

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 AS REQUIRED IN AND IN ACCORDANCE 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 ON A SET OF RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND AVAILABLE TO THE GOVERNING CITY, COUNTY, AND/OR STATE AND UTILITY DISTRICT INSPECTOR AT ALL TIMES. THE CONTRACTOR SHALL CONFIRM ANY REQUIREMENTS AS EARLY AS POSSIBLE IN THE CONSTRUCTION SCHEDULE TO ACCOUNT FOR PREPARATION AND REVIEW OF THE INFORMATION TO AVOID POTENTIAL DELAYS.
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) (NAV80-88) 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

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 UNDERTAKES 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 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) 668-1122, 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 ENGINEERING DIVISION) OF 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 PAVED 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 DISSIPATORS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.
 12. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM THE CITY OF LONE TREE MAY BE REQUIRED FOR ANY PROJECT.
 13. THE CITY OF LONE TREE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE INFRASTRUCTURE, FOR THE FOLLOWING PRIVATE STREETS: VIBRATO LANE AND MONTOSO ROAD

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.

1. SEE COVER SHEET FOR BENCHMARK.
2. ALL STATIONING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
3. INLET 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, INCLUDING 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 RM 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 ALL REPRESENT HORIZONTAL LENGTHS AND NOT FOR LENGTHS ALONG THE PIPE SLOPE.
12. ALL RCP STORM SEWER MUST USE ASTM C448 WATER TIGHT 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 SECTIONS 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 AT ALL RCP END SECTIONS.
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.

- PROJECT FACILITIES ARE TO BE LOCATED BASED ON THE SURVEY COORDINATES, ELEVATIONS, DIMENSIONS, AND/OR GEOMETRIC DESIGN DATA PROVIDED ON THE DRAWINGS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES AND FOR SATISFYING ALL APPLICABLE OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS. TEMPORARY EXCAVATIONS SHALL PROVIDE, AT MINIMUM, THE TRENCH DIMENSIONS AND CLEARANCES SHOWN OR SPECIFIED. TEMPORARY CONSTRUCTION SLOPES SHALL BE SLOPED, SHORED, SHEETED, AND/OR BRACED FOR STABILITY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS, AND SHALL BE NO STEEPER THAN THE SLOPES SHOWN OR SPECIFIED WITHOUT THE APPROVAL OF THE ENGINEER. ANY SUCH APPROVALS BY THE ENGINEER WILL NOT RELIEVE THE CONTRACTOR FROM SOLE RESPONSIBILITY FOR PROVIDING STABLE EXCAVATIONS AND TEMPORARY SLOPES.
- EXISTING FACILITIES NOT INDICATED TO BE REMOVED SHALL BE PROTECTED IN PLACE OR REMOVED AND REPLACED IN KIND, AS APPROVED BY ENGINEER.
- THE WORK WILL TAKE PLACE IN AND AROUND DRAINAGE SWALES AND THE HAPPY CANYON CREEK, SUBJECT TO PERIODIC FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF SURFACE AND SUBSURFACE WATER DURING THE COURSE OF THE WORK. ANY DAMAGE TO THE WORK RESULTING FROM SURFACE FLOWS, BASE FLOWS, OR FLOOD FLOWS INCLUDING BUOYANCY FORCES ON PIPELINES AND OTHER FACILITIES, SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S SOLE COST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SATISFYING THE REQUIREMENTS OF ANY APPLICABLE PERMITS PERTAINING TO WATER AND EROSION CONTROL.
- CONTACT THE ENGINEER FOR CLARIFICATIONS OF ANY ABBREVIATIONS SHOWN ON THE DRAWINGS.
- THE SITE WHERE THE WORK IS TO BE PERFORMED SHALL BE OVERLOTT GRADED. TOPSOIL SHALL BE SPREAD IN OPEN SPACE AREAS TO A DEPTH OF APPROXIMATELY 4 INCHES. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. ALL OTHER 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. PERSONS IN ANY WORK AREAS OR ACCESS ROADS WITHIN THE OPEN SPACE SHALL BE STRIPPED AND STOCKPILED. 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 IMPROVED BY TILLING TO A DEPTH OF 12 INCHES UNTIL CLOSURE AREAS ARE NO LARGER THAN 3 INCHES. APPROVED BY THE ENGINEER. THIS NOTE ALSO APPLIES TO AREAS WHERE COIR MAT IS TO BE INSTALLED.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ANY REQUESTED WORK FROM DISTURBANCE OR DAMAGE DURING THE COURSE OF THE WORK. IF REQUESTED WORK IS NOT PROTECTED OR DAMAGED, THE CONTRACTOR SHALL BE RESPONSIBLE. 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 FOR THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL 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.

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.



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

PREPARED UNDER

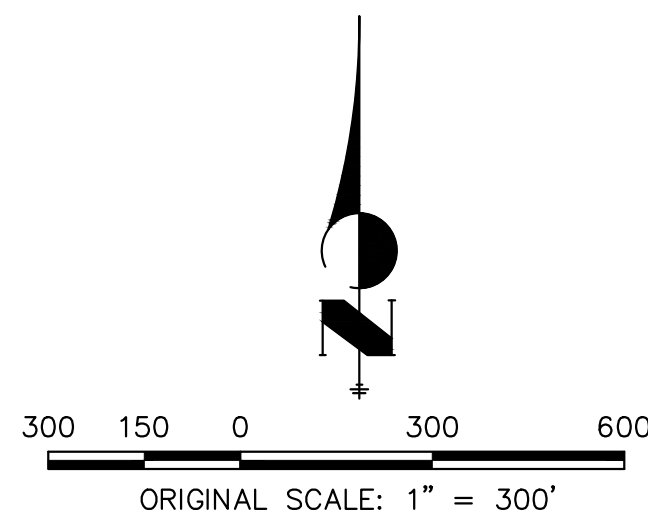
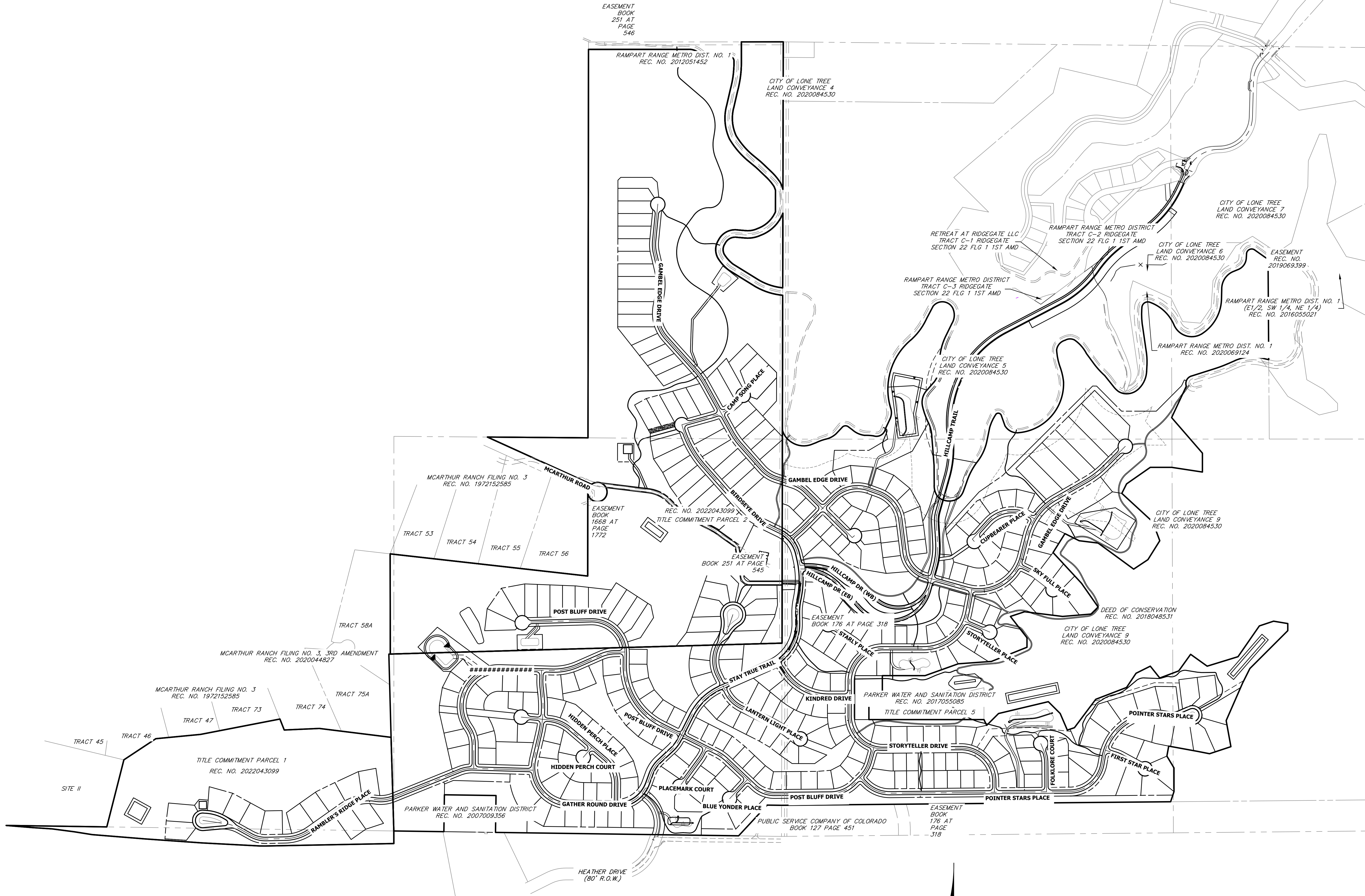
PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHRER
COLORADO P.E. #

TE

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

HILLCAMP PRELIMINARY CD'S		H-SCALE		N/A	No.	REVISION		BY		DATE		 J-R ENGINEERING A Westrian Company Central 303-740-3888 • Colorado Springs 719-589-2688 Fort Collins 970-491-9888 • www.jrengineering.com	BC-RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 OFFICE PHONE 303.706.9451	UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCY OR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.
GENERAL NOTES		V-SCALE		N/A	1	1ST SUBMITTAL		KJR		10/10/25				
					2	2ND SUBMITTAL		KJR		12/12/25				
					3	3RD SUBMITTAL		KJR		3/27/26				
		DESIGNED BY		TAU										
		DRAWN BY		TAU										
		CHECKED BY												
SHEET 2 OF 75		JOB NO.		15950.12										



ENGINEER'S STATEMENT

PREPARED UNDER

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

HILLCAMP PRELIMINARY CD'S

OVERALL SITE PLAN

SHEET 3 OF 75

JOB NO. 15950.12

BY	DATE
KJR	10/10/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL

H-SCALE	1"=300'
V-SCALE	1"=NA
DATE	3/27/26
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

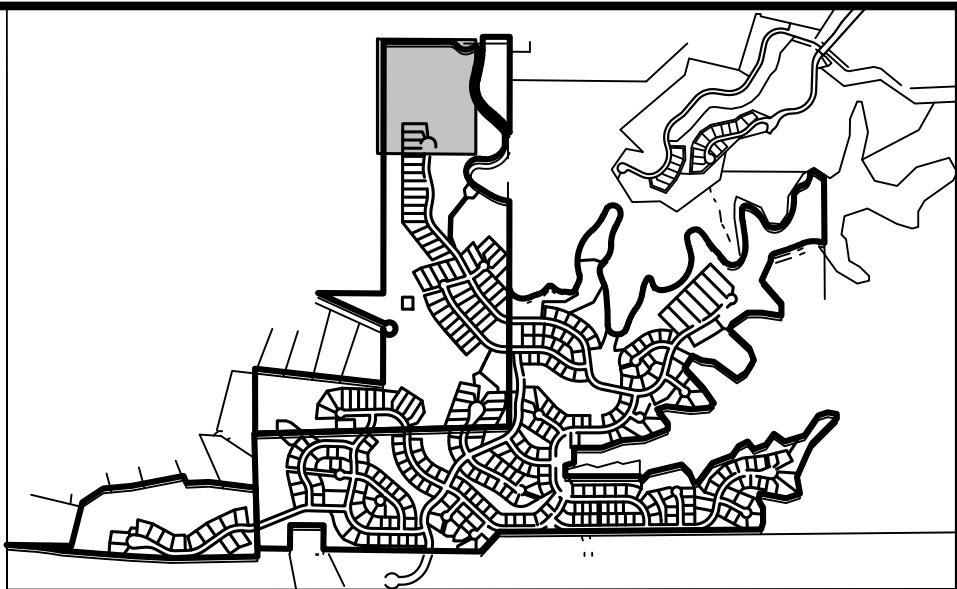
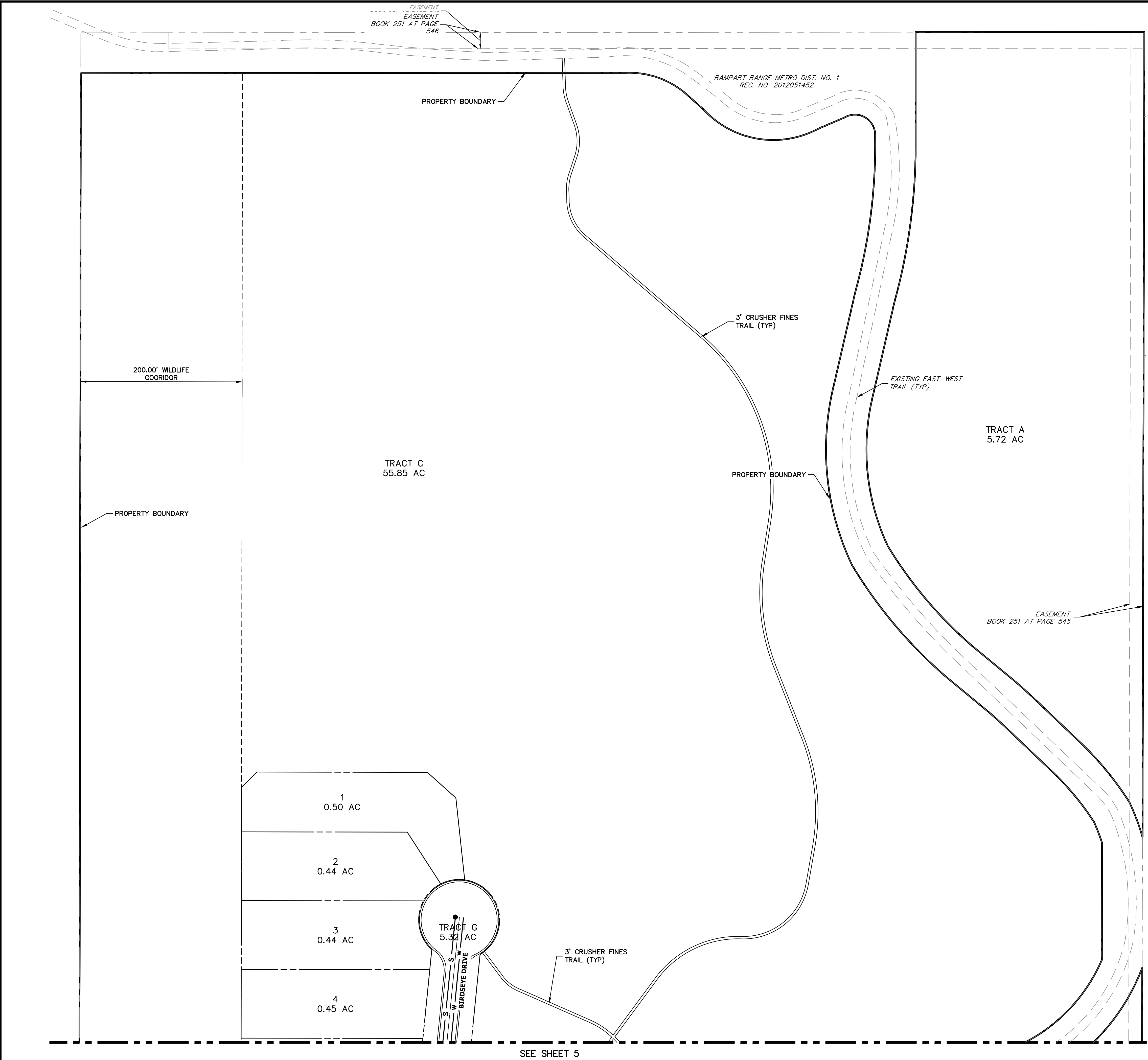
J.R. ENGINEERING
A Western Company



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

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

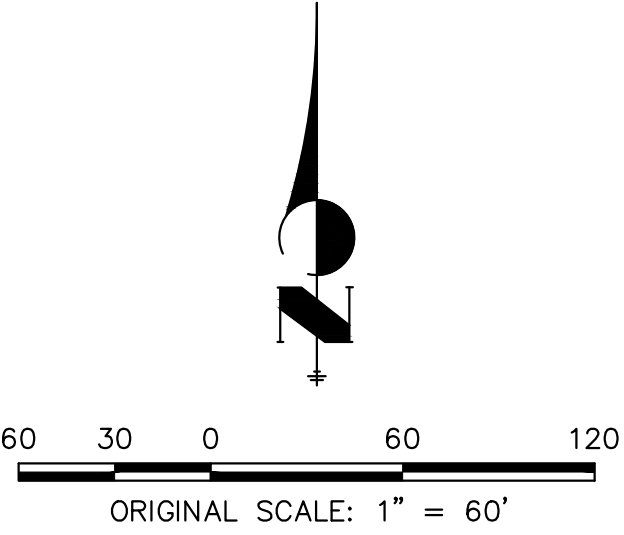
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.



KEYMAP
SCALE: 1" = 2000'

LEGEND

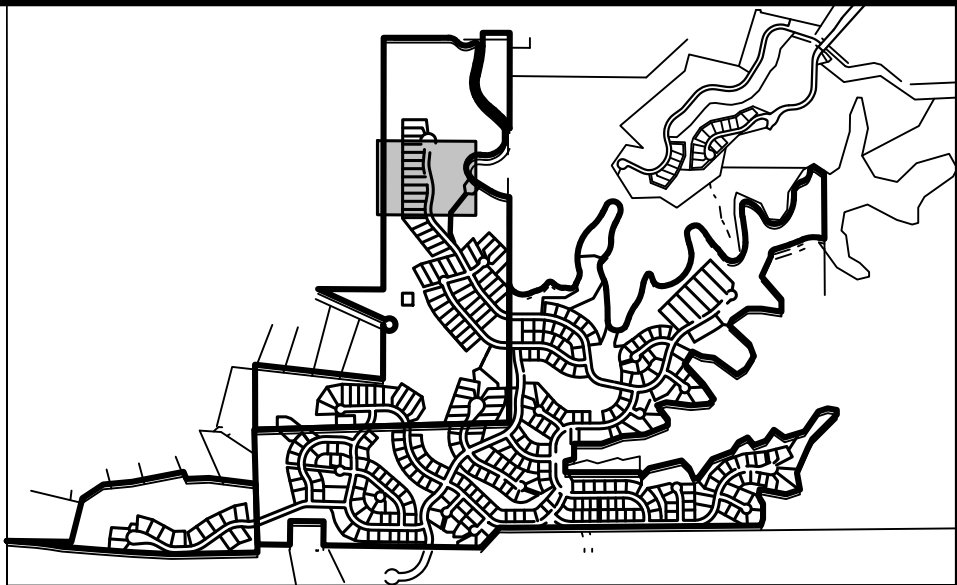
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED BLOW OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING WATER LINE W/ GATE VALVE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED INLET
- INDICATES UTILITY EASEMENT
- MAIN BREAK SWALE



ENGINEER'S STATEMENT

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

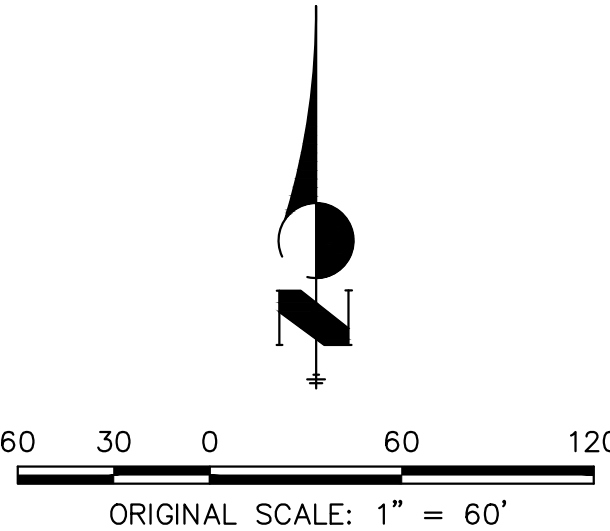
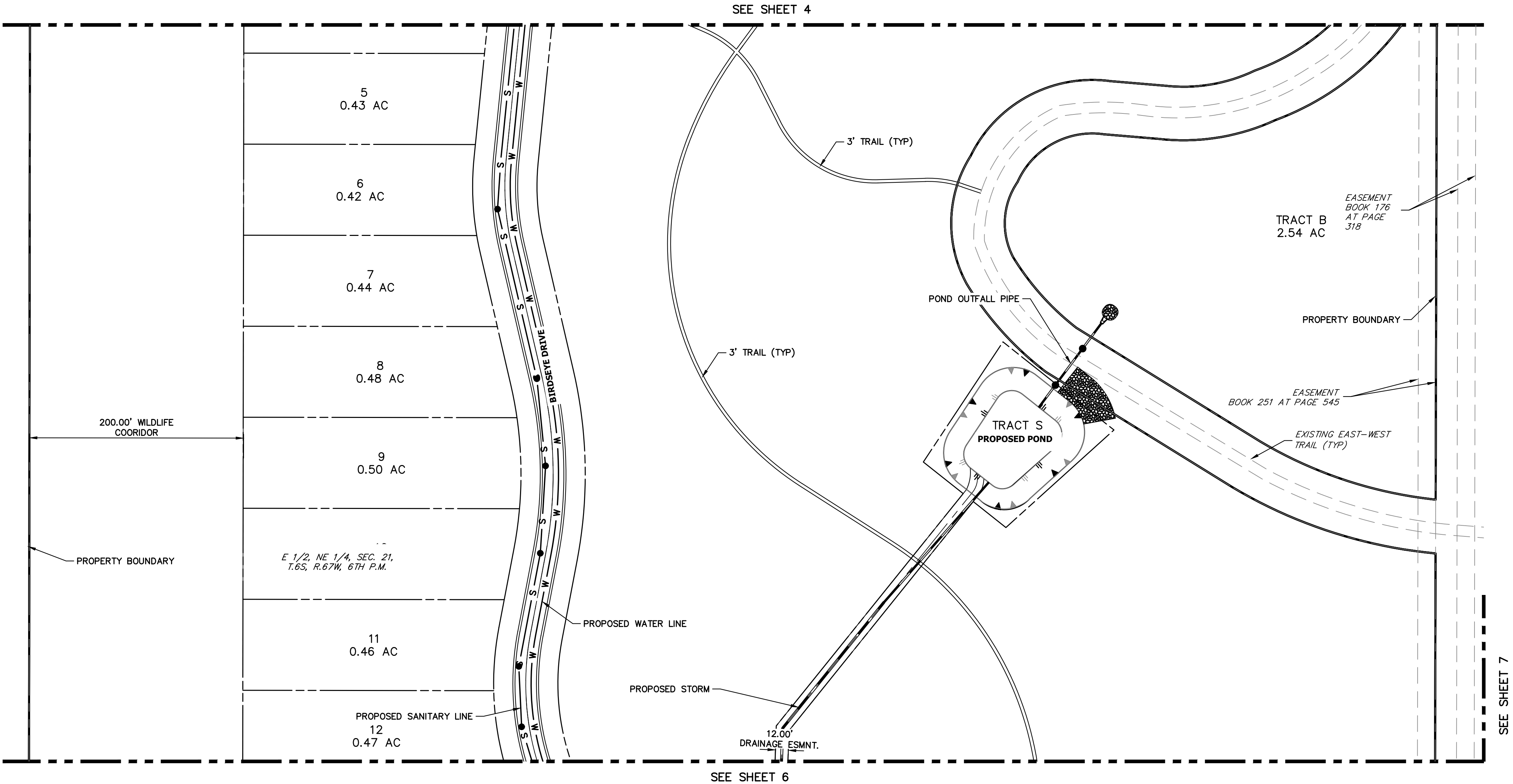
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.		PREPARED FOR BC-RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 OFFICE PHONE (303) 791-8180	
J.R. ENGINEERING A Western Company		CENTENNIAL 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
BY	DATE	No. REVISION	
KJR	10/10/25	1	1ST SUBMITTAL
KJR	12/12/25	2	2ND SUBMITTAL
KJR	3/27/26	3	3RD SUBMITTAL
H-SCALE	1"=60'	1"=NA	DATE
V-SCALE	1"=NA	3/27/26	DKR
DESIGNED BY	DKR	DRAWN BY	DKR
CHECKED BY	DKR		
HILLCAMP PRELIMINARY CD'S		OVERALL UTILITY PLAN	
SHEET 4 OF 75		JOB NO. 15950.12	



KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED BLOW OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING WATER LINE W/ GATE VALVE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED INLET
- INDICATES UTILITY EASEMENT
- MAIN BREAK SWALE



ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

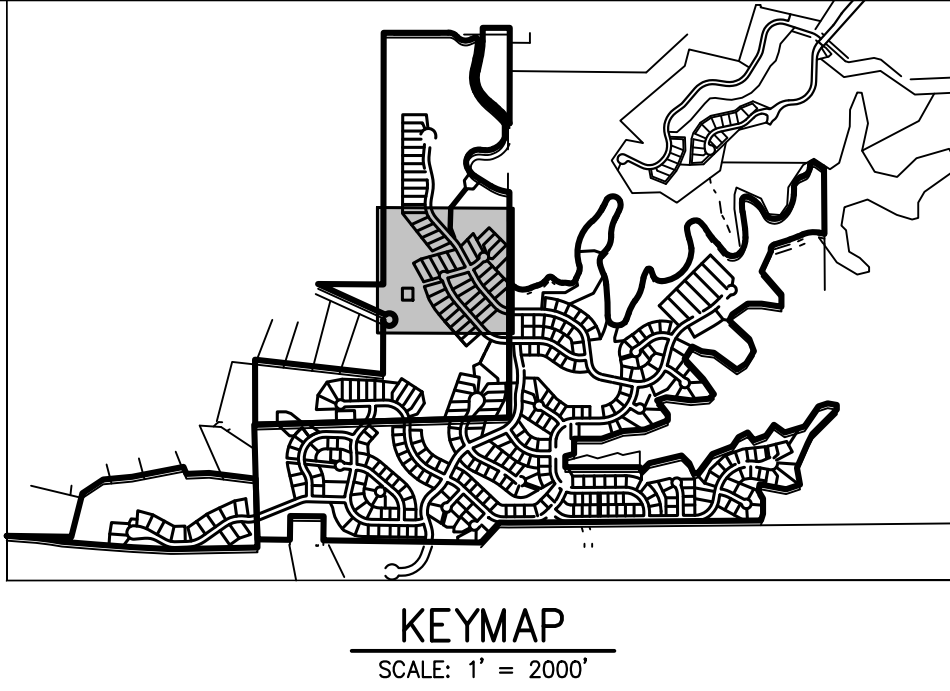
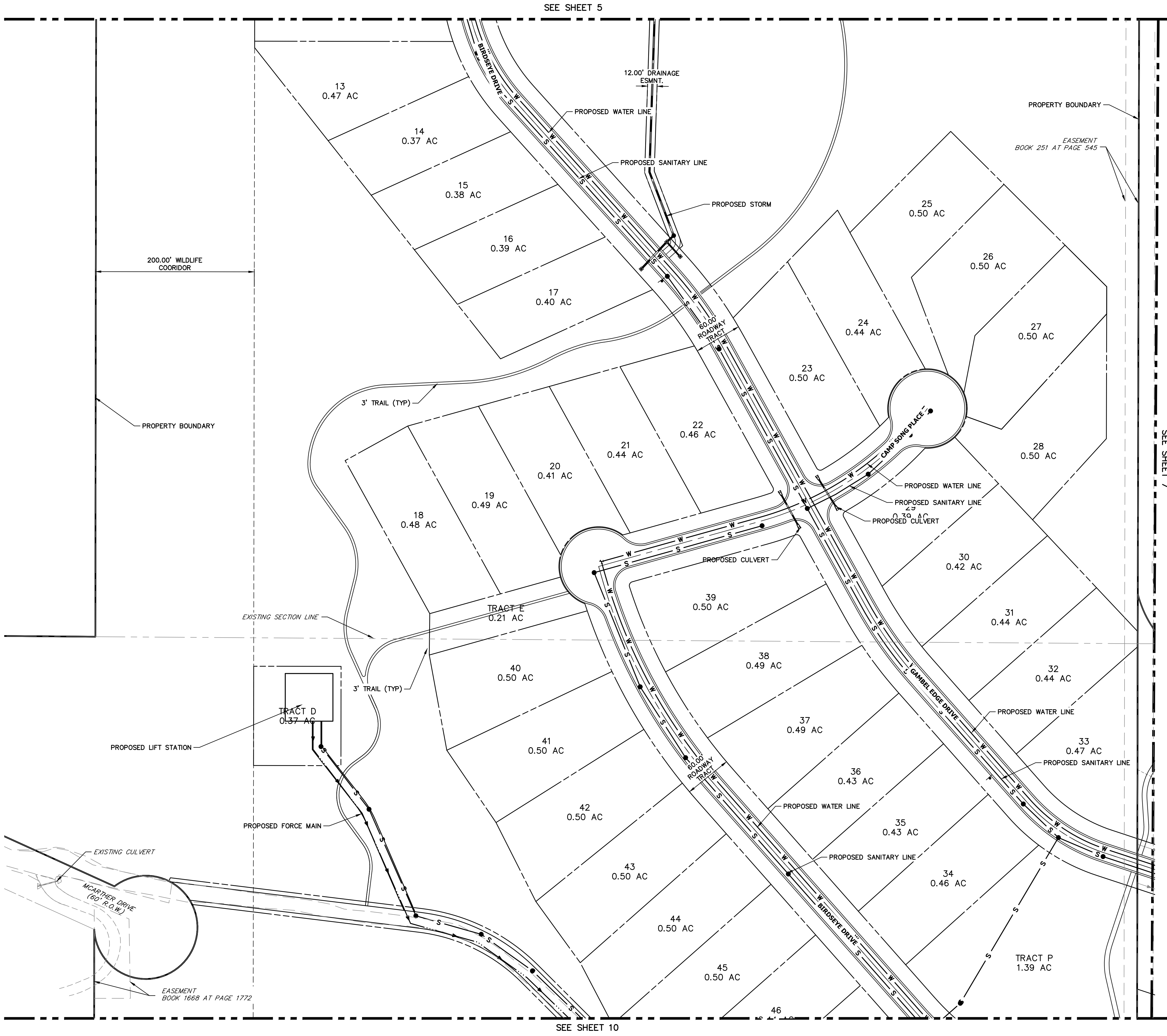
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE
FOR ANY PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

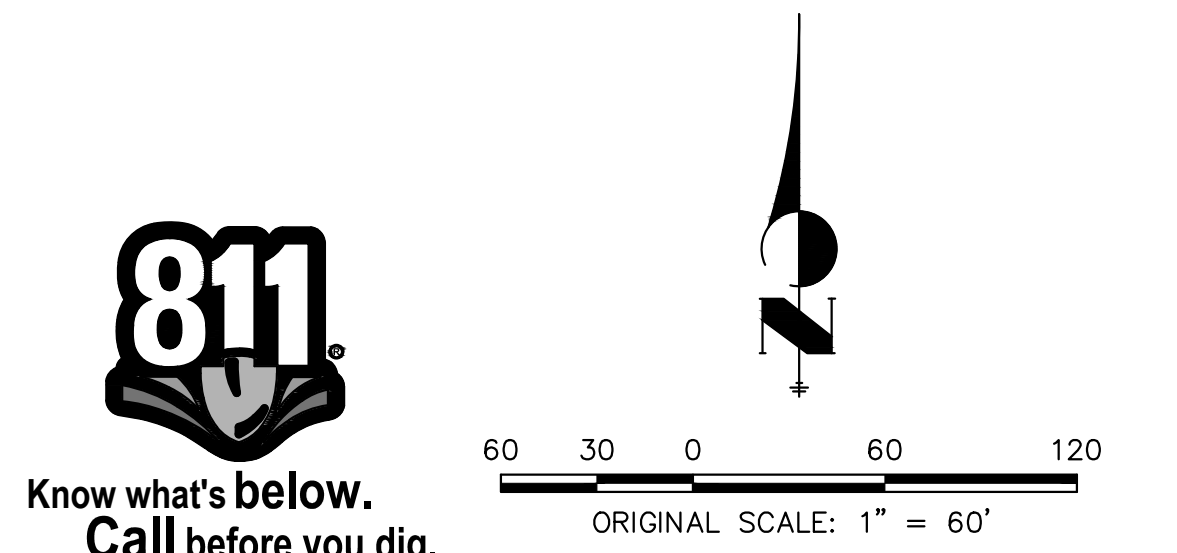
J.R. ENGINEERING
A Westman Company
Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION
KJR	10/10/25	1	1ST SUBMITTAL
KJR	12/12/25	2	2ND SUBMITTAL
KJR	3/27/26	3	3RD SUBMITTAL
DKR	3/27/26		DESIGNED BY
DKR			DRAWN BY
			CHECKED BY

HILLCAMP PRELIMINARY CD'S	SHEET 5 OF 75
OVERALL UTILITY PLAN	JOB NO. 15950.12



- LEGEND**
- PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - PROPERTY LINE
 - BOUNDARY LINE
 - CENTERLINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED BLOW OFF VALVE
 - PROPOSED GATE VALVE
 - PROPOSED WATER LINE W/ GATE VALVE
 - EXISTING WATER LINE W/ GATE VALVE
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - PROPOSED STORM SEWER W/ MANHOLE
 - EXISTING STORM SEWER W/ MANHOLE
 - PROPOSED INLET
 - INDICATES UTILITY EASEMENT
 - MAIN BREAK SWALE



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

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

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

PREPARED FOR
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 Western Company

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

BY	DATE
KJR	10/10/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL

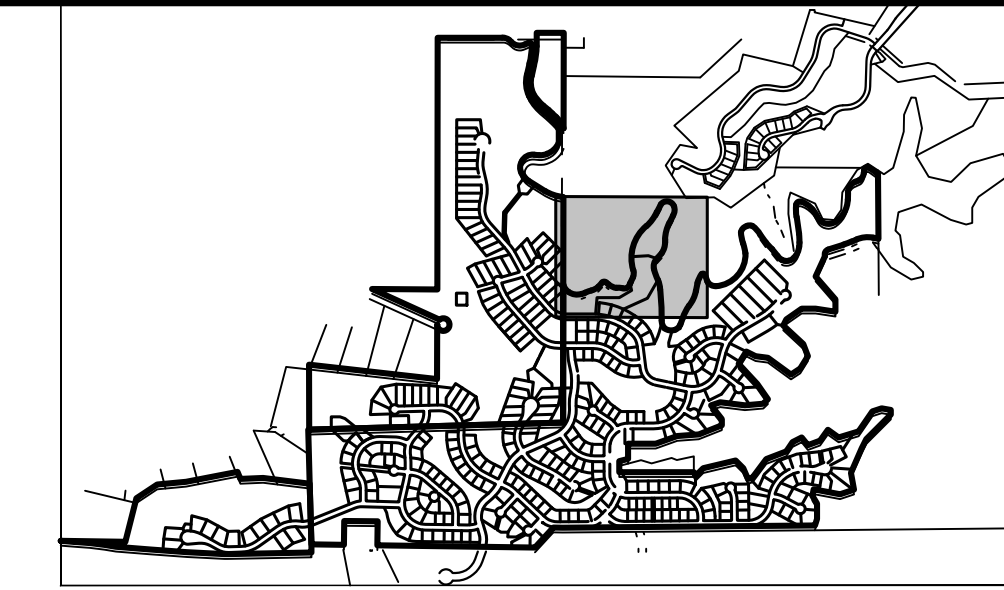
H-SCALE	1"=60'
V-SCALE <td>1"=NA</td>	1"=NA
DATE	3/27/26
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 6 OF 75

JOB NO. 15950.12



KEYMAP

SCALE: 1' = 2000'

	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED BLOW OFF VALVE
	PROPOSED GATE VALVE
	PROPOSED WATER LINE W/ GATE VALVE
	EXISTING WATER LINE W/ GATE VALVE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	INDICATES UTILITY EASEMENT
	MAIN BREAK SCALE

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



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

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	1"=NA	1	1ST SUBMITTAL	KJR	10/10/25
		2	2ND SUBMITTAL	KJR	12/12/25
DATE	3/27/26	3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY	DKR				
DRAWN BY	DKR				
CHECKED BY					

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 7 OF 75

OB NO. 15950.12



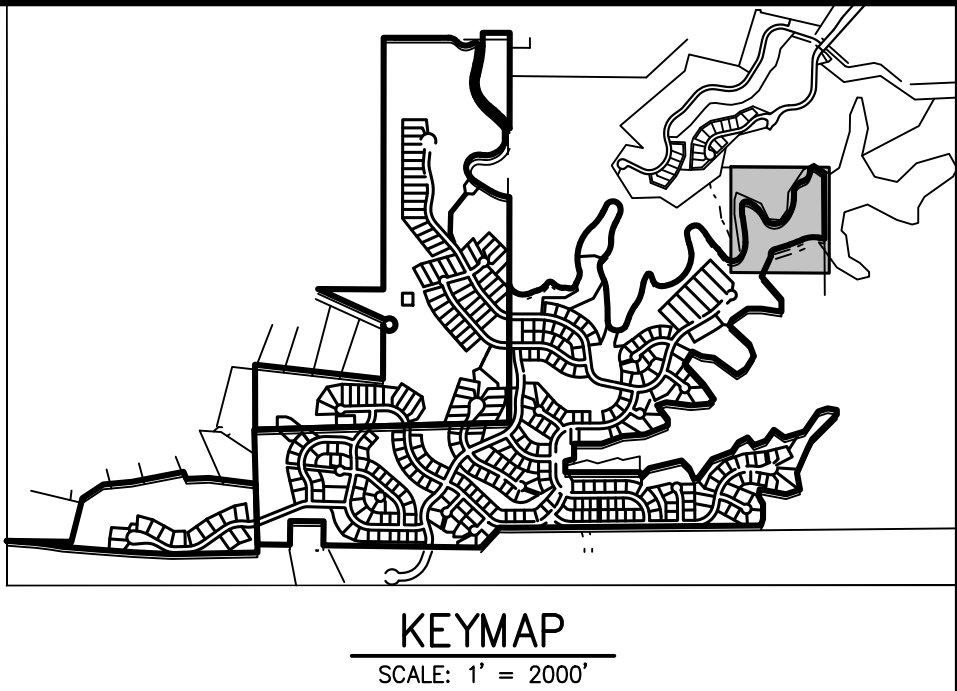
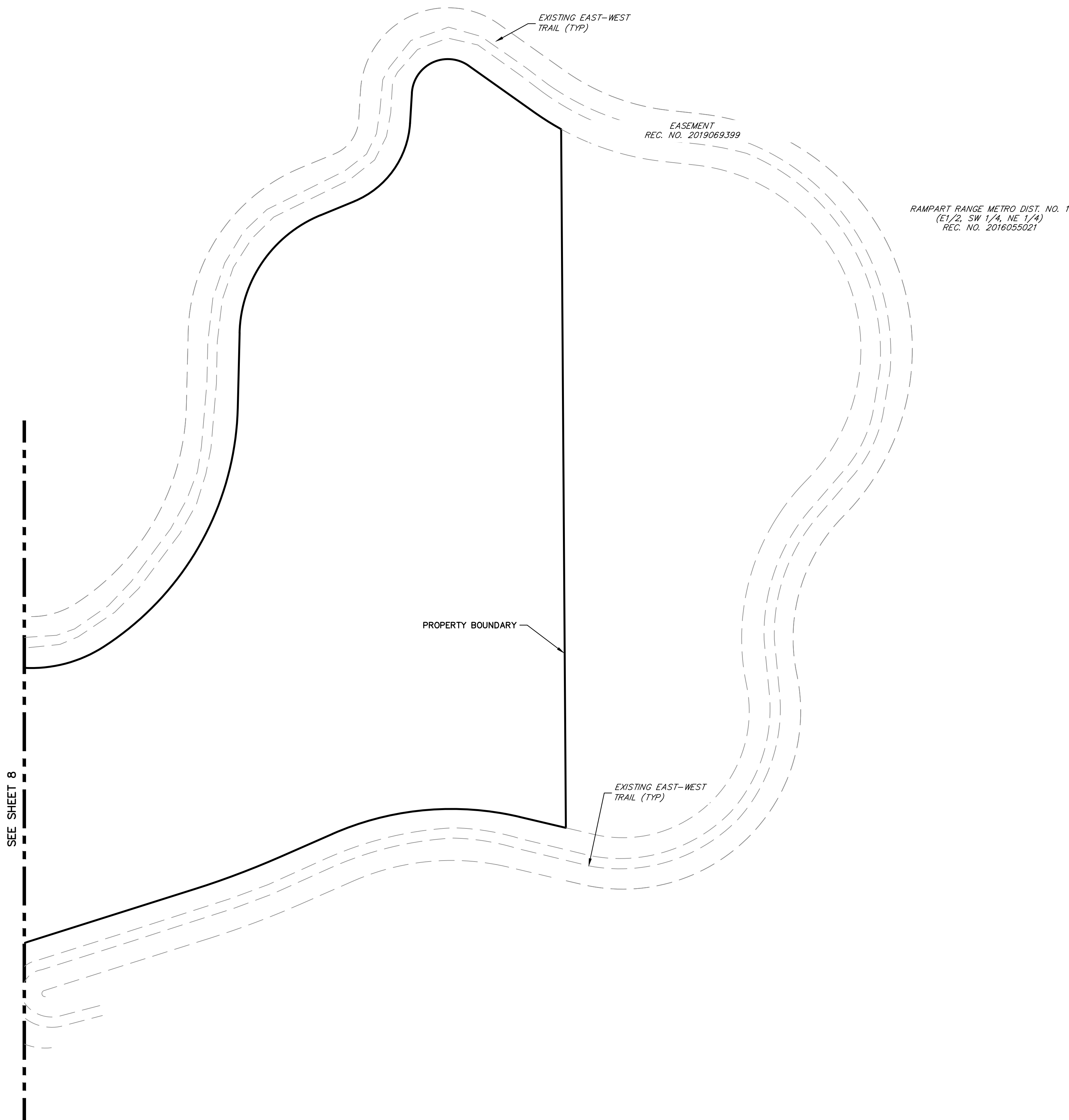
Know what's **below**.
Call before you dig.



ENGINEER'S STATEMENT

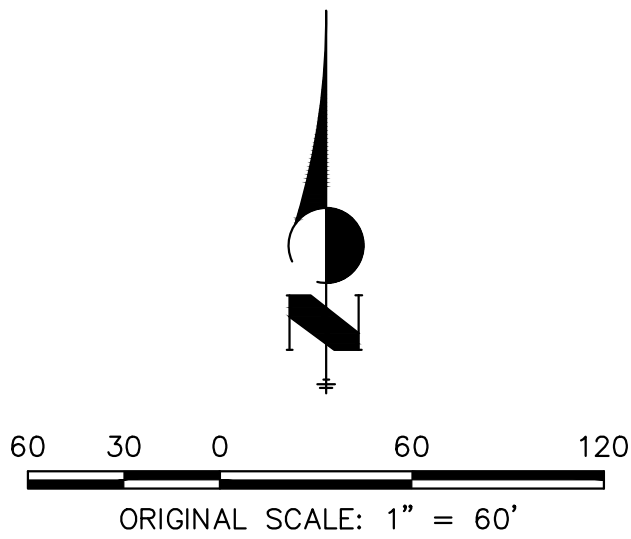
PREPARED UNDER

KEVIN J. ROHRER
COLORADO P.E. # 40000
FOR AND ON BEHALF OF JR ENGINEERING, LLC



LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED BLOW OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING WATER LINE W/ GATE VALVE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED INLET
- INDICATES UTILITY EASEMENT
- MAIN BREAK SWALE



ENGINEER'S STATEMENT

PREPARED UNDER

KEVIN J. ROHRER
COLORADO P.E. NO. 1000000000
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

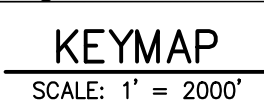
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE
FOR ANY OTHER PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

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

BY	DATE	No.	REVISION	H-SCALE	1"=60'	1"=NA	1"=NA	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1ST SUBMITTAL					DKR		
KJR	12/12/25	2	2ND SUBMITTAL							
KJR	3/27/26	3	3RD SUBMITTAL							

HILLCAMP PRELIMINARY CD'S	SHEET 9 OF 75
OVERALL UTILITY PLAN	JOB NO. 15950.12



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

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

J&K ENGINEERING
A Westrian Company



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

NO.	REVISION	B1	DATE
	1	KJR	10/10/25
2	2ND SUBMITTAL	KJR	12/12/25
3	3RD SUBMITTAL	KJR	3/27/26

H-SCALE	1"=60'
V-SCALE	1"=NA
DATE	3/27/26
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

[illegible]

3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525
 526
 527

SHEET 10 OF 75

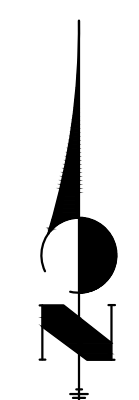
JOB NO. 15950.12

LEGEND

- | | |
|--|------------------------------------|
| | PROPOSED RIGHT OF WAY |
| | EXISTING RIGHT OF WAY |
| | PROPERTY LINE |
| | BOUNDARY LINE |
| | CENTERLINE |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
| | PROPOSED CURB & GUTTER |
| | EXISTING CURB & GUTTER |
| | PROPOSED STREET LIGHT |
| | EXISTING STREET LIGHT |
| | PROPOSED FIRE HYDRANT |
| | EXISTING FIRE HYDRANT |
| | PROPOSED BLOW OFF VALVE |
| | PROPOSED GATE VALVE |
| | PROPOSED WATER LINE W/ GATE VALVE |
| | EXISTING WATER LINE W/ GATE VALVE |
| | PROPOSED SANITARY SEWER W/ MANHOLE |
| | EXISTING SANITARY SEWER W/ MANHOLE |
| | PROPOSED STORM SEWER W/ MANHOLE |
| | EXISTING STORM SEWER W/ MANHOLE |
| | PROPOSED INLET |
| | INDICATES UTILITY EASEMENT |
| | MAIN BREAK SWALE |



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



ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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



TRACT 53

TRACT 54

TRACT 55

TRACT 56

SEE SHEET 11

EXISTING SECTION LINE

 PROPERTY BOUNDARY

TRACT 58A

POND OUTFALL PIPE →

POND OUTFALL PIPE —

TRACT U
0.44 AC
PROPOSED POND

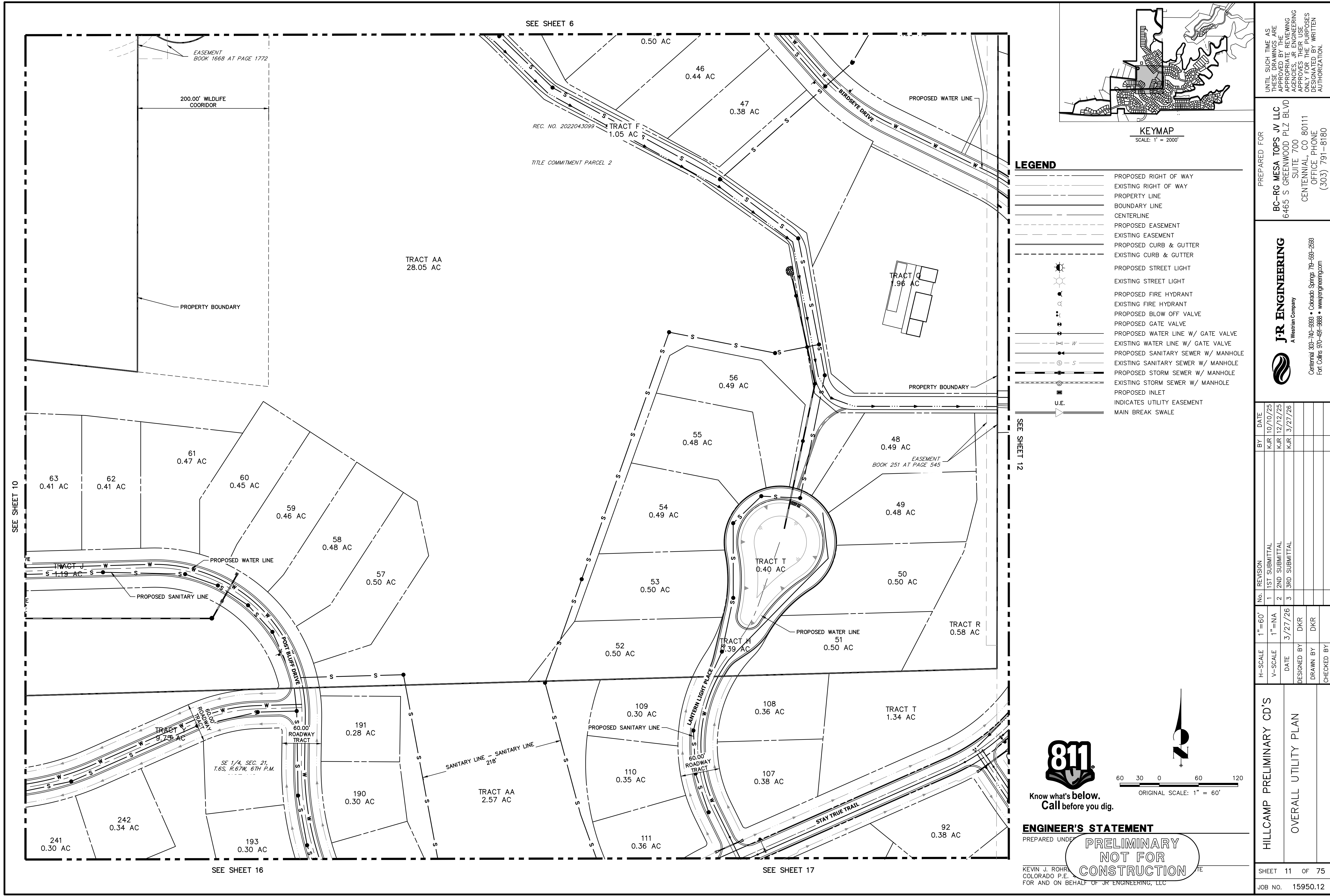
TRACT AW
1.71 AC

0.28 AC

HIDDEN PERCH PLACE W

SEE SHEET 12

SEE SHEET 11



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE 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 Western Company

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

BY	DATE
KJR	10/10/25
KJR	12/12/25
KJR	3/27/26

REVISION	No.	1"	60"
1ST SUBMITTAL	1	1"=NA	1"=60"
2ND SUBMITTAL	2	3/27/26	DKR
3RD SUBMITTAL	3	3/27/26	DKR

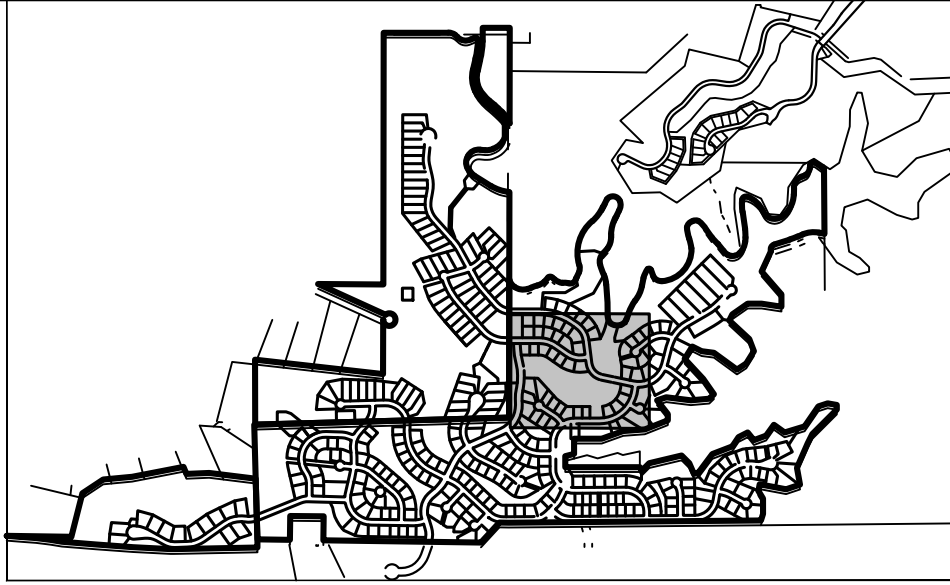
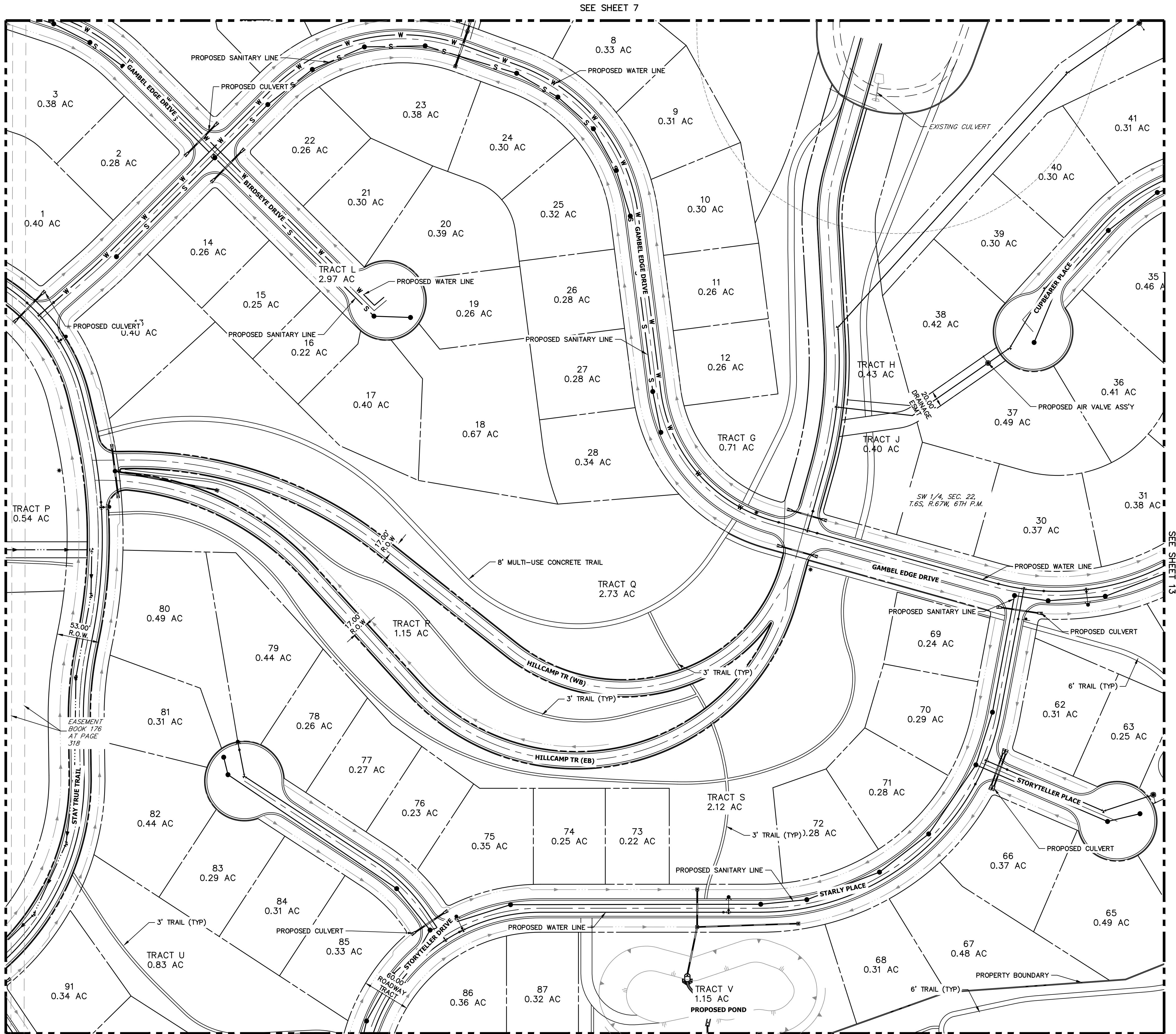
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	1"=NA	3/27/26	DKR	DKR	

HILLCAMP PRELIMINARY CD'S

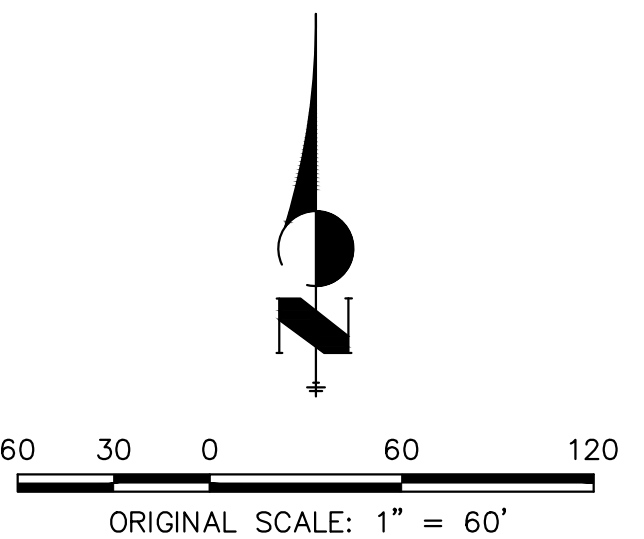
OVERALL UTILITY PLAN

SHEET 11 OF 75

JOB NO. 15950.12



LEGEND	
	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED BLOW OFF VALVE
	PROPOSED GATE VALVE
	PROPOSED WATER LINE W/ GATE VALVE
	EXISTING WATER LINE W/ GATE VALVE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	INDICATES UTILITY EASEMENT
	MAIN BREAK SWALE



ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

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 Western Company

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

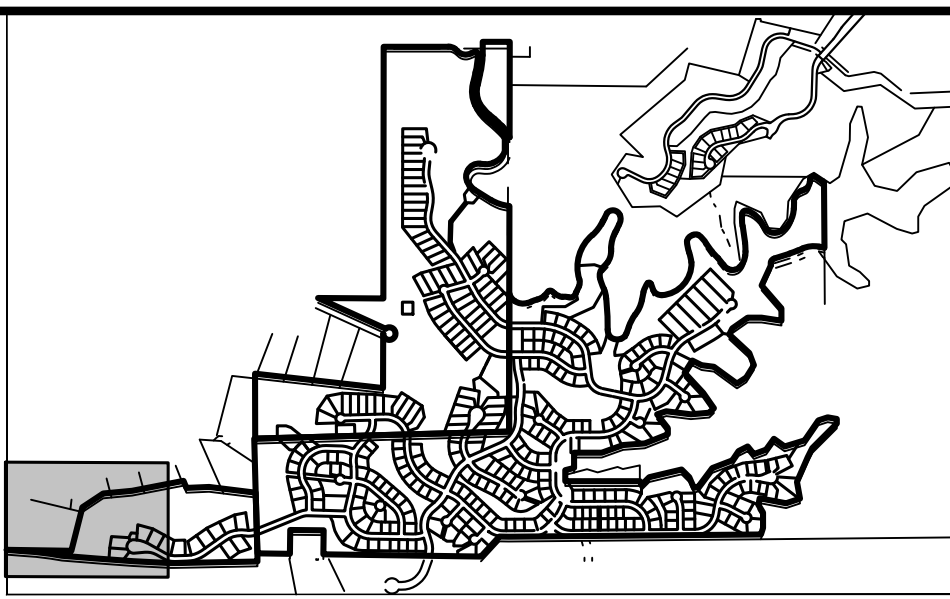
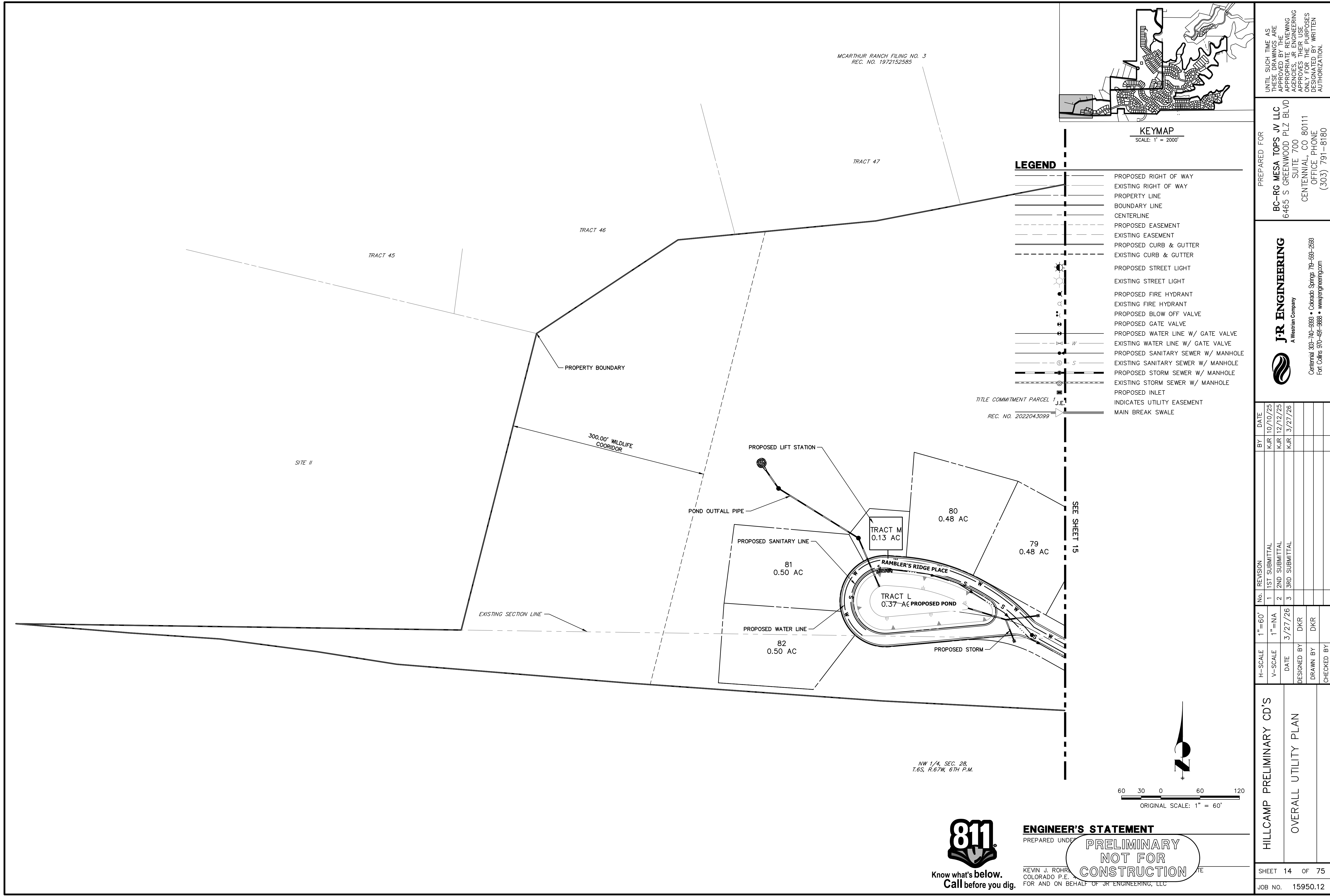
BY	DATE	REVISION	No.	1"	60'	H-SCALE	1"	60'	V-SCALE	1"	60'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1ST SUBMITTAL	1	1"	60'	H-SCALE	1"	60'	V-SCALE	1"	60'	3/27/26	DKR	DKR	
KJR	12/12/25	2ND SUBMITTAL	2	1"	60'	H-SCALE	1"	60'	V-SCALE	1"	60'	3/27/26	DKR	DKR	
KJR	3/27/26	3RD SUBMITTAL	3	1"	60'	H-SCALE	1"	60'	V-SCALE	1"	60'	3/27/26	DKR	DKR	

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 12 OF 75

JOB NO. 15950.12

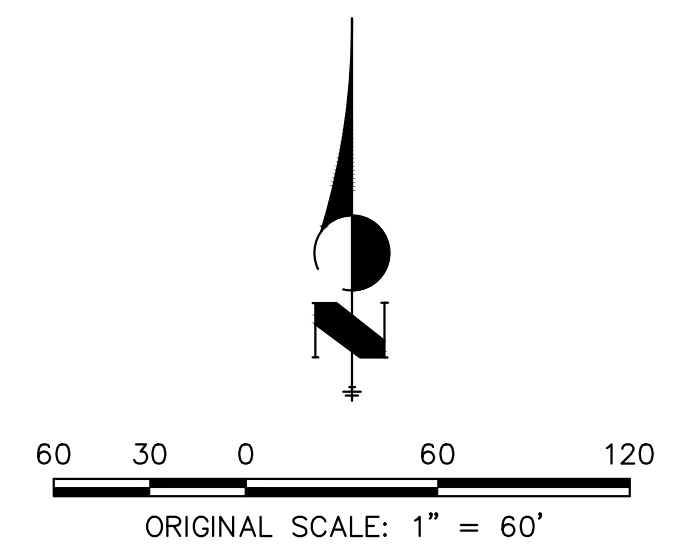


LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED BLOW OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING WATER LINE W/ GATE VALVE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED INLET
- INDICATES UTILITY EASEMENT
- MAIN BREAK SWALE

TITLE COMMITMENT PARCEL 1
REC. NO. 2022043099

SEE SHEET 15



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

HILLCAMP PRELIMINARY CD'S		OVERALL UTILITY PLAN		SHEET 14 OF 75		JOB NO. 15950.12	
H-SCALE V-SCALE		1"=60' 1"=NA		No. REVISION		BY DATE	
				1 1ST SUBMITTAL		KJR 10/10/25	
				2 2ND SUBMITTAL		KJR 12/12/25	
				3 3RD SUBMITTAL		KJR 3/27/26	
DATE		3/27/26					
DESIGNED BY		DKR					
DRAWN BY		DKR					
CHECKED BY							



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

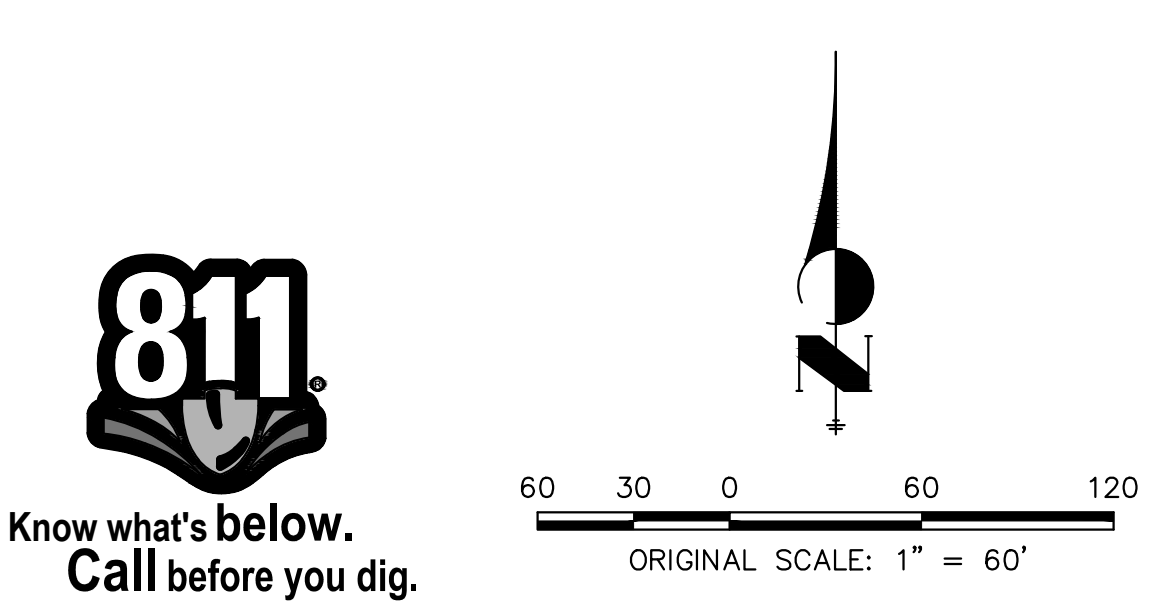
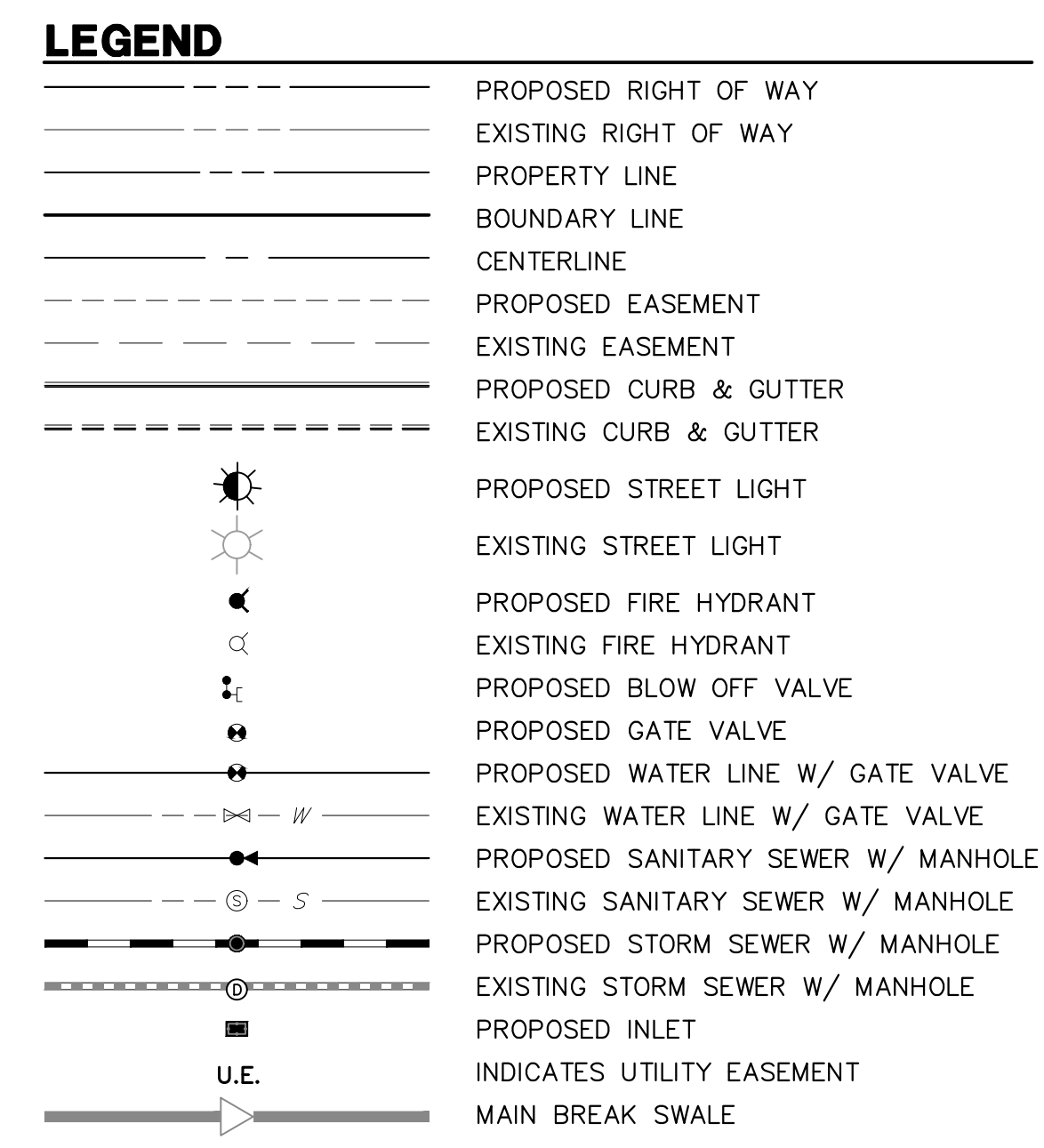
Centennial 303-740-9383 • Colorado Springs 719-559-2593
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1	1ST SUBMITTAL	KJR	10/10/25
2	2ND SUBMITTAL	KJR	12/12/25
3	3RD SUBMITTAL	KJR	3/27/26

H-SCALE	1"=60'
V-SCALE	1"=NA
DATE	3/27/26
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S
OVERALL UTILITY PLAN

SHEET 15 OF 75	
JOB NO. 15950.12	

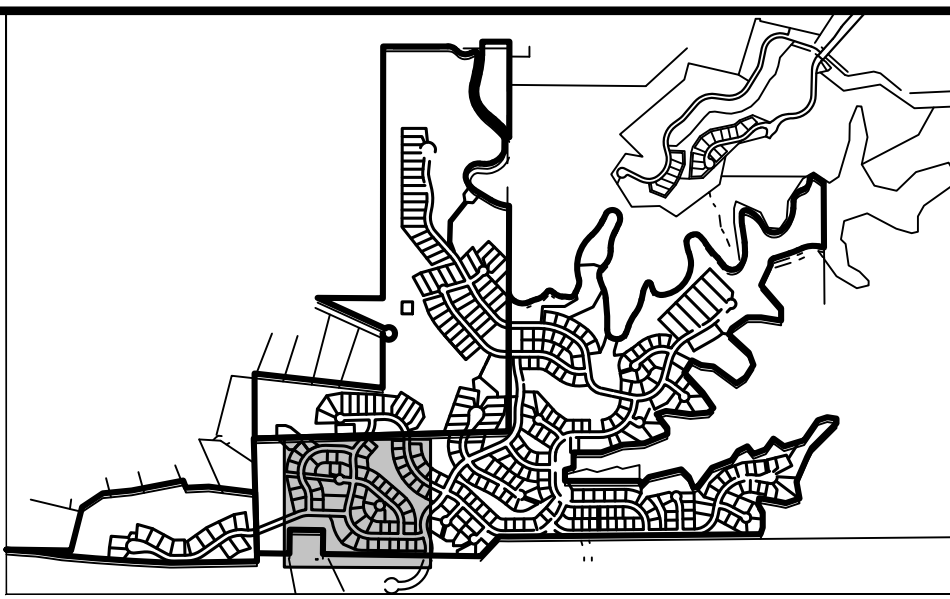
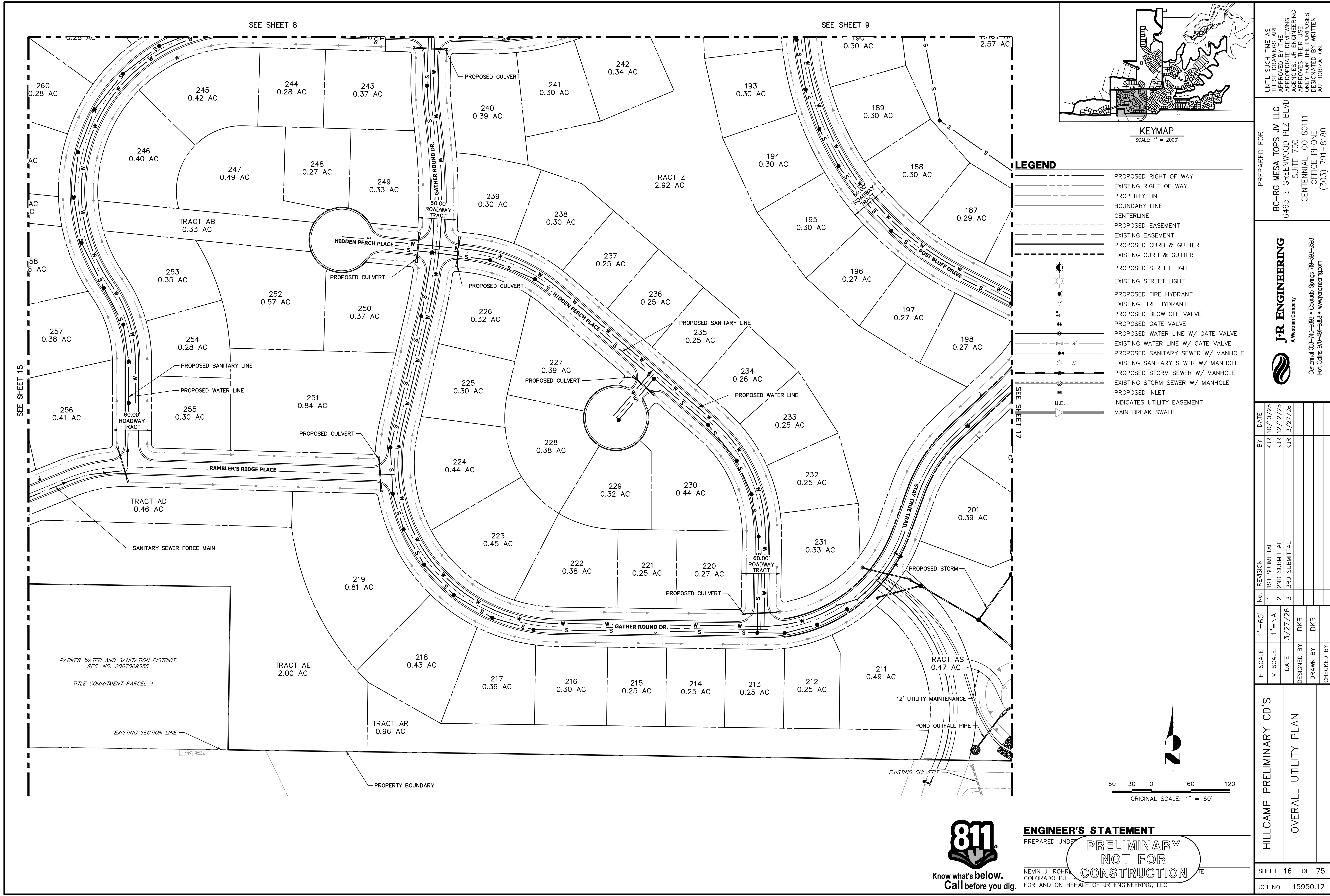


ENGINEER'S STATEMENT

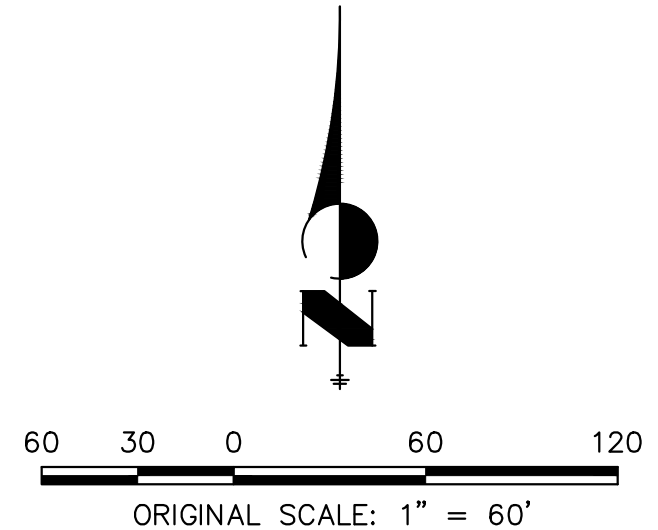
PREPARED UNDER _____

PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHRBAUGH, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, P.E., NO. 06789, HAS PREPARED THIS STATEMENT FOR AND ON BEHALF OF JR ENGINEERING, LLC.



- LEGEND**
- PROPOSED RIGHT OF WAY
 - EXISTING RIGHT OF WAY
 - PROPERTY LINE
 - BOUNDARY LINE
 - CENTERLINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - PROPOSED BLOW OFF VALVE
 - PROPOSED GATE VALVE
 - PROPOSED WATER LINE W/ GATE VALVE
 - EXISTING WATER LINE W/ GATE VALVE
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - PROPOSED STORM SEWER W/ MANHOLE
 - EXISTING STORM SEWER W/ MANHOLE
 - PROPOSED INLET
 - INDICATES UTILITY EASEMENT
 - MAIN BREAK SWALE



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

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

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

PREPARED FOR
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 Western Company

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

BY	DATE
KJR	10/10/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL

H-SCALE	1"=60'
V-SCALE <td>1"=NA</td>	1"=NA

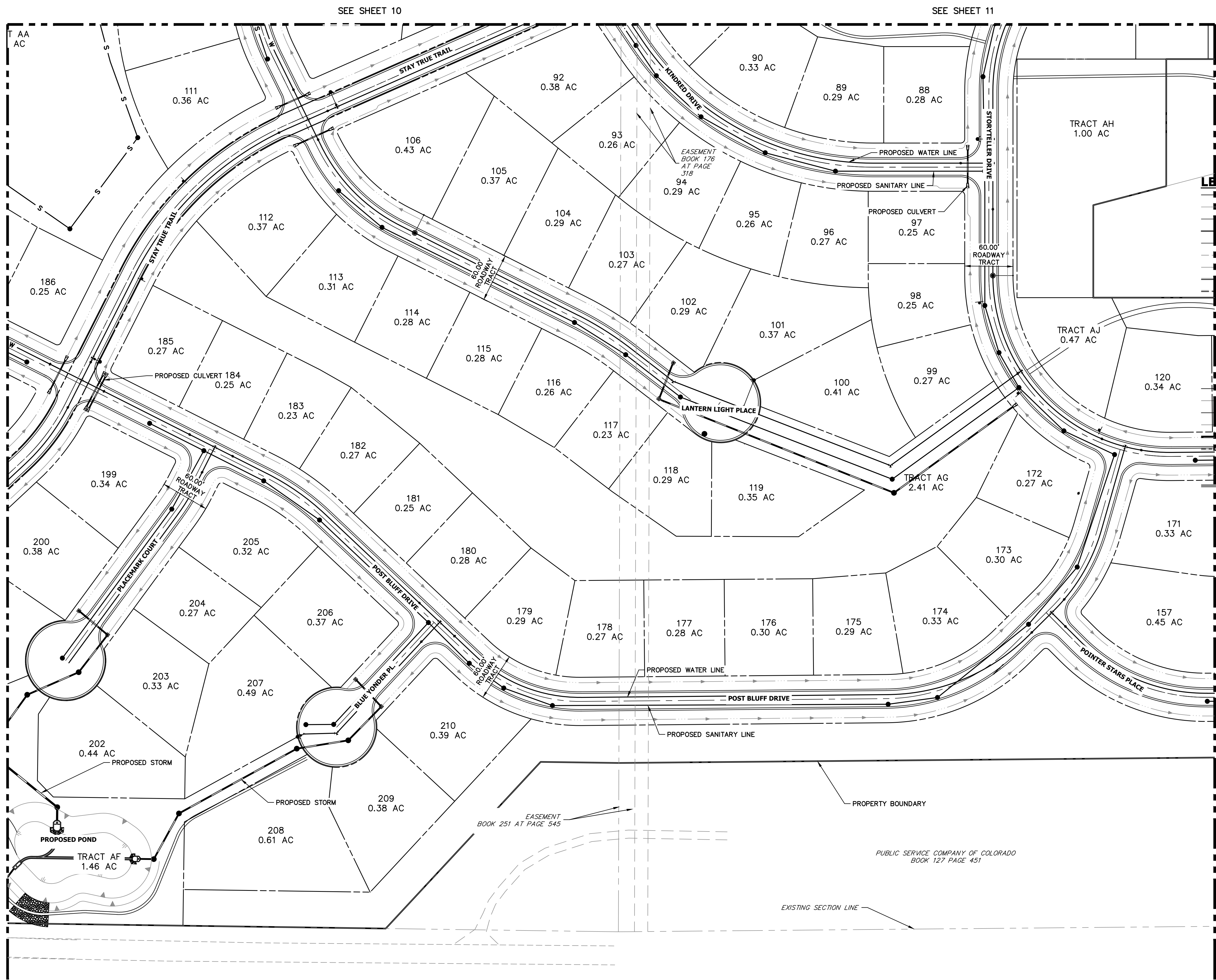
DATE	3/27/26
DESIGNED BY	DKR
DRAWN BY	DKR
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 16 OF 75

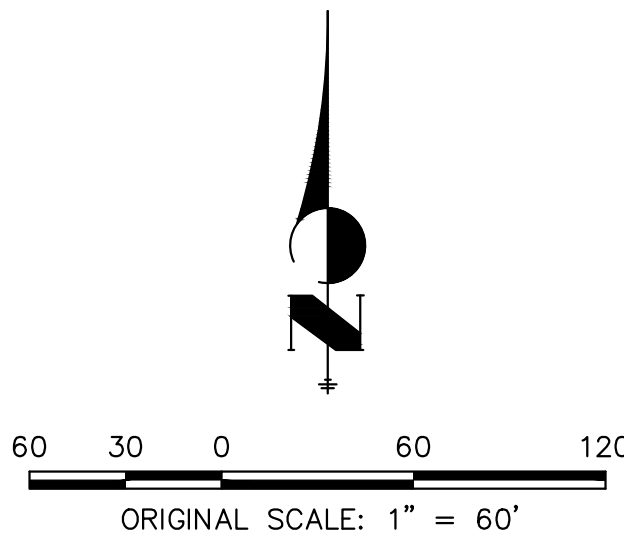
JOB NO. 15950.12



KEYMAP
SCALE: 1" = 2000'

LEGEND

- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED BLOW OFF VALVE
- PROPOSED GATE VALVE
- PROPOSED WATER LINE W/ GATE VALVE
- EXISTING WATER LINE W/ GATE VALVE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED STORM SEWER W/ MANHOLE
- EXISTING STORM SEWER W/ MANHOLE
- PROPOSED INLET
- INDICATES UTILITY EASEMENT
- MAIN BREAK SWALE



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

KEVIN J. ROHR,
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
FOR THE PROJECTS
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 Westman Company


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

BY	DATE	REVISION	No.	1"	60'	H-SCALE	1"	60'	V-SCALE	1"	60'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1ST SUBMITTAL	1	1"	60'	1"	60'	1"	60'	3/27/26	DKR				
KJR	12/12/25	2ND SUBMITTAL	2	1"	60'	1"	60'	1"	60'						
KJR	3/27/26	3RD SUBMITTAL	3	1"	60'	1"	60'	1"	60'						

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 17 OF 75

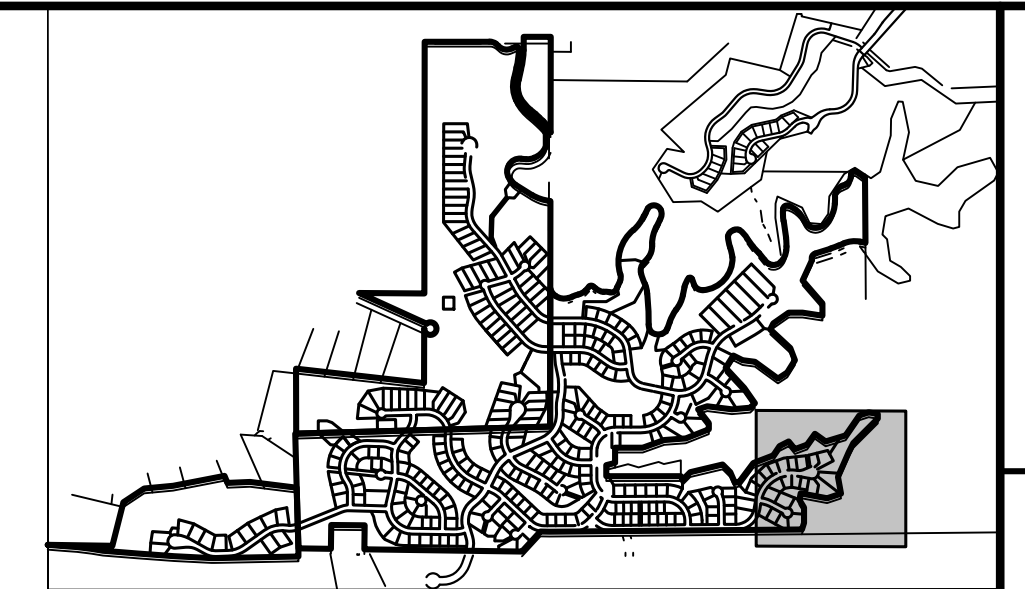
JOB NO. 15950.12

SEE SHEET 13

SEE SHEET 18

6
AC

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



KEYMAP

SCALE: 1' = 2000'

	PROPOSED RIGHT OF WAY
	EXISTING RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED BLOW OFF VALVE
	PROPOSED GATE VALVE
	PROPOSED WATER LINE W/ GATE VALVE
	EXISTING WATER LINE W/ GATE VALVE
	PROPOSED SANITARY SEWER W/ MANHOLE
	EXISTING SANITARY SEWER W/ MANHOLE
	PROPOSED STORM SEWER W/ MANHOLE
	EXISTING STORM SEWER W/ MANHOLE
	PROPOSED INLET
	INDICATES UTILITY EASEMENT
	MAIN BREAK SWALE

THE MESA TOPS . . .

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



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

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	1"=NA	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

HILLCAMP PRELIMINARY CD'S

OVERALL UTILITY PLAN

SHEET 19 OF 75

OB NO. 15950.12

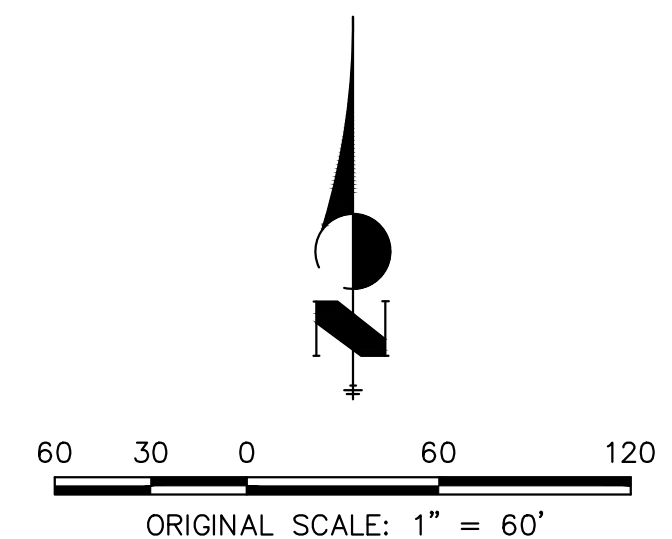


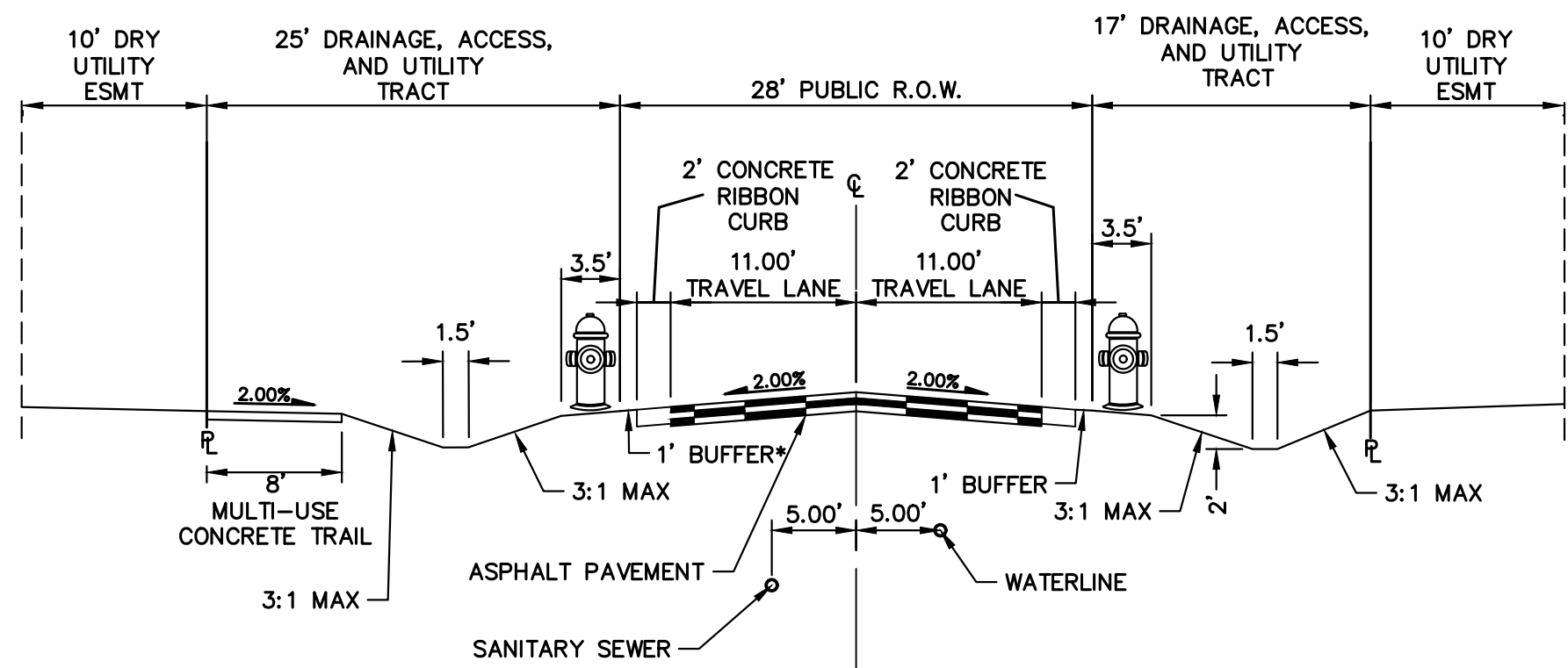
Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

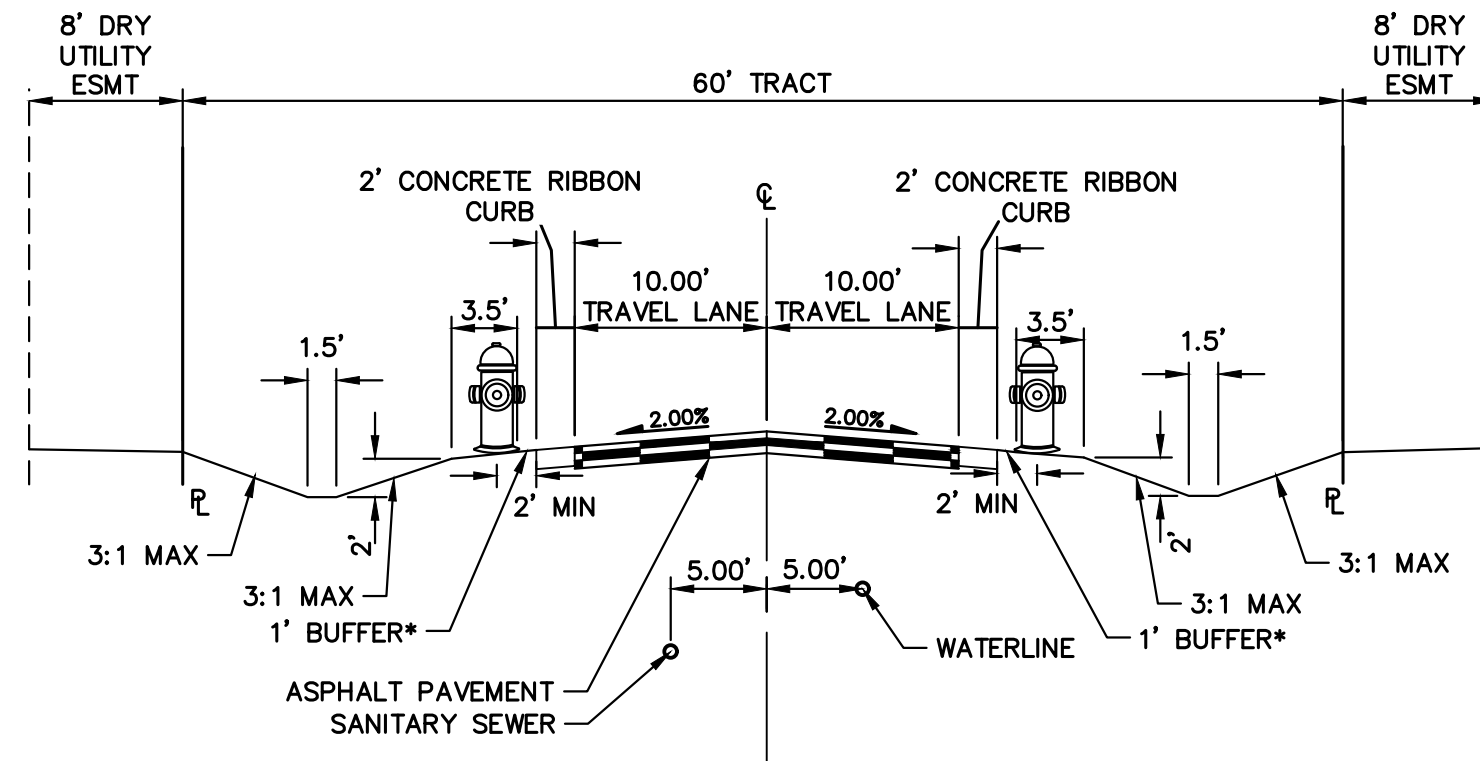
CONSTRUCTION





STAY TRUE TRAIL

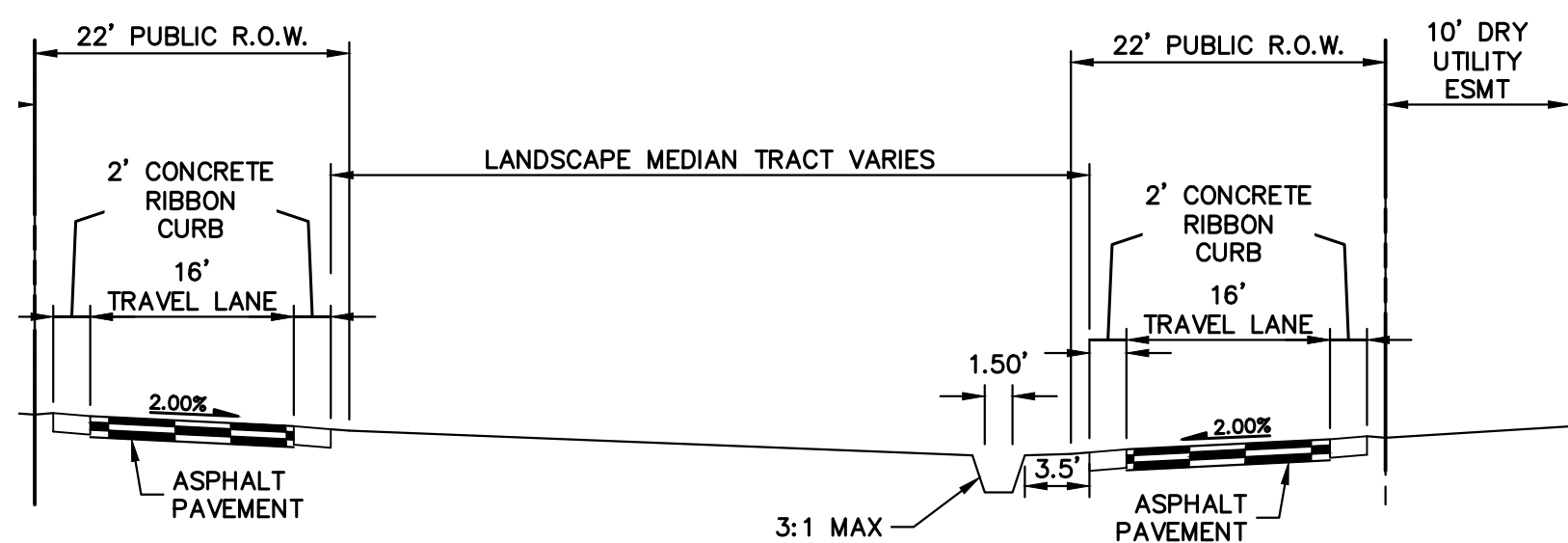
- NOTE: 1. ROAD GRADES VARY 1%-6%.
2. ROADWAY SHALL BE PUBLIC, AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE.
3. ACCESS RESTRICTION: PRIVATE LOTS SHALL NOT DIRECTLY ACCESS STAY TRUE TRAIL.



RESIDENTIAL LOCAL TYPE II

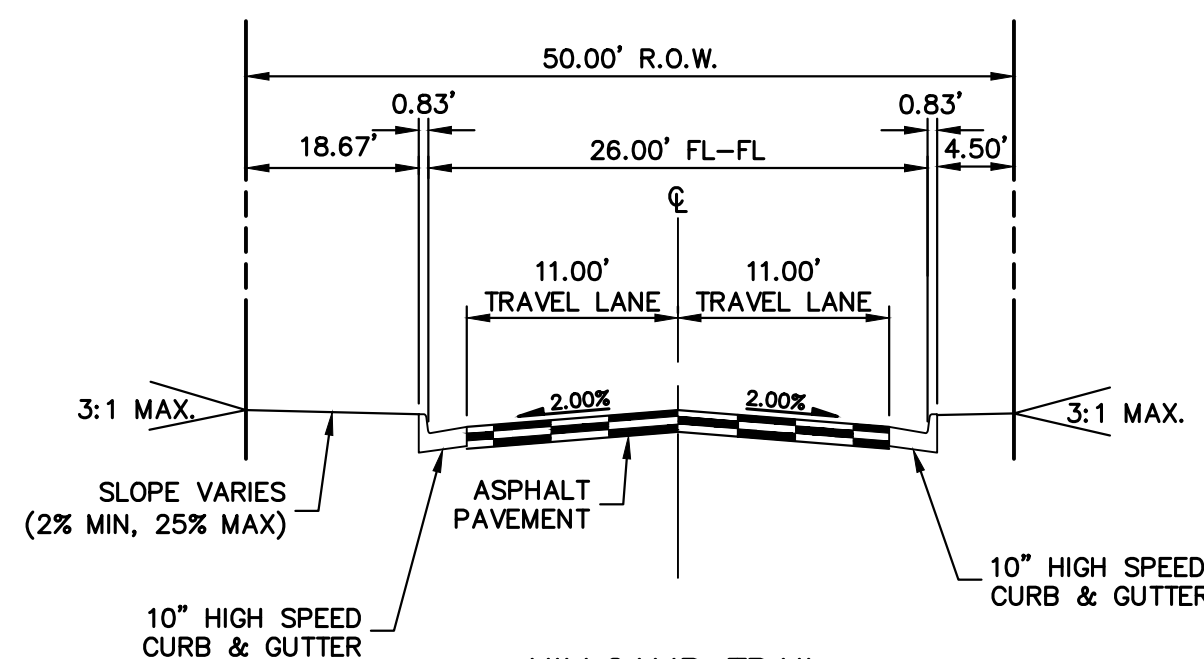
- *WHERE DEAD-END ROADS EXCEED 500' IN LENGTH AND FOR 25' ON EITHER SIDE OF FIRE HYDRANTS, TRAVEL LANES ARE TO BE INCREASED TO 11' FOR A TOTAL HARDSCAPE WIDTH OF 26'. THE 1' BUFFER WILL BE ELIMINATED.

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



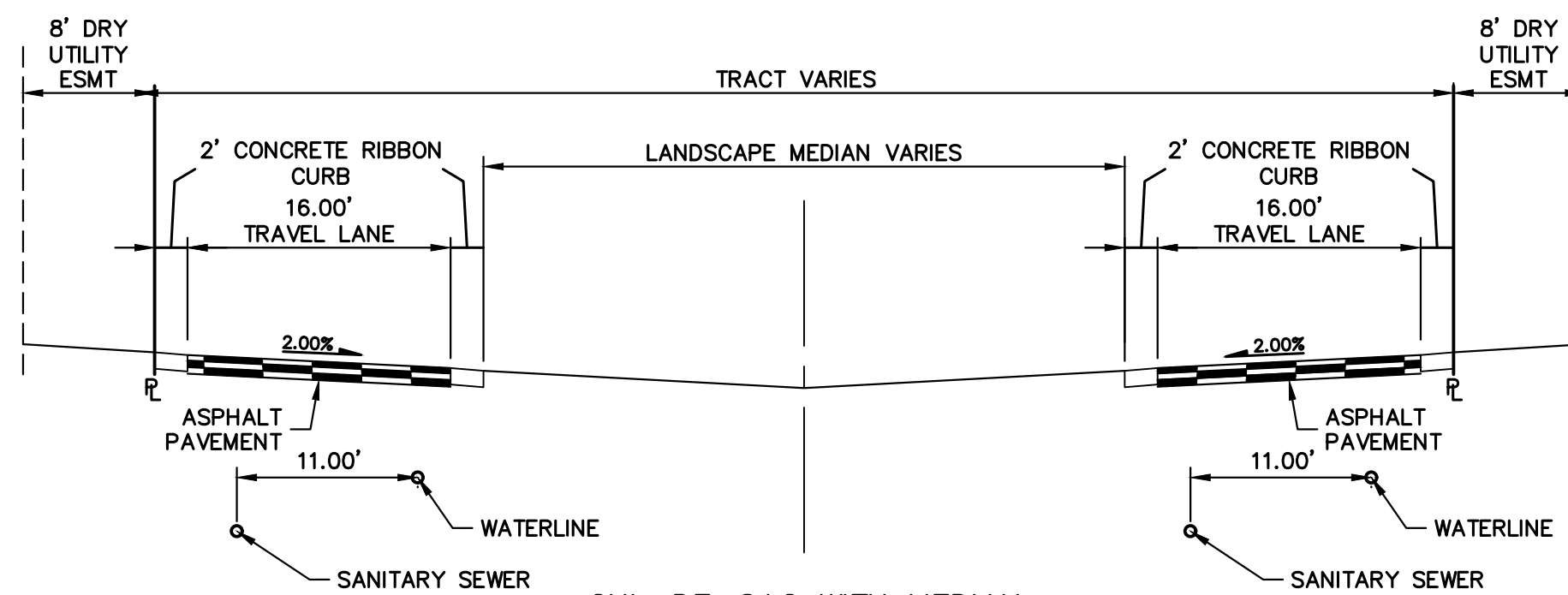
HILLCAMP TRAIL (BIFURCATED)

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



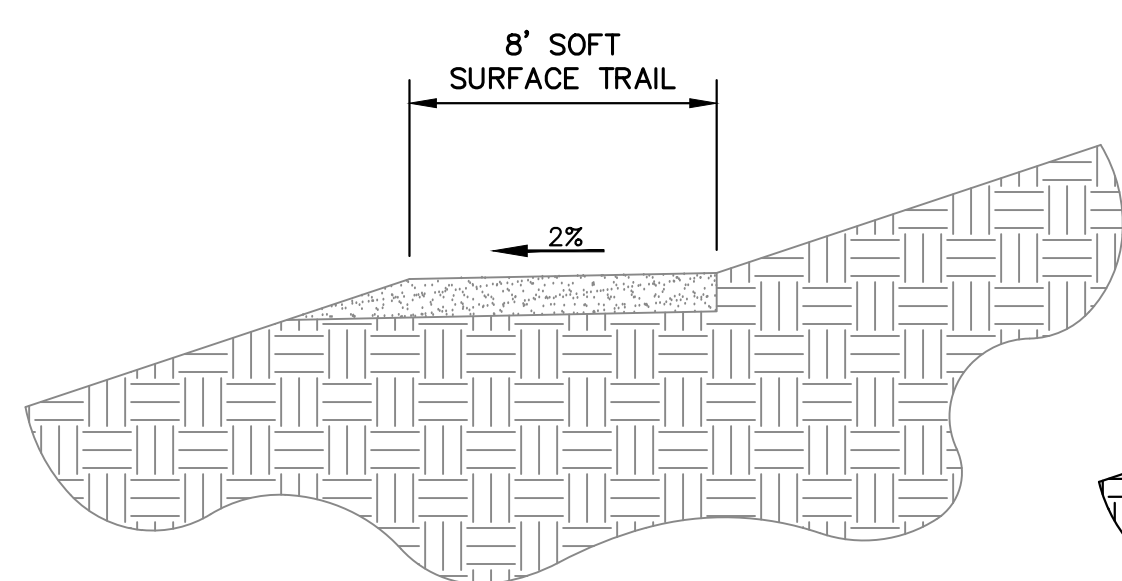
HILLCAMP TRAIL

- NOTE: 1. ROAD GRADES VARY 1%-6%.
2. ROADWAY SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF LONE TREE.
3. ACCESS RESTRICTION: PRIVATE LOTS SHALL NOT DIRECTLY ACCESS HILLCAMP TRAIL.



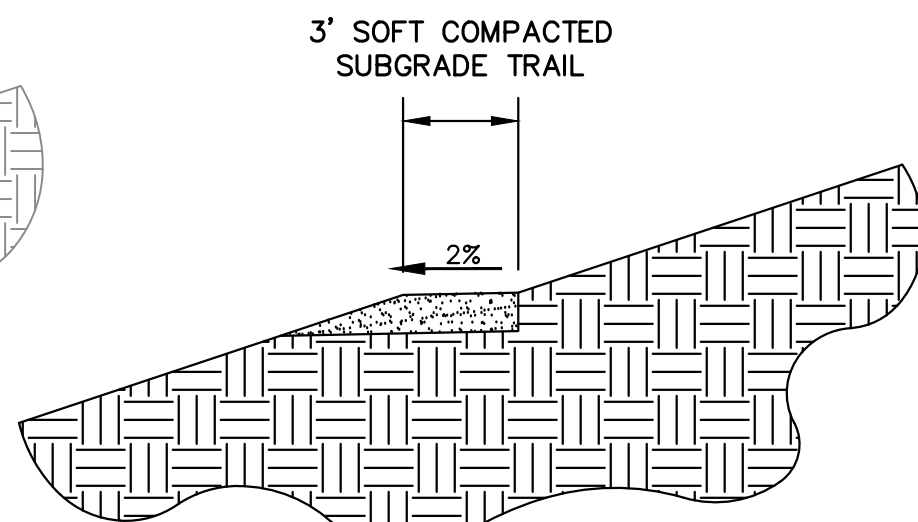
CUL-DE-SAC WITH MEDIAN

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



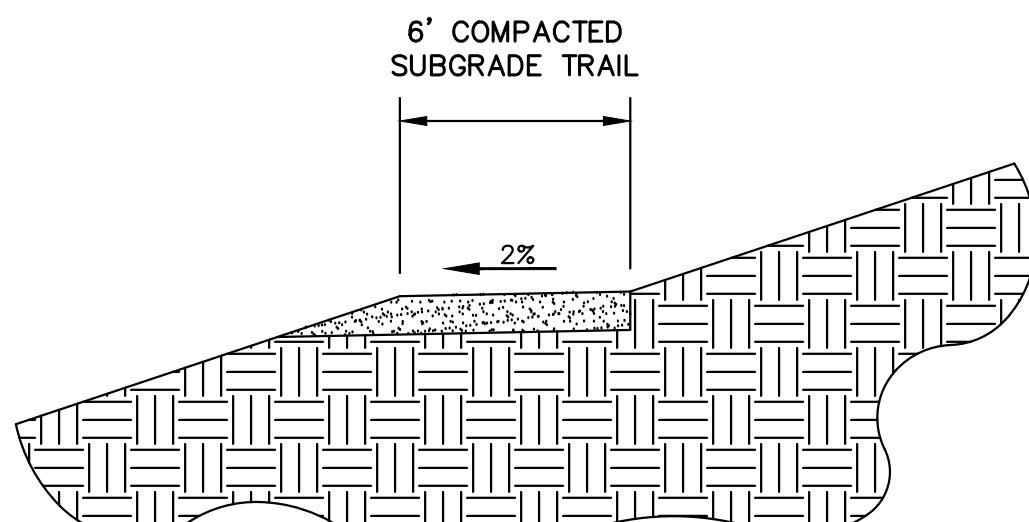
EXISTING DOUGLAS COUNTY EAST-WEST TRAIL

NTS



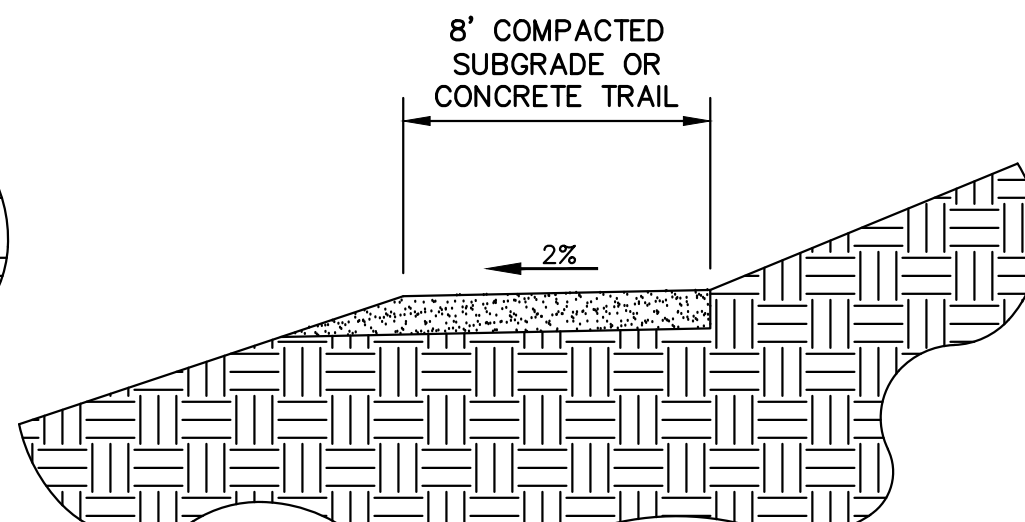
3' TRAIL

NTS



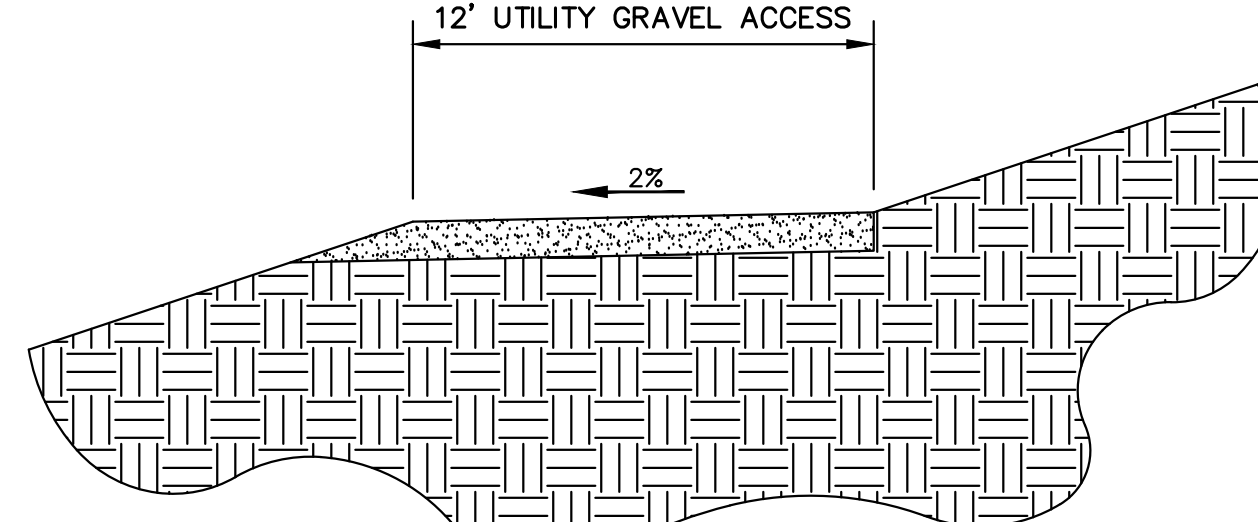
6' TRAIL

NTS



8' TRAIL

NTS



12' UTILITY MAINTENANCE

NTS



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

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

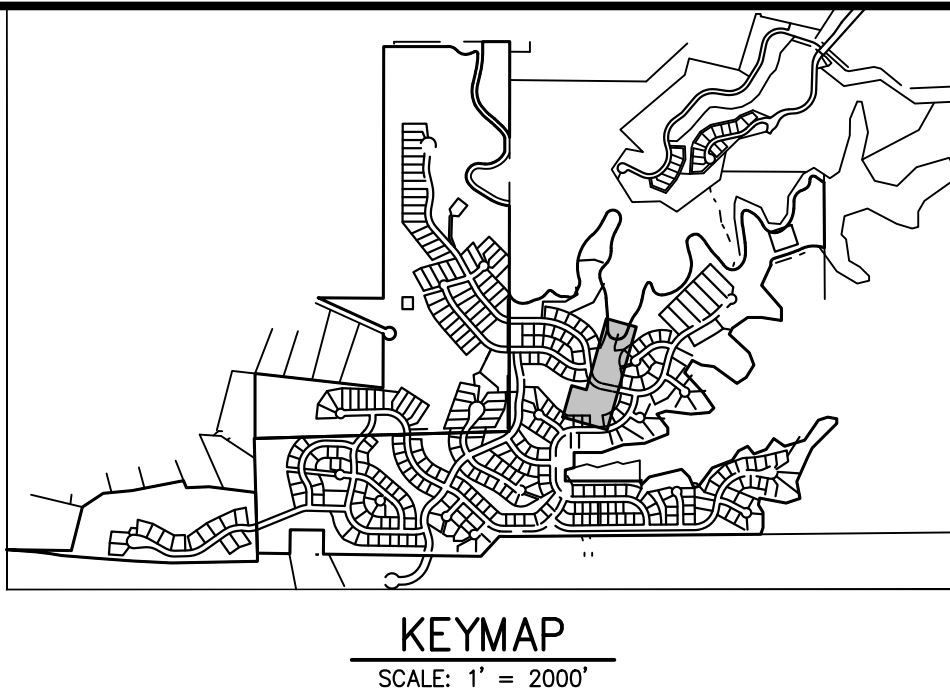
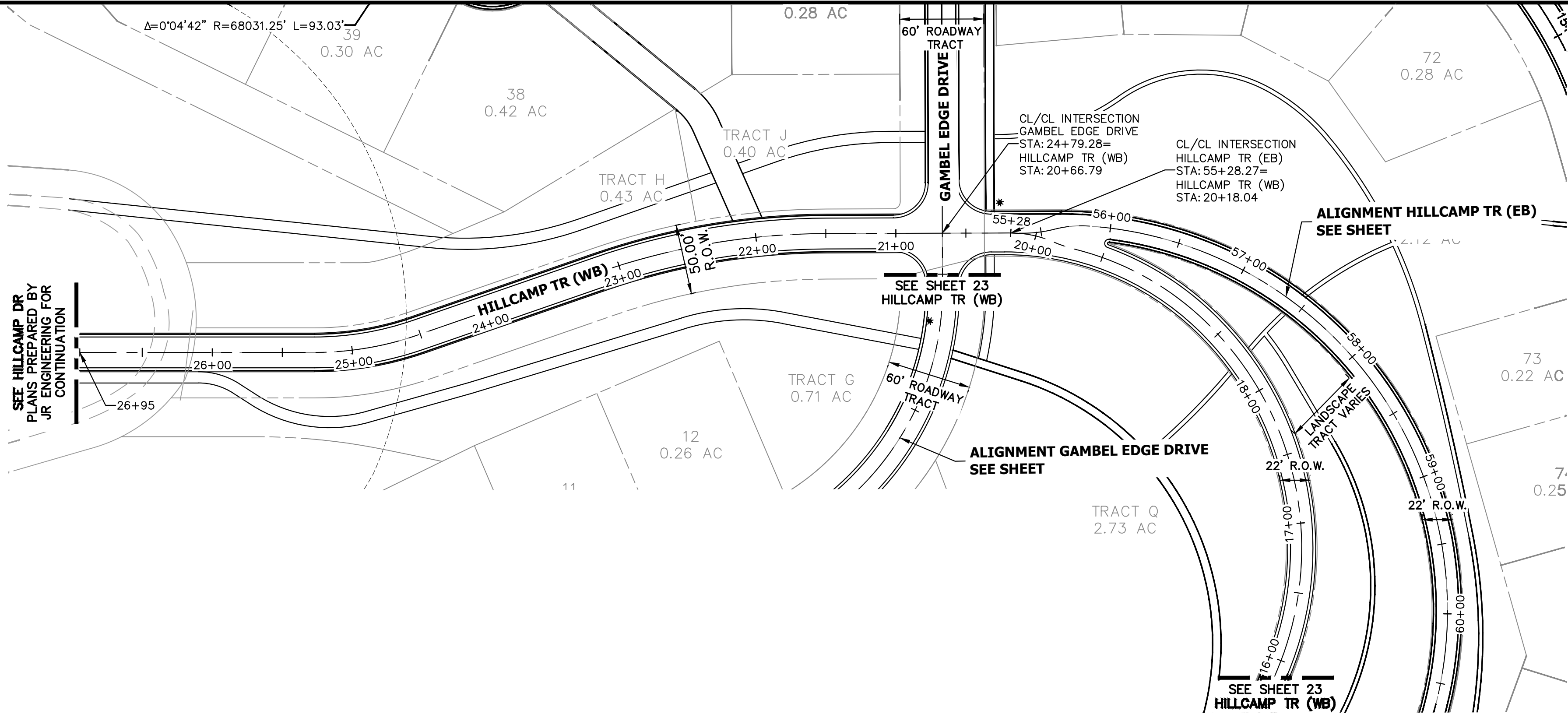
PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451



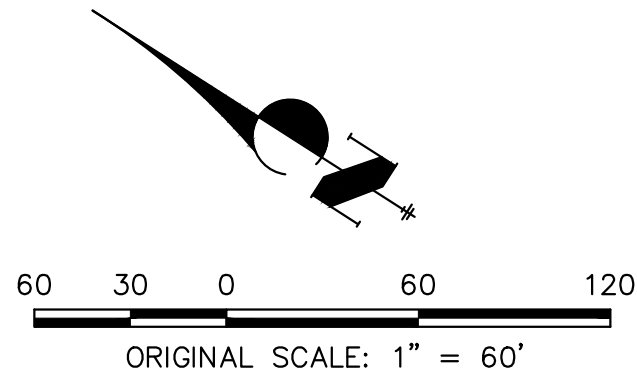
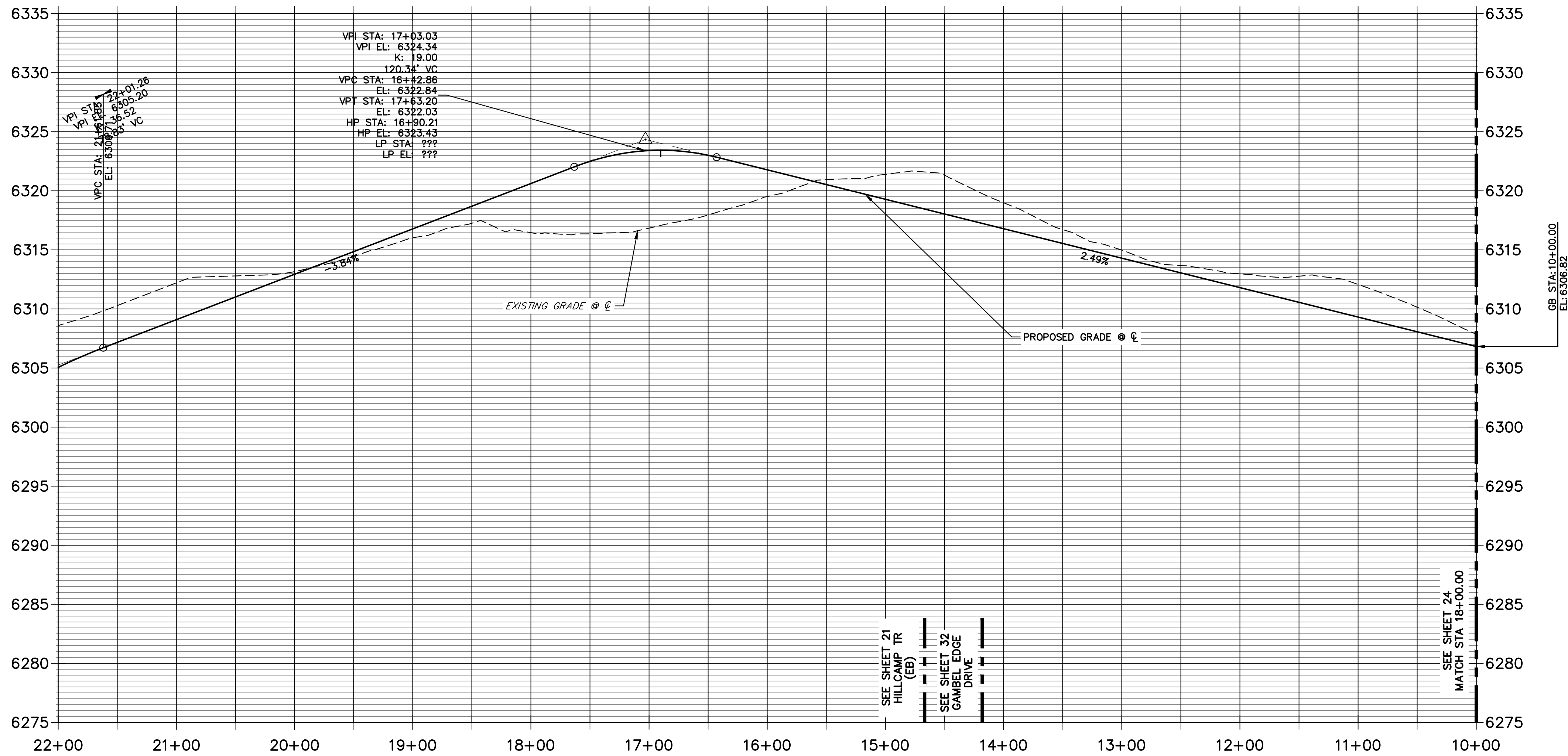
Centennial 303-740-9383 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"	10"	H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1ST SUBMITTAL	1	N/A	3/27/26	TAU	TAU				
KJR	12/12/25	2ND SUBMITTAL	2								
KJR	3/27/26	3RD SUBMITTAL	3								

HILLCAMP PRELIMINARY CD'S	
TYPICAL SECTIONS	
SHEET 20 OF 75	
JOB NO. 15950.12	



**HILLCAMP DR (WB) PROFILE
STA 10+00.00 TO 22+00.00**

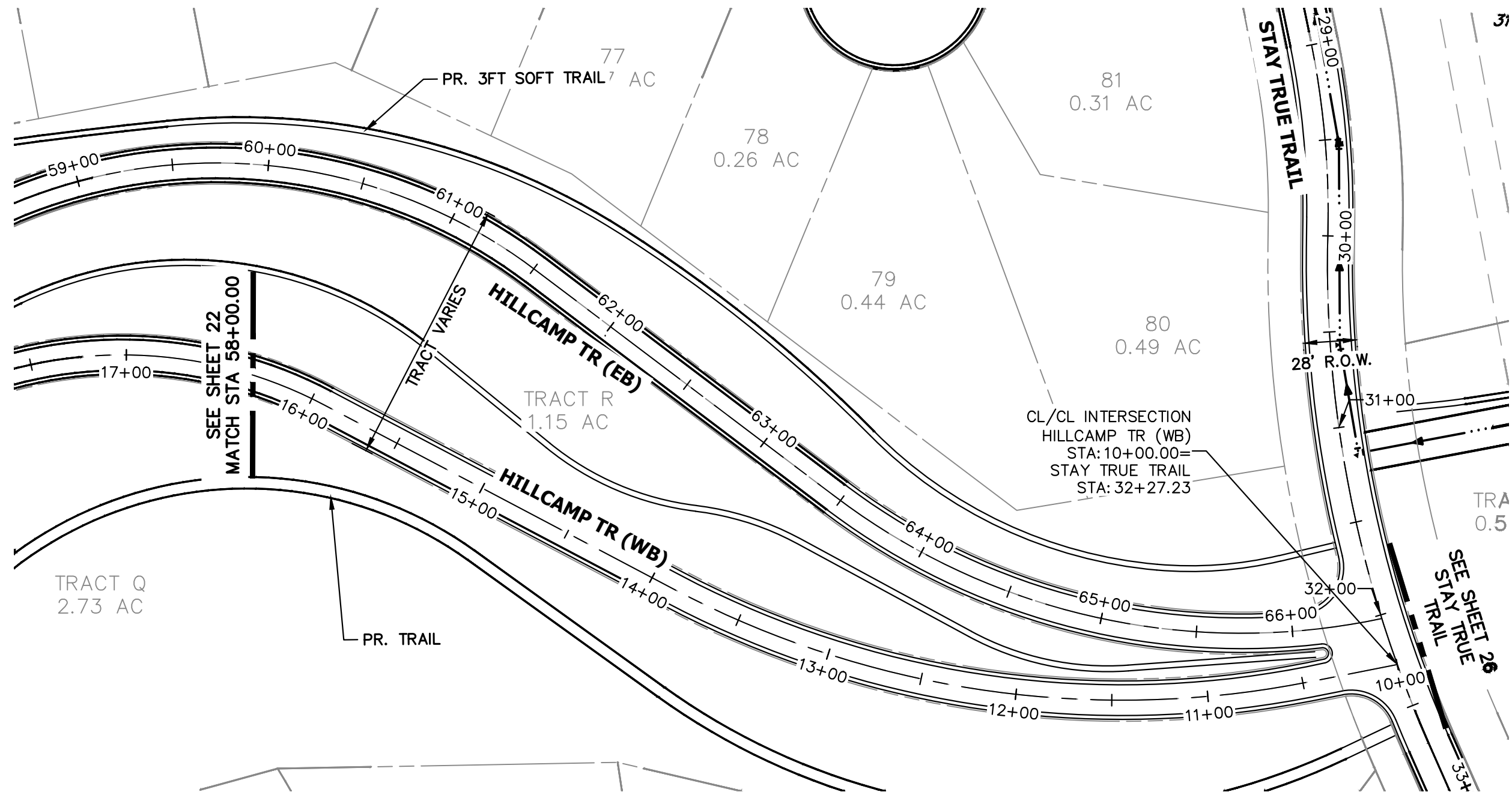


ENGINEER'S STATEMENT

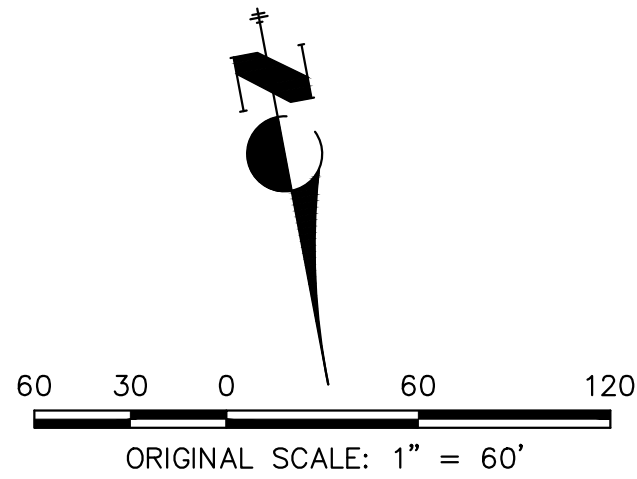
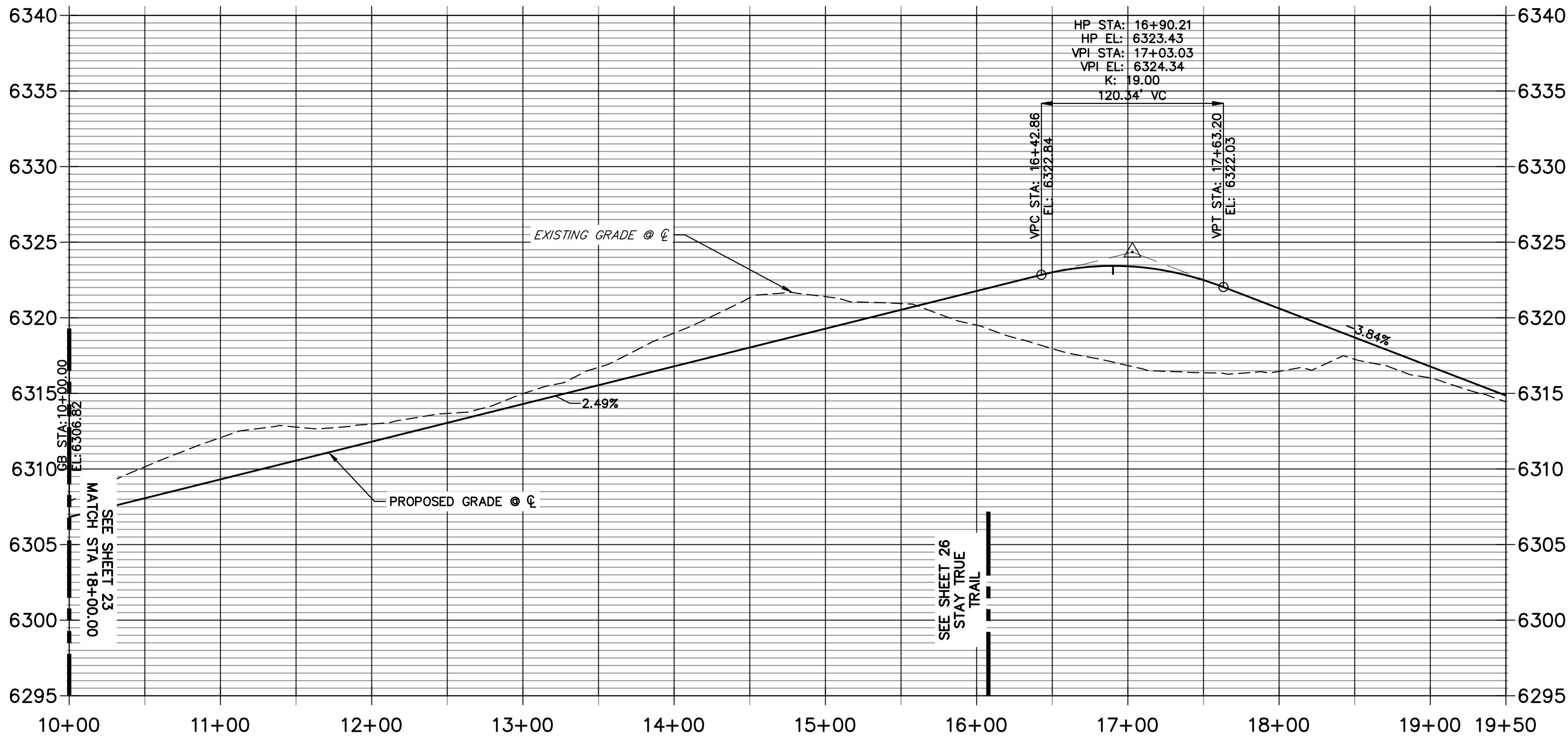
PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

KEVIN J. ROHR,
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 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 Western Company		CENTENNIAL 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	
HILLCAMP PRELIMINARY CD'S	BY	DATE	
	KJR	10/10/25	
	KJR	12/12/25	
	KJR	3/27/26	
ROADWAY PLAN & PROFILES	No.	REVISION	
	1	1ST SUBMITTAL	
	2	2ND SUBMITTAL	
	3	3RD SUBMITTAL	
	H-SCALE	1"=60'	
	V-SCALE	1"=6'	
	DATE	3/27/26	
	DESIGNED BY	TAU	
	DRAWN BY	TAU	
	CHECKED BY		
SHEET 21 OF 75		JOB NO. 15950.12	



HILLCAMP DR (WB) PROFILE CONTINUED (1)
STA 10+00.00 TO 19+50.00



ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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

J.R. ENGINEERING
A Western Company

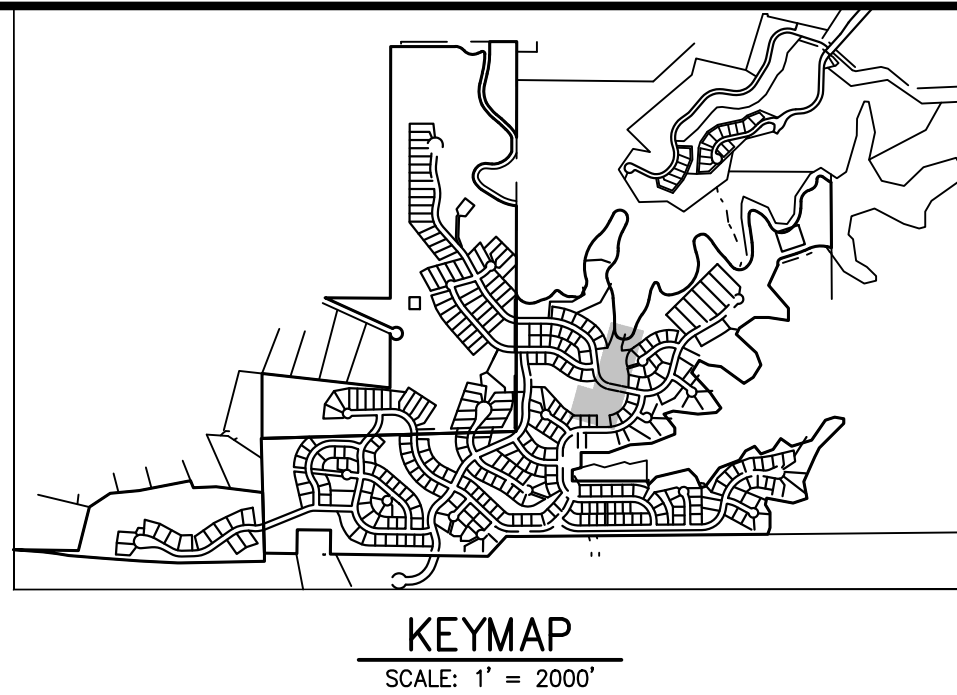
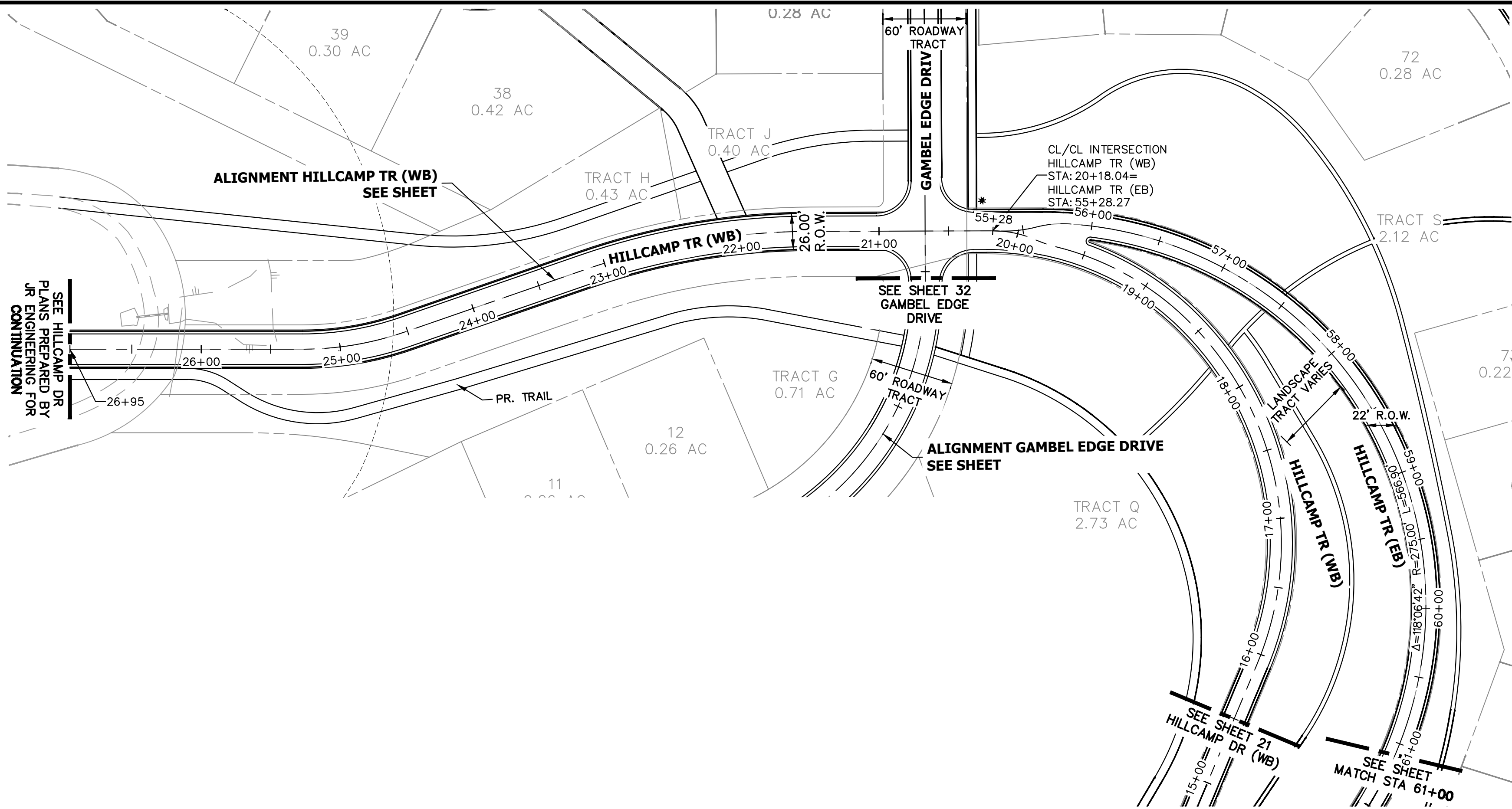
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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

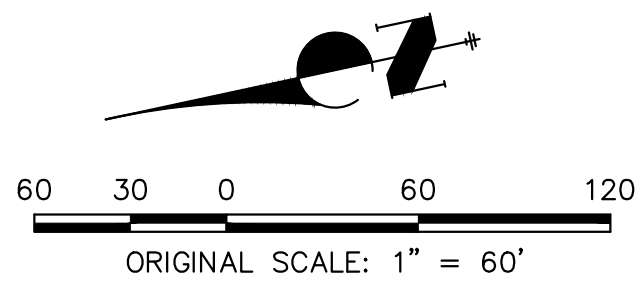
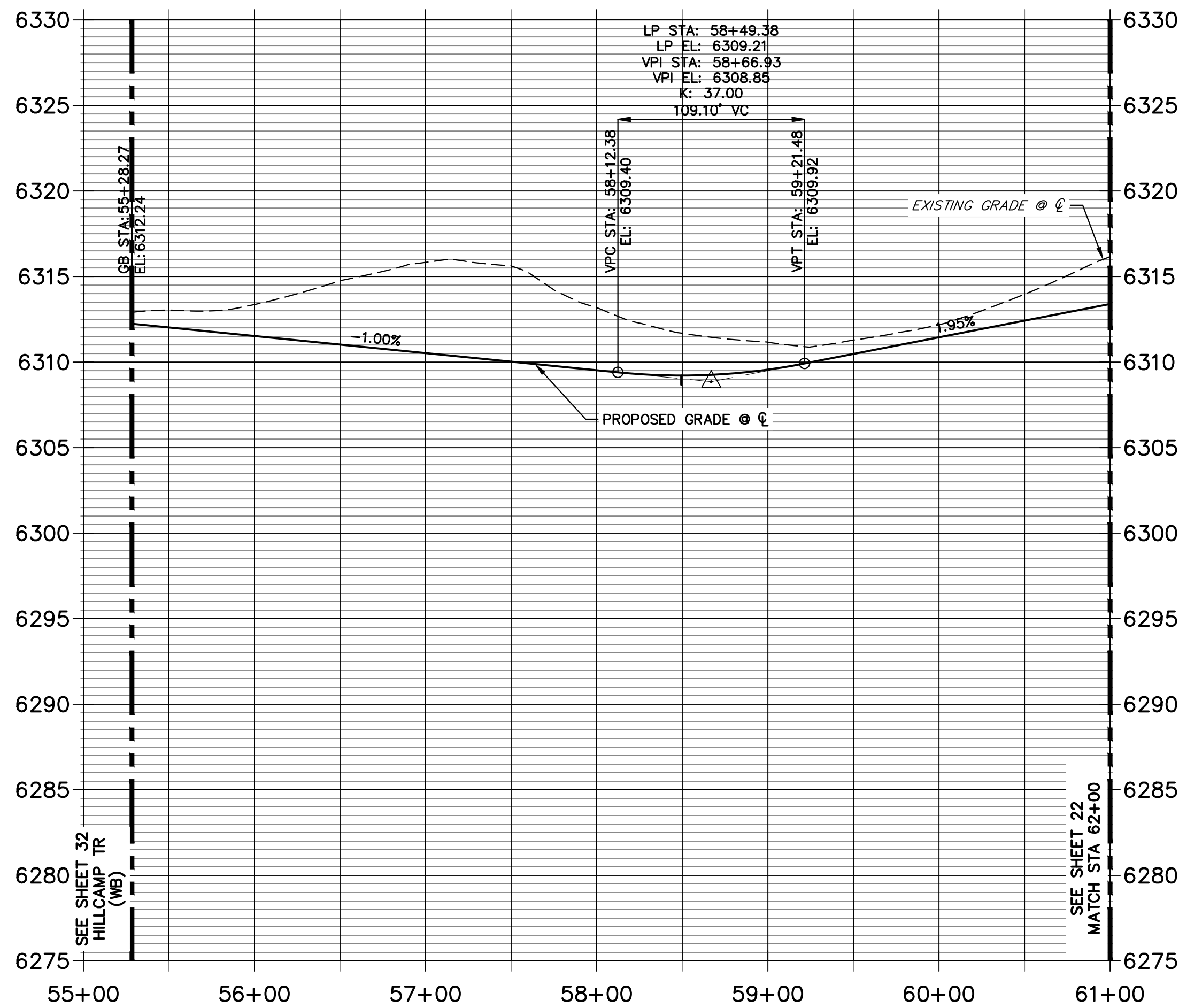
PREPARED FOR

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

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE	HILLCAMP PRELIMINARY CD'S	ROADWAY PLAN & PROFILES	SHEET 22 OF 75	JOB NO. 15950.12
1"=60'	1"=6'	3/27/26	TAU	TAU		1	1ST SUBMITTAL	KJR	10/10/25				
						2	2ND SUBMITTAL	KJR	12/12/25				
						3	3RD SUBMITTAL	KJR	3/27/26				



HILLCAMP DR (EB) PROFILE
STA 55+00.00 TO 61+00.00



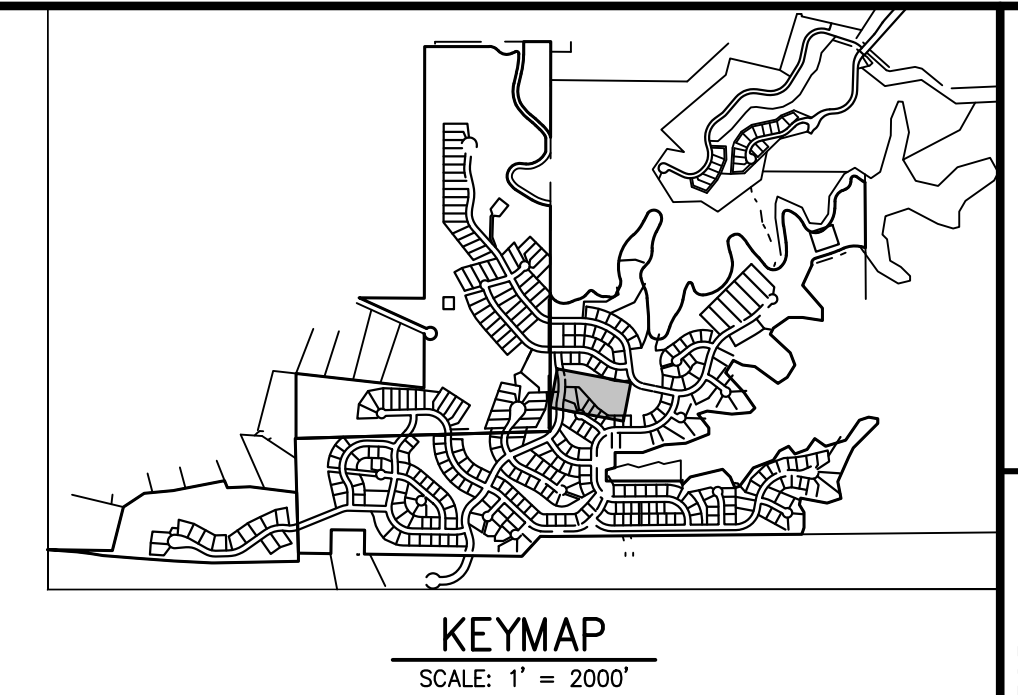
ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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

HILLCAMP PRELIMINARY CD'S										SHEET 23 OF 75									
ROADWAY PLAN & PROFILES										JOB NO. 15950.12									
H-SCALE		1"=60'		No.		REVISION		BY		DATE		 JR ENGINEERING A Western Company Centennial 303-740-9888 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com							
V-SCALE		1"=6'		1		1ST SUBMITTAL		KJR		10/10/25									
				2		2ND SUBMITTAL		KJR		12/12/25									
				3		3RD SUBMITTAL		KJR		3/27/26									
DESIGNED BY		TAU										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.							
DRAWN BY		TAU																	
CHECKED BY												PREPARED FOR BC-RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 OFFICE PHONE 303.706.9451							



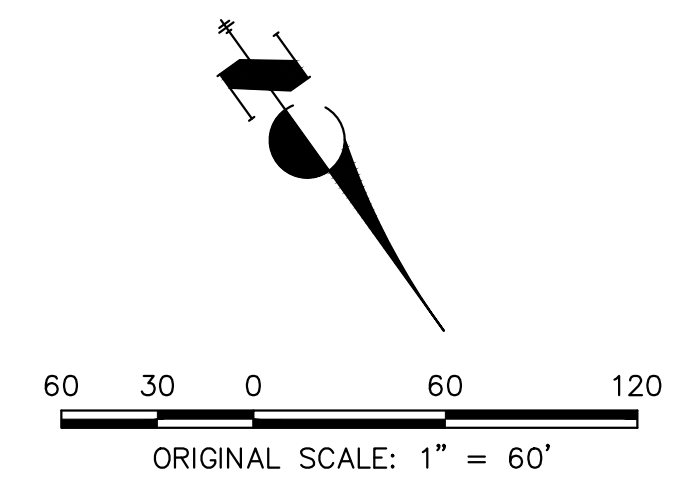
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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



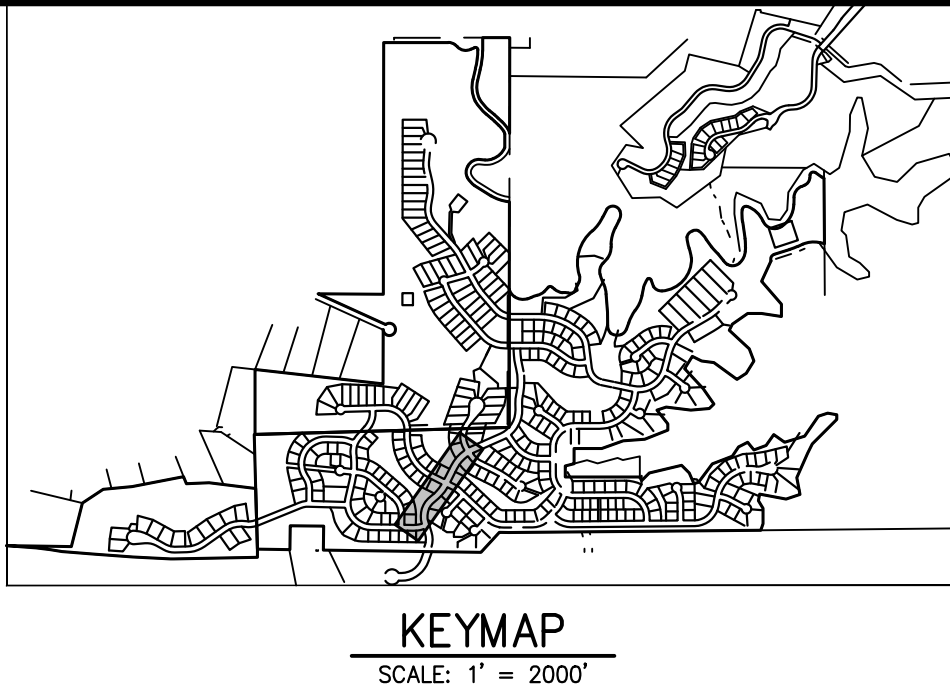
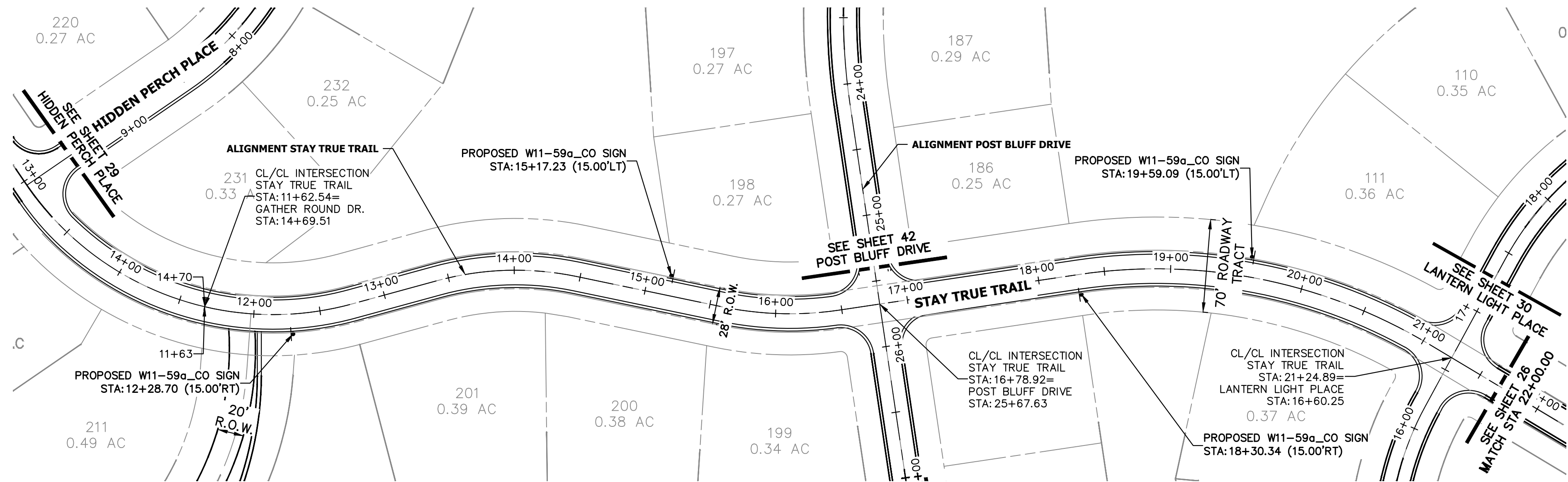
Know what's **below**.
Call before you dig.

PREPARED UNDER

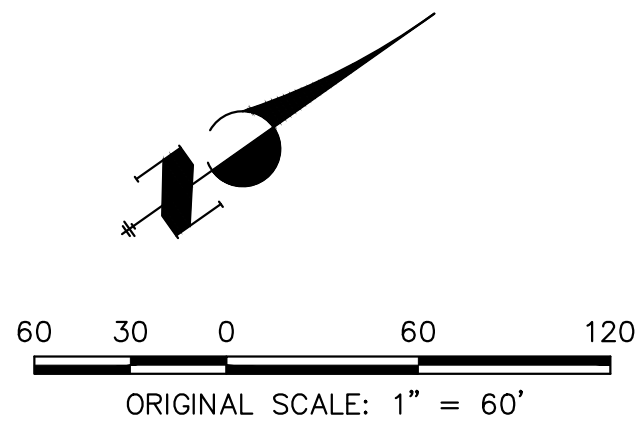
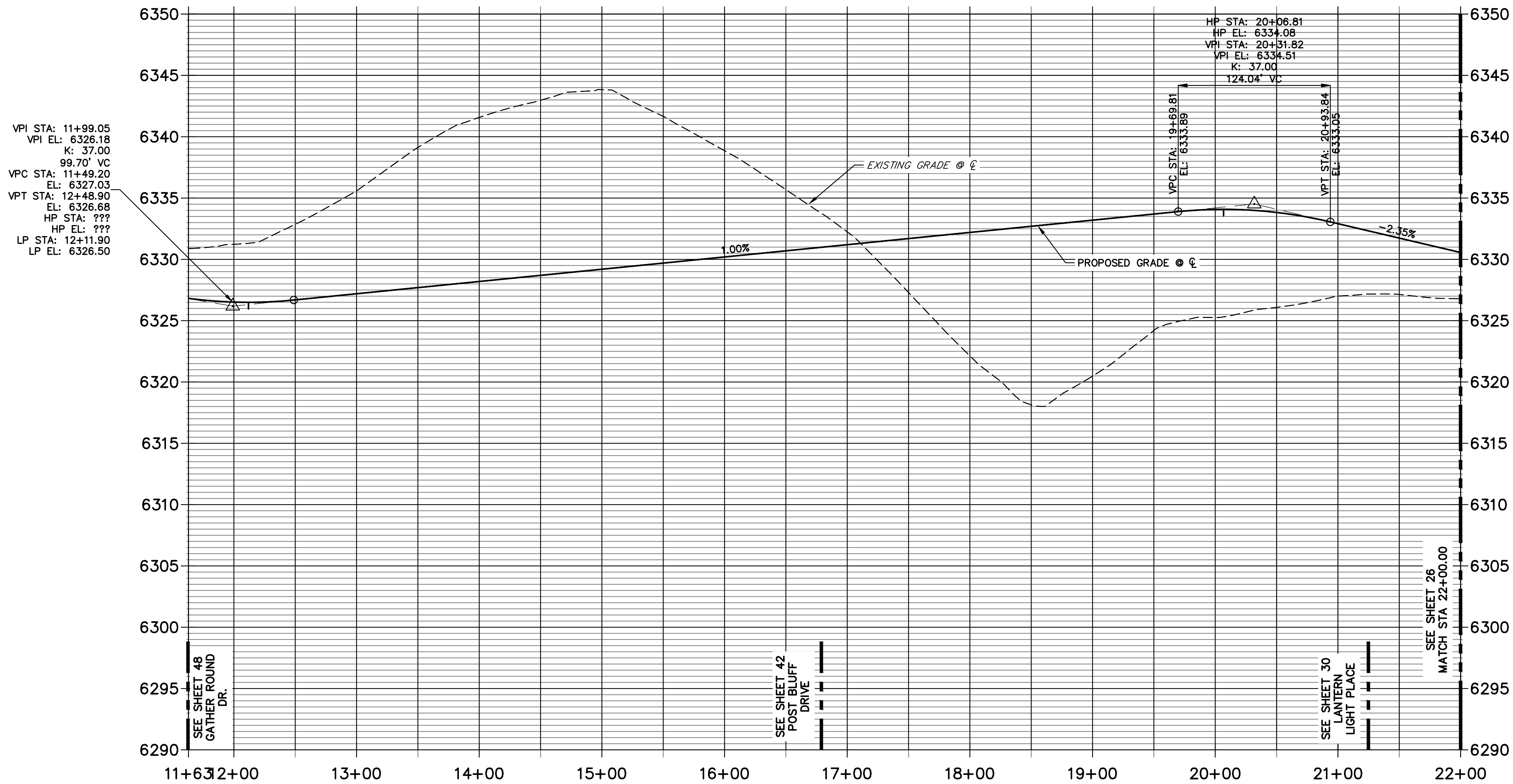
PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHRER
COLORADO P.E. # 40000
FOR AND ON BEHALF OF JR ENGINEERING, LLC

HILLCAMP PRELIMINARY CD'S	H-SCALE	1"=60'	NO.	REVISION	BY	DATE
	V-SCALE	1"=6'	1	1ST SUBMITTAL	KJR	10/10/25
ROADWAY PLAN & PROFILES	DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
	DESIGNED BY	TAU	3	3RD SUBMITTAL	KJR	3/27/26
	DRAWN BY	TAU				
	CHECKED BY					
SHEET	24	OF	75			
JOB NO.		15950.12				



STAY TRUE TRAIL PROFILE (1)
STA 11+63.00 TO 22+00.00



ENGINEER'S STATEMENT

PREPARED UNDER

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

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

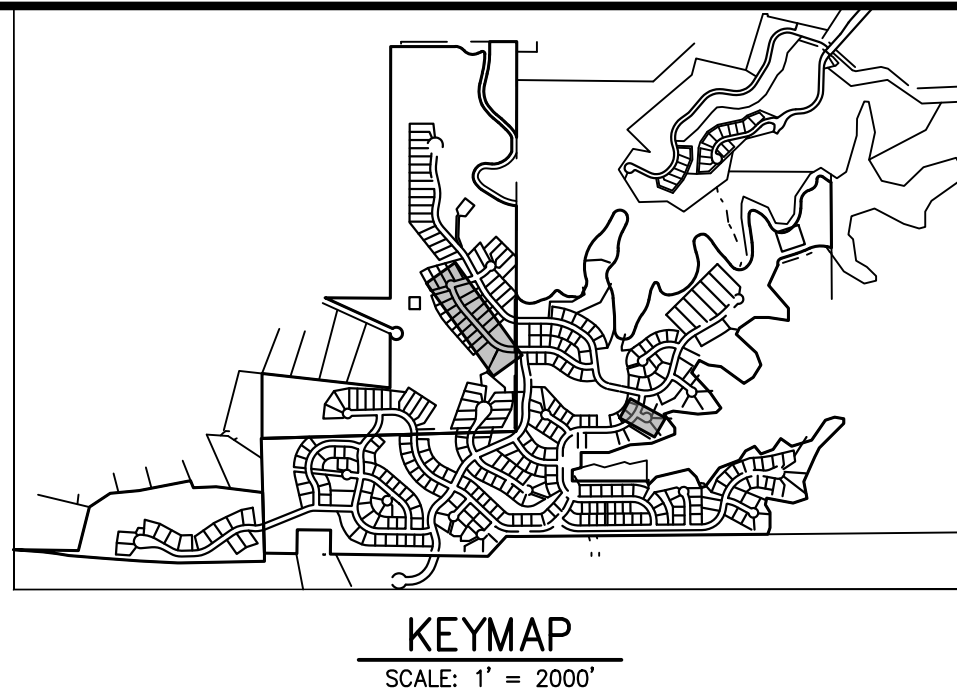
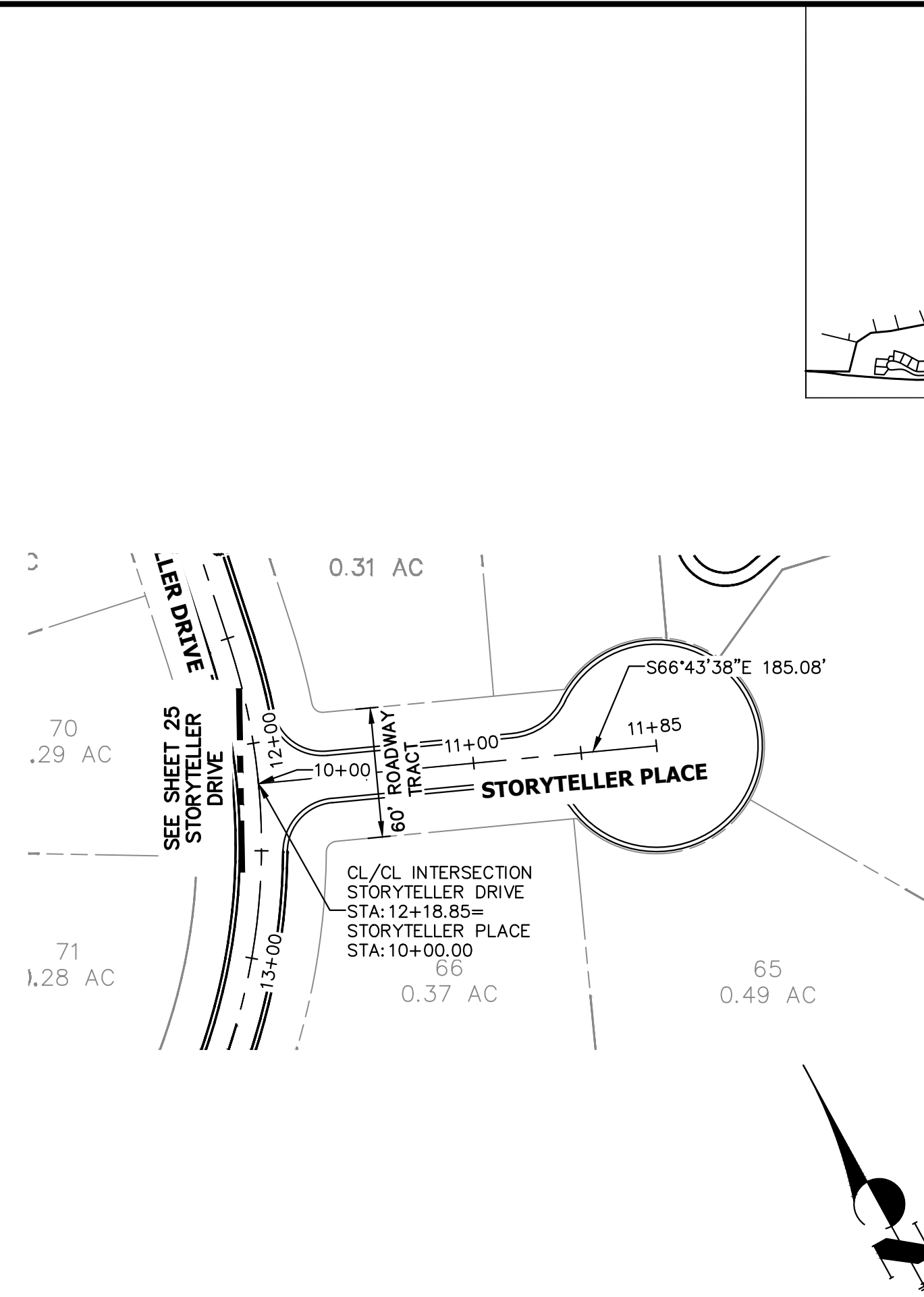
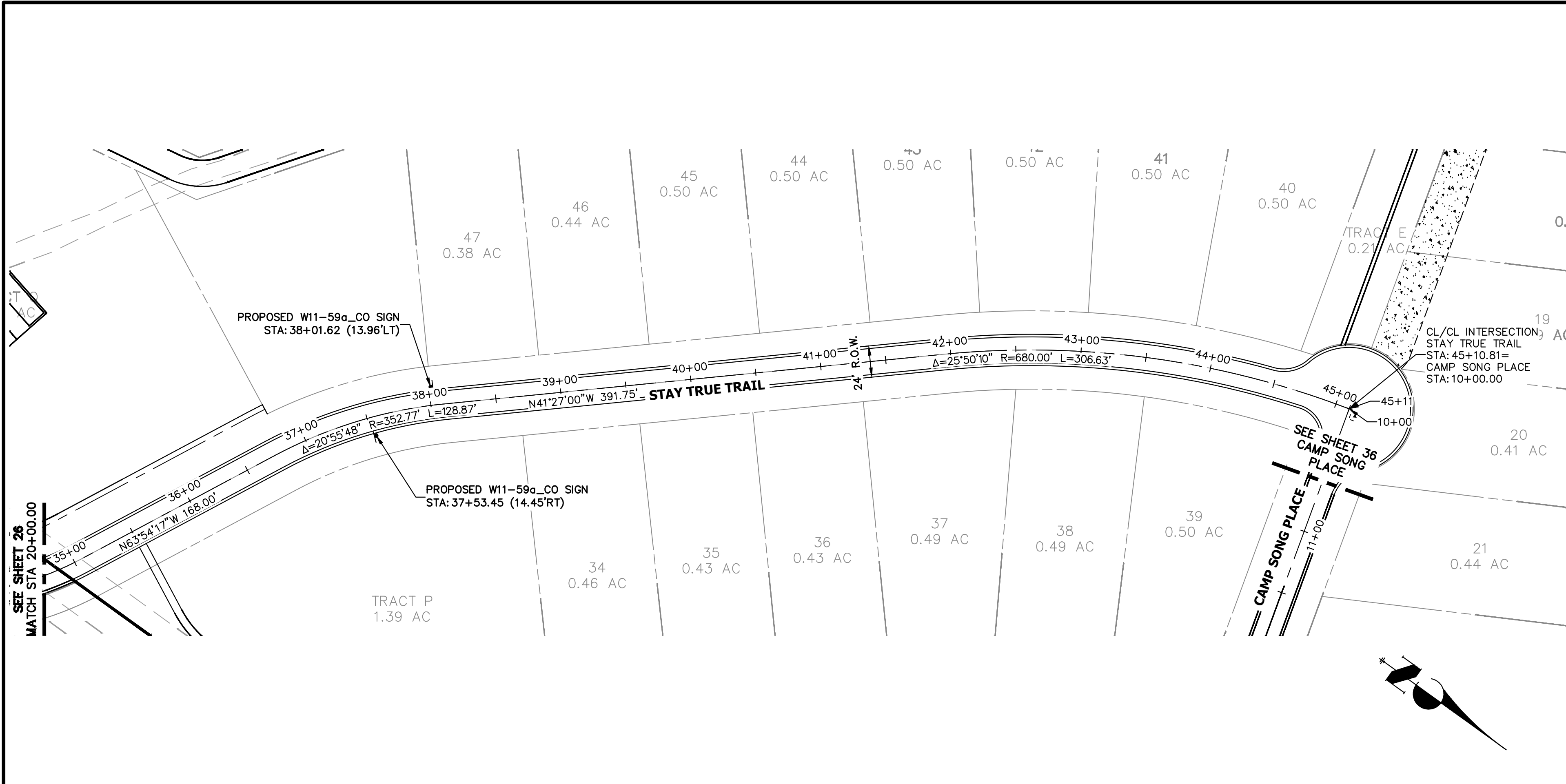
J.R. ENGINEERING
A Western Company
Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	H-SCALE	1"=60'	V-SCALE	1"=6'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1ST SUBMITTAL	1"=60'	1"=60'	1"=6'	1"=6'	3/27/26	TAU	TAU	
KJR	12/12/25	2	2ND SUBMITTAL								
KJR	3/27/26	3	3RD SUBMITTAL								

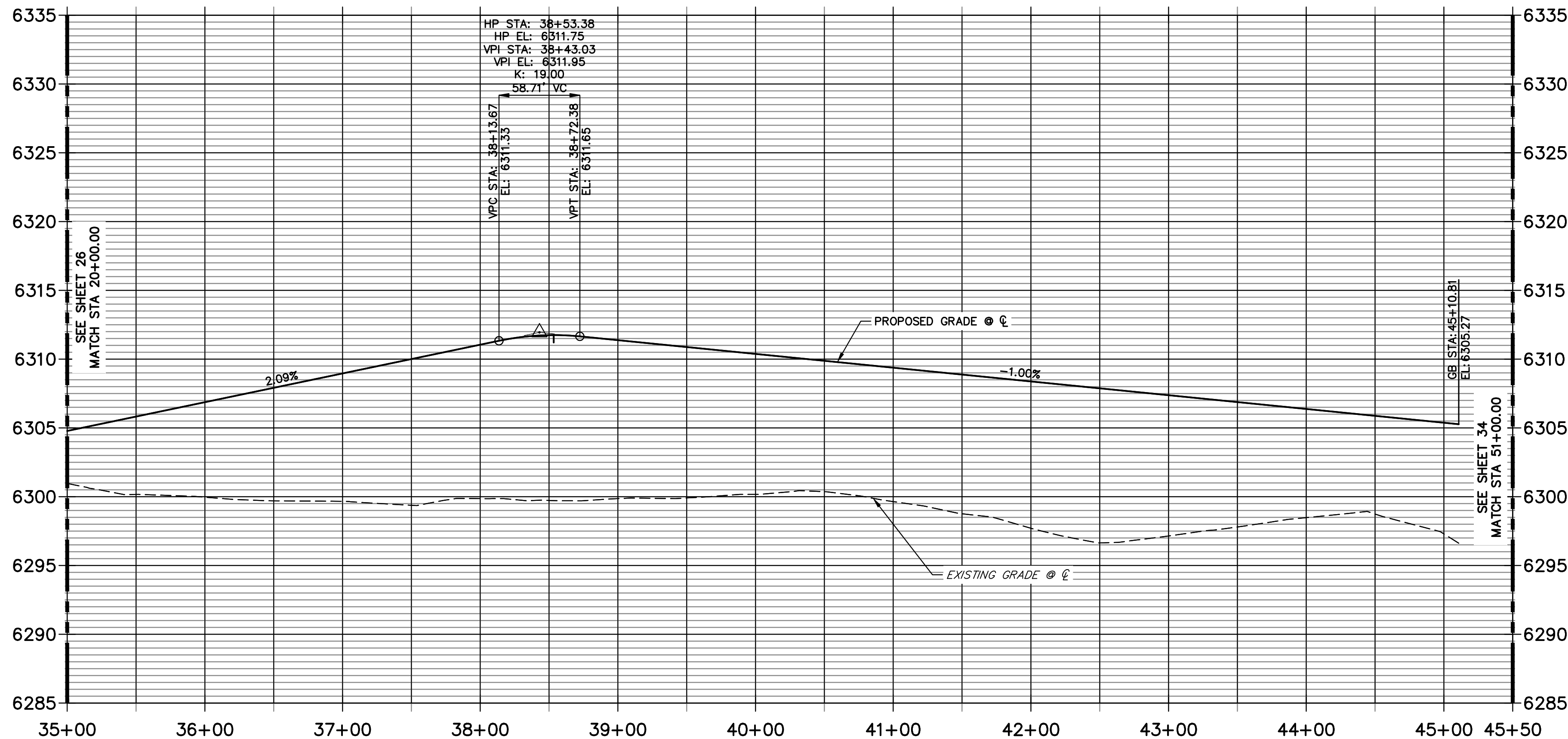
HILLCAMP PRELIMINARY CD'S
ROADWAY PLAN & PROFILES

SHEET 25 OF 75

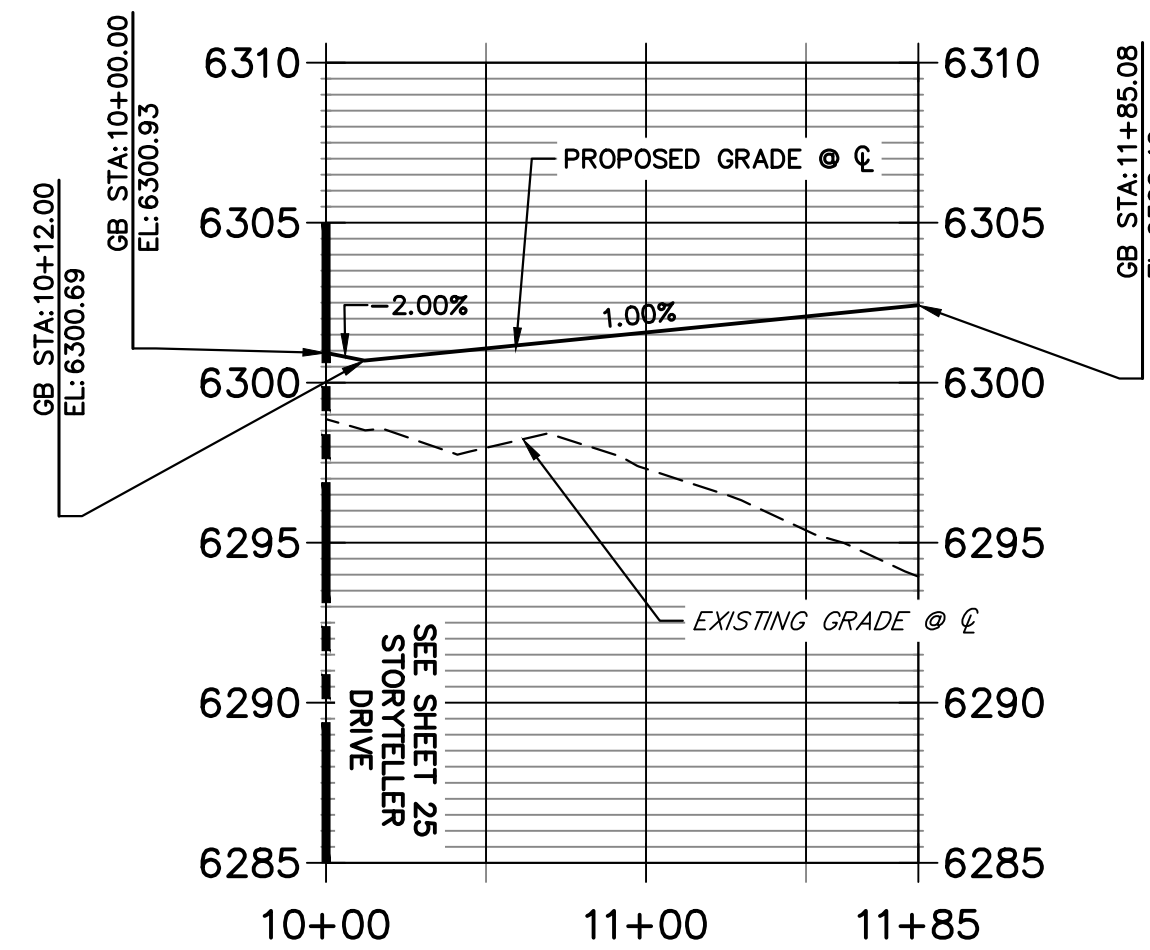
JOB NO. 15950.12



STAY TRUE TRAIL PROFILE (CONTINUED) (1) (1)
STA 35+00.00 TO 45+50.00



STORYTELLER PLACE PROFILE
STA 10+00.00 TO 11+85.08



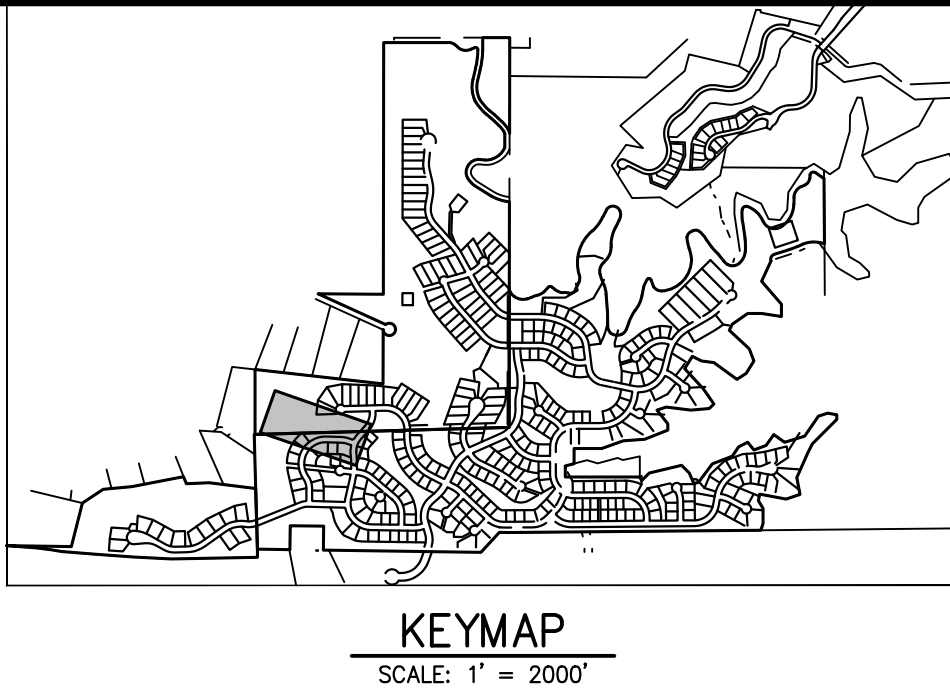
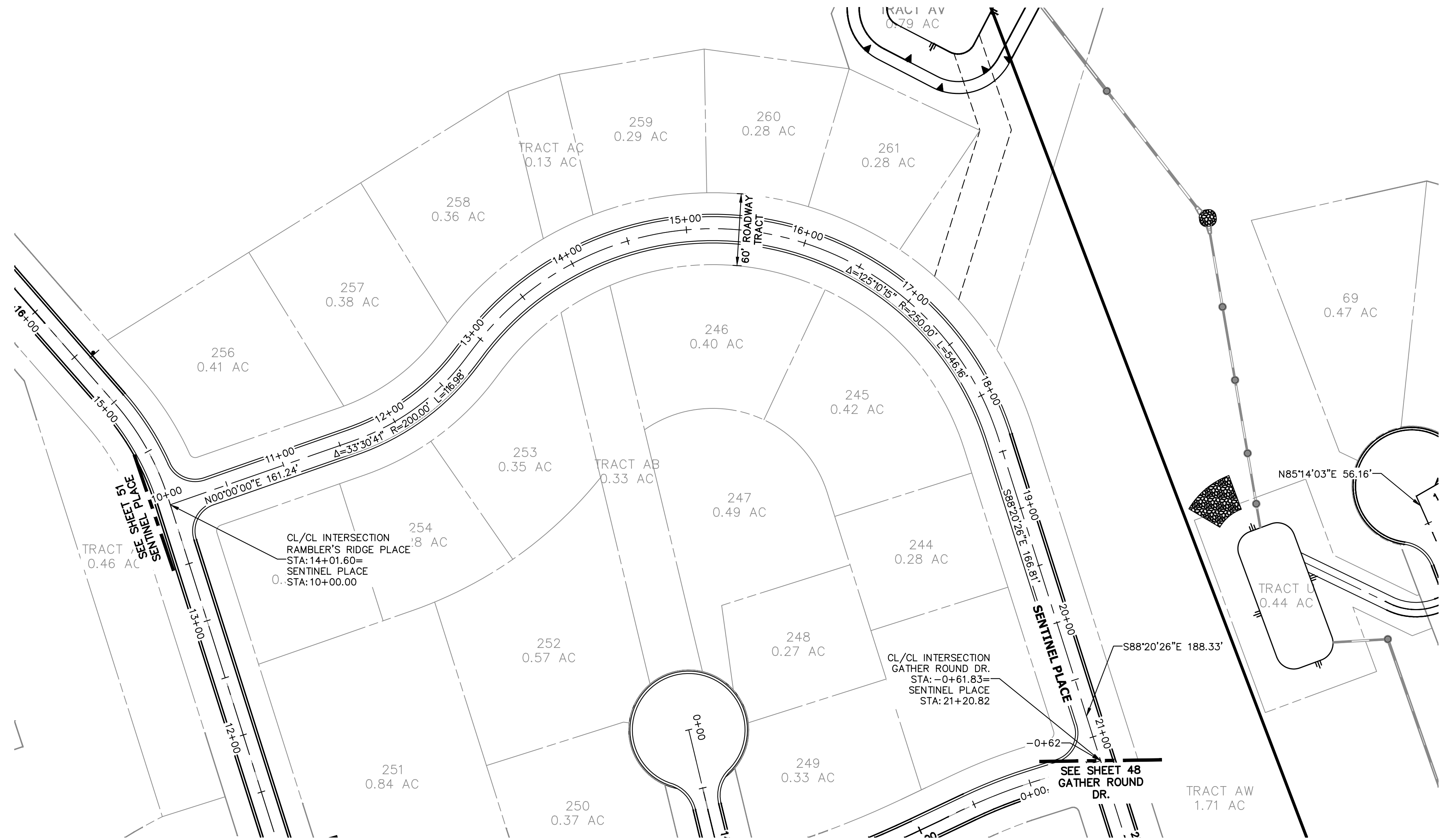
ENGINEER'S STATEMENT

PREPARED UNDER

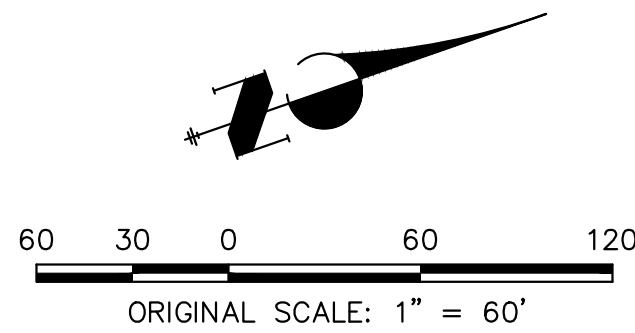
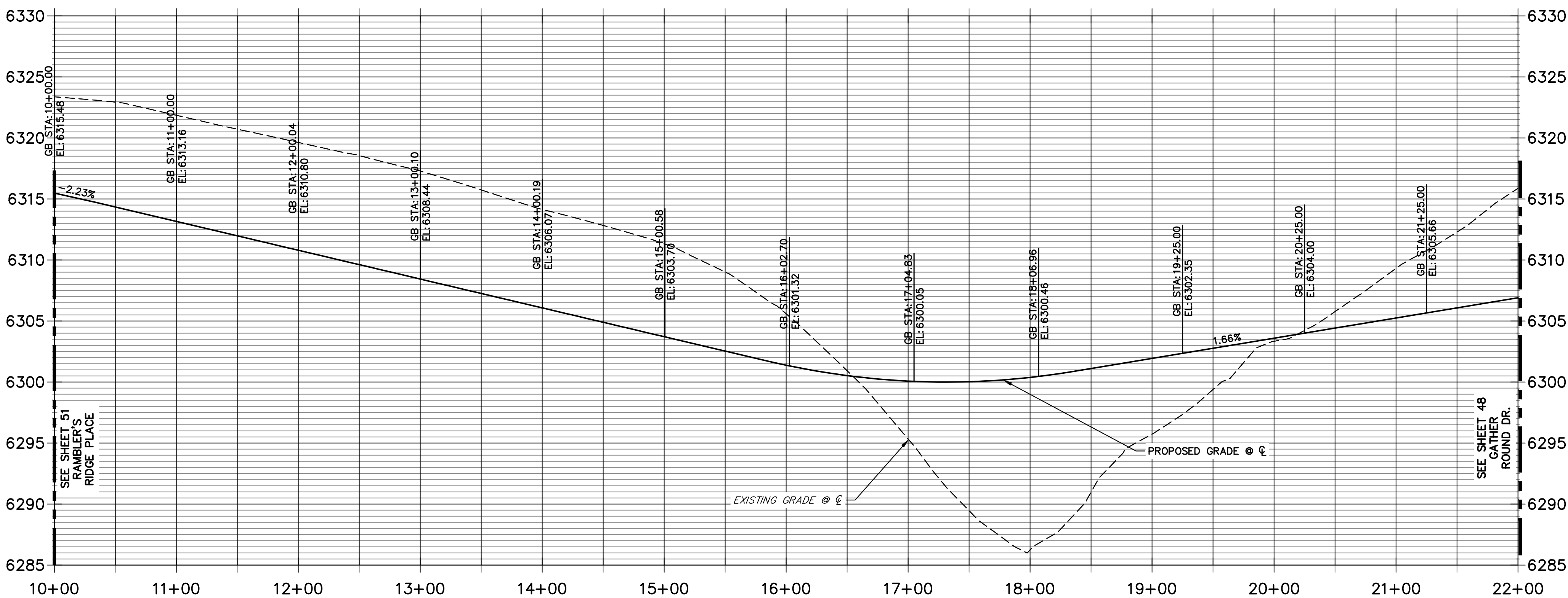
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

HILLCAMP PRELIMINARY CD'S		BY	DATE
ROADWAY PLAN & PROFILES		KJR	10/10/25
SHEET 27 OF 75		KJR	12/12/25
JOB NO. 15950.12		KJR	3/27/26
		DESIGNED BY	TAU
		DRAWN BY	TAU
		CHECKED BY	
		No. REVISION	
		1	1ST SUBMITTAL
		2	2ND SUBMITTAL
		3	3RD SUBMITTAL
		H-SCALE 1"=60'	
		V-SCALE 1"=6'	
		DATE	3/27/26
		DESIGNED BY	TAU
		DRAWN BY	TAU
		CHECKED BY	
		PREPARED FOR	
		BC-RG MESA TOPS JV LLC	
		6465 S GREENWOOD PLZ BLVD	
		SUITE 700	
		CENTENNIAL, CO 80111	
		OFFICE PHONE 303.706.9451	
		UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	



SENTINEL PLACE PROFILE
STA 10+00.00 TO 22+00.00



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

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

PREPARED FOR
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 Western Company

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

BY	DATE
KJR	10/10/25
KJR	12/12/25
KJR	3/27/26

No.	REVISION
1	1ST SUBMITTAL
2	2ND SUBMITTAL
3	3RD SUBMITTAL

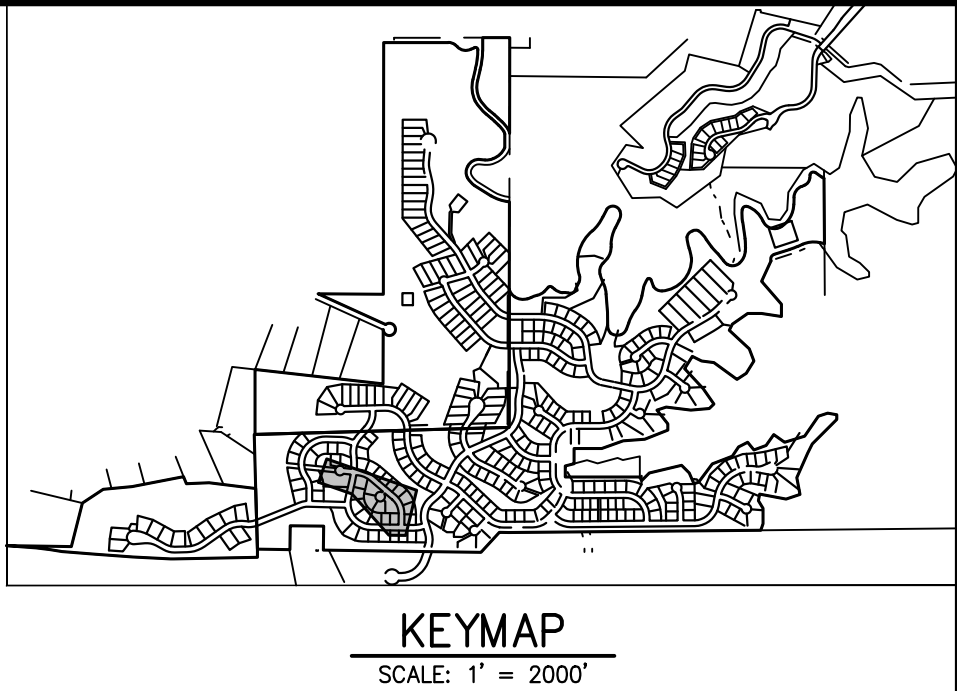
H-SCALE	1"=60'
V-SCALE	1"=6'
DATE	3/27/26
DESIGNED BY	TAU
DRAWN BY	TAU
CHECKED BY	

HILLCAMP PRELIMINARY CD'S

ROADWAY PLAN & PROFILES

SHEET 28 OF 75

JOB NO. 15950.12



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.

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

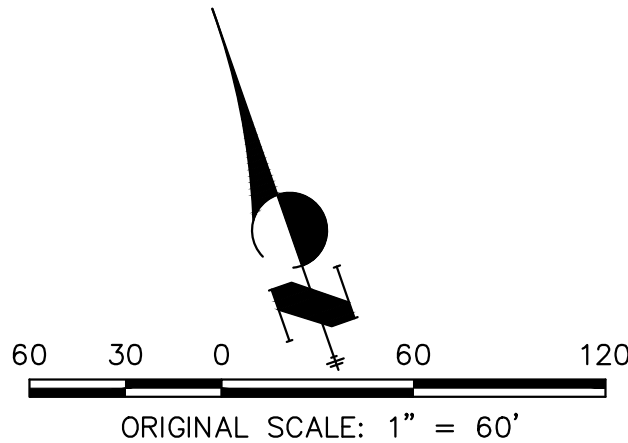
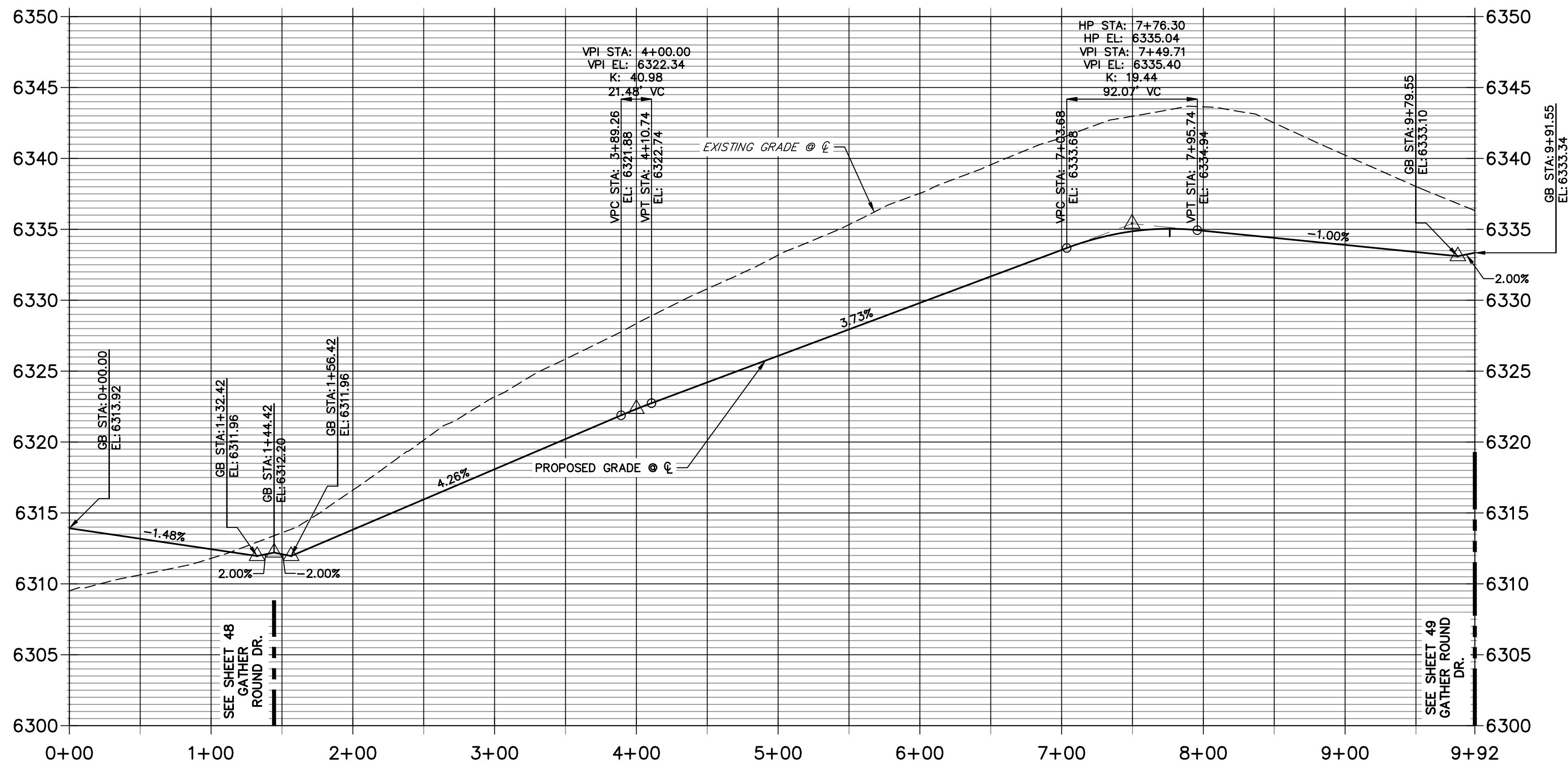
J·R ENGINEERING
A Westrian Company



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

HIDDEN PERCH PLACE PROFILE

STA 0+00.00 TO 9+91.55



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

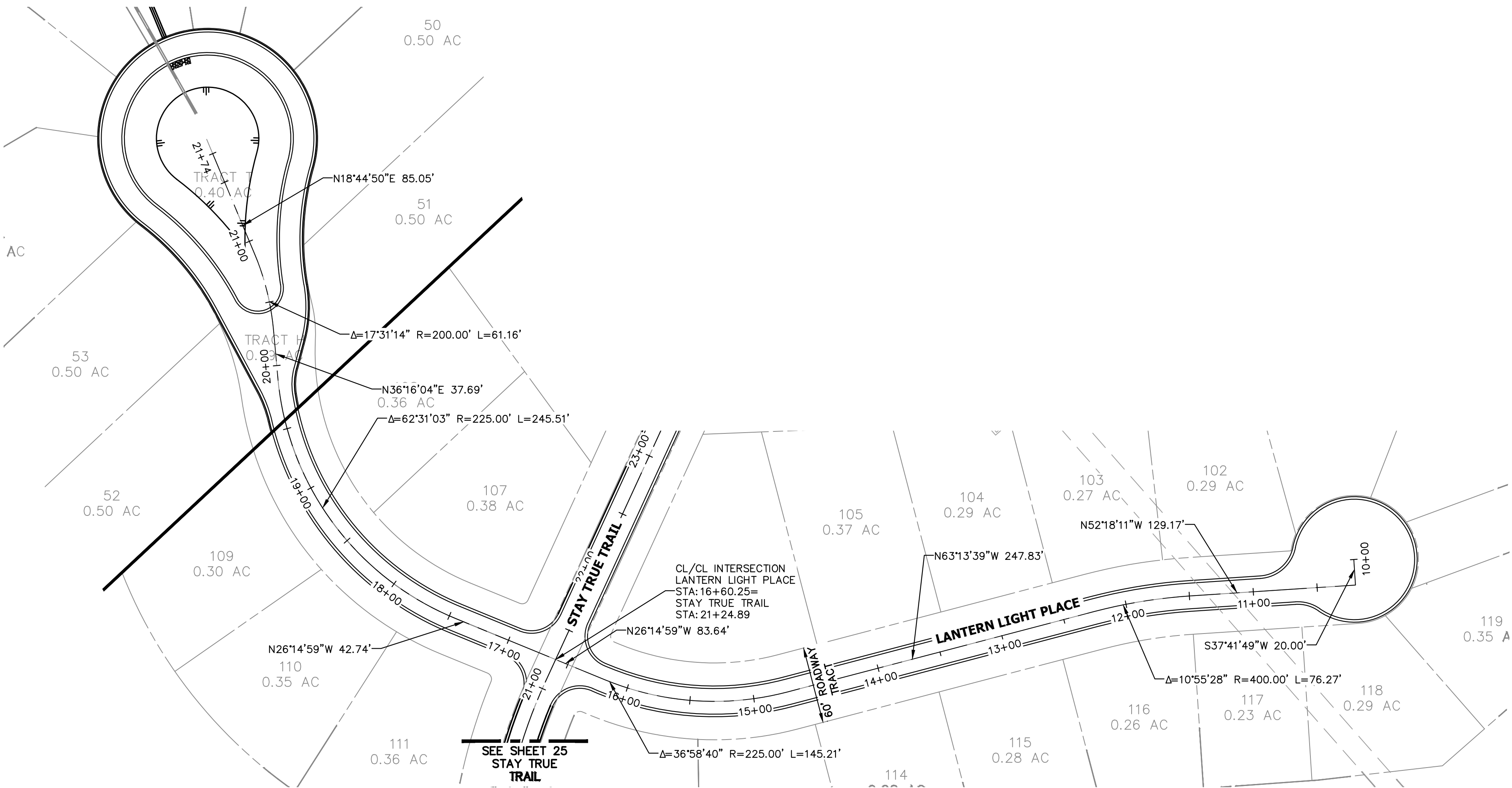
ENGINEER'S STATEMENT

PREPARED UNDER

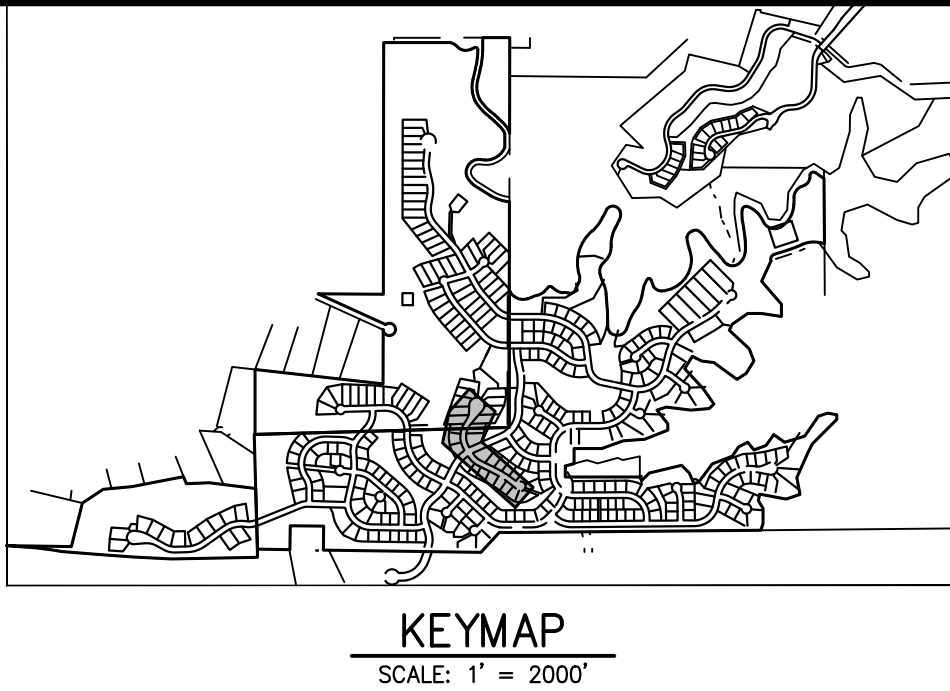
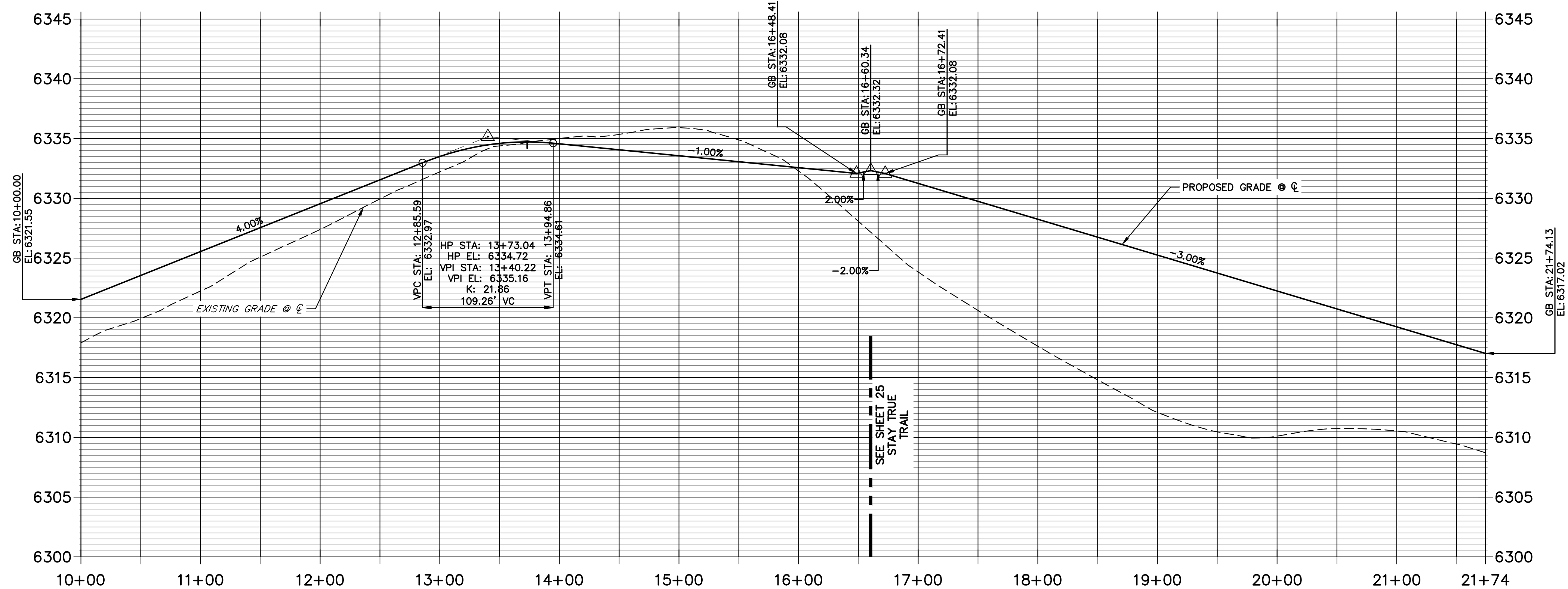
PRELIMINARY
NOT FOR
CONSTRUCTION

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

HILLCAMP PRELIMINARY CD'S		SHEET 29 OF 75		No. REVISION 1 1ST SUBMITTAL 2 2ND SUBMITTAL 3 3RD SUBMITTAL		BY KJR 10/10/25 KJR 12/12/25 KJR 3/27/26	
ROADWAY PLAN & PROFILES		DATE 3/27/26		DESIGNED BY TAU			
		DRAWN BY TAU					
		CHECKED BY					
JOB NO. 15950.12							



LANERN LIGHT PLACE PROFILE
STA 10+00.00 TO 21+74.26



UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
AGENCIES, THEIR USE
FOR ANY PURPOSES
OTHER THAN THAT
AUTHORIZED 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 Western Company
CENTENNIAL 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION
KJR	10/10/25	1	1ST SUBMITTAL
KJR	12/12/25	2	2ND SUBMITTAL
KJR	3/27/26	3	3RD SUBMITTAL

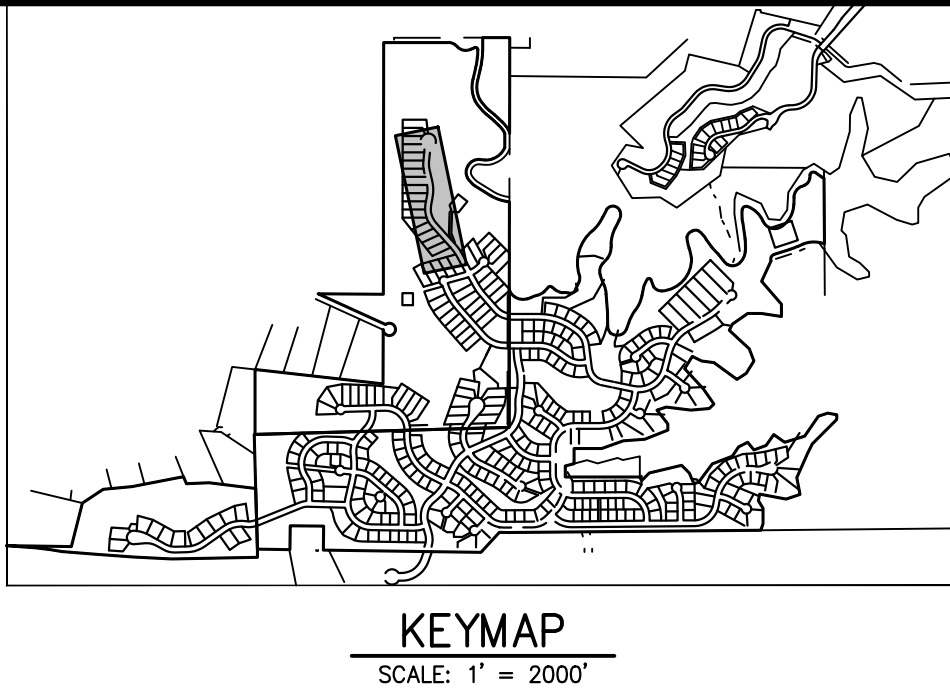
HILLCAMP PRELIMINARY CD'S	H-SCALE 1"=60'	DESIGNED BY TAU	CHECKED BY TAU
ROADWAY PLAN & PROFILES	V-SCALE 1"=6'	DATE 3/27/26	
SHEET 30 OF 75			
JOB NO. 15950.12			



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

KEVIN J. ROHR,
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
702 706 0451

J·R ENGINEERING
A Westrian Company

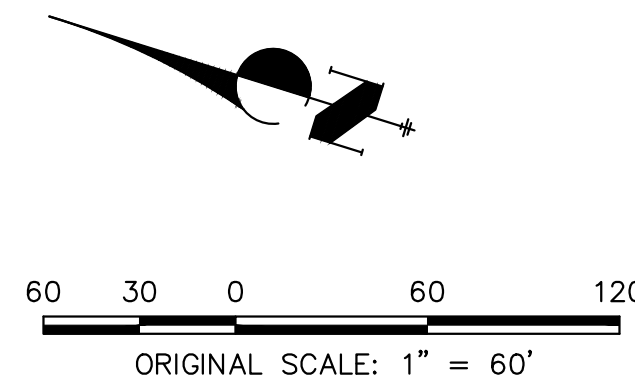
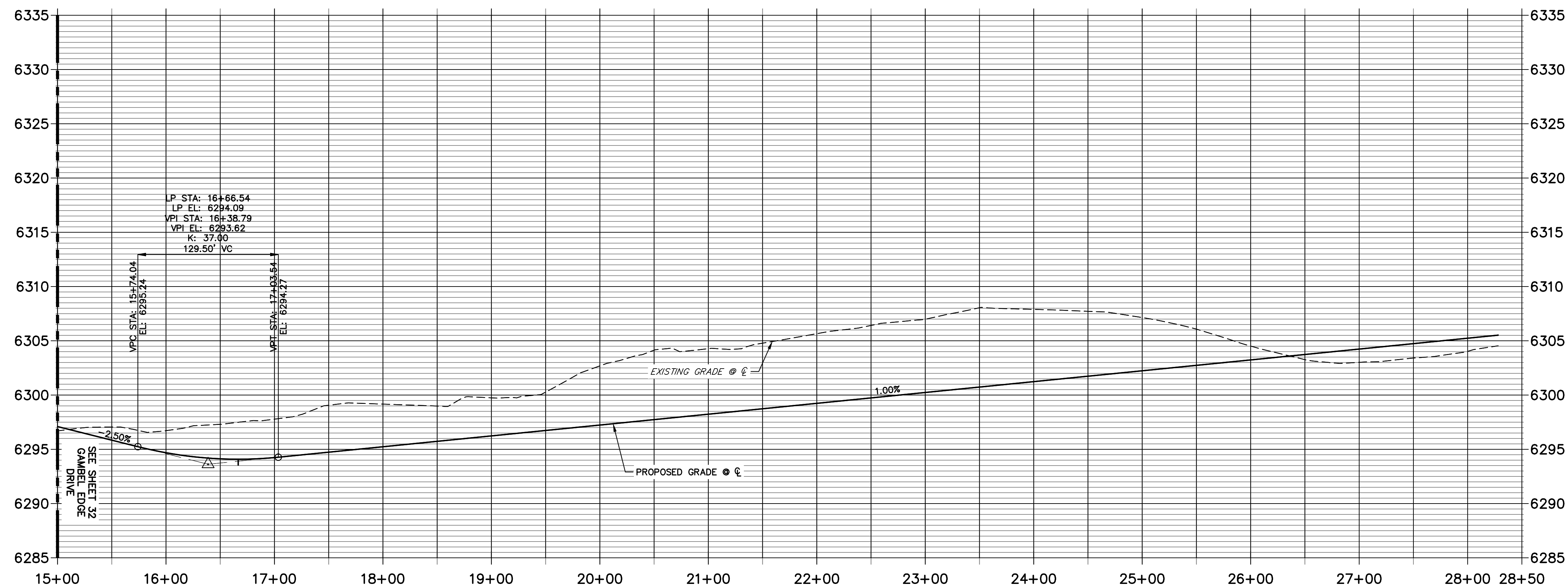


Centennial 303-740-9383 • Colorado Springs 719-589-2593
Fort Collins 970-491-9988 • www.jrengineering.com

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	1"=6'	1	1ST SUBMITTAL	KJR	10/10/25
DATE		2	2ND SUBMITTAL	KJR	12/12/25
		3	3RD SUBMITTAL	KJR	3/21/26
DESIGNED BY					
DRAWN BY					

HILLCAMP PRELIMINARY CD'S
ROADWAY PLAN & PROFILES

SHEET 31 OF 75
JOB NO. 15950.12



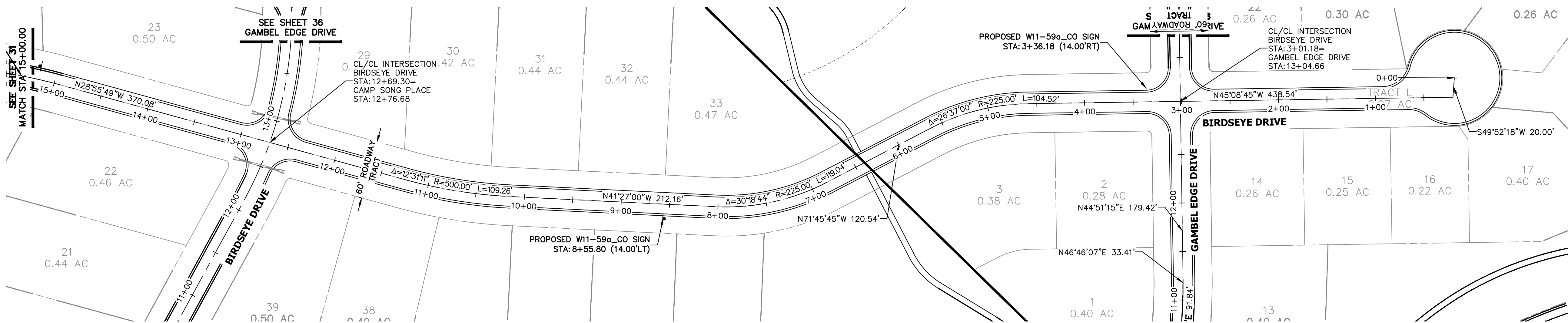
Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

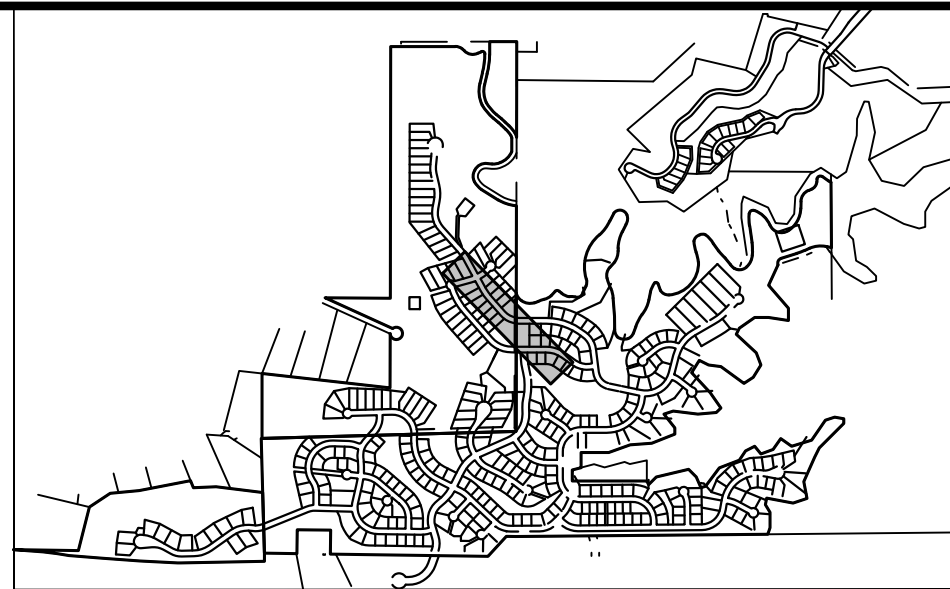
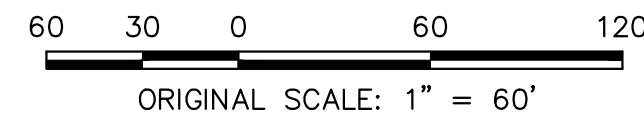
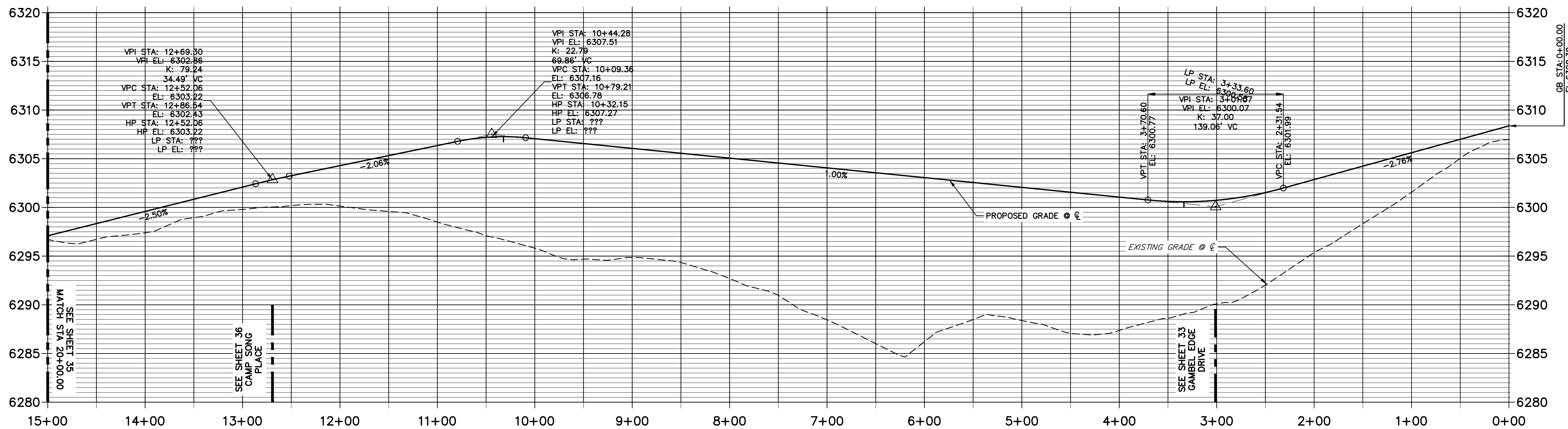
PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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



BIRDSEYE DRIVE/CONNOLLY DR (1)
STA 0+00.00 TO 15+00.00



KEYMAP
SCALE: 1" = 2000'

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

PREPARED FOR
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 Western Company

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

BY	DATE	No.	REVISION	H-SCALE 1"=60'	V-SCALE 1"=6'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1ST SUBMITTAL			3/27/26	TAU		
KJR	12/12/25	2	2ND SUBMITTAL						
KJR	3/27/26	3	3RD SUBMITTAL						

HILLCAMP PRELIMINARY CD'S	
ROADWAY PLAN & PROFILES	
SHEET	32 OF 75
JOB NO.	15950.12



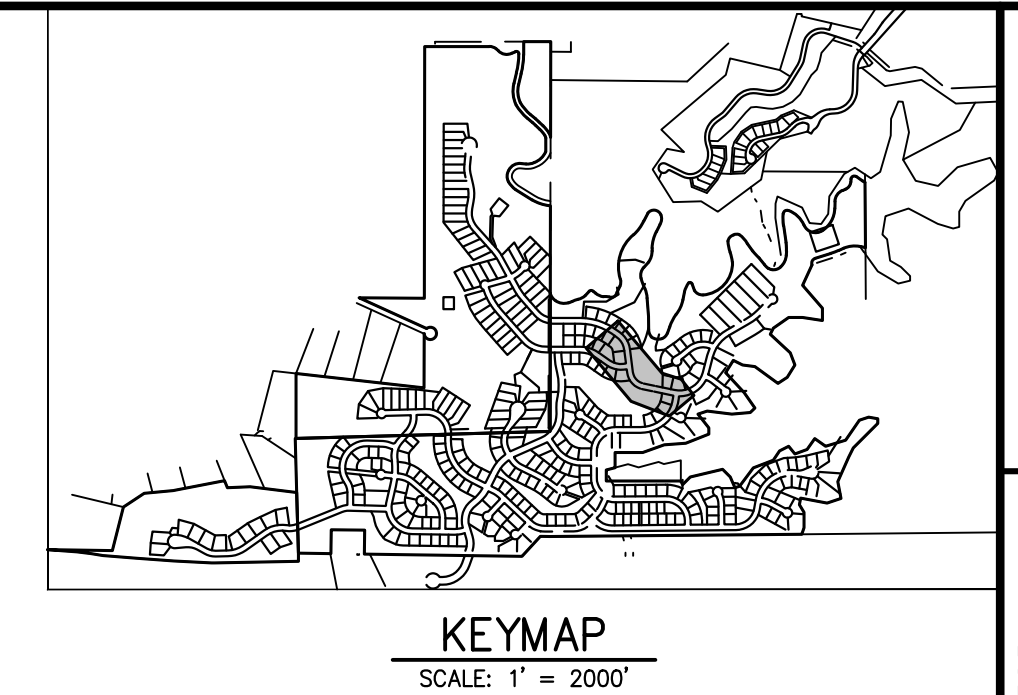
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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



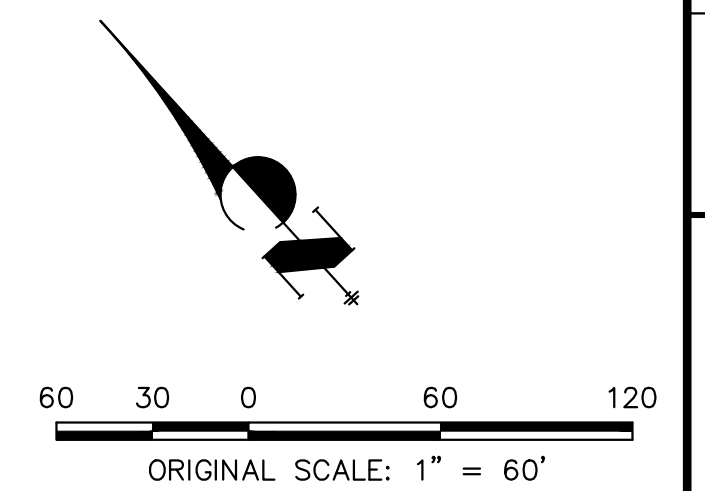
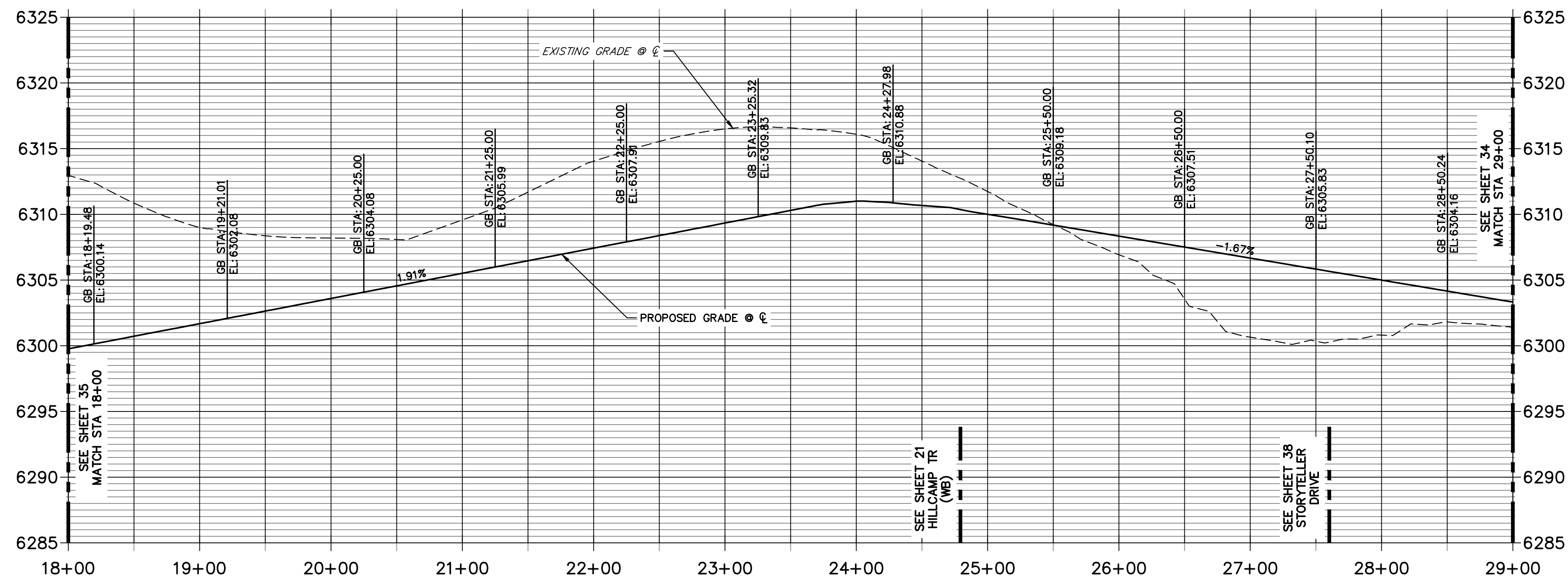
UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

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



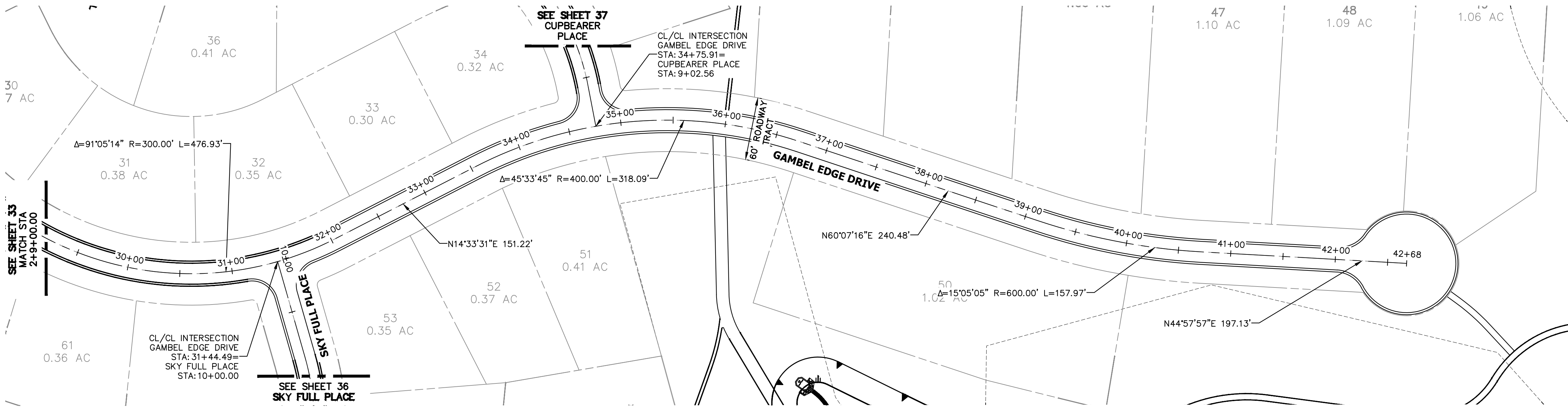
Know what's **below**.
Call before you dig.

PREPARED UNDER

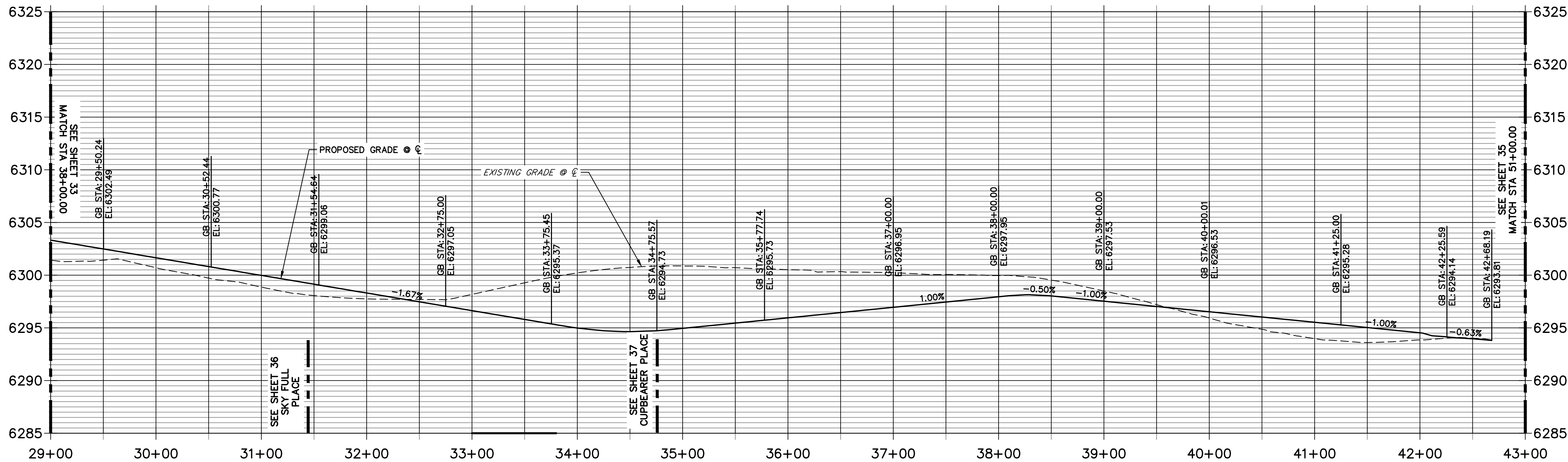
PRELIMINARY
NOT FOR
CONSTRUCTION

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

HILLCAMP PRELIMINARY CD'S	SHEET	33	OF	75
	ROADWAY PLAN & PROFILES			
	H-SCALE	1"=60'	NO.	REVISION
	V-SCALE	1"=6'	1	1ST SUBMITTAL
	DATE	3/27/26	2	2ND SUBMITTAL
	DESIGNED BY	TAU	3	3RD SUBMITTAL
	DRAWN BY	TAU		
	CHECKED BY			
JOB NO.	15950.12			



**GAMBEL EDGE DRIVE PROFILE CONTINUED 2
STA 29+00.00 TO 43+00.00**



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

HILLCAMP PRELIMINARY CD'S

ROADWAY PLAN & PROFILES

SHEET 34 OF 75

JOB NO. 15950.12

BY	DATE	REVISION	No.	1"	60'
KJR	10/10/25	1ST SUBMITTAL	1	1"	60'
KJR	12/12/25	2ND SUBMITTAL	2	1"	60'
KJR	3/27/26	3RD SUBMITTAL	3	1"	60'
				DATE	3/27/26
				DESIGNED BY	TAU
				DRAWN BY	TAU
				CHECKED BY	

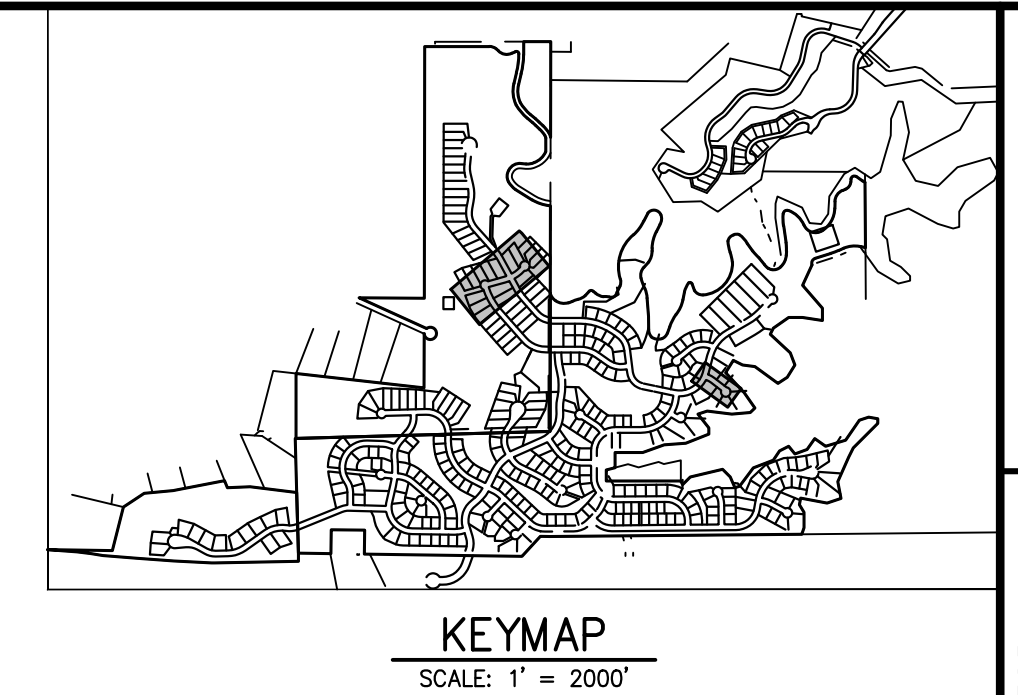
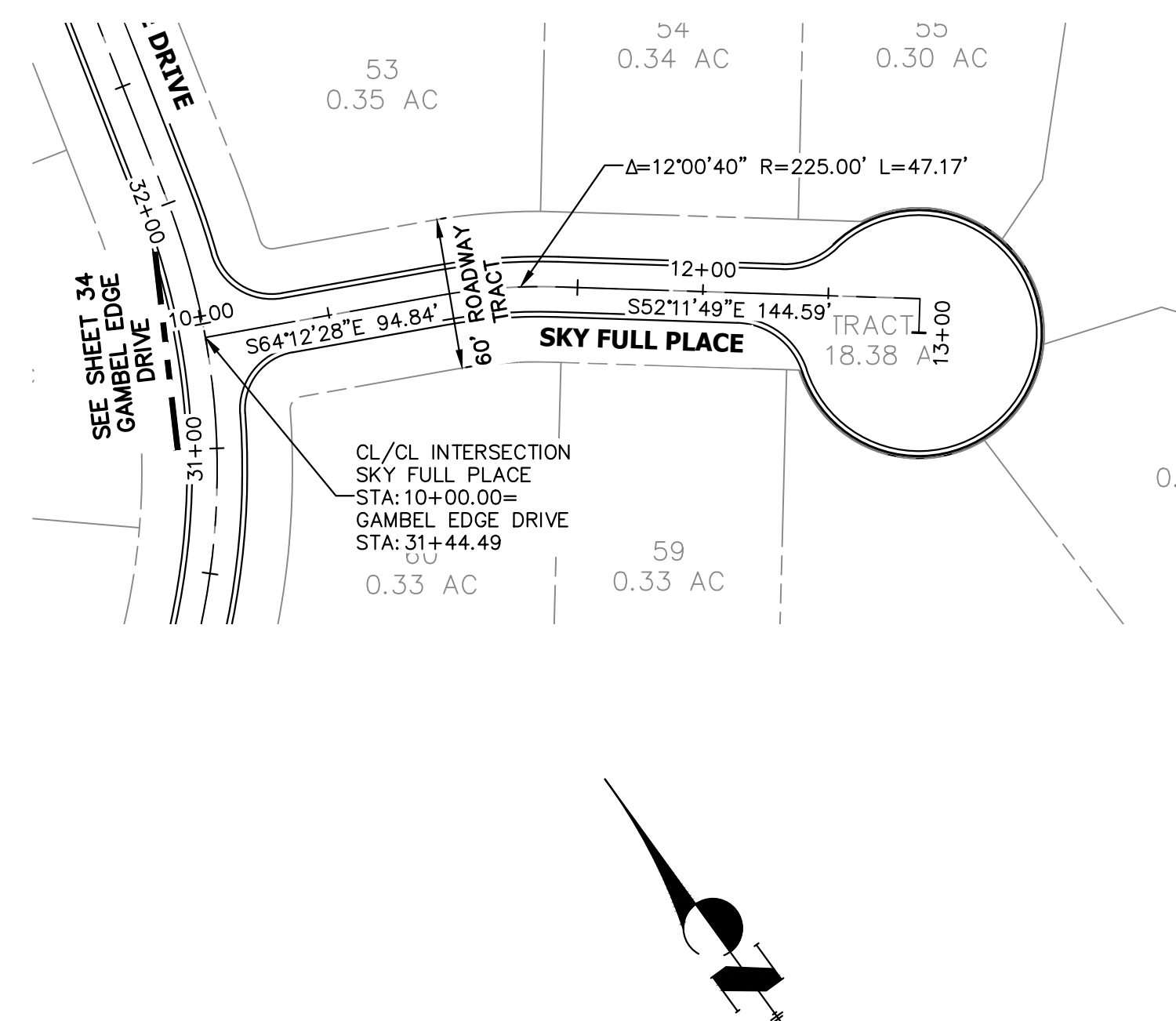
J.R. ENGINEERING
A Western Company



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

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

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



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.

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

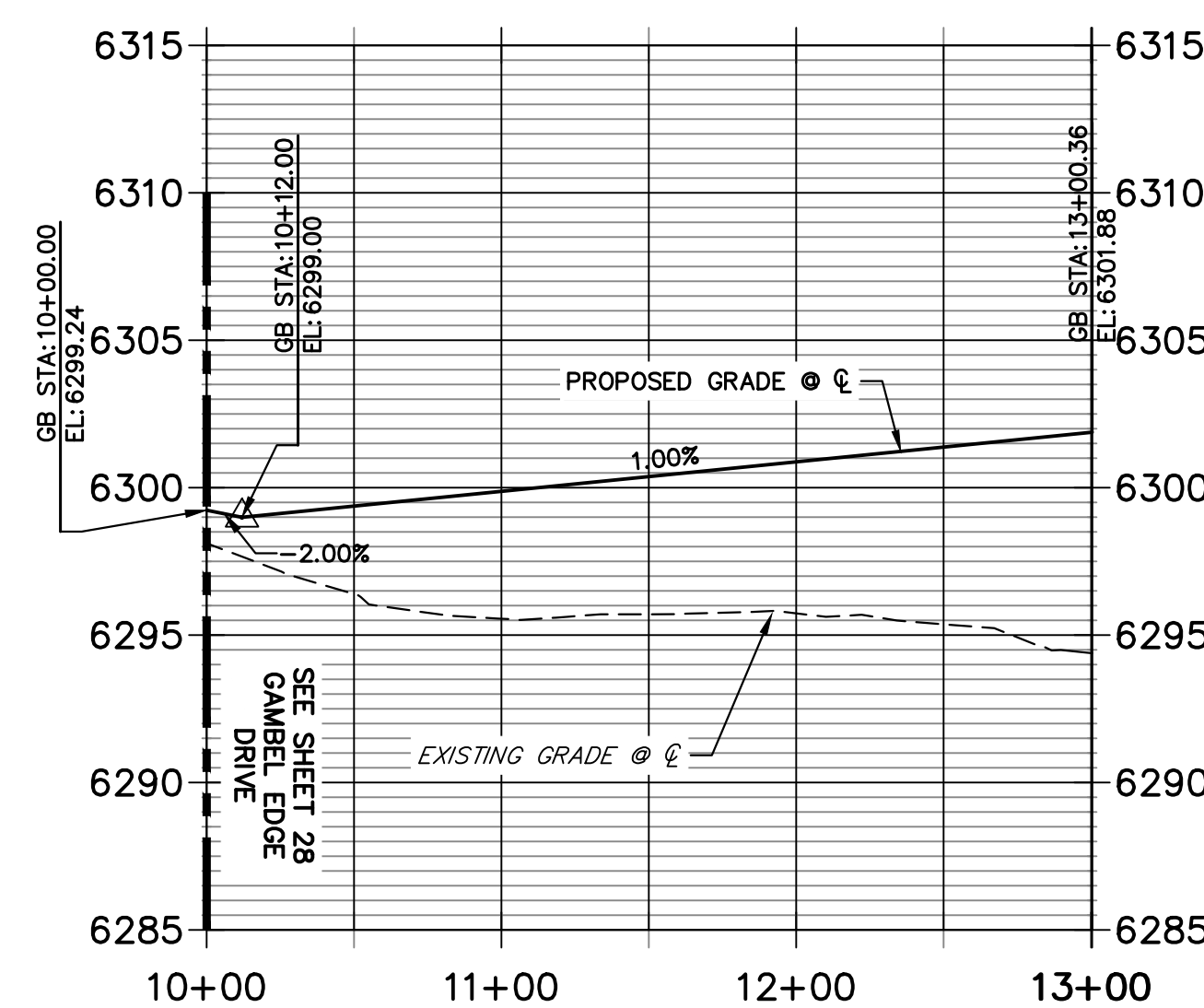


Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

H-SCALE	V-SCALE	1"=60'	NO.	REVISION	BY	DATE
			1	1ST SUBMITTAL	KJR	10/10/25
			2	2ND SUBMITTAL	KJR	12/12/25
			3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY	TAU					
DRAWN BY	TAU					
CHECKED BY						

SHEET	36	OF	75
HILLCAMP PRELIMINARY CD'S			
ROADWAY PLAN & PROFILES			
JOB NO. 15950.12			

SKY FULL PLACE PROFILE
STA 10+00.00 TO 13+00.36



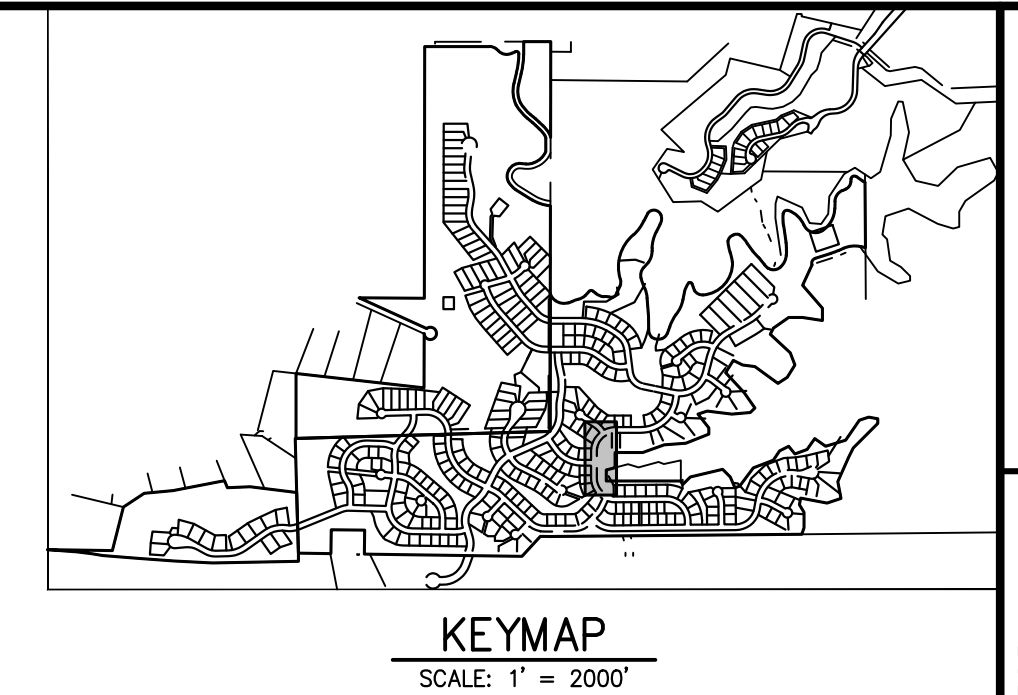
Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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



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

Central 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-431-9888 • www.jrengineering.com

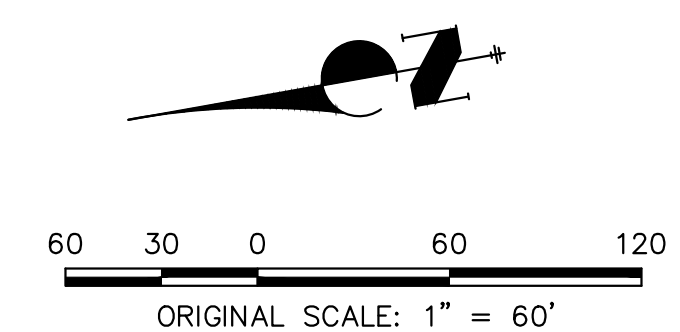
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	1"=6'				
		1	1ST SUBMITTAL	KJR	10/10/25
		2	2ND SUBMITTAL	KJR	12/12/25
		3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY	TAU				
DRAWN BY	TAU				
CHECKED BY					

HILLCAMP PRELIMINARY CD'S

ROADWAY PLAN & PROFILES

SHEET 38 OF 75
JOB NO. 15950.12



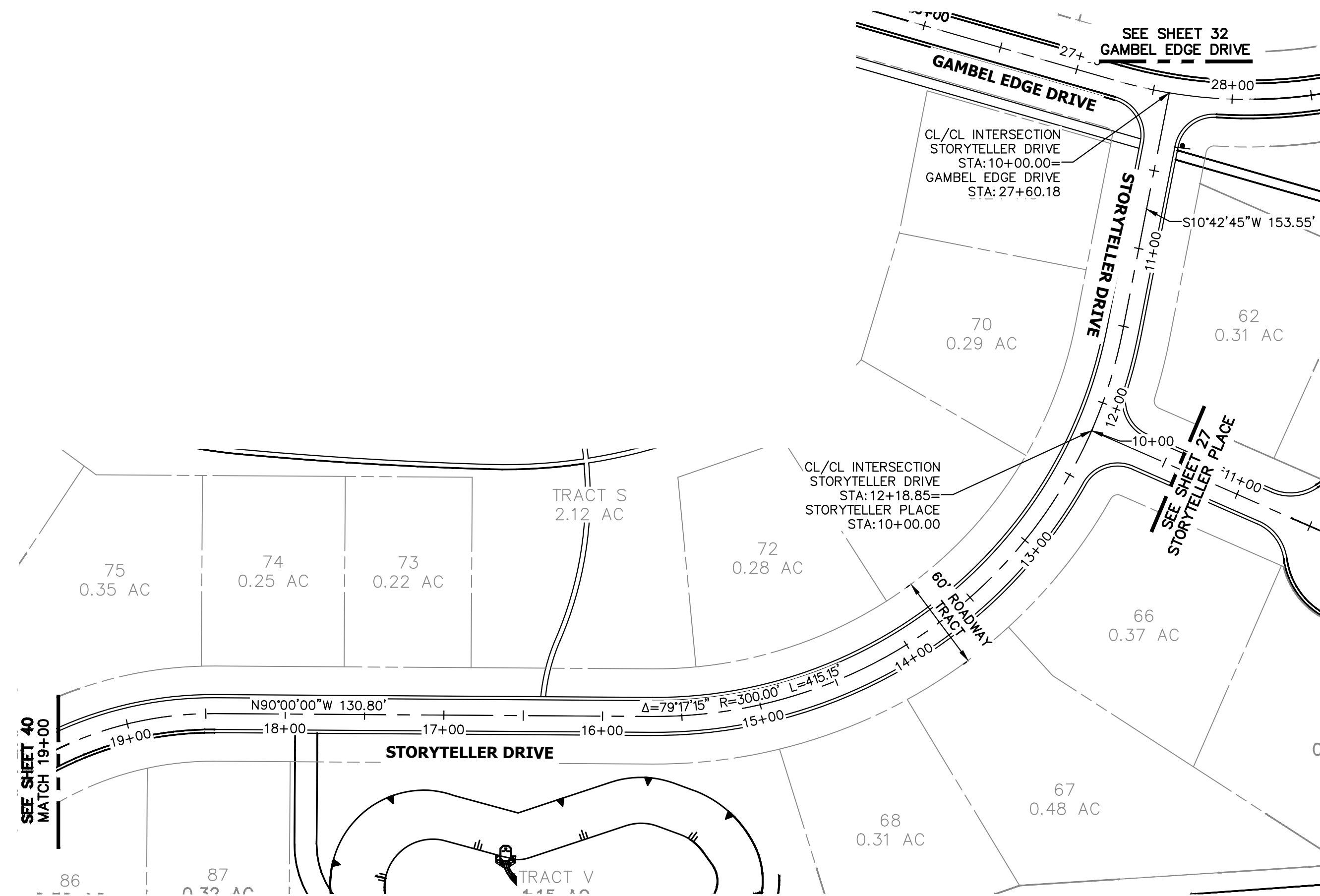
Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

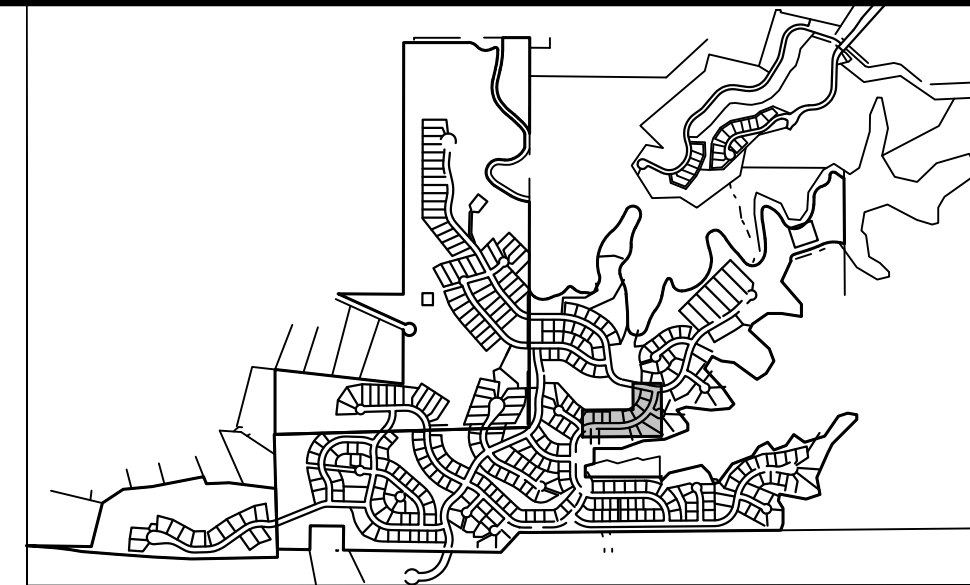
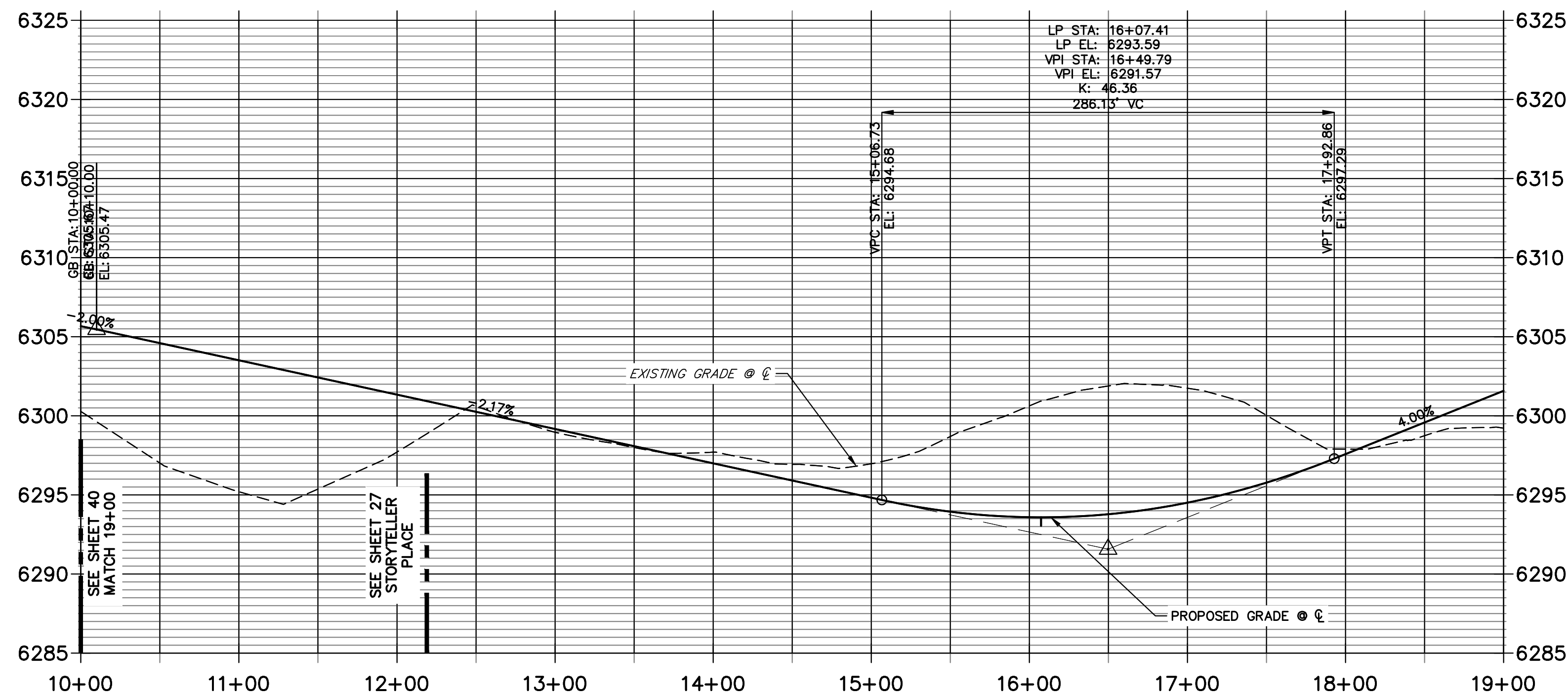
PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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



STORYTELLER DRIVE PROFILE (1)
STA 10+00.00 TO 19+00.00



KEYMAP
SCALE: 1" = 2000'

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

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

BY	DATE	No.	REVISION	H-SCALE	1"=60'	V-SCALE	1"=6'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1ST SUBMITTAL	1"=60'	1"=60'	1"=6'	1"=6'	3/27/26	TAU	TAU	
KJR	12/12/25	2	2ND SUBMITTAL								
KJR	3/27/26	3	3RD SUBMITTAL								

HILLCAMP PRELIMINARY CD'S
ROADWAY PLAN & PROFILES

SHEET 39 OF 75
JOB NO. 15950.12



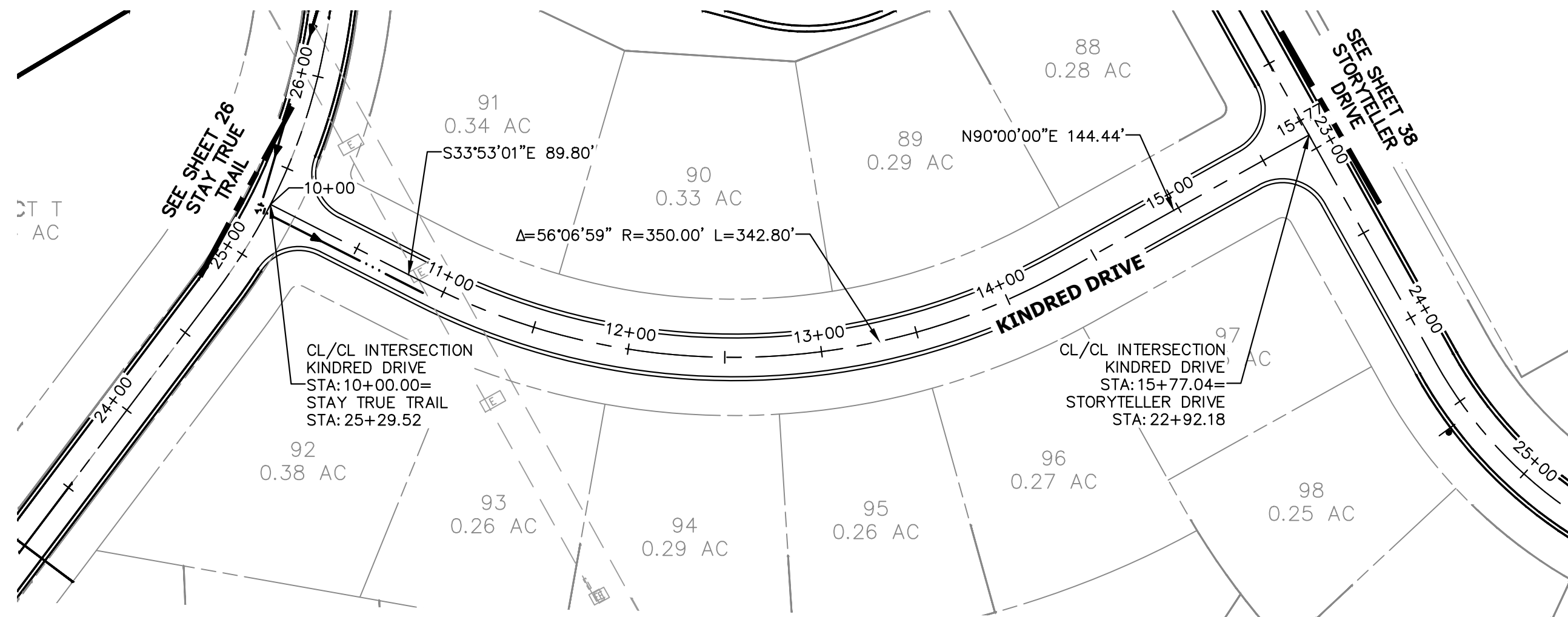
Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

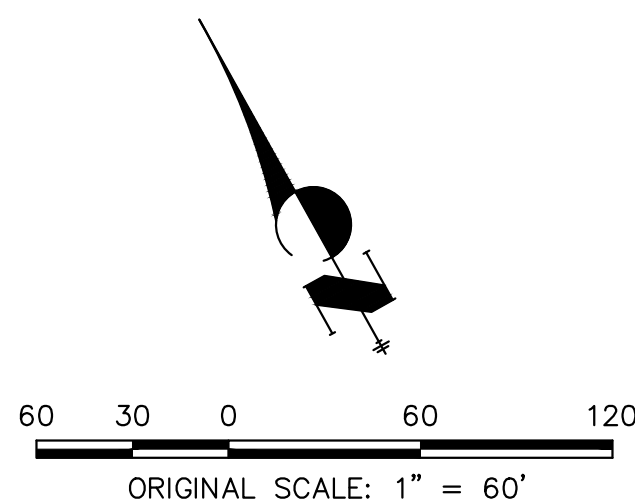
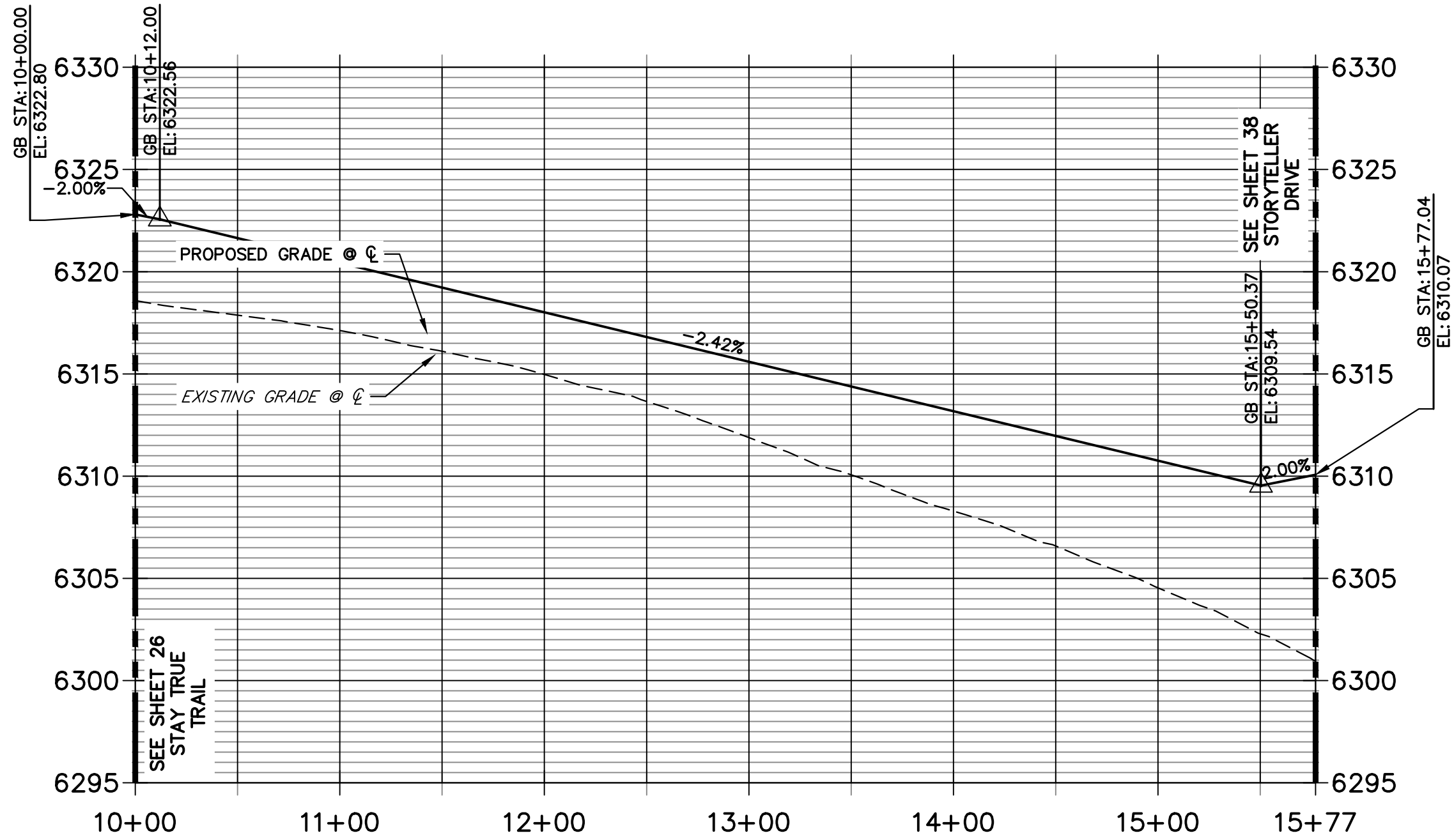
PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION



KINDRED DRIVE PROFILE
STA 10+00.00 TO 15+77.04



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

HILLCAMP PRELIMINARY CD'S

ROADWAY PLAN & PROFILES

SHEET 40 OF 75

JOB NO. 15950.12

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	1"=6'	1	1ST SUBMITTAL	KJR	10/10/25
		2	2ND SUBMITTAL	KJR	12/12/25
		3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY		TAU			
DRAWN BY		TAU			
CHECKED BY					

J.R. ENGINEERING

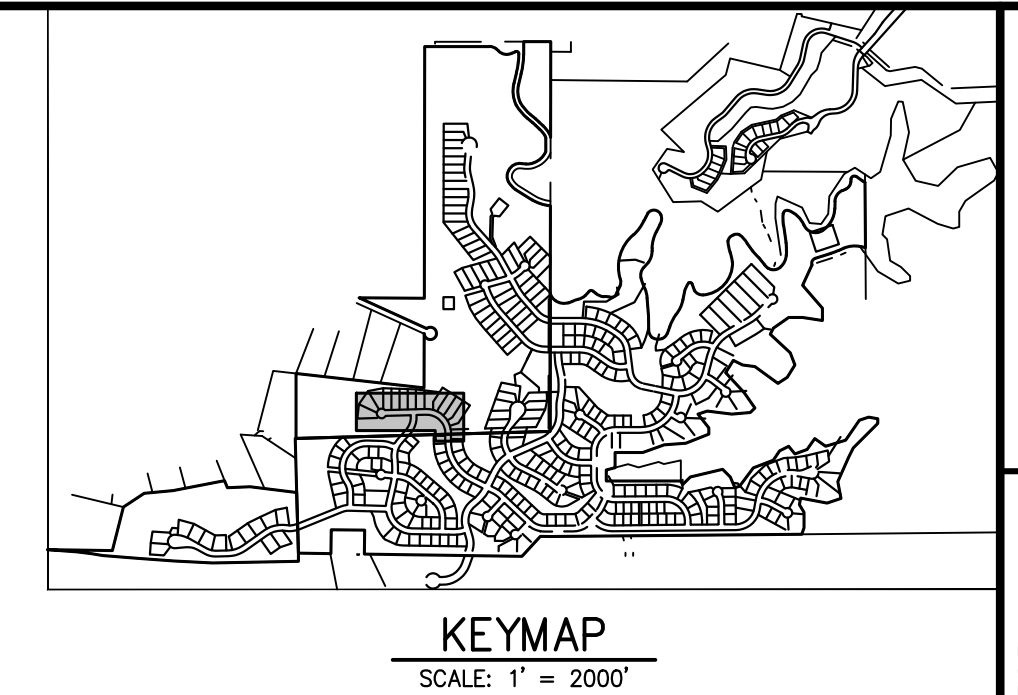
A Western Company



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

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

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



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.

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.jengineering.com

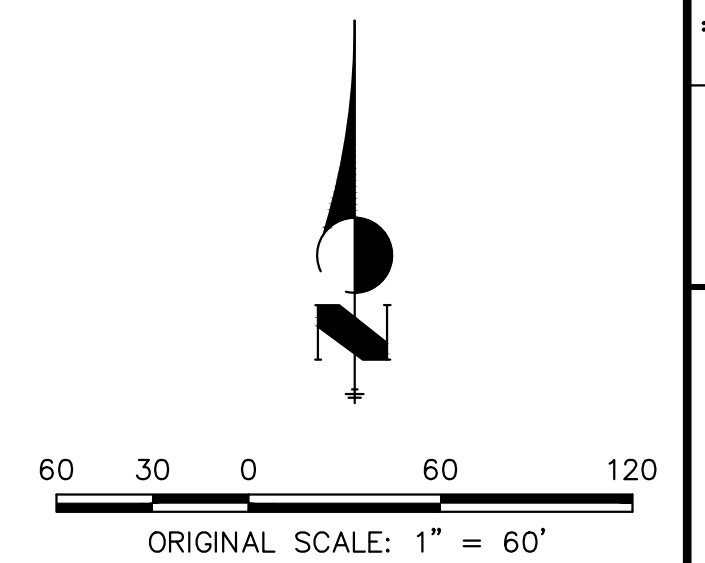
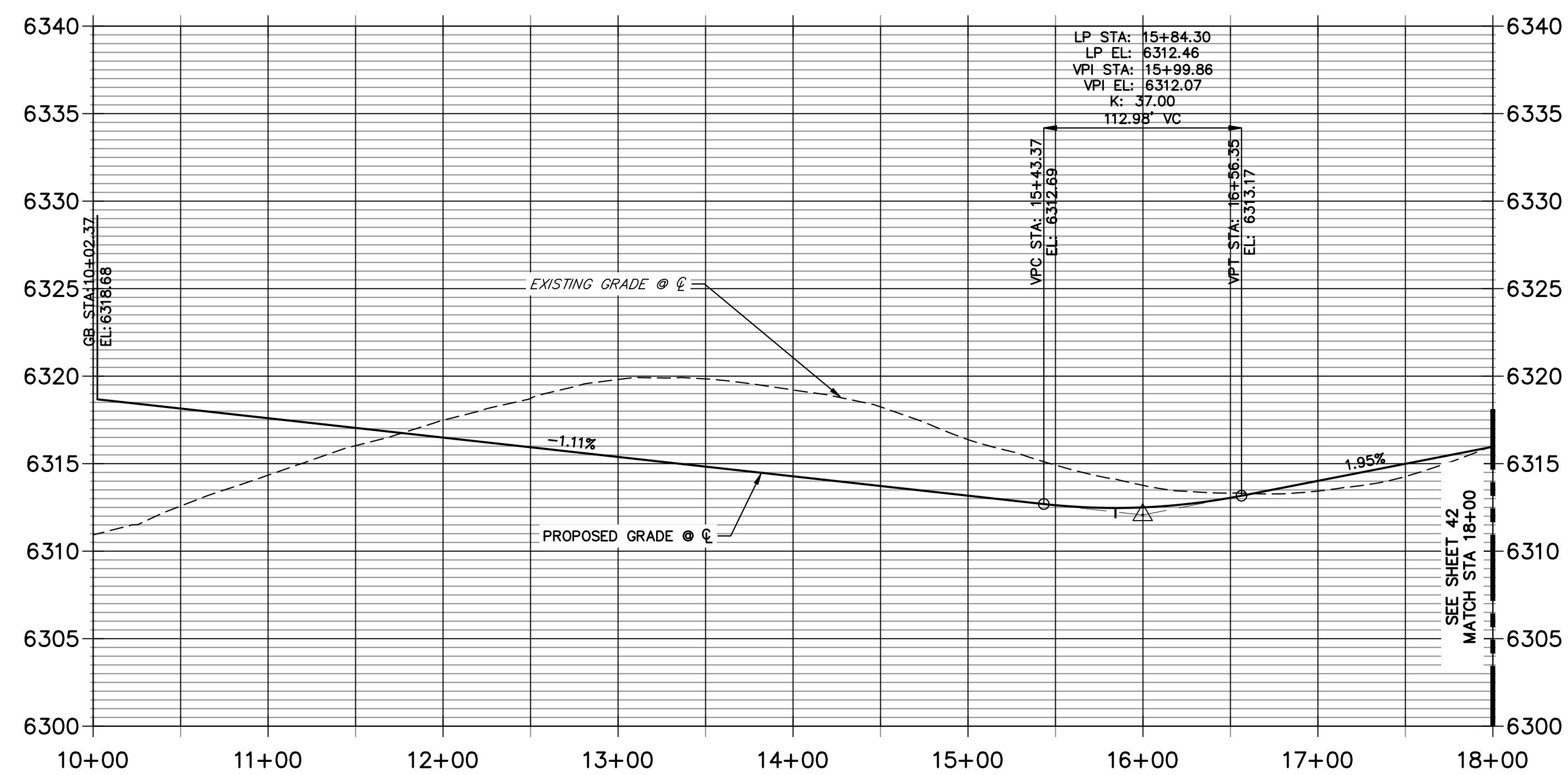
H-SCALE	V-SCALE	DATE	No.	REVISION	KUR	BY	DATE
1"=60'	1"=6'	3/27/26	1	1ST SUBMITTAL	KJR		10/10/25
			2	2ND SUBMITTAL	KJR		12/12/25
			3	3RD SUBMITTAL	KJR		3/27/26
DESIGNED BY	TAU						
DRAWN BY	TAU						
CHECKED BY							

HILLCAMP PRELIMINARY CD'S

ROADWAY PLAN & PROFILES

SHEET 41 OF 75

JOB NO. 15950.12



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

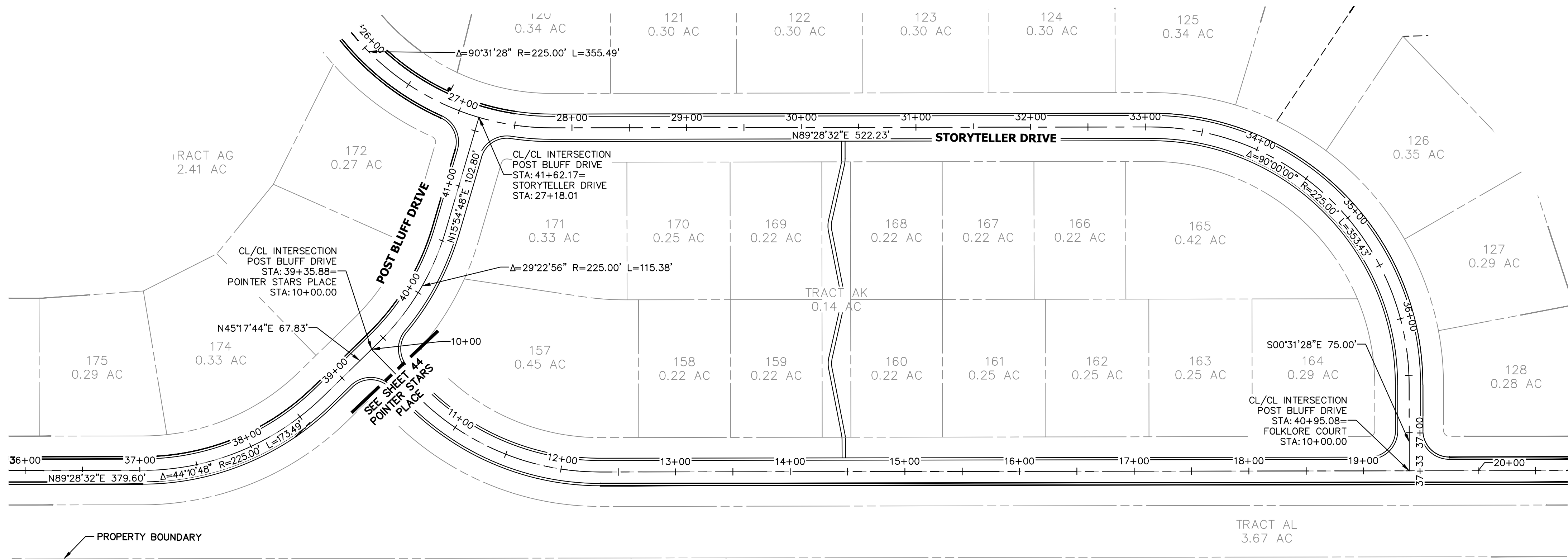
ENGINEER'S STATEMENT

PREPARED UNDER

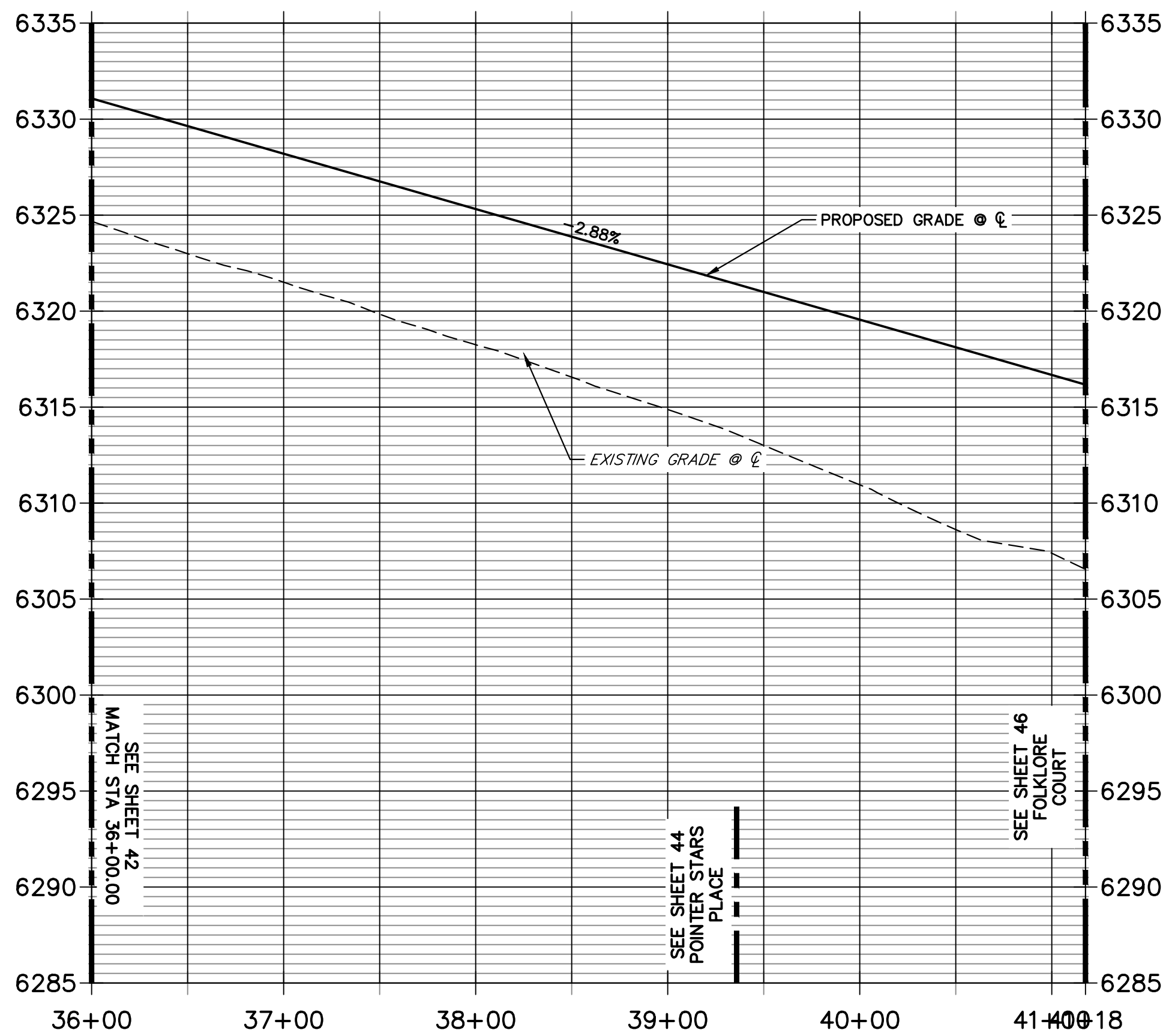
KEVIN J. ROHR
COLORADO P.E. #
FOR AND ON BEHALF OF JR ENGINEERING, LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

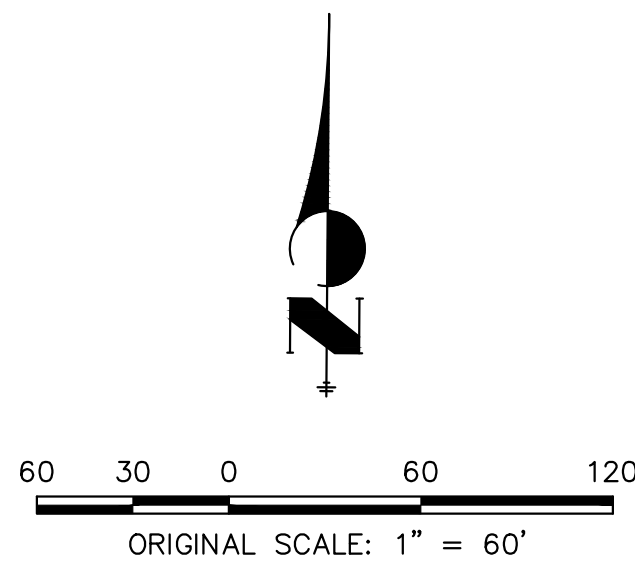
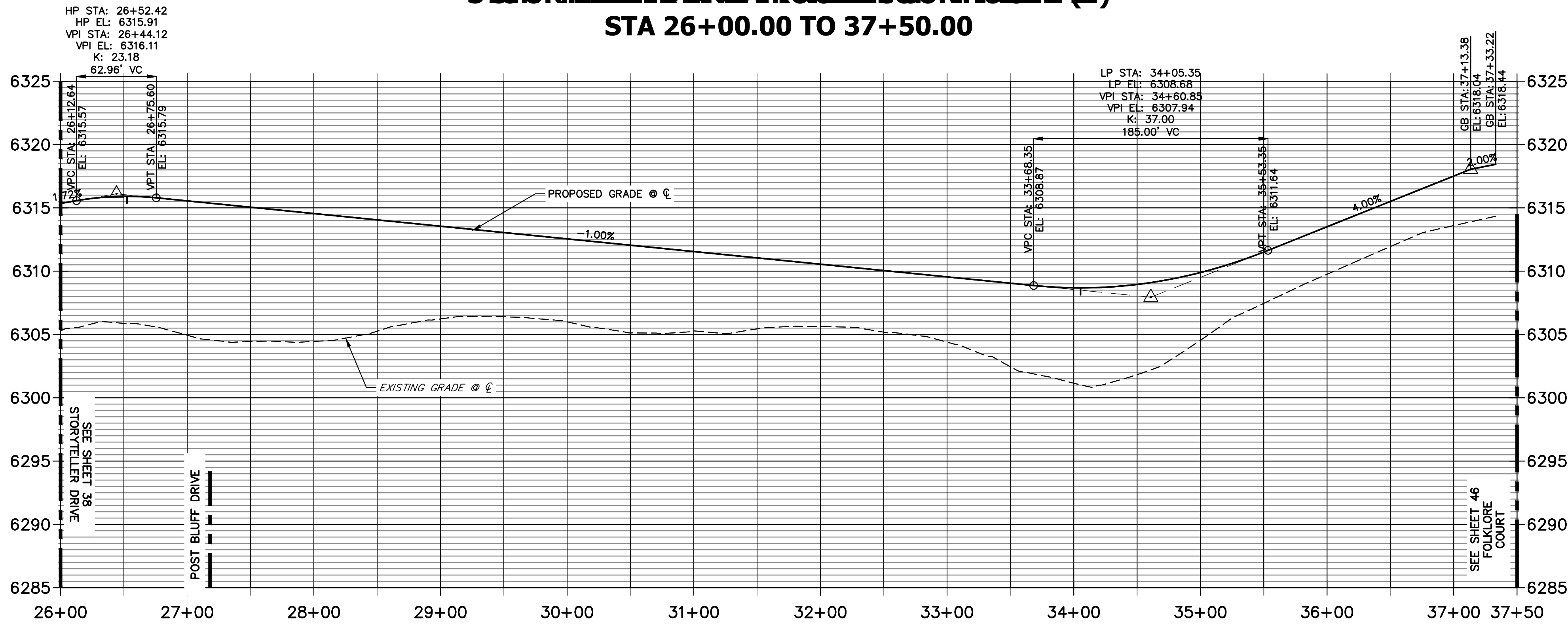
JOB NO. 15950.12



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



STORYTELLER DRIVE PROFILE CONTINUED (1)
STA 26+00.00 TO 37+50.00



ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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

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

PREPARED FOR
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 Western Company



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

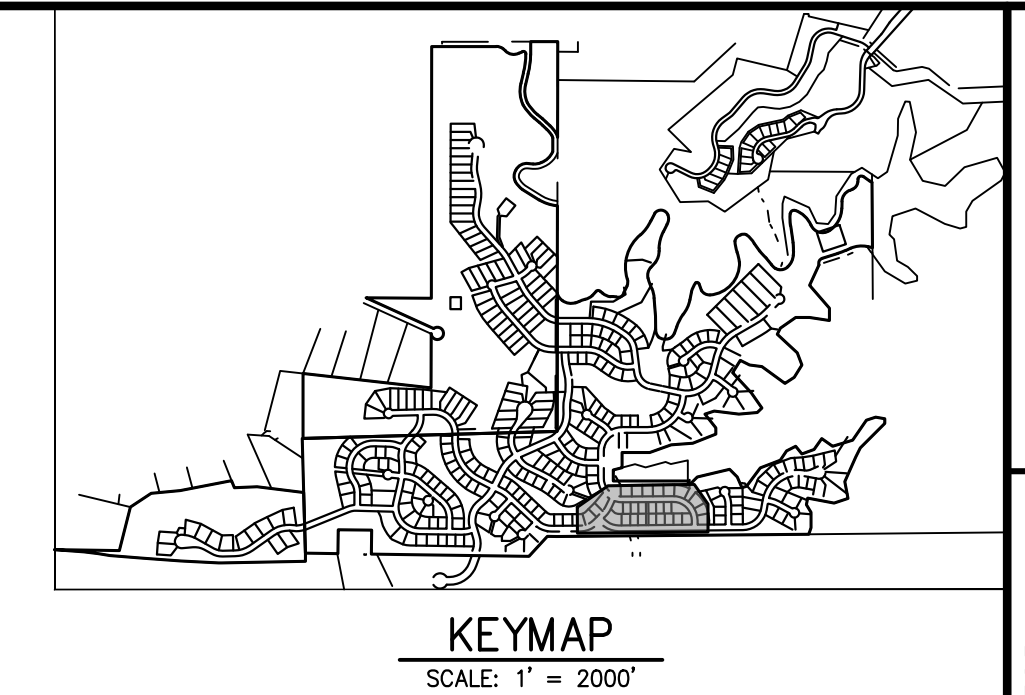
BY	DATE	No.	REVISION	H-SCALE 1"=60'	V-SCALE 1"=6'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1ST SUBMITTAL			3/27/26	TAU		
KJR	12/12/25	2	2ND SUBMITTAL						
KJR	3/27/26	3	3RD SUBMITTAL						

HILLCAMP PRELIMINARY CD'S

ROADWAY PLAN & PROFILES

SHEET 43 OF 75

JOB NO. 15950.12



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.

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

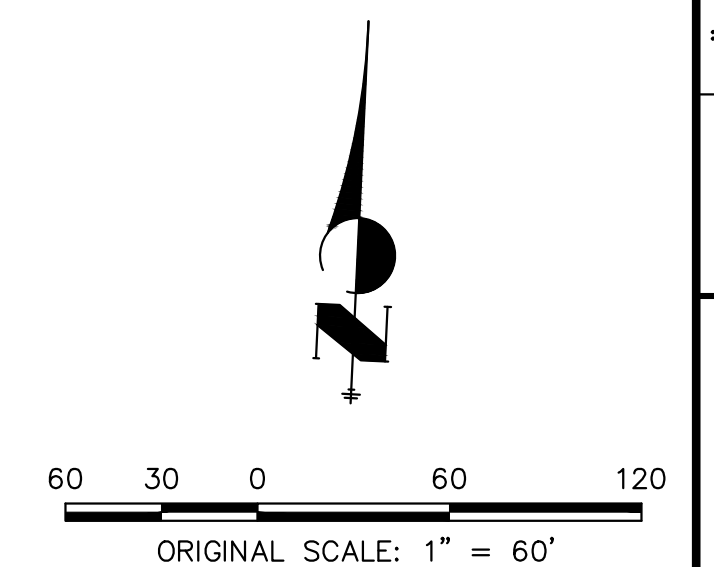
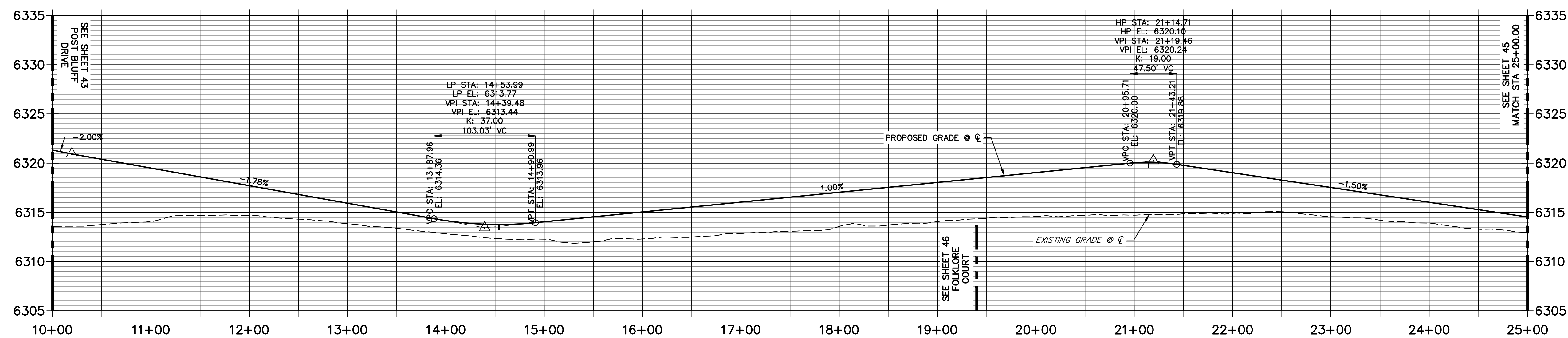
 **J.R. ENGINEERING**
A Westrian Company

Centennial 303-740-9888 • Colorado Springs 719-593-2583
Fort Collins 970-491-9888 • www.jrengineering.com

[illegible]

SHEET	44	OF	75
HILLCAMP PRELIMINARY CD'S			
ROADWAY PLAN & PROFILES			
JOB NO. 15950.12			

POINTER STAR SIGNAGE PROFILE (1)
STA 10+00.00 TO 25+00.00



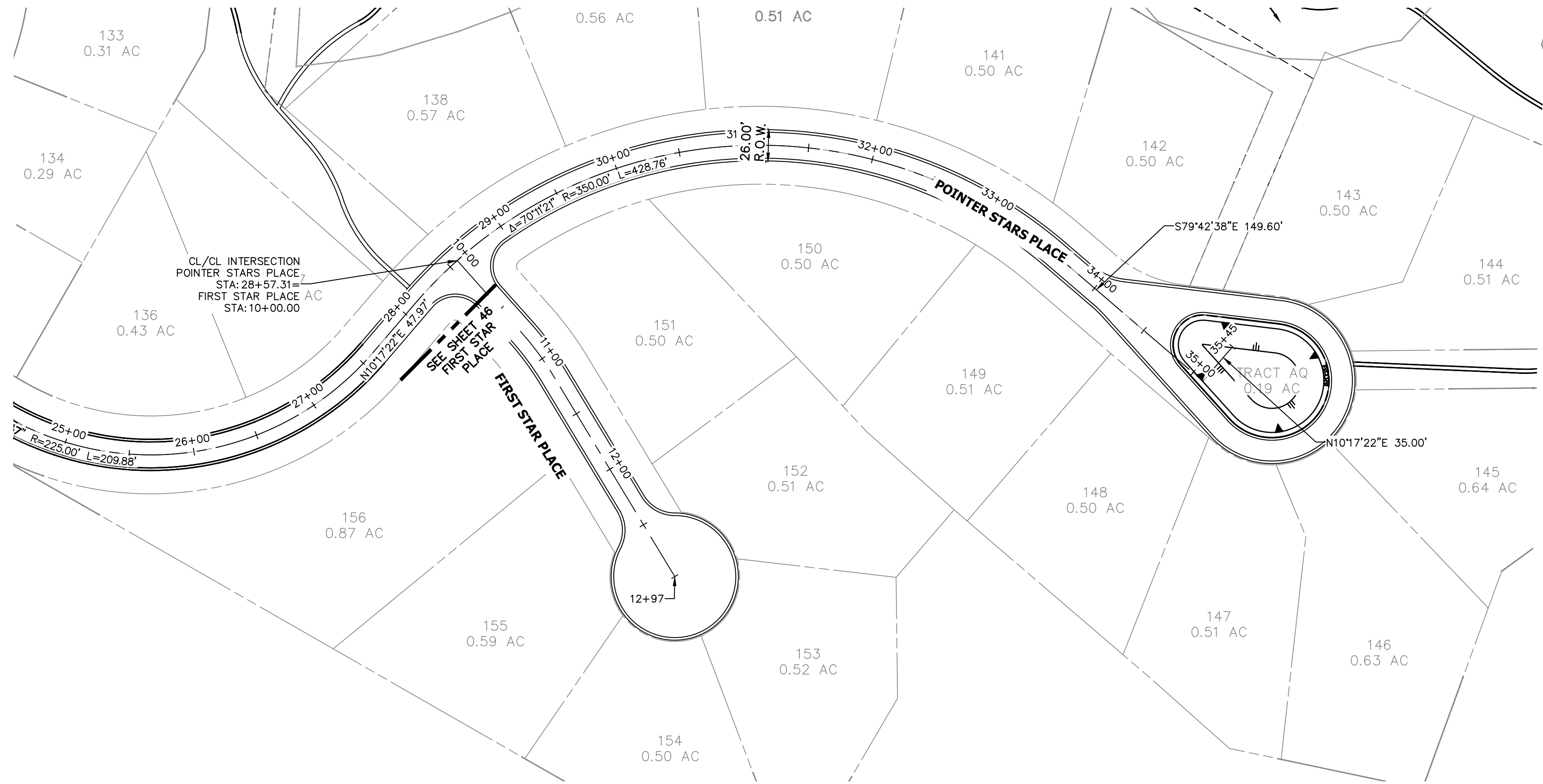
Know what's **below**.
Call before you dig

ENGINEER'S STATEMENT

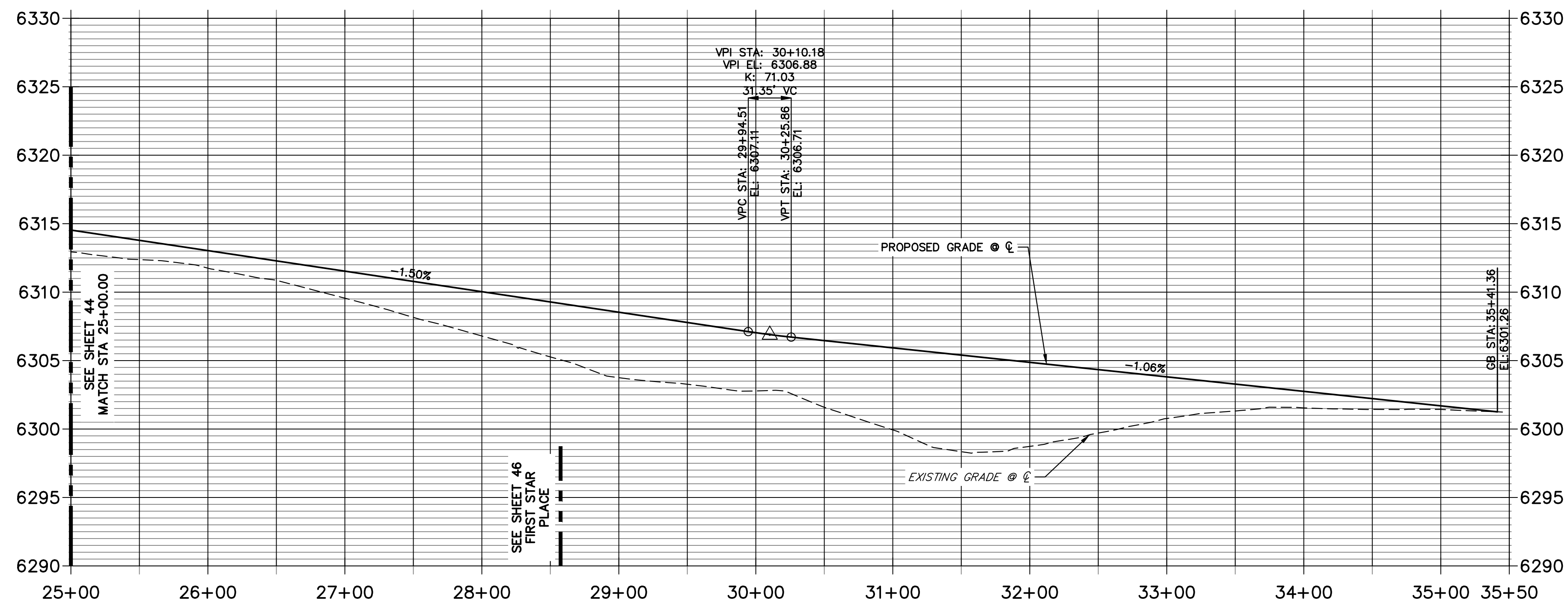
PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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



POINTER STARS PLACE PROFILE CONTINUED
STA 25+00.00 TO 35+50.00



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

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

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

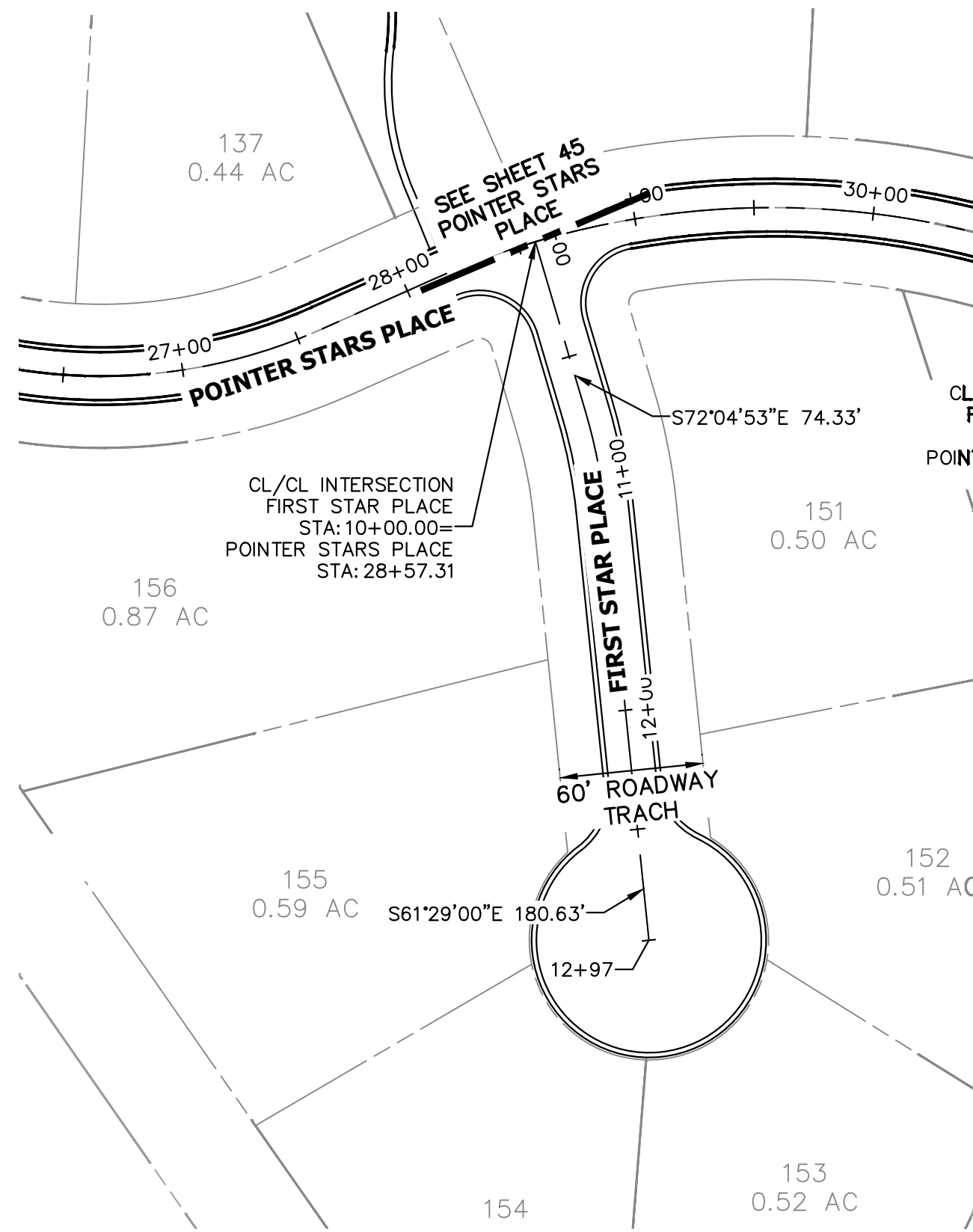
J.R. ENGINEERING
A Western Company
Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1	1ST SUBMITTAL	2	2ND SUBMITTAL	TAU	TAU	
KJR	12/12/25	2	2	2ND SUBMITTAL	3	3RD SUBMITTAL	TAU	TAU	
KJR	3/27/26	3	3	3RD SUBMITTAL			TAU	TAU	

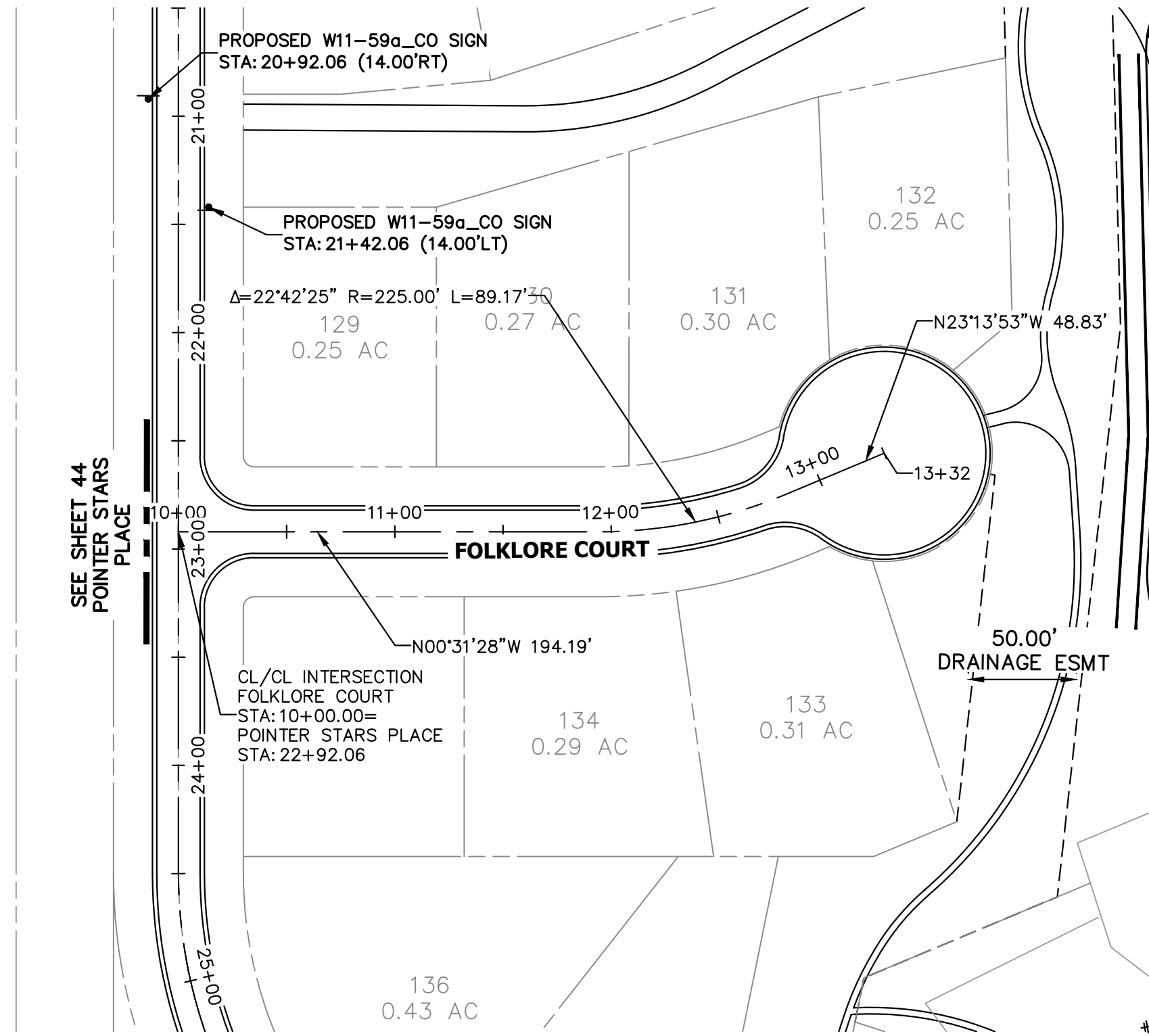
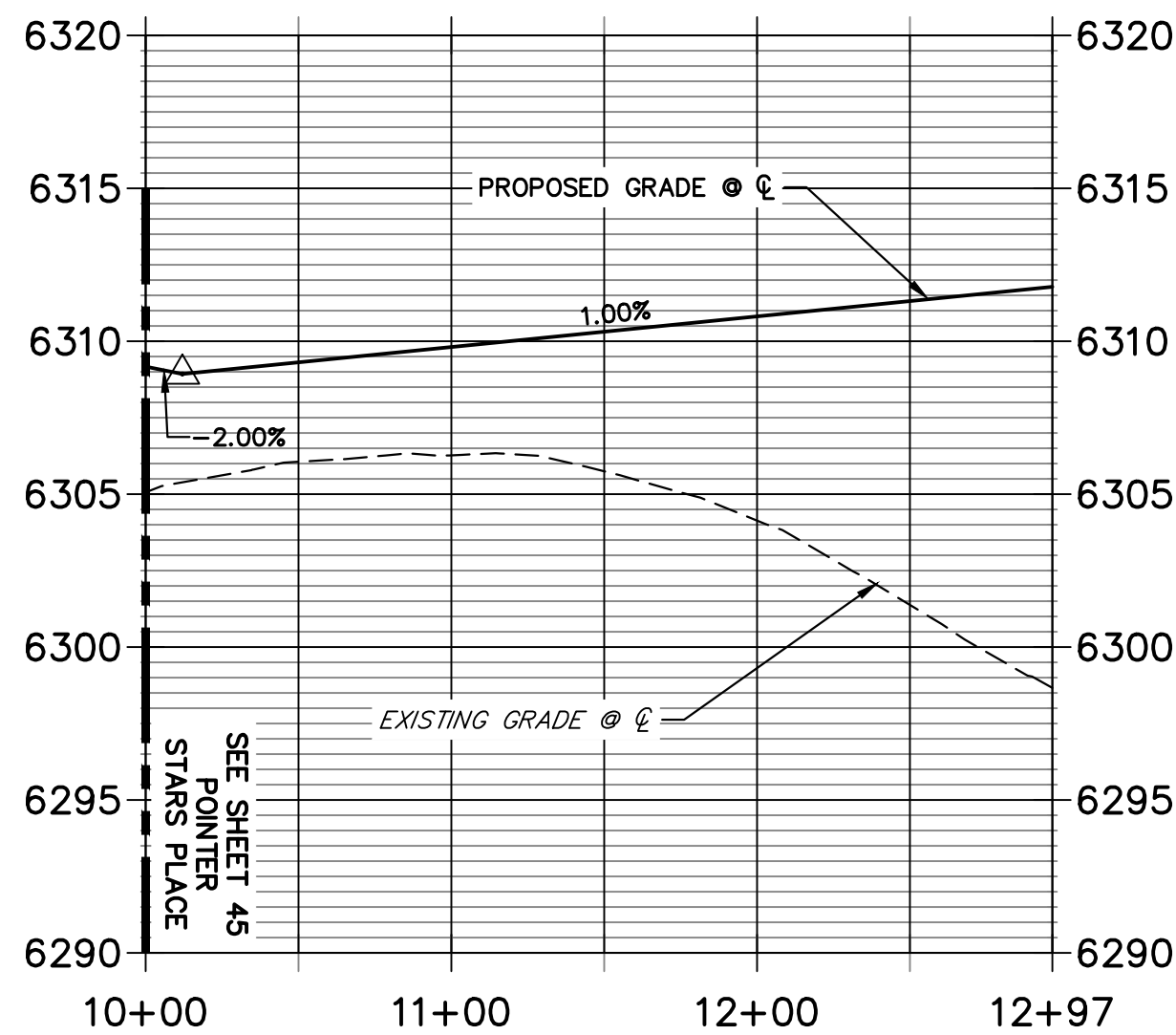
HILLCAMP PRELIMINARY CD'S
ROADWAY PLAN & PROFILES

SHEET 45 OF 75

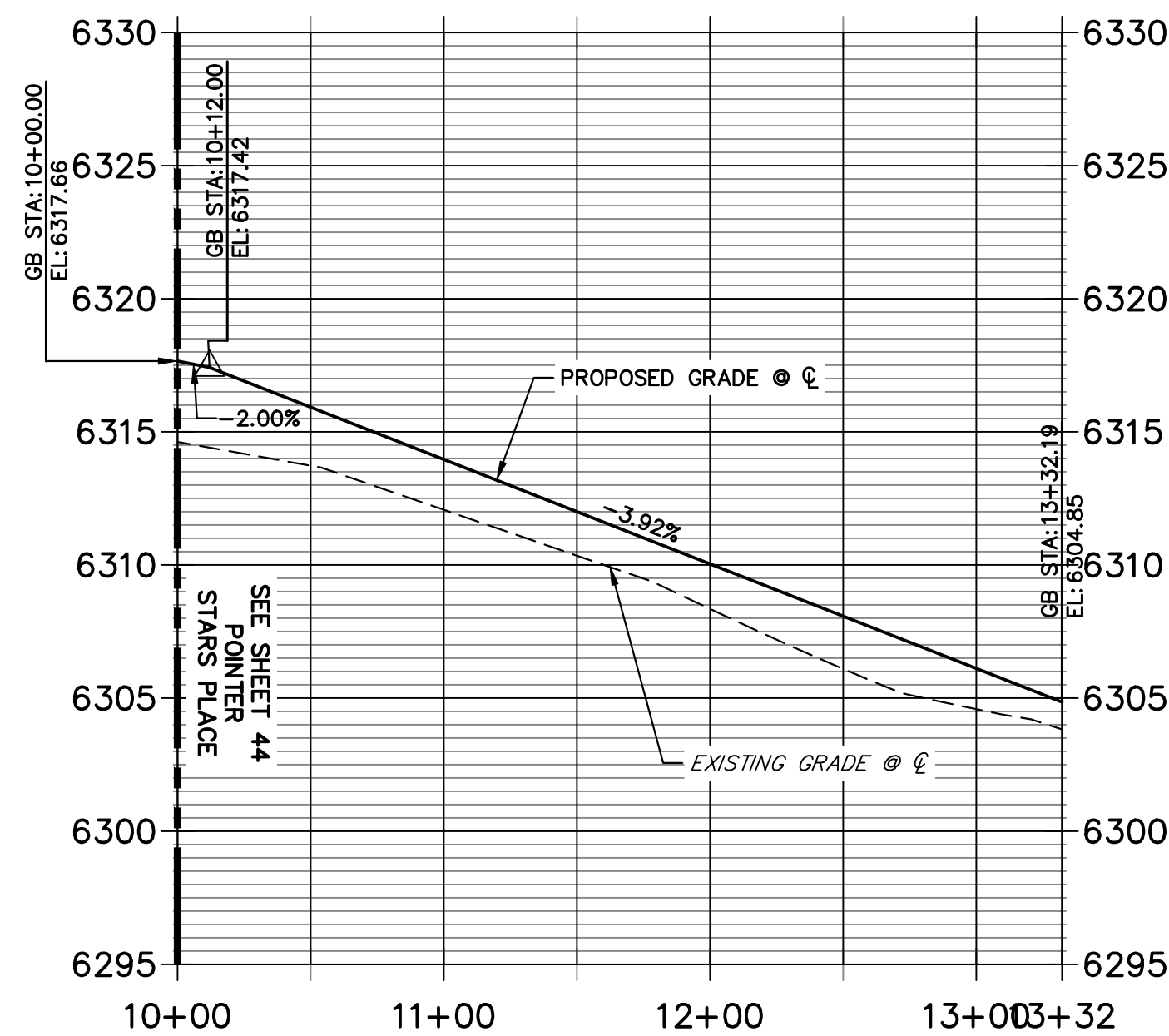
JOB NO. 15950.12



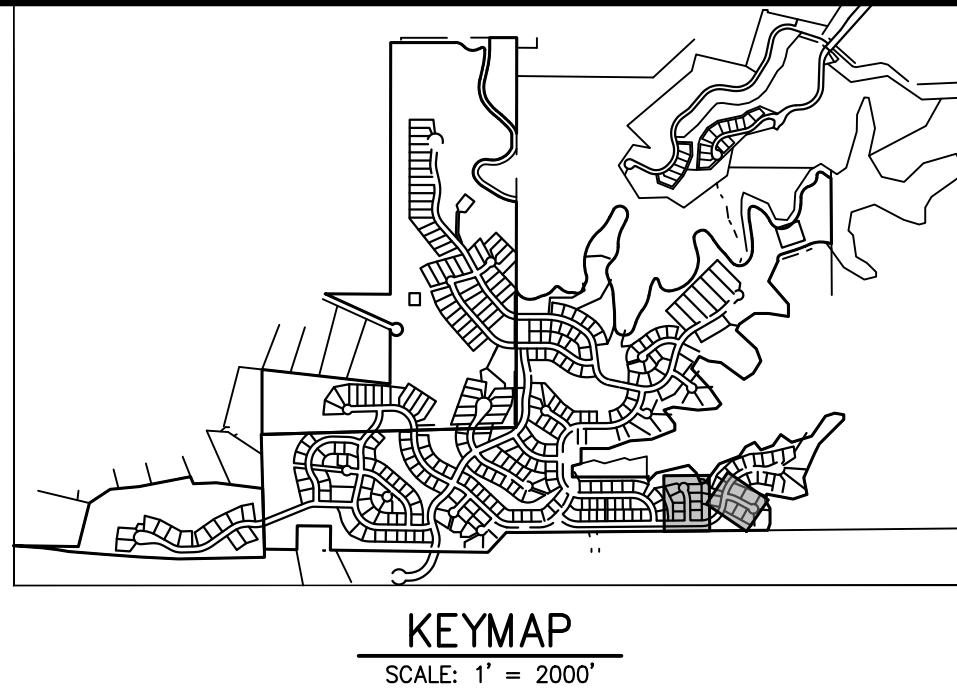
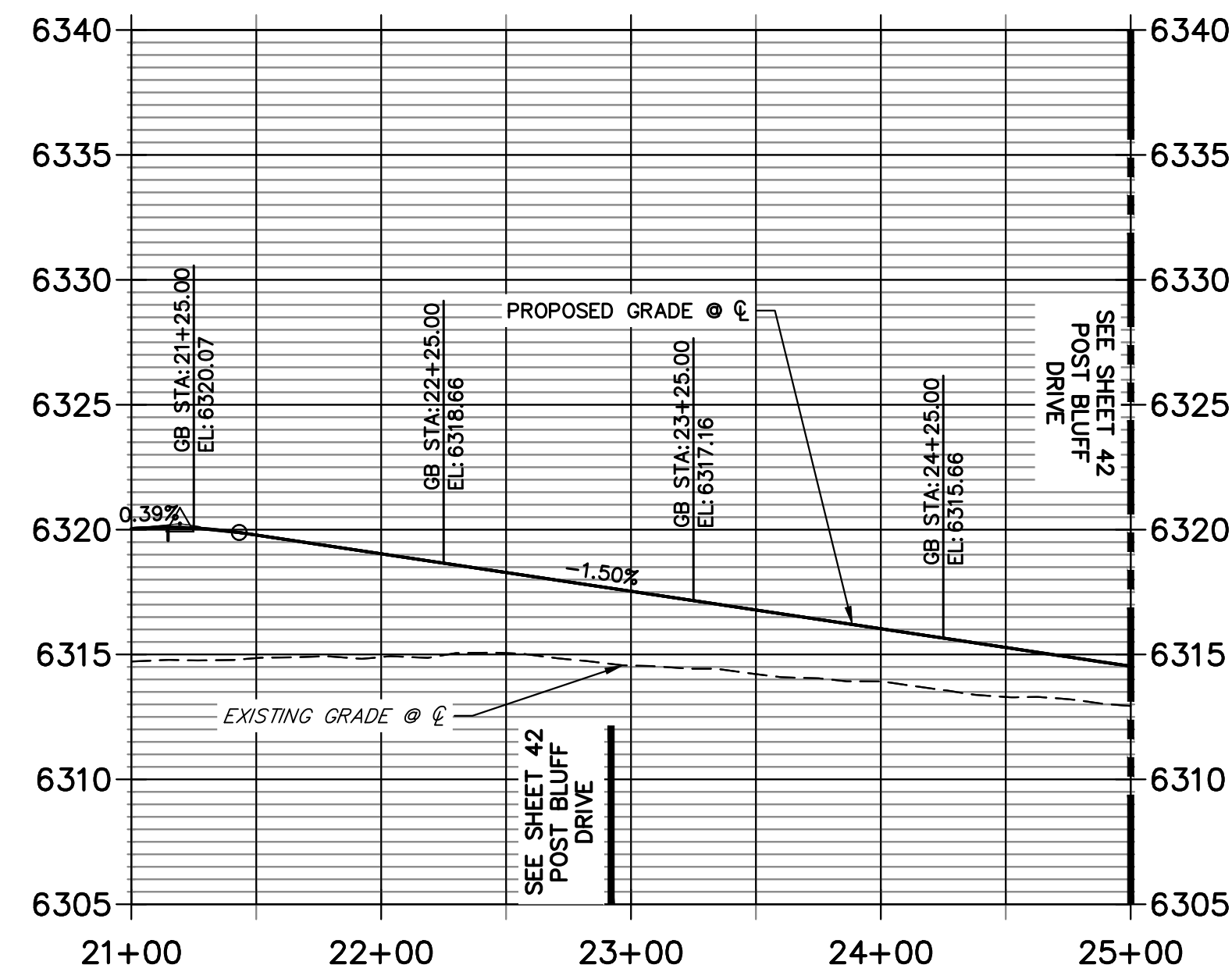
FIRST STAR PLACE PROFILE
STA 10+00.00 TO 12+96.57



FOLKLORE COURT PROFILE
STA 10+00.00 TO 13+32.19



POINTER STARS PLACE PROFILE (70701)
STA 21+00.00 TO 25+00.00

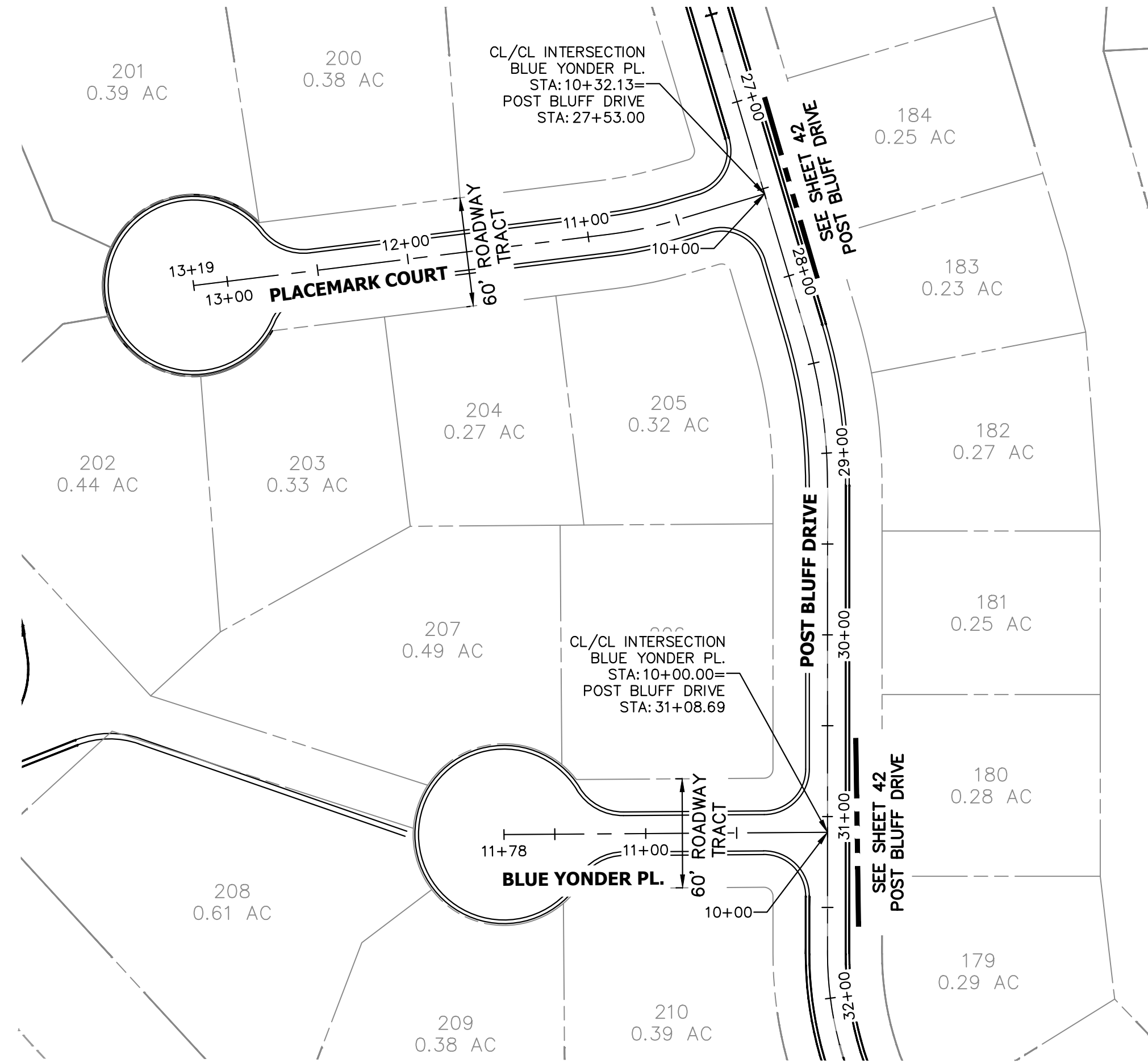


UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

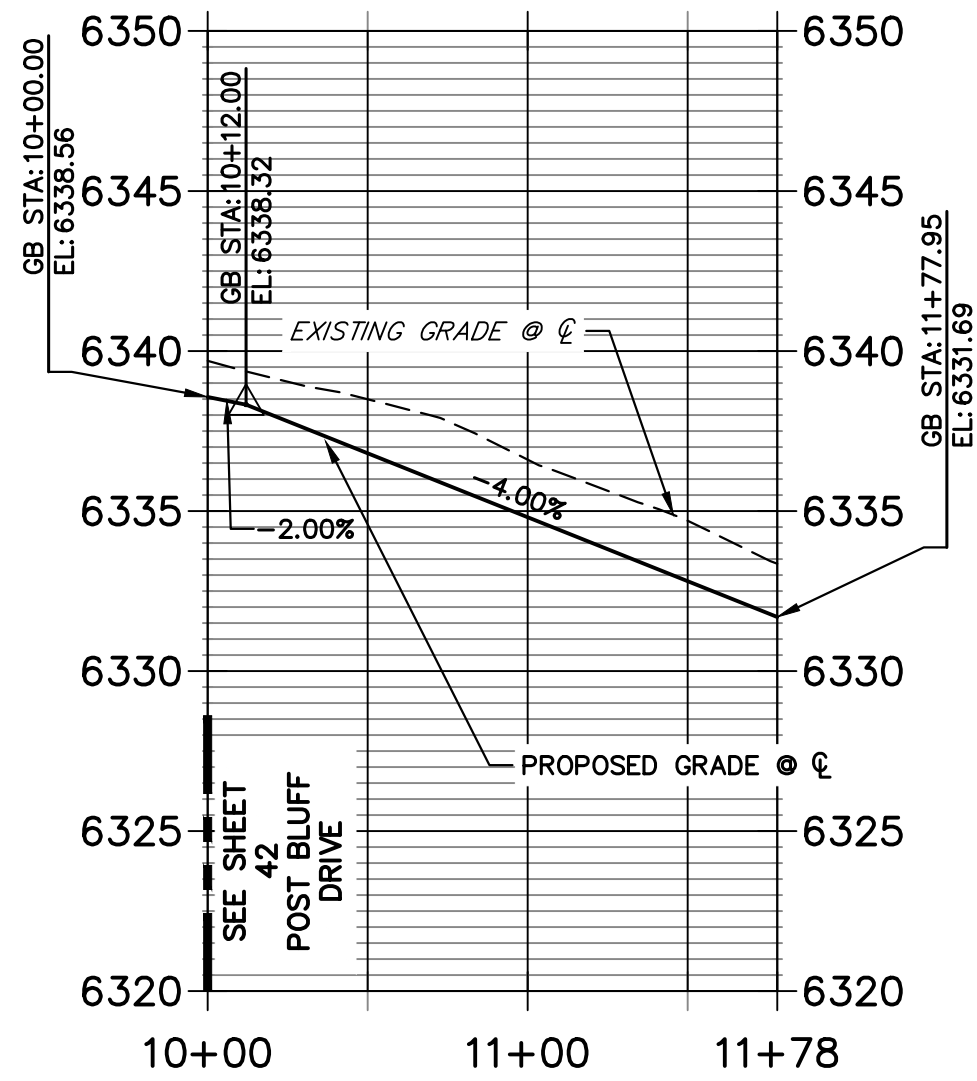
PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE 303.706.9451

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

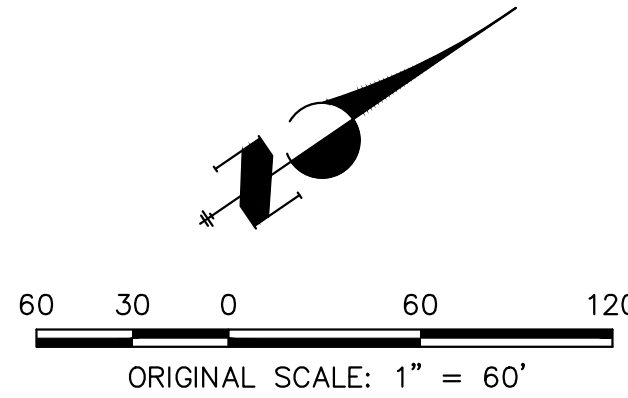
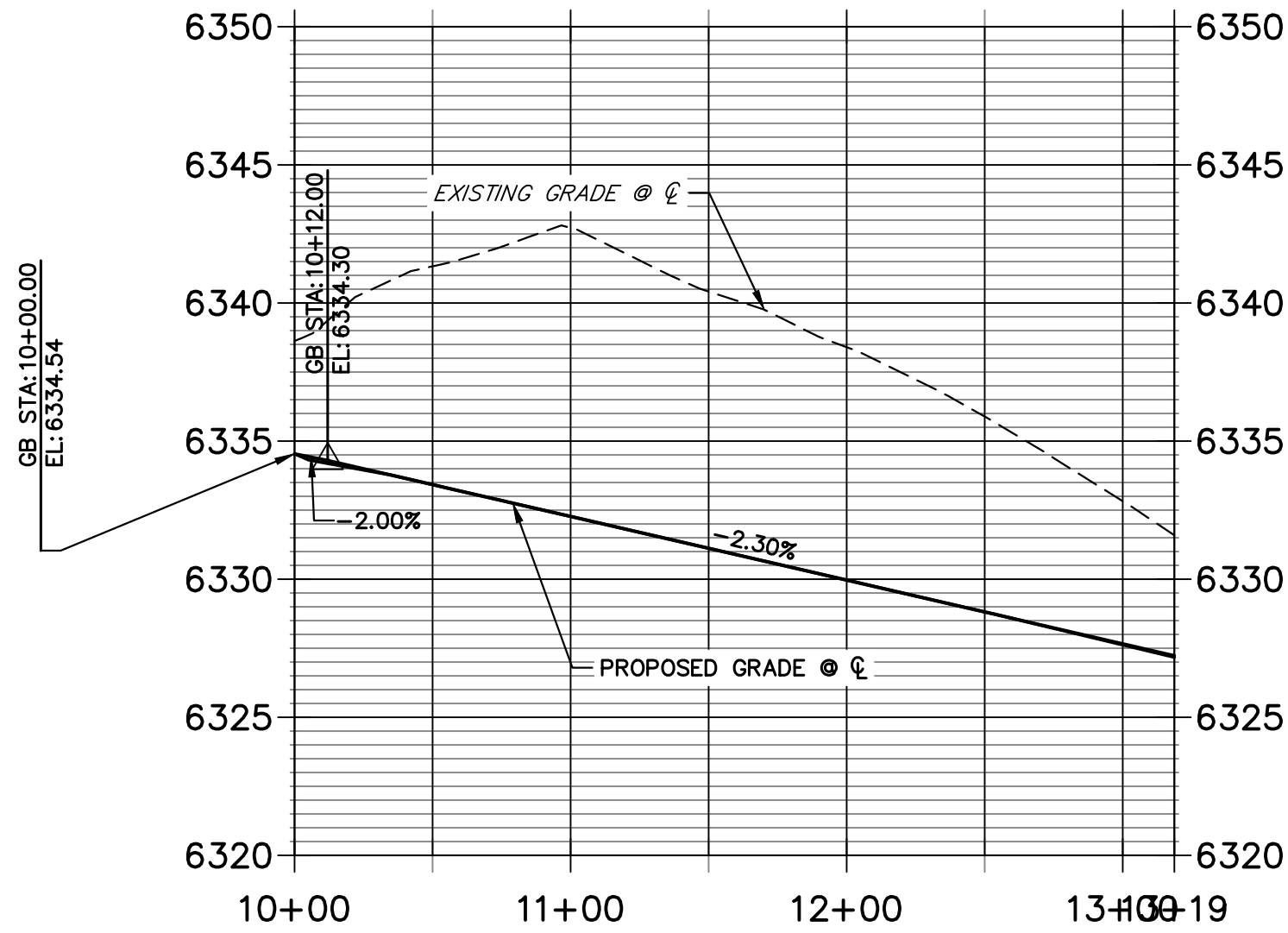
H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE	HILLCAMP PRELIMINARY CD'S	ROADWAY PLAN & PROFILES	SHEET 46 OF 75	JOB NO. 15950.12
1"=60'	1"=6'	3/27/26	TAU	TAU		1	1ST SUBMITTAL	KJR	10/10/25				
						2	2ND SUBMITTAL	KJR	12/12/25				
						3	3RD SUBMITTAL	KJR	3/27/26				



**BLUE YONDER PL. PROFILE
STA 10+00.00 TO 11+77.95**



**PLACEMARK COURT PROFILE
STA 10+00.00 TO 13+18.72**



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

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

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

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

BY	DATE	REVISION	No.	1ST SUBMITTAL	2ND SUBMITTAL	3RD SUBMITTAL	1"=60'	1"=6'	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
KJR	10/10/25	1	1	1ST SUBMITTAL	2	2ND SUBMITTAL	3	3RD SUBMITTAL	3/27/26	TAU	TAU	
KJR	12/12/25	2	2	2ND SUBMITTAL								
KJR	3/27/26	3	3	3RD SUBMITTAL								

HILLCAMP PRELIMINARY CD'S
ROADWAY PLAN & PROFILES

SHEET 47 OF 75

JOB NO. 15950.12



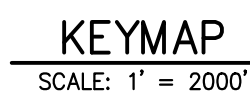
60 30 0 60 120

ORIGINAL SCALE: 1" = 60'



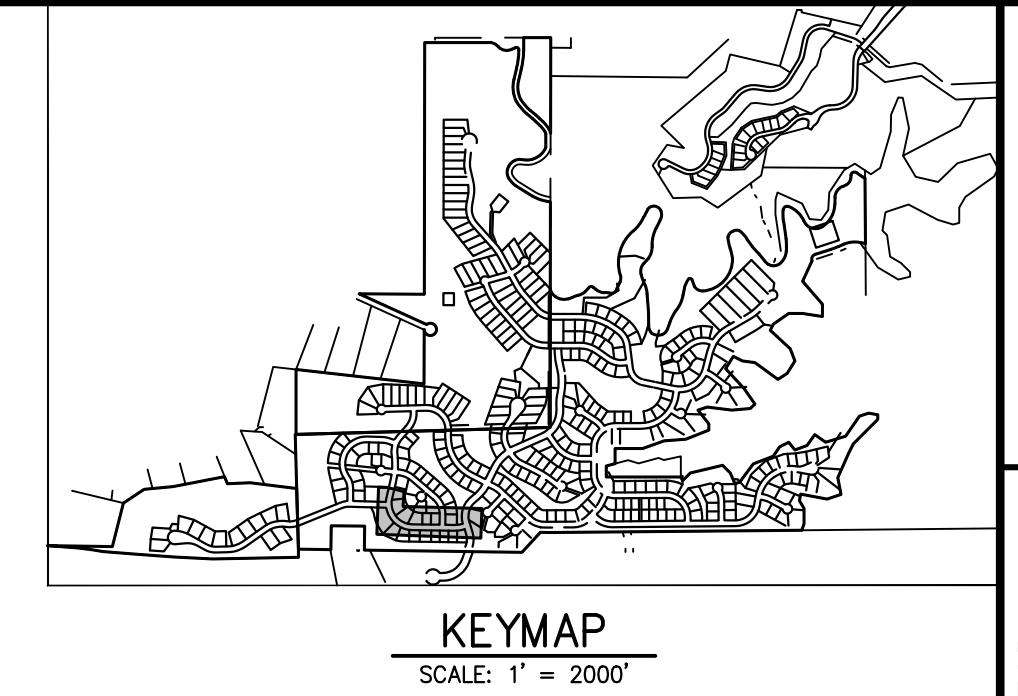
KEVIN J. ROHRER
COLORADO P.E. #
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CONSTRUCTION



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

SHEET 48 OF 75		HILLCAMP PRELIMINARY CD'S				H-SCALE	1"=60'	No.	REVISION	BY	DATE	
JOB NO. 15950.12		ROADWAY PLAN & PROFILES				V-SCALE	1"=6'	1	1ST SUBMITTAL	KJR	10/10/25	
						DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25	
						DESIGNED BY	TAU	3	3RD SUBMITTAL	KJR	3/27/26	
						DRAWN BY	TAU					
						CHECKED BY						



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

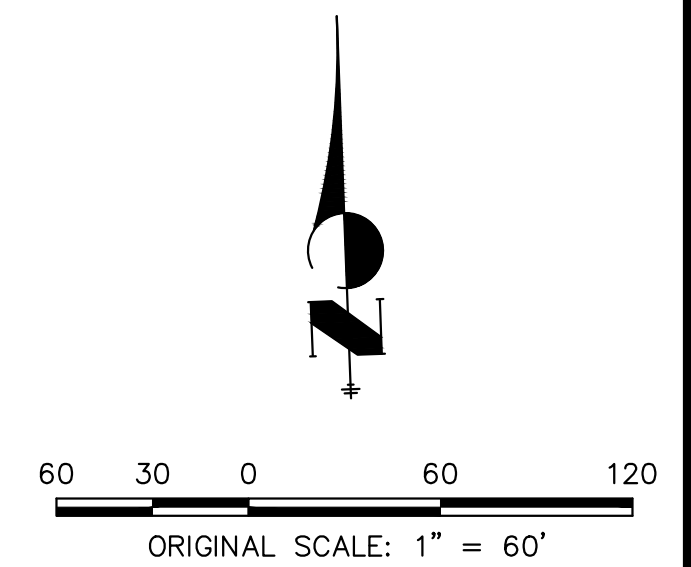
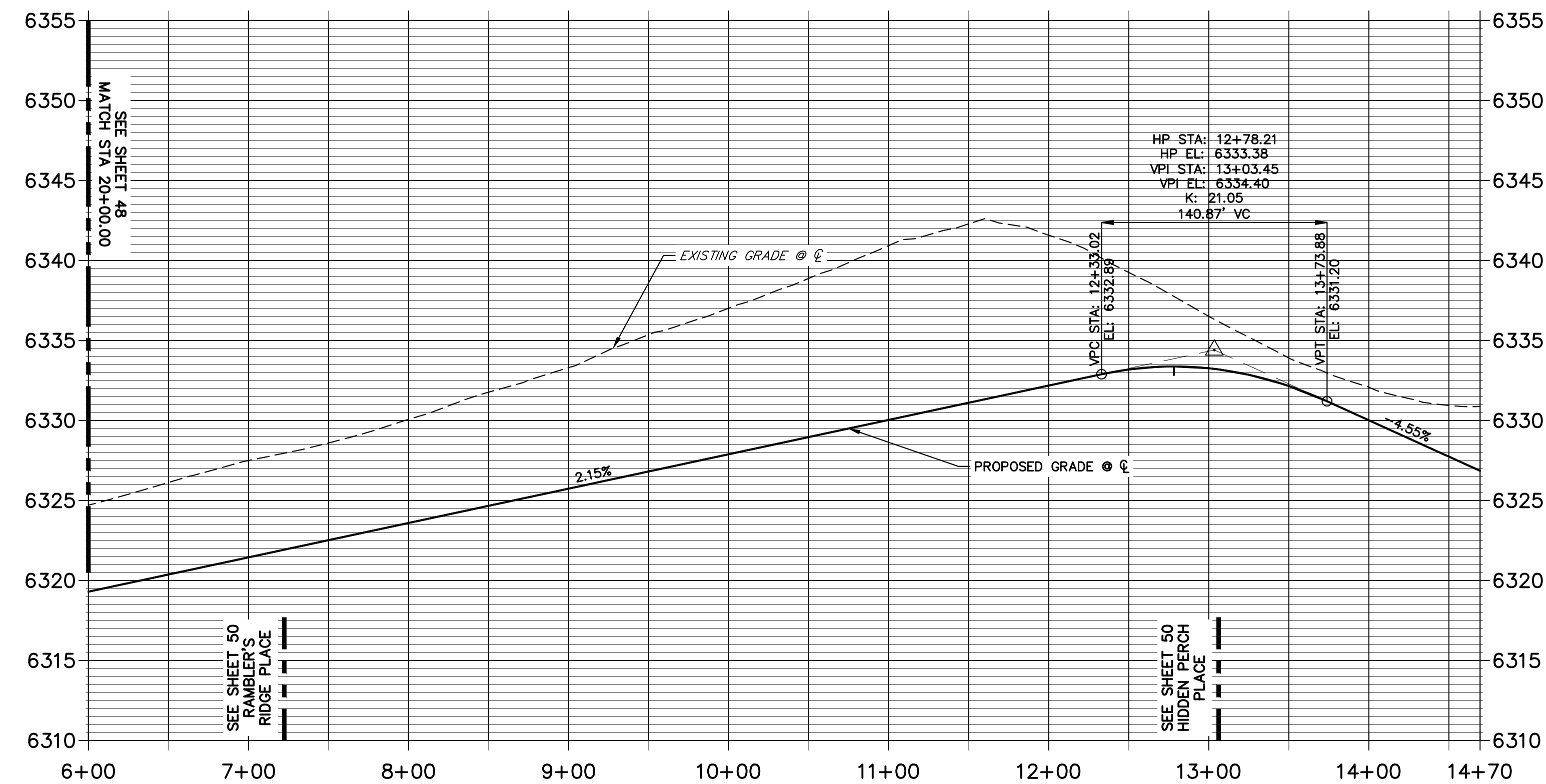
 Centennial 303-740-9088 • Colorado Springs 719-593-2588
Fort Collins 970-491-9888 • www.jrengineering.com

V-SCALE	1"=6'			KUR 10/10/25
DESIGNED BY	DATE	3/21/26		KUR 12/12/25
DRAWN BY	TAU			KUR 3/27/26
CHECKED BY				

ROADWAY PLAN & PROFILES

HEET 49 OF 75

OB NO. 15950.12



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

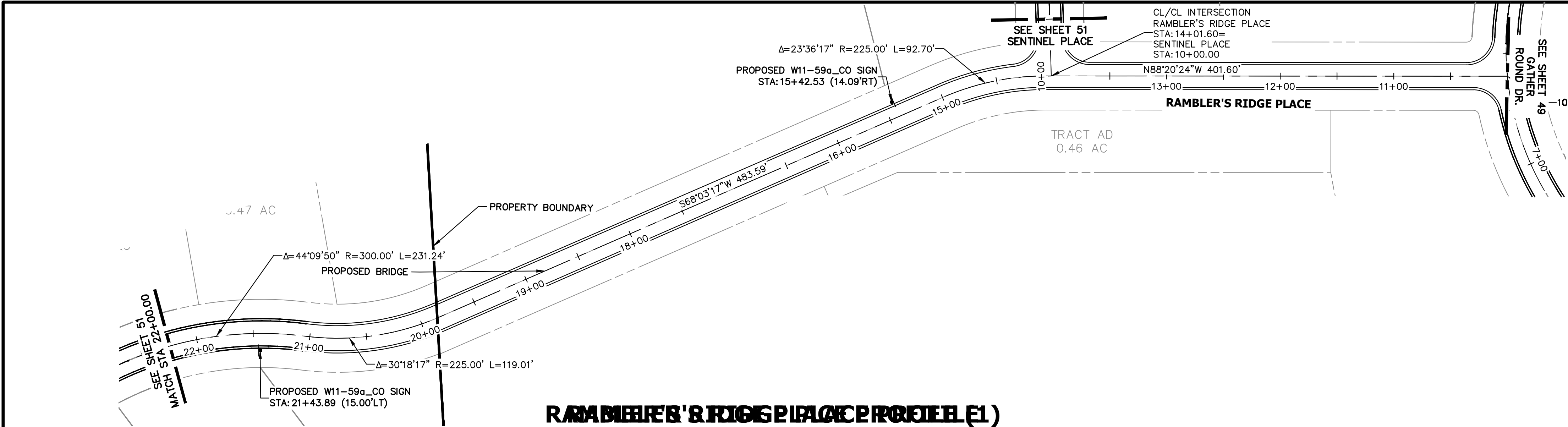
PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

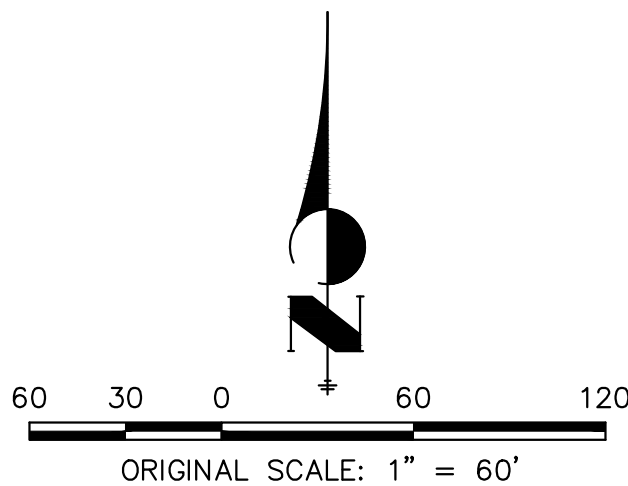
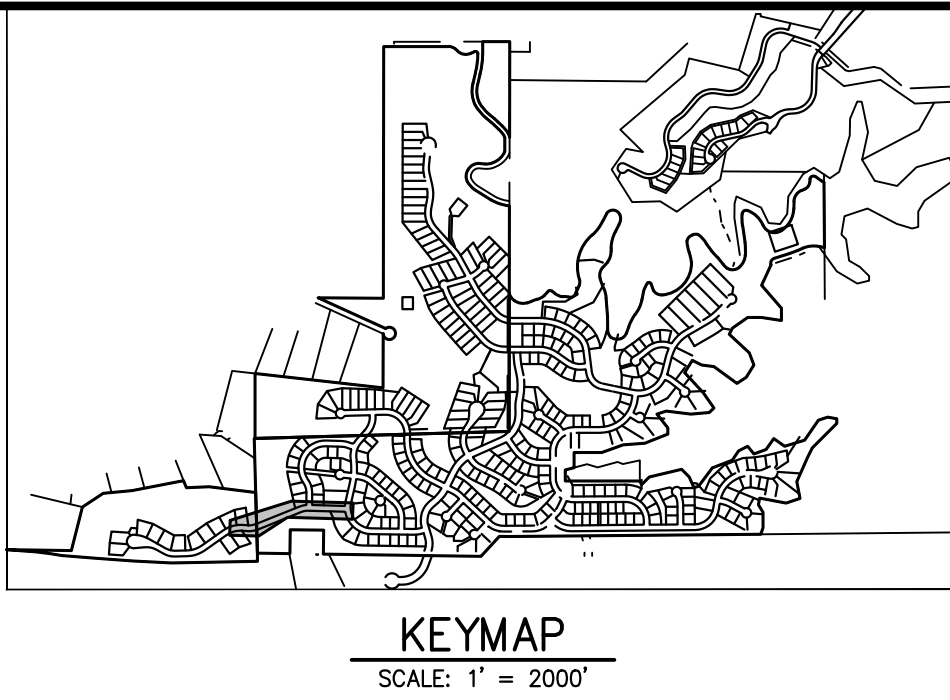
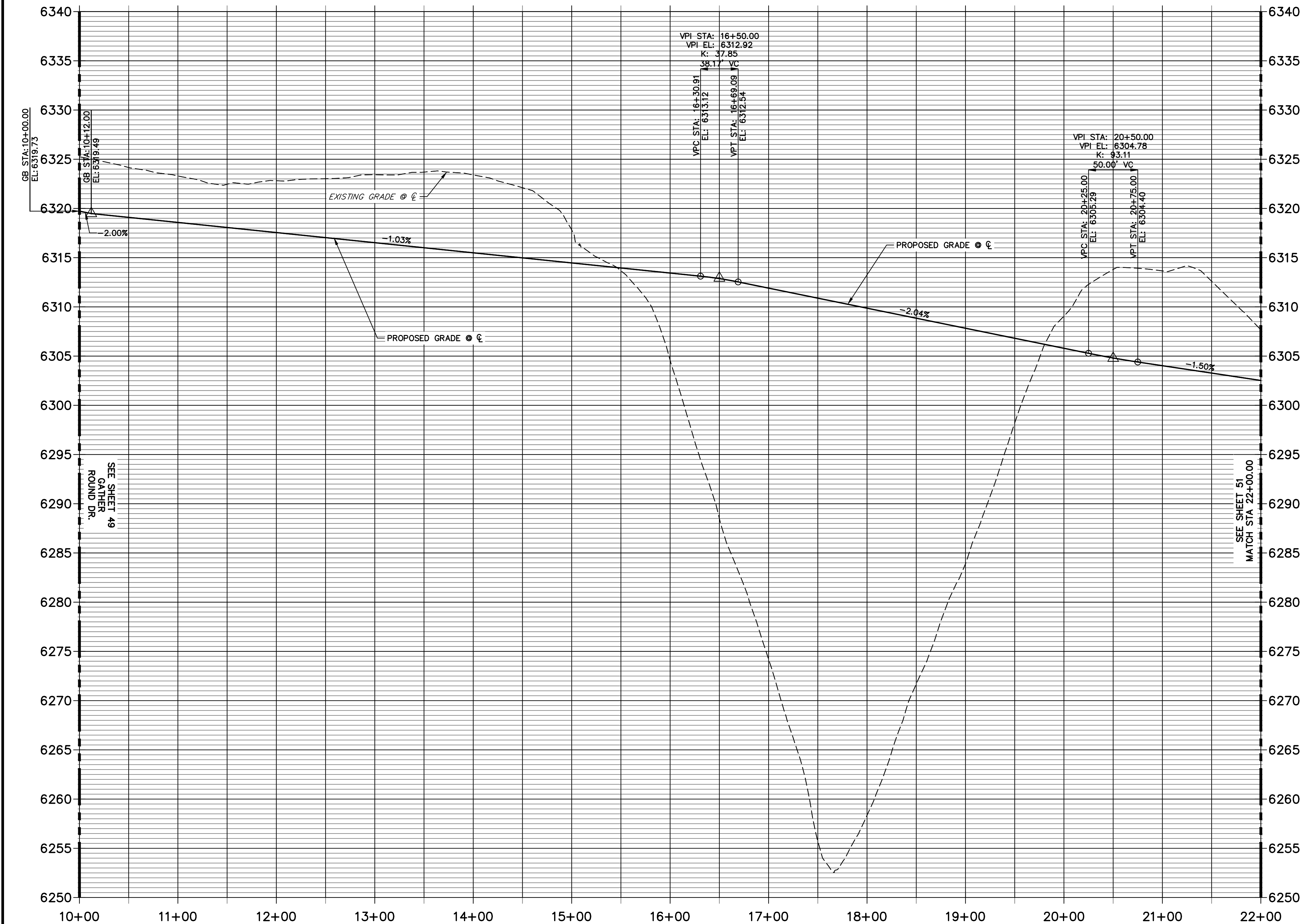
KEVIN J. ROHR
COLORADO P.E. #
FOR AND ON BEHALF OF JR ENGINEERING, LLC

CONSTRUCTION

TE



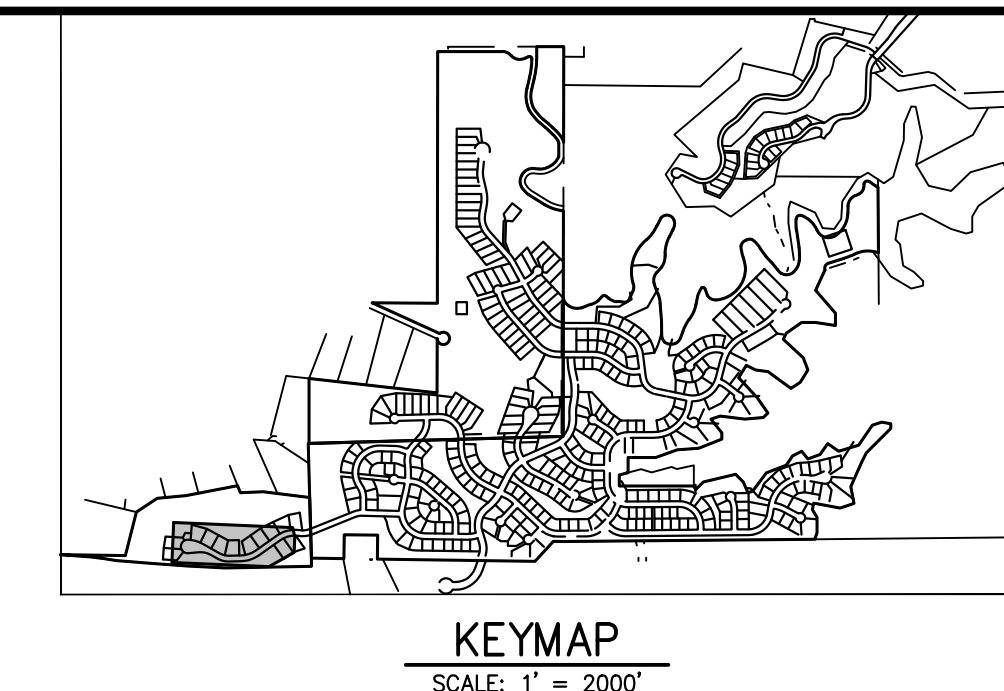
RAMBLER'S RIDGE PLACE PROFILE (1)
STA 10+00.00 TO 22+00.00



ENGINEER'S STATEMENT

PREPARED UNDER
**PRELIMINARY
NOT FOR
CONSTRUCTION**
KEVIN J. ROHR,
COLORADO P.E.
FOR AND ON BEHALF OF JR ENGINEERING, LLC

HILLCAMP PRELIMINARY CD'S		H-SCALE		1"=60'	BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY		DATE		No. REVISION		BY	
---------------------------	--	---------	--	--------	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--	------	--	--------------	--	----	--



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

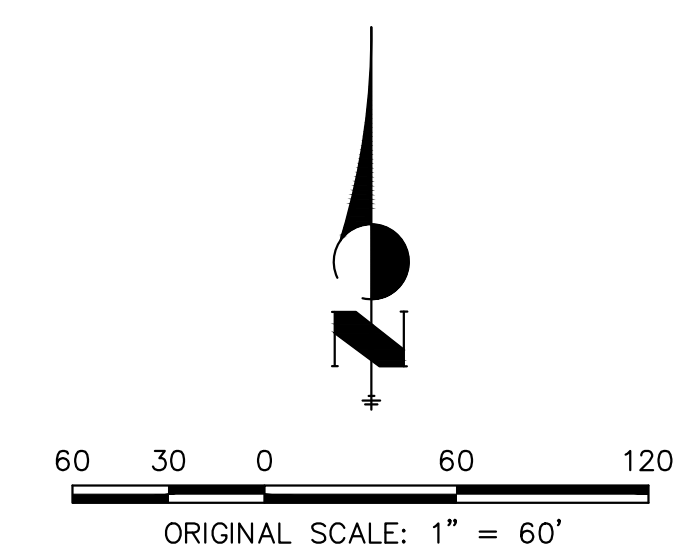
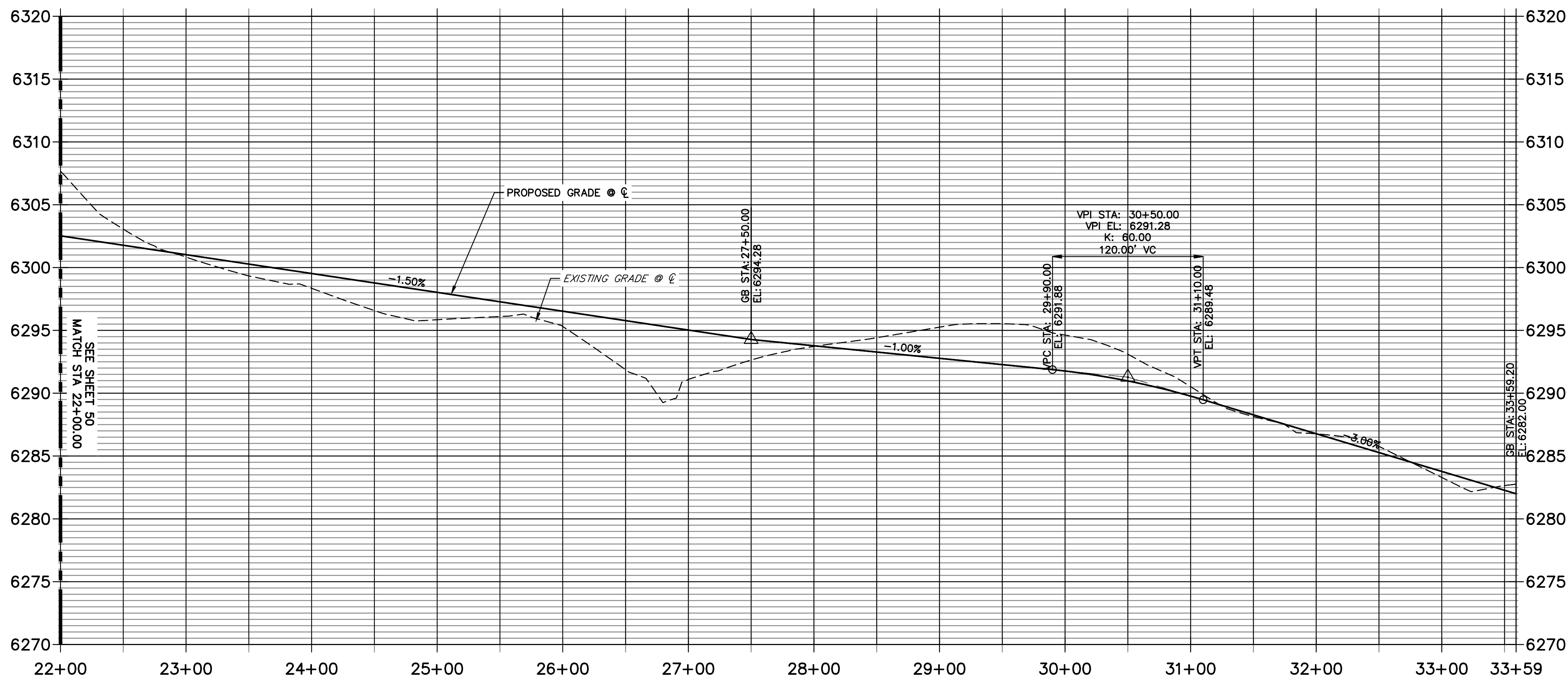
**J•R ENGINEERING**
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-559-2593
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	1"=60'	No.	REVISION	BY	DATE
V-SCALE	1"=6'				
		1	1ST SUBMITTAL	KJR	10/10/25
		2	2ND SUBMITTAL	KJR	12/12/25
		3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY	TAU				
DRAWN BY	TAU				
CHECKED BY					

HILLCAMP PRELIMINARY CD'S	
ROADWAY PLAN & PROFILES	
SHEET	51 OF 75
JOB NO.	15950.12

RAMPBURN'S RIDGE PLACE PROJECT (CONTINUED) (1)
STA 22+00.00 TO 33+59.20



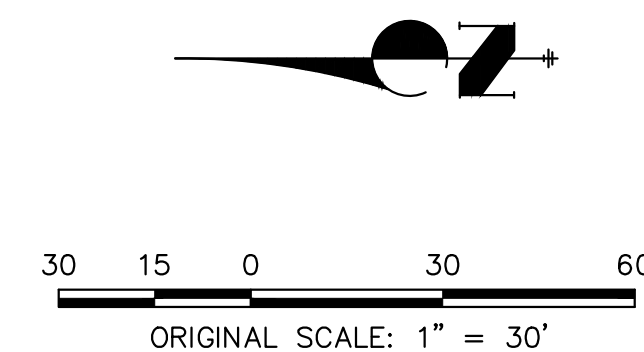
ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

KEVIN J. ROHRER
COLORADO P.E. #

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



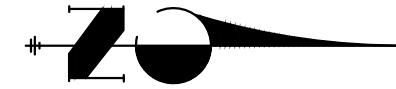
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET 52 OF 75
JOB NO. 15950.12

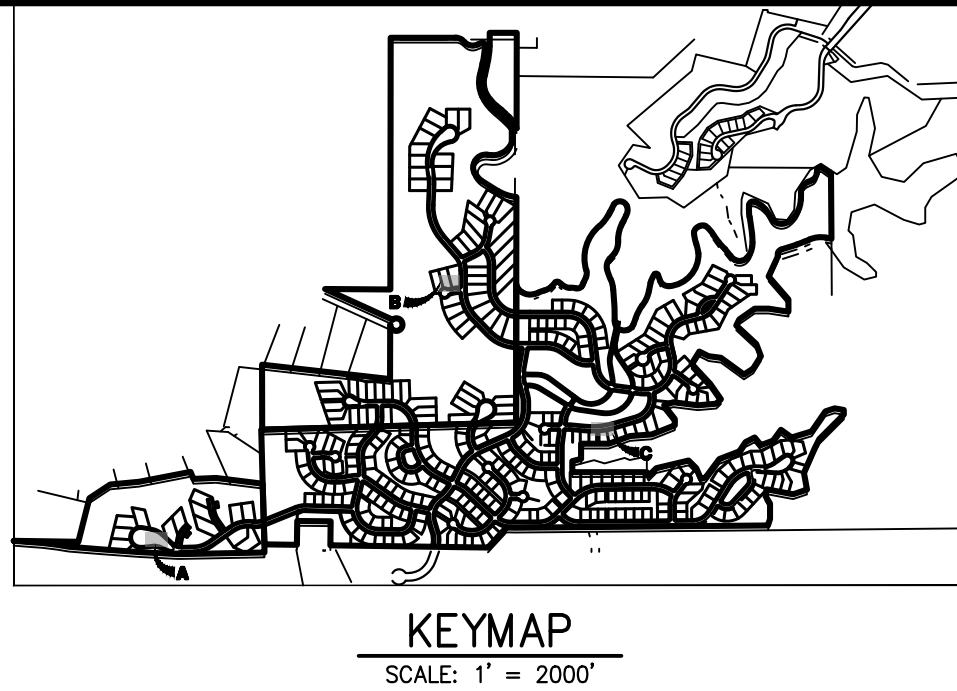
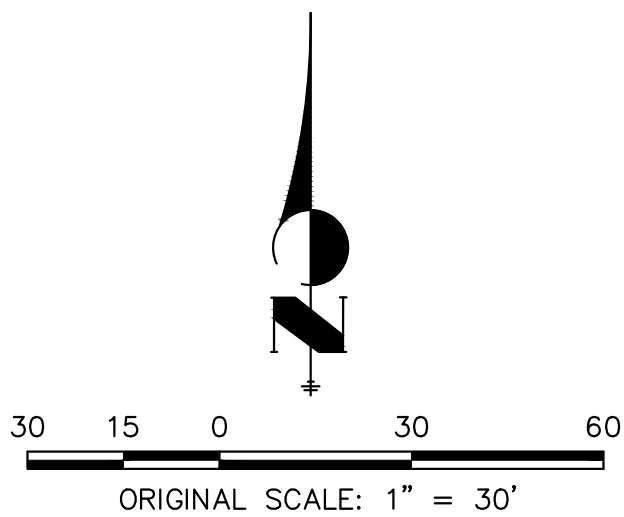
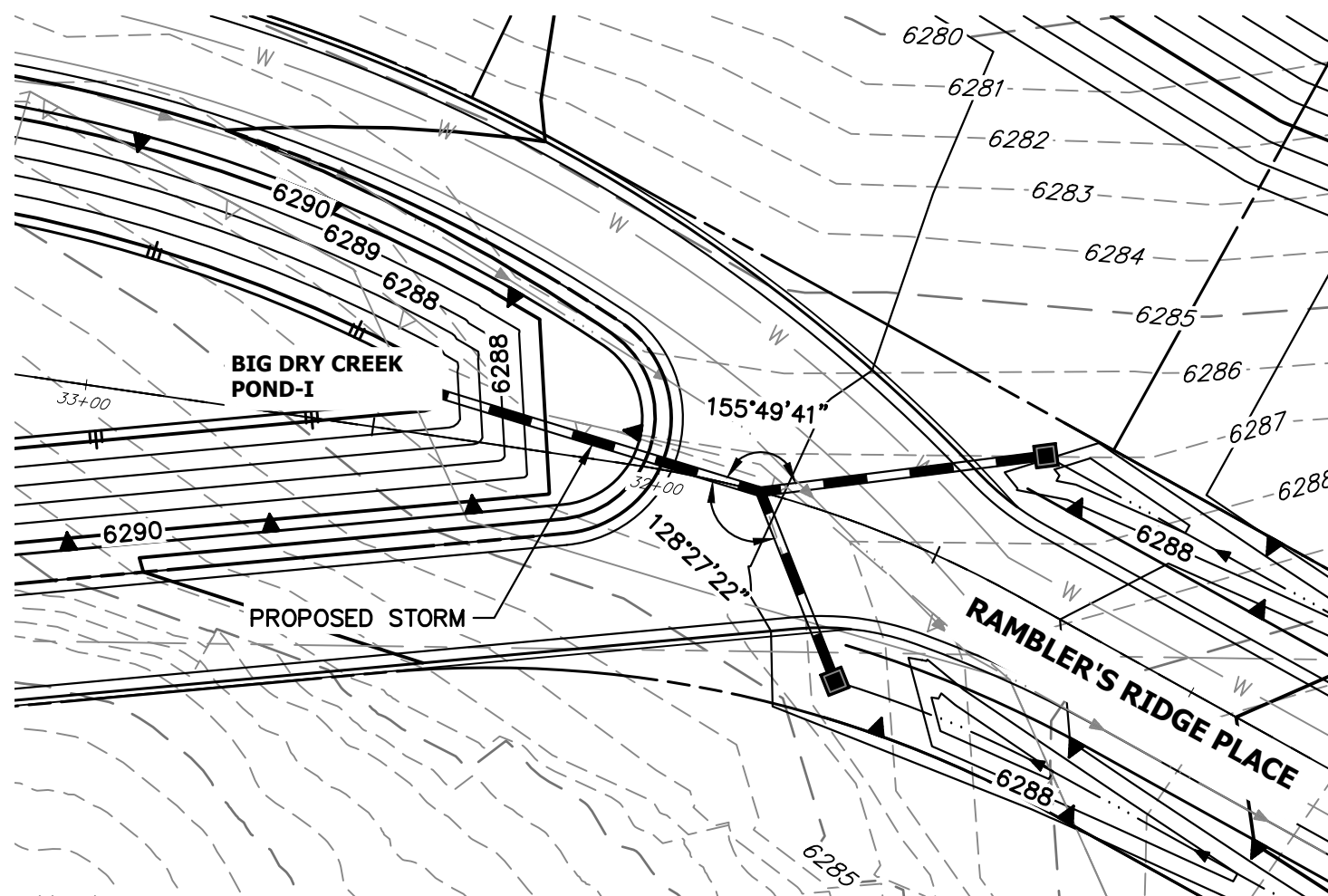
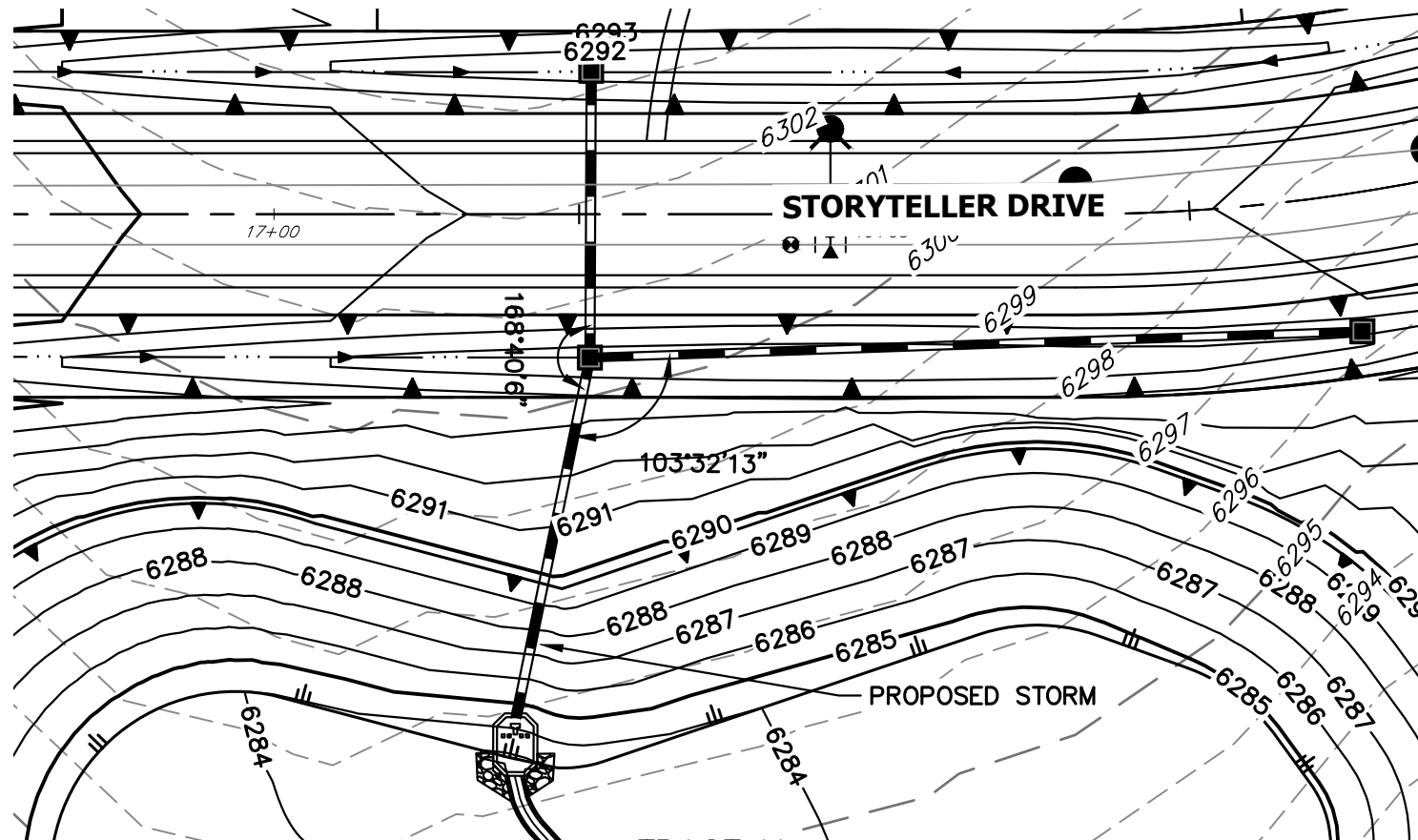
H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY		3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY	DKR				

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

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.



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.



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

HILLCAMP PRELIMINARY CD'S

STORM PLAN VIEWS

SHEET 55 OF 75

JOB NO. 15950.12

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

J.R. ENGINEERING

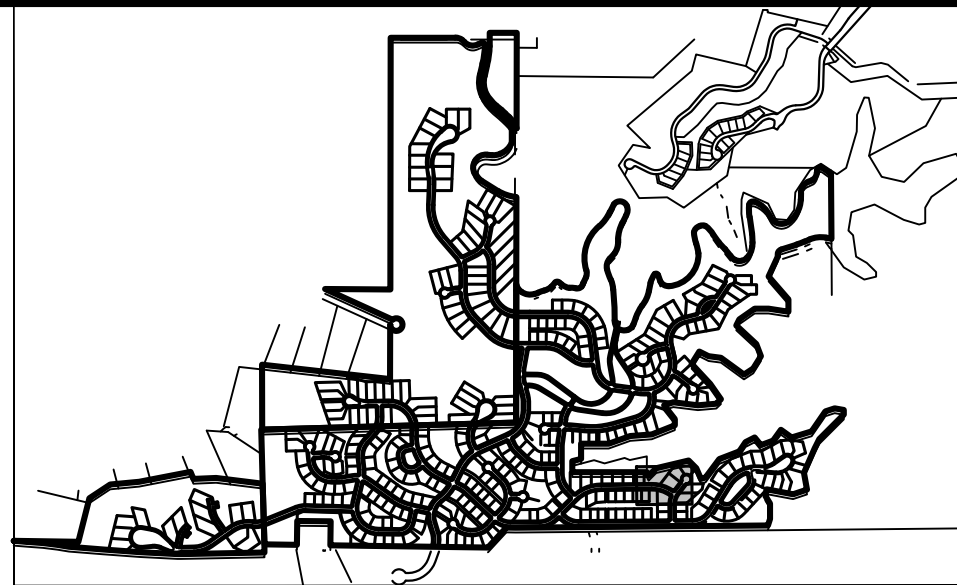
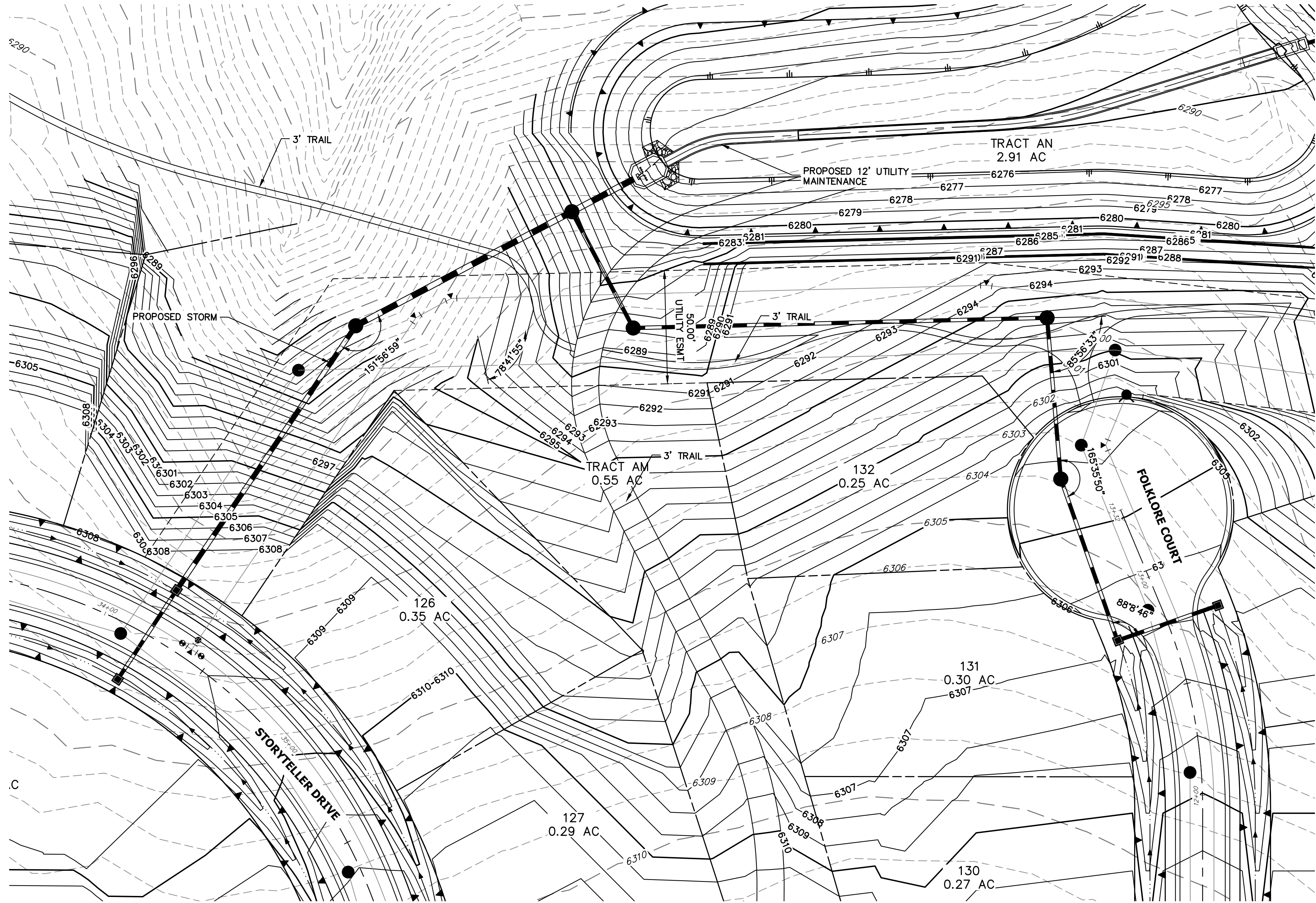


A Western Company
Centennial 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

PREPARED FOR

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

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



KEYMAP
SCALE: 1" = 2000'



ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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

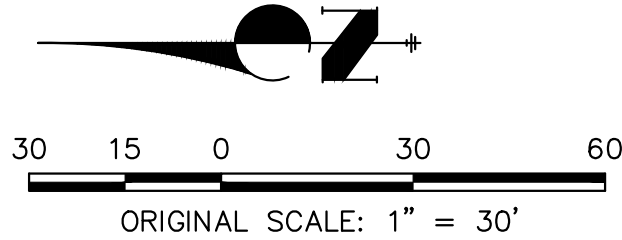
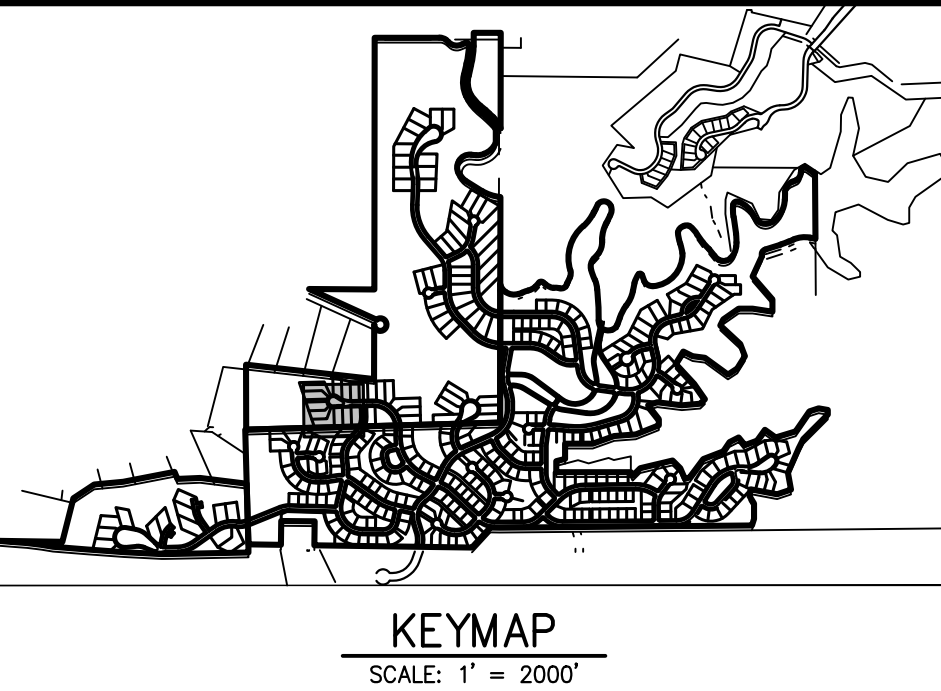
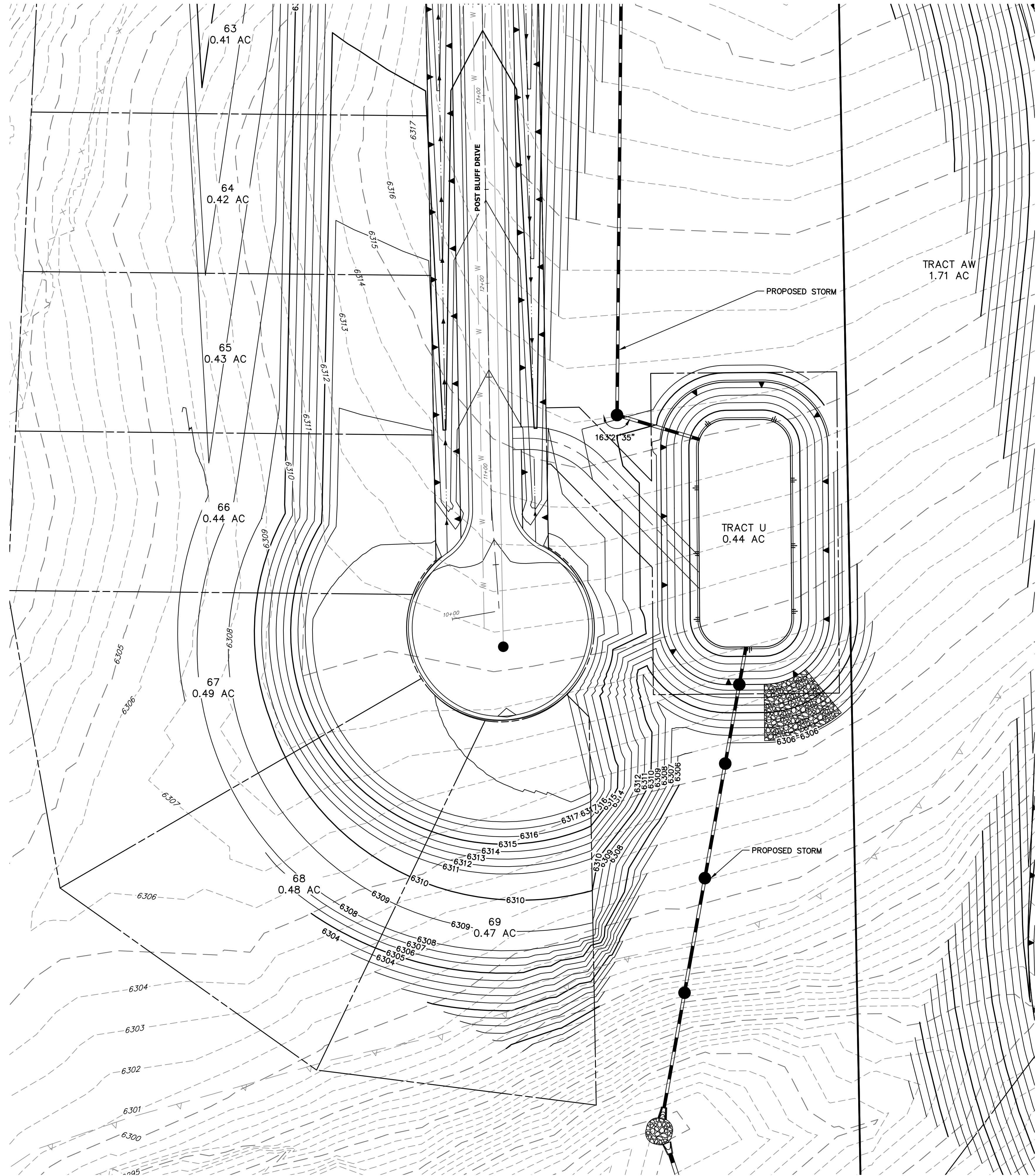
UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
APPROVES THEIR USE,
THESE DRAWINGS ARE
DESIGNATED BY WRITTEN
AUTHORIZATION.

PREPARED FOR
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 Westman Company
Centennial 303-740-9883 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	No.	REVISION	1"=30'	H-SCALE
KJR	10/10/25	1	1ST SUBMITTAL	1"=5'	V-SCALE
KJR	12/12/25	2	2ND SUBMITTAL		DATE
KJR	3/27/26	3	3RD SUBMITTAL	3/27/26	DESIGNED BY
				DKR	DRAWN BY
				DKR	CHECKED BY

HILLCAMP PRELIMINARY CD'S	SHEET 56 OF 75
STORM PLAN VIEWS	JOB NO. 15950.12



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

HILLCAMP PRELIMINARY CD'S

STORM PLAN VIEWS

SHEET 57 OF 75

JOB NO. 15950.12

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

J.R. ENGINEERING

A Western Company



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

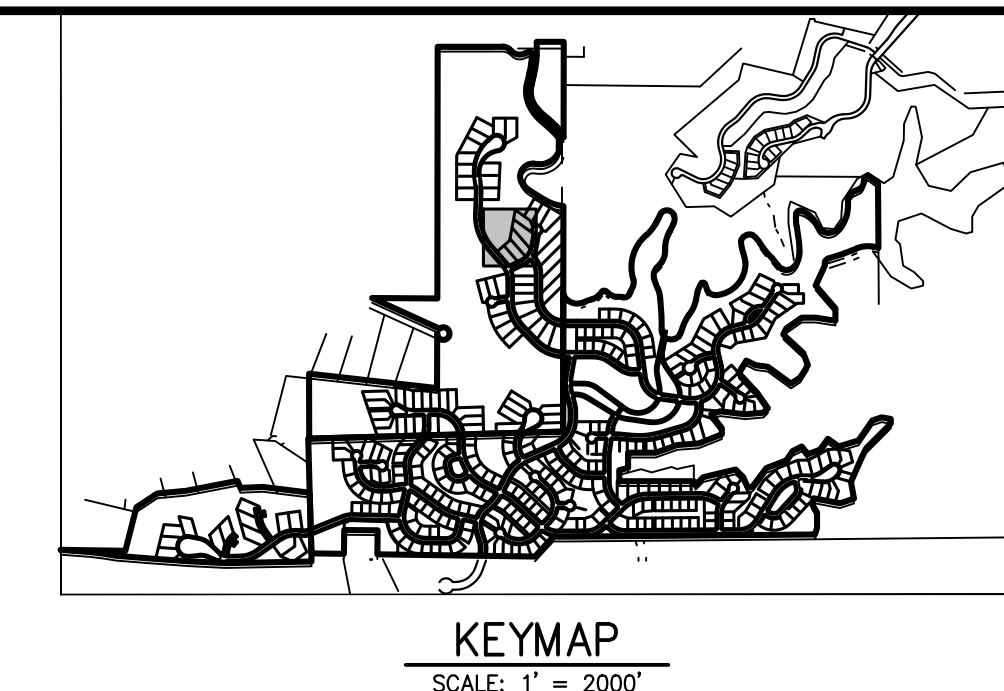
PREPARED FOR

BC-RG MESA TOPS JV LLC

6465 S GREENWOOD PLZ BLVD

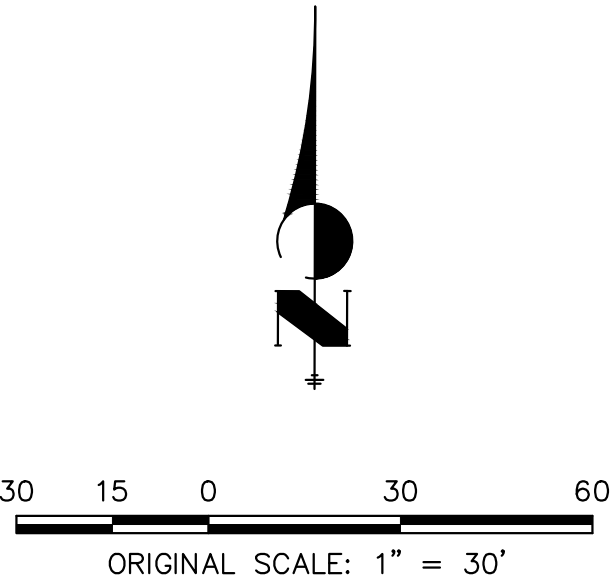
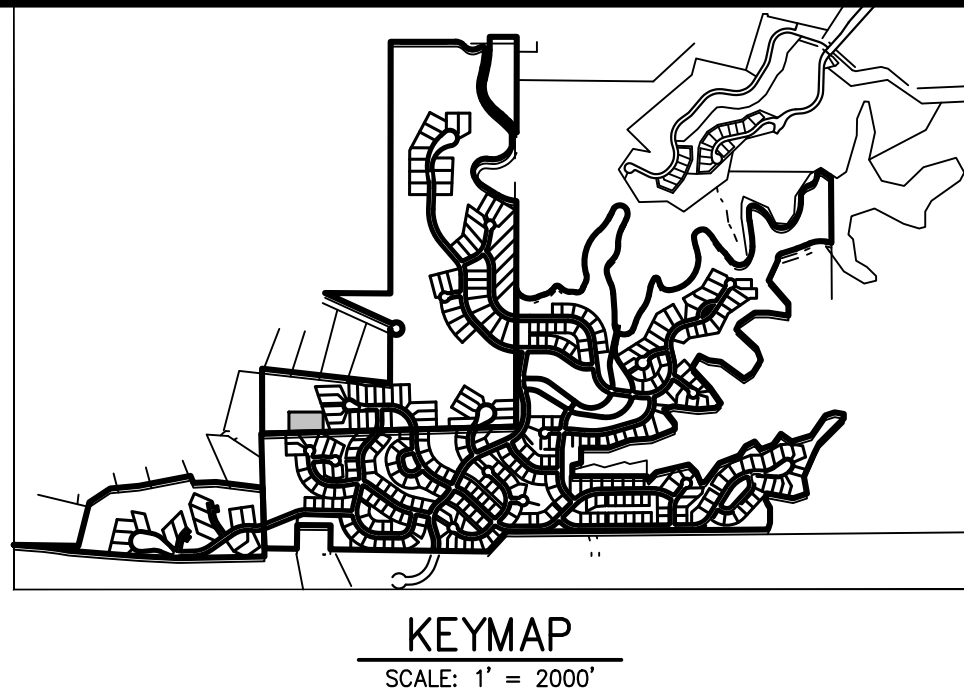
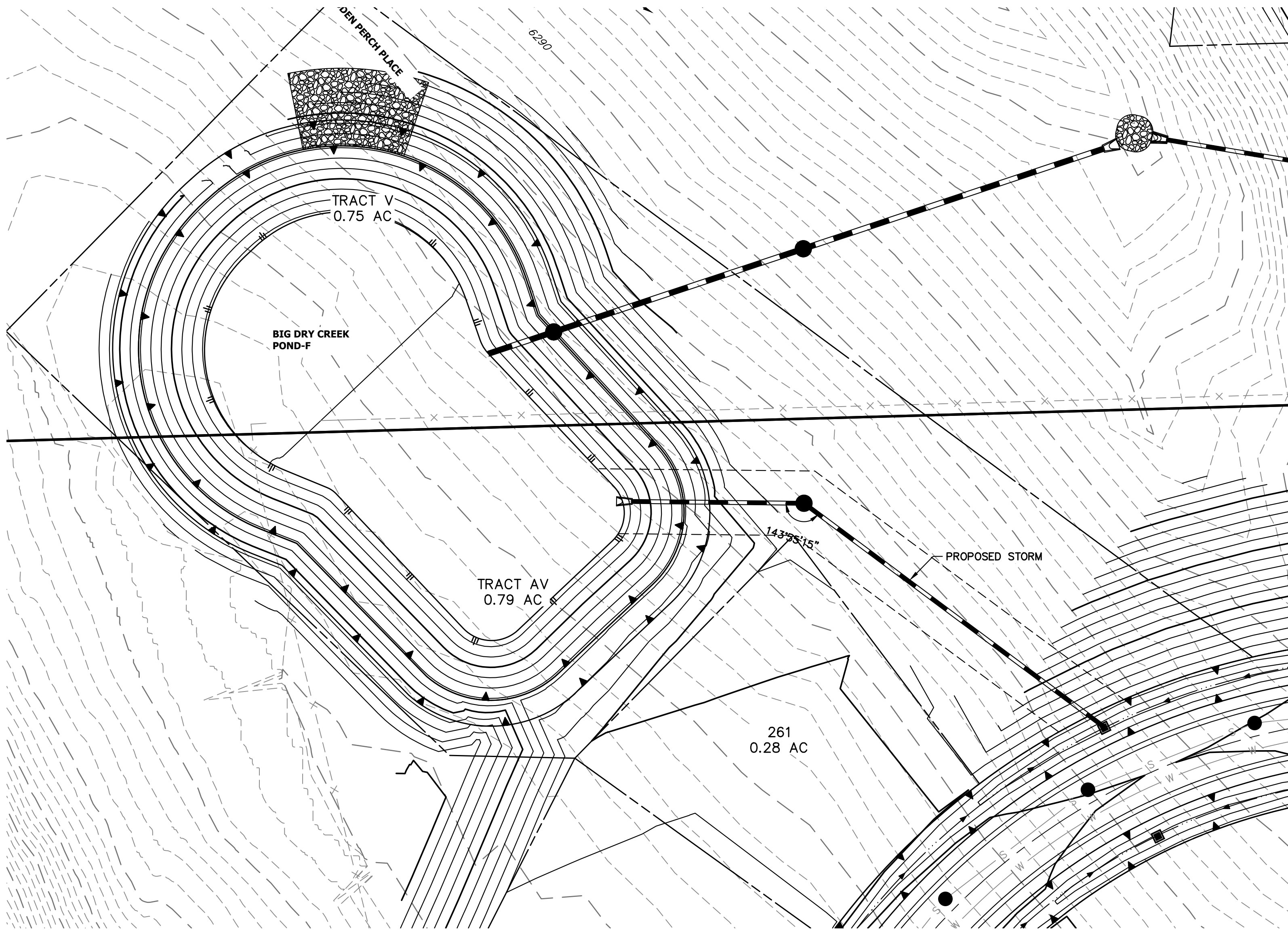
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE 303.706.9451

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



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

SHEET	60	OF	75
JOB NO.	15950.12		
HILLCAMP PRELIMINARY CD'S			
STORM PLAN VIEWS			



ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

HILLCAMP PRELIMINARY CD'S

STORM PLAN VIEWS

SHEET 62 OF 75

JOB NO. 15950.12

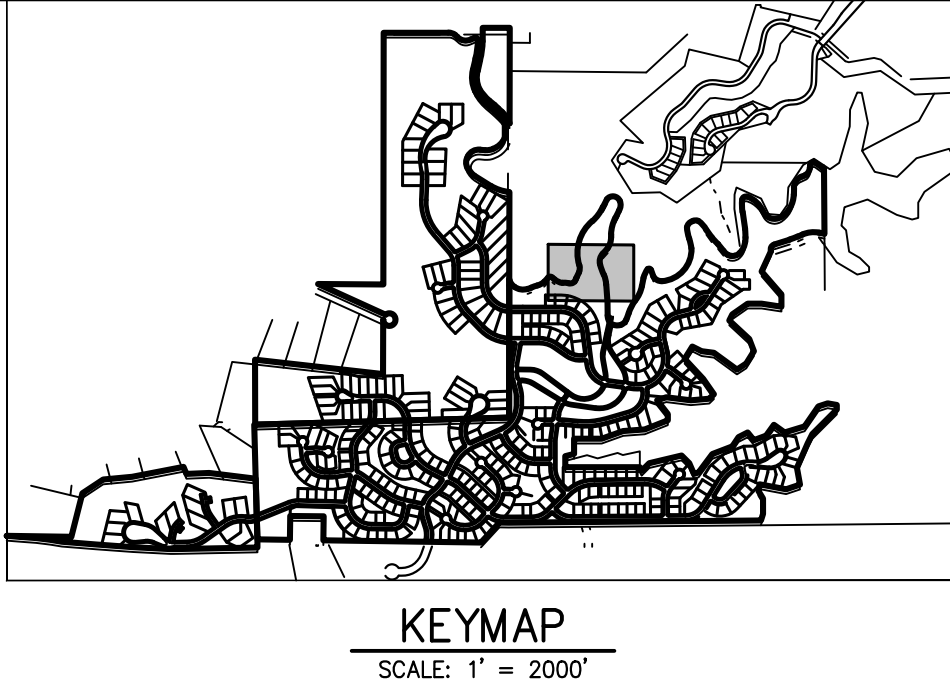
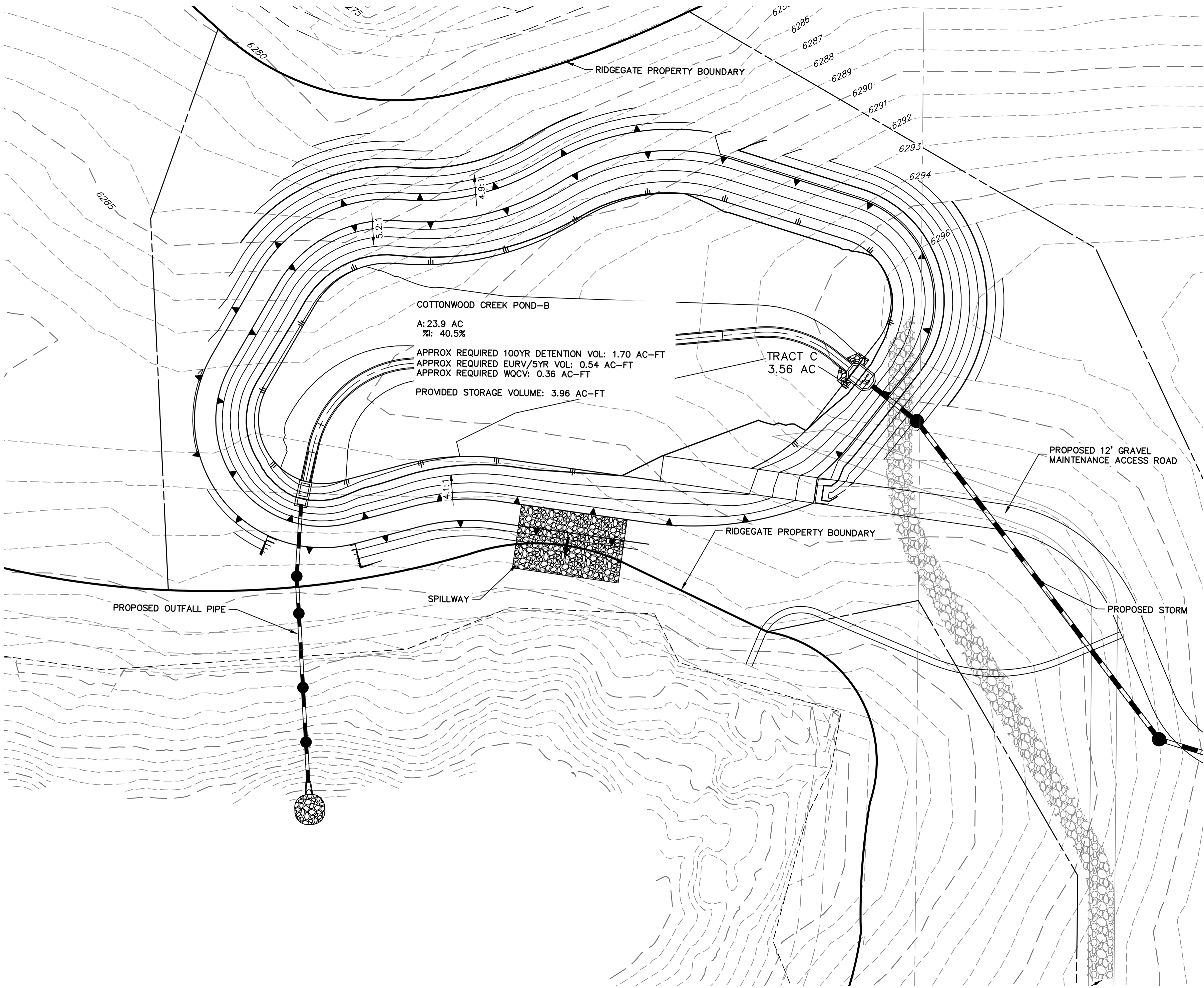
H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

J.R. ENGINEERING
A Western Company

Centennial 303-740-9888 • Colorado Springs 719-588-2588
Fort Collins 970-491-9888 • www.jrengineering.com

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

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, OR ENGINEERING
AGENCIES, THEIR USE
FOR THE PURPOSES
INTENDED IS WITHOUT
AUTHORIZATION.



ENGINEER'S STATEMENT
PREPARED UNDER
PRELIMINARY NOT FOR CONSTRUCTION

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

HILLCAMP PRELIMINARY CD'S	POND PLAN VIEWS	SHEET 63 OF 75	
		JOB NO. 15950.12	
		BY DATE KJR 10/10/25 KJR 12/12/25 KJR 3/27/26	
		No. REVISION 1 1ST SUBMITTAL 2 2ND SUBMITTAL 3 3RD SUBMITTAL	

H-SCALE

1"=30'

V-SCALE

1"=5'

DATE

3/27/26

DESIGNED BY

DKR

DRAWN BY

DKR

CHECKED BY

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 Western Company

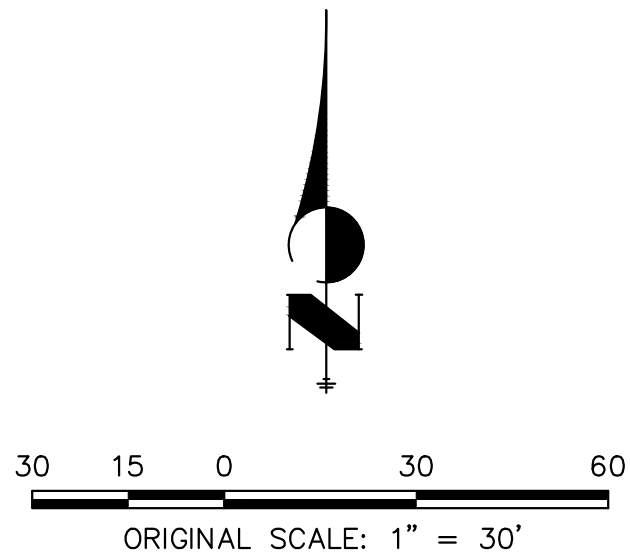
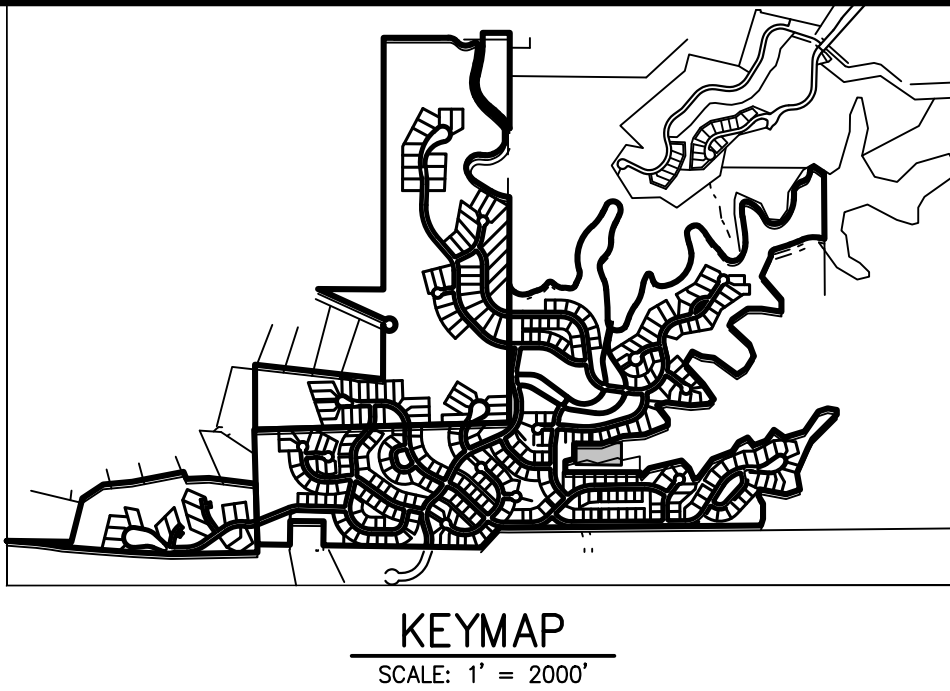
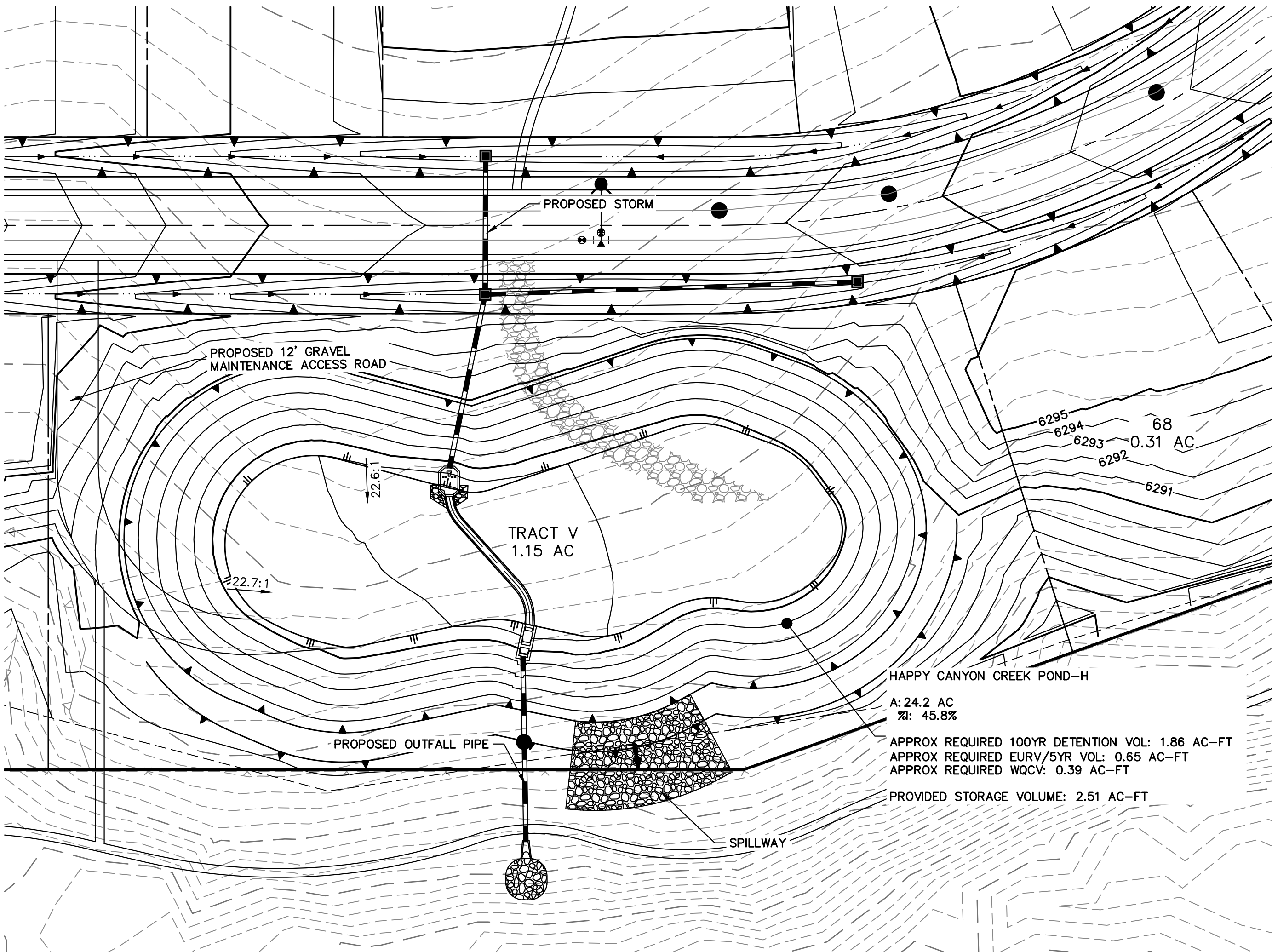
Centennial 303-740-9888

Colorado Springs 719-583-2583

Fort Collins 970-491-9888

www.jrengineering.com

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



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

HILLCAMP PRELIMINARY CD'S

POND PLAN VIEWS

SHEET 65 OF 75

JOB NO. 15950.12

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

J.R. ENGINEERING

A Western Company



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

PREPARED FOR

BC-RG MESA TOPS JV LLC

6465 S GREENWOOD PLZ BLVD

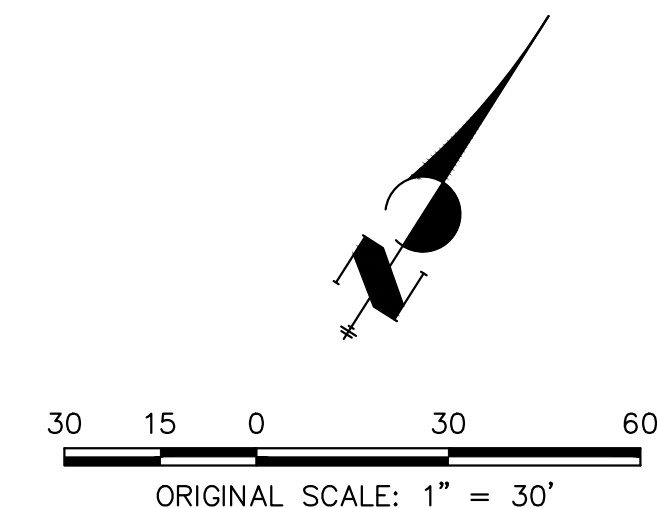
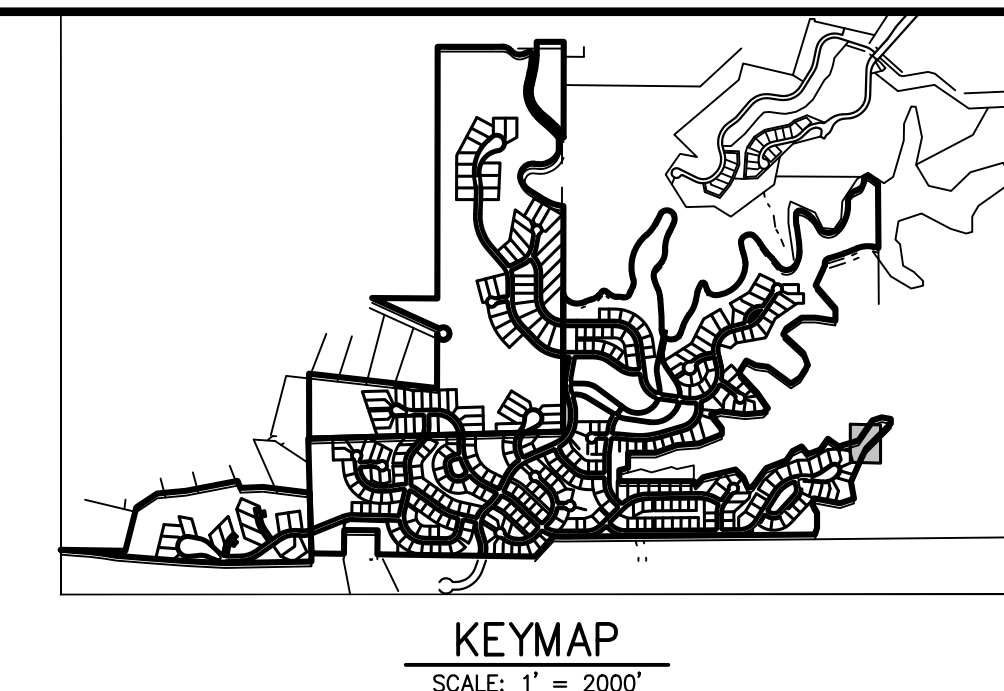
SUITE 700

CENTENNIAL, CO 80111

OFFICE PHONE

303.706.9451

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



ENGINEER'S STATEMENT

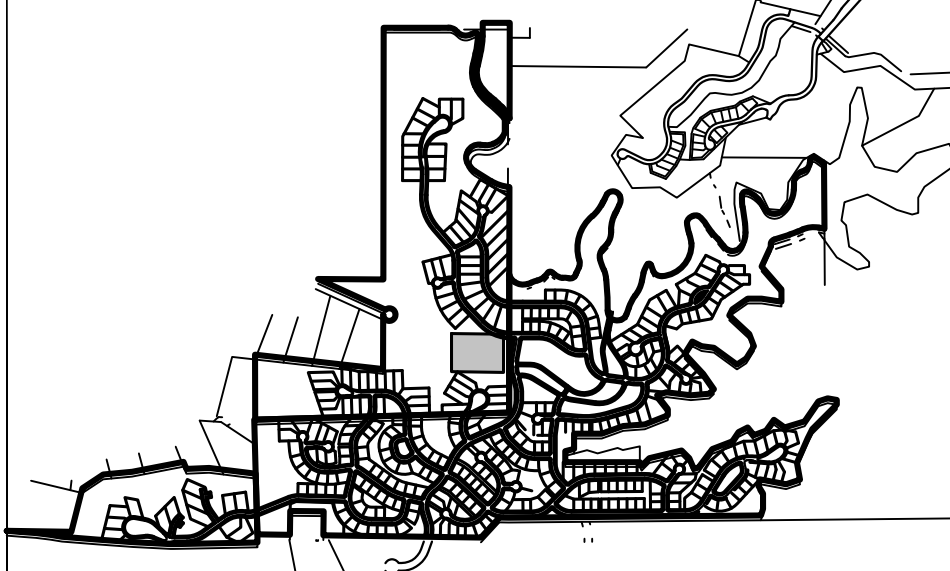
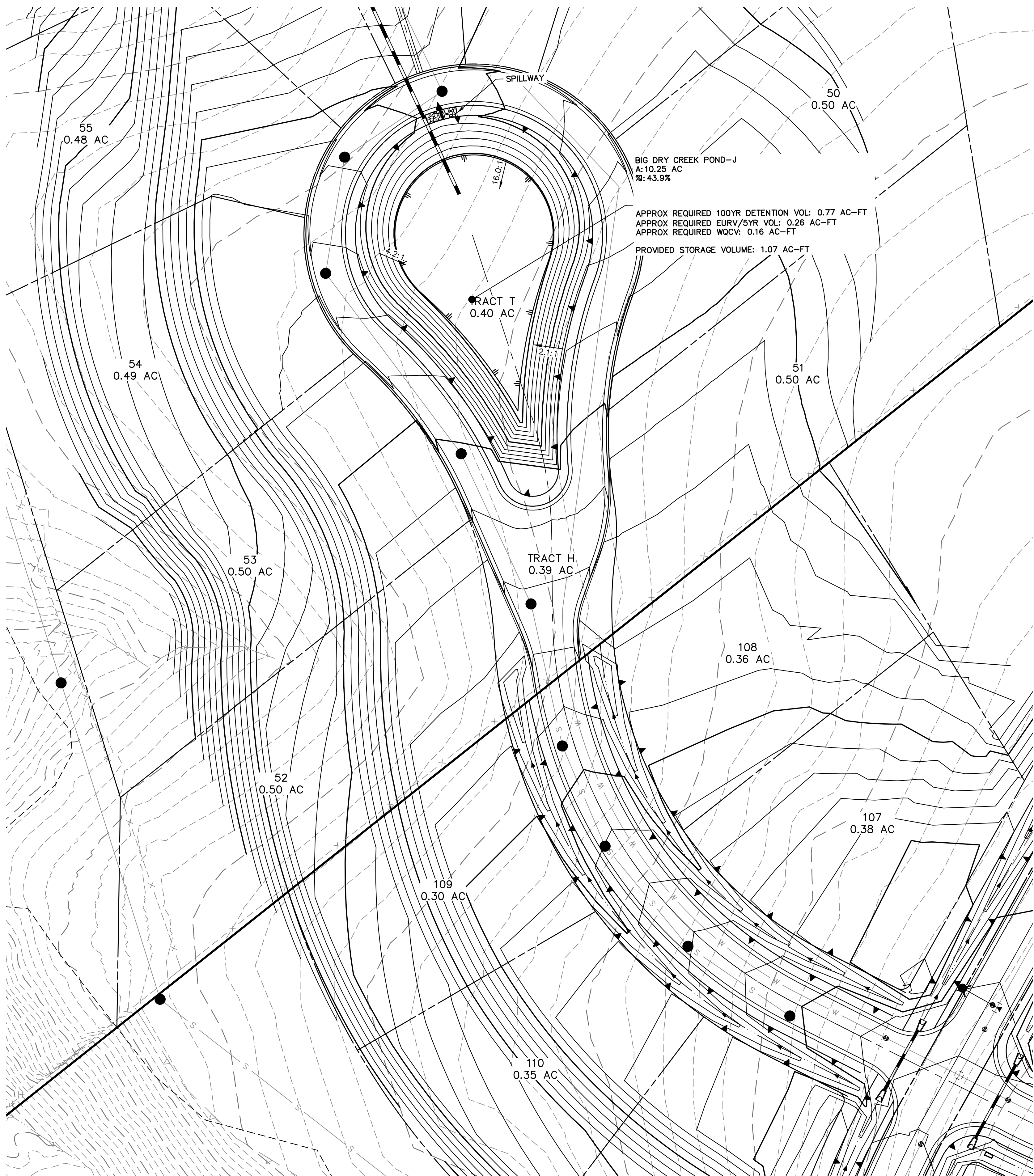
PREPARED UNDER _____

PRELIMINARY
NOT FOR
CONSTRUCTION

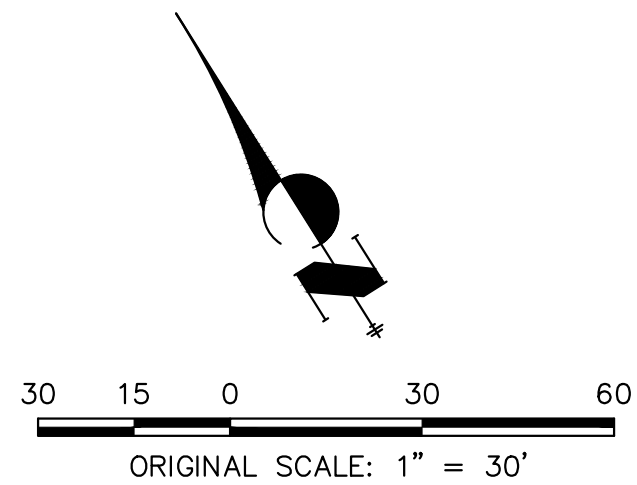
DATE _____

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

SHEET 67 OF 75		HILLCAMP PRELIMINARY CD'S				H-SCALE 1"=30'		1"=5'		No. REVISION		BY DATE		J-R ENGINEERING A Westrian Company Centennial 303-740-9383 • Colorado Springs 719-559-2583 Fort Collins 970-491-9888 • www.jrengineering.com		BC-RG MESA TOPS JV LLC 6465 S GREENWOOD PLZ BLVD SUITE 700 CENTENNIAL, CO 80111 OFFICE PHONE 303.706.9451 UNTIL SUCH TIME AS THE DRAWINGS ARE APPROVED BY AN APPROPRIATE REVIEWING AGENCIES, J-R ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.	
POND PLAN VIEWS		DATE 3/27/26		3RD SUBMITTAL		KJR 3/27/26											
		DESIGNED BY DKR															
		DRAWN BY DKR															
		CHECKED BY															



KEYMAP
SCALE: 1" = 2000'



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER

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

PRELIMINARY
NOT FOR
CONSTRUCTION

HILLCAMP PRELIMINARY CD'S

POND PLAN VIEWS

SHEET 68 OF 75

JOB NO. 15950.12

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

J.R. ENGINEERING

A Western Company



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

PREPARED FOR

BC-RG MESA TOPS JV LLC

6465 S GREENWOOD PLZ BLVD

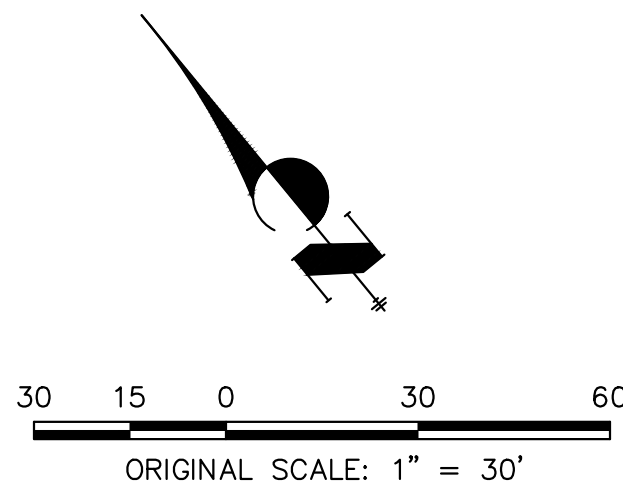
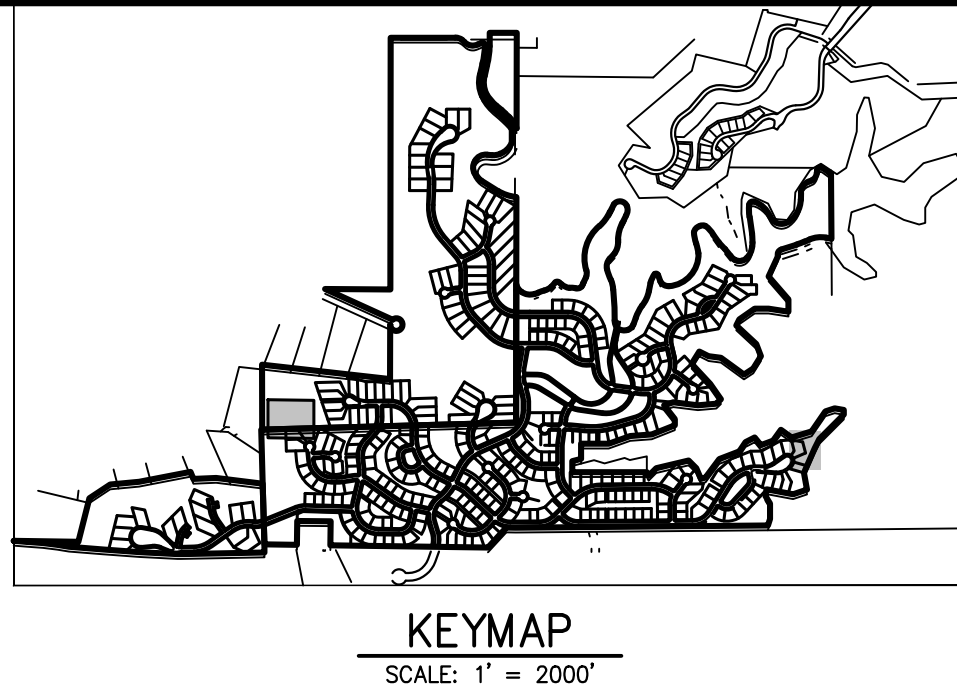
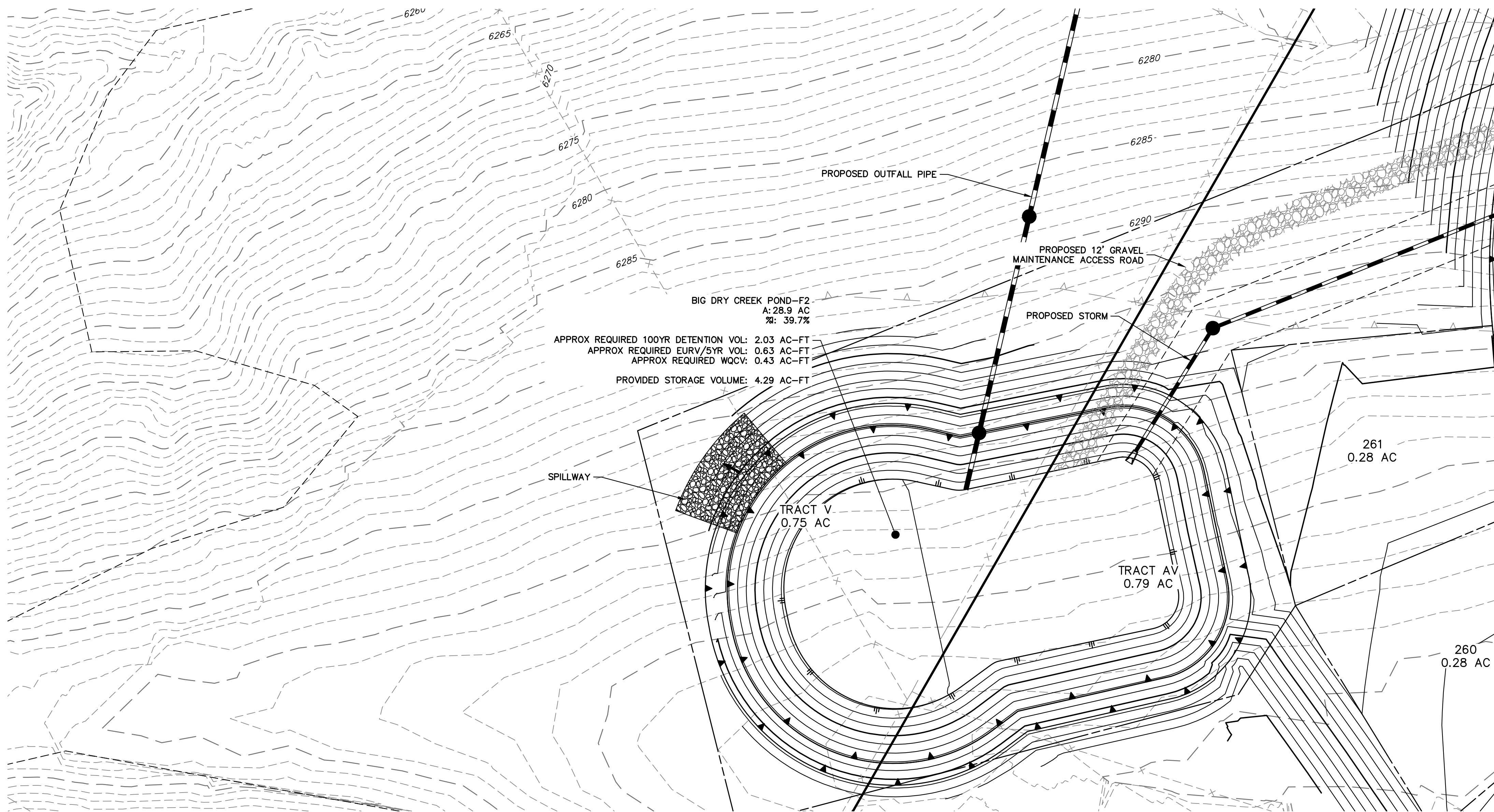
SUITE 700

CENTENNIAL, CO 80111

OFFICE PHONE

303.706.9451

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



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 J.R. ENGINEERING, LLC

HILLCAMP PRELIMINARY CD'S

POND PLAN VIEWS

SHEET 70 OF 75

JOB NO. 15950.12

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
DATE	3/27/26	2	2ND SUBMITTAL	KJR	12/12/25
DESIGNED BY	DKR	3	3RD SUBMITTAL	KJR	3/27/26
DRAWN BY	DKR				
CHECKED BY					

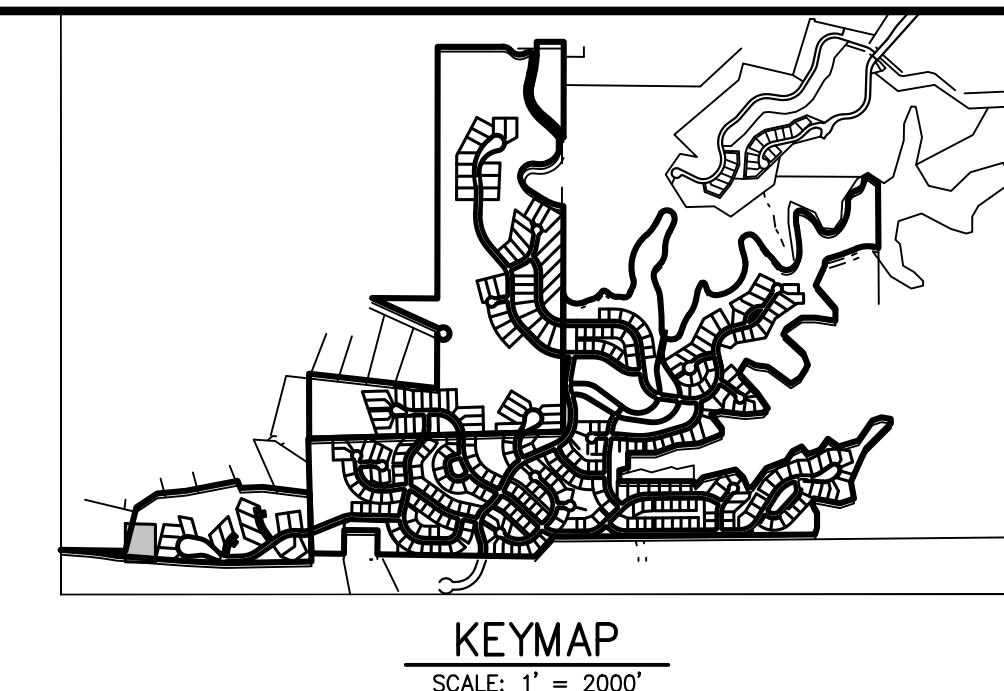
J.R. ENGINEERING
A Western Company



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

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

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



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.

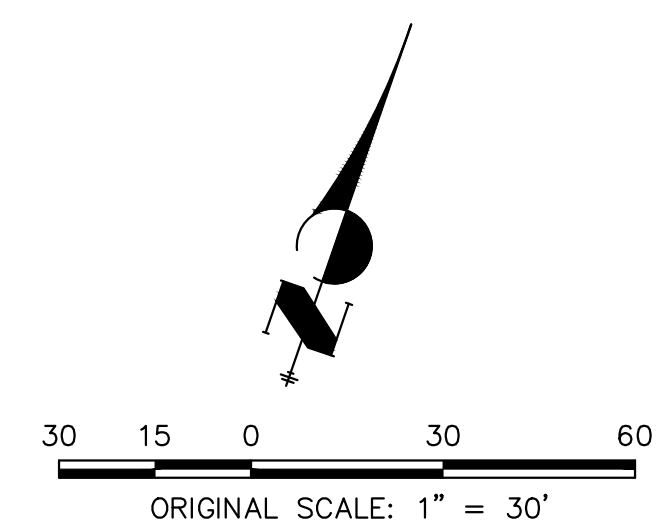
PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

**J·R ENGINEERING**
A Westrian Company

Centennial 303-740-9383 • Colorado Springs 719-559-2593
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
		2	2ND SUBMITTAL	KJR	12/12/25
		3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY	DKR				
DRAWN BY	DKR				
CHECKED BY					

HILLCAMP PRELIMINARY CD'S		POND PLAN VIEWS	
SHEET	71	OF	75
JOB NO.	15950.12		



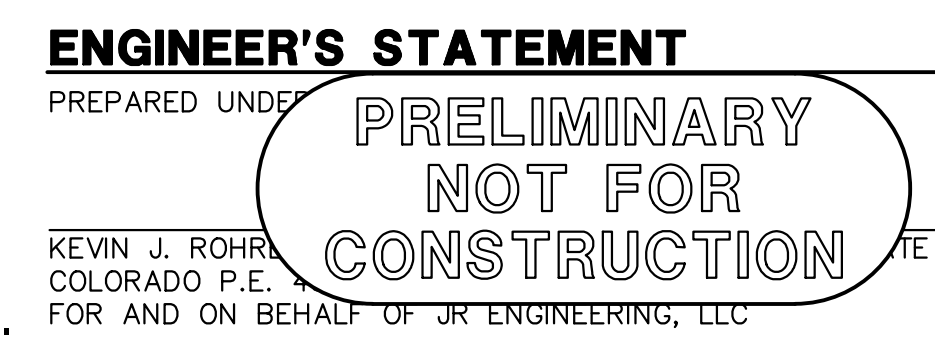
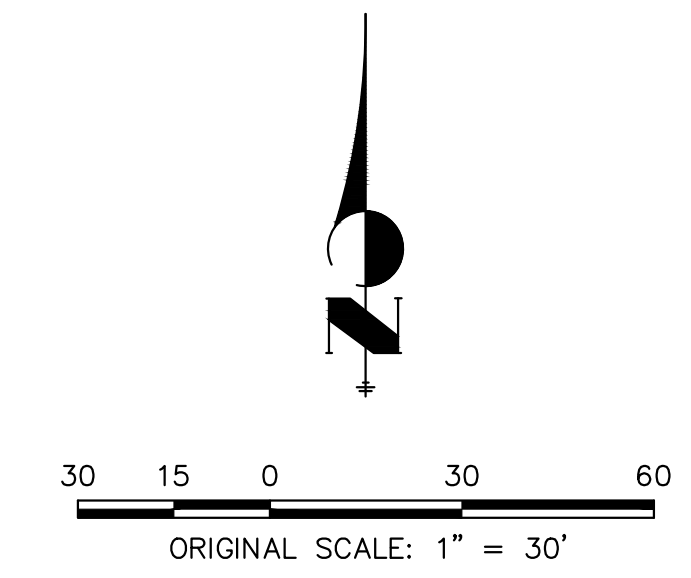
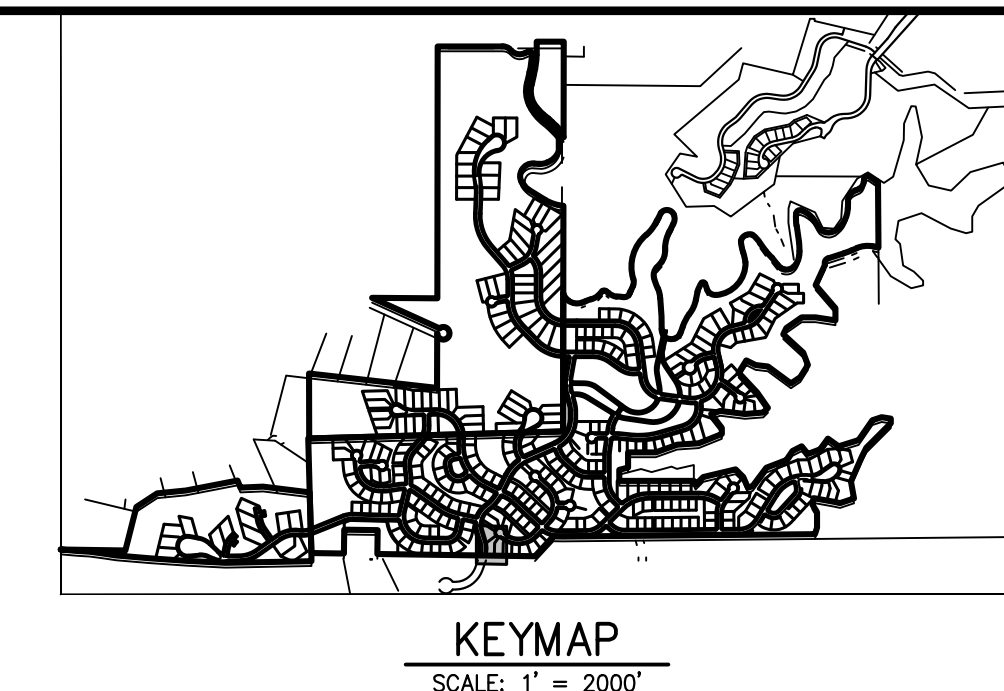
ENGINEER'S STATEMENT

PREPARED UNDER

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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

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



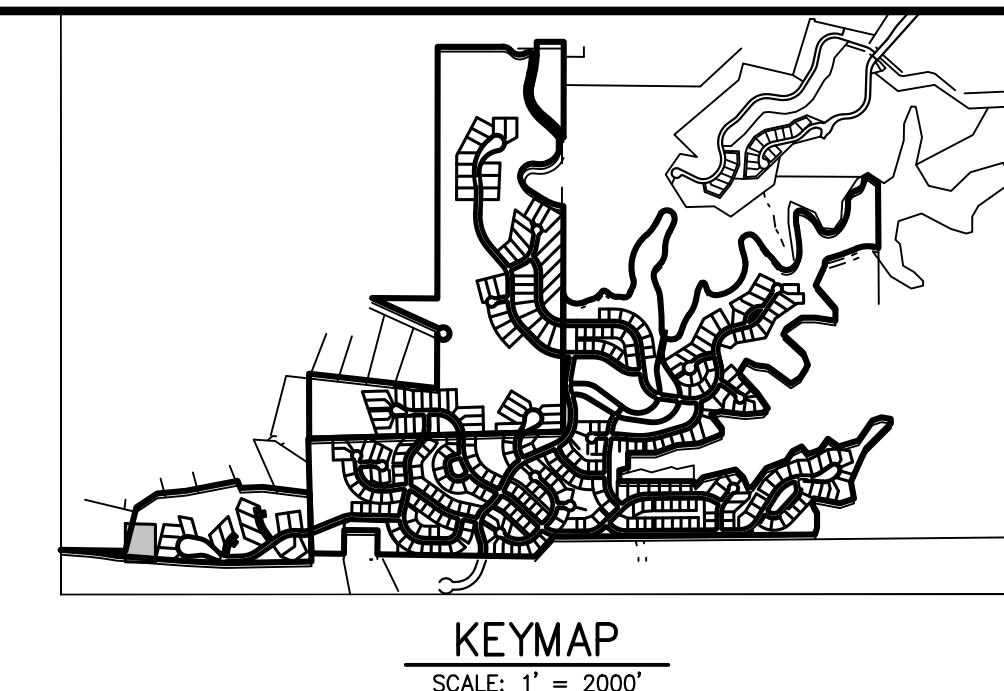
HILLCAMP PRELIMINARY CD'S		H-SCALE	1" = 30'	No.	REVISION	BY	DATE
SHEET 72 OF 75	POND PLAN VIEWS	V-SCALE	1" = 5'	1	1ST SUBMITTAL	KJR	10/10/25
				2	2ND SUBMITTAL	KJR	12/12/25
		DATE	3/27/26	3	3RD SUBMITTAL	KJR	3/27/26
		DESIGNED BY	DKR				
		DRAWN BY	DKR				
		CHECKED BY					

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

J.R. ENGINEERING
A Westrian Company

Centennial 303-740-9983 • Colorado Springs 719-592-2983
Fort Collins 970-491-9888 • www.jrengineering.com

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



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.

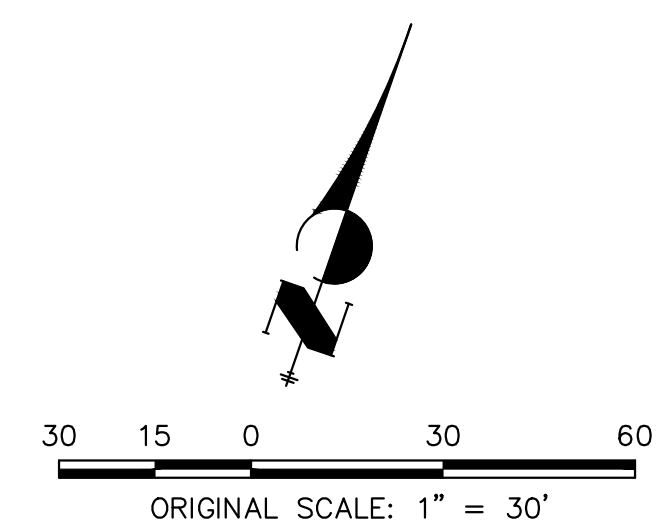
PREPARED FOR
BC-RG MESA TOPS JV LLC
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE
303.706.9451

**J•R ENGINEERING**
A Westrian Company

Central 303-740-9383 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	1"=30'	No.	REVISION	BY	DATE
V-SCALE	1"=5'	1	1ST SUBMITTAL	KJR	10/10/25
		2	2ND SUBMITTAL	KJR	12/12/25
		3	3RD SUBMITTAL	KJR	3/27/26
DESIGNED BY	DKR				
DRAWN BY	DKR				
CHECKED BY					

HILLCAMP PRELIMINARY CD'S		POND PLAN VIEWS	
SHEET	73	OF	75
JOB NO.		15950.12	



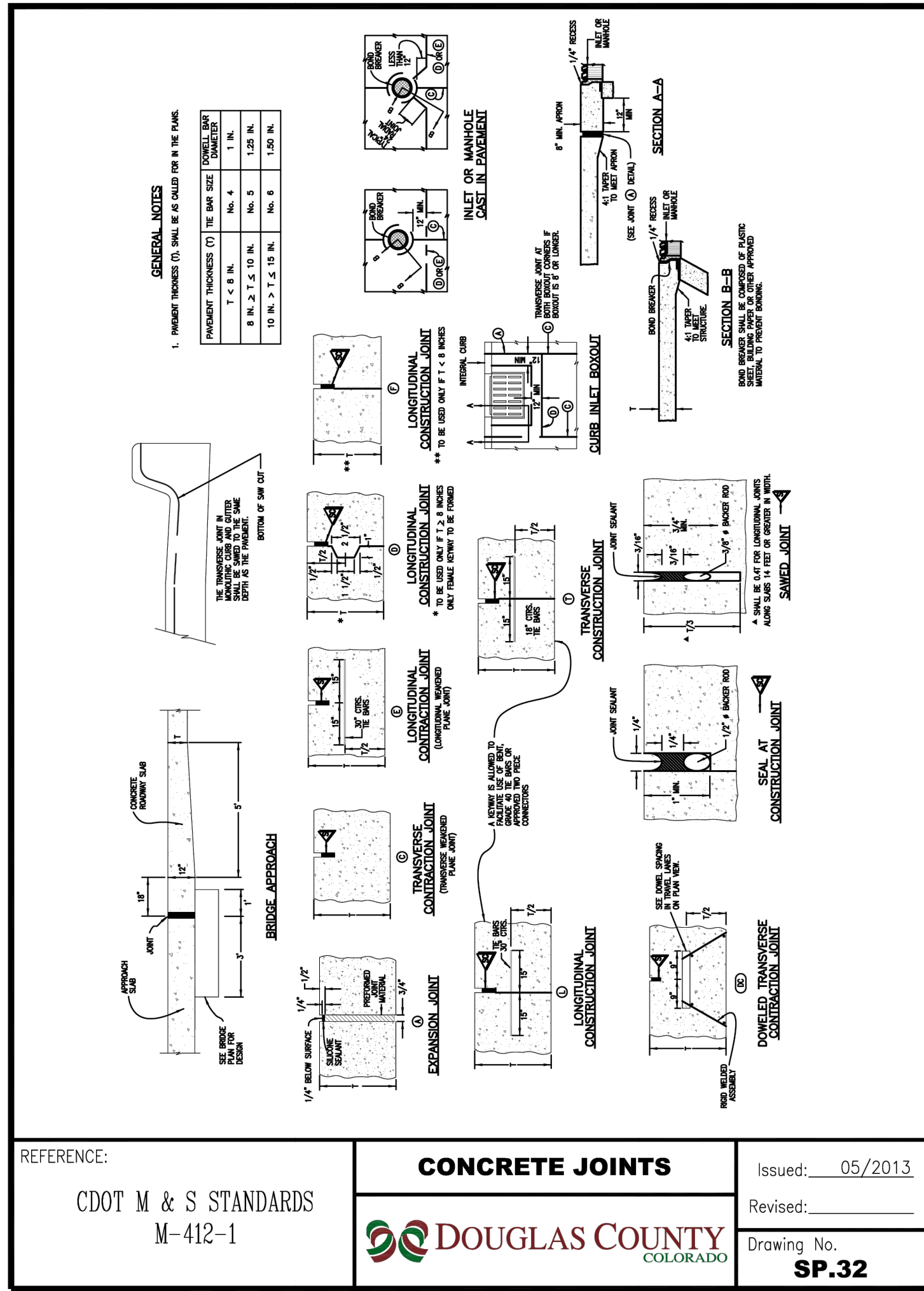
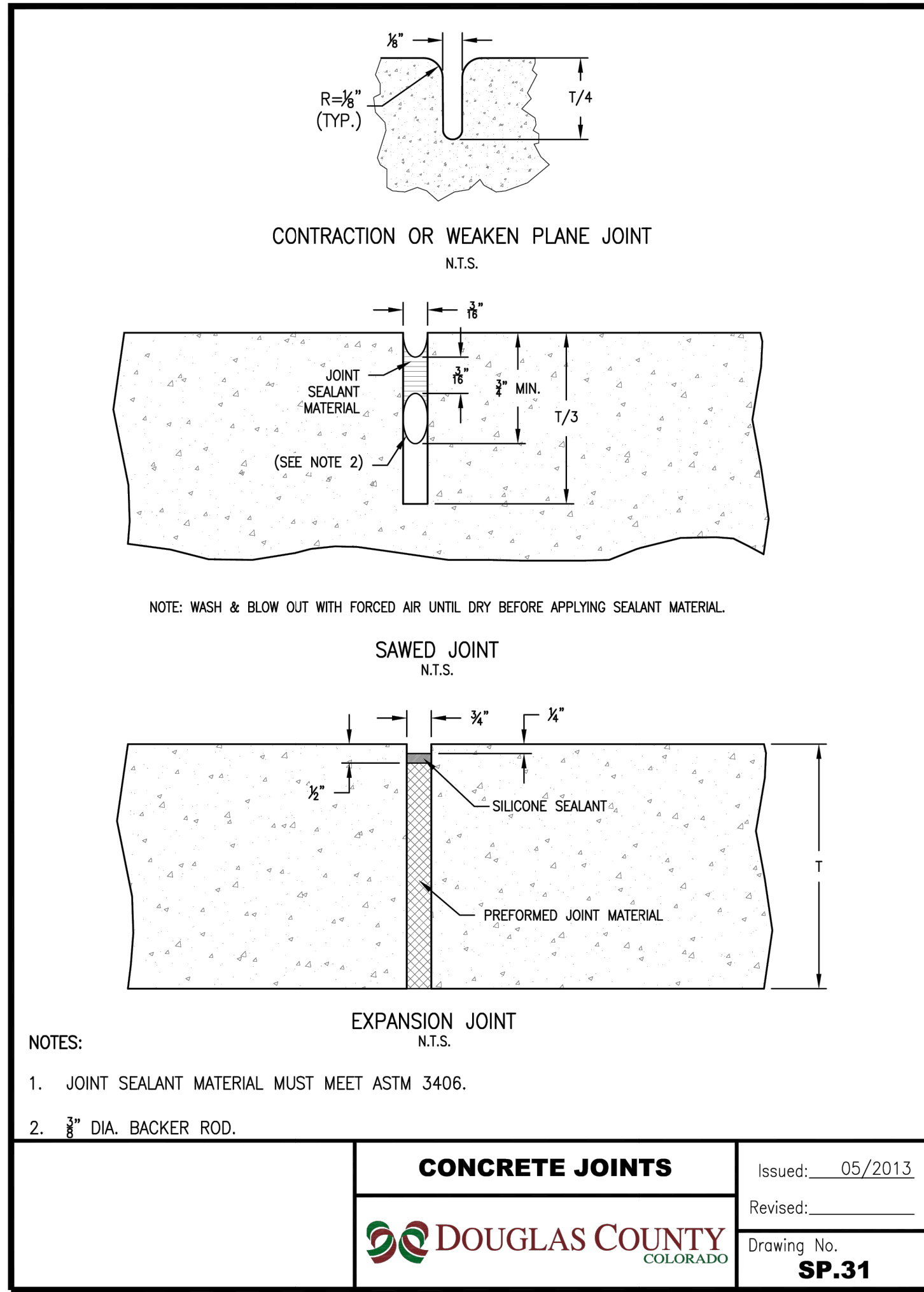
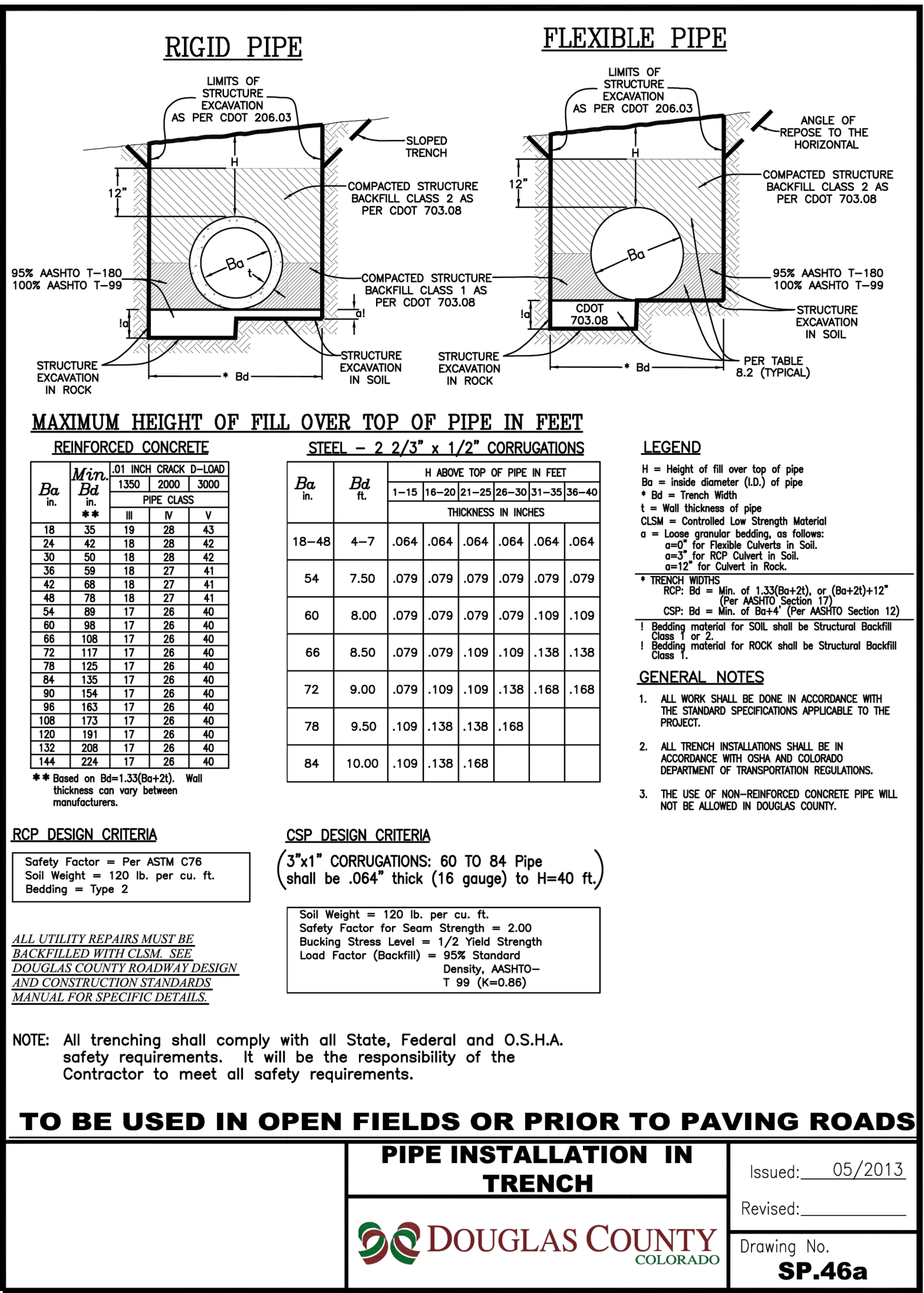
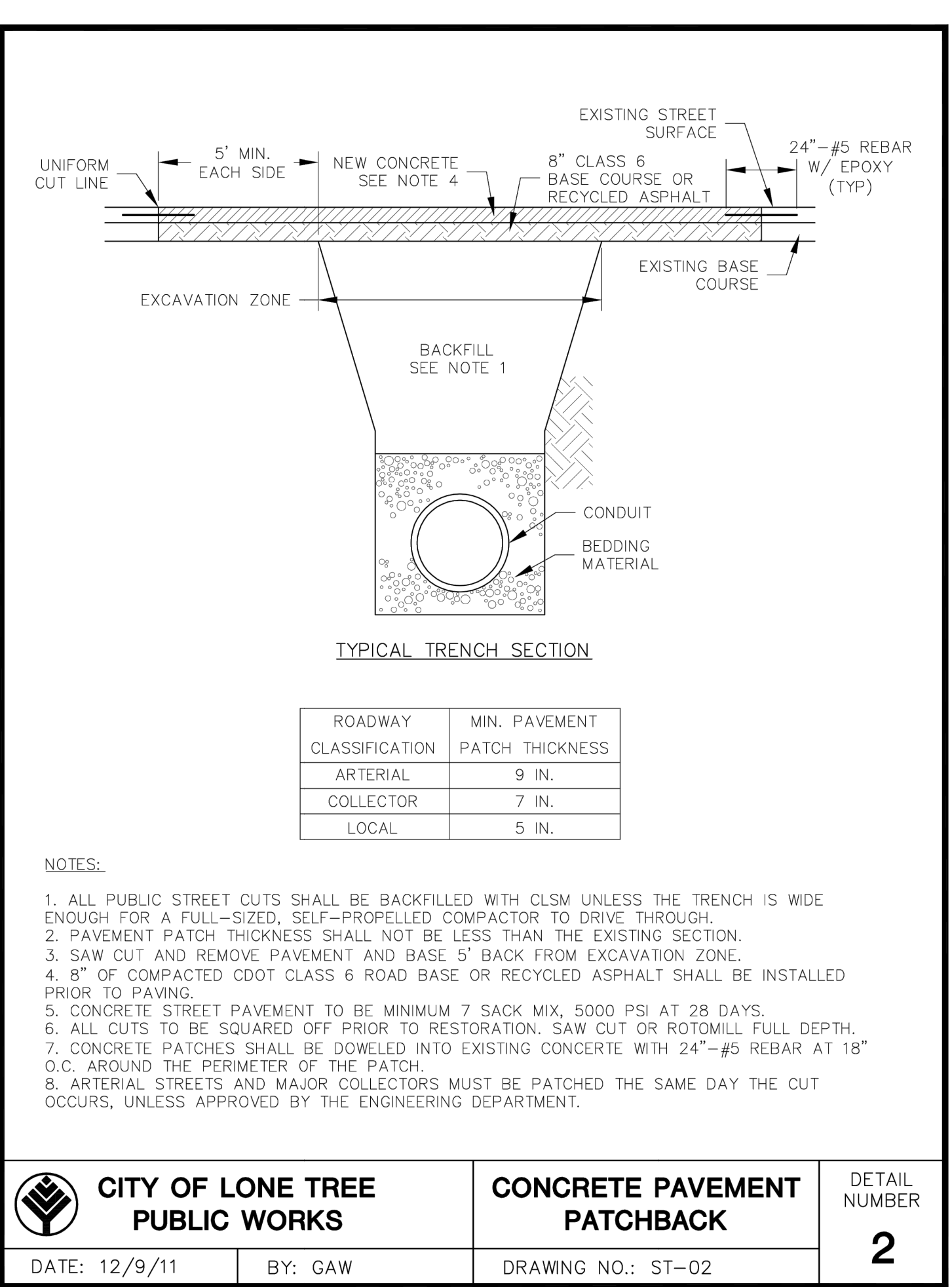
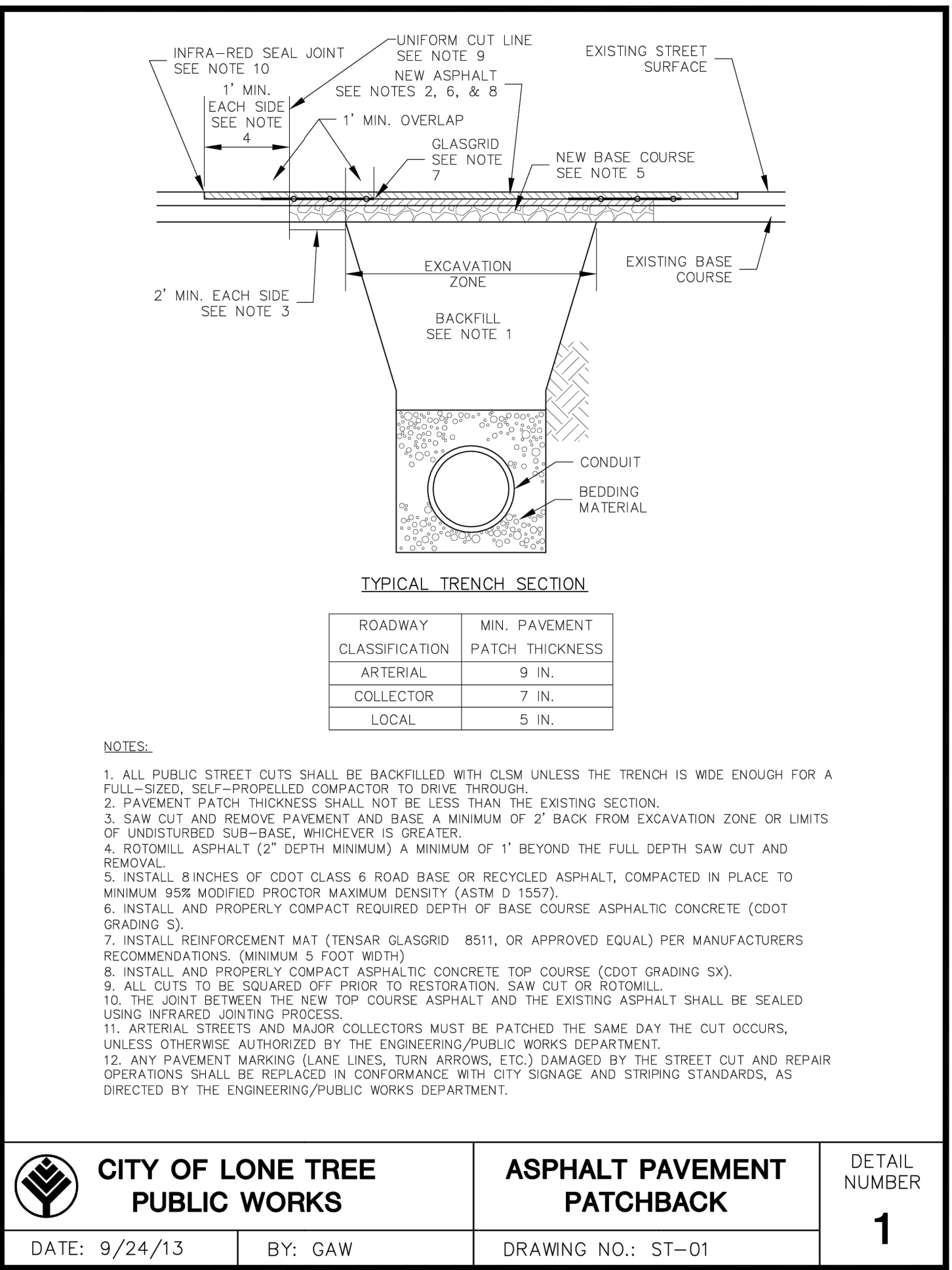
ENGINEER'S STATEMENT

PREPARED UNDER _____

PRELIMINARY
NOT FOR
CONSTRUCTION

DATE _____

KEVIN J. ROHRER, P.E.
COLORADO P.E. NO. _____
FOR AND ON BEHALF OF JR ENGINEERING, LLC



Form for Concrete Joints. Includes fields for Issued, Revised, and Drawing No. (SP.31).

CONCRETE JOINTS

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

Form for Concrete Joints. Includes fields for Issued, Revised, and Drawing No. (SP.32).

CONCRETE JOINTS

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

811 logo and text: Know what's below. Call before you dig.

Form for Engineer's Statement. Includes fields for Prepared Under, Preliminary, Not for Construction, and Signature.

ENGINEER'S STATEMENT

PREPARED UNDER: **PRELIMINARY NOT FOR CONSTRUCTION**

KEVIN J. ROHR, P.E.
COLORADO P.E. NO. 10000
FOR AND ON BEHALF OF JR ENGINEERING, LLC

Form for Hillcamp Preliminary CD'S. Includes fields for By, Date, Revision, No., H-Scale, V-Scale, Date, Drawn By, Checked By, and Sheet Number (74 of 75).

HILLCAMP PRELIMINARY CD'S

BY: _____ DATE: _____

REVISION: _____

NO.: _____

H-SCALE: N/A V-SCALE: N/A

DATE: 3/27/26

DRAWN BY: TAU

CHECKED BY: TAU

SHEET 74 OF 75

JOB NO. 15950.12

Form for J.R. Engineering. Includes fields for Prepared For, BC-RG MESA TOPS JV LLC, and Office Phone (303.706.9451).

J.R. ENGINEERING
A Westman Company

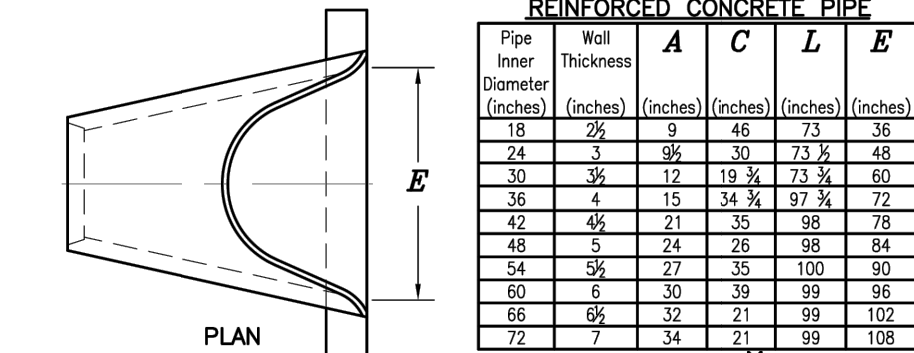
PREPARED FOR: **BC-RG MESA TOPS JV LLC**
6465 S GREENWOOD PLZ BLVD
SUITE 700
CENTENNIAL, CO 80111
OFFICE PHONE: 303.706.9451

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 does not have 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 $\frac{1}{2}$ outside diameter, or $\frac{1}{2}$ 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.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

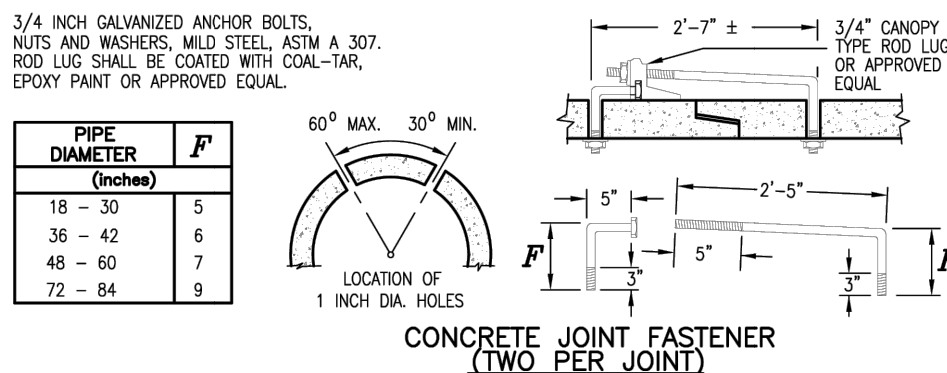
	PIPE INSTALLATION IN TRENCH NOTES	Issued: <u>05/2013</u> Revised: _____
	 DOUGLAS COUNTY COLORADO	Drawing No. SP.46b

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO TOLERANCES.
2. CONCRETE END SECTIONS ARE TO BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF CLAVET OR SIDE PLATE IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIER REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR'S OPTION.
4. INSIDE CONFIGURATION AND JOINT OF CONCRETE END SECTION PILE SHALL MATCH.
5. END SECTIONS FOR JUMP ARCH CLAVET SHALL MATCH THE DIMENSIONS OF THE CLAVET AND ON THE PLANS.
6. GALVANIZED TIE PLATE AS SHOWN, WILL BE REQUIRED ON EACH SECTION FOR CORRUGATED STEEL PILE. TIE PLATE SHALL BE THE SAME THICKNESS AS END SECTIONS. TIE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH "B" GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AISC#11 W11, M218 OR N232.
8. FOR TYPE 50 END SECTIONS, BARS SHALL BE FABRICATED FROM AISC#-3 GALVANIZED STEEL. END SECTIONS OF ALL ROPS SHALL BE FABRICATED WITH AISC#-50.
9. FOR A TYPE 50 END SECTION, THE INSTALLATION OF ALTERNATIVE "A" OR ALTERNATIVE "2" END PILES SHALL BE THE CONTRACTOR'S OPTION.
10. CONCRETE PILE JOINT FASTENERS SHALL BE INSTALLED AT THE FLARED END SECTION AND LAST TWO PILES OF ALL ROPS.
11. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER.
12. CLASS C CONCRETE TIE WALLS ARE REQUIRED AT THE ENDS OF ALL FLARED END SECTIONS.



SECTION X-X
END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

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

REFERENCE:

CDOT M & S STANDARDS
M-603-10

CONCRETE OR METAL END SECTIONS

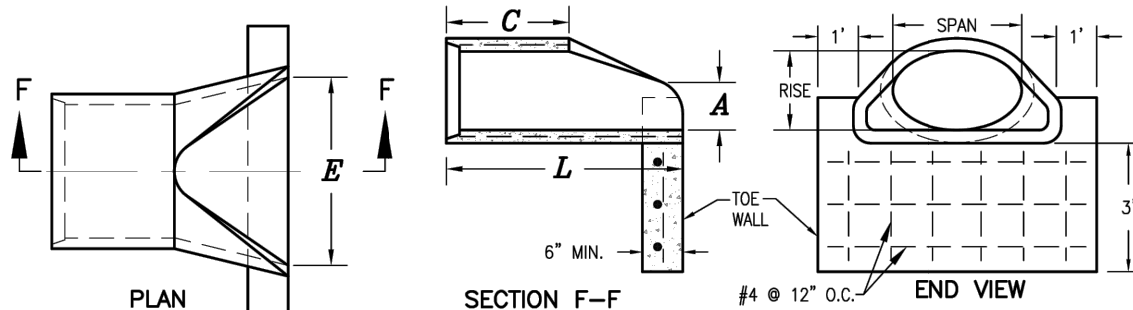


Issued: 05/2013

Revised: 09/2017

Drawing No.

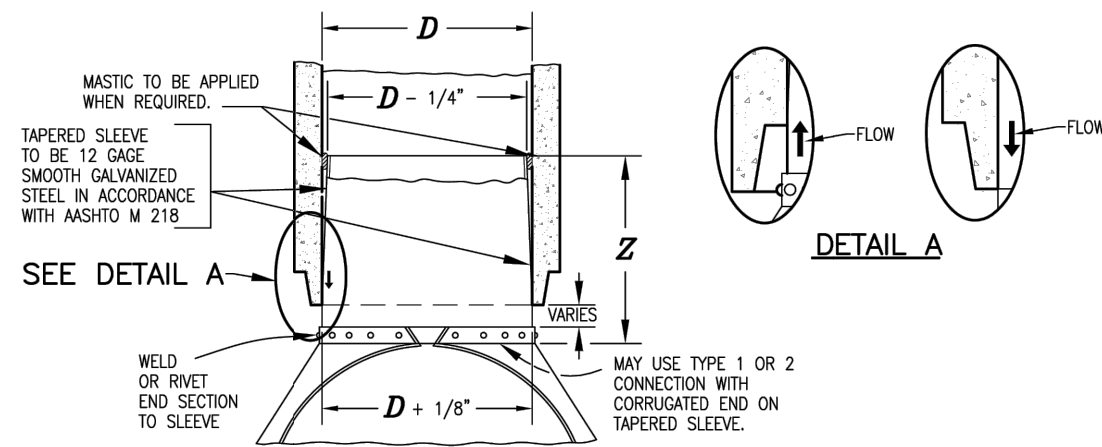
Drawing No.
SP.52a



EQUIVALENT	DIMENSIONS

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

END SECTION FOR REINFORCED
CONCRETE ELLIPTICAL PIPE



D	Z (MIN.)
-----	------------

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



Issued: 05/2013

Revised: 09/2017

Drawing No.

Drawing No.
SP.52b



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

ENGINEER'S STATEMENT

PREPARED UNDER

PRELIMINARY
NOT FOR
CONSTRUCTION

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

SHEET	75	OF	75	HILLCAMP PRELIMINARY CD'S									
				DETAILS									
JOB NO.	15950.12	H-SCALE		N/A		No.		REVISION		BY		DATE	
		V-SCALE		N/A		1		1ST SUBMITTAL		KJR		10/10/25	
						2		2ND SUBMITTAL		KJR		12/12/25	
						3		3RD SUBMITTAL		KJR		3/27/26	
		DESIGNED BY		TAU									
		DRAWN BY		TAU									
		CHECKED BY											