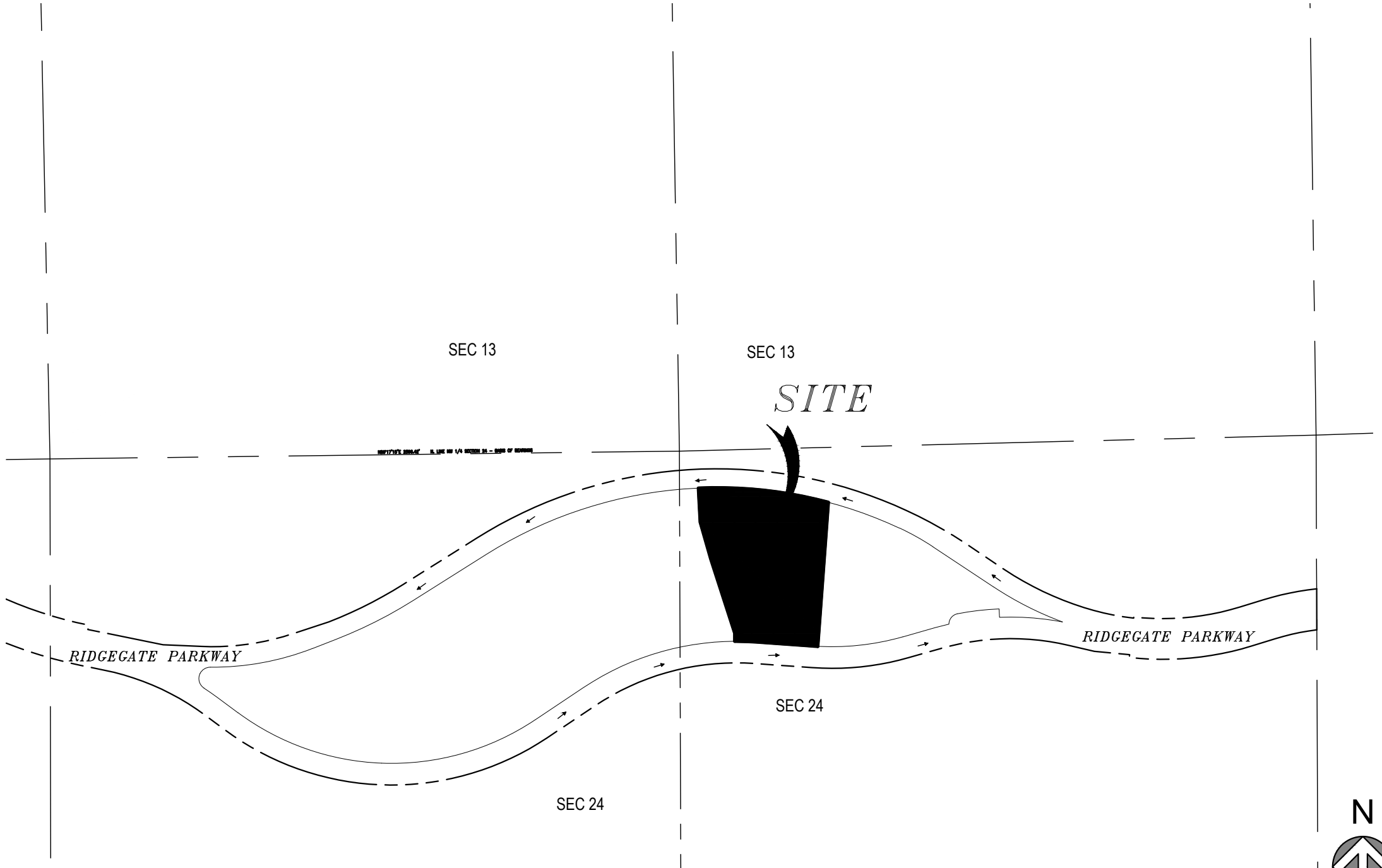


RIDGE GATE COUPLET GRADING, EROSION, AND SEDIMENT CONTROL PLANS

LOT 2, RIDGEGATE FILING NO. 2
LOCATED IN THE NORTH HALF OF SECTION 24
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
5.646 ACRES

CITY OF LONE TREE GENERAL NOTES

- THE CITY OF LONE TREE ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE CITY OF LONE TREE SUBDIVISION RESOLUTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE CITY OF LONE TREE ENGINEER, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CURRENT DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF LONE TREE ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE PUBLIC WORKS, INSPECTION SECTION, (303) 662-8112, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION, AND/OR BEFORE RESTARTING CONSTRUCTION AFTER A SHUTDOWN OF MORE THAN 10 DAYS.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT: UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT (800) 922-1987 OR 811.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY (SIGNED BY BOTH DESIGN ENGINEER AND CITY OF LONE TREE) OF THE CONSTRUCTION PLANS AND GESC REPORT AND PLAN, AND ONE (1) COPY OF THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
 - ASPHALT CUT FOR A FIRE HYDRANT LATERAL ON SKY RIDGE AVENUE.
 - CURB CUTS FOR ONE PARKING ENTRANCE AND ONE PARKING EXIT RAMP ON TRAINSTATION CIRCLE.
 - TWO ASPHALT CUTS FOR SANITARY SEWER CONNECTIONS ON TRAINSTATION CIRCLE.
 - ONE ASPHALT CUT FOR WATER SERVICE AND FIRE LINE CONNECTION ON TRAINSTATION CIRCLE.
- A ROW/CONSTRUCTION PERMIT MUST BE OBTAINED BEFORE ANY WORK WITHIN EXISTING OR PROPOSED PUBLIC ROW. THE PERMIT APPLICATION MUST BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR REVIEW/PROCESSING A MINIMUM OF 7 DAYS PRIOR TO REQUESTED START FOR THE WORK IN THE ROW.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE CITY OF LONE TREE ENGINEER FOR ACCEPTANCE WITH THE PERMIT APPLICATION. AN EXCAVATION OR PUBLIC IMPROVEMENTS CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.
- THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR TWO (2) YEARS FROM THE DATE OF CITY OF LONE TREE ACCEPTANCE/APPROVAL. IF APPLICABLE CONSTRUCTION PERMITS HAVE NOT BEEN OBTAINED, AND CONSTRUCTION STARTED WITHIN THAT TIME, THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF LONE TREE.
- CONTRACTOR SHALL NOTIFY THE CITY OF LONE TREE ENGINEER INSPECTOR WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY WHICH WILL BE CONVEYED TO THE CITY, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATORS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY ENGINEERING INSPECTOR TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITIES/INFRASTRUCTURE BY CITY AND/OR URBAN DRAINAGE.



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.

THE GRADING, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF DOUGLAS COUNTY AS AMENDED.

GESC PLANS PREPARED BY:

MERRICK & COMPANY	DATE	P.E. NUMBER

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING INLET, STORM SEWER, & MANHOLE
- EXISTING SOUTHWEST WATER LINE
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING DRY UTILITY LINE
- EXISTING GAS LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- CUT/FILL AREAS
- PROPOSED SLOPE
- DIRECTIONAL FLOW ARROWS

Sheet Number	Sheet Title
1	GESC COVER
2	GESC INITIAL PLAN
3	GESC INTERIM PLAN
4	GESC FINAL PLAN

GENERAL NOTES

- BENCHMARK: ELEVATIONS ARE BASED UPON THE NGS BENCHMARK UNBEWJ2, A BRASS DISK STAMPED "UNBEWJ2 1992" AND SET IN THE NORTHWEST CORNER OF A 24'X16' ROCK OUTCROP. LOCATED 0.2 MILE SOUTHWEST ALONG A PAVED ROAD FROM EXIT 191 OFF INTERSTATE 25 AND 22.5' EAST OF CENTERLINE. 123' NORTH OF THE OUTLET OF A 3' CORRUGATED METAL CULVERT AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHWEST INTERSTATE 25. ELEVATION = 6125.32 NAVD88 / DOUGLAS COUNTY DATUM.
- PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE COORDINATES. THE COMBINED FACTOR USED TO MODIFY COORDINATES WAS XXXX.
- SANITARY FACILITIES SHALL BE PROVIDED AND MAINTAINED ON THE SITE AT ALL TIMES BY THE CONTRACTOR.
- THE APPROPRIATE AUTHORITIES SHALL BE CONTACTED FOR ALL NECESSARY INSPECTIONS WITH AT LEAST 48 HOURS ADVANCE NOTICE.
- DUST SHALL BE PROPERLY CONTROLLED BY THE CONTRACTOR AT ALL TIMES.
- THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING THEM DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING BUT NOT LIMITED TO SAFETY DURING TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY.
- THE CONTRACTOR MUST SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACT DOCUMENTS AND SPECIFICATIONS THAT ARE SPECIFIC TO THIS PROJECT SHALL CONTROL ALL WORK EXCEPT WHEN STANDARDS AND SPECIFICATIONS OF DOUGLAS COUNTY CONFLICT OR OVERRIDE.

AGENCY LIST

- DEVELOPER**
- CENTURY COMMUNITIES
8390 E CRESCENT PKWY., SUITE 650
GREENWOOD VILLAGE, CO 80111
(303) 268-8351
ATTN: NATALIE DUSTMAN
- PUBLIC WORKS DEPARTMENT**
- CITY OF LONE TREE
9220 KIMMER DRIVE, SUITE 100
LONE TREE, CO 80124
(720) 509-1240
ATTN: JACOB JAMES, P.E.
- CIVIL ENGINEER / SURVEYOR**
- MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
(303) 751-0741
ATTN: KRISTOFER K. WIEST, P.E.
- GEOTECHNICAL ENGINEER**
- CLT THOMPSON
1971 WEST 12TH AVENUE
DENVER, COLORADO 80204
(303) 825-0777
- WATER AND SANITATION**
- PARKER WATER & SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
(303) 841-4627
- DEPARTMENT OF HEALTH**
- COLORADO DEPARTMENT OF HEALTH
PERMITS AND ENFORCEMENTS
4300 CHERRY CREEK DR. SOUTH
DENVER, CO 80220-1530
(303) 692-3609
ATTN: SARA JOHNSON
- FIRE**
- SOUTH METRO FIRE RESCUE AUTHORITY
9195 EAST MINERAL AVENUE
CENTENNIAL, CO 80112
(720) 989-2249
ATTN: SCOTT STENE
- TELEPHONE**
- CENTURY LINK
9750 E. COSTILLA AVENUE
ENGLEWOOD, CO 80112
(303) 792-1963
ATTN: TIM STYRON
- ELECTRICAL**
- XCEL ENERGY
(303) 716-2003
ATTN: MARK R. SUPANCIC
- CABLE TV**
- COMCAST
(303) 603-5621
ATTN: GREG YSLAS



REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR

RIDGEGATE COUPLET
LONE TREE, COLORADO
ON-SITE IMPROVEMENT PLANS
GESC COVER

ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

CITY OF LONE TREE APPROVAL

CITY ENGINEER

DATE

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GESC IMPROVEMENTS ONLY.

JOB NUMBER	65121370
DATE	8/7/2023
SHEET	C8.0
1 of 4	

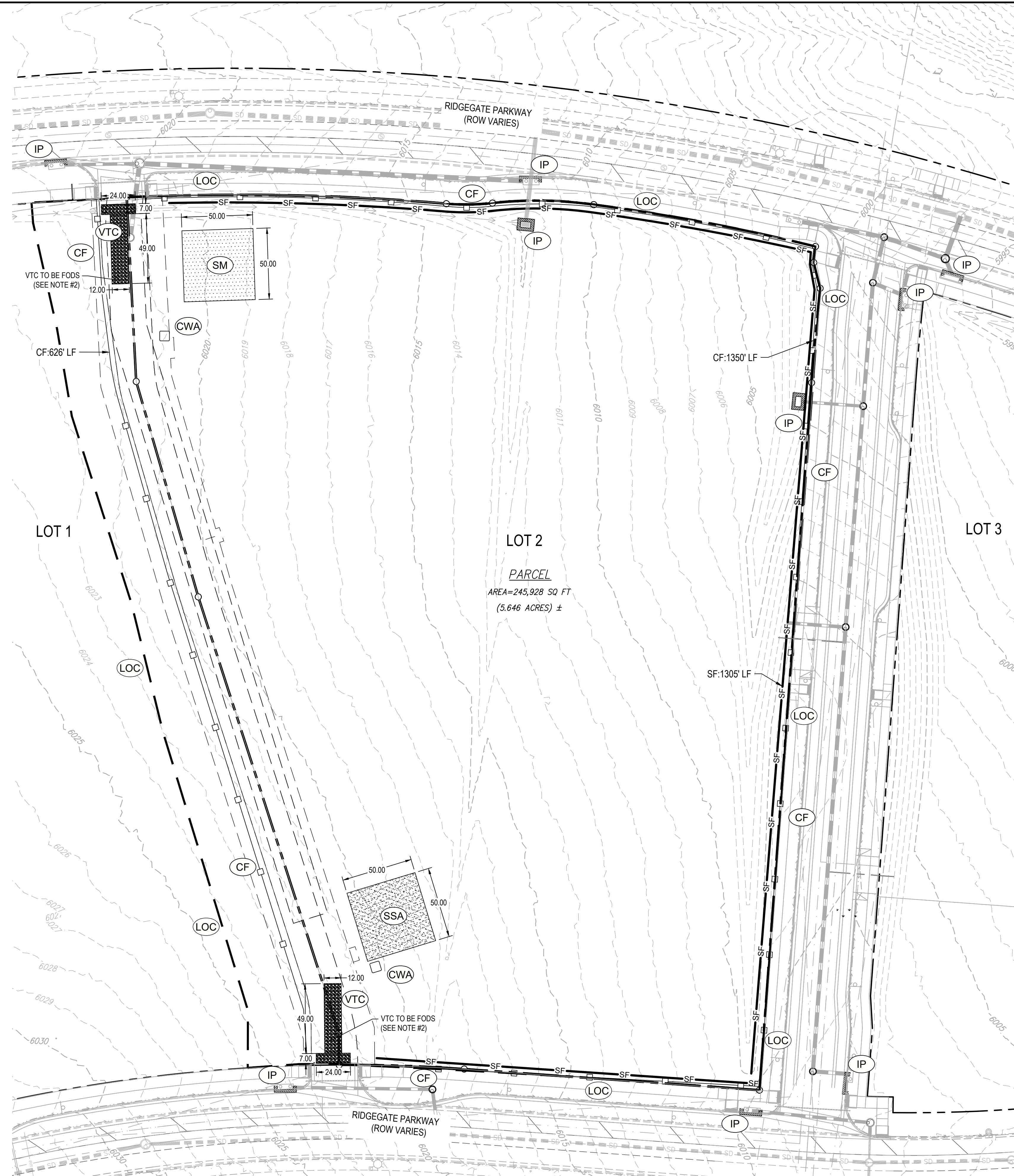
File Location: D:\DEN\Projects\1370-C0 Century_Couplet\CAD\CDS\GESC\1370-C-GESC-CVR.dwg Plot Date: 12/7/2023 10:57 AM Last Saved By: IRYPKEWA

THE USE OF ANY OTHER BENCHMARK OR CONTROL POINT IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A BENCHMARK OR CONTROL POINT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE OR FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. MERRICK AND COMPANY, INC. SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

File Location: D:\DEN\Projects\1370-00 Century Couplet\CAD\CAD\GESC\1370-GESC-PLAN.dwg Plot Date: 12/7/2023 10:57 AM Last Saved By: KELLAN BLACK



Know what's below.
Call before you dig.



BENCHMARK

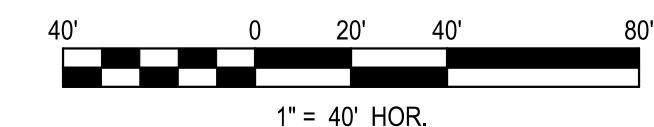
BENCHMARK: ELEVATIONS ARE BASED UPON THE NGS BENCHMARK UNBEWUST, A BRASS DISK STAMPED "UNBEWUST 1992" AND SET IN THE NORTHWEST CORNER OF A 24'X16' ROCK OUTCROP, LOCATED 0.2 MILE SOUTHWEST ALONG A PAVED ROAD FROM EXIT 191 OFF INTERSTATE 25 AND 22.5' EAST OF CENTERLINE, 123' NORTH OF THE OUTLET OF A 3' CORRUGATED METAL CULVERT AND APPROXIMATELY 350' WEST OF THE WEST EDGE OF ASPHALT OF SOUTHBOUND INTERSTATE 25. ELEVATION = 6125.32 NAVD88 / DOUGLAS COUNTY DATUM.

NOTES

- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEDGED BMP NAMES AND SYMBOLS
- CONTRACTOR TO INSTALL TYPICAL ENTRANCE LAYOUT (1X8T) FODS TRACKOUT CONTROL SYSTEM FOR THE VEHICLE TRACKING CONTROL OR AN APPROVED EQUIVALENT.

BMP LEGEND

	CD	CHECK DAM COMPOST
	CB	BLANKET COMPOST FILTER
	CFB	BERM
	CWA	CONCRETE WASHOUT AREA
	CF	CONSTRUCTION FENCE
	CM	CONSTRUCTION MARKER
	DW	DEWATERING DIVERSION
	DD	DITCH
	ECB	EROSION CONTROL BLANKET
	IP	INLET PROTECTION
	RCD	REINFORCED CHECK DAM
	RRB	REINFORCED ROCK BERM
	RRC	RRB FOR CULVERT PROTECTION
	SB	SEDIMENT BASIN
	SCL	SEDIMENT CONTROL LOG
	ST	SEDIMENT TRAP
	SM	SEEDING AND MULCHING
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	SR	SURFACE ROUGHENING
	TSD	TEMPORARY SLOPE DRAIN
	TSC	TEMPORARY STREAM CROSSING
	TER	TERRACING
	VTC	VEHICLE TRACKING CONTROL
	VTC	VTC WITH WHEEL WASH
	LOC	LIMITS OF CONSTRUCTION
	CS	CURB SOCK
	LS	LANDSCAPED
	SM	STOCKPILE MANAGEMENT



REV	REVISION DESCRIPTION	DATE	CHKD	APPR

**RIDGEGATE COUPLET
LONE TREE, COLORADO
ON-SITE IMPROVEMENT PLANS
GESC INITIAL PLAN**

CITY OF LONE TREE APPROVAL

CITY ENGINEER _____

DATE _____

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GESC IMPROVEMENTS ONLY.

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65121370
DATE: 8/7/2023
SHEET: **C8.1**
2 of 4

THIS AND ALL OTHERS ARE EXISTING. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION. ANY CHANGES TO THIS PLAN SHALL BE MADE BY A REVISION.

File Location: D:\DEN\Projects\1370-00 Century_Couplet\CAD\CDS\GESC\1370-CGESC-PLAN.dwg Plot Date: 12/7/2023 10:59 AM Last Saved By: KELLAN BLACK



Know what's below.
Call before you dig.

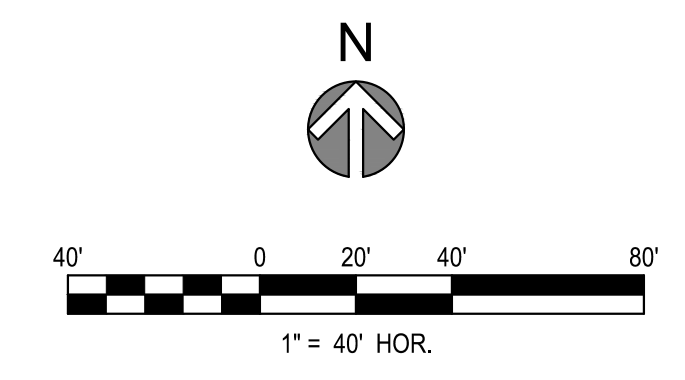


NOTES

1. SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEDGED OF BMP NAMES AND SYMBOLS
2. SHADED BMPs INSTALLED IN THE INITIAL STAGE SHALL BE LEFT IN PLACE IN THE INTERIM STAGE.
3. ALL INTERIM BMPs, INCLUDING SEEDING AND MULCHING OF DISTURBED AREAS, MUST BE COMPLETED PRIOR TO ISSUANCE OF ANY CURB AND GUTTER PERMITS.
4. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.

■■■■■■■■■■ CUT/FILL BOUNDARY

CUT VOLUME 2300 CY
 FILL VOLUME 40390 CY
 IMPORT VOLUME 38090 CY



CITY OF LONE TREE APPROVAL

CITY ENGINEER _____

DATE _____

THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GESC IMPROVEMENTS ONLY.



REV	REVISION DESCRIPTION	DATE	CHKD	APPR

RIDGEGATE COUPLET
 LONE TREE, COLORADO
 ON-SITE IMPROVEMENT PLANS
 GESC INTERIM PLAN

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65121370
 DATE 8/7/2023
 SHEET C8.2
 3 of 4

THE USE OF ANY OTHER EXISTING MEDIA OR INSTRUMENTS IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A SERVICE PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART OR FOR EXTENDING THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INSTRUMENT WITHOUT A WRITTEN INSTRUMENT, WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE USER'S RISK FOR THE USER'S USE AND RISK OF LIABILITY TO MERRICK AND COMPANY.

File Location: D:\DEN\Projects\1370-00 Century Couplet\CAD\CDS\GESC\1370-GESC-PLAN.dwg Plot Date: 12/7/2023 4:08 PM Last Saved By: KELLAN BLACK

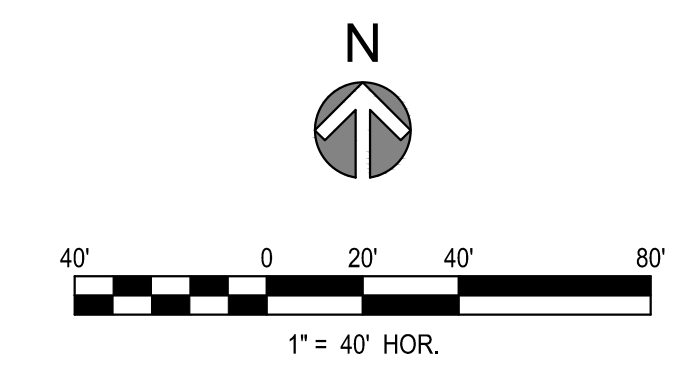


Know what's below.
Call before you dig.



NOTES

1. SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEDGED 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. SSA AND VTC TO BE REMOVED PRIOR TO END OF CONSTRUCTION.



CITY OF LONE TREE APPROVAL	
CITY ENGINEER	
DATE	
THESE CONSTRUCTION PLANS HAVE BEEN REVIEWED BY THE CITY OF LONE TREE FOR GESC IMPROVEMENTS ONLY.	

Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions
5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO. 80111
303-751-0741
www.merrick.com

REV	REVISION DESCRIPTION	DATE	CHKD/CHKD/APPR

RIDGEGATE COUPLET
LONE TREE, COLORADO

ON-SITE IMPROVEMENT PLANS
GESC FINAL PLAN

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65121370

DATE: 8/7/2023

SHEET: **C8.4**

4 of 4

FE STAMP