



# FOX RIDGE CLUB & FITNESS

## SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF CENTENNIAL, ARAPAHOE COUNTY, STATE OF COLORADO

### CENTENNIAL GENERAL NOTES

- THE CITY ENGINEER STAMP AND SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF CENTENNIAL COMMUNITY DEVELOPMENT DEPARTMENT HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH CITY OF CENTENNIAL SUBDIVISION REGULATIONS OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY ENGINEER, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN THAT STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND DESIGN ENGINEER UNDERSTAND THAT IT IS THE POLICY AND PRACTICE OF THE CITY OF CENTENNIAL 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 IS AFFIXED TO THIS DOCUMENT.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, ALL ROADWAY CONSTRUCTION SHALL CONFORM TO ARAPAHOE COUNTY "ROADWAY DESIGN AND CONSTRUCTION STANDARDS," LATEST REVISION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR, 303-325-8000, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (UNCC), 1-800-922-1987.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF CENTENNIAL), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES REQUIRED BY THE CONSTRUCTION PROPOSED IN THESE PLANS, REGARDLESS OF NOTIFICATION BY THE CITY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, THAT ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS SHALL BE BORNE SOLELY BY THE DEVELOPER.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND THE DESIGN ENGINEER. THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY FOR APPROVAL WITH THE PERMIT APPLICATION. A STREET CUT OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED AND A POUR SLIP ISSUED. POUR SLIPS WILL NOT BE ISSUED UNLESS THE CONTRACTOR HAS, AT THE JOB SITE, A COPY OF THE APPROVED PLANS BEARING THE SIGNATURE OF THE CITY ENGINEER. IF A CITY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK WITHOUT A POUR SLIP. HOWEVER, THE CITY RESERVES THE RIGHT NOT TO ACCEPT THE STRUCTURE IF SUBSEQUENT TESTING OR OBSERVATION REVEAL AN IMPROPER INSTALLATION.
- PAVING SHALL NOT START UNTIL A SOIL REPORT AND PAVEMENT DESIGN IS APPROVED BY THE CITY ENGINEERING INSPECTOR AND SUBGRADE COMPACTION TESTS ARE RECEIVED AND APPROVED BY THE CITY ENGINEER.
- STANDARD ARAPAHOE COUNTY CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS, "T" INTERSECTIONS AND ALL OTHER DESIGNATED PEDESTRIAN ACCESS POINTS. ANY REQUIREMENTS OF TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA) SHALL BE INCORPORATED IN RAMP CONSTRUCTION.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE INDICATE TOP OF CURB UNLESS OTHERWISE NOTED.
- ALL SIGNS AND STRIPING SHALL COMPLY WITH CITY OF CENTENNIAL REQUIREMENTS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
- ALL ESTIMATES OF QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR / SUBCONTRACTOR, WHO SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES AND PROVIDING THE WORK AND MATERIALS AS SHOWN ON THESE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL, ALL SITE VISITORS, AND THE GENERAL PUBLIC WHO MAY BE AFFECTED BY THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO IMPROVEMENTS AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES, TO EQUAL OR BETTER CONDITIONS.
- THE CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESEEDING OR SODDING ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPING THE SITE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- CONSTRUCTION SHALL MEET ALL REQUIREMENTS OF THE APPROVED FINAL DEVELOPMENT PLAN AND LANDSCAPING PLAN. ANY PROPOSED CHANGES SHALL BE REFERRED TO THE CITY COMMUNITY DEVELOPMENT DEPARTMENT, WHO MAY REQUIRE REVISION AND RE-APPROVAL OF THE FINAL DEVELOPMENT PLAN.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS RESULTING FROM WORK UNDER THIS CONTRACT TO AN APPROVED DUMP SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE DESIGN ENGINEER WITH A MARKED SET OF CONSTRUCTION DRAWINGS SHOWING ALL CHANGES MADE DURING CONSTRUCTION. THE AS-BUILT PLANS SHALL BE FORWARDED TO THE CITY ENGINEER.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MUST BE PERFORMED BY THE UTILITY COMPANY'S FORCES.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST E

CASE NUMBER: LU-16-00094

### CONSTRUCTION GENERAL NOTES

- ALL SITE AND UTILITY WORK SHALL BE DONE IN CONFORMANCE WITH THESE PLANS AN IN CONJUNCTION THE PRESIDING JURISDICTION STANDARDS AND REGULATION. THE MORE STRINGENT STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL HAVE COPIES OF THE APPROVED PLANS ON THE JOB AT ALL TIMES.
- ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS WITH THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL ADJUST ALL MANHOLES, CLEANOUTS, HYDRANT FLANGES AND VALVE BOXES TO FINISHED GRADE.
- STANDARD PLANS AND SPECIFICATIONS FOR THIS WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PRESIDING JURISDICTION AND MUNICIPALITY AND OTHER SPECIFICATIONS AND DETAILS THAT MAY BE REFERENCED WITHIN THE STANDARD PLANS AND SPECIFICATIONS.
- THESE PLANS SHALL NOT BE USED FOR BUILDING LAYOUT OR DIMENSIONING. THE CONTRACTOR SHALL REFER TO THE BUILDING AND FOUNDATION PLANS FOR DIMENSIONS OF ALL BUILDINGS.
- NO DIMENSIONS SHALL BE SCALED FROM ANY DRAWING FOR SITE LAYOUT OR CONSTRUCTION. IF A PERTINENT DIMENSION IS NOT SHOWN, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR EXACT DIMENSIONS.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM FLOWLINE OF THE CURB.
- CONTOURS AND SPOT ELEVATIONS SHOWN ARE FOR FINISHED GRADE OF PAVING, SIDEWALK, BUILDING PAD OR GROUND. CONTRACTOR IS RESPONSIBLE FOR ANY ADJUSTMENTS TO SUBGRADE.
- NO PROPOSED SLOPE SHALL EXCEED FOUR (4) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS SHALL BE PROTECTED FROM EROSION.
- SPOT ELEVATIONS SHOWN ARE AT FLOWLINE OF CURB. SPOT ELEVATIONS ARE SHOWN TYPICALLY AT THE PT AND PCR OF CURBS. ALTHOUGH ADDITIONAL SPOTS MAY BE SHOWN FOR CLARITY, SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
- ALL SIDEWALKS AND HANDICAP RAMPS ALONG ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET APPLICABLE A.D.A. AND FAIR HOUSING ACT STANDARDS. MAXIMUM CROSS SLOPE SHALL NOT EXCEED 1:50. ANY ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL NOT EXCEED 1:12. ALL RAMPS SHALL BE PROVIDED WITH HANDRAILS AND LANDINGS IN ACCORDANCE WITH A.D.A. AND FAIR HOUSING ACT STANDARDS. HANDICAP DESIGNATED PARKING SPACES SHALL COMPLY WITH A.D.A. STANDARDS. SURFACE SLOPES IN HANDICAP DESIGNATED PARKING SPACES SHALL NOT EXCEED 1:50 IN ALL DIRECTIONS.
- THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.

### FLOODPLAIN DISCLAIMER

#### R&R DISCLAIMER

THE NATIONAL FLOOD HAZARD LAYER (NFHL) FLOODPLAIN BOUNDARY AS SHOWN, HAS BEEN PLOTTED UTILIZING THE BEST INFORMATION FROM THE SEMSWA GIS DATA AND IS AN APPROXIMATE LOCATION THAT HAS THE POTENTIAL TO DEVIATE HORIZONTALLY 5 FEET IN ALL DIRECTIONS. R&R ENGINEERS ASSUMES NO RESPONSIBILITY FOR SAID FLOODPLAIN BOUNDARY HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN PROVIDED.

#### SEMSWA GIS DATA DISCLAIMER

THIS GIS MATERIAL IS MADE AVAILABLE AS A SERVICE. MAPS AND DATA ARE TO BE USED FOR REFERENCE PURPOSES ONLY AND SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA), IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. NO RESPONSIBILITY IS ASSUMED FOR DAMAGES OR OTHER LIABILITIES DUE TO THE ACCURACY, AVAILABILITY, USE OR MISUSE OF THE INFORMATION HEREIN PROVIDED.

THE INFORMATION CONTAINED ON THE STORMWATER "INVENTORY" MAPS IS USED TO LOCATE, IDENTIFY AND INVENTORY STORMWATER FEATURES IN SEMSWA'S SERVICE AREA FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED OR USED AS A TRUE LOCATION. MAP INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. ANY ERRORS OR OMISSIONS SHOULD BE REPORTED TO SEMSWA'S GIS PROGRAM (303-858-8844). IN NO EVENT WILL SEMSWA BE LIABLE FOR ANY DAMAGES, INCLUDING LOSS OF DATA, LOST PROFITS, BUSINESS INTERRUPTION, LOSS OF BUSINESS INFORMATION OR OTHER PECUNIARY LOSS THAT MIGHT ARISE FROM THE USE OF MAPS OR THE INFORMATION THEY CONTAIN.

RESPONSE	Description
By	
Date	

DRAWN	RUN
CHECKED	JAB
DESIGNED	JSD
FILENAME	FDP-1-COVER

**FOX RIDGE CLUB & FITNESS  
 SITE PLAN 2ND AMENDMENT**  
**GENERAL NOTES SHEET**



**R&R ENGINEERS-SURVEYORS, INC.**  
 710 WEST COLFAX AVENUE  
 DENVER, COLORADO 80204  
 (P): 303-753-6790  
 (F): 303-753-6568  
 WWW.RRENGINEERS.COM

JOB NO. GC16029  
 SCALE 1:10  
 DATE SEPTEMBER 14, 2016

SHEETS	SHEET
11	2

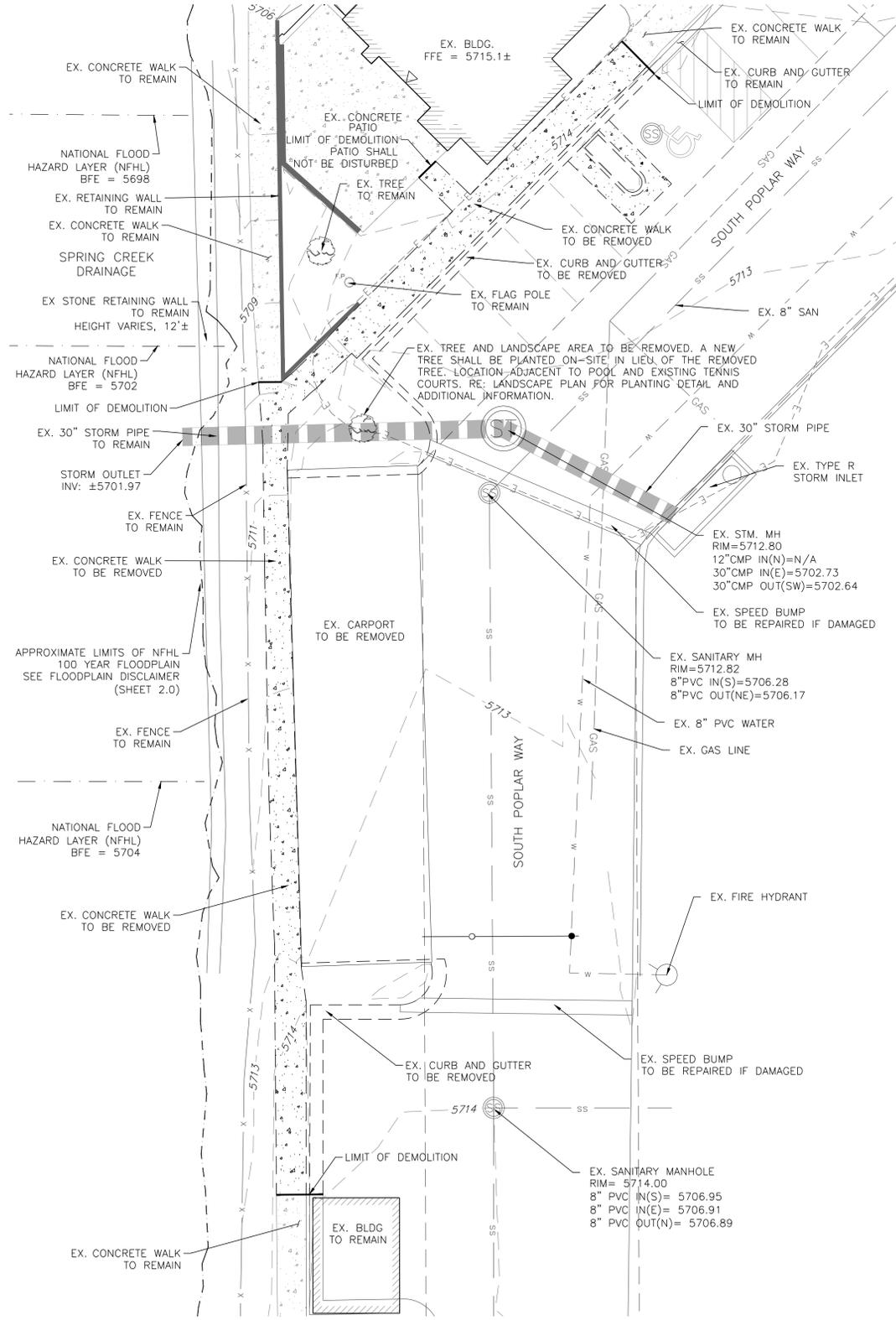
# FOX RIDGE CLUB & FITNESS

## SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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### LEGEND

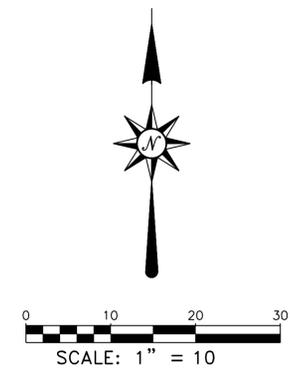
- EXISTING EASEMENT / SETBACK
  - PROPOSED CURB
  - PROPOSED FLOW LINE
  - PROPOSED PAN/LIP
  - EXISTING CURB
  - EXISTING FLOW LINE
  - EXISTING PAN/LIP (IF APPLICABLE)
  - [Pattern] CONCRETE TO BE REMOVED
  - [Pattern] EXISTING CONCRETE TO REMAIN
  - 5182 --- EXISTING CONTOUR
  - 61.44±EX 52.44 EXISTING / NEW GRADE  
 (FL=FLOWLINE, TC=TOP CURB, ME=MATCH EXISTING, TW=TOP WALL, BW=BOTTOM WALL, FG=FINISH GRADE, BS=BOTTOM STEP, TS=TOP STEP, PC=PATIO CORNER)
  - ← 2.0% SLOPE
  - ss --- EXISTING SANITARY SEWER
  - w --- EXISTING WATERLINE
  - [Pattern] EXISTING STORM SEWER
  - comm --- EXISTING COMMUNICATIONS LINE
  - f/o --- EXISTING FIBER OPTIC LINE
  - GAS --- EXISTING GAS LINE
  - E --- NEW (UNDERGROUND) ELECTRIC LINE
  - [Symbol] EXISTING TREE
  - [Symbol] EXISTING / NEW FIRE HYDRANT \*
  - [Symbol] EXISTING / NEW STORM MANHOLE \*
  - [Symbol] EXISTING / NEW SANITARY MANHOLE \*
  - [Symbol] EXISTING / NEW CLEAN OUT \*
- \* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.



### NOTES

- ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
- UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL MUNICIPALITY AND AGENCIES STANDARDS, SPECIFICATIONS AND CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT STANDARDS AND SPECIFICATIONS.
- A NEW TREE SHALL BE PLANTED ON-SITE IN LIEU OF THE REMOVED TREES. LOCATION ADJACENT TO POOL AND EXISTING TENNIS COURTS. RE: LANDSCAPE PLAN FOR PLANTING DETAIL AND ADDITIONAL INFORMATION.

CASE NUMBER: LU-16-00094



REVISIONS Description Date By	
DRAWN: <b>RUN</b>	
CHECKED: <b>JAB</b>	
DESIGNED: <b>JSD</b>	
FILENAME: <b>FDP-1-COVER</b>	
<b>FOX RIDGE CLUB &amp; FITNESS                  SITE PLAN 2ND AMENDMENT</b>	
<b>EXISTING SITE PLAN</b>	
R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P): 303-753-6730 (F): 303-753-6568 WWW.RRENGINEERS.COM	
JOB NO. <b>GC16029</b>	
SCALE: <b>1:10</b>	
DATE: <b>SEPTEMBER 14, 2016</b>	
SHEETS: <b>11</b>	SHEET: <b>3</b>







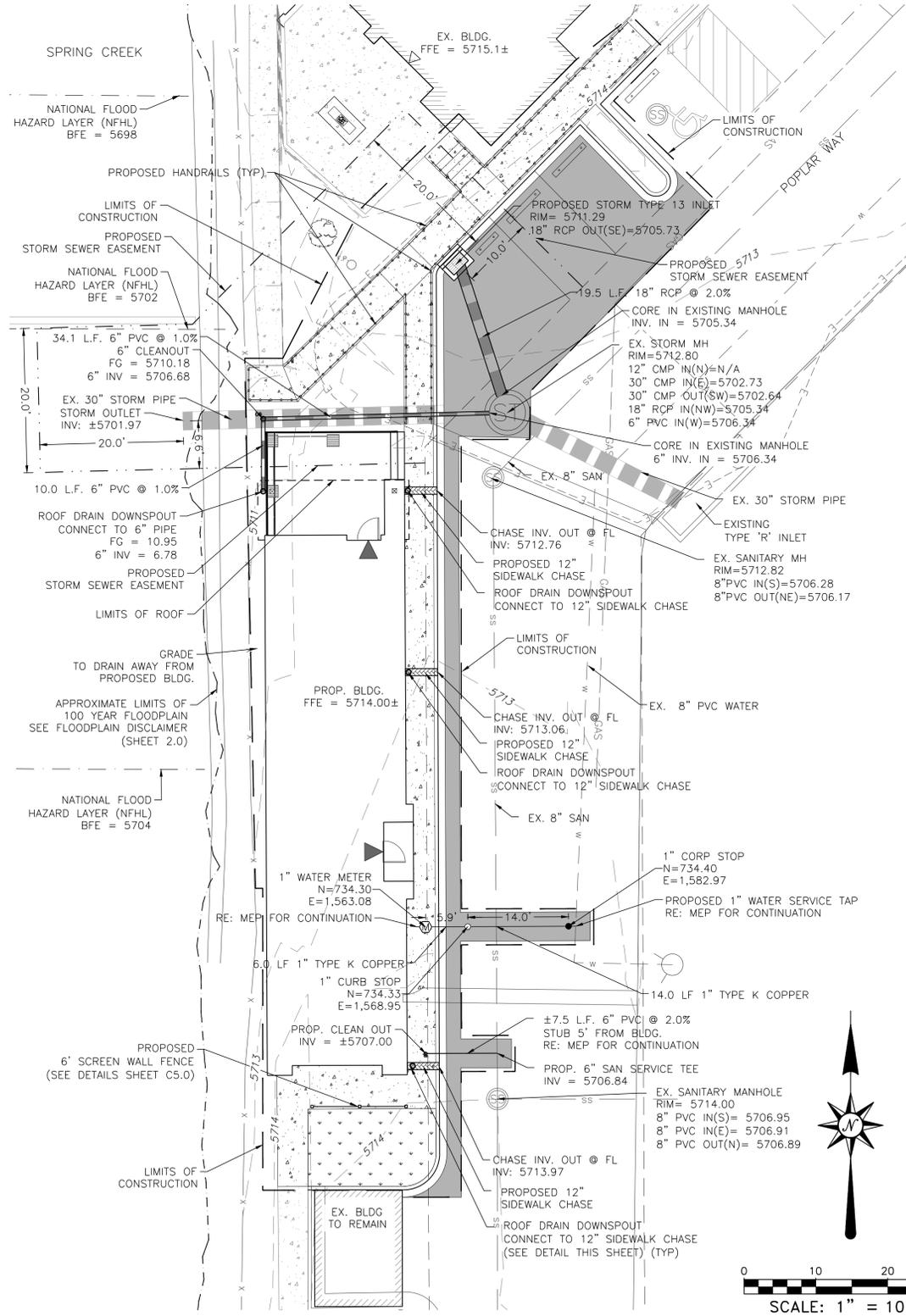
**LEGEND**

- EXISTING EASEMENT / SETBACK
  - - - PROPOSED EASEMENT
  - ==== PROPOSED CURB
  - ==== PROPOSED FLOW LINE
  - ==== PROPOSED PAN/LIP
  - EXISTING CURB
  - EXISTING FLOW LINE
  - EXISTING PAN/LIP (IF APPLICABLE)
  - [Pattern] EXISTING CONCRETE TO REMAIN
  - [Pattern] PROPOSED CONCRETE
  - [Pattern] PROPOSED ASPHALT
  - PROPOSED HANDRAILS
  - 5481 PROPOSED CONTOUR
  - 5182 EXISTING CONTOUR
  - NEW SANITARY SEWER
  - SS EXISTING SANITARY SEWER
  - W NEW WATERLINE
  - w EXISTING WATERLINE
  - NEW STORM SEWER
  - EXISTING STORM SEWER
  - comm EXISTING COMMUNICATIONS LINE
  - GAS EXISTING GAS LINE
  - E NEW (UNDERGROUND) ELECTRIC LINE
  - E EXISTING (UNDERGROUND) ELECTRIC LINE
  - [Tree] EXISTING TREE
  - [Hydrant] EXISTING / NEW FIRE HYDRANT \*
  - [Manhole] EXISTING / NEW STORM MANHOLE \*
  - [Manhole] EXISTING / NEW SANITARY MANHOLE \*
  - [Cleanout] EXISTING / NEW CLEAN OUT \*
- \* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

# FOX RIDGE CLUB & FITNESS

## SITE PLAN 2ND AMENDMENT

LOT 1, BLOCK 1 QUEBEC VILLAGES, CITY OF CENTENNIAL,  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 PART OF THE SOUTHEAST 1/4 SECTION 32, TOWNSHIP 5 SOUTH,  
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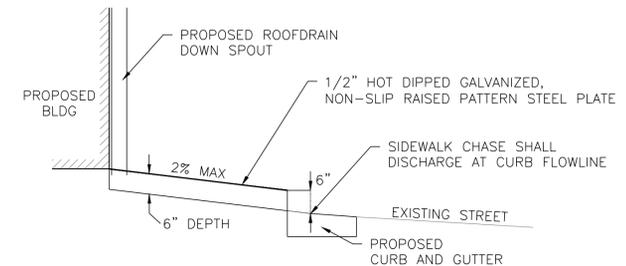


**NOTES**

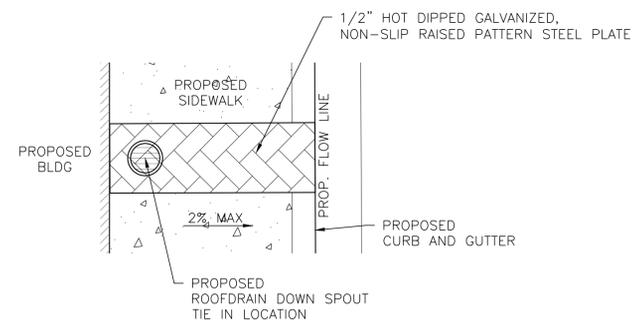
1. ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
3. UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL MUNICIPALITY AND AGENCIES STANDARDS, SPECIFICATIONS AND CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT STANDARDS AND SPECIFICATIONS.
4. PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
5. ALL RIM, VALVE BOX AND FLANGE ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
6. SANITARY MANHOLE LIDS SHALL BE INSTALL 1/2" BELOW RIM ELEVATION SHOWN ON THE PLAN FOR MANHOLES PLACED IN ASPHALT PAVEMENT AREAS. RIM SET IN CONCRETE SHALL BE PLACED AT RIM ELEVATION PROVIDED ON PLANS.
7. EXISTING SEWER SURFACE PRETENCES SUCH AS MANHOLE LIDS, CLEANOUTS SHALL BE ADJUSTED TO FINISHED GRADE.
8. EXISTING WATER SURFACE PRETENCES SUCH AS VALVE COVERS, METER PITS, MANHOLE LIDS AND FIRE HYDRANT FLANGES SHALL BE ADJUSTED TO FINISHED GRADE.
9. THE SIDEWALK CHASE SHALL BE CONSTRUCTED TO ARAPAHOE COUNTY'S DESIGN STANDARD "SP. 16B - SIDEWALK STANDARD."

**STORM SEWER NOTES**

1. ALL RIM, VALVE BOX AND FLANGE ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. PIPE LENGTHS AND SLOPES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. ELEVATION FOR INLETS AT FLOWLINE DO NOT ACCOUNT FOR THE LOCALIZED DEPRESSION. ELEVATIONS FOR INLETS AT TC ARE THE TOP OF CURB ELEVATION FOR THE TYPICAL CROSS SECTIONS.
4. ALL UTILITIES HAVE BEEN LOCATED FROM FIELD INVESTIGATION AND THE BEST AVAILABLE UTILITY RECORDS AND ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND LOCATING OF ALL UTILITY LINES WHETHER SHOWN ON THE PLANS OR NOT. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 811 PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF THE CONDITIONS IN THE FIELD DO NOT MATCH THOSE SHOWN ON THE APPROVED PLAN.
6. UTILITY CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LOCAL MUNICIPALITY AND AGENCIES STANDARDS, SPECIFICATIONS AND CRITERIA. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE CURRENT STANDARDS AND SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR CONSTRUCTION.
8. RECORD DRAWING INFORMATION SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTACT ENGINEER OF DISCREPANCIES AND ANY FIELD CHANGES.

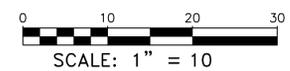


PROFILE VIEW



SIDEWALK CHASE DETAIL

N.T.S.



CASE NUMBER: LU-16-00094

FOX RIDGE CLUB & FITNESS  
 SITE PLAN 2ND AMENDMENT

UTILITY PLAN



**ENGINEERS SURVEYORS**

R&R ENGINEERS-SURVEYORS, INC.  
 710 WEST COLFAX AVENUE  
 DENVER, COLORADO 80204  
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SHEETS SHEET

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