

AMENITY SITE AT RIDGEGATE SW VILLAGE

A PORTION OF THE RIDGEGATE PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY

LOCATED IN THE NW QUARTER OF THE NE QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

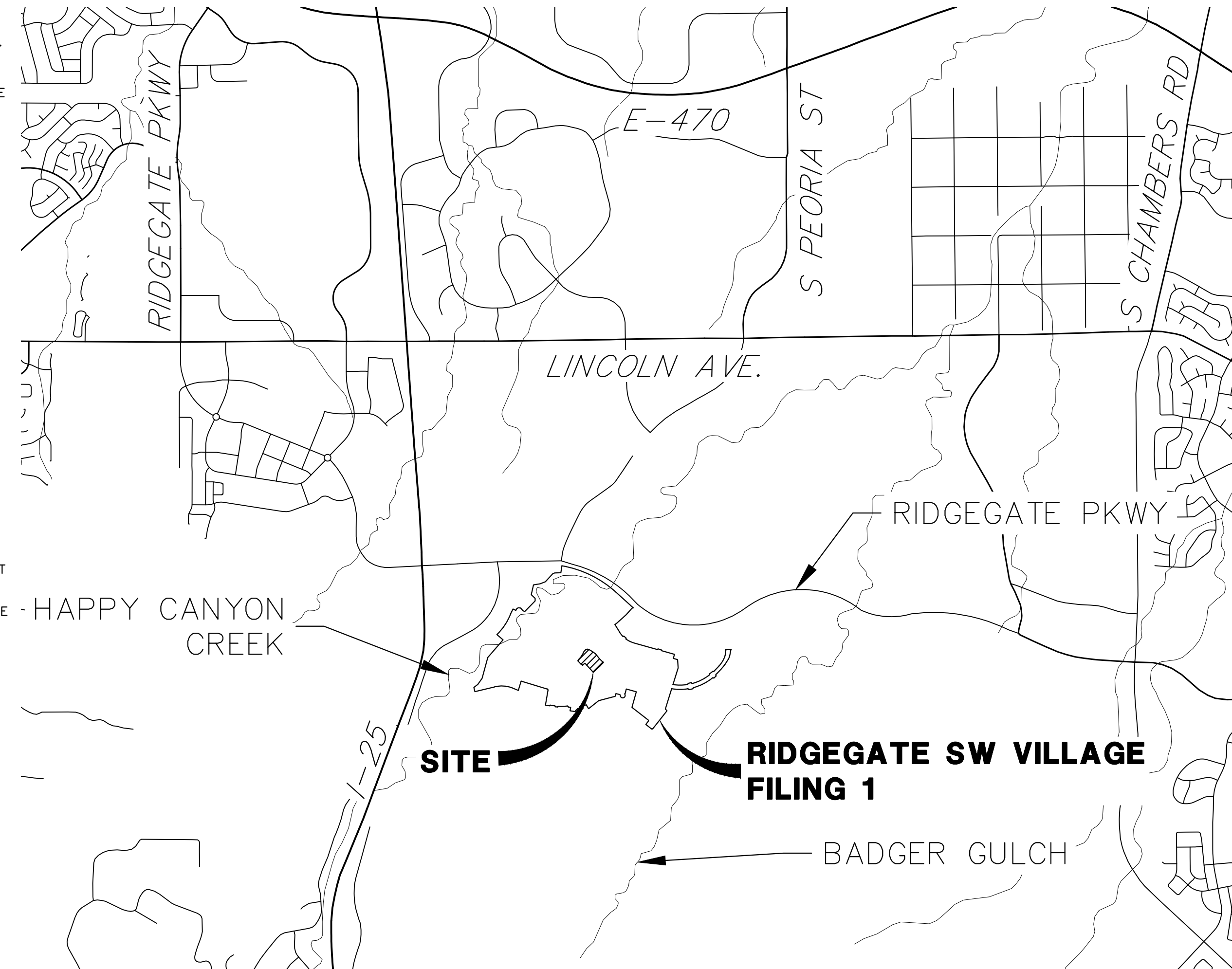
GESC PLANS

ABBREVIATIONS

AC	ACRE	FDP	FINAL DEVELOPMENT PLAN	PL	PROPERTY LINE
AD	ALGEBRAIC DIFFERENCE	FDR	FINAL DRAINAGE REPORT	PR	PROPOSED
AH	AHEAD	FES	FLARED END SECTION	PRC	POINT OF REVERSE CURVATURE
ARCH	ARCHITECT	FG	FINISHED GRADE	PT	POINT OF TANGENCY
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	FH	FIRE HYDRANT	PV	PLUG VALVE
ASSY	ASSEMBLY	FL	FLOWLINE	PVC	POLYVINYL CHLORIDE
AVE	AVENUE	FIL	FILING	R	RADIUS
BB	BOX BASE	FO	FIBER OPTIC CABLE	RCP	REINFORCED CONCRETE PIPE
BK	BACK	GB	GRADE BREAK	RD	ROAD
BN	BOUNDARY	GE	GAS EASEMENT	ROW	RIGHT OF WAY
BOP	BOTTOM OF PIPE	GIS	GEOGRAPHIC INFORMATION SYSTEM	RT	RIGHT
BOV	BLOW OFF VALVE	GL	GAS LINE	S	SOUTH
BFV	BUTTERFLY VALVE	GPS	GLOBAL POSITIONING SYSTEM	STE	STEEL
BLVD	BOULEVARD	GVL	GATE VALVE	SAN	SANITARY SEWER
BW	BOTTOM OF WALL	GV	HANDICAP	SF	SQUARE FEET
C&G	CURB & GUTTER	HC	HIGH DEFLECTION COUPLING	ST	STREET
CATV	CABLE TELEVISION	HDC	HIGH DENSITY POLYETHYLENE	STA	STATION
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE	STM	STORM SEWER
CBC	COLORADO DEPARTMENT OF TRANSPORTATION	HGL	HYDRAULIC GRADE LINE	SY	SQUARE YARD
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	HOA	HOME OWNERS ASSOCIATION	SY-IN	SQUARE YARD INCH
CDS	CUL-DE-SAC	HP	HIGH POINT	TB	THRUST BLOCK
CFS	CUBIC FEET PER SECOND	IE	IRRIGATION EASEMENT	TBC	TOP BACK OF CURB
CL	CENTER LINE	INT	INTERSECTION	TBW	TOP BACK OF WALK
CLOMP	CONDITIONAL LETTER OF MAP REVISION	INV	INVERT	TEL	TELEPHONE
CLR	CLEAR	IRR	IRRIGATION	TOA	TOP OF ASPHALT
CMP	CORRUGATED METAL PIPE	KB	KICK (THRUST) BLOCK	TOB	TOP OF BOX
CO	CLEAN OUT	LE	LANDSCAPE EASEMENT	TOC	TOP OF CURB OR CONCRETE
CONC	CONCRETE	LF	LINEAR FEET	TOE	TOE OF SLOPE
CR	CIRCLE	LN	LANE	TOF	TOP OF FOUNDATION
CSP	CORRUGATED STEEL PIPE	LMR	LETTER OF MAP REVISION	TOP	TOP OF PIPE
CT	COURT	LP	LOW POINT	TS	TOP OF SLOPE
CTRB	CONCRETE THRUST REDUCER	LS	LUMP SUM	TW	TOP OF WALL
		LT	LEFT	TYP	TYPICAL
		MAX	MAXIMUM	UDFCD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
		MDDP	MASTER DEVELOPMENT DRAINAGE PLAN	UE	UTILITY EASEMENT
		MH	MANHOLE	U&DE	UTILITY & DRAINAGE EASEMENT
		MIN	MINIMUM	UGE	UNDERGROUND ELECTRIC
		N	NORTH	VCP	VITRIFIED CLAY PIPE
		NRCP	NON-REINFORCED CONCRETE PIPE	VPC	VERTICAL POINT OF CURVATURE
		ODP	OFFICIAL DEVELOPMENT PLAN	VPI	VERTICAL POINT OF INTERSECTION
		OHE	OVERHEAD ELECTRIC	VPT	VERTICAL POINT OF TANGENCY
		OHU	OVERHEAD UTILITY	VTC	VEHICLE TRACKING CONTROL
		PC	POINT OF CURVATURE	W	WEST
		PCC	POINT OF COMPOUND CURVATURE	WM	WATER MAIN
		PCR	POINT OF CURB RETURN	WRD	WATER RESOURCES DEPARTMENT
		PDP	PRELIMINARY DEVELOPMENT PLAN	WS	WATER SURFACE
		PE	PROFESSIONAL ENGINEER	WSE	WATER SURFACE ELEVATION
		PI	POINT OF INTERSECTION	WTR	WATER
		PKWY	PARKWAY	YR	YEAR

NOTE:

1. THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE CITY OF LONE TREE FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE LONE TREE GRADING, EROSION AND SEDIMENT CONTROL CRITERIA, AS AMENDED. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEES DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE PERMITTEES, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED.



VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

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4	INITIAL GESC PLAN
5	INTERIM GESC PLAN
6	FINAL GESC PLAN
7-9	GESC NOTES AND DETAILS
TOTAL	9

APPLICANT/OWNER

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9380 STATION ST.
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PLANNER

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P~303.470.2855

TRAFFIC ENGINEER

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7200 SOUTH ALTON WAY, SUITE C400
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P~303.267.6183

GEOTECHNICAL ENGINEER

CTL THOMPSON, INC
1971 WEST 12TH VAE.
DENVER, CO 80204
P~303.825.0777

BASIS OF BEARING

BEARING SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°31'58" EAST, A DISTANCE OF 2635.13 FEET.

BENCHMARK

NCS CONTROL POINT UNBEWJST BEING A 3.5 INCH DIAMETER BRASS CAP. LOCATED ABOUT 3.2 MILES SOUTH OF INTERSTATE 25 AND COLORADO STATE HIGHWAY 470 INTERCHANGE, GO SOUTH ON INTERSTATE 25 FOR 2.9 MILES TO EXIT 191. PROCEED ON A PAVED ROAD TO THE SOUTHWEST FOR 0.2 MILES TO THE STATION ON THE LEFT. IN THE NORTHWEST CORNER OF A 24 FOOT BY 16 FOOT ROCK OUTCROP. IT IS 22.5 FEET EAST OF THE CENTERLINE OF THE PAVED ROAD, 123 FEET NORTH OF THE OUTLET OF A 3 FOOT CORRUGATED STEEL PIPE CULVERT AND APPROXIMATELY 350 FEET WEST OF THE WEST EDGE OF OIL OF SOUTHBOUND INTERSTATE 25, ELEVATION: 6125.32 (NAVD88).

SOIL PREPARATION NOTE:

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE.

GEOTECHNICAL ENGINEER: CTL THOMPSON, INC
PROJECT NUMBER: DN49.935.007-125-R1

THE CONTRACTOR IS TO REVIEW THIS REPORT IN FULL PRIOR TO BID. INFORMATION IN THE GEOTECHNICAL REPORT SUPERCEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS.

APPROVALS

CITY OF LONE TREE
DATE
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING AND EROSION CONTROL IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK



Know what's below.
Call before you dig.

ENGINEER'S STATEMENT

THE GRADING, EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN SUPERVISED BY THE CITY OF LONE TREE ENGINEERING DIVISION.

PRELIMINARY
NOT FOR
CONSTRUCTION

AARON L. CLUTTER, P.E.
COLORADO P.E. 36742
FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SH LYRIC, LLC
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Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	COMMENTS
RMK	4/08/24	1	REVISED PER CITY COMMENTS

AMENITY SITE AT RIDGEGATE SW VILLAGE
COVER SHEET

SHEET 1 OF 9

JOB NO. 15950.06

GENERAL NOTES:

1. THE SITE SHALL BE STRIPPED OF ALL VEGETATIVE AND ORGANIC MATERIAL A MINIMUM OF 6" IN ALL AREAS. ALL STRIPPING MATERIALS SHALL BE STOCKPILED ON SITE TO BE USED IN LANDSCAPING.
2. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE GESC PLAN APPROVED BY CITY OF LONE TREE).
3. ALL SILT FENCE SHALL BE INSTALLED ALONG THE CONTOUR.
4. THE MAXIMUM HEIGHT OF ALL STOCKPILES SHALL BE 20' FROM FINISHED GROUND.
5. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF IMPROVEMENTS SHALL MEET OR EXCEED THE GOVERNING CITY, COUNTY, AND/OR STATE AND APPLICABLE UTILITY DISTRICT STANDARDS AND SPECIFICATIONS, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A CONFLICT BETWEEN THESE PLANS AND ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY AND APPLICABLE UTILITY DISTRICT(S).
6. THE SITE CONSTRUCTION PLANS LISTED WITHIN THIS PLAN SET ARE NOT FOR CONSTRUCTION UNLESS APPROVED BY THE APPROPRIATE GOVERNING JURISDICTION. THE CONTRACTOR SHALL CONFIRM SAID APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL KEEP ONE (1) SIGNED COPY OF THE APPROVED SET OF PLANS, APPROPRIATE SPECIFICATIONS AND STANDARDS, AND APPROVED PERMITS ONSITE AT ALL TIMES.
7. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARDS, UNLESS SPECIFICALLY STATED OTHERWISE.
8. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR WORK INCLUDING, BUT NOT LIMITED TO DEMOLITION, STREET CUTS, UTILITY INTERFERENCES, TRAFFIC CONTROL, GRADING, AND UTILITY FROM ALL APPLICABLE AGENCIES; AND FOR COMPLYING WITH ALL PROVISIONS INCLUDED THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL OTHER APPLICABLE PERMITS NOT SPECIFICALLY REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
9. ANY DISRUPTION OF UTILITY SERVICE THAT IS REQUIRED TO ADJUST, EXTEND, RELOCATE OR OTHERWISE REARRANGE ANY UTILITY WITHIN THE PROJECT AREA SHALL BE COORDINATED IN ADVANCE WITH THE AFFECTED UTILITY ENTITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
11. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE M.U.T.C.D. TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (CITY, COUNTY, OR STATE) FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN OR AFFECTING THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES. ALL WORK WITHIN THE RIGHT OF WAY SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING AUTHORITY'S STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING AND RESTORATION OF ANY EXISTING IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET PAVEMENT, FENCES, SOD, LANDSCAPING, SPRINKLER SYSTEMS, AND UTILITIES DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL LOCATION AND CONDITION.
13. ALL DEMOLITION, REMOVAL, DISPOSAL, AND ABANDONMENT OF UTILITIES, STRUCTURES, SITE IMPROVEMENTS, AND SITE FURNISHINGS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL STANDARDS AND SPECIFICATIONS, AND PERMIT REQUIREMENTS.
14. ALL DISTURBED SOIL, ON- OR OFF-SITE AND RELATED TO WORK AT THIS PROJECT SITE, IS REQUIRED TO BE PROTECTED FROM WIND AND STORM WATER EROSION. TO MITIGATE EROSION, THE CONTRACTOR SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THESE PLANS.
15. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR PERMANENT LANDSCAPING. THE CONTRACTOR IS RESPONSIBLE FOR REFERRING TO ANY EROSION AND SEDIMENT CONTROL, STORMWATER MANAGEMENT, STORMWATER POLLUTION PREVENTION, OR SIMILAR PLAN AND/OR NARRATIVE AND ASSOCIATED PERMITS INCLUDING, BUT NOT LIMITED TO GRADING PERMITS, AND COMPLYING WITH THE REQUIREMENTS THEREIN.
16. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED BY THE CONTRACTOR, HIS SUBCONTRACTORS, OR OTHER AFFECTED PARTIES, WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE OWNER/DEVELOPER AND THE ENGINEER IMMEDIATELY.
17. **BENCHMARK VERIFICATION:** THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND THE PROPOSED ELEVATIONS IN THIS CONSTRUCTION PLAN SET AGAINST THE PROJECT BENCHMARK, IDENTIFIED HEREIN, PRIOR TO COMMENCING WORK.
18. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE FOREMENTIONED FACILITIES OR ANY WATER OF THE UNITED STATES.
19. A STATE AIR QUALITY PERMIT IS REQUIRED FOR LAND DISTURBANCE ACTIVITIES THAT ARE MORE THAN 25 CONTIGUOUS ACRES OR MORE THAN 6 MONTHS IN DURATION. THE CONTRACTOR, AT HIS OWN EXPENSE, SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED AIR QUALITY PERMIT AND FOR COMPLYING WITH ALL PROVISIONS INCLUDED THEREIN.
20. ALL ROADWAY OVER EXCAVATION TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS. FINAL PAVEMENT DESIGN TO BE PROVIDED BY GEOTECHNICAL ENGINEER AFTER OVERLOT GRADING IS COMPLETE. CONTRACTOR TO CONFIRM ROADWAY OVER EXCAVATION REQUIREMENTS WITH OWNER AND GEOTECHNICAL ENGINEER.

COMPACTION REQUIREMENTS

SOIL COMPACTION SHALL BE PER RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE:

- PRIOR TO FILL PLACEMENT, THE GROUND SURFACE IN AREAS TO BE FILLED SHOULD BE STRIPPED OF DEBRIS, VEGETATION/ORGANICS AND OTHER DELETERIOUS MATERIAS, SCARIFIED AND MOISTURE CONDITIONED TO BETWEEN 1 AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT FOR CLAY OR WITHIN 2 PERCENT OF OPTIMUM FOR SAND AND GRAVEL, AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698)
- UTILITY TRENCH BACKFILL SHOULD BE MOISTENED BETWEEN OPTIMUM AND 4 PERCENT WETTER AND COMPACTED TO AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY FOR CLAY AND MOISTENED WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO 100 PERCENT OF STANDARD PROCTOR FOR SAND.
- SUB-EXCAVATION FILL SHOULD BE MOISTURE-CONDITIONED BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT FOR CLAY OR WITHIN 2 PERCENT OF OPTIMUM FOR SAND. FILL SHOULD BE COMPACTED AT LEAST 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY.

EXCAVATION SCOPE OF WORK:

THE SCOPE OF WORK


- A. SITE PREPARATION**
 1. PRIOR TO COMMENCEMENT OF EXCAVATION, THE SITE SHALL BE STRIPPED IN CONFORMANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER AND APPROVED PLANS. REMOVAL OF STRIPPINGS SHALL EXTEND 5 FEET AT ALL TIMES BEYOND THE BOUNDARIES OF THE AREAS RECEIVING FILL. THE DEPTH OF THE STRIPPING SHALL BE AT THE SOLE DISCRETION OF AND DIRECTED BY THE SOILS ENGINEER. ALL STRIPPINGS SHALL BE STORED ON SITE AND PLACED AT THE DIRECTION OF THE BUILDER.
 2. WITHIN THE GRADING LIMITS, ALL EXISTING STRUCTURES SUCH AS FENCES, DRAINAGE DEVICES, ASPHALT, ETC., SHALL BE REMOVED, EXCEPT AS OTHERWISE DIRECTED BY THE BUILDER OR CONSTRUCTION PLANS. NO PROCESSING OF THIS MATERIAL WILL BE ALLOWED, UNLESS APPROVED BY SOILS ENGINEER OR BY BUILDER. NO ONSITE BURNING WILL BE PERMITTED.
 3. ONCE THE VEGETATION HAS BEEN REMOVED TO THE SATISFACTION OF THE SOILS ENGINEER, THE AREA OF THE SITE TO RECEIVE THE FILL SHALL BE SCARIFIED AND RE-COMPACTED TO A DEPTH OF AT LEAST 12 INCHES OR AS DIRECTED BY THE SOILS ENGINEER. THE CONTRACTOR SHALL NOT PLACE FILL UNTIL THE SOILS ENGINEER HAS RELEASED THE AREA FOR FILL PLACEMENT WITH VERBAL APPROVAL.
 4. DURING ALL CLEARING, GRUBBING, STRIPPING, SITE PREPARATION, EXCAVATION AND GRADING, DUST CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR TO THE SPECIFICATIONS OF THE BUILDER, SOILS ENGINEER, LOCAL GOVERNING JURISDICTION, TRI-COUNTY HEALTH AND CDPHE. DUST CONTROL SHALL BE REQUIRED UNTIL THE BUILDER HAS ACCEPTED THE SITE.
 5. ALL VEGETATION, WITH THE EXCEPTION OF TOPSOIL, AND DEBRIS RESULTING FROM CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND HAULED TO AN APPROPRIATE WASTE DISPOSAL FACILITY, UNLESS OTHERWISE DIRECTED BY BUILDER.
- B. EXCAVATION AND GRADING**
 1. THE WORK SHALL CONSIST OF ALL LABOR, FUEL, EQUIPMENT AND MATERIALS, NECESSARY TO COMPLETE THE EXCAVATION AND EMBANKMENT (MASS GRADING) IN CONFORMANCE WITH THE APPROVED GRADING PLANS, TO A TOLERANCE OF TWO TENTHS OF ONE FOOT.
 2. THE CONTRACTOR SHALL HAVE SUITABLE AND SUFFICIENT EQUIPMENT ON THE JOB SITE TO PROCESS AND COMPACT THE AMOUNT OF FILL BEING PLACED, IN CONFORMANCE WITH THE SPECIFICATIONS DEFINED BY THE PROJECT SOILS REPORT AND THE SITE SOILS ENGINEER.
 3. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA AND THE COMPACTION EQUIPMENT SHALL MAKE SUFFICIENT TRIPS TO ENSURE THAT THE REQUIRED DENSITY HAS BEEN OBTAINED, PER SOILS ENGINEERS TESTING AND APPROVALS.
 4. COMPACTION, MOISTURE-DENSITY TESTING SHALL BE PROVIDED BY THE BUILDER IN THE LOCATIONS AND FREQUENCY DIRECTED BY THE SOILS ENGINEER. THIS TESTING SHALL BE CONDUCTED BY THE SOILS ENGINEER TO ENSURE THAT THE FILL CONFORMS TO THE REQUIREMENTS OF THE PROJECT SOILS REPORT. THE CONTRACTOR AND HIS EMPLOYEES SHALL PROVIDE ASSISTANCE TO THE SOILS ENGINEER AS REQUESTED. TO FACILITATE FIELD COMPACTION AND MOISTURE-DENSITY TESTING, THE CONTRACTOR SHALL EXCAVATE TEST PITS IN LOCATIONS AND AT DEPTHS REQUESTED BY THE SOILS ENGINEER. IN THE EVENT OF A FAILED COMPACTION TEST, AS DETERMINED BY THE SOILS ENGINEER, THE CONTRACTOR SHALL REWORK THE MATERIAL UNTIL IT CONFORMS TO THE SPECIFICATIONS OF THE PROJECT SOILS REPORT TO THE SATISFACTION OF THE SOILS ENGINEER. THE COST OF ANY REWORKING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND NO ADDITIONAL COMPENSATION SHALL BE CONSIDERED. ALL REWORK SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND TRANSPORTING ALL CONSTRUCTION WATER NECESSARY TO COMPLETE THE WORK AT THEIR SOLE EXPENSE.
 6. ALL STOCKPILING AND WASTING OF MATERIAL WILL BE CONSIDERED INCIDENTAL TO THE CONTRACTOR'S PRICING, AND NO COMPENSATION WILL BE MADE FOR STOCKPILING OR RETURNING THE STOCKPILED MATERIAL TO THE PROJECT AS COMPACTED FILL OR OTHERWISE. STOCKPILE LOCATIONS SHALL BE APPROVED BY THE BUILDER.
 7. ROCK ENCOUNTERED, BOTH RIPPLE AND NON-RIPPLE, SHALL BE REMOVED FROM THE SITE AT THE DISCRETION OF THE SOILS ENGINEER AND BUILDER AND SHALL BE INCLUDED AS A CONTRACTOR'S UNIT BID PRICE.
- C. COMPACTED FILLS**
 1. DELETERIOUS MATERIAL NOT DISPOSED OF DURING CLEARING OR DEMOLITION SHALL BE REMOVED FROM THE FILL AS DIRECTED BY THE SOILS ENGINEER.
 2. MATERIAL THAT IS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL NOT BE USED IN THE COMPACTED FILL.
 3. WHERE THE SLOPE RECEIVING FILL EXCEEDS A RATIO OF FIVE-HORIZONTAL TO ONE VERTICAL, THE FILL SHALL BE KEYED WITH A MINIMUM KEY WIDTH OF 6 FEET AND BENCHED THROUGH ALL UNSUITABLE TOPSOIL, COLLUVIUM, ALLUVIUM OR CREEP MATERIAL INTO SOUND BEDROCK OR FIRM MATERIAL OR AS DIRECTED BY THE SOILS ENGINEER. ALL NECESSARY EXCAVATION PROCESSES MUST CONFORM TO ALL OSHA REGULATIONS AND GUIDELINES.
 4. NO FILL MATERIAL SHALL BE PLACED UPON FROZEN SUB-GRADE, SPREAD OR ROLLED WHILE IT IS FROZEN OR THAWING OR DURING UNFAVORABLE WEATHER CONDITIONS.
- D. CERTIFICATION**
 1. CERTIFICATION OF THE GRADING SHALL BE DONE IN A TIMELY MANNER. CONTRACTOR SHALL PROVIDE NOTICE TO BUILDER WHEN AN AREA IS READY TO BE CERTIFIED. CONTRACTOR SHALL HAVE 2 DAYS FROM THE TIME THE GRADE CERTIFICATION STAKING IS COMPLETE TO REGRADE ALL AREAS GREATER THAN 0.20' VARIANCE FROM THE APPROVED PLAN GRADES. UNTIL THE SITE IS ACCEPTED BY BUILDER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DRAIN AND/OR PUMP ALL AREAS WHERE WATER HAS COLLECTED AND PROTECT THE WORK SITE FROM DAMAGE AS A RESULT OF RAIN, SNOW, SLEET, HAIL OR ANY OTHER FORM OF PRECIPITATION, AT CONTRACTOR'S SOLE EXPENSE.

ADDITIONAL PROVISIONS

- A. UPON COMPLETION OF THE WORK, THE SITE SHALL BE RIPPED OR SURFACE RUFFENED PERPENDICULAR TO SLOPE AS DIRECTED BY BUILDER, AND ALL TRASH REMOVED, TO THE SATISFACTION OF THE BUILDER.
- B. ALL HAUL ROADS OR OTHER AREAS OUTSIDE OF THE PROJECT THAT HAVE BEEN DISTURBED BY THE GRADING OPERATION SHALL BE RETURNED TO THEIR ORIGINAL GRADE, BLADED SMOOTH AND/OR RIPPED TO THE SATISFACTION OF THE BUILDER.
- C. THE CONTRACTOR, AT HIS EXPENSE, SHALL REMOVE SPILLAGE AND/OR TRACKING RESULTING FROM HAULING OR CONSTRUCTION OPERATIONS ALONG OR ACROSS ANY PUBLICLY TRAVELED ROADWAYS, IMMEDIATELY.
- D. CONTRACTOR SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN. CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGE CAUSED BY THE CONTRACTOR DURING THE PERFORMANCE OF THEIR WORK. THE COST OF REPAIR OR REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR AND INCLUDED IN THEIR SCOPE OF WORK.
- E. CONTROL OF NUISANCE WATER OR CONSTRUCTION WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE SCOPE OF WORK. CONTRACTOR SHALL CONTROL SURFACE RUNOFF WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE. THE CONTRACTOR SHALL EMPLOY APPROPRIATE MEASURES TO PREVENT EROSION OF GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED OR UNTIL ROUGH GRADE ACCEPTANCE. ALL MEASURES SHALL BE IN CONFORMANCE WITH GESC AND SWMP PLANS FOR THE SITE.
- F. ALL ON-SITE MATERIALS, HAZARDOUS MATERIALS, SHALL BE MAINTAINED, CONTROLLED, STORED AND CONTAINED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS. ALL COSTS ASSOCIATED SHALL BE THE CONTRACTORS RESPONSIBILITY.
- G. EXCAVATION OF SUBSURFACE MATERIAL WHICH CANNOT BE REMOVED BY RIPPING WITH DB DOZER SHALL BE APPROVED BY THE BUILDER IN ADVANCE AND SHALL BE PAID AT STANDARD EQUIPMENT RATES. NO PAYMENT SHALL BE MADE FOR LOSS TIME AND CONTRACTOR SHALL SUBMIT EXTRA WORK TIME SHEET EACH DAY FOR SIGNATURE BY THE BUILDER. PAYMENT SHALL BE LIMITED TO RIPPING EQUIPMENT ONLY.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
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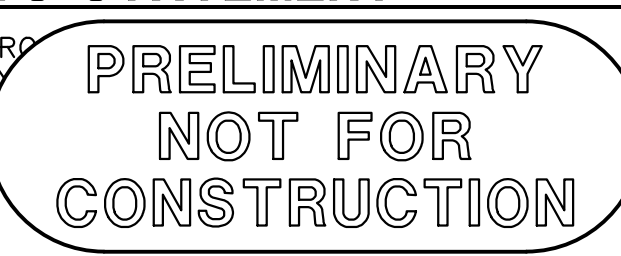
BY	DATE	REVISION	COMMENTS
RM	4/08/24	1	

AMENITY SITE AT RIDGEGATE SW VILLAGE
 GENERAL NOTES
 SHEET 2 OF 9
 JOB NO. 15950.06



ENGINEER'S STATEMENT

THE GRADING, EROSION CONTROL, AND EMBANKMENT INCLUDED HEREIN ARE UNDER THE SUPERVISION OF THE ENGINEER, AARON L. CLUTTER, P.E., LICENSE NO. 36742, FOR AND ON BEHALF OF JR ENGINEERING, LLC



AARON L. CLUTTER, P.E.
 COLORADO P.E. 36742
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
PHASE LINE	---	---
MATCH LINE	---	---
SECTION LINE	---	---
BOUNDARY LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
R.O.W. A LINE	A	A
CENTERLINE	---	---
CITY LIMITS	---	---
WIRE FENCE	X	X
CHAIN LINK FENCE	o	o
WOOD FENCE	o	o
MASONRY FENCE	o	o
GUARDRAIL	o	o
CONC. BARRIER	o	o
CABLE TV	TV	TV
ELECTRIC	E	E
FIBER OPTIC	FO	FO
GAS MAIN	G	G
IRRIGATION MAIN	IRR	IRR
OIL/PETRO. MAIN	O	O
OVERHEAD UTILITY	OHU	OHU
SANITARY SEWER	S	S
STORM DRAIN	T	T
TELEPHONE	W	W
WATER MAIN	W	W
RAW WATER LINE	RWL	RWL
SWALE/WATERWAY FLOWLINE	---	---
DIVERSION DITCH	---	---
DIVERSION CHANNEL	---	---
MAJOR DRAINAGE BASIN	---	---
MINOR DRAINAGE BASIN	---	---
TOP OF SLOPE	V	V
TOE OF SLOPE	V	V
EDGE OF WATER	---	---
INDEX CONTOUR	6100	6100
INTERMEDIATE CONTOUR	6100	6100
DEPRESSION CONT. (INDEX)	6100	6100
DEPRESSION CONT. (INTER)	6100	6100
TOP OF CUTS	---	---
TOE OF FILL	---	---
CUT AND FILL LINE	C/F	C/F
SILT FENCE	SF	SF
100 YEAR FLOODPLAIN	100YR	100YR
500 YEAR FLOODPLAIN	500YR	500YR
FLOODWAY	FLDWY	FLDWY
BASE FLOOD ELEVATION	---	---
EDGE OF WETLANDS	---	---
STONE WALL	---	---
PROPOSED FLOW ARROW	---	---
EXISTING FLOW ARROW	---	---

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	⊙
STORM INLET	⊙	⊙
AREA INLET - SQUARE	□	□
AREA INLET - ROUND	○	○
FLARED END SECTION	▷	▷
RIPRAP	▨	▨
SANITARY SEWER		
LINE MARKER	Mkr S ^o	Mkr S ^o
SERVICE MARKER	△	△
CLEAN-OUT	o	o
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
LINE MARKER	Mkr W ^o	Mkr W ^o
SERVICE MARKER	△	△
FIRE HYDRANT	⊙	⊙
FIRE CONNECTION	⊙	⊙
MANHOLE	⊙	⊙
BEND	⊙	⊙
BLOW-OFF VALVE	⊙	⊙
WELL	⊙	⊙
METER	⊙	⊙
VALVE	⊙	⊙
REDUCER	⊙	⊙
THRUST BLOCK	⊙	⊙
CROSS	⊙	⊙
PLUG W/ THRUST BLOCK	⊙	⊙
TEE	⊙	⊙
REVERSE ANCHOR	⊙	⊙
ANODE	⊙	⊙
AIR & VACUUM VALVE ASSEMBLY TRANSMISSION BLOW-OFF ASSEMBLY	⊙	⊙
GAS LINE		
MARKER	Mkr G ^o	Mkr G ^o
SERVICE MARKER	△	△
METER	⊙	⊙
VALVE	⊙	⊙
PLUG	⊙	⊙
TEE	⊙	⊙
DRY UTILITIES		
CABLE TV MARKER	Mkr TV ^o	Mkr TV ^o
CABLE TELEVISION PEDESTAL	⊙	⊙
ELECTRIC MARKER	Mkr E ^o	Mkr E ^o
ELECTRIC SERVICE MARKER	△	△
ELECTRICAL PEDESTAL	⊙	⊙
ELECTRICAL METER	⊙	⊙
ELECTRICAL MANHOLE	⊙	⊙
FIBER-OPTIC MARKER	Mkr FO ^o	Mkr FO ^o
IRRIGATION PEDESTAL	⊙	⊙
TELEPHONE MARKER	Mkr T ^o	Mkr T ^o
TELEPHONE PEDESTAL	⊙	⊙
TELEPHONE MANHOLE	⊙	⊙
UTILITY POLE	⊙	⊙
GUY ANCHOR	⊙	⊙
GUY POLE	⊙	⊙
MISC. UTILITIES		
VENT PIPE	VP	VP
TEST HOLE DESIGNATOR	TH	TH

MONUMENTATION LEGEND

ALUMINUM CAP - FOUND	•AC
BRASS CAP - FOUND	•BC
BENCHMARK - FOUND	⊙
CROSS - FOUND	+
MONUMENT - SET	○
MONUMENT - FOUND (DEFAULT)	●
MONUMENT - FOUND (ALTERNATE 1)	■
MONUMENT - FOUND (ALTERNATE 2)	▣
MONUMENT - FOUND (ALTERNATE 3)	▲
MONUMENT - FOUND (ALTERNATE 4)	▲
MONUMENT - FOUND (ALTERNATE 5)	●
MONUMENT - FOUND (ALTERNATE 6)	●
MONUMENT - FOUND (ALTERNATE 7)	●
NAIL & WASHER - FOUND	•NAIL & WASHER
PANEL - FOUND	⊙
PK NAIL - FOUND	•PK NAIL
ROW MONUMENT - FOUND	⊙
ROW MARKER - FOUND	⊙
SECTION CORNER - FOUND	⊙
SECTION CORNER - SET	⊙
QUARTER-SECTION CORNER - FOUND	⊙
QUARTER-SECTION CORNER - SET	⊙
SECTION CENTER - FOUND	⊙
SECTION CENTER - FOUND	⊙
CONTROL/TRVERSE POINT - SET	⊙

STORM WATER MANAGEMENT

KEY	SYMBOL
CHECK DAM	⊙
CONSTRUCTION MARKER	⊙
CONSTRUCTION ROAD STABILIZATION	⊙
CURB SOCK INLET PROTECTION	⊙
CONCRETE WASHOUT AREA	⊙
DIVERSION DITCH AND DIKE, TEMPORARY	⊙
DIVERSION CHANNEL, TEMPORARY	⊙
DEWATERING	⊙
EROSION CONTROL BLANKET	⊙
INLET FILTER	⊙
INLET PROTECTION	⊙
SUMP INLET PROTECTION	⊙
MULCHING	⊙
OUTLET PROTECTION	⊙
PAVED FLUME	⊙
PERMANENT SEEDING	⊙
REINFORCED CONCRETE DAM	⊙
ROUGH CUT STREET CONTROL	⊙
RRB	⊙
SEDIMENT BASIN	⊙
SEDIMENT CONTROL LOG	⊙
SILT FENCE	⊙
SURFACE ROUGHENING	⊙
STABILIZED STAGING AREA	⊙
SEDIMENT TRAP	⊙
STRAW BALE BARRIER	⊙
TERRACING	⊙
TEMPORARY SEEDING	⊙
TEMPORARY STREAM CROSSING CULVERT/BRIDGE	⊙
TEMPORARY STREAM CROSSING FORD TYPE	⊙
TEMPORARY SLOPE DRAIN	⊙
VEHICLE TRACKING CONTROL	⊙
VEHICLE TRACKING CONTROL WITH WASH RACK	⊙

TRAFFIC LEGEND

	EXISTING	PROPOSED
PARKING METER	⊙	⊙
TRAFFIC SIGNAL BOX	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
TRAFFIC SIGNAL	⊙	⊙
BARRICADE	⊙	⊙
GUARD RAIL POST	⊙	⊙
IMPACT ATTENUATOR	⊙	⊙
BRIDGE STYLE HIGHWAY SIGN POST	⊙	⊙
CANTILEVER STYLE HIGHWAY SIGN POST	⊙	⊙
RAILROAD MARKER/SIGN	⊙	⊙
STREET LIGHT	⊙	⊙
STREET LIGHT - SINGLE	⊙	⊙
STREET LIGHT - DOUBLE	⊙	⊙
LUMINAIRE	⊙	⊙
ALTERNATE LUMINAIRE	⊙	⊙
SIGNAL MAST ARM W/ LUMINAIRE	⊙	⊙
PEDESTAL POLE FOUNDATION	⊙	⊙
TRAFFIC SIGNAL POLE	⊙	⊙
ROUND PULL BOX	⊙	⊙
MEDIUM PULL BOX	⊙	⊙
LARGE PULL BOX (20X33X15)	⊙	⊙
SIGNAL HEAD WITHOUT BACK PLATE	⊙	⊙
SIGNAL HEAD WITH BACK PLATE	⊙	⊙
PEDESTRIAN SIGNAL HEAD	⊙	⊙
VIDEO IMAGE DETECTOR	⊙	⊙
OPTICOM DETECTOR	⊙	⊙
VEHICLE DETECTION ZONE	⊙	⊙

LANDSCAPE LEGEND

	EXISTING	PROPOSED
TREE - CONIFEROUS	⊙	⊙
TREE - DECIDUOUS	⊙	⊙
SHRUB/BUSH	⊙	⊙
SHRUBS AND BUSHES	⊙	⊙
IRRIGATION BOX	⊙	⊙
IRRIGATION SPRINKLER	⊙	⊙
IRRIGATION VALVE	⊙	⊙
BOLLARD	⊙	⊙
FLAGPOLE	⊙	⊙

ENGINEER'S STATEMENT

THE GRADING, EROSION CONTROL, AND DRAINAGE INCLUDED HEREIN ARE THE PROPERTY OF THE ENGINEER AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, OR THEIR USE APPROVES THEIR USE AS DESIGNATED BY WRITTEN AUTHORIZATION.

PRELIMINARY NOT FOR CONSTRUCTION



Know what's below. Call before you dig.

AARON L. CLUTTER, P.E. COLORADO P.E. 36742 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

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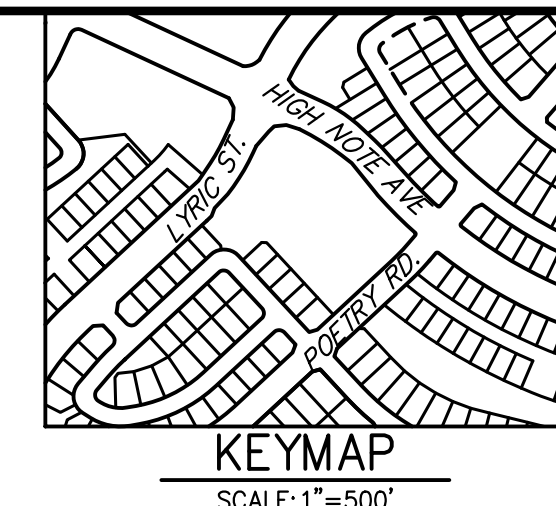
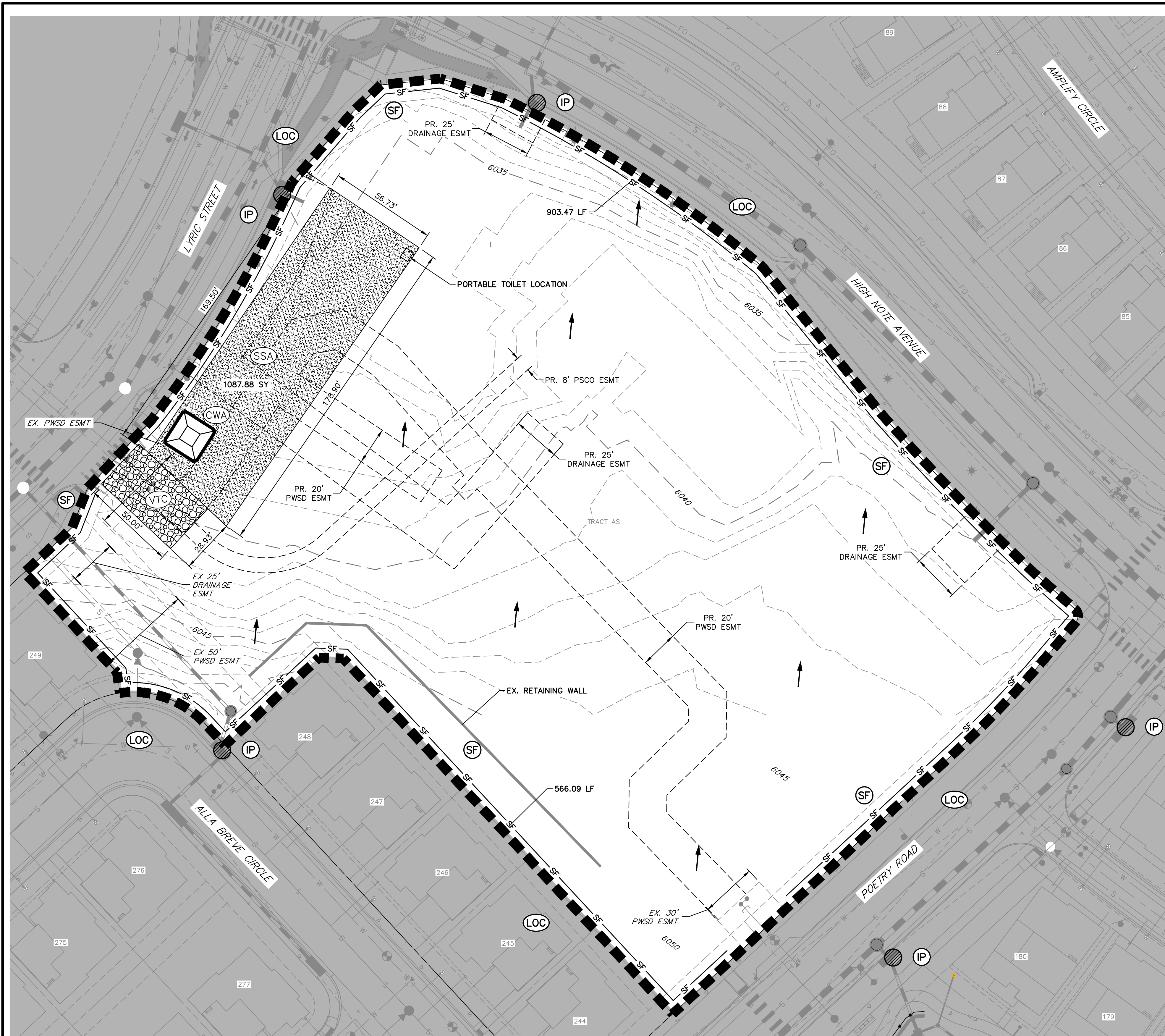
PREPARED FOR
SH LYRIC, LLC
9380 STATION ST.
SUITE 600
LONE TREE, CO 80124
OFFICE PHONE
(303) 791-8180

J.R. ENGINEERING
A Westman Company
Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	COMMENTS
RKM	4/08/24	1	

H-SCALE	N/A	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
				5/15/24	GC	GC	

AMENITY SITE AT RIDGEGATE SW VILLAGE
LEGEND



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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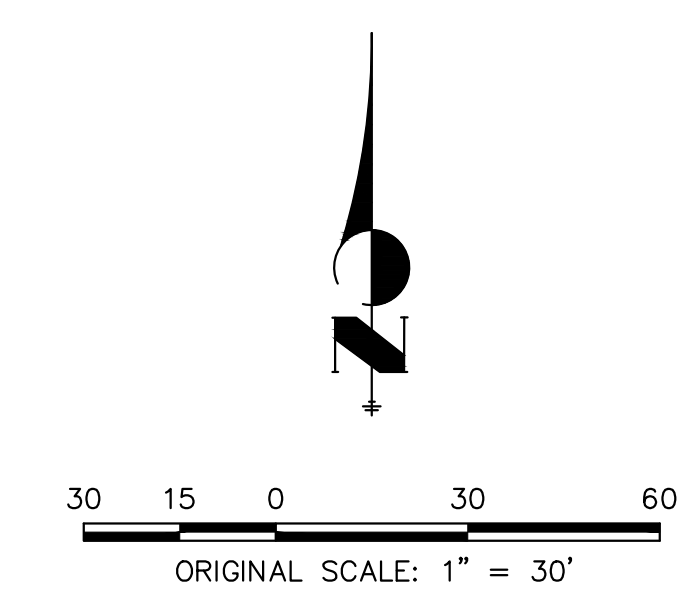
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PROPOSED LIMITS OF DISTURBANCE.

TOTAL SITE AREA: 3.26 ACRES WITHIN TRACT AS, RIDGEGATE SW VILLAGE FILING 1
 TOTAL DISTURBED AREA: 3.26 ACRES

NOTES:

- SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
- SEE SHEET 2 FOR STANDARD GESC NOTES.
- SEE SHEETS 7 - 9 FOR STANDARD GESC DETAILS.
- NO GRADING OPERATIONS SHALL OCCUR WITHIN 20' OF OVERHEAD TRANSMISSION TOWERS.
- CONSTRUCTION MARKERS TO BE PLACED 100' APART.
- CONTRACTOR SHALL HAVE ADEQUATE DUST SUPPRESSION CONTROL MEASURES ONSITE AT ALL TIMES. EXCESS DUST GENERATED FROM OPERATIONS AS DETERMINED BY THE CITY IS GROUNDS FOR STOPPING ALL WORK UNTIL DUST CAN BE CONTROLLED.
- PORTABLE TOILET SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.
- ADJACENT ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS AND SOIL TRACKOUT AT ALL TIMES AND SHALL BE CLEANED IMMEDIATELY USING DRY METHODS ONLY.
- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.



CITY OF LONE TREE	
DATE	
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING AND EROSION CONTROL IMPROVEMENTS ONLY.	
ENGINEERING DIVISION ACCEPTANCE BLOCK	

ENGINEER'S STATEMENT

THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF LONE TREE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA

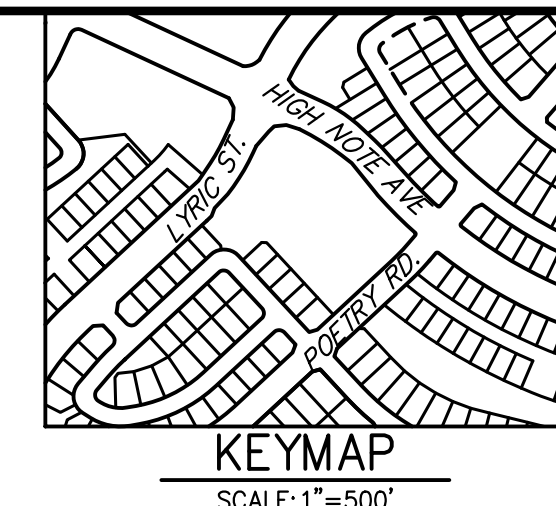


AARON L. CLUTTER, P.E.
 COLORADO P.E. 36742
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

NO.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	4/08/24	RKM

AMENITY SITE AT RIDGEGATE SW VILLAGE
 INITIAL GESC PLAN

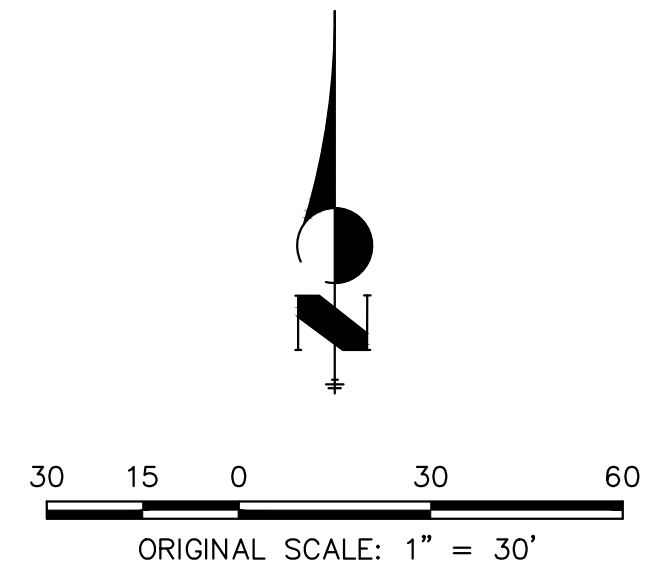


EARTHWORK TABLE

CUT VOLUME	757 Cu. Yd.
FILL VOLUME	4021 Cu. Yd.
NET FILL	3264<FILL> Cu. Yd.

NOTES:

- SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
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- SHADED BMPs INSTALLED IN THE INITIAL STAGE SHALL BE LEFT IN PLACE IN THE INTERIM STAGE.
- ALL INTERIM BMPs, INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ISSUANCE OF ANY CURB AND GUTTER PERMITS.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.



ENGINEER'S STATEMENT

THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF LONE TREE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA



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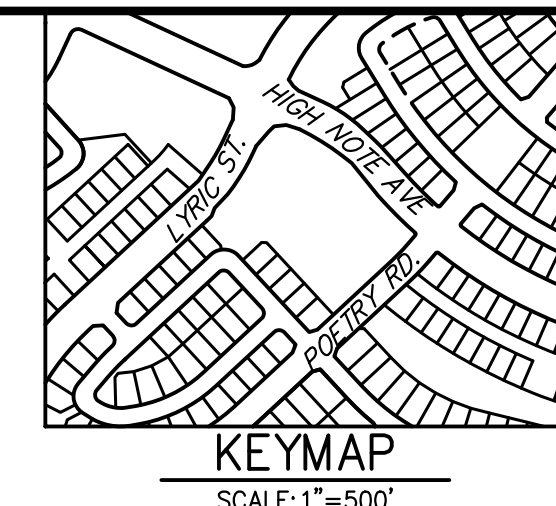
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PREPARED FOR
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No.	REVISION	DATE	BY
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AMENITY SITE AT RIDGEGATE SW VILLAGE
 INTERIM GESC PLAN

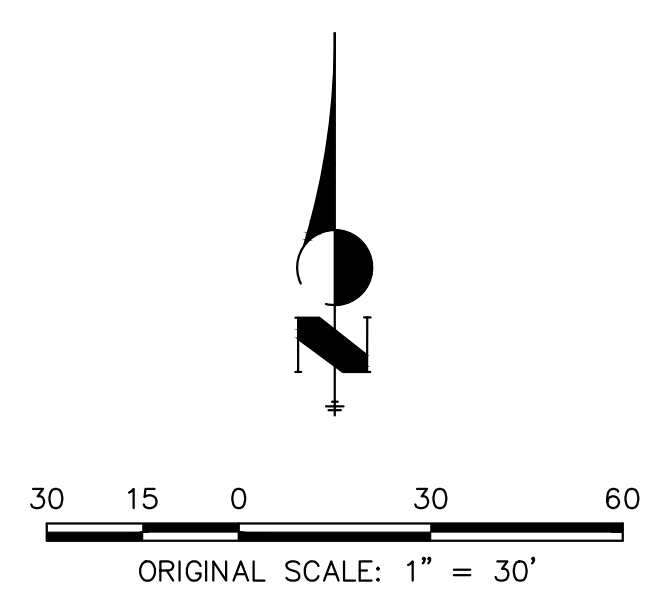


LANDSCAPING LEGEND:

(SM) SEED, SOD, OR PERMANENT LANDSCAPING. REF. LANDSCAPING PLANS FOR FINAL SITE STABILIZATION

NOTES:

- SEE SHEET 1 FOR BENCHMARK AND SHEET 3 FOR LEGEND.
- SEE SHEET 2 FOR STANDARD GESC NOTES.
- SEE SHEETS 7 - 9 FOR STANDARD GESC DETAILS.
- NO GRADING OPERATIONS SHALL OCCUR WITHIN 20' OF OVERHEAD TRANSMISSION TOWERS.
- CONSTRUCTION MARKERS TO BE PLACED 100' APART
- CONTRACTOR SHALL HAVE ADEQUATE DUST SUPPRESSION CONTROL MEASURES ONSITE AT ALL TIMES. EXCESS DUST GENERATED FROM OPERATIONS AS DETERMINED BY THE CITY IS GROUNDS FOR STOPPING ALL WORK UNTIL DUST CAN BE CONTROLLED.
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- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
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- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- ALL DISTURBED AREAS SHALL BE STABILIZED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. LANDSCAPED AREAS THAT CANNOT BE COMPLETED DUE TO SEASONAL CONSTRAINTS MUST BE COVERED WITH EROSION CONTROL BLANKET UNTIL LANDSCAPING CAN BE COMPLETED.



CITY OF LONE TREE	
DATE	
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GRADING AND EROSION CONTROL IMPROVEMENTS ONLY.	
ENGINEERING DIVISION ACCEPTANCE BLOCK	

ENGINEER'S STATEMENT

THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF LONE TREE GRADING, EROSION, AND SEDIMENT CONTROL (GESC) CRITERIA



AARON L. CLUTTER, P.E.
 COLORADO P.E. 36742
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.

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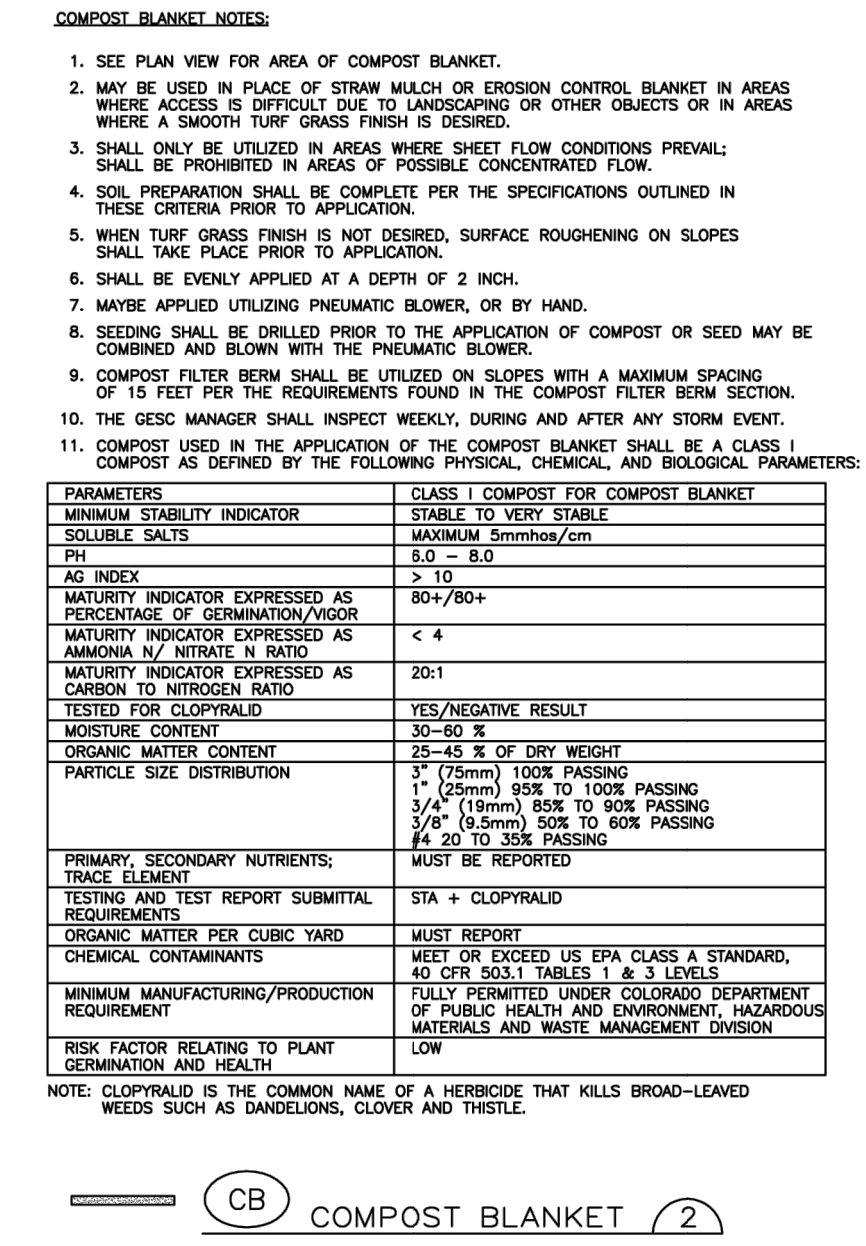
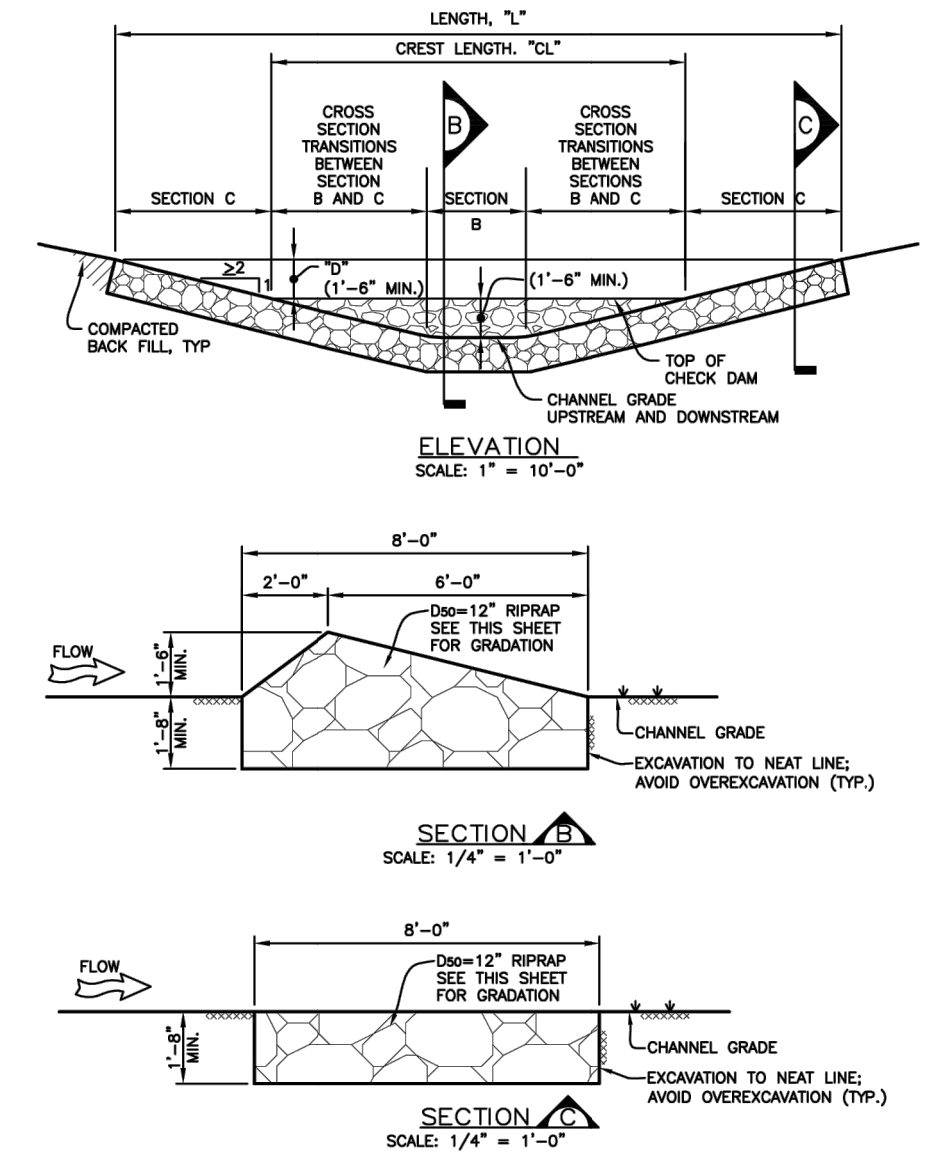
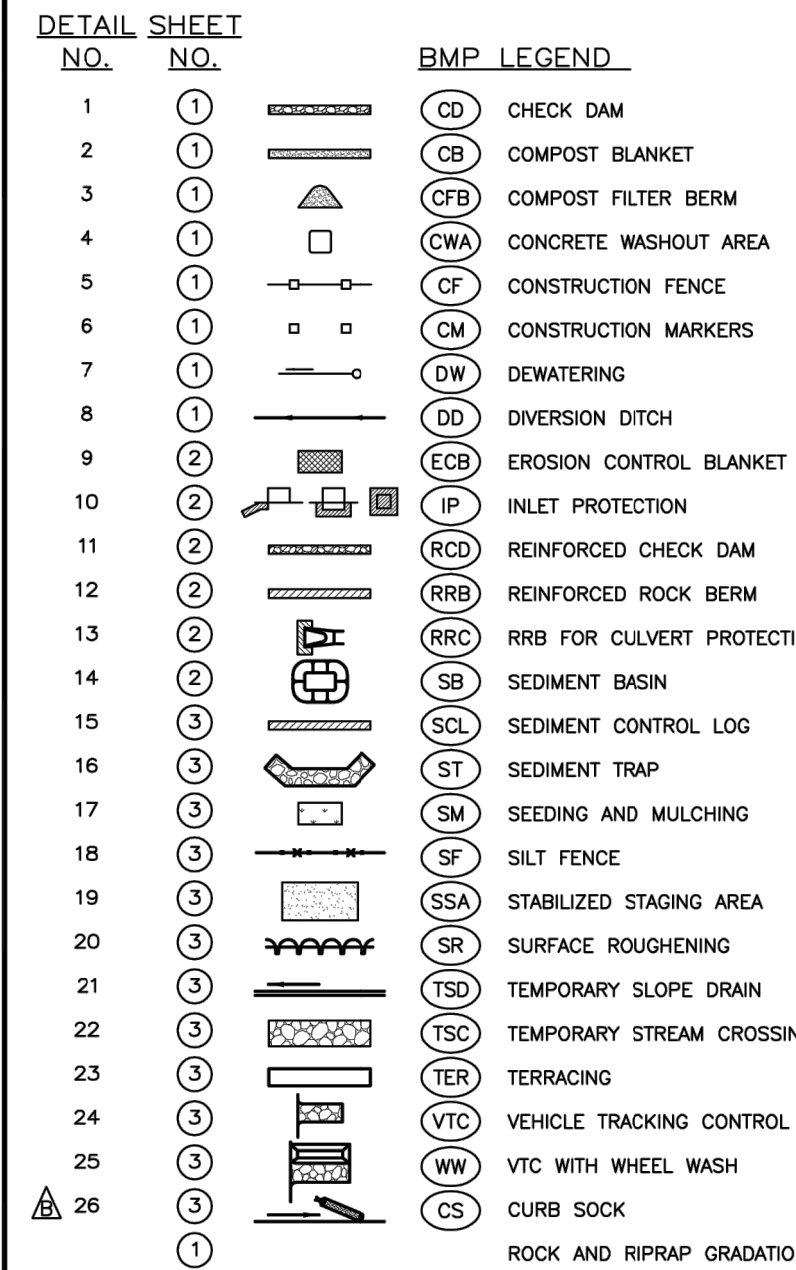
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No.	REVISION	BY	DATE
1	REVISED PER CITY COMMENTS	RKM	4/08/24

AMENITY SITE AT RIDGEGATE SW VILLAGE	FINAL GESC PLAN
H-SCALE 1"=30'	V-SCALE N/A
DATE 5/15/24	DESIGNED BY MMC
DRAWN BY MMC	CHECKED BY
SHEET 6 OF 9	JOB NO. 15950.06

GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE CITY OF LONE TREE PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE CITY OF LONE TREE SUBVERSION REGULATIONS AND/OR THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
- THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
- THE GESC PLAN SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LONE TREE, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY OF LONE TREE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
- THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE CITY OF LONE TREE - ACCEPTED GESC PLAN AND THE CITY OF LONE TREE GESC MANUAL.
- ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE CITY OF LONE TREE - ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE CITY OF LONE TREE ENGINEERING DIVISION.
- AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE CITY, AND THE GESC FIELD MANUAL OBTAINED AND REVIEWED, THE CONTRACTOR MAY INSTALL THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs INDICATED ON THE ACCEPTED GESC PLAN.
- THE FIRST BMP TO BE INSTALLED ON THE SITE SHALL BE CONSTRUCTION FENCE, MARKERS, OR OTHER APPROVED MEANS OF DEFINING THE LIMITS OF CONSTRUCTION, INCLUDING CONSTRUCTION LIMITS ADJACENT TO STREAM CORRIDORS AND OTHER AREAS TO BE PRESERVED.
- AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE CITY OF LONE TREE CONSTRUCTION INSPECTOR AT (303) 662-8112 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE MEETING SHALL BE HELD WITHIN THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE PRECONSTRUCTION MEETING.
- THE OWNER OR OWNER'S REPRESENTATIVE, THE GESC MANAGER, THE GENERAL CONTRACTOR, AND THE GRADING SUBCONTRACTOR, IF DIFFERENT FROM THE GENERAL CONTRACTOR, MUST ATTEND THE PRECONSTRUCTION MEETING. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE CITY OF LONE TREE GESC INSPECTOR, THE APPLICANT WILL HAVE TO PAY A RESPECTION FEE. ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. THE CITY OF LONE TREE STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING. FAILURE OF THE ENGINEER OF RECORD TO ATTEND MAY RESULT IN A DELAY OF THE START OF CONSTRUCTION.
- CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY OF LONE TREE GESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE CITY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT WILL BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
- THE GESC MANAGER SHALL STRICTLY ADHERE TO THE CITY OF LONE TREE-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE CITY OF LONE TREE ENGINEERING DIVISION MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF CONSTRUCTION.
- THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN, BMP INSTALLATION AND APPROVAL BY THE CITY OF LONE TREE. THE GESC MANAGER SHALL BE PRESENT AT THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGHOUT A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER SHALL BE ISSUED.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY OF LONE TREE-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE CITY OF LONE TREE ENGINEERING DIVISION.
- THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED WITH A STREET SWEEPER OR SIMILAR DEVICE. AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE CITY OF LONE TREE GESC INSPECTOR, STREET WASHING IS NOT ALLOWED. THE CITY OF LONE TREE RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
- APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN 48 HOURS FOR LEVEL III VIOLATIONS, AND IMMEDIATELY FOR LEVEL II VIOLATIONS, OR AS DIRECTED BY A CITY OF LONE TREE GESC INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
- STRAW BALES ARE NOT A GESC-ACCEPTED SEDIMENT CONTROL BMP.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE CITY OF LONE TREE GESC INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE AN INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
- THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND THE CITY OF LONE TREE ENGINEERING FOR ANY PROPOSED CHANGES.
- LINING OF TRENCHES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
- NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJUNCT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJUNCT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE CITY OF LONE TREE ENGINEERING DIVISION.
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CSPE PER CS 25-9-801, AND THE CITY OF LONE TREE. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE CSPE. THE APPLICABLE CONTACT INFORMATION (SEE APPENDIX A, DOUGLAS COUNTY GESC MANUAL - SUBJECT TO CHANGE) IS: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT TOLL-FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE 1-877-519-5686; NATIONAL RESPONSE CENTER (24-HOUR NATIONAL SPILL RESPONSE) 1-800-424-8802; CITY OF LONE TREE PUBLIC WORKS (303) 662-8112. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER.
- ALL WORK ON SITE SHALL START A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED CITY OF LONE TREE GESC PLAN.
- ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE CITY ENGINEER TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE CITY OF LONE TREE GESC INSPECTOR OF THE LOCATION AND GESC PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/EXPORT OPERATIONS.
- THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
- THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
- ALL DOWATERING ON SITE SHALL BE COORDINATED WITH A CITY OF LONE TREE GESC INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC CRITERIA MANUAL.
- ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY THE CITY OF LONE TREE ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
- ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE DOUGLAS COUNTY GESC MANUAL CRITERIA AND THE CITY OF LONE TREE SEEDING AND MULCHING DETAIL (#17) INCLUDED HEREIN WITHIN THIRTY DAYS OF INITIAL EXPOSURE OR WITHIN SEVEN DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY THE CITY OF LONE TREE) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN THE CITY OF LONE TREE.
- NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
- NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE GESC INSPECTOR.
- A FINAL GESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.



COMPOST FILTER BERM NOTES:

- SEE PLAN VIEW FOR LENGTH OF COMPOST FILTER BERM.
- SHALL BE APPLIED TO ALL SLOPES RECEIVING A COMPOST BLANKET AT 15' INCREMENTS.
- FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
- FILTER BERMS SHALL BE A MINIMUM OF 1' H x 2' W.
- FILTER BERMS SHALL BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
- SMALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL. SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
- SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
- WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
- SEEDING SHALL BE DRILLED BEFORE THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
- COMPOST USED IN THE APPLICATION OF THE COMPOST FILTER BERM SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS I COMPOST FOR COMPOST FILTER BERM
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 500mg/cm
PH	6.0 - 8.0
AC INDEX	80+/80+
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/ANION AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDICATOR EXPRESSED AS MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20:1
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20-40 %
TESTED FOR CLOSTRIDIA	YES/NEGATIVE RESULT
MATURITY INDICATOR EXPRESSED AS PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 3/4" (19mm) 80% TO 90% PASSING 1/2" (12.5mm) 50% TO 60% PASSING 1/4" (6.25mm) 20% TO 30% PASSING
ORGANIC MATTER PERCENT	ST1 + CLOSTRIDIA
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
HAZARDOUS WASTE	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

NOTE: IF A BIOLOGICAL COMPOST IS TO BE UTILIZED IT SHALL BE PRODUCED BY A FACILITY IN POSSESSION OF A VALID NOTICE OF AUTHORIZATION (NOA) FOR THE UNRESTRICTED USE AND DISTRIBUTION BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE NOA SHALL BE PROVIDED UPON REQUEST TO THE CITY OF LONE TREE.

NOTE: A LAB TEST DETAILING THE CHEMICAL, PHYSICAL, AND BIOLOGICAL PARAMETERS SHALL BE PROVIDED UPON REQUEST BY CITY OF LONE TREE.

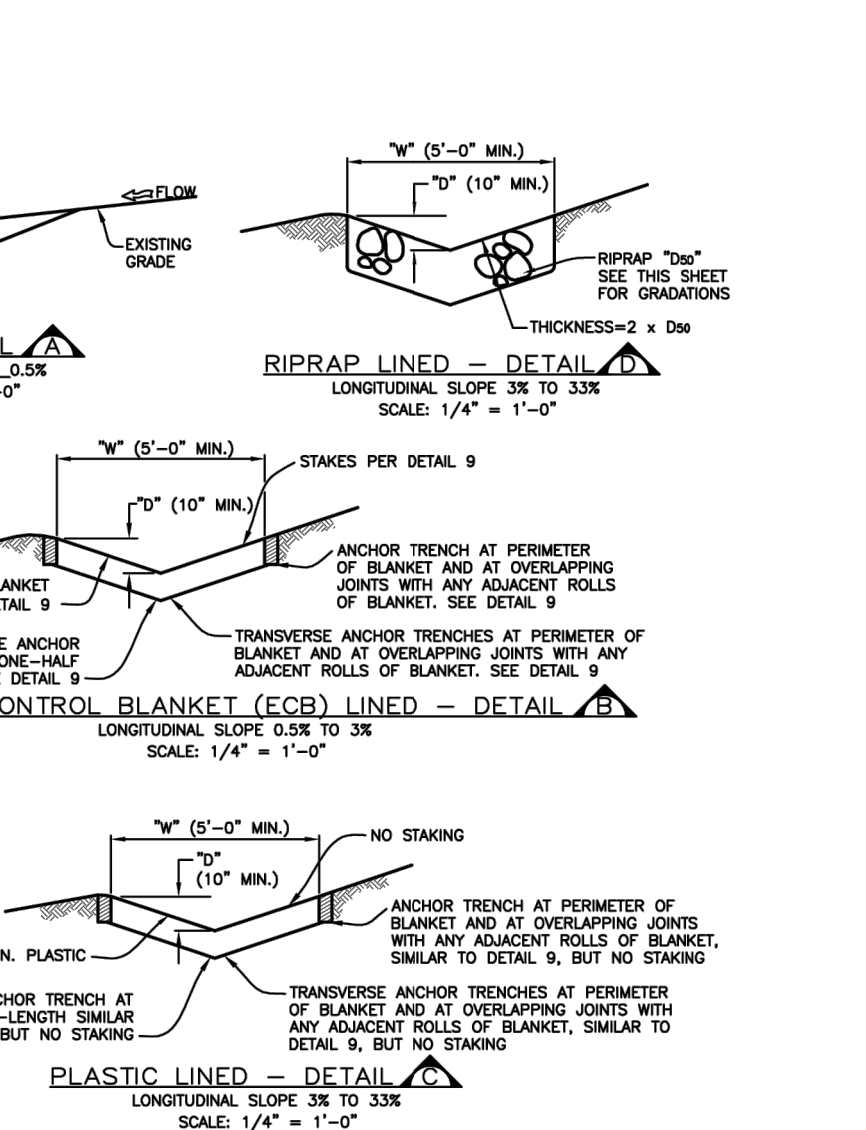
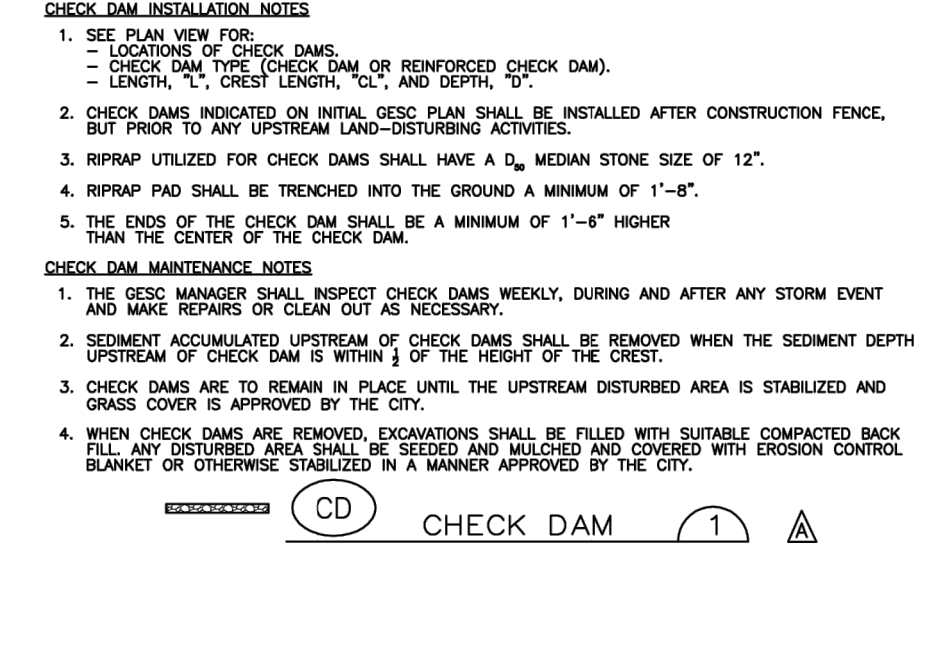
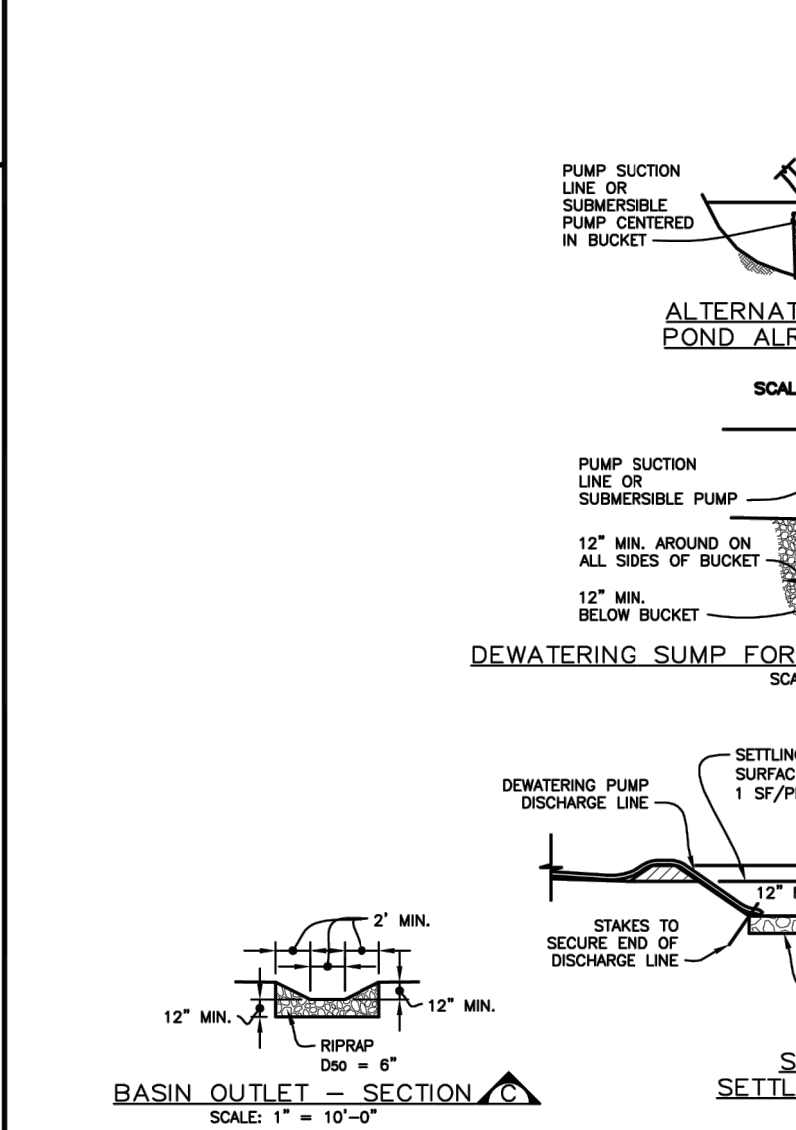
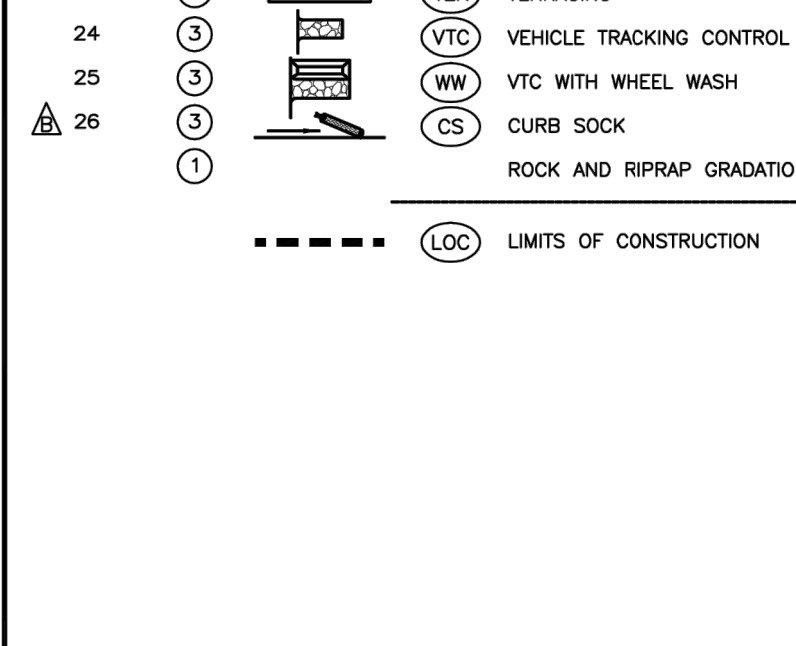
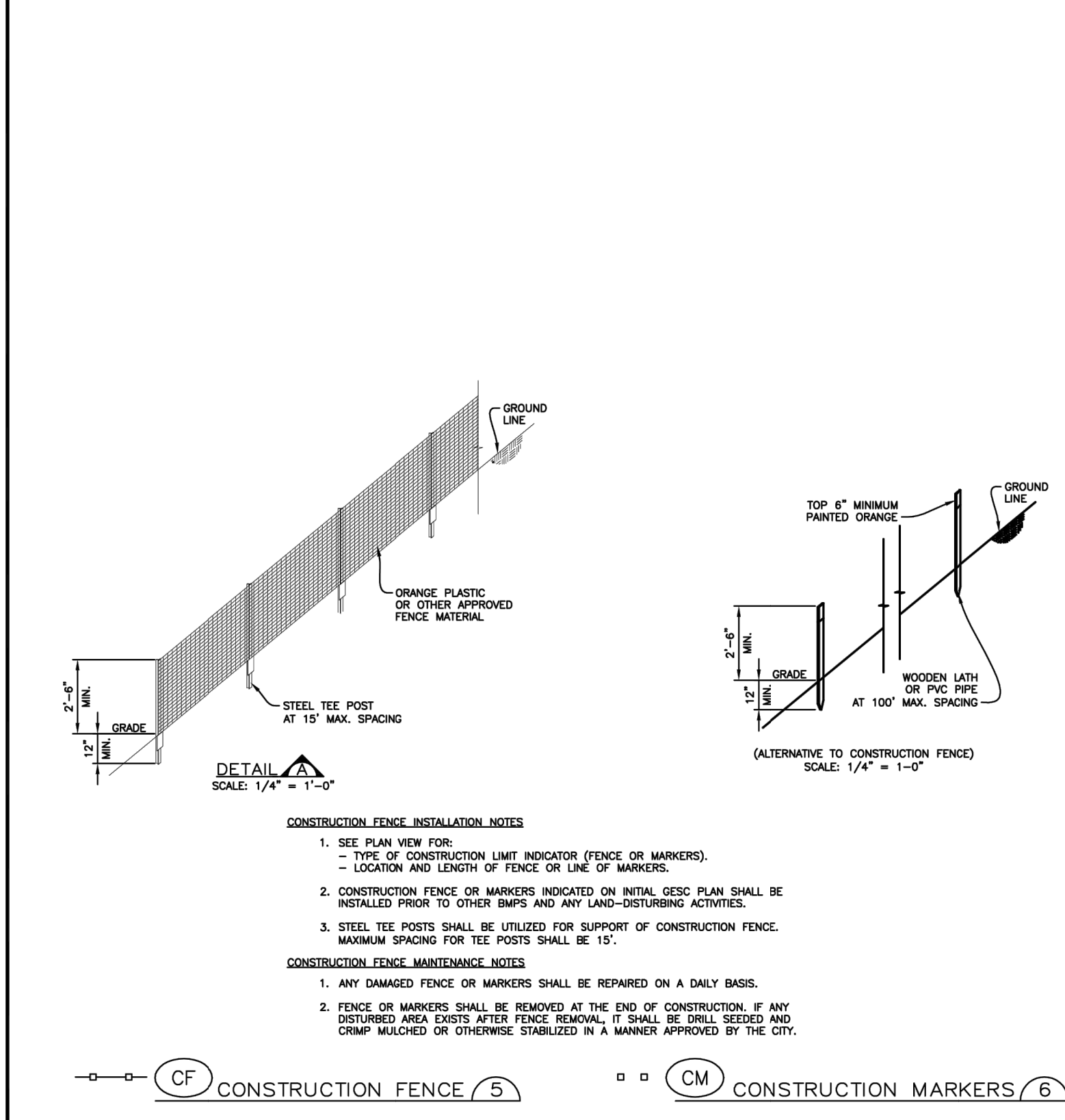
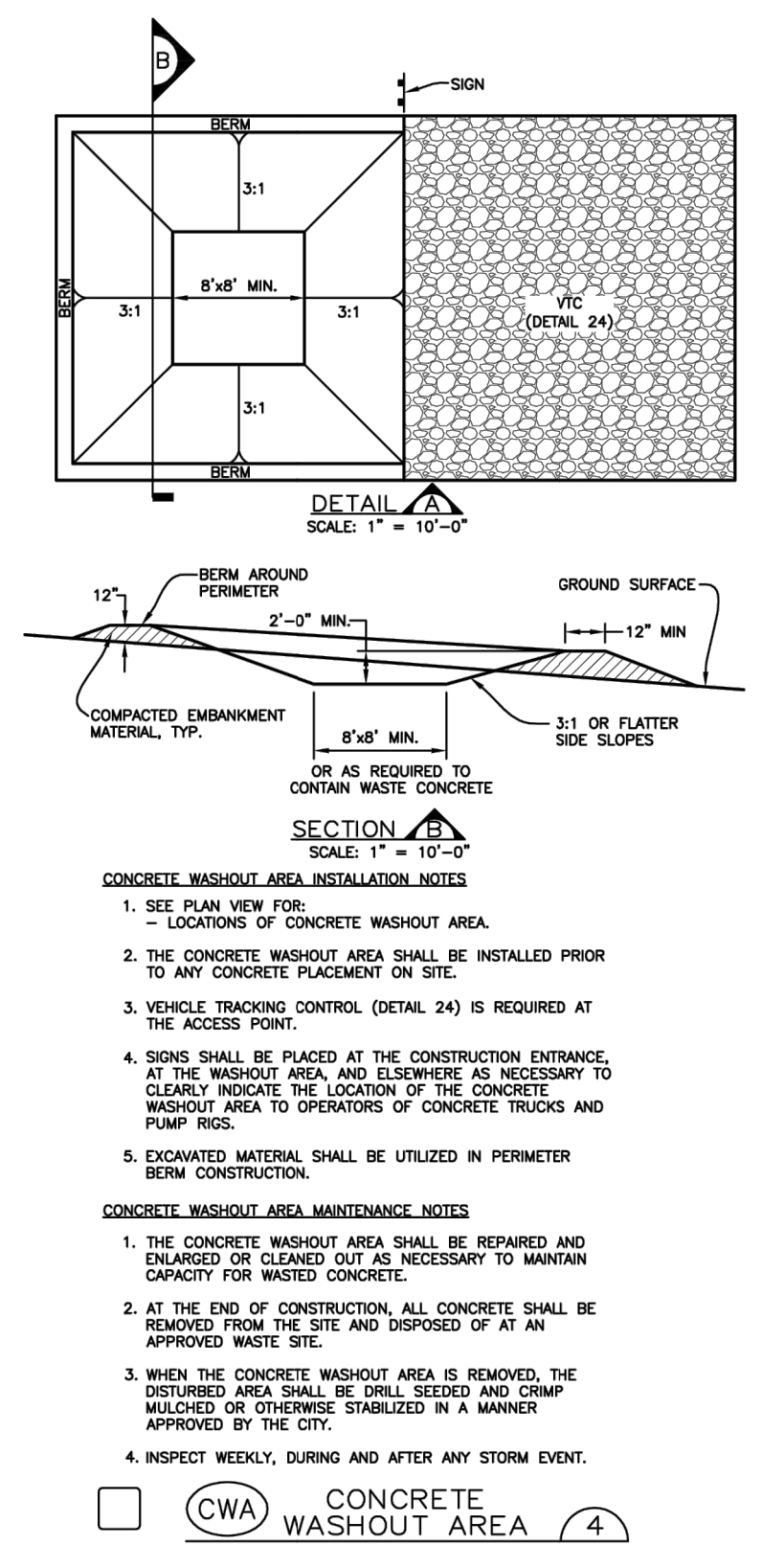


TABLE 1. RIPRAP GRADATIONS

D50 MEDIAN STONE SIZE (INCHES)	% OF MATERIAL SMALLER THAN	TYPICAL STONE EQUIVALENT DIAMETER (INCHES)	TYPICAL STONE WEIGHT (POUNDS)
6	70 - 100 35 - 50 10 - 20	12 9 6	85 15 4
9	70 - 100 35 - 50 10 - 20	15 12 9	160 85 13
12	70 - 100 35 - 50 10 - 20	21 18 12	440 225 100
18	70 - 100 35 - 50 10 - 20	27 24 15	1360 680 300
24	70 - 100 35 - 50 10 - 20	36 32 20	3500 1700 800

TABLE 2. RIPRAP BEDDING

SIZE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
CLASS A	
3"	100
1 1/2"	20 - 90
NO. 4	0 - 20
NO. 200	0 - 3

MATCHES SPECIFICATIONS FOR COI CLASS A FILTER MATERIAL AND UOFTD TYPE I BEDDING. ALL ROCK SHALL BE FRACTURED FACE. ALL SIDES.

TABLE 3. 1 1/2" CRUSHED ROCK

SIZE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	
2"	100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE. ALL ROCK SHALL BE FRACTURED FACE. ALL SIDES.

Sheet Revisions

DATE	DESCRIPTION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UF0CD, V3 FIGURE CS-23), MISC. NOTE EDITS	GAW

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.

CITY OF LONE TREE
DEPARTMENT OF PUBLIC WORKS
Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 1 OF 3

AMENITY SITE AT RIDGEGATE SW VILLAGE
GESC NOTES AND DETAILS

PREPARED FOR: SH LYRIC, LLC
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SUITE 600
LONE TREE, CO 80124
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Fort Collins 970-491-9888 • www.jrengineering.com

BY DATE: RKM 4/08/24

No.	REVISION	PER CITY COMMENTS
1	N/A	N/A

DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

SHEET 7 OF 9
JOB NO. 15950.06

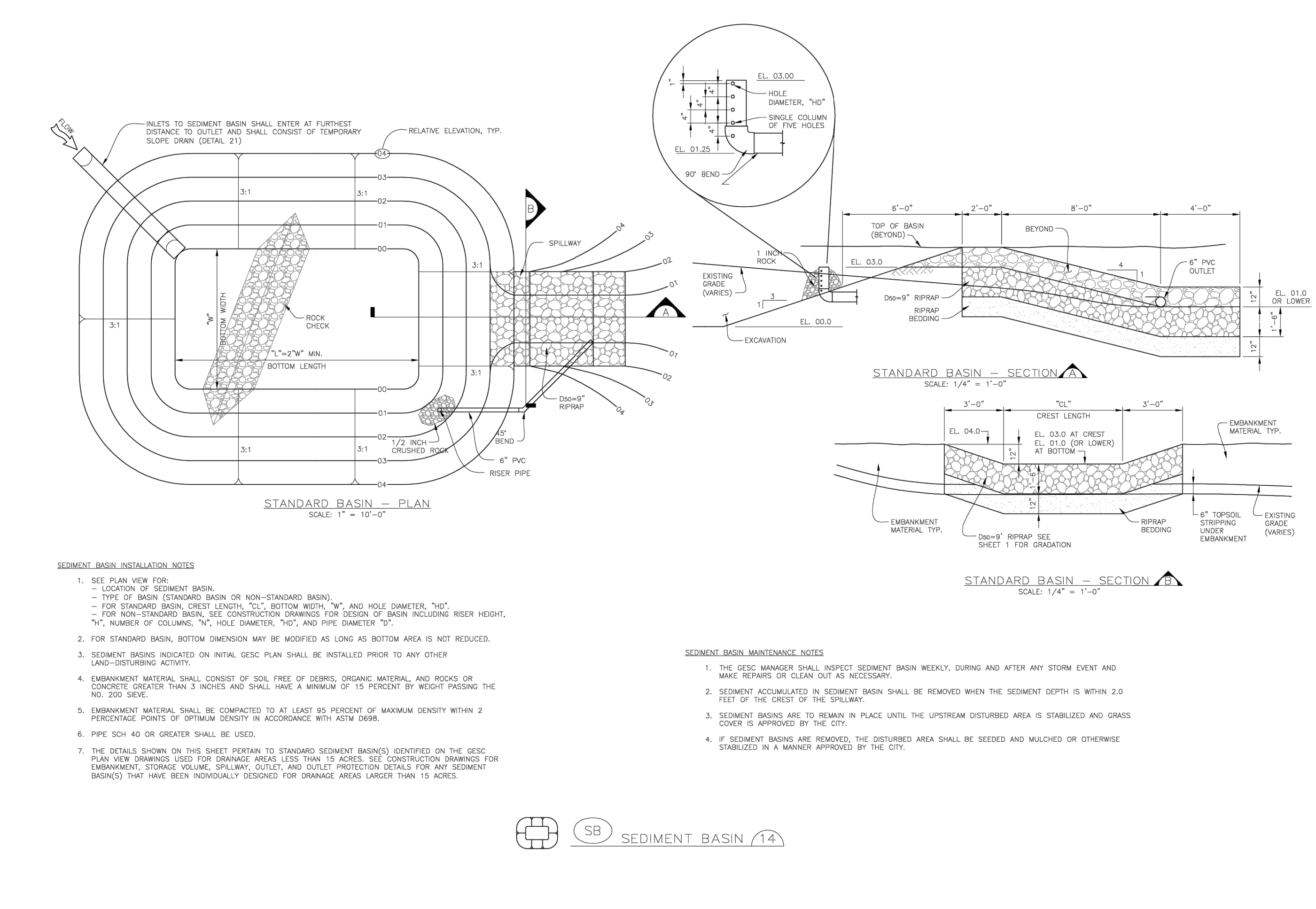
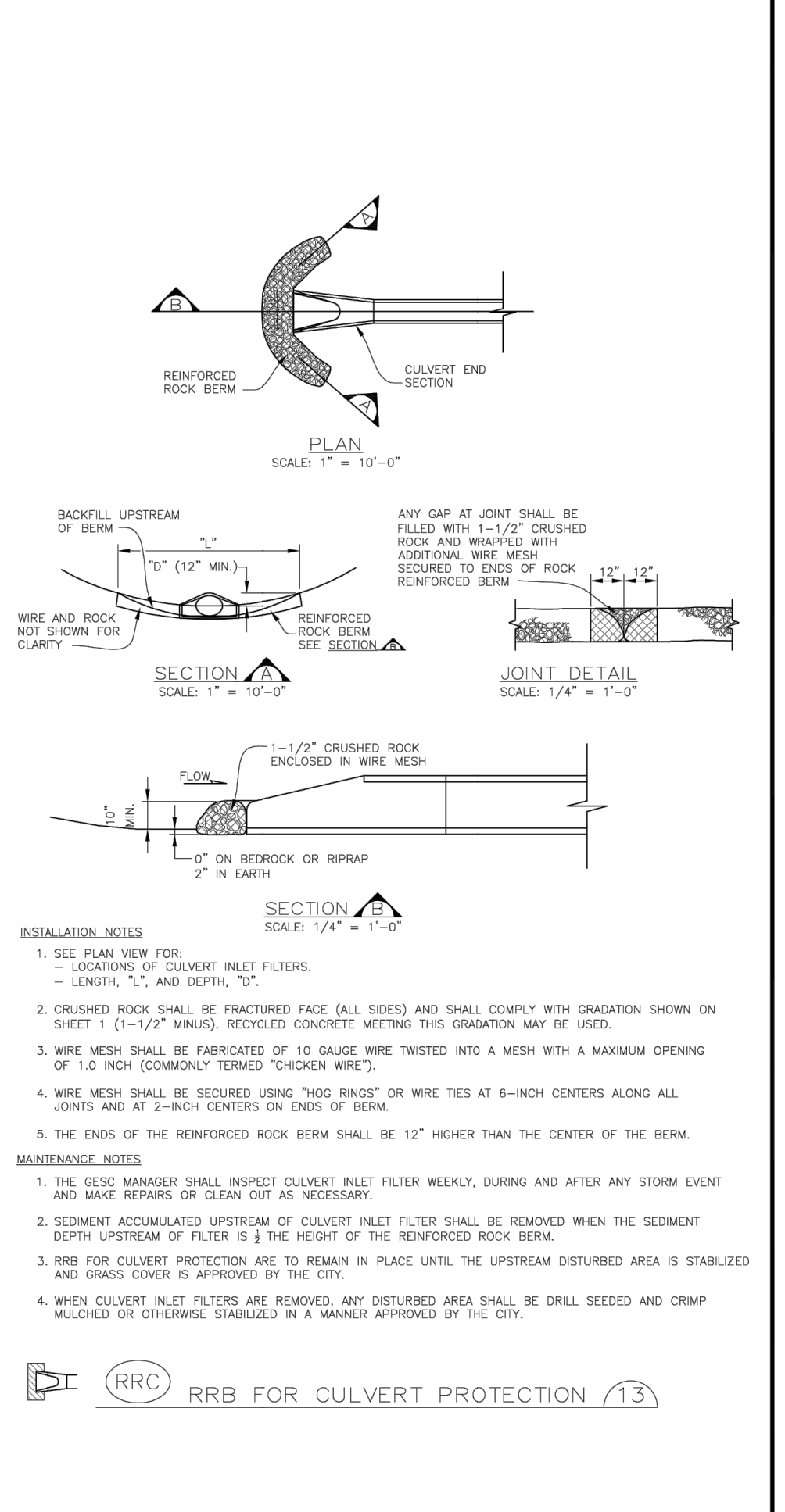
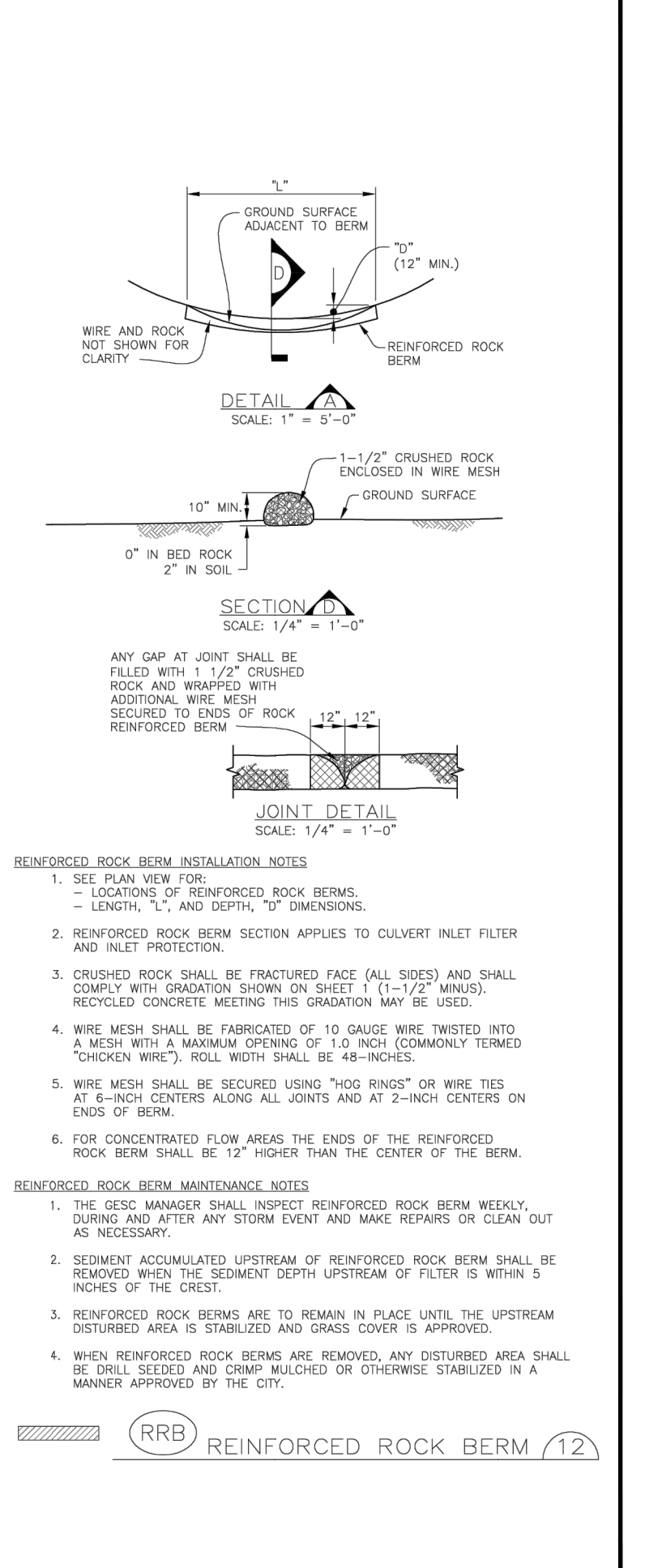
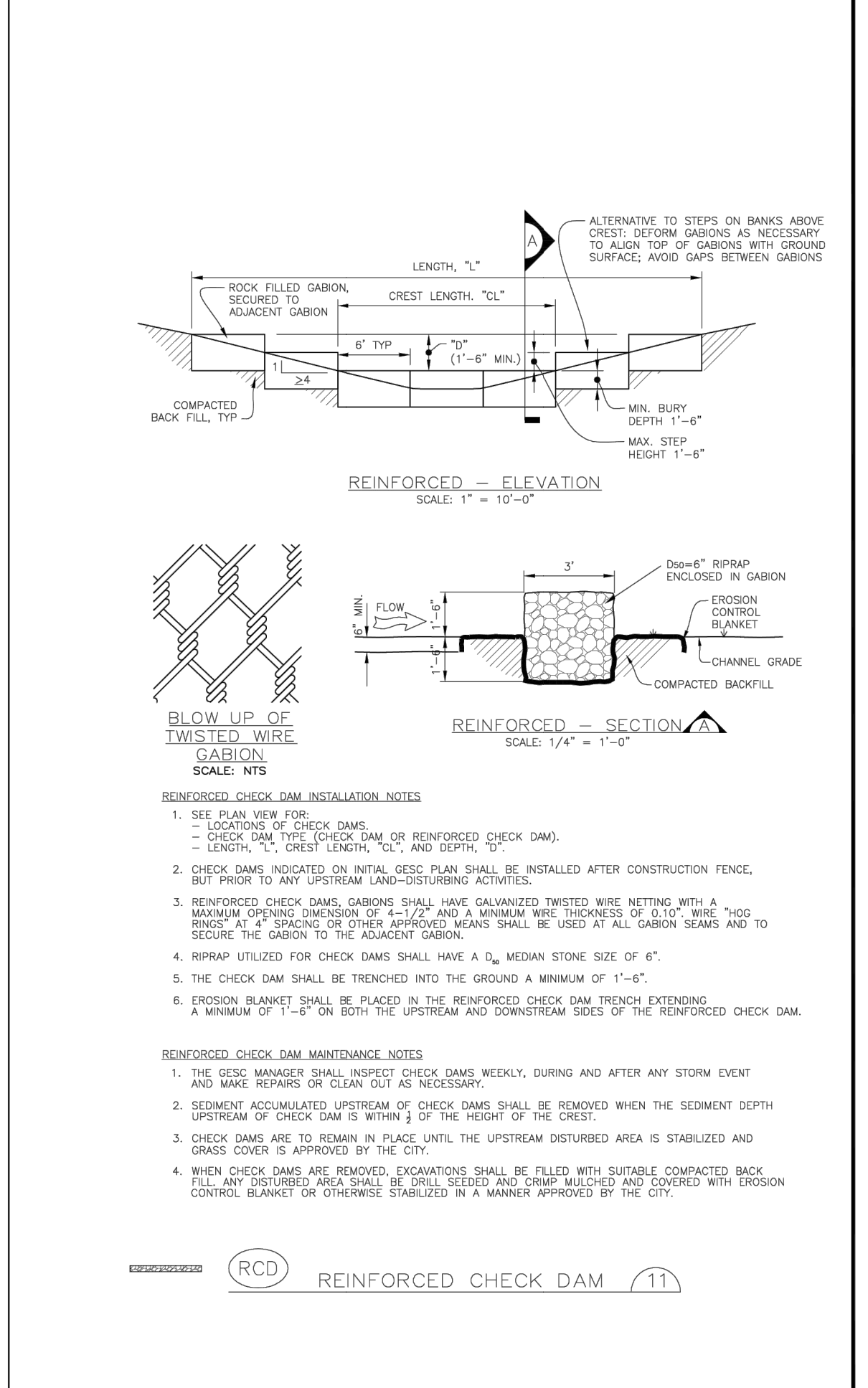
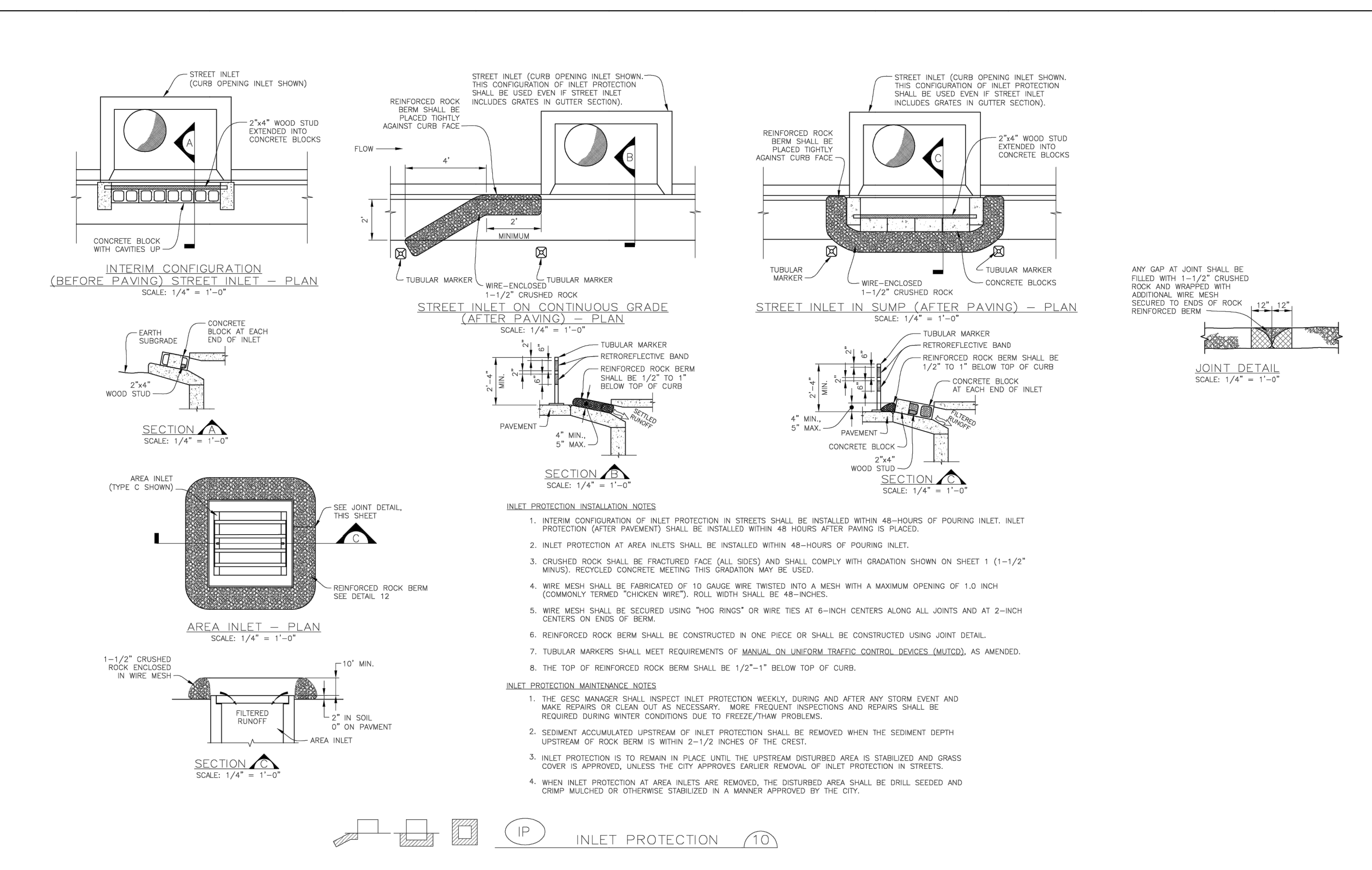
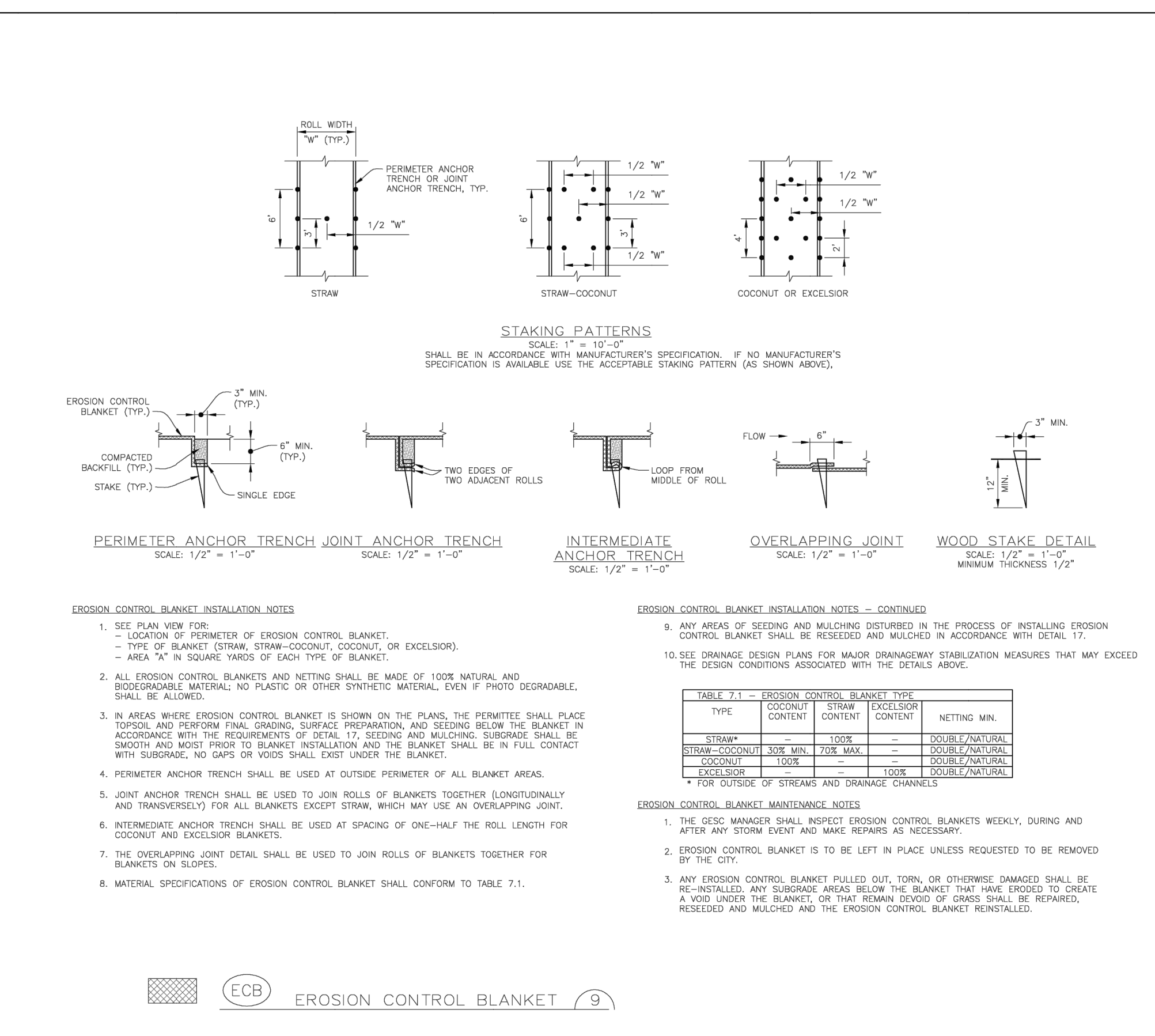
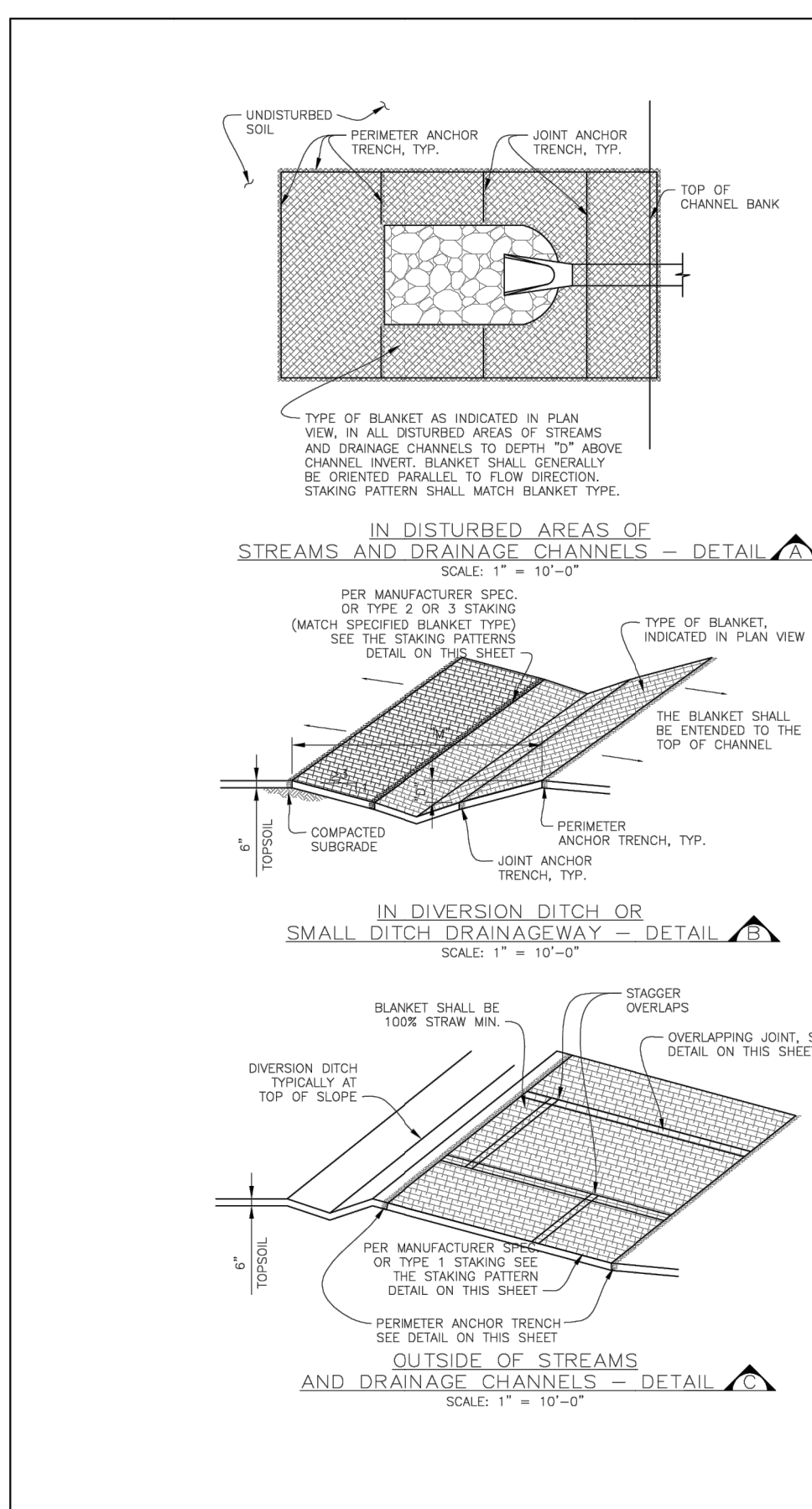
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BY	DATE	REVISION	COMMENTS
RKM	4/08/24	1	REVISED PER CITY COMMENTS
N/A	N/A	2	
N/A	N/A	3	
N/A	N/A	4	
N/A	N/A	5	
N/A	N/A	6	
N/A	N/A	7	
N/A	N/A	8	
N/A	N/A	9	
N/A	N/A	10	
N/A	N/A	11	
N/A	N/A	12	
N/A	N/A	13	
N/A	N/A	14	

AMENITY SITE AT RIDGEGATE SW VILLAGE
 GESC PLAN STANDARD NOTES AND DETAILS
 SHEET 8 OF 9
 JOB NO. 15950.06



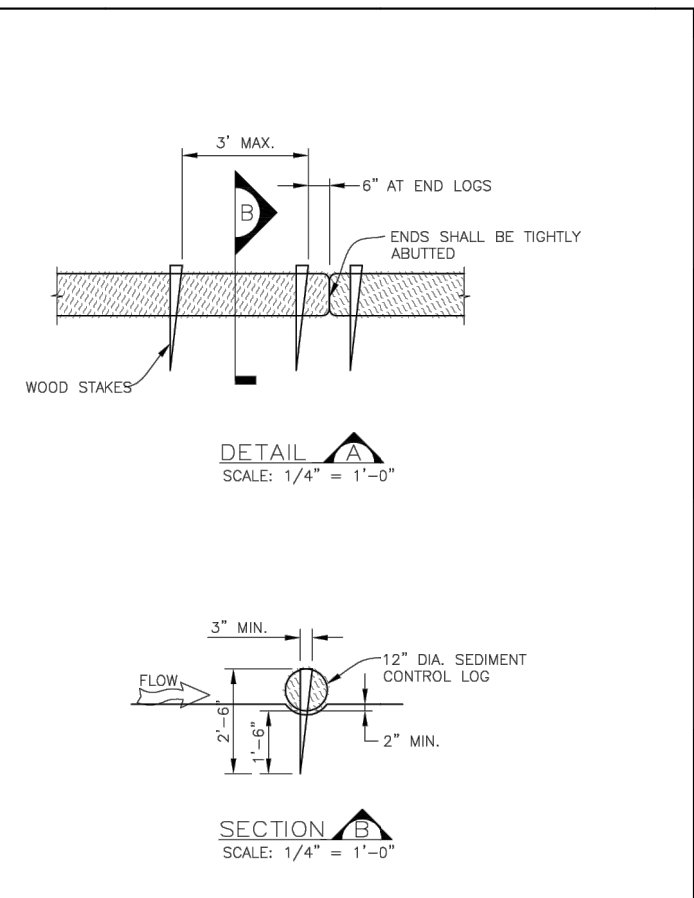
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CITY OF LONE TREE
 DEPARTMENT OF PUBLIC WORKS
 Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL
GESC PLAN STANDARD NOTES AND DETAILS
SHEET 2 OF 3



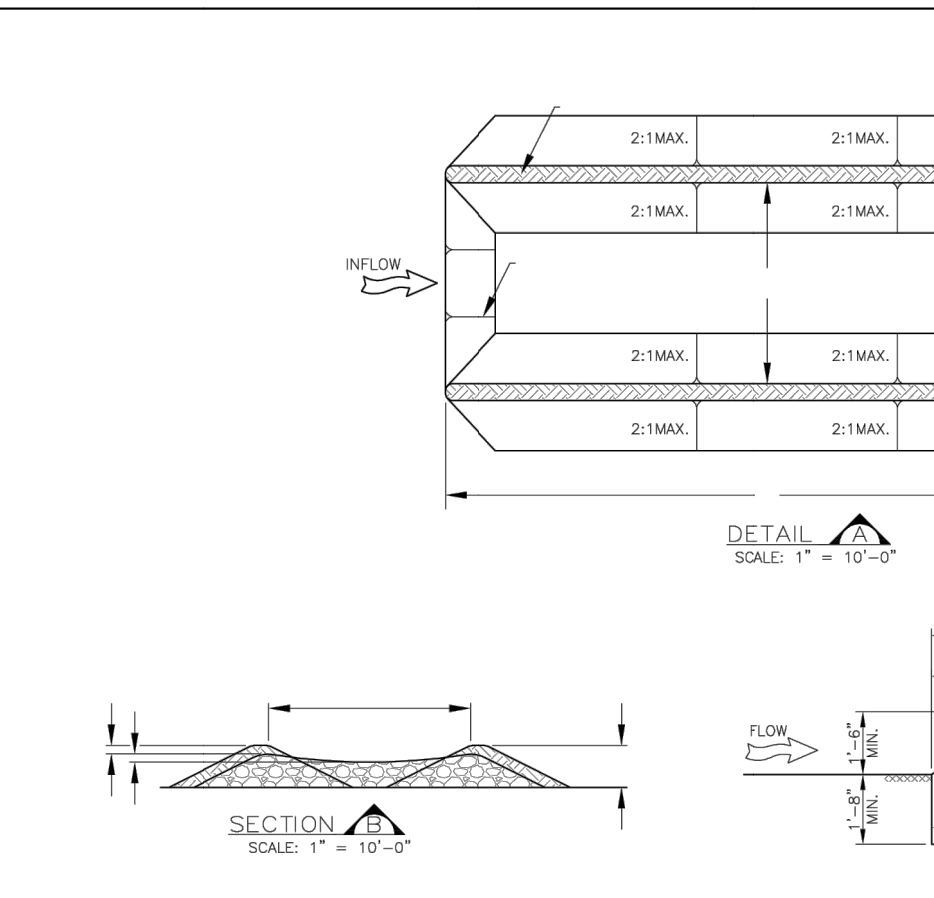
SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOGS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, DIBBLELOR, OR COCOON FIBER.
- NOT FOR USE IN CONCENTRATED FLOW AREAS.
- THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WITHIN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 8" OF THE CREST OF LOG.
- SEDIMENT CONTROL LOGS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDING AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT CONTROL LOG (15)



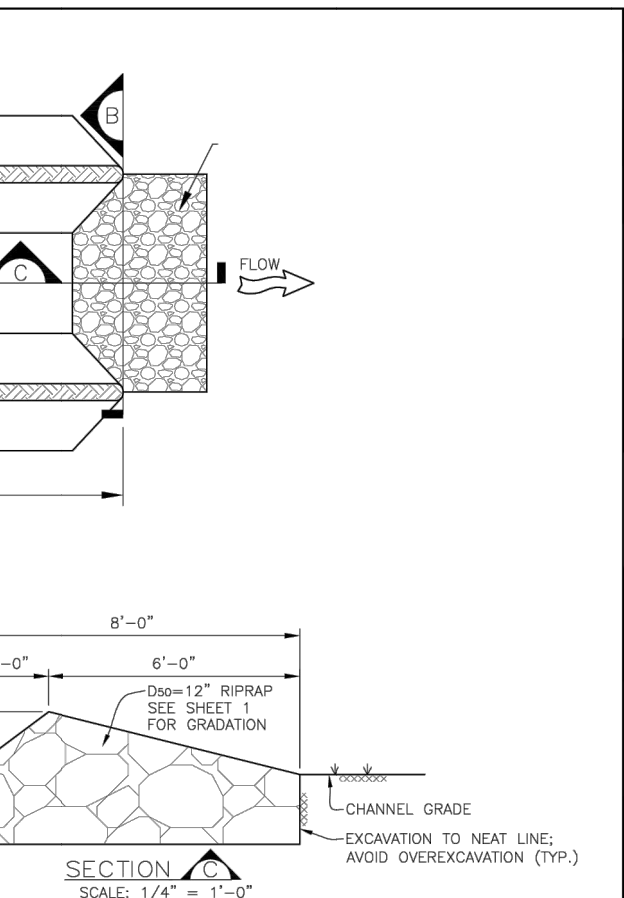
SEDIMENT TRAP INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
- SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
- SEDIMENT TRAP BEAM SHALL BE CONSTRUCTED FROM MATERIAL FROM EROSION CONTROL MATS. THE BEAM SHALL BE CONSTRUCTED TO 50% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D688.
- RRRIP OUTLET SHALL BE CONSTRUCTED WITH D=12" RRRIP WITH A MINIMUM OVERFLOW OF 6".
- THE TOP OF THE EARTHEN BEAM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RRRIP OUTLET STRUCTURE.
- THE ENDS OF THE RRRIP OUTLET STRUCTURE SHALL BE MINIMUM OF 8" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SEDIMENT TRAPS WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT TRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 8" OF THE CREST OF THE RRRIP OUTLET STRUCTURE.
- SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
- WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILL SEEDING AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT TRAP (16)



SEDIMENT TRAP MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SEDIMENT TRAPS WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT TRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 8" OF THE CREST OF THE RRRIP OUTLET STRUCTURE.
- SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY.
- WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILL SEEDING AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE CITY.

SEDIMENT TRAP (16)

SEEDING AND MULCHING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - AREA OF SEEDING AND MULCHING.
 - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
- ALL SEEDS FURNISHED SHALL BE FREE FROM ROCKS, NUTS, SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BIRDWEED, JOHNSON GRASS, KNAW WEED AND LADY SPURGE.
- THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH BECOMES MOIST, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO CITY OF LONE TREE UPON DELIVERY.
- DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT.
- IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE LOSS FROM THE SEED MIXES MUST BE SUPPLIED TO CONTRACTOR AND FORWARDED TO THE CITY OF LONE TREE GESC INSPECTOR.
- THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
- PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL AREAS TO BE SEEDING AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6" INCHES (LOOSE DEPTH). HALL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 8" INCHES PRIOR TO SPREADING TOPSOIL.
- ALL AREAS TO BE SEEDING AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6" INCHES (LOOSE DEPTH). HALL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 8" INCHES PRIOR TO SPREADING TOPSOIL.
- SEED IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6" INCHES PRIOR TO SEEDING. THE TOP 6" INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4" INCHES AND SOIL CLASS GREATER THAN 2" INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED.
- SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH OF 1/4" INCH. ROW SPACING SHALL BE NO MORE THAN 6" INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW, AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10" INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2" INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
- IF THE PERMITTEE DEMONSTRATES TO THE CITY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE APPLIED BY HAND. SEEDING SHALL BE DONE IN A MANNER THAT PROVIDES A SEED DEPTH OF APPROXIMATELY 1/4" INCH. THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
- SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE CITY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
- MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.
- TACKIFIER SHOULD BE UTILIZED TO HELP WITH STRAW DISPLACEMENT.

SEEDING AND MULCHING MAINTENANCE NOTES

- SEEDING AND MULCHED AREAS SHALL BE INSPECTED FOR REQUIRED COVERAGE MONTHLY. SEEDING AND MULCHING SHALL BE UNDERMAINTAINED AFTER THE FIRST GROWING SEASON FOR ANY AREAS FAILING TO MEET THE REQUIRED COVERAGE.
- REQUIRED COVERAGE FOR STANDARDS, OPEN SPACE AND LOW GROWTH SEED MIXES SHALL BE DEFINED AS FOLLOWS:
 - THREE (3) PLANTS PER SQUARE FOOT WITH A MINIMUM HEIGHT OF 3" INCHES. THE 3 PLANTS PER SQUARE FOOT SHALL BE OF THE VARIETY AND SPECIES FOUND IN THE CITY OF LONE TREE-APPROVED MIX.
- NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
- FREE OF ERODED AREAS.
- FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- REQUIRED COVERAGE FOR TURF GRASS AREAS SHALL BE DEFINED AS FOLLOWS:
 - AT LEAST 80% VEGETATIVE COVER OF GRASS SPECIES PLANTED.
 - NO BARE AREAS LARGER THAN 4 SQUARE FEET (TWO-FEET BY TWO-FEET OR EQUIVALENT).
 - FREE OF ERODED AREAS.
 - FREE FROM INFESTATION OF NOXIOUS WEEDS IN ACCORDANCE WITH SECTION 6.4 OF THE GESC CRITERIA MANUAL.
- HILL AND GULLY EROSION SHALL BE FILLED WITH TOPSOIL PRIOR TO RESEEDING. THE RESEEDING METHOD SHALL BE APPROVED BY THE CITY.

SEEDING AND MULCHING (17)

CITY OF LONE TREE PERMANENT DRILL SEEDING MIX

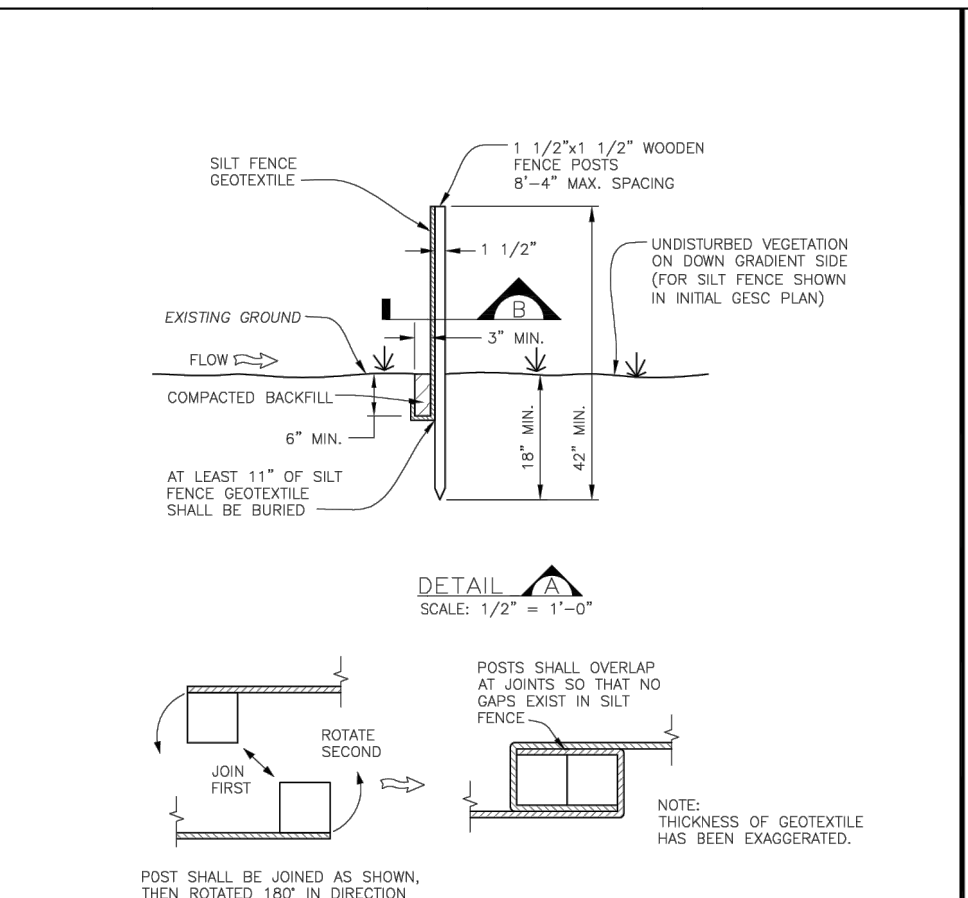
SPECIES	VARIETY	NOTES	PL IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIGRASS	CHEYENNE	PNWS	10	1.1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SODGATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.8
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPRIG WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDPEG	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORN	PNCS	10	1
SIENKA WHEATGRASS	PRYOR	PNCS	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

CITY OF LONE TREE TEMPORARY DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	PL IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINDOLN	PNCS	30	3.9
INTERMEDIATE WHEATGRASS	GAHE	PNCS	30	4.5
PURESTANT WHEATGRASS	LUNA	PNCS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
TOTAL				13.4

CITY OF LONE TREE LOW-GROWTH DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	PL IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXDRA	PNWS	20	3.2
BLUE GRAMA	HACHITA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SODGATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPRIG WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0



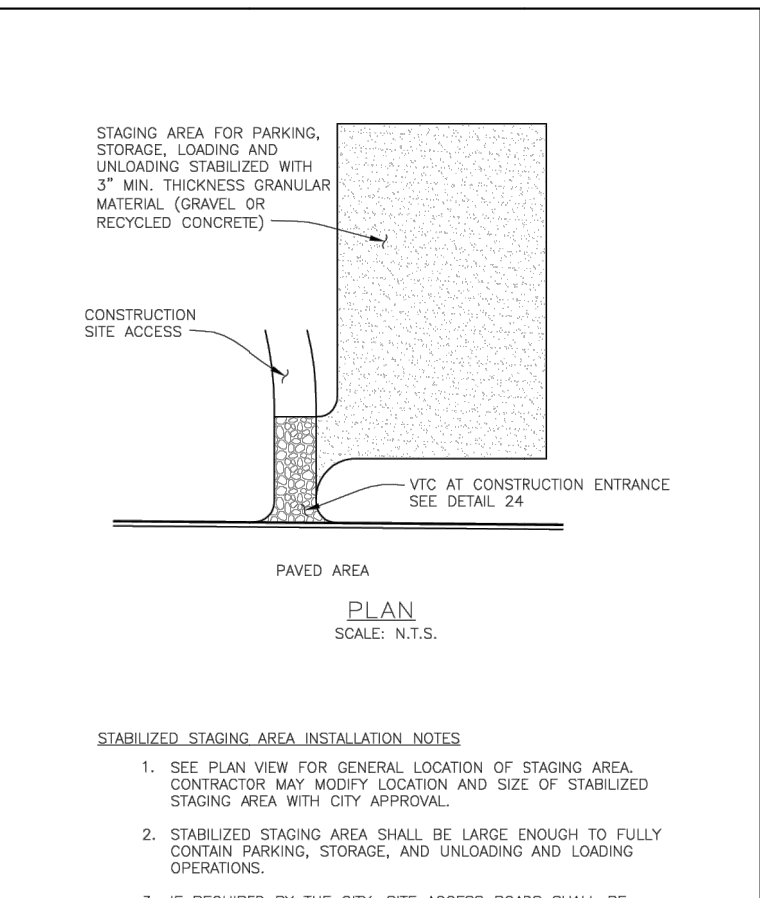
SILT FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF FENCE.
- ANCHOR TRENCH SHALL BE DESIGNATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE. NO ROAD GRASSES, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH 20 LB TENSILE STRENGTH PER ASTM D688. FENCE SHALL BE INSTALLED WITH FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 6- TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
 - 20 LB TENSILE STRENGTH PER ASTM D688.
 - UV DESIGN AT 500 HRS MIN. FOR STRENGTH RETAINED PER ASTM D 4355.
- SILT FENCE INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SILT FENCE DAILY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN 8" INCHES.
- SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE CITY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDING AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

SILT FENCE (18)



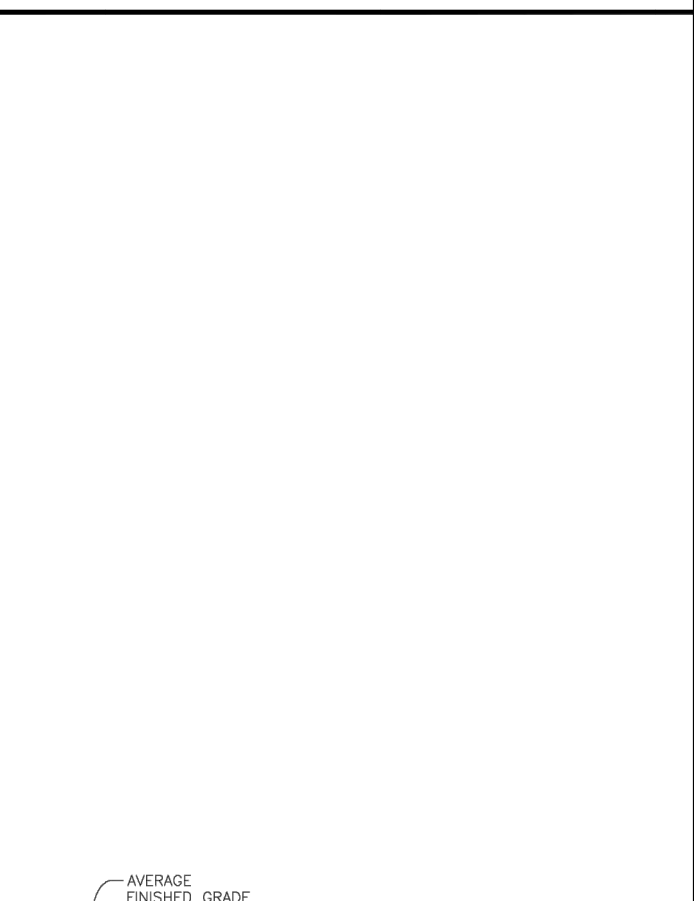
STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR GENERAL LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH CITY APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
- IF REQUIRED BY THE CITY, SITE ACCESS ROADS SHALL BE STABILIZED IN THE SAME MANNER AS THE STAGING AREA.
- STAGING AREA SHALL BE STABILIZED PRIOR TO ANY OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL (GRAVEL OR RECYCLED CONCRETE).

STABILIZED STAGING AREA MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE STABILIZED STAGING AREA WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- GESC MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL, IF ANY ROTTING OCCURS OR UNDESIRABLE SUBGRADE BECOMES EXPOSED.
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
- ANY ACCUMULATED DEBRIS OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE CITY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDING AND CRIMP MULCHED OR OTHERWISE STABILIZED.

STABILIZED STAGING AREA (19)



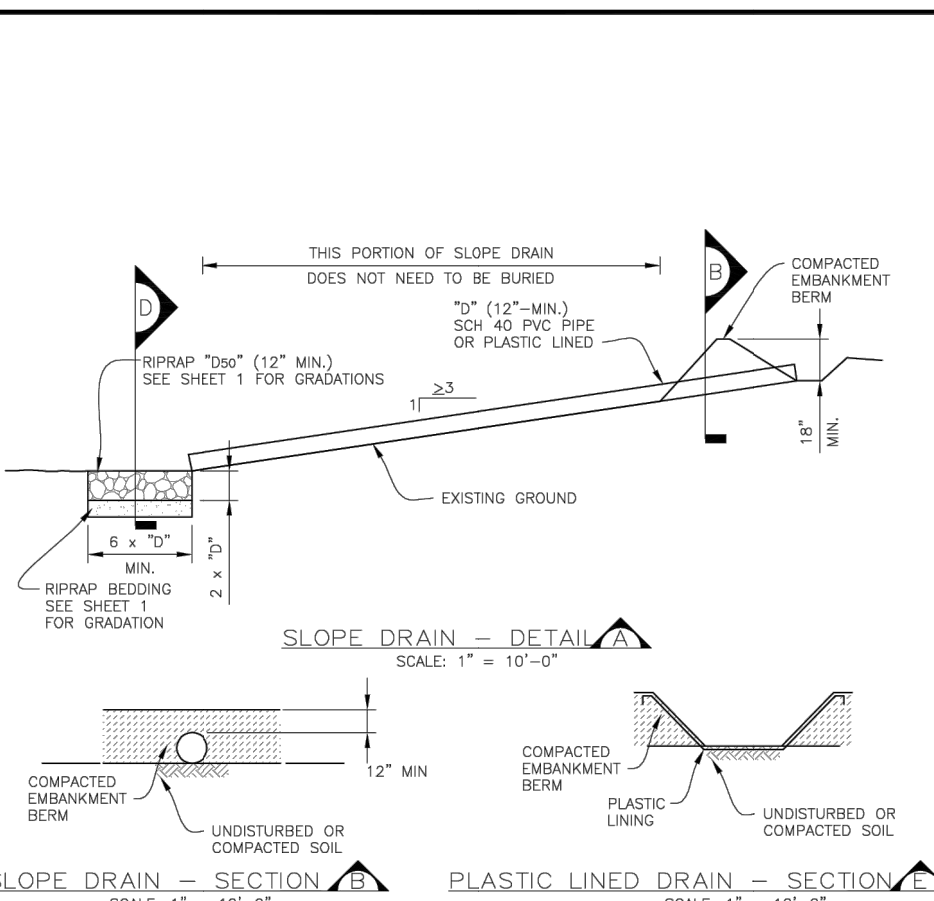
SURFACE ROUGHENING INSTALLATION NOTES

- SURFACE ROUGHENING SHALL BE PROVIDED ON ALL FINISHED GRADES (SLOPES AND FLAT AREAS) WITHIN 2 DAYS OF COMPLETION OF FINISHED GRADE FOR AREAS NOT RECEIVING TOPSOIL) OR WITHIN 2 DAYS OF TOPSOIL PLACEMENT.
- AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOI IS TO BE PLACED WITHIN 7-DAYS OF FINISHED GRADING DO NOT NEED TO BE SURFACE ROUGHENED.
- DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPER OR TILTING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TRACKS.

SURFACE ROUGHENING MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS/EXIT POINTS FROM THE SITE.
- IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENING AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
- IN AREAS NOT SEEDING AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

SURFACE ROUGHENING (20)



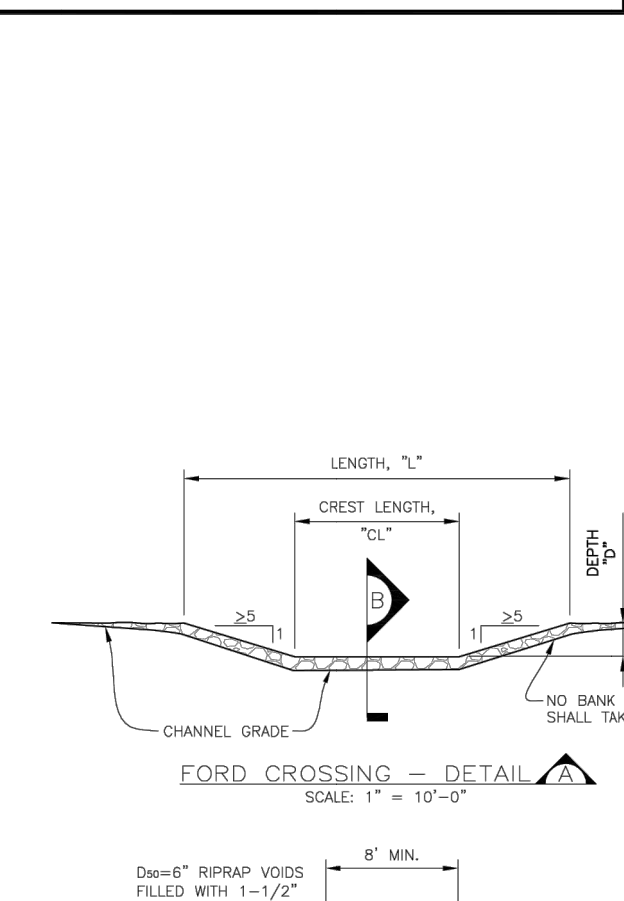
TEMPORARY SLOPE DRAIN INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION AND LENGTH OF SLOPE DRAIN.
 - PIPE DIAMETER, "D", AND RRRIP SIZE, "Dm".
- SLOPE DRAIN DIMENSIONS SHALL BE CONSIDERED MINIMUM DIMENSIONS; CONTRACTOR MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO SLOPE OR SLOPE DRAIN DURING RAINFALL EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SLOPE DRAINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
- FOR TEMPORARY SLOPE DRAIN, PIPE MAY BE INSTALLED ON TOP OF SLOPE, HOWEVER, 12" MIN. COVER AT TOP OF SLOPE SHALL BE PROVIDED.
- A RRRIP PAD SHALL BE PLACED AT THE OUTFALL OF THE SLOPE DRAIN.

SLOPE DRAIN MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT SLOPE DRAINS WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
- TEMPORARY SLOPE DRAINS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
- WHEN SLOPE DRAINS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDING AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

TEMPORARY SLOPE DRAIN (21)



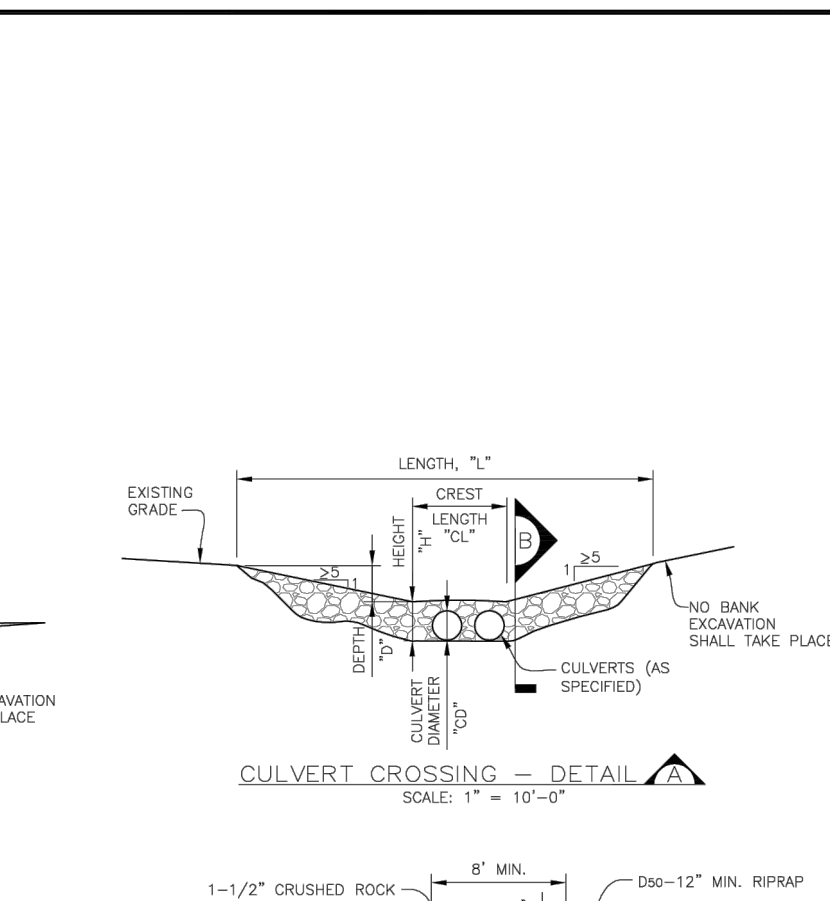
TEMPORARY STREAM CROSSING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATIONS OF TEMPORARY STREAM CROSSING.
 - STREAM CROSSING TYPE (FORD OR CULVERT).
 - FOR FORD CROSSINGS: LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
 - FOR CULVERT CROSSINGS: LENGTH, "L", CREST LENGTH, "CL", CROSSING HEIGHT, "H", DEPTH, "D", CULVERT DIAMETER, "CD", AND NUMBER, TYPE AND CLASS OR GAUGE OF CULVERTS.
- TEMPORARY STREAM CROSSING DIMENSIONS, DDO, AND NUMBER OF CULVERTS INDICATED (FOR CULVERT CROSSINGS) SHALL BE CONSIDERED MINIMUM DIMENSIONS. ENGINEER MAY ELECT TO INSTALL LARGER FACILITIES. ANY DAMAGE TO STREAM CROSSING OR EXISTING STREAM CHANNEL DURING BASINFLOW OR FLOOD EVENTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- SEE SHEET 1 FOR RRRIP AND 1-1/2" CRUSHED ROCK DIMENSIONS.
- FOR A TEMPORARY STREAM CROSSING THAT WILL CARRY LOADS, THE TEMPORARY STREAM CROSSING MUST BE DESIGNED BY THE DESIGN ENGINEER.

TEMPORARY STREAM CROSSING MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT STREAM CROSSINGS WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- SEDIMENT ACCUMULATED UPSTREAM OF STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6" INCHES OF THE CREST (FOR CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12" INCHES (CULVERT CROSSING).
- WHEN STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDING AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.

TEMPORARY STREAM CROSSING (22)



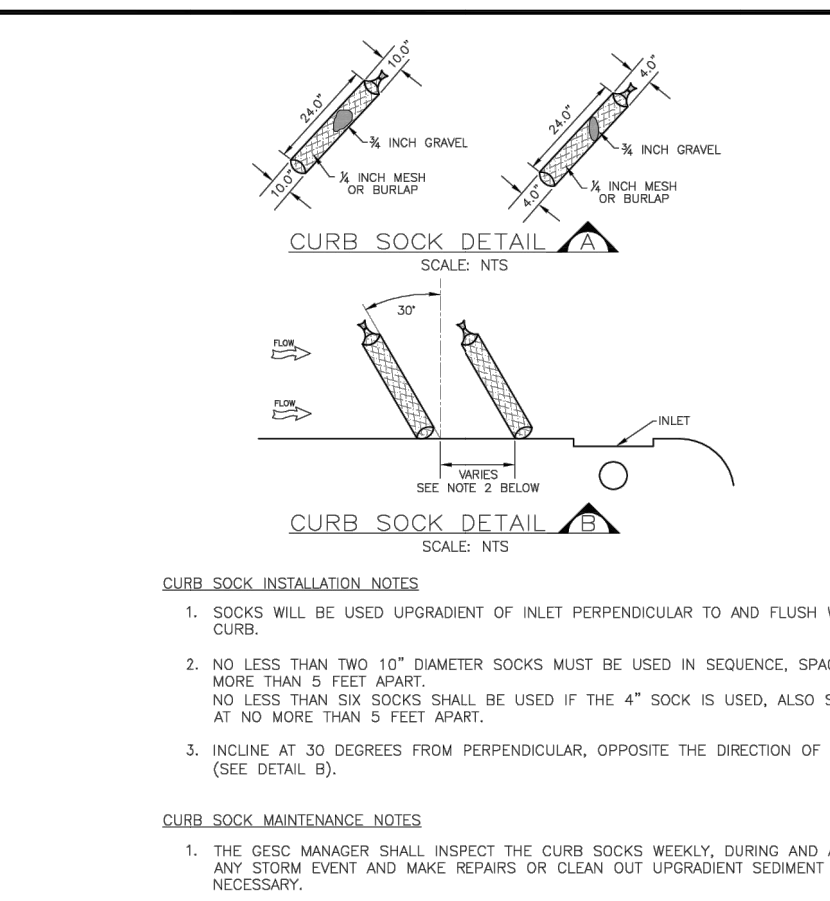
CURB SOCK INSTALLATION NOTES

- SOCKS WILL BE USED UPSTREAM OF INLET PERPENDICULAR TO AND FLUSH WITH CURB.
- NO LESS THAN TWO 10" DIAMETER SOCKS MUST BE USED IN SEQUENCE, SPACED NO MORE THAN 3 FEET APART. NO LESS THAN SIX SOCKS SHALL BE USED IF THE 4" SOCK IS USED, ALSO SPACED AT NO MORE THAN 3 FEET APART.
- INCLINE AT 30 DEGREES FROM PERPENDICULAR, OPPOSITE THE DIRECTION OF FLOW (SEE DETAIL B).

CURB SOCK MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE CURB SOCKS WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.

CURB SOCK (26)



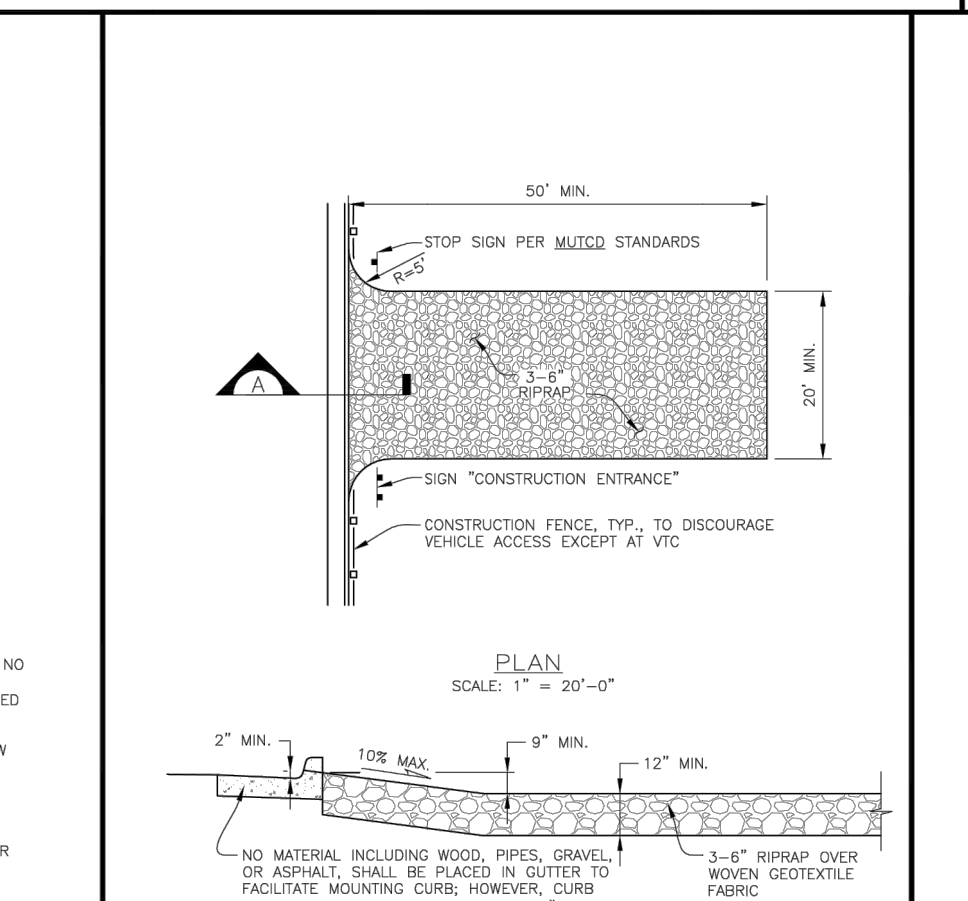
TERRACING INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - WIDTH, "W", AND SLOPE, "Z".
- TERRACING IS NOT REQUIRED FOR SLOPES OF 4 TO 1 OR FLATTER.
- EARTH (VEGETATED) SLOPES STEEPER THAN 3 TO 1 ARE NOT ALLOWED ON THE SITE.

TERRACING MAINTENANCE NOTES

- THE GESC MANAGER SHALL INSPECT THE SURFACE ROUGHENING WEEKLY DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
- ANY RILL EROSION OCCURRING ON SLOPES SHALL BE REPAIRED AND RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 17.

TERRACING (23)



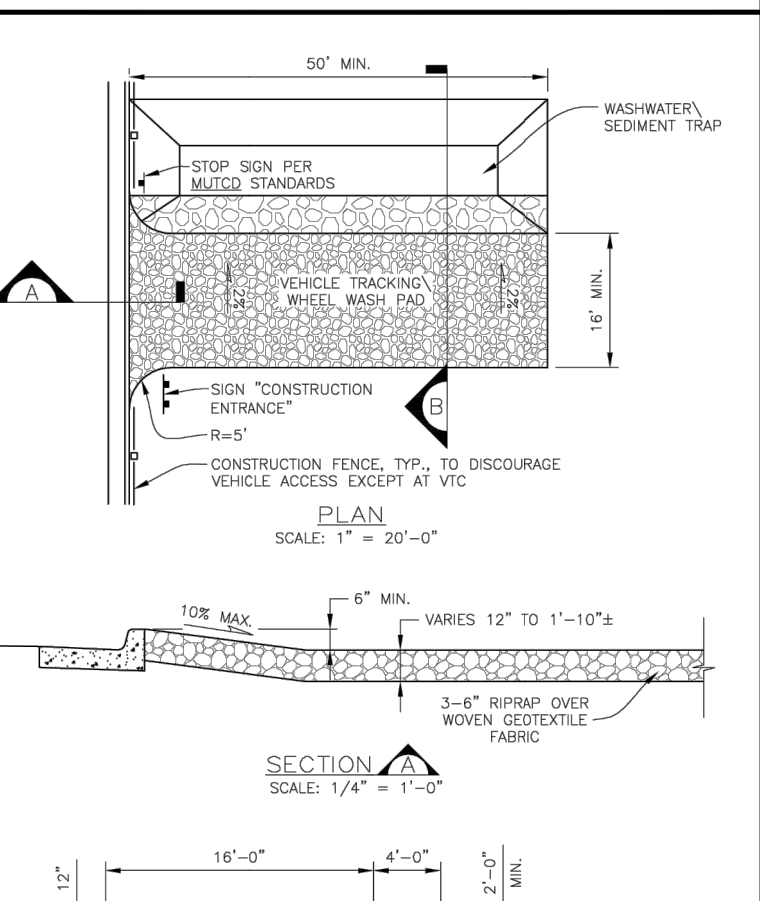
VEHICLE TRACKING CONTROL INSTALLATION NOTES

- VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
- VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOLLERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
- WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE VTC STONE TO HELP MINIMIZE EROSION OF THE STONE INTO THE UNDERLYING MATERIAL.
- ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPAIRED BY PERMITTEE.
- A CITY OF LONE TREE TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH ACCESS/EXIT POINT FROM THE SITE.
- A STOP SIGN, INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXISTING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

- GESC MANAGER SHALL INSPECT VEHICLE TRACKING CONTROL PADS DAILY. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM PAD SURFACE. STONE SHOULD BE REPLACED FROM VEHICLE TRACKS WHEN STONE BECOMES COMPACTED AND/OR FLOES WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED. WHEN STONE SURFACES ARE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS SUFFICIENTLY TO CAUSE LOOSE GRAVEL TO DISCLOSE, THE STONE SURFACES SHALL BE REPLACED WITH NEW STONE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING STONE SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING STONE SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING STONE SURFACES. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING STONE SURFACES.
- VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE STONE MATERIAL AND GEOTEXTILE REMOVED OR, IF APPROVED BY THE CITY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDING AND CRIMP MULCHED OR OTHERWISE STABILIZED IN CONFORMANCE WITH CITY APPROVED PLANS FOR SITE AND THE APPLICABLE GESC PERMIT.

VEHICLE TRACKING CONTROL (24)



VEHICLE TRACKING CONTROL WITH WHEEL WASH INSTALLATION NOTES

- ALTHOUGH NOT NORMALLY USED, THE CITY RESERVES THE RIGHT TO REQUIRE VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES AT SITES WHERE TRACKING ONTO PAVED AREAS BECOMES A SIGNIFICANT PROBLEM.
- IF VEHICLE TRACKING CONTROL WITH WHEEL WASH FACILITIES ARE REQUIRED, ALL WHEELS ON EVERY VEHICLE LEAVING THE SITE SHALL BE CLEANED OF MUD USING A PRESSURE-WASHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A WATER SOURCE.
- VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOLLERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
- WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE VTC STONE TO HELP MINIMIZE EROSION OF THE STONE INTO THE UNDERLYING MATERIAL.
- ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPAIRED BY PERMITTEE.
- A CITY OF LONE TREE TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH ACCESS/EXIT POINT FROM THE SITE.
- A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXISTING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL WITH WHEEL WASH (25)

Sheet Revisions

DATE	DESCRIPTION	BY
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UFDCD, V3 FIGURE CS-23), MISC. NOTE EDITS	GAW
12/ /09	UPDATE VTC & WW	GAW

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS.


CITY OF LONE TREE
 DEPARTMENT OF PUBLIC WORKS
 Engineering Division

GESC GRADING, EROSION, AND SEDIMENT CONTROL

GESC PLAN STANDARD NOTES AND DETAILS

SHEET 3 OF 3

PREPARED FOR
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NO.	REVISION	DATE	BY
1	REVISED PER CITY COMMENTS	4/08/24	RKM

AMENITY SITE AT RIDGEGATE SW VILLAGE
GESC NOTES AND DETAILS

SHEET 9 OF 9
 JOB NO. 15950.06