

SILVER PEAKS EAST METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF A SPECIAL MEETING AND AGENDA

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expiration:</u> |
|----------------------------|----------------|-------------------------|
| Michael Bird | | 2022/May 2022 |
| Michael Cannon | | 2022/May 2022 |
| VACANT | | 2023/May 2022 |
| VACANT | | 2023/May 2022 |
| VACANT | | 2023/May 2022 |

DATE: January 29, 2021

TIME: 10:00 A.M.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD VIA ZOOM WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE SEE THE BELOW REFERENCED ZOOM MEETING INFORMATION.

Join Zoom Meeting

<https://us02web.zoom.us/j/83528579071?pwd=ck9GQnliZmhXTDNqT0JFcUVMTG5uQT09>

Meeting ID: 835 2857 9071

Passcode: 890227

Dial In: 1-253-215-8782

I. ADMINISTRATIVE MATTERS

A. Present Conflict Disclosures.

B. Approve Agenda, and confirm quorum; confirm location of the meeting and posting of meeting notices.

II. LEGAL MATTERS

A. Consider Approval of Intergovernmental Agreement Concerning Maintenance of Certain Speer Canal Crossing Improvements (enclosure).

III. PUBLIC COMMENT

A. _____

IV. OTHER MATTERS

A. _____

V. ADJOURNMENT **THE NEXT REGULAR MEETING IS SCHEDULED FOR MARCH 17, 2021.**

TOWN OF LOCHBUIE
SILVER PEAKS EAST METROPOLITAN DISTRICT

INTERGOVERNMENTAL AGREEMENT
PARTIAL ASSIGNMENT CONCERNING MAINTENANCE OF CERTAIN SPEER
CANAL CROSSING IMPROVEMENTS

THIS INTERGOVERNMENTAL AGREEMENT FOR PARTIAL ASSIGNMENT AND MAINTENANCE OF CERTAIN SPEER CANAL CROSSING IMPROVEMENTS (“IGA”) is made this _____ day of February, 2021, by and between the Town of Lochbuie, a Colorado statutory municipality whose address is 703 WCR 37, Lochbuie CO 80603 (“TOWN”), and the Silver Peaks East Metropolitan District, a Colorado special district whose address is c/o Special District Management Services, Inc., 141 Union Blvd, Lakewood, CO 80228 (“DISTRICT”).

WHEREAS, the District is a party to a Canal Crossing Agreement by and between the District, Farmers Reservoir and Irrigation Company, (“FRICO”), and LOB, LLC, a Colorado limited liability company (“DEVELOPER”) recorded at Reception No. 4663079 in the records of Weld County, Colorado, a copy of which is attached hereto as Exhibit 1 (“AGREEMENT”); and

WHEREAS, as set forth in the Agreement, FRICO, as the owner or holder of certain canal improvements and appurtenances commonly known as the Speer Canal (“CANAL”) that traverses certain real property owned by the District as described in the Agreement, authorized the construction of a street crossing of the Canal (“CROSSING”) and culvert to pipe the Canal under such street (“CULVERT”) at a specified location as described in the Agreement (the Culvert and the Crossing referred to collectively as the “PROJECT”), according to certain approved plans; and

WHEREAS, under the Agreement, the District agreed to accept responsibility for maintenance of the Project following termination of all warranty periods; and

WHEREAS, Sections II(5)(e) and III(3)(d) of the Agreement contemplate that there may be, by separate agreement, division of maintenance obligations for the Project between the District and the Town; and

WHEREAS, Section III(3)(c) of the Agreement authorizes assignment of the Agreement by the Developer or the District to the Town by issuance of written notice to FRICO; and

WHEREAS, the Town and the District desire to agree to separate the ongoing maintenance responsibilities as set forth herein as and if such responsibilities are transferred from the Developer to the District, with the understanding that nothing herein shall relieve the District from remaining ultimately responsible to FRICO for the District’s maintenance responsibilities under the Agreement as set forth in Section III(3)(d) of the Agreement; and

WHEREAS, the obligation to provide written notice to FRICO of this IGA as required by Section III(3)(c) of the Agreement shall remain with the District; and

WHEREAS, capitalized terms not otherwise defined herein shall have the meanings assigned in the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants expressed herein, the Town and the District mutually agree as follows:

I. PARTIAL ASSIGNMENT AND TOWN'S ACCEPTANCE OF CERTAIN RIGHTS AND OBLIGATIONS OF THE DISTRICT UNDER THE AGREEMENT:

1. **Responsibilities Assumed as to Crossing Only:** The District hereby assigns and the Town accepts only the rights and responsibilities under the Agreement that relate to the street Crossing and not to the Culvert and only upon expiration of the warranty period(s) (including those rights and obligations as set forth in Sections I(5), I(6), I(7) and II(12) of the Agreement) when, in usual course, the Town will accept the Crossing improvement, notify FRICO of its acceptance of the Crossing and the maintenance responsibility for same, and be responsible for ongoing maintenance in accordance with its policies as may be amended from time to time. Nothing in this IGA will require the Town to maintain the Crossing to or at any particular standard or level except as may be specifically provided herein.

2. **Partial Assignment of Right of Ingress and Egress:** The District partially and nonexclusively assigns to the Town and the Town accepts the District's limited rights of ingress and egress to and from the Canal as necessary and reasonable and as contemplated by Section I(3) of the Agreement for the purpose of the Town meeting the maintenance obligations for the Crossing as provided in this IGA confined to the area shown in Exhibit B to the Agreement (Exhibit 1 to this IGA) and no further right of access to or use of the Canal nor other property interest is assigned or conveyed.

3. **Notice of Work to FRICO:** All repairs, replacements, or maintenance of the Crossing by the Town upon acceptance of maintenance responsibility for the Crossing shall be undertaken only after the Town gives at least 48 hours' advance notice of such work to FRICO regarding the need for such repairs, replacements, or maintenance, except that notice is not required for snow removal, ice control, street sweeping, and minor pothole repairs.

If FRICO determines that proposed repairs, replacements, or maintenance to the Crossing could impact FRICO's use and operation of the Canal, the Town agrees, if so required by FRICO, to provide proposed plans and a processing fee, and appropriate legal and engineering fee escrows to FRICO contingent on FRICO agreeing upon approval of the proposed plans to provide the Town with a Temporary Access and Construction Permit including a flow schedule that will allow the Town to perform its work when the Canal is not expected to be used to carry water.

In the event of an emergency situation caused by an immediate and unforeseen incident causing damage to the Crossing which creates a danger to the travelling public, the Town agrees to immediately notify FRICO of the need to conduct such repairs, and to the extent possible, FRICO agrees to cooperate to allow such repairs to be completed as contemplated by the Agreement.

4. **Maintenance Responsibilities and Risk:** The Town agrees to cause the Crossing to be maintained in such a manner as to avoid damage to the Canal, particularly the embankments

and access thereto, and to avoid interference with the flow of water through the Crossing, and to prevent an increased pollutant load to the Canal.

5. **Stormwater Management:** The Town will not discharge stormwater, or allow the discharge of stormwater, into the Canal and will design, construct, utilize and maintain appropriate temporary and permanent best management practices (“BMPS”) to control runoff and runoff pollutants (including but not limited to oils, chlorides, and sediment) that are likely to be associated with the ongoing use of the Crossing.

6. **Restoration Related to Repair, Replacement and Maintenance:** Upon and after the Town accepts responsibility for maintenance of the Crossing, then following any repair, replacement and/or maintenance activity performed by the Town or its contractors to the Crossing, the Town agrees to clean the Crossing and areas abutting the Canal in order to place them in substantially the same condition as before such activity began.

7. **Standard of Care – No Liens:** The Town and its contractors shall complete all work in a prompt and workmanlike manner, free of all liens and encumbrances against any property for which FRICO owns a fee or easement interest.

III. **MISCELLANEOUS**

1. **IGA Binding:** This writing, together with its exhibits and addenda, constitutes the entire agreement between the parties hereto with respect to the subject matter herein, and shall be binding upon said parties their officers, employees, agents, and assigns and shall inure to the benefit of the respective survivors, heirs, personal representatives, successors and assigns of said parties.

2. **Assignment:** No assignment of this IGA is allowed without the advance written consent of the other party and only in conformity with the requirements of the Agreement.

3. **No Third Party Beneficiary:** It is expressly understood and agreed that the enforcement of the terms and conditions of this IGA, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties, and nothing in this IGA shall give or allow any claim or right of action whatsoever by any other person not included in this IGA. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this IGA shall be an incidental beneficiary only.

4. **Funds Availability:** Financial obligations of the District and the Town are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. By assigning and accepting partial assignment of the Agreement as set forth in this IGA, neither the Town nor the District warrant that funds will be available to fund this IGA beyond the fiscal year in which partial assignment is accepted.

5. **Severability:** If any term or condition of this IGA shall be held to be invalid, illegal, or unenforceable, if allowed by law, in lieu of such invalid, illegal, or unenforceable provision, there shall automatically be added as part of this IGA a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal,

valid, and enforceable. If such reformation is not possible, this IGA shall be construed and enforced without such provision, to the extent that this IGA is then capable of execution within the original intent of the parties.

6. **Choice of Law:** Colorado law, and rules and regulations established pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this IGA

7. **Governmental Immunity:** No term or condition of this IGA shall be construed or interpreted as a waiver by the District or by the Town, express or implied, of any of the immunities, rights, benefits, protections or other provisions, of the Colorado Governmental Immunity Act §§24-10-101 et seq., C.R.S., as applicable now or hereafter amended.

8. **Entire Agreement/Modifications.** This IGA, along with its Exhibit, supersedes all prior negotiation, representation, and understanding or agreements with respect to the subject matter contained in this IGA. This IGA may be changed or supplemented only by a written instrument executed by both parties.

9. **Compliance with Laws:** The parties shall comply with all applicable federal state and local laws, ordinances, and rules in connection with the maintenance obligations assigned hereunder.

10. **Force Majeure:** Neither party to this IGA shall be liable to the other for delays in performance or a failure to deliver or otherwise to perform any obligation under this IGA, where such failure is due to any cause beyond its reasonable control, including but not limited to Acts of God, fires, strikes, war, flood, earthquakes or Governmental actions; provided that *force majeure* shall not excuse interruption or substantial reduction in the flow of water in the Canal during construction, repair, or maintenance activities related to the Project.

11. **Notices:** Any notice required or permitted hereunder shall be deemed effective two business days after deposited in the United States mail, postage prepaid, certified mail, return receipt requested, and addressed to the party to whom notice is to be given, as follows:

Notice to Town:

Town Administrator
Town of Lochbuie
703 WCR 37
Lochbuie CO 80603
sstamey@lochbuie.org

With a copy to:

Lochbuie Town Attorney.
Widner Juran LLP
13133 E. Arapahoe Road
Centennial, CO 80112
mjuran@lawwj.com

Notice to District:

Matt Cohrs, Manager
c/o Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228
mcohrs@sdmsi.com

With a copy to:

Matthew P. Ruhland
Collins Cockrel & Cole, P.C.
390 Union Boulevard, Suite 400
Denver, Colorado 80211
mruhland@cccfirm.com

*In the event that a party should designate another individual(s) to receive notice, or change the address or facsimile number listed above, the other party shall be notified in writing of the new information. The failure to provide new or corrected information shall release the other party of all responsibility for any losses suffered by the party failing to provide the new information.

12. Headings: Section and subsection titles or captions contained in this IGA are inserted only as a matter of convenience and for reference. Such titles and captions in no way define, limit, extend, or describe the scope of this IGA nor the intent of any text following the title or caption.

13. Counterparts: This IGA may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

***** SIGNATURES ON FOLLOWING PAGE *****

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, two duplicate originals of this IGA, each of which shall be deemed an original, on the date first written above.

**SILVER PEAKS EAST
METROPOLITAN DISTRICT**

By:

Its: _____

TOWN OF LOCHBUIE

By: Jacob Lofgren, Mayor

ATTEST:

Linda Blackston, Town Clerk

EXHIBIT 1
Canal Crossing Agreement

#4063 Speer 2019-053

CANAL CROSSING AGREEMENT

THIS CANAL CROSSING AGREEMENT ("AGREEMENT") is made this 17th day of December, 2020, by and between Farmers Reservoir and Irrigation Company, whose address is 80 South 27th Avenue, Brighton, CO 80601 ("FRICO"), and the Silver Peaks East Metropolitan District, a Colorado special district whose address is c/o Special District Management Services, Inc., 141 Union Blvd, Lakewood, CO 80228 ("DISTRICT") and LOB, LLC, a Colorado limited liability company, whose address is 17 Beacon Hill Lane, Greenwood Village, CO 80111 ("DEVELOPER").

WITNESSETH:

WHEREAS, District is the fee-simple owner of the real property legally described and depicted in Exhibit A attached hereto and incorporated herein by this reference ("DISTRICT PROPERTY");

WHEREAS, FRICO has canal improvements and appurtenances commonly known as the Speer Canal ("CANAL") within an easement (recorded in the public records of Weld County, Colorado on July 12, 2019 at Reception Number 4505129) that traverses the District Property;

WHEREAS, Developer desires to construct a residential subdivision in the vicinity of the Canal, which includes a culvert to pipe the Canal ("CULVERT") under a street crossing of the Canal in the location described in Exhibit B ("CROSSING"); and

WHEREAS, FRICO authorizes the street to cross the Canal at the specified location (the Culvert and the Crossing are hereinafter referred to collectively as the "PROJECT"), according to the Plans (as defined in Section I.1., below), under the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the promises and covenants expressed herein and the crossing fees paid by Developer to FRICO, the receipt and sufficiency of which are acknowledged, the Parties mutually agree as follows:

I. FRICO'S RIGHTS AND RESPONSIBILITIES:

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1. **Construction and Design Drawings.** FRICO has reviewed the construction and design drawings entitled SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3 CONSTRUCTION DOCUMENTS prepared by 2N CIVIL dated January 22, 2020, ("PLANS"), and hereby authorizes construction of the Project according to the Plans. Developer and District agree that FRICO has no responsibility for the design or construction of the Project, and that FRICO's design review of the Project and acceptance of the Plans shall not serve to: (a) create any joint venture between FRICO and Developer or District; (b) create any liability for FRICO with respect to the design or construction of the Project; or (c) waive any future claims or causes of action by FRICO against the Developer or District with respect to the design or construction of the Project. If for any reason the Developer or District changes the design of the Project from the Plans, then the Developer or District shall notify FRICO of the need for design changes and provide FRICO with revised drawings, plans and/or specifications ("CHANGED PLANS") for review and approval according to FRICO's then-applicable

design standards. Upon approval by FRICO, the Changed Plans shall be attached hereto and made a part hereof.

2. Construction of Project. FRICO agrees to issue a Temporary Access and Construction Permit (“TACP”) to Developer to authorize construction of the Project in accordance with the Plans. The Developer shall have the right to thereafter maintain the Project, as described and illustrated in the construction and design drawings reflected in the Plans until the maintenance responsibility is accepted by the District or assigned to a Public Sector Assignee as provided in Section III.3. The District authorizes Developer to construct the Project on the District Property, and FRICO agrees to issue the TACP to Developer for that purpose.

3. Grant of Right of Ingress and Egress. FRICO hereby grants to Developer and District the right of ingress and egress to and from the Canal as necessary and reasonable for the exercise of the purposes of this Agreement, within the boundaries shown on **Exhibit B**. All references to the Developer’s and/or District’s use of the Canal herein shall be confined to the area shown in **Exhibit B** and no further right of access to or use of the Canal is granted. The Developer’s or District’s right of ingress and egress shall not impede the flow of water, nor shall it impede any of FRICO’s rights related to the Canal. This right of ingress and egress does not include a right of access to the Canal bed (except as may be authorized by a TACP) or surface water, nor shall it create a right of public access to the Canal at any time except upon the surface of the Project.

4. FRICO’s Field Inspections. FRICO shall conduct field inspections at the initial stage of construction and promptly after the Developer’s notification to FRICO that construction has been substantially completed. In addition, in FRICO’s discretion, field inspections may be conducted during the construction of the Project. FRICO shall notify the Developer in writing of all necessary corrective work it deems necessary after such field inspections. Such corrective work shall be completed promptly at the sole expense of the Developer. Nothing in this Section I.4. shall be construed to prevent the Developer from seeking reimbursement from the District, as may be provided by agreement between the District and the Developer.

5. FRICO’s Present and Future Rights to Maintain Crossing. FRICO has, and shall continue to have, full power to operate, maintain, alter, enlarge, relocate, clean, repair, and manage the Canal (or to delegate or assign such responsibilities as FRICO determines is prudent) as if this Agreement had not been made, except that District approval shall be required for activities that require modification of the Project. After construction of the Project is complete, FRICO may use and cross the Project with vehicles and equipment, on the surface of the Street (including on the Crossing) or within the Canal, without liability to the District except in cases of FRICO’s gross negligence or intentional misconduct. If a planned maintenance, alteration, enlargement, relocation, cleaning, or repair activity involves a foreseeable risk of damage to the Project, FRICO will work in good faith with the District to identify measures to avoid or minimize such damage. It is specifically agreed that normal, periodic, or extraordinary maintenance and repair activities, including but not limited to the operation and movement of machinery for such purposes upon the Project shall not constitute negligence.

6. **Emergency Repairs.** If FRICO finds it necessary to perform emergency repairs to the Canal, and such activity causes damage to the Project, FRICO shall be without liability for damages to the Developer or District as the result of the performance of such repairs, except as to such damage caused by FRICO's gross negligence. If FRICO determines that emergency repairs to the Crossing must be made, which repairs are caused by the acts or omissions of the District or Developer in constructing or maintaining the Project, FRICO shall notify the District or Developer of the need for such repairs. If the District or Developer is able to conduct such repair work, it will so notify FRICO immediately, and will commence said repairs within a time period agreed to by FRICO. If the District or Developer is unable to undertake said repair work within a time period to which FRICO agrees, and FRICO expends any sum for said emergency repairs of the Crossing, FRICO shall notify the District or Developer of the expenditure, submit documentation of the expense incurred and the District or Developer shall reimburse FRICO for its expenses. Nothing in this Section I.6. shall be construed to prevent the Developer from seeking reimbursement from the District, as may be provided by agreement between the District and the Developer.

7. **Flow of Water During Construction of Project.** In order to protect the safety and property of those involved in the construction of Project, and in order to allow District to take necessary steps to facilitate the uninterrupted free flow of water through the Canal, FRICO agrees to notify construction personnel identified pursuant to Section II.4., below, regarding the carriage of water in the Canal during construction of the Project as provided in the TACP. The TACP includes the number of anticipated hours it takes for water to travel from the headgate to the construction location.

8. **Utility Crossings.** The Plans include sleeves that are intended for utility crossings ("UTILITY SLEEVES"). No utility shall be installed within a Utility Sleeve unless the operator of the utility first enters into a crossing agreement with FRICO ("UTILITY CROSSING AGREEMENT"). Developer has pre-paid the crossing fee for each Utility Sleeve. If further engineering or legal services are required in order to complete the Utility Crossing Agreement, such fees shall be paid by Developer. Upon execution of a Utility Crossing Agreement, the affected Utility Sleeve shall be governed by the Utility Crossing Agreement and not this Agreement.

II. DEVELOPER AND DISTRICT RIGHTS AND RESPONSIBILITIES

1. **Developer to Provide Notice of Work.** Prior to commencement of work, the Developer shall provide FRICO at least 48 hours' notice of such commencement, and shall provide the information required by Section II.4., below. No work shall be performed on the Project until FRICO has approved the plans and specifications therefor, including shop drawings, after such engineering and legal consultation as FRICO considers necessary. Such approval shall not be unreasonably withheld.

2. **Developer Construction Responsibilities and Risk.** The District and Developer agree to cause the Project to be constructed, and thereafter maintained in such a manner as to avoid damage to the Canal, particularly the embankments and access thereto, and to avoid interference with the flow of water through the Crossing, and to prevent an increased pollutant load to the Canal.

3. **Stormwater Management.** The Developer or Public Sector Assignee (pursuant to Section III.3.) agrees that it will not discharge stormwater, or allow the discharge of stormwater, into the Canal. The Developer or Public Sector Assignee will design, construct, utilize and maintain appropriate temporary and permanent best management practices (“BMPs”) to control runoff and runoff pollutants (including but not limited to oils, chlorides, and sediment) that are likely to be associated with the construction and ongoing use of the Project.

4. **Flow of Water During Construction of Project.**

a. During the Developer’s construction of the Project, the Developer will not interrupt the flow or permit the interruption of the flow of water through the Canal. FRICO has advised the Developer and the District that water may be run through the Canal at any time, and is normally run in large volumes through the Crossing between April 1 and October 31 of each year. The Developer shall construct the Culvert between November 1 of 2020 or 2021 and 5:00 p.m. on March 15 of 2021 or 2022. Upon agreement by the Parties in a TACP, a bypass structure may be used to complete work under this agreement during other times, under the condition that the flow of water is not impeded. Developer, in coordination with FRICO after issuance of a TACP, may construct the Crossing portion of the Project after March 15, 2021 or 2022 until construction of the Project is completed so long as Developer does not interrupt the flow or permit the interruption of the flow of water through the Canal during such construction.

b. As the parties are aware that water could be transferred through the Crossing for a variety of reasons at any time during the construction period, FRICO has agreed to provide notice to the Developer as provided in Section I.7., above. The Developer shall cause equipment to be removed from the Canal bed at the conclusion of each working day, and upon receipt of notice from FRICO that water is expected to reach the location of the Project, such that the equipment will be cleared from the Canal by the time water reaches the Project location. Upon notice to FRICO that the Developer will be commencing the Project, the Developer shall provide FRICO with telephone numbers and email addresses of two people who are designated to receive notices pursuant to this Section. The Developer shall not commence the Project until such information is provided to FRICO.

THE DEVELOPER, THE DISTRICT, AND THEIR RESPECTIVE ASSIGNEES AND CONTRACTORS ASSUME ALL RISKS OF PERFORMING CONSTRUCTION OR MAINTENANCE WORK FROM WITHIN THE CANAL. IN NO EVENT SHALL FRICO BE LIABLE TO THE DEVELOPER, DISTRICT, OR ANY ASSIGNEE OR THIRD PARTY, INCLUDING CONTRACTORS, FOR DAMAGE TO EQUIPMENT, PERSONNEL (INCLUDING LOSS OF LIFE), OR THE PROJECT, INCLUDING BUT NOT LIMITED TO DAMAGES THAT RESULT FROM ANY RELEASE OF WATER INTO THE CANAL,

WHETHER THE DEVELOPER, DISTRICT, ASSIGNEE, THIRD PARTY, OR CONTRACTOR IS NOTIFIED OF SUCH RELEASE OR NOT.

5. Repair and Maintenance of Project After Construction.

a. The Project will be maintained by the Developer until construction of the Project is complete and after all warranties on the Project provided by the Developer to the District or the Town of Lochbuie (“TOWN”) terminate, at which time the District or the Town, if the Town so agrees, shall accept maintenance responsibility of the Project. Upon acceptance by the District or the Town of maintenance responsibility of the Project, the District will notify FRICO of such fact, and Developer shall be relieved of all obligations hereunder.

b. All post-construction repairs, replacements, or maintenance of the Project by the Developer (or the District or Town, upon acceptance of maintenance responsibility for the Project) shall be undertaken only after notice to FRICO regarding the need for such repairs, replacements, or maintenance, except that notice is not required for snow removal, ice control, street sweeping, and minor pothole repairs.

c. If FRICO determines that proposed repairs, replacements, or maintenance could impact FRICO’s use and operation of the Canal, FRICO may require the Developer or the District, as applicable, to provide proposed plans and a processing fee, and appropriate legal and engineering fee escrows to FRICO. FRICO agrees, upon approval of the proposed plans (in FRICO’s reasonable discretion), to provide the Developer or the District, as applicable, with a TACP, including a flow schedule that will allow the Developer or District to perform its work when the Canal is not expected to be used to carry water.

d. In the event of an emergency situation caused by an immediate and unforeseen incident causing damage to Project which creates a danger to the travelling public, the Developer or the District, as applicable, agrees to immediately notify FRICO of the need to conduct such repairs, and to the extent possible, FRICO agrees to cooperate to allow such repairs to be completed.

e. Nothing in this Section II.5. shall be construed to prevent the division of maintenance obligations for the Culvert and the Crossing between the District and the Town by separate agreement; however, no such agreement shall be used to avoid the notice and application processing requirements of this Section.

6. Responsibilities Following Construction and/or Repair, Replacement and Maintenance. Upon the Developer’s completion of construction of the Project, and following any subsequent repair, replacement and/or maintenance activity performed by the Developer, the District, or any of their respective assignees or contractors related to the Project, the Developer, District, or assignee or contractor shall clean the Crossing and areas abutting the Canal in order to place them in

the same condition in all material aspects as before the activity began except for changes due to the Project. When the District or Town accepts responsibility for maintenance of the Culvert or the Crossing, then following any repair, replacement and/or maintenance activity performed by the District or its contractors to the Culvert or the Crossing, the District or Town shall clean the Crossing and areas abutting the Canal in order to place them in substantially the same condition as before such activity began.

7. **Future Payments of Administrative Fees.** The Developer or permitted assignee will pay FRICO an additional administrative fee of \$43,000 for costs incurred by FRICO for processing plans (including Changed Plans) or amendments that are submitted after the date of this Agreement.

8. **Legal/Engineering Expense Reimbursement.** The Developer agrees to reimburse FRICO for all reasonable legal and/or engineering costs incurred by FRICO for the legal review of this Agreement, for the professional engineering review of the Project's design as set out in the Plans and shop drawings, and for engineering inspections and reports that are authorized or required by this Agreement.

9. **Insurance.** The Developer and FRICO acknowledge that if the Developer utilizes contractors to construct the Project, the contractors' insurance shall be sufficient to protect FRICO, and shall be approved by FRICO in advance, which approval shall not be unreasonably conditioned, delayed or withheld. If FRICO disapproves any such insurance, it must do so in writing within seven days after its receipt of a certificate of insurance and include specific changes that are necessary to obtain FRICO's approval. If FRICO does not provide written disapproval as provided in the preceding sentence to Developer within such seven day period, then FRICO is deemed to have approved the insurance.

10. **Standard of Care – No Liens.** The Developer, the District, and their respective assignees and contractors shall complete all work in a prompt and workmanlike manner, free of all liens and encumbrances against any property for which FRICO owns a fee or easement interest.

11. **As-Built Drawings.** The Developer will provide FRICO with "as-built" drawings of the Project, including its location, not more than 30 days after completion of construction, in an electronic format approved by FRICO.

12. **Canal Damage and Repair.** Any damage to the Canal caused by construction, maintenance, repair, or removal of the Project, including damage to the Canal embankments and facilities appurtenant to the Canal, shall be addressed as follows: (a) If FRICO determines that the acts or omissions of the Developer, the District or their respective assignees or contractors in constructing or maintaining the Project have caused damage that requires repair, then FRICO shall notify District of the need for such repairs; (b) If District is able to conduct such repair work, it will so notify FRICO immediately, and will commence said repairs within a time period agreed to by FRICO; (c) If District is unable to undertake said repair work within a time period to which FRICO agrees, and FRICO expends any sum for said repairs, FRICO shall notify District of the expenditure, submit documentation of the expense incurred, and District shall reimburse FRICO for its expenses within 30 days of receipt

of such documentation. Nothing in this Section II.12. shall be construed to prevent the District from seeking reimbursement from the Developer, as may be provided by agreement between the District and the Developer.

13. Limitations on Scope of Use. The scope, use, or intensity of use of the Crossings shall not be expanded unless such expansion is first approved in writing by FRICO, which approval shall be in FRICO's sole discretion. The Crossings do not include additional rights to run pipelines, cables, fiber optic lines, or any comparable utilities or services ("ADDITIONAL CROSSINGS"). Additional Crossings may be approved by separate agreement.

III. MISCELLANEOUS

1. Interpretation of Agreement. Notwithstanding any other provision herein, nothing in this Agreement shall be construed to give FRICO any authority whatsoever regarding those portions of the Project that are not located on or over the Canal.

2. No Representation. The grant or grants made by FRICO under this Agreement are without any representation or warranty of title of any nature. FRICO has made no representation of the quality of its title, and in the event that it shall at any time be determined that the rights granted hereby are beyond the right or authority of FRICO, the rights and interests hereby conferred shall be limited to such rights and interests as are within the right and authority of FRICO to grant as of the date of this Agreement. In no event shall a change in the rights and interests hereby granted—including the elimination of those rights and interests—entitle District to the return of any payments made to FRICO for the execution of or pursuant to this Agreement.

3. Agreement Binding; Assignment.

a. This writing, together with its exhibits and addenda, constitutes the entire Agreement between the parties hereto with respect to the subject matter herein, and shall be binding upon said parties their officers, employees, agents, and assigns and shall inure to the benefit of the respective survivors, heirs, personal representatives, successors and assigns of said parties.

b. The rights granted in this Agreement are covenants running with title to the District Property and shall extend to and be binding upon, and inure to the benefit of, FRICO, the Developer and the District and each of their respective successors and permitted assigns.

c. This Agreement may be assigned by the Developer or the District to the Town (which by final acceptance of the Project or other comparable governmental action assumes jurisdiction over the Project) ("PUBLIC-SECTOR ASSIGNEE"), by issuance of written notice to FRICO. No other assignment of this Agreement is allowed without the written consent of FRICO, which may be withheld in FRICO's sole discretion. FRICO shall provide prior written notice to the Developer and the District prior to any assignment of any or all of its rights and obligations under this Agreement.

d. Without assigning this Agreement, the District and the Town may enter into separate agreements regarding maintenance and repair of the Crossing.

e. Prior to final acceptance by a Public Sector Assignee, Developer may assign its rights and obligations under this Agreement to any person or entity that purchases all or a portion of the residential lots in the Silver Peaks East Subdivision.

4. **No Third Party Beneficiary.** It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned parties, and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that any entity other than the undersigned parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

5. **Funds Availability.** Financial obligations of the District and any Public-Sector Assignee are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. By accepting assignment of this Agreement, a Public-Sector Assignee does not warrant that funds will be available to fund this Agreement beyond the fiscal year in which assignment is accepted.

6. **Severability.** If any term or condition of this Agreement shall be held to be invalid, illegal, or unenforceable, if allowed by law, in lieu of such invalid, illegal, or unenforceable provision, there shall automatically be added as part of this Agreement a provision similar in terms to such illegal, invalid, or unenforceable provision so that the resulting reformed provision is legal, valid, and enforceable. If such reformation is not possible, this Agreement shall be construed and enforced without such provision, to the extent that this Agreement is then capable of execution within the original intent of the parties.

7. **Choice of Law.** Colorado law, and rules and regulations established pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Agreement.

8. **Governmental Immunity.** No term or condition of this Agreement shall be construed or interpreted as a waiver by the District, express or implied, of any of the immunities, rights, benefits, protections or other provisions, of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 et seq., as applicable now or hereafter amended ("CGIA"), nor does FRICO or Developer waive any argument that the CGIA does not apply to claims or defenses related to this Agreement or arising out of the construction, existence, use, operation, or failure of the Project.

9. **Entire Agreement/Modifications.** This Agreement, along with its Exhibits and Addenda, supersedes all prior negotiation, representation, and understanding or agreements with respect to the subject matter contained in this Agreement. This Agreement may be changed or supplemented only by a written instrument executed by both parties.

10. Compliance with Laws. The District and its contractors (including Developer) shall comply with all applicable federal state and local laws, ordinances, and rules in connection with the construction and/or maintenance of the Project, and obtain such permits and/or approvals required by applicable governmental entities in connection with the construction and/or maintenance of the Project and shall take such affirmative and/or remedial actions required by such entities.

11. Force Majeure. None of the parties to this Agreement shall be liable to the others for delays in performance or a failure to deliver or otherwise to perform any obligation under this Agreement, where such failure is due to any cause beyond its reasonable control, including but not limited to Acts of God, fires, strikes, war, flood, earthquakes or Governmental actions; provided that *force majeure* shall not excuse interruption or substantial reduction in the flow of water in the Canal during construction, repair, or maintenance activities related to the Project.

12. Notices. Any notice required or permitted hereunder shall be deemed effective: (a) when transmitted by email to the email addresses provided below, except that email transmission after 4:00 PM shall be effective on the following business day; or (b) two business days after deposited in the United States mail, postage prepaid, certified mail, return receipt requested, and addressed to the party to whom notice is to be given, as follows:

Notice to Farmers Reservoir and Irrigation Company:

Name: Scott Edgar, Manager
80 South 27th Ave.
Brighton, CO 80601
Phone 303-659-7373
Scott@farmersres.com

Eve Craven
80 South 27th Ave.
Brighton, CO 80601
Phone 303-659-7373
Eve@farmersres.com

With a copy to:
Joseph B. Dischinger, Esq.
Fairfield and Woods, P.C.
1801 California St., Suite 2600
Denver, CO 80202
jdischinger@fwlaw.com

Notice to Developer:
Harvey Deutsch
LOB, LLC
17 Beacon Hill Lane
Greenwood Village, CO 80111
Harvey@prospectllc.com

With a copy to:
Jim Brown, Esq.
James E. Brown & Associates P.C.
999 South Logan St., Suite 200
Denver, CO 80209
jim@jamesebrown.com

Notice to District:
David Solin, Manager
c/o Special District Management Services, Inc.
141 Union Blvd.
Lakewood, CO 80228
dsolin@sdmsi.com

With a copy to:
MaryAnn M. McGeady
McGeady Becher P.C.
450 East 17th Ave., Suite 400
Denver, CO 80203
mmcgeady@specialdistrictlaw.com

In the event that a party should designate another individual(s) to receive notice, or change the address or email address listed above, the other party shall be notified in writing of the new information. The failure to provide new or corrected information shall release the other party of all responsibility for any losses suffered by the party failing to provide the new information.*

13. Headings. Section and subsection titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference. Such titles and captions in no way define, limit, extend, or describe the scope of this Agreement nor the intent of any text following the title or caption.

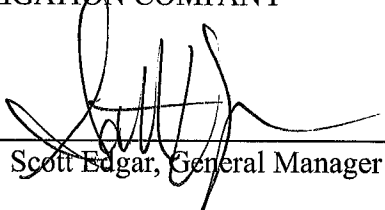
14. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

***** SIGNATURES ON FOLLOWING PAGE *****


IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, two duplicate originals of this Agreement, each of which shall be deemed an original, on the date first written above.



THE FARMERS RESERVOIR AND
IRRIGATION COMPANY

By: 
Scott Edgar, General Manager

ATTEST:


Jill Cranor, Corporate Secretary

State of Colorado }
 } ss.
County of Adams }

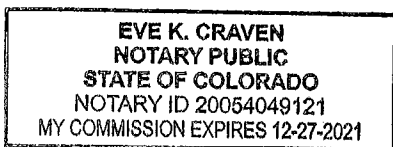
The foregoing instrument was acknowledged before me this 10th day of November, 2020, by Scott Edgar as General Manager and Jill Cranor as Corporate Secretary of The Farmers Reservoir and Irrigation Company.

Witness my hand and notarial seal.

[SEAL]


Notary Public

My commission expires 12.27.21



DISTRICT

SILVER PEAKS EAST METROPOLITAN
DISTRICT, a quasi-municipal corporation and
political subdivision of the State of Colorado

By: Michael Blumenthal
~~President~~
~~Assistant~~ Secretary

Attest:

[Signature]
~~STEVE STEEL~~ STEVE STEEL, BOARD MEMBER

STATE OF COLORADO)

) ss.

COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15th day of
December, 2020 by Michael Blumenthal (Asst) Secretary, of SILVER PEAKS
EAST METROPOLITAN DISTRICT.

WITNESS my hand and official seal.

My commission expires: 4-17-2021

[Signature]
Notary Public

CHERYL G. WARNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894005576
MY COMMISSION EXPIRES APRIL 17, 2021

DEVELOPER:

LOB LLC, a Colorado limited liability company

By: Michael Blumenthal

Name: Michael Blumenthal

Its: Manager

STATE OF COLORADO)

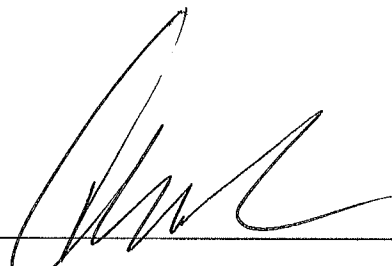
) ss.

COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 15th day of December, 2020 by Michael Blumenthal as Manager, of LOB, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: April 17, 2021



Notary Public

CHERYL G. WARNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19894005576
MY COMMISSION EXPIRES APRIL 17, 2021

EXHIBIT LIST

EXHIBIT A, District Property

EXHIBIT B, Crossing

Exhibit A

Tracts OO Silver Peaks East Filing No. 1, Amendment No. 2, recorded at Reception No.4461778,
Town of Lochbuie, County of Weld, State of Colorado.

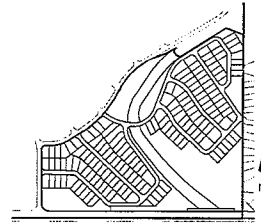
Tracts NN Silver Peaks East Filing No. 1, Amendment No. 3, recorded at Reception
No. 4659631, Town of Lochbuie, County of Weld, State of Colorado.

Exhibit B
Crossing 1
Consisting of 74 pages

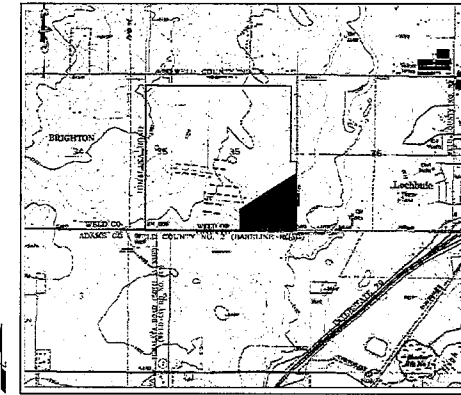
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBLUE, COUNTY OF WELD, STATE OF COLORADO



PROJECT LAYOUT
SCALE: 1" = 50'



VICINITY MAP
SCALE: 1" = 200'

SHEET INDEX:

| | |
|--|-----------|
| COVER SHEET | 01 |
| GENERAL NOTES | 02 |
| PROJECT HISTORY OVERVIEW | 03 |
| OVERALL GRADING | 04 |
| OVERLOT GRADING PLAN | 05-07 |
| GRADING & EROSION CONTROL PLAN | 08 |
| ROAD PLAN AND PROFILE | 09-16 |
| MASTER UTILITY PLAN | 17-19 |
| SANITARY SEWER PLAN AND PROFILE | 20-27 |
| STORM SEWER PLAN AND PROFILE | 28-33 |
| POND DETAILS | 34-36 |
| SIGNING AND STRIPING PLAN | 40 |
| PHASING PLAN | 41 |
| EROSION CONTROL DETAILS | 42 |
| DETAILS | 43-50 |
| SPEER CANAL CROSSING PLANS | 1-8 |
| LANDSCAPE PLANS (BY OTHERS) | 1-14,6 |
| DETENTION POND SURRY WALL AND RETAINING WALL (BY OTHERS) | 1-15,1-52 |

CONTACT INFORMATION:

PROPERTY OWNER/APPLICANT:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127
PH: (303) 795-0900

CONTACT: MICHAEL BLUMENTHAL
ENGINEER/SURVEYOR:
2N CIVIL, LLC
6 INVERNESS COURT EAST
SUITE 122
ENGLEWOOD, CO 80112
PH: (303) 925-0544
FAX: (303) 925-0557

CONTACT: RYAN EICHELE, P.E.
PROJECT MANAGER
EMAIL: RYAN@2NCIVIL.COM

PUBLIC WORKS ENGINEERING SERVICES

TOWN OF LOCHBLUE
702 WELD COUNTY ROAD 27
LOCHBLUE, CO 80603
PH: (303) 655-6099

REVIEW ENGINEER:
MARTIN MARTIN
12019 WEST 69th AVENUE
LAKEWOOD, CO 80215
PH: (303) 431-6100

FARMERS RESERVOIR AND IRRIGATION COMPANY (FRIC)

CONTACT: MARK THORNBROUGH, P.E., CFM
FARMERS RESERVOIR AND IRRIGATION COMPANY (FRIC)
80 SOUTH 27TH AVENUE
BRIGHTON, CO 80601
PH: (303) 656-7375

CONTACT: SCOTT EDGAR, GENERAL MANAGER

PRIMARY BENCHMARK:
NCS 5522 LOCATED IN NORTHWEST 1/4 SECTION 14, T. 1 S., R. 66 W. OF THE 6TH P.M. TOP OF BENCHMARK DISK IN 10 INCH SQUARE CONCRETE POST 0.2 FEET ABOVE GROUND, SW NORTHWEST OF NEAR RAIL OF THE SURLINERT NORTH-SOUTH RAILROAD TRACKS, 120' SOUTHWEST OF MILE MARKER 522. ELEVATION: 5279.70 (NAVD 88)

PROJECT BENCHMARK:
TOP OF USGS BRASS CAP IN CONCRETE STAMPED 15063 FT 17361 10297 ON THE NORTH SIDE OF INTERSECTION OF WELD COUNTY ROAD 2 (BASELINE ROAD) AND 50TH AVENUE. ELEVATION: 5094.73 (NAVD 88)

ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION:

RYAN EICHELE, P.E.
COLORADO NO. 45338
FOR AND ON BEHALF OF 2N CIVIL



APPROVED FOR ONE YEAR FROM THIS DATE:

THE TOWN ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE TOWN ENGINEER HAS REVIEWED THIS DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE TOWN OF LOCHBLUE ENGINEERING STANDARDS OR APPROVED VARIANCES TO THOSE REGULATIONS. THE TOWN ENGINEER, THROUGH APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY OTHER THAN THAT STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.

ACCEPTED BY: _____ TOWN ENGINEER _____ DATE _____

FRIC APPROVAL BLOCK

THE SIGNATURE OF THE GENERAL MANAGER OF FRIC IS FOR THE PURPOSE OF ACKNOWLEDGING ACCEPTANCE OF THE DESIGN OF THE PERMITTED STRUCTURES ONLY. THE SIGNATURE SHALL NOT IN ANYWAY CHANGE THE RIGHTS AND OBLIGATIONS OF EITHER PARTY WITH RESPECT TO THE SILVER PEAKS EAST CROSSINGS TO WHICH THESE DESIGNS ARE ATTACHED. FRIC IS EXPRESSLY RELYING UPON THE DESIGN STANDARDS AND PERFORMANCE STANDARDS SET FORTH IN THESE DRAWINGS AS PRESENTED BY LOB, LLC, AND LOB, LLC SHALL BE SOLELY RESPONSIBLE THAT, AS CONSTRUCTED, THE PERMITTED STRUCTURES SHALL PERFORM AS SPECIFIED HEREIN.

GENERAL MANAGER, THE FARMERS RESERVOIR AND IRRIGATION COMPANY



303.925.0544
www.2ncivil.com

PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127

COVER SHEET
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBLUE, COLORADO

DATE: 05/18/20
BY: RCE
REVISIONS:
1- RCE
2- RCE
3- RCE
4- RCE

REVISIONS:
1- RCE
2- RCE
3- RCE
4- RCE

PROJECT NUMBER: 14022

ISSUED DATE: 7/1/18

DESIGNED BY: RCE

REVIEWED BY: EPT

COVER SHEET

01

4663079 12/18/2020 03:39 PM
Page 17 of 90

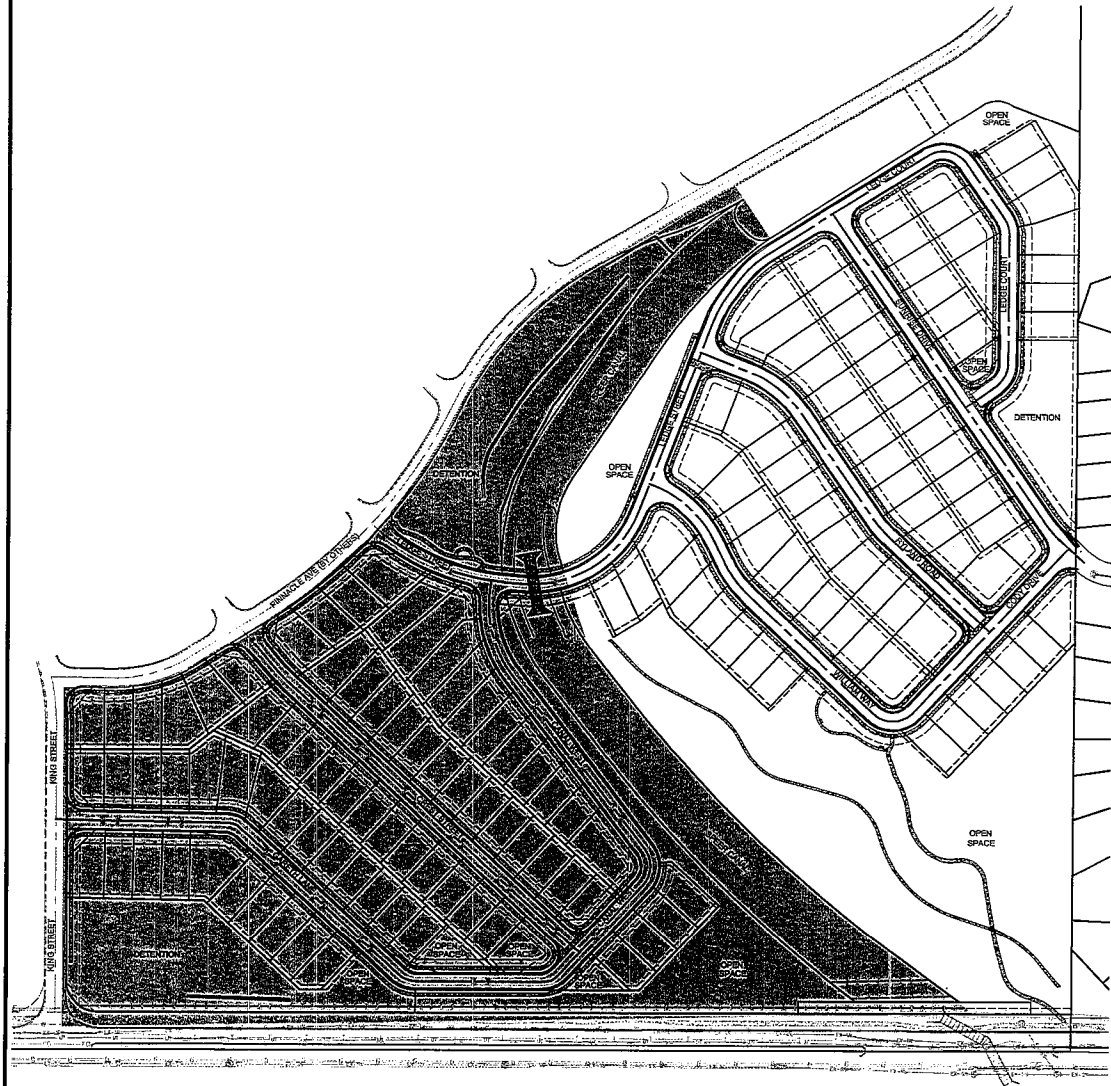


03/20/2019 10:54:00 AM 2020/12/18/2020 03:39 PM

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 56 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUE, COUNTY OF WELD, STATE OF COLORADO



THE SHADED AREA IS PART OF THE ORIGINAL DESIGN OF THIS PROJECT AND HAS NOT BEEN MODIFIED SINCE TOWN APPROVAL OF SILVER PEAKS EAST CONSTRUCTION DOCUMENTS, WITH EXCEPTION TO THE ADDITION OF A SIDEWALK ALONG THE NORTH SIDE OF LEDGE STREET AND THE RAISING OF THE SANITARY SEWER SYSTEM WEST OF THE CANAL TO NO LONGER ACCOUNT FOR BASEMENTS.

THE AREA EAST OF THE SPEER CANAL HAS BEEN REDESIGNED FROM PREVIOUS APPROVAL TO ELIMINATE THE NEED FOR EXTENSIVE SOIL AMENDMENT.

THESE PLANS ARE A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR THIS PROJECT.



303.925.0544
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PREPARED FOR:
LOE, LLC
PO BOX 270630
LITTLETON, CO 80127

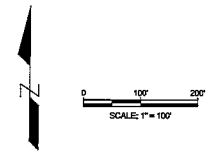
PROJECT HISTORY OVERVIEW
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUE, COLORADO

DATE: 06-20-19
BY: RCE
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 07-10-2019
DESIGNED BY: ABT
REVIEWED BY: RCE

PROJECT HISTORY OVERVIEW

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Page 19 of 90



SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3 CONSTRUCTION DOCUMENTS

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305.575.0344
www.2ncivil.com



PREPARED FOR:
LGB, LLC
P.O. BOX 270930
LITTLETON, CO 80127

OVERALL GRADING
CONSTRUCTION DOCUMENT NO. 3
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHUIE, COLORADO

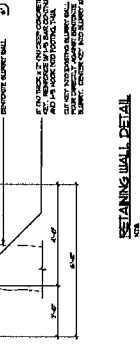
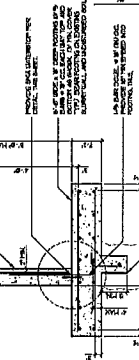
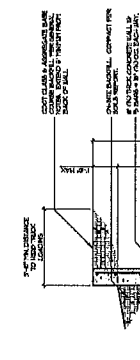
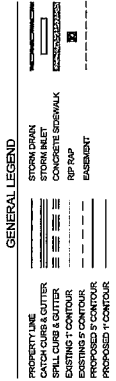
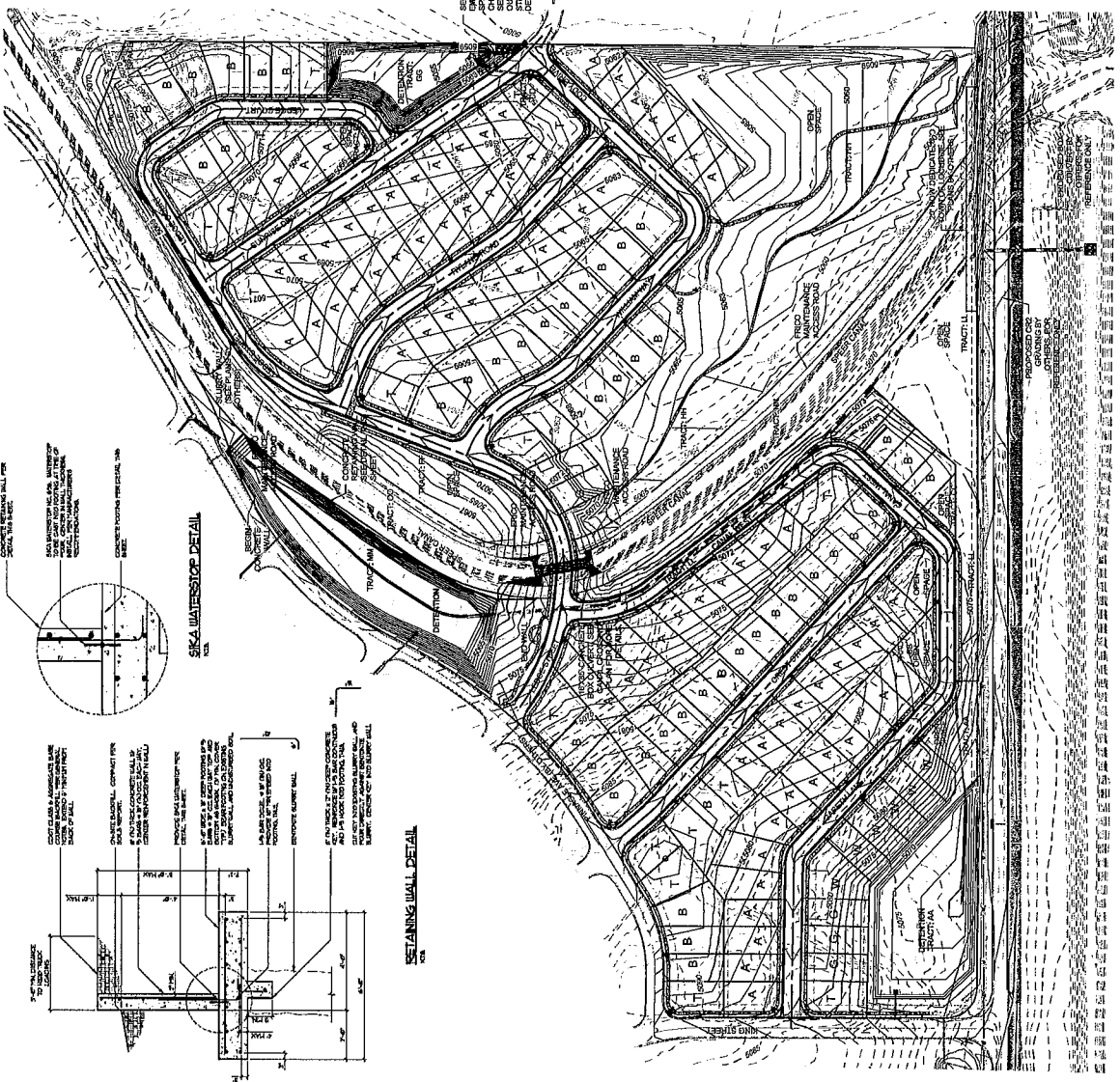
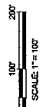
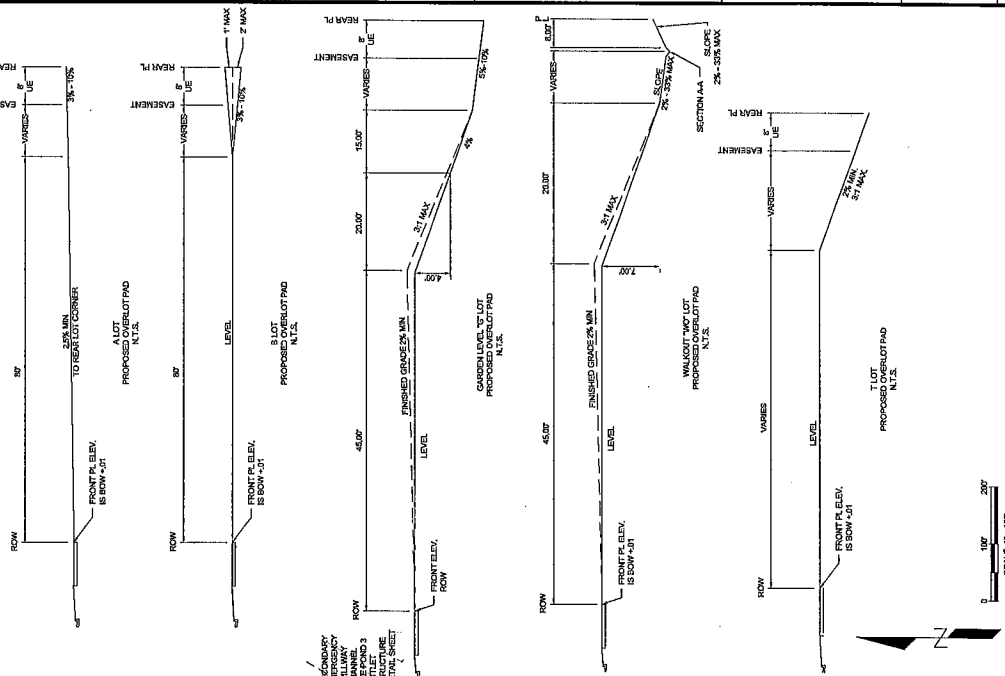
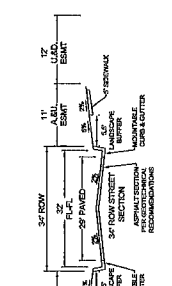
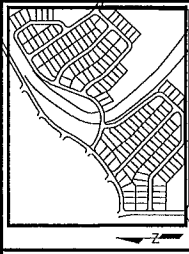
DATE: 04/22/20
REVISIONS:
1. 11-11-19
2. 08-08-19
3. 03-13-19
4. 02-20-19

REVIEWER:
1. FINAL COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER: 1422
DESIGNED BY: RCE
DESIGNED DATE: 7/1/19
REVIEWED BY: EJP

OVERALL GRADING

04



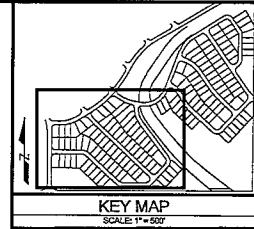
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHSUE, COUNTY OF WELD, STATE OF COLORADO

GENERAL LEGEND

| | | | |
|---------------------|--|-------------------|--|
| PROPERTY LINE | | STORM DRAIN | |
| CATCH CURB & GUTTER | | STORM INLET | |
| SPILL CURB & GUTTER | | CONCRETE SIDEWALK | |
| EXISTING 1" CONTOUR | | RIP RAP | |
| EXISTING 5' CONTOUR | | EASEMENT | |
| PROPOSED 5' CONTOUR | | | |
| PROPOSED 1' CONTOUR | | | |



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www.2ncivil.com



PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127

OVERLOT GRADING
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHSUE, COLORADO

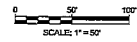
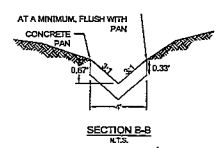
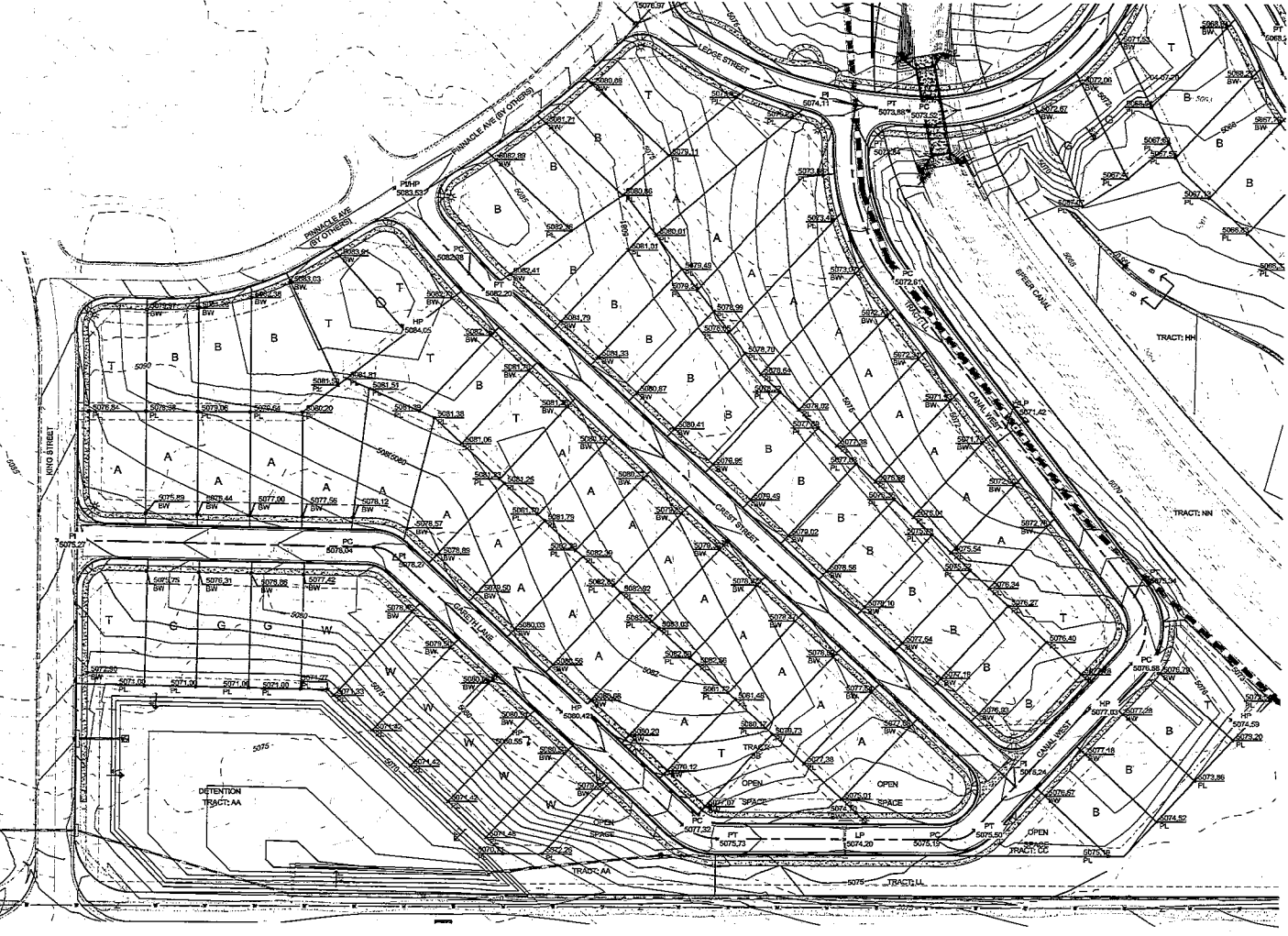
DATE: 06-29-19
BY: RCE
DATE: 06-29-19
BY: RCE
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 7/11/19
DESIGNED BY: RCE
REVIEWED BY: EPT

OVERLOT GRADING

05

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Page 21 of 90

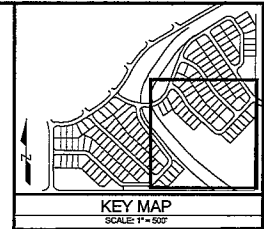


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SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



PREPARED FOR:
LOB, LLC
PO BOX 270930
LITTLETON, CO 80127

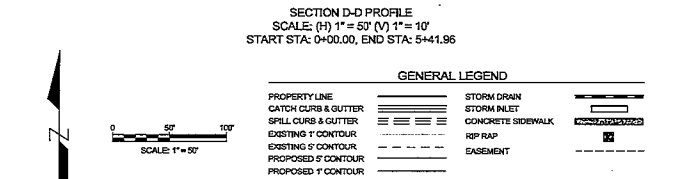
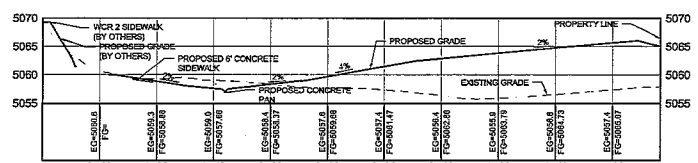
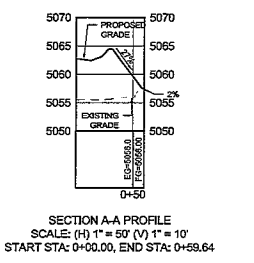
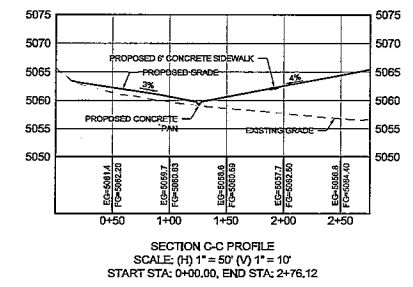
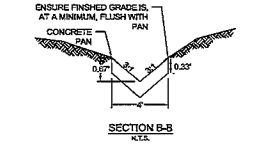
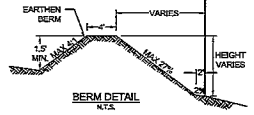
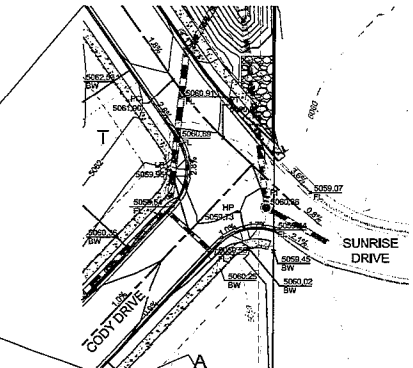
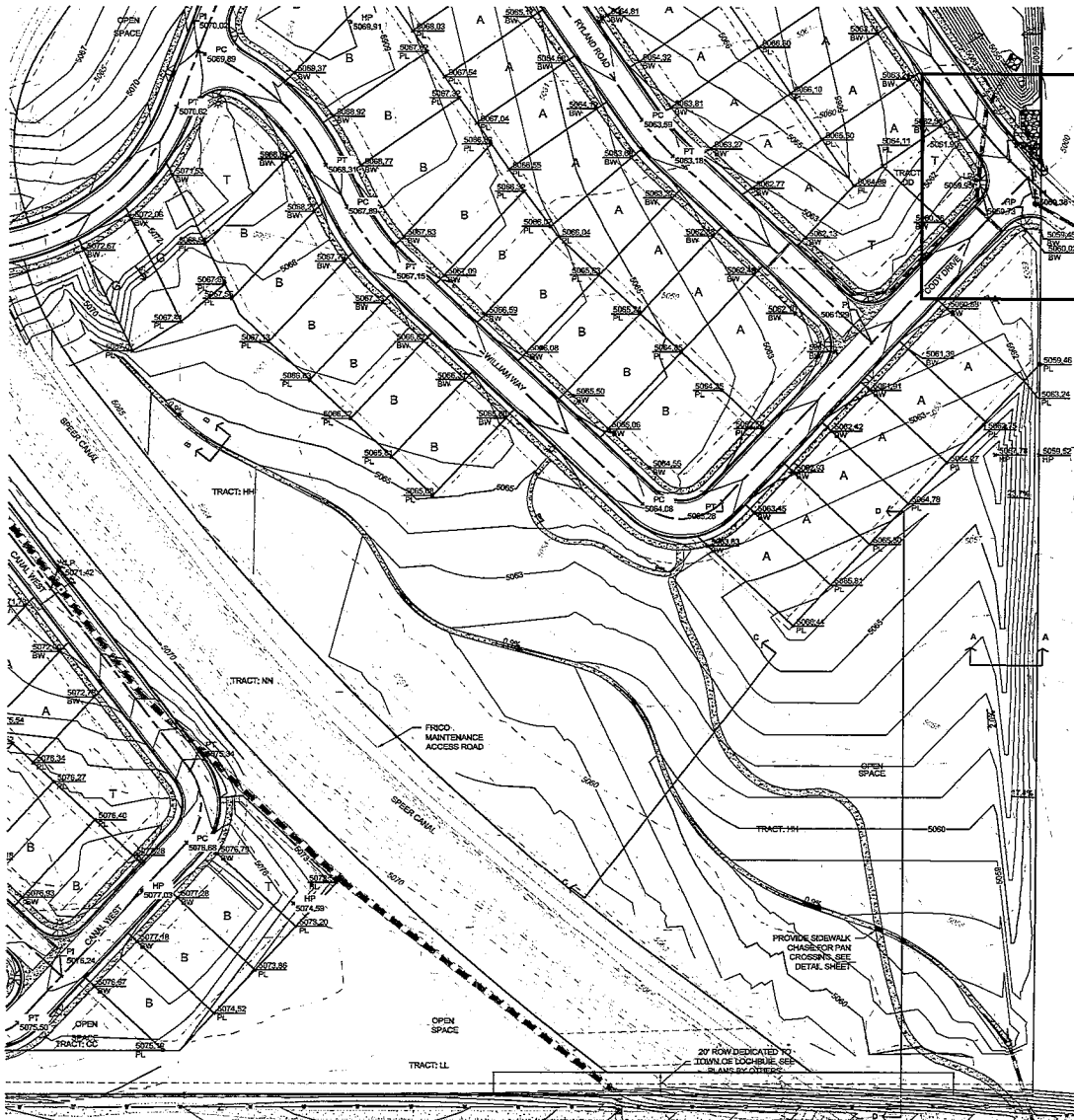
OVERLOT GRADING
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 11-11-19
BY: RCE

REVISION COMMENTS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 7/1/19
DESIGNED BY: RCE
REVIEWED BY: EPT

OVERLOT GRADING

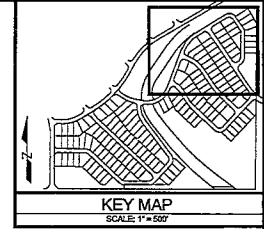


4663079 12/18/2020 03:39 PM
Page 22 of 90

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHSUE, COUNTY OF WELD, STATE OF COLORADO



PREPARED FOR:
LOI, LLC
PO BOX 270630
LITTLETON, CO 80127

OVERLOT GRADING
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHSUE, COLORADO

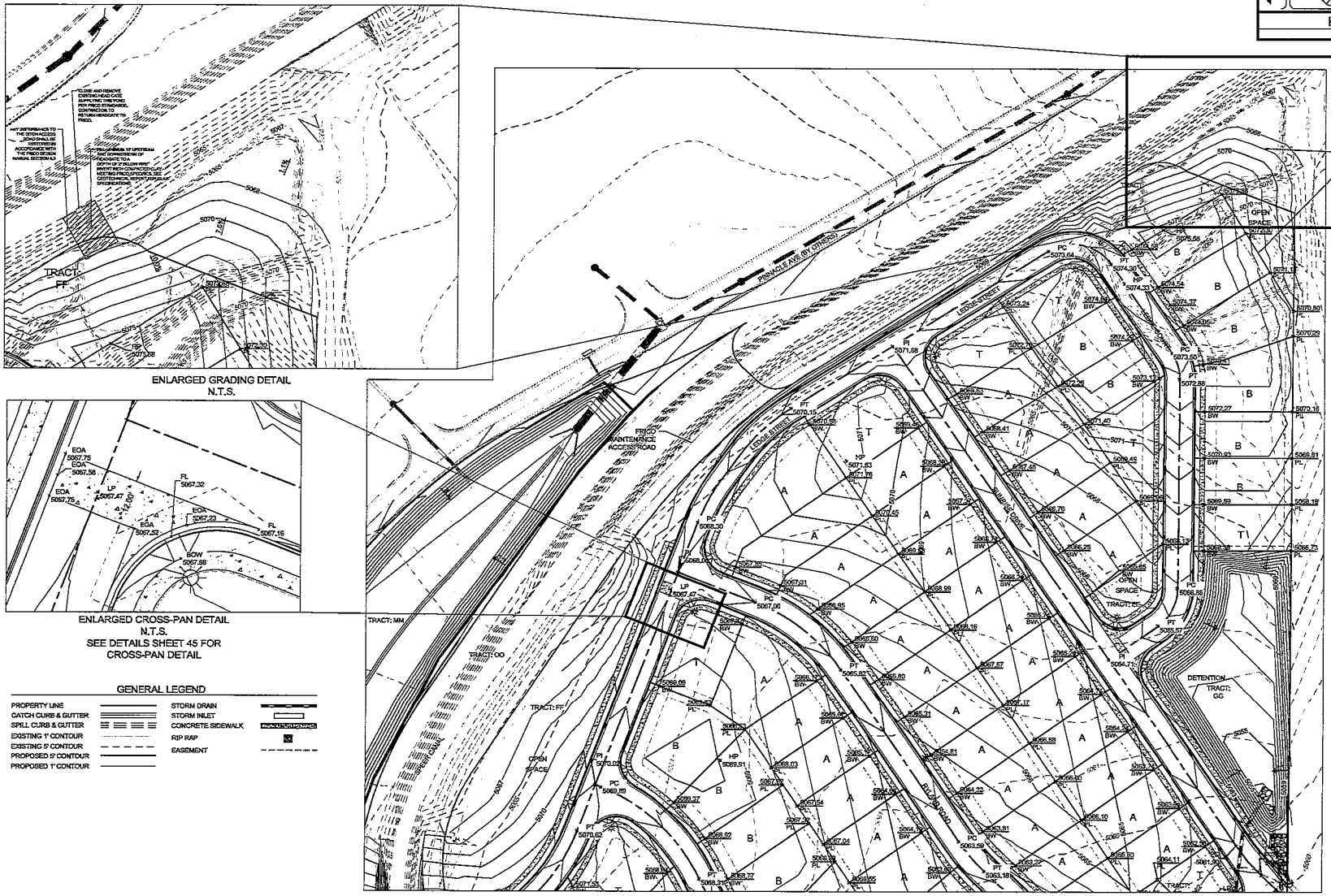
DATE: 02/25/19
REVISED: 03/11/19
REVISED: 01/22/20

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER: 7710
ISSUED DATE: RCE
DESIGNED BY: RCE
REVIEWED BY: EPT

OVERLOT GRADING

07



ENLARGED GRADING DETAIL
N.T.S.

ENLARGED CROSS-PAN DETAIL
N.T.S.
SEE DETAILS SHEET 45 FOR
CROSS-PAN DETAIL

| GENERAL LEGEND | | |
|---------------------|-------------------|-------------------|
| PROPERTY LINE | STORM DRAIN | CONCRETE SIDEWALK |
| CATCH CURB & GUTTER | STORM INLET | RIP RAP |
| SPILL CURB & GUTTER | CONCRETE SIDEWALK | ENASEMENT |
| EXISTING 1' CONTOUR | | |
| EXISTING 5' CONTOUR | | |
| PROPOSED 5' CONTOUR | | |
| PROPOSED 1' CONTOUR | | |

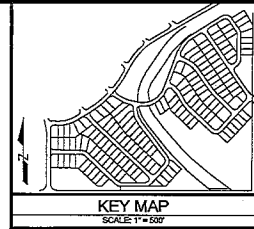
NOTES:
1. REFER TO GEOTECHNICAL REPORT BY OTHERS FOR REQUIREMENTS RELATED TO FILLING AND COMPACTING EXISTING IRRIGATION PONDS.

SCALE: 1" = 50'

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHSUIE, COUNTY OF WELD, STATE OF COLORADO



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PREPARED FOR:
LOB, LLC
PO BOX 270930
LITTLETON, CO 80127

GRADING & EROSION PLAN
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHSUIE, COLORADO

DATE: 06-20-18
BY: RCE
CHECKED: 06-20-18
DATE: 06-20-18
BY: RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 1022
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

GRADING & EROSION PLAN

GESC LEGEND

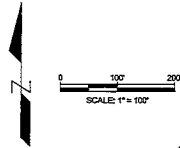
| | | |
|-------------------------------------|---------|--|
| STORM DRAIN INLET/OUTLET PROTECTION | (PS 1) | |
| SILT FENCE | (SF 1) | |
| VEHICLE TRACKING CONTROL | (VTC 1) | |
| STABILIZED STAGING AREA | (SSA 1) | |
| CONCRETE WASHOUT AREA | (CWA 1) | |
| SEDIMENT CONTROL LOG | (SCL 1) | |
| LIMITS OF CONSTRUCTION | (LOC 1) | |
| PERMANENT SEEDING | (PS 2) | |
| EROSION CONTROL BLANKET | (ECB 1) | |

GENERAL LEGEND

| | |
|------------------------|--|
| PROPERTY LINE | |
| ROW | |
| EXISTING 5' CONTOUR | |
| EXISTING 1' CONTOUR | |
| PROPOSED 5' CONTOUR | |
| PROPOSED 1' CONTOUR | |
| LIMITS OF CONSTRUCTION | |

BMP ABBREVIATION

VTC 1 PHASE
1. INITIAL
2. INTERIM
3. FINAL

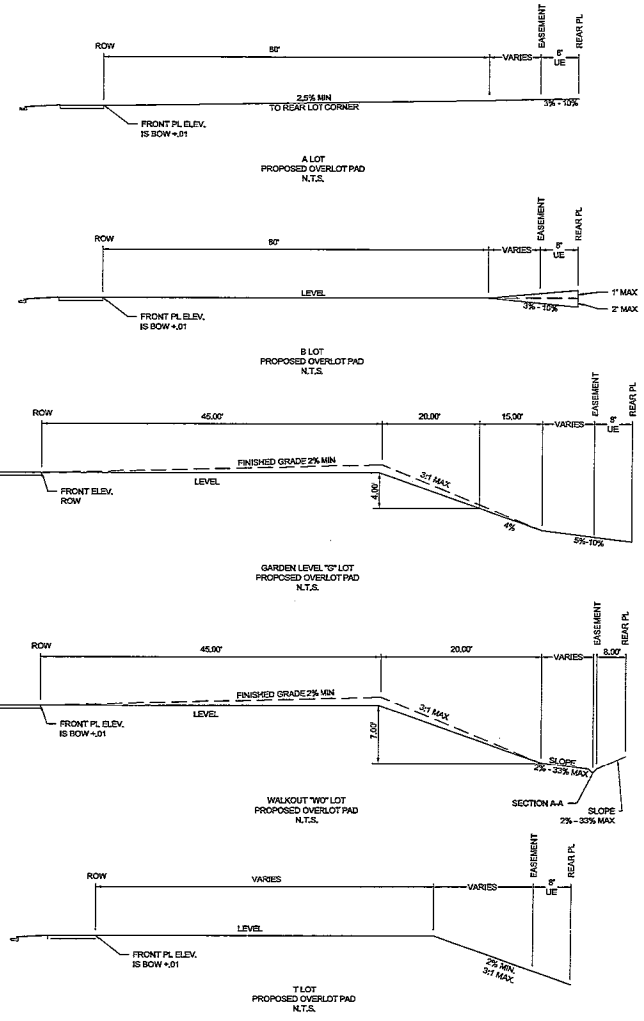
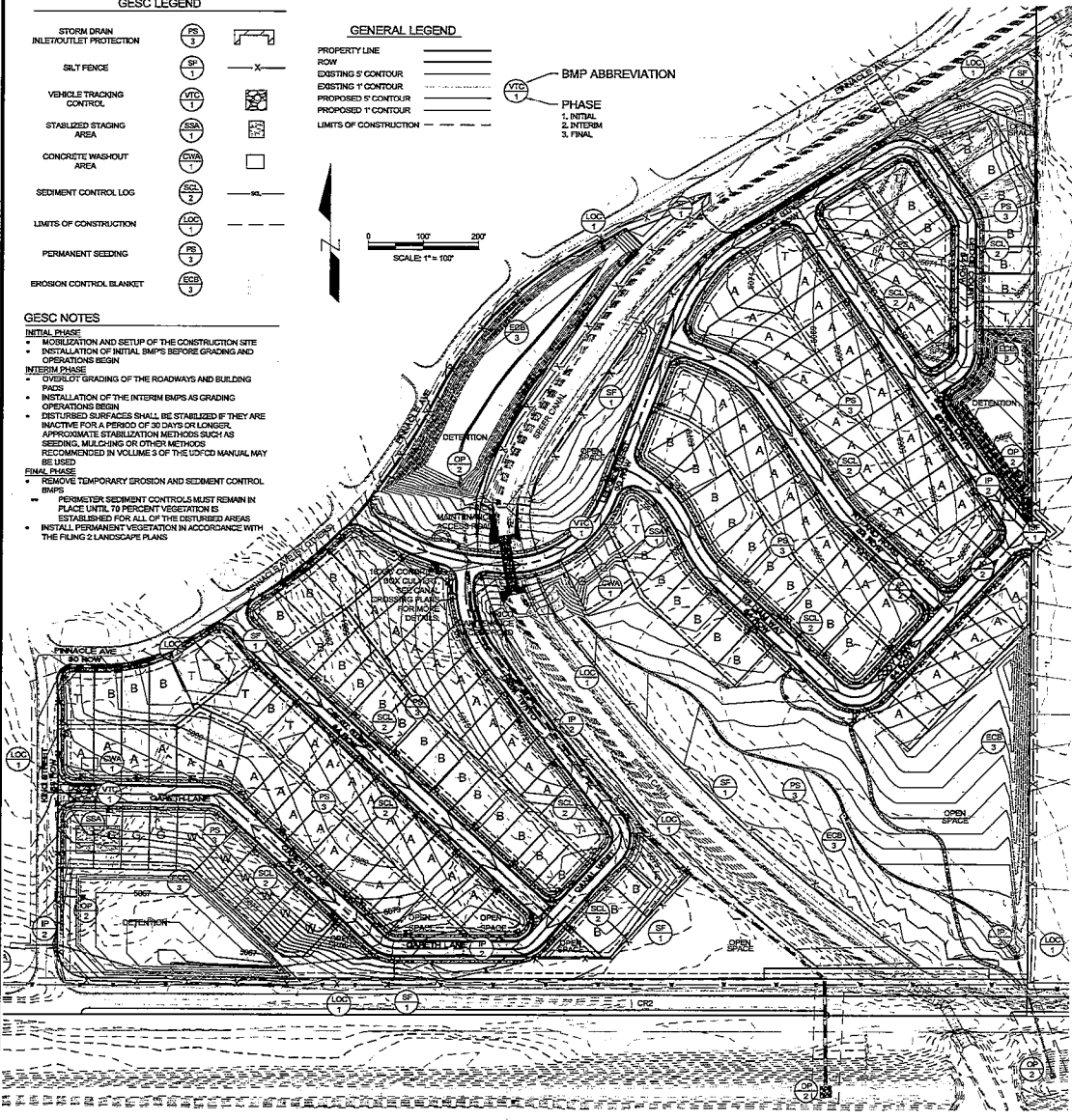


GESC NOTES

- INITIAL PHASE**
 - MOBILIZATION AND SETUP OF THE CONSTRUCTION SITE
 - INSTALLATION OF INITIAL BMP'S BEFORE GRADING AND OPERATIONS BEGIN
- INTERIM PHASE**
 - OVERLAY GRADING OF THE ROADWAYS AND BUILDING PADS
 - INSTALLATION OF THE INTERIM BMP'S AS GRADING OPERATIONS BEGIN
 - DISTURBED SURFACES SHALL BE STABILIZED IF THEY ARE INACTIVE FOR A PERIOD OF 30 DAYS OR LONGER.
 - APPROPRIATE STABILIZATION METHODS SUCH AS SEEDING, MULCHING OR OTHER METHODS RECOMMENDED IN VOLUME 2 OF THE UDCO MANUAL MAY BE USED.
- FINAL PHASE**
 - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S
 - PERIMETER SEDIMENT CONTROLS MUST REMAIN IN PLACE UNTIL 70 PERCENT VEGETATION IS ESTABLISHED FOR ALL OF THE DISTURBED AREAS.
 - INSTALL PERMANENT VEGETATION IN ACCORDANCE WITH THE FILING 2 LANDSCAPE PLANS

GENERAL NOTES

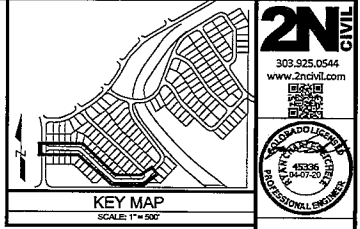
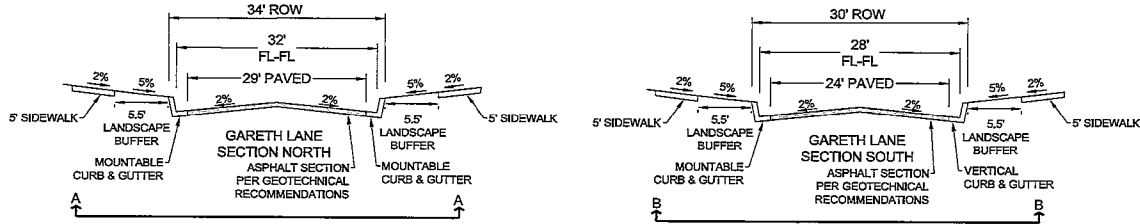
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON THE CONSTRUCTION TIMING OF PLANNING AREA 4.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE PLANNING AREA 4 CONTRACTOR TO ENSURE THAT ALL EROSION CONTROL BMP'S ARE INSTALLED AND THAT THERE ARE NO GAPS IN COVERAGE.



SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

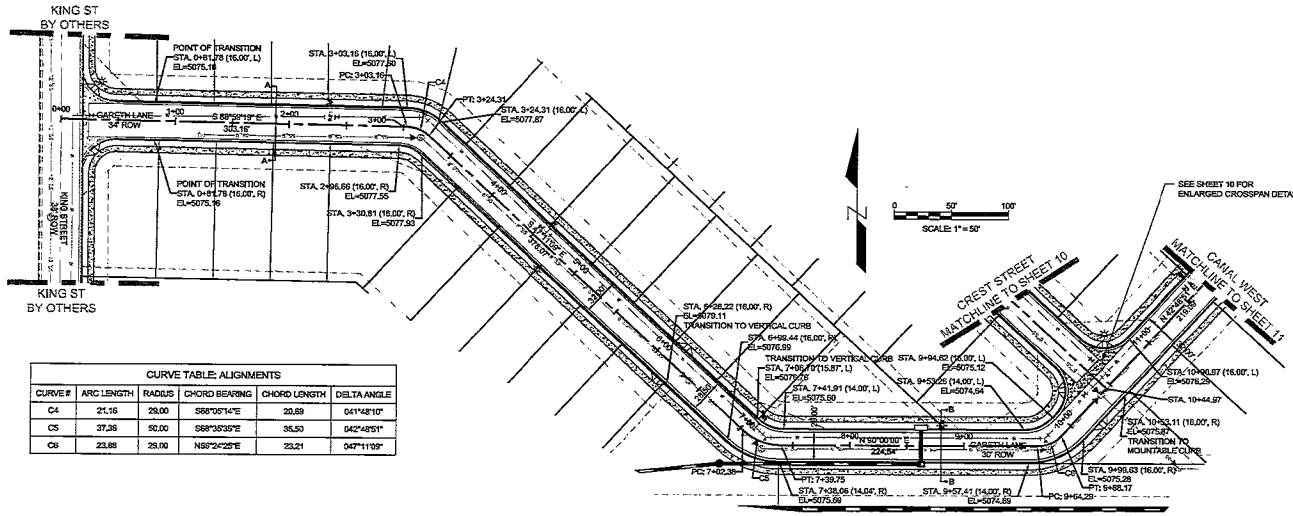
CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBLUE, COUNTY OF WELD, STATE OF COLORADO

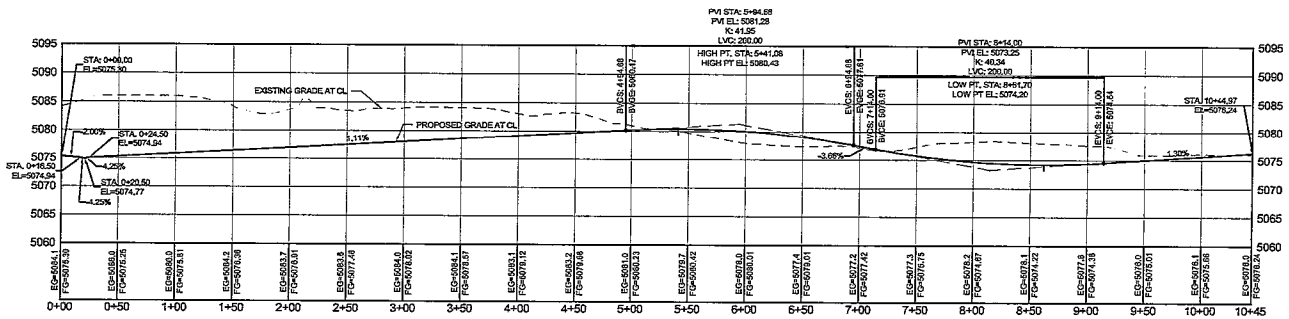


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PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127



| CURVE TABLE: ALIGNMENTS | | | | | |
|-------------------------|------------|--------|---------------|--------------|-------------|
| CURVE# | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
| C4 | 21.16 | 28.00 | S88°05'14"E | 20.89 | 041°48'10" |
| C5 | 37.38 | 52.00 | S88°35'55"E | 36.50 | 042°45'51" |
| C9 | 23.88 | 28.00 | N55°24'25"E | 23.21 | 047°11'09" |



GARETH LANE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 10+44.57

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBLUE, COLORADO

DATE: 07-10-2019
BY: RCE
CHECKED BY: RCE
DESIGNED BY: RCE
REVIEWED BY: RCE

PROJECT NUMBER: 1402
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

ROAD PLAN & PROFILE

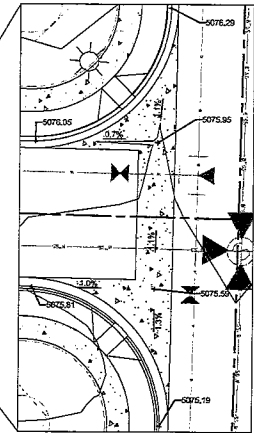
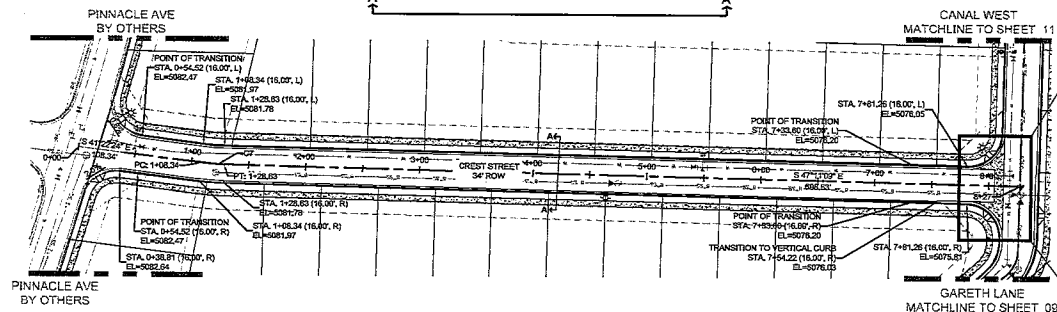
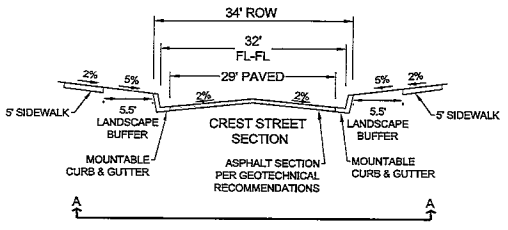
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO

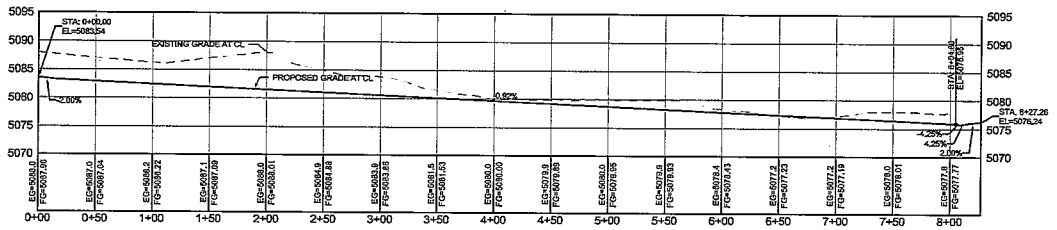
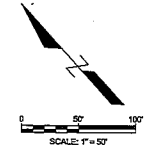
KEY MAP
SCALE: 1" = 500'

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303.925.0544
www.2ncivil.com



CURVE TABLE: ALIGNMENTS

| CURVE # | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
|---------|------------|--------|---------------|--------------|-------------|
| C7 | 20.29 | 200.00 | S44°16'47"E | 20.29 | 005°49'45" |



CREST STREET PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 8+27.26

4663079 12/18/2020 03:39 PM
Page 26 of 90

PREPARED FOR:
LOB, LLC
PO BOX 279830
LITTLETON, CO 80127

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 09-18-19
BY: RCE
CHECKED: 10-01-19
DESIGNED: RCE
IN CHARGE: RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

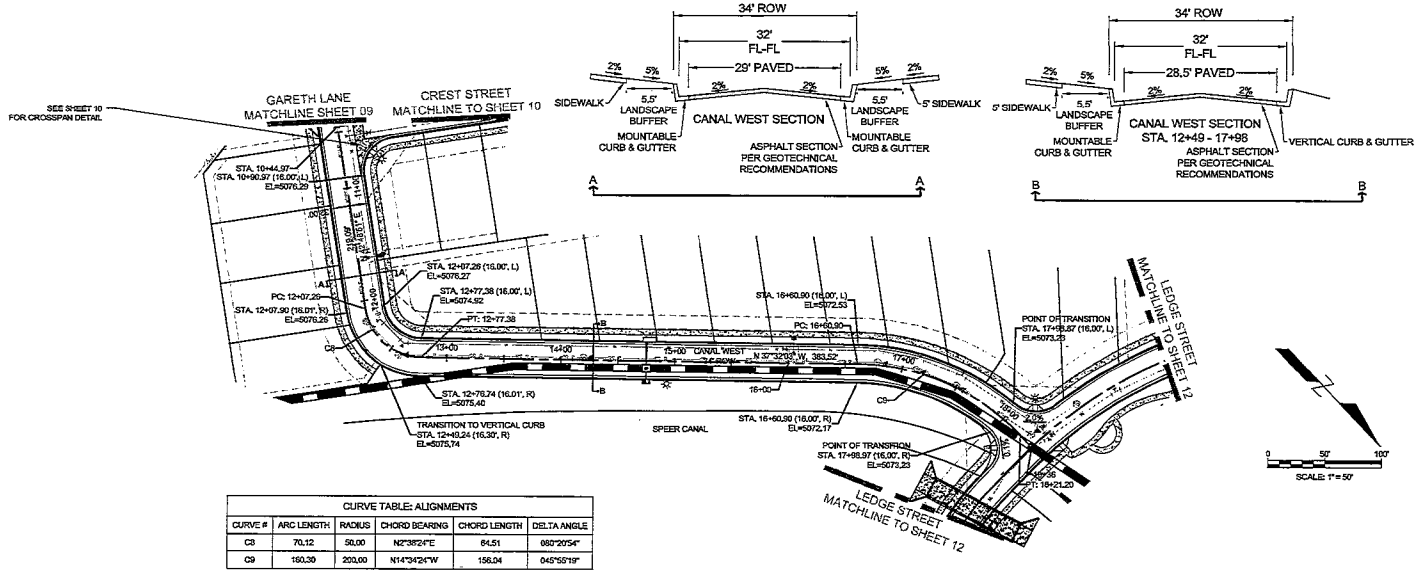
PROJECT NUMBER: 1802
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

ROAD PLAN & PROFILE

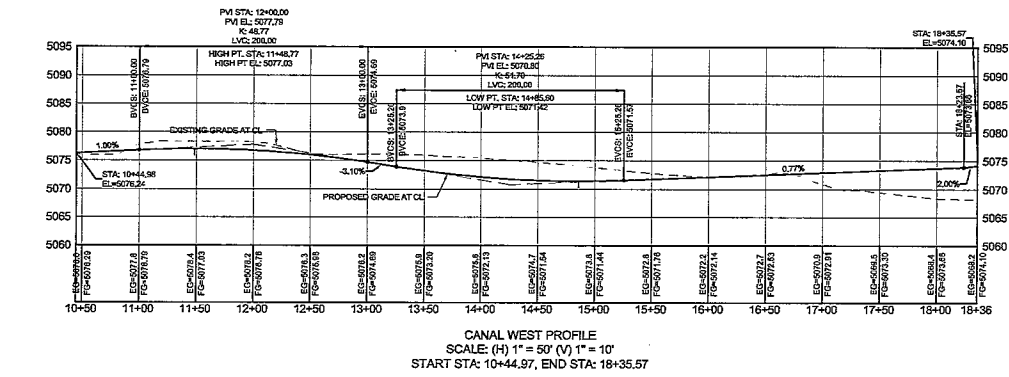
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



| CURVE TABLE: ALIGNMENTS | | | | | |
|-------------------------|------------|--------|---------------|--------------|-------------|
| CURVE # | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
| CS | 70.12 | 50.00 | N2°38'24"E | 84.51 | 98°20'54" |
| CS | 150.30 | 200.00 | N14°34'24"W | 156.04 | 045°55'19" |



CANAL WEST PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 10+44.97, END STA: 18+35.57

KEY MAP
SCALE: 1" = 500'

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303-925-0544
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PROFESSIONAL ENGINEER
4336
01-07-20

PREPARED FOR:
LOG, LLC
PO BOX 270630
LITTLETON, CO 80127

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 07-10-2019
BY: RCE
CHECKED BY: RCE
DATE: 01-22-20

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

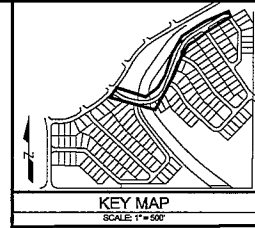
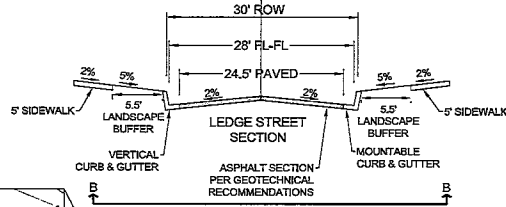
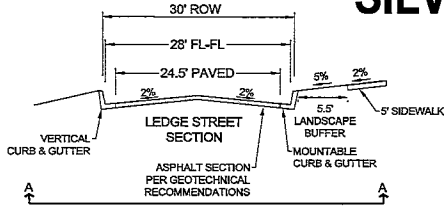
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ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

ROAD PLAN & PROFILE

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUJIE, COUNTY OF WELD, STATE OF COLORADO



PREPARED FOR:
LOS, LLC
PO BOX 270630
LITTLETON, CO 80127

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUJIE, COLORADO

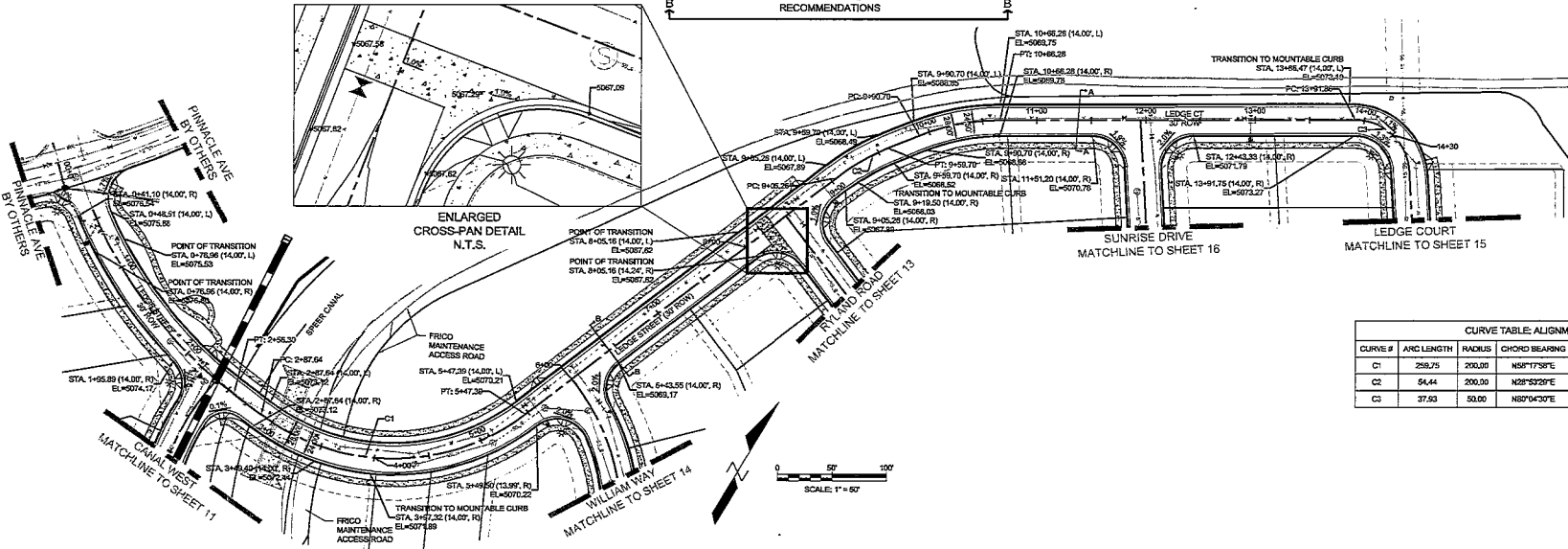
DATE: 03-15-19
BY: RCE
RCE
RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS

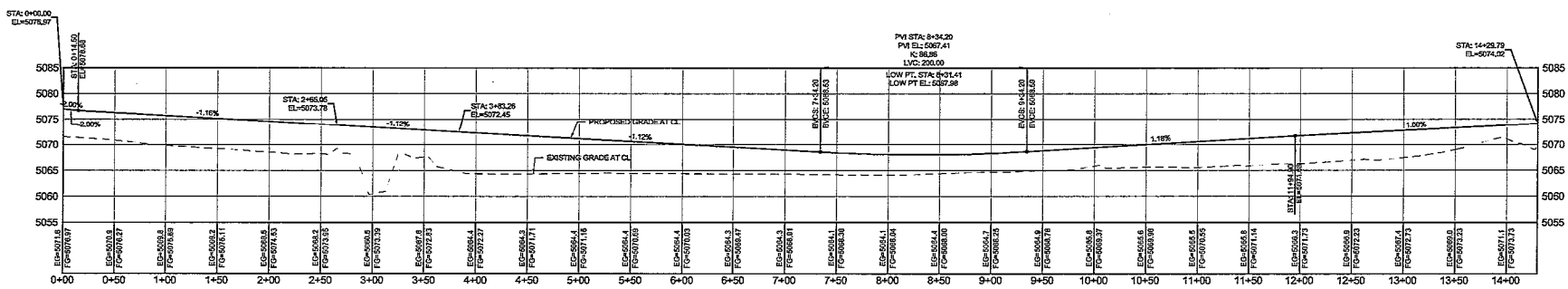
PROJECT NUMBER: 14022
ISSUED DATE: 7/1/19
DESIGNED BY: RCE
REVIEWED BY: EPT

ROAD PLAN & PROFILE

4663079 12/18/2020 03:39 PM
Page 28 of 90



| CURVE TABLE ALIGNMENTS | | | | | |
|------------------------|------------|--------|---------------|--------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
| C1 | 298.75 | 200.00 | N87°17'38"E | 241.26 | 07°42'46" |
| C2 | 54.44 | 200.00 | N28°53'29"E | 54.27 | 01°57'35"48" |
| C3 | 37.53 | 50.00 | N87°04'30"E | 37.03 | 043°27'58" |



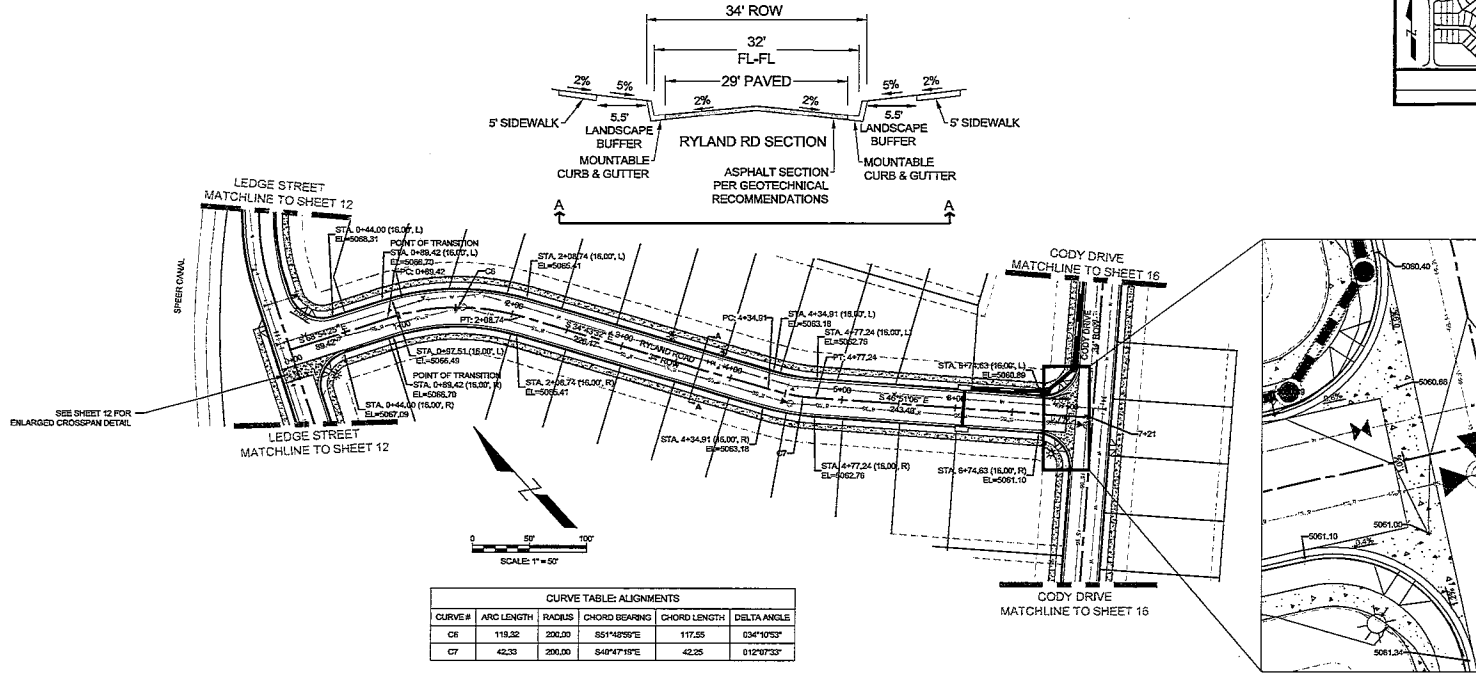
LEGE STREET PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
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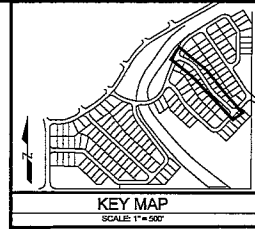
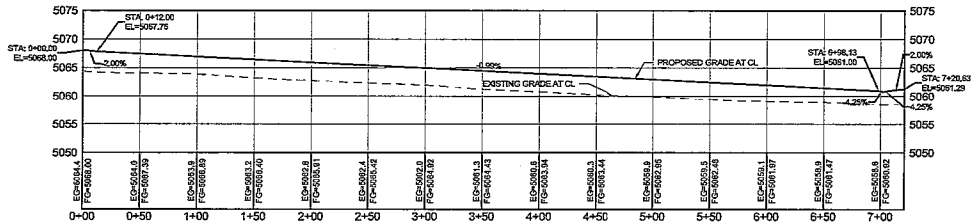
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



| CURVE TABLE: ALIGNMENTS | | | | |
|-------------------------|------------|--------|---------------|-------------|
| CURVE # | ARC LENGTH | RADIUS | CHORD BEARING | DELTA ANGLE |
| C6 | 119.32 | 200.00 | S51°48'59"E | 034°10'53" |
| C7 | 42.33 | 200.00 | S40°47'18"E | 012°07'33" |



PREPARED FOR:
LOB, LLC
PO BOX 270930
LITTLETON, CO 80127

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 11-14-18
BY: RCE
CHECKED: RCE
REVIEWED: RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

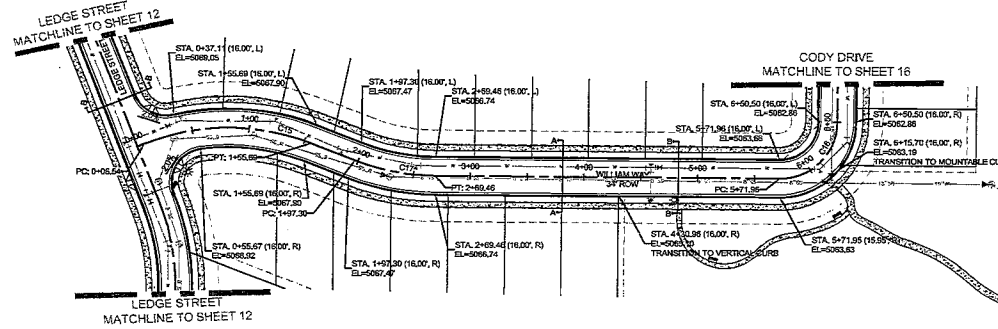
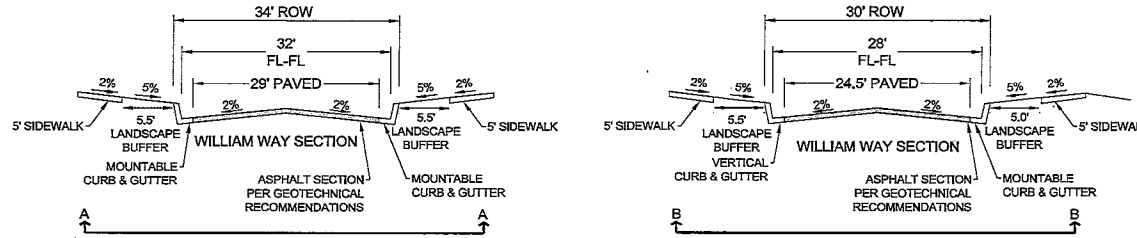
PROJECT NUMBER: 14022
ISSUED DATE: 7/1/19
DESIGNED BY: RCE
REVIEWED BY: EPT

ROAD PLAN & PROFILE

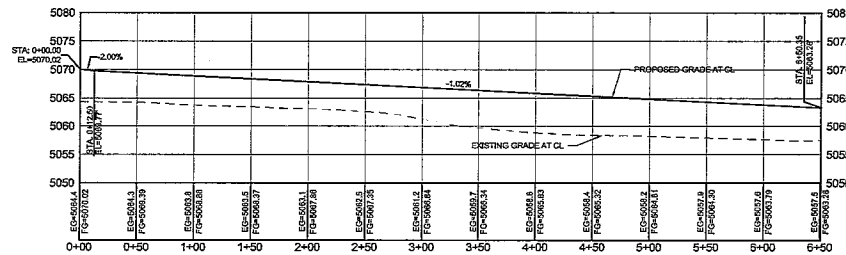
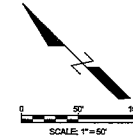
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CONSTRUCTION DOCUMENTS

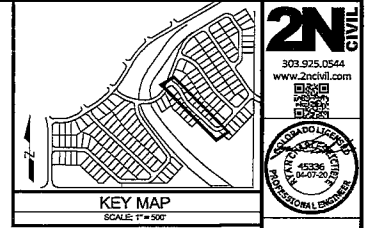
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C15 | 149.15 | 200.00 | 42°43'38" | S47°32'36"E | 145.72 |
| C16 | 78.54 | 50.00 | 90°00'00" | N88°08'54"E | 70.71 |
| C17 | 72.36 | 200.00 | 2°40'20" | S86°50'58"E | 71.77 |



WILLIAM WAY PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 6+50.50



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 07/19/2020
ISSUED: 07/19/2020
RCE: 07/19/2020
RCE: 07/19/2020

REVISIONS:
1. CORRECTED CURVES
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

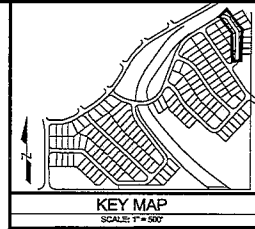
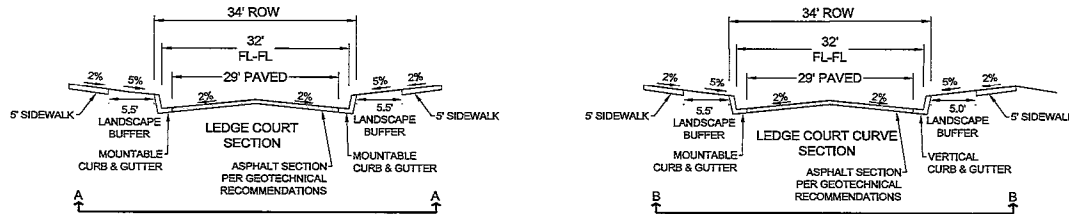
PROJECT NUMBER: 14022
ISSUED DATE: 7/1/19
DESIGNED BY: RCE
REVIEWED BY: EPT

ROAD PLAN & PROFILE

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBLUE, COUNTY OF WELD, STATE OF COLORADO



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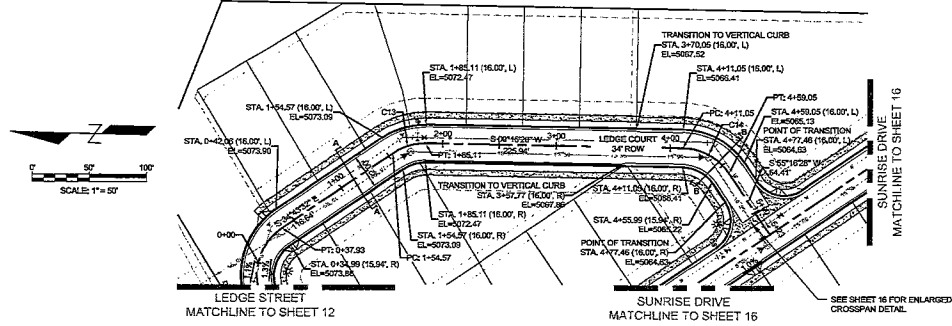
PREPARED FOR:
LOB, LLC
PO BOX 270690
LITTLETON, CO 80127

ROAD PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBLUE, COLORADO

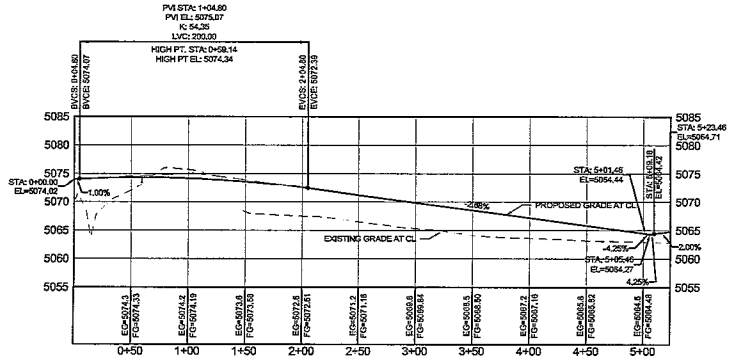
DATE: 11-19-19
BY: DLN
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 7/1/19
DESIGNED BY: RCE
REVIEWED BY: EPT

ROAD PLAN & PROFILE



| CURVE TABLE: ALIGNMENTS | | | | | |
|-------------------------|------------|--------|---------------|-------------|------------|
| CURVE # | ARC LENGTH | RADIUS | CHORD BEARING | DELTA ANGLE | |
| C13 | 30.64 | 50.00 | S17°13'36\"E | 33.07 | 03°48'52\" |
| C14 | 45.00 | 50.00 | S27°46'24\"W | 45.18 | 05°50'03\" |

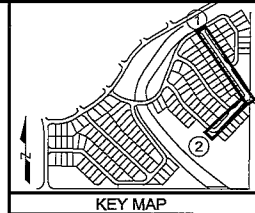


LEDGE COURT PROFILE
SCALE: (H) 1\"/>

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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 303.925.0544
 www.2ncivil.com
 4336
 141-07-20
 PROFESSIONAL ENGINEER

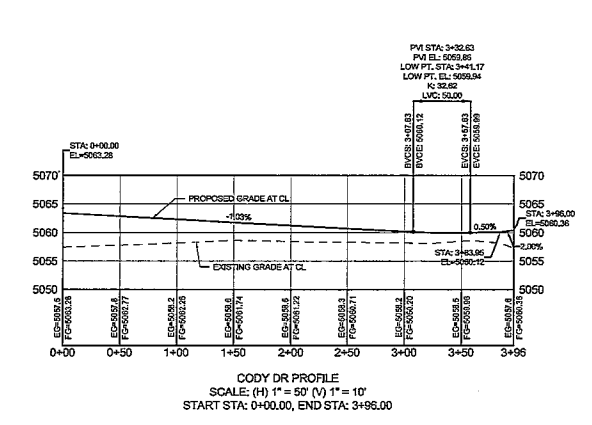
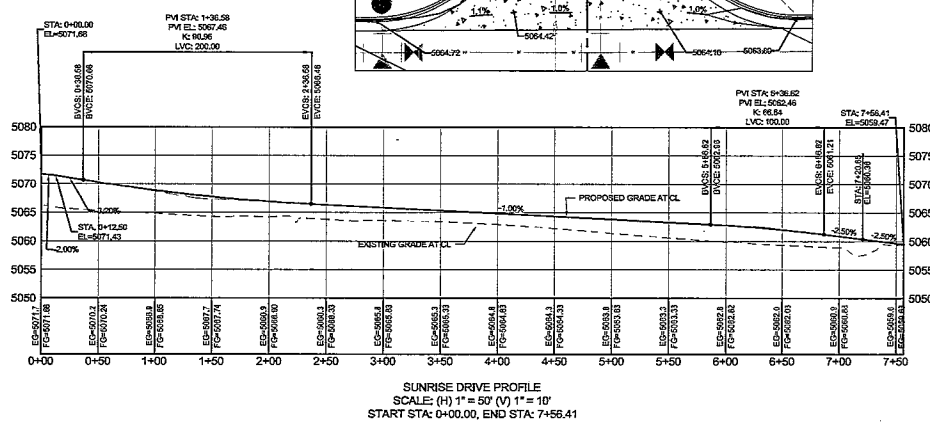
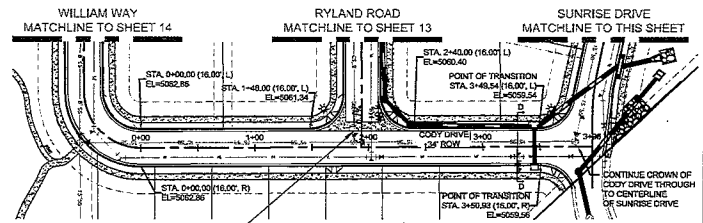
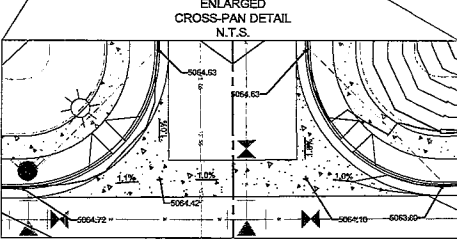
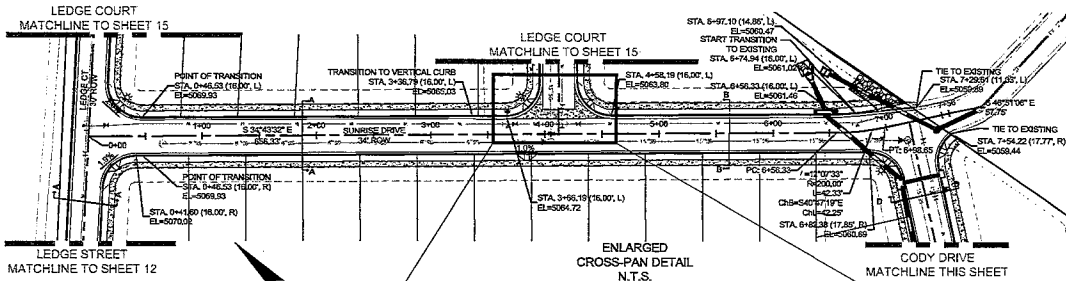
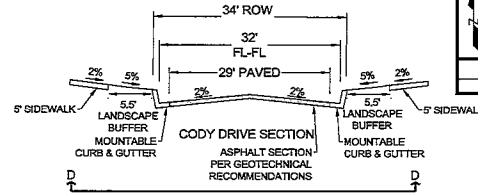
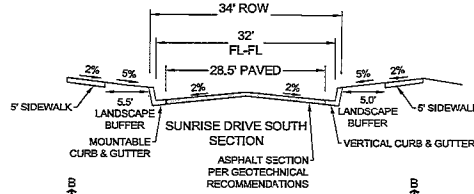
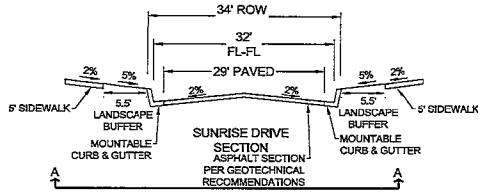
PREPARED FOR:
 LOB, LLC
 PO BOX 270630
 LITTLETON, CO 80127

ROAD PLAN & PROFILE
 CONSTRUCTION DOCUMENTS
 SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
 LOCHBUIE, COLORADO

DATE: 12/18/2020
 BY: RBE
 RBE
 RBE
 RBE
 RBE
 RBE

PROJECT NUMBER: 14022
 ISSUED DATE: 7/1/19
 DESIGNED BY: RBE
 REVIEWED BY: EPT

ROAD PLAN & PROFILE

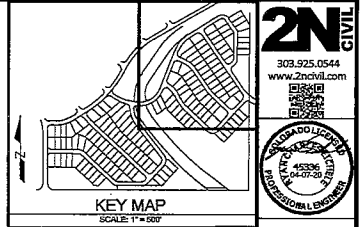


4663079 12/18/2020 03:39 PM
 Page 32 of 90

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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- NOTES:
- CONTRACTOR TO VERIFY LOCATION OF EXISTING WATER MAIN IN SUNRISE DRIVE AT TIE IN POINT. IF MAIN DOES NOT EXIST CONTINUE WATER MAIN INSTALLATION TO NEXT VALVE DOWNSTREAM AT SUNRISE DRIVE AND WILLOW DRIVE.
 - THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR MANHOLE SEWERS TO GRAVITY DRAIN TO THE MAIN LINE.

PREPARED FOR:
LOR, LLC
PO BOX 270630
LITTLETON, CO 80127

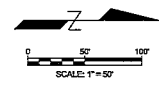
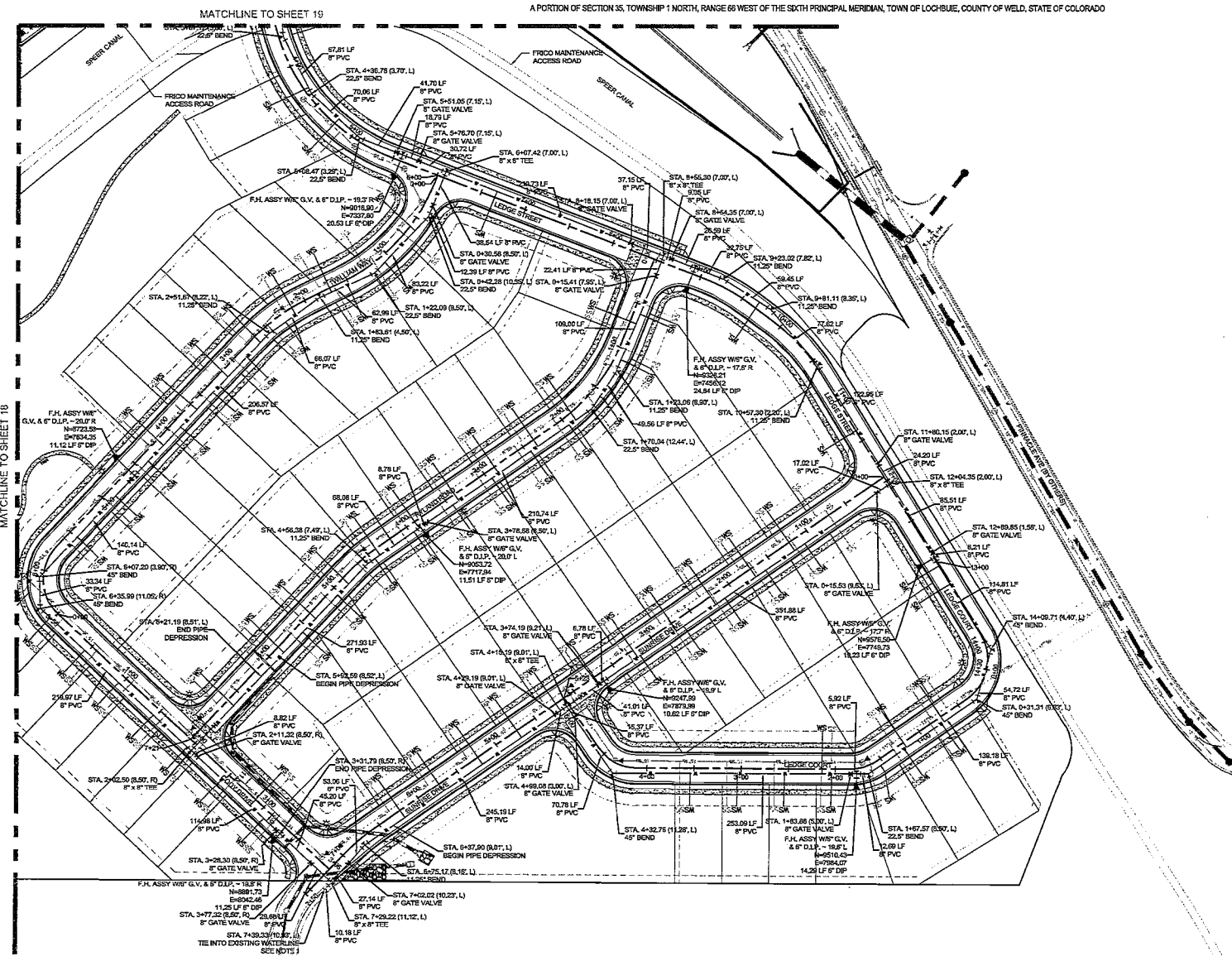
MASTER UTILITY PLAN
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 06/26/19
BY: RAC/RS
SCALE: AS SHOWN
REVISION: 01/25/19

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 06/18/2019
DESIGNED BY: CTP
REVIEWED BY: EPT

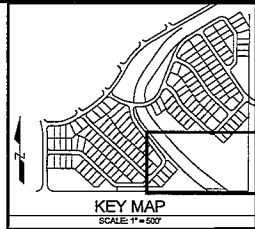
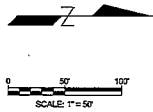
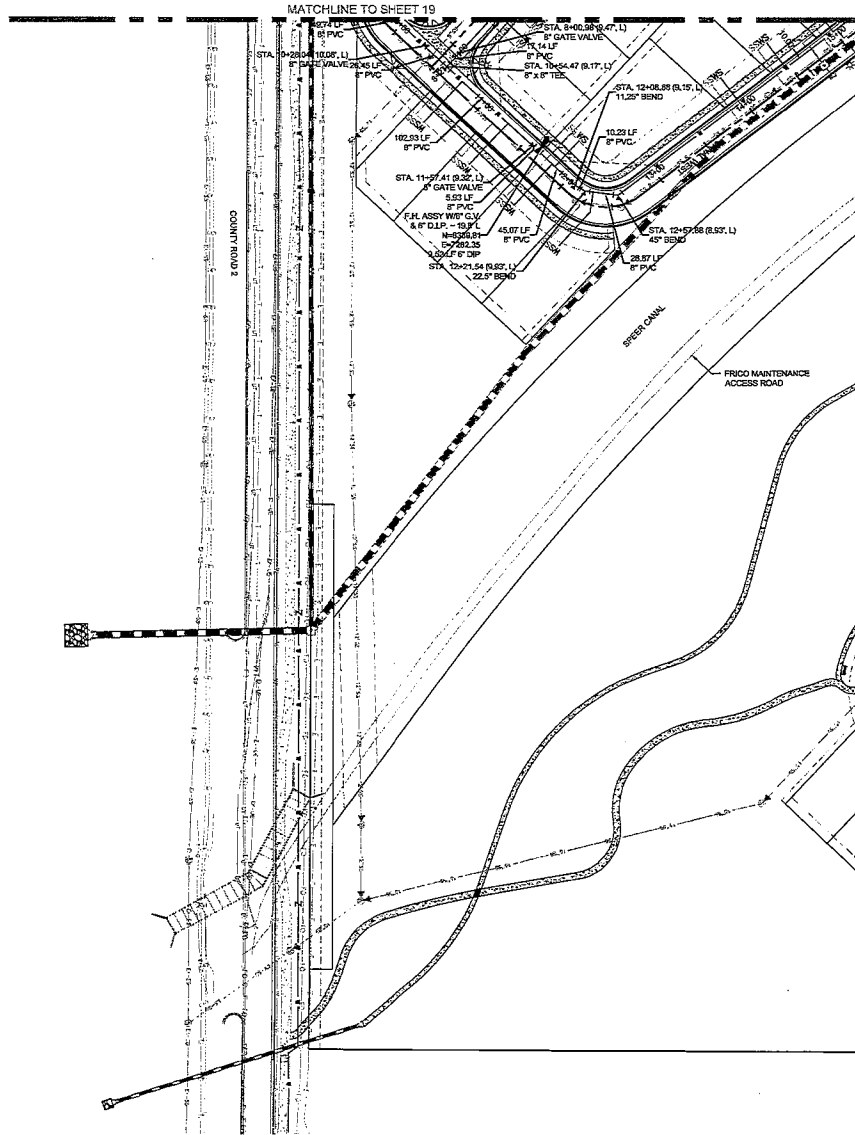
MASTER UTILITY PLAN



SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUE, COUNTY OF WELD, STATE OF COLORADO



NOTES:
 1. THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.



PREPARED FOR:
 LOB, LLC
 PO BOX 270630
 LITTLETON, CO 80127

MASTER UTILITY PLAN
 CONSTRUCTION DOCUMENTS
 SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
 LOCHBUE, COLORADO

DATE:
 08-20-19
 11-11-19
 01-22-20

REVISIONS:
 1. TOWN COMMENTS
 2. TOWN COMMENTS
 3. TOWN COMMENTS
 4. FINAL COMMENTS

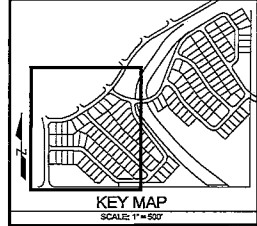
PROJECT NUMBER: 1402
 ISSUED DATE: 07-10-2019
 DESIGNED BY: CTP
 REVIEWED BY: RCE

MASTER UTILITY PLAN

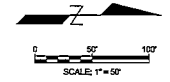
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHSBUE, COUNTY OF WELD, STATE OF COLORADO



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303.925.0544
www.2ncivil.com



NOTES:
1. THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.

PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

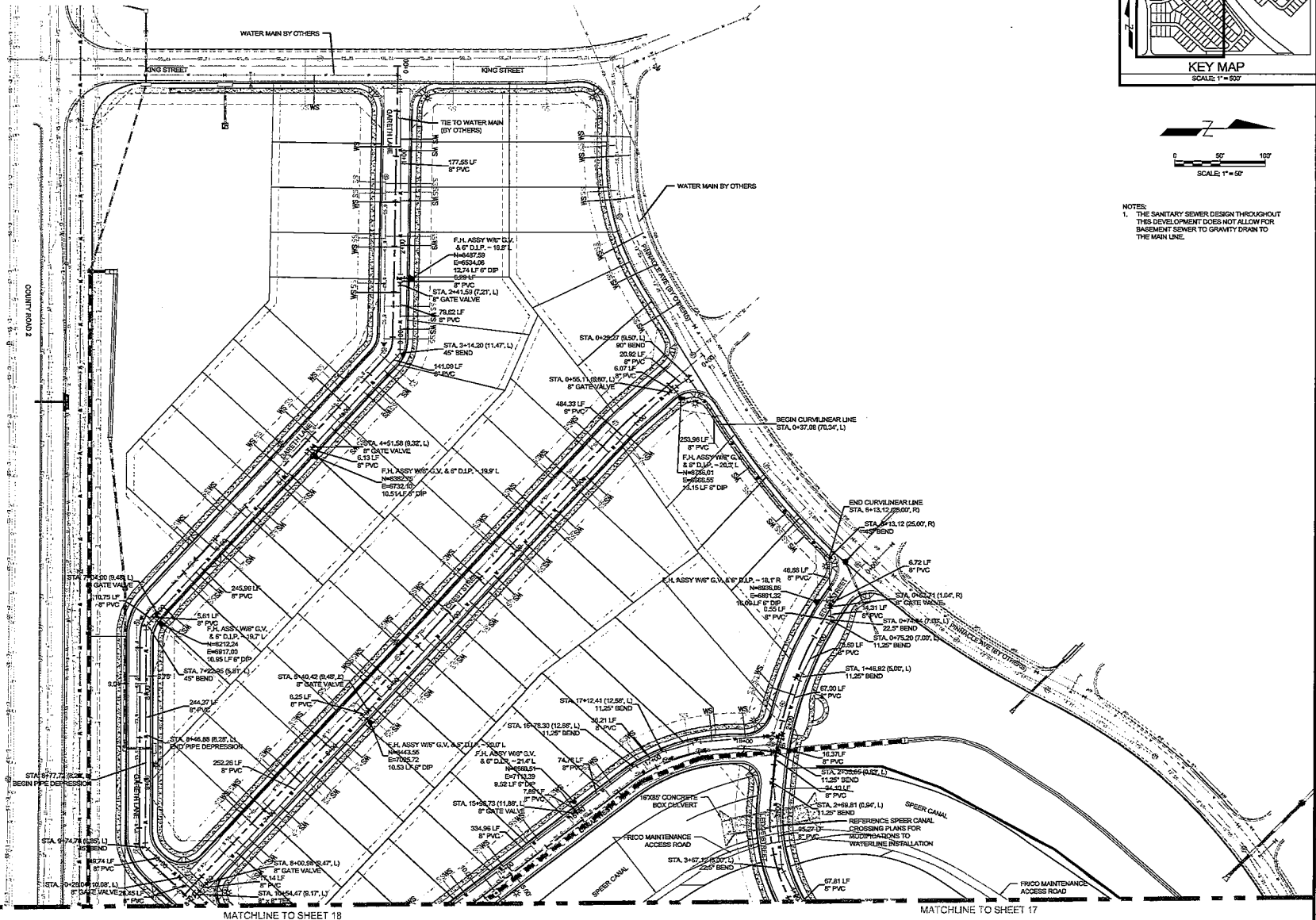
MASTER UTILITY PLAN
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHSBUE, COLORADO

DATE: 02/16/2019
BY: RCE
RCE
RCE
RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. A. FINAL COMMENTS
4. A. FINAL COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 02/16/2019
DESIGNED BY: CJP
REVIEWED BY: RCE

MASTER UTILITY PLAN



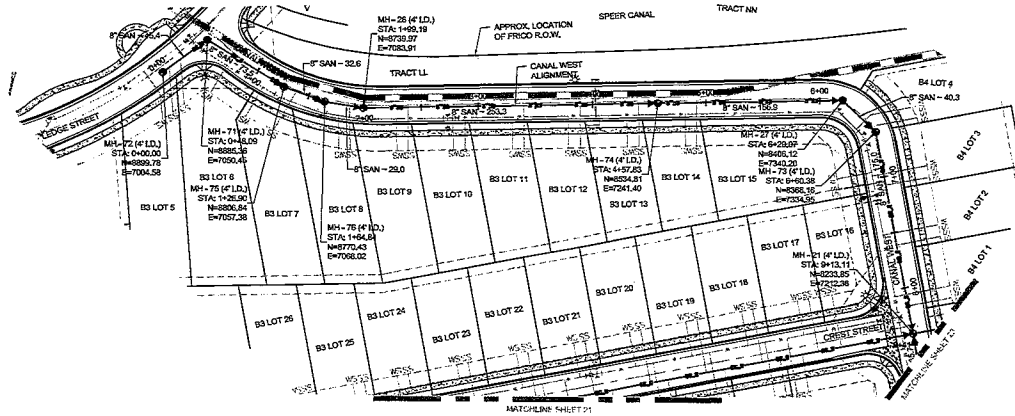
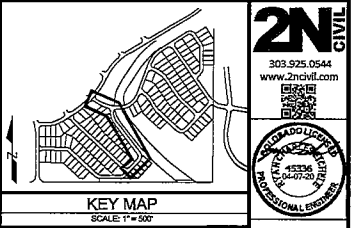
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Page 35 of 90

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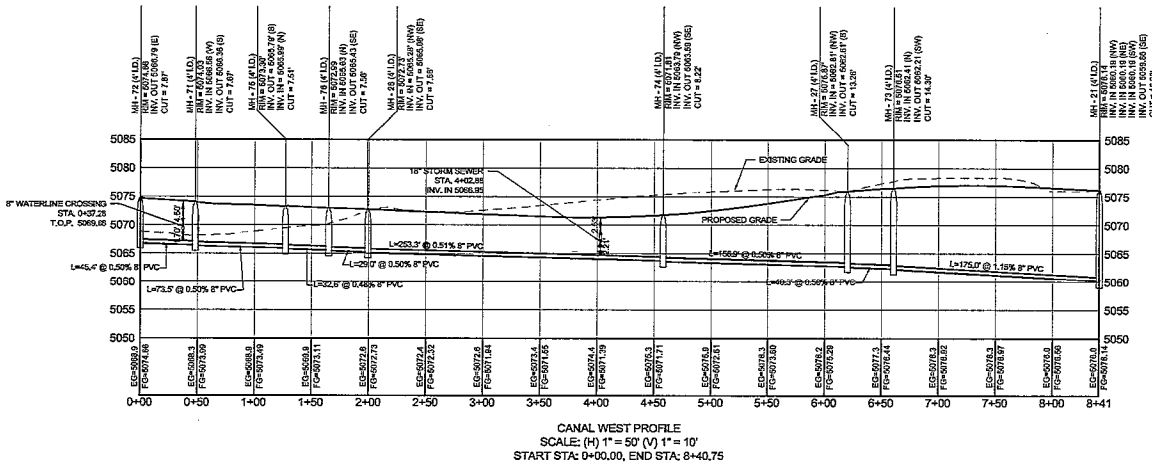
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 56 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUJIE, COUNTY OF WELD, STATE OF COLORADO



NOTE:
THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.



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Page 36 of 90

PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127

SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUJIE, COLORADO

REVISIONS:

| | | | |
|-----|----------|-----|--------------------|
| NO. | DATE | BY | REASON |
| 1 | 05-05-19 | DAJ | ISSUED FOR PERMITS |
| 2 | 05-15-19 | DAJ | TOWN COMMENTS |
| 3 | 05-15-19 | DAJ | TOWN COMMENTS |
| 4 | 01-25-20 | DAJ | FINAL COMMENTS |

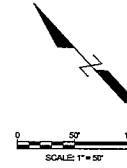
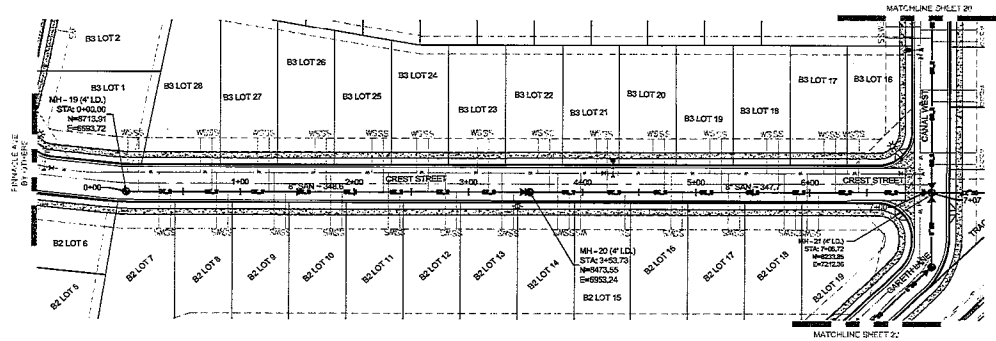
PROJECT NUMBER: 14022
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

SANITARY SEWER PLAN & PROFILE

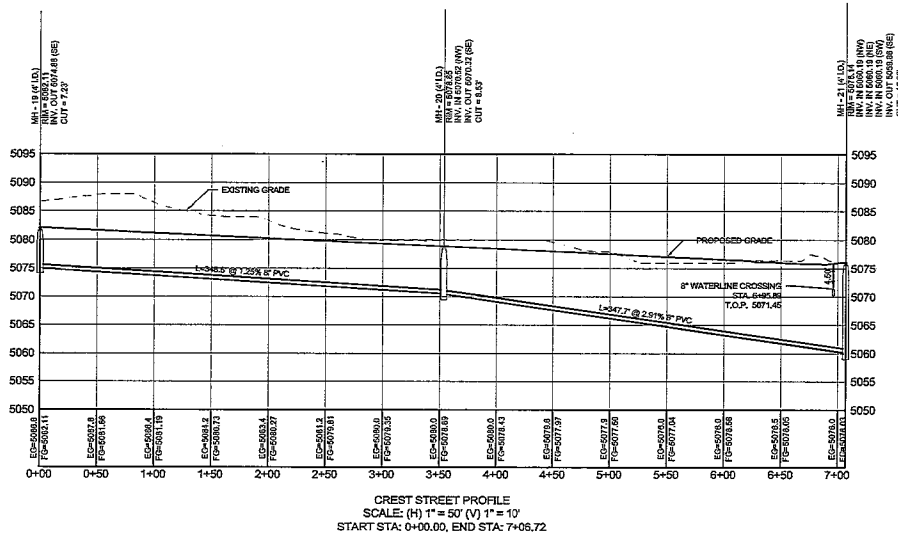
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



NOTE:
THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BACKSUMP SEWER TO GRAVITY DRAIN TO THE MAIN LINE.



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303.925.0544
www.2ncivil.com

PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127

SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 01-14-20
BY: RCE
CHECKED BY: RCE
DESIGNED BY: RCE
REVIEWED BY: RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 01-16-2019
DESIGNED BY: CTP
REVIEWED BY: EPT

SANITARY SEWER PLAN & PROFILE

4663079 12/18/2020 03:39 PM
Page 37 of 90

2025 12/18/2020 03:39 PM 4663079 12/18/2020 03:39 PM

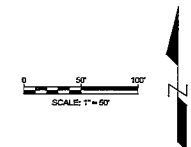
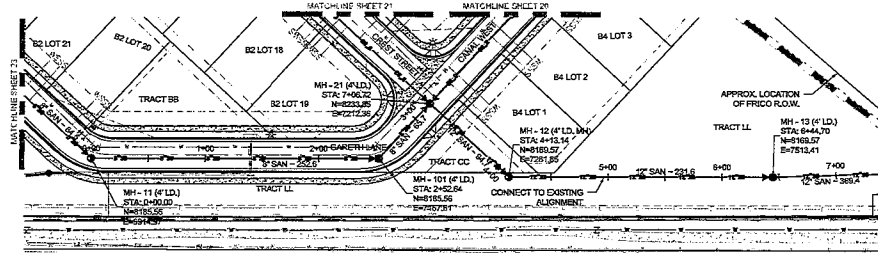
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CONSTRUCTION DOCUMENTS

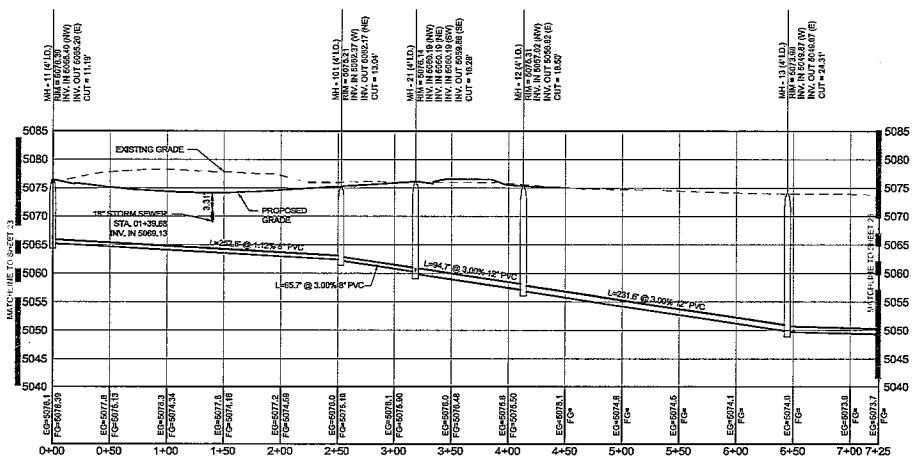
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO

KEY MAP
SCALE: 1" = 500'

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NOTE:
THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.



CONNECT TO EXISTING PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 7+25.00

PREPARED FOR:
LOBI, LLC
PO BOX 27680
LITTLETON, CO 80127

SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 09/23/19
REV: 11-15-19
RCE: 02-28-20
RCE: 02-28-20

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

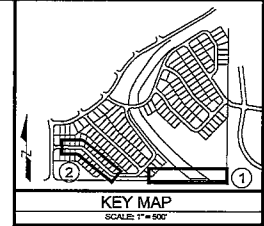
PROJECT NUMBER: 1022
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: EPT

SANITARY SEWER PLAN & PROFILE

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUE, COUNTY OF WELD, STATE OF COLORADO



PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127

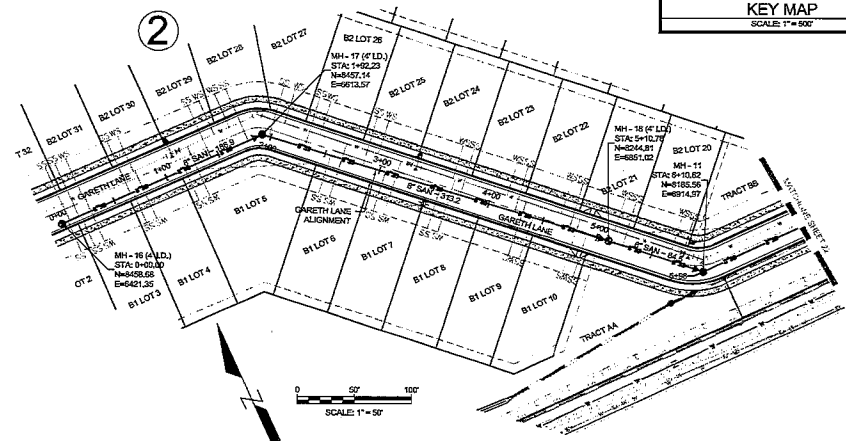
SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUE, COLORADO

DRAWN BY: JLS
DATE: 09-20-19
CHECKED BY: JLS
DATE: 10-15-19

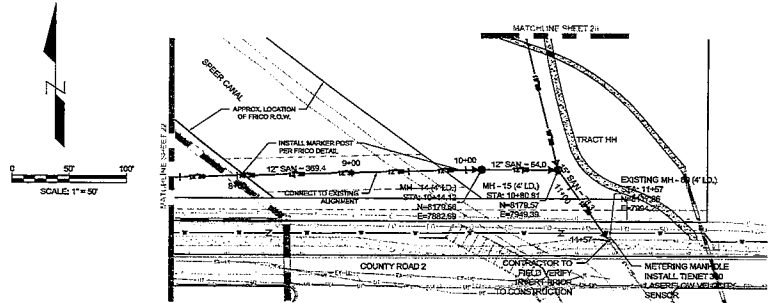
REVISIONS:
1. TYPING COMMENTS
2. TYPING COMMENTS
3. TYPING COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 01-16-2019
DESIGNED BY: CJP
REVIEWED BY: EJP

SANITARY SEWER PLAN & PROFILE

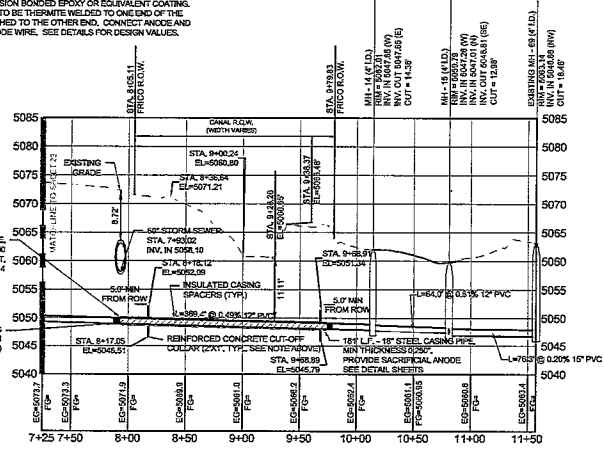


NOTE:
THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.

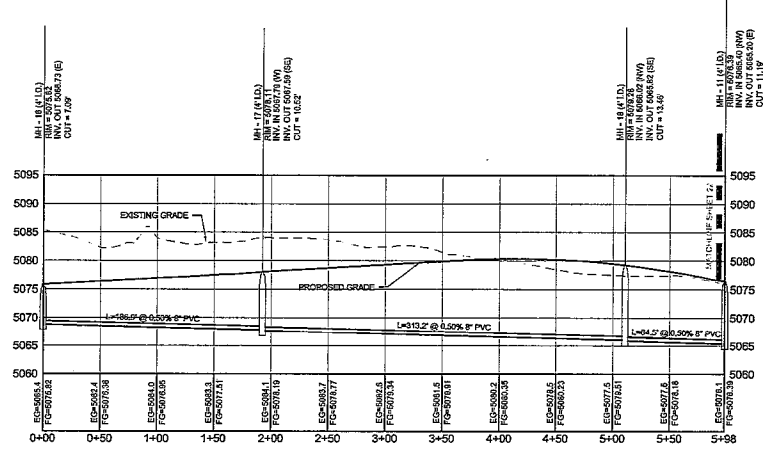


- NOTES:
- REFER TO FRIGO DESIGN MANUAL FIGURE 6 "CASED TRENCHED CROSSINGS WITH OPEN DITCH" ON DETAIL SHEETS.
 - REFER TO FRIGO DESIGN MANUAL FIGURE 11 "CONCRETE CUTOFF COLLAR" ON DETAIL SHEETS.
 - SEE DETAILS FOR CATHODIC PROTECTION AND MARKER POST DETAILS.
 - PROVIDE TRACER WIRE ON CROSSING PIPE. TRACER WIRE SHALL BE PLACED IN TRENCH ABOVE CASING PIPE AND CONCRETE COLLARS, THROUGHOUT FRIGO ROW. WIRE SHALL CONSIST OF COPPER CLAD STEEL. TRACER WIRE AND SHALL BE DIRECT BURIAL #12 AWG SOLID (0.080" DIAMETER) STEEL CORE WITH AN AVERAGE TENSILE BREAK LOAD, 45 LB. HIGH MOLECULAR WEIGHT, HIGH DENSITY BLUE COMPLYING WITH ASTM D-1248, 30 VOLT RATING.
 - CASING PIPE TO MEET ASTM 133 GRADE 8 OR EQUIVALENT. HAVE A WALL THICKNESS OF 0.250" AND BE COATED WITH FUSION BONDED EPOXY OR EQUIVALENT COATING.
 - ONE 48 POUND STANDARD ANODE TO BE THERMITE WELDED TO ONE END OF THE CASING, AND TEST STATION ATTACHED TO THE OTHER END. CONNECT ANODE AND TEST STATION WITH #12 SOLID ANODE WIRE. SEE DETAILS FOR DESIGN VALUES.

1



CONNECT TO EXISTING PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 7+25.00, END STA: 11+57.09



GARETH LANE PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 5+97.94

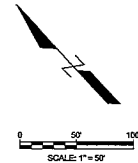
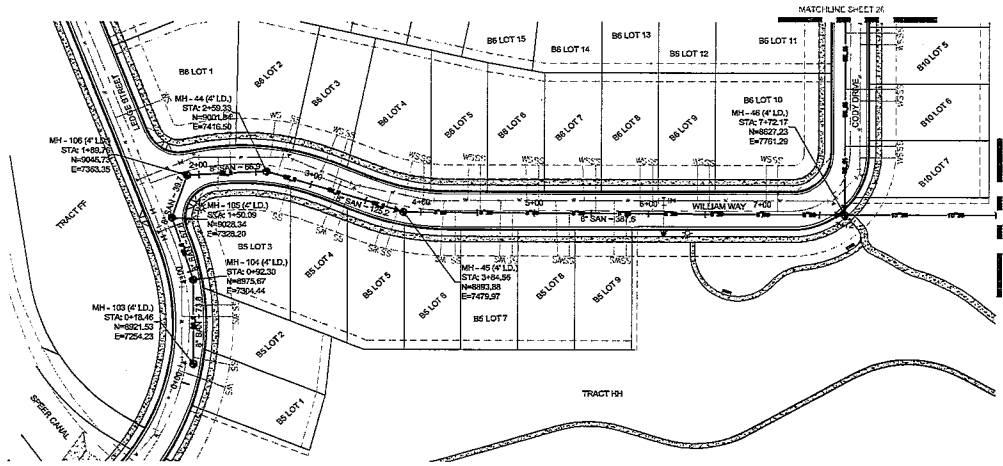
4663079 12/18/2020 03:39 PM Page 39 of 90

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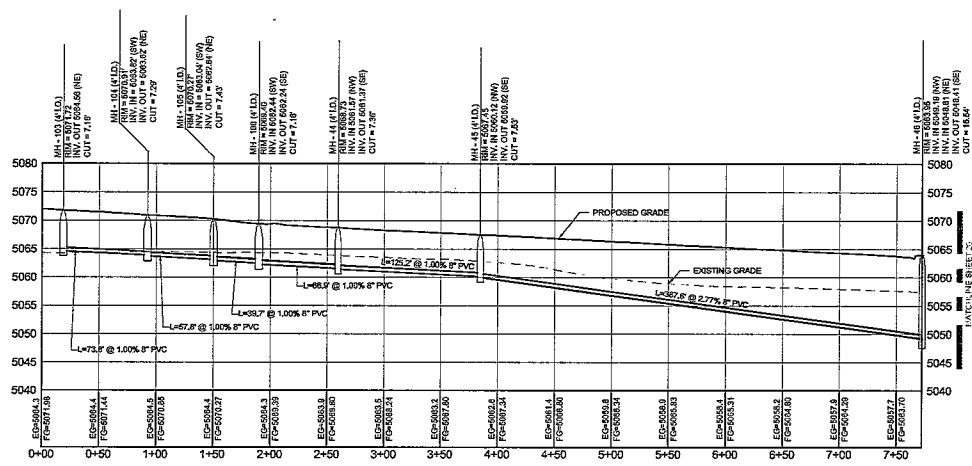
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

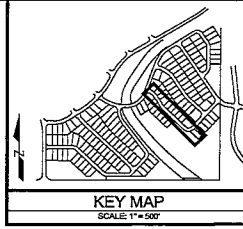
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



NOTE:
THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.



WILLIAM WAY SANITARY PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 7+72.17



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PREPARED FOR:
LOB, LLC
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LITTLETON, CO 80127

SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

| NO. | DATE | REVISION |
|-----|----------|-------------------|
| 1 | 02/09/19 | ISSUE FOR PERMITS |
| 2 | 11/15/18 | TOWN COMMENTS |
| 3 | 09/20/18 | TOWN COMMENTS |
| 4 | 09/20/18 | FINAL COMMENTS |

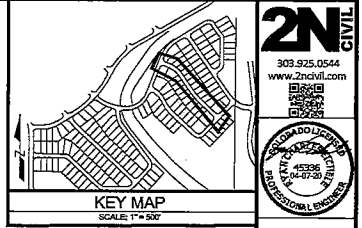
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ISSUED DATE: 07-10-2019
DESIGNED BY: CJP
REVIEWED BY: EPT

SANITARY SEWER PLAN & PROFILE

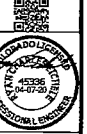
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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PREPARED FOR:
LOB, LLC
PO BOX 276939
LITTLETON, CO 80127

SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

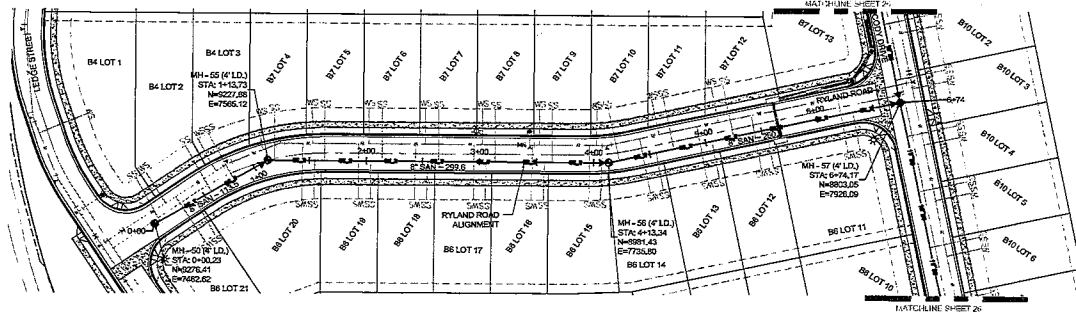
DATE: 09/19/19
BY: 11/16/19
CHECKED: 01/23/20
SCALE: 1" = 50'

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

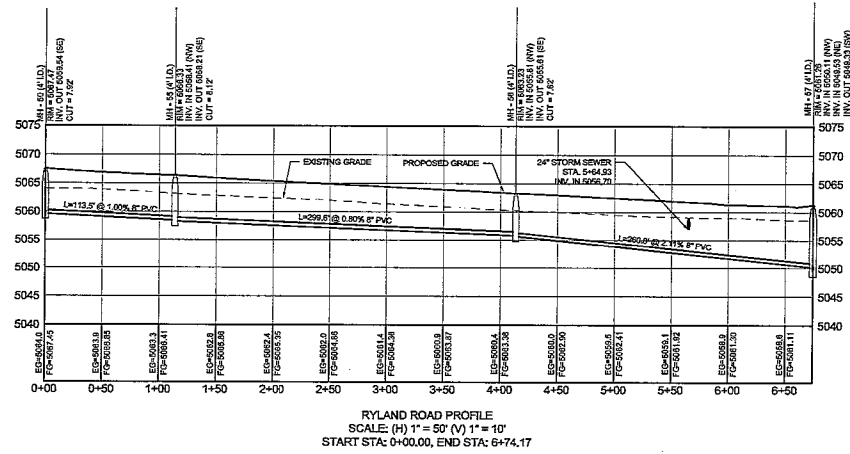
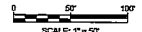
NOZZ: 0/1-10/2019
CIP: EPT

PROJECT NUMBER:
ISSUED DATE:
DESIGNED BY:
REVIEWED BY:

SANITARY SEWER PLAN & PROFILE



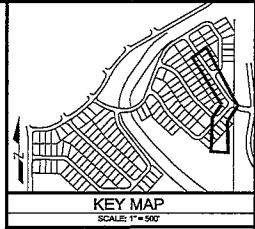
NOTE:
THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.



SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

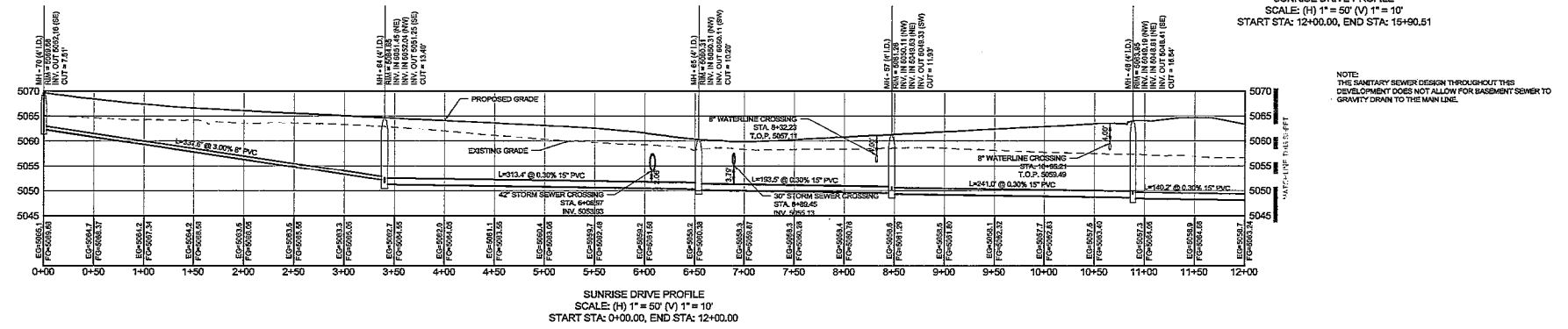
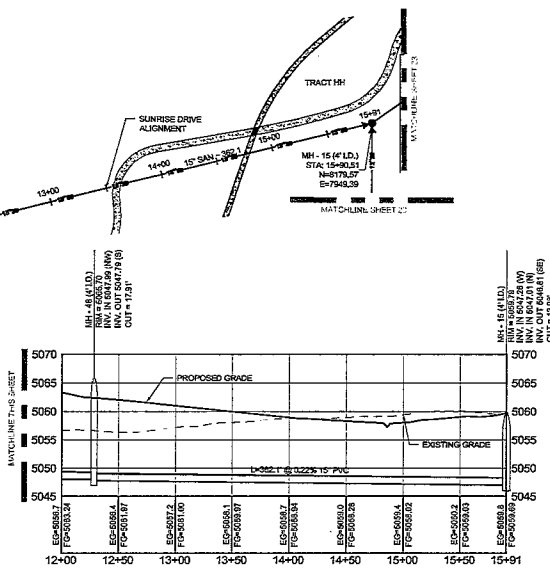
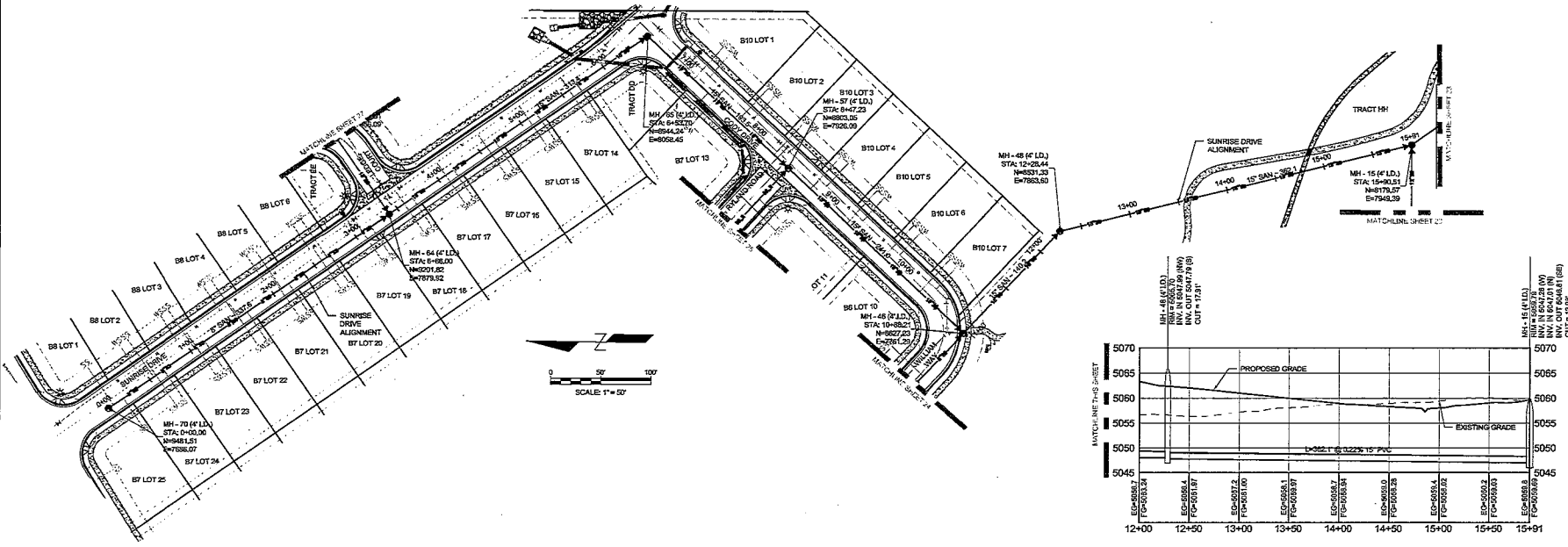
SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 02-20-19
REVISION: 11-10-19
BY: [Signature]

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 07-10-2019
DESIGNED BY: GTP
REVIEWED BY: EPT

SANITARY SEWER PLAN & PROFILE



NOTE: THE SANITARY SEWER DESIGN THROUGHOUT THIS DEVELOPMENT DOES NOT ALLOW FOR BASEMENT SEWER TO GRAVITY DRAIN TO THE MAIN LINE.

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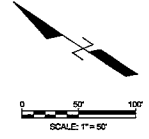
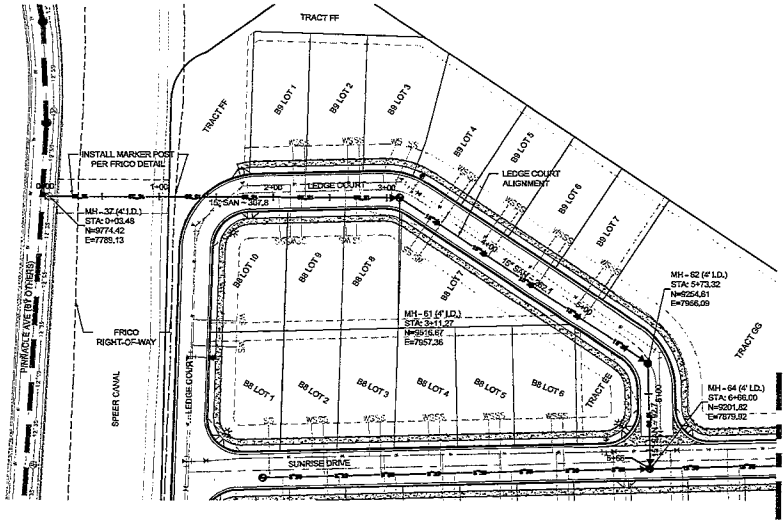
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

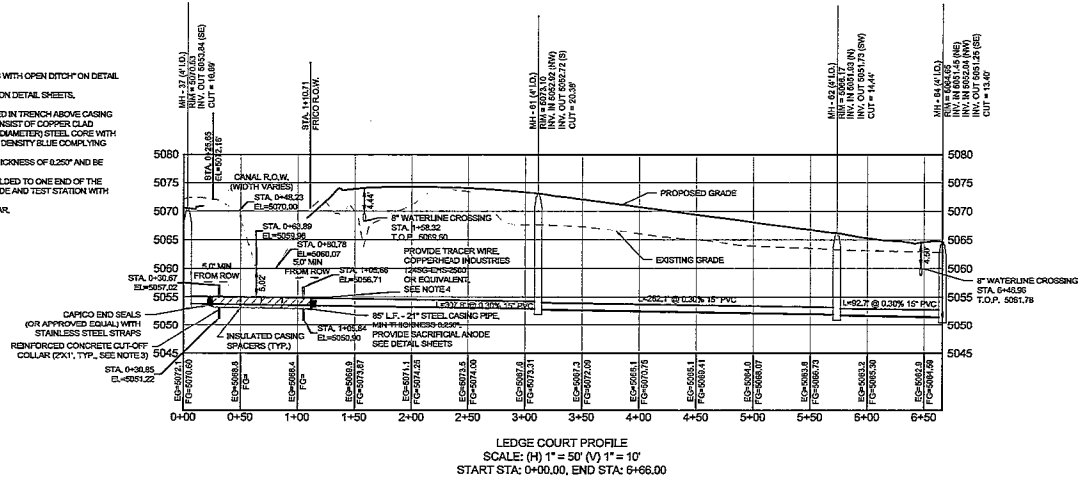
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUJIE, COUNTY OF WELD, STATE OF COLORADO

KEY MAP
SCALE: 1" = 500'

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NOTE:
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- NOTES**
- REFER TO FRICO DESIGN MANUAL, FIGURE 6 "CASED TRENCHED CROSSINGS WITH OPEN DITCH" ON DETAIL SHEETS.
 - REFER TO FRICO DESIGN MANUAL, FIGURE 11 "CONCRETE CUTOFF COLLAR" ON DETAIL SHEETS.
 - SEE DETAILS FOR CATHODIC PROTECTION AND MARKER POST DETAILS.
 - PROVIDE TRACER WIRE ON CROSSING PIPE. TRACER WIRE SHALL BE PLACED IN TRENCH ABOVE CASING PIPE AND CONCRETE COLLARS, THROUGHOUT FRICO ROW. WIRE SHALL CONSIST OF COPPER CLAD STEEL TRACER WIRE AND SHALL BE DIRECT BURIAL #12 AWG SOLID (0.080" DIAMETER) STEEL CORE WITH AN AVERAGE TENSILE BREAK LOAD, 45 MIL HIGH MOLECULAR WEIGHT, HIGH DENSITY BLUE COMPLYING WITH ASTM-D-1248, 30 VOLT RATING.
 - CASING PIPE TO MEET ASTM 153 GRADE B OR EQUIVALENT, HAVE A WALL THICKNESS OF 0.257" AND BE COATED WITH FUSION BONDED EPXY OR EQUIVALENT COATING.
 - TWO 48 POUND STANDARD ANODES SPACED 20' APART TO BE THERMITE WELDED TO ONE END OF THE CASING, AND TEST STATION ATTACHED TO THE OTHER END. CONNECT ANODE AND TEST STATION WITH #12 SOLID ANODE WIRE. SEE DETAILS FOR DESIGN VALUES.
 - SEE DETAILS FOR FRICO UTILITY CROSSINGS AND CONCRETE CUTOFF COLLAR.

PREPARED FOR:
LOB, LLC
PO BOX 27830
LITTLETON, CO 80127

SANITARY SEWER PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUJIE, COLORADO

DATE: 06/21/19
BY: JWB
CHECKED: JWB
DATE: 06/21/19
BY: JWB
CHECKED: JWB

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

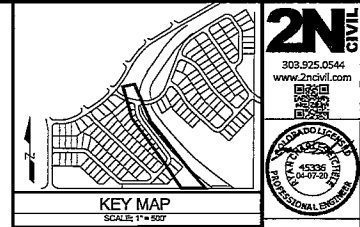
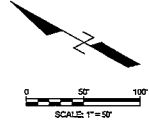
PROJECT NUMBER: 1422
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: EPT

SANITARY SEWER PLAN & PROFILE

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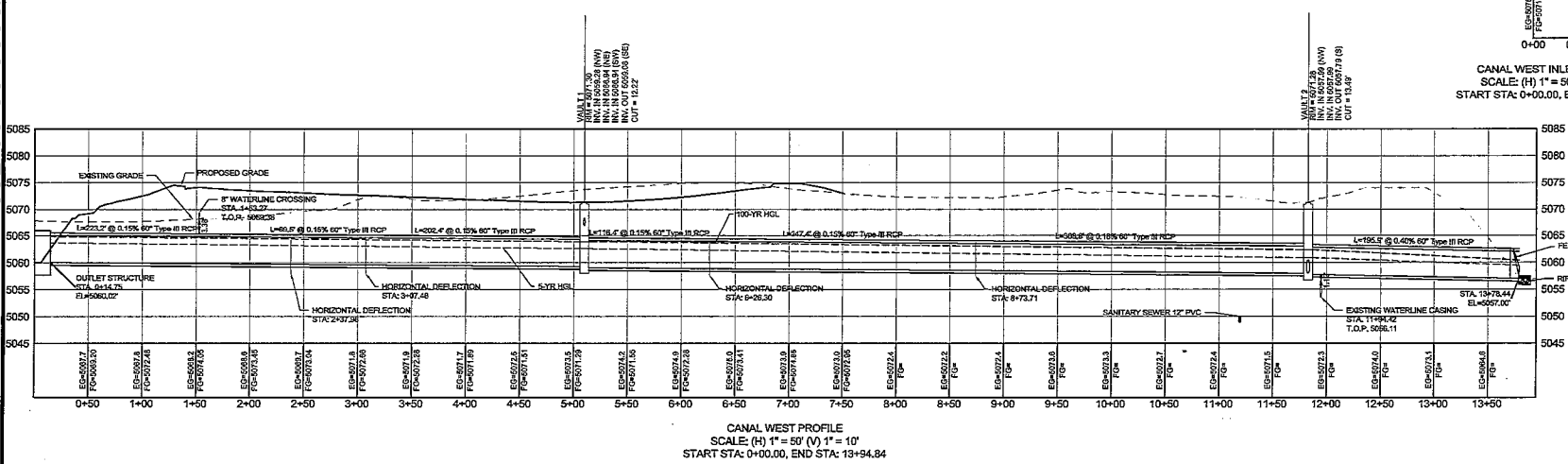
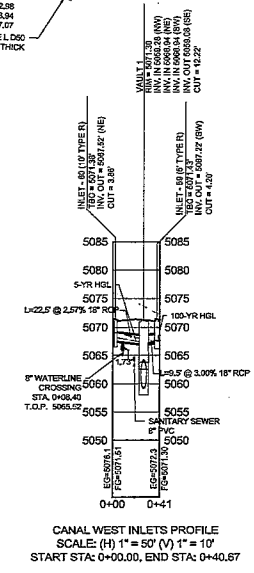
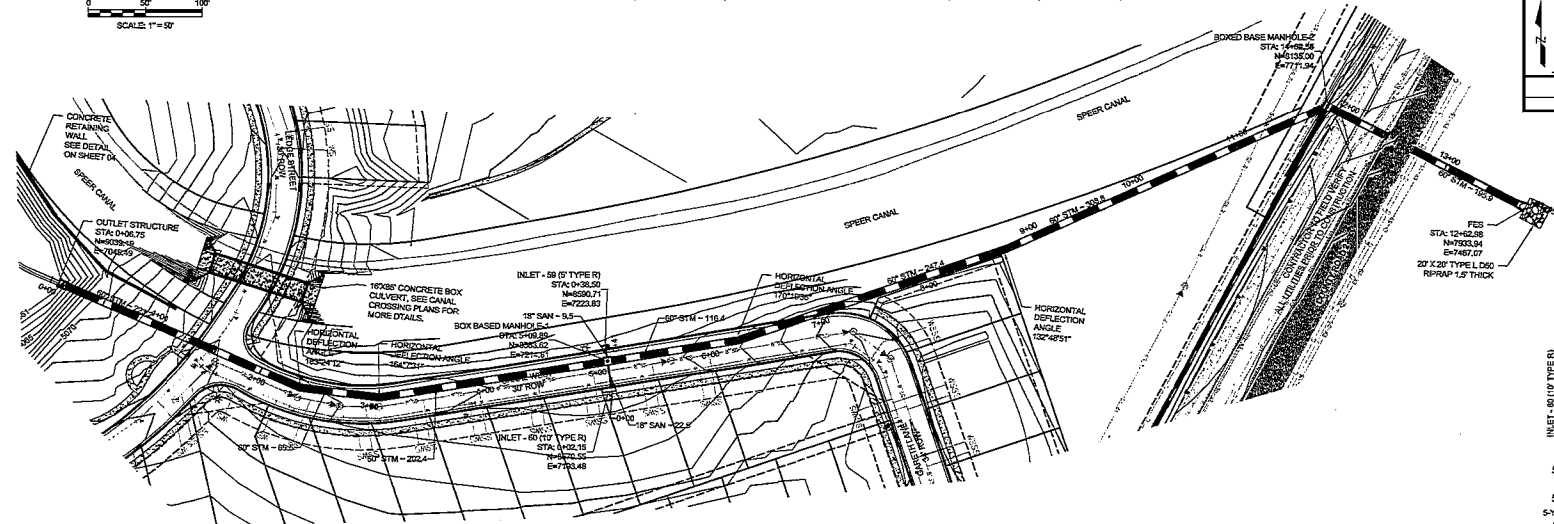
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CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 07-16-2019
BY: RCE
CHECKED: 11-11-19
DATE: 11-11-19
BY: RCE

REVISIONS:
NO. 1: 07-16-2019
NO. 2: 07-16-2019
NO. 3: 07-16-2019
NO. 4: 07-16-2019

PROJECT NUMBER: 14022
ISSUED DATE: 07-16-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

STORM PLAN & PROFILE



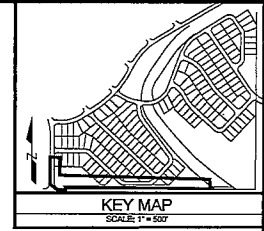
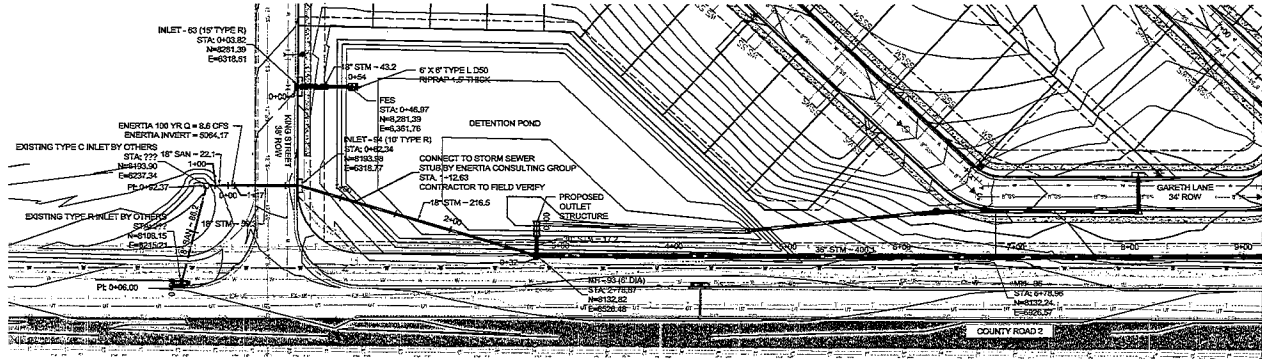
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CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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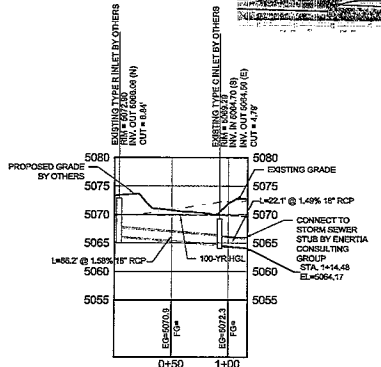
PREPARED FOR:
LOB, LLC
PO BOX 270930
LITTLETON, CO 80127

STORM PLAN & PROFILE
CONSTRUCTION DOCUMENTS
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LOCHBUIE, COLORADO

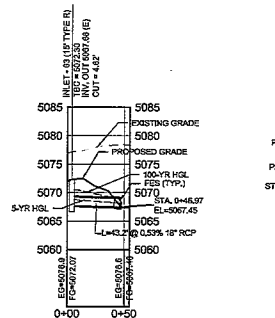
DATE: 11-11-19
BY: RCE
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
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4. TOWN COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

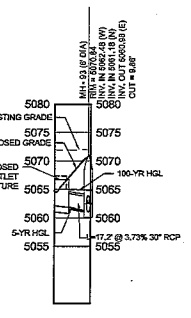
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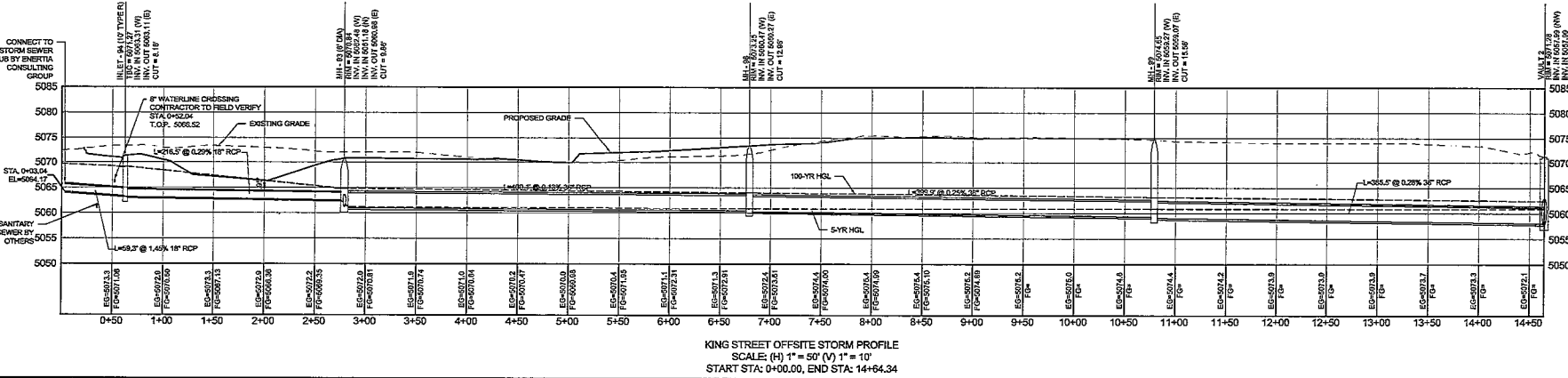
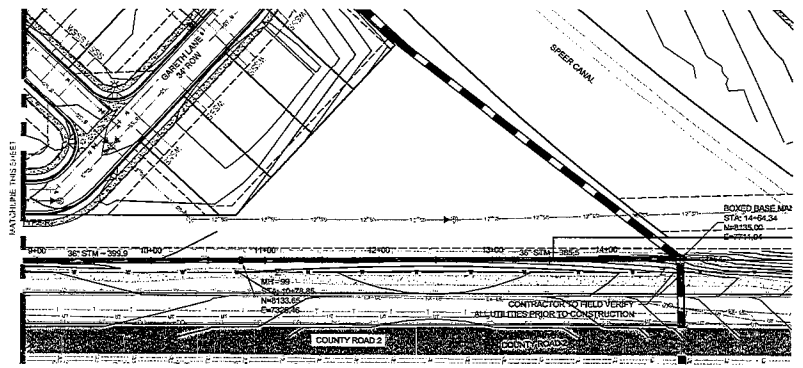
OFFSITE CR2 BY OTHERS PROFILE
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KING ST INLET PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 0+54.33



POND 4 OUTLET PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
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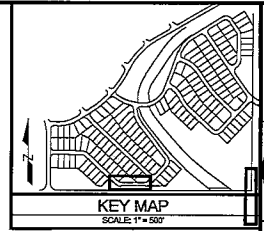


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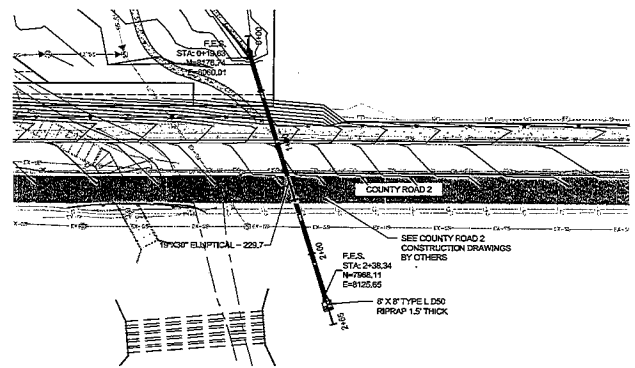
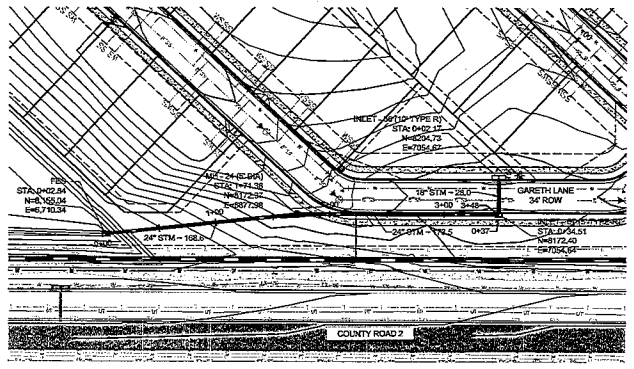
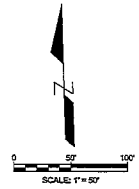
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CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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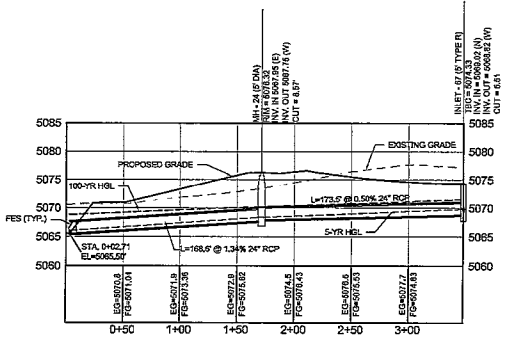
STORM PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 09/01/19
REVISED: 10/14/19
BY: EPT
REVISIONS: 1. 10/14/19
2. 10/14/19
3. 10/14/19
4. 10/14/19

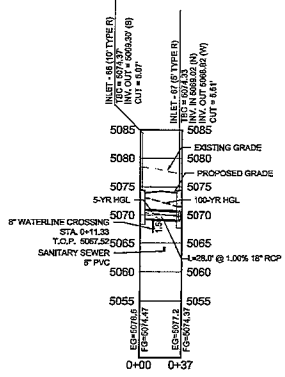
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ISSUED DATE: 01-10-2019
DESIGNED BY: HON
REVIEWED BY: EPT

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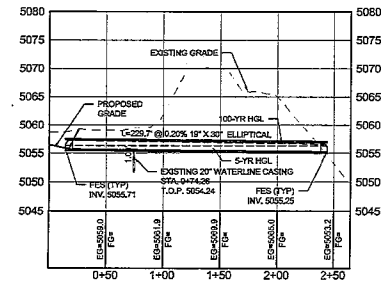
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GARETH LANE OUTFALL PROFILE
SCALE: (H) 1" = 50' (V) 1" = 10'
START STA: 0+00.00, END STA: 3+48.04



GARETH LANE INLETS PROFILE
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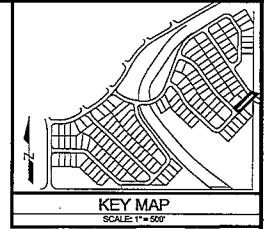


ALIGN-WETLANDS OUTFALL PROFILE
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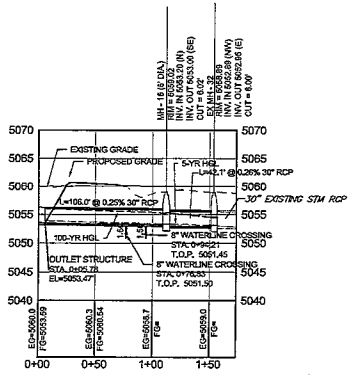
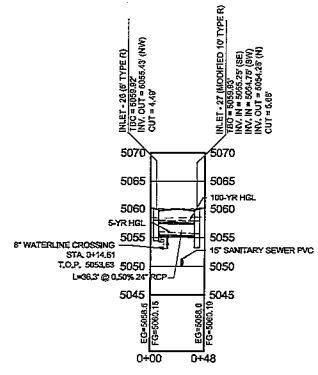
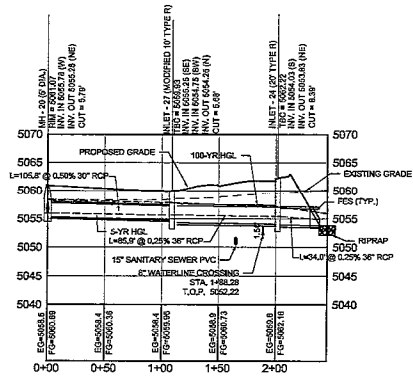
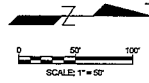
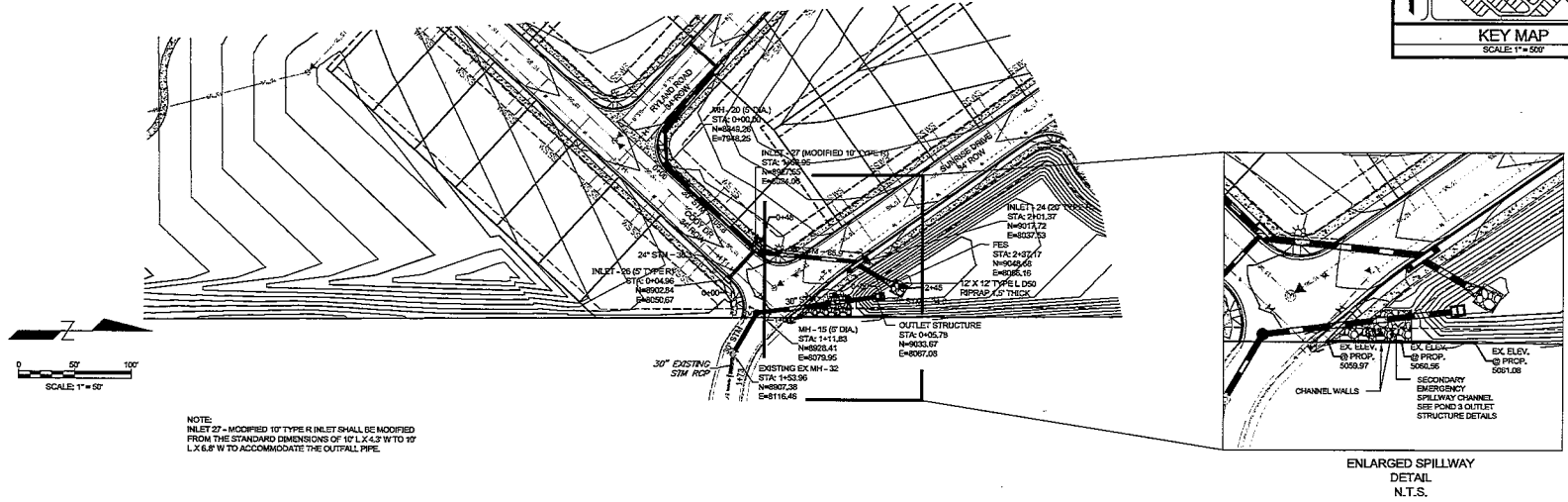
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CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 06-25-19
RCE: 12-28-19
RCE: 01-22-20

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 05-16-2019
DESIGNED BY: CJP
REVIEWED BY: EPT

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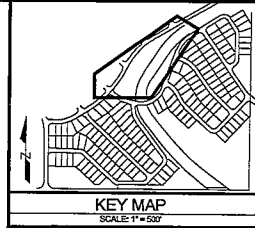
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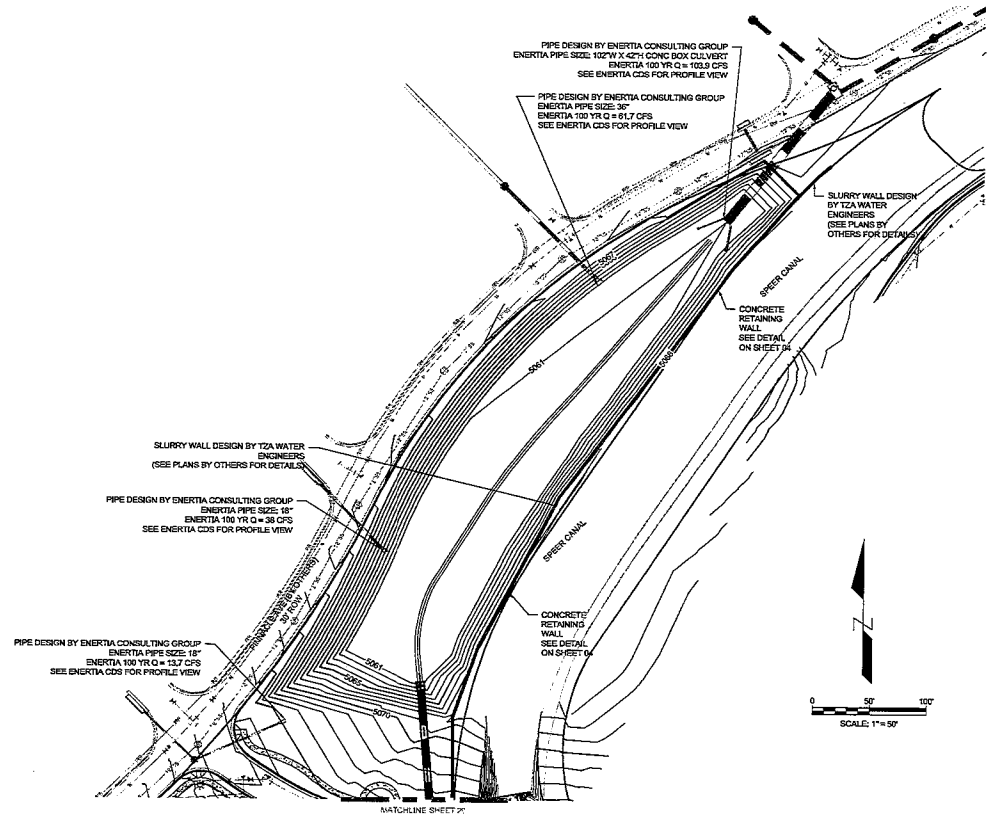
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHSUIE, COUNTY OF WELD, STATE OF COLORADO



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LOCHSUIE, COLORADO



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REVISIONS:

| | | | |
|----|----------------|----------|-----|
| 1. | TOWN COMMENTS | 08-27-19 | RCE |
| 2. | TOWN COMMENTS | 10-24-19 | RCE |
| 3. | TOWN COMMENTS | 11-21-19 | RCE |
| 4. | FINAL COMMENTS | 01-23-20 | RCE |

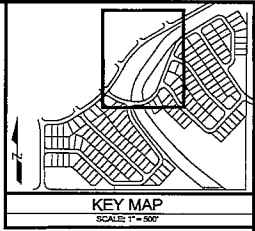
PROJECT NUMBER: 1402
ISSUED DATE: 07-13-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

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CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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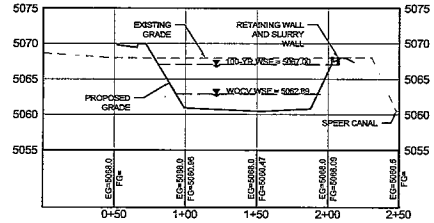
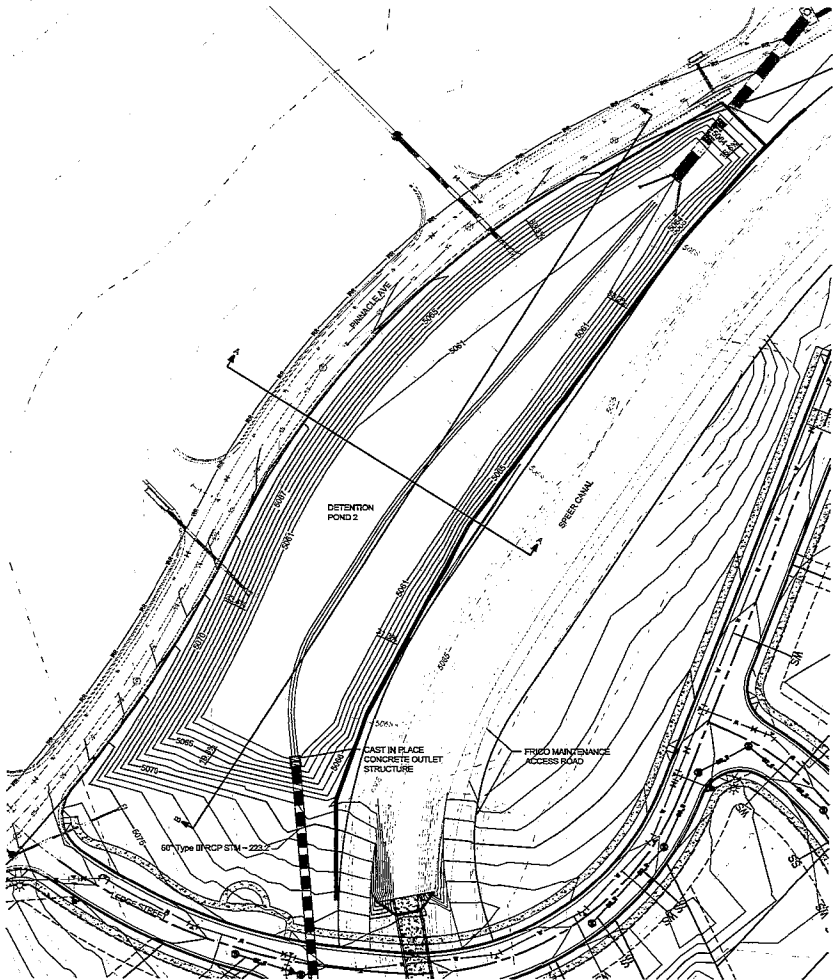
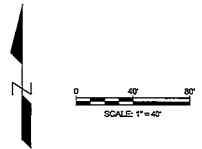
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PO BOX 776830
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POND 2 CROSS SECTIONS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

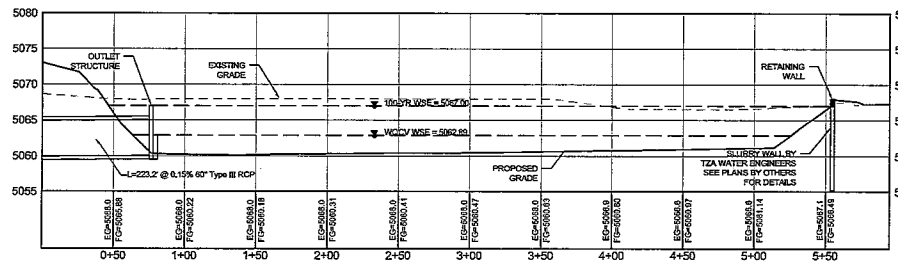
DATE: 06/16/2019
BY: RCE
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 4622
ISSUED DATE: 06-16-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

POND 2
CROSS
SECTIONS



SECTION A-A PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 2+50.35



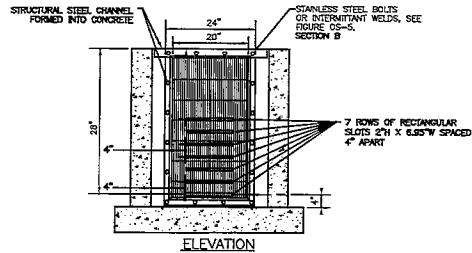
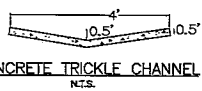
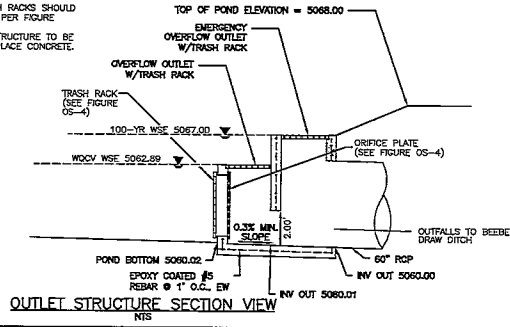
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CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO

- NOTES:
1. ALL TRASH RACKS SHOULD BE SIZED PER FIGURE OS-4.
 2. OUTLET STRUCTURE TO BE CAST IN PLACE CONCRETE.



ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. SEE TABLE OS-2 FOR PLATE THICKNESS.

EURV AND WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

FIGURE OS-4 ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES
N.T.S.

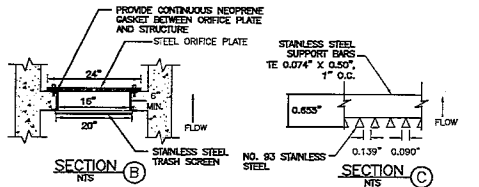
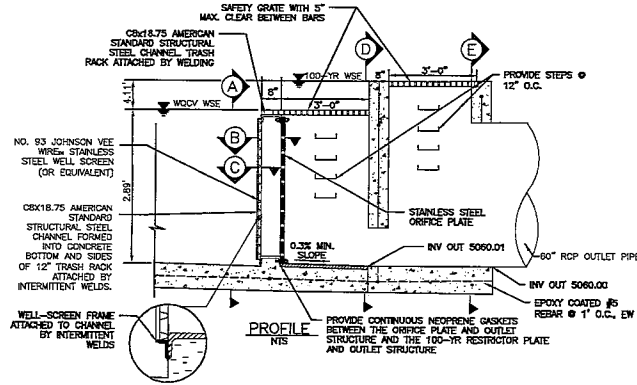
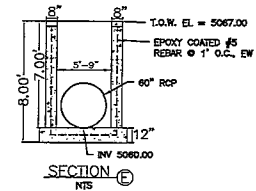
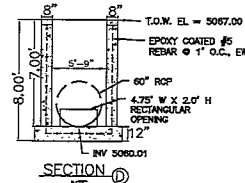
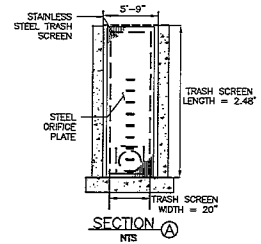


FIGURE OS-5 TYPICAL OUTLET STRUCTURE WITH WELL-SCREEN TRASH RACK

Table OS-2. Thickness of steel water quality plate

| Span (feet) | Head (feet) | | | | | | | | | | | |
|-------------|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | |
| 1/2 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 |
| 3/4 | 0.1875 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 |
| 1 | 0.2500 | 0.2500 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 |
| 1 1/2 | 0.3500 | 0.3750 | 0.3750 | 0.3750 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 |



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PREPARED FOR:
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LITTLETON, CO 80127

POND 2 OUTLET STRUCTURE
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 07-16-2019
BY: RCE
CHECKED BY: RCE
DESIGNED BY: RCE
REVIEWED BY: RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS

14022
07-16-2019
CTP
RCE

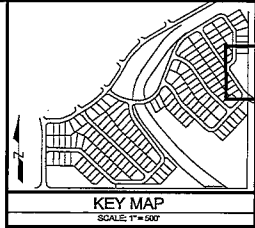
PROJECT NUMBER:
ISSUED DATE:
DESIGNED BY:
REVIEWED BY:

POND 2 OUTLET STRUCTURE

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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303.925.0544
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PREPARED FOR:
LOB, LLC
PO BOX 276830
LITTLETON, CO 80127

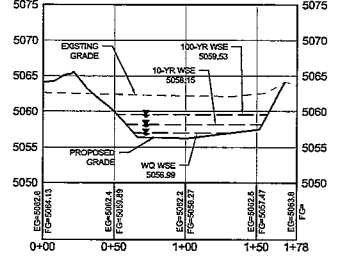
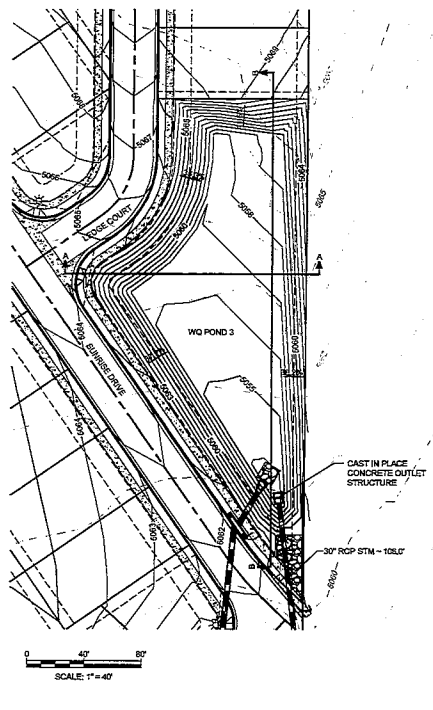
POND 3 CROSS SECTIONS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 09-29-19
BY: RCE
CHECKED BY: RCE
DATE: 02-28-20

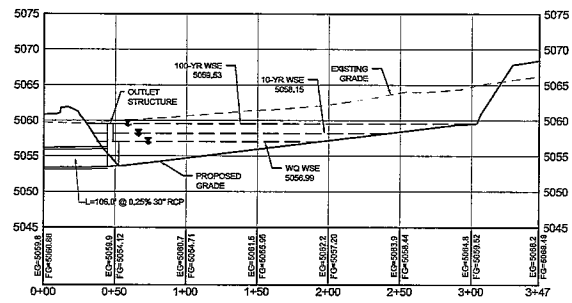
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: EPT

POND 3 CROSS SECTIONS



POND 3 CROSS SECTION A-A PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 1+78.02



POND 3 CROSS SECTION B-B PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 3+47.31

4663079 12/18/2020 03:39 PM
Page 52 of 90

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO

- NOTES:
1. ALL TRASH RACKS SHOULD BE SIZED PER FIGURE OS-4.
 2. OUTLET STRUCTURE TO BE CAST IN PLACE CONCRETE.

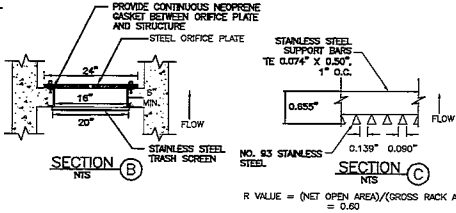
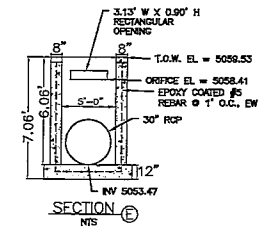
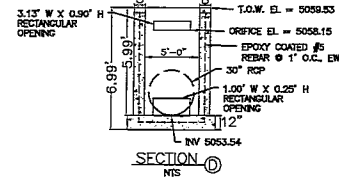
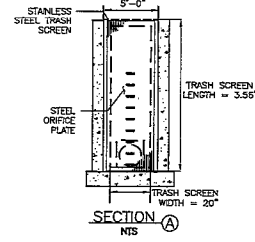
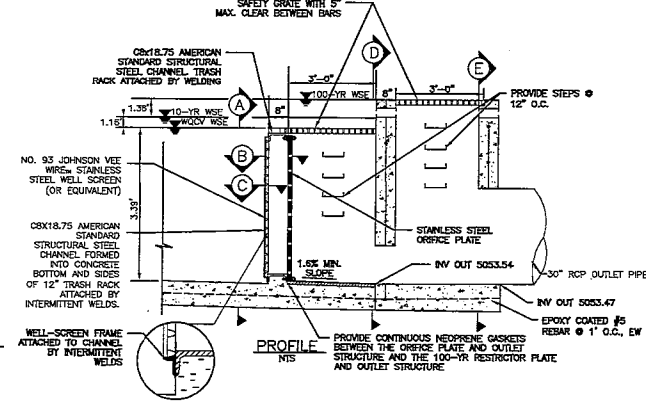
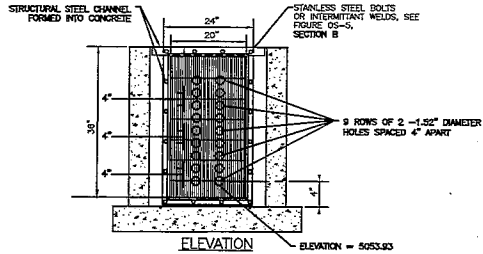
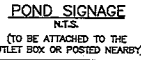
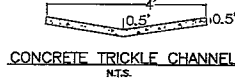
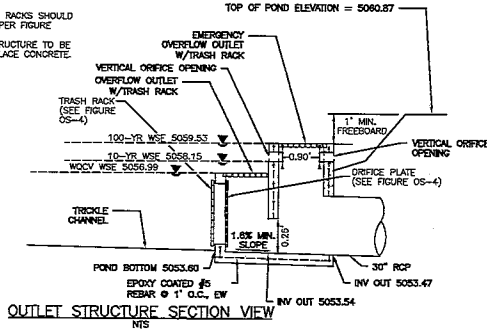


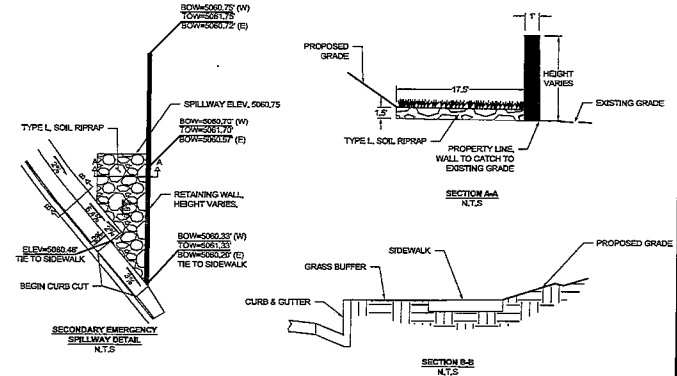
FIGURE OS-5 TYPICAL OUTLET STRUCTURE WITH WELL SCREEN TRASH RACK

Table OS-2. Thickness of steel water quality plate

| Head (feet) | Steel plate thickness (in inches) based on design depth and span of plate | | | | | | | | | | | |
|-------------|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--|
| | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | | |
| 1 | 0.1825 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | |
| 2 | 0.1875 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | |
| 3 | 0.2500 | 0.2500 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.5000 | |
| 4 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | |

- ORIFICE PLATE NOTES:
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. SEE TABLE OS-2 FOR PLATE THICKNESS.
- EURY AND WCY TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
 4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- OVERFLOW SAFETY GRATES:
1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

FIGURE OS-4 ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES N.T.S.



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LOB, LLC
PO BOX 270039
LITTLETON, CO 80127

REGISTERED PROFESSIONAL ENGINEER
NO. 14472
EXPIRES 12/31/2024

PROJECT NUMBER: 1402
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: EPT

VERSIONS:
NO. DATE BY REASON
1 07-10-19 CTP TOWN COMMENTS
2 03-26-20 CTP TOWN COMMENTS
3 07-02-20 CTP TOWN COMMENTS

FIGURE OS-4 ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES N.T.S.

FIGURE OS-5 TYPICAL OUTLET STRUCTURE WITH WELL SCREEN TRASH RACK N.T.S.

FIGURE OS-6 SPILLWAY DETAIL N.T.S.

FIGURE OS-7 CONCRETE TRICKLE CHANNEL N.T.S.

FIGURE OS-8 POND SIGNAGE N.T.S.

FIGURE OS-9 ELEVATION OF TRASH RACK N.T.S.

FIGURE OS-10 SECTION A OF TRASH RACK N.T.S.

FIGURE OS-11 SECTION D OF TRASH RACK N.T.S.

FIGURE OS-12 SECTION E OF TRASH RACK N.T.S.

FIGURE OS-13 SECTION B AND C OF TRASH RACK N.T.S.

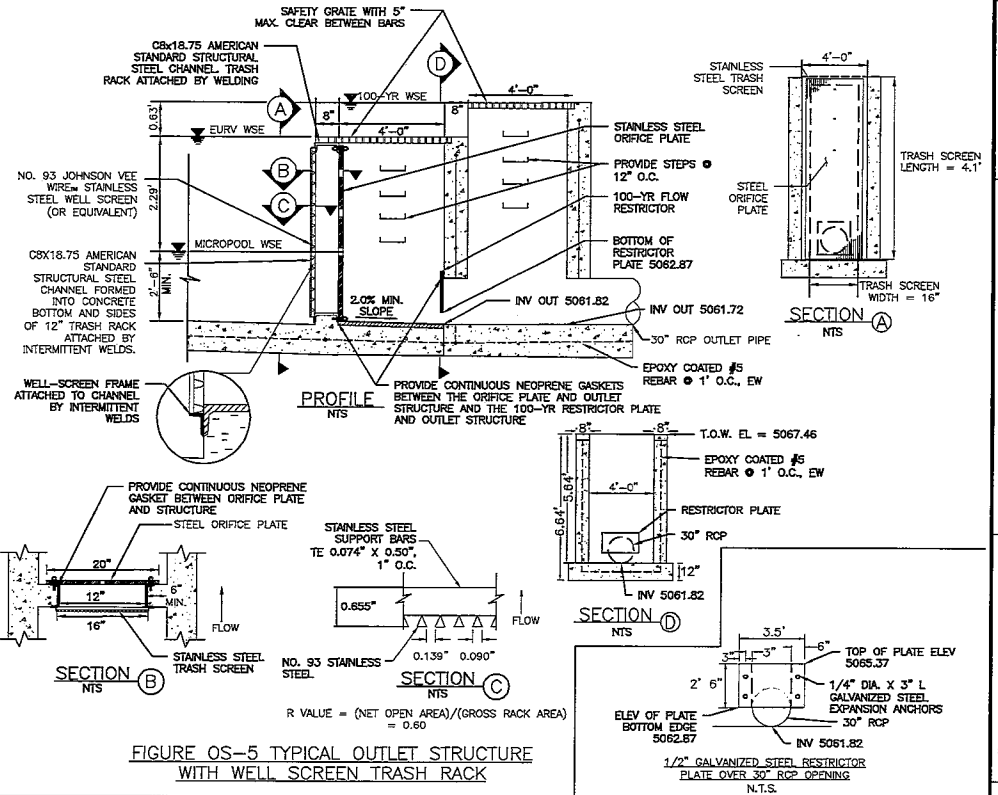
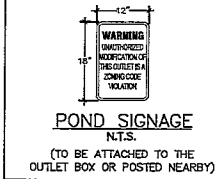
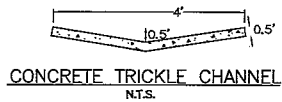
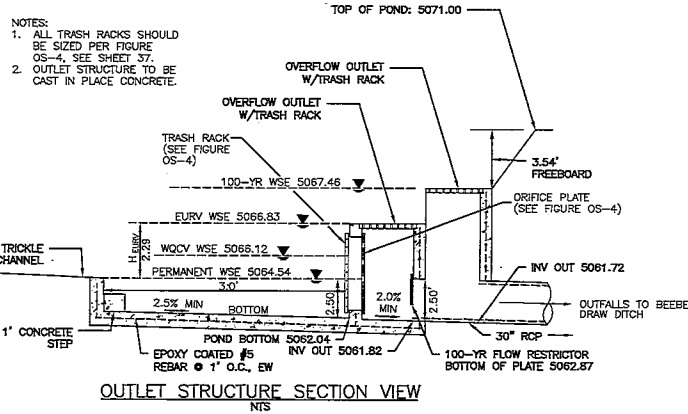
FIGURE OS-14 TABLE OS-2 N.T.S.

FIGURE OS-15 SECTION A-A AND B-B OF SPILLWAY DETAIL N.T.S.

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



4663079 12/18/2020 03:39 PM
Page 54 of 90

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LOB, LLC
PO BOX 270690
LITTLETON, CO 80127

POND 4 OUTLET STRUCTURE DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 07-16-2019
BY: RCE
CHECKED: 11-14-19
SCALE: RCE
REVISIONS:
1. TYPING CORRECTIONS
2. TYPING CORRECTIONS
3. TYPING CORRECTIONS
4. TYPING CORRECTIONS

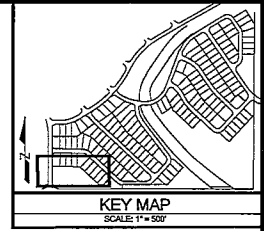
PROJECT NUMBER: 14002
ISSUED DATE: 07-16-2019
DESIGNED BY: CJP
REVIEWED BY: RCE

POND 4 OUTLET STRUCTURE DETAILS
38

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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REGISTERED PROFESSIONAL ENGINEER
NO. 45396
EXPIRES 12/31/2025

PREPARED FOR:
LOB, LLC
PO BOX 270890
LITTLETON, CO 80127

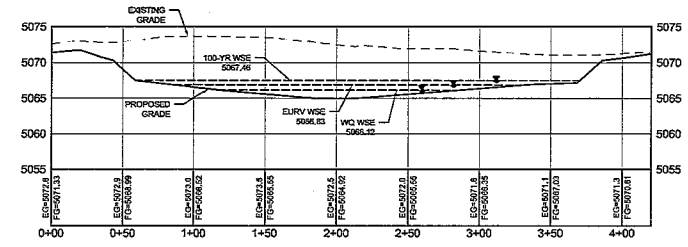
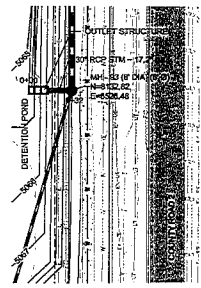
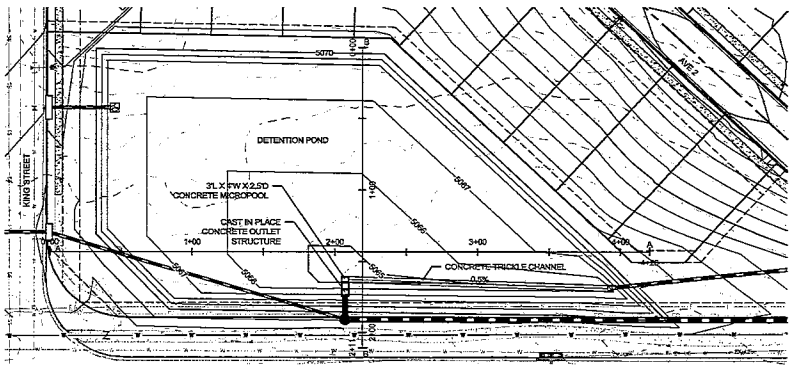
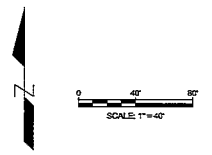
POND 4 DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 09/15/2019
ISSUED DATE: 11-11-19
DESIGNED BY: RCE
REVIEWED BY: RCE

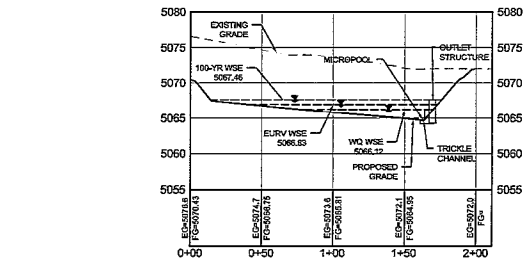
REVISIONS:
NO. DATE COMMENTS
1 09/15/19 POND COMMENTS
2 11/11/19 POND COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 07-16-2019
DESIGNED BY: CJP
REVIEWED BY: RCE

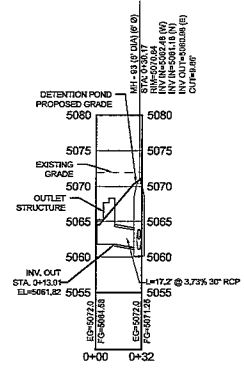
POND 4 DETAILS



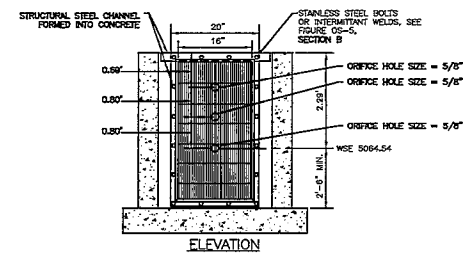
POND SECTION A-A PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 4+20.38



POND SECTION B-B PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 2+11.16



POND 4 OUTLET PROFILE
SCALE: (H) 1" = 40' (V) 1" = 8'
START STA: 0+00.00, END STA: 0+32.12



ELEVATION

- ORIFICE PLATE NOTES:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. SEE TABLE OS-2 FOR PLATE THICKNESS.
- EURV AND WOODY TRASH RACKS:**
1. WELL-SCREENED TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
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 3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

FIGURE OS-4. ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES

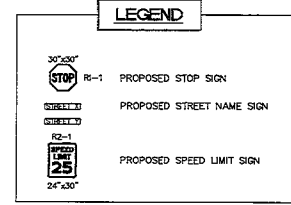
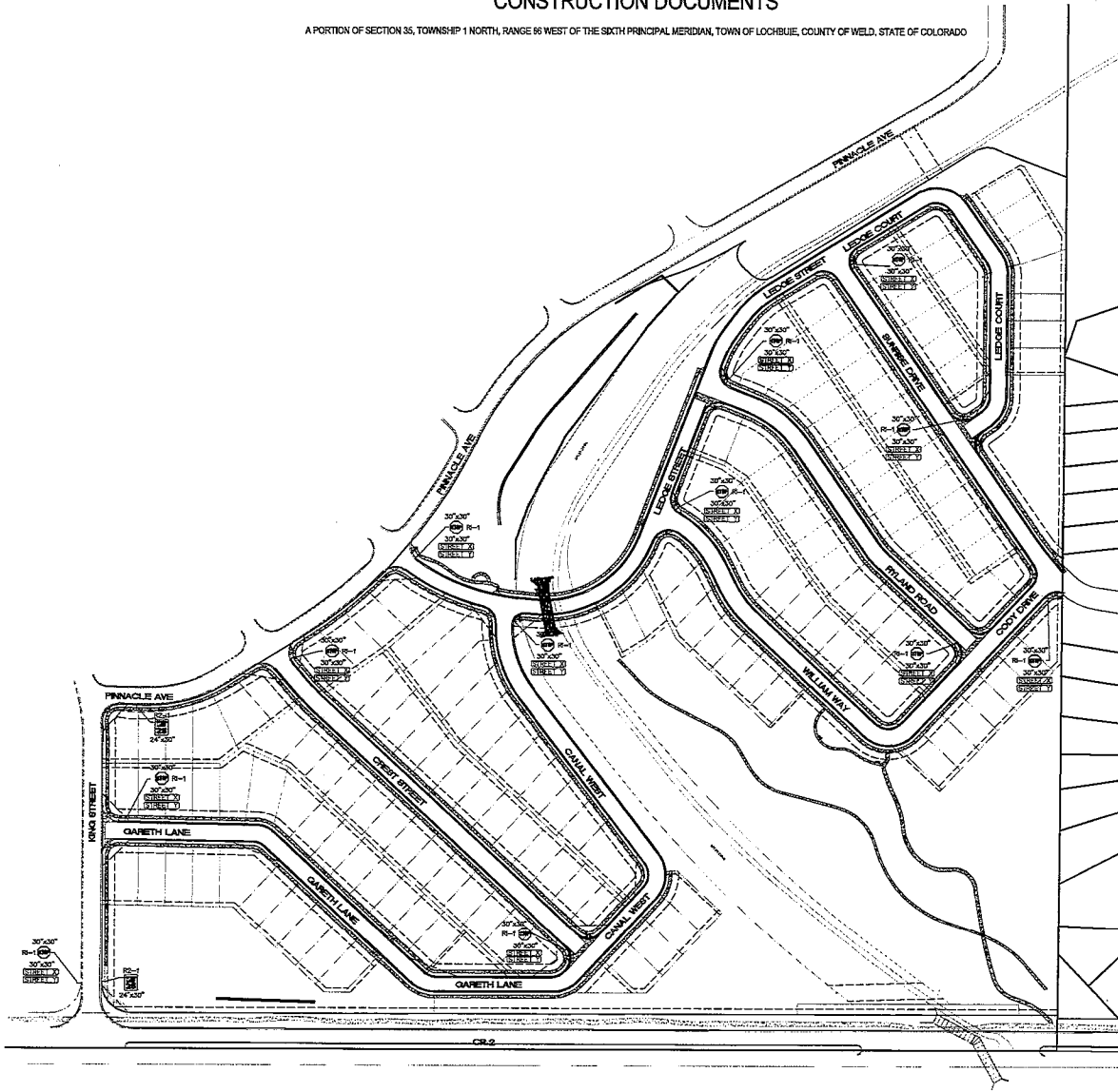
Table OS-2. Thickness of steel water quality plate

| Span (ft) | Sheet plate thickness (in inches) based on design depth and span of plate | | | | | | | | | | | |
|-----------|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | 5 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 1 | 0.1875 | 0.2000 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 | 0.1875 |
| 2 | 0.1875 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 | 0.2500 |
| 3 | 0.2500 | 0.2500 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.5000 |
| 4 | 0.2500 | 0.3750 | 0.3750 | 0.3750 | 0.3750 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 | 0.5000 |

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

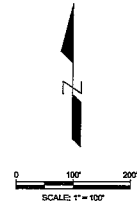
CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 56 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBLUE, COUNTY OF WELD, STATE OF COLORADO



NOTE:

- SEE DETAILS ON MUTCD WARNING SIGN DOCUMENT FOR STRIPPING WIDTHS, SPACING, COLORS, AND PEDESTRIAN/STOP BAR DETAILS.
- ARROW SPACING WILL CONFORM TO MUTCD STANDARDS.
- WORD, ARROW AND SYMBOL MARKINGS - ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN CONFORMANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.



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www.2ncivil.com



PREPARED FOR:
LOB, LLC
PO BOX 270690
LITTLETON, CO 80127

SIGNING & STRIPING PLAN
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBLUE, COLORADO

DATE: 11-14-19
BY: RCE

REVISIONS:
1. TOWN COMMENTS
2. FINAL COMMENTS

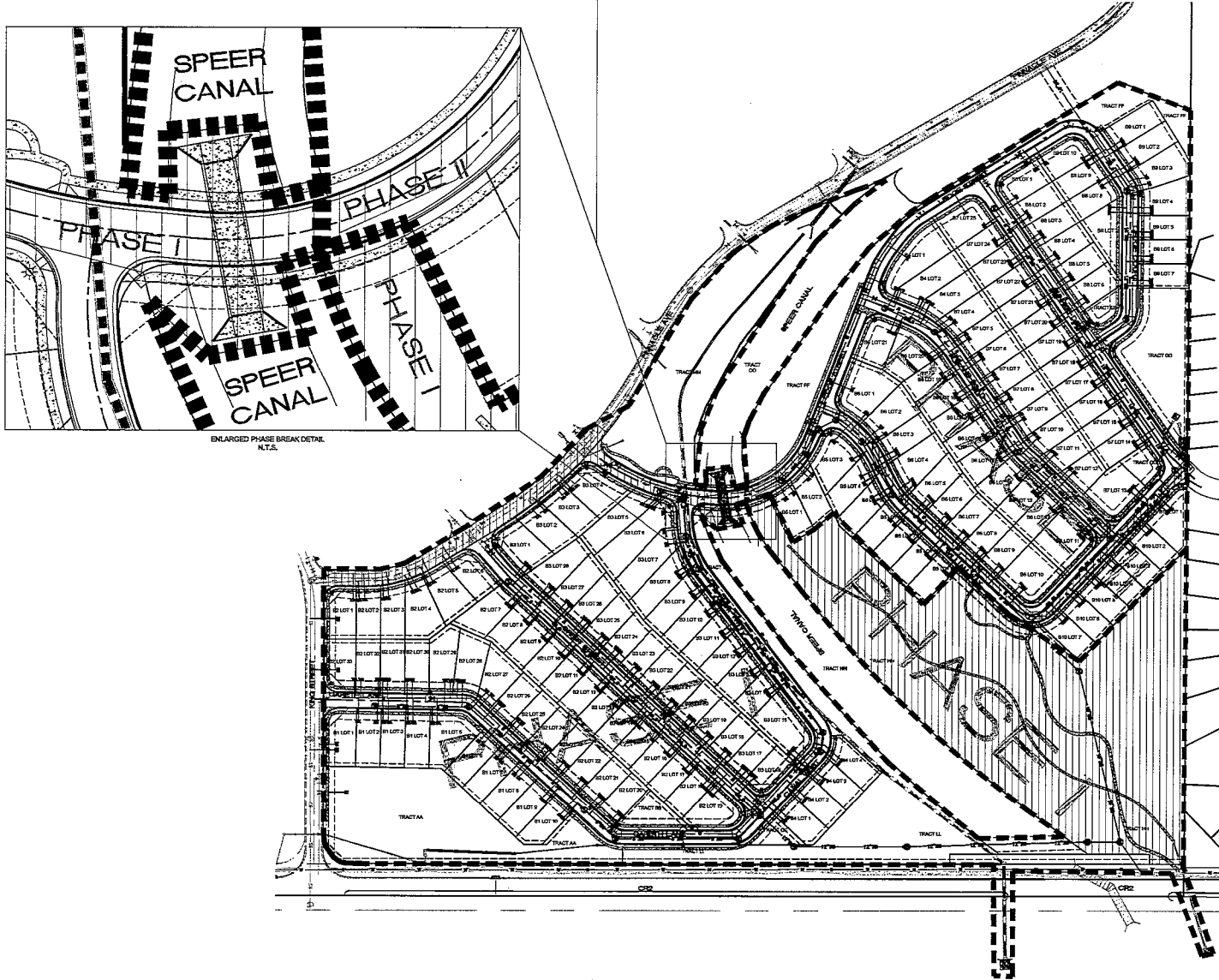
PROJECT NUMBER: 14022
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

SIGNING & STRIPING PLAN

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

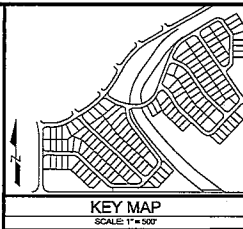
A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



HATCHED AREAS REPRESENT IMPROVEMENTS REQUIRED TO BE INSTALLED INITIALLY, REGARDLESS OF PHASED AREAS.

THESE AREAS ARE:

- PINNACLE AVENUE
- THE WATERLINE CONNECTION BETWEEN PHASE I AND PHASE II
- THE SPEER CANAL BOX CULVERT
- TRACT HH IMPROVEMENTS



PREPARED FOR:
LOB, LLC
PO BOX 270830
LITTLETON, CO 80127

PHASING PLAN
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 08/24/19
BY: RCE
RCE 12/20/19
RCE 01/22/20

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: M02
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: RCE

PHASING PLAN

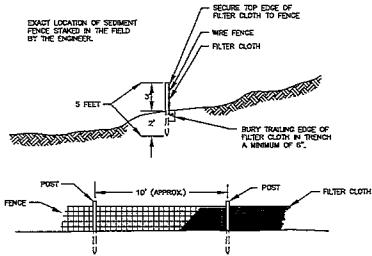
4663079 12/18/2020 03:39 PM
Page 57 of 90

02/20/2019 10:41:18 AM J:\Projects\191220\191220\191220\191220.dwg

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

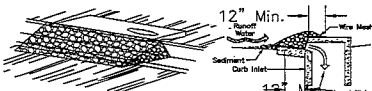
CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



SEDIMENT CONTROL FENCE
N.T.S.

MATERIALS FOR FILTER CLOTH FENCE SHALL CONSIST OF STAINLESS WOVEN LINE-STOCK WIRE, A MINIMUM OF 36" IN HEIGHT, A MINIMUM OF 14-GAUGE WIRE WITH A MAXIMUM MESH SPACING OF 6". POSTS SHALL BE EITHER WOOD OR STEEL, MINIMUM LENGTH OF 5'.



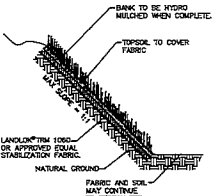
DEFINITION:
A sediment filter or an associated impounding area around a storm drain drop inlet or curb inlet.

PURPOSES:
To reduce sediment from entering storm drainage systems prior to permanent stabilization of disturbed areas.

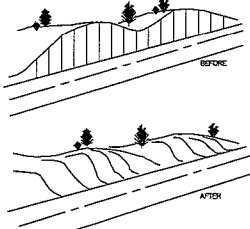
Specific Application:
This method of inlet protection is applicable at curb inlets where ponding in front of the structure is not likely to cause inundation or damage to adjacent structures and unprotected areas.

Note: Alternative design could utilize gravel filled bags.

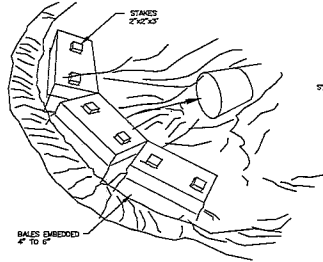
INLET PROTECTION - CURB INLET
N.T.S.



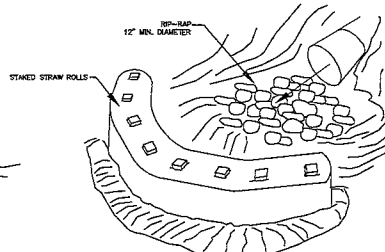
EROSION CONTROL BANK STABILIZATION DETAIL
N.T.S.



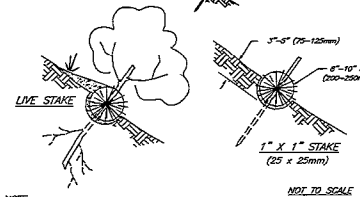
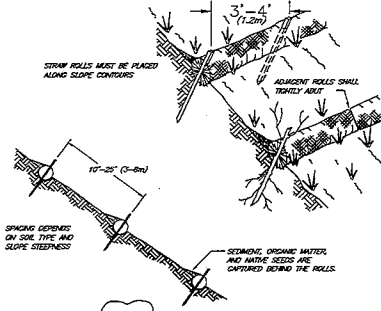
SLOPE ROUNDING
N.T.S.



CULVERT INLET
N.T.S.

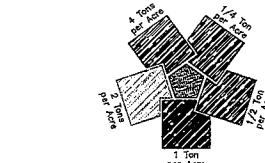


CULVERT OUTLET / RIP RAP DETAIL
N.T.S.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" - 5" (75-125mm) DEEP, dug ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

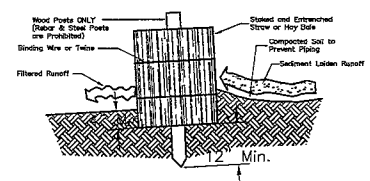
STRAW ROLLS
N.T.S.



DEFINITION:
Application of plant residues or other suitable materials to the soil surface.

PURPOSES:
1. To prevent erosion by protecting the soil surface from rindlap impact and reducing the velocity of overland flow.
2. To foster the growth of vegetation by increasing available moisture and providing insulation against extreme heat and cold.

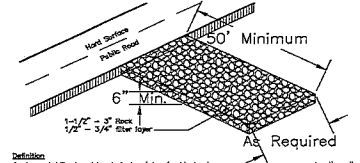
MULCHING
N.T.S.



DEFINITION:
A temporary sediment barrier consisting of a row of entrenched and anchored straw bales.

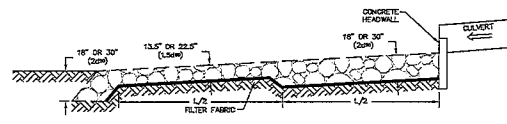
PURPOSES:
1. To intercept and detain small amounts of sediment from disturbed areas of limited extent in order to reduce sediment in runoff leaving the site.
2. To reduce the velocity of sheet flow from hillside areas.

STRAW BALE BARRIER
N.T.S.

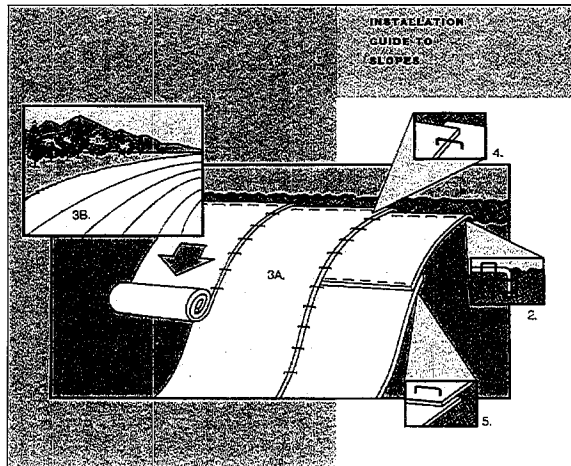


DEFINITION:
A water stabilized pad located at points of vehicular ingress and egress on a construction with Purpose:
To reduce the amount of mud transported onto public roads by motor vehicles or runoff.
Note: Only applicable for sites greater than 5 acres in size.

VEHICLE TRACKING CONTROL
N.T.S.



RIP-RAP AT CULVERT OUTLET
N.T.S.



1. Prepare soil before installing biorette, including application of limo, fertilizer, and seed. Note: When using Coi-O-Seed do not seed prepared area. Coi-O-Seed must be installed with paper side down.
2. Begin at the top of the slope by anchoring the blanket in 6" deep x 5" wide trench. Backfill and compact the trench after stapling.
3. Roll the blankets (A.) down or (B.) horizontally across the slope.
4. The edges of parallel blankets must be stapled with approximately 2" overlap.
5. When blankets must be stapled down the slope, place blankets end over end (staple) with approximately 4" overlap. Staple through overlapped area, approximately 12" apart.

REFER TO ORIGINAL STAPLE PATENT IN GUIDE ON PAGE 33 FOR CORRECT STAPLE PATTERN FOR RECOMMENDATIONS FOR ROLL INSTALLATIONS



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

EROSION CONTROL DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 04/24/19
REVISION: 11/14/19
DATE: 01/22/20

PREPARED BY:
A. TOWN COMMENTS
B. TOWN COMMENTS
C. FINAL COMMENTS

PROJECT NUMBER: 07-162019
ISSUED DATE: CTP
DESIGNED BY: EBT
REVIEWED BY:

EROSION CONTROL DETAILS

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUE, COUNTY OF WELD, STATE OF COLORADO



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

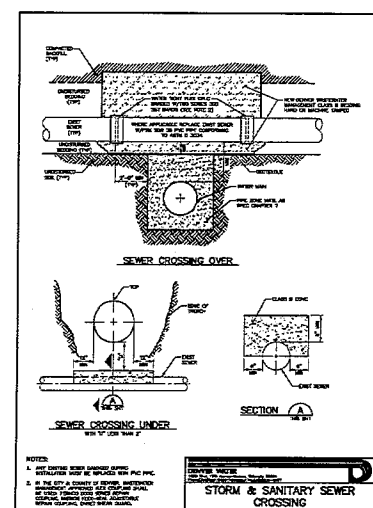
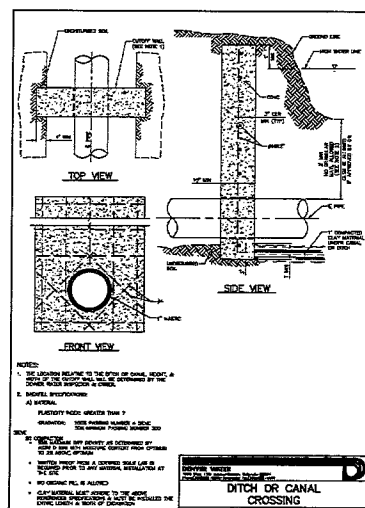
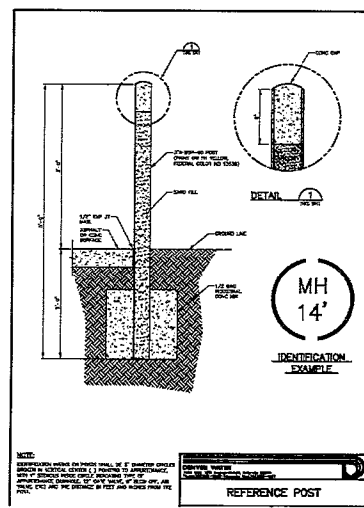
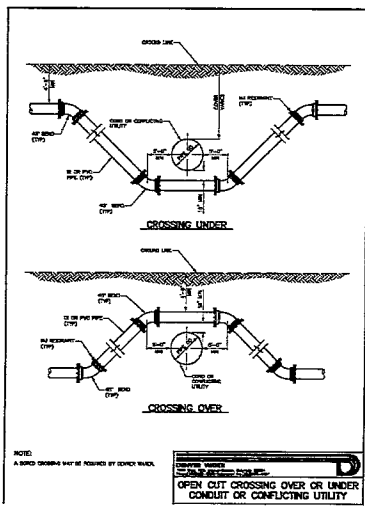
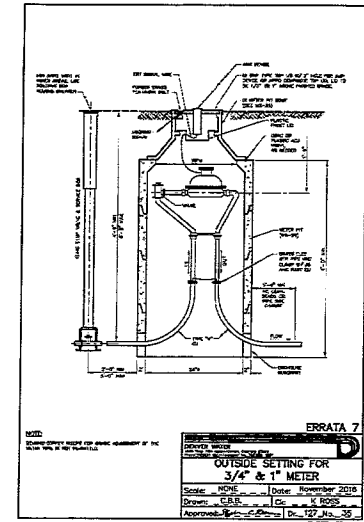
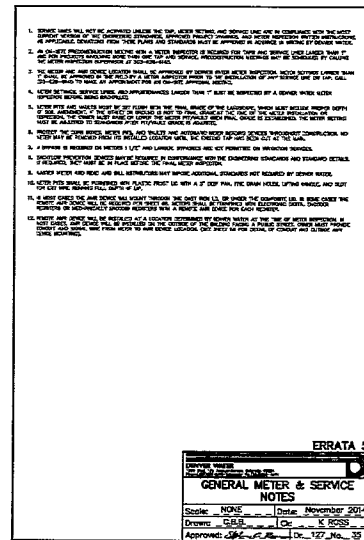
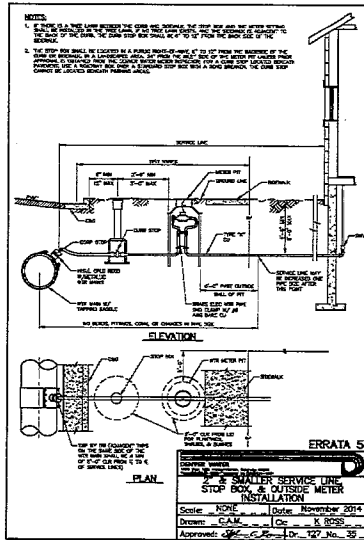
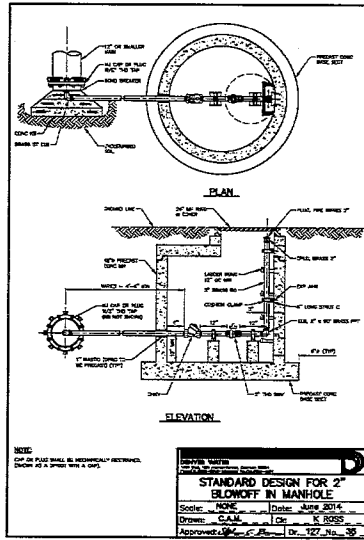
DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUE, COLORADO

DATE: 09-09-19
BY: RCE
RCE
RCE
RCE
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 07-10-2019
DESIGNED BY: CTP
REVIEWED BY: EPT

DETAILS

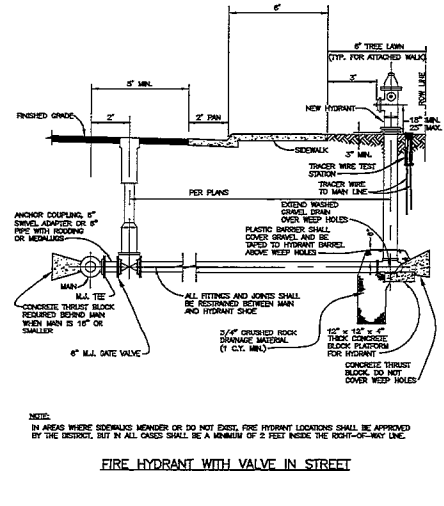
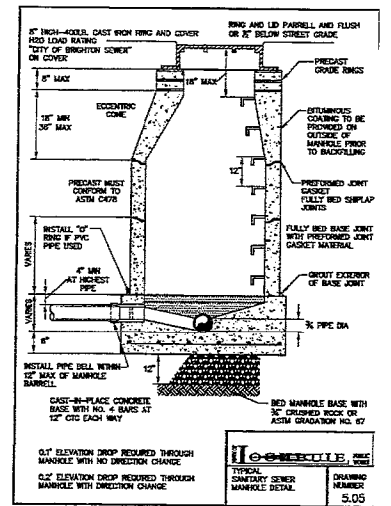
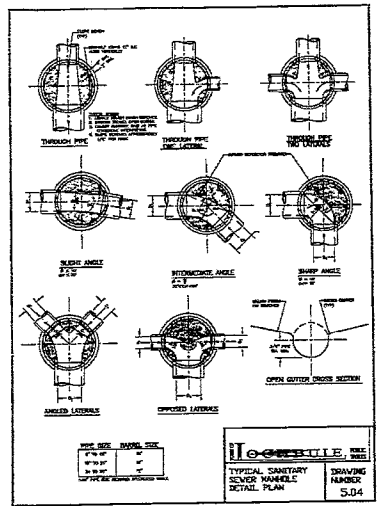
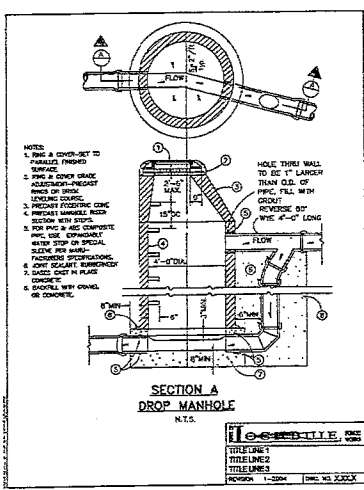
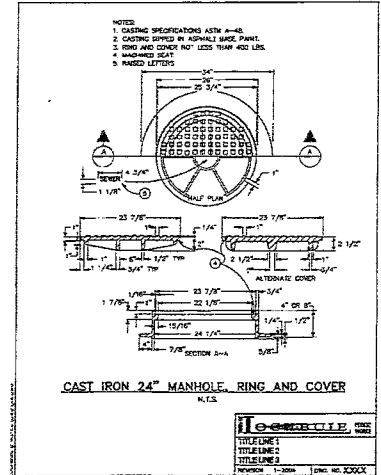
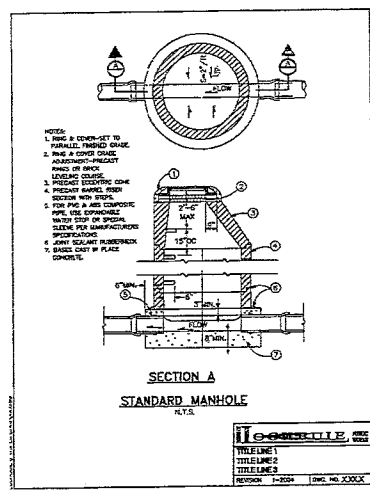
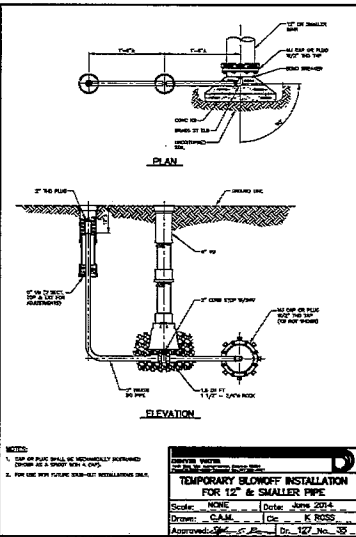
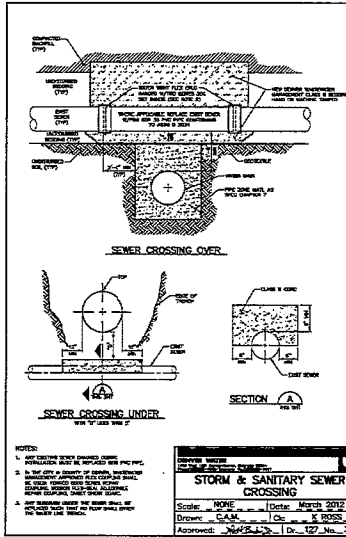
43



SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUE, COUNTY OF WELD, STATE OF COLORADO



4663079 12/18/2020 03:39 PM Page 60 of 90

PREPARED FOR:
 LOR, LLC
 PO BOX 270630
 LITTLETON, CO 80127

DETAILS
 CONSTRUCTION DOCUMENTS
 SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
 LOCHBUE, COLORADO

DATE: 08/04/10
 BY: RCE
 TOWN COMMENTS: RCE
 REVISIONS: 1. TOWN COMMENTS: RCE
 2. TOWN COMMENTS: RCE
 3. TOWN COMMENTS: RCE
 4. TOWN COMMENTS: RCE

PROJECT NUMBER: 1023
 ISSUED DATE: 05/10/2010
 DESIGNED BY: CTP
 REVIEWED BY: EPT

DETAILS

SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO



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PREPARED FOR:
LDB, LLC
PO BOX 270630
LITTLETON, CO 80127

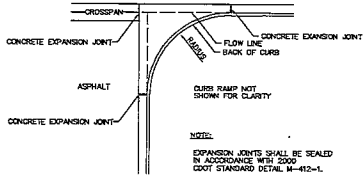
DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE: 06/10/2019
BY: CTP
CHECKED BY: EPT
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. FINAL COMMENTS

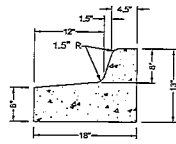
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ISSUED DATE: 06/10/2019
DESIGNED BY: CTP
REVIEWED BY: EPT

DETAILS

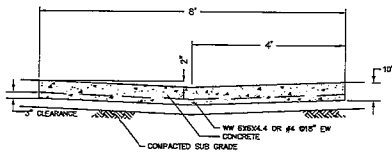
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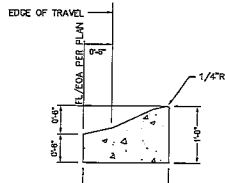
CURB RADIUS WITH CROSSSPAN
NOT TO SCALE



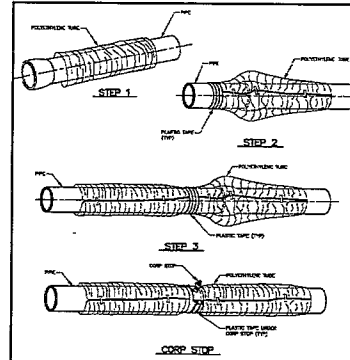
SPILL MEDIAN CURB & GUTTER SECTION
NOT TO SCALE



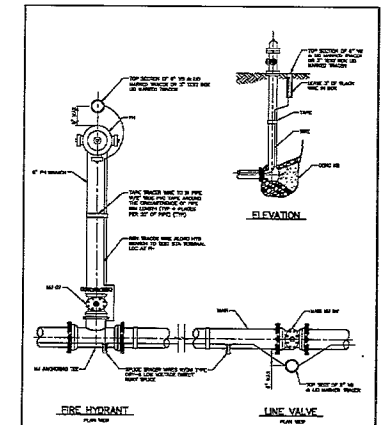
CROSS PAN DETAIL
NOT TO SCALE



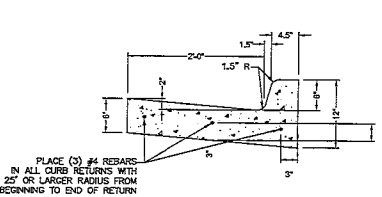
MOUNTABLE CURB (SPILL)
NOT TO SCALE



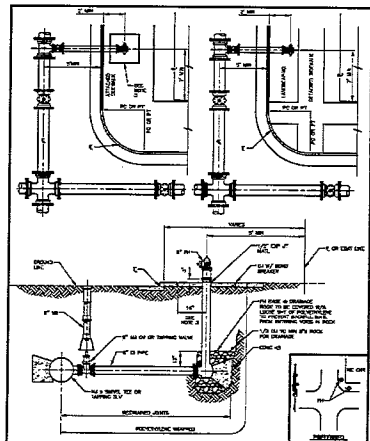
POLYETHYLENE WRAP ON PIPE & AT TAP INSTALLATION
Scale: NONE Date: June 2014
Drawn: C.A.M. Cc: K.ROSS
Approved: C.A.M. Dr. 127 No. 33
SHEET 33



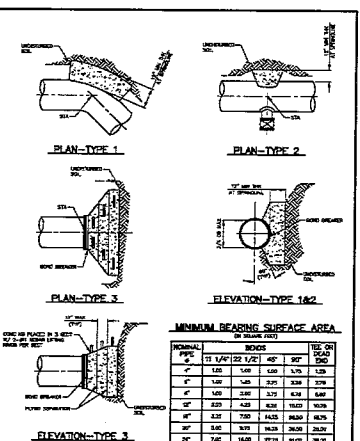
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Drawn: C.A.M. Cc: K.ROSS
Approved: C.A.M. Dr. 127 No. 33
SHEET 37



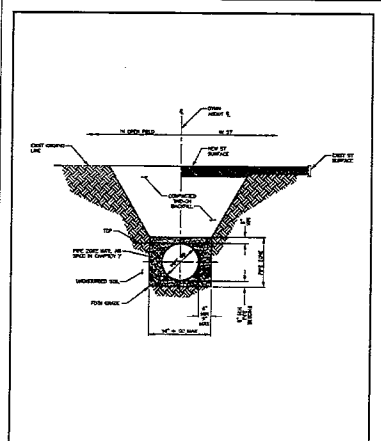
CATCH CURB & GUTTER SECTION
NOT TO SCALE



PLAN, PROFILE, & LOCATION FOR FIRE HYDRANTS, MAINS, & VALVES
Scale: NONE Date: June 2014
Drawn: C.A.M. Cc: K.ROSS
Approved: C.A.M. Dr. 127 No. 33
SHEET 8



CONCRETE KICKLOCKS BEARING SURFACES & INSTALLATION
Scale: NONE Date: June 2014
Drawn: C.A.M. Cc: K.ROSS
Approved: C.A.M. Dr. 127 No. 33
SHEET 23



TYPICAL TRENCH SECTION
Scale: NONE Date: June 2014
Drawn: C.A.M. Cc: K.ROSS
Approved: C.A.M. Dr. 127 No. 33
SHEET 12

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SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 56 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBUIE, COUNTY OF WELD, STATE OF COLORADO

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PREPARED FOR:
LOB, LLC
PO BOX 27030
LITTLETON, CO 80127

DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBUIE, COLORADO

DATE:
1. 09/29/19
2. 10/06/19
3. 11/01/19
4. 01/20/20

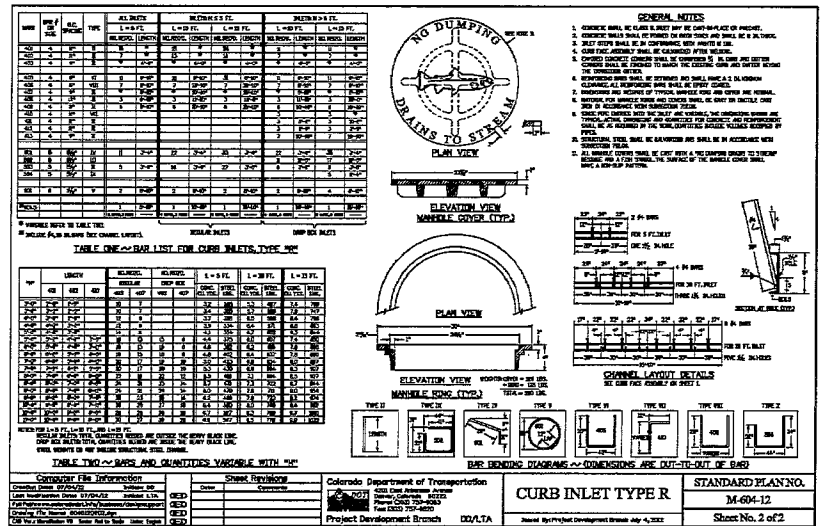
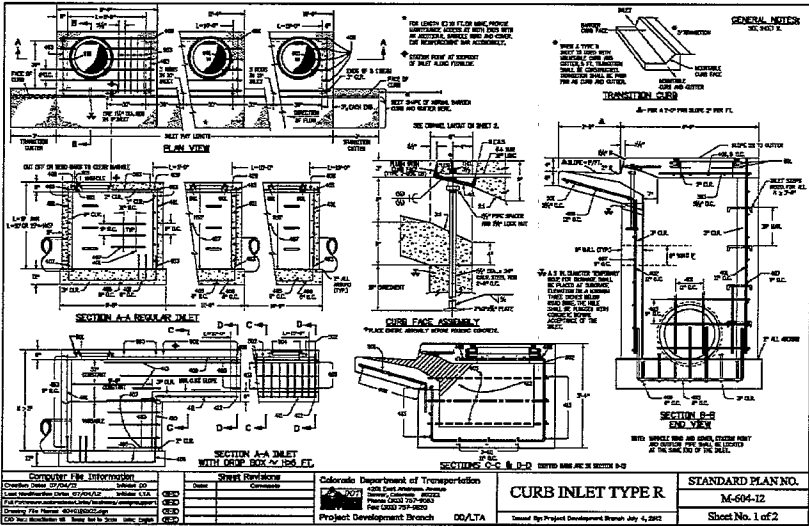
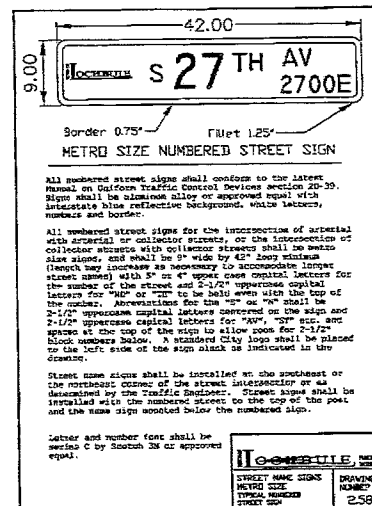
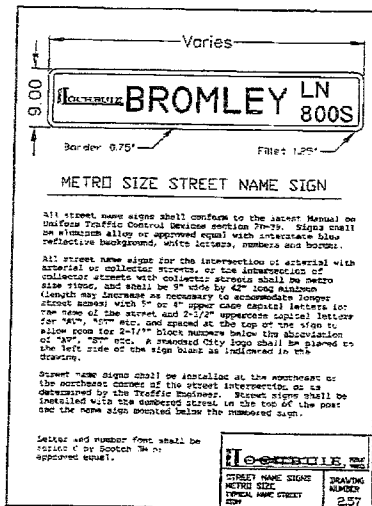
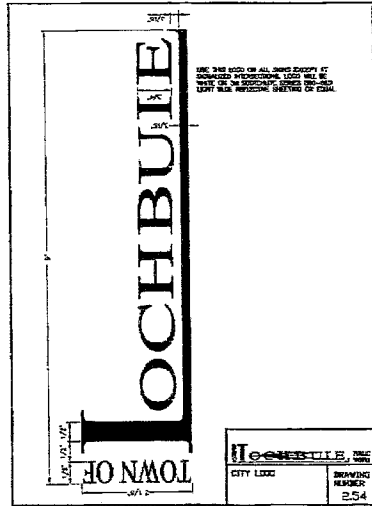
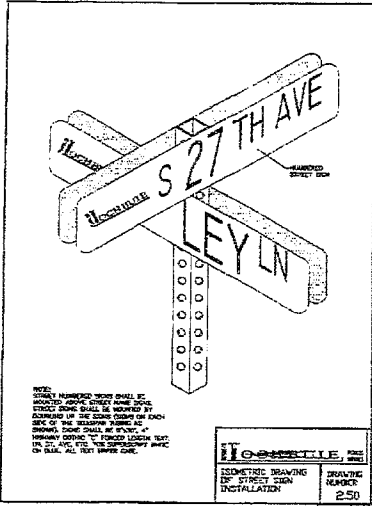
REVISED BY:
1. JTB
2. JTB
3. JTB
4. JTB

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER:
ISSUED DATE:
DESIGNED BY:
REVIEWED BY:

DETAILS

46



SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHSUIE, COUNTY OF WELD, STATE OF COLORADO



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PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHSUIE, COLORADO

DATE: 09/25/19
BY: RCE
REVISION: 1. 09/25/19
2. 10/22/19
3. 12/22/19
4. 01/28/20
RCE

REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. TOWN COMMENTS
4. TOWN COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 07/16/2019
DESIGNED BY: RCE
REVIEWED BY: EPT

DETAILS

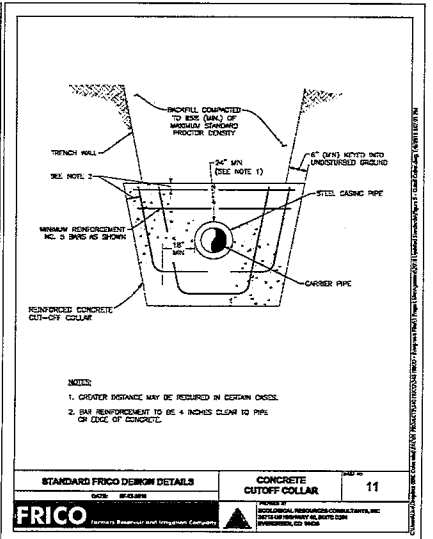
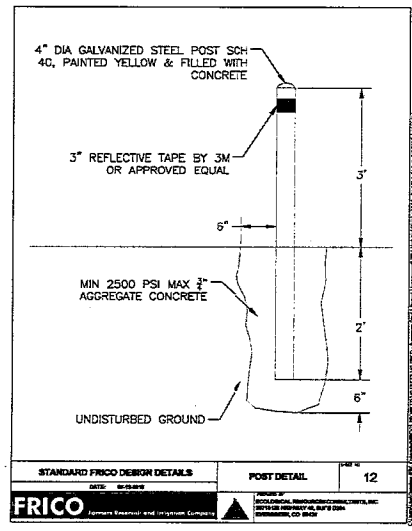
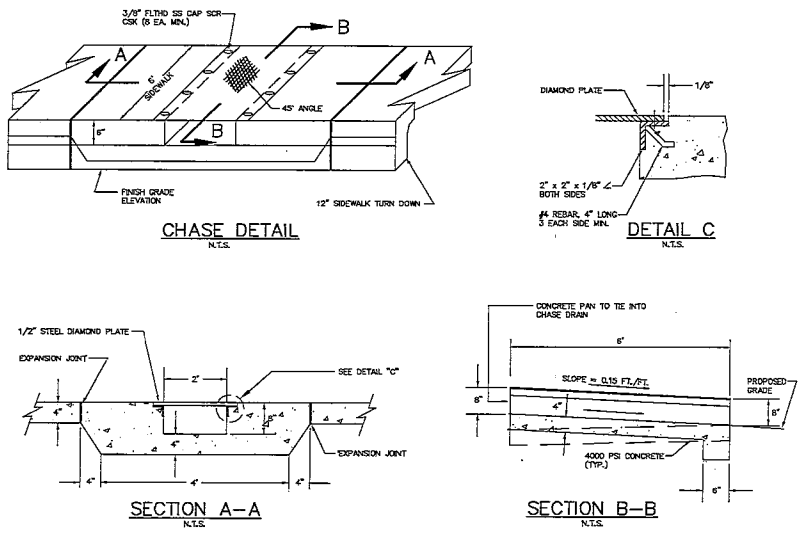
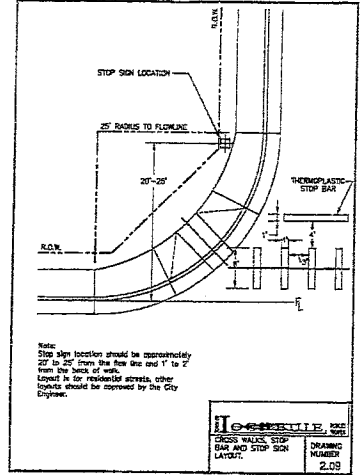
| ITEM | DESCRIPTION | QTY | UNIT | PRICE | TOTAL |
|------|------------------|-----|------|--------|--------|
| 1 | CONCRETE | 1.0 | CY | 120.00 | 120.00 |
| 2 | STEEL | 1.0 | LB | 1.00 | 1.00 |
| 3 | FORMWORK | 1.0 | SQ | 5.00 | 5.00 |
| 4 | REBAR | 1.0 | LB | 1.00 | 1.00 |
| 5 | ADDITIONAL ITEMS | 1.0 | EA | 10.00 | 10.00 |
| 6 | ADDITIONAL ITEMS | 1.0 | EA | 10.00 | 10.00 |
| 7 | ADDITIONAL ITEMS | 1.0 | EA | 10.00 | 10.00 |
| 8 | ADDITIONAL ITEMS | 1.0 | EA | 10.00 | 10.00 |
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| 29 | ADDITIONAL ITEMS | 1.0 | EA | 10.00 | 10.00 |
| 30 | ADDITIONAL ITEMS | 1.0 | EA | 10.00 | 10.00 |

GENERAL NOTES

1. REVIEW ALL END SECTIONS FOR ACCURACY FROM THESE DRAWINGS AND THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT BEFORE CONSTRUCTION.
3. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
4. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
5. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
6. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
7. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
8. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
9. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.
10. THE ARCHITECT'S INTENT SHALL GOVERN OVER ANY CONFLICTING DIMENSIONS OR ELEVATIONS.

CONCRETE AND METAL END SECTIONS
M-603-10
Sheet No. 1 of 2

CONCRETE AND METAL END SECTIONS
M-603-10
Sheet No. 2 of 2

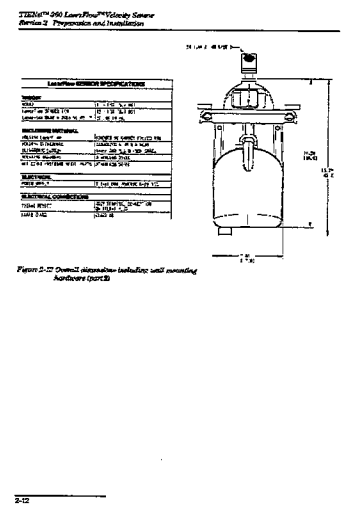
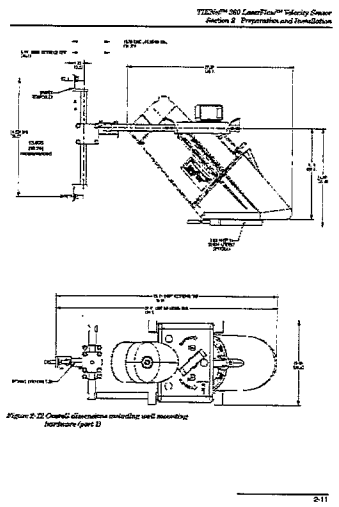
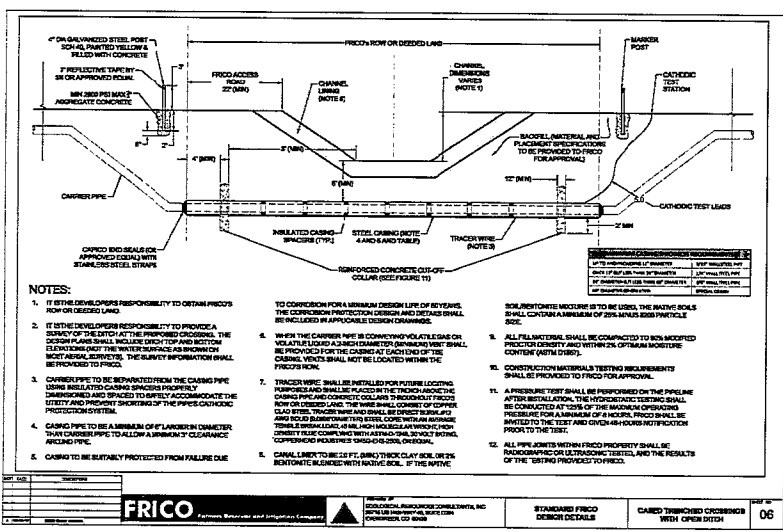


SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3

CONSTRUCTION DOCUMENTS

A PORTION OF SECTION 55, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF LOCHBLUE, COUNTY OF WELD, STATE OF COLORADO

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303.925.0544
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FRICO Carrel Corrosion Cathodic Protection

DESIGN BASIS

DESIGN NO.: REV. A

ASSUMPTIONS AND PANEL DESIGN VALUES

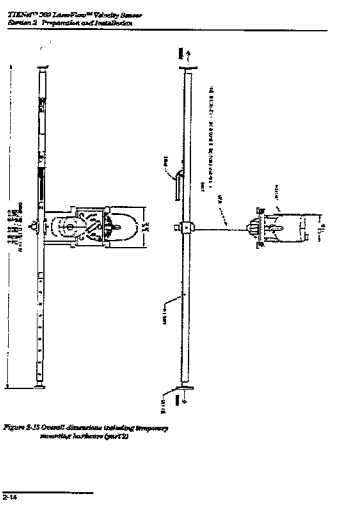
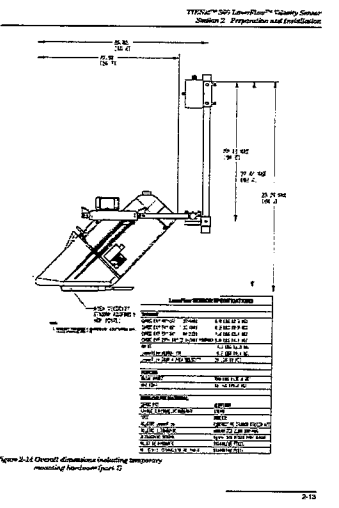
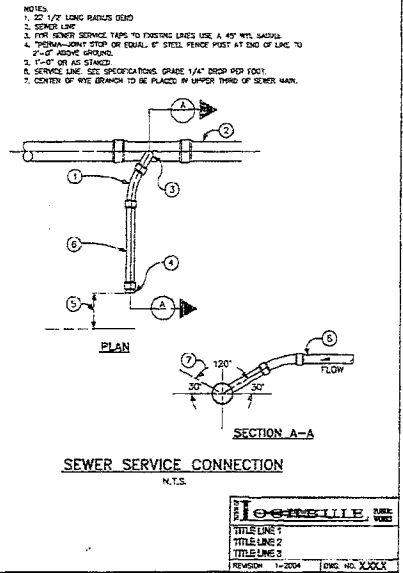
- Current Density: 15 mA/ft²
- Coating Quality: 80%
- Anode Spacing: 30 ft
- Design Life: 50 years
- Cathode Potential: 0.850V

Panel Design Values

| Item to be Protected | Area | Current Density | Total Current |
|----------------------|--------|-----------------|---------------|
| Line to be Protected | 120 | 0.021 | 2.52 |
| Anode Spacing | 30 | 20.000 | 2.40 |
| Single Anode Weight | lb | 48.000 | 1.15 |
| # of Anodes | anodes | 1.000 | 1.00 |
| Anode Potential | V | 1.250 | 1.25 |
| Closed Red Box | amps | 20.775 | 2.49 |
| Powered Potential | V | 0.850 | 0.85 |
| Discharge Voltage | V | 0.621 | 0.74 |
| Current Output | amps | 0.881 | 0.10 |
| Deposited Life | years | 70.000 | 7.00 |

Panel Design Values

| Item to be Protected | Area | Current Density | Total Current |
|----------------------|--------|-----------------|---------------|
| Line to be Protected | 120 | 0.021 | 2.52 |
| Anode Spacing | 30 | 20.000 | 2.40 |
| Single Anode Weight | lb | 48.000 | 1.15 |
| # of Anodes | anodes | 2.000 | 2.00 |
| Anode Potential | V | 1.250 | 1.25 |
| Closed Red Box | amps | 4.154 | 0.49 |
| Powered Potential | V | 1.340 | 1.34 |
| Discharge Voltage | V | 0.641 | 0.77 |
| Current Output | amps | 0.023 | 0.00 |
| Deposited Life | years | 30.010 | 3.00 |



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PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

DETAILS
CONSTRUCTION DOCUMENTS
SILVER PEAKS FILING NO. 1 AMENDMENT NO. 3
LOCHBLUE, COLORADO

DATE: 07-10-2018
BY: RCE
REVISIONS:
1. TOWN COMMENTS
2. TOWN COMMENTS
3. FINAL COMMENTS
4. FINAL COMMENTS

PROJECT NUMBER: 14022
ISSUED DATE: 07-10-2018
DESIGNED BY: RCE
REVIEWED BY: EFT

DETAILS
49

SILVER PEAKS EAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS

2N CIVIL
303.925.0544
www.2ncivil.com



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

COVER SHEET
CONSTRUCTION DOCUMENTS
SILVER PEAKS EAST - SPEER CANAL CROSSINGS
TOWN OF LOCHbuie, STATE OF COLORADO

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 04-19-18 | FOR PERMITS |
| 2 | 04-19-18 | FOR PERMITS |
| 3 | 04-19-18 | FOR PERMITS |
| 4 | 04-19-18 | FOR PERMITS |
| 5 | 04-19-18 | FOR PERMITS |
| 6 | 04-19-18 | FOR PERMITS |
| 7 | 04-19-18 | FOR PERMITS |
| 8 | 04-19-18 | FOR PERMITS |
| 9 | 04-19-18 | FOR PERMITS |
| 10 | 04-19-18 | FOR PERMITS |

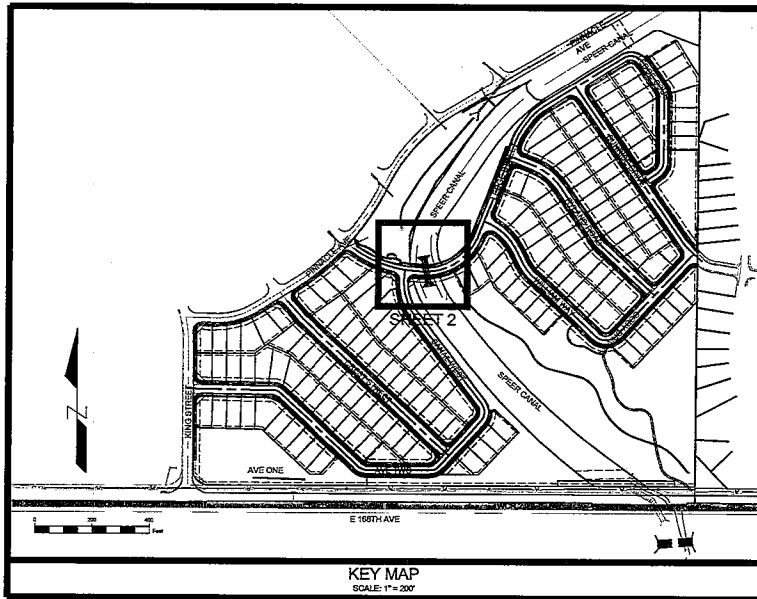
PROJECT NUMBER: 1402
ISSUED DATE: 11-16-18
DRAWN BY: JES
CHECKED BY: EPT
REVIEWED BY:

COVER SHEET

1

2N CIVIL GENERAL NOTES:

1. THE OWNER/DEVELOPER AND/OR THEIR AGENTS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THERE A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
2. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL AND SO2.
3. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, EMBANKMENT, AND TOPSOIL REMOVAL AND REPLACEMENT. FINAL PAVEMENT DESIGN TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR TO COORDINATE THIS WORK. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENTS, COMPACTION, AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
4. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFERE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
5. EARTHWORK QUANTITIES ARE RAW NUMBERS AND HAVE NOT BEEN ADJUSTED TO ACCENT FOR SHOROT, SWELL, COMPACTION, PAVING UTILITY SPOOLS, BUILDING FOUNDATION/EMBASEMENT ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EARTHWORK VALUES.
6. CONTRACTOR LAYOUT / MATERIAL AREA, CONCRETE WASHOUT AREA AND STOCKPILE AREA ARE SHOWN FOR INFORMATION ONLY. FINAL LOCATIONS OF THESE AREAS SHALL BE COORDINATED BETWEEN THE CONTRACTOR AND OWNER'S REPRESENTATIVE. STORM WATER MANAGEMENT IS STRICTLY THE CONTRACTOR'S RESPONSIBILITY AND THE CONTRACTOR MUST ADHERE TO LOCAL AND STATE JURISDICTIONAL CRITERIA.
7. SLOPE OF INLET FLOWING OR GRATE TO MATCH STREET GRADE (UNLESS INLET IS AT A SUMP LOCATION ALL DIMENSIONS, CURVE DATA AND LINE DATA ARE AT FLOWLINE UNLESS OTHERWISE NOTED).
8. CONTRACTOR TO COORDINATE UTILITY SERVICE CONNECTIONS WITH PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY.
9. NOTICE TO BIDDERS - UNLESS APPROVAL BLOCKS ARE SIGNED AND THE PLANS ARE STAMPED BY A PROFESSIONAL ENGINEER, THESE DOCUMENTS ARE FORTH JURISDICTIONAL APPROVAL AND SUBJECT TO CHANGE.
10. SAW CUTTING OF EXISTING PAVEMENT AND CONCRETE, WHERE REQUIRED, SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, OR OTHER METHOD AS APPROVED BY THE ENGINEER.
11. 2N CIVIL, LLC ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
12. THE UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO FOR UTILITY LOCATIONS 2 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION.
13. EXISTING SITE FEATURES TO BE DEMOLISHED (INCLUDING BUT NOT LIMITED TO BUILDINGS, CONCRETE SLABS, FENCING, TREES) HAVE BEEN OMITTED FROM THIS CONSTRUCTION DRAWING SET FOR CLARITY.
14. ALL STORM SEWER PIPE SHALL BE CLASS 3 REINFORCED CONCRETE PIPE AND UTILIZING WATER TIGHT JOINTS UNLESS OTHERWISE NOTED.
15. ALL AREAS DISTURBED BEYOND CONSTRUCTION LIMITS SHALL BE RESEEDED/MULCHED AT THE CONTRACTORS EXPENSE.
16. IF CONSTRUCTING NEW GUTS AND GUTTER ADJACENT TO EXISTING ASPHALT PAVEMENT, CONTRACTOR SHALL REVIEW EXISTING PAVEMENT ELEVATIONS AND PROPOSED GRADES FOR GUTS AND GUTTER AND NOTIFY ENGINEER IF MAXIMUM OR MINIMUM CROSS SLOPES OR ASPHALT PATCH ARE NOT WITHIN THE LIMITS INDICATED ON THE PLANS.
17. CLIENT AND CONTRACTOR AGREE THAT 2N CIVIL SHALL NOT PAY FOR ANY BACK-CHARGE FROM THE CLIENT, ITS CONTRACTOR, CONSULTANT OR ANY OTHER PERSON (UNLESS) CONSTRUCTION OF THE BACK-CHARGED ITEMS IS STARTED 2N CIVIL (A) WAS PROMPTLY NOTIFIED OF THE POTENTIAL NEED FOR SUCH BACK-CHARGED WORK (B) WAS INVOLVED IN DETERMINING THE NEED FOR AND SCOPE OF THE BACK-CHARGED WORK, (C) AGREED THE BACK-CHARGED WORK IS THE RESPONSIBILITY OF 2N CIVIL AND (D) AGREED TO THE REES INVOICED FOR THE BACK-CHARGED WORK. CLIENT SHALL INDEMNIFY 2N CIVIL FOR ANY BACK-CHARGES ASSESSED TO 2N CIVIL THAT DO NOT MEET THE CONDITIONS SET FORTH IN THIS NOTE.



SHEET INDEX:

| | |
|---------------------------------------|-------------|
| COVER SHEET | 1 |
| SITE PLAN | 2 |
| SPEER CANAL CROSSING - PLAN & PROFILE | 3 |
| STRUCTURAL DETAIL DRAWINGS | S-01 - S-05 |

PRIMARY BENCHMARK

NGS "332" LOCATED IN THE NORTHWEST 1/4 SECT 14, T. 1 S., R. 66 W. OF THE 6TH P.M. TOP OF BENCHMARK MARK IN 10 INCH SQUARE CONCRETE POST 0.2 FEET ABOVE GROUND, 65' NORTHWEST OF NEAR HAIL OF THE BURLINGTON NORTHERN RAILROAD TRACKS, 128' SOUTHWEST OF MILE MARKER 522 ELEVATION: 5973.70 (NAVD 88)

PROJECT BENCHMARK:

TOP OF USSS BRASS CAP IN CONCRETE STAMPED "6953 FT TTSJ 188" ON THE NORTH SIDE OF INTERSECTION OF WELD COUNTY ROAD 2 (BASELINE ROAD) AND 50TH AVENUE ELEVATION: 5984.73 (NAVD 88)

DEVELOPER

LOB, LLC

PO BOX 270630
Littleton, Colorado 80127
PH 303-796-0900

FARMERS RESERVOIR AND IRRIGATION COMPANY NOTES:

1. FACILITY OWNER - FRIOD
 2. PROPERTY OWNER - LOB LLC
 3. CONTRACTOR - TO BE DETERMINED UPON BID PROCESS
 4. ENGINEER - 2N CIVIL, LLC (2N CIVIL)/POB ENGINEERING, LLC (STRUCTURAL)
2. ALL IRRIGATION AND CANAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGN CRITERIA FOR FACILITIES OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY, LATEST EDITION, EXCEPT AS MODIFIED BY THESE PROJECT DRAWINGS.
 3. CONTRACTOR SHALL DEFEND, HOLD HARMLESS AND HOLD FRIOD HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF FRIOD.
 4. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH FRIOD REPRESENTATIVE AND THE TOWN OF LOCHBUIE AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE OWNERS REPRESENTATIVE, ENGINEER, CONTRACTOR, AND OTHER APPROPRIATE AGENCIES. CONSTRUCTION PLANS WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
 5. FRIOD'S PRELIMINARY APPROVAL OF FRIOD'S UTILITY CROSSING DESIGN GENERALITY IMPROVEMENT SHALL NOT CONSTITUTE AUTHORIZATION TO BEGIN WORK. A LICENSE AGREEMENT, APPROVED CONSTRUCTION SCHEDULE AND WRITTEN NOTICE TO PROCEED FROM FRIOD GENERAL MANAGER ARE ALSO REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. FOLLOWING THE APPROVAL OF THE DESIGN PLANS AND LICENSE AGREEMENT AND PRIOR TO THE PRE-CONSTRUCTION MEETING, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A CONSTRUCTION SCHEDULE TO FRIOD FOR REVIEW AND APPROVAL. WRITTEN APPROVAL FROM FRIOD OF AN ACCEPTED CONSTRUCTION SCHEDULE AND NOTICE TO PROCEED WILL BE NECESSARY PRIOR TO THE INITIATION OF ANY CONSTRUCTION WORK RELATED TO THIS DESIGN. THE SCHEDULE SHALL INCLUDE THE DAY, MONTH, AND YEAR WHEN WORK IS ALLOWED.
 6. WORK THAT IMPACTS THE CANAL'S ABILITY TO OPERATE, MAINTAIN OR ACCESS ITS FACILITIES AND/OR CONVEY WATER WHEN REQUIRED WILL BE ALLOWED.
 7. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO AREAS DESIGNATED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS UNLESS OTHERWISE AUTHORIZED BY FRIOD AND PROPERTY OWNER.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS ACCESS FOR FRIOD PERSONNEL ALONG THE LENGTH OF THE EXISTING CANAL THROUGHOUT THE COURSE OF THE PROJECT.
 9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY FRIOD. FRIOD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO STANDARDS AND SPECIFICATIONS.
 10. CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORKS SET FORTH ON THESE PLANS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FRIOD REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
 11. IF THE ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS WITH FRIOD DUE TO CHANGED CONDITIONS ENCOUNTERED BY CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK, IF, IN THE SOLE OPINION OF FRIOD, PROPOSED ALTERATIONS TO THE APPROVED CONSTRUCTION PLANS AND/OR UNPUBLISHED CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO FRIOD FOR REVIEW AND APPROVAL. PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
 12. OPEN-CUTWORK ENCOUNTERED DURING CONSTRUCTION SHALL NOT BE RELEASED TO FRIOD'S CANAL OR OTHER FACILITIES WITHOUT WRITTEN APPROVAL FROM THE FRIOD GENERAL MANAGER.
 13. WHERE THE EXISTING SIDES OR BOTTOM OF THE CANAL IS DISTURBED AND IS TO BE REPLACED, THE TOP TWO (2) FEET OF BACKFILL MATERIAL SHALL BE CLAY CONTAINING AT LEAST 70% BY DRY WEIGHT FINE SAND AND SUBJECT TO CHANGE.
 14. POWDERED DRY WEIGHT FINE SAND BLEND INTO THE BACKFILL MATERIAL.
 15. COMPACTION TESTING FREQUENCY: COMPACTION OF BEDDING AND ALL TYPES OF BACKFILL SHALL BE TESTED AT A RATE OF AT LEAST ONE (1) TEST PER 100 CUBIC YARDS OF FILL MATERIAL OR PORTIONS THEREOF AND AT LEAST ONE (1) TEST PER 150 FEET, WHICHEVER CONTROL THE TESTING SHALL BE AT VARIOUS DEPTHS AND LOCATIONS. TEST RESULTS SHALL BE SUBMITTED TO FRIOD REPRESENTATIVE WITHIN TWENTYFOUR (24) HOURS OF THE TEST OR ON THE NEXT WORKING DAY.
 16. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF DEBRIS THAT ENTERS THE CANAL RESULTING FROM THE CONSTRUCTION. CONTRACTOR SHALL MAINTAIN BENT PILES AND OTHER EROSION CONTROL BMPs ON A DAILY BASIS.
 17. UNLESS ANOTHER SPECIFIC MAINTENANCE AGREEMENT IS IN PLACE, CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF FACILITY IMPROVEMENTS FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION OF CONSTRUCTION. ACCEPTANCE OF THE IMPROVEMENTS BY FRIOD, ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY CONTRACTOR TO THE SATISFACTION OF FRIOD AT CONTRACTOR'S EXPENSE.
 18. RECORD DOCUMENTS ARE TO BE SUPPLIED TO FRIOD PRIOR TO SUBSTANTIAL COMPLETION OF CONSTRUCTION. ACCEPTANCE OF THE CONSTRUCTION SHALL BE NECESSARY TO OBTAIN RECORD DOCUMENTS AND AN ELECTRONIC VERSION OF THE DRAWINGS (PDF OR AUTOCAD FORMAT) SHALL BE SUBMITTED PRIOR TO FRIOD ACCEPTANCE AND SHALL BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.

FRIOD CONTACT INFORMATION:

FARMERS RESERVOIR AND IRRIGATION COMPANY (FRIOD)
SCOTT EDGAR
GENERAL MANAGER
80 SOUTH 57TH AVENUE
BRIGHTON, CO 80601
303-656-7373

FRIOD APPROVAL BLOCK

THE SIGNATURE OF THE GENERAL MANAGER OF FRIOD IS FOR THE PURPOSE OF ACKNOWLEDGING ACCEPTANCE OF THE DESIGN OF THE PERMITTED STRUCTURES ONLY. THE SIGNATURE SHALL NOT IN ANY WAY CHANGE THE RIGHTS AND OBLIGATIONS OF EITHER PARTY WITH RESPECT TO THESE DRAWINGS. ANY DISCREPANCIES TO WHICH THESE DESIGNS ARE ATTACHED, FRIOD IS EXPRESSLY RELYING UPON THE DESIGN STANDARDS AND PERFORMANCE STANDARDS SET FORTH IN THESE DRAWINGS AS PREPARED BY LOB, LLC AND LOB, LLC SHALL BE SOLELY RESPONSIBLE THAT, AS CONSTRUCTED, THE PERMITTED STRUCTURES SHALL PERFORM AS SPECIFIED HEREIN.

GENERAL MANAGER, THE FARMERS RESERVOIR AND IRRIGATION COMPANY

CENTER OF COLORADO

1-800-922-1987

OR **534-6700** IN METRO DENVER

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

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SILVER PEAKS EAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS

2N CIVIL

303.925.0544
www.2ncivil.com



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

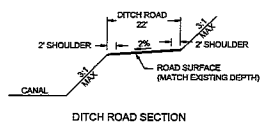
SITE PLAN
CONSTRUCTION DOCUMENTS
SILVER PEAKS EAST - SPEER CANAL CROSSINGS
TOWN OF LOCHBUIE, STATE OF COLORADO

DATE: 02/20/18
BY: RCE
REVISIONS: 06/05/18 RCE
03/11/19 RCE
11/28/19 RCE
12/09/19 RCE

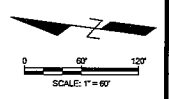
REVISIONS:
1. EDC COMMENTS
2. EDC COMMENTS
3. EDC COMMENTS
4. EDC COMMENTS
5. EDC COMMENTS
6. EDC COMMENTS
7. EDC COMMENTS

PROJECT NUMBER: 1402
ISSUED DATE: 11-14-17
DESIGNED BY: RCE
REVIEWED BY: EPT

SITE PLAN



NOTES:
1. IF CONSTRUCTION CAUSES DISTURBANCE TO EXISTING DITCH ROADS INSIDE OF PREC.D.O.W., NEW ROADS ARE TO BE CONSTRUCTED IN THE DISTURBED AREA. ROADS SHALL BE 16' WIDE CONSISTING OF ROAD SURFACE WITH 2' SHOULDERS ON EACH SIDE.
2. SEE CONSTRUCTION PLANS FOR SILVER PEAKS SOUTH-EAST FOR UTILITY CROSSING LOCATIONS AND DETAILS.



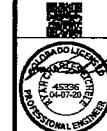
4663079 12/18/2020 03:39 PM
Page 68 of 90

03/18/2021 10:00 AM

SILVER PEAKS EAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS

2N CIVIL
303.925.0544
www.2ncivil.com



PREPARED FOR:
LOB, LLC
PO BOX 270630
LITTLETON, CO 80127

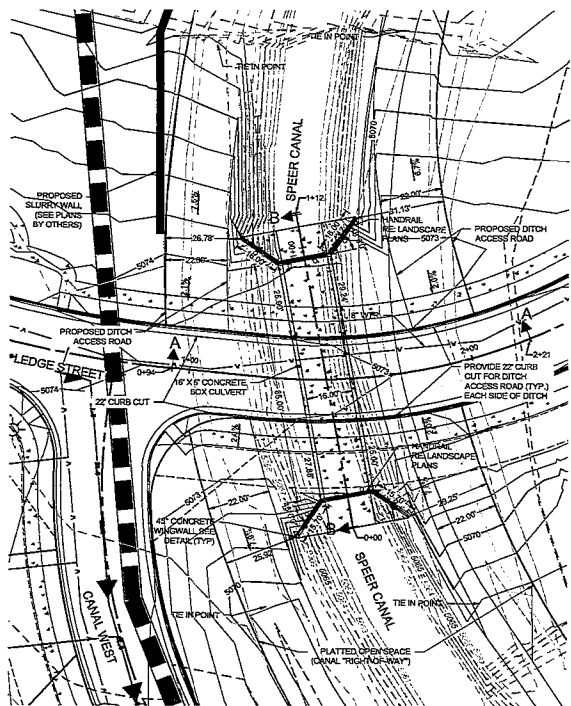
SPEER CANAL CROSSINGS - PLAN & PROFILE
CONSTRUCTION DOCUMENTS
SILVER PEAKS EAST - SPEER CANAL CROSSINGS
TOWN OF LOCHIBUE, STATE OF COLORADO

DATE: 02-29-19
BY: RICE
CHECKED: RICE
DESIGNED: RICE
APPROVED: RICE
PROJECT NO: 18-219

REVISIONS:
1. EROSION CONTROL
2. EROSION CONTROL
3. EROSION CONTROL
4. ADDED BURIED WALL
5. EROSION CONTROL
6. EROSION CONTROL

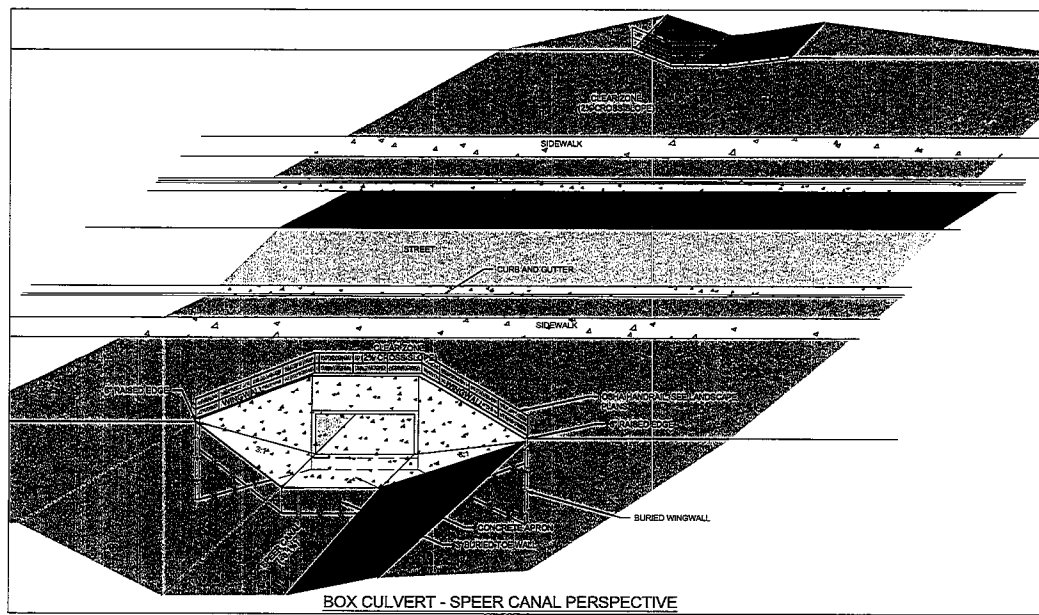
PROJECT NUMBER: 11022
ISSUED DATE: 11-14-17
DESIGNED BY: A/S
REVIEWED BY: EPT

SPEER CANAL CROSSINGS - PLAN & PROFILE

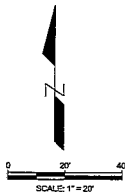


LEDGE STREET - SPEER CANAL CROSSING

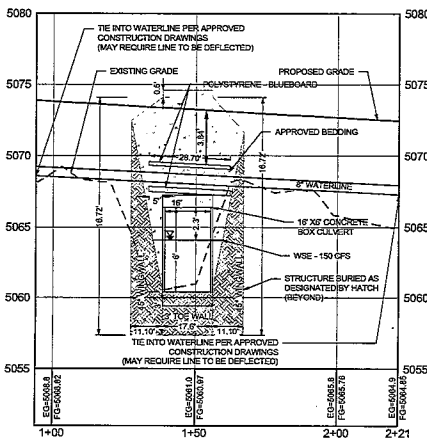
NOTE:
DRIVEWAY CUTS FOR DITCH ACCESS SHALL BE ALIGNED TO ALLOW FOR STRAIGHT ACCESS BETWEEN OPPOSING SIDES



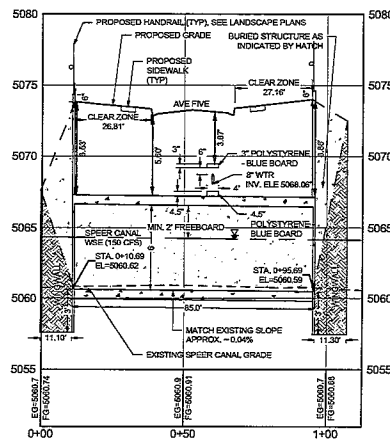
BOX CULVERT - SPEER CANAL PERSPECTIVE
N.T.S.



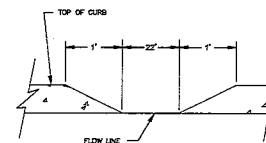
ALIGN - LEDGE STREET X-ING SECTION A-A PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: 0+93.81, END STA: 2+21.50



ALIGN - LEDGE STREET X-ING SECTION B-B PROFILE
SCALE: (H) 1" = 20' (V) 1" = 4'
START STA: 0+00.00, END STA: 1+12.44

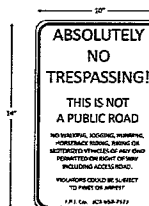


NOTE: WHERE CANAL IS DISTURBED AND REPLACED, THE TOP 2" OF BACKFILL SHALL BE CLAY CONTAINING AT LEAST 70% BY DRY WEIGHT PASSING THE #200 SIEVE OR CONTAINING 2% POWDERED DRY BENTONITE BY DRY WEIGHT OF SOIL BLENDED WITH THE BACKFILL MATERIAL.



CURB CUT DETAIL
N.T.S.

RECORD - See Reference for 5' in Detail.



SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS



303.925.0544
www.2ncivil.com

GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH COLORADO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" 2011 EDITION AS MODIFIED BY THE PROJECT SPECIAL PROVISIONS, SUPPLEMENTAL SPECIFICATIONS, THE M&S STANDARDS 2012 WITH CURRENT REVISIONS, AND THESE DRAWINGS.

CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE "DESIGN CRITERIA FOR FACILITIES OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY."

EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH M-206-1 FOR CAST-IN-PLACE CONCRETE BOX CULVERTS AND RETAINING WALLS.

BACKFILL FOR BOX CULVERTS AND WINGWALLS SHALL BE STRUCTURE BACKFILL CLASS 1.

REINFORCED CONCRETE BOX CULVERTS SHALL CONFORM TO CDOT M&S STANDARD M-801-1 AND WINGWALLS SHALL CONFORM TO CDOT M&S STANDARD M-801-20.

SEE CIVIL DRAWINGS FOR HEADWALL HEIGHTS AND WINGWALL DIMENSIONS.

CONCRETE SHALL BE CONCRETE CLASS D WITH THE FOLLOWING EXCEPTION: THE WATER CEMENT RATIO SHALL BE 0.42.

DESIGN SPECIFICATIONS: AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SEVENTH EDITION WITH CURRENT INTERIMS AND ACI 350. WHERE AASHTO LRFD SPECIFICATIONS DIFFER FROM ACI 350, THE STRICTER STANDARD SHALL BE USED.

- SPLICE LENGTHS AND DEVELOPMENT LENGTHS SHALL BE PER ACI 350.
- TEMPERATURE AND SHRINKAGE REINFORCEMENT SHALL BE PER ACI 350.

EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M213.

REINFORCING STEEL SHALL BE EPOXY COATED OR NON-EPOXY COATED AS NOTED ON THE PLANS AND STANDARD DRAWINGS.

STRUCTURAL CONCRETE EXPOSED TO SOIL SHALL CONFORM TO CLASS O CEMENTITIOUS MATERIAL REQUIREMENTS FOR A CLASS O SULFATE EXPOSURE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. = EACH FACE, F.F. = FAR FACE, N.F. = NEAR FACE, B.F. = BACK FACE

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR 811 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OR OTHER EARTHWORK.

- SECTION OR DETAIL IDENTIFICATION
- CROSS REFERENCE DRAWING NUMBER (IF BLANK OR DASH, REFERENCE IS TO SAME SHEET)

DESIGN DATA

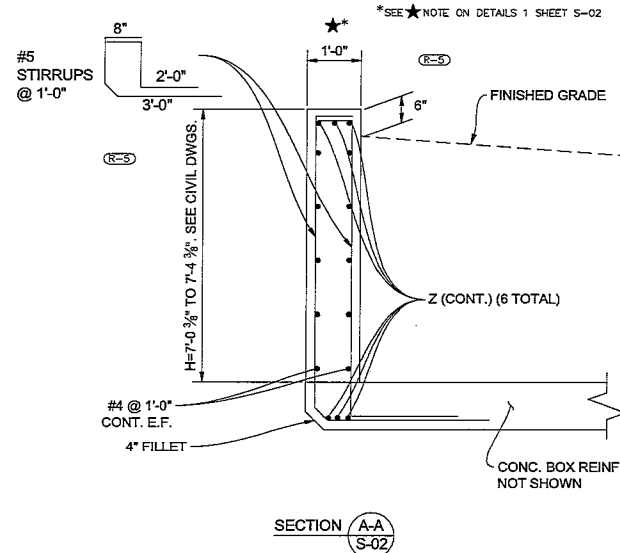
(R-1)

| AVE FIVE WINGWALLS (DIMENSIONS PER 2NCIVIL PLANS) | | | | |
|---|--------|-------|--------|-----|
| CORNER | m | k | L ** | Ø |
| NORTHWEST | 14.01' | 9.41' | 16.00' | 45° |
| NORTHEAST | 14.01' | 7.48' | 16.00' | 45° |
| SOUTHWEST | 13.91' | 6.64' | 15.70' | 45° |
| SOUTHEAST | 13.91' | 7.57' | 15.70' | 45° |

(R-7)

** SEE CIVIL PLANS FOR FURTHER INFORMATION.

(R-8) (R-6)



SECTION A-A
S-02
FOR VARIABLE HEIGHT HEADWALLS



PREPARED FOR:
MICHAEL D. ENTERPRISES
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111

GENERAL NOTES
CONSTRUCTION DOCUMENTS
SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS
TOWN OF LOCHbuie, STATE OF COLORADO

DATE: 12/20/19
BY: JCL/SJK
REVISIONS:
1. REVISIONS
2. REVISIONS
3. REVISIONS
4. REVISIONS
5. REVISIONS

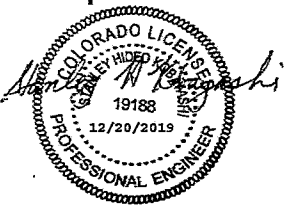
PROJECT NUMBER: 1402
ISSUED DATE: 12/20/19
DESIGNED BY: JCL
CHECKED BY: SJK

GENERAL NOTES

S-01

SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS



NOTE: SEE TABLE AND OTHER DETAIL ON SHEET S-03

GENERAL NOTES

- ALL CONCRETE SHALL BE CLASS D (BOX CULVERT) WITH THE FOLLOWING EXCEPTION: THE WATER CEMENT RATIO SHALL BE A MINIMUM OF 0.42.
- ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS PLACED.
- ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE CONSTRUCTED ONLY IF APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH STANDARD PLAN M-206-1.
- FOR ANY CULVERT SPAN 20 FT. OR GREATER, A FOUNDATION INVESTIGATION AND REPORT ARE REQUIRED.
- BACKFILL SHALL NOT BEGIN UNTIL TOP SLAB HAS REACHED DESIGN STRENGTH, f_c .
- SPLICE QUANTITIES FOR LONGITUDINAL AND TRANSVERSE BARS ARE NOT INCLUDED.
- REINFORCING STEEL SHALL BE GRADE 60.
- THE MINIMUM LAP SPLICE LENGTH FOR EPOXY COATED REINFORCING BARS SHALL BE:

| BAR SIZE: | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
|----------------|-------|-------|-------|--------|-------|-------|-------|-------|
| SPLICE LENGTH: | 1'-5" | 1'-9" | 2'-8" | 3'-10" | 4'-5" | 5'-5" | 6'-8" | 8'-0" |

THE MINIMUM LAP SPLICE LENGTH FOR BLACK REINFORCING BARS SHALL BE:

| BAR SIZE: | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
|----------------|-------|-------|-------|-------|--------|-------|-------|-------|
| SPLICE LENGTH: | 1'-2" | 1'-5" | 1'-9" | 2'-7" | 2'-11" | 3'-8" | 4'-6" | 5'-4" |

NOTE: BASED ON AC308.

- THE ABOVE SPLICE LENGTHS ARE FOR CLASS B SPLICES.
- ALL DIMENSIONS ARE PERPENDICULAR TO THE CENTERLINE OF THE BOX.
 - WINGWALLS SHALL BE TIED TO CONCRETE BOX CULVERT IN ACCORDANCE WITH STANDARD PLAN M-601-20.
 - ALL TRANSVERSE REINFORCING SHALL BE NORMAL TO THE CENTERLINE OF THE BOX.
 - FILL HEIGHT IS THE DISTANCE MEASURED FROM THE TOP OF THE TOP SLAB TO THE TOP OF PAVEMENT.
 - ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{8}$ ".
 - FOR FILL HEIGHTS LESS THAN 2 FT. A WATERPROOFING MEMBRANE SHALL BE PROVIDED FOR THE TOP OF THE TOP SLAB AND 18 INCHES DOWN FROM THE TOP OF THE EXTERIOR WALLS.
 - FOR FILL HEIGHTS LESS THAN 2 FT, THE d_1 BARS FOR THE BOTTOM MAT OF THE TOP SLAB SHALL BE AS FOLLOWS:

| S | 6 | 8 | 10 | 12,14,16,18,20 |
|-----------|-------|-------|-------|----------------|
| BAR SIZE: | #5 | #6 | #6 | #5 |
| SPACING | 1'-0" | 1'-0" | 0'-6" | 0'-6" |

DESIGN DATA: 7TH EDITION, 2014, OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS

RATING DATA: 2ND EDITION, 2011, OF THE AASHTO MANUAL FOR BRIDGE EVALUATION

$f_y = 60,000$ psi.,
 $f_c = 4,500$ psi.

LOADING DATA:

LIVE LOAD = AASHTO LRFD, HL-93 TRUCK, HL-93 TANDEM, COLORADO PERMIT TRUCK, AND NRL
DEAD LOAD CASE 1: VERTICAL EARTH LOAD = 120 LBS./CU.FT.
HORIZONTAL EARTH LOAD = 30 LBS./CU.FT.

DEAD LOAD CASE 2: VERTICAL EARTH LOAD = 120 LBS./CU.FT.
HORIZONTAL EARTH LOAD = 60 LBS./CU.FT.

THRUST IS NOT CONSIDERED IN THIS STANDARD, I.E. THRUST = 0.

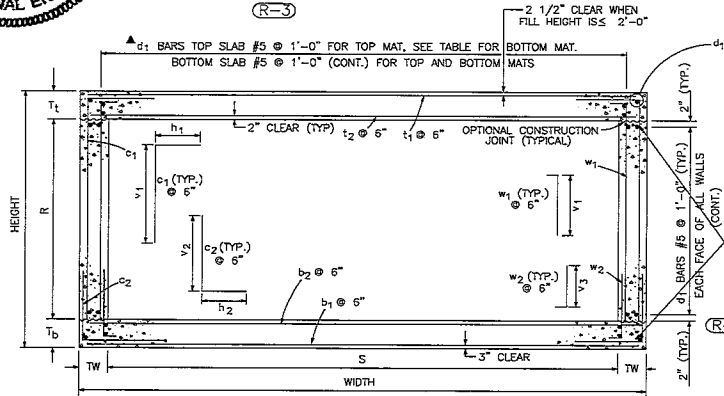
WEARING SURFACE - 12 INCHES THICK CONCRETE PAVEMENT.

DEAD LOAD - TYPE 7 BARRIER.

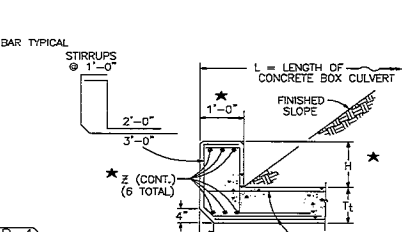
EXTREME HEADWATER TO DEPTH RATIO IS IN ACCORDANCE WITH THE CDDT DRAINAGE MANUAL. EXTREME HEADWATER TO DEPTH RATIO WAS INCLUDED IN THE DESIGN BUT EXCLUDED FROM THE RATINGS AS PER THE AASHTO MANUAL FOR BRIDGE EVALUATION. LIVE LOAD SURCHARGE ON EXTERIOR WALLS = 2 FT. OF EARTH

* IF HEADWALL MOUNT GUARDRAIL IS USED (SEE STANDARD PLAN M-606-1, SHEET 20, AND THE INFORMATION BELOW):

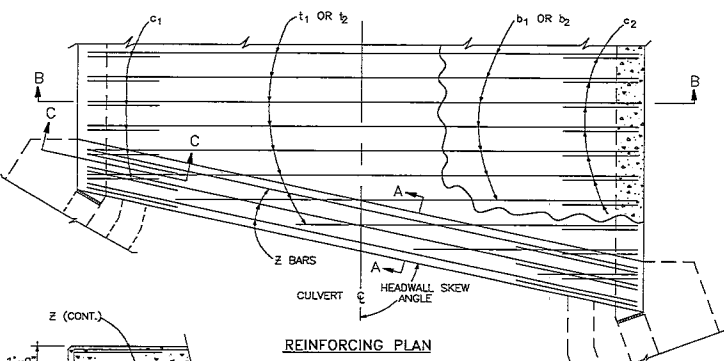
- ALL REINFORCING STEEL SHALL BE ACCORDING TO THIS BOX CULVERT PLAN.
- ANY SPECIAL DESIGN FOR STIRRUPS WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- HEADWALL DIMENSION AND CONCRETE QUANTITY SHALL BE ACCORDING TO STANDARD PLAN M-606-1, SHEET 20.
- POST ANCHORS SHALL BE PROVIDED ACCORDING TO STANDARD PLAN M-606-1, SHEET 20.
- POST ANCHORS AND CONCRETE FOR HEADWALL MOUNT OF GUARDRAIL WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- POST ANCHORS WHEN REQUIRED AND ENCASED IN HEADWALL CONCRETE, SHALL CONFORM TO ASTM A 36 OR AASHTO M 169 STEEL.



SECTION B-B

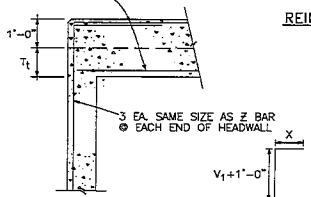


SECTION A-A



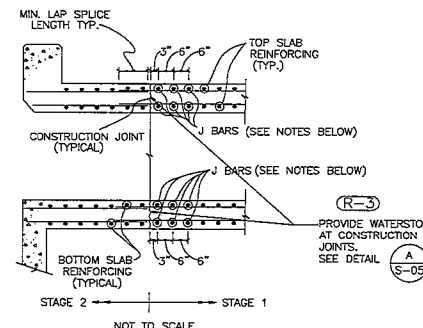
REINFORCING PLAN

| BAR SIZE (#) | EPOXY X (FT-IN) | BLACK X (FT-IN) |
|--------------|-----------------|-----------------|
| 4 | 2-4 | 1-11 |
| 5 | 2-10 | 2-4 |
| 6 | 3-5 | 2-10 |
| 7 | 4-1 | 3-3 |
| 8 | 5-3 | 4-3 |
| 9 | 6-8 | 5-5 |



SECTION C-C

HEADWALL CORNER REINFORCING DETAIL



CONSTRUCTION JOINT DETAIL FOR STAGED CONSTRUCTION

NOTE: THIS DETAIL IS FOR CONSTRUCTION JOINTS INSTALLED PERPENDICULAR TO THE ϕ OF THE BOX ONLY. THE CONTRACTOR CAN DESIGN AND INSTALL J BARS AT HIS EXPENSE TO SUPPORT TEMPORARY LIVE LOADS DURING STAGE 1 CONSTRUCTION. J BARS SHALL BE THE SAME SIZE AS THE TOP AND BOTTOM SLAB REINFORCING WHEN THERE ARE NO TEMPORARY LIVE LOADS TO SUPPORT.

4663079 12/18/2020 03:39 PM Page 71 of 90



PREPARED FOR:
MICHAEL G ENTERPRISES
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111

DETAILS 1
CONSTRUCTION DOCUMENTS
SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS
TOWN OF LOCHBUIE, STATE OF COLORADO

DATE: 12/18/2020
BY: JCL
CHECKED: JCL
APPROVED: JCL

PROJECT NUMBER: 16022
ISSUED DATE: 12/20/19
DESIGNED BY: JCL
REVIEWED BY: SRK

DETAILS 1

S-02

SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS



SINGLE CONCRETE BOX CULVERT DIMENSIONS & QUANTITIES (EXCLUDING HEADWALLS & TOEWALLS) (R-7)

| BOX SIZE | | | | FILL HEIGHT ALLOWED FT-FT | SLAB & WALL THICKNESS (INCHES) | | | BAR SIZES | | | | | | | d ₁ NO. | DIMENSIONS | | | | | RATING FACTORS | |
|----------|---|------|-------|------------------------------|--------------------------------|----------------|----------------|-----------------------------------|----------------|----------------|-----------------------------------|------------------|----------------|----------------|-----------------------|----------------|----------------|----------------|----------------|-----------------|-----------------|--|
| S | R | HT | WIDTH | | t ₁ | t ₂ | t _w | t ₁ * & b ₁ | t ₂ | b ₂ | w ₁ * & w ₂ | c ₁ * | c ₂ | h ₁ | | h ₂ | v ₁ | v ₂ | v ₃ | HL-93 INVENTORY | HL-93 OPERATING | |
| 16 | 6 | 7-10 | 17-8 | 4.04-6.86 | 10.5 | 11.5 | 10 | 5 | 8 | 8 | 5 | 7 | 7 | 90 | 9-3 | 4-10 | 6-8 | 5-0 | 2-4 | 1.45 | 1.88 | |

NOTE: BASED ON ACI 350
 *SEE NOTE 5 ON SHEET S-03

⊙ 4.04 FT. UNDER TRAFFIC,
 6.86 FT. NOT UNDER TRAFFIC.

HEADWALL AND TOEWALL QUANTITIES

| HEADWALL BENT ANGLE | 90° TO 75° | | | | 74° TO 60° | | | | 59° TO 45° | | | |
|---------------------|----------------|------------|------|--------------|------------|------|--------------|------------|------------|--------------|--|--|
| | CLEAR SPAN (S) | Z STIRRUPS | | REBAR QUANT. | Z STIRRUPS | | REBAR QUANT. | Z STIRRUPS | | REBAR QUANT. | | |
| | | # | # | LBS./LIN.FT. | # | # | LBS./LIN.FT. | # | # | LBS./LIN.FT. | | |
| 6 | 4 | 4 | 22.8 | 4 | 4 | 22.2 | 6 | 4 | 34.6 | | | |
| 8 | 4 | 4 | 23.0 | 5 | 4 | 28.8 | 7 | 4 | 44.0 | | | |
| 10 | 5 | 4 | 28.5 | 6 | 4 | 35.1 | 9 | 4 | 68.7 | | | |
| 12 | 6 | 4 | 35.3 | 6 | 4 | 34.4 | 9 | 5 | 71.7 | | | |
| 14 | 6 | 4 | 34.2 | 7 | 4 | 41.5 | ★ | ★ | ★ | | | |
| 16 | 6 | 5 | 33.1 | 8 | 5 | 54.0 | ★ | ★ | ★ | | | |
| 18 | 7 | 4 | 39.5 | 9 | 5 | 63.3 | ★ | ★ | ★ | | | |
| 20 | 7 | 4 | 39.3 | ★ | ★ | ★ | ★ | ★ | ★ | | | |

NOTES:

- 1. SIX INCH SPACING AT EACH END OF THE SPAN FOR A DISTANCE OF 1/4 OF THE SPAN LENGTH; 12 INCH SPACING ELSEWHERE.
- 2. QUANTITIES ARE GIVEN FOR ONE HEADWALL AND ONE TOEWALL AND ARE BASED ON PER LINEAR FOOT OF HEADWALL. STEEL QUANTITIES INCLUDE ALL REINFORCING. QUANTITIES SHALL BE PAID FOR AS SHOWN ON THE PLANS.
- ★ 3. SKEWED HEADWALLS ARE NOT RECOMMENDED FOR THESE SPANS. A SPECIAL DESIGN IS REQUIRED.
- 4. FOR HEADWALL AND TOEWALL DETAILS SEE SHEETS S-01 AND S-02.
- 5. WHEN THE FILL HEIGHTS ARE LESS THAN OR EQUAL TO 2 FT, ALL REINFORCING BARS IN THE HEADWALL, ALL REINFORCING BARS DESIGNATED BY AN ASTERISK (*), AND THE d₁ BARS IN THE TOP MAT OF THE TOP SLAB SHALL BE EPOXY COATED.
- 6. REINFORCING QUANTITIES INCLUDE BOTH EPOXY-COATED AND UNCOATED BARS.
- ▲ 7. FOR SIZE AND SPACING OF THE BOTTOM MAT BARS IN THE TOP SLAB SEE TABLE ON M-601-1, SHEET 1 OF 2. ALL OTHER d₁ BARS ARE #5 AT 1'-0" SPACING. THE NUMBER OF BARS REQUIRED IS LISTED ON THIS SHEET AND INCLUDES BOTH #5 BARS AND THOSE FROM THE TABLE.

(R-3)

(R-7)

(R-5)

PREPARED FOR:
 MICHAEL D. ENTERPRISES
 17 BEACON HILL LANE
 GREENWOOD VILLAGE, CO 80111

CONSTRUCTION DOCUMENTS
 SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS
 TOWN OF LOCHBOUE, STATE OF COLORADO

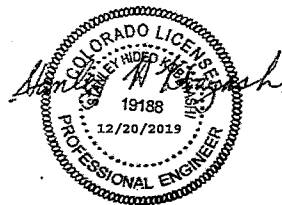
DATE: 12/20/19
 BY: JCL
 CHECKED BY: BJK

REVISIONS:
 1. BY ORIGINAL REVISIONS
 2. BY CHANGE ORDERS TO PS
 3. BY CHANGE ORDERS TO PS
 4. BY PRELIMINARY CROSSINGS & APPROVED

PROJECT NUMBER: 14622
 ISSUED DATE: 12/20/19
 DESIGNED BY: JCL
 REVIEWED BY: BJK

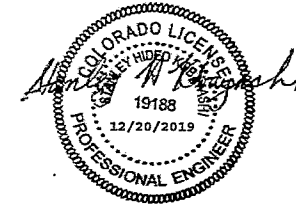
DETAILS 2

S - 03



SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS



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17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111

DETAILS 3
CONSTRUCTION DOCUMENTS
SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS
TOWN OF LOCHbuie, STATE OF COLORADO

DATE: 11/17/19
TITLE: CIVIL
BY: SIK
CHECKED: SIK
DESIGNED BY: SIK
REVIEWED BY: SIK

REVISIONS:
R1 ORIGINAL DESIGN
R2 REVISION TO WALL DESIGN
R3 REVISION TO WALL DESIGN
R4 WALL SET CHANGE
R5 REMOVE CROSSING AND INVERTS

PROJECT NUMBER: 14022
ISSUED DATE: 10/20/19
DESIGNED BY: SIK
REVIEWED BY: SIK

DETAILS 3

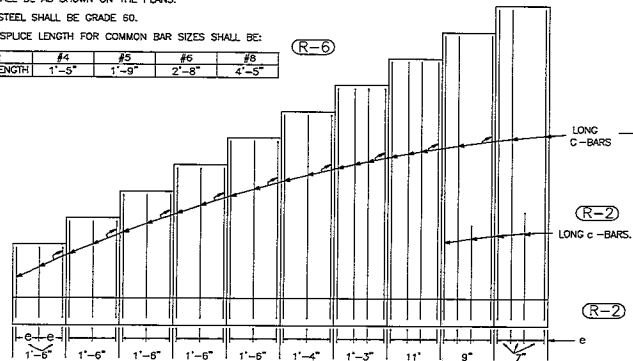
S-04

GENERAL NOTES

- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
- WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
- DIMENSIONS "h", "B₀", "RISE", "k", "L", "m" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
- REINFORCING STEEL SHALL BE GRADE 60.
- THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

| BAR | #4 | #5 | #6 | #8 |
|---------------|-------|-------|-------|-------|
| SPLICE LENGTH | 1'-5" | 1'-9" | 2'-8" | 4'-3" |

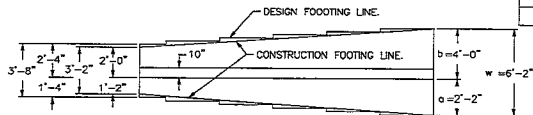
(R-5)
(R-7)



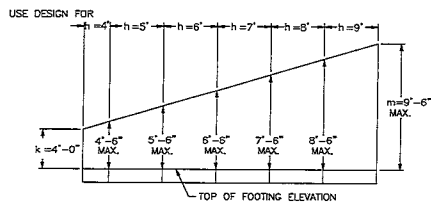
*DOES NOT INCLUDE TOE WALL QUANTITIES

DESIGN TABLE

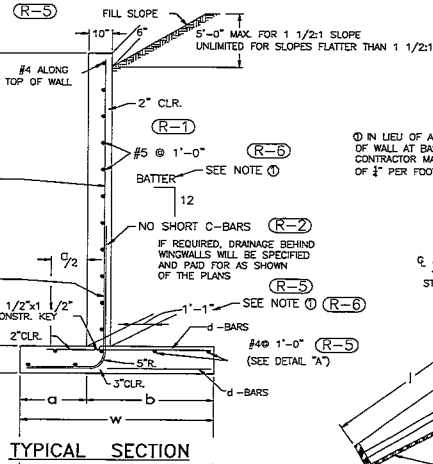
| | |
|--------------|--------------------|
| h = | ALL WING WALL HTS. |
| e = | 0'-6" |
| c = | 4'-9" |
| b = | 7'-3" |
| w = | 12'-0" |
| c & d BARS = | #8@6" |
| tb = | 1'-3" |



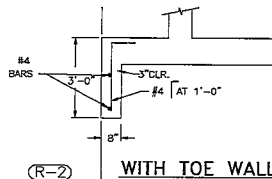
PLAN



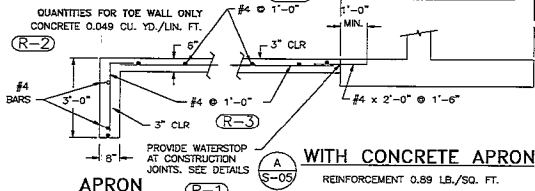
DESIGN EXAMPLE



TYPICAL SECTION

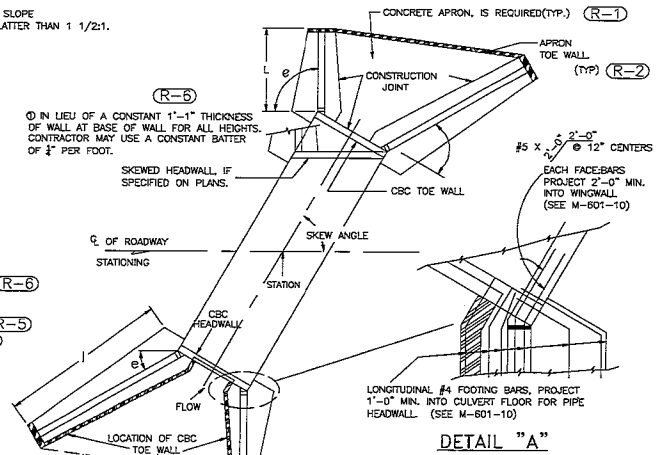


WITH TOE WALL

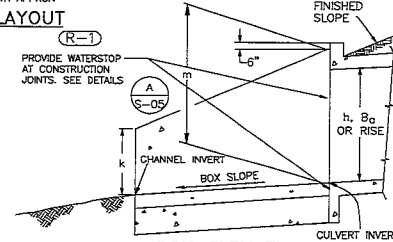


WITH CONCRETE APRON

REINFORCEMENT 0.89 LB./SQ. FT.



TYPICAL CULVERT LAYOUT



BOX ELEVATION

$m = h, B_0$ OR RISE + (1'-4")
UNLESS OTHERWISE SHOWN ON PLANS.

DESIGN DATA

UNIT STRESSES: $f_s = 24,000$ PSI

$f_c = 1,200$ PSI

$n = 9$

EQUIVALENT FLUID PRESSURE = 45 PCF ABOVE WATER LINE

EQUIVALENT FLUID PRESSURE = 75 PCF BELOW WATER LINE

MAXIMUM TOE PRESSURE = 1 TON/SQ. FT.

ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE CONCRETE IS POURED.

WINGWALL AND APRON CONCRETE SHALL BE CONCRETE CLASS D (BOX CULVERT) FOR CBC'S.

CONCRETE CLASS D (WALL) FOR PIPES.

LIVE LOAD SURCHARGE HAS NOT BEEN CONSIDERED. WALLS WITHIN 1/2 OF THE EDGE OF THE ROADWAY SHOULDER WILL REQUIRE A SPECIAL DESIGN IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

CONCRETE CLASS D (WALL) FOR PIPES.

LIVE LOAD SURCHARGE HAS NOT BEEN CONSIDERED. WALLS WITHIN 1/2 OF THE EDGE OF THE ROADWAY SHOULDER WILL REQUIRE A SPECIAL DESIGN IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

CONCRETE CLASS D (WALL) FOR PIPES.

LIVE LOAD SURCHARGE HAS NOT BEEN CONSIDERED. WALLS WITHIN 1/2 OF THE EDGE OF THE ROADWAY SHOULDER WILL REQUIRE A SPECIAL DESIGN IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

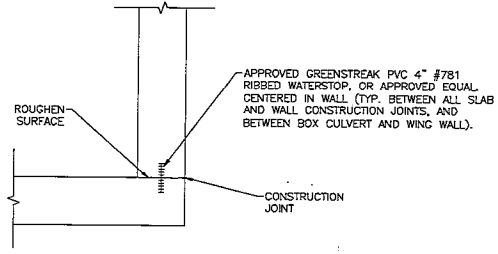
CONCRETE CLASS D (WALL) FOR PIPES.

LIVE LOAD SURCHARGE HAS NOT BEEN CONSIDERED. WALLS WITHIN 1/2 OF THE EDGE OF THE ROADWAY SHOULDER WILL REQUIRE A SPECIAL DESIGN IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

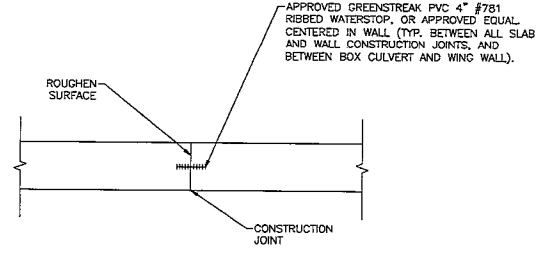
CONCRETE CLASS D (WALL) FOR PIPES.

SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS

CONSTRUCTION DOCUMENTS



SECTION AT SLAB AND WALL



SECTION AT SLABS OR FOOTINGS

DETAIL A
S-05

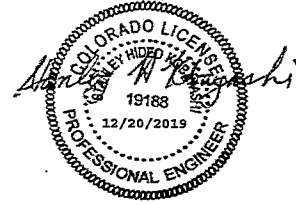
(R-1)

(R-7)

(R-1)

(R-5)

(R-7)



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PREPARED FOR:
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DETAILS 3
CONSTRUCTION DOCUMENTS
SILVER PEAKS SOUTHEAST - SPEER CANAL CROSSINGS
TOWN OF LOCHbuie, STATE OF COLORADO

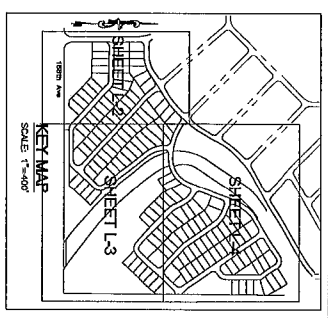
DATE:
12/18/20
BY:
SHK

REVISIONS:
1. BY ORIGINAL REVISIONS
2. BY REVISIONS
3. BY REVISIONS
4. BY REVISIONS

PROJECT NUMBER: 1402
ISSUED DATE: 12/20/19
DESIGNED BY: JCL
REVIEWED BY: SHK

DETAILS 4

S-05



- GENERAL SERVICE & MAINTENANCE NOTES:**
1. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 2. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 3. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 4. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 5. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
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 9. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 10. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 11. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 12. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 13. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 14. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
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 16. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 17. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 18. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
 19. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
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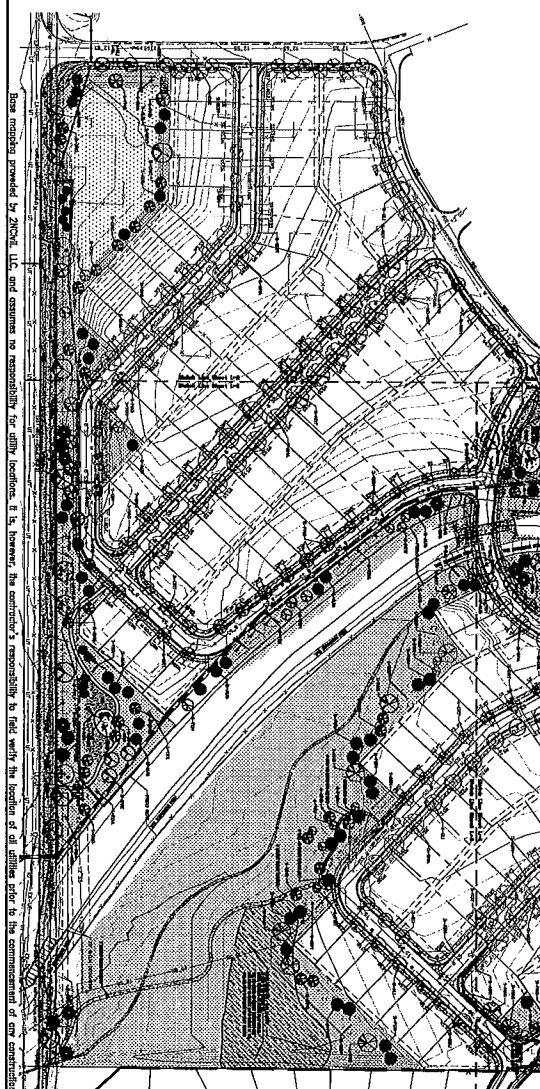
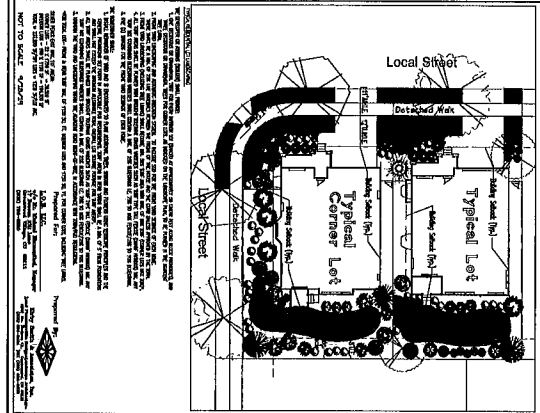
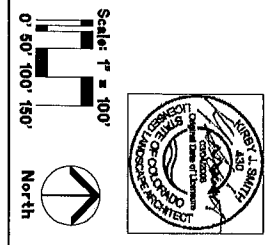
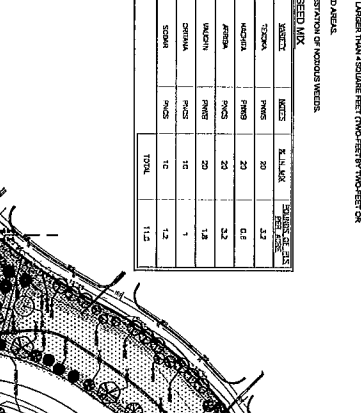
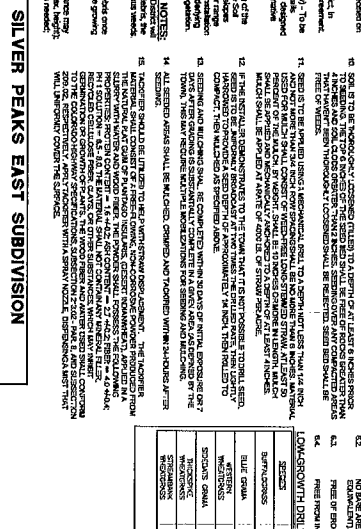
- TRACT HILL & DOMINANCE IMPROVEMENTS MAINTENANCE NOTES:**
1. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.
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 20. All street lighting shall be provided by the Metropolitan District, in accordance with the provisions of the applicable Metropolitan Agreement.

TRACT TABLE

| TRACT | LAND USE | AREA (SQ FT) | PERCENTAGE | MAINTENANCE | OWNER |
|--------------|-------------|------------------|---------------|-------------|-------------|
| 1 | RESIDENTIAL | 1,234,567 | 15.2% | RESIDENTIAL | RESIDENTIAL |
| 2 | COMMERCIAL | 876,543 | 10.8% | COMMERCIAL | COMMERCIAL |
| 3 | INDUSTRIAL | 543,210 | 6.7% | INDUSTRIAL | INDUSTRIAL |
| 4 | PUBLIC | 321,098 | 4.0% | PUBLIC | PUBLIC |
| 5 | OPEN SPACE | 210,987 | 2.6% | OPEN SPACE | OPEN SPACE |
| 6 | UTILITY | 109,876 | 1.4% | UTILITY | UTILITY |
| 7 | ROADWAY | 98,765 | 1.2% | ROADWAY | ROADWAY |
| 8 | WATER | 87,654 | 1.1% | WATER | WATER |
| 9 | SEWER | 76,543 | 1.0% | SEWER | SEWER |
| 10 | RAIL | 65,432 | 0.8% | RAIL | RAIL |
| 11 | OTHER | 54,321 | 0.7% | OTHER | OTHER |
| TOTAL | | 8,123,456 | 100.0% | | |

LOW-GROWTH ORBELL SEED MIX

| SEEDS | SEEDS | SEEDS | SEEDS | SEEDS | SEEDS | SEEDS | SEEDS | SEEDS | SEEDS |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 |
| 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |
| 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |



SILVER PEAKS EAST - LANDSCAPE PLANS
Lochbuie, Colorado

Overall Landscape Plan & Plant List

DATE: 12/18/2020
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

Prepared By:
L.O.B., Inc.
c/o Michael Blumenthal
17 Bacon Hill Lane
Greenwood Village, CO 80208
703-751-8900

Prepared By:
Stacy Smith & Associates, Inc.
17777 E. Hampden Ave., Suite 100
Greenwood Village, CO 80238
303-751-8900

SILVER PEAKS EAST - LANDSCAPE PLANS

Lochbuie, Colorado

Sheet # 1-2

Owner: [Redacted] 811
Architect: [Redacted]
City: [Redacted]

L.O.B., Inc.
303-796-9900
C/O Michael Birmingham
303-796-9900

Prepared By: [Redacted]

Scale: 1" = 50'

PLANTING NOTES:

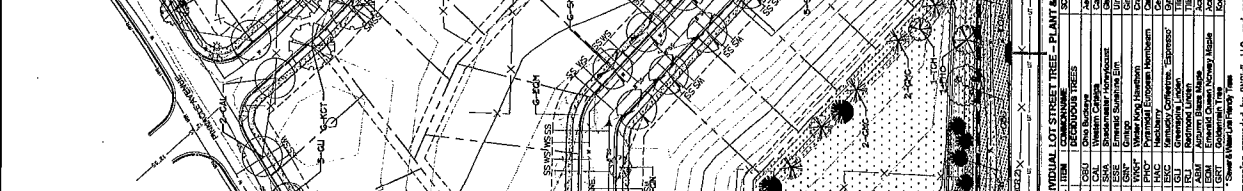
- All plants to be installed in accordance with the approved landscape plan and specifications. The contractor shall be responsible for obtaining any required permits or licenses. Contractor shall verify location of all existing underground utilities, lines, and structures prior to excavation or planting. Damage to these utilities shall be repaired by the contractor at the owner's or the landscape architect's expense.
- All shrub beds and soil areas shall receive the following soil amendments per 1000 sq. ft.: 3 CY of topsoil, 1 CY of compost, 1 CY of slow-release fertilizer (16-16-16), and 1 CY of humus. The soil amendments shall be applied to a minimum depth of 6".
- Ingrated turf is to be "Revelite". Revealite is a quality turf grass seed with wettable band (drift rate: 12.4 lbs. p.l.s. per acre of grass mix, plus 0.4 lbs. ph. per acre of wettable mix below). Double rates if planted in areas where drainage would be impeded.
- Wear quality pond bottom grass seed with wettable band (drift rate: 12.4 lbs. p.l.s. per acre of grass mix, plus 0.4 lbs. ph. per acre of wettable mix below). Double rates if planted in areas where drainage would be impeded.
- Urban drainage and flood control district recommended seed mix for high water table conditions:

| | |
|---------|------|
| Urbans | 1.00 |
| Grasses | 1.00 |
| Shrubs | 1.00 |
| Plants | 1.00 |
- Plant bedding mix shall be:

| | |
|-----------------|------|
| 10% cow manure | 0.25 |
| 10% peat moss | 0.25 |
| 10% perlite | 0.25 |
| 10% vermiculite | 0.25 |
| 10% soil | 0.25 |
- All planting beds will be mulched with 4" cedar mulch, or other wood mulch over Dupont "T" or approved equal.
- All single trees within irrigated turf or medium grass areas shall have a min. 36" tree ring to be mulched with cedar mulch or other wood fiber mulch to a depth of 4".
- Any plant substitutions are to be approved by Landscape Architect prior to installation.
- Landscape trees and other materials shown on these plans indicate the minimum to be installed. However, additional plant material may be installed during final construction, if done in compliance with the town codes and the client stated intent.
- The contractor shall notify all utility companies at least 48 hours prior to beginning construction to verify depth and location of all utilities.
- Any construction debris or mis-tracking in the public right-of-way resulting from the work shall be removed immediately by the contractor.
- The contractor shall provide all lights, signs, barricades, flagmen and other devices necessary to provide for the public safety on and about the site. The contractor shall furnish appropriate traffic control and safety measures in accordance with the requirements of applicable Highways and Traffic Control Laws.
- ALL MATERIALS shall be selected by the contractor. Underpinned location systems. Stocked areas to be spray irrigated, and trees and shrubs to be drip irrigated.

TRACT & OPEN SPACE AREAS - PLANT & MATERIALS SCHEDULE

| QTY | ITEM | SCIENTIFIC NAME | SIZE | COMMENTS |
|-----|-------|-------------------|----------|----------|
| 1 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 2 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 3 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 4 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 5 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 6 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 7 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 8 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 9 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 10 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |



INDIVIDUAL LOT STREET TREES - PLANT & MATERIALS SCHEDULE

| QTY | ITEM | SCIENTIFIC NAME | SIZE | COMMENTS |
|-----|-------|-------------------|----------|----------|
| 1 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 2 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 3 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 4 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |
| 5 | Yucca | Yucca filamentosa | 2.5' CAL | 1805 |

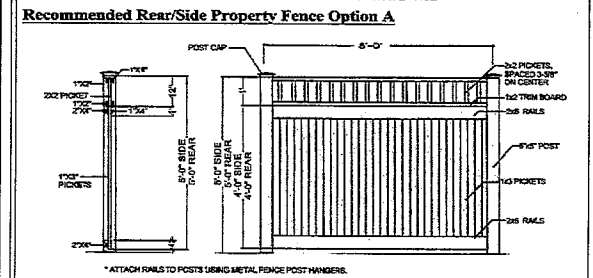
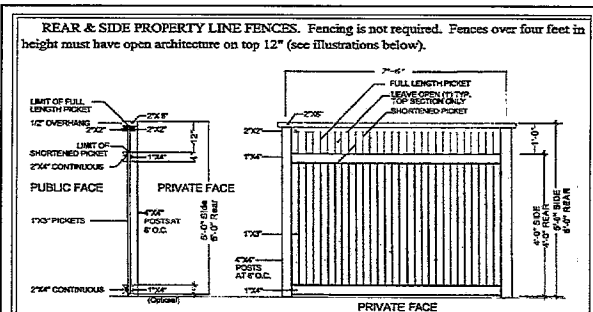
PLANT LEGEND

- US Anjou Pine 807207
- US Anjou Pine 25' X 15'
- US Anjou Pine 407207
- US Anjou Pine 607207
- US Anjou Pine 807207
- US Anjou Pine 1007207
- US Anjou Pine 1207207
- US Anjou Pine 1407207
- US Anjou Pine 1607207
- US Anjou Pine 1807207
- US Anjou Pine 2007207
- US Anjou Pine 2207207
- US Anjou Pine 2407207
- US Anjou Pine 2607207
- US Anjou Pine 2807207
- US Anjou Pine 3007207
- US Anjou Pine 3207207
- US Anjou Pine 3407207
- US Anjou Pine 3607207
- US Anjou Pine 3807207
- US Anjou Pine 4007207
- US Anjou Pine 4207207
- US Anjou Pine 4407207
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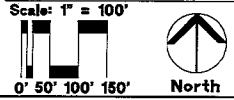
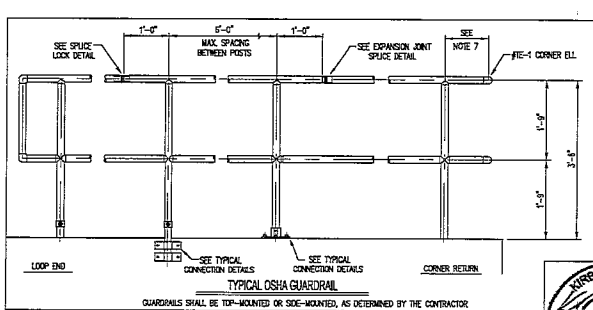
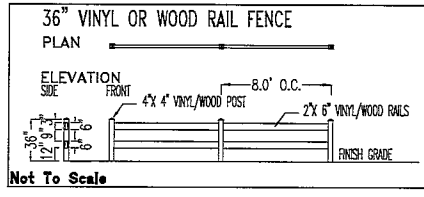
Sheet Legend

Scale: 1" = 50'

| Symbol | Description |
|----------|-------------|
| (Symbol) | Plant |
| (Symbol) | Shrub |
| (Symbol) | Tree |
| (Symbol) | Grass |
| (Symbol) | Soil |
| (Symbol) | Mulch |
| (Symbol) | Water |
| (Symbol) | Drainage |
| (Symbol) | Foundation |
| (Symbol) | Fence |



Not To Scale



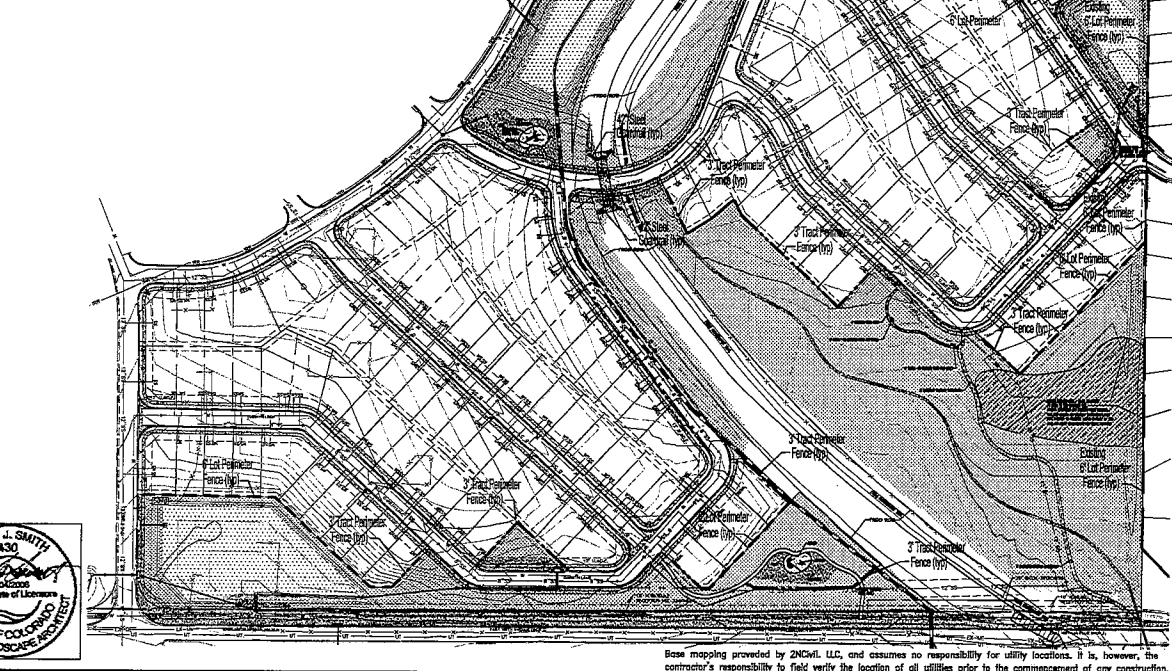
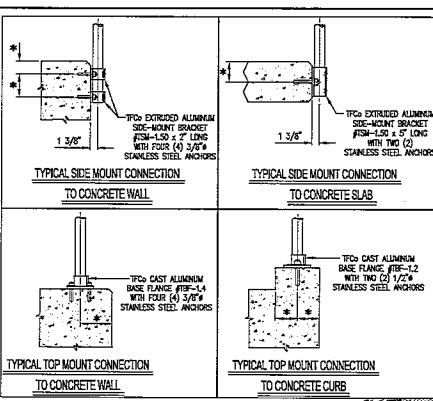
FENCING NOTES:

- All fencing shall comply with these plans, notes and details.
- Please refer to Silver Peaks Design Guidelines for fence requirements not addressed on these plans.
- No board spaced fencing shall be allowed.
- Where open space is bordered by private rear or side yards, opaque fences and wall shall not be erected in yards bordering the open space. Only open style fencing with a maximum 50% opacity for each 100 feet of fence length shall be allowed on the perimeter of open space.

OSHA GUARDRAIL
OSHA SUGGESTED DESIGN SPECIFICATIONS

- Guardrails and Handrails shall be the product of a company normally engaged in the manufacture of pipe railing. Railing shall be shop assembled to lengths not to exceed 20 feet for field sections.
- The handrail shall be made of pipe joined together with component fittings. Samples of all components, bases, top caps and pipe shall be submitted for approval at the request of the engineer. Components that are pop-riveted or glued to the pipe will not be acceptable. All components must be mechanically fastened with stainless steel hardware. Handrail and components shall be TUF-RAIL, as manufactured by Thompson Fabricating, LLC (Birmingham, Alabama) or a Client approved equal.
- Railings shall be 1 1/2" schedule 40 aluminum pipe #165-15, #171-16-29 or #174-16-29. Posts shall be 1 1/2" schedule 40 aluminum pipe of the same alloy. Post spacing shall be a maximum of 8'-0".
- Guardrails and Handrails must be designed to withstand a 200 lb concentrated load applied in any direction and at any point on the top rail.
- The manufacturer shall submit calculations for approval at the request of the Engineer. Testing of these coverings or items not included by an independent lab or manufacturer's lab if manufacturer's to review the requirements of the Aluminum Association) will be an acceptable substitute for calculations. Calculators will be required for approval of all other design aspects.
- Posts shall not extend the continuation of the top rail at any point along the railing, including corners and end terminations (OSHA 1910.23). The top surface of the top rail shall be smooth and shall not be interrupted by projected fittings.
- The riser rail at a corner return shall be able to withstand a 200 lb load without buckling. The manufacturer is to determine the direction of their system and provide physical testimony with to confirm compliance.
- Concrete anchors shall be stainless steel type 303 or 304 and shall be furnished by the handrail manufacturer. The anchor design shall include the appropriate reduction factors for spacing and edge distances in accordance with the manufacturer's published data.
- The top plate shall conform to OSHA standards. The plate shall be a minimum of 4" high and shall be an extension of the posts with stamps that will allow for expansion and contraction between posts. The plate shall be set 3/8" above the walking surface. The plate shall be provided on handrails as required by OSHA and/or as shown on drawings. The plate shall be allowed to be as long as the field installation.
- Coverings in the railing shall be galvanized by a self-drying paint (OSHA 1910.23). Safety chains shall not be used unless specifically shown on the drawings.
- Fittings shall be Aluminum Association #10-C23-A41 (215-R1). The pipe shall be plastic-wrapped. The plastic wrap is to be removed after erection.
- Aluminum surfaces in contact with concrete, grout or dissimilar metals will be protected with a coat of aluminum paint, anolytic inhibitors or other approved material.

* Concrete anchor diameter, edge distance, embedment, as well as post spacing, to be determined upon anchor selection.



Prepared By:
Robby Smith & Associates, Inc.
1000 North Lincoln Avenue
Denver, CO 80202

Prepared For:
L.O.B., Inc.
c/o Richard Blumenthal
Greenwood Village, CO 80036
303-796-0900

QUALITY CONTROL
811
NO SCALE
NO DATE
NO TIME
NO LOCATION

SILVER PEAKS EAST - LANDSCAPE PLANS
Lochbuie, Colorado

Drawn By: J.C.S.
Checked By: J.C.S.
Date: 06/22/20
Revised: 02/02/20

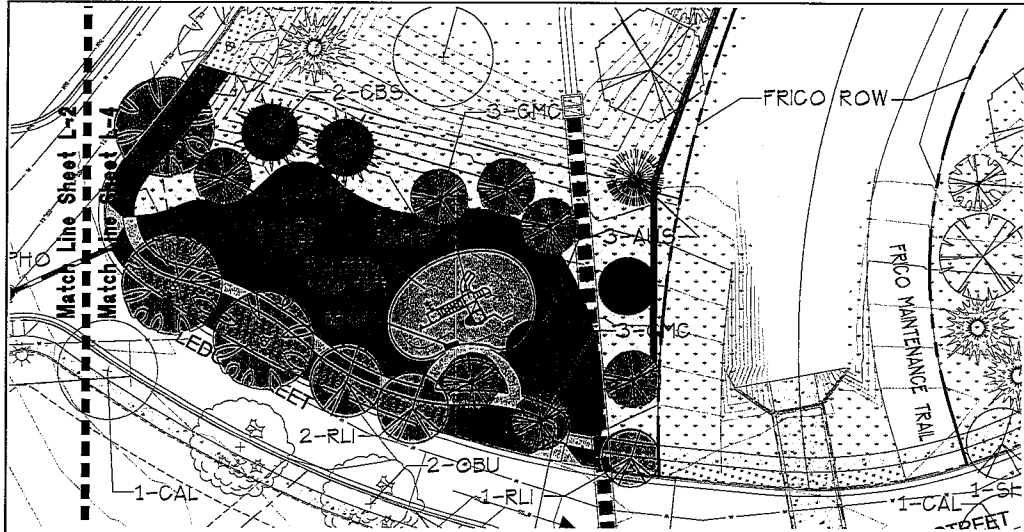
Drawn By: J.C.S.
Checked By: J.C.S.
Date: 08/02/20
Revised: 02/02/20

Title:
Overall Fence Plan & Elevations

Sheet: L-5

Job #: 4972

Base mapping provided by ZNDivil, LLC, and assumes no responsibility for utility locations. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.



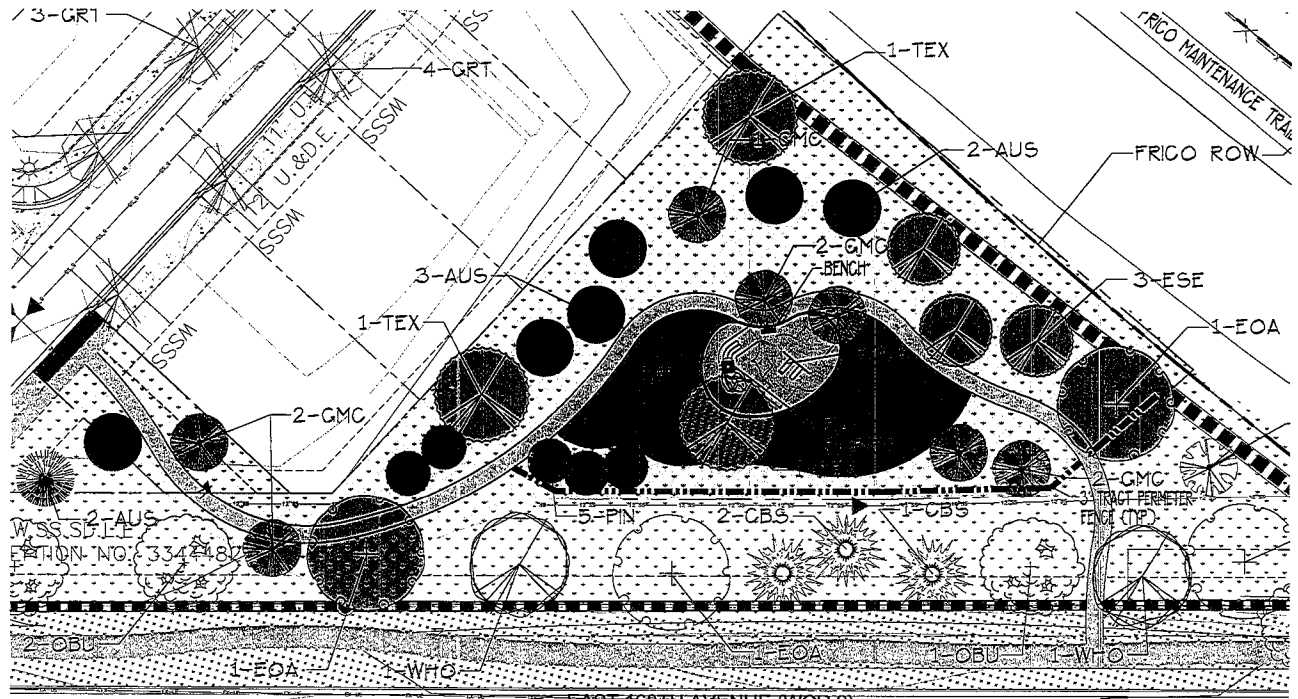
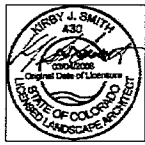
TRACT MM - Park Area Enlargement (Playground equipment to be determined)
0.425 Acres (18,510 Sq. Ft.)

TRACT LL - Park Area Enlargement
(Playground equipment to be determined)
0.694 Acres (30,214 Sq. Ft.)

&

TRACT CC - Park Area Enlargement
0.054 Acres (2,352 Sq. Ft.)

Total:
0.748 Acres (32,566 Sq. Ft.)



Base mapping provided by ZNCivil, LLC, and assumes no responsibility for utility locations. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

Prepared By:
L.O.B., Inc.
c/o Michael Blumenfel
17 Beacon Hill Lane
Broomfield, CO 80020
303-796-0900

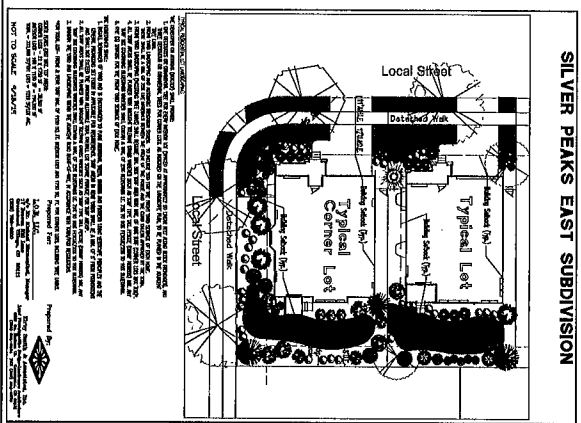
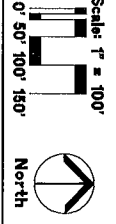
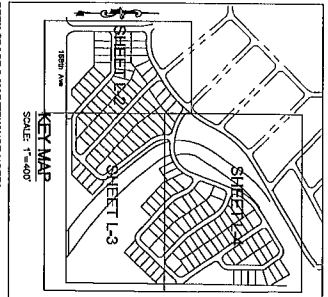
Prepared For:
L.O.B., Inc.
c/o Michael Blumenfel
17 Beacon Hill Lane
Broomfield, CO 80020
303-796-0900



SILVER PEAKS EAST - LANDSCAPE PLANS
Lochbuie, Colorado

Drawn By: K5
Checked By: K5
Date: 10/22/20
Revision:

Title:
Parks Plans
Enlargements
&
Renderings
Sheet:
L-6
Job #: 4663079



- TRACT 1A & B OPEN SPACE & MAINTENANCE NOTES:**
1. All open space areas shall be maintained by the Metropolitan District, in accordance with the provisions of the Subdivision Improvement Agreement.
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TRACT 1A & B OPEN SPACE & MAINTENANCE NOTES:

| TRACT 1A & B | TRACT 1A | TRACT 1B | TRACT 1C | TRACT 1D | TRACT 1E | TRACT 1F | TRACT 1G | TRACT 1H | TRACT 1I | TRACT 1J | TRACT 1K | TRACT 1L | TRACT 1M | TRACT 1N | TRACT 1O | TRACT 1P | TRACT 1Q | TRACT 1R | TRACT 1S | TRACT 1T | TRACT 1U | TRACT 1V | TRACT 1W | TRACT 1X | TRACT 1Y | TRACT 1Z |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| AREA | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | |
| PERCENTAGE | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | |



TRACT 1A & B OPEN SPACE & MAINTENANCE NOTES:

| TRACT 1A & B | TRACT 1A | TRACT 1B | TRACT 1C | TRACT 1D | TRACT 1E | TRACT 1F | TRACT 1G | TRACT 1H | TRACT 1I | TRACT 1J | TRACT 1K | TRACT 1L | TRACT 1M | TRACT 1N | TRACT 1O | TRACT 1P | TRACT 1Q | TRACT 1R | TRACT 1S | TRACT 1T | TRACT 1U | TRACT 1V | TRACT 1W | TRACT 1X | TRACT 1Y | TRACT 1Z |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| AREA | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | |
| PERCENTAGE | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | |

SILVER PEAKS EAST - LANDSCAPE PLANS
Lochbuie, Colorado

TH: Overall Landscape Plan & Plant List

Prepared For: L.O.B., Inc.
Prepared By: c/o Michael Blumenhal, 17 Bacon Lane, Greenwood Village, CO 80206, 303-796-0900

Scale: 1" = 100'

North Arrow

Key Map

Typical Lot

Local Street

TRACT 1A & B OPEN SPACE & MAINTENANCE NOTES:

SILVER PEAKS SUBDIVISON - DETENTION POND SLURRY WALL WELD COUNTY, COLORADO

CONTACTS

OWNER: MICHAEL BLUMENTHAL
L.O.B., LLC
17 BEACON HILL LANE
GREENWOOD VILLAGE, CO 80111

APPROVER: SCOTT EDGAR, GENERAL MANAGER
FARMERS RESERVOIR AND IRRIGATION COMPANY (FRICO)
80 SOUTH 27 AVENUE
BRIDGTON CO 80501
303-699-7373

ENGINEER: JUSTIN KORRIS, P.E.
12206 W. BAYAUD AVE. SUITE 330
LAKWOOD, CO 80226
303-971-0030 x 1505

PROJECT CONTROL

BASE OF BEARING

BASE OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35 AS BEARING NORTH $32^{\circ}59'58''$ WEST (ASSUMED) AS MONUMENTED ON THE EAST END BY A 46 REBAR IN A RANGE BOX WITH A $2-1/2''$ ALUMINUM CAP STAMPED "PLS 28855" AND ON THE WEST END BY A 46 REBAR IN A RANGE BOX WITH A $2-1/2''$ ALUMINUM CAP STAMPED "PLS 28855", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THEREOF COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N $02^{\circ}15'05''$ E ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 86.00 FEET THENCE ALONG A LINE 86.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 35 SAID POINT ALSO BEING THE POINT OF BEGINNING.

PROJECT LOCATION CONTROL

HORIZONTAL DATUM
SE CORNER OF SECTION 35:
N=8026.54
E=8079.86

S 1/4 CORNER OF SECTION 35:
N=8028.59
E=8048.57

VERTICAL DATUM

NAVD 1988

BENCHMARKS USED:

PRIMARY BENCHMARK:

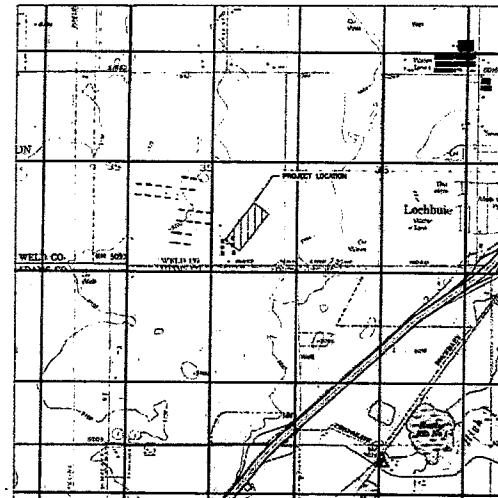
NEIS 73507 LOCATED IN NORTHWEST 1/4 SECTION 14, T15, R66W OF THE 6TH PM, TOP OF BENCHMARK DSK IN 10 HIGH SQUARE CONCRETE POST 0.2 FEET ABOVE GROUND, 35' NORTHWEST OF NEAR END OF THE BURLINGTON NORTHWEST RAILROAD TRACKS, 128' SOUTHWEST OF MILE MARKER 922 ELEVATION: 5079.70 (NAVD 88)

PROJECT BENCHMARK:

TOP OF USED BRASS CAP IN CONCRETE STAMPED "5003 FT TSGJ 1936" ON THE NORTH SIDE OF INTERSECTION OF WELD COUNTY ROAD 2 (HANSLINE ROAD) AND 50TH AVENUE ELEVATION: 5084.73 (NAVD 88)

GENERAL NOTES

- DEFINITIONS**
 - FACILITY APPROVER - FRICO
 - PROPERTY OWNER - L.O.B., LLC
 - ENGINEER - TZA WATER ENGINEERS
- ALL IRRIGATION AND CANAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGN CRITERIA FOR FACILITIES OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY, LATEST EDITION, EXCEPT AS SPECIFICALLY MODIFIED BY THESE PROJECT DRAWINGS.
- CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD FRICO HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE GROSS NEGLIGENCE OF FRICO.
- FRICO AND ITS AGENTS OR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ADEQUACY OF DESIGNS REVIEWED AND APPROVED BY FRICO. FRICO'S REVIEW OF PROJECT REPORTS, PLANS, AND SPECIFICATIONS IS FOR THE SOLE BENEFIT OF FRICO TO DETERMINE IF PROJECT DETAILS CONFORM TO FRICO'S REQUIREMENTS, WHICH ARE NECESSARY TO REASONABLY ASSURE THAT PROJECTS DO NOT ADVERSELY AFFECT THE FACILITIES OR OPERATIONS OF FRICO.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH FRICO REPRESENTATIVE AND WELD COUNTY AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE OWNER'S REPRESENTATIVE, ENGINEER, CONTRACTOR, AND OTHER AFFECTED AGENCIES. CONSTRUCTION PLANS WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
- TECHNICAL APPROVAL BY FRICO OF THE DESIGN OF THE IMPROVEMENTS SPECIFIED HEREIN SHALL NOT CONSTITUTE AUTHORIZATION TO BEGIN WORK, AN EASEMENT OR LICENSE AGREEMENT, APPROVED TEMPORARY ACCESS AND CONSTRUCTION PERMIT (INCLUDING SCHEDULE THAT INCLUDES THE DAY, MONTH, AND YEAR WHEN WORK IS ALLOWED), AND WRITTEN NOTICE TO PROCEED FROM FRICO'S GENERAL MANAGER ARE ALSO REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. FOLLOWING THE APPROVAL OF THE DESIGN PLANS AND EASEMENT OR LICENSE AGREEMENT, AND PRIOR TO THE PRE-CONSTRUCTION MEETING, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A CONSTRUCTION SCHEDULE TO FRICO FOR REVIEW AND APPROVAL. FRICO'S APPROVAL OF THE CONSTRUCTION SCHEDULE IS IN FRICO'S SOLE DISCRETION, AND FRICO MAY REFUSE TO APPROVE A SCHEDULE IF IT MAY IMPACT THE CANAL'S OPERATIONS OR FRICO'S ABILITY TO MAINTAIN OR ACCESS ITS FACILITIES.
- CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY FRICO AND PROPERTY OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS ACCESS FOR FRICO PERSONNEL AND EQUIPMENT ALONG THE LENGTH OF THE EXISTING CANAL THROUGHOUT THE COURSE OF THE PROJECT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY FRICO. FRICO RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO FRICO FOR ENGINEERING REVIEW AND APPROVAL PRIOR TO INSTALLATION OF MATERIALS OR FACILITIES FOR WHICH SHOP DRAWINGS ARE CREATED.
- CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FRICO REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
- IT IS THE ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS WITH FRICO DUE TO CHANGED CONDITIONS ENCOUNTERED BY CONTRACTOR DURING THE COURSE OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE SOLE OPINION OF FRICO, PROPOSED ALTERATIONS TO THE APPROVED CONSTRUCTION PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO FRICO FOR REVIEW AND APPROVAL, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
- GROUNDWATER ENCOUNTERED DURING CONSTRUCTION SHALL NOT BE RELEASED TO FRICO'S CANAL OR OTHER FACILITIES WITHOUT WRITTEN APPROVAL FROM THE FRICO GENERAL MANAGER.
- ALL CONCRETE USED FOR THE PROJECT SHALL CONFORM TO AC 308. THE CONTRACTOR SHALL SUPPLY FRICO WITH SHOP DRAWINGS AND SPECIFICATIONS FOR ALL PRE-FABRICATED CONCRETE STRUCTURES TO INSURE CONFORMANCE TO ACCESS.
- WHERE THE EXISTING SIDES OR BOTTOM OF THE CANAL ARE DISTURBED AND ARE TO BE REPLACED, THE TOP TWO FEET OF BACKFILL MATERIAL SHALL BE CLAY CONTAINING AT LEAST 40 PERCENT BY DRY WEIGHT PASSING THE #200 SIEVE (FINES) AND A PLASTICITY INDEX OF 15 OR GREATER. AS AN ALTERNATE, THE EXISTING MATERIAL, PROVIDED THE EXISTING SOILS CONTAIN AT LEAST 25 PERCENT FINES, THE MATERIALS UPON COMPACTION SHALL HAVE A PERMEABILITY LESS THAN OR EQUAL TO 1×10^{-5} CM/SEC AS DETERMINED BY ASTM D 5084.
- THE CHANNEL CLAY LINING SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR (ASTM D1557) AND WITHIN -2% TO $+2\%$ OF THE OPTIMUM MOISTURE CONTENT. FILL SHALL BE PLACED IN THIN FLITS WITH MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES. PLACEMENT ON DITCH SLOPES MAY REQUIRE OVERLAPPING AND CUTTING BACK TO OBTAIN THE REQUIRED COMPACTION.
- ALL PROPOSED MATERIAL TYPES TO BE USED AS BEDDING, CLAY LINING AND BACKFILL SHALL BE SUBMITTED TO FRICO FOR APPROVAL PRIOR TO PLACEMENT.
- MATERIALS GRAIN SIZE ANALYSIS (ASTM D422), ATTERBERG LIMITS (ASTM D4316), AND MOISTURE-DENSITY RELATIONSHIP TESTS (ASTM D1557) SHALL BE COMPLETED, AS A MINIMUM, ON EACH SOIL TYPE OR AT A RATE OF 300 CY OF MATERIAL PLACED, WHICHEVER IS GREATER.
- COMPACTION OF BEDDING, CLAY LINING AND ALL TYPES OF BACKFILL SHALL BE TESTED AT A RATE OF AT LEAST FOUR TESTS PER 1,000 SQUARE FEET OF FILL MATERIAL FOR LIFT. THIS FREQUENCY MAY BE ALTERED BY THE ENGINEER OR FRICO REPRESENTATIVE DEPENDING ON THE PROJECT. THE METHODS BY WHICH THE CONTRACTOR IS USING TO OBTAIN COMPACTION, OR IF CIRCUMSTANCES WARRANT ADDITIONAL TESTING, THE TESTING SHALL BE AT VARIOUS DEPTHS AND LOCATIONS. THE ENGINEER OR AN OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REQUEST ADDITIONAL TESTS AND EXTENDING THE LOCATION OF TESTING. THE TESTING MAY BE COMPLETED EITHER BY SAND CONE DENSITY TEST (ASTM D1556) OR BY THE NUCLEAR GAUGE (ASTM D6936) METHODS. TEST RESULTS SHALL BE SUBMITTED TO FRICO'S REPRESENTATIVE WITHIN 24 HOURS OF THE TEST OR ON THE NEXT WORKING DAY.
- ON STEEP SIDE SLOPES, FILL MATERIALS, WHETHER CLAY LINING OR SUBGRADE SOILS, MAY BE REQUIRED TO BE PLACED IN HORIZONTAL LIFTS ALONG THE SLOPE TO ACHIEVE THE REQUIRED COMPACTION. THIS METHOD WILL CREATE AN OVERLIFT SECTION THAT WILL BE CUT BACK TO FORM THE DESIGN SLOPE.
- CONTRACTOR SHALL MAINTAIN SILT FENCE AND OTHER EROSION AND SEDIMENT CONTROL BMPs ON A DAILY BASIS, AND SHALL PREVENT DEBRIS FROM ENTERING INTO THE CANAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF DEBRIS THAT ENTERS THE CANAL, IF BMPs FAIL.
- UNLESS ANOTHER SPECIFIC MAINTENANCE AGREEMENT IS IN PLACE, CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FUNCTION OF FACILITY IMPROVEMENTS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION / CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY FRICO. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIATED BY CONTRACTOR TO THE SATISFACTION OF FRICO AT CONTRACTOR'S EXPENSE.
- AS-BUILT DOCUMENTS ARE TO BE SUPPLIED TO FRICO PRIOR TO SUBSTANTIAL COMPLETION / CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS. RECORD DOCUMENTS SHALL BE SUBMITTED ELECTRONICALLY IN BOTH PDF AND AUTOCAD FORMAT PRIOR TO FRICO ACCEPTANCE. AS-BUILT DRAWINGS SHALL BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER AT THE EXPENSE OF THE CONTRACTOR IN ACCORDANCE WITH SPECIFICATIONS AND IN CONFORMANCE WITH THE ENGINEER.



LOCATION MAP
SCALE: N.T.S.

| SHEET LIST TABLE | |
|------------------|----------------------------|
| SHEET NUMBER | SHEET TITLE |
| 01 | COVER SHEET |
| 02 | PROJECT SPECIFICATIONS |
| 03 | LINES & ABANDONMENTS |
| 04 | PLAN & PROFILE |
| 05 | CROSS-SECTIONS |
| 06 | TYPICAL SECTIONS & DETAILS |




FRICO APPROVAL BLOCK

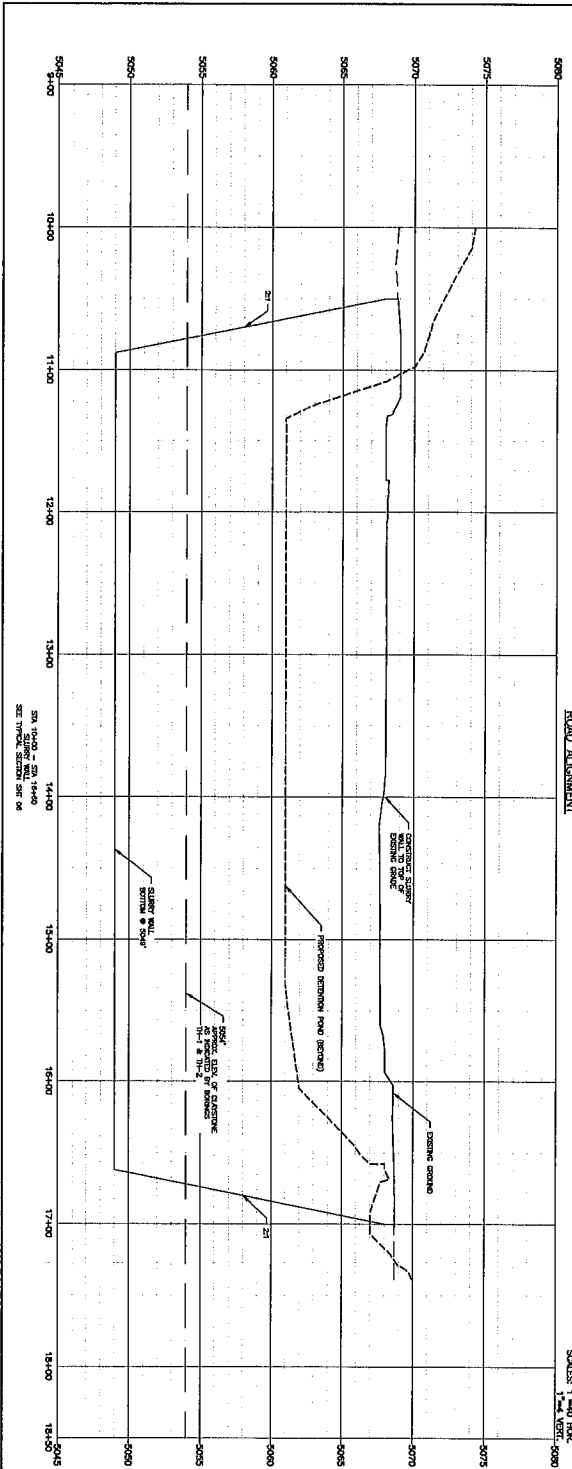
THE SIGNATURE OF THE GENERAL MANAGER OF FRICO IS FOR THE PURPOSES OF ACKNOWLEDGING ACCEPTANCE OF THE DESIGN OF THE PERMITTED STRUCTURES ONLY. THE SIGNATURE SHALL NOT IN ANY WAY CHANGE THE RIGHTS AND OBLIGATIONS OF EITHER PARTY WITH RESPECT TO THE SILVER PEAKS SUBDIVISION - DETENTION POND SLURRY WALL TO WHICH THESE DESIGNS ARE ATTACHED. FRICO IS EXPRESSLY RELYING UPON THE DESIGN STANDARDS AND PERFORMANCE STANDARDS SET FORTH IN THESE DRAWINGS AS PRESENTED BY L.O.B., LLC, AND L.O.B., LLC SHALL BE SOLELY RESPONSIBLE THAT, AS CONSTRUCTED, THE PERMITTED STRUCTURES SHALL PERFORM AS SPECIFIED HEREIN.

GENERAL MANAGER, THE FARMERS RESERVOIR AND IRRIGATION COMPANY




TZA Water Engineers 12596 West Bayaud Avenue, Suite 330 303.971.0030 | P
 Lakewood, Colorado 80228 303.971.0077 | F
 LRA-Inc.com / tza4water.com

12/18/2020 03:39 PM 4663079.dwg - PLAN & PROFILE OF SILVER PEAKS SUBDIVISION - DETENTION POND SLURRY WALL - WELD COUNTY, COLORADO

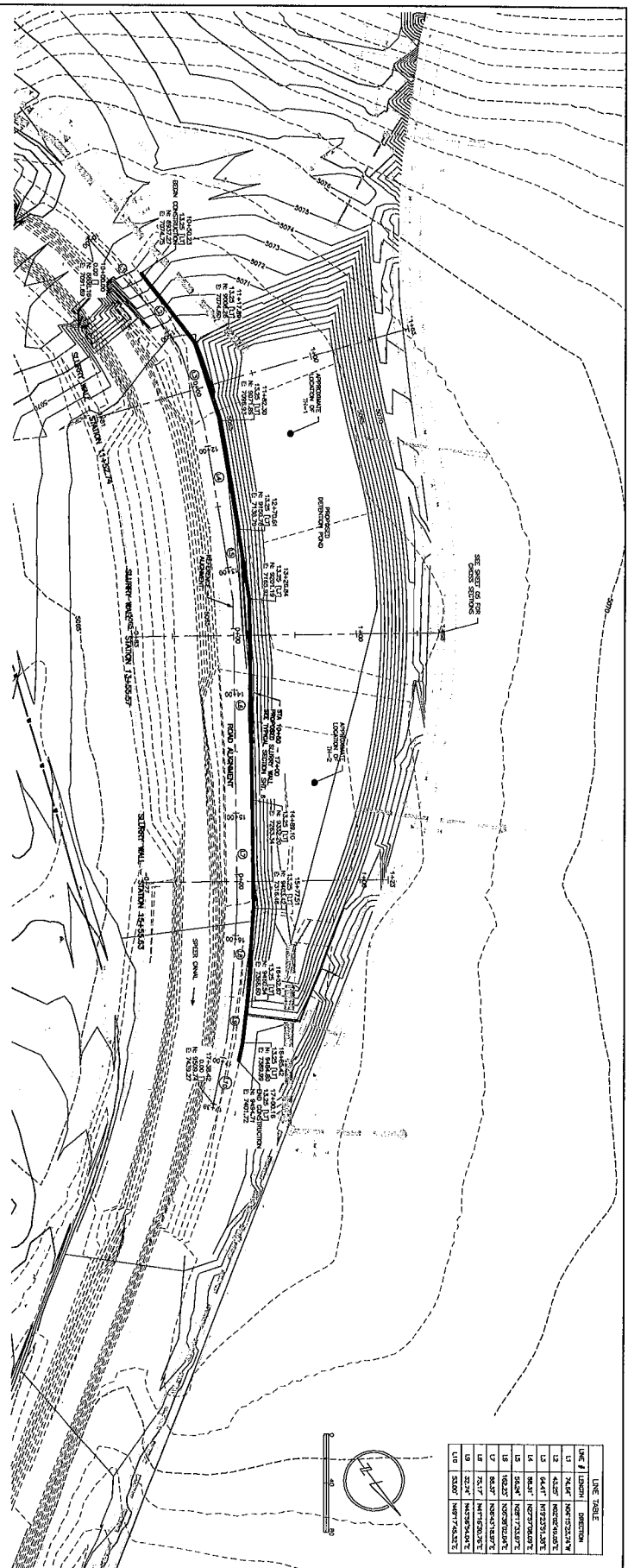


ROAD ALIGNMENT

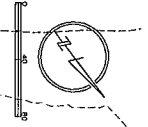
SCALE: 1"=40 HOR.
1"=40 VERT. (800)

NOTES:

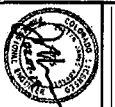
1. PROFILE AND PLAN ARE PREPARED BY THE ENGINEER.
2. ALIGNMENT IS BASED ON APPROXIMATE CENTER LINE OF ROAD.
3. SEE SHEET 06 FOR DETAIL OF REPORT INFO & BORING HOLE LOGS.
4. SEE SHEET 06 FOR TYPICAL SECTION.
5. BASE MAPS PROVIDED BY: ENGINEERS OF DENVER, CO 80112



| LINE # | LOCATION | DIRECTION |
|--------|----------|-----------------|
| 13 | 74.44' | 102°02'34.14" E |
| 12 | 42.45' | 102°02'04.82" E |
| 14 | 64.44' | 107°23'31.14" E |
| 15 | 80.34' | 107°23'04.07" E |
| 16 | 50.34' | 107°17'33.97" E |
| 17 | 50.34' | 102°02'04.82" E |
| 18 | 32.34' | 102°02'04.82" E |
| 19 | 32.34' | 107°17'33.97" E |



04 of 06



PLAN & PROFILE

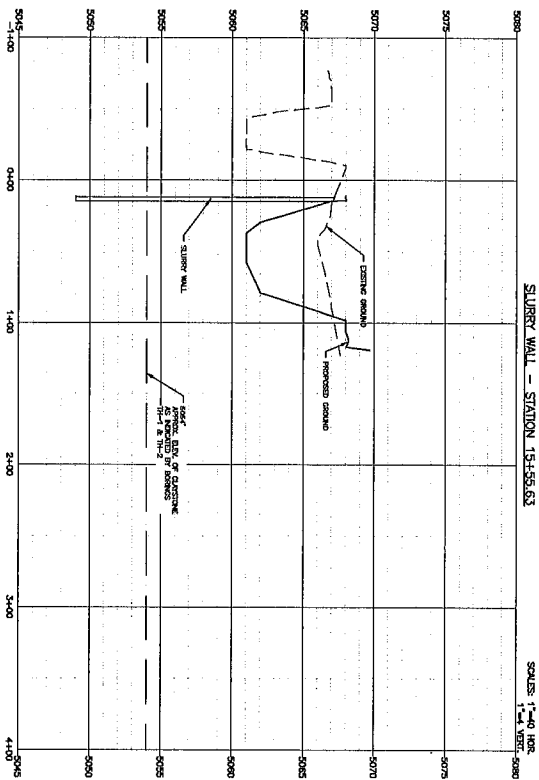
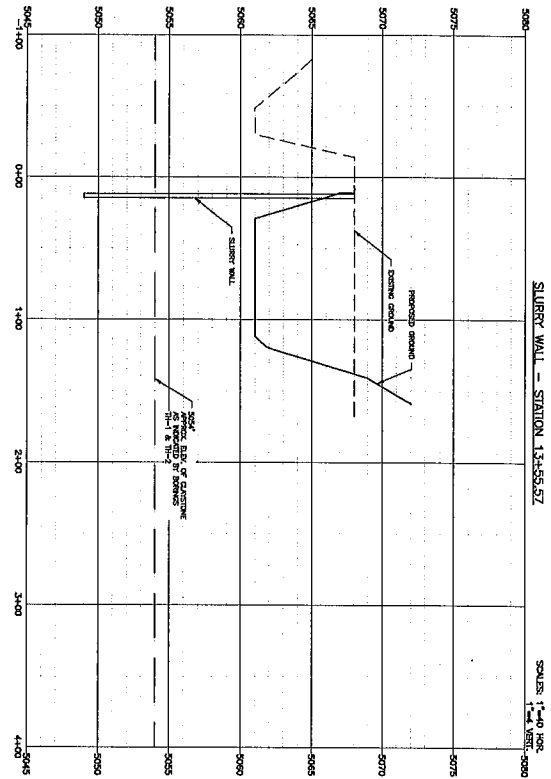
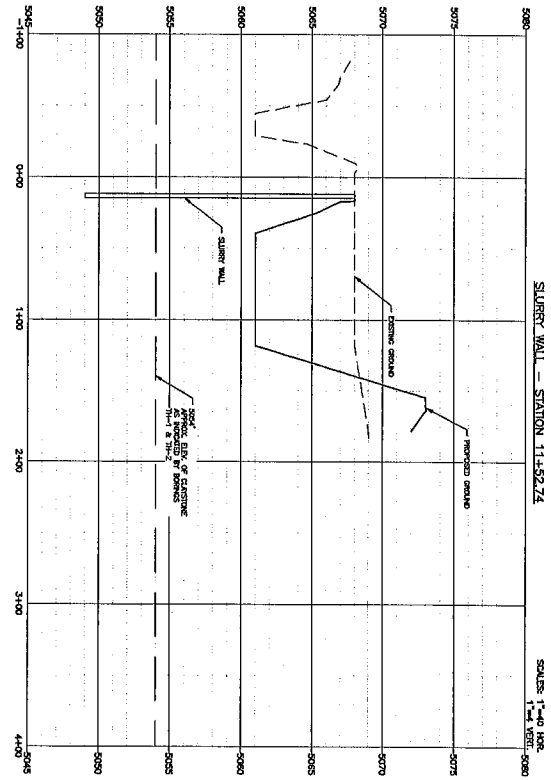
TZA Water Engineers
a Lemp Professional Company



12598 West Bayaud Avenue, Suite 330
Lakewood, Colorado 80228
303.971.0030 | 303.971.0077
LRA-inc.com / tza-water.com

SILVER PEAKS SUBDIVISION - DETENTION POND SLURRY WALL
WELD COUNTY, COLORADO

| | |
|--------------|--------------|
| DESIGNED BY | CHKD BY |
| DRAWN BY | CHKD BY |
| DATE | DATE |
| PROJECT NAME | PROJECT NAME |
| PROJECT NO. | PROJECT NO. |

U:\Projects\210000 - Silver Peaks Subdivision\Drawings\210000-0000-0000-0000-0000.dwg - Plot & Print of Job 12/18/2020 03:39 PM, User: JLD, Plot: PLOT



| | | | | | | |
|---|--|---|---|--|--|--|
|  | <p>CROSS-SECTIONS</p> |  <p>TZA Water Engineers a Lamp Dynamics Company</p> | <p>12596 West Bayaud Avenue, Suite 330 Lakewood, Colorado 80228 LRA-inc.com / tza4water.com</p> | <p>303.971.0030 F 303.971.0977 P</p> | <p>REVISION 1-18-19 REVIEW SET 2-27-19 LRA, TBO, COWI, DJS</p> | <p>DRAWN BY: HEN CHECKED BY: JK DATE: 02/02/2021 SCALE: AS SHOWN 1300070 WELD COUNTY</p> |
| <p>05 of 06</p> | <p>SILVER PEAKS SUBDIVISION - DETENTION POND SLURRY WALL WELD COUNTY, COLORADO</p> | | | | | |

General Notes:

1. Codes:

This plan was prepared based on the 2018 International Building Code with local amendments, portions of ACI 318, and portions of ACI 224.3R.

2. Loads:

This plan is based upon the following load parameters:

Wind: Speed = 142 mph ultimate (3 second gust), Exposure C

Seismic: Category B

Soils report by: CTL Thompson, Inc. Project No. DN47623.001-145-L4 dated December 18, 2019

Assumed allowable bearing pressures:

Max. Bearing: 1500 psf

Base Course: Unit Weight = 140 pcf, Cohesion = 0 psf, Φ = 38°

On-Site Clay: Unit Weight = 125 pcf, Cohesion = 150 psf, Φ = 25°

Surcharge Loading: HS-20 Truck (16,000 lbs Point Load) 3 feet from wall

3. Materials:

This plan is based upon the following material properties:

Concrete: At a minimum, concrete shall contain ASTM C150 Type II cement, 6%±-15% air entrainment, maximum water-cement ratio = 0.50, and a minimum 28 day compressive strength of 4000 psf for structural concrete.

Reinforcing: Reinforcing shall be epoxy coated deformed grade 60 steel per ASTM A615 unless noted otherwise (UNO) on the plan. Minimum concrete cover shall be 2" (in) UNO on the plan. Overlaps shall be 48 bar diameters but not less than 24" (in). Detail reinforcing bars in accordance to the ACI detailing manual and ACI code, latest edition. All foundation wall reinforcement shall be wired in place. Reinforcement shall utilize chairs to achieve the required cross section location.

4. Soils:

CTL | THOMPSON recommends an open-hole observation be performed by a qualified geotechnical engineer. Open-hole observations are to check that the soil conditions are consistent with those described in the above referenced soils report. Soils conditions inconsistent with the soils report may require additional evaluation or a foundation redesign, and should be brought to the attention of CTL | THOMPSON. All footings, pads, or piers should bear upon undisturbed native soils or structural fill acceptable to the geotechnical engineer. All other recommendations contained in the soils report pertaining to backfill, drainage, etc. should be incorporated into the design of this project.

5. Backfill:

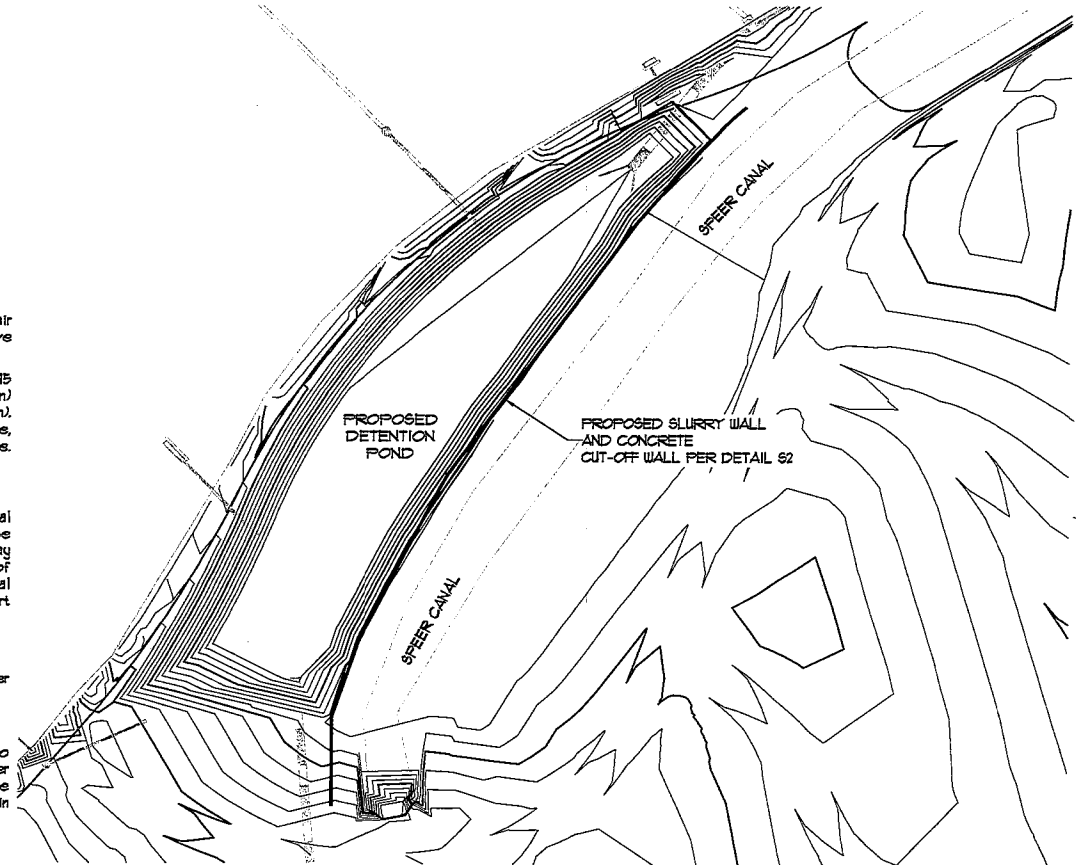
CTL | THOMPSON recommends foundation walls not be backfilled for a minimum of eight days after placement of concrete. See Soil Report for additional information.

6. Limitations:

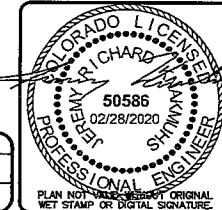
It is the contractor/owners responsibility to verify and coordinate all dimensions prior to construction. Temporary bracing, if needed, is by others. This plan is based on the contractor/owner furnished plans and the above referenced specifications. Any discrepancies or changes should be brought to the attention of CTL | THOMPSON. This plan assumes that excavations will be in accordance with the building department requirements.

NOTE:
FRICO ROAD SHALL BE RESTORED IN ACCORDANCE WITH DESIGN CRITERIA SECTION 4.3 INCLUDING 6" OF BASE COURSE AS STATED IN THE 'DESIGN CRITERIA FOR FACILITIES OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY'

SILVER PEAKS SUBDIVISION DETENTION POND CUT-OFF WALL LOCHBUIE, COLORADO



| NO. | DATE | REVISION / ISSUE |
|-----|------------|---|
| 1 | 02-10-2020 | REVISED PER ERC REVIEW COMMENTS, 01-31-2020 |
| 2 | 02-28-2020 | REVISED PER ERC REVIEW COMMENTS, 02-25-2020 |



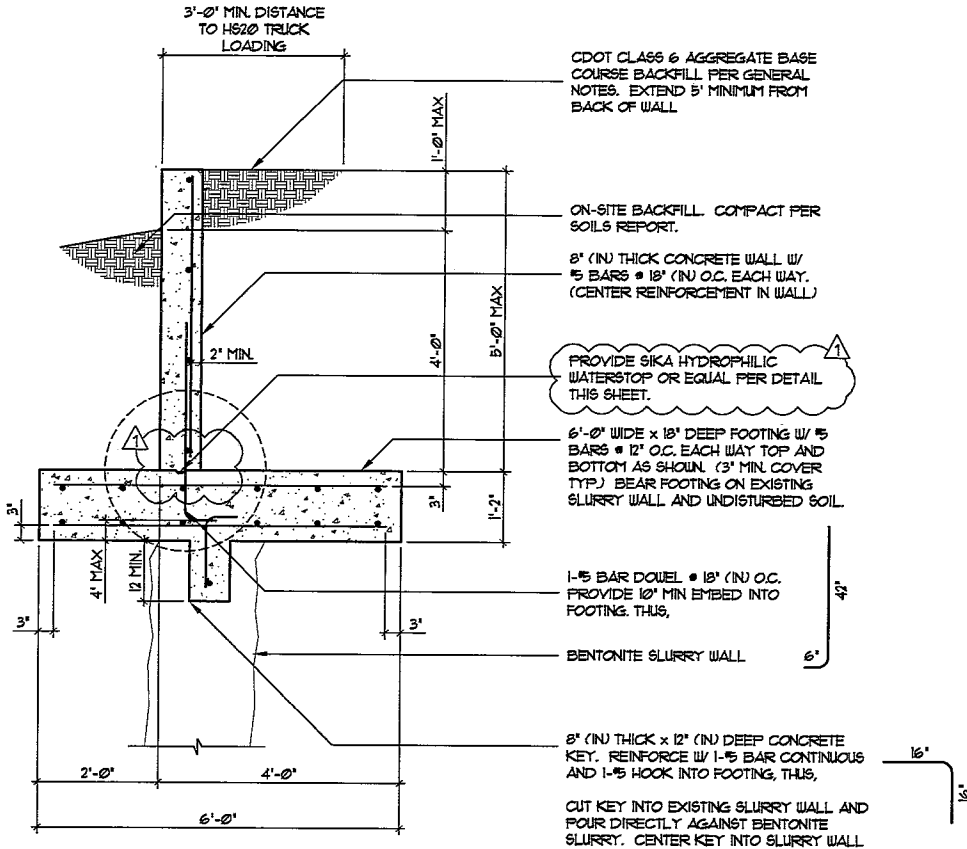
CTL | THOMPSON
STRUCTURAL ENGINEERS
CTL | THOMPSON, INC. P: 303-825-0777
1971 West 12th Avenue F: 303-825-4262
Denver, CO 80204 | www.ctlthompson.com

THIS DOCUMENT IS THE PROPERTY OF CTL | THOMPSON. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CTL | THOMPSON. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. CONTACT: MICHAEL BLUMENTHAL, P.E. (303) 825-0777

PROJECT LOCATION:
Concrete Cut-off Wall at Speer Canal
Silver Peaks Subdivision
Weld County Rd 2, E. of Himalaya Rd
Lochbuie, Colorado

CLIENT:
L.O.B. LLC
143 Kenosha Street
Denver, Colorado 80208
Contact: Michael Blumenthal

DESIGNER/DR: [Signature]
DATE: 02/28/2020
PROJECT #: DN47623.001
DATE: 01-21-2020
SCALE: N.T.S.
SHEET: S1
S3



RETAINING WALL DETAIL

N.T.S.

NOTE:
WALL & FOOTING FOURS
LIMITED TO 100' MAXIMUM
LENGTH

CDOT CLASS 6 AGGREGATE BASE COURSE BACKFILL PER GENERAL NOTES. EXTEND 5' MINIMUM FROM BACK OF WALL.

ON-SITE BACKFILL. COMPACT PER SOILS REPORT.

8" (IN) THICK CONCRETE WALL W/ #5 BARS @ 18" (IN) O.C. EACH WAY. (CENTER REINFORCEMENT IN WALL)

PROVIDE SIKA HYDROPHILIC WATERSTOP OR EQUAL PER DETAIL THIS SHEET.

6'-0" WIDE x 18" DEEP FOOTING W/ #5 BARS @ 12" O.C. EACH WAY TOP AND BOTTOM AS SHOWN. (3" MIN. COVER TYP.) BEAR FOOTING ON EXISTING SLURRY WALL AND UNDISTURBED SOIL.

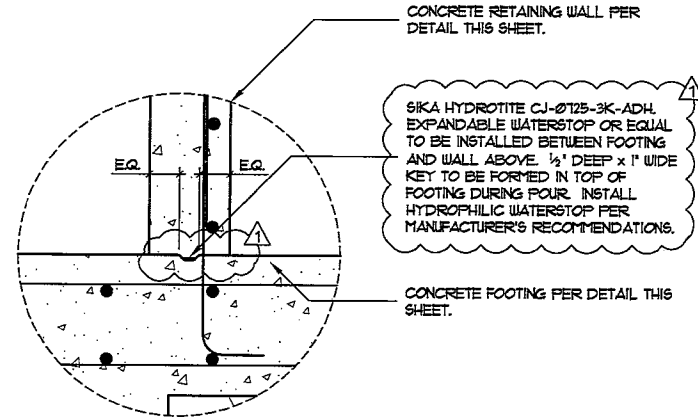
1-#5 BAR DOWEL @ 18" (IN) O.C. PROVIDE 10" MIN EMBED INTO FOOTING. THIS,

BENTONITE SLURRY WALL

8" (IN) THICK x 12" (IN) DEEP CONCRETE KEY. REINFORCE W/ 1-#5 BAR CONTINUOUS AND 1-#5 HOOK INTO FOOTING, THIS,

CUT KEY INTO EXISTING SLURRY WALL AND FOUR DIRECTLY AGAINST BENTONITE SLURRY. CENTER KEY INTO SLURRY WALL

NOTE:
FRICO ROAD SHALL BE RESTORED IN ACCORDANCE WITH DESIGN CRITERIA SECTION 4.3 INCLUDING 6" OF BASE COURSE AS STATED IN THE "DESIGN CRITERIA FOR FACILITIES OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY"



SIKA WATERSTOP DETAIL

N.T.S.

CONCRETE RETAINING WALL PER DETAIL THIS SHEET.

SIKA HYDROTITE CJ-0125-3K-ADH EXPANDABLE WATERSTOP OR EQUAL TO BE INSTALLED BETWEEN FOOTING AND WALL ABOVE. 1/2" DEEP x 1" WIDE KEY TO BE FORMED IN TOP OF FOOTING DURING POUR. INSTALL HYDROPHILIC WATERSTOP PER MANUFACTURER'S RECOMMENDATIONS.

CONCRETE FOOTING PER DETAIL THIS SHEET.

**SILVER PEAKS SUBDIVISION
DETENTION POND CUT-OFF WALL
LOCHBUIE, COLORADO**

| NO. | DATE | REVISION/ISSUE |
|-----|------------|---|
| 1 | 02-10-2020 | REVISED PER ERC REVIEW COMMENTS, 01-31-2020 |
| 2 | 02-28-2020 | REVISED PER ERC REVIEW COMMENTS, 02-25-2020 |



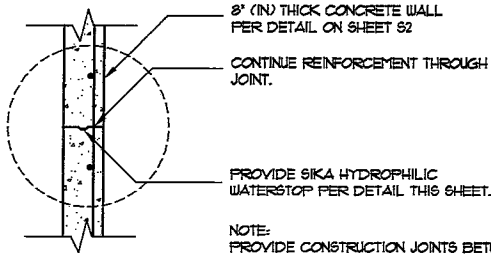
CTL | THOMPSON
STRUCTURAL ENGINEERS
CTL | THOMPSON, INC. P: 303-825-0777
1971 West 12th Avenue
Denver, CO 80204 | www.ctllthompson.com

THE DESIGNER HAS ACCOMPANIED THE CONTRACTOR TO THE PROJECT SITE TO VERIFY THE ACCURACY OF THE FIELD CONDITIONS AND TO OBSERVE THE CONSTRUCTION OF THE PROJECT. THE DESIGNER HAS REVIEWED THE CONSTRUCTION RECORDS AND HAS FOUND THEM TO BE ACCURATE. THE DESIGNER HAS REVIEWED THE CONSTRUCTION RECORDS AND HAS FOUND THEM TO BE ACCURATE. THE DESIGNER HAS REVIEWED THE CONSTRUCTION RECORDS AND HAS FOUND THEM TO BE ACCURATE.

PROJECT LOCATION:
Concrete Cut-off Wall at Speer Canal
Speer Canal
West County Rd 2, E. of Hilmeloya Rd
Lochbuie, Colorado

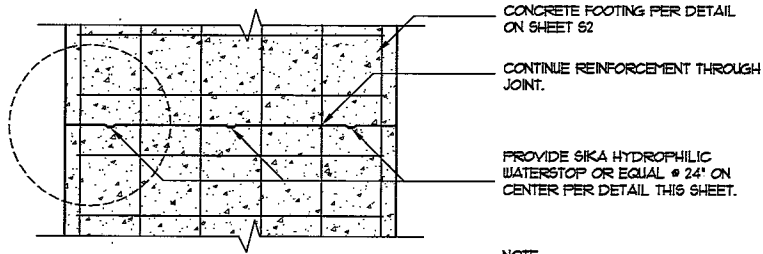
CLIENT:
L.O.B. LLC
143 Monroe Street
Denver, Colorado 80206
Contact: Michael Blumenthal

DESIGN/CHK: JRR/ACG
DATE: 02/28/2020
SHEET: S2
PROJECT # DN47623.001
DATE: 01-21-2020
SCALE: N.T.S.
S3

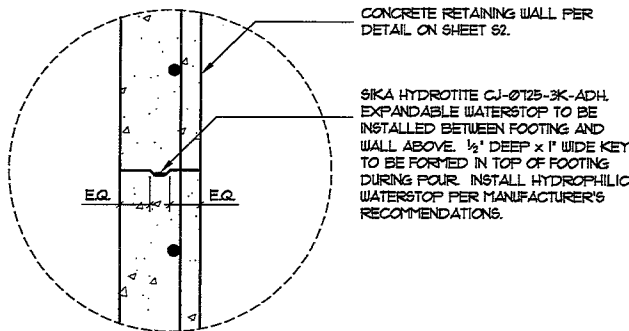


NOTE:
WALL & FOOTING POURS
LIMITED TO 100' MAXIMUM
LENGTH

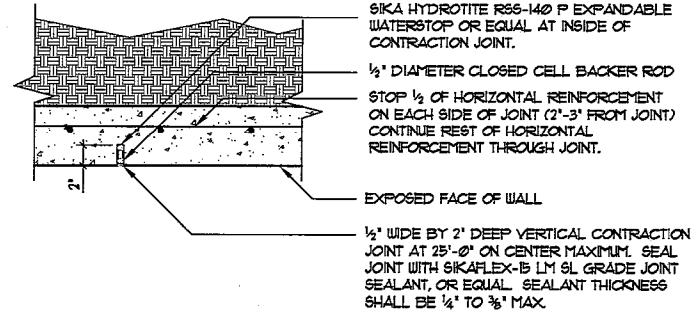
WALL CONSTRUCTION JOINT DETAIL
(TOP VIEW) N.T.S.



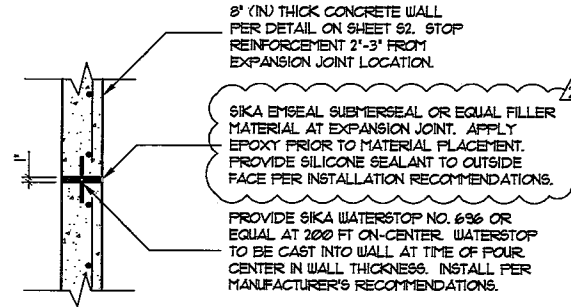
FOOTING CONSTRUCTION JOINT DETAIL
(TOP VIEW) N.T.S.



SIKA WATERSTOP DETAIL
N.T.S.



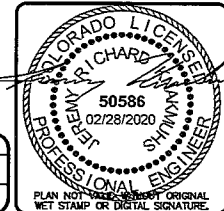
CONTRACTION JOINT DETAIL
(TOP VIEW) N.T.S.



WALL EXPANSION JOINT DETAIL
(TOP VIEW) N.T.S.

**SILVER PEAKS SUBDIVISION
DETENTION POND CUT-OFF WALL
LOCHBUIE, COLORADO**

| NO. | DATE | REVISION/ISSUE |
|-----|------------|---|
| 1 | 02-10-2020 | REVISED PER ERC REVIEW COMMENTS, 01-31-2020 |
| 2 | 02-28-2020 | REVISED PER ERC REVIEW COMMENTS, 02-25-2020 |



CTL | THOMPSON
STRUCTURAL ENGINEERS
CTL | THOMPSON, INC. | P: 303-828-0777
1071 West 12th Avenue, Suite 80204
Denver, CO 80204 | www.cctlthompson.com

THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND ARCHITECT REGISTERED IN THE STATE OF COLORADO. THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND ARCHITECT REGISTERED IN THE STATE OF COLORADO. THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND ARCHITECT REGISTERED IN THE STATE OF COLORADO.

PROJECT LOCATION:
Concrete Cut-off Wall at Speer Canal
Pecos Subdivision
West Canyon Road, E. of Himmels Road
Lochbuie, Colorado

CLIENT:
L.O.B. LLC
143 Monroe Street
Denver, Colorado 80206
Contact: Michael Blumenthal

DESIGN/DATE: 02/28/2020
DRAWN BY: JRK
PROJECT # DN47623.001
DATE: 01-21-2020
SCALE: N.T.S.