City of Loveland

LOVELAND PLANNING COMMISSION MEETING
AGENDA
Monday, February 09, 2015
500 E. 3rd Street – Council Chambers
Loveland, CO 80537

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, GENDER, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMODATIONS TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2523 OR TDD 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Staff Matters

c. Committee Reports

d. Commission Comments

IV. APPROVAL OF MINUTES

Review and approval of the January 26, 2015 Meeting minutes

V. CONSENT AGENDA

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

1. Arcadia Hotel / Loveland Opera House - Right-of-Way Vacation

This application is a request to vacate a portion of public right-of-way along E. 4th Street for allowing the Arcadia Hotel/Loveland Opera House to conduct façade improvements along the north side of the building. The portion of right-of-way proposed to be vacated in approximately 6 inches wide along the face of the building. The property is located at the southwest corner of E. 4th Street and N. Cleveland

Avenue. The right-of-way contains approximately 25 square feet. The Planning Commission is requested to make a recommendation to the City Council for final action.

VI. REGULAR AGENDA:

1. **New Thompson R2-J School District K-8 School – Presentation**
   The Thompson R2-J School District is proposing a new kindergarten through eighth grade school within "The Lakes" subdivision, a primarily residential development of McWhinney that obtained plat approval in 2014. Per State Statute, the review and permitting of the school is primarily the function of the State of Colorado. The City Planning Commission's review of the proposed location and site plan is also required by statute. The Planning Commission is requested to make a recommendation to the Board of Education of the Thompson School District R2-J.

2. **Finalize 2014 Accomplishments and 2015 Goals**

VII. ADJOURNMENT

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
January 26, 2015

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on January 26, 2015 at 6:30 p.m. Members present: Chairman Crescibene; and Commissioners Middleton, Meyers, Molloy, Dowding, Forrest, Jersvig, and McFall. Members absent: Commissioner Ray. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney.

These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Development Services office.

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. **Mr. Paulsen, Current Planning Manager,** informed the Commissioners that there would be at least one item on the agenda for the February 9th Planning Commission meeting.
2. The Commissioners were invited to attend the City Council Study Session on January 27th for the presentation on the Development Center.
3. The code revisions are on the February 3rd City Council meeting agenda. **Mr Paulsen**, stated that it is the first step in creating a more consistent code.

Mr. Paulsen shared that the new City Attorney is **Tami Yellico** and **Moses Garcia** will remain as the assigned attorney for the Planning Commission.

COMMITTEE REPORTS

Commissioner Molloy informed the Commissioners that the Title 18 Committee meeting couple weeks ago. **Councilor Krenning** attended regarding the No Zone zoning idea, to be used for infill and provide more flexibility. That will brought the Planning Commission when there is more clarity on it.

Commissioner Forrest shared with the Commission that the 287 Advisory Committee met two weeks ago. They are working on prioritizing areas, for example, areas that would be a high cost with a high reward, low cost with a high reward, or a high cost with low reward, etc. That will be brought to the Commission for review in the future.

Commissioner Dowding shared information on the Stakeholders Committee meeting for Create Loveland to be held on February 3rd in the Library's Gertrude Scott Room at 6:00-8:00pm and will include a presentation for the community.

COMMISSIONER COMMENTS

Commissioner Molloy raised suggestions about the distribution of staff report materials and his interest in reducing the amount of printed and distributed paper materials. He suggested maintaining the distribution of the hard copy versions of the Planning Commission staff report but making electronic versions available as well, especially for smaller meeting agendas that don't require larger copies of plans. There was consensus from all commissioners to get both an electronic version and hard copy version. For small packets, that are 8.5" x 11" pages, we will mail them the hard copy instead of delivering them.

Commissioner Middleton suggested two resources for the Commissioners; The Job of the Planning Commission, it explains what commissioners can and cannot talk about or do; staff will order this book for the Commissioners. The second book is Building Codes Illustrated, A Guide to Understanding the International Building Code, this book can be found online if you would like to order it.

Commissioner Dowding pointed out an article in the Planning Magazine's December issue on reducing bias on zoning boards. She found it interesting how different states have different requirements for their boards. She indicated that the best way to reduce bias is having a very strong conflict of interest rule. She feels that Loveland and the Commissioners do a very good job abiding by the conflict of interest rule.

Chair Meyers stated that this would be his last Planning Commission as the Chair and thanked everyone for their support over the last three years.

APPROVAL OF THE MINUTES

Commissioner Middleton made a motion to approve the November 24, 2014 minutes; upon a second from **Commissioner Dowding** the motion passed with 6 ayes and 2 abstentions.

REGULAR AGENDA

1. Election of Officers

Commissioner Middleton made a motion to nominate **Commissioner Crescibene** as Chair. Upon a second by **Commissioner Meyers** the motion was adopted unanimously.

Commissioner Crescibene made a motion to nominated **Commissioner Middleton** as Vice Chaire. Upon a second by **Commissioner Jersvig** the motion was adopted unanimously.

Commissioner Meyers made a motion to nominate **Commissioner Dowding** as ZBA Hearing Officer. Upon a second by **Commissioner Crescibene** the motion was adopted unanimously.

Commissioner Middleton made a motion to nominate **Commissioner Forrest** as the alternate ZBA Hearing Officer. Upon a second by **Commissioner McFall** the motion was adopted unanimously.

Commissioners Meyers and Molloy will remain the Title 18 Committee members.

Commissioner Molloy volunteered to join the 287 Strategic Plan committee.

2. 2014 Accomplishments and 2015 Goals

Mr. Paulsen introduced the Accomplishments and Goals discussion. He explained that the annual Boards & Commissions Summit is an event that helps to create a greater understanding between the various boards and commissions. As part of this process, each board and commission submits their accomplishments and goals which are put in a pamphlet and handed out at the event; in addition, several boards and commissions are asked to present their accomplishments and goals at the event. The summit will be held on February 19th at the Rialto Theater Center beginning at 5:00pm.

2014 Accomplishments and 2015 Goals in the staff memo were suggestions and the Commissioners were encouraged to make adjustments.

Commissioner Meyers asked that the Code Amendment accomplishments have a more detailed list that includes the adjustments to the subdivision and zoning codes.

Commissioner Middleton would like to add the accomplishment of the improvement of public outreach on development activity.

Commissioner Crescibene would like to add to the accomplishments the projects that were controversial and did not get approval because of the citizen participation that gave the Commission valuable insight.

Commissioner Meyers commented that he would like a broader view of what is happening when asked to make a decision on a subject that involves City incentives or other City initiatives.

Commissioner Middleton asked about the 402 Corridor project. **Mr. Paulsen** replied that a lot of jurisdictional issues had to be taken care of first, but it is back on the radar.

Commissioner Molloy commented that he feels that simplifying the development review process and the website is an accomplishment.

Commissioner Meyers suggested having a member on the committee regarding the Downtown Development Authority. **Mr. Paulsen** informed the Commissioners that **Betsey Hale** will be attending a Planning Commission meeting in March to give a status report.

Commissioner Crescibene would like **Mike Scholl** come and present on the progress for downtown and would like to know how many businesses have gone to him for help and guidance.

Mr. Paulsen will make the suggested changes to the accomplishments and goals and send them out for any additional revisions prior to submitting them for the Summit. He indicated that a final draft version would be provided for Commission review on February 9th.

ADJOURNMENT

Commissioner Middleton, made a motion to adjourn. Upon a second by **Commissioner Meyers**, the motion was unanimously adopted.

Approved by:_____

John Crescibene, Planning Commission Chair

_____

Beverly Walker, Planning Commission Secretary

City of Loveland

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Planning Commission Staff Report

February 9, 2015

Agenda #: **Regular Agenda – Item #1**

Title: New K-8 School

Applicant: Thompson R2-J School District

Request: Statutory Review and Comment

Location: 4255 Buffalo Mountain Drive, Northeast corner of North Boyd Lake Avenue and Lost Creek Drive

Zoning District: Millennium PUD

Staff Planner: Noreen Smyth, Senior Planner

Staff Recommendation:
Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Motions:
"Move to communicate to the Board of Education of the Thompson School District R2-J that the City of Loveland Planning Commission has reviewed the site development plans for the proposed new K-8 school and recommend that the building be built as depicted and described on said plans and in compliance with City standards for public utilities related thereto."

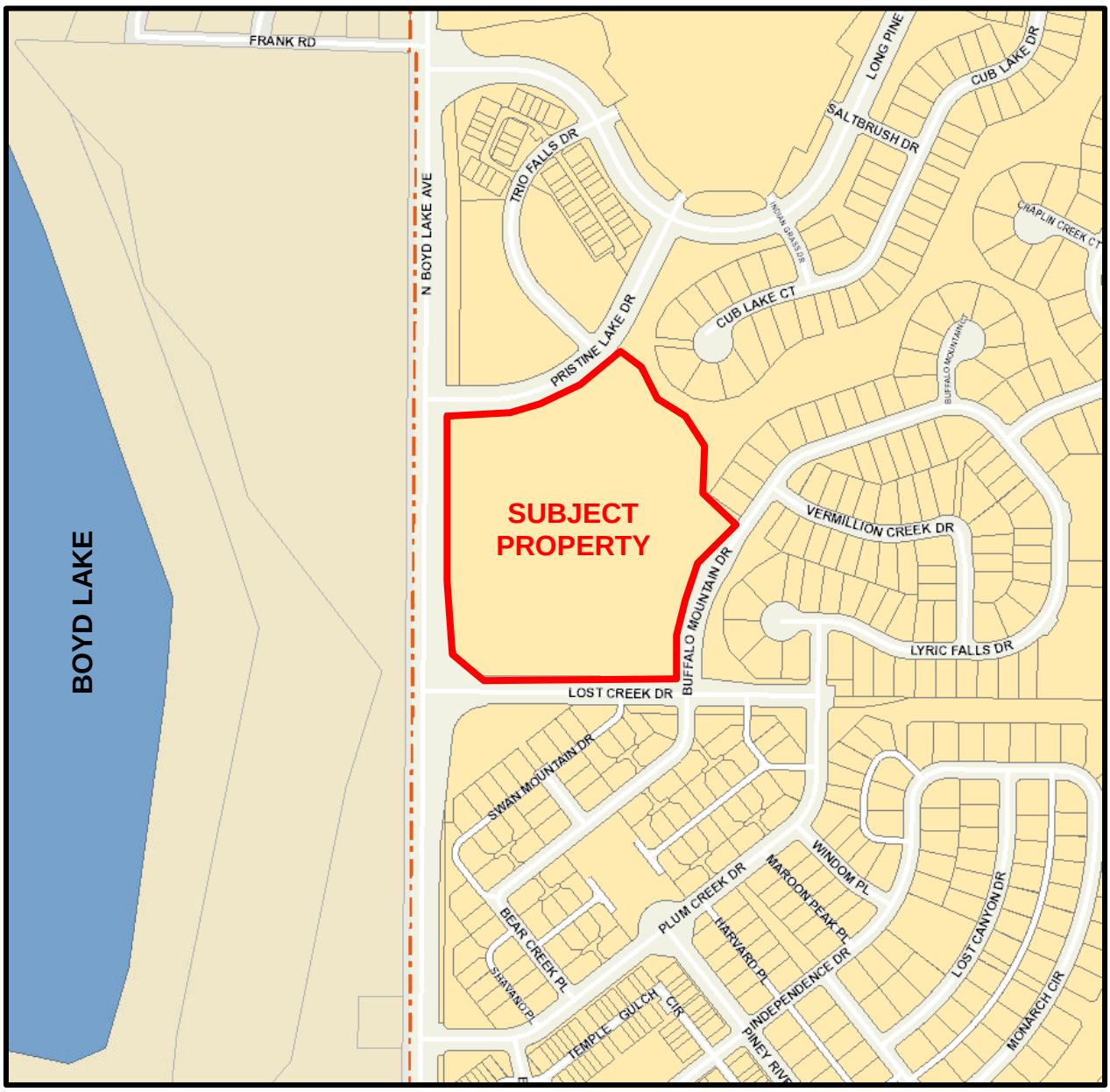
Summary of Analysis:

The Thompson R2-J School District is proposing a new kindergarten through eighth grade school within "The Lakes" subdivision, a primarily residential development of McWhinney that obtained plat approval in 2014. The subject lot was platted with the intent of being a school site, as the dedication of a school site in this general area is required per the Millennium General Development Plan. The school site is located at the southwest corner of The Lakes development, and will be accessed off of Boyd Lake Avenue, Lost Creek Drive, and Buffalo Mountain Drive.

The proposed school will consist of two buildings connected by an enclosed walkway with an associated parking lot. Athletic and other recreational facilities will be included, which will be joint school and public park facilities. The intergovernmental agreement between the school district and the City Parks and Recreation Department for this shared arrangement has been approved.

Per State Statute, the review and permitting of the school is primarily the function of the State of Colorado. City Planning Commission review of the proposed location and site plan is also required by statute.

I. VICINITY MAP:



II. SUMMARY:

Purpose of Review:

Described in this report is a proposed new public school within the City of Loveland. State statute gives authority on the location and design of school facilities to the applicable board of education, but requires school boards to consult with the jurisdictional planning commission on new schools in order that the proposed location conforms to the adopted plan of the community insofar as is feasible. In addition, the board shall submit a site development plan for review and

comment to the applicable planning commission prior to construction of any structures. If the applicable planning commission has concerns about the school location or the submitted site development plan, it may request a public hearing before the board of education to present their concerns.

Per the State statute process on such matters, if the City of Loveland Planning Commission has any recommendations for the Thompson School District about the school location or the site plan, the Commission can provide comments to the District in response to the plans and information reviewed. These comments can be presented at the Planning Commission meeting to the District representatives in attendance. Alternatively, the Planning Commission may request to bring forward concerns at a School Board hearing.

Acronyms:

The following abbreviations will be used in this report and are being provided for clarification:

PUD: Planned Unit Development is a type of zoning that allows for the creation of zoning and design standards that are tailored to a site with this designation. The primary purpose of this zoning is to encourage a mixture of land use opportunities that are well integrated in creating an efficient use of land that is suitable to the site, and both internally and externally compatible.

GDP: General Development Plan establishes the zoning, density/intensity and design standards for a PUD-zoned property. The plan itself is primarily conceptual in nature, meant to provide guidance with respect to locations for different land uses within a PUD.

TIS: Traffic Impact Study is a study prepared by a traffic engineer to evaluate traffic impacts on a specific development proposal.

ACF: Adequate Community Facilities is a program adopted by the City of Loveland to ensure that community facilities needed to support new development meet or exceed defined levels of service. This includes fire protection, transportation, water, wastewater, stormwater, and power. Compliance with ACF criteria is not required for a Planning Commission review of a new school. However, in order to assure that negative impacts to infrastructure will not occur with the development, it is appropriate to evaluate whether the proposed development can meet ACF criteria.

Proposal:

The Thompson School District proposes to develop a new kindergarten through eighth grade (elementary & middle) school on a lot within The Lakes development in the east central portion of the city. The school's outdoor athletic/recreation facilities will also function as public park facilities per an agreement between the school district and the City of Loveland Parks and Recreation Department. The 13.4 acre property is to be developed as follows:

- **Building:** The school will consist of two buildings connected by an enclosed walkway. Each is two stories in height, although certain segments of the north building, such as the cafeteria, extend higher. The two buildings are not identical, as their shape will take the form of the rooms and facilities within each building, but will be similar in size and appearance. Materials consist of facing brick, composite wall panels, and aluminum framed glass. Proposed colors consist primarily of dark and light grey (the brick) with yellow, red and blue accents (the panels) in rectangular-shaped sections. The buildings are generally situated parallel to Lost Creek Drive, and the south façade facing that street includes a large amount of windows. The plans include an option to add on a preschool to the east end of the north building.

  Compliance with the Millennium GDP architectural standards is not required, and they have not been applied to the elevations. The design of the school avoids long flat planes and monotonous rooflines, which are the most common design concerns with large buildings such as these. The architectural style is modern and the colors are bold, which is a departure from the more classic nature of many other buildings constructed within the Millennium PUD.

- **Site Plan:** The 13.4-acre site is bounded by North Boyd Lake Avenue to the west, Pristine Lake Drive to the north, single family lots and associated homeowner's association open space to the northeast, Buffalo Mountain Drive to the southeast, and Lost Creek Drive to the south. The single family residential lots, Pristine Lake Drive and Buffalo Mountain Drive were all designed and approved as part of the Millennium Northwest Fourth Subdivision, also known as "The Lakes". The streets have been constructed and the adjacent residential lots are being developed as each is sold.

  The school buildings are situated near the southwest corner of the property, near the North Boyd Lake Avenue and Lost Creek Drive intersection. There is one large parking lot on site, to the east/southeast of the building, and the athletic/recreational facilities are on the north side of the property. The bus drop off area is to the west of the building, off of North Boyd Lake Avenue, while the parent drop off is to the east of the building, between the building and the parking lot. There are paved walkways and outdoor gathering spaces around the buildings and between the buildings and both the parking lot and the athletic facilities. Walkways connect the buildings, athletic facilities and parking area to each other and to the public sidewalk along the three adjacent roadways, in addition to a connection to a trail in the adjacent homeowner's association open space. That trail then connects to the new High Plains Environmental Center at the east side of The Lakes development, adjacent to Equalizer Lake.

  The building is set back approximately 90 feet from the North Boyd Lake Avenue right-of-way and 100 feet from the Lost Creek Drive right-of-way.

- **Athletic/Recreation Facilities:** A baseball field, multipurpose athletic field (soccer, football, lacrosse, etc), basketball court, and other smaller recreational facilities like hopscotch and foursquare will be situated to the north of the school building, immediately south of Pristine Lake Drive. Through an intergovernmental agreement with the City's

Parks Department, these facilities will be joint school and City of Loveland public park facilities, with public access allowed whenever the school does not require use. They will be maintained by the school, with park impact fees for the adjacent residential development ("The Lakes") reduced as a result of this arrangement. Both the Parks Department and the Thompson School District consider this a mutually beneficial arrangement. The Thompson School District generally require their recreational facilities to be enclosed by a fence, while the Parks Department generally require their facilities to be open and accessible. As a compromise, the athletic facilities will be largely fenced in, but with an open area to the north, near Pristine Lake Drive, to allow public access.

- **Fire Access, Circulation and Parking:** School bus access is proposed to be off of North Boyd Lake Avenue, with parent drop-offs occurring on the opposite (east) side of the building along a drive that is situated between the school building and the parking lot. The drop off drive and the parking lot are accessed on the south side of the property off of Lost Creek Drive and on the east side off of Buffalo Mountain Drive. The Fire Protection Division has reviewed the submitted plans and will require certain changes to an emergency access drive proposed to access the site off of North Boyd Lake Avenue, along with certain other minor corrections to the construction plans. The 140-space parking lot will serve staff, visitors to the school, and visitors to the park facilities.

- **Landscaping:** The Thompson School District has certain landscape standards for new schools. As the permitting will occur through the State rather than the City, standard city bufferyard and other landscaping requirements are not applied. Parks and Recreation staff will work closely with the applicant on the final design of the landscaping in and around the recreational facilities.

- **Traffic:** The additional traffic generated by the larger "The Lakes" development proposal has been analyzed in a Traffic Impact Study (TIS), which accounted for the proposed school. General conclusions indicate that the transportation system, incorporating the required street improvements, can adequately serve the land uses proposed. The TIS has also concluded that the City's Adequate Community Facilities (ACF) criteria will be satisfied in order to maintain acceptable levels of service and compliance with the Larimer County Urban Area Street Standards (LCUASS) has been demonstrated.

- **Water/Wastewater, Power and Stormwater:** The site is in the City service area for water, wastewater and power. Utility needs and stormwater needs for the school site were considered both at the time of platting, as the subject site was presumed at that time to be intended for the future school, and more recently at the review of the school construction plans. Water/Wastewater, Power and Stormwater reviewers all require certain corrections to the construction plans, but are generally satisfied with the design.

III. KEY ISSUES:

City staff have reviewed the site plan and associated construction plans and have identified certain necessary corrections related to Transportation, Fire, Water/Wastewater, and Stormwater matters.

While revised plans addressing these corrections have not yet been submitted as of the writing of this report, staff does not believe the corrections will impact the site layout in a manner that would impact the Planning Commission's review of the proposal with the possible exception of changes to the emergency access bypass drive that are required by Transportation and Fire. The school district is aware of this and the other needed corrections to the plans and can discuss them at the Planning Commission meeting. The review of the building permit plans is the duty of the State of Colorado instead of the City, so the Building Division has not provided review comments. As the Planning Commission review of the school proposal is not a public hearing, no public notice was required or provided for the meeting.

IV. ATTACHMENTS:

1. New K-8 School Construction Plans
2. New K-8 School Architectural Elevations
3. New K-8 School Renderings
4. Millennium Northwest Fourth Final Plat

V. SITE DATA:

ACREAGE OF SITE - GROSS	13.4 ACRES
ACREAGE OF SITE - NET	13.4 ACRES
ACREAGE OF SITE - RIGHT-OF-WAY	NA
EXISTING ZONING AREA	P-59 MILLENNIUM PUD
PROPOSED ZONING AREA	NO CHANGE
COMPREHENSIVE PLAN DESIGNATION	LDR – LOW DENSITY RESIDENTIAL
EXISTING USE	VACANT
PROPOSED USE	K-8 (ELEMENTARY & MIDDLE) SCHOOL
BUILDING AREA (SF) PROPOSED	66,000 SQ FT
EXIST ADJ ZONING & USE - NORTH	P-59 MILLENNIUM PUD; UNDEVELOPED MULTIFAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - EAST	P-59 MILLENNIUM PUD; SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - SOUTH	P-59 MILLENNIUM PUD; SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - WEST	UNINCORPORATED; UNDEVELOPED
UTILITY SERVICE - SEWER	CITY OF LOVELAND
UTILITY SERVICE - ELECTRIC	CITY OF LOVELAND
UTILITY SERVICE - WATER	CITY OF LOVELAND

VI. BACKGROUND:

The site was annexed into the City in 2000 as part of the Millennium Addition, with the Millennium GDP adopted in 2006. The land is part of Parcel C of the Millennium GDP, which is designated for mixed neighborhoods while encouraging the integration of schools, churches and small-scale services. The GDP requires the dedication of a minimum 10-acre elementary school site to the school district in Parcel C. The lot was created in 2014 with the recordation of the Millennium Northwest Fourth Subdivision (attached). Since the lot was intended to serve as a school site with joint public park facilities at the time of platting, it was located and sized for that purpose with

input from both the Thompson School District and the Parks and Recreation Department. The subject property is vacant, and had been annexed into the City as part of a larger area of farmland.

VIII. FINDINGS AND ANALYSIS

Current Planning: State statute CRS 22-32-124 (1) indicates:

> "Prior to the acquisition of land or any contracting for the purchase thereof, the board of education shall consult with and advise in writing the planning commission…that has jurisdiction over the territory in which the site is proposed to be located in order that the proposed site shall conform to the adopted plan of the community insofar as is feasible. In addition, the board shall submit a site development plan for review and comment to such planning commission…prior to construction of any structure or building. The planning commission…may request a public hearing before the board relating to the proposed site locations or site development plan… Nothing in this subsection (1) shall be construed to limit the authority of the board to finally determine the location of public schools within the district and construct necessary buildings and structures."

In preparation for Planning Commission review and comment on school locations or construction plans, City staff reviews the plans and information in light of applicable City policies, codes and standards; and when appropriate, make recommendations for development improvements. In light of the overall purpose of the statutory review by the Planning Commission and the statutory limitations on local government, the City routinely holds school districts to applicable code requirements related to Stormwater, Water/Wastewater, Power, Transportation, and Fire, while encouraging compliance with adopted plans and zoning, which for this application is the Millennium GDP. As referenced earlier, the Building Code requirements are reviewed by the State rather than by City staff. In addition, the City has generally sought to encourage land use and design compatibility between school district projects and surrounding neighborhoods.

Current Planning staff has reviewed the proposed new elementary school in light of all applicable City codes and standards. It is not anticipated that the new school will cause any appreciable increase in impacts to adjacent properties or the neighborhood as a new school in this general area of the Millennium Addition had been anticipated at the time of the adoption of the GDP. Staff believes that the new K-8 school will be a positive addition to its neighborhood and the community at large with all normal expectations, including landscaping, pedestrian and vehicular circulation, architectural treatments and overall site design.

Parks and Recreation:
The Thompson School District and the City have signed an intergovernmental agreement to include a public park at the school. The park shall conform to the neighborhood park standards set forth in the City of Loveland Parks & Recreation Master Plan. The park will also follow the conditions of the Millennium General Development Plan. Once constructed, the applicant will meet the intent of providing adequate community facilities.

Transportation:
The proposed K-8 School is located at the northeast corner of the intersection of Lost Creek Drive and east of North Boyd Lake Avenue, north of Eisenhower Boulevard. Bus access to the site is proposed off of North Boyd Lake Avenue, a major arterial roadway, and parking lot access is proposed off of both Lost Creek Drive and Buffalo Mountain Drive, a street created with the Millennium Northwest Fourth Subdivision (aka "The Lakes"). North Boyd Lake Avenue has undergone road improvements in conjunction with the development of the Millennium Northwest Fourth Subdivision. The developer's traffic engineer has submitted a Traffic Impact Study (TIS) that indicates that the proposed school will operate safely and meet the City's transportation standards for levels of service. The proposed development has shown compliance with the ACF Ordinance.

Water/Waste Water:
This development is situated within the boundaries of and accommodated by the City's water and wastewater master plans. It is also within the City's current service area for both water and wastewater.

The Department finds that the water and wastewater utility configuration proposed for this development in conjunction with existing City utilities adjacent to the development provides for efficient and cost-effective delivery of City water and wastewater service. Therefore, this development meets the requirement of the criteria for level of service as outlined in the ACF ordinance.

Power:
Currently there is an existing 3-phase, 200 Amp underground vault located at the south-west corner of the lot. Loveland Power will be extended from this vault to the new proposed transformer location at the School District's expense per current City of Loveland Municipal Code. The proposed development meets the criteria for level of service as outlined in the ACF ordinance.

Stormwater:
This project complies with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.

IX. RECOMMENDED CONDITIONS:

City staff recommends the following conditions to be recommended by the Planning Commission as part of the review of the application.

PW-Transportation:

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).

2. A Right-of-Way Work Permit is required to be obtained from the City of Loveland Public Works Department prior to any construction activity within or adjacent to the Public Right-of-Way.

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF LOVELAND.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (CITY OF LOVELAND, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL NOTIFY THE CITY OF LOVELAND ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE CITY OF LOVELAND ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE CONTRACTOR MAY COMMENCE WORK IN THE ENGINEERS ABSENCE. HOWEVER, THE CITY OF LOVELAND RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY OF LOVELAND, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
6. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF LOVELAND, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
8. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE CONTRACTOR NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
10. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
11. THE CONTRACTOR SHALL HAVE, ONSITE AT ALL TIMES, THE NOTICE OF INTENT (N.O.I.), AN UP TO DATE STORMWATER MANAGEMENT PLAN (S.W.M.P.), A BMP MAINTENANCE FOLDER, ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATION AND TRENCHING.
13. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGNER AND THE CITY OF LOVELAND ENGINEER IMMEDIATELY.
14. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
15. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (CITY OF LOVELAND, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
16. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORK DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE CITY OF LOVELAND STREET INSPECTOR.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OF LOVELAND'S INSPECTOR AT ALL TIMES.
19. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
20. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.
21. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE CONTRACTOR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, THE CONTRACTOR SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN VOLUME 3 -- BEST MANAGEMENT PRACTICES, OF THE URBAN STORM DRAINAGE CRITERIA MANUAL.
22. THE CONTRACTOR SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
23. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE CITY OF LOVELAND ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE CITY OF LOVELAND.
24. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:
25. BENCHMARK--LOVELAND'S 1995 LEVEL NET SURVEY.

    BENCHMARK: CITY OF LOVELAND VERTICAL BENCHMARK 95-04
    EL=4945.60 (NGVD 29 DATUM)
    DESCRIPTION-- CITY OF LOVELAND NO. 95-04 REBAR WITH ALUMINUM CAP IN VALVE BOX WITH LID MARKED "SURVEY", BY NE GUARD POLE AT THE NE CORNER OF THE INTERSECTION OF BOYD LAKE AVE. AND EISENHOWER BLVD.

    BASIS OF BEARINGS: ASSUMING WEST LINE OF THE SOUTHWEST QUARTER SECTION 4, T.5N., R.68W., AS BEARING NORTH 01°03'12" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/92, A DISTANCE OF 2641.99 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO
26. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
27. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
28. OVER LOT GRADING CONSTRUCTION MUST COMPLY WITH STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AT (303) 692-3500.
29. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
30. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE CITY OF LOVELAND PRIOR TO BEGINNING CONSTRUCTION.
31. AFTER ACCEPTANCE BY THE CITY OF LOVELAND, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
32. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE CITY OF LOVELAND ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE CITY OF LOVELAND PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
33. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE CITY OF LOVELAND ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE CITY OF LOVELAND ENGINEER.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE CITY OF LOVELAND'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.
35. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.
36. PORTIONS OF LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOOD PLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.
37. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
38. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
39. THE CITY OF LOVELAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: N/A
40. REQUESTED VARIANCES ARE LISTED AS FOLLOWS: NONE

STANDARD EROSION AND SEDIMENT CONTROL – CONSTRUCTION PLAN NOTES
FEBRUARY, 2005
REVISED: NOVEMBER 30, 2006

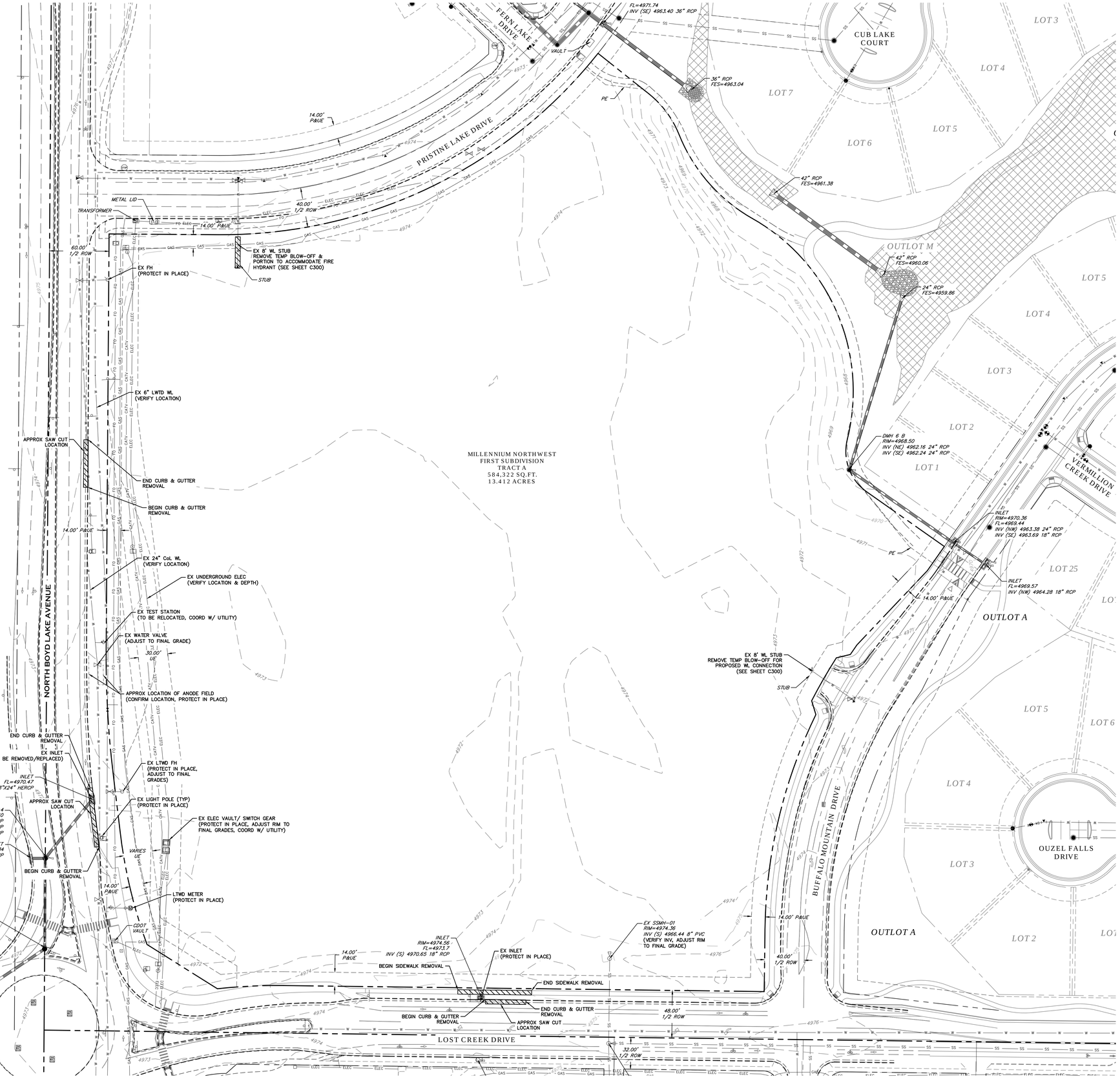
1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY--FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH--DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.
4. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON--SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
5. PRE--DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL DEVICES ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS--OF--WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE CITY OF LOVELAND.
7. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
   (A) BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
   (B) REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
   (C) BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
8. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE CONTRACTOR SHALL IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
10. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
11. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
12. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE CITY OF LOVELAND OR HOMEOWNERS ASSOCIATION (HOA).
13. CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
14. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
15. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR, (LOVELAND GMA & CITY LIMITS ONLY).
   (A) BELOW ALL GUTTER DOWN SPOUTS.
   (B) OUT TO DRAINAGE SWALES.
   (C) ALONG LOT PERIMETER.
   (D) OTHER LOCATIONS, IF NEEDED.
16. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY OF LOVELAND.
17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHENEVER IT IS NECESSARY FOR CONSTRUCTION EQUIPMENT INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E., STONE, DIRT, ETC., SHALL BE PLACED IN THE CURB & GUTTER ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILE(S), STAGING AREA(S), CONSTRUCTION MATERIAL(S), CONCRETE WASHOUT AREA(S) AND/OR BUILDING SITE(S).
18. THIS PROJECT IS REQUIRED TO OBTAIN AND REMAIN IN COMPLIANCE WITH ITS CDPHE "STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITIES".

STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY, (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE THE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE LOCAL ENTITY ENGINEER IN LOVELAND.
4. STREET SUB GRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE--COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.
5. FT. COLLINS ONLY. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE AND ADJUSTING RINGS ARE NOT ALLOWED.
6. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PAVEMENT SHALL BLEND SMOOTHLY WITH THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW OVERLAY OR ASPHALT WORK.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT--OF--WAY WORK PERMIT TRAFFIC CONTROL PLAN.
8. THE CONTRACTOR IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
9. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON--YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLY, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE--FORMED THERMO--PLASTIC. ON STREET PARKING SPACE STRIPING SHALL BE CITY STANDARD 4" WIDE WHITE, 125 MIL PRE--FORMED THERMO--PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
5. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY TRAFFIC ENGINEER AT (970) 962--2535 PRIOR TO STARTING WORK TO DISCUSS THE IMPLEMENTATION OF STRIPING AND SIGNAGE. THE CONTRACTOR WILL NOTIFY THE CITY TRAFFIC ENGINEER 48 HOURS PRIOR TO EACH DESIRED AND REQUIRED INSPECTION.
6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE CONTRACTOR SHALL PLACE TEMPORARY TABS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE LOCAL ENTITY ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. PRE--FORMED THERMO--PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
8. THE CONTRACTOR SHALL REMOVE ALL CONFLICTING TRAFFIC CONTROL DEVICES AS PER TRAFFIC CONTROL PLAN AND DELIVER TO THE CITY IN GOOD CONDITION.
9. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STR



40 20 0 40 80

SCALE: 1" = 40'

LEGEND

- DEMO UTILITIES
- DEMO SITE FEATURES

NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWING WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR THE PROTECTION OF CONFLICTING UTILITIES. THE ENGINEER AND / OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN.
2. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, AND RELEVANT CONSTRUCTION AND / OR PHASING PLANS. ADDITIONAL DEMOTION OF PAVING, TREES, UTILITIES, STRUCTURES, ETC. TO BE PERFORMED AS REQUIRED.
3. CONTRACTOR RESPONSIBLE FOR ALL SURFACE REPAIR / REPLACEMENT TO RESTORE SIDEWALKS, PAVEMENT, CURB / GUTTER AND SOD AREAS DISTURBED BY NEW WORK. REPAIR / REPLACEMENTS SHALL BE COMPLETED PER CITY OF LOVELAND STANDARDS AT CONTRACTOR EXPENSE.
4. EXISTING CONCRETE AND ASPHALT PAVING SHALL BE SAWCUT AND REMOVED PRIOR TO EXCAVATION. REMOVE CONCRETE TO THE NEAREST JOINT.
5. UTILITY REMOVAL / CONNECTION MEANS AND SCHEDULE SHALL BE COORDINATED WITH UTILITY OWNER.
6. CONTRACTOR TO PROVIDE ALL NECESSARY EROSION CONTROL MEASURES DURING CONSTRUCTION. PLACE EROSION CONTROL PROTECTION AT ALL PROPOSED AND EXISTING INLETS DOWNSTREAM FROM CONSTRUCTION AREA. EROSION CONTROL PROTECTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL DISTURBED GROUND IS ADEQUATELY VEGETATED.
7. LIMITS OF STREET CUTS ARE APPROXIMATE. FINAL LIMITS TO BE DETERMINED IN THE FIELD BY THE CITY OF LOVELAND ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
8. REFERENCE LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL SITE DEMOLITION.

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INTERWEST CONSULTING GROUP

SEAL

PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

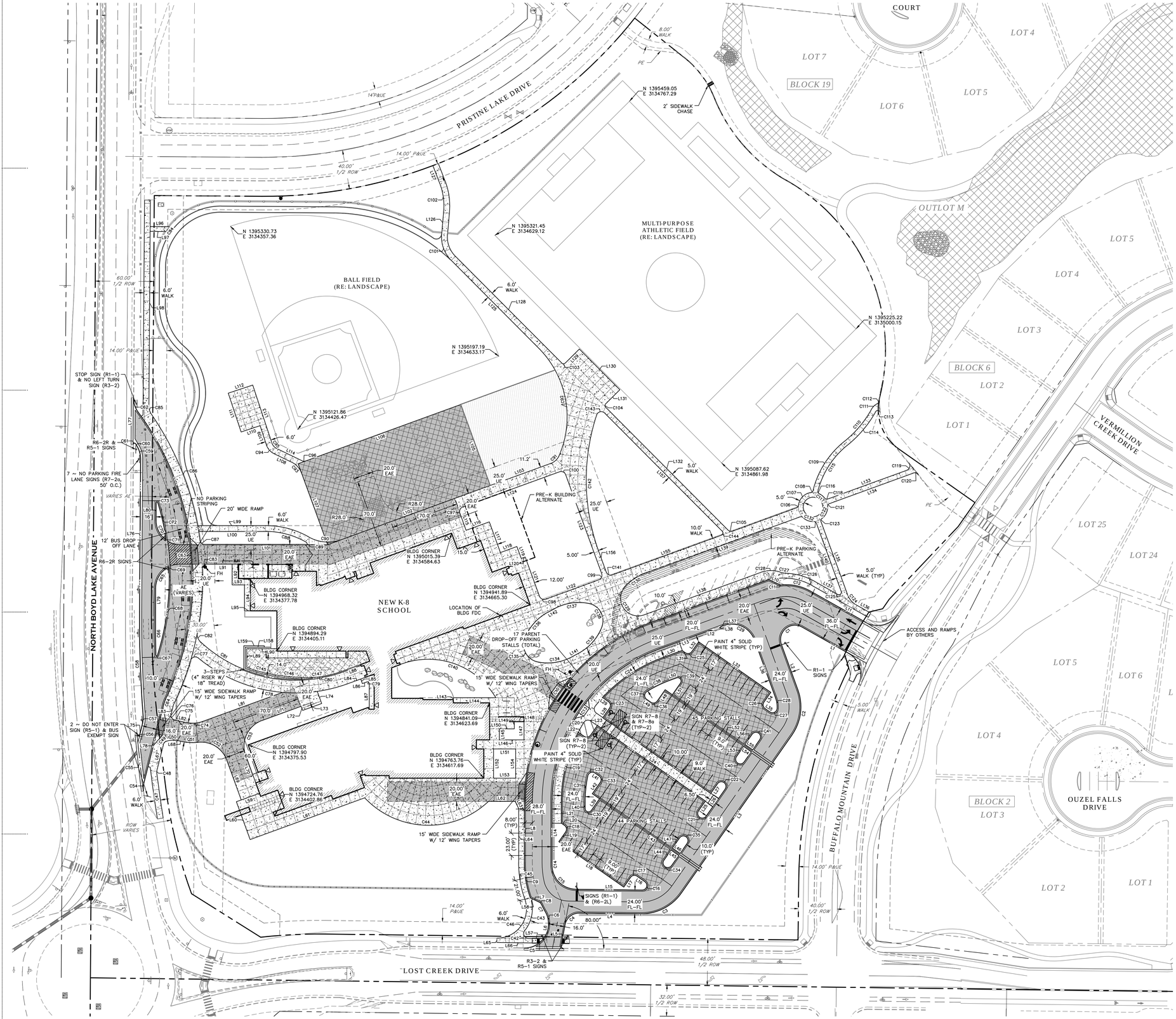
REVISIONS

NO	DESCRIPTION	DATE

SHEET INFORMATION
EXISTING CONDITIONS DEMOLITION PLAN
C001

X:\INTERWEST PROJECTS\2014 PROJECTS\1306-00 (HVH PLANS SCHOOL)\DRAWINGS\ENGINEERING PLANS\1306-04B-00 EXISTING & DEMOLITION PLAN.DWG, 12/19/2014 8:43 AM

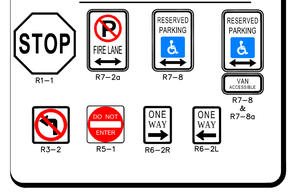
Attachment 1



40 20 0 40 80

SCALE: 1" = 40'

SIGN LEGEND



NOTES:

1. ALL ROAD AND PARKING DIMENSIONS BASE ON FLOWLINE OR CURB. VERIFY BUILDING PLAN DIMENSIONS PRIOR TO CONSTRUCTION
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PLANS FOR STREET RIGHT-OF-WAY WORK.
3. TRAFFIC CONTROL, PERMITS, CONSTRUCTION AND FEES ASSOCIATED WITH THE RIGHT-OF-WAY WORK, ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. SEE GRADING PLAN FOR LIMITS OF CATCH / SPILL CURB & GUTTER.
5. ALL PAVEMENTS AND EARTHWORK SHALL CONFORM TO THE GEOTECHNICAL REPORT FOR THE SITE.
6. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY THAT WILL AFFECT ANY EXISTING OR PROPOSED STREET SIGNS OR TRAFFIC CONTROL DEVICES WITHIN THE PUBLIC RIGHT-OF-WAY (ROW), THE CONTRACTOR SHALL CONTACT THE CITY TRAFFIC DIVISION AT 970-962-2535 TO COORDINATE THE REMOVAL, RELOCATION, AND / OR PROPER STORING OF THE EXISTING SIGN(S) OR TRAFFIC CONTROL DEVICE(S) AND OBTAIN A ROW WORK PERMIT FROM THE CITY TO DO SUCH WORK. HOWEVER, IF THE CONTRACTOR MOVES ANY EXISTING STREET SIGN(S) OR TRAFFIC CONTROL DEVICE(S) WITHIN THE PUBLIC ROW WITHOUT FIRST OBTAINING A ROW WORK PERMIT FROM THE CITY, THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN(S) OR TRAFFIC CONTROL DEVICE(S) AS DEEMED NECESSARY BY THE CITY. THE CONTRACTOR WILL ALSO BE CHARGED TO REPLACE ANY EXISTING STREET SIGNS OR TRAFFIC CONTROL DEVICES THAT WERE DAMAGED OR BLEMISHED DURING ANY CONSTRUCTION ACTIVITY AS DEEMED NECESSARY BY THE CITY. THE CONTRACTOR MAY ALSO BE SUBJECT TO ADDITIONAL FINES AS PER THE LOVELAND MUNICIPAL CODE.
7. ALL WORK SHALL CONFORM TO THE CITY OF LOVELAND CONSTRUCTION SPECIFICATIONS AND STANDARDS.
8. THESE PLANS DO NOT ALLOW ANY CONSTRUCTION WITHIN PUBLIC STREET OR ALLEY RIGHTS-OF-WAY. A SEPARATE CITY STREET RIGHT-OF-WAY WORK PERMIT MUST BE OBTAINED AT THE CITY PROJECT ENGINEERING OFFICE (AND APPROVED BY PROJECT ENGINEERING) PRIOR TO ANY REPAIR OR CONSTRUCTION OF SIDEWALK, CURB AND GUTTER, ACCESS CURB CUTS, ANY REMOVAL OF EXISTING CURB CUTS AND STREET ASPHALT PATCH BACK, UTILITY CUTS, OR ANY OTHER CONSTRUCTION IN CITY STREET OR ALLEY RIGHTS-OF-WAY. THE RIGHT-OF-WAY WORK PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO ANY CONSTRUCTION IN PUBLIC STREET OR ALLEY RIGHTS-OF-WAY. (CALL 970- 962-2510 TO DISCUSS DETAILS TO OBTAIN A CITY ROW WORK PERMIT). ALL WORK IN STREET RIGHTS-OF-WAY (OR PEDESTRIAN EASEMENTS) MUST BE IN ACCORDANCE WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS) WHICH CAN BE FOUND ON LINE AT:
   http://www.larimer.org/engineering/gmardstds/urbanst.htm.
9. THE CONTRACTOR IS REQUIRED TO CONTACT THE PUBLIC WORKS STREET INSPECTOR (970-962-2606), AND DISCUSS PROPOSED WORK IN STREET OR ALLEY RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS AND SCHEDULE INSPECTIONS, PRIOR TO ANY CONSTRUCTION IN PUBLIC STREET OR ALLEY RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS.
10. COORDINATE LOCATION, HEIGHTS, ETC. OF WALLS FENCES, AND SITE FEATURES WITH ARCH AND LANDSCAPE.
11. CONTRACTOR TO PROVIDE ALLOWANCE FOR "SCHOOL ZONE" PAVEMENT MARKINGS, STRIPED CROSSWALKS AND PEDESTRIAN PUSH BUTTON FLASHER POLES ON LOST CREEK DRIVE. LOCATIONS TO BE DETERMINED

HEAVY DUTY CONCRETE PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

LIGHT DUTY ASPHALT PAVEMENT

CONCRETE SIDEWALK

ARCHITECT

RBB ARCHITECTS
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SEAL

CONSULTANT

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Phone: (970) 674-3300
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PROJECT PHASE

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

NEW K-8 SCHOOL

THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

NO	DESCRIPTION	DATE

SHEET INFORMATION

HORIZONTAL CONTROL PLAN

C100

X:\INTERMCT PROJECTS\2014 PROJECTS\1204-048-00 (NSP) PLANS SCHOOL\DRAWINGS\ENGINEERING PLANS\1204-048-00 HORIZONTAL CONTROL PLAN.DWG, 12/19/2014 8:43 AM

Attachment 1

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L1	75.88	N60° 33' 43.80"W	N 1394881.87, E 3135010.87
L2	49.80	S20° 00' 00.00"E	N 1394900.97, E 3134923.31
L3	198.35	S35° 00' 00.00"W	N 1394808.40, E 3134934.32
L4	63.07	N89° 16' 54.00"W	N 1394624.60, E 3134778.96
L5	25.06	S10° 43' 30.00"W	N 1394613.18, E 3134700.97
L6	0.12	N10° 43' 30.00"E	N 1394609.36, E 3134683.96
L7	10.00	N64° 24' 10.12"W	N 1394636.64, E 3134674.71
L8	62.09	N0° 00' 00.00"E	N 1394676.84, E 3134659.56
L9	129.83	N70° 00' 00.00"E	N 1394923.11, E 3134788.52
L10	11.76	S65° 00' 00.00"E	N 1394967.51, E 3134910.52
L11	86.74	S60° 33' 43.80"E	N 1394955.85, E 3134953.02
L12	3.16	S88° 27' 26.09"W	N 1394915.60, E 3134852.69
L13	54.73	S70° 00' 00.00"W	N 1394915.51, E 3134849.53
L14	62.09	S0° 00' 00.00"E	N 1394738.93, E 3134687.56
L15	68.07	S89° 16' 54.00"E	N 1394649.44, E 3134712.30
L16	9.74	N55° 00' 00.00"W	N 1394657.68, E 3134783.30
L17	12.00	S35° 00' 00.00"W	N 1394662.04, E 3134768.36
L18	81.00	N55° 00' 00.00"W	N 1394652.21, E 3134761.47
L19	12.00	N35° 00' 00.00"E	N 1394698.67, E 3134695.12
L20	3.93	N55° 00' 00.00"W	N 1394715.46, E 3134700.78

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L21	21.21	N0° 00' 00.00"E	N 1394717.71, E 3134697.56
L22	7.13	S55° 00' 00.00"E	N 1394810.65, E 3134714.78
L23	12.00	N35° 00' 00.00"E	N 1394807.79, E 3134727.58
L24	135.00	S55° 00' 00.00"E	N 1394817.62, E 3134734.46
L25	12.00	S35° 00' 00.00"W	N 1394740.18, E 3134845.05
L26	34.00	N35° 00' 00.00"E	N 1394724.62, E 3134846.36
L27	12.00	S35° 00' 00.00"W	N 1394758.20, E 3134857.67
L28	12.00	N35° 00' 00.00"E	N 1394825.81, E 3134740.20
L29	7.13	N55° 00' 00.00"W	N 1394842.60, E 3134745.85
L30	21.21	N70° 00' 00.00"E	N 1394887.40, E 3134801.52
L31	3.93	S55° 00' 00.00"E	N 1394894.65, E 3134821.45
L32	12.00	N35° 00' 00.00"E	N 1394893.63, E 3134831.63
L33	90.00	S55° 00' 00.00"E	N 1394903.46, E 3134838.52
L34	12.00	S35° 00' 00.00"W	N 1394851.83, E 3134912.24
L35	5.94	S55° 00' 00.00"E	N 1394835.04, E 3134906.58
L36	63.70	N20° 00' 00.00"W	N 1394845.97, E 3134917.79
L37	2.00	S70° 00' 00.00"W	N 1394920.77, E 3134863.96
L38	3.16	S51° 33' 50.38"W	N 1394920.08, E 3134862.09
L39	14.87	N35° 00' 00.00"E	N 1394730.48, E 3134728.38
L40	6.30	S0° 00' 00.00"E	N 1394738.93, E 3134721.56

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L41	5.16	N55° 00' 00.00"W	N 1394766.25, E 3134736.34
L42	14.00	N35° 00' 00.00"E	N 1394747.82, E 3134729.54
L43	153.00	N55° 00' 00.00"W	N 1394660.06, E 3134854.87
L44	13.00	S35° 00' 00.00"W	N 1394690.21, E 3134810.06
L45	10.00	N55° 00' 00.00"W	N 1394684.48, E 3134818.25
L46	10.00	S55° 00' 00.00"E	N 1394691.85, E 3134811.21
L47	13.00	S35° 00' 00.00"W	N 1394702.50, E 3134818.66
L48	14.00	S35° 00' 00.00"W	N 1394854.31, E 3134804.10
L49	5.16	N55° 00' 00.00"W	N 1394841.61, E 3134789.11
L50	6.30	N70° 00' 00.00"E	N 1394864.84, E 3134809.73
L51	14.87	S35° 00' 00.00"W	N 1394861.32, E 3134820.00
L52	153.00	N55° 00' 00.00"W	N 1394766.55, E 3134929.43
L53	13.00	S35° 00' 00.00"W	N 1394796.70, E 3134884.62
L54	10.00	N55° 00' 00.00"W	N 1394790.97, E 3134892.81
L55	10.00	S55° 00' 00.00"E	N 1394798.34, E 3134885.77
L56	13.00	S35° 00' 00.00"W	N 1394808.99, E 3134893.23
L57	15.56	N89° 16' 30.00"W	N 1394598.89, E 3134679.24
L58	2.00	N25° 35' 49.88"E	N 1394637.75, E 3134666.61
L59	25.33	S70° 00' 00.00"W	N 1394748.24, E 3134387.22
L60	41.33	S20° 00' 00.00"E	N 1394739.57, E 3134363.41

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C1	36.50	15.00	139.44°	S49° 43' 08"W	28.14	N 1394919.17, E 3134944.78
C2	48.00	50.00	55.00°	S7° 30' 00"W	46.17	N 1394854.18, E 3134940.35
C3	48.62	50.00	55.72°	S62° 51' 33"W	46.73	N 1394645.92, E 3134820.55
C4	20.94	15.00	79.99°	S50° 43' 18"W	19.28	N 1394625.39, E 3134715.90
C5	34.94	25.00	80.09°	N50° 46' 05"E	32.17	N 1394589.02, E 3134659.05
C6	17.82	25.00	40.83°	N9° 41' 26"W	17.44	N 1394609.49, E 3134683.99
C7	8.56	100.00	4.90°	N27° 39' 14"W	8.56	N 1394626.68, E 3134681.05
C8	3.42	5.00	39.20°	N44° 48' 08"W	3.35	N 1394634.26, E 3134677.08
C9	36.57	108.00	19.40°	N9° 42' 05"W	36.40	N 1394640.96, E 3134665.69
C10	239.46	196.00	70.00°	N35° 00' 00"E	224.84	N 1394738.93, E 3134659.56
C11	2.65	5.00	30.37°	S80° 11' 06"E	2.62	N 1394962.54, E 3134921.18
C12	30.38	50.00	34.81°	S77° 57' 58"E	29.91	N 1394962.09, E 3134923.77
C13	205.25	168.00	70.00°	S35° 00' 00"W	192.72	N 1394896.79, E 3134798.10
C14	3.50	80.00	2.50°	S1° 15' 07"E	3.50	N 1394676.84, E 3134687.56
C15	37.86	25.00	86.78°	S45° 53' 34"E	34.35	N 1394673.34, E 3134687.64
C16	12.72	5.00	145.72°	N17° 51' 33"E	9.56	N 1394648.58, E 3134780.37
C17	7.85	5.00	90.00°	S80° 00' 00"W	7.07	N 1394663.27, E 3134775.32
C18	7.85	5.00	90.00°	N10° 00' 00"W	7.07	N 1394708.50, E 3134702.00
C19	74.44	158.00	27.00°	N13° 29' 53"E	73.76	N 1394738.93, E 3134697.56
C20	7.85	5.00	90.00°	N80° 00' 00"E	7.07	N 1394806.56, E 3134720.61

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C21	15.71	5.00	180.00°	S55° 00' 00"E	10.00	N 1394730.35, E 3134838.16
C22	15.71	5.00	180.00°	N55° 00' 00"W	10.00	N 1394752.47, E 3134865.86
C23	7.85	5.00	90.00°	N10° 00' 00"W	7.07	N 1394835.64, E 3134747.08
C24	74.44	158.00	27.00°	N56° 30' 07"E	73.76	N 1394846.69, E 3134740.01
C25	7.85	5.00	90.00°	N80° 00' 00"E	7.07	N 1394892.40, E 3134824.67
C26	7.85	5.00	90.00°	S10° 00' 00"E	7.07	N 1394842.01, E 3134905.36
C27	10.59	5.00	121.32°	N64° 20' 23"E	8.72	N 1394831.63, E 3134911.45
C28	10.75	26.00	23.68°	N8° 09' 37"W	10.67	N 1394835.41, E 3134919.31
C29	39.27	25.00	90.00°	N65° 00' 00"W	35.36	N 1394905.82, E 3134896.01
C30	9.49	3.75	145.00°	S72° 30' 00"E	7.15	N 1394732.63, E 3134721.56
C31	27.39	134.00	11.71°	S5° 51' 22"W	27.34	N 1394766.13, E 3134724.35
C32	9.89	5.00	113.29°	S68° 21' 22"W	8.35	N 1394769.21, E 3134732.11
C33	7.85	5.00	90.00°	N10° 00' 00"W	7.07	N 1394759.29, E 3134737.57
C34	15.71	5.00	180.00°	S55° 00' 00"E	10.00	N 1394679.57, E 3134802.60
C35	15.71	5.00	180.00°	N55° 00' 00"W	10.00	N 1394696.77, E 3134826.85
C36	7.85	5.00	90.00°	S80° 00' 00"W	7.07	N 1394842.84, E 3134796.07
C37	9.89	5.00	113.29°	N1° 38' 38"E	8.35	N 1394844.57, E 3134784.88
C38	27.39	134.00	11.71°	N64° 08' 38"E	27.34	N 1394852.92, E 3134785.12
C39	9.49	3.75	145.00°	S37° 30' 00"E	7.15	N 1394867.00, E 3134815.65
C40	15.71	5.00	180.00°	S55° 00' 00"E	10.00	N 1394786.06, E 3134877.17

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C41	15.71	5.00	180.00°	N55° 00' 00"W	10.00	N 1394803.26, E 3134901.42
C42	11.13	5.00	127.57°	N25° 29' 21"W	8.97	N 1394599.08, E 3134663.68
C43	32.40	36.00	51.56°	N12° 31' 00"E	31.31	N 1394607.18, E 3134659.82
C44	141.24	90.00	89.92°	S88° 17' 58"E	127.19	N 1394743.59, E 3134495.31
C45	38.19	114.00	19.20°	S9° 35' 53"E	38.02	N 1394676.84, E 3134653.56
C46	57.55	30.00	109.92°	S35° 45' 52"W	49.13	N 1394639.36, E 3134659.90
C47	45.34	1277.00	2.03°	N8° 06' 52"W	45.34	N 1394722.80, E 3134288.23
C48	5.57	15.00	21.27°	N3° 32' 08"E	5.54	N 1394767.69, E 3134281.83
C49	5.24	5.00	60.00°	N44° 10' 06"E	5.00	N 1394798.20, E 3134288.48
C50	12.04	25.00	27.58°	N87° 57' 37"E	11.92	N 1394801.78, E 3134291.97
C51	15.83	50.00	18.14°	S87° 18' 59"E	15.76	N 1394801.27, E 3134308.37
C52	37.33	28.00	76.38°	S58° 11' 33"E	34.63	N 1394800.53, E 3134324.12
C53	43.98	28.00	90.00°	S25° 00' 00"W	39.60	N 1394822.95, E 3134389.82
C54	9.17	25.00	21.01°	S3° 39' 47"W	9.12	N 1394759.47, E 3134268.39
C55	58.60	3058.87	1.10°	N6° 22' 40"W	58.59	N 1394750.37, E 3134267.81
C56	4.17	1.50	159.18°	S86° 14' 27"E	2.95	N 1394808.60, E 3134261.30
C57	8.09	25.00	18.53°	N4° 54' 08"E	8.05	N 1394819.67, E 3134267.09
C58	106.88	1285.00	4.77°	N1° 58' 51"W	106.85	N 1394827.69, E 3134267.77
C59	13.48	25.00	30.90°	N15° 02' 59"W	13.32	N 1395091.61, E 3134265.18
C60	3.27	267.00	0.70°	N30° 51' 09"W	3.27	N 1395104.47, E 3134261.72

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L61	125.32	N70° 00' 00.00"E	N 1394700.73, E 3134377.55
L62	27.48	N90° 00' 00.00"E	N 1394739.82, E 3134622.44
L63	8.22	S26° 15' 27.03"E	N 1394739.82, E 3134649.92
L64	55.61	S0° 00' 00.00"E	N 1394732.44, E 3134653.56
L65	4.50	S0° 43' 30.00"W	N 1394599.49, E 3134631.19
L66	43.72	S89° 16' 30.00"E	N 1394594.99, E 3134631.13
L67	25.77	N14° 10' 06.02"E	N 1394773.21, E 3134282.17
L68	4.59	S78° 14' 52.22"E	N 1394802.21, E 3134303.88
L69	43.51	S20° 00' 00.00"E	N 1394782.28, E 3134353.54
L70	29.99	N20° 00' 00.00"W	N 1394758.89, E 3134383.34
L71	42.75	N70° 00' 00.22"E	N 1394822.95, E 3134389.82
L72	4.50	S20° 00' 00.00"E	N 1394837.57, E 3134429.99
L73	20.81	N70° 00' 00.00"E	N 1394833.35, E 3134431.53
L74	13.24	N20° 00' 00.00"W	N 1394840.46, E 3134451.09
L75	20.09	N14° 10' 06.02"E	N 1394800.19, E 3134262.17
L76	157.14	N0° 24' 06.74"E	N 1394934.47, E 3134264.08
L77	48.05	N0° 22' 57.63"E	N 1395106.52, E 3134257.26
L78	83.26	S14° 10' 06.02"W	N 1394840.19, E 3134288.77
L79	24.41	S0° 24' 06.74"W	N 1394958.77, E 3134280.25
L80	17.95	S0° 24' 06.74"W	N 1395046.72, E 3134280.87

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L81	87.26	N70° 00' 00.22"E	N 1394822.03, E 3134328.82
L82	10.26	S78° 14' 52.22"E	N 1394822.94, E 3134302.41
L83	8.36	S14° 10' 06.02"W	N 1394837.75, E 3134298.47
L84	19.15	S70° 00' 00.00"W	N 1394867.32, E 3134495.90
L85	5.00	N20° 00' 00.00"W	N 1394860.91, E 3134492.92
L86	4.71	S70° 00' 00.00"W	N 1394862.52, E 3134497.34
L87	26.09	N0° 00' 00.00"E	N 1394834.55, E 3134500.02
L88	19.15	S70° 00' 00.00"W	N 1394880.48, E 3134491.12
L89	19.21	N0° 00' 00.00"E	N 1394877.58, E 3134374.11
L90	31.00	N90° 00' 00.00"E	N 1394896.79, E 3134374.11
L91	31.59	N90° 00' 00.00"W	N 1394983.59, E 3134365.11
L92	21.27	S0° 00' 00.00"E	N 1394983.59, E 3134359.11
L93	12.67	N90° 00' 00.00"E	N 1394962.32, E 3134359.11
L94	26.70	S0° 00' 00.00"E	N 1394962.32, E 3134371.78
L95	6.00	N90° 00' 00.00"E	N 1394935.62, E 3134371.78
L96	19.89	S89° 35' 53.26"E	N 1395330.44, E 3134274.86
L97	16.33	S89° 35' 53.26"E	N 1395325.44, E 3134274.82
L98	211.61	N0° 24' 06.74"E	N 1395146.12, E 3134273.56
L99	69.88	N90° 00' 00.00"W	N 1395023.18, E 3134393.56
L100	68.83	N90° 00' 00.00"W	N 1395017.18, E 3134393.56

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L101	126.08	N90° 00' 00.00"W	N 1395003.59, E 3134457.14
L102	178.00	N70° 00' 00.00"E	N 1395003.59, E 3134457.14
L103	66.10	N70° 00' 00.00"E	N 1395064.47, E 3134624.40
L105	88.50	N20° 00' 00.00"W	N 1395064.47, E 3134624.40
L106	178.00	S70° 00' 00.00"W	N 1395147.64, E 3134594.14
L107	88.50	S20° 00' 00.00"E	N 1395086.76, E 3134426.87
L108	19.83	N64° 10' 09.33"W	N 1395088.28, E 3134420.30
L109	20.58	N18° 18' 29.06"W	N 1395106.30, E 3134394.23
L110	20.50	S71° 41' 30.94"W	N 1395125.83, E 3134387.77
L111	42.00	N18° 18' 29.06"W	N 1395119.39, E 3134368.30
L112	26.50	N71° 41' 30.94"E	N 1395159.27, E 3134355.11
L113	62.58	S18° 18' 29.06"E	N 1395167.59, E 3134380.27
L114	28.68	S64° 10' 09.33"E	N 1395102.32, E 3134405.06
L115	18.67	S20° 00' 00.00"E	N 1395035.89, E 3134593.13
L116	25.33	N70° 00' 00.00"E	N 1395018.35, E 3134599.52
L117	33.50	S20° 00' 00.00"E	N 1395027.01, E 3134623.32
L118	18.00	N70° 00' 00.00"E	N 1394995.53, E 3134634.78
L119	13.00	S20° 00' 00.00"E	N 1395001.69, E 3134651.69
L120	4.33	N70° 00' 00.00"E	N 1394989.47, E 3134656.14
L121	42.90	S20° 00' 00.00"E	N 1394990.95, E 3134660.21

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C61	3.89	1.50	148.40°	S74° 35' 38"W	2.89	N 1395107.28, E 3134260.04
C62	16.08	25.00	36.85°	S18° 02' 31"E	15.80	N 1395154.56, E 3134257.58
C63	310.97	287.00	62.08°	S5° 25' 35"E	295.98	N 1395139.54, E 3134262.48
C64	4.99	25.00	11.45°	S19° 53' 29"W	4.99	N 1394844.88, E 3134290.47
C65	26.26	25.00	60.17°	S30° 29' 17"W	25.07	N 1394980.37, E 3134292.97
C66	44.24	1269.00	2.00°	S0° 35' 49"E	44.24	N 1394934.36, E 3134280.08
C67	2.81	1.00	160.90°	S82° 02' 45"E	1.97	N 1394890.13, E 3134280.54
C68	90.93	263.00	19.81°	N7° 35' 56"E	90.48	N 1394889.85, E 3134282.49
C69	2.04	1.00	117.12°	N60° 51' 57"W	1.71	N 1394979.54, E 3134294.46
C70	22.13	25.00	50.72°	S24° 57' 30"E	21.42	N 1395028.77, E 3134280.74
C71	2.42	1.00	138.72°	N60° 19' 14"E	1.87	N 1395009.35, E 3134289.78
C72	37.75	263.00	8.22°	N13° 09' 07"W	37.72	N 1395010.28, E 3134291.40
C73	2.83	1.00	162.33°	S81° 34' 08"W	1.98	N 1395047.01, E 3134282.82
C74	16.63	30.00	31.75°	N85° 52' 34"E	16.41	N 1394820.85, E 3134312.45
C75	2.79	25.00	6.40°	S75° 02' 44"E	2.79	N 1394823.66, E 3134299.71
C76	7.51	5.00	86.01°	S28° 50' 15"E	6.82	N 1394829.64, E 3134296.42
C77	9.86	5.00	112.97°	S72° 58' 35"W	8.34	N 1394887.09, E 3134324.43
C78	162.94	157.00	59.46°	N80° 16' 07"W	155.72	N 1394860.77, E 3134477.91
C79	3.84	2.00	110.00°	N55° 00' 00"W	3.28	N 1394860.64, E 3134500.02
C80	101.11	143.00	40.51°	S89° 44' 40"E	99.02	N 1394874.37, E 3134374.11

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C81	56.57	143.00	22.66°	S58° 09' 25"E	56.20	N 1394904.02, E 3134326.37
C82	10.06	10.00	57.65°	S18° 00' 04"E	9.64	N 1394913.19, E 3134323.39
C83	8.01	5.00	91.83°	S44° 05' 08"W	7.18	N 1394983.59, E 3134333.52
C84	6.14	67.50	5.22°	S35° 54' 33"W	6.14	N 1395330.30, E 3134294.75
C85	9.16	15.00	34.98°	S17° 05' 13"E	9.02	N 1395146.12, E 3134273.56
C86	140.13	297.00	27.03°	N21° 03' 32"W	138.84	N 1395007.94, E 3134326.10
C87	7.20	5.00	82.46°	S48° 46' 16"E	6.59	N 1395007.94, E 3134326.10
C88	43.26	84.00	29.51°	N75° 14' 42"W	42.79	N 1395006.29, E 3134434.93
C89	2.64	2.50	60.49°	N30° 14' 42"W	2.52	N 1395004.11, E 3134436.20
C90	34.56	40.00	49.51°	S85° 14' 48"E	33.50	N 1395011.51, E 3134437.88
C91	12.23	15.00	46.71°	N46° 38' 42"E	11.89	N 1395087.08, E 3134686.52
C92	118.98	100.00	68.17°	N10° 47' 42"W	112.08	N 1395095.25, E 3134695.17
C93	15.42	20.00	44.17°	N42° 05' 05"W	15.04	N 1395077.12, E 3134430.38
C94	12.81	16.00	45.86°	S41° 14' 19"E	12.47	N 1395106.30, E 3134394.23
C95	8.00	10.00	45.86°	S41° 14' 19"E	7.79	N 1395108.18, E 3134399.93
C96	4.00	5.00	45.83°	S87° 05' 05"E	3.89	N 1395089.83, E 3134430.87
C97	7.85	5.00	90.00°	S25° 00' 00"W	7.07	N 1395042.30, E 3134596.12
C98	7.85	5.00	90.00°	S65° 00' 00"E	7.07	N 1394950.64, E 3134674.89
C99	7.85	5.00	90.00°	N25° 00' 00"E	7.07	N 1394967.49, E 3134735.80
C100	7.85	5.00	90.00°	N65° 00' 00"W	7.07	N 1395075.45, E 3134701.82

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C101	29.53	34.00	49.77°	S19° 59' 44"E	28.61	N 1395322.58, E 3134574.43
C102	29.53	65.00	26.03°	N8° 07' 29"W	29.27	N 1395346.02, E 3134576.43
C103	3.93	2.50	90.00°	S89° 52' 48"E	3.54	N 1395190.14, E 3134697.79
C104	3.93	2.50	90.00°	S0° 07' 12"W	3.54	N 1395148.33, E 3134742.96
C105	5.68	5.00	65.12°	S77° 26' 24"E	5.38	N 1395018.83, E 3134868.39
C106	2.82	2.50	64.62°	N37° 41' 18"E	2.67	N 1395041.62, E 3134939.46
C107	20.04	15.00	76.56°	S43° 39' 19"W	18.58	N 1395057.18, E 3134953.93
C108	2.98	2.50	68.29°	N47° 47' 13"E	2.81	N 1395057.18, E 3134953.93
C109	61.09	93.00	37.64°	S32° 27' 30"W	60.00	N 1395109.69, E 3134988.21
C110	43.25	112.00	22.13°	N40° 12' 49"E	42.98	N 1395109.69, E 3134988.21
C111	8.23	15.00	31.44°	S44° 52' 24"W	8.13	N 1395148.27, E 3135021.69
C112	5.14	5.00	58.90°	N31° 08' 41"E	4.92	N 1395148.27, E 3135021.69
C113	6.21	2.50	142.26°	N79° 46' 28"W	4.73	N 1395139.33, E 3135025.03
C114	45.29	117.00	22.18°	N40° 11' 11"E	45.01	N 1395105.79, E 3134991.33
C115	56.90	88.00	37.05°	S32° 45' 13"W	55.91	N 1395105.79, E 3134991.33
C116	3.44	2.50	78.95°	S25° 14' 33"E	3.18	N 1395058.76, E 3134961.08
C117	7.36	15.00	28.11°	N50° 39' 31"W	7.29	N 1395051.27, E 3134968.07
C118	3.20	2.50	73.40°	S73° 18' 03"E	2.99	N 1395051.27, E 3134968.07
C119	9.53	5.00	109.24°	N15° 22' 51"E	8.15	N 1395080.00, E 3135052.23
C120	6.20	5.00	71.09°	N74° 27' 19"W	5.81	N 1395075.50, E 3135064.37

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L122	58.00	N70° 00' 00.00"E	N 1394947.65, E 3134681.29
L123	108.07	N20° 00' 00.00"W	N 1394973.90, E 3134738.78
L124	105.67	S70° 00' 00.00"W	N 1395078.44, E 3134695.41
L125	127.50	N44° 52' 48.49"W	N 1395205.35, E 3134674.18
L126	23.53	N4° 53' 20.99"E	N 1395322.58, E 3134574.43
L127	19.29	N21° 08' 18.08"W	N 1395375.00, E 3134572.30
L128	154.93	N44° 52' 48.49"W	N 1395190.14, E 3134697.79
L129	20.50	S45° 07' 11.51"W	N 1395204.60, E 3134715.85
L130	59.00	N44° 52' 48.49"W	N 1395162.79, E 3134757.48
L131	20.50	N45° 07' 11.51"E	N 1395148.33, E 3134742.96
L132	177.77	N44° 52' 48.49"W	N 1395018.83, E 3134868.39
L133	86.51	N70° 00' 00.00"E	N 1395050.41, E 3134970.94
L134	91.65	S70° 00' 00.00"W	N 1395077.06, E 3135058.77
L135	79.93	S20° 00' 00.00"E	N 1395027.42, E 3134964.12
L136	17.07	S60° 33' 43.80"E	N 1394941.74, E 3135000.42
L137	27.16	S60° 33' 43.80"E	N 1394965.82, E 3134957.74
L138	127.61	N70° 00' 00.00"E	N 1394931.55, E 3134782.49
L139	170.14	S70° 00' 00.00"W	N 1395032.22, E 3134942.88
L140	74.71	N20° 00' 00.00"W	N 1394955.50, E 3134984.97
L141	8.00	N61° 35' 36.55"E	N 1394888.38, E 3134708.23

LINE TABLE			
LINE	LENGTH	DIRECTION	START (N,E)
L142	8.00	S61° 35' 36.55"W	N 1394937.93, E 3134690.53
L143	2.00	S0° 00' 00.00"E	N 1394846.43, E 3134586.36
L144	43.65	N90° 00' 00.00"W	N 1394846.43, E 3134630.00
L145	11.33	S0° 00' 17.19"E	N 1394814.43, E 3134633.69
L146	25.33	N90° 00' 00.00"E	N 1394803.09, E 3134633.69
L147	18.78	N0° 00' 00.00"E	N 1394803.09, E 3134659.02
L148	10.00	N90° 00' 00.00"W	N 1394821.87, E 3134659.02
L149	7.45	S0° 00' 00.00"E	N 1394821.87, E 3134649.02
L150	15.33	S89° 59' 55.66"W	N 1394814.43, E 3134649.02
L151	22.75	N90° 00' 00.00"W	N 1394793.76, E 3134650.44
L152	30.00	S0° 00' 00.00"E	N 1394793.76, E 3134627.69
L153	22.75	N90° 00' 00.00"E	N 1394763.76, E 3134627.69
L154	30.00	N0° 00' 00.00"E	N 1394763.76, E 3134650.44
L155	119.07	N70° 00' 00.00"E	N 1394972.62, E 3134749.89
L156	22.01	N20° 00' 00.00"W	N 1394975.61, E 3134743.48
L157	171.11	N44° 52' 48.49"W	N 1395017.45, E 3134862.70
L158	26.00	S90° 00' 00.00"W	N 1394898.29, E 3134398.61
L159	21.00	S90° 00' 00.00"W	N 1394899.79, E 3134392.11

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C121	3.20	2.50	73.40°	S33° 18' 03"W	2.99	N 1395045.71, E 3134972.65
C122	14.87	15.00	56.80°	N25° 00' 00"E	14.27	N 1395030.28, E 3134964.98
C123	3.20	2.50	73.40°	S16° 41' 57"W	2.99	N 1395030.28, E 3134964.98
C124	14.16	20.00	40.56°	S40° 16' 52"E	13.87	N 1394952.31, E 3134991.45
C125	6.08	2.50	139.44°	N49° 43' 08"E	4.69	N 1394952.47, E 3134981.39
C126	29.67	65.00	26.15°	N73° 38' 20"W	29.41	N 1394965.82, E 3134957.74
C127	7.72	30.00	14.74°	S79° 20' 37"E	7.70	N 1394975.53, E 3134921.95
C128	19.91	30.00	38.03°	S89° 00' 51"W	19.55	N 1394975.53, E 3134921.95
C129	47.76	18.00	152.03°	S33° 59' 10"E	34.93	N 1394960.52, E 3134762.97
C130	24.41	50.00	27.97°	S56° 00' 50"W	24.17	N 1394974.03, E 3134783.01
C132	12.57	15.00	48.02°	S69° 23' 16"E	12.21	N 1395031.65, E 3134945.50
C133	3.20	2.50	73.40°	N56° 41' 57"W	2.99	N 1395025.71, E 3134959.42
C134	36.41	52.00	40.12°	N81° 39' 11"E	35.67	N 1394883.21, E 3134672.94
C135	31.34	18.00	99.76°	S28° 24' 23"E	27.53	N 1394907.42, E 3134659.84
C136	36.41	52.00	40.12°	S41° 32' 02"W	35.67	N 1394934.12, E 3134683.50
C137	36.41	52.00	40.12°	S81° 39' 11"W	35.67	N 1394943.11, E 3134725.83
C138	31.34	18.00	99.76°	N28° 24' 23"W	27.53	N 1394918.89, E 3134738.92
C139	36.41	52.00	40.12°	N41° 32' 02"E	35.67	N 1394892.19, E 3134715.27
C140	112.92	80.50	80.37°	N70° 51' 22"W	103.89	N 1394846.43, E 3134630.00
C141	7.85	5.00	90.00°	S65° 00' 00"E	7.07	N 1394975.61, E 3134743.48

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START (N,E)
C142	143.08	215.00	38.13°	S0° 56' 06"E	140.46	N 1395136.73, E 3134733.66
C143	10.21	5.00	116.99°	S76° 37' 30"W	8.53	N 1395138.70, E 3134741.96
C144	5.01	2.50	114.88°	N12° 33' 36"E	4.21	N 1395013.34, E 3134



40 20 0 40 80

SCALE: 1" = 40'

LEGEND

- SF — SILT FENCE
- CWA — CONCRETE WASHOUT AREA
- CE / VTC — CONSTRUCTION ENTRANCE W/ VEHICLE TRACKING CONTROL
- IP — INLET PROTECTION
- SCL — SEDIMENT CONTROL LOG
- BASIN LINE
- 1 / 2.00 0.85 — BASIN DESIGNATION, BASIN COEFFICIENT (100 YR), BASIN AREA
- 1 — DESIGN POINT
- DRAINAGE ARROW
- DRAINAGE PATH
- RS — ROCK SOCKS

NOTES:

1. OFFSITE GRADING IS LIMITED TO AREAS COVERED BY EXISTING DRAINAGE AND / OR UTILITY EASEMENTS FOR THE PURPOSE OF UTILITY OR DRAINAGE CONNECTIONS, UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLAN FOR REVEGETATION METHODS AND DETAILS. DURING CONSTRUCTION, ANY SOIL DISTURBED AND NOT UNDER ACTIVE CONSTRUCTION SHALL BE SEEDED AND MULCHED PER LCUASS STANDARDS.
3. CONTRACTOR TO PROVIDE ALL NECESSARY EROSION CONTROL DURING CONSTRUCTION. PLACE EROSION CONTROL PROTECTION AT ALL EXISTING INLETS DOWNSTREAM FROM THE CONSTRUCTION AREA. EROSION CONTROL PROTECTION SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ALL DISTURBED GROUND IS ADEQUATELY VEGETATED WITH OWNER'S APPROVAL FOR REMOVAL.
4. CONTRACTOR TO PROVIDE TEMPORARY BIODEGRADABLE SLOPE STABILIZATION MAT WHERE SEED CRIMPING IS NOT PRACTICAL. (SHORT TERM): 9.3 POUND LENO-WOVEN BIODEGRADABLE JUTE TOP NET, 7.7 POUND WOVEN BIODEGRADABLE JUTE BOTTOM NET, 100% STRAW FIBER MATRIX WITH A LONGEVITY OF 12 MONTHS. NORTH AMERICAN GREEN S150BN OR ACCEPTED SUBSTITUTION.

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SEAL

PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

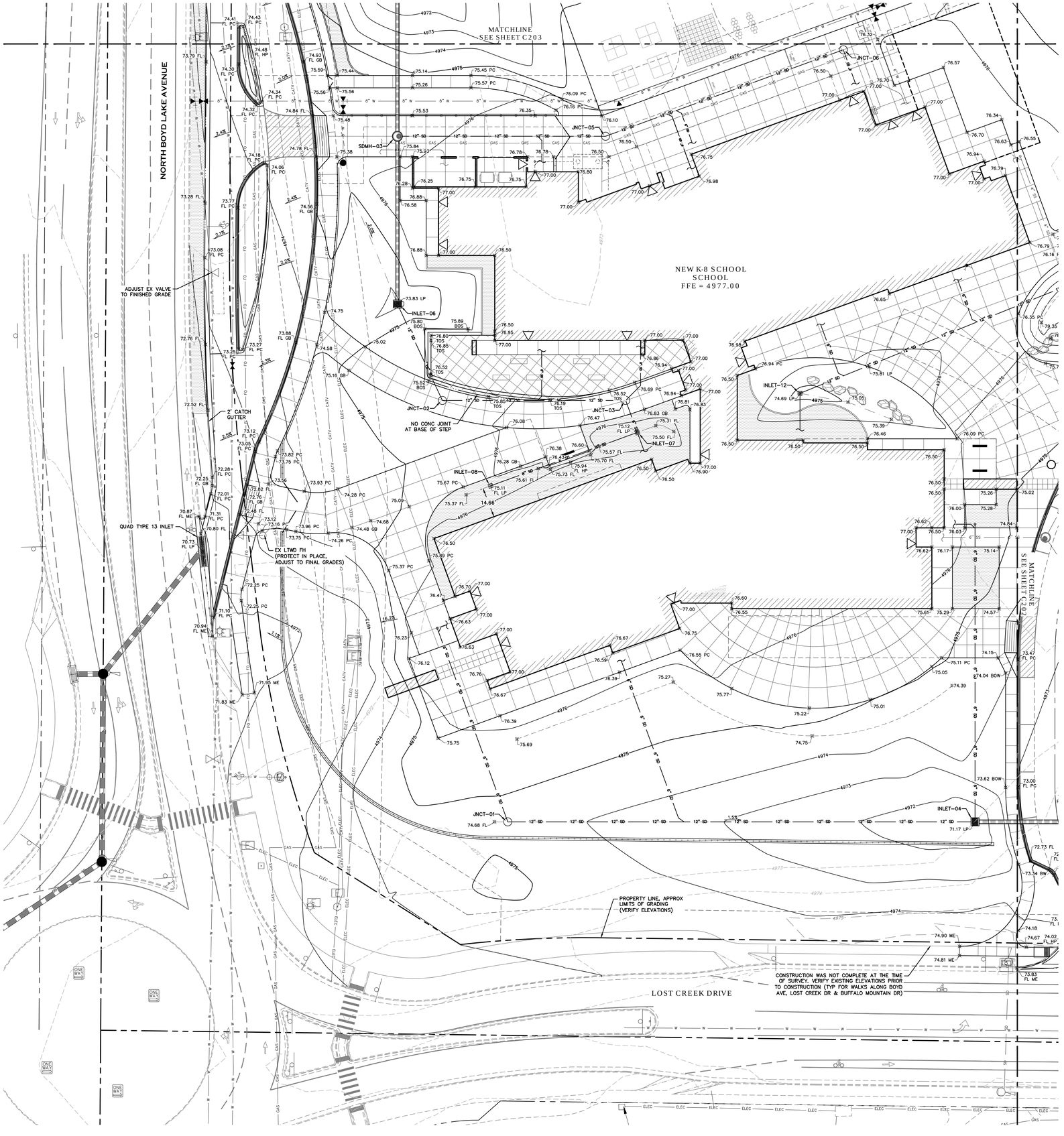
REVISIONS

NO	DESCRIPTION	DATE

SHEET INFORMATION
DRAINAGE & EROSION CONTROL PLAN
C200

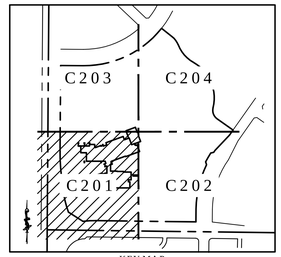
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Attachment 1



20 10 0 20 40

SCALE: 1" = 20'



KEY MAP
NTS

LEGEND

SPILL GUTTER

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CONSTRUCTION DOCUMENTS

NEW K-8 SCHOOL

THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

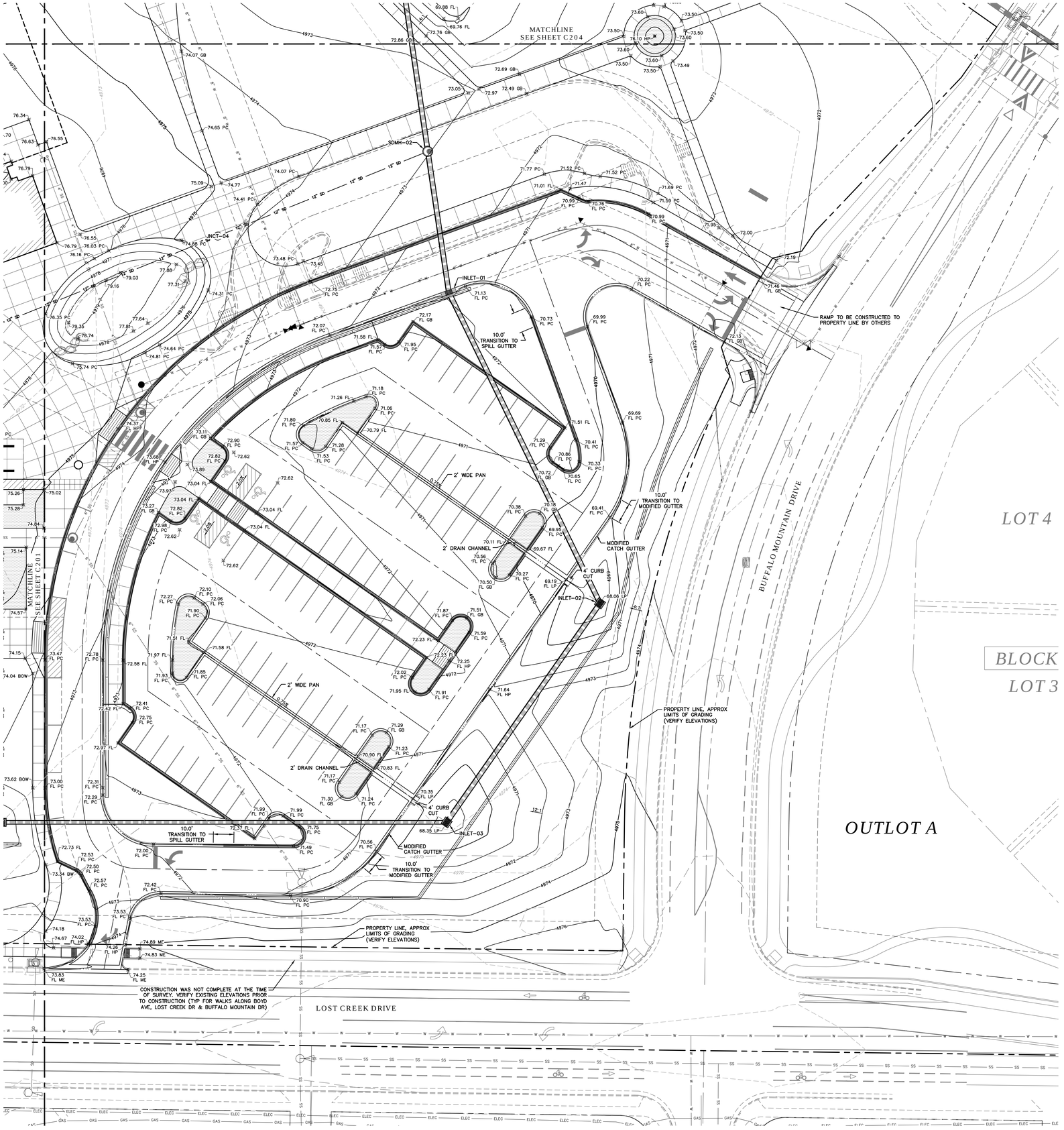
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GRADING PLAN

C201

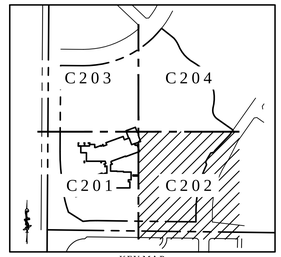
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Attachment 1



20 10 0 20 40

SCALE: 1" = 20'



KEY MAP

LEGEND

SPILL GUTTER

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PROJECT PHASE

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

NEW K-8 SCHOOL

THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

NO	DESCRIPTION	DATE

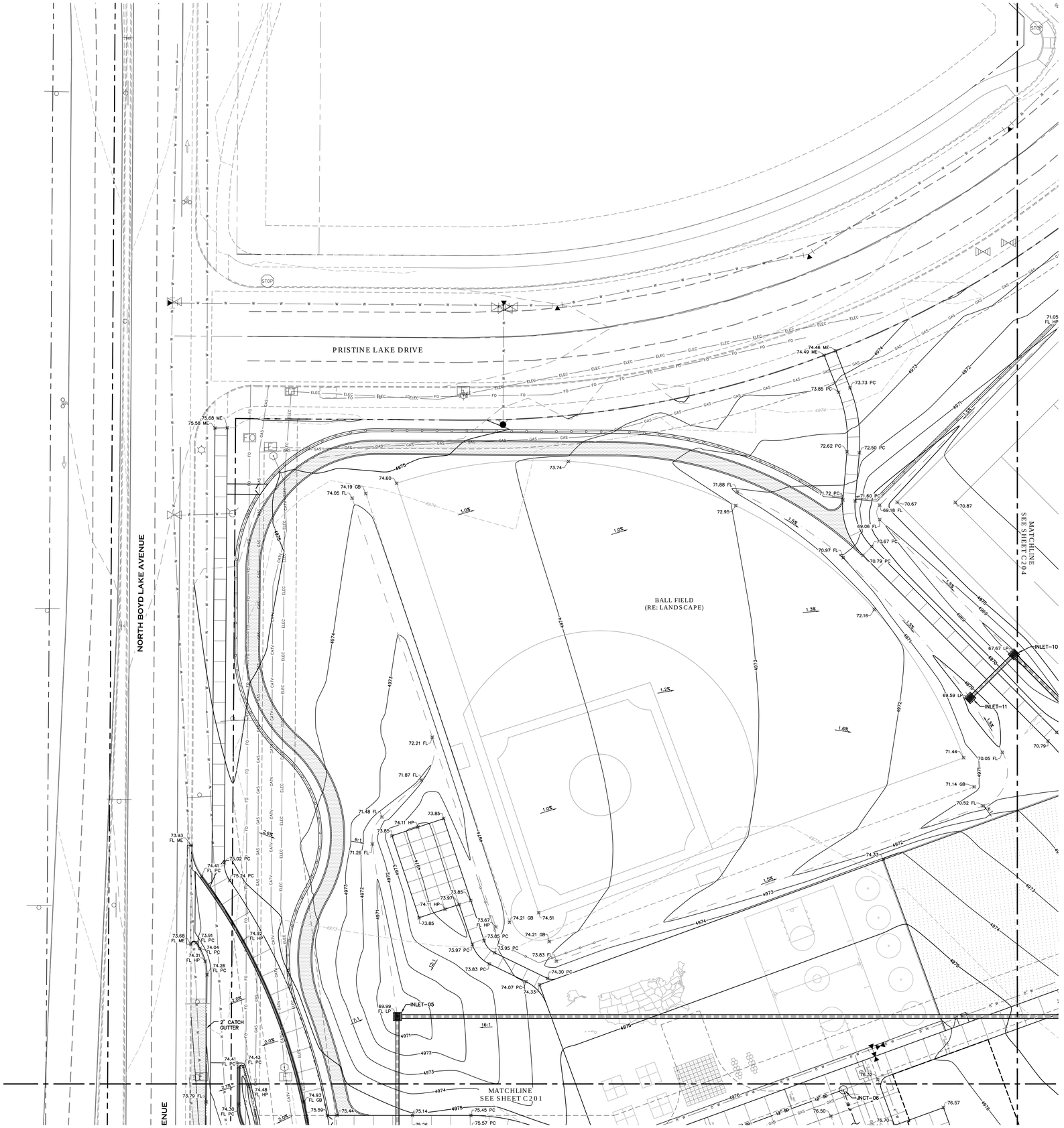
SHEET INFORMATION

GRADING PLAN

C202

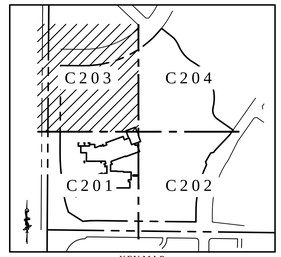
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Attachment 1



20 10 0 20 40

SCALE: 1" = 20'



KEY MAP
NTS

LEGEND

SPILL GUTTER

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Fax: (970) 674-3303

CONSULTANT

PROJECT PHASE

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

NEW K-8 SCHOOL

THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

NO	DESCRIPTION	DATE

SHEET INFORMATION

GRADING PLAN

C203

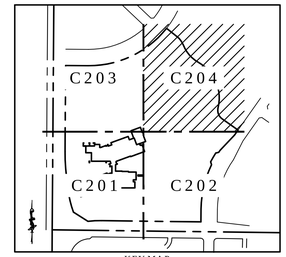
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20 10 0 20 40

SCALE: 1" = 20'



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THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

NO	DESCRIPTION	DATE

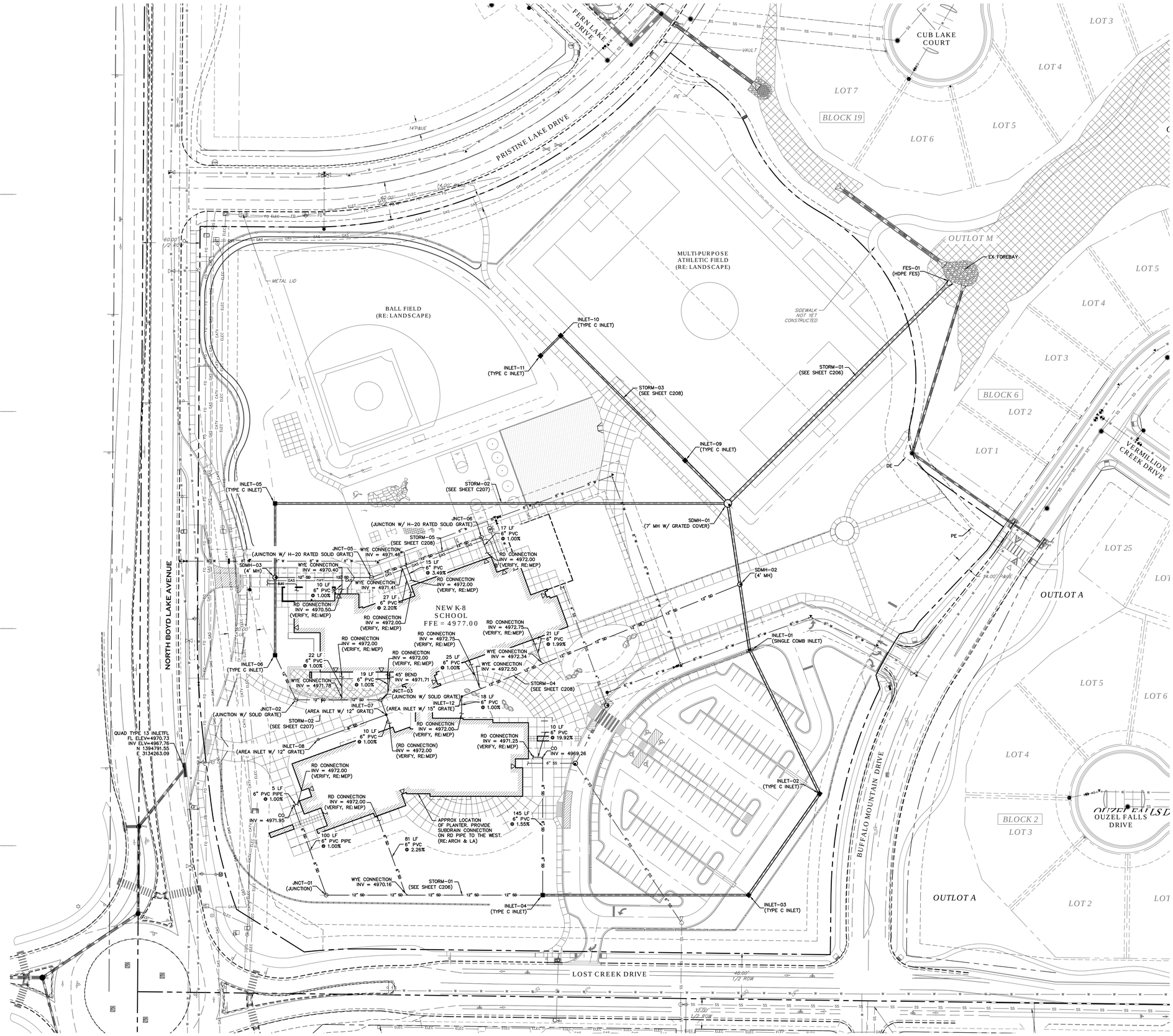
SHEET INFORMATION

GRADING PLAN

C204

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Attachment 1



40 20 0 40 80

SCALE: 1" = 40'

NOTES:

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3. IN CASES OF CONFLICT BETWEEN THESE SIGNED PLANS AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
4. ALL PROPOSED STORM STORM SEWER SHALL BE IN ACCORDANCE WITH THE CITY OF LOVELAND STANDARDS AND SPECIFICATIONS.
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6. ALL PVC STORM PIPE SHALL BE SDR 35 PVC BEDDED PER STANDARDS.
7. ALL SANITARY SEWER & STORM SEWER CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED CLEANOUTS.
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CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

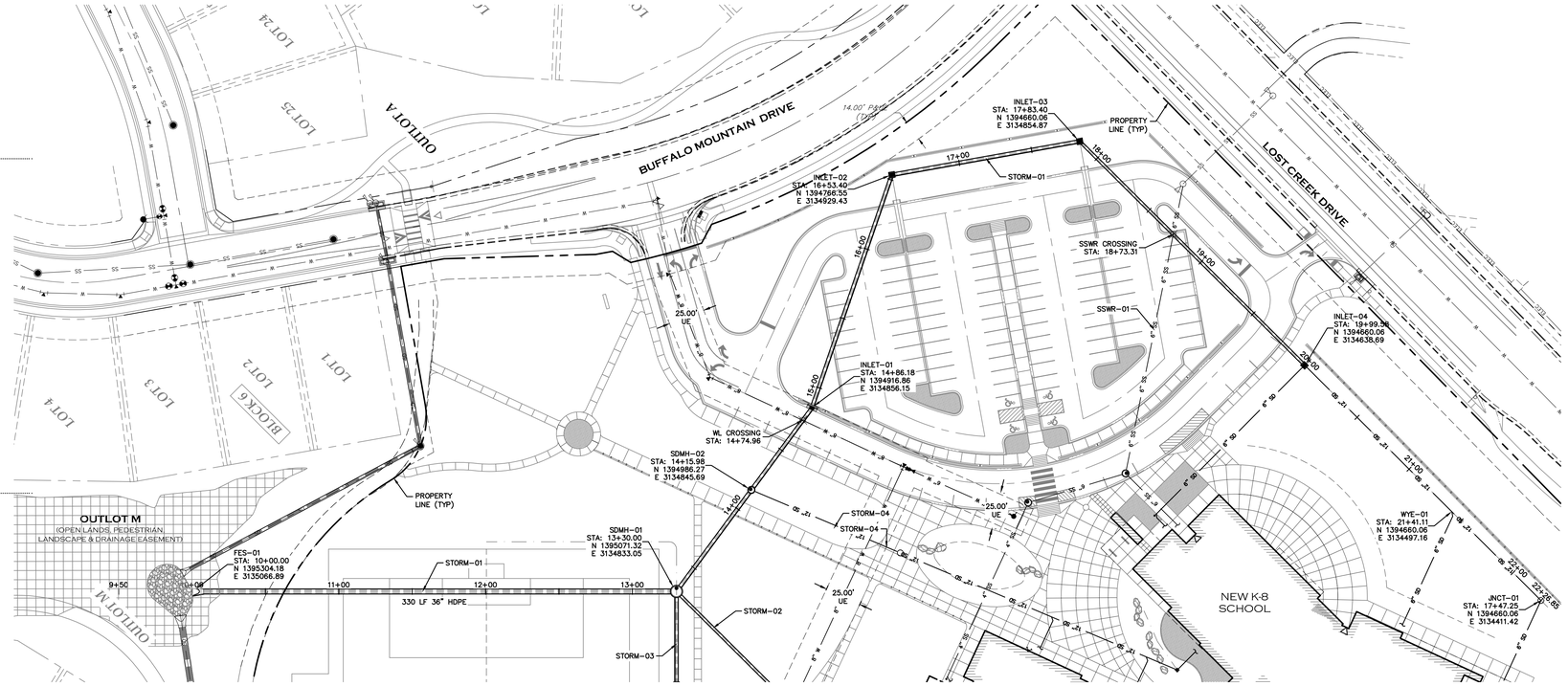
REVISIONS

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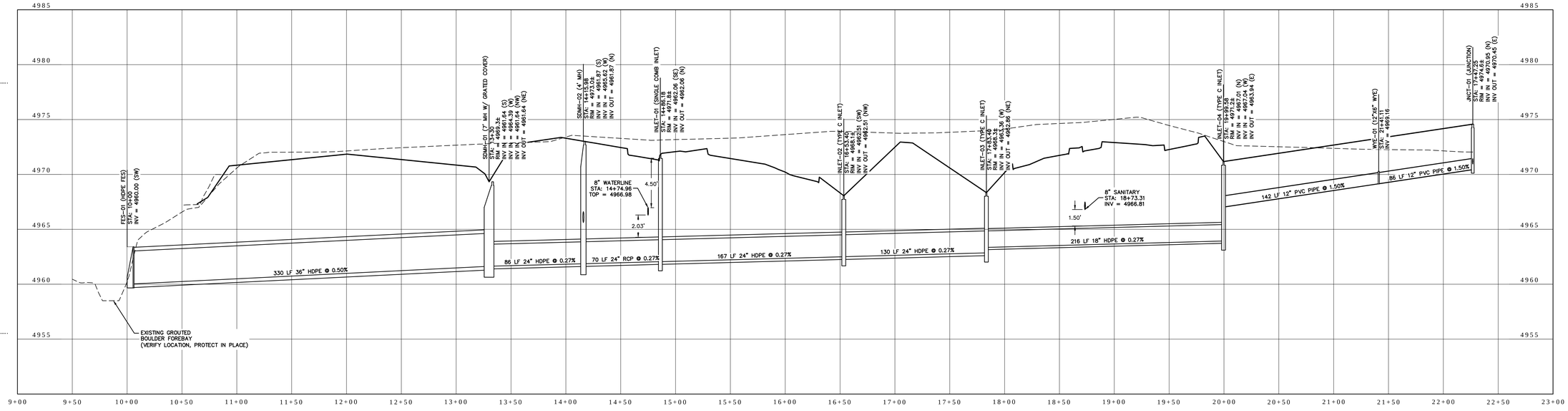
SHEET INFORMATION
STORM DRAIN PLAN
C205

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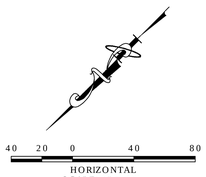
Attachment 1



STORM-01



STORM-01 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



HORIZONTAL
SCALE: 1" = 40'
VERTICAL
SCALE: 1" = 4'

NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PROVIDED BY OTHERS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWING WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR THE PROTECTION OF CONFLICTING UTILITIES. THE ENGINEER AND / OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN.
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4. ALL PROPOSED STORM STORM SEWER SHALL BE IN ACCORDANCE WITH THE CITY OF LOVELAND STANDARDS AND SPECIFICATIONS.
5. ALL HDPE STORM PIPE SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR PIPING CONFORMING TO ASTM D2412, ASTM D3212, AASHTO SPECIFICATIONS M252 AND M294, AND WATER TIGHT JOINTS CONFORMING TO ASTM F477.
6. ALL PVC STORM PIPE SHALL BE SDR 35 PVC BEDDED PER STANDARDS.
7. ALL SANITARY SEWER & STORM SEWER CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED CLEANOUTS.
8. MANHOLE RIM AND INLET GRATE ELEVATIONS SHOWN ARE APPROXIMATE. CONFIRM FINAL ELEVATIONS PRIOR TO INSTALLATION.
9. SITE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AT THE BUILDING WITH BUILDING CONTRACTOR.
10. PIPE LENGTHS ARE PROVIDED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. LENGTH OF FLARED END SECTIONS ARE INCLUDED IN PIPE LENGTHS.

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PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

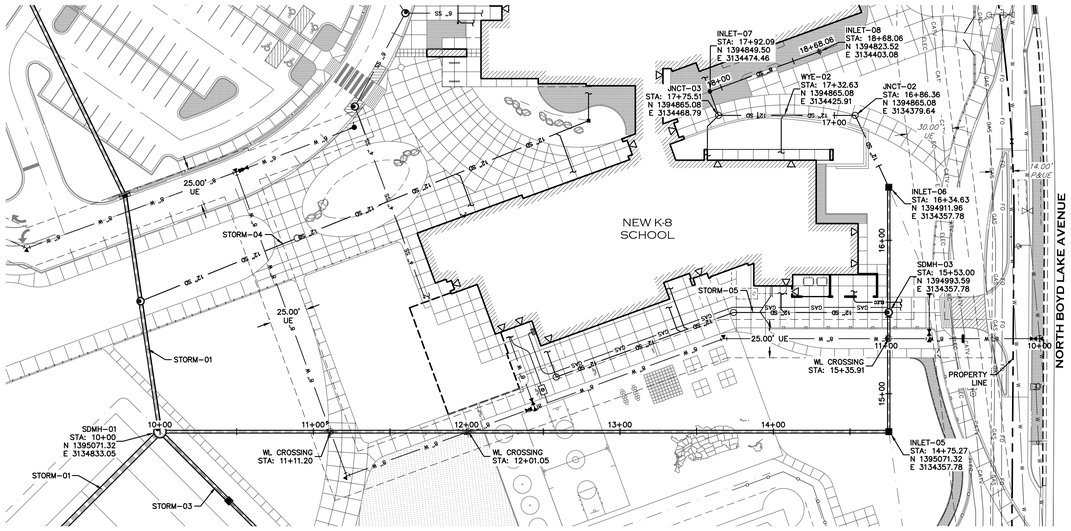
REVISIONS

NO	DESCRIPTION	DATE

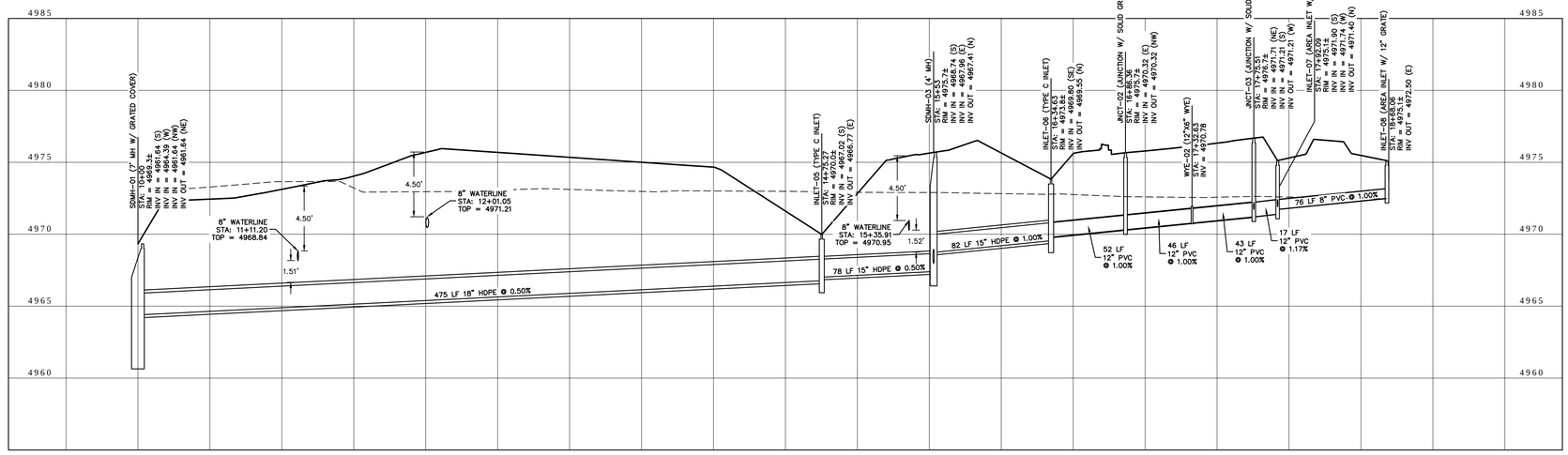
SHEET INFORMATION
STORM DRAIN PLAN & PROFILES
C206

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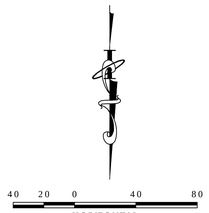
Attachment 1



STORM-02



STORM-02 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



HORIZONTAL
SCALE: 1" = 40'
VERTICAL
SCALE: 1" = 4'

NOTES:

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PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

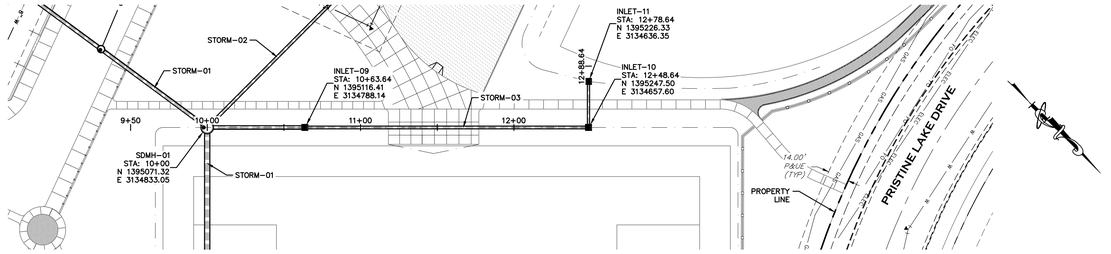
REVISIONS

NO	DESCRIPTION	DATE

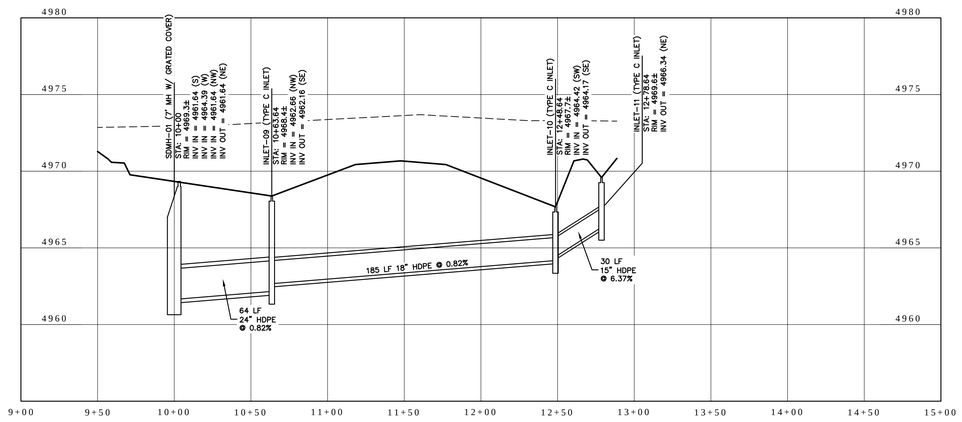
SHEET INFORMATION
STORM DRAIN PLAN & PROFILES
C207

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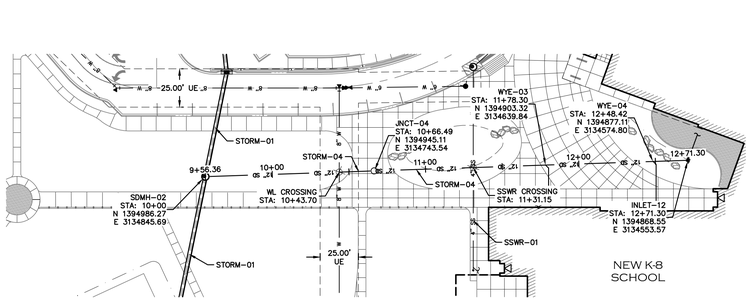
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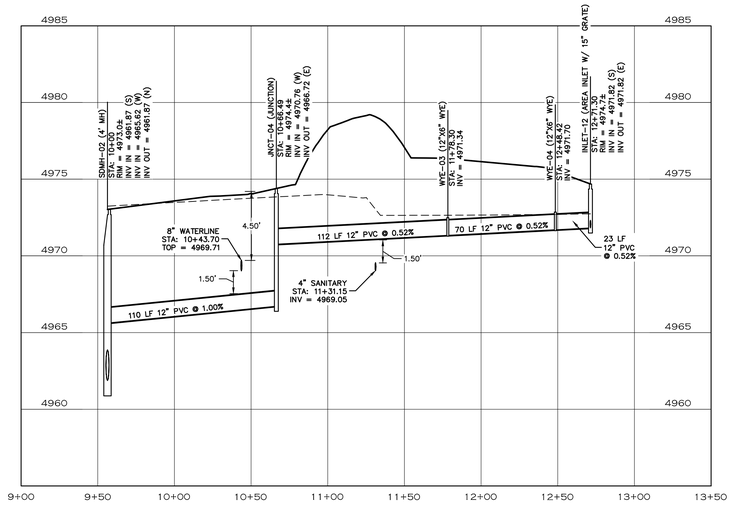
STORM-03



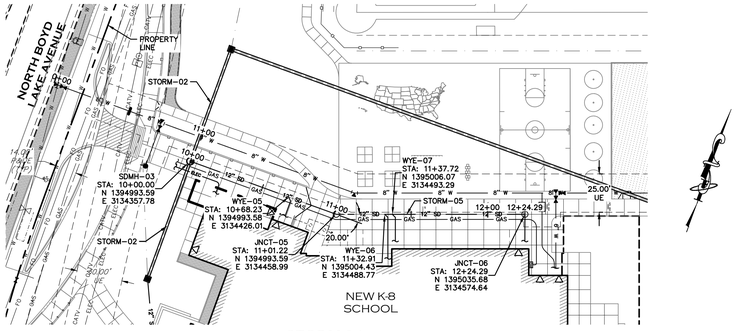
STORM-03 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



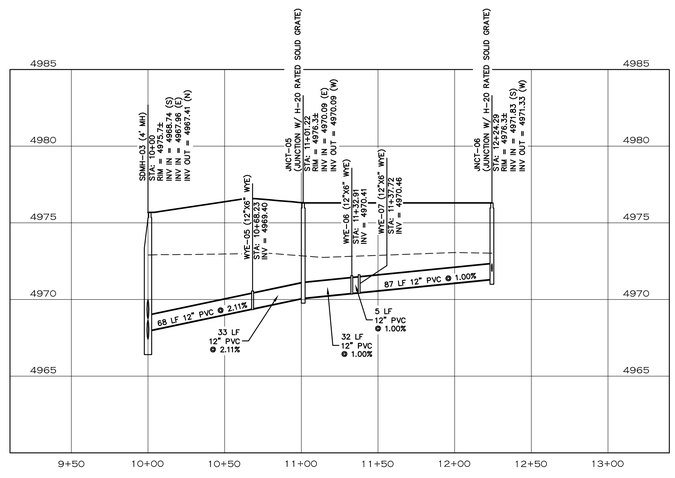
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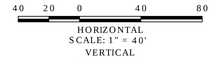
STORM-04 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



STORM-04



STORM-05 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



HORIZONTAL
SCALE: 1" = 40'
VERTICAL
SCALE: 1" = 4'

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NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

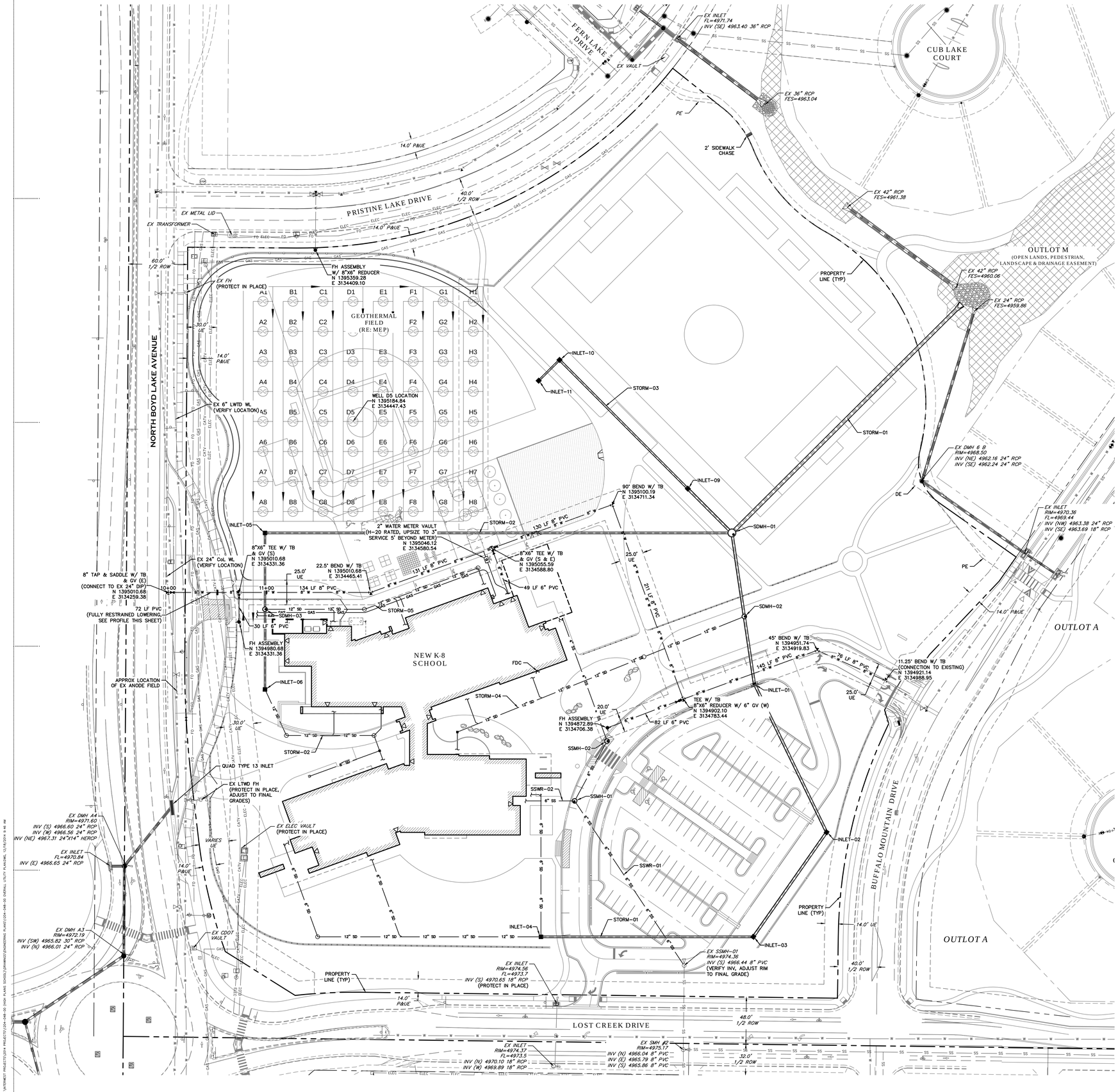
REVISIONS

NO	DESCRIPTION	DATE

SHEET INFORMATION
STORM DRAIN PLAN & PROFILES
C208

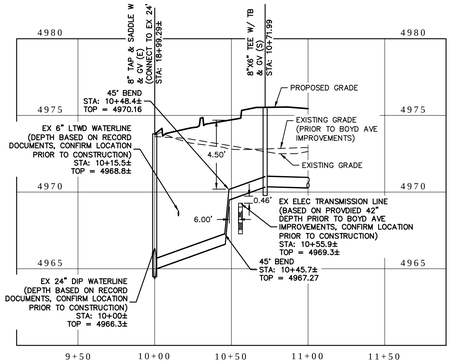
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Attachment 1



NOTES:

1. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM OWNER / UTILITY OWNER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND / OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG).
2. IN ADDITION TO MEETING APPLICABLE LCUASS, STATE OR FEDERAL STANDARDS, ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS.
3. IN CASES OF CONFLICT BETWEEN THESE SIGNED PLANS AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
4. ALL WATER MAINS AND FIRE LINES SHALL BE AWWA C900 PLASTIC PRESSURE PIPE (DR-14, PRESSURE CLASS 305). ALL PLASTIC PRESSURE PIPE SHALL HAVE TRACER WIRE PER STANDARDS. ALL FITTINGS ON THE PROPOSED FIRE LINE AND ON THE FIRE HYDRANT LATERAL SHALL BE FULLY RESTRAINED JOINTS PER CITY STANDARDS (MEGA-LUG OR APPROVED EQUAL).
5. ALL WATER SERVICES SHALL BE TYPE K SOFT COPPER. WATER TAP AND METER FOR THIS PROJECT WILL BE A 2" TAP. THE LINE WILL BE UPSIZED TO 3" AT A POINT 5' DOWNSTREAM OF THE WATER METER.
6. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE SDR 35 PVC. ALL SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM OF 5-FEET BELOW THE FINISHED FLOOR ELEVATION AND SHALL BE SRD35 PVC UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER & STORM SEWER CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED CLEANOUTS.
8. SITE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AT THE BUILDING WITH BUILDING CONTRACTOR.
9. ALL PROPOSED STORM SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF LOVELAND STANDARDS AND SPECIFICATIONS.
10. PLASTIC STORM PIPES SHALL BE SDR 35 PVC BEDDED PER STANDARDS.
11. INVERT SHAPING ON STORM MANHOLES TO BE AT LEAST TO SPRING LINE.
12. COORDINATE SITE LIGHTING AND ELECTRIC SERVICE ROUTING, DEMOLISHING, RELOCATING, AND MODIFICATIONS WITH THE ELECTRICAL ENGINEER, ARCHITECT, AND OWNER.
13. COORDINATE WITH LITTLE THOMPSON WATER DISTRICT PRIOR TO ADJUSTING DISTRICT OWNED UTILITIES AND UTILITY CROSSINGS.
14. ALL WATER MAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF 4.5' AND A MAXIMUM OF 6'.



WL-01 LOWERING PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

ARCHITECT

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e mail www.rbbarchitects.com

SEAL

CONSULTANT

INTERWEST CONSULTING GROUP
1219 W. Ash, Suite C
Windsor , Colorado 80550
Phone: (970) 674-3300
Fax: (970) 674-3303

PROJECT PHASE

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

NEW K-8 SCHOOL

THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

NO	DESCRIPTION	DATE

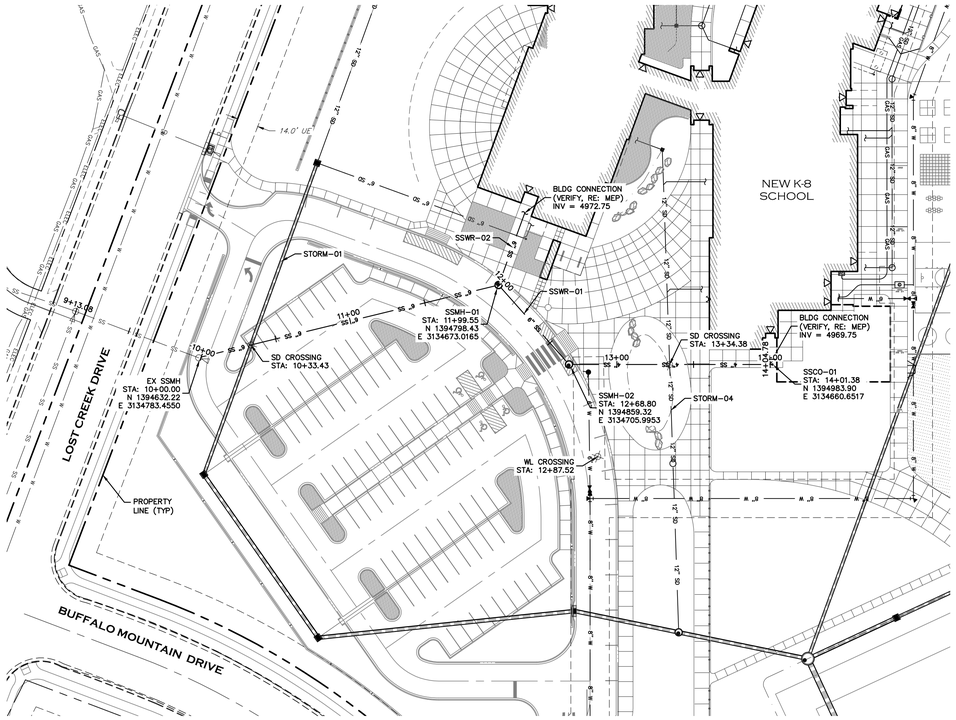
SHEET INFORMATION

OVERALL UTILITY PLAN

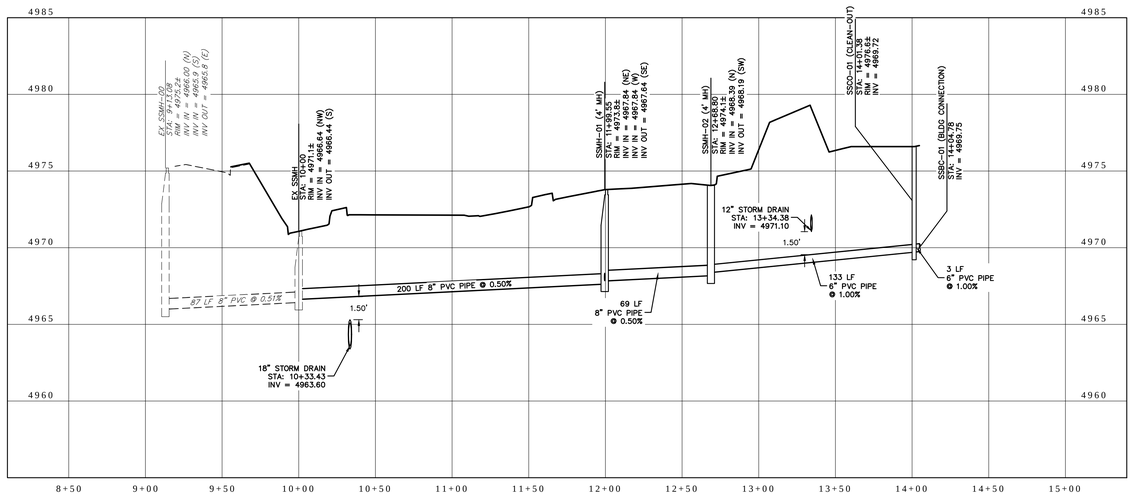
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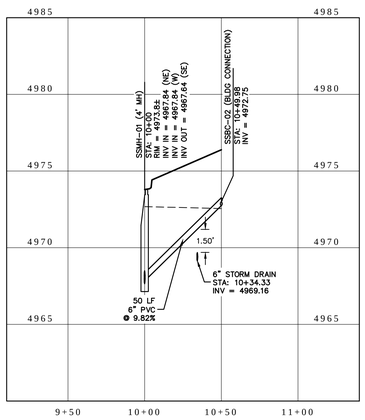
Attachment 1



SSWR-01 & SSWR-02



SSWR-01 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'



SSWR-02 PROFILE
HORIZ. SCALE: 1"=40'
VERT. SCALE: 1"=4'

40 20 0 40 80

HORIZONTAL
SCALE: 1" = 40'
VERTICAL
SCALE: 1" = 4'

NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PROVIDED BY OTHERS. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THE DRAWING WHICH PRESENTLY EXIST IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES IN THE VICINITY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL COORDINATE AND PROVIDE FOR THE PROTECTION OF CONFLICTING UTILITIES. THE ENGINEER AND / OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN.
2. IN ADDITION TO MEETING APPLICABLE LCUASS, STATE OR FEDERAL STANDARDS, ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS.
3. IN CASES OF CONFLICT BETWEEN THESE SIGNED PLANS AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
4. ALL SANITARY SEWER MAINS AND SERVICES SHALL BE SDR 35 PVC. ALL SANITARY SEWER SERVICES SHALL BE INSTALLED AT A MINIMUM OF 5-FEET BELOW THE FINISHED FLOOR ELEVATION AND SHALL BE SRD35 PVC UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER & STORM SEWER CLEANOUTS LOCATED WITHIN THE PAVEMENT SHALL BE TRAFFIC RATED CLEANOUTS.
6. SITE CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS AT THE BUILDING WITH BUILDING CONTRACTOR.
7. PIPE LENGTHS ARE PROVIDED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

ARCHITECT
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SEAL

PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

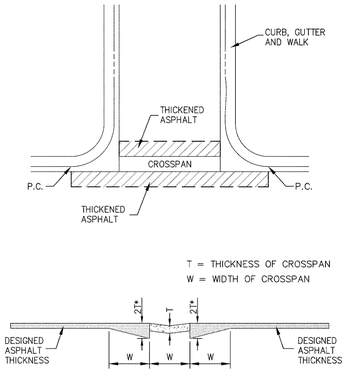
PROJECT #: 1306
ISSUE DATE: 12.19.14

REVISIONS

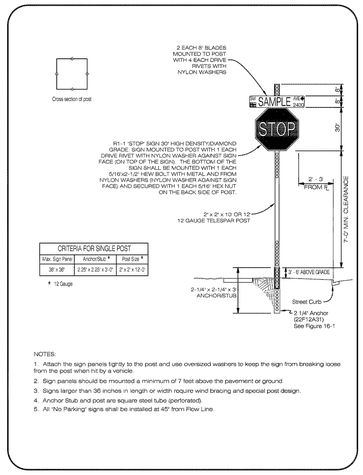
NO	DESCRIPTION	DATE

SHEET INFORMATION
SANITARY SEWER PLAN & PROFILES
C301

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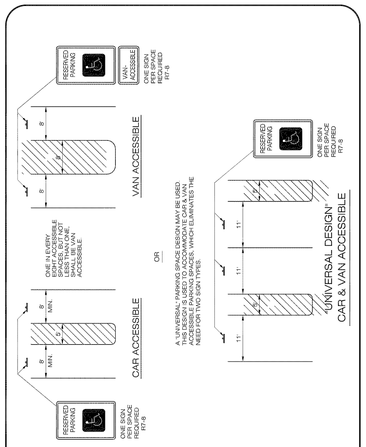


ASPHALT PAVING DETAIL (CROSSPAN)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	710

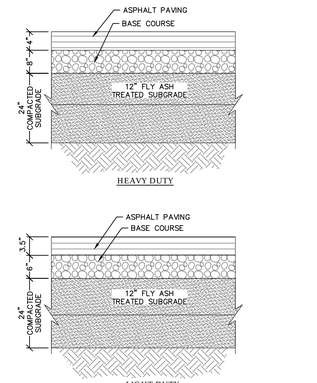


NOTES:
1. Attach the sign panels tightly to the post and use oversized washers to keep the sign from breaking loose from the post when hit by a vehicle.
2. Sign panels should be mounted a minimum of 7 feet above the pavement or ground.
3. Signs larger than 36 inches in length or width require wind bracing and special post design.
4. Anchor Stub and post are square steel tube (perforated).
5. All "No Parking" signs shall be installed at 45° from Flow Line.

SIGN POST			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1401

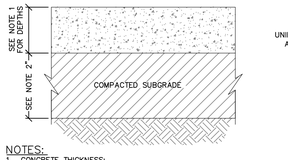


HANDICAP PARKING REQUIREMENTS (AS PER "ADA")			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 03/01/02	1407



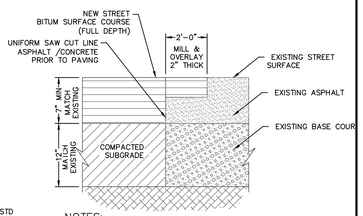
NOTES:
1. USE HEAVY DUTY ASPHALT SECTION IN DRIVE AISLES (SEE PLAN).
2. USE LIGHT DUTY ASPHALT SECTION FOR ALL OTHER SECTIONS.
3. SCARIFY SUBGRADE, ADJUST MOISTURE, AND RECOMPACT TO A MINIMUM OF 24" (TYP: GEOTECHNICAL REPORT).
4. PROVIDE 12" FLY ASH TREATMENT.
5. COMPACT SUBGRADE TO AT LEAST 95% STD PROCTOR (ASTM D-698) AND ± 2% STANDARD PROCTOR OPTIMUM MOISTURE CONTENT.

ASPHALT PAVING SECTION DETAIL
NTS



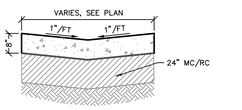
NOTES:
1. CONCRETE THICKNESS:
   5" FOR WALK
   7" FOR HEAVY DUTY CONCRETE
2. SUBGRADE PREP:
   WALKS: SCARIFY SUBGRADE, ADJUST MOISTURE, AND RECOMPACT TO 6" COMPACT SUBGRADE TO AT LEAST 95% STD PROCTOR (ASTM D-698) AND ± 2% STANDARD PROCTOR OPTIMUM MOISTURE CONTENT.
   HEAVY DUTY: SCARIFY SUBGRADE, ADJUST MOISTURE, AND RECOMPACT TO 24" COMPACT SUBGRADE TO AT LEAST 95% STD PROCTOR (ASTM D-698) AND ± 2% STANDARD PROCTOR OPTIMUM MOISTURE CONTENT.
3. SEE CONSTRUCTION EXPANSION JOINT DETAILS – THIS SHEET

CONCRETE PAVING SECTION DETAIL
NTS



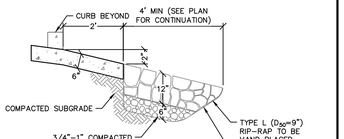
NOTES:
1. MATCH EXIST ASPHALT DEPTH UNLESS OTHERWISE SPECIFIED.
2. COMPACT SUBGRADE PER SPECIFICATIONS AND GEOTECHNICAL ENGINEER

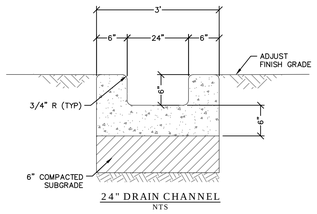
ASPHALT PATCH DETAIL
NTS



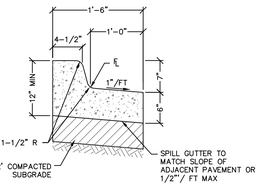
NOTES:
1. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
2. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
3. SCARIFY SUBGRADE, ADJUST MOISTURE, AND RECOMPACT TO A MINIMUM OF 24" (TYP: GEOTECHNICAL REPORT).
4. COMPACT SUBGRADE TO AT LEAST 95% STD PROCTOR (ASTM D-698) AND ± 2% STANDARD PROCTOR OPTIMUM MOISTURE CONTENT.

CONCRETE PAN DETAIL
NTS

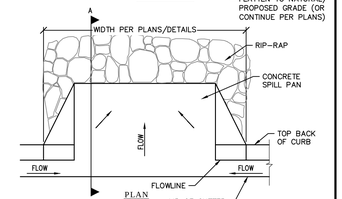


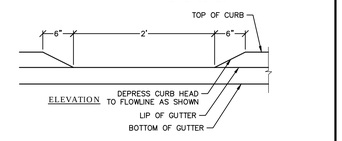


24" DRAIN CHANNEL
NTS

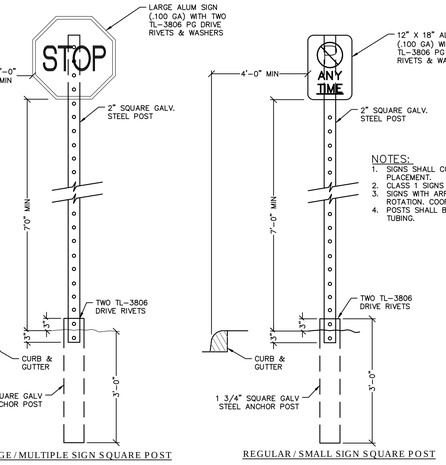


1' CURB AND SPILL GUTTER

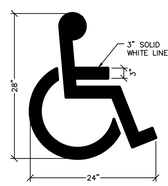




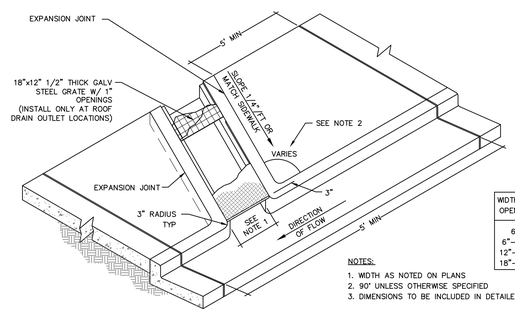
CURB CUT W / RIPRAP PAD DETAIL
NTS



SIGN DETAIL
NTS

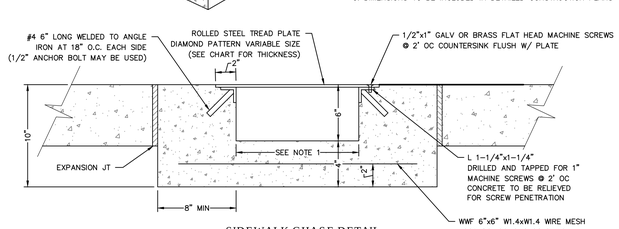


HANDICAP SYMBOL DETAIL
NTS

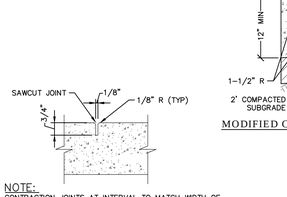


WIDTH OF OPENING	TREAD PLATE THICKNESS
6"	3/8"
6"–12"	1/2"
12"–24"	9/16"
18"–24"	5/8"

NOTES:
1. WIDTH AS NOTED ON PLANS
2. 90° UNLESS OTHERWISE SPECIFIED
3. DIMENSIONS TO BE INCLUDED IN DETAILED CONSTRUCTION PLANS

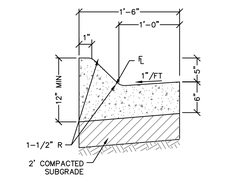


SIDEWALK CHASE DETAIL
NTS

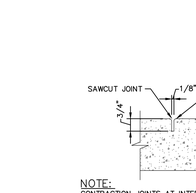


NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK OR DRIVE (TYP) – SEE PLAN MAXIMUM INTERVALS NOT TO EXCEED15' ON SLABS, AND 5' @ WALKS AND PAN.

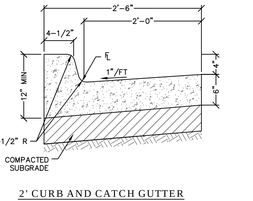
CONTRACTION JOINT DETAIL
NTS



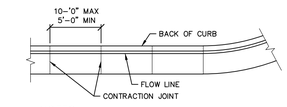
MODIFIED CURB AND CATCH GUTTER



1' CURB AND CATCH GUTTER

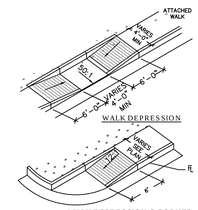


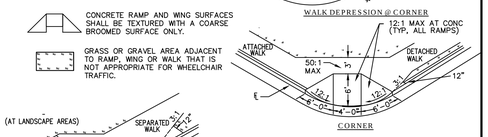
2' CURB AND CATCH GUTTER

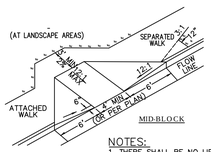


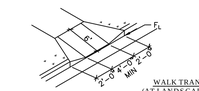
NOTES:
1. CONCRETE SHALL BE CDOT CLASS "P" 4200 LBS/SQ. INCH AT 28 DAYS W/ FIBERMESH 2 SUBGRADE PREPARATION TO CONFORM TO CONCRETE PAVEMENT SECTION DETAIL
2. FOR JOINT DETAILS SEE THIS SHEET

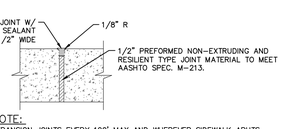
curb and gutter detail (ON-SITE ONLY)
NTS











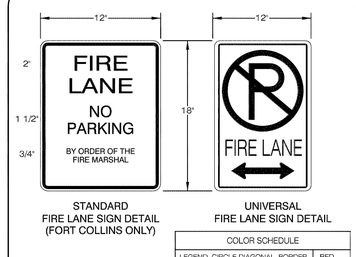
NOTE:
EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) – SEE PLAN WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284M AND SPACED 2 FT.-6 IN. THEY SHALL BE INSERTED 1/2 AND 1/2 LENGTH INTO THE GUTTER.

EXPANSION JOINT DETAIL
NTS

NOTES:
1. THERE SHALL BE NO LIP WHERE THE RAMP MEETS THE GUTTER
2. CURB RAMPS SHALL BE PROVIDED AT ALL CORNERS OF STREET INTERSECTIONS AND AT "T" INTERSECTIONS WHERE THERE IS EXISTING OR PROPOSED SIDEWALK AND CURB
3. RAMP LOCATION SHALL BE SPECIFIED ON THE CONSTRUCTION PLANS USE CDOT STANDARDS CURB RAMP DETAIL WITHIN THE RIGHT-OF-WAY
4. SEE CDOT DRAWING M-608-1 FOR FULL NOTES, DETAILS AND DIMENSIONS

CURB RAMP DETAIL (ON-SITE ONLY)
NTS

FIRE ACCESS ROAD SIGNS			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2	DRAWING
		DATE: 04/01/07	1418

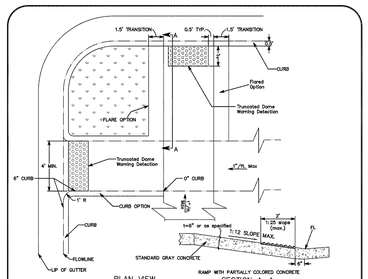


STANDARD FIRE LANE SIGN DETAIL (FORT COLLINS ONLY)

UNIVERSAL FIRE LANE SIGN DETAIL

COLOR SCHEDULE	
LEGEND, CIRCLE DIAGONAL, BORDER, "ARROW", "FIRE LANE"	RED
BACKGROUND	WHITE
"P"	BLACK

NOTES:
1. THE SIGN PLATE SHALL BE A MINIMUM OF 12"X18" WITH A THICKNESS OF .080 ALUMINUM CONSTRUCTION.
2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED LEGEND. USE THE STANDARD 3M SCOTCHLITE SIGN FACE NUMBER R7-32 OR EQUIVALENT, WITH RED LETTERING AS SHOWN ABOVE.
3. ARROWS MAY BE NEEDED (LEFT, RIGHT OR DOUBLE), TO DESIGNATE BEGIN AND END OF NO PARKING AREA.



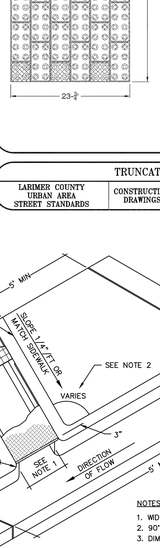
NOTES:
1. NO JOINTS ARE ALLOWED IN THE FLOWLINE. SIX INCH WIDE CURB OR "DUMMY JOINT" MAY BE TOOLED NO CLOSER THAN 6 INCHES FROM FLOW LINE AS SHOWN.
2. MINIMUM CONCRETE THICKNESS IS 6 INCHES.
3. JOINT PATTERN TO BE ACCORDING TO INTERSECTION GUTTER DETAIL OR AS DETERMINED BY THE LOCAL ENTITY.
4. WOOD FLOAT FINISH IS REQUIRED OVER THE SLOPED SURFACE OF RAMP AND FLARES.
5. A 6 INCH WIDE CURB MAY BE POURED AT THE BACK OF THE RAMP AS SHOWN IF REQUIRED. IF CURB IS USED IT SHALL MATCH THE CURB AND GUTTER STYLE OF ADJACENT CURB AND GUTTER.
6. MINIMUM RAMP WIDTH SHALL BE FOUR FEET, OR THE SAME AS THE WIDEST ADJACENT SIDEWALK, WHICHEVER IS GREATER, UP TO A MAXIMUM WIDTH OF 8 FEET.
7. THE RAMP LANDING MAY BE POURED MONOLITHIC WITH THE ADJACENT TRANSITIONS PROVIDED THAT AN APPROVED "SHAKE-ON" PIGMENT BE USED TO COLOR THE LANDING AREA.
8. T= THICKNESS (AS SPECIFIED ON PLANS OR LOCAL ENTITY ENGINEER).

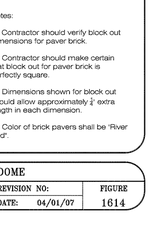
PEDESTRIAN RAMP DETAIL (For New Const. & Alterations)			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1	DRAWING
		DATE: 04/01/07	1606

LOVELAND ONLY

WIDTH A =
4' WIDE RAMP: 47-1/2'
5' WIDE RAMP: 59-1/4'
6' WIDE RAMP: 71'

Note:
Do Not Use Pieces of Brick Smaller Than Half A Brick.





Notes:
1. Contractor should verify block out dimensions for paver brick.
2. Contractor should make certain that block out for paver brick is perfectly square.
3. Dimensions shown for block out should allow approximately ¼" extra length in each dimension.
4. Color of brick pavers shall be 'River Red'.

TRUNCATED DOME			
LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO:	FIGURE
		DATE: 04/01/07	1614

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CONSULTANT

CONSTRUCTION DOCUMENTS
PROJECT PHASE

NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538
PROJECT INFORMATION

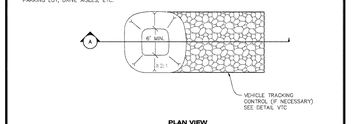
PROJECT #: 1306
ISSUE DATE: 12.19.14
REVISIONS

NO	DESCRIPTION	DATE

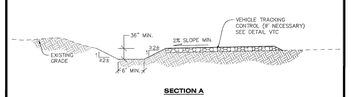
SITE DETAILS
C400
SHEET INFORMATION

Attachment 1

NOTE:
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



PLAN VIEW



SECTION A

CWA **CONCRETE WASHOUT AREA**

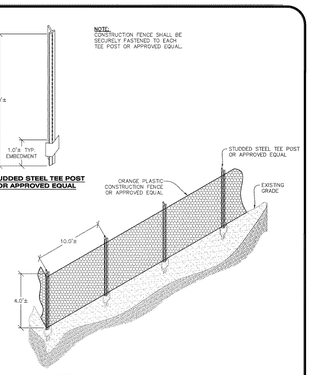
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

NOTE:
CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH TEE POST OR APPROVED EQUAL.



STUDDED STEEL TEE POST OR APPROVED EQUAL

CF **CONSTRUCTION FENCE**

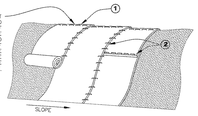
CONSTRUCTION FENCE INSTALLATION NOTES

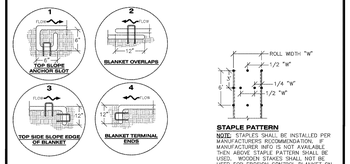
1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT PASSES IN SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.

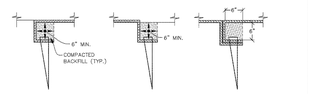




NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

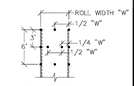
STAPLE PATTERN
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

ECB **EROSION CONTROL BLANKET (SLOPE)**





NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE GRADE.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



STAKING PATTERN
NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

ECB **EROSION CONTROL BLANKET (CHANNEL)**

EROSION CONTROL BLANKETS INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

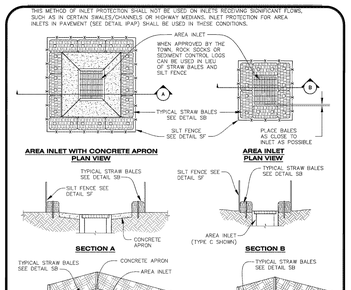
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

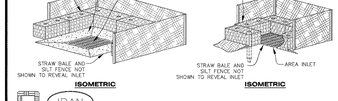
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.



AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET PLAN VIEW



SECTION A

SECTION B



ISOMETRIC

ISOMETRIC

IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

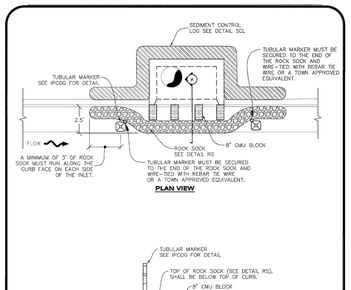
AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

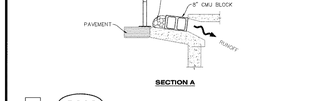
AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

IPA



PLAN VIEW



SECTION A

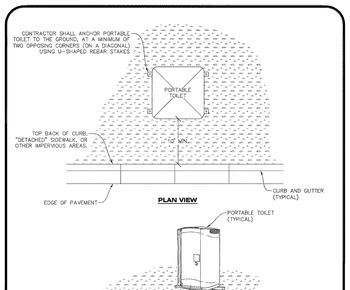
IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

CURB INLET PROTECTION INSTALLATION NOTES

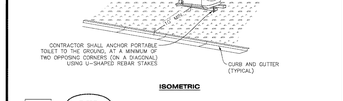
1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



PLAN VIEW



ISOMETRIC

PTP **PORTABLE TOILET PROTECTION**

PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.



CROSS SECTION

COMPLETED ROCK SOCK



JOINT PLAN VIEW

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0"–3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUAL) EXTENDED TO ENDS OF ROCK REINFORCED SOCK.

JOINT ELEVATION

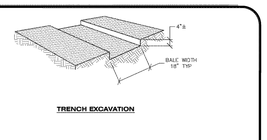
RS **ROCK SOCK**

ROCK SOCK INSTALLATION NOTES

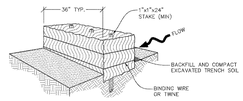
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"–3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

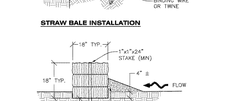
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



TRENCH EXCAVATION



STRAW BALE INSTALLATION



SECTION

SB **STRAW BALE**

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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SEAL

PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

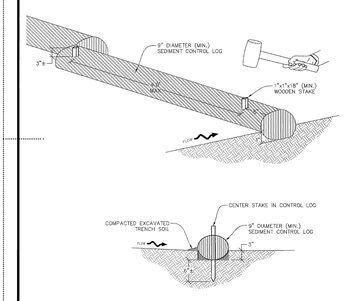
REVISIONS

NO	DESCRIPTION	DATE

SHEET INFORMATION
EROSION CONTROL DETAILS
C401

X:\INTERMET PROJECTS\2014 PROJECTS\1306-048-00 HIGH PLAINS SCHOOL\DRAWINGS\ENGINEERING PLANS\1306-048-00 DETAILS.DWG, 12/19/2014 8:47 AM

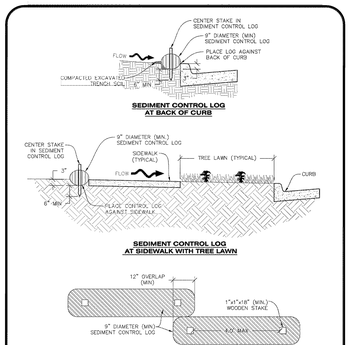
Attachment 1



SECTION A

SCL **SEDIMENT CONTROL LOG**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL 1 OF 3 Oct. 2013



SCL **SEDIMENT CONTROL LOG**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL 2 OF 3 Oct. 2013

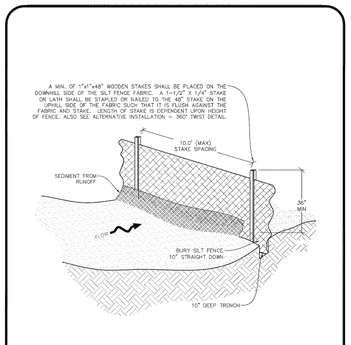
SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE FROM ROCKS, CLODS, AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

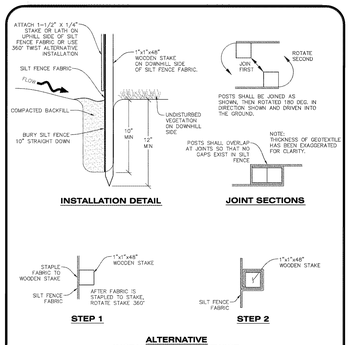
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL 3 OF 3 Oct. 2013



SF **SILT FENCE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SF 1 OF 4 Oct. 2013



SF **SILT FENCE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SF 2 OF 4 Oct. 2013

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 700 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SF 3 OF 4 Oct. 2013

SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SF 4 OF 4 Oct. 2013

SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6–INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HAND-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SMC 1 OF 3 Oct. 2013

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE. AS QUALIFIED APPLICATORS, THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SMC 2 OF 3 Oct. 2013

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

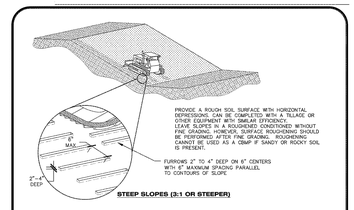
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SMC 3 OF 3 Oct. 2013



SR **SURFACE ROUGHENING**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SR JUNE 2008

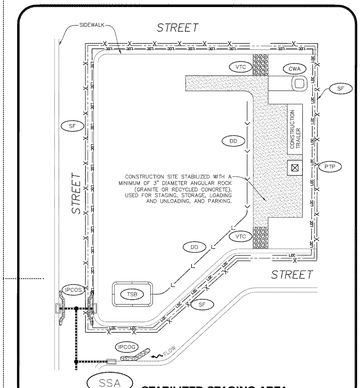
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. ANY DISTURBED LAND THAT REMAINS INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS MUST RECEIVE SURFACE ROUGHENING. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. SURFACE ROUGHENING SHALL BE PERFORMED PERPENDICULAR TO THE SLOPE.
4. SOIL SHALL BE ROUGHENED A MINIMUM OF 6–INCHES DEEP USING RIGID SHANKS.
5. A FARMING DISC SHALL NOT BE USED FOR SURFACE ROUGHENING.
6. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:
   - IMMEDIATELY FOLLOWING INITIAL INSTALLATION.
   - EVERY 7 DAYS DURING ACTIVE CONSTRUCTION.
   - IMMEDIATELY FOLLOWING ANY STORM EVENT.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SR JUNE 2008



SSA **STABILIZED STAGING AREA**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SSA 1 OF 2 Oct. 2013

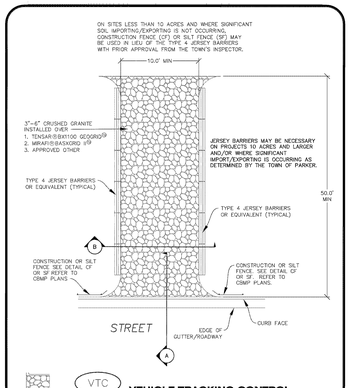
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

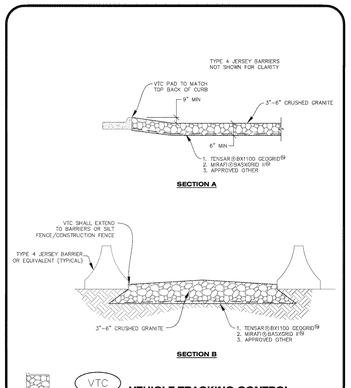
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SSA 2 OF 2 Oct. 2013



VTC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 1 OF 3 Oct. 2013



VTC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 2 OF 3 Oct. 2013

VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50–FEET LONG AND 10–FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO–GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO–GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO–GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3–6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 3 OF 3 Oct. 2013

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PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

REVISIONS

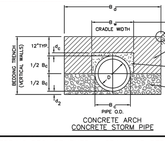
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SHEET INFORMATION
EROSION CONTROL DETAILS
C402

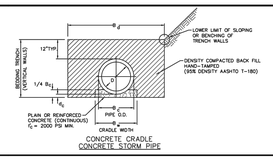
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Attachment 1

CLASS "A" BEDDING REQUIREMENTS



CONCRETE ARCH
CONCRETE STORM PIPE



CONCRETE CRADLE
CONCRETE STORM PIPE

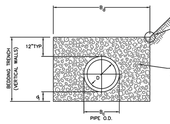
TABLE I		
NOMINAL DIAMETER (D)	MINIMAL THICKNESS (e_s) OF CRADLE (B_d)	MIN. WIDTH OF CRADLE (B_d)
18"	4"	B_d = 8"
21" TO 24"	6"	B_d = 8"
27" TO 33"	8"	B_d = 8"
36" TO 42"	10"	1.25 B_d
48" & LARGER	1/4" D	1.25 B_d

t_1 = DEPTH OF BEDDING BELOW BOTTOM OF PIPE FOR CONCRETE CRADLE AND/OR DEPTH OF BEDDING ABOVE TOP OF PIPE FOR CONCRETE ARCH.

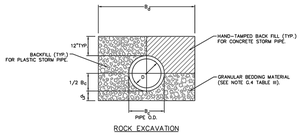
CLASS A NOTES:

1.1 THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR STRUCTURAL DESIGN OF THE CONCRETE CRADLE AND/OR CONCRETE ARCH.

CLASS "B" BEDDING REQUIREMENTS – GRANULAR BEDDING



IDEAL TRENCH CONDITIONS
PLASTIC STORM PIPE



ROCK EXCAVATION

TABLE II			
MIN. DEPTH OF BEDDING MATERIAL BELOW BOTTOM OF PIPE			
PIPE SIZE – D*	t_1	t_2	t_3
18" TO 30"	6"	3"	6"
36" TO 60"	6"	4"	6"
66" & LARGER	8"	6"	8"

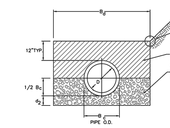
* FOR ARCH OR ELLIPTICAL PIPE D = SPAN DIMENSION.

B_d = PIPE O.D.

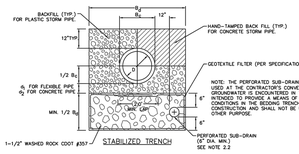
B_d = MINIMUM TRENCH WIDTH = PIPE O.D. + 16" MAXIMUM TRENCH WIDTH = PIPE O.D. + 30"

D = PIPE I.D. (OR SPAN DIMENSION FOR ARCH OR ELLIPTICAL PIPE).

t_1, t_2, t_3 = DEPTH OF BEDDING MATERIAL BELOW BOTTOM OF PIPE.



IDEAL TRENCH CONDITIONS
CONCRETE STORM PIPE



GENERAL NOTES:

G.1 THESE DETAILS ARE TYPICAL FOR NORMAL CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT, UNUSUAL OR UNSTABLE SOIL CONDITIONS OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACK FILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS.

G.2 CONCRETE PIPE SHALL BE DESIGNED FOR THE SPECIFIED LOADS. DESIGN OF PIPE OR CONDUIT SHALL BE BASED UPON B_d = TRANSITION WIDTH AS SET FORTH IN THE AMERICAN CONCRETE PIPE ASSOCIATION DESIGN MANUAL.

G.3 FOR INSTALLATION OTHER THAN TYPICAL CONDITIONS, EXCAVATION, BEDDING AND STRUCTURAL REQUIREMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE REFERENCES NOTED (DESIGN AND CONSTRUCTION OF SANITARY AND STORM SEWERS WPCF MANUAL OF PRACTICE NO. 9, ASCE MANUAL ON ENGINEERING PRACTICE NO. 37, LATEST REVISION) AND AS ACCEPTED BY THE CITY.

G.4 GRANULAR BEDDING SHALL BE HAND TAMPED IN 6" LIFTS AND SHALL CONFORM TO ASTM C-22 OR ASTM D-448 GRADATION SIZE #57 (PER TECHNICAL SPECIFICATIONS, SECTION 02221 AND TABLE III ABOVE).

TABLE III * CLASS 67 GRADATION * ASTM C-33 OR ASTM D-448	
SIEVE SIZE	% BY WEIGHT
1"	100
3/4"	90 – 100
3/8"	20 – 55
NO. 4	0 – 10
NO. 8	0 – 5

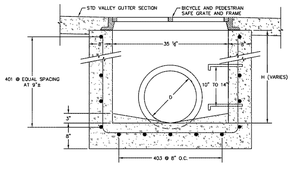
CLASS B NOTES

2.1 BELL HOLES SHALL BE EXCAVATED AT ALL BELL AND SPIGOT JOINTS.

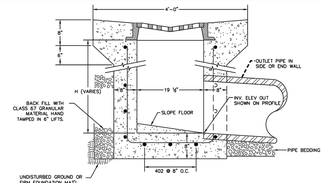
2.2 SUB DRAIN PIPE TO BE AN ACCEPTED PERFORATED PIPE CONFORMING TO THE APPLICABLE REQUIREMENTS OF THE SPECIFICATIONS.

2.3 BEDDING TRENCH BACK FILL TO BE COMPACTED TO 95% DENSITY, AASHTO T-180.

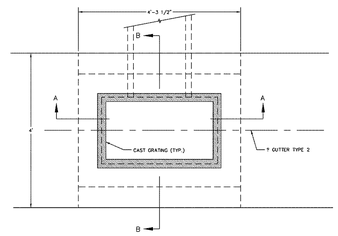
TRENCHING & BEDDING (CLASS "A" & "B")			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-1



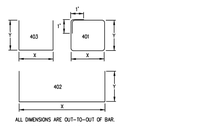
SECTION THRU LENGTH A–A



SECTION THRU WIDTH B–B



PLAN OF TYPE 13 INLET FOR VALLEY GUTTER



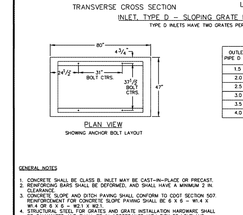
ALL DIMENSIONS ARE OUT-TO-OUT OF BAR.

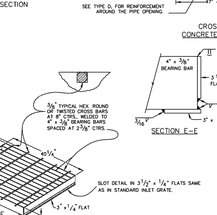
BENDING DIAGRAM

NOTES:

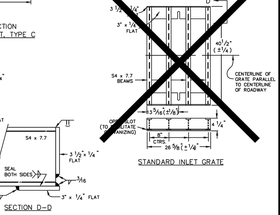
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT. – 6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CITY OF LOVELAND SPEC. 05500.
7. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
8. DIMENSIONS FOR C.I.P. PRECAST WALLS & FLOOR THICKNESS ARE MINIMUM 6".
9. STORM DRAIN MARKER TO BE PROVIDED BY THE CITY OF LOVELAND & INSTALLED PER DIRECTION OF THE CITY.
10. INFORMATION FROM CDOT STANDARD PLAN M-604-13 IS REFERENCED IN THIS DETAIL.

GRATED INLET TYPE 13			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-2



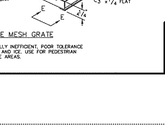


SECTION THROUGH WIDTH B–B

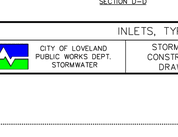


INLET BOX SWEEPER SECTION – PLAN

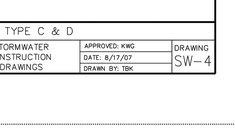
TABLE I		
# OF UNITS	MIN. DEPTH (Y)	MIN. DIA. (D)
1	3'-0"	18"
2 OR MORE	3'-6"	18"



REBAR DETAIL AROUND PIPE CONNECTION



SECTION D–D



INLET BOX SWEEPER SECTION – ELEVATION

CURB BOX BEAM ANCHOR DETAIL

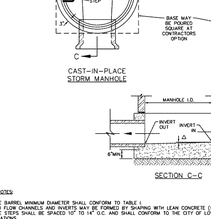
TYP. CORNER REBAR DETAIL

L UNITS	L
1	3'0½"
2	6'-3½"
3	9'-7½"
4	12'-11½"
5	16'-3½"
N	N*3'0½" + (N-1)*0'4½"

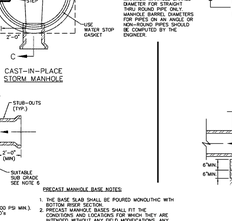
NOTES

1. FOR PAVEMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 3'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
2. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
3. OUTLET PIPE TO BE SET FLUSH WITH INSIDE FACE OF INLET WALL.
4. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL TYPE 13 COMBINATION INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE C.I. CURB BOX.
5. STD. INLET DEPTHS AND PIPE SIZES ARE NOTED IN TABLE 1.
6. ALL DIMENSIONS ARE FOR C.I.P. – PRECAST MAY DIFFER.
7. CURVED WALLS SHALL BE USED ON ALL C.I.P. – IN-PLACE OR PRECAST.
8. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETED.
9. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
10. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
11. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT. – 6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
12. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CITY OF LOVELAND SPEC. 05500. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING. CURB BOX – EAST JORDAN IRON WORKS NO. 7508X1 OR EQUAL.
13. ANY CONCRETE OR OTHER MATERIAL SHALL BE REMOVED FROM TOP OF CURB BOX SO LETTERING "NO DUMPING DRAINS TO WATERWAY" CAN BE CLEARLY READ.
14. CONSTRUCTION JOINTS SHALL BE LOCATED AT ALL COMBINATION TYPE 13 INLETS THAT ARE TWO UNITS AND LARGER. ONLY SINGLE UNIT INLETS MAY BE CONSTRUCTED WITHOUT THE SWEEPER SECTION.
15. SWEEPER SECTION SHALL BE INSTALLED AT THE UPSTREAM END OF THE INLET.
16. CURVED VANE TYPE GRATES IN ACCORDANCE WITH CITY OF LOVELAND SPEC. 05500 SHALL BE INSTALL ON ALL AT–GRADE INLETS. STANDARD BAR GRATES IN ACCORDANCE WITH SPEC. 05500 SHALL BE INSTALLED IN ALL SUMP LOCATIONS

LOVELAND COMBINATION INLET			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: CAC	DRAWING SW-3A



SUPPORT BEAM SECTION AT GRATE FRAME



SUPPORT BEAM SECTION AT CURB BOX FRAME

STANDARD FRAME AND GRATE DETAIL

NOTE:

1. TOTAL OPEN AREA IS 336 SQUARE INCHES PER STANDARD GRATE. MINIMUM CURB OPENING AREA IS 150 SQUARE INCHES PER CURB BOX.
2. CURVED VANE TYPE GRATES IN ACCORDANCE WITH CITY OF LOVELAND SPEC. 05500 SHALL BE INSTALLED ON ALL AT–GRADE INLETS. STANDARD PEDESTRIAN BAR GRATES CDOT BAR 604-2915 IN ACCORDANCE WITH SPEC. 05500 SHALL BE INSTALLED IN ALL SUMP LOCATIONS.

LOVELAND COMBINATION INLET			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: CAC	DRAWING SW-3B

TRANSVERSE CROSS SECTION LONGITUDINAL CROSS SECTION

INLET, TYPE D – LEVEL GRATE INSTALLATION
TYPE D INLETS HAVE TWO GRATES PER INLET

TRANSVERSE CROSS SECTION LONGITUDINAL CROSS SECTION

INLET, TYPE D – SLOPING GRATE INSTALLATION
TYPE D INLETS HAVE TWO GRATES PER INLET

PLAN VIEW
SHOWING ANCHOR BOLT LAYOUT

OUTLET PIPE D (FT)	MIN. H (FT)
1.5	3.0
2.0	3.0
2.5	3.5
3.0	4.0
3.5	4.5
4.0	5.0

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST–IN–PLACE OR PRECAST.
2. REINFORCING BARS SHALL BE DEFORMED, AND SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. THE FLOOR SLOPE AND DITCH PAVING SHALL CONFORM TO CDOT SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. ALL METAL GRATES, FRAMES, AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CITY OF LOVELAND SPEC. 05500.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE DRAWINGS.
6. ALL STEPS, IF REQUIRED, WHICH EXCEED DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. INFORMATION FROM CDOT STANDARD PLANS M-604-10 & M-604-11 ARE REFERENCED IN THIS DETAIL. THE CDOT PLANS INCLUDE QUANTITY TAKEOFFS.

CLOSE MESH GRATE

HYDRAULICALLY INEFFICIENT, POOR TOLERANCE FOR DEBRIS AND ICE. USE FOR PEDESTRIAN AND BICYCLE AREAS.

INLETS, TYPE C & D			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-4

GENERAL NOTES

1. MANHOLE BARREL MINIMUM DIAMETER SHALL CONFORM TO TABLE I.
2. GROUTED FLOW CHANNELS AND INVERTS MAY BE FORMED BY SHAPING WITH LEAN CONCRETE (f'_c=2000 PSI MIN.).
3. MANHOLE STEPS SHALL BE SPACED 10" TO 14" O.C. AND SHALL CONFORM TO THE CITY OF LOVELAND'S SPECIFICATIONS.
4. THE BASE SHALL EXTEND 2'–0" MIN. PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED.
5. REINFORCING IS REQUIRED FOR ALL MANHOLE BASES.
6. ALL MANHOLE BASES SHALL BE PLACED ON SUITABLE SUB GRADE MATERIAL. AT THE DIRECTION OF THE CITY, THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL AND REPLACE WITH CLASS 67 GRANULAR BEDDING MATERIAL COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D–698.
7. ALL PIPE OPENINGS SHALL BE CONSTRUCTED WITH AN APPROVED FLEXIBLE MEDIOC–TYPE GASKET CONFORMING TO ASTM C–443 WHICH SHALL BE CAPABLE OF PROVIDING A WATER TIGHT JOINT WITH 100% LEAKAGE AROUND THE INSTALLED PIPE. AN APPROVED FLEXIBLE BOOT TYPE SLEEVE MAY ALSO BE USED FOR PRECAST INSTALLATIONS.
8. PRECAST BARREL SECTIONS, CONES, RISERS, ETC. SHALL CONFORM TO ASTM C–478, LATEST REVISION.
9. INVERT SHAPING AT THE DISCRETION OF THE DESIGN ENGINEER.

PRECAST MANHOLE BASE NOTES

1. THE BASE SLAB SHALL BE POURED MONOLITHIC WITH BOTTOM BARREL SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MODIFICATIONS REQUIRED SHALL BE CUTTING OR WORK DONE IN ORDER TO FIT THE CUTTING OR WORK DONE IN ORDER TO FIT THE CUTTING INTENDED SHALL BE REJECTED BY THE CITY AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY.
3. PRECAST MANHOLE BASES ARE TO BE BEDDED WITH CLASS 67 GRANULAR BEDDING MATERIAL.
4. A" RUBBER GASKET, IS NOT PROVIDED, THE CONTRACTOR SHALL PROVIDE AN APPROVED MEANS TO CONNECT THE PIPE TO THE MANHOLE FROM THE INSIDE AND OUTSIDE OF THE MANHOLE PENETRATION.

MANHOLES			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: TBK	DRAWING SW-6

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PROJECT PHASE
CONSTRUCTION DOCUMENTS

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

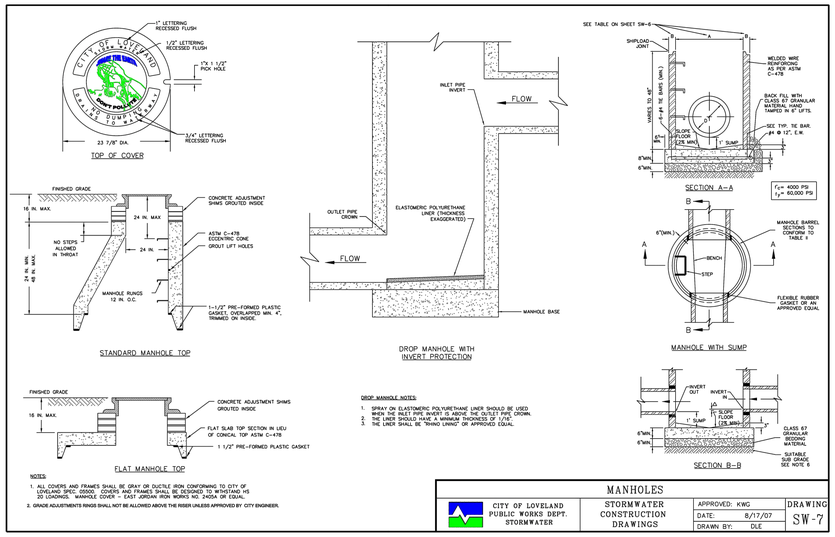
SHEET INFORMATION
PROJECT #: 1306
ISSUE DATE: 12.19.14
REVISIONS

NO	DESCRIPTION	DATE

STORM DRAIN DETAILS
C403

X:\INTERNEST PROJECTS\2014 PROJECTS\1304-048-00 (NEW) PLANS SCHOOL\DRAWINGS\ENGINEERING PLANS\1304-048-00 DETAILS.DWG, 12/19/2014 9:47 AM

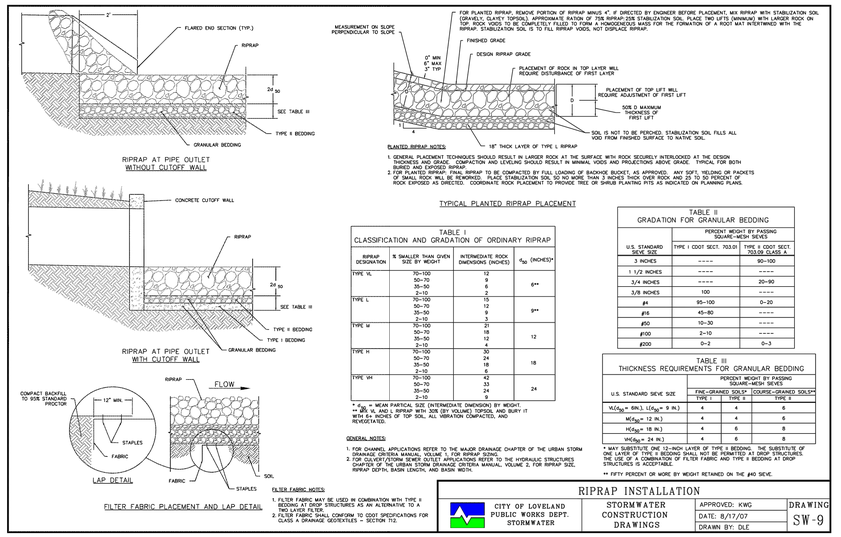
Attachment



NOTES:
1. ALL COVERS AND FRAMES SHALL BE GRAY OR DUCTILE IRON CONFORMING TO CITY OF LOVELAND SPEC. 05500. COVERS AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADINGS. MANHOLE COVER - EAST JORDAN IRON WORKS NO. 3142M OR EQUAL.
2. GRADE ADJUSTMENTS RINGS SHALL NOT BE ALLOWED ABOVE THE RISER UNLESS APPROVED BY CITY ENGINEER.

DROP MANHOLE NOTES:
1. SPRAY ON ELASTOMERIC POLYURETHANE LINER SHOULD BE USED WHEN THE INLET PIPE INVERT IS ABOVE THE OUTLET PIPE CROWN.
2. THE LINER SHOULD HAVE A MINIMUM THICKNESS OF 1/16".
3. THE LINER SHALL BE "RHINO LINING" OR APPROVED EQUAL.

MANHOLES			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: DLE	DRAWING SW-7



FILTER FABRIC NOTES:
1. FILTER FABRIC MAY BE USED IN COMBINATION WITH TYPE II BEDDING AT DROP STRUCTURES AS AN ALTERNATIVE TO A CLASS A GEOTEXTILE.
2. FILTER FABRIC SHALL CONFORM TO CDOT SPECIFICATIONS FOR CLASS A DRAINAGE GEOTEXTILES - SECTION 712.

PLANTED RIPRAP NOTES:
1. GENERAL PLACEMENT TECHNIQUES SHOULD RESULT IN LARGER ROCK AT THE SURFACE WITH ROCK SECURELY INTERLOCKED AT THE DESIGN THICKNESS AND GRADE. COMPACTION AND LEVELING SHOULD RESULT IN MINIMAL VOIDS AND PROJECTIONS ABOVE GRADE. TYPICAL FOR BOTH BURIED AND EXPOSED RIPRAP.
2. THE TOP LAYER OF FINAL RIPRAP TO BE COMPACTED BY FULL LOADING OF BACKHOE BUCKET, AS APPROVED. ANY SOFT, YIELDING OR PACKETS OF SMALL ROCK WILL BE REWORKED. PLACE STABILIZATION SOIL SO NO MORE THAN 3 INCHES THICK OVER ROCK AND 25 TO 30 PERCENT OF ROCK EXPOSED AS DIRECTED. COORDINATE ROCK PLACEMENT TO PROVIDE TREE OR SHRUB PLANTING PITS AS INDICATED ON PLANNING PLANS.

TYPICAL PLANTED RIPRAP PLACEMENT

TABLE I
CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSIONS (INCHES)	d_{50} (INCHES)*
TYPE VL	70–100	12	6**
	50–70	9	
	35–50	6	
	2–10	2	
TYPE L	70–100	15	9**
	50–70	11	
	35–50	9	
	2–10	3	
TYPE M	70–100	21	12
	50–70	18	
	35–50	12	
	2–10	4	
TYPE H	70–100	30	18
	50–70	24	
	35–50	18	
	2–10	6	
TYPE VH	70–100	42	24
	50–70	33	
	35–50	24	
	2–10	8	

* d_{50} = MEAN PARTICAL SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
** d_{50} VALUES WITH SIZE DISTRIBUTION WITHIN LIMITS, AND RUBY IT WITH 6+ INCHES OF TOP SOIL, ALL VEGETATION COMPACTED, AND REVEGETATED.

GENERAL NOTES:
1. FOR CHANNEL APPLICATIONS REFER TO THE MAJOR DRAINAGE CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 2, FOR RIPRAP SIZE.
2. FOR CULVERT/STORM SEWER OUTLET APPLICATIONS REFER TO THE HYDRAULIC STRUCTURES CHAPTER OF THE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 2, FOR RIPRAP SIZE, RIPRAP DEPTH, BASIN LENGTH, AND BASIN WIDTH.

TABLE II
GRADATION FOR GRANULAR BEDDING

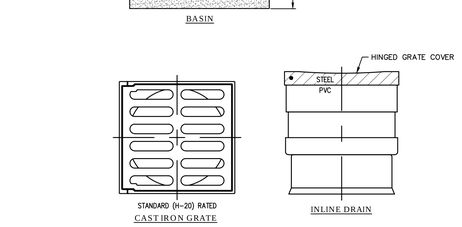
U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING SQUARE-MESH SIEVES	
	TYPE I CDOT SECT. 703.01	TYPE II CDOT SECT. 703.08 CLASS A
3 INCHES	----	90–100
1 1/2 INCHES	----	----
3/4 INCHES	----	20–90
3/8 INCHES	100	----
#4	95–100	0–20
#16	45–80	----
#50	10–30	----
#100	2–10	----
#200	0–2	0–3

TABLE III
THICKNESS REQUIREMENTS FOR GRANULAR BEDDING

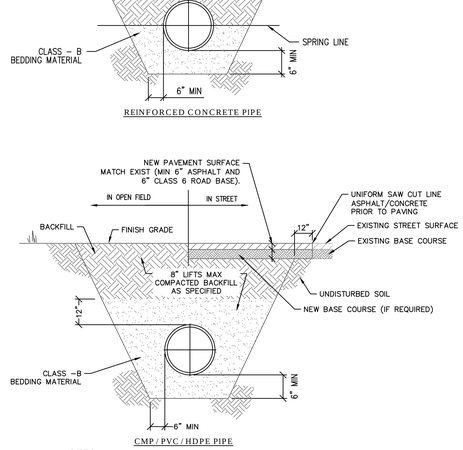
U.S. STANDARD SIEVE SIZE	PERCENT WEIGHT BY PASSING SQUARE-MESH SIEVES		
	FINE-GRAINED SOILS*	COURSE-GRAINED SOILS**	
	TYPE I	TYPE II	TYPE II
$W(d_{50} = 6IN.)$, $(d_{50} = 9 IN.)$	4	4	6
$W(d_{50} = 12 IN.)$	4	4	6
$W(d_{50} = 18 IN.)$	4	6	8
$W(d_{50} = 24 IN.)$	4	6	8

* MAY SUBSTITUTE ONE 12-INCH LAYER OF TYPE II BEDDING. THE SUBSTITUTE OF TYPE II BEDDING FOR TYPE I BEDDING IS NOT ALLOWED AT DROP STRUCTURES.
THE USE OF A COMBINATION OF FILTER FABRIC AND TYPE II BEDDING AT DROP STRUCTURES IS ACCEPTABLE.
** FIFTY PERCENT OR MORE BY WEIGHT RETAINED ON THE #40 SIEVE.

RIPRAP INSTALLATION			
CITY OF LOVELAND PUBLIC WORKS DEPT. STORMWATER	STORMWATER CONSTRUCTION DRAWINGS	APPROVED: KWG DATE: 8/17/07 DRAWN BY: DLE	DRAWING SW-9

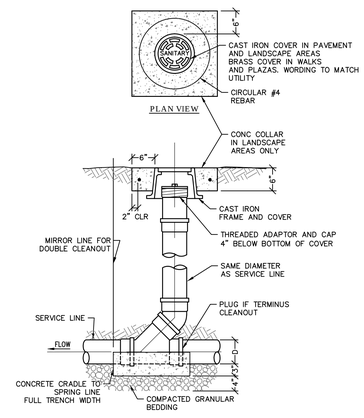


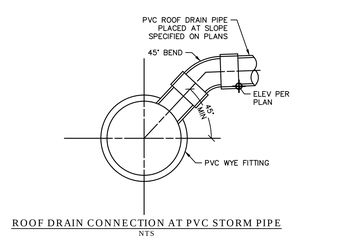
NOTES:
1. AREA DRAIN COVER TO BE NYLOPLAST HS-20 RATED HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.
2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES.
3. INLET SIZE PER PLAN

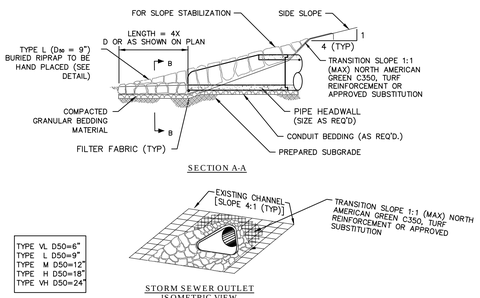


NOTES:
1. IF UNSTABLE MATERIALS ARE FOUND IN TRENCH, OVEREXCAVATE PER SPECIFICATIONS OR AS REQUIRED.
2. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES.
3. MINIMUM COVER IS 18" BELOW FINISHED GRADE.

PIPE BEDDING DETAIL
NTS







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CONSTRUCTION DOCUMENTS

NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306
ISSUE DATE: 12.19.14

REVISIONS

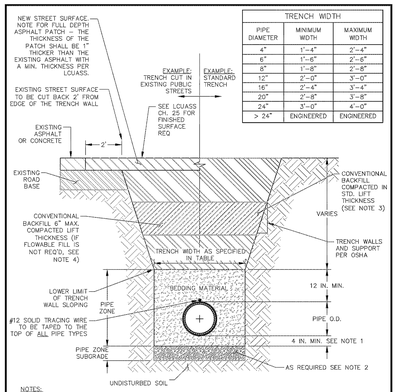
NO	DESCRIPTION	DATE

STORM DRAIN DETAILS

C404

Attachment 1

X:\INTERMEST PROJECTS\2014 PROJECTS\1304-048-00 HIGH PLAINS SCHOOL\DRAWINGS\ENGINEERING PLANS\1304-048-00 DETAILS.DWG, 12/19/2014 9:47 AM

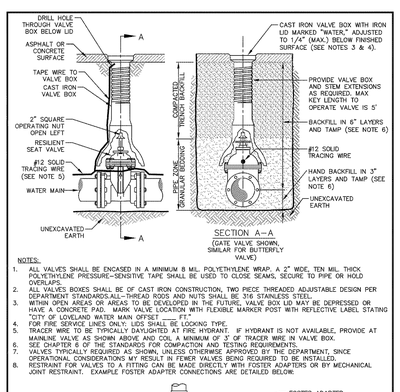


TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"
> 24"	ENGINEERED	ENGINEERED

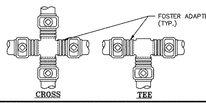
NOTES:
1. GRANULAR MATERIAL SHALL BE A MINIMUM OF 4-INCHES BELOW PIPE OR 1/4 PIPE DIAMETER, WHICHEVER IS GREATER.
2. STABILIZATION MATERIAL MAY BE REQUIRED BY THE DEPARTMENT TO REPLACE THE TOP 6-INCHES OF THE PIPE SUBGRADE. INSTALL GEOTEXTILE FABRIC BETWEEN THE STABILIZATION MATERIAL AND PIPE BEDDING.
3. TRENCH REQUIREMENTS WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED SHALL BE PURSUANT TO DEPARTMENT STANDARDS.
4. WHERE THE SURROUNDING SOILS ARE NON-EXPANSIVE, A FLOWABLE FILL MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.

WATER MAIN TRENCH REQUIREMENTS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W-1

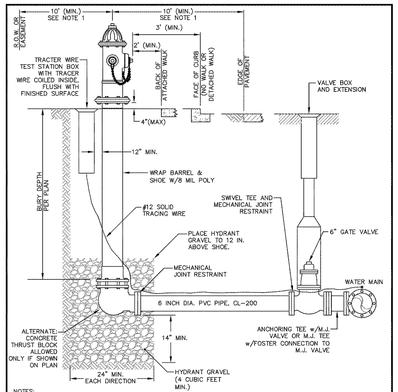


NOTES:
1. ALL VALVES SHALL BE ENCASED IN A MINIMUM 8 MIL. POLYETHYLENE WRAP, A 2" WIDE, TEN MIL. THICK POLYETHYLENE PRESSURE-SENSITIVE TAPE SHALL BE USED TO CLOSE SEAMS, SECURE TO PIPE OR HOLD OVERLAPS.
2. ALL VALVES BOXES SHALL BE OF CAST IRON CONSTRUCTION, TWO PIECE THREADED ADJUSTABLE DESIGN PER DEPARTMENT STANDARDS.ALL–THREAD RODS AND NUTS SHALL BE 316 STAINLESS STEEL.
3. WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED IN THE FUTURE, VALVE BOX LID MAY BE DEPRESSED OR HAVE A CONCRETE PAD. MARK VALVE LOCATION WITH FLEXIBLE MARKER POST WITH REFLECTIVE LABEL STATING "CITY OF LOVELAND WATER MAIN OFFSET ___ FT."
4. FOR FIRE SERVICE LINES ONLY, LIDS SHALL BE LOCKING TYPE.
5. TRACER WIRE TO BE TYPICALLY DAYLIGHTED AT FIRE HYDRANT. IF HYDRANT IS NOT AVAILABLE, PROVIDE AT MAINLINE VALVE AS SHOWN ABOVE AND CON. A MINIMUM OF 3' OF TRACER WIRE IN VALVE BOX.
6. SEE CHAPTER 6 OF THE STANDARDS FOR COMPACTION AND TESTING REQUIREMENTS.
7. VALVES TYPICALLY REQUIRED AS SHOWN, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT, SINCE OPERATIONAL CONSIDERATIONS MY RESULT IN FEWER VALVES BEING REQUIRED TO BE INSTALLED.
8. RESTRAINT FOR VALVES TO A FITTING CAN BE MADE DIRECTLY WITH FOSTER ADAPTERS OR BY MECHANICAL JOINT RESTRAINT. EXAMPLE FOSTER ADAPTER CONNECTIONS ARE DETAILED BELOW.



VALVE BOX ASSEMBLY/LOCATION

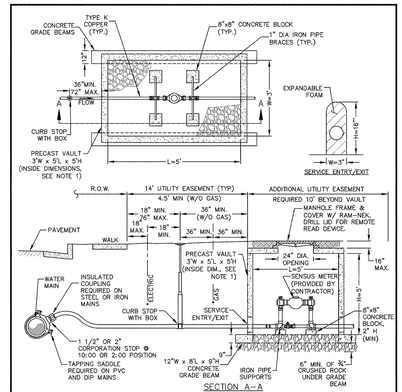
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2014 6TH EDITION	DRAWING W-2



NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 2'–0" MIN. FROM BACK OF CURB OR 2' MIN. FROM BACK EDGE OF SIDEWALK OR 10'–0" MIN. FROM EDGE OF PAVEMENT IF NO CURB IS PRESENT.
2. LATERAL PIPE BETWEEN GATE VALVE AND HYDRANT SHALL BE 6" PVC AWWA C–900, DR14.
3. ALL FITTINGS AND VALVES SHALL BE ENCASED WITH A MINIMUM 8 MIL POLYETHYLENE WRAP.
4. ALL JOINTS SHALL BE RESTRAINED BY USE OF MECHANICAL JOINT RESTRAINTS PER SECTION 4.4.3.B.
5. SEE CHAPTER 6 OF THE STANDARDS FOR COMPACTION AND TESTING REQUIREMENTS.

FIRE HYDRANT DRAWING

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2014 6TH EDITION	DRAWING W-3

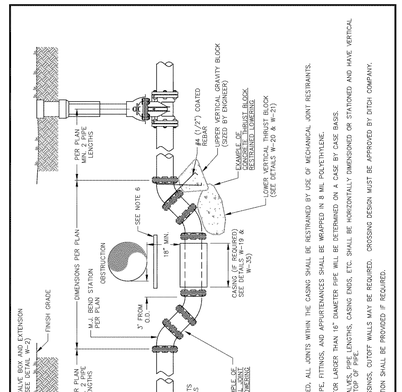


SECTION A–A

NOTES:
1. METER VAULT SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C858 AND FOR AASHTO H–93 LOADING. WALLS AND LID SHALL BE 6" THICK AND MONOLITHIC. CONCRETE FC=4000 PSI
2. BURY VAULT 18" MAX BELOW SURFACE. ADJUST MANHOLE COVER TO GRADE WITH CONCRETE GRADE RINGS.
3. HIGH PRESSURE AREAS WILL REQUIRE A PRV. INSTALL PRV IN BUILDING.
4. TYPE K–COPPER SERVICE AND COMPRESSION FITTING ONLY.
5. SUPPORT METER SETTERS BY TWO 18" LENGTHS OF 1" DIAMETER IRON PIPE INSERTED THROUGH BRACE PIPE EYELETS ON METER SETTER. SET IRON PIPES ON FOUR 8" SQUARE x 2"H (MIN) CONCRETE BLOCKS.
6. WALL PENETRATIONS FOR SERVICE ENTRY AND EXIT MAY BE DOGHOUSE STYLE, HOWEVER SHALL NOT EXCEED 3"W×6"H. ALL VAULT PENETRATIONS SHALL BE SEALED WITH EXPANDABLE FOAM.

1–1/2" & 2" METER VAULT

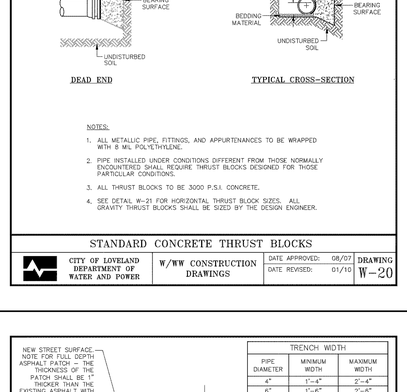
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2014 6TH EDITION	DRAWING W-11



NOTES:
1. WHERE PIPE IS USED, ALL JOINTS WITHIN THE CASING SHALL BE RESTRAINED BY USE OF MECHANICAL JOINT RESTRAINTS.
2. ALL METALLIC PIPE, FITTINGS, AND APPURTENANCES SHALL BE WRAPPED IN 8 MIL POLYETHYLENE.
3. REQUIREMENTS FOR LARGER THAN 16" DIAMETER PIPE WILL BE DETERMINED ON A CASE BY CASE BASIS.
4. ALL FITTINGS, VALVES, PIPE LENGTHS, CASING ENDS, ETC. SHALL BE HORIZONTALLY DIMENSIONED ON STAMPED AND HAVE VERTICAL ELEVATIONS TO TOP OF PIPE.
5. FOR DITCH CROSSINGS, CUTOFF WALLS MAY BE REQUIRED. CROSSING DESIGN MUST BE APPROVED BY DITCH COMPANY.
6. FREEZE PROTECTION SHALL BE PROVIDED IF REQUIRED.

WATERLINE LOWERING

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W-17

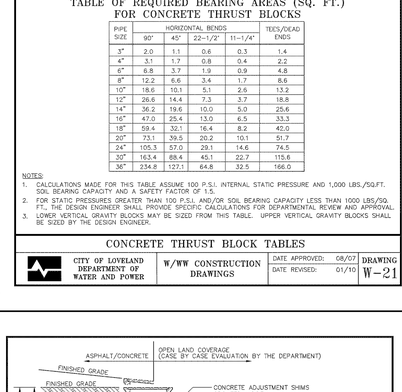


TRENCH WIDTH		
PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
12"	2'-0"	3'-0"
16"	2'-4"	3'-4"
20"	2'-8"	3'-8"
24"	3'-0"	4'-0"
> 24"	ENGINEERED	ENGINEERED

NOTES:
1. GRANULAR MATERIAL SHALL BE A MINIMUM OF 4–INCHES BELOW PIPE OR 1/4 PIPE DIAMETER, WHICHEVER IS GREATER.
2. STABILIZATION MATERIAL MAY BE REQUIRED BY THE DEPARTMENT TO REPLACE THE TOP 6–INCHES OF THE PIPE SUBGRADE. INSTALL GEOTEXTILE FABRIC BETWEEN THE STABILIZATION MATERIAL AND PIPE BEDDING.
3. TRENCH REQUIREMENTS WITHIN OPEN AREAS OR AREAS TO BE DEVELOPED SHALL BE PURSUANT TO DEPARTMENT STANDARDS.
4. WHERE THE SURROUNDING SOILS ARE NON–EXPANSIVE, A FLOWABLE FILL MAY BE SUBSTITUTED FOR BACKFILL MATERIAL.

WASTEWATER MAIN BEDDING REQUIREMENTS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W-22

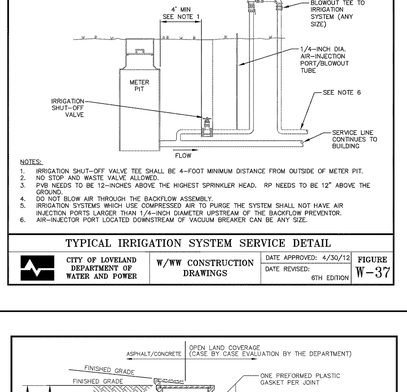


MINIMUM INSIDE DIAMETER OF MANHOLE		
PIPE SIZE	MIN. MANHOLE DIAMETER	FRAME AND COVER DIA.
18 IN. OR LESS	48 IN.	24 IN.
20 TO 24 INCHES	60 IN.	24 IN.
OVER 24 INCHES	72 IN.	24 IN.

NOTES:
1. ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED.
2. ALL JOINTS SHALL BE PRIMED PRIOR TO PLACEMENT OF PREFORMED PLASTIC GASKETS AND EXTERNAL JOINT WRAP (IF NECESSARY).
3. DIAMETER OF PREFORMED PLASTIC GASKETS SHALL BE 1.5" FOR 48" MANHOLES AND 2" FOR LARGER MANHOLES.
4. PROVIDE RING AND COVER, PER THE STANDARDS, AND ADJUST CONSISTENT WITH SLOPE OF FINISH GRADE.
5. SEE CHAPTER 6 OF THE STANDARDS FOR COMPACTION AND TESTING REQUIREMENTS.

STANDARD MANHOLE DRAWING

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W-23

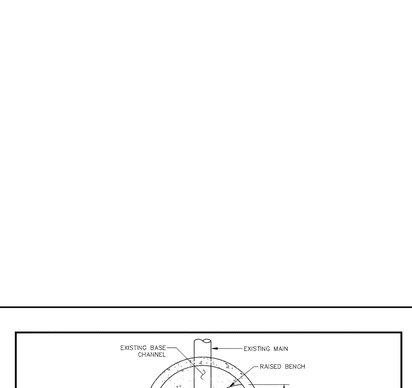


MINIMUM INSIDE DIAMETER OF MANHOLE:		
PIPE SIZE	MIN. MANHOLE DIAMETER	FRAME AND COVER DIA.
18 IN. OR LESS	48 IN.	24 IN.
TO 24 INCHES	60 IN.	24 IN.
OVER 24 INCHES	72 IN.	24 IN.

NOTES:
1. ALL WASTEWATER MANHOLES SHALL BE VACUUM TESTED.
2. ALL JOINTS SHALL BE PRIMED PRIOR TO PLACEMENT OF PREFORMED PLASTIC GASKETS AND EXTERNAL JOINT WRAP (IF NECESSARY).
3. DIAMETER OF PREFORMED PLASTIC GASKETS SHALL BE 1.5 INCHES FOR 48 INCH MANHOLES, AND 2 INCHES FOR LARGER MANHOLES.
4. PROVIDE MANHOLE RING AND COVER, PER THESE STANDARDS, AND ADJUST CONSISTENT WITH SLOPE OF FINISH GRADE.

FLAT–TOP MANHOLE

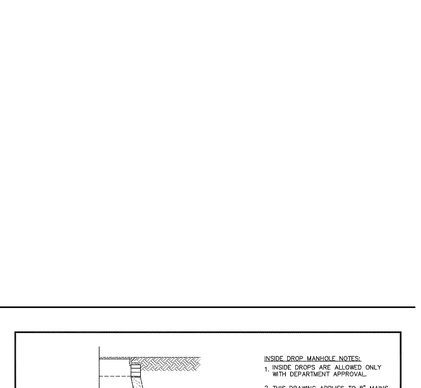
CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED:	DRAWING W-24



NOTES:
1. CHANNELS SHALL BE CONCRETE, SHAPED TO FULLY CONTAIN THE FULL HEIGHT OF THE INCOMING PIPE AT THE MANHOLE WALL, SLOPING TO HALF THE PIPE DIAMETER AT THE MAIN CHANNEL.
2. INVERT SHAPING SHALL DIRECT FLOW TOWARD THE DOWNSTREAM END OF THE MANHOLE.
3. DROP MANHOLES SHALL BE USED FOR INVERT DROPS GREATER THAN 24" ABOVE THE MAIN CHANNEL BENCH. SEE STD. DWG. W–26.
4. CONCRETE SHALL BE READY–MIXED MIN. 3000 PSI. SLUMP AS REQUIRED.

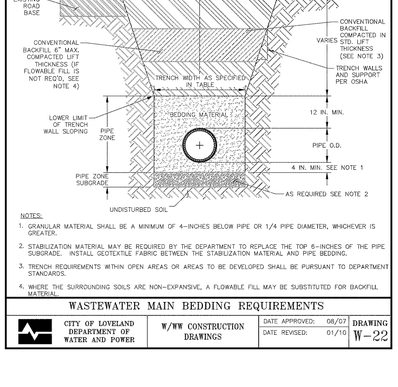
CONNECTION TO EXISTING MANHOLE

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED:	DRAWING W-25



INSIDE/OUTSIDE DROP MANHOLE

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 2014 6TH EDITION	DRAWING W-26



NOTES:
1. ALL METALLIC PIPE, FITTINGS, AND APPURTENANCES TO BE WRAPPED WITH 8 MIL POLYETHYLENE.
2. PIPE INSTALLED UNDER CONDITIONS DIFFERENT FROM THOSE NORMALLY ENCOUNTERED SHALL REQUIRE THRUST BLOCKS DESIGNED FOR THOSE PARTICULAR CONDITIONS.
3. ALL THRUST BLOCKS TO BE 3000 P.S.I. CONCRETE.
4. SEE DETAIL W–21 FOR HORIZONTAL THRUST BLOCK SIZES. ALL GRAVITY THRUST BLOCKS SHALL BE SIZED BY THE DESIGN ENGINEER.

STANDARD CONCRETE THRUST BLOCKS

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W-20

TABLE OF TAPS REQUIRING CONCRETE THRUST BLOCKS

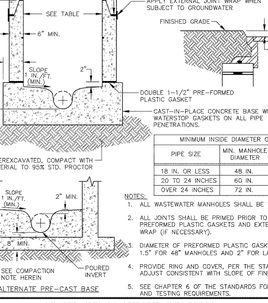


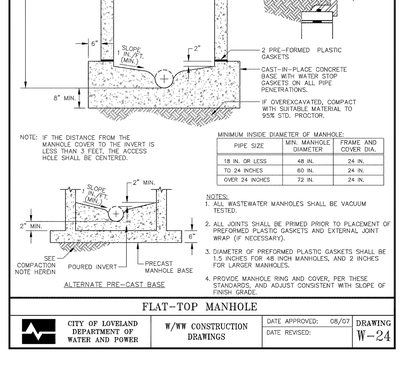
TABLE OF REQUIRED BEARING AREAS (SQ. FT.) FOR CONCRETE THRUST BLOCKS

PIPE SIZE	HORIZONTAL BENDS 90°	45°	22–1/2°	11–1/4°	TEES/DEAD ENDS
3"	2.0	1.1	0.6	0.3	1.4
4"	3.1	1.7	0.8	0.4	2.2
6"	6.8	3.7	1.9	0.9	4.8
8"	12.2	6.6	3.4	1.7	8.6
10"	18.6	10.1	5.1	2.6	13.2
12"	26.6	14.4	7.3	3.7	18.8
14"	36.2	19.6	10.0	5.0	25.6
16"	47.0	25.4	13.0	6.5	33.3
18"	59.4	32.1	16.4	8.2	42.0
20"	73.1	39.5	20.2	10.1	51.7
24"	105.3	57.0	29.1	14.6	74.5
30"	163.4	88.4	45.1	22.7	115.6
36"	234.8	127.1	64.8	32.5	166.0

NOTES:
1. CALCULATIONS MADE FOR THIS TABLE ASSUME 100 P.S.I. INTERNAL STATIC PRESSURE AND 1,000 LBS./SQ.FT. SOIL BEARING CAPACITY AND A SAFETY FACTOR OF 1.5.
2. FOR STATIC PRESSURES GREATER THAN 100 P.S.I. AND/OR SOIL BEARING CAPACITY LESS THAN 1000 LBS/SQ. FT., THE DESIGN ENGINEER SHALL PROVIDE SPECIFIC CALCULATIONS FOR DEPARTMENTAL REVIEW AND APPROVAL.
3. LOWER VERTICAL GRAVITY BLOCKS MAY BE SIZED FROM THIS TABLE. UPPER VERTICAL GRAVITY BLOCKS SHALL BE SIZED BY THE DESIGN ENGINEER.

CONCRETE THRUST BLOCK TABLES

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 08/07 DATE REVISED: 01/10	DRAWING W-21



NOTES:
1. IRRIGATION SHUT–OFF VALVE TEE SHALL BE 4–FOOT MINIMUM DISTANCE FROM OUTSIDE OF METER PIT.
2. NO STOP AND WASTE VALVE ALLOWED.
3. PVB NEEDS TO BE 12–INCHES ABOVE THE HIGHEST SPRINKLER HEAD. RP NEEDS TO BE 12" ABOVE THE GROUND.
4. DO NOT BLOW AIR THROUGH THE BACKFLOW ASSEMBLY.
5. IRRIGATION SYSTEMS WHICH USE COMPRESSED AIR TO PURGE THE SYSTEM SHALL NOT HAVE AIR INJECTION PORTS LARGER THAN 1/4–INCH DIAMETER UPSTREAM OF THE BACKFLOW PREVENTOR.
6. AIR–INJECTOR PORT LOCATED DOWNSTREAM OF VACUUM BREAKER CAN BE ANY SIZE.

TYPICAL IRRIGATION SYSTEM SERVICE DETAIL

CITY OF LOVELAND DEPARTMENT OF WATER AND POWER	W/WW CONSTRUCTION DRAWINGS	DATE APPROVED: 4/30/12 DATE REVISED: 6TH EDITION	FIGURE W–37

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ARCHITECT

SEAL

CONSULTANT

INTERMEST CONSULTING GROUP
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Windsor , Colorado 80550
Phone: (970) 674-3300
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PROJECT PHASE

CONSTRUCTION DOCUMENTS

PROJECT INFORMATION

NEW K-8 SCHOOL

THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 12.19.14

REVISIONS

NO	DESCRIPTION	DATE

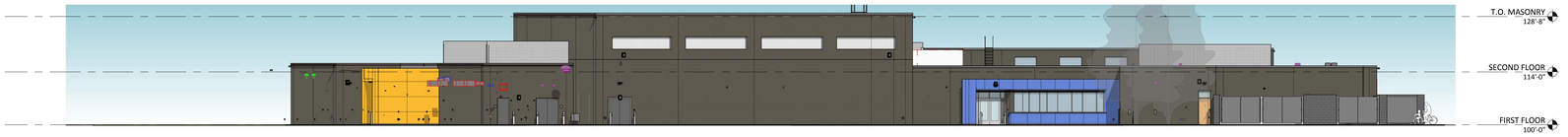
SHEET INFORMATION

UTILITY DETAILS

C405

Attachment 1

A:\INTERMEST PROJECTS\2014 PROJECTS\1306-SD (HIGH PLAINS SCHOOL)\DRAWINGS\DRAWINGS PLACED\1306-SHEET-50 DETAILS.DWG, 12/19/2014 9:47 AM



E1 NORTH - OVERALL
1/16" = 1'-0"



D1 WEST - OVERALL
1/16" = 1'-0"



C1 SOUTH - OVERALL
1/16" = 1'-0"



B1 EAST - OVERALL
1/16" = 1'-0"



A1 AXON FROM SOUTHWEST

1/9/2015 4:51:17 PM - PLOT DATE

ARCHITECT
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315 East Mountain Ave
Suite 100
Fort Collins, CO 80524-2913
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SEAL
COLORADO LICENSED
QUINTON M. BRADLEY
305196
ARCHITECT

CONSULTANT

PROJECT PHASE
CONSTRUCTION DOCUMENTS FOR BID

PROJECT INFORMATION
NEW K-8 SCHOOL
THOMPSON SCHOOL DISTRICT
4255 BUFFALO MOUNTAIN DR.
LOVELAND, CO 80538

PROJECT #: 1306

ISSUE DATE: 01.12.2015

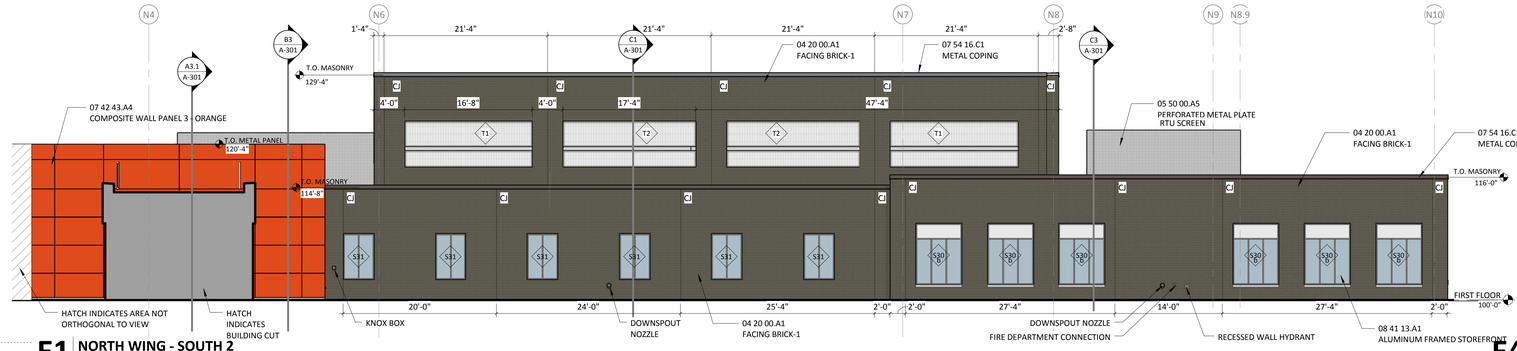
REVISIONS

NO	DESCRIPTION	DATE

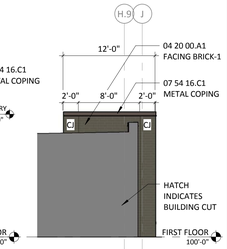
SHEET INFORMATION
OVERALL EXTERIOR ELEVATIONS

A-201

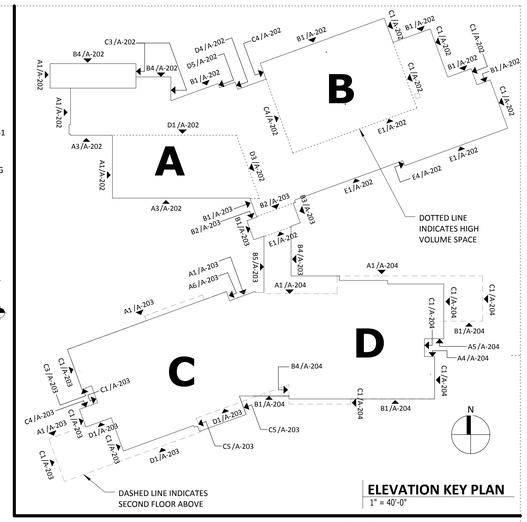
Attachment 2



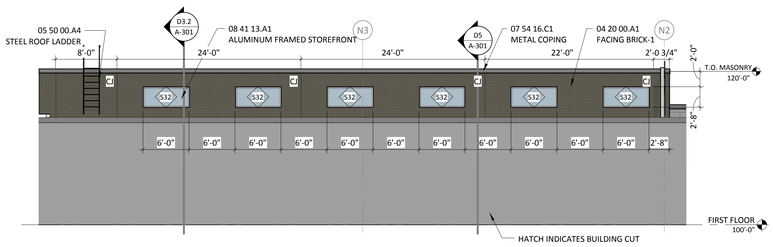
E1 NORTH WING - SOUTH 2
1/8" = 1'-0"



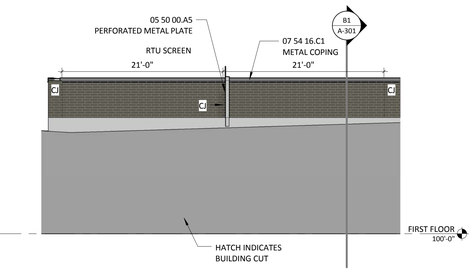
E4 NORTH WING - AREA B 1
1/8" = 1'-0"



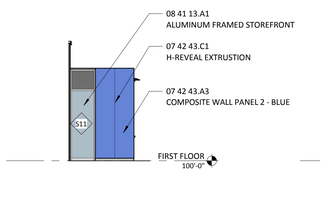
ELEVATION KEY PLAN
1" = 40'-0"



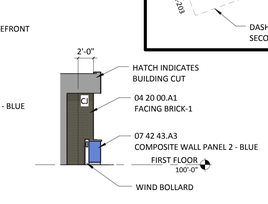
D1 NORTH WING - AREA A CAFETORIA CLERESTORY 1
1/8" = 1'-0"



D3 NORTH WING - AREA A CAFETORIA CLERESTORY 2
1/8" = 1'-0"



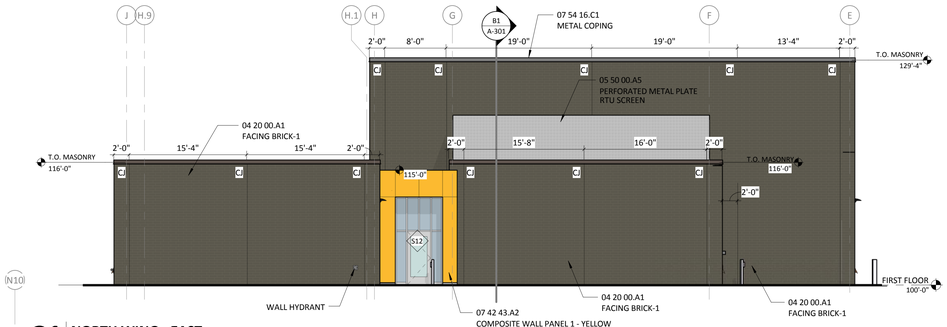
D4 NORTH WING - AREA A 1
1/8" = 1'-0"



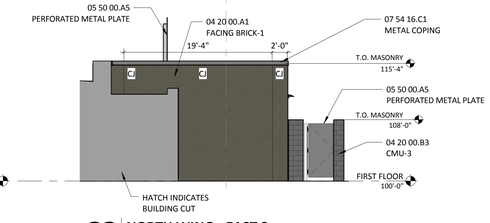
D5 NORTH WING - AREA A 2
1/8" = 1'-0"

KEYNOTES PER SHEET

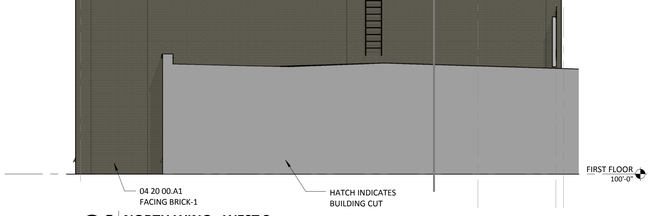
04 20 00.A1	FACING BRICK-1
04 20 00.B3	CMU-3
05 50 00.A4	STEEL ROOF LADDER
05 50 00.A5	PERFORATED METAL PLATE
07 42 43.A2	COMPOSITE WALL PANEL 1 - YELLOW
07 42 43.A3	COMPOSITE WALL PANEL 2 - BLUE
07 42 43.A4	COMPOSITE WALL PANEL 3 - ORANGE
07 42 43.C1	H-REVEAL EXTRUSTION
07 54 16.C1	METAL COPING
08 41 13.A1	ALUMINUM FRAMED STOREFRONT
08 45 00.A1	TRANSLUCENT WALL ASSEMBLY



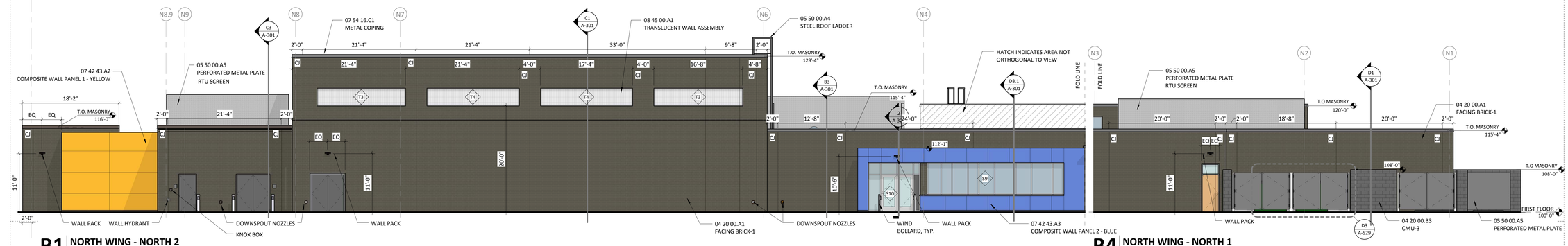
C1 NORTH WING - EAST
1/8" = 1'-0"



C3 NORTH WING - EAST 2
1/8" = 1'-0"

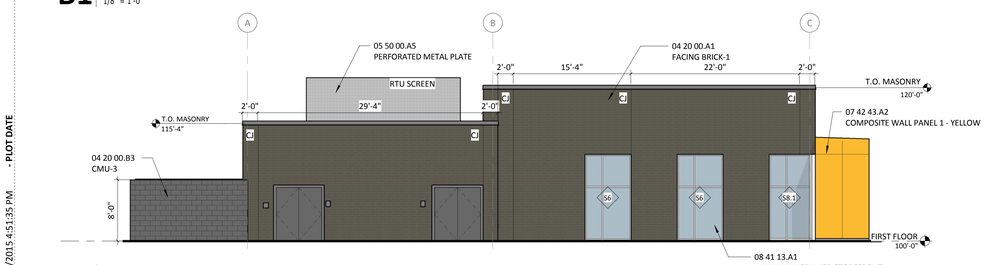


C4 NORTH WING - WEST 2
1/8" = 1'-0"

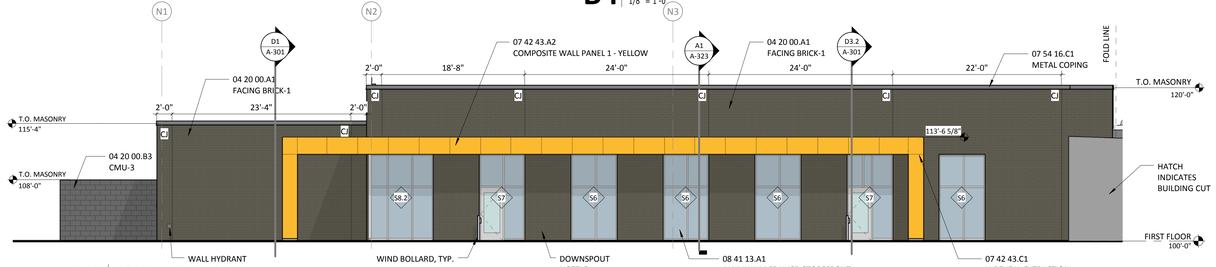


B1 NORTH WING - NORTH 2
1/8" = 1'-0"

B4 NORTH WING - NORTH 1
1/8" = 1'-0"



A1 NORTH WING - WEST
1/8" = 1'-0"



A3 NORTH WING - SOUTH 1
1/8" = 1'-0"

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PROJECT #: 1306

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NO	DESCRIPTION	DATE

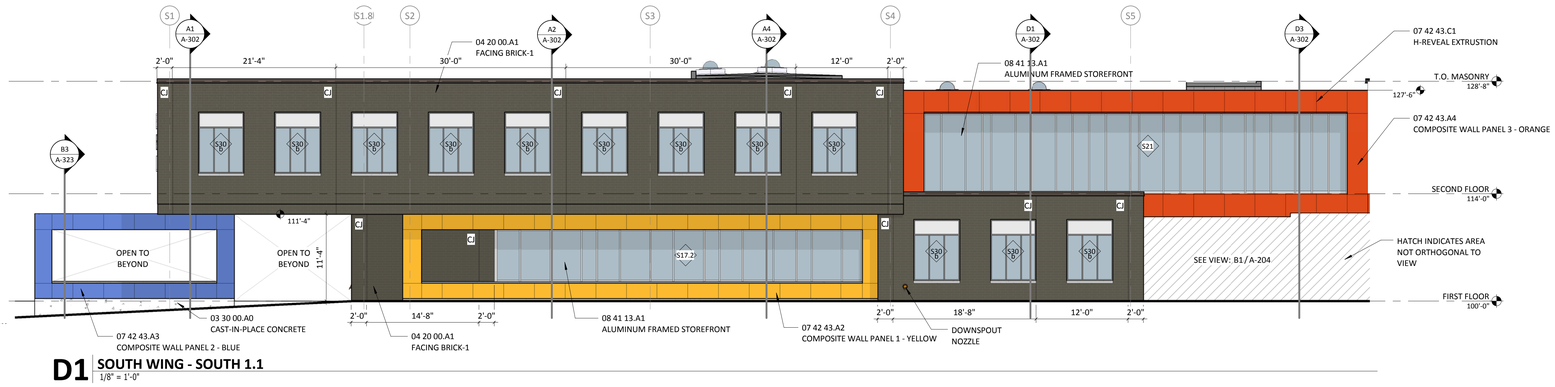
SHEET INFORMATION

EXTERIOR ELEVATIONS

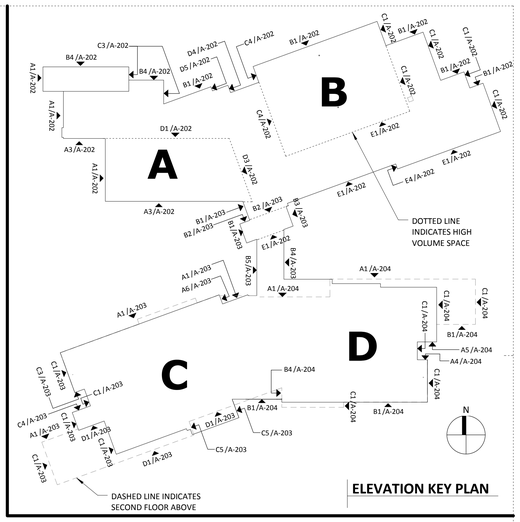
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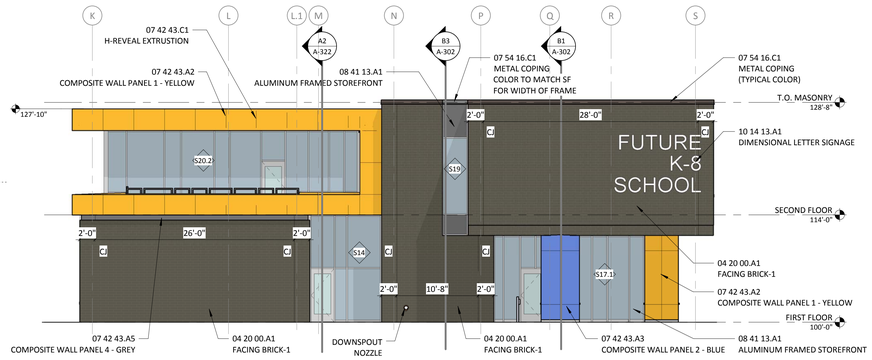
Attachment 2



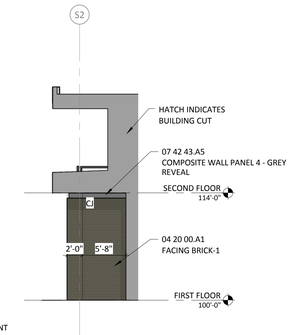
D1 SOUTH WING - SOUTH 1.1
1/8" = 1'-0"



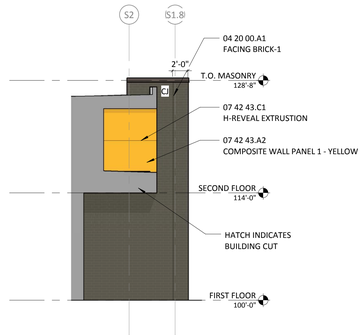
ELEVATION KEY PLAN



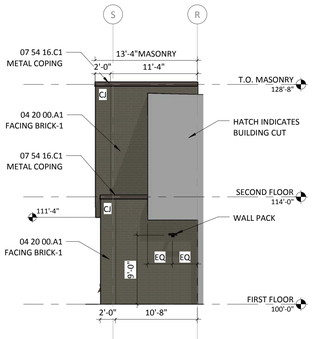
C1 SOUTH WING - WEST
1/8" = 1'-0"



C3 SOUTH - AREA C 2
1/8" = 1'-0"



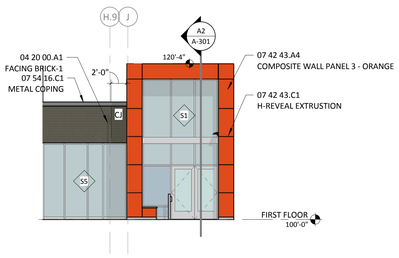
C4 SOUTH - AREA C 3
1/8" = 1'-0"



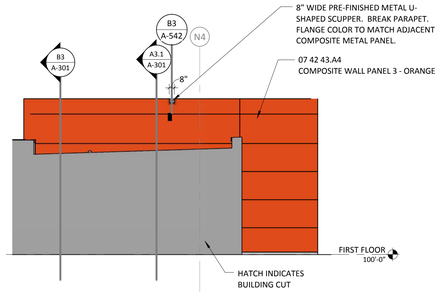
C5 SOUTH - AREA C 4
1/8" = 1'-0"

KEYNOTES PER SHEET

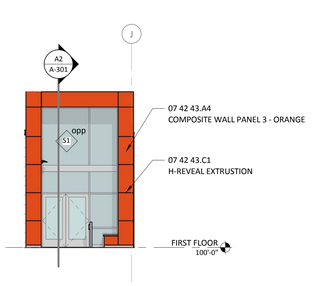
03 30 00.A0	CAST-IN-PLACE CONCRETE
04 20 00.A1	FACING BRICK-1
07 42 43.A2	COMPOSITE WALL PANEL 1 - YELLOW
07 42 43.A3	COMPOSITE WALL PANEL 2 - BLUE
07 42 43.A4	COMPOSITE WALL PANEL 3 - ORANGE
07 42 43.A5	COMPOSITE WALL PANEL 4 - GREY
07 42 43.C1	H-REVEAL EXTRUSTION
07 54 16.C1	METAL COPING
08 41 13.A1	ALUMINUM FRAMED STOREFRONT
10 14 13.A1	DIMENSIONAL LETTER SIGNAGE



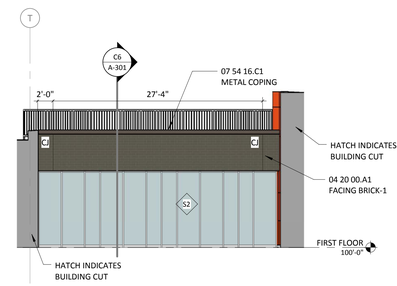
B1 ENTRY - WEST
1/8" = 1'-0"



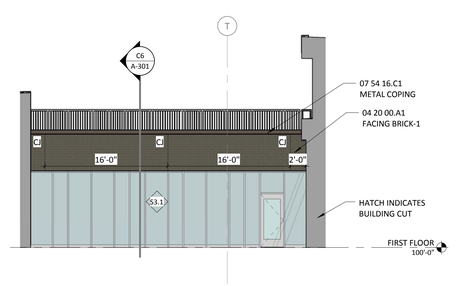
B2 ENTRY - NORTH
1/8" = 1'-0"



B3 ENTRY - EAST
1/8" = 1'-0"



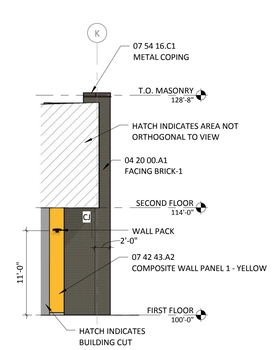
B4 BRIDGE - EAST
1/8" = 1'-0"



B5 BRIDGE - WEST
1/8" = 1'-0"



A1 SOUTH WING - NORTH 1
1/8" = 1'-0"



A6 SOUTH WING - AREA C 1
1/8" = 1'-0"

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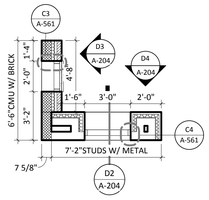
SHEET INFORMATION

EXTERIOR ELEVATIONS

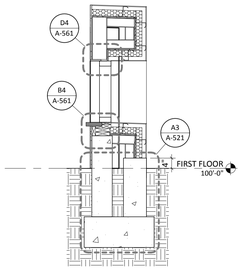
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1/9/2015 4:51:53 PM - PLOT DATE

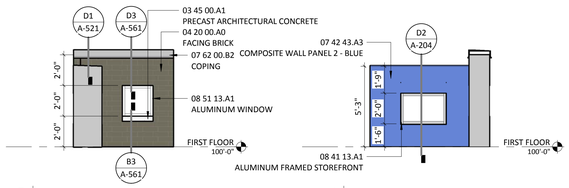
Attachment 2



D1 MOCK-UP WALL PLAN
1/4" = 1'-0"

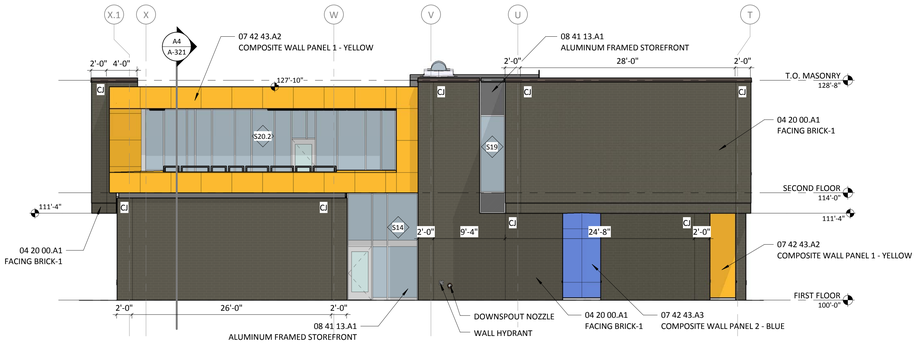


D2 MOCK-UP WALL SECTION
1/2" = 1'-0"

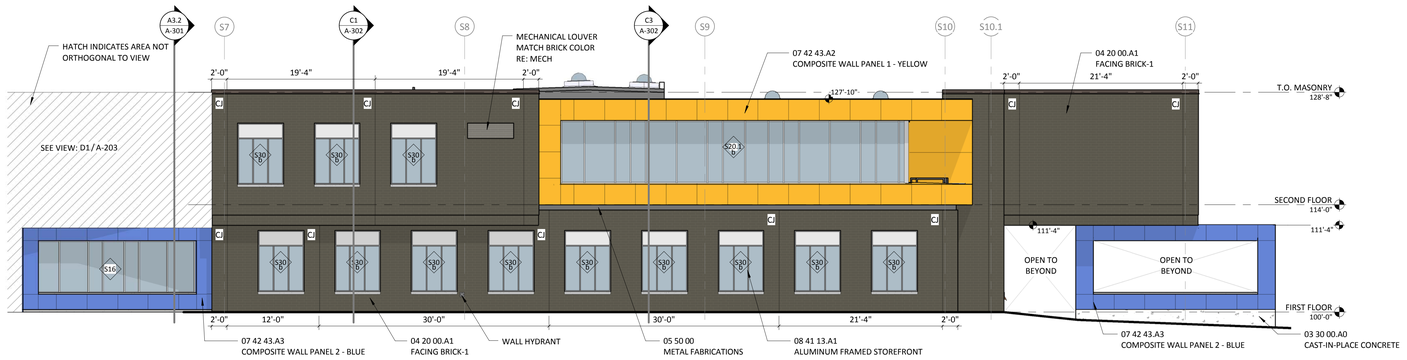


D3 MOCK-UP WALL ELEVATION 1
1/4" = 1'-0"

D4 MOCK-UP WALL ELEVATION 2
1/4" = 1'-0"



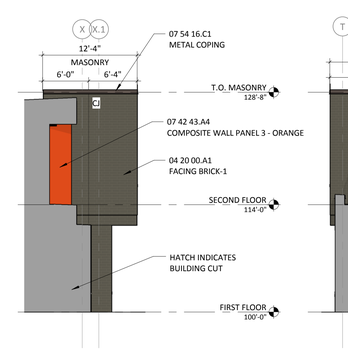
C1 SOUTH WING - EAST
1/8" = 1'-0"



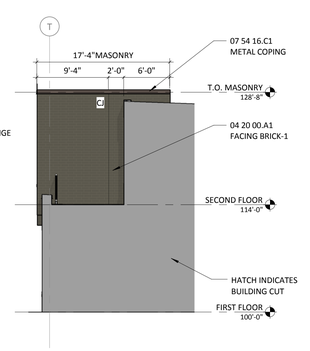
B1 SOUTH WING - SOUTH 2
1/8" = 1'-0"



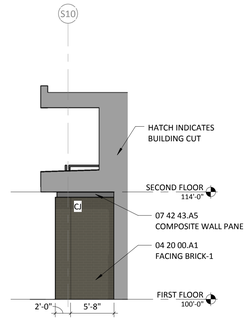
A1 SOUTH WING - NORTH 2
1/8" = 1'-0"



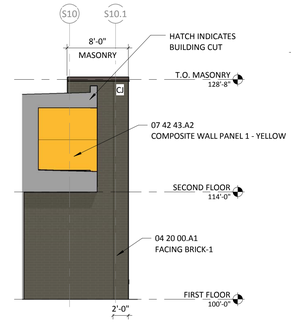
B4 SOUTH WING - AREA D 1
1/8" = 1'-0"



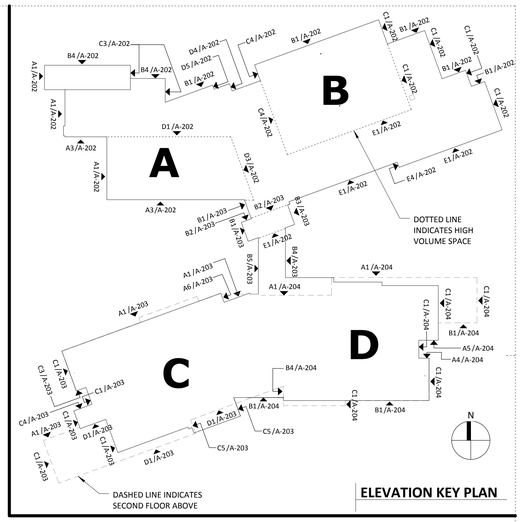
B5 SOUTH WING - AREA D 4
1/8" = 1'-0"



A4 SOUTH - AREA D 3
1/8" = 1'-0"



A5 SOUTH - AREA D 2
1/8" = 1'-0"



ELEVATION KEY PLAN

KEYNOTES PER SHEET

03 30 00.A0	CAST-IN-PLACE CONCRETE
03 45 00.A1	PRECAST ARCHITECTURAL CONCRETE
04 20 00.A0	FACING BRICK
04 20 00.A1	FACING BRICK-1
05 50 00	METAL FABRICATIONS
07 42 43.A2	COMPOSITE WALL PANEL 1 - YELLOW
07 42 43.A3	COMPOSITE WALL PANEL 2 - BLUE
07 42 43.A4	COMPOSITE WALL PANEL 3 - ORANGE
07 42 43.A5	COMPOSITE WALL PANEL 4 - GREY
07 54 16.C1	METAL COPING
07 62 00.B2	COPING
08 41 13.A1	ALUMINUM FRAMED STOREFRONT
08 51 13.A1	ALUMINUM WINDOW

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NO	DESCRIPTION	DATE

SHEET INFORMATION

EXTERIOR ELEVATIONS

A-204

1/9/2015 4:52:08 PM - PLOT DATE



View from Northwest

Attachment 3



View from Southwest

Attachment 3



View of Cafeteria

Attachment 3



View of Main Entry

Attachment 3

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 1 OF 11, R $111.00 TD Pgs:
0 Angela Myers, Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, Centerra Investments LLC, C R II LLC, C R Development, Inc., ~~Thompson School District No. R2 J~~, McWhinney Holding Company, LLLP, Wells Fargo Bank, National Association and Home State Bank,being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, which property is located in the Southwest Quarter of Section Four and North Half of Section Nine, Township Five North, Range Sixty-eight West of the 6th P.M., being more particularly described as follows:

A parcel of land being inclusive of Outlot A and Outlot B of the Millennium Northwest Second Subdivision recorded June 3, 2002 as Reception No. 2002059481 of the Records of Larimer County, Less and Except that portion of said Outlot A which was dedicated as Right of Way for North Boyd Lake Avenue in a Deed of Dedication recorded June 26, 2002 as Reception No. 2002068418 of the Records of Larimer County AND being inclusive of the Vacated East 29th Street Right of Way per Reception No. 20011123?8 AND being inclusive of Outlot 1, Outlot 2, Outlot 4, Outlot 5 and Outlot 6 of the Millennium Northwest First Subdivision recorded September 18, 2001 as Reception No. 2001083622 of the Records of Larimer County, all situate in the Southwest Quarter of Section Four (4) and the North Half of Section Nine (9), Township Five North (T.5N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Loveland, County of Larimer, State of Colorado.

Containing 12,481,272 square feet (286.531 acres) more or less (±), and is subject to all easements and right-of-ways on record or existing, do hereby subdivide the same into lots, blocks, tracts, outlots, right-of-ways, and easements, as shown on this plat; and do hereby designate and dedicate: (i) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (ii) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities: and do hereby designate the same as MILLENNIUM NORTHWEST FOURTH SUBDIVISION to the City of Loveland Colorado.

All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curb and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric system, grading and landscaping shall be paid by CENTERRA RESIDENTIAL LLC

PRIVATE DEDICATION STATEMENT

The owner hereby grants and dedicates easements for access, ingress and egress, over, upon, through and across all private drives for the benefit and use of the owners, patrons, invitees, and guests of MILLENNIUM NORTHWEST FOURTH SUBDIVISION and those of the lands lying adjacent to the MILLENNIUM NORTHWEST FOURTH SUBDIVISION, for their reciprocal and mutual use and enjoyment. This grant and dedication shall run with the land, and shall be binding and enforceable upon the owner and the owner's successors and assigns and it shall inure to the benefit of all current and future owners, patrons, invitees, and guests of MILLENNIUM NORTHWEST FOURTH SUBDIVISION and those of the lands lying adjacent to MILLENNIUM NORTHWEST FOURTH SUBDIVISION. The private access easements hereby granted and dedicated shall be maintained by the property owner(s) of MILLENNIUM NORTHWEST FOURTH SUBDIVISION.

OWNER(S): Centerra Investments, LLC, Formerly known as Centerra Residential, LLC, a Colorado Limited Liability Company

By: McWhinney Real Estate Services, Inc, a Colorado Corporation, Manager

By: Douglas L. Hill
Douglas L. Hill, Executive Vice President

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 14th day of January, 2014, by Douglas L. Hill, Executive Vice President.

Witness my hand and official seal. (SEAL)

My commission expires June 21, 2017

Notary Public

PALMER ANNE HAVINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054024473
MY COMMISSION EXPIRES JUNE 21, 2017

OWNER(S): C R II, LLC, a Colorado Limited Liability Company

By: McWhinney Real Estate Services, Inc., a Colorado Corporation, Manager

By: Douglas L. Hill
Douglas L. Hill, Executive Vice President

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 14th day of January, 2014, by Douglas L. Hill as Executive Vice President.

Witness my hand and official seal. (SEAL)

My commission expires June 21, 2017

Notary Public

PALMER ANNE HAVINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054024473
MY COMMISSION EXPIRES JUNE 21, 2017

OWNER(S): C R DEVELOPMENT, INC., a Colorado Corporation

By: Douglas L. Hill
Douglas L. Hill, ~~Chief Operating Officer~~ Executive Vice President

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 14th day of January, 2014, by Douglas L. Hill as ~~Chief Operating Officer~~ Executive Vice President.

Witness my hand and official seal. (SEAL)

My commission expires June 21, 2017

Notary Public

PALMER ANNE HAVINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054024473
MY COMMISSION EXPIRES JUNE 21, 2017

~~OWNER(S): THOMPSON SCHOOL DISTRICT NO. R2 J~~

~~By: _____ As: _____~~

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ as _____.

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

LIENHOLDER(S): Centerra Investments, LLC, a Colorado Limited Liability Company

By: McWhinney Real Estate Services, Inc, a Colorado Corporation, Manager

By: Douglas L. Hill
Douglas L. Hill, Executive Vice President

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 14th day of January, 2014, by Douglas L. Hill, Executive Vice President.

Witness my hand and official seal. (SEAL)

My commission expires June 21, 2017

Notary Public

PALMER ANNE HAVINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054024473
MY COMMISSION EXPIRES JUNE 21, 2017

LIENHOLDER(S): MCWHINNEY HOLDING COMPANY, LLLP, a Colorado Limited Liability Limited Partnership,

By: MHC GP, LLC, a Colorado Limited Liability Company, General Partner
By: McWhinney Real Estate Services, Inc., a Colorado Corporation, Manager

By: Douglas L. Hill
Douglas L. Hill, Executive Vice President

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 14th day of January, 2014, by Douglas L. Hill, Executive Vice President.

Witness my hand and official seal. (SEAL)

My commission expires June 21, 2017

Notary Public

PALMER ANNE HAVINS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054024473
MY COMMISSION EXPIRES JUNE 21, 2017

LIENHOLDER(S): WELLS FARGO BANK, NATIONAL ASSOCIATION

By: Alison M. Gallagher As: Vice President

NOTARIAL CERTIFICATE

STATE OF Colorado)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 13th day of January, 2014, by Alison M. Gallagher as Vice President

Witness my hand and official seal. (SEAL)

My commission expires July 3rd, 2015

Christine A. Harpel
Notary Public

CHRISTINE A. HARPEL
NOTARY PUBLIC
STATE OF COLORADO
My Comm. Exp. 7-03-2015

LIENHOLDER(S): HOME STATE BANK

By: _____ As: Vice President

NOTARIAL CERTIFICATE

STATE OF Colorad)
ss
COUNTY OF Larimer)

The foregoing instrument was acknowledged before me this 14th day of January, 2014 by Howard C Wigert as Vice President

Witness my hand and official seal.

My commission expires 6-14-2014

Notary Public

DOT THOMPSON NOTARY PUBLIC (SEAL)

DIRECTOR OF DEVELOPMENT SERVICES

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this 15th day of January 2014, for filing with the Clerk and Recorder of Larimer County and for conveyance to the City of the public dedications shown hereon, which are accepted; subject to the provisions that approval in no way obligates the City of Loveland, for the financing or constructing of improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST: Teresa J. Andrews
City Clerk

CITY OF LOVELAND SEAL COLORADO

ATTORNEY'S CERTIFICATE

I, Gregory A. Wallin, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, and that the parties executing the dedication are the owners thereof in fee simple and the dedicated land is free and clear of all monetary liens and encumbrances, except as set forth hereon.

So sworn this 14th day of January 2014

Attorney at Law

SURVEYOR'S STATEMENT

I Steven A. Lund, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of MILLENNIUM NORTHWEST FOURTH SUBDIVISION was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and same are true to the best of my knowledge.

Dated this 14th day of January, 2014

COLORADO LICENSED STEVEN A. LUND 34995 PROFESSIONAL LAND SURVEYOR 1/14/2014

Steven A. Lund
Colorado Registered Professional Land Surveyor #34995
For and on Behalf of King Surveyors

NOTES

1. TITLE COMMITMENT: This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 580-F0429820-383-TOA, Amendment No. 1, dated July 11, 2013 at 7:00 A.M. as prepared by Fidelity National Title Company to delineate the aforesaid information.

2. 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 the certification shown hereon. (13-80-105 C.R.S. 2012)

3. PREVIOUS CONDITIONS REFERENCE: Unless otherwise approved by the City, all unsatisfied conditions of approval for the original subdivision shall continue to apply to this property.

4. SCHOOL SITE: Block 1, Lots 1-10 and Block 3, Lots 10-14 front Buffalo Mountain Drive in close proximity to a school site and as such may experience increased traffic during peak hours.

5. DRAINAGE EASEMENT: Maintenance of the side and rear lot drainage easements is the responsibility of the individual lot owners.

6. STORMWATER: Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Homeowner Association (HOA), Business Owner Association (BOA), Metropolitan District or private property owner. The Owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

7. FLOOD PLAIN: The entire property falls within a "Panel Not Printed – No Special Flood Hazard Area" as delineated on FEMA FIRM Flood Insurance Rate Map Community Panel No. 08069C1200F, Revised February 6, 2013

8. AVIGATION: A portion of the property contained in this plat is subject to an Avigation easement recorded at Reception No. 20130072947, County of Larimer, State of Colorado. The airport zones and areas as shown hereon are as depicted in the City of Loveland Comprehensive Master Plan 4.6C title "Fort Collins-Loveland Airport Land Use Plan" dated October 9, 2002. Said airport zones and areas are derived from map measure and are not based upon a field survey. The surveyor does not warrant the accuracy of the locations as depicted in said Land Use Plan.

9. All or a portion of the property being subdivided may be located within the Airport Influence Area of the Fort Collins-Loveland Municipal Airport. Such property may experience noise from low-flying aircraft as a result of 24 per hour day aircraft operations.

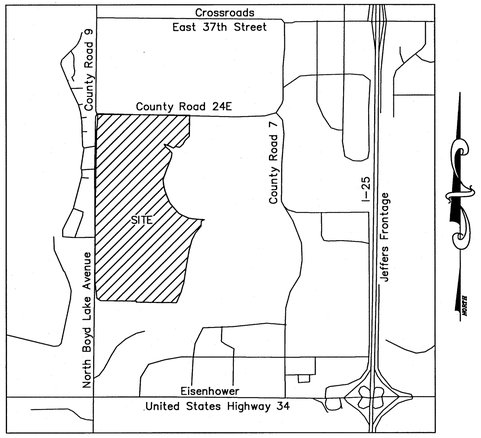
10. It should be noted that, with the exception of 911-dispatched emergency situations, snow and ice removal services are not provided for alleys within the City of Loveland. Additionally, Local Streets are listed as "Priority Three" routes in the City's Snow and Ice Control Plan, meaning that snow removal services are unlikely except in extreme circumstances. Privately contracted snow removal services are strongly recommended and are permissible when in accordance with the provisions of Section 12.16.240 of the Loveland City Code.

11. IRRIGATION WITH RAW WATER: A portion of the land area depicted on this plat or legally described in this instrument is approved by the City of Loveland for irrigation using raw water from private sources. The Loveland Municipal Code contains requirements regulating the irrigation of such area(s) and prohibits the use of treated, potable city water being used for such irrigation. The City's permission to irrigate with raw water does not constitute any assurance by the City that there is either adequate raw water or adequate water rights available to the land to properly irrigate such area(s) or that the raw water irrigation system has been adequately designed to properly irrigate such area(s). The City has no obligation to provide any water to irrigate such area(s).

12. The City will not provide trash service directly to private drives that are not designed to accommodate City trash trucks, identified as Tracts F, H and J on the plat.

13. All residential lot side and rear yard drainage easements are privately owned and maintained by the individual lot owners.

14. Per the City of Loveland's requirements the centerlines monuments indicated herein are to be set by the Survey firm performing construction staking upon completion of road construction.



VICINITY MAP
(NOT TO SCALE)

OUTLOT AND TRACT USE TABLE			
NAME	DESCRIPTION	OWNER	FUTURE OWNER
OUTLOT A	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT B	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	C R DEVELOPMENT, INC
OUTLOT C	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	C R DEVELOPMENT, INC
OUTLOT D	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	C R DEVELOPMENT, INC
OUTLOT E	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	HIGH PLAINS ENVIRONMENTAL CENTER
OUTLOT F	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT G	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT H	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT I	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT J	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT K	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT L	PUBLIC PARK	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT M	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT N	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT O	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT P	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT Q	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT R	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT S	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT T	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT U	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT V	OPEN LANDS, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT W	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	TOWNHOUSE BUILDER
OUTLOT X	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	TOWNHOUSE BUILDER
OUTLOT Y	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	TOWNHOUSE BUILDER
OUTLOT Z	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
OUTLOT AA	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	TOWNHOUSE BUILDER
OUTLOT BB	OPEN LANDS, UTILITY, PEDESTRIAN, LANDSCAPE & DRAINAGE EASEMENT	C R DEVELOPMENT, INC	TOWNHOUSE BUILDER
TRACT A	FUTURE SCHOOL SITE AND PUBLIC PARK	THOMPSON SCHOOL DISTRICT	LAKES METROPOLITAN DISTRICT
TRACT B	FUTURE DEVELOPMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
TRACT C	FUTURE DEVELOPMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
TRACT D	FUTURE DEVELOPMENT	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
TRACT E	FUTURE DEVELOPMENT- HPEC, NON RESIDENTIAL	C R DEVELOPMENT, INC	LAKES METROPOLITAN DISTRICT
TRACT F	UTILITY & ACCESS EASEMENT (PRIVATE ALLEY)	C R DEVELOPMENT, INC	HOMEOWNERS ASSOCIATION
TRACT G	FUTURE DEVELOPMENT	C R DEVELOPMENT, INC, CENTERRA RESIDENTIAL LLC & C R II LLC	C R DEVELOPMENT, INC, CENTERRA RESIDENTIAL LLC & C R II LLC
TRACT H	UTILITY & ACCESS EASEMENT (PRIVATE DRIVE)	C R DEVELOPMENT, INC	HOMEOWNERS ASSOCIATION
TRACT I	FUTURE DEVELOPMENT	C R DEVELOPMENT, INC	C R DEVELOPMENT, INC
TRACT J	UTILITY & ACCESS EASEMENT (PRIVATE DRIVE)	C R DEVELOPMENT, INC	HOMEOWNERS ASSOCIATION
TRACT K	FUTURE DEVELOPMENT	C R DEVELOPMENT, INC	C R DEVELOPMENT, INC

EASEMENT NOTE:

Total area in square feet of easements dedicated to the public or the city by this plat. Total area in square feet 3,469,591 (acres 79.652). (Excluding easements dedicated exclusively to outside entities or agencies.)

Total area in square feet of easements dedicated to the public or the city that is being vacated by this plat. Total area in square feet 0.

OUTLOT & TRACT OWNERSHIP, MAINTENANCE AND EASEMENTS

Ownership of Tracts F, H, J, shall be deeded to the homeowner's association i) concurrently with the recordation of this plat or ii) at the time of establishment of the homeowner's association, whichever event occurs later in time.

Ownership of Outlots A, F, G, H, I, J, K, M, N, O, P, Q, R, S, T ,U, V, and Z will be deeded to the Lakes Metropolitan District when construction acceptance of the subdivision has been granted by the City of Loveland. Outlot E will be deeded to the High Plains Environmental Center when the tract is revegetated.

All drainage facilities within Outlots A, B, C, D, E, F, G, H, I, J, K, M, N, O, P, Q, R, S, T ,U, V, W, X, Y, Z, AA and BB shall be owned, operated and maintained by the homeowner's association.

The area within Outlots A, B, C, D, E, F, G, H, I, J, K, M, N, O, P, Q, R, S, T ,U, V, W, X ,Y, Z, AA, BB and Tracts F, H, J, are hereby dedicated as easements for the purposes identified on the plat.

The area within Outlot L are hereby dedicated as a public park, and shall be owned, operated and maintained by the Lakes Metropolitan District.

All Tracts have a blanket easement for landscaping, drainage and pedestrian access.

The temporary emergency access easement located on Outlot BB and dedicated by this plat shall be a minimum 20 feet in width, constructed of asphalt or concrete, and maintained by the Owner or homeowners association, as applicable, in good condition and repair and unobstructed at all times. This temporary access easement shall expire as of the date that the extension of the private drive is constructed through Tract K to Fern Lake Drive in accordance with plans and specifications approved by the Loveland Fire Rescue Authority and dedicated as an emergency access easement. Upon expiration, Owner, or the homeowners' association shall remove the asphalt or concrete and landscape the area in a manner similar to the immediately adjacent landscaped areas. After completion of such removal and landscaping and upon request, the City will execute and deliver such documentation as may be reasonably necessary to evidence the expiration of the temporary emergency access easement.

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:		DATE:
ADDRESS COMMENTS	EWL	11-13-13
REVISED PER COMMENTS	CSK	12-19-13
REVISED PER COMMENTS	CSK	1-8-2014
COGO CHECKED		EWL/CSK 1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

1

SHT 1 OF 11

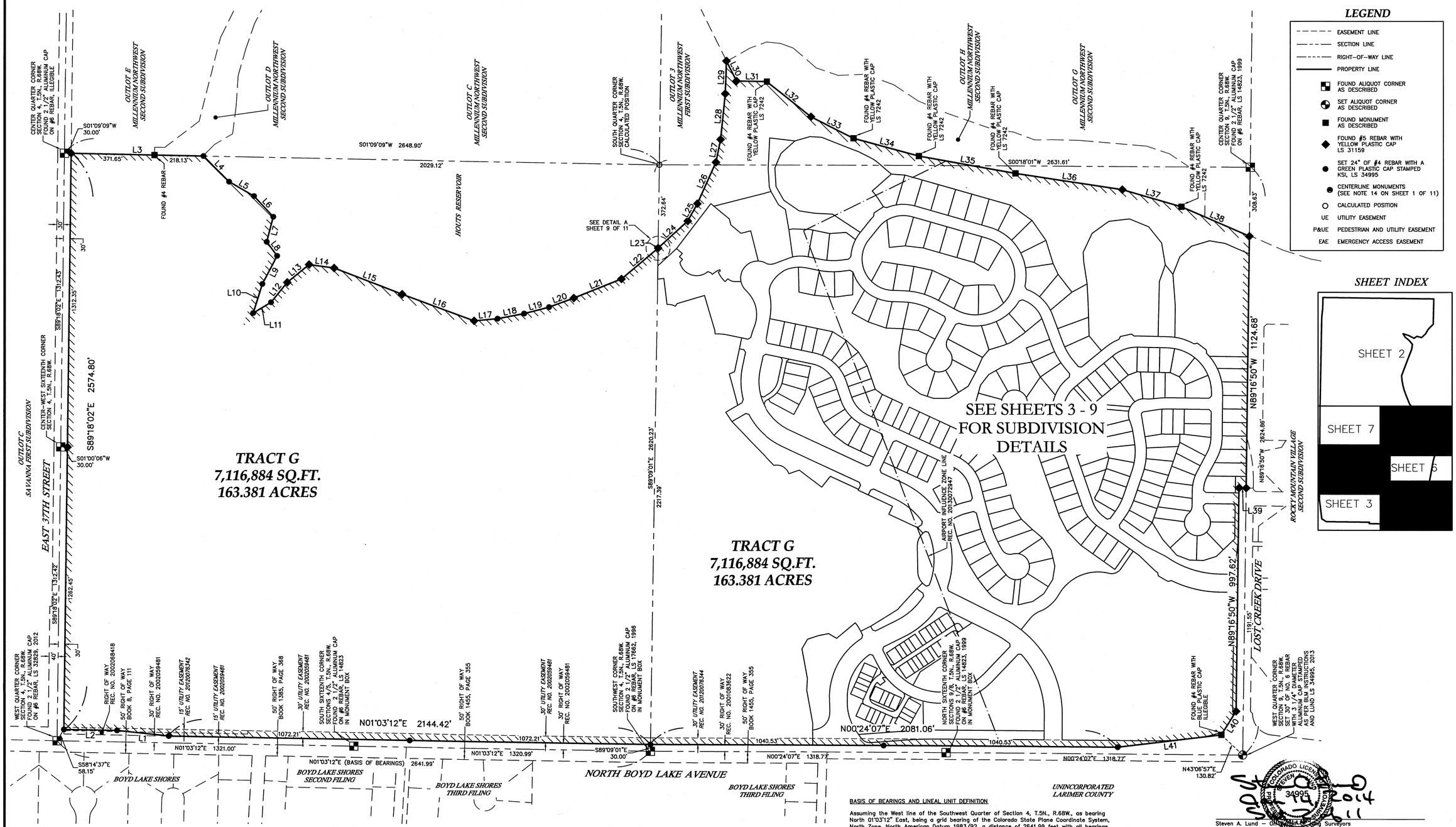
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Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 2 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 4, T.5N., R.68W., as bearing North 01°03'12" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2641.99 feet with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

Steven A. Lund – On behalf of King Surveyors
Colorado Registered Professional Land Surveyor #34995

1/10/2014

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: SAL

REVISIONS:

DATE:	COORD CHECKED
1/10/2014	EWL/CSK

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

2
SHT 2 OF 11

Attachment 4

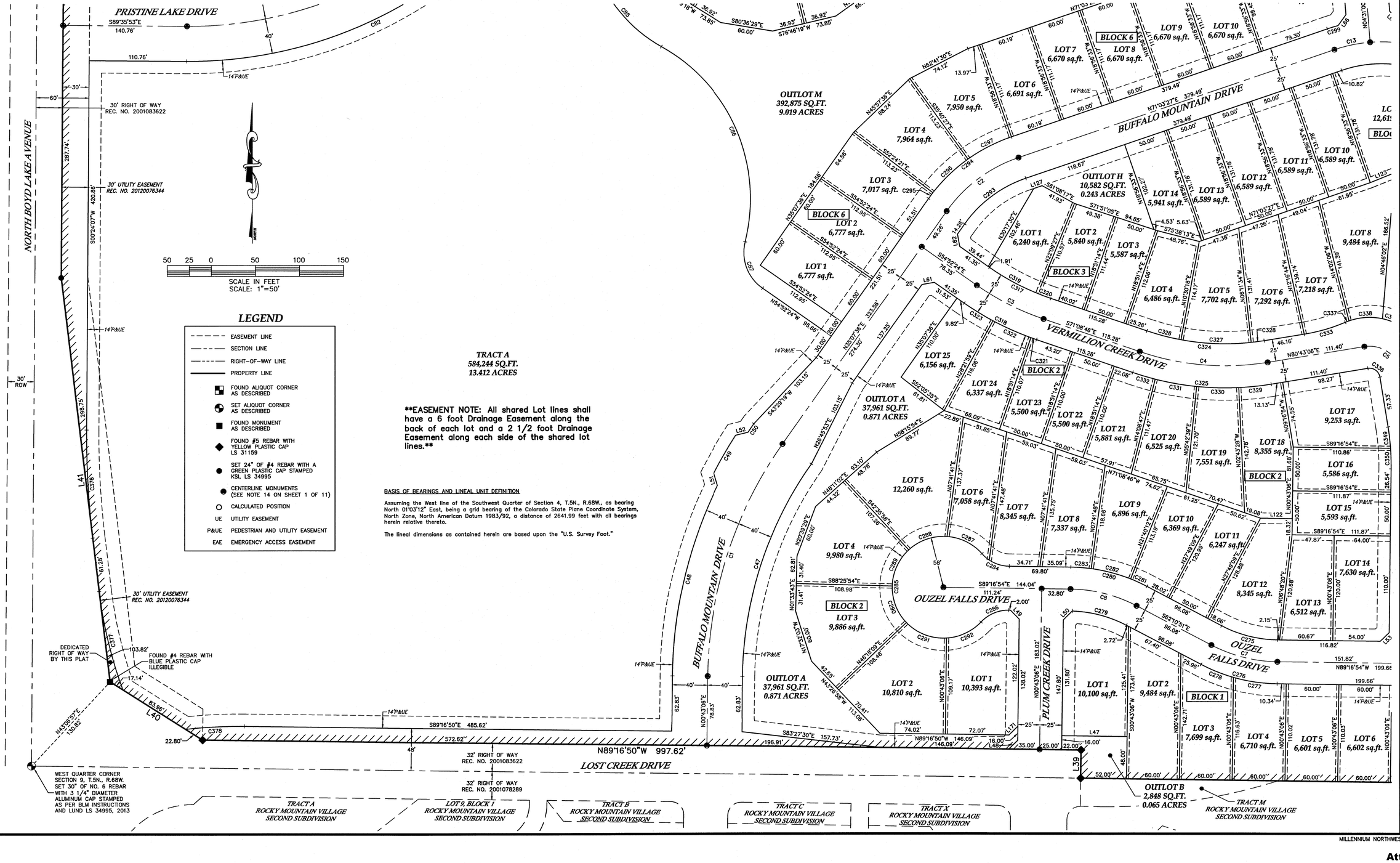
RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 3 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado

COLORADO LICENSED STEVEN A. KING 34995 PROFESSIONAL LAND SURVEYOR
12/31/2013
SHEET 11

Steven A. King, Registered Professional
Colorado Registered Professional
Land Surveyor #34995



DATE: 9/6/2013
FILE NAME: 2013001-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:	DATE:
CODO CHECKED	EW/CSK 1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

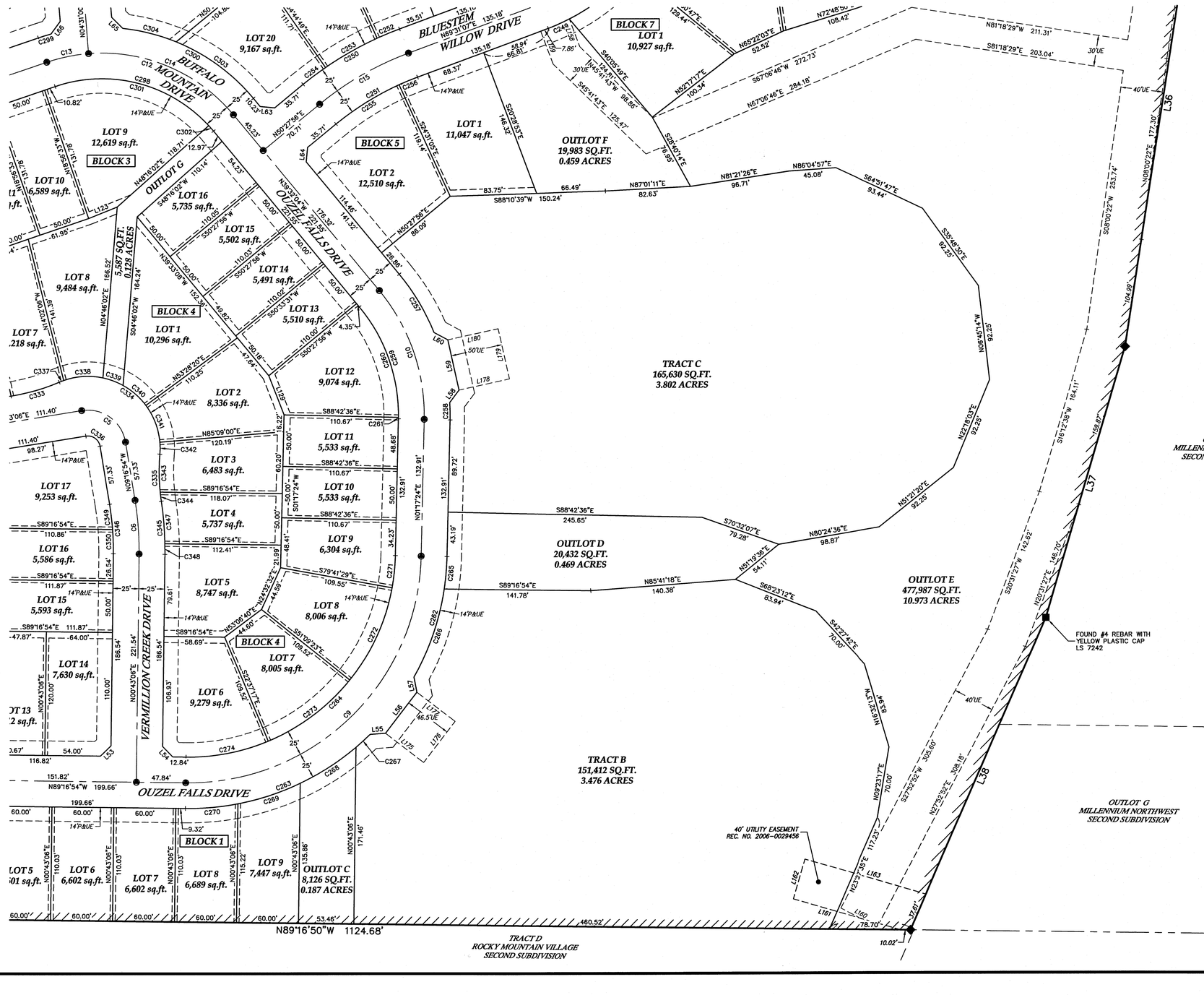
3
SHT 3 OF 11

Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 4 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado



LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 31159
- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
- CENTERLINE MONUMENTS (SEE NOTE 14 ON SHEET 1 OF 11)
- CALCULATED POSITION
- UE UTILITY EASEMENT
- P&UE PEDESTRIAN AND UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT

EASEMENT NOTE: All shared Lot lines shall have a 6 foot Drainage Easement along the back of each lot and a 2 1/2 foot Drainage Easement along each side of the shared lot lines.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 4, T.5N., R.68W., as bearing North 01°03'12" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2641.99 feet with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

COLORADO LICENSED STEVEN A. KING 34995 1/14/2014 PROFESSIONAL LAND SURVEYOR

Steven A. King On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE:	9/6/2013
FILE NAME:	2013001A-SUB
SCALE:	1"=50'
DRAWN BY:	CSK
CHECKED BY:	SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:	DATE:
COZO CHECKED	EM./CSK 1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

4

SHT 4 OF 11

Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 5 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

EASEMENT NOTE: All shared Lot lines shall have a 6 foot Drainage Easement along the back of each lot and a 2 1/2 foot Drainage Easement along each side of the shared lot lines.

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado

COLORADO LICENSED LAND SURVEYOR STEVEN A. LUNING 34995 1/14/2014

Steven A. Luning, PLS On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 31159
- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
- CENTERLINE MONUMENTS (SEE NOTE 14 ON SHEET 1 OF 11)
- CALCULATED POSITION
- UE UTILITY EASEMENT
- P&UE PEDESTRIAN AND UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT

TOWNHOUSE LOT DETAILS
SEE SHEET 9 OF 11

TOWNHOUSE LOT DETAILS
SEE SHEET 9 OF 11

TRACT G
7,116,884 SQ.FT.
163.381 ACRES

TRACT G
7,116,884 SQ.FT.
163.381 ACRES

OUTLOT H
11161 SQ.FT.
0.256 ACRES

OUTLOT T
14,392 SQ.FT.
0.330 ACRES

OUTLOT S
13,818 SQ.FT.
0.299 ACRES

OUTLOT P
24,913 SQ.FT.
0.572 ACRES

OUTLOT Z
32,352 SQ.FT.
0.743 ACRES

TRACT I
107,446 SQ.FT.
2.467 ACRES

TRACT K
66,570 SQ.FT.
1.528 ACRES

TRACT A
584,244 SQ.FT.
13.412 ACRES

OUTLOT M
392,875 SQ.FT.
9.019 ACRES

OUTLOT M
392,875 SQ.FT.
9.019 ACRES

AIRPORT INFLUENCE ZONE LINE
REC. NO. 20130072947

AIRPORT INFLUENCE ZONE LINE
REC. NO. 20130072947

30' UTILITY EASEMENT
REC. NO. 20120076344

30' RIGHT OF WAY
REC. NO. 2001083622

NORTH SIXTEENTH CORNER
SECTIONS 9/8, T.5N., R.68W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR, LS 14823, 1999
IN MONUMENT BOX

N00°24'07"E 2081.06'

NORTH BOYD LAKE AVENUE

FERN LAKE DRIVE

LONG PINE LAKE DRIVE

PRISTINE LAKE DRIVE

CUB LAKE DRIVE

SALTBRUSH DRIVE

INDIAN GRASS PLACE

BUFFALO MOUNTAIN COURT

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 4, T.5N., R.68W., as bearing North 01°03'12" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2641.89 feet with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

SCALE IN FEET
SCALE: 1"=50'

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

REVISIONS:	DATE:	
COCO CHECKED	1/10/2014	EW./CSK

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

SHT 5 OF 11

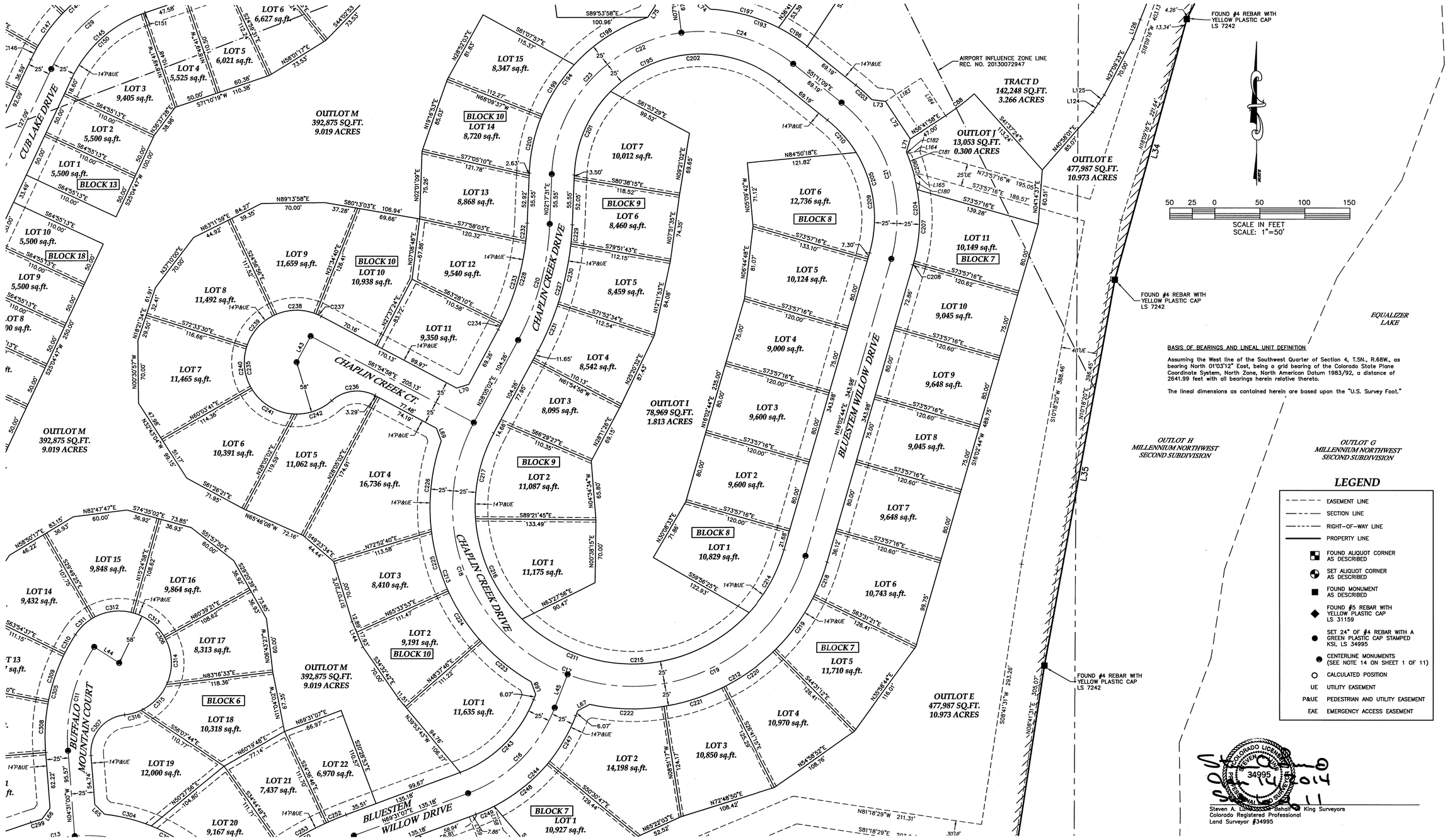
Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 6 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado

****EASEMENT NOTE: All shared Lot lines shall have a 6 foot Drainage Easement along the back of each lot and a 2 1/2 foot Drainage Easement along each side of the shared lot lines.****



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

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LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
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- FOUND MONUMENT AS DESCRIBED
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- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
- CENTERLINE MONUMENTS (SEE NOTE 14 ON SHEET 1 OF 11)
- CALCULATED POSITION
- UE UTILITY EASEMENT
- P&UE PEDESTRIAN AND UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT

COLORADO LICENSED STEVEN A. LINDSEY 34995 PROFESSIONAL LAND SURVEYOR
1/14/2014

Steven A. Lindsey - On Behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

REVISIONS:	DATE:	
CDGO CHECKED	EW/CSK	1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

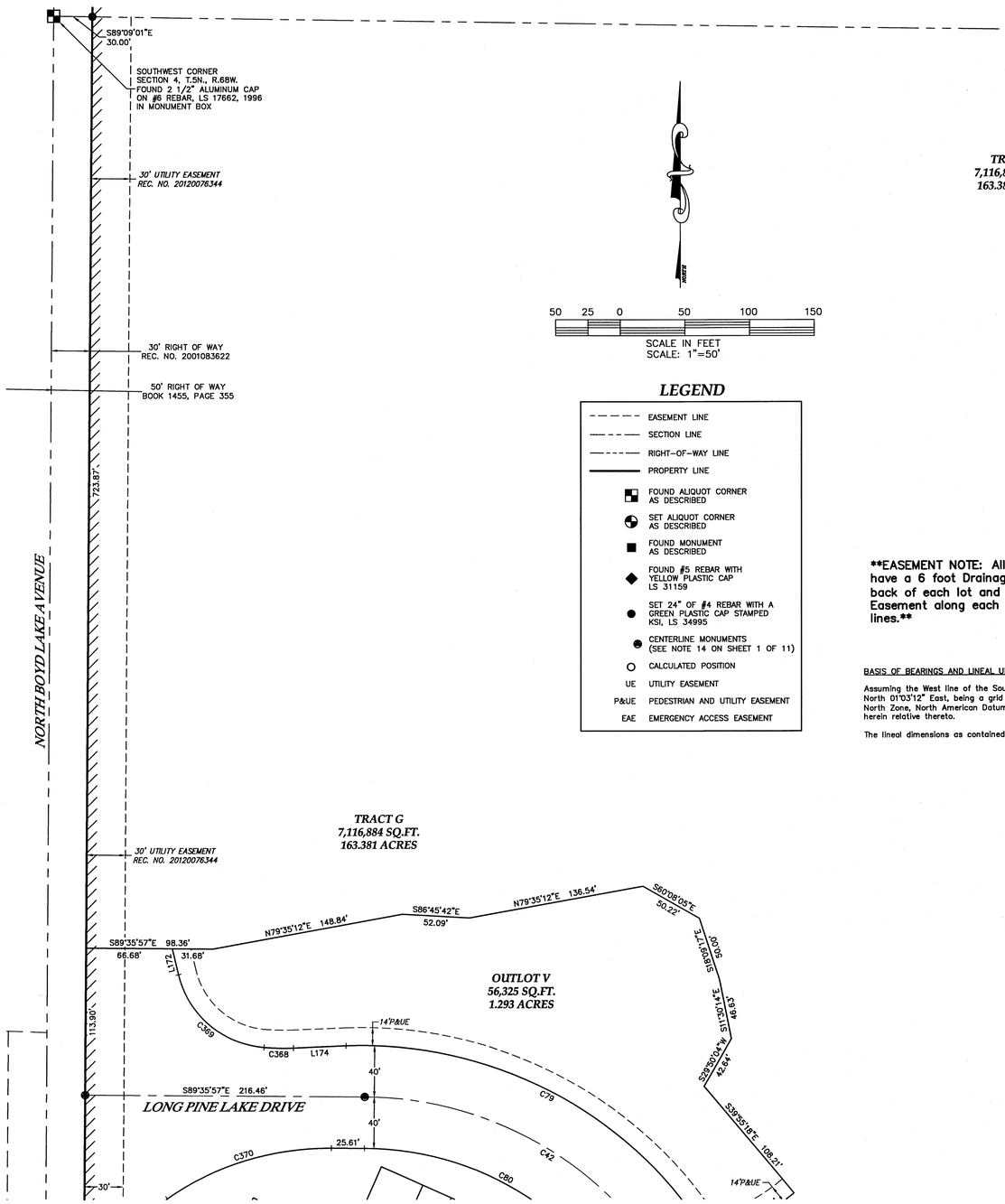
6
SHT 6 OF 11

Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 7 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado



****EASEMENT NOTE: All shared Lot lines shall have a 6 foot Drainage Easement along the back of each lot and a 2 1/2 foot Drainage Easement along each side of the shared lot lines.****

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COLORADO LICENSED STEVEN A. LARSON 34995 LAND SURVEYOR

1-14-2014

Steven A. Larson On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:	DATE:
COGO CHECKED	EWL/CSK 1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

7
SHT 7 OF 11

Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 8 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

COLORADO LICENSED
STEVEN A. LUSSIER
34995
PROFESSIONAL LAND SURVEYOR

1/14/2014
Sheet 8 of 11

Steven A. Lussier On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North,
Range 68 West Of The 6th P.M., City Of Loveland, County Of Larimer, State Of Colorado

S89°09'01"E 2620.23'
(SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4)

S89°09'01"E 138.84'
60.23' 78.61'

SOUTH QUARTER CORNER
SECTION 4, T.5N., R.68W.
CALCULATED POSITION

SEE DETAIL A
SHEET 9 OF 11

HOUTS RESERVOIR

EASEMENT NOTE: All shared Lot lines shall have a 6 foot Drainage Easement along the back of each lot and a 2 1/2 foot Drainage Easement along each side of the shared lot lines.

OUTLOT J
MILLENNIUM NORTHWEST
FIRST SUBDIVISION

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

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LEGEND

- EASEMENT LINE
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- FOUND MONUMENT AS DESCRIBED
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- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
- CENTERLINE MONUMENTS (SEE NOTE 14 ON SHEET 1 OF 11)
- CALCULATED POSITION
- UE UTILITY EASEMENT
- P&UE PEDESTRIAN AND UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT

TRACT G
7,116,884 SQ.FT.
163.381 ACRES

50 25 0 50 100 150
SCALE IN FEET
SCALE: 1"=50'

BLOCK 29
LOT 1
75,185 SQ.FT.
1.726 ACRES

OUTLOT L
80,550 SQ.FT.
1.849 ACRES

OUTLOT E
477,987 SQ.FT.
10.973 ACRES

OUTLOT Q
8,381 SQ.FT.
0.192 ACRES

PAWNEE DRIVE

LONG PINE LAKE DRIVE

CUBLAKE DRIVE

BLUESTEM WILLOW DRIVE

OUTLOT N
14,494 SQ.FT.
0.333 ACRES

TRACT F
4,144 SQ.FT.
0.095 ACRES

(PRIVATE DRIVE)

BLOCK 14
LOT 4 6,081 sq.ft.
LOT 3 6,455 sq.ft.
LOT 2 5,911 sq.ft.
LOT 1 5,500 sq.ft.

BLOCK 15
LOT 7 6,143 sq.ft.
LOT 6 5,601 sq.ft.
LOT 5 6 sq.ft.

BLOCK 13
LOT 13 7,161 sq.ft.
LOT 12 5,500 sq.ft.
LOT 11 5,500 sq.ft.
LOT 10 5,500 sq.ft.
LOT 9 6,439 sq.ft.
LOT 8 6,758 sq.ft.
LOT 7 6,627 sq.ft.
LOT 6 6,627 sq.ft.

OUTLOT M
392,875 SQ.FT.
9.019 ACRES

BLOCK 12
LOT 3 9,324 sq.ft.
LOT 2 8,731 sq.ft.
LOT 1 9,009 sq.ft.

BLOCK 11
LOT 3 10,739 sq.ft.
LOT 2 9,704 sq.ft.
LOT 1 12,765 sq.ft.

OUTLOT K
37,511 SQ.FT.
0.861 ACRES

TRACT E
62,203 SQ.FT.
1.428 ACRES

TRACT D
142,248 SQ.FT.
3.266 ACRES

OUTLOT H
MILLENNIUM NORTHWEST
SECOND SUBDIVISION

OUTLOT G
MILLENNIUM NORTHWEST
SECOND SUBDIVISION

EQUALIZER LAKE

AIRPORT INFLUENCE ZONE LINE
REC. NO. 20130072947

FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 7242

FOUND #4 REBAR WITH YELLOW PLASTIC CAP LS 7242

REVISIONS:	DATE:	
COGO CHECKED	EWL/CSK	1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

8
SHT 8 OF 11

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

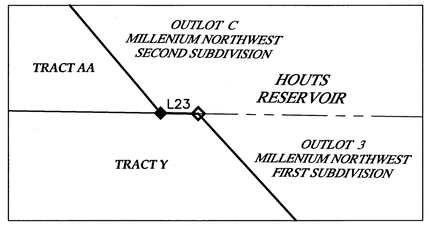
DATE: 9/6/2013
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SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

Attachment 4

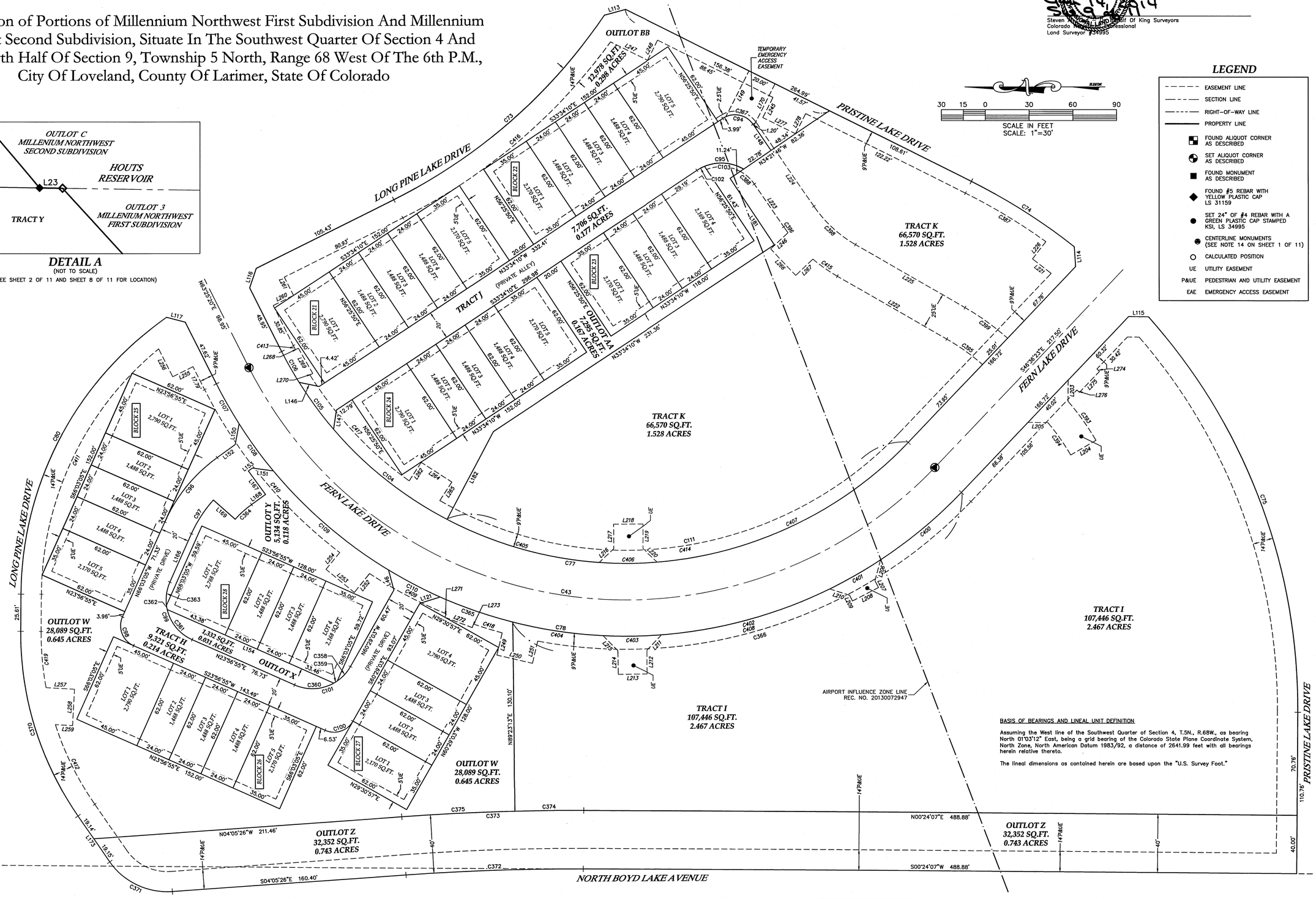
RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 9 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision, Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M., City Of Loveland, County Of Larimer, State Of Colorado



DETAIL A
(NOT TO SCALE)
(SEE SHEET 2 OF 11 AND SHEET 8 OF 11 FOR LOCATION)



LEGEND

- EASEMENT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 31159
- SET 24" OF #4 REBAR WITH A GREEN PLASTIC CAP STAMPED KSI, LS 34995
- CENTERLINE MONUMENTS (SEE NOTE 14 ON SHEET 1 OF 11)
- CALCULATED POSITION
- UE UTILITY EASEMENT
- P&UE PEDESTRIAN AND UTILITY EASEMENT
- EAE EMERGENCY ACCESS EASEMENT

COLORADO LICENSED SEVEN KING 34995 LAND SURVEYOR
1/14/2014

Steven A. King, PLS On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 4, T.5N., R.68W., as bearing North 01°03'12" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2641.99 feet with all bearings herein relative thereto.

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DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:	DATE:
COOD CHECKED	EW/CSK 1/10/2014

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

9
SHT 9 OF 11

Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 10 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°00'20"E	231.68'
L2	N01°03'12"E	236.96'
L3	S01°09'09"W	589.78'
L4	S45°10'31"W	161.73'
L5	S30°24'20"W	128.48'
L6	S47°11'40"W	125.92'
L7	N75°25'13"W	115.32'
L8	S53°35'04"W	77.92'
L9	N62°25'12"W	141.58'
L10	N72°35'12"W	136.15'
L11	S31°10'56"E	92.81'
L12	S50°57'32"E	114.34'
L13	S39°22'40"E	125.43'
L14	S07°51'28"W	112.46'
L15	S21°08'17"W	324.76'
L16	S20°19'21"W	341.57'
L17	S05°02'35"E	105.24'
L18	S10°48'10"E	119.97'
L19	S14°38'21"E	114.71'
L20	S20°07'00"E	117.16'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S21°45'31"E	228.08'
L22	S40°03'07"E	213.41'
L23	S89°09'01"E	0.21'
L24	S42°19'00"E	179.00'
L25	S60°53'52"E	88.16'
L26	S66°04'34"E	202.99'
L27	S78°20'58"E	103.80'
L28	S84°15'18"E	204.89'
L29	S87°36'53"E	146.72'
L30	S63°55'34"W	100.09'
L31	S01°15'50"W	136.00'
L32	S38°33'50"W	253.00'
L33	S26°54'50"W	213.00'
L34	S15°21'50"W	301.00'
L35	S10°17'13"W	436.72'
L36	S08°40'38"W	480.00'
L37	S16°12'38"W	274.00'
L38	S23°26'38"W	330.07'
L39	N00°43'10"E	32.00'
L40	N57°50'52"W	123.90'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N06°52'25"W	463.85'
L42	S41°06'54"E	33.00'
L43	N28°05'02"E	33.00'
L44	S57°02'12"E	33.00'
L45	N21°12'21"E	39.68'
L46	N74°58'14"E	14.25'
L47	N89°16'50"W	74.00'
L48	N45°43'08"E	14.14'
L49	S44°16'54"E	14.14'
L50	N45°08'39"E	14.28'
L51	N16°48'35"W	14.57'
L52	N76°33'42"E	14.57'
L53	S45°43'06"W	14.14'
L54	N44°16'54"W	14.14'
L55	N85°51'10"E	14.97'
L56	N37°24'37"E	50.00'
L57	N11°01'56"W	14.97'
L58	N36°26'53"E	15.10'
L59	N12°33'25"W	50.00'
L60	N61°33'43"W	15.10'

LINE TABLE		
LINE	BEARING	LENGTH
L61	N80°07'36"E	14.14'
L62	N09°52'24"W	14.14'
L63	N84°32'04"W	14.14'
L64	N05°27'56"E	14.14'
L65	N44°58'56"W	15.22'
L66	S35°56'56"W	15.22'
L67	N62°22'46"E	15.05'
L68	S19°58'04"E	15.05'
L69	S20°44'33"E	15.05'
L70	S73°05'02"W	14.14'
L71	N16°14'02"E	15.22'
L72	N33°18'02"W	50.00'
L73	N82°50'06"W	15.22'
L74	N47°44'23"W	15.22'
L75	S33°11'29"W	15.22'
L76	N06°53'48"W	27.94'
L77	N58°24'57"W	14.00'
L78	N86°28'39"E	14.00'
L79	N32°08'25"W	14.38'
L80	S56°52'56"W	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L81	S23°09'04"E	25.42'
L82	N67°37'35"W	15.78'
L83	S16°56'40"W	13.72'
L84	N56°52'56"E	14.14'
L85	S33°07'04"E	14.14'
L86	N21°39'20"E	12.48'
L87	S71°57'25"E	14.81'
L88	S56°52'56"W	14.14'
L89	S33°07'04"E	14.14'
L90	N29°43'29"W	26.12'
L91	S29°43'29"E	29.34'
L92	N78°07'04"W	94.46'
L93	S78°07'04"E	94.46'
L94	N56°24'36"E	50.00'
L95	S70°04'47"W	14.14'
L96	S19°55'13"E	14.14'
L97	N70°04'47"E	14.14'
L98	N19°55'13"W	14.14'
L99	S70°04'47"W	14.14'
L100	S19°55'13"E	14.14'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S64°55'13"E	39.87'
L102	S30°30'35"W	14.14'
L103	N59°29'25"W	14.14'
L104	N13°59'28"E	14.69'
L105	S71°28'58"E	14.69'
L106	S17°48'06"W	13.59'
L107	N76°20'07"W	13.62'
L108	N47°38'46"E	34.00'
L109	N19°57'06"W	13.59'
L110	S74°11'06"W	13.62'
L111	S43°26'14"E	34.00'
L112	S68°11'47"W	14.96'
L113	S15°00'27"E	14.96'
L114	S86°16'14"W	13.61'
L115	S00°31'01"W	13.61'
L116	S71°34'40"E	14.14'
L117	S14°45'33"W	13.21'
L118	N74°18'31"W	14.80'
L119	N18°25'20"E	14.14'
L120	S26°34'40"E	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L121	S17°10'51"E	14.53'
L122	S89°16'54"E	36.09'
L123	N68°04'15"E	29.83'
L124	N34°03'42"E	11.54'
L125	N34°03'42"E	11.54'
L126	N20°15'04"E	23.08'
L127	N71°03'27"E	10.03'
L128	S11°09'50"E	18.29'
L129	S21°00'47"E	40.99'
L130	N26°05'23"E	25.48'
L131	N30°31'52"E	14.46'
L132	N60°16'31"E	14.00'
L133	N75°49'44"E	27.00'
L134	N40°00'00"E	33.42'
L135	S50°00'00"E	19.49'
L136	N40°00'00"E	17.98'
L137	S50°00'00"E	18.53'
L138	N23°26'08"E	15.57'
L139	N47°30'37"E	8.00'
L140	N68°23'26"E	6.83'

LINE TABLE		
LINE	BEARING	LENGTH
L141	S23°30'13"E	10.32'
L142	N46°13'33"W	17.02'
L143	N01°46'48"W	24.58'
L144	N22°45'57"W	30.82'
L145	N73°13'34"W	19.62'
L146	N11°44'36"E	14.07'
L147	S81°30'10"E	13.40'
L148	S55°38'14"W	21.91'
L149	N63°24'20"W	35.32'
L150	N79°35'52"W	14.47'
L151	S07°40'24"W	14.47'
L152	N35°57'44"W	15.26'
L153	S35°57'44"E	3.42'
L154	N23°56'55"E	124.83'
L155	N20°17'29"W	74.76'
L156	S46°10'43"W	14.82'
L157	N68°45'57"E	21.28'
L158	N20°35'29"W	28.70'
L159	S20°35'29"E	34.13'
L160	S62°07'08"E	40.00'

LINE TABLE		
LINE	BEARING	LENGTH
L161	N73°43'26"W	107.76'
L162	N16°16'34"E	40.00'
L163	S73°43'26"E	122.10'
L164	N78°37'28"E	15.52'
L165	N78°37'28"E	6.36'
L166	S66°03'05"E	36.33'
L167	N54°02'16"E	20.00'
L168	S35°57'44"E	11.84'
L169	N41°37'16"E	20.00'
L170	S63°24'20"E	32.21'
L171	N45°43'08"E	14.14'
L172	N13°41'15"W	20.70'
L173	N55°15'11"E	38.29'
L174	S87°43'35"W	40.71'
L175	S52°35'23"E	46.50'
L176	N37°24'37"E	50.00'
L177	N52°35'23"W	46.50'
L178	N77°26'35"E	50.00'
L179	N12°33'25"W	50.00'
L180	S77°26'35"W	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L181	S56°25'50"W	54.83'
L182	N62°09'49"W	68.37'
L183	S56°41'58"W	47.00'
L184	N33°18'02"W	50.00'
L185	S17°08'02"E	160.11'
L186	S81°28'39"E	152.79'
L187	N81°28'39"W	185.36'
L188	N77°31'37"E	247.04'
L189	S36°57'08"E	20.76'
L190	S53°02'52"W	40.00'
L191	N36°57'08"W	38.85'
L192	N45°39'50"E	50.00'
L193	S64°55'13"E	75.80'
L194	N64°55'13"W	75.80'
L195	S25°04'47"W	50.00'
L196	S56°57'51"E	103.01'
L197	S01°46'31"W	33.56'
L198	S14°40'28"E	66.59'
L199	N75°49'44"E	84.16'
L200	S75°49'44"W	78.07'

LINE TABLE		
LINE	BEARING	LENGTH
L201	S56°57'51"E	75.36'
L202	N01°46'31"E	25.51'
L203	N89°36'09"W	14.63'
L204	N30°10'22"W	20.00'
L205	N00°39'23"E	13.57'
L206	N74°54'41"W	14.77'
L207	S62°42'21"W	5.26'
L208	N27°17'39"W	20.00'
L209	N62°42'21"E	4.38'
L210	N17°49'08"E	14.17'
L211	N46°58'39"W	14.47'
L212	S89°23'13"W	16.28'
L213	N00°36'47"W	20.00'
L214	N89°23'13"E	16.28'
L215	N45°45'04"E	14.47'
L216	S43°30'29"E	13.74'
L217	N89°52'12"E	16.90'
L218	S00°07'48"E	20.00'
L219	S89°52'12"W	16.90'
L220	S43°14'54"W	13.74'

LINE TABLE		
LINE	BEARING	LENGTH
L221	N37°43'13"E	16.17'
L222	S29°59'16"W	86.45'
L223	S55°38'14"W	35.69'
L224	N55°38'14"E	48.30'
L225	N29°59'16"E	86.45'
L226	S52°16'47"E	14.94'
L227	N71°49'44"E	49.43'
L228	N25°16'31"E	33.33'
L229	S25°16'31"W	49.28'
L230	S71°49'44"W	40.09'
L231	N56°57'51"W	39.04'
L232	N30°49'44"E	21.32'
L233	N59°10'16"W	25.00'
L234	S30°49'44"W	20.36'
L235	N57°50'40"W	109.20'
L236	N07°43'29"W	15.79'
L237	N82°16'31"E	25.00'
L238	S07°43'29"E	15.68'
L239	S52°56'34"E	14.15'
L240	N37°15'15"E	24.95'

LINE TABLE		
LINE	BEARING	LENGTH
L241	N52°44'45"W	16.29'
L242	N50°55'27"E	20.04'
L243	S39°04'33"E	25.00'
L244	S50°55'27"W	22.24'
L245	N63°24'20"W	15.50'
L246	S43°15'34"E	16.20'
L247	S26°35'40"W	28.53'
L248	S63°24'20"E	15.50'
L249	N76°49'20"W	15.74'
L250	S13°10'40"W	25.00'
L251	N76°49'20"W	15.74'
L252	N50°49'33"W	16.59'
L253	N39°10'27"E	25.00'
L254	S50°49'33"E	14.89'
L255	N26°34'40"W	15.50'
L256	N63°25'20"E	21.54'
L257	S03°06'12"W	19.55'
L258	N86°53'48"W	25.00'
L259	N03°06'12"E	11.83'
L260	S26°34'40"E	15.50'

LINE TABLE		
LINE	BEARING	LENGTH
L261	N63°25'20"E	14.10'
L262	N57°02'09"W	15.19'
L264	N32°57'51"E	25.00'
L265	N57°02'09"W	15.19'
L266	N46°44'26"E	25.00'
L267	N43°15'34"W	16.20'
L268	N29°31'51"W	2.22'
L269	N60°28'09"E	20.00'
L270	S29°31'51"E	2.22'
L271	N70°03'29"W	2.57'
L272	S20°47'13"W	19.96'
L273	S69°12'47"E	2.57'
L274	S43°23'37"W	2.42'
L275	N46°36'23"W	20.00'
L276	N43°23'37"E	2.42'
L277	S26°35'40"W	25.00'
L278	S63°24'20"E	15.50'
L280	N75°49'44"E	3.68'
L281	N71°49'44"E	4.26'
L282	S56°57'51"E	24.61'

LINE TABLE		
LINE	BEARING	LENGTH
L283	N14°40'28"W	114.39'
L284	N18°17'59"W	105.00'

NOTE: RIGHT OF WAY INTERSECTION CORNERS TYPICALLY ARE 10'X10' CHAMFERS, WITH THE EXCEPTION BEING INTERSECTIONS WITH CURVES OR NON-PERPENDICULAR BEARINGS

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 4, T.5N., R.68W., as bearing North 01°03'12" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2641.99 feet with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

COLORADO LICENSED LAND SURVEYOR STEVEN A. LOWE PLS 34995 1/10/14

Steven A. Lowe, PLS on behalf of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	282.25'	470.00'	34°24'30"	278.03'	S17°55'21"W
C2	103.47'	165.00'	35°55'51"	101.79'	S53°05'32"W
C3	85.20'	300.00'	16°16'22"	84.92'	S63°00'35"E
C4	147.32'	300.00'	28°08'08"	145.84'	S85°12'50"E
C5	58.12'	37.00'	90°00'00"	52.33'	N54°16'54"W
C6	52.36'	300.00'	10°00'00"	52.29'	N04°16'54"W
C7	78.04'	165.00'	27°06'03"	77.32'	S75°43'53"E
C8	78.04'	165.00'	27°06'03"	77.32'	N75°43'53"W
C9	351.18'	225.00'	89°25'42"	316.61'	N46°00'15"E
C10	135.38'	190.00'	40°49'27"	132.53'	N19°07'20"W
C11	121.02'	185.00'	37°28'48"	118.87'	S14°13'24"W
C12	199.88'	165.00'	69°24'29"	187.88'	N74°14'18"W
C13	41.54'	165.00'	14°25'33"	41.43'	S78°16'14"W
C14	158.34'	165.00'	54°58'56"	152.33'	N67°01'32"W
C15	99.76'	300.00'	19°03'11"	99.30'	S59°59'32"W
C16	139.13'	165.00'	48°18'46"	135.05'	N45°21'44"E
C17	670.34'	200.00'	192°02'19"	397.79'	S67°56'07"E
C18	338.17'	200.00'	96°52'41"	299.30'	S20°21'18"E
C19	332.17'	200.00'	95°09'37"	295.29'	N63°37'33"E
C20	135.05'	300.00'	25°47'32"	133.91'	N15°11'17"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	193.61'	165.00'	67°13'53"	182.69'	N17°34'12"W
C22	364.36'	165.00'	126°31'20"	294.71'	S65°33'11"W
C23	231.63'	165.00'	80°26'02"	213.08'	S42°30'32"W
C24	132.72'	165.00'	46°05'18"	129.18'	N74°13'48"W
C25	100.00'	300.00'	19°05'55"	99.54'	S02°16'30"W
C26	138.41'	200.00'	39°39'03"	135.66'	N08°00'04"W
C27	237.74'	500.00'	27°14'35"	235.51'	N88°15'39"E
C28	170.74'	165.00'	59°17'23"	163.23'	N41°31'37"E
C29	132.74'	165.00'	46°05'32"	129.19'	S48°07'33"W
C30	375.33'	280.00'	76°48'09"	347.85'	S63°28'52"W
C31	220.87'	280.00'	45°11'44"	215.19'	S47°40'39"W
C32	154.46'	280.00'	31°36'25"	152.51'	S86°04'44"W
C33	16.87'	250.00'	3°51'55"	16.86'	N31°39'26"W
C34	145.23'	165.00'	50°25'48"	140.59'	N50°17'41"E
C35	255.58'	550.00'	26°37'29"	253.29'	S62°11'50"W
C36	55.98'	225.00'	14°15'20"	55.84'	N21°37'05"W
C37	214.66'	340.00'	36°10'28"	211.12'	N43°10'01"E
C38	21.38'	90.00'	13°36'29"	21.33'	N35°32'59"W
C39	328.40'	340.00'	55°20'25"	315.78'	N88°55'27"E
C40	218.54'	340.00'	36°49'40"	214.80'	S44°59'30"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	31.37'	90.00'	19°58'06"	31.21'	S36°34'43"W
C42	302.48'	275.00'	63°01'17"	287.46'	N58°05'19"W
C43	556.90'	290.00'	110°01'42"	475.19'	S08°24'28"W
C44	495.57'	445.00'	63°48'27"	470.36'	N58°29'53"E
C45	130.47'	445.00'	16°47'56"	130.01'	N34°59'38"E
C46	365.10'	445.00'	47°00'30"	354.95'	N66°53'52"E
C47	258.23'	430.00'	34°24'30"	254.37'	N17°55'21"E
C48	224.53'	510.00'	25°13'28"	222.72'	S13°19'50"W
C49	50.00'	520.00'	5°30'32"	49.98'	S29°52'34"W
C50	11.73'	510.00'	1°19'03"	11.73'	S34°28'05"W
C51	38.95'	58.00'	38°28'51"	38.23'	N12°20'37"E
C52	51.08'	190.00'	15°24'17"	50.93'	N04°10'47"E
C53	18.55'	275.00'	3°51'55"	18.55'	N31°39'26"W
C54	15.18'	225.00'	3°51'55"	15.18'	N31°39'26"W
C55	84.49'	58.00'	83°27'57"	77.22'	N29°02'59"E
C56	148.09'	320.00'	26°30'55"	146.77'	S88°37'28"W
C57	210.21'	320.00'	37°38'18"	206.45'	S43°53'56"W
C58	27.97'	499.00'	3°12'41"	27.96'	N32°34'09"E
C59	321.71'	240.00'	76°48'09"	298.16'	S63°28'52"W
C60	159.89'	300.00'	30°32'15"	158.01'	N40°20'55"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C61	76.64'	75.50'	58°09'41"	73.39'	N60°55'10"W
C62	240.75'	300.00'	45°58'47"	234.34'	N88°55'27"E
C63	78.06'	75.50'	59°14'15"	74.63'	S59°18'51"W
C64	21.65'	109.50'	11°19'38"	21.61'	N36°41'25"W
C65	204.90'	380.00'	30°53'40"	202.43'	N40°31'37"E
C66	281.94'	380.00'	42°30'36"	275.52'	N87°47'21"E
C67	13.86'	75.50'	10°30'54"	13.84'	N37°05'47"W
C68	62.78'	75.50'	47°38'46"	60.99'	N66°10'37"W
C69	33.79'	109.50'	17°40'55"	33.66'	S37°43'18"W
C70	22.23'	75.50'	16°52'03"	22.15'	S38°07'45"W
C71	55.83'	75.50'	42°22'13"	54.57'	S67°44'52"W
C72	163.32'	300.00'	31°11'27"	161.31'	S42°10'24"E
C73	194.18'	380.00'	29°16'39"	192.07'	S41°13'00"E
C74	83.73'	405.00'	11°50'43"	83.58'	N32°31'01"E
C75	297.27'	405.00'	42°03'17"	290.64'	N69°22'28"E
C76	540.12'	485.00'	63°48'27"	512.64'	N58°29'53"E
C77	508.90'	265.00'	110°01'43"	434.23'	S08°24'28"W
C78	604.91'	315.00'	110°01'42"	516.16'	S08°24'28"W
C79	326.16'	315.00'	59°19'29"	311.78'	N62°36'41"W
C80	223.44'	235.00'	54°28'34"	215.11'	N62°21'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C81	39.59'	170.00'	13°20'37"	39.50'	N56°45'01"E
C82	439.29'	485.00'	51°53'43"	424.42'	N64°27'15"E
C83	100.83'	485.00'	11°54'44"	100.65'	N32°33'02"E
C84	51.77'	100.00'	29°39'36"	51.19'	N36°39'48"W
C85	115.19'	170.66'	38°40'22"	113.01'	S41°10'11"E
C86	260.33'	200.00'	74°34'43"	242.34'	N23°13'00"W
C87	60.17'	50.00'	68°56'45"	56.60'	S20°24'01"E
C88	39.95'	275.00'	8°19'22"	39.91'	N52°32'17"E
C89	156.86'	77.18'	116°26'36"	131.23'	S18°05'43"W
C90	39.32'	110.13'	20°27'22"	39.11'	N31°53'56"W
C91	53.35'	132.00'	23°09'23"	52.99'	S55°08'07"W
C92	1.54'	1.00'	88°13'40"	1.39'	N02°06'43"W
C93	36.30'	47.50'	43°46'54"	35.42'	S20°06'39"W
C94	23.35'	15.00'	89°12'24"	21.07'	N11°02'02"E
C95	33.69'	30.00'	64°20'51"	31.95'	N01°23'45"W
C96	57.77'	110.00'	30°05'20"	57.11'	N51°00'24"W
C97	27.76'	90.00'	17°40'21"	27.65'	N57°12'54"W
C98	23.56'	15.00'	90°00'00"	21.21'	S68°56'55"W
C99	47.12'	30.00'	90°00'00"	42.43'	S68°56'55"W
C100	22.10'	15.00'	84°25'59"	20.16'	S18°16'04"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C101	44.21'	30.00'	84°25'59"	40.32'	S18°16'04"E
C102	5.84'	30.00'	11°09'36"	5.83'	N27°59'22"W
C103	27.85'	30.00'	53°11'15"	26.86'	N04°11'03"E
C104	100.12'	265.00'	21°38'47"	99.52'	S38°39'35"W
C105	40.03'	265.00'	8°39'15"	39.99'	S53°48'36"W
C106	24.44'	265.00'	5°17'06"	24.44'	S60°46'47"W
C107	31.59'	315.00'	5°44'46"	31.58'	S60°32'57"W
C108	40.00'	315.00'	7°16'35"	39.98'	S54°02'16"W
C109	104.82'	315.00'	19°03'55"	104.33'	S40°52'01"W
C110	40.01'	315.00'	7°16'42"	39.99'	S27°41'44"W
C111	344.31'	265.00'	74°26'34"	320.60'	S09°23'06"E
C112	49.76'	200.00'	14°15'20"	49.63'	N21°37'05"W
C113	62.20'	250.00'	14°15'20"	62.04'	N21°37'05"W
C114	30.74'	250.00'	7°02'43"	30.72'	N25°13'24"W
C115	31.46'	250.00'	7°12'37"	31.44'	N18°05'44"W
C116	267.20'	575.00'	26°37'29"	264.80'	S62°11'50"W
C117	247.82'	58.00'	244°48'56"	97.93'	S73°31'22"E
C118	55.43'	42.00'	75°36'52"	51.49'	S21°52'35"W
C119	145.01'	525.00'	15°49'34"	144.55'	S67°35'48"W
C120	30.33'	575.00'	3°01'19"	30.32'	S73°59'55"W

REVISIONS:	DATE:
C000 CHECKED	1/10/2014
EWL/CSK	

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

10

SHT 10 OF 11

Attachment 4

RECEPTION#: 20140002625, 01/15/2014 at 03:17:20 PM, 11 OF 11, Angela Myers,
Clerk & Recorder, Larimer County, CO

MILLENNIUM NORTHWEST FOURTH SUBDIVISION

A Subdivision of Portions of Millennium Northwest First Subdivision And Millennium Northwest Second Subdivision,
Situate In The Southwest Quarter Of Section 4 And In The North Half Of Section 9, Township 5 North, Range 68 West Of The 6th P.M.,
City Of Loveland, County Of Larimer, State Of Colorado

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C121	58.52'	575.00'	5°49'54"	58.50'	S69°34'19"W
C122	58.52'	575.00'	5°49'54"	58.50'	S63°44'26"W
C123	58.52'	575.00'	5°49'54"	58.50'	S57°54'32"W
C124	58.27'	575.00'	5°48'22"	58.24'	S52°05'24"W
C125	3.04'	575.00'	0°18'09"	3.04'	S49°02'09"W
C126	43.46'	58.00'	42°56'07"	42.45'	S27°25'02"W
C127	25.85'	58.00'	25°32'00"	25.63'	S06°49'01"E
C128	38.88'	58.00'	38°24'17"	38.15'	S38°47'09"E
C129	45.79'	58.00'	45°14'19"	44.61'	S80°36'28"E
C130	67.70'	58.00'	66°52'40"	63.92'	N43°19'59"E
C131	26.14'	58.00'	25°49'29"	25.92'	N03°01'06"W
C132	39.60'	525.00'	4°19'17"	39.59'	S61°50'40"W
C133	60.13'	525.00'	6°33'45"	60.10'	S67°17'10"W
C134	45.28'	525.00'	4°56'32"	45.27'	S73°02'19"W
C135	123.22'	140.00'	50°25'48"	119.28'	N50°17'41"E
C136	167.23'	190.00'	50°25'48"	161.89'	N50°17'41"E
C137	110.49'	140.00'	45°13'12"	107.65'	N52°53'59"E
C138	12.73'	140.00'	5°12'36"	12.73'	N27°41'05"E
C139	15.18'	190.00'	4°34'44"	15.18'	N73°13'12"E
C140	46.34'	190.00'	13°58'24"	46.22'	N63°56'37"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C141	46.34'	190.00'	13°58'24"	46.22'	N49°58'13"E
C142	46.34'	190.00'	13°58'24"	46.22'	N35°59'49"E
C143	13.03'	190.00'	3°55'49"	13.03'	N27°02'42"E
C144	152.85'	190.00'	46°05'32"	148.76'	S48°07'33"W
C145	112.62'	140.00'	46°05'32"	109.61'	S48°07'33"W
C146	14.95'	190.00'	4°30'27"	14.94'	S27°20'01"W
C147	48.09'	190.00'	14°30'10"	47.96'	S36°50'19"W
C148	46.34'	190.00'	13°58'24"	46.22'	S51°04'36"W
C149	43.47'	190.00'	13°06'31"	43.37'	S64°37'04"W
C150	110.21'	140.00'	45°06'09"	107.38'	S47°37'52"W
C151	2.42'	140.00'	0°59'23"	2.42'	S70°40'38"W
C152	144.87'	140.00'	59°17'23"	138.49'	N41°31'37"E
C153	196.61'	190.00'	59°17'23"	187.96'	N41°31'37"E
C154	37.21'	140.00'	15°13'41"	37.10'	N63°33'28"E
C155	107.66'	140.00'	44°03'42"	105.03'	N33°54'47"E
C156	20.44'	190.00'	6°09'50"	20.43'	N68°05'24"E
C157	46.34'	190.00'	13°58'24"	46.22'	N58°01'17"E
C158	46.34'	190.00'	13°58'24"	46.22'	N44°02'53"E
C159	46.34'	190.00'	13°58'24"	46.22'	N30°04'28"E
C160	37.16'	190.00'	11°12'21"	37.10'	N17°29'06"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C161	76.44'	90.50'	48°23'35"	74.19'	S53°55'16"E
C162	93.33'	110.50'	48°23'35"	90.58'	S53°55'16"E
C163	37.29'	110.50'	19°20'03"	37.11'	S39°23'30"E
C164	47.20'	110.50'	24°28'34"	46.85'	S61°17'49"E
C165	8.84'	110.50'	4°34'58"	8.84'	S75°49'35"E
C166	31.27'	225.00'	7°57'43"	31.24'	N07°50'36"E
C167	36.72'	158.00'	13°18'53"	36.63'	N02°47'42"W
C168	20.17'	106.60'	10°50'21"	20.14'	N14°52'18"W
C169	6.98'	225.00'	1°46'43"	6.98'	N10°56'06"E
C170	24.28'	225.00'	6°11'00"	24.27'	N06°57'15"E
C171	8.74'	106.60'	4°41'57"	8.74'	N11°48'07"W
C172	11.42'	106.60'	6°08'24"	11.42'	N17°13'17"W
C173	42.11'	50.00'	48°15'14"	40.88'	S03°50'08"W
C174	214.60'	76.00'	161°47'03"	150.08'	N52°55'46"W
C175	34.61'	76.00'	26°05'36"	34.31'	N14°54'58"E
C176	136.78'	76.00'	103°06'57"	119.05'	N49°41'19"W
C177	43.21'	76.00'	32°34'30"	42.63'	S62°27'58"W
C178	163.63'	143.50'	65°19'58"	154.91'	N78°50'42"E
C179	52.79'	431.50'	7°00'36"	52.76'	N71°59'38"W
C180	16.52'	190.00'	4°58'58"	16.52'	N12°03'37"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C181	25.20'	190.00'	7°36'03"	25.19'	N18°21'07"W
C182	1.90'	190.00'	0°34'18"	1.90'	N22°26'17"W
C183	84.01'	175.00'	27°30'21"	83.21'	N01°55'43"W
C184	23.31'	93.42'	14°17'58"	23.25'	N22°49'57"W
C185	82.74'	148.92'	31°50'06"	81.68'	N45°54'00"W
C186	108.33'	325.00'	19°05'55"	107.83'	S02°16'30"W
C187	91.67'	275.00'	19°05'55"	91.24'	S02°16'30"W
C188	4.78'	325.00'	0°50'33"	4.78'	S11°24'11"W
C189	67.05'	325.00'	11°49'14"	66.93'	S05°04'18"W
C190	36.50'	325.00'	6°26'08"	36.48'	S04°03'23"E
C191	27.62'	275.00'	5°45'16"	27.61'	S08°56'50"W
C192	64.05'	275.00'	13°20'39"	63.90'	S00°36'07"E
C193	117.76'	190.00'	35°30'42"	115.88'	N68°56'30"W
C194	231.66'	190.00'	69°51'26"	217.57'	S37°13'14"W
C195	309.15'	140.00'	126°31'20"	250.06'	S65°33'11"W
C196	38.20'	190.00'	11°31'14"	38.14'	N56°56'46"W
C197	79.56'	190.00'	23°59'28"	78.98'	N74°42'07"W
C198	98.25'	190.00'	29°37'38"	97.16'	S57°20'08"W
C199	68.58'	190.00'	20°40'55"	68.21'	S32°10'51"W
C200	64.82'	190.00'	19°32'53"	64.51'	S12°03'57"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C201	103.57'	140.00'	42°23'06"	101.22'	S23°29'04"W
C202	205.59'	140.00'	84°08'15"	187.61'	S86°44'44"W
C203	24.24'	190.00'	7°18'30"	24.22'	N47°31'54"W
C204	128.56'	190.00'	38°46'10"	126.13'	N03°20'21"W
C205	164.28'	140.00'	67°13'53"	155.01'	N17°34'12"W
C206	43.62'	190.00'	13°09'18"	43.53'	N16°08'47"W
C207	82.80'	190.00'	24°58'09"	82.15'	N02°54'57"E
C208	2.14'	190.00'	0°38'43"	2.14'	N15°43'23"E
C209	115.85'	140.00'	47°24'38"	112.57'	N07°39'35"W
C210	48.43'	140.00'	19°49'15"	48.19'	N41°16'31"W
C211	586.55'	175.00'	192°02'19"	348.07'	S67°56'07"E
C212	338.64'	225.00'	86°14'04"	307.57'	N59°09'46"E
C213	310.33'	225.00'	79°01'33"	286.31'	S20°21'18"E
C214	80.60'	175.00'	26°23'16"	79.89'	N29°14'22"E
C215	281.37'	175.00'	92°07'15"	252.03'	N88°29'38"E
C216	125.99'	175.00'	41°15'01"	123.29'	S24°49'15"E
C217	98.59'	175.00'	32°16'47"	97.29'	S11°56'39"W
C218	40.97'	225.00'	10°25'56"	40.91'	N21°15'42"E
C219	74.62'	225.00'	19°00'09"	74.28'	N35°58'44"E
C220	70.03'	225.00'	17°49'57"	69.75'	N54°23'47"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C221	70.03'	225.00'	17°49'57"	69.75'	N72°13'44"E
C222	83.00'	225.00'	21°08'05"	82.53'	S88°17'15"E
C223	72.64'	225.00'	18°29'51"	72.32'	S50°37'09"E
C224	66.50'	225.00'	16°56'07"	66.26'	S32°54'10"E
C225	68.93'	225.00'	17°33'12"	68.66'	S15°39'31"E
C226	102.26'	225.00'	26°02'24"	101.38'	S06°08'17"W
C227	146.30'	325.00'	25°47'32"	145.07'	N15°11'17"E
C228	123.79'	275.00'	25°47'32"	122.75'	N15°11'17"E
C229	21.24'	325.00'	3°44'43"	21.24'	N04°09'52"E
C230	68.56'	325.00'	12°05'12"	68.43'	N12°04'50"E
C231	56.50'	325.00'	9°57'37"	56.43'	N23°06'14"E
C232	20.26'	275.00'	4°13'17"	20.26'	N04°24'09"E
C233	96.08'	275.00'	20°01'02"	95.59'	N16°31'19"E
C234	7.46'	275.00'	1°33'13"	7.46'	N27°18'26"E
C235	253.20'	58.00'	250°07'23"	94.95'	S06°58'39"E
C236	51.40'	42.00'	70°07'23"	48.25'	S83°01'21"W
C237	6.59'	58.00'	6°30'23"	6.58'	N65°10'09"W
C238	47.10'	58.00'	46°31'36"	45.82'	S88°18'52"W
C239	48.19'	58.00'	47°36'35"	46.82'	S41°14'47"W
C240	47.96'	58.00'	47°22'48"	46.61'	S06°14'55"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C241	58.59'	58.00'	57°52'35"	56.13'	S58°52'36"E
C242	44.77'	58.00'	44°13'27"	43.66'	N70°04'23"E
C243	118.05'	140.00'	48°18'46"	114.58'	N45°21'44"E
C244	160.21'	190.00'	48°18'46"	155.51'	N45°21'44"E
C245	115.83'	240.00'	27°39'10"	114.71'	S88°03'21"W
C246	40.27'	240.00'	9°36'45"	40.22'	S69°25'23"W
C247	60.62'	190.00'	18°16'52"	60.37'	N30°20'47"E
C248	77.40'	190.00'	23°20'30"	76.87'	N51°09'28"E
C249	22.19'	190.00'	6°41'24"	22.17'	N66°10'25"E
C250	108.07'	325.00'	19°03'11"	107.58'	S59°59'32"W
C251	91.45'	275.00'	19°03'11"	91.03'	S59°59'32"W
C252	23.43'	325.00'	4°07'53"	23.43'	S67°27'11"W
C253	57.49'	325.00'	10°08'04"	57.41'	S60°19'13"W
C254	27.16'	325.00'	4°47'15"	27.15'	S52°51'34"W
C255	72.07'	275.00'	15°00'59"	71.87'	S57°58'26"W
C256	19.37'	275.00'	4°02'12"	19.37'	S67°30'01"W
C257	66.17'	215.00'	17°38'05"	65.91'	N30°43'01"W
C258	16.90'	215.00'	4°30'16"	16.90'	N00°57'44"W
C259	117.57'	165.00'	40°49'27"	115.09'	N19°07'20"W
C260	116.24'	165.00'	40°21'51"	113.85'	N19°21'08"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C261	1.33'	165.00'	0°27'37"	1.33'	N01°03'35"E
C262	122.56'	250.00'	28°05'21"	121.34'	N15°20'04"E
C263	197.56'	250.00'	45°16'37"	192.46'	N68°04'47"E
C264	312.16'	200.00'	89°25'42"	281.43'	N46°00'15"E
C265	31.50'	250.00'	7°13'07"	31.48'	N04°53'57"E
C266	91.07'	250.00'	20°52'14"	90.56'	N18°56'37"E
C267	18.50'	250.00'	4°14'25"	18.50'	N47°33'41"E
C268	64.40'	250.00'	14°45'34"	64.22'	N57°03'41"E
C269	63.62'	250.00'	14°34'53"	63.45'	N71°43'54"E
C270	51.03'	250.00'	11°41'45"	50.94'	N84°52'14"E
C271	31.48'	200.00'	9°01'08"	31.45'	N05°47'58"E
C272	99.61'	200.00'	28°32'06"	98.58'	N24°34'34"E
C273	99.61'	200.00'	28°32'06"	98.58'	N53°06'40"E
C274	81.47'	200.00'	23°20'23"	80.91'	N79°02'54"E
C275	66.22'	140.00'	27°06'03"	65.60'	S75°43'53"E
C276	89.87'	190.00'	27°06'03"	89.03'	S75°43'53"E
C277	50.25'	190.00'	15°09'11"	50.10'	S81°42'19"E
C278	39.62'	190.00'	11°56'52"	39.55'	S68°09'17"E
C279	64.02'	140.00'	26°12'09"	63.47'	N75°16'56"W
C280	89.87'	190.00'	27°06'03"	89.03'	N75°43'53"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C281	20.39'	190.00'	6°08'56"	20.38'	N65°15'19"W
C282	46.34'	190.00'	13°58'24"	46.22'	N75°19'00"W
C283	23.14'	190.00'	6°58'42"	23.13'	N85°47'33"W
C284	35.14'	42.00'	47°55'59"	34.12'	S65°18'55"E
C285	279.26'	58.00'	275°51'57"	77.72'	S00°43'06"W
C286	35.14'	42.00'	47°55'59"	34.12'	S66°45'06"W
C287	45.14'	58.00'	44°35'20"	44.01'	N63°38'36"W
C288	47.24'	58.00'	46°39'43"	45.94'	S70°43'53"W
C289	46.40'	58.00'	45°49'56"	45.17'	S24°29'04"W
C290	45.82'	58.00'	45°15'56"	44.64'	S21°03'52"E
C291	50.31'	58.00'	49°42'08"	48.75'	S68°32'54"E
C292	44.35'	58.00'	43°48'54"	43.28'	N64°41'34"E
C293	87.80'	140.00'	35°55'51"	86.36'	S53°05'32"W
C294	119.15'	190.00'	35°55'51"	117.21'	S53°05'32"W
C295	8.18'	190.00'	2°28'02"	8.18'	S36°21'37"W
C296	55.48'	190.00'	16°43'54"	55.29'	S45°57'36"W
C297	55.48'	190.00'	16°43'54"	55.29'	S62°41'30"W
C298	169.60'	140.00'	69°24'29"	159.41'	N74°14'18"W
C299	12.76'	190.00'	3°50'56"	12.76'	S72°58'55"W
C300	147.25'	190.00'	44°24'20"	143.60'	N61°44'14"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C301	162.56'	140.00'	66°31'38"	153.58'	N75°40'44"W
C302	7.04'	140.00'	2°52'51"	7.04'	N40°58'29"W
C303	93.72'	190.00'	28°15'39"	92.77'	N53°39'53"W
C304	53.54'	190.00'	16°08'41"	53.36'	N75°52'03"W
C305	137.37'	210.00'	37°28'48"	134.94'	S14°13'24"W
C306	233.86'	58.00'	231°01'03"	104.69'	N31°31'40"W
C307	64.87'	42.00'	88°29'51"	58.61'	S39°43'56"W
C308	56.26'	210.00'	15°21'01"	56.09'	S03°09'30"W
C309	55.92'	210.00'	15°15'23"	55.75'	S18°27'42"W
C310	25.19'	210.00'	6°52'25"	25.18'	S29°31'36"W
C311	27.55'	58.00'	27°12'47"	27.29'	S46°34'12"W
C312	45.80'	58.00'	45°14'23"	44.62'	S82°47'47"W
C313	45.80'	58.00'	45°14'23"	44.62'	N51°57'50"W
C314	54.43'	58.00'	53°46'02"	52.45'	N02°27'38"W
C315	41.33'	58.00'	40°49'31"	40.46'	N44°50'09"E
C316	18.96'	58.00'	18°43'57"	18.88'	N74°36'53"E
C317	78.10'	275.00'	16°16'22"	77.84'	S63°00'35"E
C318	92.30'	325.00'	16°16'22"	91.99'	S63°00'35"E
C319	62.37'	275.00'	12°59'39"	62.23'	S61°22'13"E
C320	15.73'	275.00'	3°16'42"	15.73'	S69°30'25"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C321	6.81'	325.00'	1°11'59"	6.81'	S70°32'46"E
C322	47.15'	325.00'	8°18'46"	47.11'	S65°47'24"E
C323	38.35'	325.00'	6°45'37"	38.32'	S58°15'13"E
C324	135.04'	275.00'	28°08'08"	133.69'	S85°12'50"E
C325	159.59'	325.00'	28°08'08"	158.00'	S85°12'50"E
C326	40.07'	275.00'	8°20'56"	40.04'	S75°19'14"E
C327	80.14'	275.00'	16°41'53"	79.86'	S87°50'38"E
C328	14.83'	275.00'	3°05'20"	14.82'	N82°15'46"E
C329	37.19'	325.00'	6°33'26"	37.17'	N83°59'49"E
C330	47.85'	325.00'	8°26'08"	47.81'	S88°30'24"E
C331	47.85'	325.00'	8°26'08"	47.81'	S80°04'17"E
C332	26.70'	325.00'	4°42'27"	26.70'	S73°30'00"E
C333	48.81'	200.00'	13°58'56"	48.69'	N73°43'38"E
C334	144.19'	70.00'	118°01'13"	120.02'	N54°15'14"W
C335	45.89'	200.00'	13°08'49"	45.79'	S01°49'02"E
C336	18.85'	12.00'	90°00'00"	16.97'	N54°16'54"W
C337	4.53'	70.00'	3°42'36"	4.53'	S68°35'28"W
C338	38.72'	70.00'	31°41'19"	38.22'	S86°17'25"W
C339	20.87'	70.00'	17°05'08"	20.80'	N69°19'21"W
C340	29.63'	70.00'	24°15'07"	29.41'	N48°39'13"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C341	38.70'	70.00'	31°40'39"	38.21'	N20°41'20"W
C342	11.74'	70.00'	9°36'23"	11.72'	N00°02'49"W
C343	36.87'	200.00'	10°33'47"	36.82'	S00°31'31"E
C344	9.02'	200.00'	2°35'02"	9.02'	S07°05'55"E
C345	51.67'	325.00'	9°06'32"	51.61'	N03°50'10"W
C346	48.00'	275.00'	10°00'00"	47.94'	N04°16'54"W
C347	41.29'	325.00'	7°16'42"	41.26'	N04°45'05"W
C348	10.38'	325.00'	1°49'50"	10.38'	N00°11'49"W
C349	24.51'	275.00'	5°06'20"	24.50'	N06°43'44"W
C350	23.49'	275.00'	4°53'40"	23.48'	N01°43'44"W
C351	165.61'	240.00'	39°32'13"	162.35'	S44°50'54"W
C352	7.68'	68.42'	6°25'40"	7.67'	N65°01'53"W
C353	13.43'	92.92'	8°16'47"	13.42'	N72°23'06"W
C354	22.02'	48.42'	26°03'34"	21.83'	N89°33'16"W
C355	110.32'	276.08'	22°53'39"	109.58'	N88°51'47"E
C356	40.12'	175.00'	13°08'07"	40.03'	N05°15'24"E
C357	43.89'	175.00'	14°22'14"	43.78'	N08°29'46"W
C358	13.55'	30.00'	25°52'19"	13.43'	S47°32'54"E
C359	2.76'	30.00'	5°16'06"	2.76'	S31°58'42"E
C360	27.90'	30.00'	53°17'34"	26.91'	S02°41'52"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C361	27.90'	30.00'	53°17'34"	26.91'	S50°35'43"W
C362	2.91'	30.00'	5°33'03"	2.91'	S80°01'01"W
C363	16.31'	30.00'	31°09'23"	16.11'	N81°37'46"W
C364	15.17'	70.00'	12°25'00"	15.14'	N42°10'14"W
C365	52.67'	315.00'	9°34'51"	52.61'	S19°15'58"W
C366	335.82'	315.00'	61°04'55"	320.14'	S16°03'55"E
C367	20.98'	15.00'	80°07'08"	19.31'	N15°34'40"E
C368	22.73'	196.00'	6°38'43"	22.72'	S88°57'04"E
C369	92.91'	74.00'	71°56'27"	86.93'	S49°39'29"E
C370	134.96'	220.00'	35°08'52"	132.85'	S72°49'37"W
C371	49.72'	48.00'	59°20'37"	47.52'	S25°34'53"W
C372	121.73'	1552.50'	4°29'33"	121.70'	N01°50'40"W
C373	124.86'	1592.50'	4°29'33"	124.83'	N01°50'40"W
C374	47.41'	1592.50'	1°42'21"	47.41'	N00°27'04"W
C375	77.45'	1592.50'	2°47'12"	77.45'	N02°41'50"W
C376	123.55'	973.00'	7°16'32"	123.47'	S03°14'09"E
C377	115.64'	500.00'	13°15'05"	115.38'	S13°29'58"E
C378	66.64'	540.00'	7°04'15"	66.60'	S87°11'02"W
C379	42.20'	225.00'	10°44'46"	42.14'	N38°57'47"W
C380	51.58'	275.00'	10°44'46"	51.50'	N38°57'47"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C381	21.53'	334.00'	3°41'38"	21.53'	S78°01'31"W
C382	103.30'	334.00'	17°43'13"	102.89'	N86°58'41"W
C383	23.81'	286.00'	4°46'11"	23.80'	N27°27'53"E
C384	97.34'	286.00'	19°30'05"	96.87'	N44°37'43"E
C385	24.77'	286.00'	4°57'46"	24.76'	S29°03'33"E
C386	99.64'	286.00'	19°57'39"	99.13'	S46°33'01"E
C387	64.39'	396.00'	9°19'00"	64.32'	N31°15'10"E
C388	13.10'	27.50'	27°17'50"	12.98'	N41°59'19"E
C389	3.99'	76.00'	3°00'27"	3.99'	S77°14'59"W
C390	21.29'	76.00'	16°02'58"	21.22'	S86°46'42"W
C391	5.58'	76.00'	4°12'20"	5.58'	N03°58'20"E
C392	24.98'	76.00'	18°49'51"	24.87'	N07°32'46"W
C393	32.95'	175.00'	10°47'19"	32.90'	N54°25'59"E
C394	27.21'	155.00'	10°03'35"	27.18'	N54°47'50"E
C395	30.14'	152.50'	11°19'25"	30.09'	N35°38'59"E
C396	4.94'	112.50'	2°31'02"	4.94'	S54°22'43"W
C398	39.17'	87.50'	25°38'58"	38.84'	S42°48'45"W
C399	35.99'	177.50'	11°37'02"	35.93'	N35°47'47"E
C400	72.39'	315.00'	13°10'04"	72.24'	S40°01'20"E
C401	40.02'	315.00'	7°16'48"	40.00'	S29°47'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C402	120.44'	315.00'	21°54'26"	119.71'	S15°12'18"E
C403	40.00'	315.00'	7°16'35"	39.98'	S00°36'47"E
C404	62.95'	315.00'	11°27'02"	62.85'	S08°45'01"W
C405	109.34'	265.00'	23°38'29"	108.57'	S16°00'56"W
C406	40.01'	265.00'	8°38'59"	39.97'	S00°07'48"E
C407	194.96'	265.00'	42°09'06"	190.59'	S25°31'50"E
C408	325.57'	324.00'	57°34'23"	312.04'	S17°49'11"E
C409	59.49'	324.00'	10°31'14"	59.41'	S27°48'57"W
C410	146.54'	324.00'	25°54'49"	145.29'	S50°27'55"W
C411	193.16'	221.00'	50°04'42"	187.07'	N64°33'36"W
C412	61.34'	206.00'	17°03'43"	61.12'	S63°47'03"W
C413	3.19'	256.00'	0°42'51"	3.19'	S63°03'54"W
C414	343.02'	256.00'	76°46'18"	317.93'	S08°13'14"E
C415	20.37'	112.50'	10°22'24"	20.34'	S35°10'28"W
C416	188.46'	394.00'	27°24'20"	186.67'	S40°16'51"E
C417	99.96'	256.00'	22°22'19"	99.32'	S47°02'41"W
C418	20.52'	324.00'	3°37'46"	20.52'	S17°12'13"W
C419	38.84'	206.00'	10°48'14"	38.79'	S84°59'56"W

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of Section 4, T.5N., R.68W., as bearing North 01°03'12" East, being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2641.99 feet with all bearings herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

STEVEN M. SMALL — COLORADO LICENSED — 34995 — LAND SURVEYOR — 1-14-2014

Steven M. Small, On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #34995

DATE: 9/6/2013
FILE NAME: 2013001A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:

DATE:					
					1/10/2014
				EW,/CSK	
				COGO CHECKED	

MILLENNIUM NW FOURTH SUBDIVISION
FOR
J3 ENGINEERING
6505 SOUTH PARIS STREET, SUITE B
CENTENNIAL, CO 80111

PROJECT #: 2013001-A

11

SHT 11 OF 11

Attachment 4

City of Loveland

Development Services
Current Planning
500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2523 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

Planning Commission Staff Report

February 9, 2015

Agenda #: Consent Agenda - 1

Title: Original Town of Loveland Addition Vacation (PZ #14-00183)

Applicant: Howard Perko

Request: **Vacation of public right-of-way**

Location: Southwest corner of N. Cleveland Avenue and E. 4th Street

Existing Zoning: BE - Established Central Business

Proposed Use: Foundation stabilization and façade improvements to existing Arcadia Hotel/Loveland Opera House

Staff Planner: Troy Bliss

Staff Recommendation

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Motions:

1. *Move to make the findings listed in Section VIII of the Planning Commission staff report dated February 9, 2015, and, based on those findings, recommend that City Council approve the requested vacation of public right-of-way.*

Summary of Analysis

This is a public hearing to consider a request for vacating a public right-of-way within the Original Town of Loveland Addition. The right-of-way to be vacated includes a 6-inch wide portion of E. 4th Street that is located along the front of the Arcadia Hotel. The purpose of the vacation is to accommodate stabilization of the building foundation and the addition of a new brick façade. The vacation of this strip of right-of-way is necessary because the building cannot extend into the street right-of-way. The subject portion of right-of-way does not include any public utilities and is so negligible in scope that there will be no impacts to the sidewalk along E. 4th Street for pedestrian movement.

I. SUMMARY

The applicant proposes to vacate a portion of E. 4th Street to accommodate needed repairs to stabilizing the building foundation and address the deterioration of exterior brick. The approach is to restore the exterior appearance of the building by replacing the façade with all new brick and add underpinning piles that will support the new brick façade creating a concrete sister wall for making the building more structurally sound. To achieve this, a 6-inch encroachment into the right-of-way along E. 4th Street is needed – reason for the vacation request. This street to be vacated is illustrated on **Attachment 1**, which is the corresponding legal description and exhibit to the vacation request. Further, please refer to **Attachment 3** that places this street into context of the currently platted subdivision.

This portion of right-of-way proposed for vacation is so minimal, there is no impact to public use. There are no existing utilities within the right-of-way. Agencies outside of the City which provide utility services including Century Link, Comcast, and Xcel Energy were referred this vacation request. No concerns have been voiced by these agencies.

II. ATTACHMENTS

1. Vacation of Right-of-Way Legal Description and Exhibit
2. Draft Vacation Ordinance (for reference only)
3. Original Town of Loveland Addition

III. VICINITY MAP



The above aerial image is oriented with north directed to the bottom, highlighting the southwest corner of N. Cleveland Avenue and E. 4th Street – known as the Arcadia Hotel.

IV. SITE DATA

ACREAGE OF SITE:	APPROXIMATELY 25 SQUARE FEET (AREA OF RIGHT-OF-WAY TO BE VACATED)
PROPERTY ZONING / USE	BE–ESTABLISHED CENTRAL BUSINESS/ARCADIA HOTEL
EXISTING ZONING / USE - NORTH	BE–ESTABLISHED CENTRAL BUSINESS/RESTAURANT
EXISTING ZONING / USE - SOUTH	BE–ESTABLISHED CENTRAL BUSINESS/LIGHTING HYBRIDS
EXISTING ZONING / USE - EAST	BE-ESTABLISHED CENTRAL BUSINESS/RETAIL
EXISTING ZONING / USE - WEST	BE-ESTABLISHED CENTRAL BUSINESS/RESTAURANT

V. KEY ISSUES

There are no key issues regarding this vacation request. All City Divisions and all applicable outside City utility providers have no objection to the vacation.

VI. BACKGROUND

The Arcadia Hotel was originally constructed in 1884 as the Bartholf Opera House with seating for 400 people on the second floor opera house. The opera house closed in 1925 and the building was remodeled and converted to apartments. The building was remodeled once again in 1938 at which time the façade was stuccoed. In October 2014, a new owner purchased the building and applied for a Façade Incentive Grant from the City. In December 2014, the Loveland Urban Renewal Authority awarded a $47,490.00 grant for the purpose of renovating and reconstructing the façade to be similar to the appearance of the building in 1884. In addition, the City also committed $125,000.00 in an incentive package for the redevelopment project and another $125,000.00 is expected to be awarded from the Loveland Downtown Partnership.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification: Confirmation was received from Howard Perko, certifying that notice was posted in a prominent location (i.e. window of building facing E. 4th Street) on January 24, 2015. In addition, a notice was published in the Reporter Herald on January 24, 2015.

B. Neighborhood Response: A neighborhood meeting is not required in conjunction with an application to vacate public right-of-way. At least 50% of owners abutting the right-of-way must be party to the application. Given these requirements and the configuration of the property, this requirement was met through the applicant only.

VIII. FINDINGS AND ANALYSIS

Chapter 16.36, Section 16.36.010.B

1. *That no land adjoining any right-of-way to be vacated is left without an established public or private right-of-way or easement connecting said land with another reestablished public or private right-of-way:*

   Due to the negligible nature of the vacation request, public right-of-way along E. 4th Street will remain connected.

2. *That the right-of-way or easement to be vacated is no longer necessary for the public use and convenience.*

   Because the vacation represents such a small portion of right-of-way, 6-inches is not going to be a discernible amount of right-of-way removed for serving a public use or providing convenience.

Development Review Team Analysis

Current Planning
The portion of right-of-way to be vacated currently serves no purpose and in fact would benefit the character of downtown and overall public use by creating the opportunity to revitalize a prominent historic structure in Loveland.

Transportation Development Review
The proposed vacation of the 6 inch wide portion of street right-of-way next to the existing building, to allow for foundation repairs and facade improvements to be installed and remain for the existing building, will not leave land without access to the existing public street/alley system.

The vacation of the 6 inch wide portion of street right-of-way next to the existing building, is not necessary for the existing public use and convenience. (Slightly more than 11 feet of existing street sidewalk width will remain in street right-of-way).

In light of the above the Transportation Development Review Division has no objection to the approval of the 6 inch wide right-of-way vacation at this time.

Fire
Fire: Staff believes that this finding can be met, due to the following:

- The projection of the brick veneer 6" into the public way (sidewalk) will not affect response distance requirements from the first due Engine Company.
- The projection of the brick veneer 6" into the public way (sidewalk) will not negatively impact fire protection for the subject building or surrounding properties.

Water/Wastewater
The subject area to be vacated is the City's current service area for both water and wastewater. There are no existing water mains and/or wastewater mains in the area to be vacated.
The Department finds that:

- The existing right-of-way to be vacated does not impact the existing water and wastewater utility configuration within and adjacent to this development.
- The existing right-of-way to be vacated is no longer necessary for public use and convenience.

Stormwater
The existing right-of-way of which is proposed to be vacated is not used to convey Stormwater and thus is not necessary for the public use and conveyance of Stormwater.

Power

There are no electric lines located in the area to be vacated on the east and north sides of the building. Currently, this site is served with overhead service drops coming from power poles in the alley to the southwest of the building. A three phase overhead transformer bank serves this building and others. The right-of-way to be vacated is no longer necessary for the public use and convenience.

IX. RECOMMENDED CONDITIONS

No conditions are being recommended by City staff in regards to this vacation request.

Legal Description of Property to be Vacated

Beginning at the NE corner of Lot 1, Block 17, thence N89°49'27"W 50.37 feet along the North Line of Block 17 to the NW corner of Lot 2, Block 17, thence North 0.5 feet to a point, thence East 50.37 feet to a point, thence South 0.65 feet to the Point of Beginning, a tract of 0.0007 acres (29 sf), more or less, in the ORIGINAL TOWN OF LOVELAND, Situate in the Southwest Quarter of Section 13, Township 5 North, Range 69 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado.

IMPROVEMENT SURVEY AND SITE PLAN

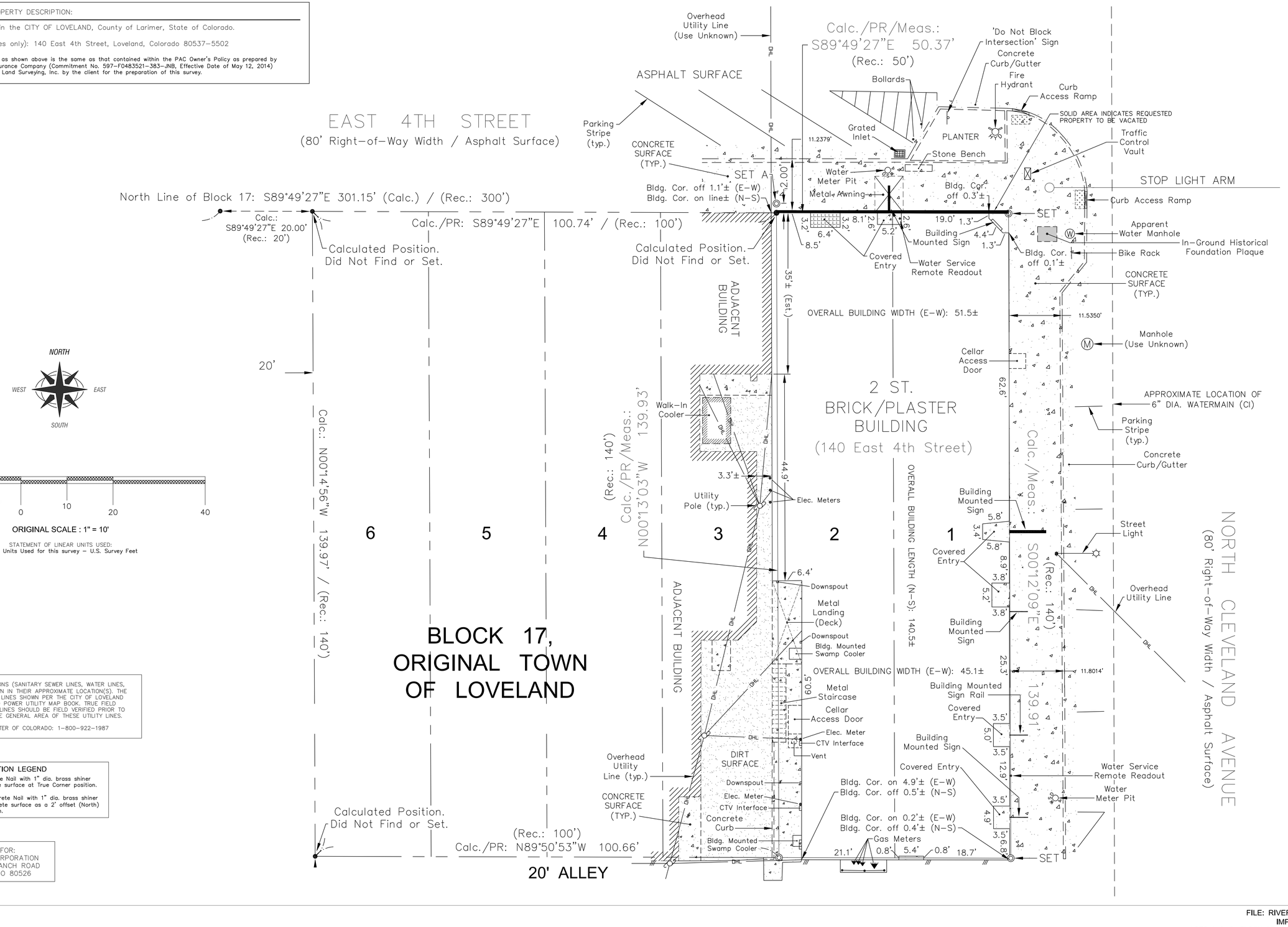
FOR LOTS 1 AND 2, BLOCK 17, ORIGINAL TOWN OF LOVELAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

'SUBJECT PROPERTY' PROPERTY DESCRIPTION:

Lots 1 and 2, Block 17, in the CITY OF LOVELAND, County of Larimer, State of Colorado.

(for informational purposes only): 140 East 4th Street, Loveland, Colorado 80537–5502

NOTE: The Property Description as shown above is the same as that contained within the PAC Owner's Policy as prepared by Fidelity National Title Insurance Company (Commitment No. 597–F0483521–383–JNB, Effective Date of May 12, 2014) and provided to Intermill Land Surveying, Inc. by the client for the preparation of this survey.



NORTH / WEST / EAST / SOUTH

20 15 10 5 0 10 20 40

ORIGINAL SCALE : 1" = 10'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey – U.S. Survey Feet

NOTE: CERTAIN UTILITY LOCATIONS (SANITARY SEWER LINES, WATER LINES, STORM SEWER LINES) ARE SHOWN IN THEIR APPROXIMATE LOCATION(S). THE LOCATIONS FOR THESE UTILITY LINES SHOWN PER THE CITY OF LOVELAND DEPARTMENT OF WATER AND POWER UTILITY MAP BOOK. TRUE FIELD LOCATIONS FOR THESE UTILITY LINES SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION WITHIN THE GENERAL AREA OF THESE UTILITY LINES.

UTILITY NOTIFICATION CENTER OF COLORADO: 1–800–922–1987

MONUMENTATION LEGEND

SET: Indicates Set 1" long Concrete Nail with 1" dia. brass shiner marked LS 34174 in concrete surface at True Corner position.

SET A: Indicates Set 1" long Concrete Nail with 1" dia. brass shiner marked LS 34174 in concrete surface as a 2' offset (North) to the True Corner position.

SURVEY PREPARED FOR:
RIVER REDEVELOPMENT CORPORATION
6955 MILNER MOUNTAIN RANCH ROAD
FORT COLLINS, COLORADO 80526

REVISIONS: Revise Vacation to 4th Street Only
BY: HAP
DATE: 2-2-15

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537
BUS. (970)-669-0516 / FAX (970)-635-9775

TITLE: IMPROVEMENT SURVEY AND SITE PLAN
LOTS 1 & 2, BLOCK 17, CITY OF LOVELAND, LARIMER COUNTY, COLORADO

CLIENT: RIVER REDEVELOPMENT CORPORATION

Lots 1 & 2, Block 17, CITY OF LOVELAND, COLORADO

DRAWN BY: RGP/HAP
CHECKED BY:
APPROVED BY:
DATE: 12-14-2014
SCALE: 1"=10'

PROJECT NO.: P - 14 - 7647

SHEET	OF
1	1

V:\Intl (P)\P-7647-RiverRedevelopment\Dwg\SSP 08-12-14.dwg

FILE: RIVER REDEVELOPMENT CORP.
IMPROVEMENT SURVEY PLAT
LOTS 1 & 2, BLOCK 17, CITY OF LOVELAND, COLORADO

FIRST READING: _____
SECOND READING: _____

ORDINANCE NO. _____

AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY LOCATED WITHIN THE ORIGINAL TOWN OF LOVELAND, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

WHEREAS, the City Council, at a regularly scheduled meeting, considered the vacation of a portion of the public right-of-way described below, located within the Original Town of Loveland, City of Loveland, County of Larimer, Sate of Colorado; and

WHEREAS, the City Council finds and determines that no land adjoining any right-of-way to be vacated will be left without an established public or private right-of-way connecting said land with another established public or private right-of-way or easement; and

WHEREAS, the City Council finds and determines that the public right-of-way to be vacated is no longer necessary for the public use and convenience; and

WHEREAS, the City Council further finds and determines that the application filed at the City's Current Planning Division was signed by the owners of more than fifty percent of property abutting the right-of-way to be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO:

Section 1. That the City Council hereby adopts and makes the findings set forth above.

Section 2. That, based on such findings, the following described portion of public right-of-way be and the same is hereby vacated:

Beginning at the NE corner of Lot 1, Block 17, thence N89°49'27"W 50.37 feet along the North Line of Block 17 to the NW corner of Lot 2, Block 17, thence North 0.5 feet to a point, thence East 50.37 feet to a point, thence South 0.65 feet to the Point of Beginning, a tract of 0.0007 acres (29 sf), more or less, in the ORIGINAL TOWN OF LOVELAND, Situate in the Southwest Quarter of Section 13, Township 5 North, Range 69 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado.

Section 3. That as provided in City Charter Section 4-9(a)(7), this Ordinance shall be published by title only by the City Clerk after adoption on second reading unless the Ordinance has been amended since first reading in which case the Ordinance shall be published in full or the amendments shall be published in full. This Ordinance shall be in full force and effect ten days after its final publication, as provided in City Charter Section 4-8(b).

DRAFT

Section 4. That the City Clerk is hereby directed to record this Ordinance with the Larimer County Clerk and Records after its effective date in accordance with State Statutes

ADOPTED this 3rd day of March, 2015.

CITY OF LOVELAND, COLORADO:

_____
Cecil A. Gutierrez, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

AN ORDINANCE VACATING A PORTION OF A PUBLIC RIGHT-OF-WAY LOCATED WITHIN THE ORIGINAL TOWN OF LOVELAND, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Note:
Any addtional information added to plat is intended for reference purposes only

LOVELAND

LARIMER CO. COLO.

Subdivide W½ SW¼ Sec 13 T 5N R 69 W

State of Colorado
County of Larimer
This instrument was filed for record October 18 A.D. 1877 at 11:15 o'clock A.M.
Chas. Hall
Recorder

No 5280.

State of Colorado
County of Larimer
I hereby certify that this instrument was filed for record in my office at 11:15 o'clock A.M. this 18th day of October A.D. 1877
Chas. Hall
Recorder

N. Garfield Ave.

N. Railroad Ave.

N. Cleveland Ave.

N. Lincoln

NORTH.

SOUTH

SCALE 150 ft to 1 inch

Lots North & South 25' x 140.
Except Blks 1, 2 & 3 which are 25' x 120 and 22. 23 & 24 which are 17° x 26'

East & West Lots 25' x 130'.

Rcpn 92015248 3-25-92 ORD 2807 vacates alley the length of L13 32R to the east
Rcpn 92010342 3-2-92 Grant of Easement for Underground Utility alley between L1-5 on the east and 8 L13 on the west
ORD 1125 11-17-70 vacates north 50ft of alley
ORD 1591 8/2/77 vacates an additional 9ft
ORD 1805 vacates street 8-7-79
West ROW Line C&S RR
East ROW Line C&S RR
100' ROW
270'
40'
ORD 3226 Rcpn 85060393 11-26-85 vacates N 77ft of alley
Ord 3226 Cert of Correction - all references to Blk 5 to read Blk 15
Ord 1526 10-5-76 vacates alley
ORD 3414 6-4-07 Rcpn 87032508 vacates alley
Grant of Easement Rcpn 9006039 6-5-96
Restriction on Conveyance of Seperate Lots L3&4 B23 Rcpn 20020907381
Grant of Easement for ditch ROW Rcpn 20020715241 7-16-2002
BK 2114 PG 0567 reserved for parking and loading zone
BK 2114 PG 0553 reserved for parking and loading zone
Grant of Ease Rcpn 96039230 6-3-96
Grant of Ease L17 B7 13ft + 14ft Rcpn 87070462 12-18-87
BK 710 PG 192 4-13-40 E 10 ft of L9 B12 to be used and maintained as a public alley
ORD 1514 7-6-76 portion of alley vacated east of drive
BK 1712 PG 0733 7-26-76
ORD 3641 vacates 15ft of alley Rcpn 9001349 4-2-90
APPROXIMATE EASEMENT CENTER 20020031001
PERMANENT EASEMENT - RTPTN 20020031946 20020031947 20020031948 20020031949

City of Loveland

Development Services
Current Planning
500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2523 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

MEMORANDUM

February 9, 2015

To: Planning Commissioners

From: Bob Paulsen, Current Planning Manager

RE: 2014 Accomplishments / 2015 Goals

Below please find a listing of the following:

- **Planning Commission Accomplishments for 2014**
- **Planning Commission Goals for 2015 year**

The listing for the Accomplishments and the Goals reflects discussion at the January 24th Planning Commission meeting and input that staff received from individual commissioners thereafter.

At the February 9th meeting, Commissioners should be prepared to recommend any further adjustments to the list of Accomplishments and Goals so the list can be finalized.

A more concise description of each of the listed Accomplishments and Goals has been submitted for presentation at the February 19th Boards and Commissions Summit.

2014 ACCOMPLISHMENTS

Public Hearings: Conducted public hearings on two highly controversial development projects. This process afforded valuable citizen input and resulted in well-reasoned decisions on highly charged topics.

Public Outreach: Provided staff with guidance on the enhanced Current Development Activities mapping system and its capacity to improve public outreach on development activity.

Development Permitting Center: Provided staff with guidance in the developing this new facility planned completion in late 2015. Actions included:

- Joint meeting with the Construction Advisory Board (May 2014) to review the development permitting process and to identify further improvements that can be implemented prior to and with initiation of the new Development Center.
- Received regular updates from staff on the progress being made on the Development Center
- Provided guidance to staff in furthering efforts to simplify and expedite the development review process

Code Amendments: Provided significant input on an extensive package of code amendments, and unanimously recommended adoption to City Council. The amendments included the following:

- Notice and procedural clarifications for subdivision plats and master plans
- Subdivision code adjustments that clarify procedures and eliminate unnecessary submittal of securities relating to infrastructure installation associated with development
- Extensive procedural adjustments to the zoning and subdivision codes that standardize and simplify the application review process

Comprehensive Plan Update and Highway 287 Strategic Plan: The Commission was actively involved at multiple levels with these two major planning efforts:

- Obtained project updates and provided input to the project teams at several commission meetings.
- Participated in 2 joint study sessions with the City Council on Create Loveland (Comp Plan)
- Outside their normal area of responsibility, Planning Commission members have attended numerous Create Loveland and 287 Strategic Plan meetings (public and study sessions) offering additional insight to staff presenters while also hearing firsthand public concerns resulting in a more conceptual view of desires while considering City Council fiscal capacities.

2015 GOALS

Zoning Code Update: Provide regular guidance to Planning staff and the selected consultant, ensuring that code revisions proceed efficiently, reflect Loveland values, and help facilitate desired residential and commercial development.

Comprehensive Plan Update and Highway 287 Plan: Continue involvement with these major planning initiatives:

- Commissioners continue to serve on advisory committees and attend workshops
- Obtain formal updates from staff and provide guidance on plan development
- Support the final review and adoption process once plans are ready

Development Permitting Center: Continue to provide regular input on the development of this new facility planned completion in late 2015. Actions include:

- Obtain regular status updates from staff
- Continue working with staff to identify and implement improvements that enhance the development review process
- Work with staff to develop metrics for assessing the effectiveness of the development review process

Downtown Revitalization: Monitor and remain active in downtown planning and development initiatives:

- Arrange regular staff briefings on downtown initiatives
- Participate on committees or in workshops as opportunities arise
- Monitor progress made by the Downtown Development Authority
- Obtain a clear understanding from staff of City development and economic development initiatives in the downtown area and in other areas that will eventually result in development projects that will come before the Commission for approval.

CDA Map & Signage Program: Support continued staff efforts in using the Current Development Activities mapping system to provide citizens with notice and information on project sites that are being considered for development. This effort should be combined with a new notification signage program that provides a direct link to the CDA map information.

Supplementary information and training: Schedule quarterly training and informational sessions as supplements to regularly scheduled meetings on various government and planning-related topics utilizing available and low-cost resources, including the expertise from City departments, other government entities, and professional organizations.