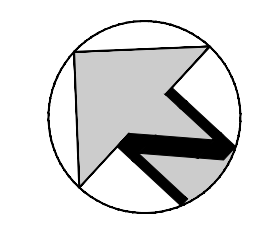


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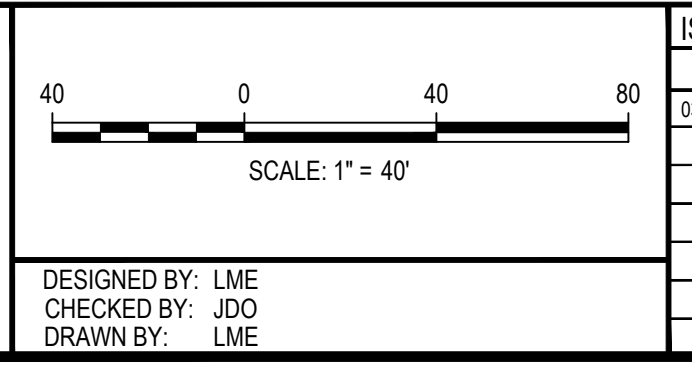
- PROPERTY BOUNDARY
- EX OVERHEAD ELECTRIC
- EX UNDERGROUND TELECOM
- EX STORM SEWER LINE
- EX SANITARY SEWER LINE
- EX GAS LINE
- EX POWER POLE
- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE



NOTES:

1. THE LIMITS OF DEMOLITION SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL EXPECTATION OF WHAT MAY/MAY NOT NEED TO BE REMOVED AND DEMOLISHED PRIOR TO CONSTRUCTION. THE LIMITS AND AMOUNT OF DEMOLITION MAY NEED TO BE ADJUSTED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS OF CONSTRUCTION. THE EXTENT OF DEMOLITION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. EXISTING UTILITY MANHOLES/RIMS/BOXES/STRUCTURES/ETC. CALLED OUT TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE. CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS TO DETERMINE THE REQUIREMENTS FOR ADJUSTING EXISTING PULL BOXES/MANHOLES/STRUCTURES/ETC.
3. THIS DEMOLITION PLAN IS FOR INFORMATION ONLY AND SHOWS KNOWN INFORMATION PROVIDED BY UTILITY PROVIDER MAPS AND SURVEY DATA AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL CONDUCT ITS OWN SITE VISIT AND INVESTIGATION TO DETERMINE THE DEMOLITION REQUIREMENTS NECESSARY TO CONSTRUCT THE PROJECT PER THE APPROVED CONSTRUCTION DRAWINGS.
4. THIS DEMOLITION PLAN GENERALLY COVERS ALL KNOWN IMPROVEMENTS WITHIN THE SITE.
5. FINAL SCOPE AND LIMITS OF REMOVAL/ABANDONMENT /DEMOLITION OF EXISTING UTILITIES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR AFTER COORDINATION WITH THE APPLICABLE UTILITY PROVIDERS/OWNERS.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED DEMOLITION PERMITS WITH THE APPLICABLE REVIEWING AUTHORITIES PRIOR TO STARTING DEMOLITION ACTIVITIES.
7. EXISTING ELECTRICAL UTILITIES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH CURRENT XCEL ENERGY SPECIFICATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM XCEL ENERGY PRIOR TO MODIFICATION TO THESE UTILITIES. IN SOME CASES XCEL ENERGY, NOT THE CONTRACTOR, WILL BE RESPONSIBLE FOR REMOVAL OF CERTAIN INFRASTRUCTURE. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL INFRASTRUCTURE WITH THE UTILITY PROVIDER.
8. EXISTING TELECOMMUNICATION, CABLE TV, PHONE LINES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE CURRENT APPLICABLE UTILITY PROVIDERS SPECIFICATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM APPLICABLE INFRASTRUCTURE OWNERS PRIOR TO MODIFICATION. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL INFRASTRUCTURE WITH THE UTILITY PROVIDER.
9. EXISTING WASTEWATER (STORM SEWER AND SANITARY SEWER) INFRASTRUCTURE TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH CURRENT SOUTH GATE WATER & SANITATION DISTRICT, CITY OF LONE TREE, AND STATE SPECIFICATIONS. SEE APPROVED UTILITY PLANS FOR MORE DETAILS.
10. THE EXISTING STRUCTURES, INCLUDING THE FOUNDATIONS, SHOULD BE COMPLETELY REMOVED FROM THE SITE. ANY OTHER BELOW GRADE APPURTENANCES ASSOCIATED WITH THE STRUCTURE SHOULD ALSO BE REMOVED. ANY WELLS ENCOUNTERED SHOULD BE ABANDONED IN ACCORDANCE WITH THE REGULATIONS OF THE COLORADO STATE ENGINEER. ALL CONCRETE PADS SHOULD BE REMOVED FROM THE SITE.
11. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL SITE DEVELOPMENT STUDY FOR ADDITIONAL SITE DEVELOPMENT RECOMMENDATIONS.
12. THIS PLAN DOES NOT SHOW LIMITS OF EXISTING PAVEMENT REMOVAL REQUIRED FOR UTILITY TRENCHES AND INSTALLATION.

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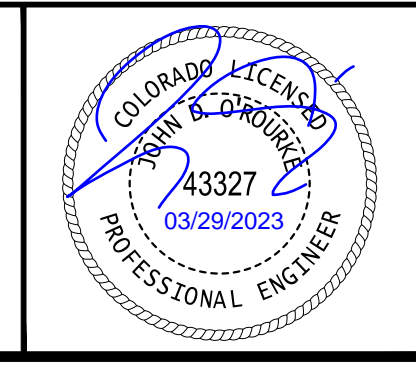


ISSUE DATE: 08-30-2022	
DATE	REVISION COMMENTS
03-17-2023	ISSUED TO CONSTRUCTION

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

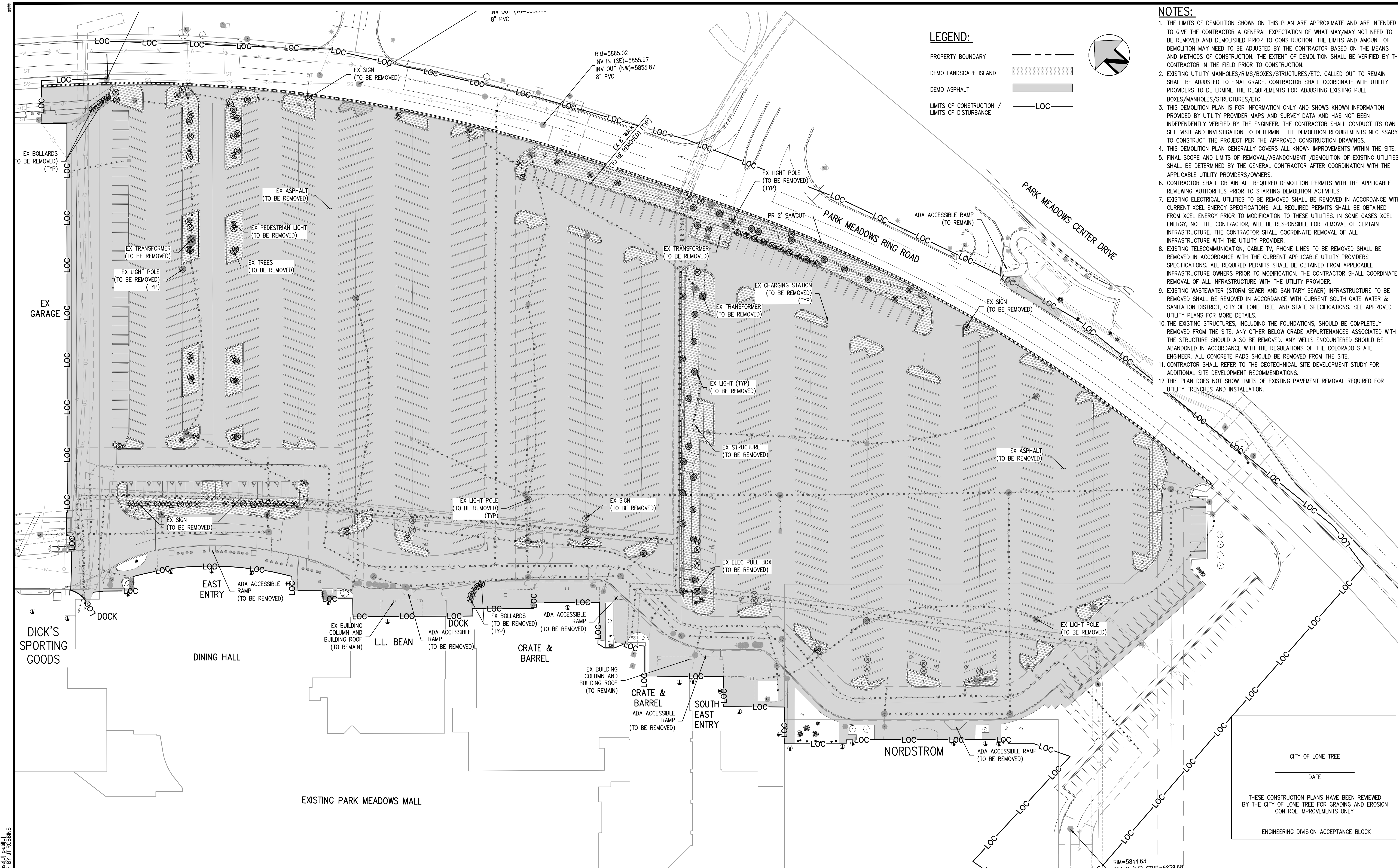
**PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR ACQUISITION, LLC**

**PARK MEADOWS - MIXED USE DEVELOPMENT
 DEMOLITION PLAN - EXISTING BELOW-GRADE UTILITIES**



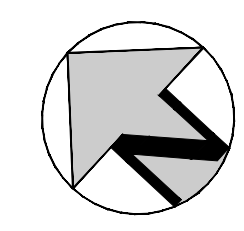
PROJECT #: 220407
 SHEET NUMBER
EC2
 2 OF 9

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



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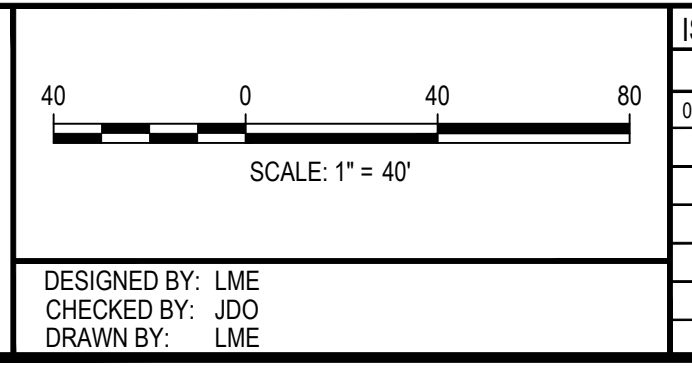
- PROPERTY BOUNDARY ————
- DEMO LANDSCAPE ISLAND [Hatched Box]
- DEMO ASPHALT [Solid Grey Box]
- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE — LOC —



- NOTES:**
1. THE LIMITS OF DEMOLITION SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE INTENDED TO GIVE THE CONTRACTOR A GENERAL EXPECTATION OF WHAT MAY/MAY NOT NEED TO BE REMOVED AND DEMOLISHED PRIOR TO CONSTRUCTION. THE LIMITS AND AMOUNT OF DEMOLITION MAY NEED TO BE ADJUSTED BY THE CONTRACTOR BASED ON THE MEANS AND METHODS OF CONSTRUCTION. THE EXTENT OF DEMOLITION SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
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 4. THIS DEMOLITION PLAN GENERALLY COVERS ALL KNOWN IMPROVEMENTS WITHIN THE SITE.
 5. FINAL SCOPE AND LIMITS OF REMOVAL/ABANDONMENT /DEMOLITION OF EXISTING UTILITIES SHALL BE DETERMINED BY THE GENERAL CONTRACTOR AFTER COORDINATION WITH THE APPLICABLE UTILITY PROVIDERS/OWNERS.
 6. CONTRACTOR SHALL OBTAIN ALL REQUIRED DEMOLITION PERMITS WITH THE APPLICABLE REVIEWING AUTHORITIES PRIOR TO STARTING DEMOLITION ACTIVITIES.
 7. EXISTING ELECTRICAL UTILITIES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH CURRENT XCEL ENERGY SPECIFICATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM XCEL ENERGY PRIOR TO MODIFICATION TO THESE UTILITIES. IN SOME CASES XCEL ENERGY, NOT THE CONTRACTOR, WILL BE RESPONSIBLE FOR REMOVAL OF CERTAIN INFRASTRUCTURE. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL INFRASTRUCTURE WITH THE UTILITY PROVIDER.
 8. EXISTING TELECOMMUNICATION, CABLE TV, PHONE LINES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE CURRENT APPLICABLE UTILITY PROVIDERS SPECIFICATIONS. ALL REQUIRED PERMITS SHALL BE OBTAINED FROM APPLICABLE INFRASTRUCTURE OWNERS PRIOR TO MODIFICATION. THE CONTRACTOR SHALL COORDINATE REMOVAL OF ALL INFRASTRUCTURE WITH THE UTILITY PROVIDER.
 9. EXISTING WASTEWATER (STORM SEWER AND SANITARY SEWER) INFRASTRUCTURE TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH CURRENT SOUTH GATE WATER & SANITATION DISTRICT, CITY OF LONE TREE, AND STATE SPECIFICATIONS. SEE APPROVED UTILITY PLANS FOR MORE DETAILS.
 10. THE EXISTING STRUCTURES, INCLUDING THE FOUNDATIONS, SHOULD BE COMPLETELY REMOVED FROM THE SITE. ANY OTHER BELOW GRADE APPURTENANCES ASSOCIATED WITH THE STRUCTURE SHOULD ALSO BE REMOVED. ANY WELLS ENCOUNTERED SHOULD BE ABANDONED IN ACCORDANCE WITH THE REGULATIONS OF THE COLORADO STATE ENGINEER. ALL CONCRETE PADS SHOULD BE REMOVED FROM THE SITE.
 11. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL SITE DEVELOPMENT STUDY FOR ADDITIONAL SITE DEVELOPMENT RECOMMENDATIONS.
 12. THIS PLAN DOES NOT SHOW LIMITS OF EXISTING PAVEMENT REMOVAL REQUIRED FOR UTILITY TRENCHES AND INSTALLATION.

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

FILE PATH: K:\220407\ENGINEERING\CD - DEMO PLAN\DWG LAYOUT - LAYOUT1 (2)
 PLOTTED: WED 03/15/23 12:57:10P BY: JT ROBBINS



ISSUE DATE: 08-30-2022	
DATE	REVISION COMMENTS
03-17-2023	ISSUED TO CONSTRUCTION

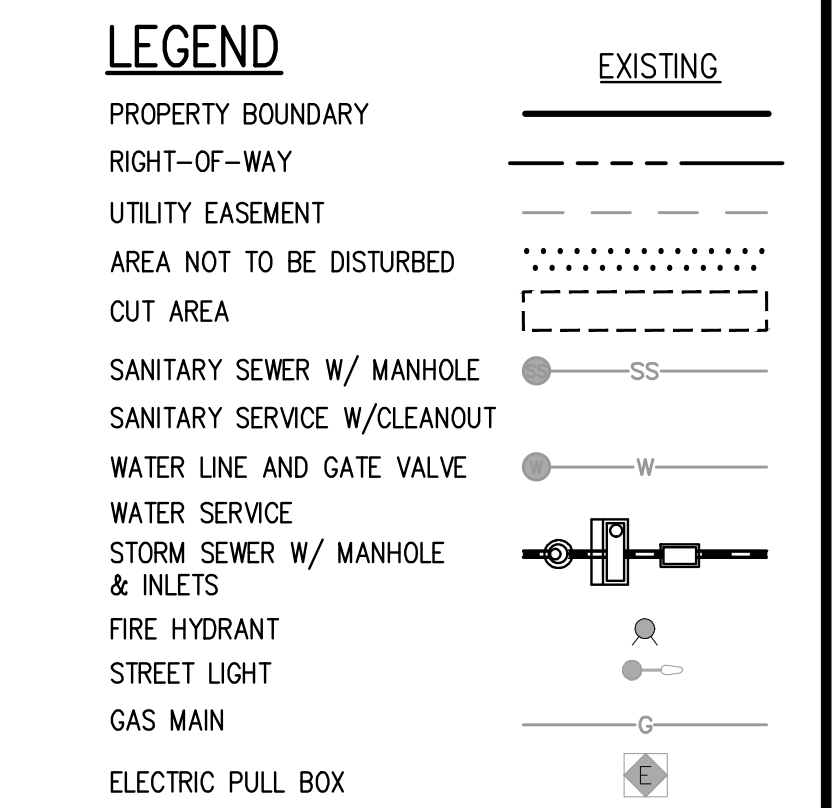
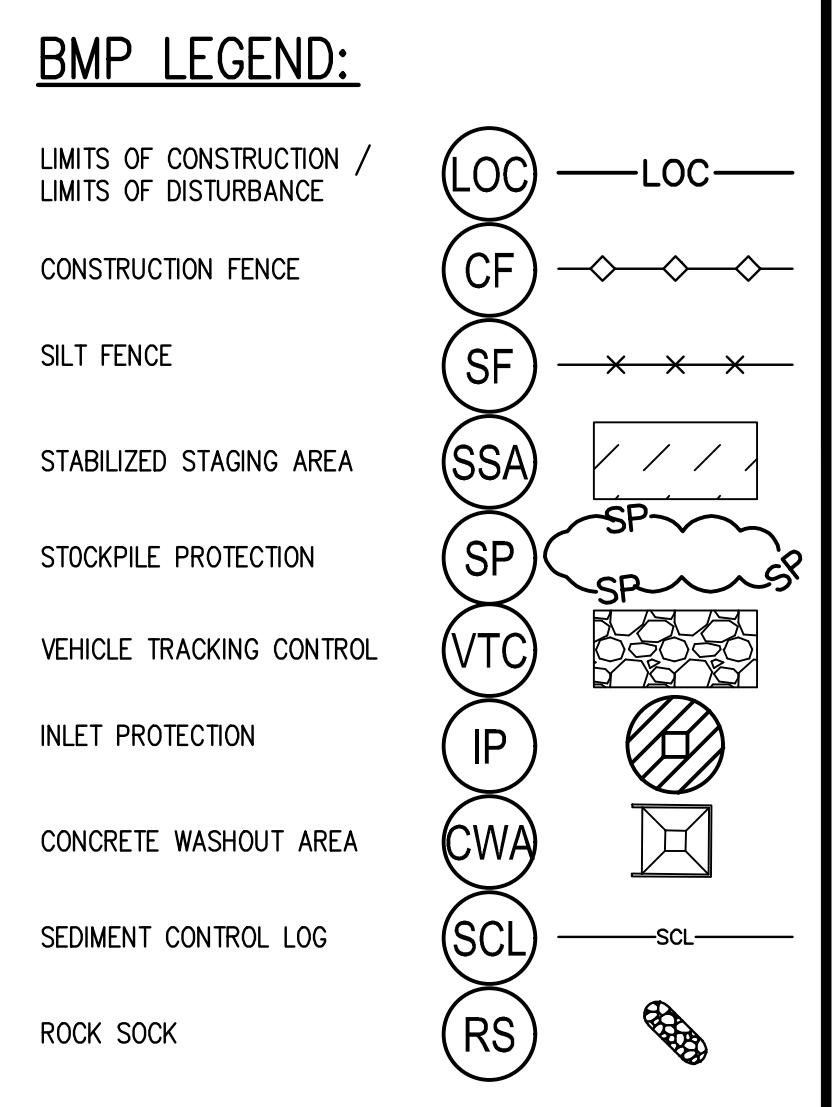
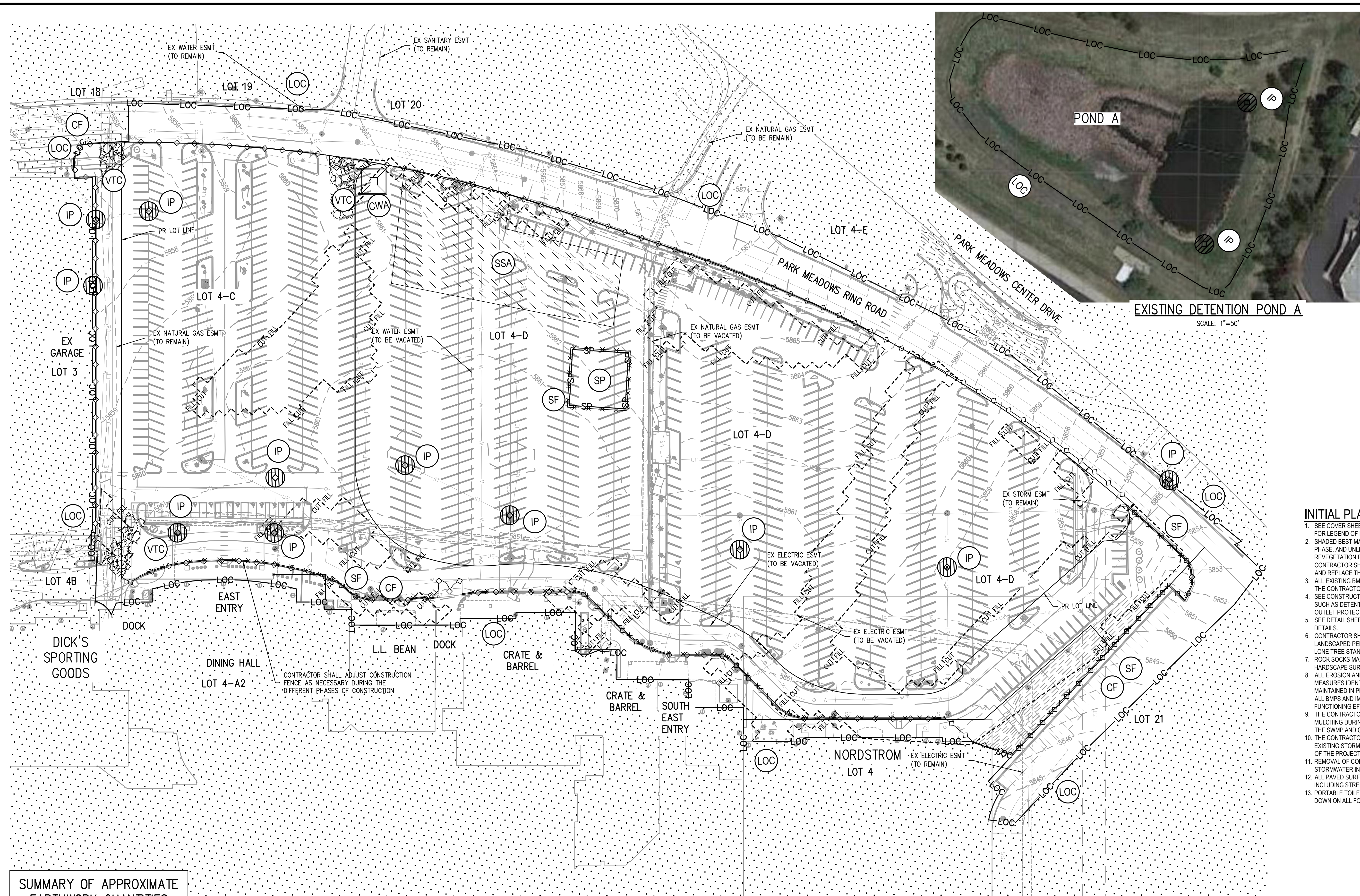
1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

**PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR ACQUISITION, LLC**

**PARK MEADOWS - MIXED USE DEVELOPMENT
 DEMOLITION PLAN - EXISTING ABOVE-GRADE IMPROVEMENTS**



PROJECT #: 220407
 SHEET NUMBER
EC3
 3 OF 9



- INITIAL PLAN**
- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
 - SHADED BEST MANAGEMENT PRACTICES (BMPs) WERE INSTALLED IN AN EARLIER PHASE, AND UNLESS OTHERWISE INDICATED SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE CITY OF LONE TREE. CONTRACTOR SHALL VERIFY THE CONDITION OF ALL EXISTING BMPs AND REMOVE AND REPLACE THEM AS NECESSARY.
 - ALL EXISTING BMPs WILL NEED TO BE PROPERLY REFRESHED OR REINSTALLED BY THE CONTRACTOR TO FUNCTION AS ORIGINALLY DESIGNED.
 - SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
 - SEE DETAIL SHEET EC7-EC9 FOR EROSION CONTROL MEASURE CONSTRUCTION DETAILS.
 - CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS NOT FORMALLY LANDSCAPED PER THE APPROVED LANDSCAPE PLAN SEED MIX OR THE CITY OF LONE TREE STANDARD SEED MIX.
 - ROCK SOCKS MAY BE SUBSTITUTED FOR SILT FENCE AS PERIMETER CONTROL ON HARDSCAPE SURFACE AREAS.
 - ALL EROSION AND SEDIMENT CONTROL PRACTICES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THE STORMWATER MANAGEMENT PLAN (SWMP) MUST BE MAINTAINED IN PROPER FUNCTIONING CONDITION. CONTRACTOR SHALL MONITOR ALL BMPs AND IMMEDIATELY CORRECT OR REPLY ANY THAT ARE NO LONGER FUNCTIONING EFFECTIVELY.
 - THE CONTRACTOR SHALL PROVIDE SURFACE ROUGHENING AND SEEDING & MULCHING DURING THE DEMOLITION AND EARTHWORK PHASES AS REQUIRED BY THE SWMP AND COUNTY INSPECTOR.
 - THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IMMEDIATELY ADJACENT TO AND DOWNSTREAM OF THE PROJECT SITE.
 - REMOVAL OF CONTROL MEASURES SHALL NOT OCCUR WITHOUT THE APPROVAL OF STORMWATER INSPECTOR.
 - ALL PAVED SURFACES MUST REMAIN FREE OF SEDIMENT AND REQUIRE CLEANING, INCLUDING STREET SWEEPING, AS NEEDED.
 - PORTABLE TOILETS SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.

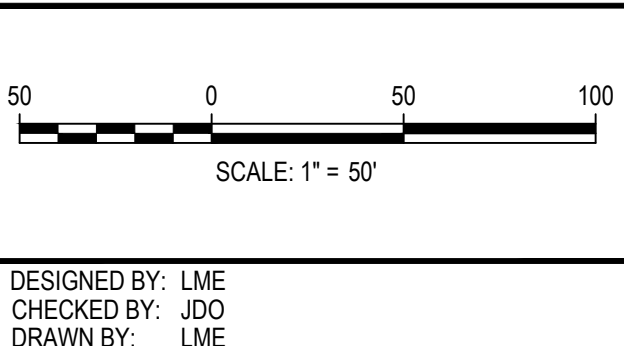
SUMMARY OF APPROXIMATE EARTHWORK QUANTITIES

CUT VOLUME (CU YD)	1,481
FILL VOLUME (CU YD)	24,364
NET (CU YD IMPORT)	22,883
AREA OF DISTURBANCE	14.18 ACRES

NOTE: EARTHWORK VOLUMES ARE UNADJUSTED AND DO NOT ACCOUNT FOR UTILITY SPOILS, PAVEMENT SECTION, SOIL COMPACTION/SWELL, ETC.

BENCHMARK
 BENCHMARK IS DOUGLAS COUNTY POINT 2113021 STAMPED "2.113021 DC GIS" WITH A PUBLISHED ELEVATION OF 5914.49 FT (NAVD88).

FILE: H:\K12247\ENGINEERING\GESC\INITIAL GESC PLAN.DWG LAYOUT: LAYOUT1
 PLOTTED: WED 03/15/23 12:57:20P BY: JI.ROBBINS

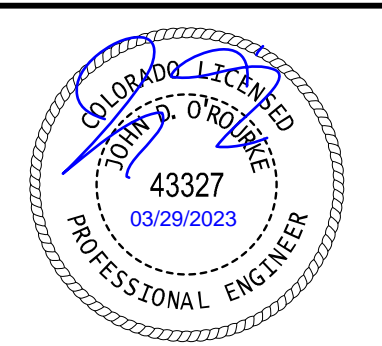


ISSUE DATE:	11-17-2022
DATE	REVISION COMMENTS
03-17-2023	ISSUED TO CONSTRUCTION



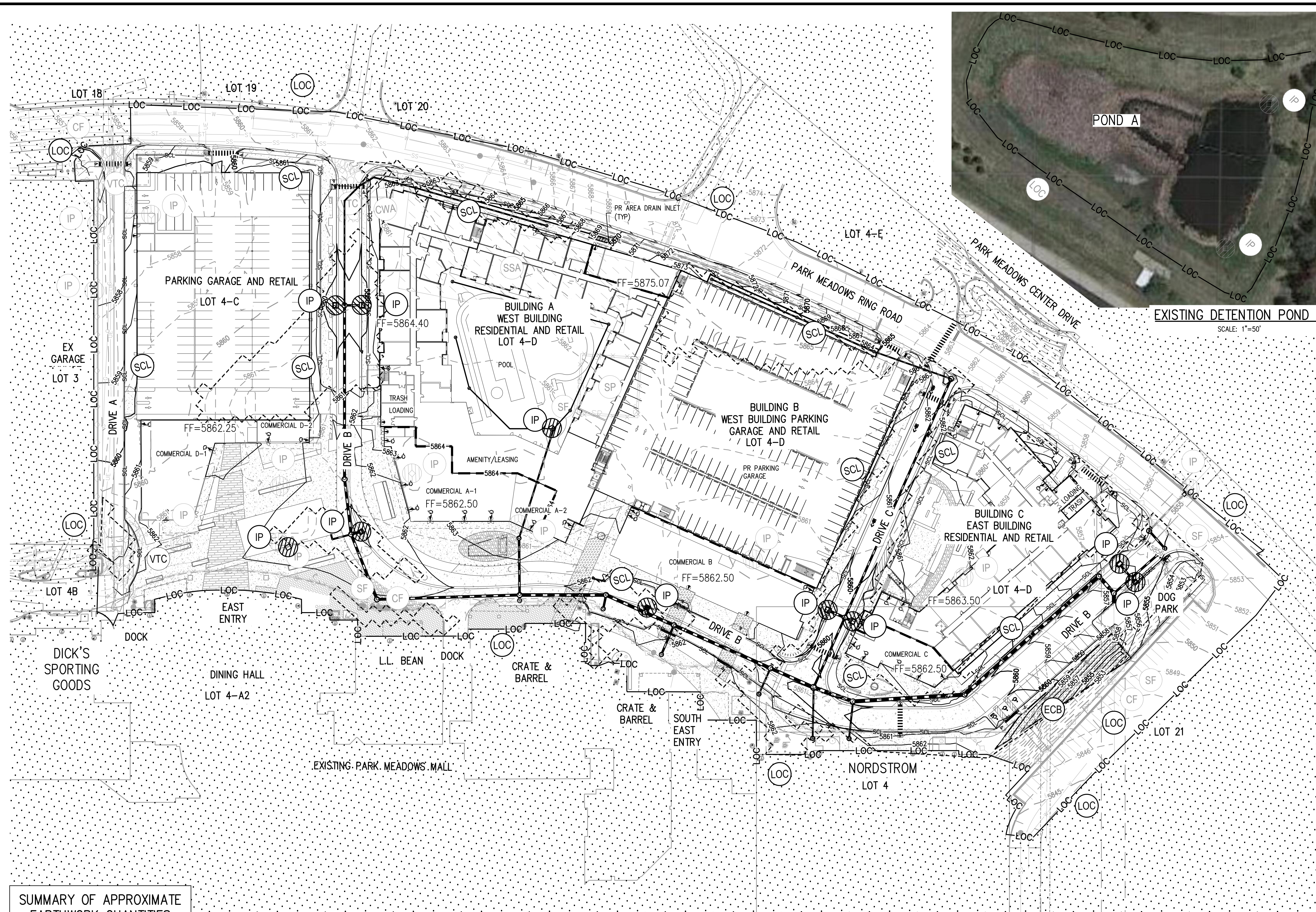
PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR ACQUISITION, LLC

PARK MEADOWS - MIXED USE DEVELOPMENT
 INITIAL GESC PLAN



PROJECT #: 220407
 SHEET NUMBER
EC4
 4 OF 9

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



- BMP LEGEND:**
- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE (LOC)
 - CONSTRUCTION FENCE (CF)
 - SILT FENCE (SF)
 - STABILIZED STAGING AREA (SSA)
 - STOCKPILE PROTECTION (SP)
 - VEHICLE TRACKING CONTROL (VTC)
 - INLET PROTECTION (IP)
 - CONCRETE WASHOUT AREA (CWA)
 - SEDIMENT CONTROL LOG (SCL)
 - ROCK SOCK (RS)
 - EROSION CONTROL BLANKET (ECB)

- LEGEND**
- PROPERTY BOUNDARY
 - RIGHT-OF-WAY
 - UTILITY EASEMENT
 - AREA NOT TO BE DISTURBED
 - CUT AREA
 - SANITARY SEWER W/ MANHOLE
 - SANITARY SERVICE W/CLEANOUT
 - WATER LINE AND GATE VALVE
 - WATER SERVICE
 - STORM SEWER W/ MANHOLE & INLETS
 - FIRE HYDRANT
 - STREET LIGHT
 - GAS MAIN
 - ELECTRIC PULL BOX

- INTERIM PLAN**
1. SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
 2. ALL LANDSCAPE DRAIN AREA INLETS SHALL HAVE INLET PROTECTION UNTIL THE UPSTREAM AREA HAS BEEN FORMALLY LANDSCAPED AND ESTABLISHED. REFER TO THE PRIVATE STORM SEWER PLANS FOR EXACT LOCATIONS OF ALL AREA INLETS.
 3. SHADED BMPs INSTALLED IN THE INITIAL STAGE SHALL BE LEFT IN PLACE IN THE INTERIM STAGE.
 4. ALL INTERIM BMPs, INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ISSUANCE OF ANY CURB AND GUTTER PERMITS.
 5. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
 6. PORTABLE TOILETS SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.

SUMMARY OF APPROXIMATE EARTHWORK QUANTITIES

CUT VOLUME (CU YD)	1,481
FILL VOLUME (CU YD)	24,364
NET (CU YD IMPORT)	22,883
AREA OF DISTURBANCE	14.18 ACRES

NOTE: EARTHWORK VOLUMES ARE UNADJUSTED AND DO NOT ACCOUNT FOR UTILITY SPOILS, PAVEMENT SECTION, SOIL COMPACTION/SWELL, ETC.

BENCHMARK
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 ENGINEERING DIVISION ACCEPTANCE BLOCK

FILEPATH: K:\220407\ENGINEERING\GESC\INTERIM GESC PLANNING LAYOUT LAYOUT: 11-17-2022
 PLOTTED: WED 03/15/23 12:57:33P BY: JI ROBBINS



SCALE: 1" = 50'

DESIGNED BY: LME
CHECKED BY: JDO
DRAWN BY: LME

DATE	REVISION COMMENTS
03-17-2023	ISSUED TO CONSTRUCTION

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR ACQUISITION, LLC

PARK MEADOWS - MIXED USE DEVELOPMENT
 INTERIM GESC PLAN



PROJECT #: 220407
 SHEET NUMBER
EC5
 5 OF 9

BMP LEGEND:

- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE (LOC)
- CONSTRUCTION FENCE (CF)
- SILT FENCE (SF)
- STABILIZED STAGING AREA (SSA)
- STOCKPILE PROTECTION (SP)
- VEHICLE TRACKING CONTROL (VTC)
- INLET PROTECTION (IP)
- CONCRETE WASHOUT AREA (CWA)
- SEDIMENT CONTROL LOG (SCL)
- ROCK SOCK (RS)
- EROSION CONTROL BLANKET (ECB)
- SEEDING & MULCHING (SM)

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- UTILITY EASEMENT
- AREA NOT TO BE DISTURBED
- SANITARY SEWER W/ MANHOLE
- SANITARY SERVICE W/CLEANOUT
- WATER LINE AND GATE VALVE
- WATER SERVICE
- STORM SEWER W/ MANHOLE & INLETS
- FIRE HYDRANT
- STREET LIGHT
- GAS MAIN
- ELECTRIC PULL BOX
- FLOW ARROW

NOTES:

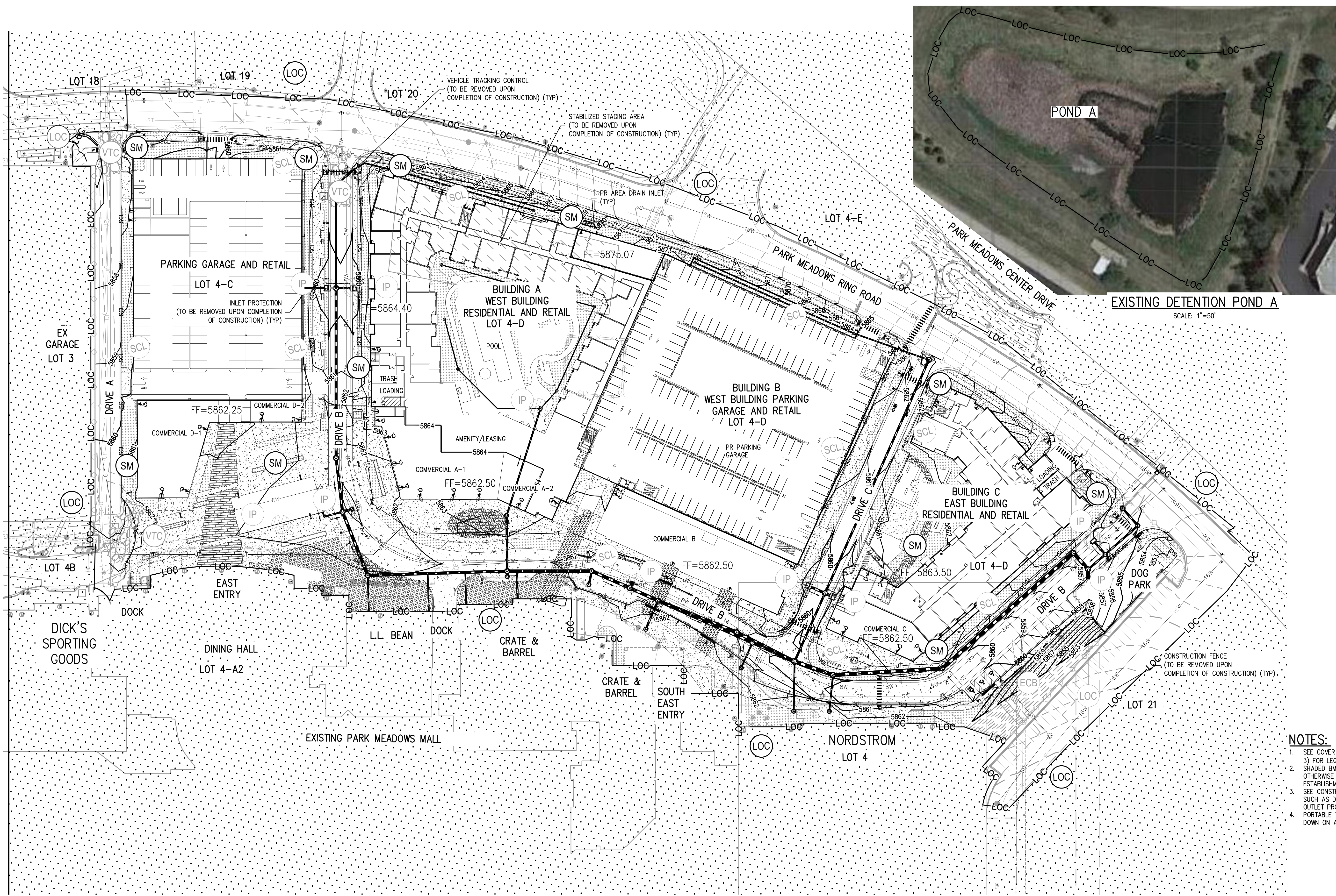
1. SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS.
2. SHADED BMPs INSTALLED IN THE INITIAL AND INTERIM GESC PLANS, UNLESS OTHERWISE INDICATED, SHALL BE LEFT IN PLACE UNTIL REVEGETATION ESTABLISHMENT IS APPROVED BY THE CITY.
3. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
4. PORTABLE TOILETS SHALL BE PLACED ON A PERVIOUS SURFACE AND STAKED DOWN ON ALL FOUR SIDES.

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



BENCHMARK
 BENCHMARK IS DOUGLAS COUNTY POINT 2113021 STAMPED "2.113021 DC GIS" WITH A PUBLISHED ELEVATION OF 5914.49 FT (NAVD88).

811 Know what's below. Call before you dig.

DESIGNED BY: LME
 CHECKED BY: JDO
 DRAWN BY: LME

ISSUE DATE: 11-17-2022	
DATE	REVISION COMMENTS
03-17-2023	ISSUED TO CONSTRUCTION

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

**PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR ACQUISITION, LLC**

**PARK MEADOWS - MIXED USE DEVELOPMENT
 FINAL GESC PLAN**

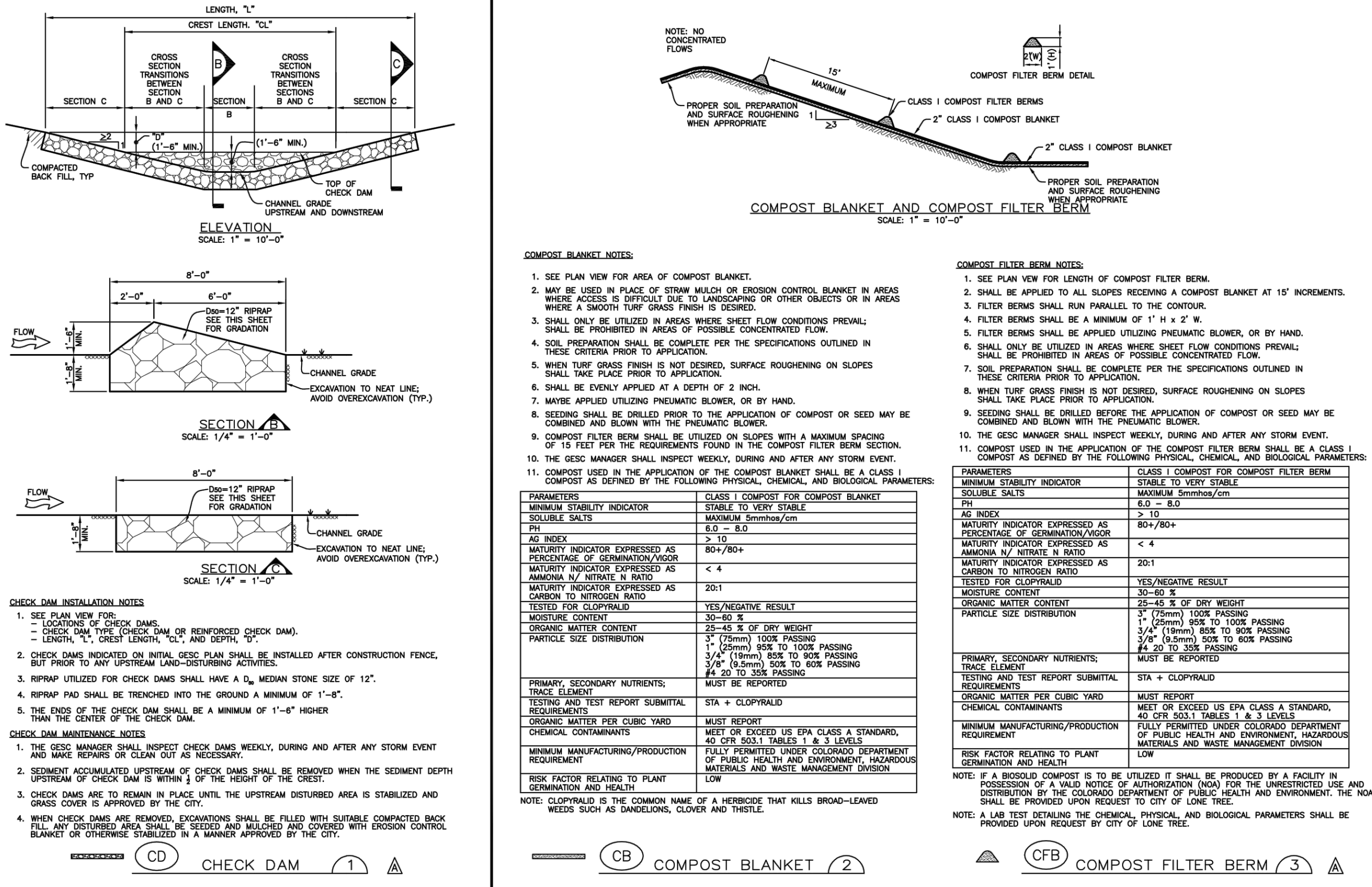
Professional Engineer Seal: 43327, 03/29/2023

PROJECT #: 220407
 SHEET NUMBER
EC6
 6 OF 9

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

- 1. 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... 2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER... 3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY OF LONE TREE... 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION... 5. 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... 6. 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... 7. 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... 8. 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... 9. AFTER INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs, THE PERMITTEE SHALL CALL THE CITY OF LONE TREE ENGINEERING DIVISION AT (303) 692-8122 TO SCHEDULE A PRECONSTRUCTION MEETING... 10. 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... 11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE CITY OF LONE TREE GESC INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL-STAGE EROSION AND SEDIMENT CONTROL BMPs... 12. THE GESC MANAGER SHALL STRICTLY ADHERE TO THE CITY OF LONE TREE - APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES... 13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS)... 14. PRIOR TO ACTUAL CONSTRUCTION, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES... 15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE... 16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR, UNLESS EXTENDED... 17. A COPY OF THE GESC PERMIT, ACCEPTED GESC PLANS AND THE GESC FIELD MANUAL SHALL BE ON SITE AT ALL TIMES... 18. THE GESC MANAGER SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE GESC PERMIT... 19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE CITY OF LONE TREE - APPROVED ACCESS POINT... 20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS... 21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT... 22. STRAW BALES ARE NOT A GESC-ACCEPTED SEDIMENT CONTROL BMP... 23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN... 24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS... 25. LINING OF TEMPORARY SWALES AND DITCHES SHALL BE IN ACCORDANCE WITH THE GESC CRITERIA MANUAL... 26. NO PERMANENT EARTH SLOPES GREATER THAN 3:1 SHALL BE ALLOWED... 27. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY... 28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS... 29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITH FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION... 30. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO... 31. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGE WAY... 32. ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE... 33. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAGING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED... 34. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS... 35. ALL DOWATERING ON SITE SHALL BE COORDINATED WITH A CITY OF LONE TREE GESC INSPECTOR... 36. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS... 37. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED... 38. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD... 39. NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED... 40. NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED... 41. A FINAL GESC INSPECTION SHALL BE CONDUCTED A MINIMUM OF TWO WEEKS PRIOR TO THE ANTICIPATED REQUEST FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.

DETAIL SHEET NO. NO. BMP LEGEND. Table listing BMP types (CD, CB, CFB, CWA, CF, CM, DW, DD, ECB, IP, RCD, RRB, RRC, SB, SCL, ST, SM, SF, SSA, SR, TSD, TSC, TER, VTC, WW, CS, LOC) and their corresponding symbols.



CHECK DAM INSTALLATION NOTES. 1. SEE PLAN VIEW FOR LOCATIONS OF CHECK DAMS OR REINFORCED CHECK DAMS... 2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES... 3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12"...

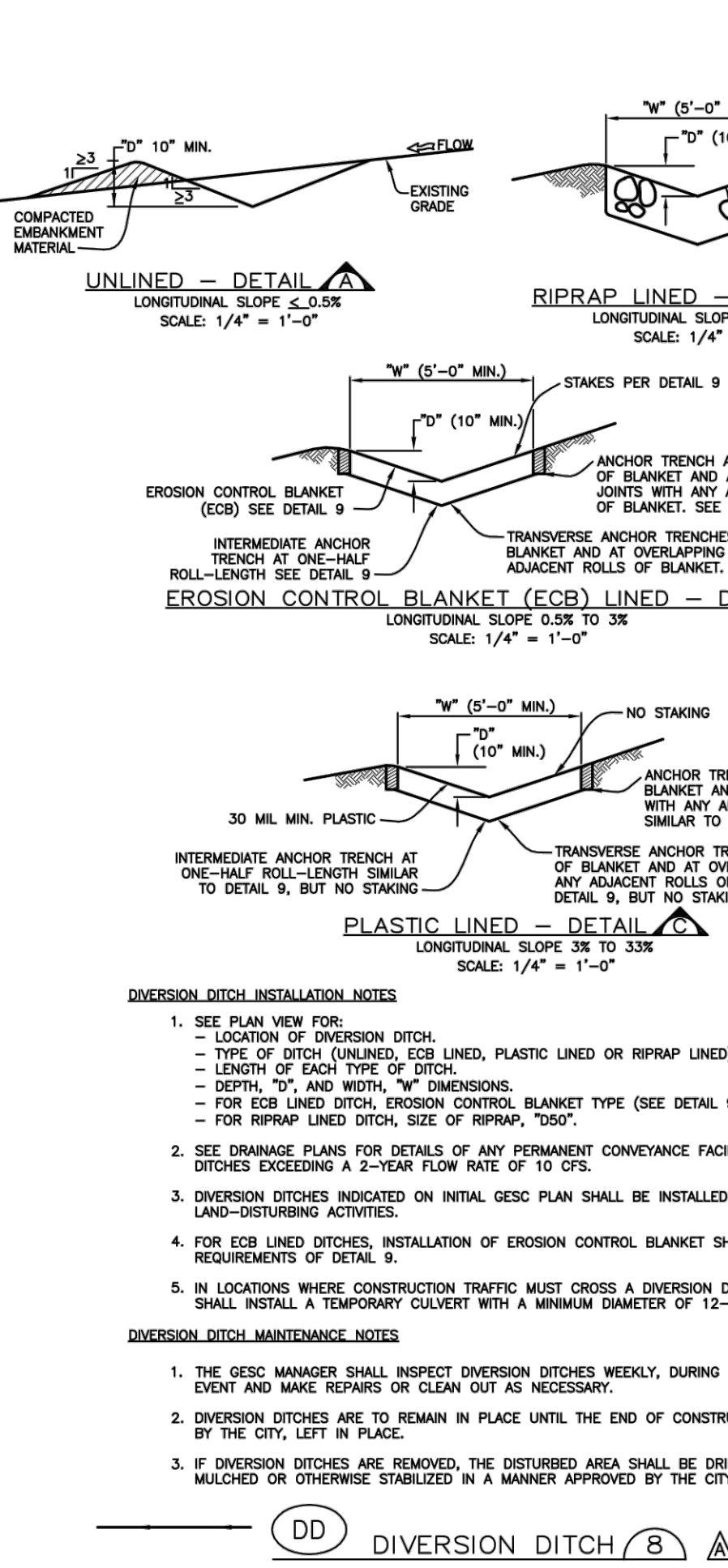
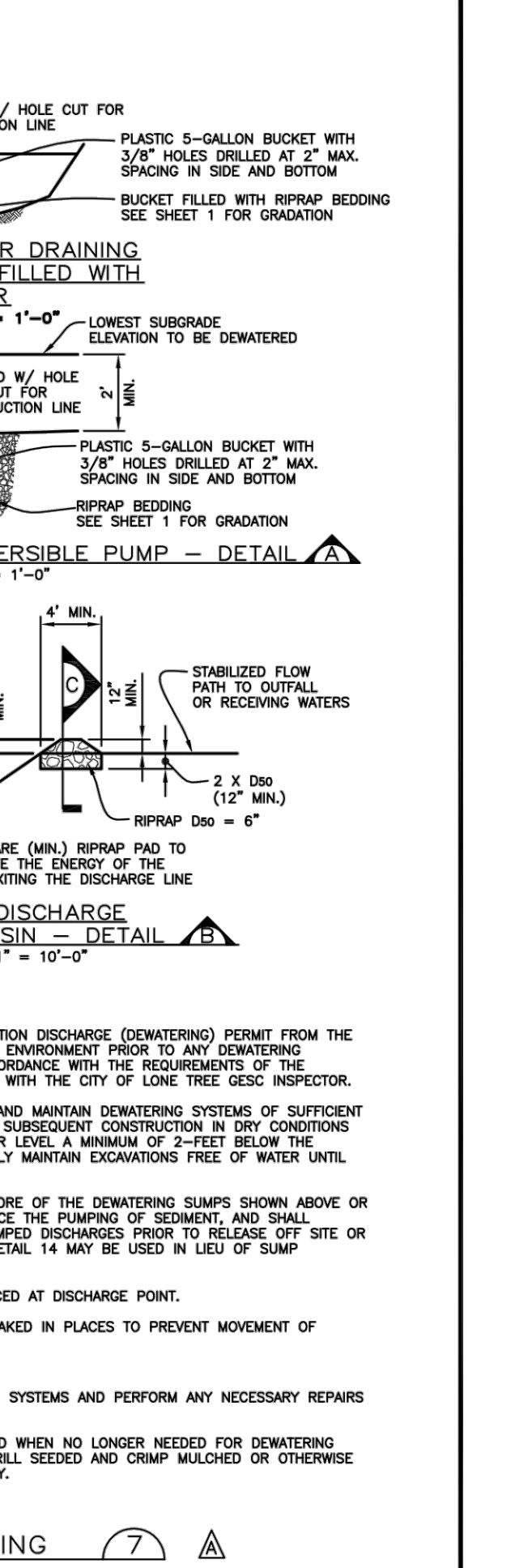
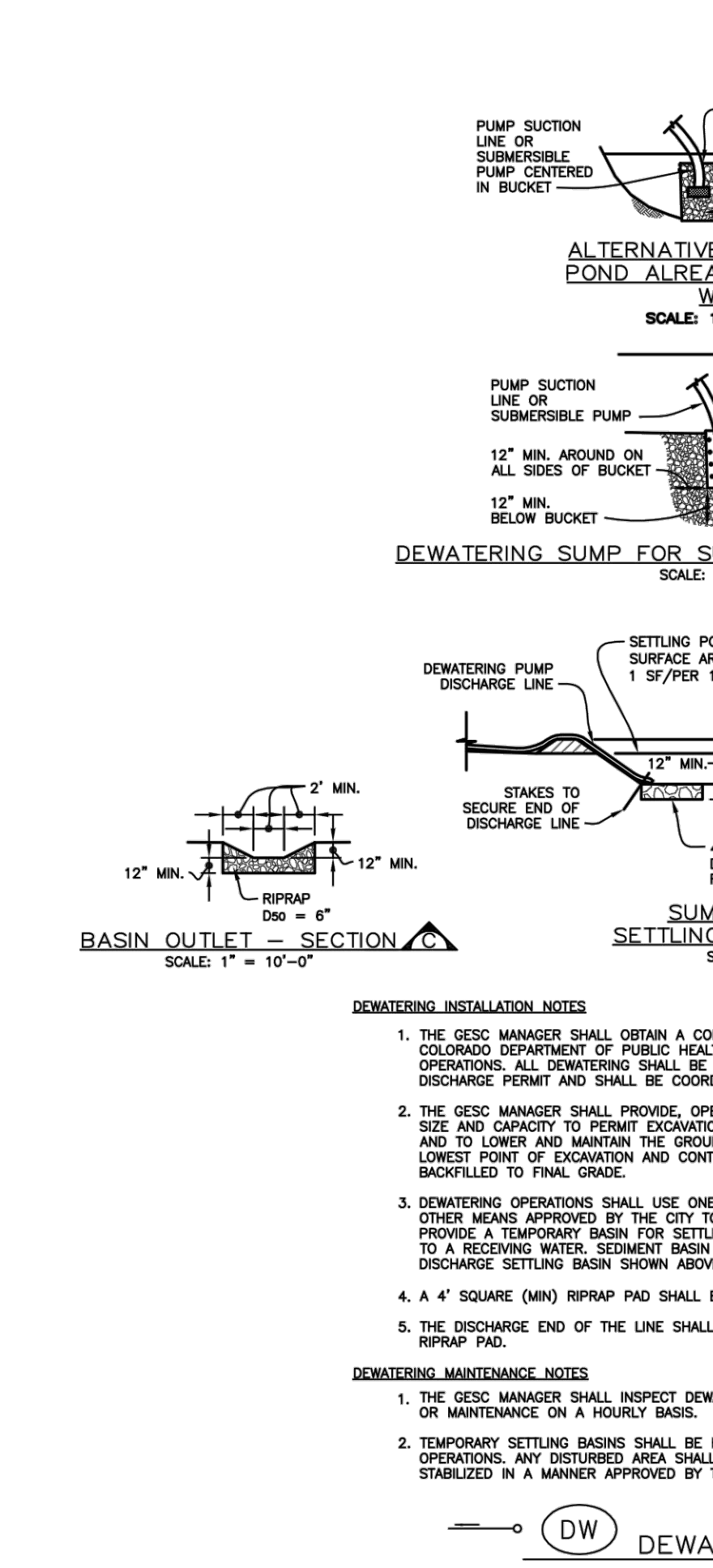
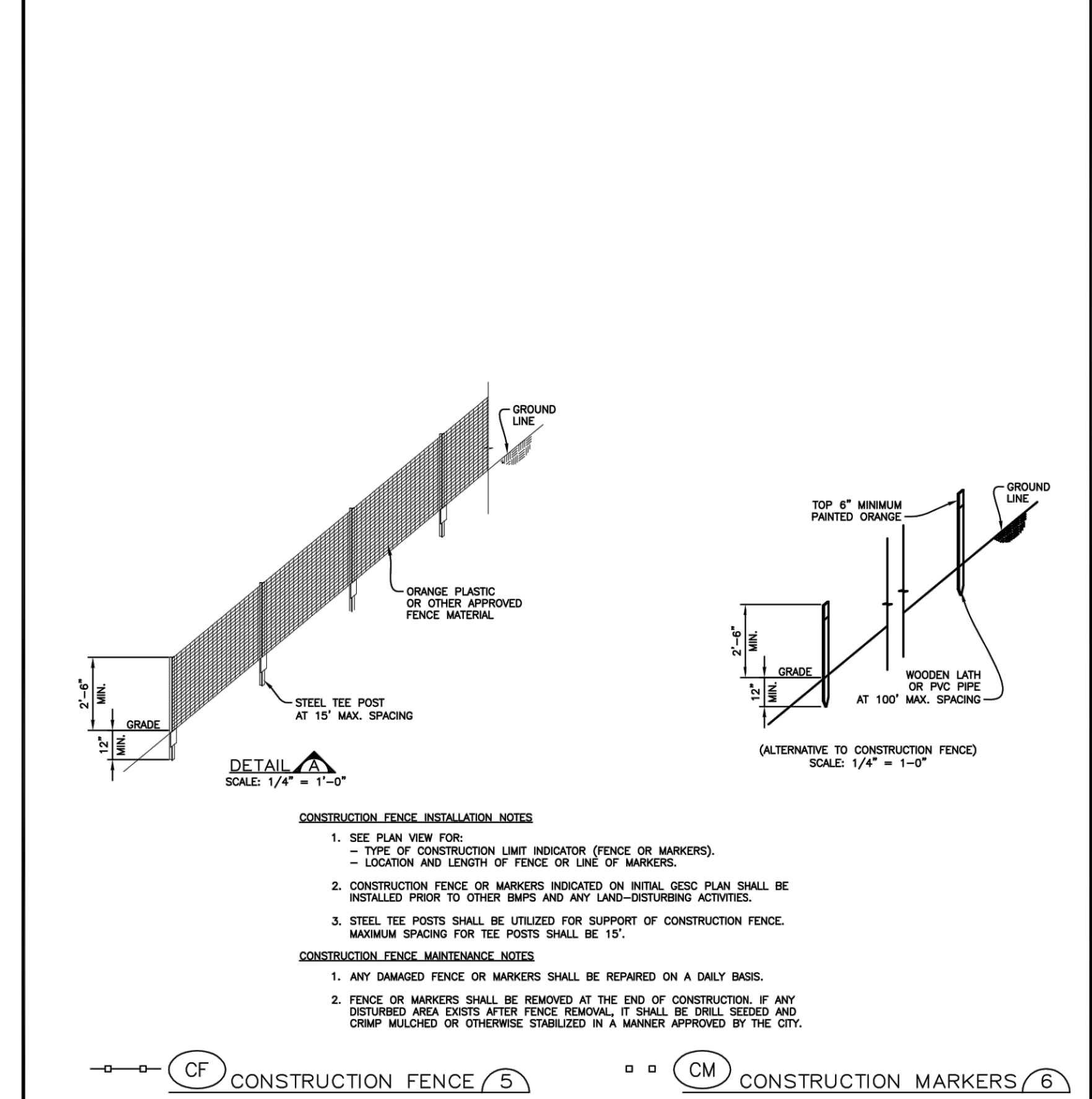
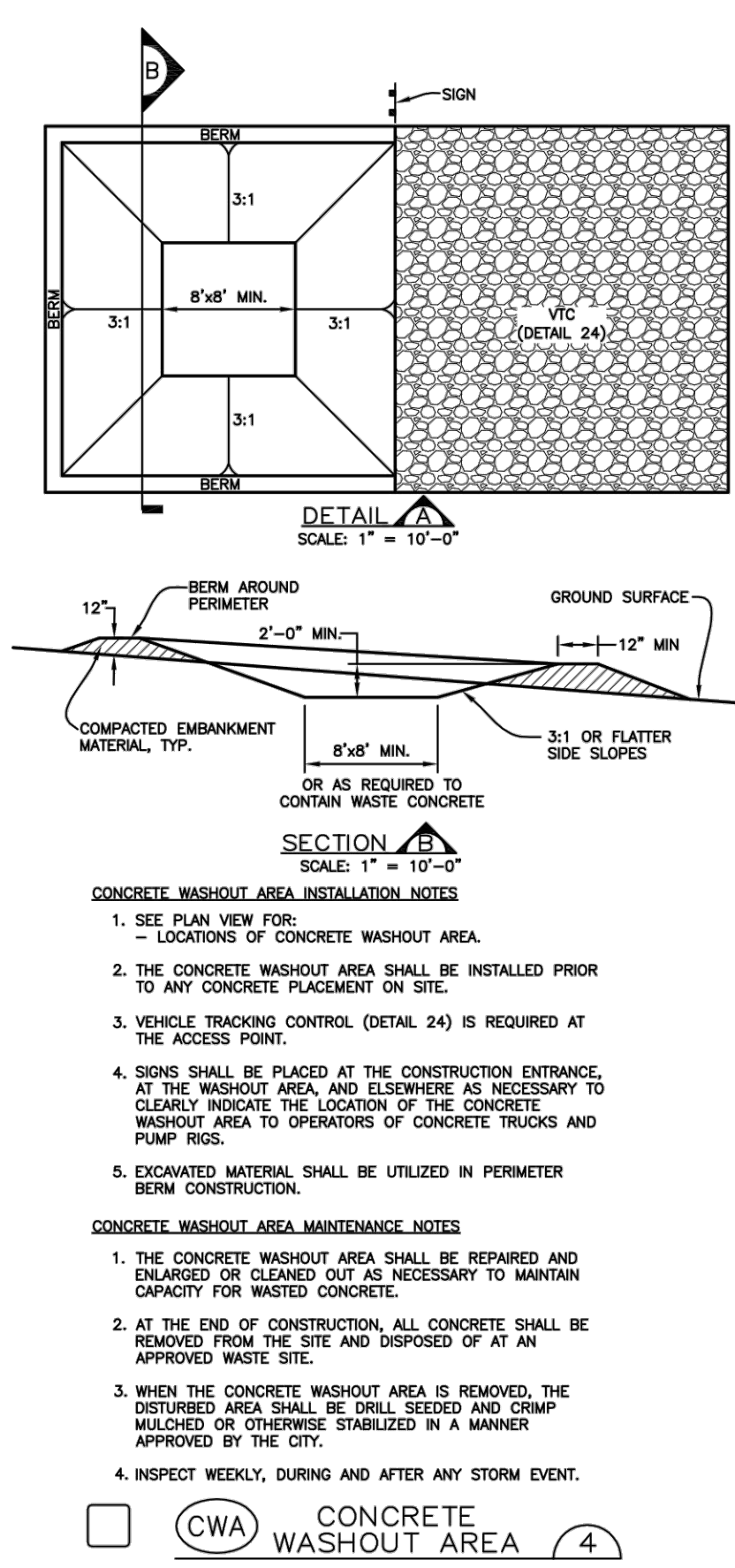


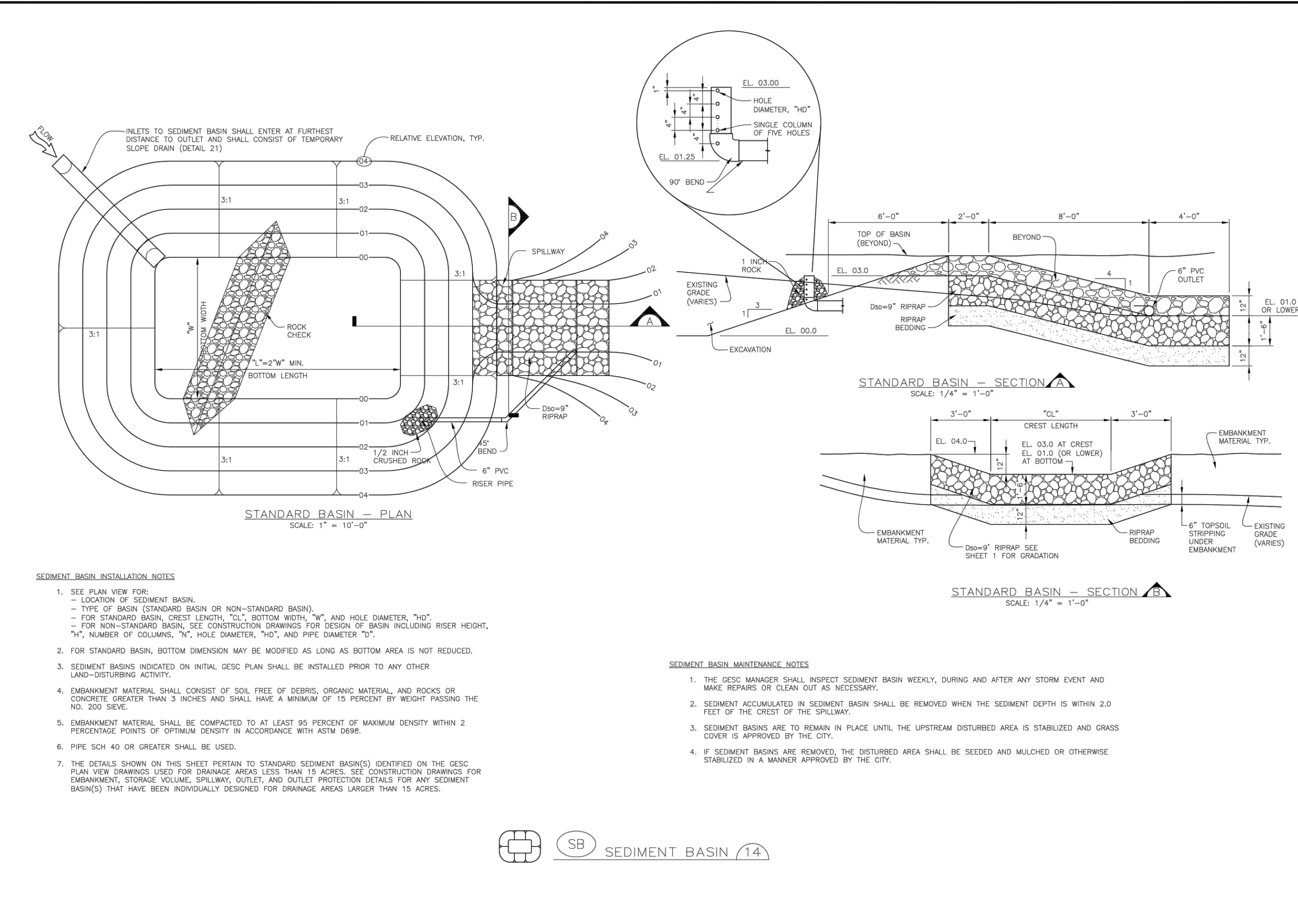
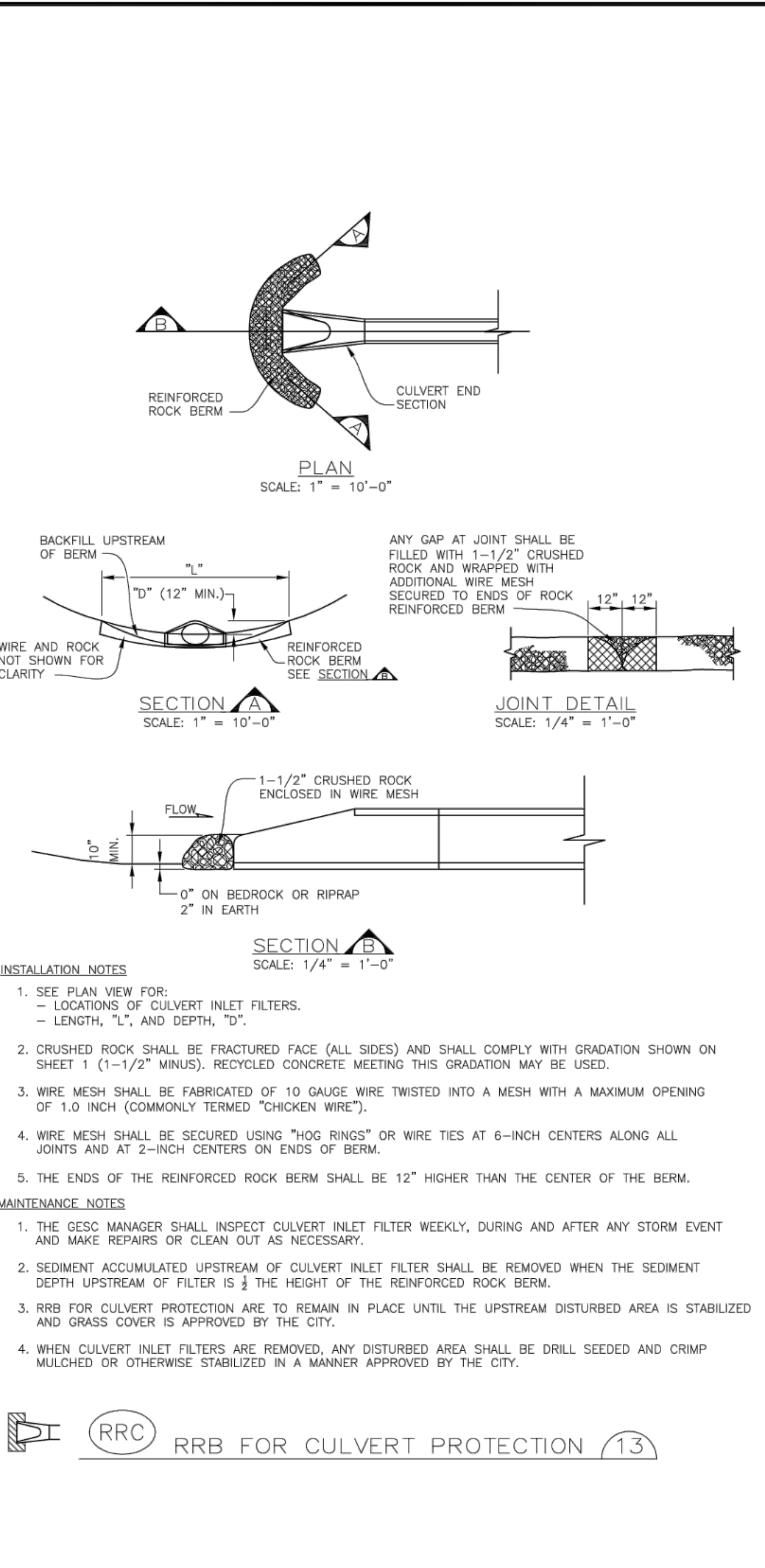
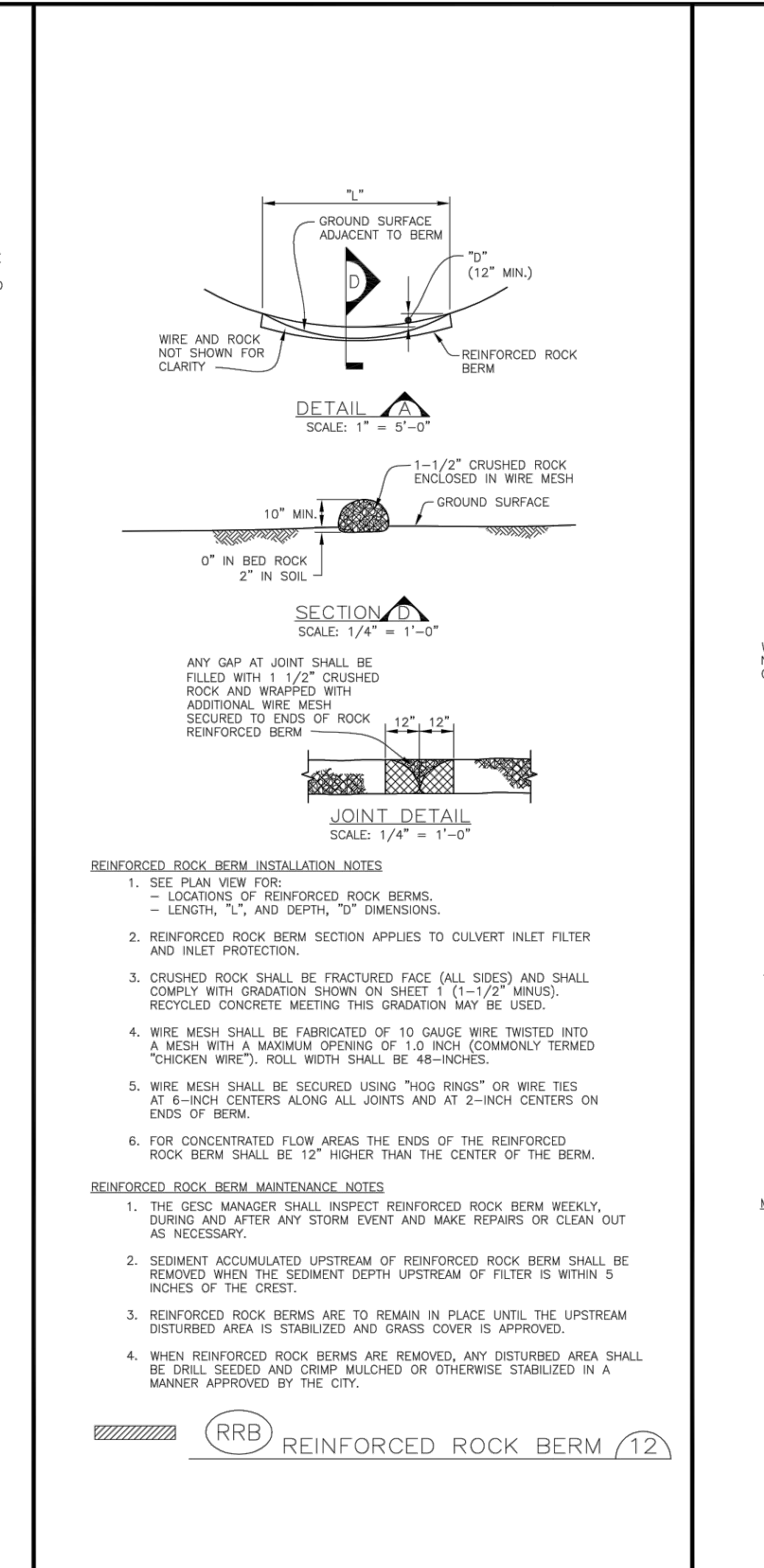
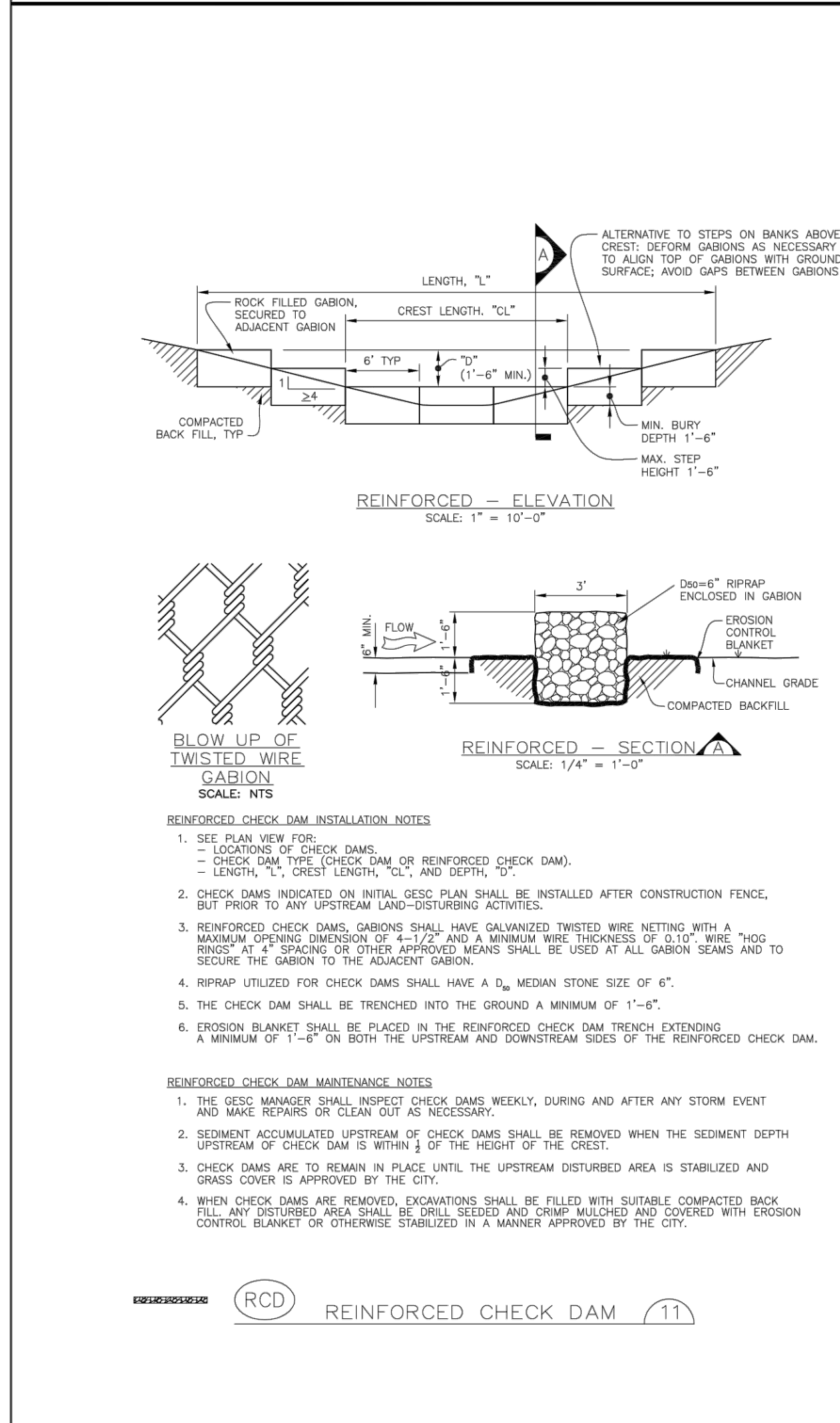
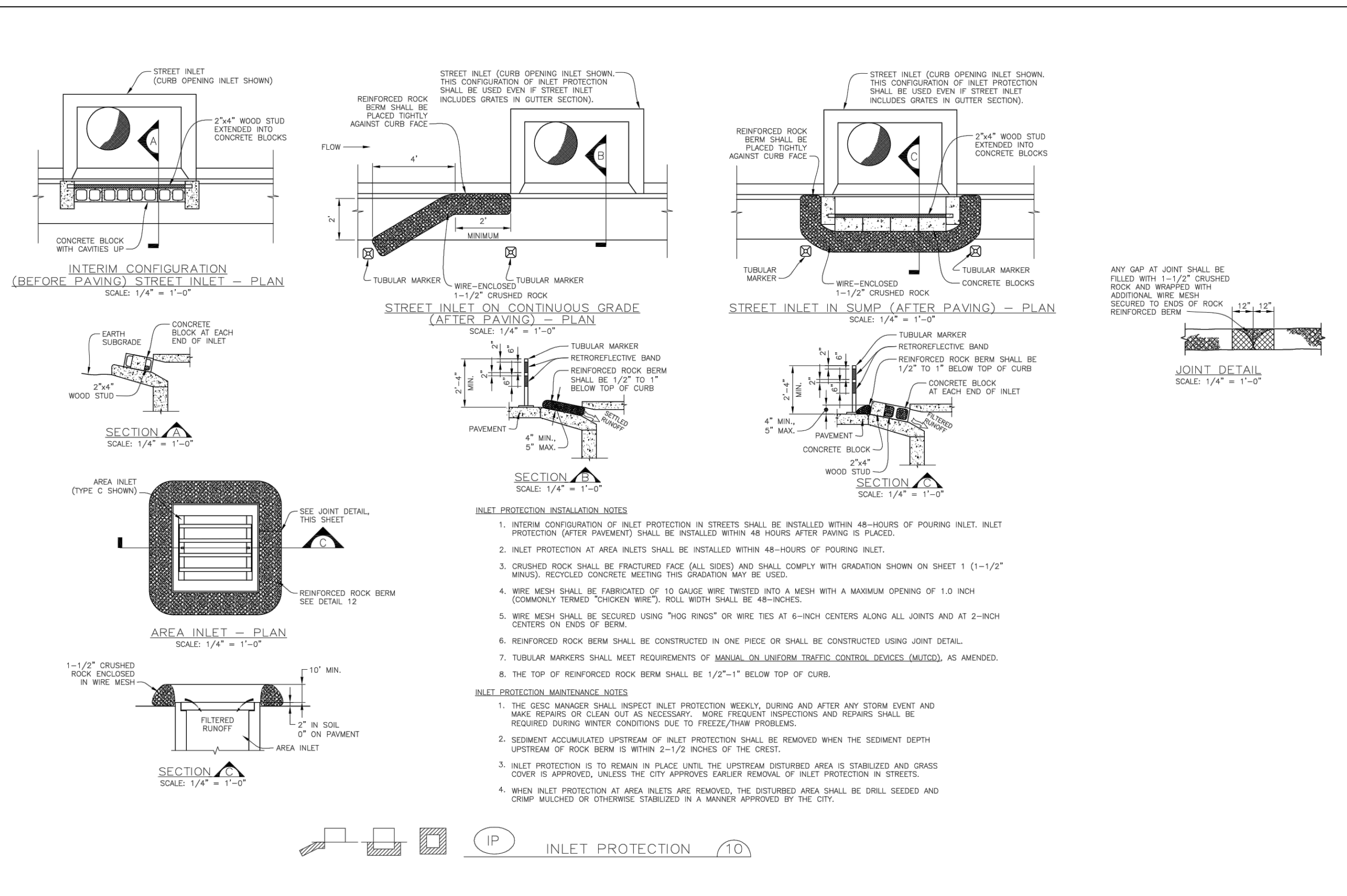
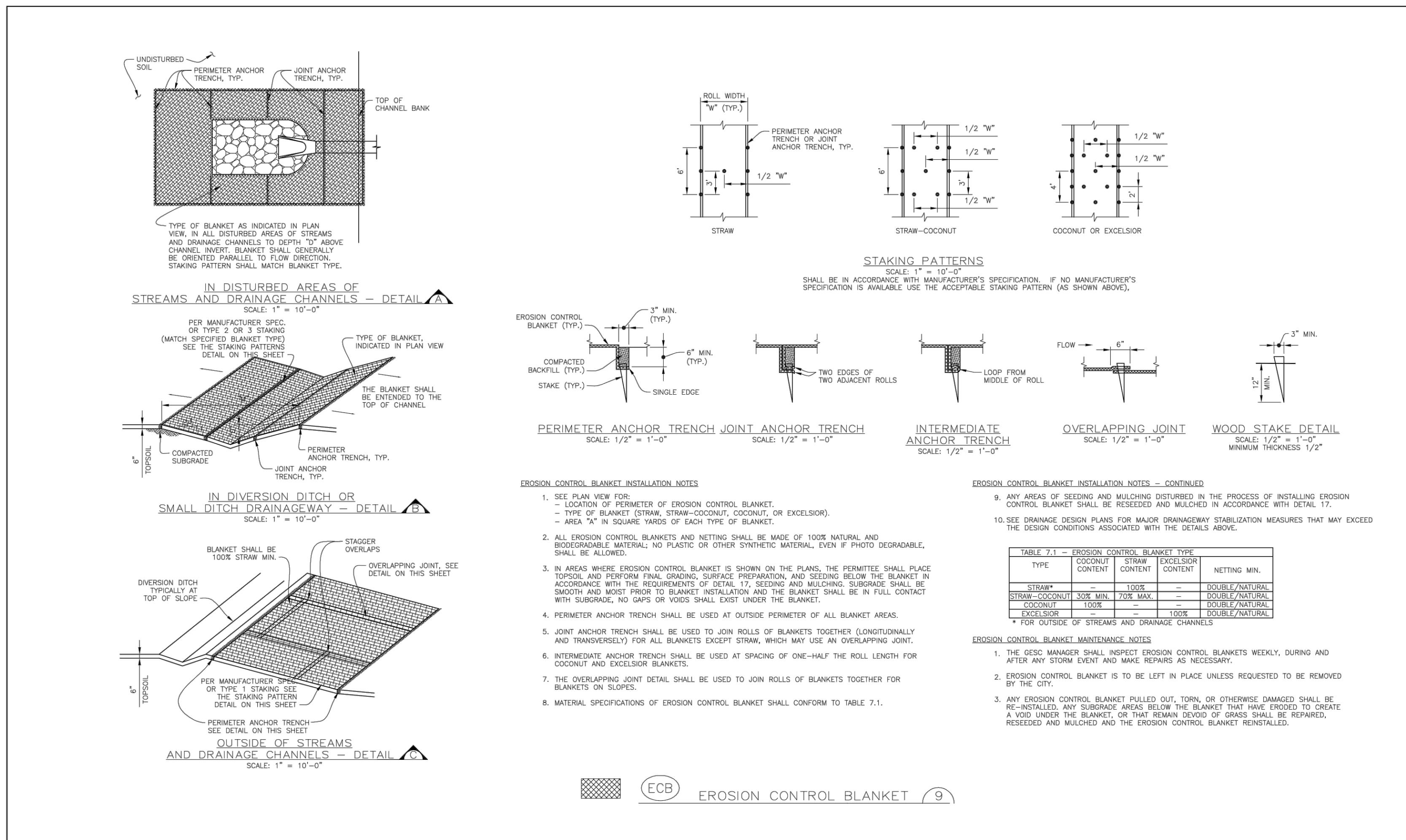
TABLE 1. RIPRAP GRADATIONS. Table with columns: D50 MEDIAN (INCHES), % OF MATERIAL FINER THAN TYPICAL STONE, TYPICAL STONE DIAMETER (INCHES), TYPICAL STONE WEIGHT (POUNDS). Rows for gradations 6, 9, 12, 18, 24.

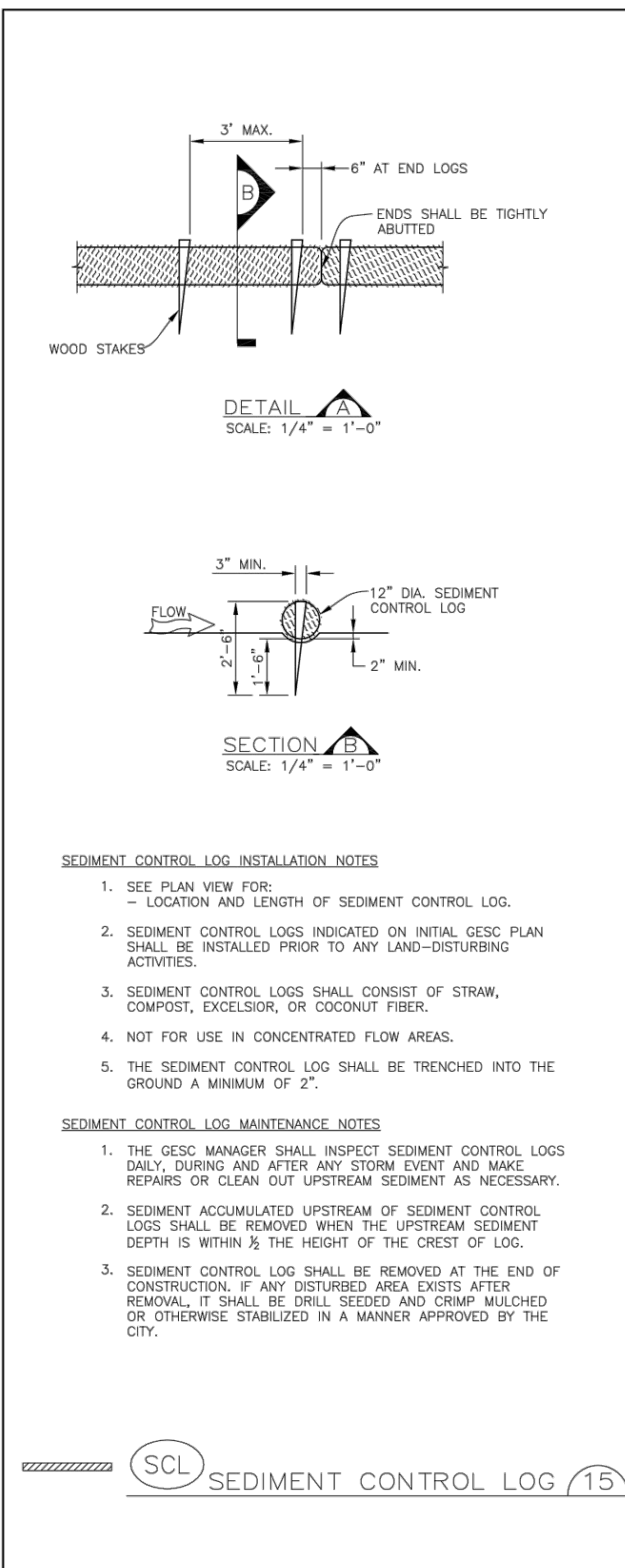
TABLE 2. RIPRAP BEDDING. Table with columns: SIEVE SIZE, MASS PERCENT PASSING SQUARE MESH SIEVES, CLASS A. Rows for sieve sizes 3", 1 1/2", NO. 4, NO. 200.

TABLE 3. 1 1/2" CRUSHED ROCK. Table with columns: SIEVE SIZE, MASS PERCENT PASSING SQUARE MESH SIEVES, CLASS A. Rows for sieve sizes 2", 1 1/2", 1", 3/4", 3/8".

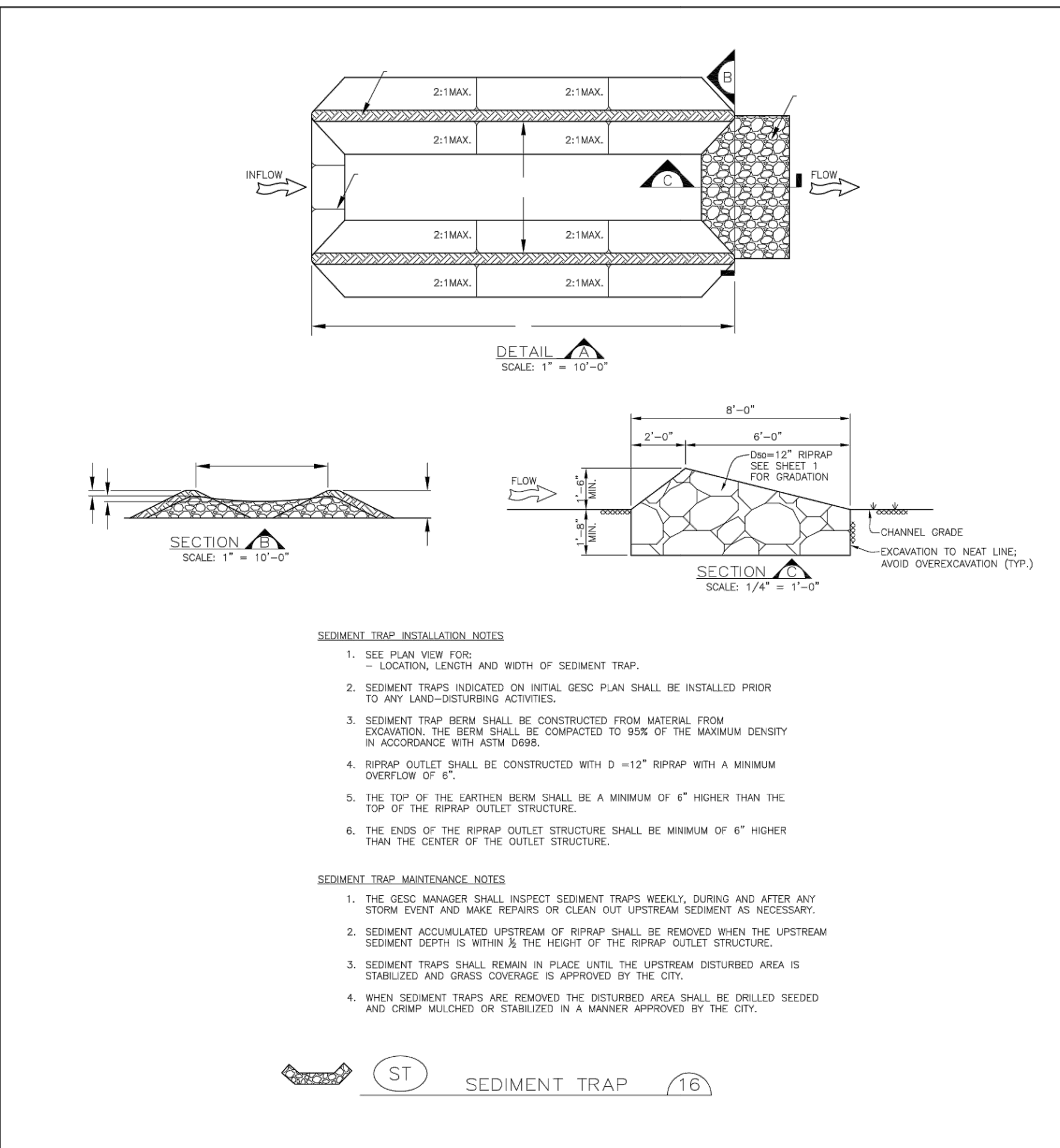
Sheet Revisions table with columns: Date, Description, Initials. Rows for 6/30/05, 5/ /08, 11/ /08.

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS; ADJUST ACCORDINGLY FOR 11"x17" SHEETS. CITY OF LONE TREE DEPARTMENT OF PUBLIC WORKS Engineering Division





SCL SEDIMENT CONTROL LOG (15)



ST SEDIMENT TRAP (16)

CITY OF LONE TREE PERMANENT DRILL SEEDING MIX

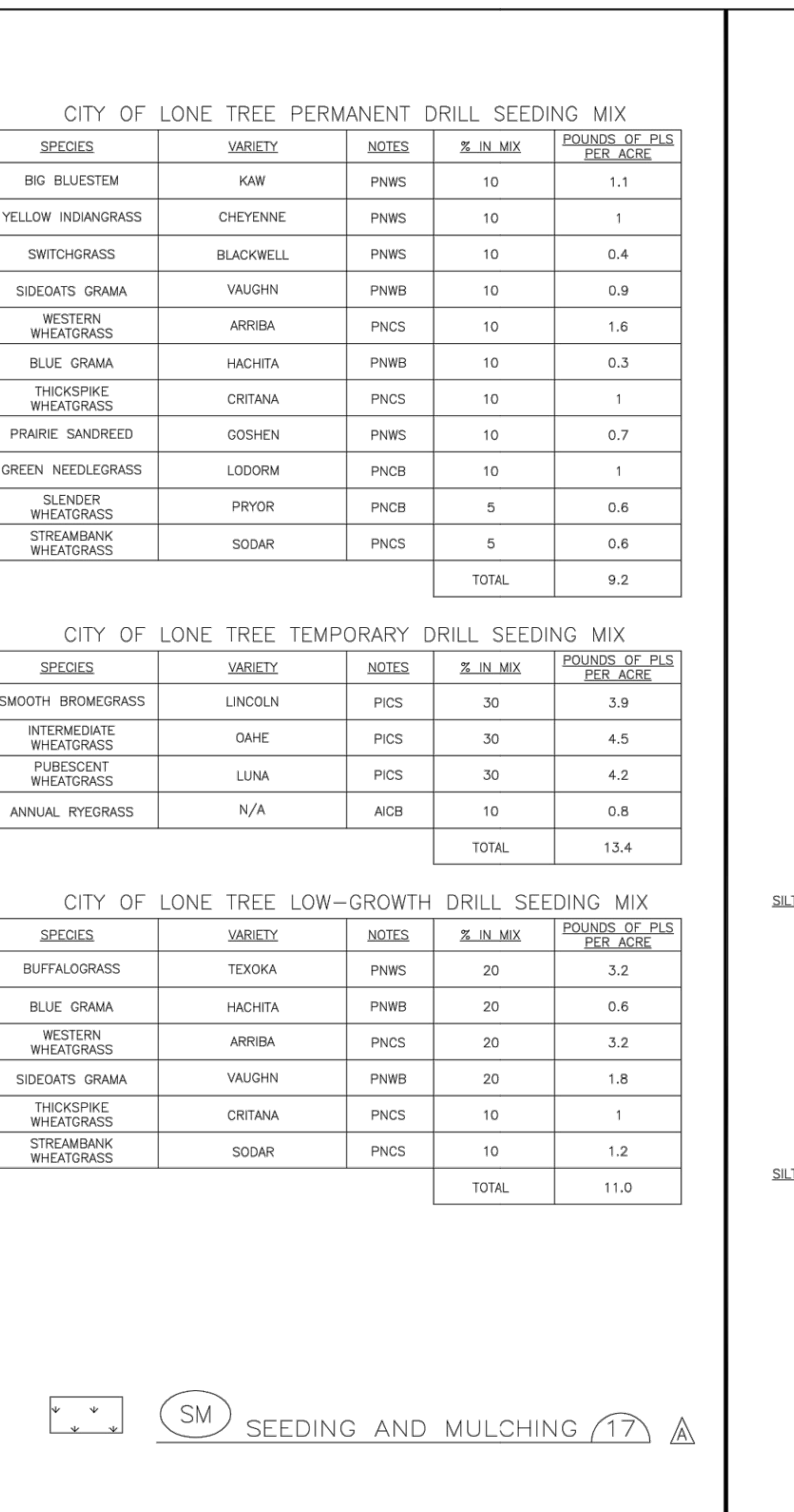
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYDNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SEEDSATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHETA	PNWB	10	0.3
THICKSPRINK WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	COSENH	PNWS	10	0.7
GREEN NEEDLEGRASS	LOOORM	PNWB	10	1
WESTERN WHEATGRASS	PRROR	PNWB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
TOTAL				9.2

CITY OF LONE TREE TEMPORARY DRILL SEEDING MIX

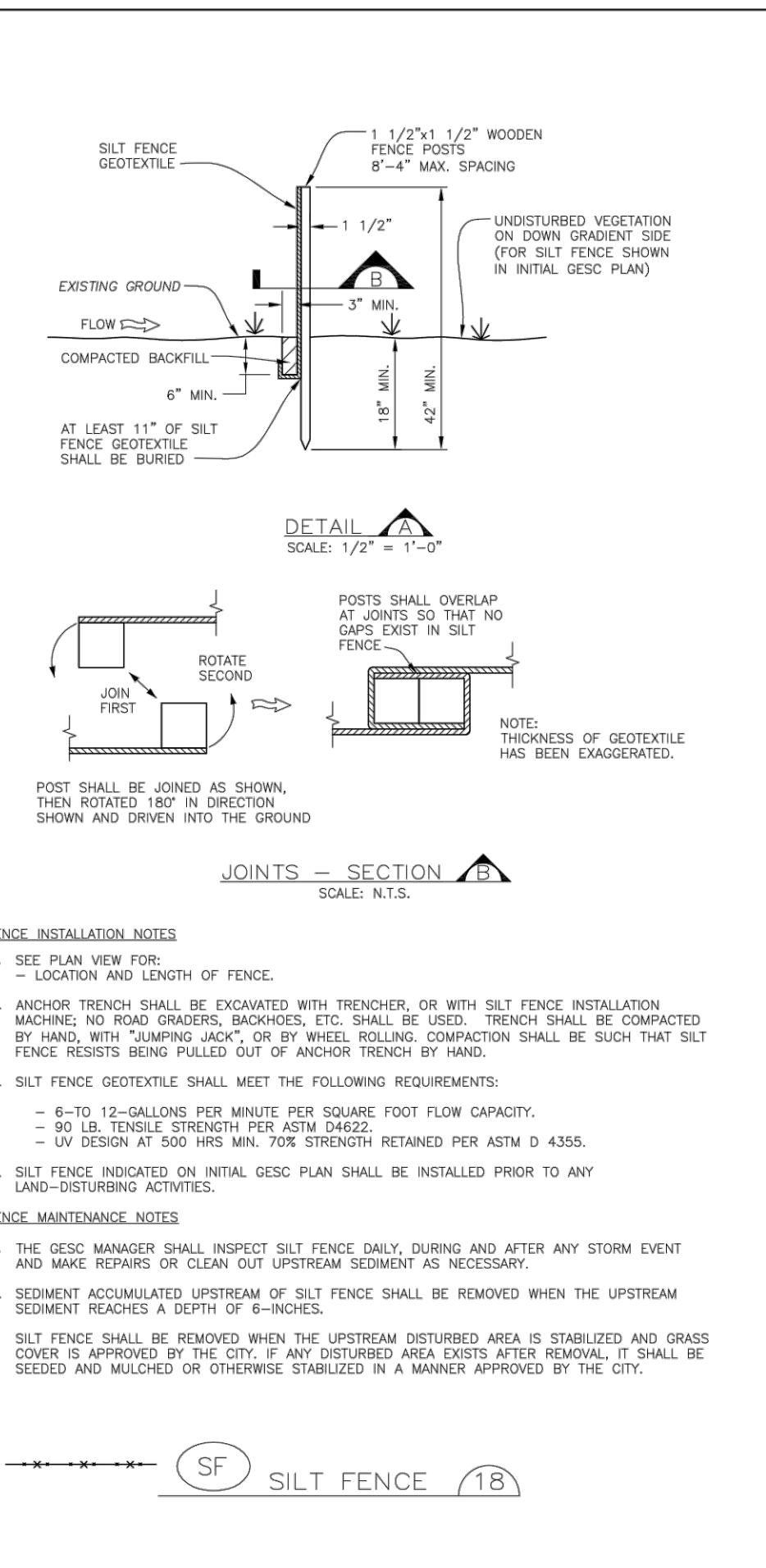
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
SMOOTH BROMEGRASS	LINCOLN	PICS	30	3.9
INTERMEDIATE WHEATGRASS	DAE	PICS	30	4.5
PURESTOCK WHEATGRASS	LUNA	PICS	30	4.2
ANNUAL RYEGRASS	N/A	ACB	10	0.8
TOTAL				13.4

CITY OF LONE TREE LOW-GROWTH DRILL SEEDING MIX

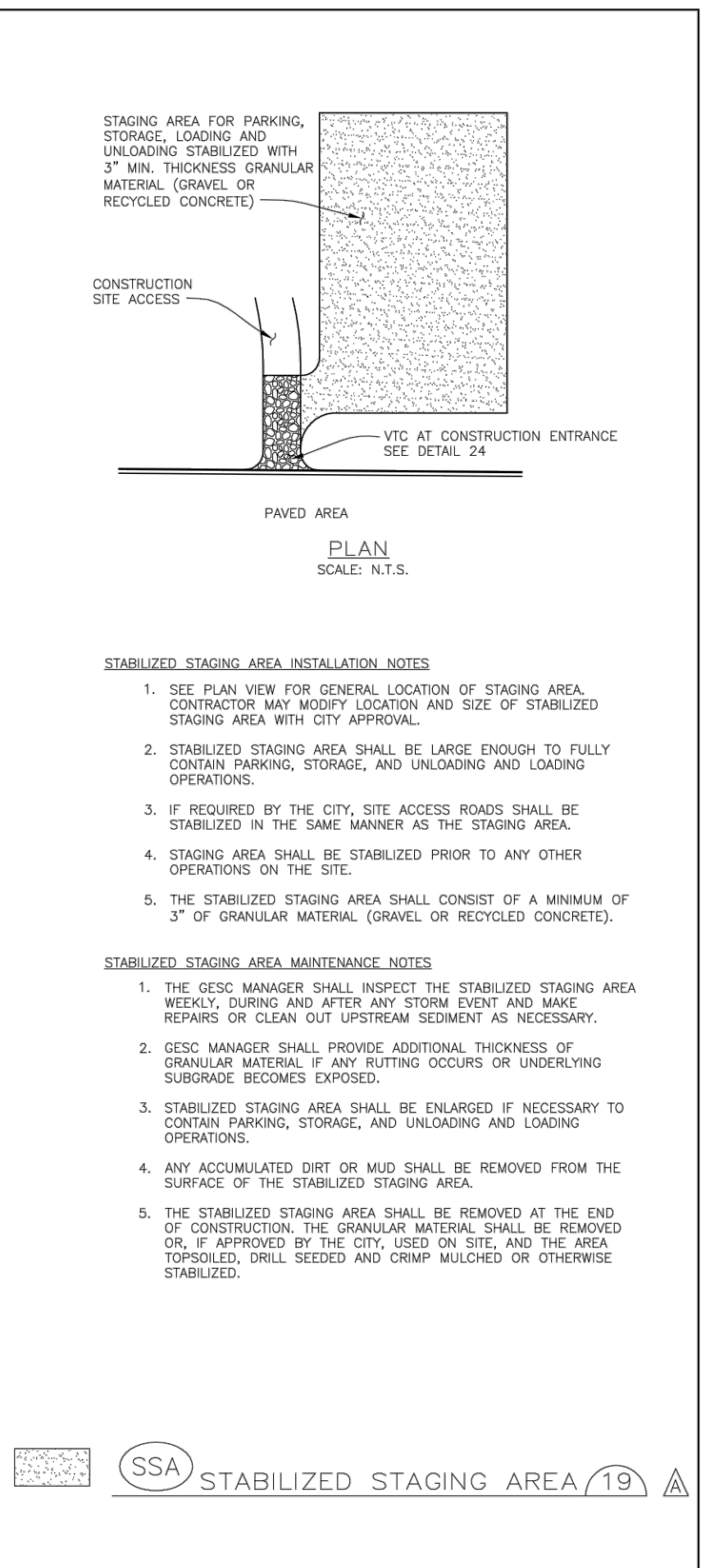
SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BUFFALOGRASS	TEXOKA	PNWS	20	3.2
BLUE GRAMA	HACHETA	PNWB	20	0.6
WESTERN WHEATGRASS	ARRIBA	PNCS	20	3.2
SEEDSATS GRAMA	VAUGHN	PNWB	20	1.8
THICKSPRINK WHEATGRASS	CRITANA	PNCS	10	1
STREAMBANK WHEATGRASS	SODAR	PNCS	10	1.2
TOTAL				11.0



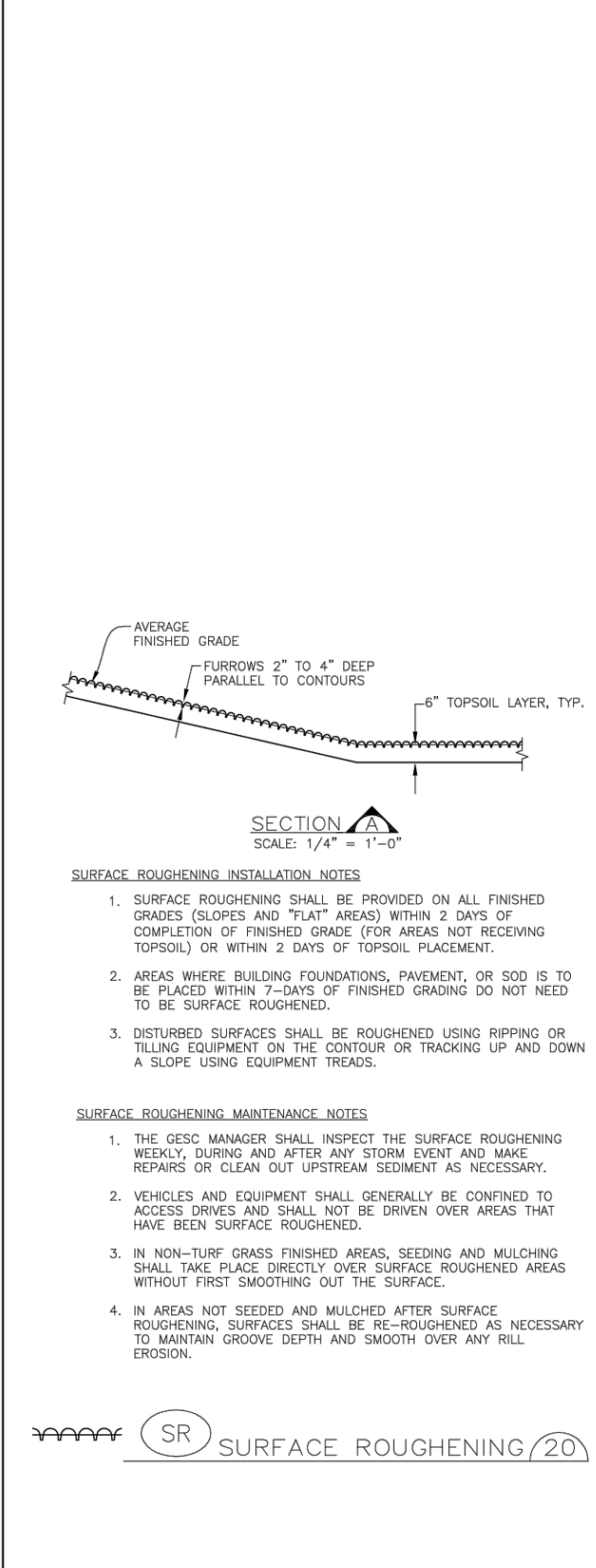
SM SEEDING AND MULCHING (17)



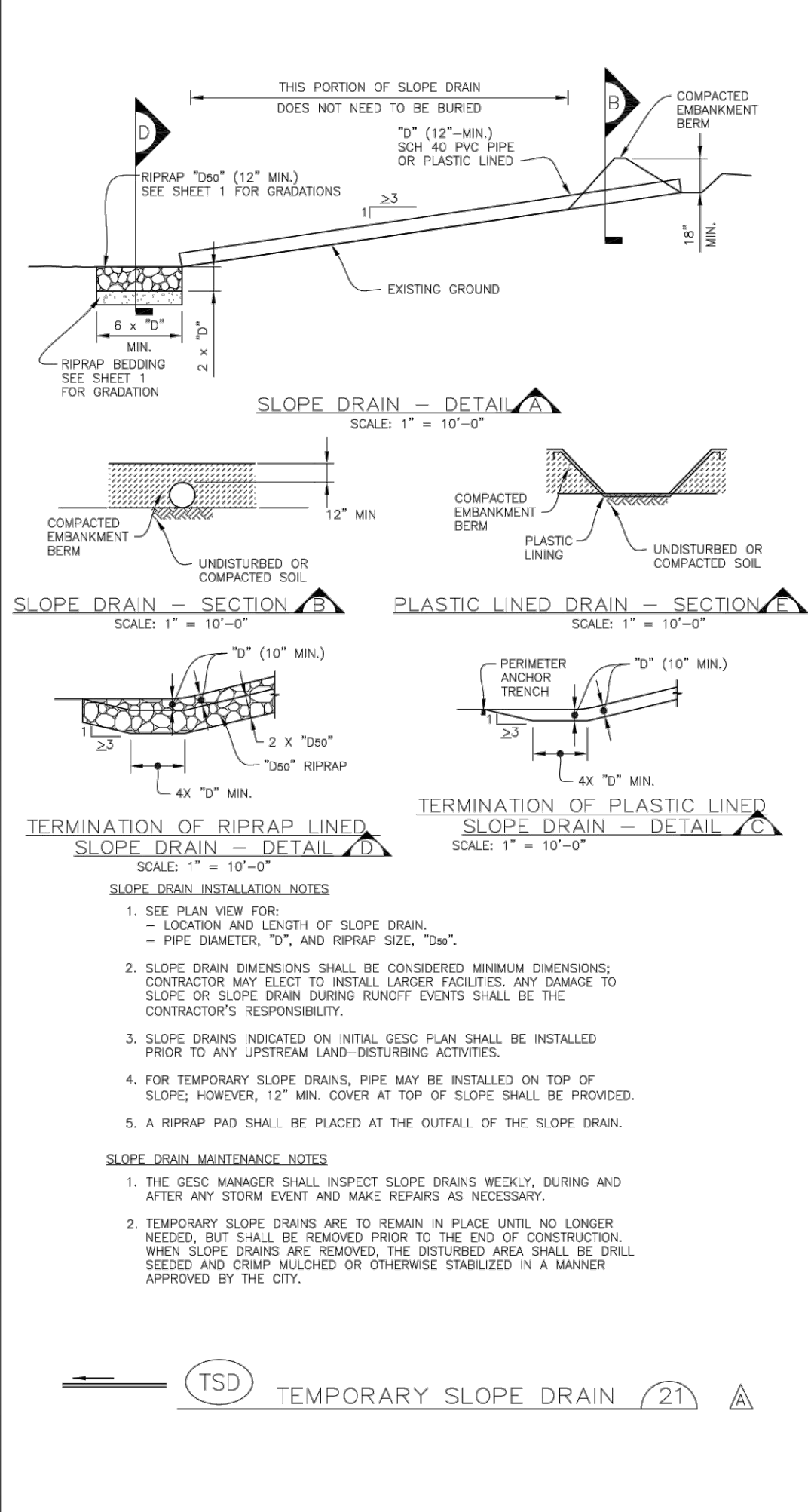
SF SILT FENCE (18)



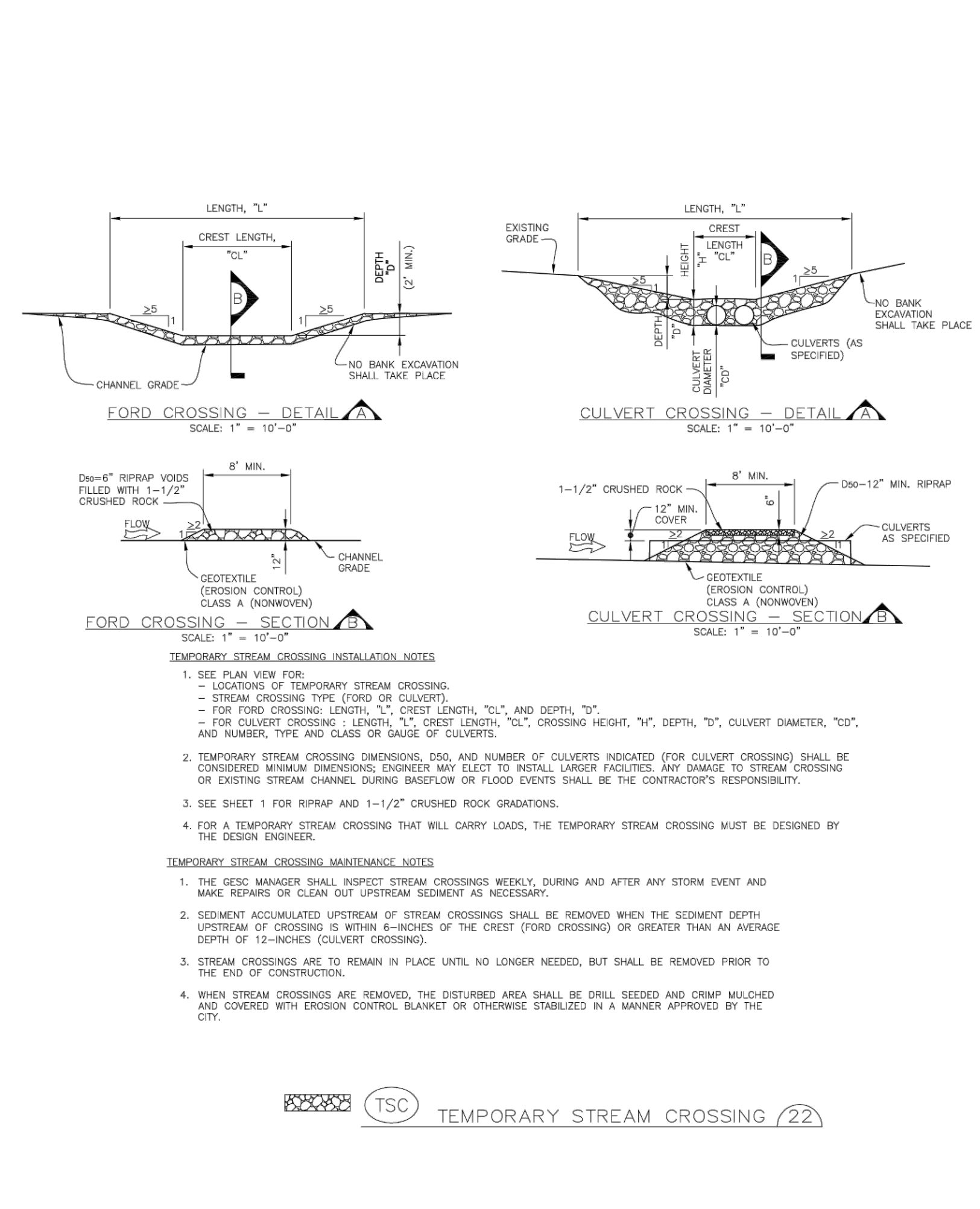
SSA STABILIZED STAGING AREA (19)



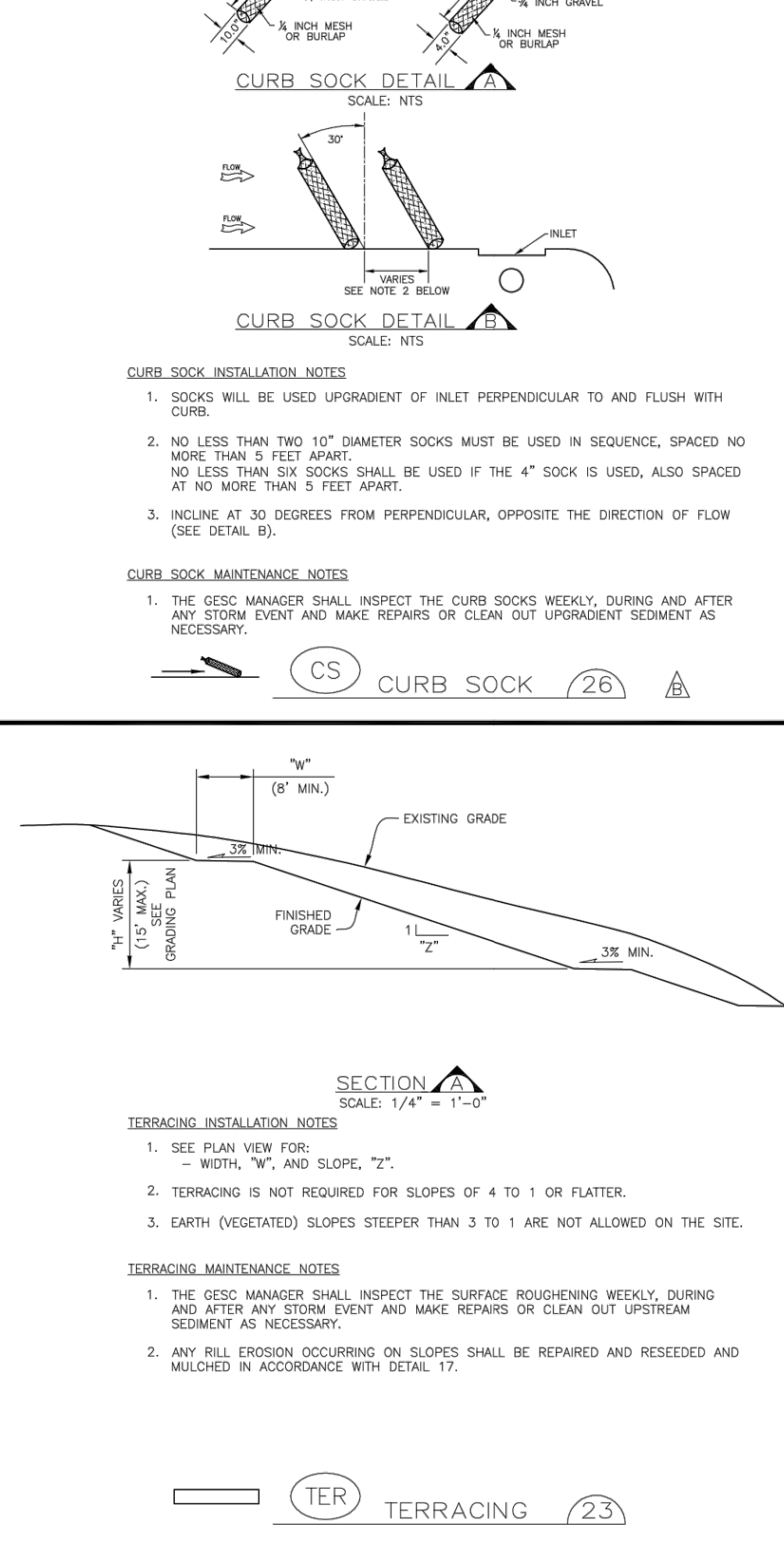
SR SURFACE ROUGHENING (20)



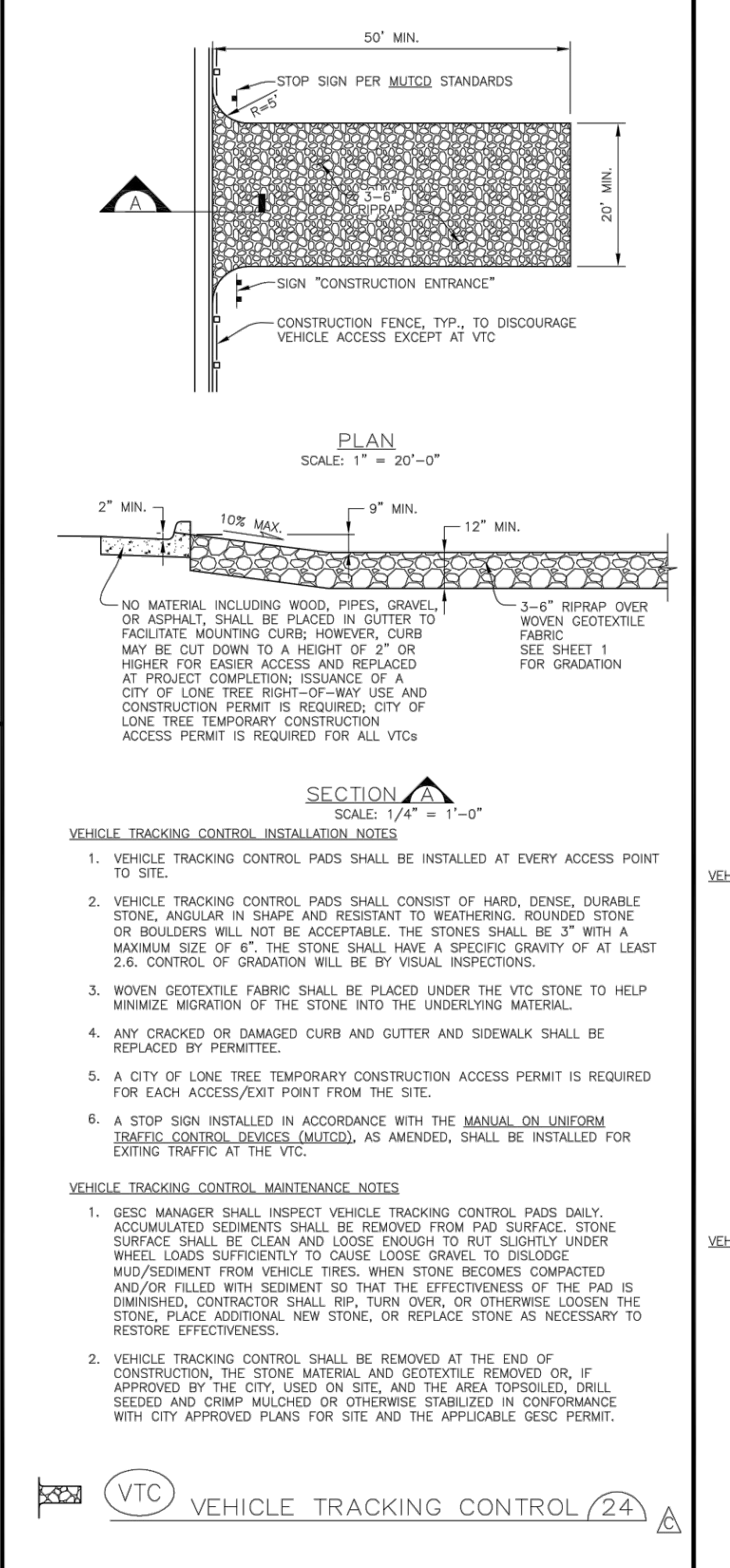
TSD TEMPORARY SLOPE DRAIN (21)



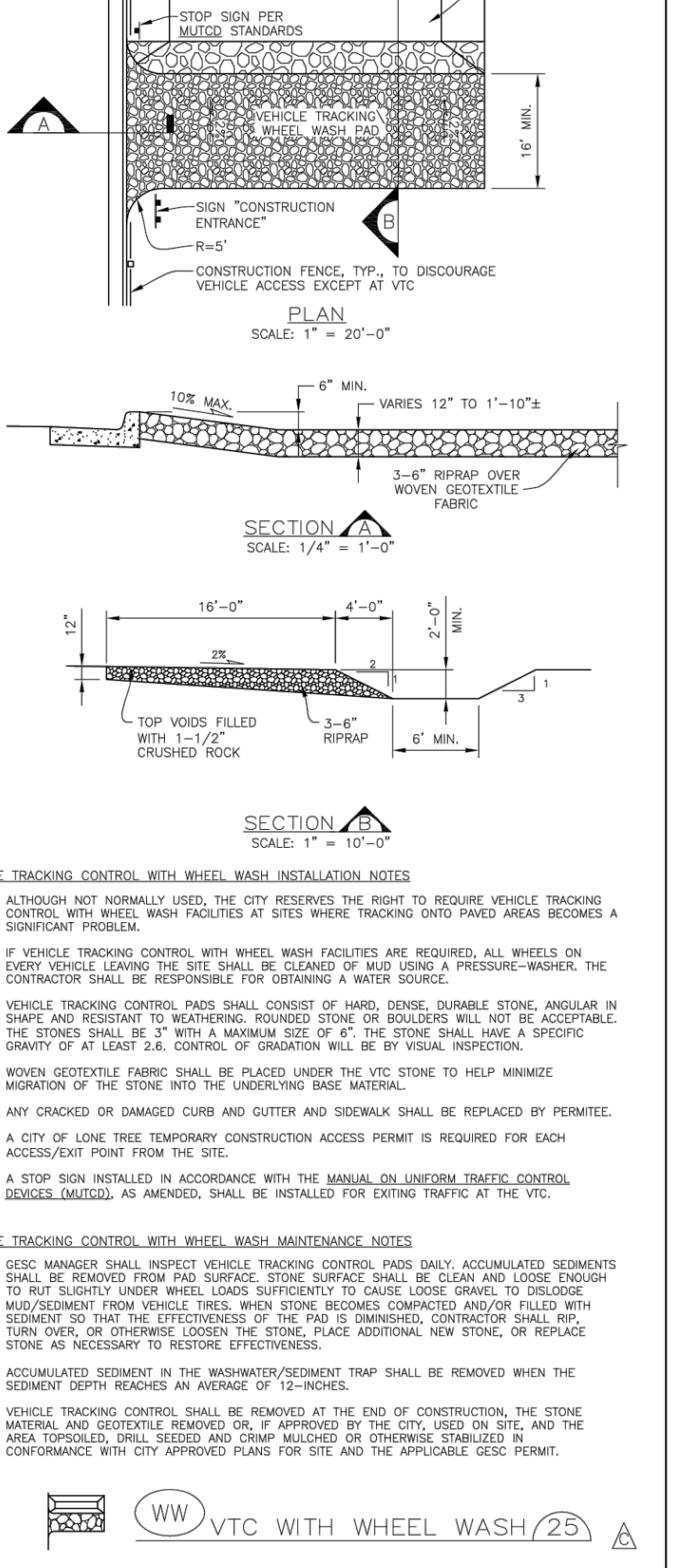
TSC TEMPORARY STREAM CROSSING (22)



CS CURB SOCK (26)



VTC VEHICLE TRACKING CONTROL (24)



VTC WITH WHEEL WASH (25)

Sheet Revisions		
6/30/05	ADOPTED FROM DOUGLAS COUNTY GESC PLANS	MLP
5/ /08	EDIT UPDATES	GAW
11/ /08	ADD CURB SOCK DETAIL (REF UFDC, V3 FIGURE C5-23), MISC. NOTE EDITS	GAW
12/ /09	UPDATE VTC & WW	GAW

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