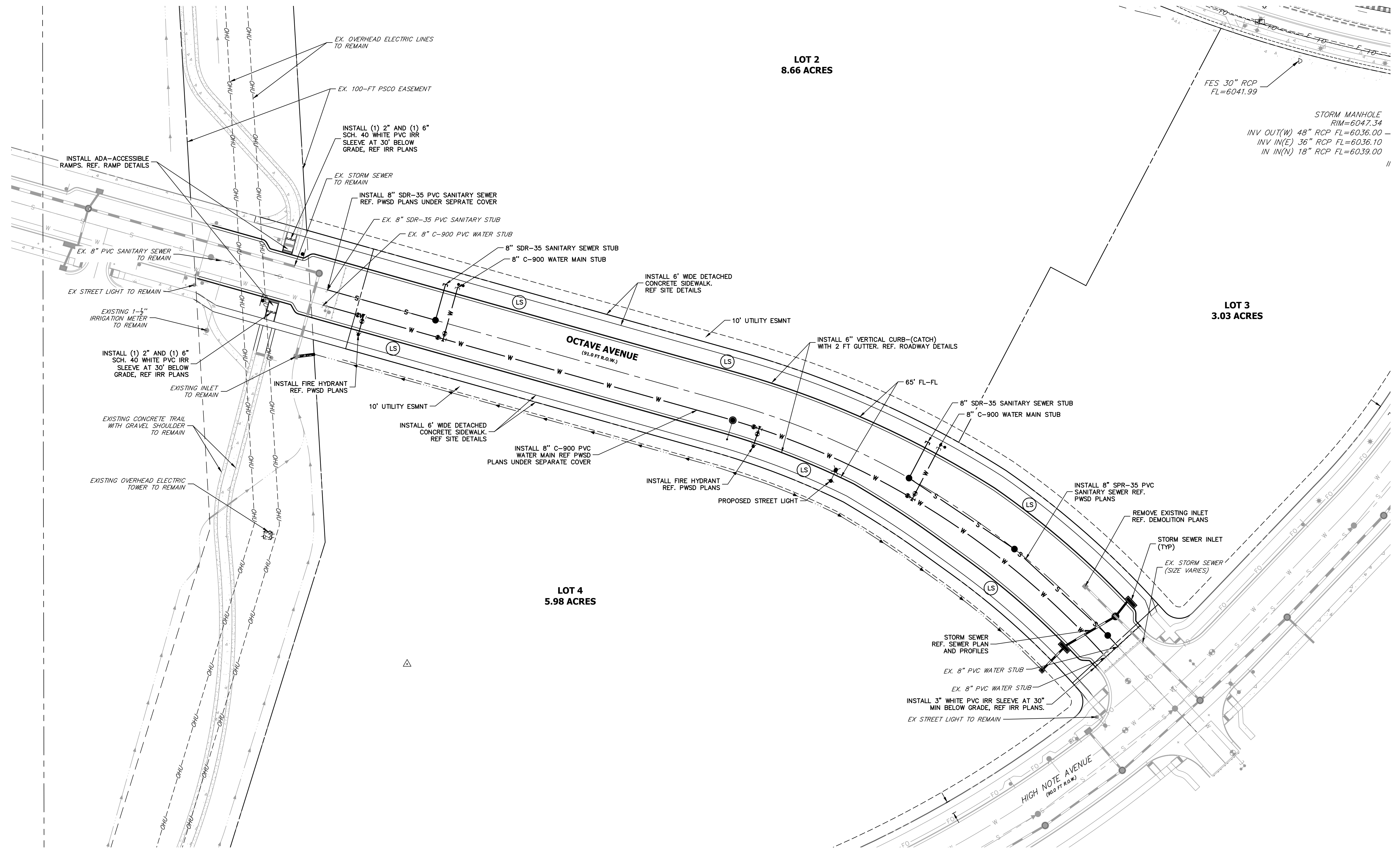
  

H-SCALE	V-SCALE	DATE	DESIGNED BY	CHECKED BY
1"=30'	N/A	1/27/23	GC	GC

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
EXISTING CONDITIONS AND  
DEMOLITION PLAN

SHEET 4 OF 18

JOB NO. 15950.03



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

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

**J.R. ENGINEERING**  
A Westman Company

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

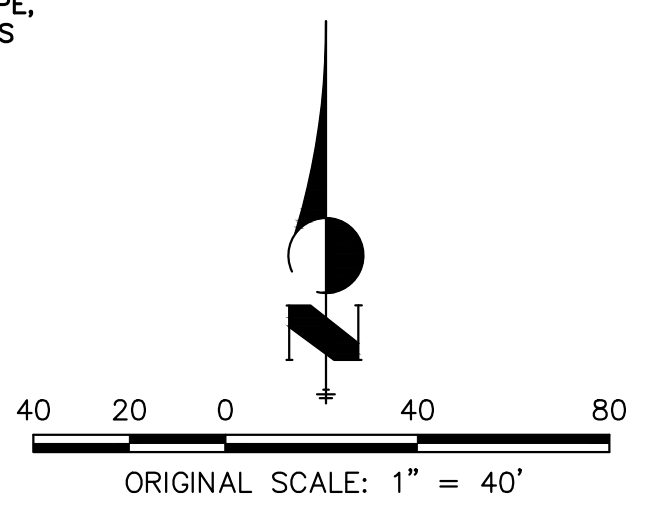
NO.	REVISION	BY	DATE
1	REVISED PER COLT COMMENTS	BMP	10/24/22
2	REVISED PER COLT COMMENT	MEP	1/27/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=40'	N/A	1/27/23	GC	GC	

OCTAVE AVENUE EXTENSION CIVIL CONSTRUCTION PLANS	OVERALL SITE PLAN AND UTILITY PLAN
SHEET 5 OF 18	
JOB NO. 15950.03	

**LANDSCAPE LEGEND**  
 TREE LAWN WITH PERMANENT LANDSCAPE, REF. LANDSCAPE AND IRRIGATION PLANS



CITY OF LONE TREE

DATE

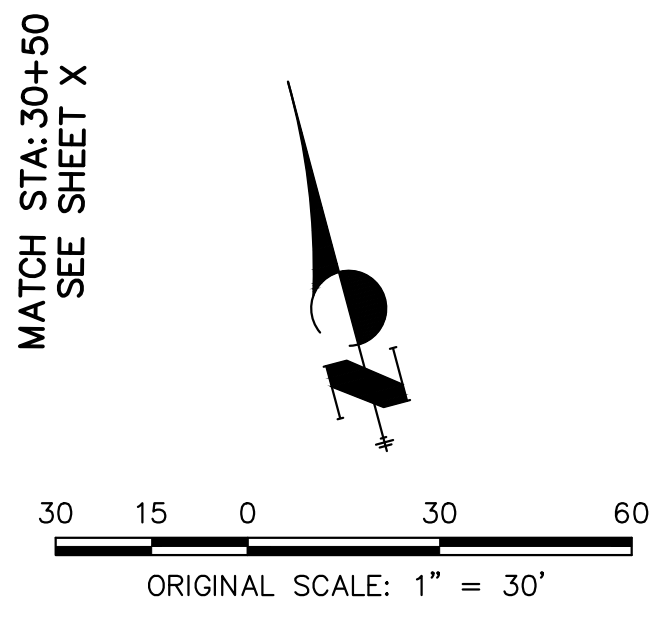
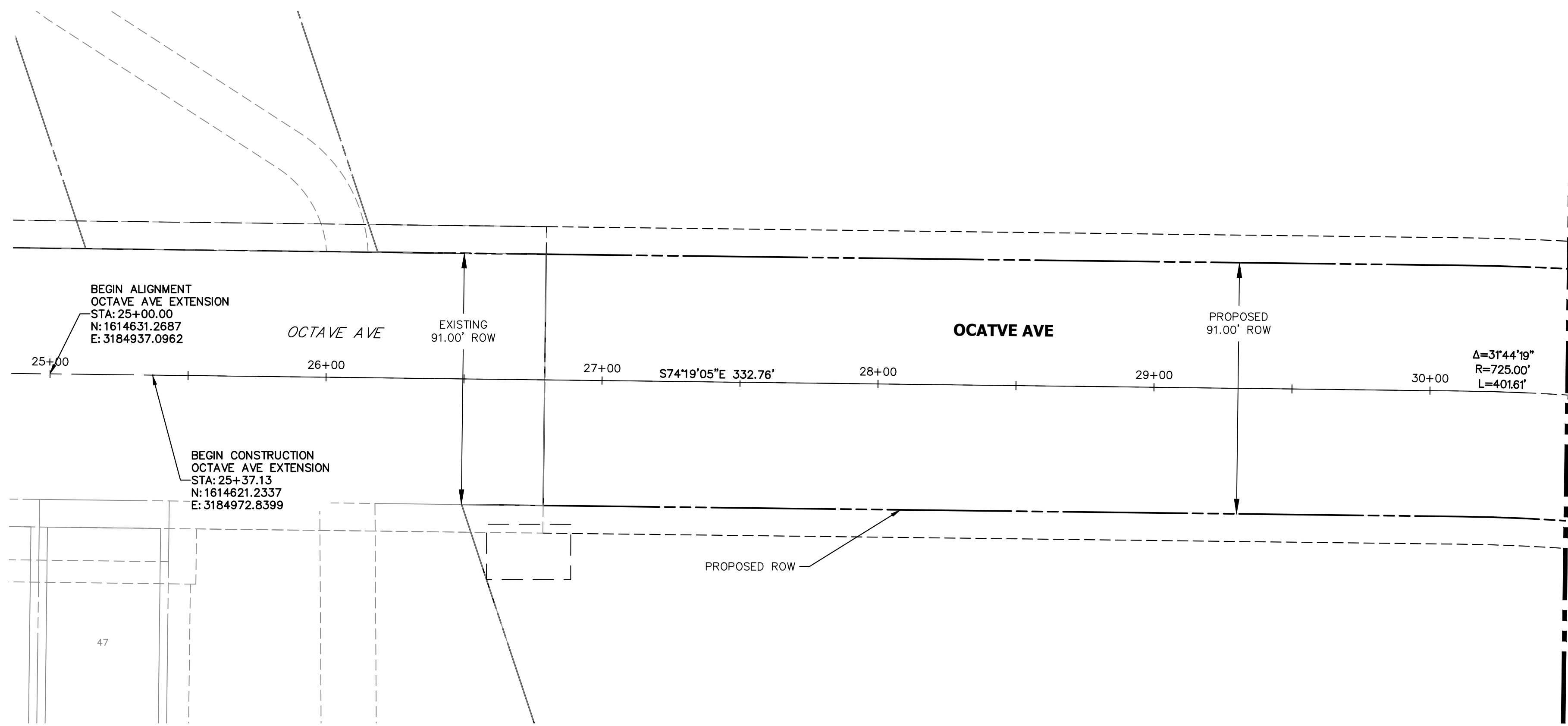
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR STREET AND DRAINAGE, SIGNAGE AND STRIPING IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

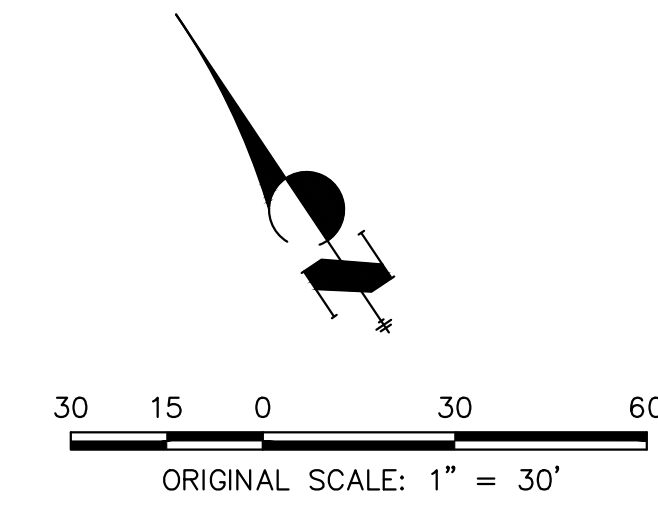
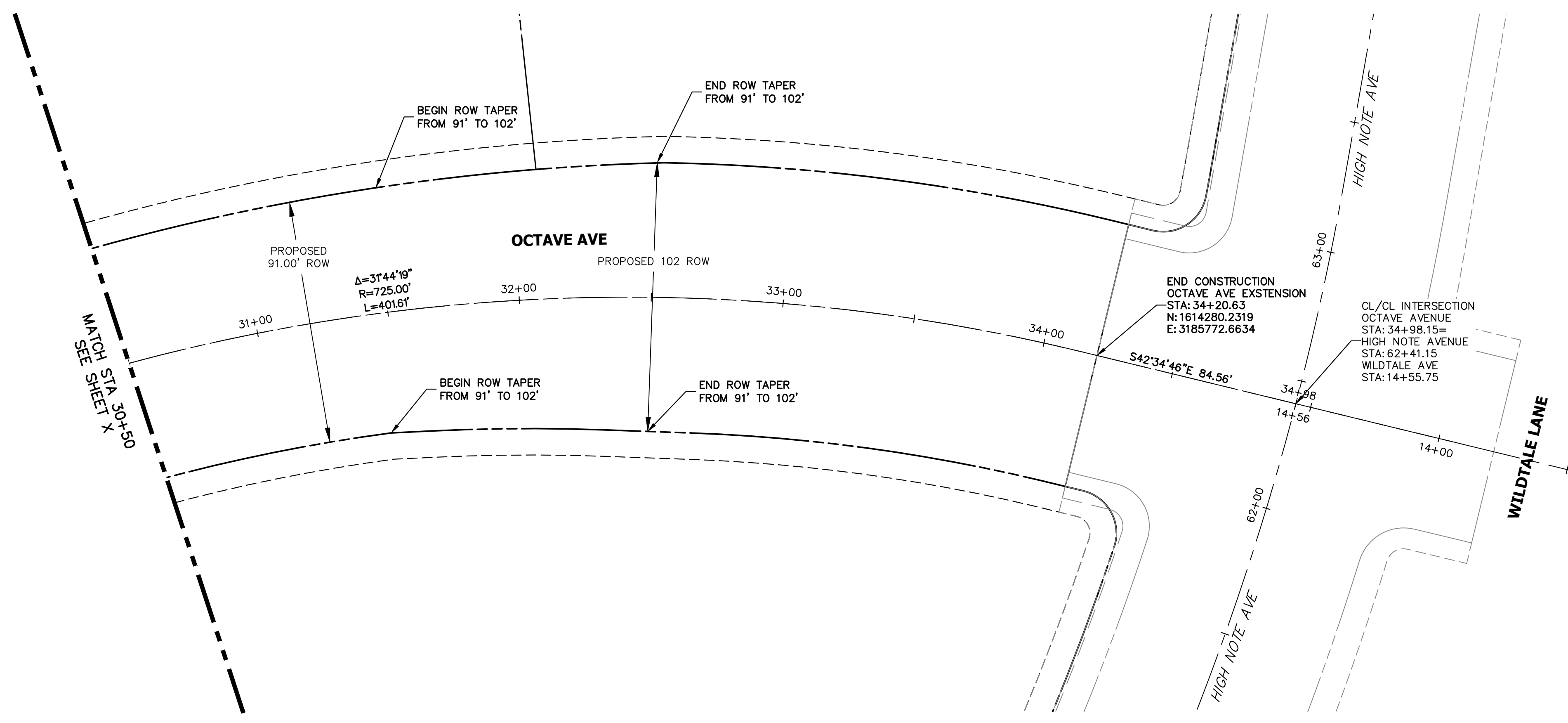
**ENGINEER'S STATEMENT**  
PREPARED UNDER

**PRELIMINARY NOT FOR CONSTRUCTION**

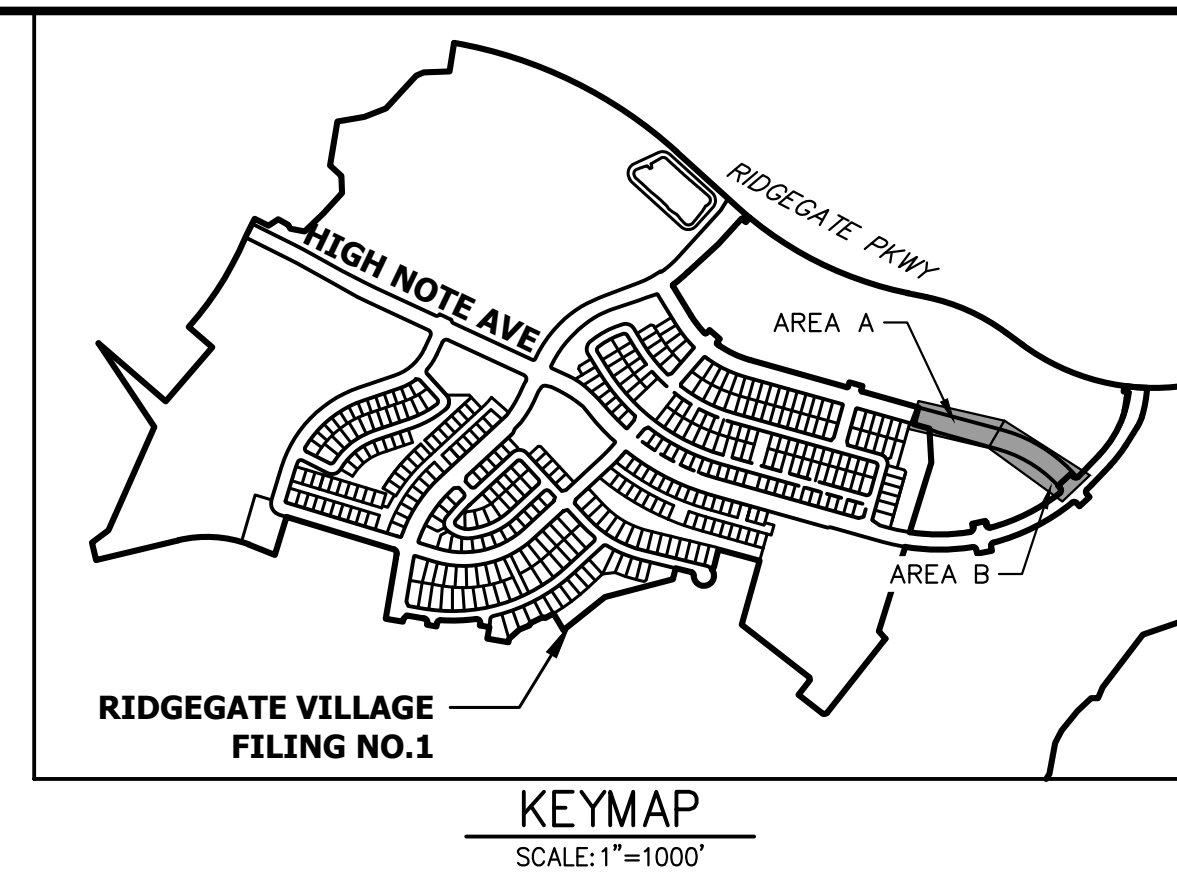
AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF



**AREA A**  
SCALE: 1" = 30'



**AREA B**  
SCALE: 1" = 30'



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

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

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

No.	REVISION	BY	DATE	COMMENTS	
				REVISED PER	COLT COMMENT
1		BMP	10/24/22		
2		MEP	1/27/23		

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

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

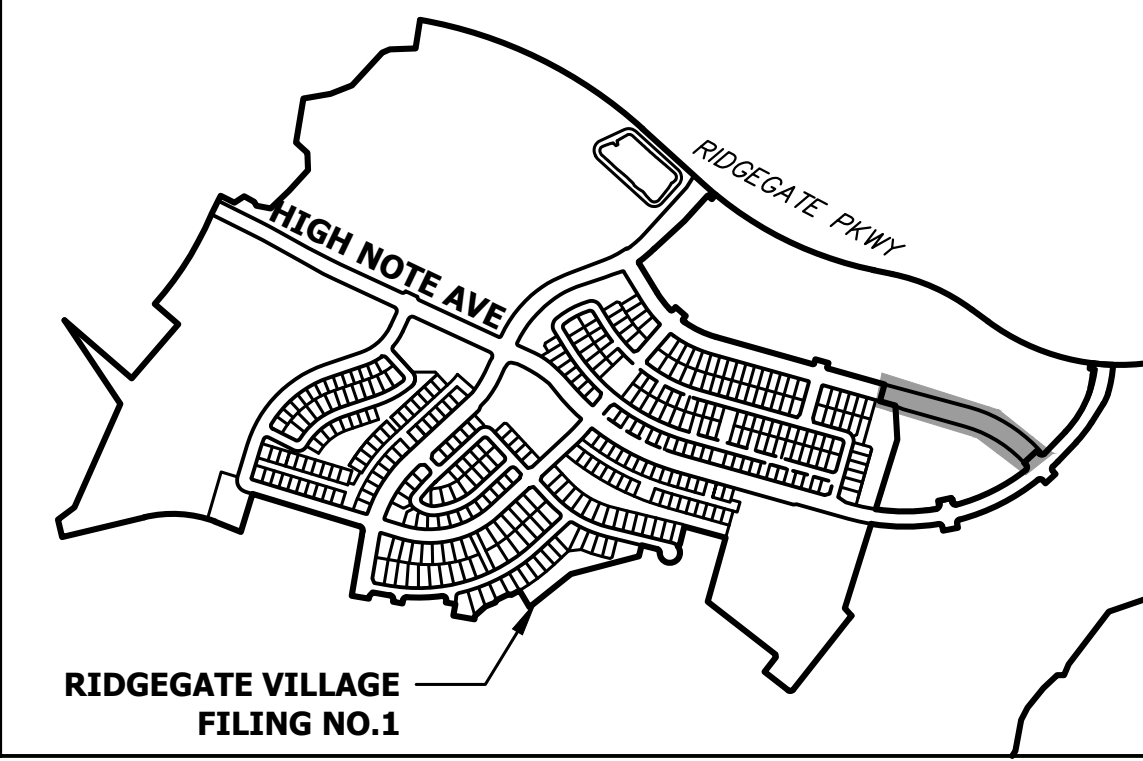
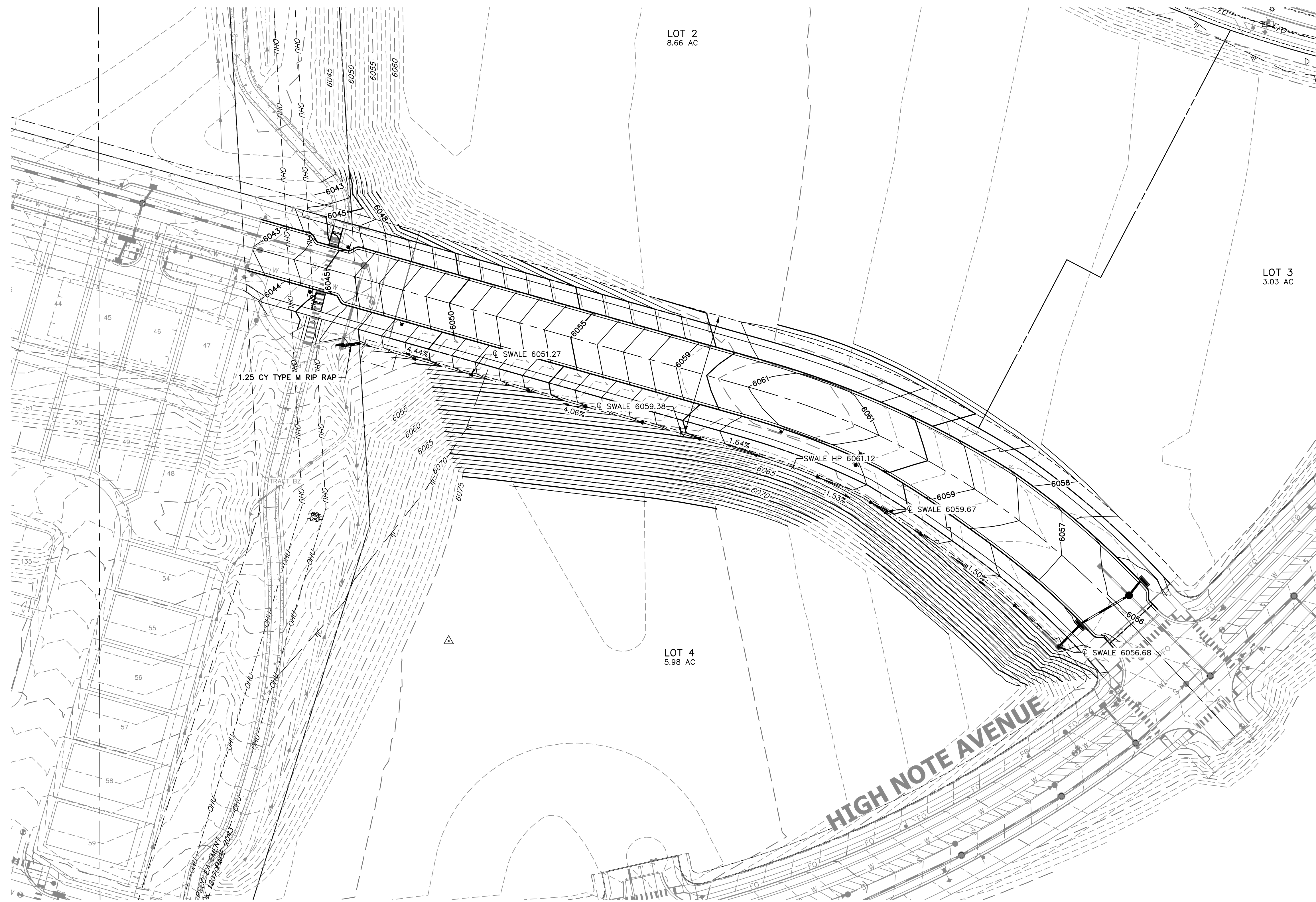
AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
HORIZONTAL CONTROL PLAN

SHEET 6 OF 18

JOB NO. 15950.03





KEYMAP  
SCALE: 1" = 1000'

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

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

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

No.	REVISION	BY	DATE	1" = 50'	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION PER COLT COMMENTS	DATE
										1	1/27/23
1	REVISED PER COLT COMMENTS	BMP	10/24/22	N/A							
2	REVISED PER COLT COMMENTS	MEP	1/27/23								

OCTAVE AVENUE EXTENSION CIVIL CONSTRUCTION PLANS	GRADING PLAN	SHEET 7 OF 18
		JOB NO. 15950.03

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

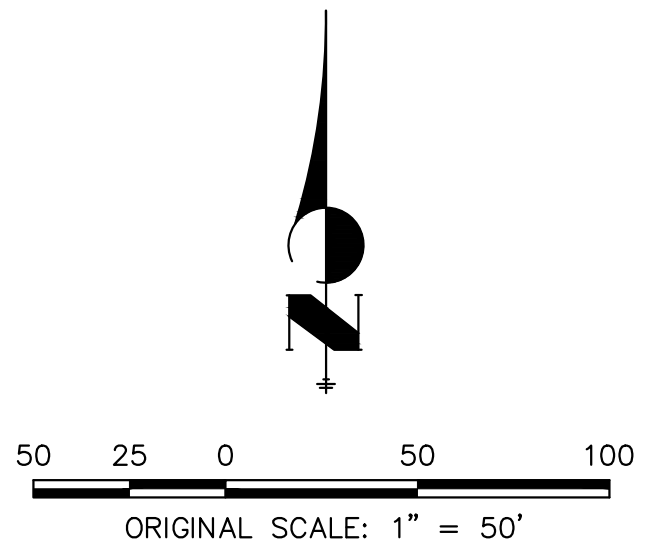


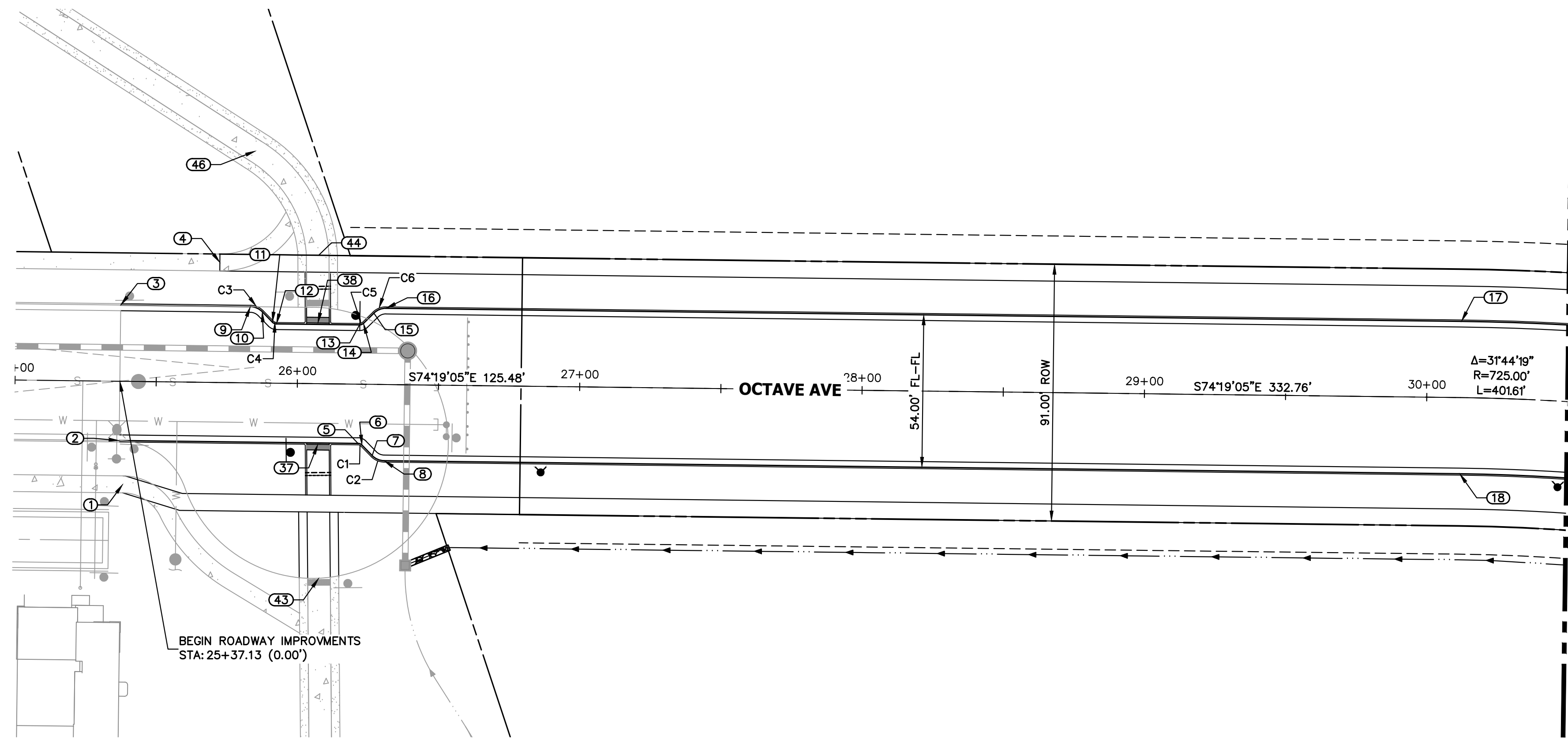
**ENGINEER'S STATEMENT**

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

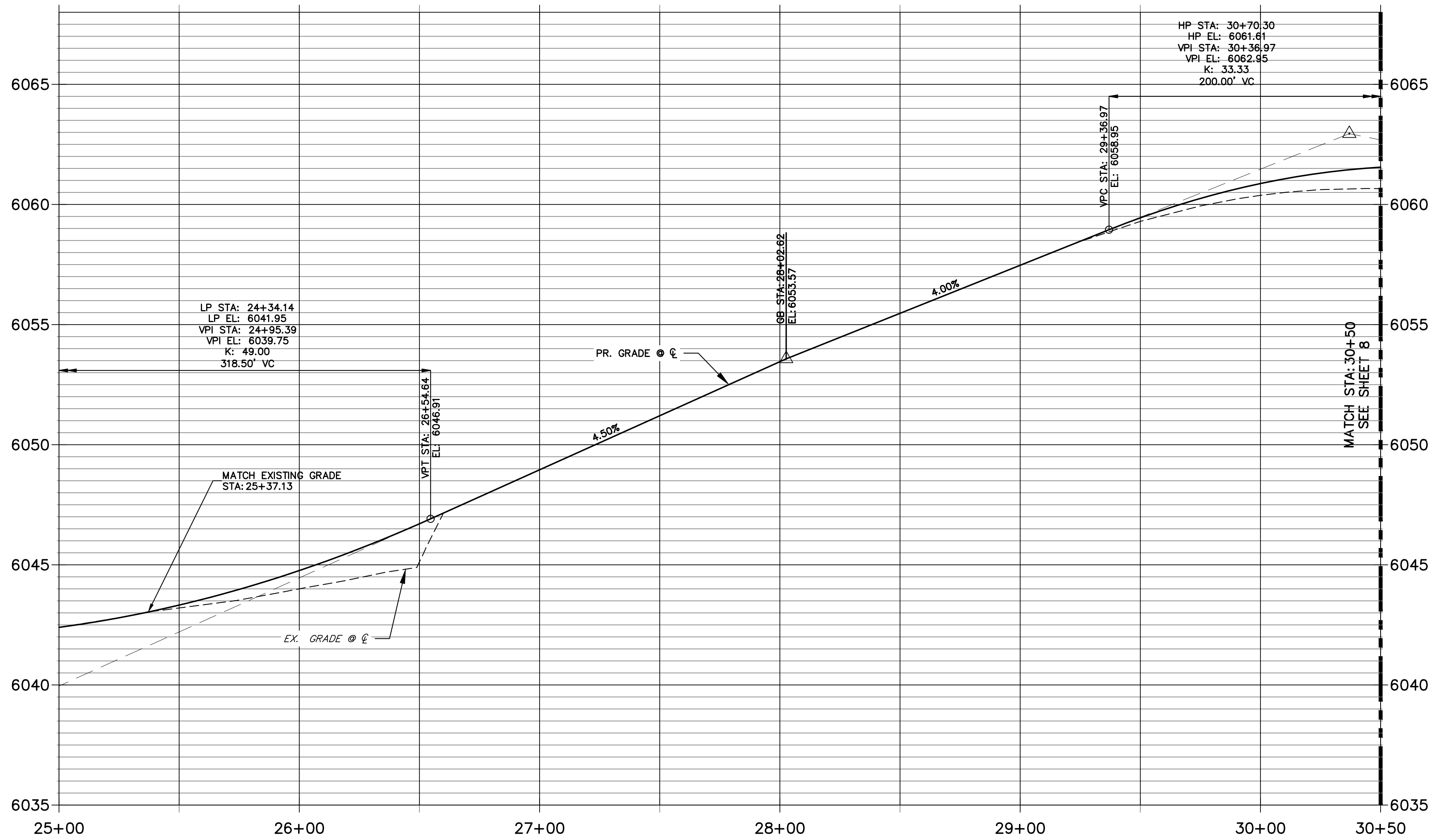
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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

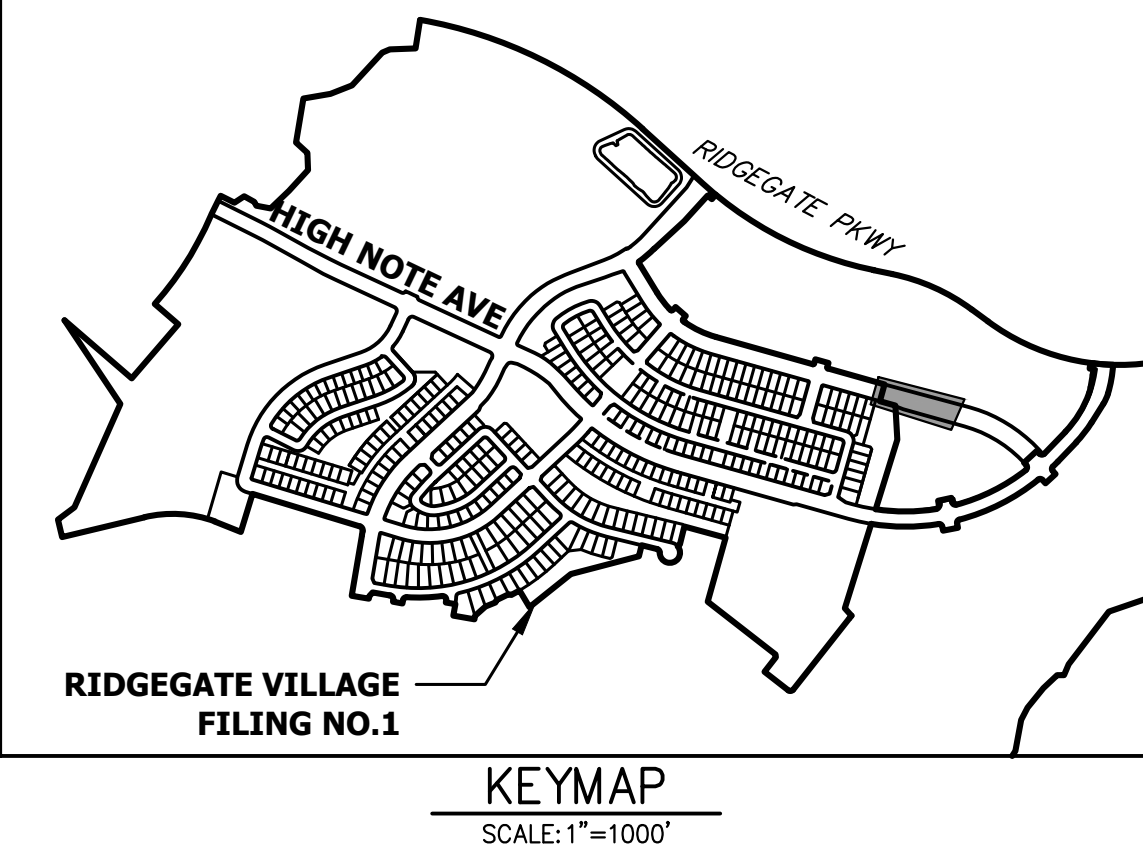




**OCTAVE AVENUE (1) PROFILE  
STA 25+00.00 TO 30+50.00**



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	44°55'53"	1.50'	1.18'
C2	44°55'53"	6.50'	5.10'
C3	45°00'00"	6.50'	5.11'
C4	45°00'00"	1.50'	1.18'
C5	44°55'53"	1.50'	1.18'
C6	44°55'53"	6.50'	5.10'



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
1	25+38.61	36.50' (RT)	OCTAVE AVENUE (1)	6043.45		MATCH EX SW
2	25+37.13	21.00' (RT)	OCTAVE AVENUE (1)	6042.62		MATCH EX C&G
3	25+37.13	27.00' (LT)	OCTAVE AVENUE (1)	6042.50		MATCH EX C&G
4	25+72.04	42.50' (LT)	OCTAVE AVENUE (1)	6044.16		MATCH EX SW
5	26+21.73	20.98' (RT)	OCTAVE AVENUE (1)	6045.13		PC
6	26+23.14	21.57' (RT)	OCTAVE AVENUE (1)	6045.16		PT
7	26+26.80	25.22' (RT)	OCTAVE AVENUE (1)	6045.27		PC
8	26+31.05	26.97' (RT)	OCTAVE AVENUE (1)	6045.37		PT
9	25+83.03	27.00' (LT)	OCTAVE AVENUE (1)	6043.68		PC
10	25+87.27	25.24' (LT)	OCTAVE AVENUE (1)	6043.84		PT
11	25+90.93	21.59' (LT)	OCTAVE AVENUE (1)	6044.03		PC
12	25+92.34	21.00' (LT)	OCTAVE AVENUE (1)	6044.09		PT
13	26+21.73	20.98' (LT)	OCTAVE AVENUE (1)	6045.13		PC
14	26+23.14	21.57' (LT)	OCTAVE AVENUE (1)	6045.16		PT
15	26+26.80	25.22' (LT)	OCTAVE AVENUE (1)	6045.27		PC
16	26+31.04	26.97' (LT)	OCTAVE AVENUE (1)	6045.37		PT
17	30+11.98	27.00' (LT)	OCTAVE AVENUE (1)	6060.56		PC
18	30+11.98	26.97' (RT)	OCTAVE AVENUE (1)	6060.56		PC
37	26+07.53	21.48' (RT)	OCTAVE AVENUE (1)	6044.69		HC RAMP MID PT
38	26+07.03	21.50' (LT)	OCTAVE AVENUE (1)	6044.61		HC RAMP MID PT
43	26+08.40	68.92' (RT)	OCTAVE AVENUE (1)	0.00		MATCH EX SW
44	26+07.00	45.50' (LT)	OCTAVE AVENUE (1)	6045.45		MATCH EX SW
46	25+84.18	82.16' (LT)	OCTAVE AVENUE (1)	6041.77		MATCH EX SW

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

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

No.	REVISION	BY	DATE	REVISION PER COLT COMMENTS	
				1	2
1	1/27/23				
2	1/27/23				



**ENGINEER'S STATEMENT**

PREPARED UNDER

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF OF

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
ROADWAY PLANS AND  
PROFILE

CITY OF LONE TREE

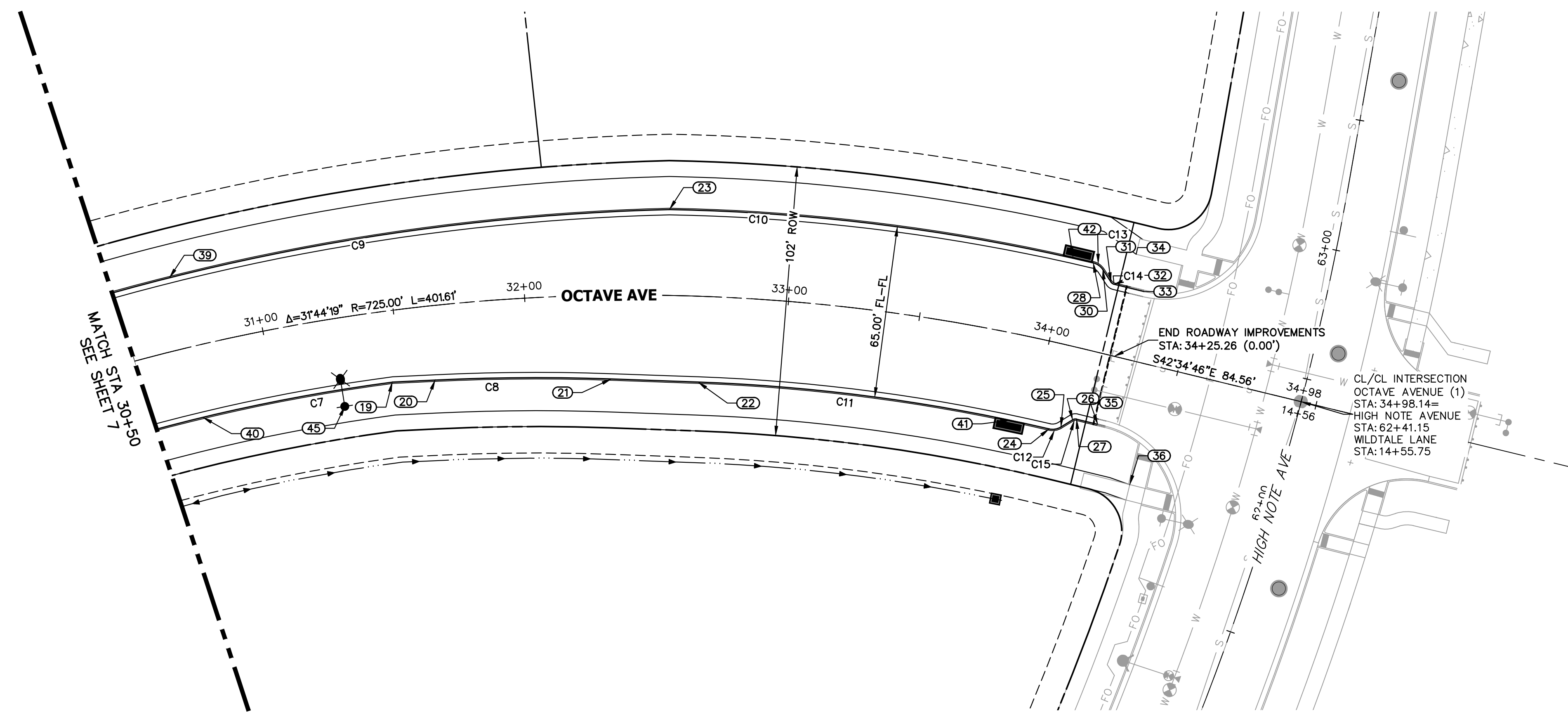
DATE

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

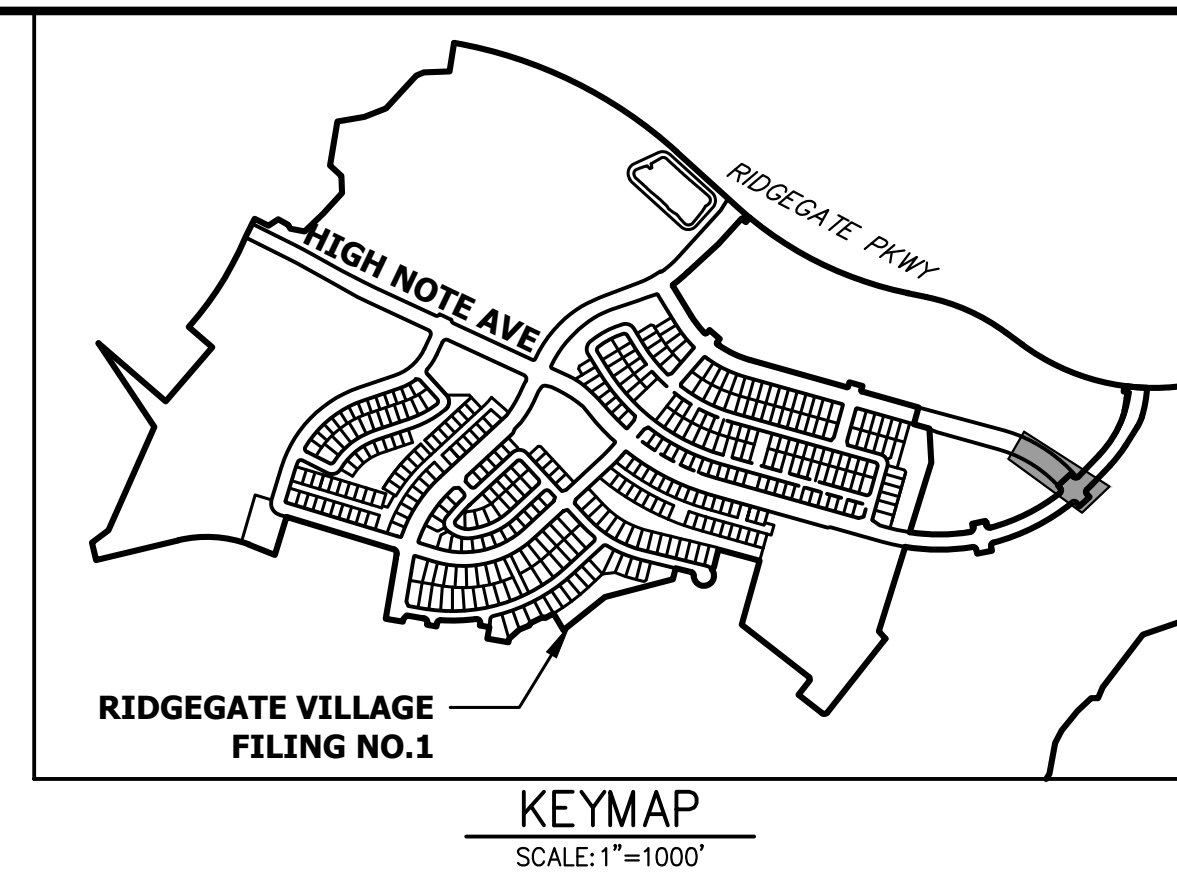
ENGINEERING DIVISION ACCEPTANCE BLOCK

SHEET 8 OF 18  
JOB NO. 15950.03





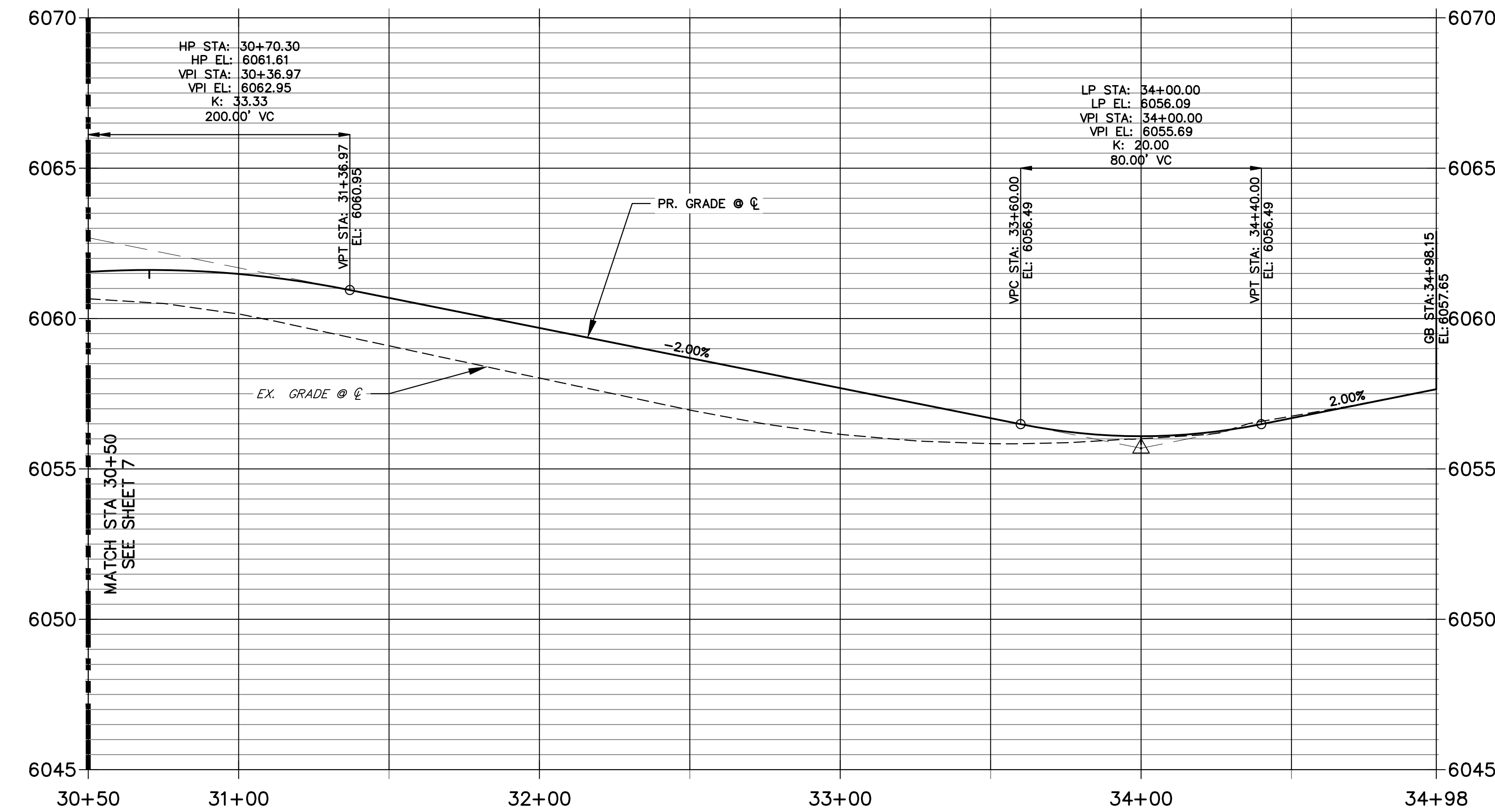
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	10°37'28"	697.50'	129.34'
C8	4°46'58"	799.50'	66.74'
C9	16°40'29"	866.50'	252.18'
C10	12°15'37"	758.00'	162.20'
C11	11°06'43"	692.00'	134.21'
C12	44°49'47"	6.50'	5.09'
C13	43°22'39"	6.50'	4.92'
C14	43°02'50"	1.50'	1.13'
C15	45°00'00"	1.50'	1.18'



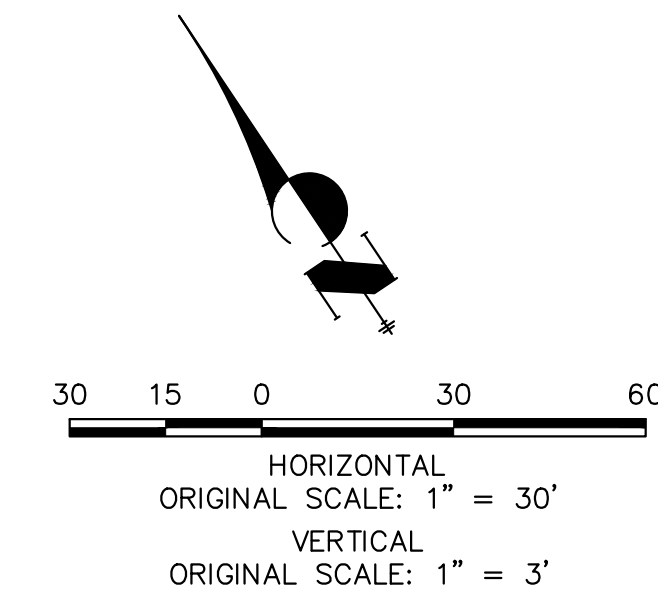
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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

**OCTAVE AVENUE (1) PROFILE (2)  
 STA 30+50.00 TO 34+98.15**



POINT TABULATION						
POINT NUMBER	STATION	OFFSET	ALIGNMENT	ELEVATION	NOTES	DESCRIPTION
19	31+46.08	26.97' (RT)	OCTAVE AVENUE (1)	6060.10		PT
20	31+62.91	28.13' (RT)	OCTAVE AVENUE (1)	6059.74		PC
21	32+32.47	31.72' (RT)	OCTAVE AVENUE (1)	6058.28		PT
22	32+66.89	32.50' (RT)	OCTAVE AVENUE (1)	6057.64		PC
23	32+54.28	32.50' (LT)	OCTAVE AVENUE (1)	6057.94		PCC
24	34+07.47	32.50' (RT)	OCTAVE AVENUE (1)	6056.59		PRC
25	34+11.89	30.75' (RT)	OCTAVE AVENUE (1)	6056.72		PT
26	34+15.63	27.09' (RT)	OCTAVE AVENUE (1)	6056.89		PC
27	34+17.04	26.50' (RT)	OCTAVE AVENUE (1)	6056.94		PT
28	34+09.41	32.50' (LT)	OCTAVE AVENUE (1)	6055.06		PCC
30	34+13.36	30.87' (LT)	OCTAVE AVENUE (1)	6055.11		PT
31	34+17.46	27.04' (LT)	OCTAVE AVENUE (1)	6055.17		PC
32	34+18.82	26.50' (LT)	OCTAVE AVENUE (1)	6055.18		PT
33	34+25.26	26.50' (LT)	OCTAVE AVENUE (1)	6055.25		MATCH EX C&G
34	34+24.25	39.50' (LT)	OCTAVE AVENUE (1)	6055.97		MATCH EX SW
35	34+25.26	26.50' (RT)	OCTAVE AVENUE (1)	6057.20		MATCH EX C&G
36	34+42.45	45.84' (RT)	OCTAVE AVENUE (1)	6059.03		MATCH EX SW
39	30+70.30	27.32' (LT)	OCTAVE AVENUE (1)	6060.94		HIGH PT
40	30+70.30	27.00' (RT)	OCTAVE AVENUE (1)	6060.95		HIGH PT
41	33+91.57	32.50' (RT)	OCTAVE AVENUE (1)	6056.42		LOW PT AND INLET
42	34+01.75	33.00' (LT)	OCTAVE AVENUE (1)	6055.53		LOW PT AND INLET
45	31+26.13	33.48' (RT)	OCTAVE AVENUE (1)	0.00		STREET LIGHT



**ENGINEER'S STATEMENT**

PREPARED UNDER  
 AARON L. CLUT  
 COLORADO P.E.  
 FOR AND ON BEHALF OF

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

No.	REVISION	BY	DATE	BMP		MEP	
				10/24/22	1/27/23	1/27/23	1/27/23
1	REVISED PER COLT COMMENTS						
2	REVISED PER COLT COMMENT						

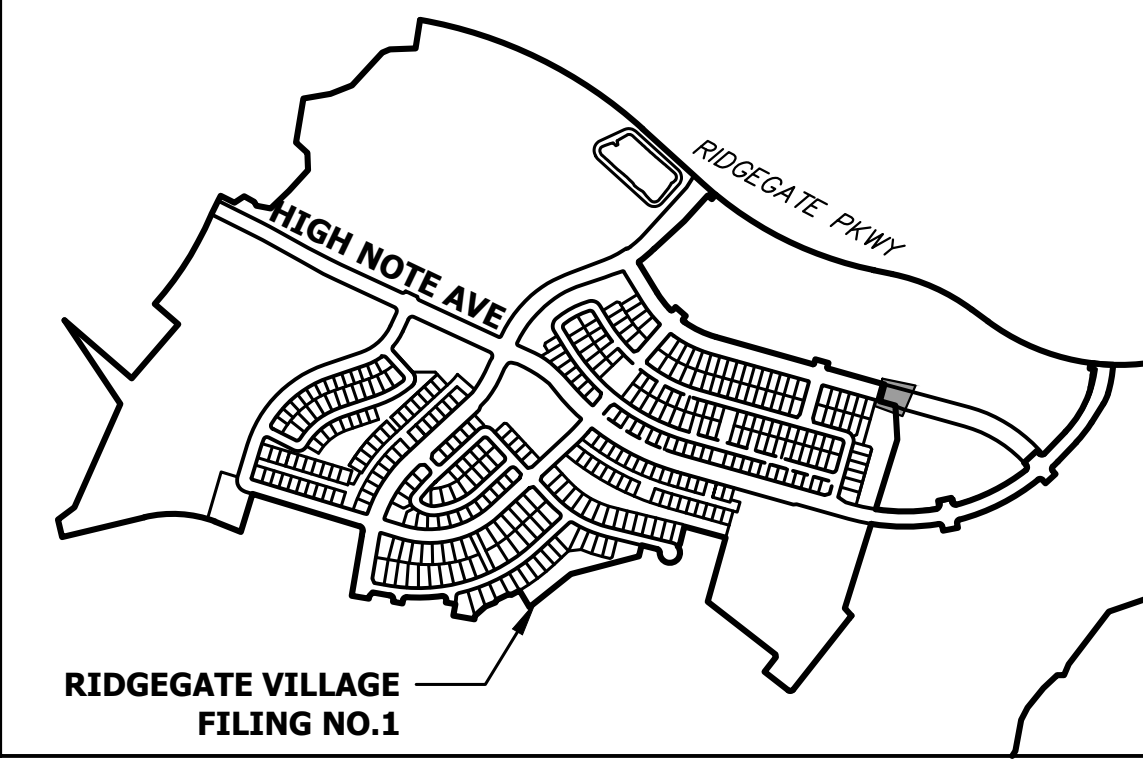
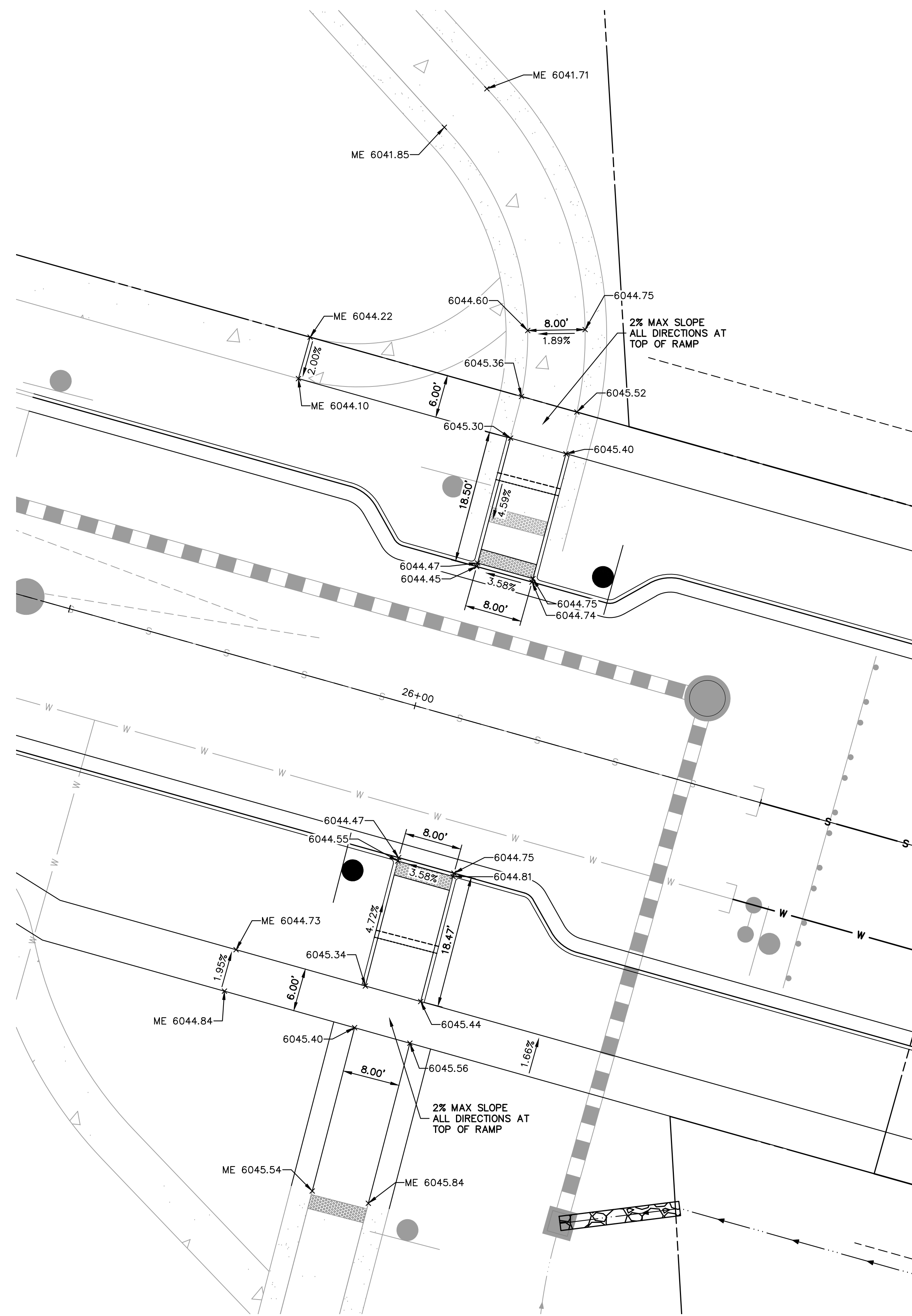
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=30'	1"=3'	1/27/23	GC	GC	

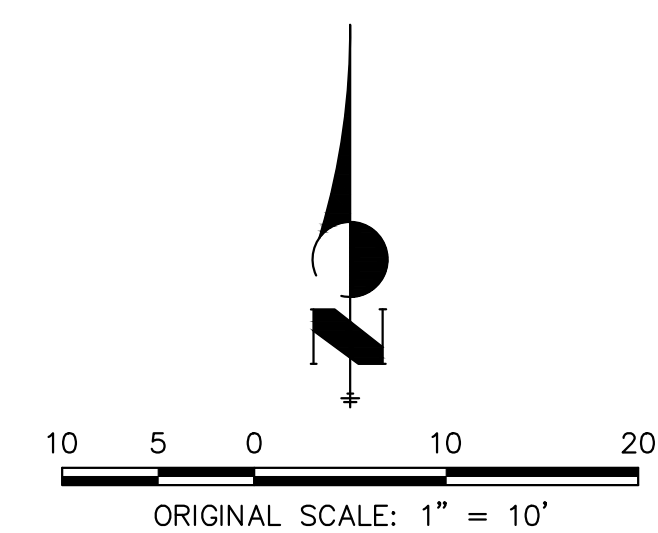
OCTAVE AVENUE EXTENSION CIVIL CONSTRUCTION PLANS	ROADWAY PLANS AND PROFILE	SHEET 9 OF 18
		JOB NO. 15950.03

**J.R. ENGINEERING**  
 A Westman Company

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



KEYMAP  
SCALE: 1"=1000'



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

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF OF

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

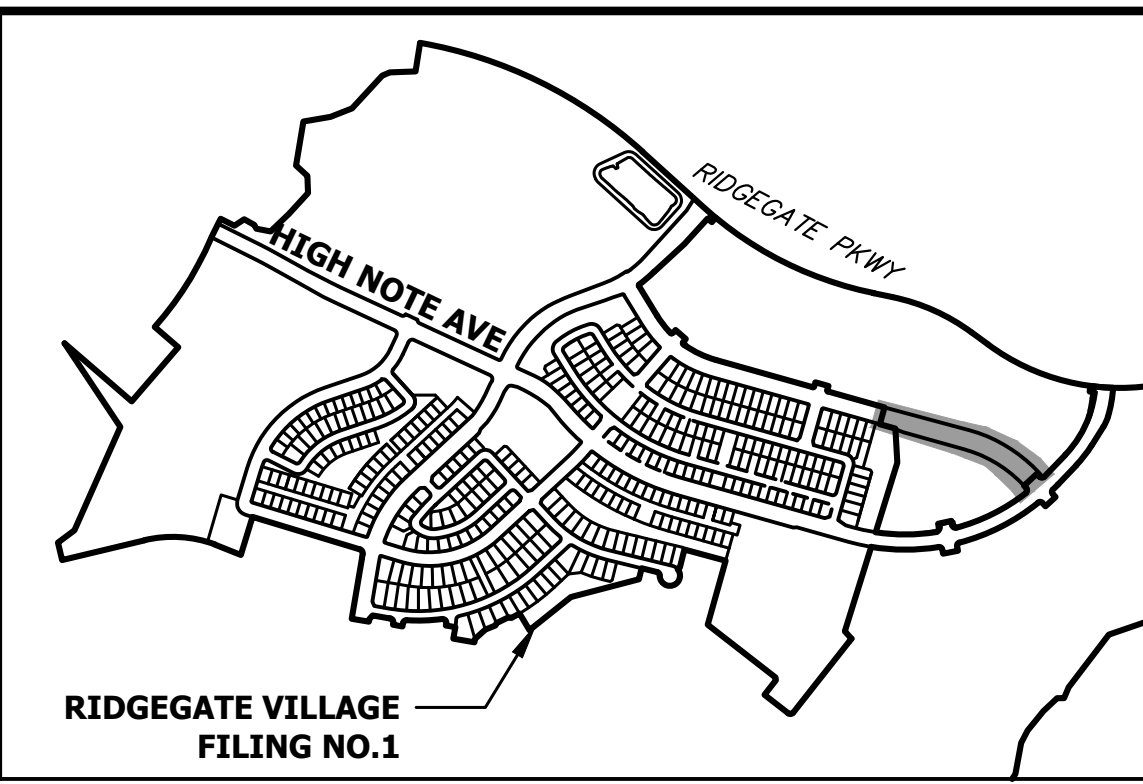
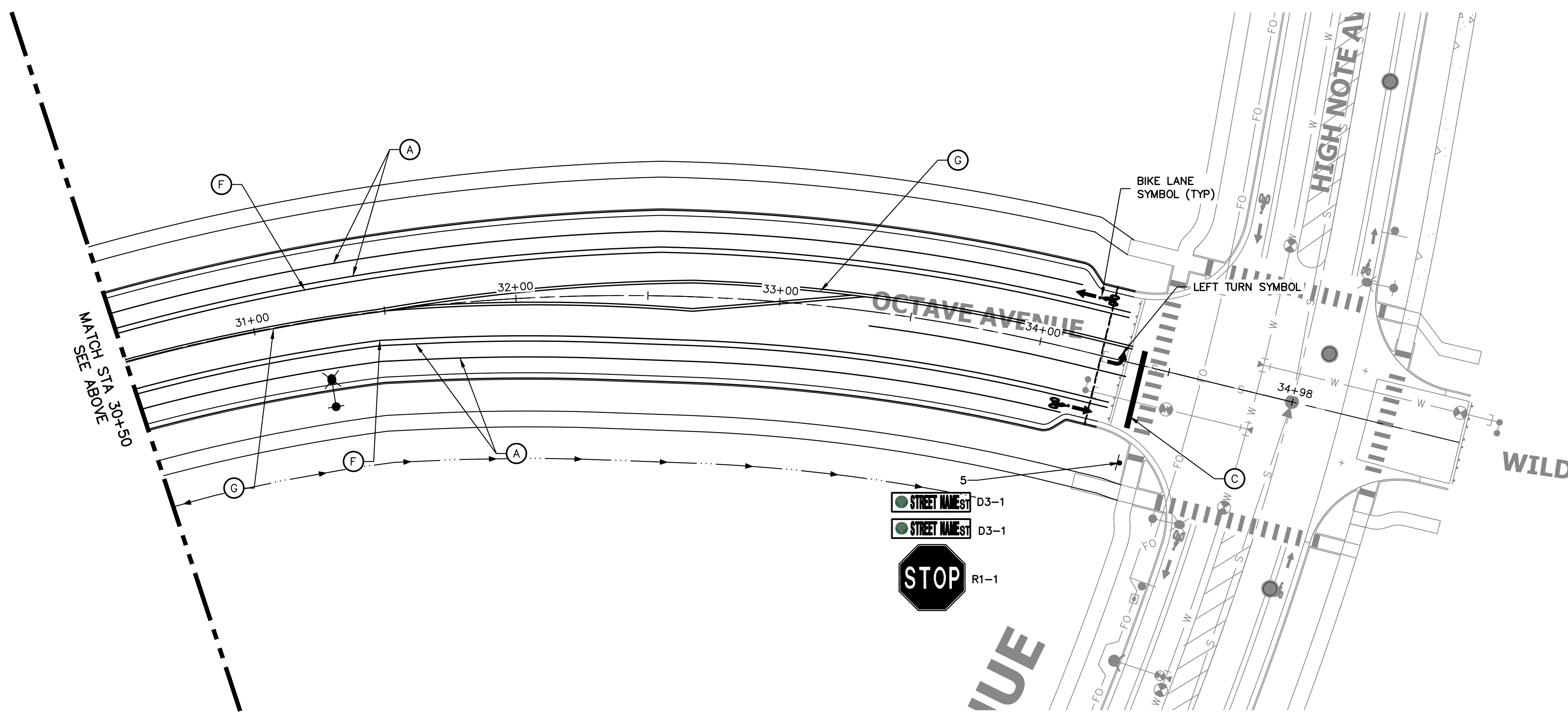
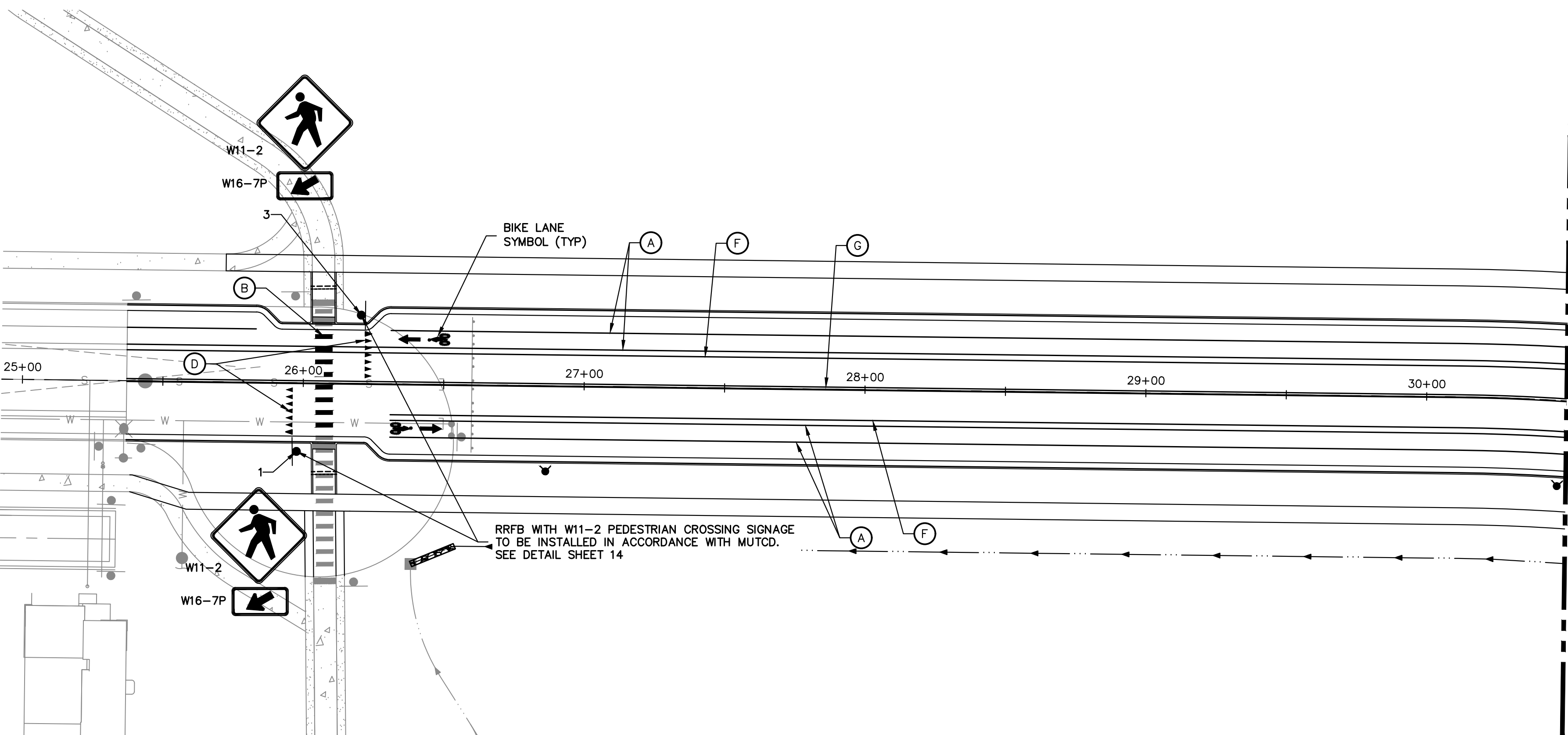
No.	REVISION	BY	DATE	1"=10'	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	REVISION PER COLT COMMENT	BY	DATE
											1	BMP	10/24/22
2 <td>REVISION PER COLT COMMENT <td>MEP <td>1/27/23</td> <td>N/A</td> <td>1/27/23</td> <td>GC</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td></td>	REVISION PER COLT COMMENT <td>MEP <td>1/27/23</td> <td>N/A</td> <td>1/27/23</td> <td>GC</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </td>	MEP <td>1/27/23</td> <td>N/A</td> <td>1/27/23</td> <td>GC</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1/27/23	N/A	1/27/23	GC							

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
TRAIL AND ADA ACCESSIBLE  
RAMP PLAN

SHEET 10 OF 18  
JOB NO. 15950.03

**LEGEND**

- PROPOSED SIGN
- EXISTING SIGN
- XX PROPOSED STRIPE
- XX EXISTING STRIPE
- GREEN THERMOPLASTIC PAINT FOR CYCLE TRACK
- (A) BIKE LANE LINE - 6" WIDE, SOLID WHITE
- (B) CROSSWALK - 2'X10' SOLID WHITE, 4' GAP CENTERED IN LANE
- (C) STOP BAR - 2' SOLID WHITE
- (D) YIELD LINE - 16"X24" SOLID WHITE TRIANGLES, 6' GAP CENTERED IN LANE
- (F) CHANNELIZING LINE - 8" WIDE, SOLID WHITE
- (G) DOUBLE YELLOW LINE - 5" WIDE, 3" GAP, SOLID



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

**NOTES**

1. SEE SHEET 124 FOR SIGNAGE AND STRIPING NOTES.
2. SEE SHEET 125 FOR LINETYPE AND LAYER LEGEND.

**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
1	25+97.82	24.44' (RT)	OCTAVE AVENUE (1)	RRFB WITH W11-2 W16-7P
3	26+20.37	24.35' (LT)	OCTAVE AVENUE (1)	RRFB WITH W11-2 W16-7P
5	34+39.96	37.86' (RT)	OCTAVE AVENUE (1)	R1-1 D3-1 X2

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  
**PRELIMINARY NOT FOR CONSTRUCTION**

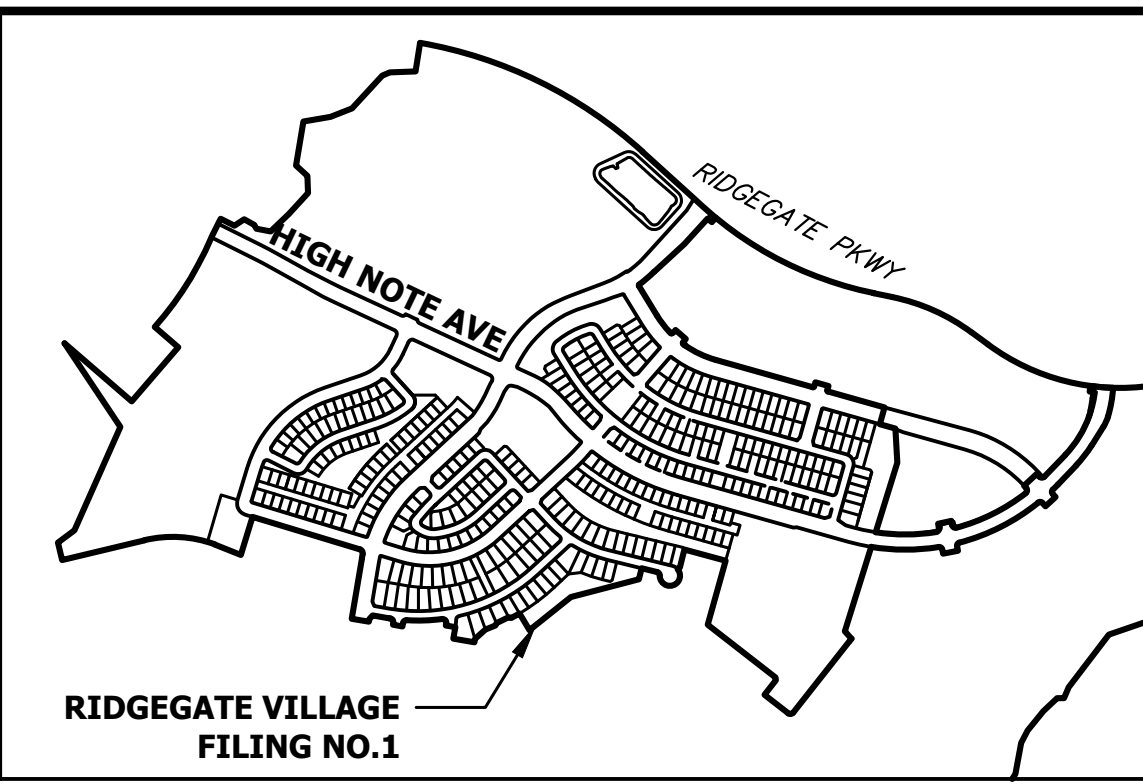
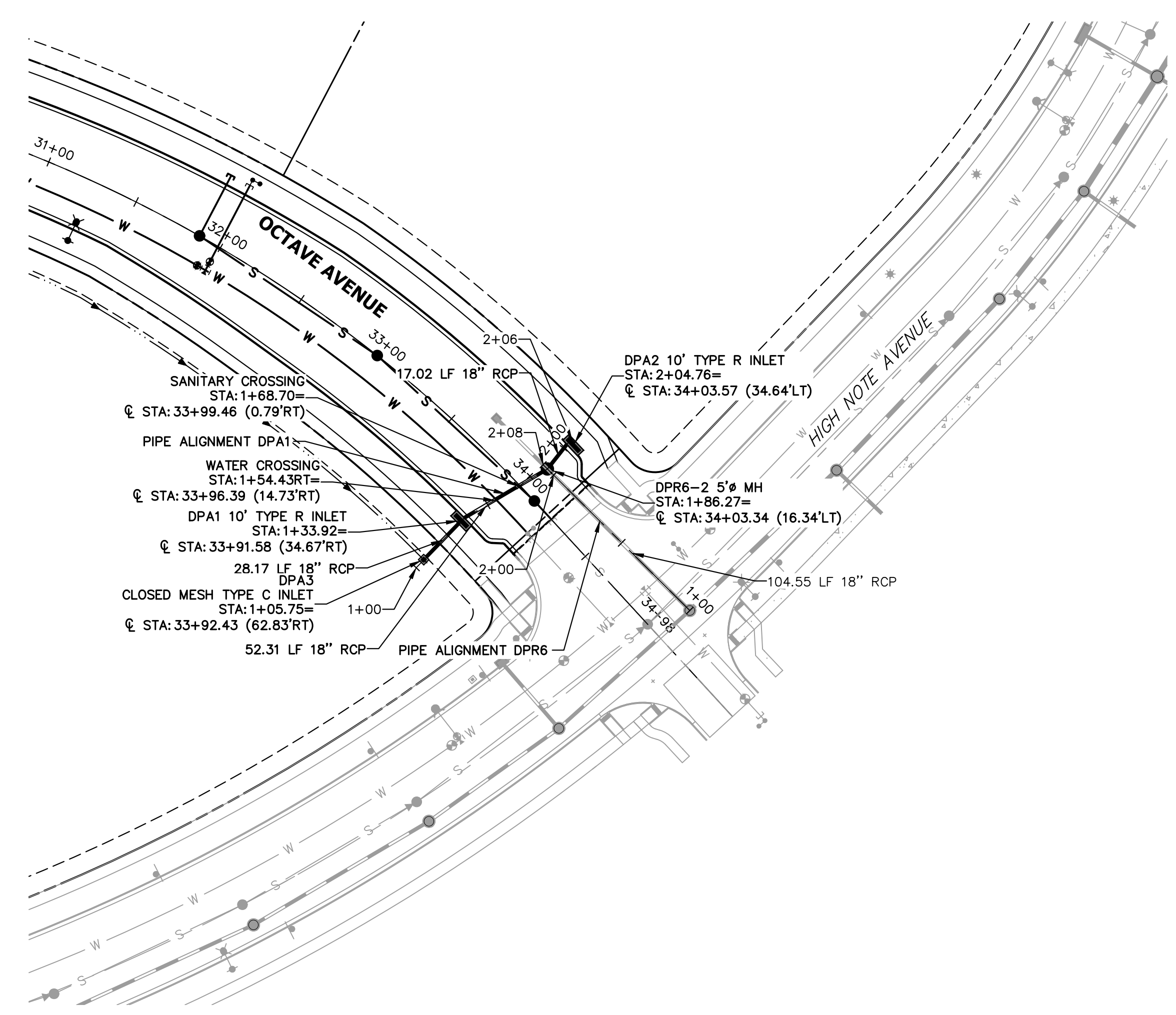
AARON L. CLUT  
 COLORADO P.E.  
 FOR AND ON BEHALF

No.	REVISION	DATE	BY	
			DATE	BY
1	BMP	10/24/22		
2	MEP	1/27/23		

OCTAVE AVENUE EXTENSION CIVIL CONSTRUCTION PLANS SIGNAGE AND STRIPING PLANS

SHEET 11 OF 18

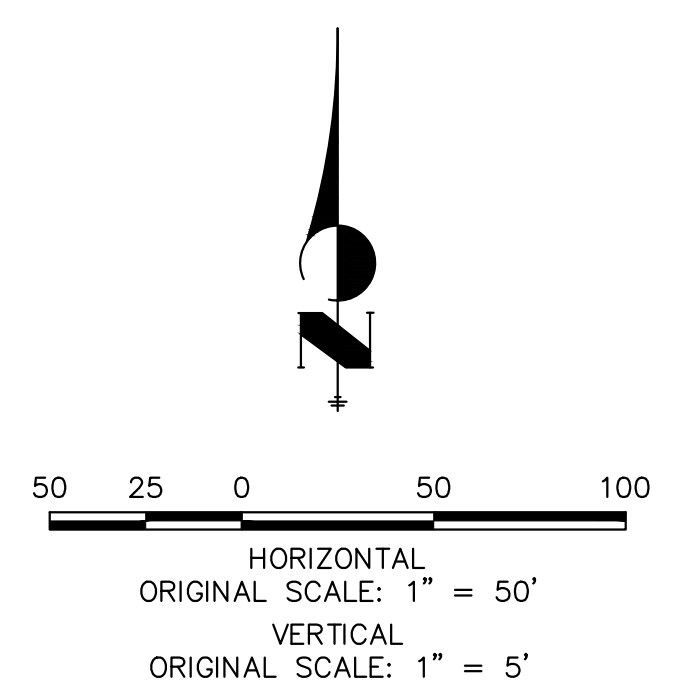
JOB NO. 15950.03



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

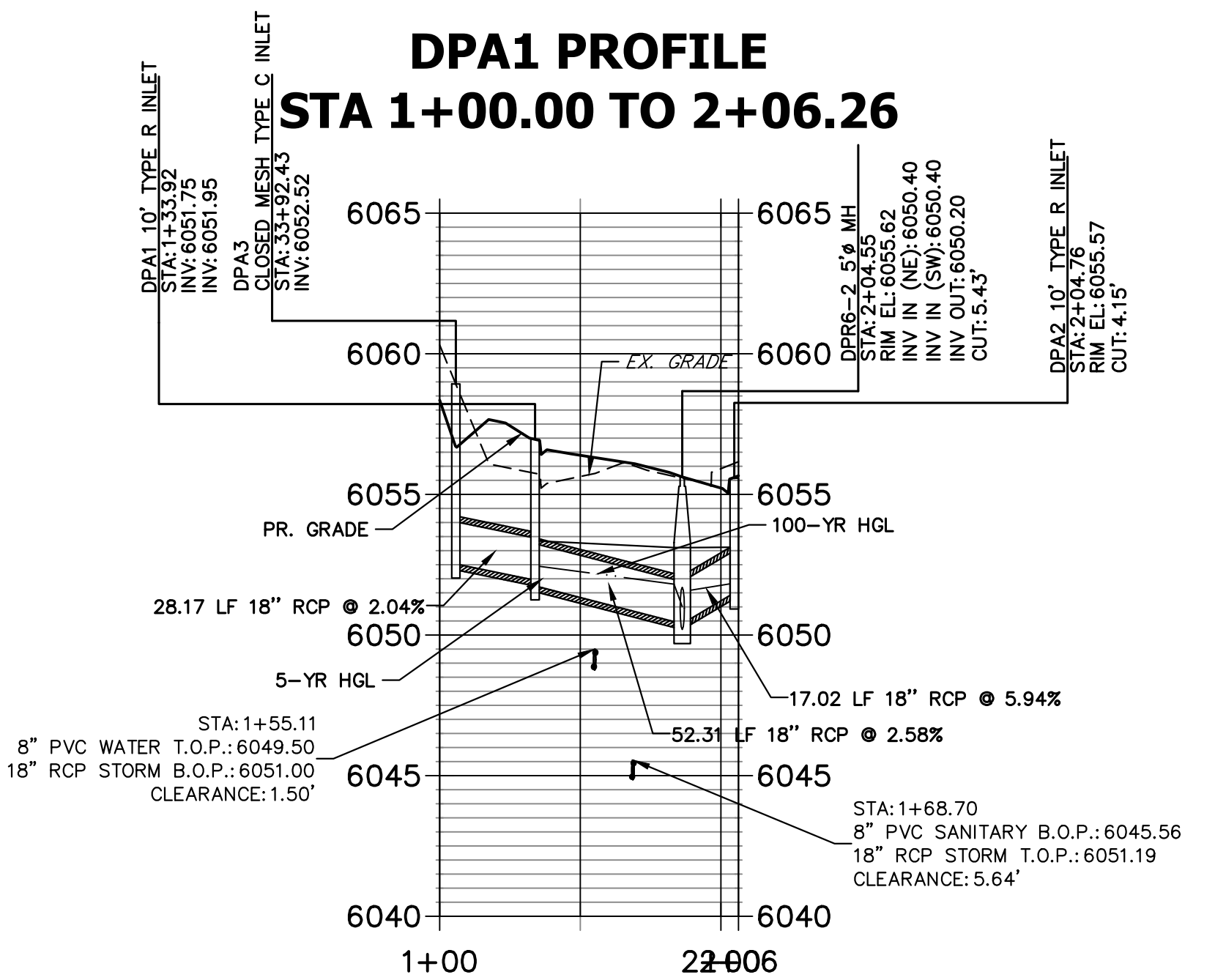
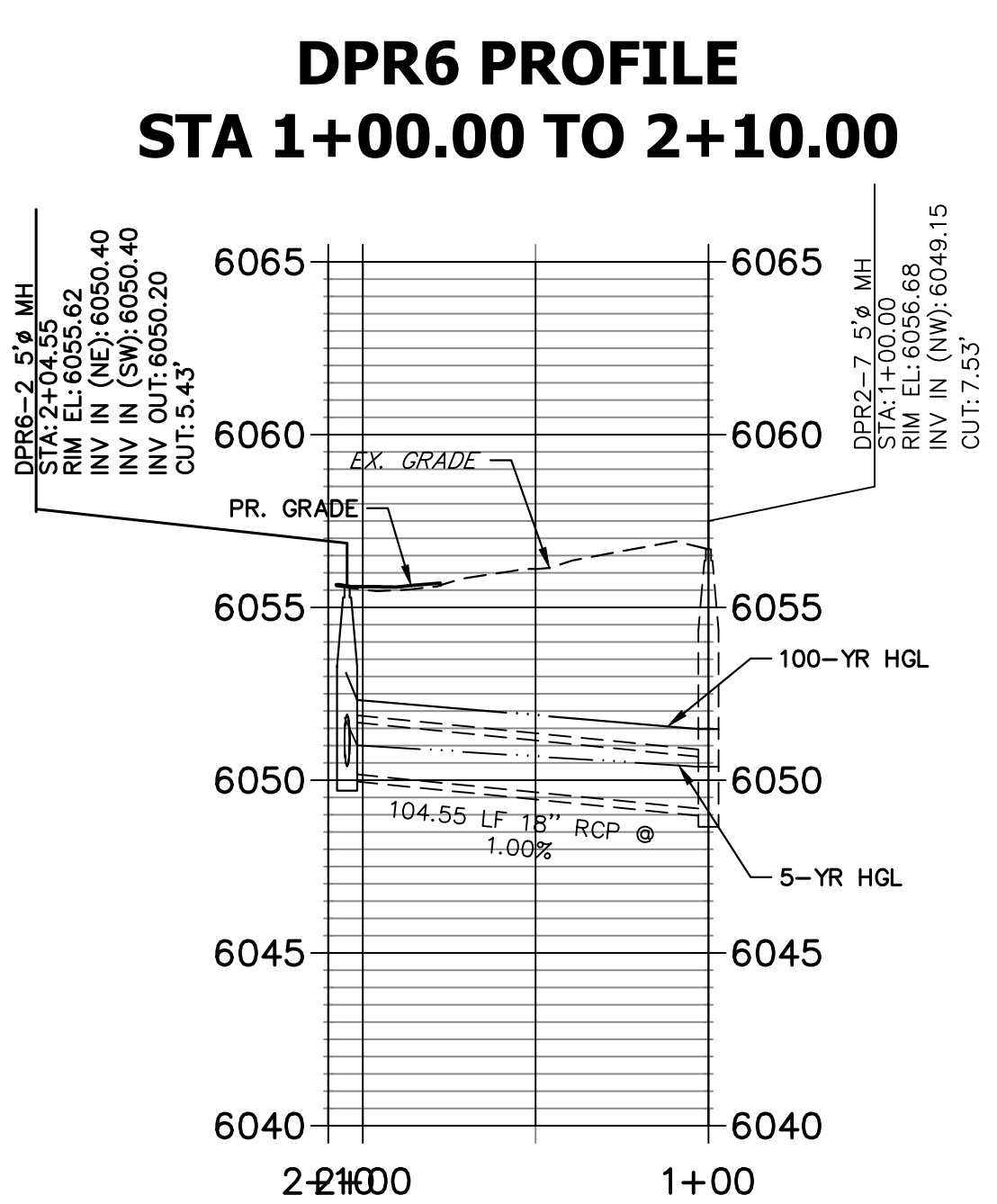
PREPARED FOR  
SH LYRIC, LLC  
9380 STATION ST.  
SUITE 600  
LONE TREE, CO 80124  
OFFICE PHONE  
(303) 791-8180

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



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

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



**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

**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF

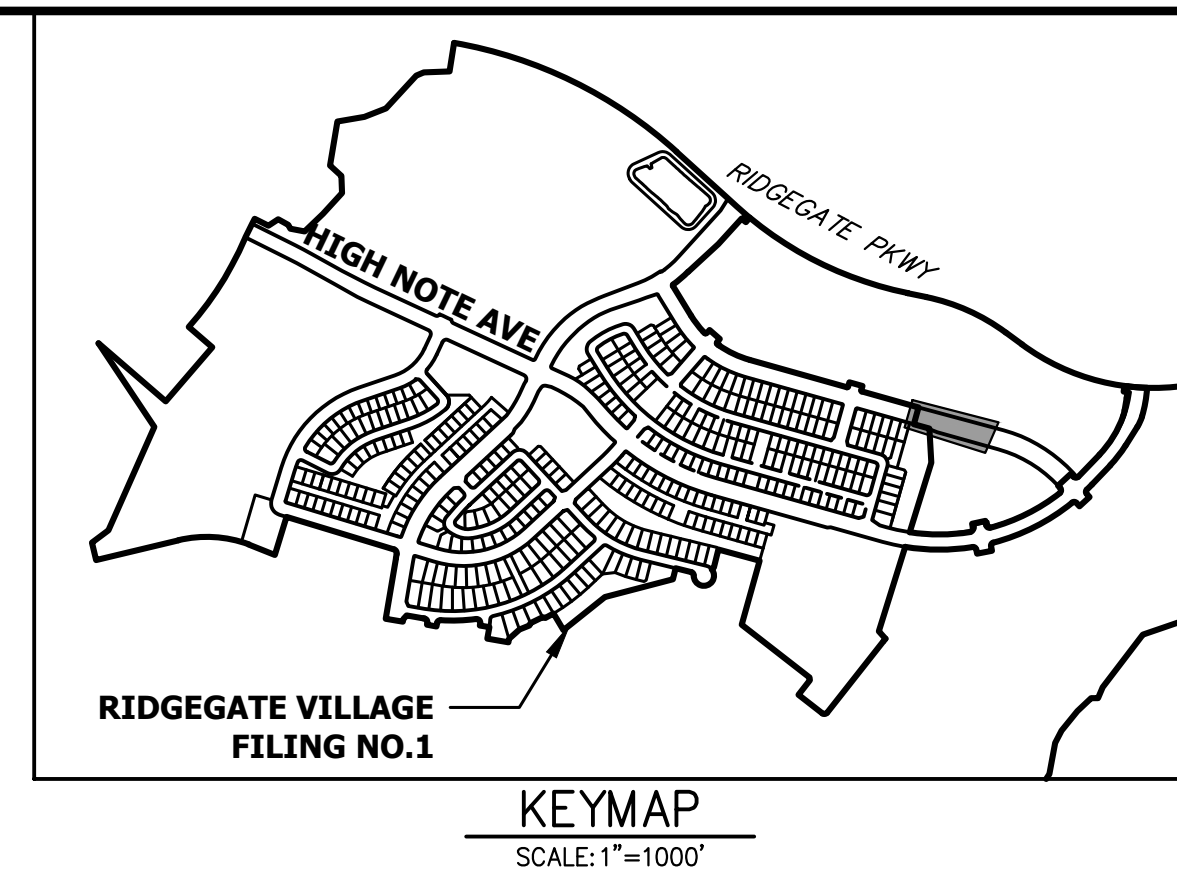
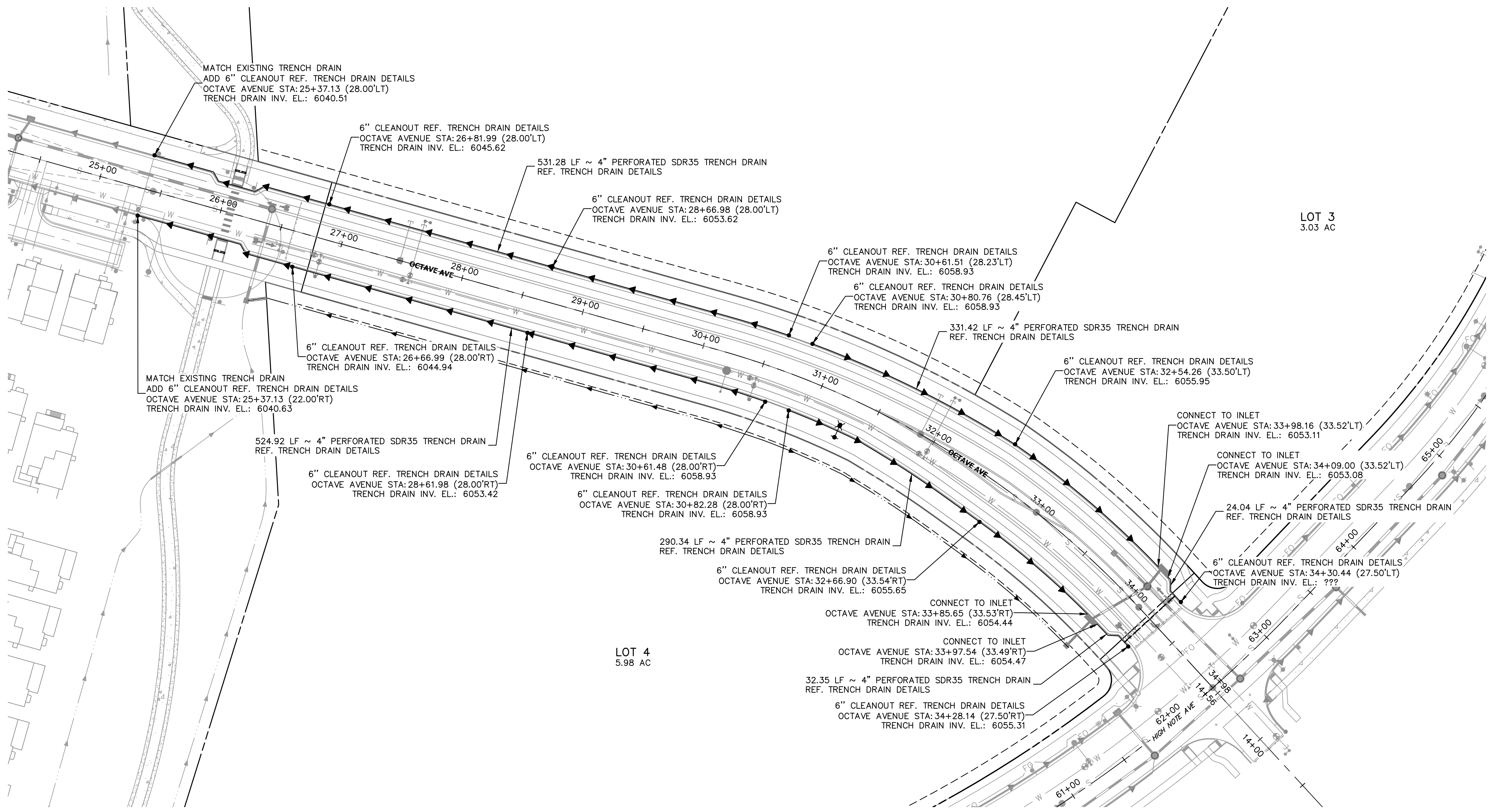


H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY		DATE
								BMP	MEP	
1"=50'	1"=5'	1/27/23	GC	GC		1	REVISED PER COLT COMMENT			10/24/22
						2	REVISED PER COLT COMMENT			1/27/23

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
STORM SEWER PLAN AND  
PROFILE

SHEET 12 OF 18

JOB NO. 15950.03



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

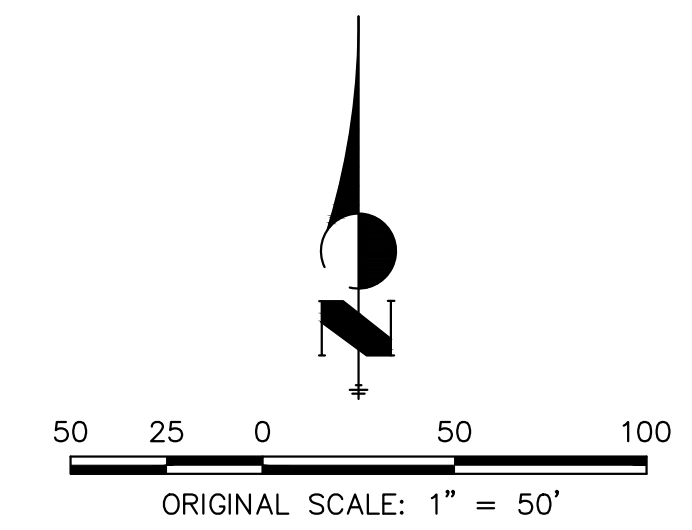
**J.R. ENGINEERING**  
 A Westman Company  
  
 Centennial 300-740-9888 • Colorado Springs 719-583-2583  
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	REVISED PER COLT COMMENTS	BMP	10/24/22
2	REVISED PER COLT COMMENT	MEP	1/27/23

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=50'	N/A	1/27/23	GC	GC	

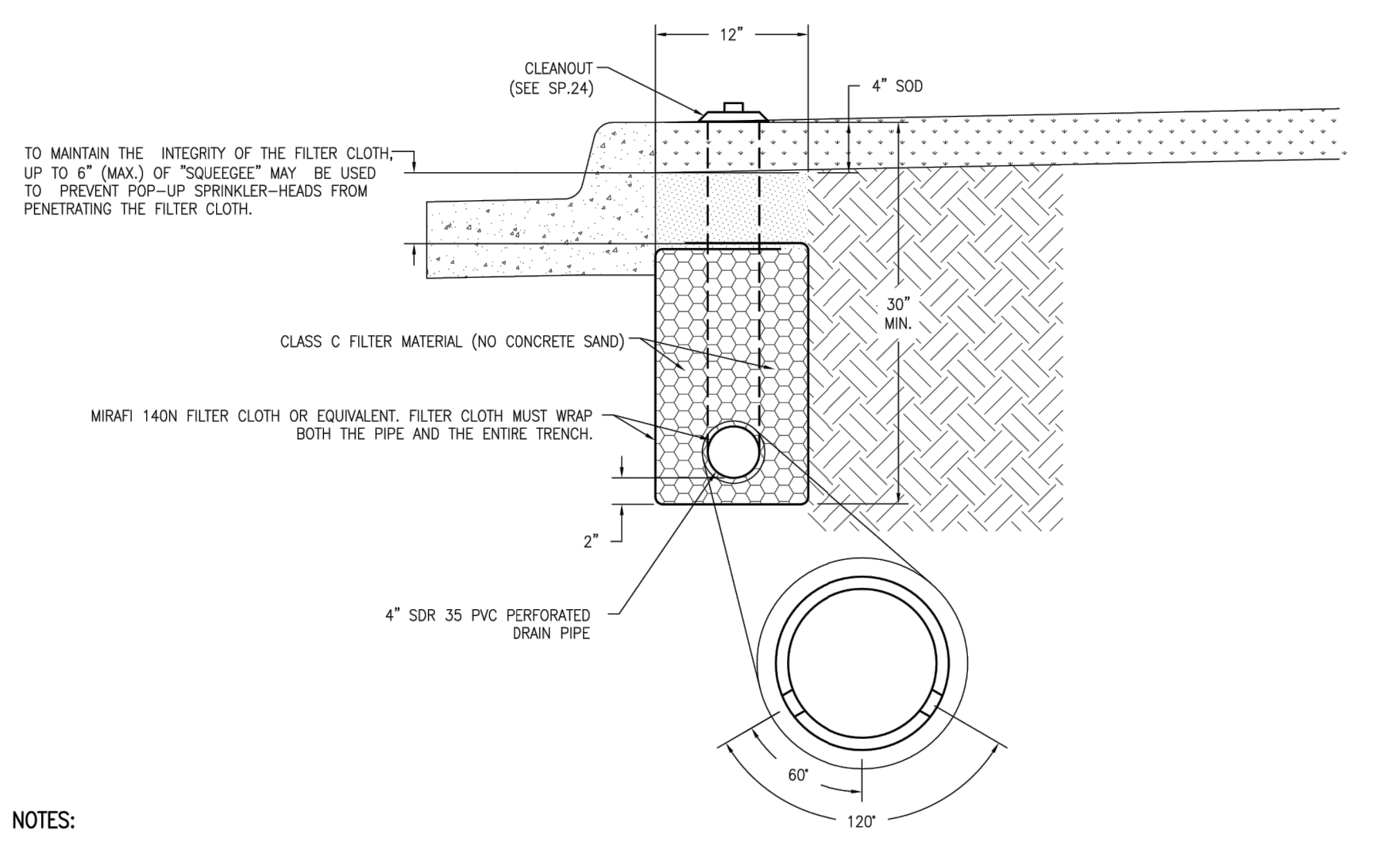
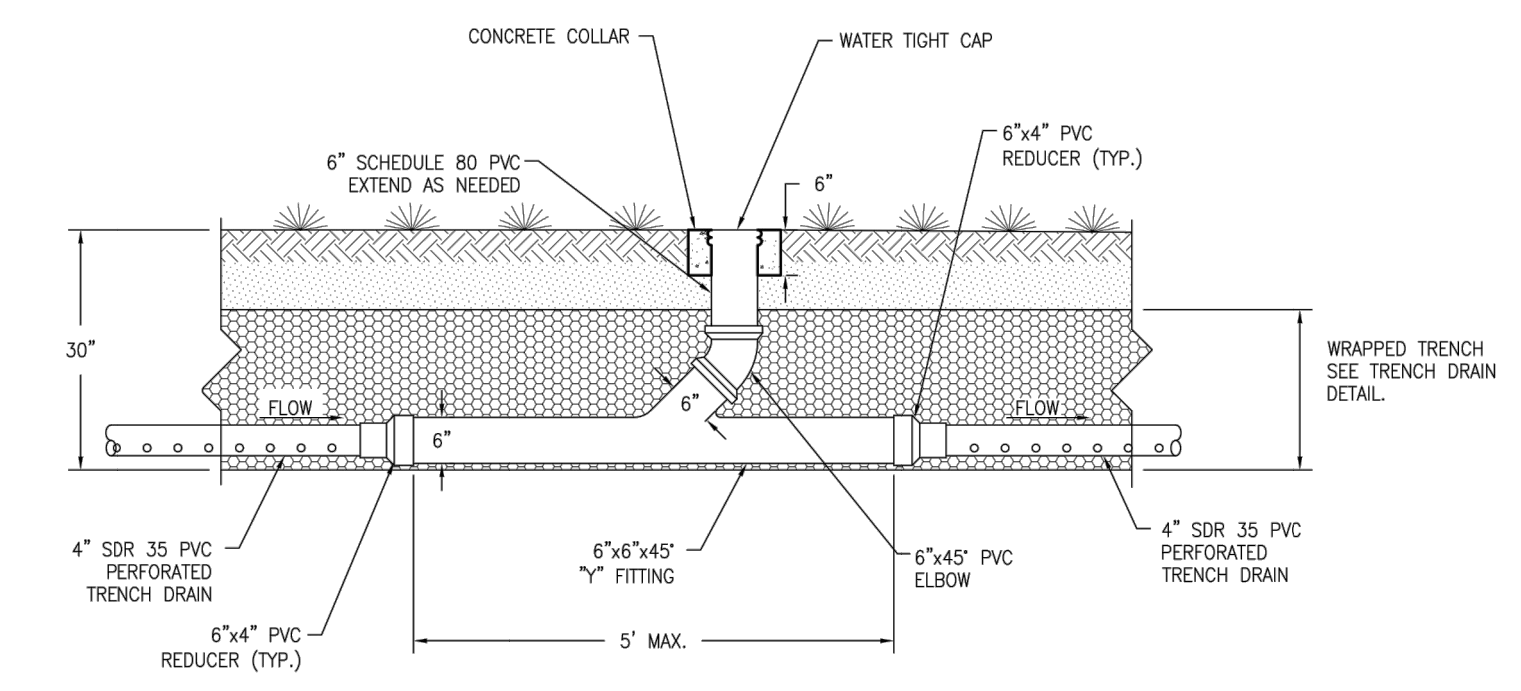
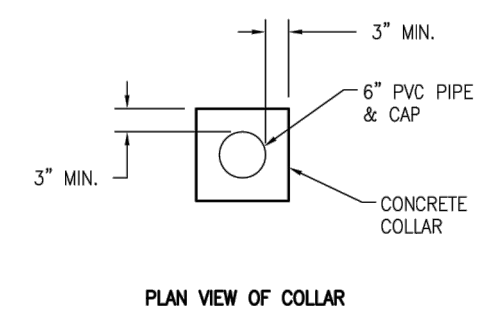
OCTAVE AVENUE EXTENSION  
 CIVIL CONSTRUCTION PLANS  
 TRENCH DRAIN PLANS

SHEET 13 OF 18  
 JOB NO. 15950.03



**NOTES:**

- OUTSIDE DIAMETER OF CONCRETE COLLAR SHALL BE LARGE ENOUGH TO ACHIEVE 3" THICK MIN. CONCRETE OUTSIDE OF PIPE FITTING. COLLARS SHALL ALLOW PVC CAP TO BE REMOVED AND REPLACED AS INTENDED.
- 4" PVC PERFORATED PIPE MUST BE SDR 35 (NO FLEX-PIPE) TO MAINTAIN POSITIVE SLOPE, AND MINIMIZE LOW POINTS AND PONING.
- MAX. SPACING 200'



- NOTES:**
- 4" PVC PERFORATED PIPE MUST BE SDR 35 (NO FLEX-PIPE) TO MAINTAIN POSITIVE SLOPE, AND MINIMIZE LOW POINTS AND PONING.
  - THE 4" DRAIN PIPE SHALL BE CONNECTED TO A STORM DRAINAGE INLET OR MANHOLE. IF AN INLET OR MANHOLE IS NOT ACCESSIBLE, THE OUTLET MUST BE CONSTRUCTED PER SECTION 4.6.4 OF THE ROADWAY STANDARDS.
  - IF SIDEWALK IS ATTACHED TO THE CURB, THEN THE TRENCH DRAIN SHALL BE LOCATED BEHIND THE SIDEWALK.
  - IF TRENCH DRAIN IS TO BE PLACED UNDER PAVEMENT, THE TRENCH DRAIN NEEDS TO BE SCHEDULE 80 SOLID WALL PIPE WITH CLEANOUTS INSTALLED ON BOTH SIDES OF THE PAVEMENT.
- 4" SDR 35 PVC PERFORATED DRAIN PIPE SPECS:**
- 1/2"-3/4" OPENINGS (2" LONG SLOTS ACCEPTABLE)
  - 5" O.C. HOLE SPACING.
  - JOINT TYPE: RUBBER GASKET OR GLUE ALLOWED. (PER MANUFACTURERS RECOMMENDATIONS)
  - CLASS "C" FILTER MATERIAL PER COOT 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

**ENGINEER'S STATEMENT**

PREPARED UNDER

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

AARON L. CLUT  
 COLORADO P.E.  
 FOR AND ON BEHALF

**DOUGLAS COUNTY**  
 COLORADO

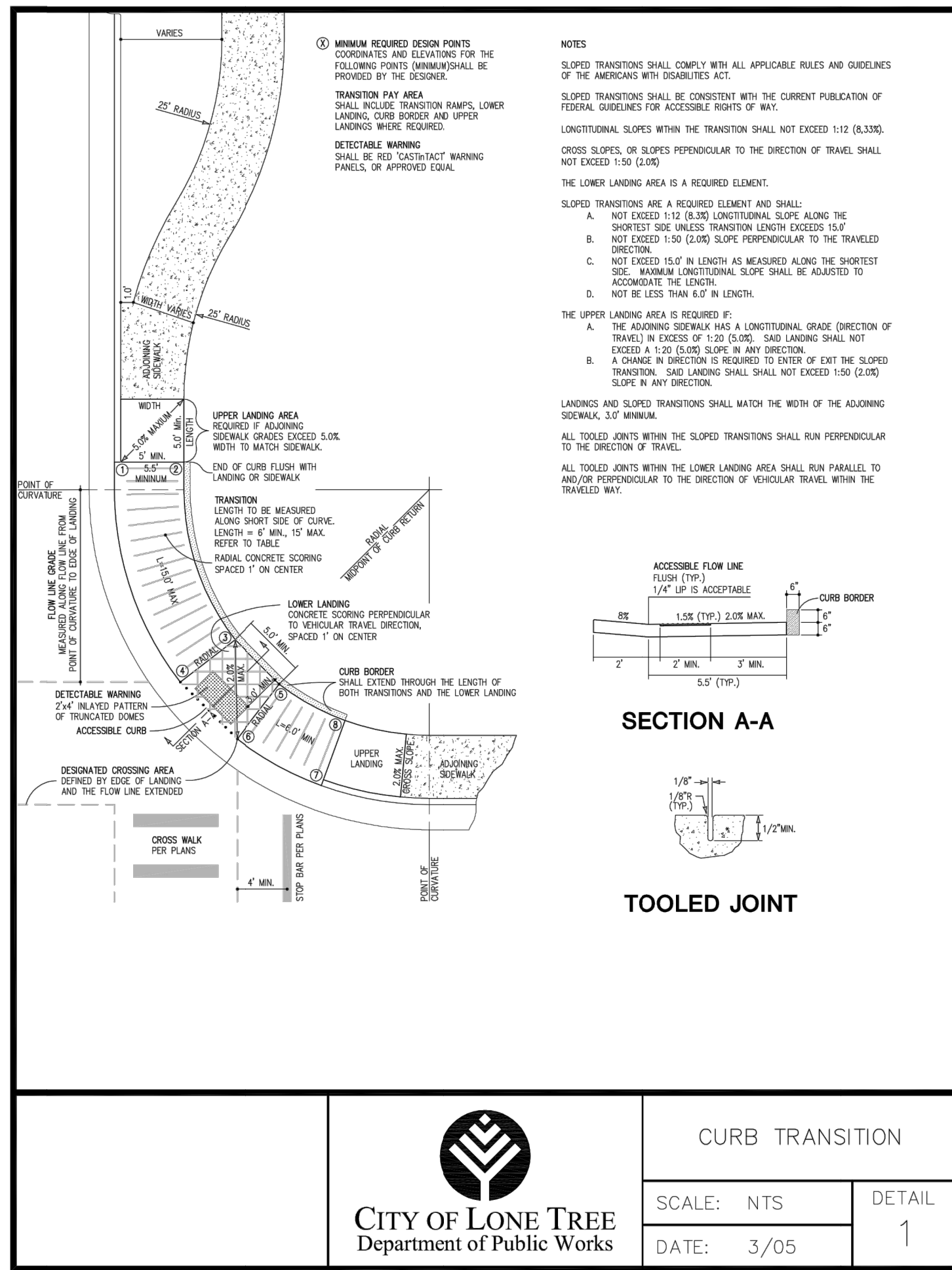
**TRENCH DRAIN CLEANOUT**

Drawing No. **SP-24**  
 Revised: 09/2017  
 Issued: 03/2013

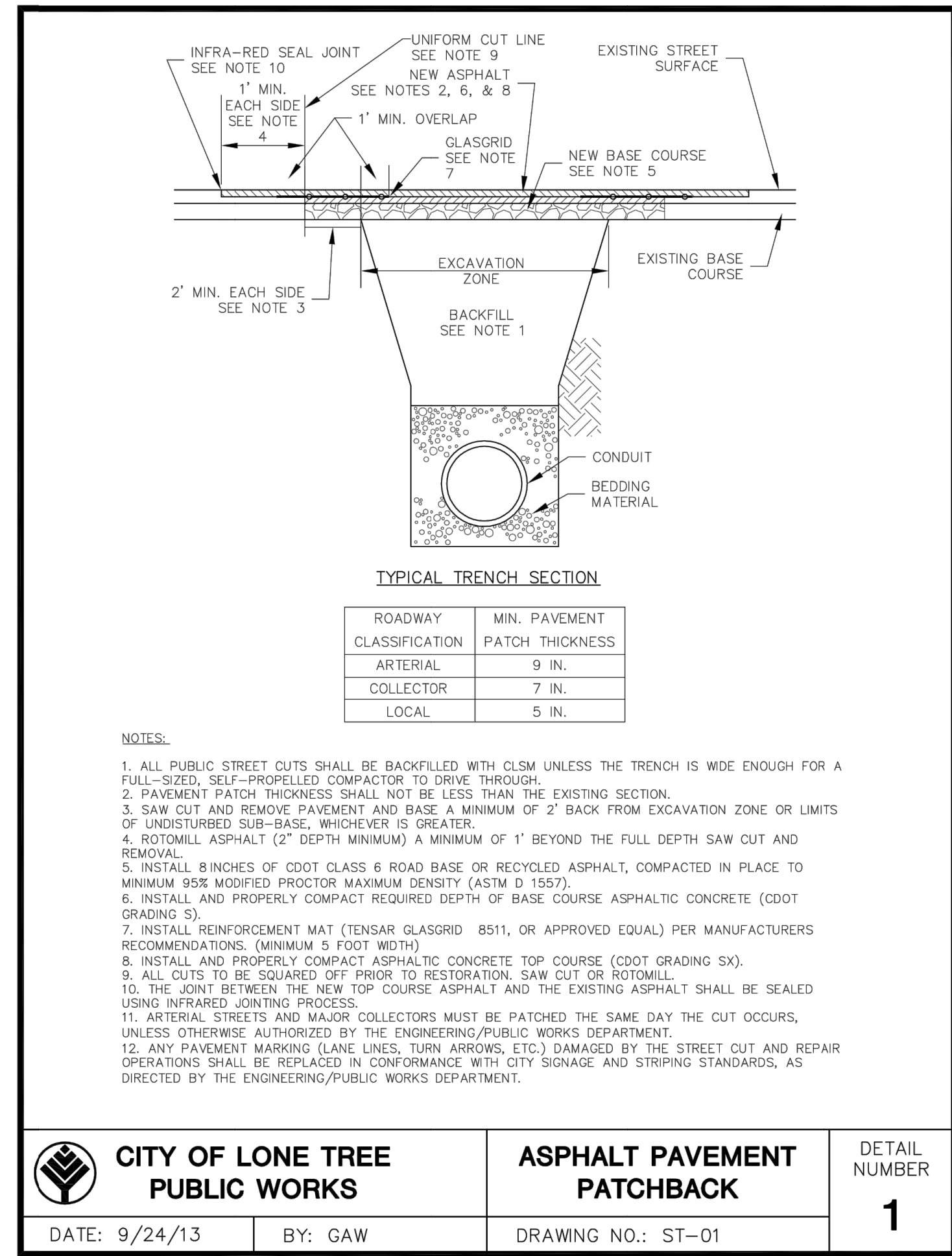
**DOUGLAS COUNTY**  
 COLORADO

**TRENCH DRAIN**

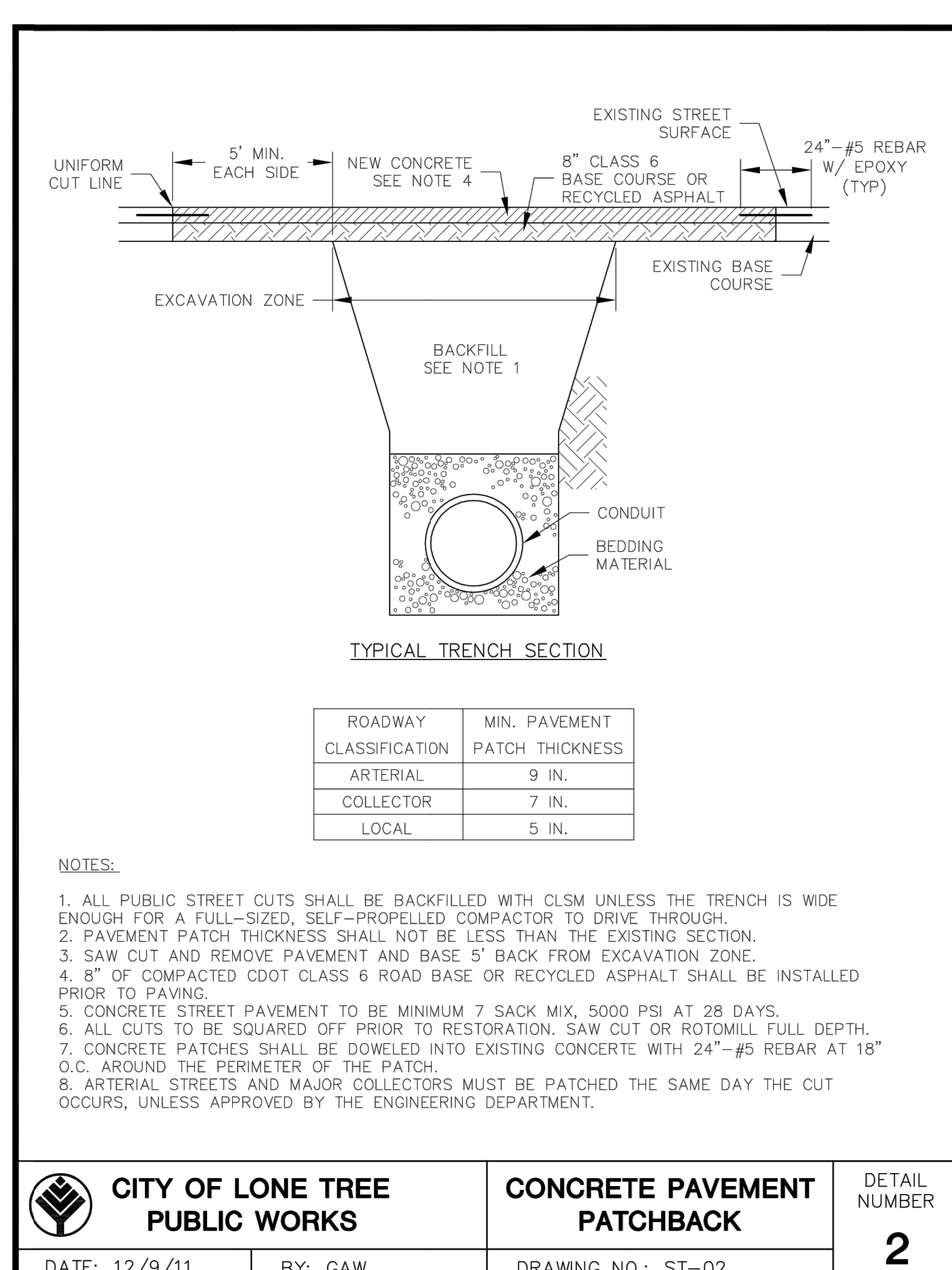
Drawing No. **SP-23a**  
 Revised: 09/2017  
 Issued: 03/2013



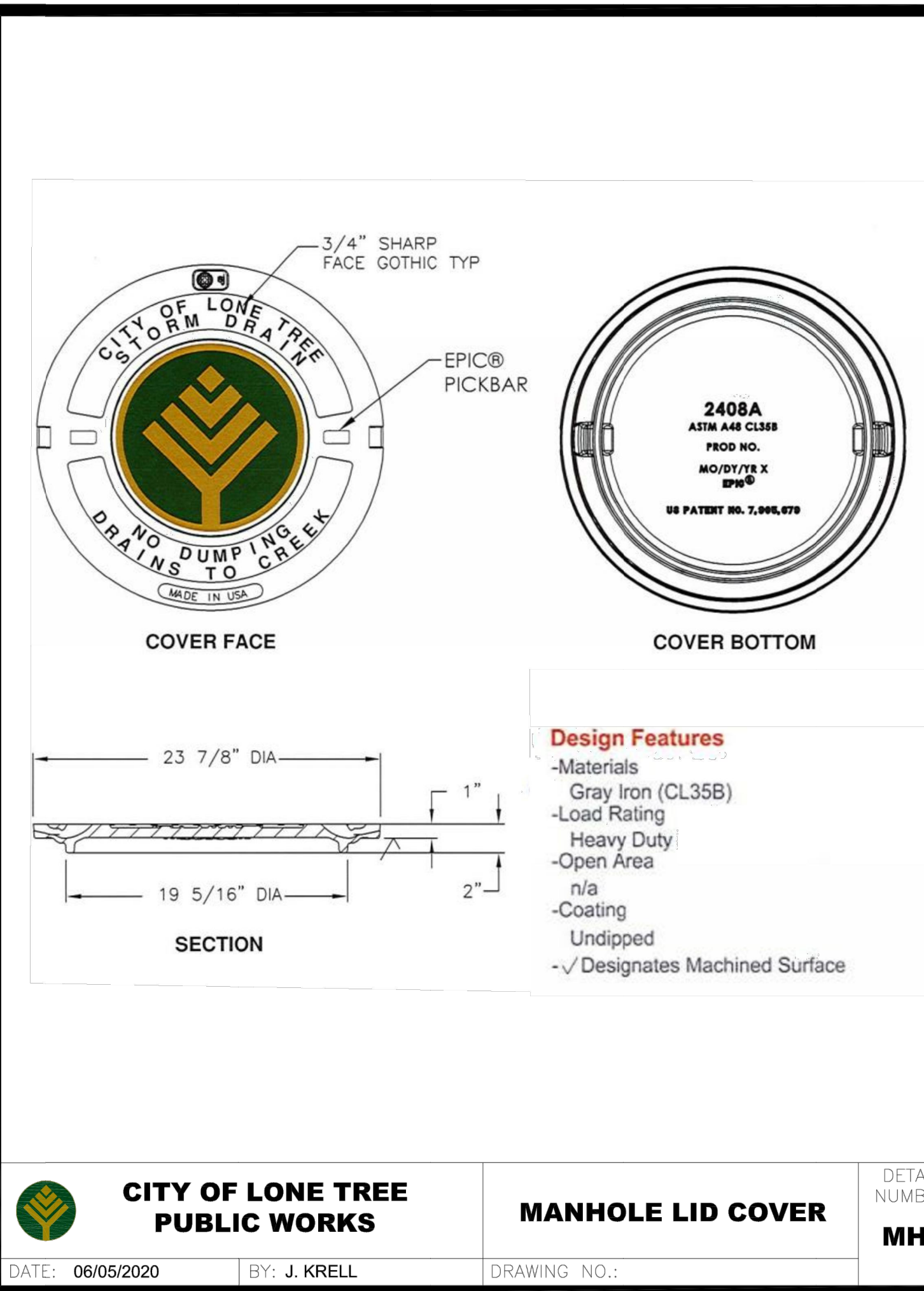
<p><b>CITY OF LONE TREE</b> Department of Public Works</p>	CURB TRANSITION	
	SCALE: NTS	DETAIL
DATE: 3/05	1	



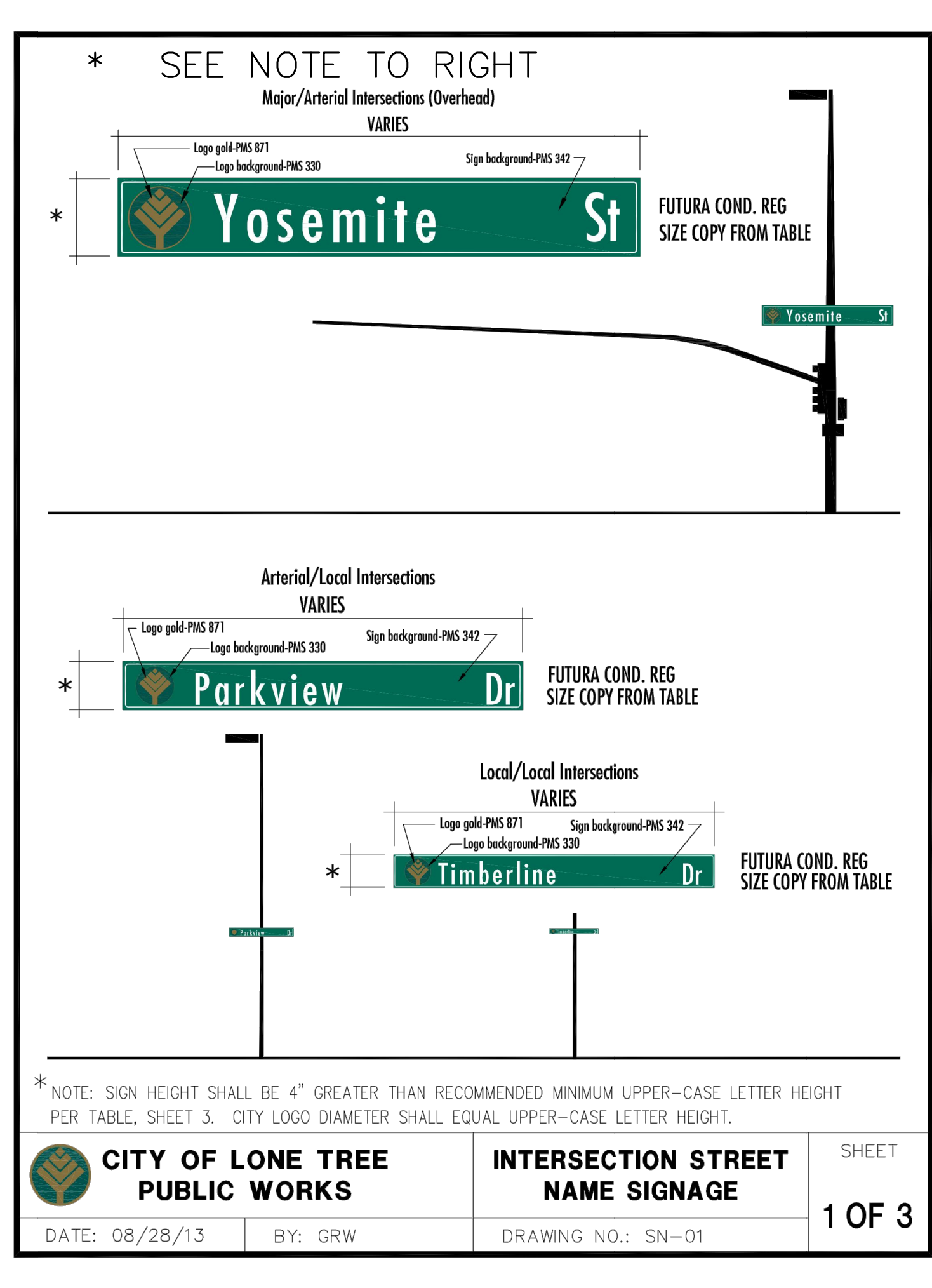
<p><b>CITY OF LONE TREE</b> PUBLIC WORKS</p>	ASPHALT PAVEMENT PATCHBACK	
	SCALE: NTS	DETAIL
DATE: 9/24/13	BY: GAW	1



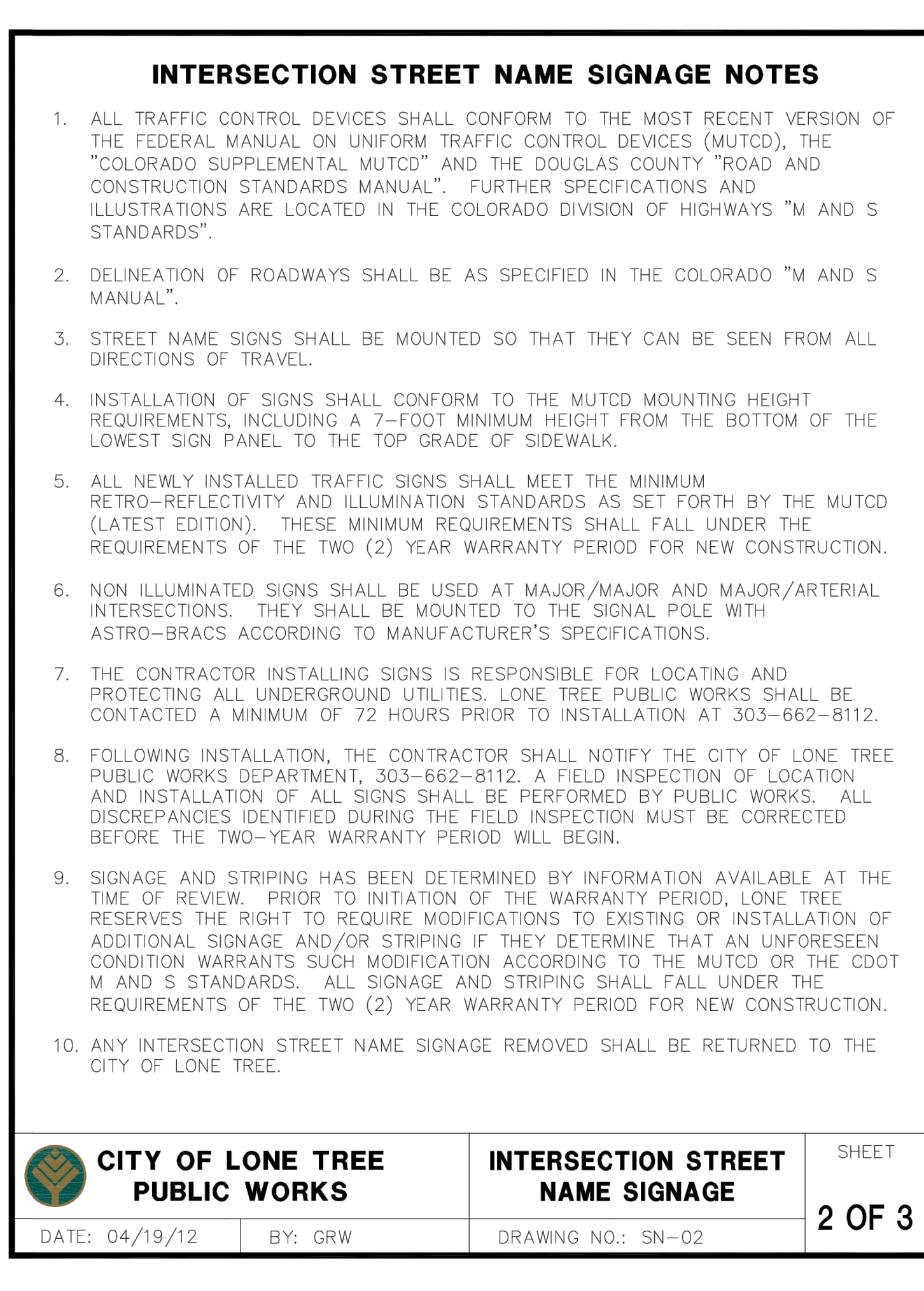
<p><b>CITY OF LONE TREE</b> PUBLIC WORKS</p>	CONCRETE PAVEMENT PATCHBACK	
	SCALE: NTS	DETAIL
DATE: 12/9/11	BY: GAW	2



<p><b>CITY OF LONE TREE</b> PUBLIC WORKS</p>	MANHOLE LID COVER	
	SCALE: NTS	DETAIL
DATE: 06/05/2020	BY: J. KRELL	MH-1



<p><b>CITY OF LONE TREE</b> PUBLIC WORKS</p>	INTERSECTION STREET NAME SIGNAGE	
	SCALE: NTS	DETAIL
DATE: 08/28/13	BY: GRW	1 OF 3



<p><b>CITY OF LONE TREE</b> PUBLIC WORKS</p>	INTERSECTION STREET NAME SIGNAGE	
	SCALE: NTS	DETAIL
DATE: 04/19/12	BY: GRW	2 OF 3

\*NOTE TO CONTRACTOR:  
CoLT LOGO ON ALL STREET SIGNS IS NO LONGER GOLD BUT WHITE.



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

**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF OF

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

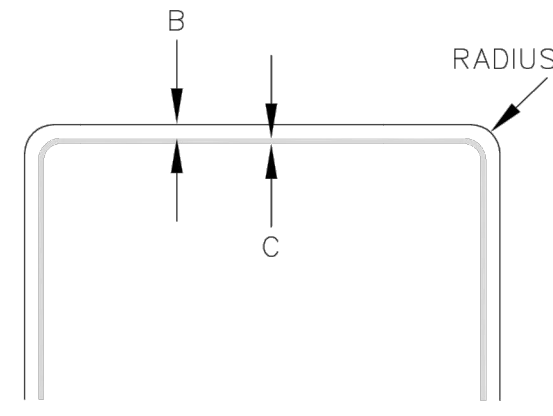
BY	DATE	REVISION	NO.	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
BMP	10/24/22	REVISED PER COLT COMMENTS	1	N/A	N/A	1/27/23	GC	GC	
MEP	1/27/23		2						

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
STORM SEWER & ROADWAY  
DETAILS

SHEET 14 OF 18  
JOB NO. 15950.03

**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)

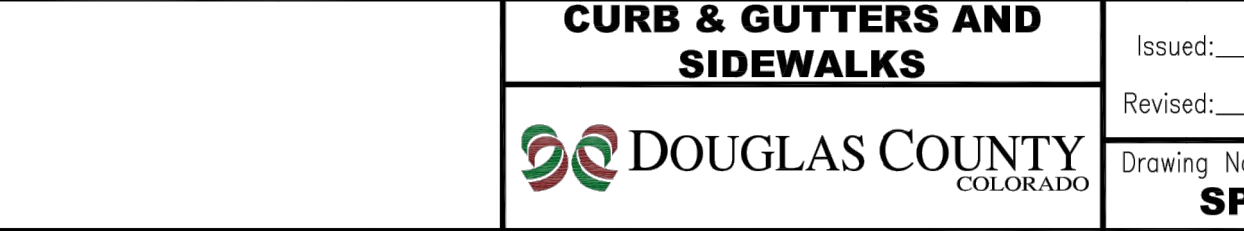
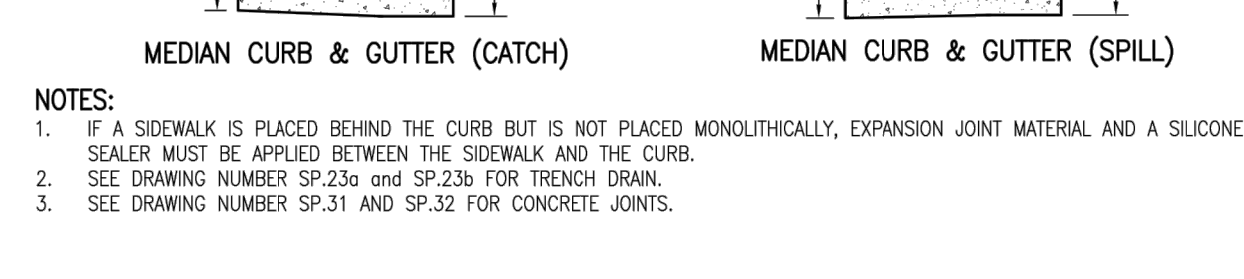
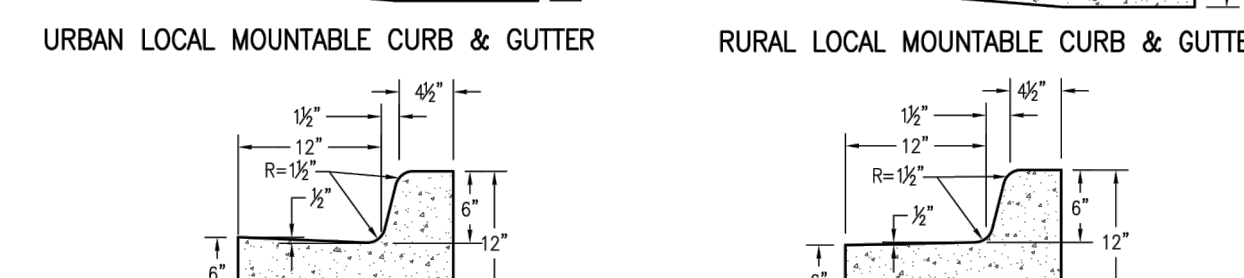
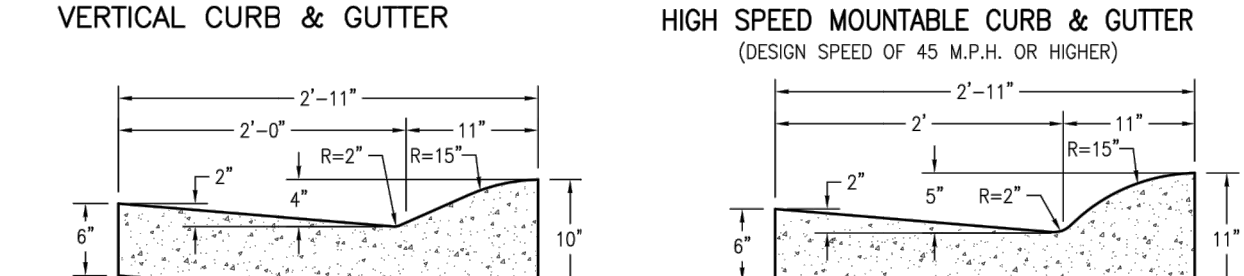
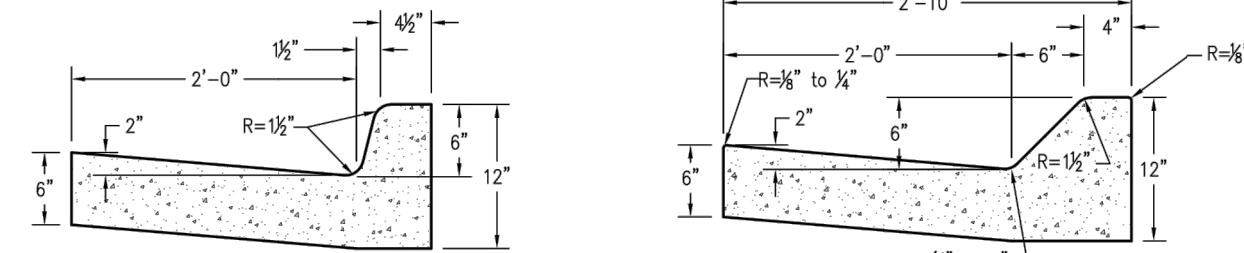
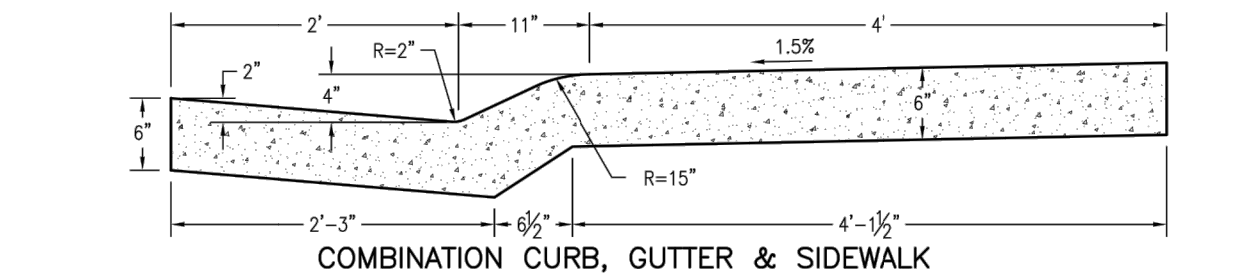
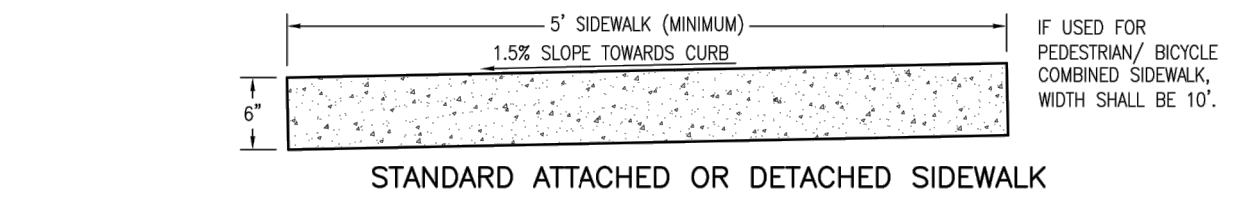
TYPE OF MOUNTING	TYPE OF STREET OR HIGHWAY	SPEED LIMIT	RECOMMENDED MINIMUM LETTER HEIGHT **	
			INITIAL UPPER-CASE	LOWER-CASE
OVERHEAD	ALL TYPES	ALL SPEED LIMITS	12 INCHES	9 INCHES
POST-MOUNTED	MULTI-LANE	MORE THAN 40 MPH	8 INCHES	6 INCHES
POST-MOUNTED	MULTI-LANE	40 MPH OR LESS	6 INCHES	4.5 INCHES
POST-MOUNTED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



**NOTES:**  
 1. 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.  
 2. SEE DRAWING NUMBER SP.23a and SP.23b FOR TRENCH DRAIN.  
 3. SEE DRAWING NUMBER SP.31 AND SP.32 FOR CONCRETE JOINTS.

**DOUGLAS COUNTY COLORADO**

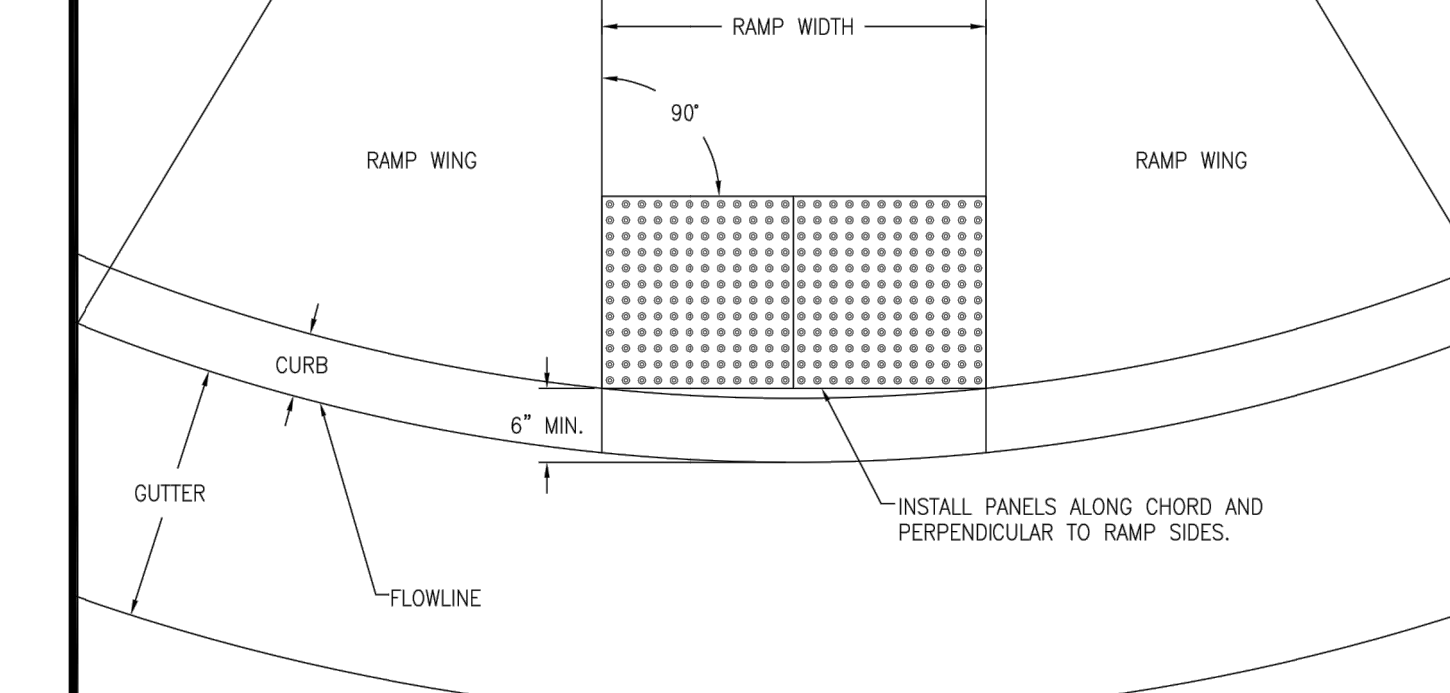
**CURB & GUTTERS AND SIDEWALKS**

Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.17**

**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-DWB	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
TuffTile Cast Iron Tile/Radius-Wedge (CIP)	TuffTile, 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.



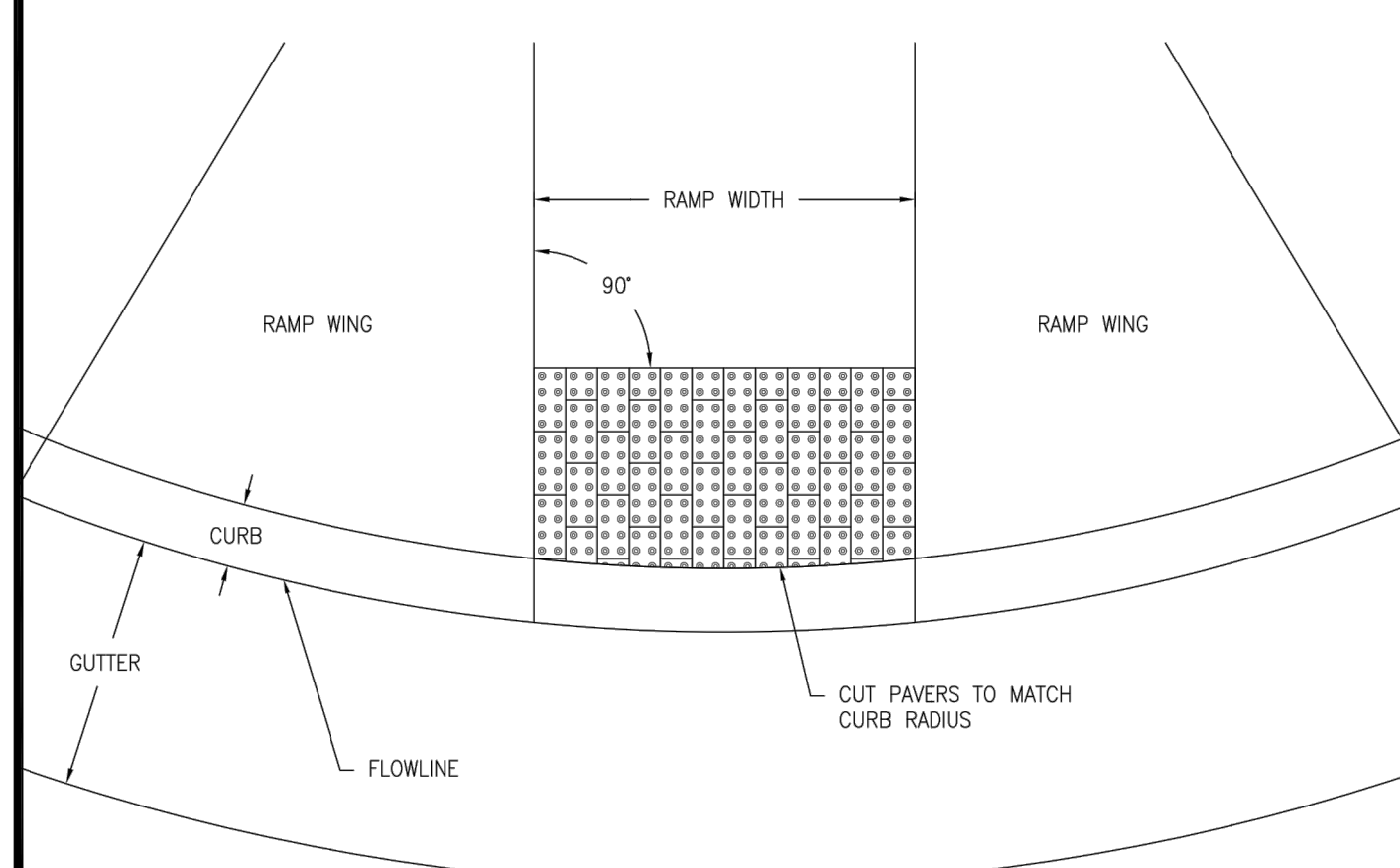
**DOUGLAS COUNTY COLORADO**

**CURB RAMP WITH PANEL DETECTABLE WARNING AREA INSTALLATION**

Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.18b**

**Paver Installation Notes:**

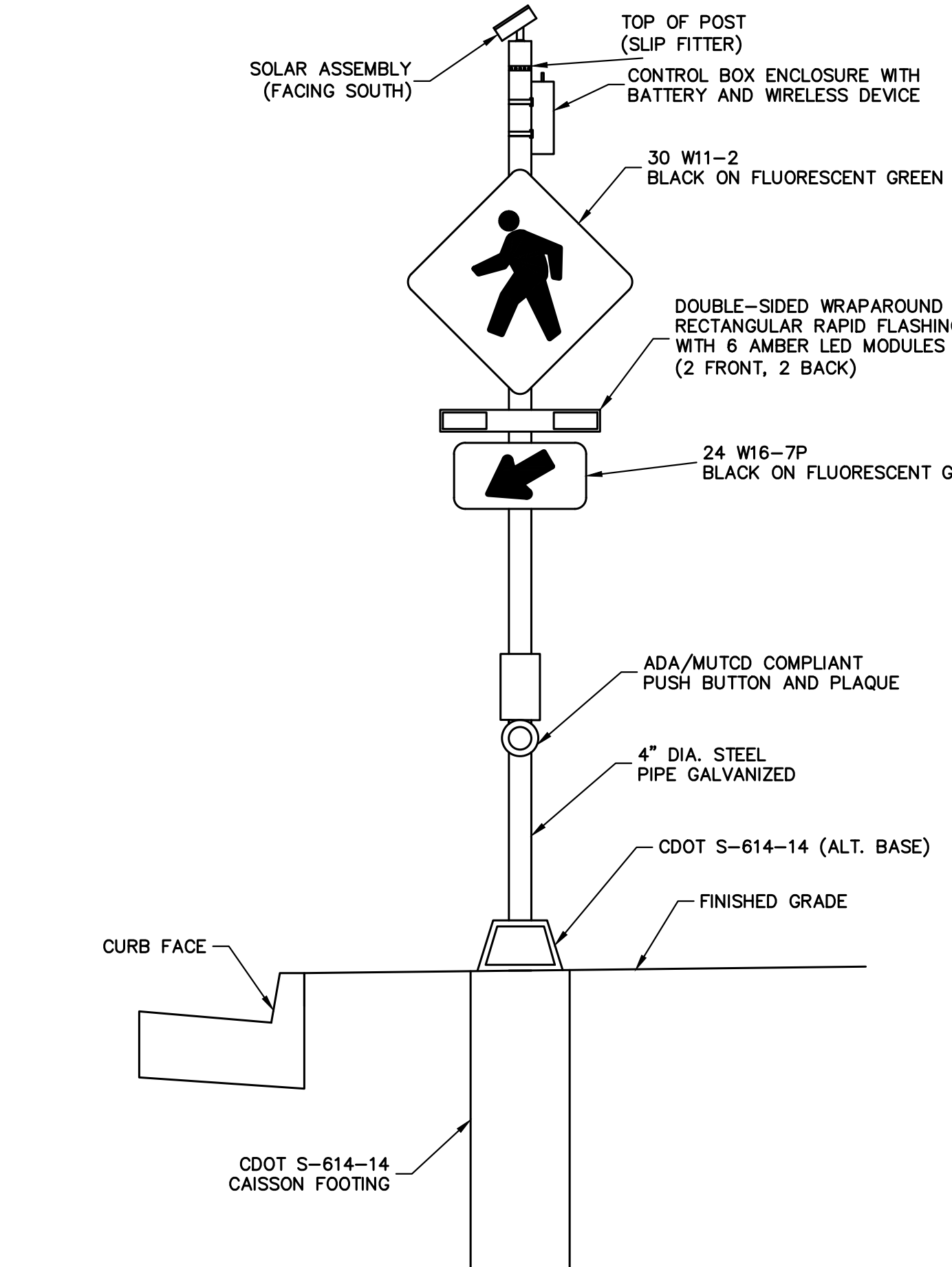
- DETECTABLE WARNING PAVERS SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED DOMES SURFACED CONCRETE OR MASONRY PAVERS. PAVERS SHALL MEET THE REQUIREMENTS OF ASTM C 902 OR ASTM C 936 AND COMPLY WITH ADA REQUIREMENTS.
- PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT, TO DOUGLAS COUNTY FOR 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 SCREENED 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**

**CURB RAMP WITH PAVES DETECTABLE WARNING AREA INSTALLATION**

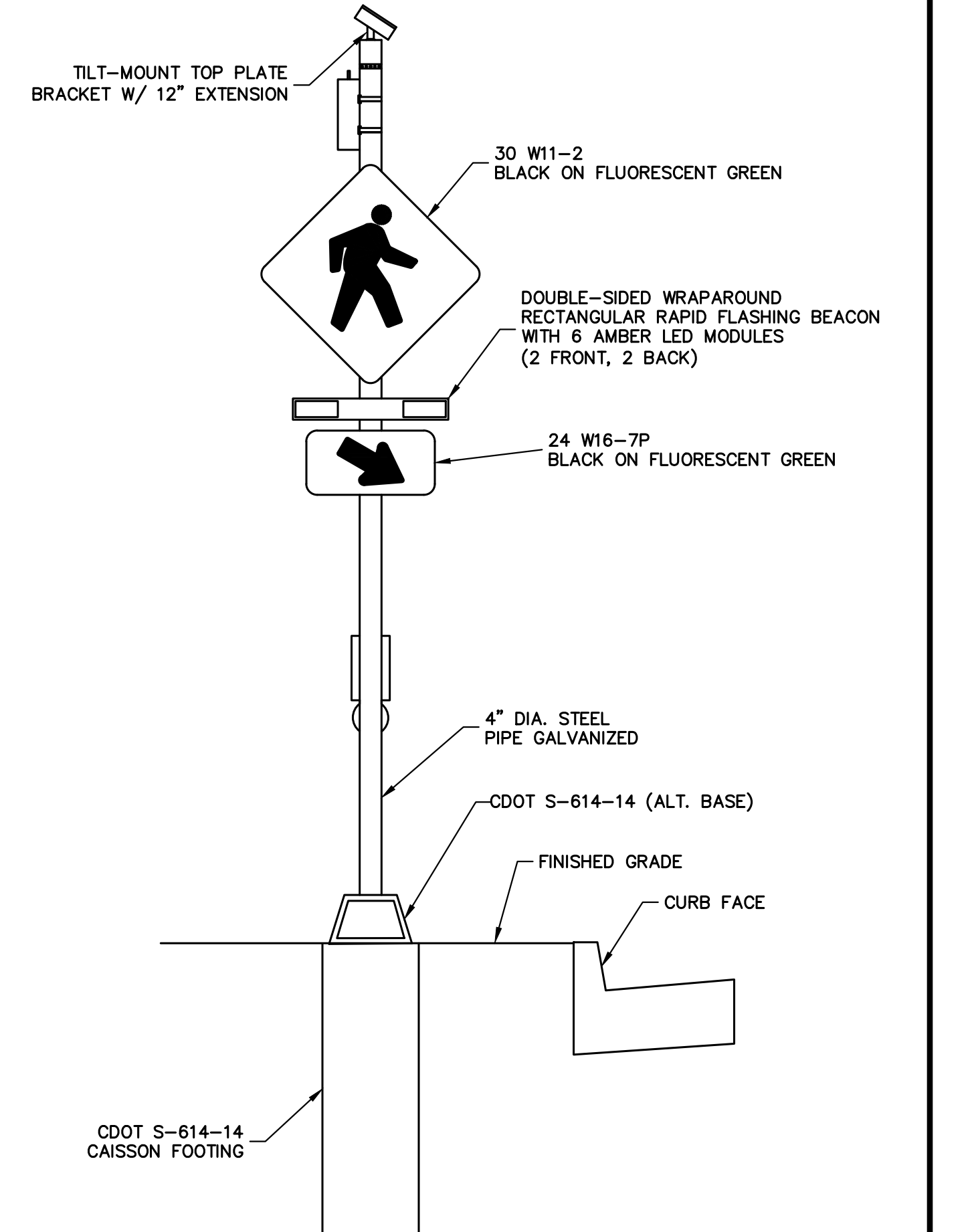
Issued: 05/2013  
 Revised: 09/2017  
 Drawing No. **SP.18c**



**DOUGLAS COUNTY COLORADO**

**RECTANGULAR RAPID FLASHING BEACON WIRELESS & SOLAR POWERED (FRONT VIEW)**

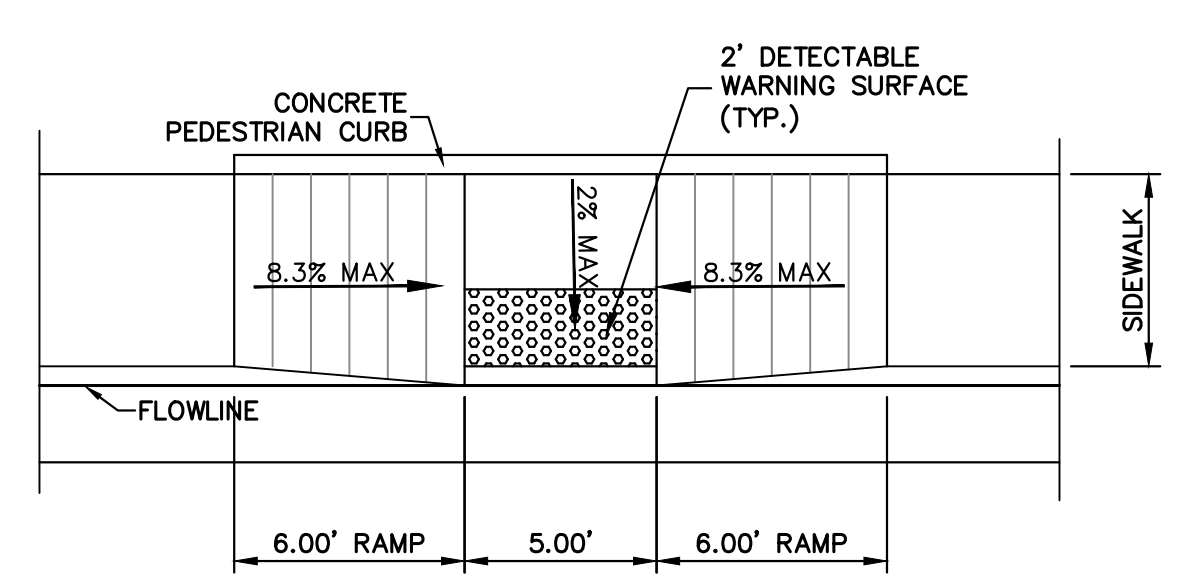
(NOT TO SCALE)



**DOUGLAS COUNTY COLORADO**

**RECTANGULAR RAPID FLASHING BEACON WIRELESS & SOLAR POWERED (BACK VIEW)**

(NOT TO SCALE)



**RESIDENTIAL CURB RAMP MID-BLOCK (ATTACHED WALK)**

**811**  
 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

**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUTT  
 COLORADO P.E.  
 FOR AND ON BEHALF OF

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

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

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

NO.	REVISION	DATE	BY
1	REVISED PER COLT COMMENT	10/24/22	BMP
2	REVISED PER COLT COMMENT	1/27/23	MEP

OCTAVE AVENUE EXTENSION  
 CIVIL CONSTRUCTION PLANS  
 STORM SEWER & ROADWAY  
 DETAILS

DESIGNED BY GC  
 DRAWN BY GC  
 CHECKED BY

SHEET 15 OF 18  
 JOB NO. 15950.03

**CONTRACTION OR WEAKEN PLANE JOINT**  
N.T.S.

**SAWED JOINT**  
N.T.S.

**EXPANSION JOINT**  
N.T.S.

NOTES:  
1. JOINT SEALANT MATERIAL MUST MEET ASTM 3406.  
2. 3/8" DIA. BACKER ROD.

NOTE: WASH & BLOW OUT WITH FORCED AIR UNTIL DRY BEFORE APPLYING SEALANT MATERIAL.

GENERAL NOTES:  
1. JOINT SEALANT MATERIAL MUST MEET ASTM 3406.  
2. 3/8" DIA. BACKER ROD.

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

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

ISSUED: 05/2013  
REVISED:  
DRAWING NO. SP.34b

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

**TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"**

ISSUED: 05/2013  
REVISED:  
DRAWING NO. SP.34c

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

ISSUED: 05/2013  
REVISED:  
DRAWING NO. SP.34d

UNLIT 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 Westman Company  
Central 303-740-8888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE  
BMP 10/24/22  
MEP 1/27/23

REVISION  
No. 1  
REVISED PER COLT COMMENTS  
2

H-SCALE N/A  
V-SCALE N/A  
DATE 1/27/23  
DESIGNED BY GC  
DRAWN BY GC  
CHECKED BY

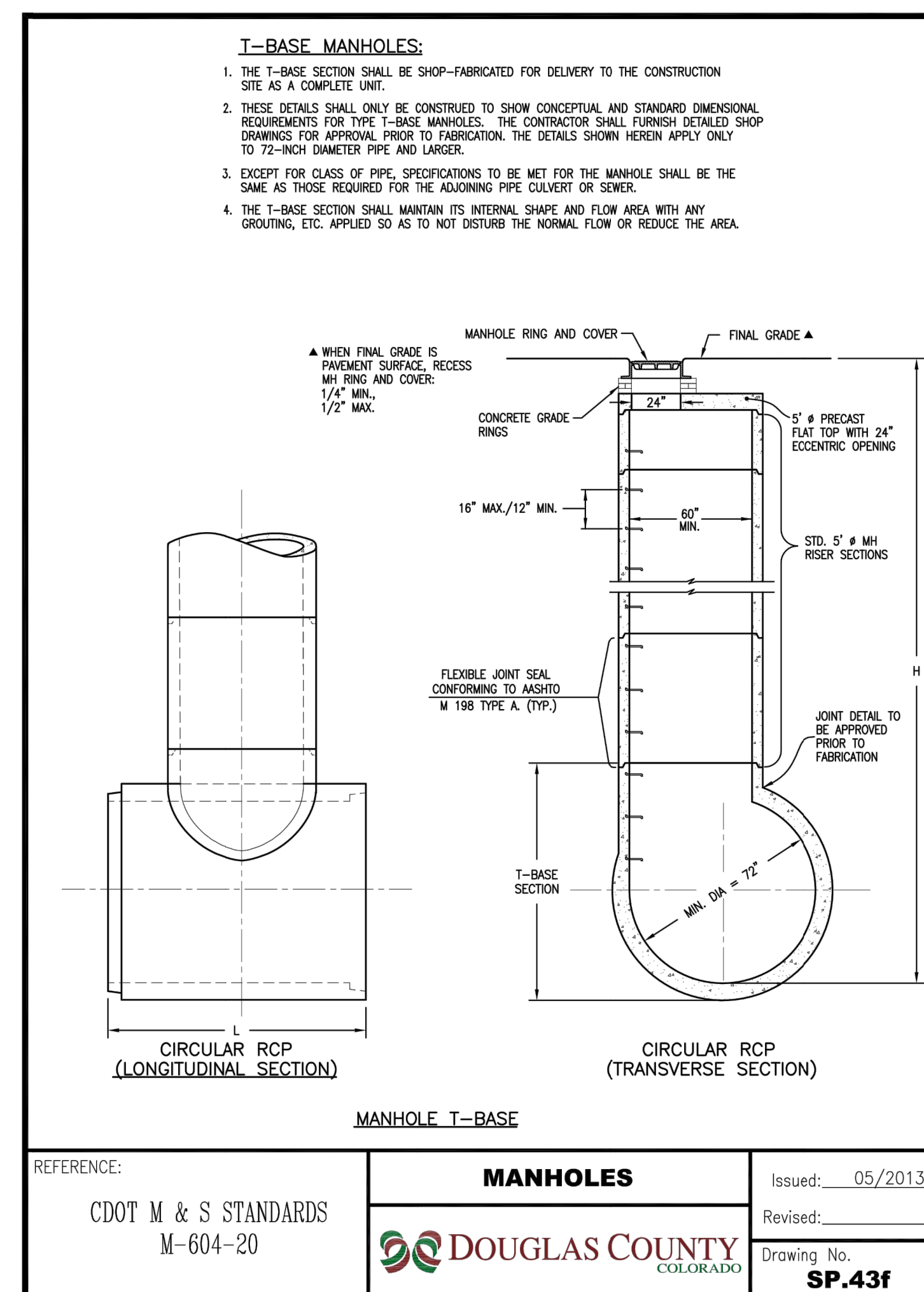
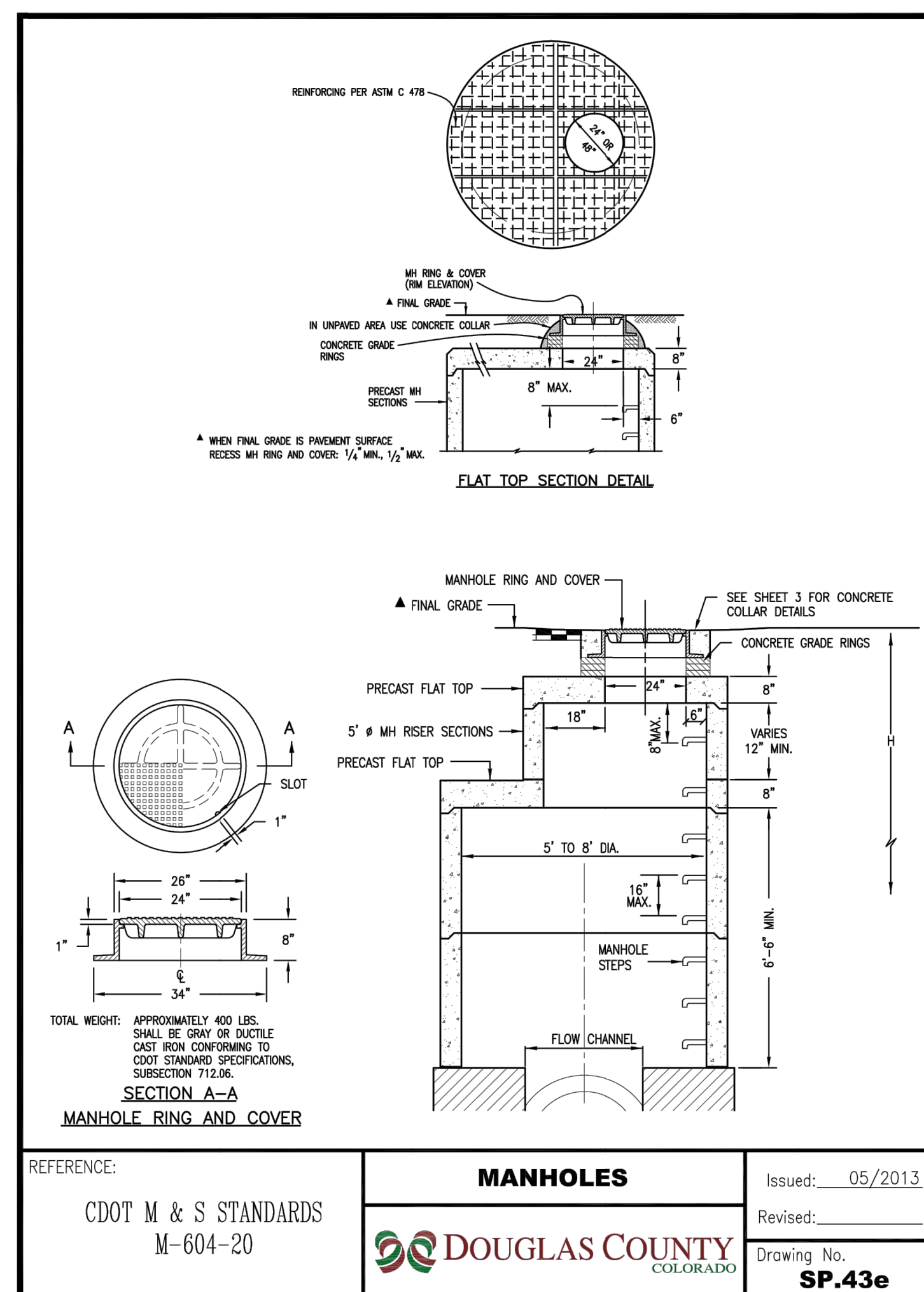
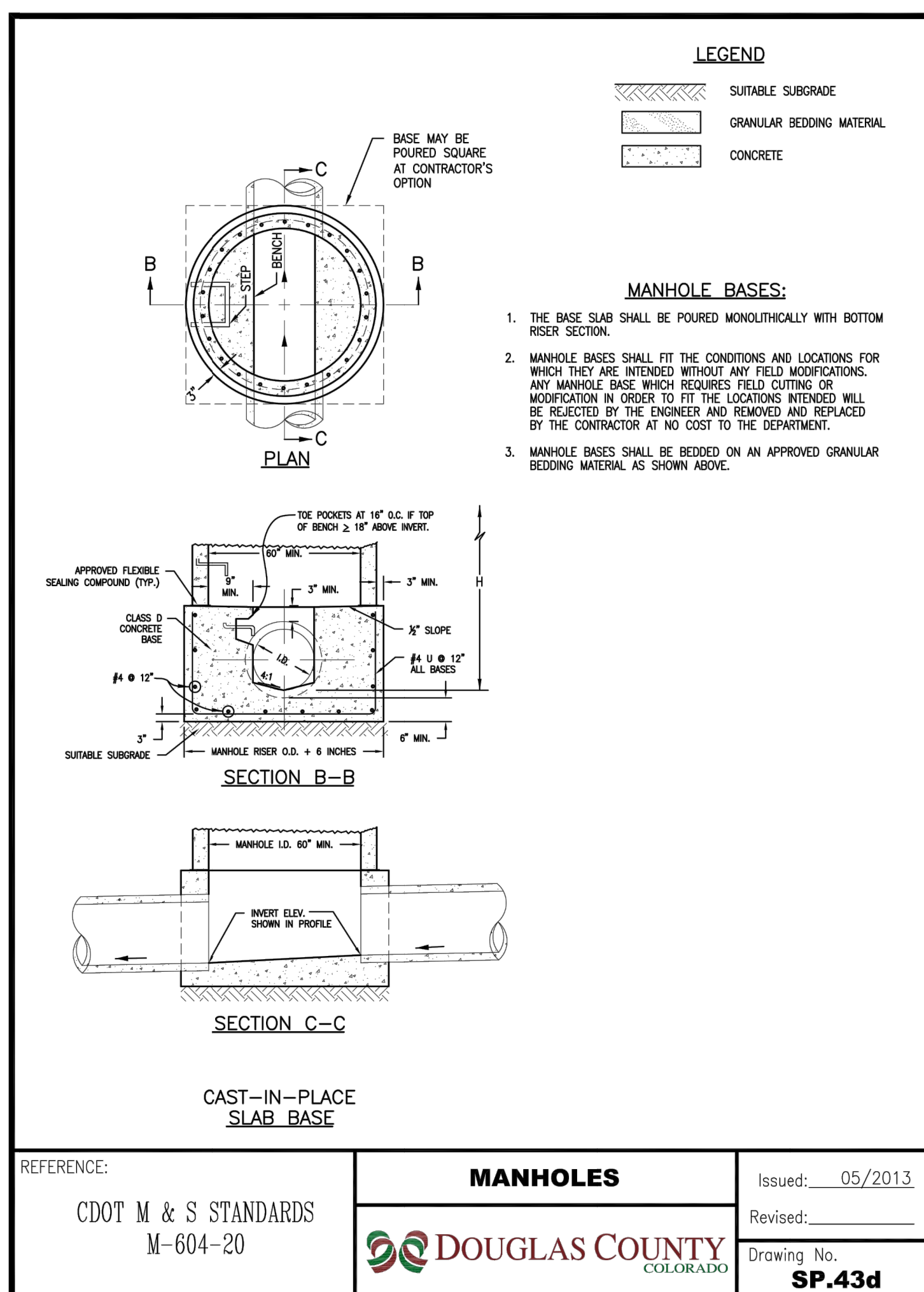
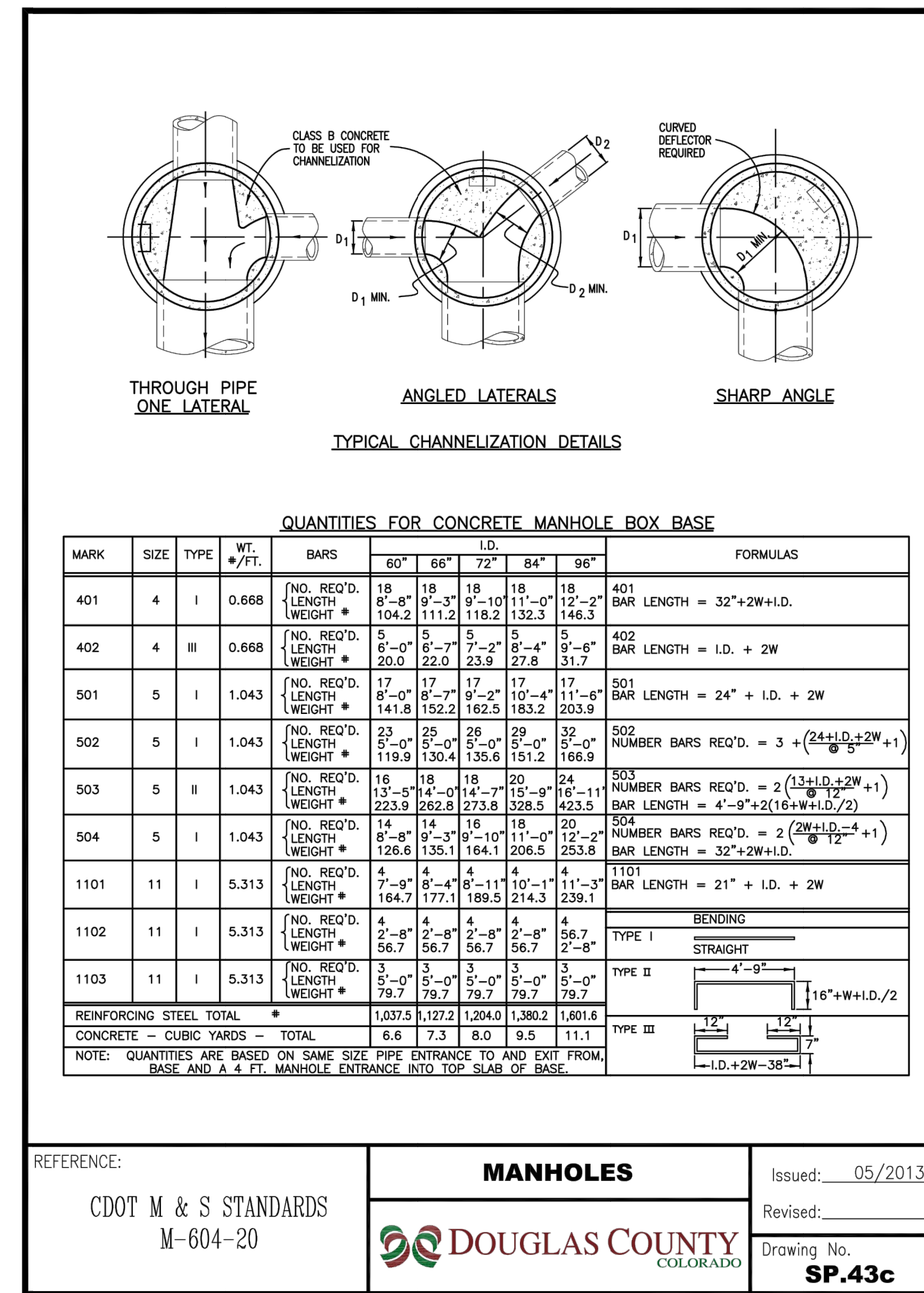
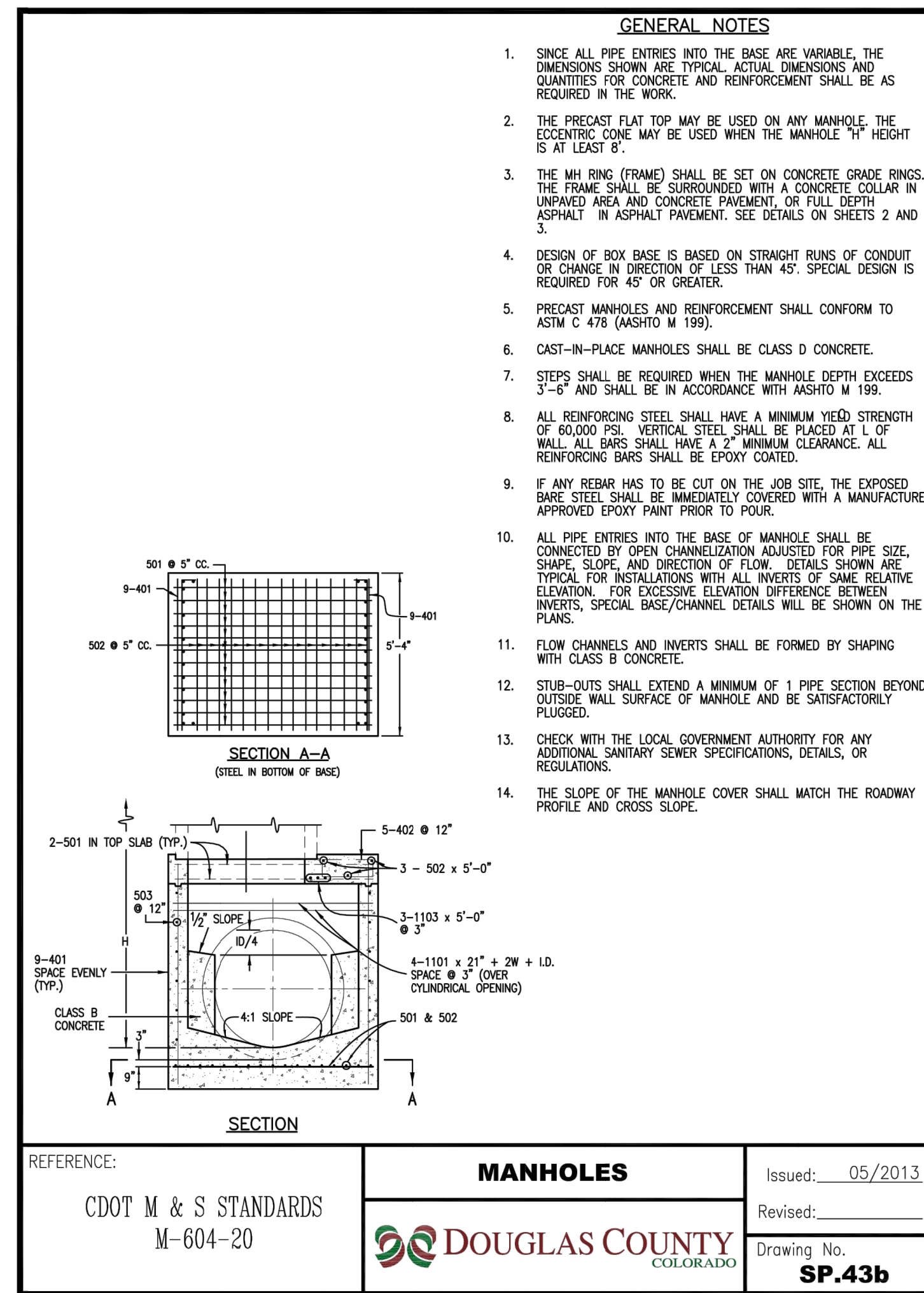
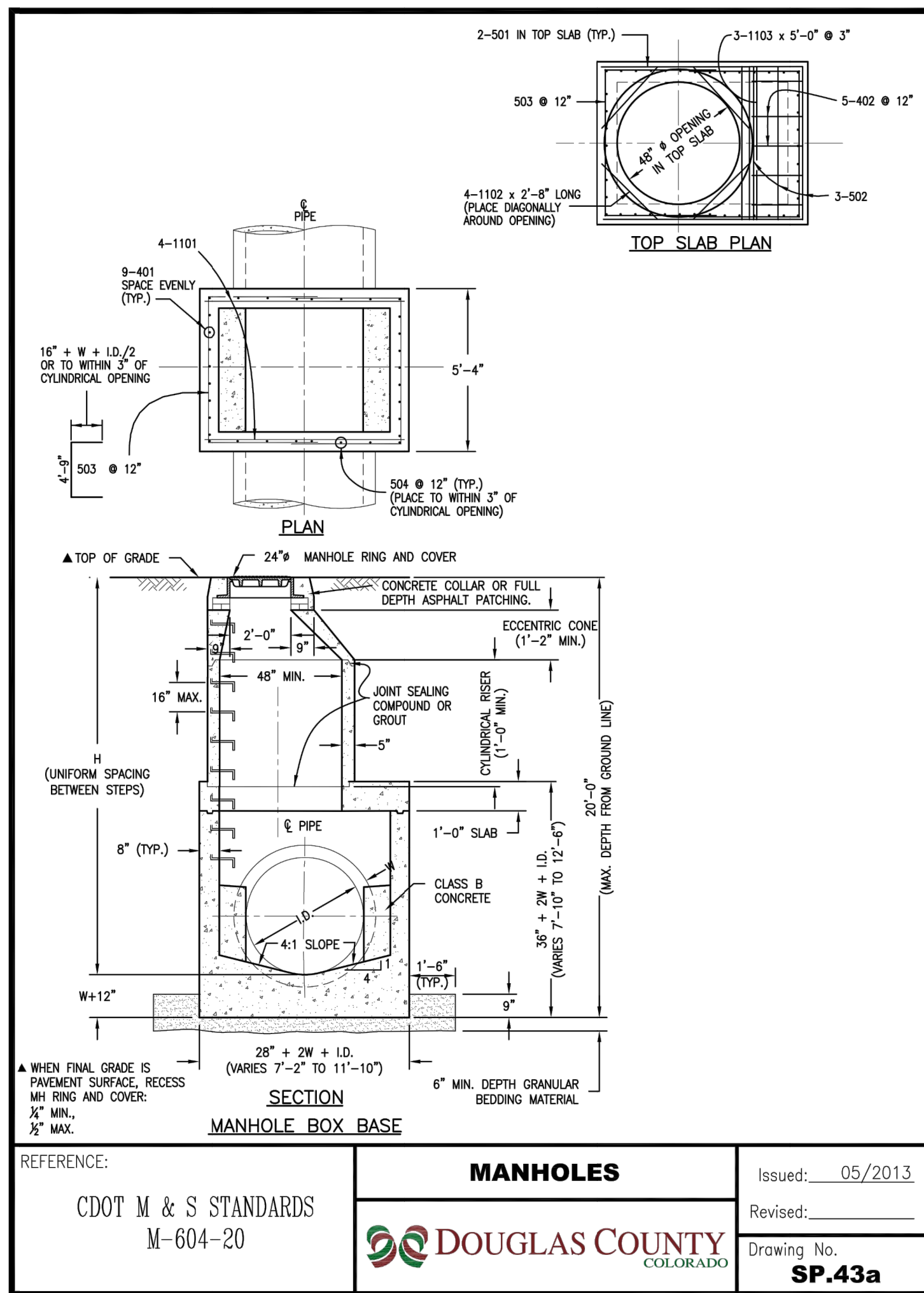
OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
STORM SEWER & ROADWAY  
DETAILS

ENGINEER'S STATEMENT  
PREPARED UNDER  
**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF

SHEET 16 OF 18  
JOB NO. 15950.03





**ENGINEER'S STATEMENT**  
 PREPARED UNDER

**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUTT  
 COLORADO P.E.  
 FOR AND ON BEHALF OF

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 300-740-9383 • Colorado Springs 719-583-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	REVISION PER COLT COMMENT	
				BMP	MEP
	10/24/22	1	N/A	N/A	
	1/27/23	2	N/A	N/A	
	1/27/23		GC	GC	
			DESIGNED BY	GC	
			DRAWN BY	GC	
			CHECKED BY		

OCTAVE AVENUE EXTENSION  
 CIVIL CONSTRUCTION PLANS  
 STORM SEWER & ROADWAY  
 DETAILS

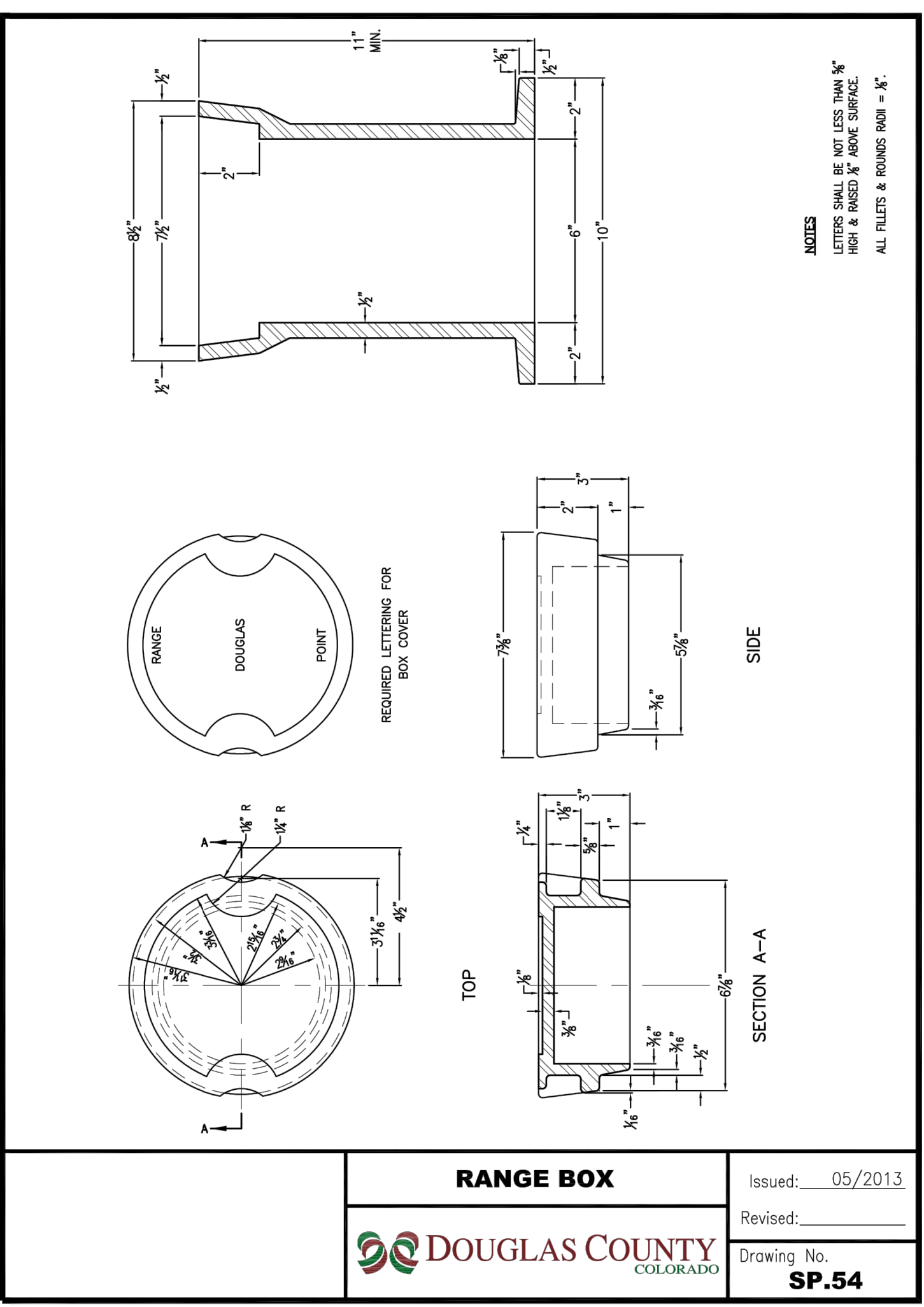
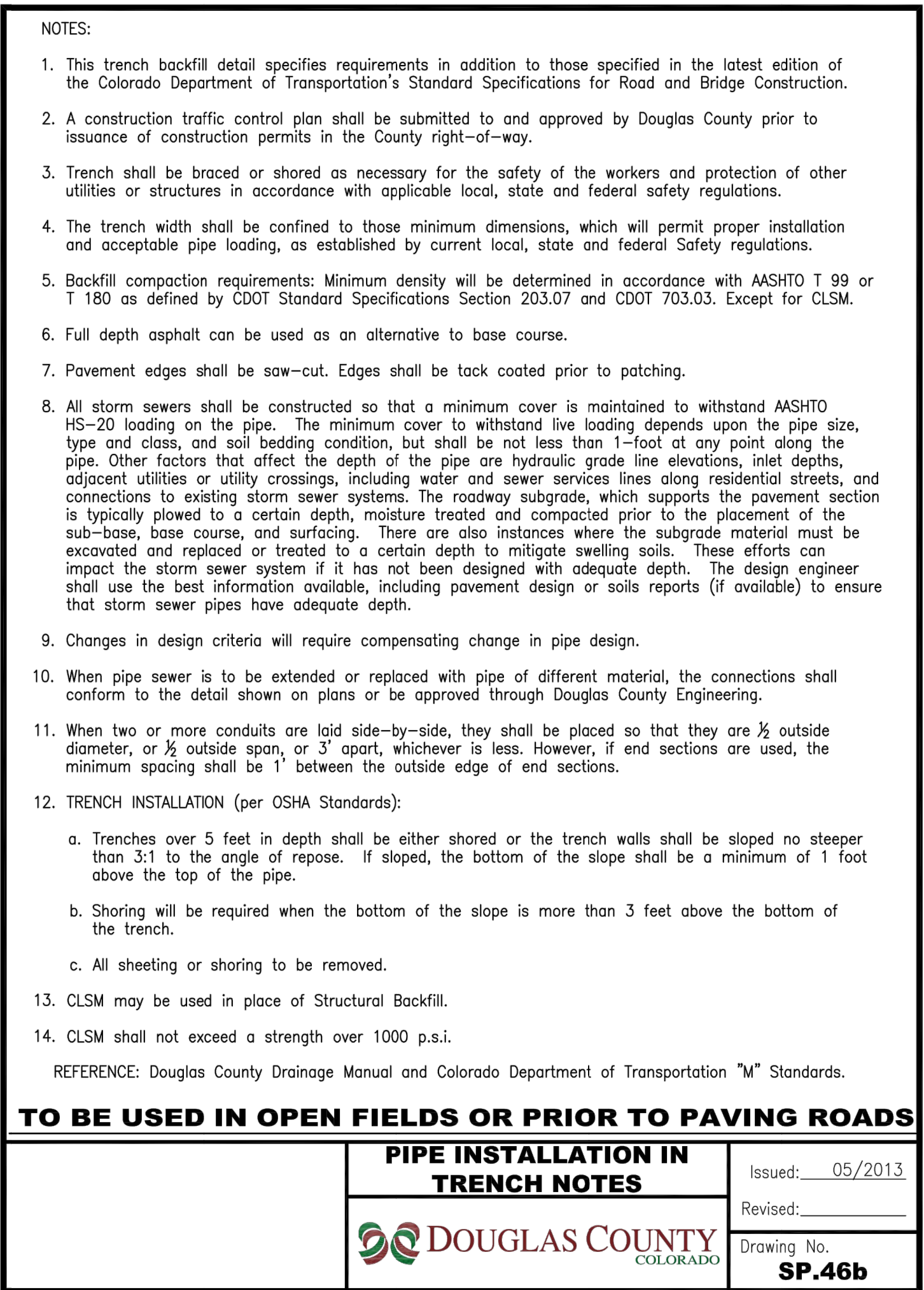
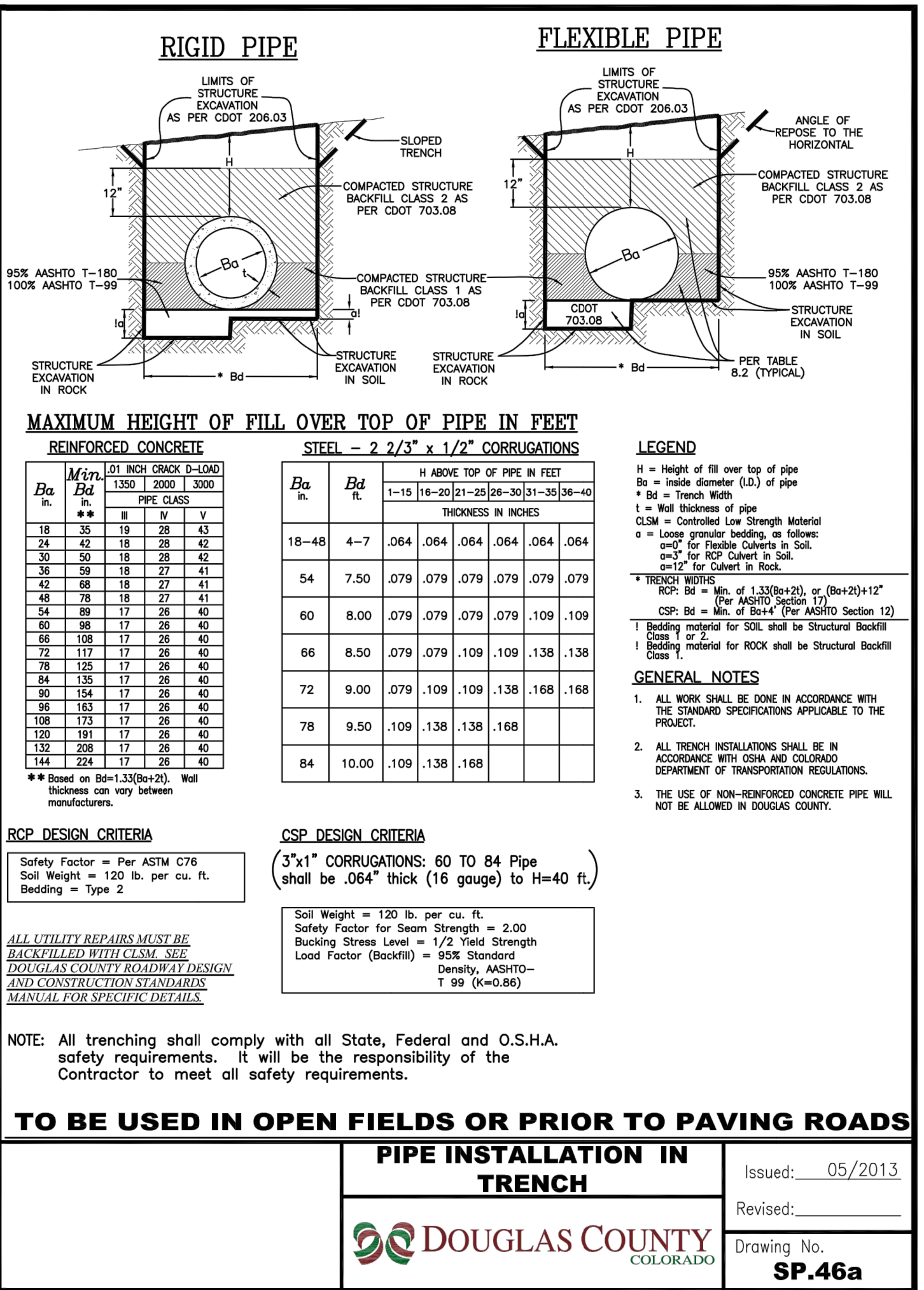
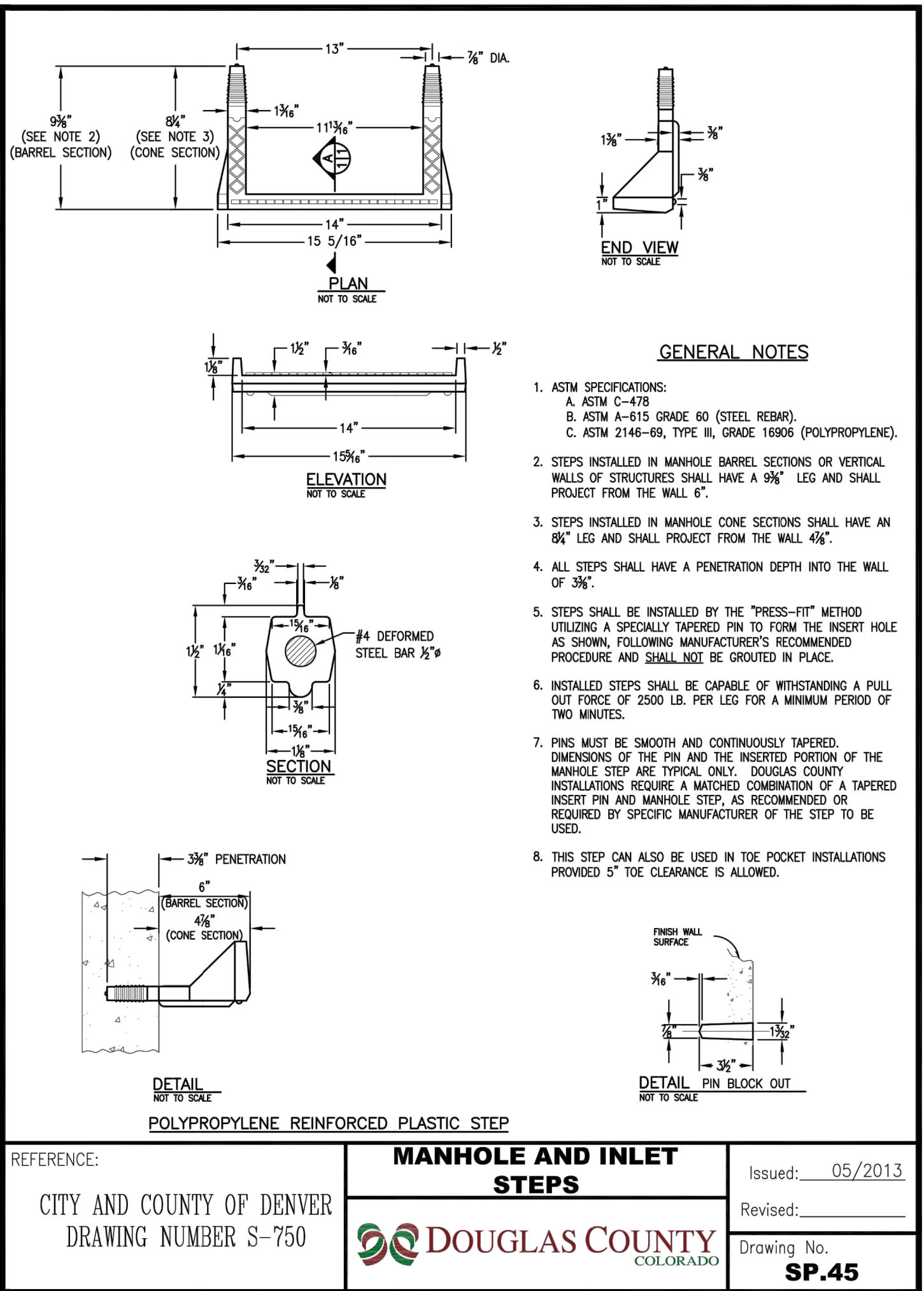
CITY OF LONE TREE

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

SHEET 17 OF 18  
 JOB NO. 15950.03



**ENGINEER'S STATEMENT**

PREPARED UNDER

**PRELIMINARY NOT FOR CONSTRUCTION**

AARON L. CLUT  
COLORADO P.E.  
FOR AND ON BEHALF OF

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, THEIR USE IS 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 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	REVISION		DESIGNED BY	DRAWN BY	CHECKED BY
			No.	DATE			
		1					
		2					

OCTAVE AVENUE EXTENSION  
CIVIL CONSTRUCTION PLANS  
STORM SEWER & ROADWAY  
DETAILS

SHEET 18 OF 18

JOB NO. 15950.03