DOUGLAS COUNTY
COLORADO

Final Plat Staff Report

Date:	July 29, 2025
To:	Douglas County Board of County Commissioners
Through:	Douglas J. DeBord, County Manager
From:	Terence T. Quinn, AICP, Director of Community Development TQ
CC:	Heather Scott, AICP, Principal Planner Jeanette Bare, AICP, Planning Manager Steven E. Koster, AICP, Assistant Director of Planning Services
Subject:	**Fields Filing 3**
Project File:	**SB2024-068**

Board of County Commissioners Meeting: **August 12, 2025 @ 2:30 p.m.**

I. EXECUTIVE SUMMARY

The request is for approval of a final plat for 7 single-family detached residential lots and public right-of-way on 297.45 acres. The property is zoned Estate Residential (ER) and is located southeast of the Town of Parker, north of the intersection of Hilltop Road and Singing Hills Road. Lots range in size from 35.05 acres to 48.97 acres. Lots will be served by individual well and septic systems. Access will occur via private shared driveways connecting to Flintwood Road.

Fields Filing 3 is one of three final plats proposed within the 638.71-acre Fields Preliminary Plan. The plat is located in the Northeast Subarea of the Douglas County 2040 Comprehensive Master Plan.

II. APPLICATION INFORMATION

A. Applicants

Wallden - Hilltop, LLC
7199 N. Flintwood Road
Parker, Colorado 80138

B. Applicant's Representative

Hilltop Brothers LLC
8678 Concord Center Drive, Unit 200
Englewood, Colorado 80112

C. Request

The applicant requests approval of a final plat consisting of 7 single-family residential lots and public right-of-way on 297.45 acres.

D. Process

A final plat application is processed pursuant to Article 5 of the Subdivision Resolution. Article 5 states the intent of the process is "To provide for the review of the final engineering plans, the subdivision improvement agreement, public dedications, and other legal agreements."

Per Section 504.06 of the DCSR, "The Board shall evaluate the final plat, staff report, referral agency comments, applicant responses, and public comment and testimony, and shall approve, approve with conditions, continue, table for further study, or deny the final plat. The Board's action shall be based on the evidence presented; compliance with adopted County standards, regulations, and policies; and other guidelines."

E. Location

The project area is located in the northeast portion of Douglas County. The site is northeast of Hilltop Road, and southeast of the Town of Parker, more specifically north of Singing Hills Road and west of Flintwood Drive. The zoning map, aerial map, and 2040 CMP vicinity map highlighting site location and existing conditions are in the attachments.

F. Project Description

This final plat application is for 7 detached single-family residential lots. Proposed lots range in size from 35.05 acres to 48.97 acres. Each lot will be served by on-lot wells and individual septic systems. ER zone district requirements, including setbacks and parking, can be met, and will be reviewed prior to building permit approval. The County will accept secondary drainage easements over the floodplain and erosional setback areas associated with the site's drainageways. The Fields Metropolitan District No. 3 (metro district) will be the entity responsible for ownership and maintenance of the drainageways. South Metro Fire Rescue requested a fire hydrant at the intersection of Singing Hills Road and Flintwood Road to serve the 7 lots and other homes on Flintwood Road.

The final plat proposes shared driveways to provide access to Flintwood Road. Lot 1 is the only lot with an individual driveway to Flintwood Road. The pairings of Lots 2 and 3, Lots 4 and 5, and Lots 6 and 7 will each share driveway access to Flintwood Road. Additional right-of-way for Flintwood Road will be dedicated via the plat for future improvements.

The final plat exhibit and proposal generally conform to the approved preliminary plan.

III. CONTEXT

A. Background

The site was rezoned from Agricultural One (A-1) to Estate Residential (ER) by the Board of County Commissioners (Board) on March 8, 2022. The Fields Preliminary Plan was approved on November 7, 2023, for 130 lots on 638.71 acres. The Board also approved a waiver of Section 611 of the DCZR to allow these lots to be served by individual groundwater wells rather than by a central water system.

B. Adjacent Land Uses and Zoning

The Fields Filing 3 final plat request is west of Flintwood Road and north of Singing Hills Road. The Bagnall Rural Residential subdivision is adjacent to the north with parcel sizes ranging from 5 acres to 37 acres. Fields Filing 1 is adjacent to the west with parcels generally ranging from 0.7 to 2.0 acres in size. Agricultural One-zoned property is located to the east with parcel sizes ranging from 9 acres to 35 acres, and Hidden Village is located south of the site with lot sizes ranging from 5 acres to 11 acres. The following table reflects those zone districts and land uses surrounding the site.

Zoning and Land Use

Direction	Zoning	Land Use
North	Rural Residential	Residential - Bagnall
South	Estate Residential	Residential - Hidden Village
East	Agricultural One	Residential and Agricultural
West	Estate Residential	Vacant Residential – Fields Filing 1

IV. PHYSICAL SITE CHARACTERISTICS

A. Site Characteristics and Constraints

The site is bounded on the south by Singing Hills Road, west by Fields Filing 1 and by residential development to the north and east. The overall Fields site has been historically utilized for farming and ranching purposes. A single-family residence exists on Lot 6. Two major drainage channels diagonally traverse the site from east to northwest. These tributaries converge along the northwest side of Fields Filing 1 and ultimately drain to Cherry Creek. Vegetation in the site and along the intermittent drainage ways include Ponderosa pine, mountain mahogany, yucca, cacti, grasses, and forbs.

B. Access

The pairings of Lots 2 and 3, Lots 4 and 5, and Lots 6 and 7 will each share driveways to access Flintwood Road. Lot 1 will have a private driveway that directly accesses Flintwood Road. Public Works Engineering has reviewed and approved the traffic analysis for the Fields subdivision, including this final plat. 30 feet of right-of-way will be dedicated to the west side of Flintwood Road.

C. Soils and Geology

The *CMP* Class 3 Hazards and Environmental Constraints map within the Douglas County 2040 CMP indicates there are no known constraints on the site. The applicant submitted a geotechnical due diligence report with the preliminary plan application. Colorado Geological Survey (CGS) reviewed the final plat request and had no objections with Fields Filing 3. CGS requested erosional setbacks be established from the crest of the steeper slopes (30% or greater) associated with the secondary drainages to protect structures and improvements from channel erosion and scour, undercutting, and slope failure, as those lots are close to Tallman Gulch and its tributaries. The drainages are depicted on the final plat as "100-year floodplain and erosional setback areas." A drainage easement has been placed over these areas with ownership and maintenance responsibility assigned to the metro district. No structures are allowed in these areas and driveway crossings or other improvements would require County approval. Site-specific geotechnical studies will be required at the time of building permit for all lots within the subdivision.

D. Drainage and Erosion

A Phase III Drainage Report and Geomorphology report; a Grading, Erosion, Sediment Control (GESC) Plan; and construction plans were reviewed and accepted by Douglas County Engineering Services. The drainage easements will be owned and maintained by the metro district, with the County to accept secondary drainage easements via the final plat.

E. Floodplain

While there are no mapped FEMA 100-year floodplain within the project area, there are several unmapped 100-year floodplains which were defined on the preliminary plan exhibit, including portions of Tallman Gulch, Long Outfall, and Doud Outfall. These floodplains are contained within drainage easements on the final plat to be owned and maintained by the metro district. Secondary drainage easements will be provided to the County to allow for backup maintenance if necessary.

F. Wildlife

The CMP Wildlife Resources map identifies the project site as moderate habitat value. The site is not located within a wildlife habitat conservation area, overland connection, wildlife movement corridor, or wildlife crossing area. The preliminary plan preserved 117.91 acres of the overall site as contiguous open lands. Existing trees and shrubs along the drainageways will be preserved, with limited impacts to vegetation. Large lot design allows the continuation of wildlife movement through this site.

G. Historic Preservation

Douglas County Historic Preservation reviewed the proposal and indicated no archaeological or historical sites have been identified on the site. The applicants will take all reasonable care to watch for historic and paleontological resources while

excavating the land, and that if any artifacts are found, that these items be properly recorded, and that notification be provided to the proper authority.

V. PROVISION OF SERVICES

A. Schools

The Douglas County School District (DCSD) reviewed the final plat application during referral. The DCSD indicated that the 7 lots generated a school land dedication in the amount of 0.160 acres. Cash-in-lieu of $2,467.00 is required based on a land dedication appraisal of the property. DCSD fees are to be paid prior to obtaining first building permit.

B. Fire Protection

South Metro Fire Rescue (SMFR) provides fire and emergency medical services to the site. SMFRreviewed the request and had no objection to the final plat as plat note #11 provides for alternate methods for fire protection water supplies. In addition, a fire hydrant will be placed at the corner of Flintwood Road and Singing Hills Road to access Parker Water and Sanitation District water supplies for fire-fighting purposes.

C. Sheriff Services

The Douglas County Sheriff's Office (DCSO) will provide police protection to the site. Responses were not received from the DCSO or E911. The Office of Emergency Management reviewed the request and had no concerns with the project.

D. Water

Water will be provided via individual wells. Compliance with Section 18A, Water Supply Overlay District, was evaluated at the time of preliminary plan. Water supplies were deemed to be sufficient to serve the seven lots. A waiver from the requirement for central water was approved by the Board to allow for the use of individual groundwater wells.

Updated water documentation was provided by the applicant for this final plat. The Colorado Division of Water Resources reviewed the application and requested more information. A follow up letter stated the proposed water supply is adequate and can be provided without causing injury to decreed water rights. The County's water consultant reviewed the application and stated that there is sufficient water to serve the uses proposed in this application. The proposed source of water for the lots is individual on-lot wells producing from a nontributary Denver Basin aquifer that will operate pursuant to the 11CW99 decree. Existing well #126985-A will need to be capped and abandoned prior to the issuance of any building permits.

E. Sanitation

The seven lots will be served by onsite wastewater treatment systems (OWTS). Individual septic systems are allowed in compliance with health department regulations in Section 611 of the ER Zone District. The Douglas County Health

Department provided a referral comment on the preliminary plan and had no objection provided the systems are permitted, inspected, and operated in accordance with DCHD's current OWTS Regulations.

F. Utilities

Area utility service providers were provided a referral on this application. Xcel Energy asked for an additional plat note which was added to the final plat and they stated they operate existing natural gas distribution facilities along Chinook Trail, Flintwood Road, and Singing Hills Road and to call for utility locates prior to construction. CORE Electric Cooperative (CORE) reviewed the request and provided comments requesting prescriptive rights to a 30-foot utility easement and indicated a potential conflict with the fire truck staging area and existing CORE powerlines. The applicant provided detail information and CORE had no further comments. No other utility provider issued comments on the application.

G. Dedications

The following dedications are anticipated at the time of final plat.

Dedicated Element	Purpose, Ownership, and Maintenance
Roads	30 feet of right-of-way along Flintwood Road will be conveyed to Douglas County.
Drainage and Blanket Access Easements	Douglas County will require a secondary drainage easement for all drainage facilities at the time of final plat in the event that the system owner fails to maintain the improvements. Fields metro district #3 will be responsible for the ownership and maintenance of the drainageways and facilities.
Utilities	Douglas County will accept general purpose utility easements.

H. Parks, Trails, and Open Space

The applicant is responsible for park land dedication or an equivalent cash-in-lieu fee. The applicant prepared a land dedication appraisal in accordance with Article 10 of the DCSR. The total park land dedication required for the 7 lots is 0.315 acres. Cash-in-lieu fees of $4,416.08 will be paid prior to recordation of the final plat.

I. Subdivision Improvements

The intent of the County's final plat process is "to provide for the review of the final engineering plans, the subdivision improvements agreement, public dedications, and other legal agreements." Per the *DCSR*, specific engineering reports, studies, and construction plans are required to be submitted and finally accepted or approved by Public Works Engineering with a final plat application. There are no public improvements generated from the approved construction plans, so no subdivision improvements agreement (SIA) is needed for this plat.

Required improvements for the Fields Filing 3 Final Plat include dry and wet utilities and fire hydrant improvements. All required engineering reports, studies, and construction plans for the final plat have been reviewed by Public Works Engineering with only minor technical corrections remaining. It is anticipated that the construction plans will be finally approved prior to the Board meeting on the final plat.

VI. PUBLIC NOTICE AND INPUT

Courtesy notices were mailed to abutting property owners. All referral agency comments are outlined in the Referral Agency Response Report attached to the staff report, and the applicant has provided responses to referral comments within a separate letter included in the staff report attachments. One neighbor did comment on the physical location of Flintwood Road cutting off a corner of his property and wanted the potential owners of Lots 1, 2, and 3 to understand they will "be traversing our property to get to Flintwood Road." Public Works Engineering identifies the prescriptive right-of-way from the existing fence line on the east side of Flintwood Road, to the fence line on the west side of the road. This final plat will dedicate 30 additional feet to this right-of-way.

VII. STAFF ANALYSIS

Per Article 503 of the DCSR, a final plat may be approved upon the finding by the Board of County Commissioners that the following standards have been met:

503.01: Conforms with the goals, objectives, and policies of the Master Plan.
Staff Comment: The property is located within the Northeast Subarea as identified in Section 3 of the 2040 CMP. Goal 3-2 of the CMP states that the County should "Ensure that land use and design is compatible with the natural and rural character of the nonurban area." While approval criteria for most land use applications require a finding of compliance, consistency, or conformance with the 2040 CMP, "The competing values of the Plan must be balanced through the public review process to achieve the larger vision of the community." Objective 3-2A.1, encourages design to be of scale and character that complement the nonurban area and objective 3-2B encourages the development to conserve and showcase important natural and rural features. The 7 lots are in excess of 35 acres and maintain the natural drainage that flows through the site. Policy 3-2B encourages preservation and construction of drainageways that complement the natural and rural landscape. Policies also encourage the preservation of vegetation, soils, and landforms by minimizing site disturbance and designs which minimize the use of resources to provide energy efficiency in both construction and operation. The tributaries onsite have been set aside into drainage easements to minimize site disturbance and maintain the natural flow.

The Northeast subarea of the CMP supports logical infill, where approximately 50% of the property boundary is adjacent to parcels of sizes consistent with the proposed development. Policy 3-3E.2 states maximum gross density if one dwelling unit per 2.5

acres. The gross density for the preliminary plan is one dwelling unit per 4.9 acres. Policy 3-3E.5 encourages site design to minimize the removal of vegetation and to use trees to screen development. The design places larger lots on the perimeter of the project to buffer the larger lots to the east. Policy 3-3E.4 states that new development should take measures to protect the existing alluvial wells used in this area. Each of the 7 lots is in excess of 35 acres and CDWR states the water supply can be "provided without causing injury according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision."

503.02: The final plat addresses the design elements established in Article 4, Section 404.

Staff Comment: The final plat is in conformance with the design elements. The seven single-family residential lots are accessible to Flintwood Road providing opportunities for vehicular and pedestrian access. The lots conform in size to those allowed within the ER zone district and are capable of meeting all other minimum zone district standards. The Board approved a waiver of Section 611 which required central water facilities based on the size of the lots. The use of onsite wastewater treatment systems is allowed in the ER zone district. Off-street parking requirements can be met. Geotechnical recommendations from the applicants' geotechnical report will be implemented, and individual building analysis will occur at building permit for proposed dwellings. Drainage plans have been reviewed and approved. The applicants will assure archaeological, paleontological, or historic resources are identified during construction.

503.03: The final plat conforms with Section 18A, Water Supply Overlay District, of the Zoning Resolution.

Staff Comment: DCZR Section 1803A establishes approval standards to be used in the evaluation of land use applications reviewed under Section 18A. The water supply for these lots were evaluated and found to be adequate at the time of preliminary plan approved. Updated water documentation was provided with the final plat indicated that no changes to the proposed water supply is proposed.

1803A.01: The applicant has demonstrated that the water rights can be used for the proposed use(s).

Staff Comment: The applicants have submitted water documentation that demonstrates the proposed water supply is individual on-lot wells operating pursuant to Division 1 Water Court case no. 11CW99. CDWR reviewed the final plat application and indicated that the amount of water is adequate to annually serve the subdivision without injuring to decreed water rights.

1803A.02: The reliability of a renewable right has been analyzed and is deemed sufficient by the County based on its priority date within the Colorado System of Water Rights Administration.

Staff Comment: No renewable water rights are proposed to serve the development.

1803A.03: The Water Plan is deemed adequate and feasible by the County to ensure that water supply shortages will not occur due to variations in the hydrological cycle.
Staff comment: The CDWR reviewed the application and indicated that the amount of water being reserved is adequate to annually serve the seven lots, and that water is physically available based on current conditions. Individual wells will be drilled to serve each lot.

1803A.04: The Water Plan is sufficient to meet the demand applicable to the project based on the minimum water demand standards in Section 1805A herein.
Staff Comment: The CDWR reviewed the application and indicated that the amount of water being reserved is adequate to annually serve the seven lots. The applicant has demonstrated that sufficient water exists to meet the minimum water demand standard of 1 acre-foot per year per lot set forth in Section 18A.

503.04: The final plat provides for a public wastewater collection and treatment system and, if other methods of wastewater collection and treatment are proposed, such systems comply with State and local laws and regulations.

Staff Comment: The lots will be served by well and septic. At the time of preliminary plan approval and reaffirmed with the final plat application, the Douglas County Health Department (DCHD) had no comment regarding the proposed method of sewage disposal for lots.

503.05: The final plat identifies all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions and that the proposed uses of these areas are compatible with such conditions.
Staff Comment: The applicants will implement the recommendations of the geotechnical analysis reviewed and approved during the preliminary plan application. In addition, standard geotechnical explorations of individual building sites will be required as part of the building permit process. CGS recommended specific erosional setbacks be added adjacent to drainage channels. Floodplains and erosional setbacks are depicted on the final plat and covered by a drainage easement. Plat note #13 requires further technical studies when traversing a drainage easement.

503.06: The final plat provides adequate drainage improvements.
Staff Comment: A Phase III Drainage Report with the required geomorphology subsection, and GESC plans, and report were submitted by the applicant and accepted by Douglas County Engineering Services. No improvements are required. Drainage easements, including erosional setbacks, have been placed over the 100-year floodplains.

503.07: The final plat provides adequate transportation improvements.
Staff Comment: The applicant's traffic analysis was reviewed and accepted by Douglas County Engineering at the time of preliminary plan approval. The applicant confirmed the findings of this analysis as part of the final plat request. Adequate road capacity for this and other Fields final plats will be available on both Hilltop Road and Singing Hills Road

once County improvements are complete. All necessary public right-of-way has been previously dedicated or dedicated with this final plat.

503.08: The final plat protects significant cultural, archaeological, natural, and historical resources and unique landforms.
Staff Comment: A Class II Survey of the proposed areas of development was accomplished at the time of preliminary plan approval, including the residential development areas. No significant cultural resources were found on the subject property. The applicant, its successors and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery during construction activity.

503.09: The final plat has available all necessary services, including fire and police protection, recreation facilities, utility services, streets, and open space to serve the proposed subdivision.
Staff Comment: All such services are available to each parcel. Fire protection is provided by South Metro, and the Douglas County Sheriff's Office provides police protection. Utility service facilities are provided by CORE, Xcel, Comcast, and Century Link. A fire hydrant will be provided at the corner of Hilltop and Singing Hills Road to improve fire-fighting capabilities for the final plat and other large lot development in the area.

VIII. STAFF ASSESSMENT

Staff has evaluated the final plat request in accordance with Article 5 of the Subdivision Resolution. Should the Board find that the approval standards for the final plat are met, the following proposed conditions should be considered for inclusion in the motion:

1. Prior to plat recordation, the applicants shall pay $4,416.08 to Douglas County for cash-in-lieu of park land dedication.

2. Prior to obtaining the first building permit, the applicants shall pay $2,467.00 to the Douglas County School District for cash-in-lieu of school land dedication.

3. Prior to a building permit being issued, existing well # 126985-A shall be capped and abandoned or a court-approved augmentation plan obtained per the requirements of the Colorado Division of Water Resources.

4. During construction activity within the development, the applicants, their successors, and assigns shall take all reasonable care to watch for historic resources, paleontological resources, and other cultural history resources and shall immediately notify Douglas County in the event of such discovery.

5. Prior to recordation of the final plat, technical corrections to the plat exhibit shall be made to the satisfaction of Douglas County.

6. All statements and commitments made by the applicant or the applicant's representative during the public meeting and/or agreed to in writing and included in the public record have been relied upon by the Board of County Commissioners in approving the application; therefore, such approval is conditioned upon the applicant's full satisfaction of all such commitments and promises.

ATTACHMENTS **PAGE**

Douglas County Land Use Application 12
Applicant's Narrative 13
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Zoning Map 18
Aerial Map 19
Referral Agency Response Report 20
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Traffic Report 73
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DOUGLAS COUNTY
COLORADO

Department of Community Development
Planning Services

www.douglas.co.us

LAND USE APPLICATION

Please fill in this application form completely. An incomplete application will not be processed.

Note: Neither the Planning Commission nor the Board of County Commissioners should be contacted regarding an open application.

OFFICE USE ONLY

PROJECT NAME: Fields Filing 3

PROJECT FILE #: SB2024-068

PROJECT TYPE: Final Plat

MARKETING NAME: Fields Filing No. 3

SITE ADDRESS: Singing Hills Rd and Flintwood Rd

OWNER(S):

Name(s): Wallden - Hilltop, LLC

Address: 7199 Flintwood RD, Parker, CO 80138

Phone: 303-346-7006

Email: tclark@ventanacap.com

AUTHORIZED REPRESENTATIVE *(requires notarized letter of authorization if other than owner)*

Name: Hilltop Brothers LLC

Address: 8678 Concord Center DR, Unit 200, Englewood, CO 80112

Phone: 303-346-7006

Email: tclark@ventanacap.com

PLANNING FEES: $700.00

ENGINEERING FEES: $7,500.00

TOTAL FEES: $8,200.00

RELATED PROJECTS:
SB2022-036
SB2024-027
SB2024-041
ESB2024-078

LEGAL DESCRIPTION:

Subdivision Name: Fields Filling No. 3

Filing #: _____ Lot #: _____ Block #: _____ Section #: 5 Township: 7S Range: 65W

STATE PARCEL NUMBER(S): 2347-051-00-004 & 2347-053-00-004

ZONING:

Present Zoning: ER Proposed Zoning: ER Gross Acreage: 297.45

Gross Site Density (DU per AC): 42.49 # of Lots or Units Proposed: 7

SERVICE PROVIDERS:

Fire District: South Metro Fire Rescue Metro District: NA Gas: Xcel Energy

Water: Parker Water and Sanitation Sewer: Parker Water and Sanitation Electric: CORE

Roads: ☒ Public ☐ Private (please explain): _____

To the best of my knowledge, the information contained on this application is true and correct. ***I have received the County's information sheet regarding the Preble's Meadow Jumping Mouse.***

Applicant Signature

10·31·24
Date

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

April 30, 2025

Douglas County, Department of Community Development
Planning Services
100 Third Street
Castle Rock, Colorado 80104

SUBJECT: PROJECT NARRATIVE IN SUPPORT OF DOUGLAS COUNTY FINAL PLAT PROCESS OF FIELDS FILING No. 3 IN DOUGLAS COUNTY, COLORADO

To Whom It May Concern,

This letter has been prepared in support of the Fields Filing No. 3 Development (herein referred to as the "project") Final Plat Application process in Douglas County, Colorado. The project is part of the November 7th, 2023, Douglas County Board of County Commissioners approved "Fields Preliminary Plan" (SB2022-036). The project narrative follows the criteria established Article 5, Section 505.2 of the Douglas County Subdivision Resolution (DCSR). Upon your review, if you have any questions or revisions to the project narrative, we welcome discussing those changes with County staff so that we can better outline the intent of the project.

APPLICANT INFORMATION

Owner:

Wallden – Hill Top, LLC
7199 N. Flintwood Rd
Parker, CO 80138

Applicant / Developer:

Tom Clark
Hilltop Brothers, LLC
8678 Concord Center Dr., Unit #200
Englewood, CO 80112

Engineer:

Troy Bales, PE
Rick Engineering Company
8678 Concord Center Dr., Unit #200
Englewood, CO 80112

Mineral Rights Owner:

Wallden – Hill Top, LLC
7199 N. Flintwood Rd
Parker, CO 80138

Water Rights Owner:

Big Hill West LLC
7199 N. Flintwood Rd
Parker, CO 80138

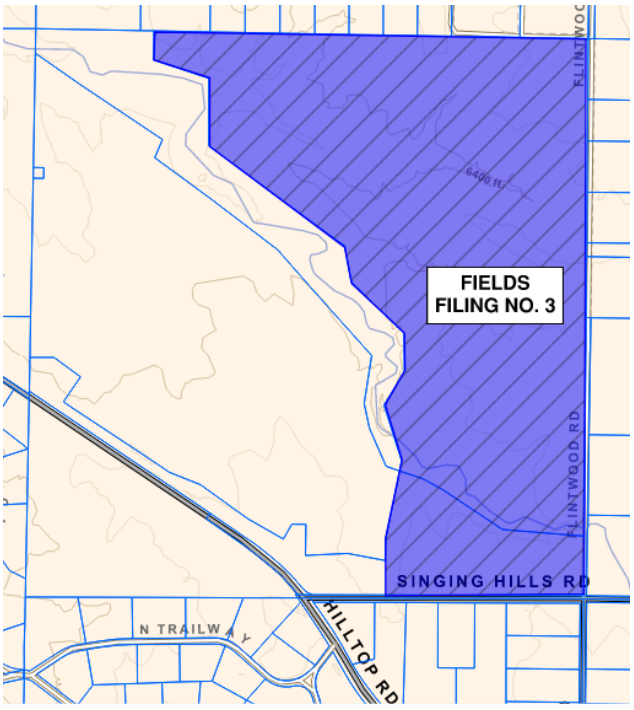
Surveyor:

Robert Hennesey, PLS
Rick Engineering Company
5690 Webster
Arvada, CO 80002

PROJECT SUMMARY (DSCR Sec 505.02.1, 505.02.2, 505.02.3)

The Project is a subdivision of approximately 297.45-acres of land located within the Southwest Quarter of Section 5, Township 7 South, Range 65 West, of the 6th P.M. Douglas County, Colorado. The site is bounded by Singing Hills Rd to the South and Flintwood Road to the East, with the Lancelots subdivision to the furthest northeast corner of our property. The project proposes Seven (7) large single-family lots, providing a 50 private access easement centered along the proposed lot lines subdividing this property, along with additional proposed Right of Way & Utility easements along Flintwood drive for future development of these lots. The single-family lots are to remain undeveloped with this project and each lot will require a separate building permit process and supporting documentation at the time of development, as required per Douglas County.

The total property spans approximately 297 acres. Of this, 22.06 acres (7.4%) will be set aside for right-of-way conveyance, allowing future single-family homes to share drive access points on the west side of Flintwood Road. Out of the total acreage, 275.39 acres will be allocated for the subdivision of single-family lots. The single-family lots will vary in size, with the smallest being approximately 35.05 acres, resulting in an overall residential density of about 39.34 acres per dwelling unit. The South Metro Fire District has requested the installation of a fire hydrant connected to the 30-inch water main on the north side of Singing Hills Road, along with a turnaround pad for filling tanker trucks to provide fire suppression for the seven lots.



OPEN SPACE (DSCR Sec 505.02.4)

There is no open space dedication within Fields Filing No. 3. Please refer to the approved Fields Preliminary Plan for the open space to be dedicated as a part of the greater development in which Fields Filing No. 3 is a part of.

ROADS, TRACTS, AND EASEMENTS (DSCR Sec 505.02.5)

The project proposes the construction of one (1) turn around pad to allow for tanker filling. The project proposes multiple easements for the future development of the Seven (7) Lots, be it for access or installation of utilities.

LAND DEDICATION FOR PARKS AND SCHOOLS (DSCR Sec 505.02.6)

Parks

Land dedication for parks and trails shall be in compliance with Section 1003 of the Douglas County Subdivision Resolution (DSCR). Per Article 10, Section 1003 of the Douglas County Subdivision Resolution, parks and trail, the project is to provide land or cash-in-lieu equivalent. Per Section 1003.06 the fee will be determined based on the post plat value of the land and will be calculated by staff. Cash-in-lieu for parks and trails shall be paid at the time of recordation of the Final Plat.

Schools

Land dedication for schools shall be made in accordance with section 1004 of the Douglas County Subdivision Resolution. No land will be dedicated for school construction on the property. The owners and their assigns shall pay cash-in-lieu of land dedication for schools.

PROVISION OF WATER AND SEWER SERVICES (DSCR Sec 505.02.7)

Each single family lot will be served by individual wells for water services and will use septic systems for sewer services. A waiver from Section 611 Water and Sanitation policy requiring that "All uses shall be served by a central water facility. Individual septic systems shall be allowed in compliance with health department regulations" was granted with the approval of the "Fields Preliminary Plan" (Douglas County project # SB2022-036) on November 7th, 2023. A copy of the approved Waiver from Parker and Water Sanitation District (PWSD) Inclusion Letter has been provided with this application.

Existing well # 126985-A located on the property will be capped and abandoned per the condition of the Preliminary Plan. No building permits for Filing 3 will be issued prior to the abandonment of this well.

DEVELOPMENT TIME FRAME (Sec 505.02.08)

The applicant anticipates processing the project through the Douglas County Department of Community Planning to include the Final Plat processes. Plan processing and permitting is anticipated to take place from late 2024 and with construction commencing after County approval, anticipated in mid 2025. Each individual homeowner will be required to process a building permit at the time of development of the single-family lots.

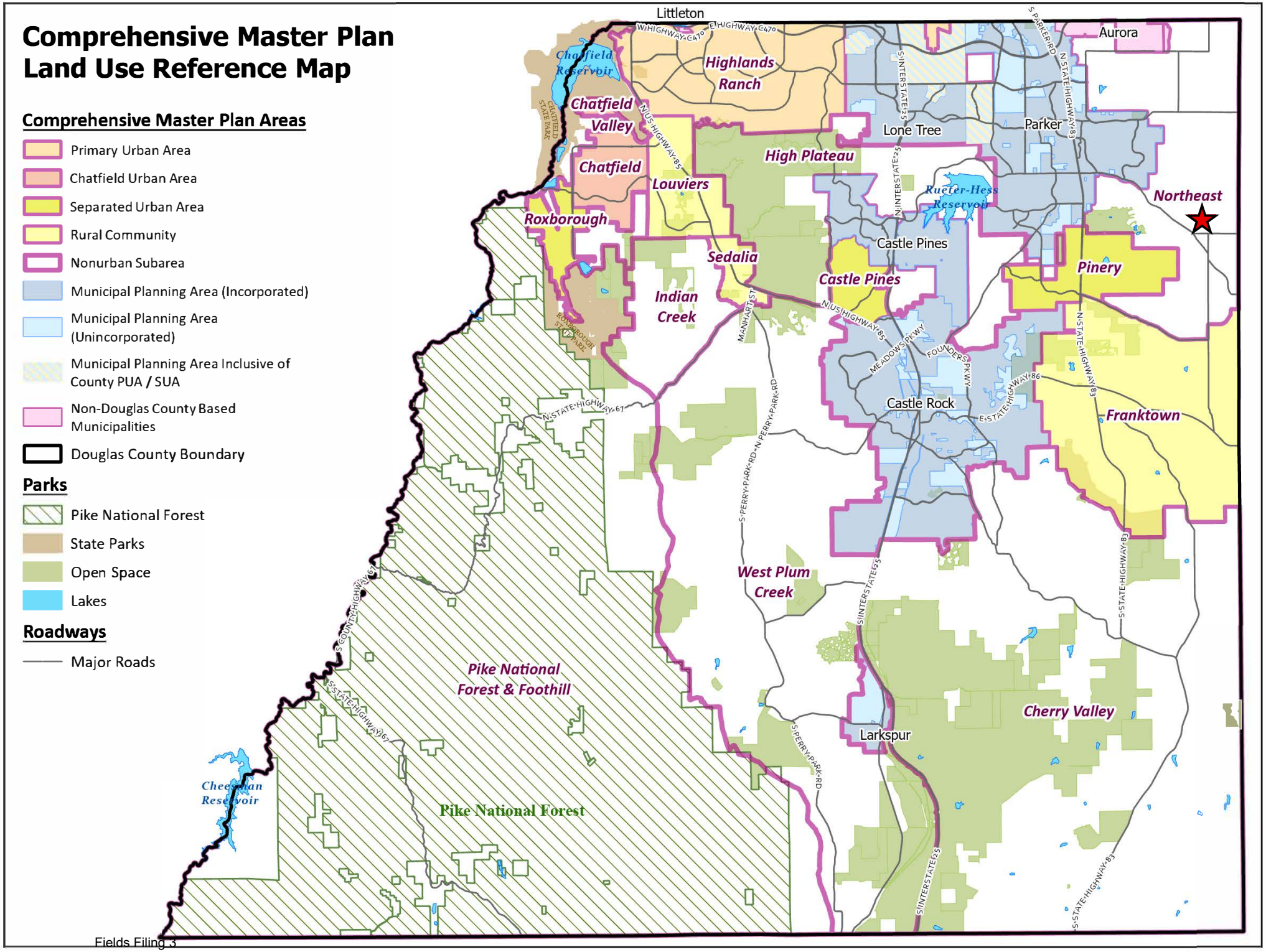
FINAL PLAT CONFORMANCE TO PRELIMINARY PLAN (Sec 505.02.09)

The plat dedicates the Preliminary Plan approved Right-of-Way for Singing Hills and Flintwood roads. The final plat establishes 7 - 35+ acres lots per the approved Preliminary Plan in a revised layout. We believe the proposed revisions are in general conformance with the approved Preliminary Plan.

ALIGNMENT WITH THE DOUGLAS COUNTY COMPREHENSIVE MASTER PLAN

The project aligns its design with the goals and policies set forth within section 3 - Nonurban Land Use of the Douglas County Comprehensive Master Plan (CMP). The project establishes low density (Objective 3-2A) 35-acre minimum Estate Residential single family lots which inherently create low levels of disturbance to the natural lands of the property. The low density of this development minimizes the impact on groundwater when compared to a development that aligns with the maximum density allowed by zoning (Policy 3-3E.4) The layout of the lot lines provide preferred buildable areas that are accessible and located where minimal to no disturbance of tree stands and drainage courses is required (Policy 3-3E.5). The layout provides the option for owners to share driveways further reducing site disturbance. The drainage courses are protected by easements dedicated to the County which disallow disturbance of the natural channels (Policy 3-3E.6) and provide the County an avenue to remediate disturbances if they occur. These protections of the natural landform minimize the impacts of residential development to existing wildlife and their movements (Policy 3-3E.6). These measures help maintain the scenic views of this nonurban areas for the owners and the public (Objective 3-2C).

Comprehensive Master Plan Land Use Reference Map



Comprehensive Master Plan Areas

- Primary Urban Area
- Chatfield Urban Area
- Separated Urban Area
- Rural Community
- Nonurban Subarea
- Municipal Planning Area (Incorporated)
- Municipal Planning Area (Unincorporated)
- Municipal Planning Area Inclusive of County PUA / SUA
- Non-Douglas County Based Municipalities
- Douglas County Boundary

Parks

- Pike National Forest
- State Parks
- Open Space
- Lakes

Roadways

- Major Roads

FIELDS FILING 3

SB2024-068
ZONING MAP

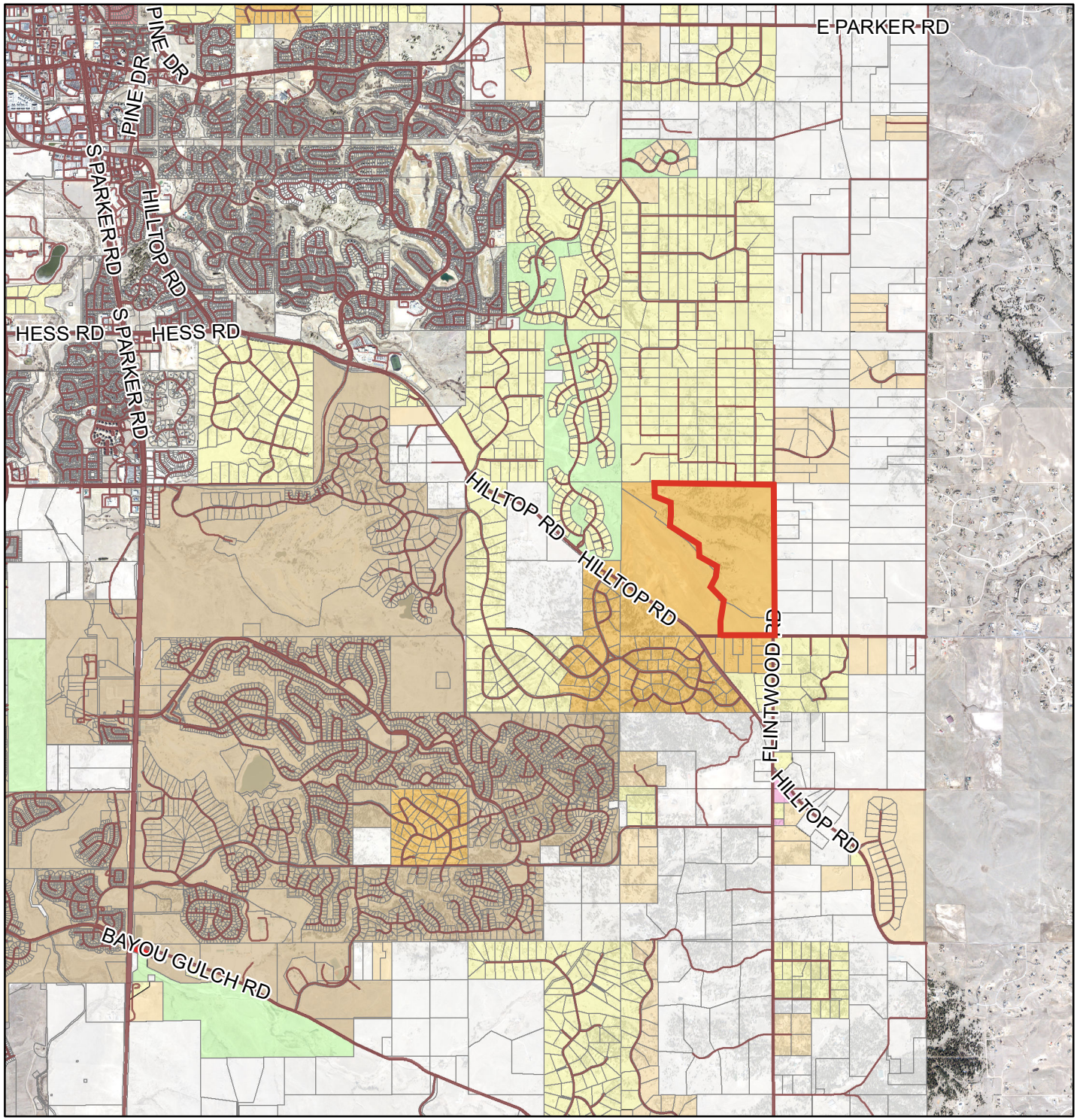


LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS

ZONE DISTRICT

- A1 - AGRICULTURAL ONE
- LRR - LARGE RURAL RESIDENTIAL
- RR - RURAL RESIDENTIAL
- ER - ESTATE RESIDENTIAL
- SR - SUBURBAN RESIDENTIAL
- MF - MULTIFAMILY
- LSB - LIMITED SERVICE BUSINESS
- B - BUSINESS
- C - COMMERCIAL
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- CMTY - SEDALIA COMMUNITY
- D - SEDALIA DOWNTOWN
- HC - SEDALIA HIGHWAY COMMERCIAL
- MI - SEDALIA MIXED INDUSTRIAL
- PD - PLANNED DEVELOPMENT
- OS - OPEN SPACE CONSERVATION
- NF - NATIONAL FOREST



FIELDS FILING 3

SB2024-068
AERIAL MAP

N

LEGEND

- PROJECT SITE
- MAJOR ROADS
- OTHER ROADS



Project Name: Fields Filing 3
Project File #: SB2024-068
Date Sent: 01/15/2025 **Date Due:** 02/12/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/21/2025	No Comment	Addresses will be provided at the time of building permits.
Assessor	01/21/2025	No Comment	No response necessary
AT&T Long Distance - ROW		No Response Received	No response necessary
Building Services	01/17/2025	No Comment	No response necessary
CenturyLink		No Response Received	No response necessary
Cherry Creek Basin Water Quality Authority	01/21/2025	Summary of Response: The Cherry Creek Basin Water Quality Authority (Authority) acknowledges the proposed development plans for SB2024-068, Fields Filing 3. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County. Reference referral letter for more information.	No response necessary. Public Works Engineering reviews detention and water quality for compliance with all standards.
Colorado Division of Water Resources	01/21/2025	Summary of Response: Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis. Our opinion is qualified by the following: The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. Reference referral letter for more information.	CDWR has stated that it is their opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Project Name: Fields Filing 3
Project File #: SB2024-068
Date Sent: 01/15/2025 **Date Due:** 02/12/2025

Agency	Date Received	Agency Response	Response Resolution
Colorado Geological Survey	02/11/2025	Summary of Response: The Geologic Hazards in Douglas County map (Soule, 1978) identifies the subject site as a "Moderate to High Erosion-Susceptibility Area" and "Potentially Unstable Slope". These hazards are generally associated with the steep slopes along Tallman Gulch, Long Outfall, and the small secondary drainages within lots 1 through 7 of Filing No. 3. Tallman Gulch and Long Outfall are shown on the final plat within a drainage easement, but the small secondary drainages are not affiliated with a designated easement. The building footprints and individual septic systems were not shown on the plat. CGS recommends that an erosional setback is established from the crest of the steeper slopes (30% or greater) associated with the secondary drainages to protect channel erosion and scour, undercutting, and slope failure. Provided erosional setbacks are established from the drainages /channels and clearly shown on the plat, CGS has no objection to the approval of the final plat for Filing No. 3. Reference referral letter for more information.	The applicant updated the final plat to include erosional setbacks along the drainageways and identified the requirements in plat note #13. Site specific geotechnical investigations will be required at the time of building permit. Engineering has reviewed and approved a grading, drainage, and erosion control plans for the channels and all lots within the subdivision.
Comcast		No Response Received	No response necessary
CORE Electric Cooperative	02/12/2025	Verbatim Response: Attached are our comments on Filing 3. The proposed fire truck staging area may conflict with the existing CORE powerline. Please provide grading provide under the power line. CORE requires a minimum 18'-6" ground clearance to the conductor. Also change the CORE prescriptive right to a 30-foot and 15-foot utility easement; that will combine the proposed 15-foot utility easement into one easement.	The applicant worked with CORE Electric to resolve their issues including verifying ground clearance and providing 30 feet easements.

Project Name: Fields Filing 3
Project File #: SB2024-068
Date Sent: 01/15/2025 **Date Due:** 02/12/2025

Agency	Date Received	Agency Response	Response Resolution
Crest View Estates HOA		No Response Received	No response necessary
Douglas County Conservation District		No Response Received	No response necessary
Douglas County Health Department	01/31/2025	Summary of Response: Water Service - Water will be provided by individual wells. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. On-Site Wastewater Treatment System - DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. A permit for the installation and final approval of the OWTS is required. Fugitive Dust - Exposure to air pollution is associated with a number of health problems, the applicant shall contact the APCD, for more information. Reference referral letter for more information.	The applicant will obtain the necessary permits for well water and septic systems for each lot. No infrastructure construction is required for this plat that could result in fugitive dust impacts.
Douglas County School District RE 1	01/22/2025	Summary of Response: DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 7 students are expected from the development requiring a total land dedication requirement of 0.160-acres. Pursuant to Section 1004.05.3 of the DCSR, "The cash-in-lieu fee shall be equivalent to the full market value after completion of platting." Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Reference referral letter for more information.	Proposed condition #2 requires payment of school fees prior to first building permit.
Elbert County Community & Development Services		No Response Received	No response necessary

Project Name: Fields Filing 3
Project File #: SB2024-068
Date Sent: 01/15/2025 **Date Due:** 02/12/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	01/28/2025	Summary of Response: Engineering has reviewed the above referenced submittal and have redlined comments on the Final Plat, GESC Plan, and Water Plan. We cannot recommend approval of this final plat and/or construction plans until these comments have been addressed. Reference referral letter for more information.	Engineering reports, studies, and plans has been reviewed with only minor technical corrections remaining.
Evans Ranch Association		No Response Received	No response necessary
Hidden Village POA		No Response Received	No response necessary
Mile High Flood District		No Response Received	No response necessary
Misty Pines HOA		No Response Received	No response necessary
Office of Emergency Management		No Response Received	No response necessary
Rural Water Authority of Douglas County		No Response Received	No response necessary
Sheriff's Office		No Response Received	No response necessary
Sheriff's Office E911		No Response Received	No response necessary
South Metro Fire Rescue	01/24/2025	Summary of Response: South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed final plat. Note 11 on sheet 1 of the final plat documents the conditions on which the alternate method for fire protection water supplies as proposed on the preliminary plan is accepted by SMFR for this plat. Reference referral letter for more information.	The applicant worked with SMFR to resolve their issues. The fire hydrant location has been approved and plat notes have been added. Any necessary permits will be obtained at the time of building permit.
Spirit Ridge HOA		No Response Received	No response necessary
Sterling Tree Farm HOA		No Response Received	No response necessary
The Pinery HOA	02/12/2025	Verbatim Response: The Pinery HOA has no issue with this request. Overall, we do not see any impact on our community with this development.	No response necessary
Town of Parker Development Review		No Response Received	No response necessary

Project Name: Fields Filing 3
Project File #: SB2024-068
Date Sent: 01/15/2025 **Date Due:** 02/12/2025

Agency	Date Received	Agency Response	Response Resolution
Town of Parker Public Works	01/29/2025	No Comment	No response necessary
Wildfire Mitigation	02/12/2025	Verbatim Response: No additional comments, wildfire mitigation is current and applies to the entire subdivision.	The applicant understands that the wildfire mitigation plan will be implemented prior to building permits.
Xcel Energy-Right of Way & Permits	02/04/2025	Summary of Response: Please be aware PSCo owns and operates existing natural gas distribution facilities along Chinook Trail, Flintwood Road, and Singing Hills. PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision: The utility easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Reference referral letter for more information.	A note has been added to the final plat which captures the dedication requirements and construction restrictions within the easements.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist

February 11, 2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Location:
E½ Section 5;
T7S, R65W of the 6th P.M.
39.4709, -104.6935

Subject: **The Fields Filing No. 3 Final Plat**
Project Number: SB2024-068; Douglas County, CO; DU-23-0003

Dear Heather:

At your request (email, January 15, 2025), the Colorado Geological Survey has reviewed the Fields Filing No. 3 referral to subdivide 297.45 acres into 7 single-family lots and 21.7 acres of right-of-way. With this referral, we received the Narrative (Rick Engineering, January 9, 2025), Final Plat (Rick Engineering, November 6, 2024), Grading Plan (Rick Engineering, November 8, 2024), and Drainage Letter (Rick Engineering, November 5, 2024). CGS previously reviewed the Preliminary Subsurface Soil Investigation (Rocky Mountain Group (RMG), January 24, 2022) under the preliminary plan submittal.

The Geologic Hazards in Douglas County map (Soule, 1978) identifies the subject site as a "Moderate to High Erosion-Susceptibility Area" and "Potentially Unstable Slope". These hazards are generally associated with the steep slopes along Tallman Gulch, Long Outfall, and the small secondary drainages within lots 1 through 7 of Filing No. 3.

Tallman Gulch and Long Outfall are shown on the final plat within a drainage easement, but the small secondary drainages are not affiliated with a designated easement. The building footprints and individual septic systems were not shown on the plat. CGS recommends that an erosional setback is established from the crest of the steeper slopes (30% or greater) associated with the secondary drainages to protect structures and improvements from channel erosion and scour, undercutting, and slope failure. Setback lines (or drainage easements) should be clearly shown on the plat and development plans. The lots are large enough (35+ acres) that it should be feasible to avoid the steeper slopes and drainages. Additionally, drainage gullies should be properly filled and compacted in accordance with RMG's recommendations.

Provided erosional setbacks are established from the drainages/channels and clearly shown on the plat, CGS has no objection to the approval of the final plat for Filing No. 3.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Sincerely,

Amy Crandall

Amy Crandall, P.E.
Engineering Geologist

From:	Brooks Kaufman
To:	Kristofer Carlstedt
Cc:	Troy Bales; Heather Scott
Subject:	RE: Fields Filing No. 3 -SB2024-068- 3rd Submittal
Date:	Tuesday, May 6, 2025 8:22:37 AM
Attachments:	image003.png image004.png image005.png image006.png image007.png image008.png image009.png image010.png

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Kristofer

CORE has no additional comments and approves the plat.

Thanks

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.



Book time to meet with me

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Sent: Friday, May 2, 2025 2:35 PM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Troy Bales <tbales@rickengineering.com>; Heather Scott <hscott@douglas.co.us>
Subject: FW: Fields Filing No. 3 -SB2024-068- 3rd Submittal

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

With this email we are providing you the next submittal of the Fields Filing 3 project. At this link you will find our submittal. I know we have worked out the easement and review to approvals from you. This submittal shows the resulting plat with included CORE easement. Please review and let me know if you have any questions, thank you.

Kristofer Carlstedt PE
ASSOCIATE

RICK

5690 Webster St, Arvada, C0 80002
P 603-423-6036 | D 303-403-2427
rickengineering.com

From: Brooks Kaufman
To: Kristofer Carlstedt
Subject: RE: Fields Filing #3 Overhead Powerline
Date: Friday, March 28, 2025 11:40:55 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png

Kristofer

CORE approves your calculations.

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.**core**.coop.





Book time to meet with me

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Sent: Thursday, March 27, 2025 4:44 PM
To: Brooks Kaufman <BKaufman@core.coop>
Subject: Fields Filing #3 Overhead Powerline

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.

Brooks,

We surveyed the powerline that you had concerns about the runs over our fire truck turn around on our Fields Filing 3 project. See your comments and our exhibit showing results attached.

We show that at the edge of our gravel turn around the lowest line on the poles will be at about 20.5 ft above the proposed gravel pad. We have taken a look at the potential sag on a hot day (survey taken at 25F) and we think there is about 4in of sag potential which would still result in 18.5ft+ clearance. We wanted to check with you to see if you have a different opinion on potential sage for this line, in the past we have had other agencies that provided their determination on sag.

Here are submittal doc that you reviewed for reference:
20250110_Filing3_2ndSubmittal

Kristofer Carlstedt PE
ASSOCIATE

5690 Webster St, Arvada, C0 80002
P 603-423-6036 | D 303-403-2427
rickengineering.com

From:	Brooks Kaufman
To:	Kristofer Carlstedt
Cc:	Troy Bales; Heather Scott
Subject:	RE: Fields Development Filing 3 - Second submittal
Date:	Wednesday, February 12, 2025 7:13:46 AM
Attachments:	image002.png image003.png image004.png image005.png image006.png image007.png image010.png image011.png image012.png image013.png CORE COMMENTS SB2024-068 Grading, Roadway & Drainage Plan 2-12-25.pdf CORE COMMENTS SB2024-068 Final Plat 2-12-25.pdf

---

Kristofer

Attached are our comments on Filing 3. The proposed fire truck staging area may conflict with the existing CORE powerline. Please provide grading provide under the power line. CORE requires a minimum 18'-6" ground clearance to the conductor.

Also change the CORE prescriptive right to a 30-foot and 15-foot utility easement; that will combine the proposed 15-foot utility easement into one easement.

Respectfully

Brooks Kaufman
Lands and Rights of Way Manager

800.332.9540 **MAIN**
720.733.5493 **DIRECT**
303.912.0765 **MOBILE**

www.core.coop.

ELECTRIC COOPERATIVE

The Energy to Thrive™

Book time to meet with me

From: Kristofer Carlstedt <kcarlstedt@rickengineering.com>
Sent: Friday, February 7, 2025 7:13 AM
To: Brooks Kaufman <BKaufman@core.coop>
Cc: Troy Bales <tbales@rickengineering.com>; Heather Scott <hscott@douglas.co.us>

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018.

–THE NORTHEAST CORNER OF SAID SECTION 5 BEING A #6 REBAR AND 3.25" ALUMINUM CAP PLS 38151 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019.

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 5;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°08'37" WEST, A DISTANCE OF 2,639.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5 BEING A #5 REBAR AND 2" ALUMINUM CAP PLS 8141 MATCHING MONUMENT RECORD FILED 8/25/03;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°12'25" EAST, A DISTANCE OF 2,640.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 BEING A 3.5" ALUMINUM CAP ON PIPE PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89°34'33" WEST, A DISTANCE OF 1,889.93 FEET;

THENCE NORTH 00°33'09" EAST, A DISTANCE OF 551.58 FEET;

THENCE NORTH 11°00'15" EAST, A DISTANCE OF 761.48 FEET;

THENCE NORTH 18°08'07" WEST, A DISTANCE OF 550.61 FEET;

THENCE NORTH 30°46'30" EAST, A DISTANCE OF 372.83 FEET;

THENCE NORTH 00°54'50" WEST, A DISTANCE OF 358.87 FEET;

THENCE NORTH 46°36'35" WEST, A DISTANCE OF 692.86 FEET;

THENCE NORTH 11°02'21" WEST, A DISTANCE OF 347.63 FEET;

THENCE NORTH 54°23'32" WEST, A DISTANCE OF 944.39 FEET;

THENCE NORTH 54°10'26" WEST, A DISTANCE OF 653.46 FEET;

THENCE NORTH 00°27'53" WEST, A DISTANCE OF 636.91 FEET;

THENCE NORTH 72°10'45" WEST, A DISTANCE OF 549.06 FEET;

THENCE NORTH 00°21'43" WEST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°26'46" EAST, A DISTANCE OF 1,516.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 89°33'09" EAST, A DISTANCE OF 2,603.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,957,113 SQUARE FEET OR 297.454 ACRES, MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIELDS FILING 3. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. HILLTOP ROAD, SINGING HILLS ROAD AND FLINTWOOD ROAD RIGHTS–OF–WAY ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO FOR PUBLIC USE AND PURPOSE.

OWNER: WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY:_____

_____ AS _____ OF WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TITLE VERIFICATION

WE _____, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

_____

BY: _____ _____

TITLE: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES–MINUTES–SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 450–HS0834885–412, AMENDMENT NO. 1, EFFECTIVE DATE OCTOBER 28, 2024 AT 12:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) RICK ENGINEERING COMPANY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38–51–105.

7.) BASIS OF BEARINGS: NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

8.) ACCESS EASEMENTS AS SHOWN HEREON ARE FOR THE USE BY THE ADJOINING LOT OWNERS AND THEIR INVITEES. MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWERS ADJOINING THE ACCESS EASEMENT.

9.) NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER–FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

10.) DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS FIELDS FILING NO. 3 FOR THE PURPOSE OF PROTECTING THE NATURAL DRAINAGE COURSES FROM ANY DISTURBANCE TO ALLOW THESE COURSES TO REMAIN IN AN EXISTING NATURAL STATE. WITH DOUGLAS COUNTY APPROVAL, THE DRAINAGE EASEMENTS ALLOW FOR ACCESS, MAINTANENCE, AND STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES.

11.) ALL DWELLING AND ACCESSORY DWELLING UNITS ON THIS PLAT SHALL HAVE APPROVED FIRE SPRINKLER SYSTEMS AND THAT APPROVED FIRE PROTECTION WATER SUPPLIES ARE TO BE INSTALLED PRIOR TO ISSUANCE OF PERMITS FOR VERTICAL CONSTRUCTION OF STRUCTURES.

12.) NO FURTHER SUBDIVISION TO ESTABLISH ADDITIONAL LOTS WITHOUT A PRELIMINARY PLAN OR MINOR DEVELOPMENT PLAT.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS, PRIMARY AND SECONDARY DRAINAGE EASEMENTS, RIGHT–OF–WAY DEDICATIONS FOR SINGING HILLS ROAD, AND FLINTWOOD ROAD ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

LAND USE TABLE

	AREA (SQ. FT.±)	AREA (ACREAGE±)	%OF TOTAL LAND USE±
LOTS	12,011,801	275.753	92.7%
R.O.W.	945,296	21.701	7.3%
TOTAL	12,957,097	297.454	100.0%

SHEET INDEX

SHEET 1 COVER SHEET

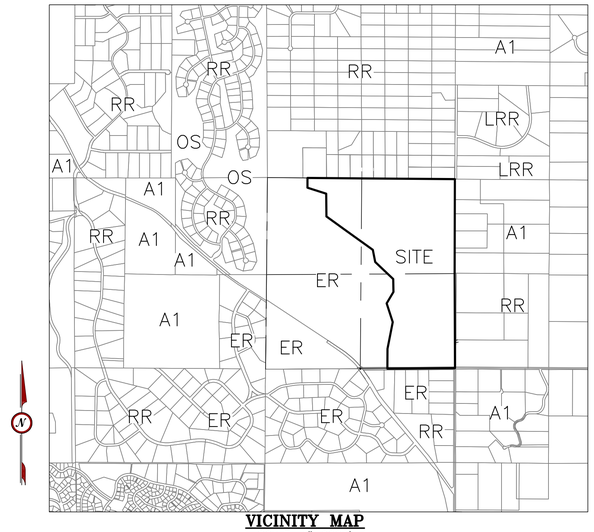
SHEET 2 CONTROL

SHEET 3 NORTHERLY LOT DETAILS, ACCESS AND UTILITY EASEMENTS DEDICATION, RIGHT–OF–WAY DEDICATION

SHEET 4 SOUTHERLY LOT DETAILS ACCESS AND UTILITY EASEMENTS DEDICATION, RIGHT–OF–WAY DEDICATION

SHEET 5 DRAINAGE & PRESCRIPTIVE UTILITY EASEMENTS, NORTHERLY LOTS

SHEET 6 DRAINAGE & PRESCRIPTIVE UTILITY EASEMENTS, NORTHERLY LOTS



VICINITY MAP
SCALE: 1"=2000'

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN SB2022–036 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON NOVEMBER 7, 2023.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

SURVEYOR'S CERTIFICATE

I ROBERT J. HENNESSY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 30TH DAY OF MARCH, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____.

PRELIMINARY FOR REVIEW

_____
ROBERT J. HENNESSY, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #34580
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20_____ A.D., AT _____ AM / PM, AND WAS RECORDED AT RECEPTION NUMBER _____.

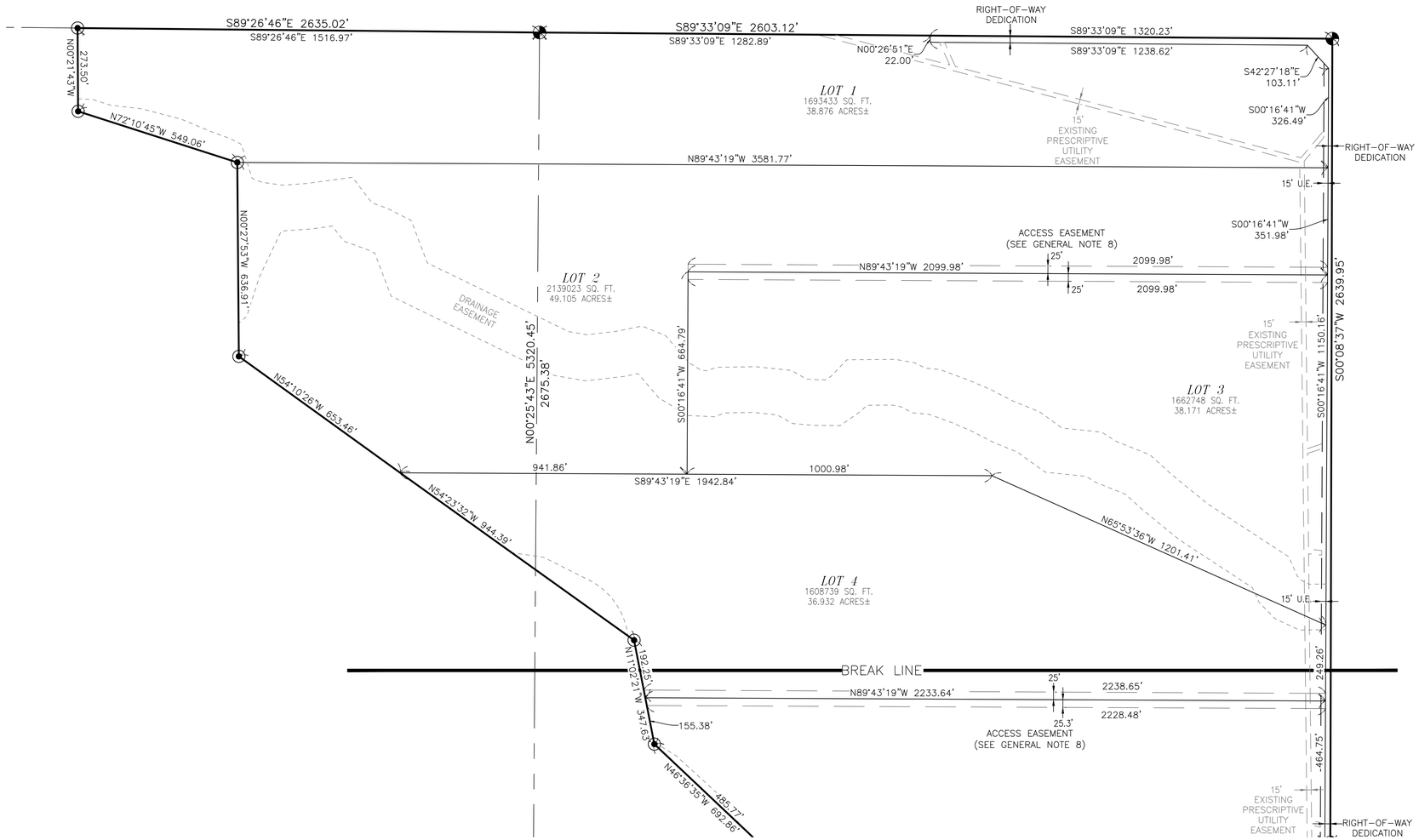
_____
DOUGLAS COUNTY CLERK AND RECORDER

RICK
303-423-6036
rickengineering.com
5690 WEBSTER STREET
ARVADA, CO 80002
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

C:\RICK\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1–8–25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 3 OF 6



LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
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\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

FIELDS FILING 3

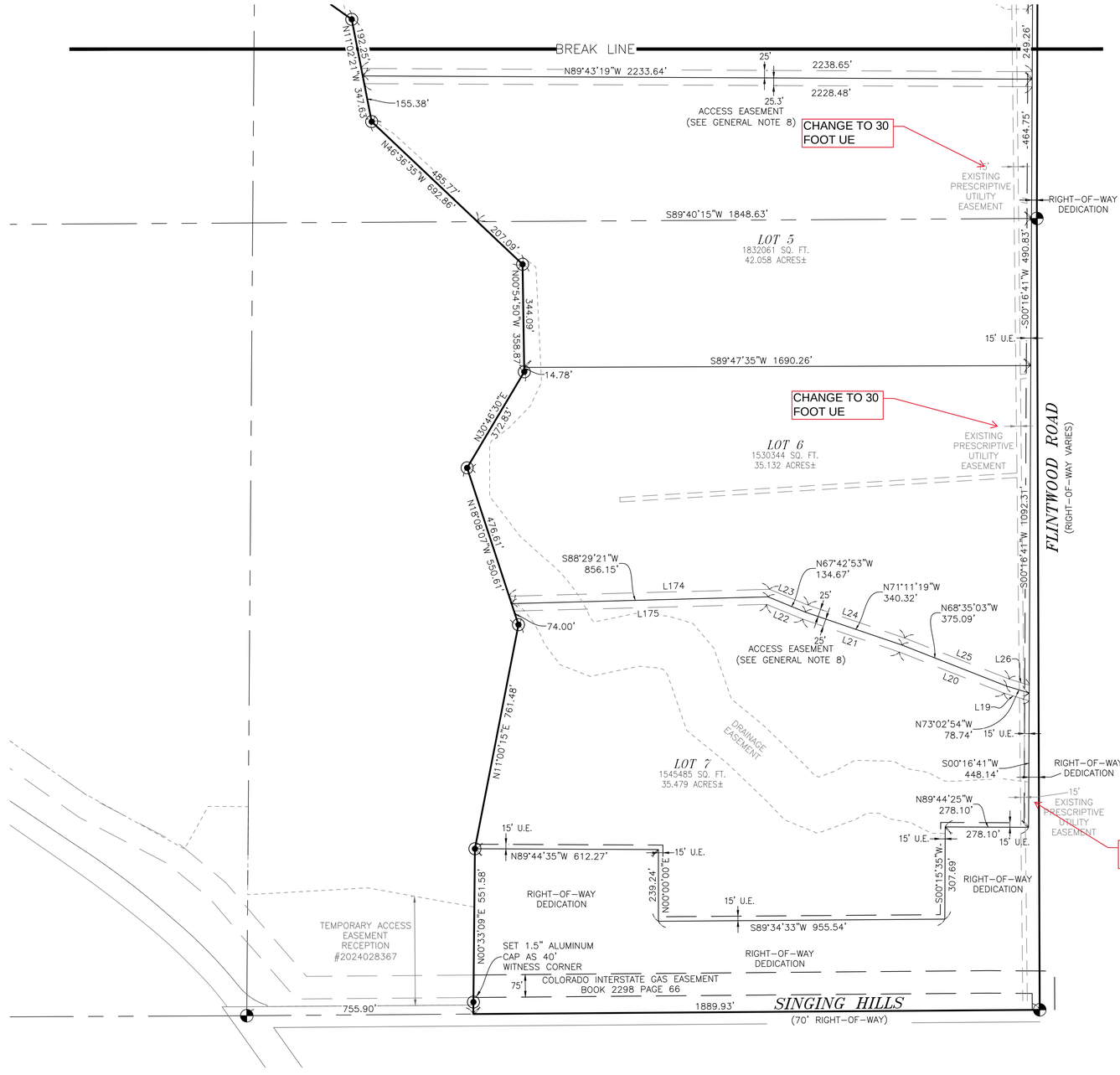
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 4 OF 6

LINE TABLE		
LINE #	LENGTH	BEARING
L1	81.81'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	87.09'	N24°20'31"W
L4	116.59'	S39°50'38"W
L5	23.55'	N00°16'41"E
L6	99.72'	N39°50'38"E
L7	51.16'	S71°40'04"W
L8	15.83'	N00°16'41"E
L9	50.90'	N71°40'04"E
L10	43.43'	N84°13'09"W
L11	15.07'	N00°16'41"E
L12	43.19'	S84°13'09"E
L13	29.70'	N77°42'29"W
L14	15.34'	N00°16'41"E
L15	29.45'	S77°42'29"E
L16	19.76'	S83°31'24"W
L17	15.10'	N00°16'41"E
L18	19.52'	N83°31'24"E
L19	87.20'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	70.28'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	55.35'	S89°12'56"W
L78	86.65'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'



LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	868.88'	N88°29'21"W
L175	843.42'	S88°29'21"W

LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- U.E.=UTILITY EASEMENT

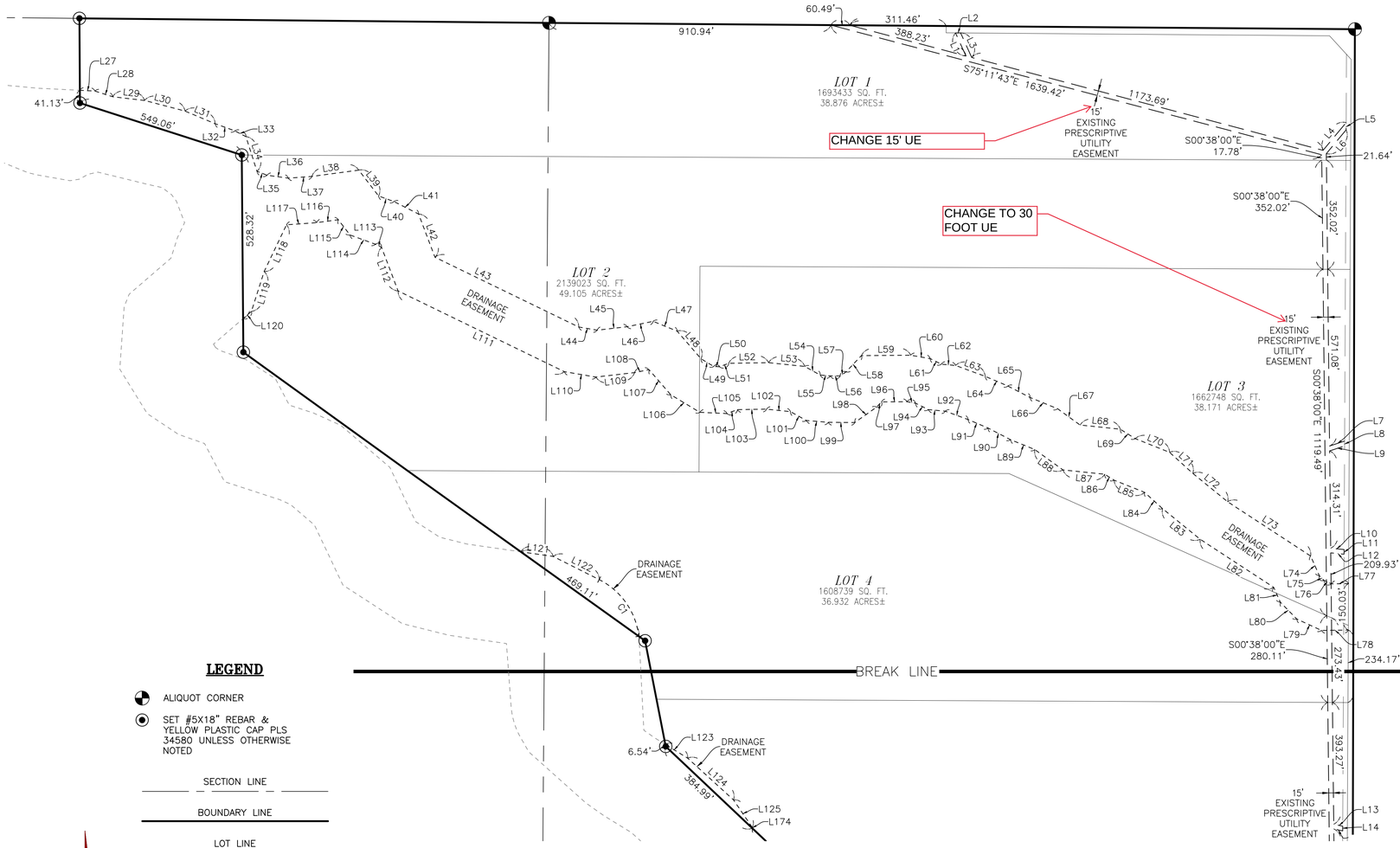
200 0 100 200 400
ORIGINAL SCALE: 1"= 200' HORIZ.

RICK
303-423-6036
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5690 WEBSTER STREET
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\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 5 OF 6



LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
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200 0 100 200 400
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LINE TABLE		
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L7	51.16'	S71°40'04"W
L8	15.83'	N00°16'41"E
L9	50.90'	N71°40'04"E
L10	43.43'	N84°13'09"W
L11	15.07'	N00°16'41"E
L12	43.19'	S84°13'09"E
L13	29.70'	N77°42'29"W
L14	15.34'	N00°16'41"E
L15	29.45'	S77°42'29"E
L16	19.76'	S83°31'24"W
L17	15.10'	N00°16'41"E
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L21	340.51'	N71°11'19"W
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L23	139.18'	S67°42'53"E
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L26	70.28'	S73°02'54"E
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L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
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LINE TABLE		
LINE #	LENGTH	BEARING
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L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	55.35'	S89°12'56"W
L78	86.65'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	868.88'	N88°29'21"E
L175	843.42'	S88°29'21"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'

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SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 6 OF 6

LINE TABLE		
LINE #	LENGTH	BEARING
L1	81.81'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	87.09'	N24°20'31"W
L4	116.59'	S39°50'38"W
L5	23.55'	N00°16'41"E
L6	99.72'	N39°50'38"E
L7	51.16'	S71°40'04"W
L8	15.83'	N00°16'41"E
L9	50.90'	N71°40'04"E
L10	43.43'	N84°13'09"W
L11	15.07'	N00°16'41"E
L12	43.19'	S84°13'09"E
L13	29.70'	N77°42'29"W
L14	15.34'	N00°16'41"E
L15	29.45'	S77°42'29"E
L16	19.76'	S83°31'24"W
L17	15.10'	N00°16'41"E
L18	19.52'	N83°31'24"E
L19	87.20'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	70.28'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

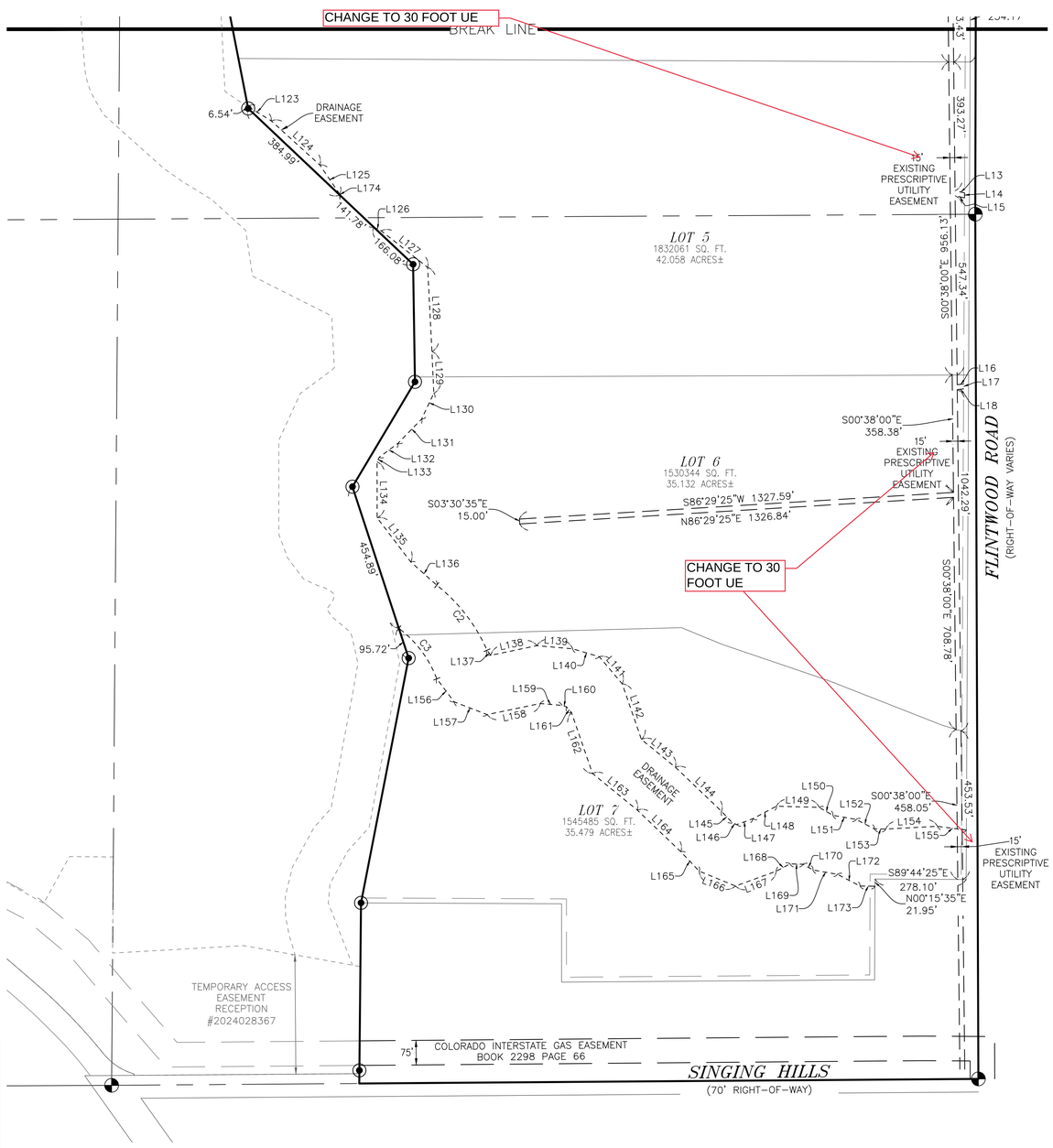
LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	55.35'	S89°12'56"W
L78	86.65'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

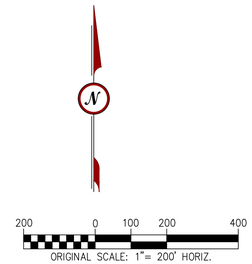
LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
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L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	868.88'	N88°29'21"E
L175	843.42'	S88°29'21"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'





LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- U.E.=UTILITY EASEMENT

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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT TEAM

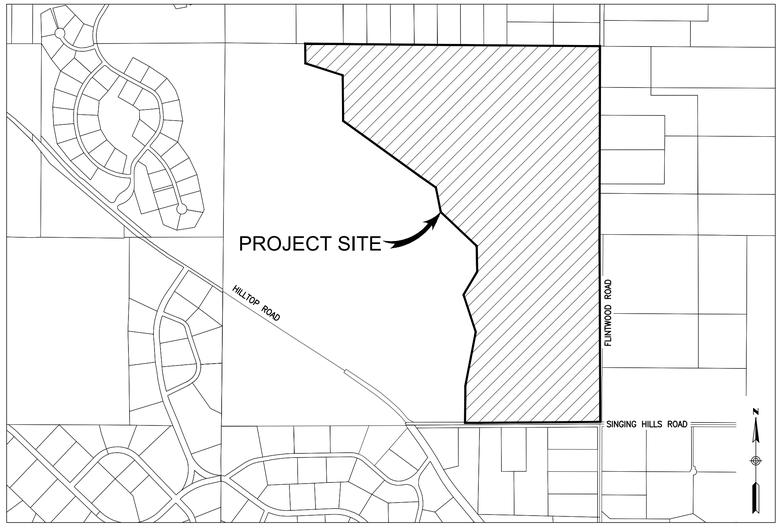
OWNER
WALDEN – HILL TOP, LLC
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
CONTACT: TOM CLARK
PH: 303-346-7006

APPICANT / DEVELOPER
HILLTOP BROTHERS, LLC
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
CONTACT: TOM CLARK
PH: 303-346-7006

ENGINEER
RICK
8678 CONCORD CENTER, UNIT 200
ENGLEWOOD, CO 80112
ATTN: TROY BALES
PH: 303.537.8020

SURVEYOR
RICK
5690 WEBSTER
ARVADA, CO 80002
ATTN: ROBERT HENNESSY
PH: 303.423.6036

AGENCIES
DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPT
PLANNING DEVELOPMENT DIVISION
100 THIRD ST
CASTLE ROCK, CO 80104
CONTACT:
PH: HEATHER SCOTT



VICINITY MAP
SCALE: 1"=1,000'

SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
01	CV-01	COVER SHEET
02	GN-01	GENERAL NOTES
03	OV-01	OVERALL SITE PLAN
04	SP-01	DETAILED SITE PLAN
05	GRD-01	GRADING PLAN

WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF PAD GRADING, EROSION CONTROL, FIRE HYDRANT, & BOLLARD INSTALLATION. ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF DOUGLAS COUNTY, COLORADO.

STANDARDS AND SPECIFICATIONS
- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
- DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL (2018)
- DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) MANUAL (2019)
- MILE HIGH FLOOD DISTRICT CRITERIA MANUAL VOLUMES 1 (2024), 2 (2017), & 3 (2024)

LEGEND

OVERALL BOUNDARY		EXIST CONTOUR (MINOR)	5400
RIGHT OF WAY LINE		EXIST CONTOUR (MAJOR)	5400
LOT LINE		PROP CONTOUR (MINOR)	
SETBACK (HILLTOP RD)		PROP CONTOUR (MAJOR)	5400
SUBDIVISION FENCE		DAYLIGHT LINE	
EXIST BARBED WIRE FENCE	X	ULTIMATE HILLTOP RD	
EXIST FIBER OPTIC	FO	EXIST EASEMENT	
EXIST GAS LINE	G	PROPOSED FIRE HYDRANT	
EXIST HIGH PRESSURE GAS LINE	HPG	EXISTING ASPHALT	
EXIST TELEPHONE	T	PROPOSED GRAVEL PAVEMENT	
EXIST WATERLINE	W	EXISTING GRAVEL SHOULDER	

ABBREVIATIONS

BEGIN CURVE	BC
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
CENTERLINE	CL
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FLOW LINE	FL
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
STORM STRUCTURE	SD

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°43'54" WEST, A DISTANCE OF 2586.03 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE SOUTHWEST CORNER OF SECTION 5 BEING A FOUND #6 REBAR AND 3.25" ALUMINUM CAP PLS 16154 MATCHING MONUMENT RECORD FILED 2/8/2001.

–THE SOUTH QUARTER CORNER OF SECTION 5 BEING A FOUND 3.5" ALUMINUM CAP PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 8/25/2003.

BEGINNING AT SAID SOUTHWEST CORNER;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00°35'02" EAST, A DISTANCE OF 1,887.71 FEET;

THENCE SOUTH 55°49'43" EAST, A DISTANCE OF 151.27 FEET;

THENCE SOUTH 56°50'01" EAST, A DISTANCE OF 249.55 FEET;

THENCE SOUTH 57°02'23" EAST, A DISTANCE OF 200.17 FEET;

THENCE SOUTH 56°38'56" EAST, A DISTANCE OF 240.99 FEET;

THENCE SOUTH 56°51'26" EAST, A DISTANCE OF 311.64 FEET;

THENCE SOUTH 57°16'15" EAST, A DISTANCE OF 292.22 FEET;

THENCE SOUTH 57°10'50" EAST, A DISTANCE OF 328.49 FEET;

THENCE SOUTH 57°12'15" EAST, A DISTANCE OF 229.95 FEET;

THENCE SOUTH 56°36'57" EAST, A DISTANCE OF 33.03 FEET TO THE EXISTING RIGHT-OF-WAY OF HILLTOP ROAD;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. THENCE SOUTH 34°18'52" WEST, A DISTANCE OF 29.45 FEET;
2. THENCE SOUTH 55°07'41" EAST, A DISTANCE OF 422.36 FEET;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,850.00 FEET, A CENTRAL ANGLE OF 04°04'27", WHOSE CHORD BEARS SOUTH 53°05'28" EAST A DISTANCE OF 273.71 FEET, FOR AN ARC DISTANCE OF 273.76 FEET;
4. THENCE SOUTH 51°03'14" EAST, A DISTANCE OF 42.96 FEET;
5. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,792.11 FEET, A CENTRAL ANGLE OF 06°12'06", WHOSE CHORD BEARS SOUTH 47°57'12" EAST A DISTANCE OF 193.88 FEET, FOR AN ARC DISTANCE OF 193.98 FEET;
6. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 44°34'21" EAST, A DISTANCE OF 47.13 FEET;
7. THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,020.10 FEET, A CENTRAL ANGLE OF 08°21'25", WHOSE CHORD BEARS SOUTH 40°28'36" EAST A DISTANCE OF 148.66 FEET, FOR AN ARC DISTANCE OF 148.79 FEET;
8. THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 89°34'25" WEST, A DISTANCE OF 17.15 FEET;
9. THENCE SOUTH 35°30'44" EAST, A DISTANCE OF 36.45 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE SOUTH 89°43'54" WEST, A DISTANCE OF 2,586.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,633,290 SQUARE FEET OR 60.452 ACRES, MORE OR LESS.

SITE BENCHMARK AND BASIS OF BEARING

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS:
NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING ASSUMED TO BEAR SOUTH 00°08'37" WEST, A DISTANCE OF 2639.95 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTHEAST CORNER OF SECTION 5 BEING A FOUND #6 REBAR AND 3.25" ALUMINUM CAP PLS 38151 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019.

–THE EAST QUARTER CORNER OF SECTION 5 BEING A FOUND #5 REBAR AND 2" ALUMINUM CAP PLS 8141 MATCHING MONUMENT RECORD FILED 8/25/03.

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 5;

THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER SOUTH 00°08'37" WEST, A DISTANCE OF 2,639.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°12'25" EAST, A DISTANCE OF 2,031.53 FEET;

THENCE NORTH 89°44'25" WEST, A DISTANCE OF 313.20 FEET;

THENCE SOUTH 00°15'35" WEST, A DISTANCE OF 307.69 FEET;

THENCE SOUTH 89°34'33" WEST, A DISTANCE OF 955.54 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 239.24 FEET;

THENCE NORTH 89°44'35" WEST, A DISTANCE OF 612.27 FEET;

THENCE NORTH 11°00'15" EAST, A DISTANCE OF 761.48 FEET;

THENCE NORTH 18°08'07" WEST, A DISTANCE OF 550.61 FEET;

THENCE NORTH 30°46'30" EAST, A DISTANCE OF 372.83 FEET;

THENCE NORTH 00°54'50" WEST, A DISTANCE OF 358.87 FEET;

THENCE NORTH 46°36'35" WEST, A DISTANCE OF 692.86 FEET;

THENCE NORTH 11°02'21" WEST, A DISTANCE OF 347.63 FEET;

THENCE NORTH 54°23'32" WEST, A DISTANCE OF 944.39 FEET;

THENCE NORTH 54°10'26" WEST, A DISTANCE OF 653.46 FEET;

THENCE NORTH 00°27'53" WEST, A DISTANCE OF 636.91 FEET;

THENCE NORTH 72°10'45" WEST, A DISTANCE OF 549.06 FEET;

THENCE NORTH 00°21'43" WEST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°26'46" EAST, A DISTANCE OF 1,516.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 89°33'09" EAST, A DISTANCE OF 2,603.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,136,166 SQUARE FEET OR 278.608 ACRES, MORE OR LESS.

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR TRAILS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

TROY BALES, PE 50961
RICK ENGINEERING COMPANY

NOTES

1. DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES FOR THE PRIVATE ROAD

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

RICK

PROJECT NO: D2214 | DRAWN/DESIGNED BY: DAL/KEC
DATE: 07/31/2024 | CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

COVER SHEET

Know what's below. Call before you dig.

DRAWING NO.
CV-01
SHEET NO. 01 OF 05

1ST SUBMITTAL

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY STANDARD NOTES:

1. THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, 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 PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.

2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
   - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.

5. CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

6. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: COLORADO 811, AT 1-800-922-1987 (WWW.COLORADO811.ORG).

7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.

8. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.

9. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.

10. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

11. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.

12. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.

13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

14. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.

15. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303- 660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.

16. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.

17. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.

18. DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.

19. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.

20. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.

21. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.

22. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.

23. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.

24. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

25. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARDDOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
   - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
   - CDOT M & S STANDARDS
   - MUTCD
   - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1,2 & 3

27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

RICK ENGINEERING COMPANY NOTES:

1. ANY QUESTION RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 303-537-8020. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (TEMPORARY EROSION CONTROL BMPS) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATIONS IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.

5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATIONS OF EXISTING FACILITIES.

8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.

9. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

10. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.

11. WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE ABOVE-NAMED SPECIFICATIONS.

12. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.

13. IN THE CASE OF A CONFLICT BETWEEN THESE NOTES AND THOSE OF DOUGLAS COUNTY, THE DOUGLAS COUNTY NOTES SHALL TAKE PRECEDENCE.

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35' TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rick-engineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

PROJECT NO: D2214 | DRAWN/DESIGNED BY: DAL/KEC
DATE: 11/08/2024 | CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

GENERAL NOTES

Know what's below. Call before you dig.

DRAWING NO.
GN-01
SHEET NO. 02 OF 05

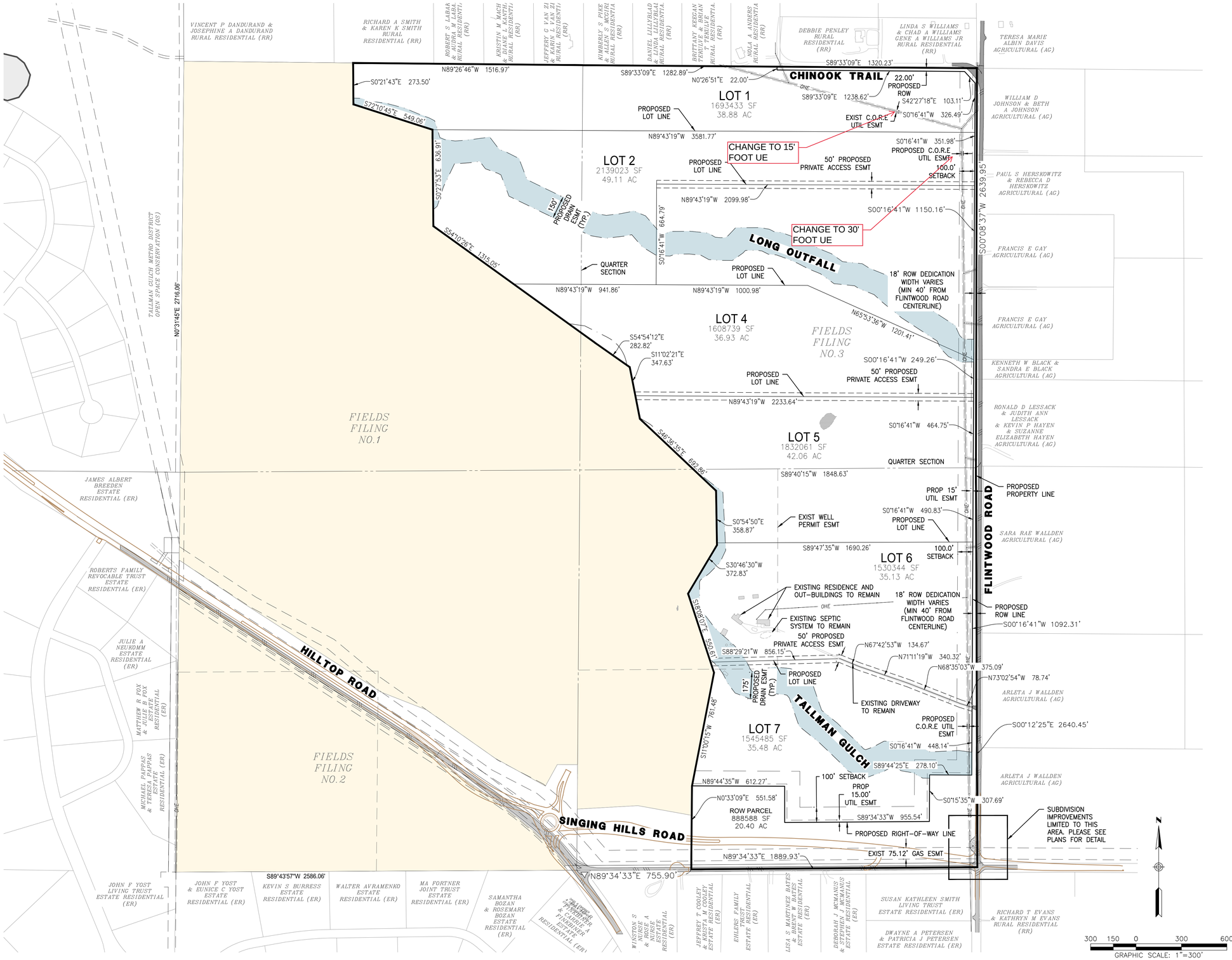
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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- EXISTING ASPHALT
- PROPOSED GRAVEL PAVEMENT
- FLOODWAY
- NOT PART OF THIS DEVELOPMENT

NOTES

1. TRACT A WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
2. CENTRAL WATER AND SEWER WILL BE SERVED BY WELL AND SEPTIC SYSTEMS.
3. PINE HAVEN ROAD WILL BE PRIVATE.

SETBACKS

HILLTOP SETBACK	100'
FRONT SETBACK	25'
REAR SETBACK	
PRIMARY	25'
ACCESSORY	15'
SIDE SETBACK	
CORNER LOT	25'
INTERIOR LOT	15'

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35' TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214 | DRAWN/DESIGNED BY: | DAL/KEC
DATE: 11/08/2024 | CHECKED BY: | TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 3

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

OVERALL SITE PLAN

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

DRAWING NO.
OV-01
SHEET NO. 03 OF 05

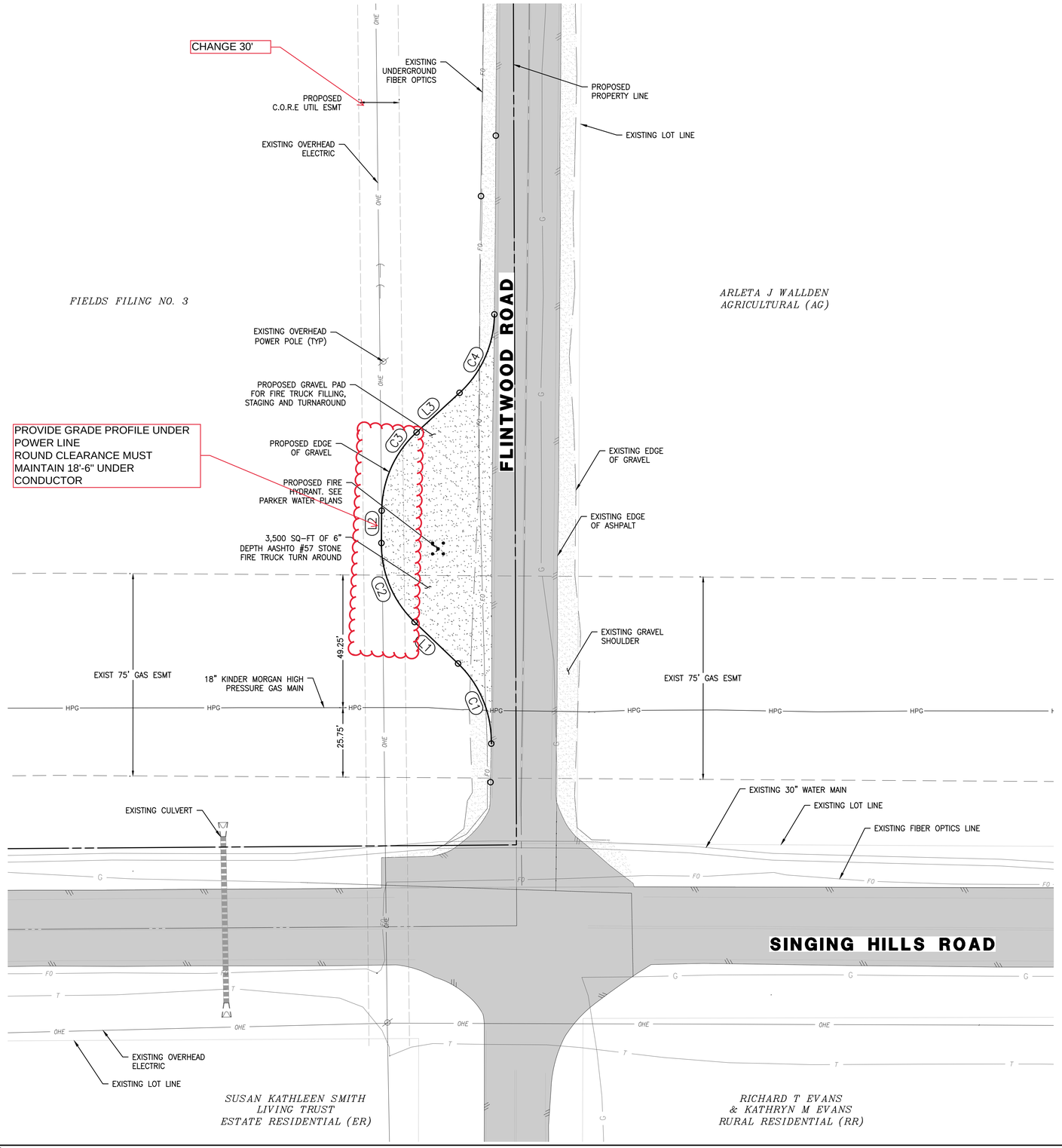
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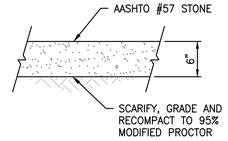
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GRADING, ROADWAY AND DRAINAGE PLANS

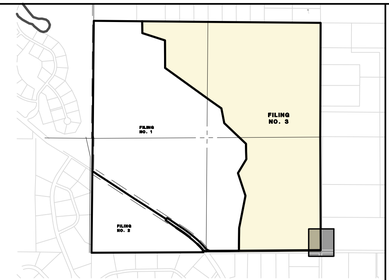
FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO





TYPICAL GRAVEL SECTION
N.T.S.



KEY MAP
SCALE: N.T.S

LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- LINE AND CURVE REFRENCE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- POND 100-YR WSEL
- EXIST EASEMENT
- EXIST BARBED WIRE FENCE
- EXIST FIBER OPTIC
- EXIST GAS LINE
- EXIST HIGH PRESSURE GAS LINE
- EXIST TELEPHONE
- EXIST WATERLINE
- EXISTING ASPHALT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER

NOTES

1. TRACT A WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
2. CENTRAL WATER AND SEWER WILL BE SERVED BY WELL AND SEPTIC SYSTEMS.
3. PINE HAVEN ROAD WILL BE PRIVATE.

LINE AND CURVE TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.30'	N46°13'36.31"W
L2	12.00'	N00°35'35.76"E
L3	21.63'	N47°24'47.83"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	33.06'	40.00'	047°21'40""
C2	32.69'	40.00'	046°49'12""
C3	32.69'	40.00'	046°49'12""
C4	33.89'	40.09'	048°26'25""

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214 DRAWN/DESIGNED BY: DAL/KEC
DATE: 11/08/2024 CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

DETAILED SITE PLAN

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

DRAWING NO.
SP-01
SHEET NO. 04 OF 05

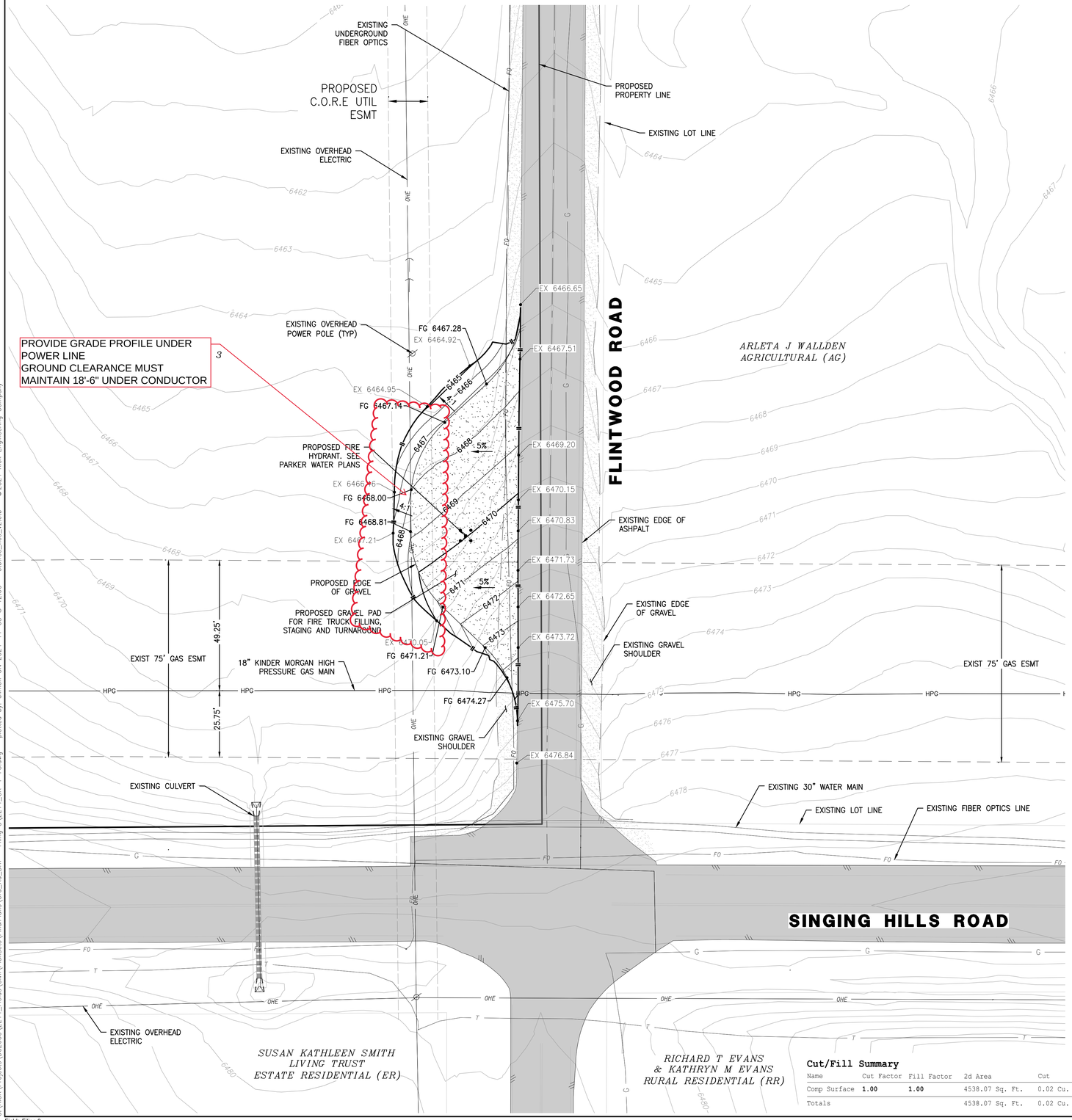
1ST SUBMITTAL

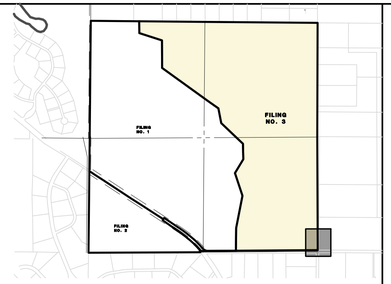
C:\RICK\Projects\D02000\2214_Fields\Civil\PlanSets\FinalPlans\Grd_Rd_Drn - Filing 3\2214_DTL SP-F3.dwg - plotted by: dlimon ON 2024-11-05 @ 11:59 - ctb:rec_ncs_v2.ctb - © 2024 Rick Engineering Company

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP
SCALE: N.T.S

LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- EXIST EASEMENT
- EXIST BARBED WIRE FENCE
- EXIST FIBER OPTIC
- EXIST GAS LINE
- EXIST HIGH PRESSURE GAS LINE
- EXIST TELEPHONE
- EXIST WATERLINE
- EXIST CONTOUR (MINOR)
- EXIST CONTOUR (MAJOR)
- PROP CONTOUR (MINOR)
- PROP CONTOUR (MAJOR)
- DAYLIGHT LINE
- EXISTING ASPHALT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER

Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Comp Surface	1.00	1.00	4538.07 Sq. Ft.	0.02 Cu. Yd.	167.65 Cu. Yd.	167.63 Cu. Yd.<Fill>
Totals			4538.07 Sq. Ft.	0.02 Cu. Yd.	167.65 Cu. Yd.	167.63 Cu. Yd.<Fill>

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214 | DRAWN/DESIGNED BY: DAL/KEC
DATE: 11/08/2024 | CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

GRADING PLAN

Know what's below. Call before you dig.

DRAWING NO.
GRD-01
SHEET NO. 05 OF 05

1ST SUBMITTAL

C:\RICK\Projects\D02000\2214_Fields\Civil\PlanSets\FinalPlans\Grd_Rd_Drn — Filing 3\2214_GR-1-F3.dwg — plotted by: dlimon ON 2024-11-05 @ 12:00 — ctb:rec_ncs_v2.ctb — © 2024 Rick Engineering Company

DOUGLAS COUNTY
HEALTH DEPARTMENT COLORADO

January 31, 2025

Heather Scott
100 Third St.
Castle Rock, CO 80104

RE: SB2024-068

Dear Ms. Scott,

Thank you for the opportunity to review and comment on the request to develop 7 residential lots. Douglas County Health Department (DCHD) staff have reviewed the application for compliance with pertinent environmental and public health regulations. After reviewing the application, DCHD has the following comment(s).

Water Service
Water will be provided by individual wells. Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. More information can be found here https://dwr.colorado.gov/.

On-Site Wastewater Treatment System (OWTS) – New
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. DCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with DCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact DCHD at 720-907-4886 or EH@douglas.co.us. More information is available at https://www.douglas.co.us/health-department/environmental-health/.

Fugitive Dust - Developments of 25 acres and more than 6 months in duration
Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust from developments of 25 acres or more that last at least 6 months. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at https://cdphe.colorado.gov/apens-and-air-permits.

Please feel free to contact me at 720-907-4888 or bfreyer@douglas.co.us if you have any questions about our comments.

Sincerely,



Brent Freyer
Environmental Health Specialist II
Douglas County Health Department

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

May 15th, 2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
303-919-4801 (cell)

RE: Fields Filing 3 - Final Plat -3rd Submittal and Referral (SB2024-068)

Dear Ms. Scott,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a final plat for 7 single family residential lots on approximately 297 acres. The project site is located north of Singing Hills Road and west of Flintwood Road.

On behalf of Douglas County School District, we have a couple comments regarding this application. DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 7 students are expected from the development requiring a total land dedication requirement of 0.160-acres.

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: THE FIELDS FILING 3-FINAL PLAT (SB2024-068)					
DU/	ACRES		DENSITY		
7	297.454		0.02		
			Generation	Number	
STUDENT GENERATION RATES	No. of DU's		Rate	of Students	
ELEMENTARY	7	X	0.54	4	
MIDDLE SCHOOL	7	X	0.15	1	
HIGH SCHOOL	7	X	0.29	2	
				7	
				Required	
			School	Land	
	Number		Acreage	Dedication	
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage	
ELEMENTARY	4	X	0.018	0.068	
MIDDLE SCHOOL	1	X	0.030	0.032	
HIGH SCHOOL	2	X	0.030	0.061	
			TOTAL	0.160	

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

The applicant has submitted an appraisal conducted by East West Econometrics dated July 4th, 2024. The appraisal values the 297.454-acre property at $4,100,000 if lots are sold in bulk or $5,075,000 if lots are sold individually. This equates to $13,783 per acre if lots were sold in bulk or $17,061 per acre if lots were to be sold individually. Based on this appraisal, DCSD proposes a total cash-in-lieu fee of **$2,467**. This fee calculation is shown below.

($13,783 + $17,061)/2=$15,422
$15,422 x 0.160 = **$2,467**

Pending Douglas County's acceptance of the proposed appraisal and assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

Douglas County School District
Learn Today, Lead Tomorrow
620 Wilcox Street
Castle Rock, Colorado 80104

January 22nd, 2025

Heather Scott
Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104
303-660-7460 (main)
303-919-4801 (cell)

RE: Fields Filing 3 - Final Plat (SB2024-068)

Dear Ms. Scott,

Thank you for the opportunity to respond to the above referenced application. It is our understanding that the applicant is requesting approval of a final plat for 7 single family residential lots on approximately 297 acres. The project site is located north of Singing Hills Road and west of Flintwood Road.

On behalf of Douglas County School District, we have a couple comments regarding this application. DCSD has calculated the amount of school site land dedication required for students generated by the proposal. A total of 7 students are expected from the development requiring a total land dedication requirement of 0.160-acres.

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: THE FIELDS FILING 3-FINAL PLAT (SB2024-068)					
DU/	ACRES		DENSITY		
7	297.454		0.02		
			Generation	Number	
STUDENT GENERATION RATES	No. of DU's		Rate	of Students	
ELEMENTARY	7	X	0.54	4	
MIDDLE SCHOOL	7	X	0.15	1	
HIGH SCHOOL	7	X	0.29	2	
				7	
				Required	
			School	Land	
	Number		Acreage	Dedication	
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage	
ELEMENTARY	4	X	0.018	0.068	
MIDDLE SCHOOL	1	X	0.030	0.032	
HIGH SCHOOL	2	X	0.030	0.061	
			TOTAL	0.160	

Pursuant to Section 1004.05.3 of the Douglas County Subdivision Resolution, "The cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting. The applicant shall submit a proposal for the cash-in-lieu fee and supply the information necessary for the Board to evaluate the adequacy of the proposal. This information shall include at least one appraisal of the property by a qualified appraiser."

Assuming the applicant agrees with the payment of these fee requirements, DCSD has no objection to approval of this application. Thank you for your support of our mutual constituents

Sincerely,

Shavon Caldwell
Planning Manager, DCSD Planning & Construction
scaldwell2@dcsdk12.org
office: 303.387.0417
mobile: 720.428.1170

DCSD Student Generation and Land Dedication Calculations

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: THE FIELDS FILING 2-PRELIMINARY PLAN					
DU/	ACRES		DENSITY		
130	450.9		0.29		
			Generation	Number	
STUDENT GENERATION RATES	No. of DU's		Rate	of Students	
ELEMENTARY	130	X	0.54	70	
MIDDLE SCHOOL	130	X	0.15	20	
HIGH SCHOOL	130	X	0.31	40	
				130	
				Required	
			School	Land	
	Number		Acreage	Dedication	
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage	
ELEMENTARY	70	X	0.018	1.264	
MIDDLE SCHOOL	20	X	0.030	0.585	
HIGH SCHOOL	40	X	0.030	1.209	
			TOTAL	3.058	

CASH-IN-LIEU CALCULATION
STUDENT GENERATION

PROJECT NAME: THE FIELDS FILING 2-FINAL PLAT					
DU/	ACRES		DENSITY		
5	57.63		0.09		
			Generation	Number	
STUDENT GENERATION RATES	No. of DU's		Rate	of Students	
ELEMENTARY	5	X	0.5	3	
MIDDLE SCHOOL	5	X	0.2	1	
HIGH SCHOOL	5	X	0.4	2	
				6	
				Required	
			School	Land	
	Number		Acreage	Dedication	
SCHOOL LAND DEDICATION	of Students		Per Student	Acreage	
ELEMENTARY	3	X	0.018	0.045	
MIDDLE SCHOOL	1	X	0.030	0.030	
HIGH SCHOOL	2	X	0.030	0.060	
			TOTAL	0.135	

January 21, 2025

Heather Scott, AICP
Douglas County Department of Community Development
Transmitted via email: hscott@douglas.co.us

Re: Fields Filing 3
Project No. SB2024-068
Part of the N ½ and part of the SE ¼ of Sec. 5, Twp. 7 South, Rng. 65 West, 6th P.M.
Water Division 1, Water District 8
CDWR Assigned Referral No. 32639

Dear Heather Scott:

We have reviewed the referral to subdivide approximately 297.45 acres into 7 lots and a right-of-way. The proposed water supply is individual on-lot wells operating pursuant to the decree granted by the Division 1 Water Court in case no. 11CW99 and the wastewater disposal system is individual septic systems.

This filing is part of The Fields Subdivision composed of 118 clustered single-family lots, 32 larger single-family lots, rights-of-way, and open space on 638.7 acres (referral no. 28850). The Fields Filing 1 subdivides 259.8 acres into 118 single-family lots, 9 tracts, and a right-of-way (referral no. 32423). The Fields Filing 2 subdivides 60.5 acres into 5 10-acre single-family lots. Therefore, it appears that 27 larger single-family lots have not yet been platted. If 7 larger single-family lots are platted as part of Filing 3, then 20 larger single-family lots remain to be platted.

Water Supply Demand

According to the memo from Gina Burke dated August 15, 2024 ("Memo"), the estimated water demand for each lot is 2 acre-feet/year, assuming in-house use and irrigation of up to

30,000 square-feet of lawn and gardens. The total water demand for all 7 lots is 14 acre-feet/year. The amount to be conveyed to the lot owners is 18 acre-feet/year/lot, or 126 acre-feet/year total.

Source of Water Supply

The proposed source of water for the lots is individual on-lot wells producing from a nontributary Denver Basin aquifer that will operate pursuant to the 11CW99 decree. The groundwater underlying the property was adjudicated in case no. 11CW99 for domestic, commercial, irrigation, livestock watering, recreational, fish and wildlife, fire protection and augmentation purposes, including storage; and municipal use if such groundwater is conveyed to a municipal water supplier.

According to the Memo and as shown in Table 1, the allowed average annual amount of withdrawal decreed in case no. 11CW99 which will be reserved for the lots in Filings 2 and 3 is 171 acre-feet/year. After conveying 453.85 acre-feet/year to Parker Water & Sanitation District, the amount remaining reserved by Wallden-Hilltop LLC and Big West Hill LLC is 470.05 acre-feet/year.

Table 1: Quantities of water from 11CW99 (acre-feet/year based on 100 years)

Aquifer	Annual amount allocated in 11CW99	Amount to be conveyed to Parker Water & Sanitation District	Amount to be conveyed to Fields Filing 2 Lots	Amount to be conveyed to Fields Filing 3 Lots	Amount available to be reserved by Wallden-Hilltop LLC & Big West Hill LLC
Upper Dawson (NNT)	195.2	83.19	7.50	21.00	83.51
Lower Dawson (NT)	113.6	46.80	5.00	14.00	47.8
Denver (NT)	348.7	143.66	15.00	42.00	148.04
Arapahoe (NT)	257.5	106.08	10.00	28.00	113.42
Laramie-Fox Hills (NNT)	179.9	74.12	7.50	21.00	77.28
Total	*1,094.9*	*453.85*	*45.00*	*126.00*	*470.05*

NNT = not-nontributary; NT = nontributary

Of the 126 acre-feet/year reserved for these 7 lots, 21 acre-feet/year is from the not-nontributary Upper Dawson and cannot be withdrawn without a court-approved augmentation plan. The smallest amount available to be conveyed to the 7 lots in a single aquifer is in the nontributary Lower Dawson aquifer, and is equal to the annual water demand of 14 acre-feet/year for the 7 lots in Filing 3.

The proposed source of water for this subdivision is bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this **allocation** approach, the annual amounts of water decreed in case no. 11CW99 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

Applications for on lot well permits, submitted by an entity other than the current water right holder, must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is **adequate** and can be provided **without causing injury** to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis,

according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Please contact Wenli.Dickinson@state.co.us or 303-866-3581 x8206 with any questions.

Sincerely,



Ioana Comaniciu, P.E.
Water Resource Engineer

January 28, 2025

Tom Clark
Authorized Representative
Hilltop Brothers, LLC
8678 Concord Center Drive, Unit #200
Englewood, CO 80112

File No. DV 24-543

Subj: Fields Filing No. 3

Dear Tom,

Plan Review Summary:

Submitted to Engineering	-	1/15/25
Comments Sent Out	-	1/28/25

Engineering has reviewed the above referenced submittal and have the following comments:

Final Plat Comment

Comment #1-Please refer to the final plat redlines.

GESC Plan Comments

Comment #1-A Low Impact GESC plan was submitted for the pull-off area for the fire department to access their fire hydrant, however, this improvement will require a Standard GESC permit.

Comment #2-Our Capital Improvements group will be reviewing the plan and if they have any comments, I will forward them.

Water Plan Comment

Comment #1-Pleaes include the Douglas County Acceptance Block on the cover sheet of the utility plan.

We cannot recommend approval of this final plat and/or construction plans until these comments have been addressed. If you have any questions, please give me a call.

Sincerely,



Chuck Smith
Development Review Engineer

cc: Heather Scott, AICP; Project Planner

DV24543

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018.

–THE NORTHEAST CORNER OF SAID SECTION 5 BEING A #6 REBAR AND 3.25" ALUMINUM CAP PLS 38151 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019.

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 5;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°08'37" WEST, A DISTANCE OF 2,639.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5 BEING A #5 REBAR AND 2" ALUMINUM CAP PLS 8141 MATCHING MONUMENT RECORD FILED 8/25/03;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°12'25" EAST, A DISTANCE OF 2,640.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 BEING A 3.5" ALUMINUM CAP ON PIPE PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89°34'33" WEST, A DISTANCE OF 1,889.93 FEET;

THENCE NORTH 00°33'09" EAST, A DISTANCE OF 551.58 FEET;

THENCE NORTH 11°00'15" EAST, A DISTANCE OF 761.48 FEET;

THENCE NORTH 18°08'07" WEST, A DISTANCE OF 550.61 FEET;

THENCE NORTH 30°46'30" EAST, A DISTANCE OF 372.83 FEET;

THENCE NORTH 00°54'50" WEST, A DISTANCE OF 358.87 FEET;

THENCE NORTH 46°36'35" WEST, A DISTANCE OF 692.86 FEET;

THENCE NORTH 11°02'21" WEST, A DISTANCE OF 347.63 FEET;

THENCE NORTH 54°23'32" WEST, A DISTANCE OF 944.39 FEET;

THENCE NORTH 54°10'26" WEST, A DISTANCE OF 653.46 FEET;

THENCE NORTH 00°27'53" WEST, A DISTANCE OF 636.91 FEET;

THENCE NORTH 72°10'45" WEST, A DISTANCE OF 549.06 FEET;

THENCE NORTH 00°21'43" WEST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°26'46" EAST, A DISTANCE OF 1,516.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 89°33'09" EAST, A DISTANCE OF 2,603.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,957,113 SQUARE FEET OR 297.454 ACRES, MORE OR LESS.

DEDICATION STATEMENT

doesn't appear that right-of-way is dedicated for Hilltop Road?

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIELDS FILING 3. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. HILLTOP ROAD, SINGING HILLS ROAD AND FLINTWOOD ROAD RIGHTS–OF–WAY ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO FOR PUBLIC USE AND PURPOSE.

OWNER: WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY:_____

_____ AS _____ OF WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TITLE VERIFICATION

WE _____, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

_____

BY: _____ _____

TITLE: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES–MINUTES–SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 450–HS0834885–412, AMENDMENT NO. 1, EFFECTIVE DATE OCTOBER 28, 2024 AT 12:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) RICK ENGINEERING COMPANY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38–51–105.

7.) BASIS OF BEARINGS: NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

8.) ACCESS EASEMENTS AS SHOWN HEREON ARE FOR THE USE BY THE ADJOINING LOT OWNERS AND THEIR INVITEES. MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWERS ADJOINING THE ACCESS EASEMENT.

Include this note:
Lot 1 will be the only lot that can have direct access to Flintwood Road. Lots 2 - 7 will have access through the shared access easements

9.) NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER–FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

10.) DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS FIELDS FILING NO. 3 FOR THE PURPOSE OF PROTECTING THE NATURAL DRAINAGE COURSES FROM ANY DISTURBANCE TO ALLOW THESE COURSES TO REMAIN IN AN EXISTING NATURAL STATE. WITH DOUGLAS COUNTY APPROVAL, THE DRAINAGE EASEMENTS ALLOW FOR ACCESS, MAINTENANCE, AND STORMWATER MANAGEMENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES.

Drainage easements are hereby granted to Douglas County. The Homeowners Association or Metro District (not sure of which entity) will be responsible for the maintenance of the drainageways and facilities

11.) ALL DWELLING AND ACCESSORY DWELLING UNITS ON THIS PLAT SHALL HAVE APPROVED FIRE SPRINKLER SYSTEMS AND THAT APPROVED FIRE PROTECTION WATER SUPPLIES ARE TO BE INSTALLED PRIOR TO ISSUANCE OF PERMITS FOR VERTICAL CONSTRUCTION OF STRUCTURES.

12.) NO FURTHER SUBDIVISION TO ESTABLISH ADDITIONAL LOTS WITHOUT A PRELIMINARY PLAN OR MINOR DEVELOPMENT PLAT.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS, ~~PRIMARY AND SECONDARY~~ DRAINAGE EASEMENTS, RIGHT–OF–WAY DEDICATIONS FOR SINGING HILLS ROAD, AND FLINTWOOD ROAD ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____
CHAIR, BOARD OF COUNTY COMMISSIONERS

LAND USE TABLE

	AREA (SQ. FT.±)	AREA (ACREAGE±)	%OF TOTAL LAND USE±
LOTS	12,011,801	275.753	92.7%
R.O.W.	945,296	21.701	7.3%
TOTAL	12,957,097	297.454	100.0%

SHEET INDEX

SHEET 1 COVER SHEET

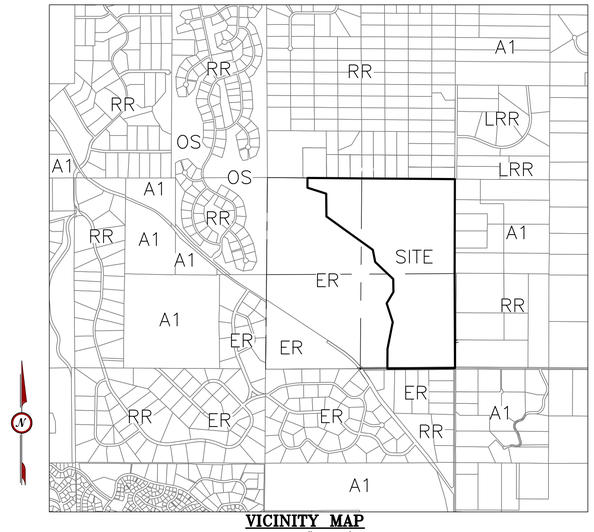
SHEET 2 CONTROL

SHEET 3 NORTHERLY LOT DETAILS, ACCESS AND UTILITY EASEMENTS DEDICATION, RIGHT–OF–WAY DEDICATION

SHEET 4 SOUTHERLY LOT DETAILS ACCESS AND UTILITY EASEMENTS DEDICATION, RIGHT–OF–WAY DEDICATION

SHEET 5 DRAINAGE & PRESCRIPTIVE UTILITY EASEMENTS, NORTHERLY LOTS

SHEET 6 DRAINAGE & PRESCRIPTIVE UTILITY EASEMENTS, NORTHERLY LOTS



VICINITY MAP
SCALE: 1"=2000'

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN SB2022–036 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON NOVEMBER 7, 2023.

_____ _____
PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

SURVEYOR'S CERTIFICATE

I ROBERT J. HENNESSY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 30TH DAY OF MARCH, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____.

PRELIMINARY FOR REVIEW

_____
ROBERT J. HENNESSY, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #34580
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20_____ A.D., AT _____ AM / PM, AND WAS RECORDED AT RECEPTION NUMBER _____.

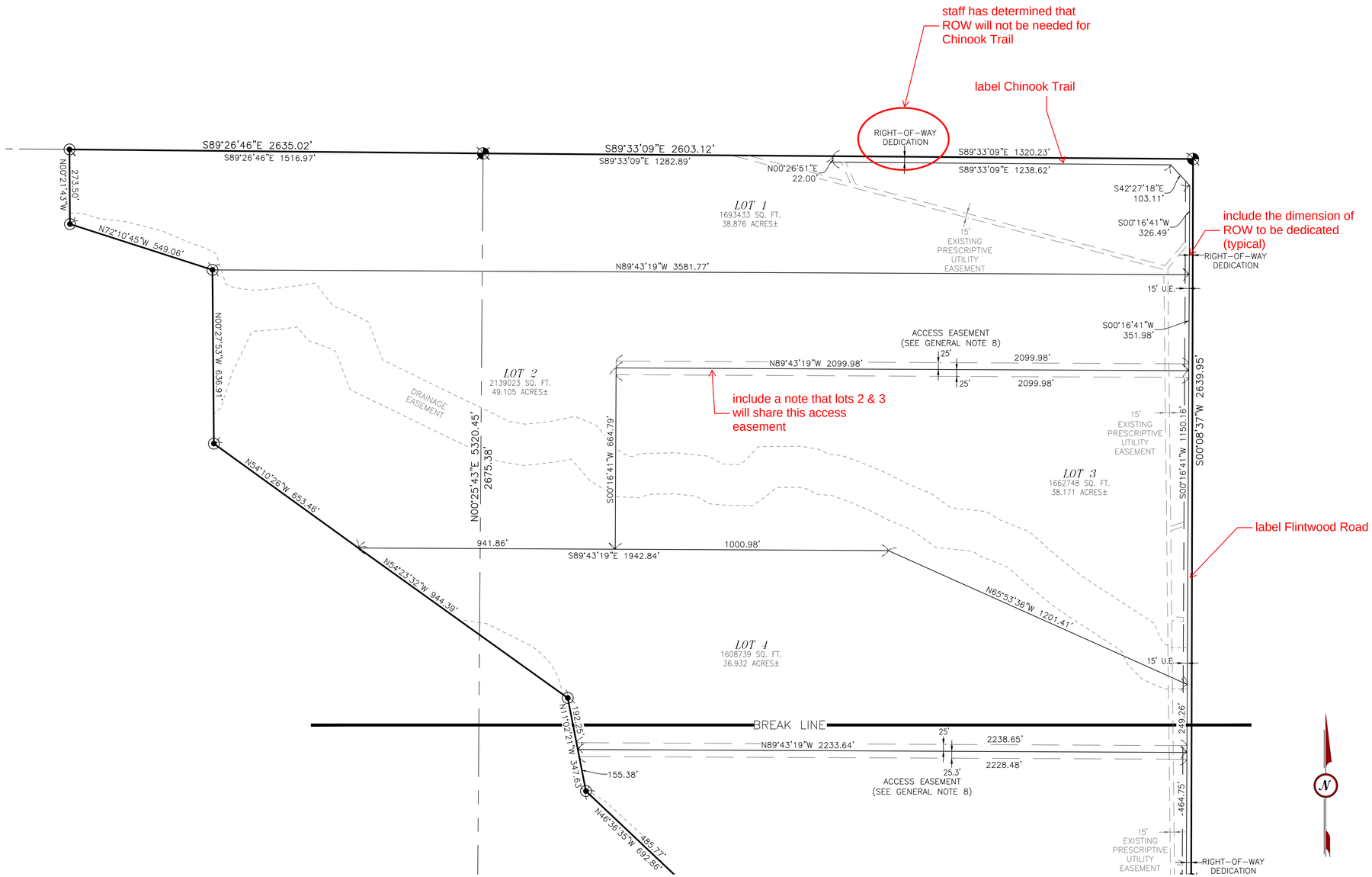
_____
DOUGLAS COUNTY CLERK AND RECORDER

RICK
303-423-6036
rickengineering.com
5690 WEBSTER STREET
ARVADA, CO 80002
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

C:\RICK\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1–8–25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 3 OF 6



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ARVADA, CO 80002
RICK
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

FIELDS FILING 3

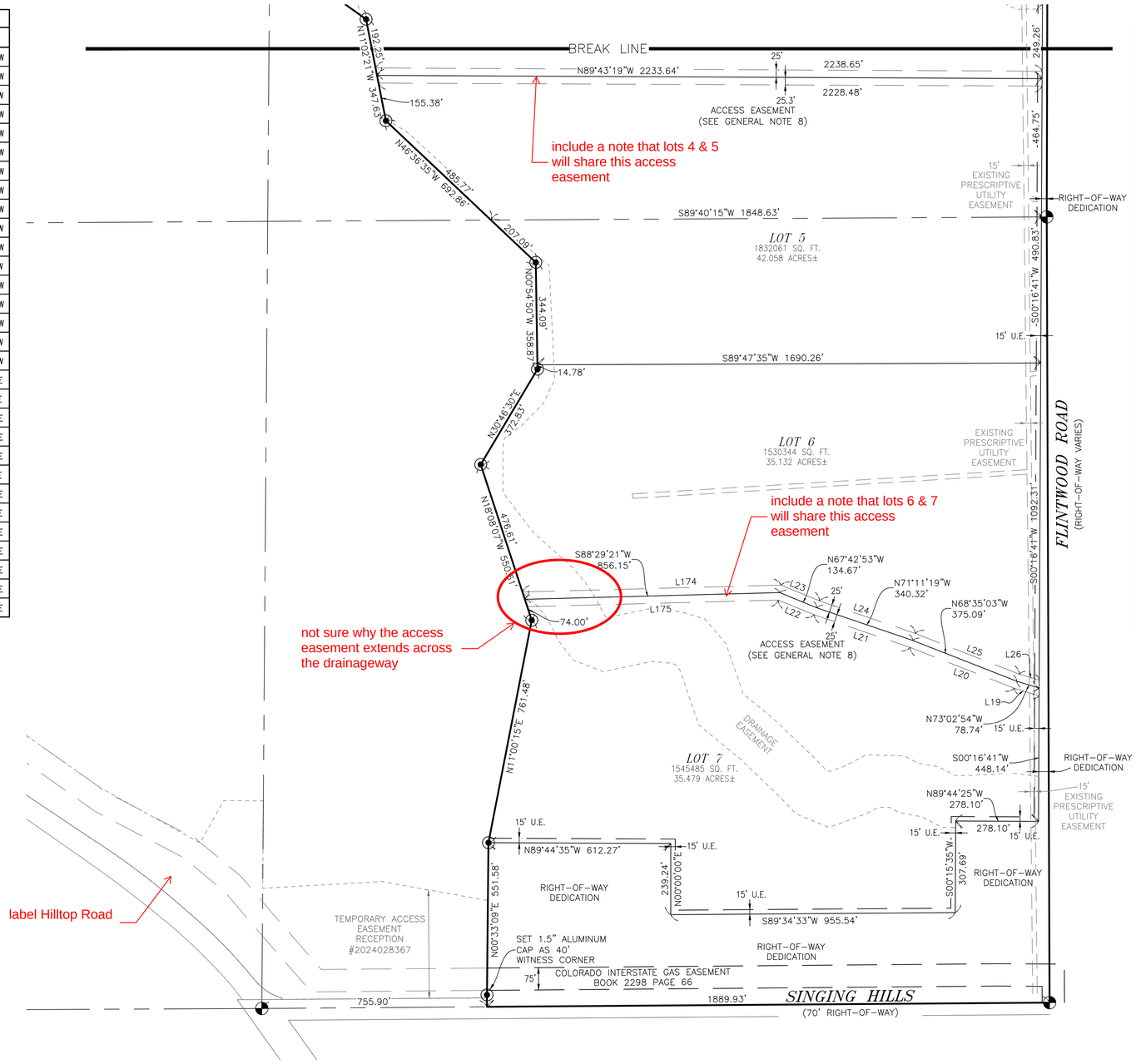
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 4 OF 6

LINE TABLE		
LINE #	LENGTH	BEARING
L1	81.81'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	87.09'	N24°20'31"W
L4	116.59'	S39°50'38"W
L5	23.55'	N00°16'41"E
L6	99.72'	N39°50'38"E
L7	51.16'	S71°40'04"W
L8	15.83'	N00°16'41"E
L9	50.90'	N71°40'04"E
L10	43.43'	N84°13'09"W
L11	15.07'	N00°16'41"E
L12	43.19'	S84°13'09"E
L13	29.70'	N77°42'29"W
L14	15.34'	N00°16'41"E
L15	29.45'	S77°42'29"E
L16	19.76'	S83°31'24"W
L17	15.10'	N00°16'41"E
L18	19.52'	N83°31'24"E
L19	87.20'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	70.28'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	55.35'	S89°12'56"W
L78	86.65'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'



LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	868.88'	N88°29'21"E
L175	843.42'	S88°29'21"W

LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- U.E.=UTILITY EASEMENT

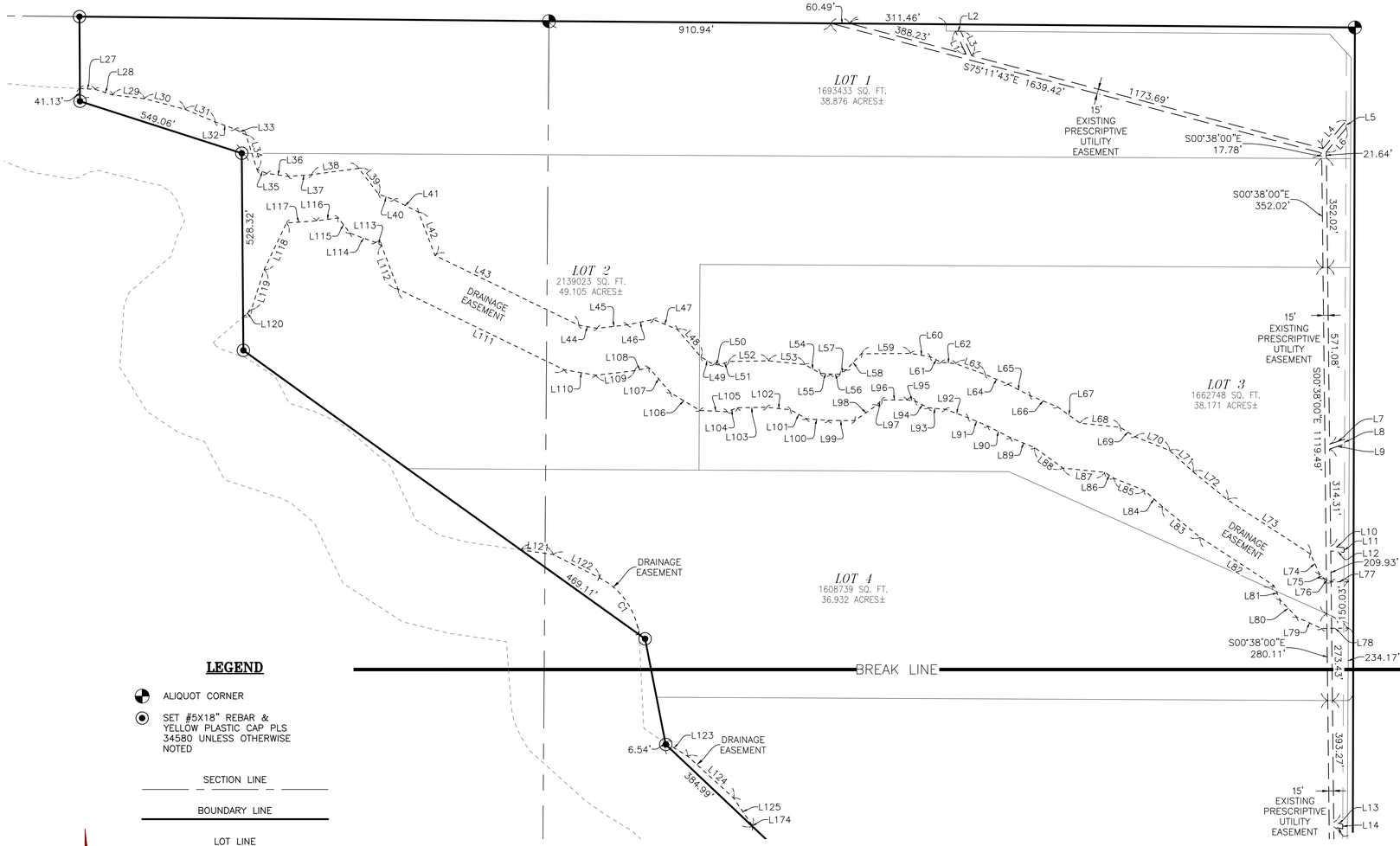
200 0 100 200 400
ORIGINAL SCALE: 1"= 200' HORIZ.

RICK
303-423-6036
rickengineering.com
5690 WEBSTER STREET
ARVADA, CO 80002
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 5 OF 6



LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- U.E.=UTILITY EASEMENT

200 0 100 200 400
ORIGINAL SCALE: 1"= 200' HORIZ.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	81.81'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	87.09'	N24°20'31"W
L4	116.59'	S39°50'38"W
L5	23.55'	N00°16'41"E
L6	99.72'	N39°50'38"E
L7	51.16'	S71°40'04"W
L8	15.83'	N00°16'41"E
L9	50.90'	N71°40'04"E
L10	43.43'	N84°13'09"W
L11	15.07'	N00°16'41"E
L12	43.19'	S84°13'09"E
L13	29.70'	N77°42'29"W
L14	15.34'	N00°16'41"E
L15	29.45'	S77°42'29"E
L16	19.76'	S83°31'24"W
L17	15.10'	N00°16'41"E
L18	19.52'	N83°31'24"E
L19	87.20'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	70.28'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	55.35'	S89°12'56"W
L78	86.65'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	868.88'	N88°29'21"E
L175	843.42'	S88°29'21"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'

RICK
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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 6 OF 6

LINE TABLE		
LINE #	LENGTH	BEARING
L1	81.81'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	87.09'	N24°20'31"W
L4	116.59'	S39°50'38"W
L5	23.55'	N00°16'41"E
L6	99.72'	N39°50'38"E
L7	51.16'	S71°40'04"W
L8	15.83'	N00°16'41"E
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L10	43.43'	N84°13'09"W
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LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
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L36	68.84'	N82°13'18"W
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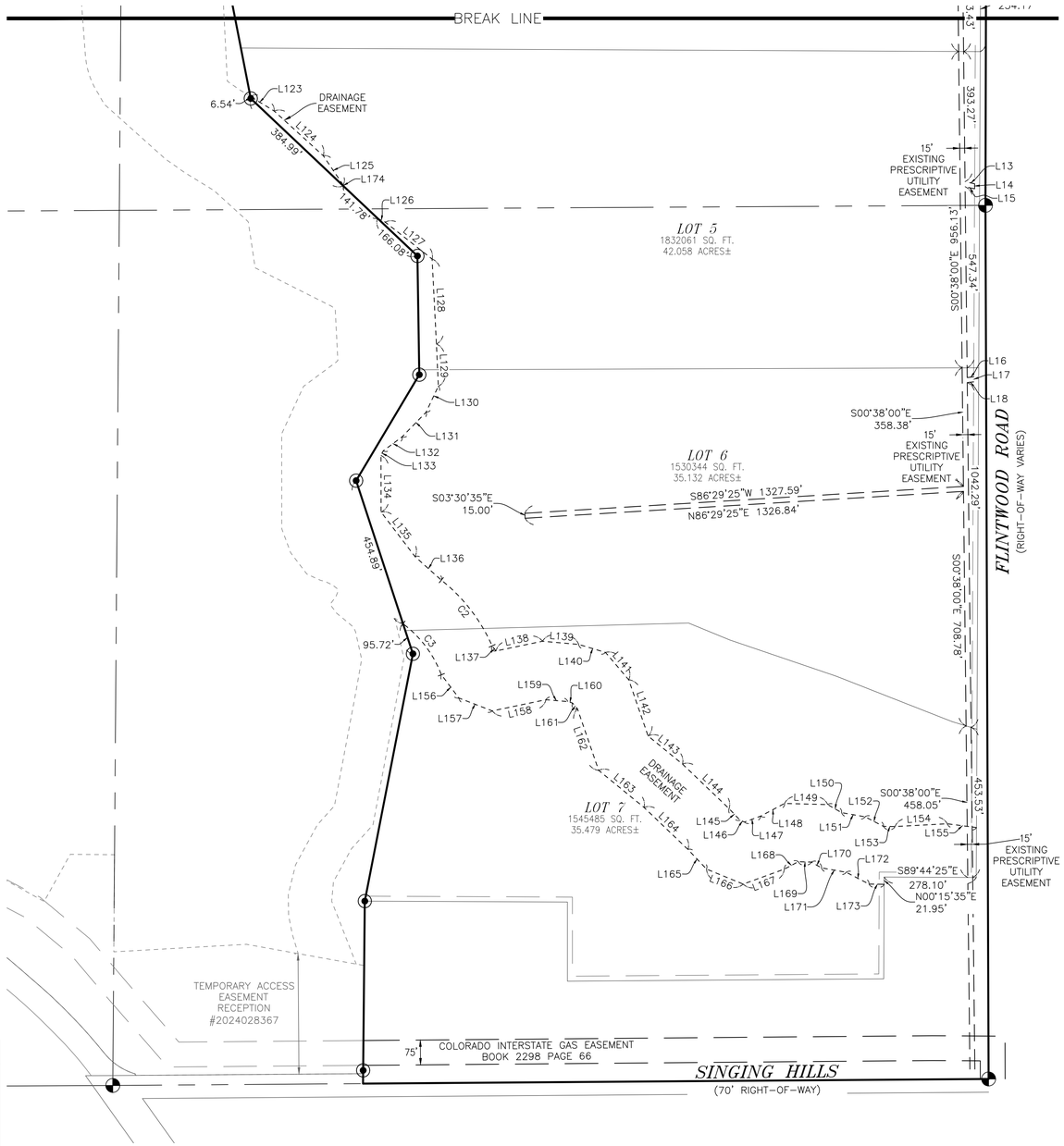
LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
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L65	80.67'	N62°38'28"W
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L67	90.01'	N54°05'02"W
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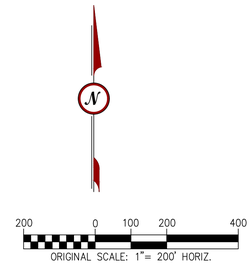
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C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'





LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- U.E.=UTILITY EASEMENT

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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
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\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 1-8-25.DWG

From:	Jim Watt
To:	Heather Scott
Cc:	Laura Hinds; Bradley Jackson; Brad Robenstein
Subject:	Final Plat for Fields Filing No. 3 Major Drainageways
Date:	Monday, February 24, 2025 2:30:36 PM
Attachments:	SocialLink_Facebook_32x32_dddf4d22-a17b-4b5e-a60e-a0d1c141aee6.png SocialLink_Instagram_32x32_a5cf709f-423e-42d0-9b21-63116bf8f89c.png SocialLink_Linkedin_32x32_b7a2051d-355d-4a7b-b923-ebe2177ea89b.png SocialLink_Twitter_32x32_a6576c8a-bc49-4df2-8e65-1ec629178a82.png 20230209 MHFD Comments - Fields Preliminary Plan (SB2022-36).pdf

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Hi Heather,

Just following up on my voicemail to you. Please let me now how we can best support the County on this development.

I wanted to reach out to you on the Field Filing No 3 review efforts to make sure that we are all on the same page for who and how comments are being provided for the major drainageways within the Field Filing No. 3 area. With the recent changes in MHFD MEP process, as of January 1st MHFD is thinking that we are taking a role of supporting Douglas County on major drainageway development review efforts, but that any comments would typically be worked through the County instead of through MHFD.

We are a bit late in getting through the MEP review files that were submitted to us in the referral process, but I did want to comment that some of our previous concerns about the major drainageways within the Fields development still stand. While previous stream assessment efforts did indicate that the streams within the development are geomorphically stable, we do believe that this stability is fragile and the potential to destabilize the creeks remains a significant concern. If requiring stream improvements is off the table, then some of the initial development review efforts we floated should likely be considered. Below are some comments that were previously provided (also attached). With the reconfiguration of the development, I think that these comments would now apply to both Long Outfall as well as Tallman Gulch.

1. *Under existing conditions, Long Outfall appears to be a relatively steep, entrenched major drainageway with steep banks. The proposed lot configuration appears to orient the majority of the outfall onto one or few owners. We have concerns that the existing conditions of the drainageway may be easily destabilized in the future due to land uses (livestock, over grazing, ATV, etc.) that some may consider typical for larger proposed lot size. In addition to land use concerns there are some concerns regarding placing concentrated financial risk on relatively few property owners. The property owners may not be aware of the magnitude of the erosive potential in Long Outfall. Please help us to understand what options are available to protect the Long Outfall channel corridor in the proposed development. Is it possible to consider designating do not disturb zones, providing a tract for the drainageway, or easements to gain access to the outfall?*

Looking forward to chatting about this one.

Thanks,
Jim

Jim Watt, P.E., CFM
Watershed Manager
MILE HIGH FLOOD DISTRICT
12575 W. Bayaud Ave. | **Lakewood, CO 80228**
Office: 303-455-6277 | **Direct:** 303-749-5455 | www.mhfd.org

Protecting People, Property, and our Environment

MHFD
MILE HIGH FLOOD DISTRICT

SOUTH METRO FIRE RESCUE
FIRE MARSHAL'S OFFICE

Heather Scott, AICP, Project Planner
Douglas County Department of Community Development, Planning Services
100 Third St
Castle Rock Co 80104
303.660.7460
303.660.9550 Fax

Project Name:	Fields Filing 3
Project File #:	**SB2024-068**
S Metro Review #	REFFR25-00011
Review date:	January 24, 2025
Plan reviewer:	Aaron Miller 720.989.2246 aaron.miller@southmetro.org
Project Summary:	This Final Plat request is to subdivide 297.45 acres into 7 lots and 21.7 acres of ROW. The site is located west of Flintwood Road and north of Singing Hills Road.
Code Reference:	Douglas County Fire Code, 2018 International Fire Code, and 2021 International Building Code with amendments as adopted by Douglas County.

South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed final plat. Note 11 on sheet 1 of 6 of the final plat documents the conditions on which the alternate method for fire protection water supplies as proposed on the preliminary plan is accepted by SMFR for this plat.

Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

May 7, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Heather Scott

Re: Fields Filing 3, Case # SB2024-068 – 2nd Submittal

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Fields Filing 3**. As always, thank you for the opportunity to take part in the review process. Please be aware PSCo owns and operates existing natural gas distribution facilities along Chinook Trail, Flintwood Road, and Singing Hills.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.285.6612**
violeta.ciocanu@xcelenergy.com

February 4, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Heather Scott

Re: Fields Filing 3, Case # SB2024-068

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Fields Filing 3**. As always, thank you for the opportunity to take part in the review process. Please be aware PSCo owns and operates existing natural gas distribution facilities along Chinook Trail, Flintwood Road, and Singing Hills.

For these *single-family residential* lots and to ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

> *The utility easements are dedicated to the County of Douglas for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

From:	Paul Herskowitz
To:	Heather Scott
Cc:	Bill and Beth Johnson
Subject:	Re: SB2024-068 Fields Filing 3
Date:	Tuesday, January 21, 2025 3:29:26 PM

I did err...Toll Brothers bought the smaller lot subdivision.

On Tuesday, January 21, 2025 at 03:25:10 PM MST, Paul Herskowitz <paul_herskowitz@yahoo.com> wrote:

Hi Heather

Received the Courtesy Notification of the Fields Large Lot Plat off of Flintwood Road. Pretty much understand everything with two exceptions -

1. The Grading, Roadway and Drainage plans show some right of way dedication for Flintwood Road, but don't show our property corners in any great detail. Was wondering if you have an enlarged plan of the right of way dedication in relation to the existing paving and our property corners with dimensions. I have added Bill and Beth Johnson, who live to our north, to this email as I am sure that they would like to see the same detail as their property goes even further on the west side of Flintwood Road than our property. The future owners of Lots 1, 2 and 3 will be traversing our property to get to Flintwood Road and am sure that the civil engineers have this detail, and think that this is important for us to know along with the buyers of those lots.

2. In some of the earlier zoning and site plan iterations, a value was placed upon the property in order to determine the school mitigation fees. I could not find the old appraisal, but as you probably know, Lennar purchased the large subdivision for the 150+ or - homes for $14.5 million and the five lots on Hilltop and the 7 lots on Flintwood, probably make the value of this property well more than $25 million. Is that was their school mitigation fee was based upon? Again, could not find that correspondence. These will be very large homes and expect more than 500 children to be at school age, which will be a load on Douglas County Schools.

We appreciate any information that you can shed on these two items.

Paul and Rebecca Herskowitz
7860 Flintwood Road
Parker, CO 80138

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

February 25, 2025

Heather Scott, AICP
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

RE: Fields Filing 3
SB2024-068; Douglas County: DU-23-0003

Department of Community Development,
Heather Scott, AICP
Principal Planner

The 28-day referral period for Fields Filing 3 has concluded. Please review my comments below as well as red-marked documents attached with this letter along with the referral agency summary report. Please address the red marked comments and then provide the revised final plat drawings and associated documents.

FINAL PLAT:

1. There are several red marks to clean up on the final plat. Be sure to remove Hilltop Road in the dedication statement in the BCC statement.

   Rick response comment: Comments have been addressed and replied to on the plat comments pdf.

2. Page 2 of the packet is missing.
   Rick response comment: The plat has been corrected.

3. CORE is asking for details on the proposed fire truck staging area, and they are asking for wider easements under their overhead power lines. Please coordinate directly with CORE and provide revised drawings and an approval letter from CORE indicating they are satisfied with the proposed changes.

   Rick response comment: We worked with Brooks Kaufman to achieve CORE approval of the turnaround vertical clearance, and we have resolved the easement requirements for the existing powerlines that cross the property. Easements have been dedicated for the existing powerlines and reception numbers for the easements are now shown on the plat.

SUPPLEMENTAL REPORTS:

1. There are several questions on the Narrative to either cross reference on the Plat drawing or adjust accordingly.

   Rick response comment: The Narrative has been revised to align better with the plat and to provide corrections. Please review the submittal Project Summary.

2. Per Section 1003.06.4, an appraisal providing the full market value based on anticipated market value after completion of platting shall be provided.

   Rick response comment: An updated appraisal is included with this submittal.

3. CBRE reviewed the appraisal and requested more information. Please review their comments and provide CBRE with the necessary information. Be sure to include me on all correspondence.

   Rick response comment: An updated appraisal is included with this submittal.

As part of your resubmittal, please also submit a response letter to my attention indicating how each referral comment has been addressed. The revised exhibits and other documents should be submitted to my attention.

Because design review is a cumulative process, Douglas County Planning Services reserves the right to provide further comments based upon your resubmittal and the agency comments received through the official referral process. Feel free to contact me with any questions or concerns as they arise. I look forward to working with you on this application.

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

April 25, 2025

Douglas County Department of Public Works Engineering
Chuck Smith
100 Third Street
Castle Rock, CO 80104

RE: Fields Filing 3, File number DV24-543

Engineering has reviewed the above referenced submittal and have the following comments:

Final Plat Comment

Comment #1-Please refer to the final plat redlines.
Rick response comment: Plat comments adjusted as requested.

GESC Plan Comments

Comment #1-A Low Impact GESC plan was submitted for the pull-off area for the fire department to access their fire hydrant, however, this improvement will require a Standard GESC permit.

Rick response comment: Typical GESC Plans and Report provided with this submittal.

Comment #2-Our Capital Improvements group will be reviewing the plan and if they have any comments, I will forward them.

Rick response comment: Noted, we have yet to receive any comments from Capital Improvements.

Water Plan Comment

Comment #1-Pleaes include the Douglas County Acceptance Block on the cover sheet of the utility plan.
Rick response comment: Douglas County Acceptance Block Provided on cover sheet as requested.

We cannot recommend approval of this final plat and/or construction plans until these comments have been addressed. If you have any questions, please give me a call.

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

April 25, 2025

Heather Scott, AICP
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

RE: Fields Filing 3
SB2024-068; Douglas County: DU-23-0003

Colorado Geological Survey,
Amy Crandall, P.E.,
Engineering Geologist

At your request (email, January 15, 2025), the Colorado Geological Survey has reviewed the Fields Filing No. 3 referral to subdivide 297.45 acres into 7 single-family lots and 21.7 acres of right-of-way. With this referral, we received the Narrative (Rick Engineering, January 9, 2025), Final Plat (Rick Engineering, November 6, 2024), Grading Plan (Rick Engineering, November 8, 2024), and Drainage Letter (Rick Engineering, November 5, 2024). CGS previously reviewed the Preliminary Subsurface Soil Investigation (Rocky Mountain Group (RMG), January 24, 2022) under the preliminary plan submittal.

The Geologic Hazards in Douglas County map (Soule, 1978) identifies the subject site as a “Moderate to High Erosion-Susceptibility Area” and “Potentially Unstable Slope”. These hazards are generally associated with the steep slopes along Tallman Gulch, Long Outfall, and the small secondary drainages within lots 1 through 7 of Filing No. 3.

Tallman Gulch and Long Outfall are shown on the final plat within a drainage easement, but the small secondary drainages are not affiliated with a designated easement. The building footprints and individual septic systems were not shown on the plat. CGS recommends that an erosional setback is established from the crest of the steeper slopes (30% or greater) associated with the secondary drainages to protect structures and improvements from channel erosion and scour, undercutting, and slope failure. Setback lines (or drainage easements) should be clearly shown on the plat and development plans. The lots are large enough (35+ acres) that it should be feasible to avoid the steeper slopes and drainages. Additionally, drainage gullies should be properly filled and compacted in accordance with RMG’s recommendations.

Provided erosional setbacks are established from the drainages/channels and clearly shown on the plat, CGS has no objection to the approval of the final plat for Filing No. 3.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2632 or email acrandall@mines.edu.

Rick response comment: the following note was added to the Plat for additional detail: THERE SHALL BE A 50FT EROSIONAL SETBACK FROM THE TOP OF SLOPES STEEPER THAN 30%. NO PERMANENT ABOVE GROUND STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EROSIONAL SETBACK. ALLOWED TEMPORARY OR PERMANENT DISTURBANCES INCLUDE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UNDERGROUND UTILITIES, ABOVE GROUND UTILITIES, DRIVEWAYS, STORM DRAINAGE STRUCTURES INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, AND DITCHES. ANY AND ALL DISTURBANCES WITHIN THE EROSIONAL SETBACK SHALL BE DESIGNED AND CONSTRUCTED BASED ON RECOMMENDATIONS PROVIDED BY RMG ENGINEERS/ARCHITECTS PREPARED PRELIMINARY SUBSURFACE INVESTIGATION FOR FIELDS DATED JANUARY 24, 2022

RICK

303-537-8020
rickengineering.com

8678 Concord Center Drive #200
Englewood, CO 80112

SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

April 25, 2025

Heather Scott, AICP
Principal Planner
Douglas County Department of Community Development
100 Third Street
Castle Rock, Colorado 80104

RE: Fields Filing 3
SB2024-068

Paul Herskowitz

1. The Grading, Roadway and Drainage plans show some right of way dedication for Flintwood Road, but don't show our property corners in any great detail. Was wondering if you have an enlarged plan of the right of way dedication in relation to the existing paving and our property corners with dimensions. I have added Bill and Beth Johnson, who live to our north, to this email as I am sure that they would like to see the same detail as their property goes even further on the west side of Flintwood Road than our property. The future owners of Lots 1, 2 and 3 will be traversing our property to get to Flintwood Road and am sure that the civil engineers have this detail, and think that this is important for us to know along with the buyers of those lots.

Rick response comment: The Fields Filing 3 project property line is wholly west of the asphalt of Flintwood Road. Meaning the entirety of Flintwood Roadway is on your property. Typically, county roads like Flintwood are centered on the property line which is typically the survey section line. At your property, the road happened to be built further east than typical. This happens from time to time due to reasons lost in time. As such, they county recognizes the location of the roadway and recognizes that even though there may not be a mapped Right-of-Way for the roadway the County recognizes a prescriptive right-of-way or prescriptive access. The prescriptive access allows for the County and the public to use that roadway and access that roadway even though it is on your land without right-of-way. Through this process the lands to the west of Flintwood are granted the right to access the roadway. It is up to the County to decide if they want to establish an official Right-of-Way on your lands. This typically does not occur until redevelopment of your land is being requested. All that being said, the Lands of Fields Filing 3 have prescriptive access to Flintwood roadway which happens to be wholly on your land. Nonetheless, the County is requiring Fields Filing 2 to dedicate 30ft of Right-of-Way west of our property line to plan of the possible realignment of flintwood to a correct location center on the Fields filing 3 and your shared property line.

2. In some of the earlier zoning and site plan iterations, a value was placed upon the property in order to determine the school mitigation fees. I could not find the old appraisal, but as you probably know, Lennar purchased the large subdivision for the 150+ or - homes for $14.5 million and the five lots on Hilltop and the 7 lots on Flintwood, probably make the value of this property well more than $25 million. Is that was their school mitigation fee was based upon? Again, could not find that correspondence. These will be very large homes and expect more than 500 children to be at school age, which will be a load on Douglas County Schools.

Rick response comment: For this Douglas County Final Plat process an appraisal of the property is performed for the post platted condition of the project according to Douglas County criteria. Douglas County has provided a review of the filing 3 appraisal by CBRE and revisions to the project appraisal are forthcoming and can be provided to you. School fees are established based on this project's (7 students from the 7 lots) potential for generating students. We are working with Douglas County, Douglas County School District and the Appraisal company to align the student counts and land dedication fee-in-lieu. This fee will ultimately approved by the County and accepted as a condition of approval of the Final Plat for Filing 3.

FELSBURG HOLT & ULLEVIG
connecting & enhancing communities

June 21, 2023

Mr. Thomas Clark
Ventana Capital, Inc.
9801 East Easter Avenue
Centennial, CO 80112

RE: **Fields Development – Lot Reduction Analysis**
FHU Reference Number 120458-01

Dear Mr. Clark:

I've completed an evaluation of traffic impact revisions based on the proposed reduction of dwelling units for Fields from 255 lots to 130 lots. This letter provides information on several issues:

- Site plan changes
- Trip generation revisions
- Operational changes

The information contained in this letter is primarily focused on comparisons to the original Traffic Impact Analysis (TIA). Recent consideration of a temporary access is also addressed. Following is more information on each of these project elements.

I. SITE PLAN CHANGES

It is understood that the Fields project has made changes to the proposed site plan that includes a reduction in the number of lots from 255 to 130. Access for the project is still planned as previously understood:

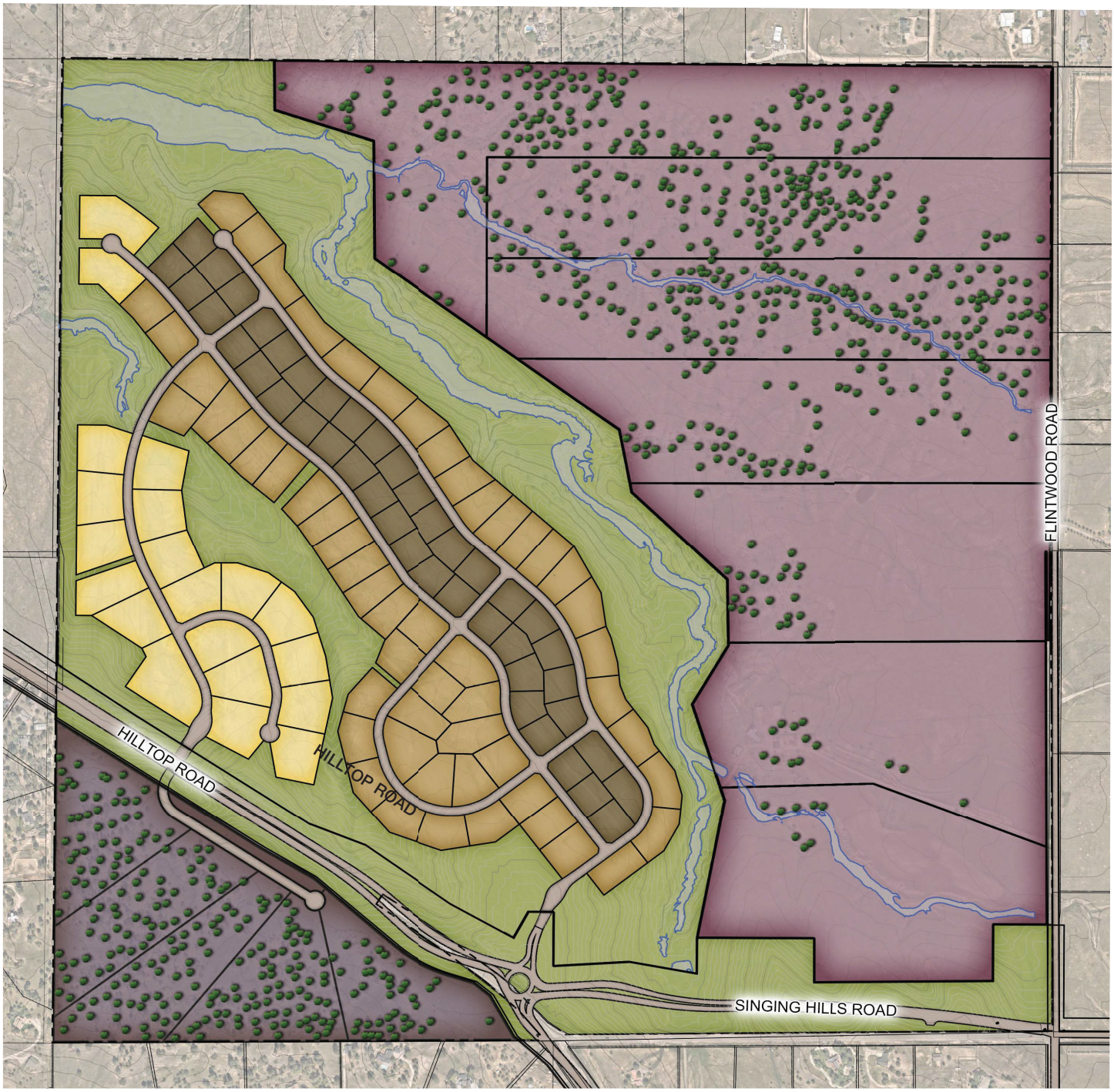
- **Western Access** – This access point is near the western edge of the property boundary along Hilltop Road and it will serve as one of the two access points for the majority of the residential lots. It will also provide access to five Rural Lots along the southwest side of Hilltop Road (previously only one lot).
- **Singing Hills Road Access** – This access will be the 4th leg of the Hilltop Road/Singing Hills Road roundabout that is being constructed by Douglas County. It is one of the two access points that will service the majority of the residential lots.
- **Flintwood Road Access** – This access point is the same as previously understood; it will serve seven (7) Rural Estate lots.

Figure 1 provides a representation of the Fields site plan.

II. TRIP GENERATION REVISIONS

As can be understood, with a reduction in the number of lots by almost 50%, the amount of trip generation for the project will be reduced. **Table 1** on Page 3 summarizes the trip generation comparison between the previously understood number of lots and their specific types and quantities, and the currently proposed revisions.

When considering the entire site, daily and peak hour trips are reduced for each time period. Only the number of trips for the Rural Lots increase since five dwelling units are now in this category versus only one in previous estimates.



NORTH

FELSBURG HOLT & ULLEVIG

NOTE: Drawing Not to Scale

FIGURE 1
Site Plan

Fields TIA - 2023 SITE REDO 120458-01 6/14/23

Fields Filing 3
Project File: SB2024-068

Table 1. Fields Trip Generation Comparison

Land Use[1]	Unit	Size	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Previously Understood Dwelling Unit Types and Quantities									
Single Family Residential	DU	247	2,318	44	126	170	147	86	233
Rural Lot		1	15	0	1	1	2	0	2
Rural Estate Lots		7	88	2	5	7	5	3	8
TOTALS		**255**	**2,421**	**46**	**132**	**178**	**154**	**89**	**243**
Current Dwelling Unit Types and Quantities									
Single Family Residential	DU	118	1,175	22	65	87	73	43	116
Rural Lots		5	64	1	4	5	4	2	6
Rural Estate Lots		7	88	2	5	7	5	3	8
TOTALS		**130**	**1,327**	**25**	**74**	**99**	**82**	**48**	**130**
Numerical Difference		***-125***	***-1,094***	***-21***	***-58***	***-79***	***-72***	***-41***	***-113***

[1] Land Use Code 210.

II.1 Trip Assignment

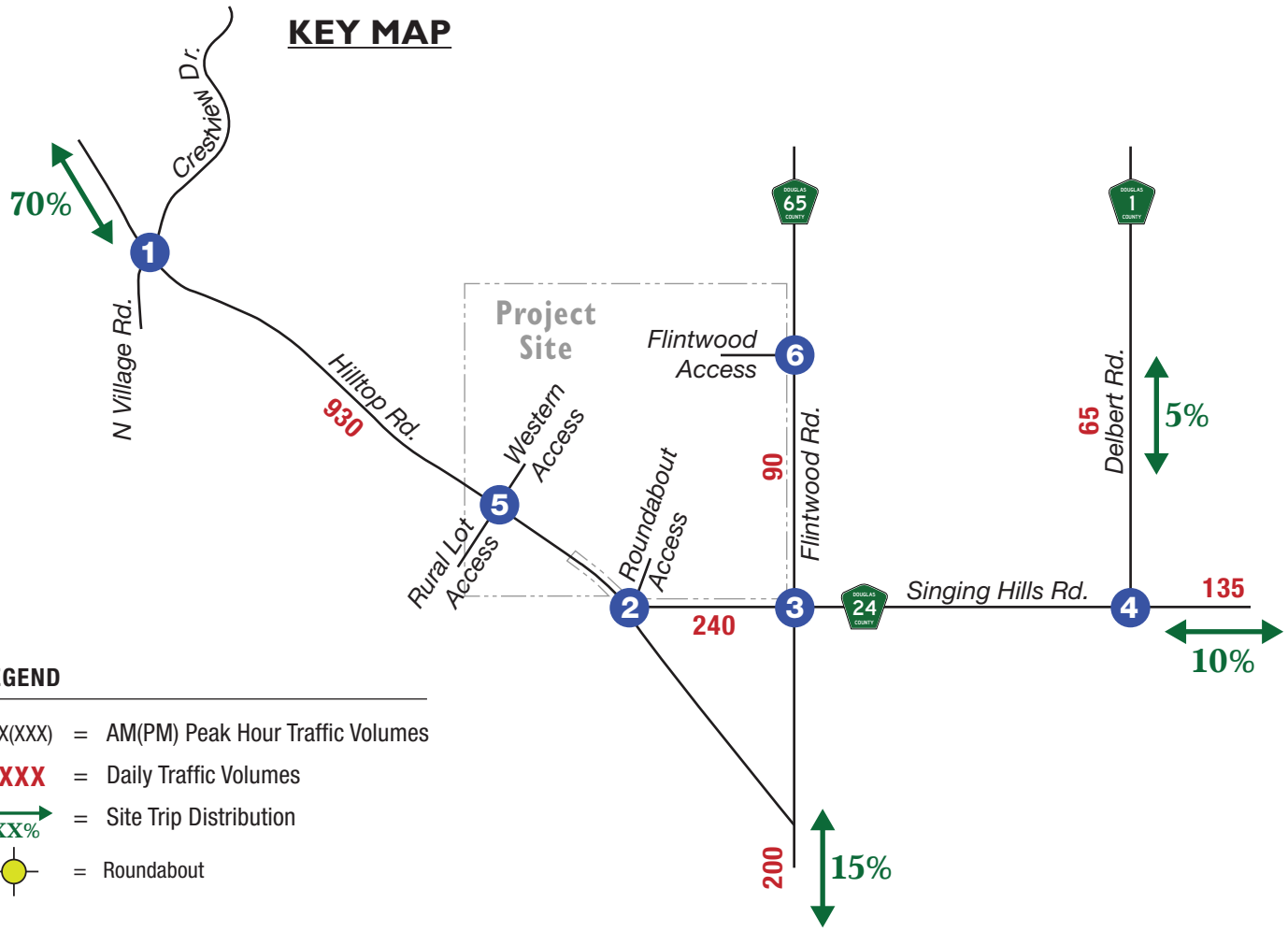
The revised vehicle-trips have been assigned to the adjacent street network using the same distribution percentages as the previous analyses for this project. When considering the current layout of the lots within the Fields property, it is projected that the assignment of vehicle-trips within the main development area to the northeast of Hilltop Road will be evenly distributed between the Western Access and the Roundabout Access. The site generated traffic volumes can be found on **Figure 2**.

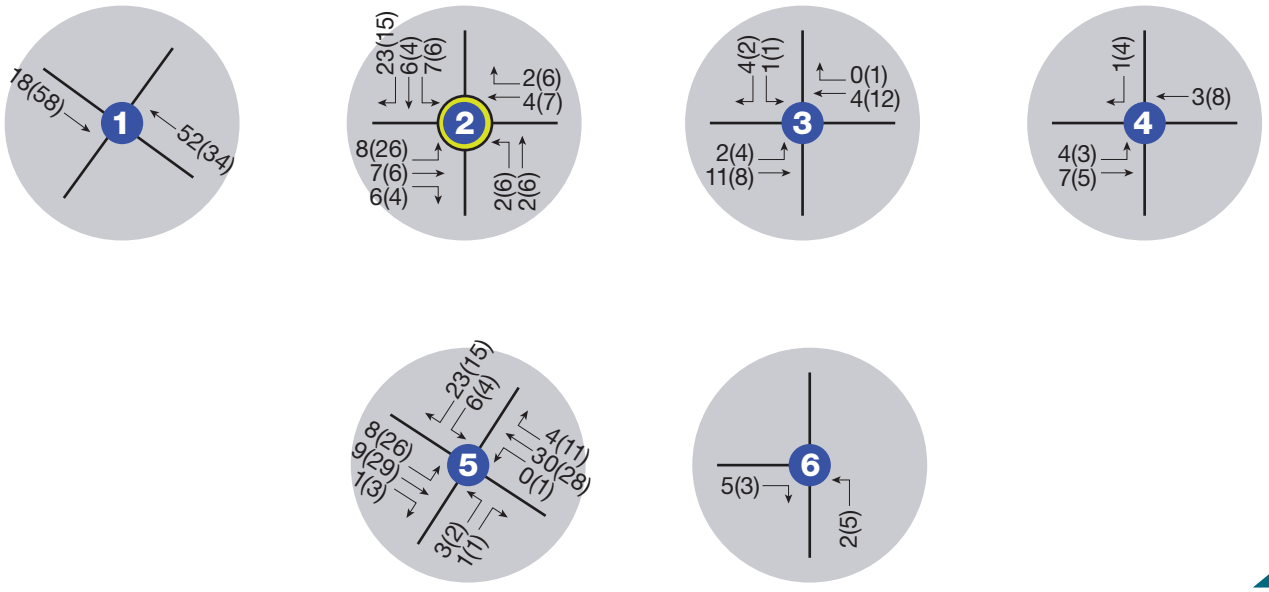
Almost all of the individual movements at the site access points have less vehicle-trips than previous studies given the reduction in the total number of dwelling units. Only movements to/from the Rural Lots along Hilltop Road are higher given the increase from one to five lots (still a small number of trips).

III. OPERATIONAL CHARACTERISTICS

Revised operational analyses were conducted using the methodologies of the *Highway Capacity Manual* by FHWA. From these analyses, a key measure or "level of service" rating of the traffic operational conditions can be obtained. Level of service (LOS) is a qualitative assessment of traffic operational conditions within a travel stream in terms of the average stopped delay per vehicle at a controlled intersection.

Levels of service are described by a letter designation ranging from LOS A to F, with LOS A representing essentially uninterrupted flow, while LOS F represents a breakdown of traffic flow with noticeable congestion and delay. Stop sign-controlled and roundabout capacity analyses produce LOS results for each movement that must yield to conflicting traffic at the intersection, while signalized intersections can provide LOS results for the entire intersection and also for each individual movement.





NORTH

FIGURE 2
Site Generated Traffic Volumes

Fields TIA - 2023 SITE REDO 120458-01 6/14/23

FELSBURG HOLT & ULLEVIG

NOTE: Drawing Not to Scale

The analyses were conducted for the Build-Out (2028) and Year 2040 time periods and the results of these analyses are included on **Figures 3** and **4**. It was found that some individual intersection movements improved in LOS designation, while many remained the same during both the AM and PM peak hours.

In 2028, most vehicle movements will operate at LOS D or better with many being LOS C or better. Only the Singing Hills Road/Delbert Road intersection will operate poorly with its continued All-Way stop control (westbound LOS F in the AM peak hour and eastbound LOS F during the PM peak hour). But if signalized, it will operate at LOS A and B during the AM and PM peak hours, respectively, the same as identified in the previous traffic study.

For the future planning horizon of 2040, there will again be improvements in some of the individual LOS designations, with many remaining the same. Outbound movements from the five Rural Lots and the left turn from the Western Access will operate at LOS F simply due to the large number of vehicles along Hilltop Road (same as previous analyses). Northbound and southbound movements on Flintwood Road will continue to be LOS E during the PM peak hour. The Delbert Road intersection will continue to operate poorly, with LOS F as noted in the previous paragraph with All-Way stop control. If signalized, it will operate at LOS C or better during the two peak hours.

III.1 Temporary Access Consideration

Analyses completed earlier this year provided information related to the construction of a temporary access near the Hilltop Road/Singing Hills Road roundabout in case the widening of Hilltop Road and the Singing Hills Road roundabout has not been constructed by Douglas County by the completion of Fields. The temporary access would only permit right-in/right-out (RIRO) vehicle movements. As such, all inbound and outbound left turns would occur at the Western Access until the roundabout is constructed.

That analysis found that the temporary access would operate acceptably given its limited amount of vehicle movements. The Western Access intersection is expected to operate poorly during peak hours with LOS F resulting for left turn movements from the Western Access and for the Rural Lot access approach. LOS F is a result of the level of traffic on Hilltop Road which would be concentrated in only two travel lanes for the temporary condition.

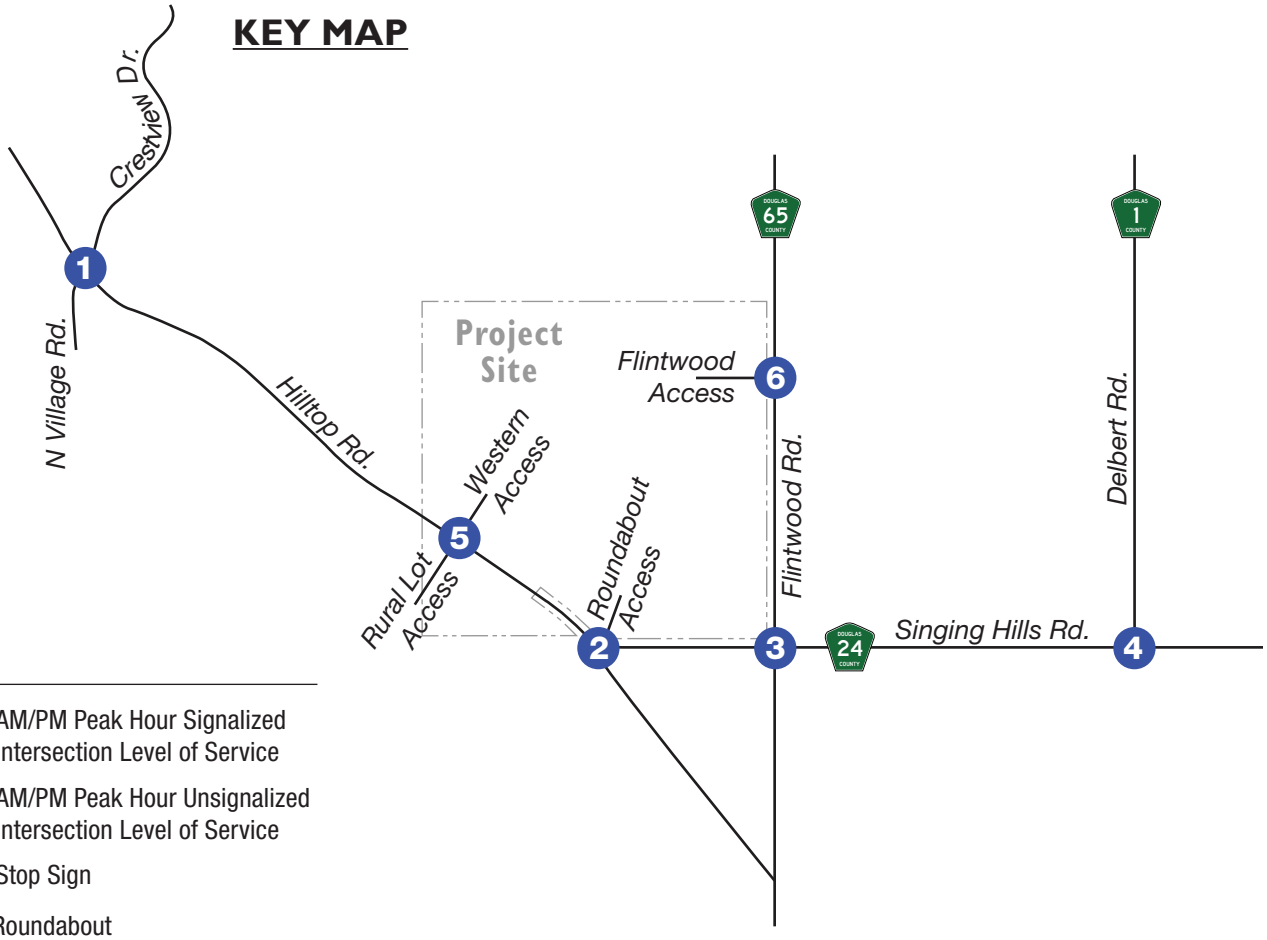
When considering the reductions in vehicle volume for the main development area of Fields, movements into the project at the Western or Rural Lot access points will still function well. However, outbound movements will reach LOS E for the Rural Lot Access and for the Western Access left turn in the AM peak hour. Similar LOS for the Rural Lot access will occur during the PM peak hour, while the Western Access left turn will reach LOS F.

III.2 Auxiliary Lane Assessment

Upon review of the auxiliary lane dimensions in both the original TIA and the temporary access report, it was found that the vehicle storage requirement for the southeastbound left turn lane at the Western Access could be 75' (TIA) or 100' (temporary access). With a reduction in projected traffic volumes, the projected left turns suggest that the vehicle storage space could be 75' for either condition.

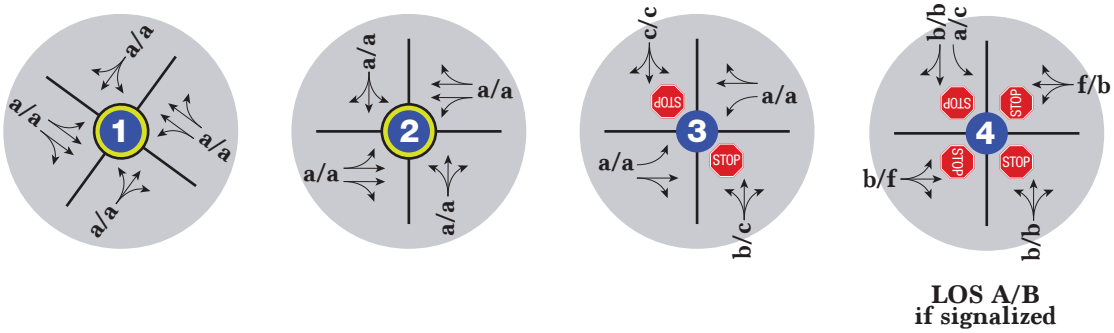
Vehicle storage space for the northwestbound left turn lane onto the Rural Lot access can remain the same as previously recommended at 25'.

KEY MAP



LEGEND

- X/X = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service
- STOP = Stop Sign
- = Roundabout



LOS A/B if signalized

NORTH

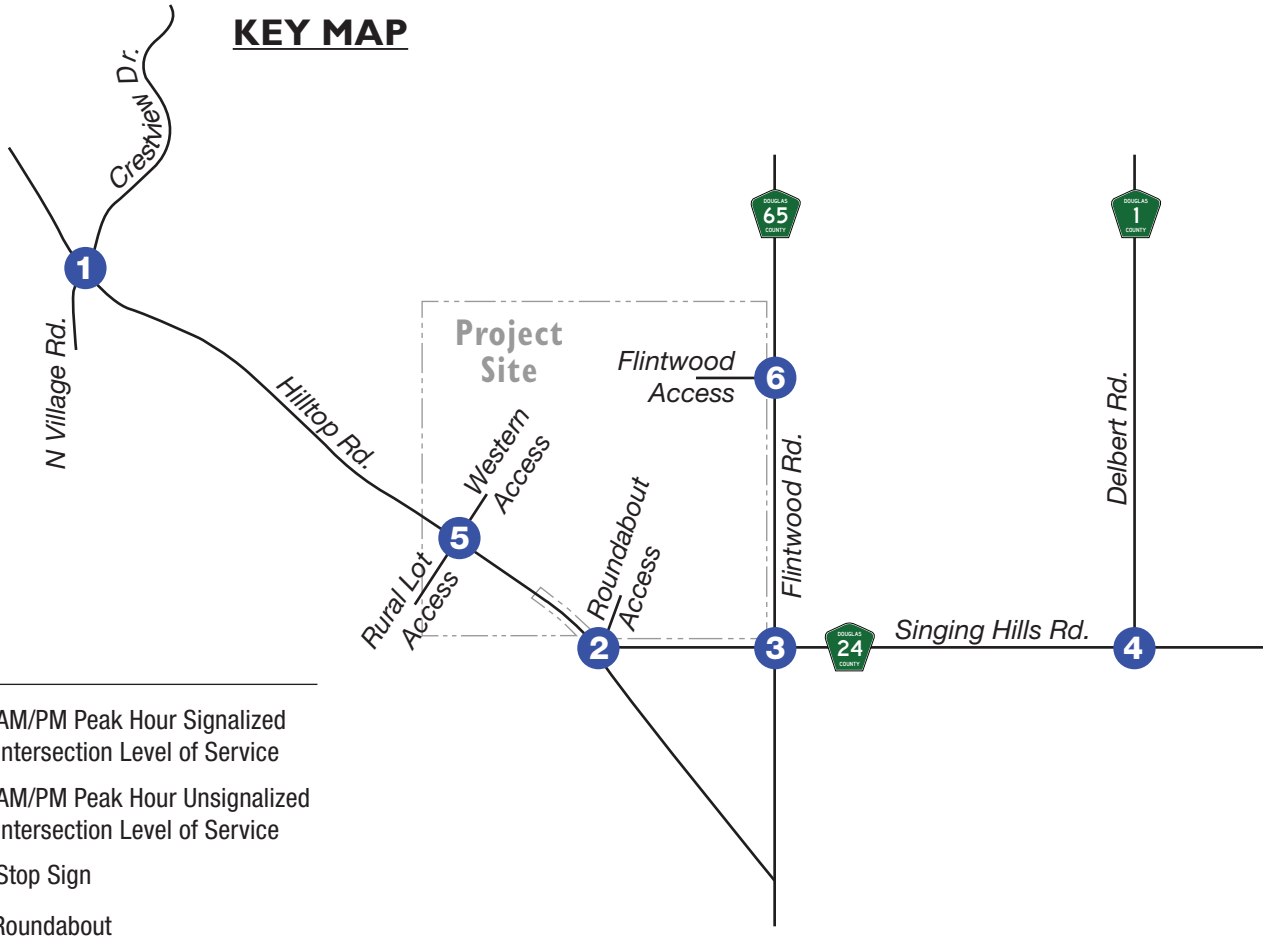
FIGURE 3
Build-Out (2028) Operational Conditions

Fields TIA - 2023 SITE REDO 120458-01 6/14/23

FELSBURG HOLT & ULLEVIG

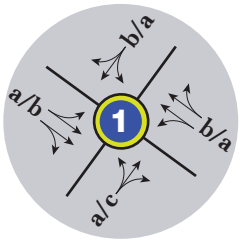
NOTE: Drawing Not to Scale

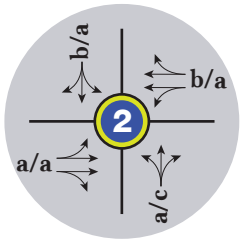
KEY MAP

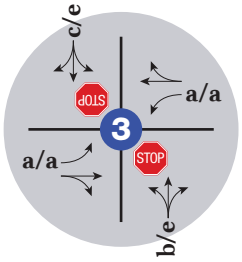


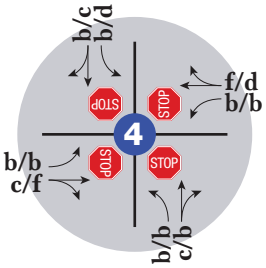
LEGEND

- X/X = AM/PM Peak Hour Signalized Intersection Level of Service
- x/x = AM/PM Peak Hour Unsignalized Intersection Level of Service
- STOP = Stop Sign
- = Roundabout

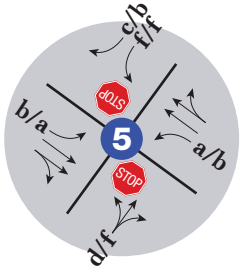


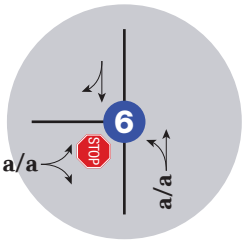






LOS C/B if signalized





NORTH

FIGURE 4
Future (2040) Operational Conditions

Fields TIA - 2023 SITE REDO 120458-01 6/14/23

FELSBURG HOLT & ULLEVIG

NOTE: Drawing Not to Scale

IV. SUMMARY

An evaluation has been conducted to compare trip generation and impacts related to the reduction in dwelling units for Fields from 255 to 130. The results of these analyses find:

- Daily and peak hour vehicle trips are reduced for each time period. Over 1,000 trips are reduced on a daily basis, with 21 to 72 trips reduced in either peak hour, depending upon direction.
- Only the number of trips for the Rural Lots increased since five dwelling units are now in this category versus only one in previous analyses.
- It was found that some individual intersection movements improved in LOS designation, while many remained the same during both the AM and PM peak hours.
- In 2028, most vehicle movements will operate at LOS D or better with many being LOS C or better. Only the Singing Hills Road/Delbert Road intersection will operate poorly with its continued All-Way stop control (westbound LOS F in the AM peak hour and eastbound LOS F during the PM peak hour). If signalized, it will operate at LOS A and B during the AM and PM peak hours, respectively.
- For the future planning horizon of 2040, there will again be improvements in some of the individual LOS designations, with many remaining the same. Outbound movements from the five Rural Lots and the left turn from the Western Access will operate at LOS F simply due to the large number of vehicles along Hilltop Road. Northbound and southbound movements on Flintwood Road will continue to be LOS E during the PM peak hour. The Delbert Road intersection will continue to operate poorly, at LOS F with All-Way stop control. If signalized, it will operate at LOS C or better during the two peak hours.
- If Hilltop Road is not widened and the Singing Hills Road roundabout is not constructed, resulting in the need for a temporary RIRO access, the Western Access will have poor operational conditions, particularly for the outbound left turn movements.
- The southeastbound left turn lane at the Western Access can include 75' of vehicle storage space. The northwestbound left turn lane for movements into the Rural Lots can be 25'.

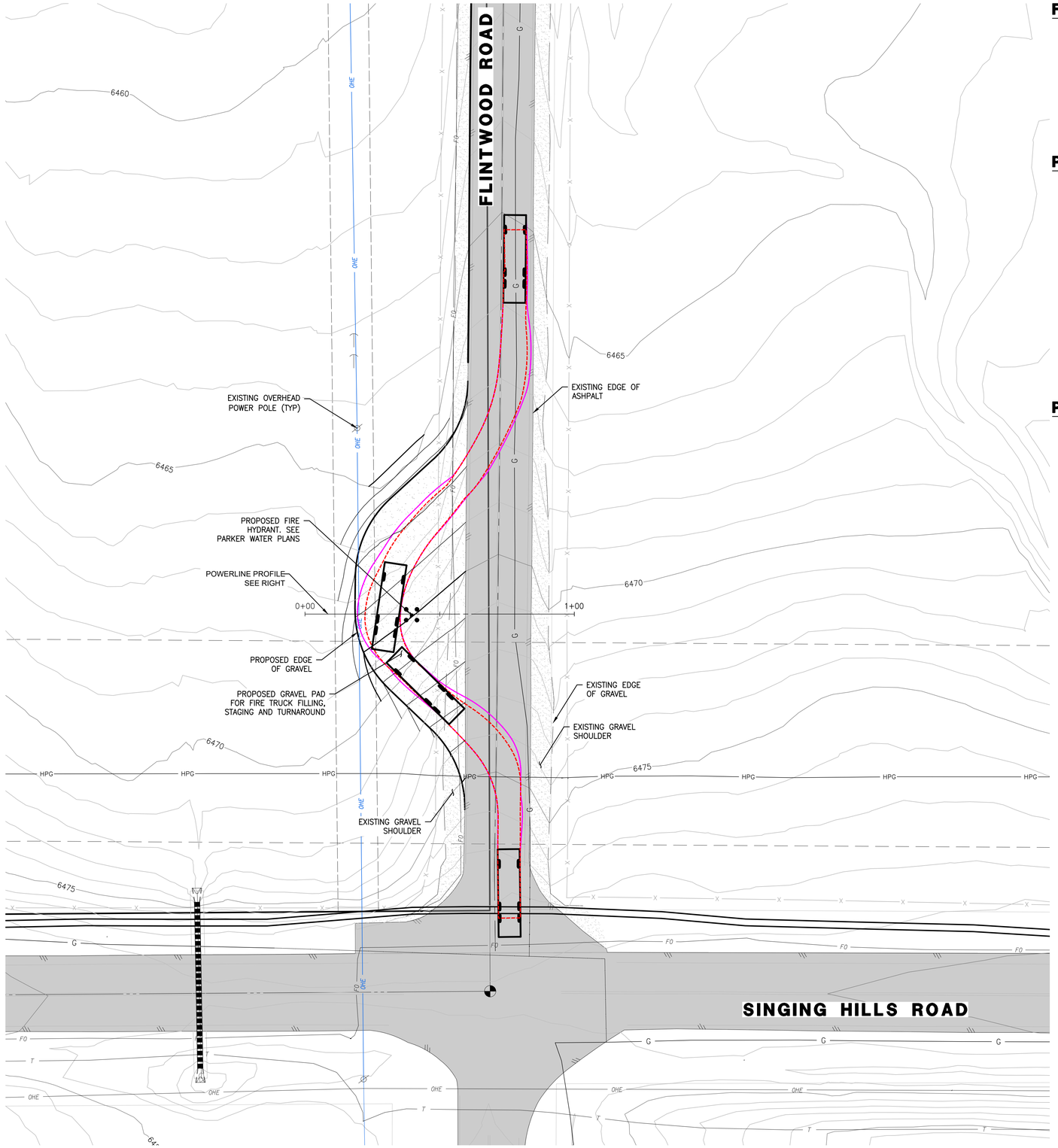
I hope the information contained in this letter meets the expectations of Douglas County. Please let me know if you have any questions or if you need further assistance.

Respectfully,

FELSBURG HOLT & ULLEVIG



Richard R. Follmer, PE, PTOE
Associate



FIRE TRUCK TEMPLATE

Kenworth Tender	
Overall Length	32.604ft
Overall Width	8.160ft
Overall Body Height	8.724ft
Min Body Ground Clearance	1.395ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	33.500ft

POWERLINE SAG ASSUMPTIONS

CONDUCTOR: ACSR DRAKE (795 KCMIL, 26/7 STRANDING).
WEIGHT (W): 1.094 LB/FT (1.63 KG/M).
SPAN (L): 244 FT (74.37 M).
TENSION (T): TYPICAL DESIGN TENSION OF 5000 LB (22,241 N) AT 60°F (15.6°C),

ADJUSTED FOR TEMPERATURE:
LOW TEMPERATURE: 0°F (−17.8°C).
HIGH TEMPERATURE: 100°F (37.8°C).

THERMAL EXPANSION COEFFICIENT: 19.2 X 10^{-6} PER °C FOR ACSR (ALUMINUM−DOMINATED).

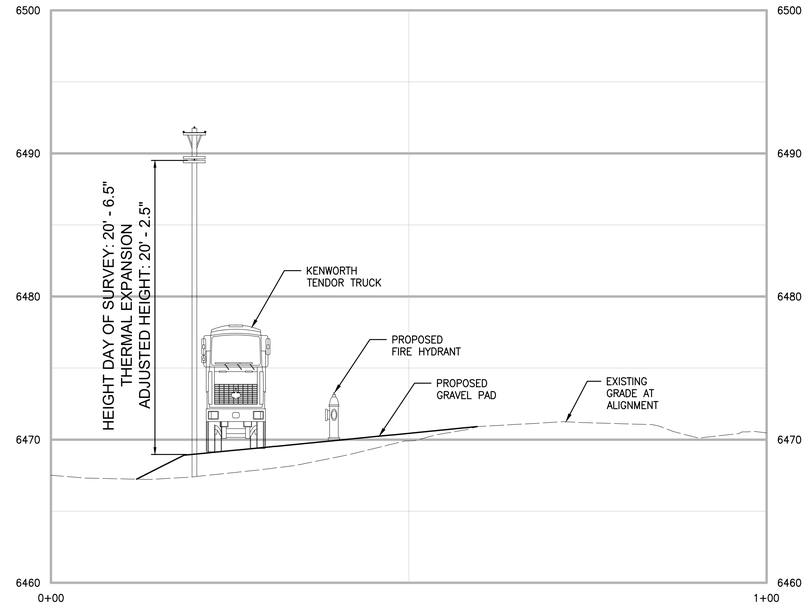
NO ICE OR WIND LOAD FOR SIMPLICITY.

POWERLINE SAG RESULTS

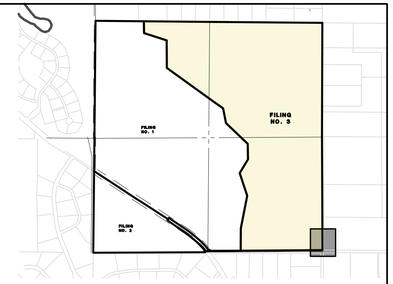
TEMPERATURE DAY OF SURVEY (03−19−2025): 25°F

LOW TEMP (0°F) TO HIGH TEMPERATURE (100°F) THERMAL EXPANSION SAG APPROXIMATELY 4IN.

CLEARANCE TO PROPOSED GRADE DAY OF SURVEY: 20' − 6.5"
CLEARANCE TO PROPOSED GRADE ON HIGH TEMP DAY: 20' − 2.5"



POWERLINE PROFILE
HORZ: 1"=10'
VERT: 1"=5'



KEY MAP
SCALE: N.T.S

LEGEND

- OVERALL BOUNDARY
- EXISTING OVERHEAD ELEC. (OHE)
- PROPOSED WATER (W)
- EX MAJOR CONTOUR (6480')
- EX MINOR CONTOUR (6473')
- FIRE TRUCK FRONT BUMPER
- FIRE TRUCK PATH
- EXISTING GAS EASEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER

N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

SHEET 01 OF 02

RICK
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com

FIELDS FILING NO. 3
FIRE TRUCK TURNING TEMPLATE
POWERLINE DETAIL

PROJECT NO:	2214	SCALE:	1"=20'
DRAWN BY:	KEC/DAL	DATE:	3/27/2025

C:\RICK\Projects\002000\2214_Fields\Civil\Exhibits\2214_F3-Powerline-Profile.dwg - plotted by: dimon ON 2025-03-27 @ 16:27 - ctb:rec_ncs_v2.ctb - © 2025 Rick Engineering Company

C:\RICK\Projects\002000\2214_Fields\Civil\Exhibits\2025-0226_ClientExhibits\2025-0227-SectionLine-EXH.dwg - plotted by: dimon ON 2025-03-03 @ 13:01 - ctbres_ncs_v2.ctb - © 2025 Rick Engineering Company

SINGING HILLS
0.5 MILES SOUTH

FLINTWOOD ROAD

CHINOOK TRAIL

40.07' EDGE OF ROADWAY TO SECTION LINE
15.97' EDGE OF ROADWAY TO SECTION LINE
28.22' SECTION LINE TO ROADWAY CENTERLINE
SECTION LINE
39.98' EDGE OF ROADWAY TO SECTION LINE
15.48' EDGE OF ROADWAY TO SECTION LINE
26.34' SECTION LINE TO ROADWAY CENTERLINE
37.89' EDGE OF ROADWAY TO SECTION LINE
14.37' EDGE OF ROADWAY TO SECTION LINE
26.81' SECTION LINE TO ROADWAY CENTERLINE
39.11' EDGE OF ROADWAY TO SECTION LINE
14.33' EDGE OF ROADWAY TO SECTION LINE
28.07' SECTION LINE TO ROADWAY CENTERLINE
SECTION LINE
44.84' EDGE OF ROADWAY TO SECTION LINE
21.17' EDGE OF ROADWAY TO SECTION LINE
32.64' SECTION LINE TO ROADWAY CENTERLINE

LONG OUTFALL (DRAINAGE CHANNEL)

FIELDS FILING NO. 3

DEBBIE PENLEY
RURAL RESIDENTIAL (RR)

LINDA S WILLIAMS & CHAD A WILLIAMS
GENE A WILLIAMS JR
RURAL RESIDENTIAL (RR)

PROPERTY LINE
PROPERTY LINE

WIDTH VARIES
RIGHT-OF-WAY
REC. NO #10004124

WIDTH VARIES
PRESCRIPTIVE
RIGHT-OF-WAY

ASSUMED RIGHT-OF-WAY
EXISTING FENCE

ASSUMED RIGHT-OF-WAY
EXISTING FENCE

ASSUMED RIGHT-OF-WAY
EXISTING FENCE

WIDTH VARIES
PRESCRIPTIVE
RIGHT-OF-WAY

WIDTH VARIES
PRESCRIPTIVE
RIGHT-OF-WAY

60'
RIGHT-OF-WAY
REC. NO #2015037206

SARA RAE WALLDEN
AGRICULTURAL (AG)

RONALD D LESSACK
& JUDITH ANN LESSACK
& KEVIN P HAYEN
& SUZANNE ELIZABETH
HAYEN
AGRICULTURAL (AG)

KENNETH W BLACK &
SANDRA E BLACK
AGRICULTURAL (AG)

FRANCIS E CAY
AGRICULTURAL
(AG)

FRANCIS E CAY
AGRICULTURAL
(AG)

PAUL S HERSKOWITZ
& REBECCA D
HERSKOWITZ
AGRICULTURAL (AG)

WILLIAM D JOHNSON
& BETH A JOHNSON
AGRICULTURAL (AG)

TERESA MARIE ALBIN DAVIS
AGRICULTURAL (AG)

PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE

N

100 50 0 100 200
GRAPHIC SCALE: 1"=100'

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DR
UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

FIELDS FILING NO. 3

ROADWAY EXHIBIT
SECTION LINE COMPAIRISON

PROJECT NO:	2214	SCALE:	1"=XX'
DRAWN BY:	KEC/DAL	DATE:	3/3/2025

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT TEAM

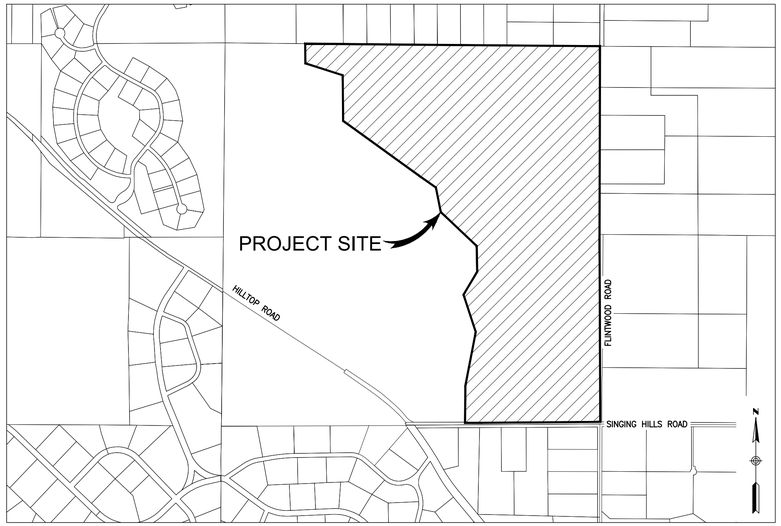
OWNER
WALDEN – HILL TOP, LLC
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
CONTACT: TOM CLARK
PH: 303-346-7006

APPICANT / DEVELOPER
HILLTOP BROTHERS, LLC
8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
CONTACT: TOM CLARK
PH: 303-346-7006

ENGINEER
RICK
8678 CONCORD CENTER, UNIT 200
ENGLEWOOD, CO 80112
ATTN: TROY BALES
PH: 303.537.8020

SURVEYOR
RICK
5690 WEBSTER
ARVADA, CO 80002
ATTN: ROBERT HENNESSY
PH: 303.423.6036

AGENCIES
DOUGLAS COUNTY COMMUNITY DEVELOPMENT DEPT
PLANNING DEVELOPMENT DIVISION
100 THIRD ST
CASTLE ROCK, CO 80104
CONTACT:
PH: HEATHER SCOTT



VICINITY MAP

SCALE: 1"=1,000'

SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
01	CV-01	COVER SHEET
02	GN-01	GENERAL NOTES
03	OV-01	OVERALL SITE PLAN
04	OV-02	OVERALL SITE PLAN WITH TOPO
05	SP-01	DETAILED SITE PLAN
06	GRD-01	GRADING PLAN

WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF PAD GRADING, EROSION CONTROL, FIRE HYDRANT, & BOLLARD INSTALLATION. ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF DOUGLAS COUNTY, COLORADO.

STANDARDS AND SPECIFICATIONS
- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
- DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL (2018)
- DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) MANUAL (2019)
- MILE HIGH FLOOD DISTRICT CRITERIA MANUAL VOLUMES 1 (2024), 2 (2017), & 3 (2024)

LEGEND

OVERALL BOUNDARY		EXIST CONTOUR (MINOR)	5400
RIGHT OF WAY LINE		EXIST CONTOUR (MAJOR)	5400
LOT LINE		PROP CONTOUR (MINOR)	
SETBACK (FLINTWOOD RD)		PROP CONTOUR (MAJOR)	5400
SUBDIVISION FENCE		DAYLIGHT LINE	
EXIST BARBED WIRE FENCE	X	ULTIMATE HILLTOP RD	
EXIST FIBER OPTIC	FO	EXIST EASEMENT	
EXIST GAS LINE	G	PROPOSED FIRE HYDRANT	
EXIST HIGH PRESSURE GAS LINE	HPG	EXISTING ASPHALT	
EXIST OVERHEAD ELECTRIC	OHE	PROPOSED GRAVEL PAVEMENT	
EXIST WATERLINE		EXISTING GRAVEL SHOULDER	

ABBREVIATIONS

BEGIN CURVE	BC
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
CENTERLINE	CL
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FLOW LINE	FL
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
STORM STRUCTURE	SD

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018.

–THE NORTHEAST CORNER OF SAID SECTION 5 BEING A #6 REBAR AND 3.25" ALUMINUM CAP PLS 38151 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019.

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 5;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°08'37" WEST, A DISTANCE OF 2,639.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5 BEING A #5 REBAR AND 2" ALUMINUM CAP PLS 8141 MATCHING MONUMENT RECORD FILED 8/25/03;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°12'25" EAST, A DISTANCE OF 2,640.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 BEING A 3.5" ALUMINUM CAP ON PIPE PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89°34'33" WEST, A DISTANCE OF 1,889.93 FEET;

THENCE NORTH 00°33'09" EAST, A DISTANCE OF 551.58 FEET;

THENCE NORTH 11°00'15" EAST, A DISTANCE OF 761.48 FEET;

THENCE NORTH 18°08'07" WEST, A DISTANCE OF 550.61 FEET;

THENCE NORTH 30°46'30" EAST, A DISTANCE OF 372.83 FEET;

THENCE NORTH 00°54'50" WEST, A DISTANCE OF 358.87 FEET;

THENCE NORTH 46°36'35" WEST, A DISTANCE OF 692.86 FEET;

THENCE NORTH 11°02'21" WEST, A DISTANCE OF 347.63 FEET;

THENCE NORTH 54°23'32" WEST, A DISTANCE OF 944.39 FEET;

THENCE NORTH 54°10'26" WEST, A DISTANCE OF 653.46 FEET;

THENCE NORTH 00°27'53" WEST, A DISTANCE OF 636.91 FEET;

THENCE NORTH 72°10'45" WEST, A DISTANCE OF 549.06 FEET;

THENCE NORTH 00°21'43" WEST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°26'46" EAST, A DISTANCE OF 1,516.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 89°33'09" EAST, A DISTANCE OF 2,603.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,957,113 SQUARE FEET OR 297.454 ACRES, MORE OR LESS.

SITE BENCHMARK AND BASIS OF BEARING

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS:
NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

BASIS OF BEARING:
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING ASSUMED TO BEAR SOUTH 00°08'37" WEST, A DISTANCE OF 2639.95 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTHEAST CORNER OF SECTION 5 BEING A FOUND #6 REBAR AND 3.25" ALUMINUM CAP PLS 38151 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019.

–THE EAST QUARTER CORNER OF SECTION 5 BEING A FOUND #5 REBAR AND 2" ALUMINUM CAP PLS 8141 MATCHING MONUMENT RECORD FILED 8/25/03.

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 5;

THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER SOUTH 00°08'37" WEST, A DISTANCE OF 2,639.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°12'25" EAST, A DISTANCE OF 2,031.53 FEET;

THENCE NORTH 89°44'25" WEST, A DISTANCE OF 313.20 FEET;

THENCE SOUTH 00°15'35" WEST, A DISTANCE OF 307.69 FEET;

THENCE SOUTH 89°34'33" WEST, A DISTANCE OF 955.54 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 239.24 FEET;

THENCE NORTH 89°44'35" WEST, A DISTANCE OF 612.27 FEET;

THENCE NORTH 11°00'15" EAST, A DISTANCE OF 761.48 FEET;

THENCE NORTH 18°08'07" WEST, A DISTANCE OF 550.61 FEET;

THENCE NORTH 30°46'30" EAST, A DISTANCE OF 372.83 FEET;

THENCE NORTH 00°54'50" WEST, A DISTANCE OF 358.87 FEET;

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THENCE NORTH 72°10'45" WEST, A DISTANCE OF 549.06 FEET;

THENCE NORTH 00°21'43" WEST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°26'46" EAST, A DISTANCE OF 1,516.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTH 89°33'09" EAST, A DISTANCE OF 2,603.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,136,166 SQUARE FEET OR 278.608 ACRES, MORE OR LESS.

ENGINEER'S CERTIFICATION

THESE CONSTRUCTION PLANS FOR TRAILS WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE DOUGLAS COUNTY'S ROADWAY DESIGN AND CONSTRUCTION STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

TROY BALES, PE 50961
RICK ENGINEERING COMPANY

NOTES

1. DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES FOR THE PRIVATE ROAD

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

PROJECT NO: D2214 | DRAWN/DESIGNED BY: DAL/KEC
DATE: 05/02/2025 | CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

COVER SHEET

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

DRAWING NO.
CV-01
SHEET NO. 01 OF 06

SECOND SUBMITTAL

GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

DOUGLAS COUNTY STANDARD NOTES:

1. THE DOUGLAS COUNTY ENGINEERING DIRECTOR SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE ENGINEERING DIVISION HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND THE DOUGLAS COUNTY SUBDIVISION RESOLUTION OR ACCEPTED VARIANCES TO THOSE REGULATIONS. THE DOUGLAS COUNTY ENGINEERING DIRECTOR, 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 PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.

2. ALL CONSTRUCTION SHALL CONFORM TO DOUGLAS COUNTY STANDARDS. ANY CONSTRUCTION NOT SPECIFICALLY ADDRESSED BY THESE PLANS AND SPECIFICATIONS WILL BE BUILT IN COMPLIANCE WITH THE LATEST EDITION OF THE MOST STRINGENT OF THE FOLLOWING:
   - THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   - THE COLORADO DEPARTMENT OF TRANSPORTATION M STANDARDS

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY ENGINEERING DIVISION AS APPLICABLE. THE COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.

4. THE CONTRACTOR SHALL NOTIFY THE DOUGLAS COUNTY ENGINEERING INSPECTION DIVISION, 303-660-7487, A MINIMUM OF 24-HOURS AND A MAXIMUM OF 72-HOURS PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL NOTIFY DOUGLAS COUNTY ENGINEERING INSPECTION WHEN WORKING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY ON ANY FACILITY THAT WILL BE CONVEYED TO THE COUNTY, URBAN DRAINAGE & FLOOD CONTROL DISTRICT, OR OTHER SPECIAL DISTRICT FOR MAINTENANCE (STORM SEWER, ENERGY DISSIPATERS, DETENTION OUTLET STRUCTURES, OR OTHER DRAINAGE INFRASTRUCTURES). FAILURE TO NOTIFY THE ENGINEERING INSPECTION DIVISION TO ALLOW THEM TO INSPECT THE CONSTRUCTION MAY RESULT IN NON-ACCEPTANCE OF THE FACILITY/INFRASTRUCTURE BY THE COUNTY AND/OR URBAN DRAINAGE.

5. CONSTRUCTION WILL NOT BEGIN UNTIL ALL APPLICABLE PERMITS HAVE BEEN ISSUED. IF A DOUGLAS COUNTY ENGINEERING INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE INSPECTOR'S ABSENCE. HOWEVER, DOUGLAS COUNTY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

6. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: COLORADO 811, AT 1-800-922-1987 (WWW.COLORADO811.ORG).

7. THE CONTRACTOR SHALL HAVE ONE (1) COPY OF THE PLANS SIGNED BY THE DOUGLAS COUNTY ENGINEERING DIRECTOR, ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS, AS AMENDED, AND ALL APPLICABLE PERMITS AT THE JOB SITE AT ALL TIMES.

8. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO DOUGLAS COUNTY FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT APPLICATION. A RIGHT-OF-WAY USE AND CONSTRUCTION PERMIT WILL NOT BE ISSUED WITHOUT AN ACCEPTED TRAFFIC CONTROL PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION.

9. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF COUNTY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.

10. DOUGLAS COUNTY STANDARD DETAILS SHALL NOT BE MODIFIED. ANY NON-STANDARD DETAILS WILL BE CLEARLY IDENTIFIED AS SUCH.

11. PAVING, INCLUDING CONSTRUCTION OF CURB AND GUTTER (WHEN USED), SHALL NOT START UNTIL A PAVEMENT DESIGN REPORT AND SUBGRADE COMPACTION TESTS ARE ACCEPTED BY THE ENGINEERING INSPECTION DIVISION FOR ALL PUBLIC AND PRIVATE ROADS.

12. STANDARD DOUGLAS COUNTY HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT MID-BLOCK LOCATIONS OPPOSITE OF ONE OF THE CURB RETURNS OF ALL "T" INTERSECTIONS AS IDENTIFIED ON THESE PLANS.

13. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

14. ALL ELEVATIONS ARE ON UNITED STATES COAST AND GEODETIC SURVEY (USC&GS) (NAVD-88) DATUM WITH DATE. THE RANGE POINT OR MONUMENTS SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.

15. ALL STORM SEWER IMPROVEMENTS (PUBLIC AND PRIVATE) INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES REQUIRE PERMITTING AND INSPECTIONS. PLEASE CONTACT THE DOUGLAS COUNTY ENGINEERING INSPECTIONS DIVISION AT 303- 660-7487 FOR PERMITTING REQUIREMENTS AND INSPECTIONS SCHEDULING.

16. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH.

17. EPOXY COATED REBAR IS REQUIRED ON ALL DRAINAGE STRUCTURES.

18. DOUGLAS COUNTY REQUIRES CLASS D CONCRETE FOR ALL DRAINAGE STRUCTURES.

19. ALL RCP STORM SEWERS MUST USE ASTM C443 WATERTIGHT GASKETS PER THE CURRENT DOUGLAS COUNTY AND URBAN DRAINAGE DESIGN CRITERIA.

20. ALL RCP SHALL BE CLASS III STORM SEWER PIPE UNLESS OTHERWISE SPECIFIED.

21. JOINT RESTRAINTS ARE REQUIRED FOR A MINIMUM OF THE LAST TWO PIPE JOINTS AND FLARED END SECTION OF AN RCP OUTFALL.

22. PRECAST INLETS AND MANHOLE BASES ARE NOT ALLOWED.

23. TOE WALLS ARE REQUIRED ON FLARED END SECTIONS AT THE OUTLET END OF CULVERTS AND STORM SEWER OUTFALLS.

24. FILTER FABRIC IS REQUIRED UNDER ALL RIPRAP PADS.

25. THE PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SIGNING THESE PLANS IS RESPONSIBLE FOR ENSURING THAT THE DETAILS INCLUDED ARE COMPATIBLE WITH THE STANDARDDOUGLAS COUNTY DETAILS CONTAINED IN THE LATEST VERSIONS OF THE CRITERIA MANUALS. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS
   - DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA
   - DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA
   - CDOT M & S STANDARDS
   - MUTCD
   - URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1,2 & 3

27. A TEMPORARY CONSTRUCTION ACCESS PERMIT FROM DOUGLAS COUNTY MAY BE REQUIRED FOR ANY PROJECT.

RICK ENGINEERING COMPANY NOTES:

1. ANY QUESTION RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 303-537-8020. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (TEMPORARY EROSION CONTROL BMPS) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATIONS IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.

5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATIONS OF EXISTING FACILITIES.

8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.

9. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

10. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.

11. WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE ABOVE-NAMED SPECIFICATIONS.

12. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.

13. IN THE CASE OF A CONFLICT BETWEEN THESE NOTES AND THOSE OF DOUGLAS COUNTY, THE DOUGLAS COUNTY NOTES SHALL TAKE PRECEDENCE.

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

_____
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

_____
DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

PROJECT NO:	D2214
DATE:	05/02/2025
DRAWN/DESIGNED BY:	DAL/KEC
CHECKED BY:	TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

GENERAL NOTES

Know what's below. Call before you dig.

DRAWING NO.
GN-01
SHEET NO. 02 OF 06

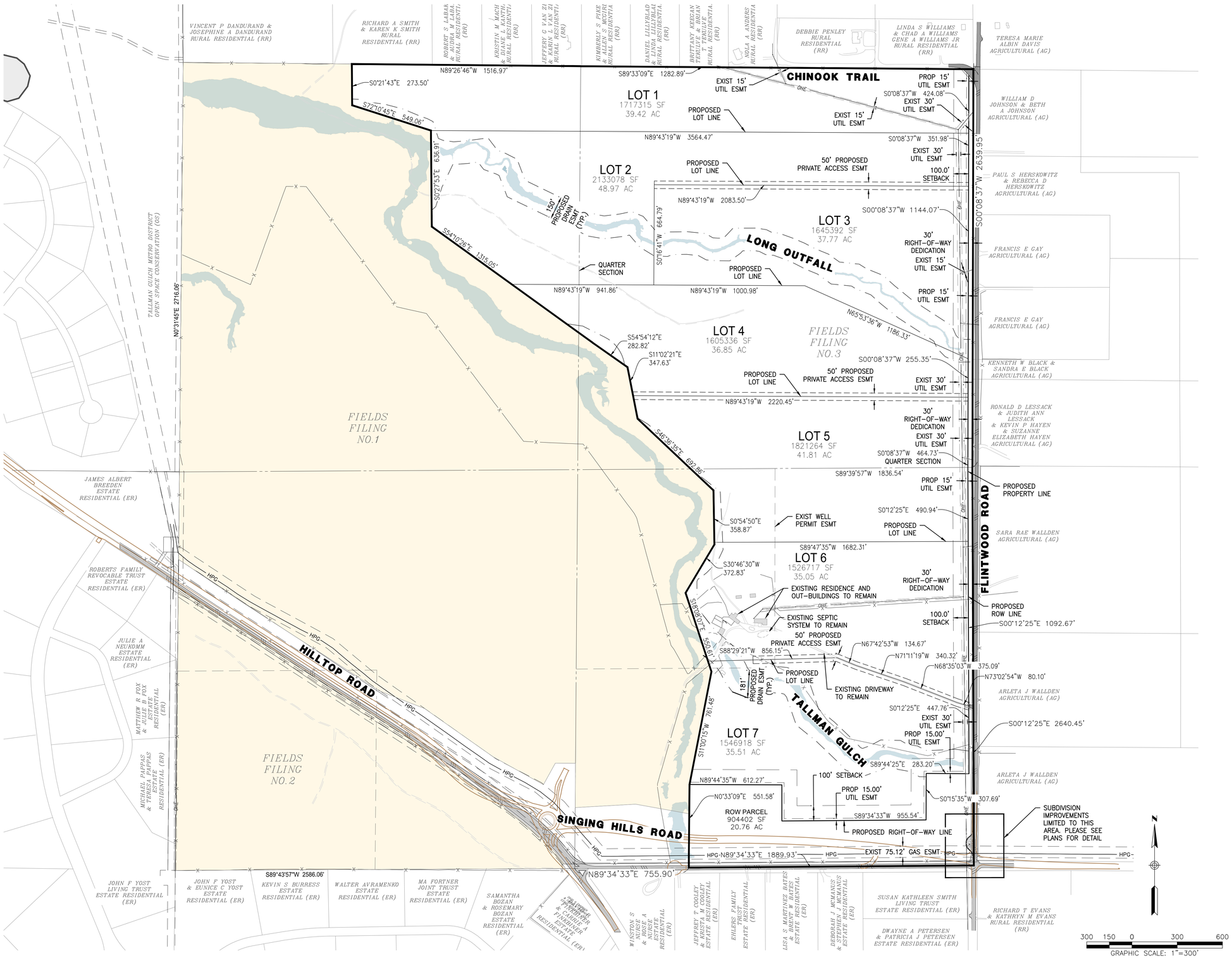
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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK (FLINTWOOD RD)
- EXISTING FENCE
- SUBDIVISION FENCE
- EXISTING TRAIL
- ULTIMATE HILLTOP/SINGING HILLS
- EXIST FIBER OPTIC — FO
- EXIST GAS LINE — G
- EXIST HIGH PRESSURE GAS LINE — HPG
- EXIST OVERHEAD ELECTRIC — OHE
- EXIST WATERLINE
- EXISTING TREES
- EXISTING ASPHALT
- PROPOSED GRAVEL PAVEMENT
- 100 YEAR WATER SURFACE ELEV (WSE) FOR MAJOR DRAINAGEWAYS
- NOT PART OF THIS DEVELOPMENT

NOTES

1. CENTRAL WATER AND SEWER WILL BE SERVED BY WELL AND SEPTIC SYSTEMS.

SETBACKS

SINGING HILLS SETBACK	100'
FRONT SETBACK	25'
REAR SETBACK	
PRIMARY	25'
ACCESSORY	15'
SIDE SETBACK	
CORNER LOT	25'
INTERIOR LOT	15'

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

PROJECT NO: D2214 DRAWN/DESIGNED BY: DAL/KEC
DATE: 05/02/2025 CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 3

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

OVERALL SITE PLAN

Know what's below. Call before you dig.

DRAWING NO.
OV-01
SHEET NO. 03 OF 06

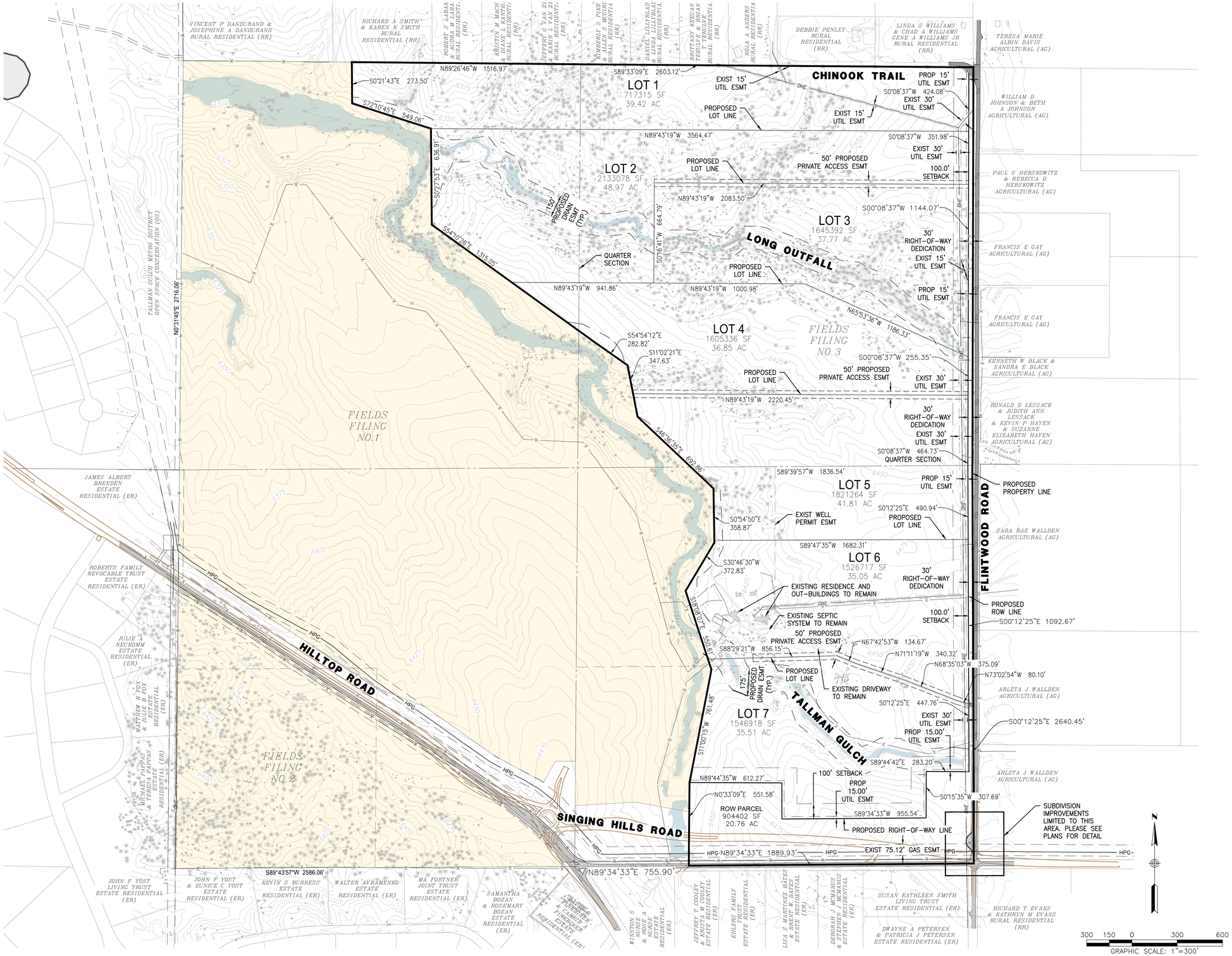
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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK (FLINTWOOD RD)
- SUBDIVISION FENCE
- EXISTING FENCE
- EXISTING TRAIL
- EXISTING CONTOURS
- ULTIMATE HILLTOP/SINGING HILLS
- EXIST FIBER OPTIC (FO)
- EXIST GAS LINE (G)
- EXIST HIGH PRESSURE GAS LINE (HPG)
- EXIST OVERHEAD ELECTRIC (OHE)
- EXIST WATERLINE
- EXISTING TREES
- EXISTING ASPHALT
- PROPOSED GRAVEL PAVEMENT
- 100 YEAR WATER SURFACE ELEV (WSE) FOR MAJOR DRAINAGEWAYS
- NOT PART OF THIS DEVELOPMENT

NOTES

1. CENTRAL WATER AND SEWER WILL BE SERVED BY WELL AND SEPTIC SYSTEMS.

SETBACKS

SINGING HILLS SETBACK	100'
FRONT SETBACK	25'
REAR SETBACK	
PRIMARY	25'
ACCESSORY	15'
SIDE SETBACK	
CORNER LOT	25'
INTERIOR LOT	15'

BENCHMARK NOTE:

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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

GRAPHIC SCALE: 1"=300'

NO.	BY	DATE	REVISION

SEAL:

RICK
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D2214 | DRAWN/DESIGNED BY: DAL/KEC
DATE: 05/02/2025 | CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 3

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

OVERALL SITE PLAN WITH TOPO

Know what's below. Call before you dig.

DRAWING NO.
OV-02
SHEET NO. 04 OF 06

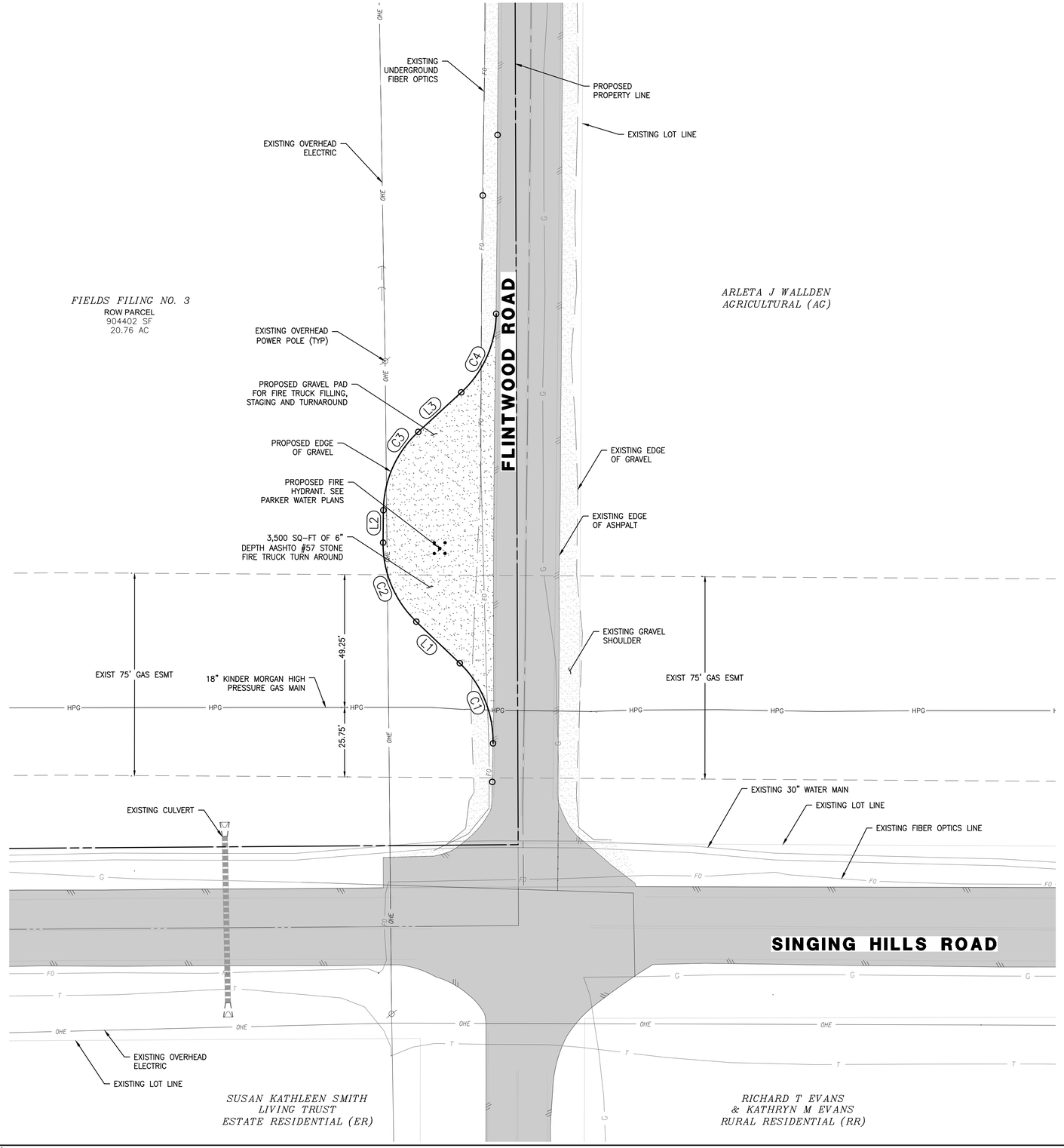
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GRADING, ROADWAY AND DRAINAGE PLANS

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

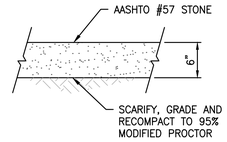


FIELDS FILING NO. 3
ROW PARCEL
904402 SF
20.76 AC

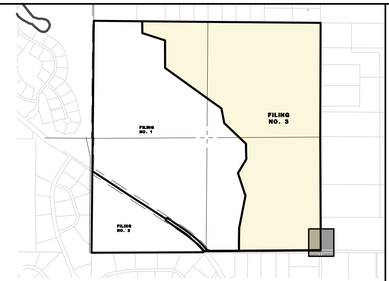
ARLETA J WALLDEN
AGRICULTURAL (AG)

SUSAN KATHLEEN SMITH
LIVING TRUST
ESTATE RESIDENTIAL (ER)

RICHARD T EVANS
& KATHRYN M EVANS
RURAL RESIDENTIAL (RR)



TYPICAL GRAVEL SECTION
N.T.S.



KEY MAP
SCALE: N.T.S

LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- LINE AND CURVE REFRENCE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- POND 100-YR WSEL
- EXIST EASEMENT
- EXIST BARBED WIRE FENCE
- EXIST FIBER OPTIC
- EXIST GAS LINE
- EXIST HIGH PRESSURE GAS LINE
- EXIST TELEPHONE
- EXIST WATERLINE
- EXISTING ASPHALT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER

NOTES

1. TRACT A WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION.
2. CENTRAL WATER AND SEWER WILL BE SERVED BY WELL AND SEPTIC SYSTEMS.
3. PINE HAVEN ROAD WILL BE PRIVATE.

LINE AND CURVE TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.30'	N46°13'36.31"W
L2	12.00'	N00°35'35.76"E
L3	21.63'	N47°24'47.83"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	33.06'	40.00'	047°21'40""
C2	32.69'	40.00'	046°49'12""
C3	32.69'	40.00'	046°49'12""
C4	33.89'	40.09'	048°26'25""

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
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N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

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ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

DRAWN/DESIGNED BY: DAL/KEC
CHECKED BY: TWD
D2214
PROJECT NO:
DATE: 05/02/2025

CONSTRUCTION DOCUMENTS PREPARED FOR:
FIELDS FILING NO. 3
GRADING, ROADWAY AND DRAINAGE PLANS
DOUGLAS COUNTY, CO

DETAILED SITE PLAN

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

DRAWING NO.
SP-01
SHEET NO. 05 OF 06

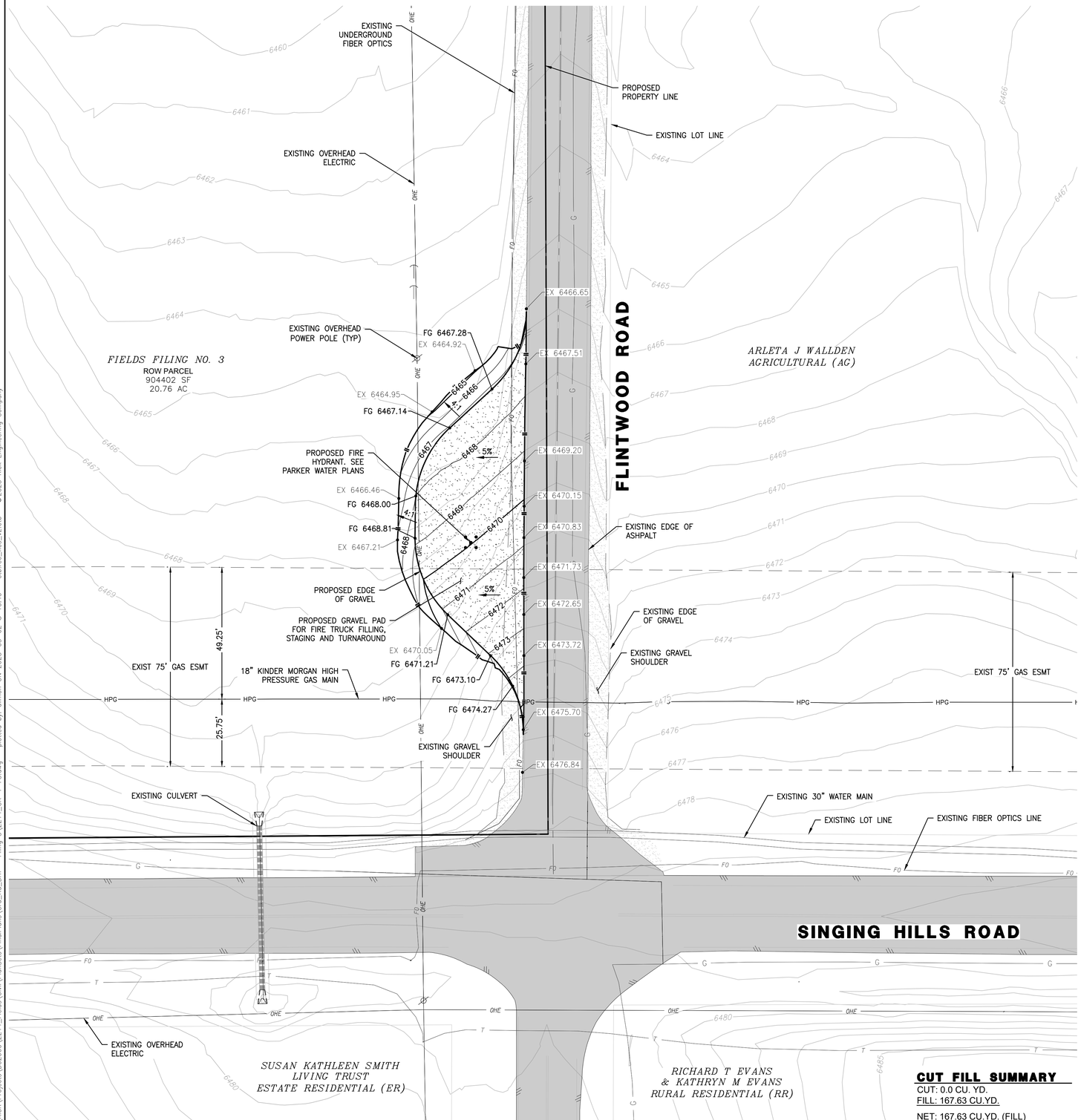
SECOND SUBMITTAL

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GRADING, ROADWAY AND DRAINAGE PLANS

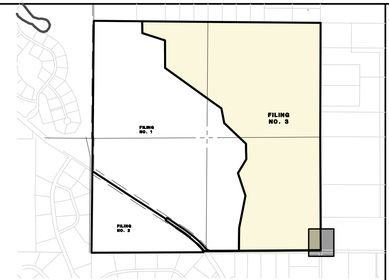
FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO



CUT FILL SUMMARY

CUT: 0.0 CU. YD.
FILL: 167.63 CU.YD.
NET: 167.63 CU.YD. (FILL)



KEY MAP
SCALE: N.T.S

LEGEND

- OVERALL BOUNDARY
- RIGHT OF WAY LINE
- LOT LINE
- SETBACK (HILLTOP RD)
- SUBDIVISION FENCE
- ULTIMATE HILLTOP RD
- EXIST EASEMENT
- EXIST BARBED WIRE FENCE — X
- EXIST FIBER OPTIC — FO
- EXIST GAS LINE — G
- EXIST HIGH PRESSURE GAS LINE — HPG
- EXIST TELEPHONE — T
- EXIST WATERLINE — 30" W
- EXIST CONTOUR (MINOR)
- EXIST CONTOUR (MAJOR) — 5400
- PROP CONTOUR (MINOR)
- PROP CONTOUR (MAJOR) — 5400
- DAYLIGHT LINE
- EXISTING ASPHALT
- PROP ASPHALT
- PROP GRAVEL SHOULDER

BENCHMARK NOTE:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35'
TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP (LAT. N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THESE CONSTRUCTION DRAWINGS HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR STREET AND DRAINAGE IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

PROJECT NO: D2214 | DRAWN/DESIGNED BY: DAL/KEC
DATE: 05/02/2025 | CHECKED BY: TWD

CONSTRUCTION DOCUMENTS PREPARED FOR:

FIELDS FILING NO. 3

GRADING, ROADWAY AND DRAINAGE PLANS

DOUGLAS COUNTY, CO

GRADING PLAN

Know what's below. Call before you dig.

DRAWING NO.
GRD-01
SHEET NO. 06 OF 06

SECOND SUBMITTAL

C:\RICK\Projects\D02000\D2214_Fields\Civil\PlanSets\FinalPlans\Grd_Rd_Drn - Filing 3\D2214_GR-1-F3.dwg - plotted by: dlimon ON 2025-05-02 @ 10:40 - ctb:rec_ncs_v2.ctb - © 2025 Rick Engineering Company

GESC REPORT

Grading, Erosion, and Sediment Control Report

Fields Filling No. 3

Prepared under the supervision of:
Troy Bales, PE #50961
Rick Engineering
8678 Concord Center Drive, Suite #200
Englewood, CO 80112

RICK Job No. 2214
April 2025

RICK

Grading, Erosion, and Sediment Control Report
Fields Filing No. 3

for

Hilltop Brothers, LLC
8678 Concord Center Drive, Suite #200
Englewood, CO 80112
303-346-7006

by

Rick Engineering Company
8678 Concord Center Drive, Suite #200
Englewood, CO 80112
303-537-8020

April 4, 2025

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"THIS GRADING, EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PLACED IN THE DOUGLAS COUNTY FILE FOR THIS PROJECT AND APPEARS TO FULFILL THE APPLICABLE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL CRITERIA. ADDITIONAL GRADING, EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER OR HIS/HER AGENTS 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 LAND OWNER, OR HIS/HER DESIGNATED REPRESENTATIVE(S) UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED OR VOIDED."

Certification

Professional Engineer:

"This report and plan for the Grading, erosion and sediment control design of the Fields Filing No. 3 development was prepared by me (or under my direct supervision) in accordance with the provisions of Douglas County Grading, Erosion, and Sediment Control (GESC) manual for the owners thereof. I understand that Douglas County does not and will not assume liability for drainage facilities designed by others."

_____

(Troy Bales)
Registered Professional Engineer
Date:

State of Colorado No.: _____

Company: Rick Engineering Company

Developer:

"Hilltop Brothers, LLC hereby certifies that the grading, erosion, and sediment control for the Fields Filing No. 3 Development shall be constructed according to the design presented in this report. I understand that Douglas County does not and will not assume liability for the grading, erosion and sediment control facilities designed and/or certified by my engineer that Douglas County cannot, on behalf of Fields Filing No. 3, guarantee that the final drainage design review will absolve Hilltop Brothers, LLC and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the final plat does not imply approval of my engineer's drainage design."

_____
Name of Developer

_____
Authorized Signature

I. Introduction

A. Grading, Erosion, and Sediment Control Objective:

The objective of this Grading, Erosion, and Sediment Control report for Fields Filing No. 3, is to meet the Douglas County GESC permit requirements and to identify the Best Management Practices (BMPs) which, when implemented, will meet the requirements of the Colorado Department of Public Health & Environment, Water Quality Control Division. According to *Colorado Department of Public Health and Environment Stormwater Management Plan Preparation Guidance* (4/2011), the GESC shall "identify all potential sources of pollution which may reasonably be expected to affect the quality of stormwater discharges associated with construction activity from the facility; describe the practices to be used to reduce the pollutants in stormwater discharges associated with construction activity at the facility; and ensure the practices are selected and described in accordance with good engineering practices, including the installation, implementation and maintenance requirements; and be properly prepared, and updated in accordance with Part I.E.5.c, to ensure compliance with the terms and conditions of this permit." The GESC must be completed and implemented at the time the project breaks ground, and revised if necessary, as construction proceeds to accurately reflect the conditions and practices at the site.

The GESC report is a "living" document which should be modified and updated through the course of site construction. Pollutant sources should be continuously evaluated, BMPs selected, documented, implemented, and pollutant sources re-evaluated (and the process continued). A current copy of the GESC report shall be kept onsite at all times. A person familiar with the GESC report and on-site construction activities and clean-up procedures should be designated as the GESC Administrator for the site. The GESC Administrator will be responsible for (but not limited to) inspections and inspection reports, personnel training, regulatory agency contact, GESC plan implementation and revisions, field notebooks, and record keeping of employee activities, contacts, notifications.

B. Location

Fields Filing No. 3 is located within the Southwest Quarter of Section 5, Township 7 South, Range 65 West of the 6th Principal Meridian, County of Douglas, State of Colorado. The site is bounded by Singing Hills Road to the south, and Flintwood Road to the east. The site encompasses approximately 298 acres; see GESC Plans in Appendix D.

C. Project Description

This GESC report and associated plans cover the creation of a gravel pad to allow for Fire service, providing a fire hydrant for responders to fill and return to the 7 lots being proposed. Individual end users will develop Site Improvements Plans (SIPs) associated with the development of their individual lots, and the lot owners will prepare and submit separate GESC plans and reports at the time of their development. The overall development will include all necessary infrastructure, inclusive of the access road and traffic control, dry utilities, drainage swales and a drainage control facility. Wet utilities for the site will not be necessary.

D. Existing Site Conditions and Surrounding Areas

The property is generally undeveloped consisting of natural terrain. The property is vegetated with grasses, weeds, and yucca, with many deciduous and coniferous trees present. The topography of the site generally slopes towards the north with portions of the property sloping to the west and southwest of the property. A dirt road crosses through the center of the property from northwest to southeast. No site conditions or features typically associated with "recognized environmental conditions" were identified during the site reconnaissance by the environmental consultant on the project.

II. Site Description

A. Construction Activity Description

Construction activity includes installation of BMPs, overall grading of access to the site including drainage conveyance, installation of utilities (Water service and Fire Hydrant), and gravel pavement.

B. Proposed Sequence for Major Activities

The sequence for major construction activities includes the installation of BMPs, followed by site grading, construction of infrastructure and establishment of permanent BMPs.

C. Area Estimates

The total area of the site is approximately 298 acres. The approximate area of disturbance for the project is about 0.15 acres, which includes the gravel pad, and installation of utilities. The site is bounded by Singing Hills Road to the south, and Flintwood Road to the east.

Grading the site will require an estimated 167 cubic yards (CY) of fill material. No cut materials will be removed from the site. The fill material needed for the proposed gravel pad on the Filing No. 3 development site is anticipated to be imported.

This GESC report does not include additional offsite area (for staging, material storage, overburden stockpiles of dirt, borrow areas, etc) other than that mentioned above.

D. Runoff Coefficient and Soil Description

According to *Mile High Flood District Urban Storm Drainage Criteria Manual Volume 3* (04/2024), the "C" values for this site include Low traffic Areas of gravel with an impervious value of 0.60 and 100-year runoff coefficient value of 0.71, areas of undeveloped land with a C value of 0.45. Within the limits of construction, the weighted 100-Year C value of the site prior to improvements is 0.45 and after the proposed improvements is 0.48.

According to the Natural Resources Conservation Services (NRCS) Maps, the site consists of Hydrologic Soil Group A (32%), B (53%), and C (15%)

E. Existing Vegetation

A visual assessment of habitat conditions noted that the site is characterized by sparsely vegetated fields containing native grasses typical to undeveloped Front Range areas. Based on the visual assessment performed, the site has 87% ground cover.

F. Pollutants Associated With Construction Activities (Other Than Sediment)

Potential pollutants other than sediment associated with construction activity may include solvents, metals, pesticides, (insecticides, fungicides, herbicides, rodenticides, etc.), petrochemicals (oils, gasoline, asphalt degreasers, etc.), plated products, asphalt, paints, wood, garbage, sanitary wastes, fertilizers, and wash waters associated with many of these products.

Practices must be used to prevent these potential pollutants from leaving the construction site. Pollutants such as oils, waxes, and water-insoluble pesticides form surface films on water and solid particles. Also, oil films serve as a medium for concentrating water-soluble insecticides. Other than by use of very costly water-treatment facilities or extended runoff water detention periods, these pollutants become nearly impossible to control once present in the runoff.

Procedures must be established to protect watercourses from damage by sediment and other pollutants generated during construction activities. The variety of pollutants and the severity of the damage caused depend upon a number of factors, including:

- The nature of the construction activity – some sites may store hazardous liquids and solid non-wastes on site.
- The physical characteristics of the construction site, including weather, time of year for construction (dry or rainy season),

topography, soil conditions, drainage systems, etc.

- The proximity, volume, and quality of the receiving waters (i.e. the amount and purity of the water receiving the contaminated runoff).

The physical characteristics of the construction site have a significant impact on the potential discharge of pollutants from construction activities. As with sediment, the vast majority of all pollutants are carried into the receiving waters via storm runoff. The amount of runoff discharging from a construction site depends upon the several hydrologic factors. These factors include the rainfall intensity and frequency, the infiltration rate of the soil; the surface roughness; and the length and steepness of the longest watercourse. Large areas that have been denuded (stripped of vegetation), have long slopes, steep slopes, compacted soils, and high intensity rainfall are conducive to increased runoff.

The most economical and effective controls for these potential pollutants (other than sediment) generated on the construction site are the exercise of good “housekeeping" practices and an awareness by construction workers, planners, engineers, and developers of the need and purpose of compliance with federal, state, and local regulations. The following general procedures shall be implemented:

- Containers with potential pollutants shall be located in a designated area, as far as possible from any receiving waters
- During the rainy season, the storage areas with potential pollutants shall have a permanent cover and side wind protection, or be covered during non-working days and prior to rain events
- Dumpsters used to store items awaiting transfer to an off-site recycling or disposal facility must have a cover. Dumpsters shall be in good condition without corrosion or leaking seams, and be located as far as possible from any receiving waters
- Garbage dumpsters shall be replaced if they are deteriorating to the point where leakage is occurring and shall be covered to prevent storm water from entering.
- Port-a-lets shall be provided and maintained for use by on-site construction personnel.
- Where material is temporarily stored in drums, a containment system shall be used. The volume of the secondary containment provided shall be at least 110% of the largest stored container.
- Drums stored in an area where unauthorized persons may gain access must be secured in a manner that prevents accidental spillage, pilferage or any unauthorized use.
- Lids shall be tightly closed

- Use plastic sheeting to line the area.
- Keep a list of products in storage.
- Check containers periodically for leaks or deterioration.
- In case of a leak, put original container into a larger container and label it properly.
- Post information for procedures in case of spills. Persons trained in handling spills shall be on-site or on-call at all times. Materials for cleaning up spills shall be kept on-site and easily available. Spills shall be cleaned up immediately and the contaminated material properly disposed of.
- An employee trained in emergency spill cleanup procedures shall be present when dangerous wastes, liquid chemicals or other wastes are loaded or unloaded.
- Construction activity accumulating dangerous wastes that do not contain "free liquids" shall be protected from storm water run on.

G. Non-Stormwater Components of Discharge

The Manager shall reduce or eliminate discharges of non-stormwater from construction sites to the extent practicable. The following are the only non-stormwater discharges allowed under this permit, provided appropriate control measures are in place to assure.

- Discharges from emergency fire-fighting activities.
- Water used to control dust, provided reclaimed water or other wastewaters are not used.
- Routine external building wash down where detergents are not used.
- Water used to rinse vehicles and equipment, provided that reclaimed water or other wastewater is not used and no soaps, solvents, detergents, oils, grease or fuels are present in the rinse.
- Pavement washing is not allowed unless a vacuum is utilized.
- Uncontaminated air conditioning or compressor condensate.
- Water from fire-fighting system testing and maintenance, including hydrant flushing.
- Water used for compacting soil, provided reclaimed water or other wastewaters are not used.

The anticipated non-storm water discharge expected on this site are dust control, vehicle & equipment wash water, pavement rinse water, air conditioning or compressor condensate & soil compaction.

It is noted that groundwater and/or mixed groundwater and stormwater may only be an allowable discharge if the Contractor follows the CDPHE low risk discharge policy. Non-stormwater discharges shall comply with the allowable uses under the CDPS COR400000 permit.

H. Receiving Waters

The project site is part of the Cherry Creek watershed which will ultimately drain to the South Plat River.

After the improvements, site runoff will flow north and northwest into the Cherry Creek watershed. The runoff from the site will generally follow historic drainage patterns/directions.

III. BMPs for Stormwater Pollution Prevention

A. Erosion and Sediment Controls

Once construction activity begins, Best Management Practices (BMPs) intended to contain sediment onsite must be constructed, inspected, and repaired as necessary. Such controls must be functional before upslope land disturbance takes place. The BMPs will be installed as shown on the Grading and Erosion Control Plans in Appendix B. They must be supplemented as on-site experience proves necessary in order to control sediment, pollutant discharge, and ensure public safety. The following temporary BMPs (some of which act as permanent BMPs) will be installed and maintained to control on-site erosion and prevent sediment from traveling off-site during construction:

- **Silt Fence** is a woven synthetic fabric that filters runoff. Silt fence is a temporary barrier that is installed prior to earthmoving activities and is placed downstream of areas where runoff from construction activities is expected to occur, especially along the site perimeter. Silt fences will be installed according to the manufacturer's recommendations. Silt fence is not intended to be used in areas of concentrated flow. If concentrated flow is encountered during the placement of the fence, an alternative BMP shall be used and the GESC should be updated to reflect this change.

- **Preservation of Existing Vegetation** should occur where no construction activity is expected to occur.

B. Erosion Control Sequencing

Before construction commencement, silt fence will be placed downstream of areas where runoff from construction activities is expected to occur.

Vehicle tracking control will also be placed at the stockpile area exit(s). If the soil stockpile area is moved from the location shown on the site plan, the GESC should be updated.

All perimeter erosion control devices (silt fence) shall be in place, functional, and maintained during and following the grading and construction operations. Wind borne sediment and dust control measures should be established for all phases of construction.

Wattles will be placed at proposed area inlets and within proposed swales. Gravel filters will be placed at curb inlets.

All erosion control devices will remain in place until final stabilization of soil. Permanent erosion control devices shall be installed at the end of construction. These measures include riprap (installed during construction).

C. Materials Handling and Spill Prevention

Hazardous waste disposal (that is not typical to roadway widening operations) is not included within this GESC. Concrete and asphalt batch plants are not anticipated on this site and thus are not included in this GESC.

SPILL CONTROL PROCEDURES:

Even with careful handling and management of materials, spills still may occur. Spill control procedures shall be implemented in order to minimize or prevent the discharge of spilled material to the drainage system or watercourses.

Control BMPs: The major control mechanism for spills is to properly educate employees and subcontractors on what to do in the case of a spill for each material they use. All containers susceptible to spillage or leakage must be clearly identifiable and labeled to encourage proper handling and facilitate rapid response in the event of a spill or leak. Keep proper storage, clean-up and spill reporting instructions posted on site at all times and verify weekly that spill control clean up materials are located near material storage areas, unloading, and use areas. Preventative measures shall be in place to isolate containers from high traffic areas and contain spills at the site of contamination via secondary containment. Spills need to be immediately and properly contained to prevent

contaminating runoff. The magnitude of a spill will determine the level of response required to mitigate it:

- Secondary containment is required for bulk storage (55 gallons or greater) of hazardous materials.
- Minor spills typically involve small quantities of oil, gasoline, paint, etc., which can be controlled by the first responder at the discovery of the spill.
- Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.
- For significant or hazardous spills that cannot be controlled by personnel in the immediate vicinity, notify the local emergency response by dialing 911, in addition to notifying the proper city/county officials.

The responsible party for detecting and responding to spills and leaks is:
Contact Name: _____
Company Name:_____
Company Title: _____
Address: _____
Phone Number: _____

IV. Other Controls

Waste Disposal
Except as authorized by a Section 404 Permit, no solid materials of any kind, including building material, are to be discharged offsite. Waste receptacles are to be provided at convenient locations, with regular collection schedules. All debris and waste shall be properly disposed of according to applicable federal, state and local laws. Receptacles are to be covered and not subjected to storm water run-on or runoff. No material, liquid or otherwise, is to be discharged through the storm drain system.

Dust Control
Dust control measures are to conform to the Air Pollution Control Permit and any measures that may be specified by the Geotechnical Engineer. The geotechnical engineering evaluation shall be reviewed by the contractor and subcontractors as it relates to this GESC. The nature of fill material shall be as described within the above-referenced evaluation.

The tracking of sediment onto public streets is normally attributed to vehicles driving through unpaved areas and onto said streets. For the time-period just prior to the start of earth disturbing activity, to prior to site paving, the construction site entrance shall be protected by a Vehicle Tracking Control. The gravel apron is to be inspected regularly and maintained as necessary. Any public street shall be inspected and cleaned as necessary by means of sweeping by the contractor, shall tracking occur. Street cleaning debris shall be disposed of in the same manner as all other construction waste as herein described.

The gravel apron may be salvaged for use elsewhere or thoroughly mixed into the subgrade immediately prior to paving activities. The contractor shall consult with the Geotechnical Engineer for this project for further recommendations should this option is used.

Vehicle and Equipment Maintenance and Fueling

Vehicle maintenance and refueling operations should take place in designated areas when possible. Designated areas shall protect potential contaminants from being mobilized by stormwater and should follow the BMP guidelines for petroleum products as stated in this document. Any soils contaminated from spills or leakage during these operations shall be separated and treated as material waste.

Vehicle Tracking of Sediments

Vehicle tracking of sediments shall be minimized by maintaining controlled access points for vehicles that access actively earth-worked areas of the site or would otherwise come in contact with significant amounts of sediment, and providing vehicle tracking pads at these locations. General locations for these have been shown indicatively on the Erosion and Sediment Control plans but may be updated to reflect specific contractor staging of works.

Disturbed and Stored Soils

Active stockpiles shall be managed by means of dust control during loading and unloading procedures. All active stockpiles that are to be left for greater than a 24-hour period shall have structural BMPs implemented to prevent the mobilization of sediment from the stockpile. Stockpiles to be left for longer than 14 days shall have interim stabilization as noted in the Erosion and Sediment Control portion of this document.

Management of Contaminated Soils

Contaminated soils shall be separated from uncontaminated soils to the extent possible, stockpiled separately and treated as material waste. Contaminated soils shall be protected from being mobilized by stormwater runoff; this may be achieved utilizing structural BMPs noted in this document, and by covering small stockpiles.

Asbestos and heavy metal contamination, such as arsenic and lead, shall be managed in accordance with the Colorado Department of Public Health and Environment (CDPHE) guidelines.

Loading and Unloading Operations
Loading of disturbed soil into trucks for transport offsite shall take place in designated areas, utilizing the controls described for Disturbed and Stored Soils as well as the Vehicle Tracking of Sediments. Where possible, road vehicles transporting material to or from the site shall remain on stone paved areas, and at a minimum have vehicle tracking pads at access points leaving the site.

V. Final Stabilization and Long-term Stormwater Quality

Final stabilization is reached when all soil disturbing activities at the site have been completed and vegetative cover has been established with a density of at least 70 percent of pre-disturbance levels or when equivalent permanent erosion reduction methods have been utilized. Upon final stabilization, all temporary BMPs may be removed.

VI. Inspection and Maintenance Procedures

During construction, appropriate measures shall be taken to inspect and maintain existing erosion control features and install new erosion control elements as needed.

The temporary BMPs will be inspected and documented at a minimum of once every 14 days and after each precipitation or snowmelt event. The GESC will be kept up-to-date with inspection records, maintenance procedures, and changes. Records should include complete inspection reports for each inspection, maintenance and repair reports as a result of the inspections, and records of maintenance as indicated in the manufacturer's specifications, or other acceptable sources. A record-keeping system is recommended in managing inspection and maintenance reports and should include all maintenance records, spill response, weather conditions, training, correspondence, etc.

Preventative maintenance also involves the regular inspection and testing of equipment, timely maintenance of the equipment, and complete records of the maintenance and

inspections of the equipment. The maintenance and inspection records should be kept on site and made available upon request.

Inspections must include the observation of the construction site perimeter, runoff discharge points, disturbed areas, erosion and sediment control measures identified in this GESC, and any other structural BMPs that may require maintenance. The inspection must determine if there is evidence of or potential for pollutants to enter the drainage system and if they should be modified, replaced, or added to.

The following includes some maintenance procedures:

- Erosion and sediment control measures determined, upon inspection, to be in need of repair shall be maintained before the next anticipated storm event or as necessary to maintain continued effectiveness of erosion and sediment control measures. If it is impractical to maintain erosion and sediment control measures before the next storm event, maintenance should be accomplished as soon as practical.

- Locations where vehicles enter or exit the site shall be inspected for evidence of sediment being tracked off-site by construction traffic. Such sediment shall be removed before it can be conveyed to the receiving storm drains or creeks.

- Rock at inlet protection will be checked regularly for sediment buildup which will prevent drainage. If the rock is clogged with silt, it will be removed and cleaned or replaced.

- Seeded areas will be checked to see that grass coverage is maintained. Areas will be watered, fertilized, and reseeded as needed.

- It is the responsibility of the Operator to maintain effective pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more control than is shown on the Erosion Control Plan. For example, localized concentrations of surface runoff or unusually steep areas could require additional erosion control devices. Assessing the need for and implementing additional controls will be a continuing aspect of the GESC until final stabilization. This plan intends to control water-borne and liquid pollutant discharges by some combination of interception, filtration, and containment. Parties implementing this plan must remain alert to the need to periodically refine and update the plan in order to accomplish the intended goals.

- Sediment that has escaped the construction site must be removed at a frequency sufficient to minimize off-site impacts.

VII. References

1. Grading, Erosion, and Sediment Control (GESC) Manual, Douglas County, July 2019.

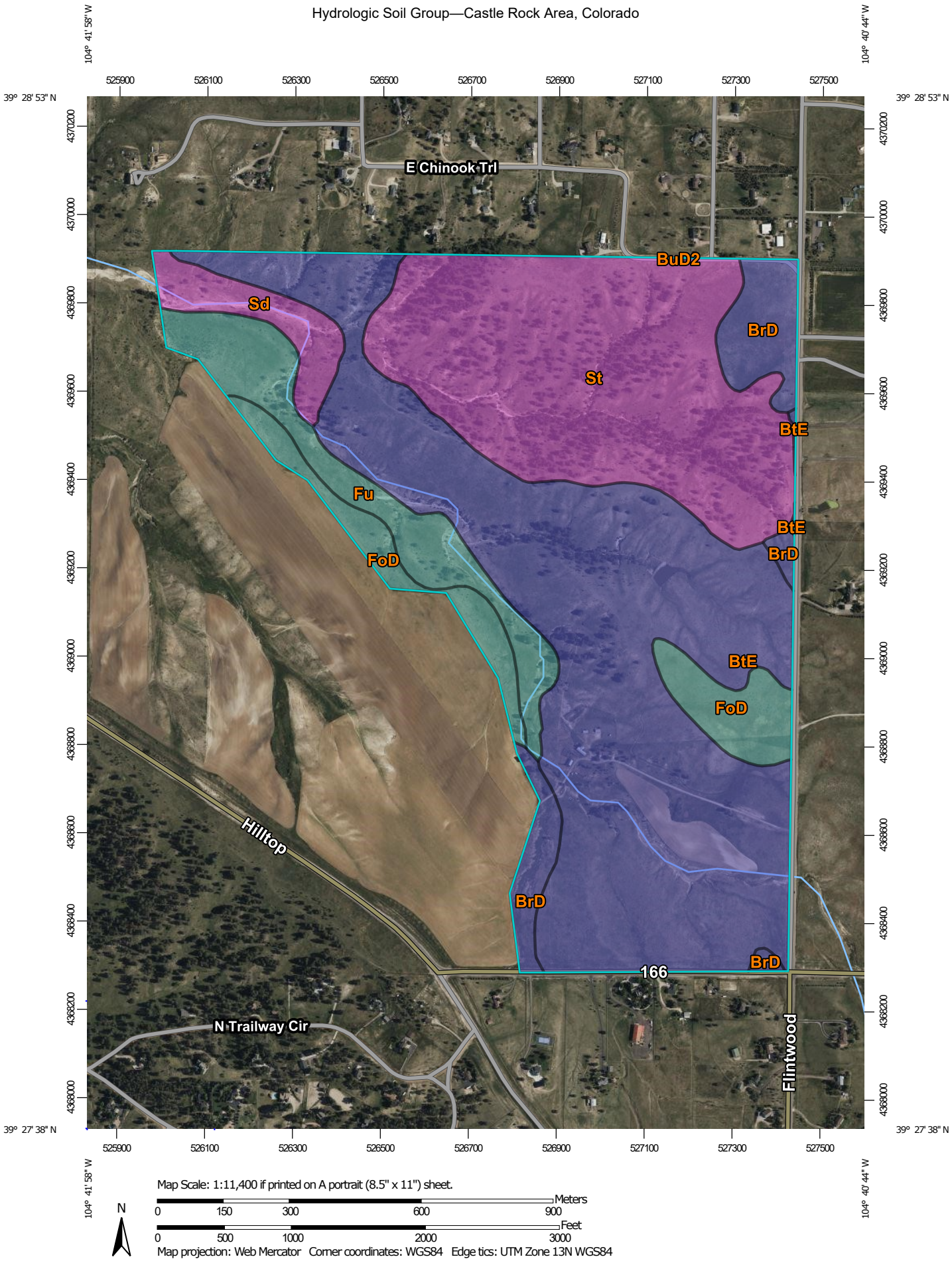
2. Stormwater Management Plan Preparation Guidance, State of Colorado, Colorado Department of Public Health and Environment, April 2011.

3. Soil Survey of Castle Rock Area, Colorado, United States Department of Agriculture, Soil Conservation Service, in cooperation with the Colorado Agricultural Experiment Station and Forest Service, 1975.

4. Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3, Mile High Flood District, March 2024.

APPENDIX A

USDA NRCS Web Soil Survey


104° 41' 58" W
104° 40' 44" W
525900
526100
526300
526500
526700
526900
527100
527300
527500
39° 28' 53" N
39° 27' 38" N
4370200
4370000
4369800
4369600
4369400
4369200
4369000
4368800
4368600
4368400
4368200
4368000
E Chinook Trl
BuD2
Sd
BrD
St
BtE
Fu
FoD
BtE
BrD
BtE
FoD
Hilltop
BrD
BrD
166
N Trailway Cir
Flintwood
Map Scale: 1:11,400 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 150 300 600 900
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

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.

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 17, Aug 29, 2024

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

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrD	Bresser sandy loam, cool, 5 to 9 percent slopes	B	20.8	5.6%
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	B	176.8	47.7%
BuD2	Bresser and Truckton soils, 3 to 12 percent slopes, eroded	B	0.1	0.0%
FoD	Fondis clay loam, 3 to 9 percent slopes	C	24.4	6.6%
Fu	Fondis-Kutch association	C	29.4	7.9%
Sd	Sandy alluvial land	A	12.8	3.5%
St	Stapleton-Bresser association	A	106.5	28.7%
Totals for Area of Interest			**370.6**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX B

GESC Drawing and Report Checklist

DOUGLAS COUNTY
COLORADO
Department of Public Works Engineering

Project Name: _____
DV#: _____
Date Submitted: _____

CHECKLIST FOR DEVELOPING A GESC PLAN – SELECTING BMPs ON 10 ELEMENTS OF AN EFFECTIVE GESC PLAN

ELEMENT #1: PRESERVE AND STABILIZE DRAINAGEWAYS

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			

A. Drainageways shall not be Filled, Regraded, or Realigned.

1. Delineate 100 yr floodplain limits for all existing drainageways (based on future development peak discharges).
2. Show limits of fill adjacent to drainageways and channel area to be preserved (shade undisturbed areas on drawings).
3. Show Construction Fence (CF) or, if approved, Construction Markers (CM) around all stream preservation areas.

B. Ample Freeboard Above the 100 Year Floodplain Shall be Provided.

1. Provide ample freeboard above the 100 year future development floodplain to lot grades and lowest floor elevations (including basements in fill). Refer to Douglas County *Storm Drainage Design and Technical Criteria Manual,* as amended.

C. Existing Drainageways Shall be Stabilized.

1. Design grade control structures in all drainage channels as necessary. Refer to the Douglas County *Storm Drainage Design and Technical Criteria Manual*, as amended.
2. Design bank stabilization improvements as necessary.
3. Emulate natural systems in the design of C1 and C2 above.

D. Disturbance to Existing Drainageways Shall be Minimized and Quickly Restored.

1. Identify features whose construction within drainageways is unavoidable, such as the following:

1A. Grade control structures.
1B. Bank stabilization.
1C. Road crossings (bridges or culverts).
1D. Storm sewer outfalls.
1E. Utility crossings.
1F. Temporary stream crossings for construction access.

Design Engineer			County Engineer			
Yes	No	N/A	Yes	No	N/A	
		X				2. Determine limits of construction around the features identified in Item D.1 above that are just large enough to allow construction, but not larger than necessary, to minimize disturbance.
		X				3. Show Construction Fence (CF) or, if approved, Construction Markers (CM) to delineate the limits of construction determined in Item D.2 above.
		X				4. Identify coordinates or other means of locating Construction Fence (CF) or Construction Markers (CM) for contractor.
		X				5. Show Check Dam (CD) or Reinforced Check Dam (RCD) immediately downstream of each disturbed area in the stream. Check sizing criteria in Section 3.17 of the GESC Manual.
		X				6. Show Temporary Stream Crossings (TSC), as necessary. Stream crossings shall be limited to the minimum number necessary.
		X				7. Show Erosion Control Blanket (ECB) in all disturbed areas of streams (within construction fence defining limits of construction) up to the top of the bank, to be installed immediately after construction in the stream is complete.
						E. Any New Drainageways Shall be Designed and Stabilized.
		X				1. Identify any additional small drainageways that are necessary to manage stormwater runoff on the site.
		X				2 Determine design discharges and size the drainageways.
		X				3. Design stabilization improvements as necessary for drainageways, including any drop structures or lining. For 2 year flows less than 10 cfs, criteria for Diversion Ditches (DD) may be used.
						F. Identify features whose construction within drainageways is unavoidable, such as the following.
						1. Determine if the following permits (and any others) are necessary. If so, complete the required documentation and submit applications.
		X				1A. Douglas County Floodplain Development Permit.
		X				1B. US Army Corps of Engineers Section 404

Project Name: _____
DV#: _____
Date Submitted: _____

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			

Permit.
1C. US Fish and Wildlife Service Threatened and Endangered Species approvals.
1D. Conditional Letter of Map Revision.

ELEMENT #2: AVOID THE CLEARING AND GRADING OF SENSITIVE AREAS

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
	X				
		X			
		X			

1. Conduct a resource inventory on the site and identify on the GESC Plan the type and aerial extent of features such as the following:
1A. Protected habitat for endangered species.
1B. Wetlands.
1C. Nesting bird habitat.
1D. Riparian corridors.
1E. Forested areas.
1F. Mature cottonwood stands.
1G. Bedrock outcroppings.
1H. Steep slopes.
1I. Potential stormwater infiltration areas.
1J. Historic, cultural, or archeological resources.
1K. Areas of unique or pristine vegetation, habitat, or landform.
2 Endeavor to avoid, or minimize, disturbance to the sensitive areas identified in 1a-k above.
3. Show Construction Fence (CF) or, if approved, Construction Markers (CM) to delineate the limits of construction adjacent to areas to be preserved.

ELEMENT #3: BALANCE EARTHWORK ONSITE

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
X					
X					
X					
X					

1. Endeavor to balance earthwork quantities on site through the following tasks.
1A. Develop initial grading plan.
1B. Check earthwork quantities for balance (consider shrink/swell).
1C. Raise or lower portions of the site as necessary to try to balance earthwork.
1D. Repeat steps b and c until balance is

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			
		X			
		X			
		X			
		X			

achieved.

2. If it is impossible to balance earthwork quantities on site, prepare letter requesting a site variance including the following:

2A. Reason for variance

2B. Amount of material to be imported or exported.

2C. Location of disposal site if export or source site if import.

2D. GESC Permit numbers for disposal or source sites.

2E. Detailed haul route plan and traffic control plan for haul route.

2F. Type and number of trucks required to complete the import or export.

ELEMENT #4: LIMIT THE SIZE OF GRADING PHASES TO REDUCE SOIL EXPOSURE.

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			

1. For large projects, determine separate grading phases, each disturbing less than 40 acres (70 acres for soil mitigation projects).
2. Balance earthwork for each phase following the guidance from Element 3, above.

ELEMENT #5: STABILIZE SOILS IN A TIMELY MANNER.

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
X					
X					
X					

1. Indicate Seeding and Mulching (SM) or permanent landscaping in all areas to be graded.
2. Show Surface Roughening (SR) in all areas that are disturbed.
3. Indicate Erosion Control Blanket (ECB) or Compost Blanket (CB) on slopes steeper than 4:1 and in all areas where an extra measure of stabilization is appropriate.

Project Name: _____
DV#: _____
Date Submitted: _____

ELEMENT #6: IMPLEMENT PERIMETER CONTROLS.

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			
		X			
		X			
		X			
		X			
		X			
		X			

A. Upslope perimeters

1. Show Construction Fence (CF) or Construction Markers (CM) to delineate the limits of construction along the sensitive areas and next to schools, trails and parks, unless an existing fence is located there.
2. Use Diversion Ditch (DD) to capture runoff entering the site via sheet flow. Follow design guidance in Section 3.17 of the GESC Manual.
3. For steep reaches, such as where the ditch conveys runoff down a channel bank to the bottom of a stream, the diversion ditch is to be lined based on the criteria shown in Section 3.17 of the GESC Manual.
4. For an alternative to a lined ditch in steep sections, consider a Temporary Slope Drain.

B. Downslope Perimeters.

1. Show Construction Fence (CF) or Construction Markers (CM) to delineate the limits of construction along the sensitive areas and next to schools, trails and parks, unless an existing fence is located there.
2. If the upslope disturbed drainage area exceeds 1 acre, use a Diversion Ditch (DD) or permanent drainageway to convey runoff to a Sediment Basin (SB).
3. If the upslope disturbed drainage area is less than 1 acre, use a Diversion Ditch (DD), Reinforced Rock Berm (RRB), Sediment Control Log (SCL), or Silt Fence (SF). In general, the latter three BMPs are to be used on the contour. Check Section 3.17 of the GESC Manual for specific guidance pertaining to the use of these downslope perimeter controls.
4. Use a Check Dam (CD) or Reinforced Check Dam (RCD) across a stream or drainage channel at the downslope perimeter of the site.

Project Name: _____
DV#: _____
Date Submitted: _____

ELEMENT #7: USE SEDIMENT BAINS FOR UPSTREAM AREAS EXCEEDING 1.0 ACRE

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			
		X			

1. Runoff from all disturbed areas greater than 1 acre shall be treated in a Sediment Basin (SB). Use the standard design for drainage areas less than 15 acres. For areas less than 1 acre, a Sediment Trap (ST) may be used.
2. If a non-standard design is used, construction drawings detailing the storage volume, embankment, spillway, and outlet are required. Refer to the Douglas County *Storm Drainage Design and Technical Criteria Manual*, as amended.
3. Wherever possible, sediment basins are to be located within any permanent water quality or quantity detention facilities. Permanent water quality or quantity detention facilities shall have a sediment basin incorporated within them. With at least half of the sediment basin storage volume required provided below the lowest outlet of a permanent detention facility.

ELEMENT #8: PROTECT STEEP SLOPES.

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
X					
X					
		X			
		X			

A. Proposed Slopes Shall be no Steeper than 3 to 1.

1. Ensure that no slopes are proposed that are steeper than 3H to 1V, except small areas of rip rap outlet protection near outfalls and culverts.
2. Show Erosion Control Blanket (ECB) on slopes steeper than 4:1.

B. Runoff Shall be Diverted Away from Steep Slopes.

1. Use Diversion Ditch (DD) to capture runoff before it flows down the steep slope.

C. Terracing Shall be Incorporated into the Grading of Steep Slopes.

1. Use Terracing (TER) in steep slopes to break up the flow of incidental water and reduce the development of rill and gully erosion.

Project Name: _____
DV#: _____
Date Submitted: _____

ELEMENT #9: PROTECT INLETS, STORM SEWER OUTFALLS, AND CULVERTS.

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
		X			
		X			
		X			
		X			

1. Show Inlet Protection (IP) at all street and area inlets.
2. Show Reinforced Rock Berm for Culvert Protection (RRB) at all culvert inlets.
3. Design outlet protection for all storm sewer outfalls and culvert outlets per the Douglas County *Storm Drainage Design and Technical Criteria Manual*, as amended.
4. Show Erosion Control Blanket (ECB) in stream areas disturbed by the construction of the outfall or culvert.

ELEMENT #10: PROVIDE ACCESS AND GENERAL CONSTRUCTION CONTROLS

Design Engineer			County Engineer		
Yes	No	N/A	Yes	No	N/A
X					
X					
		X			
		X			
		X			
		X			
X					

1. Identify all limits of construction. Use Construction Fence (CF) or Construction Markers (CM) to delineate the limits of construction.
2. Provide one or more Vehicle Tracking Controls (VTC) at all entrance/exit points from a public street to a site. Including stop signs for all exiting traffic.
3. Show a Stabilized Staging Area (SSA) near the main access point.
4. Show adequate footprints for topsoil stockpiles. These stockpiles must have slopes no greater than 3 to 1.
5. Show a Concrete Washout Area (CWA) near all concrete work areas.
6. Show temporary access roads and stockpile areas.
7. Select areas for the vehicle tracking control, stabilized staging area, access roads, and stockpile areas that avoid disturbance to trees, desirable vegetation, steep areas and low, wet areas.

APPENDIX C

Opinion of Probable Cost

Douglas County GESC Permit

Fields Filing No. 3 - Cost Opinion Spreadsheet

4/3/2025

BMP No.	BMP	ID	Unit	Installation Unit Cost	Quantity	Cost
1	Check Dam	CD	LF	$ 24.00	-	-
2	Compost Blanket	CB	SF	$0.36	-	-
3	Compost Filter Berm	CFB	LF	$ 2.00	-	-
4	Concrete Washout Area	CWA	EA	$ 100.00	-	-
5	Construction Fence	CF	LF	$ 3.00	-	-
6	Construction Markers	CM	LF	$ 0.20	-	-
7	Dewatering	DW	EA	$ 600.00	-	-
8	Diversion Ditch	DD	LF	$ 18.75	-	-
9	Erosion Control Blanket	ECB	SY	$ 4.00	1,100	$ 4,400.00
10	Inlet Protection	IP	EA	$ 375.00	-	-
11	Reinforced Check Dam	RCD	LF	$ 36.00	-	-
12	Reinforced Rock Berm	RRB	LF	$ 9.00	-	-
13	RRB for Culvert Protection	RRC	LF	$ 9.00	-	-
14	Sediment Basin	SB	AC	$ 23,125.00	-	-
15	Sediment Control Log	SCL	LF	$ 2.00	-	-
16	Sediment Trap	ST	EA	$ 600.00	-	-
17	Seeding and Mulching	SM	AC	$ 3,500.00	-	-
18	Silt Fence	SF	LF	$ 3.00	205	$ 615.00
19	Stabilized Staging Area	SSA	SY	$ 2.00	-	-
20	Surface Roughening	SR	AC	$ 600.00	-	-
21	Temporary Slope Drain	TSD	LF	$ 30.00	-	-
22	Temporary Stream Crossing	TSC	EA	$1,000.00	-	-
23	Terracing	TER		$ -	-	-
24	Vehicle Tracking Control	VTC	EA	$2,850.00	-	-
25	VTC with Wheel Wash	WW		$ -	-	-
26	Temporary Batch Plant Restoration		AC	$5,000.00	-	-
					TOTAL:	**$ 5,015.00**

APPENDIX D

GESC Plan

GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF ROADWAY IMPROVEMENTS, GRADING AND EROSION CONTROL MEASURES, AND STORM DRAINAGE IMPROVEMENTS ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF DOUGLAS COUNTY, COLORADO.

STANDARDS AND SPECIFICATIONS

- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS (2020)
- DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA (2020)
- DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) MANUAL (2020)
- COLORADO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDE (2017)
- COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLAN (2017)
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009)
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3 (2016)

NOTE: THE CONTRACTOR SHALL ALERT THE OWNER AND ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE STANDARDS AND SPECIFICATION USED ABOVE.

SITE BENCHMARK & BASIS OF BEARING:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35' TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

OWNER:

WALLDEN – HILL TOP, LLC.
7199 FLINTWOOD RD.
PARKER, CO 80138

APPLICANT/DEVELOPER:

HILLTOP BROTHERS, LLC.
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112

ENGINEER:

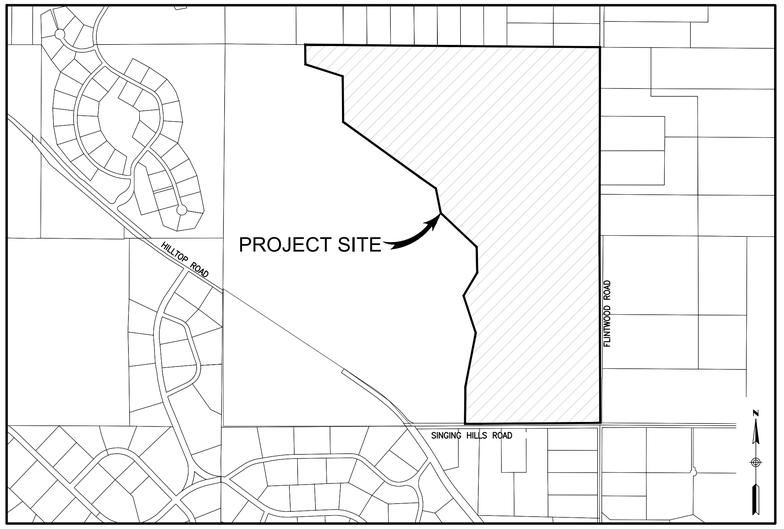
RICK ENGINEERING COMPANY
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES

SURVEYOR:

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: ROBERT HENNESSY

AGENCIES:

DOUGLAS COUNTY COMMUNITY
DEVELOPMENT DEPARTMENT
PLANNING DEVELOPMENT DIVISION
100 THIRD ST
CASTLE ROCK, CO 80104
CONTACT: DEBORAH KULA



VICINITY MAP
SCALE: 1"=1,000'

LEGEND

OVERALL BOUNDARY	
RIGHT OF WAY LINE	
LOT LINE	
SETBACK (HILLTOP RD)	
SUBDIVISION FENCE	
ULTIMATE HILLTOP RD	
EXIST CONTOUR (MINOR)	
EXIST CONTOUR (MAJOR)	5400
PROP CONTOUR (MINOR)	
PROP CONTOUR (MAJOR)	5400
DAYLIGHT LINE	
PROP STORM SEWER	
EXISTING ASPHALT	
PROPOSED ASPHALT	
PROPOSED SHOULDER	
PROP STORM INLET (TYPE C)	
PROP NYLOPLAST DRAIN BASIN	
PROP STORM FLARED END SECTION	

ABBREVIATION

BEGIN CURVE	BC
BLOW OFF VALVE	BOV
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
BOTTOM OF WALL	BW
CENTERLINE	CL
DRAINAGE EASEMENT	DE
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FLOW LINE	FL
GARAGE FLOOR FRONT	GFF
GARAGE FLOOR BACK	GFB
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
SANITARY SEWER MANHOLE	SSMH
STORM DRAIN MANHOLE	SDMH
STORM DRAIN INLET	SDI
SEWER	SWR
THRUST BLOCK	TB
TOP OF CURB	TC
TOP OF GRATE	TG
TOP OF WALL	TW
WATER	WTR
UTILITY EASEMENT	UE

SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
01	CV-01	COVER SHEET
02	NT-01	NOTES
03	EC-01	INITIAL GESC PLAN
04	EC-02	INTERIM/FINAL GESC PLAN
05	DTL-01	DETAILS
06	DTL-02	DETAILS
07	DTL-03	DETAILS

NOTES:

1. THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE DOUGLAS COUNTY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE DOUGLAS COUNTY 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 PREMITTEE(S), UNTIL SUCH TIME AS THE GESC 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) MANUAL OF DOUGLAS COUNTY, AS AMENDED.

GESC PLANS PREPARED BY:

_____ _____ _____ _____
RICK ENGINEERING COMPANY DATE PE NUMBER

_____
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

_____
DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
303-537-8020
rickengineering.com
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER
RICK

PROJECT NO:	D02214
DATE:	04/01/2024
DRAWN/DESIGNED BY:	MCG/DAL
CHECKED BY:	KEC/TB

PRELIMINARY PLAN PREPARED FOR:
FIELDS FILING NO. 3
GRADING, EROSION, AND SEDIMENT CONTROL
DOUGLAS COUNTY, CO

COVER SHEET

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

DRAWING NO.
CV-01
SHEET NO. 01 OF 07

SECOND SUBMITTAL

C:\RICK\Projects\D02000\2214_Fields\Civil\PlanSets\FinalPlans\GESC – Filing 3\2214-GESC-CVR-F3.dwg – plotted by: dlimon ON 2025-04-03 @ 09:27 – ctb:rec_ncs_v2.ctb – © 2025 Rick Engineering Company

GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

RICK ENGINEERING COMPANY SPECIAL NOTES:

1. ANY QUESTION RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 303-537-8020. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (TEMPORARY EROSION CONTROL BMPS) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATIONS IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.

5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATIONS OF EXISTING FACILITIES.

8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.

9. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

10. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.

11. WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE ABOVE-NAMED SPECIFICATIONS.

12. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.

_____
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

_____
DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
303-537-8020
rickengineering.com
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO:	D02214
DRAWN/DESIGNED BY:	MCG/DAL
CHECKED BY:	KEC/TB
DATE:	04/01/2024

PRELIMINARY PLAN PREPARED FOR:
FIELDS FILING NO. 3
GRADING, EROSION, AND SEDIMENT CONTROL
DOUGLAS COUNTY, CO

NOTES

Know what's below. Call before you dig.

DRAWING NO.
NT-01
SHEET NO. 02 OF 07

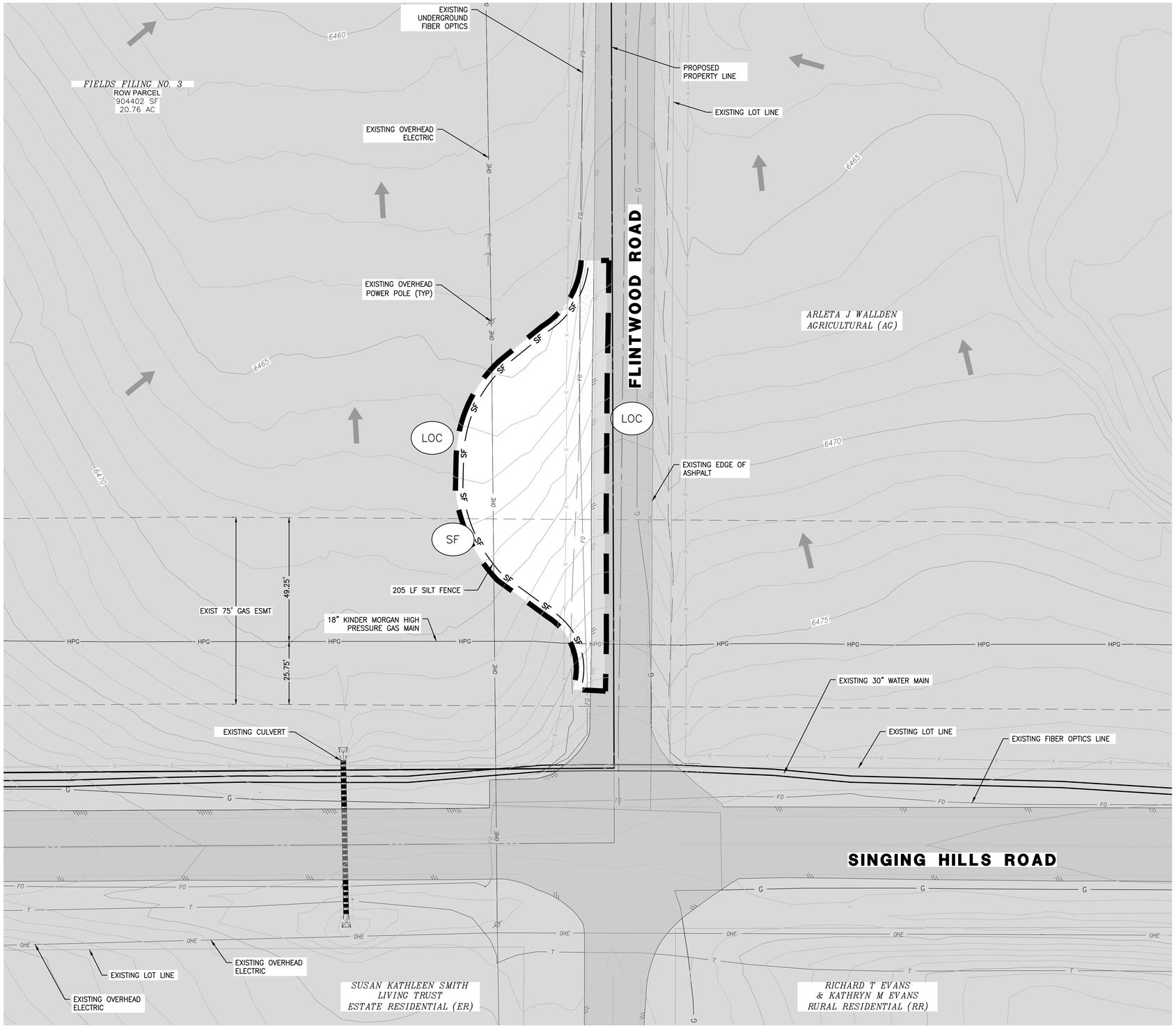
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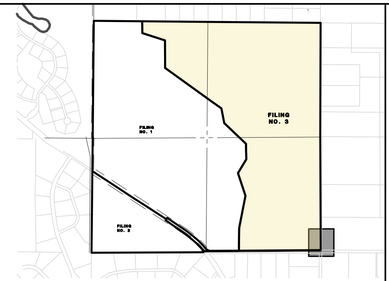
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GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP
SCALE: N.T.S

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY LINE
- EXIST CONTOURS (6450)
- PROPOSED CONTOURS (6450)
- PROPERTY LINE
- PROPOSED SLOPE ARROW
- EXISTING SLOPE AREA
- AREA OUTSIDE OF LIMITS OF CONSTRUCTION
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER
- EROSION CONTROL BLANKET — ECB
- SILT FENCE — SF — SF — SF
- LIMITS OF CONSTRUCTION — LOC

NOTES:

1. SB'S ARE TO BE IMPLEMENTED AFTER THE PERIMETER CONTROLS ARE INTALLED ONCE THE GESC PERMIT IS ISSUED. NO GRADING/TOPSOIL STRIPPING CAN OCCUR PRIOR TO THE ISSUANCE OF THE PERMIT
2. NO FLOODPLAIN WITHIN THE VIEW OF THIS PLAN. NEAREST STUDIED FLOODPLAIN APPROXIMATELY 1.51 MILES NORTHWEST OF THIS PLAN VIEW.

N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

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SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D02214 | DRAWN/DESIGNED BY: MCG/DAL
DATE: 04/01/2024 | CHECKED BY: KEC/TB

PRELIMINARY PLAN PREPARED FOR:
FIELDS FILING NO. 3
GRADING, EROSION, AND SEDIMENT CONTROL
DOUGLAS COUNTY, CO

INITIAL GESC PLAN

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

DRAWING NO.
EC-01
SHEET NO. 03 OF 07

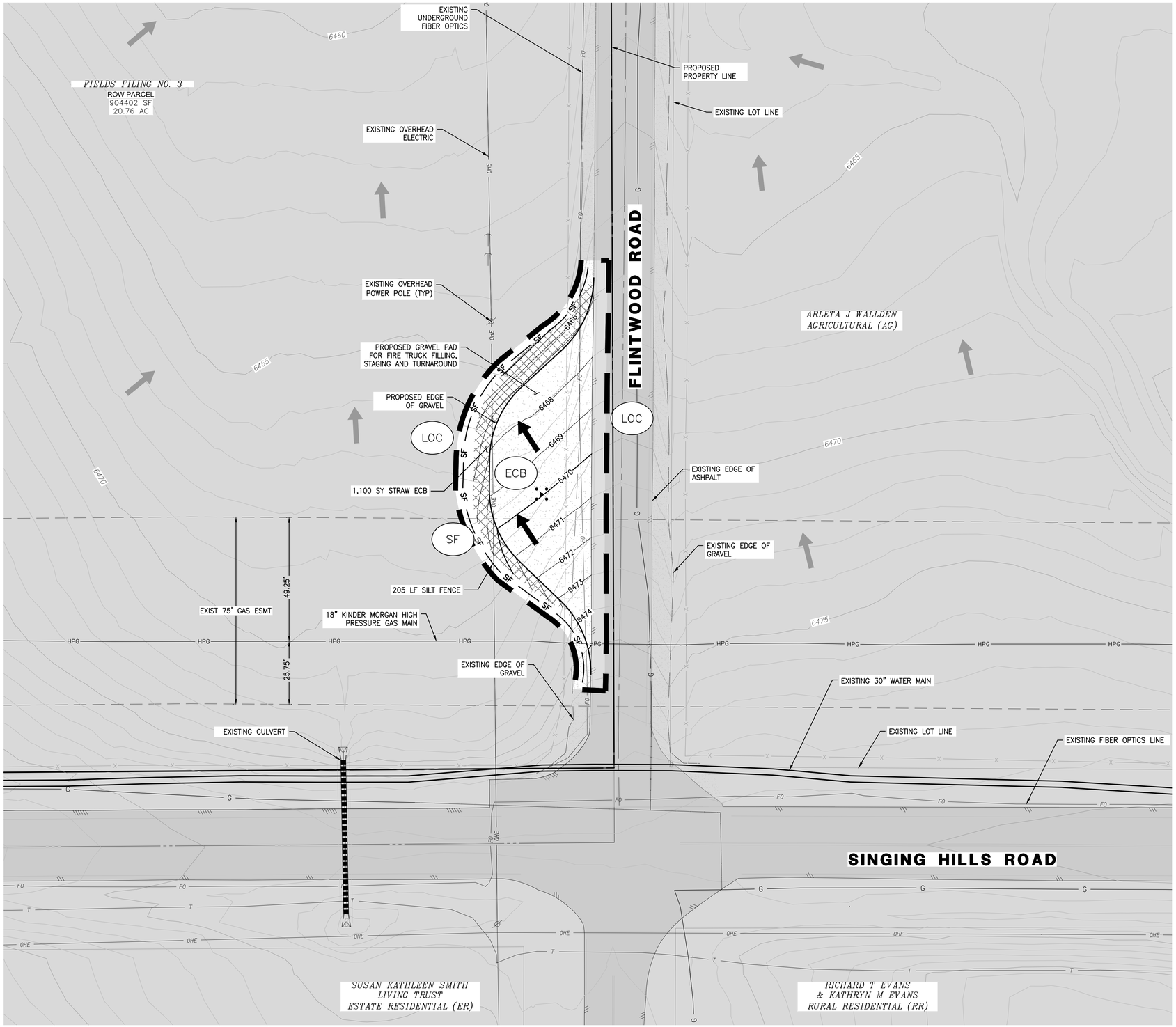
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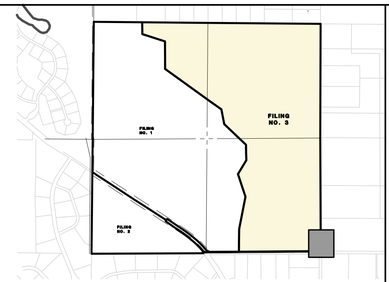
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GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP
SCALE: N.T.S

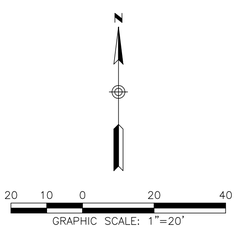
LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY LINE
- EXIST CONTOURS 6450
- PROPOSED CONTOURS 6450
- PROPERTY LINE
- PROPOSED SLOPE ARROW
- EXISTING SLOPE AREA
- AREA OUTSIDE OF LIMITS OF CONSTRUCTION
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL PAVEMENT
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- EROSION CONTROL BLANKET
- SILT FENCE — SF — SF —
- LIMITS OF CONSTRUCTION

ECB
SF
LOC

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ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

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PROJECT NO:	D02214
DRAWN/DESIGNED BY:	MCG/DAL
CHECKED BY:	KEC/TB
DATE:	04/01/2024

PRELIMINARY PLAN PREPARED FOR:

FIELDS FILING NO. 3

GRADING, EROSION, AND SEDIMENT CONTROL

DOUGLAS COUNTY, CO

INTERIM/FINAL GESC PLAN

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

DRAWING NO.
EC-02
SHEET NO. 04 OF 07

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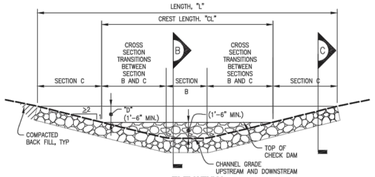
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GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

1. THE DOUGLAS COUNTY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE DOUGLAS COUNTY DIRECTOR OF ENGINEERING SERVICES, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF ACCEPTANCE BY DOUGLAS COUNTY, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING. DOUGLAS COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
5. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY ACCEPTED GESC PLAN AND THE DOUGLAS COUNTY GESC MANUAL, AS AMENDED.
6. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE DOUGLAS COUNTY ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
7. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE COUNTY, 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 DOUGLAS COUNTY ENGINEERING PERMITS STAFF AT 303-660-7487 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE 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. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. DOUGLAS COUNTY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE COUNTY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT MUST BE AVAILABLE WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
12. THE GESC MANAGER SHALL STRICTLY ADHERE TO THE DOUGLAS COUNTY-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF DISTURBANCE.
13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN. BMP INSTALLATION AND APPROVAL BY DOUGLAS COUNTY AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.
14. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, 1-800-922-1987, OR WWW.COLORADO811.ORG.
15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE.
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 AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE COUNTY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER MAY BE ISSUED.
19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE DOUGLAS COUNTY-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR. STREET WASHING IS NOT ALLOWED. DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. LEVEL III VIOLATIONS SHALL BE CORRECTED IMMEDIATELY AFTER THE PERMITTEE(S) NOTICE THE VIOLATION(S) OR ARE NOTIFIED OF THE VIOLATION(S). GENERALLY DOUGLAS COUNTY WILL REINSPECT FOR COMPLIANCE WITHIN 48 HOURS OF NOTIFICATION OF LEVEL III VIOLATIONS. LEVEL II VIOLATIONS SHALL BE CORRECTED IMMEDIATELY, OR AS DIRECTED BY A DOUGLAS COUNTY EROSION CONTROL INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
22. STRAW BALES ARE NOT A DOUGLAS COUNTY ACCEPTED SEDIMENT CONTROL BMP.
23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE SUCH INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND DOUGLAS COUNTY PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CHANGES.
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 BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
30. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CDPHE PER CRS 25-8-601, AND DOUGLAS COUNTY. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE CDPHE. CONTACT INFORMATION FOR CDPHE, DOUGLAS COUNTY AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE GESC MANUAL, AS AMENDED. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL MAY RESULT IN ISSUANCE OF A STOP WORK ORDER.
31. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGEWAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED DOUGLAS COUNTY GESC PLAN.
32. ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE COUNTY DIRECTOR OF ENGINEERING SERVICES TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/ EXPORT OPERATIONS.
33. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
34. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
35. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH A DOUGLAS COUNTY EROSION CONTROL INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC MANUAL.
36. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY DOUGLAS COUNTY PUBLIC WORKS ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
37. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE GESC CRITERIA MANUAL WITHIN THIRTY (30) DAYS OF INITIAL EXPOSURE OR WITHIN FOURTEEN (14) DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY DOUGLAS COUNTY) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
38. ALL SLOPES STEEPER THEN 4:1 REQUIRE EROSION CONTROL BLANKETING.
39. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN DOUGLAS COUNTY.
40. NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
41. NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE EROSION CONTROL INSPECTOR.
42. A GESC INSPECTION SHALL BE CONDUCTED FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
43. GESC MANAGER SHALL PROVIDE AND MAINTAIN PORTABLE TOILETS AND TRASH DUMPSTERS FOR THE PROJECT.

DETAIL NO.	SHEET NO.			
1	1		CD	CHECK DAM
2	1		CB	COMPOST BLANKET
3	1		CFB	COMPOST FILTER BERM
4	1		CWA	CONCRETE WASHOUT AREA
5	1		CF	CONSTRUCTION FENCE
6	1		CM	CONSTRUCTION MARKER
7	1		CS	CURB SOCK
8	1		DW	DEWATERING
9	1		DD	DIVERSION DITCH
10	2		ECB	EROSION CONTROL BLANKET
11	2		IP	INLET PROTECTION
12	2		RCD	REINFORCED CHECK DAM
13	2		RRB	REINFORCED ROCK BERM
14	2		RRC	RRB FOR CULVERT PROTECTION
15	2		SB	SEDIMENT BASIN
16	3		SCL	SEDIMENT CONTROL LOG
17	3		ST	SEDIMENT TRAP
18	3		SM	SEEDING AND MULCHING
19	3		SF	SILT FENCE
20	3		SSA	STABILIZED STAGING AREA
21	3		SR	SURFACE ROUGHENING
22	3		TSD	TEMPORARY SLOPE DRAIN
23	3		TSC	TEMPORARY STREAM CROSSING
24	3		TER	TERRACING
25	3		VTC	VEHICLE TRACKING CONTROL
26	3		WW	VTC WITH WHEEL WASH
1				ROCK AND RIPRAP GRADATIONS
			LOC	LIMITS OF CONSTRUCTION

BMP LEGEND



ELEVATION
SCALE: 1" = 5'-0"

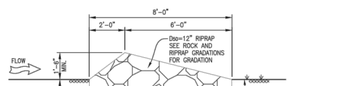
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
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 D_{50} MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-6" HIGHER THAN THE CENTER OF THE CHECK DAM.

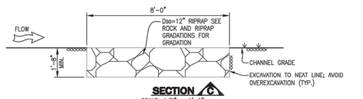
CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND VEGETATED COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

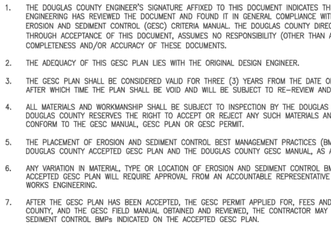
CD **CHECK DAM** 1



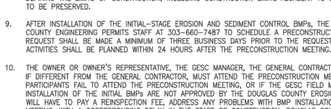
SECTION B
SCALE: 1/2" = 1'-0"



SECTION C
SCALE: 1/2" = 1'-0"



PLAN
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1" = 5'-0"

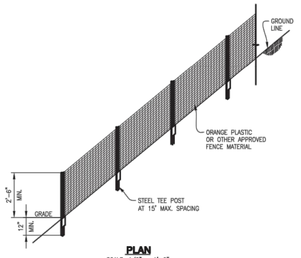
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL 25) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

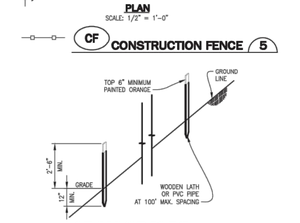
CONCRETE WASHOUT AREA MAINTENANCE NOTES

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.
4. RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA **CONCRETE WASHOUT AREA** 4



PLAN
SCALE: 1/2" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"

CF **CONSTRUCTION FENCE** 5

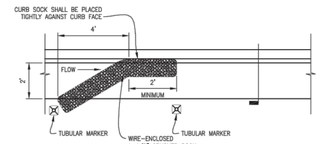
CM **CONSTRUCTION MARKERS** 6

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - TYPE OF CONSTRUCTION LIMIT INDICATOR (FENCE OR MARKERS).
   - LOCATION AND LENGTH OF FENCE OR LINE OF MARKERS.
2. CONSTRUCTION FENCE OR MARKERS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO OTHER BMPS AND ANY LAND-DISTURBING ACTIVITIES.
3. STEEL TEE POSTS SHALL BE UTILIZED FOR SUPPORT OF CONSTRUCTION FENCE. MAXIMUM SPACING FOR TEE POSTS SHALL BE 15'.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. ANY DAMAGED FENCE OR MARKERS SHALL BE REPAIRED ON A DAILY BASIS.
2. FENCE OR MARKERS SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER FENCE REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.



MAXIMUM SPACING ALONG STREET GRADE	
STREET SLOPE	CURB SOCK SPACING (FT.)
0.5%	100
1.0%	100
2.0%	75
3.0%	50
4.0%	50
5.0%	50
6.0%	25
7.0%	25
8.0%	25

CURB SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION OF CURB SOCK.
2. CURB SOCKS INDICATED ON THE GESC PLAN SHALL BE INSTALLED PRIOR TO ANY UPSTREAM LAND DISTURBING ACTIVITIES.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH THE GRADATION SHOWN ON SHEET 1 ("1 ½").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"). ROLL WIDTH SHALL BE 48 INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND 2-INCH CENTERS ON THE ENDS.
6. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
7. THE TOP OF THE CURB SOCK SHALL BE ½" TO 1" BELOW TOP OF CURB.
8. CURB SOCK SHALL BE CONSTRUCTED IN ONE PIECE.

CURB SOCK MAINTENANCE NOTES

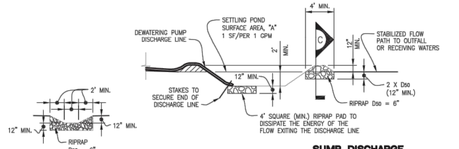
1. THE RECOMMENDED INSPECTION FREQUENCY FOR CURB SOCKS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CURB SOCK SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF THE CURB SOCK IS WITHIN 2 ½" OF THE CREST.
3. CURB SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF CURB SOCKS IN STREETS.

CS **CURB SOCK** 7



ALTERNATIVE FOR DRAINING POND ALREADY FILLED WITH WATER
SCALE: 1/2" = 1'-0"

DEWATERING SUMP FOR SUBMERSIBLE PUMP
SCALE: 1/2" = 1'-0"



SUMP DISCHARGE SETTLING BASIN
SCALE: 1" = 5'-0"

BASIN OUTLET - SECTION C
SCALE: 1" = 5'-0"

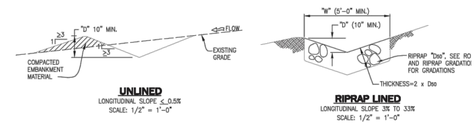
DW **DEWATERING** 8

DEWATERING INSTALLATION NOTES

1. THE PERMITTEE(S) SHALL SCHEDULE AN ONSITE INSPECTION WITH THE EROSION CONTROL INSPECTOR PRIOR TO ANY SITE DEWATERING OPERATIONS BEGIN.
2. THE GESC MANAGER SHALL OBTAIN A CONSTRUCTION DEWATERING PERMIT (DEWATERING PERMIT) FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PRIOR TO ANY DEWATERING OPERATIONS THAT REQUIRE A DEWATERING PERMIT.
3. AT A MINIMUM, THE DEWATERING BMPs SHALL CONSIST OF THE FOLLOWING:
   PRE-FILTER ON THE SUCTION END OF THE PUMP/HOSE.
   FILTER BMP PRIOR TO FINAL DISCHARGE, AND
   ENERGY DISSIPATING BMP AT THE DISCHARGE END OF THE HOSE/PUMP.
4. THE TYPE AND PLACEMENT OF DEWATERING CONTROLS SHALL BE COORDINATED WITH, AND APPROVED BY, THE EROSION CONTROL INSPECTOR PRIOR TO THE DISCHARGE OF ANY WATER.

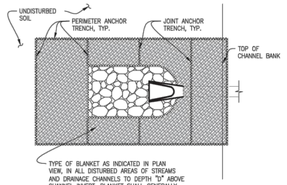
DEWATERING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR DEWATERING SYSTEMS AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE.
2. TEMPORARY SETTLING BASINS SHALL BE REMOVED WHEN NO LONGER NEEDED FOR DEWATERING OPERATIONS. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

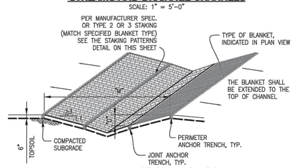


UNLINED
LONGITUDINAL SLOPE ≤ 0.5%
SCALE: 1/2" = 1'-0"

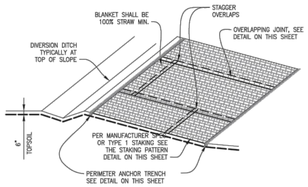
**RIPRAP



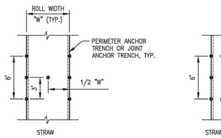
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY
SCALE: 1" = 5'-0"

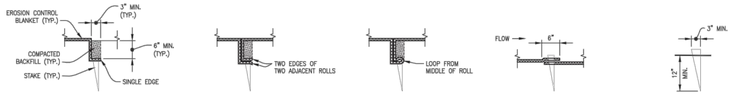


OUTSIDE OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



STAKING PATTERNS
SCALE: 1" = 5'-0"

SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE).



PERIMETER ANCHOR TRENCH SCALE: 1" = 1'-0"

JOINT ANCHOR TRENCH SCALE: 1" = 1'-0"

INTERMEDIATE ANCHOR TRENCH SCALE: 1" = 5'-0"

OVERLAPPING JOINT SCALE: 1" = 1'-0"

WOOD STAKE DETAIL SCALE: 1" = 1'-0" MINIMUM THICKNESS 1/2"

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE BLANKET IN ACCORDANCE WITH THE REQUIREMENTS OF DETAIL 12, SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKET INSTALLATIONS IN A DRAINAGEWAY EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.

EROSION CONTROL BLANKET INSTALLATION NOTES – CONTINUED

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.
10. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.
11. METAL STAKES OR STAPLES MAY BE USED FOR EROSION CONTROL BLANKET INSTALLATIONS OUTSIDE OF DRAINAGE CHANNELS.

TABLE 7.1 – EROSION CONTROL BLANKET TYPE

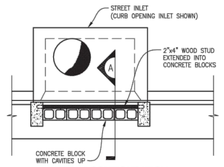
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	–	100%	–	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/NATURAL
COCONUT	100%	–	–	DOUBLE/NATURAL
EXCELSIOR	–	–	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

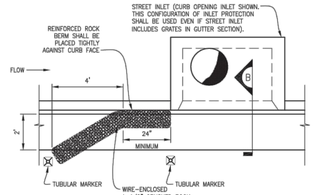
EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR EROSION CONTROL BLANKETS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE COUNTY.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

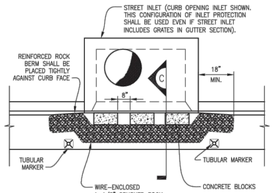
ECB **EROSION CONTROL BLANKET** 10



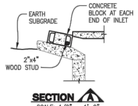
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"



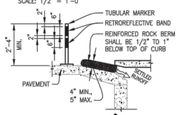
STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



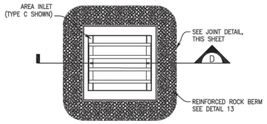
SECTION A SCALE: 1/2" = 1'-0"



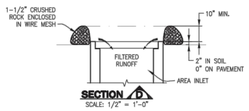
SECTION B SCALE: 1/2" = 1'-0"



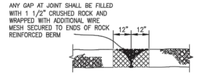
SECTION C SCALE: 1/2" = 1'-0"



AREA INLET - PLAN
SCALE: 1" = 1'-0"



SECTION D SCALE: 1/2" = 1'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"

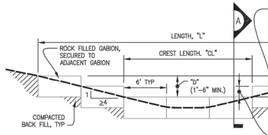
INLET PROTECTION INSTALLATION NOTES

1. INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVEMENT) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

INLET PROTECTION MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR INLET PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS MAY BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

IP **INLET PROTECTION** 11



REINFORCED - SECTION A SCALE: 1/2" = 1'-0"

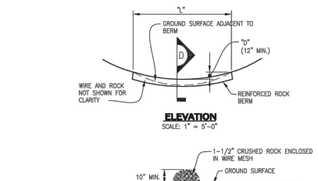
REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4" SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT GABION.
4. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
5. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

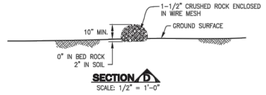
REINFORCED CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

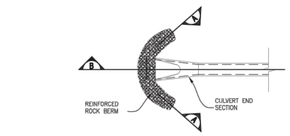
RCD **REINFORCED CHECK DAM** 12



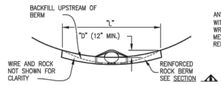
ELEVATION SCALE: 1" = 5'-0"



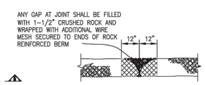
SECTION D SCALE: 1/2" = 1'-0"



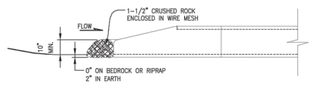
PLAN SCALE: 1" = 5'-0"



SECTION A SCALE: 1" = 5'-0"



JOINT DETAIL SCALE: 1/2" = 1'-0"



SECTION B SCALE: 1/2" = 1'-0"

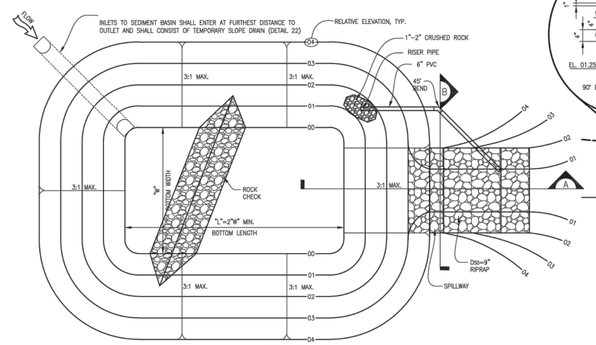
REINFORCED ROCK BERM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF REINFORCED ROCK BERMS.
   - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

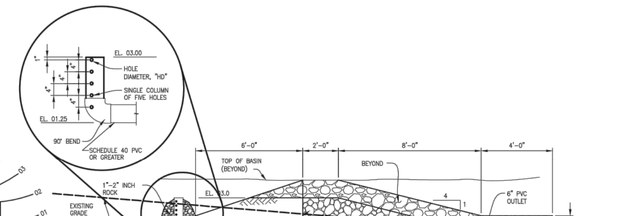
REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR REINFORCED ROCK BERM IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 5 INCHES OF THE CREST.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

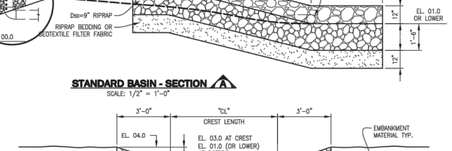
RRB **REINFORCED ROCK BERM** 13



STANDARD BASIN - PLAN
SCALE: 1" = 5'-0"



STANDARD BASIN - SECTION A SCALE: 1/2" = 1'-0"



STANDARD BASIN - SECTION B SCALE: 1/2" = 1'-0"

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF SEDIMENT BASIN.
   - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN),
   - FOR STANDARD BASIN, CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
   - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASIN(S) IDENTIFIED ON THE GESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT BASIN IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1.0 FOOT.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	16	2.0	7/16
2	22	4.0	5/8
3	27	6.0	3/4
4	31	8.0	7/8
5	35	10.0	1.0
6	38	12.0	1 1/8
7	41	14.0	1 1/4
8	44	16.0	1 1/4
9	47	18.0	1 3/8
10	49	20.0	1 3/8
11	52	22.0	1 1/2
12	54	24.0	1 1/2
13	56	26.0	1 5/8
14	59	28.0	1 5/8
15	61	30.0	1 5/8

SB **SEDIMENT BASIN** 15

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

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

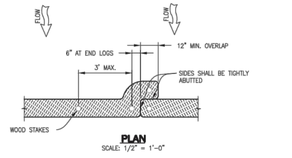
DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

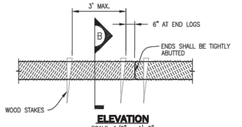
GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 3

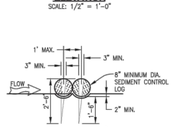
Fwide Filing 3
Project File: SB2024-068
Board of County Commissioner's Staff Report Page 127 of 141



PLAN
SCALE: 1/2" = 1'-0"



ELEVATION
SCALE: 1/2" = 1'-0"



SECTION A
SCALE: 1/2" = 1'-0"

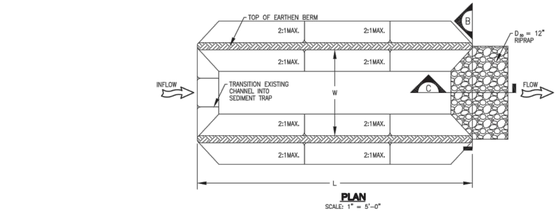
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

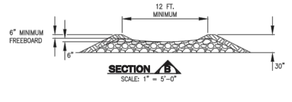
SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT CONTROL LOGS IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL REMAIN IN PLACE UNTIL THE VEGETATIVE COVER IS APPROVED BY THE EROSION CONTROL INSPECTOR. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

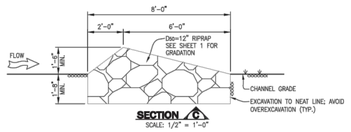
SCL SEDIMENT CONTROL LOG 16



PLAN
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1" = 5'-0"



SECTION C
SCALE: 1/2" = 1'-0"

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D_{50} =12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT TRAPS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE COUNTY.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE COUNTY.

ST SEDIMENT TRAP 17

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - AREA OF SEEDING AND MULCHING.
   - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO DOUGLAS COUNTY UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO THE CONTRACTOR AND FORWARDED TO THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE COUNTY.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED.
10. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
11. IF THE PERMITTEE DEMONSTRATES TO THE COUNTY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
12. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 14 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE COUNTY), THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
13. MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.
14. TACKIFIER SHOULD BE UTILIZED TO HELP PREVENT STRAW DISPLACEMENT.

SEEDING AND MULCHING MAINTENANCE NOTES

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

SM SEEDING AND MULCHING 18

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
			TOTAL	9.2

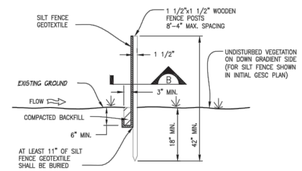
DOUGLAS COUNTY TEMPORARY DRILL SEEDING MIX

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

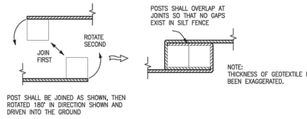
DOUGLAS COUNTY LOW-GROWTH DRILL SEEDING MIX

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

NOTES:
P=PERENNIAL
A=ANNUAL
N=NATIVE
I=INTRODUCED
W=WARM SEASON
C=COOL SEASON
S=SOD FORMER
B=BUNCHGRASS



ELEVATION
SCALE: 1" = 1'-0"



JOINTS - SECTION B
SCALE: N.T.S.

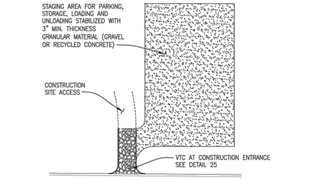
SILT FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF FENCE.
2. ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 6-TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
   - 90 LB. TENSILE STRENGTH PER ASTM D4632.
   - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D4355.
4. SILT FENCE INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SILT FENCE IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SF SILT FENCE 19



PLAN
SCALE: 1" = 40'-0"

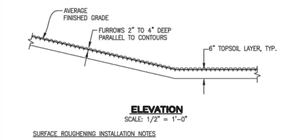
STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR THE STABILIZED STAGING AREA IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. GESC MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

SSA STABILIZED STAGING AREA 20



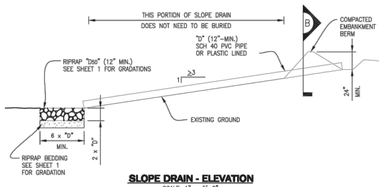
SURFACE ROUGHENING INSTALLATION NOTES

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

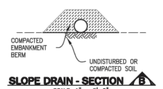
SURFACE ROUGHENING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SURFACE ROUGHENING IS WEEKLY, DURING AND AFTER ANY STORM EVENT, AND MAKE REPAIRS.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

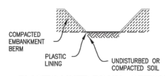
SR SURFACE ROUGHENING 21



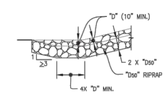
SLOPE DRAIN - ELEVATION
SCALE: 1" = 5'-0"



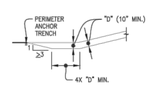
SLOPE DRAIN - SECTION B
SCALE: 1" = 5'-0"



PLASTIC LINED DRAIN - OPTION
SCALE: 1" = 5'-0"



TERMINATION OF RIPRAP LINED SLOPE DRAIN
SCALE: 1" = 5'-0"



TERMINATION OF PLASTIC LINED SLOPE DRAIN
SCALE: 1" = 5'-0"

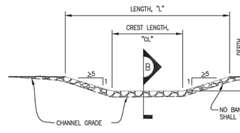
SLOPE DRAIN INSTALLATION NOTES

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

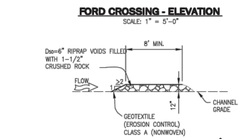
SLOPE DRAIN MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SLOPE DRAINS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. TEMPORARY SLOPE DRAINS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION. WHEN SLOPE DRAINS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

TSD TEMPORARY SLOPE DRAIN 22



FORD CROSSING - ELEVATION
SCALE: 1" = 5'-0"



FORD CROSSING - SECTION B
SCALE: 1" = 5'-0"

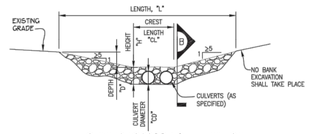
TEMPORARY STREAM CROSSING INSTALLATION NOTES

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

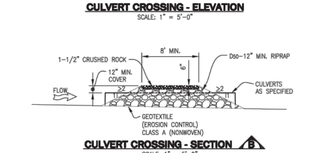
TEMPORARY STREAM CROSSING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR TEMPORARY STREAM CROSSINGS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF TEMPORARY STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6-INCHES OF THE CREST (FORD CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12-INCHES (CULVERT CROSSING).
3. TEMPORARY STREAM CROSSINGS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
4. WHEN TEMPORARY STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

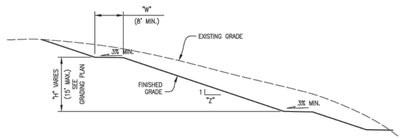
TSC TEMPORARY STREAM CROSSING 23



CULVERT CROSSING - ELEVATION
SCALE: 1" = 5'-0"



CULVERT CROSSING - SECTION B
SCALE: 1" = 5'-0"



ELEVATION
SCALE: 1/2" = 1'-0"

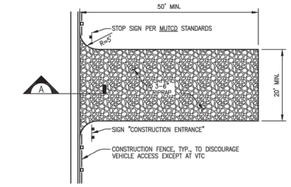
TERRACING INSTALLATION NOTES

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

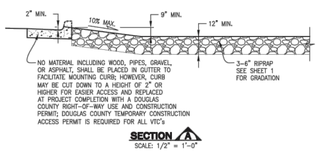
TERRACING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR TERRACING IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. ANY RILL EROSION OCCURRING ON SLOPES SHALL BE REPAIRED AND RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.

TER TERRACING 24



PLAN
SCALE: 1" = 10'-0"



SECTION A
SCALE: 1/2" = 1'-0"

VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
2. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 6". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
3. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
4. A DOUGLAS COUNTY TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH POINT ONTO DOUGLAS COUNTY R.O.W.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROL IS DAILY. GRAVEL SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE GRAVEL TO DISLODGE MUD FROM TIRES. WHEN GRAVEL BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN GRAVEL, PLACE ADDITIONAL NEW GRAVEL, OR REPLACE WITH NEW GRAVEL AS NECESSARY TO RESTORE EFFECTIVENESS.
2. VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRAVEL MATERIAL REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEED

GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF ROADWAY IMPROVEMENTS, GRADING AND EROSION CONTROL MEASURES, AND STORM DRAINAGE IMPROVEMENTS ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF DOUGLAS COUNTY, COLORADO.

STANDARDS AND SPECIFICATIONS

- DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS (2020)
- DOUGLAS COUNTY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA (2020)
- DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) MANUAL (2020)
- COLORADO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDE (2017)
- COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLAN (2017)
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009)
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3 (2016)

NOTE: THE CONTRACTOR SHALL ALERT THE OWNER AND ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE STANDARDS AND SPECIFICATION USED ABOVE.

SITE BENCHMARK & BASIS OF BEARING:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS PLAN IS: NGS CONTROL POINT Z 336, NAVD 88, ELEVATION = 6,612.35' TRANSFERRED TO LOCAL ONSITE BENCHMARK USING GPS AND GEOID MODEL 18, SET #5 REBAR WITH 1.25" ORANGE PLASTIC CAP N39°27'53.4048" & LONG W104°41'29.7588") ON THE NORTHEASTERLY SIDE OF HILLTOP ROAD APPROXIMATELY 510' NORTHWEST OF THE INTERSECTION WITH SIGNING HILL ROAD NAVD 88 ELEVATION = 6478.67'

OWNER:

WALLDEN – HILL TOP, LLC.
7199 FLINTWOOD RD.
PARKER, CO 80138

APPLICANT/DEVELOPER:

HILLTOP BROTHERS, LLC.
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112

ENGINEER:

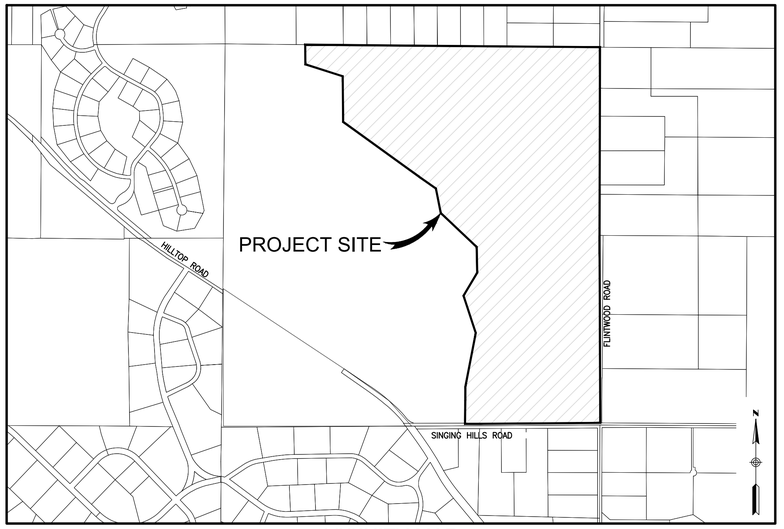
RICK ENGINEERING COMPANY
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: TROY BALES

SURVEYOR:

RICK ENGINEERING COMPANY
8678 CONCORD CENTER DRIVE, SUITE 200
ENGLEWOOD, CO 80112
PHONE: 303.537.8020
CONTACT: ROBERT HENNESSY

AGENCIES:

DOUGLAS COUNTY COMMUNITY
DEVELOPMENT DEPARTMENT
PLANNING DEVELOPMENT DIVISION
100 THIRD ST
CASTLE ROCK, CO 80104
CONTACT: DEBORAH KULA



VICINITY MAP
SCALE: 1"=1,000'

LEGEND

OVERALL BOUNDARY	
RIGHT OF WAY LINE	
LOT LINE	
SETBACK (HILLTOP RD)	
SUBDIVISION FENCE	
ULTIMATE HILLTOP RD	
EXIST CONTOUR (MINOR)	
EXIST CONTOUR (MAJOR)	5400
PROP CONTOUR (MINOR)	
PROP CONTOUR (MAJOR)	5400
DAYLIGHT LINE	
PROP STORM SEWER	
EXISTING ASPHALT	
PROPOSED ASPHALT	
PROPOSED SHOULDER	
PROP STORM INLET (TYPE C)	
PROP NYLOPLAST DRAIN BASIN	
PROP STORM FLARED END SECTION	

ABBREVIATION

BEGIN CURVE	BC
BLOW OFF VALVE	BOV
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
BOTTOM OF WALL	BW
CENTERLINE	CL
DRAINAGE EASEMENT	DE
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FLOW LINE	FL
GARAGE FLOOR FRONT	GFF
GARAGE FLOOR BACK	GFB
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
SANITARY SEWER MANHOLE	SSMH
STORM DRAIN MANHOLE	SDMH
STORM DRAIN INLET	SDI
SEWER	SWR
THRUST BLOCK	TB
TOP OF CURB	TC
TOP OF GRATE	TG
TOP OF WALL	TW
WATER	WTR
UTILITY EASEMENT	UE

SHEET INDEX

SHEET NO.	DRAWING NO.	DESCRIPTION
01	CV-01	COVER SHEET
02	NT-01	NOTES
03	EC-01	INITIAL GESC PLAN
04	EC-02	INTERIM/FINAL GESC PLAN
05	DTL-01	DETAILS
06	DTL-02	DETAILS
07	DTL-03	DETAILS

NOTES:

1. THE GRADING, EROSION, AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PLACED IN THE DOUGLAS COUNTY FILE FOR THIS PROJECT AND APPEARS TO FULFILL APPLICABLE DOUGLAS COUNTY 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 PREMITTEE(S), UNTIL SUCH TIME AS THE GESC 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) MANUAL OF DOUGLAS COUNTY, AS AMENDED.

GESC PLANS PREPARED BY:

_____ _____ _____ _____
RICK ENGINEERING COMPANY DATE PE NUMBER

_____
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

_____
DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
303-537-8020
rickengineering.com
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO:	D02214
DRAWN/DESIGNED BY:	MCG/DAL
CHECKED BY:	KEC/TB
DATE:	04/01/2024

PRELIMINARY PLAN PREPARED FOR:
FIELDS FILING NO. 3
GRADING, EROSION, AND SEDIMENT CONTROL
DOUGLAS COUNTY, CO

COVER SHEET

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

DRAWING NO.
CV-01
SHEET NO. 01 OF 07

SECOND SUBMITTAL

C:\RICK\Projects\D02000\2214_Fields\Civil\PlanSets\FinalPlans\GESC – Filing 3\2214-GESC-CVR-F3.dwg – plotted by: dlimon ON 2025-04-03 @ 09:27 – ctb:rec_ncs_v2.ctb – © 2025 Rick Engineering Company

GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

RICK ENGINEERING COMPANY SPECIAL NOTES:

1. ANY QUESTION RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITIES ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF WORK AT 303-537-8020. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (TEMPORARY EROSION CONTROL BMPS) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATIONS IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.

5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATIONS OF EXISTING FACILITIES.

8. BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.

9. LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.

10. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.

11. WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOILS ENGINEER WHICH INDICATES THAT TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE SOILS ENGINEER AND IN ACCORDANCE WITH THE ABOVE-NAMED SPECIFICATIONS.

12. ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.

_____
ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

_____
DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
303-537-8020
rickengineering.com
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO:	D02214
DATE:	04/01/2024
DRAWN/DESIGNED BY:	MCG/DAL
CHECKED BY:	KEC/TB

PRELIMINARY PLAN PREPARED FOR:

FIELDS FILING NO. 3

GRADING, EROSION, AND SEDIMENT CONTROL

DOUGLAS COUNTY, CO

NOTES

Know what's below. Call before you dig.

DRAWING NO.
NT-01
SHEET NO. 02 OF 07

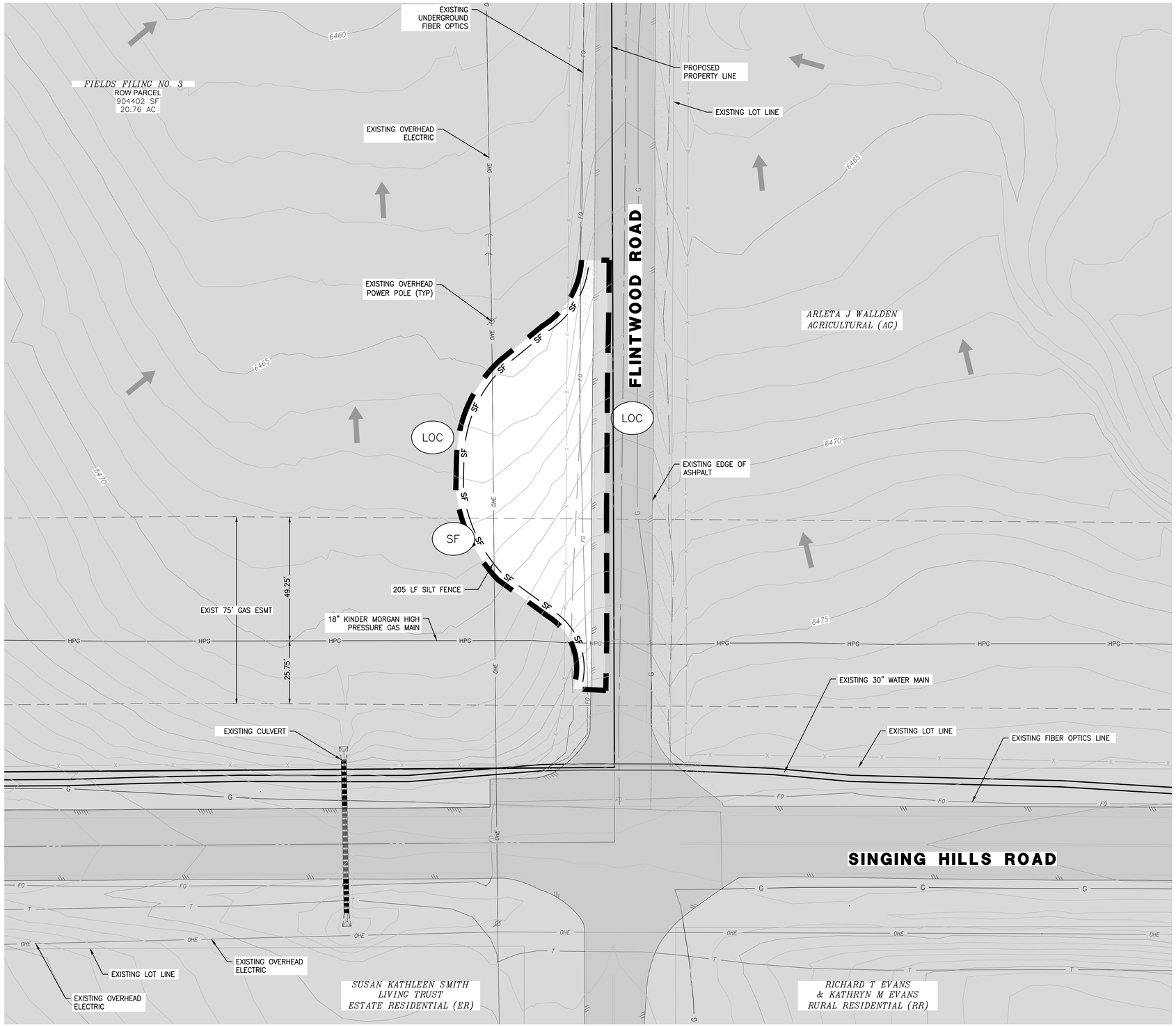
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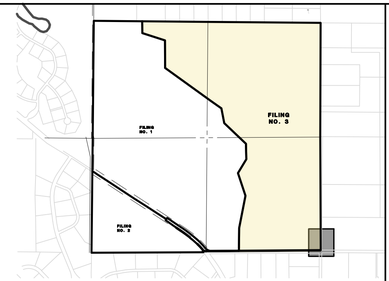
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GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP
SCALE: N.T.S

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY LINE
- EXIST CONTOURS (6450)
- PROPOSED CONTOURS (6450)
- PROPERTY LINE
- PROPOSED SLOPE ARROW
- EXISTING SLOPE AREA
- AREA OUTSIDE OF LIMITS OF CONSTRUCTION
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER
- EROSION CONTROL BLANKET — ECB
- SILT FENCE — SF — SF — SF
- LIMITS OF CONSTRUCTION — LOC

NOTES:

1. SB'S ARE TO BE IMPLEMENTED AFTER THE PERIMETER CONTROLS ARE INTALLED ONCE THE GESC PERMIT IS ISSUED. NO GRADING/TOPSOIL STRIPPING CAN OCCUR PRIOR TO THE ISSUANCE OF THE PERMIT
2. NO FLOODPLAIN WITHIN THE VIEW OF THIS PLAN. NEAREST STUDIED FLOODPLAIN APPROXIMATELY 1.51 MILES NORTHWEST OF THIS PLAN VIEW.

N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

RICK
8678 CONCORD CENTER DR #200
ENGLEWOOD, CO 80112
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SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

PROJECT NO: D02214 | DRAWN/DESIGNED BY: MCG/DAL
DATE: 04/01/2024 | CHECKED BY: KEC/TB

PRELIMINARY PLAN PREPARED FOR:
FIELDS FILING NO. 3
GRADING, EROSION, AND SEDIMENT CONTROL
DOUGLAS COUNTY, CO

INITIAL GESC PLAN

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

DRAWING NO.
EC-01
SHEET NO. 03 OF 07

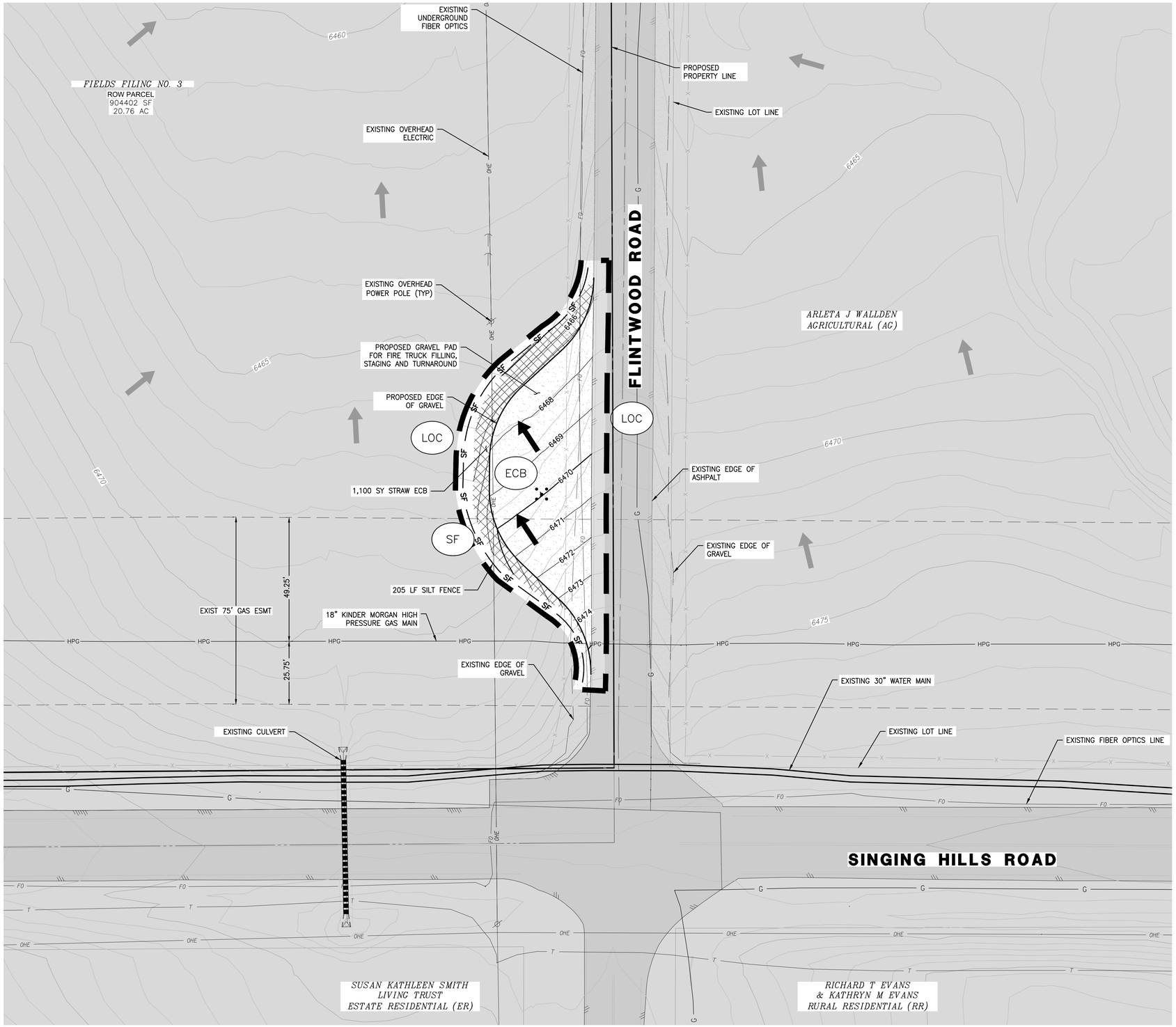
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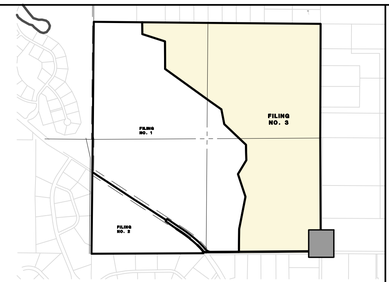
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GRADING, EROSION, AND SEDIMENT CONTROL PLAN

FIELDS FILING NO. 3

A PORTION OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO





KEY MAP
SCALE: N.T.S

LEGEND

- RIGHT OF WAY
- PROPERTY LINE
- PROPERTY LINE
- EXIST CONTOURS 6450
- PROPOSED CONTOURS 6450
- PROPERTY LINE
- PROPOSED SLOPE ARROW
- EXISTING SLOPE AREA
- AREA OUTSIDE OF LIMITS OF CONSTRUCTION
- EXISTING ASPHALT PAVEMENT
- PROPOSED GRAVEL PAVEMENT
- EXISTING GRAVEL SHOULDER
- EROSION CONTROL BLANKET
- SILT FENCE — SF — SF —
- LIMITS OF CONSTRUCTION

ECB
SF
LOC

NOTES:

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N

20 10 0 20 40
GRAPHIC SCALE: 1"=20'

ASSISTANT DIRECTOR OF DEVELOPMENT REVIEW

DATE

THIS CONSTRUCTION DRAWINGS HAVE HAVE BEEN REVIEWED BY DOUGLAS COUNTY FOR GRADING, EROSION, AND SEDIMENT CONTROL IMPROVEMENTS ONLY.

ENGINEERING DIVISION ACCEPTANCE BLOCK

NO.	BY	DATE	REVISION

SEAL:

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RICK

PROJECT NO:	D02214
DATE:	04/01/2024
DRAWN/DESIGNED BY:	MCG/DAL
CHECKED BY:	KEC/TB

PRELIMINARY PLAN PREPARED FOR:

FIELDS FILING NO. 3

GRADING, EROSION, AND SEDIMENT CONTROL

DOUGLAS COUNTY, CO

INTERIM/FINAL GESC PLAN

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DRAWING NO.
EC-02
SHEET NO. 04 OF 07

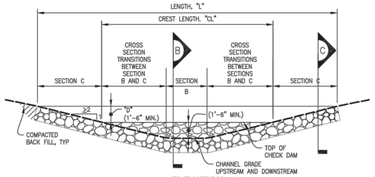
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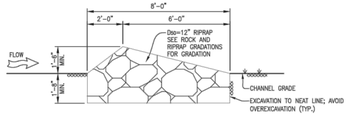
GRADING, EROSION, AND SEDIMENT CONTROL (GESC) GENERAL NOTES

1. THE DOUGLAS COUNTY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL COMPLIANCE WITH THE DOUGLAS COUNTY GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL. THE DOUGLAS COUNTY DIRECTOR OF ENGINEERING SERVICES, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY (OTHER THAN AS STATED ABOVE) FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS.
2. THE ADEQUACY OF THIS GESC PLAN LIES WITH THE ORIGINAL DESIGN ENGINEER.
3. THE GESC PLAN SHALL BE CONSIDERED VALID FOR THREE (3) YEARS FROM THE DATE OF ACCEPTANCE BY DOUGLAS COUNTY, AFTER WHICH TIME THE PLAN SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY DOUGLAS COUNTY.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING. DOUGLAS COUNTY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE GESC MANUAL, GESC PLAN OR GESC PERMIT.
5. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE DOUGLAS COUNTY ACCEPTED GESC PLAN AND THE DOUGLAS COUNTY GESC MANUAL, AS AMENDED.
6. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMPs FROM THE DOUGLAS COUNTY ACCEPTED GESC PLAN WILL REQUIRE APPROVAL FROM AN ACCOUNTABLE REPRESENTATIVE OF THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
7. AFTER THE GESC PLAN HAS BEEN ACCEPTED, THE GESC PERMIT APPLIED FOR, FEES AND FISCAL SECURITY SUBMITTED TO THE COUNTY, 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 DOUGLAS COUNTY ENGINEERING PERMITS STAFF AT 303-660-7487 TO SCHEDULE A PRECONSTRUCTION MEETING AT THE PROJECT SITE. THE REQUEST SHALL BE MADE A MINIMUM OF THREE BUSINESS DAYS PRIOR TO THE REQUESTED MEETING TIME. NO CONSTRUCTION ACTIVITIES SHALL BE PLANNED WITHIN 24 HOURS AFTER THE 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. IF ANY OF THE REQUIRED PARTICIPANTS FAIL TO ATTEND THE PRECONSTRUCTION MEETING, OR IF THE GESC FIELD MANUAL IS NOT ON SITE, OR IF THE INSTALLATION OF THE INITIAL BMPs ARE NOT APPROVED BY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR, THE APPLICANT WILL HAVE TO PAY A REINSPECTION FEE, ADDRESS ANY PROBLEMS WITH BMP INSTALLATION, AND CALL TO RESCHEDULE THE MEETING, WITH A CORRESPONDING DELAY IN THE START OF CONSTRUCTION. DOUGLAS COUNTY STRONGLY ENCOURAGES THE APPLICANT TO HAVE THE ENGINEER OF RECORD AT THE PRECONSTRUCTION MEETING.
11. CONSTRUCTION SHALL NOT BEGIN UNTIL THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR APPROVES THE INSTALLATION OF THE INITIAL BMPs AND THE APPROVED GESC PERMIT IS PICKED UP FROM THE COUNTY AND IS IN-HAND ON THE SITE. THE COMPLETED PERMIT MUST BE INSTALLED WITHIN 24-HOURS AFTER THE INSTALLATION OF THE INITIAL BMPs ARE APPROVED.
12. THE GESC MANAGER SHALL STRICTLY ADHERE TO THE DOUGLAS COUNTY-APPROVED LIMITS OF CONSTRUCTION AT ALL TIMES. THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING MUST APPROVE ANY CHANGES TO THE LIMITS OF CONSTRUCTION AND, AT THE DISCRETION OF THE ENGINEERING DIVISION, ADDITIONAL EROSION/SEDIMENT CONTROLS MAY BE REQUIRED IN ANY ADDITIONAL AREAS OF DISTURBANCE.
13. THE MAXIMUM AREA OF CONSTRUCTION SHALL BE LIMITED TO 40 ACRES (70 ACRES IF APPROVED FOR SOIL MITIGATION OPERATIONS) TO REDUCE THE AMOUNT OF LAND DISTURBED AT ANY ONE TIME. LARGER SITES SHALL BE DIVIDED INTO PHASES THAT ARE EACH 40 (OR 70) ACRES OR LESS IN SIZE. THESE PROJECTS SHALL CONDUCT GRADING ACTIVITIES IN ACCORDANCE WITH THE ACCEPTED GESC PLAN. BMP INSTALLATION AND APPROVAL BY DOUGLAS COUNTY AT THE START AND COMPLETION OF EACH PHASE SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE GESC MANUAL AND/OR GESC FIELD MANUAL.
14. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. FOR INFORMATION, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, 1-800-922-1987, OR WWW.COLORADO811.ORG.
15. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS.
16. THE GESC PERMIT SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE.
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 AND SHALL BE THE PERMITTEE'S CONTACT PERSON WITH THE COUNTY FOR ALL MATTERS PERTAINING TO THE GESC PERMIT. THE GESC MANAGER SHALL BE PRESENT AT THE SITE THE MAJORITY OF THE TIME AND SHALL BE AVAILABLE THROUGH A 24-HOUR CONTACT NUMBER. IN THE EVENT THAT THE CONTRACTOR'S GESC MANAGER IS NOT ON SITE AND CANNOT BE REACHED DURING A VIOLATION, THE ALTERNATE GESC MANAGER SHALL BE CONTACTED. IF NEITHER THE GESC MANAGER NOR ALTERNATE GESC MANAGER CAN BE CONTACTED DURING ANY VIOLATION, A STOP WORK ORDER MAY BE ISSUED.
19. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE THROUGH THE DOUGLAS COUNTY-APPROVED ACCESS POINT. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL ACCESS POINTS ON THE SITE. ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES MAY BE ADDED WITH AUTHORIZATION FROM THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
20. THE GESC MANAGER IS RESPONSIBLE FOR CLEANUP OF SEDIMENT OR CONSTRUCTION DEBRIS TRACKED ONTO ADJACENT PAVED AREAS. PAVED AREAS INCLUDING STREETS ARE TO BE KEPT CLEAN THROUGHOUT BUILD-OUT AND SHALL BE CLEANED, WITH A STREET SWEEPER OR SIMILAR DEVICE, AT FIRST NOTICE OF ACCIDENTAL TRACKING OR AT THE DISCRETION OF THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR. STREET WASHING IS NOT ALLOWED. DOUGLAS COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL MEASURES TO ENSURE AREA STREETS ARE KEPT FREE OF SEDIMENT AND/OR CONSTRUCTION DEBRIS.
21. APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE GESC MANAGER SHALL INSPECT ALL BMPs IN ACCORDANCE WITH THE ACCEPTED GESC PLAN AND GESC MANUAL. LEVEL III VIOLATIONS SHALL BE CORRECTED IMMEDIATELY AFTER THE PERMITTEE(S) NOTICE THE VIOLATION(S) OR ARE NOTIFIED OF THE VIOLATION(S). GENERALLY DOUGLAS COUNTY WILL REINSPECT FOR COMPLIANCE WITHIN 48 HOURS OF NOTIFICATION OF LEVEL III VIOLATIONS. LEVEL II VIOLATIONS SHALL BE CORRECTED IMMEDIATELY, OR AS DIRECTED BY A DOUGLAS COUNTY EROSION CONTROL INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED AND PROPERLY DISPOSED.
22. STRAW BALES ARE NOT A DOUGLAS COUNTY ACCEPTED SEDIMENT CONTROL BMP.
23. TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN THE LOCATION SHOWN ON THE ACCEPTED GESC PLAN. THE GESC MANAGER SHALL SCHEDULE AN INSPECTION WITH THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR AS SOON AS TOPSOIL STRIPPING IS COMPLETED. FAILURE TO SCHEDULE SUCH INSPECTION OR FAILURE TO STOCKPILE TOPSOIL SHALL RESULT IN ISSUANCE OF A STOP WORK ORDER. THE STOP WORK ORDER SHALL REMAIN IN PLACE UNTIL TOPSOIL IS STOCKPILED ON SITE OR APPROPRIATE SOIL AMENDMENTS ARE STOCKPILED ON SITE.
24. THE ACCEPTED GESC PLAN MAY REQUIRE CHANGES OR ALTERATIONS AFTER APPROVAL TO MEET CHANGING SITE OR PROJECT CONDITIONS OR TO ADDRESS INEFFICIENCIES IN DESIGN OR INSTALLATION. THE GESC MANAGER SHALL OBTAIN PRIOR APPROVAL FROM THE DESIGN ENGINEER AND DOUGLAS COUNTY PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CHANGES.
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 BY THE GESC MANAGER. THE GESC MANAGER SHALL BE HELD RESPONSIBLE FOR OBTAINING ACCESS RIGHTS TO ADJACENT PROPERTY, IF NEEDED, AND REMEDIATING ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
28. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
29. SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. NO STOCKPILES SHALL BE PLACED WITHIN ONE HUNDRED (100) FEET OF A DRAINAGE WAY UNLESS APPROVED BY THE DOUGLAS COUNTY PUBLIC WORKS ENGINEERING.
30. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDE BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER AND DRY GULLIES OR STORM SEWER LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE CDPHE PER CRS 25-8-601, AND DOUGLAS COUNTY. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AS WELL AS THE CDPHE. CONTACT INFORMATION FOR CDPHE, DOUGLAS COUNTY AND THE NATIONAL RESPONSE CENTER CAN BE FOUND IN APPENDIX A OF THE GESC MANUAL, AS AMENDED. SPILLS THAT POSE AN IMMEDIATE RISK TO HUMAN LIFE SHALL BE REPORTED TO 911. FAILURE TO REPORT AND CLEAN UP ANY SPILL MAY RESULT IN ISSUANCE OF A STOP WORK ORDER.
31. ALL WORK ON SITE SHALL STAY A MINIMUM OF ONE HUNDRED (100) FEET AWAY FROM ANY DRAINAGEWAY, WETLAND, ETC. UNLESS OTHERWISE NOTED ON AN ACCEPTED DOUGLAS COUNTY GESC PLAN.
32. ALL PROJECTS SHALL BALANCE EARTHWORK QUANTITIES ON SITE. IN THE EVENT A VARIANCE IS GRANTED BY THE COUNTY DIRECTOR OF ENGINEERING SERVICES TO ALLOW IMPORT OR EXPORT OF MATERIAL, THE PERMITTEE SHALL HAVE A GESC PERMIT IN HAND FOR THE IMPORT OR EXPORT SITE PRIOR TO ANY TRANSPORTING OF EARTHEN MATERIAL. THE GESC MANAGER SHALL NOTIFY THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR OF THE LOCATION AND PERMIT NUMBERS OF BOTH THE EXPORTING AND IMPORTING SITES PRIOR TO ANY IMPORT/ EXPORT OPERATIONS.
33. THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING OR SUPPORT OF ANY EROSION OR SEDIMENT CONTROL BMP IS PROHIBITED (EXCEPT STEEL TEE-POSTS FOR USE IN SUPPORTING CONSTRUCTION FENCE).
34. THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED CONCRETE WASH OUT LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED AT AN APPROPRIATE LOCATION.
35. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH A DOUGLAS COUNTY EROSION CONTROL INSPECTOR AND BE FREE OF SEDIMENT IN ACCORDANCE WITH THE GESC MANUAL.
36. ALL PERMANENT INSTALLATIONS OF PIPES FOR STORM SEWERS, SLOPE DRAINS, AND CULVERTS, TOGETHER WITH RIPRAP APRONS OR OTHER INLET AND OUTLET PROTECTION, REQUIRE INSPECTION BY DOUGLAS COUNTY PUBLIC WORKS ENGINEERING (SEPARATE FROM GESC INSPECTIONS).
37. ALL DISTURBED AREAS SHALL BE DRILL SEEDED AND CRIMP MULCHED IN ACCORDANCE WITH THE GESC CRITERIA MANUAL WITHIN THIRTY (30) DAYS OF INITIAL EXPOSURE OR WITHIN FOURTEEN (14) DAYS OF SUBSTANTIAL COMPLETION (AS DEFINED BY DOUGLAS COUNTY) OF AN AREA, WHICHEVER IS LESS. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
38. ALL SLOPES STEEPER THEN 4:1 REQUIRE EROSION CONTROL BLANKETING.
39. HYDRAULIC SEEDING AND HYDRAULIC MULCHING ARE NOT AN ACCEPTABLE METHOD OF SEEDING OR MULCHING IN DOUGLAS COUNTY.
40. NO CURB AND GUTTER PERMITS SHALL BE ISSUED UNTIL ALL DISTURBED AREAS ARE DRILL SEEDED AND CRIMP MULCHED.
41. NO PAVING PERMITS SHALL BE ISSUED UNTIL ALL INTERIM INLET PROTECTION IS INSTALLED AND APPROVED BY THE EROSION CONTROL INSPECTOR.
42. A GESC INSPECTION SHALL BE CONDUCTED FOR CERTIFICATE OR TEMPORARY CERTIFICATE OF OCCUPANCY OR INITIAL ACCEPTANCE.
43. GESC MANAGER SHALL PROVIDE AND MAINTAIN PORTABLE TOILETS AND TRASH DUMPSTERS FOR THE PROJECT.

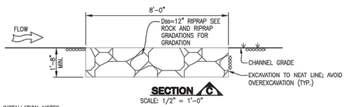
DETAIL NO.	SHEET NO.	BMP LEGEND		
1	1		CD	CHECK DAM
2	1		CB	COMPOST BLANKET
3	1		CFB	COMPOST FILTER BERM
4	1		CWA	CONCRETE WASHOUT AREA
5	1		CF	CONSTRUCTION FENCE
6	1		CM	CONSTRUCTION MARKER
7	1		CS	CURB SOCK
8	1		DW	DEWATERING
9	1		DD	DIVERSION DITCH
10	2		ECB	EROSION CONTROL BLANKET
11	2		IP	INLET PROTECTION
12	2		RCD	REINFORCED CHECK DAM
13	2		RRB	REINFORCED ROCK BERM
14	2		RRC	RRB FOR CULVERT PROTECTION
15	2		SB	SEDIMENT BASIN
16	3		SCL	SEDIMENT CONTROL LOG
17	3		ST	SEDIMENT TRAP
18	3		SM	SEEDING AND MULCHING
19	3		SF	SILT FENCE
20	3		SSA	STABILIZED STAGING AREA
21	3		SR	SURFACE ROUGHENING
22	3		TSD	TEMPORARY SLOPE DRAIN
23	3		TSC	TEMPORARY STREAM CROSSING
24	3		TER	TERRACING
25	3		VTC	VEHICLE TRACKING CONTROL
26	3		WW	VTC WITH WHEEL WASH
1				ROCK AND RIPRAP GRADATIONS
			LOC	LIMITS OF CONSTRUCTION



ELEVATION
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1/2" = 1'-0"



SECTION C
SCALE: 1/2" = 1'-0"

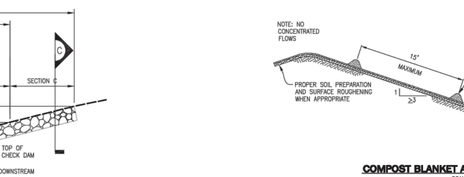
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
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 D_{50} MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE ENDS OF THE CHECK DAM SHALL BE A MINIMUM OF 1'-6" HIGHER THAN THE CENTER OF THE CHECK DAM.

CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND VEGETATED COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL. ANY DISTURBED AREA SHALL BE SEEDED AND MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

CD CHECK DAM 1



COMPOST BLANKET AND COMPOST FILTER BERM
SCALE: 1" = 5'-0"

COMPOST BLANKET NOTES:

1. SEE PLAN VIEW FOR AREA OF COMPOST BLANKET.
2. MAY BE USED IN PLACE OF STRAW MULCH OR EROSION CONTROL BLANKET IN AREAS WHERE ACCESS IS DIFFICULT DUE TO LANDSCAPING OR OTHER OBJECTS OR IN AREAS WHERE A SMOOTH TURF GRASS FINISH IS DESIRED.
3. SHALL ONLY BE UTILIZED IN AREAS WHERE SHEET FLOW CONDITIONS PREVAIL; SHALL BE PROHIBITED IN AREAS OF POSSIBLE CONCENTRATED FLOW.
4. SOIL PREPARATION SHALL BE COMPLETE PER THE SPECIFICATIONS OUTLINED IN THESE CRITERIA PRIOR TO APPLICATION.
5. WHEN TURF GRASS FINISH IS NOT DESIRED, SURFACE ROUGHENING ON SLOPES SHALL TAKE PLACE PRIOR TO APPLICATION.
6. SHALL BE EVENLY APPLIED AT A DEPTH OF 2 INCH.
7. MAYBE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY HAND.
8. SEEDING SHALL BE DRILLED PRIOR TO THE APPLICATION OF COMPOST OR SEED MAY BE COMBINED AND BLOWN WITH THE PNEUMATIC BLOWER.
9. COMPOST FILTER BERM SHALL BE UTILIZED ON SLOPES WITH A MAXIMUM SPACING OF 15 FEET PER THE REQUIREMENTS FOUND IN THE COMPOST FILTER BERM SECTION.
10. THE RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.
11. COMPOST USED IN THE APPLICATION OF THE COMPOST BLANKET SHALL BE A CLASS I COMPOST AS DEFINED BY THE FOLLOWING PHYSICAL, CHEMICAL, AND BIOLOGICAL PARAMETERS:

PARAMETERS	CLASS I COMPOST FOR COMPOST BLANKET
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	6.0 – 8.0
AG INDEX	> 10
MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR	80+/80+
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	< 4
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	20:1
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30–60 %
ORGANIC MATTER CONTENT	25–45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 1" (25mm) 95% TO 100% PASSING 1/4" (19mm) 85% TO 90% PASSING 3/8" (9.5mm) 50% TO 60% PASSING #4 20 TO 35% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENT	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

NOTE: CLOPYRALID IS THE COMMON NAME OF A HERBICIDE THAT KILLS BROAD-LEAVED WEEDS SUCH AS DANDELIONS, CLOVER AND THISTLE.

CB COMPOST BLANKET 2

COMPOST FILTER BERM NOTES:

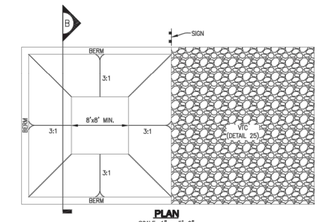
1. SEE PLAN VIEW FOR LENGTH OF COMPOST FILTER BERM.
2. SHALL BE APPLIED TO ALL SLOPES RECEIVING A COMPOST BLANKET AT 15' INCREMENTS.
3. FILTER BERMS SHALL RUN PARALLEL TO THE CONTOUR.
4. FILTER BERMS SHALL BE A MINIMUM OF 1' H x 2' W.
5. FILTER BERMS SHALL BE APPLIED UTILIZING PNEUMATIC BLOWER, OR BY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

PARAMETERS	CLASS I COMPOST FOR COMPOST FILTER BERM
MINIMUM STABILITY INDICATOR	STABLE TO VERY STABLE
SOLUBLE SALTS	MAXIMUM 5mmhos/cm
PH	6.0 – 8.0
AG INDEX	> 10
MATURITY INDICATOR EXPRESSED AS AMMONIA N/ NITRATE N RATIO	80+/80+
MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATIO	< 4
TESTED FOR CLOPYRALID	YES/NEGATIVE RESULT
MOISTURE CONTENT	30–60 %
ORGANIC MATTER CONTENT	25–45 % OF DRY WEIGHT
PARTICLE SIZE DISTRIBUTION	3" (75mm) 100% PASSING 1" (25mm) 95% TO 100% PASSING 3/4" (19mm) 85% TO 90% PASSING 3/8" (9.5mm) 50% TO 60% PASSING #4 20 TO 35% PASSING
PRIMARY, SECONDARY NUTRIENTS; TRACE ELEMENT	MUST BE REPORTED
TESTING AND TEST REPORT SUBMITTAL REQUIREMENTS	STA + CLOPYRALID
ORGANIC MATTER PER CUBIC YARD	MUST REPORT
CHEMICAL CONTAMINANTS	MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.1 TABLES 1 & 3 LEVELS
MINIMUM MANUFACTURING/PRODUCTION REQUIREMENT	FULLY PERMITTED UNDER COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, HAZARDOUS MATERIALS AND WASTE MANAGEMENT DIVISION
RISK FACTOR RELATING TO PLANT GERMINATION AND HEALTH	LOW

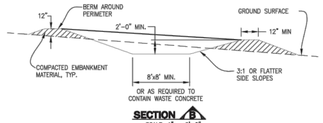
NOTE: IF A BIOSOLID COMPOST IS TO BE UTILIZED IT SHALL BE PRODUCED BY A FACILITY IN POSSESSION OF A VALID NOTICE OF AUTHORIZATION (NOA) FOR THE UNRESTRICTED USE AND DISTRIBUTION BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE NOA SHALL BE PROVIDED UPON REQUEST TO DOUGLAS COUNTY.

NOTE: A LAB TEST DETAILING THE CHEMICAL, PHYSICAL, AND BIOLOGICAL PARAMETERS SHALL BE PROVIDED UPON REQUEST BY DOUGLAS COUNTY.

CFB COMPOST FILTER BERM 3



PLAN
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1" = 5'-0"

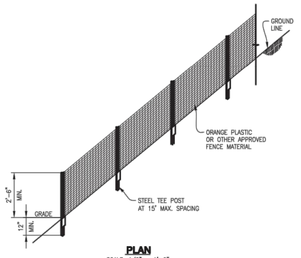
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CONCRETE WASHOUT AREA.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. VEHICLE TRACKING CONTROL (DETAIL 25) IS REQUIRED AT THE ACCESS POINT.
4. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
5. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.
6. DURABLE PORTABLE CONCRETE WASHOUT BASINS OR TUBS MAY BE USED WITH THE APPROVAL OF THE EROSION CONTROL INSPECTOR.

CONCRETE WASHOUT AREA MAINTENANCE NOTES

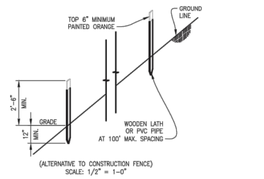
1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.
4. RECOMMENDED INSPECTION FREQUENCY IS WEEKLY, DURING AND AFTER ANY STORM EVENT.

CWA CONCRETE WASHOUT AREA 4

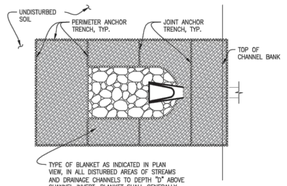


PLAN
SCALE: 1/2" = 1'-0"

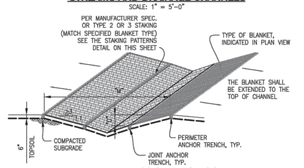
CF CONSTRUCTION FENCE 5



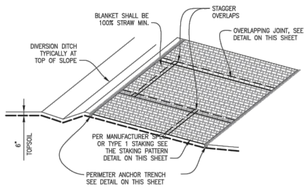
(ALTERN



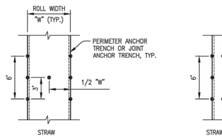
IN DISTURBED AREAS OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



IN DIVERSION DITCH OR SMALL DITCH DRAINAGEWAY
SCALE: 1" = 5'-0"

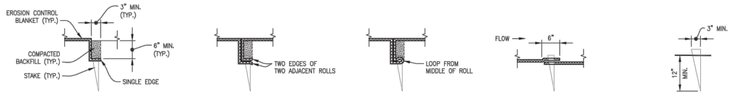


OUTSIDE OF STREAMS AND DRAINAGE CHANNELS
SCALE: 1" = 5'-0"



STAKING PATTERNS
SCALE: 1" = 5'-0"

SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. IF NO MANUFACTURER'S SPECIFICATION IS AVAILABLE USE THE ACCEPTABLE STAKING PATTERN (AS SHOWN ABOVE).



PERIMETER ANCHOR TRENCH
SCALE: 1" = 1'-0"

JOINT ANCHOR TRENCH
SCALE: 1" = 1'-0"

INTERMEDIATE ANCHOR TRENCH
SCALE: 1" = 5'-0"

OVERLAPPING JOINT
SCALE: 1" = 1'-0"

WOOD STAKE DETAIL
SCALE: 1" = 1'-0"
MINIMUM THICKNESS 1/2"

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF PERIMETER OF EROSION CONTROL BLANKET.
   - TYPE OF BLANKET (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   - AREA "A" IN SQUARE YARDS OF EACH TYPE OF BLANKET.
2. ALL EROSION CONTROL BLANKETS AND NETTING SHALL BE MADE OF 100% NATURAL AND BIODEGRADABLE MATERIAL; NO PLASTIC OR OTHER SYNTHETIC MATERIAL, EVEN IF PHOTO DEGRADABLE, SHALL BE ALLOWED.
3. IN AREAS WHERE EROSION CONTROL BLANKET IS SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING BELOW THE BLANKET IN ACCORDANCE WITH THE REQUIREMENTS OF DETAIL 12, SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO BLANKET INSTALLATION AND THE BLANKET SHALL BE IN FULL CONTACT WITH SUBGRADE, NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
4. PERIMETER ANCHOR TRENCH SHALL BE USED AT OUTSIDE PERIMETER OF ALL BLANKET AREAS.
5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL BLANKET INSTALLATIONS IN A DRAINAGEWAY EXCEPT STRAW, WHICH MAY USE AN OVERLAPPING JOINT.
6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF THE ROLL LENGTH FOR COCONUT AND EXCELSIOR BLANKETS.
7. THE OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF BLANKETS TOGETHER FOR BLANKETS ON SLOPES.
8. MATERIAL SPECIFICATIONS OF EROSION CONTROL BLANKET SHALL CONFORM TO TABLE 7.1.

EROSION CONTROL BLANKET INSTALLATION NOTES – CONTINUED

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING EROSION CONTROL BLANKET SHALL BE RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.
10. SEE DRAINAGE DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION MEASURES THAT MAY EXCEED THE DESIGN CONDITIONS ASSOCIATED WITH THE DETAILS ABOVE.
11. METAL STAKES OR STAPLES MAY BE USED FOR EROSION CONTROL BLANKET INSTALLATIONS OUTSIDE OF DRAINAGE CHANNELS.

TABLE 7.1 – EROSION CONTROL BLANKET TYPE

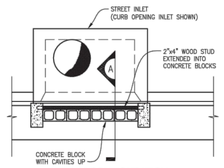
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	NETTING MIN.
STRAW*	–	100%	–	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN.	70% MAX.	–	DOUBLE/NATURAL
COCONUT	100%	–	–	DOUBLE/NATURAL
EXCELSIOR	–	–	100%	DOUBLE/NATURAL

* FOR OUTSIDE OF STREAMS AND DRAINAGE CHANNELS

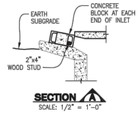
EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR EROSION CONTROL BLANKETS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. EROSION CONTROL BLANKET IS TO BE LEFT IN PLACE UNLESS REQUESTED TO BE REMOVED BY THE COUNTY.
3. ANY EROSION CONTROL BLANKET PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE RE-INSTALLED. ANY SUBGRADE AREAS BELOW THE BLANKET THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE EROSION CONTROL BLANKET REINSTALLED.

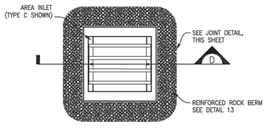
ECB EROSION CONTROL BLANKET 10



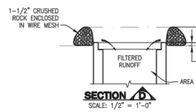
INTERIM CONFIGURATION (BEFORE PAVING) STREET INLET - PLAN
SCALE: 1/2" = 1'-0"



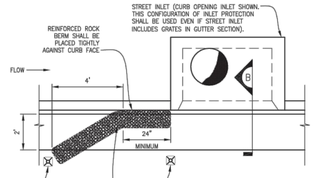
SECTION A
SCALE: 1/2" = 1'-0"



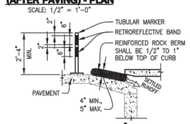
AREA INLET - PLAN
SCALE: 1" = 1'-0"



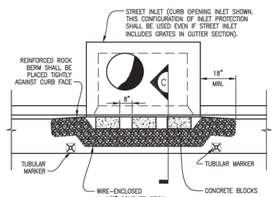
SECTION D
SCALE: 1/2" = 1'-0"



STREET INLET ON CONTINUOUS GRADE (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



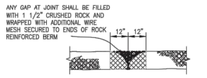
SECTION B
SCALE: 1/2" = 1'-0"



STREET INLET IN SUMP (AFTER PAVING) - PLAN
SCALE: 1/2" = 1'-0"



SECTION C
SCALE: 1/2" = 1'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"

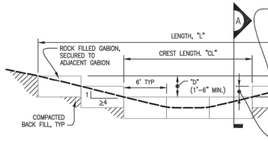
INLET PROTECTION INSTALLATION NOTES

1. INTERIM CONFIGURATION OF INLET PROTECTION IN STREETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET. INLET PROTECTION (AFTER PAVEMENT) SHALL BE INSTALLED WITHIN 48 HOURS AFTER PAVING IS PLACED.
2. INLET PROTECTION AT AREA INLETS SHALL BE INSTALLED WITHIN 48-HOURS OF POURING INLET.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. REINFORCED ROCK BERM SHALL BE CONSTRUCTED IN ONE PIECE OR SHALL BE CONSTRUCTED USING JOINT DETAIL.
7. TUBULAR MARKERS SHALL MEET REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED.
8. THE TOP OF REINFORCED ROCK BERM SHALL BE 1/2"-1" BELOW TOP OF CURB.

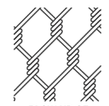
INLET PROTECTION MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR INLET PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY. MORE FREQUENT INSPECTIONS AND REPAIRS MAY BE REQUIRED DURING WINTER CONDITIONS DUE TO FREEZE/THAW PROBLEMS.
2. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF ROCK BERM IS WITHIN 2-1/2 INCHES OF THE CREST.
3. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED, UNLESS THE COUNTY APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
4. WHEN INLET PROTECTION AT AREA INLETS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

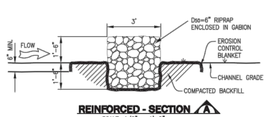
IP INLET PROTECTION 11



REINFORCED - ELEVATION
SCALE: 1" = 5'-0"



BLOW UP OF TWISTED WIRE GABION
SCALE: NTS



REINFORCED - SECTION A
SCALE: 1/2" = 1'-0"

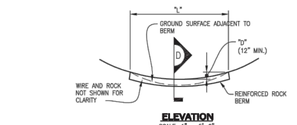
REINFORCED CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CHECK DAMS.
   - CHECK DAM TYPE (CHECK DAM OR REINFORCED CHECK DAM).
   - LENGTH, "L", CREST LENGTH, "CL", AND DEPTH, "D".
2. CHECK DAMS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED AFTER CONSTRUCTION FENCE, BUT PRIOR TO ANY UPSTREAM LAND-DISTURBING ACTIVITIES.
3. REINFORCED CHECK DAMS, GABIONS SHALL HAVE GALVANIZED TWISTED WIRE NETTING WITH A MAXIMUM OPENING DIMENSION OF 4-1/2" AND A MINIMUM WIRE THICKNESS OF 0.10". WIRE "HOG RINGS" AT 4" SPACING OR OTHER APPROVED MEANS SHALL BE USED AT ALL GABION SEAMS AND TO SECURE THE GABION TO THE ADJACENT GABION.
4. THE CHECK DAM SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-6".
5. EROSION BLANKET SHALL BE PLACED IN THE REINFORCED CHECK DAM TRENCH EXTENDING A MINIMUM OF 1'-6" ON BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF THE REINFORCED CHECK DAM.

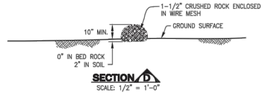
REINFORCED CHECK DAM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR CHECK DAMS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF CHECK DAMS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CHECK DAM IS WITHIN 1/2 OF THE HEIGHT OF THE CREST.
3. CHECK DAMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN CHECK DAMS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACK FILL. ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

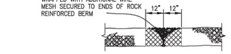
RCD REINFORCED CHECK DAM 12



ELEVATION
SCALE: 1" = 5'-0"



SECTION D
SCALE: 1/2" = 1'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"

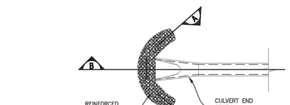
REINFORCED ROCK BERM INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF REINFORCED ROCK BERMS.
   - LENGTH, "L", AND DEPTH, "D" DIMENSIONS.
2. REINFORCED ROCK BERM SECTION APPLIES TO CULVERT INLET FILTER AND INLET PROTECTION.
3. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
4. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
5. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
6. FOR CONCENTRATED FLOW AREAS THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

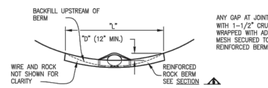
REINFORCED ROCK BERM MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR REINFORCED ROCK BERM IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF REINFORCED ROCK BERM SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS WITHIN 5 INCHES OF THE CREST.
3. REINFORCED ROCK BERMS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED.
4. WHEN REINFORCED ROCK BERMS ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

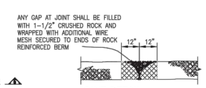
RRB REINFORCED ROCK BERM 13



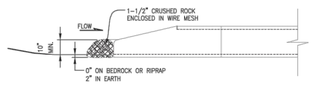
PLAN
SCALE: 1" = 5'-0"



SECTION A
SCALE: 1" = 5'-0"



JOINT DETAIL
SCALE: 1/2" = 1'-0"



SECTION B
SCALE: 1/2" = 1'-0"

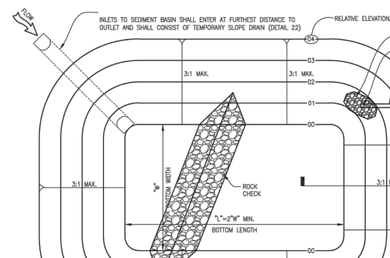
INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATIONS OF CULVERT INLET FILTERS.
   - LENGTH, "L", AND DEPTH, "D".
2. CRUSHED ROCK SHALL BE FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON ROCK AND RIPRAP GRADATIONS (1-1/2").
3. WIRE MESH SHALL BE FABRICATED OF 20 GAUGE WIRE TWISTED INTO A MESH WITH A MAXIMUM OPENING OF 1.0 INCH (COMMONLY TERMED "CHICKEN WIRE"), ROLL WIDTH SHALL BE 48-INCHES.
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6-INCH CENTERS ALONG ALL JOINTS AND AT 2-INCH CENTERS ON ENDS OF BERM.
5. THE ENDS OF THE REINFORCED ROCK BERM SHALL BE 12" HIGHER THAN THE CENTER OF THE BERM.

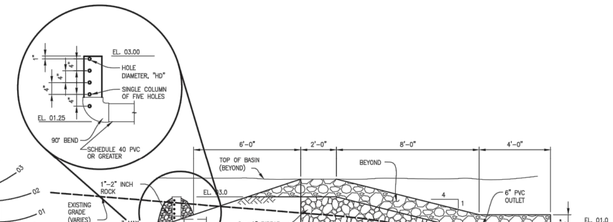
MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR RRB FOR CULVERT PROTECTION IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RRB FOR CULVERT PROTECTION SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF FILTER IS 1/2 THE HEIGHT OF THE REINFORCED ROCK BERM.
3. RRB FOR CULVERT PROTECTION ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. WHEN RRB FOR CULVERT PROTECTION ARE REMOVED, ANY DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

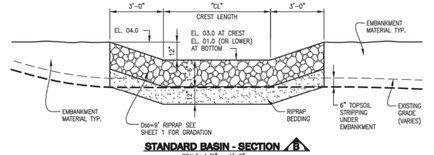
RRC RRB FOR CULVERT PROTECTION 14



STANDARD BASIN - PLAN
SCALE: 1" = 5'-0"



STANDARD BASIN - SECTION A
SCALE: 1/2" = 1'-0"



STANDARD BASIN - SECTION B
SCALE: 1/2" = 1'-0"

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF SEDIMENT BASIN.
   - TYPE OF BASIN (STANDARD BASIN OR NON-STANDARD BASIN),
   - FOR STANDARD BASIN, CREST LENGTH, "CL", BOTTOM WIDTH, "W", AND HOLE DIAMETER, "HD".
   - FOR NON-STANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT, "H", NUMBER OF COLUMNS, "N", HOLE DIAMETER, "HD", AND PIPE DIAMETER "D".
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY WITHIN 2 PERCENTAGE POINTS OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THIS SHEET PERTAIN TO STANDARD SEDIMENT BASIN(S) IDENTIFIED ON THE GESC PLAN VIEW DRAWINGS USED FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT BASIN IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT AS NECESSARY.
2. SEDIMENT ACCUMULATED IN SEDIMENT BASIN SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1.0 FOOT.
3. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY.
4. IF SEDIMENT BASINS ARE REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	16	2.0	7/16
2	22	4.0	5/8
3	27	6.0	3/4
4	31	8.0	7/8
5	35	10.0	1.0
6	38	12.0	1 1/8
7	41	14.0	1 1/4
8	44	16.0	1 1/4
9	47	18.0	1 3/8
10	49	20.0	1 3/8
11	52	22.0	1 1/2
12	54	24.0	1 1/2
13	56	26.0	1 5/8
14	59	28.0	1 5/8
15	61	30.0	1 5/8

SB SEDIMENT BASIN 15

Sheet Revisions		
1	DOUGLAS COUNTY REISSUE	1/17

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

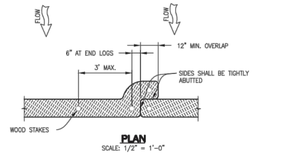
DOUGLAS COUNTY COLORADO

GESC GRADING, EROSION, AND SEDIMENT CONTROL

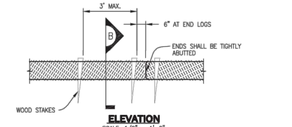
GESC PLAN STANDARD NOTES AND DETAILS

SHEET 2 OF 3

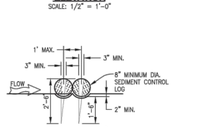
Fwde Filing 3
Project File: SB2024-068
Board of County Commissioner's Staff Report Page 134 of 141



PLAN
SCALE: 1/2" = 1'-0"



ELEVATION
SCALE: 1/2" = 1'-0"



SECTION A
SCALE: 1/2" = 1'-0"

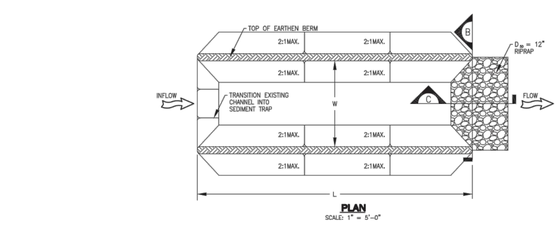
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

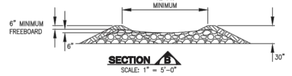
SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT CONTROL LOGS IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL REMAIN IN PLACE UNTIL THE VEGETATIVE COVER IS APPROVED BY THE EROSION CONTROL INSPECTOR. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

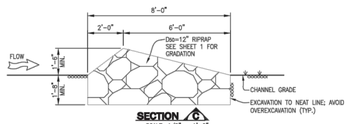
SCL SEDIMENT CONTROL LOG 16



PLAN
SCALE: 1" = 5'-0"



SECTION B
SCALE: 1" = 5'-0"



SECTION C
SCALE: 1/2" = 1'-0"

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. SEDIMENT TRAPS INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
4. RIPRAP OUTLET SHALL BE CONSTRUCTED WITH D_{50} =12" RIPRAP WITH A MINIMUM OVERFLOW OF 6".
5. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
6. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SEDIMENT TRAPS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF RIPRAP SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE RIPRAP OUTLET STRUCTURE.
3. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVERAGE IS APPROVED BY THE COUNTY.
4. WHEN SEDIMENT TRAPS ARE REMOVED THE DISTURBED AREA SHALL BE DRILLED SEEDED AND CRIMP MULCHED OR STABILIZED IN A MANNER APPROVED BY THE COUNTY.

ST SEDIMENT TRAP 17

SEEDING AND MULCHING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - AREA OF SEEDING AND MULCHING.
   - TYPE OF SEED MIX (PERMANENT, TEMPORARY, OR LOW-GROWTH).
2. ALL BRANDS FURNISHED SHALL BE FREE FROM SUCH NOXIOUS SEEDS AS RUSSIAN OR CANADIAN THISTLE, COARSE FESCUE, EUROPEAN BINDWEED, JOHNSON GRASS, KNAP WEED AND LEAFY SPURGE.
3. THE SEEDER SHALL FURNISH TO THE CONTRACTOR A SIGNED STATEMENT CERTIFYING THAT THE SEED FURNISHED IS FROM A LOT THAT HAS BEEN TESTED BY A RECOGNIZED LABORATORY. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE. SEED TICKETS SHALL BE PROVIDED TO DOUGLAS COUNTY UPON REQUEST.
4. DRILL SEEDING MIX SHALL CONFORM TO THE TABLE ON THE RIGHT:
5. IF THE SEED AVAILABLE ON THE MARKET DOES NOT MEET THE MINIMUM PURITY AND GERMINATION PERCENTAGES SPECIFIED, THE SUBCONTRACTOR MUST COMPENSATE FOR A LESSER PERCENTAGE OF PURITY OR GERMINATION BY FURNISHING SUFFICIENT ADDITIONAL SEED TO EQUAL THE SPECIFIED PRODUCT. THE TAGS FROM THE SEED MIXES MUST BE SUPPLIED TO THE CONTRACTOR AND FORWARDED TO THE DOUGLAS COUNTY EROSION CONTROL INSPECTOR.
6. THE FORMULA USED FOR DETERMINING THE QUANTITY OF PURE LIVE SEED (PLS) SHALL BE (POUNDS OF SEED) X (PURITY) X (GERMINATION) = POUNDS OF PURE LIVE SEED (PLS).
7. PERMANENT SEED MIX SHALL BE USED UNLESS OTHERWISE APPROVED BY THE COUNTY.
8. ALL AREAS TO BE SEEDED AND MULCHED SHALL HAVE NATIVE TOPSOIL OR APPROVED SOIL AMENDMENTS SPREAD TO A DEPTH OF AT LEAST 6 INCHES (LOOSE DEPTH). HAUL ROADS AND OTHER COMPACTED AREAS SHALL BE LOOSENED TO A DEPTH OF 6 INCHES PRIOR TO SPREADING TOPSOIL.
9. SOIL IS TO BE THOROUGHLY LOOSENED (TILLED) TO A DEPTH OF AT LEAST 6 INCHES PRIOR TO SEEDING. THE TOP 6 INCHES OF THE SEED BED SHALL BE FREE OF ROCKS GREATER THAN 4 INCHES AND SOIL CLODS GREATER THAN 2 INCHES. SEEDING OVER ANY COMPACTED AREAS THAT HAVEN'T BEEN THOROUGHLY LOOSENED SHALL BE REJECTED.
10. SEED IS TO BE APPLIED USING A MECHANICAL DRILL TO A DEPTH NOT LESS THAN 1/4 INCH AND NOT MORE THAN 3/4 INCH. ROW SPACING SHALL BE NO MORE THAN 6 INCHES. MATERIAL USED FOR MULCH SHALL CONSIST OF LONG-STEMMED STRAW. AT LEAST 50 PERCENT OF THE MULCH, BY WEIGHT, SHALL BE 10 INCHES OR MORE IN LENGTH. MULCH SHALL BE APPLIED AND MECHANICALLY ANCHORED TO A DEPTH OF AT LEAST 2 INCHES. MULCH SHALL BE APPLIED AT A RATE OF 4000 LB. OF STRAW PER ACRE.
11. IF THE PERMITTEE DEMONSTRATES TO THE COUNTY THAT IT IS NOT POSSIBLE TO DRILL SEED, SEED IS TO BE UNIFORMLY BROADCAST AT TWO TIMES THE DRILLED RATE, THEN LIGHTLY HARROWED TO PROVIDE A SEED DEPTH OF APPROXIMATELY 1/4 INCH, THEN ROLLED TO COMPACT, THEN MULCHED AS SPECIFIED ABOVE.
12. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 14 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE COUNTY), THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
13. MULCH SHALL BE APPLIED WITHIN 24-HOURS OF SEEDING.
14. TACKIFIER SHOULD BE UTILIZED TO HELP PREVENT STRAW DISPLACEMENT.

SEEDING AND MULCHING MAINTENANCE NOTES

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

SM SEEDING AND MULCHING 18

DOUGLAS COUNTY PERMANENT DRILL SEEDING MIX

SPECIES	VARIETY	NOTES	% IN MIX	POUNDS OF PLS PER ACRE
BIG BLUESTEM	KAW	PNWS	10	1.1
YELLOW INDIANGRASS	CHEYENNE	PNWS	10	1
SWITCHGRASS	BLACKWELL	PNWS	10	0.4
SIDEOATS GRAMA	VAUGHN	PNWB	10	0.9
WESTERN WHEATGRASS	ARRIBA	PNCS	10	1.6
BLUE GRAMA	HACHITA	PNWB	10	0.3
THICKSPIKE WHEATGRASS	CRITANA	PNCS	10	1
PRAIRIE SANDREED	GOSHEN	PNWS	10	0.7
GREEN NEEDLEGRASS	LODORM	PNCB	10	1
SLENDER WHEATGRASS	PRYOR	PNCB	5	0.6
STREAMBANK WHEATGRASS	SODAR	PNCS	5	0.6
			TOTAL	9.2

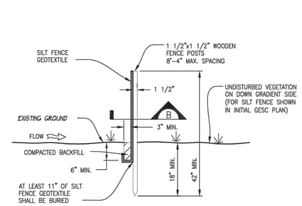
DOUGLAS COUNTY TEMPORARY DRILL SEEDING MIX

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

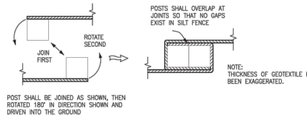
DOUGLAS COUNTY LOW-GROWTH DRILL SEEDING MIX

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

NOTES:
P=PERENNIAL
A=ANNUAL
N=NATIVE
I=INTRODUCED
W=WARM SEASON
C=COOL SEASON
S=SOD FORMER
B=BUNCHGRASS



ELEVATION
SCALE: 1" = 1'-0"



JOINTS - SECTION B
SCALE: N.T.S.

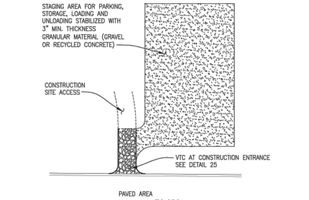
SILT FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF FENCE.
2. ANCHOR TRENCH SHALL BE EXCAVATED WITH TRENCHER, OR WITH SILT FENCE INSTALLATION MACHINE; NO ROAD GRADERS, BACKHOES, ETC. SHALL BE USED. TRENCH SHALL BE COMPACTED BY HAND, WITH "JUMPING JACK", OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
3. SILT FENCE GEOTEXTILE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 6-TO 12-GALLONS PER MINUTE PER SQUARE FOOT FLOW CAPACITY.
   - 90 LB. TENSILE STRENGTH PER ASTM D4632.
   - UV DESIGN AT 500 HRS MIN. 70% STRENGTH RETAINED PER ASTM D4355.
4. SILT FENCE INDICATED ON INITIAL GESC PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SILT FENCE IS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT REACHES A DEPTH OF 6-INCHES.
3. SILT FENCE SHALL BE REMOVED WHEN THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS APPROVED BY THE COUNTY. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

SF SILT FENCE 19



PLAN
SCALE: 1" = 40'-0"

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR THE STABILIZED STAGING AREA IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. GESC MANAGER SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
5. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED.

SSA STABILIZED STAGING AREA 20

ELEVATION
SCALE: 1/2" = 1'-0"

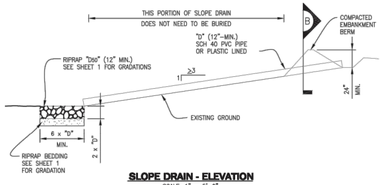
SURFACE ROUGHENING INSTALLATION NOTES

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

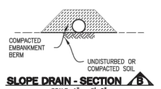
SURFACE ROUGHENING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SURFACE ROUGHENING IS WEEKLY, DURING AND AFTER ANY STORM EVENT, AND MAKE REPAIRS.
2. VEHICLES AND EQUIPMENT SHALL GENERALLY BE CONFINED TO ACCESS DRIVES AND SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
3. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
4. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER ANY RILL EROSION.

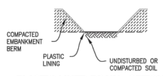
SR SURFACE ROUGHENING 21



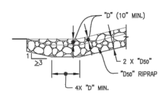
SLOPE DRAIN - ELEVATION
SCALE: 1" = 5'-0"



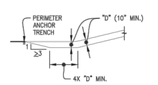
SLOPE DRAIN - SECTION B
SCALE: 1" = 5'-0"



PLASTIC LINED DRAIN - OPTION
SCALE: 1" = 5'-0"



TERMINATION OF RIPRAP LINED SLOPE DRAIN
SCALE: 1" = 5'-0"



TERMINATION OF PLASTIC LINED SLOPE DRAIN
SCALE: 1" = 5'-0"

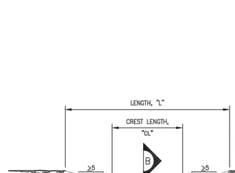
SLOPE DRAIN INSTALLATION NOTES

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

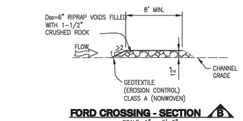
SLOPE DRAIN MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR SLOPE DRAINS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS AS NECESSARY.
2. TEMPORARY SLOPE DRAINS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION. WHEN SLOPE DRAINS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

TSD TEMPORARY SLOPE DRAIN 22



FORD CROSSING - ELEVATION
SCALE: 1" = 5'-0"



FORD CROSSING - SECTION B
SCALE: 1" = 5'-0"

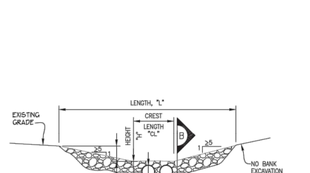
TEMPORARY STREAM CROSSING INSTALLATION NOTES

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

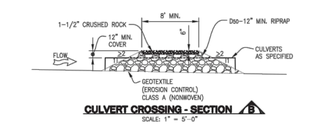
TEMPORARY STREAM CROSSING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR TEMPORARY STREAM CROSSINGS IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF TEMPORARY STREAM CROSSINGS SHALL BE REMOVED WHEN THE SEDIMENT DEPTH UPSTREAM OF CROSSING IS WITHIN 6-INCHES OF THE CREST (FORD CROSSING) OR GREATER THAN AN AVERAGE DEPTH OF 12-INCHES (CULVERT CROSSING).
3. TEMPORARY STREAM CROSSINGS ARE TO REMAIN IN PLACE UNTIL NO LONGER NEEDED, BUT SHALL BE REMOVED PRIOR TO THE END OF CONSTRUCTION.
4. WHEN TEMPORARY STREAM CROSSINGS ARE REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED AND COVERED WITH EROSION CONTROL BLANKET OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE COUNTY.

TSC TEMPORARY STREAM CROSSING 23



CULVERT CROSSING - ELEVATION
SCALE: 1" = 5'-0"



CULVERT CROSSING - SECTION B
SCALE: 1" = 5'-0"

ELEVATION
SCALE: 1/2" = 1'-0"

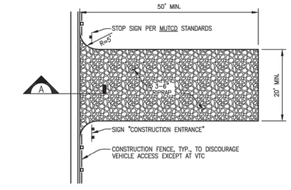
TERRACING INSTALLATION NOTES

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

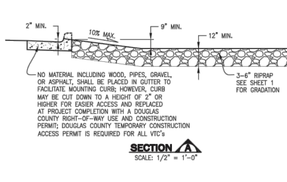
TERRACING MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR TERRACING IS WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. ANY RILL EROSION OCCURRING ON SLOPES SHALL BE REPAIRED AND RESEEDED AND MULCHED IN ACCORDANCE WITH DETAIL 18.

TER TERRACING 24



PLAN
SCALE: 1" = 10'-0"



SECTION A
SCALE: 1/2" = 1'-0"

VEHICLE TRACKING CONTROL INSTALLATION NOTES

1. VEHICLE TRACKING CONTROL PADS SHALL BE INSTALLED AT EVERY ACCESS POINT TO SITE.
2. VEHICLE TRACKING CONTROL PADS SHALL CONSIST OF HARD, DENSE, DURABLE STONE, ANGULAR IN SHAPE AND RESISTANT TO WEATHERING. ROUNDED STONE OR BOULDERS WILL NOT BE ACCEPTABLE. THE STONES SHALL BE 3" WITH A MAXIMUM SIZE OF 4". THE STONE SHALL HAVE A SPECIFIC GRAVITY OF AT LEAST 2.6. CONTROL OF GRADATION WILL BE BY VISUAL INSPECTIONS.
3. ANY CRACKED OR DAMAGED CURB AND GUTTER AND SIDEWALK SHALL BE REPLACED BY PERMITTEE.
4. A DOUGLAS COUNTY TEMPORARY CONSTRUCTION ACCESS PERMIT IS REQUIRED FOR EACH POINT ONTO DOUGLAS COUNTY R.O.W.
5. A STOP SIGN INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AS AMENDED, SHALL BE INSTALLED FOR EXITING TRAFFIC AT THE VTC.

VEHICLE TRACKING CONTROL MAINTENANCE NOTES

1. THE RECOMMENDED INSPECTION FREQUENCY FOR VEHICLE TRACKING CONTROL IS DAILY. GRAVEL SURFACE SHALL BE CLEAN AND LOOSE ENOUGH TO RUT SLIGHTLY UNDER WHEEL LOADS AND CAUSE LOOSE GRAVEL TO DISLODGE MUD FROM TIRES. WHEN GRAVEL BECOMES COMPACTED OR FILLED WITH SEDIMENT SO THAT THE EFFECTIVENESS OF THE PAD IS DIMINISHED, CONTRACTOR SHALL RIP, TURN OVER, OR OTHERWISE LOOSEN GRAVEL, PLACE ADDITIONAL NEW GRAVEL, OR REPLACE WITH NEW GRAVEL AS NECESSARY TO RESTORE EFFECTIVENESS.
2. VEHICLE TRACKING CONTROL SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRAVEL MATERIAL REMOVED OR, IF APPROVED BY THE COUNTY, USED ON SITE, AND THE AREA TOPSOILED, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABIL

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 1 OF 6

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

–THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018.

–THE NORTHEAST CORNER OF SAID SECTION 5 BEING A #6 REBAR AND 3.25" ALUMINUM CAP PLS 38151 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019.

BEGINNING AT SAID NORTHEAST CORNER OF SECTION 5;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°08'37" WEST, A DISTANCE OF 2,639.95 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5 BEING A #5 REBAR AND 2" ALUMINUM CAP PLS 8141 MATCHING MONUMENT RECORD FILED 8/25/03;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 SOUTH 00°12'25" EAST, A DISTANCE OF 2,640.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5 BEING A 3.5" ALUMINUM CAP ON PIPE PLS 35585 IN RANGE BOX MATCHING MONUMENT RECORD FILED 10/31/2019;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89°34'33" WEST, A DISTANCE OF 1,889.93 FEET;

THENCE NORTH 00°33'09" EAST, A DISTANCE OF 551.58 FEET;

THENCE NORTH 11°00'15" EAST, A DISTANCE OF 761.48 FEET;

THENCE NORTH 18°08'07" WEST, A DISTANCE OF 550.61 FEET;

THENCE NORTH 30°46'30" EAST, A DISTANCE OF 372.83 FEET;

THENCE NORTH 00°54'50" WEST, A DISTANCE OF 358.87 FEET;

THENCE NORTH 46°36'35" WEST, A DISTANCE OF 692.86 FEET;

THENCE NORTH 11°02'21" WEST, A DISTANCE OF 347.63 FEET;

THENCE NORTH 54°23'32" WEST, A DISTANCE OF 944.39 FEET;

THENCE NORTH 54°10'26" WEST, A DISTANCE OF 653.46 FEET;

THENCE NORTH 00°27'53" WEST, A DISTANCE OF 636.91 FEET;

THENCE NORTH 72°10'45" WEST, A DISTANCE OF 549.06 FEET;

THENCE NORTH 00°21'43" WEST, A DISTANCE OF 273.50 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE ALONG SAID NORTH LINE SOUTH 89°26'46" EAST, A DISTANCE OF 1,516.97 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 5 BEING A 2.5" ALUMINUM CAP ON PIPE PLS 6935 MATCHING MONUMENT RECORD FILED 12/31/2018;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5 SOUTH 89°33'09" EAST, A DISTANCE OF 2,603.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,957,113 SQUARE FEET OR 297.454 ACRES, MORE OR LESS.

DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FIELDS FILING 3. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. SINGING HILLS ROAD AND FLINTWOOD ROAD RIGHTS–OF–WAY ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES. UTILITY EASEMENTS, DRAINAGE AND BLANKET ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO FOR PUBLIC USE AND PURPOSE.

OWNER: WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

BY:_____

_____ AS _____ OF WALLDEN–HILL TOP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

TITLE VERIFICATION

WE _____, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES.

_____

BY: _____ _____

TITLE: _____

STATE OF _____)
) SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

GENERAL NOTES

1.) THE LINEAL UNITS USED ON THIS PLAT ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES–MINUTES–SECONDS.

2.) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND SURVEY BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.

3.) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

4.) COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NUMBER 450–HS0834885–412, AMENDMENT NO. 1, EFFECTIVE DATE OCTOBER 28, 2024 AT 12:00 A.M. WAS ENTIRELY RELIED UPON FOR RECORDED RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.

5.) RICK ENGINEERING COMPANY HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6.) ALL LOT CORNER MONUMENTS SHALL BE SET PER COLORADO STATE STATUTE 38–51–105.

7.) BASIS OF BEARINGS: NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, BEING ASSUMED TO BEAR SOUTH 89°33'09" EAST, A DISTANCE OF 2603.12 FEET BETWEEN MONUMENTS AS SHOWN ON THIS PLAT.

8.) ACCESS EASEMENTS AS SHOWN HEREON ARE FOR THE USE BY THE ADJOINING LOT OWNERS AND THEIR INVITEES. MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWERS ADJOINING THE ACCESS EASEMENT. LOT 1 WILL BE THE ONLY LOT THAT CAN HAVE DIRECT ACCESS TO FLINTWOOD ROAD. LOTS 2 – 7 WILL HAVE ACCESS THROUGH THE SHARED ACCESS EASEMENTS

9.) NO IMPROVEMENTS THAT CONFLICT WITH OR INTERFERE WITH CONSTRUCTION, MAINTENANCE OR ACCESS TO UTILITIES SHALL BE PLACED WITHIN THE UTILITY EASEMENTS. PROHIBITED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, PERMANENT STRUCTURES, BUILDINGS, COUNTER–FORTS, DECKS, ATTACHED PORCHES, ATTACHED STAIRS, WINDOW WELLS, AIR CONDITIONING UNITS, RETAINING WALLS/COMPONENTS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR ACCESS, USE AND MAINTENANCE THEREOF. PROHIBITED IMPROVEMENTS MAY BE REMOVED BY THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES. THE OWNERS OF THE PROPERTY SUBJECT TO OR ADJACENT TO THE UTILITY EASEMENTS SHOWN HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SUCH AREAS, WHICH DOES NOT INCLUDE UTILITY LINES AND RELATED FACILITIES. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH UTILITY EASEMENTS, INCLUDING THE REMOVAL OF PROHIBITED IMPROVEMENTS, THE MAINTENANCE, OPERATION, RECONSTRUCTION AND REMOVAL SHALL BE AT THE COST OF THE OWNER(S). THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

10.) DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS LOTS 1–7 OF FIELDS FILING NO. 3 SUBDIVISION FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM SEWER MANAGEMENT IMPROVEMENTS INCLUDING BUT NOT LMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIRPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES (COLLECTIVELY THE FACILITIES) IN THE EVENT THE FIELDS METROPOLITAN DISTRICT NO. 3, ITS SUCCESSORS, AND ASSIGNS (SYSTEM OWNER) FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES, A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISIONS SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER. IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER, TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER SAID SUBDIVISION, AFTER TEN(10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED. DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEVEL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.

11.) ALL DWELLING AND ACCESSORY DWELLING UNITS ON THIS PLAT SHALL HAVE APPROVED FIRE SPRINKLER SYSTEMS AND THAT APPROVED FIRE PROTECTION WATER SUPPLIES ARE TO BE INSTALLED PRIOR TO ISSUANCE OF PERMITS FOR VERTICAL CONSTRUCTION OF STRUCTURES.

12.) NO FURTHER SUBDIVISION TO ESTABLISH ADDITIONAL LOTS WITHOUT A PRELIMINARY PLAN OR MINOR DEVELOPMENT PLAT.

13.) THERE SHALL BE A 50FT EROSIONAL SETBACK FROM THE LIMITS OF THE 100 YEAR FLOOD PLAIN. FURTHER TECHNICAL STUDIES WILL BE REQUIRED WHEN TRAVERSING A DRAINAGE EASEMENT.

14.) THE UTILITY EASEMENTS ARE DEDICATED TO THE COUNTY OF DOUGLAS FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

15.) EXISTING WELL #126985–A LOCATED ON THE PROPERTY WILL BE CAPPED AND ABANDONED PER THE CONDITION OF THE PRELIMINARY PLAN. NO BUILDINGS PERMITS FOR FILING 3 WILL BE ISSUED PRIOR TO THE ABANDONMENT OF THIS WELL.

16.) WHEN DEVELOPING ADJACENT TO MAJOR DRAINAGEWAY FLOODPLAINS, A MINIMUM OF 2– FEET OF FREEBOARD SHALL BE PROVIDED BETWEEN THE 100–YEAR BASE FLOOD ELEVATION AND THE LOWEST FINISHED FLOOR ELEVATION OF ALL STRUCTURES.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF UTILITY EASEMENTS, DRAINAGE EASEMENTS, RIGHT–OF–WAY DEDICATIONS FOR SINGING HILLS ROAD, AND FLINTWOOD ROAD ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

_____

CHAIR, BOARD OF COUNTY COMMISSIONERS

PLANNING COMMISSION CERTIFICATE

THE PRELIMINARY PLAN SB2022–036 FOR THIS FINAL PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON NOVEMBER 7, 2023.

_____ _____

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION DATE

SHEET INDEX

SHEET 1 COVER SHEET

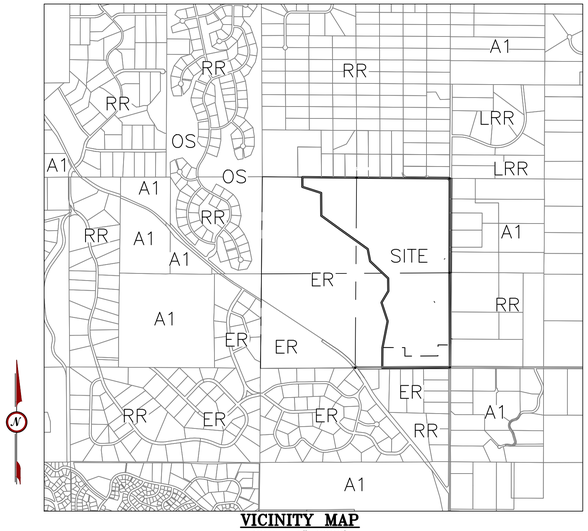
SHEET 2 CONTROL

SHEET 3 NORTHERLY LOT DETAILS, ACCESS AND UTILITY EASEMENTS DEDICATION, RIGHT–OF–WAY DEDICATION

SHEET 4 SOUTHERLY LOT DETAILS ACCESS AND UTILITY EASEMENTS DEDICATION, RIGHT–OF–WAY DEDICATION

SHEET 5 DRAINAGE & CORE UTILITY EASEMENT, NORTHERLY LOTS

SHEET 6 DRAINAGE & CORE UTILITY EASEMENT, SOUTHERLY LOTS



VICINITY MAP
SCALE: 1"=2000'

LAND USE TABLE

	AREA (SQ. FT.±)	AREA (ACREAGE±)	%OF TOTAL LAND USE±
LOTS	11,996,021	275.390	92.6%
R.O.W.	961,092	22.064	7.4%
TOTAL	12,957,113	297.454	100.0%

ACCEPTANCE CERTIFICATE

THE DEDICATION OF DRAINAGE EASEMENT ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY FIELDS METRO DISTRICT NO. 3.

(FIELDS METRO DISTRICT NO. 3)

BY:_____

TITLE:_____

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____, 20__, BY _____ AS_____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES_____

SURVEYOR'S CERTIFICATE

I ROBERT J. HENNESSY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE 30TH DAY OF MARCH, 2022, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION. THIS CERTIFICATION IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESS OR IMPLIED.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20_____.

PRELIMINARY FOR REVIEW

_____

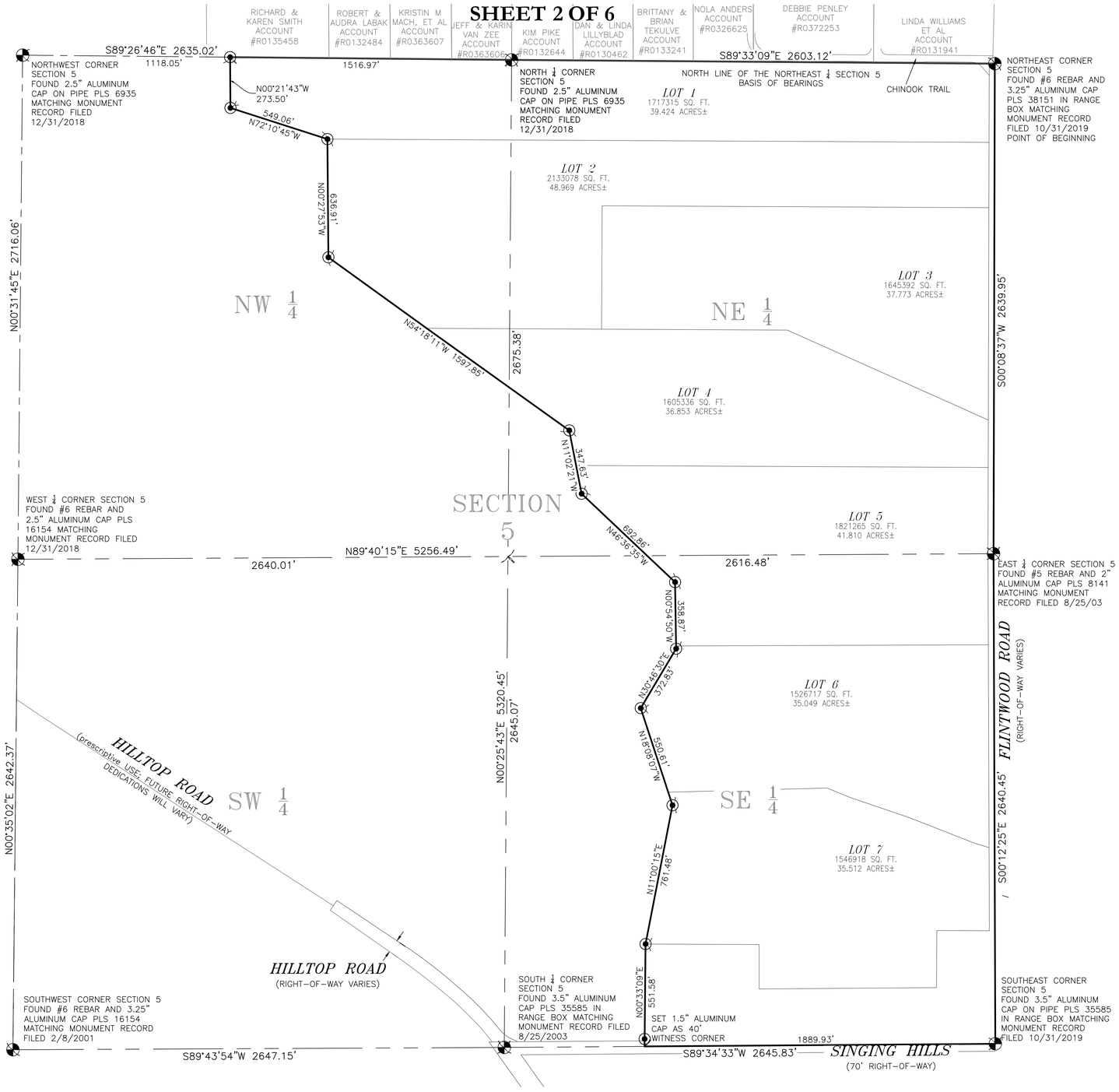
ROBERT J. HENNESSY, COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #34580
FOR AND ON BEHALF OF RICK ENGINEERING COMPANY

303-423-6036
rickengineering.com
5690 WEBSTER STREET
ARVADA, CO 80002
RICK
SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO
SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER

\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 7–29–25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 2 OF 6

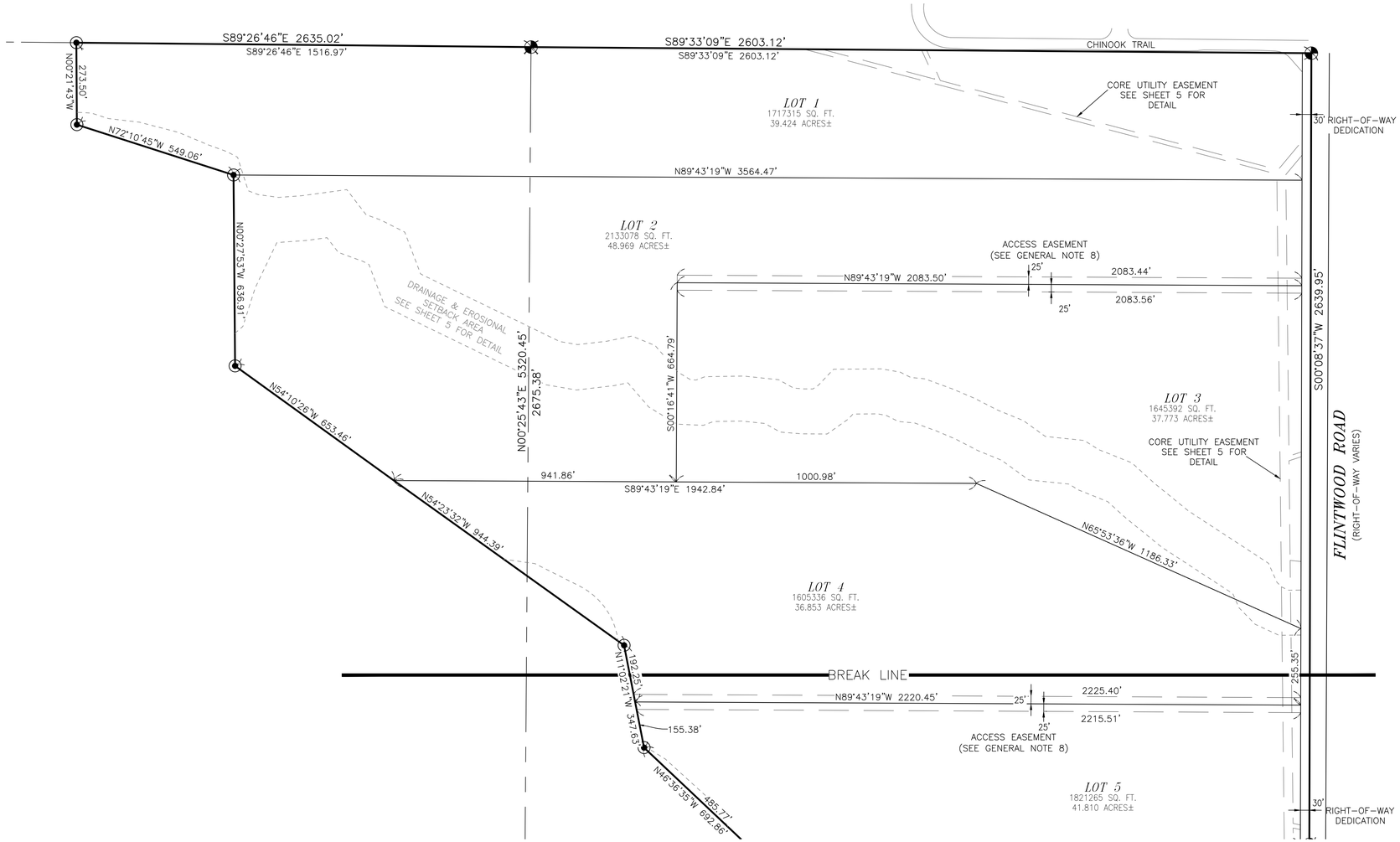


RICK
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\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 7-29-25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 3 OF 6



LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT

U.E.=UTILITY EASEMENT

200 0 100 200 400
ORIGINAL SCALE: 1"= 200' HORIZ.

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\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 7-29-25.DWG

FIELDS FILING 3

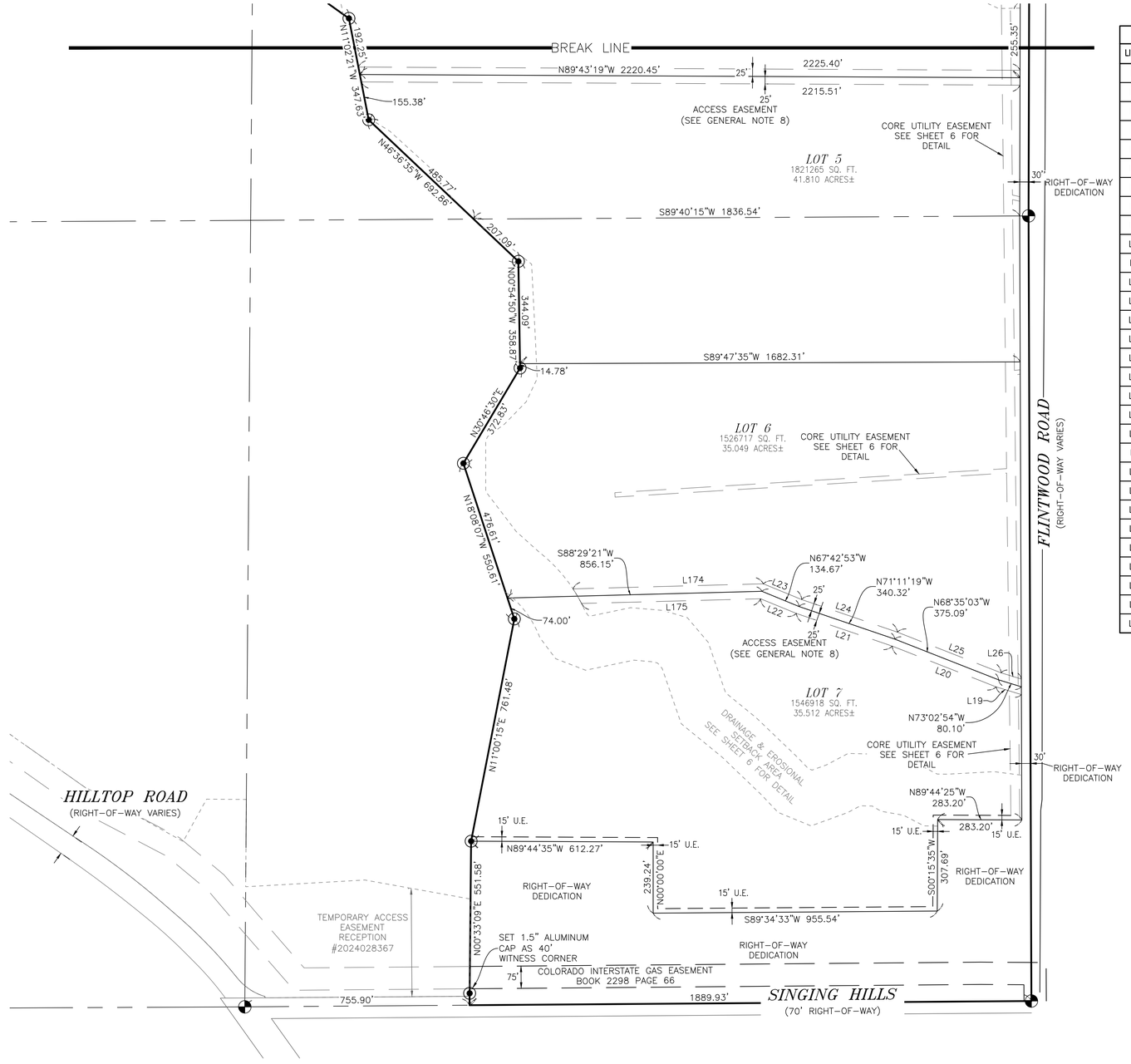
LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 4 OF 6

LINE TABLE		
LINE #	LENGTH	BEARING
L1	106.04'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	111.32'	N24°20'31"W
L4	125.09'	S39°50'38"W
L5	46.97'	N00°08'37"E
L6	84.69'	N39°50'38"E
L7	43.48'	S71°40'04"W
L8	15.82'	N00°08'37"E
L9	43.25'	N71°40'04"E
L10	36.85'	N84°13'09"W
L11	15.07'	N00°08'37"E
L12	36.64'	S84°13'09"E
L13	25.01'	N77°42'29"W
L14	15.34'	N00°08'37"E
L15	24.79'	S77°42'29"E
L16	19.67'	S83°31'24"W
L17	15.09'	N00°12'25"W
L18	19.55'	N83°31'24"E
L19	88.80'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	71.41'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	41.26'	S89°12'56"W
L78	72.90'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'



LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	640.26'	N88°29'21"E
L175	602.29'	S88°29'21"W

LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- U.E.=UTILITY EASEMENT

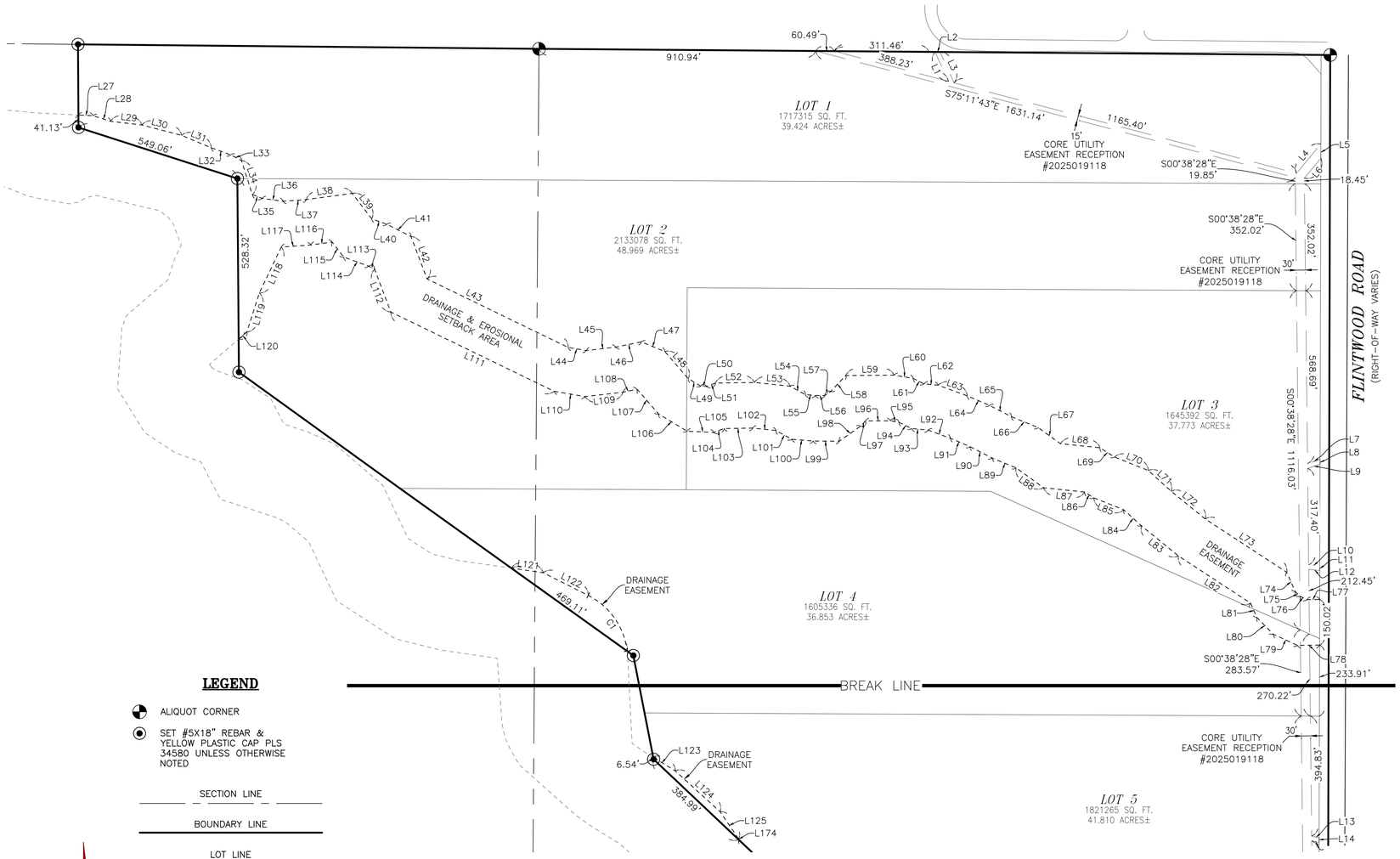
200 0 100 200 400
ORIGINAL SCALE: 1"= 200' HORIZ.

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\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 7-29-25.DWG

FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 5 OF 6



LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- U.E.=UTILITY EASEMENT

200 0 100 200 400
ORIGINAL SCALE: 1"= 200' HORIZ.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	106.04'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	111.32'	N24°20'31"W
L4	125.09'	S39°50'38"W
L5	46.97'	N00°08'37"E
L6	84.69'	N39°50'38"E
L7	43.48'	S71°40'04"W
L8	15.82'	N00°08'37"E
L9	43.25'	N71°40'04"E
L10	36.85'	N84°13'09"W
L11	15.07'	N00°08'37"E
L12	36.64'	S84°13'09"E
L13	25.01'	N77°42'29"W
L14	15.34'	N00°08'37"E
L15	24.79'	S77°42'29"E
L16	19.67'	S83°31'24"W
L17	15.09'	N00°12'25"W
L18	19.55'	N83°31'24"E
L19	88.80'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	71.41'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	41.26'	S89°12'56"W
L78	72.90'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	640.26'	N88°29'21"E
L175	602.29'	S88°29'21"W

\\CP.RICKENG.COM\PROJECTS\D02000\2214_FIELDS\SURVEY\PLAT\PLAT F3 7-29-25.DWG

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FIELDS FILING 3

LOCATED IN SECTION 5, TOWNSHIP 7 SOUTH, RANGE 65 WEST 6TH P.M.
COUNTY OF DOUGLAS, STATE OF COLORADO
7 LOTS, 297.454 ACRES±
SB2024-068
SHEET 6 OF 6

LINE TABLE		
LINE #	LENGTH	BEARING
L1	106.04'	S24°20'31"E
L2	16.52'	N89°33'09"W
L3	111.32'	N24°20'31"W
L4	125.09'	S39°50'38"W
L5	46.97'	N00°08'37"E
L6	84.69'	N39°50'38"E
L7	43.48'	S71°40'04"W
L8	15.82'	N00°08'37"E
L9	43.25'	N71°40'04"E
L10	36.85'	N84°13'09"W
L11	15.07'	N00°08'37"E
L12	36.64'	S84°13'09"E
L13	25.01'	N77°42'29"W
L14	15.34'	N00°08'37"E
L15	24.79'	S77°42'29"E
L16	19.67'	S83°31'24"W
L17	15.09'	N00°12'25"W
L18	19.55'	N83°31'24"E
L19	88.80'	N73°02'54"W
L20	375.50'	N68°35'03"W
L21	340.51'	N71°11'19"W
L22	130.16'	N67°42'53"W
L23	139.18'	S67°42'53"E
L24	340.13'	S71°11'19"E
L25	374.69'	S68°35'03"E
L26	71.41'	S73°02'54"E
L27	48.35'	N87°10'30"W
L28	60.30'	N72°10'51"W
L29	103.86'	N83°22'21"W
L30	135.09'	N75°19'44"W

LINE TABLE		
LINE #	LENGTH	BEARING
L31	105.59'	N67°15'28"W
L32	67.72'	N70°01'43"W
L33	40.38'	N62°21'16"W
L34	117.52'	N17°42'47"W
L35	35.02'	N68°39'27"W
L36	68.84'	N82°13'18"W
L37	76.71'	S85°57'10"W
L38	152.69'	S82°17'46"W
L39	105.27'	N37°31'25"W
L40	52.77'	N69°59'00"W
L41	89.26'	N63°10'02"W
L42	149.29'	N20°44'23"W
L43	516.21'	N64°06'20"W
L44	60.46'	N80°17'48"W
L45	97.46'	S83°24'23"W
L46	85.78'	S78°20'09"W
L47	83.62'	N67°49'57"W
L48	118.13'	N40°48'32"W
L49	48.06'	N58°54'03"W
L50	18.69'	N87°22'09"W
L51	31.44'	S69°27'22"W
L52	128.86'	S89°04'18"W
L53	117.31'	N84°04'45"W
L54	57.43'	N60°54'10"W
L55	32.80'	N85°16'52"W
L56	31.90'	N89°36'08"W
L57	22.90'	S54°46'39"W
L58	72.33'	S43°28'22"W
L59	159.13'	S89°31'37"W
L60	63.97'	N80°12'44"W

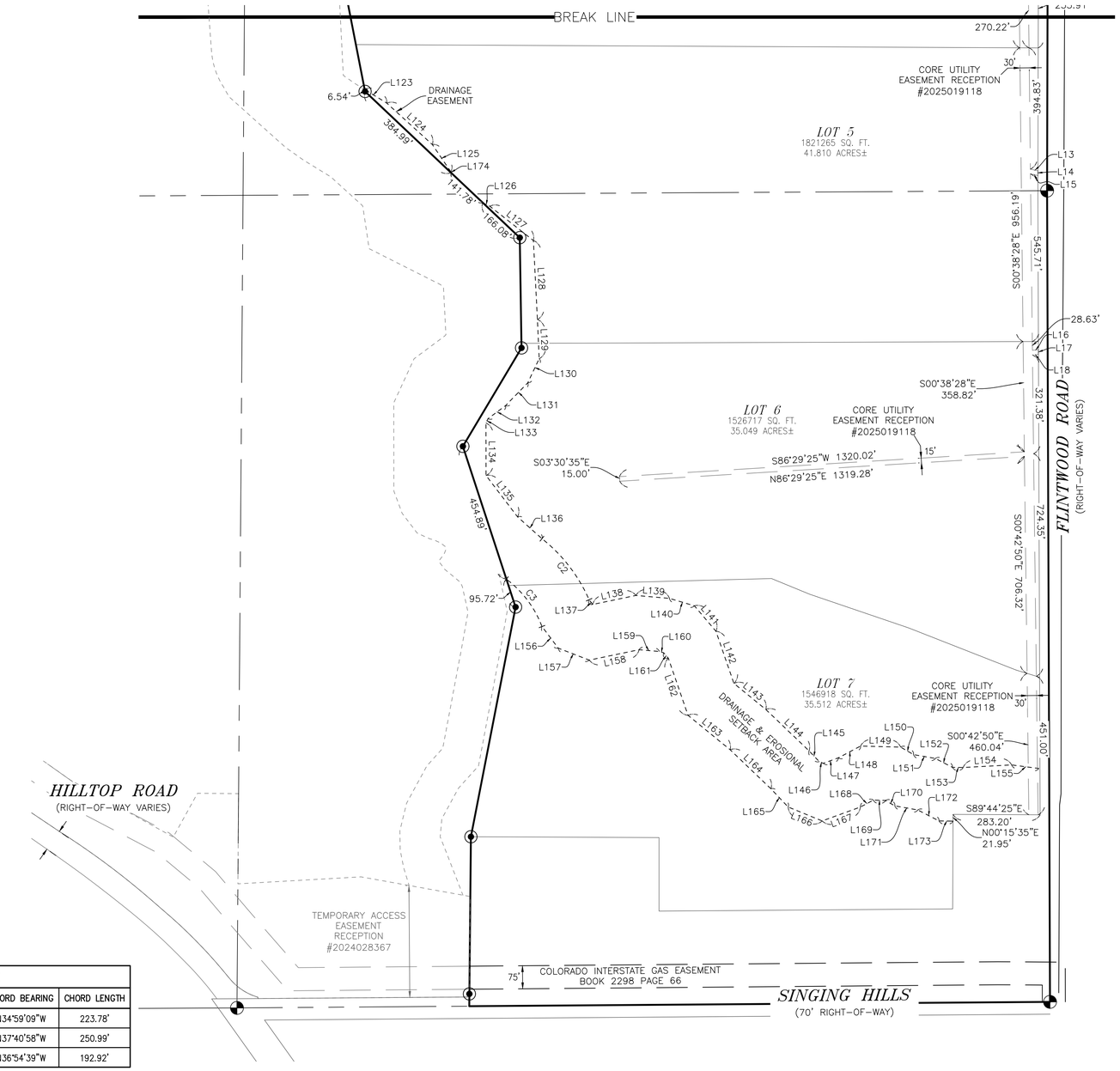
LINE TABLE		
LINE #	LENGTH	BEARING
L61	40.27'	N63°26'57"W
L62	46.28'	N84°43'46"W
L63	101.69'	N69°51'36"W
L64	79.70'	N66°53'32"W
L65	80.67'	N62°38'28"W
L66	95.99'	N67°50'47"W
L67	90.01'	N54°05'02"W
L68	130.41'	N84°05'42"W
L69	57.25'	N57°47'33"W
L70	119.31'	N68°12'40"W
L71	101.44'	N47°48'39"W
L72	144.95'	N50°51'10"W
L73	320.21'	N56°48'58"W
L74	69.59'	N23°58'33"W
L75	21.48'	N44°22'28"W
L76	26.38'	N65°11'05"W
L77	41.26'	S89°12'56"W
L78	72.90'	N89°12'56"E
L79	88.01'	S65°11'05"E
L80	76.02'	S44°22'28"E
L81	52.38'	S23°58'33"E
L82	283.82'	S56°48'58"E
L83	156.75'	S50°51'10"E
L84	78.43'	S47°48'39"E
L85	105.99'	S68°12'40"E
L86	35.88'	S57°47'33"E
L87	135.58'	S84°05'42"E
L88	112.11'	S54°05'02"E
L89	84.71'	S67°50'47"E
L90	81.92'	S62°38'28"E

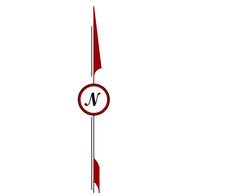
LINE TABLE		
LINE #	LENGTH	BEARING
L91	70.25'	S66°53'32"E
L92	78.23'	S69°51'36"E
L93	54.88'	S84°43'46"E
L94	46.35'	S63°26'57"E
L95	28.40'	S80°12'44"E
L96	81.90'	N89°31'37"E
L97	23.42'	N43°28'22"E
L98	85.93'	N54°46'39"E
L99	85.74'	S89°36'08"E
L100	70.86'	S85°16'52"E
L101	59.08'	S60°54'10"E
L102	77.58'	S84°04'45"E
L103	93.96'	N89°04'18"E
L104	36.27'	N69°27'22"E
L105	87.50'	S87°22'09"E
L106	109.99'	S58°54'03"E
L107	105.97'	S40°48'32"E
L108	46.80'	N78°20'09"E
L109	125.57'	N83°24'23"E
L110	103.28'	S80°17'48"E
L111	597.19'	S64°06'20"E
L112	150.71'	S20°44'23"E
L113	22.11'	S63°10'02"E
L114	87.50'	S69°59'00"E
L115	62.02'	S37°31'25"E
L116	70.56'	N82°17'46"E
L117	97.61'	N85°57'10"E
L118	167.71'	N25°32'23"E
L119	134.90'	N17°43'44"E
L120	35.42'	N49°11'38"E

LINE TABLE		
LINE #	LENGTH	BEARING
L121	105.75'	S81°49'20"E
L122	166.17'	S63°16'07"E
L123	84.59'	S58°25'11"E
L124	200.45'	S47°40'32"E
L125	107.18'	S34°14'35"E
L126	26.29'	N63°16'58"W
L127	180.30'	N51°47'36"W
L128	257.42'	N02°54'00"W
L129	127.58'	N02°35'22"W
L130	87.00'	N25°17'34"E
L131	103.76'	N44°15'51"E
L132	71.18'	N53°23'58"E
L133	15.40'	N24°43'52"E
L134	170.84'	N00°03'52"W
L135	169.10'	N37°17'45"W
L136	106.73'	N48°10'31"W
L137	19.39'	N36°58'54"W
L138	143.44'	S78°12'14"W
L139	109.61'	N85°02'52"W
L140	84.83'	N73°25'21"W
L141	108.48'	N40°16'51"W
L142	179.62'	N19°00'48"W
L143	134.04'	N50°45'09"W
L144	194.80'	N46°14'27"W
L145	48.37'	N43°24'00"W
L146	14.35'	N67°43'38"W
L147	52.13'	S69°58'28"W
L148	81.81'	S62°02'54"W
L149	130.22'	N88°29'57"W
L150	48.74'	N59°56'50"W

LINE TABLE		
LINE #	LENGTH	BEARING
L151	72.03'	N79°55'29"W
L152	62.79'	N62°33'51"W
L153	34.60'	N89°12'17"W
L154	158.01'	S86°58'21"W
L155	89.14'	N82°41'08"W
L156	88.09'	S36°58'54"E
L157	107.94'	S68°52'22"E
L158	165.76'	N78°12'14"E
L159	66.03'	S85°02'52"E
L160	14.94'	S73°25'21"E
L161	23.55'	S40°16'51"E
L162	196.51'	S19°00'48"E
L163	176.89'	S50°45'09"E
L164	183.56'	S46°14'27"E
L165	81.75'	S43°24'00"E
L166	119.77'	S67°43'38"E
L167	131.95'	N69°58'28"E
L168	47.94'	N62°02'54"E
L169	39.69'	S88°29'57"E
L170	35.04'	S59°56'50"E
L171	76.13'	S79°55'29"E
L172	77.51'	S62°33'51"E
L173	45.73'	S89°12'17"E
L174	640.26'	N88°29'21"E
L175	602.29'	S88°29'21"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	233.14'	236.15'	056°33'54"	N34°59'09"W	223.78'
C2	253.48'	520.54'	027°54'04"	N37°40'58"W	250.99'
C3	195.52'	345.54'	032°25'12"	N36°54'39"W	192.92'





LEGEND

- ALIQUOT CORNER
- SET #5X18" REBAR & YELLOW PLASTIC CAP PLS 34580 UNLESS OTHERWISE NOTED
- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJOINER LINES
- UTILITY EASEMENT
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- U.E.=UTILITY EASEMENT

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