BROOMFIELD URBAN TRANSIT VILLAGE FILING NO. 23, LOT 1

(ARISTA 36)

OFFSITE IMPROVEMENTS SOIL EROSION AND SEDIMENT CONTROL PLAN

FOR JEFFERSON COUNTY

A REPLAT OF BLOCK 10 AND TRACT D, BROOMFIELD URBAN TRANSIT VILLAGE — FILING NO. 1 AND AN UNPLATTED PARCEL OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO

SUBJECT

SITE

COUNTY

LEGAL DESCRIPTION FOR THE SUBJECT SITE

BY THESE PRESENTS, THE UNDERSIGNED, BEING THE OWNER OF:

A PART OF THE SOUTHEAST $rac{1}{4}$ OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF BROOMFIELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 3 TO BEAR SOUTH 00°11'08" EAST, A DISTANCE OF 2647.06 FEET BETWEEN A FOUND 37 REBAR WITH 3 17 ALUMINUM CAP "T2S R69W $\frac{1}{4}$ S3 S2 LS 13155 2010" AT THE EAST $\frac{1}{4}$ CORNER OF SECTION 3 AND A FOUND 2" PIPE WITH 2 1 ALUMINUM CAP "FRANK R. DREXEL NE COR SEC 10 T2S R69W 6PM LS 2149" AT THE SOUTHEAST CORNER OF SECTION 3, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3;

THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 3, SOUTH 89°20'43" WEST, A DISTANCE OF 1350.15 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WADSWORTH BOULEVARD, AS DESCRIBED IN THE RECORDS OF JEFFERSON COUNTY ON JUNE 13, 1968, IN BOOK 2025, AT PAGES 253-256; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 01°17'07" WEST, A DISTANCE OF

1290.08 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE. AND ALONG THE SOUTHERLY

RIGHT-OF-WAY LINE OF PARKLAND STREET, AS DESCRIBED IN THE RECORDS OF THE CITY AND COUNTY OF BROOMFIELD ON MARCH 23, 2006, AT RECEOPTION NO. 2006003375, THE FOLLOWING

1. SOUTH 89°42'35" EAST, A DISTANCE OF 157.22 FEET TO A POINT OF CURVATURE; 2. THENCE 206.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 296.00 FEET, AN INCLUDED ANGLE OF 39°59'57", AND SUBTENDED BY A CHORD BEARING NORTH 70°17'28" EAST, A DISTANCE OF 202.47 FEET;

3. THENCE NORTH 50°17'25" EAST, A DISTANCE OF 216.76 FEET TO A POINT OF CURVATURE; 4. THENCE 159.52 FEET, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 228.50 FEET, AN INCLUDED ANGLE OF 40°00'00", AND SUBTENDED BY A CHORD BEARING NORTH 70°17'25" EAST, A DISTANCE OF 156.30 FEET;

5. THENCE SOUTH 89°42'35" EAST, A DISTANCE FO 77.94 FEET TO A POINT OF CURVATURE; 6. THENCE 31.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN INCLUDED ANGLE OF 90°00'00", AND SUBTENDED BY A CHORD BEARING SOUTH 44°42'35" EAST, A DISTANCE FO 28.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DESTINATION DRIVE;

CONTAINING 1,228,753 SF or 28.21 AC, MORE OR LESS

GENERAL NOTES

- 1. TOPOGRAPHIC INFORMATION FROM A CAD FILE RECEIVED ELECTRONICALLY FROM FLATIRONS, INC. ON 01/12/2022
- 2. EXISTING UTILITY INFORMATION FROM A CAD FILE RECEIVED ELECTRONICALLY FROM FLATIRONS, INC. ON 01/12/2022
- 3. A SEPARATE GRADING PERMIT SHALL BE SUBMITTED TO CITY AND COUNTY OF BROOMFIELD FOR WORK OCCURING ON SITE.

SEQUENCE OF CONSTRUCTION TIMELINE

- 1. COMMENCE WORK ON 01/01/2024
- 2. PLACE AND MAINTAIN THE SEDIMENT BARRIERS (SILT FENCE, ETC.) AS SHOWN ON DRAWING CE101.
- 3. PERFORM ROUGH SITE TIE-IN GRADING OPERATIONS AS SHOWN ON SHEET CE102.

11 WEEKS

5 WEEKS

11 WEEKS

5 WEEKS

4 MONTHS±*

TOTAL 16 WEEKS

- 4. CONSTRUCT DITCH REROUTE AND INSTALL HEADWALL PER APPROVED DCVDC CONSTRUCTION DOCUMENTS.
- 5. COMMENCE DITCH BACKFILLING OPERATIONS AS SHOWN ON SHEET CE102 UPON APPROVAL OF HEADWALLS NO EARLIER THAN 03/15/2024.
- 6. BACKFILLING OPERATIONS AND FINE GRADE SITE.
- 7. ALL AREAS NO LONGER UNDER CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.
- 8. COMPLETION ESTIMATED BY 04/15/2024
- * THIS IS AN ENGINEER'S CONSTRUCTION SEQUENCING AND SCHEDULE. THE INFORMATION CONTAINED ABOVE MAY BE SUBJECT TO CHANGE BASED ON INPUT FROM THE SITE CONTRACTOR, WEATHER, AND UNEXPECTED ENCOUNTERANCES. VARIATIONS OF THIS SCHEDULE WILL BE SUBMITTED TO THE DISTRICT AS NECESSARY.

SITE DATA TABLE		
TOTAL AREA OF LAND DISTURBANCE	4.20 ACRES	
VOLUME OF CUT	4330 CY	
VOLUME OF FILL	7058 CY	
VOLUME OF MATERIAL TO BE EXPORTED OFFSITE	0 CY	
EXISTING IMPERVIOUS AREA	0.018 ACRES	
PROPOSED IMPERVIOUS AREA	0.153 ACRES	
TOTAL EXCLUDED AREA	3.53 ACRES	
AREA OF LAND DISTURBANCE TREATED BY A PERMANENT WATER QUALITY CONTROL MEASURE	0.67 ACRES	
STEEPEST PROPOSED SLOPE	4:1*	

NOTE: THE ABOVE EARTHWORK VOLUMES HAVE NOT BEEN ADJUSTED FOR SHRINK/SWELL FACTOR

*WITHIN THE CONFINES OF THE EXISTING DCVDC EASEMENT, SLOPE TO BE 2:1 IN CERTAIN AREAS AS DITCH GRADING IS REVISED

CONTACT LIST

DEVELOPER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

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TRAFFIC

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ARCHITECT

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Norris Design T: (303) 892-1166 Attn: Bonnie Niziolek **SURVEYOR**

Flatirons, Inc. 4501 Logan St Denver, CO 80216 T: (303) 936-6997 Attn: Joshua Breedlove

SM Rocha, LLC 8703 Yates Dr #210 **CONSULTANT** Westminster, CO 80031 T: (303) 458-9798 Attn: Brandon Wilson

DCVDC Dry Creek Valley Ditch Company

3951 W. 144th Ave Broomfield, CO 80023 T: (303) 464-5603 Attn: Brennan Middleton, President

SHEET INDEX

VICINITY MAP

SCALE: 1" = 1000'

PAGE NO.	DRAWING NO.	DRAWING TITLE	LAST REVISED
1	CE1001	SOIL EROSION AND SEDIMENT CONTROL COVER	10/13/2023
2	CE1002	GENERAL NOTES	10/13/2023
3	VB1101	EXISTING CONDITIONS AND REMOVALS PLAN	10/13/2023
4	CS1100	SITE PLAN	10/13/2023
5	CE1101	INITIAL EROSION AND SEDIMENT CONTROL PLANS	10/13/2023
6	CE1102	FINAL EROSION AND SEDIMENT CONTROL PLANS	10/13/2023
7	CG1101	GRADING PLAN	10/13/2023
8	CG1201	GRADING CROSS SECTIONS	10/13/2023
9	CG1401	GRADING ENLARGEMENTS	10/13/2023
10	CE1501	SOIL EROSION DETAILS 1	10/13/2023
11	CE1502	SOIL EROSION DETAILS 2	10/13/2023
12	CE1503	SOIL EROSION DETAILS 3	10/13/2023
13	CE1504	SOIL EROSION DETAILS 4	10/13/2023
14	CE1505	SOIL EROSION DETAILS 5	10/13/2023

JEFFERS ® N **APPROVED AS NOTED** Review is for general compliance with Jefferson County standards and requirements. Sole responsibility for completeness and/or accuracy of these documents shall remain with the designer and/or registered professional engineer sealing these plans/report. Jefferson County does not accept liability for facilities designed by others. Nathan Seymour 10/19/2023 **NOTE:** A written certification letter is required from a

Note: A separate permit is required between the applicant and DCVDC.

detention/water quality facilities, etc.

with the approved plans. As Builts are required for all

stormwater features to included storm sewer,

DRY CREEK VALLEY DITCH COMPANY APPROVAL BLOCK

Grantor signature is for the purpose of acknowledging acceptance of the design of the Permitted Structures only. Nothing in Grantor's signature shall in any way extend the rights and obligations of the Grantor other than as set forth in the Non-Exclusive Right Of Way Easement to which these designs are attached. Grantor is expressly relying upon the design standards and the performance standards set forth in these drawings as presented by the Grantee, and Grantee shall be solely responsible that, as constructed, the Permitted Structures shall provide for the performance standards set forth herein

DRY CREEK VALLEY DITCH COMPANY

Date Description Revisions JACOB ECKERSLEY PROFESSIONAL ENGINEER CO Lic. No. 0058798 Environmental Services, Inc.

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LAPOUR INDUSTRIAL **PARK**

CITY OF BROOMFIELD

BROOMFIELD COUNTY

EROSION AND SEDIMENT CONTROL COVER

COLORADO

620027601 CE1001 10/03/2023 rawn By EEW Checked By

Date: 10/13/2023 Time: 12:19 User: ssessock Style Table: Langan.stb Layout: CE001 Document Code: 620027601-0502-CE001-0101

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