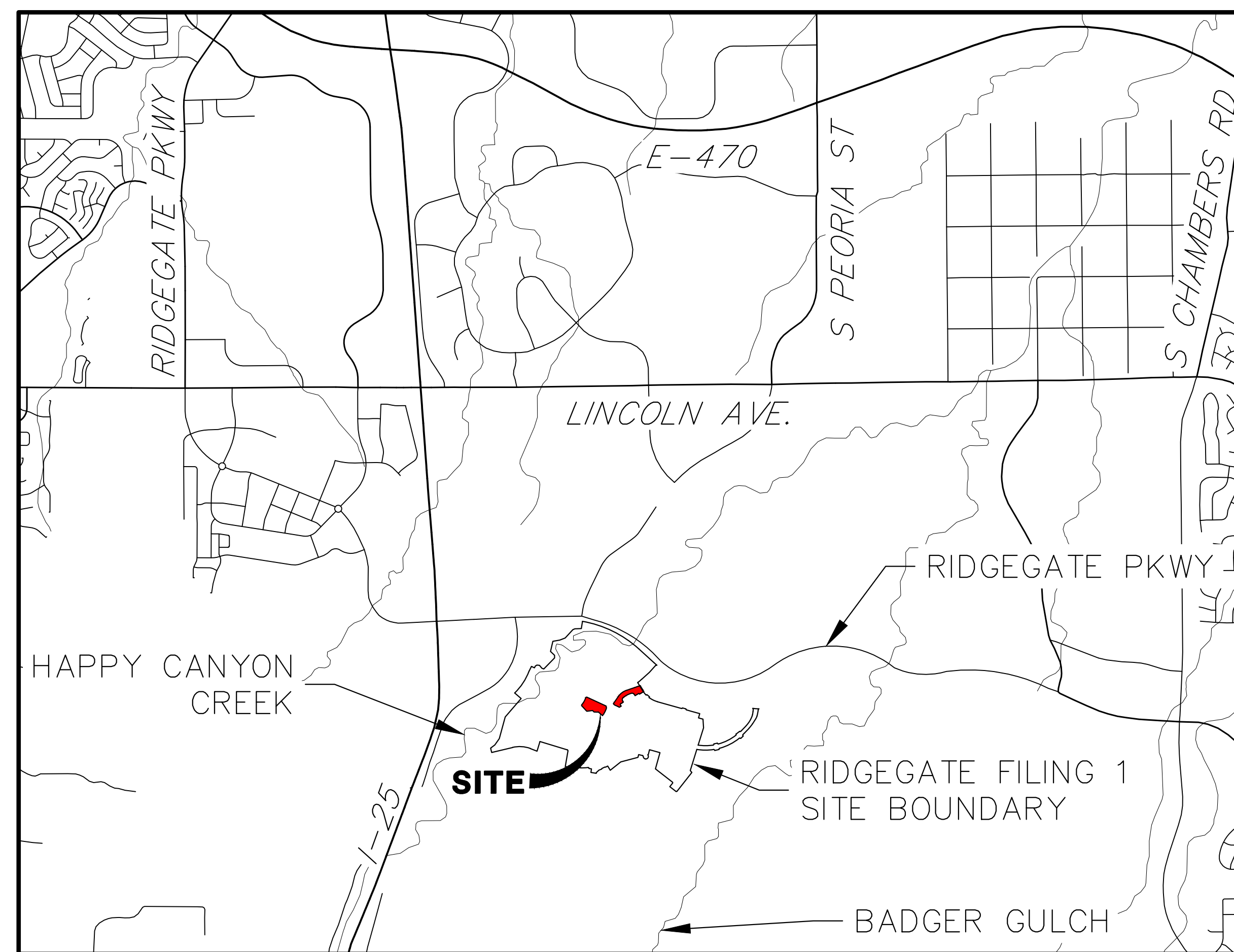


THRIVE TOWNHOMES AT RIDGEGATE CIVIL CONSTRUCTION PLANS (WEST SITE)

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

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##-##	GESC PLANS
13-15	GESC DETAILS
TOTAL	18

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 UNBEJUST 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

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

BY DATE

No. REVISION

H-SCALE 1"=2000'
 V-SCALE N/A
 DATE 5/3/23
 DESIGNED BY MEP
 DRAWN BY MEP
 CHECKED BY

NOTICE TO CONTRACTOR:

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

CITY OF LONE TREE

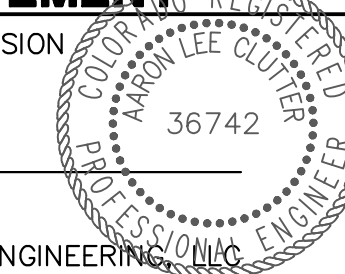
DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



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

DATE



THRIVE TOWNHOMES AT
 RIDGEGATE (WEST SITE)

COVER SHEET

SHEET 1 OF 18

JOB NO. 15950.04

GENERAL PROJECT NOTES:

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

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

CITY OF LONE TREE GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCE TO 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:

RIDGEGATE 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 OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. TEMPORARY EXCAVATIONS SHALL PROVIDE, AT MINIMUM, THE TRENCH DIMENSIONS AND CLEARANCES SHOWN OR SPECIFIED. TEMPORARY CONSTRUCTION SLOPES SHALL BE SLOPED, SHORED, SHEETED, AND/OR BRACED IN ACCORDANCE WITH STABILITY REQUIREMENTS AND APPLICABLE REGULATIONS, AND SHALL BE NO STEEPER THAN THE SLOPES SHOWN OR SPECIFIED WITHOUT THE APPROVAL OF THE ENGINEER. ANY SUCH APPROVALS BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FROM SOLE RESPONSIBILITY FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES.
- EXISTING FACILITIES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED IN KIND, AS APPROVED BY ENGINEER.
- THE WORK WILL TAKE PLACE IN AND AROUND DRAINAGE SWALES AND THE HAPPY CANYON CREEK, SUBJECT TO PERIODIC FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SURFACE AND SUBSURFACE WATER DURING THE COURSE OF THE WORK. ANY DAMAGE TO THE WORK RESULTING FROM SURFACE FLOWS, BASE FLOWS, OR FLOOD FLOWS INCLUDING BUOYANCY FORCES ON PIPELINES AND OTHER FACILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS OF ANY APPLICABLE PERMITS PERTAINING TO WATER AND EROSION CONTROL.
- CONTACT THE ENGINEER FOR CLARIFICATIONS OF ANY ABBREVIATIONS SHOWN ON THE DRAWINGS.
- THE SITE WHERE THE WORK IS TO BE PERFORMED SHALL BE OVERLOT GRADED. TOPSOIL SHALL BE SPREAD IN OPEN SPACE AREAS TO A DEPTH OF APPROXIMATELY 6-INCHES. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED, AND SOME AREAS COVERED WITH EROSION CONTROL BLANKETS, UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY THE ENGINEER. CARE SHALL BE TAKEN TO AVOID DISTURBING ANY OPEN SPACE AREAS EXCEPT THE MINIMUM NECESSARY TO PERFORM THE WORK. TOPSOIL IN ANY WORK AREAS OR ACCESS ROADS WITHIN THE OPEN SPACE SHALL BE STRIPPED AND STOCKPILED PRIOR TO THE WORK, PROTECTED FROM MIXING WITH ANY OTHER MATERIALS DURING THE WORK, AND REPLACED TO A LOOSE DEPTH OF 7- TO 8- INCHES (FINAL DEPTH AFTER SETTLEMENT SHALL BE 6- INCHES MINIMUM) AS THE WORK IS BEING COMPLETED. 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.

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

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

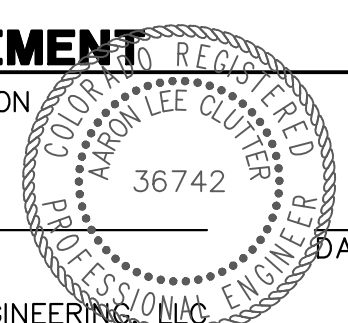
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Fort Collins 970-481-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	
			N/A	

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

THRIVE TOWNHOMES AT
RIDGEGATE (WEST SITE)

GENERAL NOTES



ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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

SHEET 2 OF 18

JOB NO. 15950.04



Know what's below.
Call before you dig.

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	~	~

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	VP
TEST HOLE DESIGNATOR	TH	TH

MONUMENTATION LEGEND

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

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER	⊕	⊕
TRAFFIC SIGNAL BOX	⊕	⊕
TRAFFIC SIGNAL POLE	⊕	⊕
TRAFFIC SIGNAL	⊕	⊕
BARRICADE	⊕	⊕
GUARD RAIL POST	⊕	⊕
IMPACT ATTENUATOR	⊕	⊕
BRIDGE STYLE HIGHWAY SIGN POST	⊕	⊕
CANTILEVER STYLE HIGHWAY SIGN POST	⊕	⊕
RAILROAD MARKER/SIGN	⊕	⊕
STREET LIGHT	⊕	⊕
STREET LIGHT - SINGLE	⊕	⊕
STREET LIGHT - DOUBLE	⊕	⊕
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 AS 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
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BY	DATE	No.	REVISION

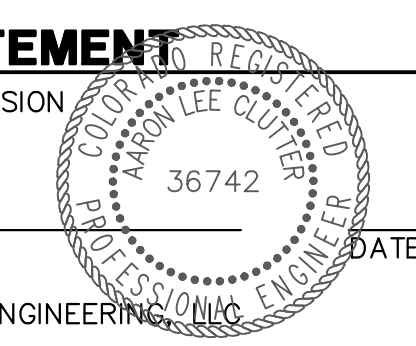
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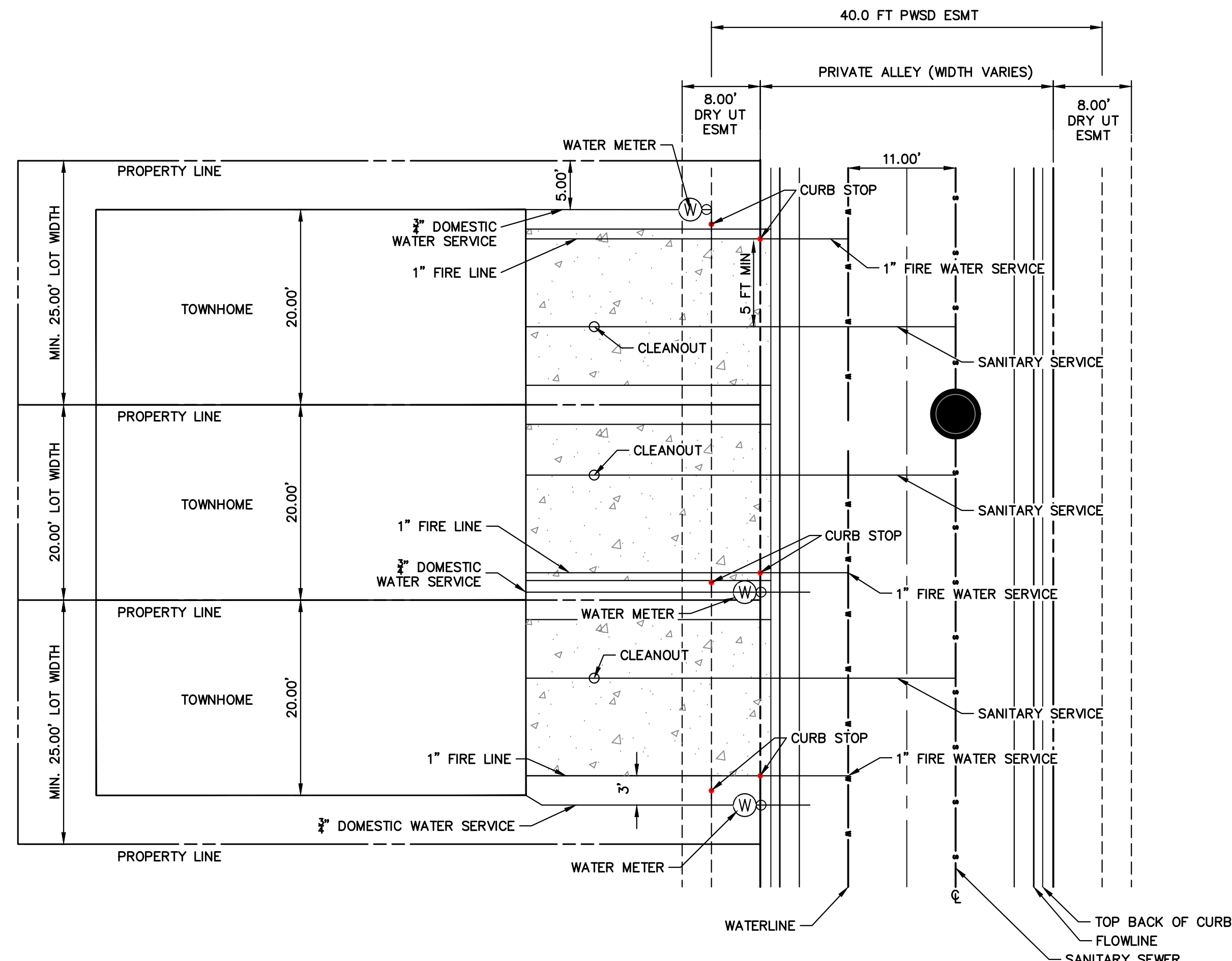
THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE)
LEGEND
SHEET 3 OF 18
JOB NO. 15950.04



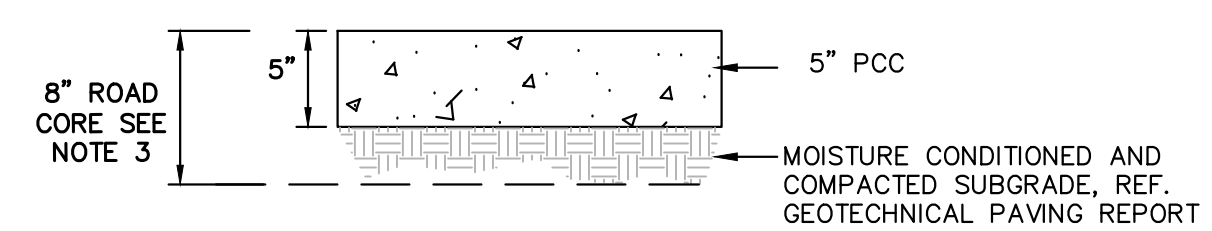
ENGINEER'S STATEMENT

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

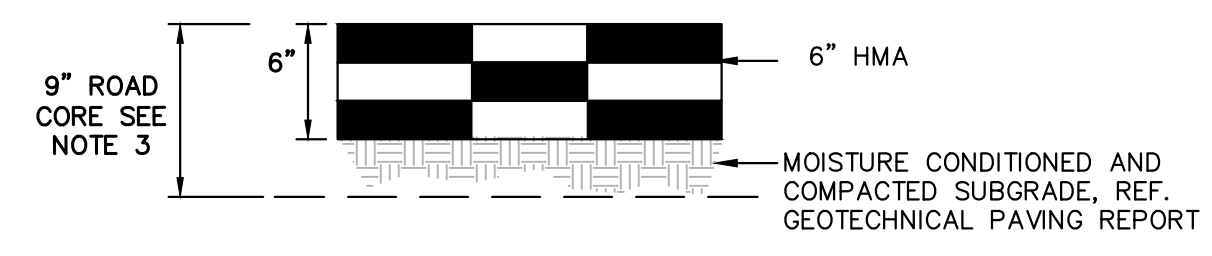




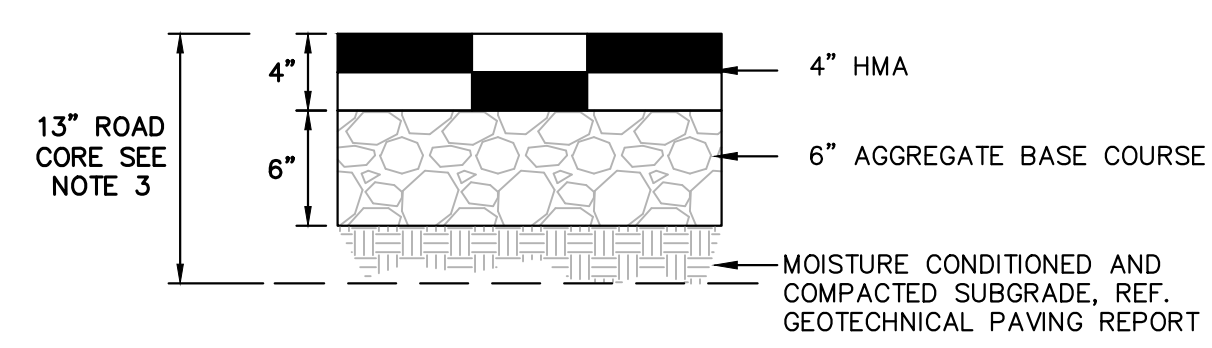
TYPICAL UTILITY SERVICE LOCATION (PRIVATE ALLEY)
N.T.S.



MINIMUM ALLEY PAVEMENT SECTION
N.T.S.

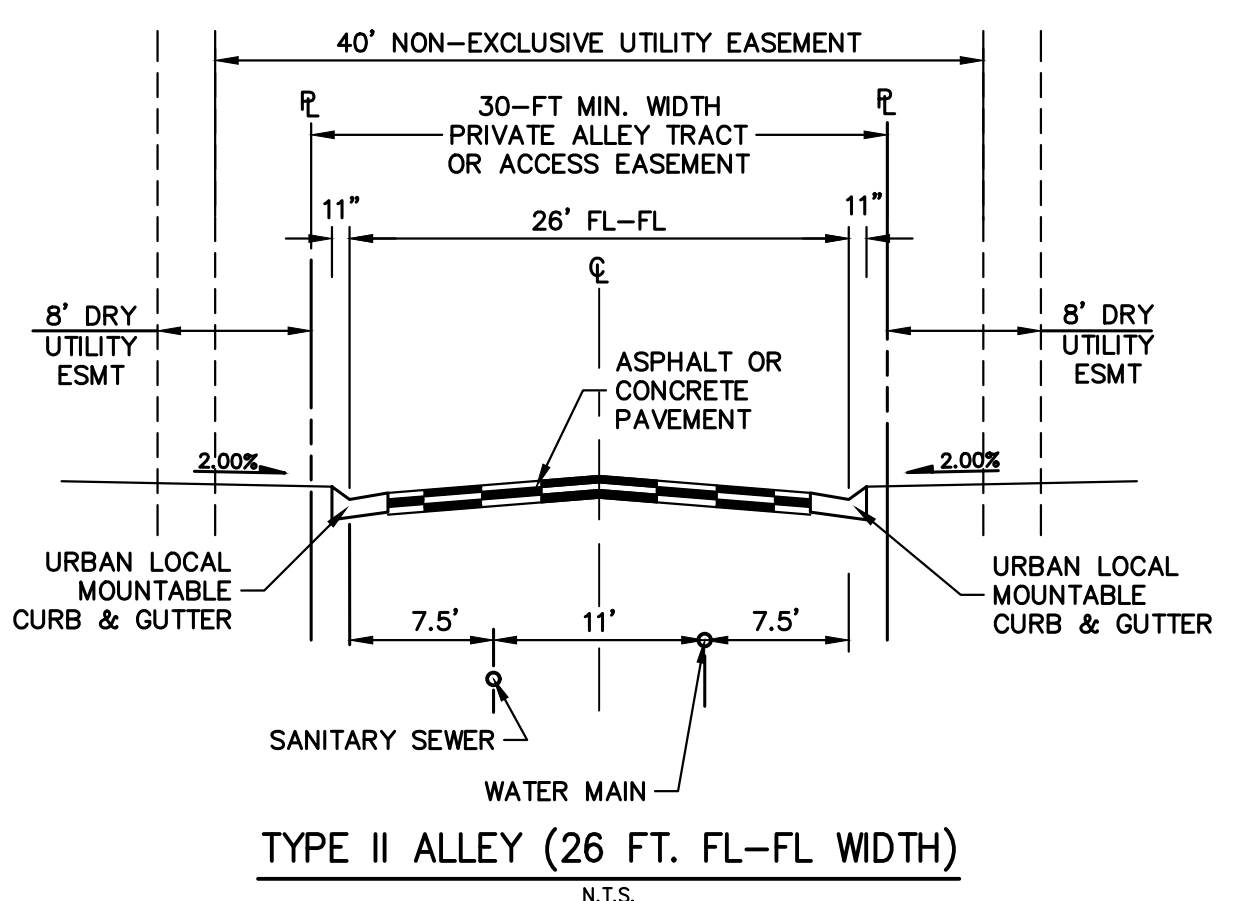


MINIMUM ALLEY PAVEMENT SECTION
N.T.S.



MINIMUM ALLEY PAVEMENT SECTION
N.T.S.

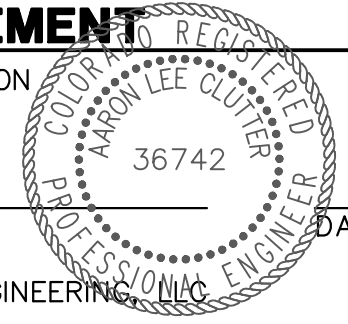
- NOTES:
1. MINIMUM PAVEMENT SECTIONS FOR BUDGETING PURPOSES ARE PRESENTED HEREON. SUBGRADE INVESTIGATION AND PAVEMENT DESIGNS ARE TO BE COMPLETED BY THE GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING.
 2. ASPHALT, BASE COURSE DEPTH, AND SUBGRADE PREPARATION IS TO BE IN ACCORDANCE WITH GEOTECHNICAL PAVING 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 DESIGNATED BY WRITTEN AUTHORIZATION.

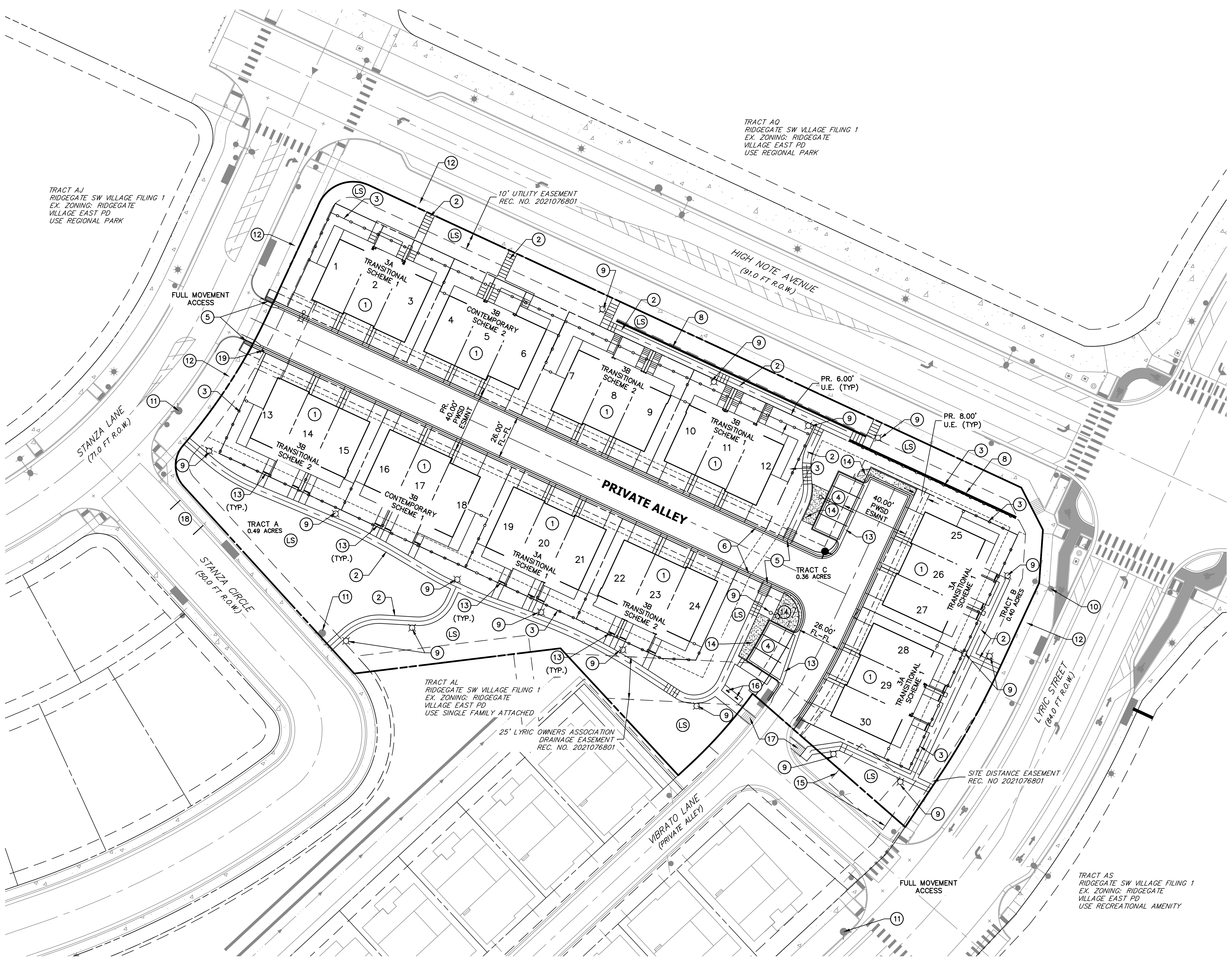
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THB LYRIC LLC
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No.	REVISION	BY	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
							N/A	N/A	5/3/23	MEP	MEP	

THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE)
LOT TYPICALS AND STREET CROSS SECTIONS
SHEET 4 OF 18
JOB NO. 15950.04



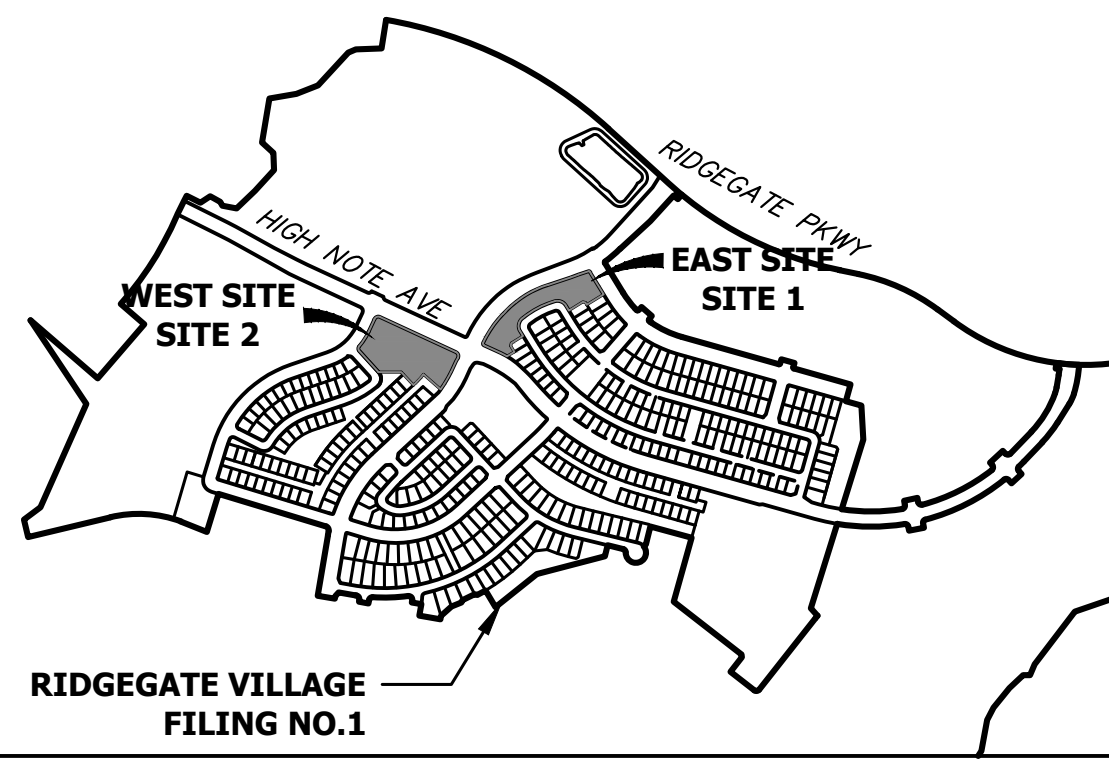


TRACT AJ
RIDGEGATE SW VILLAGE FILING 1
EX. ZONING: RIDGEGATE
VILLAGE EAST PD
USE REGIONAL PARK

TRACT AQ
RIDGEGATE SW VILLAGE FILING 1
EX. ZONING: RIDGEGATE
VILLAGE EAST PD
USE REGIONAL PARK

TRACT AL
RIDGEGATE SW VILLAGE FILING 1
EX. ZONING: RIDGEGATE
VILLAGE EAST PD
USE SINGLE FAMILY ATTACHED

TRACT AS
RIDGEGATE SW VILLAGE FILING 1
EX. ZONING: RIDGEGATE
VILLAGE EAST PD
USE RECREATIONAL AMENITY



KEYMAP
SCALE: 1"=1000'

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT WRITTEN AUTHORIZATION.
PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 900-3111

SITE DATA

LOT 367, RIDGEGATE SW VILLAGE FILING 1
104,554 SQ. FT. (2.40 ACRES)

SCHEDULE NOTES

- 15 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. PWSO 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.



Know what's below.
Call before you dig.



CITY OF LONE TREE

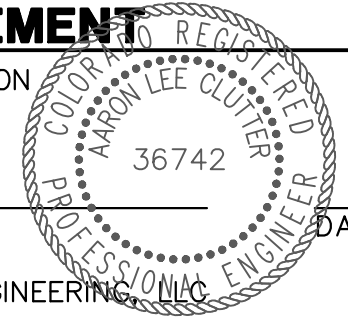
DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

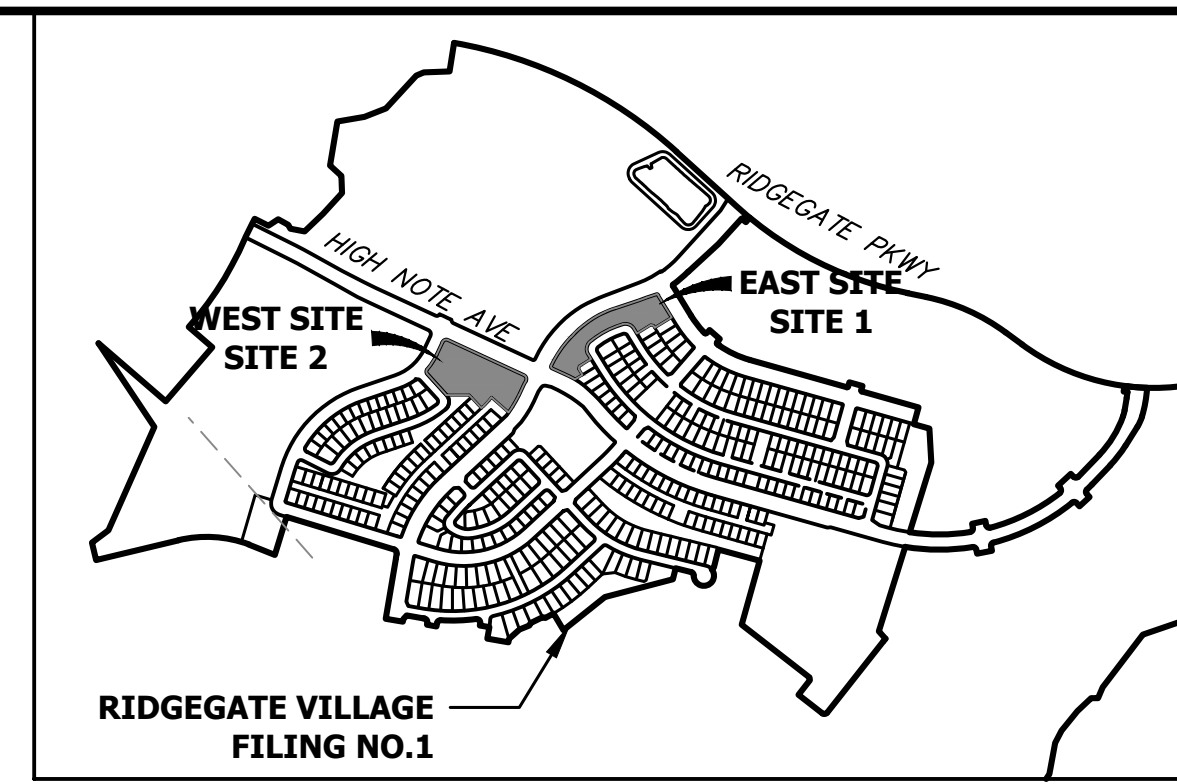


AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING

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 (WEST SITE)
SITE PLAN

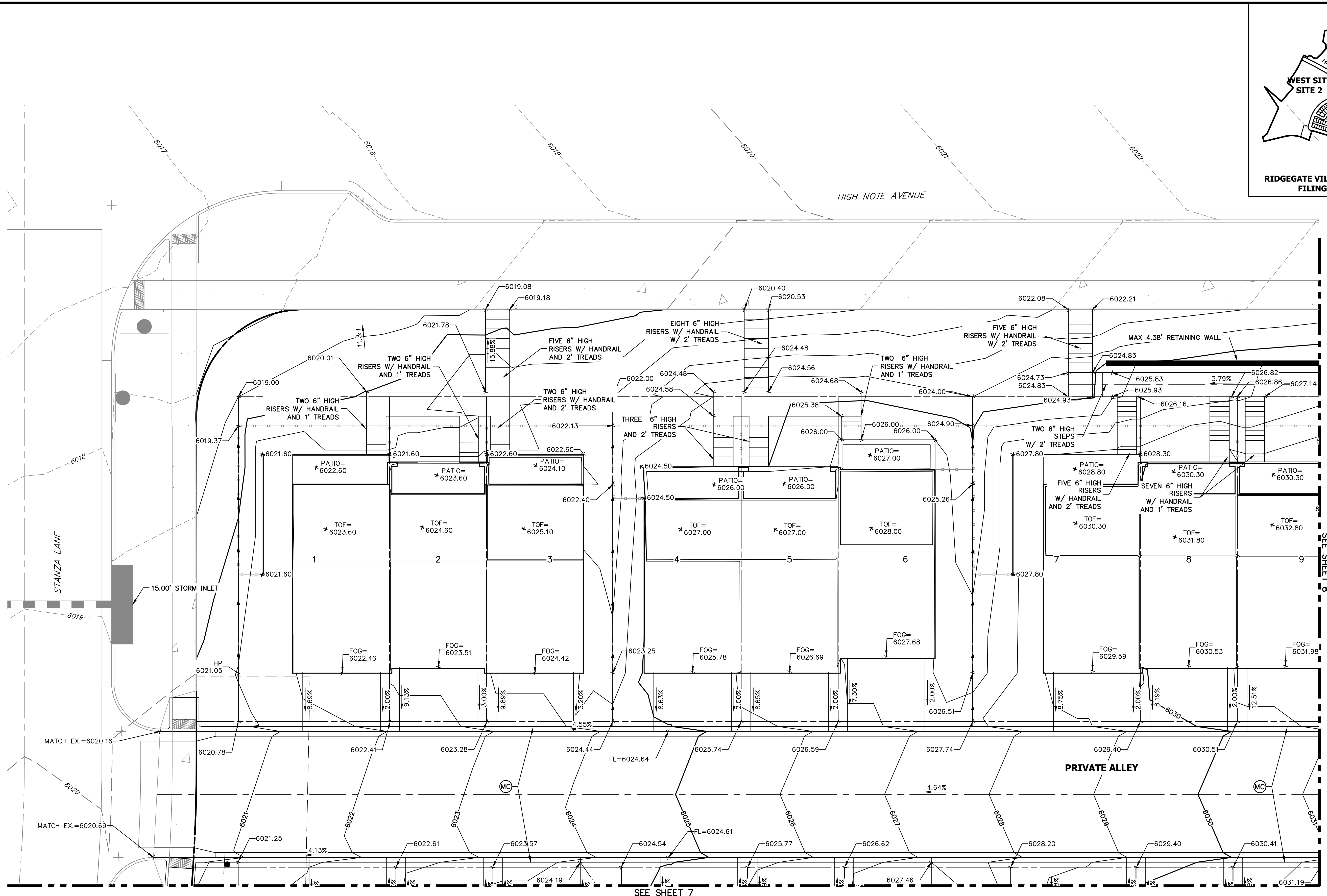


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PREPARED FOR
THB LYRIC LLC
 1875 LAWRENCE STREET
 SUITE 900
 DENVER, CO 80202
 (303) 900-3111

J.R. ENGINEERING
 A Westman Company

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

KEYMAP
 SCALE: 1"=1000'



SEE SHEET 9

SEE SHEET 7

CITY OF LONE TREE

DATE

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

ENGINEERING DIVISION ACCEPTANCE BLOCK

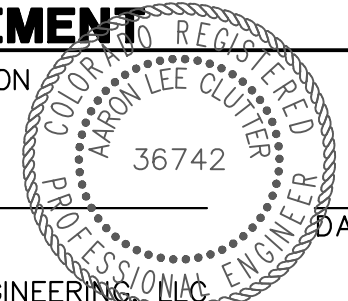


Know what's below.
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

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION



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

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

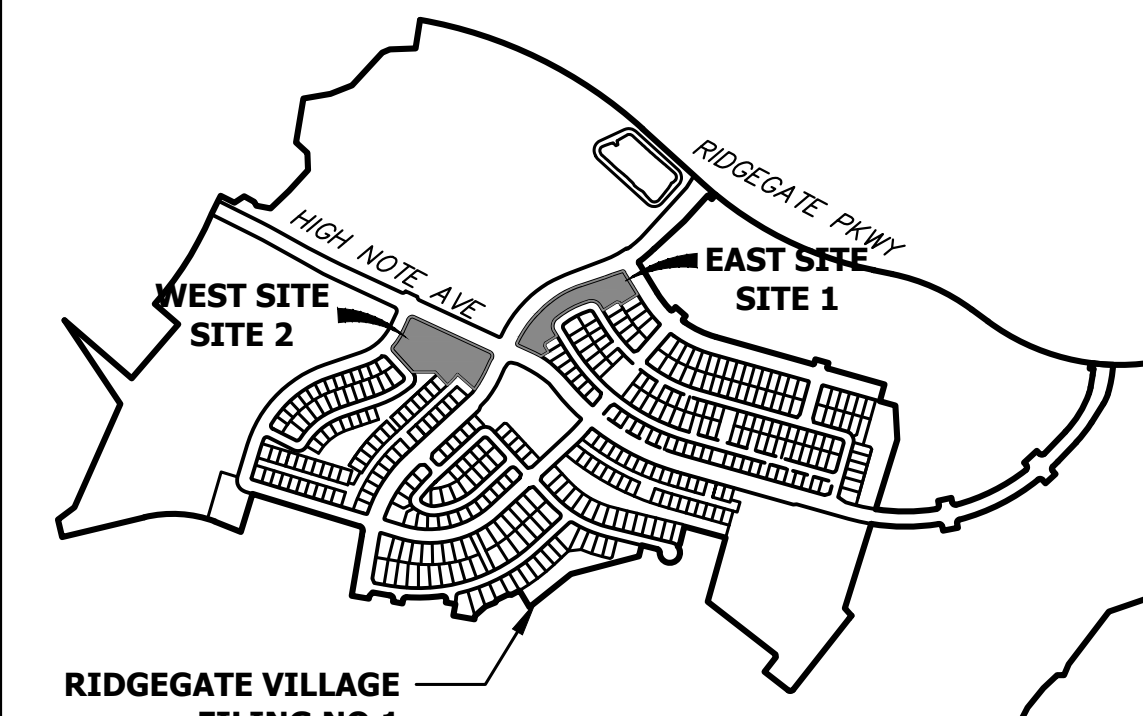
No.	REVISION	BY	DATE

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

THRIVE TOWNHOMES AT
 RIDGEGATE (WEST 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
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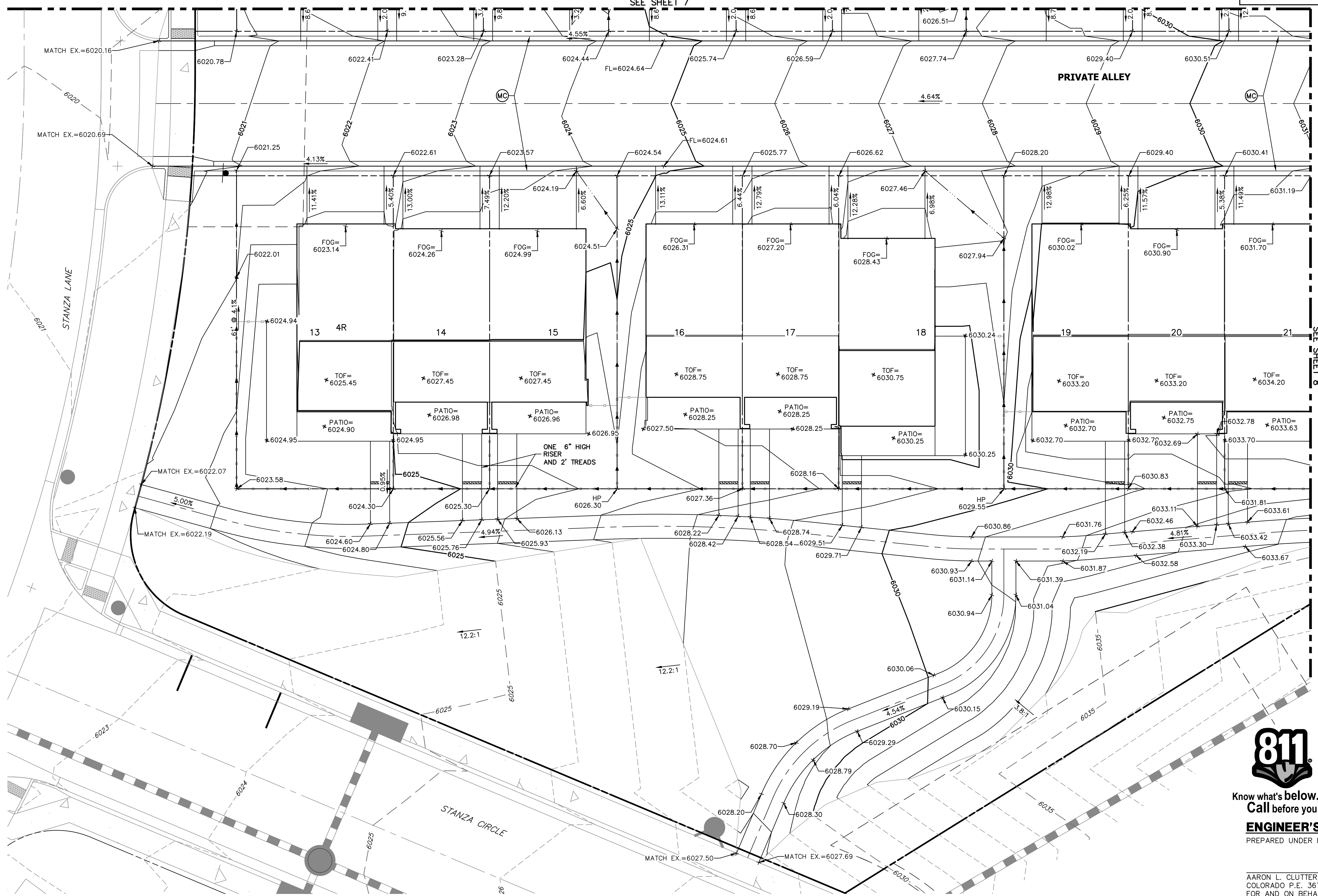


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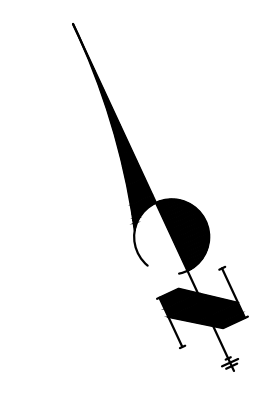
PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO
80202 900-3111

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No.	REVISION	BY	DATE



KEYMAP
SCALE: 1"=1000'



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DATE

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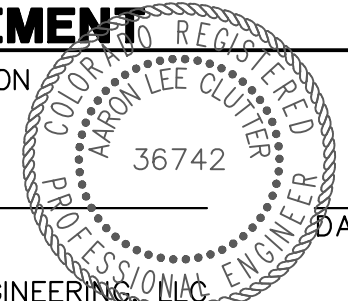
ENGINEERING DIVISION ACCEPTANCE BLOCK



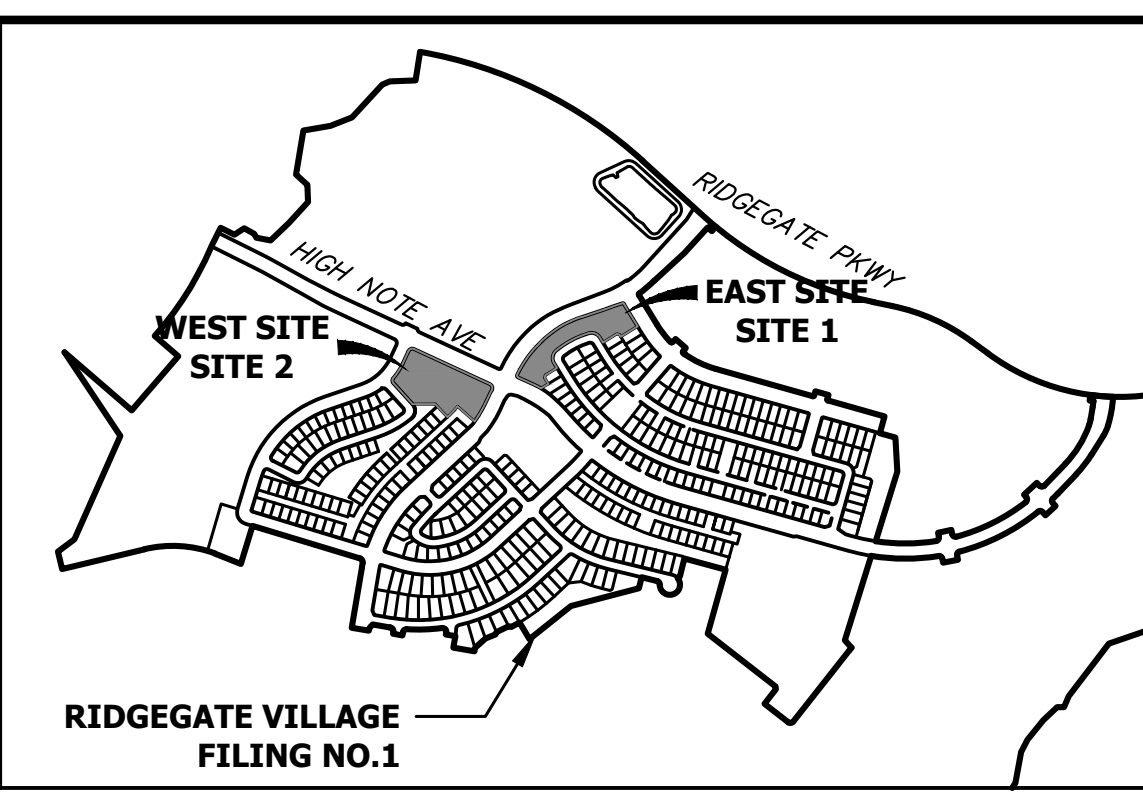
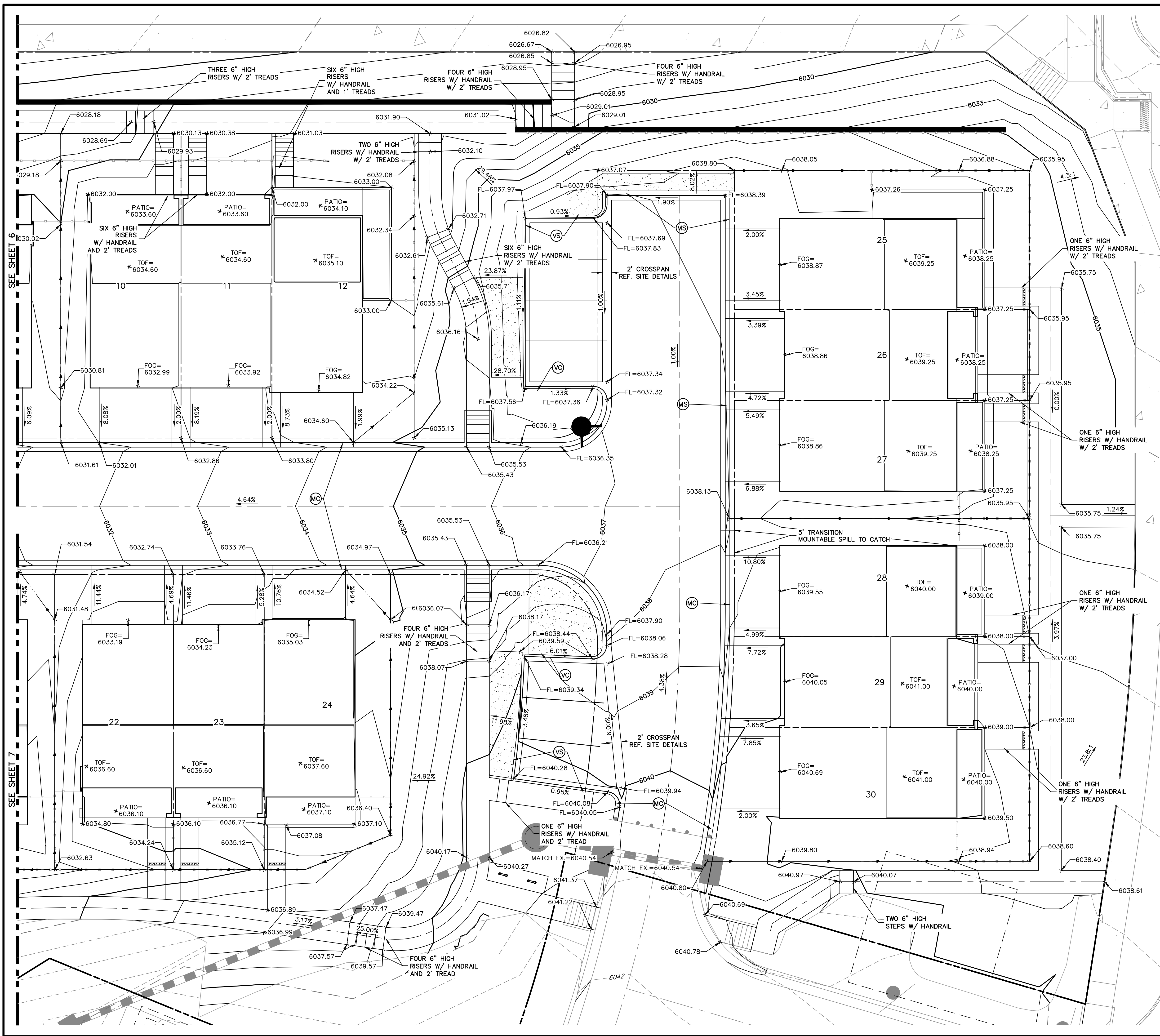
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COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING



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

811
Know what's below.
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DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT
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COLORADO P.E. 36742
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PREPARED FOR
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 (303) 900-3111

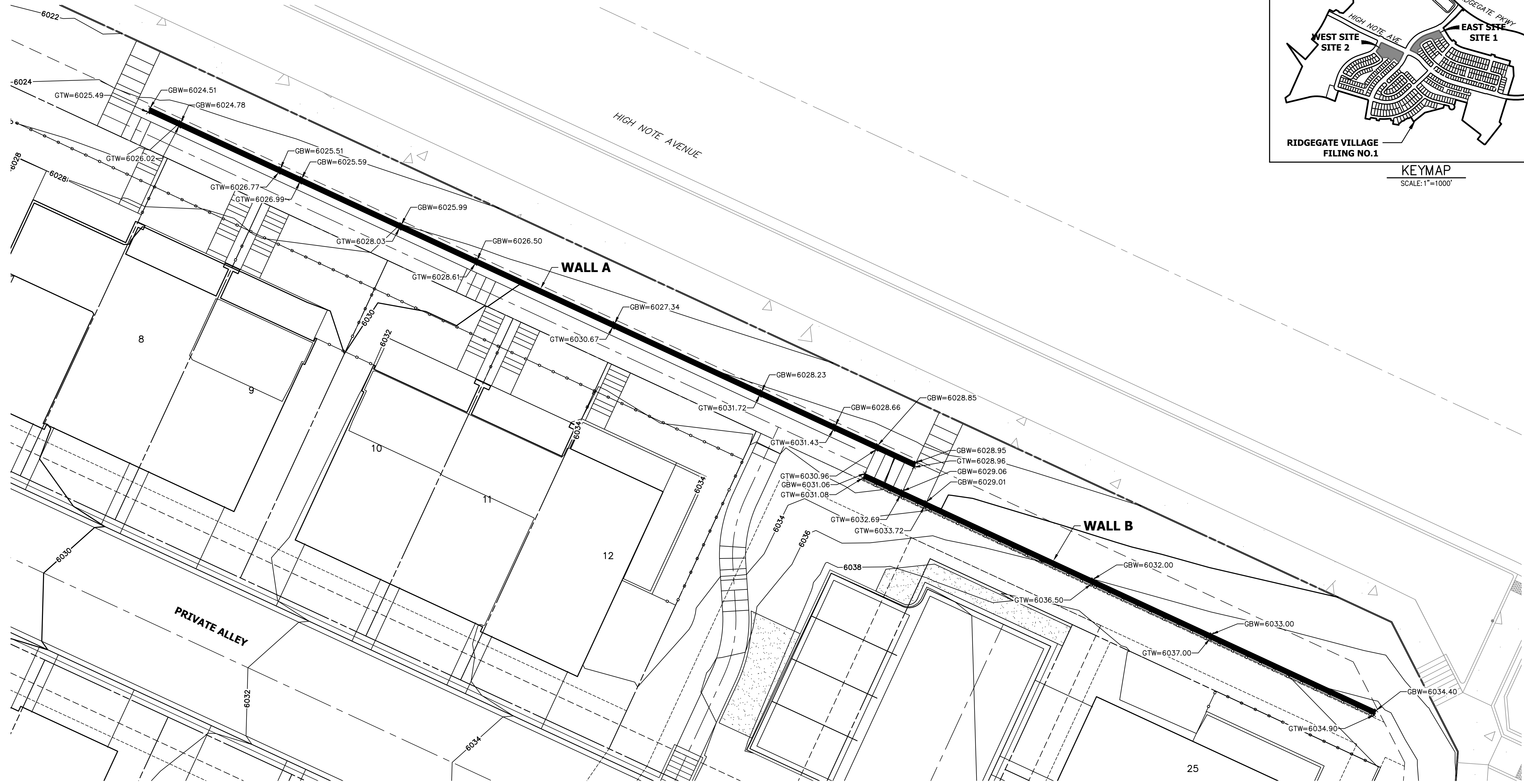
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BY	DATE	REVISION

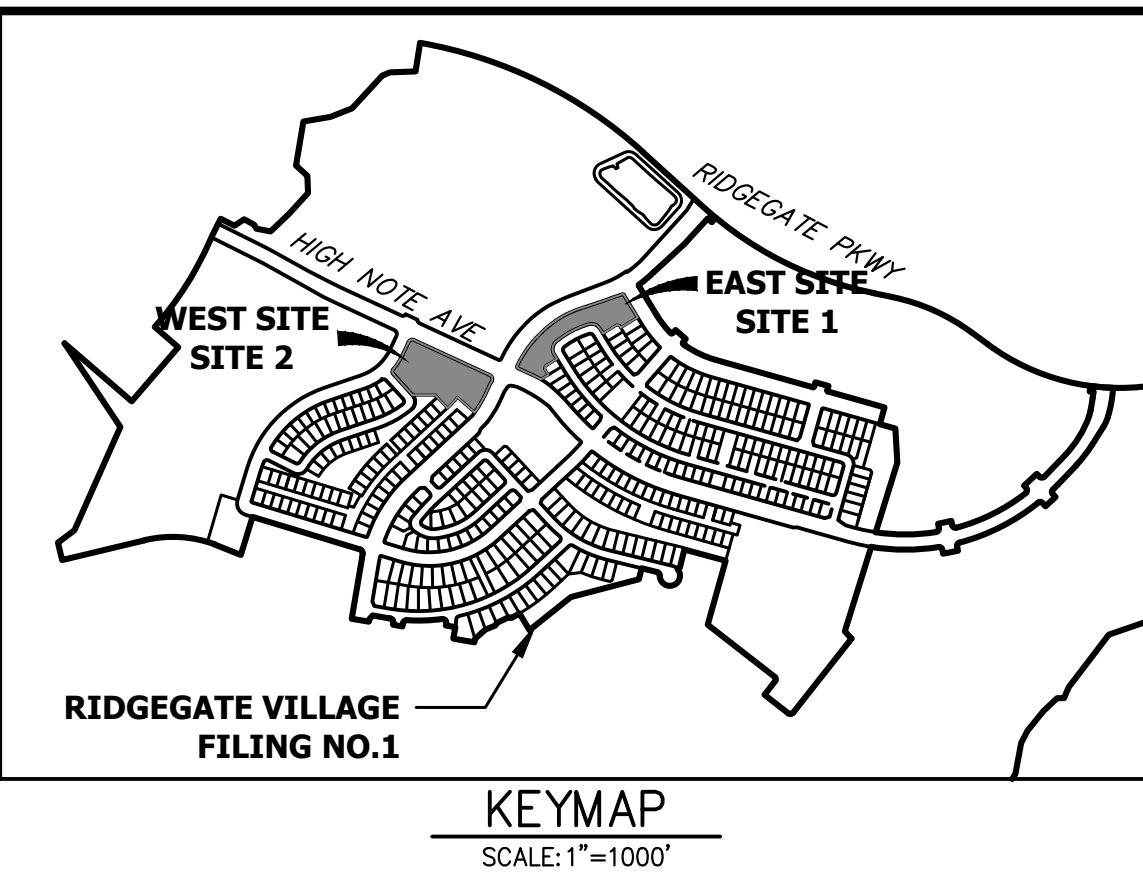
H-SCALE 1"=10'
 V-SCALE N/A
 DATE 5/3/23
 DESIGNED BY MEP
 DRAWN BY MEP
 CHECKED BY

THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE) GRADING PLAN

SHEET 8 OF 18
 JOB NO. 15950.04



SITE 2 RETAINING WALLS



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.

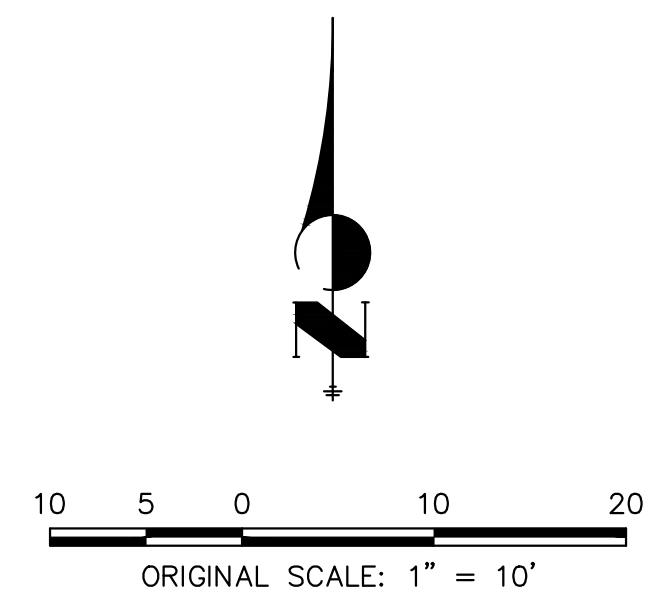
PREPARED FOR
CLIENT_NAME
CLIENT_INFO_1

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BY	DATE

No.	REVISION

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



NOTES:

1. SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
2. WALLS GREATER THAN 4' FROM BOTTOM OF FOOTING TO TOP OF WALL REQUIRE A SEPARATE SUBMITTAL FOR A BUILDING PERMIT. CONTACT THE BUILDING DEPARTMENT FOR WALL PERMIT REQUIREMENTS.
3. RETAINING WALLS WILL REQUIRE 3RD PARTY INSPECTION.
4. THE HORIZONTAL ALIGNMENT OF THE WALLS ARE SHOWN ON THESE PLANS ALONG WITH THE GRADE AT TOP AND GRADE AT BOTTOM OF THE RETAINED EARTH ENVELOPE. NO PORTIONS OF THE WALL WHICH MAY BE REQUIRED BELOW (BURIED COURSE, TOP CAP, ETC.) THE RETAINED EARTH ENVELOPE IS ACCOUNTED FOR WITHIN THE ELEVATIONS PROVIDED. SEE STRUCTURAL RETAINING WALL PLANS FOR STRUCTURAL RETAINING WALL DESIGN.
5. SUBMIT TO THE OWNER/DEVELOPER A SAMPLE OF THE BLOCK OR WALL MATERIAL TO BE USED PRIOR TO INSTALLATION.
6. RETAINING WALL HEIGHT IS TO BE NO MORE THAN 8 FEET FROM GRADE AT BOTTOM OF WALL TO GRADE AT TOP OF WALL, UNLESS WARRANTED BY THE FINAL STRUCTURAL RETAINING WALL PLANS.

LEGEND:

GTW = GRADE AT TOP OF WALL
 GBW = GRADE AT BOTTOM OF WALL

CITY OF LONE TREE

DATE

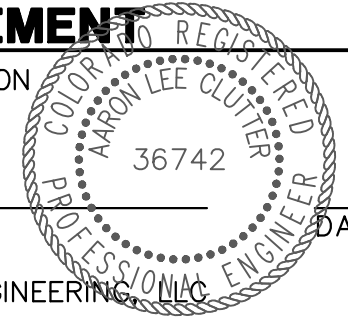
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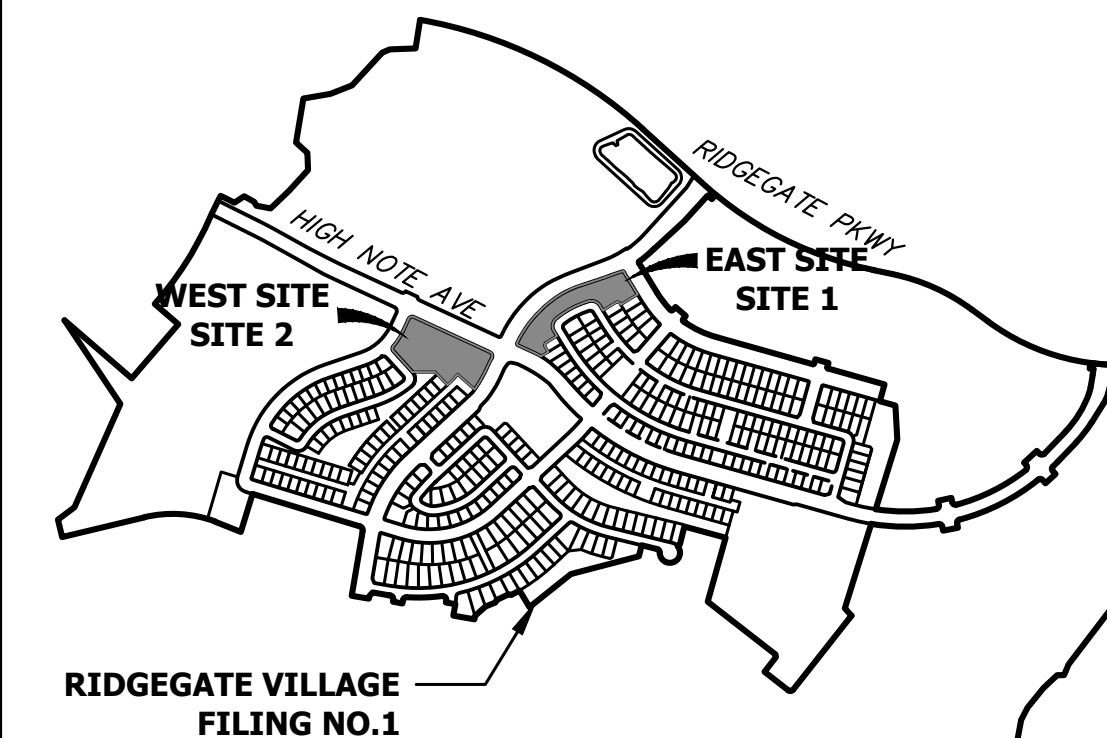
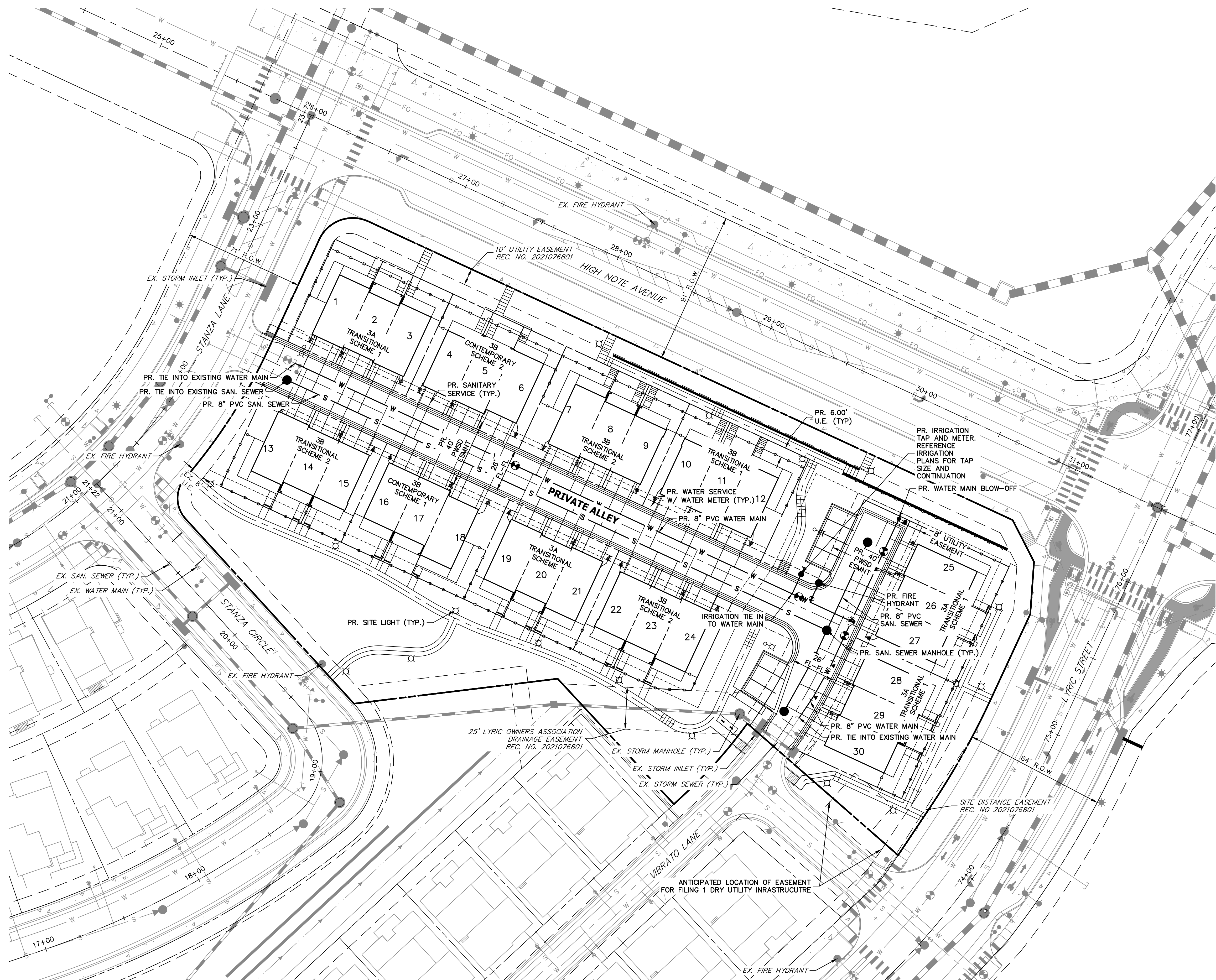
ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

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





KEYMAP
SCALE: 1"=1000'

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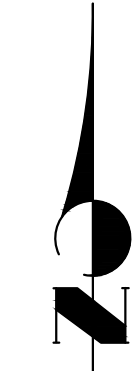
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BY	DATE	No.	REVISION



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CITY OF LONE TREE

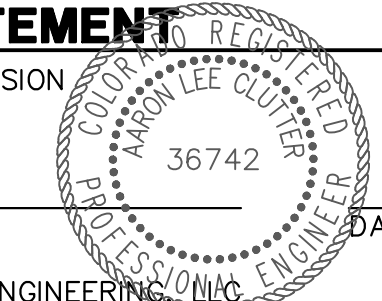
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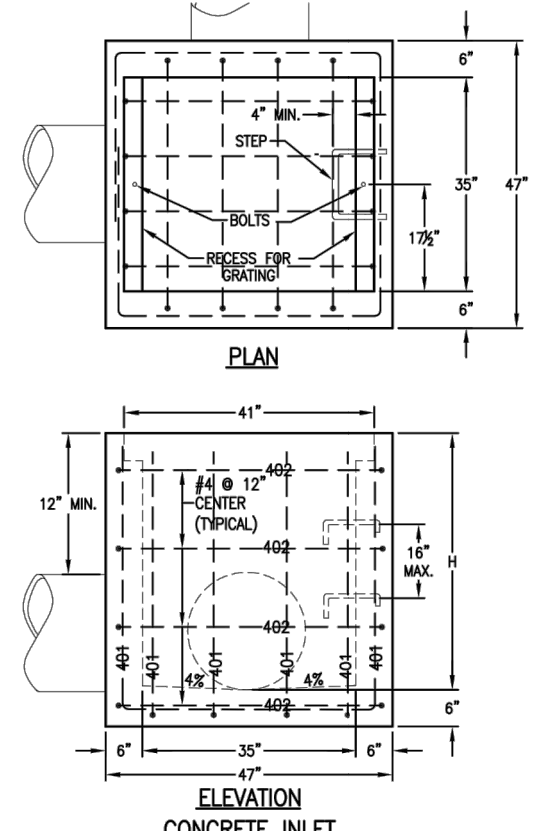


AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING

THRIVE TOWNHOMES AT
RIDGEGATE (WEST 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 9 IN. CLEARANCE OUT OR REINFORCEMENT SHALL BE REQUIRED. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED REBAR SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
- CONCRETE SLOPE PAVING SHALL INCLUDE FIBERMESH AT 1/8 LBS./CY. OF CONCRETE.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANNEZED AND SHALL BE IN ACCORDANCE WITH COST SAVING SPECIFICATIONS, SUBSECTION 712.0K.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS NOTED OTHERWISE.
- DOUBLE MESH GRATES ARE ACCEPTED BY DOUGLAS COUNTY THROUGH WRITTEN NOTICE.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT. - 8 IN. AND SHALL CONFORM TO ADOPTED IN 199.
- SEE DRAWING DETAIL SP-3, FOR REINFORCEMENT AROUND THE PIPE OPENING.
- CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

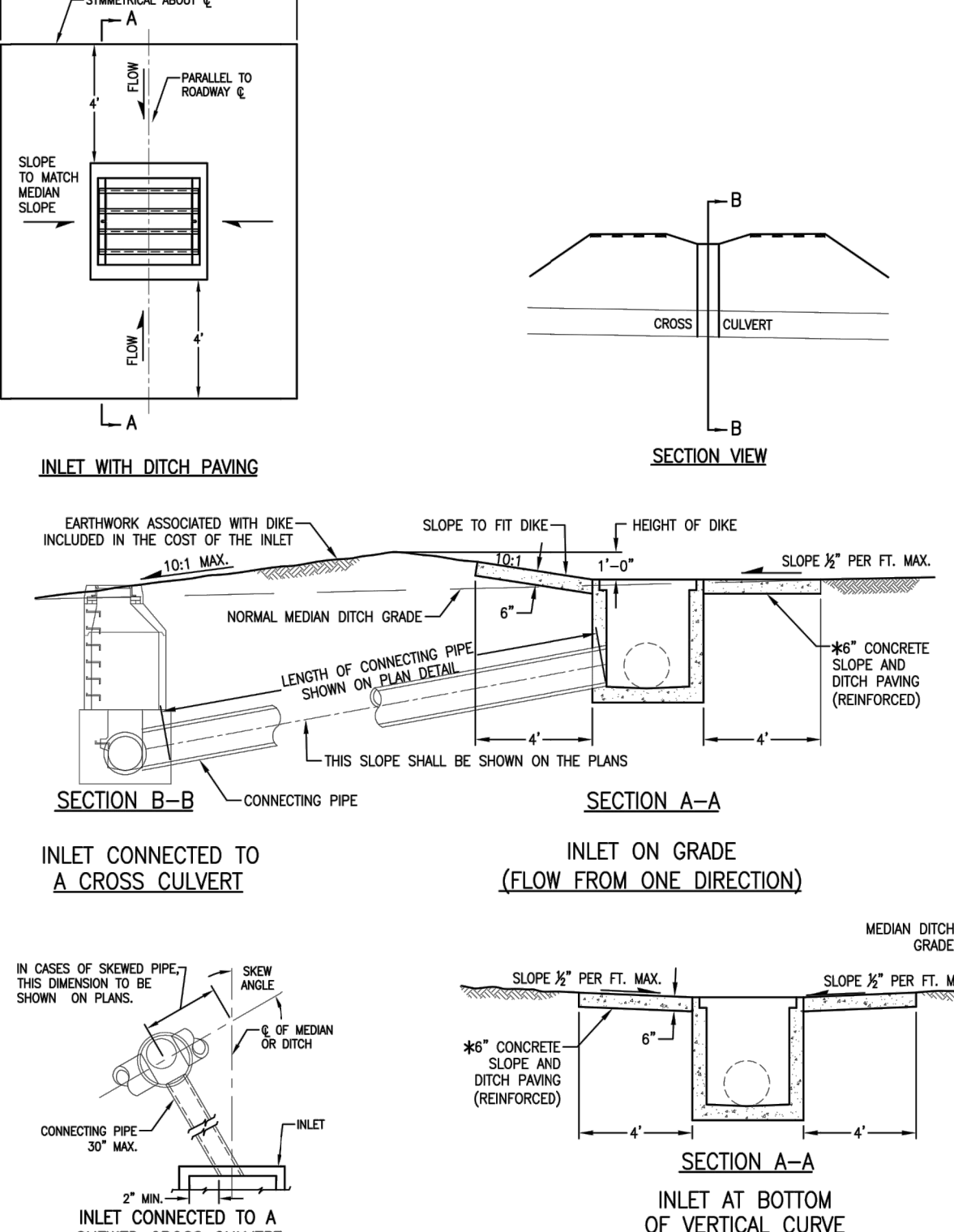


QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS)	STEEL (LBS)	REIN. STEEL (REIN. FEET)
2'-0"	0.9	75	0
3'-0"	1.0	80	0
3'-6"	1.2	86	0
4'-0"	1.3	101	1
4'-6"	1.4	116	2
5'-0"	1.5	122	2
5'-6"	1.7	137	2
6'-0"	1.8	142	3
6'-6"	1.9	158	3
7'-0"	2.0	163	3
7'-6"	2.2	179	4
8'-0"	2.3	184	4
8'-6"	2.4	199	4
9'-0"	2.5	205	5
9'-6"	2.7	220	5
10'-0"	3.0	235	6
11'-0"	3.4	251	6

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

INLET TYPE C
DOUGLAS COUNTY
 COLORADO
 Issued: 05/2013
 Revised:
 Drawing No. **SP.35a**



INLET WITH DITCH PAVING

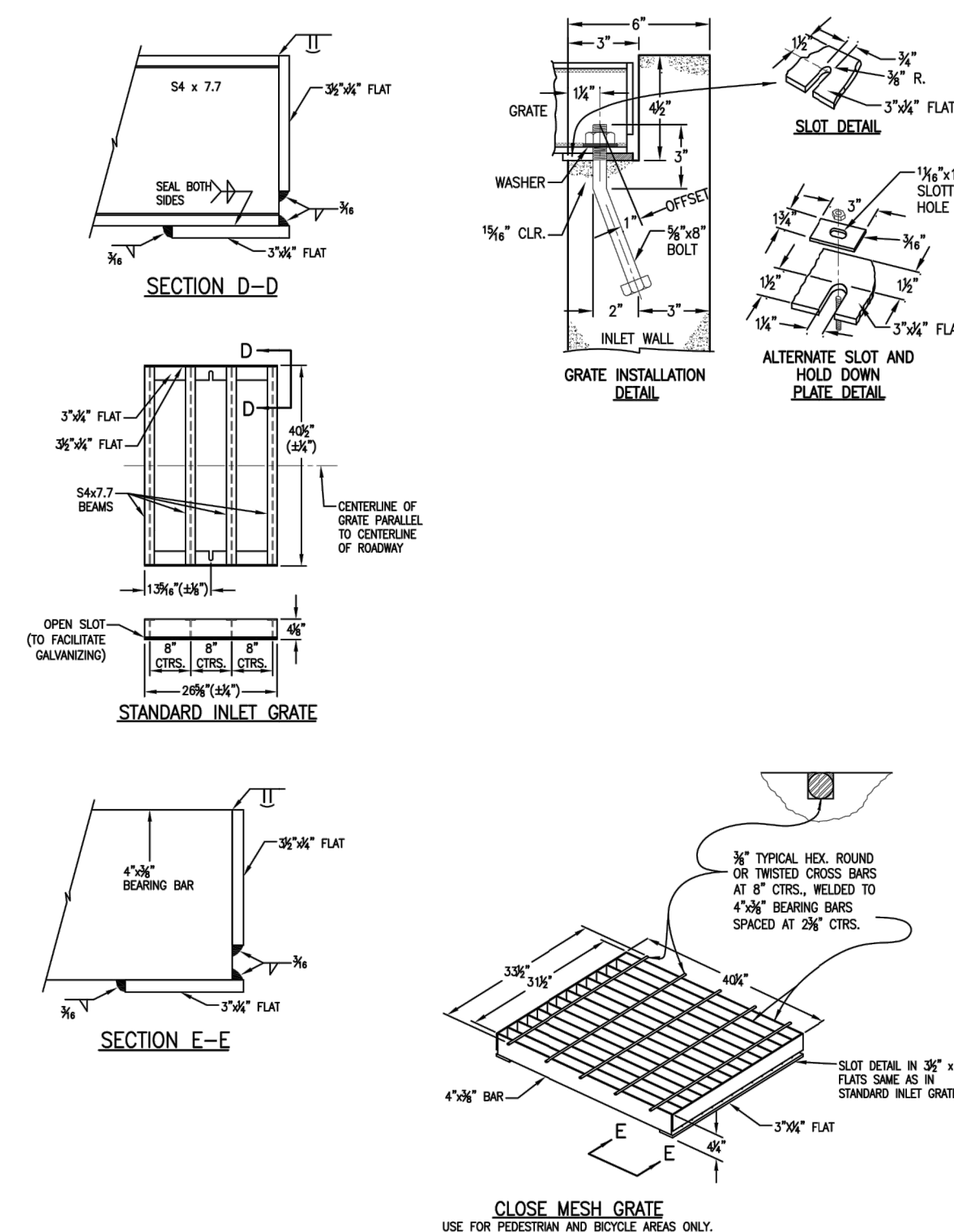
INLET ON GRADE (FLOW FROM ONE DIRECTION)

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

INLET CONNECTED TO A CROSS CULVERT

INLET CONNECTED TO A SKEWED CROSS CULVERT

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



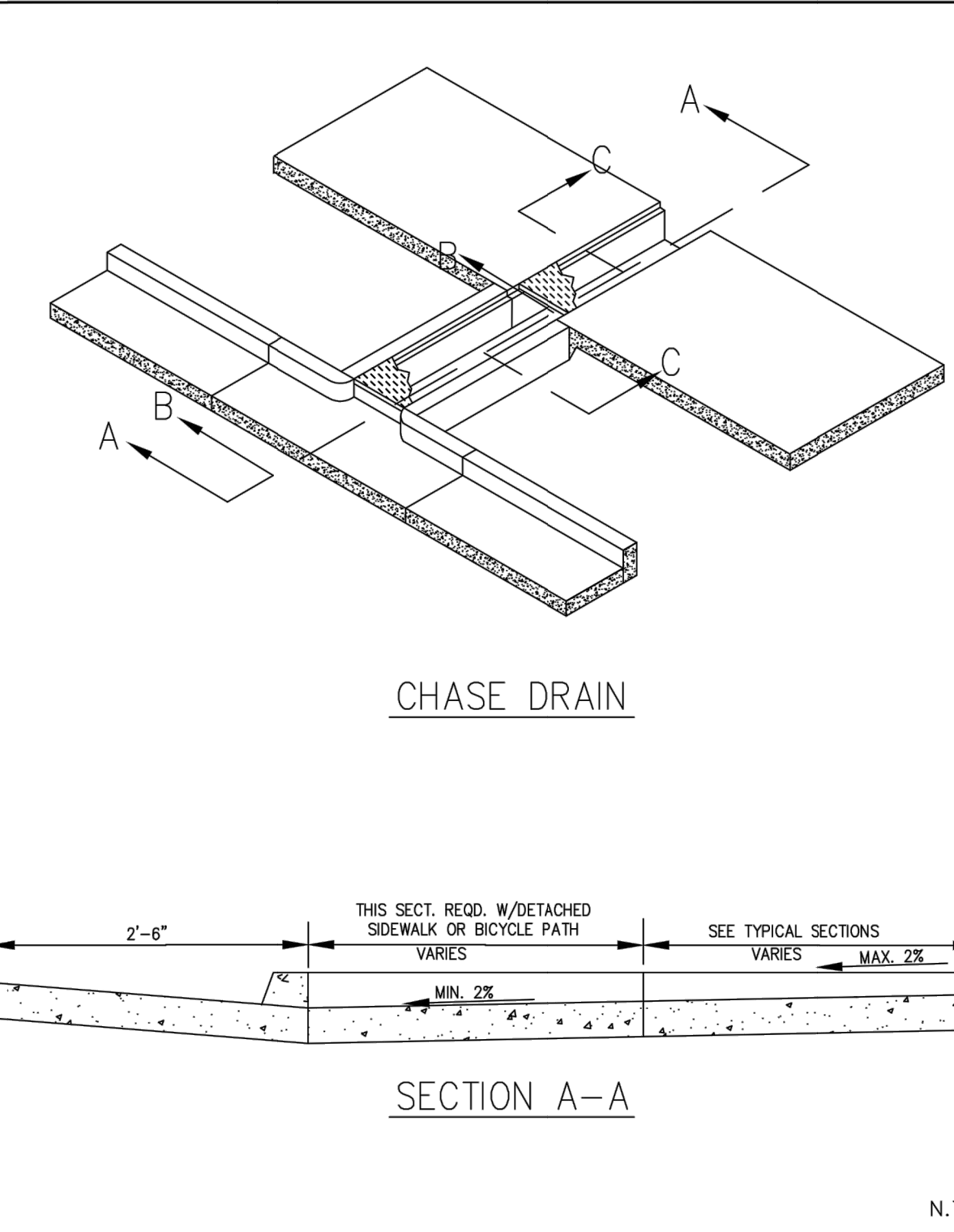
SECTION D-D

STANDARD INLET GRATE

SECTION E-E

CLOSE MESH GRATE
 USE FOR PEDESTRIAN AND BICYCLE AREAS ONLY.

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



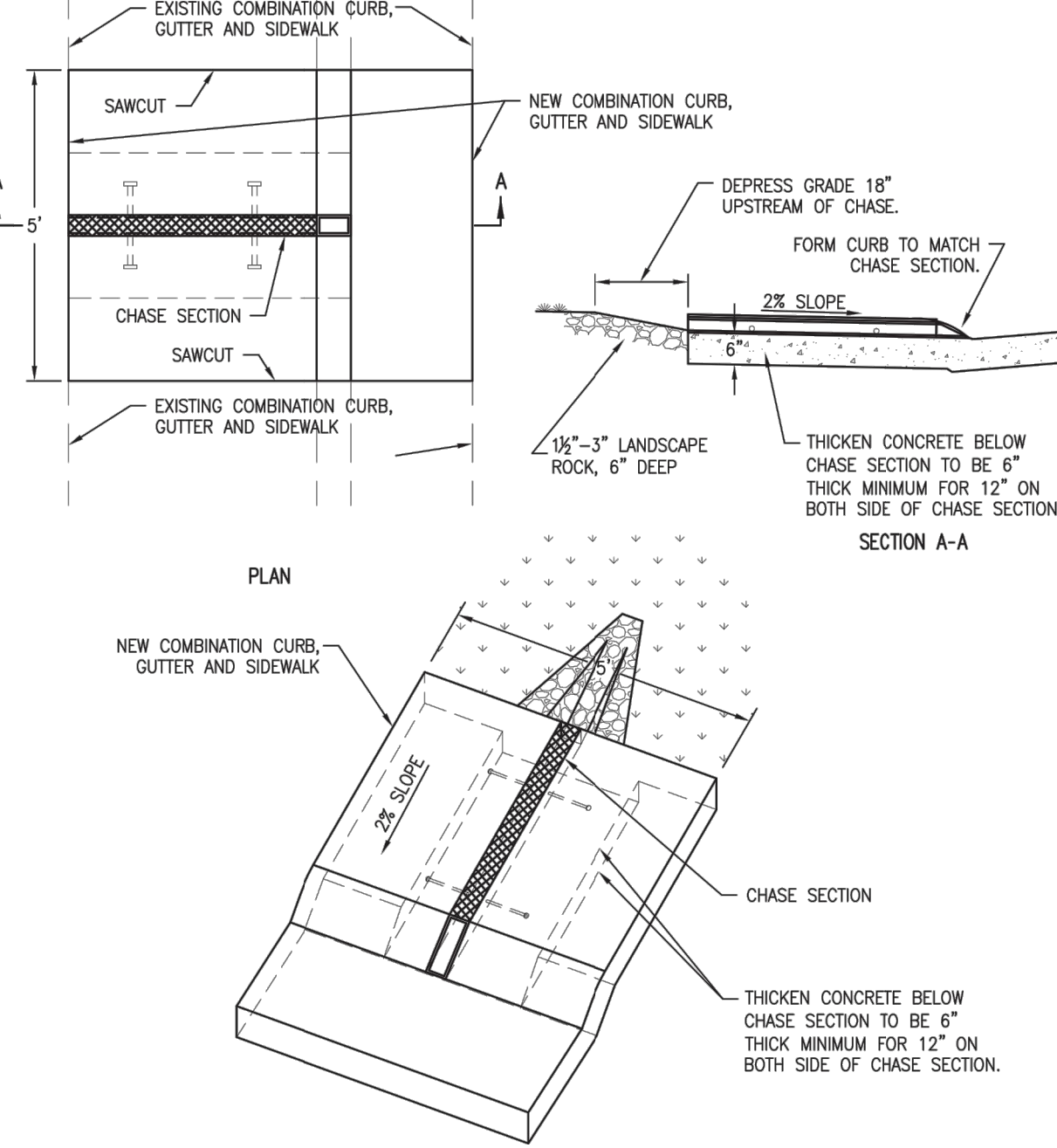
CHASE DRAIN

SECTION A-A

THIS SECT. RECD. W/DETACHED SIDEWALK OR BICYCLE PATH VARIES. SEE TYPICAL SECTIONS VARIES. MAX. 2% MIN. 2%

STANDARD SIDEWALK CHASE DETAIL
 DATE: MARCH 2022 R23

INLET TYPE C
DOUGLAS COUNTY
 COLORADO
 Issued: 05/2013
 Revised:
 Drawing No. **SP.35c**



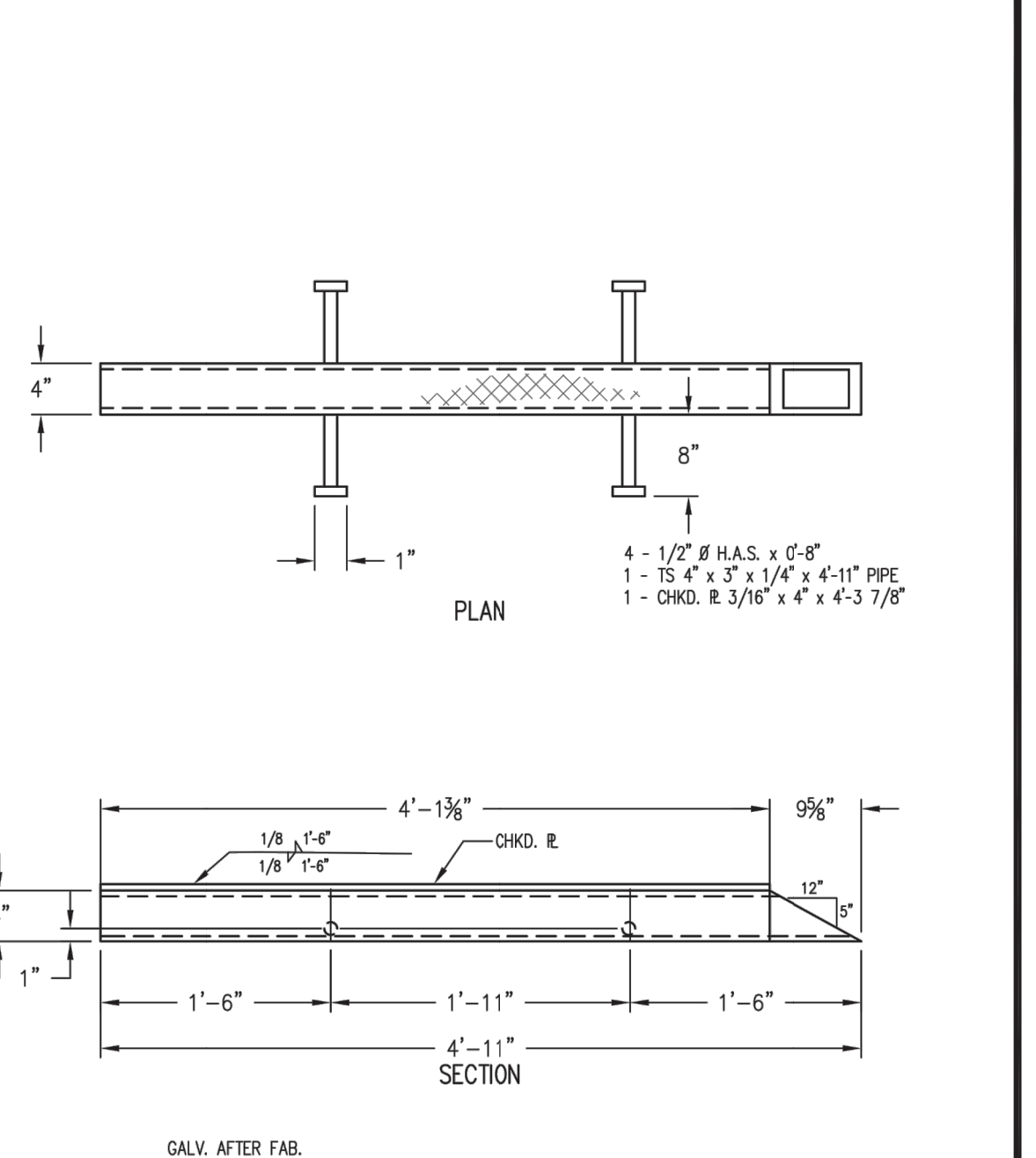
RESIDENTIAL SIDEWALK CURB CHASE PLAN

CHASE SECTION

ISOMETRIC VIEW

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

RESIDENTIAL SIDEWALK CURB CHASE DETAIL
DOUGLAS COUNTY
 COLORADO
 Issued: 05/2013
 Revised:
 Drawing No. **SP.53a**

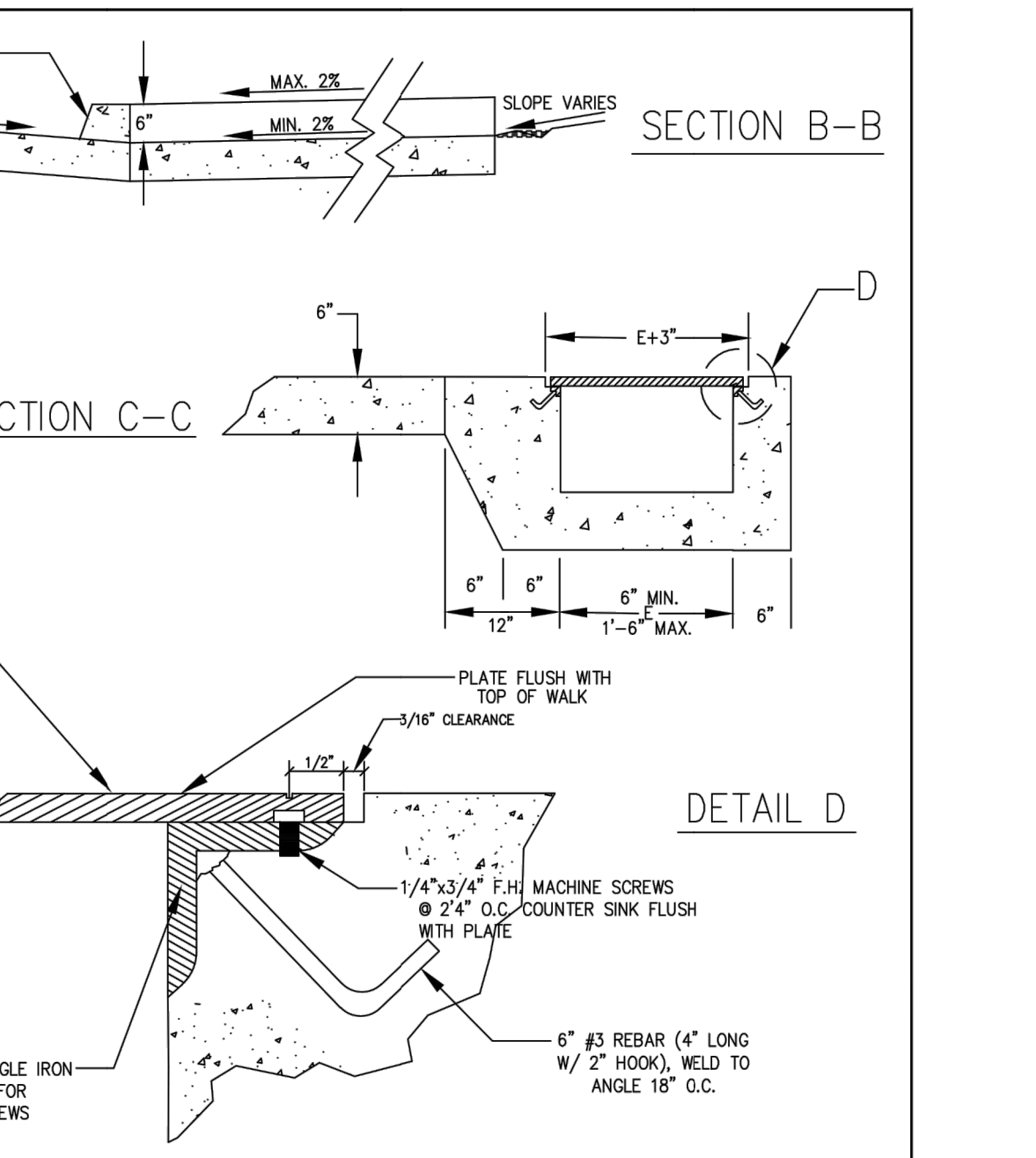


RESIDENTIAL SIDEWALK CURB CHASE DETAIL

CHASE SECTION

4 - 1/2" # H.A.S. x 0'-8"
 1 - TS 4" x 3" x 1/4" x 4'-11" PIPE
 1 - CHKD. R 3/16" x 4" x 4'-3 7/8"

RESIDENTIAL SIDEWALK CURB CHASE DETAIL
DOUGLAS COUNTY
 COLORADO
 Issued: 05/2013
 Revised:
 Drawing No. **SP.53b**



SECTION B-B

SECTION C-C

DETAIL D

MULTIPLE CHASE
 MAXIMUM 2 CHASES

SIDEWALK CHASE (PRIVATE)
CHASE DRAIN DETAILS
 DATE: MARCH 2022 R24

INLET TYPE C
DOUGLAS COUNTY
 COLORADO
 Issued: 05/2013
 Revised:
 Drawing No. **SP.35c**

SIDEWALK CHASE (PRIVATE)

CITY OF LONE TREE

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

ENGINEER'S STATEMENT
 PREPARED UNDER MY SUPERVISION

ENGINEER'S SIGNATURE
 AARON L. CLUTTER, P.E.
 COLORADO P.E. 36742

DATE

INLET TYPE C
DOUGLAS COUNTY
 COLORADO
 Issued: 05/2013
 Revised:
 Drawing No. **SP.35c**

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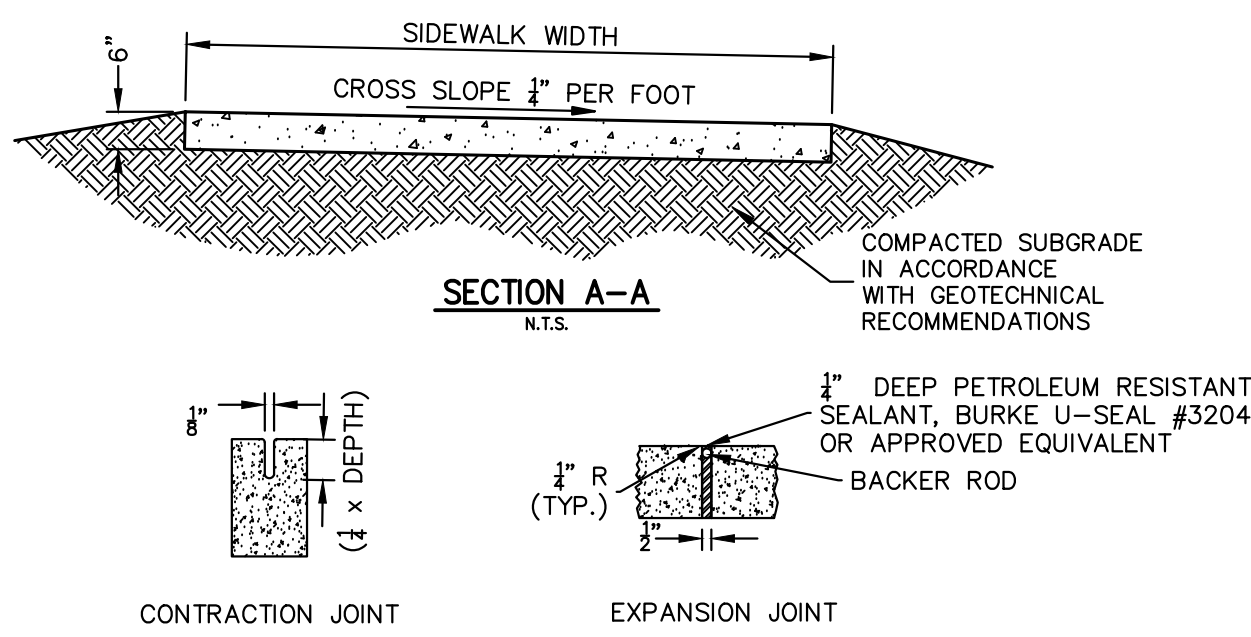
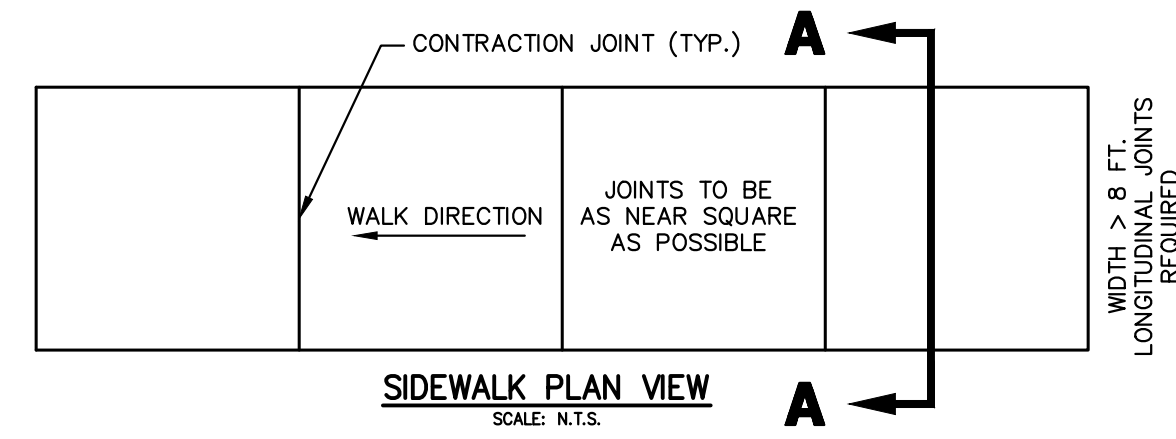
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BY	DATE

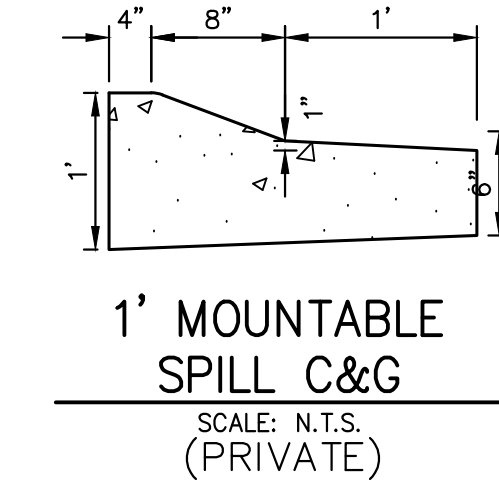
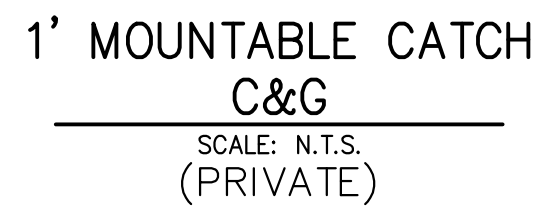
THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE)
 SITE AND ROADWAY DETAILS

SHEET 11 OF 18
 JOB NO. 15950.04

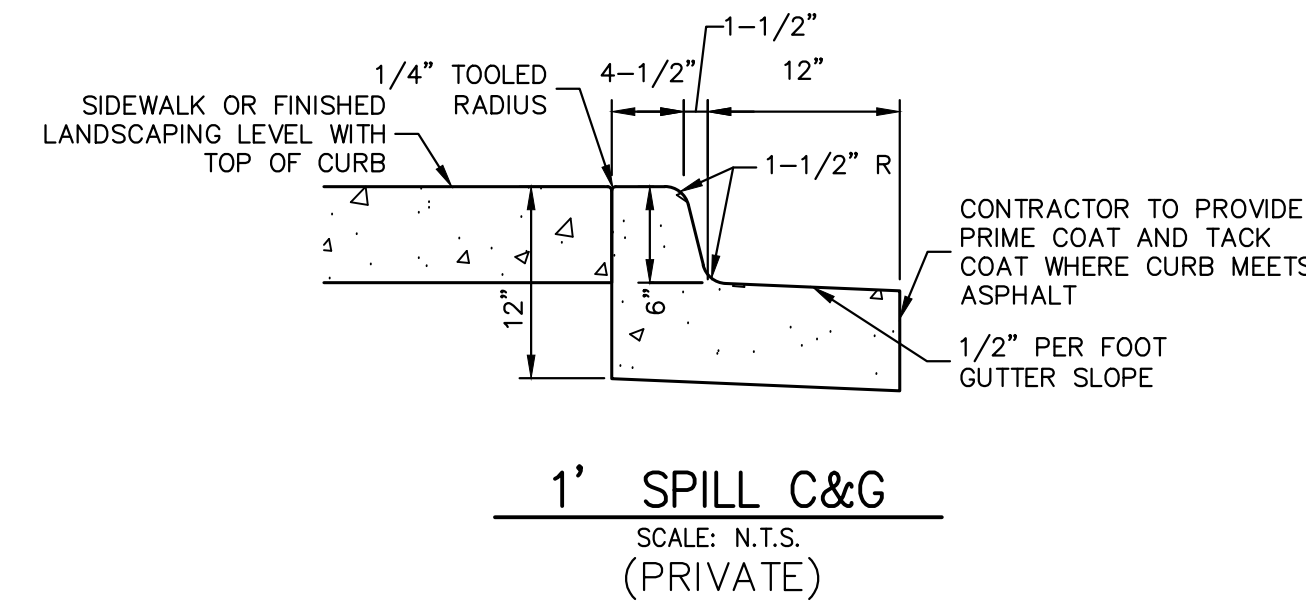
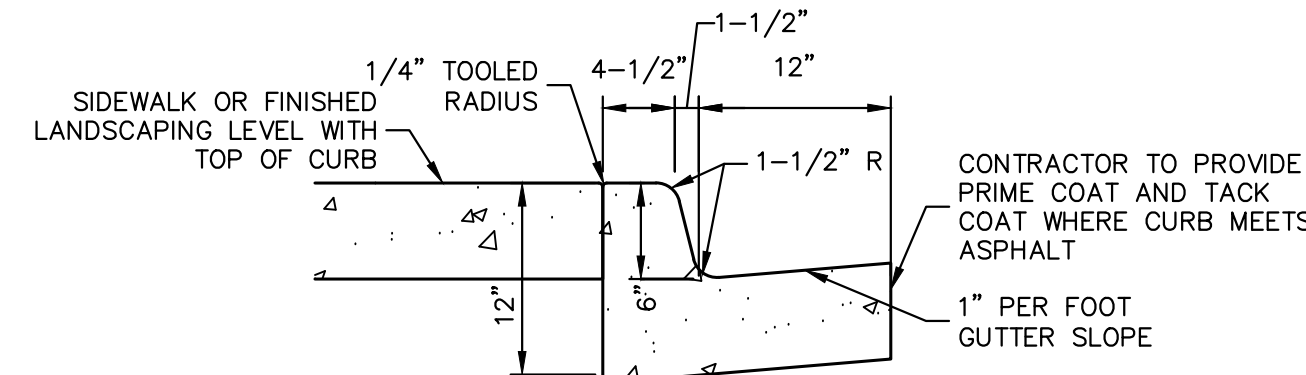


- NOTES:**
1. EXPANSION JOINTS SHALL BE PLACED AT STRUCTURES, PCR'S AND EVERY 50 FEET MINIMUM.
 2. EXPANSION JOINT FILLER SHALL MEET AASHTO M 213 CRITERIA AND BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 3. SIDEWALK SURFACE SHALL HAVE A COARSE BROOM FINISH WITH STRIATIONS PERPENDICULAR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

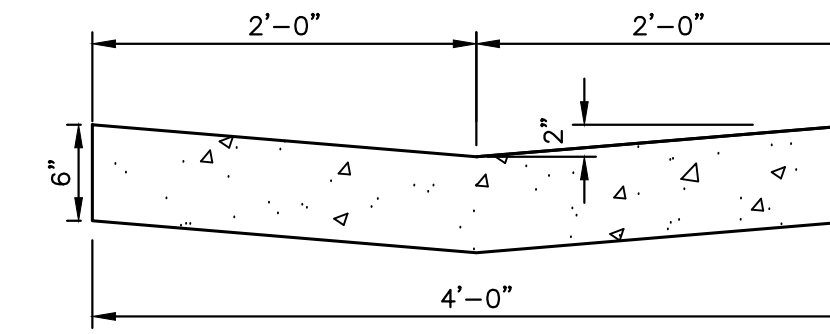
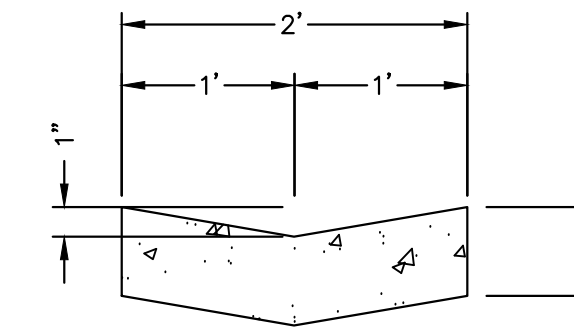
SIDEWALK (PRIVATE)
SCALE: N.T.S.



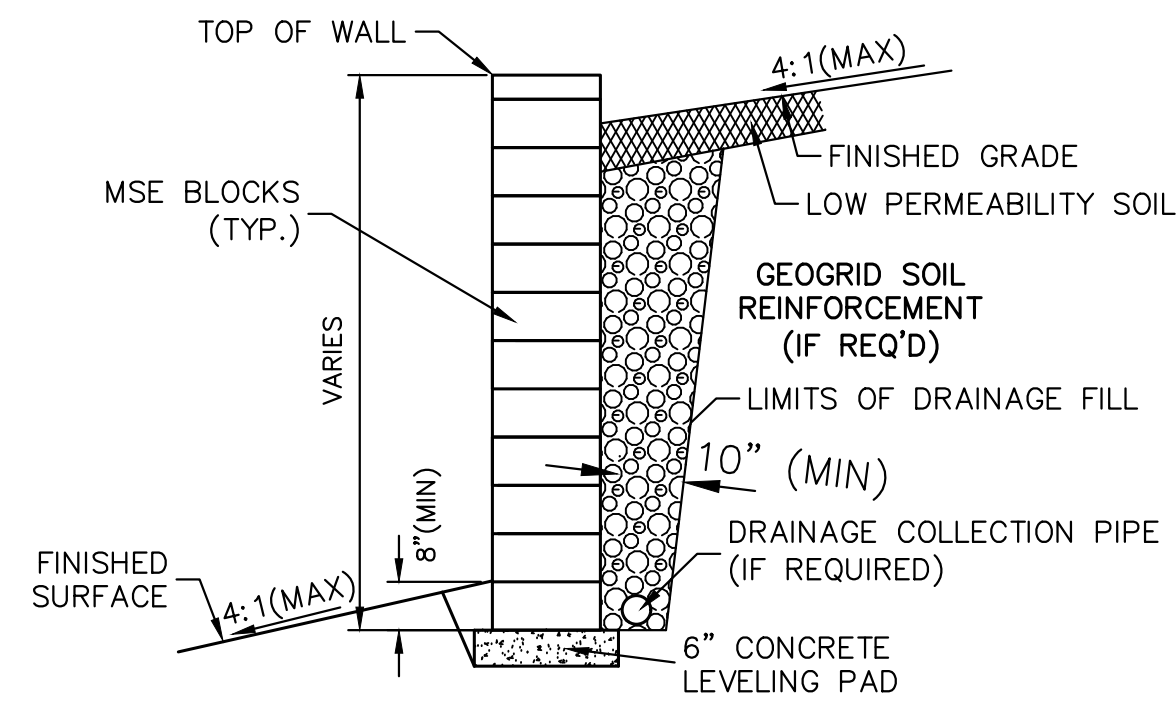
- NOTES:**
1. BASE OF CURB SHALL REST ON COMPACTED FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.
 2. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
 3. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS.
 4. EXPANSION JOINTS SHALL BE INSTALLED AT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



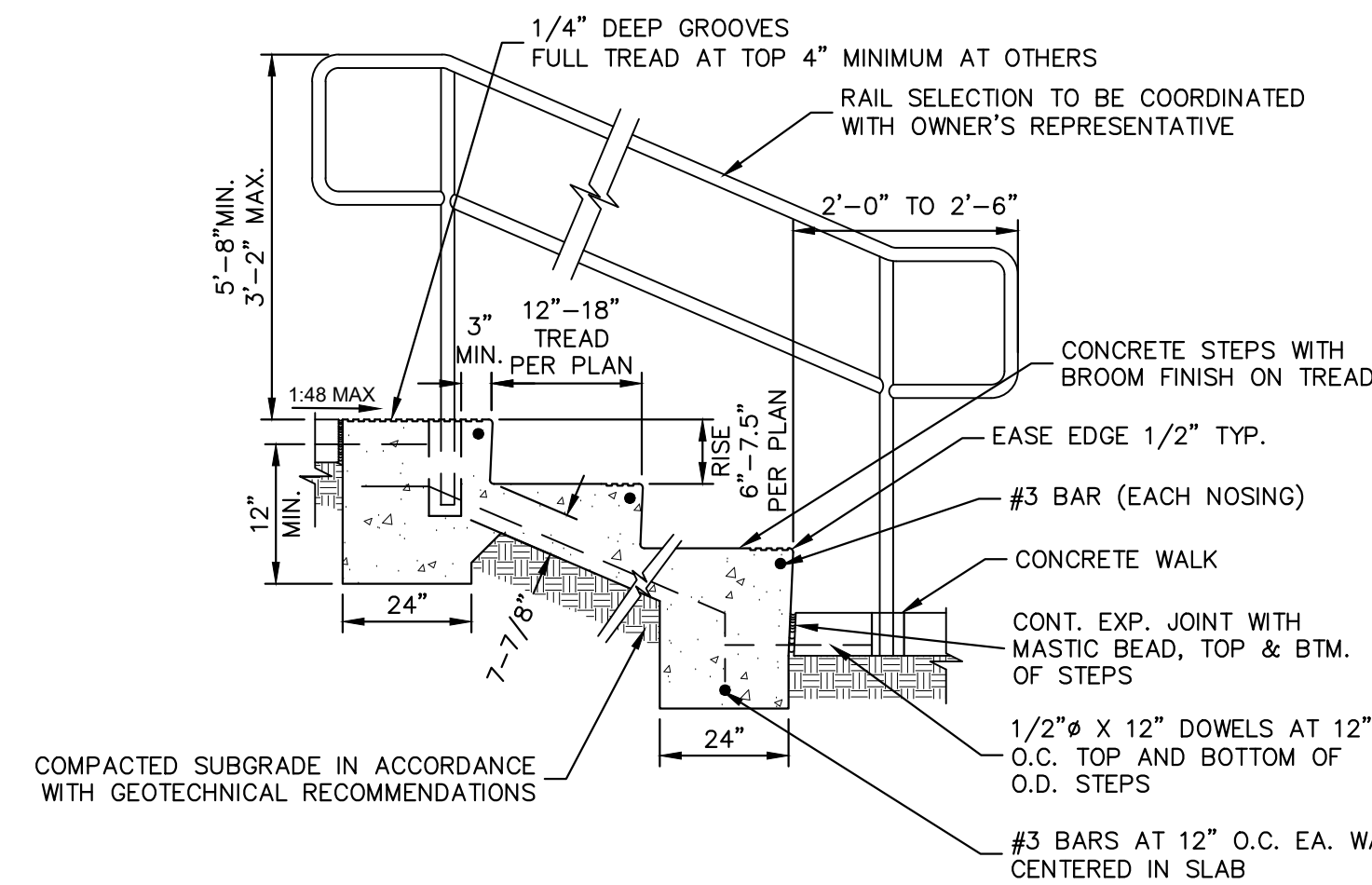
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4' CONCRETE PAN
SCALE: N.T.S. REINFORCING: #4's @ 18" O.C. EACH WAY (PRIVATE)

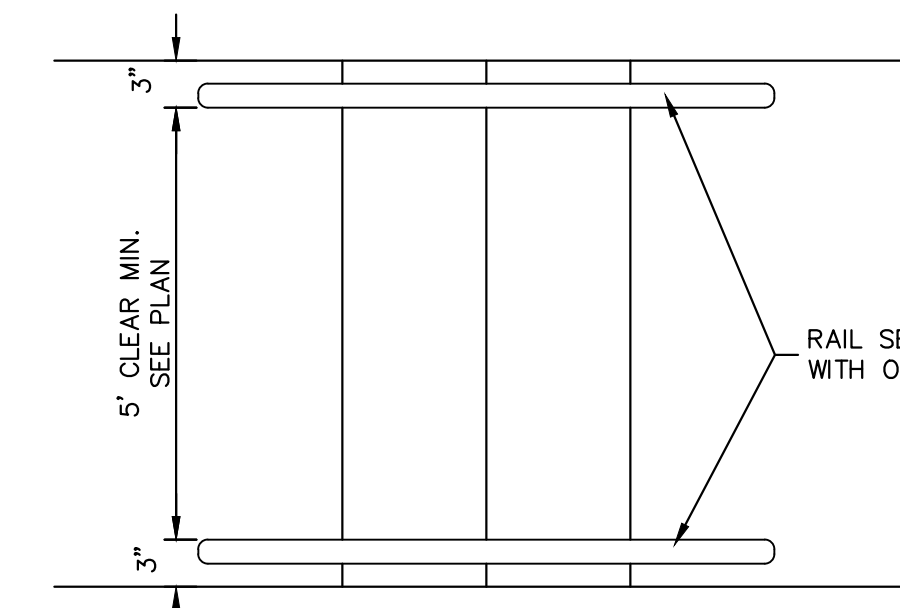


- NOTES:**
1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, INSTALLATION, AND ANY REQUIRED PERMITS OR APPROVALS FOR THE WALL SHOWN HEREON.
 2. THE HORIZONTAL ALIGNMENT OF THE WALLS ARE SHOWN ON THESE PLANS ALONG WITH THE GRADE AT TOP AND GRADE AT BOTTOM OF THE RETAINED EARTH ENVELOPE. NO PORTIONS OF THE WALL WHICH MAY BE REQUIRED BELOW (BURIED COURSE, LEVEL PAD, ETC.) OR ABOVE (EXPOSED COURSE, TOP CAP, ETC.) THE RETAINED EARTH ENVELOPE IS ACCOUNTED FOR WITHIN THE PROVIDED ELEVATIONS AND REMAIN INCUMBENT ON THE WALL DESIGNER FOR PROVISION.
 3. SUBMIT TO THE ARCHITECT AND OWNER/DEVELOPER A SAMPLE OF THE BLOCK OR WALL MATERIAL TO BE USED PRIOR TO INSTALLATION.
 4. SIGNED STRUCTURAL RETAINING WALL PLANS ARE REQUIRED FOR ALL WALLS GREATER THAN 4 FEET FROM BOTTOM OF FOOTING TO TOP OF WALL.



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)

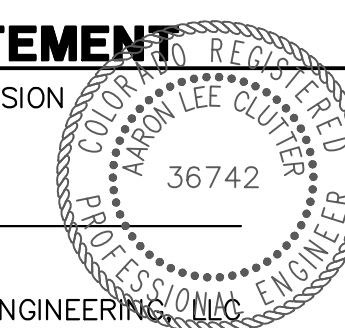
CITY OF LONE TREE

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.
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 DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
THB LYRIC LLC
1875 LAWRENCE STREET
SUITE 900
DENVER, CO 80202
(303) 900-3111

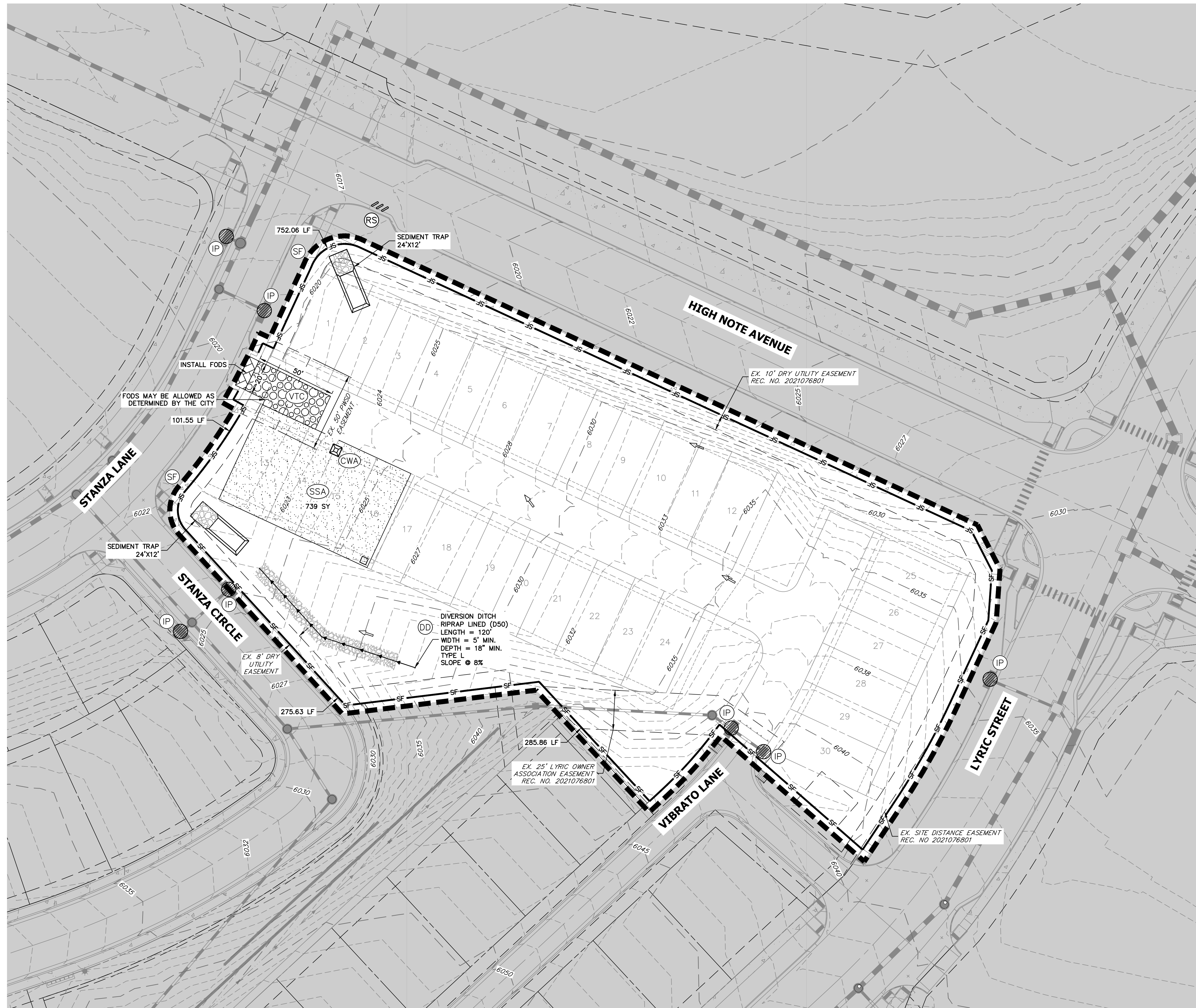
J.R. ENGINEERING
A Westlin Company
Central 303-740-9888 • Colorado Springs 719-588-2583
Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	BY	DATE

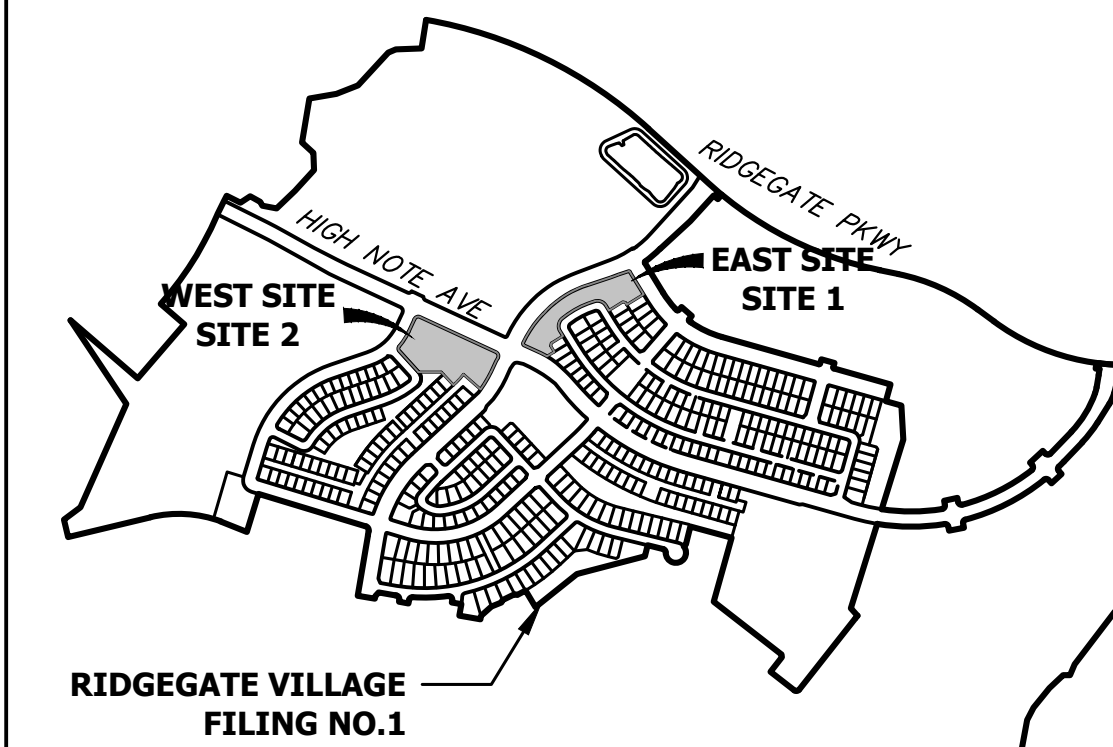
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				5/3/23			

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

SHEET 12 OF 18
JOB NO. 15950.04



SITE 2- WEST SITE



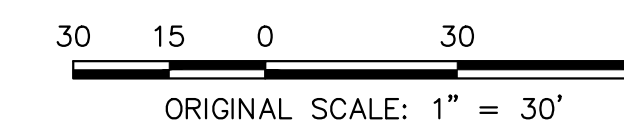
KEYMAP
SCALE: 1"=1000'

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.



H-SCALE	1"=30'
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 Westman Company
Central 303-740-8888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

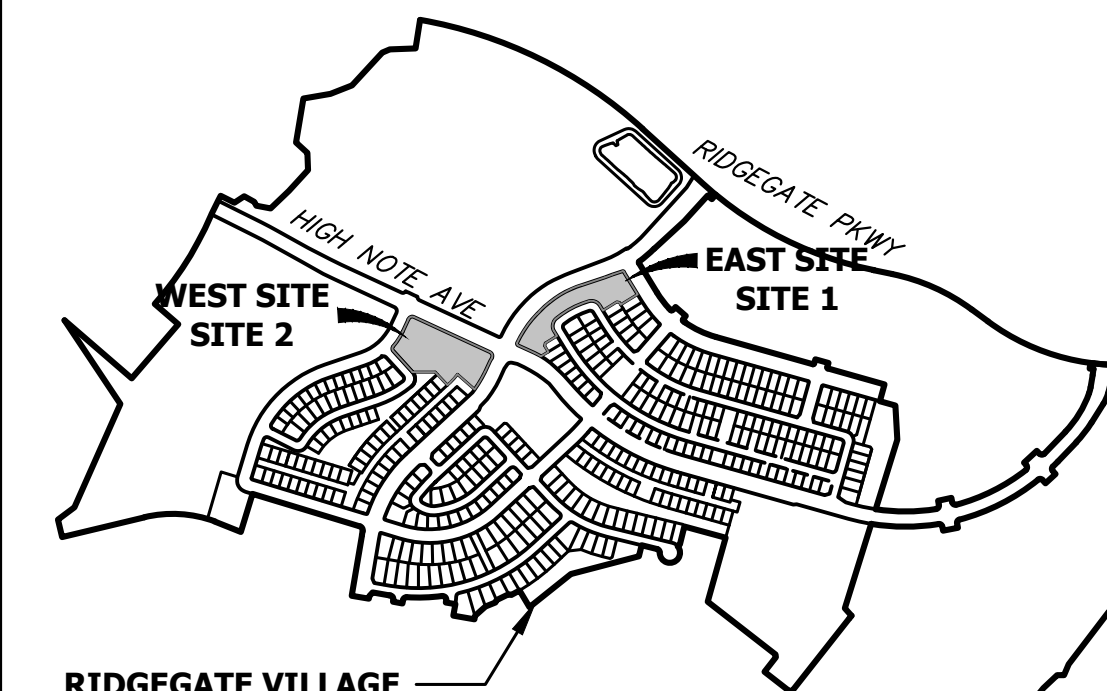
No.	REVISION	BY	DATE

DESIGNED BY	MEP
DRAWN BY	MEP
CHECKED BY	

THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE)
INITIAL GESC PLAN



SITE 2- WEST SITE



RIDGEGATE VILLAGE FILING NO.1
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.

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

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

CITY OF LONE TREE

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR 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.

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 SUITE 900
 DENVER, CO 80202
 (303) 791-8180

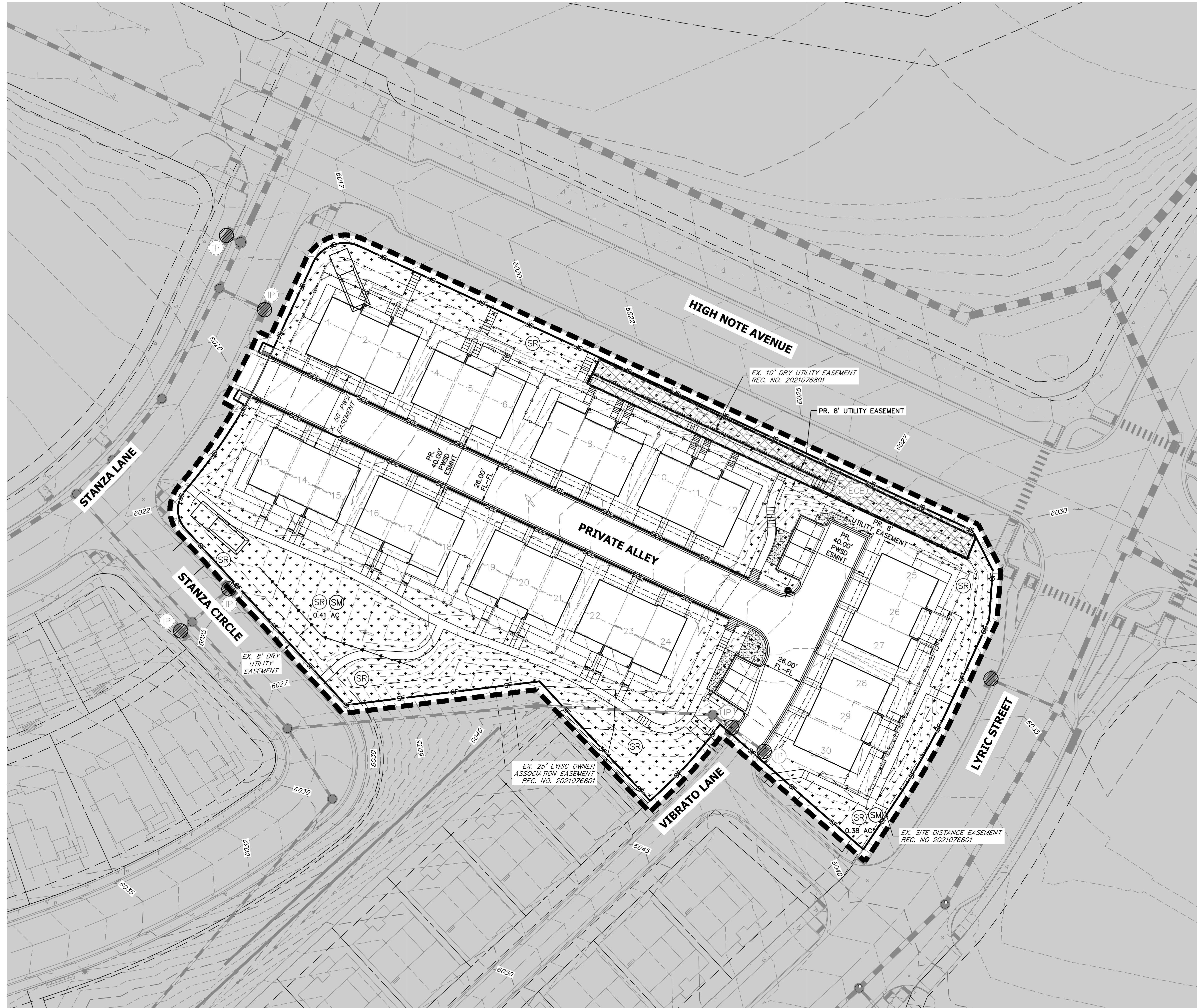
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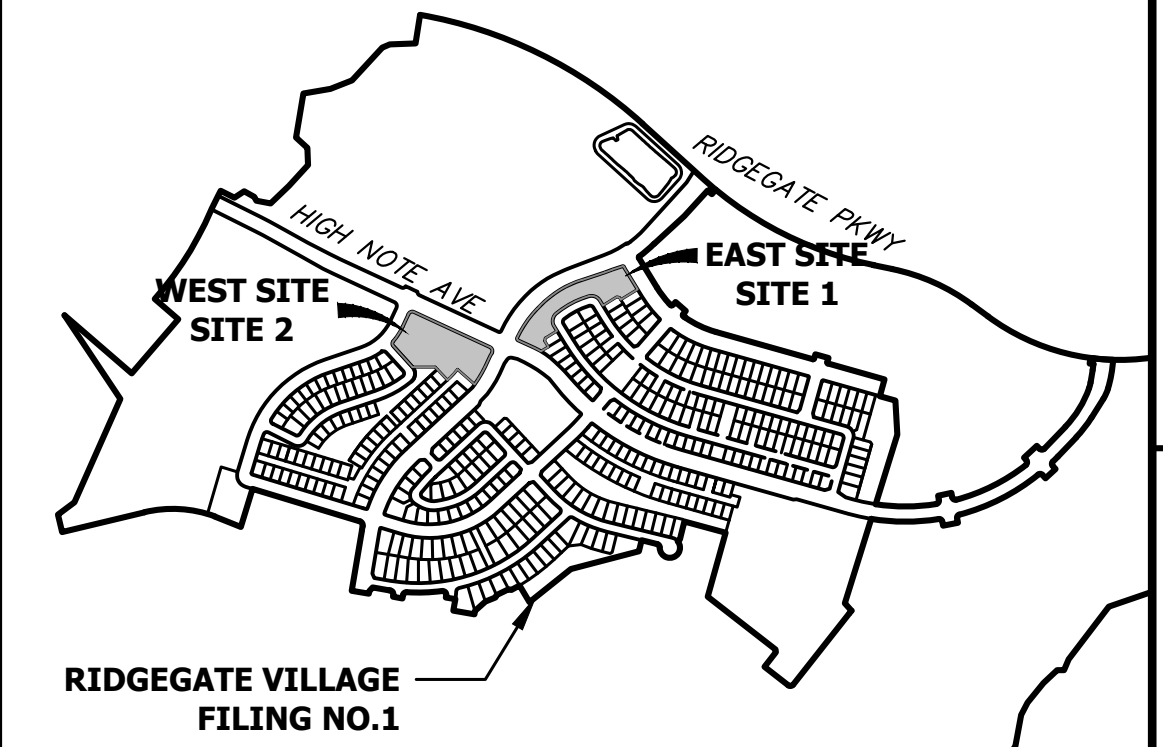
No.	REVISION	BY	DATE

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

THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE)
INTERIM GESC PLAN



SITE 2- WEST SITE



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.



H-SCALE	1"=30'
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

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No.	REVISION	BY	DATE

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V-SCALE	N/A
DATE	5/3/23
DESIGNED BY	MEP
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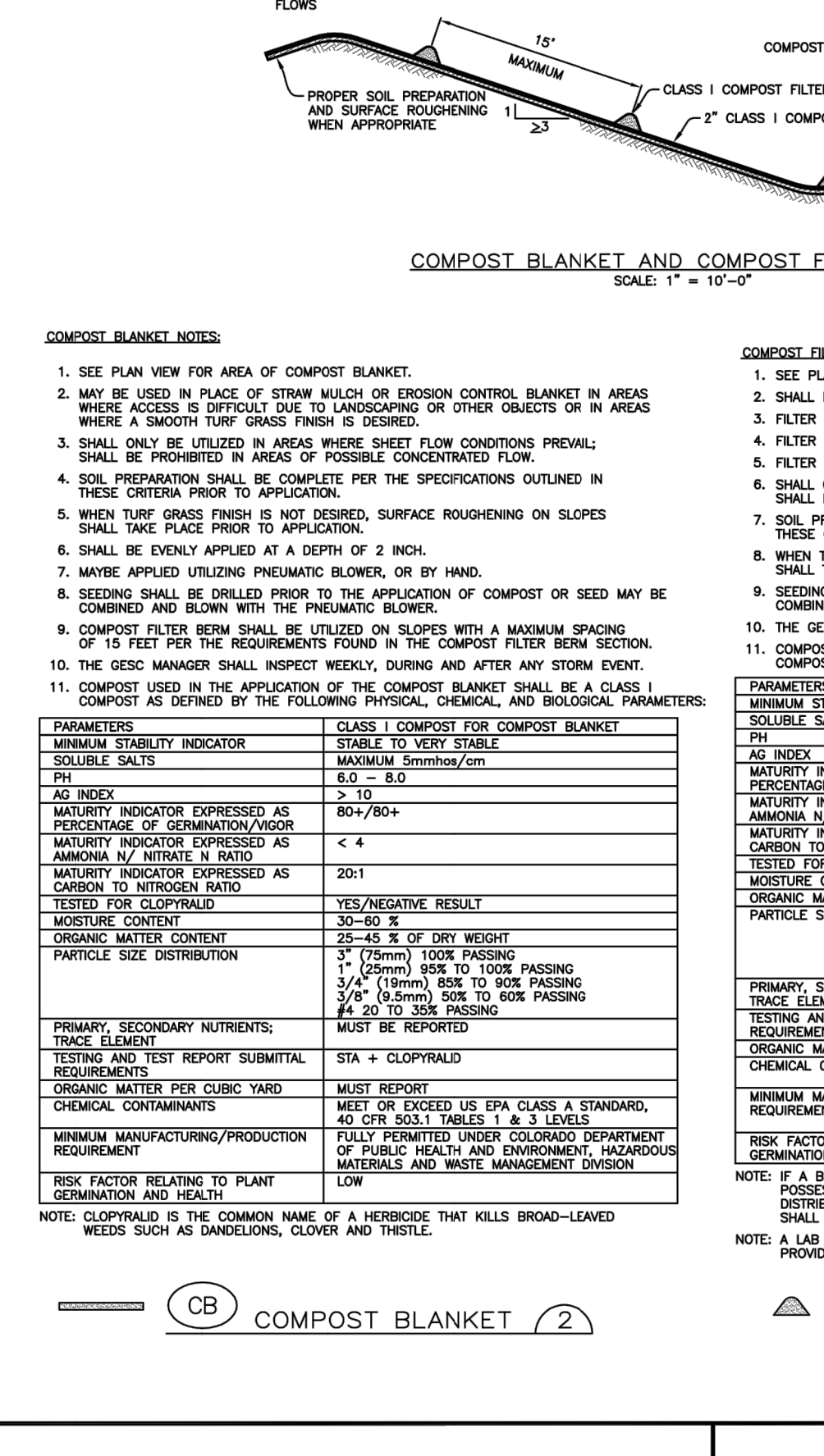
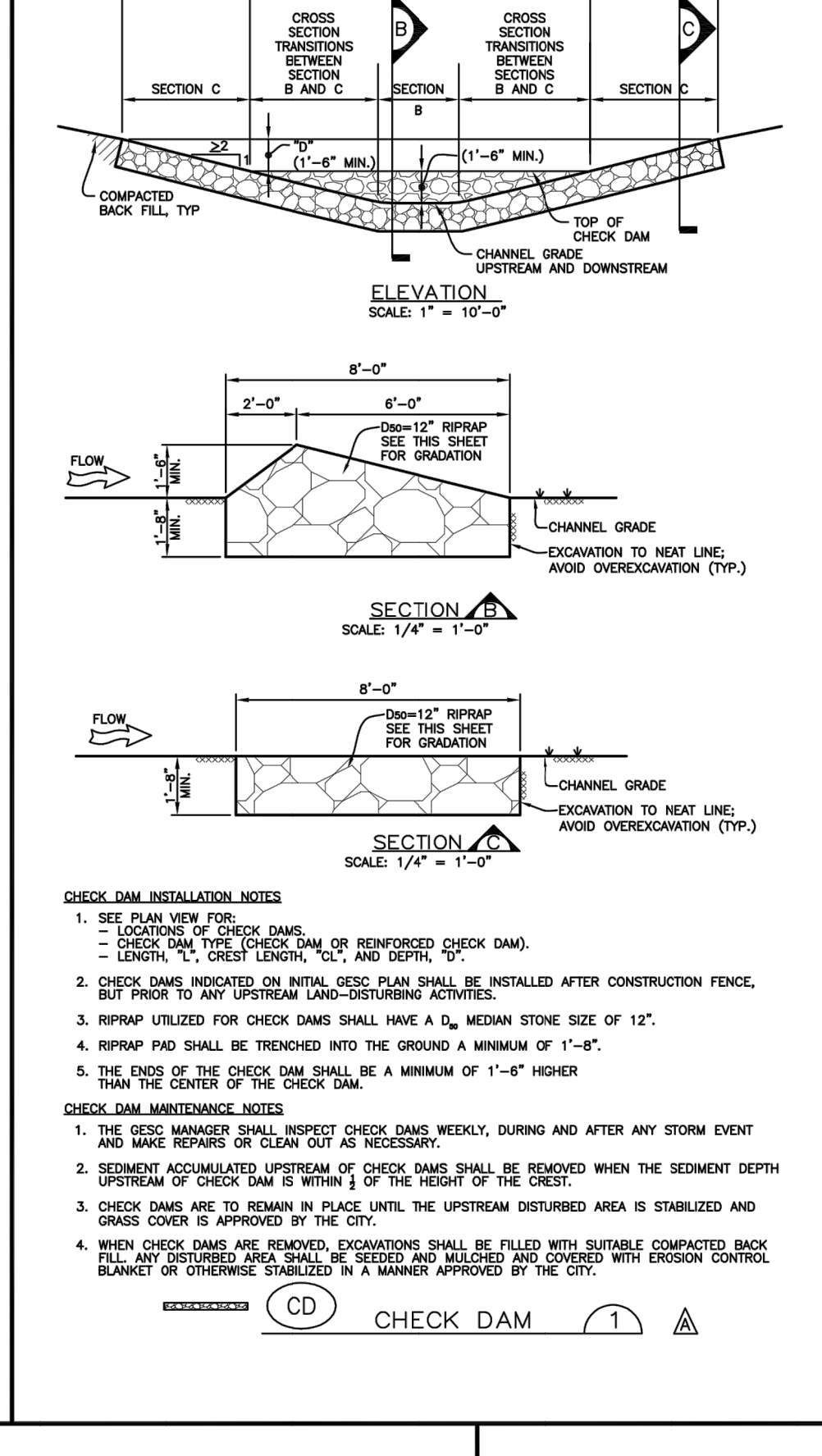
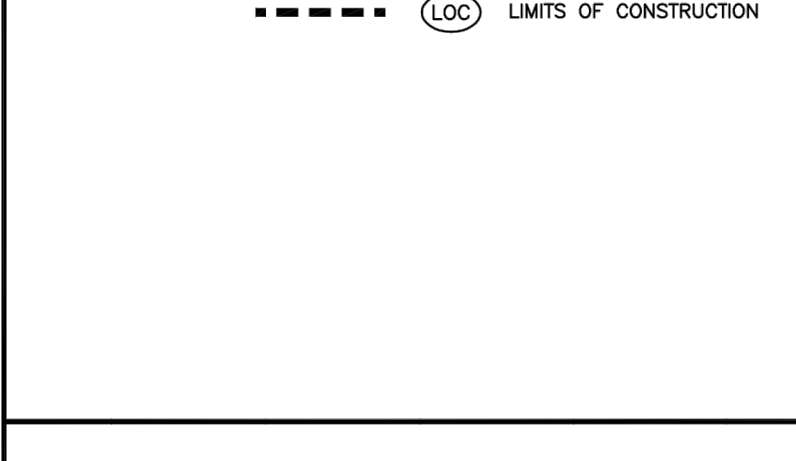
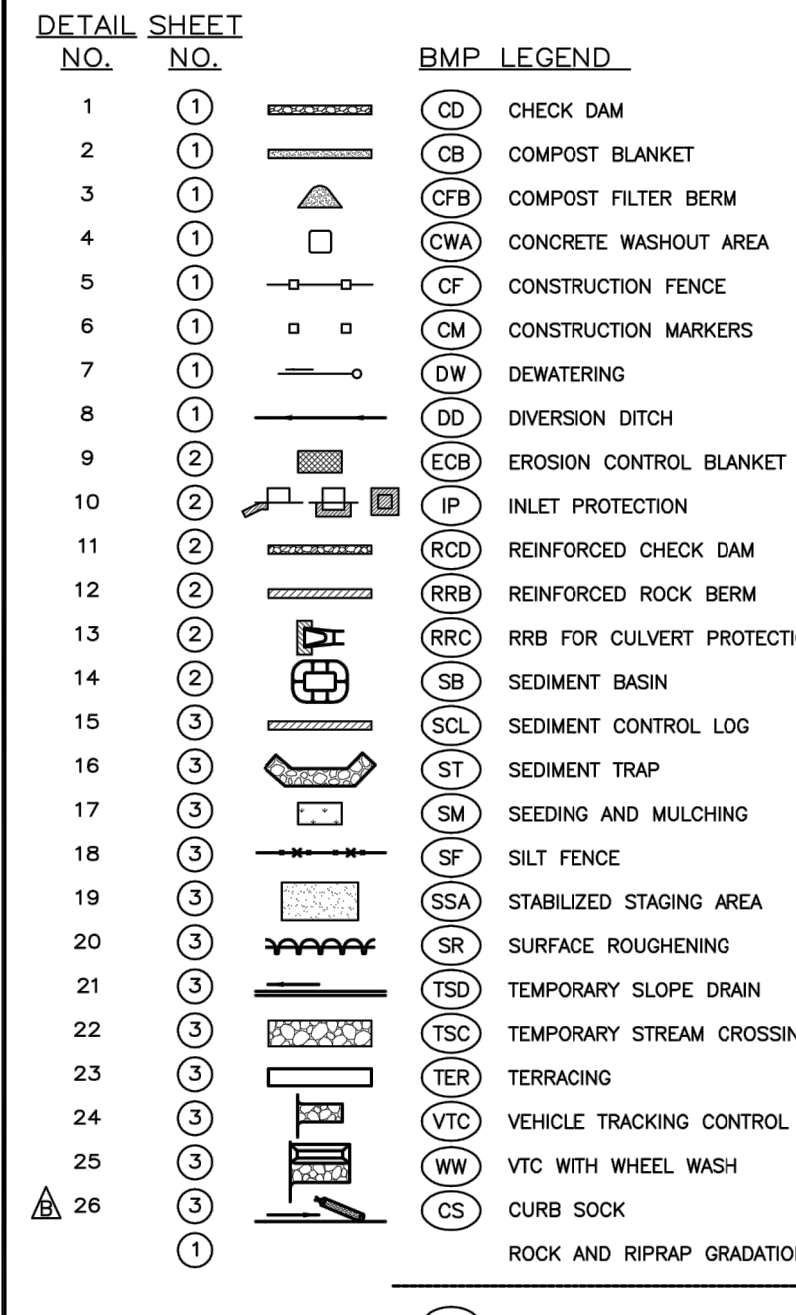
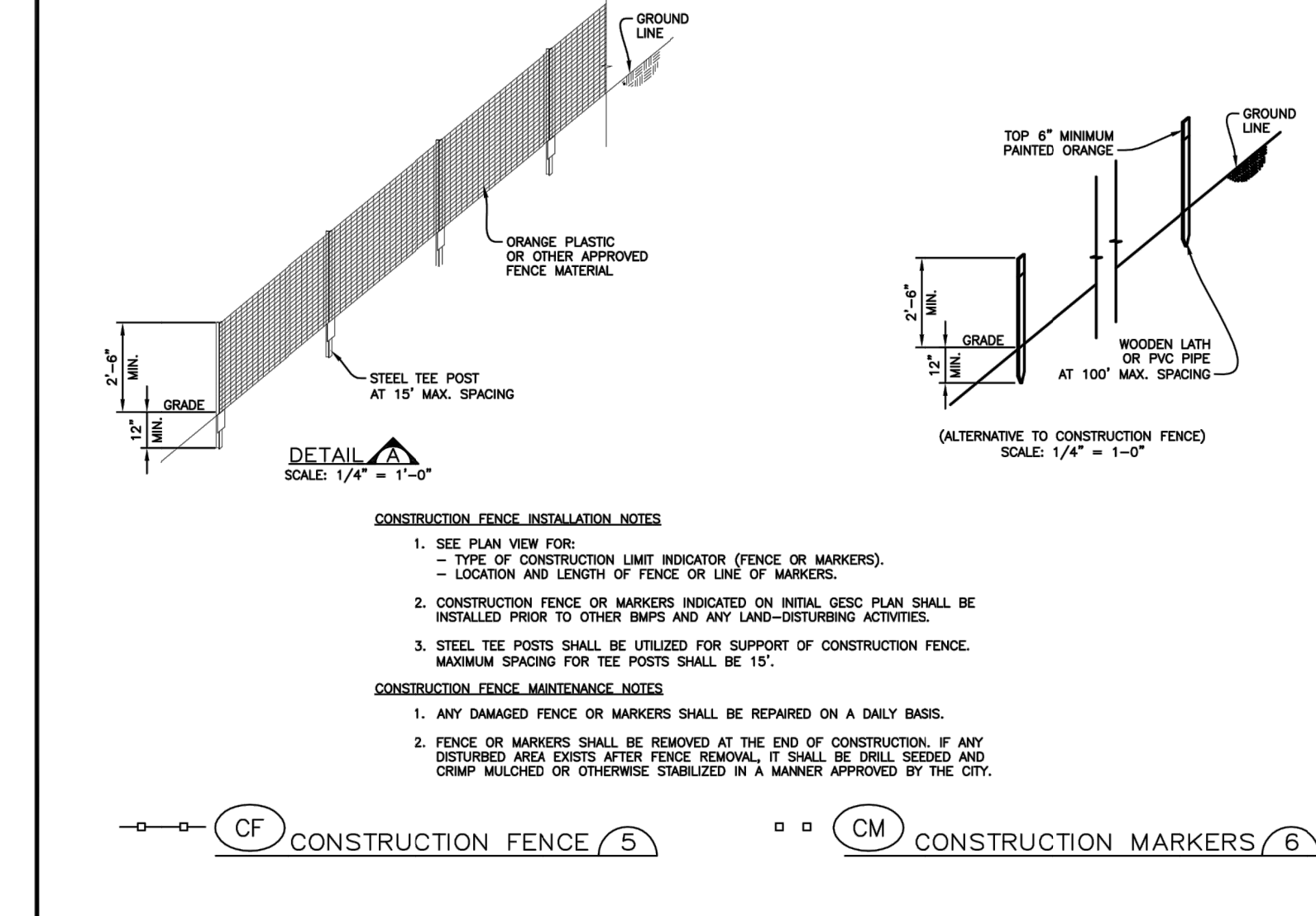
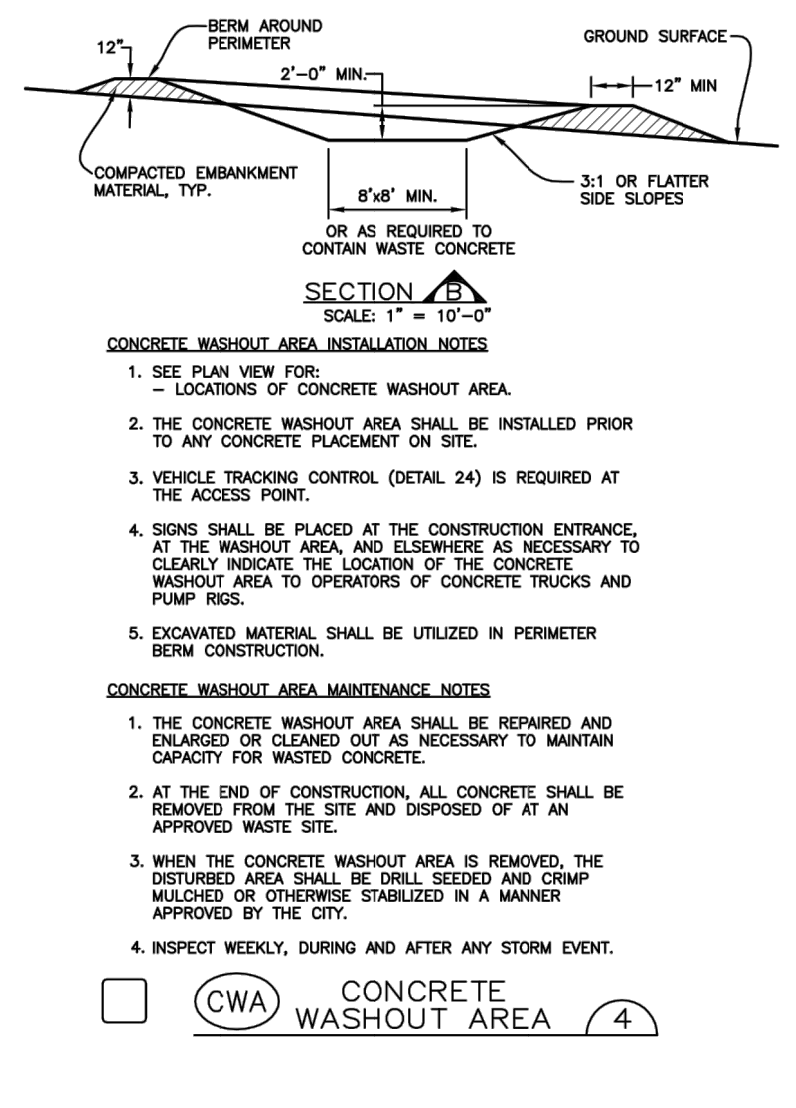
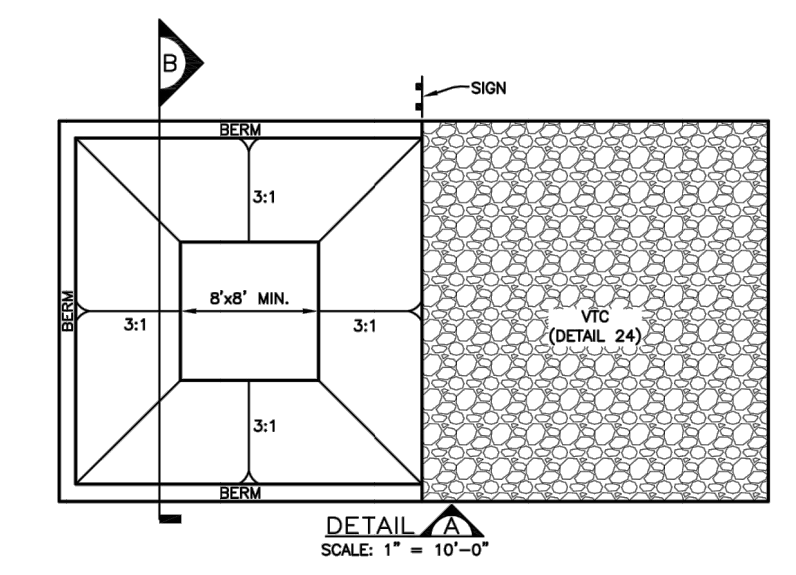
THRIVE TOWNHOMES AT
RIDGEGATE (WEST SITE)
FINAL GESC PLAN

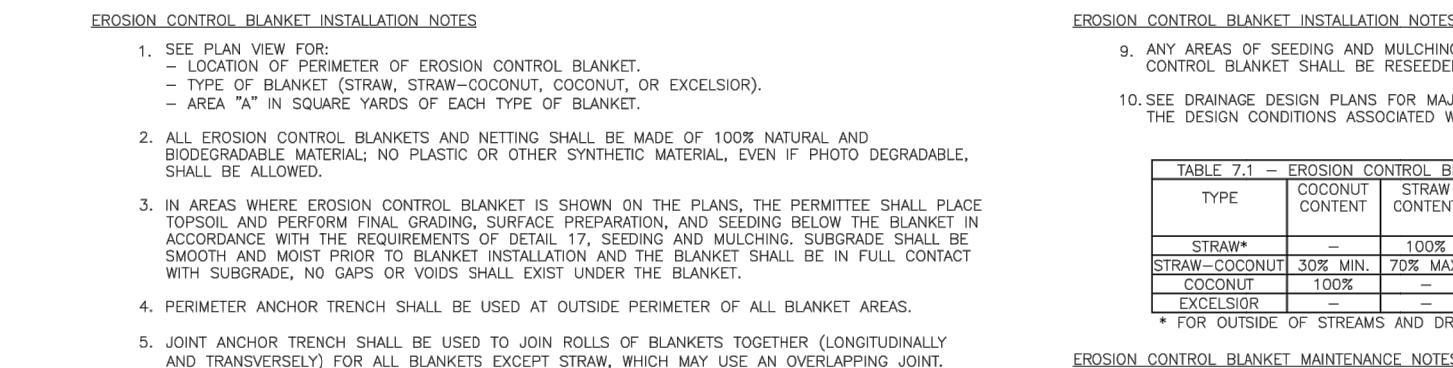
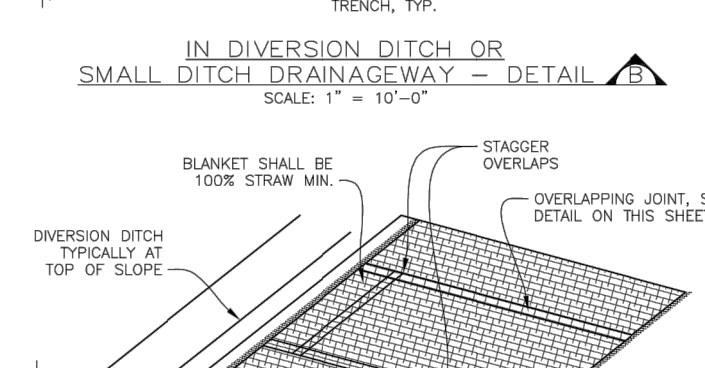
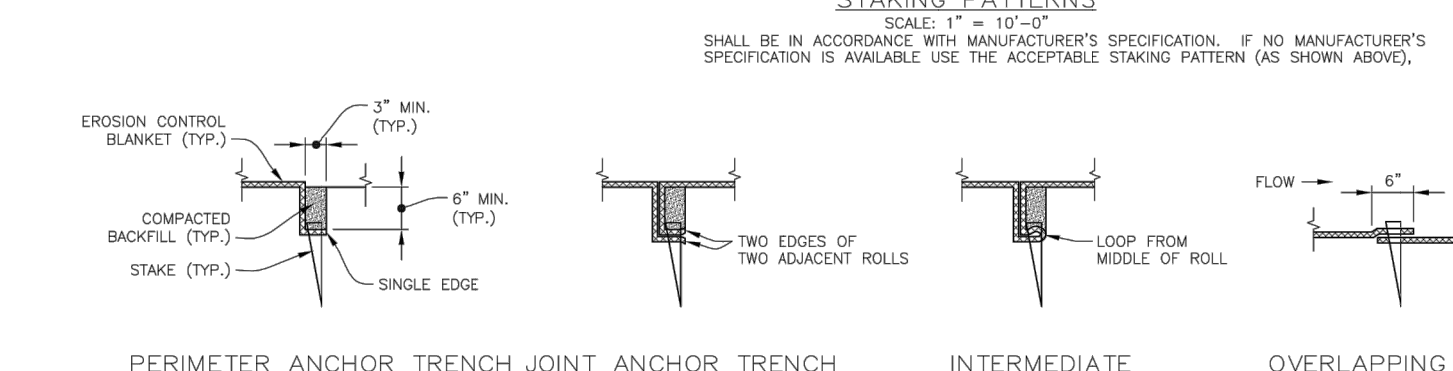
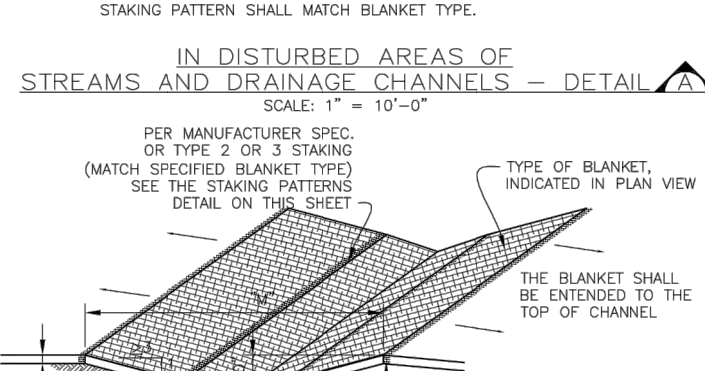
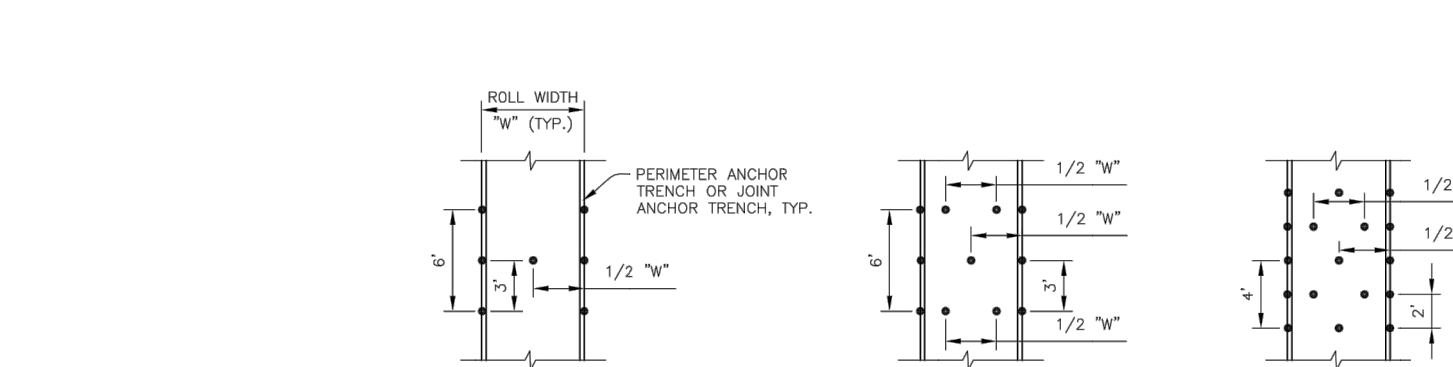
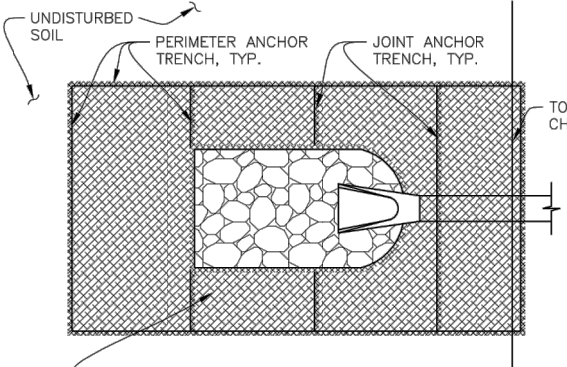
SHEET 15 OF 18

JOB NO. 15950.04

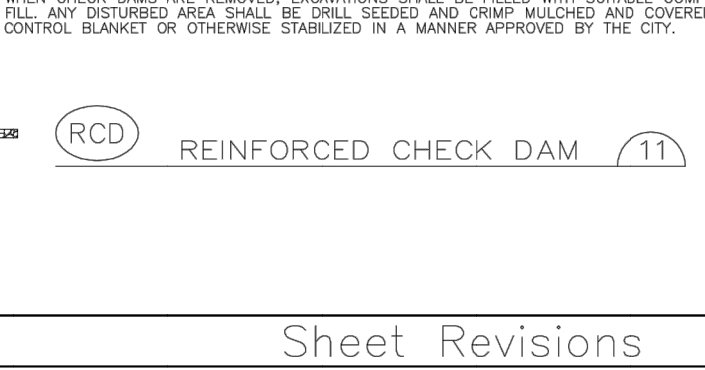
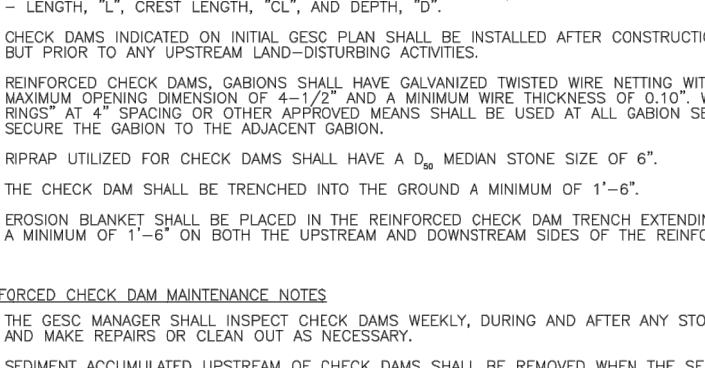
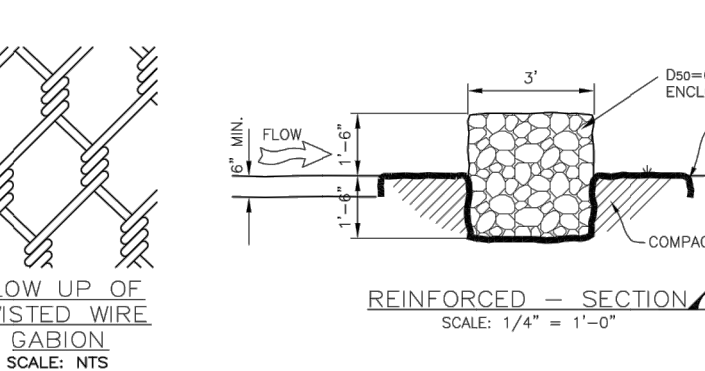
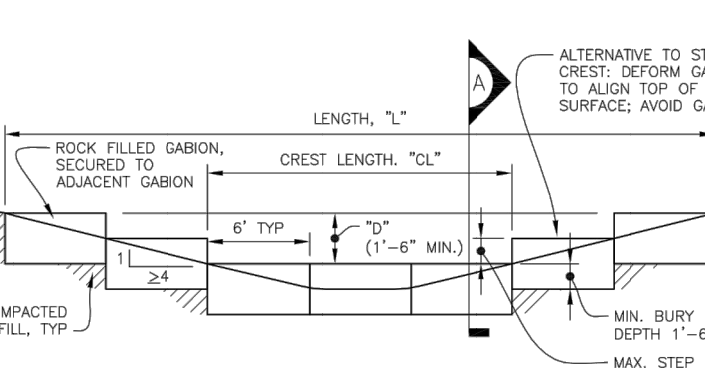
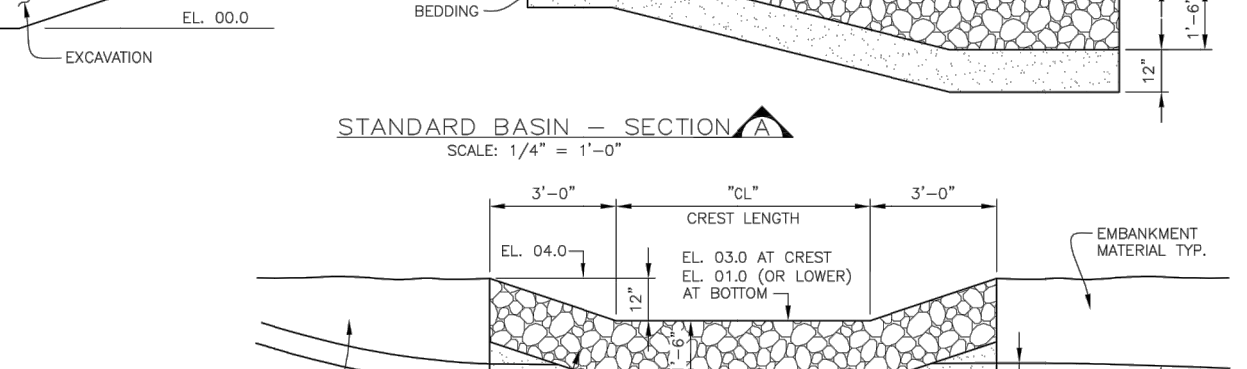
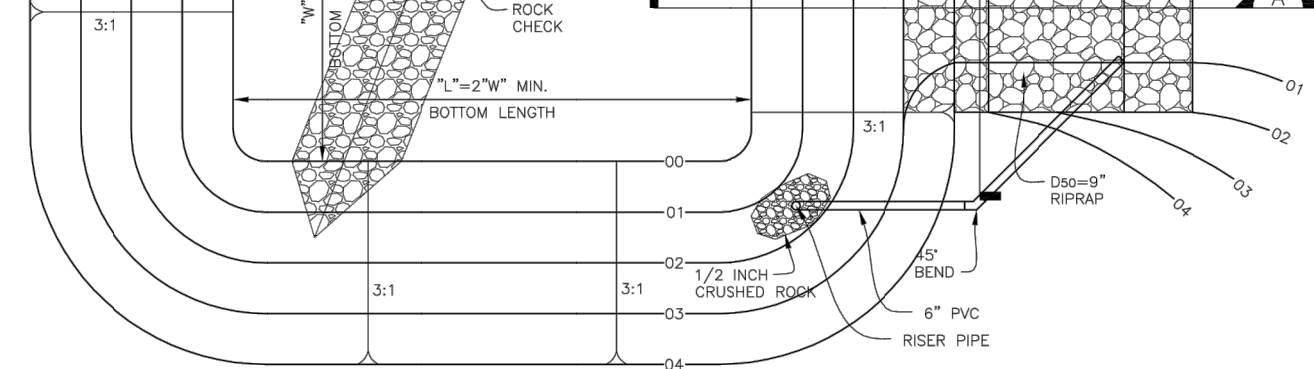
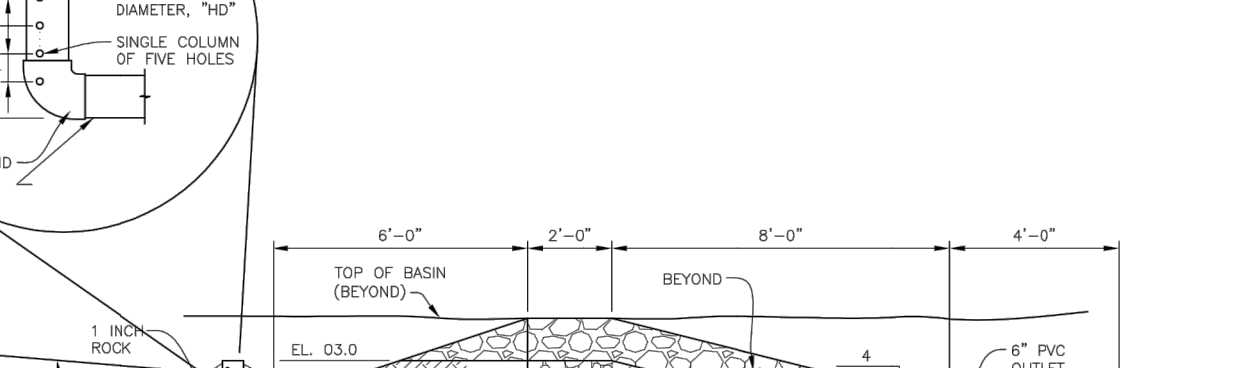
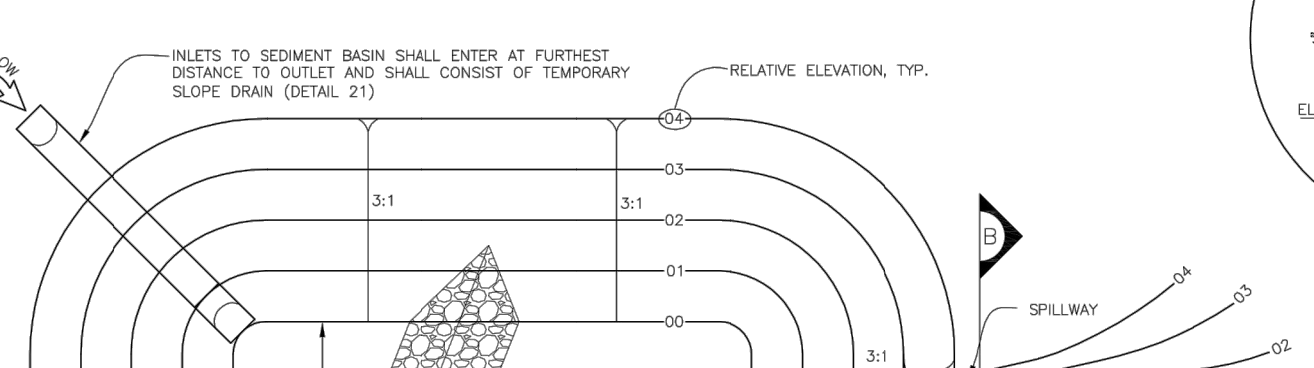
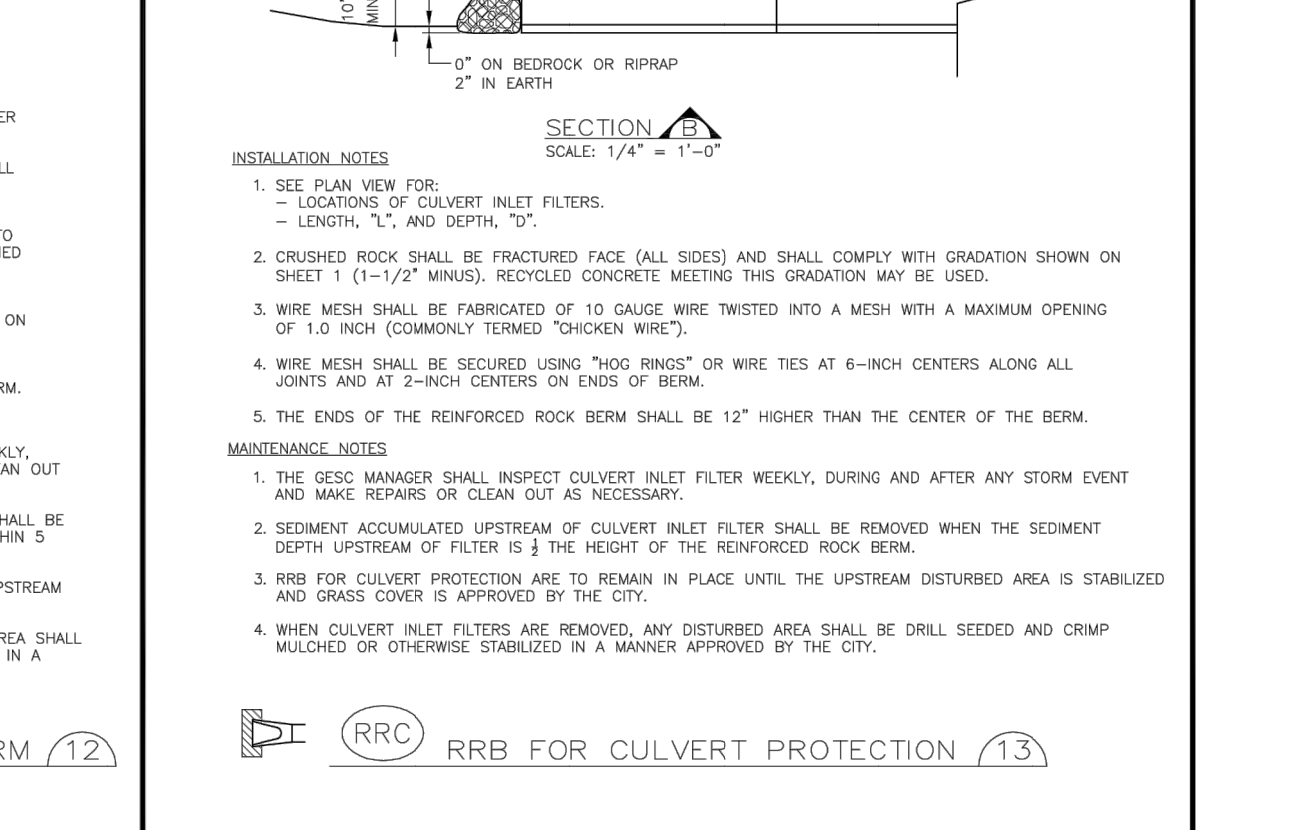
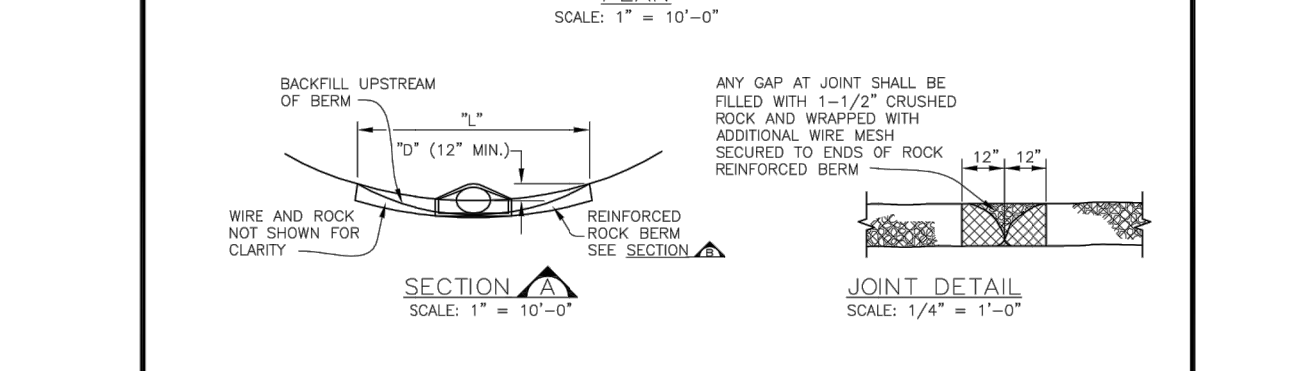
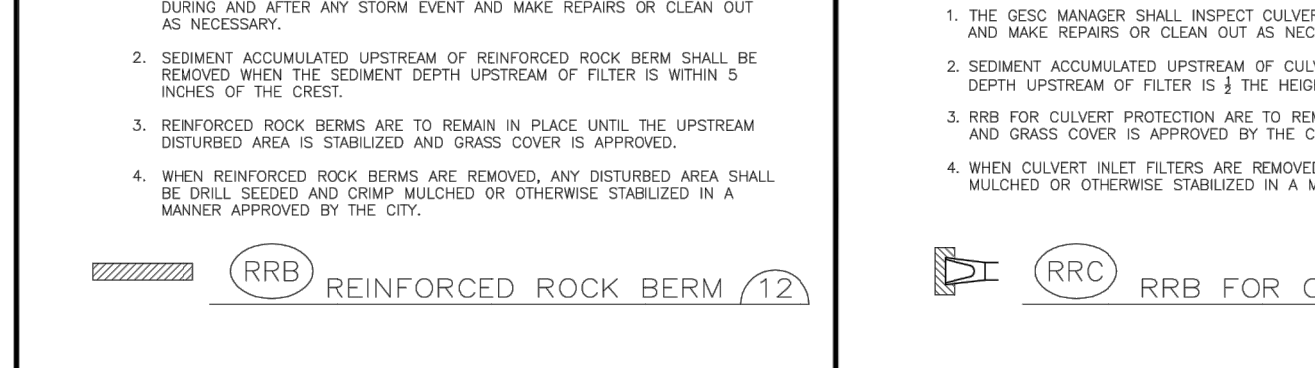
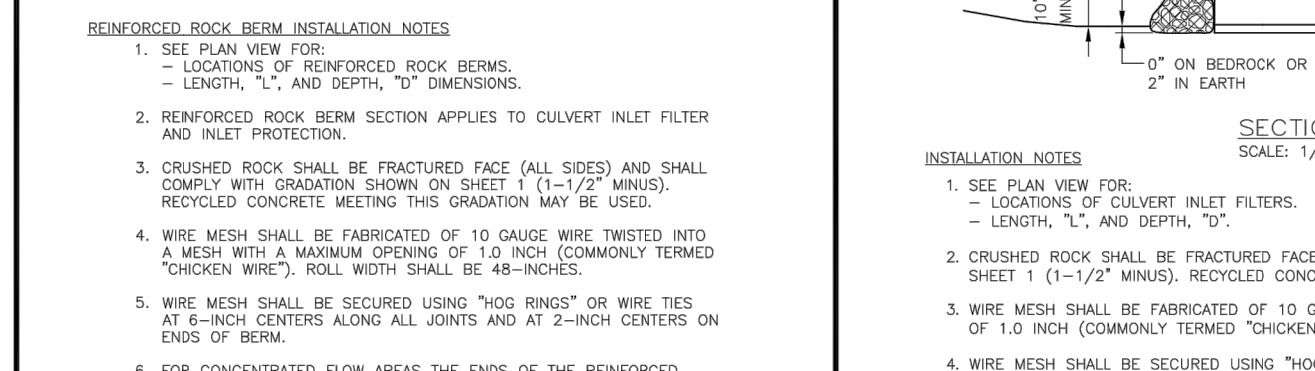
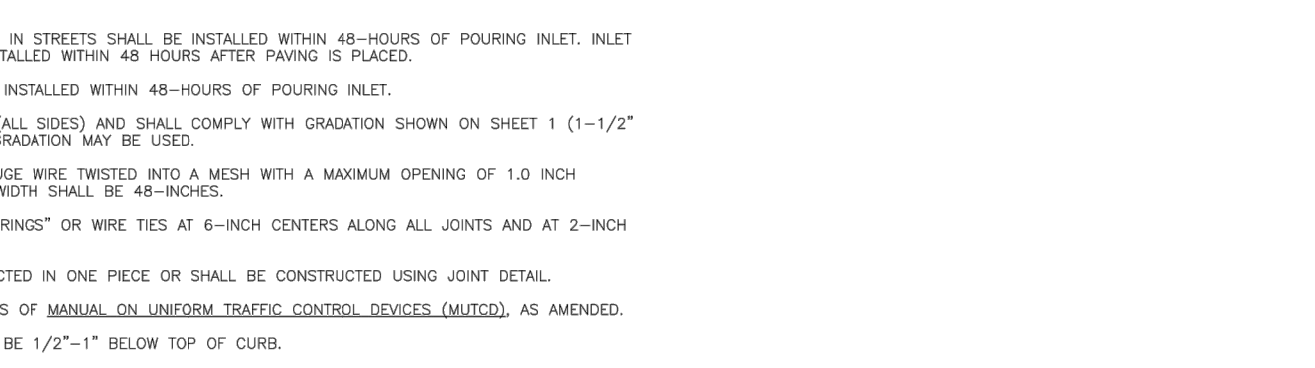
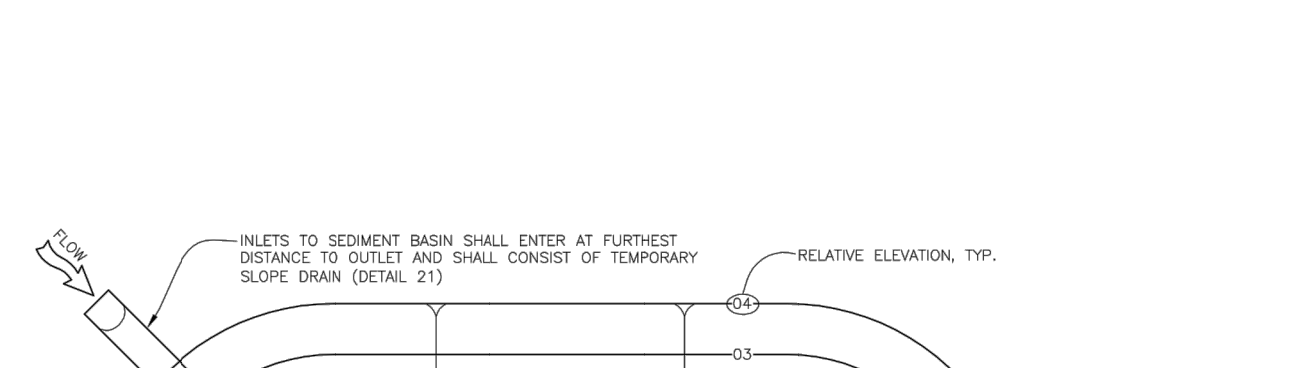
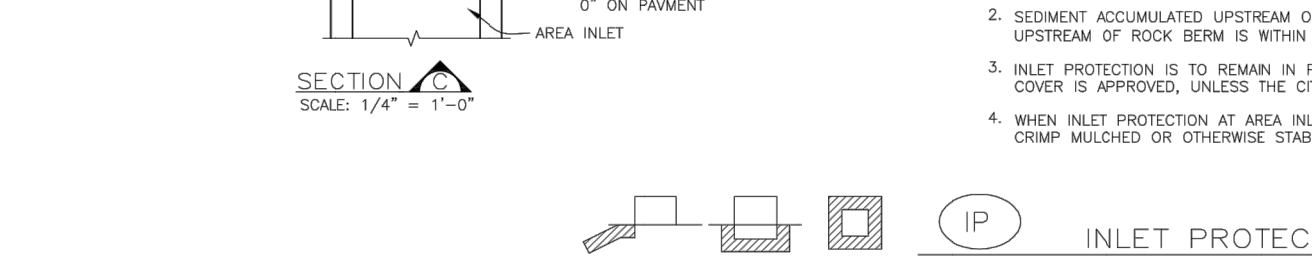
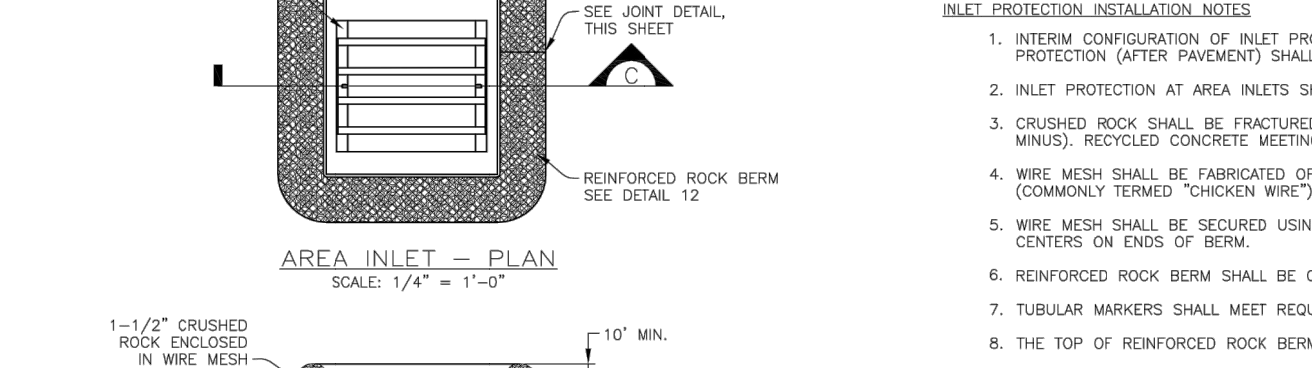
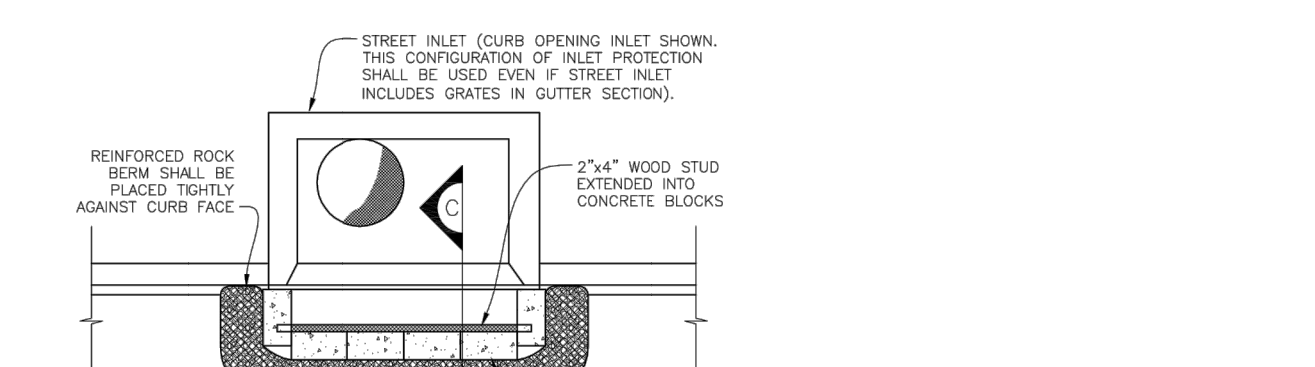
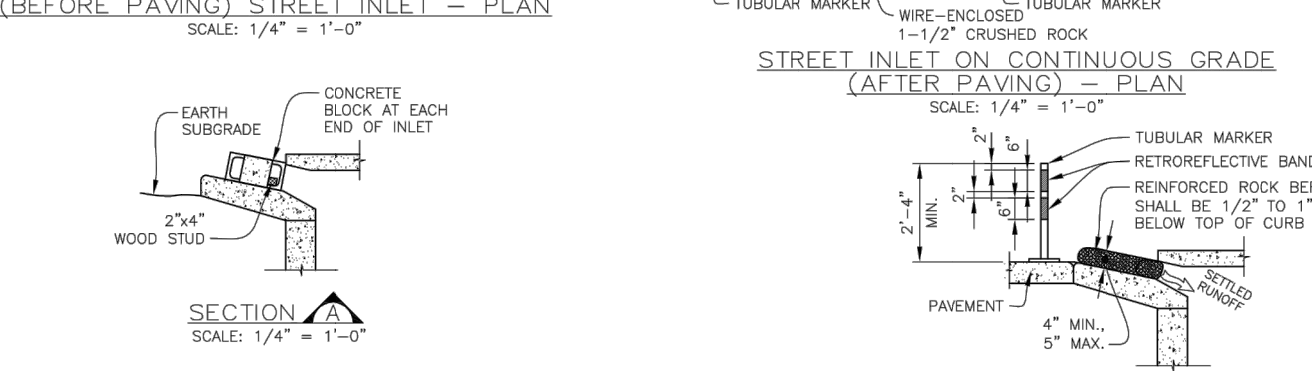
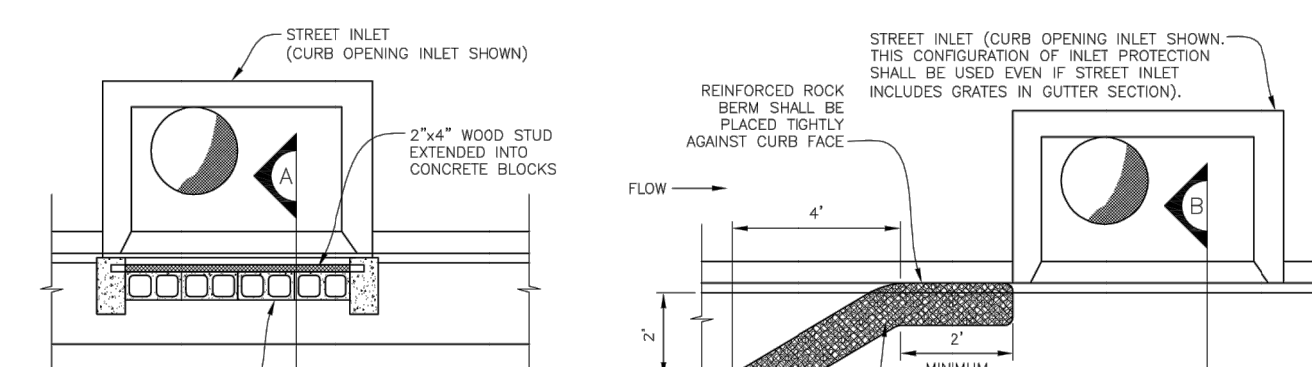
GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

- 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) 682-8112 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE 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 RESCRIPTION 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 LIMITS 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 DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER SHALL BE ISSUED.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY OF LONE TREE-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE CITY OF LONE TREE ENGINEERING DIVISION.
- 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.





TYPE	EROSION CONTROL BLANKET TYPE	NETTING MIN.
EROSION CONTROL BLANKET	TYPE 1	1.000
EROSION CONTROL BLANKET	TYPE 2	1.000
EROSION CONTROL BLANKET	TYPE 3	1.000
EROSION CONTROL BLANKET	TYPE 4	1.000



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
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
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DESIGNED BY	DRAWN BY	CHECKED BY

THRIVE TOWNHOMES AT RIDGEGATE (WEST SITE)
GESC DETAILS

SHEET 17 OF 18
JOB NO. 15950.04

NO.	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 C5-23), MISC. NOTE EDITS	GAW

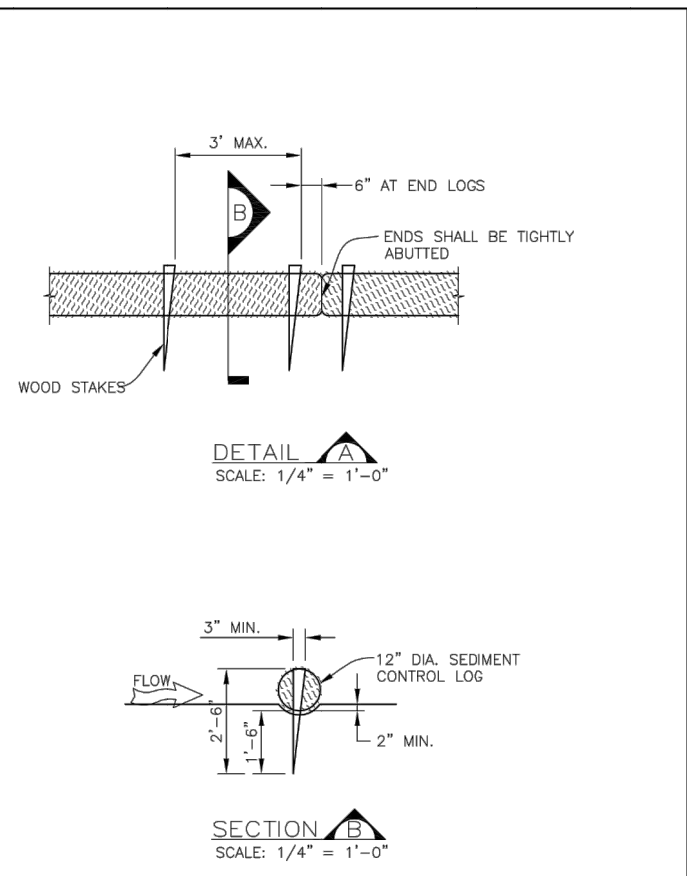
NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS, UNLESS OTHERWISE NOTED. SCALE 11"X17" SHEETS.



CITY OF LONE TREE
DEPARTMENT OF PUBLIC WORKS
Engineering Division

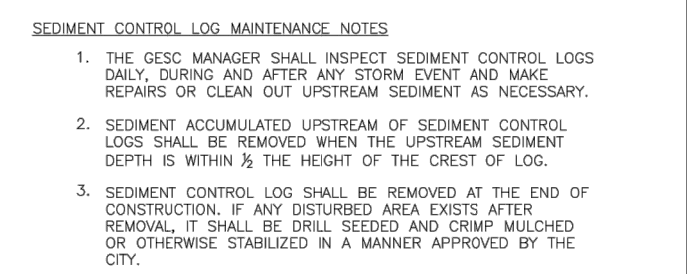
GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS
SHEET 2 OF 3



SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG
- SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL BE MADE OF STRAW, COMPOST, DISEASURE, OR COCOON FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".



SEDIMENT TRAP INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP
- SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- SEDIMENT TRAP BEAMS SHALL BE CONSTRUCTED FROM MATERIAL FROM ERIGATION. THE BEAM SHALL BE COMPACTED TO SIDE OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
- RIPRAP TRAP BEAM SHALL BE CONSTRUCTED WITH 12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
- THE TOP OF THE EARTHEN BEAM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TIP OF THE RIPRAP OUTLET STRUCTURE.
- THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.



SEEDING AND MULCHING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - AREA OF SEEDING AND MULCHING
 - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH)
- ALL AREAS FURNISHED SHALL BE FREE FROM SUCH NOxious SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPAIAN BROMEWEE, JOHNSON GRASS, KNAW WEED AND LAZY SOD.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOIST, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO CITY OF LONE TREE UPON REQUEST.
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT.
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE LOSS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE CITY OF LONE TREE GESC INSPECTOR.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE: (POUNDS OF SEED) x (PURITY) x (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL AREAS TO BE SEEDING AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HILL ROADS AND OTHER COMPACTED AREAS SHALL BE LOESSED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
- SOIL IS TO BE THOROUGHLY LOOSED (TILLED) TO A DEPTH OF AT LEAST 8 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLASS GREATER THAN 8 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVE NOT BEEN THOROUGHLY LOOSED SHALL BE REJECTED.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH OF 1/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR WHICH SHALL CONSIST OF LONG-STEMMED STRAW, AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
- IF THE PERMITTEE DEMONSTRATES TO THE CITY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORM BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH. THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE CITY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.
- TACKLER FEED SHALL BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.

SEEDING AND MULCHING MAINTENANCE NOTES

- SEEDING AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY.
- IF THERE ARE TWO WEEKS FUTURE WITH A MINIMUM HEIGHT OF 3 INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES PROVIDED BY THE CITY OF LONE TREE-APPROVED MIX.
- NO BARE AREAS LARGER THAN 1 SQUARE FOOT (TWO-FEET BY TWO-FEET OR EQUIVALENT).
- FREE OF ERODED AREAS.
- FREE FROM INFESTATION OF NOxious WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- REQUIRED COVERAGE FOR TARP GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOxious WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- HILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE CITY.

CITY OF LONE TREE PERMANENT DRILL SEEDING MIX

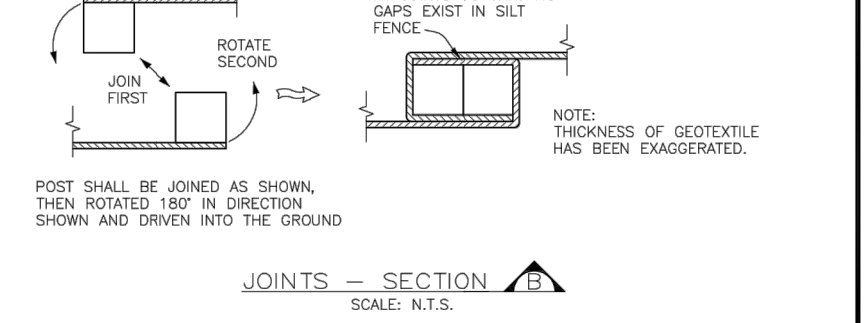
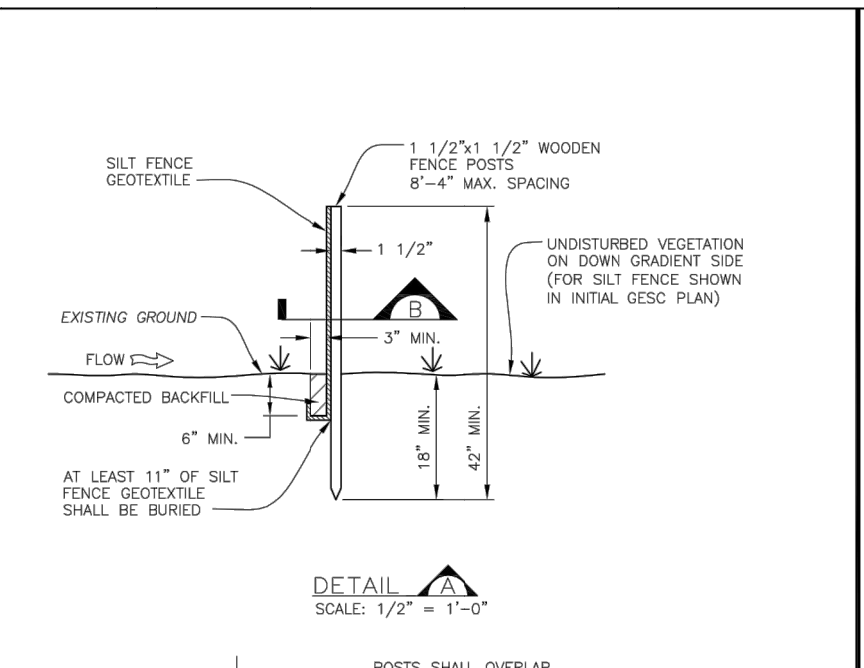
SPECIES	VARIETY	NOTES	LB./LN. MIX	OUNDS OF PLS PER ACRE
BLUE GRASS	KAW	PMWS	10	1.1
YELLOW INDIGRASS	CHEYENNE	PMWS	10	1.1
SWITCHGRASS	BLACKWELL	PMWS	10	0.4
SOLOATS GRAMA	VAUGHN	PMWS	10	0.9
WESTERN WHEATGRASS	ARRIBA	PMWS	10	1.8
BLUE GRAMA	HACHITA	PMWS	10	0.3
THICKSPINE WHEATGRASS	CRITANA	PMWS	10	1.1
PRAIRIE SANDPEG	GOSEHEN	PMWS	10	0.7
GREEN NEEDLEGRASS	LODDORN	PMWS	10	1.1
SANDHORN WHEATGRASS	PRYOR	PMWS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PMWS	5	0.6
TOTAL			50	9.2

CITY OF LONE TREE TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	LB./LN. MIX	OUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PMCS	30	3.9
INTERMEDIATE WHEATGRASS	GAHE	PMCS	30	4.5
FLECKSCENT WHEATGRASS	LUNA	PMCS	30	4.2
ANNUAL RyEGRASS	N/A	ACB	10	0.8
TOTAL			100	13.4

CITY OF LONE TREE LOW-GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	LB./LN. MIX	OUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXIDA	PMWS	20	3.2
BLUE GRAMA	HACHITA	PMWS	20	0.6
WESTERN WHEATGRASS	ARRIBA	PMCS	20	3.2
SOLOATS GRAMA	VAUGHN	PMWS	20	1.8
THICKSPINE WHEATGRASS	CRITANA	PMCS	10	1.1
STREAMBANK WHEATGRASS	SODAR	PMCS	10	1.2
TOTAL			100	11.0

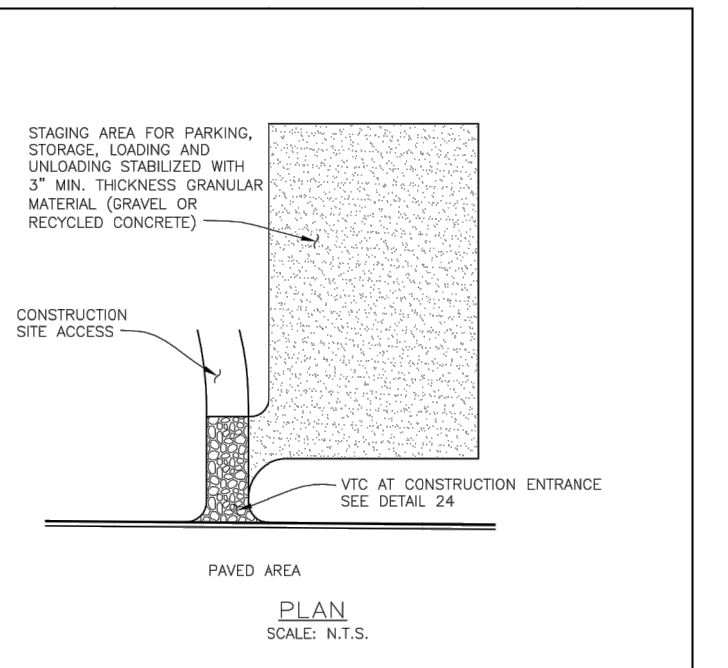


SILT FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF FENCE
- ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE, NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "SPRING JACK", OR BY WHEEL. FENCE SHALL BE TIGHTENED TO SUCH THAT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 6- TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
 - 20 LB. TENSILE STRENGTH PER ASTM D698.
 - UV DESIGN AT 300 HRS. MIN. 70% STRENGTH RETAINED PER ASTM D 4355.
- SILT FENCE INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SILT FENCE DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEGMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 8 INCHES OF THE GESC CRITERIA STRUCTURE.
- SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE RESEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.



STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH CITY APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
- IF REQUIRED BY THE CITY, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
- STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE STABILIZED STAGING AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEGMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF STAGING AREA SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 8 INCHES OF THE GESC CRITERIA STRUCTURE.
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
- ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACES OF THE STABILIZED STAGING AREA.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE CITY, USED ON SITE, AND THE AREA TOPSOILED, DRILL, SEED, AND CRIMP MULCH OR OTHERWISE STABILIZED IN CONFORMANCE WITH CITY APPROVED PLANS FOR SITE AND THE APPLICABLE GESC PERMIT.

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

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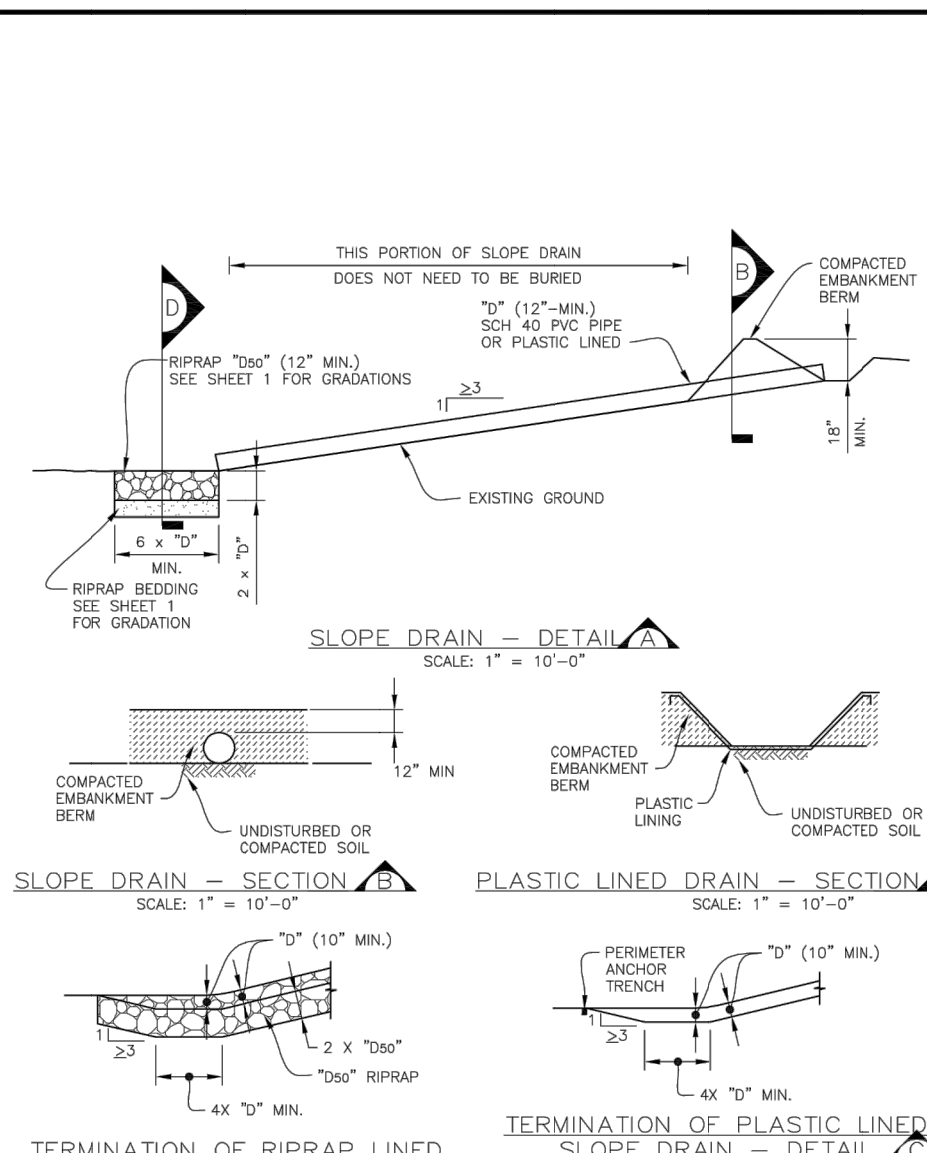


SURFACE ROUGHENING INSTALLATION NOTES

- SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND FLAT AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
- AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPRAP OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT HEADS.

SURFACE ROUGHENING MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEGMENT AS NECESSARY.
- A RIPRAP PAD SHALL BE PLACED AT THE TOP OF THE SLOPE DRAIN.
- VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS/EXIT POINTS AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
- IN NO-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENING AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
- IN AREAS NOT SEEDING AND MULCHING AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

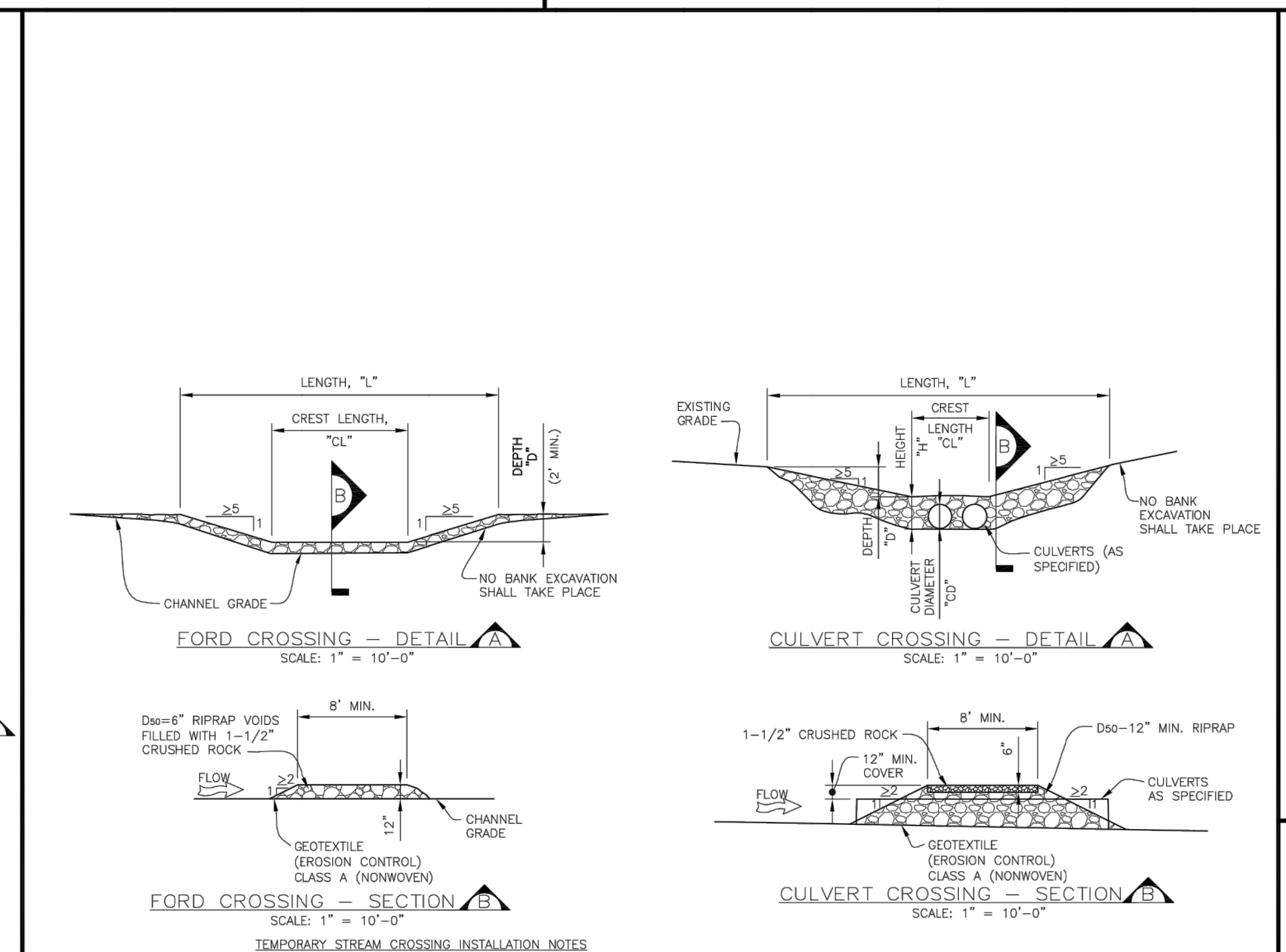


SLOPE DRAIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SLOPE DRAIN
 - PIPE DIAMETER, "D", AND RIPRAP SIZE, "Dw"
- SLOPE DRAIN DIMENSIONS SHALL BE CONSIDERED MINIMUM DIMENSIONS; CONTRACTOR MAY ELECT TO INSTALL LARGER FACILITIES. ANY CHANGE TO SLOPE OR SLOPE DRAIN DURING BASINFLOW OR FLOOD EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SLOPE DRAIN INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY DISTURBING ACTIVITIES.
- FOR TEMPORARY SLOPE DRAIN, PIPE MAY BE INSTALLED ON TOP OF SLOPE; HOWEVER, 12" MIN. COVER AT TOP OF SLOPE SHALL BE PROVIDED.
- A RIPRAP PAD SHALL BE PLACED AT THE OUTLET OF THE SLOPE DRAIN.

SLOPE DRAIN MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SLOPE DRAINS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
- TEMPORARY SLOPE DRAIN ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
- IN AREAS NOT SEEDING AND MULCHING AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

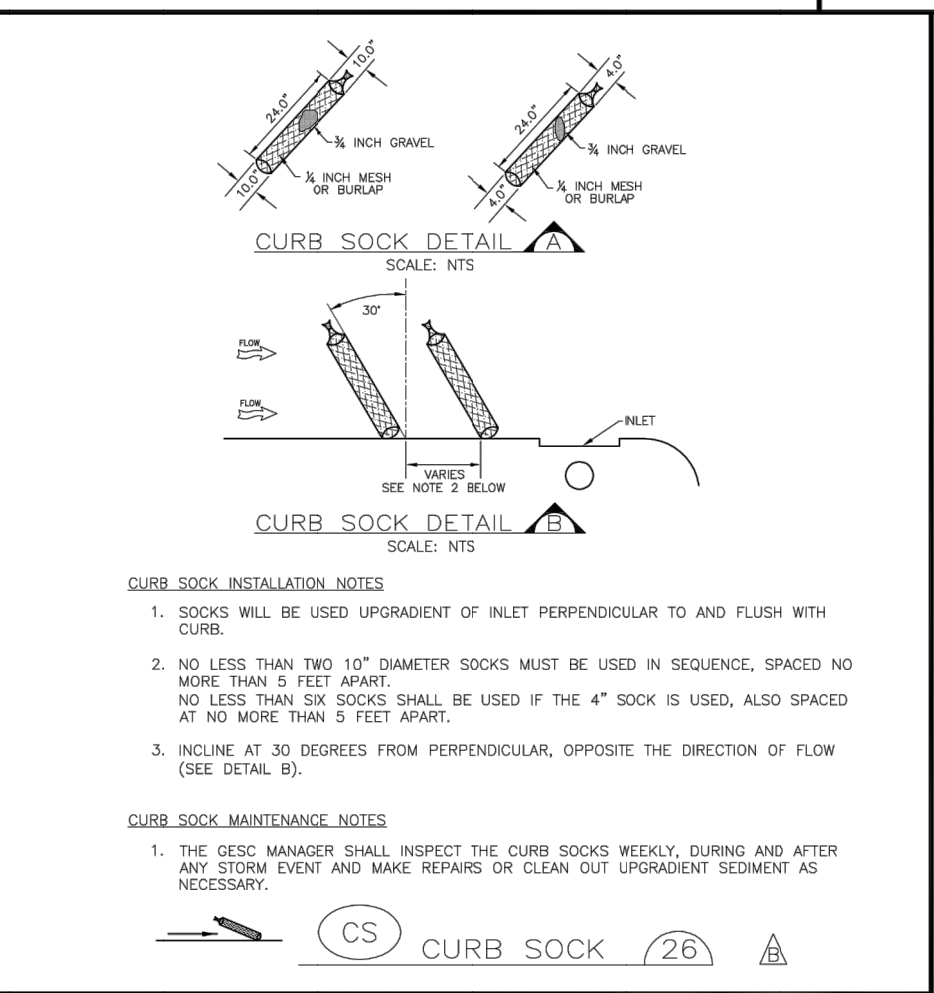


TEMPORARY STREAM CROSSING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATIONS OF TEMPORARY STREAM CROSSING
 - STREAM CROSSING TYPE (FORD OR CULVERT)
 - FOR FORD CROSSING: LENGTH, "L", CHEST LENGTH, "Lc", AND DEPTH, "D"
 - FOR CULVERT CROSSING: LENGTH, "L", CHEST LENGTH, "Lc", CROSSING HEIGHT, "H", DEPTH, "D", CULVERT DIAMETER, "Dc", AND NUMBER, TYPE AND CLASS OR GAUGE OF CULVERTS.
- TEMPORARY STREAM CROSSING DIMENSIONS, DDO, AND NUMBER OF CULVERTS INDICATED (FOR CULVERT CROSSINGS) SHALL BE CONSIDERED MINIMUM DIMENSIONS; ENGINEER MAY ELECT TO INSTALL LARGER FACILITIES. ANY CHANGE TO STREAM CROSSING OR EXISTING STREAM CHANNEL DURING BASINFLOW OR FLOOD EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SEE SHEET 1 FOR RIPRAP AND 1-1/2" CRUSHED ROCK GRADATIONS.
- FOR A TEMPORARY STREAM CROSSING THAT WILL CARRY LOADS, THE TEMPORARY STREAM CROSSING MUST BE DESIGNED BY THE DESIGN ENGINEER.

TEMPORARY STREAM CROSSING MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT STREAM CROSSINGS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEGMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6-INCHES OF THE CREST (FOR CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12-INCHES (CULVERT CROSSING).
- WHEN STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL, SEED, AND CRIMP MULCH OR COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

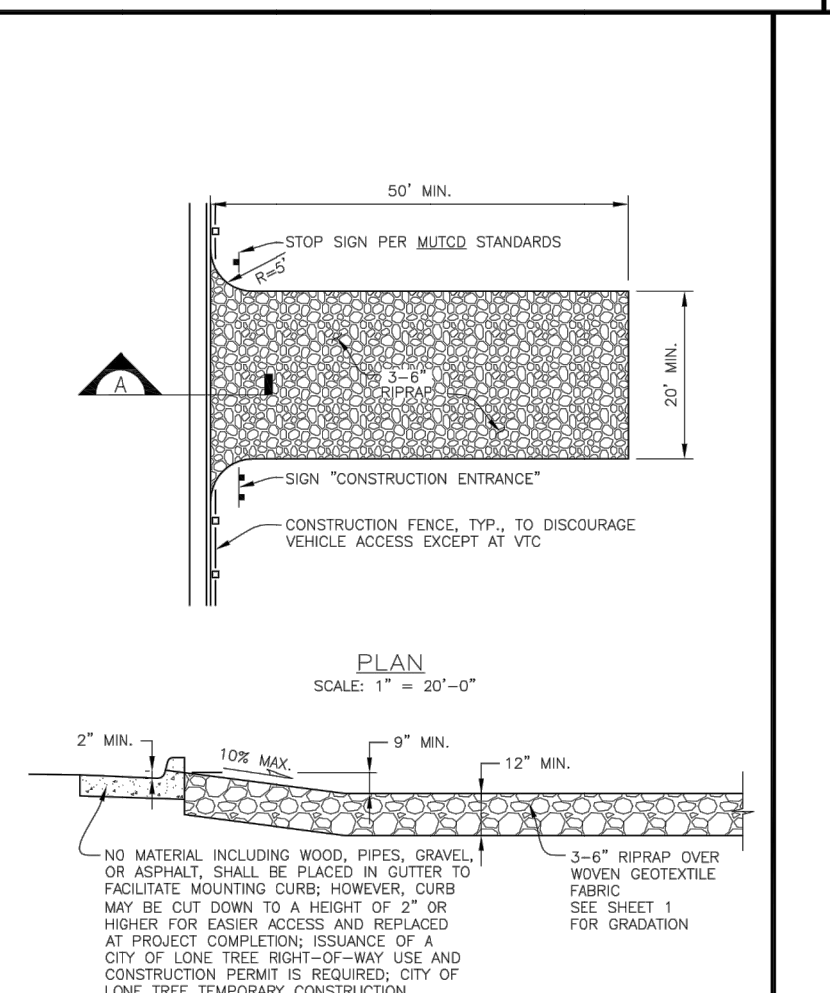


CURB SOCK INSTALLATION NOTES

- SOCKS WILL BE USED UPGRADING OF INLET PERPENDICULAR TO AND FLUSH WITH CURB.
- NO LESS THAN TWO 12" DIAMETER SOCKS MUST BE USED IN SEQUENCE, SPACED NO MORE THAN 3 FEET APART. NO LESS THAN SIX SOCKS SHALL BE USED IF THE 4" SOCK IS USED, ALSO SPACED AT NO MORE THAN 3 FEET APART.
- INCLINE AT 30 DEGREES FROM PERPENDICULAR, OPPOSITE THE DIRECTION OF FLOW (SEE DETAIL B).

CURB SOCK MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE CURB SOCKS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEGMENT AS NECESSARY.
- SEEDING IS NOT REQUIRED FOR SLOPES OF 4 TO 1 OR FLATTER.
- EARTH (VEGETATED) SLOPES STEEPER THAN 3 TO 1 ARE NOT ALLOWED ON THE SITE.

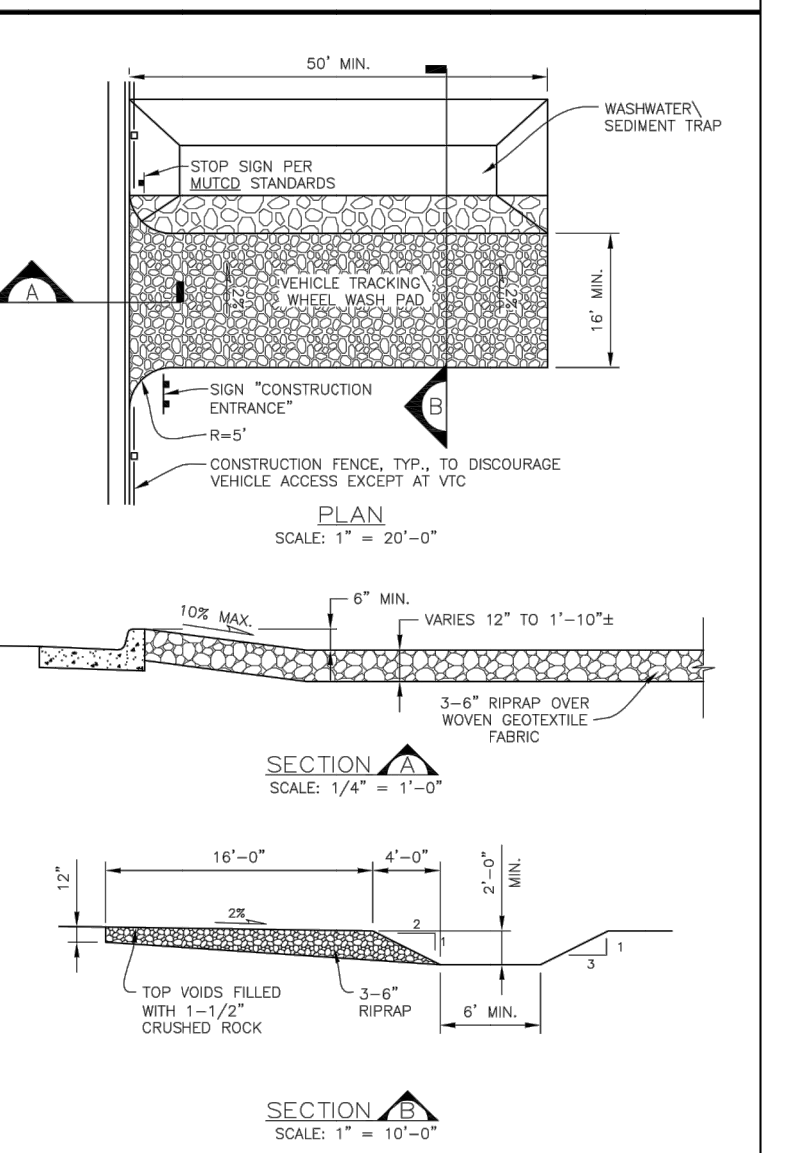
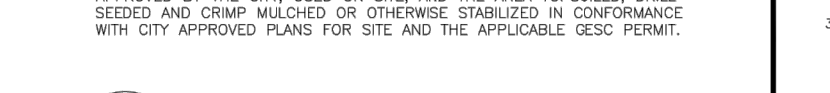


VEHICLE TRACKING CONTROL INSTALLATION NOTES

- VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
- VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOUNCERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.8. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTION.
- WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE VTC STONE TO HELP MINIMIZE MIGRATION OF THE STONE INTO THE UNDERLYING MATERIAL.
- ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPAIRED BY PERMITEE.
- A CITY OF LONE TREE TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH ACCESS/EXIT POINT FROM THE SITE.
- A STOP SIGN, INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXISTING TRAFFIC AT THE VTC.

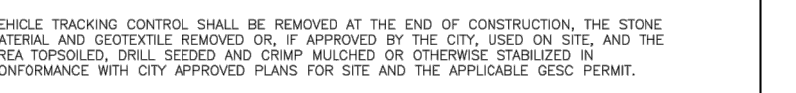
VEHICLE TRACKING CONTROL MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL PADS DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM PAD SURFACE. STONE SHOULD BE CLEAN AND LOOSE ENOUGH TO ALLOW VEHICLES TO RUT SUFFICIENTLY TO CAUSE LOOSE GRAVEL TO DISLOCATE AND REMOVED FROM VEHICLE TIRES. WHEN STONE BECOMES COMPACTED AND/OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, PERMITEE SHALL STOP, TURN OVER, OR OTHERWISE LOOSEN THE STONE. PLACE ADDITIONAL NEW STONE, OR REPLACE STONE AS NECESSARY TO RESTORE EFFECTIVENESS.
- VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE STONE MATERIAL AND GEOTEXTILE REMOVED OR, IF APPROVED BY THE CITY, USED ON SITE, AND THE AREA TOPSOILED, DRILL, SEED, AND CRIMP MULCH OR OTHERWISE STABILIZED IN CONFORMANCE WITH CITY APPROVED PLANS FOR SITE AND THE APPLICABLE GESC PERMIT.



VEHICLE TRACKING CONTROL WITH WHEEL WASH INSTALLATION NOTES

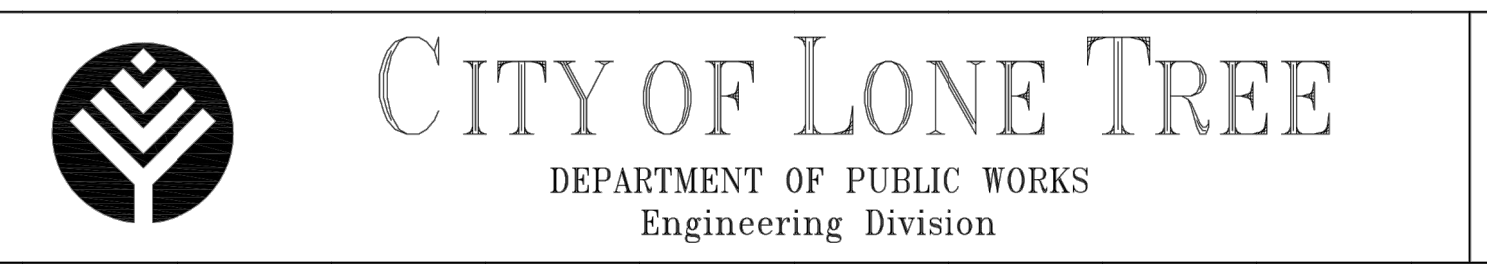
- ALTHOUGH NOT NORMALLY USED, THE CITY RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES AT SITES WHERE TRACKING INTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM.
- IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED BY A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE.
- VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOUNCERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.8. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTION.
- WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE VTC VEHICLE TO HELP MINIMIZE MIGRATION OF THE STONE INTO THE UNDERLYING MATERIAL.
- ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPAIRED BY PERMITEE.
- A CITY OF LONE TREE TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH ACCESS/EXIT POINT FROM THE SITE.
- A STOP SIGN, INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXISTING TRAFFIC AT THE VTC.



Sheet Revisions

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

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



GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 3 OF 3

NO.	REVISION	BY	DATE