

**CHAPTER 3 – SUBMITTAL REQUIREMENTS  
FOR CONSTRUCTION PLANS**

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## CHAPTER 3 – SUBMITTAL REQUIREMENTS FOR CONSTRUCTION PLANS

### 3.1 GENERAL

The following information is required with the submittal of construction plans for any roadway or storm drainage improvement that will ultimately be maintained by Arapahoe County Public Works and Development (PWD). Private improvements may be reviewed for public safety.

**3.1.1** All Construction Plans, Phases II and III Drainage Reports, Geotechnical Reports/Pavement Designs shall be prepared by or under the direction of a Professional Engineer, registered in the State of Colorado, and shall be reviewed for the minimum requirements set forth herein. The Professional Engineer should be aware that additional information and analysis, beyond the minimum requirements, may be required for a proposed project, if unusual conditions or construction challenges are anticipated.

#### 3.1.2 Certification

**3.1.2.1** Preliminary Construction Plans submitted for review shall be prepared by a Professional Engineer, registered in the State of Colorado. The plans must include the following statement on the cover sheet:

**“I hereby affirm that these (preliminary/final) construction plans for (name of subdivision, development or project) 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.”**

**Name of Engineer  
PE Number  
Name of Engineering Firm**

*This statement shall be signed, stamped and dated by the Registered Professional Engineer who prepared or directed the preparation of the plans.*

**3.1.2.2** Final Construction Plans submitted to Arapahoe County for approval shall contain the affirming statement in 3.1.2.1. The statement shall be signed and stamped by the Registered Professional Engineer (Colorado Registration required) who prepared the plans, or directed the preparation of the plans.

**3.1.2.3** Unless otherwise identified or noted, all construction plan submittals are assumed to comply with the requirements of these Standards and the Drainage Criteria. Variances or waivers of the Standards or Drainage Criteria should be formally requested of the Engineering Division, as set forth in Section 3.2.1. Failure to comply with prescribed procedures may result in review delays, additional review fees, or both.

**3.1.3** The policy and practice of Arapahoe County is not to accept the liability for facilities designed by others. Arapahoe County does not accept responsibility for the accuracy and adequacy of the design. The County Engineer, through approval of the Construction Plans, indicates the Engineering Division has reviewed the document and found it in general compliance with the Regulations, Standards and Drainage Criteria, or approved variances thereof.

## **3.2 VARIANCES, WAIVERS AND APPEALS**

### **3.2.1 General**

If a special district, developer, contractor or utility provider responsible for public improvements proposes to design and construct improvements in variance to the criteria of these Standards, variance request(s) shall be submitted to the Engineering Case Manager and the Technical Review Committee (TRC) for review and recommendation. The variance request(s) are required to be identified with the initial submittal of Final Construction Plans. The variance request(s) shall consist of:

- 3.2.1.1** Identification of the criteria requested to be waived or varied.
- 3.2.1.2** Identification of the alternative design or construction criteria.
- 3.2.1.3** Justification for the variance or waiver request(s), including potential impact to the capital maintenance costs.

### **3.2.2 Appeal of Variance Decisions**

#### **3.2.2.1 Levels of Appeal**

If the Engineering Case Manager or the TRC denies a variance or waiver request, the appeal process consists of two levels:

1. Appeal to the Director.
2. Appeal to the BOCC.

#### **3.2.2.2 Appeal Procedure and Timing**

If a variance or waiver request (see section 3.2.1) is denied, the applicant may appeal the decision. The appeal process is as follows:

##### **1. Appeal to the Director, Public Works and Development**

Within six (6) working days of receipt of a written appeal of a TRC variance recommendation, the Director shall respond in writing to the applicant, defining a date, time and location at which the applicant may present his appeal. The date of the meeting shall not be more than twelve (12) working days from the date of receipt of the written appeal.

At the appeal meeting it shall be the responsibility of the applicant to clearly define and justify the variance or waiver requested. Staff shall be responsible for presenting the reasons and basis for denying the original variance request.

The Director shall provide a written recommendation to the applicant within five (5) working days of the appeal meeting.

##### **2. Appeal to the Board of County Commissioners (BOCC)**

If the Director upholds the TRC's recommendation for denial of a variance request, the applicant may make a final administrative appeal to the BOCC.

The appeal should be made directly through the Engineering Case Manager. The Engineering Case Manager will be responsible for scheduling the appeal through the Board of County Commissioners. The appeal should include:

1. The variance or waiver being requested with a brief justification for the variance or waiver request.
2. The written recommendations from Staff and the Director for the variance or waiver request, including the variance request from the applicant.
3. The estimated amount of time required to present the appeal to the BOCC.

It is strongly recommended that the appeal of the variance or waiver request be taken to the BOCC with the land use application(s). If the appeal is taken to the BOCC prior to the public hearing for the land use application(s), the BOCC cannot be given specific information related to the land use application to render a decision on the appeal.

The County Attorney's Office shall schedule a public hearing agenda item at the next available hearing date. The applicant shall be notified of the hearing date for the appeal within six (6) working days of receipt of the written appeal.

The appellant shall make his presentation before the BOCC within the time requested in the written appeal.

The Public Works and Development Department shall have the opportunity to rebut the appeal presentation with a brief summary of findings of fact, description of circumstances and staff judgment used in the initial and appeal decisions.

### **3.3 VICINITY MAP**

- 3.3.1 The Vicinity Map shall be to scale at a minimum of 1"=2000'. The Vicinity Map should include the location and names of all arterial roadways within one mile of the proposed construction, and all other roadways in the vicinity of the proposed construction. The Vicinity Map should also include the major drainage ways in this area. Shading shall indicate the project area. This map is required on the cover sheet or first sheet of all submittals.
- 3.3.2 The minimum size of the Vicinity Map is 3" x 3".
- 3.3.3 The Vicinity Map cannot include any portion of the map that is copyrighted. The Construction Plans will be part of the public record, where copyrights are prohibited.

### **3.4 KEY MAP**

- 3.4.1 The Key Map shall be to scale at a minimum of 1"=500'. The Key Map should include the location and name of all roadways within and adjacent to the proposed construction, including future roadways being developed. The Key Map should include a north arrow.
- 3.4.2 A Key Map is required on every sheet showing proposed roadway, storm drainage or grading improvements. The proposed roadway, storm drainage or grading area improvements on each sheet shall be shaded.

### **3.5 CONSTRUCTION PLANS AND DETAIL SHEETS**

All construction plans and detail sheets shall include the following information.

### **3.6 COVER SHEET**

The Cover Sheet shall contain the following information:

1. Project Name
2. Standard and Additional Notes, if applicable
3. Approval Block
4. Sheet Index
5. Vicinity Map
6. Arapahoe County Case Number (lower, left-hand corner)
7. Certification Statements
8. Legal Description

#### **3.6.1 Title Block**

A title block is required on every sheet. The following information shall be included in the title block:

1. Subdivision Name and Filing Number
2. Development Plan Name
3. Type of Improvements
4. Name, address, zip code, and telephone number of the consulting engineer
5. Name, address, zip code, and telephone number of the developer or contact representative
6. Sheet Number

**3.6.2** The title block shall be located in the lower right-hand corner, the right side margin or along the bottom edge of the sheet.

### **3.7 APPROVAL BLOCK**

**3.7.1** All construction plans for roadways, storm sewer, and drainage improvements, must show the approval signature of the Director, Public Works and Development as a condition of Construction Permit issuance. Stormwater detention or retention facilities, etc. must show the approval signature of the Director prior to the issuance of construction permits.

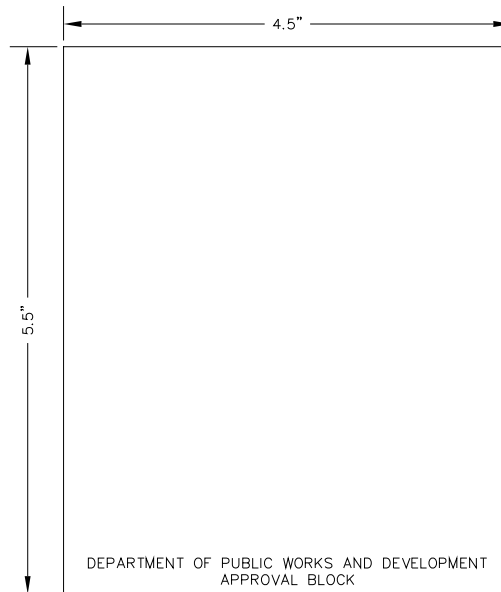
**3.7.1.1** Plans for traffic control during construction must be approved prior to the issuance of construction permits.

**3.7.1.2** Signing and Striping plans require the approval from the Traffic Section, if the plans are not included in the overall Public Improvements Construction Plans.

**3.7.2** The approval block shall be located in the lower right-hand corner of the sheet.

**3.7.3** An example approval block is shown on Figure 3.1.

**FIGURE 3.1  
COUNTY APPROVAL BLOCK**



### 3.8 REQUIRED NOTES

These notes shall appear on the cover sheet. If a cover sheet is not provided, these notes shall be included on every sheet of the submittal:

- (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 specifications.



**3.14 PRIVATE IMPROVEMENTS**

- 3.14.1 Private Improvements such as roadways, drainage improvements, utilities, etc. shall be clearly shown and labeled as “Private” on each sheet of the construction plans.
- 3.14.2 An approved Pavement Design Report conforming to Chapter 5 of these Standards shall be required for all Private Residential Roadway Improvements.
- 3.14.3 The following note shall appear on each sheet of the construction plans that private improvements occur:

**Arapahoe County shall not be responsible for the maintenance of roadway and appurtenant improvements, including storm drainage structures and pipes, for the following private streets: (List all applicable private roadways)**

- 3.14.4 When a request is made for the County to assume maintenance of any private improvement, it shall be the responsibility of the applicant to satisfactorily demonstrate that the private improvements were constructed in accordance with the Arapahoe County Standards in effect at the time of the original construction of the private improvement.
- 3.14.5 The County will review these requests under normal review procedures as previously outlined in these Standards.
- 3.14.6 Private Improvements that were not constructed in accordance with the applicable design, construction standards and specifications will not be accepted for maintenance by Arapahoe County.

**3.15 REQUIREMENTS FOR ROADWAY PLAN AND PROFILES**

**3.15.1 Plan View**

The Plan view shall include, but is not limited to, the following information:

- 3.15.1.1 Existing and proposed property lines, right-of-way lines, easements, and/or tracts. Type and dimension of each easement or tract. Dimension right-of-way lines.
- 3.15.1.2 Survey lines and stations shall be based on centerline only. Other profiles may be included but shall be referenced to centerline stationing utilizing station equations. Stationing along horizontal radius curves, and other departures from normal roadway cross sections shall equate flowline and centerline stationing with station equations. Cul-de-sac stationing shall be based on flowline stationing.
- 3.15.1.3 Internal and adjacent roadways, including roadway names.
- 3.15.1.4 Sight triangles, intersection sight lines, and access sight lines.
- 3.15.1.5 Existing and proposed utilities and structures, including, but not limited to:
  - Water Valves**
  - Fire Hydrants**
  - Sanitary Sewer Facilities**
  - Storm Drainage Facilities**
  - Telecommunications Facilities**
  - Natural Gas Facilities**
  - Fence Limits**
  - Petroleum Facilities**
  - Electric**
  - Ditches and Swales**
  - Curbs and Gutters**
  - Pavement Limits**
  - Bridges and Culverts**
  - Guard Rails**
  - Transit Facilities**
  - Traffic Signals & Appurtenances**

- 3.15.1.6** Stationing and critical elevations (flowline, invert of pipe, etc.) of all existing or proposed utility or drainage appurtenances, box culverts, precast or cast-in-place drainage structures, drainage appurtenances within right-of-way or within drainage easements. Location of utilities shall be dimensioned horizontally and vertically from roadway centerline profile grade.
- 3.15.1.7** Storm drainage flow arrows, particularly at intersections.
- 3.15.1.8** Match lines and consecutive sheet numbering, beginning with the cover sheet.
- 3.15.1.9** Stationing and elevations of all curb returns (PCR and CL of Handicap Ramp), horizontal Points of Curvature (PC), Points of Tangency (PT), Points of Continued Curvature (PCC), etc., high and low points existing and proposed vertical curves.
- 3.15.1.10** Existing and proposed curb return radii.
- 3.15.1.11** Locations of mid-block handicap ramps.
- 3.15.1.12** Complete horizontal curve data – radius, degree of curvature, length of curve, tangent length, and central angle.
- 3.15.1.13** Centerline stations of all non-single family residential driveways and all roadway intersections.
- 3.15.1.14** Survey line ties to section corners or quarter corners, consistent with the Final Plat.
- 3.15.1.15** Typical cross-sections for the existing and proposed roadways. These cross sections shall appear on the detail sheet, or on the first sheet of the submittal showing roadway design. The details shall include the classification of the roadway, profile grade design point (centerline, flowline, top of curb, lip of gutter, etc), roadway width, right-of-way width, type of curb and gutter, width of walk, pavement cross slope, pavement thickness (if available at time of submittal) including the material and thickness of the base, and sub-base. Refer to Chapter 5 for Pavement Thickness Designs.
- 3.15.1.16** Construction plans for arterial improvements shall include construction information and lane details a minimum of 150-feet beyond the limits of construction for the new construction and existing facilities. This also applies to any roadway intersecting an arterial, or any collector intersection requiring signalization.
- 3.15.1.17** The basis of the elevations and stationing of the plan and profile views shall be the same, i.e.) flowline and flowline, centerline and centerline, etc.

**3.15.2 Profile**

The profile shall include, but is not limited to, the following information:

- 3.15.2.1** Existing grades (dashed line-type) and the design grade (continuous line-type). Both grades are to be clearly labeled with the basis of the stationing (i.e. flowline, centerline, etc.).

- 3.15.2.2 All design elevations shall be centerline, back of curb, lip of gutter, or flowline (preferred). The design elevations for the record drawings shall be the same, when possible. The basis for the design elevations shall be clearly labeled on the plan and profile drawings, or included within a sheet note.
- 3.15.2.3 Stationing shall be continuous for the entire portion of the roadway shown in the plan view, with centerline station equations clearly labeled (i.e. ROAD A CL STA X = ROAD B CL STA Y) for all non-single family driveways and all intersecting roadways.
- 3.15.2.4 All existing curb, gutter, sidewalk and pavement adjacent to the proposed design. Basis for existing grades shall be as-built elevations at intervals not to exceed twenty-five (25) feet. Previously approved designs are not an acceptable means of establishing existing grades. See Chapter 4 of these Standards for additional information.
- 3.15.2.5 Existing utilities. The elevations and locations of all existing utilities in the immediate vicinity of the proposed construction shall be shown on the plans. Refer to Section 3.13 of these Standards.
- 3.15.2.6 Stationing (and offset if flowline is used as basis for elevations) and elevations of all existing and proposed Points of Curb Returns (PCR's), horizontal Points of Curvature (PC), Points of Tangency (PT), Points of Continuous Curvature (PCC), etc.
- 3.15.2.7 Stationing and elevations of all existing (as-built) and proposed vertical grade breaks. The use of grade breaks is limited by these Standards. Refer to Chapter 4.
- 3.15.2.8 Proposed grades and the lengths, or the slope between grade breaks.
- 3.15.2.9 Vertical curves shall be labeled with Vertical Points of Intersection (VPI), Vertical Points of Curvature (VPC), Vertical Points of Tangency (VPT), high and low points (if applicable, stationing and elevations). All vertical curves shall be labeled with the Length of Curve (L) and the K Coefficient values, where  $K=L/A$ , and A is the algebraic difference in grade.
- 3.15.2.10 For profiles of non-controlling roadways, the right and left flowline transitions shall be profiled to detail the transition into the controlling roadway (generally the roadway with higher classification or traffic volume).
- 3.15.2.11 Profiles for all curb returns (except medians), see Section 4.6.8 of these Standards for further information.
- 3.15.2.12 Cross-sections shall be provided for all roadways that are classified as a Collector or Arterial.

**3.15.3 Additional Notes**

The following notes shall appear on the cover sheet of all submittals containing roadway design. If a cover sheet has not been used, these notes shall be included on every sheet of the submittal containing roadway design.

- 3.15.3.1 **Inspection:** Construction shall not commence until adequate permits have been issued. If an Arapahoe County Inspector is not available after proper

notice (48-96 hours in advance) of construction activity has been provided, the permittee may commence work in the Inspector's absence. However, Arapahoe County reserves the right to not accept improvements completed in the Inspector's absence.

- 3.15.3.2** Paving shall not begin until the Director of Public Works has approved the Geotechnical (Soils) Report and Pavement Design. Subgrade compaction tests must also be completed and approved by the Engineering Inspection Section prior to paving.
- 3.15.3.3** Standard Arapahoe County handicap ramps are to be constructed at all curb returns and "T" intersections.
- 3.15.3.4** All stationing is centerline, unless otherwise noted.
- 3.15.3.5** All elevations are based on the USGS datum with date. Range Points or monuments shall be shown on Construction Location Plans.  
IMPORTANT: SEE SECTION 3.18.6 FOR PROPER DATUM UTILIZATION.
- 3.15.3.6** Private Improvements Note. See section 3.14 of these Standards.
- 3.15.3.7** Except where otherwise provided, the Colorado Department of Transportation's Standard Specifications shall apply.

### **3.16 SIGNING AND STRIPING PLANS**

- 3.16.1** Signing and Striping plans shall conform to the "Manual on Uniform Traffic Control Devices (MUTCD)", latest edition.
  - 3.16.1.1 Submittal**

Signing and Striping Plans are required to include an overall area map noting all specific use areas, such as schools, parks, recreation centers, libraries, commercial, industrial, etc. The sheets following the area map are to be broken down into segments, for notation of signage and striping details.
  - 3.16.1.2 Review Process**

There are two stages of review that Signing and Striping Plans that must be completed prior to Final Approval by the Arapahoe County Traffic Engineer.

    - 3.16.1.2.1** The first stage is the initial submittal of the Signing and Striping Documents. The submitted plans will be redlined and returned to the Consultant to address the comments.
    - 3.16.1.2.2** The second stage of the review is a resubmittal of the revised Signing and Striping documents. Provided it is determined by the County Traffic Engineer that all comments have been addressed and that no other issues have arisen from the modifications, the County Traffic Engineer shall sign off the signature line (to be added to the document by the consultant) on the plan cover sheet accepting the design of the signing and striping plans. If the Final Submittal is acceptable the Arapahoe County Engineering Division will notify the

Engineer to submit blue/blackline copies of the plans for final signoff and approval.

**3.16.1.2.3** As these procedures require time to complete, all plans should be submitted along with the roadway construction plans and the Phase III Drainage Report.

**3.16.1.3 Variance**

Any variance from Arapahoe County sign standards shall require obtaining written permission from the Arapahoe County Engineering Division. The developer must also submit in writing to the Arapahoe County Public Works Department proof of responsibility for supplying and maintaining non-standard signs and materials in perpetuity.

**3.16.1.4 Acceptance Procedure**

The acceptance procedures described in Chapter 9 of this document shall apply to signage and striping.

**3.16.1.5 General Provision**

All traffic control devices shall conform to the Federal "Manual on Uniform Traffic Control Devices" (MUTCD) and the "Colorado Supplemental to the MUTCD". Additional specifications and illustrations are located in the Colorado Department of Transportation's "M&S Standards".

**3.16.1.5.1 Sign Warrants**

Traffic control devices, which are not warranted by MUTCD, shall not be installed. When MUTCD guidelines are not applicable for a given case, a traffic engineering study will be requested. The study will address the existing conditions, safety issues and the applicable warrants.

**3.16.1.5.2 Utility Locations**

Installers shall be responsible for locating all underground utilities.

**3.16.1.5.3 Construction Areas**

Type III Lighted flashers, as opposed to steady burn barricades, shall be set at ends of roadways, separating finished and unfinished areas.

**3.16.2** The Signing Plan should include:

**3.16.2.1** Show the general longitudinal location of each sign (by location Station, Offset and Elevation relative to Centerline Stationing).

**3.16.2.2** Specify the sign legend and sign type (From MUTCD).

**3.16.2.3** Specify sign size.

**3.16.2.4** Provide a typical detail for installation dimensions (height, distance from curb, etc).

**3.16.2.5** Specify design speed used as basis for street design (or as constructed).

**3.16.2.6** Detail post and base dimensions and installation plan (showing any wedges or sleeves, depth below surface, any material used). Breakaway posts shall be used.

**3.16.2.7** Specify the blank gauge of the sign.

**3.16.2.8** Note the reflectorization provided.

**3.16.3** The Striping Plan should include:

**3.16.3.1** Color designation.

**3.16.3.2** Lane Width.

**3.16.3.3** Striping including begin/end station, offset and elevation.

**3.16.3.4** Typical treatments for acceleration and deceleration lanes, turning lanes and crosswalks.

**3.16.4** The following notes shall be on all Signing and Striping Plans:

1. All traffic control devices shall conform to the Federal “Manual on Uniform Traffic Control Devices” (MUTCD), the Colorado Supplemental MUTCD and the “Arapahoe County Infrastructure Design & Construction Standards”. Further specifications and illustrations are located in the Colorado Department of Transportation “M&S Standards.
2. A field inspection of location and installation of all signs shall be performed by Arapahoe County. All discrepancies identified during the field inspection must be corrected before the two-year warranty period shall begin.
3. The contractor installing signs is responsible for locating and protecting all underground utilities.
4. Type III lighted barricades shall be set at ends of roadways, separating finished and unfinished construction areas.
5. Special Care should be taken in sign locations to ensure an unobstructed view of each sign.
6. In urban areas, 7-foot minimum post length shall be maintained from bottom of the sign panel to the new edge of pavement. Refer to the “Manual on Uniform Traffic Control Devices” (MUTCD) for additional height requirements in urban areas.
7. Lateral offset shall be 8-feet minimum from flowline on collectors and arterials, and 6-feet minimum on local roadways. Refer to the MUTCD for additional height requirements in urban areas.
8. Delineation of roadways shall be as specified in the Colorado Department of Transportation “M&S Standards”.
9. Raised median islands shall be delineated.

10. Signage and Striping has been determined by information available at the time of review. Prior to initiation of the warranty period, Arapahoe County reserves the right to require additional signage and/or Striping if they determine that an unforeseen condition warrants such signage according to MUTCD or CDOT M&S Standards. All signage and striping shall fall under the requirements of the two (2) year warranty period for new construction.
11. On all Signage and Striping Plans, in the “Acceptance Block”, in addition to the County Traffic Engineer signature and date lines, a signature and date line shall also be provided for the Director, PWD.
12. All traffic control devices shall be high intensity grade reflectivity.
13. Crosswalks:
  1. Shall be constructed using preformed thermoplastic.
  2. Shall Line Up Handicap Ramps.
  3. Shall be centered on lane lines so as to be straddled by vehicles.
14. All removed signs shall be returned to Arapahoe County.

**3.16.5** All regulatory signs must be supported by a resolution by the Board of County Commissioners. PWD will request appropriate resolutions, based on the signing plan, at such time as installation is eminent.

**3.17 DETAILS**

The Construction Plans shall include adequate construction details of structures or improvements not covered by the Arapahoe County Standard Details. Applicable Arapahoe County Standard Details found in the Appendix of these Standards shall be bound in the Contract Technical Specifications or shall be included in the Construction Plans. The document that includes the Standard Details shall be available on the job site at all times.

**3.18 RANGE POINTS – PROPERTY MONUMENTS – BENCHMARKS**

**3.18.1** All monuments delineating boundaries of property or witness thereof shall be set in accordance with this section and all applicable State of Colorado Laws and Regulations.

**3.18.2** Any “aliquot corner” (section, quarter-section, etc.) as described in the Public Land Survey System, shall be monumented per Colorado State Statutes. If such corner falls within asphalt or concrete, a Range Box shall be installed (see Standard Detail, SP-17) to protect and provide access to said corner.

**3.18.3** All Range Points shall be housed in a Range Box as shown on standard detail drawing SP-17. Range Boxes shall be set after the roadways, public or private, have been paved. The top of the Range Box shall be set approximately ¼” below finished grade.

**3.18.4** Range Boxes shall be set at the following locations:

1. PC and PT
2. Intersections
3. Center of cul-de-sacs
4. Angle Points
5. Intersections with roadways or subdivision boundaries
6. Maximum spacing between Range Points is ¼ mile

**3.18.5** A minimum of two (2) benchmarks, providing date established elevation and datum, shall be set for each 20 acres or part thereof.

**3.18.6** Effective Immediately, Arapahoe County will require all plats, development plans, construction plans, utility plans, or any plan seeking approval from the County to utilize the NAVD 1988 vertical datum. Arapahoe County will no longer accept the NAVD 1929 vertical datum with the exception of minor amendments to existing projects.

**3.19 LANDSCAPE AND IRRIGATION PLANS**

This section provides the minimum design criteria to be used in the preparation of landscaping and irrigation plans. All Landscape and Irrigation Plans shall be prepared in accordance with the Arapahoe County Streetscape Guidelines of the Land Development Code.

**3.19.1 Sight Distance**

Sight distance shall be designed in accordance with Sections 3-302.02 (Sight triangles) and 3-302.03 (Sight lines) of the Streetscape Guidelines and by Section 4.5.9.3 of these Standards. The sight triangles and sight lines shall be labeled and dimensioned on the plans.

**3.19.2 Landscape Criteria**

The proposed landscaping within Arapahoe County Rights-of-Way shall conform to Section 3-302.03 of the Land Development Code.

**3.19.3 Irrigation System Design Criteria**

The irrigation system shall be designed in accordance with Section 3-302.04 of the Land Development Code. The Irrigation Plans and details shall be included within the plans. The plans shall also include the boring and trenching information, including distances. If trenching is proposed, the plans shall include the trench detail (Standard Detail SP-19) located in Appendix A of these Standards.

**3.19.4 Streetscape Design Criteria**

The streetscape design shall follow the requirements of the Section 3-303 of the Land Development Code. All right-of-way widths shall be dimensioned and labeled within the plan submittal. Medians shall be labeled at Staff's discretion, if applicable. The Utility Notification Center of Colorado (UNCC) information must be included in the plan submittal on all applicable pages.

**3.19.5 Certification**

The landscape architectural construction document submitted for review shall be prepared by a Landscape Architect licensed in Colorado and certified as shown below on the cover sheet:

“I hereby affirm that these final landscape architectural construction plans within (name of the roadway) right-of-way for (name of subdivision, development or project) were prepared by me (or under my direct supervision) for the owners thereof, in accordance with the Colorado Revised Statute Title 12, Article 45, the Arapahoe County’s Streetscape Guidelines of the Land Development Code and the requirements of the Arapahoe County’s Infrastructure Design and Construction Standards Manual. I understand that Arapahoe County does not and will not assume liability for landscape and irrigation systems designed by others.”

Signature by a Licensed Landscape Architect  
State of Colorado License Number (Affix Seal)  
Date  
Name of Landscape Architectural Firm

The plans shall also contain the following developer certification statement on the cover sheet:

“(Name of Developer) hereby certifies that the landscape and irrigation systems for (Name of Subdivision, Development or Project) shall be constructed according to the design presented on the landscape architectural construction plans. I understand that Arapahoe County does not and will not assume liability for the landscape and irrigation systems designed by my landscape architect. I further understand that Arapahoe County may require additional information if the submitted plan does not function as intended.”

“I have reviewed the information contained herein and accept responsibility for the requirements set forth.”

Name of Developer  
Authorized Signature  
Date

**3.19.6 License Landscape Agreement**

The Project Owner/Developer shall enter into a License Landscape Agreement with Arapahoe County, as a condition of plan approval. Arapahoe County will not be responsible for landscaping and irrigation improvements or related appurtenances within the County Right-of-Way.