HILLCAMP PRELIMINARY CD'S

PART OF SECTION 21, 22, AND 28, T6S, R67W OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

HILLCAMP

GENERAL NOTES

1. ALL PROPOSED UTILITY EASEMENTS DEPICTED HEREON ARE FOR THE USE OF WATER, SANITARY SEWER, GAS, ELECTRIC, TELEPHONE, CABLE TV AND COMMUNICATIONS AND WILL BE DEDICATED AT THE TIME OF FINAL PLAT.
2. RETAINING WALL COLOR AND MATERIAL WILL BE DETERMINED DURING FINAL DESIGN/PLATTING. RETAINING WALL HEIGHT AND LOCATION WILL BE DETERMINED BY FINAL GEOTECHNICAL AND STRUCTURAL ENGINEERING DESIGN. ALL RETAINING WALLS DEPICTED ON THE PLANS WILL BE MAINTAINED BY EITHER THE MASTER HOA OR THE RAMPART RANGE METRO DISTRICT. A BUILDING PERMIT WILL BE REQUIRED FOR ALL RETAINING WALLS OVER 4 FEET IN HEIGHT.
3. WHERE RETAINING WALLS ARE GREATER THAN 4–FEET IN HEIGHT AND /OR WHERE THERE ARE MULTIPLE STEP WALLS WHERE THE SUBSEQUENT WALLS ARE WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER AND THE COMBINED SUM OF SUCH ADJACENT WALL HEIGHTS EXCEEDS 4–FEET, THE WALLS MUST BE DESIGNED BY, AND THE LOCAL WALL DESIGN SEALED BY, A STRUCTURAL ENGINEER IN THE STATE OF COLORADO. WALL HEIGHTS AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL WALL DESIGN BY A STRUCTURAL ENGINEER.
4. A GEOTECHNICAL REPORT FOR EACH LOT WITHIN THE DEVELOPMENT WILL BE SUBMITTED TO THE CITY AT THE TIME OF BUILDING PERMIT APPLICATION.
5. CERTAIN TRACTS AND RIGHTS–OF–WAY WILL REQUIRE A LANDSCAPING PLAN AS PART OF THE FINAL PLAT AND/OR SIP PROCESS, PER THE CITY'S LANDSCAPING DESIGN GUIDELINE FOR PUBLIC RIGHTS–OF–WAY.

ENVIRONMENTAL NOTES

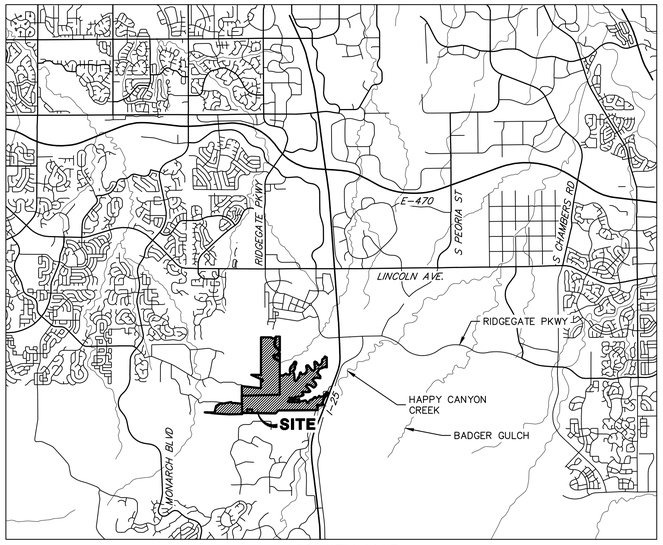
1. CULTURAL RESOURCES: DURING CONSTRUCTION ACTIVITY WITHIN THE DEVELOPMENT, THE APPLICANT, ITS SUCCESSORS AND ASSIGNS SHALL TAKE ALL REASONABLE CARE TO WATCH FOR HISTORIC RESOURCES, PALEONTOLOGICAL RESOURCES, AND OTHER CULTURAL HISTORY RESOURCES AND SHALL IMMEDIATELY NOTIFY CITY OF LONE TREE AND COMPLETE APPROPRIATE COLORADO OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION DATA MANAGEMENT FORMS IN THE EVENT OF SUCH DISCOVERY.
2. THERE ARE NO JURISDICTIONAL WATERS OF THE UNITED STATES ON THIS SITE.
3. RADON: RADON GAS IS A NATURALLY OCCURING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN COLORADO. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM THE COUNTY HEALTH DEPARTMENT.

CENTENNIAL AIRPORT NOISE DISCLOSURE

ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS OF LAND HEREBY SUBDIVIDED OR SUBJECT TO A SITE IMPROVEMENT PLAN ARE HEREBY NOTIFIED THAT PORTIONS OF THE PROPERTY ARE LOCATED WITHIN PROXIMITY TO CENTENNIAL AIRPORT AND IS SUBJECT TO THE TERMS OF THAT CERTAIN AVIGATION NOTICES RECORDED AT RECEPTION NO _____ ON _____ 20__ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER. PROXIMITY TO CENTENNIAL AIRPORT MAY HAVE ANY NUMBER OF IMPACTS ON THE PROPERTY OCCUPANTS, THE PROPERTY, AND THE DEVELOPMENT IMPROVEMENT, USE, ENJOYMENT OR OCCUPANCY OF THE PROPERTY, INCLUDING WITHOUT LIMITATION ODORS, AIRCRAFT NOISE, VIBRATION, FUMES, FUEL PARTICLES, EXHAUST, AND THE OPERATION AND PASSAGE OF AIRCRAFT ABOVE OR NEAR THE PROPERTY. INDIVIDUAL SENSITIVITIES TO THE POTENTIAL CENTENNIAL AIRPORT IMPACTS CAN VARY FROM PERSON TO PERSON, AND POTENTIAL AIRPORT IMPACTS CAN VARY FROM LOCATION TO LOCATION WITH THE PROPERTY AND FROM TIME TO TIME. RECORDS AND INFORMATION CONCERNING CENTENNIAL AIRPORT AND POTENTIAL AIRPORT IMPACTS ARE PUBLICLY AVAILABLE THROUGH VARIOUS FEDERAL, STATE, AND LOCAL GOVERNMENTAL AGENCIES, INCLUDING CENTENNIAL AIRPORT. ALL PRESENT AND FUTURE OWNERS AND OCCUPANTS ARE SOLELY RESPONSIBLE FOR EVALUATING AND DETERMINING WHETHER THE AIRPORT IMPACTS, IF ANY, ARE ACCEPTABLE TO THEM.

PSCO NOTE

UTILITY EASEMENTS ARE DEDICATED TO THE CITY OF LONE TREE FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.



VICINITY MAP
SCALE: 1" = 5000'

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APPLICANT/OWNER/DEVELOPER

BC–RG MESA TOPS JV LLC
6465 SOUTH GREENWOOD PLAZA BLVD
SUITE 700
CENTENNIAL, CO 80111
P~303.706.9451

CIVIL ENGINEER/SURVEYOR

JR ENGINEERING
7200 SOUTH ALTON WAY
SUITE C400
CENTENNIAL, CO
P~303.740.9393

PLANNER

DTJ DESIGN
2401 15TH ST
SUITE 350
DENVER, CO 80202
P~303.443.7537

TRAFFIC ENGINEER

JR ENGINEERING
7200 SOUTH ALTON WAY
SUITE C400
CENTENNIAL, CO
P~303.740.9393

GEOTECHNICAL ENGINEER

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

SOIL PREPARATION NOTE:

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

GEOTECHNICAL ENGINEER: CTL THOMPSON, INC
PROJECT NUMBER: TBD
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.

NOTICE TO CONTRACTOR:

1. 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.
2. 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.

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
BC–RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
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J·R ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H–SCALE	N/A
V–SCALE	N/A
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

COVER SHEET

SHEET 1 OF 75

JOB NO. 15950.12

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GENERAL PROJECT NOTES:

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

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

CITY OF LONE TREE GENERAL NOTES

1. THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CURRENT DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS, INSPECTION SECTION, (303) 662-8112, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION, AND/OR BEFORE RESTARTING CONSTRUCTION AFTER A SHUTDOWN OF MORE THAN 10 DAYS.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT (800) 922-1987 OR 811
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY (SIGNED BY BOTH DESIGN ENGINEER AND CITY OF LONE TREE) OF THE CONSTRUCTION PLANS AND GESC REPORT AND PLAN, AND ONE (1) COPY OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:

   RIDGEGATE PARKWAY
8. A ROW/CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE ANY WORK WITHIN EXISTING OR PROPOSED PUBLIC ROW. THE PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR REVIEW/PROCESSING A MINIMUM OF 7 DAYS PRIOR TO REQUESTED START FOR THE WORK IN THE ROW.
9. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR ACCEPTANCE WITH THE PERMIT APPLICATION. AN EXCAVATION OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
10. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF CITY OF LONE TREE ACCEPTANCE/APPROVAL. IF APPLICABLE CONSTRUCTION PERMITS HAVE NOT BEEN OBTAINED, AND CONSTRUCTION STARTED WITHIN THAT TIME, THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.
11. CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE ENGINEER INSPECTOR WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY WHICH WILL BE CONVEYED TO THE CITY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.
12. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM THE CITY OF LONE TREE MAY BE REQUIRED FOR ANY PROJECT.
13. THE CITY OF LONE TREE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE INFRASTRUCTURE, FOR THE FOLLOWING PRIVATE STREETS: VIBRATO LANE AND MONTOSO ROAD

ROADWAY NOTES

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

1. SEE COVER SHEET FOR BENCHMARK.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL STATIONING IS TO CENTER OF INLET.
4. 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.
5. ALL ON-GRADE INLETS ARE TO MATCH TBC ELEVATIONS AT EACH END, FOLLOWING STREET GRADES.
6. PIPE BEDDING SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
7. ALL INLETS ARE TYPE R INLETS UNLESS OTHERWISE NOTED.
8. ALL TYPE R INLET RIM ELEVATIONS REFERENCE TBC ELEVATION AT CENTER OF INLET UNLESS OTHERWISE NOTED.
9. COORDINATES FOR RCP END SECTIONS ARE SHOWN AT THE DOWNSTREAM END ALONG CENTERLINE OF PIPE
10. UNLESS OTHERWISE SHOWN, RCP SHALL BE BACKFILLED ACCORDING TO THE STANDARD TRENCH SECTION SHOWN ON THE STORM SEWER DETAILS.
11. LENGTHS SHOWN FOR RCP REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
12. ALL RCP STORM SEWER MUST USE ASTM C44S WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
13. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
14. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECITONS OF AN RCP OUTFALL.
15. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
16. 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.
17. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.
18. ALL MANHOLES LOCATED IN OPEN SPACE ARE REQUIRED TO HAVE A CONCRETE COLLAR AND BOLLARD MARKER.

DRAINAGE GENERAL NOTES

1. PROJECT FACILITIES ARE TO BE LOCATED BASED ON THE SURVEY COORDINATES, ELEVATIONS, DIMENSIONS, AND/OR GEOMETRIC DESIGN DATA PROVIDED ON THE DRAWINGS.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES AND FOR SATISFYING ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. TEMPORARY EXCAVATIONS SHALL PROVIDE, AT MINIMUM, THE TRENCH DIMENSIONS AND CLEARANCES SHOWN OR SPECIFIED. TEMPORARY CONSTRUCTION SLOPES SHALL BE SLOPED, SHORED, SHEETED, AND/OR BRACED IN ACCORDANCE WITH STABILITY REQUIREMENTS AND APPLICABLE REGULATIONS, AND SHALL BE NO STEEPER THAN THE 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.
3. EXISTING FACILITIES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED IN KIND, AS APPROVED BY ENGINEER.
4. THE WORK WILL TAKE PLACE IN AND AROUND DRAINAGE SWALES AND THE HAPPY CANYON CREEK, SUBJECT TO PERIODIC FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SURFACE AND SUBSURFACE WATER DURING THE COURSE OF THE WORK. ANY DAMAGE TO THE WORK RESULTING FROM SURFACE FLOWS, BASE FLOWS, OR FLOOD FLOWS INCLUDING BUOYANCY FORCES ON PIPELINES AND OTHER FACILITIES SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS OF ANY APPLICABLE PERMITS PERTAINING TO WATER AND EROSION CONTROL.
5. CONTACT THE ENGINEER FOR CLARIFICATIONS OF ANY ABBREVIATIONS SHOWN ON THE DRAWINGS.
6. THE SITE WHERE THE WORK IS TO BE PERFORMED SHALL BE 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 LOOSENED BY TILLING TO A DEPTH OF 12- INCHES UNTIL CLODS ARE NO LARGER THAN 3 INCHES, AND APPROVED BY THE ENGINEER. THIS NOTE ALSO APPLIES TO AREAS WHERE COIR MAT IS TO BE INSTALLED.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY COMPLETED WORK FROM DISTURBANCE OR DAMAGE DURING THE COURSE OF THE WORK. IF REQUESTED BY THE CONTRACTOR AND APPROVED BY THE OWNER, SIGNIFICANT COMPLETED SECTIONS OF THE WORK MAY BE ACCEPTED AS FINAL PRIOR TO THE COMPLETION OF THE ENTIRE PROJECT. ANY SUCH EARLY ACCEPTANCE WILL NEED TO BE IN WRITING BY THE ENGINEER AND OWNER AND THOSE PORTIONS OF THE WORK SHALL BE PROTECTED BY THE CONTRACTOR AGAINST VEHICLES RUNNING OVER THE AREA BY ENCIRCLING THE WORK WITH FLAGGING OR FENCING OR BY OTHER MEANS AGREED TO BY THE OWNER AND MAINTAINED BY THE CONTRACTOR UNTIL THE END OF THE PROJECT.
8. ALL FINE GRADING REQUIRED TO CONSTRUCT DRAINAGE IMPROVEMENTS AND PROVIDE FINISHED GRADES ADJACENT TO IMPROVEMENTS SHALL BE DONE BY THE DRAINAGE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK, AND NOT PAID FOR SEPARATELY.
9. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS.

DRAINAGE STRUCTURE NOTES

1. CONCRETE WORK SHALL CONFORM TO ACI 301, ACI 350.
2. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM-615, GRADE 60.
3. ALL EXPOSED CONCRETE SHALL HAVE A CDOT CLASS 2 OR 5 FINISH.
4. ALL EXPOSED CONCRETE CORNERS SHALL HAVE ¾" CHAMFERS.
5. DETAILING, FABRICATION, AND PLACING OF REBAR SHALL BE IN ACCORDANCE WITH ACI 315.
6. CONSTRUCTION TOLERANCES SHALL BE IN ACCORDANCE WITH ACI 347.
7. ALL MANHOLES SHALL BE SLAB BASE UNLESS SPECIFIED OTHERWISE. MANHOLE SHALL BE FABRICATED IN ACCORDANCE WITH CDOT STANDARD M-604-20.
8. COORDINATES FOR MANHOLES AND AREA INLETS ARE SHOWN AT THE CENTER OF THE STRUCTURE. COORDINATES FOR MOUNTABLE CURB INLETS ARE SHOWN ALONG THE FLOWLINE AT CENTER OF THE STRUCTURE.
9. ALL TYPE C AND D INLETS SHALL HAVE CLOSE MESH GRATES UNLESS SPECIFIED OTHERWISE.
10. LENGTH OF FABRICATED BAR GRATING PANELS IS LENGTH OF BEARING BARS, WIDTH REFERS TO DIMENSION PERPENDICULAR TO BEARING BARS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PANEL DIMENSIONS GIVEN PRIOR TO FABRICATION.
11. TWO MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE R CURB INLETS GREATER THAN OR EQUAL TO TEN FEET IN LENGTH.
12. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.
13. THE CITY OF LONE TREE REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.
14. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.
15. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.
16. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTIONS OF AN RCP OUTFALL.
17. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.
18. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

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ENGINEER'S STATEMENT

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KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

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BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

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1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	N/A		
V-SCALE	N/A		
DATE			12/12/25
DESIGNED BY			TAU
DRAWN BY			TAU
CHECKED BY			

HILLCAMP

GENERAL NOTES

SHEET 2 OF 75

JOB NO. 15950.12

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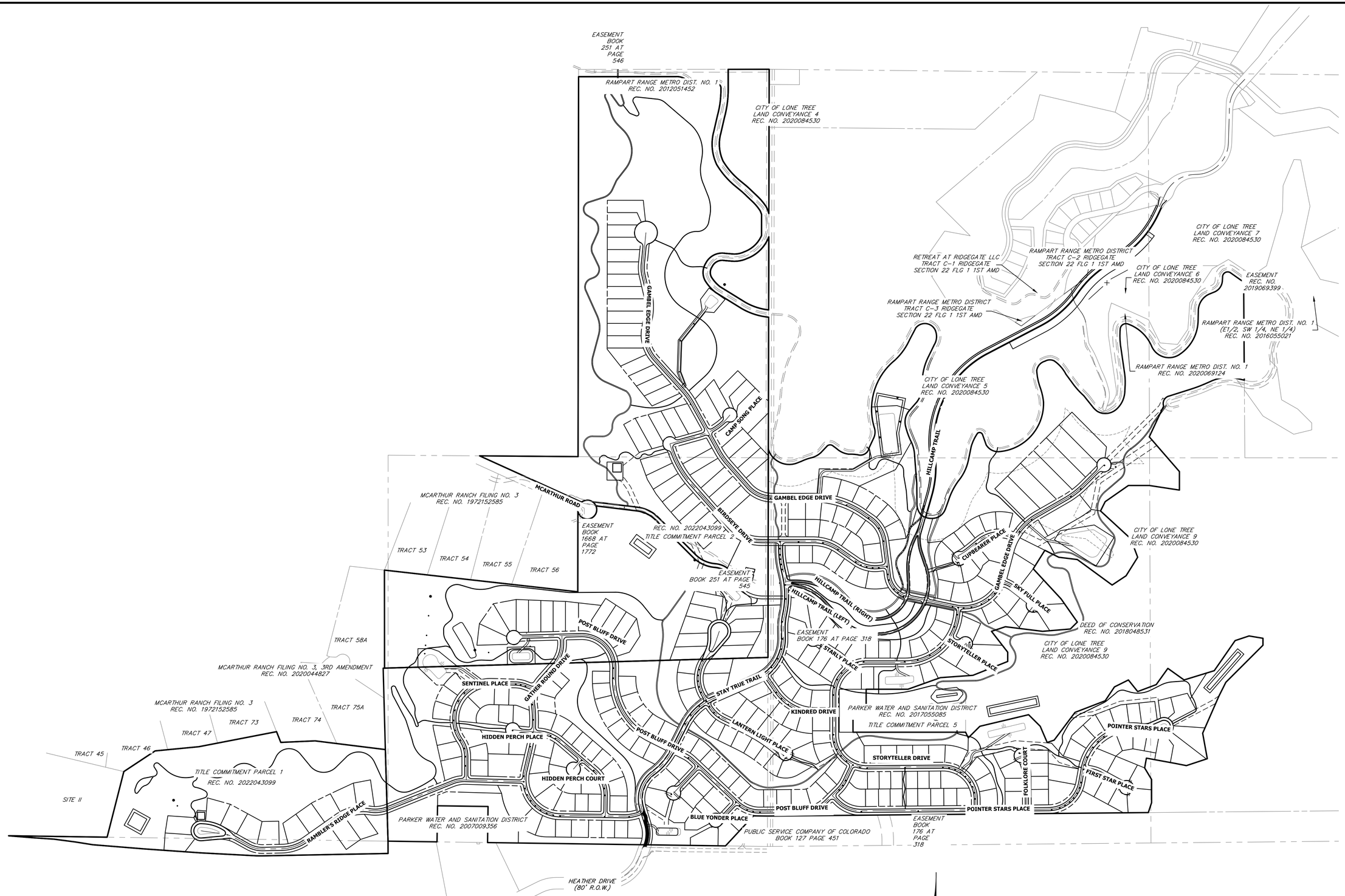

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V-SCALE	1"=NA	DRAWN BY	DKR
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HILLCAMP PRELIMINARY CD'S

OVERALL SITE PLAN

SHEET 3 OF 75

JOB NO. 15950.12

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EASEMENT
BOOK 251 AT PAGE 546

RAMPART RANGE METRO DIST. NO. 1
REC. NO. 2012051452

PROPERTY BOUNDARY

3' CRUSHER FINES TRAIL (TYP)

6' MULTI-USE TRAIL (TYP)

200.00' WILDLIFE COORIDOR

EXISTING EAST-WEST TRAIL (TYP)

TRACT A
5.72 AC

TRACT C
82.76 AC

PROPERTY BOUNDARY

PROPERTY BOUNDARY

EASEMENT
BOOK 251 AT PAGE 545

1
0.55 AC

2
0.43 AC

3
0.37 AC

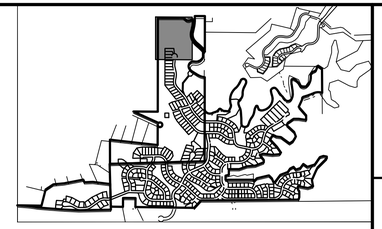
4
0.42 AC

TRACT D
5.44 AC

BIRDSEYE DRIVE

3' CRUSHER FINES TRAIL (TYP)

SEE SHEET 5



KEYMAP
SCALE: 1" = 2000'

N

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

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V-SCALE 1"=NA
DATE 12/12/25
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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 4 OF 75
JOB NO. 15950.12

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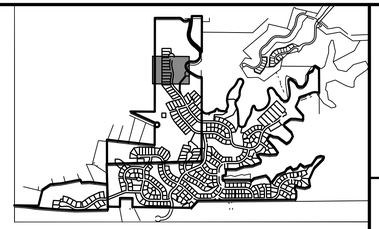

KEYMAP
SCALE: 1" = 2000'

SEE SHEET 4

6' TRAIL (TYP)

200.00' WILDLIFE COORIDOR

PROPERTY BOUNDARY

E 1/2, NE 1/4, SEC. 21, T.6S, R.67W, 6TH P.M.

BIRDSEYE DRIVE

26.00' R.O.W

PROPOSED WATER LINE

PROPOSED SANITARY LINE

3' TRAIL (TYP)

3' TRAIL (TYP)

POND OUTFALL PIPE

PROPOSED POND

EASEMENT BOOK 176 AT PAGE 318

PROPERTY BOUNDARY

EASEMENT BOOK 251 AT PAGE 545

EXISTING EAST-WEST TRAIL (TYP)

PROPOSED STORM

25.00' DRAINAGE ESMNT.

SEE SHEET 7

SEE SHEET 6

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

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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 5 OF 75

JOB NO. 15950.12

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SEE SHEET 5

SEE SHEET 7

SEE SHEET 10

25.00' DRAINAGE ESMNT.

PROPOSED WATER LINE

PROPOSED SANITARY LINE

PROPOSED STORM

BIRDSEYE DRIVE

26.00' R.O.W.

6' TRAIL (TYP)

200.00' WILDLIFE COORIDOR

PROPERTY BOUNDARY

3' TRAIL (TYP)

EASEMENT BOOK 251 AT PAGE 545

CAMP SONG PLACE

PROPOSED CULVERT

EXISTING SECTION LINE

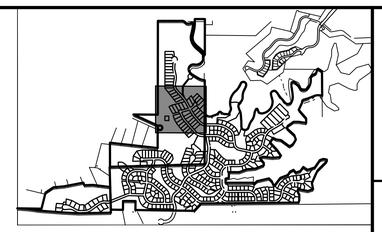
PROPOSED LIFT STATION

GAMBEL EDGE DRIVE

EXISTING CULVERT

MCARTHER DRIVE (60' R.O.W.)

EASEMENT BOOK 1668 AT PAGE 1772



KEYMAP
SCALE: 1" = 2000'

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ORIGINAL SCALE: 1" = 60'

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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 6 OF 75

JOB NO. 15950.12

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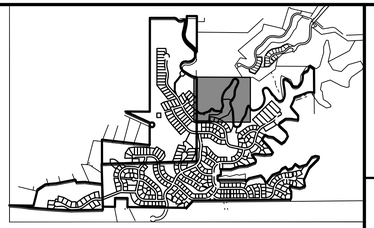

KEYMAP
SCALE: 1" = 2000'

EASEMENT
BOOK 176
AT PAGE
318

TRACT B
3.17 AC

CITY OF LONE TREE
LAND CONVEYANCE 6
REC. NO. 2020084530

PROPOSE OUTFALL PIPE

PROPOSED POND

TRACT C
3.31 AC

NW 1/4, SEC. 22,
T.6S, R.67W, 6TH P.M.

EXISTING EAST-WEST
TRAIL (TYP)

EXISTING EAST-WEST
TRAIL (TYP)

PROPERTY BOUNDARY

EXISTING SECTION LINE

12' UTILITY MAINTENANCE

17.00' DRAINAGE ESMNT.

TRACT A
2.69 AC

1
0.33 AC

2
0.33 AC

3
0.33 AC

TRACT D
2.36 AC

PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPOSED CULVERT

PROPOSED WATER LINE

PROPOSED SANITARY LINE

GAMBEL EDGE DRIVE
26.00' R.O.W.

SEE SHEET 5

SEE SHEET 8

SEE SHEET 11

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V-SCALE	1"=NA
DATE	12/12/25
DESIGNED BY	DKR
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CHECKED BY	

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 7 OF 75

JOB NO. 15950.12

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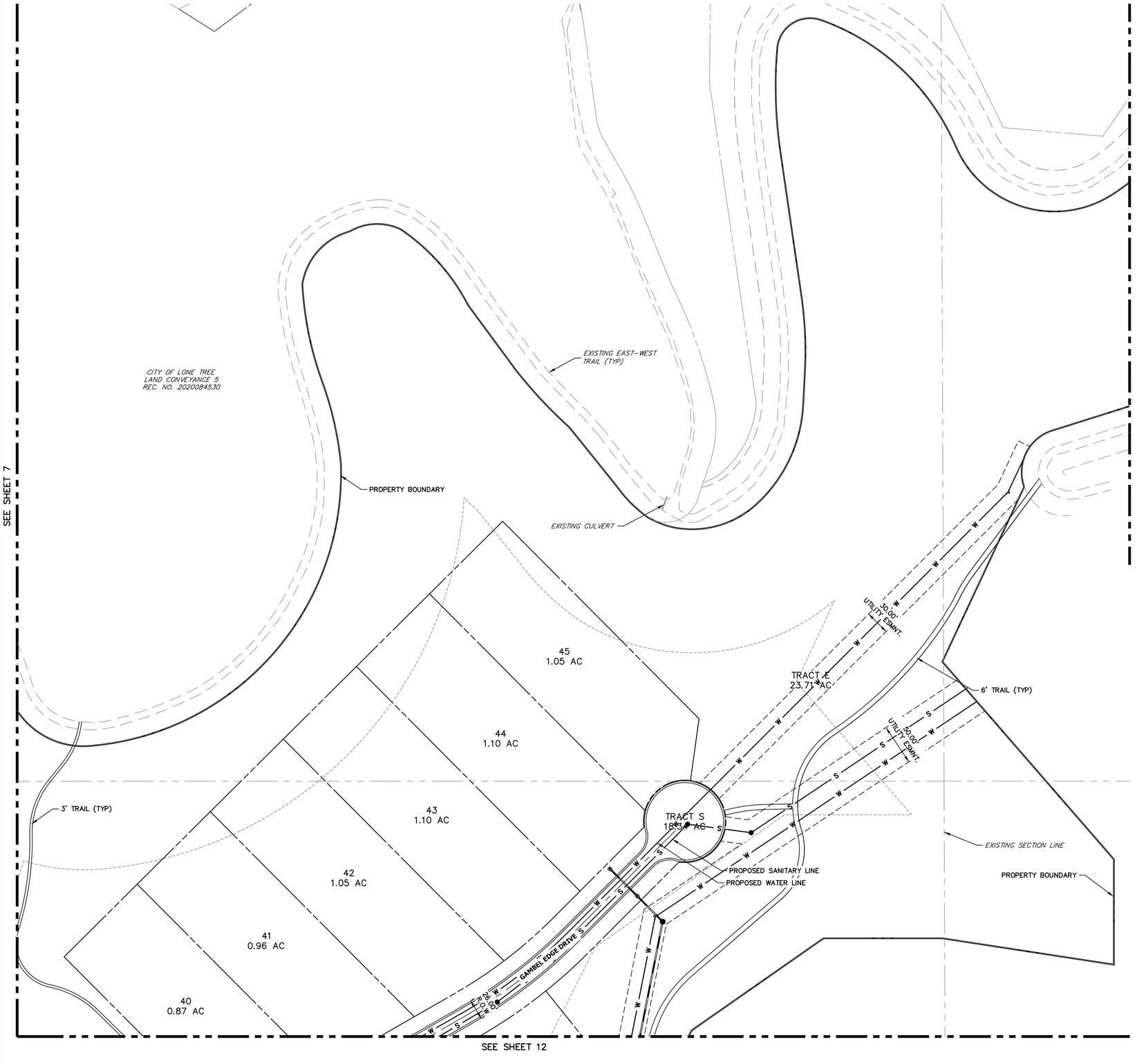

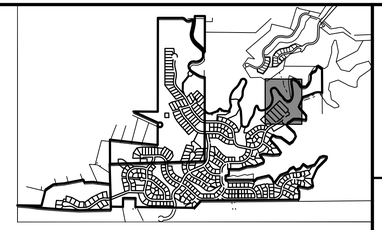

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V–SCALE	1"=NA
DATE	12/12/25
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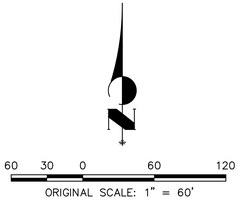

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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 8 OF 75

JOB NO. 15950.12

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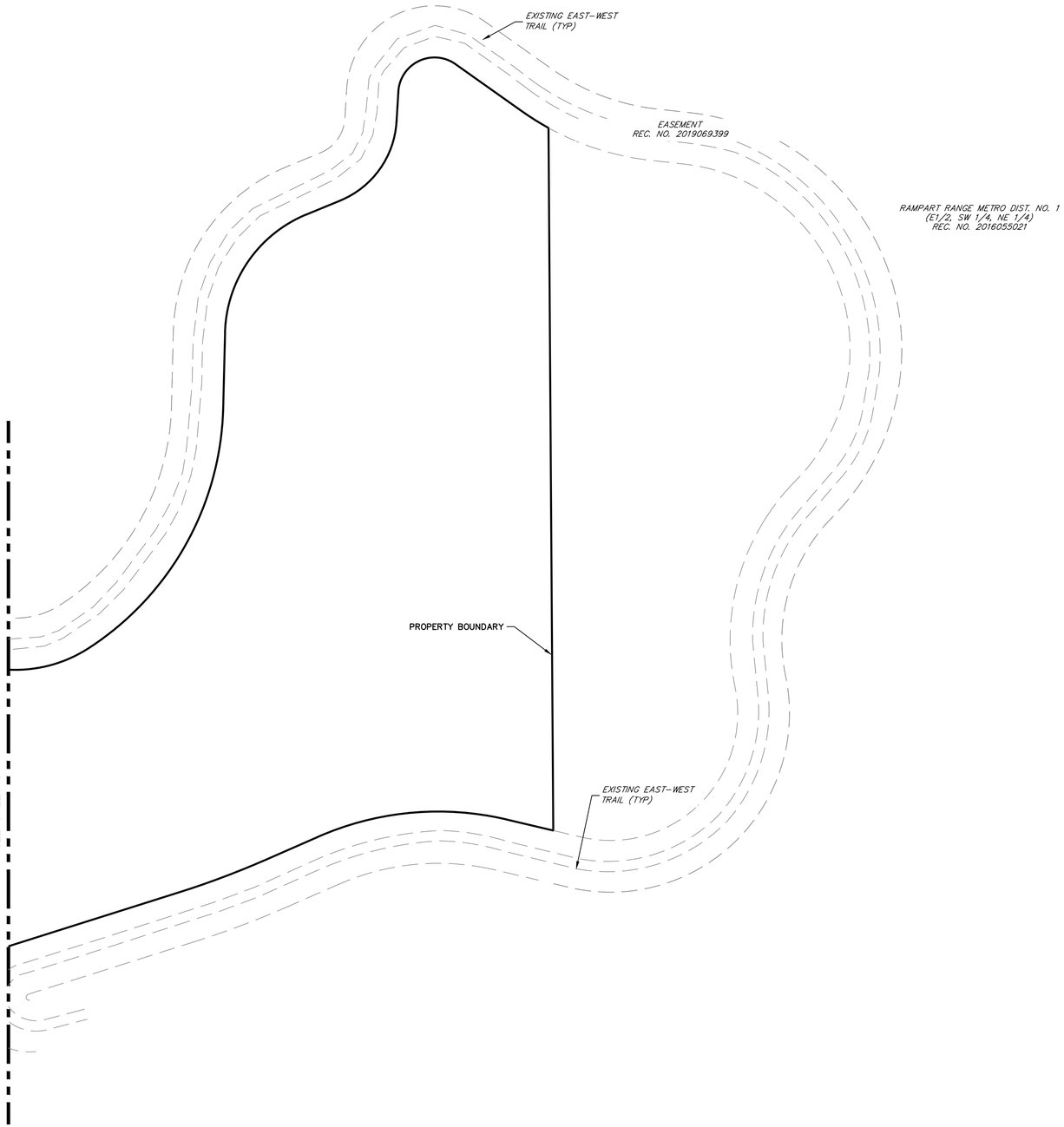

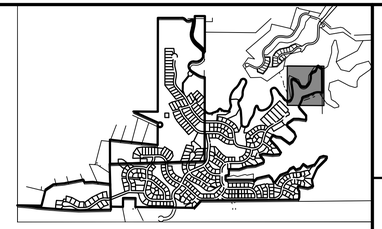

KEYMAP
SCALE: 1" = 2000'

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

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OFFICE PHONE
(303) 791-8180

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1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=NA
DATE	12/12/25
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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 9 OF 75

JOB NO. 15950.12

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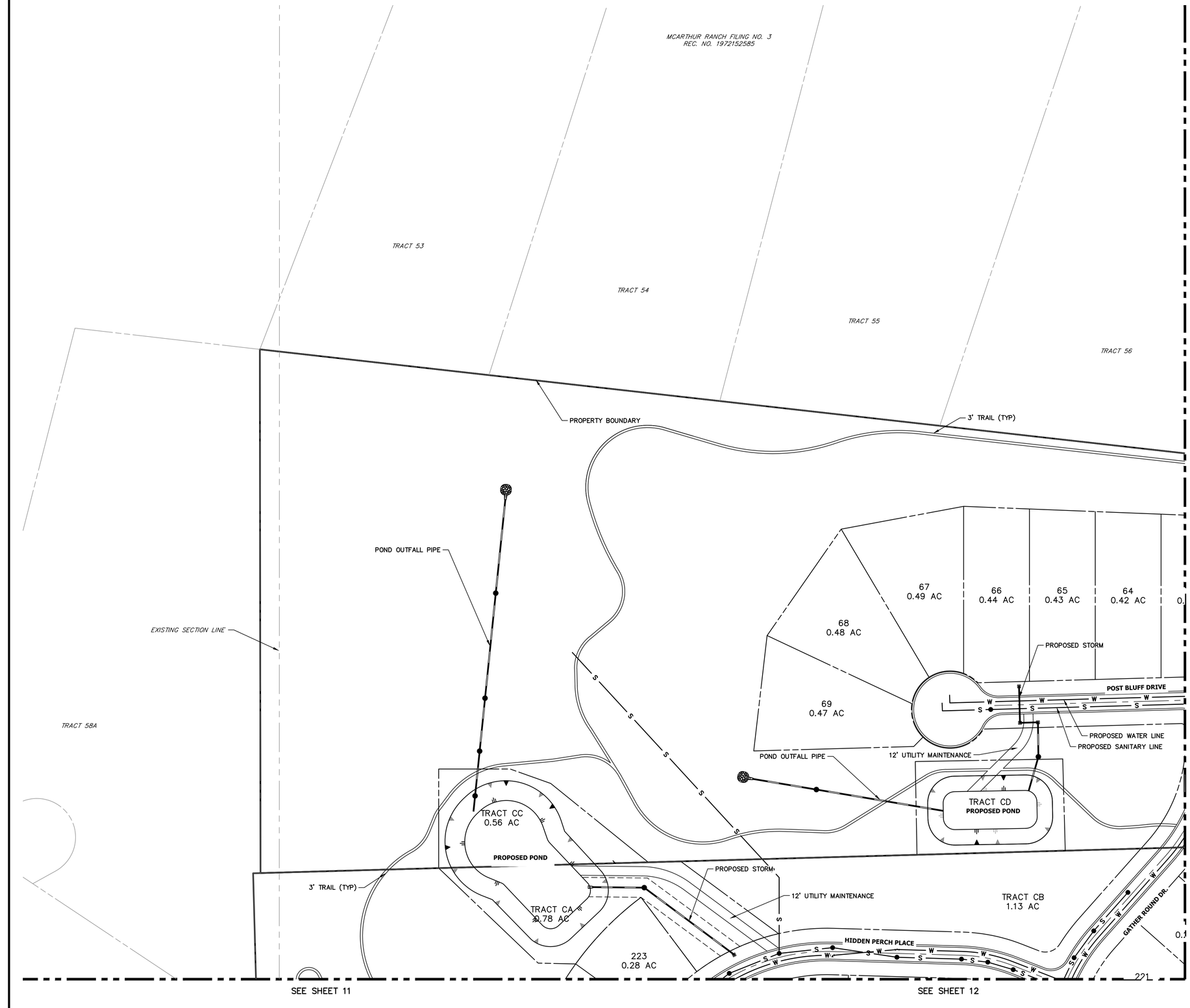

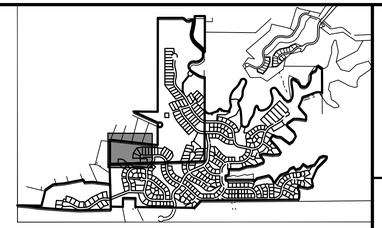

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SUITE 700
CENTENNIAL, CO 80111
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60 30 0 60 120
ORIGINAL SCALE: 1" = 60'

ENGINEER'S STATEMENT

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KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 10 OF 75

JOB NO. 15950.12

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SEE SHEET 6

EASEMENT
BOOK 1668 AT PAGE 1772

200.00' WILDLIFE COORIDOR

PROPERTY BOUNDARY

REC. NO. 2022043099

TITLE COMMITMENT PARCEL 2

30.00' UTILITY ESMNT.

46
0.40 AC

47
0.40 AC

BIRDSEYE DRIVE

PROPOSED WATER LINE

PROPOSED SANITARY LINE

TRACT M
2.15 AC

POND OUTFALL PIPE

TRACT N
0.92 AC

PROPERTY BOUNDARY

EASEMENT
BOOK 251 AT PAGE 545

6' TRAIL (TYP)

3' TRAIL (TYP)

52
0.49 AC

53
0.41 AC

51
0.48 AC

54
0.45 AC

50
0.44 AC

TRACT O
0.38 AC

55
0.44 AC

49
0.42 AC

56
0.45 AC

48
0.48 AC

TRACT P
0.36 AC

TRACT R
0.56 AC

61
0.47 AC

63
0.41 AC

62
0.41 AC

60
0.45 AC

59
0.46 AC

58
0.48 AC

57
0.45 AC

PROPOSED WATER LINE

PROPOSED SANITARY LINE

PROPOSED CULVERT

GATHER ROUND DR.

POST BLUFF DRIVE

TRACT S
1.43 AC

TRACT U
0.94 AC

3' TRAIL (TYP)

222
0.22 AC

203
SE 1/4, SEC. 21,
T.6S, R.67W, 6TH P.M.

204
0.27 AC

PROPOSED CULVERT

202
0.34 AC

TRACT AP
2.90 AC

6' TRAIL (TYP)

195
0.27 AC

PROPOSED SANITARY LINE

196
0.31 AC

197
0.33 AC

194
0.40 AC

TRACT AA
1.32 AC

LANTERN LIGHT PLACE

193
0.46 AC

53.00'
R.O.W.

STAY TRUE TRAIL

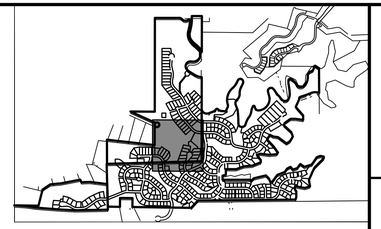
85
0.38 AC

SEE SHEET 10

SEE SHEET 12

SEE SHEET 16

SEE SHEET 17



KEYMAP
SCALE: 1" = 2000'

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ENGINEER'S STATEMENT

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CONSTRUCTION

KEVIN J. ROHR
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 11 OF 75

JOB NO. 15950.12

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SEE SHEET 7

SEE SHEET 11

SEE SHEET 13

SEE SHEET 17

SEE SHEET 18

25.00' DRAINAGE ESMT

TRACT N 0.51 AC

TRACT H 0.10 AC

7 0.33 AC

8 0.29 AC

9 0.27 AC

10 0.30 AC

11 0.26 AC

4 0.27 AC

5 0.31 AC

6 0.32 AC

18 0.33 AC

17 0.27 AC

16 0.29 AC

15 0.26 AC

12 0.39 AC

14 0.39 AC

13 0.35 AC

PROPOSED WATER LINE

3' TRAIL (TYP)

EXISTING CULVERT

W GAMBEL EDGE DRIVE

BIRDSEYE DRIVE

TRACT O 0.15 AC

PROPOSED CULVERT

PROPOSED WATER LINE

PROPOSED SANITARY LINE

PROPOSED SANITARY LINE

19 0.26 AC

20 0.25 AC

21 0.30 AC

22 0.27 AC

23 0.26 AC

24 0.33 AC

25 0.35 AC

TRACT K 0.09 AC

TRACT HH 1.08 AC

TRACT J 0.88 AC

HILLCAMP DR (EB)

8' MULTI-USE CONCRETE TRAIL

HILLCAMP DR (WB)

TRACT I 0.80 AC

37 0.28 AC

36 0.25 AC

35 0.27 AC

34 0.36 AC

CUPBEARER PLACE

20.00' DRAINAGE ESMT

32 0.34 AC

33 0.41 AC

3' TRAIL (TYP)

SW 1/4, SEC. 22, T.6S, R.67W, 6TH P.M.

28 0.44

27 0.38 AC

TRACT V 0.66 AC

TRACT X 2.67 AC

TRACT O 0.15 AC

PROPOSED WATER LINE

GAMBEL EDGE DRIVE

PROPOSED SANITARY LINE

75 0.49 AC

TRACT Y 1.73 AC

74 0.44 AC

64 0.26 AC

53.00' R.O.W.

HILLCAMP DR (WB)

3' TRAIL (TYP)

6' TRAIL (TYP)

3' TRAIL (TYP)

76 0.31 AC

73 0.26 AC

65 0.28 AC

56 0.39 AC

EASEMENT BOOK 176 AT PAGE 318

HILLCAMP DR (EB)

72 0.27 AC

STAY TRUE TRAIL

77 0.44 AC

71 0.23 AC

HAPPY CANYON CREEK POND-H

A:10.44 AC

%: 38.5%

APPROX REQUIRED 100YR DETENTION VOL: 0.72 AC-FT

APPROX REQUIRED EURV VOL: 0.37 AC-FT

APPROX REQUIRED WQCV: 0.15 AC-FT

PROVIDED STORAGE VOLUME: 1.65 AC-FT

TRACT Z 2.11 AC

3' TRAIL (TYP)

66 0.28 AC

67 0.28 AC

STORYTELLER PLACE

78 0.29 AC

79 0.31 AC

59 0.34 AC

PROPOSED CULVERT

PROPOSED SANITARY LINE

STARLY PLACE

58 0.46 AC

80 0.33 AC

PROPOSED WATER LINE

12' UTILITY MAINTENANCE

60 0.48 AC

84 0.28 AC

TRACT AC 0.91 AC

3' TRAIL (TYP)

61 0.27 AC

63 0.38 AC

62 0.30 AC

TRACT AE 1.16 AC

PROPOSED POND

6' TRAIL (TYP)

PROPERTY BOUNDARY

KEYMAP

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60 30 0 60 120

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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 12 OF 75

JOB NO. 15950.12

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SEE SHEET 8

3' TRAIL (TYP)

GAMBEL EDGE DRIVE

CUPBEARER PLACE

38
0.27 AC

39
0.28 AC

46
1.02 AC

6' TRAIL (TYP)

12' UTILITY MAINTENANCE

30.00' UTILITY ESMNT.

PROPOSED POND

TRACT U
4.79 AC

PROPOSED STORM

30
0.55 AC

47
0.50 AC

31
0.26 AC

48
0.56 AC

29
0.41 AC

PROPOSED CULVERT

49
0.35 AC

28
44 AC

PROPOSED SANITARY LINE
PROPOSED WATER LINE

SKY FULL PLACE

50
0.45 AC

54
0.40 AC

55
0.35 AC

53
0.36 AC

52
0.41 AC

51
0.83 AC

3' TRAIL (TYP)

TRACT AF
0.95 AC

6' TRAIL (TYP)

57
0.73 AC

CITY OF LONE TREE
LAND CONVEYANCE 9
REC. NO. 2020084530

PROPERTY BOUNDARY

EXISTING SECTION LINE

DEED OF CONSERVATION
REC. NO. 2018048531

SEE SHEET 12

SEE SHEET 19

SEE SHEET 17

SEE SHEET 18

PROPERTY BOUNDARY

3' TRAIL (TYP)

KEYMAP
SCALE: 1" = 2000'

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COLORADO P.E.
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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 13 OF 75

JOB NO. 15950.12

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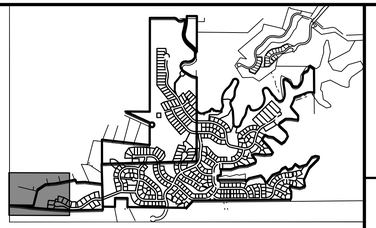

KEYMAP
SCALE: 1" = 2000'

MCARTHUR RANCH FILING NO. 3
REC. NO. 1972152585

TRACT 47

TRACT 46

TRACT 45

PROPERTY BOUNDARY

3' TRAIL (TYP)

3' TRAIL (TYP)

TITLE COMMITMENT PARCEL 1

REC. NO. 2022043099

300.00' WILDLIFE COORIDOR

SITE II

PROPOSED LIFT STATION

POND OUTFALL PIPE

80
0.48 AC

TRACT AH
0.12 AC

PROPOSED SANITARY LINE

79
0.48 AC

81
0.50 AC

RAMBLER'S RIDGE PLACE

TRACT AI
0.37 AC

PROPOSED POND

EXISTING SECTION LINE

PROPOSED WATER LINE

82
0.50 AC

PROPOSED STORM

SEE SHEET 15

NW 1/4, SEC. 28,
T.6S, R.67W, 6TH P.M.

N

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

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ENGINEER'S STATEMENT

PREPARED UNDE

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COLORADO P.E.
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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 14 OF 75

JOB NO. 15950.12

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SEE SHEET 7

MCARTHUR RANCH FILING NO. 3, 3RD AMENDMENT
REC. NO. 2020044827

TRACT 75A

TRACT 73

TRACT 74

PROPERTY BOUNDARY

3' TRAIL (TYP)

EXISTING SECTION LINE

SEE SHEET 14

TRACT AD
20.67 AC

TITLE COMMITMENT PARCEL 1

REC. NO. 2022043099

TRACT AG
7.20 AC

225
0.30 AC

226
0.36 AC

72
0.47 AC

73
0.49 AC

74
0.48 AC

75
0.48 AC

76
0.49 AC

77
0.49 AC

78
0.50 AC

TRACT AE
1.95 AC

70
0.50 AC

71
0.49 AC

TRACT AY
2.53 AC

RAMBLER'S RIDGE PLACE W

RAMBLER'S RIDGE PLACE

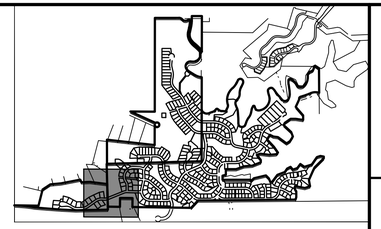
TRACT AF
2.78 AC

PROPOSED WATER LINE

PROPOSED SANITARY LINE

PROPERTY BOUNDARY

SEE SHEET 16



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HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 15 OF 75

JOB NO. 15950.12

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SEE SHEET 8

SEE SHEET 9

SEE SHEET 15

SEE SHEET 17

ROAD A1

GATHER ROUND DR.

HIDDEN PERCH PLACE

POST BLUFF DRIVE

RAMBLER'S RIDGE PLACE

STAY TRUE TRAIL

GATHER ROUND DR.

TRACT AI
9.69 AC

TRACT AJ
0.33 AC

TRACT AK
4.41 AC

TRACT AZ
2.00 AC

TRACT BA
0.98 AC

PARKER WATER AND SANITATION DISTRICT
REC. NO. 2007009356

TITLE COMMITMENT PARCEL 4

EXISTING SECTION LINE

PROPERTY BOUNDARY

3' TRAIL (TYP)

6' TRAIL (TYP)

PROPOSED CULVERT

PROPOSED SANITARY LINE

PROPOSED WATER LINE

PROPOSED STORM

20' EMERGENCY VEHICLE ACCESS

12' UTILITY MAINTENANCE

POND OUTFALL PIPE

EXISTING CULVERT

| | | |

SEE SHEET 10

SEE SHEET 11

SEE SHEET 16

SEE SHEET 18

AC

197
0.33 AC

6' TRAIL (TYP)

STAY TRUE TRAIL

85
0.38 AC

93
0.49 AC

94
0.36 AC

107
0.32 AC

198
0.28 AC

106
0.23 AC

105
0.28 AC

108
0.25 AC

PROPOSED CULVERT

109
0.28 AC

104
0.29 AC

103
0.25 AC

110
0.22 AC

102
0.24 AC

6' MULTI-USE TRAIL (TYP)

192
0.39 AC

111
0.25 AC

TRACT BG
2.74 AC

101
0.26 AC

100
0.44 AC

112
0.28 AC

191
0.43 AC

PLACEMARK COURT

187
0.32 AC

113
0.28 AC

188
0.35 AC

186
0.39 AC

114
0.39 AC

115
0.25 AC

116
0.28 AC

117
0.33 AC

118
0.31 AC

119
0.25 AC

120
0.34 AC

189
0.46 AC

185
0.25 AC

184
0.38 AC

181
0.33 AC

PROPOSED STORM

PROPOSED POND

TRACT BE
1.31 AC

182
0.38 AC

183
0.45 AC

PROPOSED STORM

BLUE YONDER PL.

POST BLUFF DRIVE

PROPOSED WATER LINE

PROPOSED SANITARY LINE

PROPERTY BOUNDARY

EASEMENT
BOOK 251 AT PAGE 545

PUBLIC SERVICE COMPANY OF COLORADO
BOOK 127 PAGE 451

EXISTING SECTION LINE

5.00' R.O.W.

60.00' R.O.W.

EASEMENT
BOOK 176
AT PAGE
318

KINDRED DRIVE

LANTERN LIGHT PLACE

82
0.30 AC

81
0.35 AC

87
0.27 AC

88
0.26 AC

89
0.27 AC

90
0.28 AC

96
0.26 AC

97
0.27 AC

98
0.46 AC

91
0.24 AC

99
0.38 AC

92
0.30 AC

STORYTELLER DRIVE

3' TRAIL (TYP)

TRACT AS
1.00 AC

TRACT AT
0.65 AC

121
0.32 A

130
0.30 AC

131
0.22 A

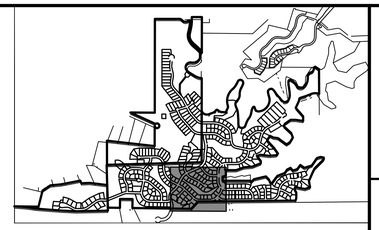
PROPOSED CULVERT

PROPOSED CULVERT
146
0.46 AC

145
0.25 AC

TRACT AZ
0.29 AC

POINTER STARS PLACE



KEYMAP
SCALE: 1" = 2000'

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

811
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COLORADO P.E.
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DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 17 OF 75

JOB NO. 15950.12

C:\Users\Jake.JRDOMAIN\Documents\Jr engineering\15950'12\project files\15950'12 02\ rdsgpgate preliminary plan\Drawing\sheet dwgs\Preliminary CDs\15950'12 02_UT.dwg, UT13, 12/12/2023 3:32:09 PM, jake

SEE SHEET 12

SEE SHEET 13

SEE SHEET 17

SEE SHEET 19

POND OUTFALL PIPE

6' TRAIL (TYP)

PARKER WATER AND SANITATION DISTRICT
REC. NO. 2017055085

TITLE COMMITMENT PARCEL 5

PROPERTY BOUNDARY

3' TRAIL (TYP)

TRACT AU
1.58 AC

PROPOSED POND

TRACT AV
3.05 AC

POND OUTFALL PIPE

3' TRAIL (TYP)

12' UTILITY MAINTENANCE

50.00'
DRAINAGE ESMT

PROPOSED STORM

PROPOSED SANITARY LINE

PROPOSED WATER LINE

POST BLUFF DRIVE

R.O.W.
26.00'

122
0.30 AC

123
0.30 AC

124
0.30 AC

125
0.31 AC

126
0.38 AC

127
0.34 AC

TRACT AY
0.59 AC

150
0.30 AC

151
0.29 AC

158
0.32 AC

157
0.33 AC

149
0.31 AC

152
0.26 AC

156
0.51 AC

POINTER STARS PLACE

PROPOSED CULVERT

132
0.22 AC

133
0.22 AC

25.00'
DRAINAGE ESMT

134
0.22 AC

135
0.22 AC

136
0.22 AC

137
0.40 AC

TRACT BL
0.14 AC

PROPOSED STORM

128
0.27 AC

148
0.25 AC

153
0.25 AC

179
0.31

FOLKLORE COURT

155
0.51 AC

3' TRAIL (TYP)

144
0.22 AC

143
0.23 AC

142
0.22 AC

141
0.25 AC

140
0.25 AC

139
0.25 AC

138
0.27 AC

129
0.29 AC

147
0.26 AC

154
0.29 AC

180
0.74 AC

PROPOSED WATER LINE

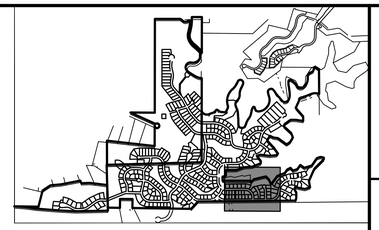
POINTER STARS PLACE

PROPOSED SANITARY LINE

PROPERTY BOUNDARY

EASEMENT
BOOK 176 AT PAGE 318

EXISTING SECTION LINE



KEYMAP
SCALE: 1" = 2000'

N

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

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

ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHR
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
(303) 791-8180

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=NA
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

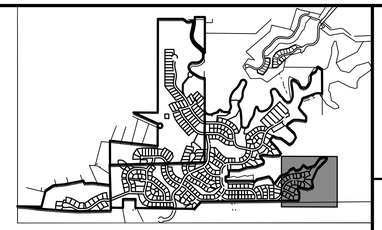
HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 18 OF 75

JOB NO. 15950.12

C:\Users\Ukra\DOCACCDocs\jr engineering\15950.12\project files\15950.12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950.12 02_UT.dwg, UT14, 12/12/2025 3:32:13 PM, jlink



KEYMAP
SCALE: 1" = 2000'

N

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

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

ENGINEER'S STATEMENT

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V-SCALE	1"=NA
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 19 OF 75

JOB NO. 15950.12

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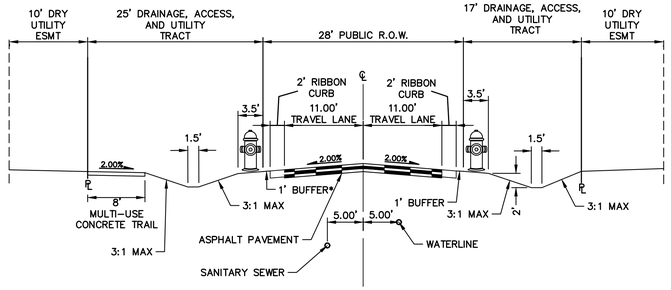
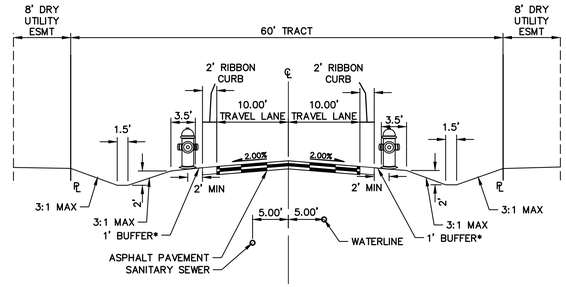


RESIDENTIAL LOCAL TYPE I

PUBLIC – 28' R.O.W.

*NEAR INTERSECTIONS, ROADSIDE DITCHES WILL INCREASE TO 17'

NOTE: 1. ROAD GRADES VARY 1%–6%.
2. ROADWAY SHALL BE PUBLIC. AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE

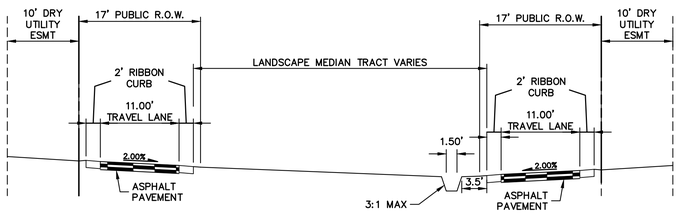


RESIDENTIAL LOCAL TYPE II

26' R.O.W.

*WHERE DEAD-END ROADS EXCEED 500' IN LENGTH AND FOR 25' ON EITHER SIDE OF FIRE HYDRANTS, TRAVEL LANES ARE TO BE INCREASED TO 11' FOR A TOTAL HARDSCAPE WIDTH OF 26'. THE 1' BUFFER WILL BE ELIMINATED.

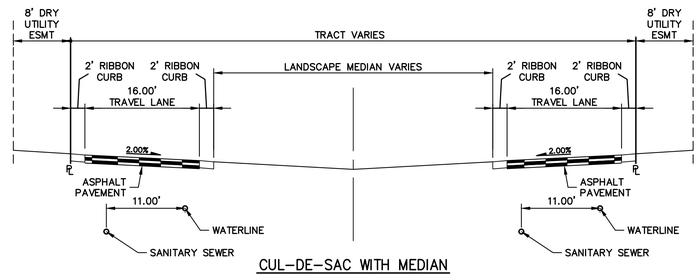
NOTE: 1. ROAD GRADES VARY 1%–6%.
2. ALL RESIDENTIAL ROADWAYS SHALL BE PUBLIC ROADWAYS OWNED AND MAINTAINED BY RRMD.



HILLCAMP TRAIL

R.O.W. VARIES

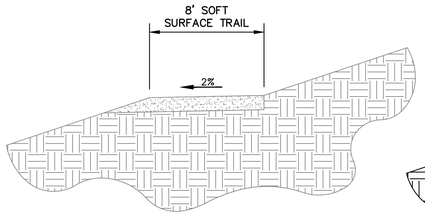
NOTE: 1. ROAD GRADES VARY 1%–6%.
2. ROADWAY SHALL BE PUBLIC. AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE



CUL-DE-SAC WITH MEDIAN

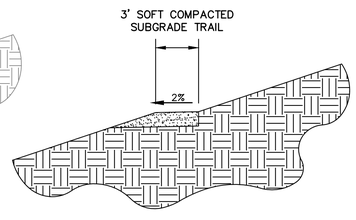
R.O.W. VARIES

NOTE: 1. ALL RESIDENTIAL ROADWAYS SHALL BE PUBLIC ROADWAYS OWNED AND MAINTAINED BY RRMD.



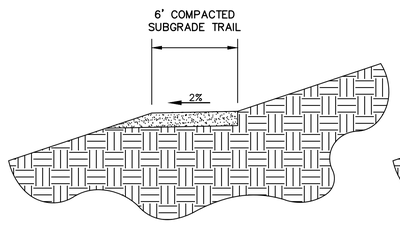
EXISTING DOUGLAS COUNTY EAST-WEST TRAIL

NTS



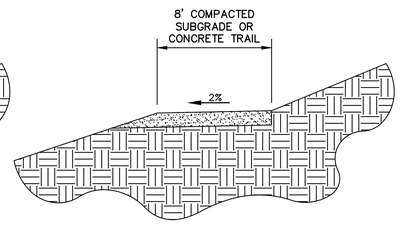
3' TRAIL

NTS



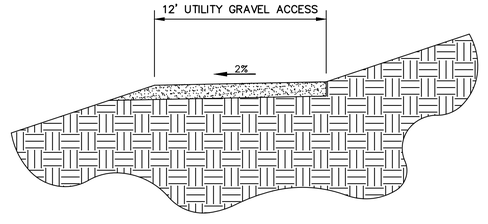
6' TRAIL

NTS



8' TRAIL

NTS



12' UTILITY MAINTENANCE

NTS

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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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A Westrian Company
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Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=10'
V-SCALE	N/A
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

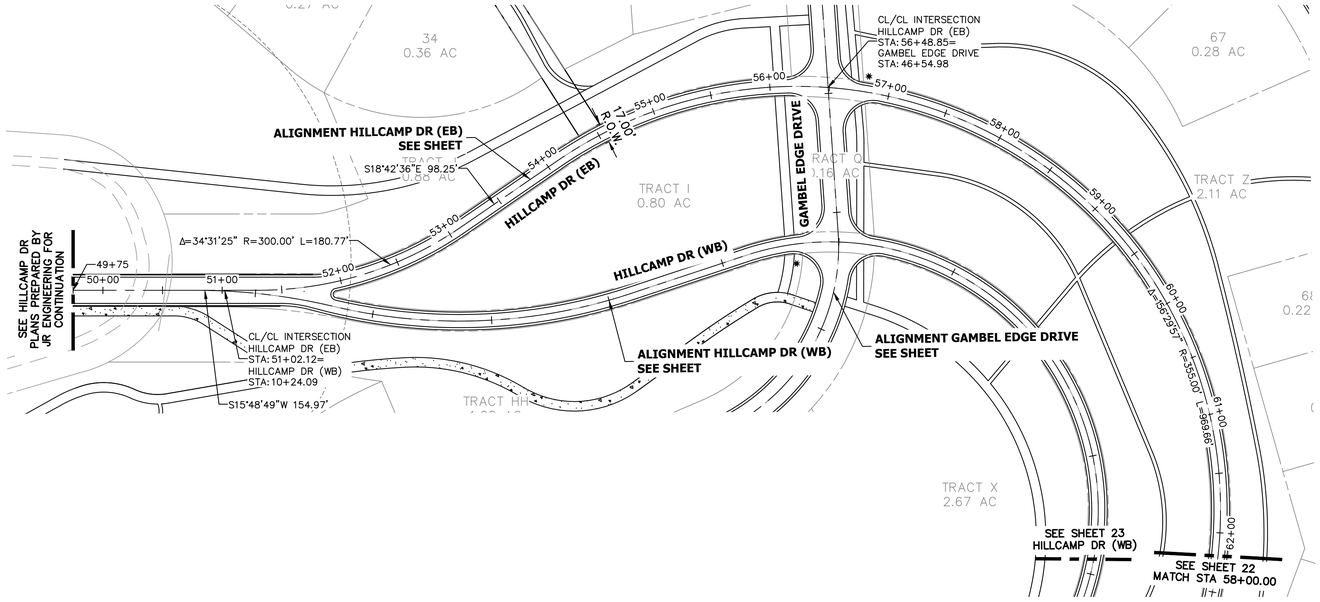
HILLCAMP

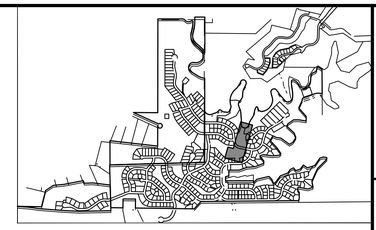
TYPICAL SECTIONS

SHEET 20 OF 75

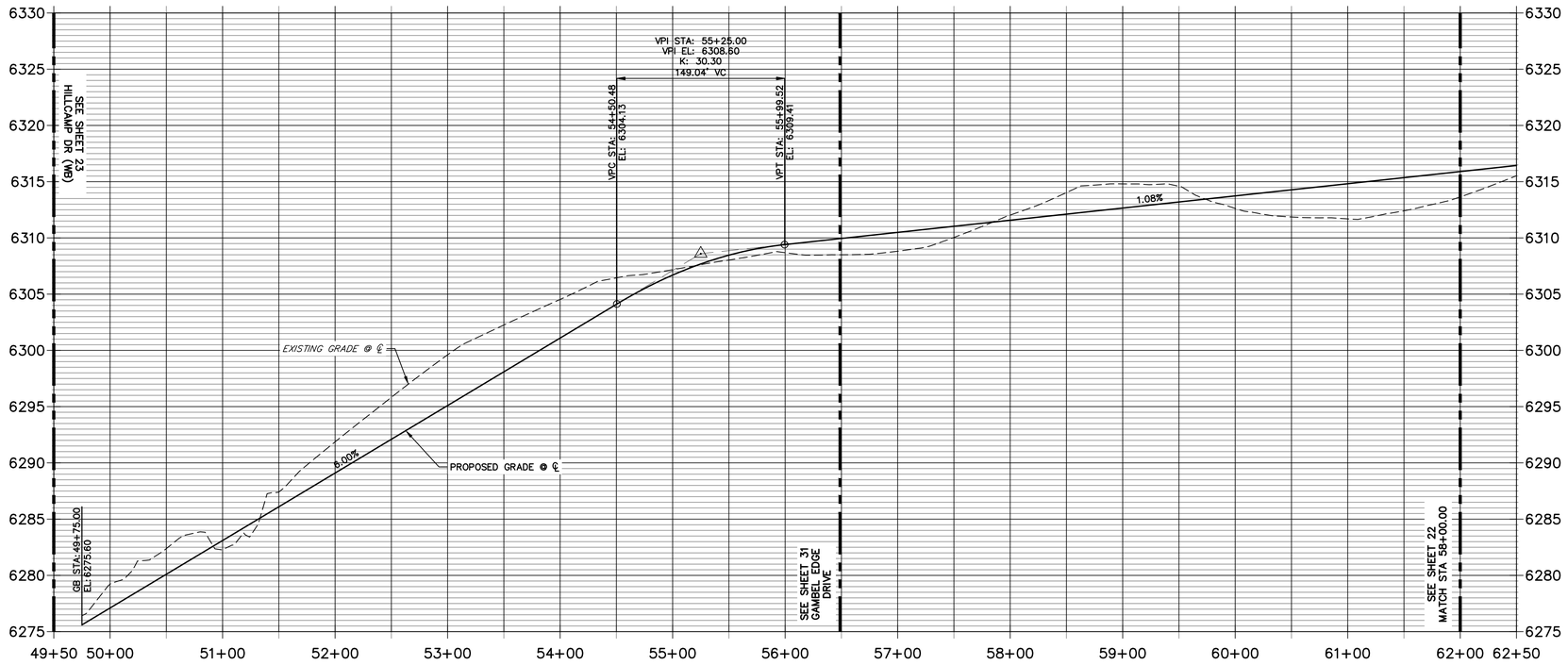
JOB NO. 15950.12

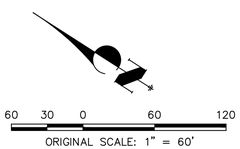
C:\Users\Lana.DOC\ACCDocs\jr engineering\15950\12\project files\15950\12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950\12 02_XS.dwg, XS01, 12/12/2025 3:15:02 PM, lana





HILLCAMP DR (EB) PROFILE
STA 49+50.00 TO 62+50.00





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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'	DESIGNED BY	TAU
V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 21 OF 75

JOB NO. 15950.12

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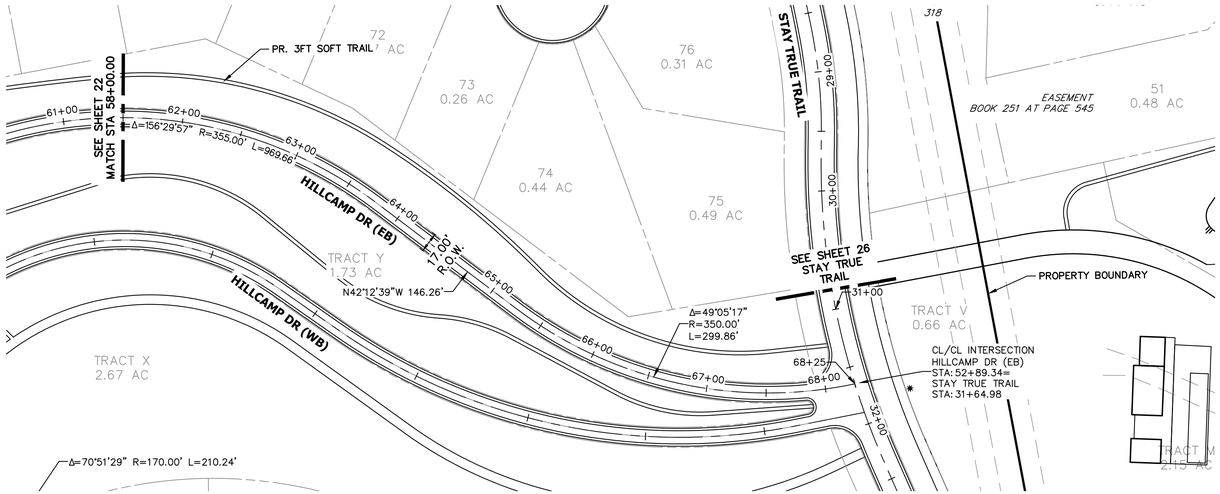

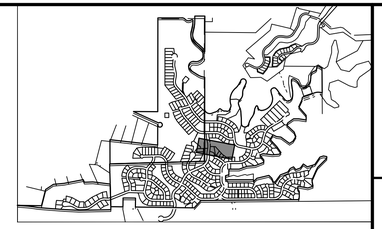

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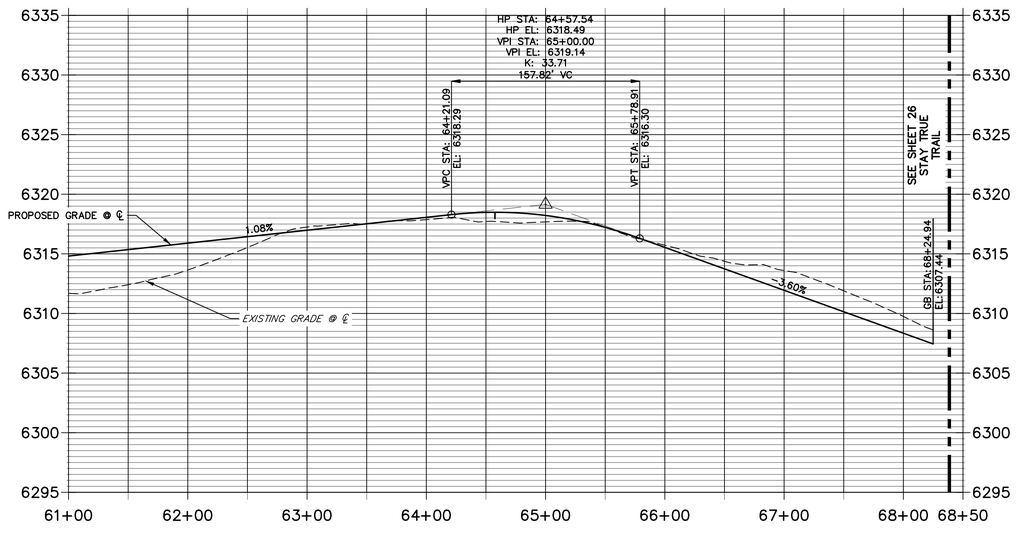
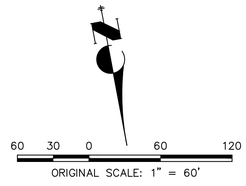
Fort Collins 970-491-9888 • www.jrengineering.com

HILLCAMP DR (EB) PROFILE CONTINUED (1)
STA 61+00.00 TO 68+50.00





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ENGINEER'S STATEMENT

PREPARED UNDE

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KEVIN J. ROHR... COLORADO P.E. ...TE
FOR AND ON BEHALF OF JR ENGINEERING, LLC

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 22 OF 75

JOB NO. 15950.12

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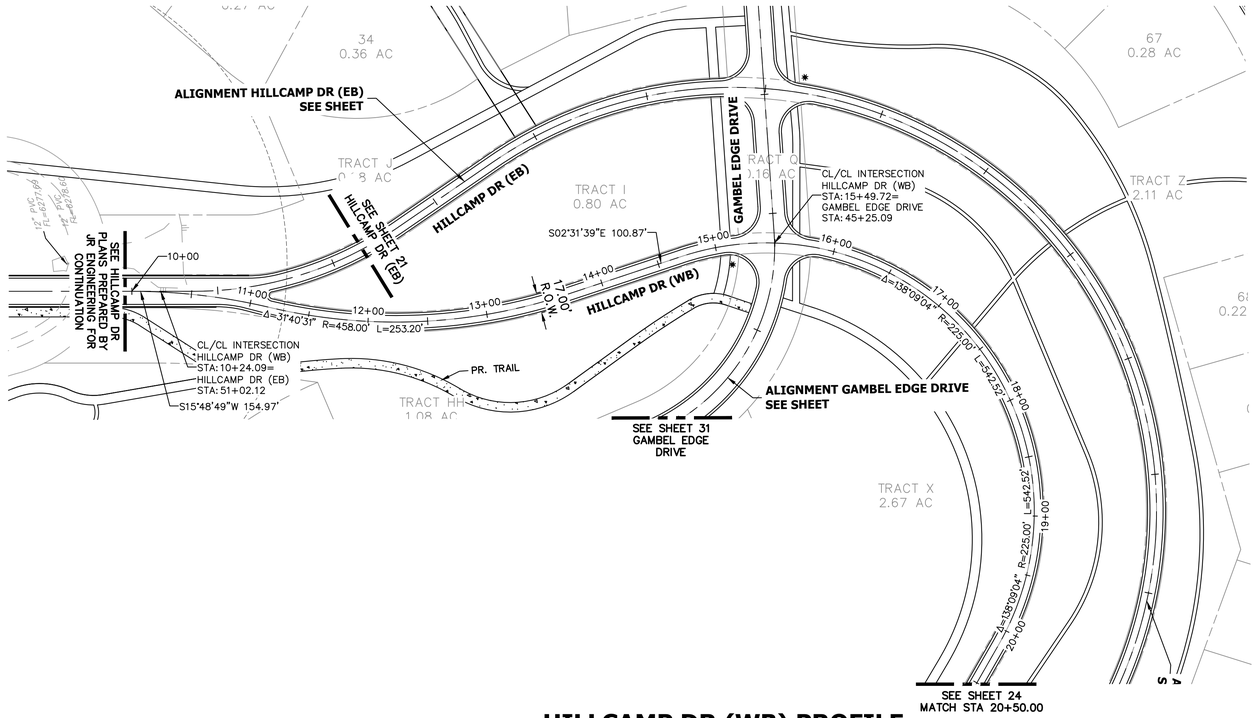
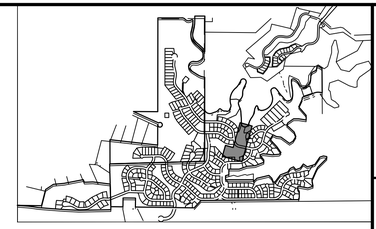
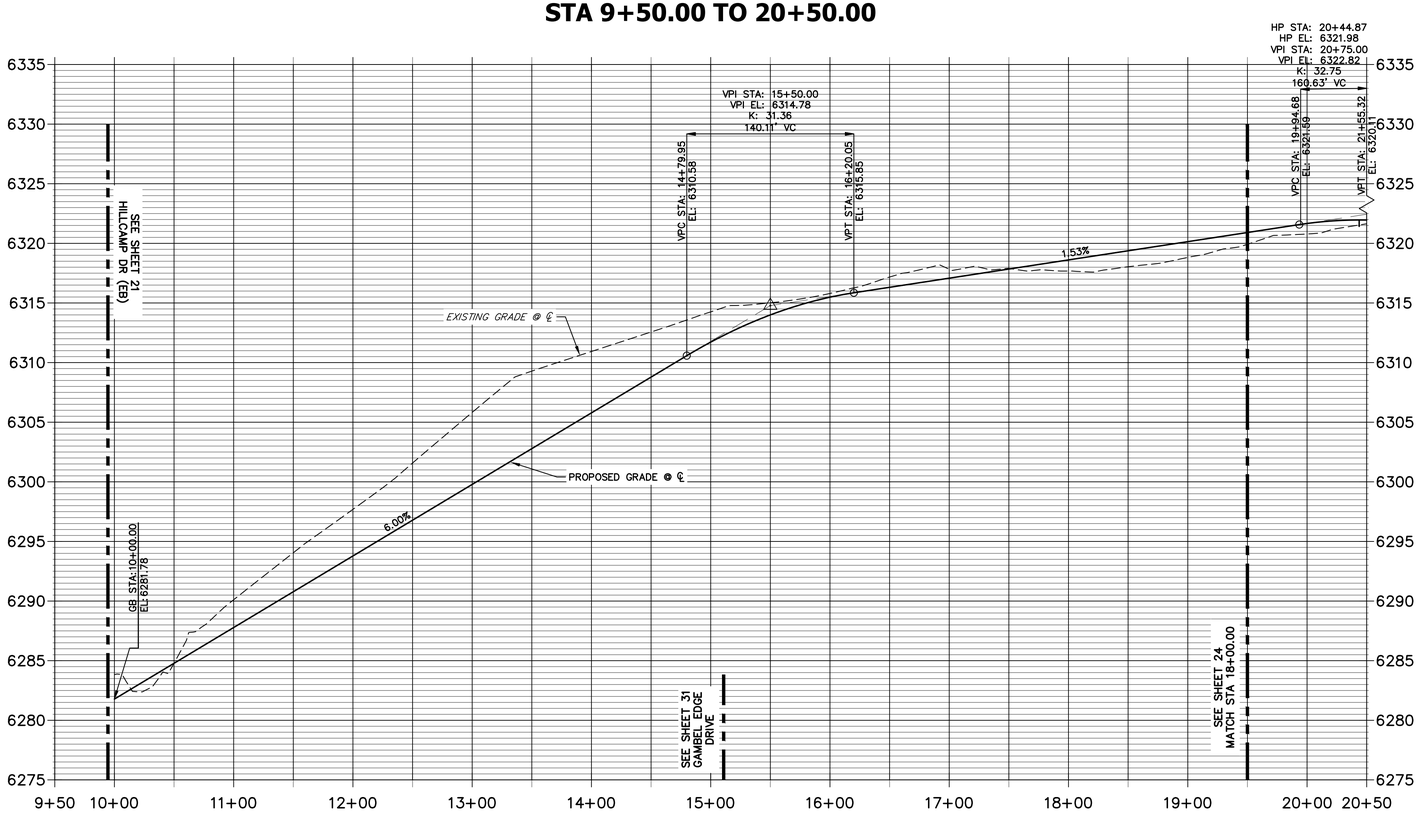




KEYMAP
SCALE: 1" = 2000'

HILLCAMP DR (WB) PROFILE
STA 9+50.00 TO 20+50.00



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

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V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP
ROADWAY PLAN & PROFILES

SHEET 23 OF 75
JOB NO. 15950.12

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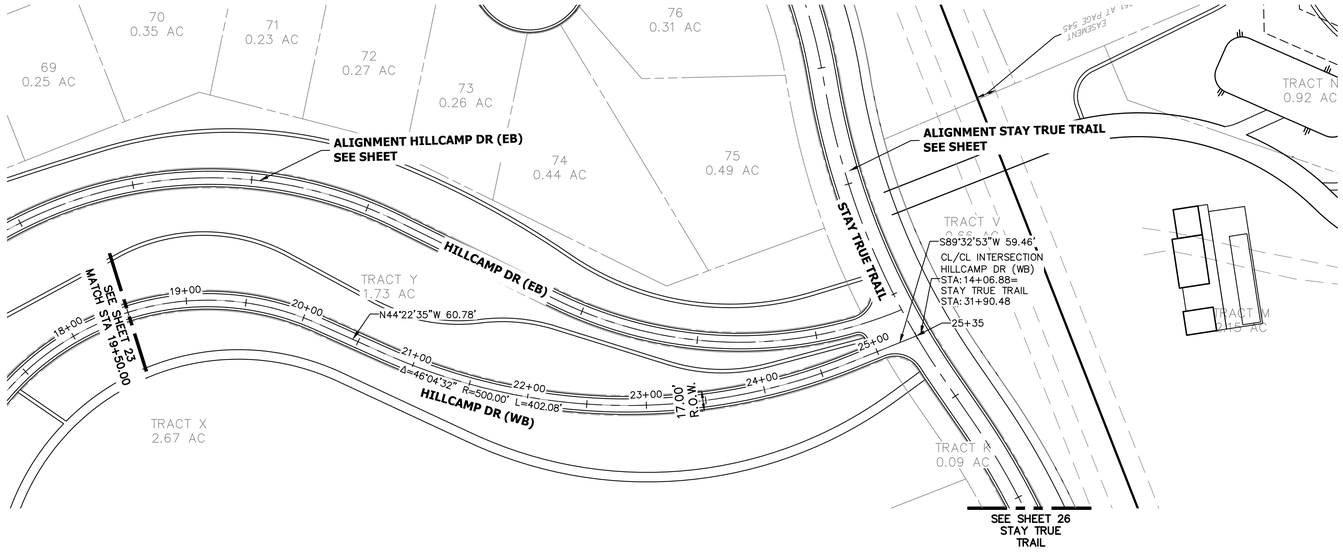

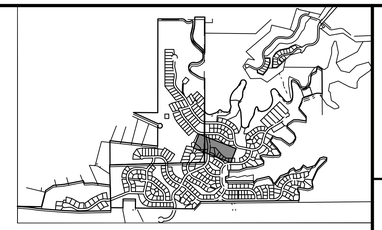

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BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

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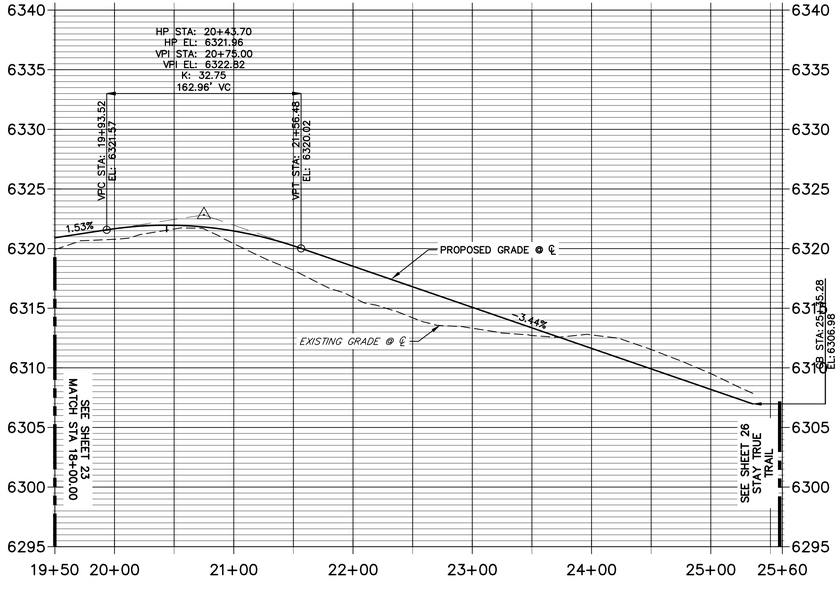
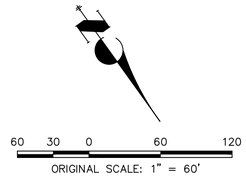
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP DR (WB) PROFILE CONTINUED (1)
STA 19+50.00 TO 25+60.00





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PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 24 OF 75

JOB NO. 15950.12

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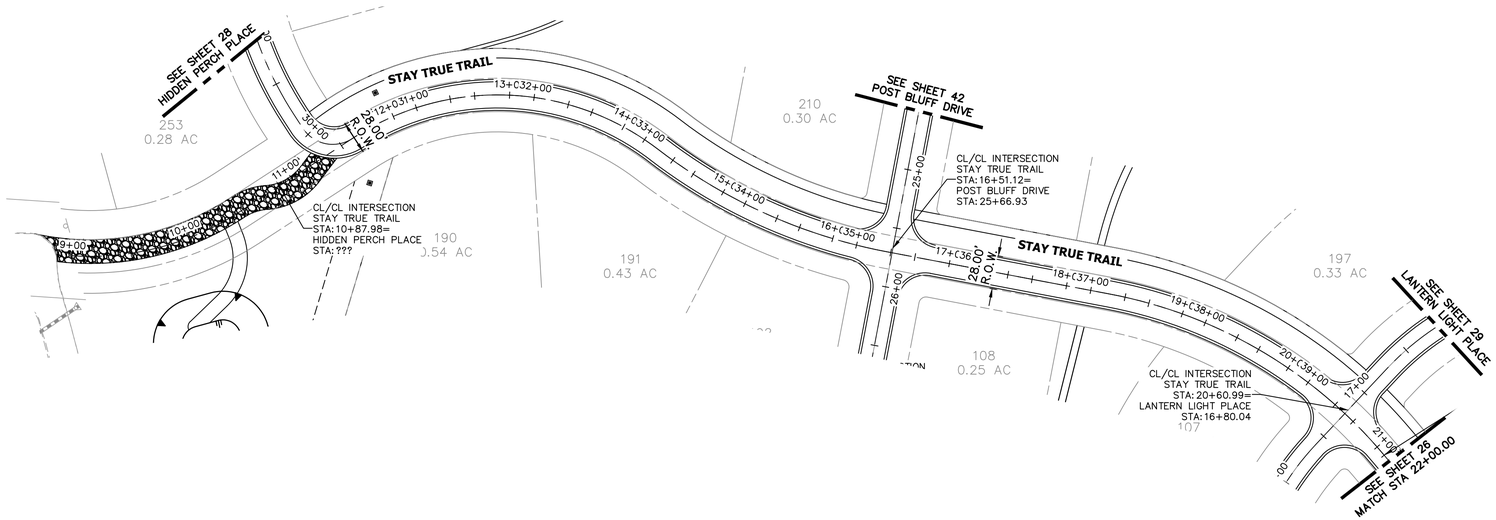
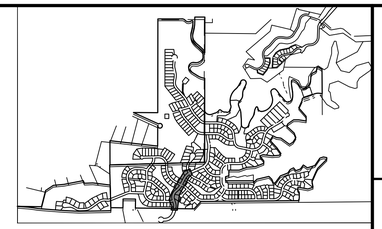
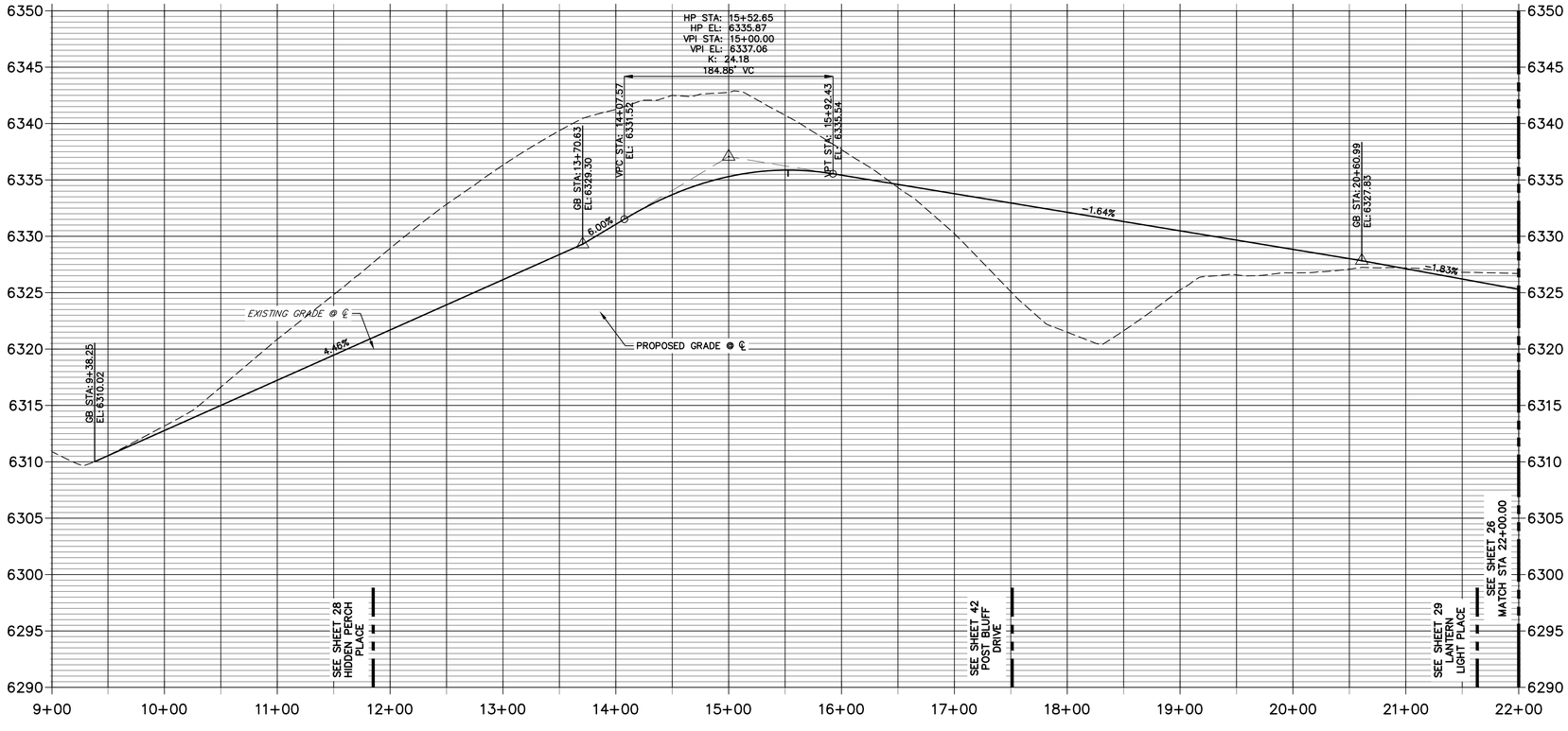




KEYMAP
SCALE: 1" = 2000'

STAY TRUE TRAIL PROFILE
STA 9+00.42 TO 22+00.00



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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

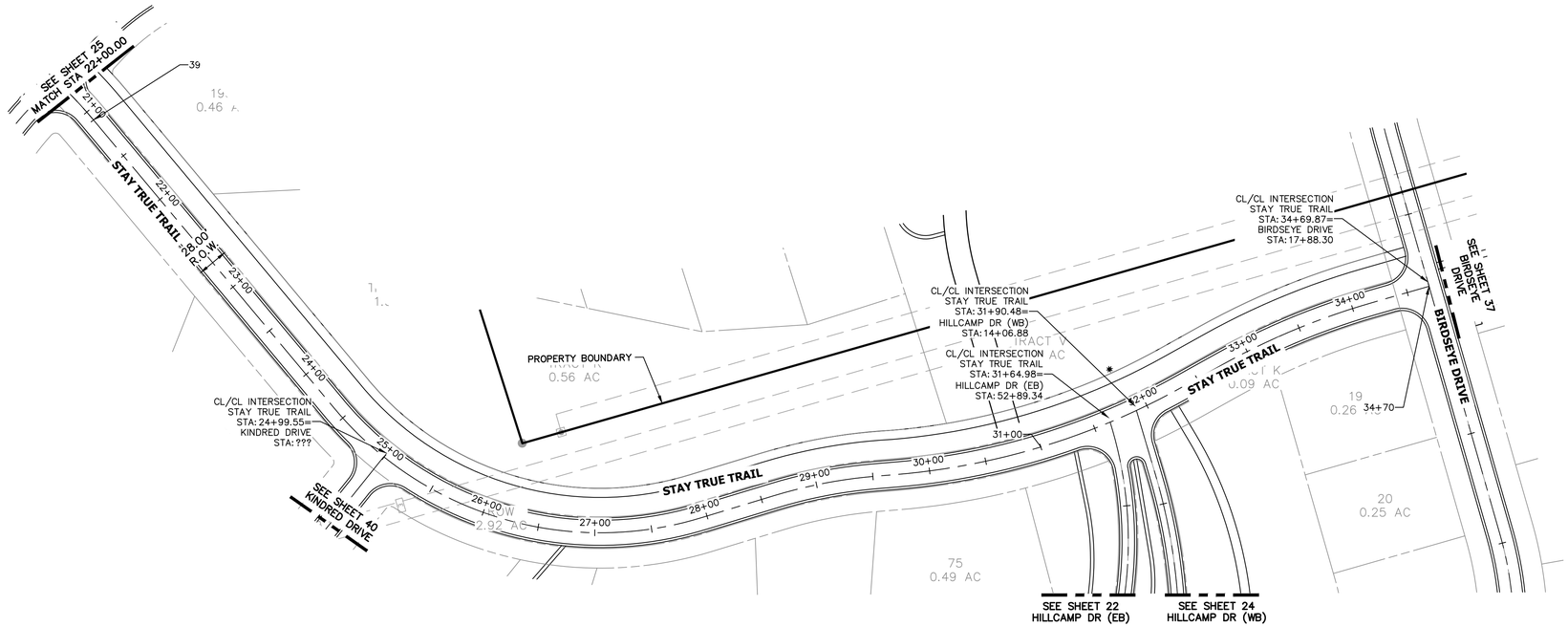
HILLCAMP

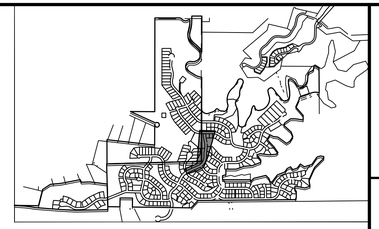
ROADWAY PLAN & PROFILES

SHEET 25 OF 75

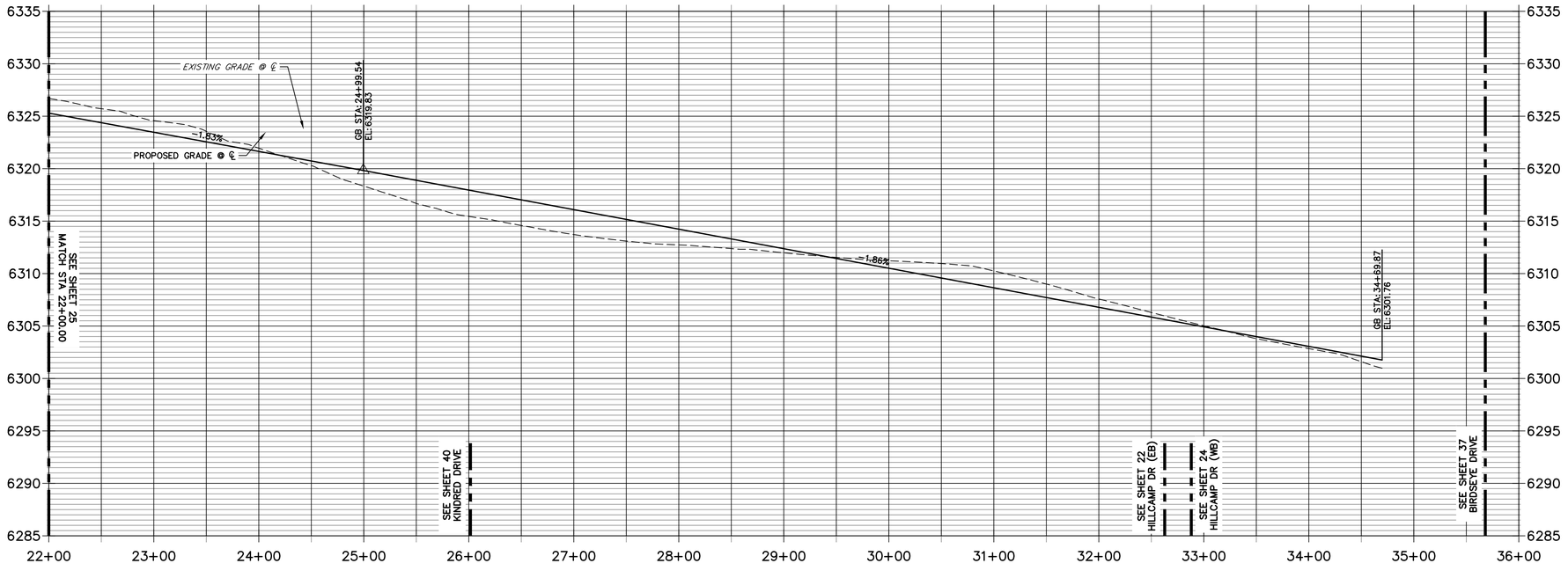
JOB NO. 15950.12

C:\Users\Lara.JDOCADCDocs\jr engineering\15950\12\project files\15950120 2 roll\grade preliminary plan\Drawing\sheet dwgs\Preliminary CDs\15950120_SI P&P.dwg, SI05, 12/12/2025 3:16:54 PM, Jamij





STAY TRUE TRAIL PROFILE CONTINUED
STA 22+00.00 TO 36+00.00



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

ENGINEER'S STATEMENT

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

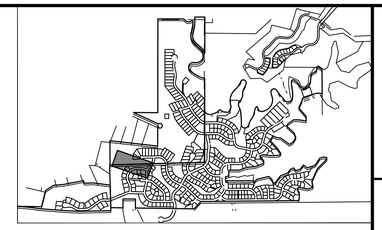
HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 26 OF 75

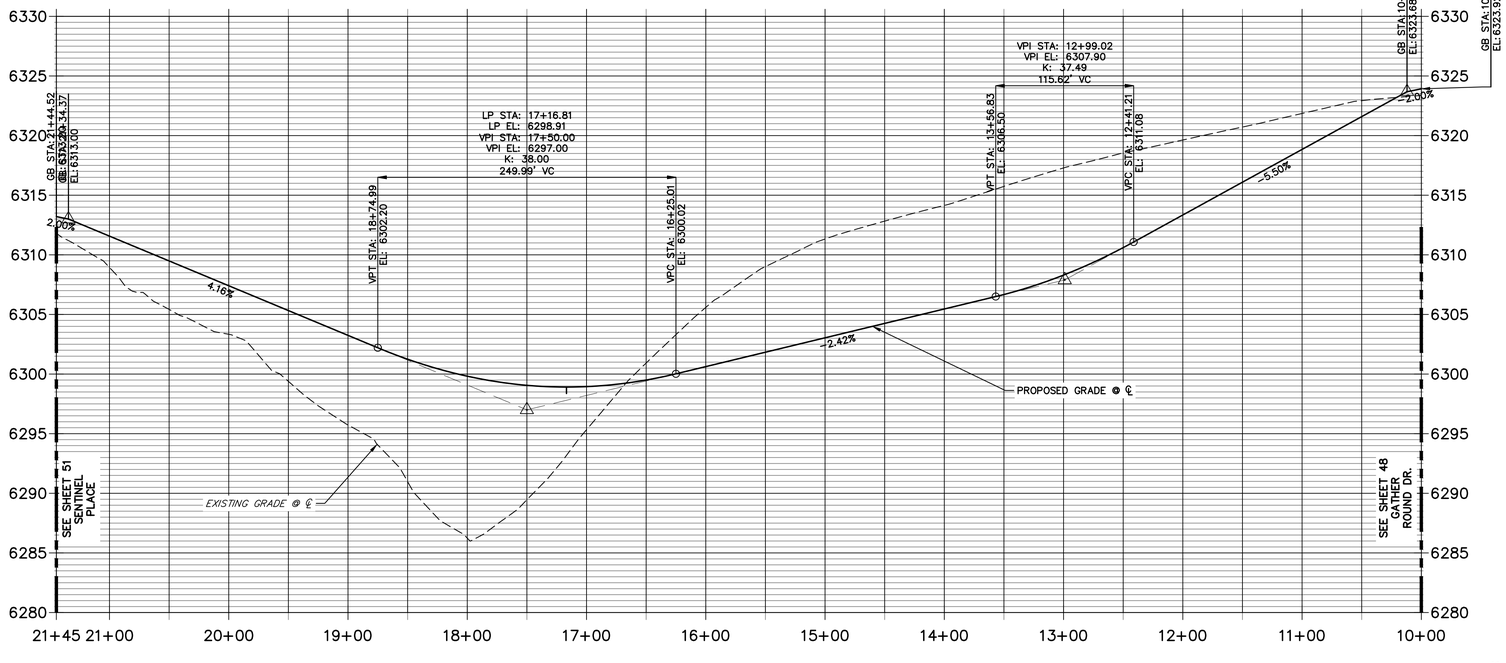
JOB NO. 15950.12

C:\Users\Lera.ADC\ACCDocs\jr engineering\15950.12\project files\15950.12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950.12 02_SI P&P.dwg, SI36, 12/12/2025 3:17:10 PM, Jamij



KEYMAP
SCALE: 1" = 2000'

SENTINEL PLACE PROFILE
STA 10+00.00 TO 21+44.52



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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

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BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

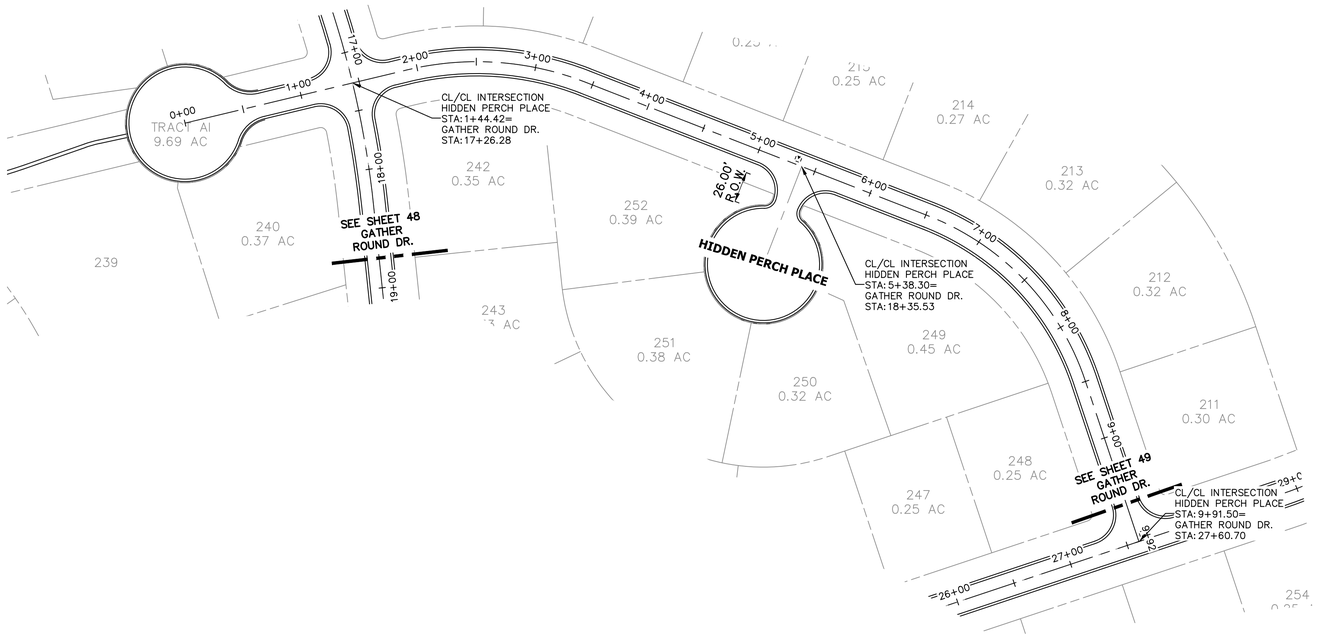
HILLCAMP

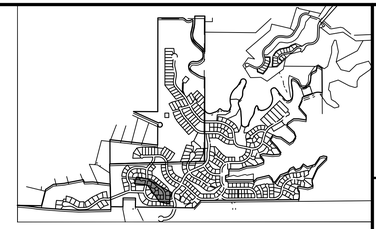
ROADWAY PLAN & PROFILES

SHEET 27 OF 75

JOB NO. 15950.12

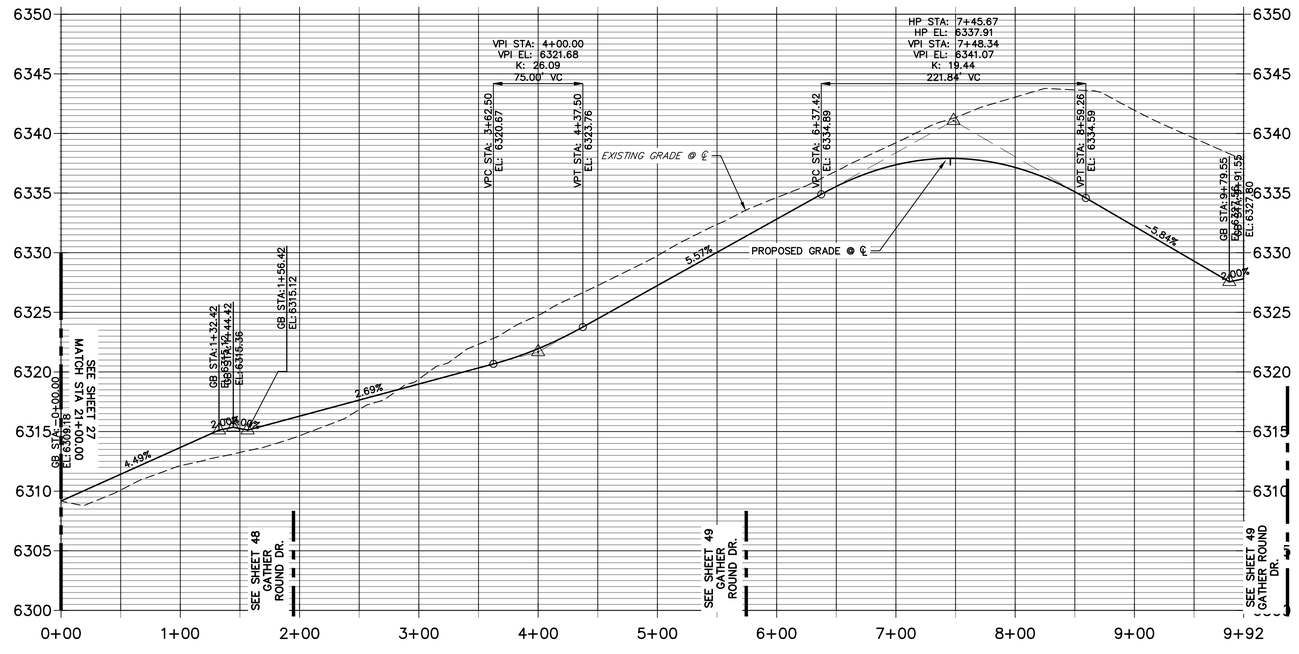
c:\Users\Lexa\DC\ACCDocs\jr engineering\15950\12\project files\15950120 2 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950120 2_SI P&P.dwg, SI06.5_A, 12/12/2025 3:17:27 PM, jlimi

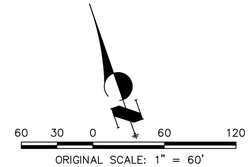




KEYMAP
SCALE: 1" = 2000'

HIDDEN PERCH PLACE PROFILE
STA 0+00.00 TO 9+91.55





ORIGINAL SCALE: 1" = 60'

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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
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SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

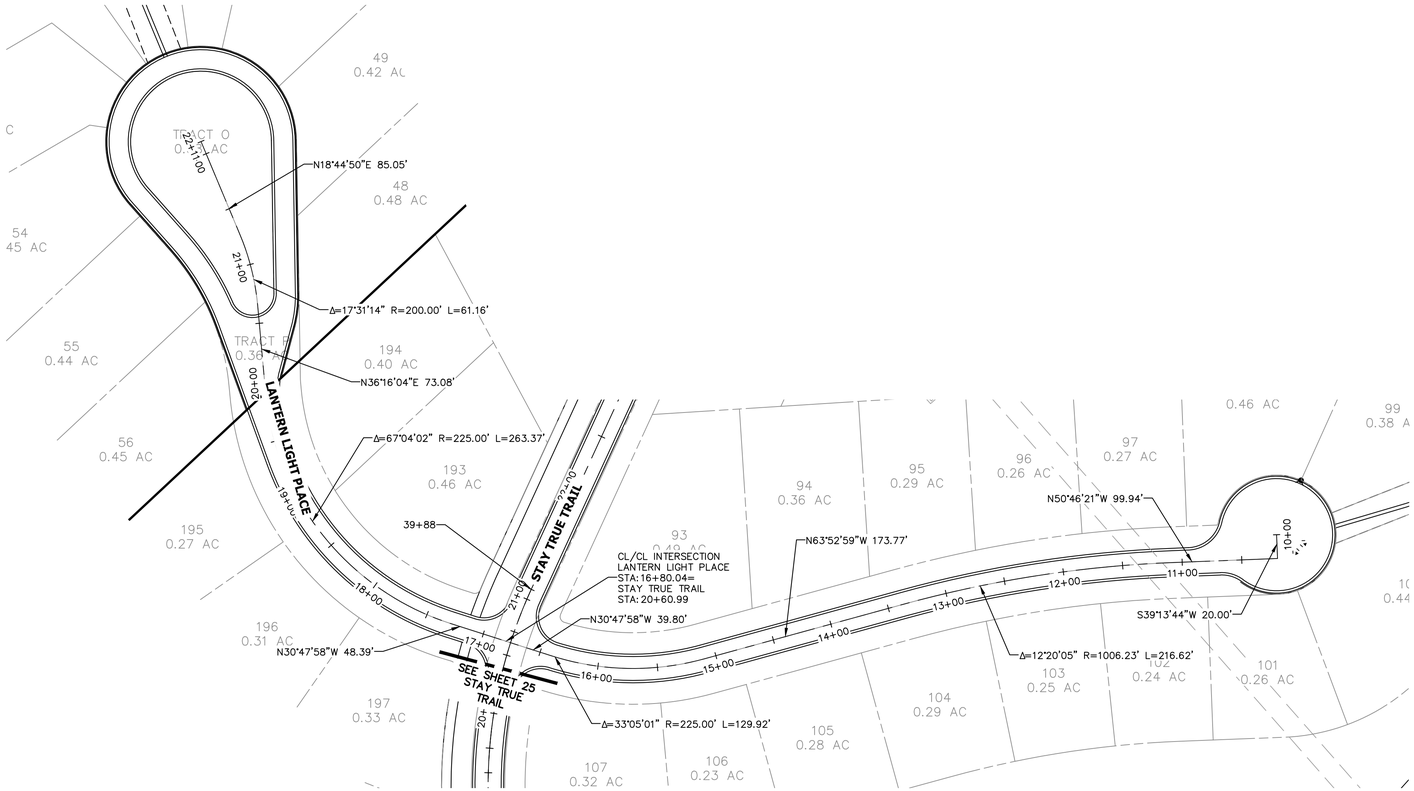
HILLCAMP

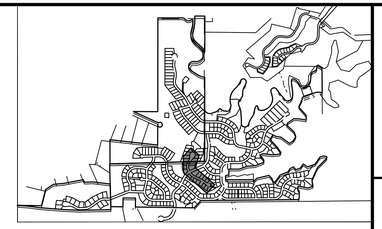
ROADWAY PLAN & PROFILES

SHEET 28 OF 75

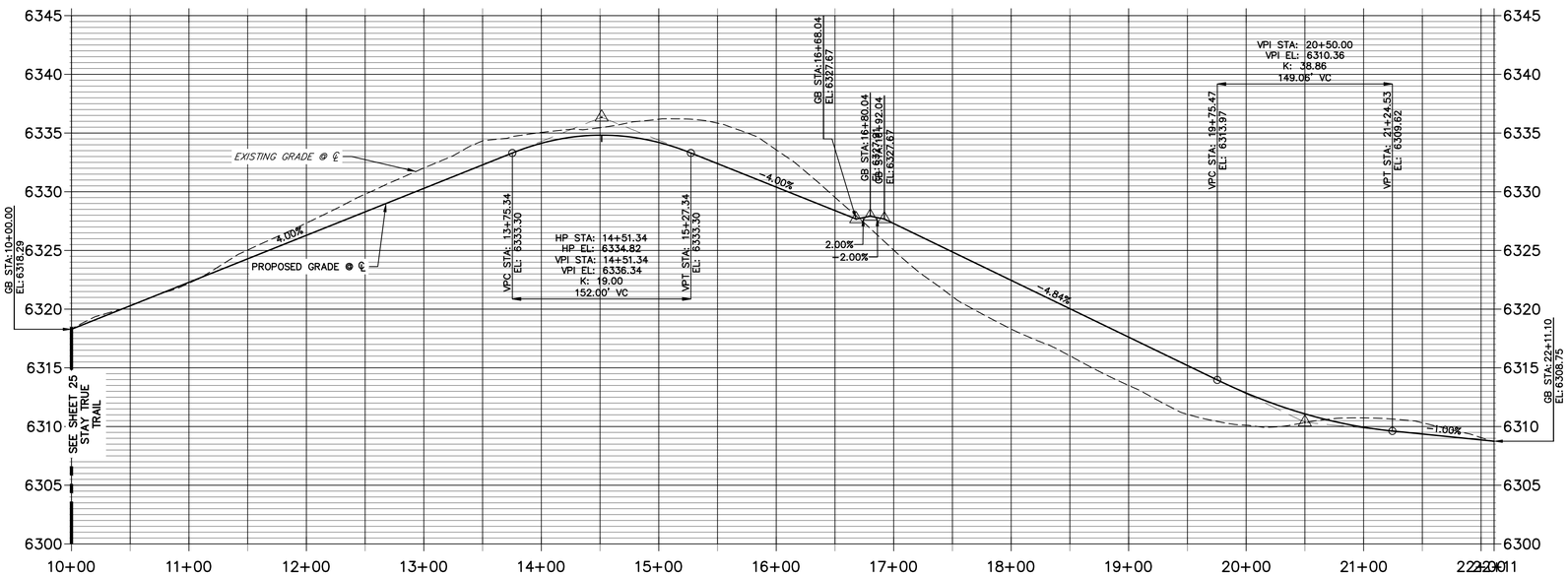
JOB NO. 15950.12

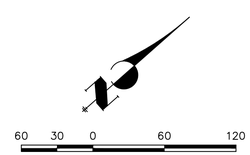
C:\Users\Lera\3DCADCDocs\jr engineering\15950\12\project files\15950\12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950\12 02_SI P&P.dwg, SI07_A, 12/12/2025 5:17:44 PM, jamil





LANTERN LIGHT PLACE PROFILE
STA 10+00.00 TO 22+11.10





Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR[illegible] PE
COLORADO P.E. [illegible]
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

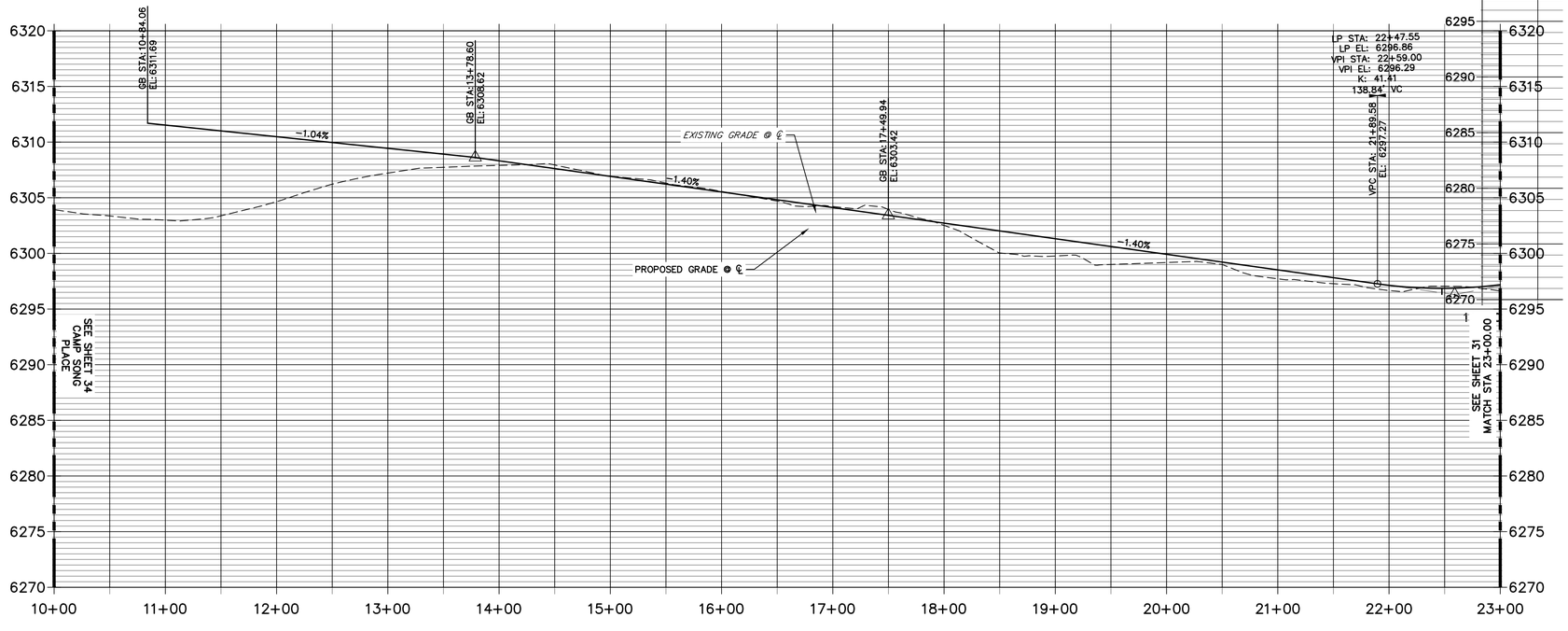
ROADWAY PLAN & PROFILES

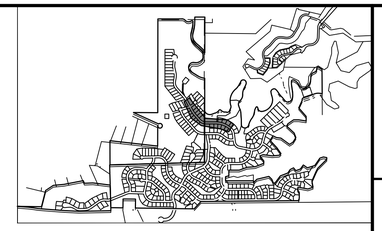
SHEET 29 OF 75

JOB NO. 15950.12

c:\Users\Lana\DOCACCDocs\jr engineering\15950.12\project files\15950012 02\ ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary Civ\15950012 02_SI P&P.dwg, SI06_A1-2, 12/12/2025 3:18:00 PM, jenlj

GAMBEL EDGE DRIVE PROFILE
STA 10+00.00 TO 23+00.00





KEYMAP
SCALE: 1" = 2000'

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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

KEVIN J. ROHR... COLORADO P.E. ...TE
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY NOT FOR CONSTRUCTION

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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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Centennial 303-740-9393 • Colorado Springs 719-593-2593
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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

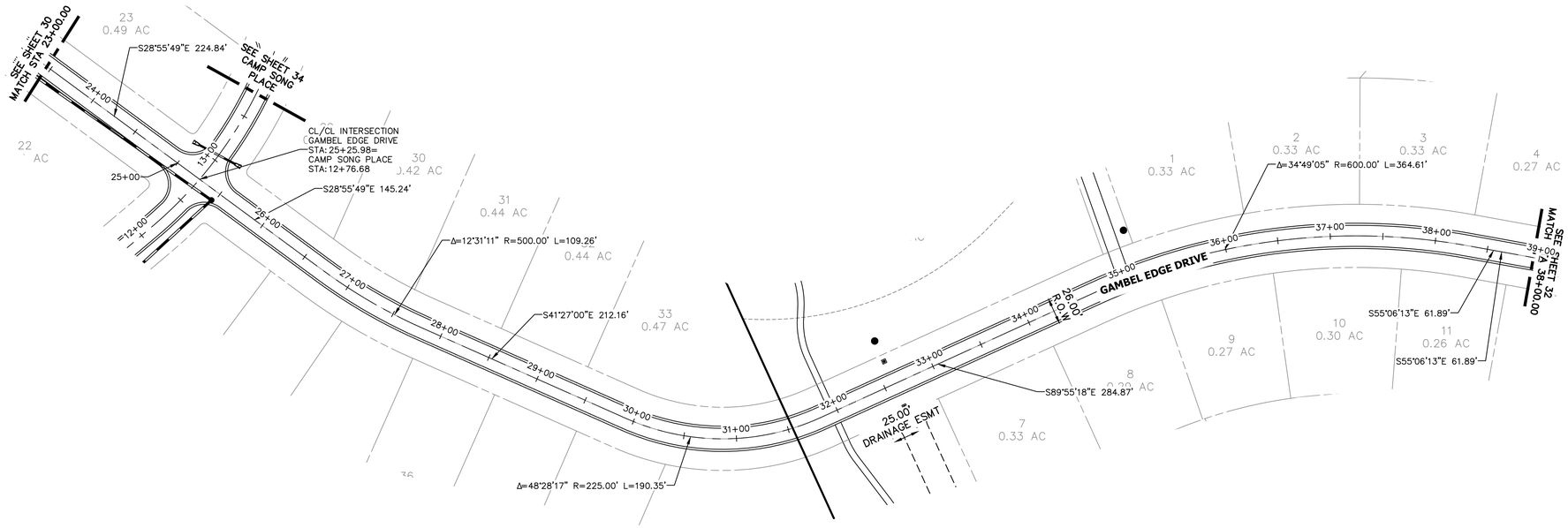
HILLCAMP

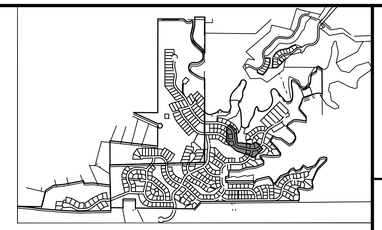
ROADWAY PLAN & PROFILES

SHEET 30 OF 75

JOB NO. 15950.12

c:\Users\Jaxa\DC\ACCDocs\jr engineering\15950\12\project files\15950\12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950\12 02_SI P&P dwg, SI09_B, 12/12/2025 3:18:16 PM, jaxa

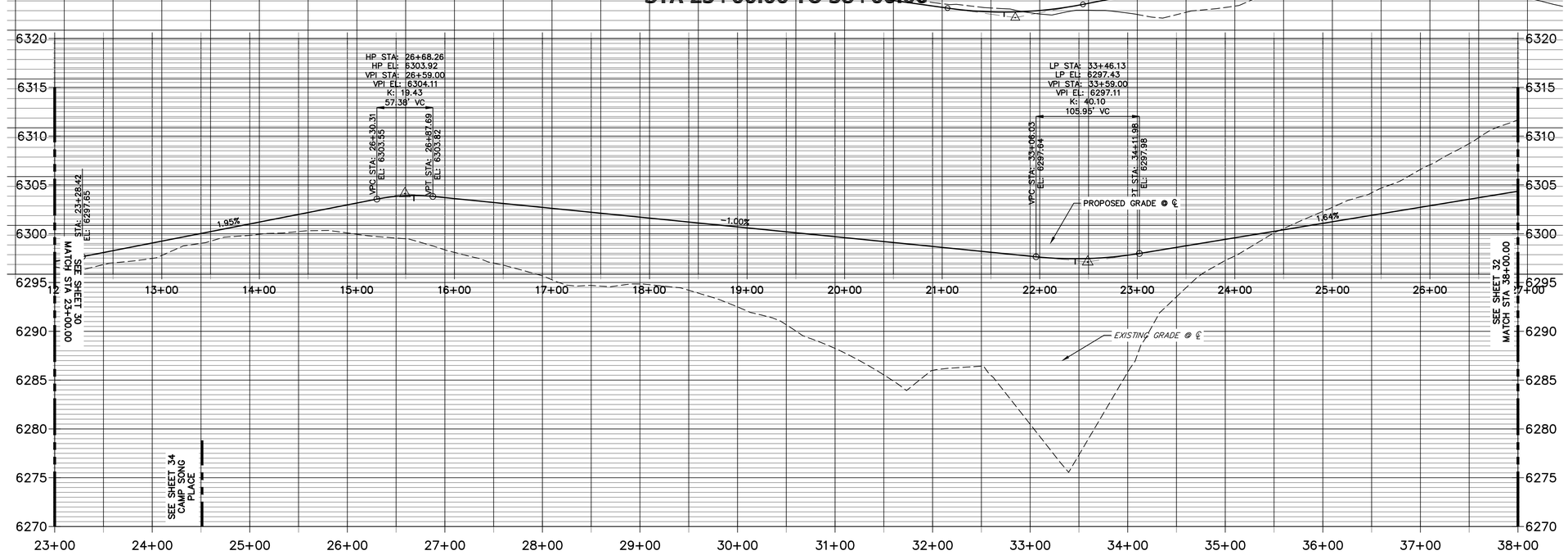




KEYMAP
SCALE: 1" = 2000'

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

GAMBEL EDGE DRIVE PROFILE CONTINUED
STA 23+00.00 TO 38+00.00



Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

KEVIN J. ROHR TE
COLORADO P.E.
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PRELIMINARY NOT FOR CONSTRUCTION

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'	DESIGNED BY	TAU
V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 31 OF 75

JOB NO. 15950.12

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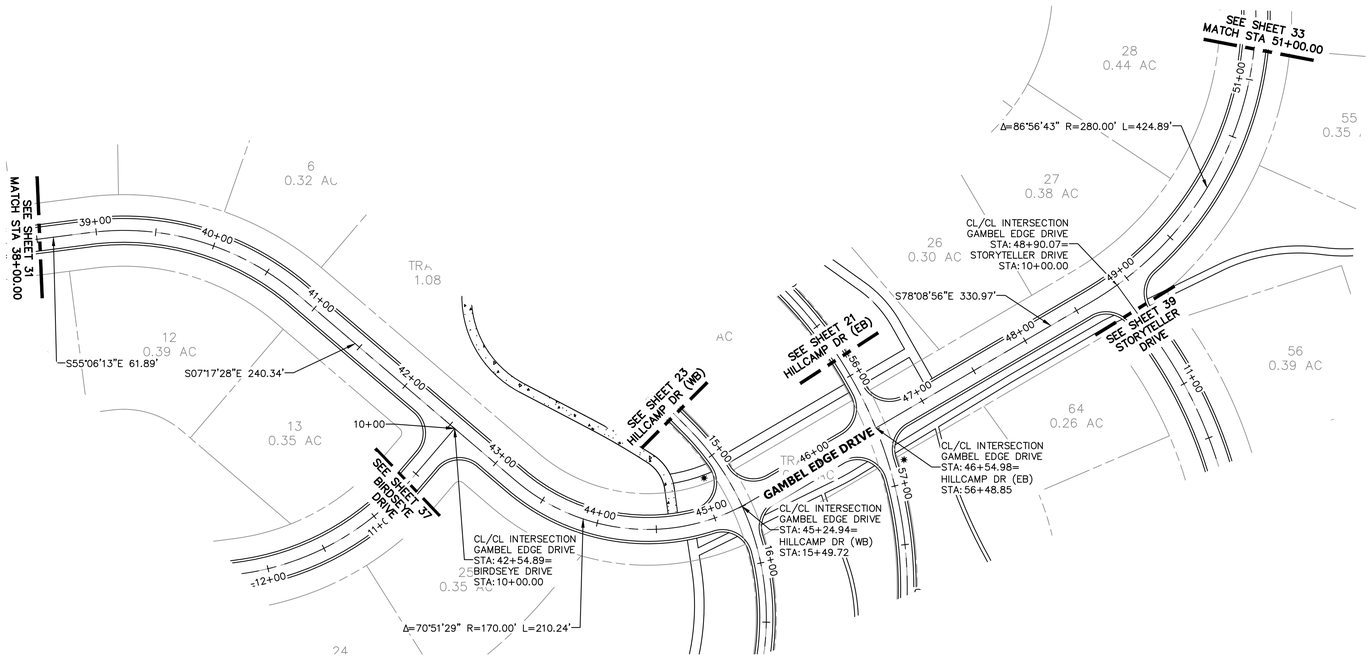
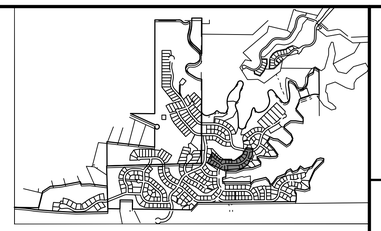
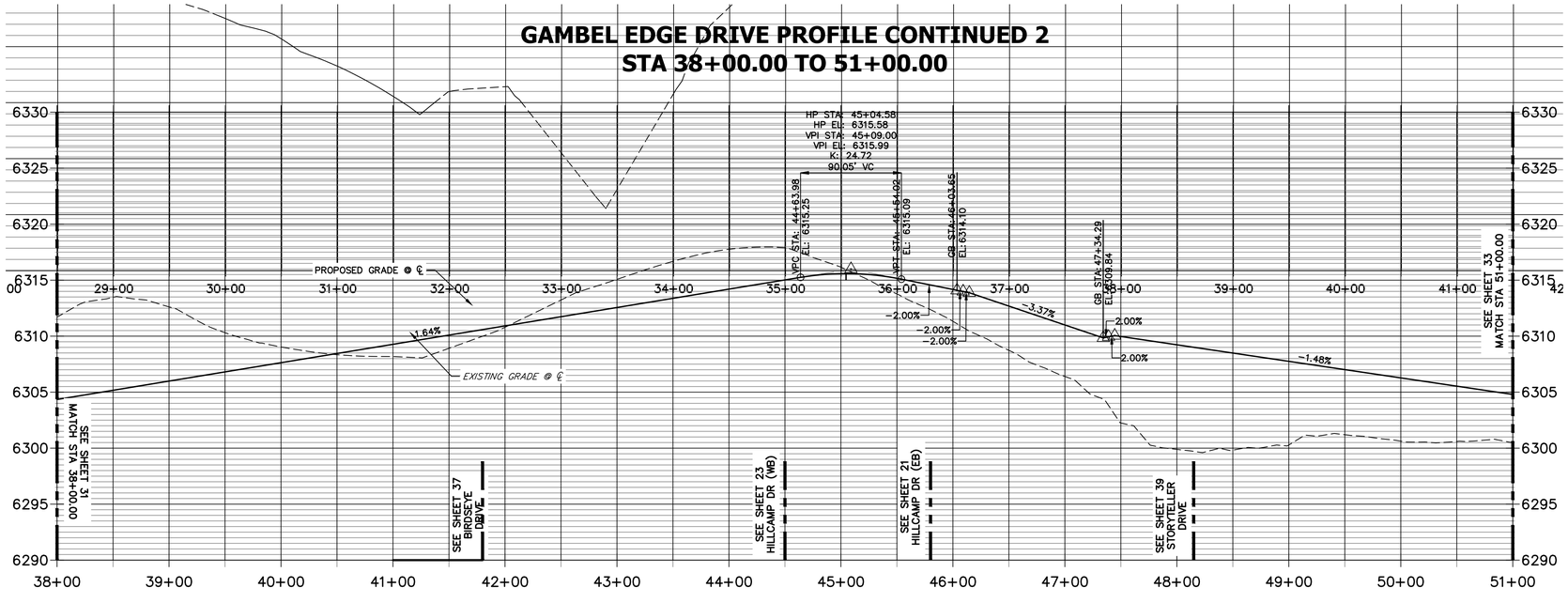




KEYMAP
SCALE: 1" = 2000'



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

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

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'	DESIGNED BY	TAU
V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

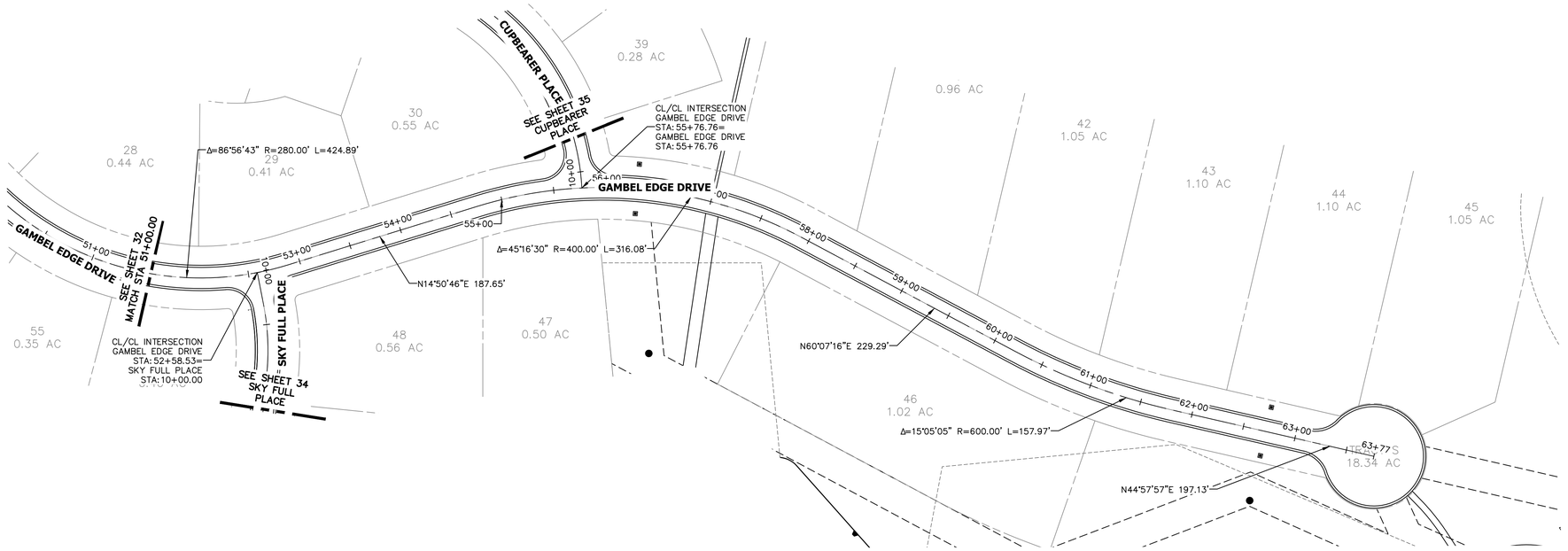
HILLCAMP

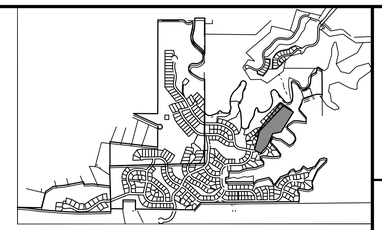
ROADWAY PLAN & PROFILES

SHEET 32 OF 75

JOB NO. 15950.12

C:\Users\Lena.ADC\ACCDocs\jr engineering\15950112\project files\15950112 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950112 02_SI P&P.dwg, SI11_B, 12/12/2025 3:18:59 PM, jamg





KEYMAP
SCALE: 1" = 2000'

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

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V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR COLORADO P.E. FOR AND ON BEHALF OF JR ENGINEERING, LLC

SHEET 33 OF 75

JOB NO. 15950.12

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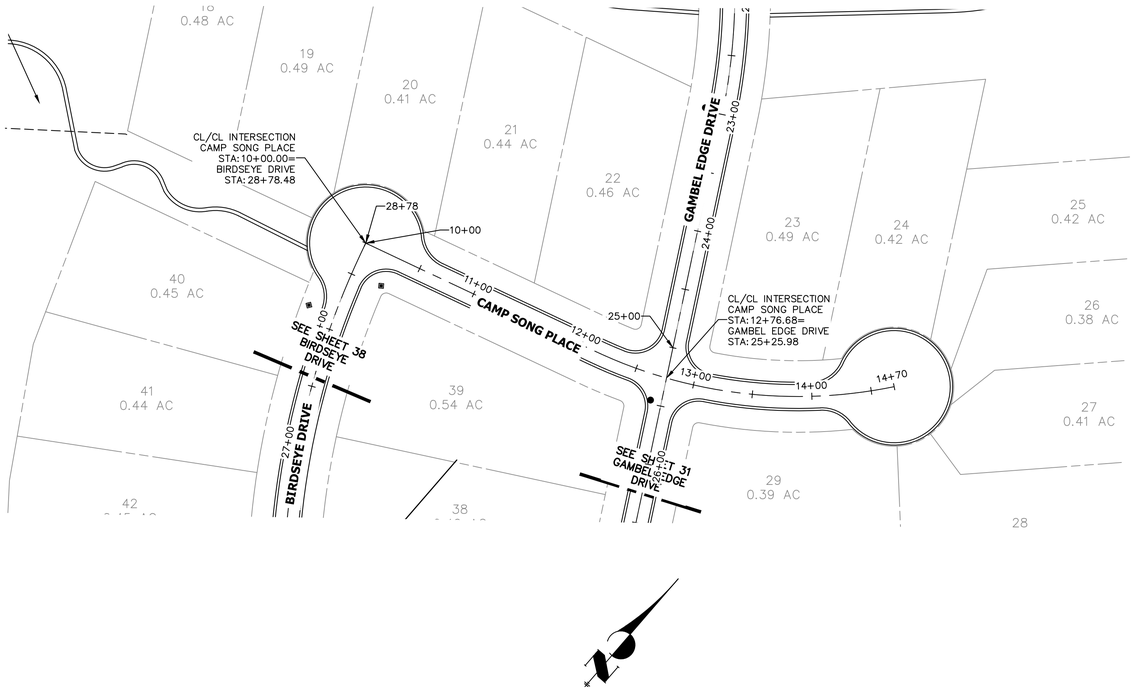
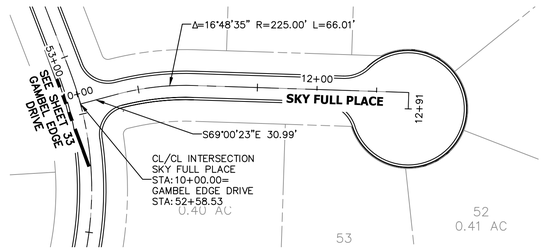
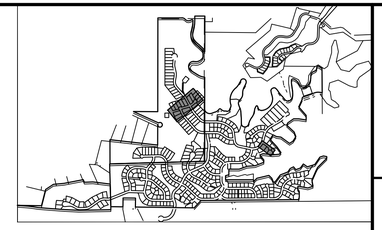
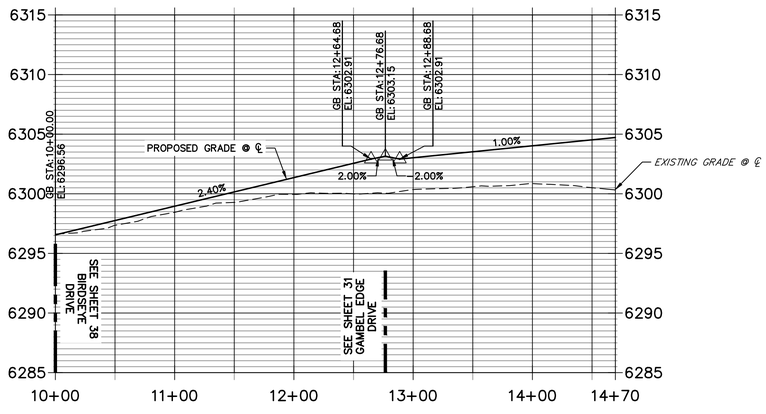




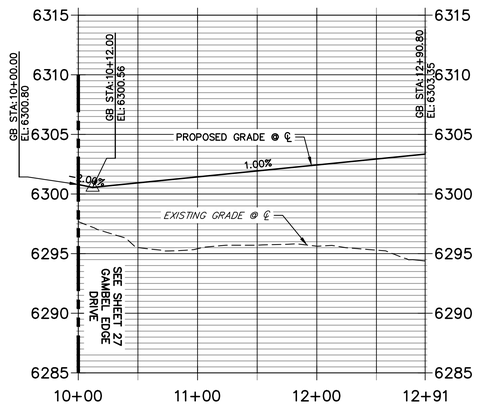


KEYMAP
SCALE: 1" = 2000'

CAMP SONG PLACE PROFILE
STA 10+00.00 TO 14+69.54



SKY FULL PLACE PROFILE
STA 10+00.00 TO 12+90.80



ORIGINAL SCALE: 1" = 60'

Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

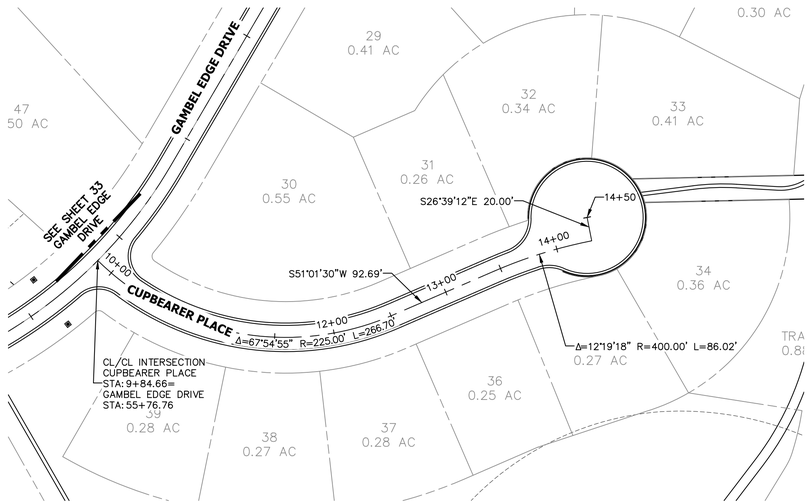
HILLCAMP

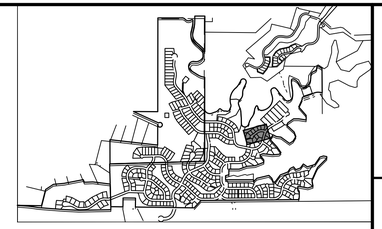
ROADWAY PLAN & PROFILES

SHEET 34 OF 75

JOB NO. 15950.12

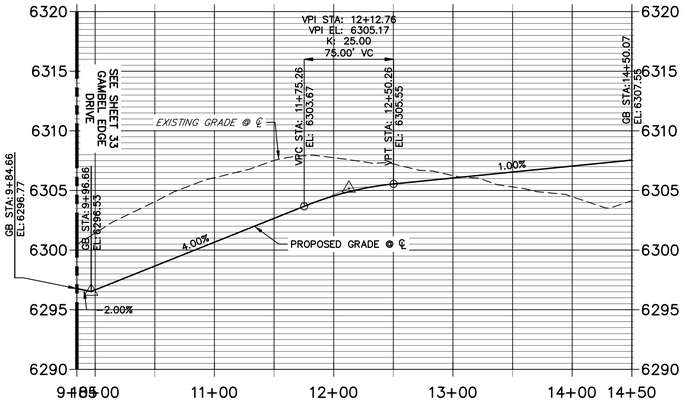
C:\Users\tara\DOCACD\cds\jr engineering\15950\12\project files\15950121 02 roadgable preliminary plan\Drawing\sheet dwgs\Preliminary CDs\15950121 02_SI P&P.dwg, SI12_B1-3, 12/12/2025 3:10:26 PM, jaime





KEYMAP
SCALE: 1" = 2000'

CUPBEARER PLACE PROFILE
STA 9+84.66 TO 14+50.07



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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR COLORADO P.E. FOR AND ON BEHALF OF JR ENGINEERING, LLC

TE

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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

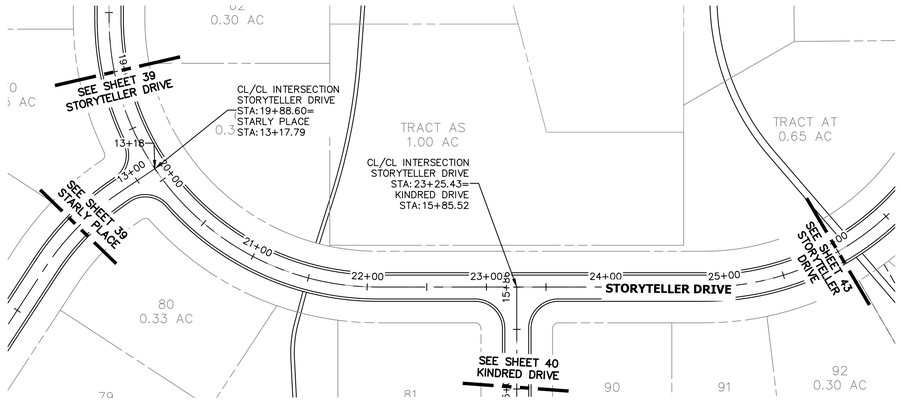
HILLCAMP

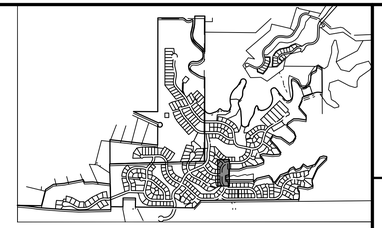
ROADWAY PLAN & PROFILES

SHEET 35 OF 75

JOB NO. 15950.12

c:\Users\Lexa\DC\ACCDocs\jr engineering\15950\Project files\15950.12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950.12 02_SI P&P dwg, SI13, B4-5, 12/12/2025 3:19:58 PM, jlim





KEYMAP
SCALE: 1" = 2000'

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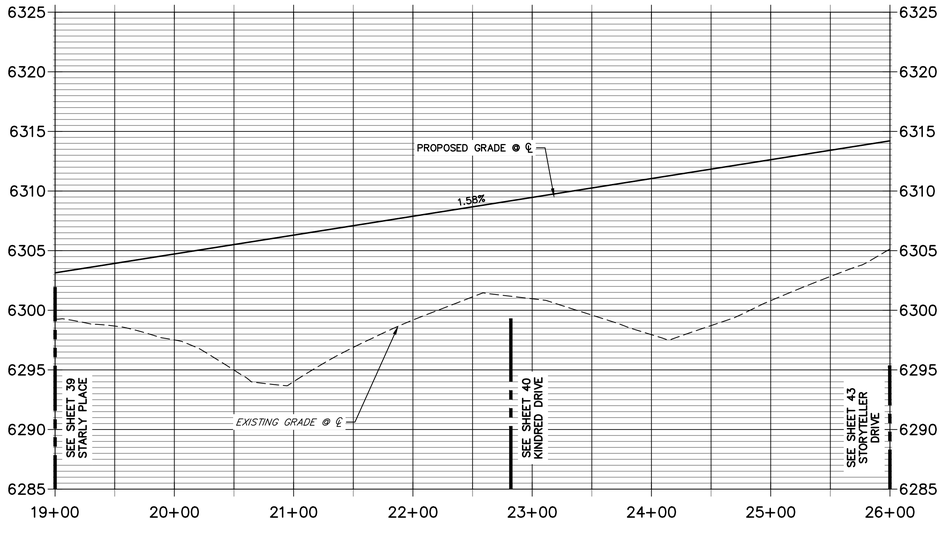
No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

STORY TELLER DRIVE PROFILE
STA 19+00.00 TO 26+00.00



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

Know what's below.
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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHR... COLORADO P.E. ...TE
FOR AND ON BEHALF OF JR ENGINEERING, LLC

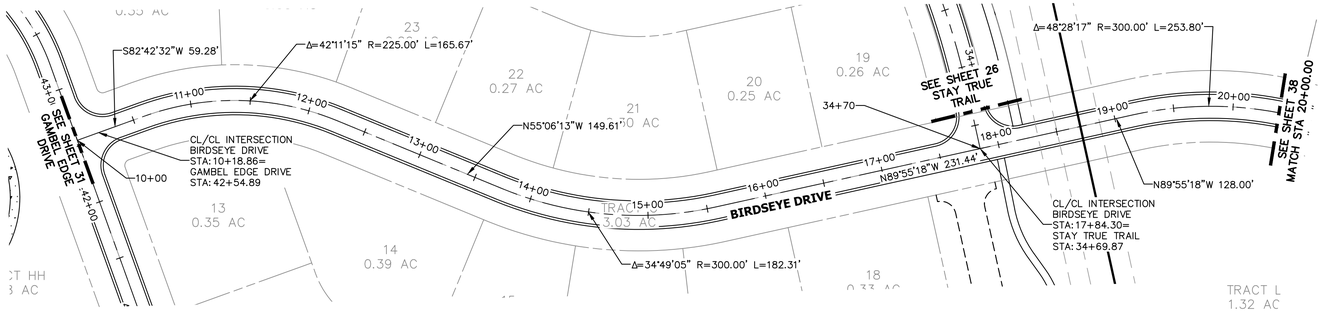
HILLCAMP

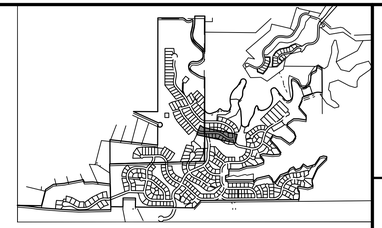
ROADWAY PLAN & PROFILES

SHEET 36 OF 75

JOB NO. 15950.12

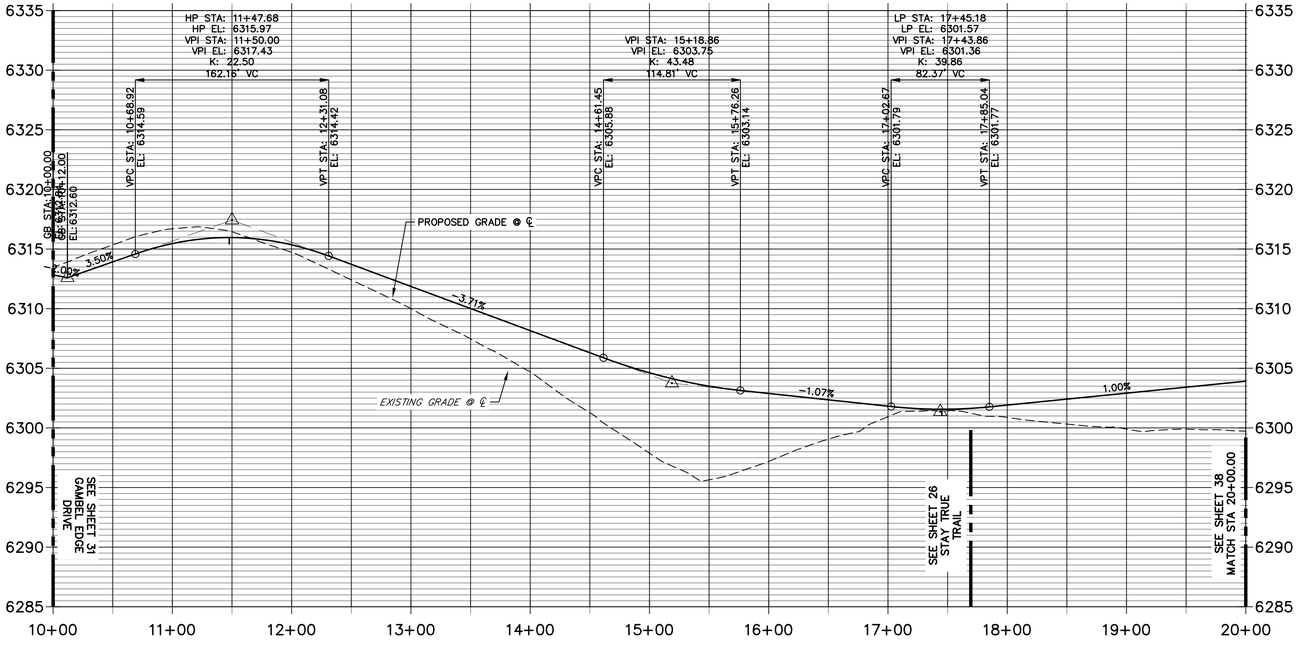
c:\Users\Jaka\DC\ACCDocs\jr engineering\15950\12\project files\15950\12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950\12 02_SI P&P dwg, SI14_C (2), 12/12/2025 3:20:12 PM, jaka





KEYMAP
SCALE: 1" = 2000'

BIRDSEYE DRIVE PROFILE
STA 10+00.00 TO 20+00.00



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

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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

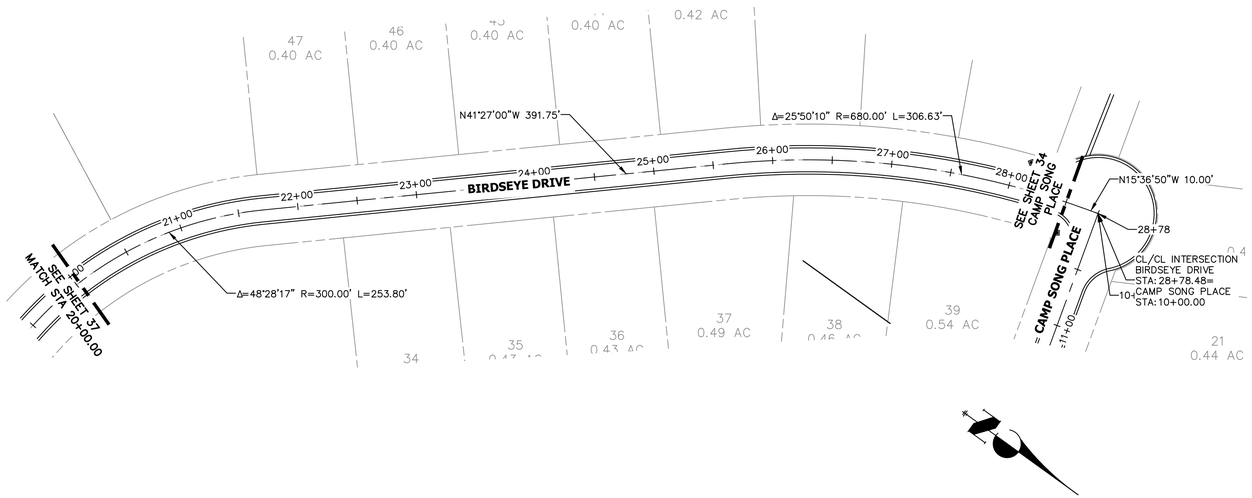
HILLCAMP

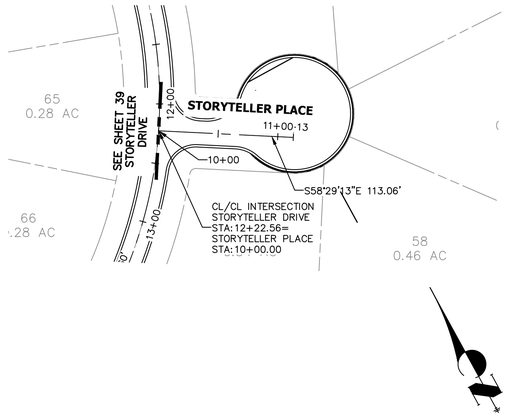
ROADWAY PLAN & PROFILES

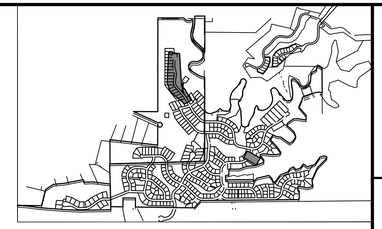
SHEET 37 OF 75

JOB NO. 15950.12

c:\Users\Jake\DC\ACCDocs\jr engineering\15950\12\project files\15950120 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950120 2_SI P&P dwg, SI15_D, 12/12/2025 3:20:28 PM, jenlj

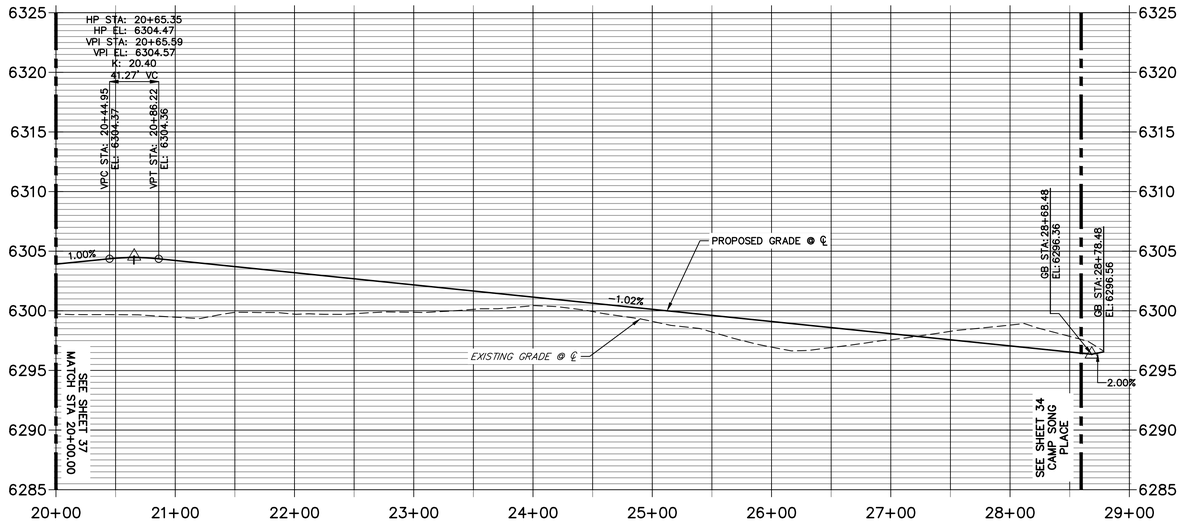




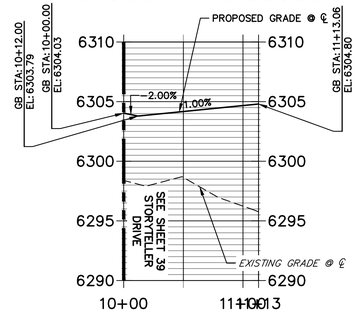


KEYMAP
SCALE: 1" = 2000'

BIRDSEYE DRIVE CONTINUED
STA 20+00.00 TO 29+00.00



STORYTELLER PLACE PROFILE
STA 10+00.00 TO 11+13.06



ORIGINAL SCALE: 1" = 60'

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

ENGINEER'S STATEMENT

PREPARED UNDE

KEVIN J. ROHR COLORADO P.E. FOR AND ON BEHALF OF JR ENGINEERING, LLC

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6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
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A Westrian Company
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

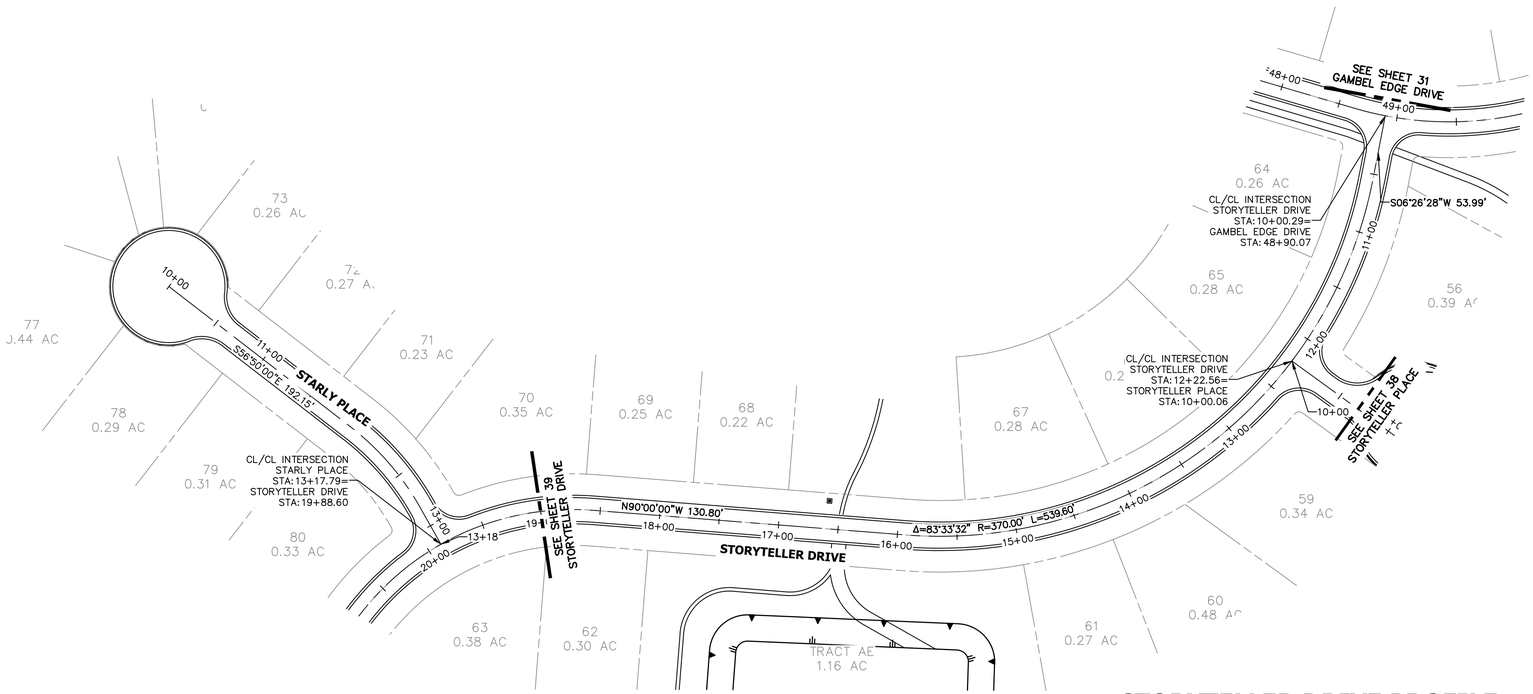
HILLCAMP

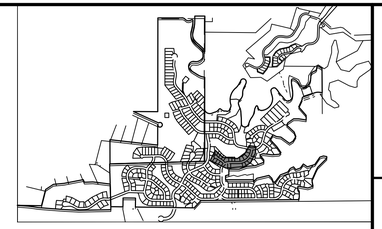
ROADWAY PLAN & PROFILES

SHEET 38 OF 75

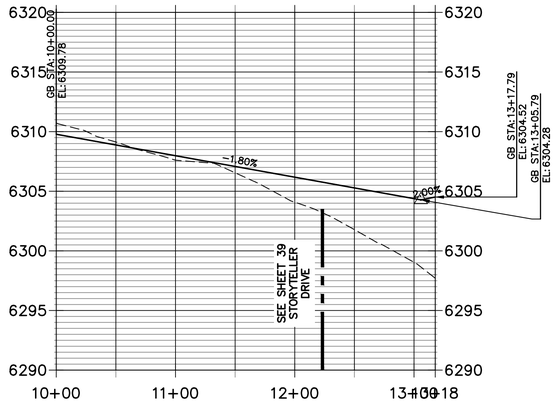
JOB NO. 15950.12

c:\Users\Jana\DC\ACCDocs\jr engineering\15950\12\project files\15950\12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950\12 02_SI P&P dwg, SI16_D, 12/12/2025 3:20:47 PM, jana

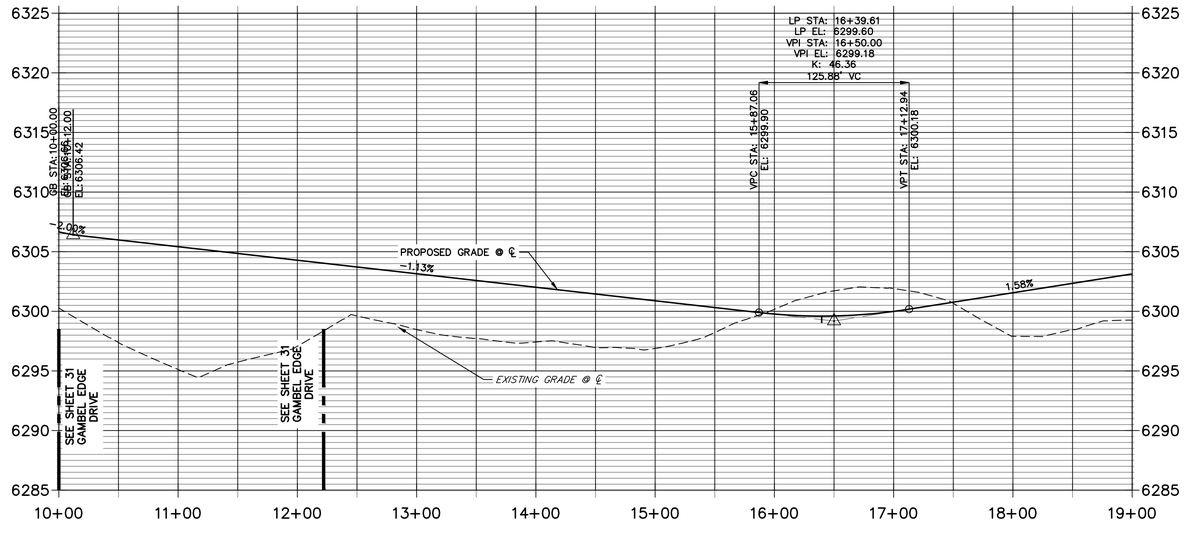


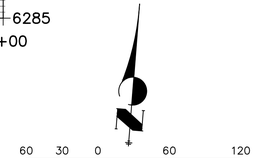


STARLY PLACE PROFILE
STA 10+00.00 TO 13+17.79



STORYTELLER DRIVE PROFILE
STA 10+00.00 TO 19+00.00





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ENGINEER'S STATEMENT

PREPARED UNDE

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COLORADO P.E.
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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'	DESIGNED BY	TAU
V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

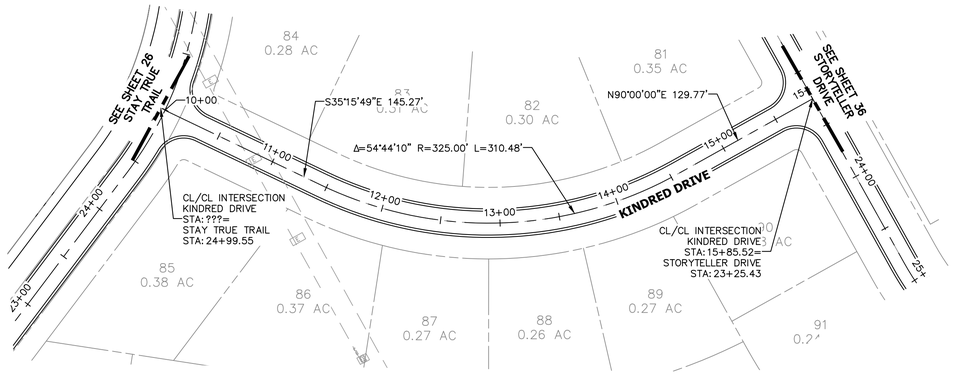
HILLCAMP

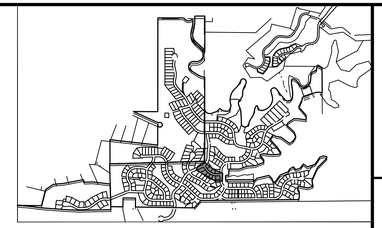
ROADWAY PLAN & PROFILES

SHEET 39 OF 75

JOB NO. 15950.12

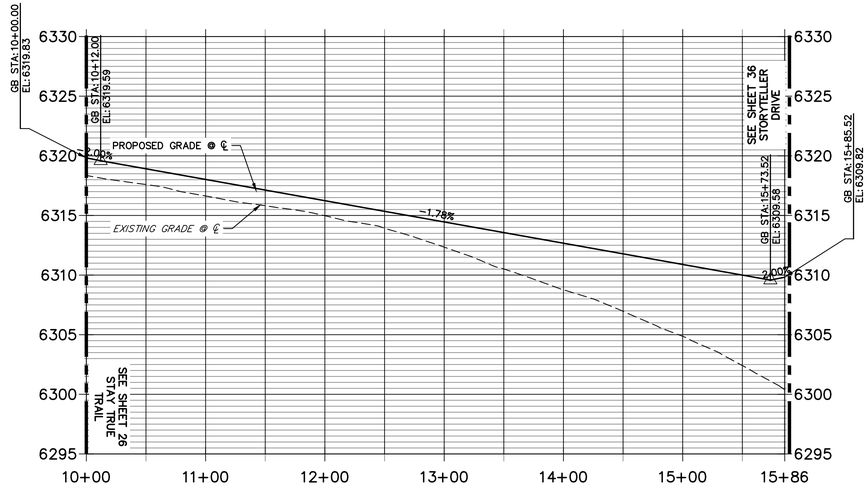
C:\Users\Lera\3DC\ACCDocs\jr engineering\15950112\project files\15950112 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950112 02_SI P&P.dwg, SI16_E, 12/12/2025 3:21:15 PM, jlim

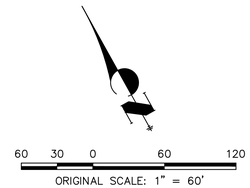




KEYMAP
SCALE: 1" = 2000'

KINDRED DRIVE PROFILE
STA 10+00.00 TO 15+85.52





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

Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

J·R ENGINEERING
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Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 40 OF 75

JOB NO. 15950.12

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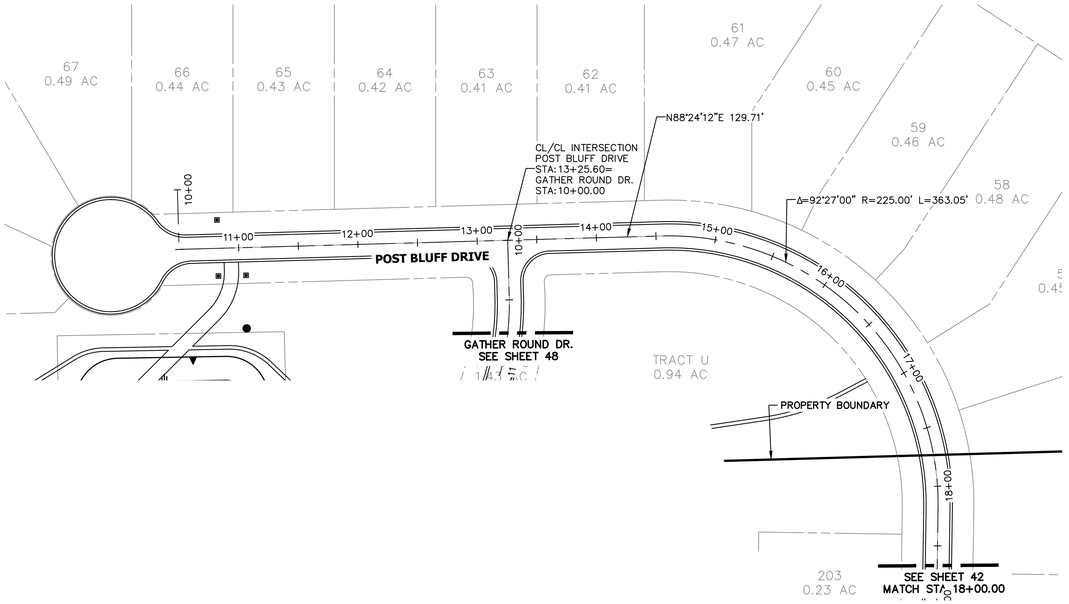
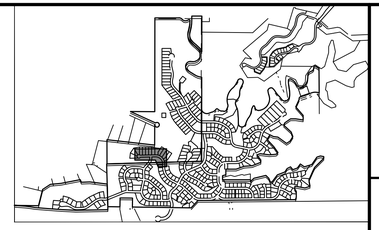
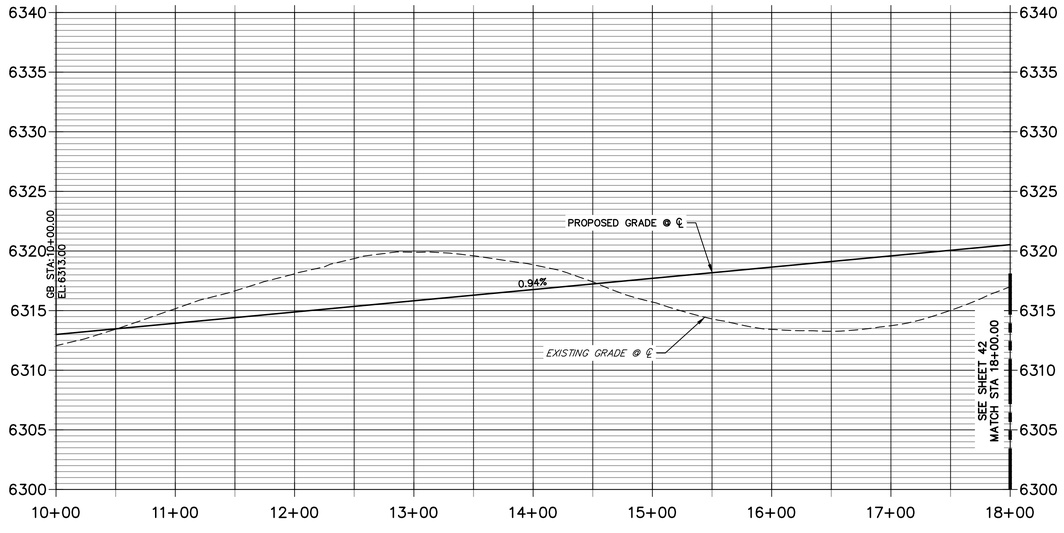
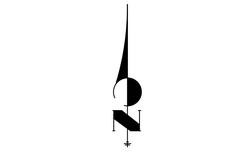




POST BLUFF DRIVE PROFILE
STA 10+00.00 TO 18+00.00





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ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

J·R ENGINEERING
A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

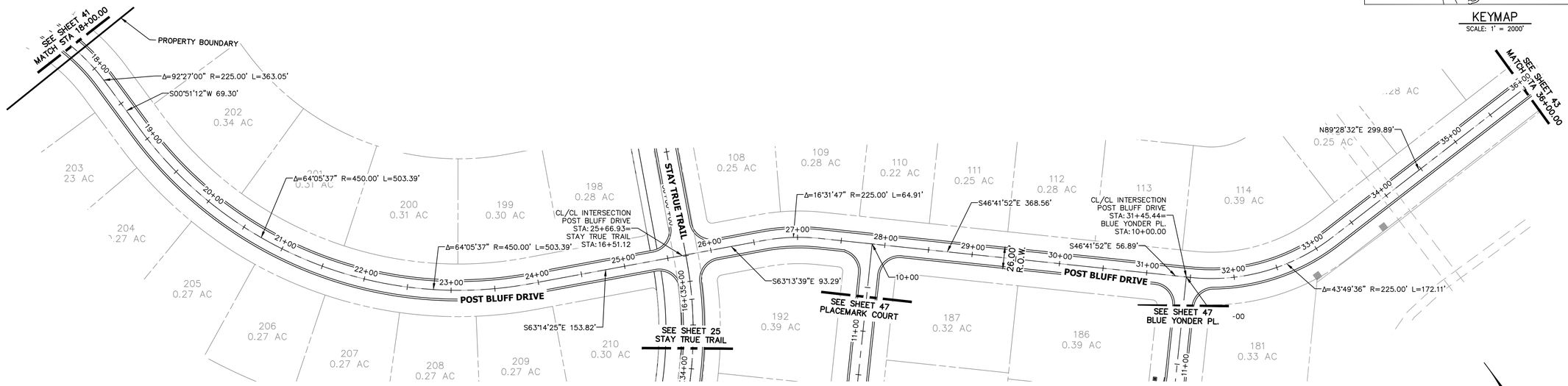
HILLCAMP

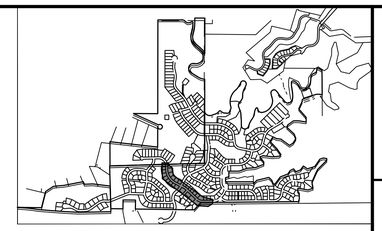
ROADWAY PLAN & PROFILES

SHEET 41 OF 75

JOB NO. 15950.12

C:\Users\Jake.JDOCADCC\Docs\jr engineering\15950\12\project files\15950120 2 rdsggable preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950120 2_SI PMP.dwg, SI20_G, 12/12/2025 3:21:46 PM, jake

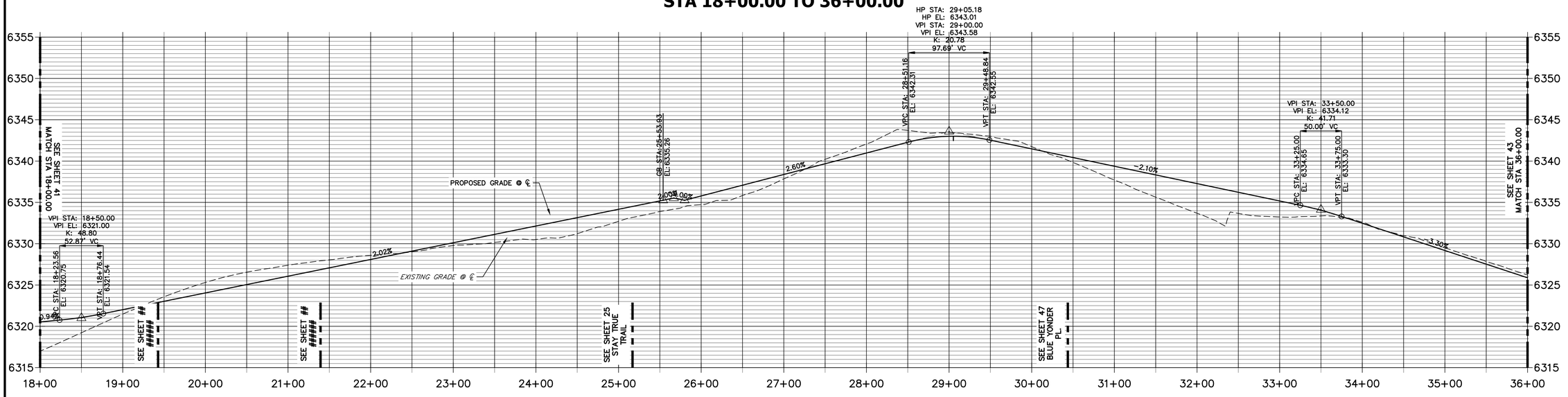




KEYMAP
SCALE: 1" = 2000'

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

POST BLUFF DRIVE PROFILE CONTINUED
STA 18+00.00 TO 36+00.00



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

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'	DESIGNED BY	TAU
V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

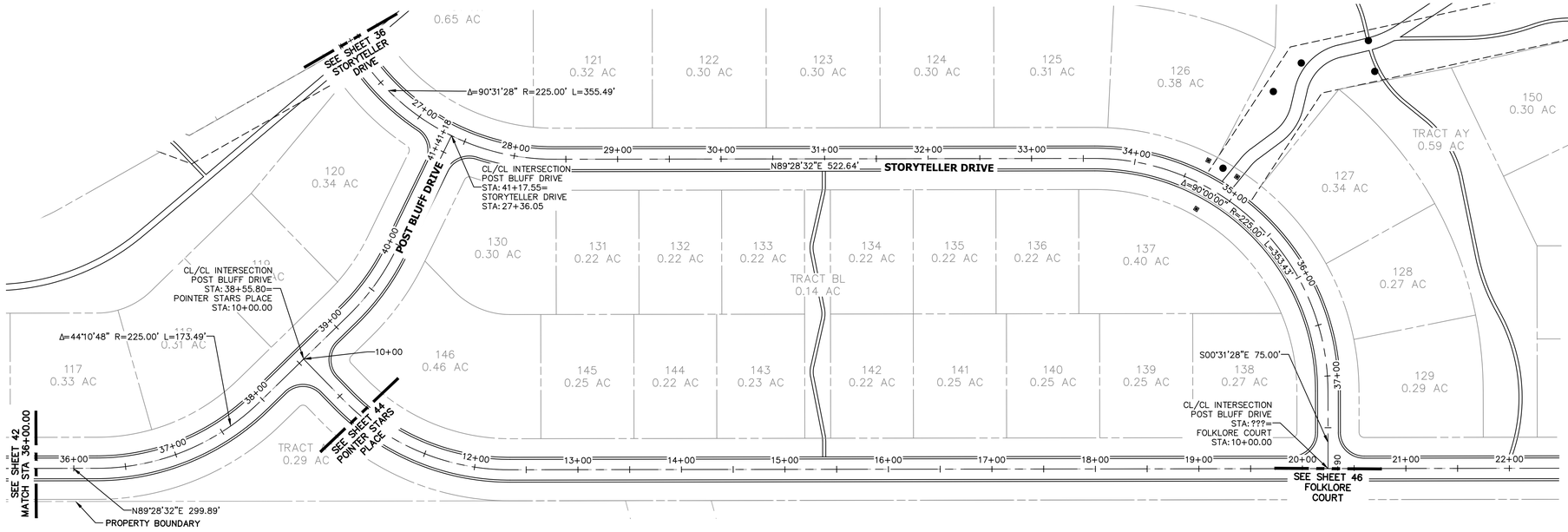
HILLCAMP

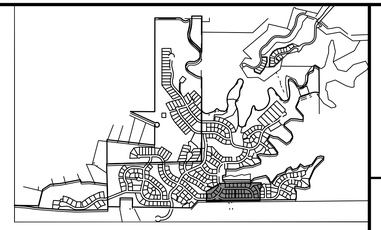
ROADWAY PLAN & PROFILES

SHEET 42 OF 75

JOB NO. 15950.12

C:\Users\Lana.DOC\ACCDocs\jr engineering\15950.12\project files\15950.12 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950.12 02_SI P&P.dwg, SI21_D, 12/12/2025 3:22:02 PM, jamil





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BY	DATE
KTR	10/10/25

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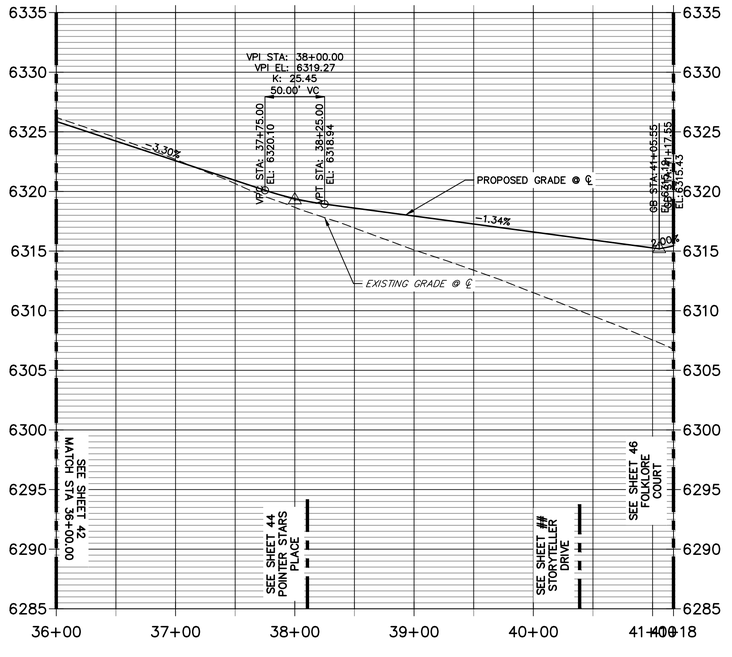
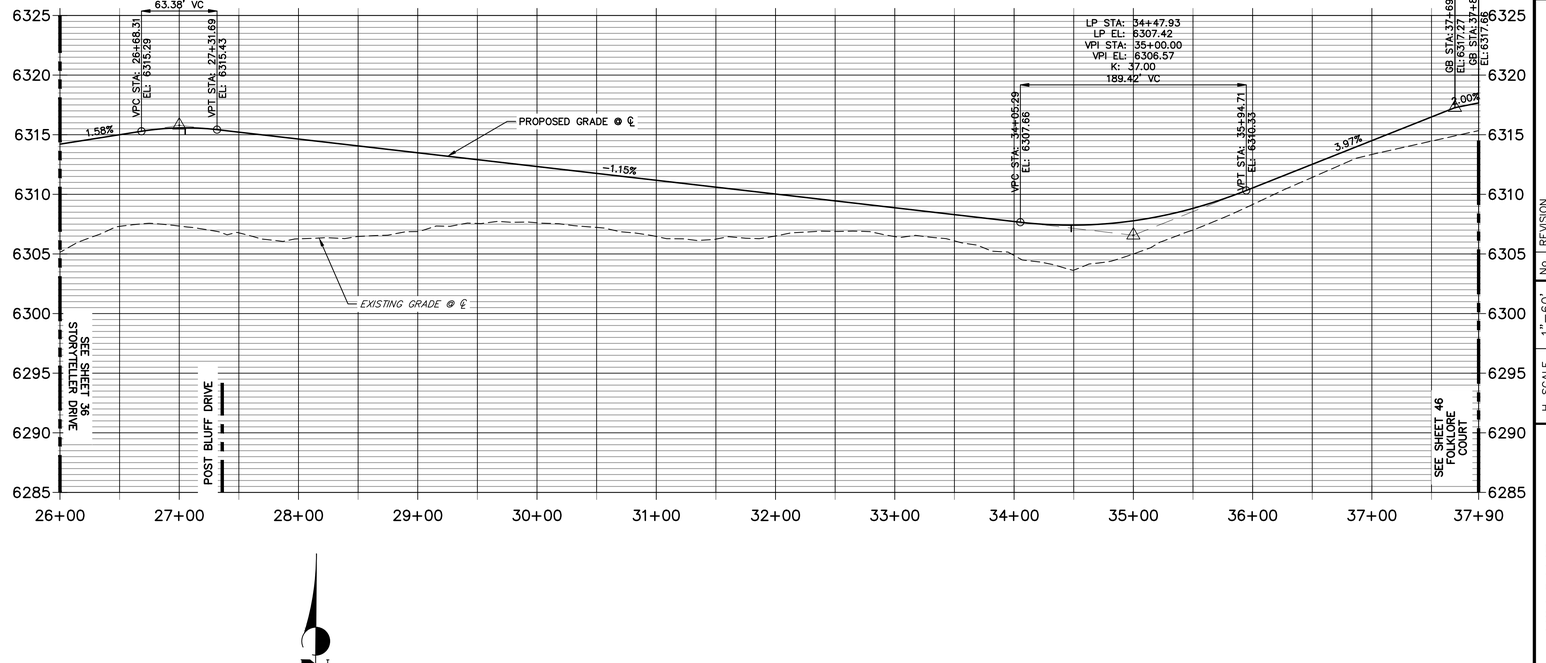
H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

POST BLUFF DRIVE PROFILE CONTINUED 2
STA 36+00.00 TO 41+17.55



HP STA: 27+04.97
HP EL: 6315.58
VPI STA: 27+00.00
VPI EL: 6315.79
K: 23.18
63.38' VC

STORYTELLER DRIVE PROFILE CONTINUED 2
STA 26+00.00 TO 37+89.51



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

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ENGINEER'S STATEMENT

PREPARED UNDE

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KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

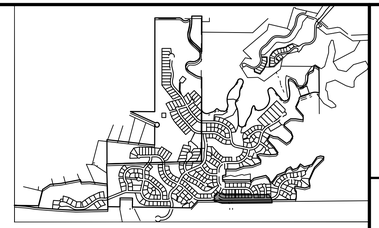
HILLCAMP

ROADWAY PLAN & PROFILES

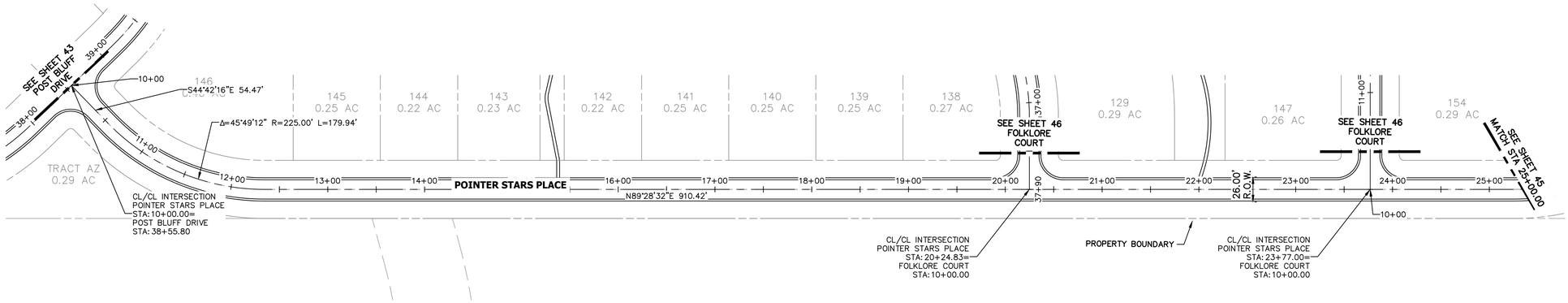
SHEET 43 OF 75

JOB NO. 15950.12

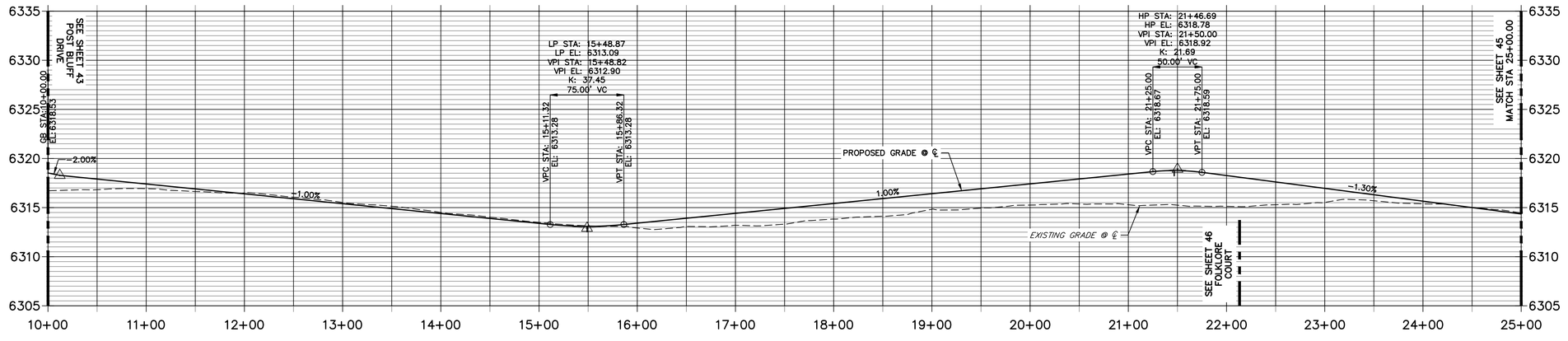
C:\Users\Lara.DOCACCDocs\jr engineering\15950112\Project Files\15950112 02\ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950112 02_SI P&P.dwg, SI22_G, 12/12/2025 3:22:18 PM, jlim

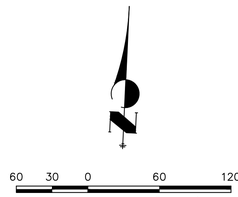


KEYMAP
SCALE: 1" = 2000'



POINTER STARS PLACE PROFILE
STA 10+00.00 TO 25+00.00





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OFFICE PHONE
303.706.9451

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

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 44 OF 75

JOB NO. 15950.12

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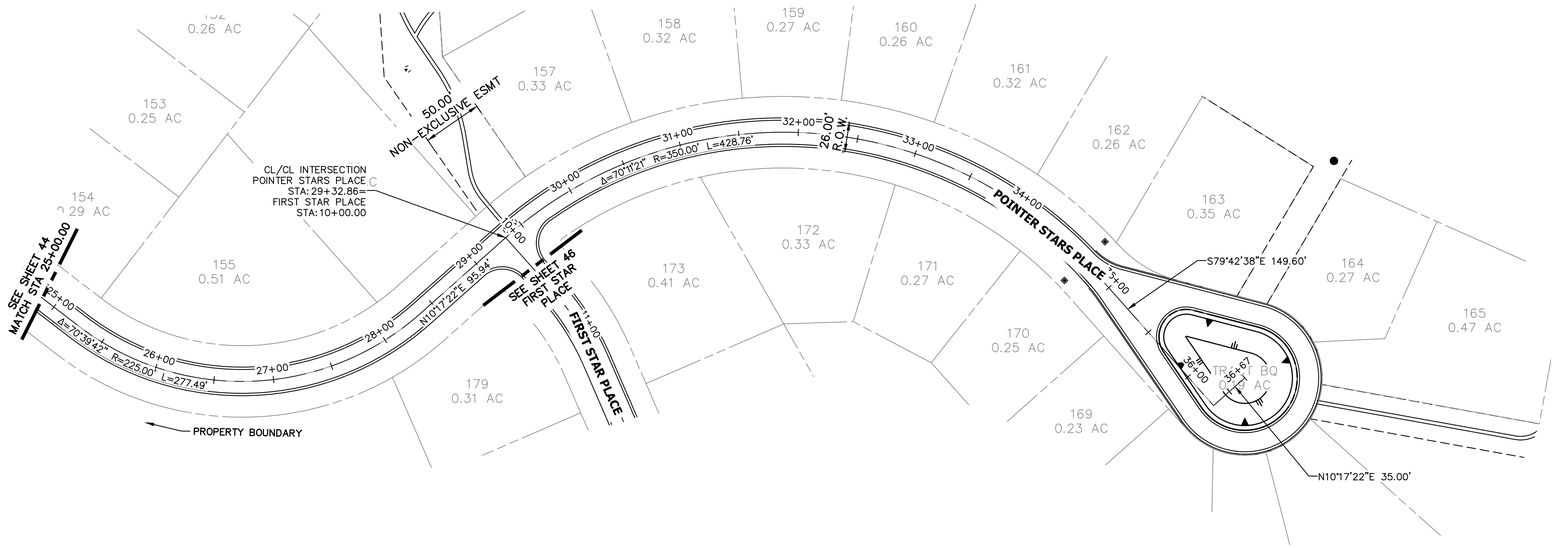
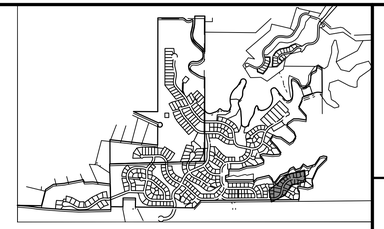
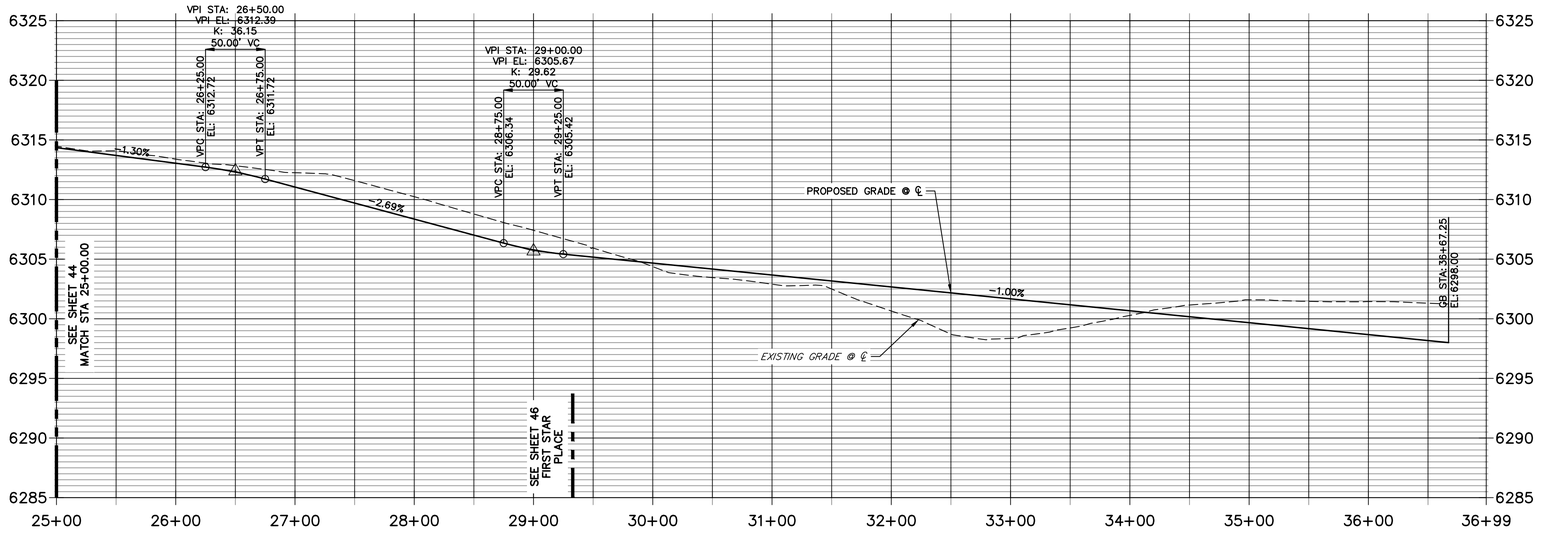
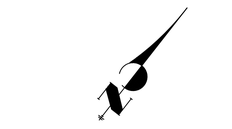




KEYMAP
SCALE: 1" = 2000'

POINTER STARS PLACE PROFILE CONTINUED
STA 25+00.00 TO 36+98.80





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

Know what's below. Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDE

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR TE
COLORADO P.E.
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PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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A Westrian Company
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 45 OF 75

JOB NO. 15950.12

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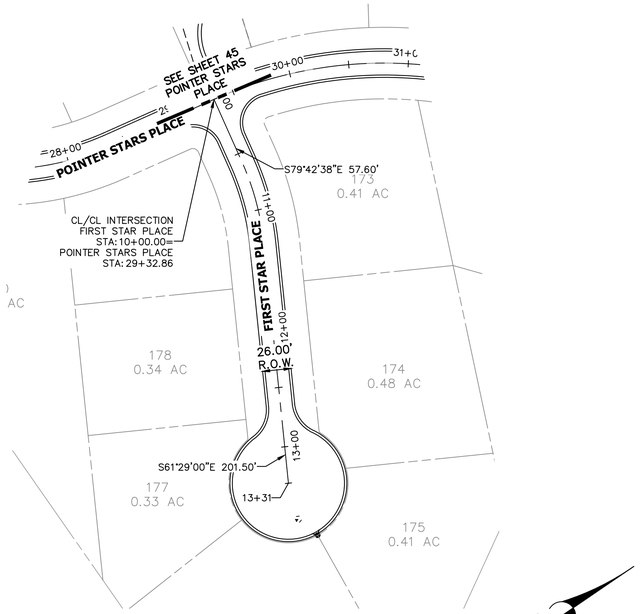
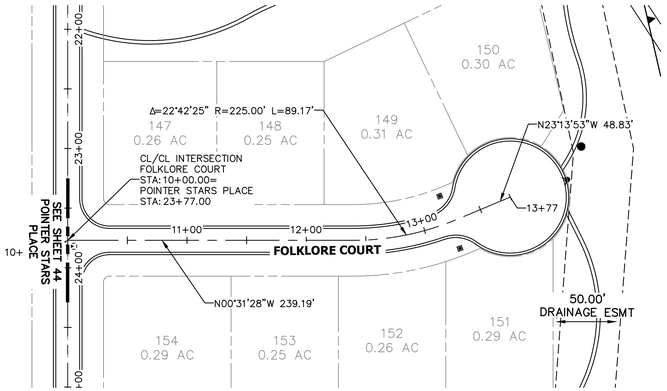
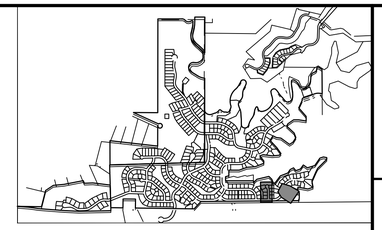
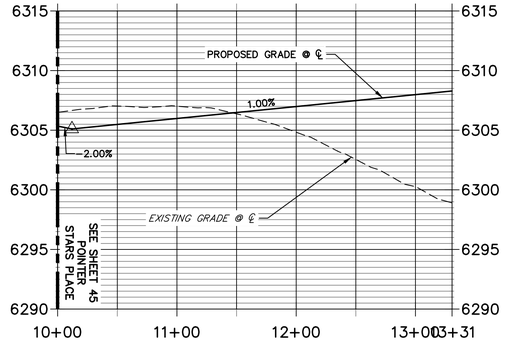


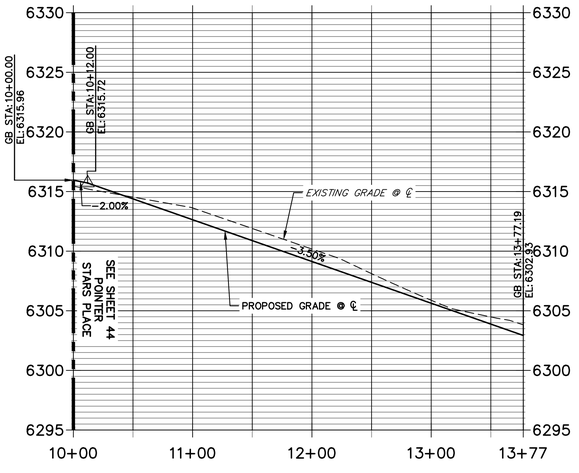




FIRST STAR PLACE PROFILE
STA 10+00.00 TO 13+30.68



FOLKLORE COURT PROFILE
STA 10+00.00 TO 13+77.19



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

Know what's below. Call before you dig.

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H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 46 OF 75

JOB NO. 15950.12

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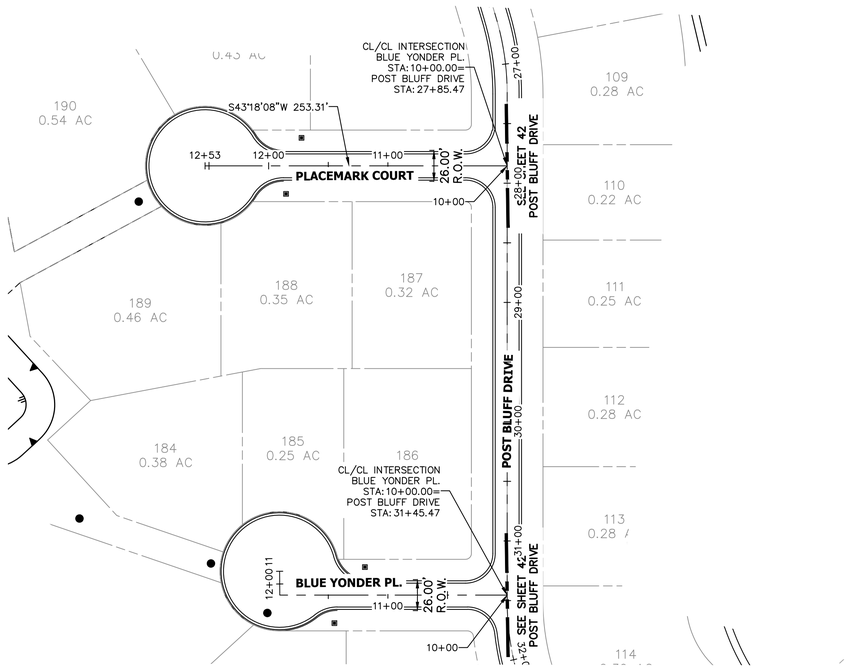

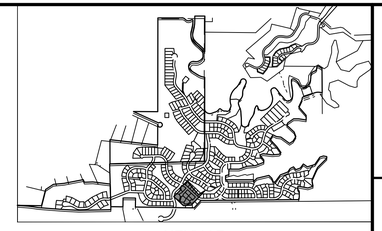

KEYMAP
SCALE: 1" = 2000'

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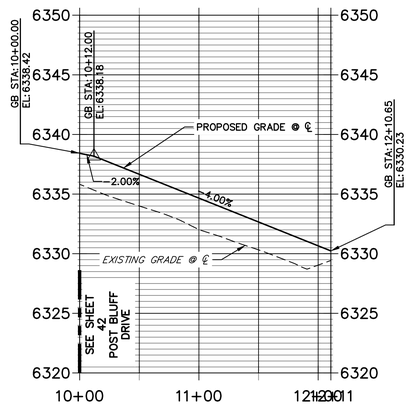
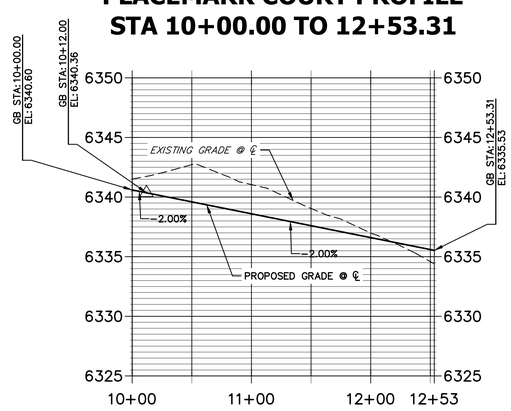
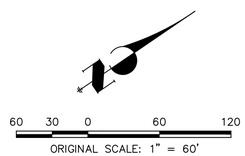
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

BLUE YONDER PL. PROFILE
STA 10+00.00 TO 12+10.65



PLACEMARK COURT PROFILE
STA 10+00.00 TO 12+53.31





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PRELIMINARY NOT FOR CONSTRUCTION

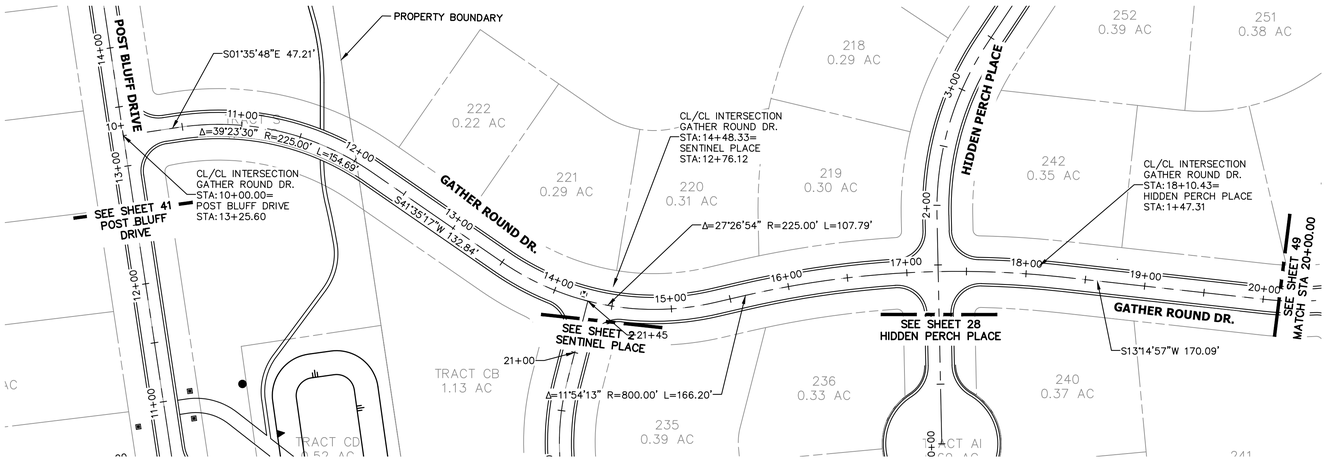
HILLCAMP

ROADWAY PLAN & PROFILES

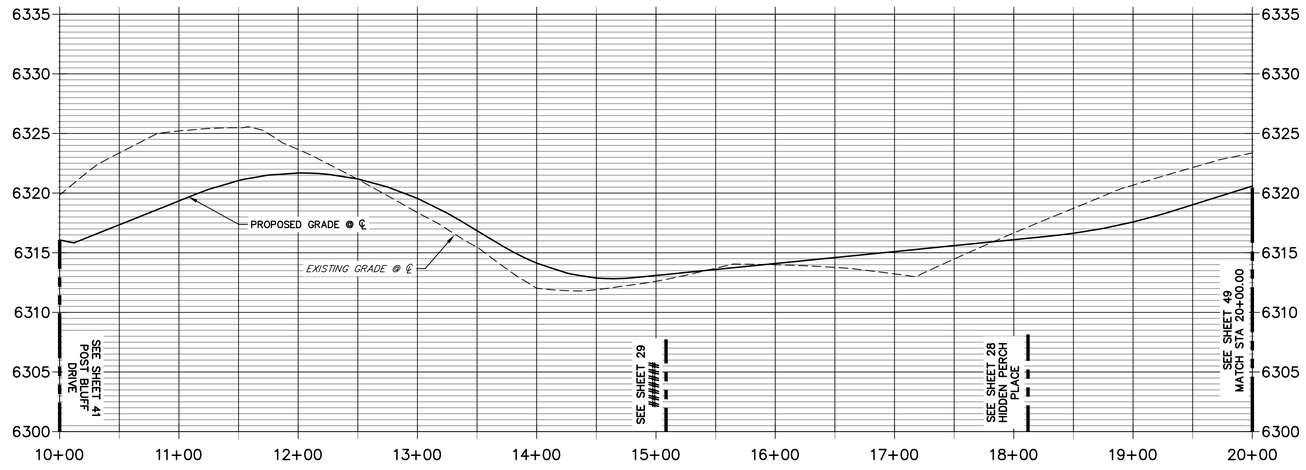
SHEET 47 OF 75

JOB NO. 15950.12

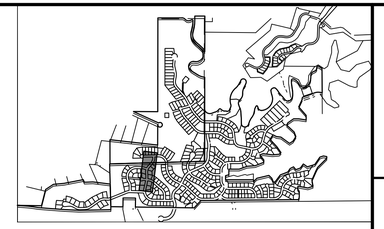
c:\Users\Jana.NZ\OACDocs\jr engineering\15950.12\project files\15950.12 ridgegate preliminary plat\Drawings\sheet dwgs\Preliminary CDs\15950.12_02_SI P&P.dwg, SI26_J-J-1, 12/12/2025 3:23:33 PM, jana



GATHER ROUND DR. PROFILE
STA 10+00.00 TO 20+00.00



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



KEYMAP
SCALE: 1" = 2000'

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DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 48 OF 75

JOB NO. 15950.12

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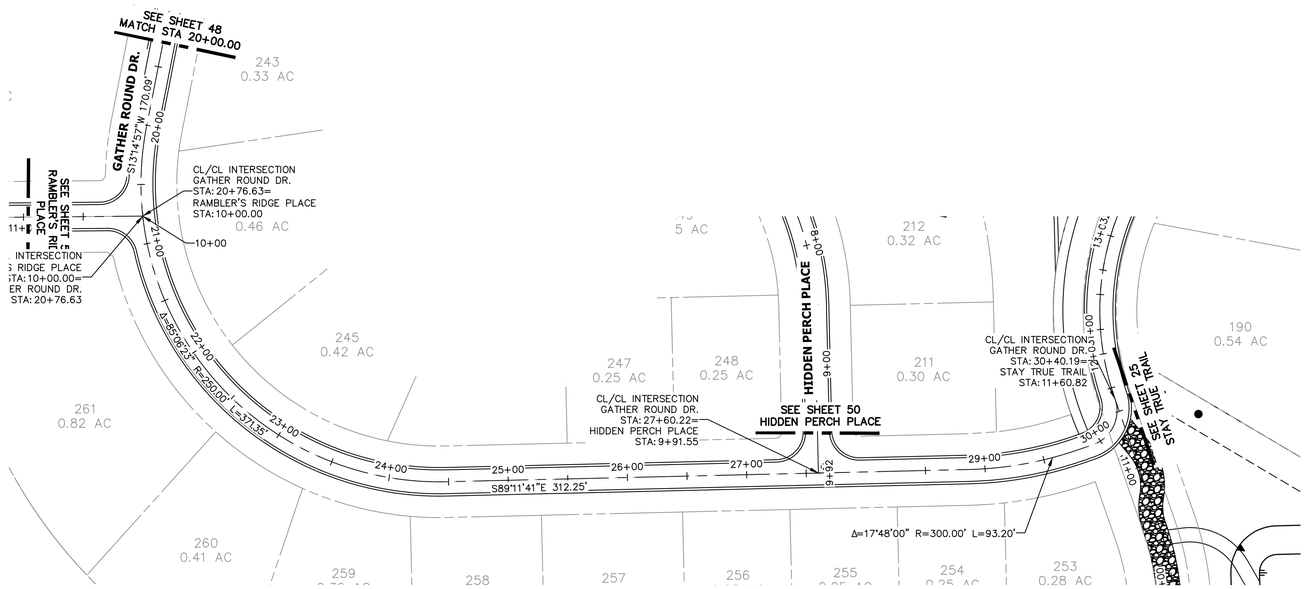

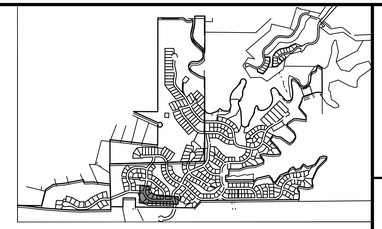

KEYMAP
SCALE: 1" = 2000'

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

PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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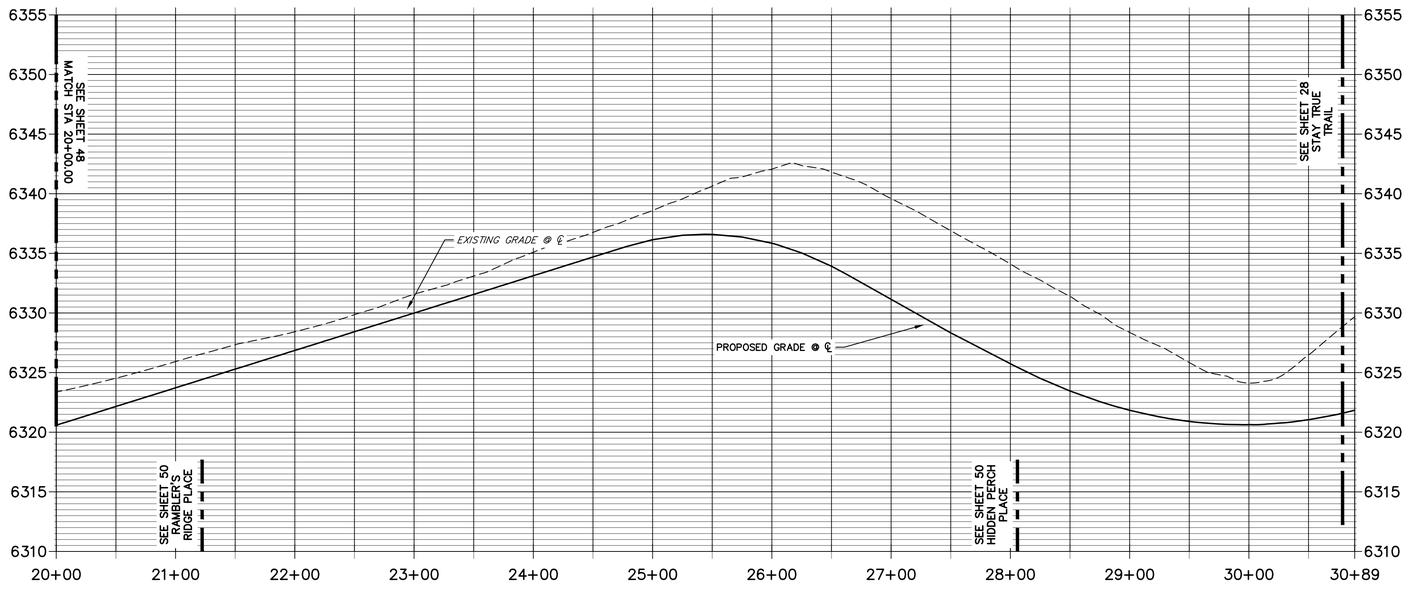
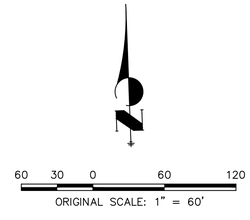
Fort Collins 970-491-9888 • www.jrengineering.com

GATHER ROUND DR. PROFILE CONTINUED
STA 20+00.00 TO 30+88.75





No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	12/12/25
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

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ENGINEER'S STATEMENT

PREPARED UNDE

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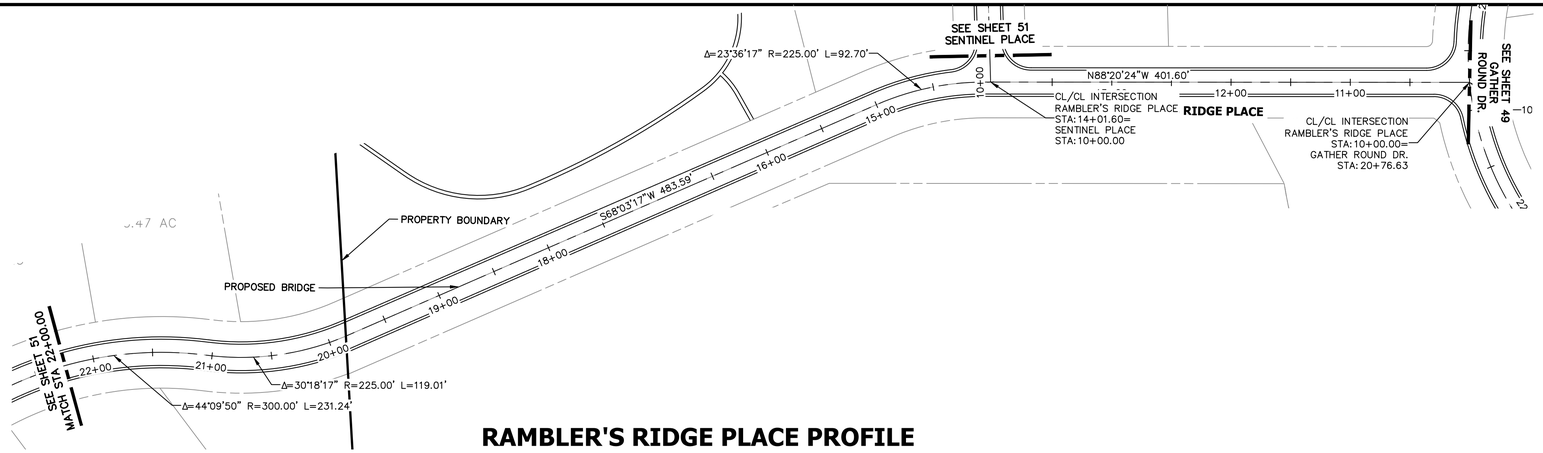
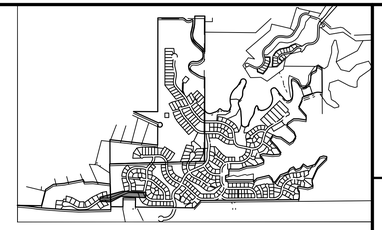
KEVIN J. ROHR TE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SHEET 49 OF 75

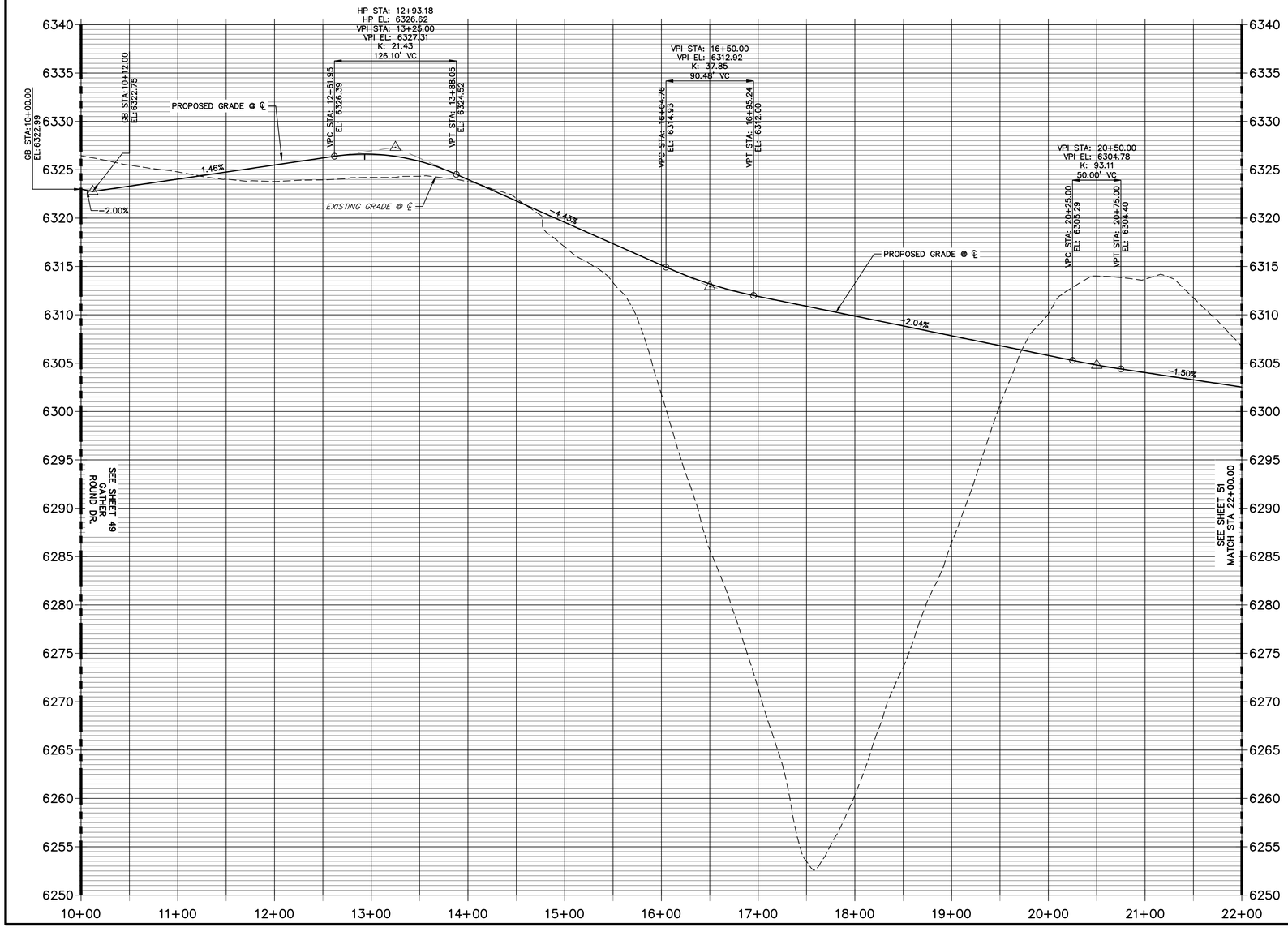
JOB NO. 15950.12

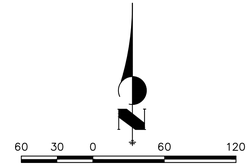
C:\Users\Lena.DOC\ACCDocs\jr engineering\15950112\project files\15950112 02 ridgegate preliminary plan\Drawings\sheet dwgs\Preliminary CDs\15950112 02_SI P&P.dwg, SI2P_L, 12/12/2023 3:24:05 PM, jenj





RAMBLER'S RIDGE PLACE PROFILE
STA 10+00.00 TO 22+00.00





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ENGINEER'S STATEMENT

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'		
V-SCALE	1"=6'	DATE	12/12/25
		DESIGNED BY	TAU
		DRAWN BY	TAU
		CHECKED BY	

HILLCAMP

ROADWAY PLAN & PROFILES

SHEET 50 OF 75

JOB NO. 15950.12

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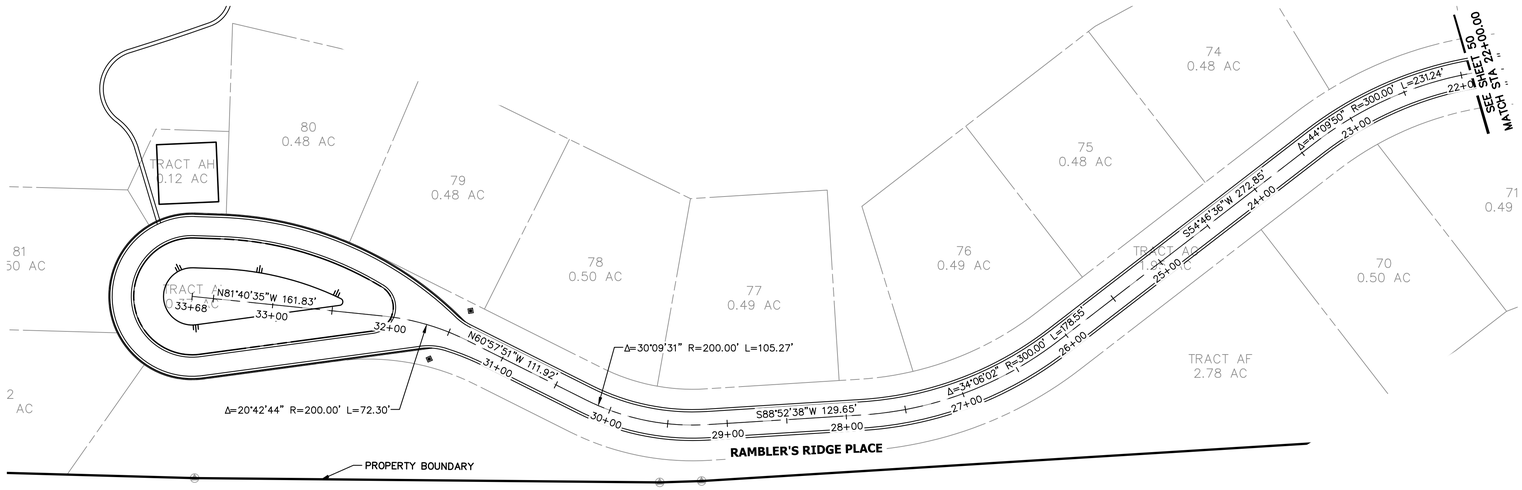

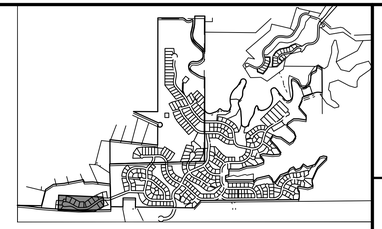

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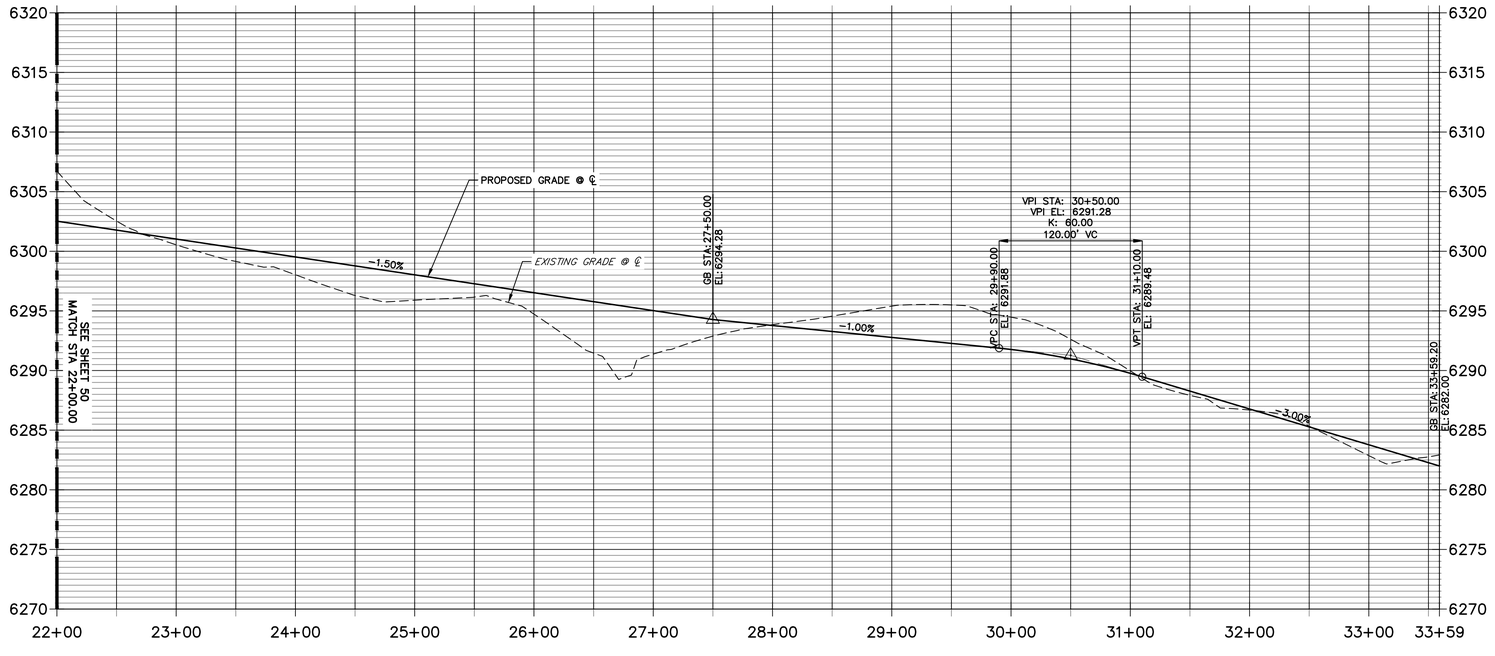
RAMBLER'S RIDGE PLACE PROFILE CONTINUED
STA 22+00.00 TO 33+59.20



No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=60'	DESIGNED BY	TAU
V-SCALE	1"=6'	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

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ROADWAY PLAN & PROFILES

SHEET 51 OF 75

JOB NO. 15950.12

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ENGINEER'S STATEMENT

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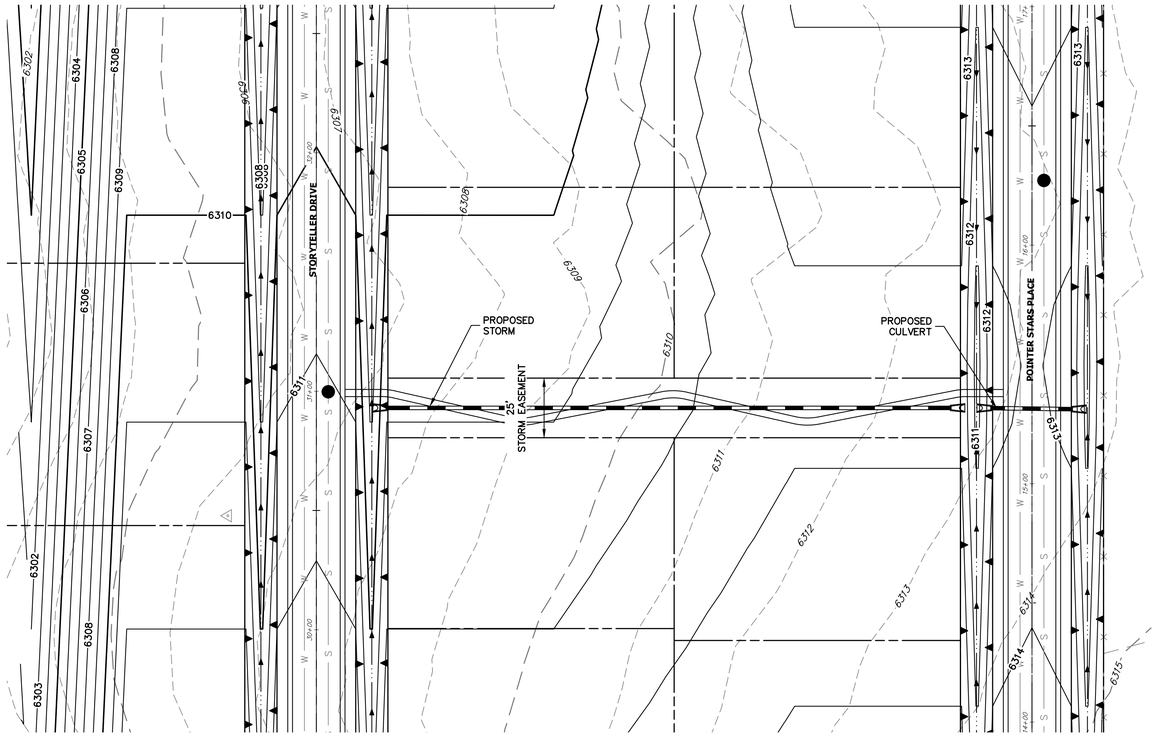

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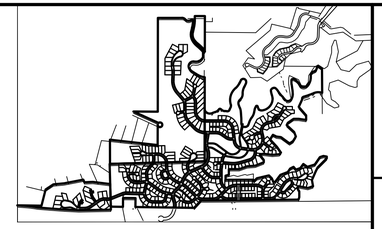
ORIGINAL SCALE: 1" = 30'



KEYMAP

SCALE: 1" = 2000'

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ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY NOT FOR CONSTRUCTION

KEVIN J. ROHR[illegible] DATE

COLORADO P.E. #[illegible]

FOR AND ON BEHALF OF JR ENGINEERING, LLC

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OFFICE PHONE
303.706.9451

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BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

STORM PLAN & PROFILES

SHEET 52 OF 75

JOB NO. 15950.12

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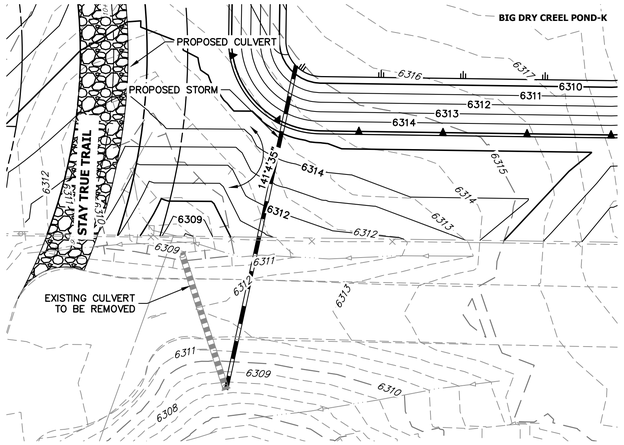

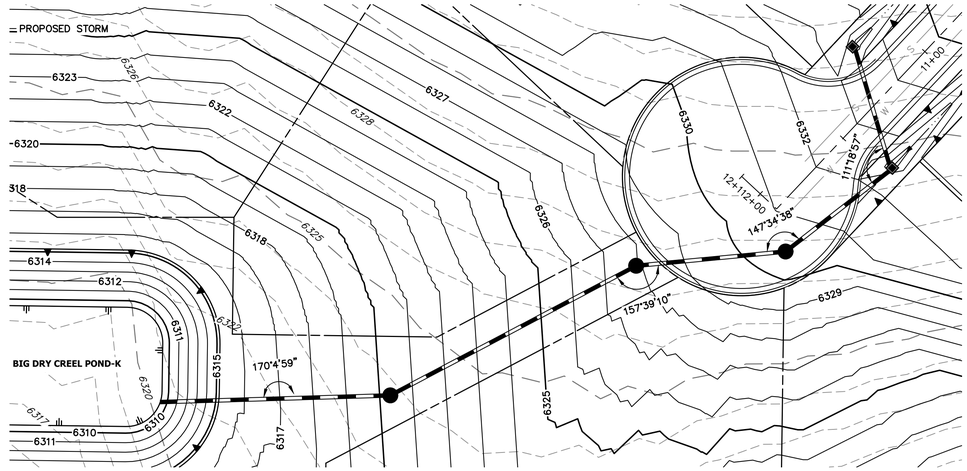

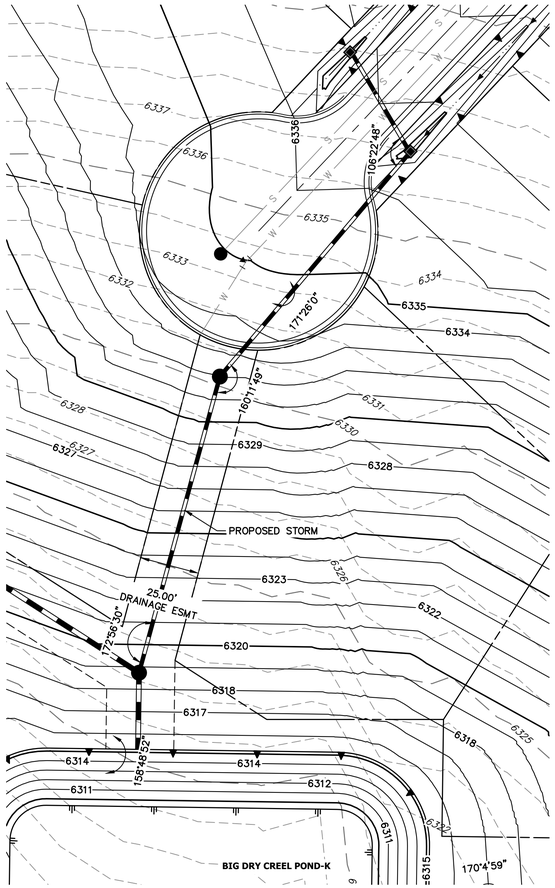

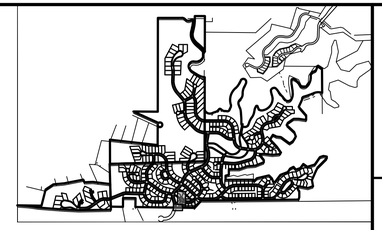

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CENTENNIAL, CO 80111
OFFICE PHONE
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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

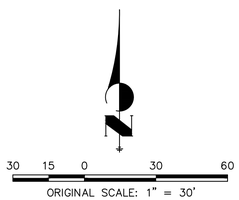
H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

STORM PLAN & PROFILES

SHEET 53 OF 75

JOB NO. 15950.12



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ENGINEER'S STATEMENT

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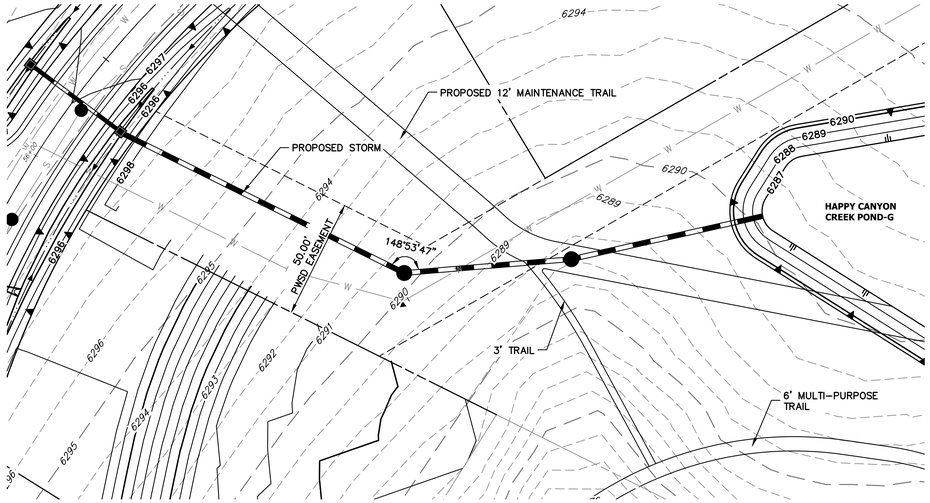
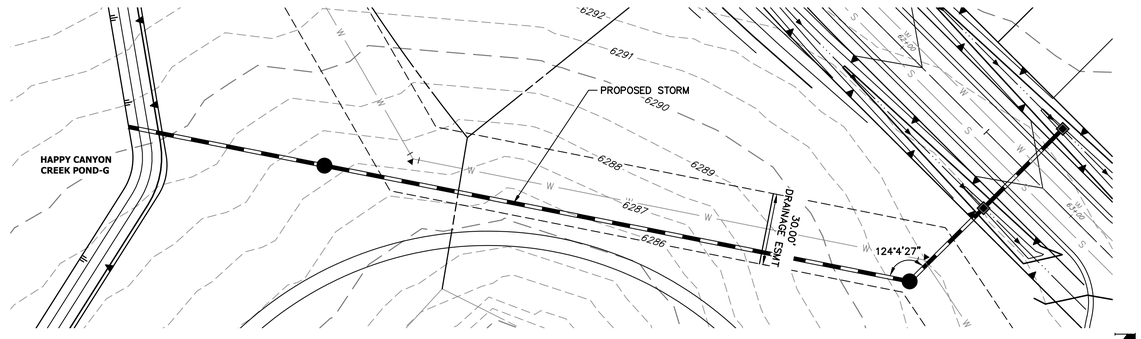
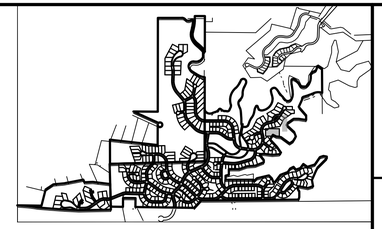
KEVIN J. ROHR
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

C:\Users\TheboauE\DOCACCDocsJR Engineering\15950\12\Project Files\15950\12 02 Ridgegate Preliminary Plan\Drawings\Sheet Dwgs\Preliminary CDs\15950\12 02_Storm Plan & Profiles.dwg, DP2, 12/12/2025 3:08:50 PM, theboaude







KEYMAP
SCALE: 1" = 2000'

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

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ENGINEER'S STATEMENT

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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

STORM PLAN & PROFILES

SHEET 54 OF 75

JOB NO. 15950.12

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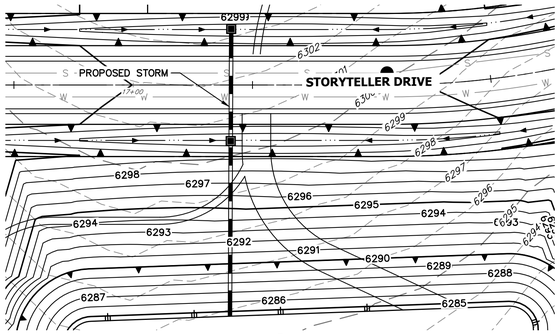

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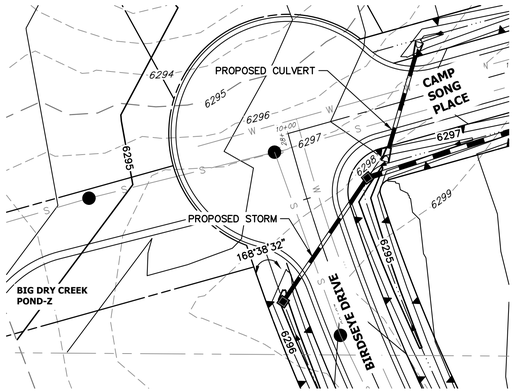

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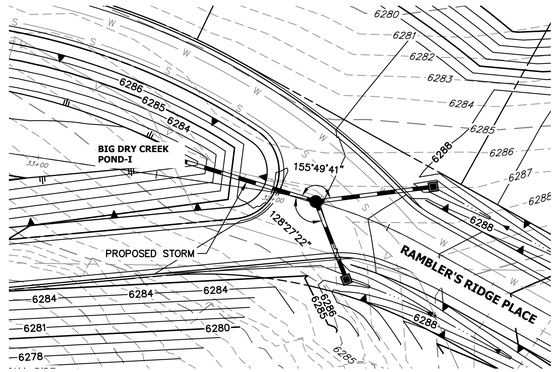

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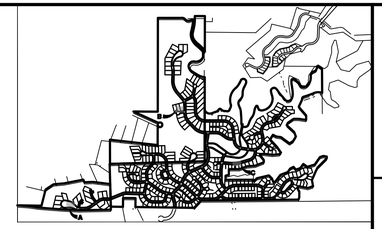

KEYMAP
SCALE: 1" = 2000'

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

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ENGINEER'S STATEMENT

PREPARED UNDE

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KEVIN J. ROHR TE
COLORADO P.E.
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BY	DATE
KTR	10/10/25

No.	REVISION
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H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

STORM PLAN & PROFILES

SHEET 55 OF 75

JOB NO. 15950.12

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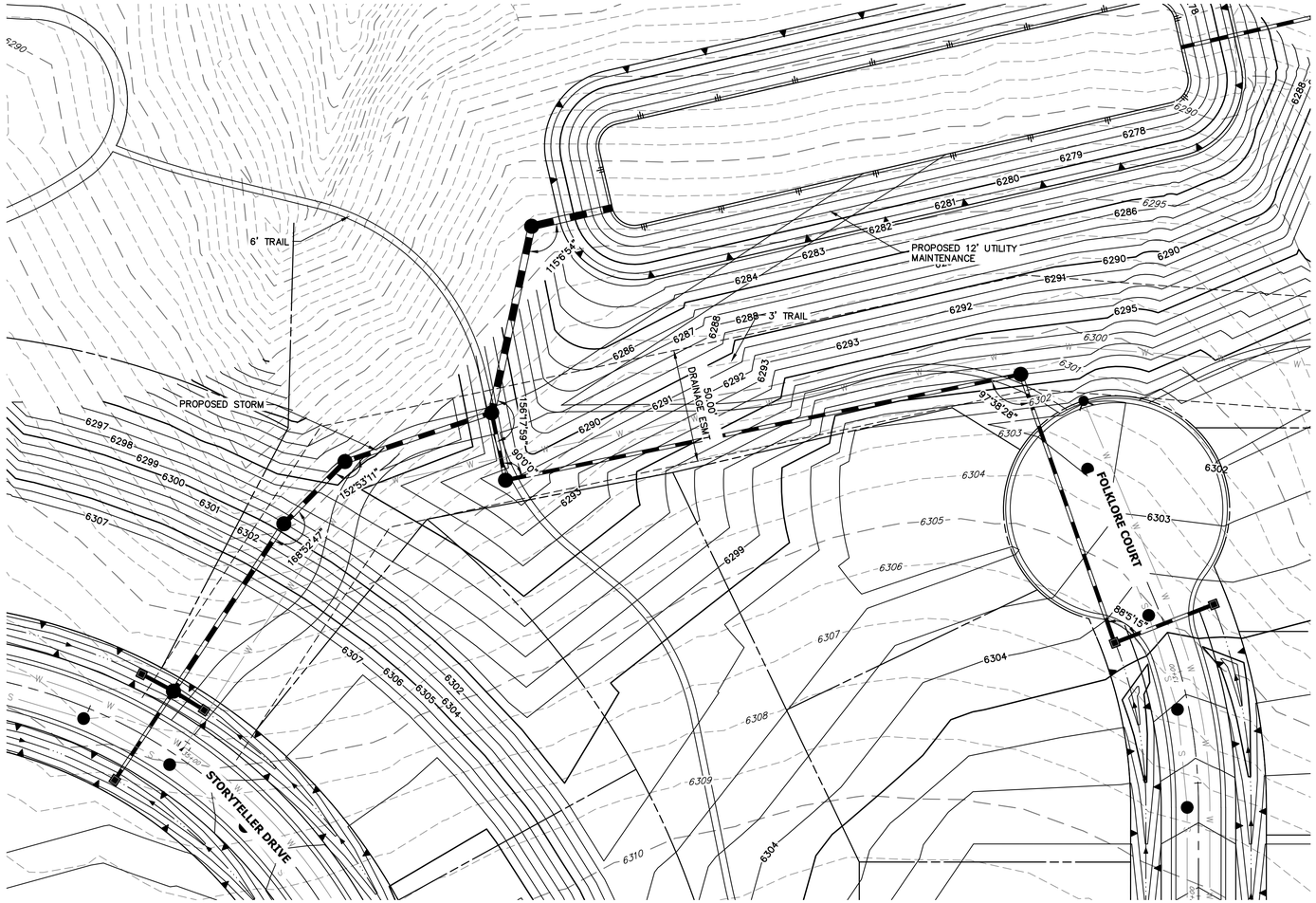

KEYMAP
SCALE: 1" = 2000'

30 15 0 30 60
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DATE	12/12/25
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DRAWN BY	DKR
CHECKED BY	

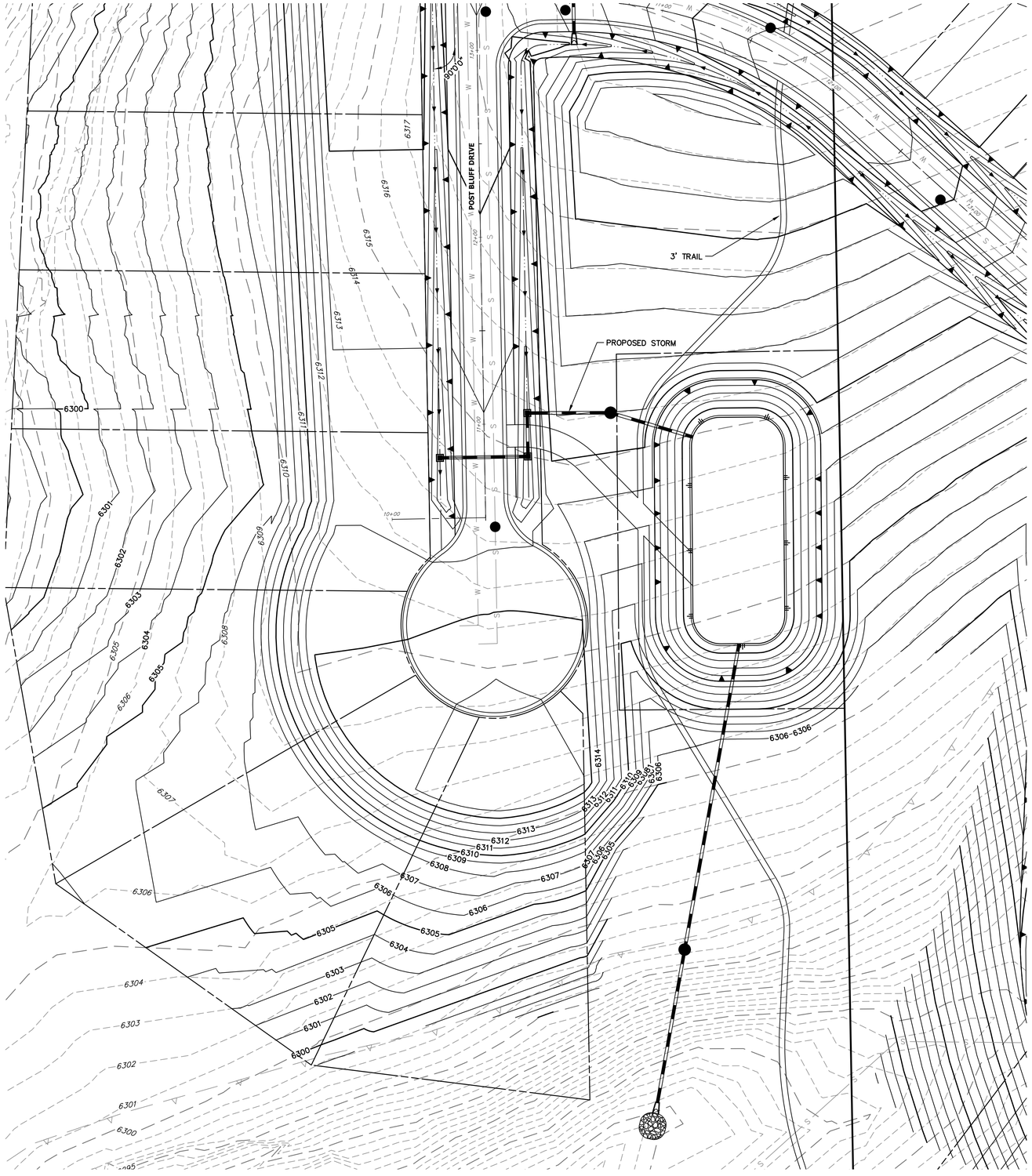
HILLCAMP PRELIMINARY CD'S

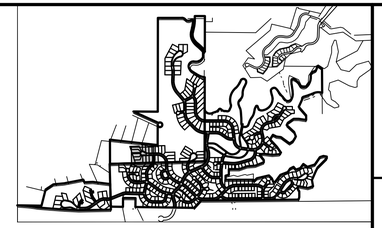
STORM PLAN & PROFILES

SHEET 56 OF 75

JOB NO. 15950.12

C:\Users\Thiebaud\ED\ACCDocs\JR Engineering\15950129\Project Files\15950102 02 Ridgegate Preliminary Plan\Drawings\Sheet Dwgs\Preliminary CDs\15950102 02_Storm Plan & Profiles.dwg, DP7, 12/12/2025 3:09:42 PM, thiebaude





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SCALE: 1" = 2000'

30 15 0 30 60
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No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	12/12/25
DESIGNED BY	DKR
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HILLCAMP PRELIMINARY CD'S

STORM PLAN & PROFILES

SHEET 57 OF 75

JOB NO. 15950.12

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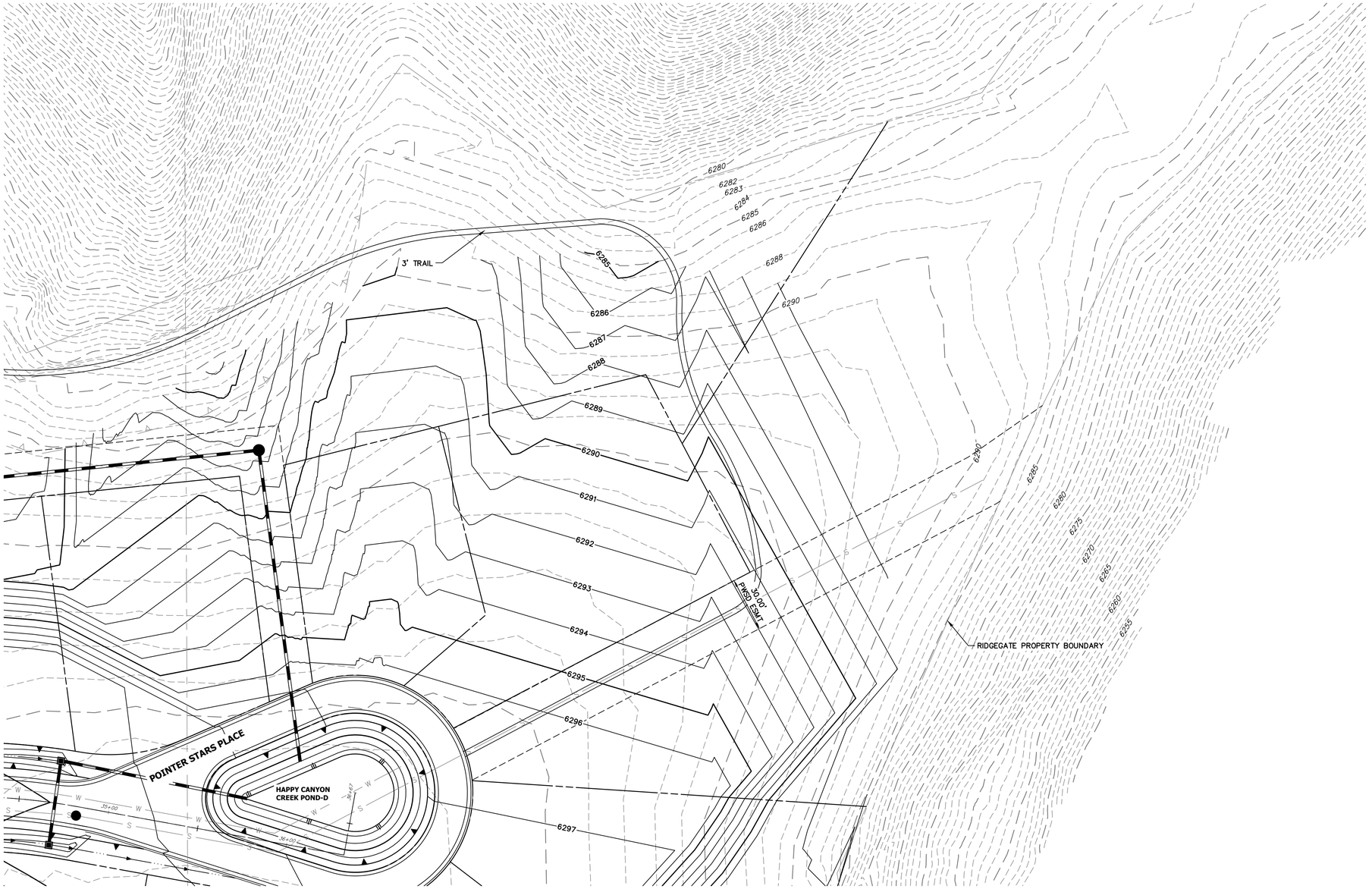

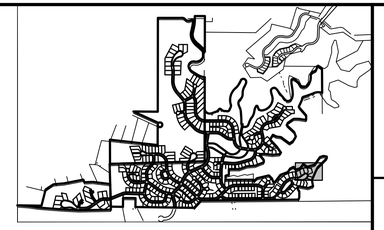

KEYMAP
SCALE: 1" = 2000'

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

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KEVIN J. ROHR DATE
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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SHEET 58 OF 75

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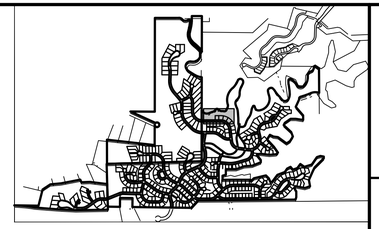

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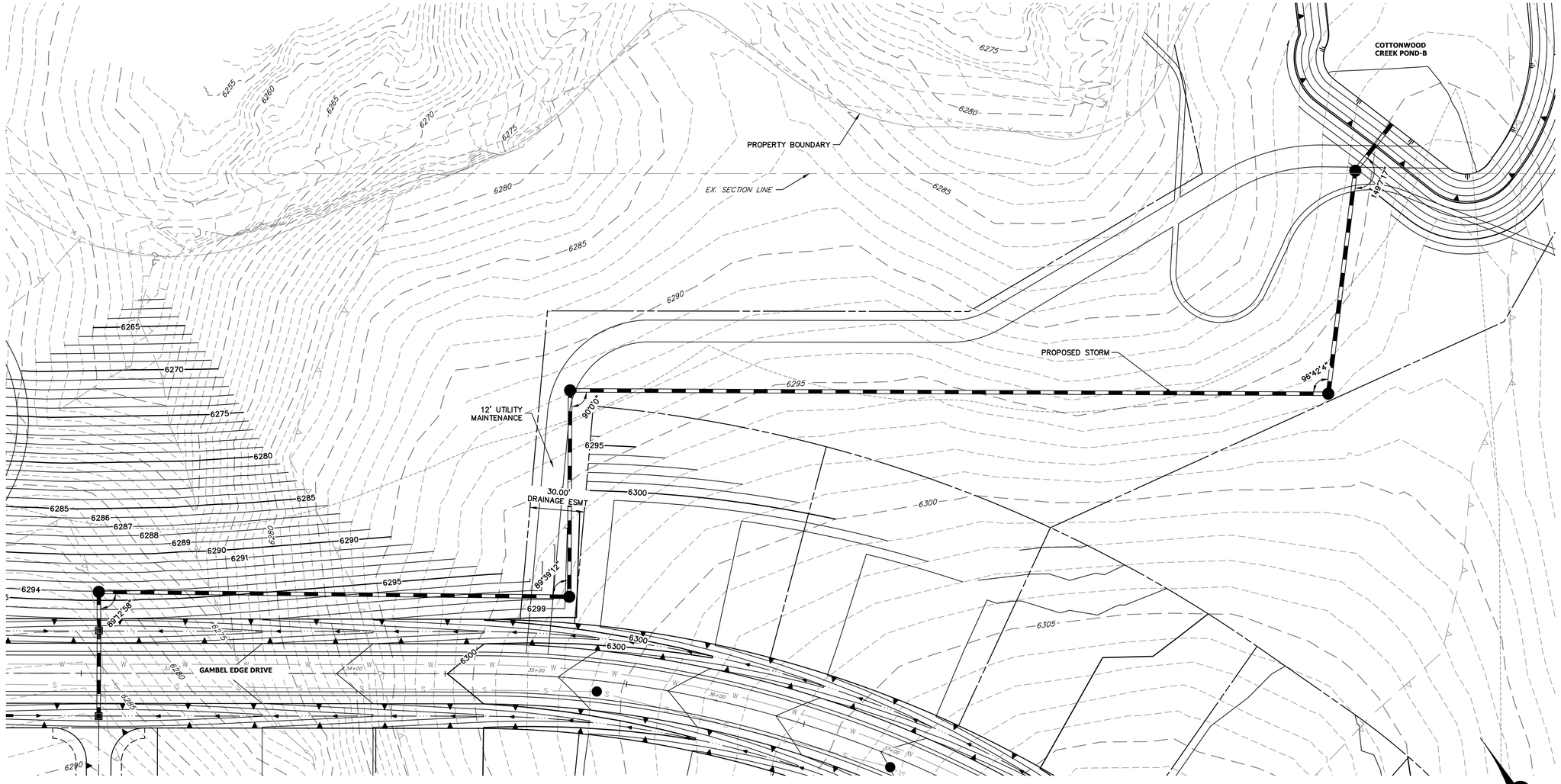

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'

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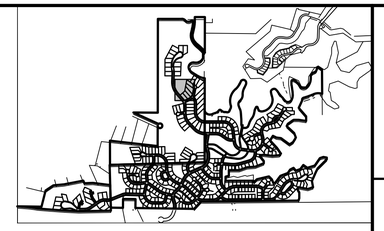

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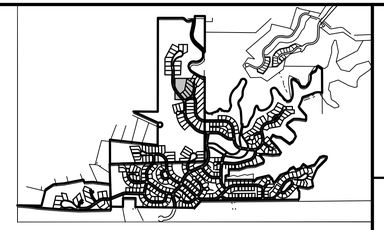

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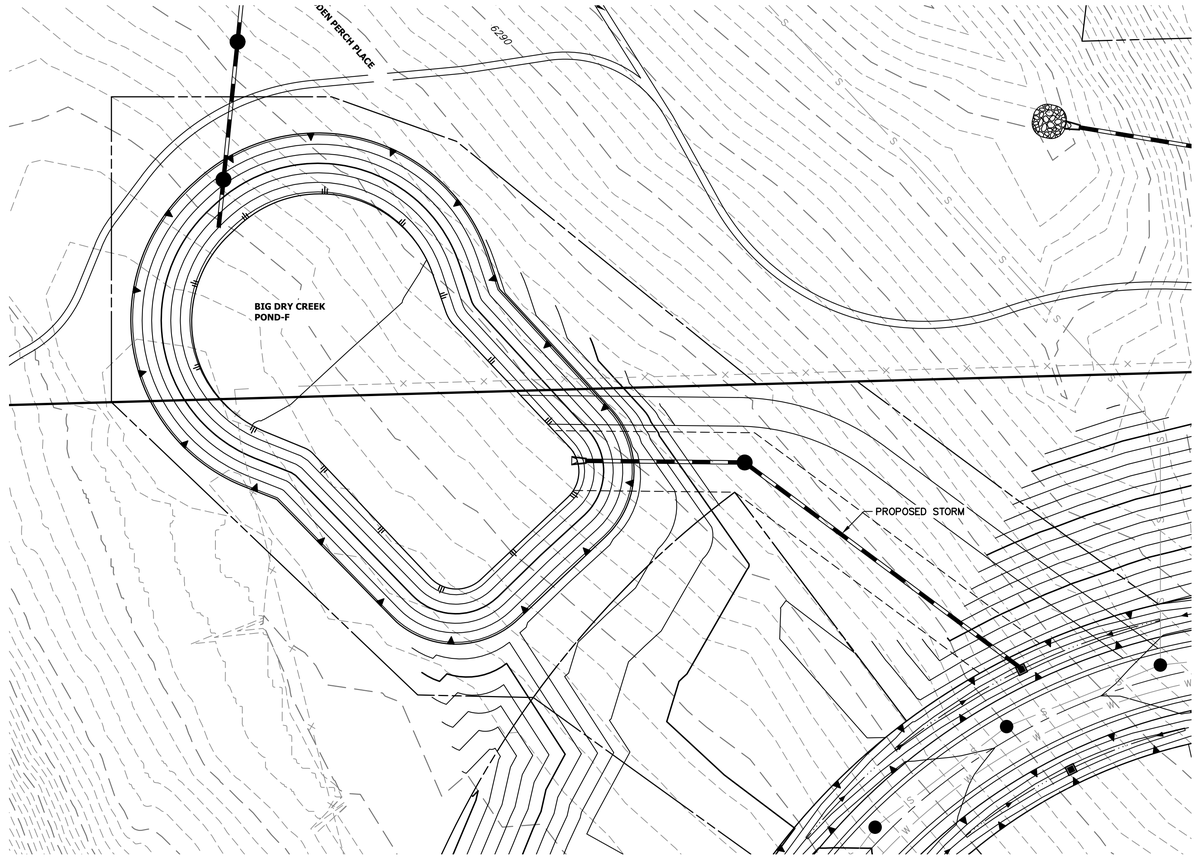

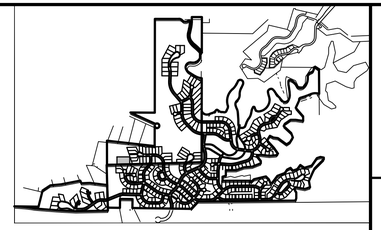

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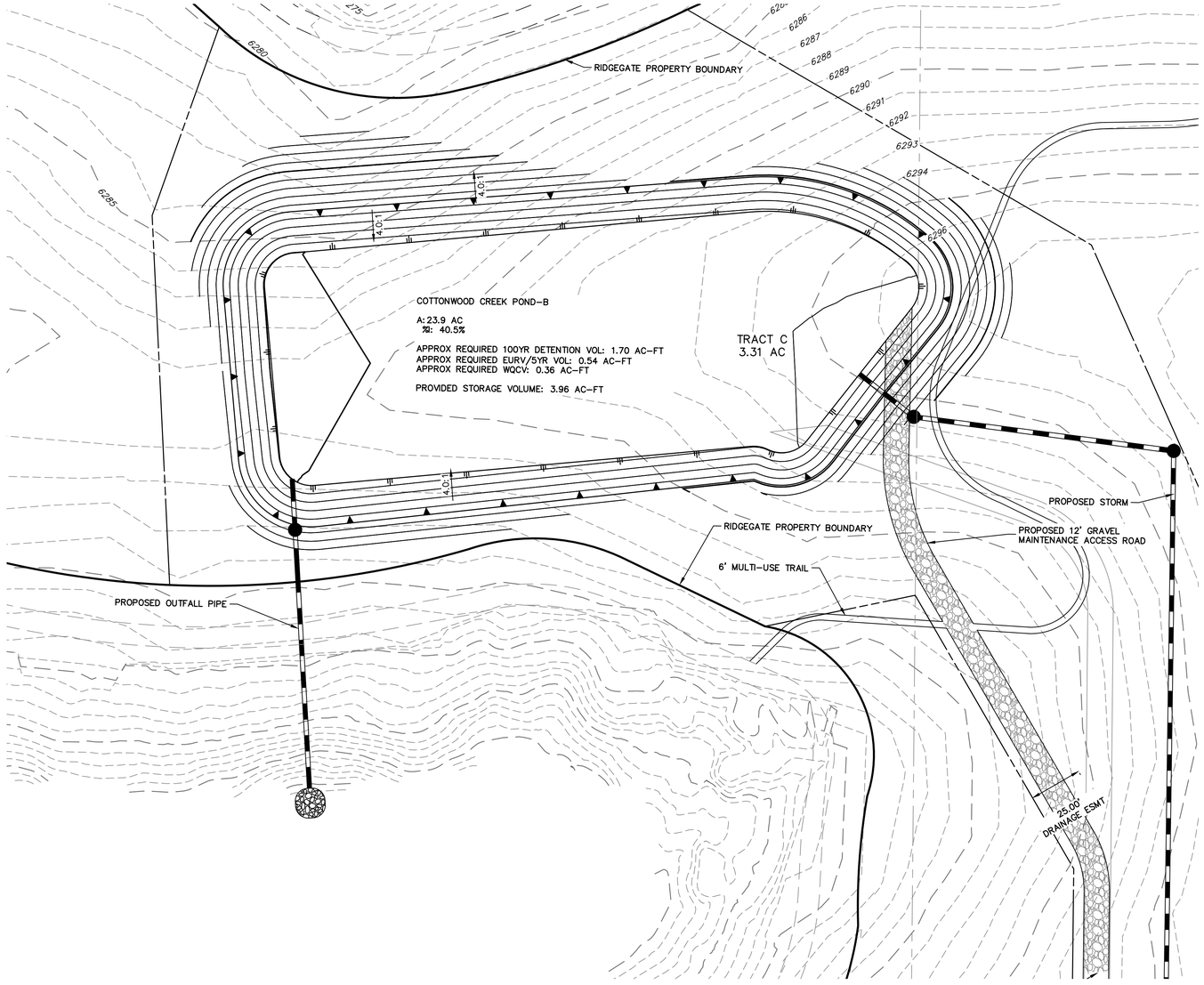

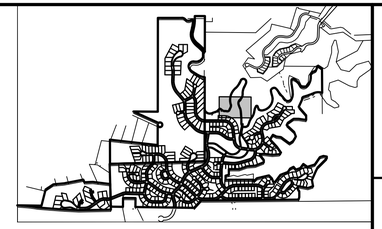

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SHEET 63 OF 75

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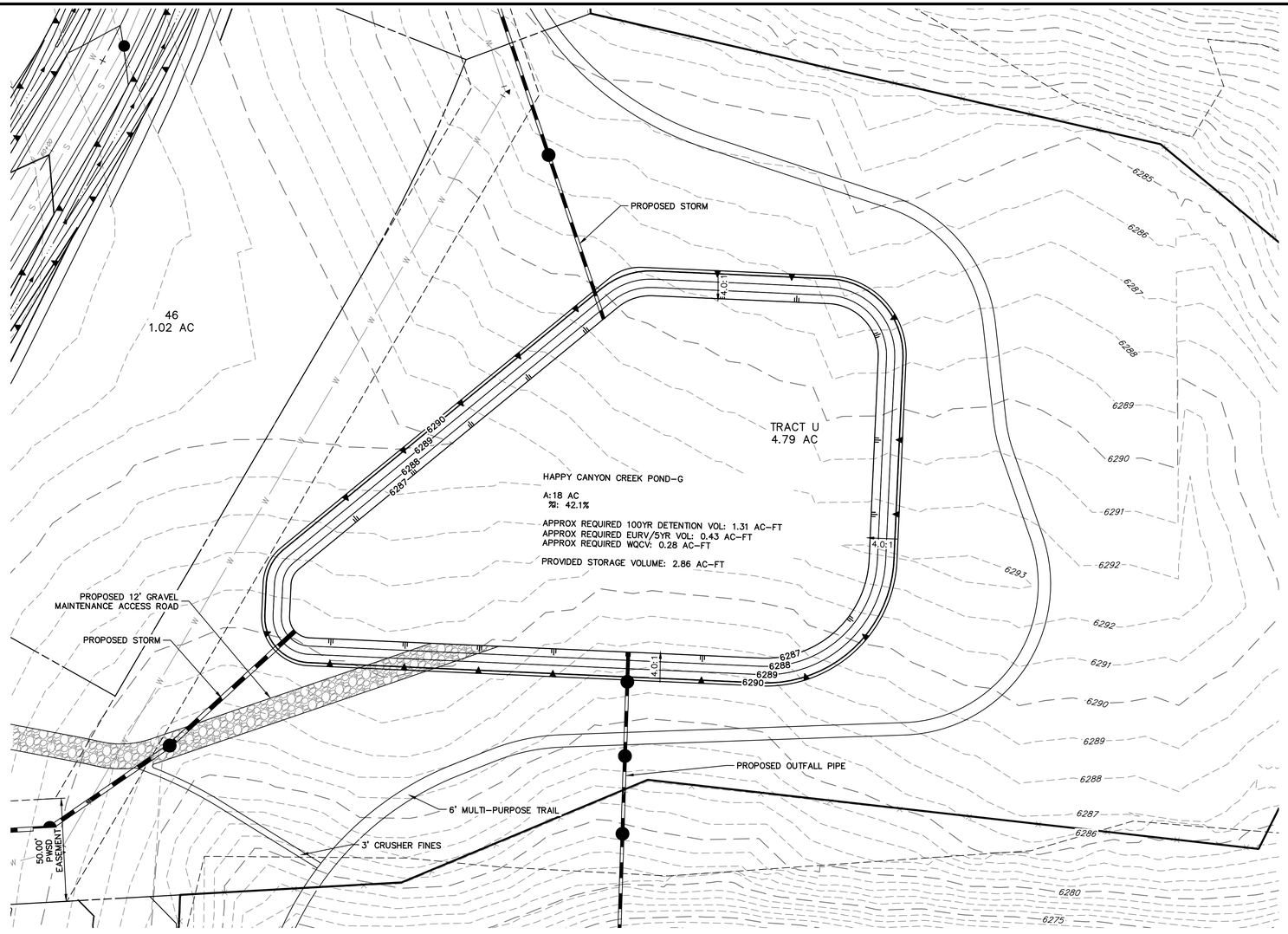

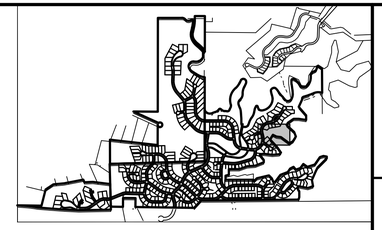

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SHEET 64 OF 75

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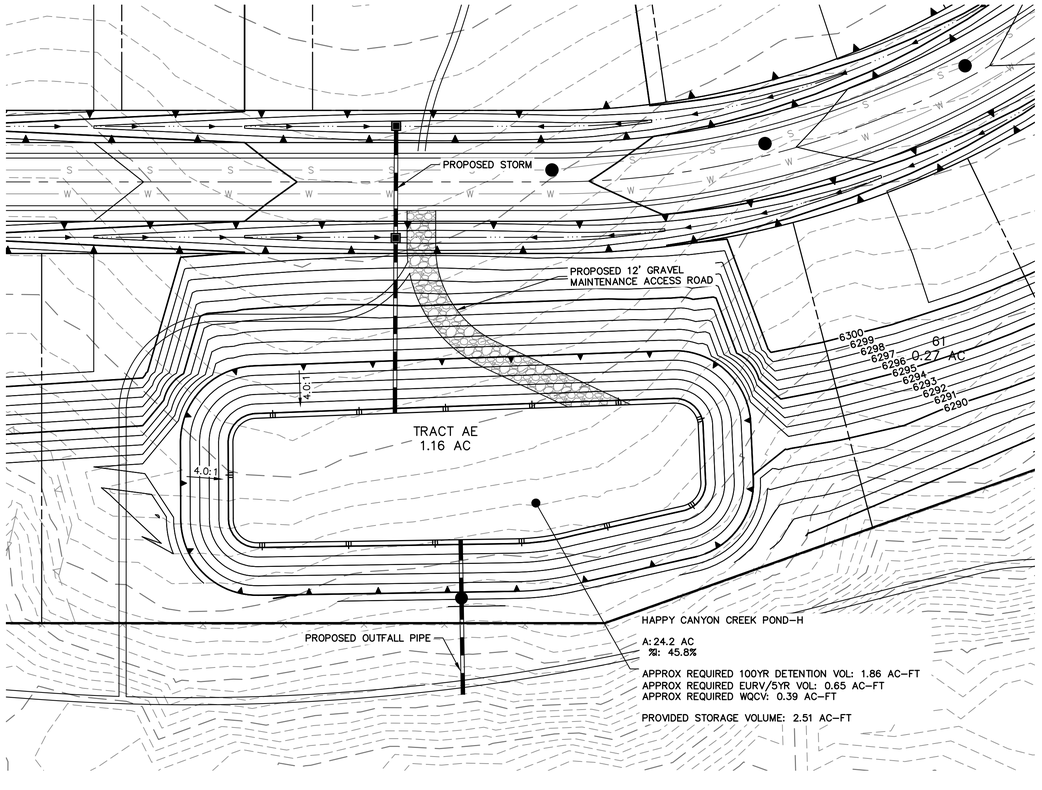

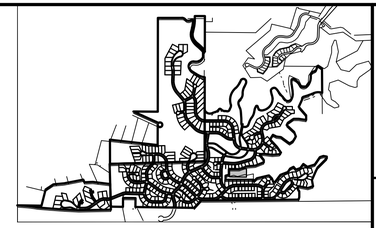

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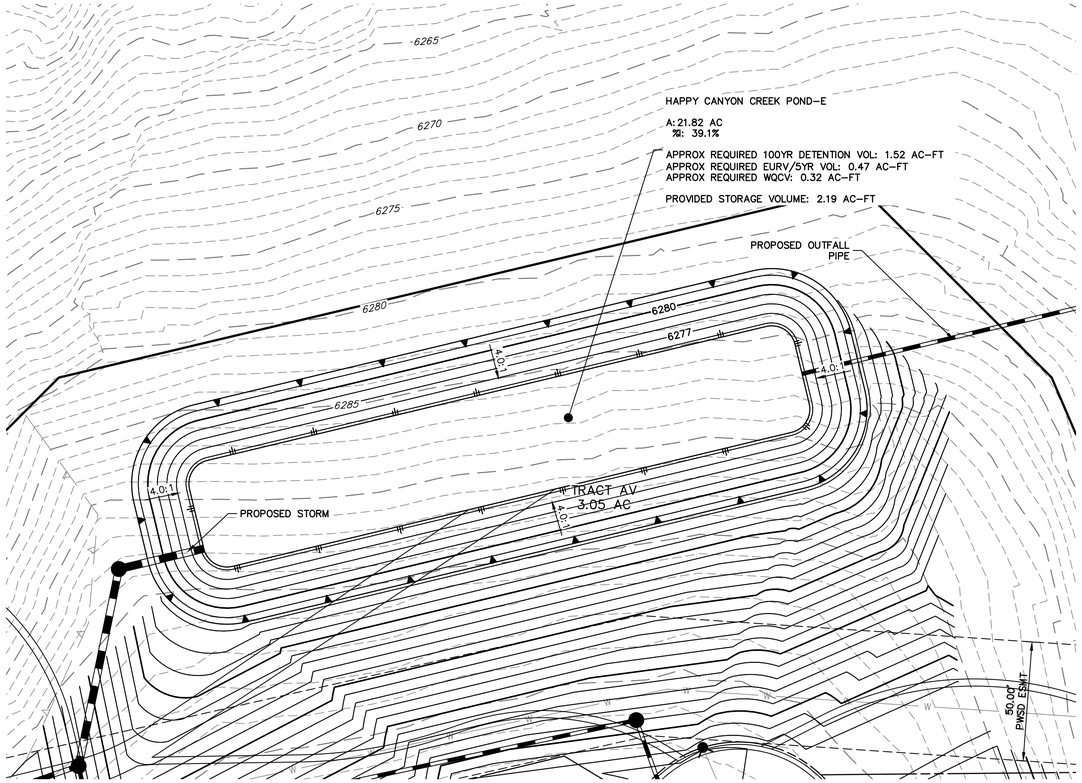

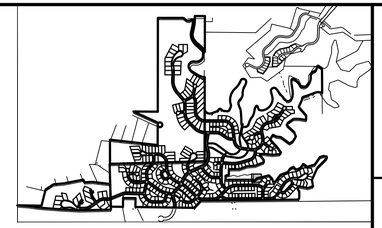

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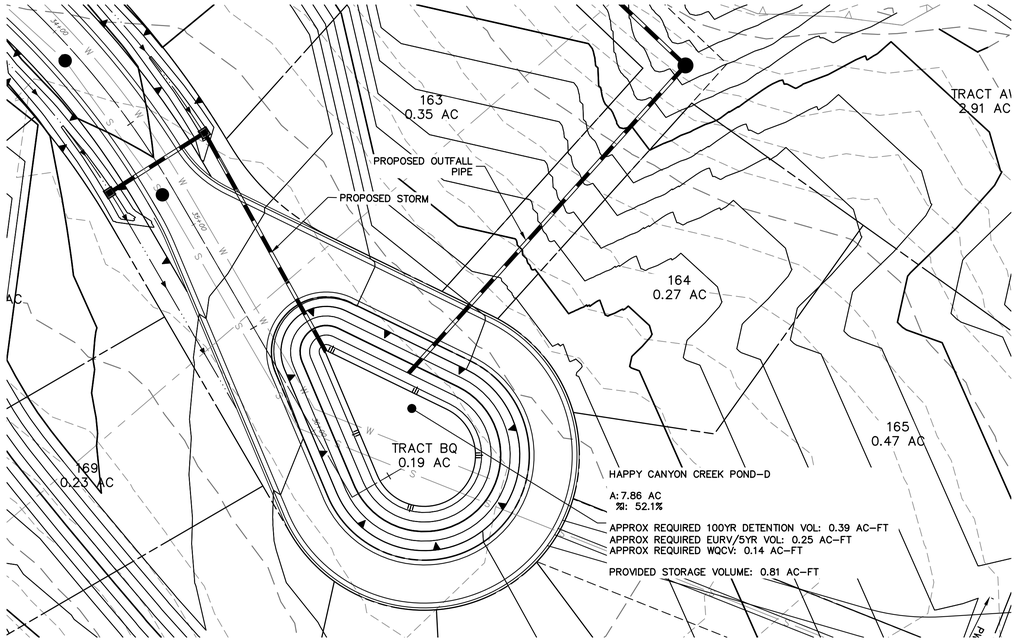

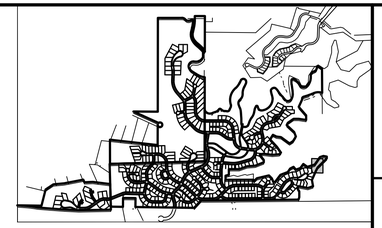

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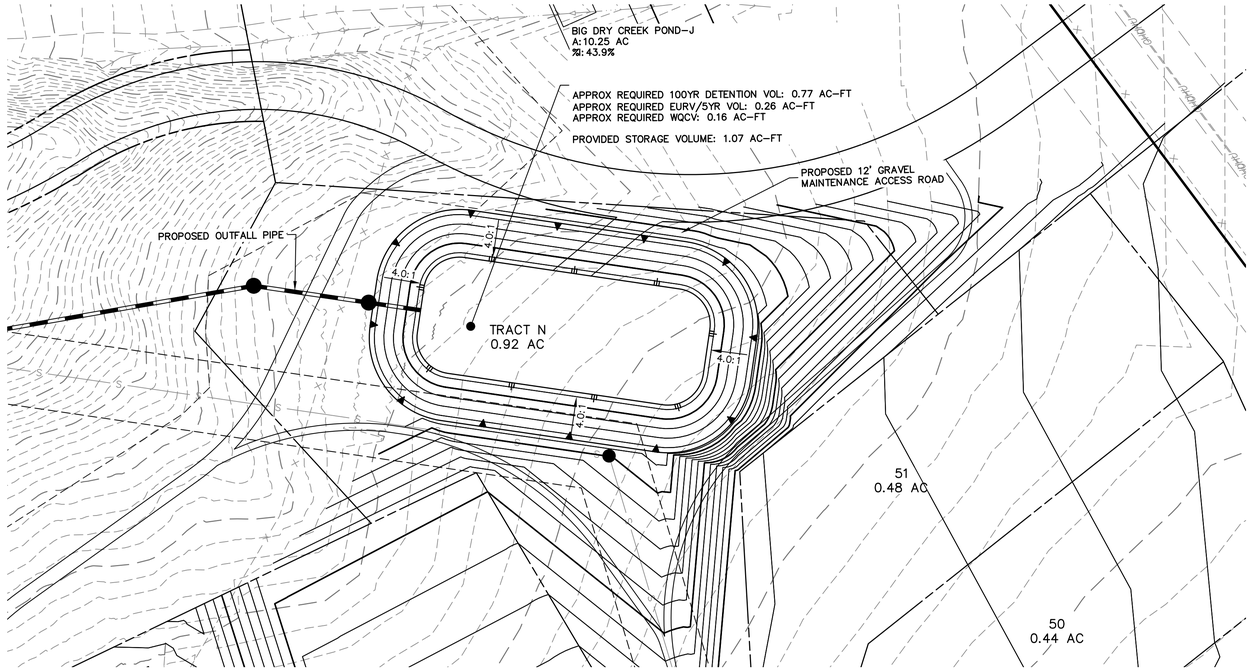

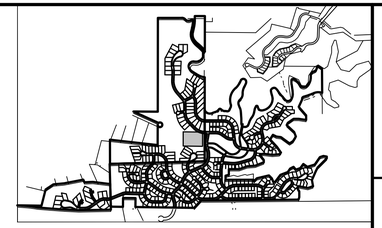

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SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

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Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE
KTR	10/10/25

No.	REVISION
1	1ST SUBMITTAL

H-SCALE	1"=30'
V-SCALE	1"=5'
DATE	12/12/25
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

POND PLAN & PROFILES

SHEET 68 OF 75

JOB NO. 15950.12

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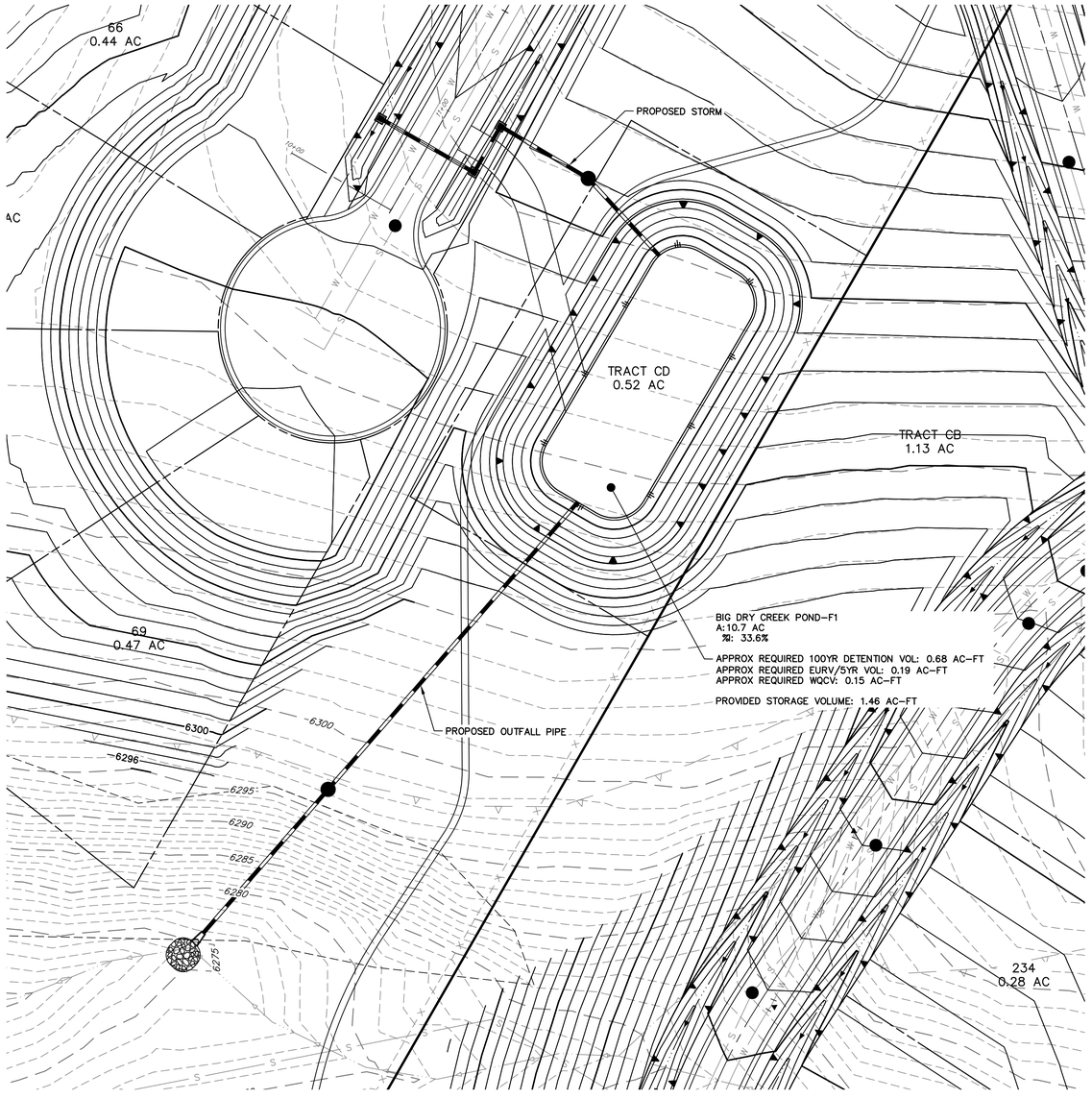

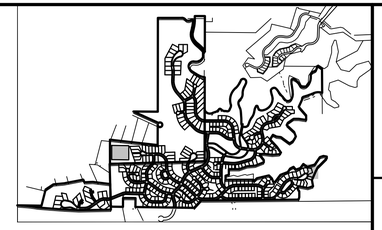

KEYMAP
SCALE: 1" = 2000'

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

Know what's below. Call before you dig.

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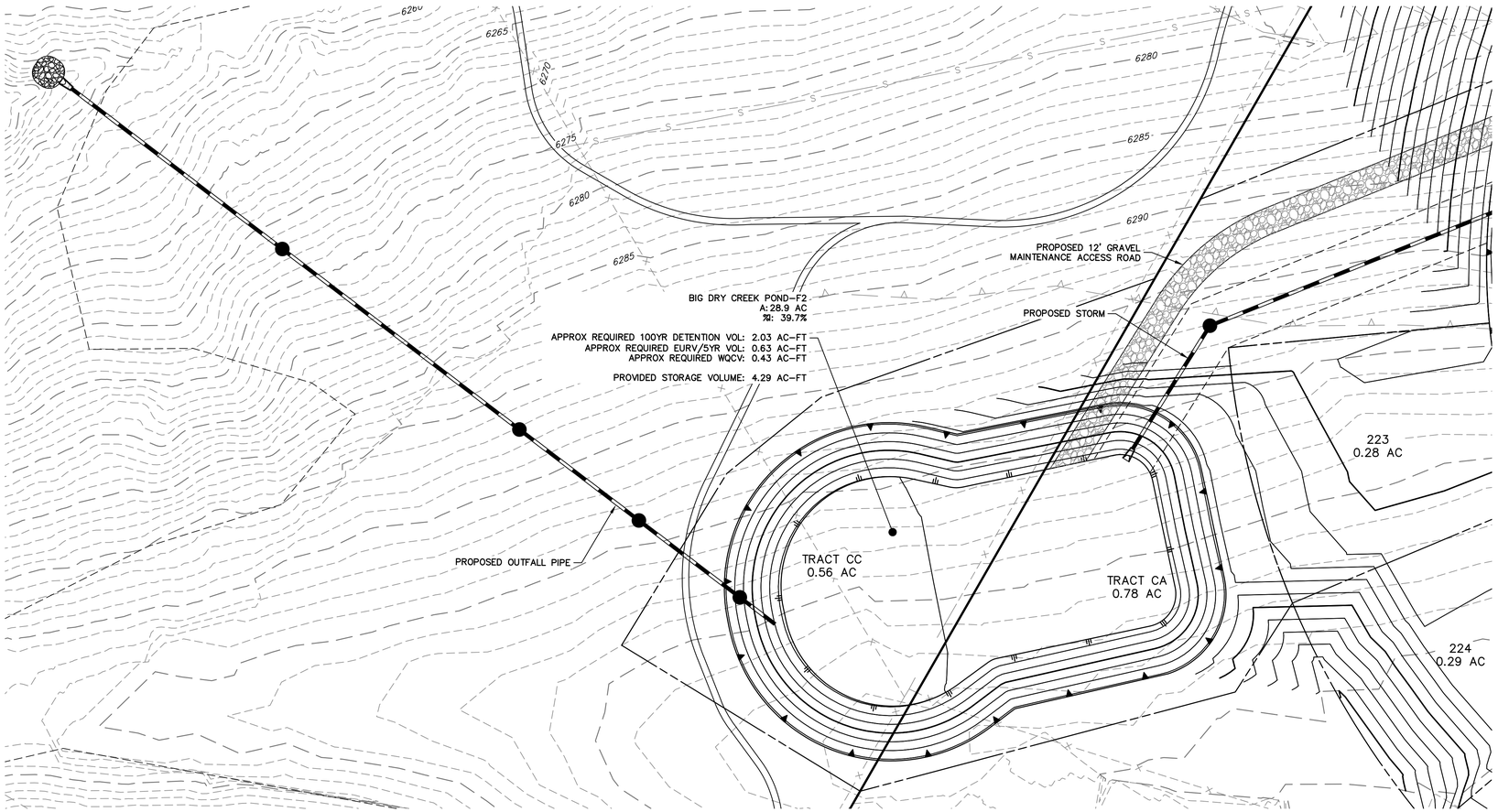

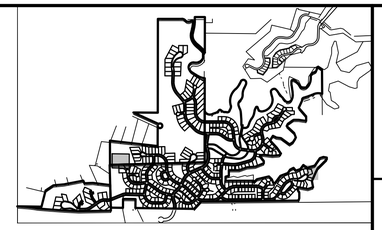

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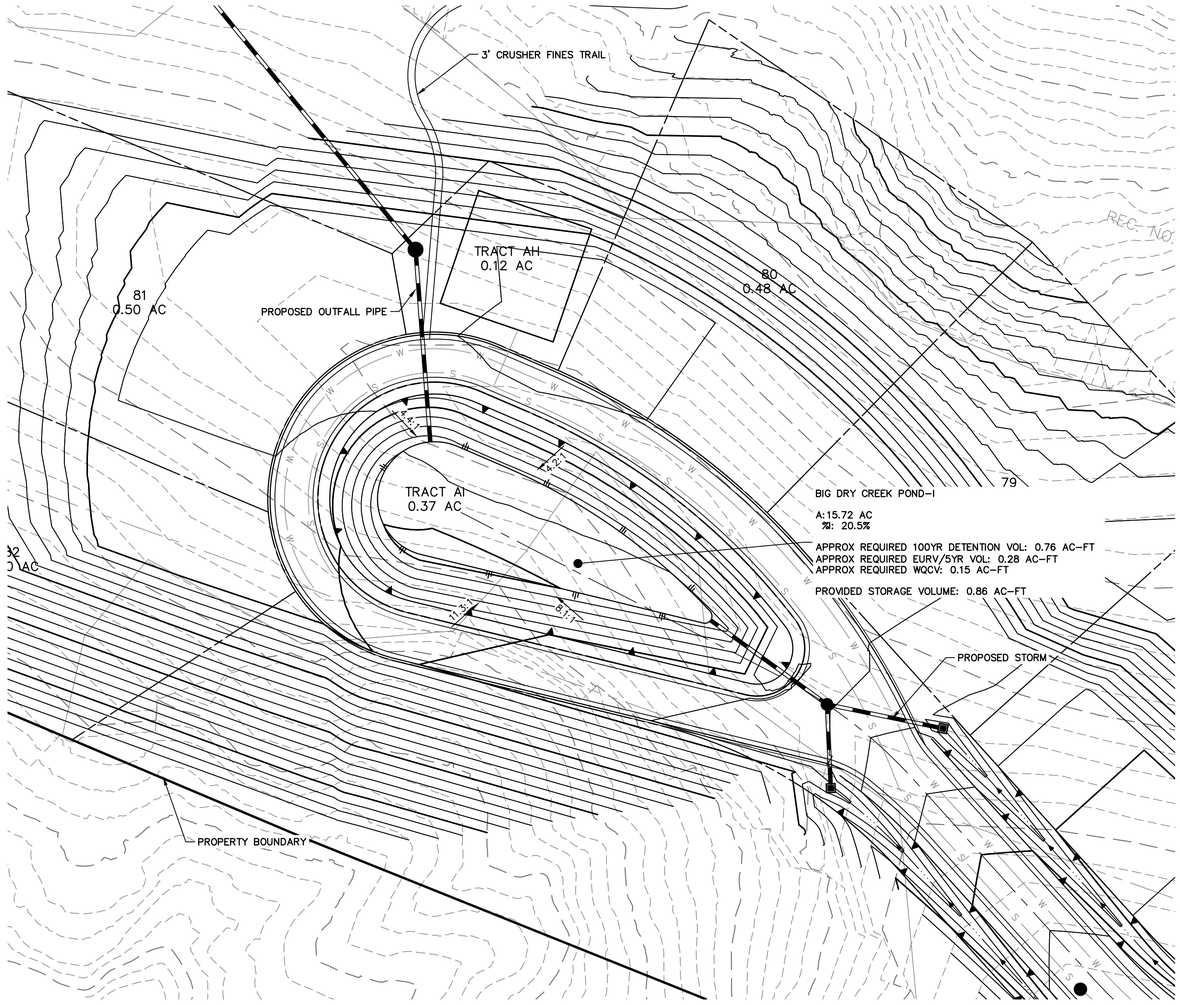

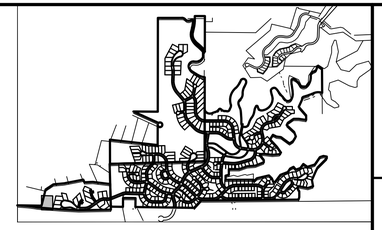

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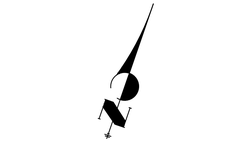

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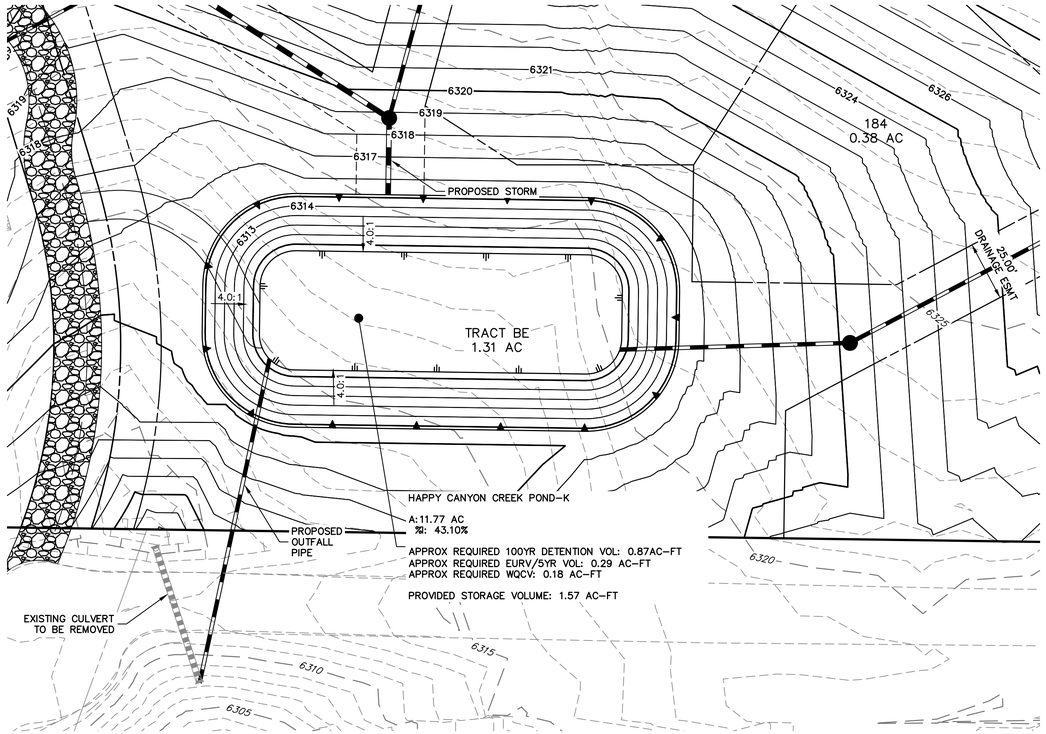

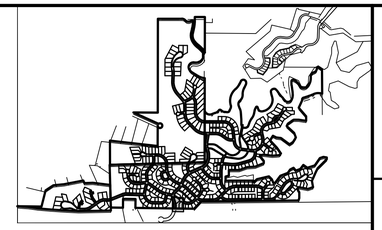

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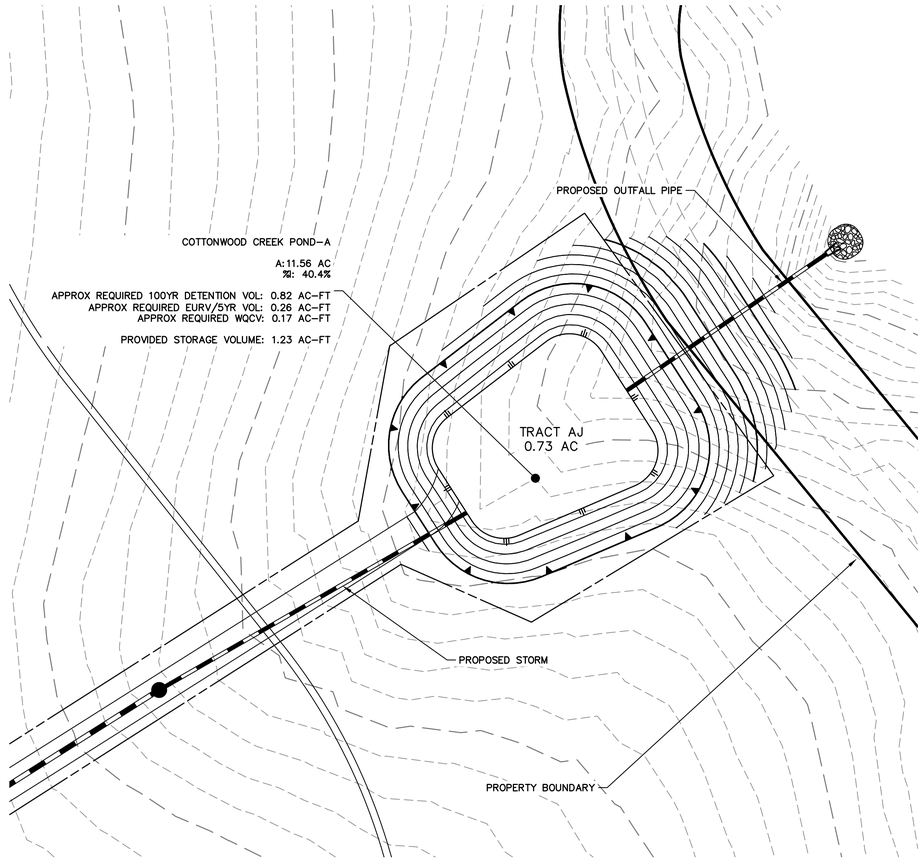

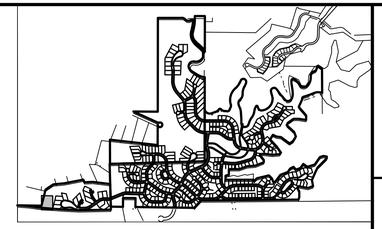

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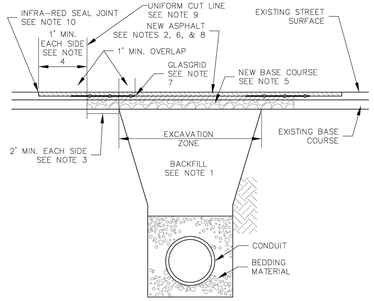


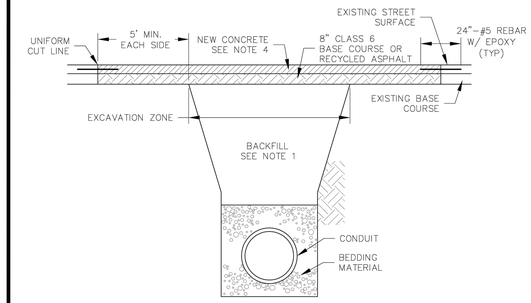
TYPICAL TRENCH SECTION

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

NOTES:

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

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



TYPICAL TRENCH SECTION

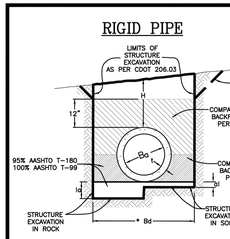
ROADWAY CLASSIFICATION	MIN. PAVEMENT PATCH THICKNESS
ARTERIAL	9 IN.
COLLECTOR	7 IN.
LOCAL	5 IN.

NOTES:

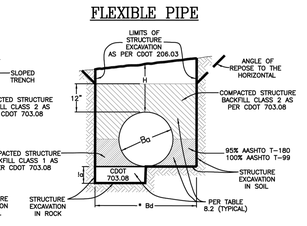
1. ALL PUBLIC STREET CUTS SHALL BE BACKFILLED WITH CLSM UNLESS THE TRENCH IS WIDE ENOUGH FOR A FULL-SIZED, SELF-PROPELLED COMPACTOR TO DRIVE THROUGH.
2. PAVEMENT PATCH THICKNESS SHALL NOT BE LESS THAN THE EXISTING SECTION.
3. SAW CUT AND REMOVE PAVEMENT AND BASE 5' BACK FROM EXCAVATION ZONE.
4. 8" OF COMPACTED CDOT CLASS 6 ROAD BASE OR RECYCLED ASPHALT SHALL BE INSTALLED PRIOR TO PAVING.
5. CONCRETE STREET PAVEMENT TO BE MINIMUM 7 SACK MIX, 5000 PSI AT 28 DAYS.
6. ALL CUTS TO BE SQUARED OFF PRIOR TO RESTORATION. SAW CUT OR ROTOMILL FULL DEPTH.
7. CONCRETE PATCHES SHALL BE DOWELED INTO EXISTING CONCERTE WITH 24"-#5 REBAR AT 18" O.C. AROUND THE PERIMETER OF THE PATCH.
8. ARTERIAL STREETS AND MAJOR COLLECTORS MUST BE PATCHED THE SAME DAY THE CUT OCCURS, UNLESS APPROVED BY THE ENGINEERING DEPARTMENT.

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

RIGID PIPE



FLEXIBLE PIPE



MAXIMUM HEIGHT OF FILL OVER TOP OF PIPE IN FEET

REINFORCED CONCRETE

Ba in.	Min. Bd in.	01 INCH CRACK D-LOAD 1350 PIPE CLASS II	2000 PIPE CLASS III	3000 PIPE CLASS V
18	35	19	28	43
24	43	18	28	42
30	50	18	28	42
36	59	18	27	41
42	68	18	27	41
48	78	18	27	41
54	89	17	26	40
60	98	17	26	40
66	108	17	26	40
72	117	17	26	40
78	125	17	26	40
84	135	17	26	40
90	154	17	26	40
96	163	17	26	40
108	173	17	26	40
120	191	17	26	40
132	208	17	26	40
144	224	17	26	40

** Based on Bd=1.33(Ba+2t). Wall thickness can vary between manufacturers.

STEEL - 2 2/3" x 1/2" CORRUGATIONS

Ba in.	Bt ft.	H ABOVE TOP OF PIPE IN FEET 1-15	16-20	21-25	26-30	31-35	36-40
		THICKNESS IN INCHES					
18-48	4-7	.064	.064	.064	.064	.064	.064
54	7.50	.079	.079	.079	.079	.079	.079
60	8.00	.079	.079	.079	.079	.109	.109
66	8.50	.079	.079	.109	.109	.138	.138
72	9.00	.079	.109	.109	.138	.168	.168
78	9.50	.109	.138	.138	.168		
84	10.00	.109	.138	.168			

LEGEND

H = Height of fill over top of pipe
Ba = Inside diameter (I.D.) of pipe
* Bd = Trench Width
t = Wall thickness of pipe
CLSM = Controlled Low Strength Material
a = Loose granular bedding, as follows:
a=3" for Flexible Culverts in Soil.
a=6" for Rigid Culvert in Soil.
a=12" for Culvert in Rock
* TRENCH WIDTHS
RCP: Bd = Min. of 1.33(Ba+2t), or (Ba+2t)+12"
(Per AASHTO Section 12)
CSP: Bd = Min. of Ba+4 (Per AASHTO Section 12)
I Bedding material for SOIL shall be Structural Backfill Class 1 or 2.
I Bedding material for ROCK shall be Structural Backfill Class 1.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. ALL TRENCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH OSHA AND COLORADO DEPARTMENT OF TRANSPORTATION REGULATIONS.
3. THE USE OF NON-REINFORCED CONCRETE PIPE WILL NOT BE ALLOWED IN DOUGLAS COUNTY.

RCP DESIGN CRITERIA

Safety Factor = Per ASTM C76
Soil Weight = 120 lb. per cu. ft.
Bedding = Type 2

ALL UTILITY REPAIRS MUST BE BACKFILLED WITH CLSM. SEE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL FOR SPECIFIC DETAILS.

CSP DESIGN CRITERIA

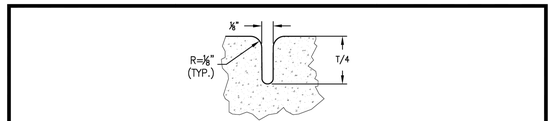
(3"x1" CORRUGATIONS: 60 TO 84 Pipe shall be .064" thick (16 gauge) to H=40 ft.)

Soil Weight = 120 lb. per cu. ft.
Safety Factor for Seam Strength = 2.00
Bucking Stress Level = 1/2 Yield Strength
Load Factor (Backfill) = 95% Standard Density, AASHTO-T 99 (K=0.86)

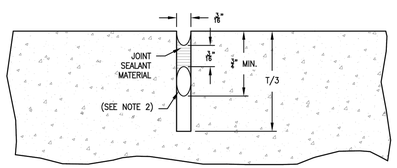
NOTE: All trenching shall comply with all State, Federal and O.S.H.A. safety requirements. It will be the responsibility of the Contractor to meet all safety requirements.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

	PIPE INSTALLATION IN TRENCH	Issued: 05/2013
	DOUGLAS COUNTY COLORADO	Revised:
		Drawing No. SP.46a

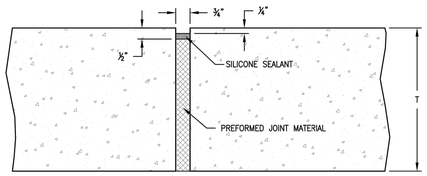


CONTRACTION OR WEAKEN PLANE JOINT
N.T.S.



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

SAWED JOINT
N.T.S.

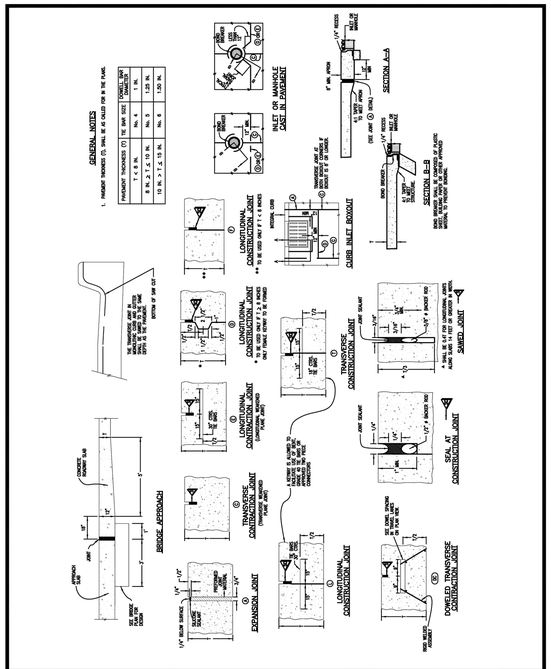


EXPANSION JOINT
N.T.S.

NOTES:

1. JOINT SEALANT MATERIAL MUST MEET ASTM 3406.
2. ⅜" DIA. BACKER ROD.

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



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

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

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KTR	10/10/25

H-SCALE	N/A	DESIGNED BY	TAU
V-SCALE	N/A	DRAWN BY	TAU
DATE	12/12/25	CHECKED BY	

HILLCAMP

DETAILS

SHEET 74 OF 75

JOB NO. 15950.12

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NOTES:

1. This trench backfill detail specifies requirements in addition to those specified in the latest edition of the Colorado Department of Transportation's Standard Specifications for Road and Bridge Construction.
2. A construction traffic control plan shall be submitted to and approved by Douglas County prior to issuance of construction permits in the County right-of-way.
3. Trench shall be braced or shored as necessary for the safety of the workers and protection of other utilities or structures in accordance with applicable local, state and federal safety regulations.
4. The trench width shall be confined to those minimum dimensions, which will permit proper installation and acceptable pipe loading, as established by current local, state and federal Safety regulations.
5. Backfill compaction requirements: Minimum density will be determined in accordance with AASHTO T 99 or T 180 as defined by CDOT Standard Specifications Section 203.07 and CDOT 703.03. Except for CLSM.
6. Full depth asphalt can be used as an alternative to base course.
7. Pavement edges shall be saw-cut. Edges shall be tack coated prior to patching.
8. All storm sewers shall be constructed so that a minimum cover is maintained to withstand AASHTO HS-20 loading on the pipe. The minimum cover to withstand live loading depends upon the pipe size, type and class, and soil bedding condition, but shall be not less than 1-foot at any point along the pipe. Other factors that affect the depth of the pipe are hydraulic grade line elevations, inlet depths, adjacent utilities or utility crossings, including water and sewer services lines along residential streets, and connections to existing storm sewer systems. The roadway subgrade, which supports the pavement section is typically plowed to a certain depth, moisture treated and compacted prior to the placement of the sub-base, base course, and surfacing. There are also instances where the subgrade material must be excavated and replaced or treated to a certain depth to mitigate swelling soils. These efforts can impact the storm sewer system if it has not been designed with adequate depth. The design engineer shall use the best information available, including pavement design or soils reports (if available) to ensure that storm sewer pipes have adequate depth.
9. Changes in design criteria will require compensating change in pipe design.
10. When pipe sewer is to be extended or replaced with pipe of different material, the connections shall conform to the detail shown on plans or be approved through Douglas County Engineering.
11. When two or more conduits are laid side-by-side, they shall be placed so that they are ½ outside diameter, or ½ outside span, or 3' apart, whichever is less. However, if end sections are used, the minimum spacing shall be 1' between the outside edge of end sections.
12. TRENCH INSTALLATION (per OSHA Standards):
    a. Trenches over 5 feet in depth shall be either shored or the trench walls shall be sloped no steeper than 3:1 to the angle of repose. If sloped, the bottom of the slope shall be a minimum of 1 foot above the top of the pipe.
    b. Shoring will be required when the bottom of the slope is more than 3 feet above the bottom of the trench.
    c. All sheeting or shoring to be removed.
13. CLSM may be used in place of Structural Backfill.
14. CLSM shall not exceed a strength over 1000 p.s.i.

REFERENCE: Douglas County Drainage Manual and Colorado Department of Transportation "M" Standards.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

PIPE INSTALLATION IN TRENCH NOTES

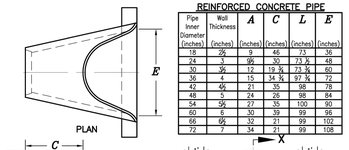
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.46b**

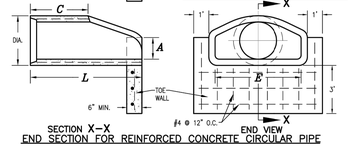
GENERAL NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS.
2. CONCRETE END SECTIONS ARE TO BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF CULVERT OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE, ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY AND AT THE EXPENSE OF THE CONTRACTOR.
4. INSIDE CONFIGURATION AND JOINT OF CONCRETE END SECTION END PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN, WILL BE REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ¾" GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 218 OR M 232.
8. FOR TYPE SD END SECTIONS, BARS SHALL BE FABRICATED FROM NPS-3 GALVANIZED STEEL SCHEDULE 40 PIPE WHICH SHALL BE IN CONFORMANCE WITH ASTM A 53.
9. FOR A TYPE SD END SECTION, THE INSTALLATION OF ALTERNATIVE 1 OR ALTERNATIVE 2 END SECTION SHALL BE THE CONTRACTOR'S OPTION.
10. CONCRETE PIPE JOINT FASTENERS SHALL BE INSTALLED AT THE FLARED END SECTION AND LAST TWO PIPE JOINTS OF ALL RCP OUTFALLS.
11. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER.
12. CLASS D CONCRETE TOE WALLS ARE REQUIRED AT THE ENDS OF ALL FLARED END SECTIONS.

REINFORCED CONCRETE PIPE



Pipe Inner Diameter (inches)	Wall Thickness (inches)	A (inches)	C (inches)	L (inches)	E (inches)
18	2½	9	46	73	36
24	3	9½	30	73 ½	48
30	3½	12	18 ½	73 ½	60
36	4	15	34 ½	97 ½	72
42	4½	21	35	98	78
48	5	24	26	98	84
54	5½	27	35	100	90
60	6	30	39	99	96
66	6½	32	21	99	102
72	7	34	21	99	108

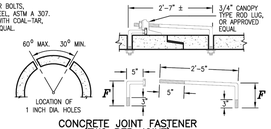


SECTION X-X
END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

END VIEW

3/4 INCH GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307. ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.

PIPE DIAMETER (inches)	F
18 – 30	5
36 – 42	6
48 – 60	7
72 – 84	9



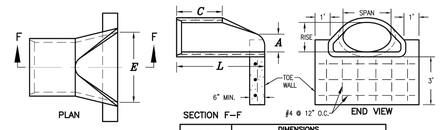
CONCRETE JOINT FASTENER (TWO PER JOINT)

REFERENCE: CDOT M & S STANDARDS M-603-10

CONCRETE OR METAL END SECTIONS

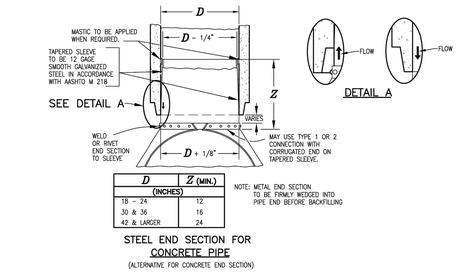
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 09/2017
Drawing No. **SP.52a**



EQUIVALENT CIRCULAR DIA.	DIMENSIONS				
	NOMINAL SPAN x RISE	A	C	L	E
	(inches)				
24	30 x 19	9	33	72	48
30	38 x 24	10	18	72	60
36	45 x 29	12	24	64	72
42	53 x 34	16	36	96	78
48	60 x 38	21	36	96	84
54	68 x 43	26	36	96	90
60	76 x 48	30	36	96	96

END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE



D (INCHES)	Z (MIN.)
18 – 24	12
30 & 36	16
42 & LARGER	24

NOTE: METAL END SECTION TO BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING

STEEL END SECTION FOR CONCRETE PIPE
(ALTERNATIVE FOR CONCRETE END SECTION)

REFERENCE: CDOT M & S STANDARDS M-603-10

CONCRETE OR METAL END SECTIONS

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised: 09/2017
Drawing No. **SP.52b**

Know what's below. Call before you dig.

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SHEET 75 OF 75

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