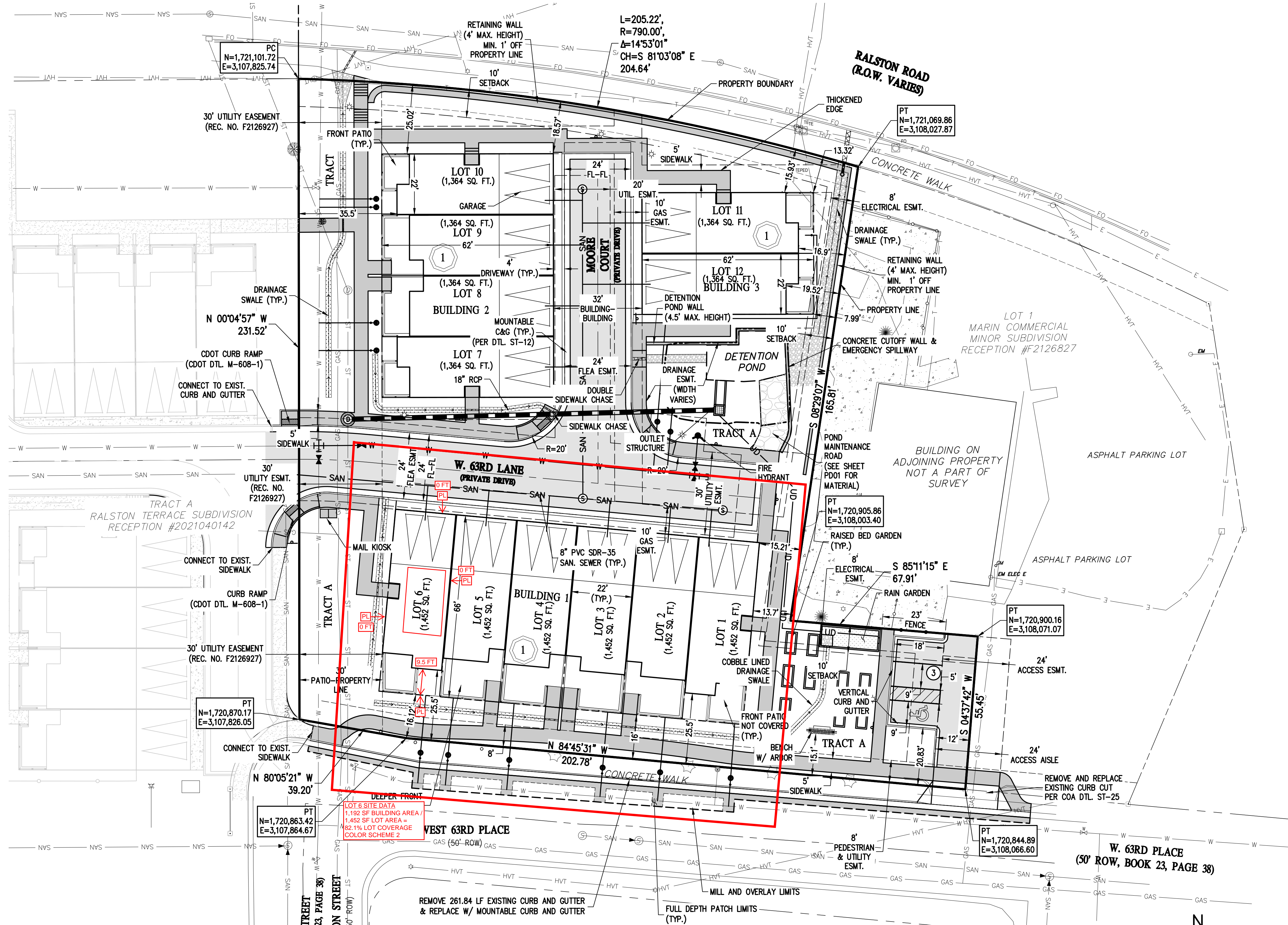


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# LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINE
	EASEMENT (U.E. - UTILITY EASEMENT)
	BUILDING SETBACK
	CURB AND GUTTER (SPILL/CATCH)
	WATER LINE
	SANITARY SEWER MAIN
	STORM SEWER
	MILL AND OVERLAY LIMITS

	ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
	SIDEWALK
	CONCRETE PAVING
	3/8" CRUSHED GRANITE
	RAIN GARDEN
	BLOCK NUMBER
	COBBLE STONE

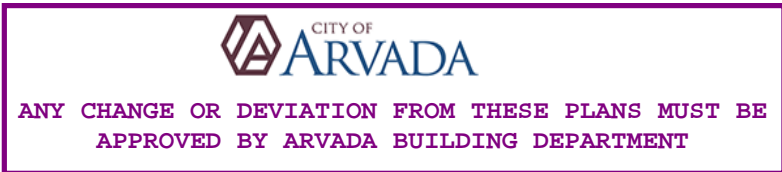


## NOTES:

- THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC CURB, GUTTER AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC PRIOR TO ANY CO ON THAT LOT.
- APPROVED FIRE LANE AND EMERGENCY ACCESS (EVA) SHALL BE PROVIDED DURING VERTICAL CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE, AND BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
- FIRE LANE AND EMERGENCY VEHICLE ACCESS ROAD(S) SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (ASPHALT OF CONCRETE), AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
- DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.



Know what's below.  
Call before you dig.



Cheryl Drake, AICP  
Senior Planner  
11/30/2021



RALSTON TERRACE, LLC

RALSTON TERRACE - PHASE II  
10555 W. 63RD PLACE  
SITE PLAN

ARVADA

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	01/15/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	MASOR
SURVEY DATE	10/19/2020
JOB NO.	C03483
DRAWING NAME	3483-Site Plan.dwg
SHEET	3 OF 26
SP01	

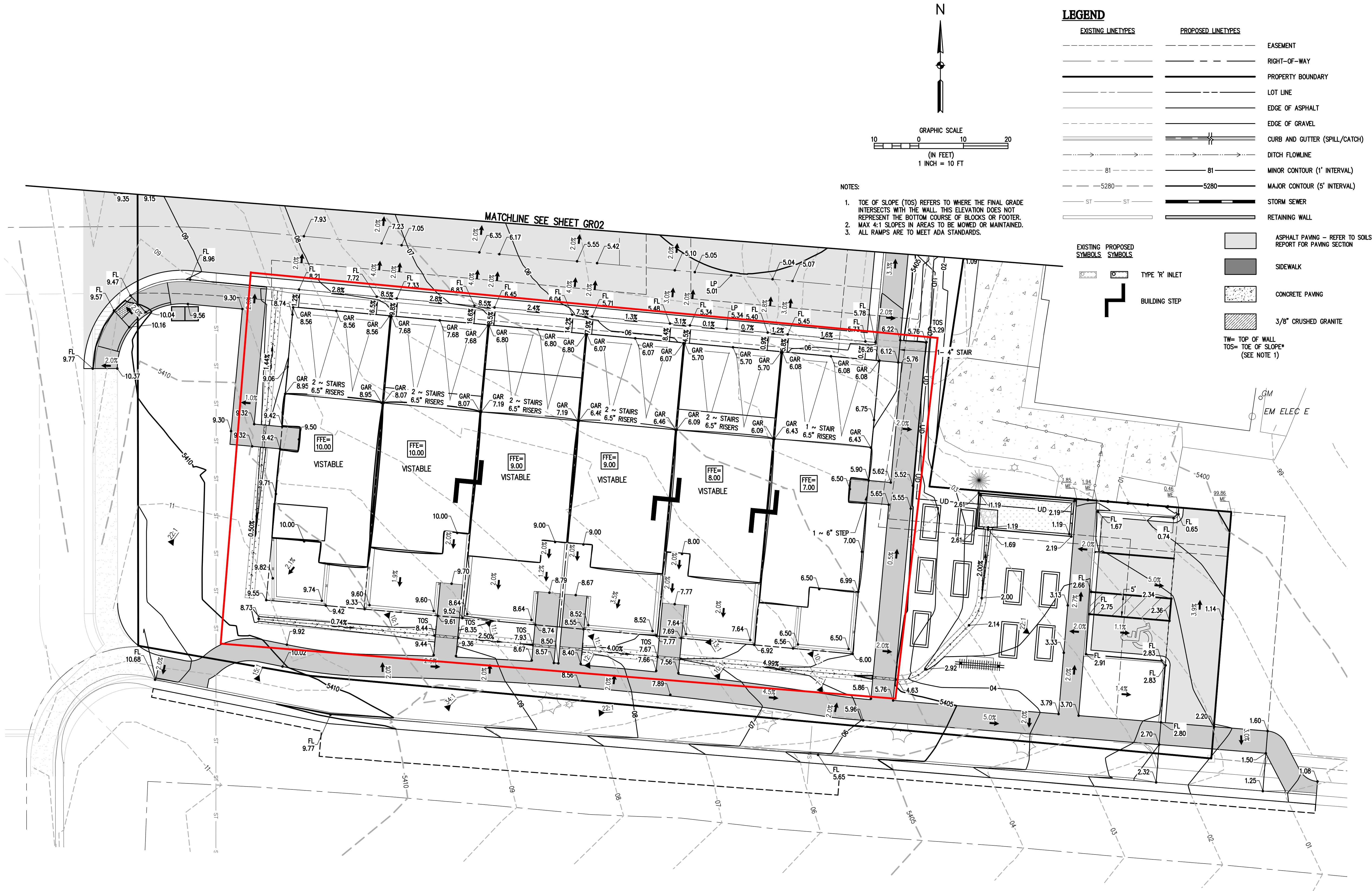
DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
MLL	04/16/2021	MBR	CITY COMMENTS
MBR	06/18/2021	MBR	CITY COMMENTS
MBR	07/30/2021	MBR	CITY COMMENTS

CHECKED BY	MLL
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**BASELINE**  
Engineering - Planning - Surveying  
102 N. RIBEY DRIVE, SUITE 210 • GOLDEN, COLORADO 80403  
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MLL

DRAWN BY  
MLL

CHECKED BY  
MLL

DATE  
04/16/2021

PREPARED BY  
MLL

DATE  
06/08/2021

PREPARED BY  
MLL

DATE  
07/30/2021

PREPARED BY  
MLL

REVISION

DESCRIPTION

DATE

DESIGNED BY

DRAWN BY

CHECKED BY

1

CITY COMMENTS

04/16/2021

MLL

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CITY COMMENTS

06/08/2021

MLL

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MLL

3

CITY COMMENTS

07/30/2021

MLL

MLL

MLL

RALSTON TERRACE, LLC

ARVADA

JEFFERSON

RALSTON TERRACE - PHASE II

10555 W. 63RD PLACE

DETAIL GRADING

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL

01/15/2021

DRAWING SIZE

24" x 36"

SURVEY FIRM

MASOR

SURVEY DATE

10/19/20

JOB NO.

C03483

DRAWING NAME

3483-Overall Grading Plan.dwg

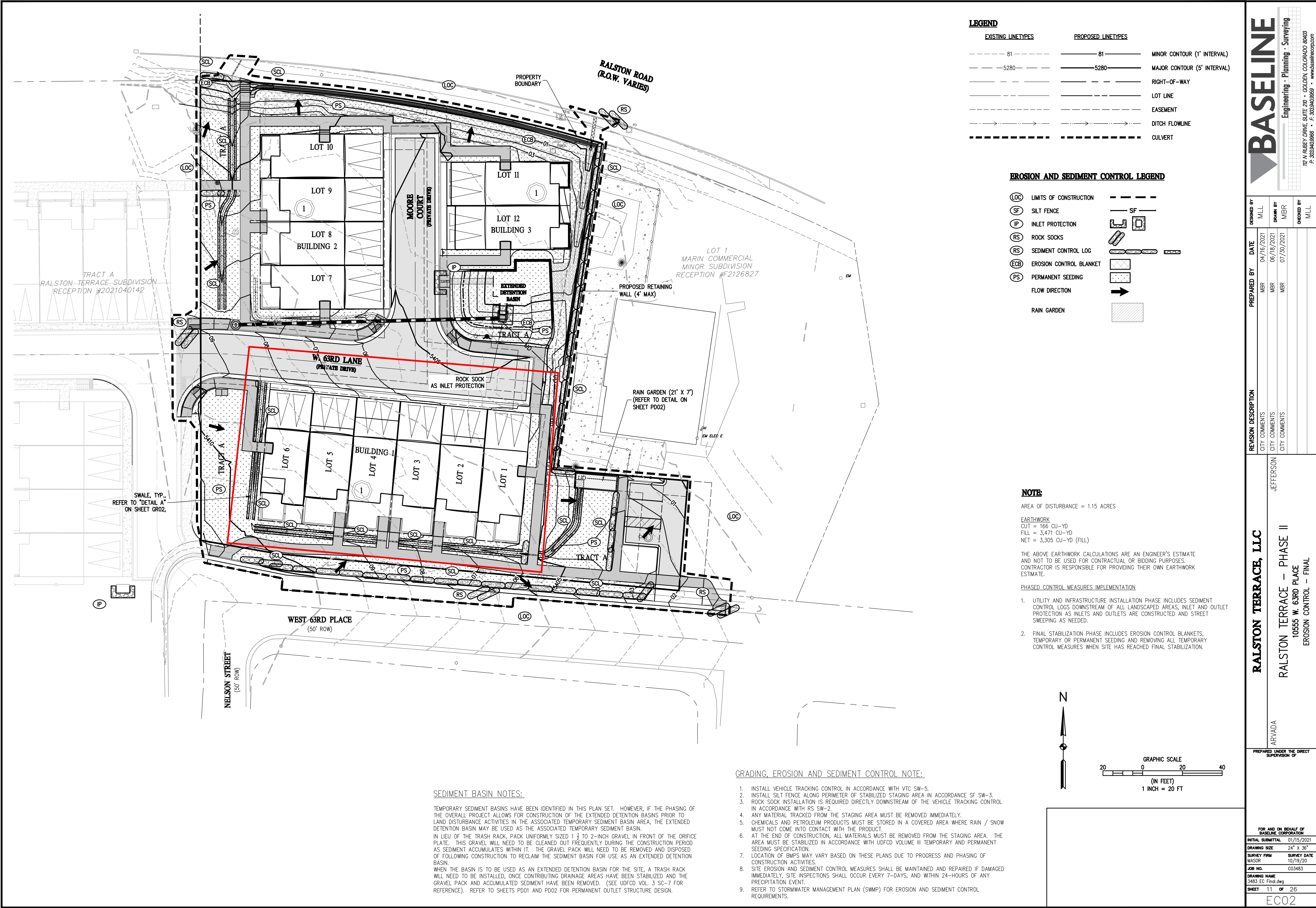
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8 OF 26

GR03



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MBR	06/18/2021	MBR	CITY COMMENTS
MBR	07/30/2021	MBR	CITY COMMENTS
MLL			

JEFFERSON	<b>RALSTON TERRACE, LLC</b>
ARVADA	<b>RALSTON TERRACE - PHASE II</b>
	10555 W. 63RD PLACE
	EROSION CONTROL - FINAL

FOR AND ON BEHALF OF BASELINE CORPORATION	INITIAL SUBMITTAL	01/15/2021
DRAWING SIZE	24" X 36"	
SURVEY FIRM	MASOR	SURVEY DATE 10/19/20
JOB NO.	C03483	
DRAWING NAME	3483 EC Final.dwg	
SHEET	11	OF 26