

MID TOWN LAFAYETTE PHASE 1 LAYOUT SHEET

LAFAYETTE, COLORADO

EHHART & GRIFFIN ASSOCIATES
568 Bridge Street
P.O. Box 930
Lafayette, CO 81505
(303) 429-3300

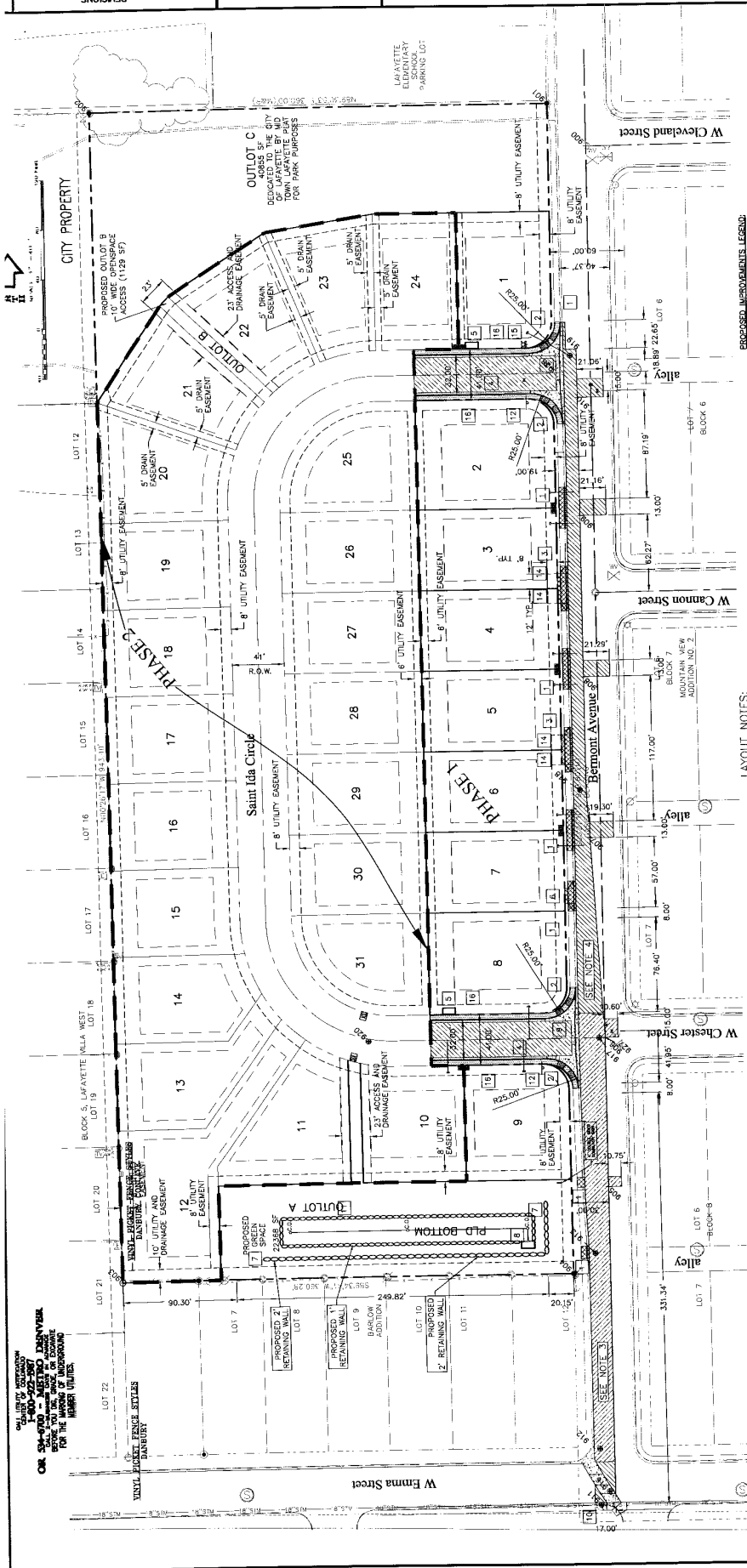
- ENGINEERING
- PLANNING
- LAND SURVEYING

DATE: 06/24/05

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SHEET NO. C1.0

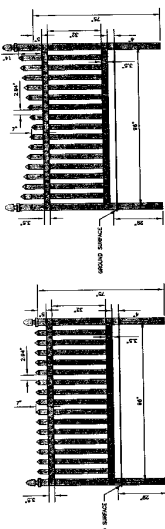
NOT FOR CONSTRUCTION



- PROPOSED IMPROVEMENTS LEGEND**
- PROPOSED STOP SIGN
 - PROPOSED MAIL BOX RE ARCH
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED 4" PC MONOLITHIC CURB, GUTTER, & WALK RE 2/C&4
 - PROPOSED 8" PC CROSS PAN RE 1/C&0
 - PROPOSED 6" AC PATCH RE 4/C&4
 - PROPOSED 6" SA PAVEMENT PATCH RE 2/C&4
 - PROPOSED ASPHALT PAVEMENT SECTION RE 8/C&0
 - REPLACE EXISTING TYPE AND 4" CONC. DRIVE TO R.O.W. AS SHOWN
 - PROPOSED HG RAMP RE 5/C&0

- LAYOUT NOTES:**
- INSTALL SIDEWALK CURB AND GUTTER 4" VERTICAL CURB, MATCH INTO EXISTING AT NEAREST POINT 7/0&3
 - INSTALL SHARED 24" WIDE DRIVE CUT RE DETAIL 7/C&0
 - INSTALL ATTACHED SIDEWALK RAMP TYPE 2 RE DETAIL 9/C&0
 - INSTALL MONOLITHIC CURB, GUTTER AND SIDEWALK, HOLLYWOOD STYLE RE DETAIL 2/C&0
 - INSTALL MAIL BOX STRUCTURE ON CONCRETE PAD RE DETAIL 1/C&0. NORTH MAIL BOX MAY BE RELOCATED IF APPROVED BY CITY & POST OFFICE STAFF.
 - INSTALL 12" WIDE DRIVE CUT RE 7/C&0
 - INSTALL 2" ROCK RETAINING WALL RE LANDSCAPE PLANS
 - INSTALL 2" ROCK CONTROL STRUCTURE (C&S) 1, RE GRADING PLAN C2.0
 - INSTALL 6" CROSS PAN AND CONCRETE CURB RETURNS, RE DETAIL 1/C&0
 - REINSTALL SIDEWALK, C&G TO MATCH EXISTING AFTER STORM MANHOLE REDEMPTION AND STORM WASH DRAININGS FOR ADDITIONAL INFORMATION.
 - INSTALL P.D. POND
 - INSTALL ST. DRAIN (12" DIA. X 30') AND STREET NAME SIGN PER CITY OF LAFAYETTE REQUIREMENTS.
 - NOT USED.
 - INSTALL 24" WIDE SHARED DRIVE WITH 6" FLARES, RE DETAIL 7/C&0
 - INSTALL FIRE HYDRANT, RE UTILITY PLANS FOR INFORMATION
 - PROPOSED DRIVEWAY ACCESS OFF OF PROPOSED ST. DA CIRCLE.

- NOTES:**
- PHASE 2 PLAN SHOWN FOR CLARIFICATION.
 - RE PHASE 2 LAYOUT SHEET 01.1 FOR PHASE 2 DETAIL.
 - AREA TO BE PATCHED USING 6" SX ASPHALT FINISHED SURFACE ELEVATION OF ASPHALT PATCH SHALL BE LEFT 1.5" DOWN FROM EXISTING PAVEMENT TO ALLOW FOR FUTURE OVERLAY BY CITY. (SEE 3/C&4 & ASPHALT PATCH DETAIL 1/C&4.5).
 - AREA TO BE PATCHED USING 6" SX ASPHALT FINISHED SURFACE ELEVATION OF ASPHALT PATCH SHALL BE LEFT 1.5" DOWN FROM EXISTING PAVEMENT TO ALLOW FOR FUTURE OVERLAY BY CITY. (SEE 4/C&4 & ASPHALT PATCH DETAIL 1/C&4.4).



PICKET FENCE SPECIFICATIONS:

MATERIAL: WOOD, PAINTED OR STAINED
 COLOR: SUBJCT TO DESIGN REVIEW
 STYLE: FINAL STYLE SUBJECT TO APPROVAL BY DESIGN REVIEW
 BOTTOM RAIL: 4" WIDE MAXIMUM OF 4" ABOVE FINISHED GRADE.
 PICKETS: 48" MAXIMUM, AS MEASURED FROM FINISHED GRADE, INCLUDING POINTED OR DOG EAR END TREATMENT.
 POSTS: 1-1/2" TO 4" WIDE, 10' STRAIGHT, TOP ALIGNMENT.
 TOP ALIGNMENT: STRAIGHT OR CURVED ALIGNMENT.

OR 3/4" X 4" METAL FINISH
 FOR THE PURPOSE OF RECORDING
 LAFAYETTE, COLORADO

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED PER CITY COMMENT	6/13/05
2	REVISED PER CITY COMMENT	6/20/05

PROJECT NO.
C045274

NO.	DESCRIPTION	DATE
1	REVISION PER CITY COMMENT	9/20/05
2	REVISION PER CITY COMMENT	9/20/05

EHRHART & GRIFFIN & ASSOCIATES
 508 Schick Street
 P.O. Box 934
 Englewood, CO 80156
 (303) 429-3340

• ENGINEERING
 • PLANNING
 • LAND SURVEYING

MID TOWN LAFAYETTE
 PHASE 2 LAYOUT SHEET
 LAFAYETTE, COLORADO

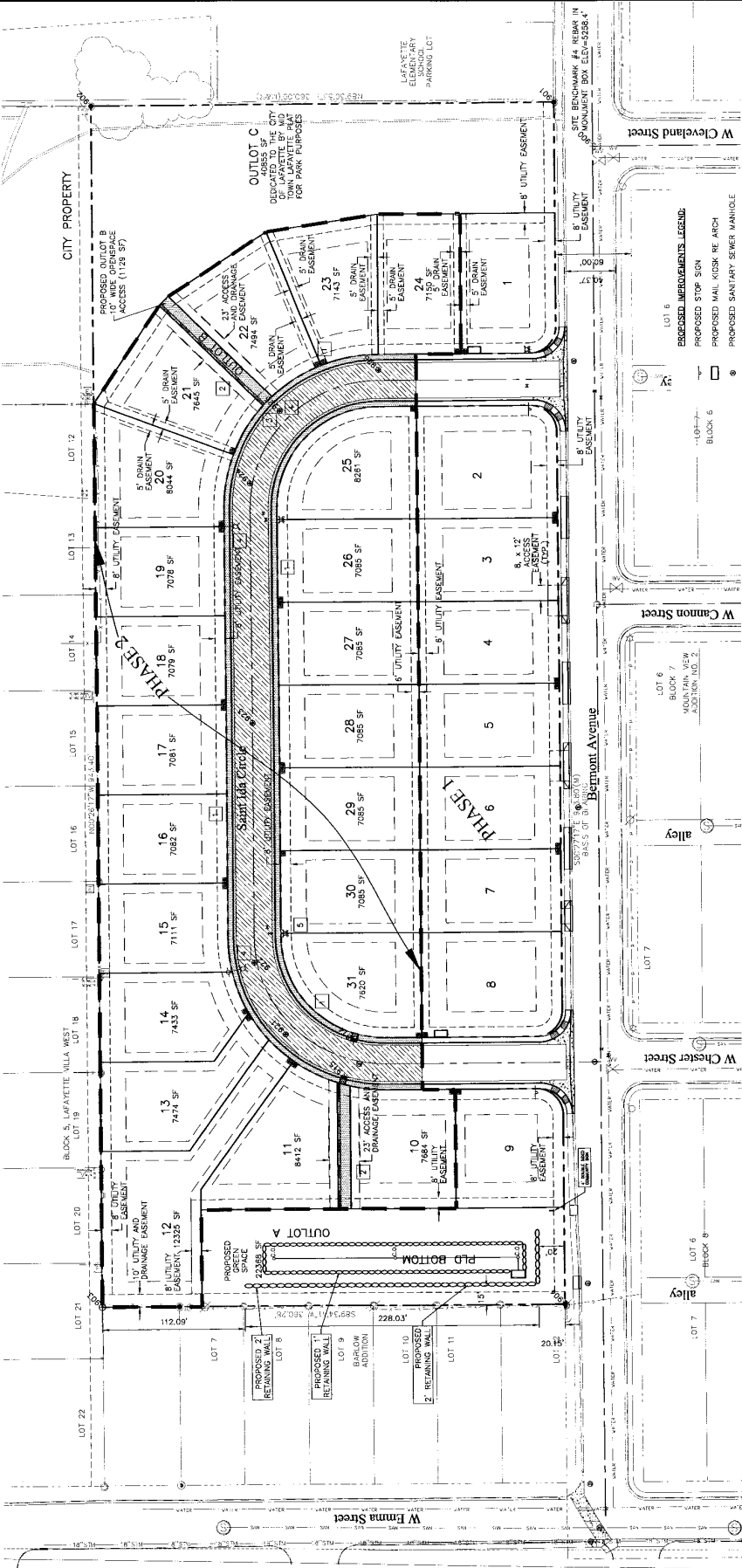
DATE: 08/12/05
 DESIGNED BY:
 DAK
 DRAWN BY:
 DAK
 CHECKED BY:
 MJB

SHEET NO.
C1.1

CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-9877
 OR 303-670-0000 - METRO DENVER
 TO OBTAIN UTILITY LOCATIONS AND DEPT. AGENCIES TO CONTACT FOR THE MARKING OF UNDERGROUND UTILITY LINES.

SCALE: 1" = 40'

NO R I B



- PROPOSED IMPROVEMENTS LEGEND:**
- PROPOSED STOP SIGN
 - PROPOSED MAIL KICKER RE ARCH
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
 - PROPOSED 8" PC MONOLITHIC CURB, GUTTER, & WALK RE 2/CB.0
 - PROPOSED 8" PC CROSS PAN RE 7/CB.0
 - PROPOSED 5" AC PATCH RE 4/CB.4
 - PROPOSED 5" SX PAVEMENT PATCH RE 3/CB.4
 - PROPOSED ASPHALT PAVEMENT SECTION RE 8/CB.0
 - REPLACE CURB, GUTTER, & WALK MATCH EXISTING TYPE. ADD 4" CONC. DRIVE TO R.O.W. AS SHOWN
 - PROPOSED HC RAMP RE 5/CB.0
- LAYOUT NOTES:**
- 1 INSTALL MONOLITHIC CURB, GUTTER AND SIDEWALK, HOLLYWOOD STYLE RE DETAIL 2/CB.6
 - 2 INSTALL MONOLITHIC CURB, GUTTER AND SIDEWALK, MOUNTAIN VIEW ASBESTON, I.D. 1. PROVIDE TRICKLE CHANNEL TRANSITION TO 3" PVC UNDER WALK. RE NOTE 3
 - 3 INSTALL 3" PVC PIPE UNDER WALK TO PROVIDE POSITIVE DRAINAGE FROM TRICKLE CHANNEL. PROVIDE 2-24" - #4 REBAR PERPENDICULAR TO PIPE IN WALK.
 - 4 INSTALL PVC CONDUIT UNDER PAVEMENT. STREET LIGHT LOCATION
 - 5 INSTALL FIRE HYDRANT. RE UTILITY PLANS FOR INFORMATION AND DETAIL 1/CB.2

NOT FOR CONSTRUCTION

PROJECT NO.	CO45274
DATE	9/20/05
DESCRIPTION	REVISIONS
NO.	1
2	REVISED PER CITY COMMENT
3	REVISED PER CITY COMMENT

ELPHART & GRIFFIN ASSOCIATES
 668 Ridge Street
 Englewood, CO 80150
 (303) 425-3400

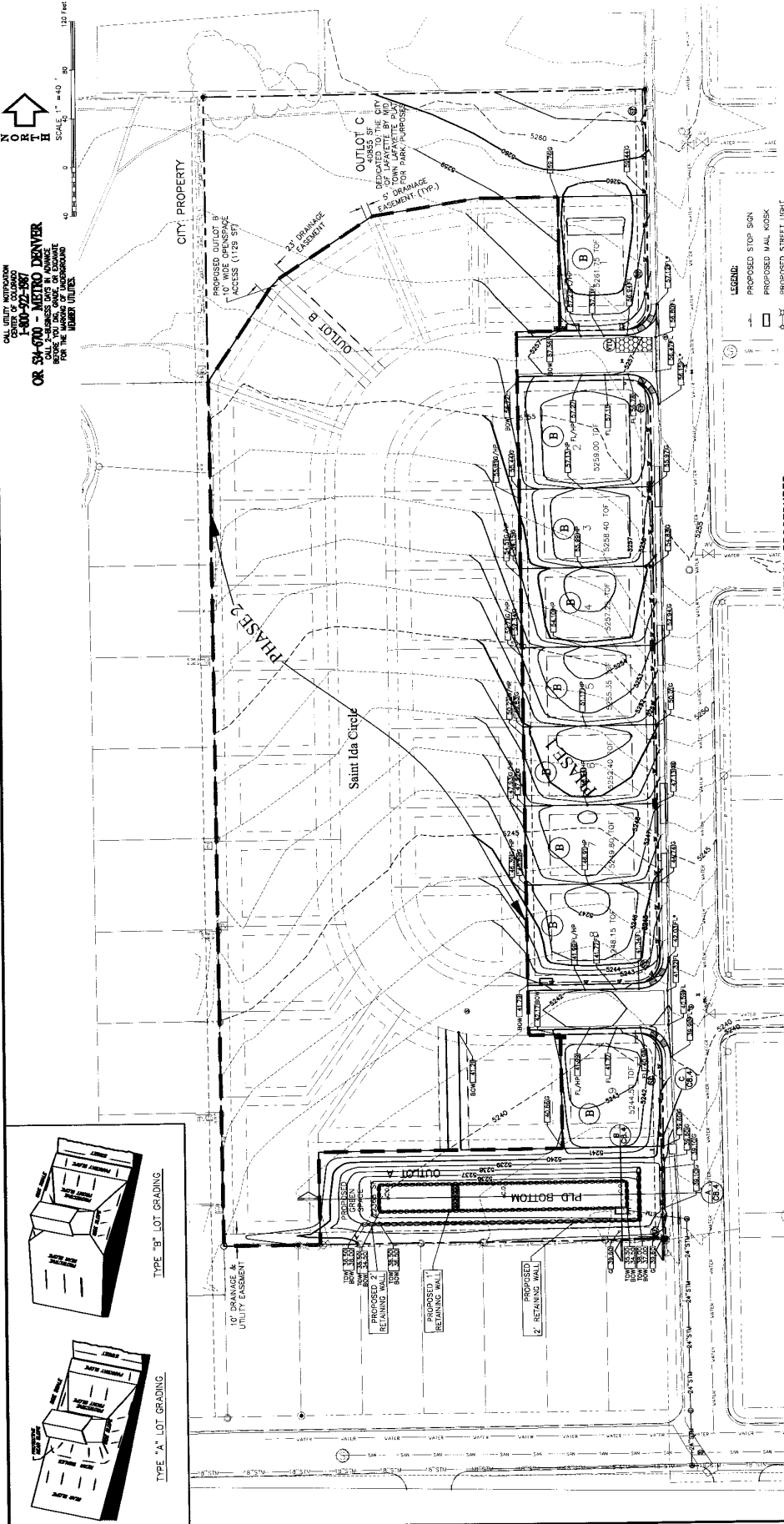
• ENGINEERING
 • PLANNING
 • LAND SURVEYING

MID TOWN LAFAYETTE PHASE 1 GRADING PLAN

LAFAYETTE, COLORADO

DESIGNED BY: JMB
 DRAWN BY: DAK
 CHECKED BY: JMB

SHEET NO. C2.0



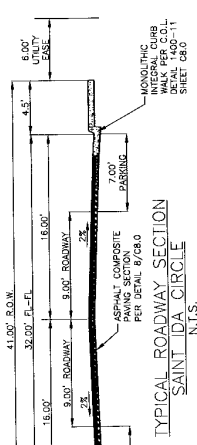
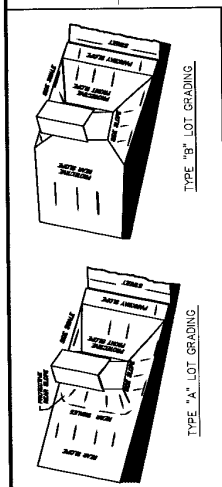
CALL CITY ENGINEER
 CITY OF COLORADO
 1-800-922-9877
 OR 303-070-1100 - METRO DENVER
 BEFORE YOU BEGIN ANY WORK
 TO BE DONE ON THE PUBLIC RIGHT-OF-WAY
 FOR THE PURPOSES OF THIS PLAN.



- LEGEND:**
- PROPOSED STOP SIGN
 - PROPOSED WALK KIOSK
 - PROPOSED STREET LIGHT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED DRAINAGE INLET
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - EXISTING INDEX CONTOUR
 - EXISTING CONTOUR
 - PROPOSED INDEX CONTOUR
 - PROPOSED CONTOUR
 - PROPERTY LINE
 - PROPOSED PHASE LINE
 - PROPOSED RETAINING WALL
 - VEHICLE TRACKING CONTROL RE 4/CB.3
 - INLET PROTECTION RE 1/CB.3
 - STRAW BALE RE 2/CB.3
 - PROPOSED SPOT ELEVATION
 - FIELD VERIFY EXISTING ELEVATION
 - SLOPE ARROW
 - DRAIN BARROW

- EROSION CONTROL PROCEDURES**
- THE CONTRACTOR SHALL COMPLY WITH THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT MANUAL AND EROSION CONTROL PROCEDURES SET FORTH ON THESE PLANS & IN THE SPECIFICATIONS. ALL EROSION CONTROL PROCEDURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT UNDESIRABLE EROSION AND SEDIMENTATION.
 - THE FOLLOWING ITEMS ARE LISTED IN CHRONOLOGICAL ORDER THAT THE WORK IS EXPECTED TO OCCUR AND ANY SUBSTANTIAL DEVIATIONS SHALL BE APPROVED BY THE DISTRICT:
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE AS PER 10.01.01 ON THE PLAN.
 - INSTALL SILT FENCE AND BERM AT THE PROJECT PERIMETER AS SHOWN ON THE PLAN.
 - PROCEED WITH GRADING IN ACCORDANCE WITH THE GRADING PLAN BUT DISTURBING NO MORE AREA AT ONE TIME THAN IS NECESSARY.
 - NO MORE AREA AT ONE TIME THAN IS NECESSARY.
 - INSPECT AND REPAIR ALL BMP'S EVERY SEVEN DAYS AND AFTER RAINFALL EVENTS.

- NOTES**
- RESSEE ALL AREAS NOT TO RECEIVE HARD SURFACING WITHIN THE TIME LIMITS SPECIFIED BY THE CITY AS STATE REGULATIONS REQUIRE. ALL SLOPES EXCEEDING 3:1, EROSION CONTROL BLANKET SHALL BE REGULAR EXCELSON R-1 AS MANUFACTURED BY WESTERN EXCELSON CORPORATION.



MID LOT FRONT YARD SETBACK ELEVATIONS

LOT #	EXISTING PROPOSED CHANGE
1	5258.8 5258.8 3.1
2	5258.6 5258.2 5.8
3	5258.8 5258.8 0.0
4	5258.8 5258.6 2.8
5	5258.3 5253.2 5.9
6	5248.2 5247.9 2.7
7	5248.2 5247.9 2.7
8	5253.0 5248.0 5.0
9	5253.0 5247.1 5.9

NOT FOR CONSTRUCTION

SITE BENCHMARK
 10' IN INTERSECTION OF W. CARLESON
 STREET & INMOUNT VILLAGE. ELEVATION: 5258.0

