THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY MERRICK AND COMPANY FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

LINCOLN STATION APARTMENTS

ON-SITE IMPROVEMENT PLANS

LOTS 8-A1, 8-A2 AND 7-A1 HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT

KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS

LOCATED IN THE EAST HALF OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

COUNTY OF DOUGLAS, STATE OF COLORADO

5.23 ACRES

PROPERTY DESCRIPTION PER SURVEY:

PARCEL 1:
LOTS 8-A1 AND 8-A2,
HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT, COUNTY OF DOUGLAS,
STATE OF COLORADO.

PARCEL 2:
CONDOMINIUM UNIT 1 ACCORDING TO THE CONDOMINIUM MAP OF KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS RECORDED MARCH 13, 2012 AT RECEPTION NO. 2012018679 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE KAISER/LINCOLN STATION PARKING GARAGE RECORDED ON MARCH 13, 2012 AT RECEPTION NO. 2012018678 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO.

PARCEL 3:

LOT 7-A1, HERITAGE HILLS FILING NO. 2, 2ND AMENDMENT, COUNTY OF DOUGLAS,
STATE OF COLORADO.

EXCEPT FOR CONDOMINIUM UNIT 0 ACCORDING TO THE CONDOMINIUM MAP OF KAISER/LINCOLN STATION PARKING GARAGE CONDOMINIUMS RECORDED MARCH 13, 2012 AT RECEPTION NO. 2012018679 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION OF THE KAISER/LINCOLN STATION PARKING GARAGE RECORDED ON MARCH 13, 2012 AT RECEPTION NO. 2012018678 IN THE OFFICE OF THE CLERK AND RECORDER OF DOUGLAS COUNTY, COLORADO.

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AND STORM DRAINAGE AS SET FORTH IN THAT CERTAIN AGREEMENT FOR DEVELOPMENT, OPERATING AND EASEMENTS FOR BRADBURY TRANSIT VILLAGE RECORDED NOVEMBER 9, 2001, IN BOOK 2178 AT PAGE 1447 AND AMENDMENTS THERETO RECORDED SEPTEMBER 8, 2003 UNDER RECEPTION NO. 2003134783, SEPTEMBER 8, 2003 UNDER RECEPTION NO. 2003134784, AUGUST 25, 2006 UNDER RECEPTION NO. 2006073084, ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR DEVELOPMENT, OPERATION, AND EASEMENT FOR BRADBURY TRANSIT VILLAGE RECORDED JANUARY 26, 2007 AT RECEPTION NO. 2007008103 AND JANUARY 26, 2007 UNDER RECEPTION NO. 2007008104, ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR DEVELOPMENT, OPERATION, AND EASEMENT FOR LINCOLN STATION TRANSIT VILLAGE RECORDED MAY 18, 2010, AT RECEPTION NO. 2010030305, AND ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR DEVELOPMENT, OPERATION, AND EASEMENT FOR LINCOLN STATION TRANSIT VILLAGE RECORDED MAY 18, 2010, AT RECEPTION NO. 2010030310

PARCEL 5:

NON-EXCLUSIVE UTILITY EASEMENTS AS SET FORTH IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND EASEMENT FOR BRADBURY TRANSIT VILLAGE RECORDED NOVEMBER 09, 2001, IN BOOK 2178 AT PAGE 1322, AS AFFECTED BY FIRST SUPPLEMENT AND AMENDMENT RECORDED APRIL 8, 2004 UNDER RECEPTION NO. 2004035535, AS FURTHER AFFECTED BY SECOND AMENDMENT RECORDED FEBRUARY 7, 2007 RECEPTION NO. 2007011521, AND AS FURTHER AFFECTED BY THIRD AMENDMENT RECORDED MAY 18, 2010, AT RECEPTION NO. 2010030299.

PARCEL 6:

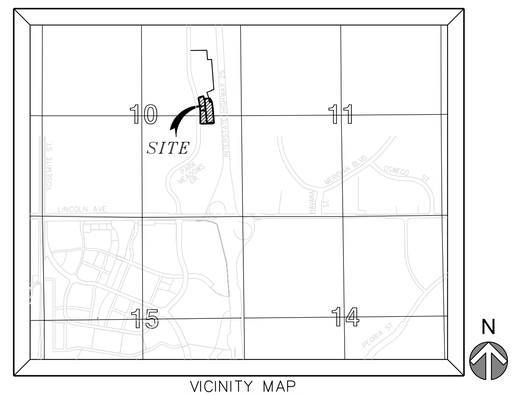
NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS SET FORTH IN THE JOINT ACCESS EASEMENT AGREEMENT RECORDED APRIL 08, 2004 AT RECEPTION NO. 2004035537, RE-RECORDED APRIL 15, 2004 AT RECEPTION NO. 2004037802.

BENCHMARK:

ELEVATIONS ARE BASED UPON THE NGS BENCHMARK UNBEWUST, A BRASS DISK STAMPED "UNBEWUST 1992" AND SET IN THE NORTHWEST CORNER OF A 24'X16' ROCK OUTCROP, LOCATED 0.2 MILE SOUTHWEST ALONG A PAVED ROAD FROM EXIT 191 OFF INTERSTATE 25 AND 22.5' EAST OF CENTERLINE, 123' NORTH OF THE OUTLET OF A 3' CORRUGATED METAL CULVERT AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHBOUND INTERSTATE 25. ELEVATION = 6125.32 NAVD88 / DOUGLAS COUNTY DATUM.

BASIS OF BEARING:

BEARINGS ARE ASSUMED AND ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING N88°36'03"E A DISTANCE OF 2539.42 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 10, BEING MONUMENTED BY A FOUND #5 REBAR WITH A 3-1/4" ALUMINUM CAP, STAMPED: PLS 25369 AND THE NORTHEAST CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, IN RANGE BOX, STAMPED: PLS 34980.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
5985	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING INLET, STORM SEWER, & MANHOLE
10E	EXISTING SOUTHGATE WATER LINE
SAN	EXISTING SANITARY SEWER
E	EXISTING ELECTRIC LINE
COM	EXISTING DRY UTILITY LINE
GAS	EXISTING GAS LINE
5985	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	CUT/FILL AREAS
2.0%	PROPOSED SLOPE
	DIRECTIONAL FLOW ARROWS

ABBREVIATIONS:

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
TOC	TOP OF CONCRETE/TOP OF CURB
FG	FINISHED GRADE
ME	MATCH EXISTING GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER

SHEET INDEX:

C0.0	COVER SHEET	1 OF 20
C1.0	GENERAL NOTES	2 OF 20
C1.1	GENERAL NOTES	3 OF 20
C2.0	HORIZONTAL CONTROL PLAN	4 OF 20
C2.1	HORIZONTAL CONTROL PLAN	5 OF 20
C2.2	UTILITY PLAN	6 OF 20
C3.0	OVERALL GRADING PLAN	7 OF 20
C3.1	DETAIL GRADING PLAN 1	8 OF 20
C3.2	DETAIL GRADING PLAN 2	9 OF 20
C3.3	DETAIL GRADING PLAN 3	10 OF 20
C3.4	DETAIL GRADING PLAN 4	11 OF 20
C3.5	DETAIL GRADING PLAN 5	12 OF 20
C3.6	DETAIL GRADING PLAN 6	13 OF 20
C3.8	PARK MEADOWS DRIVE ROADWAY SECTIONS	14 OF 20
C3.9	STORM SEWER PLAN & PROFILE	15 OF 20
C3.10	STORM SEWER PLAN & PROFILE	16 OF 20
C3.11	STORM SEWER PLAN & PROFILE	17 OF 20
C3.12	LANDSCAPE DRAIN PLAN	18 OF 20
C4.0	STANDARD DETAILS	19 OF 20
C4.1	STANDARD DETAILS	20 OF 20

PROJECT DIRECTORY

WATER AUTHORITY
SOUTHGATE WATER & SANITATION DISTRICTS
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CENTENNIAL, CO 80121
P: 303-779-0261

WATER AUTHORITY
DENVER WATER
1600 W. 12TH AVENUE
DENVER, CO 80204
P: 303-628-6100

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CITY OF LONE TREE
9220 KIMMER DRIVE SUITE 100
LONE TREE, CO 80124
JACOB JAMES
P: 720-509-1240

ARCHITECT
KTGY
820 16TH STREET MALL #500
DENVER, CO 80202
JENNAFER DAUWALTER
P: 303-825-6400

LANDSCAPE ARCHITECT
CONSILIUM DESIGN
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DENVER, CO 80222
JULIE HENDRICKSEN
P: 303-224-9520

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 EAST MINERAL AVENUE
CENTENNIAL, CO 80112
SCOTT STENE
P: 720-989-2249

CABLE TV
COMCAST
GREG YSLAS
P: 303-603-5621

OWNER/DEVELOPER
CENTURY COMMUNITIES
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GREENWOOD VILLAGE, CO 80111
CHRIS WINCHESTER
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GEOTECHNICAL ENGINEER
NINYO & MOORE
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DENVER, CO 80111
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P: 303-629-6000

DEPARTMENT OF HEALTH
COLORADO DEPARTMENT OF HEALTH
PERMITS AND ENFORCEMENTS
4300 CHERRY CREEK DR. SOUTH
DENVER CO, 80220
SARA JOHNSON
P: 303-692-3609

TELEPHONE
CENTURY LINK
9750 E. COSTILLA AVENUE
ENGLEWOOD, CO 80112
TIM STYRON
P: 303-792-1963

ELECTRICAL
XCEL ENERGY
MARK R. SUPANCIC
P: 303-716-2003

CITY OF LONE TREE APPROVAL

City Engineer

Date

These construction plans have been reviewed by the City of Lone Tree for grading, drainage, signage and striping improvements only.

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

TITLE
LINCOLN STATION APARTMENTS
LONE TREE, COLORADO
ON-SITE IMPROVEMENT PLANS
COVER SHEET

RE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692
DATE 7/8/2021
SHEET C0.0
1 of 20

File Location: Q:\DEN\Projects\0692-00 Lincoln Station\CAD\CDs\On-Site CDs\0692-CVR & GN.dwg Plot Date:7/8/2021 11:14 AM Last Saved By: IRYPKEMA

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CITY OF LONE TREE GENERAL NOTES:

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

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE "COLORADO SUPPLEMENTAL MUTCD" AND THE DOUGLAS COUNTY "ROAD AND CONSTRUCTION STANDARDS MANUAL". FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DIVISION OF HIGHWAYS "M AND S STANDARDS".
2. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO "M AND S MANUAL".
3. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN. STREET NAME SIGNS SHALL BE MOUNTED SO THAT THEY CAN BE SEEN FROM ALL DIRECTIONS OF TRAVEL.
4. INSTALLATION OF SIGNS SHALL CONFORM TO THE MUTCD MOUNTING HEIGHT REQUIREMENTS, INCLUDING A 7-FOOT MINIMUM HEIGHT FROM THE BOTTOM OF THE LOWEST SIGN PANEL TO THE TOP GRADE OF SIDEWALK.
5. ALL NEWLY INSTALLED TRAFFIC SIGNS SHALL MEET THE MINIMUM RETRO-REFLECTIVITY AND ILLUMINATION STANDARDS AS SET FORTH BY THE MUTCD (LATEST EDITION). THESE MINIMUM REQUIREMENTS SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
6. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS.
7. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. LONE TREE PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION AT 303-662-8112.
8. FOLLOWING INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, 303-662-8112. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY PUBLIC WORKS. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD WILL BEGIN.
9. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, LONE TREE RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING OR INSTALLATION OF ADDITIONAL SIGNAGE AND/OR STRIPING IF THEY DETERMINE THAT AN UNFORESEEN CONDITION WARRANTS SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. UPDATED 03-1-12
10. FINAL STRIPING AND CROSSWALK LAYOUT TO BE APPROVED BY THE CITY OF LONE TREE PRIOR TO INSTALLATION. LONE TREE PUBLIC WORKS SHALL BE CONTACTED A MINIMUM OF 72 HOURS PRIOR TO INSTALLATION AT 303-662-8112.
11. CROSSWALKS SHALL:
    BE CONSTRUCTED USING 125 MIL PREFORMED THERMOPLASTIC.
    LINE UP WITH THE HANDICAP RAMPS AT BOTH ENDS.
    BE CENTERED ON LANE LINES SO AS TO BE STRADDLED BY VEHICLES.
12. ALL PAVEMENT MARKINGS SHALL BE AS FOLLOWS:
    FOR CONCRETE SURFACE: METHYL METHACRYLATE OR EPOXY PAINT.
    FOR ASPHALT SURFACE: PAINT, 90 MIL PREFORMED THERMOPLASTIC, INLAID MARKING TAPE, METHYL METHACRYLATE, OR EPOXY PAINT.
    TURN ARROWS AND ONLYS: 125 MIL PREFORMED THERMOPLASTIC.
13. ALL PAVEMENT MARKING SHALL BE PRECEDED BY THE APPROPRIATE SURFACE PREPARATION.
14. ANY SIGNAGE AND/OR OTHER TRAFFIC CONTROL DEVICES REMOVED SHALL BE RETURNED TO THE CITY OF LONE TREE.
15. TYPE III LIGHTED BARRICADES SHALL BE SET AT ENDS OF ROADWAYS, SEPARATING FINISHED AND UNFINISHED CONSTRUCTION AREAS AND WILL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER.

NOTE: ALSO SEE CITY OF LONE TREE "**STREET SIGN DETAILS"** FOR ADDITIONAL INTERSECTION STREET SIGNAGE REQUIREMENTS.

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GENERAL NOTES:

1. BENCHMARK: ELEVATIONS ARE BASED UPON THE NGS BENCHMARK UNBEWUST, A BRASS DISK STAMPED "UNBEWUST 1992" AND SET IN THE NORTHWEST CORNER OF A 24'X16' ROCK OUTCROP, LOCATED 0.2 MILE SOUTHWEST ALONG A PAVED ROAD FROM EXIT 191 OFF INTERSTATE 25 AND 22.5' EAST OF CENTERLINE, 123' NORTH OF THE OUTLET OF A 3' CORRUGATED METAL CULVERT AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHBOUND INTERSTATE 25.
   ELEVATION = 6125.32 NAVD88 / DOUGLAS COUNTY DATUM.
2. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE COORDINATES. THE COMBINED FACTOR USED TO MODIFY COORDINATES WAS XXXX.
3. SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON THE SITE AT ALL TIMES BY THE CONTRACTOR.
4. THE APPROPRIATE AUTHORITIES SHALL BE CONTACTED FOR ALL NECESSARY INSPECTIONS WITH AT LEAST 48 HOURS ADVANCE NOTICE.
5. DUST SHALL BE PROPERLY CONTROLLED BY THE CONTRACTOR AT ALL TIMES.
6. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING THEM DURING CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING BUT NOT LIMITED TO SAFETY DURING TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY.
8. THE CONTRACTOR MUST SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
9. THE CONTRACT DOCUMENTS AND SPECIFICATIONS THAT ARE SPECIFIC TO THIS PROJECT SHALL CONTROL ALL WORK EXCEPT WHEN STANDARDS AND SPECIFICATIONS OF DOUGLAS COUNTY CONFLICT OR OVERRIDE.

MERRICK GENERAL NOTES:

1. THE OWNER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
2. THE PROJECT PLANS AND SPECIFICATIONS AS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, FOR AND ON BEHALF OF MERRICK AND COMPANY, REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE USE OF ANY ELECTRONIC OR OTHER MEDIA PURPORTING TO REPRESENT THE FINAL CONSTRUCTION DOCUMENTS FOR THIS PROJECT SHALL NOT BE RELIED UPON AS FINAL CONSTRUCTION DOCUMENTS. SHOULD THERE BE A CONFLICT BETWEEN SEALED DRAWINGS AND ELECTRONIC OR OTHER MEDIA FILES, THE SEALED DRAWINGS SHALL GOVERN. EACH USER OF ANY ELECTRONIC OR OTHER MEDIA WAIVES AND RELEASES MERRICK FROM ALL ACTIONS, CLAIMS, DAMAGES, ACTIONS, OBLIGATIONS AND LIABILITIES OF ANY KIND OR NATURE WITH RESPECT TO THE ELECTRONIC OR OTHER MEDIA FILES.
3. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
4. THE PROJECT PLANS AND SPECIFICATIONS ARE INTENDED TO PROVIDE THE COMPLETED PROJECT IN A COMPLETE AND OPERABLE CONDITION. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND PROVIDE ALL LABOR NECESSARY TO COMPLETE THE PROJECT IN A NEAT AND WORKMANLIKE MANNER, INCLUDING ALL INCIDENTIALS NECESSARY TO COMPLETE THE WORK, WITHOUT ADDITIONAL COST TO THE OWNER.
5. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE OWNER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
6. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE MAY CAUSE THE WORK TO BE DEEMED UNACCEPTABLE.
7. MERRICK & COMPANY IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK. MERRICK WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
8. WHEN APPLICABLE, THE OWNER SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
   - 8.1. THE NOTICE OF INTENT (NOI)
   - 8.2. BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
   - 8.3. UP TO DATE STORMWATER MANGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
   - 8.4. ONE (1) SIGNED COPY OF THE APPROVED PLANS
   - 8.5. ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
   - 8.6. A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
9. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF LONE TREE STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENTITY.
10. DO NOT SCALE DRAWINGS. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
11. THE BOUNDARY AND TOPOGRAPHIC INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEYS PREPARED BY MERRICK AND COMPANY DATED DECEMBER 15, 2020.
12. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL EVALUATION OF THE LINCOLN STATION APARTMENTS PROJECT PREPARED BY NINYO & MOORE DATED FEBRUARY 12, 2021.
13. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO COMPLETE THE WORK AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. A COPY OF ALL PERMITS SHALL BE MAINTAINED ON-SITE AT ALL TIMES.
14. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY OF ALL PERSONNEL AND EQUIPMENT ON THE PROJECT SITE AT ALL TIMES, AND IS NOT LIMITED TO NORMAL WORKING HOURS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS.
15. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE OWNER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
16. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
17. THERE SHALL BE NO WORK PERFORMED ON WEEKENDS OR HOLIDAYS, UNLESS ACCEPTED AND APPROVED IN WRITING AND IN ADVANCE BY THE OWNER, ENGINEER, AND LOCAL JURISDICTION.
18. MAINTAIN EMERGENCY VEHICLE ACCESS TO AND THROUGH THE PROJECT SITE AT ALL TIMES.
19. ACCESS TO PRIVATE PROPERTY AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR TO PROVIDE ALTERNATIVE MEANS OF INGRESS AND EGRESS TO PRIVATE PROPERTY AND BUSINESS LOCATIONS AS NECESSARY TO PROVIDE FOR THE TIMELY COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL CALL THE NATIONWIDE UTILITY CONTACT NUMBER (811) OR LOCAL UTILITY LOCATE SERVICE, TO REQUEST LOCATES OF ALL UNDERGROUND UTILITIES AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES, INCLUDING DEPTH. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. THE UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST AVAILABLE INFORMATION AND MAY NOT INCLUDE ALL UTILITIES THAT EXIST ON THE PROJECT SITE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
22. APPROXIMATE WHEN SHOWN ON THE DRAWINGS. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
23. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR BEFORE WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
24. THE OWNER SHALL COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE OWNER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
26. THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, EXISTING TOPOGRAPHIC DATA, AND LOCATIONS OF ALL UTILITIES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT SITE. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES, WHETHER SHOWN OR NOT ON THE PROJECT PLANS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES FOUND PRIOR TO INITIATING ANY WORK.
27. ANY DISRUPTION IN UTILITIES SHALL BE COORDINATED AT LEAST 48 HOURS IN ADVANCE WITH THE UTILITY OWNER, PROJECT OWNER, EMERGENCY PROVIDERS, ALL IMPACTED LOCAL RESIDENTS, AND IMPACTED BUSINESS OWNERS. METHOD OF NOTIFICATION SHALL BE SUBJECT TO APPROVAL OF THE PROJECT OWNER AND AFFECTED UTILITY.
28. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF SURFACE CONDITIONS DISTURBED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE OWNER, PROPERTY OWNER, AFFECTED UTILITY, AND/OR LOCAL JURISDICTION. ALL SURFACE AND UTILITY RESTORATION SHALL BE REPLACED WITH LIKE KIND, SIZE, AND TYPE OF IMPROVEMENT THAT EXISTED PRIOR TO INITIATING CONSTRUCTION AT NO ADDITIONAL EXPENSE TO THE PROJECT OWNER.
29. OVERLOT GRADING CONSTRUCTION MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PHONE (303) 692-3500.
30. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE LOCAL ENTITY ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE LOCAL ENTITY ENGINEER.
31. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT- OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE OWNER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE OWNER MAY USE THE LOCAL ENTITY'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.
32. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
33. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO VARIOUS FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER.
34. TRAFFIC CONTROL STANDARDS FOR THIS PROJECT SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. A TRAFFIC CONTROL PLAN APPROVED BY THE LOCAL ENTITY EXERCISING JURISDICTION SHALL BE OBTAINED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
35. THE OWNER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
36. SAW CUT ALL JOINTS IN EXISTING PAVEMENTS. SAW CUT JOINTS IN CURB AND GUTTER SECTIONS SHALL BE CONTINUOUS THROUGH THE CURB HEAD.
37. INSTALL SEDIMENTATION AND EROSION CONTROL MEASURES PRIOR TO INITIATING ANY WORK ON THE PROJECT SITE. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL FINAL ACCEPTANCE BY A CITY OF LONE TREE GESC INSPECTOR.
38. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE OWNER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING.
39. THE OWNER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
40. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF IN AN APPROVED LANDFILL PERMITTED TO ACCEPT THAT PARTICULAR TYPE OF WASTE.
41. WHERE CONFLICTS EXIST BETWEEN GENERAL NOTES AND THE NOTES OF SPECIFIC GOVERNING JURISDICTIONS, THE GREATER STANDARD OR REQUIREMENT SHALL PREVAIL. WHERE CONFLICTS BETWEEN THE PLANS AND SPECIFICATIONS AND THE NOTES OR REQUIREMENTS OF SPECIFIC GOVERNING JURISDICTIONS OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR OWNER IMMEDIATELY AND REQUEST CLARIFICATION.
42. CONTRACTOR RESPONSIBLE FOR PROVIDING STRUCTURAL DESIGN OF PROPOSED RETAINING WALL AND PROCESSING STRUCTURAL DRAWINGS THROUGH CITY OF LONE TREE PUBLIC WORKS. CONTRACTOR SHALL VERIFY THAT ADDITIONS TO EXISTING WALL SHALL FIT WITH PROPOSED WALL.
43. A COLORADO PE SIGNED/SEALED WALL DESIGN MUST BE PREPARED AND SUBMITTED TO THE CITY (ATTENTION PUBLIC WORKS/ENGINEERING)
44. THE CITY WILL "RECEIVE AND PLACE ON FILE" THE DESIGN REPORT. WHILE THE CITY MAY SCAN THE REPORT FOR GENERAL CONTENT AND APPARENT SUFFICIENCY OF DOCUMENTATION, THE CITY WILL NOT DO AN ENGINEERING REVIEW FOR ADEQUACY OF THE DESIGN NOR ISSUE A FORMAL APPROVAL. THE RESPONSIBILITY FOR THE ADEQUACY OF WALL DESIGN WILL REST WITH THE PE SIGNING/SEALING THE DESIGN.
45. DURING CONSTRUCTION OF THE WALL, THE DEVELOPER/CONTRACTOR SHALL PROVIDE, VIA A THIRD PARTY ENTITY, SUFFICIENT INSPECTION/DOCUMENTATION TO BE ABLE TO PROVIDE TO THE CITY (ATTENTION PUBLIC WORKS/ENGINEERING) A PE SIGNED/SEALED POST CONSTRUCTION CERTIFICATION THAT THE WALL(S) WERE CONSTRUCTED IN GENERAL CONFORMANCE WITH THE SUBMITTED PE SIGNED/SEALED DESIGN.
46. THE NOTED CONSTRUCTION CERTIFICATION MUST BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF FINAL CERTIFICATE(S) OF OCCUPANCY.
47. THE CITY (VIA PUBLIC WORKS/ENGINEERING WILL "RECEIVE AND PLACE ON FILE" THE PE SIGNED/SEALED POST CONSTRUCTION WALL CERTIFICATION.

CITY OF LONE TREE APPROVAL

City Engineer

Date

These construction plans have been reviewed by the City of Lone Tree for grading, drainage, signage and striping improvements only.

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
LINCOLN STATION APARTMENTS
LONE TREE, COLORADO
ON-SITE IMPROVEMENT PLANS
GENERAL NOTES

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692
DATE 7/8/2021
SHEET C1.0
2 of 20

File Location:Q:\DEN\Projects\0692-00 Lincoln Station\CAD\CDs\On-Site CDs\0692-CVR & GN.dwg Plot Date:7/8/2021 11:14 AM Last Saved By: IRYPKEMA

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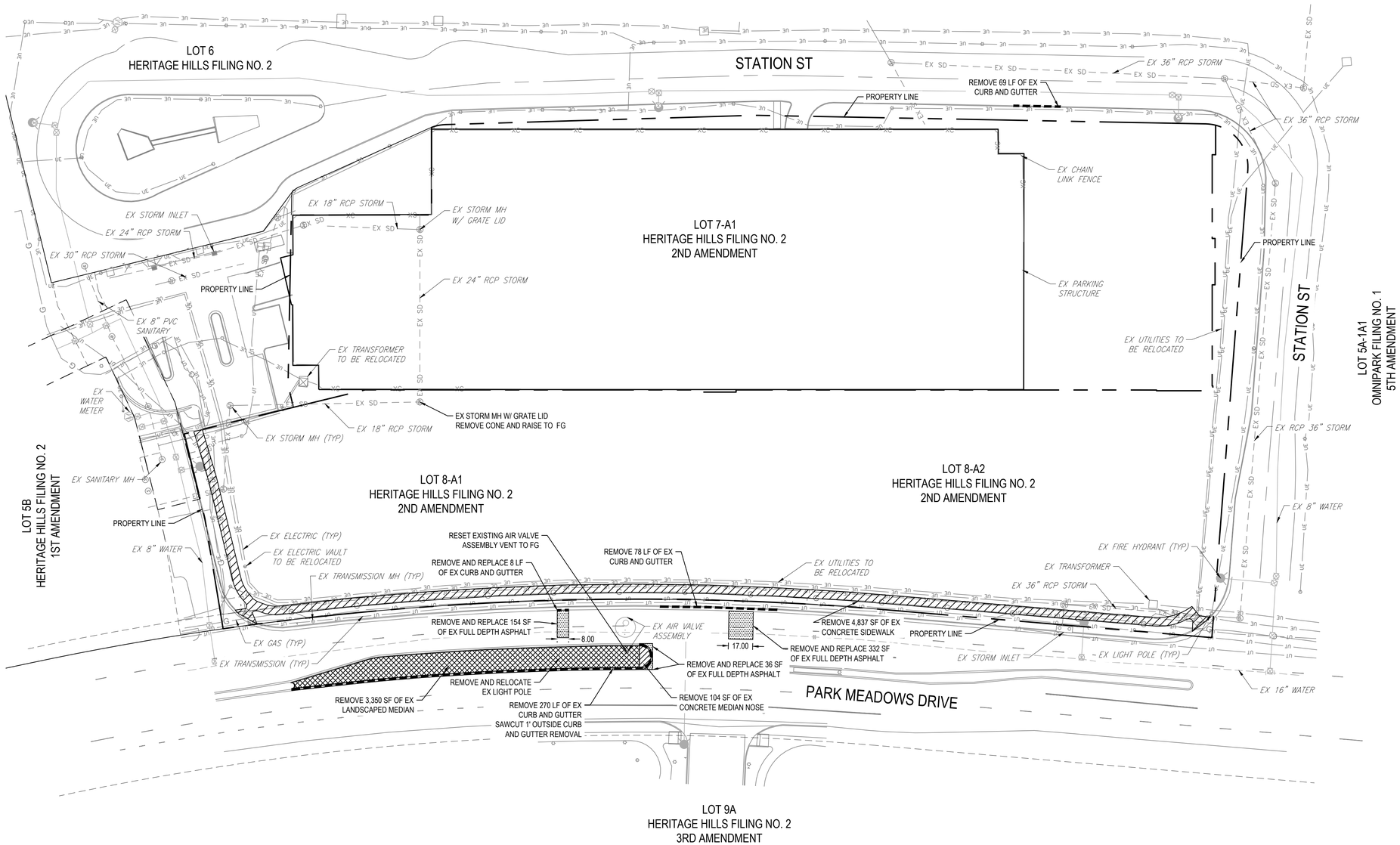

NOTES:

1. CONTRACTOR TO PROTECT IN PLACE ALL EXISTING FEATURES TO REMAIN.
2. SAW CUT ALL JOINTS IN EXISTING PAVEMENTS. SAW CUT JOINTS IN CURB AND GUTTER SECTIONS SHALL BE CONTINUOUS THROUGH THE CURB HEAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
4. THE CONTRACTOR SHALL REPLACE ALL ASPHALT/CONCRETE DESIGNATED AS "REMOVE AND REPLACE" WITH THE SAME (OR EQUIVALENT) MATERIAL AND TO THE SAME DEPTHS AS THE EXISTING MATERIALS.

LEGEND

- EX CONCRETE TO BE REMOVED
- EX FULL DEPTH ASPHALT TO BE REMOVED AND REPLACED
- EX LANDSCAPED MEDIAN TO BE REMOVED
- EX CURB AND GUTTER TO BE REMOVED

N

40' 0 20' 40' 80'

1" = 40' HOR.

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

CITY OF LONE TREE APPROVAL

City Engineer

Date

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

LINCOLN STATION APARTMENTS
LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
DEMOLITION PLAN

FOR AND ON BEHALF OF MERRICK & COMPANY

ISSUED FOR REVIEW

PE STAMP

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C1.1

3 of 20

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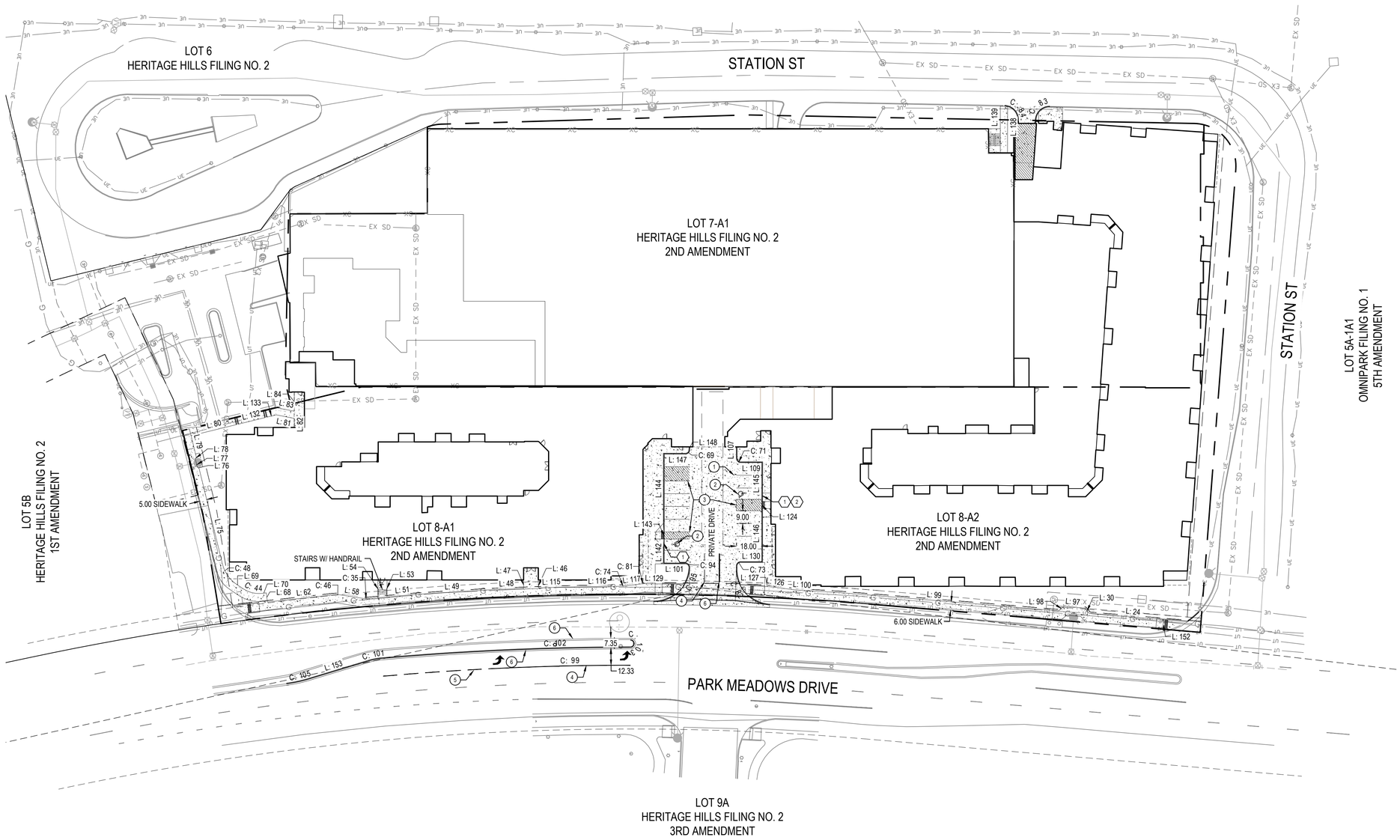


STRIPING NOTES

1. ALL PARKING PAVEMENT MARKINGS SHALL BE SOLID 4" WIDE TRAFFIC WHITE PAINT.
2. PARKING STALLS DESIGNATED AS HANDICAPPED ACCESSIBLE SHALL HAVE OUTER DIMENSIONS OF 48"X48" AND ALL STRIPING SHALL BE 4" SOLID WHITE PAINT WITH A BLUE BACKGROUND.
3. LOADING ZONES (ACCESSIBLE OR OTHERWISE) TO BE STRIPED WITH 4" WIDE WHITE DIAGONAL STRIPE AT 24" ON CENTER.
4. LANE LINE TO BE STRIPED WITH 5" WIDE WHITE SOLID PAINT.
5. LANE LINE TO BE STRIPED WITH 5" WIDE SKIPPED PAINT.
6. DOUBLE LANE LINE TO BE PAINTED WITH 5" (3" GAP) YELLOW PAINT.

SIGNAGE NOTES

1. SIGNS SHOWN ON PLAN ARE SYMBOLIC. ALL SIGN MATERIALS, DIMENSIONS, INSTALLATION, PLACEMENT, AND OFFSET FROM CURB SHALL CONFORM TO STANDARDS FROM MUTCD 2009 EDITION WITH CURRENT REVISIONS.

SIGNAGE LEGEND

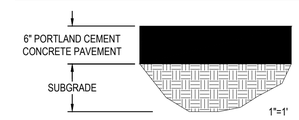
1 — RESERVED PARKING

2 — VAN ACCESSIBLE

HORIZONTAL CONTROL NOTES

1. SEE SHEET C0.0 FOR LEGEND AND ABBREVIATIONS
2. SEE SHEET C2.1FOR LINE AND CURVE INFORMATION.
3. REFER TO LIGHTING SITE PLAN FOR LANDSCAPE AND PARKING LOT LIGHTING INFORMATION.
4. BUILDING CORNER NORTHING & EASTINGS ARE BASED OFF ARCHITECTURAL GRID. REFER TO ARCHITECTURAL SHEETS.
5. ALL DIMENSIONS TO FLOW LINE UNLESS OTHERWISE NOTED.
6. ALL LINE AND CURVE LABELS FOR CURB AND GUTTER ARE TO FLOW LINE.

PRIVATE DRIVE TYPICAL PAVEMENT SECTION



PAVEMENT SECTION PER GEOTECHNICAL REPORT, COMPLETED BY NINYO & MOORE, DATED FEBRUARY 23, 2021

N

40' 0 20' 40' 80'

1" = 40' HOR.

CITY OF LONE TREE APPROVAL

City Engineer

Date

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TITLE

LINCOLN STATION APARTMENTS
LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
HORIZONTAL CONTROL PLAN

RE-STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C2.0

4 of 20

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LINE TABLE

LINE #	BEARING	LENGTH	BEGIN NORTHING & EASTING	END NORTHING & EASTING
L: 24	S0° 35' 16"E	69.02'	N: 1623920.026 E: 3178440.399	N: 1623851.006 E: 3178441.107
L: 30	N44° 24' 44"E	4.83'	N: 1623920.026 E: 3178440.399	N: 1623923.474 E: 3178443.777
L: 46	N83° 53' 43"E	5.65'	N: 1624308.566 E: 3178422.081	N: 1624309.166 E: 3178427.695
L: 47	N84° 39' 11"E	6.04'	N: 1624318.943 E: 3178420.714	N: 1624319.505 E: 3178426.727
L: 48	N7° 30' 20"W	23.74'	N: 1624318.943 E: 3178420.714	N: 1624342.481 E: 3178417.612
L: 49	N8° 55' 20"W	53.06'	N: 1624342.481 E: 3178417.612	N: 1624394.903 E: 3178409.383
L: 51	N10° 18' 50"W	17.50'	N: 1624394.903 E: 3178409.383	N: 1624412.120 E: 3178406.249
L: 53	N84° 39' 11"E	11.97'	N: 1624414.271 E: 3178405.858	N: 1624415.387 E: 3178417.775
L: 54	N84° 39' 11"E	12.53'	N: 1624420.690 E: 3178404.690	N: 1624421.858 E: 3178417.169
L: 58	N3° 21' 35"E	16.10'	N: 1624430.911 E: 3178403.233	N: 1624446.985 E: 3178404.177
L: 62	N11° 38' 25"W	46.49'	N: 1624452.452 E: 3178403.781	N: 1624497.984 E: 3178394.401
L: 68	N78° 19' 13"E	6.50'	N: 1624497.984 E: 3178394.401	N: 1624499.300 E: 3178400.767
L: 69	N28° 31' 23"E	5.58'	N: 1624515.900 E: 3178402.162	N: 1624520.801 E: 3178404.825
L: 70	N11° 38' 25"W	3.08'	N: 1624499.300 E: 3178400.767	N: 1624502.315 E: 3178400.146
L: 75	N70° 54' 30"E	69.61'	N: 1624531.942 E: 3178418.019	N: 1624554.708 E: 3178483.796
L: 76	N25° 54' 30"E	1.41'	N: 1624554.708 E: 3178483.796	N: 1624555.980 E: 3178484.414
L: 77	S70° 54' 30"W	6.01'	N: 1624557.945 E: 3178490.092	N: 1624555.980 E: 3178484.414
L: 78	N64° 05' 30"W	1.41'	N: 1624557.327 E: 3178491.364	N: 1624557.945 E: 3178490.092
L: 79	N70° 54' 30"E	20.62'	N: 1624557.327 E: 3178491.364	N: 1624564.071 E: 3178510.846
L: 80	S19° 06' 23"E	33.14'	N: 1624562.445 E: 3178506.149	N: 1624531.134 E: 3178516.996
L: 81	N5° 53' 26"E	12.99'	N: 1624491.129 E: 3178525.044	N: 1624504.052 E: 3178526.377
L: 82	N84° 39' 11"E	6.32'	N: 1624490.540 E: 3178518.752	N: 1624491.129 E: 3178525.044
L: 83	N5° 53' 26"E	13.11'	N: 1624491.604 E: 3178530.119	N: 1624504.641 E: 3178531.464
L: 84	N84° 39' 11"E	13.58'	N: 1624491.604 E: 3178530.119	N: 1624492.869 E: 3178543.644
L: 97	N0° 27' 47"W	14.96'	N: 1623923.474 E: 3178443.777	N: 1623938.428 E: 3178443.656
L: 98	N45° 20' 18"W	4.89'	N: 1623938.428 E: 3178443.656	N: 1623941.869 E: 3178440.175
L: 99	S0° 36' 50"E	47.72'	N: 1624048.100 E: 3178439.178	N: 1624000.382 E: 3178439.689
L: 100	S1° 51' 41"E	31.56'	N: 1624128.406 E: 3178437.597	N: 1624096.858 E: 3178438.623
L: 101	N5° 20' 49"W	15.00'	N: 1624207.069 E: 3178449.157	N: 1624222.005 E: 3178447.759
L: 107	S84° 40' 03"W	8.01'	N: 1624178.828 E: 3178534.158	N: 1624178.084 E: 3178526.185
L: 109	S5° 19' 57"E	15.00'	N: 1624174.818 E: 3178523.476	N: 1624159.883 E: 3178524.870
L: 115	N7° 30' 20"W	14.28'	N: 1624294.408 E: 3178423.946	N: 1624308.566 E: 3178422.081
L: 116	N6° 13' 41"W	44.41'	N: 1624250.262 E: 3178428.764	N: 1624294.408 E: 3178423.946
L: 117	N12° 38' 13"W	12.19'	N: 1624236.709 E: 3178431.706	N: 1624248.608 E: 3178429.039
L: 124	S84° 39' 11"W	5.00'	N: 1624157.327 E: 3178497.489	N: 1624156.862 E: 3178492.511
L: 126	S2° 13' 58"W	15.55'	N: 1624143.941 E: 3178438.203	N: 1624128.406 E: 3178437.597
L: 127	S1° 58' 16"E	22.70'	N: 1624166.623 E: 3178437.422	N: 1624143.941 E: 3178438.203
L: 129	N4° 12' 53"W	8.97'	N: 1624224.858 E: 3178432.796	N: 1624233.803 E: 3178432.137
L: 130	N5° 19' 57"W	15.00'	N: 1624153.377 E: 3178455.173	N: 1624168.312 E: 3178453.779
L: 132	S19° 06' 23"E	19.71'	N: 1624530.189 E: 3178517.323	N: 1624511.563 E: 3178523.775

LINE TABLE

LINE #	BEARING	LENGTH	BEGIN NORTHING & EASTING	END NORTHING & EASTING
L: 133	S19° 06' 23"E	6.95'	N: 1624510.618 E: 3178524.103	N: 1624504.052 E: 3178526.377
L: 138	N84° 48' 45"E	22.10'	N: 1624007.845 E: 3178758.398	N: 1624009.843 E: 3178780.410
L: 139	S84° 39' 11"W	15.91'	N: 1624015.962 E: 3178790.693	N: 1624014.479 E: 3178774.854
L: 142	N84° 40' 53"E	17.00'	N: 1624222.005 E: 3178447.759	N: 1624223.581 E: 3178464.686
L: 143	N84° 40' 53"E	5.00'	N: 1624223.581 E: 3178464.686	N: 1624224.044 E: 3178469.664
L: 144	N84° 40' 53"E	55.00'	N: 1624224.044 E: 3178469.664	N: 1624229.142 E: 3178524.427
L: 145	S84° 40' 07"W	27.50'	N: 1624159.883 E: 3178524.870	N: 1624157.327 E: 3178497.489
L: 146	S84° 40' 06"W	37.50'	N: 1624156.862 E: 3178492.511	N: 1624153.377 E: 3178455.173
L: 147	S5° 20' 49"E	15.00'	N: 1624229.142 E: 3178524.427	N: 1624214.206 E: 3178525.825
L: 148	N84° 40' 03"E	2.00'	N: 1624211.498 E: 3178529.091	N: 1624211.684 E: 3178531.083
L: 152	N89° 24' 44"E	6.00'	N: 1623867.462 E: 3178434.938	N: 1623867.523 E: 3178440.938
L: 153	N22° 11' 01"W	43.24'	N: 1624423.518 E: 3178359.487	N: 1624463.558 E: 3178343.160

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	BEGIN NORTHING & EASTING	END NORTHING & EASTING
C: 35	3.34'	13° 40' 26"	14.00'	3.33	N3° 28' 38"W	N: 1624427.583 E: 3178403.435	N: 1624430.911 E: 3178403.233
C: 44	14.02'	40° 09' 48"	20.00'	13.73	N8° 26' 29"E	N: 1624502.315 E: 3178400.146	N: 1624515.900 E: 3178402.162
C: 46	5.50'	15° 00' 00"	21.00'	5.48	N4° 08' 25"W	N: 1624446.985 E: 3178404.177	N: 1624452.452 E: 3178403.781
C: 48	17.66'	42° 10' 11"	24.00'	17.27	N49° 49' 25"E	N: 1624520.801 E: 3178404.825	N: 1624531.942 E: 3178418.019
C: 69	3.93'	89° 59' 09"	2.50'	3.54	N50° 20' 23"W	N: 1624211.996 E: 3178529.045	N: 1624214.252 E: 3178526.323
C: 71	4.71'	90° 00' 02"	3.00'	4.24	S39° 40' 04"W	N: 1624178.084 E: 3178526.185	N: 1624174.818 E: 3178523.476
C: 73	4.71'	90° 00' 00"	3.00'	4.24	N50° 19' 57"W	N: 1624168.312 E: 3178453.779	N: 1624171.020 E: 3178450.513
C: 74	1.68'	6° 24' 31"	15.00'	1.68	N9° 25' 57"W	N: 1624248.608 E: 3178429.039	N: 1624250.262 E: 3178428.764
C: 81	2.94'	8° 25' 19"	20.00'	2.94	N8° 25' 33"W	N: 1624233.803 E: 3178432.137	N: 1624236.709 E: 3178431.706
C: 82	37.73'	86° 28' 25"	25.00'	34.25	S41° 25' 50"W	N: 1624170.801 E: 3178448.160	N: 1624145.121 E: 3178425.496
C: 83	15.71'	90° 00' 00"	10.00'	14.14	S49° 15' 32"E	N: 1623990.400 E: 3178783.078	N: 1623981.170 E: 3178793.793
C: 84	15.71'	90° 00' 00"	10.00'	14.14	N40° 44' 28"E	N: 1624002.365 E: 3178782.187	N: 1624013.080 E: 3178791.417
C: 94	4.84'	92° 21' 59"	3.00'	4.33	N40° 50' 11"E	N: 1624203.794 E: 3178446.326	N: 1624207.069 E: 3178449.157
C: 95	38.54'	88° 19' 04"	25.00'	34.83	S48° 49' 18"E	N: 1624226.728 E: 3178420.109	N: 1624203.794 E: 3178446.326
C: 99	100.04'	2° 54' 44"	1968.22'	100.03	N6° 48' 54"W	N: 1624238.974 E: 3178373.920	N: 1624338.295 E: 3178362.050
C: 101	10.30'	11° 47' 59"	50.00'	10.28	N16° 17' 01"W	N: 1624413.651 E: 3178362.369	N: 1624423.518 E: 3178359.487
C: 102	175.20'	5° 00' 46"	2002.50'	175.14	N7° 52' 39"W	N: 1624240.164 E: 3178386.373	N: 1624413.651 E: 3178362.369
C: 103	4.33'	90° 15' 20"	2.75'	3.90	S39° 34' 47"W	N: 1624240.687 E: 3178391.850	N: 1624237.683 E: 3178389.366
C: 105	16.49'	9° 26' 53"	100.00'	16.47	N17° 27' 34"W	N: 1624463.558 E: 3178343.160	N: 1624479.271 E: 3178338.219

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City Engineer

Date

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LINCOLN STATION APARTMENTS
LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
HORIZONTAL CONTROL PLAN

RE-STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C2.1

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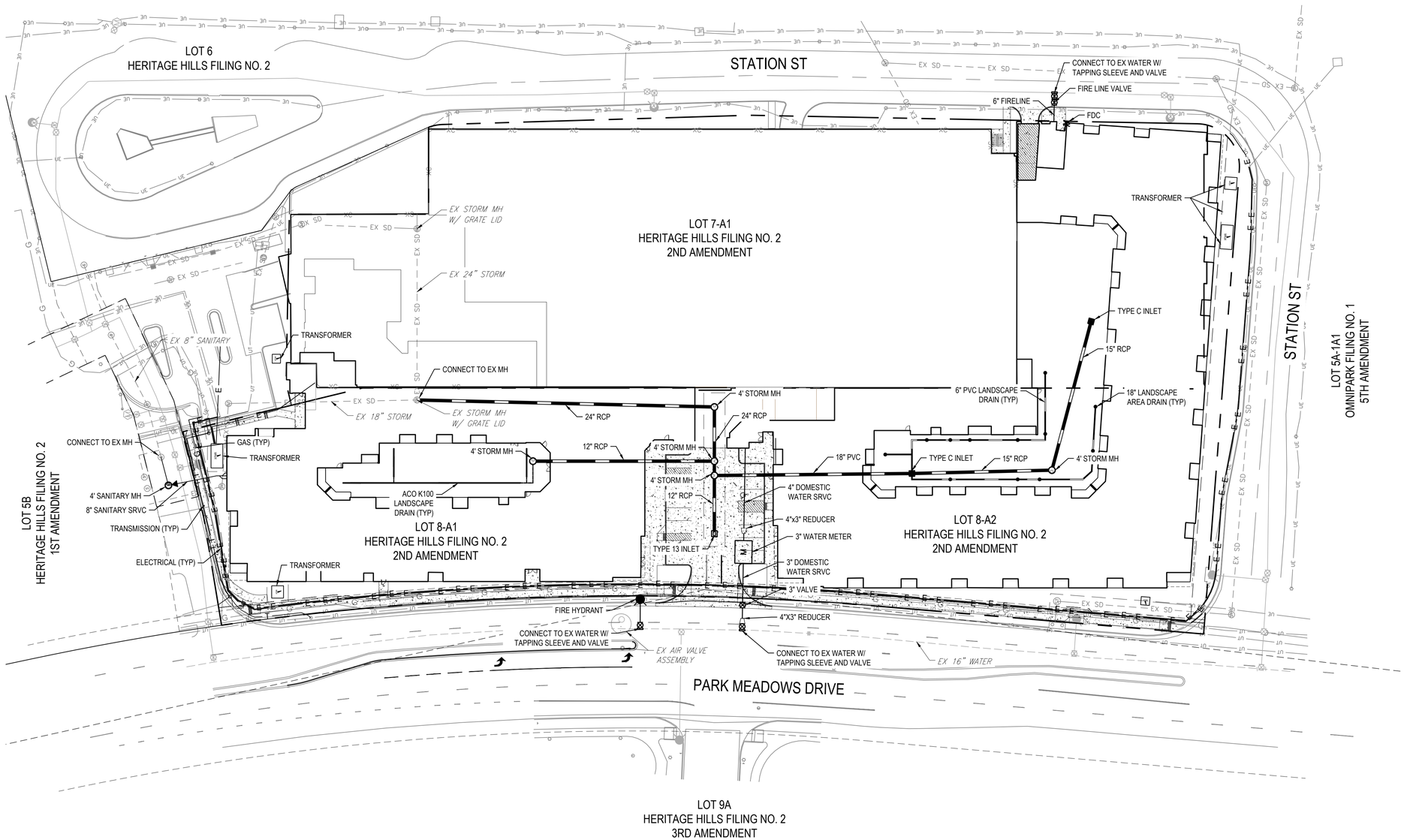

NOTES:

1. CONTRACTOR TO VERIFY HORIZONTAL & VERTICAL LOCATIONS OF ALL UTILITIES.
2. CONTRACTOR COORDINATE WITH XCEL ENERGY FOR GAS & ELECTRIC SERVICE.
3. CONTRACTOR TO REFER TO GESC PLANS FOR BMPS.
4. REFER TO C3.9-C3.10 FOR STORM PLAN AND PROFILES.
5. REFER TO SANITARY SERVICE PLAN FOR SANITARY SERVICE.
6. REFER TO WATER SERVICE PLAN FOR FIRE HYDRANT LATERALS, FIRE LINE, AND DOMESTIC SERVICE DETAILED DESIGN.

N

40' 0 20' 40' 80'

1" = 40' HOR.

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UTILITY PLAN

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SHEET C2.2

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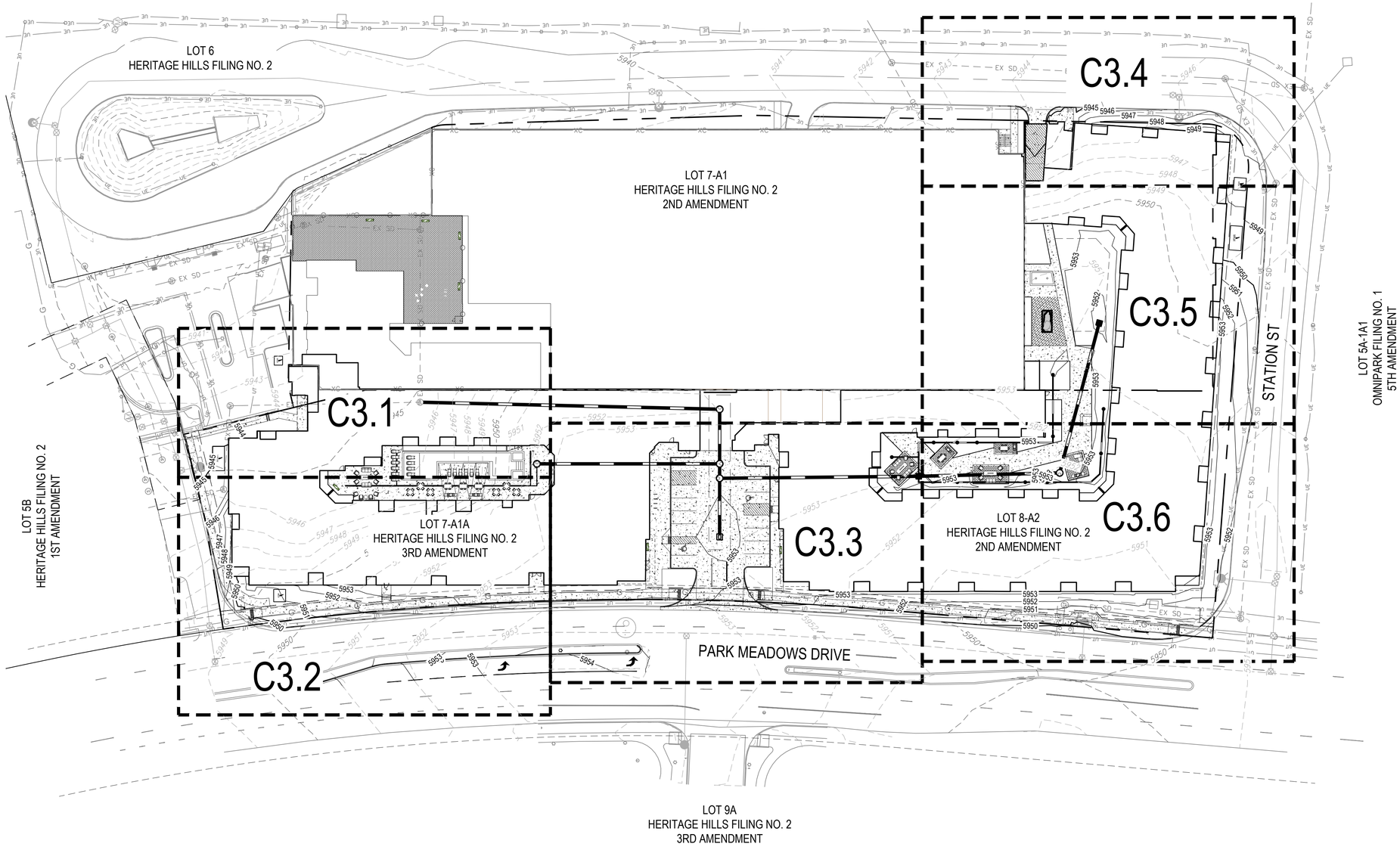

NOTES:

1. SEE SHEET C0.0 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET C1.0 FOR GENERAL NOTES.
3. SEE SHEETS C3.9-C3.10 FOR STORM SEWER PLAN AND PROFILES.
4. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

ABBREVIATIONS:

FG	FINISHED GRADE
FL	FLOW LINE
TBC	TOP BACK OF CURB
ME	MATCH EXISTING
SW	SIDEWALK
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT

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ON-SITE IMPROVEMENT PLANS
OVERALL GRADING PLAN

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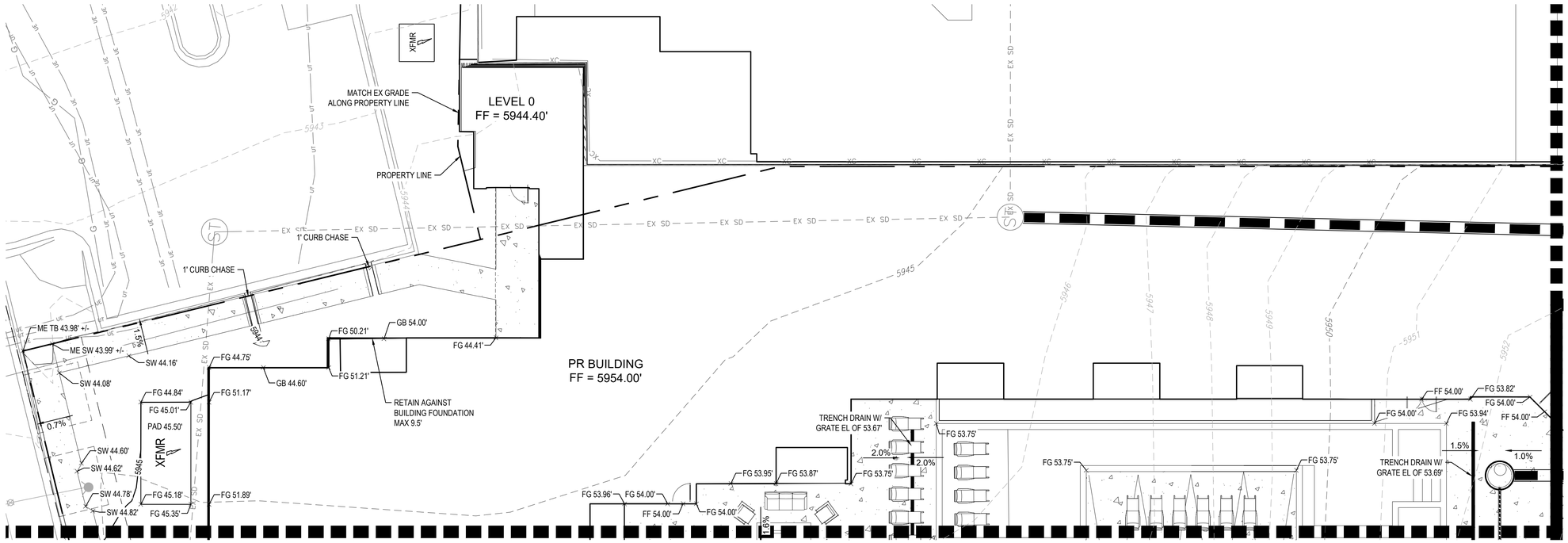
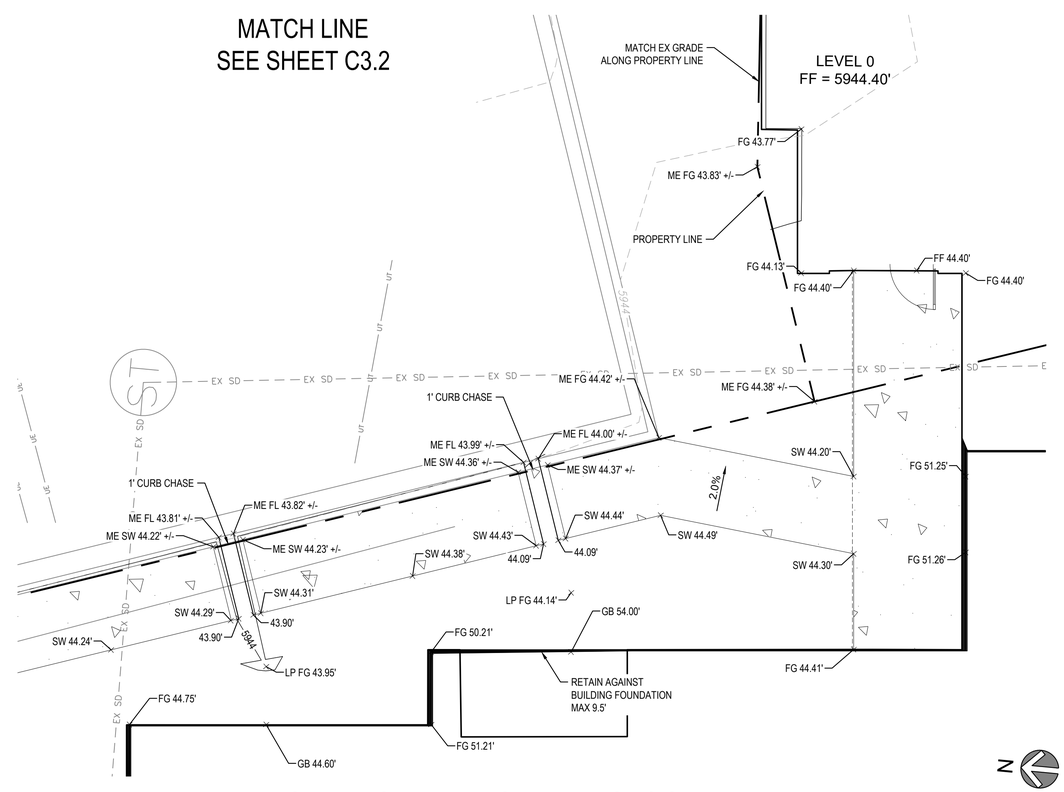


MATCH LINE
SEE SHEET C3.2



NORTHEAST BUILDING ENTRANCE & SIDEWALK
1"=5'

N
10' 0 5' 10' 20'
1" = 10' HOR.

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DETAIL GRADING PLAN 1

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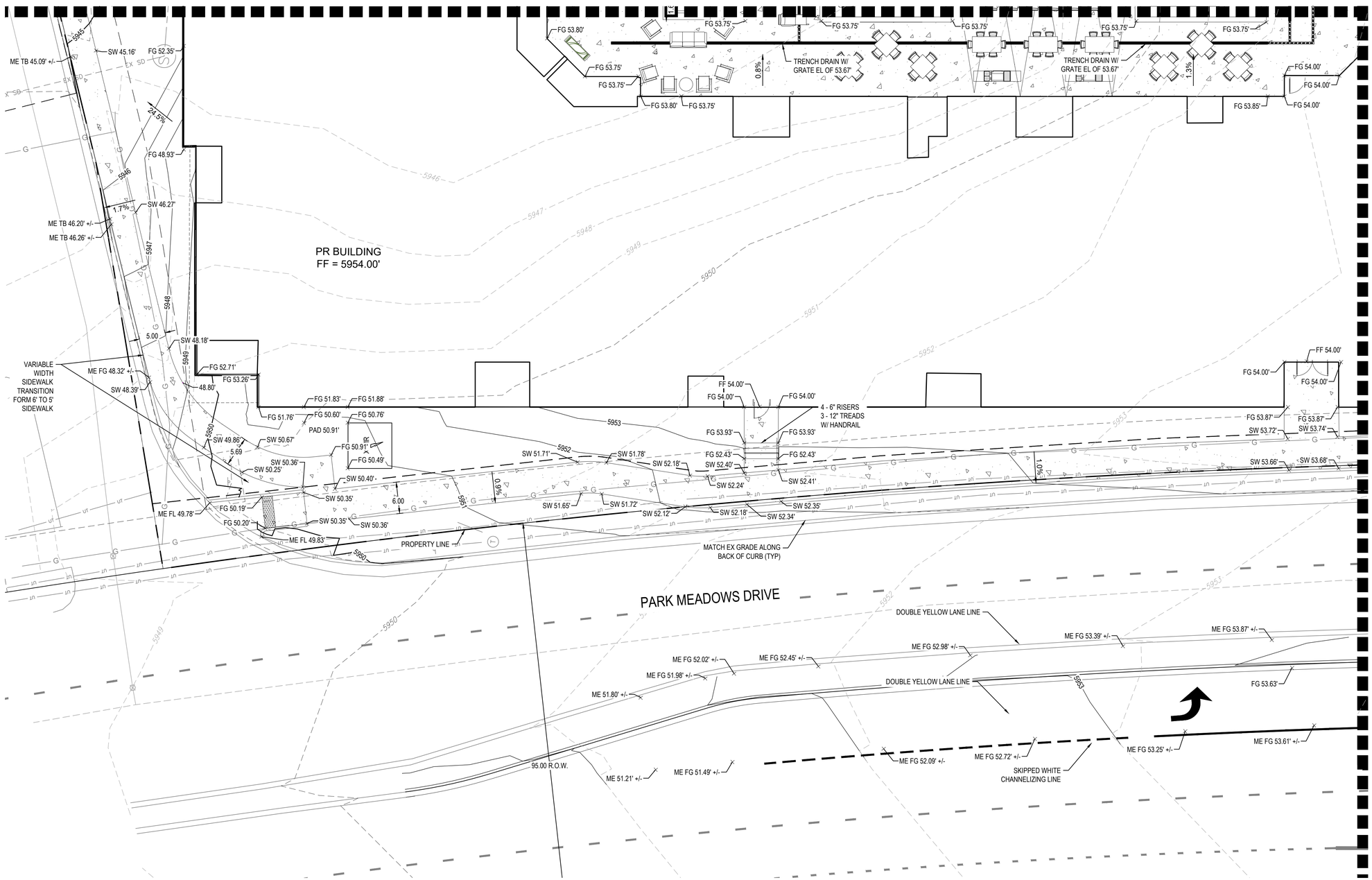

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N

10' 0 5' 10' 20'

1" = 10' HOR.

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ON-SITE IMPROVEMENT PLANS
DETAIL GRADING PLAN 2

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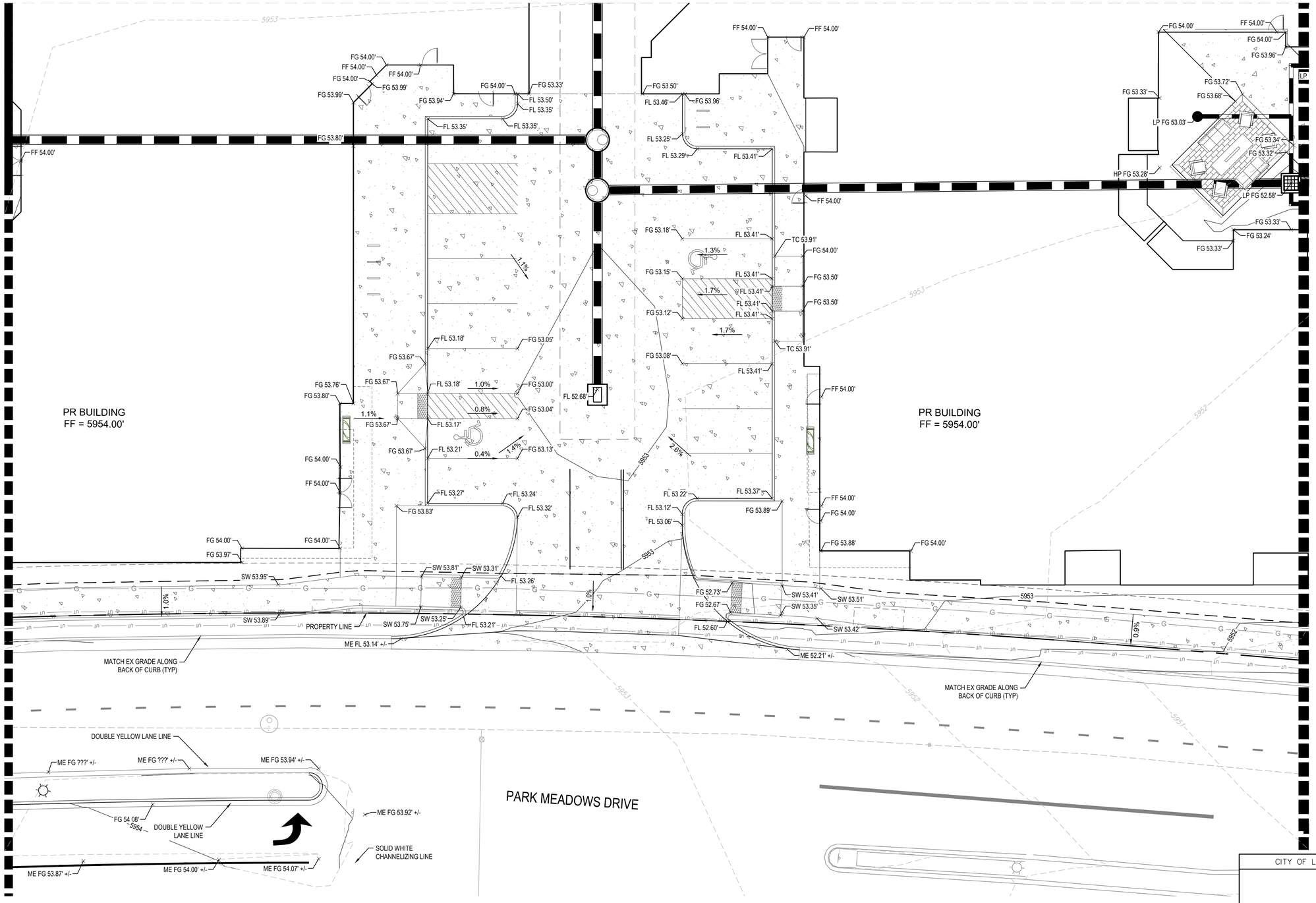

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DETAIL GRADING PLAN 3

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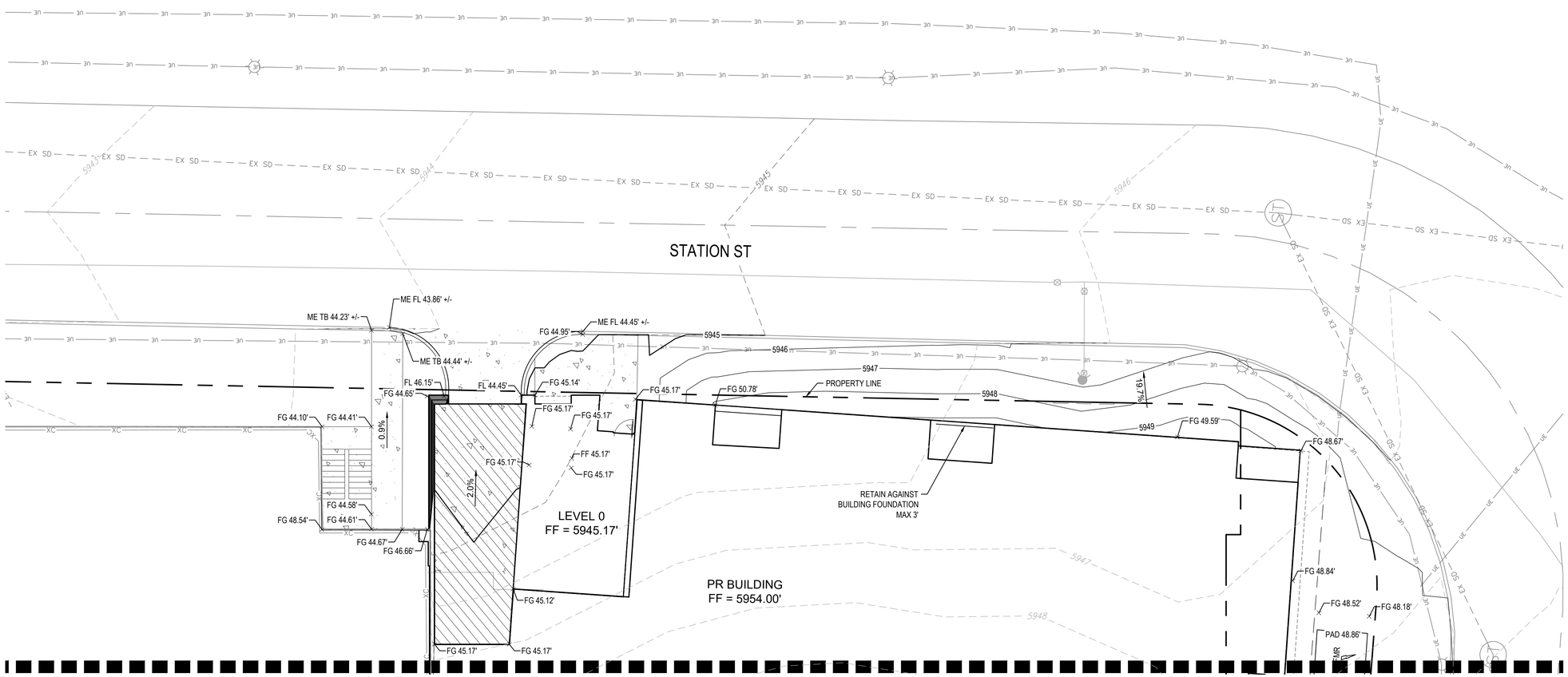

N

10' 0 5' 10' 20'

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LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
DETAIL GRADING PLAN 4

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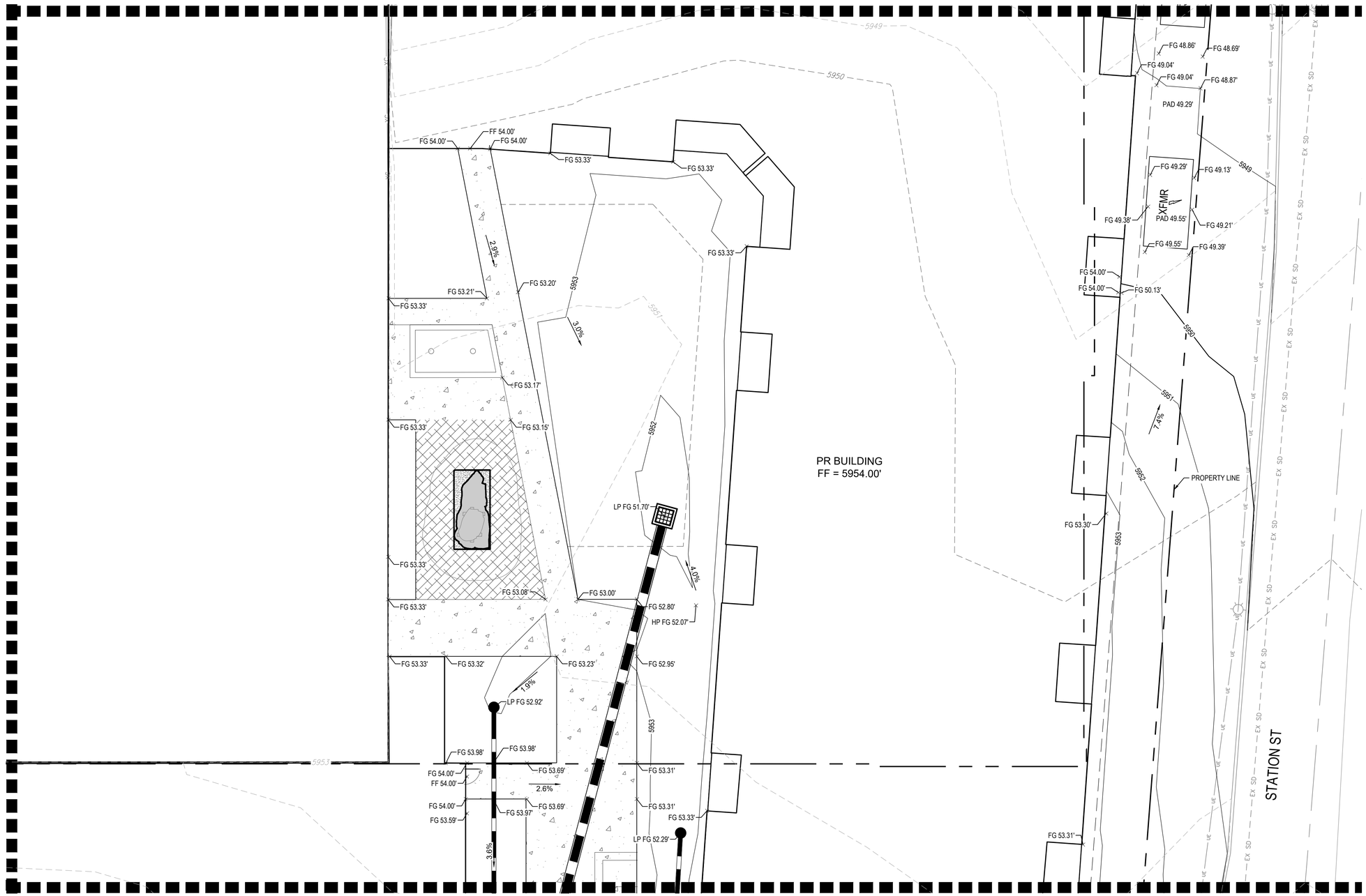

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10' 0 5' 10' 20'
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DETAIL GRADING PLAN 5

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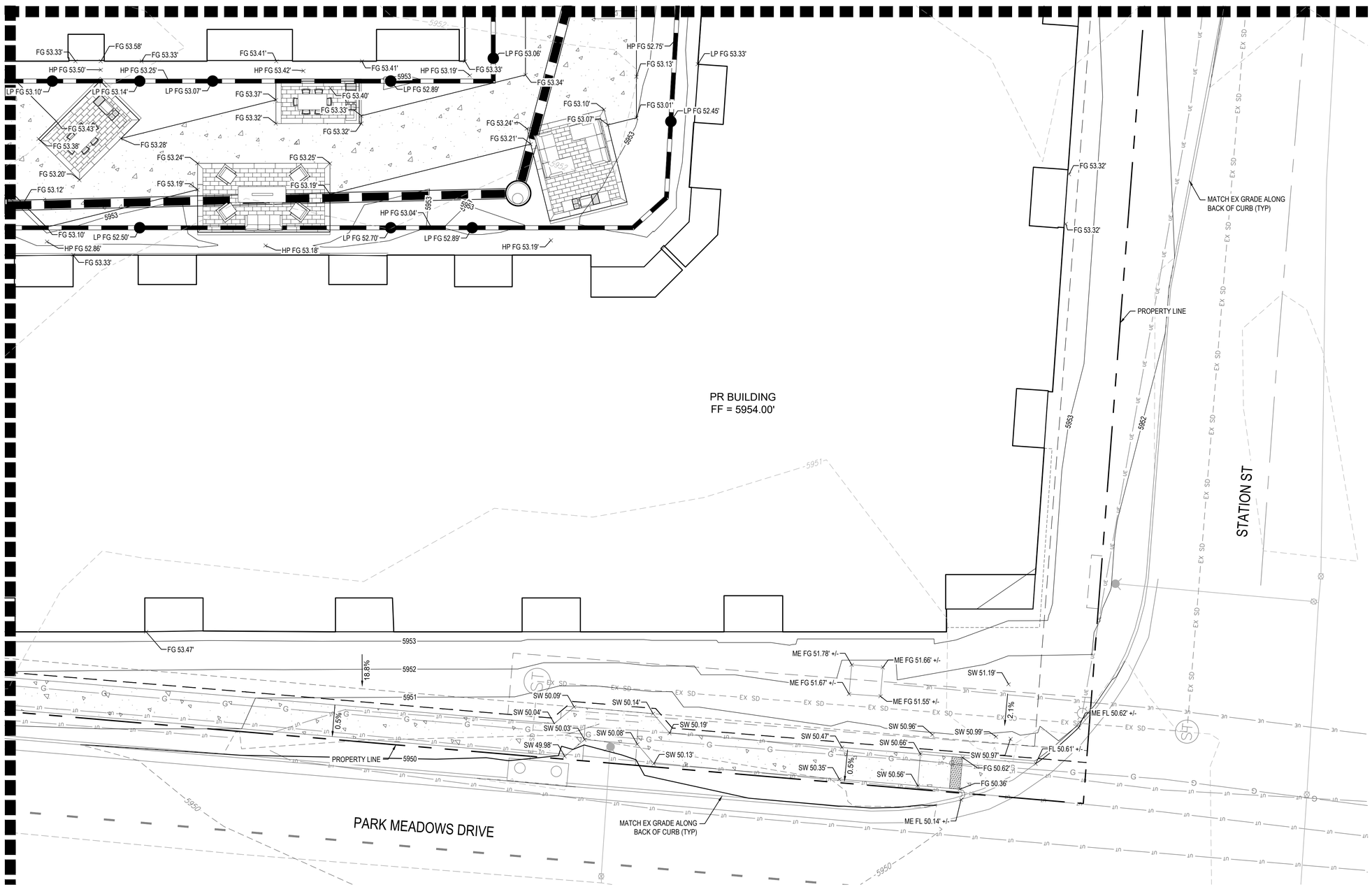

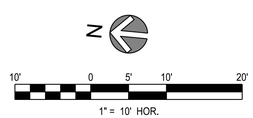

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ON-SITE IMPROVEMENT PLANS
DETAIL GRADING PLAN 6

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SHEET C3.6
13 of 20

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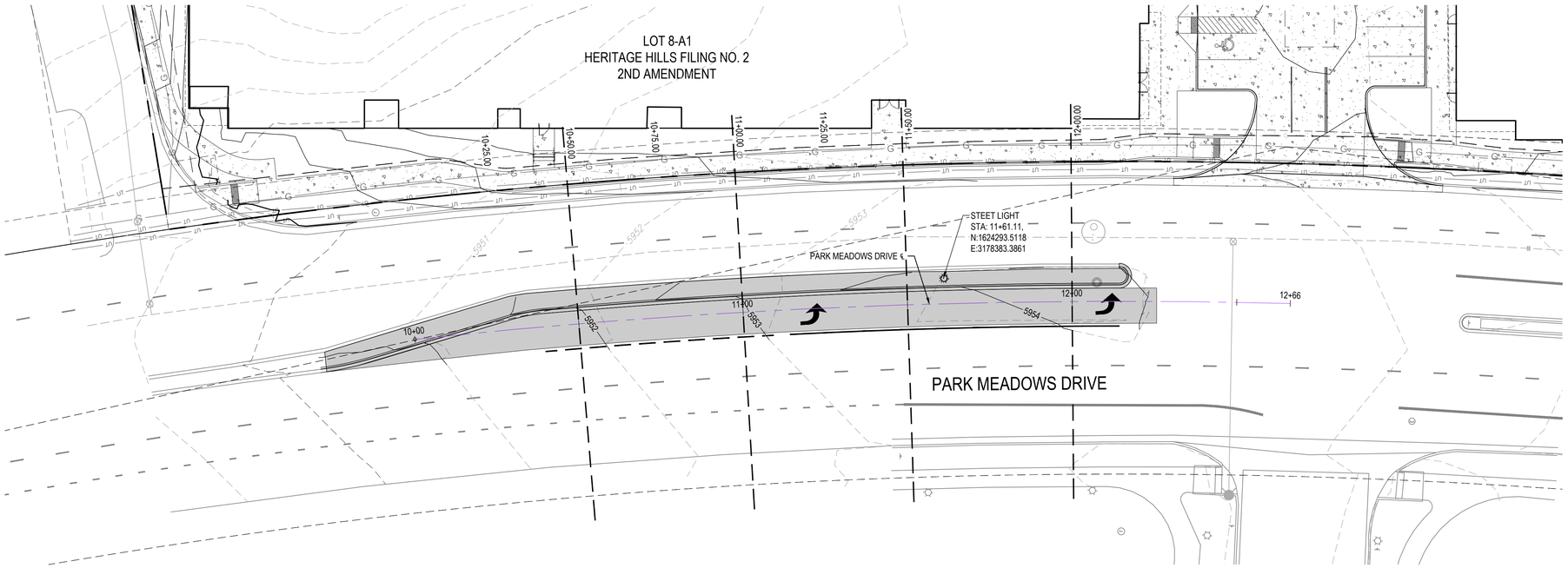
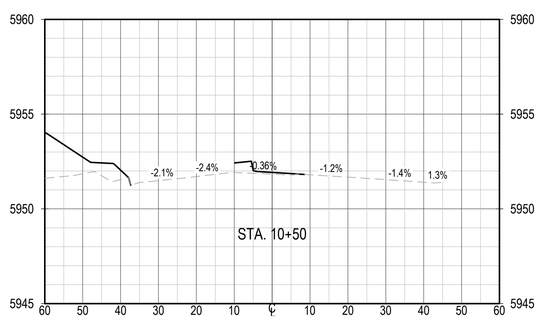


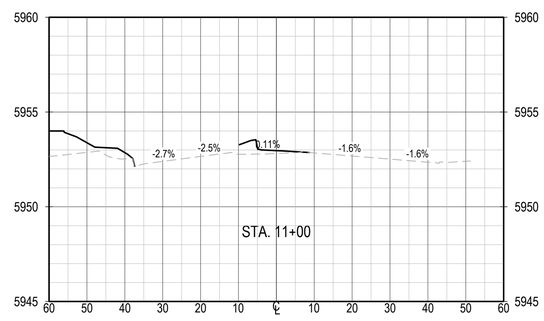
NOTES:

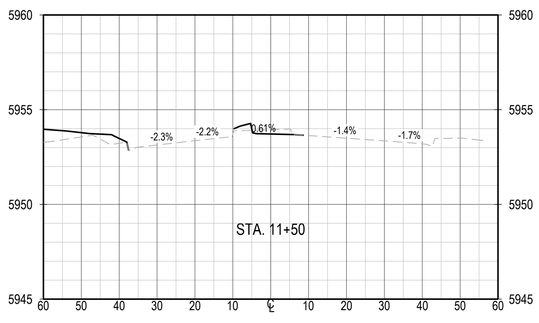
1. CONTRACTOR TO CONFIRM FINAL PAVEMENT SECTION WITH CITY ENGINEER PRIOR TO CONSTRUCTION. SEE CITY OF LONE TREE PAVEMENT SECTIONS BELOW.

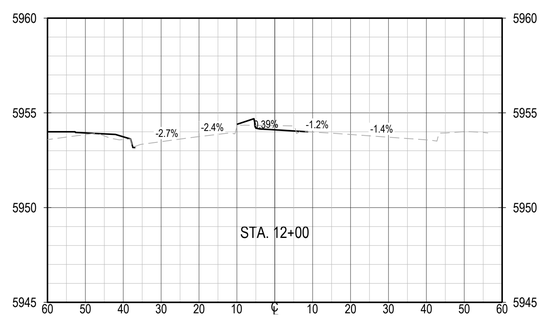
ASPHALT PAVING LIMITS (SEE NOTE 1)

CONCRETE PAVING LIMITS (SEE NOTE 1)



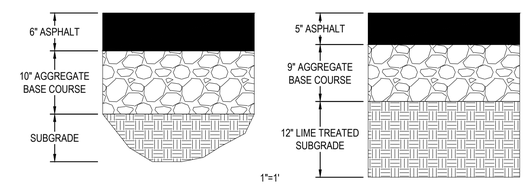






PARK MEADOWS DRIVE TYPICAL PAVEMENT SECTION

SEE NOTE 1



COMPOSITE SECTION PER TABLE 5.5 OF DOUGLAS COUNTY ROADWAY DESIGN AND TECHNICAL CRITERIA MANUAL

TREATED COMPOSITE SECTION PER TABLE 5.5 OF DOUGLAS COUNTY ROADWAY DESIGN AND TECHNICAL CRITERIA MANUAL

N

20' 0 10' 20' 40'

1" = 20' HOR.
1" = 4' VER.

CITY OF LONE TREE APPROVAL

City Engineer

Date

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TITLE

LINCOLN STATION APARTMENTS
LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
PARK MEADOWS DRIVE ROADWAY SECTIONS

RE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C3.8

14 of 20

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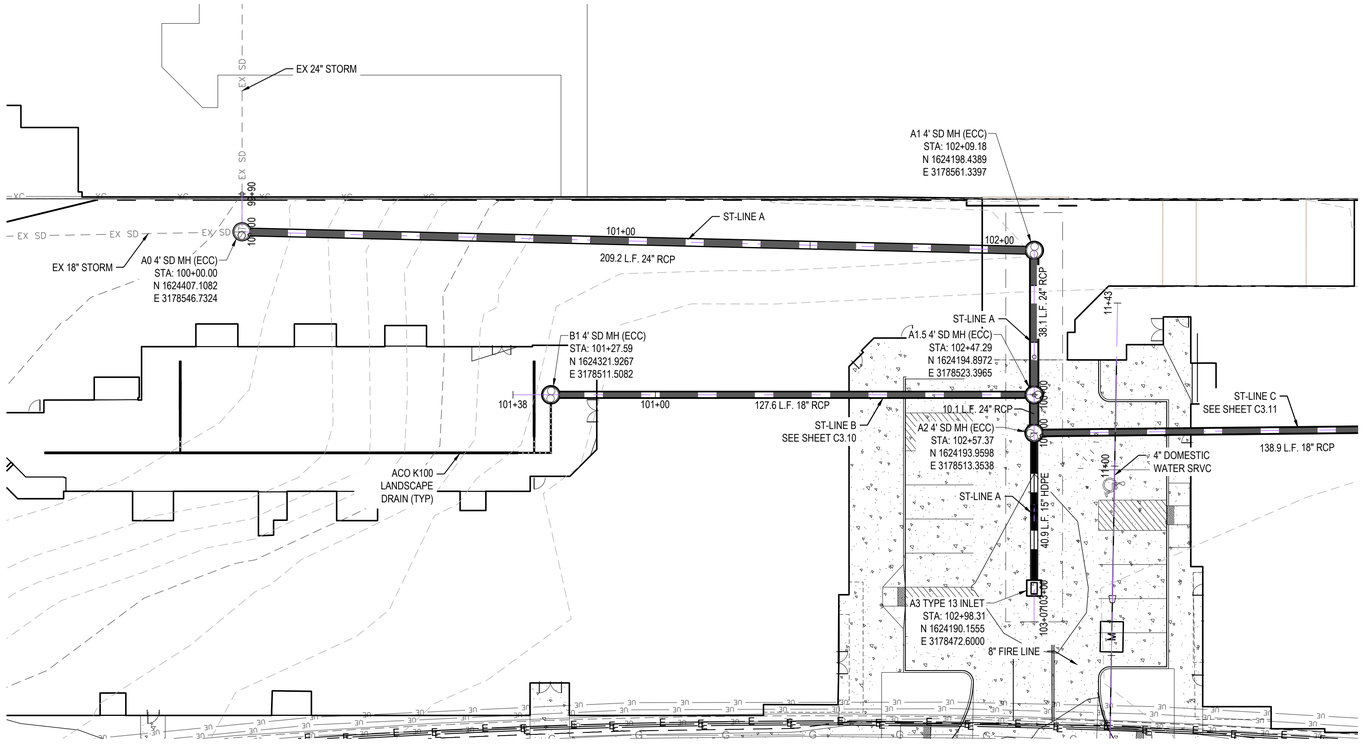

NOTES:

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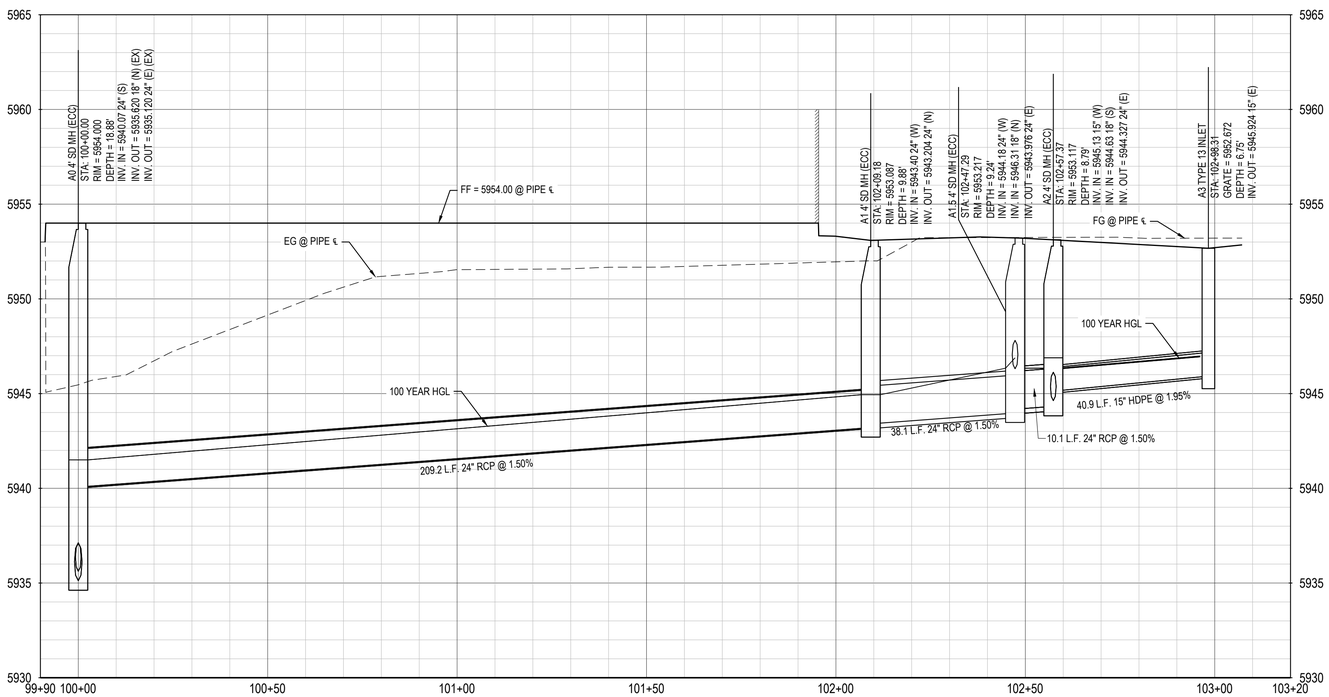
2. ALL STATIONING IS ALONG CENTER LINE OF PIPE.
3. PIPE LENGTHS ARE CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. MANHOLE NORTHINGS & EASTINGS ARE TO CENTER OF STRUCTURE.
5. ALL RCP PIPE TO BE CLASS V.
6. SEE SHEET C6.0-C6.8 FOR WATER IMPROVEMENTS.
7. SEE SHEET C7.0-C7.3 FOR SANITARY SEWER IMPROVEMENTS.



CITY OF LONE TREE APPROVAL

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LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
STORM SEWER PLAN & PROFILE

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C3.9

811
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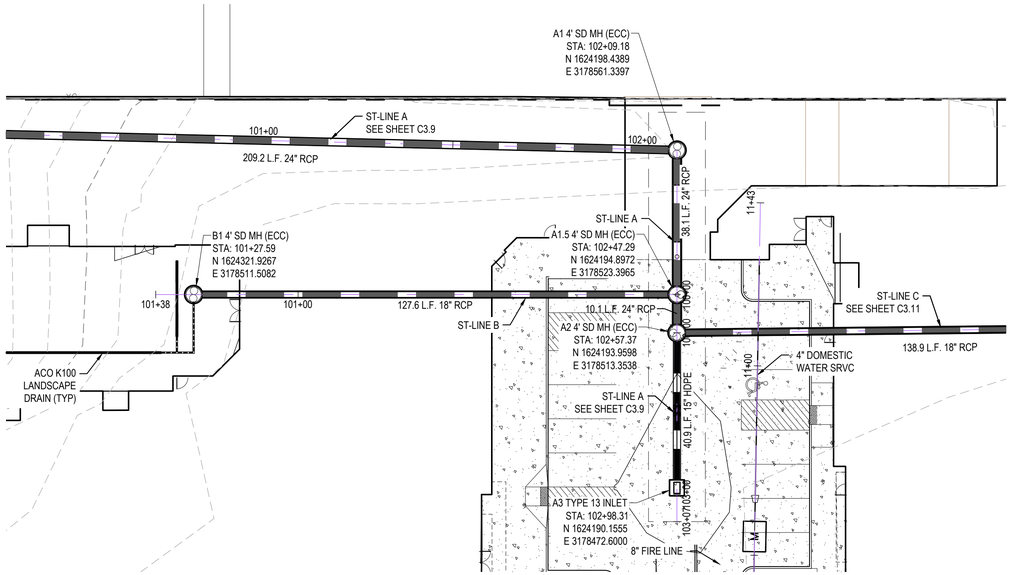

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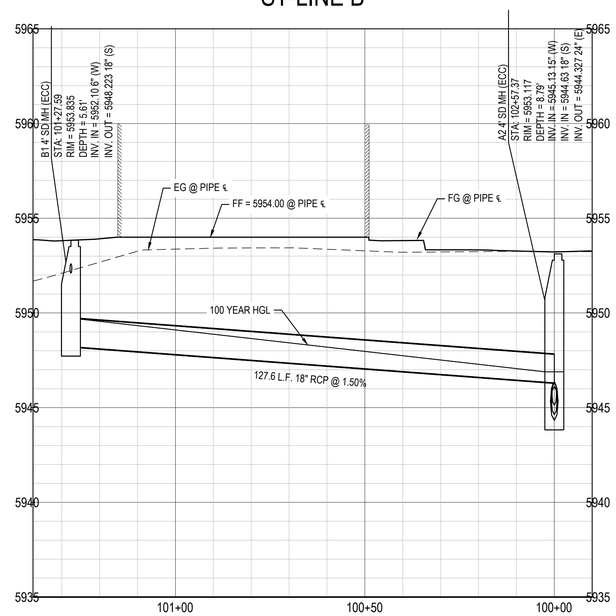
7. SEE SHEET C7.0-C7.3 FOR SANITARY SEWER IMPROVEMENTS.

ST-LINE B



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CITY OF LONE TREE APPROVAL

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LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
STORM SEWER PLAN & PROFILE

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C3.10

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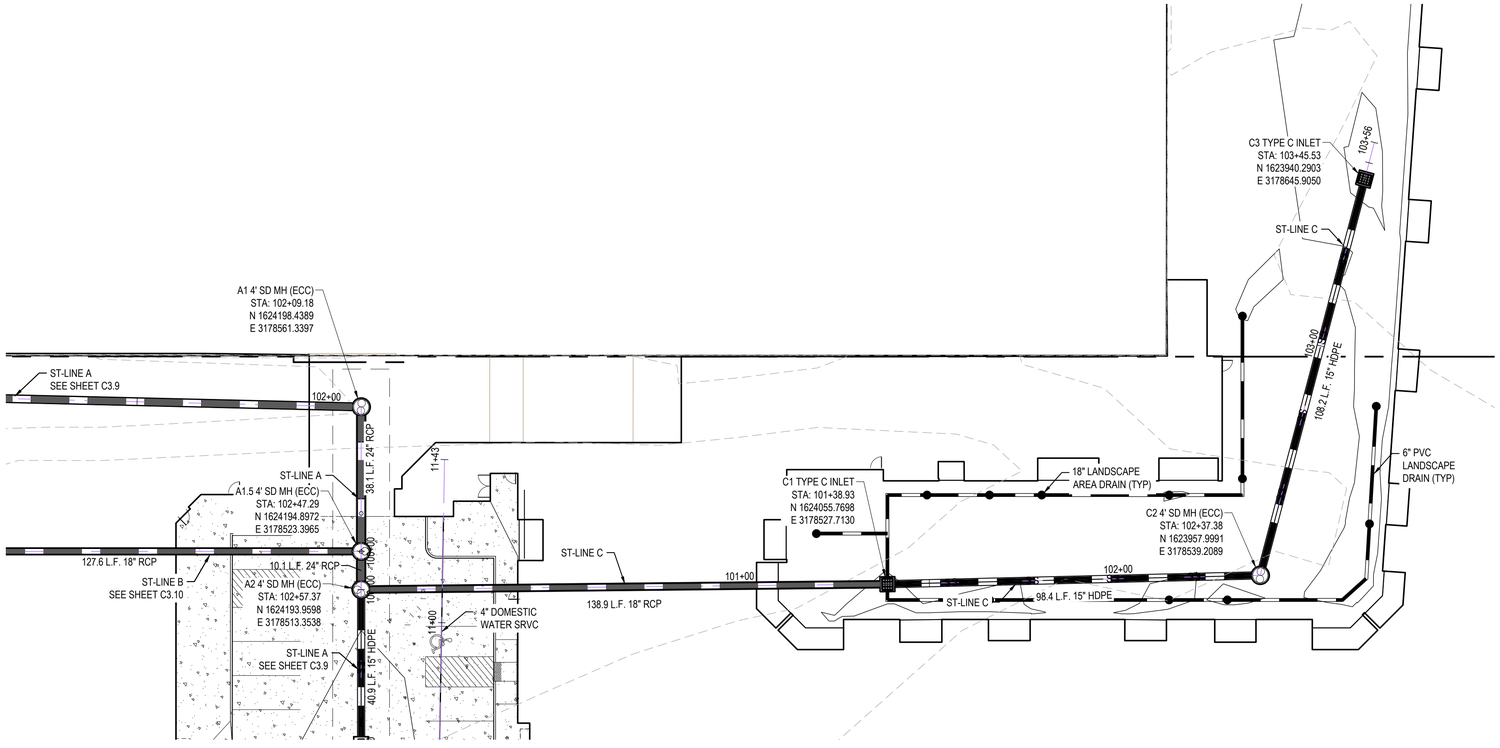

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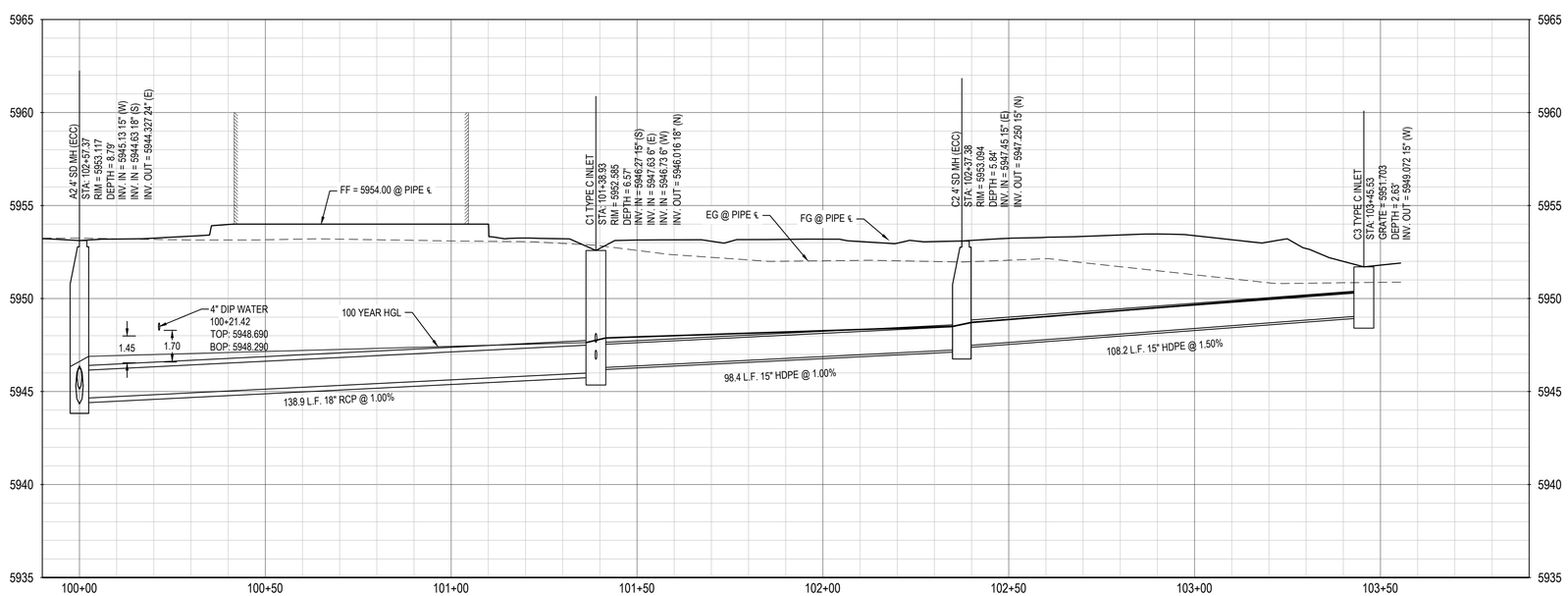
ST-LINE C



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CITY OF LONE TREE APPROVAL

City Engineer

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LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
STORM SEWER PLAN & PROFILE

PE STAMP

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C3.11

17 of 20

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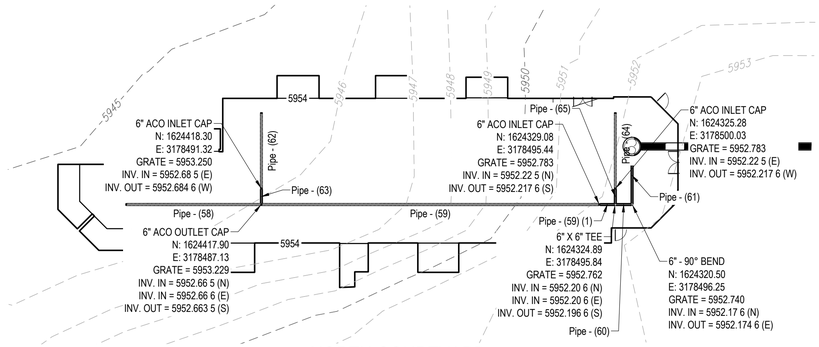
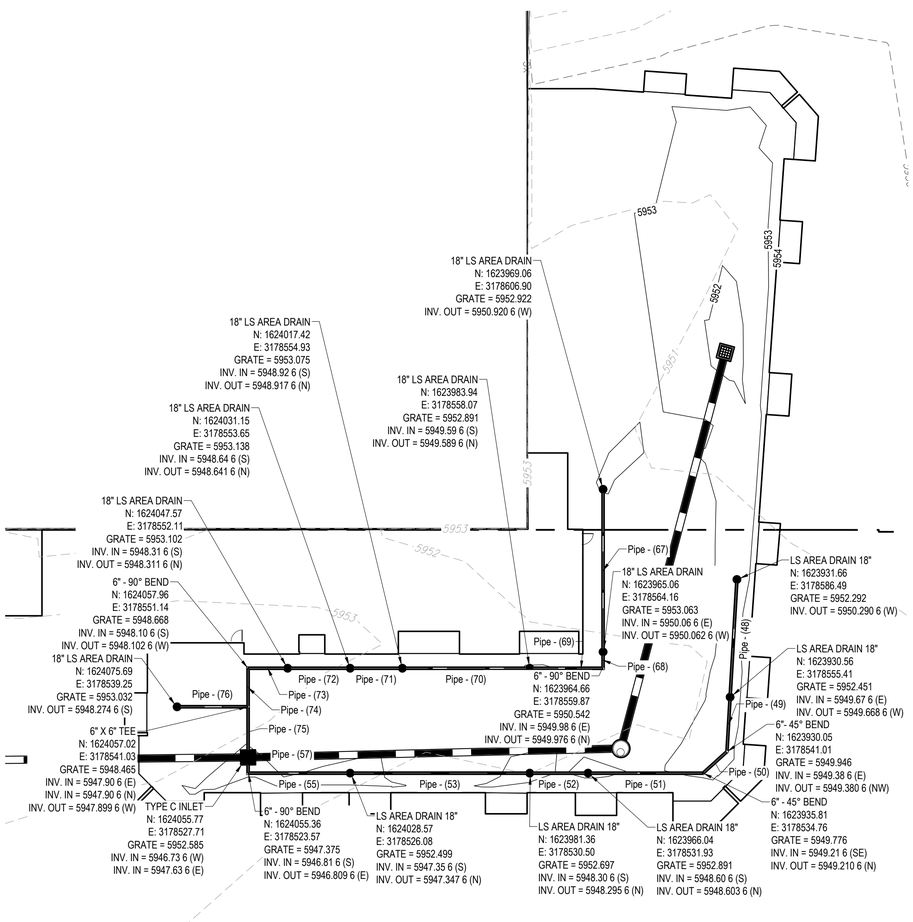
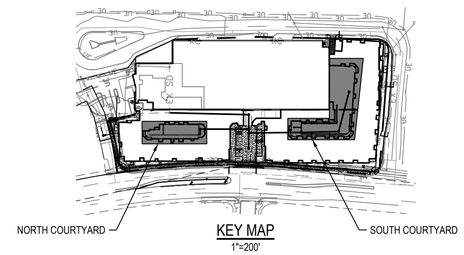


NORTH COURTYARD



SOUTH COURTYARD

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe - (48)	6"	31.11'	2.00%	PVC
Pipe - (49)	6"	14.40'	2.00%	PVC
Pipe - (50)	6"	8.50'	2.00%	PVC
Pipe - (51)	6"	30.36'	2.00%	PVC
Pipe - (52)	6"	15.39'	2.00%	PVC
Pipe - (53)	6"	47.41'	2.00%	PVC
Pipe - (55)	6"	26.91'	2.00%	PVC
Pipe - (57)	6"	4.16'	2.00%	PVC
Pipe - (62)	5"	20.00'	0.50%	PVC
Pipe - (63)	6"	4.21'	0.50%	PVC
Pipe - (58)	5"	35.75'	0.50%	PVC
Pipe - (59)	5"	89.21'	0.50%	PVC
Pipe - (60)	6"	4.42'	0.50%	PVC
Pipe - (61)	6"	15.33'	0.50%	PVC
Pipe - (59) (1)	6"	4.21'	0.50%	PVC
Pipe - (64)	5"	20.00'	0.50%	PVC
Pipe - (65)	6"	4.21'	0.50%	PVC
Pipe - (67)	6"	42.92'	2.00%	PVC
Pipe - (68)	6"	4.31'	2.00%	PVC
Pipe - (69)	6"	19.36'	2.00%	PVC
Pipe - (70)	6"	33.62'	2.00%	PVC
Pipe - (71)	6"	13.79'	2.00%	PVC
Pipe - (72)	6"	16.50'	2.00%	PVC
Pipe - (73)	6"	10.44'	2.00%	PVC
Pipe - (74)	6"	10.16'	2.00%	PVC
Pipe - (75)	6"	13.37'	2.00%	PVC
Pipe - (76)	6"	18.76'	2.00%	PVC



KEY MAP
1"=200'

NOTES:

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5. SEE SHEET C3.9-C3.11 FOR STORM SEWER INFORMATION.
6. SEE SHEET C7.0-C7.3 FOR SANITARY SEWER INFORMATION.
7. SEE SHEET C6.0-C6.7 FOR WATER INFORMATION.

N

20' 0 10' 20' 40'

1" = 20' HOR.

CITY OF LONE TREE APPROVAL

City Engineer

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LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
LANDSCAPE DRAIN PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692

DATE 7/8/2021

SHEET C3.12

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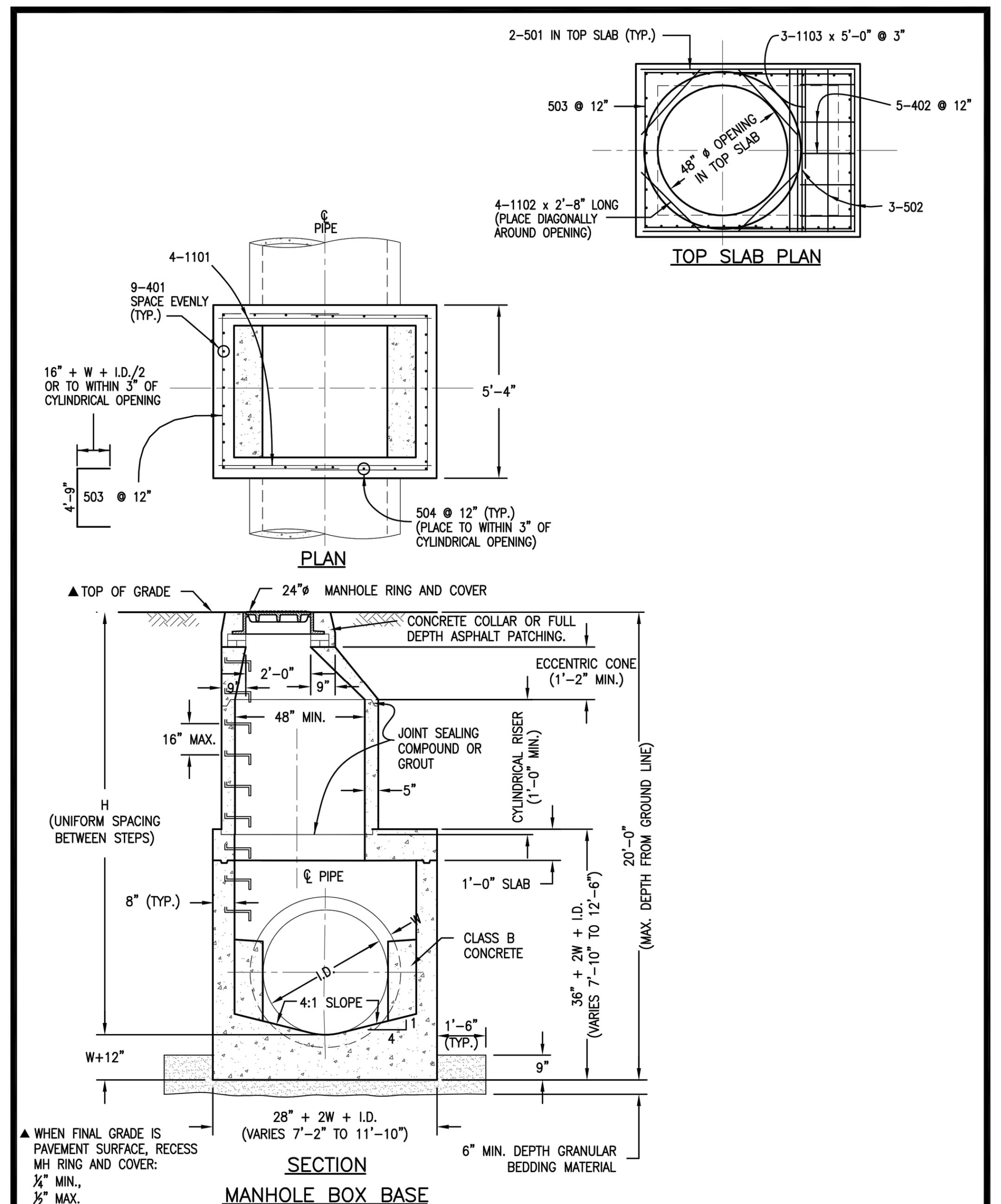

REFERENCE:

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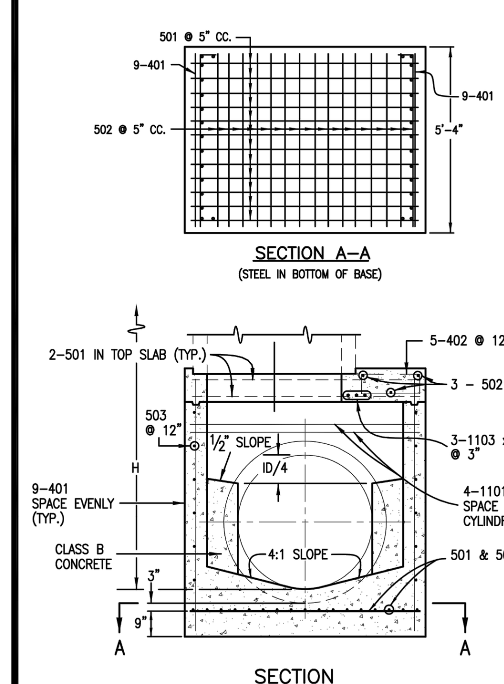
M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.43a**



GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8'.
3. THE MH RING (FRAME) SHALL BE SET ON CONCRETE GRADE RINGS. THE FRAME SHALL BE SURROUNDED WITH A CONCRETE COLLAR IN UNPAVED AREA AND CONCRETE PAVEMENT, OR FULL DEPTH ASPHALT IN ASPHALT PAVEMENT. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS D CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
8. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT L OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
9. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
10. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
11. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE.
12. STUB-OUTS SHALL EXTEND A MINIMUM OF 1 PIPE SECTION BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
13. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
14. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

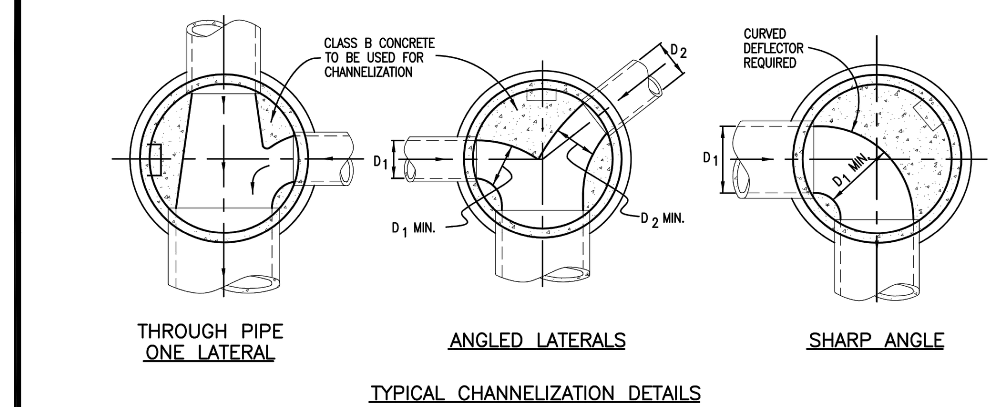
REFERENCE:

CDOT M & S STANDARDS
M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.43b**



QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	NO. REQ'D. LENGTH WEIGHT #	18 8'-8" 104.2	18 9'-3" 111.2	18 9'-10" 118.2	18 11'-0" 132.3	18 12'-2" 146.3	401 BAR LENGTH = 32"+2W+I.D.
402	4	III	0.668	NO. REQ'D. LENGTH WEIGHT #	5 6'-0" 20.0	5 6'-7" 22.0	5 7'-2" 23.9	5 8'-4" 27.8	5 9'-6" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ'D. LENGTH WEIGHT #	17 8'-0" 141.8	17 8'-7" 152.2	17 9'-2" 162.5	17 10'-4" 183.2	17 11'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ'D. LENGTH WEIGHT #	23 5'-0" 119.9	25 5'-0" 130.4	26 5'-0" 135.6	29 5'-0" 151.2	32 5'-0" 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	NO. REQ'D. LENGTH WEIGHT #	16 13'-5" 223.9	18 14'-0" 262.8	18 14'-7" 273.8	20 15'-9" 328.5	24 16'-11" 423.5	503 NUMBER BARS REQ'D. = 2 $\left(\frac{13+I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D. LENGTH WEIGHT #	14 8'-8" 126.6	14 9'-3" 135.1	16 9'-10" 164.1	18 11'-0" 206.5	20 12'-2" 253.8	504 NUMBER BARS REQ'D. = 2 $\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D. LENGTH WEIGHT #	4 7'-9" 164.7	4 8'-4" 177.1	4 8'-11" 189.5	4 10'-1" 214.3	4 11'-3" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ'D. LENGTH WEIGHT #	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 56.7 2'-8"	BENDING TYPE I — STRAIGHT
1103	11	I	5.313	NO. REQ'D. LENGTH WEIGHT #	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	TYPE II — 4'-9"; 16"+W+I.D./2
REINFORCING STEEL TOTAL #					1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III — 12"; 12"; 7"; I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.6	7.3	8.0	9.5	11.1	
NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.										

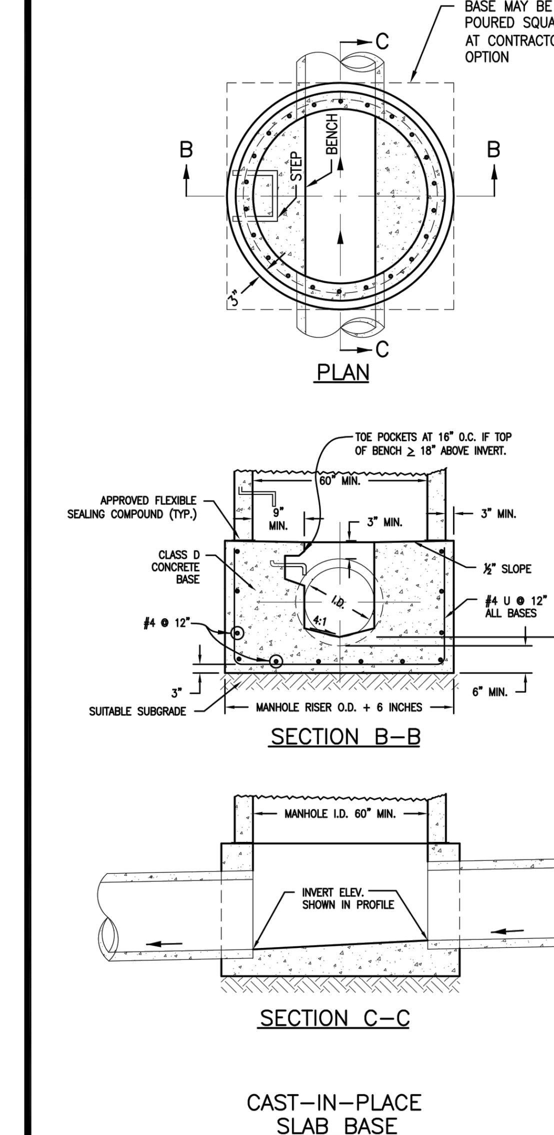
REFERENCE:

CDOT M & S STANDARDS
M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.43c**



LEGEND

SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

MANHOLE BASES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

CAST-IN-PLACE
SLAB BASE

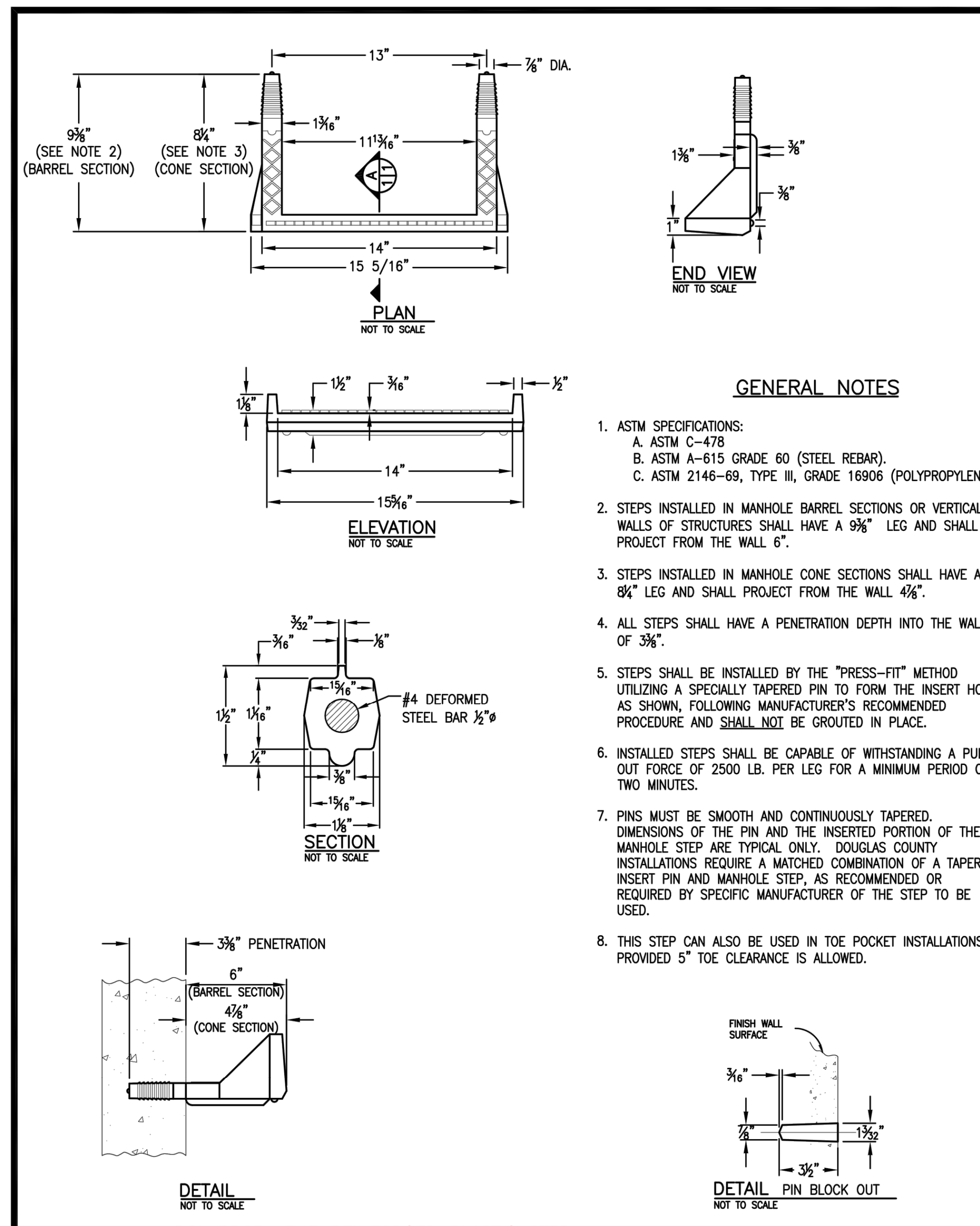
REFERENCE:

CDOT M & S STANDARDS
M-604-20

MANHOLES

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.43d**



GENERAL NOTES

1. ASTM SPECIFICATIONS:
   A. ASTM C-478
   B. ASTM A-615 GRADE 60 (STEEL REBAR).
   C. ASTM 2146-69, TYPE III, GRADE 16906 (POLYPROPYLENE).
2. STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURES SHALL HAVE A 9⅜" LEG AND SHALL PROJECT FROM THE WALL 6".
3. STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8¼" LEG AND SHALL PROJECT FROM THE WALL 4⅞".
4. ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL OF 3⅜".
5. STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY TAPERED PIN TO FORM THE INSERT HOLE AS SHOWN, FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUTED IN PLACE.
6. INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 LB. PER LEG FOR A MINIMUM PERIOD OF TWO MINUTES.
7. PINS MUST BE SMOOTH AND CONTINUOUSLY TAPERED. DIMENSIONS OF THE PIN AND THE INSERTED PORTION OF THE MANHOLE STEP ARE TYPICAL ONLY. DOUGLAS COUNTY INSTALLATIONS REQUIRE A MATCHED COMBINATION OF A TAPERED INSERT PIN AND MANHOLE STEP, AS RECOMMENDED OR REQUIRED BY SPECIFIC MANUFACTURER OF THE STEP TO BE USED.
8. THIS STEP CAN ALSO BE USED IN TOE POCKET INSTALLATIONS PROVIDED 5" TOE CLEARANCE IS ALLOWED.

POLYPROPYLENE REINFORCED PLASTIC STEP

REFERENCE:

CITY AND COUNTY OF DENVER
DRAWING NUMBER S-750

MANHOLE AND INLET STEPS

DOUGLAS COUNTY COLORADO

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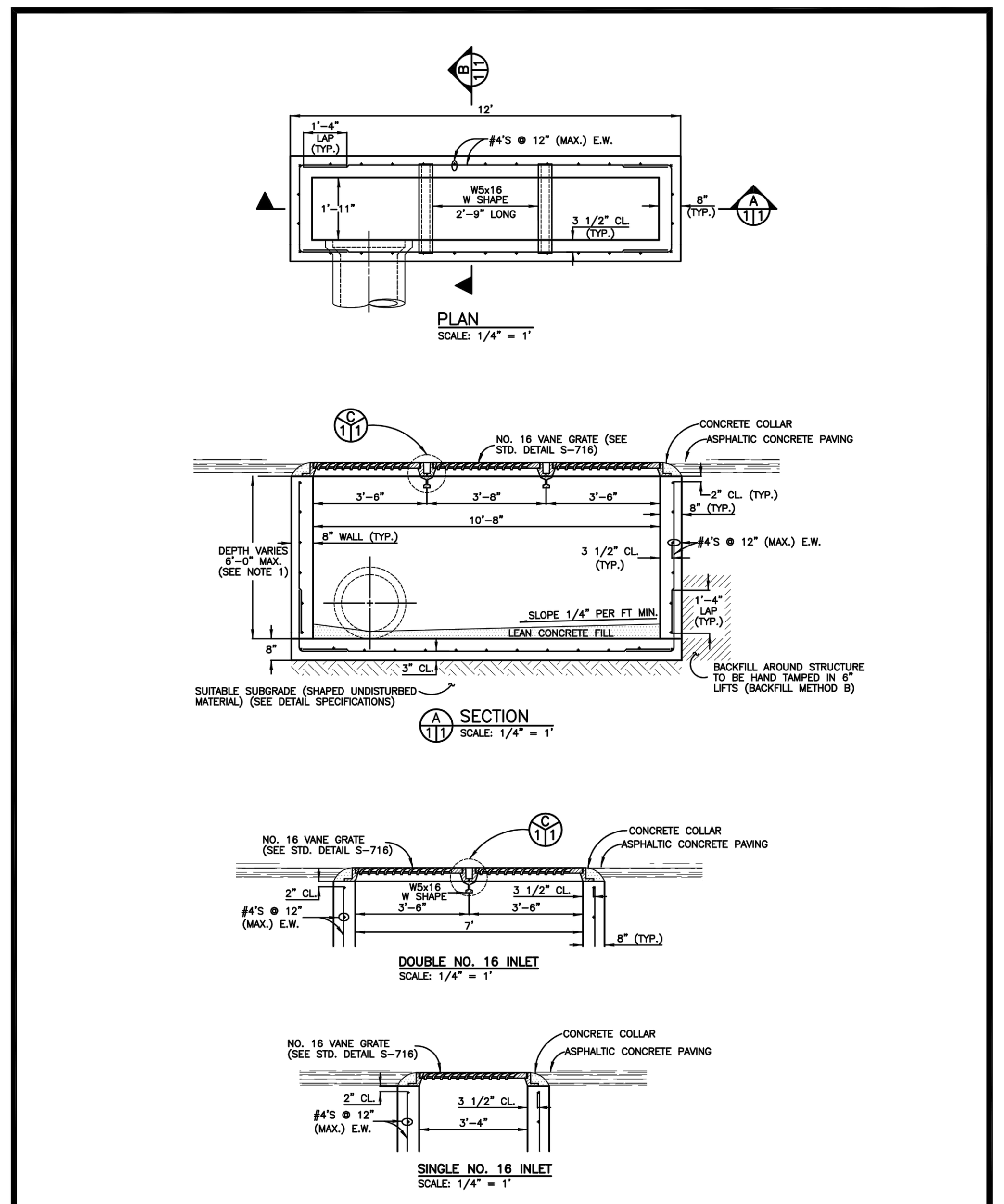


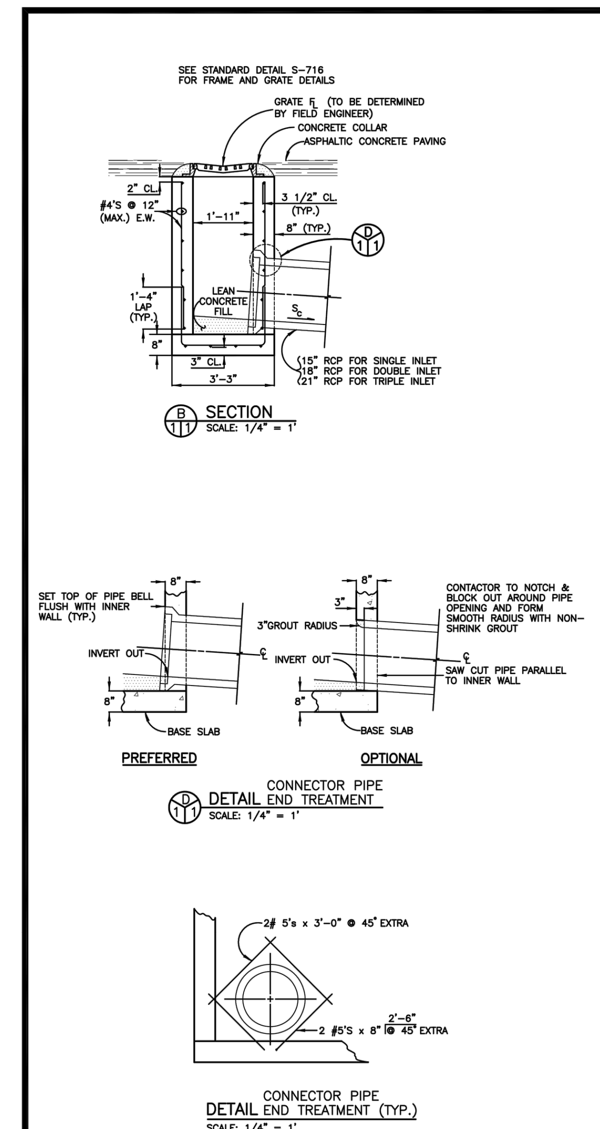
REFERENCE:

CITY AND COUNTY OF DENVER
DRAWING NUMBER S-616V

COMBINATION INLET TYPE 13/ DENVER TYPE 16 - SINGLE, DOUBLE & TRIPLE NO. 16 INLET VALLEY

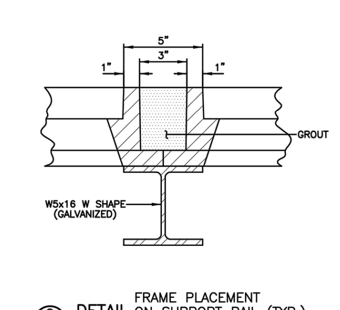
DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.41a**



GENERAL NOTES

1. CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST-IN-PLACE.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
4. STEPS SHALL BE PROVIDED WHEN INLET DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
5. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT STANDARD SPECIFICATIONS, SUSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
6. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
7. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL #16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE C.I. CURB BOX (STANDARD DETAIL SD-9).
8. DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 6' (MAX.). FOR INLETS MORE THAN 6' IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.
9. ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER. REINFORCING BARS SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
10. ALL WORK SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL, LATEST EDITION.
11. SUB-GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL.
12. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
13. SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
14. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
15. LEAN CONCRETE FILL TO BE CLASS B.
16. THIS INLET IS NOT FOR USE IN COUNTY R.O.W.



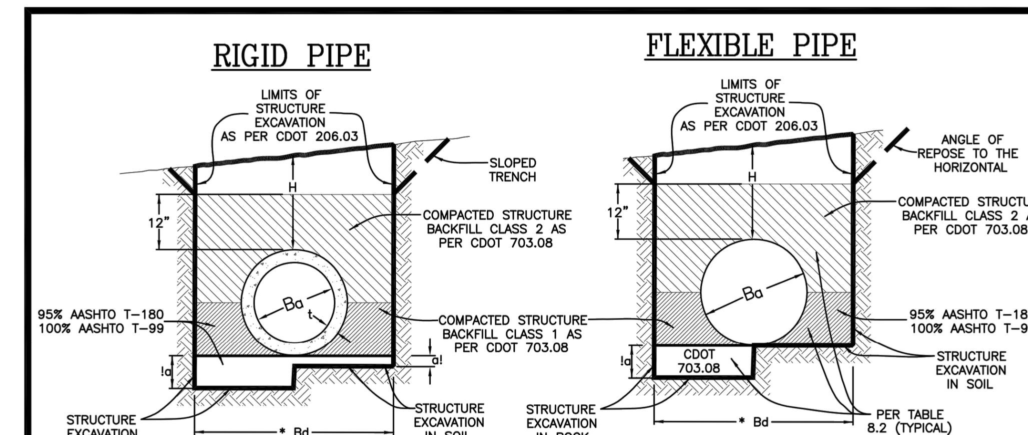
REFERENCE:

CITY AND COUNTY OF DENVER
DRAWING NUMBER S-616V

COMBINATION INLET TYPE 13/ DENVER TYPE 16 - SINGLE, DOUBLE & TRIPLE NO. 16 INLET VALLEY

DOUGLAS COUNTY COLORADO

Issued: 05/2013
Revised:
Drawing No. **SP.41b**



MAXIMUM HEIGHT OF FILL OVER TOP OF PIPE IN FEET

REINFORCED CONCRETE

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

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

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

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

LEGEND

H = Height of fill over top of pipe
Ba = inside diameter (I.D.) of pipe
* Bd = Trench Width
t = Wall thickness of pipe
CLSM = Controlled Low Strength Material
a = Loose granular bedding, as follows:
a=0" for Flexible Culverts in Soil.
a=3" for RCP Culvert in Soil.
a=12" for Culvert in Rock.

* TRENCH WIDTHS
RCP: Bd = Min. of 1.33(Ba+2t), or (Ba+2t)+12" (Per AASHTO Section 17)
CSP: Bd = Min. of Ba+4' (Per AASHTO Section 12)

! Bedding material for SOIL shall be Structural Backfill Class 1 or 2.
! Bedding material for ROCK shall be Structural Backfill Class 1.

GENERAL NOTES

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

RCP DESIGN CRITERIA

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

CSP DESIGN CRITERIA

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

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

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

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

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

PIPE INSTALLATION IN TRENCH

DOUGLAS COUNTY COLORADO

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

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
LINCOLN STATION APARTMENTS
LONE TREE, COLORADO
ON-SITE IMPROVEMENT PLANS
STANDARD DETAILS

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692
DATE 7/8/2021
SHEET C4.0
19 of 20

File Location:Q:\DEN\Projects\0692-00 Lincoln Station\CAD\CDs\On-Site CDs\0692-DTLS.dwg Plot Date:7/8/2021 11:17 AM Last Saved By: IRYPKEMA

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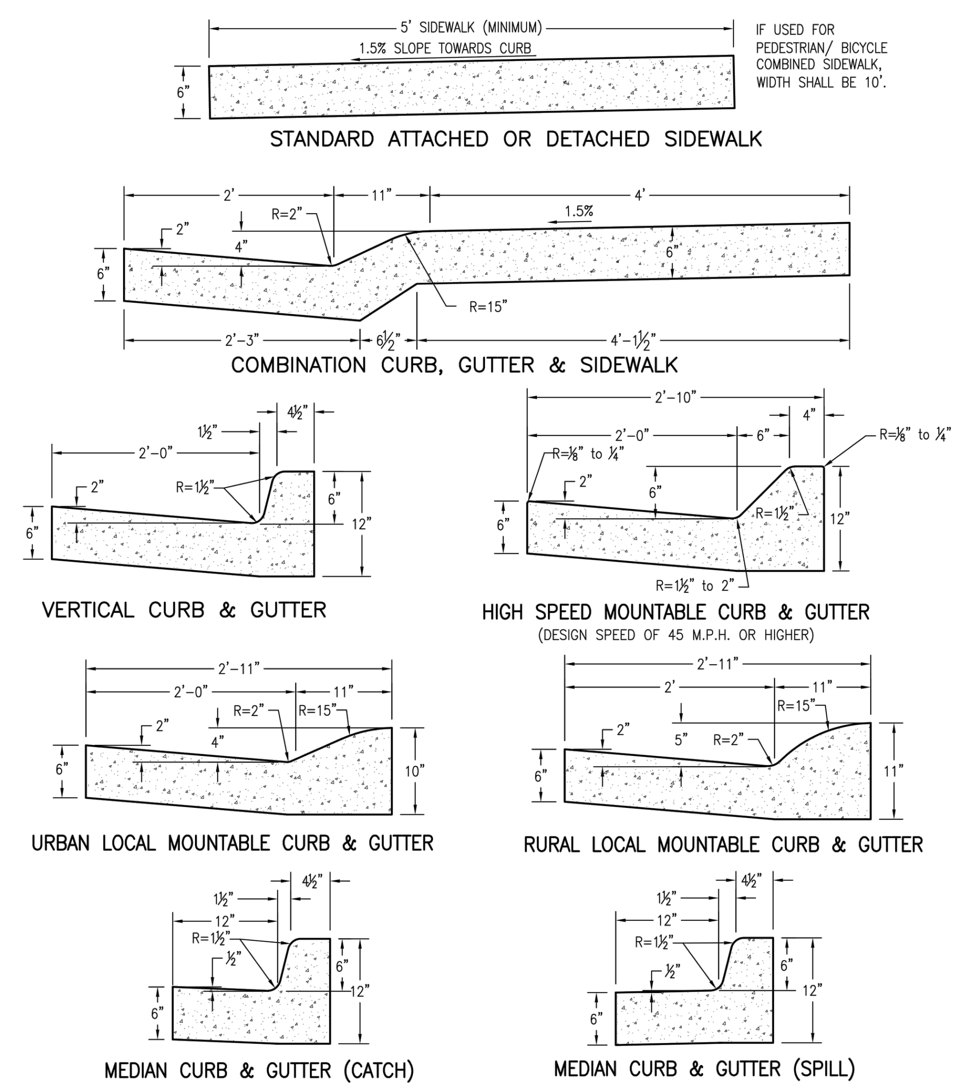
NOTES:

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

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

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

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



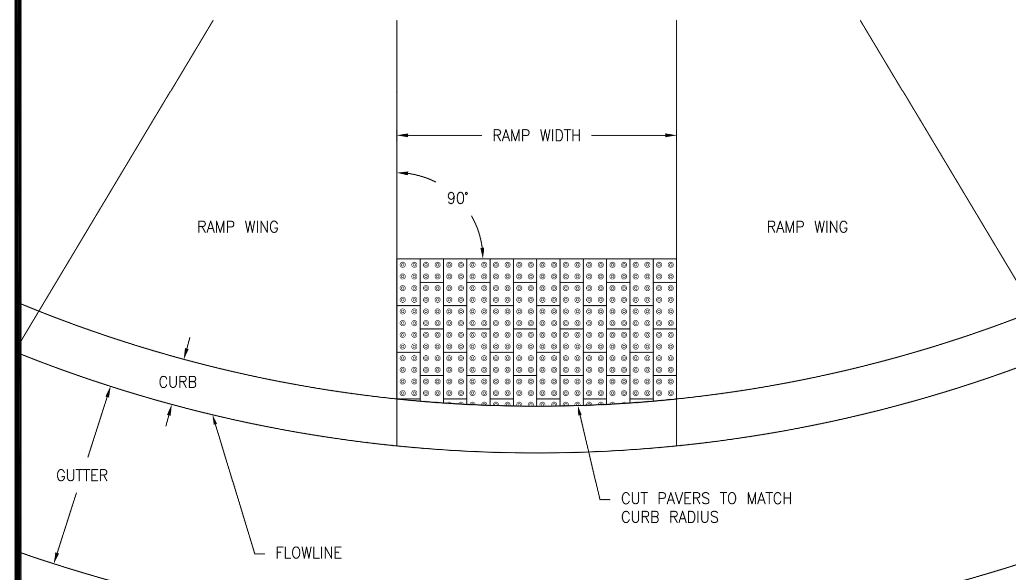
NOTES:

1. IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND THE CURB.
2. SEE DRAWING NUMBER SP.23a and SP.23b FOR TRENCH DRAIN.
3. SEE DRAWING NUMBER SP.31 AND SP.32 FOR CONCRETE JOINTS.

	CURB & GUTTERS AND SIDEWALKS	Issued: 05/2013
	DOUGLAS COUNTY COLORADO	Revised: 09/2017
		Drawing No. **SP.17**

Paver Installation Notes:

1. DETECTABLE WARNING PAVERS SHALL BE PREFABRICATED REDDISH INTEGRALLY COLORED TRUNCATED DOMES SURFACED CONCRETE OR MASONRY PAVERS. PAVERS SHALL MEET THE REQUIREMENTS OF ASTM C 902 OR ASTM C 936 AND COMPLY WITH ADA REQUIREMENTS.
2. PRIOR TO START OF WORK, CONTRACTOR SHALL SUBMIT, TO DOUGLAS COUNTY FOR APPROVAL, A SAMPLE PAVER AND DOCUMENTATION FROM THE MANUFACTURER. PAVERS SURFACE SHALL HAVE A MINIMUM OF 70% LIGHT REFLECTIVITY CONTRAST WITH THE ADJOINING SURFACE.
3. WELL FOR PAVERS SHALL BE ACCURATELY BLOCKED OUT TO ENSURE PROPER DEPTH, ALIGNMENT, AND UNIFORM GRADE. ONLY FULL WIDTH PAVERS SHALL BE USED TO OBTAIN SPECIFIED RAMP THROAT WIDTH.
4. PAVERS SHALL BE PLACED IN THE RUNNING PATTERN SHOWN, DOMES PLACED IN A SQUARE GRID AND ALIGNED IN THE DIRECTION OF TRAVEL. PAVERS SHALL BE INSTALLED SO THAT THE BASES OF THE TRUNCATED DOMES ARE AT THE SAME ELEVATION AS THE ADJOINING RAMP SURFACE.
5. SAND FOR BEDDING MATERIAL SHALL CONFORM TO ASTM C 33. SAND TO BE PLACED BETWEEN JOINTS SHALL CONFORM TO ASTM C 144.
6. BEDDING SAND SHALL BE SCREED TO THE APPROPRIATE DEPTH PRIOR TO THE PAVERS INSTALLATION. A PLATE VIBRATOR SHALL BE USED TO EMBED THE PAVERS INTO THE SAND. ANY PAVERS THAT ARE DAMAGED DURING TRANSPORTATION OR INSTALLATION WILL BE REJECTED AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. WHEN CUT PAVERS ARE REQUIRED, CUT SECTIONS SHALL NOT SIGNIFICANTLY IMPACT OVERALL TRUNCATED DOMES PATTERN AND CUT DOMES SHALL BE BEVELED AT A 45-DEGREE ANGLE TO CREATE A SMOOTH TRANSITION.
8. JOINT SPACING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, BUT SHALL NOT BE MORE THAN ⅛". JOINTS SHALL BE FILLED COMPLETELY WITH SAND. EXCESS SAND SHALL BE REMOVED BY SWEEPING.



	CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION	Issued: 05/2013
	DOUGLAS COUNTY COLORADO	Revised: 09/2017
		Drawing No. **SP.18c**

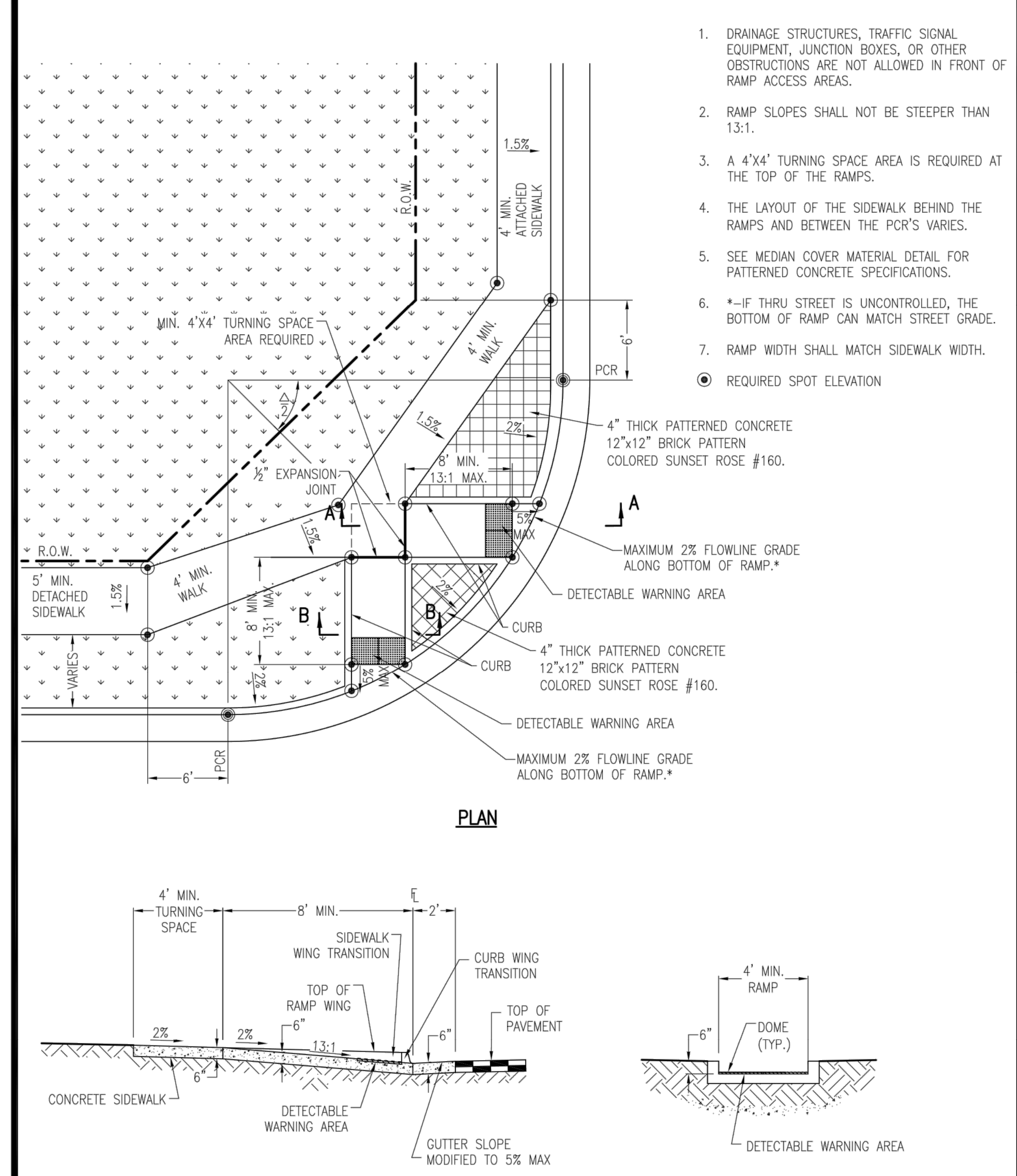
Item	Description	Conveyance	Detention
Pipe	Type S: This pipe shall have a full circular cross section, with an outer corrugated pipe wall and a smooth inner wall per latest edition of AASHTO M294 and ASTM F2306 for diameters 12" to 60" and AASHTO M252 for diameters 3" to 10", section 4.1.2.	Same	
Fittings	Shall conform to AASHTO M252, AASHTO M294, and/or ASTM F2306.	Same	
Joints	Pipe shall be joined with a water tight joint meeting the requirements of ASTM D3212 laboratory test 74kPa (10.8 psi) and utilize a bell and spigot design with a gasket meeting ASTM F477.	Same	
Bedding	Bedding material to be squeegee or course sand bedding in accordance with City of Lone Tree typical trench section.	6" above top of pipe	
Trench Width	Minimum trench width shall not be less than 1.25 times the pipe outside diameter plus 12 inches. (1.25 x O.D. + 12")	NA	NA
Max. Cover		≤ 20 feet If > 20 feet requires engineer's approval in writing	8 feet
Min. Cover		24" from top of pipe to bottom of flexible pavement and top of rigid pavement	
Manholes & Cleanouts		Concrete manholes only	See Underground Detention Item below
Connections. to Manholes and dissimilar material	Waterstop ® Gaskets (or equivalent) grouted in with non-shrink grout and/or flexible boot fittings can be provided by other manufactures.	Same	
End Treatment	End treatments for HDPE pipe shall be manufactured from a concrete flared end section, headwall, or sloped paving.	Same	
Spacing	Cell spacing for detention	NA	18" minimum O.D. to O.D.
Post Installation Inspection	Visually inspect 100 percent of all the cross culvert, storm drain installations, and irrigation pipe units, selected by the Engineer. If any visible segments of concern are identified, additional testing may be required as directed by the engineer. For storm sewers and culverts ≥ 36" the additional inspection may include direct manual measurements, for storm sewers and culverts < 36" the additional inspection may include performing remote video inspection and/or mandrel testing. Lines that do not pass a deflection test of 7.5% must be repaired or replaced at no additional cost to the Owner.	Same	

NYLOPLAST BEDDING DETAIL

GENERAL NOTES

1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, OR OTHER OBSTRUCTIONS ARE NOT ALLOWED IN FRONT OF RAMP ACCESS AREAS.
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 13:1.
3. A 4'X4' TURNING SPACE AREA IS REQUIRED AT THE TOP OF THE RAMPS.
4. THE LAYOUT OF THE SIDEWALK BEHIND THE RAMPS AND BETWEEN THE PCR'S VARIES.
5. SEE MEDIAN COVER MATERIAL DETAIL FOR PATTERNED CONCRETE SPECIFICATIONS.
6. *-IF THRU STREET IS UNCONTROLLED, THE BOTTOM OF RAMP CAN MATCH STREET GRADE.
7. RAMP WIDTH SHALL MATCH SIDEWALK WIDTH.

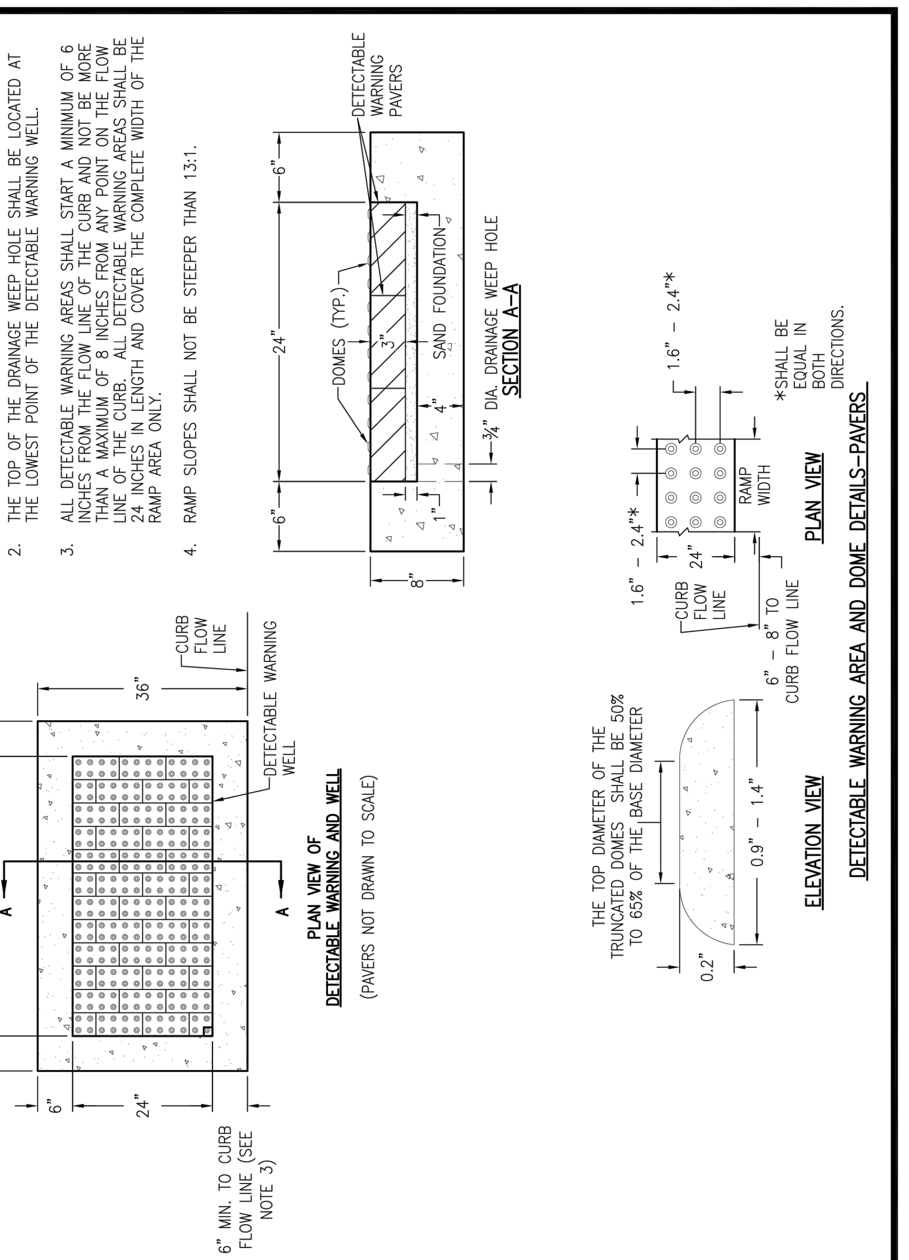
◉ REQUIRED SPOT ELEVATION



REFERENCE:	**CURB RAMP FOR CURB RETURN RADIUS OF 35' TO 50'**	Issued: 05/2013
	DOUGLAS COUNTY COLORADO	Revised: 09/2017
		Drawing No. **SP.19b**

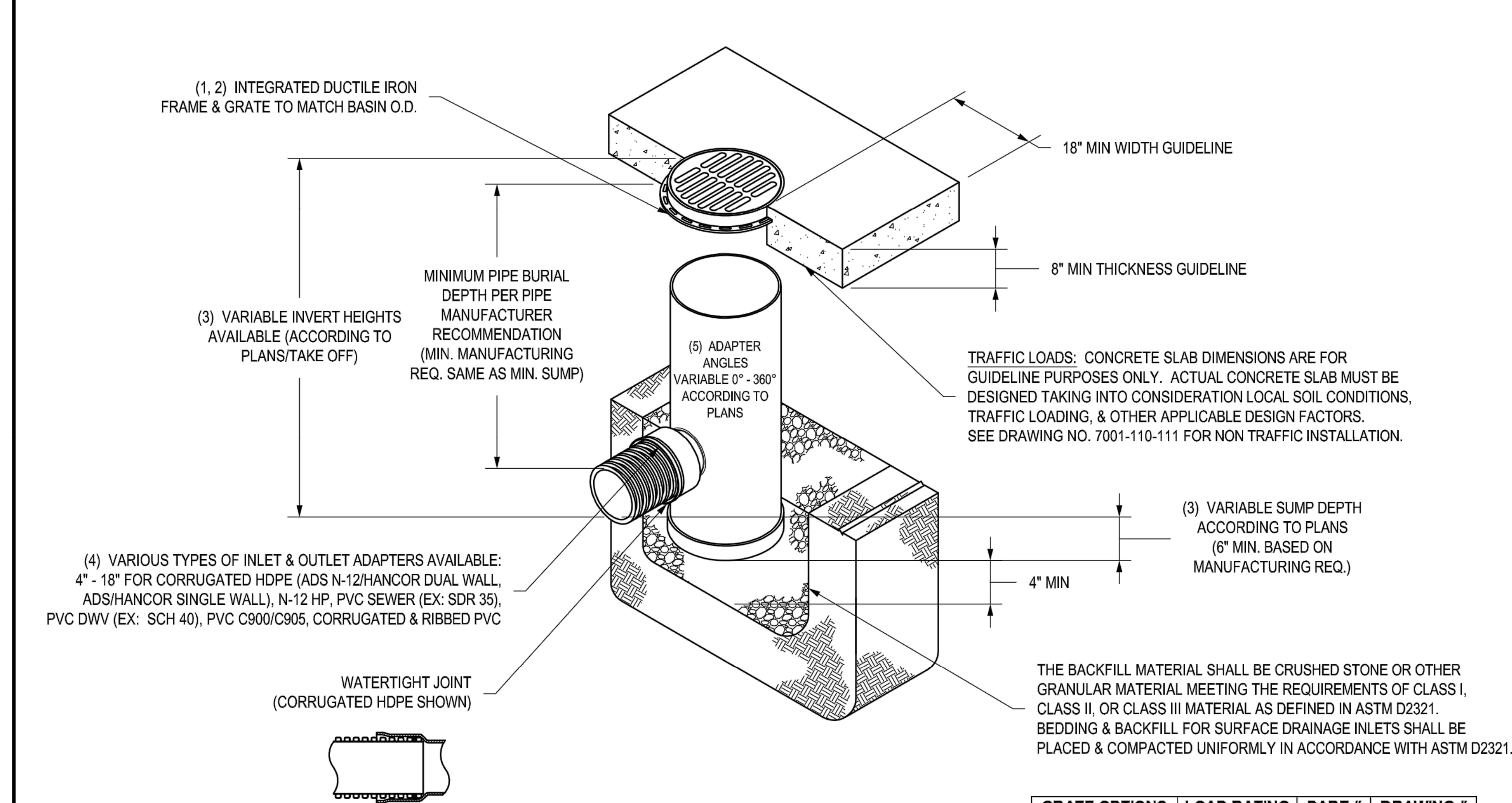
GENERAL NOTES

1. THE DETECTABLE WARNINGS SHALL BE INSTALLED AT SIDEWALK/STREET TRANSITIONS. THEY SHALL BE MADE IN PAVER FORM WITH A TRUNCATED DOME SURFACE. THE DOMES SHALL BE PLACED IN A SQUARE GRID.
2. THE TOP OF THE DRAINAGE WEEP HOLE SHALL BE LOCATED AT THE LOWEST POINT OF THE DETECTABLE WARNING WELL.
3. ALL DETECTABLE WARNING AREAS SHALL START A MINIMUM OF 6 INCHES FROM THE FLOW LINE OF THE CURB AND NOT BE MORE THAN A MAXIMUM OF 8 INCHES FROM ANY POINT ON THE FLOW LINE OF THE CURB. ALL DETECTABLE WARNING AREAS SHALL BE 24 INCHES IN LENGTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY.
4. RAMP SLOPES SHALL NOT BE STEEPER THAN 13:1.



	CURB RAMP WITH PAVER DETECTABLE WARNING AREA INSTALLATION	Issued: 05/2013
	DOUGLAS COUNTY COLORADO	Revised: 09/2017
		Drawing No. **SP.18d**

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X



THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC	MATERIAL	Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL	
DATE 03-14-16			
DWG SIZE A	SCALE 1:30 SHEET 1 OF 1	DWG NO. 7001-110-191	REV E

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
LINCOLN STATION APARTMENTS
LONE TREE, COLORADO
ON-SITE IMPROVEMENT PLANS
STANDARD DETAILS

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120692
DATE 7/8/2021
SHEET C4.1
20 of 20

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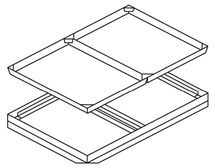
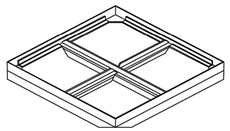
☑ SELECT DESIRED TRAY SIZE:

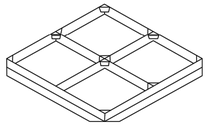
- ☐ 105x130
- ☐ 105x160
- ☐ 105x195
- ☐ 110x180
- ☐ 130x130
- ☐ 165x190
- ☐ SPECIFY CUSTOM SIZE: _____ (CONTACT MANUFACTURER FOR MORE INFO)



COMPLETE PERSPECTIVE VIEW



BASE LAYER PERSPECTIVE VIEW



TOP COVER PERSPECTIVE VIEW

STANDARD MULTI TRAY PRODUCT	TOTAL TRAY SIZE (CM)	ACCESS OPENING ID CM (IN)	FRAME DEPTH (CM) W/O CROSS BEAM	TRAY STYLE	NUMBER OF TRAYS	REMOVABLE CROSS BEAMS. LOAD BEARING OR FLUSH LOAD TRANSFER	TRAY STYLE
WC105-130-10D-7.5F-P	105x130	95x120 (37.4x47.2)	10	PAVER	2	1	E
WC105-160-10D-7.5F-P	105x160	95x150 (37.4x59)	10	PAVER	2	1	E
WC105-195-10D-7.5F-P	105x195	95x185 (37.4x72.8)	10	PAVER	3	2	E
WC110-180-10D-7.5F-P	110x180	100x170 (39.3x70.8)	10	PAVER	3	2	E
WC130-130-10D-7.5F-P	130x130	120 (47.2)	10	PAVER	4	3	E
WC165-190-10D-7.5F-P	165x190	155x180 (61x70.8)	10	PAVER	6	5	E

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5213-011

WUNDER-COVER® PRODUCTS

WUNDER-COVERS®

5213-011 REVISION DATE 03/05/2021

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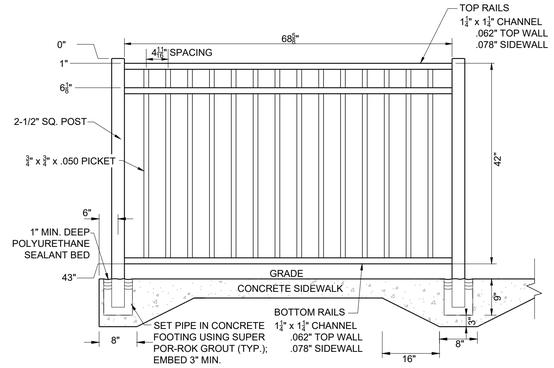
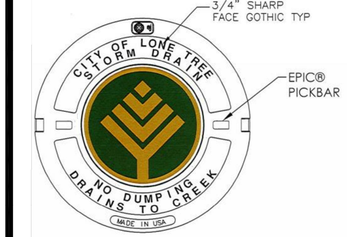


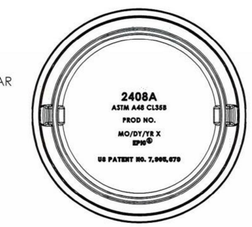
NOTE:
1. USE ONLY COMMERCIAL GRADE ALUMINUM FENCING WITH DARK BRONZE POWDER COAT FINISH
2. ALL POSTS TO HAVE ½"Ø WEEP HOLES @ ½" ABOVE FG; WEEP HOLES TO BE DRILLED AFTER POSTS & RAILS ARE INSTALLED

ALUMINUM HANDRAIL

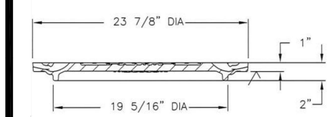
NOT TO SCALE



COVER FACE



COVER BOTTOM



SECTION

Design Features
- -Materials
  Gray Iron (CL35B)
- -Load Rating
  Heavy Duty
- -Open Area
  n/a
- -Coating
  Undipped
- -√ Designates Machined Surface

CITY OF LONE TREE PUBLIC WORKS	MANHOLE LID COVER	DETAIL NUMBER
DATE: 06/05/2020 BY: J. KRELL	DRAWING NO.:	MH-1

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