LEGAL DESCRIPTION

LOT 1, BLOCK 2, DOVE VALLEY V - FILING NO. 13, COUNTY OF ARAPAHOE, STATE OF COLORADO

# ADDRESS

7980 SOUTH FAIRPLAY STREET, ENGLEWOOD, CO 80112

#### BASIS OF BEARING:

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M., WHICH BEARS S89°39'59"W AND IS MONUMENTED AT THE SOUTH QUARTER CORNER OF SECTION 31 BY A 3-1/4 ALUMINUM CAP LS 29039 AND AT THE SOUTHEAST CORNER OF SECTION 31 BY A 3-1/4" ALUMINUM CAP LS 29039 PER ARAPAHOE COUNTY'S HORIZONTAL CONTROL NETWORK.

#### BENCHMARK

NGS CONTROL MONUMENT C-378 RESET 1989 ELEV = 5814.13 (USGS NGVD 29 DATUM) ELEVATION ADJUSTED TO NAVD 1988 ON 5-14-2008 BY LS NO. 29766 USING CORPSCON; ELEV = 5817.04 TBM: CONTROL POINT 90 A 2-1/2 INCH ALUM CAP ELEV = 5804.01 (NAVD 88)

NAIL/DISK ON TOP OF CONCRETE STORM SEWER VAULT ELEV = 5735.90 (NAVD 88)

### LEGEND

	PROPERTY LINE		APPROX	APPROXIMATE
	SECTION LINE		BOW	BOTTOM OF WALL
	RIGHT-OF-WAY LINE		COM	COMMUNICATIONS
	CENTERLINE		E	EAST OR ELECTRIC
			EA	EACH
	EASEMENT LINES		ELEV	ELECTRIC OR ELEVATION
	PROPOSED CURB AND		EX/EXIST	EXISTING
	PROPOSED CONCRETE		FES	FLARED END SECTION
	PROPOSED LANDSCAF		FG	FINISHED GRADE
536360		SS 6 COMPACTED AGGREGATE BASE	FL	FLOW LINE
	PROPOSED ASPHALT		GV	GATE VALVE
• • • • • • • •	PROPOSED CONCRETE		HP	HIGH POINT
——————————————————————————————————————	PROPOSED FENCE		LF	LINEAR FEET
	PROPOSED INTERNAL	FENCE	LP	LOW POINT
	EXISTING STORM SEW	ER LINE	LT	LEFT
W	EXISTING WATER LINE		MAX	MAXIMUM
S	EXISTING SANITARY S	SEWER LINE	MIN	MINIMUM
FOC	EXISTING UNDERGROU	IND TELEPHONE LINE	Ν	NORTH
G	EXISTING GAS LINE		NE	NORTHEAST
——— E ———	EXISTING ELECTRIC LI	NE	NO	NUMBER
	PROPOSED STORM SE	WER LINE	NW	NORTHWEST
	. PROPOSED WATER LI	NE	PROP	PROPOSED
—ss — ss —			R	RADIUS
	EXISTING SANITARY SEWER MANHOLE		RD	ROAD
ŚŴ	EXISTING STORM SEWER MANHOLE		REV	REVISION
	EXISTING WATER MANHOLE		RT	RIGHT
$\mathbb{W}$	EXISTING FIRE HYDRANT		R/W	RIGHT-OF-WAY
	EXISTING UTILITY CLEANOUT		S	SOUTH
Ŏ	EXISTING LIGHT POLE		SD	STORM DRAIN
¥.			SE	SOUTHEAST
TR	EXISTING UTILITY BOX		SF	SQUARE FEET
	PROPOSED STORM SEWER INLET		SS	SANITARY SEWER
<b>S</b>	PROPOSED SANITARY SEWER MANHOLE		ST	STREET
<pre>K</pre>	PROPOSED FIRE HYDRANT		STA	STATION
<del>- • -</del>	PROPOSED SIGN		SW	SIDEWALK OR SOUTHWEST
臣	PROPOSED WATER TEE WITH K.B.		SY	SQUARE YARDS
r\$	PROPOSED WATER BEND WITH K.B.		TB TOW	THRUST BLOCK TOP OF WALL
$\boxtimes$	PROPOSED WATER ME	ETER	TYP	TYPICAL
			WA	WATER
			WE	WEST
			VV L	WEST
CONTACTS				
OWNER/DEVELOPER PRIMORIS SERVICES CORPORATION				
CHARLIE AMBROSIO	CURPURATION	KIMLEY-HORN BRAD COONEY, P.E.	COLORADO 811 16361 TABLE MOUNTAIN PKWY	
2300 N. FIELD ST #1900		6200 SOUTH SYRACUSE WAY	GOLDEN, CO 80	
DALLAS, TX 75201		SUITE 300	(303) 232–199	
(972) 538-5316		GREENWOOD VILLAGE, CO 80111	(,	
		(303) 974–3625		
WATER & SANITATION		SURVEYOR	ARCHITECT	
ARAPAHOE COUNTY WATER &		COTTONWOOD SURVEYING AND	POWERS BROWN ARCHITECTURE.	

ASSOCIATES, INC.

56467 E 1ST AVE,

(303) 549-7992

STRASBURG, CO 80136

HAROLD PONSERELLE, P.L.S.

SURVEY PREPARED 01/26/2022

POWERS BROWN ARCHITECTURE. KEVIN STROHFUS 1580 LINCOLN STREET, SUITE 480 DENVER, CO 80203 (303) 225-3345

#### LANDSCAPE ARCHITECT KIMLEY-HORN

ABBREVIATIONS

EMILY MCKEE, P.L.A. 6200 SOUTH SYRACUSE WAY SUITE 300 GREENWOOD VILLAGE, CO 80111 (720) 943-5656

Call before you dig. RAPAHOE COUNTY CASE NO. ASP22-006

Know what's **below**.

WASTEWATER AUTHORITY (ACWWA)

WADE WHEATLAKE

(303) 790-4830

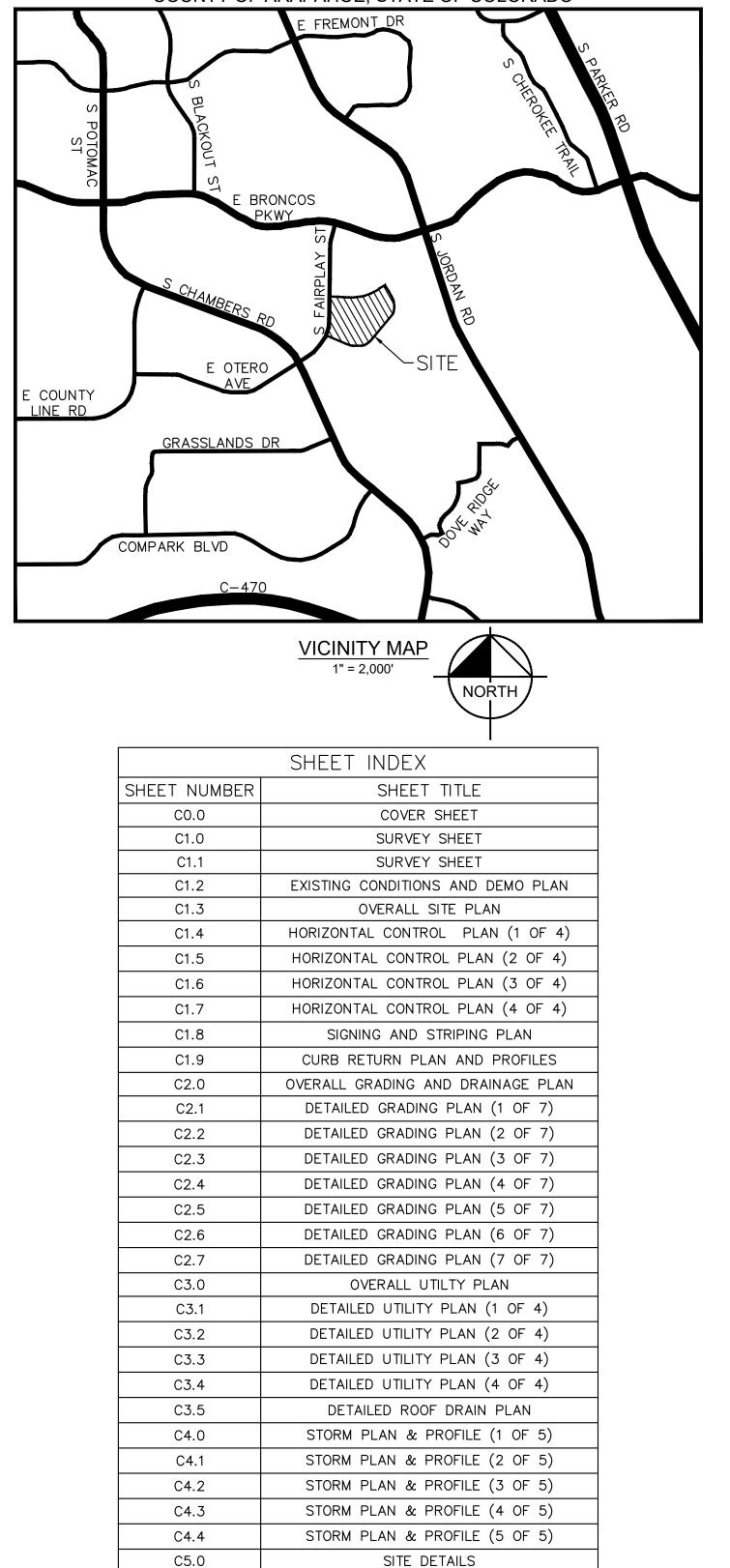
13031 E CALEY AVENUE

CENTENNIAL, CO 80111

SEMSWA Case No. DPR22-00079

# **CONSTRUCTION DOCUMENTS DOVE VALLEY - 7980 FAIRPLAY ST**

LOT 1, BLOCK 2, DOVE VALLEY V - FILING NO. 13, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 31 AND THE WEST HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE. STATE OF COLORADO



SITE DETAILS

SITE DETAILS

SITE DETAILS

C5.1

C5.2

C5.3

## **GENERAL NOTES**

- SPECIFICATIONS.

- COUNTY.

# CERTIFICATION

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS FOR DOVE VALLEY - 7980 FAIRPLAY ST WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS AND THE STORMWATER MANAGEMENT MANUAL.

BRAD COONEY PROFESSIONAL ENGINEER #54547 KIMLEY-HORN INC.



Approved - Jeff Sceili December 28, 2023

1. THE COUNTY ENGINEER STAMP AND SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE ARAPAHOE COUNTY SUBDIVISION REGULATIONS OR APPROVED VARIANCES TO THOSE REGULATIONS. THE COUNTY ENGINEER, THROUGH APPROVAL 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 IT IS THE POLICY AND PRACTICE OF ARAPAHOE COUNTY NOT TO ACCEPT LIABILITY FOR FACILITIES DESIGNED BY OTHERS THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

2. ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE ARAPAHOE COUNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND

4. THE CONTRACTOR SHALL NOTIFY THE ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT INSPECTION SECTION AT 720-874-6500, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.

5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT THE DENVER INTER-UTILITY GROUP AT 303-534-6700, OR AT 1-800-922-1987 OR DIAL 811.

6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT) AND ONE (1) COPY OF THE INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.

7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO ARAPAHOE COUNTY FOR APPROVAL WITH THE PERMIT APPLICATION. A STREET CUT AND RIGHT OF WAY USE PERMIT OR PUBLIC IMPROVEMENT CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.

8. THESE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO ADDITIONAL REVIEW AND ACCEPTANCE BY ARAPAHOE COUNTY.

9. CONTRACTOR SHALL NOTIFY THE ARAPAHOE COUNTY ENGINEERING INSPECTION SECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON A FACILITY, WHICH WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION POND OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURE). FAILURE TO NOTIFY THE ENGINEERING INSPECTION SECTION TO ALLOW FOR INSPECTION OF THIS CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES BY THE

APPROVAL BLOCK

