

PoDI / NHS	
FHWA PROJECT OF DIVISION INTEREST (PoDI)?	<input type="checkbox"/> NO <input type="checkbox"/> YES
NATIONAL HIGHWAY SYSTEM?	<input type="checkbox"/> NO <input type="checkbox"/> YES

STANDARD NOTES
 THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE RICHMIL OPEN SPACE PARKING LOT EXPANSION PLAN SET, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- 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.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO THE ARAPAHOE COUNTY INFRASTRUCTURE DESIGN AND CONSTRUCTION STANDARDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT AND ARAPAHOE COUNTY OPEN SPACES. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS, ARAPAHOE COUNTY OPEN SPACES, AND DEVELOPMENT INSPECTION SECTION AT 720-874-6500, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
- 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
- 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.
- 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.
- 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.
- 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 COUNTY.

DRAINAGE MAINTENANCE

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

- EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENT MAINTENANCE

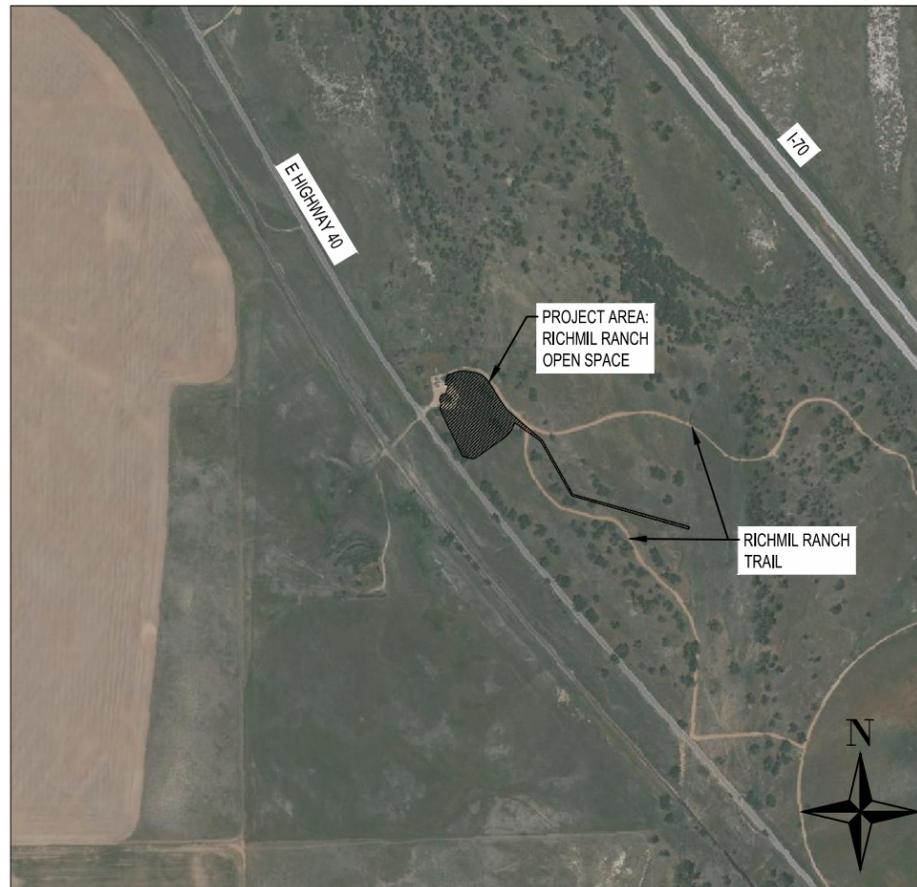
- THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

DRAINAGE LIABILITY

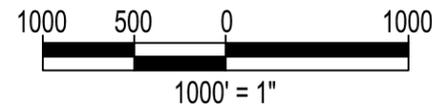
- IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY BOHANNAN HUSTON. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ARAPAHOE COUNTY GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ARAPAHOE COUNTY AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF BOHANNAN HUSTON DRAINAGE DESIGN.

RICHMIL RANCH OPEN SPACE PARKING LOT EXPANSION ARAPAHOE COUNTY, COLORADO

PORTIONS OF THE SOUTH ½ OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 60 WEST OF THE 6TH P.M.,
AND A PORTION OF THE EAST ½ OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 60 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP



SHEET NO.	INDEX OF SHEETS	
	SUBSET SHEETS	DESCRIPTION
01	TTL-01	TITLE SHEET
02	PLN-01	SITE PLANS
03	GRD-01 TO GRD -02	GRADING PLANS
05	UTL-01 TO UTL-02	UTILITY PLANS
07	STR-01	STRIPING AND CIRCULATION PLANS
08	DET-01 TO DET-04	DETAILS

BENCHMARK:

ARAPAHOE COUNTY MAPPING BENCHMARK P5-25 2004 LS 22568 BASIS OF ELEVATION BHI POINT #704 N: 1658889.537 E: 3405351200 ELEVATION 5154.699 CAP DIA=3.2250"

THE ELEVATIONS REPORTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FIELD AND OFFICE PROCEDURES FOLLOWED FGCC 1ST ORDER CLASS II SPECIFICATIONS, THE EXISTING VERTICAL CONSTRAINTS ARE SECOND ORDER CLASS 0, THEREFORE THIS SURVEY IS CLASSIFIED AS A SECOND ORDER CLASS 0 SURVEY AS DEFINED BY NGS.

ALL GEODETRIC POSITIONS LISTED HEREON ARE BASED UPON AUTONOMOUS GLOBAL POSITIONING SYSTEM (GPS) MEASUREMENTS AND HAVE A POSITIONAL TOLERANCE OF 30 FEET +. POSITIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983.

IA-CO-FSI\PROJECTS\20240239\ENGIN\PLANS\20240239_GEN.TITLE.DWG

FILE NAME: 20240239_GEN.TITLE.DWG
 PLOT DATE: 2024/05/09, 12:59 PLOT STYLE: BHNC.STB

Bohannan Huston
 www.bhinc.com 800.877.5332
 9785 Maroon Circle Suite 140 Englewood, CO 80112-5928

SHEET REVISIONS			
R-X	DATE	DESIGNER:	INITIALS



AS CONSTRUCTED	CONTRACT INFORMATION	PROJECT NO./CODE
NO REVISIONS:	CONTRACTOR:	
REVISED:	PROJECT MANAGER: ATC	
VOID:	PROJECT ENGINEER: DCP	
	PROJECT STARTED: 10/05/23 ACCEPTED:	
	COMMENTS:	SHEET NUMBER 01

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

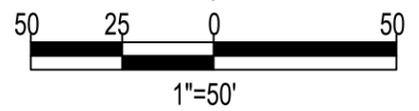
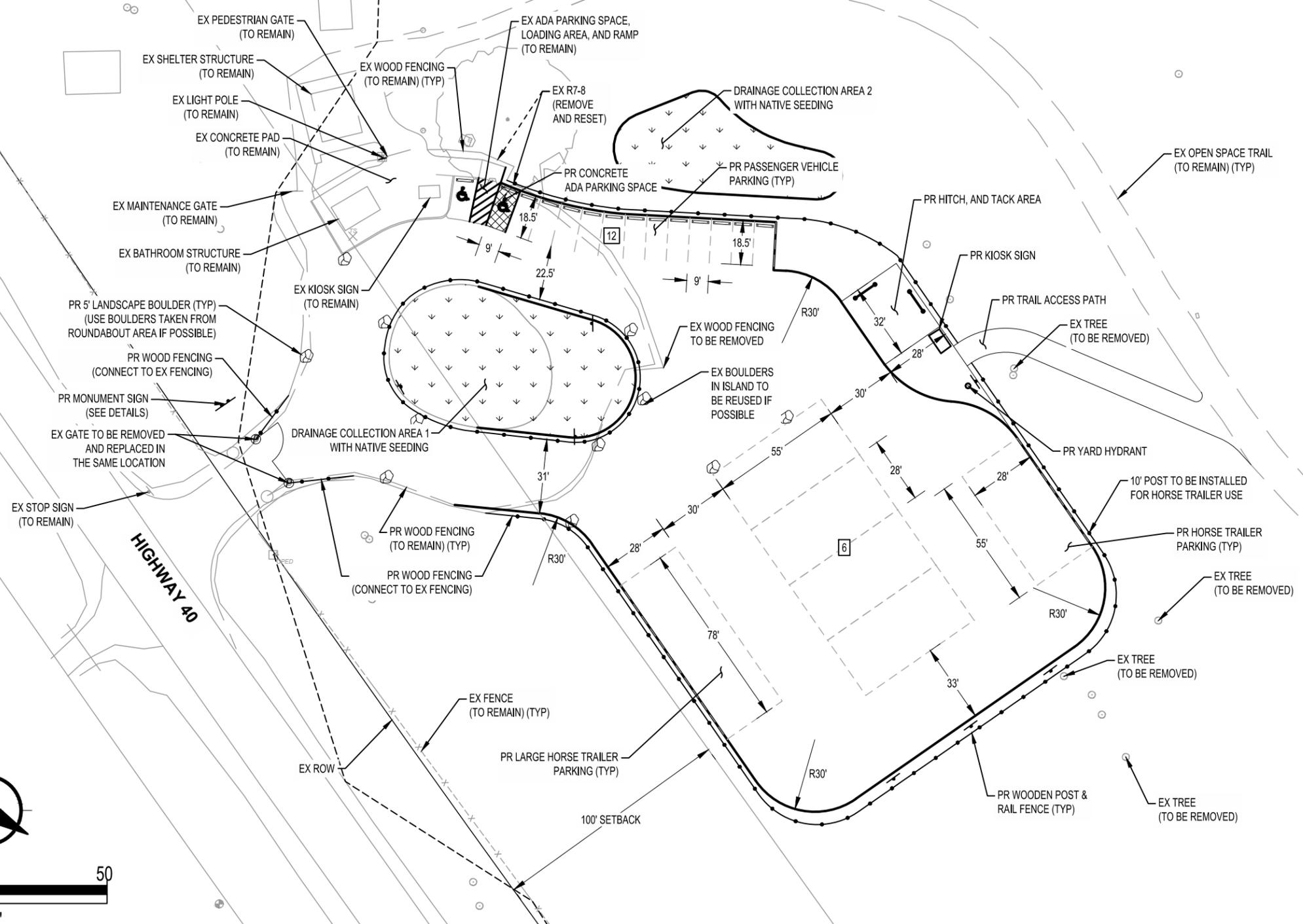
100 YEAR FLOOD PLAIN ZONE A
(PANEL NUMBER 08005C0350K,
REVISED DATE DEC. 17, 2010)

BENCHMARK:
ARAPAHOE COUNTY MAPPING BENCHMARK P5-25 2004 LS 22568 BASIS OF
ELEVATION
BHI POINT #704 N: 1658889.537 E: 3405351200 ELEVATION 5154.699 CAP
DIA=3.2250"

THE ELEVATIONS REPORTED HEREON ARE REFERENCED TO THE NORTH
AMERICAN VERTICAL DATUM OF 1988 (NAVD88), FIELD AND OFFICE
PROCEDURES FOLLOWED FGCC 1ST ORDER CLASS II SPECIFICATIONS, THE
EXISTING VERTICAL CONSTRAINTS ARE SECOND ORDER CLASS 0, THEREFORE
THIS SURVEY IS CLASSIFIED AS A SECOND ORDER CLASS 0 SURVEY AS
DEFINED BY NGS.

ALL GEODETRIC POSITIONS LISTED HEREON ARE BASED UPON AUTONOMOUS
GLOBAL POSITIONING SYSTEM (GPS) MEASUREMENTS AND HAVE A POSITIONAL
TOLERANCE OF 30 FEET +. POSITIONS ARE RELATIVE TO THE NORTH AMERICAN
DATUM OF 1983.

- NOTES:**
1. ALL EXISTING TREES TO REMAIN AND PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON PLANS.
 2. PARKING LOT SURFACE TO BE CONSTRUCTED WITH CLASS 6 AGGREGATE BASE COURSE. ADA SPACES WILL BE CONSTRUCTED WITH 6" CONCRETE PAVEMENT. FOR MORE INFORMATION ON PAVEMENT SECTIONS, REFER TO DETAIL SHEET DET-01.



IA-CO-FSI\PROJECTS\20240239\ENGINEERING\PLANS\20240239_DES_SITE_PLAN.DWG

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION

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 9785 Maroon Circle Suite 140 Englewood, CO 80112-5928

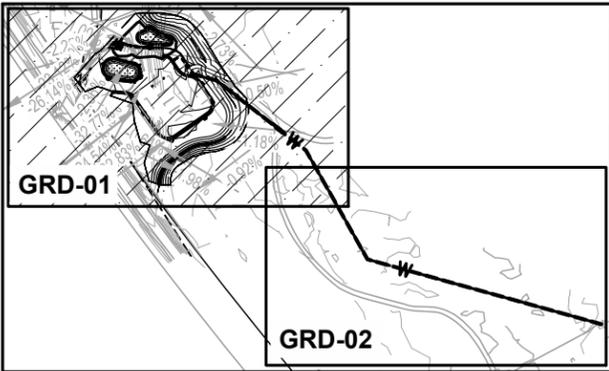
SHEET REVISIONS			
DATE	DESIGNER:	INITIALS	



AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

ARAPAHOE COUNTY RICHMIL RANCH OPEN SPACE SITE PLAN			
DESIGNER: ATC	STR. NO'S.	N/A	
DETAILER: DCP		N/A	
SUBSET: GENERAL	SHEETS: PLN-01	OF 01	

PROJECT NO./CODE
SHEET NUMBER
02



KEY MAP
1"=500'

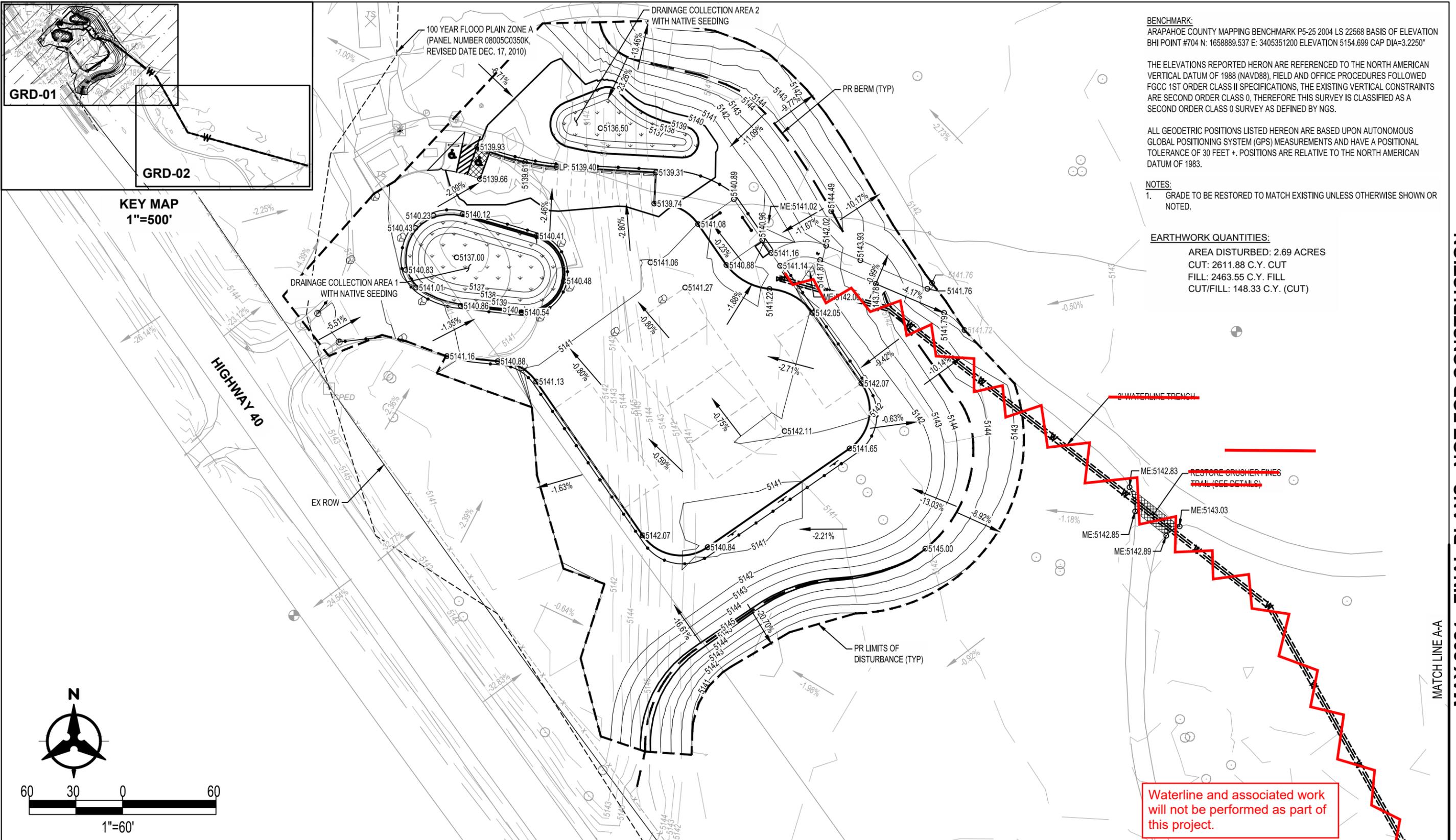
BENCHMARK:
ARAPAHOE COUNTY MAPPING BENCHMARK P5-25 2004 LS 22568 BASIS OF ELEVATION BHI POINT #704 N: 1658889.537 E: 3405351200 ELEVATION 5154.699 CAP DIA=3.2250"

THE ELEVATIONS REPORTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), FIELD AND OFFICE PROCEDURES FOLLOWED FGCC 1ST ORDER CLASS II SPECIFICATIONS, THE EXISTING VERTICAL CONSTRAINTS ARE SECOND ORDER CLASS 0, THEREFORE THIS SURVEY IS CLASSIFIED AS A SECOND ORDER CLASS 0 SURVEY AS DEFINED BY NGS.

ALL GEODETIC POSITIONS LISTED HEREON ARE BASED UPON AUTONOMOUS GLOBAL POSITIONING SYSTEM (GPS) MEASUREMENTS AND HAVE A POSITIONAL TOLERANCE OF 30 FEET +. POSITIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983.

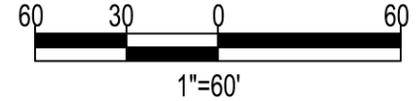
NOTES:
1. GRADE TO BE RESTORED TO MATCH EXISTING UNLESS OTHERWISE SHOWN OR NOTED.

EARTHWORK QUANTITIES:
AREA DISTURBED: 2.69 ACRES
CUT: 2611.88 C.Y. CUT
FILL: 2463.55 C.Y. FILL
CUT/FILL: 148.33 C.Y. (CUT)



Waterline and associated work will not be performed as part of this project.

IA-CO-FS\PROJECTS\2024\0239\ENGIN\PLANS\20240239_DES.GRADING.PLAN.DWG



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 HORIZ. SCALE: VERT. SCALE:

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SHEET REVISIONS			
DATE	DESIGNER:	INITIALS	



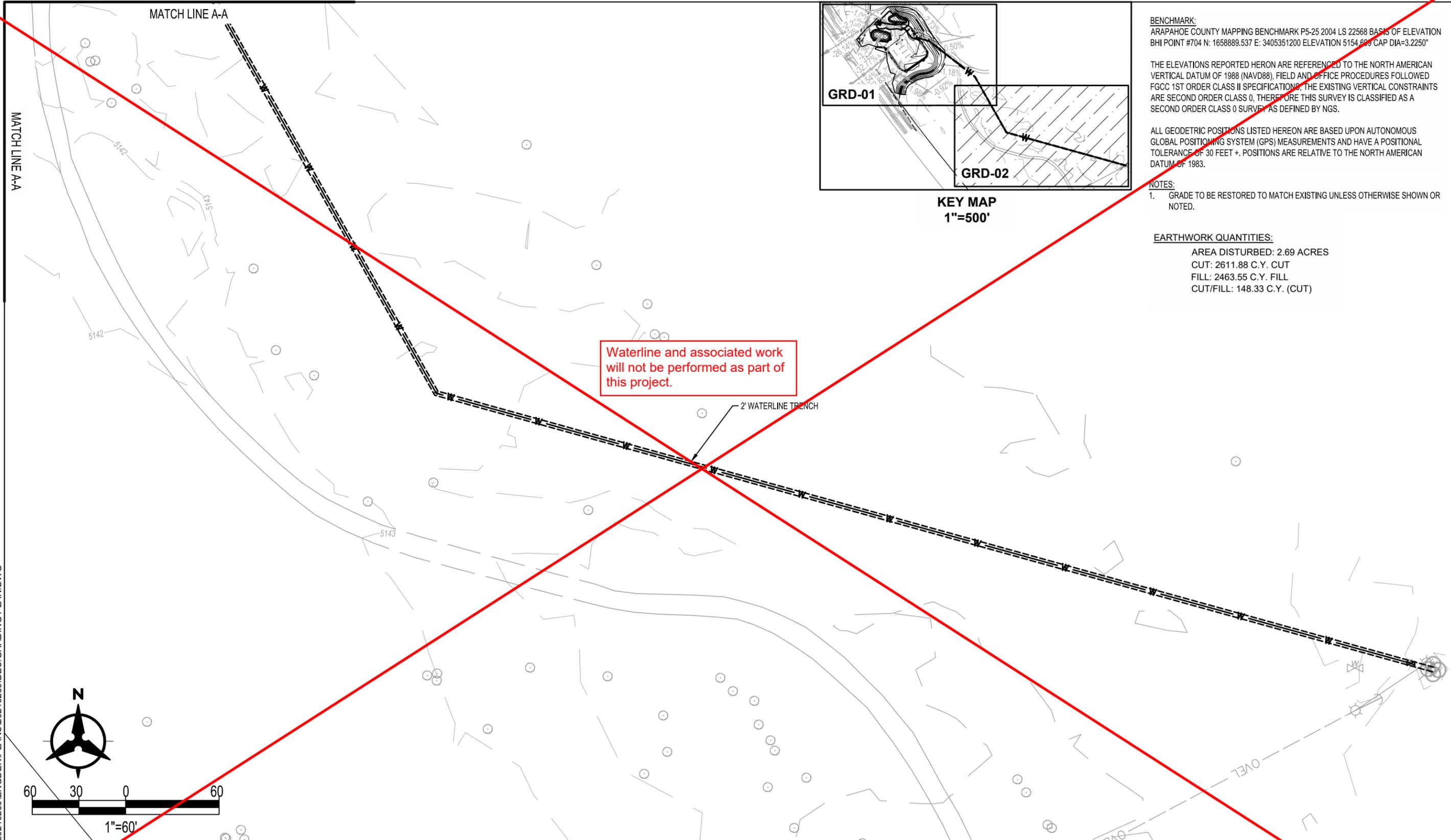
AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

ARAPAHOE COUNTY			
RICHMIL RANCH OPEN SPACE			
GRADING PLAN			
DESIGNER: ATC	STR. NO'S.	N/A	
DETAILER: DCP		N/A	
SUBSET: GENERAL	SHEETS:	GRD-01 OF 02	

PROJECT NO./CODE
SHEET NUMBER
03

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION

MATCH LINE A-A



BENCHMARK:
 ARAPAHOE COUNTY MAPPING BENCHMARK P5-25 2004 LS 22568 BASIS OF ELEVATION
 BHI POINT #704 N: 1658889.537 E: 3405351200 ELEVATION 5154.663 CAP DIA=3.2250"

THE ELEVATIONS REPORTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). FIELD AND OFFICE PROCEDURES FOLLOWED FGCC 1ST ORDER CLASS II SPECIFICATIONS. THE EXISTING VERTICAL CONSTRAINTS ARE SECOND ORDER CLASS 0, THEREFORE THIS SURVEY IS CLASSIFIED AS A SECOND ORDER CLASS 0 SURVEY AS DEFINED BY NGS.

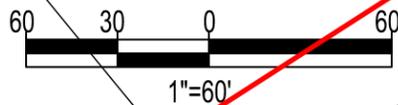
ALL GEODETIC POSITIONS LISTED HEREON ARE BASED UPON AUTONOMOUS GLOBAL POSITIONING SYSTEM (GPS) MEASUREMENTS AND HAVE A POSITIONAL TOLERANCE OF 30 FEET +. POSITIONS ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983.

NOTES:
 1. GRADE TO BE RESTORED TO MATCH EXISTING UNLESS OTHERWISE SHOWN OR NOTED.

EARTHWORK QUANTITIES:
 AREA DISTURBED: 2.69 ACRES
 CUT: 2611.88 C.Y. CUT
 FILL: 2463.55 C.Y. FILL
 CUT/FILL: 148.33 C.Y. (CUT)

Waterline and associated work will not be performed as part of this project.

2' WATERLINE TRENCH



I:\CO-FSI\PROJECTS\20240239\ENGIN\PLANS\20240239_DES.GRADING PLAN.DWG

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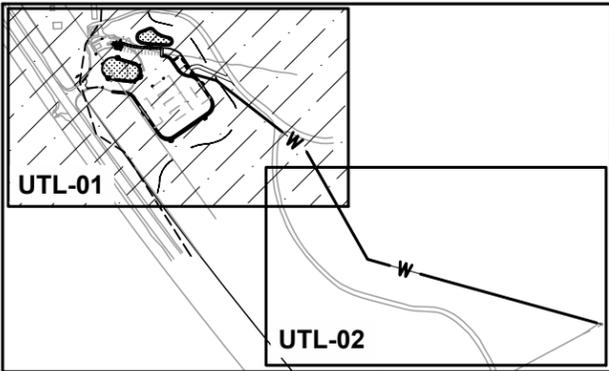
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SHEET REVISIONS			
R-X	DATE	DESIGNER:	INITIALS

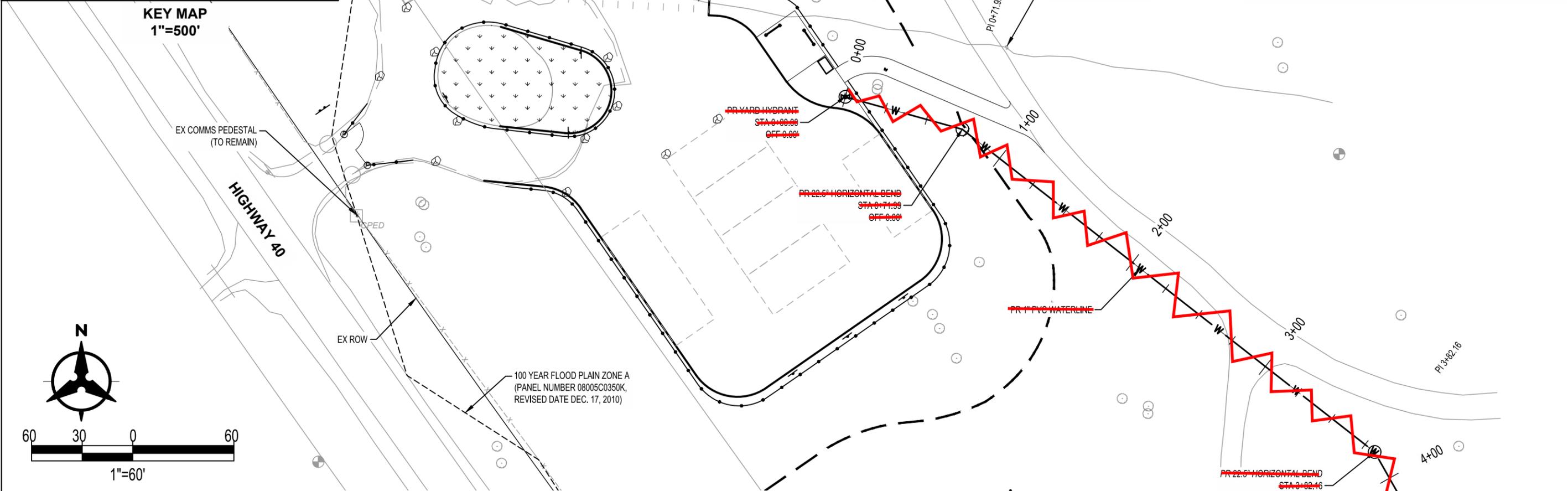


AS CONSTRUCTED	ARAPAHOE COUNTY RICHMIL RANCH OPEN SPACE GRADING PLAN			PROJECT NO./CODE
NO REVISIONS:	DESIGNER: ATC	STR. NO'S.	N/A	
REVISED:	DETAILER: DCP		N/A	
VOID:	SUBSET: GENERAL	SHEETS:	GRD-02 OF 02	SHEET NUMBER 04

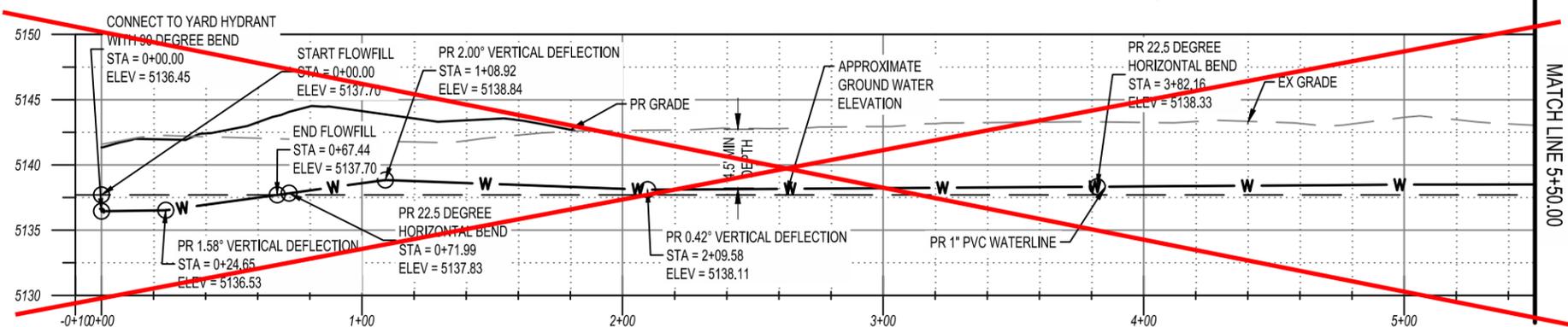
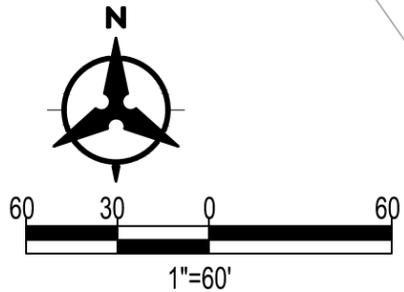
MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



KEY MAP
1"=500'



- NOTES:
1. FIELD VERIFY ALL EXISTING UTILITIES AND NOTIFY THE COUNTY'S PROJECT MANAGER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. ALL WORK SHALL BE CEASED UNTIL THE ISSUE IS RESOLVED.
 2. DAMAGE TO UTILITIES OR FACILITIES WITHIN THE PROJECT AREA SHALL BE RESTORED TO EXISTING CONDITIONS UNLESS OTHERWISE DENOTED IN PLANS.
 3. UTILITY INFORMATION SHOWN IS PLOTTED FROM THE BEST AVAILABLE DATA. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 FOR UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO EXCAVATING.
 4. GROUND WATER TABLE HEIGHT HAS BEEN APPROXIMATED FROM DATA OBTAINED BY VIVID ENGINEERING GROUP'S GEOTECHNICAL AND PAVEMENT DESIGN REPORT, DATED NOVEMBER 3, 2023. ~~SHOULD THE CONTRACTOR DISCOVER GROUND WATER ABOVE THE PROPOSED 4.5' WATER LINE DEPTH, THE LINE SHALL REQUIRE INSULATION.~~



Waterline and associated work will not be performed as part of this project.

IA-CO-FSI\PROJECTS\20240239\ENGINE\PLANS\20240239_DES.UTILITY.PLAN.DWG

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SHEET REVISIONS			
DATE	DESIGNER:	INITIALS	

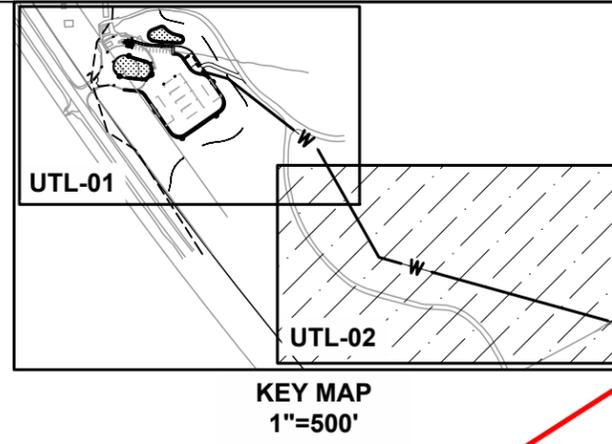
ARAPAHOE COUNTY

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

ARAPAHOE COUNTY			
RICHMIL RANCH OPEN SPACE			
UTILITY PLAN			
DESIGNER: ATC	STR. NO'S. ###		
DETAILER: DCP	NO'S. ###		
SUBSET: GENERAL	SHEETS: UTL-01 OF 02		

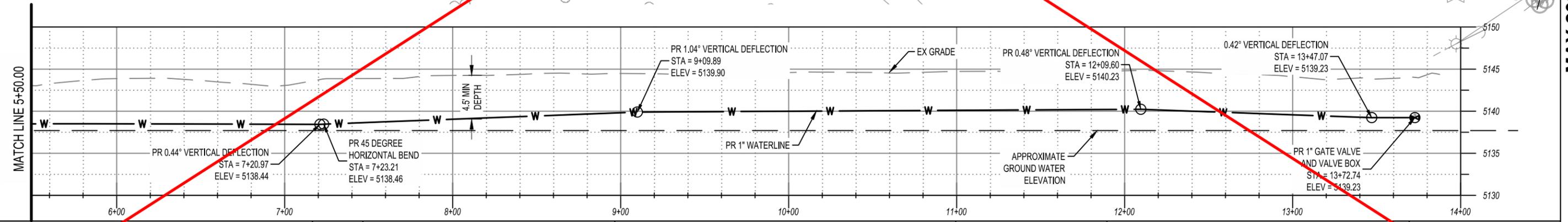
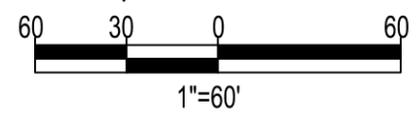
PROJECT NO./CODE
SHEET NUMBER
05

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



- NOTES:
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Waterline and associated work will not be performed as part of this project.



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MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION

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R-X	DATE	DESIGNER:	INITIALS

ARAPAHOE COUNTY

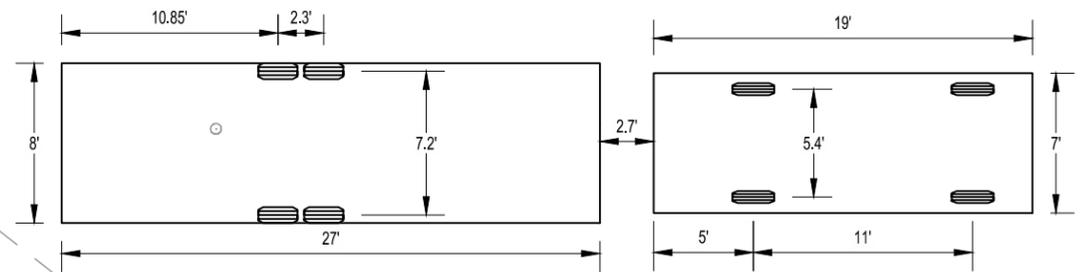
AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

ARAPAHOE COUNTY RICHMIL RANCH OPEN SPACE UTILITY PLAN			
DESIGNER: ATC	STR. NO'S:	N/A	
DETAILER: DCP		N/A	
SUBSET: GENERAL	SHEETS:	UTL-02 OF 02	

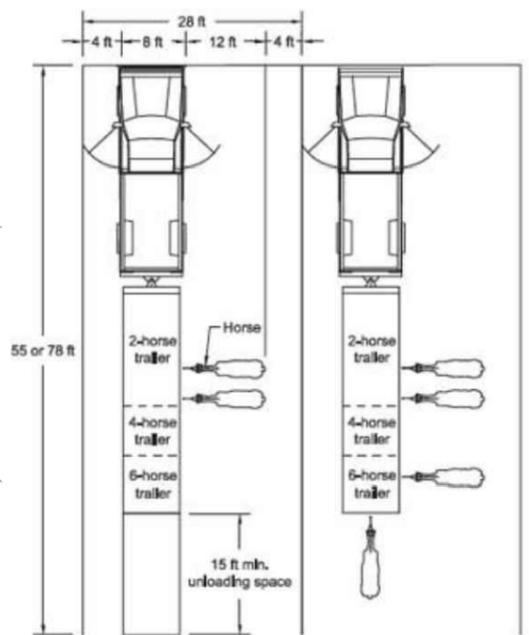
PROJECT NO./CODE
SHEET NUMBER
06



Know what's below.
Call before you dig.

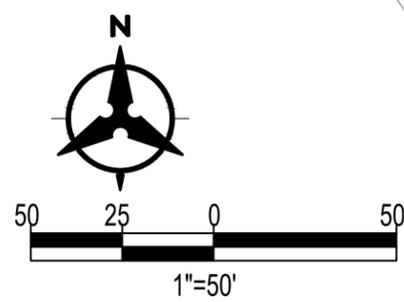
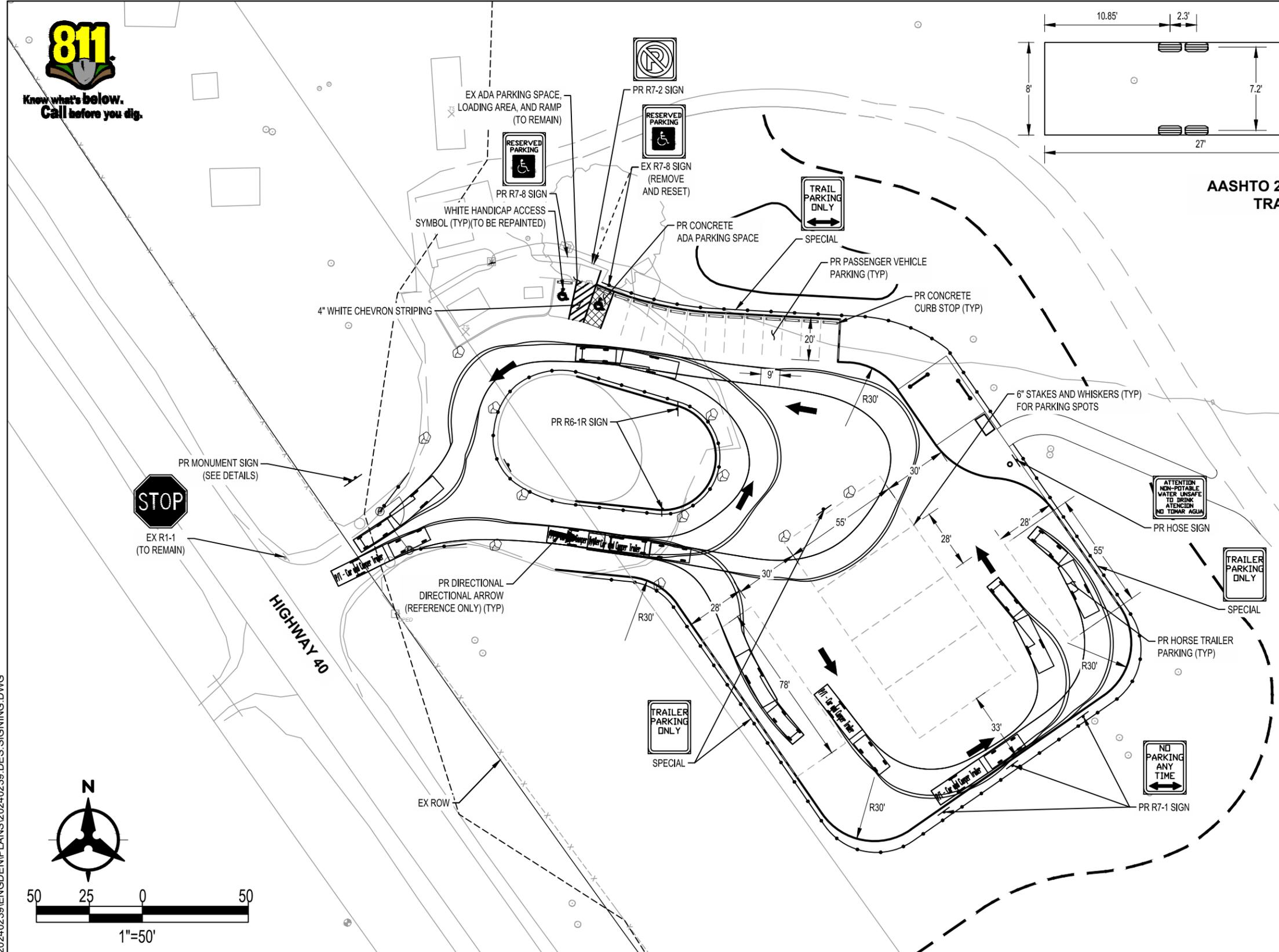


AASHTO 2011 STANDARD P/T CAR AND TRAILER DESIGN VEHICLE



HORSE TRAILER PARKING DIAGRAMS

- NOTES:
- PARKING LOT SURFACE TO BE CONSTRUCTED WITH CLASS 6 AGGREGATE BASE COURSE. ADA SPACES WILL BE CONSTRUCTED WITH 6" CONCRETE PAVEMENT. FOR MORE INFORMATION ON PAVEMENT SECTIONS, REFER TO DETAIL SHEET DET-01.



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SHEET REVISIONS			
R-X	DATE	DESIGNER:	INITIALS

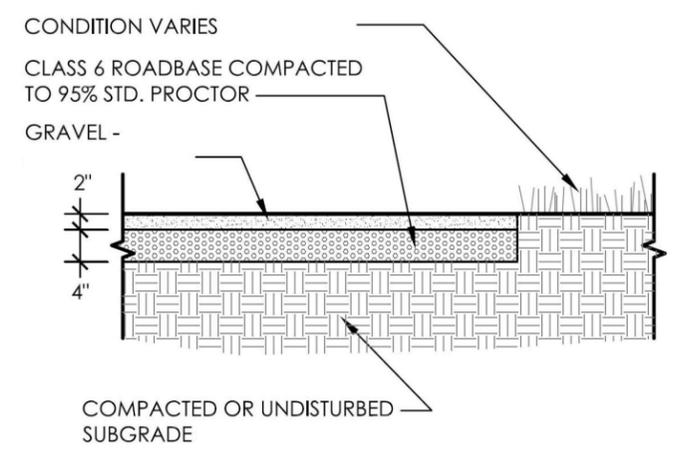
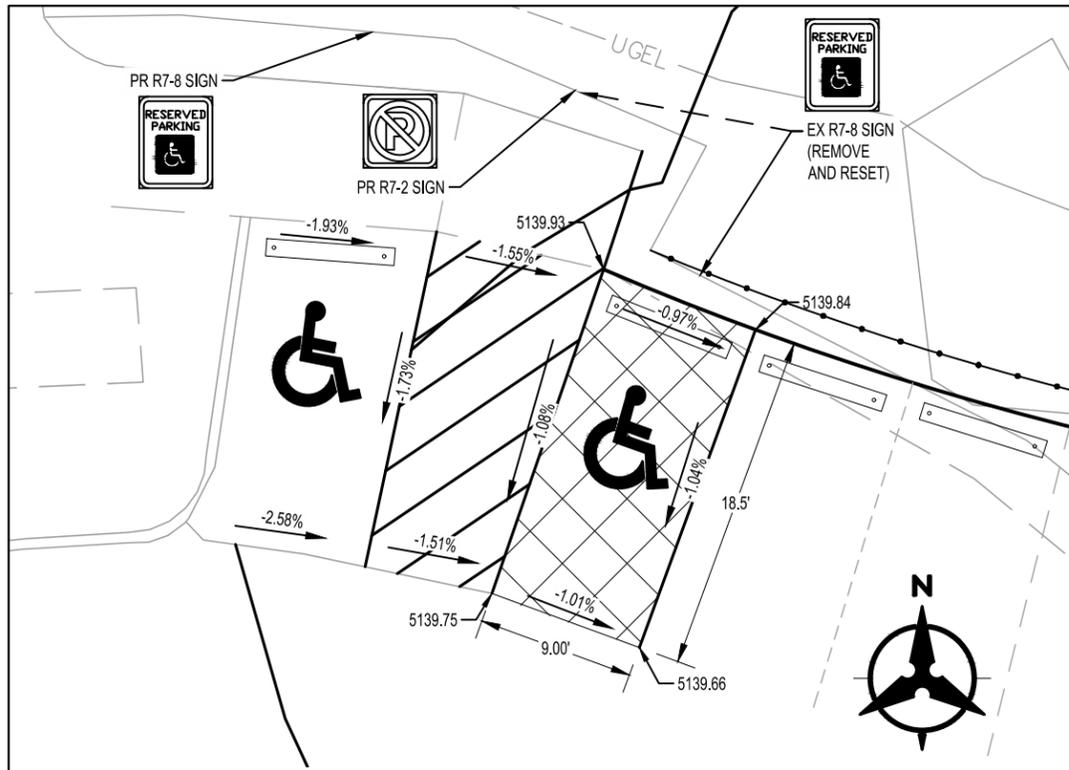


AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

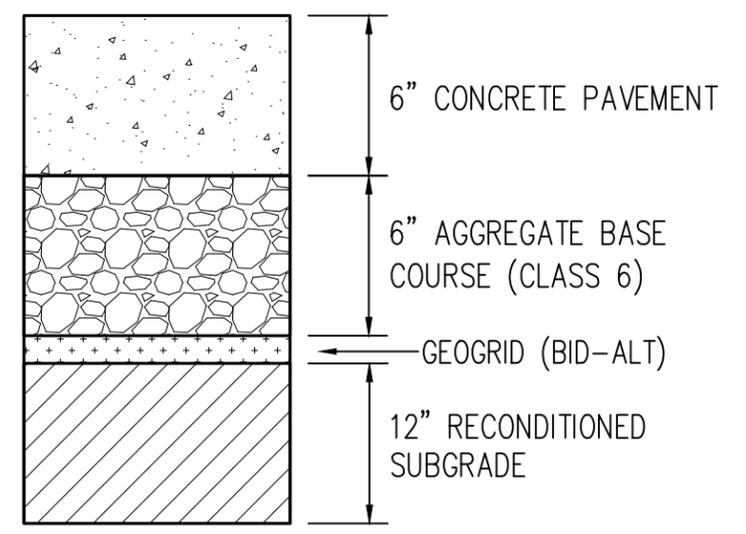
ARAPAHOE COUNTY			
RICHMIL RANCH OPEN SPACE			
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DESIGNER: ATC	STR. NO'S.	N/A	
DETAILER: DCP		N/A	
SUBSET: GENERAL	SHEETS:	STR-01 OF 01	

PROJECT NO./CODE
SHEET NUMBER
07

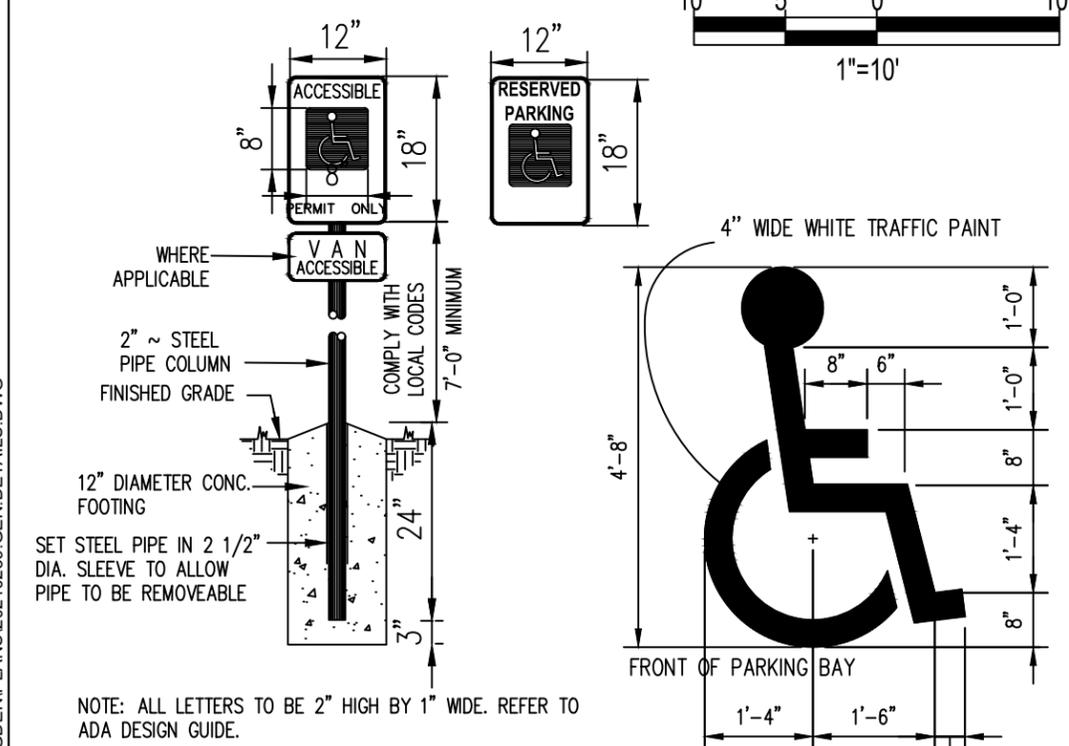
MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



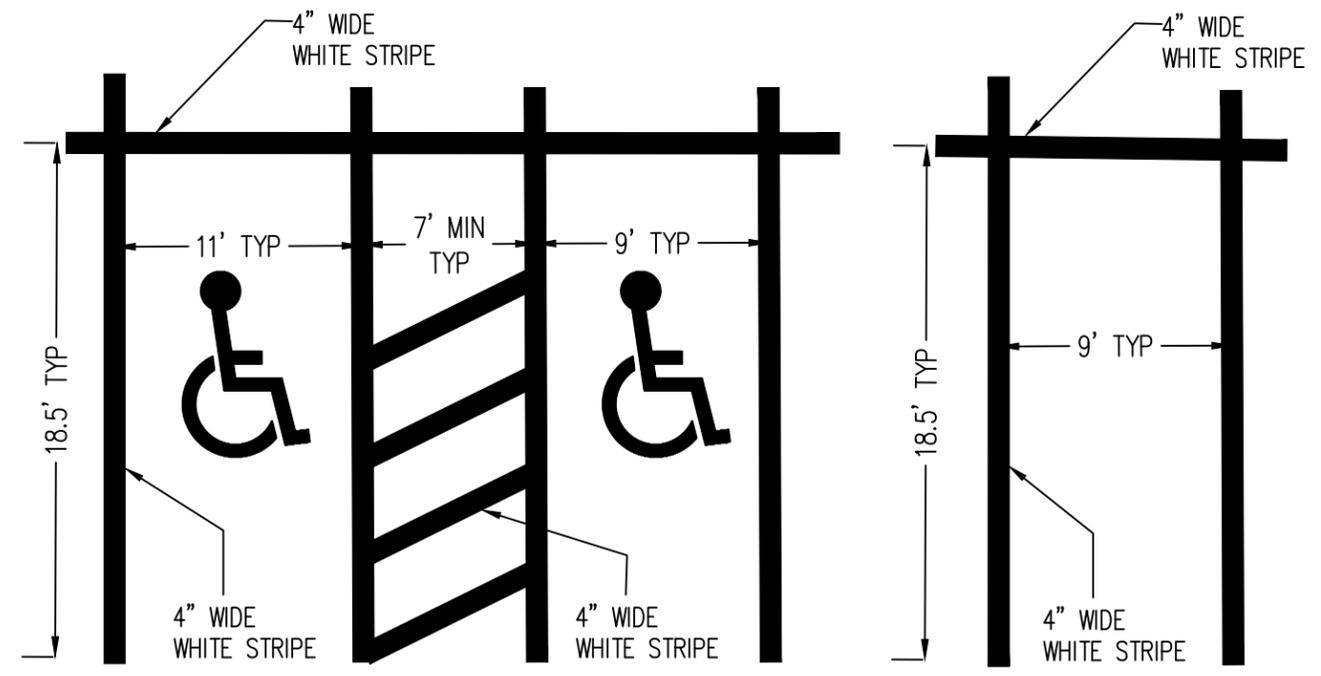
AGGREGATE BASE COURSE SECTION
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE



HANDICAP SIGNAGE DETAILS
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STRIPING DETAILS
NOT TO SCALE

IA-CO-FS\PROJECTS\20240239\ENGINEERING\PLANS\20240239_GEN.DETAILS.DWG

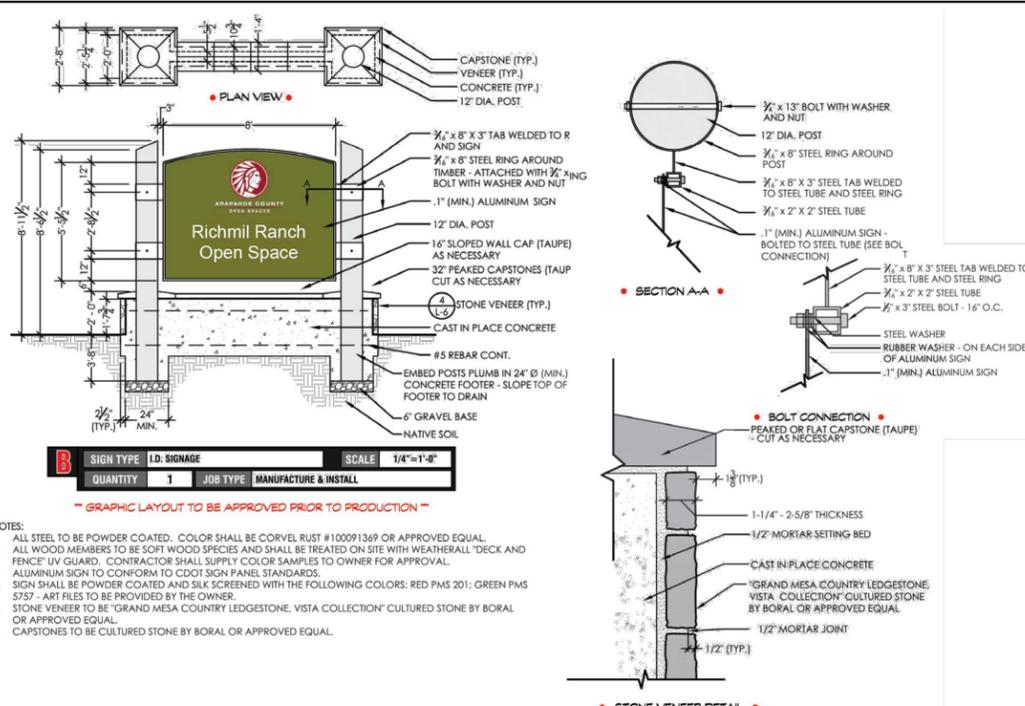
PLOTTED BY: JESSICA MCELWAIN, 5/9/2024 1:00 PM
 HORIZ. SCALE: VERT. SCALE:
Bohannon & Huston
 www.bhinc.com 800.877.5332
 9785 Maroon Circle Suite 140 Englewood, CO 80112-5928

SHEET REVISIONS			
R-X	DATE	DESIGNER:	INITIALS

ARAPAHOE COUNTY

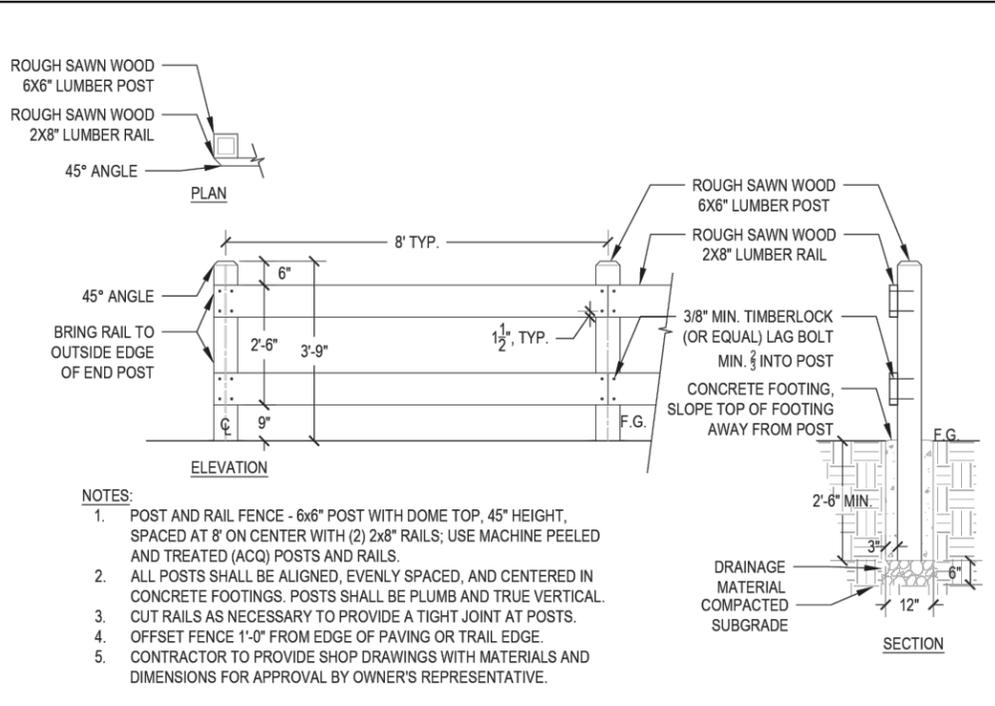
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NO REVISIONS:	DESIGNER: ATC	STR. NO'S.	N/A	SHEET NUMBER 08
REVISED:	DETAILER: DCP		N/A	
VOID:	SUBSET: GENERAL	SHEETS:	DET-01 OF 04	

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



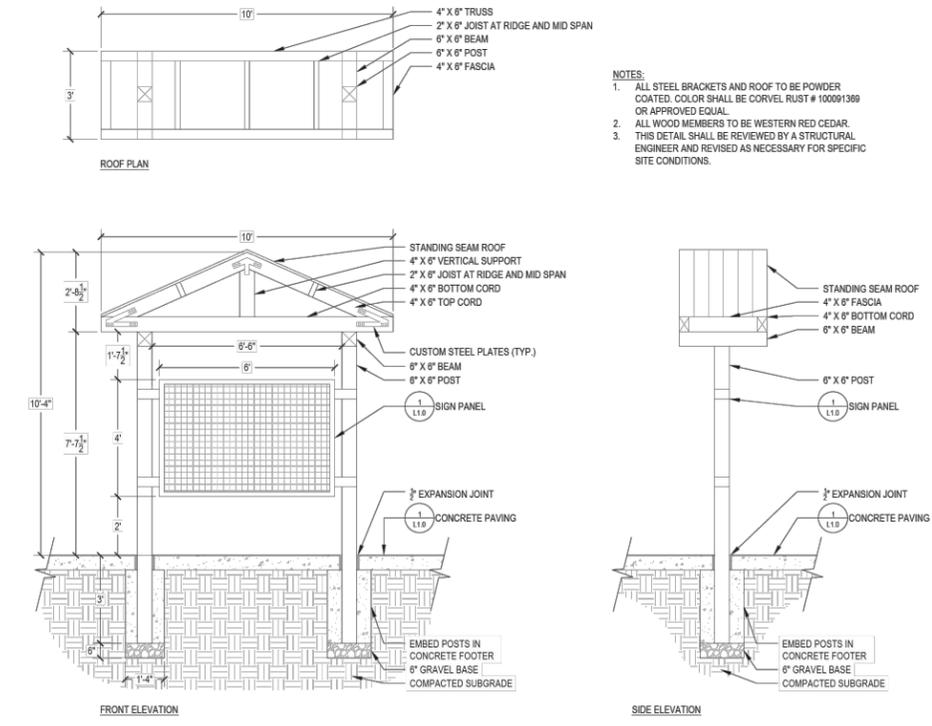
MONUMENT SIGN

NOT TO SCALE



WOODEN POST & RAIL FENCE

NOT TO SCALE



KIOSK SIGN

NOT TO SCALE



KIOSK SIGN PANEL

NOT TO SCALE

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DATE	DESIGNER:	INITIALS	

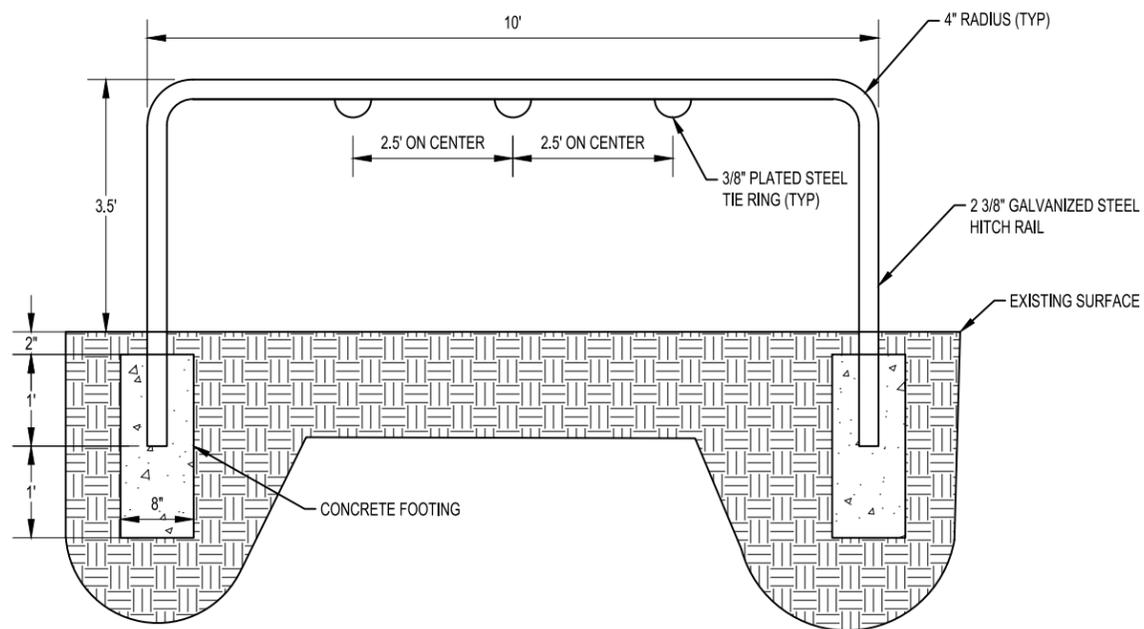
ARAPAHOE COUNTY

AS CONSTRUCTED
NO REVISIONS:
REVISED:
VOID:

ARAPAHOE COUNTY			
RICHMIL RANCH OPEN SPACE			
DETAILS			
DESIGNER: ATC	STR. NO'S:	N/A	
DETAILER: DCP		N/A	
SUBSET: GENERAL	SHEETS: DET-02	OF 04	

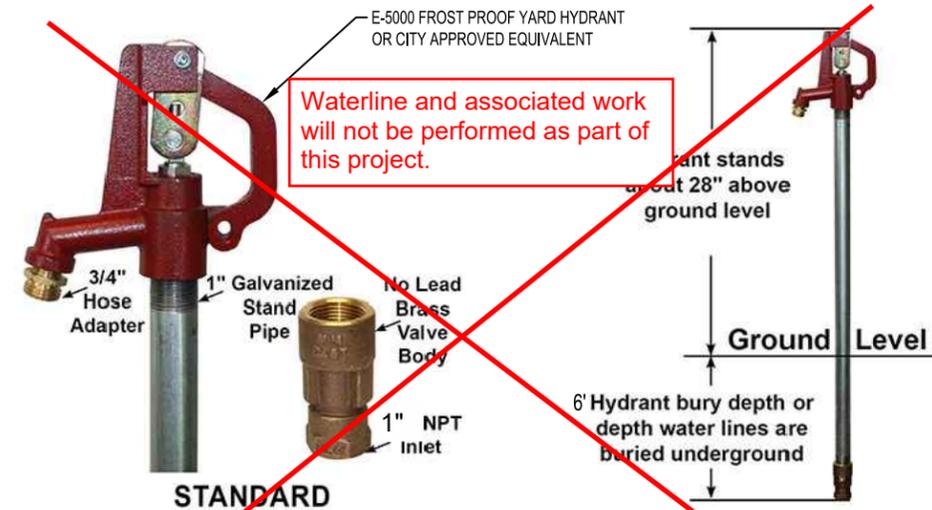
PROJECT NO./CODE
SHEET NUMBER
09

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



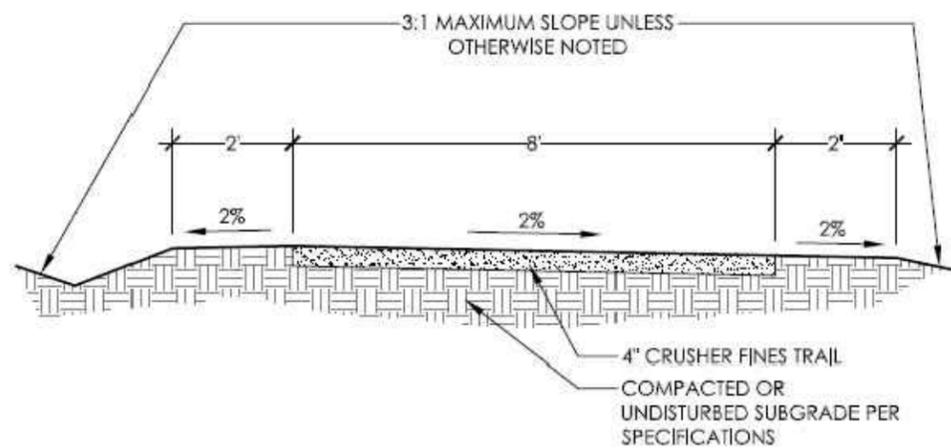
HITCHING POST

NOT TO SCALE



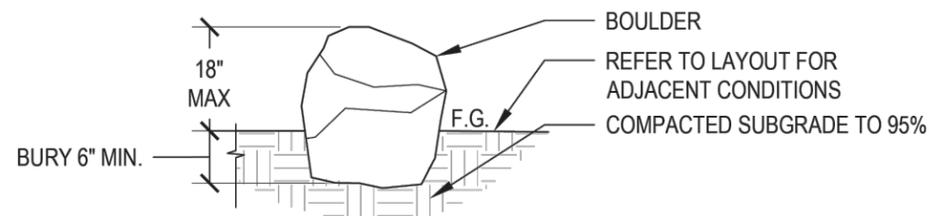
~~**YARD HYDRANT**~~

NOT TO SCALE



CRUSHER FINES TRAIL

NOT TO SCALE



NOTES:

1. PLACE BOULDERS TO CONFIGURATIONS AND LOCATION AS SHOWN ON PLAN.
2. SELECT AND PLACE BOULDER SO THAT A MINIMUM OF EXCAVATION SCARS ARE VISIBLE.
3. BOULDERS TO BE APPROVED BY PROJECT MANAGER PRIOR TO PLACEMENT.
4. DO NOT FRACTURE BOULDER DURING PLACEMENT, SUCH ACTION WILL BE CAUSE FOR REJECTION.
5. WASH OFF BOULDERS COMPLETELY AFTER PLACEMENT.
6. UNLESS OTHERWISE CALLED OUT ON PLANS OR OTHER DETAILS, LANDSCAPE BOULDERS ARE ASSUMED TO BE A MINIMUM OF 1.5 CUBIC FEET.

LANDSCAPE BOULDER

NOT TO SCALE

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ARAPAHOE COUNTY

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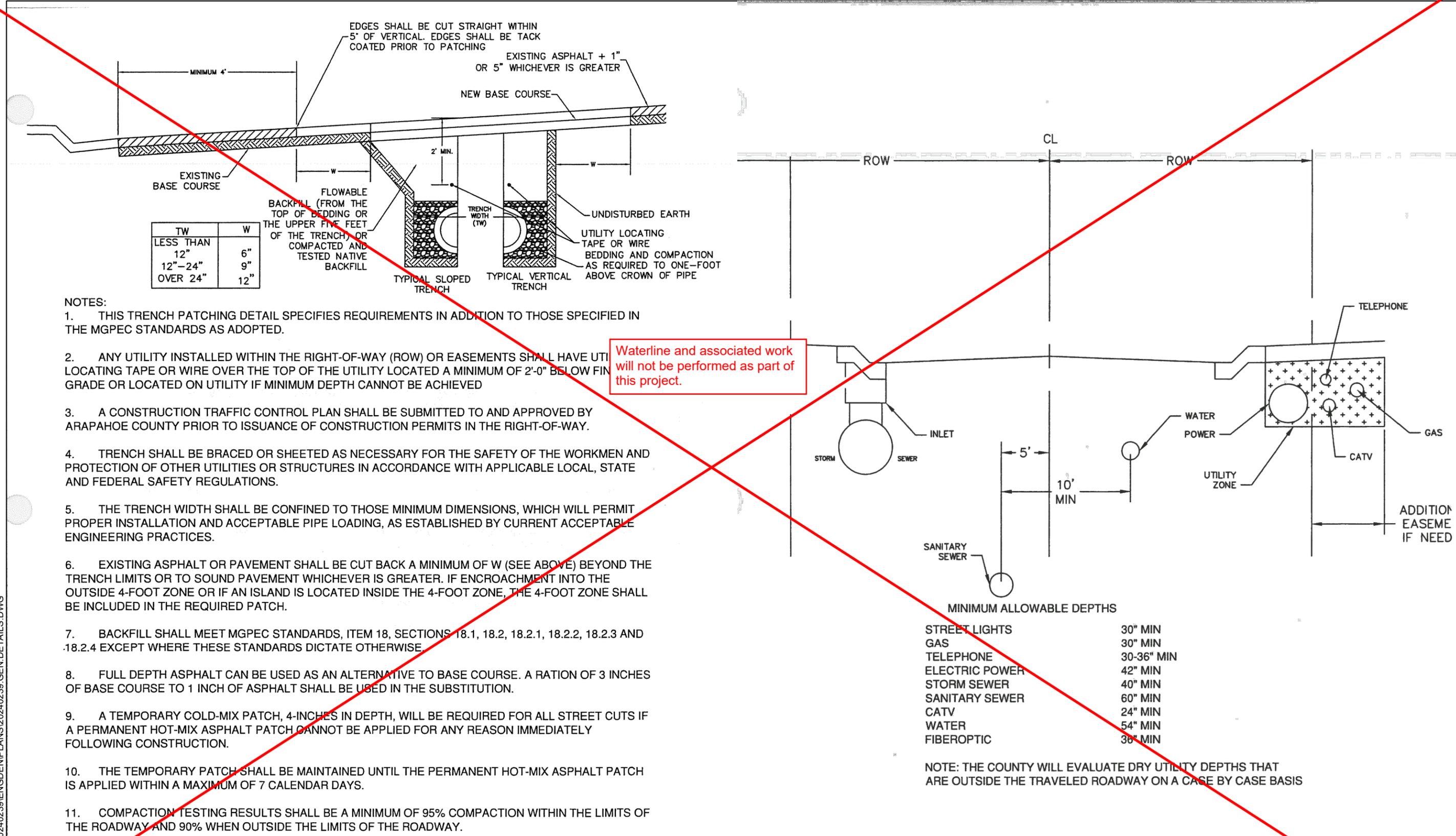
**ARAPAHOE COUNTY
RICHMIL RANCH OPEN SPACE
DETAILS**

DESIGNER: ATC	STR. NO'S.	N/A
DETAILER: DCP		N/A
SUBSET: GENERAL	SHEETS: DET-03	OF 04

PROJECT NO./CODE

SHEET NUMBER 10

MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION



Waterline and associated work will not be performed as part of this project.

- NOTES:
- THIS TRENCH PATCHING DETAIL SPECIFIES REQUIREMENTS IN ADDITION TO THOSE SPECIFIED IN THE MGPEC STANDARDS AS ADOPTED.
 - ANY UTILITY INSTALLED WITHIN THE RIGHT-OF-WAY (ROW) OR EASEMENTS SHALL HAVE UTILITY LOCATING TAPE OR WIRE OVER THE TOP OF THE UTILITY LOCATED A MINIMUM OF 2'-0" BELOW FINISH GRADE OR LOCATED ON UTILITY IF MINIMUM DEPTH CANNOT BE ACHIEVED
 - A CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY ARAPAHOE COUNTY PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS IN THE RIGHT-OF-WAY.
 - TRENCH SHALL BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES OR STRUCTURES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
 - THE TRENCH WIDTH SHALL BE CONFINED TO THOSE MINIMUM DIMENSIONS, WHICH WILL PERMIT PROPER INSTALLATION AND ACCEPTABLE PIPE LOADING, AS ESTABLISHED BY CURRENT ACCEPTABLE ENGINEERING PRACTICES.
 - EXISTING ASPHALT OR PAVEMENT SHALL BE CUT BACK A MINIMUM OF W (SEE ABOVE) BEYOND THE TRENCH LIMITS OR TO SOUND PAVEMENT WHICHEVER IS GREATER. IF ENCROACHMENT INTO THE OUTSIDE 4-FOOT ZONE OR IF AN ISLAND IS LOCATED INSIDE THE 4-FOOT ZONE, THE 4-FOOT ZONE SHALL BE INCLUDED IN THE REQUIRED PATCH.
 - BACKFILL SHALL MEET MGPEC STANDARDS, ITEM 18, SECTIONS 18.1, 18.2, 18.2.1, 18.2.2, 18.2.3 AND 18.2.4 EXCEPT WHERE THESE STANDARDS DICTATE OTHERWISE
 - FULL DEPTH ASPHALT CAN BE USED AS AN ALTERNATIVE TO BASE COURSE. A RATION OF 3 INCHES OF BASE COURSE TO 1 INCH OF ASPHALT SHALL BE USED IN THE SUBSTITUTION.
 - A TEMPORARY COLD-MIX PATCH, 4-INCHES IN DEPTH, WILL BE REQUIRED FOR ALL STREET CUTS IF A PERMANENT HOT-MIX ASPHALT PATCH CANNOT BE APPLIED FOR ANY REASON IMMEDIATELY FOLLOWING CONSTRUCTION.
 - THE TEMPORARY PATCH SHALL BE MAINTAINED UNTIL THE PERMANENT HOT-MIX ASPHALT PATCH IS APPLIED WITHIN A MAXIMUM OF 7 CALENDAR DAYS.
 - COMPACTION TESTING RESULTS SHALL BE A MINIMUM OF 95% COMPACTION WITHIN THE LIMITS OF THE ROADWAY AND 90% WHEN OUTSIDE THE LIMITS OF THE ROADWAY.

PLOTTED BY: JESSICA MCELWAIN, 5/9/2024 1:00 PM
 HORIZ. SCALE: VERT. SCALE:

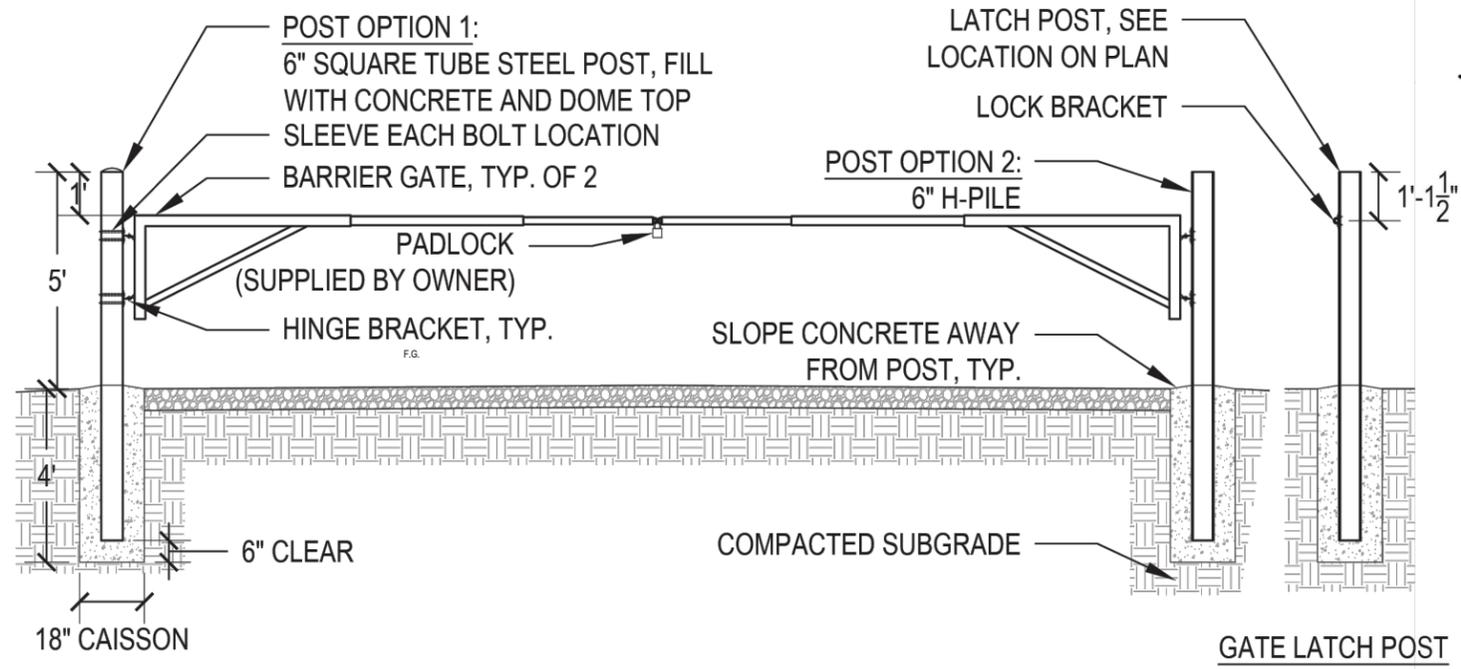
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DATE	DESIGNER:	INITIALS	



AS CONSTRUCTED	ARAPAHOE COUNTY RICHMIL RANCH OPEN SPACE DETAILS			PROJECT NO./CODE
NO REVISIONS:	DESIGNER: ATC	STR. NO'S.	N/A	
REVISED:	DETAILER: DCP		N/A	
VOID:	SUBSET: GENERAL	SHEETS:	DET-04 OF 04	SHEET NUMBER 11

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MAY 2024 - FINAL PLANS - NOT FOR CONSTRUCTION

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(R-X)	DATE	DESIGNER:	INITIALS



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VOID:

ARAPAHOE COUNTY RICHMIL RANCH OPEN SPACE PROJECT NAME 1			
DESIGNER: ####	STR. NO'S.	N/A	N/A
DETAILER: ####			
SUBSET: GENERAL	SHEETS: DET-05	OF 01	

PROJECT NO./CODE
SHEET NUMBER
12