

RIDGEGATE COUPLET APARTMENTS
GRADING, EROSION, AND SEDIMENT CONTROL REPORT

October 2023

Prepared for:
Century Lincoln Station, LLC
8390 East Crescent Parkway, Suite 650
Greenwood Village, CO 80111
303-551-8426
Contact: Natalie Dustman

Prepared by:



5970 Greenwood Village Plaza Boulevard
Greenwood Village, Colorado 80111
303-751-0741
Contact: Kristofer K. Wiest, P.E.

Merrick Project No. 65121370

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LONE TREE PERMITTEES SIGNATURE PAGE

This Grading, Erosion and Sediment Control (GESC) report included herein has been prepared under my direct supervision in accordance with the requirements of the Grading, Erosion and Sediment Control Criteria Manual, as amended.

Kellan D. Black, P.E.
Colorado Registered Professional
Engineer No. 57201
For and on Behalf of Merrick & Company

Century Ridgegate Couplet, LLC hereby certifies that the grading, erosion, and sediment control facilities for the Lincoln Station Apartments project shall be constructed according to the design presented in this report. I understand that the City of Lone Tree does not and will not assume liability for the grading, erosion and sediment control facilities designed and/or certified by my engineer and that the City of Lone Tree reviews GESC plans; but cannot, on behalf of the Lincoln Station Apartments project, guarantee that final review will absolve Century Lincoln Station, LLC and/or their successors and/or assigns of future liability for improper design.

Century Ridgegate Couplet, LLC

Authorized Signature

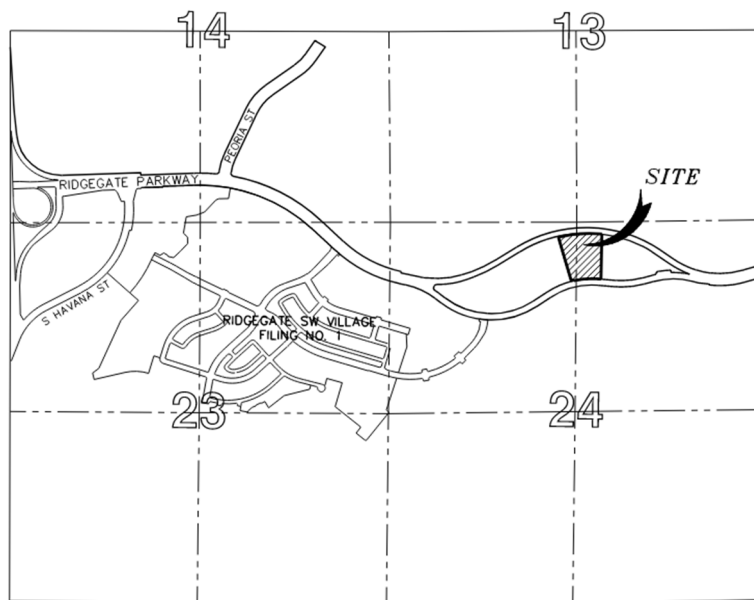
Note:

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 City of Lone Tree Grading, Erosion and Sediment Control criteria, as amended. Additional grading, erosion and sediment control measures may be required of the permittee(s) due to unforeseen erosion problems or if the submitted GESC Plan does not function as intended. The requirements of this GESC Plan shall run with the land and be the obligation of the permittee(s) until such time as the GESC Plan is properly completed, modified, or voided.

PROJECT DESCRIPTION

This project encompasses the construction of the Ridgegate Couplet Apartments site located west of the intersection of Ridgegate Parkway East and Ridgegate Parkway West, within the Ridgegate Couplet Development. The project Site consists of Ridgegate East Filing No. 4, Lot 2, located in the North half of Section 24, Township 6 South, Range 67 West of the Sixth Principal Meridian, County of Douglas, State of Colorado. The Site is bounded by Ridgegate Parkway to the north and south, dedicated ROW for a future road to the east, and Lot 1 to the west. The Site is zoned CTY – Incorporated Areas.

The proposed Site is roughly 5.6 acres. It is anticipated the Site will consist of a single residential multi-family building partially wrapping the proposed on-site parking garage. The proposed building is anticipated to include approximately 327 multi-family dwelling units, a club house and amenity center and a dog park. The Site will also include a paved service drive, surface parking, curb and gutter, hardscaping, and landscaping. A vicinity map has been provided in Figure 1 below.



VICINITY MAP

SCALE: 1" = 2000'

FIGURE 1

EXISTING SITE CONDITIONS

Currently the Site consists of undeveloped land with vegetation consisting of native grasses, weeds, and soils. The proposed improvements will disturb the entire Site with excavation, grading, utility installation, and other construction activities.

The existing Site contains slopes generally from west to east. On-site slopes range from 4% to 8% with an approximate 23 feet of fall across the site from west to north.

The Site is located within the City of Lone Tree (080319) according to FEMA's Flood Insurance Rate Map 08035C0064J, dated December 2, 2021. No known major or minor existing irrigation canals or significant geologic features exist on the Site. In addition, no major drainageways exist on the Site. An existing ditch runs south to north through the middle of the Site that will be removed in the final drainage condition. The existing slope on the ditch is roughly 3%.

There is no known contamination on the Site. The contractor will be responsible for monitoring for contamination throughout the construction activities and any required remediation immediately following the discovery.

Since more than 1 acre of disturbed land will be associated with this project, a Colorado Stormwater Discharge Permit will be required.

ADJACENT AREAS

The Site is located within the Badger Gulch Drainage Basin. The Badger Gulch Drainage Basin generally flows from the southwest to the northeast and joins Happy Canyon Creek downstream of the Site and directly south of Lincoln Avenue.

Runoff from Ridgegate Parkway generally travels from west to east where it is captured by existing storm sewer infrastructure and the conveyed to a regional detention pond for water quality and detention.

SOILS

There is only one soil type on the Site as identified in the Natural Resources Conservation Service (NRCS) Soils Classification Map: Fondis clay loam, classified as Hydrologic Soil Group C. A copy of the soils classification map is included in Appendix A. Soils classified as Group C have moderately high runoff potential and have lower rates of infiltration than Groups A and B which will result in slightly higher runoff rates.

AREAS AND VOLUMES

A total area of 6.4 acres +/- will be disturbed by the proposed improvements within and adjacent to the site. Clearing and grubbing across the area will yield approximately 1,750 cubic yards (assuming 2-inch depth of grubbing across the entirety of the improvement area). The estimated total unadjusted fill volume 40,389 cubic yards and the estimated total unadjusted cut volume is 2,293 cubic yards, resulting in a net of 38,096 cubic yards of import.

EROSION AND SEDIMENT CONTROL MEASURES

The proposed erosion and sediment control measures can be seen on the Grading, Erosion and Sediment Control Plans (see Appendix D).

During construction activities silt fence shall be maintained along the boundaries of the project site to define the limits of construction. Inlet protection (IP) will be installed at existing inlets in the vicinity of the site and at any new inlets installed during construction activity. Curb socks will be installed upstream of any inlets during active construction and will not be removed until active construction is complete. Construction markers will be installed surrounding the site and maintained during construction. Access to the construction area shall be through the vehicle tracking control (VTC) pad off Station Street. The contractor shall install a concrete washout area (CWA) and a stabilized staging area (SSA); the staging area shall be large enough to fully contain parking, storage, and unloading and loading operations.

During the interim stage of construction, silt fence, inlet protection, and curb socks shall be maintained throughout the entire construction process. Silt fence shall be maintained to prevent runoff from carrying sediment off-site and impacting downstream waters. Curb socks shall be maintained upstream of all off-site inlets during the interim phase(s) of construction. As proposed inlets are constructed inlet protection shall be placed around them to prevent sediment from entering the existing storm sewer system.

At completion of construction, the VTC, CWA, SSA, curb socks, and inlet protection shall be removed. Silt fence shall be left in place until seeding has been established and approved by the City of Lone Tree. All disturbed areas where permanent landscaping is not provided shall be reseeded as soon as possible with a permanent seeding and mulching mix.

TIMING/PHASING SCHEDULE

The proposed construction schedule for this project is:

- Install initial BMPs – May 2024
- Begin grading and install interim BMPs – May 2024
- Complete grading, remove initial and interim BMPs, and install final BMPs – November 2025.
- Final stabilization/final landscaping – November 2025 (weather dependent)

The proposed construction is estimated to take 450-500 days.

PERMANENT STABILIZATION

Upon completion of construction activities, the site will be hardscaped with concrete and will not need to be monitored during the final stabilization process. Permanent landscape features will be installed throughout the property and within the disturbed areas in the adjacent Right-of-Ways as shown on the approved landscape construction plans.

STORMWATER MANAGEMENT CONSIDERATIONS

During the initial phase of construction runoff from the site will flow in all directions from the site and will be collected by existing storm sewers. As such, particular care should be taken to make sure sediment from the site does not enter the public roadways or stormwater inlets. During active construction runoff from much of the central portion of the site will be collected by the yet-to-be installed private storm sewer system before entering the municipal storm sewer system.

MAINTENANCE

The construction, erosion, and sediment control measures shall be inspected by the contractor on a weekly basis during construction. Erosion and sediment control measures shall be inspected after every rain event as required by City of Lone Tree regulations. The standard notes and details in the Grading, Erosion, and Sediment Control Plan (See Appendix D) shall be followed.

OPINION OF PROBABLE COST

The estimated cost for the erosion and sediment control measures within City of Lone Tree is \$15,330.65. A detailed cost estimate for erosion and sediment control is provided in Appendix A. Construction costs are not included in the estimate.

CALCULATIONS

No special calculations were needed for the development of this GESC.

REFERENCES

1. Federal Emergency Management Agency Flood Insurance Rate Maps, Community-Panel Number 08035C0064J, December 2, 2021.
2. Grading, Erosion and Sediment Control Manual, Douglas County, Colorado, Department of Public Works, <https://www.douglas.co.us/land/drainage-and-erosion-control/grading-erosion-and-sediment-control-manual-gesc-drainage-erosion-and-sediment-control-desc/>, March 2004.
3. National Cooperative Soil Survey for Castle Rock, Colorado, USDA, Web Soil Survey 1.1 [online], Accessed December 2020.

APPENDIX A

(OPINION OF PROBABLE COSTS)



CITY OF LONE TREE

GESC Permit Opinion of Probable Cost

Project: Ridgeway Couplet Apartments	Date: August 7, 2023
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BMP No.	BMP	ID	Unit	Installation Unit Cost	Quantity	Cost
1	Check Dam	CD	LF	\$ 24.00	0	\$ -
2	Compost Blanket	CB	SF	\$0.36	0	\$ -
3	Compost Filter Berm	CFB	LF	\$ 2.00	0	\$ -
4	Concrete Washout Area	CWA	EA	\$ 100.00	2	\$ 200.00
5	Construction Fence	CF	LF	\$ 2.00	1,976	\$ 3,952.00
6	Construction Markers	CM	LF	\$ 0.20	0	\$ -
7	Curb Sock	CS	LF	\$ 8.00	50	\$ 400.00
8	Dewatering	DW	EA	\$ 600.00	0	\$ -
9	Diversion Ditch	DD	LF	\$ 1.60	0	\$ -
10	Erosion Control Blanket	ECB	SY	\$ 5.00	0	\$ -
11	Inlet Protection	IP	LF	\$ 20.00	14	\$ 280.00
12	Reinforced Check Dam	RCD	LF	\$ 36.00	0	\$ -
13	Reinforced Rock Berm	RRB	LF	\$ 9.00	0	\$ -
14	RRB for Culvert Protection	RRC	LF	\$ 9.00	0	\$ -
15	Sediment Basin	SB	AC (1)	(2)	0.0	\$ -
16	Sediment Control Log	SCL	LF	\$ 2.00	825	\$ 1,650.00
17	Sediment Trap	ST	EA	\$ 600.00	0	\$ -
18A	Seeding and Mulching - Mobilization	SM	EA	\$ 1,000.00	1	\$ 1,000.00
18B	Seeding and Mulching - Installation	SM	AC	\$ 750.00	0.9	\$ 675.00
19	Silt Fence	SF	LF	\$ 2.00	1,310	\$ 2,620.00
20	Stabilized Staging Area	SSA	SY	\$ 2.00	277	\$ 554.00
21	Surface Roughening	SR	AC	\$ 600.00	0.0	\$ -
22	Temporary Slope Drain	TSD	LF	\$ 30.00	0	\$ -
23	Temporary Stream Crossing	TSC	EA	\$ 1,000.00	0	\$ -
24	Terracing	TER	AC	\$ 600.00	0.0	\$ -
25	Vehicle Tracking Control	VTC	EA	\$ 1,000.00	2	\$ 2,000.00
26	VTC with Wheel Wash	WW	EA	\$ 1,500.00	0	\$ -
27	Temporary Batch Plant Restoration		AC	\$ 5,000.00	0.0	\$ -

(1) Upstream Tributary Acre	SUB-TOTAL	\$ 13,331.00
(2) SB Cost = \$1000 +\$200(Upstream Tributary Acres)	15% CONTINGENCY	\$ 1,999.65
	GESC SURETY TOTAL (1)	\$ 15,330.65

NOTE: (1) **MINIMUM SURETY shall be \$2,500.00** (Per Section 16-31-110 of City Zoning Code)

APPENDIX B

(GESC PLAN AND REPORT CHECKLIST)



Project: Ridgeway Couplet Apartments	Date: 08/07/2023
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All Plan Sheets			
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	1. Title Block (consistent on all sheets)
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	2. Legal Name (Subdivision Name and Filing Number)
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	3. Sheet Number
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	4. Graphic and Written Scale
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	5. North Arrow
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	6. Current Date of Plan Preparation
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	7. City Acceptance Block (available upon request)

Cover Sheet			
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	1. Project name
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	2. Project address
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	3. Owner (and Applicant's if different) name and address
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	4. Design firm's name and address
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	5. Plan sheet index
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	6. Original date of preparation and subsequent revisions
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	7. The following note: <div style="text-align: center; padding: 10px;"> <p>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.</p> </div>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	8. GESC Plan Designer's signature block with name, date, and Professional Engineer registration number. Signature block shall include the following note: <div style="text-align: center; padding: 10px;"> <p>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.</p> </div>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	9. General Location Map (at a reasonable scale) indicating: <ul style="list-style-type: none"> a. general vicinity of the site location b. major roadway names c. north arrow and scale



GESC Drawing Index Sheet (if applicable)

For projects that require multiple plan-view sheets to adequately show the project area (based on the specified scale ranges), a single plan-view sheet shall be provided at a scale appropriate to show the entire site on one sheet. Areas of coverage of the multiple blow-up sheets are to be indicated as rectangles on the index sheet.

Initial GESC Plan

- | | | | | |
|---|--|---|-----|--|
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 1. | Property Lines |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. | Existing and proposed easements |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 3. | Existing topography at one- or two-foot contour intervals, extending a minimum of 100 feet beyond the property line |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 4. | Location of any existing structures or hydrologic features within the mapping limits |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 5. | USGS Benchmark used for project |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 6. | Limits of construction encompassing all areas of work, including: <ul style="list-style-type: none"> • Access points, storage and staging areas, borrow areas, stockpiles, and utility tie-in locations in on-site and off-site locations • Stream corridors and other resource areas to be preserved and all other areas outside the limits of construction shall be lightly shaded to clearly show area not to be disturbed. |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | 7. | Location of stockpiles, including topsoil, imported aggregates, and excess material |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 8. | Location of storage and staging areas for equipment, fuel, lubricant, chemical (and other materials) and waste storage |
| Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | 9. | Location of borrow or disposal areas |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | 10. | Location of temporary roads |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 11. | Location, map symbol, and letter callouts of all initial erosion and sediment control BMPs |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 12. | Information to be specified for each BMP, such as type and dimensions, as called for in the Standard Notes and Details |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 13. | The following note: <ul style="list-style-type: none"> • SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS. |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | 14. | Other information as may be reasonably required by Lone Tree |



Interim GESC Plan

- | | | | | |
|---|--|---|----|---|
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 1. | Items 1, 2, and 4 through 10 from the Initial GESC Plan |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. | Existing topography at one- or two-foot contour intervals extending a minimum of 100 feet beyond the property line, as shown on Initial GESC Plan. These contours shall be screened. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. | Location of all existing erosion and sediment control measures on site, as shown on the Initial GESC Plan Sheet. These control measures shall be screened. Dimension information for initial stage BMPs shall not be shown. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 3. | Proposed topography at one- or two-foot contour intervals, showing elevations, dimensions, locations, and slope of all proposed grading |
| Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> | 4. | Outlines of cut and fill areas |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 5. | Location of all interim erosion and sediment controls, designed in conjunction with the proposed site topography, but also considering the controls designed for the existing topography. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 6. | Locations of all buildings, drainage features and facilities, paved areas, retaining walls, cribbing, water quality facilities, or other permanent features to be constructed in connection with, or as a part of, the proposed work, per approved plat, SIP, RSP, or other improvement plan. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 7. | The following notes: <ul style="list-style-type: none"> • SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS. • 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. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 8. | Summary of cut and fill volumes |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | 9. | Other information as may be reasonably required by Lone Tree |



Final GESC Plan

- | | | | | |
|---|-----------------------------|---|-----|---|
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 1. | Items 1, 2, and 5 from the Initial GESC Plan |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. | Existing topography in areas of proposed contours shall not be shown. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 3. | Existing Initial and Interim BMPs shall be shown (screened). Dimension information shall not be shown. |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | 4. | Directional flow arrows on all drainage features |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 5. | Any Initial or Interim BMPs that are to be removed and any resulting disturbed area to be stabilized |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 6. | Location of all Final erosion and sediment control BMPs (including seeding and mulching of any areas not stabilized in the Interim Plan), permanent landscaping, and measures necessary to minimize the movement of sediment off site until permanent vegetation can be established. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 7. | Show area of buildings, pavement, sod, and permanent landscaping (define types) per accepted improvement plan. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 8. | Show seeding and mulching (SM) everywhere except within the limits of buildings and pavement areas. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 9. | Show other BMPs considered by the designer to be appropriate. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 10. | Show the following BMPs to be removed prior to end of construction: <ul style="list-style-type: none"> • Indicate dewatering (DW) to be removed. • Indicate temporary stream crossings (TSC) to be removed. • Indicate stabilized staging area (SSA) to be removed. • Indicate street inlet protection (IP) to be removed. • Indicate vehicle tracking control (VTC) to be removed. • Indicate construction fence (CF) to be removed. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 11. | Include the following notes: <ul style="list-style-type: none"> • SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGEND OF BMP NAMES AND SYMBOLS. • 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. • SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION. |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | 12. | Other information as may be reasonably required by Lone Tree |



GESC Report

- | | | | | |
|---|-----------------------------|------------------------------|-----|---|
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 1. | <u>Name, Address, and Telephone Number of Applicant(s)</u> – The name, address, and telephone number of the Professional Engineer preparing (or supervising the preparation of) the GESC Plan shall also be included, if different from the Applicant's. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 2. | <u>Project Description</u> – A brief description of the nature and purpose of the land-disturbing activity, the total area of the site, the area of disturbance involved, and project location including township, range, section and quarter section, or the latitude and longitude, of the approximate center of the project. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 3. | <u>Existing Site Conditions</u> – A description of the existing topography, vegetation, and drainage; a description of any wetlands on the site; and any other unique features of the property. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 4. | <u>Adjacent Areas</u> – A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 5. | <u>Soils</u> – A brief description of the soils on the site including information on soil type and names, mapping unit, erodibility, permeability, hydrologic soil group, depth, texture, and soil structure (this information may be obtained from the soil report for the site, for adjacent sites if acceptable to the County, or the applicable Soil Survey prepared by the Natural Resources Conservation Service). |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 6. | <u>Areas and Volumes</u> – An estimate of the quantity (in cubic yards) of excavation and fill involved (indicating a balance onsite), and the surface area (in acres) of the proposed disturbance. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 7. | <u>Erosion and Sediment Control Measures</u> – A description of the methods presented in the GESC Criteria Manual that will be used to control erosion and sediment on the site. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 8. | <u>Timing/Phasing Schedule</u> – A schedule indicating the anticipated starting and completion time periods of the site grading and/or construction sequence, including the installation and removal of erosion and sediment control BMPs. Indicate the anticipated starting and completion time periods of individual project phases. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 9. | <u>Permanent Stabilization</u> – A brief description, including applicable specifications, of how the site will be stabilized after construction is completed. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 10. | <u>Stormwater Management Considerations</u> – Explain how stormwater runoff from and through the site will be handled during construction. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 11. | <u>Maintenance</u> – Any special maintenance requirements over and above what is identified in the standard notes and details. |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | N/A <input type="checkbox"/> | 12. | <u>Opinion of Probable Cost (City Format)</u> – An opinion of probable costs for erosion and sediment control, including anticipated maintenance during the construction phase, shall be submitted with the GESC Plan. This will be reviewed by City staff and used as a basis for fiscal security. Electronic or paper copies of the spreadsheet to be used for preparing the opinion of probable costs for erosion and sediment control are available upon request. Unit costs used to develop probable erosion and sediment control costs shall be those shown in the spreadsheet. |



Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	13. <u>Calculations</u> – Any calculations made for the design of such items as sediment basins or erosion control blanket selection.
Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	14. <u>Other Information</u> – As may be reasonably required by Lone Tree.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	15. <u>The Following Note</u> – “This Grading, Erosion and Sediment Control Plan has been placed in the Lone Tree file for this project and appears to fulfill the applicable Douglas County Grading, Erosion and Sediment Control Criteria, as amended. I understand that 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.”
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	N/A <input type="checkbox"/>	16. <u>Signature Page for Permittees</u> - Acknowledging the review and acceptance of responsibility, and a statement by the Professional Engineer acknowledging responsibility for the preparation of the GESC Plan (available upon request).

Preparer’s Signature _____

Date _____

APPENDIX C

(FIRM, Soil Maps)

National Flood Hazard Layer FIRMette



104°50'37"W 39°31'29"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X	Area with Reduced Flood Risk due to Levee. See Notes. Zone X	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation	17.5 Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

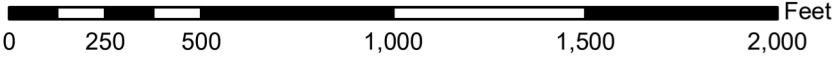
MAP PANELS	Digital Data Available	No Digital Data Available	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/10/2023 at 10:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

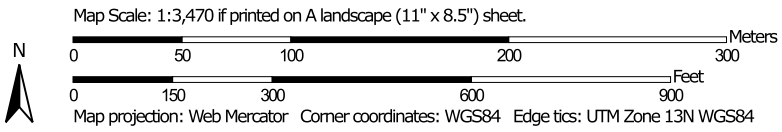
104°50'W 39°31'N

Basemap Imagery Source: USGS National Map 2023

Soil Map—Castle Rock Area, Colorado




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado

Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoB	Fondis clay loam, 1 to 3 percent slopes	23.7	45.4%
NeE	Newlin gravelly sandy loam, 8 to 30 percent slopes	28.5	54.6%
Totals for Area of Interest		52.3	100.0%

APPENDIX D

(GESC Plan Drawings)

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

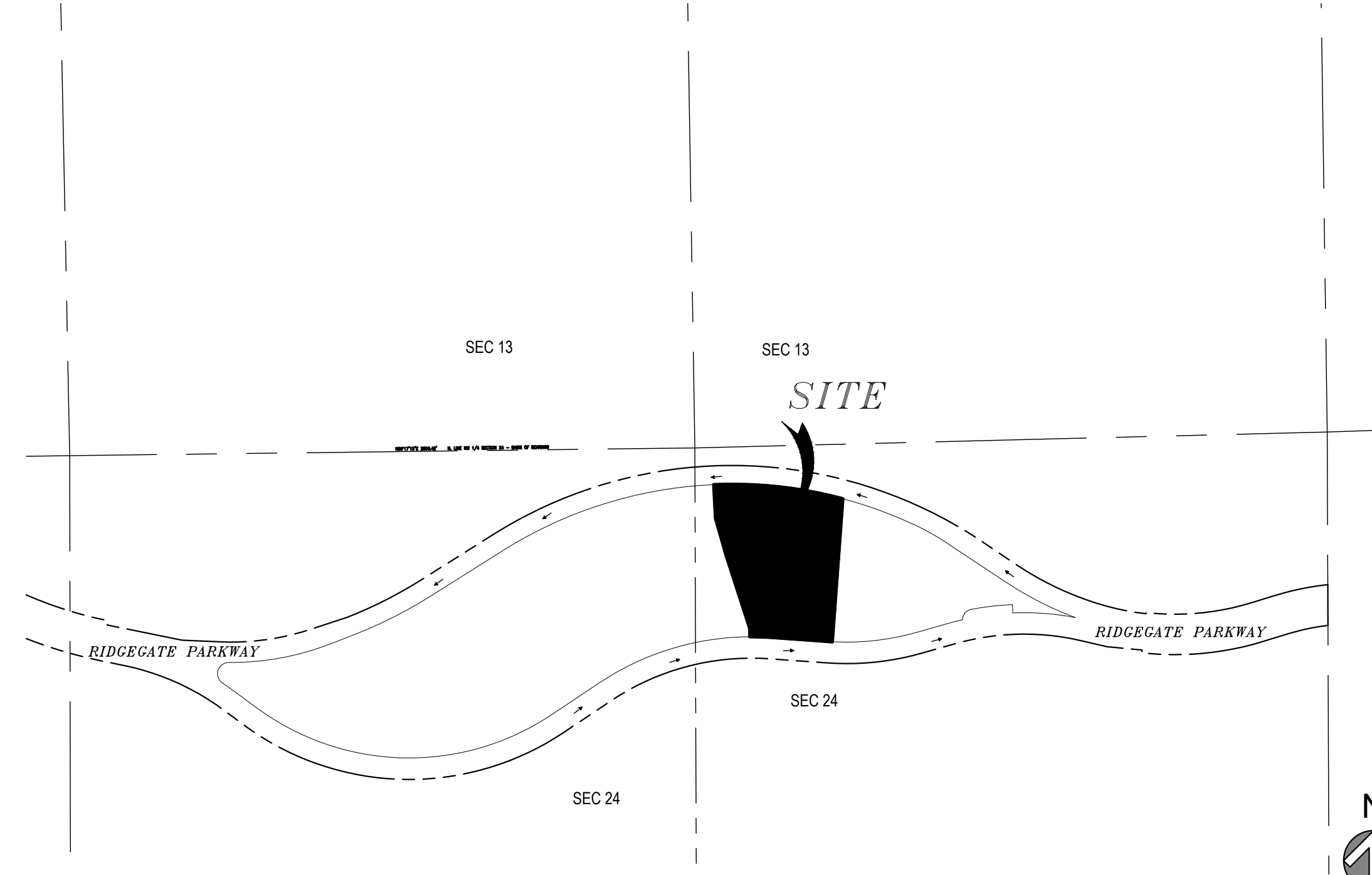
5.646 ACRES

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.

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 SOUTHBOUND 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.



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

AGENCY LIST

DEVELOPER

CENTURY COMMUNITIES (303) 268-8351
8390 E CRESCENT PKWY., SUITE 650
ATTN: NATALIE DUSTMAN
GREENWOOD VILLAGE, CO 80111

PUBLIC WORKS DEPARTMENT

CITY OF LONE TREE (720) 509-1240
9220 KIMMER DRIVE, SUITE 100
ATTN: JACOB JAMES, P.E.
LONE TREE, CO 80124

CIVIL ENGINEER / SURVEYOR

MERRICK & COMPANY (303) 751-0741
5970 GREENWOOD PLAZA BLVD.
ATTN: KRISTOFER K. WIEST, P.E.
GREENWOOD VILLAGE, CO 80111

GEOTECHNICAL ENGINEER

CLT THOMPSON (303) 825-0777
1971 WEST 12TH AVENUE
DENVER, COLORADO 80204

WATER AND SANITATION

PARKER WATER & SANITATION DISTRICT (303) 841-4627
18100 E. WOODMAN DRIVE
PARKER, CO 80134

DEPARTMENT OF HEALTH

COLORADO DEPARTMENT OF HEALTH (303) 692-3609
PERMITS AND ENFORCEMENTS
ATTN: SARA JOHNSON
4300 CHERRY CREEK DR. SOUTH
DENVER, CO 80220-1530

FIRE

SOUTH METRO FIRE RESCUE AUTHORITY (720) 989-2249
9195 EAST MINERAL AVENUE
ATTN: SCOTT STENE
CENTENNIAL, CO 80112

TELEPHONE

CENTURY LINK (303) 792-1963
9750 E. COSTILLA AVENUE
ATTN: TIM STYRON
ENGLEWOOD, CO 80112

ELECTRICAL

XCEL ENERGY (303) 716-2003
ATTN: MARK R. SUPANCIC

CABLE TV

COMCAST (303) 603-5621
ATTN: GREG YSLAS

NO.	DATE	REVISION DESCRIPTION	DATE	BY	CHKD	APPD

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.

File Location: D:\DEN\Projects\1370-C0 Century_Couplet\CAD\CDS\GESC\1370-C-GESC-CVR.dwg Plot Date: 10/30/2023 3:01 PM Last Saved By: IRYPKEWA

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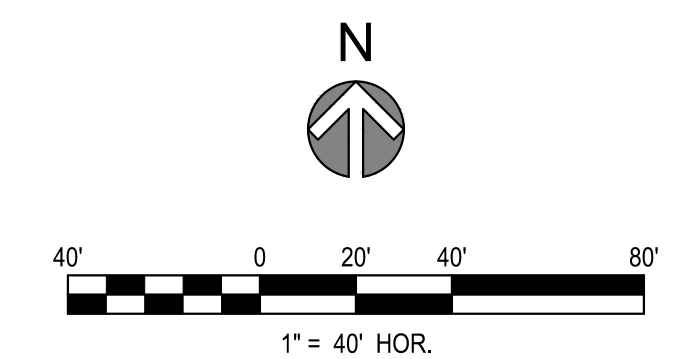
Know what's below.
Call before you dig.



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



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

CITY OF LONE TREE APPROVAL

CITY ENGINEER

DATE

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

THE USE OF THESE EXISTING DATA REPRESENTS AN INVESTIGATION OF SERVICE PROVIDED BY MERRICK & COMPANY, INC. A SERVICE PROVIDED AS PART OF A PROFESSIONAL ENGINEERING OR ARCHITECTURAL PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE IN ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. REUSE OR MODIFICATION OF ANY INFORMATION NOT A PHYSICAL INSTRUMENT WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK & COMPANY SHALL BE AT THE USER'S RISK. THE USER ASSUMES ALL LIABILITY TO THE USER FOR ANY DAMAGE TO PERSONS AND PROPERTY.

File Location: D:\DEN\Projects\1370\00 Century Couplet\CAD\CDS\GESC\1370-GESC-PLAN.dwg Plot Date: 10/30/2023 3:06 PM Last Saved By: KELLAN.BLACK

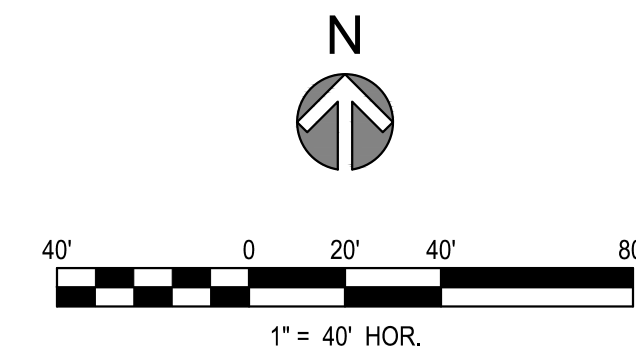


Know what's below.
Call before you dig.



NOTES

- SEE COVER SHEET OF LONE TREE STANDARD NOTES AND DETAILS (SHEET 1 OF 3) FOR LEGGED OF BMP NAMES AND SYMBOLS
- 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.
- SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT DRAINAGE FACILITIES SUCH AS DETENTION FACILITIES, CULVERTS, STORM DRAINS, AND INLET AND OUTLET PROTECTION.
- 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.

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

TITLE

ISSUED FOR REVIEW

FILE STAMP

JOB NUMBER
65121370

DATE
8/7/2023

SHEET
C8.4

4 of 4

FOR AND ON BEHALF OF MERRICK & COMPANY

REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR