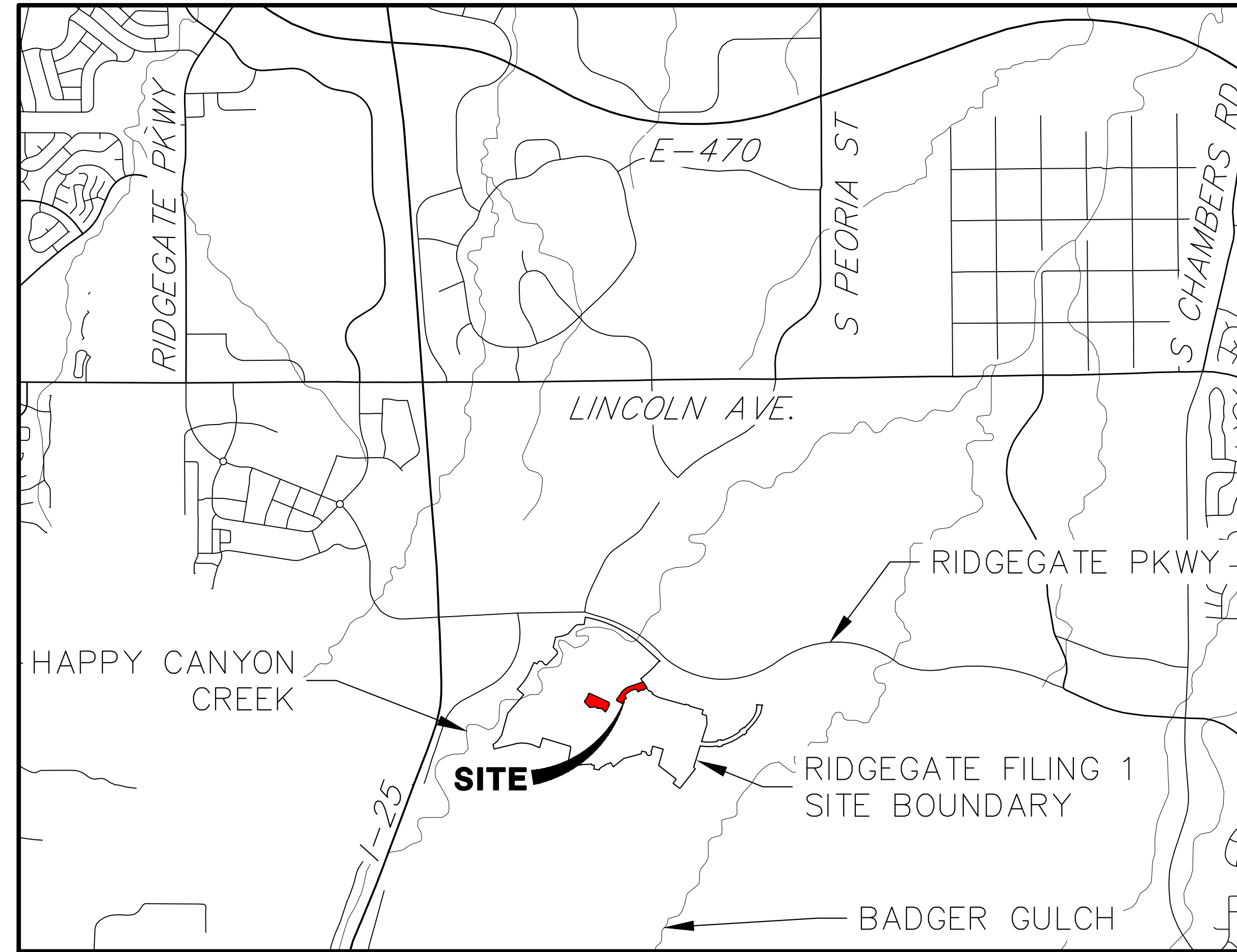


THRIVE TOWNHOMES AT RIDGEGATE CIVIL CONSTRUCTION PLANS (EAST SITE)

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



VICINITY MAP
 SCALE: 1"=2000'

SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES
3	LEGEND
4	LOT TYPICALS AND STREET CROSS SECTIONS
5	SITE PLAN
6-8	GRADING PLAN
9	UTILITY PLAN
10-11	SITE AND ROADWAY DETAILS
12-14	GESC PLANS
15-17	GESC DETAILS
TOTAL 17	

SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: CTL THOMPSON
 PROJECT NUMBER: DN49,935-115-L1

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

BASIS OF BEARING

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

BENCHMARK

NCS CONTROL POINT UNBEJWST 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).

APPLICANT/OWNER

THB LYRIC, LLC
 1875 LAWRENCE STREET,
 SUITE 900,
 DENVER, CO 80202
 P~303.791.8180

CIVIL ENGINEER

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

PLANNER

VALERIAN LLC
 970 YUMA STREET, SUITE 130
 DENVER, CO 80204
 P~303.347.1200

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.

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
 THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	NO.	REVISION	BY	DATE

CITY OF LONE TREE

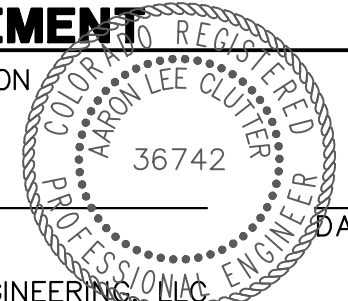
DATE

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



THRIVE TOWNHOMES AT
 RIDGEGATE (EAST SITE)
 COVER SHEET

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	---	---
CITY LIMITS	//////	//////
WIRE FENCE	-x-x-	-x-x-
CHAIN LINK FENCE	-o-o-	-o-o-
WOOD FENCE	-◇-◇-	-◇-◇-
MASONRY FENCE	-□-□-	-□-□-
GUARDRAIL	-u-u-	-u-u-
CONC. BARRIER	-□-□-	-□-□-
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-
OIL/PETRO. MAIN	-O-O-	-O-O-
OVERHEAD UTILITY	-OHU-OHU-	-OHU-OHU-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-T-T-	-T-T-
TELEPHONE	-W-W-	-W-W-
WATER MAIN	-W-W-	-W-W-
RAW WATER LINE	-RWL-RWL-	-RWL-RWL-
SWALE/WATERWAY FLOWLINE	-~~~	-~~~
DIVERSION DITCH	->>>	->>>
DIVERSION CHANNEL	->>>	->>>
MAJOR DRAINAGE BASIN	-███	-███
MINOR DRAINAGE BASIN	-███	-███
TOP OF SLOPE	-▽▽-	-▽▽-
TOE OF SLOPE	-▽▽-	-▽▽-
EDGE OF WATER	-~~~	-~~~
INDEX CONTOUR	-6100-	-6100-
INTERMEDIATE CONTOUR	-6100-	-6100-
DEPRESSION CONT. (INDEX)	-6100-	-6100-
DEPRESSION CONT. (INTER)	-6100-	-6100-
TOP OF CUTS	-▽▽-	-▽▽-
TOE OF FILLS	-▽▽-	-▽▽-
CUT AND FILL LINE	-C/F-C/F-	-C/F-C/F-
SILT FENCE	-SF-SF-	-SF-SF-
100 YEAR FLOODPLAIN	-100YR-	-100YR-
500 YEAR FLOODPLAIN	-500YR-	-500YR-
FLOODWAY	-FLDWY-	-FLDWY-
BASE FLOOD ELEVATION	-~~~	-~~~
EDGE OF WETLANDS	-~~~	-~~~
STONE WALL	-o-o-	-o-o-

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	⊙
STORM INLET	⊙	⊙
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	▒	▒
SANITARY SEWER		
LINE MARKER	Mkr San ^o	
SERVICE MARKER	△	
CLEAN-OUT	○	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	
WATER LINE		
LINE MARKER	Mkr W ^o	
SERVICE MARKER	△	
FIRE HYDRANT	⊕	
FIRE CONNECTION	⊕	
MANHOLE	⊙	
BEND	⊕	
BLOW-OFF VALVE	⊕	
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 ^o	
SERVICE MARKER	△	
METER	⊙	●
VALVE	⊕	●
PLUG	⊕	●
TEE	⊕	●
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	
CABLE TELEVISION PEDESTAL	□	
ELECTRIC MARKER	Mkr E ^o	
ELECTRIC SERVICE MARKER	△	
ELECTRICAL PEDESTAL	□	
ELECTRICAL METER	⊙	●
ELECTRICAL MANHOLE	⊙	●
FIBER-OPTIC MARKER	Mkr FO ^o	
IRRIGATION PEDESTAL	□	
TELEPHONE MARKER	Mkr T ^o	
TELEPHONE PEDESTAL	□	
TELEPHONE MANHOLE	⊙	●
UTILITY POLE	○	●
GUY ANCHOR	○	●
GUY POLE	○	●
MISC. UTILITIES		
VENT PIPE	VP	●
TEST HOLE DESIGNATOR	TH	

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	● _{AC}
BRASS CAP - FOUND	● _{BC}
BENCHMARK - FOUND	⊕
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	▣
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	▲
MONUMENT - FOUND (ALTERNATE 5)	●
MONUMENT - FOUND (ALTERNATE 6)	●
MONUMENT - FOUND (ALTERNATE 7)	●
NAIL & WASHER - FOUND	● _{N&W}
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
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	⊕	⊕
SIGN	⊕	⊕
RAILROAD MARKER/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	⊕	⊕

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

PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(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	No.	REVISION	H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	CHECKED BY

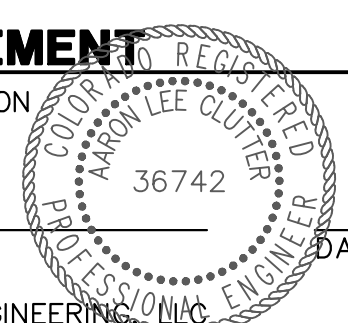
THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE)
LEGEND
SHEET 3 OF 17
JOB NO. 15950.04



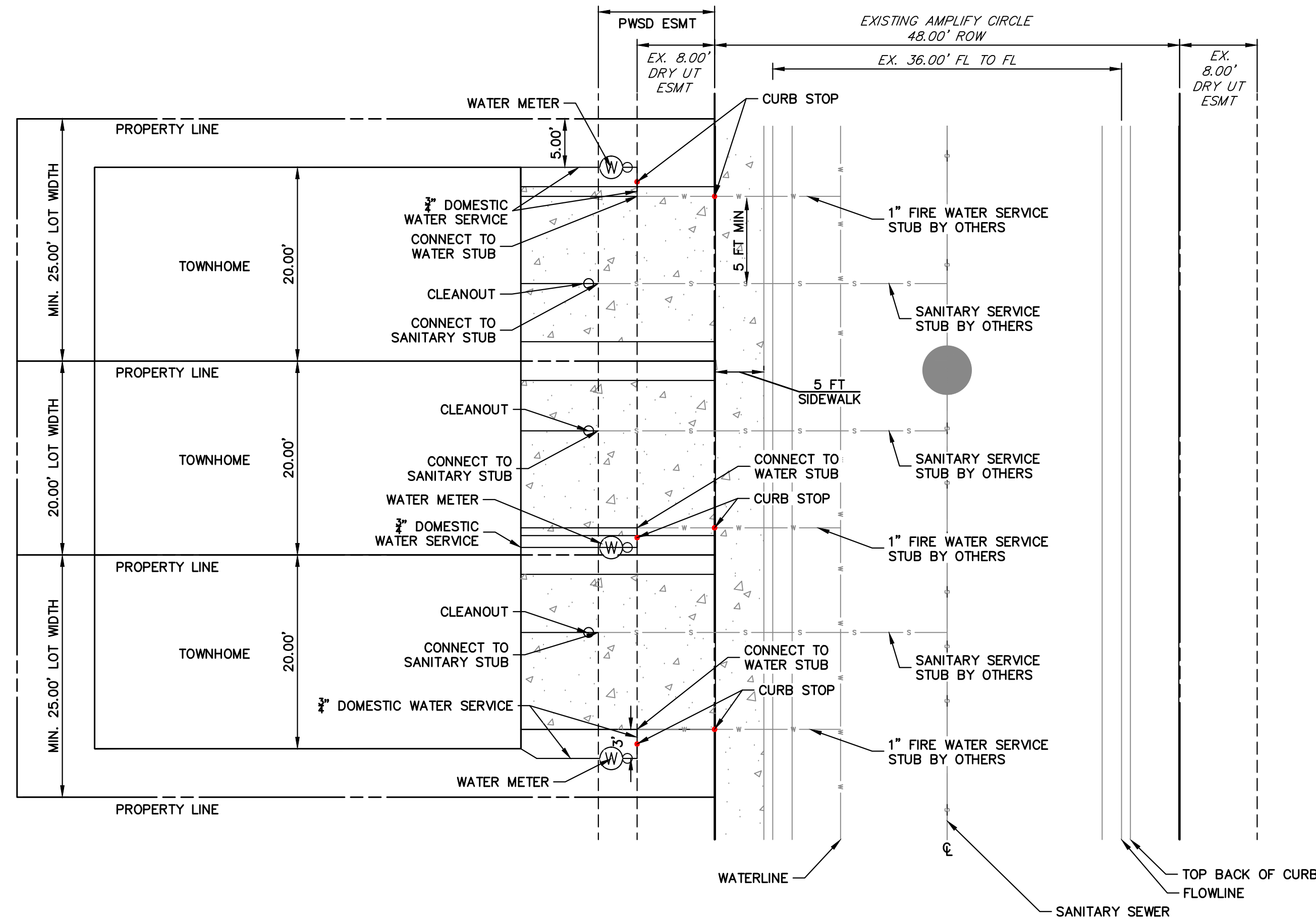
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

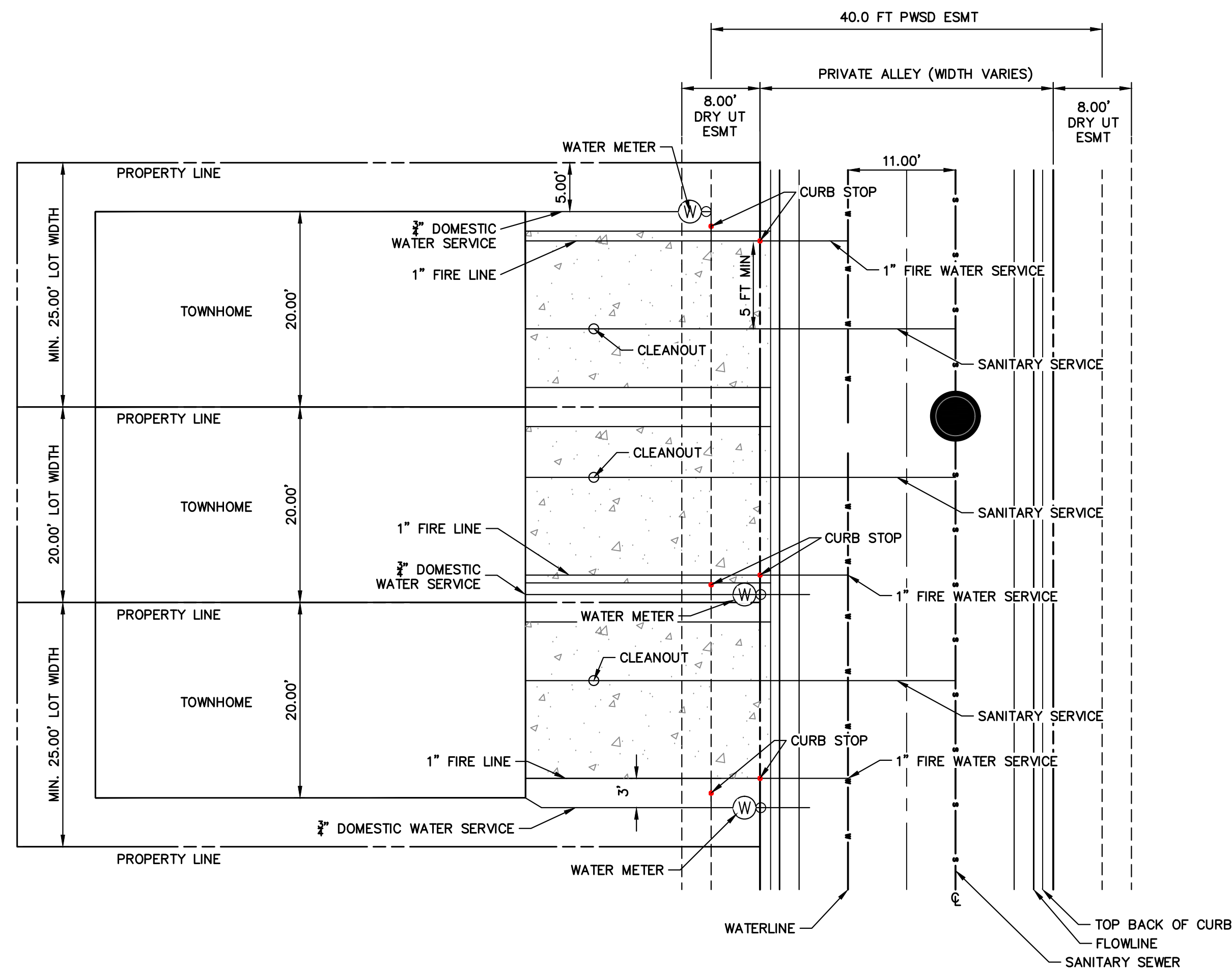
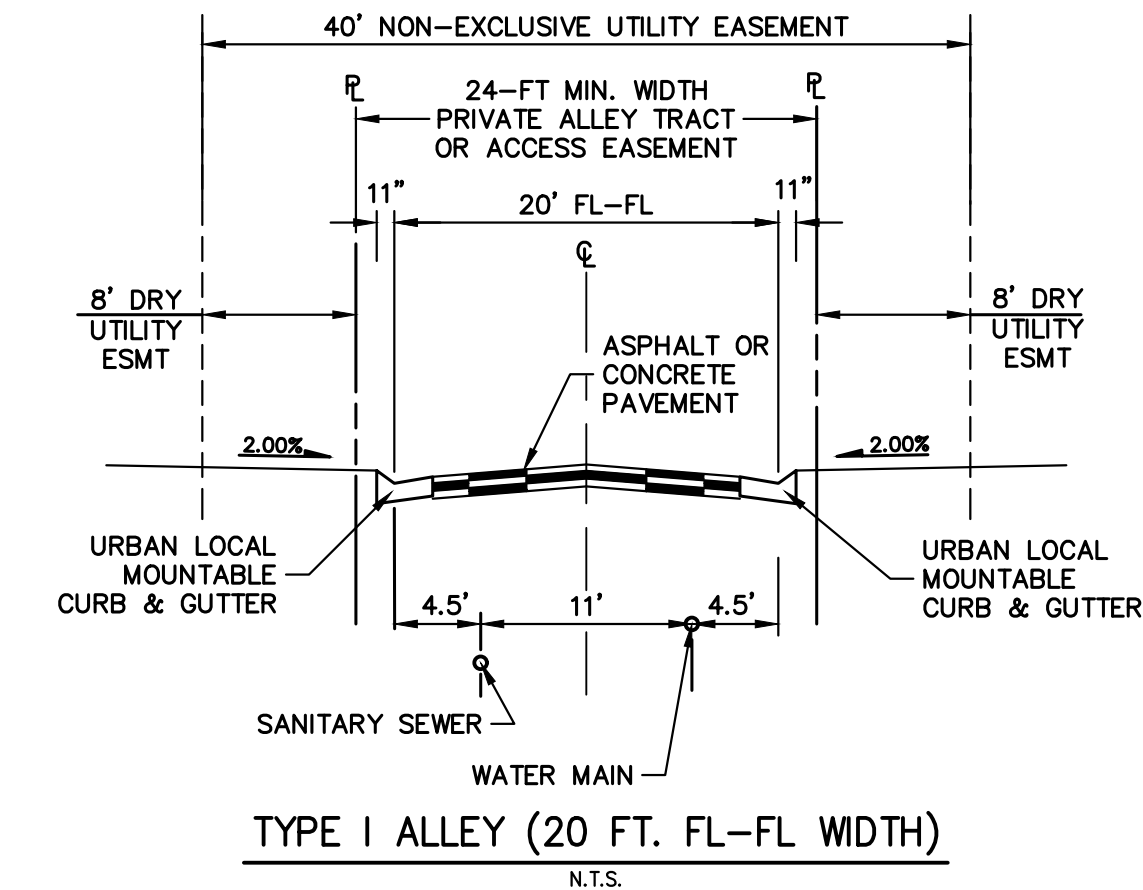


AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING



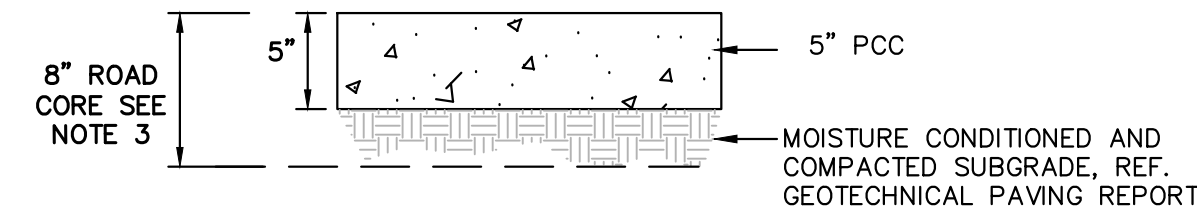
TYPICAL UTILITY SERVICE LOCATION (AMPLIFY CIRCLE)

N.T.S.



TYPICAL UTILITY SERVICE LOCATION (PRIVATE ALLEY)

N.T.S.



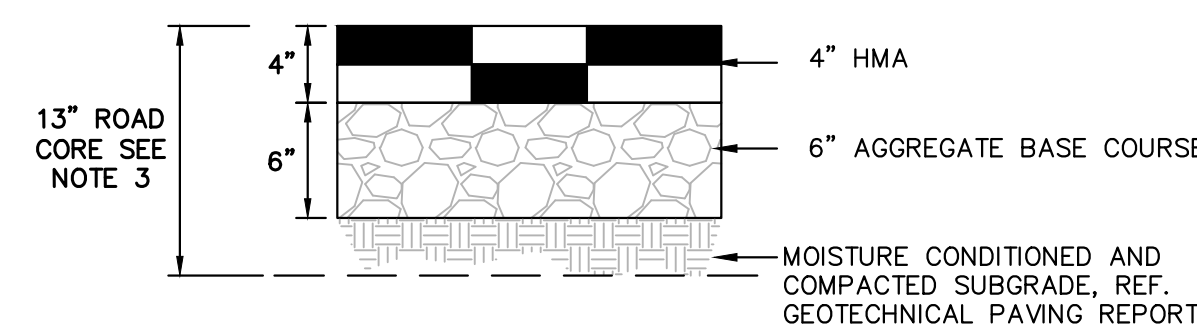
MINIMUM ALLEY PAVEMENT SECTION

N.T.S.



MINIMUM ALLEY PAVEMENT SECTION

N.T.S.



MINIMUM ALLEY 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.



CITY OF LONE TREE

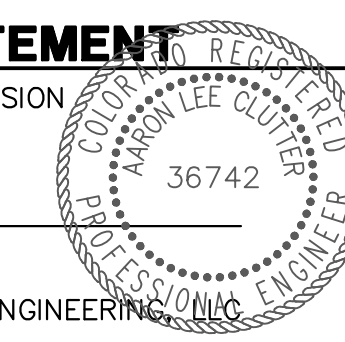
DATE

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

PREPARED FOR
 THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 791-8180

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

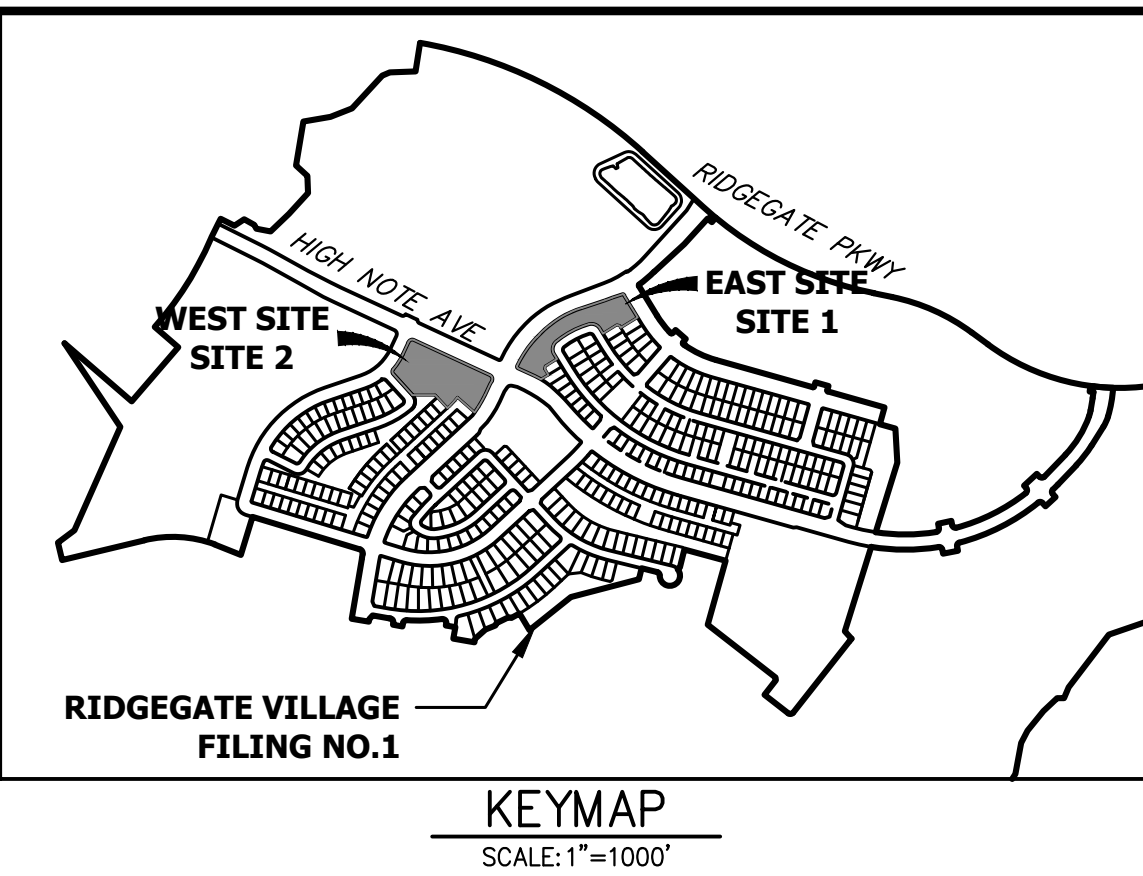
BY	DATE	REVISION

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				5/3/23	MEP	MEP	

THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE)
 LOT TYPICALS AND STREET CROSS SECTIONS

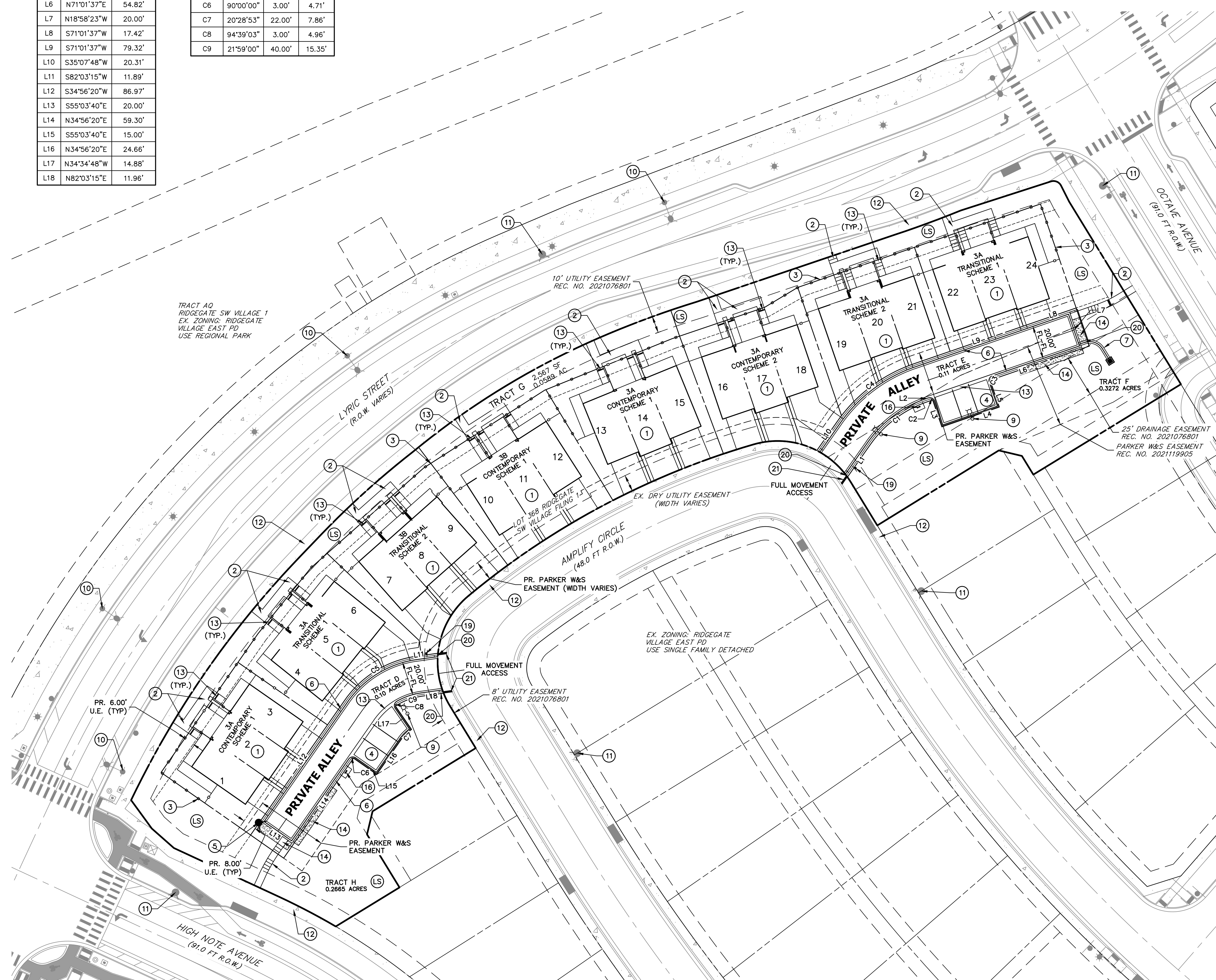
LINE	BEARING	DISTANCE
L1	N35°07'48"E	22.41'
L2	N71°01'37"E	1.56'
L3	S18°58'23"E	15.00'
L4	N71°01'37"E	34.36'
L5	N18°58'23"W	15.00'
L6	N71°01'37"E	54.82'
L7	N18°58'23"W	20.00'
L8	S71°01'37"W	17.42'
L9	S71°01'37"W	79.32'
L10	S35°07'48"W	20.31'
L11	S82°03'15"W	11.89'
L12	S34°56'20"W	86.97'
L13	S55°03'40"E	20.00'
L14	N34°56'20"E	59.30'
L15	S55°03'40"E	15.00'
L16	N34°56'20"E	24.66'
L17	N34°34'48"W	14.88'
L18	N82°03'15"E	11.96'

CURVE	DELTA	RADIUS	LENGTH
C1	35°53'49"	70.00'	43.86'
C2	90°00'00"	3.00'	4.71'
C3	90°00'00"	3.00'	4.71'
C4	35°53'49"	90.00'	56.39'
C5	47°06'56"	60.00'	49.34'
C6	90°00'00"	3.00'	4.71'
C7	20°28'53"	22.00'	7.86'
C8	94°39'03"	3.00'	4.96'
C9	21°59'00"	40.00'	15.35'

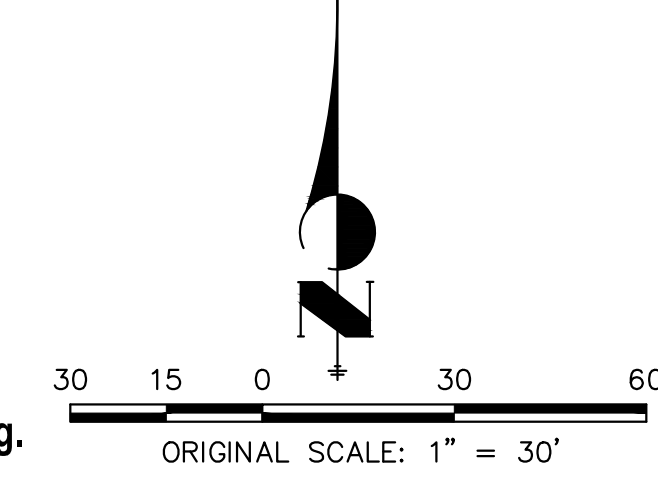


SITE DATA
 LOT 368, RIDGEGATE SW VILLAGE FILING 1
 82,020 SQ. FT. (1.88 ACRES)

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, DESIGNATED BY WRITTEN AUTHORIZATION.
 PREPARED FOR
THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 791-8180



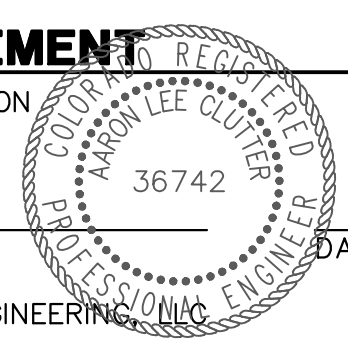
- SCHEDULE NOTES**
- ⑤ LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS
 - ① PROPOSED THREE-UNIT TOWNHOME, REF. ARCHITECTURAL PLANS
 - ② PROPOSED CONCRETE SIDEWALK, REF. SITE DETAILS
 - ③ PROPOSED FENCE, REF. LANDSCAPE DETAILS
 - ④ PROPOSED 9'X18' PARKING STALL (TYP.)
 - ⑤ PROPOSED FIRE HYDRANT, REF. PWSD PLANS UNDER SEPARATE COVER
 - ⑥ PROPOSED 4" MOUNTABLE CURB WITH 1" GUTTER (PRIVATE) REF. SITE DETAILS
 - ⑦ PROPOSED 2-FOOT WIDE CONCRETE RUNDOWN, REF. SITE DETAILS
 - ⑧ PROPOSED RETAINING WALL
 - ⑨ PROPOSED SITE LIGHT, REF. PHOTOMETRIC AND SITE ELECTRIC PLANS
 - ⑩ EXISTING STREET LIGHT TO REMAIN
 - ⑪ EXISTING FIRE HYDRANT TO REMAIN
 - ⑫ EXISTING SIDEWALK TO REMAIN
 - ⑬ PROPOSED 6" WIDE SIDEWALK CHASE (PRIVATE) REF. SITE DETAILS
 - ⑭ PROPOSED SNOW STORAGE AREA, REF. LANDSCAPE PLANS FOR PLANTINGS AND MATERIAL SPECIFICATION
 - ⑮ ANTICIPATED LOCATION OF XCEL ENERGY EASEMENT FOR FILING 1 DRY UTILITY STRUCTURE
 - ⑯ PROPOSED BIKE RACK, REFERENCE LANDSCAPE DETAILS
 - ⑰ EXISTING ADA RAMPS TO REMAIN
 - ⑱ PROPOSED 8'X20' STREET PARKING SPACE (TYP.)
 - ⑲ PROPOSED "PRIVATE ROAD NO CITY MAINTENANCE" SIGN
 - ⑳ PROPOSED CURB CUT
 - ㉑ PROPOSED 4" WIDE SIDEWALK CHASE (PUBLIC) REF. SITE DETAILS FOR DETAIL AND ISOMETRIC VIEW.



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

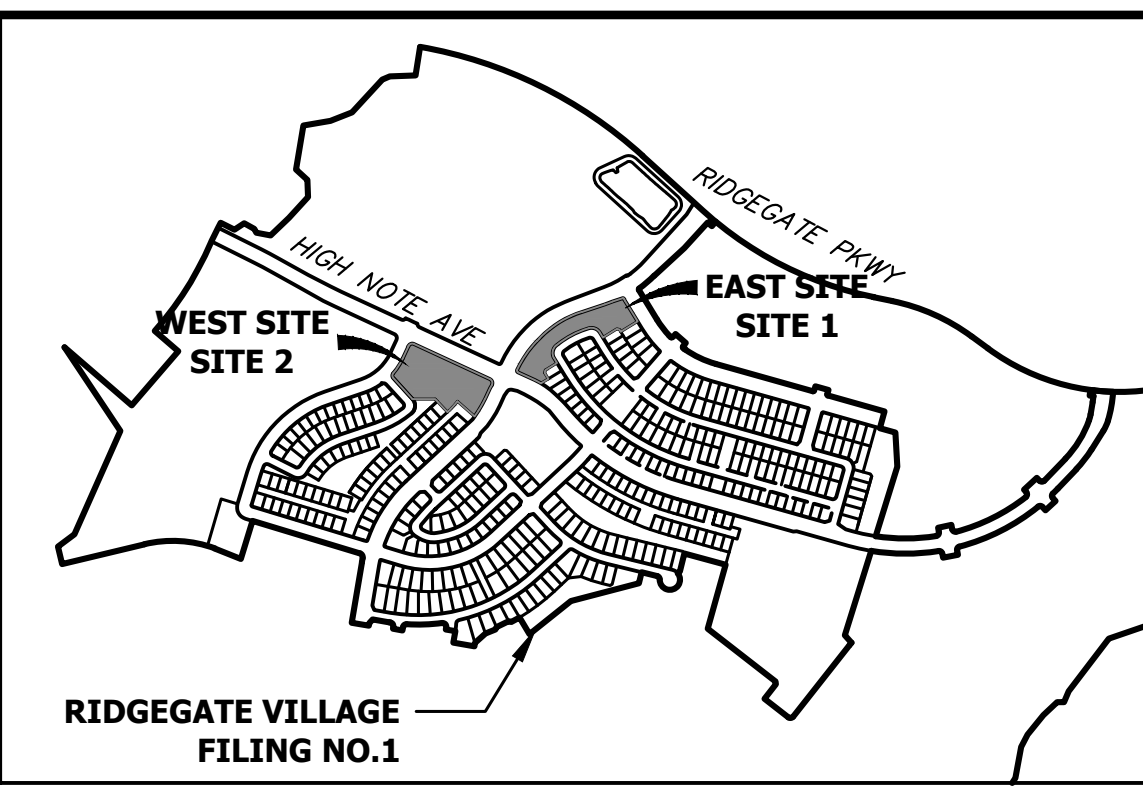
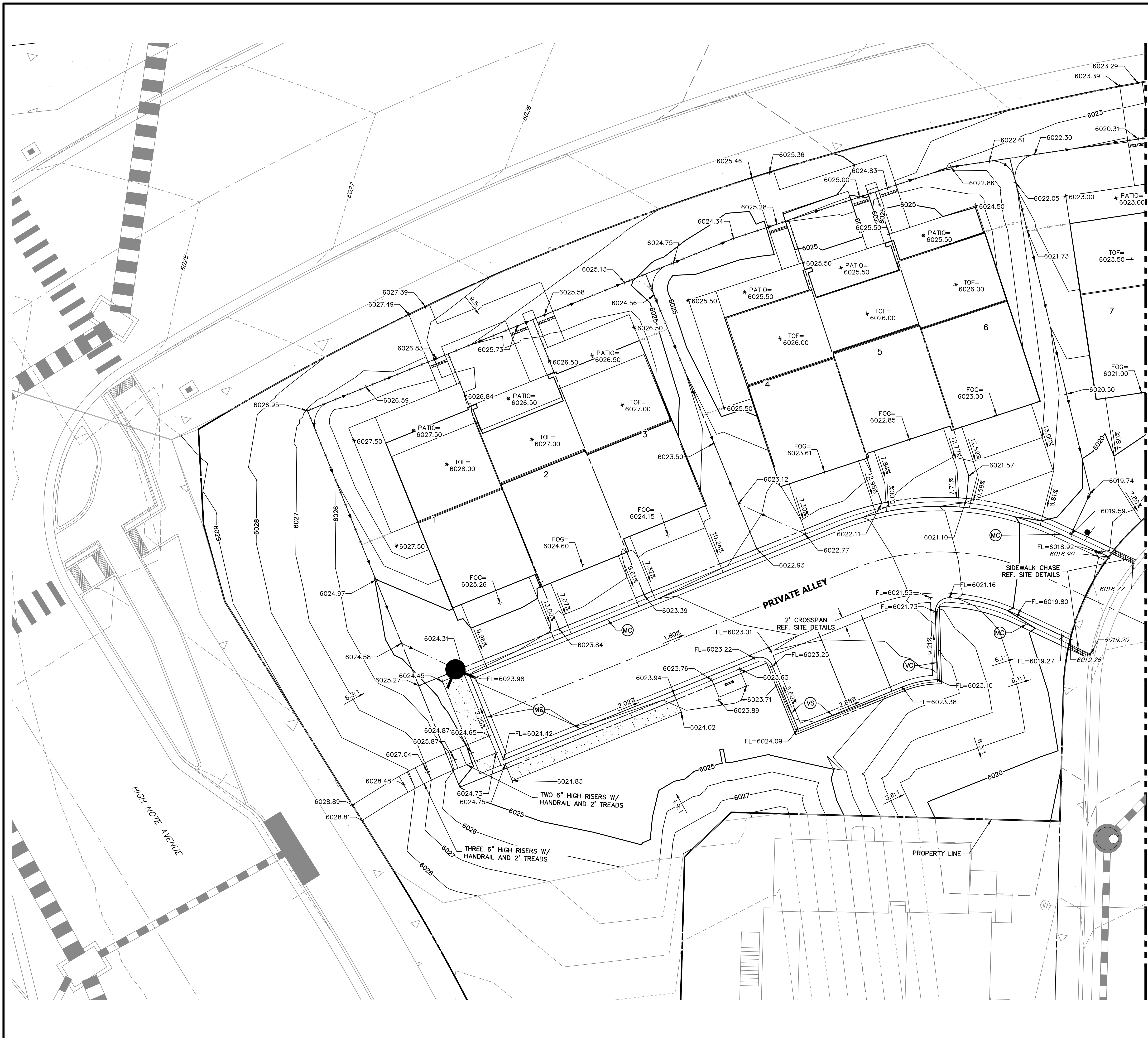


J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	5/3/23
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

THRIVE TOWNHOMES AT
 RIDGEGATE (EAST SITE)
 SITE PLAN
 SHEET 5 OF 17
 JOB NO. 15950.04



KEYMAP
SCALE: 1"=1000'

- LEGEND**
- Ⓜ 4" MOUNTABLE CURB WITH 1' SPILL GUTTER REF. SITE DETAILS
 - Ⓥ 6" VERTICAL CURB WITH 1' SPILL GUTTER REF. SITE DETAILS
 - Ⓜ 4" MOUNTABLE CURB WITH 1' CATCH GUTTER REF. SITE DETAILS
 - Ⓥ 6" VERTICAL CURB WITH 1' CATCH GUTTER REF. SITE DETAILS
- TOF=60XX TOF = TOP OF FOUNDATION
 • FOG=60XX FOG = FRONT OF GARAGE SLAB

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

10 5 0 10 20
ORIGINAL SCALE: 1" = 10'

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

PREPARED FOR
THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 791-8180

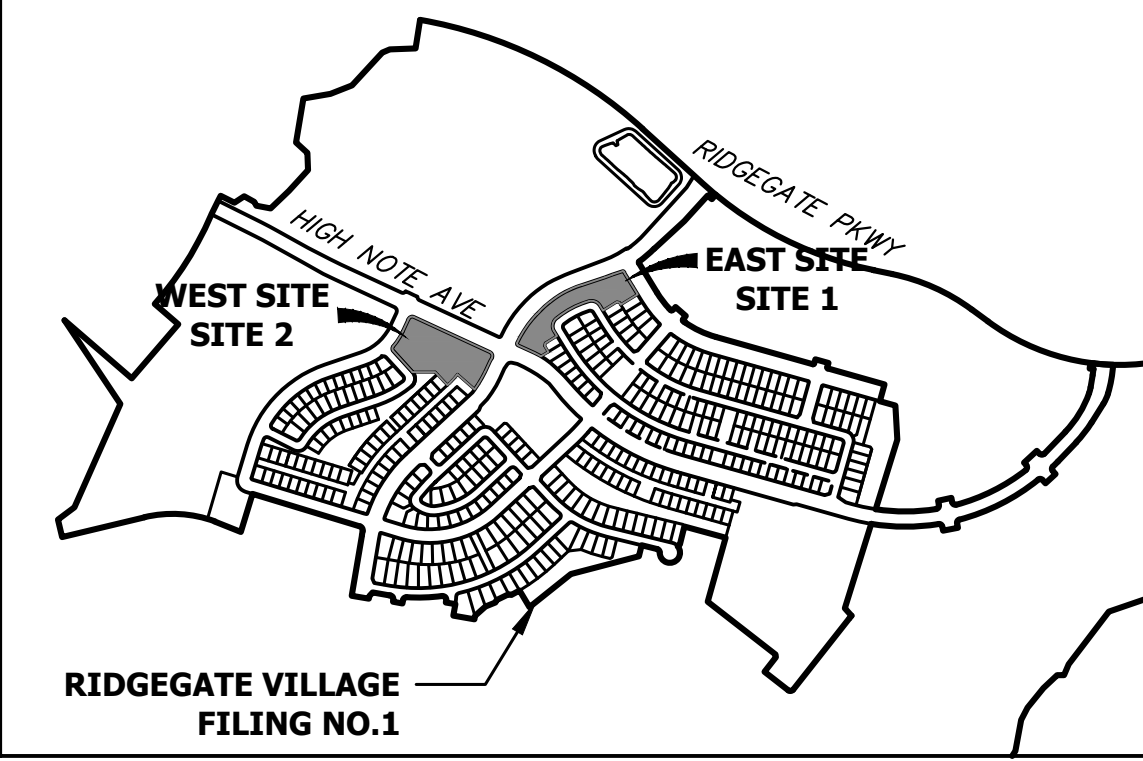
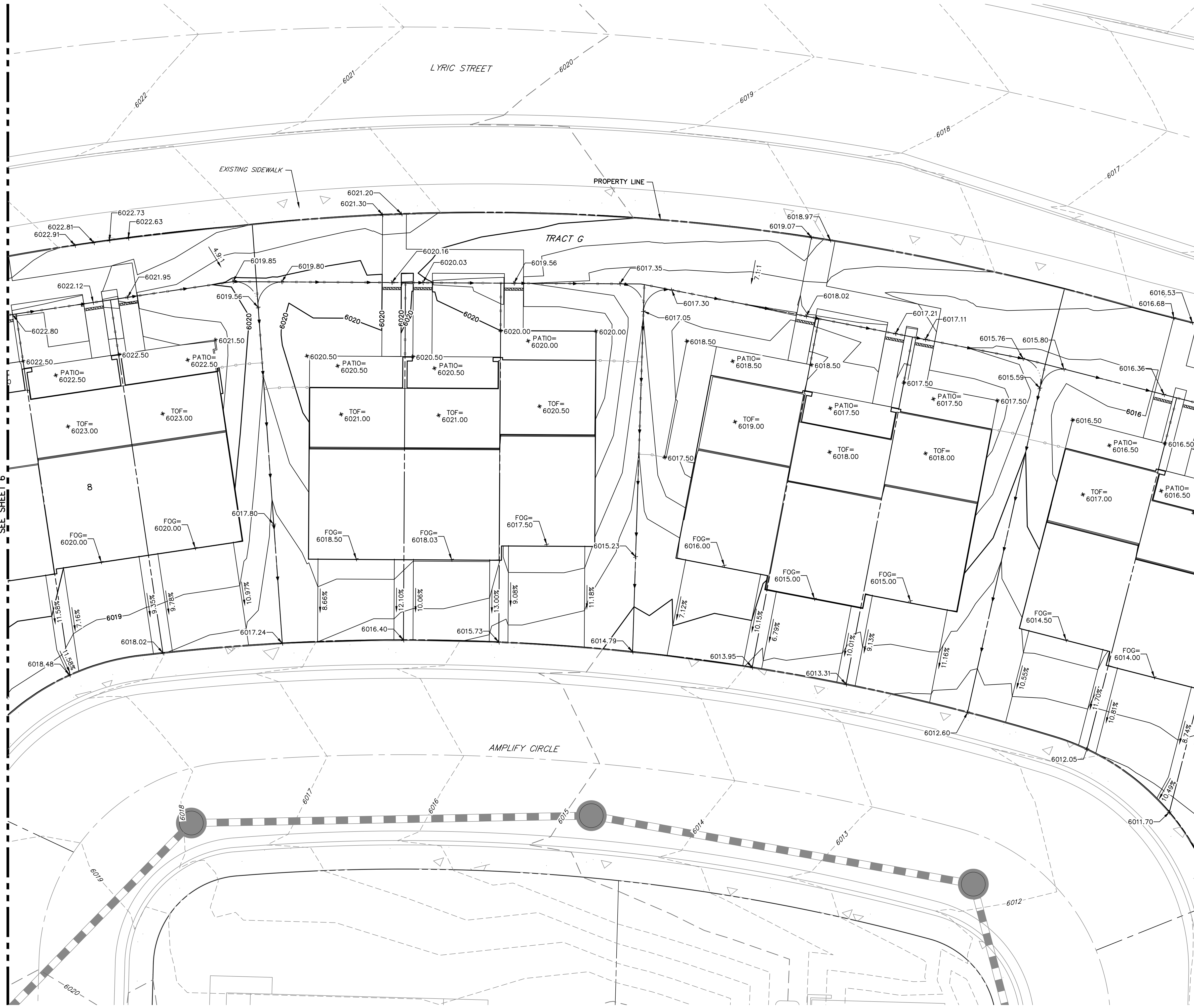
J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

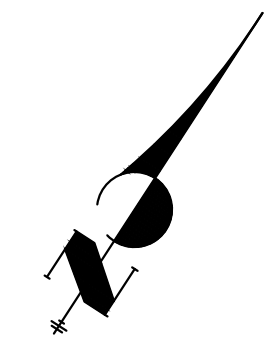
H-SCALE	1"=10'
V-SCALE	N/A
DATE	5/3/23
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

THRIVE TOWNHOMES AT
 RIDGATE (EAST SITE)
 GRADING PLAN

SHEET 6 OF 17
 JOB NO. 15950.04



- LEGEND**
- Ⓢ 4" MOUNTABLE CURB WITH 1' SPILL GUTTER REF. SITE DETAILS
 - Ⓥ 6" VERTICAL CURB WITH 1' SPILL GUTTER REF. SITE DETAILS
 - Ⓜ 4" MOUNTABLE CURB WITH 1' CATCH GUTTER REF. SITE DETAILS
 - Ⓥ 6" VERTICAL CURB WITH 1' CATCH GUTTER REF. SITE DETAILS
- TOF=60XX TOF = TOP OF FOUNDATION
 • FOG=60XX FOG = FRONT OF GARAGE SLAB



CITY OF LONE TREE

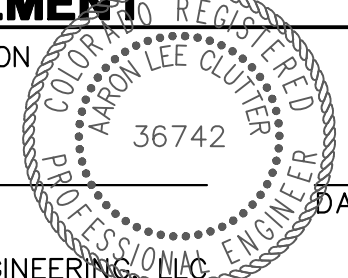
DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



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

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

PREPARED FOR
THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 791-8180

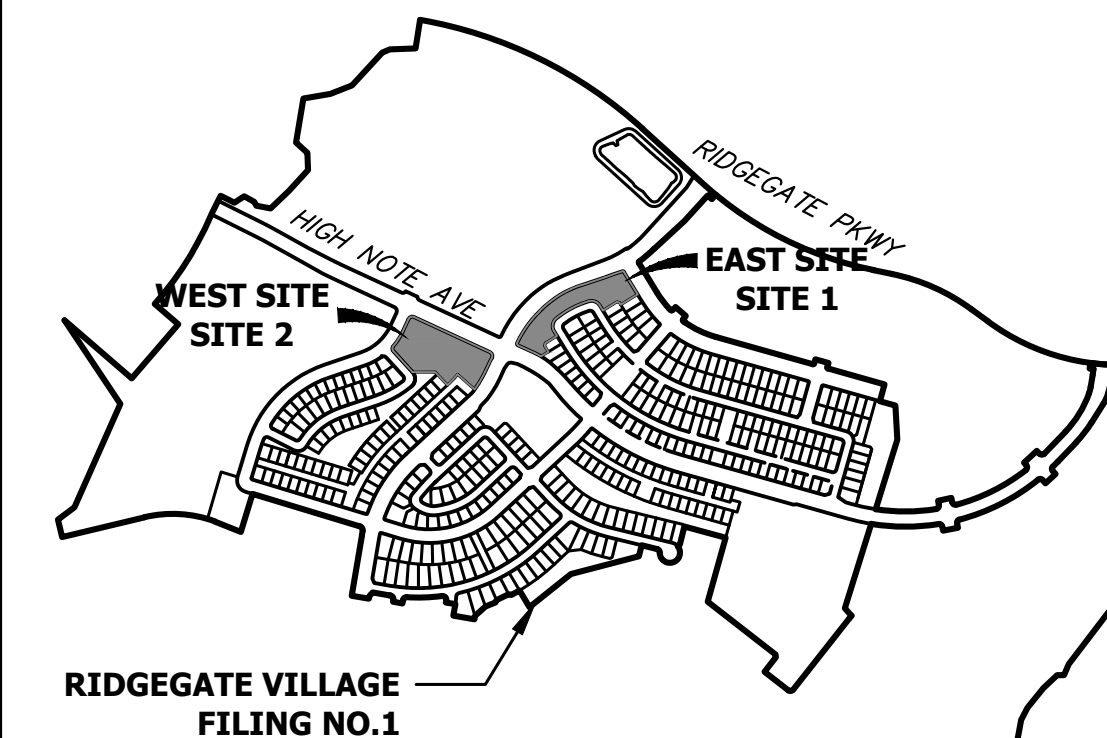
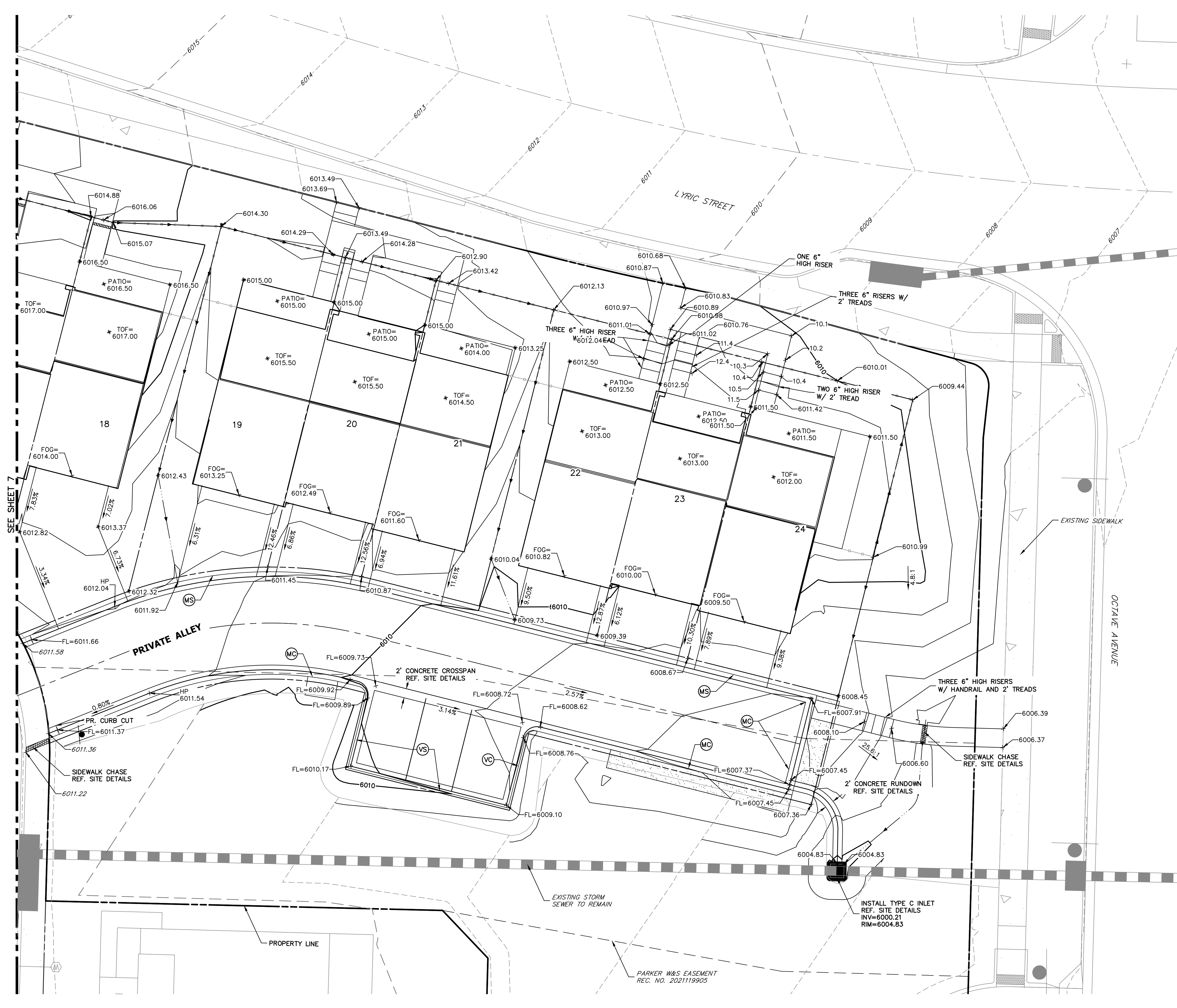
J.R. ENGINEERING
 A Westman Company

 Centennial 303-740-8888 • Colorado Springs 719-588-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=10'
V-SCALE	N/A
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

THRIVE TOWNHOMES AT
 RIDGEGATE (EAST SITE)
 GRADING PLAN



- LEGEND**
- MS 4" MOUNTABLE CURB WITH 1' SPILL GUTTER REF. SITE DETAILS
 - VS 6" VERTICAL CURB WITH 1' SPILL GUTTER REF. SITE DETAILS
 - MC 4" MOUNTABLE CURB WITH 1' CATCH GUTTER REF. SITE DETAILS
 - VC 6" VERTICAL CURB WITH 1' CATCH GUTTER REF. SITE DETAILS
- TOF=60XX TOF = TOP OF FOUNDATION
 - FOG=60XX FOG = FRONT OF GARAGE SLAB



CITY OF LONE TREE

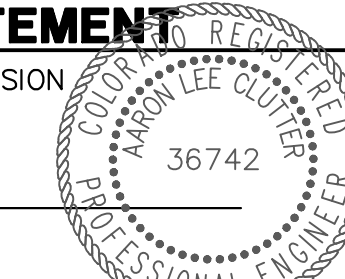
DATE

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

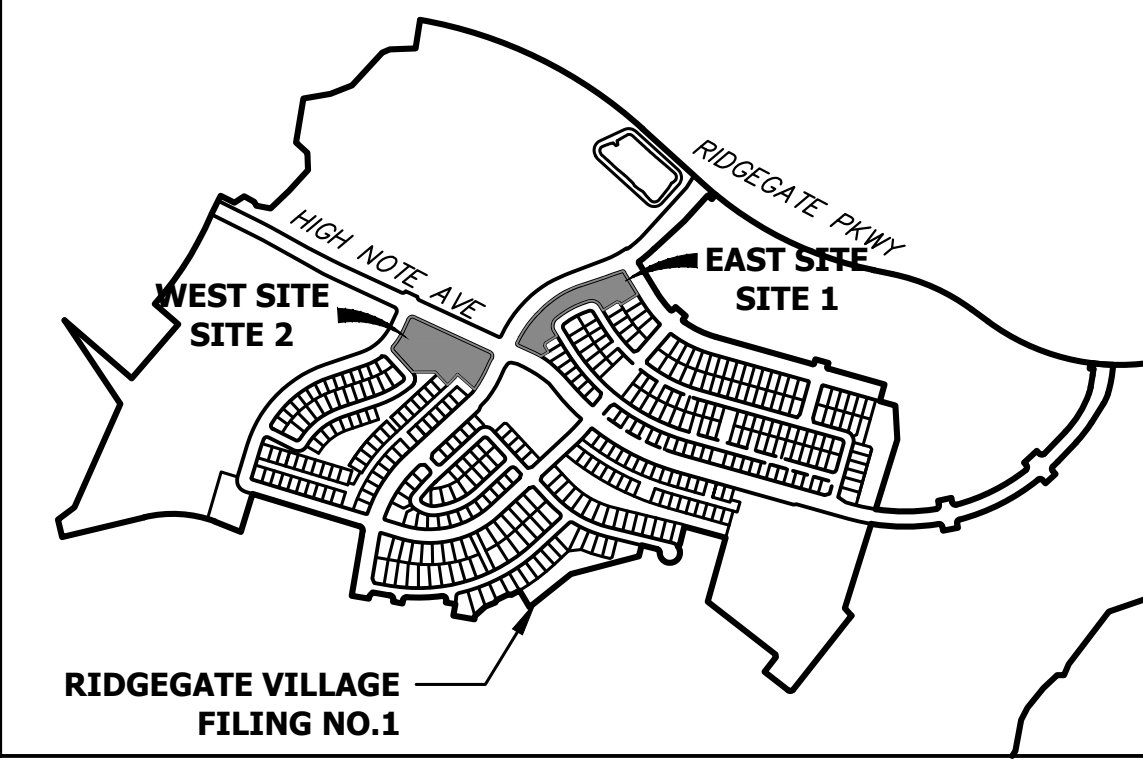
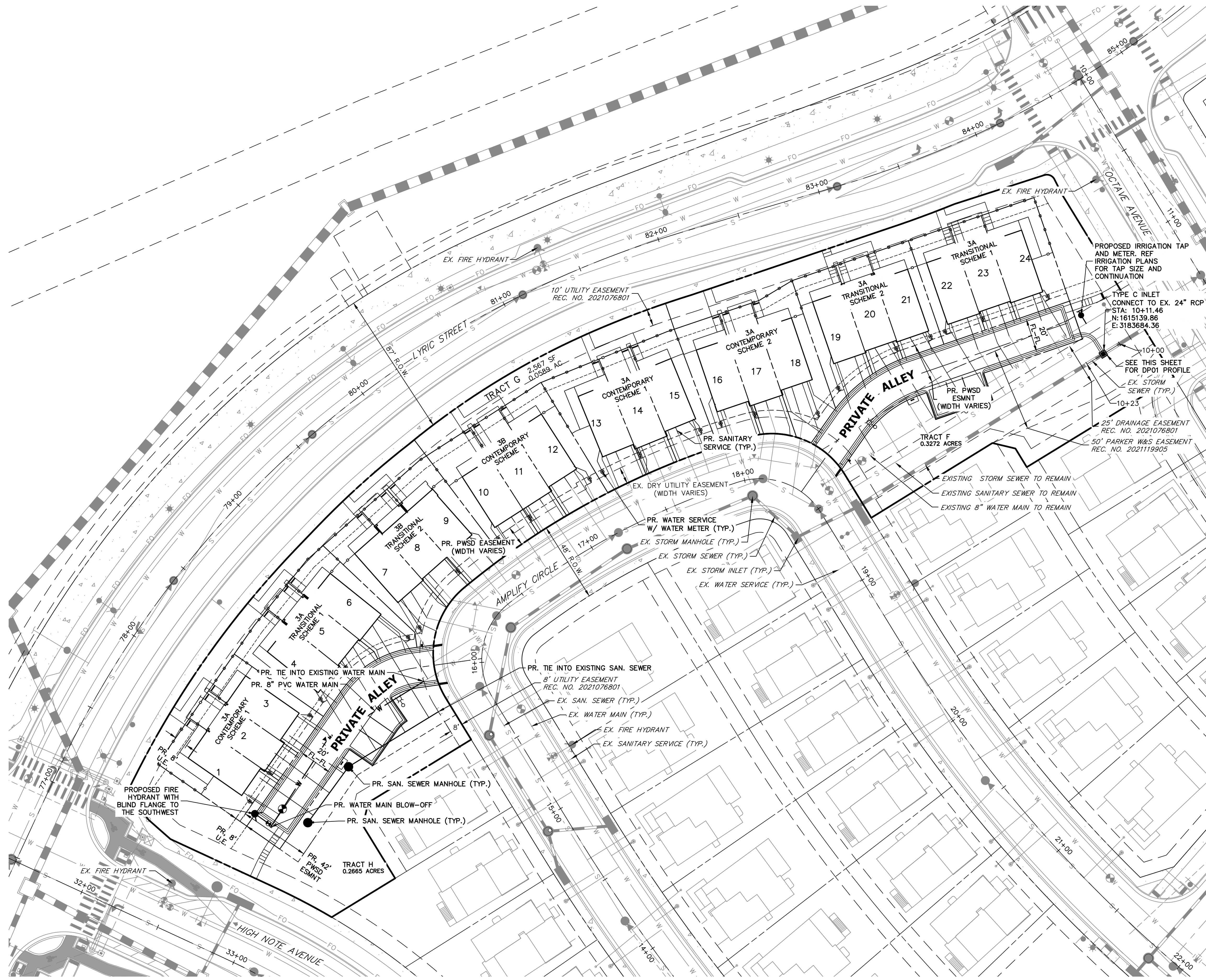
PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

J.R. ENGINEERING
A Westman Company
Central 303-740-8888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

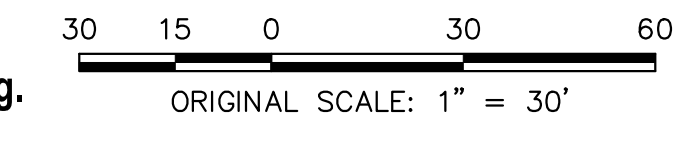
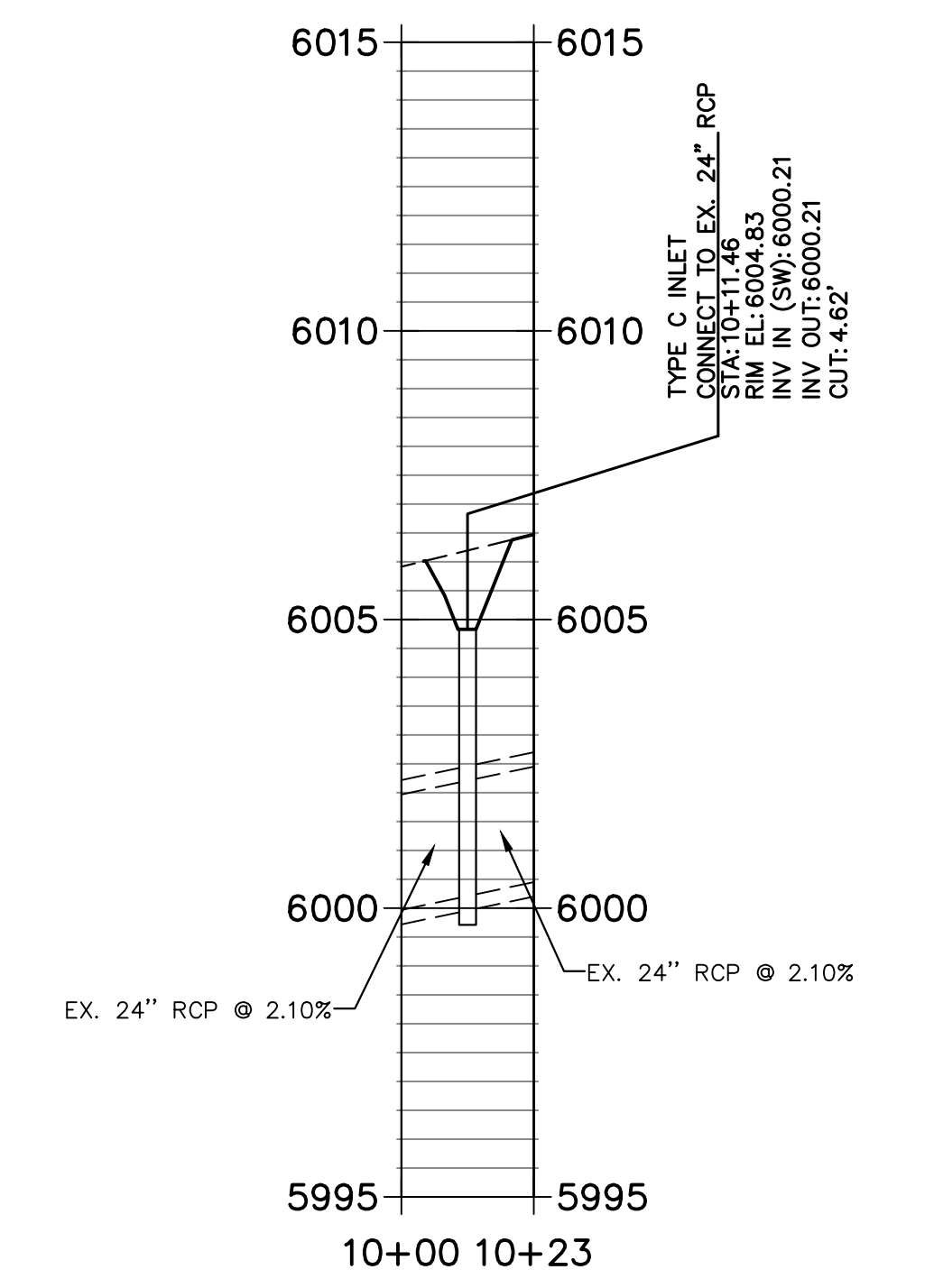
NO.	REVISION	BY	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=10'	N/A	5/3/23	MEP	MEP	

THRIVE TOWNHOMES AT
RIDGEGATE (EAST SITE)
GRADING PLAN



DP01 PROFILE
STA 10+00.00 TO 10+22.92



CITY OF LONE TREE

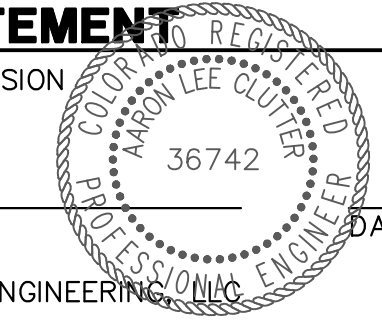
DATE

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

PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-588-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

H-SCALE	1"=30'
V-SCALE	N/A
DATE	5/3/23
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE)
UTILITY PLAN

GENERAL NOTES

- CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4 AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE, OUT OR BEND AROUND PIPES AS REQUIRED. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
- CONCRETE SLOPE PAVING SHALL INCLUDE FIBERESH AT 1/8 LBS./CY. OF CONCRETE.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANNEED, AND SHALL BE IN ACCORDANCE WITH COOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
- THE STANDARD INLET GRATE SHALL BE USED ON ALL TYPE C INLETS UNLESS OTHERWISE NOTED.
- SLOPE HIGH GRATES ARE ACCEPTED BY DOUGLAS COUNTY THROUGH WRITTEN VARIANCE.
- STOPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 4 FT. IN H. AND SHALL CONFORM TO ADOPT W 119.
- SEE STANDARD DETAIL SD-3, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS REQ'D.
2'-0"	0.9	75	0
2'-2"	1.0	80	0
2'-4"	1.2	88	0
2'-6"	1.3	101	1
2'-8"	1.4	116	2
3'-0"	1.5	122	2
3'-2"	1.7	137	3
3'-4"	1.8	142	3
3'-6"	1.9	158	3
3'-8"	2.0	163	3
4'-0"	2.2	179	4
4'-2"	2.3	184	4
4'-4"	2.4	199	4
4'-6"	2.5	205	5
4'-8"	2.7	220	5
5'-0"	3.0	235	6
5'-2"	3.3	251	6

PIPE INSIDE DIAMETER SHALL BE 30 IN. OR LESS. CONCRETE AND STEEL QUANTITIES ARE FOR ONE DITCH INLET BEFORE REDUCTION FOR VOLUME OCCUPIED BY PIPE. WEIGHT OF STEEL INCLUDES A RING FOR THE MAXIMUM PIPE DIAMETER.

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

MARK	NO.	HEIGHT	LENGTH
401	6	2'-3"	7'-11"
402	3	1'-7"	13'-0"

IN CHES OF SLOPED PIPE THIS DIMENSION TO BE SHOWN ON PLANS.

ADD ONE BAR FOR EACH FT. INCREASE OF "H" ABOVE 2 FT. - 6 IN.

402 BARS WILL BE EQUALLY SPACED FROM EACH OTHER.

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

INLET TYPE C

Issued: 05/2013

Revised:

Drawing No. **SP.35a**

INLET WITH DITCH PAVING

SECTION B-B

SECTION A-A

INLET ON GRADE (FLOW FROM ONE DIRECTION)

SECTION A-A

INLET AT BOTTOM OF VERTICAL CURVE (FLOW FROM TWO DIRECTIONS)

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

INLET TYPE C

Issued: 05/2013

Revised:

Drawing No. **SP.35b**

SECTION B-B

SECTION C-C

DETAIL D

MULTIPLE CHASE

MAXIMUM 2 CHASES

DATE: MARCH 2022 R24

CHASE DRAIN DETAILS

CHASE DRAIN

SECTION A-A

SECTION B-B

DATE: MARCH 2022 R23

STANDARD SIDEWALK CHASE DETAIL

SECTION D-D

SECTION E-E

STANDARD INLET GRATE

GLOSE MESH GRATE

USE FOR PEDESTRIAN AND BICYCLE AREAS ONLY.

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

INLET TYPE C

Issued: 05/2013

Revised:

Drawing No. **SP.35c**

PLAN

ISOMETRIC VIEW

RESIDENTIAL SIDEWALK CURB CHASE PLAN

NOTES:

- SAWCUT ALL AREAS TO RECEIVE CHASE SECTION.
- THE USE OF THIS DETAIL MUST BE PREAPPROVED BY DOUGLAS COUNTY ENGINEERING DIVISION PRIOR TO CONSTRUCTION IN R.O.W.
- DIRECT CONNECTION TO YARD PIPES WILL NOT BE ALLOWED.
- CHASE DRAIN SHALL BE LOCATED 2.5' MIN. FROM PROPERTY LINE.

DATE: MARCH 2022 R24

RESIDENTIAL SIDEWALK CURB CHASE DETAIL

Issued: 05/2013

Revised:

Drawing No. **SP.53a**

PLAN

SECTION

RESIDENTIAL SIDEWALK CURB CHASE DETAIL

DATE: MARCH 2022 R24

RESIDENTIAL SIDEWALK CURB CHASE DETAIL

Issued: 05/2013

Revised:

Drawing No. **SP.53b**

ISOMETRIC VIEW - SIDEWALK CHASE (FOR ATTACHED SIDEWALK WITHIN ROW)

DATE: MARCH 2022 R23

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

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

THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE) SITE AND ROADWAY DETAILS

DATE: MARCH 2022 R23

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

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

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

PREPARED FOR

THB LYRIC LLC

1875 LAWRENCE STREET

SUITE 900

DENVER, CO

80202

(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

No. REVISION

H-SCALE N/A

V-SCALE N/A

DATE 5/3/23

DESIGNED BY N/A

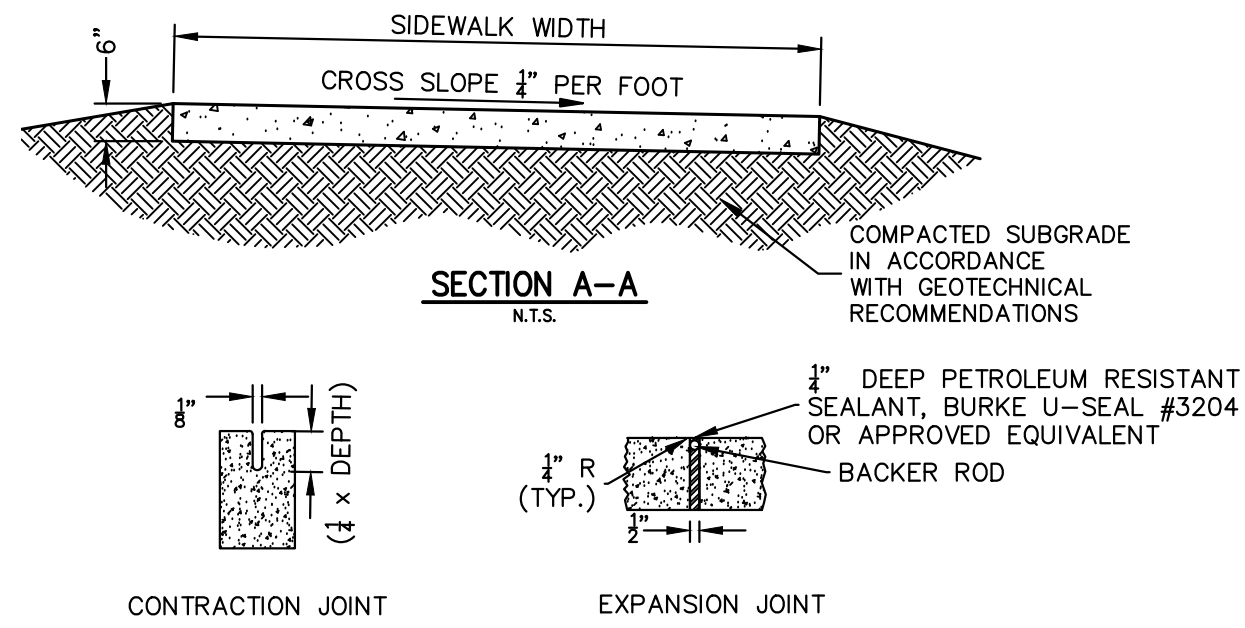
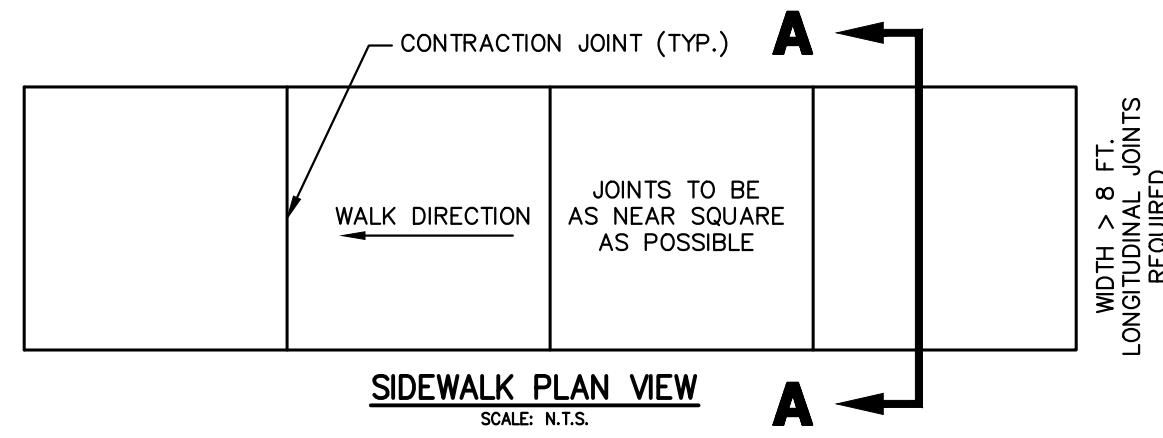
DRAWN BY N/A

CHECKED BY

THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE) SITE AND ROADWAY DETAILS

SHEET 10 OF 17

JOB NO. 15950.04



NOTES:

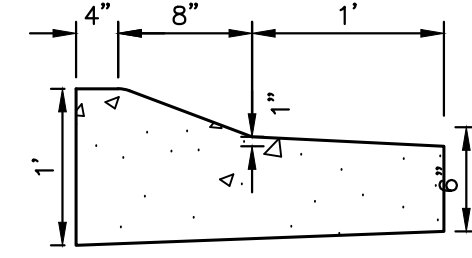
1. EXPANSION JOINTS SHALL BE PLACED AT STRUCTURES, PCR'S AND EVERY 50 FEET MINIMUM.
2. EXPANSION JOINT FILLER SHALL MEET AASHTO M 213 CRITERIA AND BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. SIDEWALK SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR TO THE DIRECTION OF TRAVEL UNLESS OTHERWISE NOTED IN CIVIL AND/OR ARCH PLANS.

SIDEWALK (PRIVATE)

SCALE: N.T.S.

1' MOUNTABLE CATCH C&G

SCALE: N.T.S. (PRIVATE)

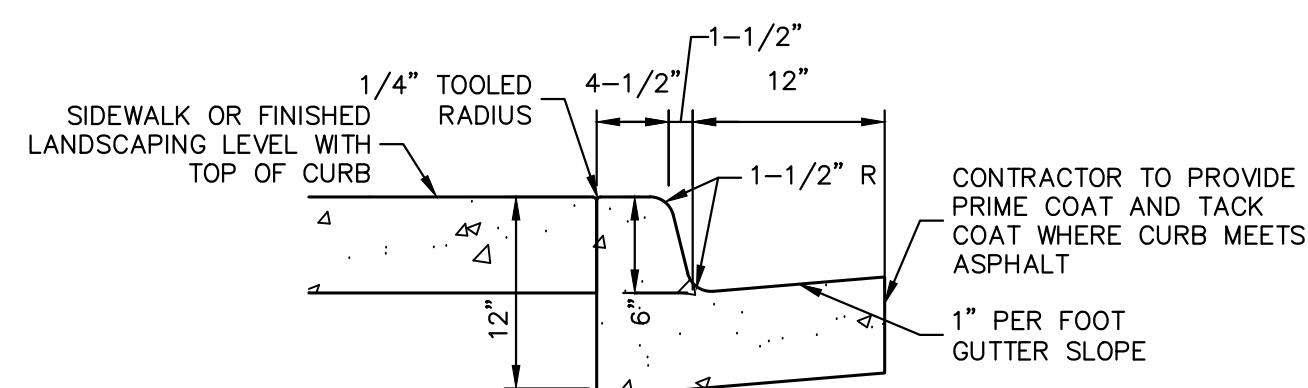


1' MOUNTABLE SPILL C&G

SCALE: N.T.S. (PRIVATE)

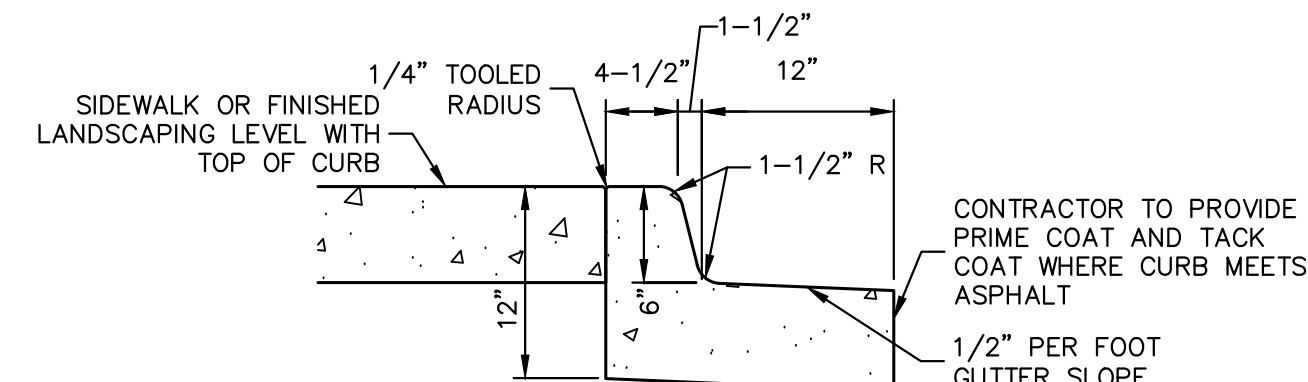
NOTES:

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



1' CATCH C&G

SCALE: N.T.S. (PRIVATE)

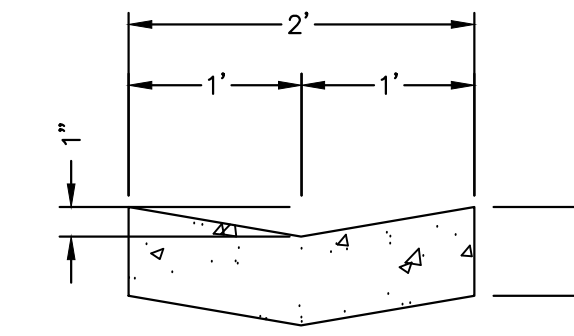


1' SPILL C&G

SCALE: N.T.S. (PRIVATE)

NOTES:

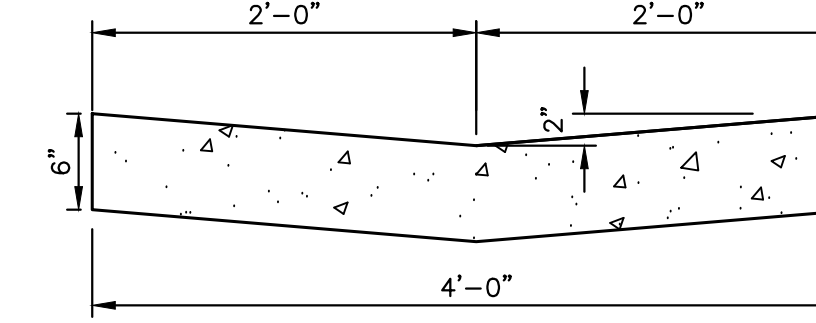
1. BASE OF CURB SHALL REST ON COMPACTED FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
2. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
3. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS.
4. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM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



2' CONCRETE PAN

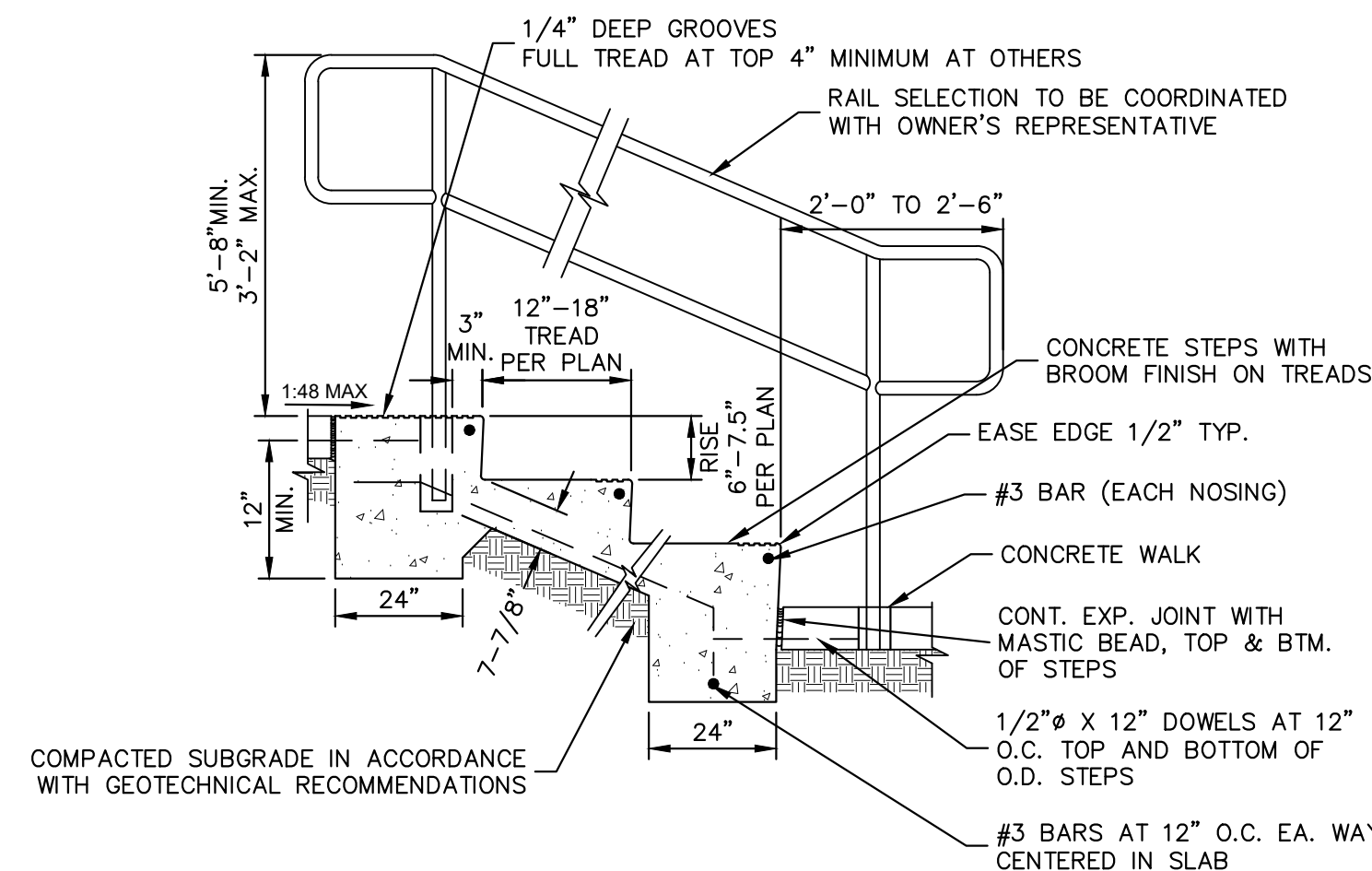
SCALE: N.T.S. (PRIVATE)

CLASS B CONCRETE W/ FIBERMESH REINFORCEMENT AT 1-1.5 LBS PER CY



4' CONCRETE PAN

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

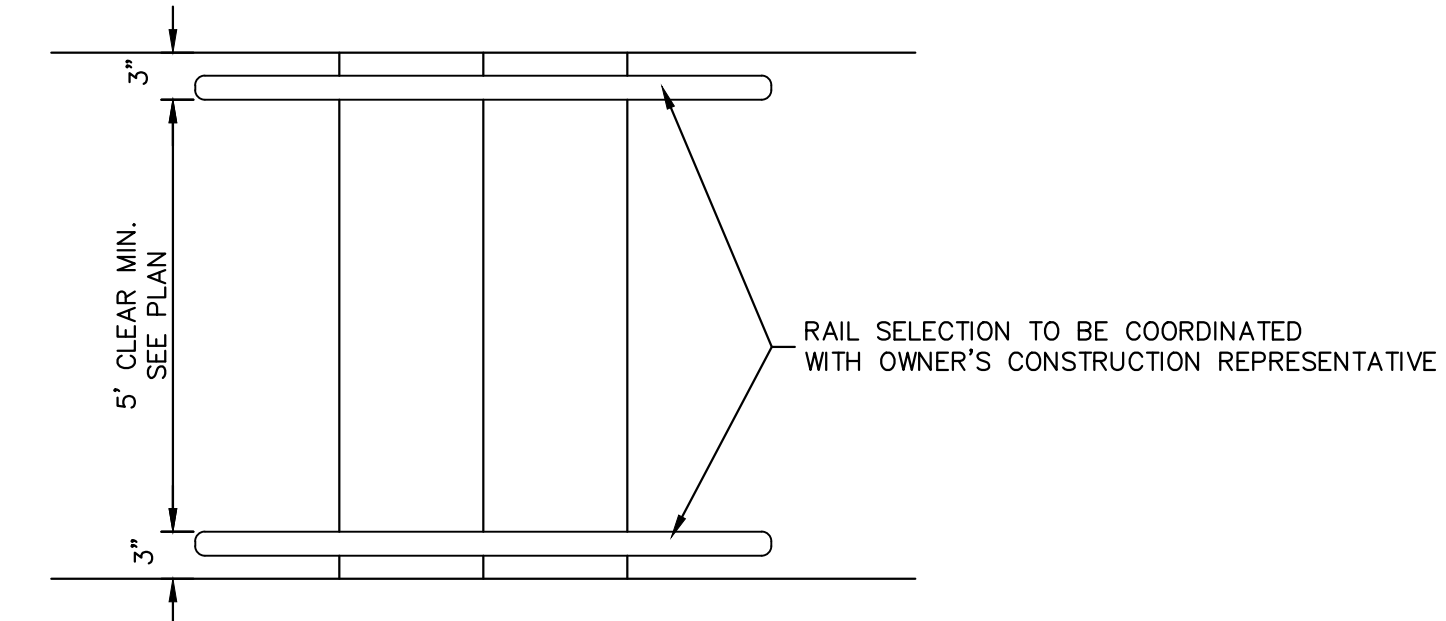


ELEVATION

N.T.S.

PEDESTRIAN RAILING NOTE

1. HANDRAILS WHERE INDICATED PER PLAN. SELECTION AND INSTALLATION TO BE COMPLIANT WITH ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.



PLAN

N.T.S.

CONCRETE STEP AND HANDRAIL

SCALE: N.T.S. (PRIVATE)

CITY OF LONE TREE

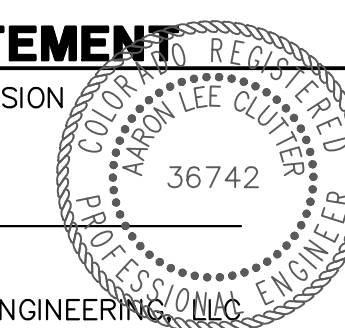
DATE

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

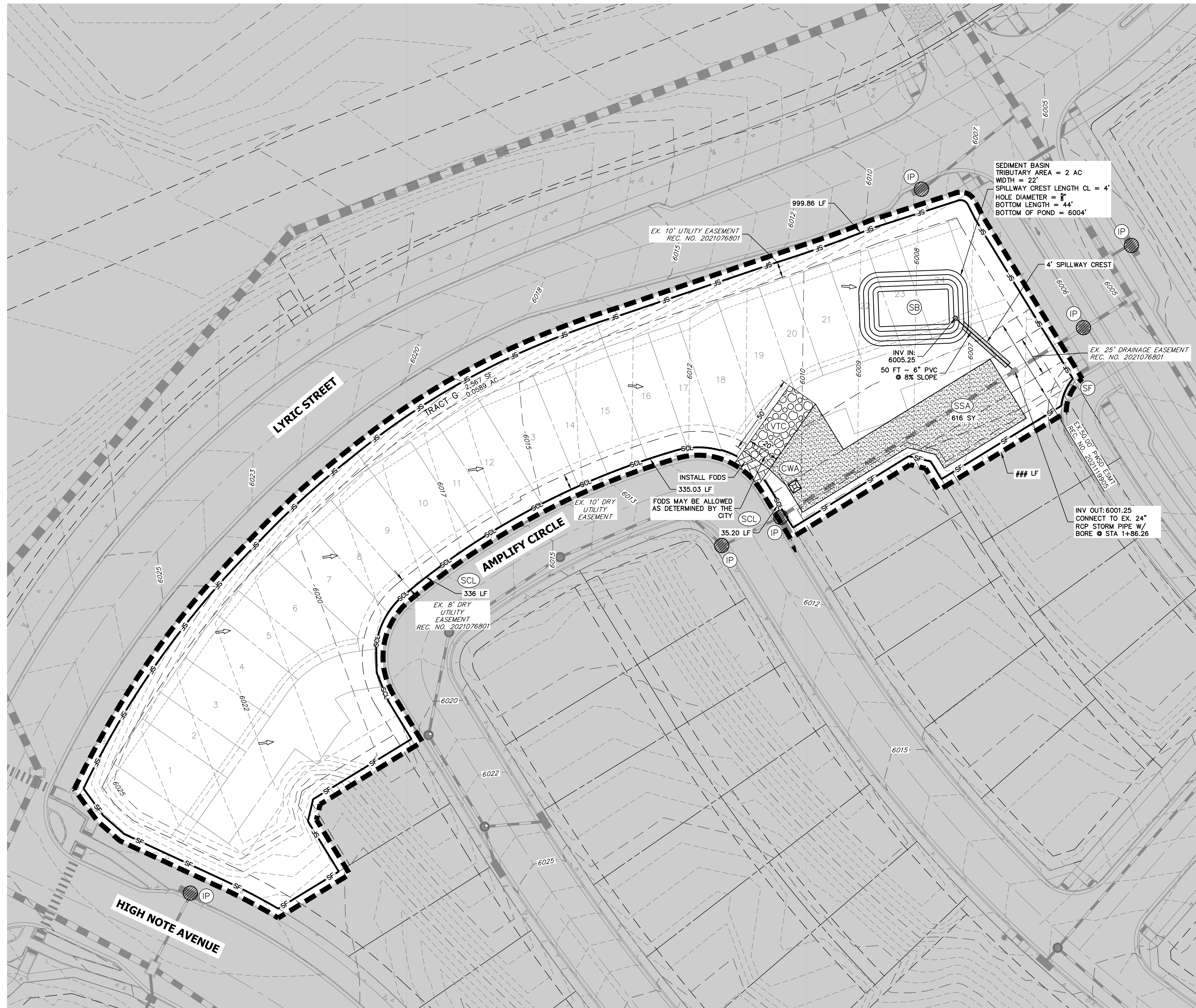
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
N/A	N/A	5/3/23	N/A	N/A	N/A

THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE)	SITE AND ROADWAY DETAILS	SHEET 11 OF 17
		JOB NO. 15950.04

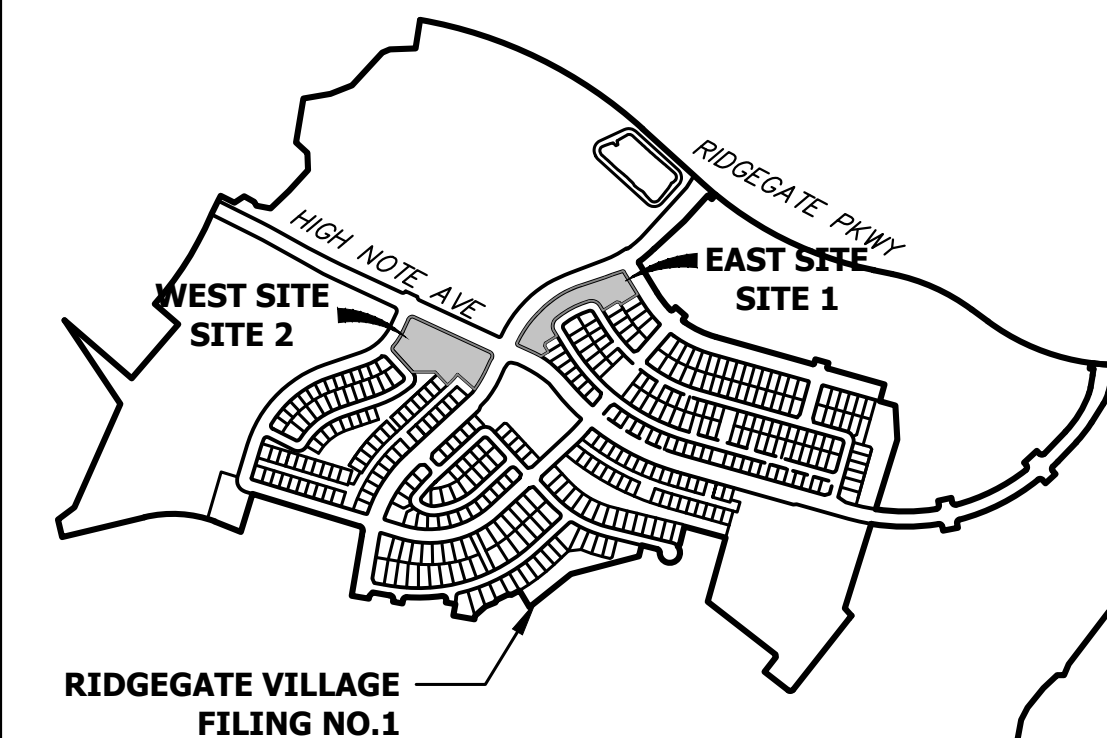
PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

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

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



SITE 1 - EAST SIDE



KEYMAP
SCALE: 1"=1000'

NOTE

1. ALL ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DIRT AND DEBRIS AND CLEANING SHALL OCCUR IMMEDIATELY USING DRY METHODS ONLY.
2. ALL PORTABLE TOILETS SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.



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 GRADING, EROSION AND SEDIMENT CONTROL (GESC) IMPROVEMENTS ONLY. ENGINEERING DIVISION ACCEPTANCE BLOCK
--

ENGINEER'S STATEMENT

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

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

DATE

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
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

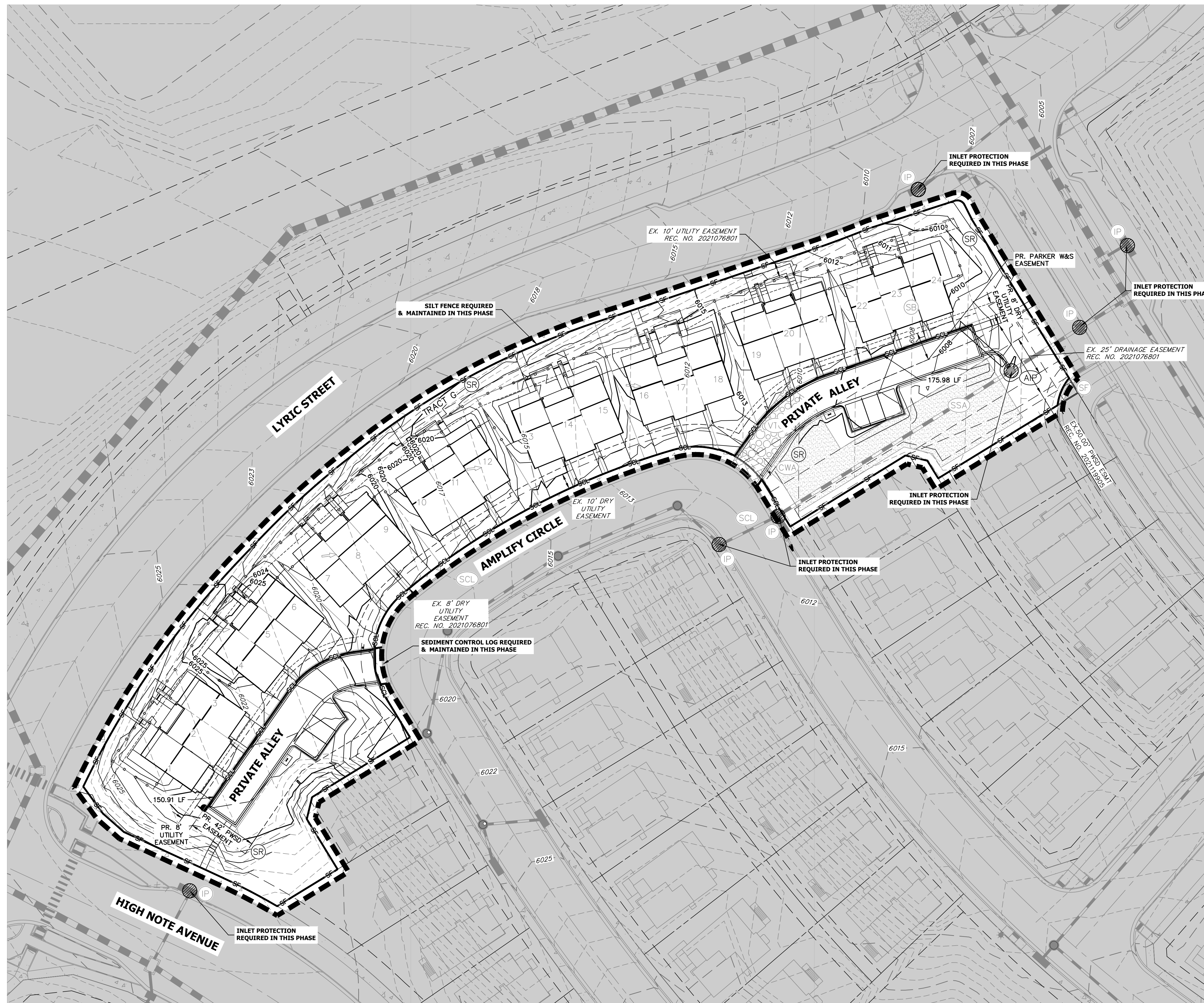
J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

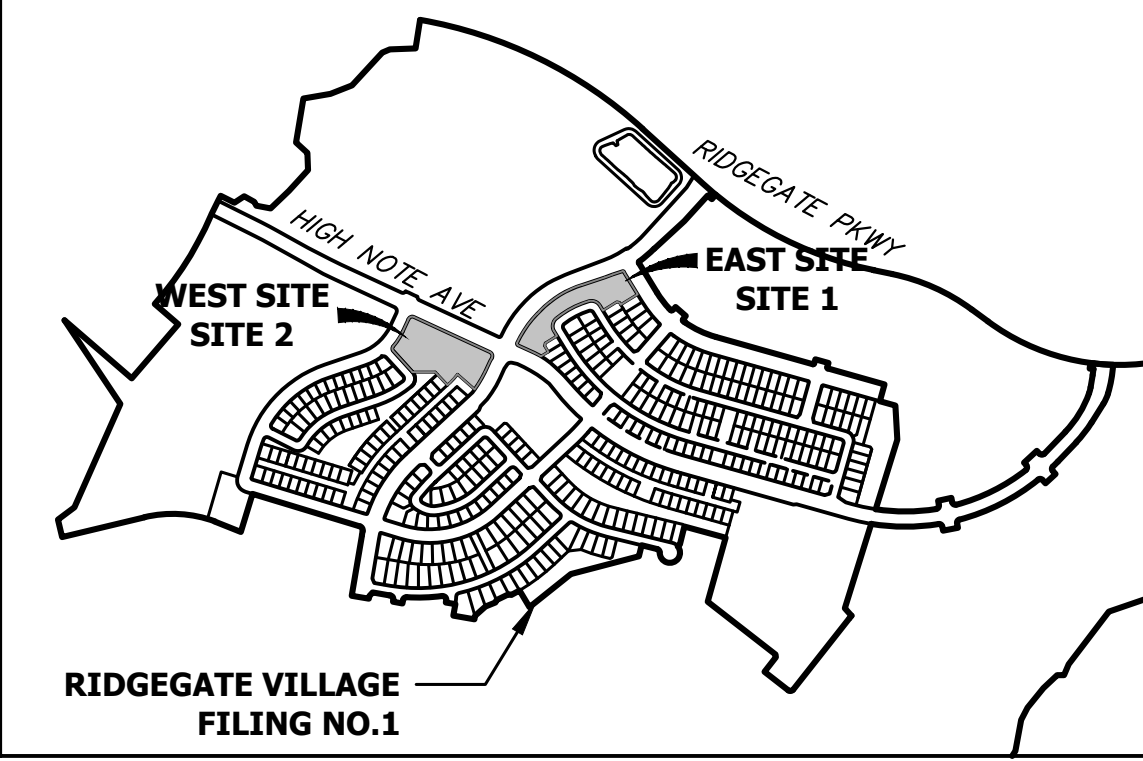
H-SCALE	1"=30'
V-SCALE	N/A
DATE	5/3/23
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

THRIVE TOWNHOMES AT
RIDGEGATE (EAST SITE)
INITIAL GESC PLAN

SHEET 12 OF 17
JOB NO. 15950.04



SITE 1 - EAST SIDE



KEYMAP
SCALE: 1" = 1000'

- NOTE**
1. ALL ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DIRT AND DEBRIS AND CLEANING SHALL OCCUR IMMEDIATELY USING DRY METHODS ONLY.
 2. ALL PORTABLE TOILETS SHALL BE PLACED ON A PREVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.
 3. ALL SLOPES TO HAVE SURFACE ROUGHNESS UPON FINAL GRADING.



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 GRADING, EROSION AND SEDIMENT CONTROL (GESC) IMPROVEMENTS ONLY. ENGINEERING DIVISION ACCEPTANCE BLOCK
--

ENGINEER'S STATEMENT

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

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

DATE

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
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

J.R. ENGINEERING
A Westman Company

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

No.	REVISION	BY	DATE

H-SCALE	1" = 30'
V-SCALE	N/A
DATE	5/3/23
DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

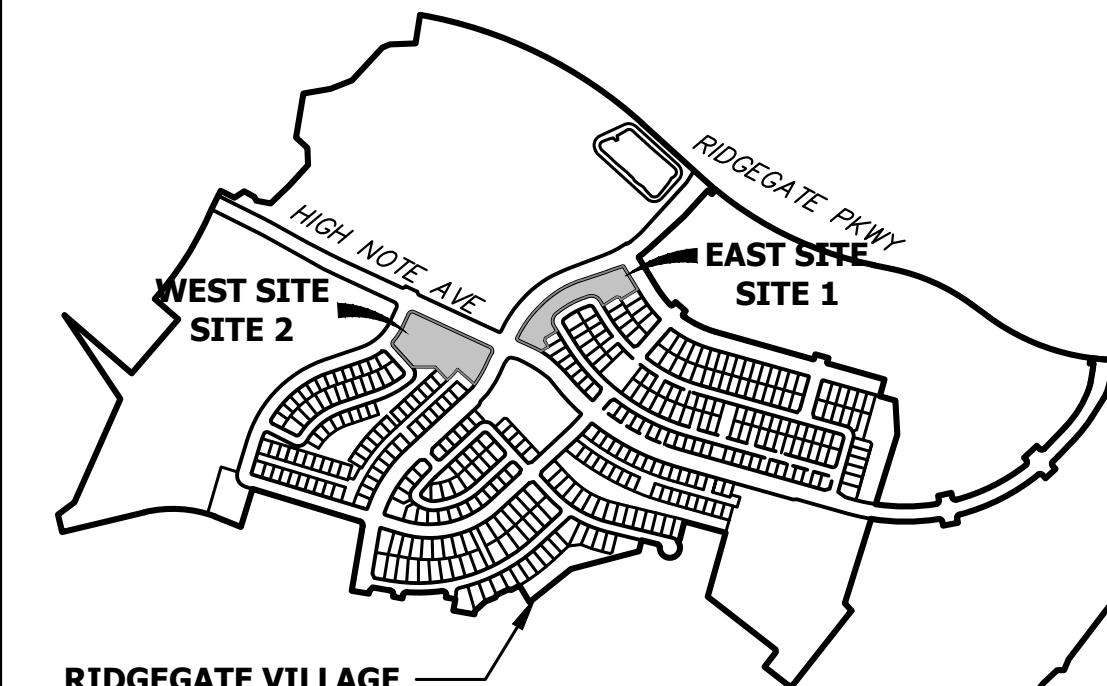
THRIVE TOWNHOMES AT
RIDGEGATE (EAST SITE)
INTERIM GESC PLAN

SHEET 13 OF 17

JOB NO. 15950.04



SITE 1 - EAST SIDE



KEYMAP
SCALE: 1"=1000'

NOTE

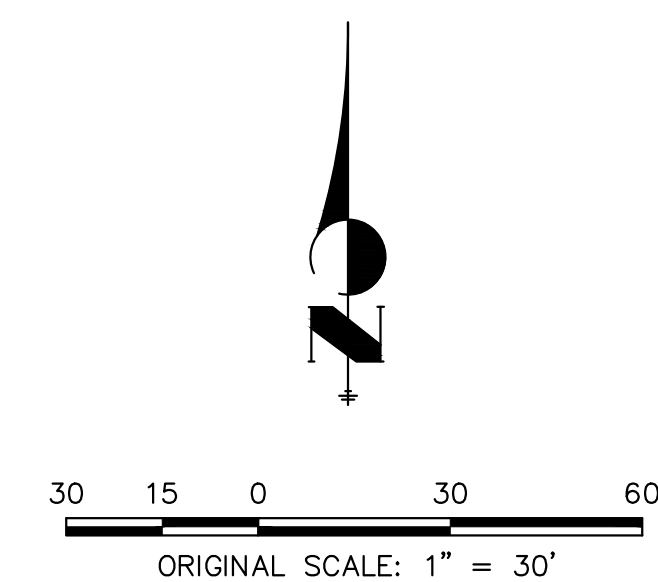
1. ALL ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DIRT AND DEBRIS AND CLEANING SHALL OCCUR IMMEDIATELY USING DRY METHODS ONLY.
2. ALL PORTABLE TOILETS SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.

LANDSCAPE LEGEND

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



Know what's below.
Call before you dig.



1"=30'	H-SCALE	N/A
	V-SCALE	N/A
	DATE	5/3/23
	DESIGNED BY	MEP
	DRAWN BY	MEP
	CHECKED BY	

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

ENGINEER'S STATEMENT

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

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

DATE

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

PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

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

No.	REVISION	BY	DATE

1"=30'	H-SCALE	N/A
	V-SCALE	N/A
	DATE	5/3/23
	DESIGNED BY	MEP
	DRAWN BY	MEP
	CHECKED BY	

THRIVE TOWNHOMES AT
RIDGEGATE (EAST SITE)
FINAL GESC PLAN

SHEET 14 OF 17

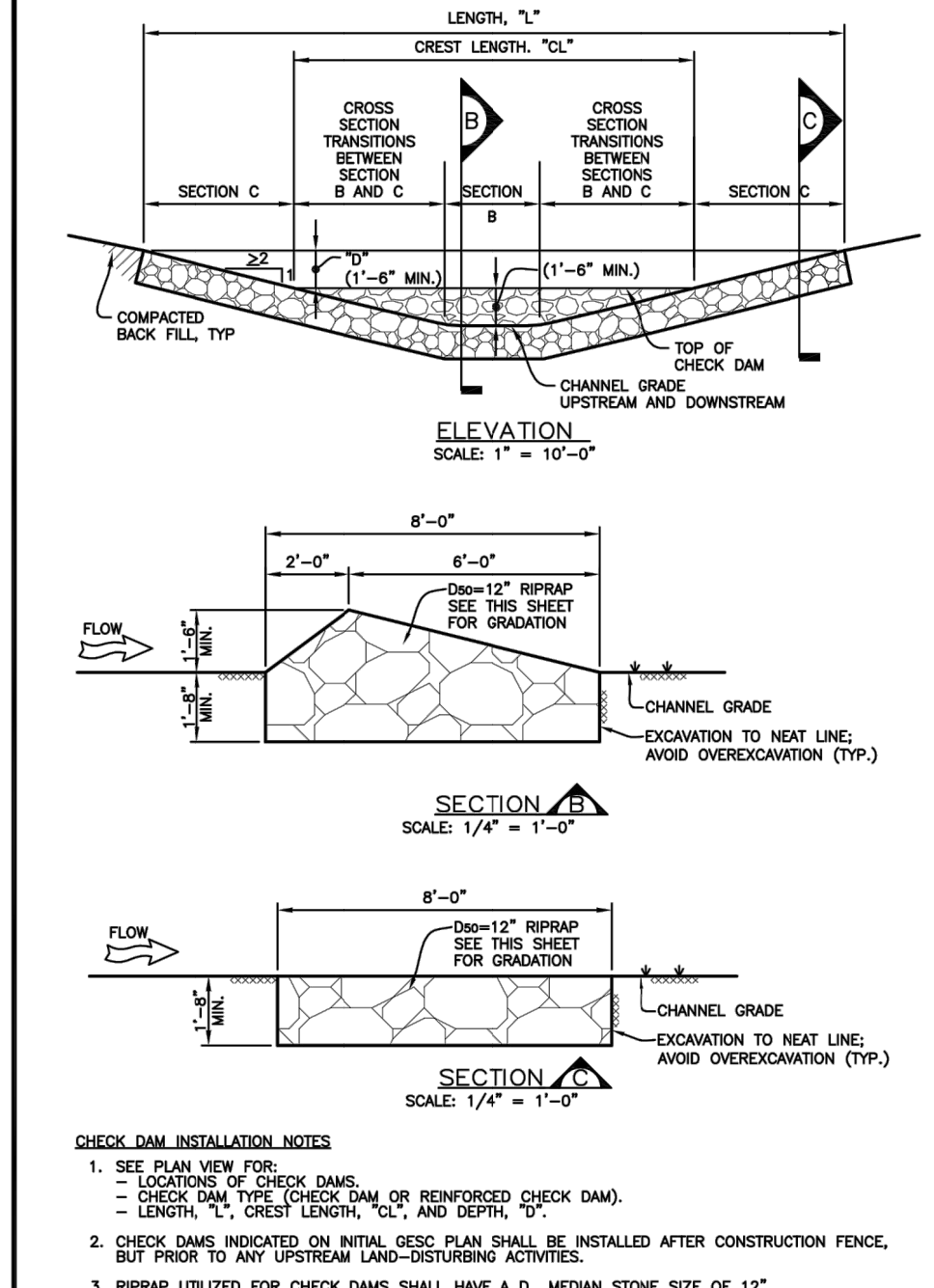
JOB NO. 15950.04

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

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY OF LONE TREE SUBVERSION REGULATIONS AND/OR THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. 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.
- THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
- 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.
- 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.
- 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.
- ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE CITY OF LONE TREE - ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF LONE TREE ENGINEERING DIVISION.
- AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL 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.
- 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.
- 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 AT THE PROJECT SITE. THIS MEETING SHALL BE HELD WITHIN THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
- 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. IF 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 RESURRECTION 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.
- 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.
- 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 CITY OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
- THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF PROVIDED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN. BMP 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.
- 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.
- 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.
- THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR, UNLESS EXTENDED.
- A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES.
- 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 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 THROUGH 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY OF LONE TREE-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL (VTC) 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.
- 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 BUILD-OUT 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.
- 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 ACCEPTED GESC PLAN AND GESC MANUAL. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN 48 HOURS FOR LEVEL III VIOLATIONS, AND IMMEDIATELY FOR LEVEL I VIOLATIONS, OR AS DIRECTED BY THE CITY OF LONE TREE GESC INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
- STRAW BALES ARE NOT A GESC-ACCEPTED SEDIMENT CONTROL BMP.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE CONTRACTOR SHALL SCHEDULE AN INSPECTION WITH THE CITY OF LONE TREE GESC INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE AN INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
- THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES 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.
- LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
- NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJUSTMENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED 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.
- 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 COPEP PER CDS 25-9-801, AND THE CITY OF LONE TREE. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE COPEP. THE APPLICABLE CONTACT INFORMATION (SEE APPENDIX A, DOUGLAS COUNTY GESC MANUAL - SUBJECT TO CHANGE) IS: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT TOLL-FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE 1-877-575-5969; NATIONAL RESPONSE CENTER (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.
- ALL WORK ON SITE SHALL START AT A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS NOTED ON AN ACCEPTED CITY OF LONE TREE GESC PLAN.
- 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 EARTH 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.
- 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 FENCE).
- THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
- ALL DEWATERING ON SITE SHALL BE COORDINATED WITH A CITY OF LONE TREE GESC INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
- ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY THE CITY OF LONE TREE ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
- ALL DISTURBED AREAS SHALL BE DRILL SEEDED 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.
- HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE CITY OF LONE TREE.
- NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
- NO PAWING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE GESC INSPECTOR.
- A FINAL GESC PERMIT SHALL BE CONDUCTED A MINIMUM OF TWO WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.

DETAIL SHEET

- BMP LEGEND**
- 1 (1) CD CHECK DAM
 - 2 (1) CB COMPOST BLANKET
 - 3 (1) CFB COMPOST FILTER BERM
 - 4 (1) CWA CONCRETE WASHOUT AREA
 - 5 (1) CF CONSTRUCTION FENCE
 - 6 (1) CM CONSTRUCTION MARKERS
 - 7 (1) DW DEWATERING
 - 8 (1) DD DIVERSION DITCH
 - 9 (2) ECB EROSION CONTROL BLANKET
 - 10 (2) IP INLET PROTECTION
 - 11 (2) RCD REINFORCED CHECK DAM
 - 12 (2) RRB REINFORCED ROCK BERM
 - 13 (2) RRC RRB FOR CULVERT PROTECTION
 - 14 (2) SB SEDIMENT BASIN
 - 15 (2) SCL SEDIMENT CONTROL LOG
 - 16 (3) ST SEDIMENT TRAP
 - 17 (3) SM SEEDING AND MULCHING
 - 18 (3) SF SILT FENCE
 - 19 (3) SSA STABILIZED STAGING AREA
 - 20 (3) SR SURFACE ROUGHENING
 - 21 (3) TSD TEMPORARY SLOPE DRAIN
 - 22 (3) TSC TEMPORARY STREAM CROSSING
 - 23 (3) TER TERRACING
 - 24 (3) VTC VEHICLE TRACKING CONTROL
 - 25 (3) WW VTC WITH WHEEL WASH
 - 26 (3) CS CURB SOCK
 - (LOC) ROCK AND RIPRAP GRADATIONS
 - (LOC) LIMITS OF CONSTRUCTION

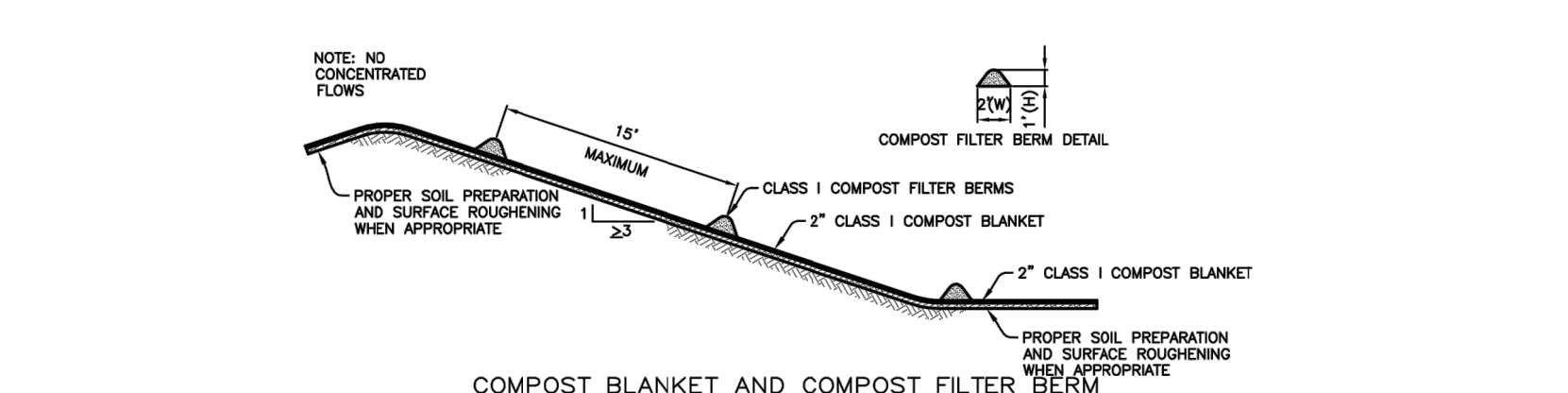


CHECK DAM INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CHECK DAM
 - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM)
 - DOOR-12" RIPRAP SEE THIS SHEET FOR GRADATION
- CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPRIPRAP LAND-DISTURBING ACTIVITIES.
- RIPPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D₅₀ MEDIAN STONE SIZE OF 12".
- RIPPRAP PAD SHALL BE TRIMMED INTO A GRADATION OF 1'-8".
- THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT CHECK DAMS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
- CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
- WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

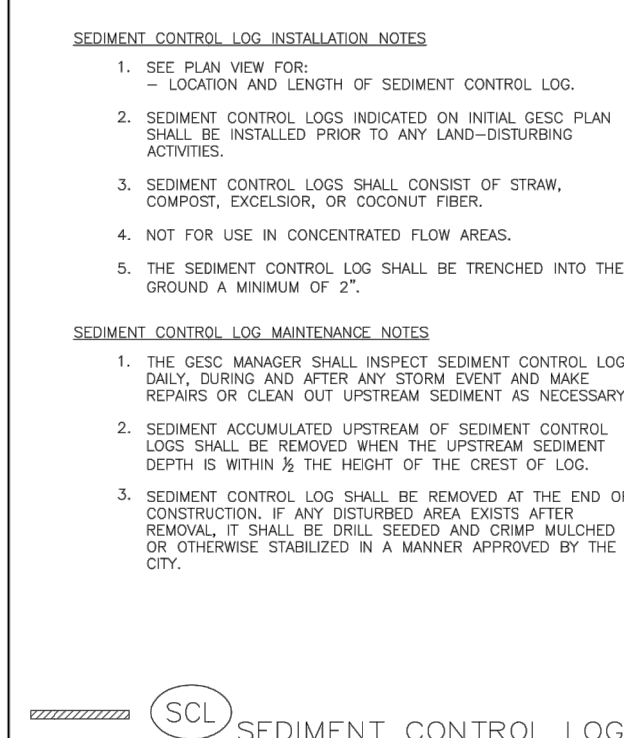
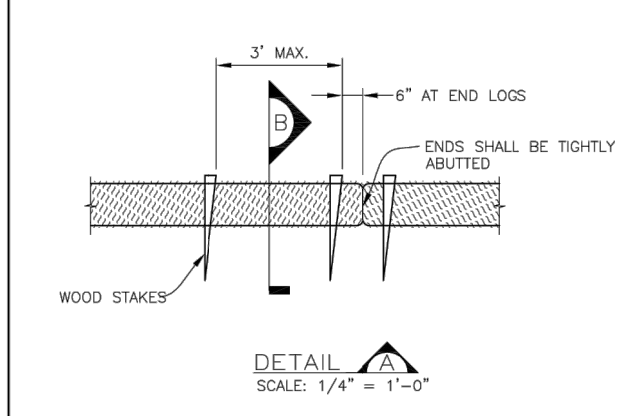


COMPOST BLANKET AND COMPOST FILTER BERM

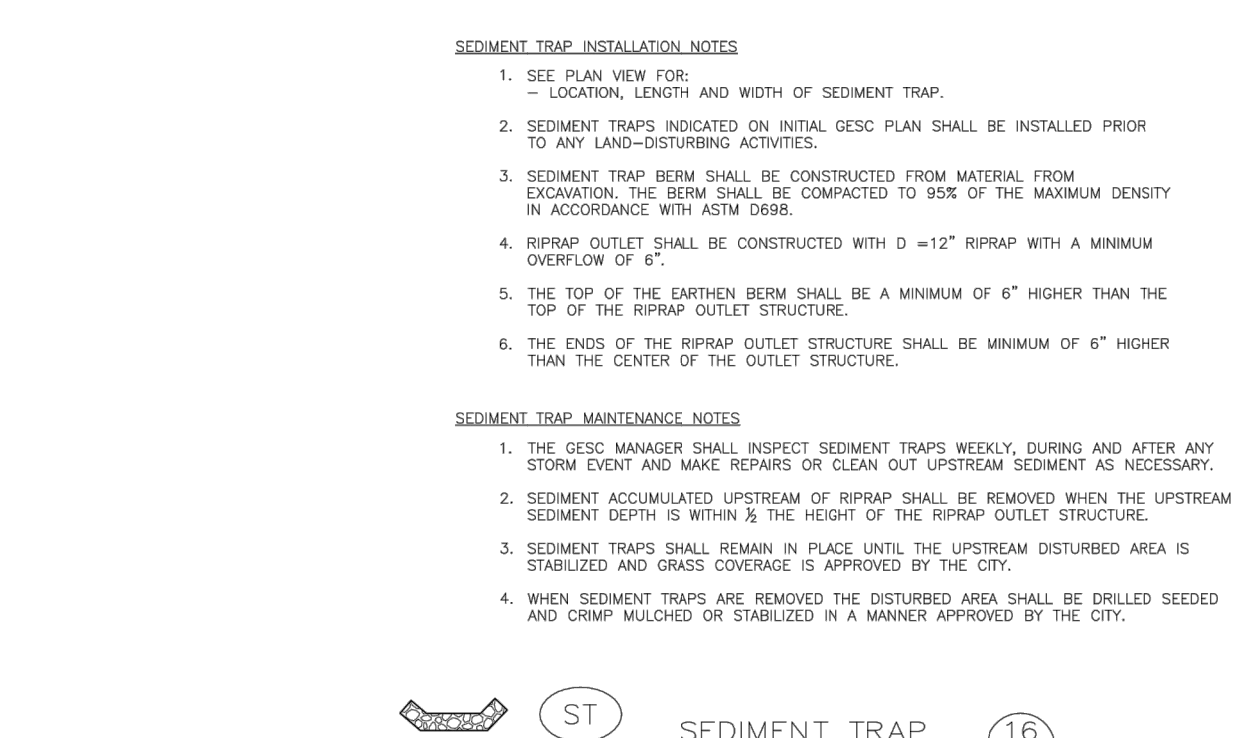
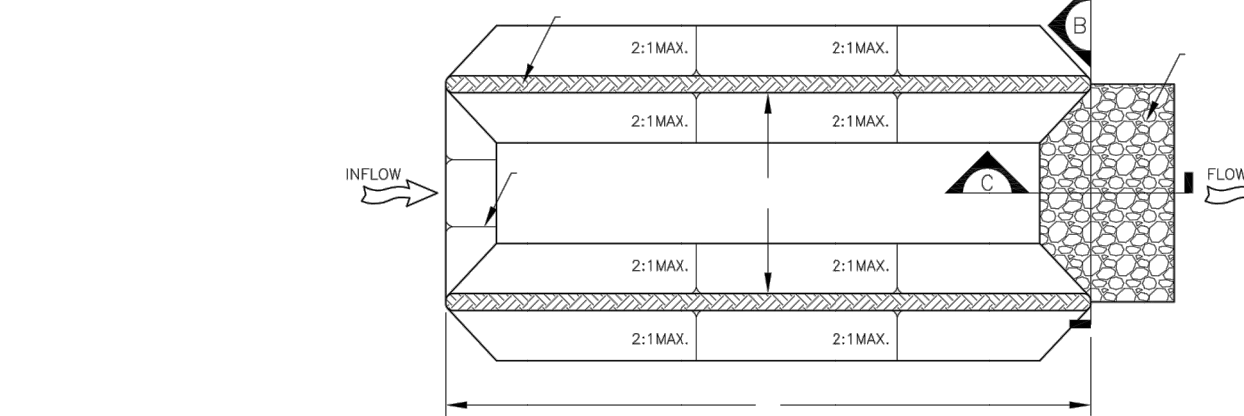
COMPOST BLANKET NOTES:

- SEE PLAN VIEW FOR AREA OF COMPOST BLANKET.
- MAY BE USED IN PLACE OF STRAW MULCH OR EROSION CONTROL BLANKET IN AREAS WHERE ACCESS IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
- SMALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL. SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
- SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
- WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
- MAY BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
- SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
- COMPOST FILTER BERM SHALL BE UTILIZED ON SLOPES WITH A MAXIMUM SPACING OF 15 FEET PER THE REQUIREMENTS FOUND IN THE COMPOST FILTER BERM SECTION.
- THE GESC MANAGER SHALL INSPECT WEEKLY, DURING AND AFTER ANY STORM EVENT.
- COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

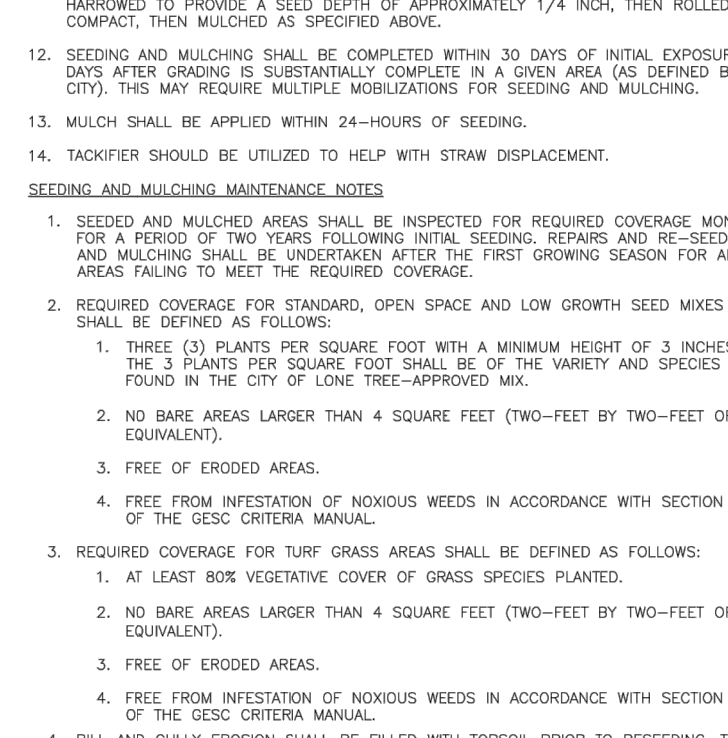
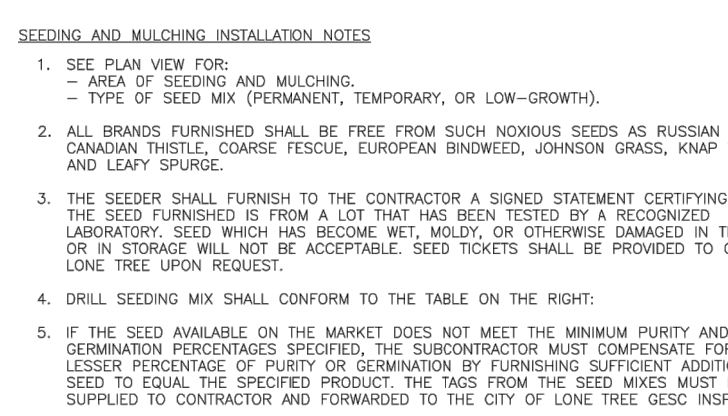
PARAMETERS	CLASS I COMPOST FOR COMPOST BLANKET	CLASS I COMPOST FOR COMPOST FILTER BERM
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE	STABLE TO VERY STABLE
SOLUBLE SALTS	8.0 - 8.0	8.0 - 8.0
PH	5.0 - 8.0	5.0 - 8.0
CE INDEX	80+/60+	80+/60+
MAJORITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/ROOT	> 10	> 10
MAJORITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	80+/60+	< 4
MAJORITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	< 4	20:1
MAJORITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	20:1	30-65 %
CARBON TO NITROGEN RATIO	20:1	30-65 %
ORGANIC MATTER CONTENT	YES/NEGATIVE RESULT	25-45 % OF DRY WEIGHT
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3 (25mm) 100% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
PARTICLE SIZE DISTRIBUTION	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
ORGANIC MATTER CONTENT	25-45 % OF DRY WEIGHT	3/4" (19mm) 80% TO 90% PASSING
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT	3/4" (19mm) 80% TO 90% PASSING
MOISTURE CONTENT	25-45 % OF DRY WEIGHT	3/4" (19



SCL SEDIMENT CONTROL LOG (15)



ST SEDIMENT TRAP (16)



SM SEEDING AND MULCHING (17)

CITY OF LONE TREE PERMANENT DRILL SEEDING MIX

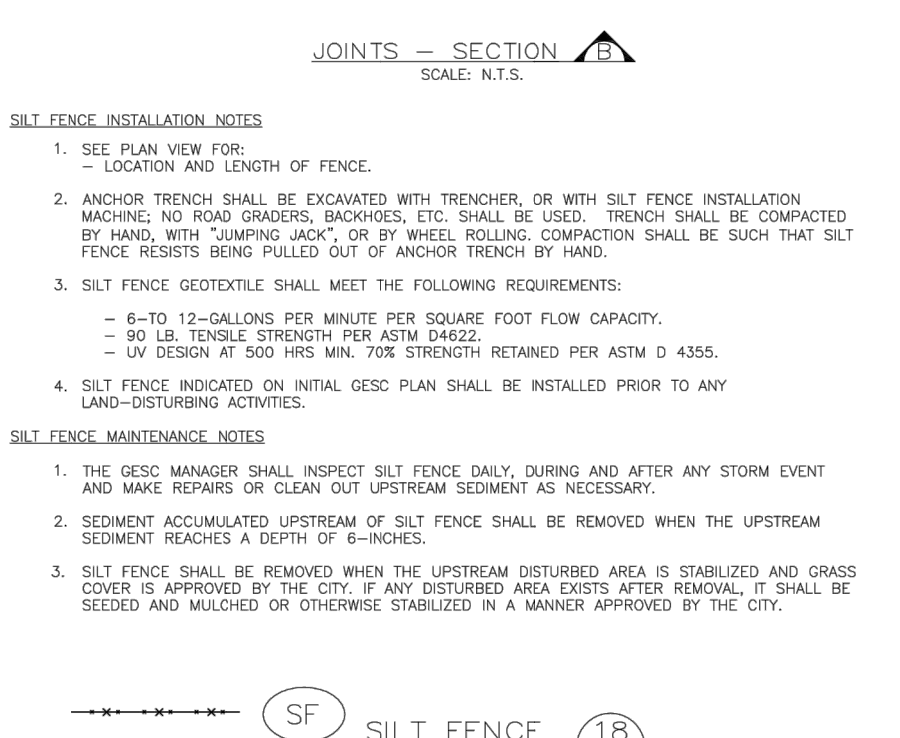
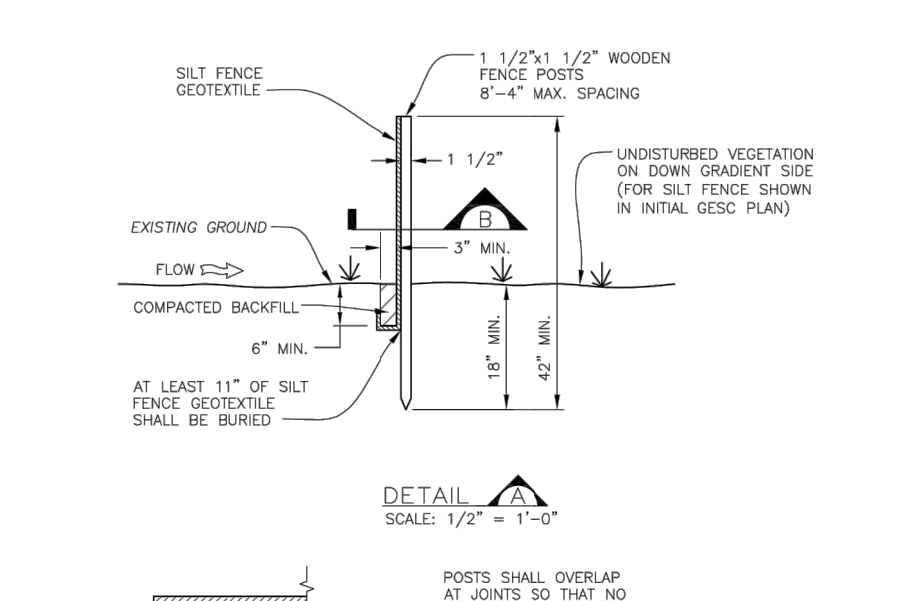
SPECIES	VARIETY	NOTES	LIN. MIX	OUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDOGRASS	CHEYENNE	PNWS	10	1.1
SMITHGRASS	BLACKWELL	PNWS	10	0.4
SODIATS GRAMA	VAUGHN	PNWS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.8
BLUE GRAMA	HACHITA	PNWS	10	0.3
HICKSPRUE WHEATGRASS	CRITANA	PNCS	10	1
PRINCE SANDREW	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORN	PNCS	10	1
SINFOR WHEATGRASS	FRYOR	PNCS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
			TOTAL	9.2

CITY OF LONE TREE TEMPORARY DRILL SEEDING MIX

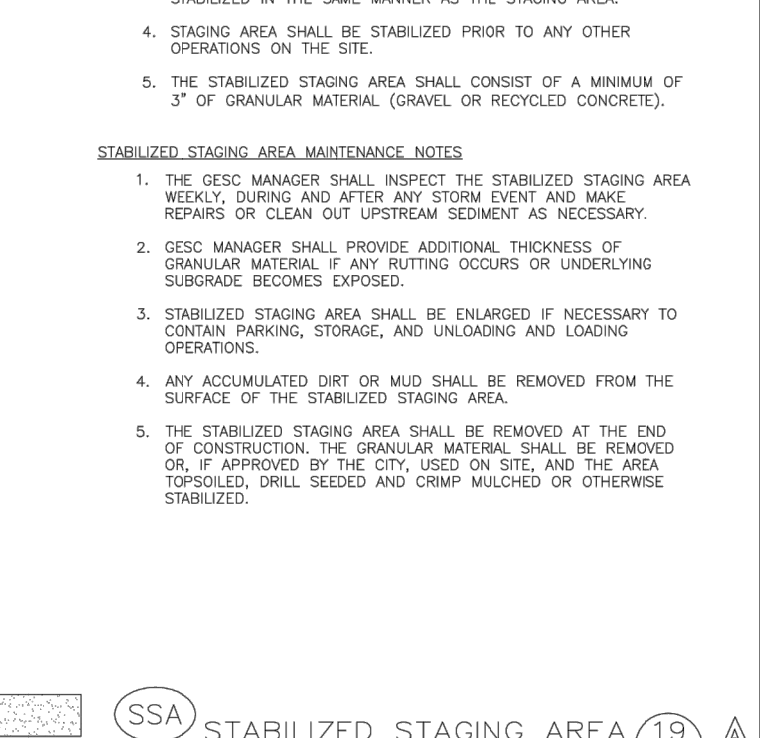
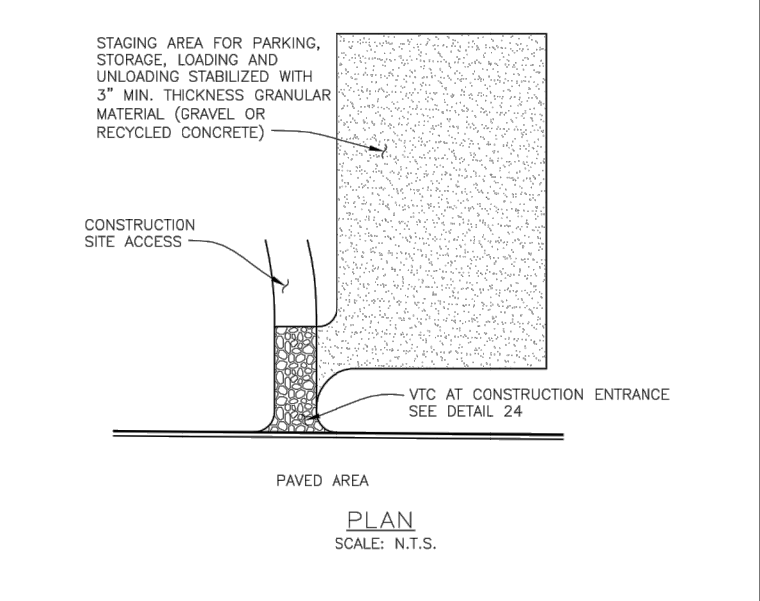
SPECIES	VARIETY	NOTES	LIN. MIX	OUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PNCS	30	3.9
INTERMEDIATE WHEATGRASS	GME	PNCS	30	4.5
FLUESCENT WHEATGRASS	LUNA	PNCS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
			TOTAL	13.4

CITY OF LONE TREE LOW-GROWTH DRILL SEEDING MIX

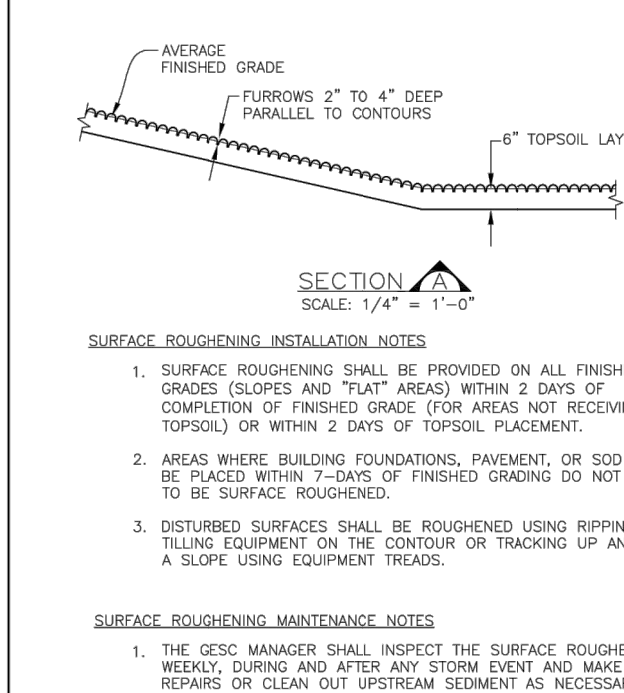
SPECIES	VARIETY	NOTES	LIN. MIX	OUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXIDA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWS	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SODIATS GRAMA	VAUGHN	PNWS	20	1.8
HICKSPRUE WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
			TOTAL	11.0



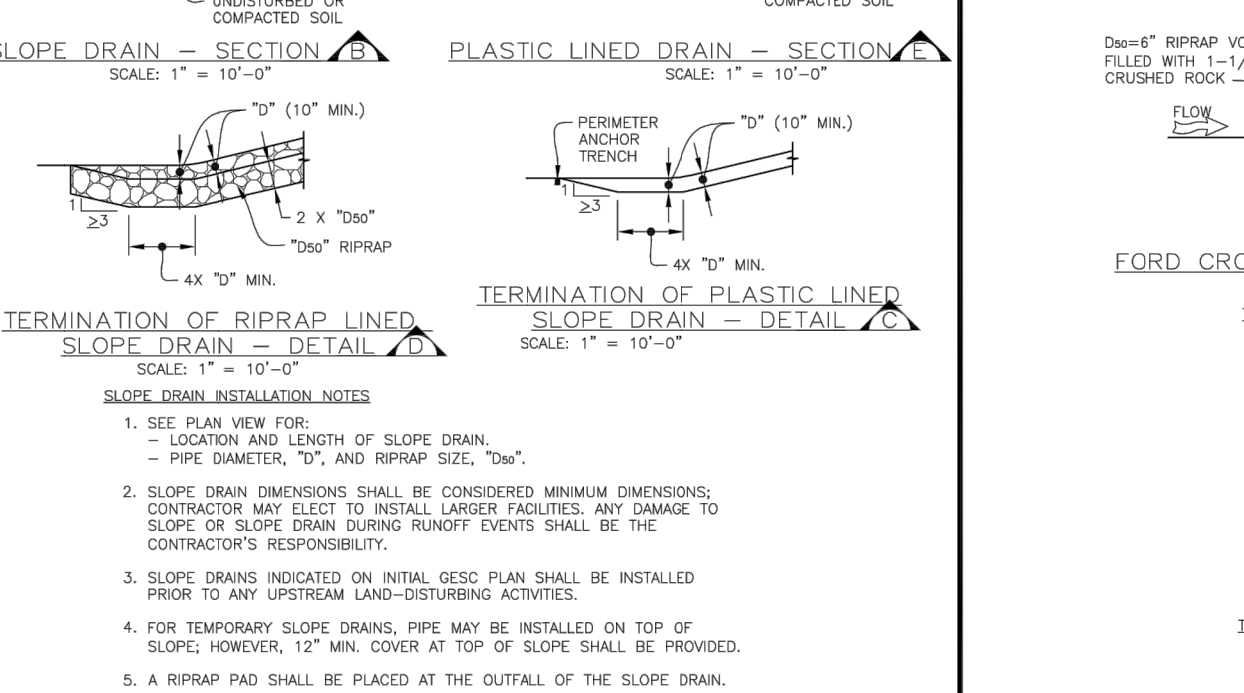
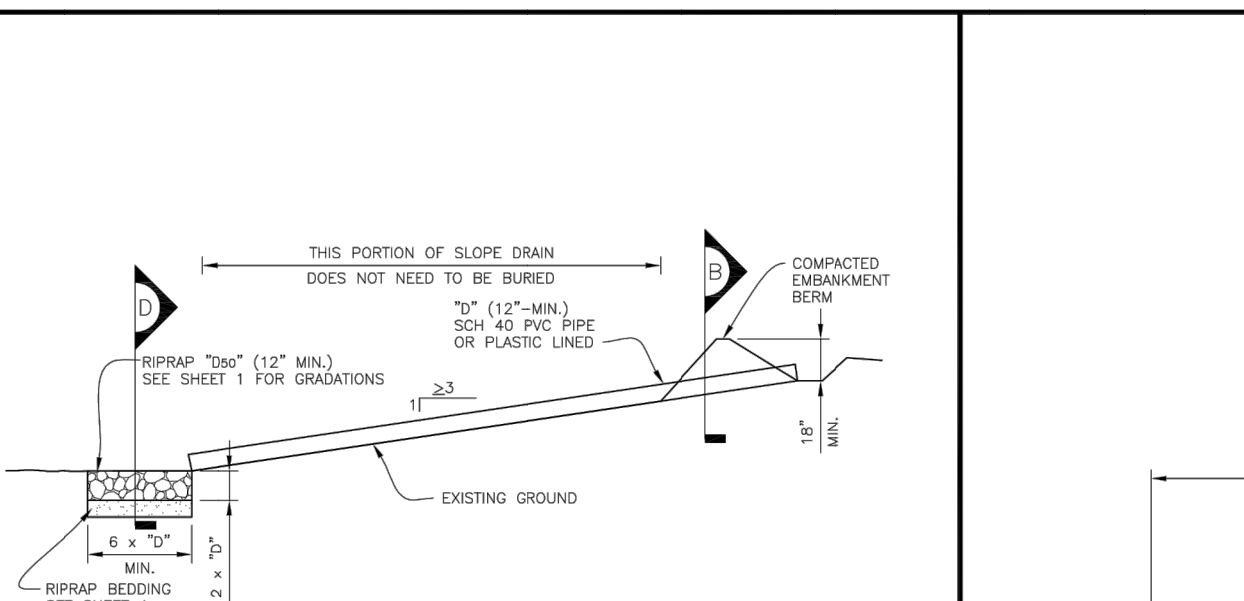
SF SILT FENCE (18)



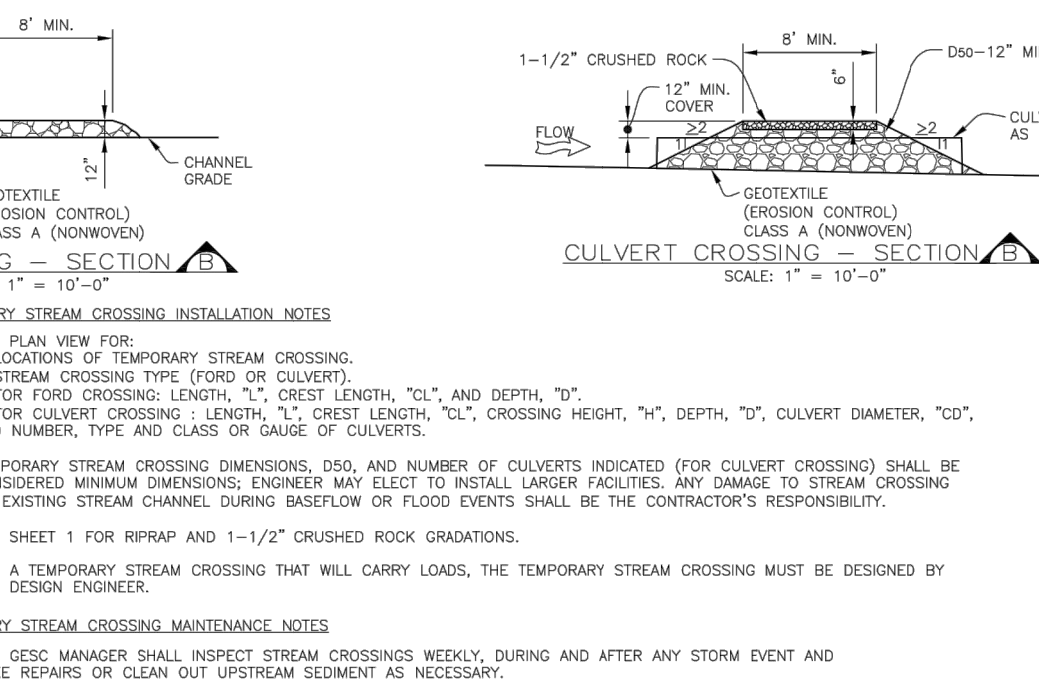
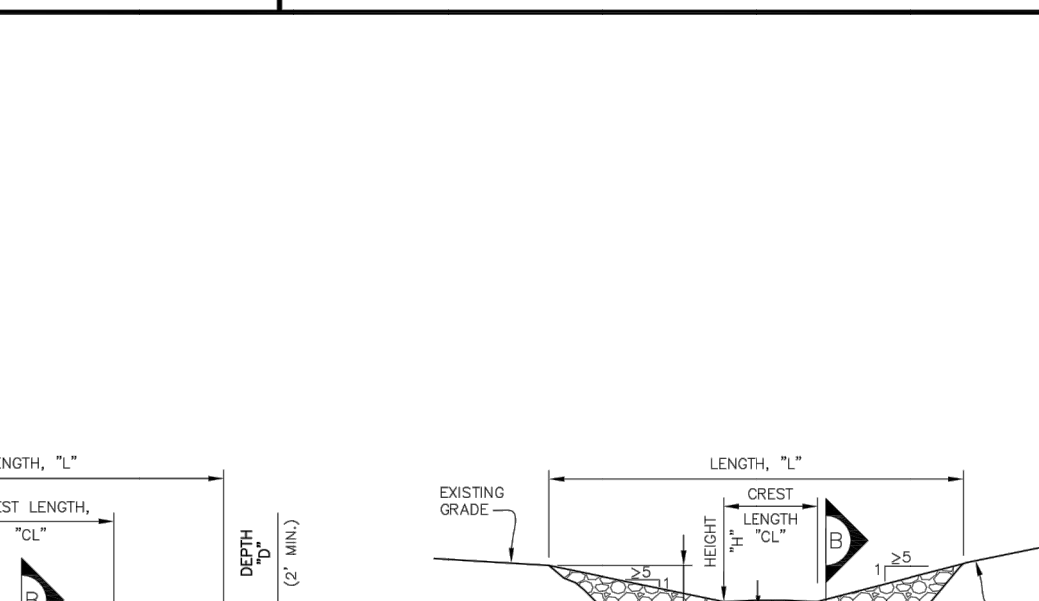
SSA STABILIZED STAGING AREA (19)



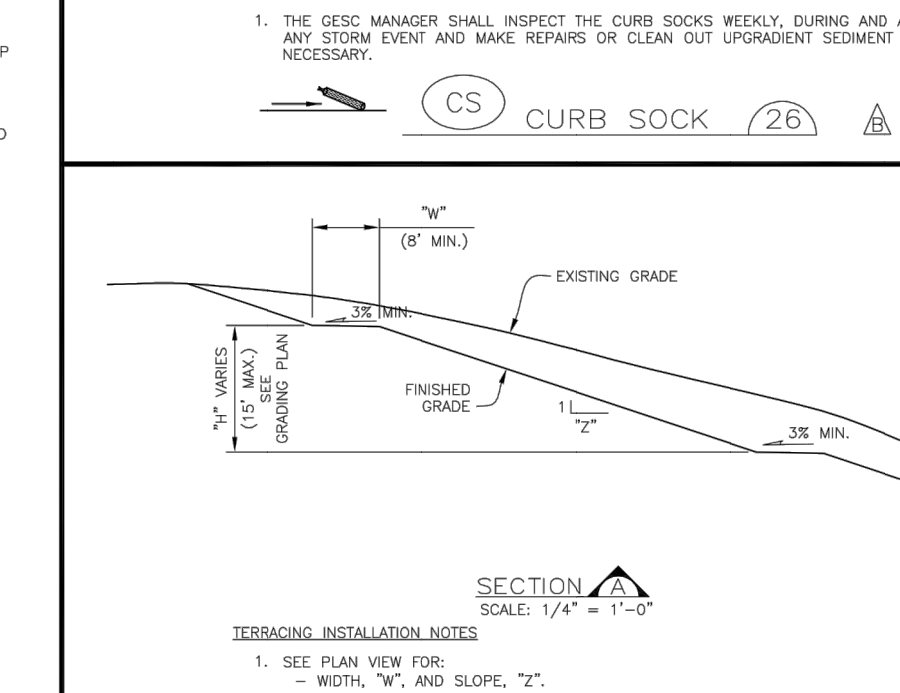
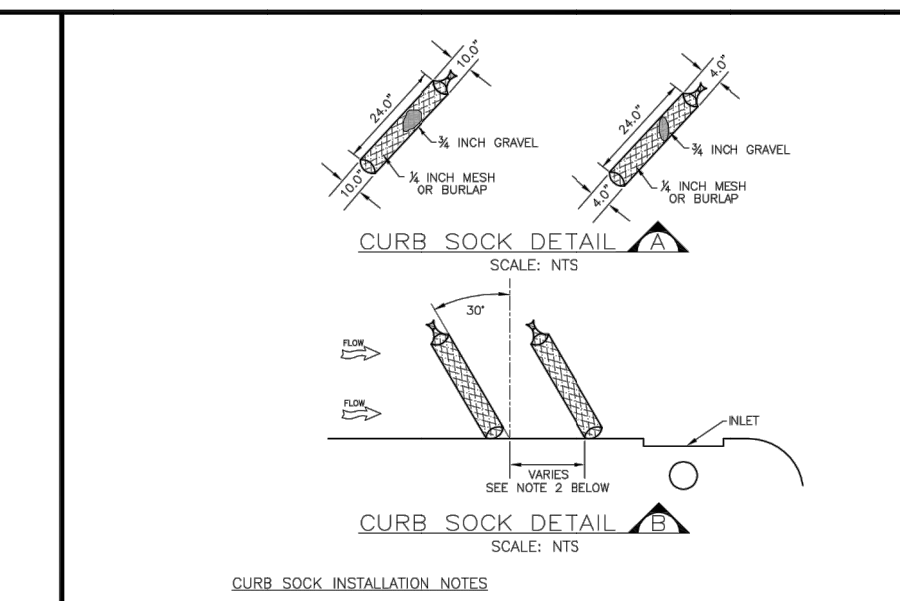
SR SURFACE ROUGHENING (20)



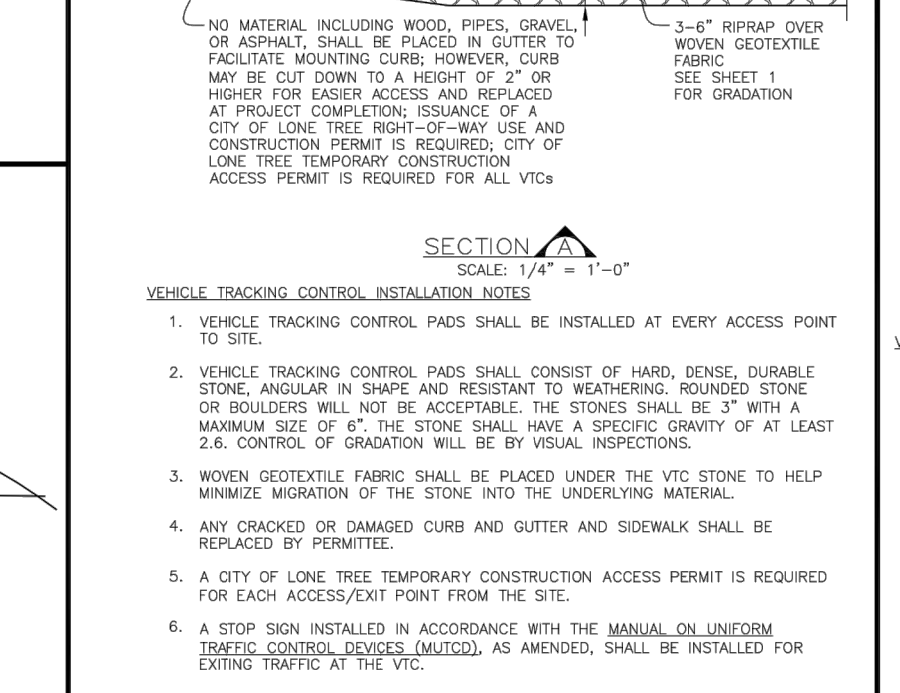
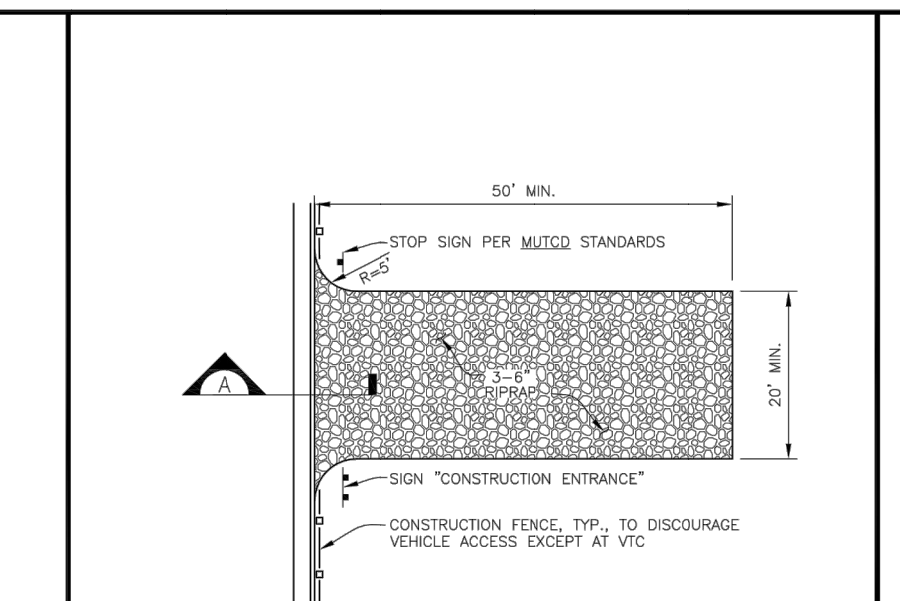
TSD TEMPORARY SLOPE DRAIN (21)



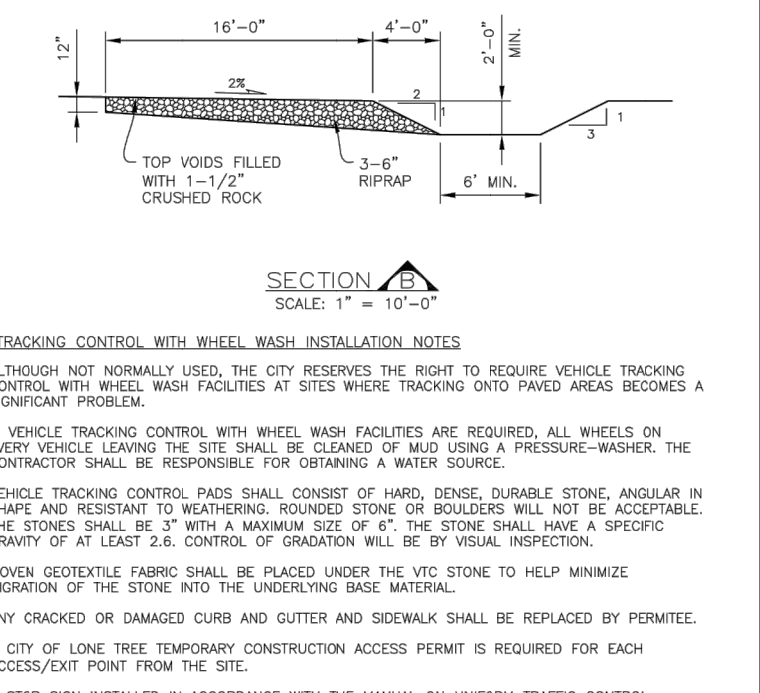
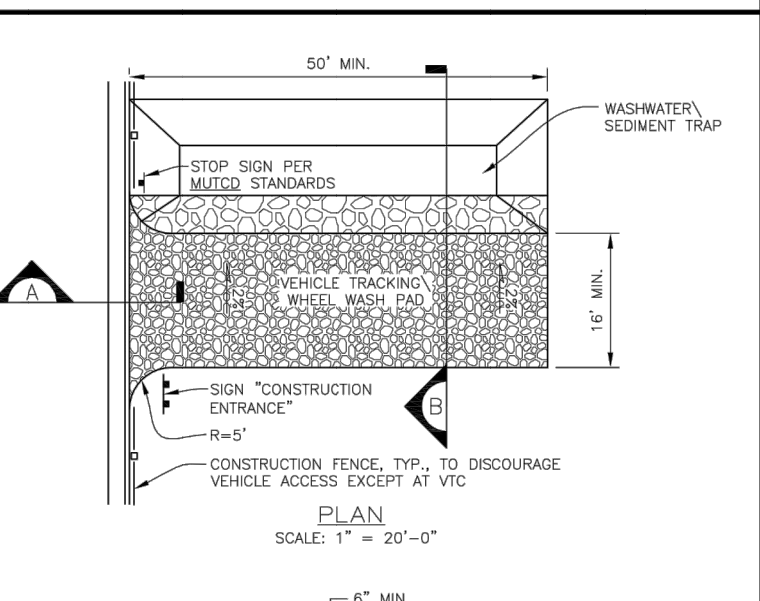
TSC TEMPORARY STREAM CROSSING (22)



CS CURB SOCK (26)



VTC VEHICLE TRACKING CONTROL (24)



WW VTC WITH WHEEL WASH (25)

Sheet Revisions

DATE	DESCRIPTION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UDFCD, V3 FIGURE CS-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 17 OF 17

JOB NO. 15950.04

UNLESS SHOWN OTHERWISE THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE ENGINEERING AGENCIES. THESE APPROVALS ARE NOT GUARANTEES OF DESIGN OR CONSTRUCTION BY WRITTEN AUTHORIZATION.

PREPARED FOR
THE LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 791-8180

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

BY	DATE	NO.	REVISION

H-SCALE	N/A
V-SCALE <td>5/3/23</td>	5/3/23

DESIGNED BY	N/A
DRAWN BY <td>N/A</td>	N/A
CHECKED BY <td>N/A</td>	N/A

GESC PLANS

THRIVE TOWNHOMES AT RIDGEGATE (EAST SITE)
GESC PLANS