TOWN OF TIMNATH, COLORADO
RESOLUTION NO. 2, SERIES 2021

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF TIMNATH APPROVING THE TRAILSIDE ACTIVE ADULT SITE PLAN, GENERALLY LOCATED AT THE NORTHEAST CORNER OF STONE FLY DRIVE AND KIDD STREET

WHEREAS, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

WHEREAS, Timnath Living, LLC. (the "Applicant") has submitted a Site Plan, more particularly depicted on Exhibit A (Site Plan) and attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Planning Commission held a meeting to consider this item on December 21, 2021, and the above described Site Plan was recommended for approval to the Town Council by the Town of Timnath Planning Commission by unanimous (5-0) vote; and

WHEREAS, the Town Council held a meeting to consider this item on January 11, 2022 and upon hearing the statements of staff and the applicant(s) and giving consideration to the recommendations, the Town Council determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOW:

Section 1. Approval
The Trailside Active Adult Site Plan is hereby approved in substantially the form as attached hereto, subject to technical or otherwise non-substantive modifications, as deemed necessary by the Town Manager in consultation with the Town Planner, Engineer, Legal Counsel, and other applicable staff or consultants.

INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON JANUARY 11, 2022.

TOWN OF TIMNATH, COLORADO

Mark J. Soukup, Mayor

TOWN OF TIMNATH SEAL COLORADO

ATTEST:

Milissa Peters-Garcia, CMC
Town Clerk

EXHIBIT A

Site Plan Documents

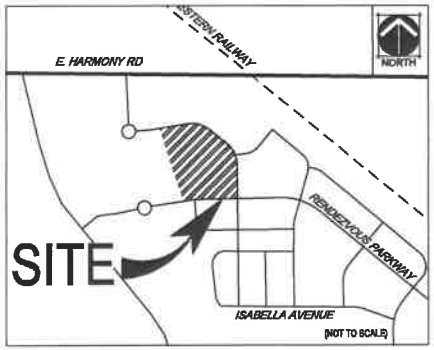
[attached]

TRAILSIDE ACTIVE ADULT

LOT 1, BLOCK 2, RENDEZVOUS FILING NO 1

DEVELOPMENT SITE PLAN

VICINITY MAP



SHEET INDEX:

G-100: Cover Sheet	C2.3: Erosion Control Plan	C7.3: Storm Sewer Plan/Profile
SP-100: Site Plan	C2.4: Erosion Control Plan	C7.4: Storm Sewer Plan/Profile
L-001: Landscape Notes	C3.0: Overall Demolition Plan	C7.5: Storm Sewer Plan/Profile
LP-101: Landscape Plan	C3.1: Demolition Plan	C7.6: Storm Sewer Plan/Profile
LP-102: Landscape Plan	C3.2: Demolition Plan	C7.7: Storm Sewer Plan/Profile
LP-103: Landscape Plan	C3.3: Demolition Plan	C7.8: Storm Sewer Plan/Profile
LP-401: Pool Deck LP	C3.4: Demolition Plan	C7.9: Storm Sewer Plan/Profile
LP-501: Landscape Details	C4.0: Overall Site Plan	C7.10: Storm Sewer Plan/Profile
LS-401: Pool Deck Hardscape	C4.1: Paving & Horizontal Control	C7.11: Roof & Landscape Drain Plan
LS-501: Hardscape Details	C4.2: Paving & Horizontal Control	C7.12: Roof & Landscape Drain Plan
LS-502: Hardscape Details	C4.3: Paving & Horizontal Control	C8.0: Sanitary Sewer Plan/Profile
A3.00: Elevations- Bldg 1	C4.4: Paving & Horizontal Control	C8.1: Sanitary Sewer Plan/Profile
A3.01: Elevations- Bldg 2 & 3	C4.5: Paving & Horizontal Control	C9.0: Overall Drainage Plan
A3.03: Elevations- Clubhouse	C5.0: Overall Grading Plan	C9.1: Detail Basin Plan
AX.XX: Exterior Materials	C5.1: Grading Plan	C10.0: Details
G1.00: Garage A	C5.2: Grading Plan	C10.1: Details
G1.01: Garage B	C5.3: Grading Plan	C10.2: Details
G1.02: Garage C	C5.4: Grading Plan	C10.3: Details
G1.03: Garage D	C5.5: Grading Plan	C10.4: Details
G1.04: Garage E	C5.6: Grading Plan	C10.5: Details
G1.05: Garage F	C5.7 Grading Plan	C10.6: Details
C1.0: CD Cover Sheet	C6.0: Overall Utility Plan	C10.7: Details
C1.1: General Notes	C6.1: Utility Plan	C10.8: Details
C1.2: Existing Conditions	C6.2: Utility Plan	C10.9: Details
C2.0: Overall Erosion Control	C6.3: Utility Plan	SL1.0: Site Lighting Plan
C2.1: Erosion Control Plan	C6.4: Utility Plan	SL2.0: Site Lighting Plan
C2.2: Erosion Control Plan	C7.1: Storm Sewer Plan/Profile	SL3.0: Site Lighting Plan
	C7.2: Storm Sewer Plan/Profile	SL4.0: Site Lighting Plan

PROJECT TEAM

DEVELOPER/APPLICANT:
Hausmann Construction, LLC.
6000 Greenwood Plaza Blvd 115
Greenwood Village, CO 80111

PLANNER/LANDSCAPE ARCHITECT:
North Design
244 North College Ave #130
Fort Collins, CO 80524

ARCHITECT:
Studio 951
800 P Street, Suite 203
Lincoln, NE 68508

CIVIL ENGINEER:
Olsson Engineering
1680 Fall River Drive
Loveland, CO 80538

CHECKED BY: NG, RM
DRAWN BY: GM, BV

PROJECT DESCRIPTION

Located at the intersection of Timnath Trail Road and Rendezvous Parkway, a site plan application for a senior living community encompassing 168 multi-family residential dwelling units and associated amenities.

LEGAL DESCRIPTION

Lot I, Block 2 Rendezvous Filing No. 1

LAND USE & BUILDING SUMMARY

Existing Zoning	R-3 Residential w/ Rendezvous Planned Development Overlay
Gross Land Area	8.49 acres (369,852 sf)
Land Use	Multi-family Senior Housing
Number of Buildings	7 (including garages)
Building Footprint (square feet)	
Building 1 (south building)	25,200 sf
Building 2 (middle building)	27,500 sf
Building 3 (north building)	25,100 sf
Garages	16,600 sf
Clubhouse	6800 sf
Total Building Footprint	101,200 sf
Maximum Building Height	39'2"
Maximum Building Stories	3 stories per apartment building
Clubhouse Hours of Operation	9 A.M - 6 P.M.
Number of Employees	3 (average)

OPEN SPACE ANALYSIS

Required Open Space	
Total Open Space Required	2.12 acres (25% of Gross Acreage)
50% Usable Open Space	1.06 acres (50% of Total Open Space)
Usable Open Space Provided	
Central Amenity Area	1.06 acres
Dog Park	0.03 acres
Total Usable Open Space	1.09 acres
Other Open Space	
Detention Ponds	0.81 acres
Landscaped Areas	1.1 acres
Total Open Space Provided	3.0 acres

PARKING

Total Required Parking	101 (0.6 stalls per DU)
Surface Parking Provided	105
Garage Parking	58
Handicap Parking	8

CERTIFICATIONS

Certificate of Ownership

We certify that _____ are the owners of this property.

Owner:

_____

By_____

Notarial Certificate:
The foregoing instrument was acknowledged before me this _____ day of _____, 20___,
by _____
Witness my hand and official seal.
My commission expires: _____

_____
Notary Public

Preparer's Certificate

I, _____, do hereby certify that this site plan was performed by me or under my direct supervision, and that this site plan has been prepared in compliance with all applicable laws of the Town of Timnath at the time of this site plan and within my control, and is accurate to the best of my knowledge, information and belief.

_____
By

Planning Commission Certificate

Approved this _____ day of _____, 20____ by the Town Planning Commission, Timnath, Colorado.

_____
Phil Goldstein

Town Council Certificate

Approved this _____ day of _____, 20____ by the Timnath City Council.

_____
Mayor Mark Sousiup

Poudre Fire Authority Certificate

Approved this _____ Day of _____, 20_____,
by the Poudre Fire Authority.

By:

_____
Fire Marshal

FORT COLLINS - LOVELAND
WATER DISTRICT

SOUTH FORT COLLINS
SANITATION DISTRICT

_____
District Engineer Date

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.

BENCHMARKS

BENCHMARK #1: (#5 REBAR & RED PLASTIC CAP) LOCAL GROUND N: 1433301.19
LOCAL GROUND E: 3145837.61
GRID N: 1433301.19 (NAO 83)
GRID E: 3145837.61 (NAO 83)
ELEV.: 4859.66 (NAVO 88)
BENCHMARK #2: (#5 REBAR & RED PLASTIC CAP) LOCAL GROUND N: 1433080.00
LOCAL GROUND E: 3146392.85
GRID N: 1433080.08 (NAO 83)
GRID E: 3146392.70 (NAO 83)
ELEV.: 4853.44 (NAVO 88)
BENCHMARK #3: (CHISELLED"+" IN SIDEWALK) LOCAL GROUND N: 1432538.53
LOCAL GROUND E: 3145926.13
GRID N: 1432538.73 (NAO 83)
GRID E: 3145926.11 (NAO 83)
ELEV.: 4857.47 (NAVO 88)
BENCHMARK #4: (MAG NAIL & DISK "4 BCG") LOCAL GROUND N: 1432568.68
LOCAL GROUND E: 3146510.44
GRID N: 1432568.17 (NAO 83)
GRID E: 3146510.27 (NAO 83)
ELEV.: 4852.21 (NAVO 88)
BENCHMARK #5: (PURPLE PLASTIC CAP "BCG 5") LOCAL GROUND N: 1432919.19
LOCAL GROUND E: 3146123.42
GRID N: 1432919.28 (NAO 83)
GRID E: 3146123.35 (NAO 83)
ELEV.: 4855.19 (NAVO 88)

TOWN OF TIMNATH, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

_____
Town Planner Date

TOWN OF TIMNATH, COLORADO
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

_____
Town Engineer Date

NORTH DESIGN
Planning | Landscape Architecture | Graphics
244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.498.9414
www.north-design.com

TRAILSIDE ACTIVE ADULT
DEVELOPMENT SITE PLAN
TIMNATH, CO

OWNER:
Timnath Living LLC
8800 Executive Woods Drive
Lincoln, NE 68512-6306

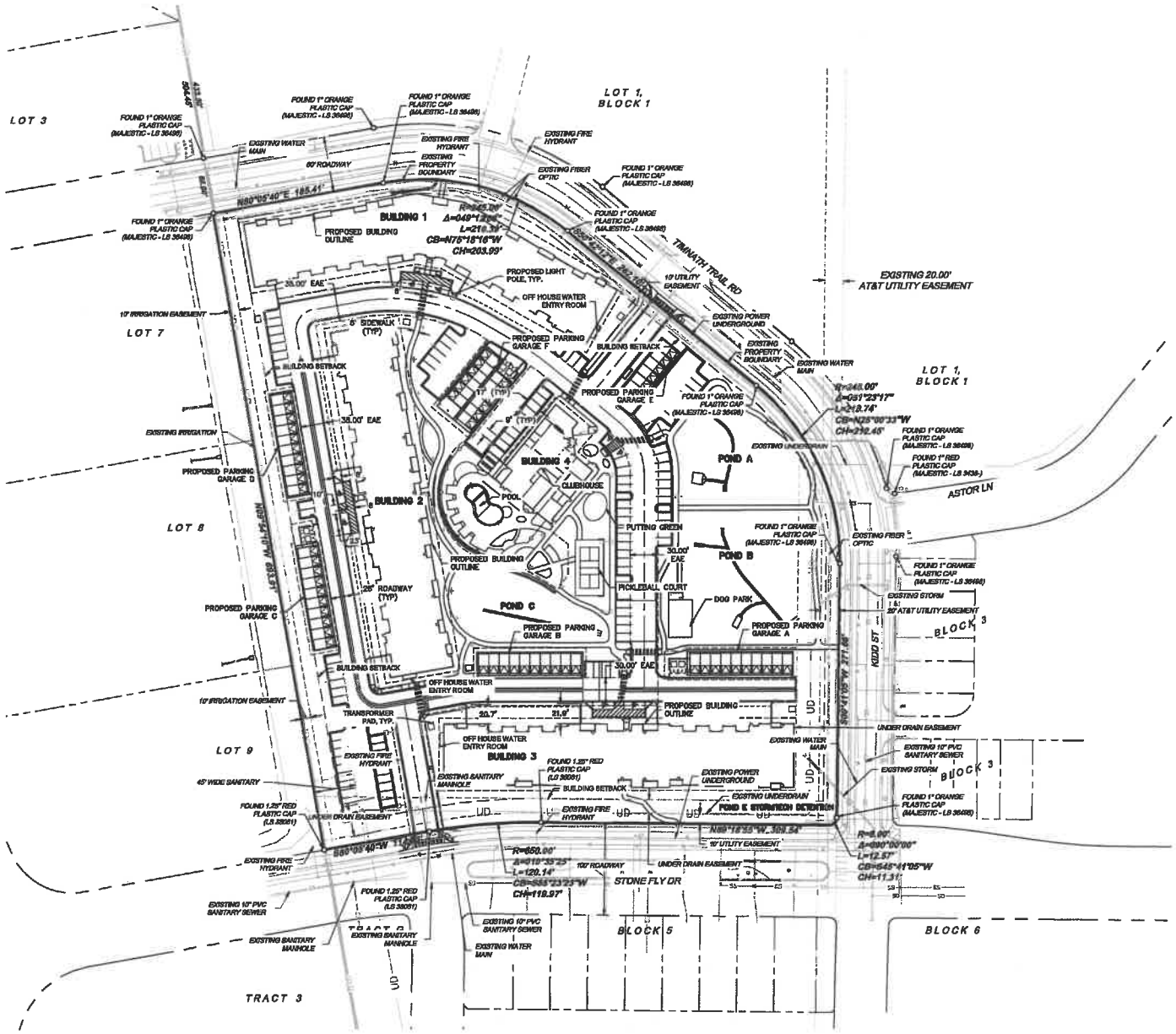
ENGINEER:
Olsson Engineering
1680 Fall River Drive
Loveland, CO 80538

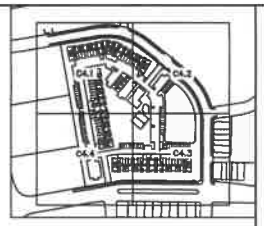
NOT FOR CONSTRUCTION

DATE:
06/18/21: SITE PLAN
10/13/21: SITE PLAN

SHEET TITLE:
COVER SHEET

G-100





N

0' 25' 50' 100'
SCALE IN FEET
1" = 50'
AS PRINTED 24" X 36"

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

EAE=EMERGENCY ACCESS EASEMENT. SEE PLAT.

olsson
1690 Fall River Drive, Suite 200
Loveland, CO 80538
TEL. 970.461.7733 www.olsson.com

NOTE:
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSOCIATES HAS NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (CONFIRMING OR VERIFYING ALL THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION). IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS BEFORE YOU BEGIN YOU WILL AVOID DAMAGE OR DISPUTE FOR THE REMOVAL OF UNDERGROUND UTILITIES

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

OVERALL SITE PLAN & DIMESNION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: [illegible]
checked by:
approved by:
SPCD by:
project no.: 021-0008
drawing no.:
date: 11-17-2021

SHEET
SP-100

DWG: F:\2021\022009-022020\021-022020\VD-Design\AutoCAD\Final Plans\Sheets\SP\C-SITE01_021102058.dwg USER: jdoerneh
DATE: Nov 17, 2021 12:41am XREFS: C_TBLK_021102058 C_ISPLAN_021102058 C_TBLK SIG_021102058 C_JENLAP_021102058 C_PRAGE_021102058 E_PLTG_021102058 C_FBLDG_021102058

STANDARD NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN
10. REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
11. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
14. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
15. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
18. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
19. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
20. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
21. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
23. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
24. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
25. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
27. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
28. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
29. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
30. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
31. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

CHECKED BY: KD, RM
DRAWN BY: GAL, BY

POOL/SPA NOTES

1. POOL AND SPA DETAILS ARE PROVIDED FOR REFERENCE PURPOSES ONLY, TO CONVEY DESIGN INTENT, APPROXIMATE DIMENSIONS, AND TO SHOW THE CONTEXTUAL RELATIONSHIP WITH THE DECK, PAVING, AND LANDSCAPE. ENGINEERING AND FINAL DESIGN FOR THE POOL AND SPA TO BE PROVIDED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE POOL AND SPA MEET ALL CURRENT BUILDING CODES, REGULATORY AGENCY REQUIREMENTS TO INCLUDE, BUT NOT LIMITED TO ADA., AND ALL OTHER APPLICABLE REQUIREMENTS.
3. CONTRACTOR SHALL ACQUIRE ALL REQUIRED PERMITTING NECESSARY FOR PLUMBING, HEATING AND ELECTRICAL WORK PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO PROVIDE A STAMPED SET OF POOL AND SPA STRUCTURAL DRAWINGS TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL.
5. POOLS /SPAS SHALL BE LOCATED 10FT. MIN. HORIZONTAL FROM OVERHEAD ELECTRICAL WIRES.
6. FOR BIDDING PURPOSES, PNEUMATICALLY PLACE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND BE COMPOSED OF 5 $\frac{1}{2}$ SACKS OF CEMENT, 30% PEA GRAVEL, 70% SAND, 3 TO 5 OZ OF AIR ENTRAINING COMPOUND, 2 TO 6 OZ OF WATER REDUCING ADMIXTURE, 16% WATER WITH 3" TO 4" SLUMP. PNEUMATICALLY APPLIED MORTAR (GUNITE) TO BE CLASSED AS GRADE A SUBJECT TO THE PROVISIONS OF THE LOCAL CODE AND ACI 506-9-96 SHOTCRETE SPECIFICATIONS.
7. JUNCTION BOX(ES) SHALL BE LOCATED AS REQUIRED PER APPLICABLE CODE.
8. FOR BIDDING PURPOSES, CONCRETE SHALL BE PLACED AGAINST UNDISTURBED NATURAL SOIL OR AGAINST FILL COMPACTED TO 95% MINIMUM PROCTOR DENSITY AS DIRECTED BY A STRUCTURAL ENGINEER. PLACE GUNNITE AGAINST FREESTANDING FORMS/WALLS.
9. FOR BIDDING PURPOSES, GUNITE SHALL BE DAMP CURED FOR A MINIMUM OF 7 DAYS AFTER PLACING.
10. FOR BIDDING PURPOSES, REINFORCING SHALL CONFORM TO THE LATEST A.S.T.M. SPECIFICATION A-615, GRADE 40. LAP ALL BARS 36 DIAMETERS MINIMUM.
11. PROVIDE MECHANICAL DEVICES TO HOLD STEEL IN PLACE AND TO MAINTAIN THE REQUIRED CLEARANCE BETWEEN STEEL AND EARTH.
12. SUCTION AND SPA PUMP SUCTION OPENINGS SHALL BE COVERED WITH GRATES (NATARE CORPORATION OR APPROVED EQUAL) OR OTHER PROTECTIVE DEVICES. GRATES OR OTHER PROTECTIVE DEVICES SHOULD BE MECHANICALLY ANCHORED AND BE REMOVED ONLY BY THE USE OF A TOOL. NO OPENINGS LARGE ENOUGH TO PERMIT PASSAGE OF A ROD LARGER THAN 5MM IN DIAMETER ARE PERMITTED.
13. ELECTRICAL INSPECTION SHALL APPROVE GROUNDING OF REINFORCING, PLUMBING AND CONDUIT PRIOR TO THE APPROVAL OF REINFORCING STEEL FOR POURING OF CONCRETE OR GUNNITE.
14. CONTRACTOR TO PROVIDE CUT SHEETS OF ALL POOL COMPONENTS AND MATERIALS TO OWNER'S REPRESENTATIVE FOR APPROVAL. REVIEW OF SUBMITTALS WILL BE ONLY FOR GENERAL COMPLIANCE WITH SPECIFICATIONS AND EXPECTATIONS FOR PERFORMANCE. THIS REVIEW DOES NOT EXCUSE THE CONTRACTOR FROM ENSURING ALL WORK CONFORMS WITH ALL APPLICABLE CODES AND REGULATIONS.
15. CONCRETE, ELECTRICAL, REBAR AND COMPACTION REQUIREMENTS ARE INTENDED TO BE MINIMUM STANDARDS AND FOR BIDDING PURPOSES ONLY. THE POOL CONTRACTOR SHALL SUBMIT FINAL REQUIREMENTS AS PART ENGINEERED SHOP DRAWINGS AS REQUIRED BY LOCAL JURISDICTION.
16. THE POOL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL OF THEIR FINISHES DURING CURING AND INSTALLATION FROM STAINING AND OTHER PHYSICAL DAMAGES.
17. NEGATIVE EDGE POOL WATER FALL IS INTENDED TO HAVE $\frac{1}{2}$" OF WATER FALLING UNIFORMLY ACROSS THE ENTIRE LENGTH. WALL PUMPS SHALL BE SIZED TO MAINTAIN A CONSTANT FLOW.
18. POOL AND SPA CONTRACTOR TO ENSURE THAT POOL IS WATERTIGHT.
19. FURNISHINGS SHOWN INTERIOR TO POOL FENCE ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE.

SEED MIXES

IRRIGATED TURF GRASS BLEND: SOD

*FRONT RANGE DROUGHT RESISTANT BLEND' BY BITTERSWEET TURF FARMS, INC, OR APPR. EQUAL

COMMON NAME	% OF TOTAL
CREEPING RED FESCUE	35%
SR3200 BLUE FESCUE	25%
SR3100 HARD FESCUE	12.5%
REUBENS CANADIAN BLUE	15%
SR5100 CHEWINGS FESCUE	12.5%
TOTAL	100%

IRRIGATED PBSI NATIVE PRAIRIE SEED MIX

COMMON NAME	% OF TOTAL
WESTERN WHEATGRASS	24%
SIDE OATS GRAMA	20%
BLUE GRAMA	20%
GREEN NEEDLE	24%
BUFFALO GRASS	10%
SAND DROPSEED	2%
TOTAL	100%

*CONTACT: PRAIRIE BUTTES SEED, 609 25TH ST. GRELEY CO 80631 OR APPROVED EQUAL

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2"CAL	10
CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	4
GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2"CAL	7
GY DI	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2"CAL	17
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2"CAL	15
QU RP	QUERCUS ROBUR 'REGAL PRINCE'	REGAL PRINCE ENGLISH OAK	B & B	2"CAL	2
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2"CAL	5
UL CC	ULMUS DAVIDIANA CHOICECITY	CHOICE CITY ELM	B & B	2"CAL	13

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
JU SP	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B	6' HEIGHT	31
PI IS	PICEA PUNGENS 'ISELI FASTIGIATE'	FASTIGIATE SPRUCE	B & B	6' HEIGHT	13
PI ED	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	1
PI HE	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HEIGHT	40
PI NI	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	1

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
AC GL	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	B & B	6' CLUMP	6
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP	3
CR CR	CRATAEGUS CRUS-GALLI INERMIS 'CRUSADER'	CRUSADER COCKSPUR HAWTHORN	B & B	1.5"CAL	4
PR VI	PRUNUS VIRGINIANA MELANOCARPA	NATIVE CHOKECHERRY	B & B	6' CLUMP	1
PY JA	PYRUS CALLERYANA 'JACK'	JACK FLOWERING PEAR	B & B	1.5"CAL	10

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
AM AL	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	12
AM CA	AMORPHA CANESCENS	LEADPLANT	CONT.	5 GAL.	58
BU AL	BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	CONT.	#5	2
CO AF	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	CONT.	#5	30
DA CM	DAPHNE X BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	CONT.	#5	23
EU AL	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	CONT.	#5	18
PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT	5 GAL	16
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	54
PO PR	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENTILLA	CONT.	#5	15
PR BE	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	30
PR PB	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	44
RH GR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT	5 GAL	25
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	CONT.	#5	12

EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
AR CH	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN'	CHIEFTAIN MANZANITA	CONT.	#5	13
AR PA	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	37
EU EG	EUONYMUS FORTUNEI 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	CONT.	#5	44
JU CH	JUNIPERUS CHINENSIS 'SPARTAN' AND 'SPEARMINT'	SPARTAN AND SPEARMINT JUNIPER	CONT.	5 GAL.	28
JU SC	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	#5	5
PI MO	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	31

ORNAMENTAL GRASSES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	72
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	#1	42
MIML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	#1	38
PE AL	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	CONT	1 GAL	49
PE KR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	CONT.	#1	41
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	76

PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY
AC MO	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	CONT.	#1	8
HE ST	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	CONT.	#1	8
HO PA	HOSTA FORTUNEI 'PATRIOT'	PATRIOT HOSTA	CONT.	#1	8
RU FU	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	15
SA MN	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	CONT.	#1	20

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
BED	SHRUB BED	SHRUB BED	1 GAL		4,993.3 SF

SODS/SEED	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
NA SE	TURF SEED	NATIVE PRAIRIE MIX	SEED		34,217.2 SF
TURF	TURF SOD	TEXAS HYBRID SOD	SOD		30,874.5 SF
NW SE	WETLAND SEED	NATIVE WETLAND MIX	SEED		17,901.4 SF

NON-IRRIGATED DETENTION BASIN NATIVE SEED

*DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

COMMON NAME	% OF TOTAL
SLOUGHGRASS	9%
WILD RYE	9%
IDAHO FESCUE	6%
WESTERN WHEATGRASS	6%
SIDEOATS GRAMA	15%
ALKALI SACATON	12%
FRINGED SAGE	6%
PRAIRIE ASTER	8%
WILD LUPINE	6%
BLACK-EYED SUSAN	6%
MILKWEED	12%
TOTAL	100%

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TRAILSIDE ACTIVE ADULT
DEVELOPMENT SITE PLAN
TIMNATH, CO

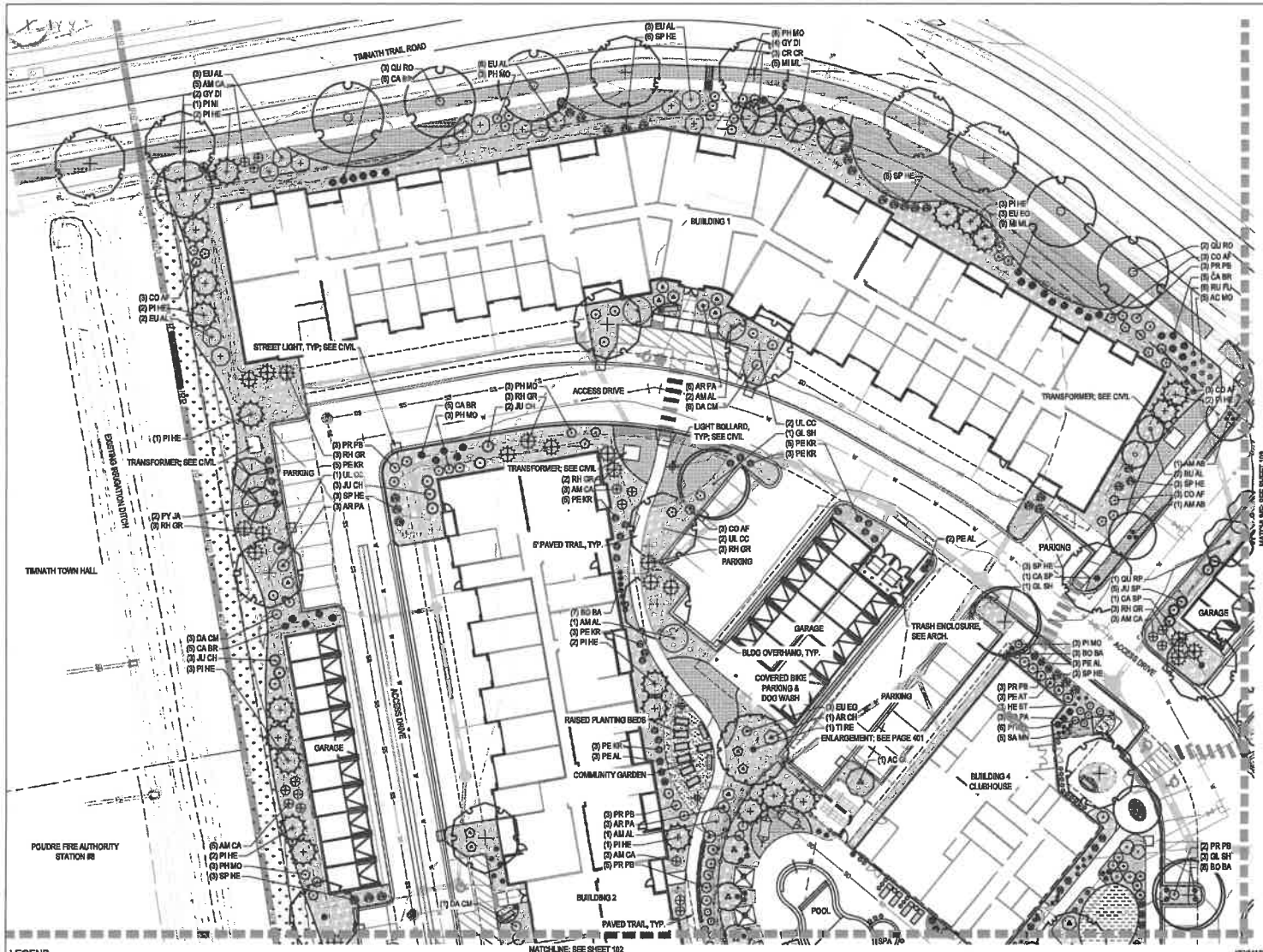
OWNER:
Timnath Living LLC
8885 Executive Woods Drive
Lincoln, NE 68512-9306

ENGINEER:
Gleeson Engineering
1860 Fall River Drive
Loveland, CO 80538

DATE:
08/18/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
LANDSCAPE NOTES

L-001



LEGEND

CRUSHER FINES	NATIVE SEED	PAVEMENT EDGE	TRASH RECEPTACLE	HAMMOCK
ARTIFICIAL TURF	SOD	FENCE	PLANTER POT	LOUNGE SEATING
LANDSCAPE BED	WETLAND SEED	EDGER	SIDE TABLE	RAISED PLANTER
		POOL COPING	CHAISE LOUNGE	FIRE PIT
		LANDSCAPE BOULDER	TABLES	DAY BED CABANA
			BENCH	UMBRELLA TABLE
			PET STATION	

CHECKED BY: TG, GM
DRAWN BY: GM, BV

KEYMAP

NORTH

SCALE 1" = 20'

NORTH DESIGN
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244 North College Avenue #130
Fort Collins, Colorado 80524
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TRAILSIDE ACTIVE ADULT

DEVELOPMENT SITE PLAN

TIMNATH, CO

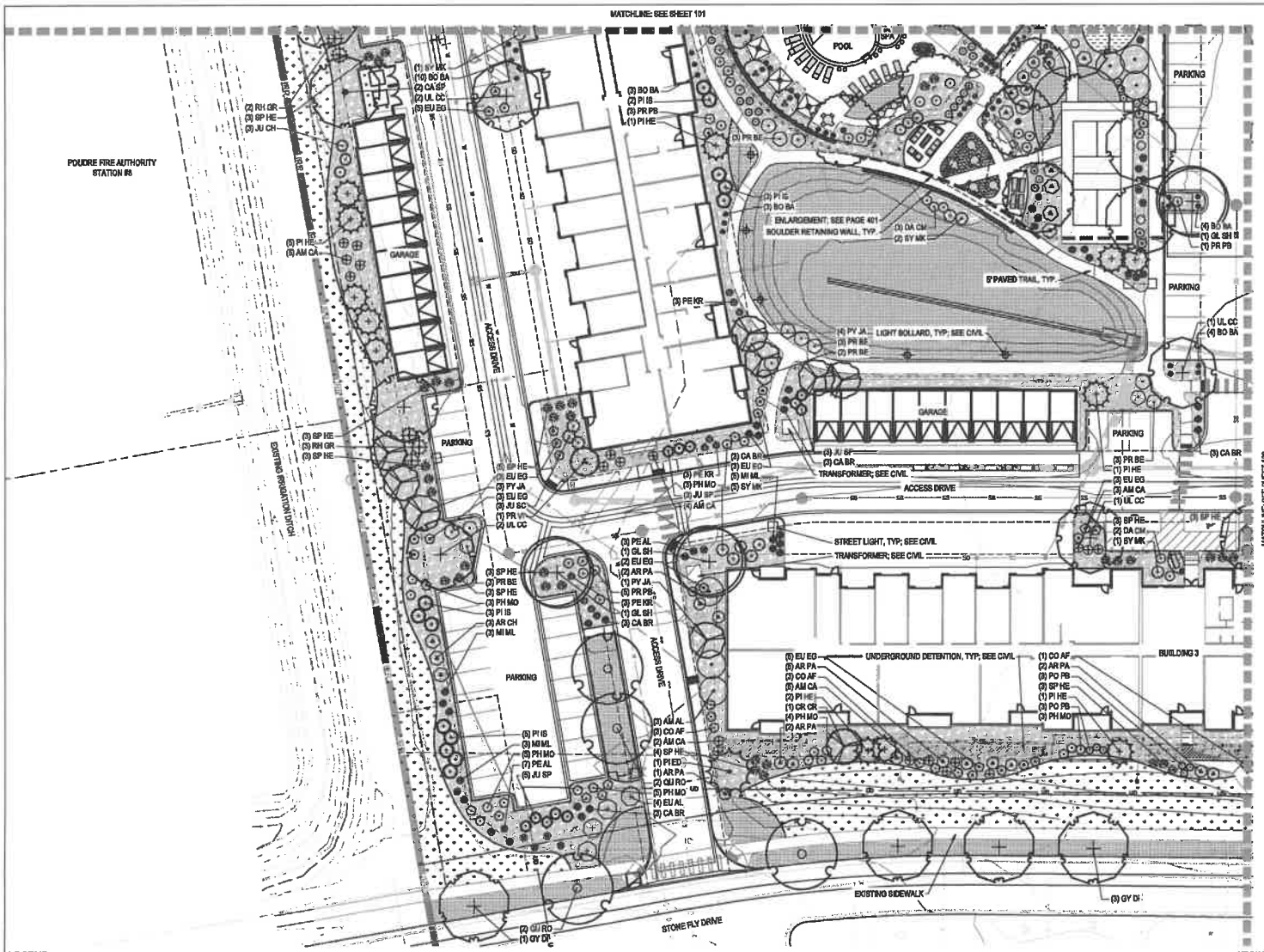
OWNER:
Timnath Living LLC
8885 Executive Woods Drive
Lincoln, NE 68512-6306

ENGINEER:
Gleason Engineering
1800 Fall River Drive
Loveland, CO 80538

DATE:
08/18/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

LP-101

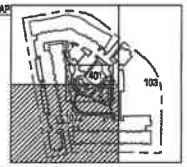


LEGEND

CRUSHER FINES	NATIVE SEED	PAVEMENT EDGE	TRASH RECEPTACLE	HAMMOCK
ARTIFICIAL TURF	SOD	FENCE	PLANTER POT	LOUNGE SEATING
LANDSCAPE BED	WETLAND SEED	EDGER	SIDE TABLE	RAISED PLANTER
		POOL COPING	CHAISE LOUNGE	FIRE PIT
		LANDSCAPE BOULDER	TABLES	DAY BED CABANA
			BENCH	UMBRELLA TABLE
			PET STATION	

CHECKED BY: KB, RM
DRAWN BY: CM, BV

KEYMAP



NORTH

811

0 10 20 40
SCALE: 1" = 20'

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TRAILSIDE ACTIVE ADULT

DEVELOPMENT SITE PLAN
TIMNATH, CO

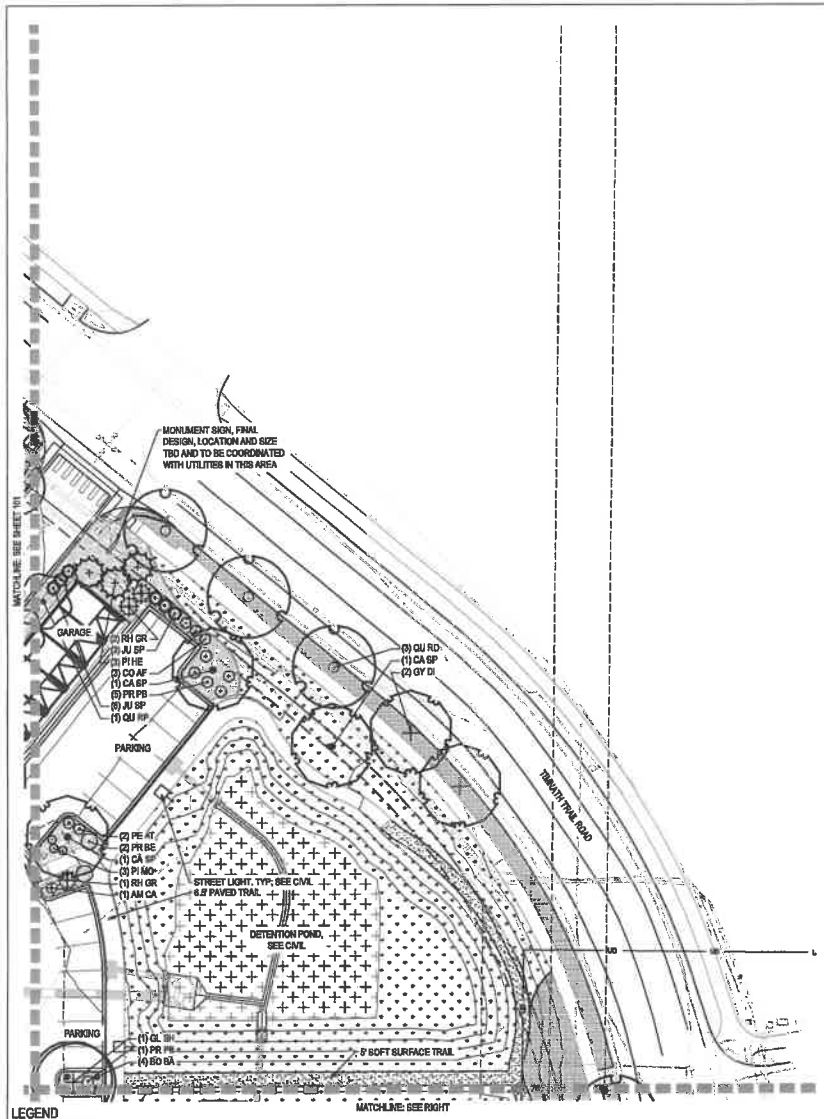
OWNER:
Timnath Living LLC
5555 Executive Woods Drive
Lincoln, NE 68512-6308

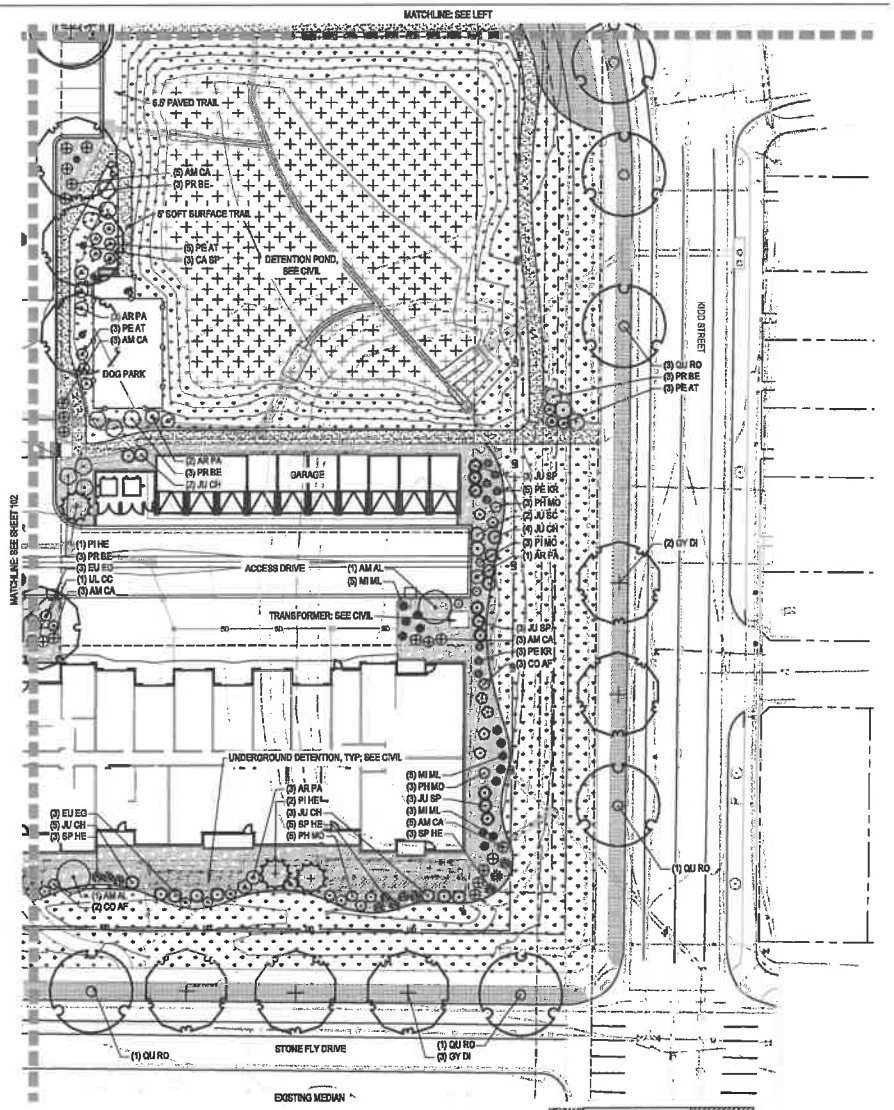
ENGINEER:
Olsen Engineering
1650 Fall River Drive
Loveland, CO 80538

DATE:
08/18/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

LP-102





LEGEND

CRUSHER FINES	NATIVE SEED	PAVEMENT EDGE	TRASH RECEPTACLE	HAMMOCK
ARTIFICIAL TURF	SOD	FENCE	PLANTER POT	LOUNGE SEATING
LANDSCAPE BED	WETLAND SEED	EDGER	SIDE TABLE	RAISED PLANTER
		POOL COPING	CHAISE LOUNGE	FIRE PIT
		LANDSCAPE BOULDER	TABLES	DAY BED CABANA
			BENCH	UMBRELLA TABLE
			PET STATION	

CHECKED BY: KB, RM
DRAWN BY: CM, BV

KEYMAP

NORTH

SCALE 1" = 20'

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TRAILSIDE ACTIVE ADULT
DEVELOPMENT SITE PLAN
TIMNATH, CO

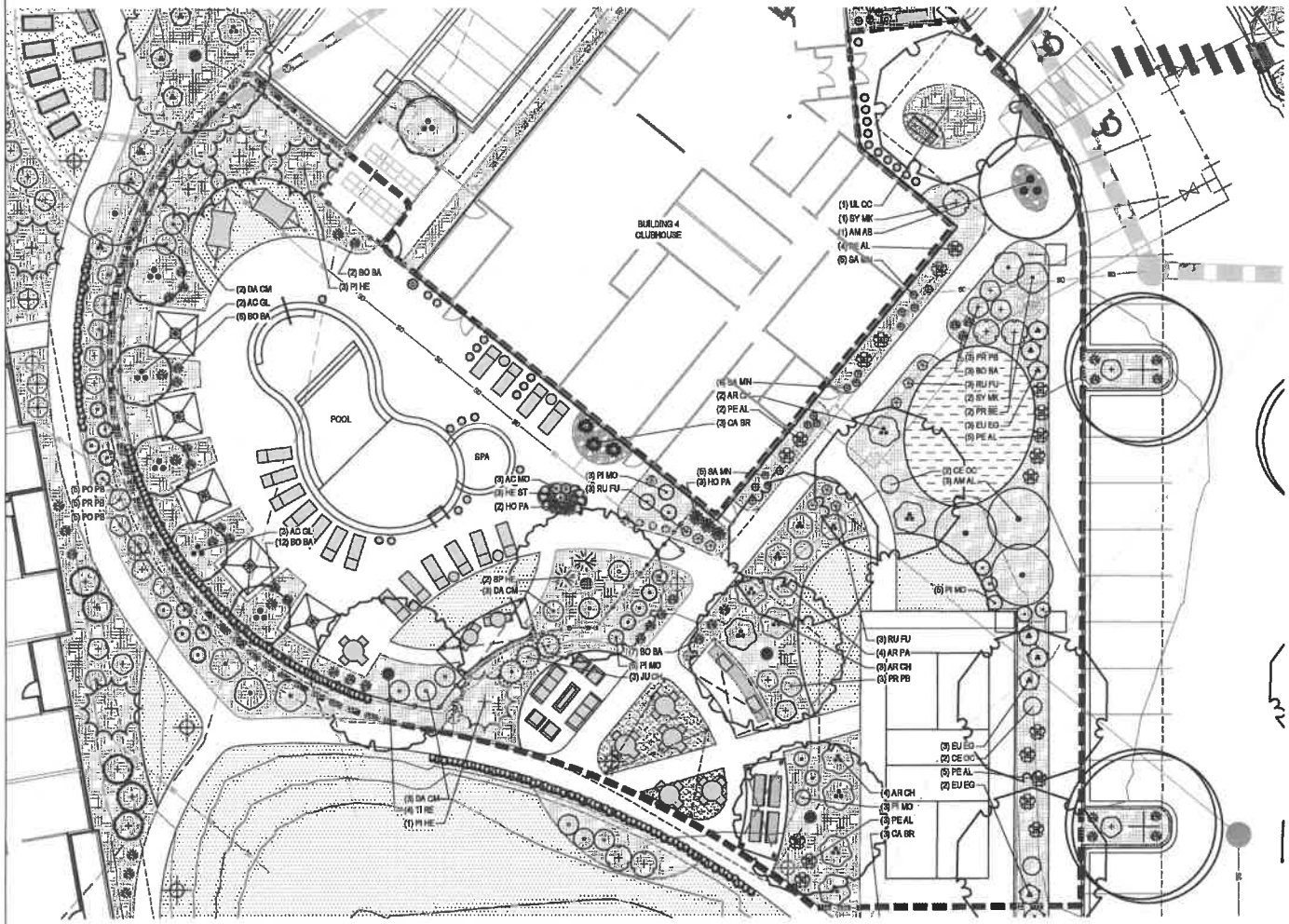
OWNER:
Timnath Living LLC
6868 Executive Woods Drive
Lincoln, NE 68512-6306

ENGINEER:
Olsson Engineering
1680 Fall River Drive
Loveland, CO 80538

DATE:
09/16/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
LANDSCAPE PLAN

LP-103

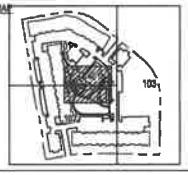


LEGEND

CRUSHER FINES	NATIVE SEED	PAVEMENT EDGE	TRASH RECEPTACLE	HAMMOCK
ARTIFICIAL TURF	SOD	FENCE	PLANTER POT	LOUNGE SEATING
LANDSCAPE BED	WETLAND SEED	EDGER	SIDE TABLE	RAISED PLANTER
		POOL COPING	CHAISE LOUNGE	FIRE PIT
		LANDSCAPE BOULDER	TABLES	DAY BED CABANA
			BENCH	UMBRELLA TABLE
			PET STATION	

CHECKED BY: KS, RM
DRAWN BY: GM, BV

KEYMAP



NORTH

811

0 5 10 20

SCALE 1" = 10'

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TRAILSIDE ACTIVE ADULT

DEVELOPMENT SITE PLAN

TIMNATH, CO

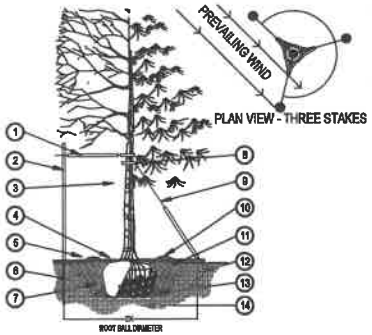
OWNER:
Timnath Living LLC
8885 Executive Woods Drive
Lincoln, NE 68512-6305

ENGINEER:
Olsen Engineering
1550 Fall River Drive
Loveland, CO 80538

DATE:
08/18/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
POOL DECK
LANDSCAPE PLAN

LP-401



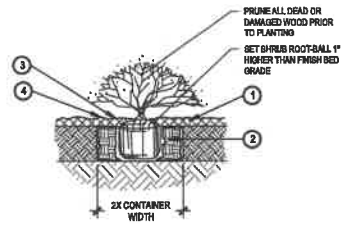
PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   1.1 1-½" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
   1.2 1-½" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
   1.3 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-½" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

1. PLACE MIN. ½" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
2. 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
4. PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
5. 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE.
7. REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
12. 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

1 TREE PLANTING

SCALE: 3/16" = 1'-0"

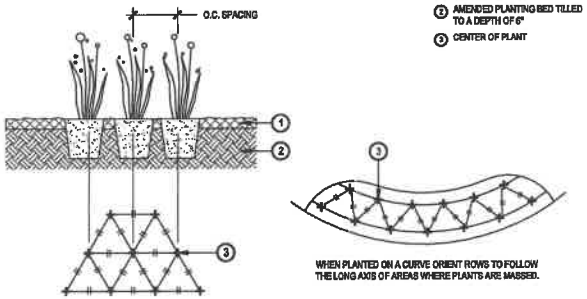


1. SPECIFIED MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. 18" MIN. WOOD MULCH RING
4. FINISH GRADE (TOP OF MULCH)

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

2 SHRUB PLANTING

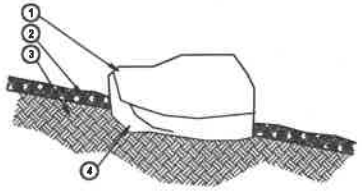
SCALE: 1-1/2" = 1'-0"



1. SPECIFIED MULCH
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

3 PERENNIAL PLANT LAYOUT

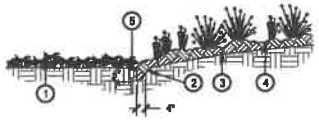
SCALE: 1" = 1'-0"



1. BUFF SANDSTONE BOULDERS. CONTRACTOR SHALL SUBMIT SMALL SAMPLE OR PHOTOS FOR APPROVAL.
2. SPECIFIED MULCH OR COBBLE. RE: PLAN
3. AMENDED TOPSOIL
4. PARTIALLY BURY BOULDER FOR NATURAL APPEARANCE

4 BOULDER

SCALE: 3/4" = 1'-0"

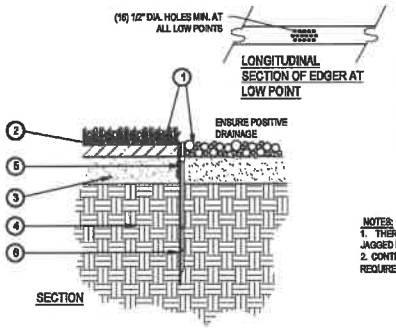


1. TYPICALLY IRRIGATED TURFGRASS OR DRYLAND SEED
2. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE.
3. SPECIFIED DEPTH OF MULCH (TYPICALLY WOOD MULCH 3"-4" DEEP)
4. PLANTING BED
5. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

NOTE:
1. IF IRRIGATION HEAD IS LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT.

5 SPADE CUT EDGER

SCALE: 1/2" = 1'-0"



1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. TURF HATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1' O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

6 STEEL EDGER

SCALE: 1" = 1'-0"

CHECKED BY: KS, RM
DRAWN BY: GM, BV

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244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.409.3414
www.norris-design.com

TRAILSIDE ACTIVE ADULT
DEVELOPMENT SITE PLAN
TIMNATH, CO

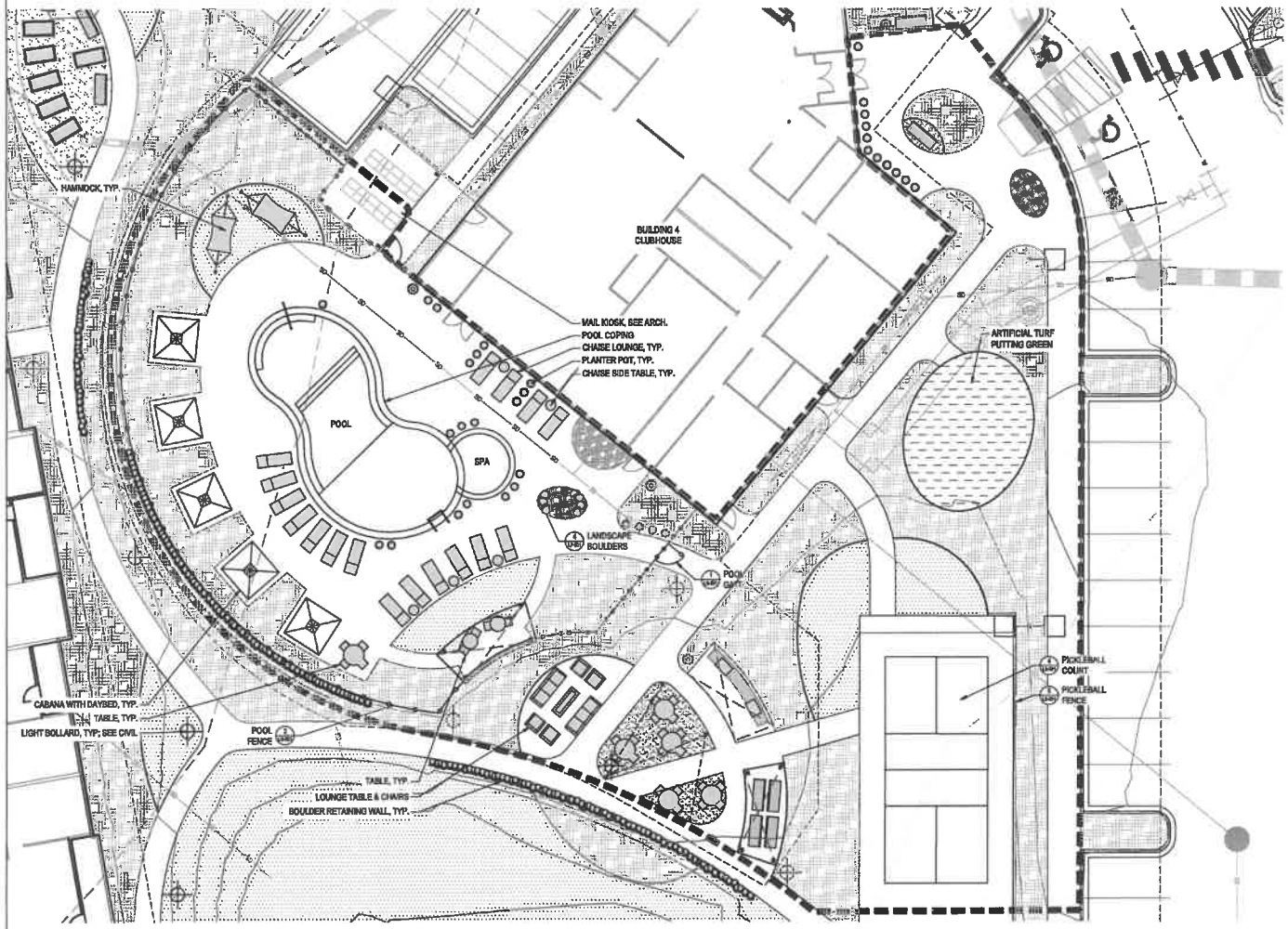
OWNER:
Timnath Living LLC
8855 Executive Woods Drive
Lincoln, NE 68512-6306

ENGINEER:
Olsson Engineering
1680 Fall River Drive
Loveland, CO 80538

DATE:
09/13/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
LANDSCAPE DETAILS

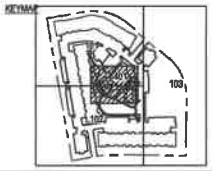
LP-601



LEGEND

CRUSHER FINES	NATIVE SEED	PAVEMENT EDGE	TRASH RECEPTACLE	HAMMOCK
ARTIFICIAL TURF	SOD	FENCE	PLANTER POT	LOUNGE SEATING
LANDSCAPE BED	WETLAND SEED	EDGER	SIDE TABLE	RAISED PLANTER
		POOL COPING	CHAISE LOUNGE	FIRE PIT
		LANDSCAPE BOULDER	TABLES	DAY BED CABANA
			BENCH	UMBRELLA TABLE
			PET STATION	

CHECKED BY: KB, RM
DRAWN BY: CM, BV



NORTH

811

0 5 10 20
SCALE 1" = 10'

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ENGINEER:
Olsson Engineering
1650 Fall River Drive
Loveland, CO 80538

DATE:
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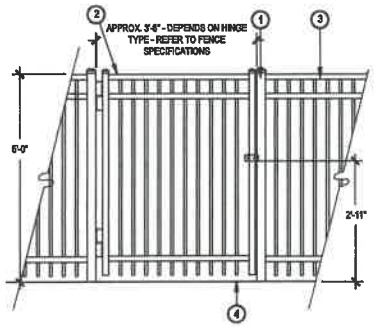
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
POOL DECK
HARDSCAPE PLAN

LS-401

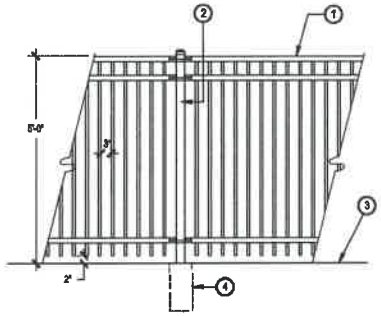


1. GATE POST TYP.
2. GATE: ALL GATES SHALL BE SELF CLOSING W/ GATE LOCK TO BE APPROVED BY OWNER. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE.
3. POOL FENCE
4. FINISH GRADE

NOTES:
1. POOL GATE STYLE SHALL MATCH POOL FENCE STYLE
2. FOOTING SIZE AND DEPTH TO BE PER MANUFACTURER RECOMMENDATION OR GEOTECHNICAL REPORT RECOMMENDATION - WHICHEVER IS MORE STRINGENT.

1 POOL FENCE GATE

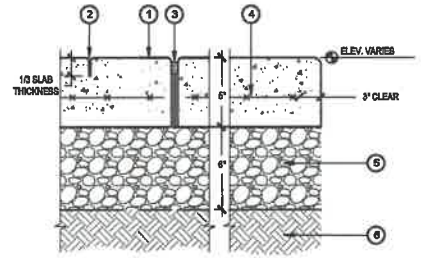
SCALE: 3/4" = 1'-0"



1. POOL FENCE. AMERISTAR FENCE OR APPROVED EQUAL. FENCING TO MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. MODEL: MONTAGE PLUS MAJESTIC. 3 RAIL, NO FLUSH BOTTOM. COLOR: BLACK
2. FENCE POST - SET IN CONCRETE
3. FINISH GRADE
4. FOOTING SIZE AND DEPTH TO BE PER MANUFACTURER RECOMMENDATION OR GEOTECHNICAL RECOMMENDATION - WHICHEVER IS MORE STRINGENT.

2 POOL FENCE

SCALE: 3/4" = 1'-0"

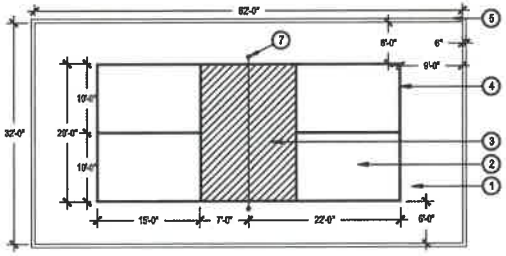


1. 5" THICK, STANDARD GRAY COLORED CONCRETE, 4,000 PSI AT 28 DAYS, LIGHT BROOM FINISH, 2" TROWEL STRIP AROUND CONTROL JOINTS.
   TOOLED CONTROL JOINT, DEPTH SHALL BE ¼ OF THE THICKNESS OF THE SLAB. ½" RADIUS ON EDGES
2. EXPANSION JOINT, WHERE NOTED ON PLANS. ALL EXPANSION JOINTS SHALL BE FILLED WITH GRAY TRAFFIC SEALANT, LIGHTLY DUSTED WITH SILICA SAND.
3. CONCRETE REINFORCED WITH 6" X 6" WOVEN WIRE FABRIC (WWF)
4. COMPACTED AGGREGATE BASE.
5. COMPACTED SUBGRADE

3 CONCRETE SLAB ON GRADE

SCALE: 3" = 1'-0"

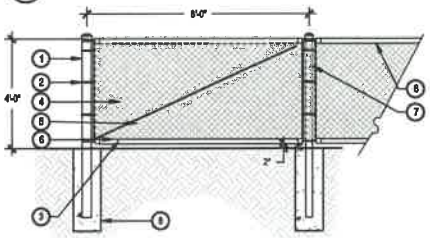
NOTE:
1. DETAIL PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL PREPARE THE POST TENSION CONCRETE SLAB SURFACE AND INSTALL COURT SURFACING AND STRIPING IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS PROVIDED AND THE USAPA PICKLEBALL STANDARDS: usapa.org
2. COURT SURFACING: USE DECOTURF FOR PICKLEBALL COURTS FROM CALIFORNIA SPORTS SURFACES OF APPROVED EQUAL. CONTACT:
   CALIFORNIA SPORTS SURFACES
   160 DASCOMB ROAD ANDOVER, MA 01810
   AREA MANAGER, GARY LINDSTROM (800) 225-1141
   COLORS #1 AND #2 TO BE DETERMINED BY OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL SUBMIT AVAILABLE COLORS TO OWNER'S REPRESENTATIVE FOR SELECTION & APPROVAL.
4. USE EDWARDS ROUND PICKLEBALL POST & NETS (OR APPROVED EQUAL). CONTACT: TENNIS COURT SUPPLY (877.504.5857)
5. CONTRACTOR IS TO PERFORM A WATER TEST ON FINISHED COURTS TO CONFIRM POSITIVE WATER DRAINAGE.



1. POST-TENSION SLAB SURFACING,COLOR: #1 (COLOR T.B.D.)TO COVER ALL OF PT SLAB EXCEPT FOR WHERE COLOR #2, #3 AND LINES ARE INDICATED
2. PICKLEBALL COURT SURFACING COLOR #2 (COLOR: US OPEN BLUE) - FINAL SELECTION BY OWNER
3. PICKLEBALL COURT SURFACING COLOR SELECTION BY OWNER
4. 2" WIDE WHITE STRIPING
5. PICKLEBALL FENCE; DETAIL 5/LS-501
6. NET POSTS AND NET

4 PICKLEBALL COURT

SCALE: NTS



1. TERMINAL POST
2. TENSION BANDS
3. BRACE RAIL
4. 2" SQUARE MESH, 9-GAUGE CORE BLACK VINYL
5. TENSION BAR AS REQUIRED BY MANUFACTURER
6. FENCE FABRIC TO HAVE A KNUCKLE AT TOP AND BARB AT BOTTOM
7. LINE POST WITH CAP
8. CONCRETE FOOTING

NOTES:
1. DETAIL SHOWN FOR REFERENCE ONLY. IT IS NOT AN ENGINEERED CONSTRUCTION DETAIL. FOOTING DESIGN BY CONTRACTOR BASED ON RECOMMENDATIONS IN GEOTECHNICAL REPORT, TO MEET ALL APPLICABLE CODES.
2. FENCING TO BE VINYL CLAD, BLACK COLOR.
3. INSTALL FENCE AND GATES AS SPECIFIED BY THE MANUFACTURER.

5 PICKLEBALL FENCE

SCALE: 1/2" = 1'-0"

KEYSTONE RIDGE DESIGNS (OR APPROVED EQUAL)

PRODUCT: RE3-32

DESCRIPTION: READING ROUND LITTER RECEPTACLE 32 GAL

SIZE: 26" LENGTH, 26" WIDTH, 33½" HEIGHT

MATERIALS: POLYESTER POWDER COATED FULLY-WELDED COMMERCIAL-GRADE STEEL

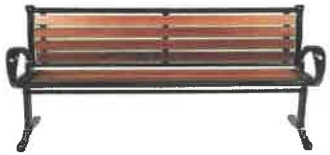
COLOR: BLACK

SURFACE MOUNT; PROVIDE 6" THICK, 3' DIA. CONCRETE PAD WHEN IN CRUSHER FINES

http://www.keystoneridgedesigns.com/product.asp?prodid=1141

6 TRASH RECEPTACLE

NTS



KEYSTONE RIDGE DESIGNS (OR APPROVED EQUAL)

PRODUCT: RS26

DESCRIPTION: ROBINSON BENCH WITH BACK 6 FT

SIZE: 72" LENGTH, 24½" WIDTH, 31½" HEIGHT

MATERIALS: POLYESTER POWDER COATED CAST ALUMINUM, LPE HARDWOOD SLATS

COLOR: BLACK

SURFACE MOUNT; PROVIDE 6" THICK, 5' LONG X 3' WIDE CONCRETE PAD WHEN IN CRUSHER FINES

http://www.keystoneridgedesigns.com/product.asp?prodid=1763

7 BENCH

NTS

KEYSTONE RIDGE DESIGNS (OR APPROVED EQUAL)

PRODUCT: SN01-3

DESCRIPTION: SONACE ONE LOOP BIKE RACK

SIZE: 30½" LENGTH, 6" WIDTH, 42" HEIGHT

MATERIALS: POLYESTER POWDER COATED STEEL

COLOR: BLACK

SURFACE MOUNT; PROVIDE 6" THICK, 3' LONG X 1' WIDE CONCRETE PAD WHEN IN CRUSHER FINES

https://www.keystoneridgedesigns.com/products/ProductDetail.aspx?prodid=1262

8 BIKE RACK

NTS

CHECKED BY: KB, RM
DRAWN BY: GM, BY

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P 970.409.9414
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TRAILSIDE ACTIVE ADULT
DEVELOPMENT SITE PLAN
TIMNATH, CO

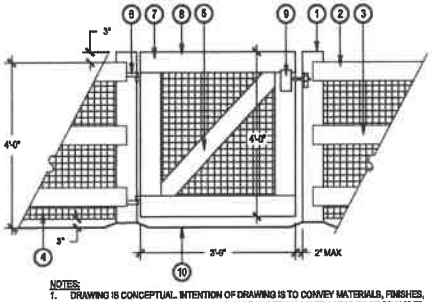
OWNER:
Timnath Living LLC
8855 Executive Woods Drive
Lincoln, NE 68512-6308

ENGINEER:
Olsson Engineering
1800 Pail River Drive
Loveland, CO 80538

DATE:
08/16/21: SITE PLAN
10/13/21: SITE PLAN
11/17/21: SITE PLAN

SHEET TITLE:
HARDSCAPE DETAILS

LS-501



1. 6"X6" SQUARE TREATED WOOD POST
2. 6" X 2" TREATED WOOD RAIL
3. 6" X 2" TREATED WOOD CROSS-RAIL
4. 14 GAUGE WELDED WIRE MESH W/ 2"x4" OPENING
5. 2" X 6" RAW TIMBER BEAM
6. SELF-CLOSING GATE HINGES
7. (4) GALVANIZED ANCHOR BOLTS AT EACH CORNER, COUNTER-SINK
8. GATE FRAME - (4) 2 X 6 TREATED WOOD RAIL
9. KEYLESS GATE LOCK
10. FINISH GRADE, REFERENCE PLAN FOR MATERIAL

GATE LOCK
DED TECHNOLOGIES
TEL: (800) 710-0888

LOKLATCH® MAGNETIC
BRAND: STAINLESS STEEL
PRODUCT CODE: DDSLM
COLOR: BLACK

NOTES:
1. DRAWING IS CONCEPTUAL. INTENTION OF DRAWING IS TO CONVEY MATERIALS, FINISHES, AND PROPORTIONS. SHOP DRAWINGS ARE REQUIRED BY CONTRACTOR TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

1 MAIN ENTRY DOG PARK GATE

SCALE: 3/4" = 1'-0"

DOGIPOT (OR APPROVED EQUAL)

PRODUCT: 1010-B

DESCRIPTION: DOG PICK-UP STATION WITH TRASH CAN, SIGNAGE AND BAG DISPENSER

SIZE: 2' X 2' X 4'-8' MOUNTING POST

MATERIALS: GALVANIZED STEEL MOUNTING POST WITH ALUMINUM SKIN

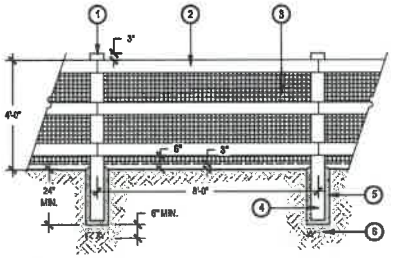
COLOR: FOREST GREEN

IN-GROUND INSTALL PER MANUFACTURER RECOMMENDATIONS

https://www.dogipot.com/pet-stations/

4 DOG STATION

NTS

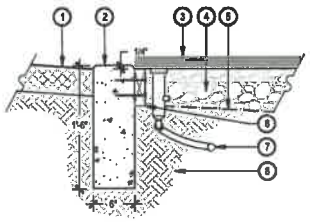


1. 6"X6" SQUARE TREATED WOOD POST
2. 6" X 2" TREATED WOOD RAIL
3. 14 GAUGE WELDED WIRE MESH W/ 2"x4" OPENING STAPLED TO POSTS ON BACK-SIDE OF FENCE, TOP OF MESH SHALL BE LEVEL WITH TOP RAIL
4. WATERPROOFING BASE OF FENCE POST; WOODLIFE CREOCOAT BLACK BELOW GROUND WOOD PRESERVATIVE
5. SET FENCE POST IN 24" DEEP POST HOLES; 10" DIAMETER WIDTH (MIN.); EARTH FORMED CONCRETE FOOTING
6. ¾" WASHED ROCK, CLEAN AGGREGATE DRAINAGE COURSE

NOTE:
1. DRAWING IS CONCEPTUAL. INTENTION OF DRAWING IS TO CONVEY MATERIALS, FINISHES, AND PROPORTIONS. SHOP DRAWINGS ARE REQUIRED BY CONTRACTOR TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

2 DOG PARK FENCE

SCALE: 1/2" = 1'-0"



1. ADJACENT LANDSCAPE. REFER TO PLANS
2. 6"X18" CONCRETE CURB, 1" CHAMFER ON ALL EXPOSED EDGES
3. SYNTHETIC TURF, INSTALL AND SECURE TO NAILER BOARD AS RECOMMENDED BY MANUFACTURER
4. 6" DEPTH CLASS 2 ROAD BASE WITH ¼" MINUS BREEZE MIXED IN PER MANUFACTURERS RECOMMENDATIONS, SLOPE BASE TOWARD DRAINS AT 2%
5. FILTER FABRIC/WEED BARRIER
6. 2"X6" PRESSURE TREATED WOOD NAILER BOARD, HOLD DOWN 1/4" FROM TOP OF CONCRETE CURB, SECURE WITH TAPCON SCREWS OR RAMSET NAILS
7. SPRAY IRRIGATION SYSTEM (DOG PARK ONLY)
8. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
2. SAW CUT SCORE JOINTS ON CONCRETE CURB AT 2'-0" ON CENTER.
3. SYNTHETIC TURF TO BE IRRIGATED, TURF AREA TO BE DRAINED WITH PIPED CONNECTIONS TO SANITARY. REFER TO CIVIL PLANS FOR DRAINS.

3 SYNTHETIC TURF

SCALE: 1 1/2" = 1'-0"

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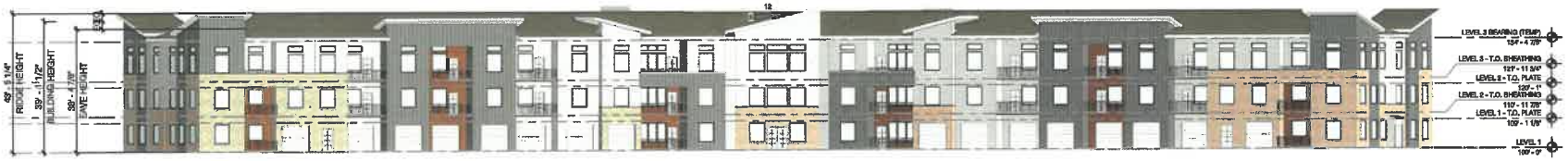
SHEET TITLE:
HARDSCAPE DETAILS

LS-502

CHECKED BY: RM
DRAWN BY: CM, BV

1 NORTH ELEVATION - BLDG 1

SCALE: 1/16" = 1'-0"

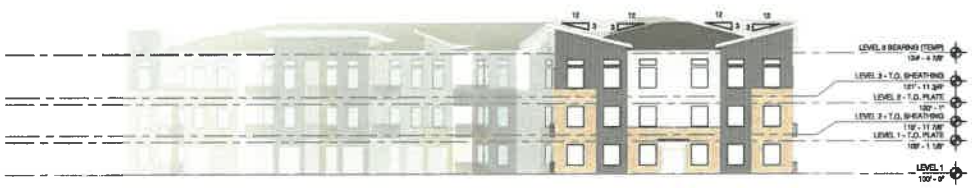


2 SOUTH ELEVATION - BLDG 1

SCALE: 1/16" = 1'-0"

3 WEST ELEVATION - BLDG 1

SCALE: 1/16" = 1'-0"



4 EAST ELEVATION - BLDG 1

SCALE: 1/16" = 1'-0"

studio 951

8211020 - Thorsen (Hausmann)

MULTI-FAMILY RESIDENCE

Thorsen, CO

EXTERIOR ELEVATIONS - BLDG 1

JOB NO. 8211020

A3.00

1 EAST ELEVATION - BLDG 2 / SOUTH ELEVTION - BLDG 3

SCALE: 1/16" = 1'-0"

2 WEST ELEVATION - BLDG 2 / NORTH ELEVATION - BLDG 3

SCALE: 1/16" = 1'-0"

3 SOUTH ELEVATION - BLDG 2 / WEST ELEVATION - BLDG 3

SCALE: 1/16" = 1'-0"

4 NORTH ELEVATION - BLDG 2 / EAST ELEVATION - BLDG 3

SCALE: 1/16" = 1'-0"

studio 951

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5211020 - Timnath (Hausmann)
MULTI-FAMILY RESIDENCE
Timnath, CO

EXTERIOR ELEVATIONS - BLDG 2 & 3

NO.	DESCRIPTION	DATE

JOB NO. 5211020

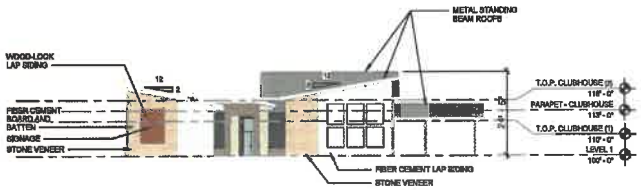
A3.01

1 SOUTHEAST ELEVATION - CLUBHOUSE

SCALE: 1/16" = 1'-0"

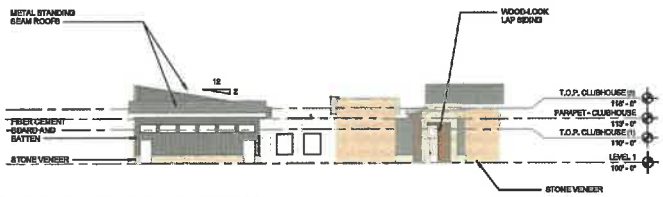
3 WEST ELEVATION - CLUBHOUSE

SCALE: 1/16" = 1'-0"



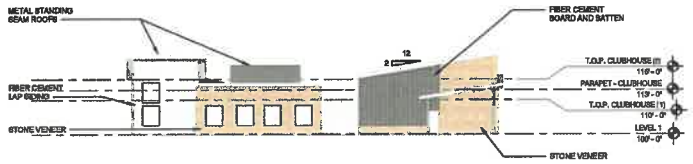
5 EAST ELEVATION - CLUBHOUSE

SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION - CLUBHOUSE

SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION - CLUBHOUSE

SCALE: 1/16" = 1'-0"

studio 951

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5211020 - Timnath (Hausmann)
MULTI-FAMILY RESIDENCE
Timnath, CO
EXTERIOR ELEVATIONS - CLUBHOUSE

No.	ISSUE FOR:	DATE:

JOB NO. 5211020

A3.03

Asphalt Shingle
Similar to CertainTeed Weathered Wood

Metal Standing Seam (Only at Clubhouse)
Similar to Firestone Dark Bronze

Fiber Cement Lap Siding
Similar to JamesHardie Light Mist

Fiber Cement Lap Siding
Similar to JamesHardie Night Gray

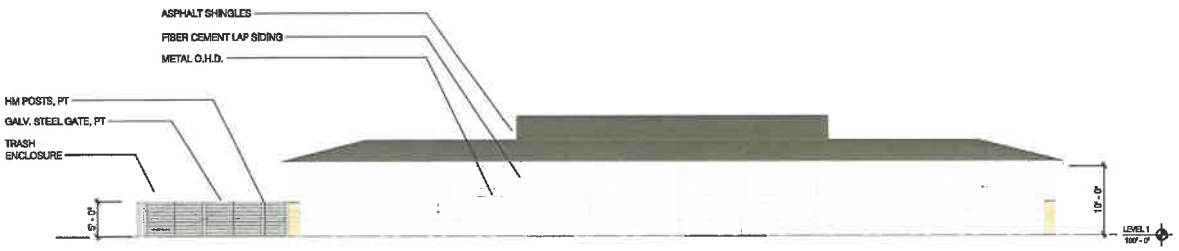
Fiber Cement Lap Siding
Similar to James Hardie Roasted Walnut

Manufactured Stone Veneer
Similar to Edward's Stone Ste Gen Grey Dimensional Collection with Mortar Joint

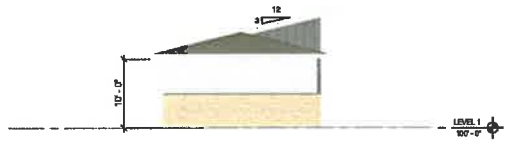
STUDIO 951

6211020 - Timnath (Haussmann)
MULTI-FAMILY RESIDENCE
Timnath, CO
EXTERIOR MATERIALS

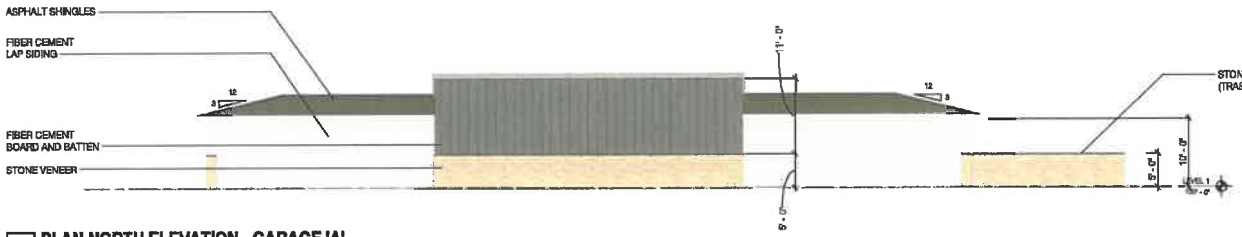
JOB NO. 6211020
AX.XX



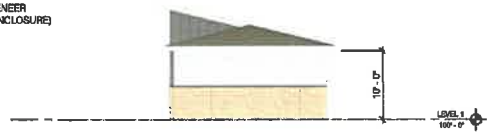
1 PLAN SOUTH ELEVATION - GARAGE 'A'
SCALE: 1/8" = 1'-0"



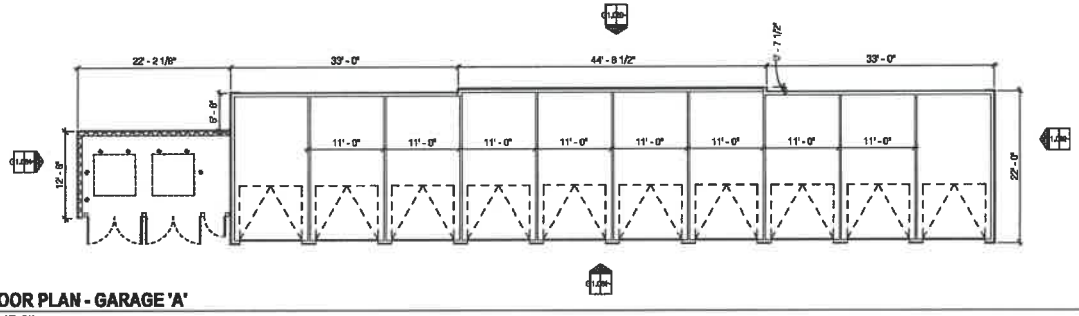
2 PLAN EAST ELEVATION - GARAGE 'A'
SCALE: 1/8" = 1'-0"



3 PLAN NORTH ELEVATION - GARAGE 'A'
SCALE: 1/8" = 1'-0"



4 PLAN WEST ELEVATION - GARAGE 'A'
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN - GARAGE 'A'
SCALE: 1/8" = 1'-0"

studio 951

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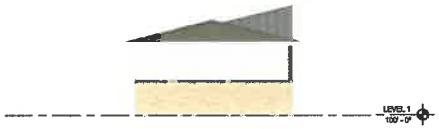
5211020 - Timnath (Glassmann)
MULTI-FAMILY RESIDENCE
Timnath, CO
GARAGE A

NO.	REVISION	DATE

JOB NO. 5211020

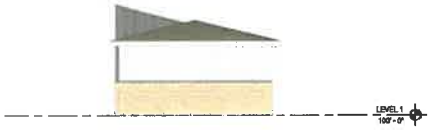
G1.00

1 PLAN SOUTH ELEVATION - GARAGE 'B'
SCALE: 1/8" = 1'-0"

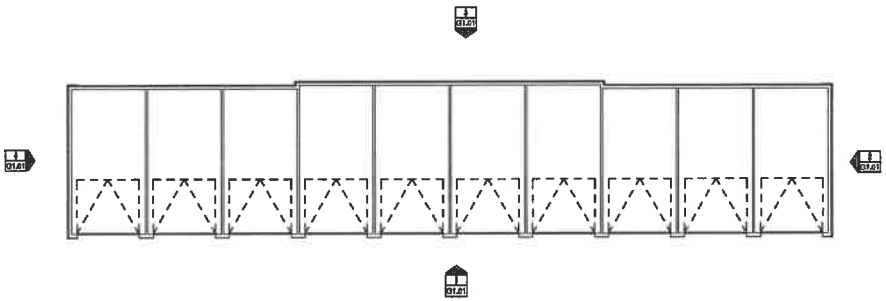


2 PLAN EAST ELEVATION - GARAGE 'B'
SCALE: 1/8" = 1'-0"

3 PLAN NORTH ELEVATION - GARAGE 'B'
SCALE: 1/8" = 1'-0"



4 PLAN WEST ELEVATION - GARAGE 'B'
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN - GARAGE 'B'
SCALE: 1/8" = 1'-0"

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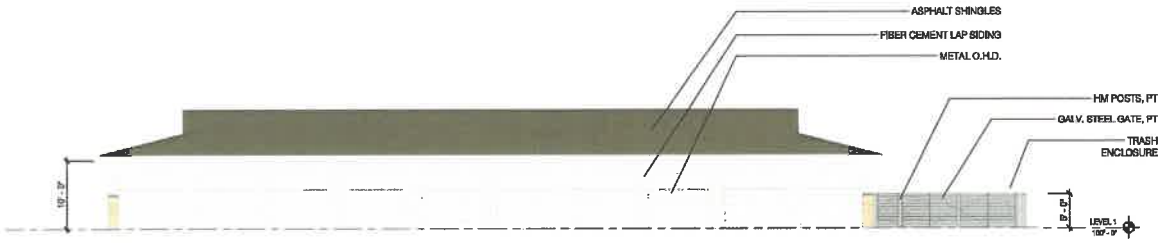
SR11020 - Timnath (Basement)
MULTI-FAMILY RESIDENCE
Timnath, CO
GARAGE B

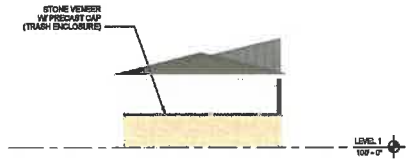
NO.	DESCRIPTION	DATE

JOB NO. SR11020

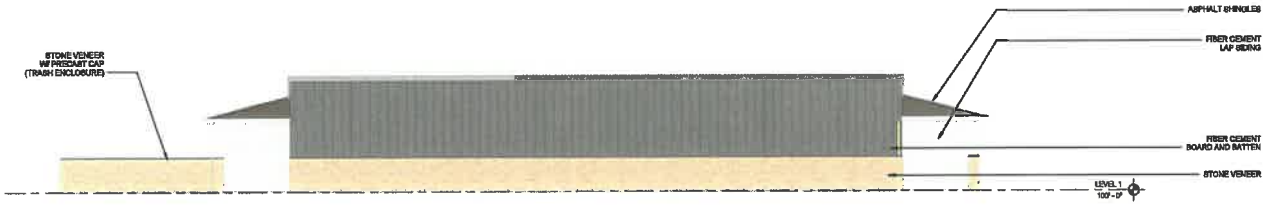
G1.01



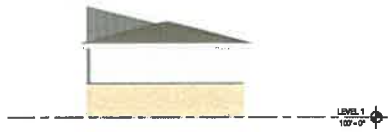
1 PLAN SOUTH ELEVATION - GARAGE 'C'
SCALE: 1/8" = 1'-0"



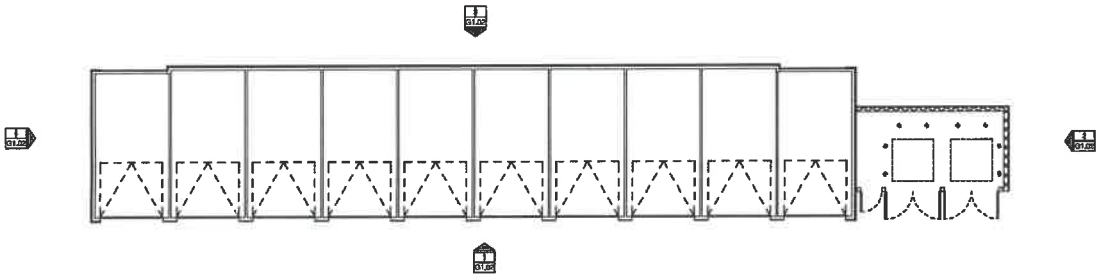
2 PLAN EAST ELEVATION - GARAGE 'C'
SCALE: 1/8" = 1'-0"



3 PLAN NORTH ELEVATION - GARAGE 'C'
SCALE: 1/8" = 1'-0"



4 PLAN WEST ELEVATION - GARAGE 'C'
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN - GARAGE 'C'
SCALE: 1/8" = 1'-0"

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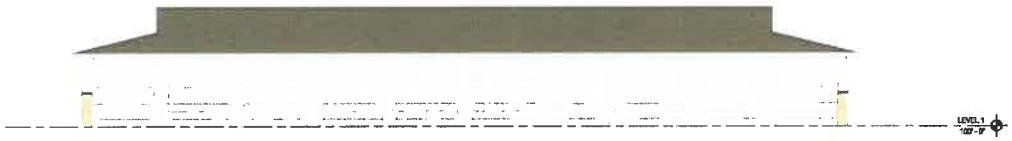
5211020 - Timnath (Hausmann)
MULTI-FAMILY RESIDENCE
Timnath, CO
GARAGE C

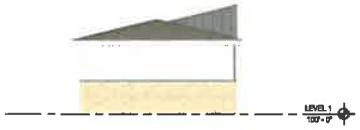
NO.	ISSUED FOR:	DATE:

JOB NO. 5211020

G1.02



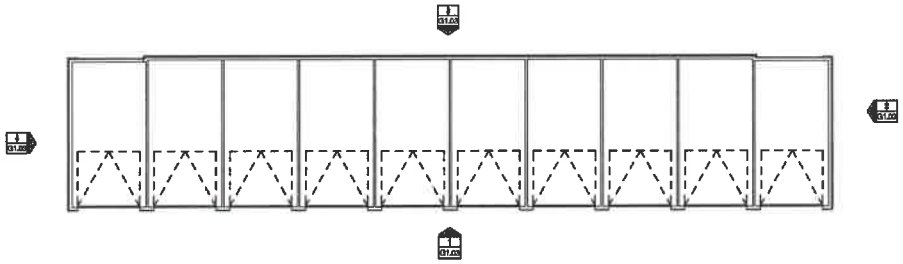
1 PLAN SOUTH ELEVATION - GARAGE 'D'
SCALE: 1/8" = 1'-0"



2 PLAN EAST ELEVATION - GARAGE 'D'
SCALE: 1/8" = 1'-0"

3 PLAN NORTH ELEVATION - GARAGE 'D'
SCALE: 1/8" = 1'-0"

4 PLAN WEST ELEVATION - GARAGE 'D'
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN - GARAGE 'D'
SCALE: 1/8" = 1'-0"

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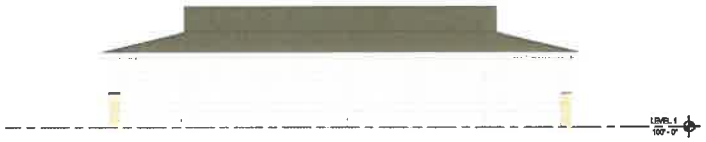
5211020 - Timnath (Hausmann)
MULTI-FAMILY RESIDENCE
Timnath, CO
GARAGE D

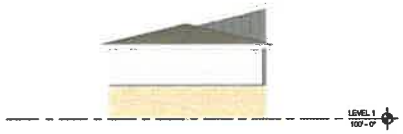
NO.	SHEET NOTE	DATE

JOB NO. 5211020

G1.03

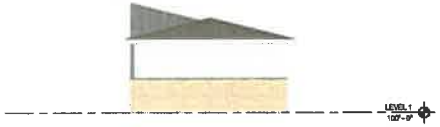


1 PLAN SOUTH ELEVATION - GARAGE 'E'
SCALE: 1/8" = 1'-0"

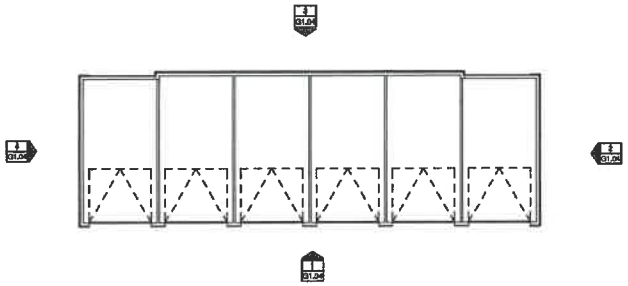


2 PLAN EAST ELEVATION - GARAGE 'E'
SCALE: 1/8" = 1'-0"

3 PLAN NORTH ELEVATION - GARAGE 'E'
SCALE: 1/8" = 1'-0"



4 PLAN WEST ELEVATION - GARAGE 'E'
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN - GARAGE 'E'
SCALE: 1/8" = 1'-0"

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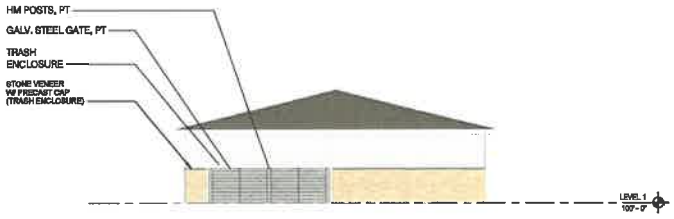
12211020 - Timnath (Hausmann)
MULTI-FAMILY RESIDENCE
Timnath, CO
GARAGE E

	DATE

JOB NO. 5211020

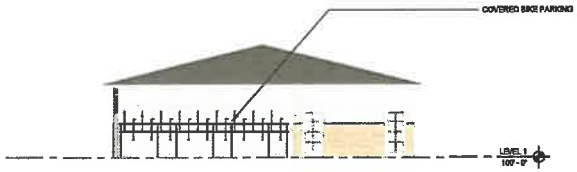
G1.04

1 PLAN SOUTH ELEVATION - GARAGE 'F'
SCALE: 1/8" = 1'-0"



2 PLAN EAST ELEVATION - GARAGE 'F'
SCALE: 1/8" = 1'-0"

3 PLAN NORTH ELEVATION - GARAGE 'F'
SCALE: 1/8" = 1'-0"



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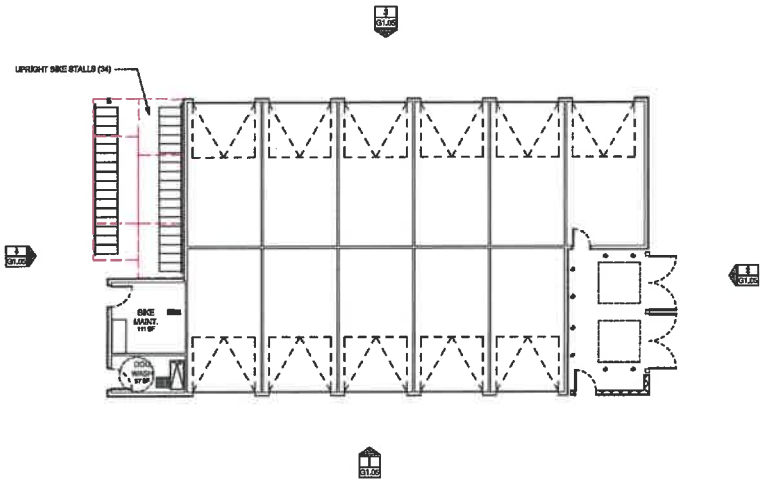

5 FLOOR PLAN - GARAGE 'F'
SCALE: 1/8" = 1'-0"

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5211020 - Timnath (Resubmitted)	
MULTI-FAMILY RESIDENCE	
Timnath, CO	
GARAGE F	

NO.	ISSUED FOR	DATE

JOB NO. 5211020

G1.05

CONSTRUCTION DOCUMENTS

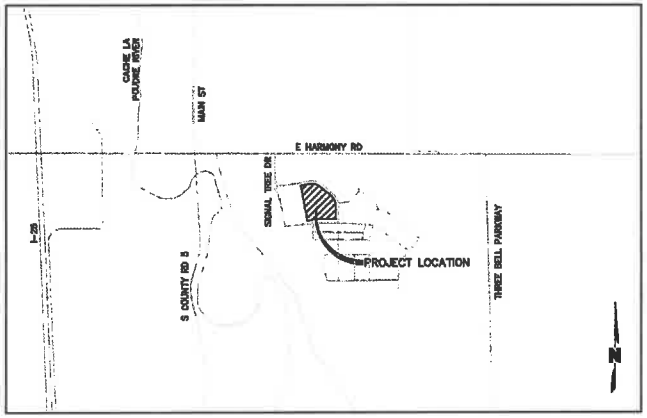
LOT 1, BLOCK 2, RENDEZVOUS 1ST FILING - MULTI-FAMILY

LOCATED IN THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 68
WEST OF THE 6TH P.M., TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

TRAILSIDE ACTIVE ADULT

PROJECT TEAM & UTILITY CONTACT LIST

ENGINEER OLSSON 1690 FALL RIVER DR, SUITE 200 LOVELAND, CO 80538 CONTACT: RYAN BANNING, PE PH: (970) 635-3727 E: RBANNING@OLSSON.COM	SURVEYOR: OLSSON 1535 RALEIGH STREET SUITE 400 DENVER, CO 80204 CONTACT: NIC SCHRADER PH: (303) 374-3114 E: NSCHRADER@OLSSON.COM
LANDSCAPE ARCHITECT NORRIS DESIGN 244 NORTH COLLEGE AVENUE, #130 FORT COLLINS, CO 80524 CONTACT: KELLEY BAVAGE PH: (970) 482-3414 E: KBAVAGE@NORRIS-DESIGN.COM	DEVELOPER HAUSMANN CONSTRUCTION 8985 EXECUTIVE WOODS DRIVE LINCOLN, NE 68512 CONTACT: SPENCER EDWARDS PH: (720) 532-0174 E: SPENCERE@HAUSMANNCONSTRUCTION.COM
SANITARY SEWER SOUTH FORT COLLINS SANITATION DISTRICT 5180 SNEAD DRIVE FORT COLLINS, CO 80525 CONTACT: CHRIS PLETCHER PH: (970) 226-3104 EXT 104 E: DEVELOPMENTREVIEW@FCLWD.COM	ACCESS AND ROAD TOWN OF TIMNATH PUBLIC WORKS 4708 SIGNAL TREE DRIVE TIMNATH, CO 80547 CONTACT: ODDY SPEAKER PH: (970) 224-3211 E: CSPEAKER@TIMNATHGOV.COM
WATER FORT COLLINS-LOVELAND WATER DISTRICT 5180 SNEAD DRIVE FORT COLLINS, CO 80525 CONTACT: CHRIS PLETCHER PH: (970) 226-3104 EXT 104 E: DEVELOPMENTREVIEW@FCLWD.COM	HEALTH DEPARTMENT LARIMER COUNTY HEALTH DEPARTMENT 200 W OAK ST. FT. COLLINS, CO 80521 CONTACT: NICOLE AQUILER PH: (970) 498-6762 E: NAQUILER@LARIMER.ORG
ELECTRIC XCEL ENERGY 414 NICOLLET MALL MINNEAPOLIS, MN 55401 CONTACT: BUILDERS CALL LINE PH: (800) 628-2121 E: BCLCO@XCELENERGY.COM	FIRE DEPARTMENT POUDRE FIRE AUTHORITY 102 REMINGTON STREET FORT COLLINS, CO 80524 CONTACT: ANDREW ROSEN PH: (970) 416-2869 E: ANDREW.ROSEN@POUDRE-FIRE.ORG
STORM SEWER CITY OF LOVELAND PUBLIC WORKS 2525 W 1ST STREET LOVELAND, CO 80537 CONTACT: SUZETTE SCHAFF PH: (970) 962-3531 E: SUZETTE.SCHAFF@CITYOFLOVELAND.ORG	BUILDING PERMIT TOWN OF TIMNATH 4708 SIGNAL TREE DRIVE TIMNATH, CO 80547 CONTACT: SARAH WAGGONER PH: (970) 224-3211 E: BUILDINGS@TIMNATHGOV.COM
COMMUNITY DEVELOPMENT DEPARTMENT TOWN OF TIMNATH 4708 SIGNAL TREE DRIVE TIMNATH, CO 80547 CONTACT: MATT BLAKELY PH: (970) 224-3211 E: MBLAKELY@TIMNATHGOV.COM	TELEPHONE CENTURYLINK PH: (970) 377-5405 XFINITY PH: (970) 587-0245



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

1	C1.0	COVER SHEET
2	C1.1	GENERAL NOTES
3	C1.2	EXISTING CONDITIONS
4	C2.0	OVERALL EROSION CONTROL PLAN
5	C2.1	EROSION CONTROL PLAN
6	C2.2	EROSION CONTROL PLAN
7	C2.3	EROSION CONTROL PLAN
8	C2.4	EROSION CONTROL PLAN
9	C3.0	OVERALL DEMOLITION PLAN
10	C3.1	DEMOLITION PLAN
11	C3.2	DEMOLITION PLAN
12	C3.3	DEMOLITION PLAN
13	C3.4	DEMOLITION PLAN
14	C4.0	OVERALL SITE PLAN & DIMENSION PLAN
15	C4.1	PAVING AND HORIZONTAL CONTROL PLAN
16	C4.2	PAVING AND HORIZONTAL CONTROL PLAN
17	C4.3	PAVING AND HORIZONTAL CONTROL PLAN
18	C4.4	PAVING AND HORIZONTAL CONTROL PLAN
19	C4.5	PAVING AND HORIZONTAL CONTROL PLAN
20	C5.0	OVERALL GRADING PLAN
21	C5.1	GRADING PLAN
22	C5.2	GRADING PLAN
23	C5.3	GRADING PLAN
24	C5.4	GRADING PLAN
25	C5.5	GRADING PLAN
26	C5.6	GRADING PLAN
27	C5.7	GRADING PLAN
28	C6.0	OVERALL UTILITY PLAN
29	C6.1	UTILITY PLAN
30	C6.2	UTILITY PLAN
31	C6.3	UTILITY PLAN
32	C6.4	UTILITY PLAN
33	C7.1	STORM SEWER PLAN AND PROFILE
34	C7.2	STORM SEWER PLAN AND PROFILE
35	C7.3	STORM SEWER PLAN AND PROFILE
36	C7.4	STORM SEWER PLAN AND PROFILE
37	C7.5	STORM SEWER PLAN AND PROFILE
38	C7.6	STORM SEWER PLAN AND PROFILE
39	C7.7	STORM SEWER PLAN AND PROFILE
40	C7.8	STORM SEWER PLAN AND PROFILE
41	C7.9	STORM SEWER PLAN AND PROFILE
42	C7.10	STORM SEWER PLAN AND PROFILE
43	C7.11	ROOF AND LANDSCAPE DRAIN PLAN
44	C7.12	ROOF AND LANDSCAPE DRAIN PLAN
45	C8.0	SANITARY SEWER PLAN AND PROFILE
46	C8.1	SANITARY SEWER PLAN AND PROFILE
47	C9.0	OVERALL DRAINAGE PLAN
48	C9.1	DETAIL BASIN PLAN
49	C10.0	DETAILS
50	C10.1	DETAILS
51	C10.2	DETAILS
52	C10.3	DETAILS
53	C10.4	DETAILS
54	C10.5	DETAILS
55	C10.6	DETAILS
56	C10.7	DETAILS
57	C10.8	DETAILS
58	C10.9	DETAILS
59	SL1.0	SITE LIGHTING PLAN
60	SL2.0	SITE LIGHTING PHOTOMETRIC PLAN
61	SL3.0	SITE LIGHTING SCHEDULES AND DETAILS
62	SL4.0	SITE LIGHTING CUTSHEETS

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, N89°58'28"E 2642.46 (F). BEARINGS AND DISTANCES ARE SCALED TO GROUND AND SHOWN IN U.S. SURVEY FEET AND SCALED TO GROUND DISTANCES USING A SCALE FACTOR OF 1.000251958 / 0.999739358 (HOLDING OLSSON CONTROL POINT NUMBER: 4) BASED UPON A COMBINED SCALE FACTOR PROVIDED IN AN NGS OPUS SOLUTION, DATED APRIL 8, 2021.

CONTROL POINTS:

BENCHMARK #1:
NGS K 136
ELEV: 4888.30

BENCHMARK #2: (#5 REBAR & RED PLASTIC CAP)
LOCAL GROUND N: 1433301.19
LOCAL GROUND E: 3146937.61
GRID N: 1433301.19 (NAD 83)
GRID E: 3145937.61 (NAD 83)
ELEV.: 4888.86 (NAVD 88)

BENCHMARK #3: (#5 REBAR & RED PLASTIC CAP)
LOCAL GROUND N: 1433080.60
LOCAL GROUND E: 3146362.65
GRID N: 1433080.08 (NAD 83)
GRID E: 3146362.70 (NAD 83)
ELEV.: 4893.44 (NAVD 88)

BENCHMARK #4: (CHISELED "+" IN SIDEWALK)
LOCAL GROUND N: 1432836.53
LOCAL GROUND E: 3146825.13
GRID N: 1432836.73 (NAD 83)
GRID E: 3146825.11 (NAD 83)
ELEV.: 4897.47 (NAVD 88)

BENCHMARK #5: (MAG NAIL & DISK "4 BOG")
LOCAL GROUND N: 1432858.88
LOCAL GROUND E: 3146510.44
GRID N: 1432858.17 (NAD 83)
GRID E: 3146510.37 (NAD 83)
ELEV.: 4862.21 (NAVD 88)

BENCHMARK #6: (PURPLE PLASTIC CAP "BOG 6")
LOCAL GROUND N: 1433018.19
LOCAL GROUND E: 3146123.42
GRID N: 1433019.29 (NAD 83)
GRID E: 3146123.35 (NAD 83)
ELEV.: 4880.19 (NAVD 88)

FORT COLLINS - LOVELAND
WATER DISTRICT

SOUTH FORT COLLINS
SANITATION DISTRICT

District Engineer — Date

All changes, additions, deletions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.

TOWN OF TIMNATH, COLORADO
DRAWING APPROVAL

APPROVAL OF THIS DRAWING, COMPLIANCE WITH THESE DRAWINGS, NO RESPONSIBILITY IS ASSUMED FOR RESPONSIBILITY OF DESIGN.

Town Engineer — Date

olsson
1690 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

NOTE
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THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE PROTECTION OF UNDERGROUND PIPELINES AND UTILITIES.

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

COVER SHEET

TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MV
checked by: RB
approved by: RB
QA/QC by: TL
project no.: 021-02505
drawing no.: —
date: 11-17-2021

SHEET
C1.0

DWG: P:\2021\021-02505\021-02505\40-Design\AutoCad\Plan Sheets\GRDA\C_TL01_021102505.dwg USER: jbeverch
DATE: Nov 17, 2021 12:23am XREFS: C_TBLK C_TBLK_021102505

GENERAL NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE TOWN OF TIMNATH.
2. THE DEVELOPER IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE ENGINEER SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I. E. DITCH\ IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (TOWN OF TIMNATH, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE TOWN OF TIMNATH ENGINEER AT LEAST TWO WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE TOWN OF TIMNATH ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER'S ABSENCE. HOWEVER, THE TOWN OF TIMNATH RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND\ OR SEAL HERE OF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE TOWN OF TIMNATH, AS BENEFICIARY OF SAID ENGINEERS WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AN APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AN INDEMNIFY THE CITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.
6. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO SUBGRADE IS CONSIDERED FINAL STAGES OF ROAD CONSTRUCTION FOR THE PURPOSES OF THESE STANDARDS ANY WORK EXCEPT C\ G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES IN MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
7. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE TOWN OF TIMNATH, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AN REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
8. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORMWATER, SANITARY SEWER OR PORTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF 2 WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK PERFORMED BY THE DISTRICT OR THE WATER UTILITY PROVIDER. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK PERIOD.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSING REQUIREMENTS.
10. THE TYPE, SIZE, LOCATION AN NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.
11. THE DEVELOPER SHALL HAVE, ON SITE AT ALL TIMES, THE NOTICE OF INTENT (NOI), AN UP-TO-DATE STORMWATER MANAGEMENT PLAN (SWMP), A SWPPP INSPECTION FORM, ONE (1) SIGNED COPY OF THE FINAL PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF THE PERMITS AN EXTENSION AGREEMENTS NEEDED FOR THE JOB.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURING THE SITE. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.
13. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SOLUTION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE TOWN OF TIMNATH ENGINEER IMMEDIATELY.
14. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST VERSION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
15. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (TOWN OF TIMNATH, COUNTY OF LARIMER OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
16. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ON TO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT END LOADER, ETC.) OR AS APPROVED BY THE TOWN OF TIMNATH INSPECTOR.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE TOWN OF TIMNATH INSPECTOR AT ALL TIMES.
19. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
20. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AREAS, AT AREAS WITH DISTURBED SOIL. ON-OR-OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPE. TO MINIMIZE EROSION, THE DEVELOPER SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN "VOLUME 3-BEST MANAGEMENT PRACTICES OF THE URBAN STORM DRAINAGE CRITERIA MANUAL"AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT.
21. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORMWATER IN SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
22. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE TOWN OF TIMNATH ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE TOWN OF TIMNATH.
23. UPON COMPLETION OF CONSTRUCTION, THIS SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.
24. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIFE KIND AT THE DEVELOPERS EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
25. WHEN APPLICABLE, OVERLOT GRADING CONSTRUCTION MUST COMPLY WITH STATE OF COLORADO PERMITTING PROCESS FOR QUOTE STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. END QUOTATION MARK WHEN CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), WATER QUALITY CONTROL DIVISION, AT 303-692-3500.
26. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
27. THE DEVELOPER IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND\ OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE TOWN OF TIMNATH PRIOR TO BEGINNING CONSTRUCTION.
28. AFTER ACCEPTANCE BY THE TOWN OF TIMNATH, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.
29. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE TOWN OF TIMNATH ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE TOWN OF TIMNATH PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
30. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN OF TIMNATH ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE TOWN OF TIMNATH ENGINEER.
31. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT -OF-WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE TOWN OF TIMNATH'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF 10 WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.
32. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE AREA HAZARD AREA MITIGATION REGULATIONS IN FORCE OF THE TIME OF FINAL APPROVAL.
33. PORTIONS OF THE LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.
34. STANDARD HANDICAPPED RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND NOT ALL "T"INTERSECTIONS.
35. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

FORT COLLINS-LOVELAND WATER DISTRICT & SOUTH FORT COLLINS SANITATION DISTRICT NOTES.

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FORT-COLLINS-LOVELAND WATER DISTRICT AND THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION OF WATER AND SEWER FACILITIES REQUIRE A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY DISTRICT INSPECTIONS PRIOR TO STARTING WORK.
4. CONTRACTOR SHALL CONTACT THE SANITATION DISTRICT INSPECTOR FOR SEWER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWER STUBS.
5. IF GROUNDWATER IS ENCOUNTERED WITHIN DEPTH OF SEWER CONSTRUCTION, MANHOLES MUST BE WATER-PROOFED.
6. CONTRACTOR SHALL CONTACT THE WATER DISTRICT FOR WATER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE.
7. ALL COMMERCIAL AND DOMESTIC SERVICES REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE.
8. ALL WATER LINES SHALL BE A MINIMUM OF (5) FIVE FEET AND A MAXIMUM OF (6) SIX FEET BELOW FINAL GRADE.
9. ALL DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT OPERATIONS STAFF.
10. PIPE PRESSURE AND VACUUM TESTING SHALL BE WITNESSED BY DISTRICT INSPECTORS. WATERLINE BACTERIA TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.
11. ONCE THE SYSTEM IS OPERATIONAL AND ALL THE TESTS HAVE PASSED, CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION WITH A LETTER TO THE DISTRICT.
12. AS-BUILTS SHALL BE SUBMITTED IN PDF AND DWG TO THE DISTRICT FOR FINAL APPROVAL.
13. ONCE ALL PUNCH LIST ITEMS ARE COMPLETE, EASEMENTS ARE RECORDED, AND AS-BUILT FILES ARE APPROVED, THE CONTRACTOR SHALL REQUEST FINAL COMPLETION WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE WATER AND SEWER IMPROVEMENTS LISTED SEPARATELY.

CONSTRUCTION NOTES

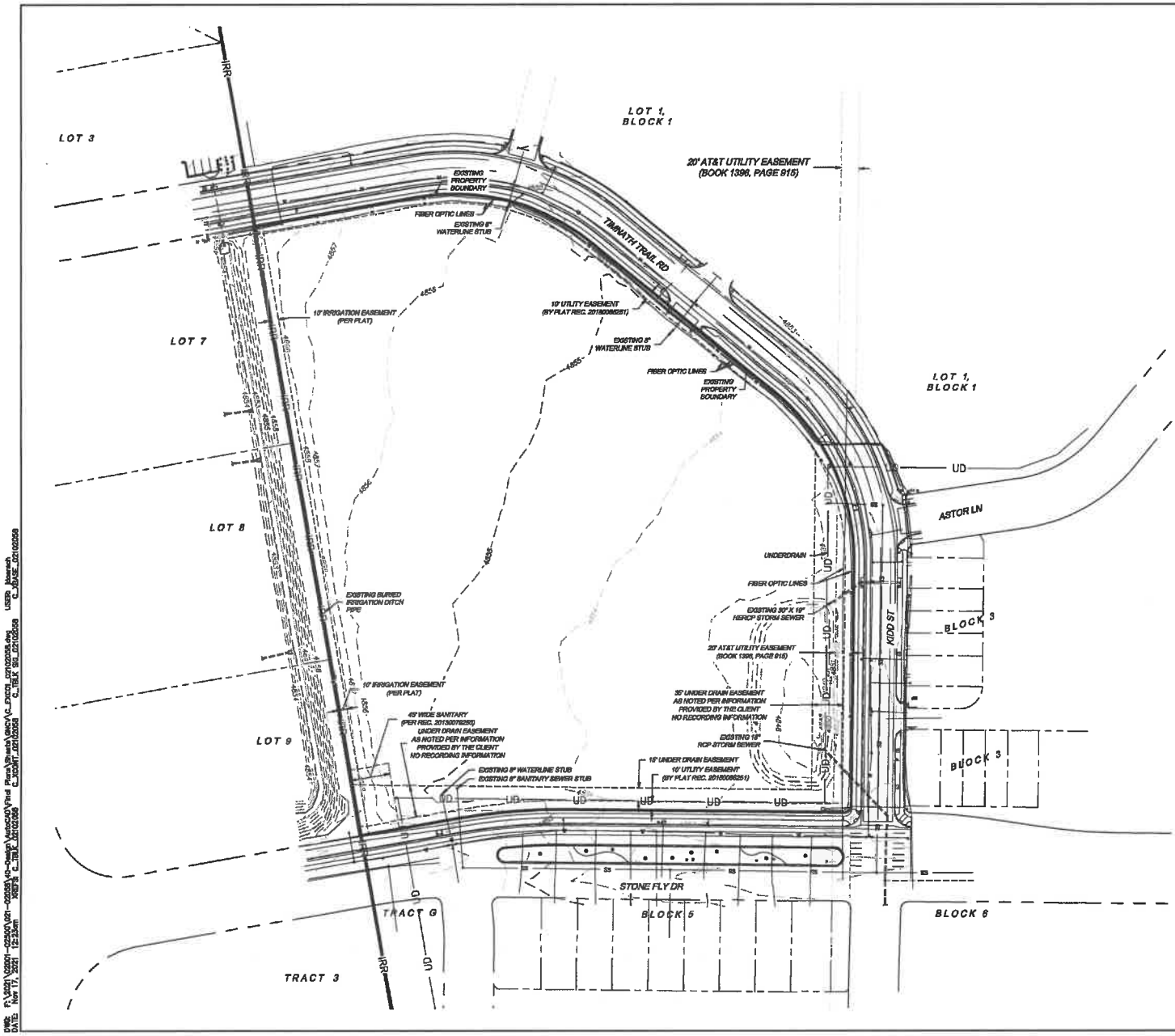
1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.
3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR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

STREET IMPROVEMENT NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.
2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 6 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.
3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE LOCAL ENTITY ENGINEER IN LOVELAND.
4. STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.
5. FT. COLLINS ONLY. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
6. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 23, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN M.U.T.C.D. (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.
8. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
9. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAN 90 P.S.I.G. "PROOF ROLL"VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL". ALL "PROOF ROLLS"SHALL BE PREFORMED IN THE PRESENCE OF AN INSPECTOR.

TRAFFIC SIGNING AND PAVEMENT MARKING NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.
2. ALL SYMBOLS, INCLUDING ARROWS, ONLYS, CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMO-PLASTIC.
3. ALL SIGNAGE SHALL BE PER LOCAL ENTITY STANDARDS AND THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD.
4. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
5. ALL LANE LINES FOR CONCRETE PAVEMENT SHOULD BE EPOXY PAINT.
6. PRIOR TO PERMANENT INSTALLATION OF TRAFFIC STRIPING AND SYMBOLS, THE DEVELOPER SHALL PLACE TEMPORARY TAPS OR TAPE DEPICTING ALIGNMENT AND PLACEMENT OF THE SAME. THEIR PLACEMENT SHALL BE APPROVED BY THE LOCAL ENTITY ENGINEER PRIOR TO PERMANENT INSTALLATION OF STRIPING AND SYMBOLS.
7. PRE-FORMED THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THESE PLANS AND/OR THESE STANDARDS.
8. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE C


LOT 3
LOT 7
LOT 8
LOT 9
LOT 1, BLOCK 1
LOT 1, BLOCK 1
20' AT&T UTILITY EASEMENT (BOOK 1396, PAGE 915)
EXISTING PROPERTY BOUNDARY
FIBER OPTIC LINES
EXISTING 8" WATERLINE STUB
TAMNATH TRAIL RD
10' IRRIGATION EASEMENT (PER PLAT)
10' UTILITY EASEMENT (BY PLAT REC. 20160086251)
EXISTING 8" WATERLINE STUB
FIBER OPTIC LINES
EXISTING PROPERTY BOUNDARY
ASTOR LN
KIDD ST
UNDERDRAIN
FIBER OPTIC LINES
EXISTING 30" X 19" HERCP STORM SEWER
20' AT&T UTILITY EASEMENT (BOOK 1396, PAGE 915)
35' UNDER DRAIN EASEMENT AS NOTED PER INFORMATION PROVIDED BY THE CLIENT NO RECORDING INFORMATION
EXISTING 18" RCP STORM SEWER
15' UNDER DRAIN EASEMENT
10' UTILITY EASEMENT (BY PLAT REC. 20160086251)
EXISTING BURIED IRRIGATION DITCH PIPE
10' IRRIGATION EASEMENT (PER PLAT)
43' WIDE SANITARY (PER REC. 20130076250) UNDER DRAIN EASEMENT AS NOTED PER INFORMATION PROVIDED BY THE CLIENT NO RECORDING INFORMATION
EXISTING 8" WATERLINE STUB
EXISTING 8" SANITARY SEWER STUB
BLOCK 3
BLOCK 3
BLOCK 5
BLOCK 6
STONE FLY DR
TRACT G
TRACT 3
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SS
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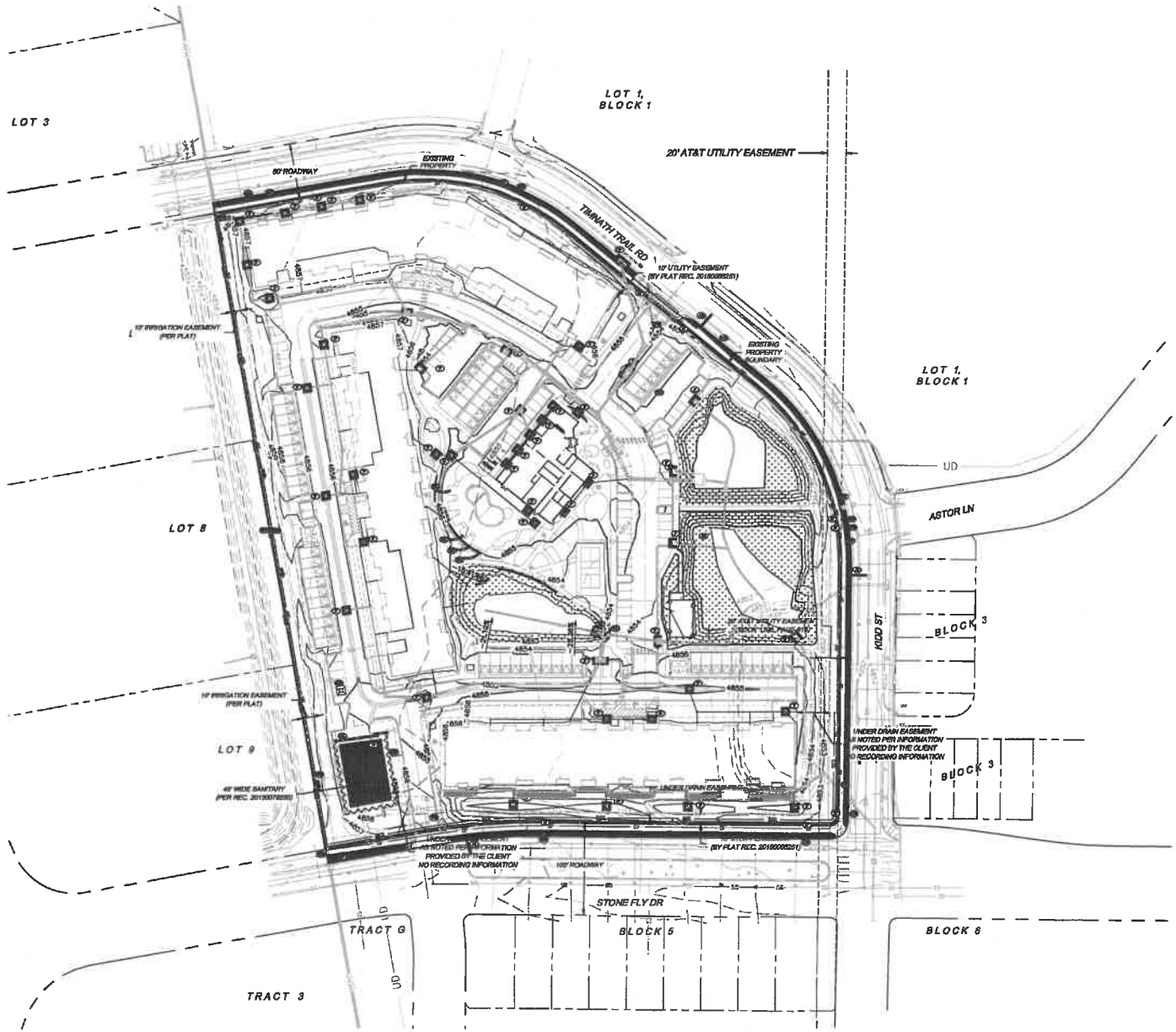

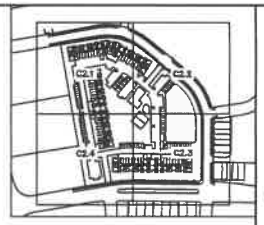

N

0' 25' 50' 100'
SCALE IN FEET
1" = 50'
AS PRINTED 24" X 36"

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNSEEN UNDERGROUND UTILITIES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. SILT FENCE TO BE MAINTAINED
3. HYDROMULCH AREAS SHALL BE SURFACE ROUGHENED (VEHICLE TRACKING THEN THE MULCH SHALL BE APPLIED HYDRAULICALLY. IF THE HYDROMULCH DOES NOT ACHIEVE ADEQUATE EROSION CONTROL, EROSION CONTROL FABRIC SHALL BE USED.

LEGEND:

LIMIT OF DISTURBANCE	LOD	LOD
SILT FENCE	SF	SF
AGGREGATE BAG	AB	
VEHICLE TRACKING CONTROL	VTC	
STABILIZED STORAGE AREA	SSA	
SLOPE DRAIN	SD	
EROSION CONTROL LOG	ECL	
WHEEL ROLLED BERM	WRB	
INLET PROTECTION	IP	
SEDIMENT BASIN	SB	
TEMPORARY OUTLET PROTECTION	TOP	
TEMPORARY EROSION CONTROL FABRIC	ECF	
STOCKPILE	SP	
CONCRETE WASHOUT AREA	CWA	
HYDROMULCHING	HM	
SLOPE DIRECTION		

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www.olsson.com

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RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 WORKING DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

OVERALL EROSION CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	JAV
checked by:	
approved by:	RB
CMGD by:	BB
project no.:	021-0000
drawing no.:	
date:	11-17-2021

SHEET
C2.0

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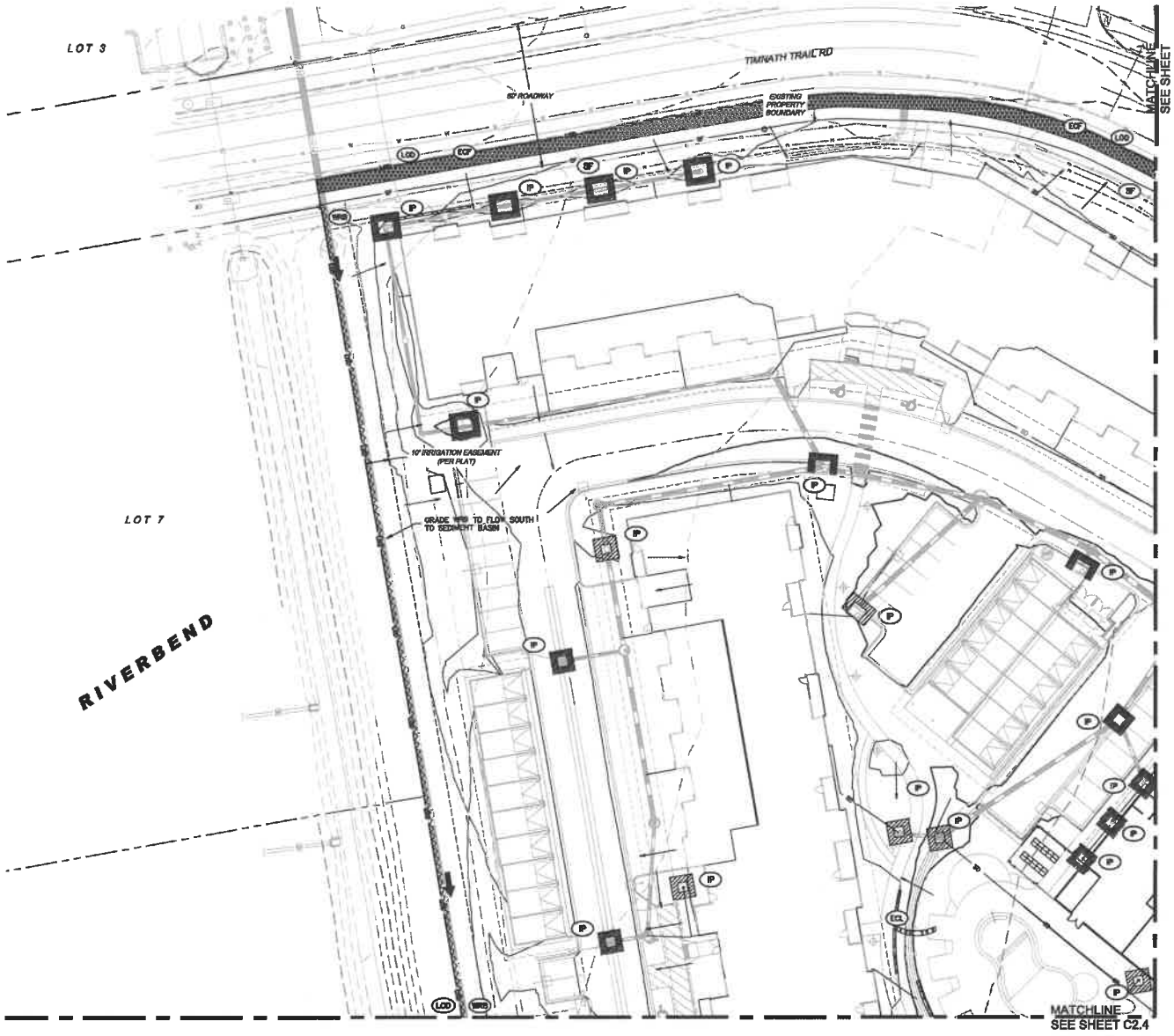

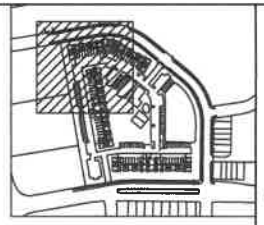

N

0' 10' 20' 40'
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNDAMAGED UNDERGROUND UTILITIES.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE
3. SILT FENCE TO BE MAINTAINED
4. HYDROMULCH AREAS SHALL BE SURFACE ROUGHENED (NO HOLE TRACKING) THEN THE MULCH SHALL BE APPLIED HYDRAULICALLY. IF THE HYDROMULCH DOES NOT PROVIDE ADEQUATE EROSION CONTROL, EROSION CONTROL FABRIC SHALL BE USED.

LEGEND:

LIMIT OF DISTURBANCE	LOD	LOD
SILT FENCE	SF	SF
AGGREGATE BAG	AB	
VEHICLE TRACKING CONTROL	VTC	
STABILIZED STORAGE AREA	SSA	
SLOPE DRAIN	SD	
EROSION CONTROL LOG	ECL	
WHEEL ROLLED BERM	WRB	
INLET PROTECTION	IP	
SEDIMENT BASIN	SB	
TEMPORARY OUTLET PROTECTION	TOP	
TEMPORARY EROSION CONTROL FABRIC	ECF	
STOCKPILE	SP	
CONCRETE WASHOUT AREA	CWA	
HYDROMULCHING	HM	
SLOPE DIRECTION		

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811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR DEMOLISH FOR THE LOCATION OF UNDERGROUND UTILITIES.

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

EROSION CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MK
checked by: JJ
approved by: BB
QA/QC by: BB
project no.: 021-02538
drawing no.: 1
date: 11-17-2021

SHEET
C2.1

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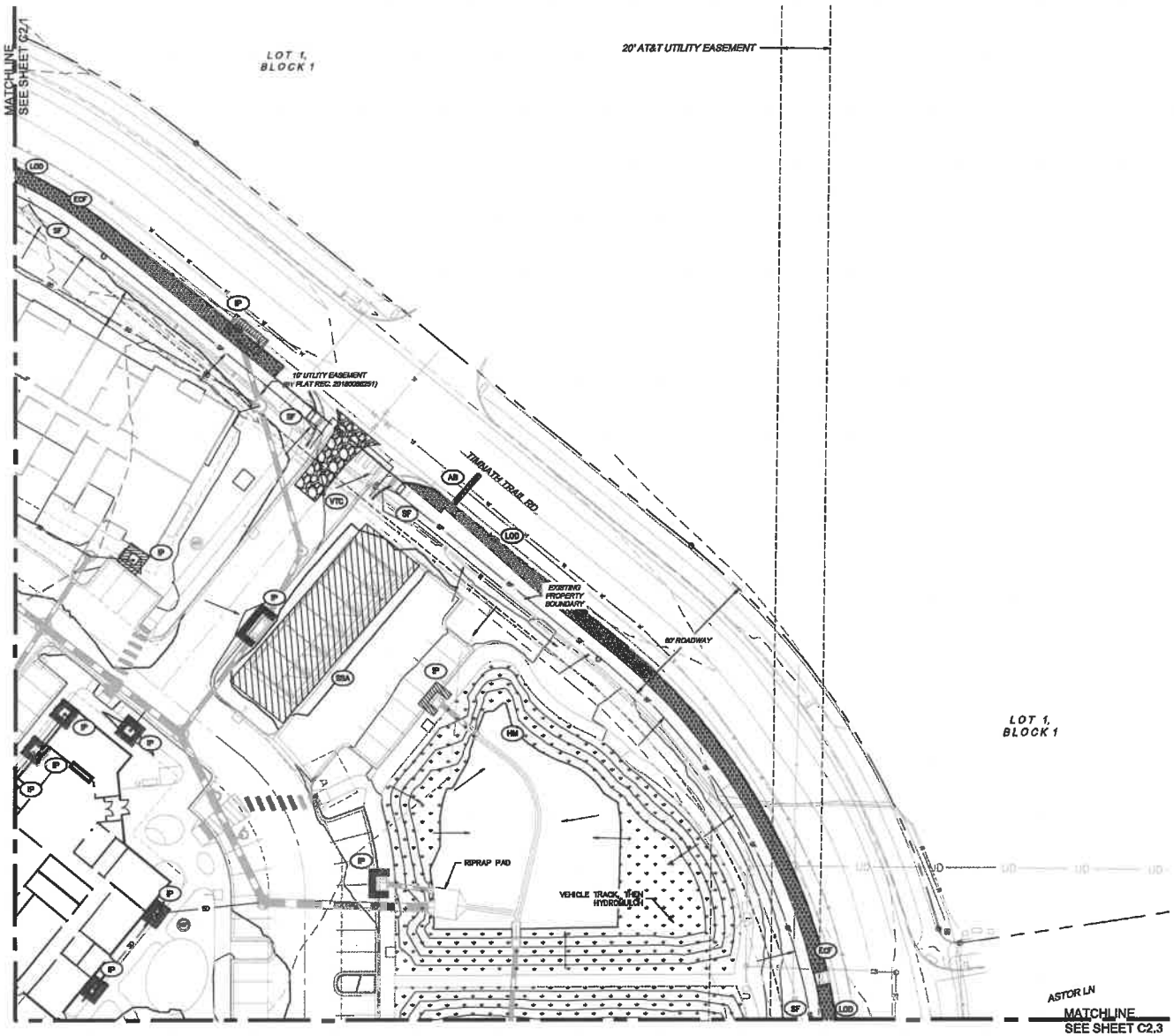

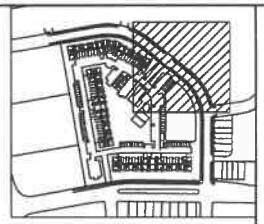

N

0 10 20 40'
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

NOTES:

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LEGEND:

LIMIT OF DISTURBANCE	LOD	LOD
SILT FENCE	SF	SF
AGGREGATE BAG	AB	
VEHICLE TRACKING CONTROL	VTC	
STABILIZED STORAGE AREA	SSA	
SLOPE DRAIN	SD	
EROSION CONTROL LOG	ECL	
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INLET PROTECTION	IP	
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TEMPORARY EROSION CONTROL FABRIC	ECF	
STOCKPILE	SP	
CONCRETE WASHOUT AREA	CWA	
HYDROMULCHING	HM	
SLOPE DIRECTION		

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811
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CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE PROTECTION OF UNDERGROUND PIPELINES UTILITIES.

REV NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

EROSION CONTROL PLAN

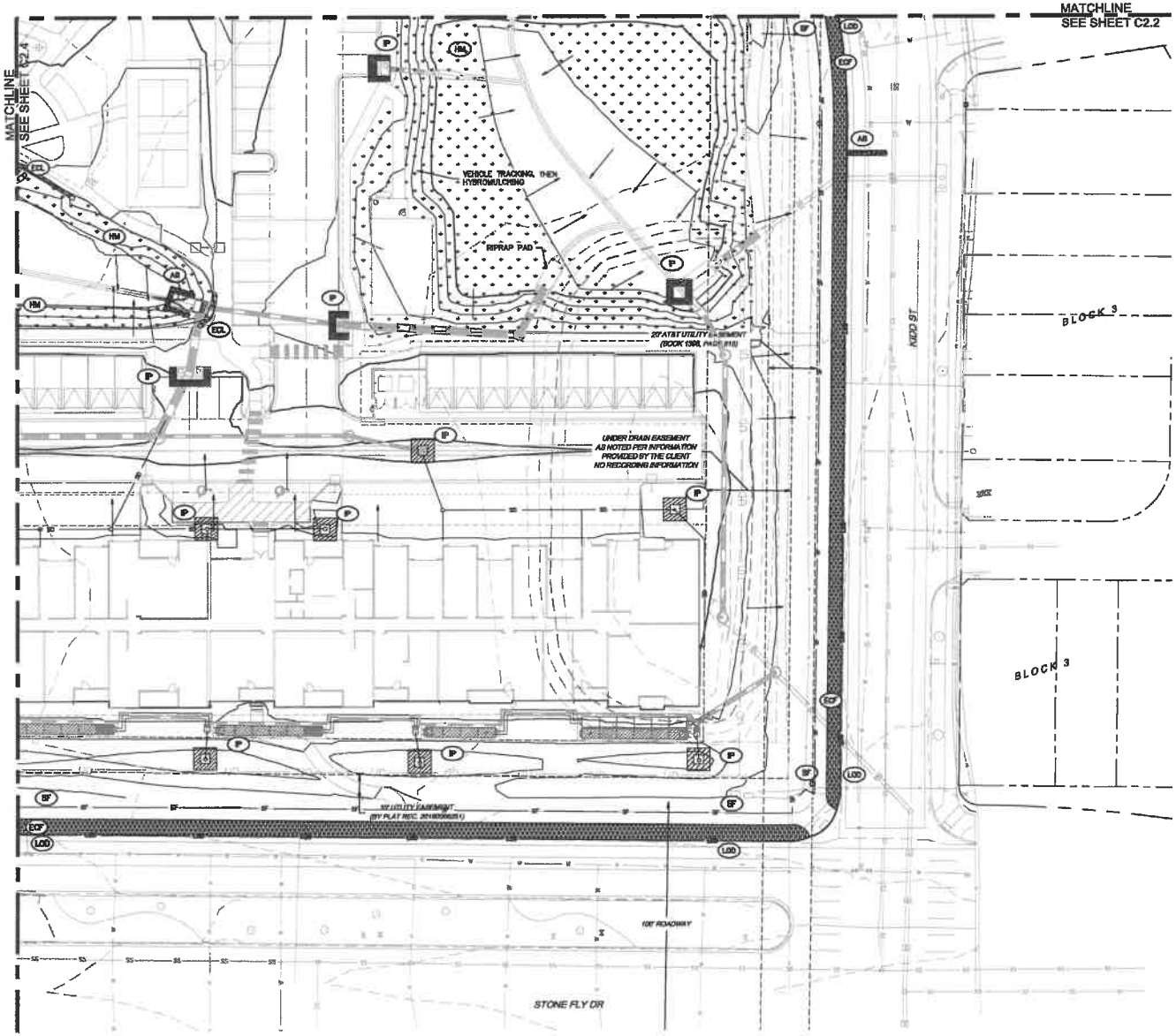
TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

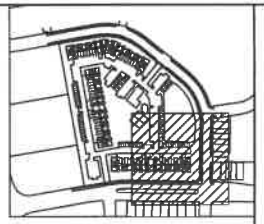
TIMNATH, CO

2021

drawn by: MR
checked by:
approved by: JB
DATE: 11/18/21
project no.: 021-02038
drawing no.:
date: 11-17-2021

SHEET
C2.2





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SCALE IN FEET
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AS PRINTED 24" X 36"

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AGGREGATE BAG	AB	
VEHICLE TRACKING CONTROL	VTC	
STABILIZED STORAGE AREA	SSA	
SLOPE DRAIN	SD	
EROSION CONTROL LOG	EOL	
WHEEL ROLLED BERM	WRB	
INLET PROTECTION	IP	
SEDIMENT BASIN	SB	
TEMPORARY OUTLET PROTECTION	TOP	
TEMPORARY EROSION CONTROL FABRIC	ECF	
STOCKPILE	SP	
CONCRETE WASHOUT AREA	CWA	
HYDROMULCHING	HM	
SLOPE DIRECTION		

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

EROSION CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: [illegible]
checked by: [illegible]
approved by: [illegible]
DATE: [illegible]
project no.: 021-02000
drawing no.: [illegible]
date: 11-17-2021

SHEET
C2.3

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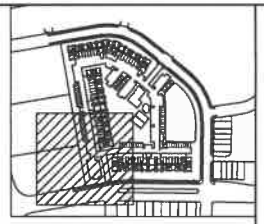

N

0' 10' 20' 40'
SCALE IN FEET
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AS PRINTED 24" X 36"

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2. INSTALL STAKEGUARD CONSTRUCTION ENTRANCE
3. SILT FENCE TO BE MAINTAINED
4. HYDROMULCH AREAS SHALL BE SURFACE ROUGHENED (VEHICLE TRACKING THEN THE MULCH SHALL BE APPLIED HYDRAULICALLY. IF THE HYDROMULCH DOES NOT ADHERE ADEQUATE EROSION CONTROL, EROSION CONTROL FABRIC SHALL BE USED.

LEGEND:

LIMIT OF DISTURBANCE	LOD	LOD
SILT FENCE	SF	SF
AGGREGATE BAG	AB	
VEHICLE TRACKING CONTROL	VTC	
STABILIZED STORAGE AREA	SSA	
SLOPE DRAIN	SD	
EROSION CONTROL LOG	ECL	
WHEEL ROLLED BERM	WRB	
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STOCKPILE	SP	
CONCRETE WASHOUT AREA	CWA	
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SLOPE DIRECTION		

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NOTE TO CONTRACTOR
RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS ASSUMED OR VERIFIED. THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR CONSTRUCT FOR THE LOCATION OF UNDERGROUND UTILITY MEMBERS.

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

EROSION CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: [illegible]
checked by:
approved by:
CADD by: [illegible]
project no.: 501-0008
drawing no.:
date: 11-17-2021

SHEET
C2.4

DWG: F:\2021\021001-025000\021-025000\0-Design\AutoCAD\Final Plans\Sheets\CADD\C-EROS1_021025000.dwg USER: jdsmith
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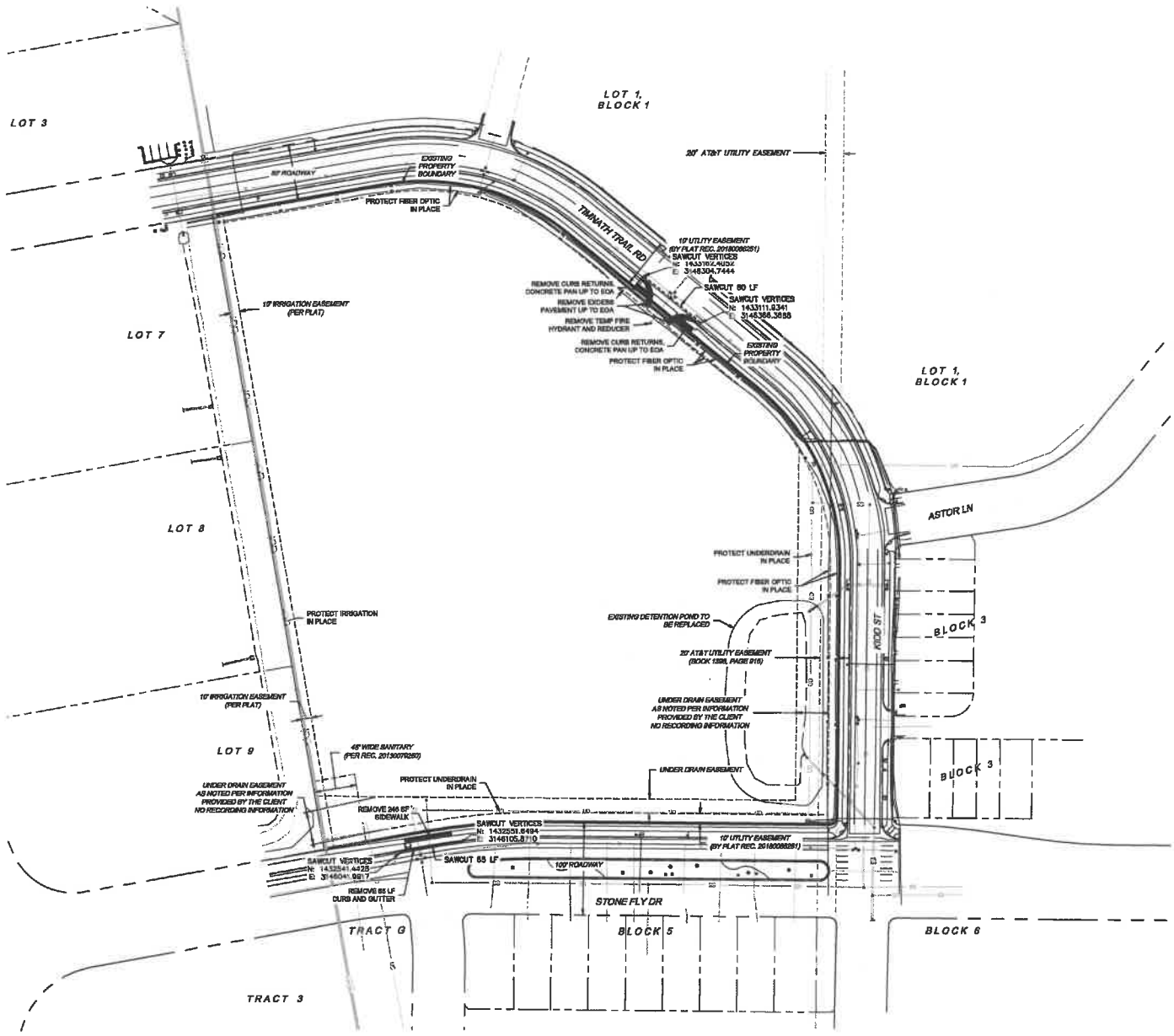

DEMOLITION NOTES:

1. CONTRACTOR TO PRESERVE ALL SURVEY CONTROL WHERE POSSIBLE AND REPLACE ANY DISTURBED DURING CONSTRUCTION ACTIVITIES
2. CONTRACTOR TO COMPLETE DEMOLITION PER THE INTENT OF THESE PLANS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT COLORADO 811 IN ADVANCE OF ANY EXCAVATION TO COORDINATE UTILITY LOCATIONS.
4. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS.
5. REMOVAL AND DISPOSAL OF SUBNES AND TREES SMALLER THAN 12" IN DIAMETER SHALL BE CONSIDERED INCIDENTAL TO THE PRICE BID FOR CLEARING AND GRUBBING.
6. ALL ITEMS REMOVED SHALL BE LEGALLY DISPOSED OFF SITE BY THE CONTRACTOR.
7. DO NOT DISRUPT UTILITY SERVICE TO ADJACENT BUSINESSES OR RESIDENCES WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.
8. DO NOT DISRUPT TRAFFIC ON ADJACENT PUBLIC STREETS WITHOUT PRIOR WRITTEN APPROVAL BY THE TOWN.
9. ALL SIDEWALK AND PAVEMENT TO REMAIN SHALL BE PROTECTED IN PLACE INCLUDING PROTECTION FROM DAMAGE CAUSED BY REMOVAL OF ADJITTING PAVEMENT. CONTRACTOR SHALL SAW CUT WHERE NECESSARY.
10. CONTRACTOR SHALL GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISCONNECTION, DEMOLITION, AND REMOVAL OF SERVICE LINES. CAP ALL LINES BEFORE PROCEEDING WITH WORK ON THIS CONTRACT.
11. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES WORK FORCE AND MAY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES.
12. CONTRACTOR SHALL PROTECT THE PUBLIC AT ALL TIME WITH FENCING, BARRICADES, ENCLOSURES, ETC. TO THE BEST PRACTICES AND AS APPROVED BY THE ENGINEER AND THE TOWN.
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- REMOVE EXISTING SIDEWALK
- REMOVE EXISTING FEATURE
- SAWCUT EXISTING PAVEMENT FULL DEPTH
- REMOVE EXISTING CURB
- REMOVE EXISTING UTILITIES
- REMOVE EXISTING TREE

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

OVERALL DEMOLITION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: [illegible]
checked by: [illegible]
approved by: [illegible]
CMGS by: [illegible]
project no.: 021-02505
drawing no.: [illegible]
date: 11-17-2021

SHEET
C3.0

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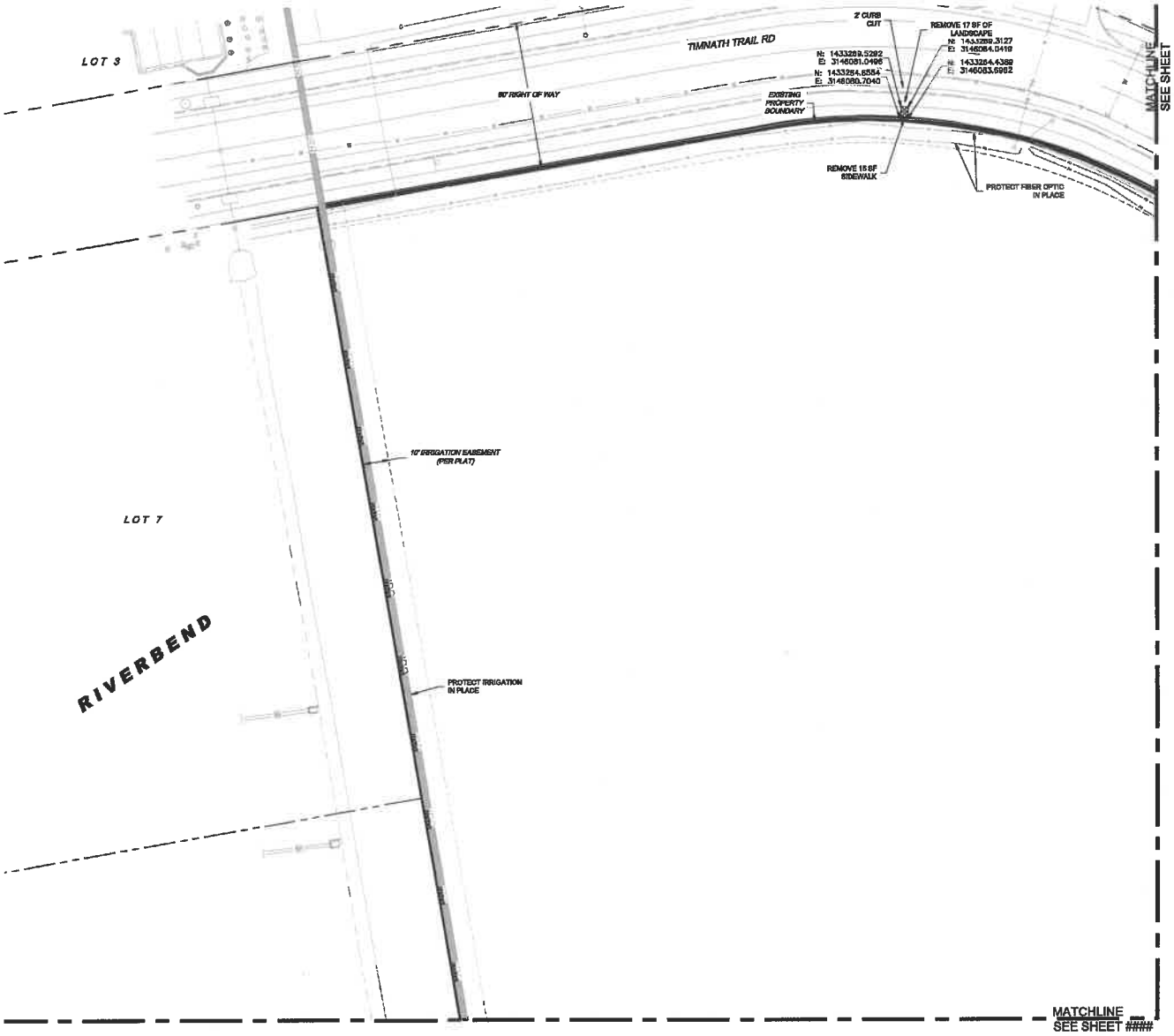

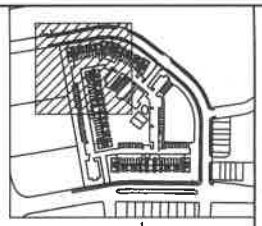

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SCALE IN FEET

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AS PRINTED 24" X 36"

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TO WHOM IT MAY CONCERN:
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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DEMOLITION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MW
checked by:
approved by:
QA/QC by:
project no.: 021-0350
drawing no.:
date: 11-17-2021

SHEET
C3.1

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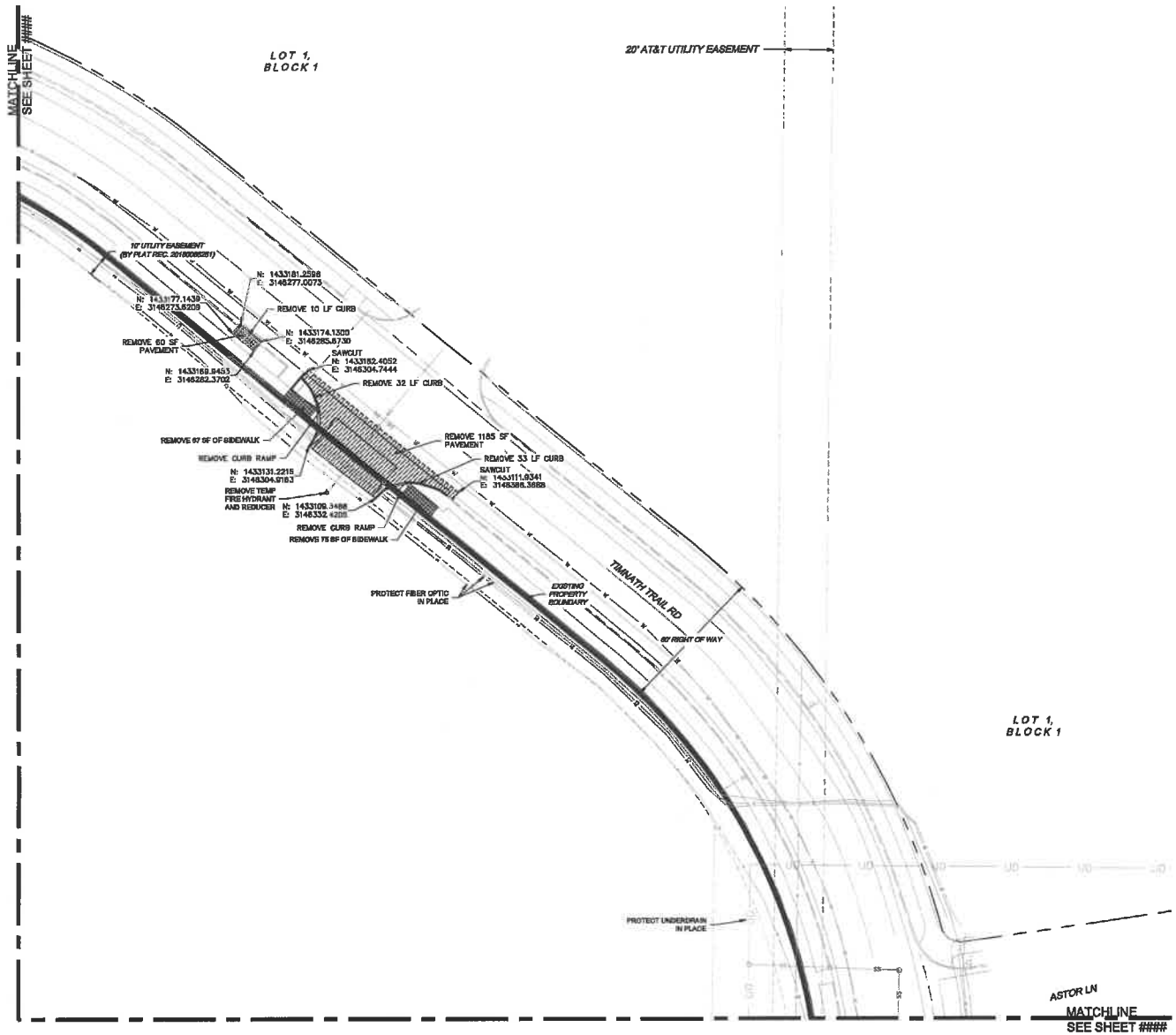

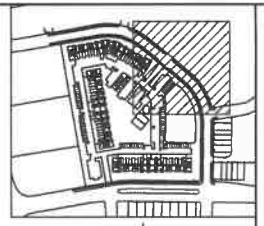

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REVISIONS

DEMOLITION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

2021

TIMNATH, CO

shown by: SLR
checked by:
approved by:
DAOD by: 10/21/21
project no.: 021-0009
drawing no.:
date: 11-17-2021

SHEET C3.2

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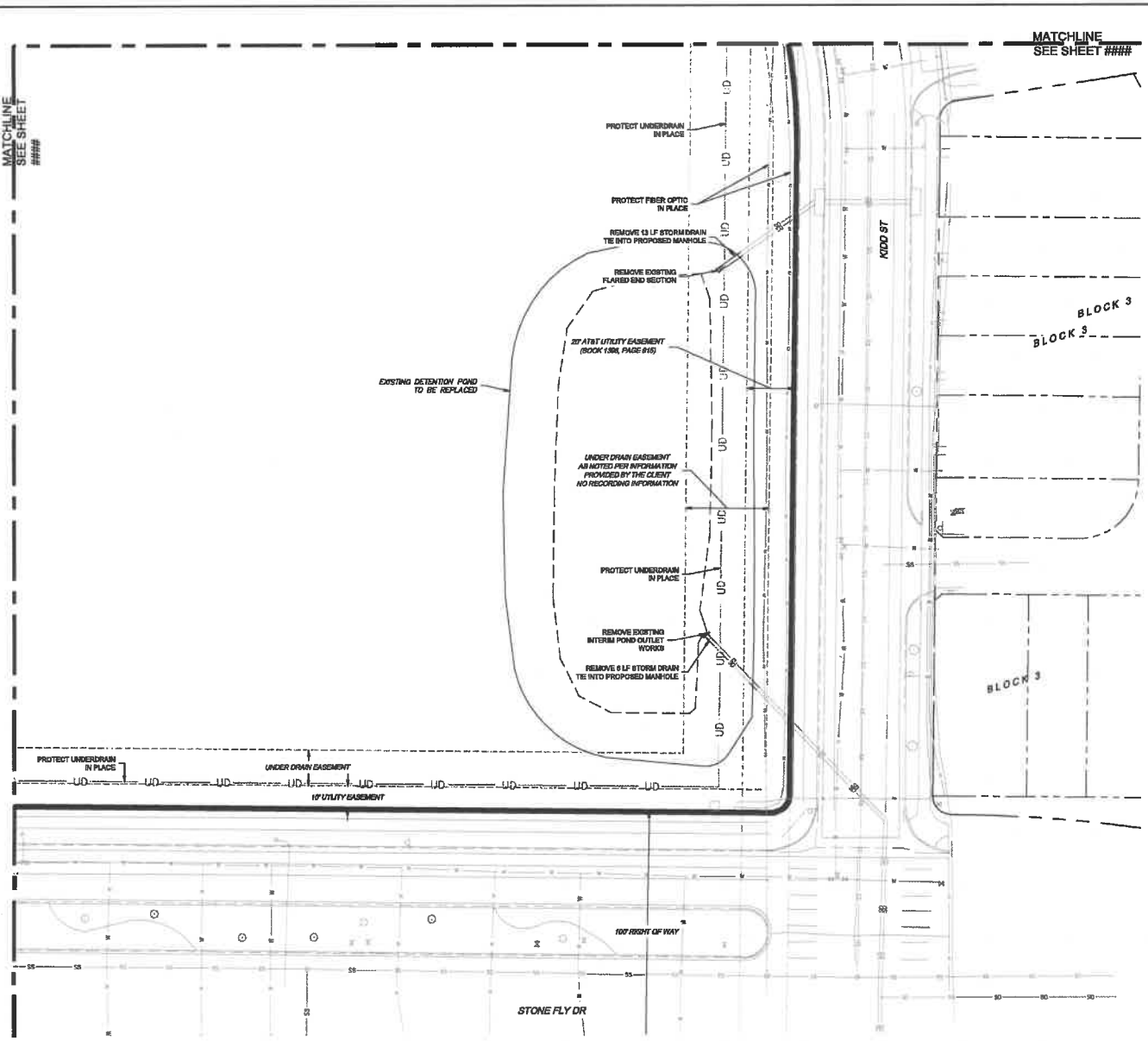

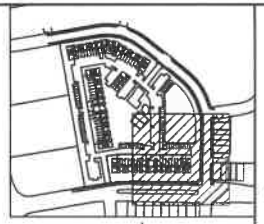

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DEMOLITION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	MZ
checked by:	
approved by:	
CAVEO by:	
project no.:	021-02085
drawing no.:	
date:	11-17-2021

SHEET
C3.3

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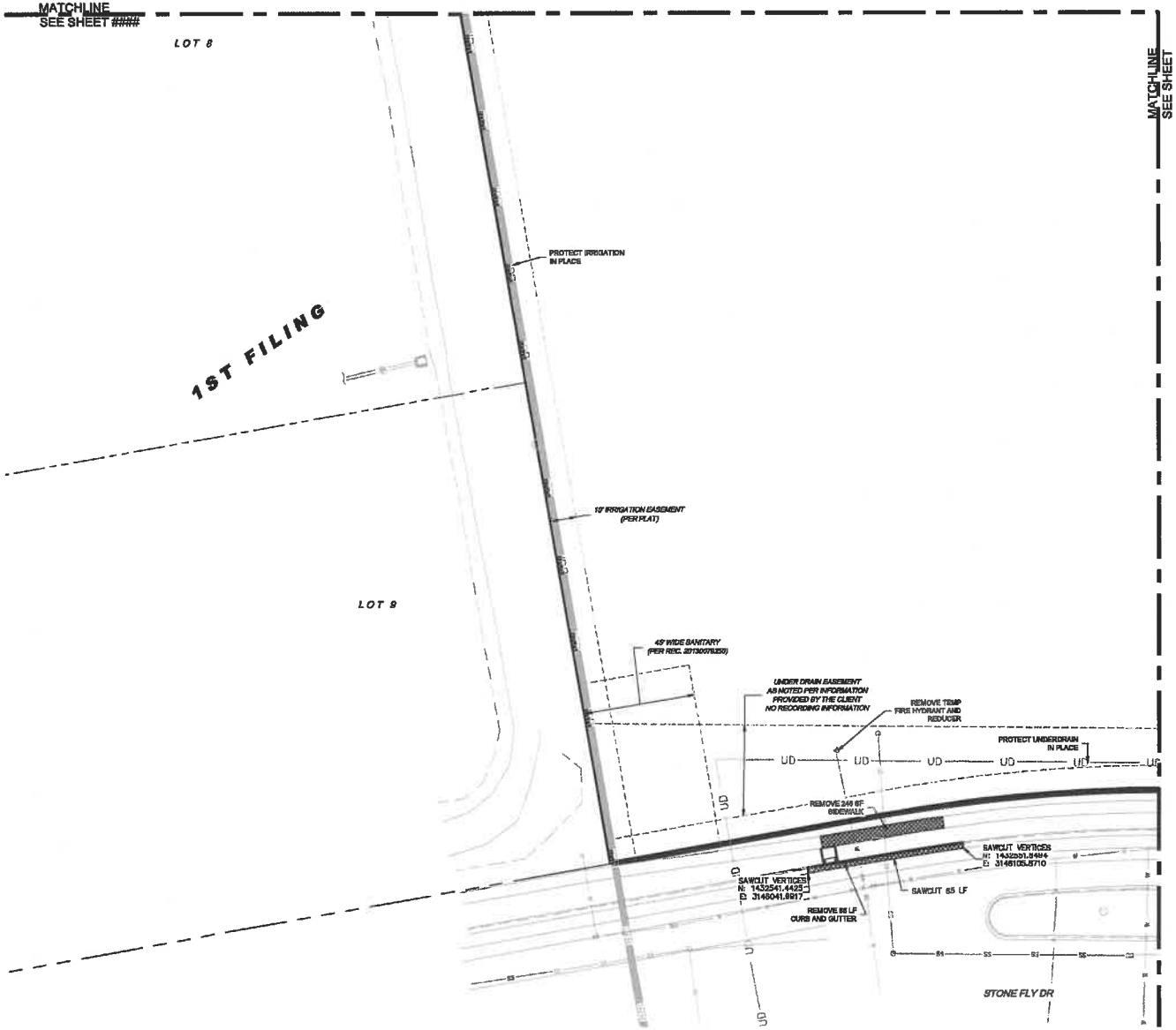

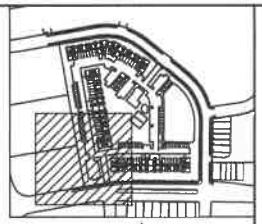

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NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DEMOLITION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MC
checked by:
approved by:
OWCD for:
project no.: 021-02058
drawing no.:
date: 11-17-2021

SHEET
C3.4

DWG: F:\2021\02001-02500\021-02058\40-Design\AutoCAD\Civil Plans\Sheets\GRCV\C-DEM01_021102058.dwg USER: Mowrech
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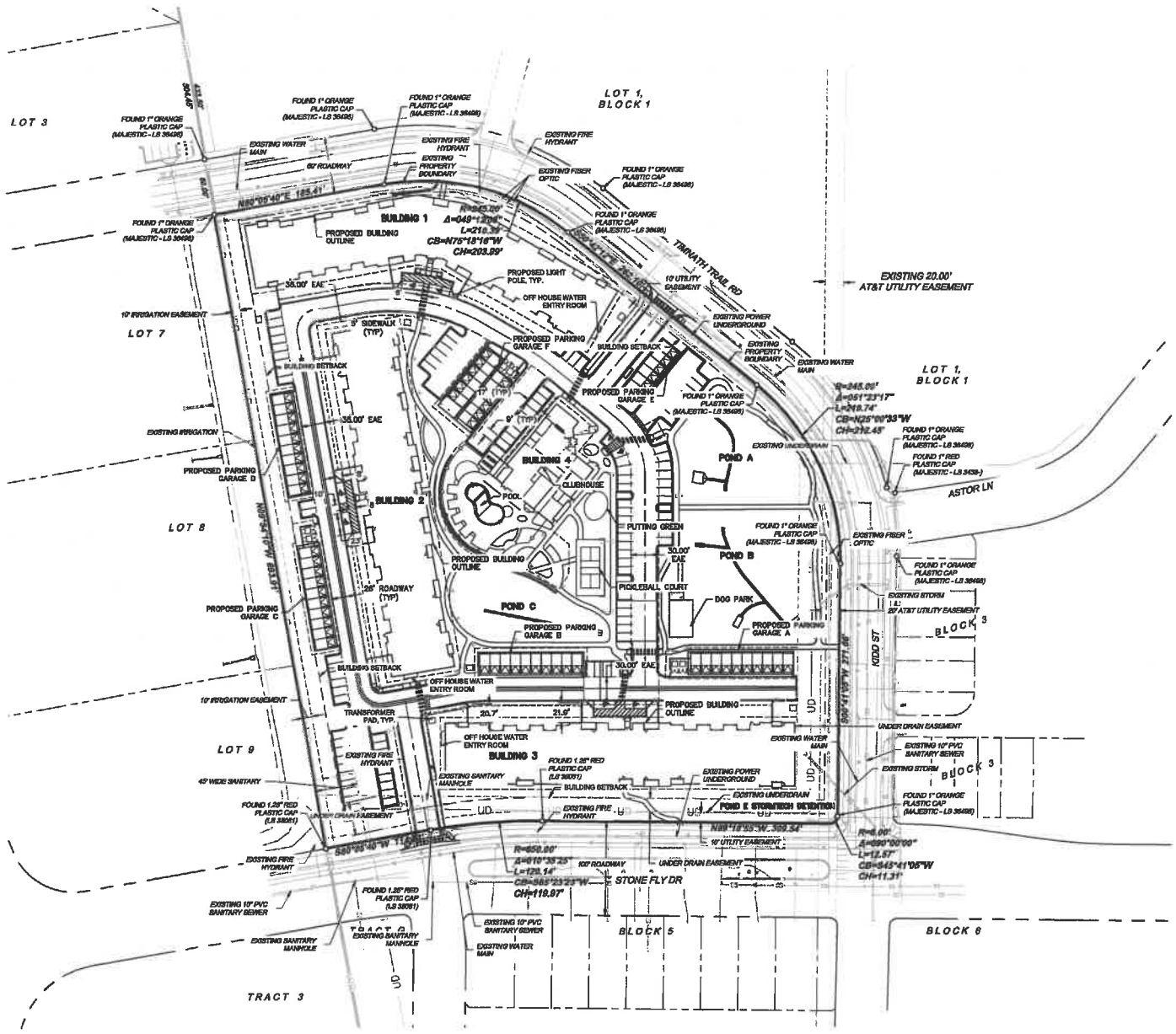

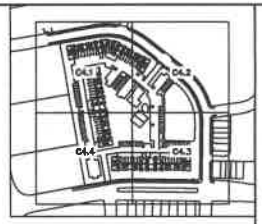

N

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EAE=EMERGENCY ACCESS EASEMENT. SEE PLAT.

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

2021

OVERALL SITE PLAN & DIMENSION PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

drawn by: S
checked by:
approved by: RB
CASCO by: Rob Bo R.
project no.: 021-03039
drawing no.:
date: 11-17-2021

SHEET
C4.0

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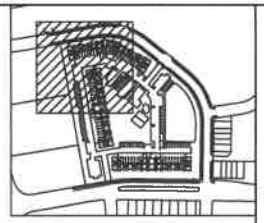
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"



KEY:

1. STANDARD OUTFALL VERTICAL CURB AND GUTTER
2. STANDARD INFLOW VERTICAL CURB AND GUTTER
3. VERTICAL CURB
4. MODIFIED OUTFALL VERTICAL CURB AND GUTTER
5. MODIFIED INFLOW VERTICAL CURB AND GUTTER
6. OUTFALL DRIVE OVER CURB AND GUTTER
7. RIBBON CURB AND CONCRETE APRON
8. MONOLITHIC VERTICAL CURB
9. TRANSITION BETWEEN STANDARD 6" VERTICAL CURB AND ZERO CURB
10. TRANSITION BETWEEN OUTFALL DRIVE OVER CURB AND GUTTER AND MODIFIED VERTICAL CURB AND GUTTER
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15. TRANSITION BETWEEN STANDARD OUTFLOW VERTICAL CURB AND GUTTER AND MONOLITHIC CURB AND GUTTER
16. CONCRETE PAN (WIDTH PER PLAN)
17. DIRECTION ACCESS RAMP
18. MODIFIED ACCESS RAMP
19. MID-BLOCK RAMP
20. TRANSITION BETWEEN RIBBON CURB AND STANDARD INFLOW VERTICAL CURB AND GUTTER
21. TRANSITION BETWEEN RIBBON CURB AND STANDARD OUTFALL VERTICAL CURB AND GUTTER

LEGEND

INSTALL CONCRETE

NOTES:

1. ALL ATTACHED WALKS ARE DIMENSIONED FROM FACE OF CURB TO BACK OF WALK
2. ALL ASPHALT PAVING TO BE HEAVY DUTY SECTION PER PROJECT GEOTECHNICAL REPORT

SIGNAGE AND STRIPING NOTES:

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2. IF THERE ARE ANY QUESTIONS CONCERNING THE PLACEMENT OF MARKINGS OR SIGNING, CONTACT ENGINEER FOR APPROVAL BEFORE PROCEEDING WITH WORK.
3. LANE WIDTHS ARE MEASURED FROM LIP OF GUTTER TO CENTER OF MARKING AND BETWEEN CENTERS OF LINES.
4. ALL LANE EXTENSIONS SHALL BE 8" WHITE (2' 9/4" GAP)
5. PAVEMENT MARKINGS SHALL THERMOPLASTIC PAVEMENT MARKINGS PER LOUDER STANDARD DRAWINGS, 1404, 1405, & 1423.

NOTES:

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2. REFER TO STANDARD DETAILS FOR PAVEMENT SECTIONS.

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Loveland, CO 80538
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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PAVING AND HORIZONTAL CONTROL PLAN

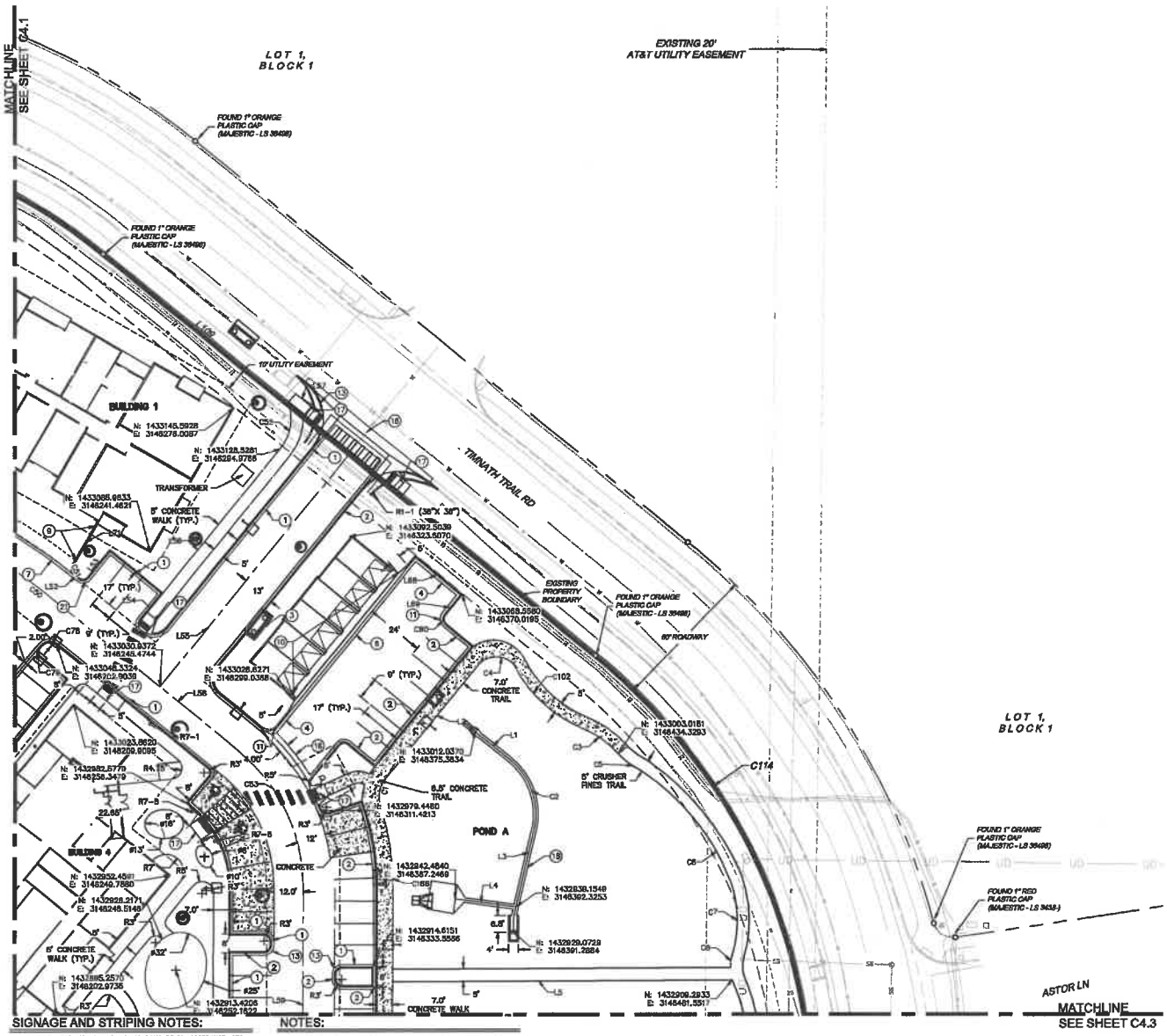
TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

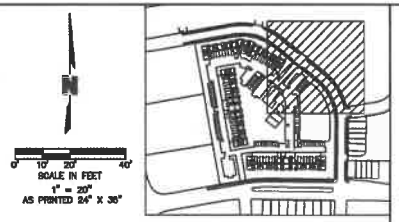
TIMNATH, CO

2021

drawn by: SJ
checked by:
approved by: RS
SAVED by: jsherrah
project no.: 021-02505
drawing no.:
date: 11-17-2021

SHEET
C4.1





KEY:

1. STANDARD OUTFALL VERTICAL CURB AND GUTTER
2. STANDARD INFLOW VERTICAL CURB AND GUTTER
3. VERTICAL CURB
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LEGEND

INSTALL CONCRETE

NOTES:

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3. LANE METERS ARE MEASURED FROM LIP OF GUTTER TO CENTER OF MARKING AND BETWEEN CENTERS OF LINES.
4. ALL LANE EXTENSIONS SHALL BE 8" WHITE (2" W/4" GAP)
5. PAVEMENT MARKINGS SHALL THERMOPLASTIC PAVEMENT MARKINGS PER (LEGEND STANDARD DRAWINGS, 1404, 1405, & 1406).

NOTES:

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811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS BEFORE YOU BEGIN EXCAVATION TO REQUEST FOR ITS MARKING OF UNDERGROUND SOURCE UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PAVING AND HORIZONTAL CONTROL PLAN

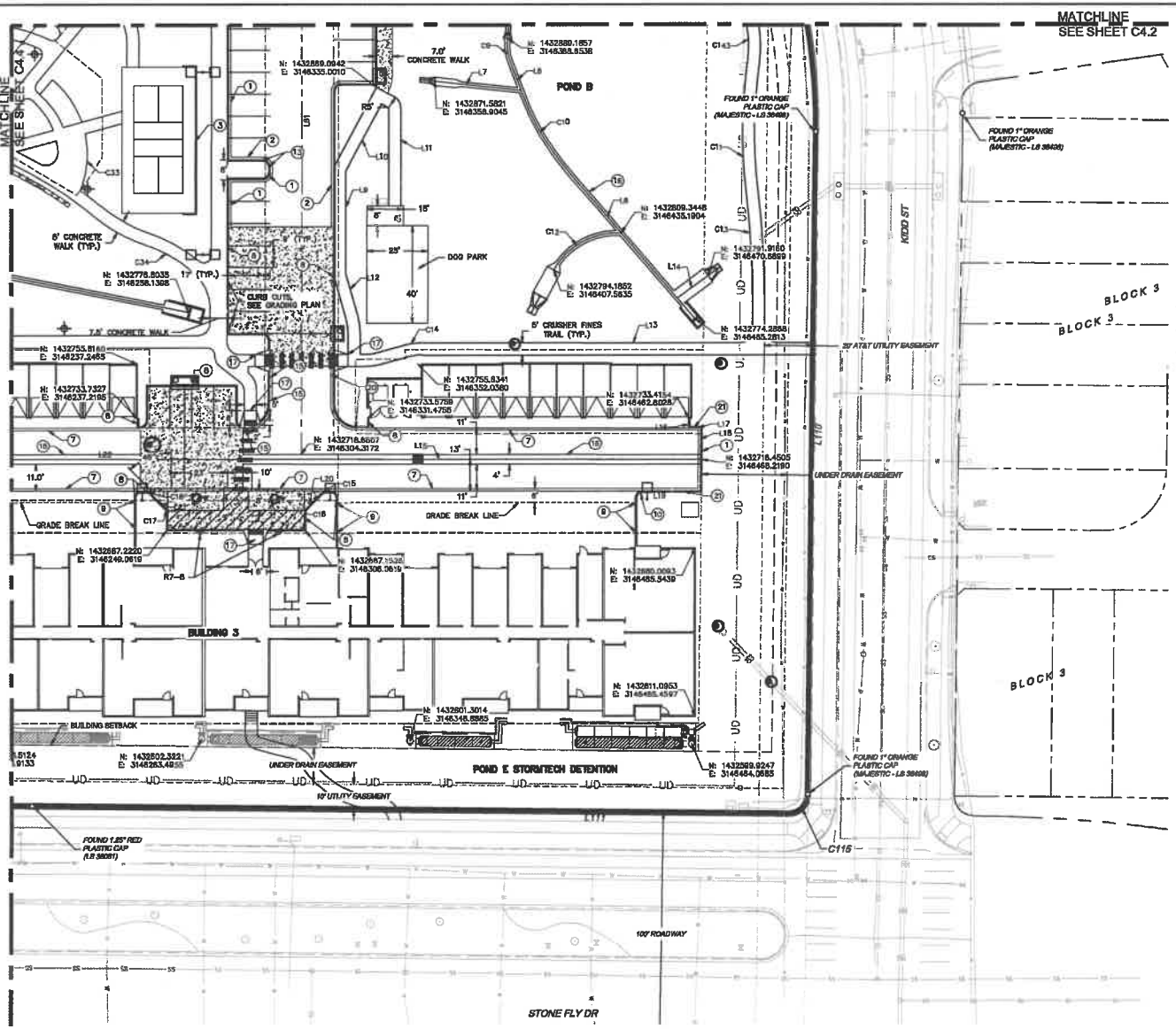
TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

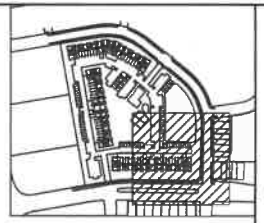
TIMNATH, CO

2021

drawn by: MV
checked by: JK
reviewed by: RS
CADD by: JS
project no.: 021-0505
drawing no.: 02
date: 11-17-2021

SHEET
C4.2





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811
Know what's below. Call before you dig.
WELL IN ADVANCE BEFORE YOU DIG, MAKE AN ESTIMATE FOR THE REMOVAL OF OBSOLETE UTILITIES.

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

PAVING AND HORIZONTAL CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MV
checked by: BS
reviewed by: BS
DAVID by: JB
project no.: 021-0268
drawing no.:
date: 11-17-2021

SHEET
C4.3

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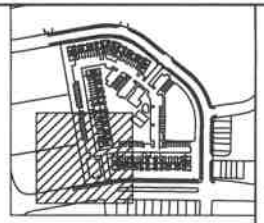
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"



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LEGEND

INSTALL CONCRETE

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

PAVING AND HORIZONTAL CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MC
checked by: RB
approved by: JB
GASC for: JB
project no.: 021-03058
drawing no.:
date: 11-17-2021

SHEET
C4.4

DWG. F:\2021\021-03058\021-03058\40-Design\AutoCAD\Plot Plans\Sheets\40\C4.3.dwg USER: kkernah
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CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	13.00	055°55'18"	12.62	S10°49'41"W	12.39
C2	30.34	064°25'30"	34.11	S19°39'37"E	32.34
C3	39.14	027°42'35"	18.93	N55°38'01"W	18.75
C4	9.98	098°07'25"	17.08	S82°09'12"W	15.04
C5	37.48	018°39'01"	12.20	N53°10'41"W	12.15
C6	99.96	033°39'29"	58.74	N38°50'46"W	57.90
C7	49.45	036°36'28"	31.62	N02°01'57"W	31.08
C8	17.97	017°05'19"	5.36	N07°38'36"E	5.34
C9	20.00	024°05'05"	8.41	S08°29'18"E	8.35
C10	100.00	020°09'19"	35.18	S30°33'45"E	35.00
C11	193.94	015°07'29"	51.20	S00°41'04"W	51.05
C12	29.37	064°53'21"	33.26	N61°14'43"E	31.51
C13	423.82	007°23'17"	54.65	S02°59'47"E	54.61
C14	25.00	015°28'22"	6.74	S82°31'01"W	6.72
C15	3.00	045°00'01"	2.36	N67°34'11"E	2.30
C16	3.00	045°00'00"	2.36	N22°34'11"E	2.30
C17	3.00	045°00'00"	2.36	S22°25'49"E	2.30
C18	3.00	044°59'58"	2.36	S67°25'46"E	2.30
C21	150.00	009°59'16"	26.15	N85°04'34"E	26.11
C22	137.00	000°44'31"	1.77	S80°27'12"W	1.77
C23	10.00	082°55'04"	18.69	S39°07'24"W	14.13
C24	3.00	090°00'00"	4.71	N35°06'52"E	4.24

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C25	3.00	090°00'00"	4.71	S54°30'06"E	4.24
C26	3.00	090°04'56"	4.72	S35°07'24"W	4.25
C27	23.00	090°00'48"	36.13	S54°54'41"E	32.53
C28	3.00	110°45'18"	5.80	S44°31'40"E	4.94
C29	56.00	130°10'10"	113.59	S24°50'43"E	90.89
C30	148.82	025°33'03"	68.04	S66°57'18"E	67.43
C31	3.00	090°00'00"	4.71	S35°05'41"W	4.24
C32	150.00	044°29'49"	116.49	N72°23'32"W	113.59
C33	40.00	033°48'52"	23.61	S04°31'05"W	23.27
C34	58.63	024°06'02"	24.82	N60°56'06"W	24.64
C35	70.80	101°41'55"	125.68	N15°06'29"W	109.82
C36	3.00	089°59'50"	4.71	S54°54'13"E	4.24
C37	3.00	090°00'10"	4.71	S35°05'47"W	4.24
C38	3.00	090°00'00"	4.71	N54°54'13"W	4.24
C39	23.00	089°59'20"	36.12	S35°05'28"W	32.52
C40	3.00	090°00'00"	4.71	N35°05'41"E	4.24
C41	200.00	039°54'41"	139.32	N79°57'29"W	136.52
C42	3.00	029°59'54"	1.57	S16°04'15"W	1.55
C43	229.00	013°59'16"	55.91	N79°56'04"W	55.77
C44	221.00	006°14'55"	24.10	N75°01'57"W	24.09
C45	2.00	059°06'23"	2.06	N44°29'06"W	1.97
C46	5.00	104°46'16"	9.14	S13°04'50"E	7.92

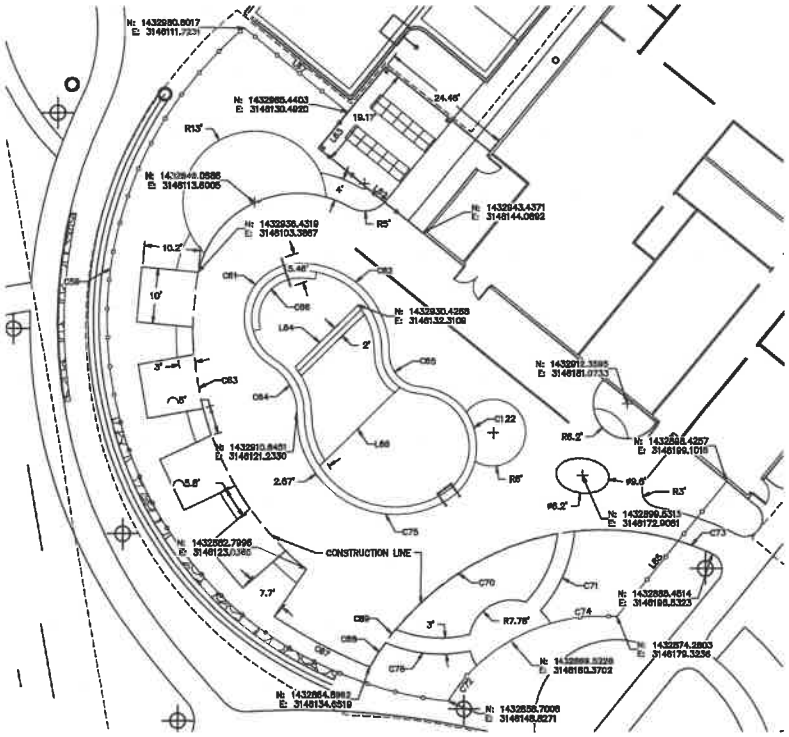
CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C47	3.00	090°00'00"	4.71	S84°17'50"W	4.24
C48	3.00	090°00'00"	4.71	S05°42'10"E	4.24
C49	75.00	060°56'31"	79.82	N07°43'33"W	76.10
C50	200.00	009°17'59"	32.48	N56°21'09"W	32.43
C51	3.00	080°47'20"	4.23	S10°18'30"E	3.89
C52	20.00	055°48'12"	20.51	N09°54'43"E	19.63
C53	75.00	050°46'22"	66.48	N25°15'59"W	64.31
C54	57.12	022°26'44"	34.18	S01°56'16"W	33.96
C57	93.37	034°46'56"	56.73	S15°59'49"E	55.87
C58	29.47	070°23'36"	36.21	S29°16'40"E	33.97
C59	59.30	134°03'08"	162.15	N16°54'10"W	127.61
C61	10.00	145°44'41"	25.44	N14°24'15"E	19.11
C62	15.00	093°30'48"	26.21	S45°39'53"E	23.37
C63	55.50	061°26'40"	60.00	N20°07'19"W	57.12
C64	10.00	058°18'04"	10.35	N28°48'30"W	9.90
C65	8.00	067°39'05"	9.18	S42°34'03"E	8.31
C66	7.33	102°27'23"	13.11	N38°01'32"E	11.43
C67	61.52	012°21'00"	19.73	N61°28'24"W	19.69
C68	48.00	006°23'16"	5.35	S32°02'11"W	5.35
C69	48.00	085°33'55"	71.66	N71°37'29"E	65.21
C70	48.00	041°18'50"	34.61	S39°34'24"W	33.87
C71	24.23	037°00'52"	15.65	N23°20'22"E	15.38

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C72	32.62	013°46'15"	7.84	S35°12'22"W	7.82
C73	48.00	030°29'30"	25.54	S80°50'18"E	25.24
C74	32.62	020°34'12"	11.71	N84°19'54"E	11.65
C75	18.00	122°06'21"	38.37	N50°13'09"W	31.51
C76	24.23	036°59'34"	15.64	N84°10'55"W	15.37
C77	20.00	086°50'49"	30.32	S53°18'33"E	27.50
C78	5.00	090°00'00"	7.85	N54°17'50"E	7.07
C79	3.00	090°00'00"	4.71	N05°42'10"W	4.24
C80	3.00	090°00'00"	4.71	S05°42'10"E	4.24
C84	45.56	083°34'52"	62.13	S10°32'08"E	46.35
C85	59.68	029°09'17"	30.37	N13°19'11"E	30.04
C92	15.00	136°19'41"	35.69	S52°56'20"W	27.85
C96	10.00	085°21'57"	14.03	N44°12'54"E	12.90
C102	54.68	023°54'18"	22.81	N38°56'56"W	22.65
C113	245.00	049°12'08"	210.39	N75°16'15"W	203.99
C114	245.00	051°23'17"	219.74	N25°00'53"W	212.45
C115	5.00	090°00'00"	12.57	S45°41'05"W	11.31
C116	650.00	010°35'25"	120.14	S85°23'23"W	119.97
C122	11.00	145°06'16"	27.86	S13°30'28"E	20.89
C154	71.50	101°41'55"	127.46	N15°06'29"W	111.37
C143	50.42	033°17'06"	29.29	S05°22'40"E	28.86
C166	112.00	017°42'40"	34.62	S06°47'08"E	34.48

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L1	S51°32'22"E	17.08
L2	S39°17'50"W	58.47
L3	S12°37'24"W	35.76
L4	S82°28'18"E	25.30
L5	N89°47'46"E	140.00
L6	S20°31'49"E	15.27
L7	N83°53'43"W	35.55
L8	S40°38'24"E	50.34
L9	N00°04'12"E	41.77
L10	N27°54'18"E	31.22
L11	N00°04'12"E	40.41
L12	N15°53'31"W	16.31
L13	N59°56'45"W	130.50
L14	S63°14'14"W	15.62
L15	S89°55'45"E	335.54
L16	S00°04'12"W	3.96
L17	S89°55'45"E	5.06
L18	S00°41'05"W	25.00
L19	N89°55'45"W	23.66
L20	N46°04'11"E	8.82
L21	S89°55'45"E	77.08
L22	S89°55'45"E	335.54
L23	S89°55'45"E	335.54
L24	N50°04'59"E	53.39
L25	S09°50'08"E	115.32

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L28	N80°05'52"E	24.00
L29	S09°50'08"E	90.00
L30	N09°50'08"W	90.08
L31	S09°25'04"E	2.65
L32	S10°30'08"W	19.73
L33	S15°12'58"W	23.12
L34	S09°54'19"E	6.00
L35	N80°05'41"E	4.00
L36	S09°54'19"E	385.92
L37	S09°54'19"E	6.00
L38	S09°54'19"E	54.00
L39	S09°54'19"E	4.79
L40	N80°05'41"E	4.00
L41	S09°54'19"E	385.92
L42	S09°54'19"E	18.00
L43	N09°54'19"W	6.00
L44	N09°54'19"W	81.00
L45	S80°05'10"W	47.99
L46	N09°54'19"W	22.69
L47	S33°04'12"W	7.37
L48	N14°56'24"W	7.57
L49	N80°00'08"W	48.34
L50	S39°17'50"W	1.04
L51	S39°17'50"W	10.93
L52	S50°42'10"E	2.61

LINE TABLE		
LINE ID	DIRECTION	LENGTH (FT)
L53	N39°17'50"E	14.00
L54	S39°17'50"W	13.69
L55	N39°17'50"E	123.38
L56	N39°17'50"E	86.53
L57	S50°42'55"E	14.50
L58	N50°42'10"W	97.95
L59	S00°04'12"W	228.27
L61	S00°04'12"W	228.27
L62	S50°42'10"E	24.46
L63	S39°17'55"W	8.41
L64	S45°27'07"W	18.02
L65	N39°17'55"E	31.24
L66	S45°27'07"W	20.28
L67	S50°42'05"E	24.25
L68	N50°42'10"W	24.00
L69	S39°17'50"W	10.48
L71	S30°05'10"W	20.78
L107	N09°54'10"W	593.93
L108	N80°05'40"E	183.41
L109	S50°42'12"E	282.10
L110	S00°41'05"W	271.56
L111	N59°18'35"W	309.54
L112	S80°05'40"W	114.53
L152	N39°17'50"E	65.90



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DISCLAIMER OF RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL): THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR DEMOLISH FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

PAVING AND HORIZONTAL CONTROL PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MZ
reviewed by: RS
approved by: RS
issued for: 90% REVIEW
project no.: 021-0808
drawing no.: C4.5
date: 11-17-2021

SHEET
C4.5

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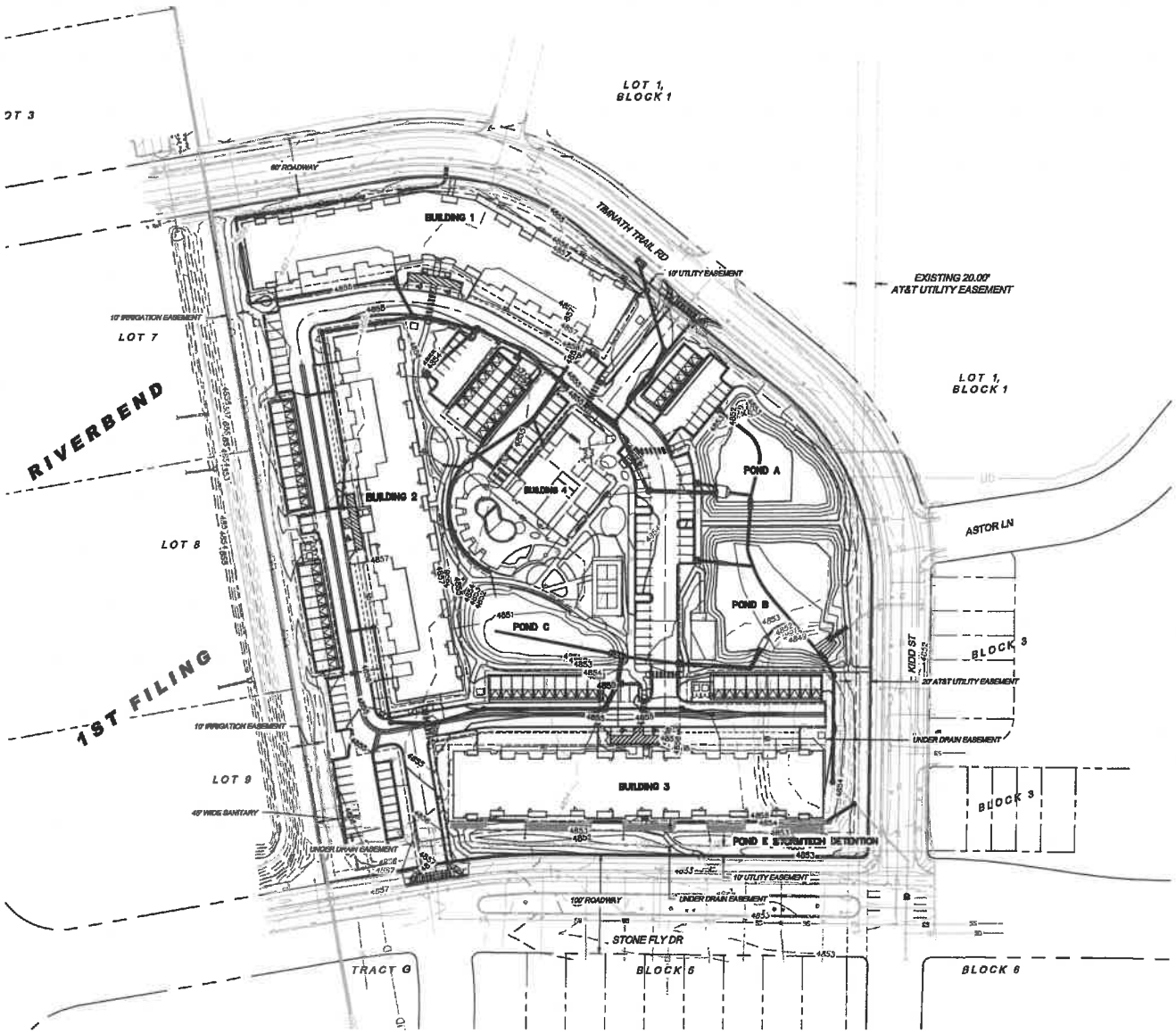

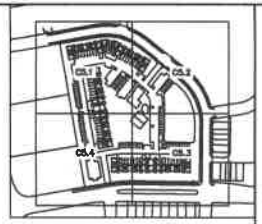

N

0 25 50 100'
SCALE IN FEET
1" = 50'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4933.50
STORM WATER FLOW DIRECTION	0.5%
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG
100-YR EGL	
100-YR HGL	

NOTES:

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3. ALL PROJECT DATA IS ON VERTICAL DATUM: NGVD 88 (UNADJUSTED).SEE COVER SHEET FOR BENCHMARK REFERENCES.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS UNLESS OTHERWISE NOTED. ALL OTHER SPOTS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
5. THE MINIMUM OPENING ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YR STORM

STRUCTURES AND PIPE NOTES:

1. COORDINATES FOR STRUCTURES ARE TO THE FOLLOWING LOCATIONS (UNLESS SPECIFIED OTHERWISE):
   - 1.1. CENTER OF MANHOLES
   - 1.2. END OF SECTION FOR END SECTIONS
   - 1.3. FLOWLINE ELEVATIONS (FL) ARE TO FLOWLINE GUTTER AT CENTERLINE INLET UNLESS OTHERWISE SPECIFIED. SEE DETAIL FOR LOCAL DEPRESSION.
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   - 2.1. CENTER OF MANHOLES AND INLETS
   - 2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
   - 2.3. LENGTHS LISTED ARE 2D MEASUREMENTS

FL=CURB & GUTTER FLOWLINE

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DESIGN RESPONSIBILITY
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Know what's below. Call before you dig.
CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE BUILDING OF STRUCTURES AND REPAIR UTILITIES.

REV. NO.	DATE	REVISIONS BY/DESCRIPTION

REVISIONS

OVERALL GRADING PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MJ
checked by:
reviewed by: RB
DWGD by: JS/BS
project no.: 021-0508
drawing no.:
date: 11-17-2021

SHEET
C5.0

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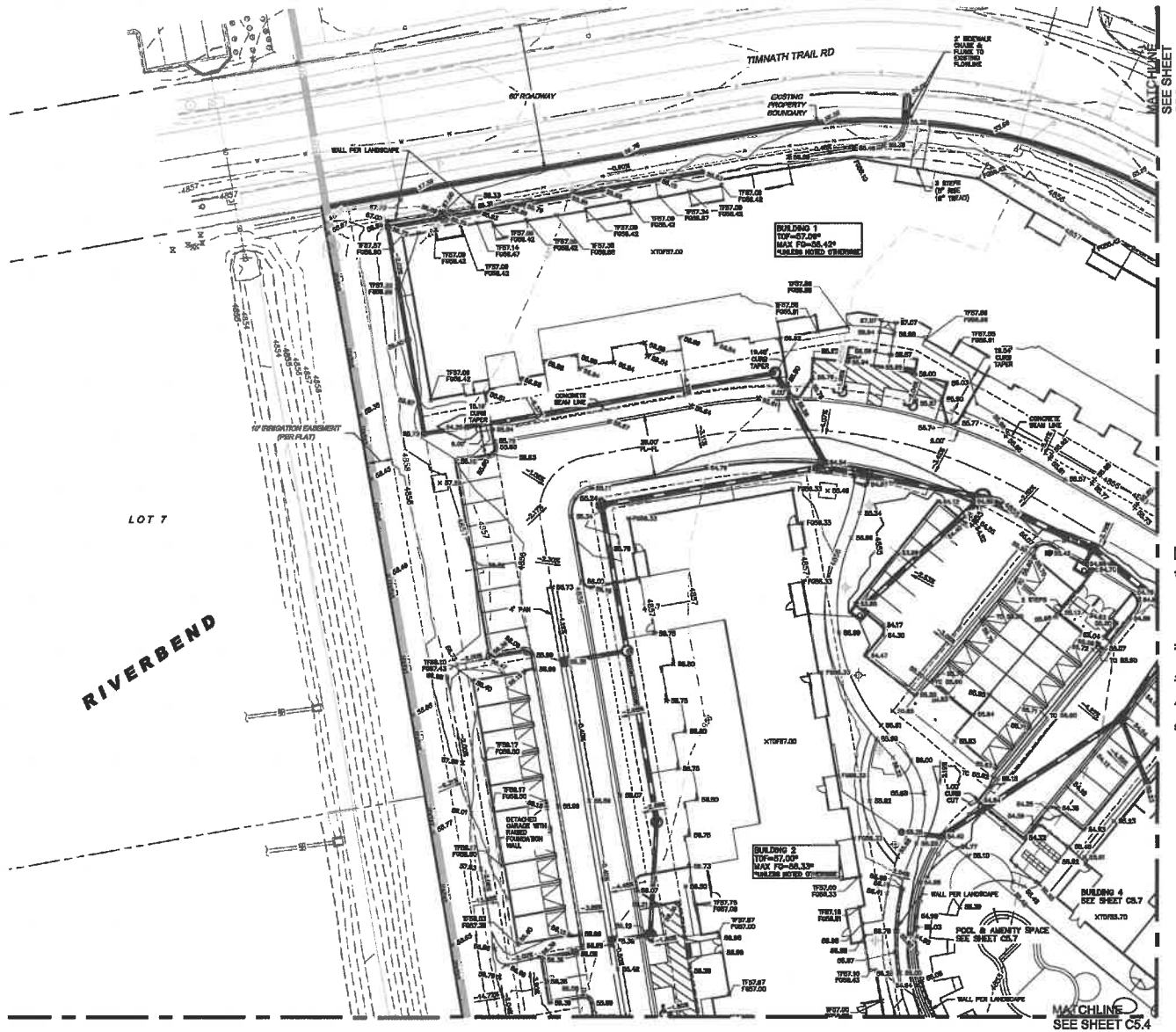

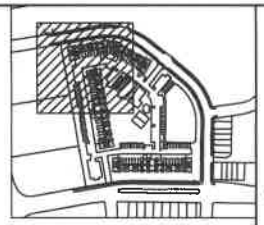

SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4933.50
STORM WATER FLOW DIRECTION	1.5%
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG

NOTES:

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5. THE MINIMUM OPENING ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YR STORM

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

GRADING PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MV
checked by: JB
approved by: JB
CAICO by: JB
project no.: 021-0000
drawing no.: 1
date: 11-17-2021

SHEET
C5.1

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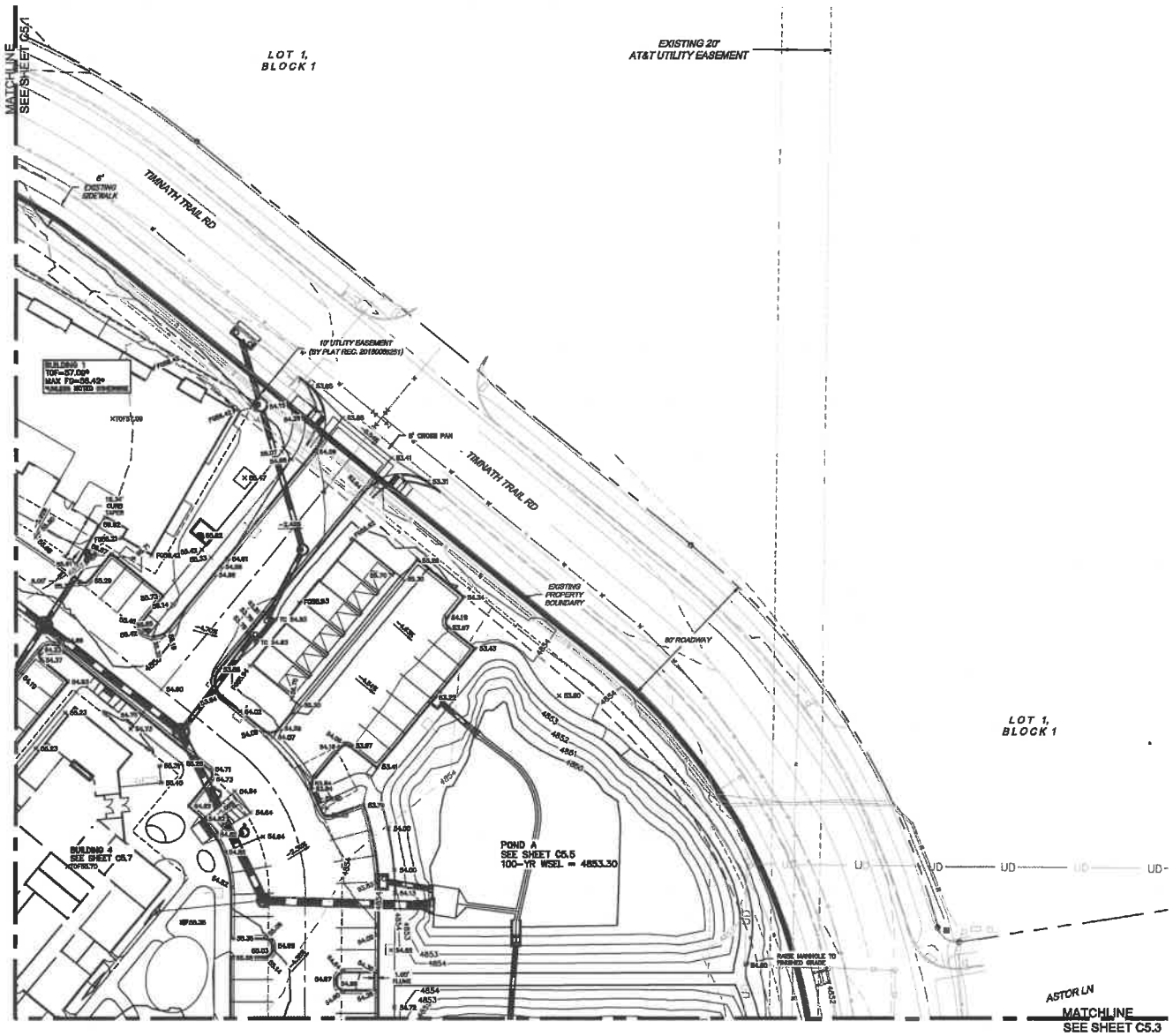

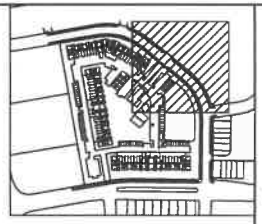

N

0 10' 20' 40'
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4933.50
STORM WATER FLOW DIRECTION	2.0%
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG

NOTES:

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

GRADING PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: JB
checked by: BS
reported by: BS
CADD by: JB
project no.: 021-0365
drawing no.: 11-17-2021
date: 11-17-2021

SHEET
C5.2

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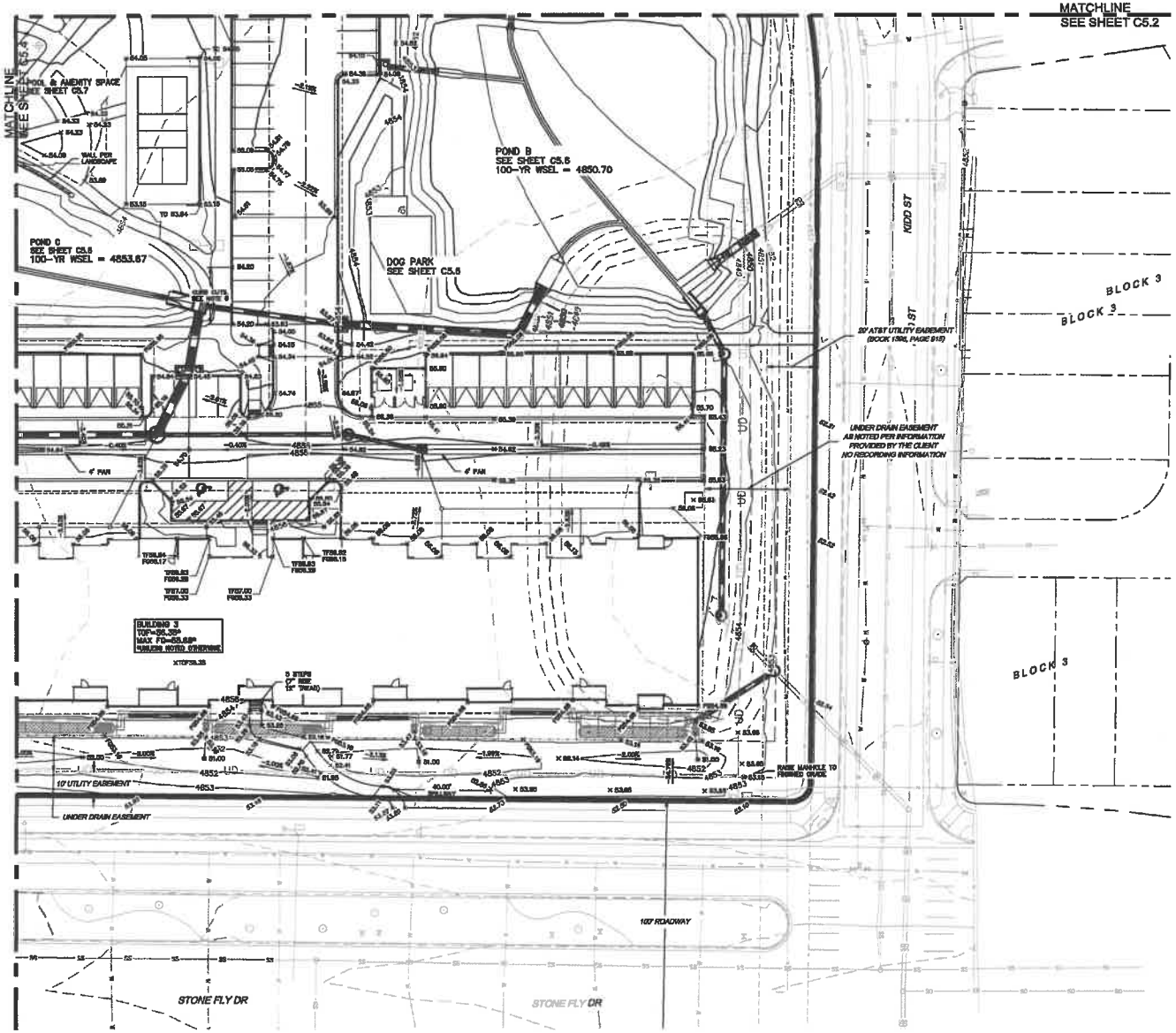

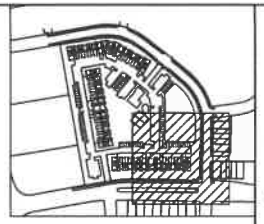

SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4833.80
STORM WATER FLOW DIRECTION	
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG

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5. THE MINIMUM OPENING ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YR STORM
6. CONTRACTOR TO INSTALL SIX (6) 2.0' CURB CUTS @ 4.5' O.C. EAST OF POND C (SEE PLAN). CUT CUTS SHALL BE CENTERED ON PARKING STRIPES AND CENTER OF STALL.

olsson
1890 Poll River Drive,
Suite 200
Loveland, CO 80538
TEL 970.491.7733
www.olsson.com

NOTE
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OLSSON ASSOCIATES IS NOT RESPONSIBLE FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL STARTING DATE IS DEPENDENT UPON THE SIZE, SCOPE, AND LOCATION OF THE PROJECT. BEGIN CALL FOR LOCATIONS AT LEAST TWO WORKING DAYS BEFORE YOU DIG.

REV'N NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	MV
checked by:	JS
approved by:	TB
QA/QC by:	JS
project no.:	021-02088
drawing no.:	
date:	11-17-2021

SHEET
C5.3

DWG: P:\2021\02001-02500\021-02088\40-Design\Autocad\Civil Plans\Sheets\GNCV\C-GRDN_021102088.dwg USER: kiernan
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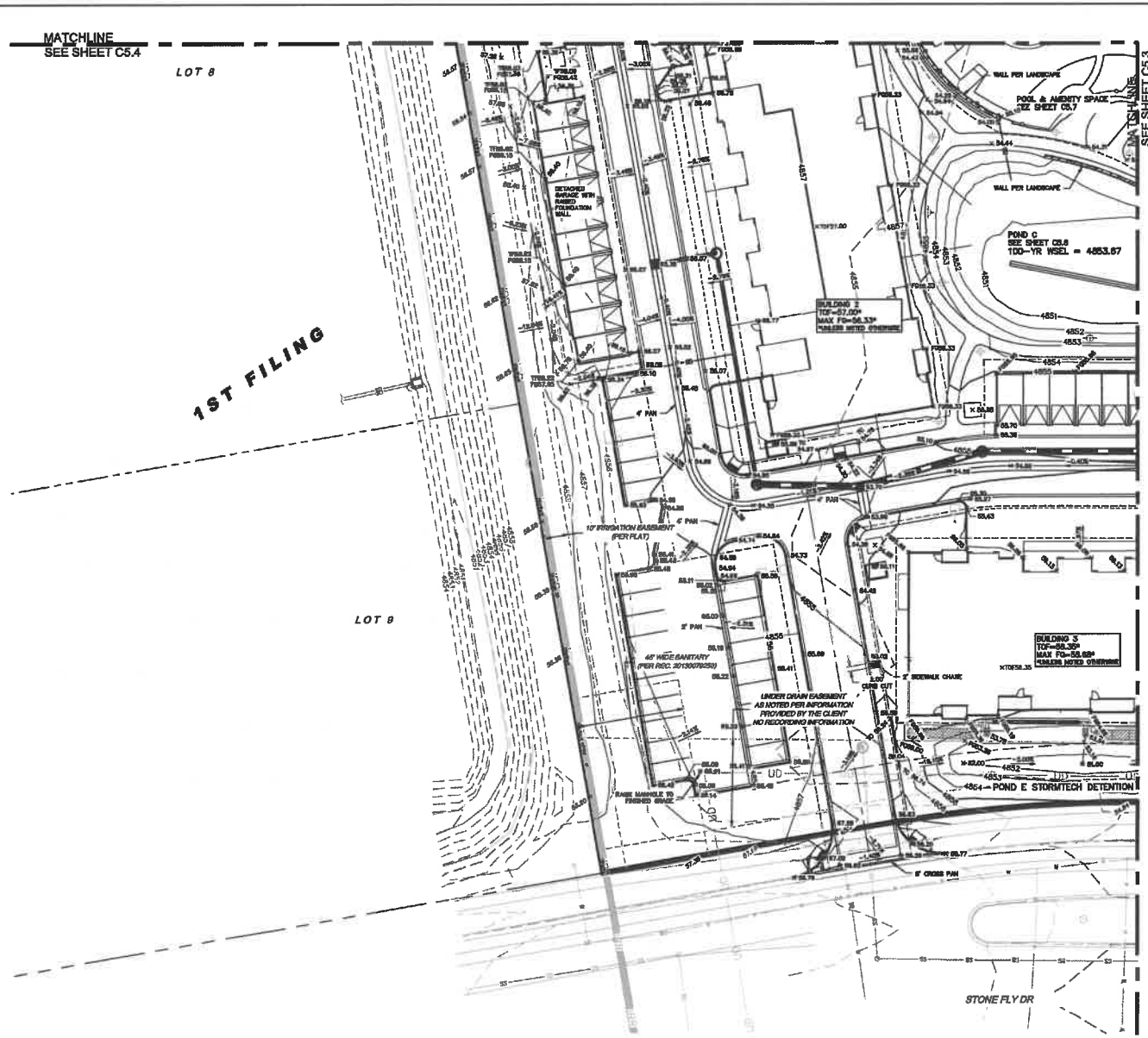

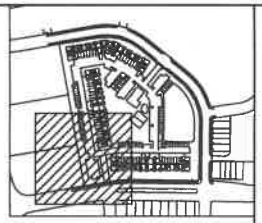

N

0' 10' 20' 40'
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4933.60
STORM WATER FLOW DIRECTION	0.5%
FINISHED GRADS AFTER LANDSCAPE MATERIAL INSTALLATION	FG

NOTES:

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2. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
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5. THE MINIMUM OPENING ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YR STORM

olsson
1960 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7739
www.olsson.com

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EXISTING FACILITIES NOTE
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Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE PROTECTION OF UNDERGROUND SERVICE FACILITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MK
checked by:
approved by: RB
DAVID by: [illegible]
project no.: 021-02026
drawing no.:
date: 11-17-2021

SHEET
C5.4

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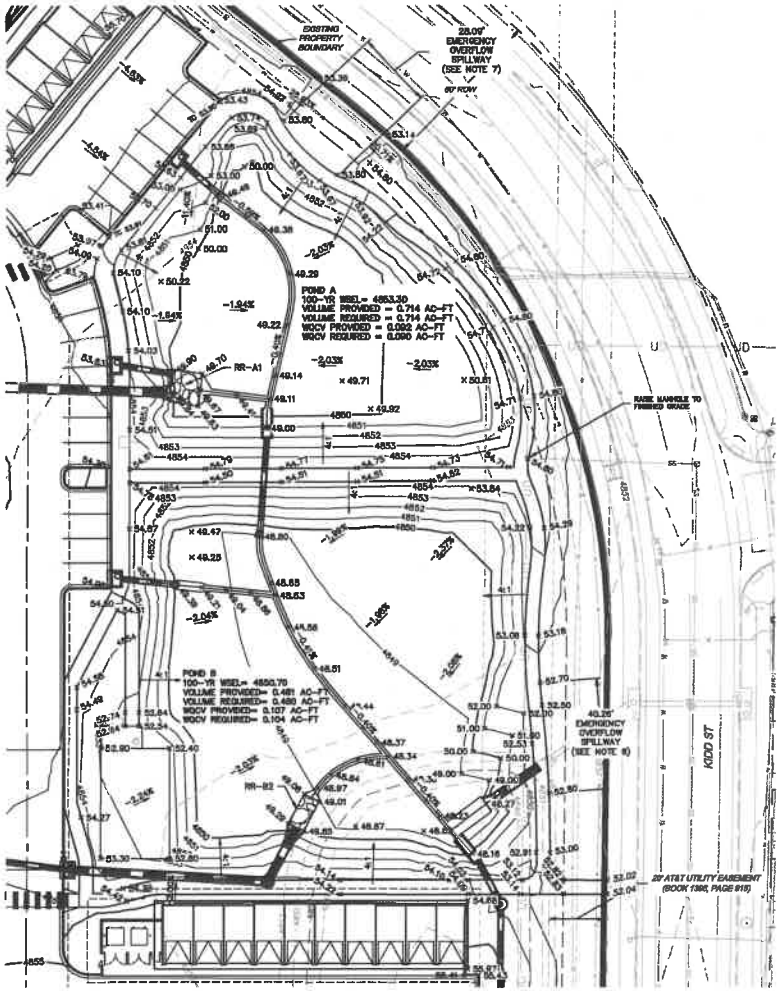

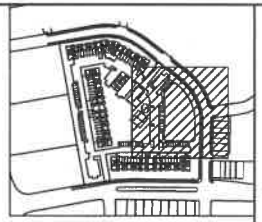

N

0' 10' 20' 40'
SCALE IN FEET
1" = 20'
A3 PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4633.50
STORM WATER FLOW DIRECTION	3.0%
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG

NOTES:

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5. THE MINIMUM OPENING ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YR STORM
7. POND A EMERGENCY OVERFLOW DESIGN: Q100=12.50 CFS, WEIR CREST= 53.80, EFFECTIVE WIDTH= 28', DEPTH=0.31', WSEL=54.11. FREEBOARD TO BUILDING FOUNDATIONS= 1.56' (MINIMUM).
8. POND B EMERGENCY OVERFLOW DESIGN: Q100=12.50 CFS, WEIR CREST= 52.50, EFFECTIVE WIDTH= 40', DEPTH= 0.63', WSEL=53.12. FREEBOARD TO BUILDING FOUNDATIONS= 2.56' (MINIMUM).

RIPRAP APRON	DIMENSIONS	DESCRIPTION
A1	6'X12'	TYPE L
B2	6'X12'	TYPE L

olsson
1360 Field River Drive, Suite 200
Loveland, CO 80538
TEL 970.491.7733 www.olsson.com

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION

GRADING PLAN
POND A & B

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MK
checked by:
approved by: RG
CAD/GIS by: JB
project no.: 021-0008
drawing no.:
date: 11-17-2021

SHEET
C5.5

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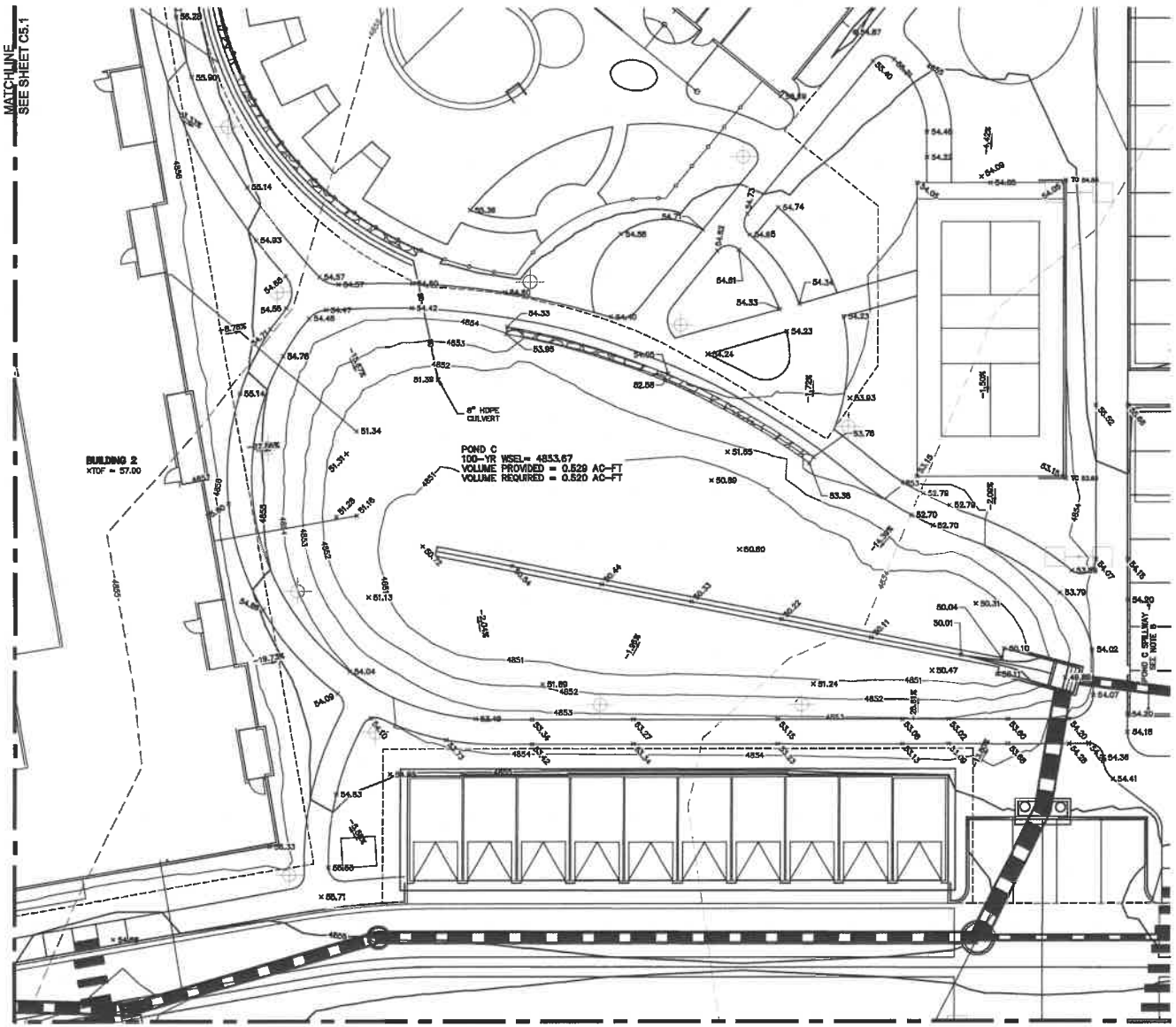

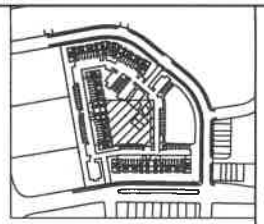

N

0' 5' 10' 20'
SCALE IN FEET
1" = 10'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4633.50
STORM WATER FLOW	
DIRECTION	
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
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5. THE MINIMUM OPENING ELEVATIONS SHOWN ARE THE MINIMUM ELEVATIONS REQUIRED FOR PROTECTION FROM THE 100-YR STORM
6. CONTRACTOR TO INSTALL SIX (6) 2.0' CURB CUTS @ 4.5' O.C. EAST OF POND C (SEE PLAN). CUTS SHALL BE CENTERED ON PARKING STRIPES AND CENTER OF STALL.
7. POND C EMERGENCY OVERFLOW DESIGN: Q100=12.34 CFS. WEIR CREST= 54.20, EFFECTIVE WIDTH= 12', DEPTH=0.45', WSEL=54.65. FREEBOARD TO BUILDING FOUNDATIONS= 1.05' (MINIMUM).

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1950 Fall River Drive,
Suite 200
Loveland, CO 80538
TEL 970.461.7733 www.olsson.com

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL ENGINEERING DATA IS ESTIMATE BEFORE YOU DIG, MAKE OR COMMITTOR THE LOCATION OF UNDERGROUND FACILITIES OTHERS.

REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

GRADING PLAN
POND C

TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MK
checked by: JH
approved by: RB
QACD by: JH
project no.: 021-00098
drawing no.: 11-17-2021
date:

SHEET
C5.6

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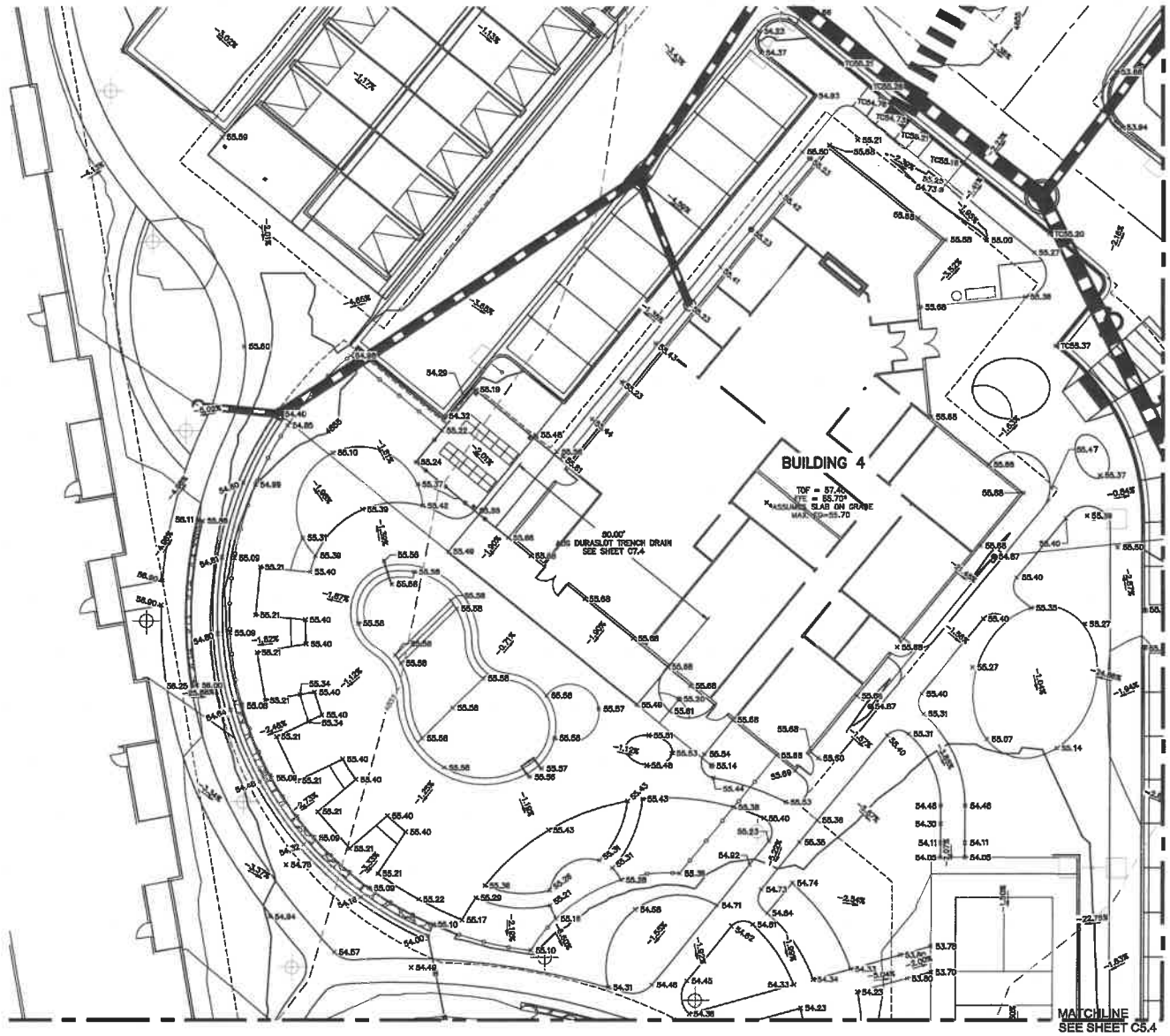
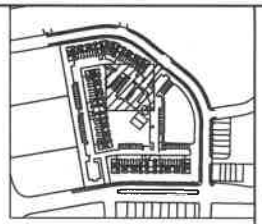
USER: jkearneh





SCALE IN FEET
1" = 10'
AS PRINTED 24" X 36"

LEGEND:

SPOT ELEVATION	4633.50
STORM WATER FLOW DIRECTION	2.0%
FINISHED GRADE AFTER LANDSCAPE MATERIAL INSTALLATION	FG

NOTES:

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1650 Fall River Drive,
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Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

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Know what's below. Call before you dig.
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REV. NO.	DATE	DESCRIPTION

REVISIONS

GRADING PLAN
AMENITIES AREA

TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: BR
checked by:
approved by:
CADD by: BR
project no.: 021-2008
drawing no.:
date: 11-17-2021

SHEET
C5.7

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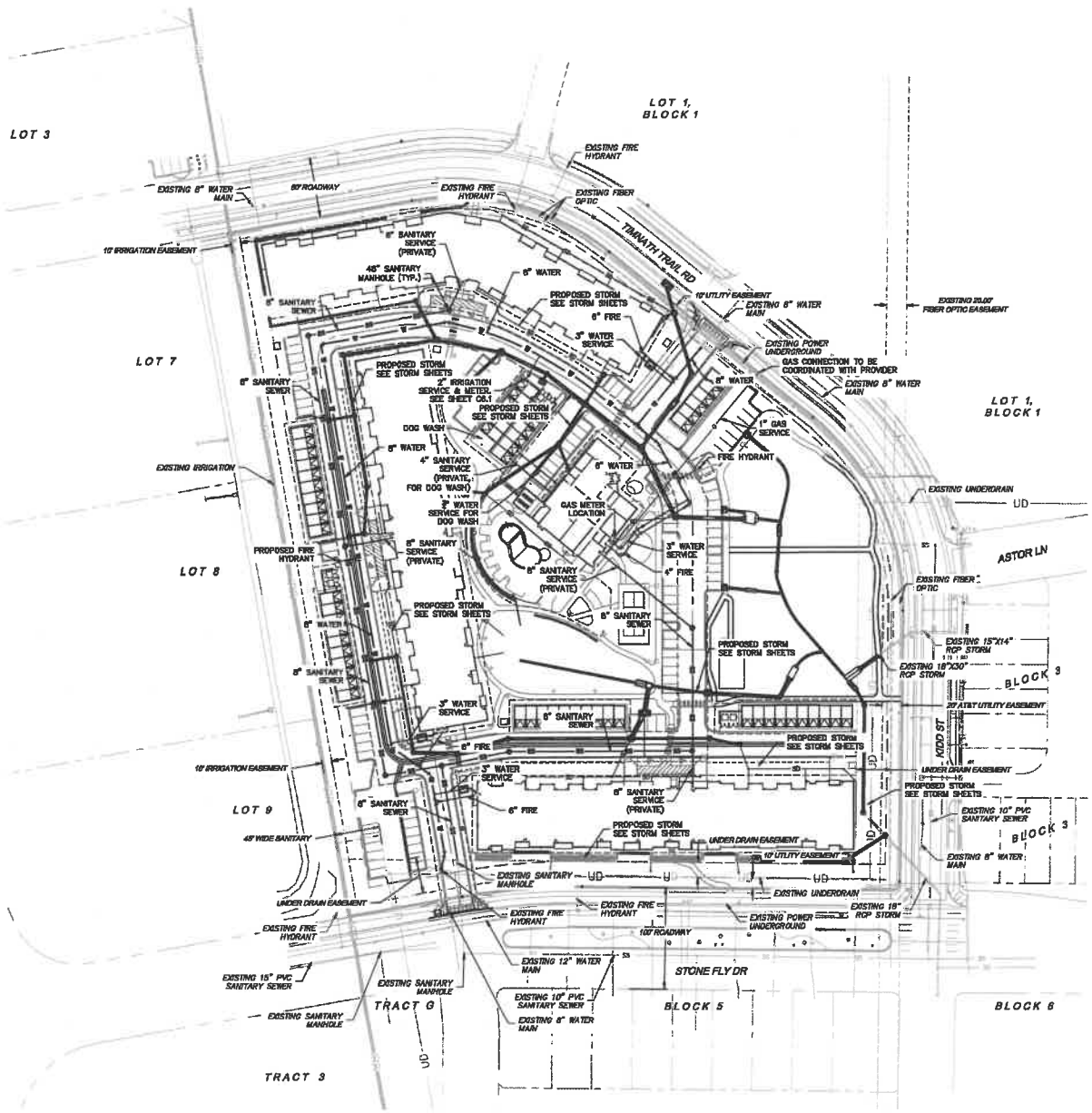
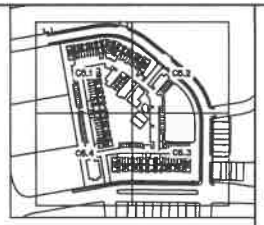


N

0' 10' 20' 40'
SCALE IN FEET
1" = 50'
AS PRINTED 24" X 36"



LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING IRRIGATION	IRR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	S
PROPOSED STORM SEWER	S
PROPOSED SANITARY SERVICE	S
PROPOSED WATER SERVICE	W
PROPOSED FIRE LINE	F
EASEMENT	
FIRE HYDRANT	
MANHOLE	
GROUND LIGHT	
PROPOSED WATER FITTING	

NOTES:

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2. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
3. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS, AND ARE SUBJECT TO CHANGE IN THE FIELD.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
6. CROSSPANS ALONG PUBLIC STREETS AT THE INTERSECTION OF PRIVATE DRIVES SHALL HAVE CONCRETE EXTENDED TO THE RIGHT-OF-WAY LINE.
7. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND SUBDRAINS CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 0.5' BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE FORT COLLINS LOVELAND WATER DISTRICT AND SOUTH FORT COLLINS SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
10. ALL PROPOSED 8" WATER LINES, 6" FIRE SERVICE LINES, AND SANITARY SEWER LINES ARE PVC. ALL PROPOSED WATER SERVICE LINES ARE COPPER.

olsson
1950 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7733 www.olsson.com

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CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 WORKING DAYS BEFORE YOU DIG, GRADE, OR DEMOLISH FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

OVERALL UTILITY PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

2021

TIMNATH, CO

drawn by: SJ
checked by:
approved by: JB
DATE: JB
project no.: 051-08008
drawing no.:
date: 11-17-2021

SHEET
C6.0

DWG: F:\2021\021001-025000\031-025000\Civil-Design\AutoCAD\Plot Plans\Sheets\ORCV\C-UTIL00_0021020058.dwg
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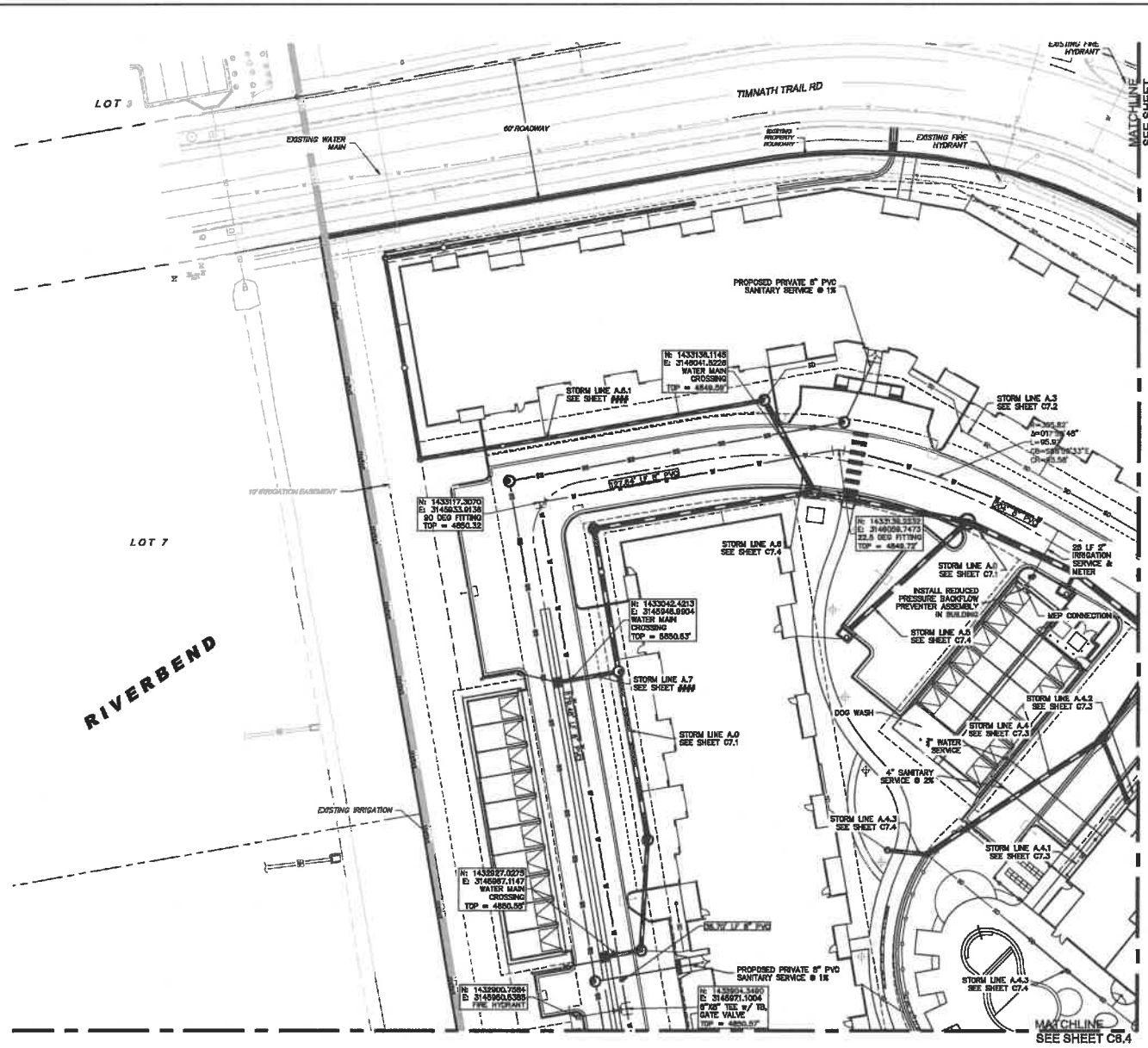

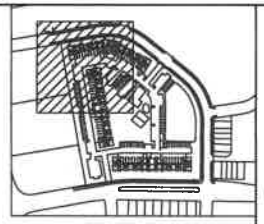

N

0' 10' 20' 40'
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	IR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W W
PROPOSED SANITARY SEWER	SS SS
PROPOSED STORM SEWER	SD SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE LINE	F
EASEMENT	
FIRE HYDRANT	
MANHOLE	
GROUND LIGHT	
PROPOSED WATER FITTING	

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10. CONTRACTOR TO INSTALL REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE IN CLUBHOUSE WATER ENTRY ROOM.
11. MAXIMUM POOL DISCHARGE TO SANITARY SEWER SHALL BE 120 GPM.
12. ALL WATER PIPE FITTINGS TO BE 8" PVC WITH MJ UNLESS OTHERWISE ANNOTATED.

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TEL 970.461.7733 www.olsson.com

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

UTILITY PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MJ
checked by:
approved by: JB
DATE by: JB/BJ
project no.: 021-0808
drawing no.:
date: 11-17-2021

SHEET
C6.1

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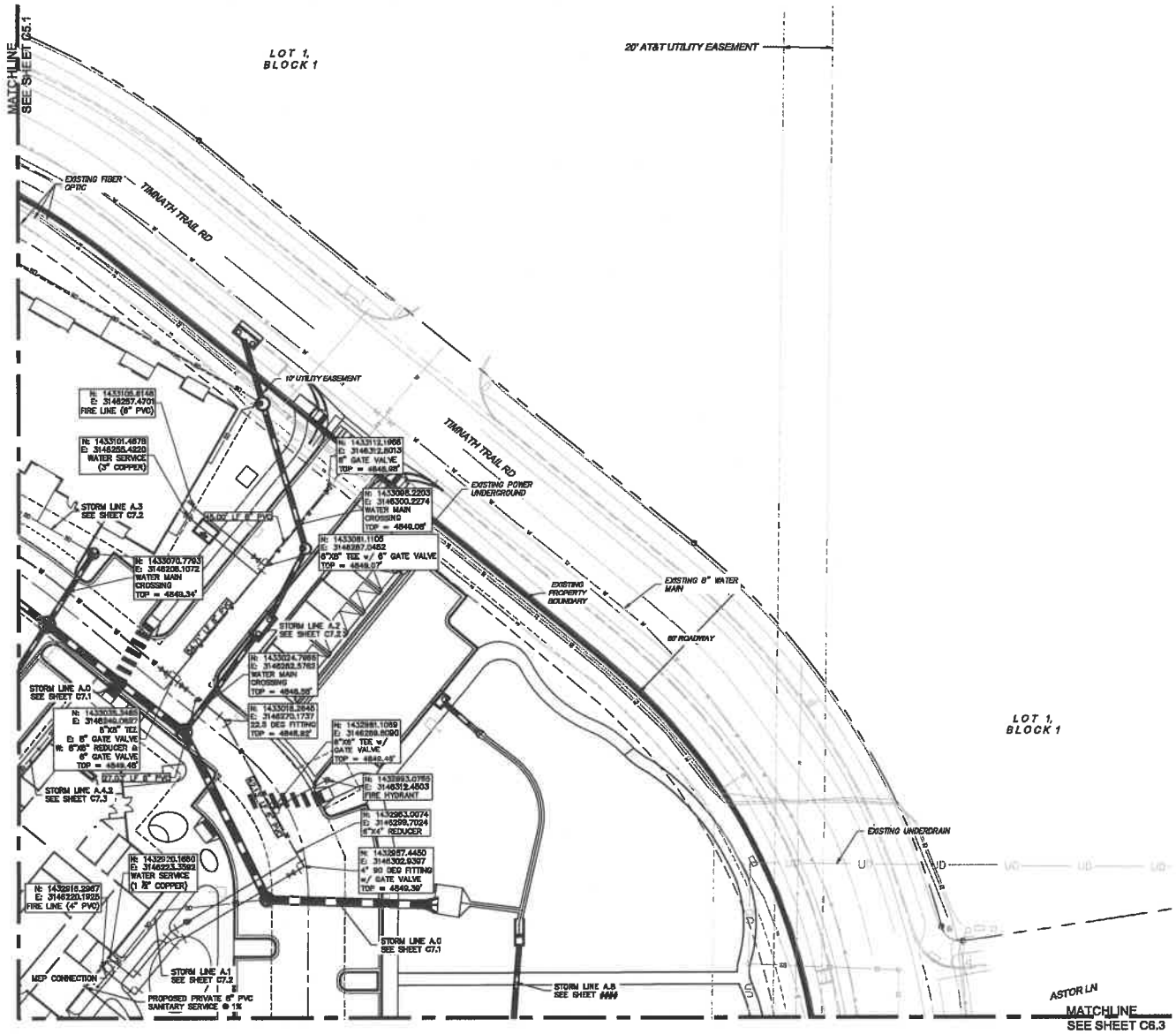

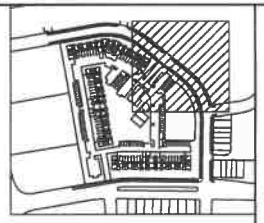

N

0 10' 20' 40'
SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	IRR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SD
PROPOSED SANITARY SERVICE	S
PROPOSED WATER SERVICE	W
PROPOSED FIRE LINE	F
EASEMENT	
FIRE HYDRANT	
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GROUND LIGHT	
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UTILITY PLAN

TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

2021

TIMNATH, CO

drawn by: MV
checked by:
approved by: RB
QAQC by: JS
project no.: 021-03038
drawing no.:
date: 11-17-2021

SHEET
C6.2

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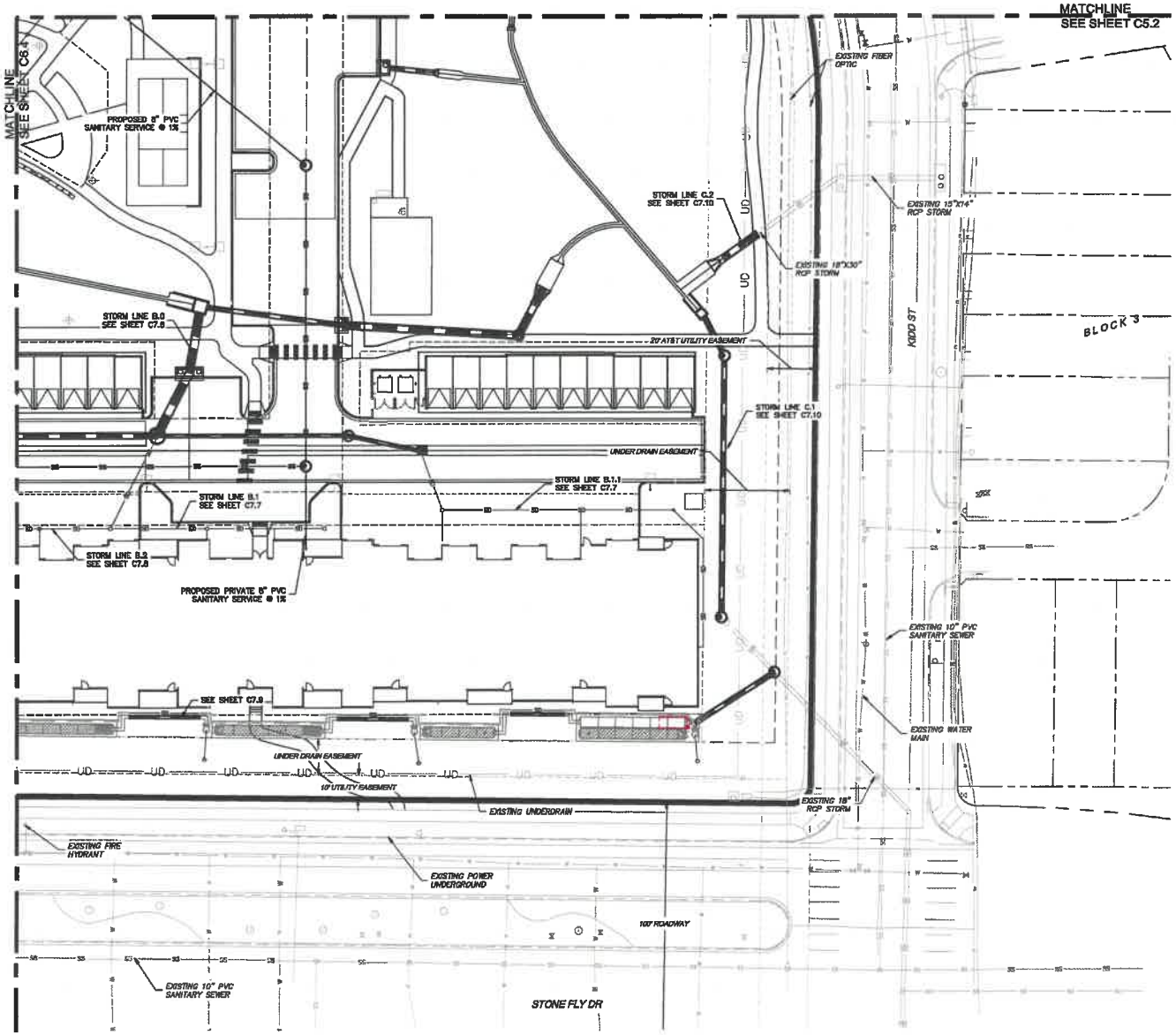

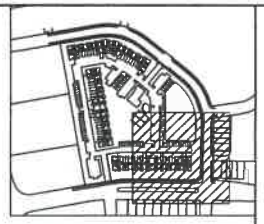

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EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	IR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SD
PROPOSED SANITARY SERVICE	
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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

UTILITY PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	SZ
checked by:	
approved by:	
CAD/QC by:	
project no.:	031-00059
drawing no.:	
date:	11-17-2021

SHEET
C6.3

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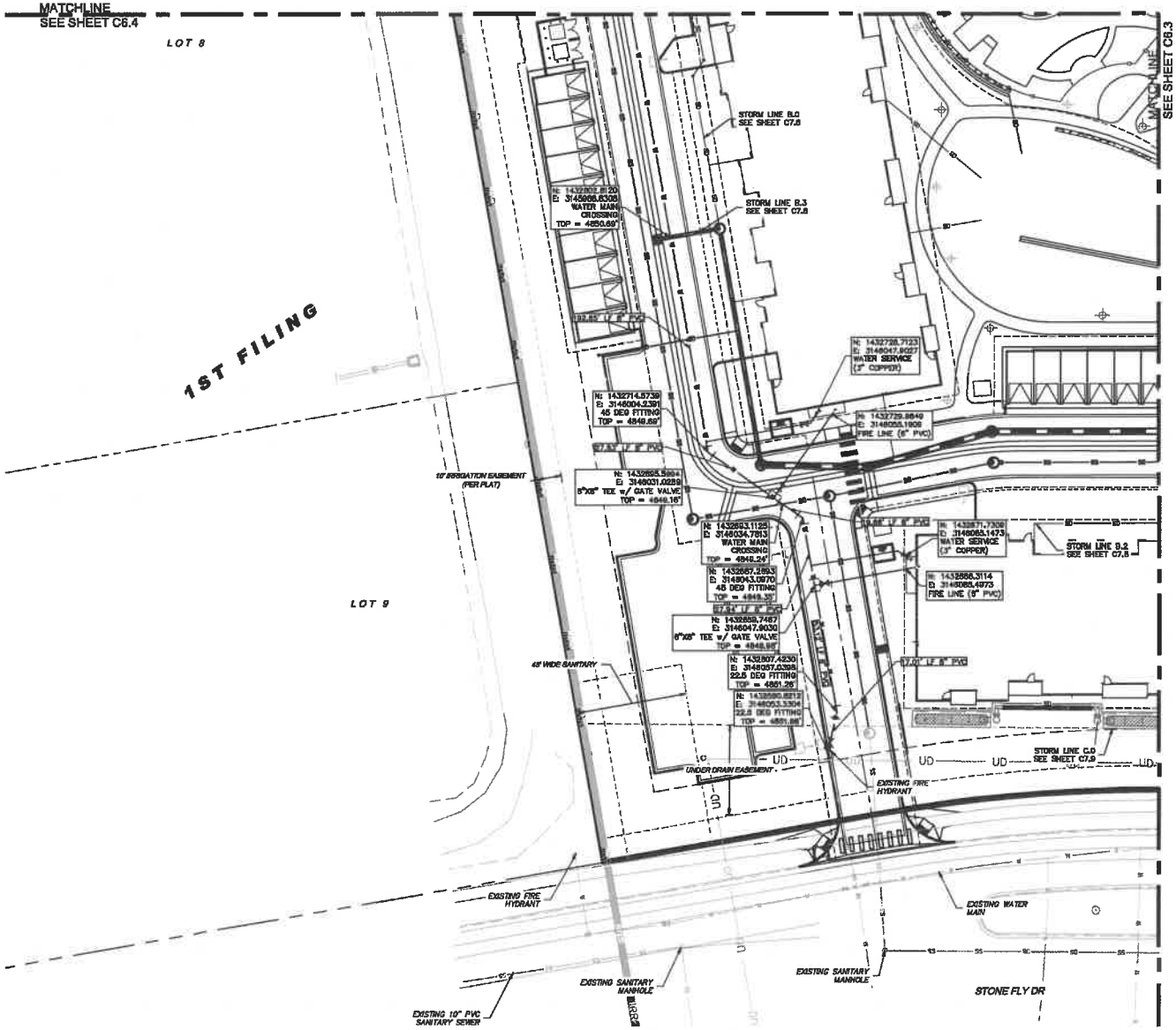

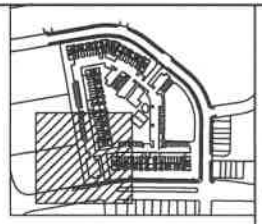

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LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	IRR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SD
PROPOSED SANITARY SERVICE	S
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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

UTILITY PLAN

TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MR
checked by:
approved by: TB
QA/QC by:
project no.: 021-0258
drawing no.:
date: 11-17-2021

SHEET
C6.4

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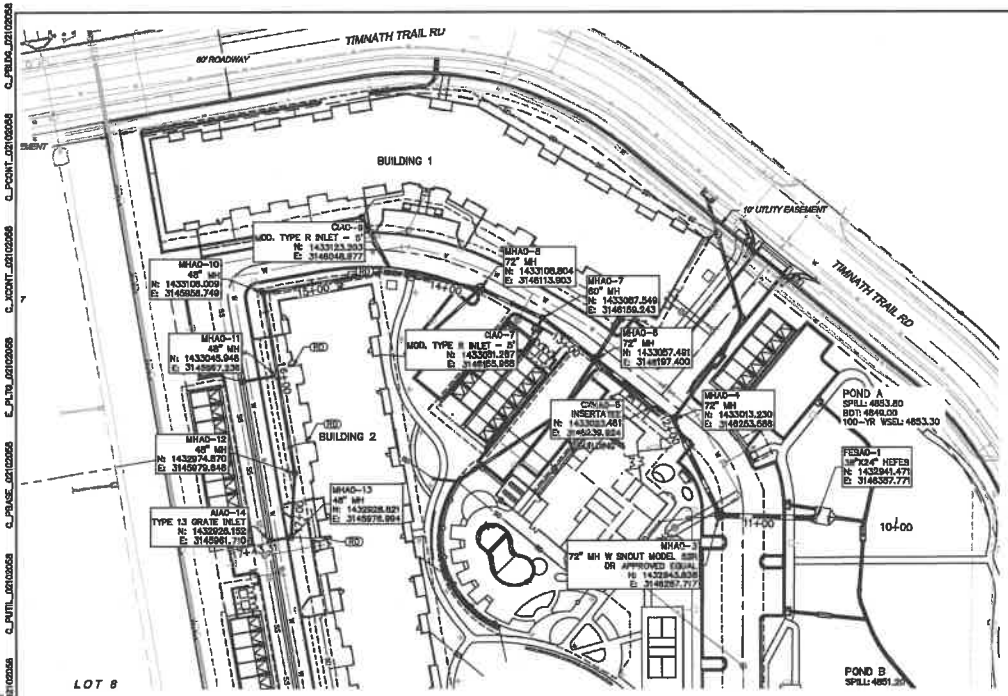

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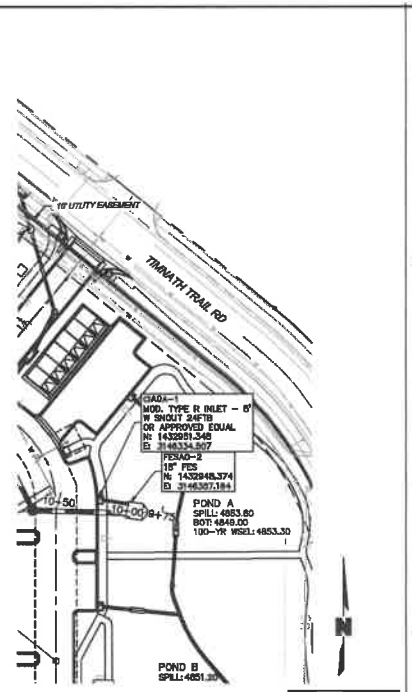

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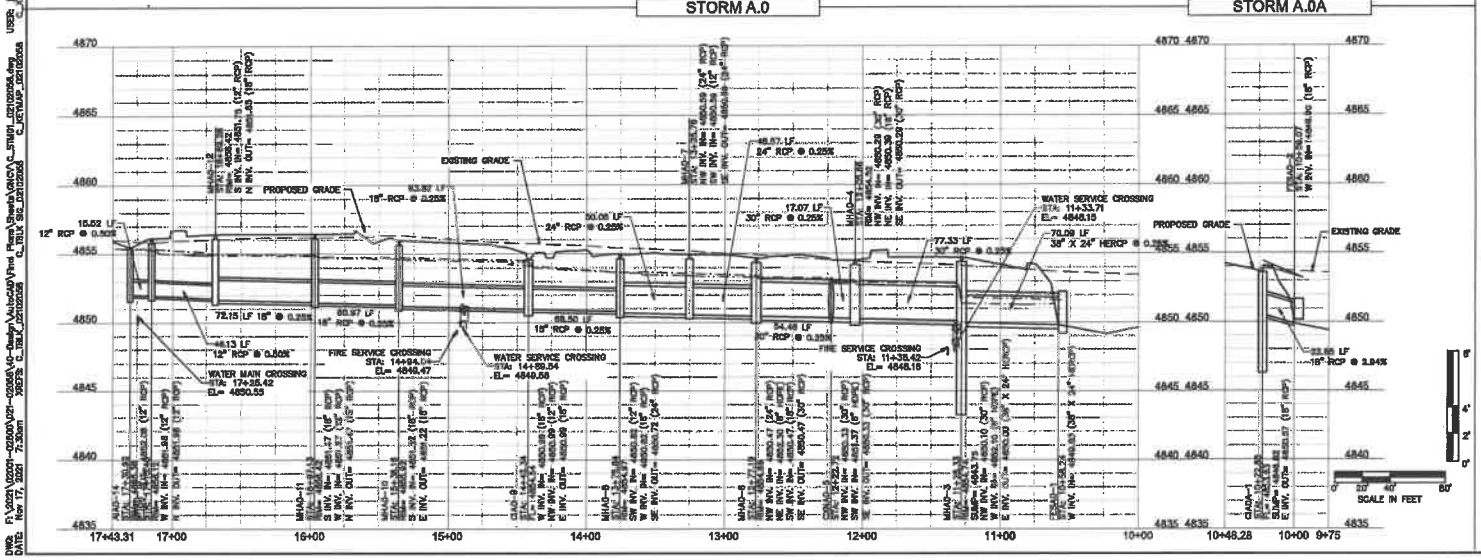

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EASEMENT	
100-YR EOL	
100 YR HGL	
FIRE HYDRANT	
VALVE	
MANHOLE	
GROUND LIGHT	
PROPOSED WATER FITTING	
BUILDING ROOF DRAIN DOWNSPOUT, SEE ROOF AND LANDSCAPE DRAIN PLAN.	RD

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10. ALL TYPE D INLETS TO BE FITTED WITH CLOSED MESH GRATES
11. ALL MODIFIED (MOD.) TYPE R INLETS TO HAVE A 1' GUTTER PAN.
12. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ENGINEER APPROVAL PRIOR TO ORDERING OF DURABLOT TRENCH DRAIN.

CONVENTIONS AND KEY NOTES:

1. COORDINATES FOR STRUCTURES ARE TO THE FOLLOWING LOCATIONS UNLESS SPECIFIED OTHERWISE:
   1.1. CENTER OF MANHOLES
   1.2. END OF SECTION FOR END SECTIONS
   1.3. FLOWLINE ELEVATIONS (FL) ARE TO FLOWLINE GUTTER AT CENTERLINE INLET UNLESS OTHERWISE SPECIFIED. SEE DETAIL FOR LOCAL DEPRESSION.
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
   2.1. CENTER OF MANHOLES AND INLETS
   2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
   2.3. LENGTHS LISTED ARE 3D MEASUREMENTS

FL=CURB & GUTTER FLOWLINE

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CALL 2 WORKING DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR DEMOLISH FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PROJ. NO.	DATE	REVISION DESCRIPTION

REVISIONS

2021

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

drawn by: [illegible]
checked by: [illegible]
approved by: [illegible]
DAND by: [illegible]
project no.: 021-00058
drawing no.: [illegible]
date: 11-17-2021

SHEET
C7.1

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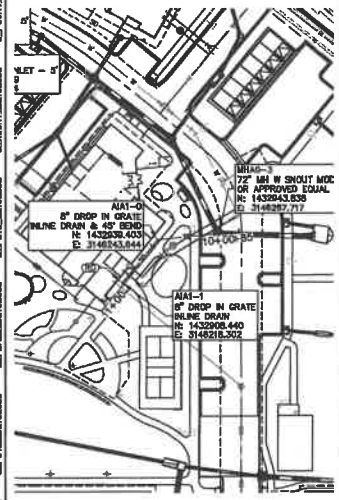
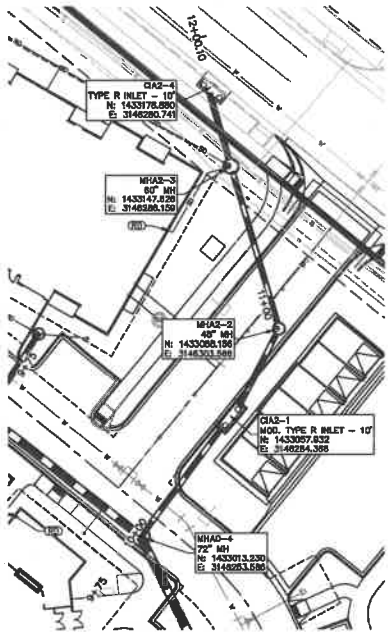
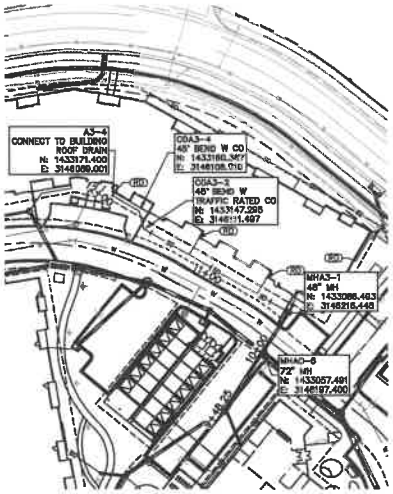
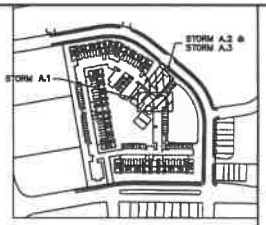








LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	S
EXISTING IRRIGATION	IR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	W
PROPOSED FIRE LINE	F
EASEMENT	
100-YR EOL	
100 YR HGL	
FIRE HYDRANT	
VALVE	M
MANHOLE	
GROUND LIGHT	
PROPOSED WATER FITTING	
BUILDING ROOF DRAIN DOWNSPOUNT. SEE ROOF AND LANDSCAPE DRAIN PLAN.	RD

NOTES:

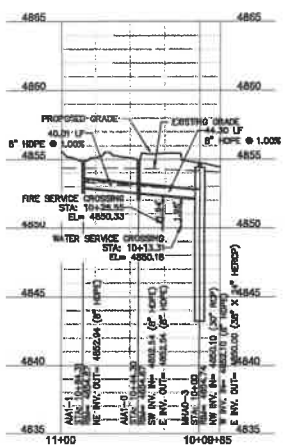
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
3. UTILITY SERVICES ARE SHOWN IN A SCHEMATIC FASHION ONLY. EXACT LOCATIONS SHALL BE PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS. AND ARE SUBJECT TO CHANGE IN THE FIELD.
4. MAINTAIN 18" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. REFER TO THE PLAT FOR LOT AREAS, TRACT SIZES, EASEMENTS, LOT DIMENSIONS, UTILITY EASEMENTS, OTHER EASEMENTS, AND OTHER SURVEY INFORMATION.
6. CROSSPAN ALONG PUBLIC STREETS AT THE INTERSECTION OF PRIVATE DRIVES SHALL HAVE CONCRETE EXTENDED TO THE RIGHT-OF-WAY LINE.
7. CONTRACTOR SHALL ADJUST EXISTING SANITARY SEWER MANHOLES AND SANDWASH CLEANOUTS WITHIN THE RIGHT-OF-WAY PER CITY STANDARDS. ALL MANHOLE RIM ELEVATIONS ARE TO BE ADJUSTED TO 0" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LOS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE FORT COLLINS LOVELAND WATER DISTRICT AND SOUTH FORT COLLIN SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
10. ALL TYPE D INLETS TO BE FITTED WITH CLOSED MESH GRATES
11. ALL MODIFIED (MOD.) TYPE R INLETS TO HAVE A 9" GUTTER PAN.
12. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ENGINEER APPROVAL PRIOR TO ORDERING OF DURABLOY TRENCH DRAIN.

STRUCTURE AND PIPE NOTES:

1. COORDINATES FOR STRUCTURES ARE TO THE FOLLOWING LOCATIONS (UNLESS SPECIFIED OTHERWISE):
   1.1. CENTER OF MANHOLES
   1.2. END OF SECTION FOR END SECTIONS
   1.3. FLOWLINE ELEVATIONS (FL) ARE TO FLOWLINE GUTTER AT CENTERLINE INLET UNLESS OTHERWISE SPECIFIED. SEE DETAIL FOR LOCAL DEPRESSION.
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS
   2.1. CENTER OF MANHOLES AND INLETS
   2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
   2.3. LENGTHS LISTED ARE AS MEASUREMENTS

FL=FLOWLINE & GUTTER FLOWLINE

STORM A.1



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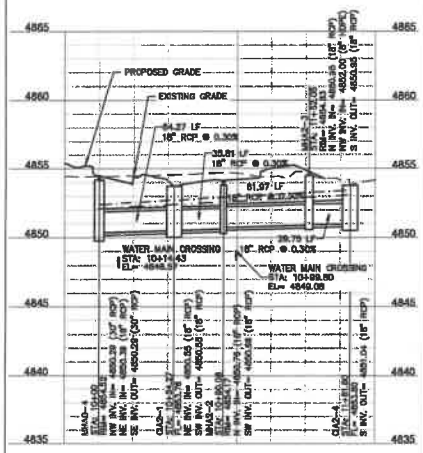

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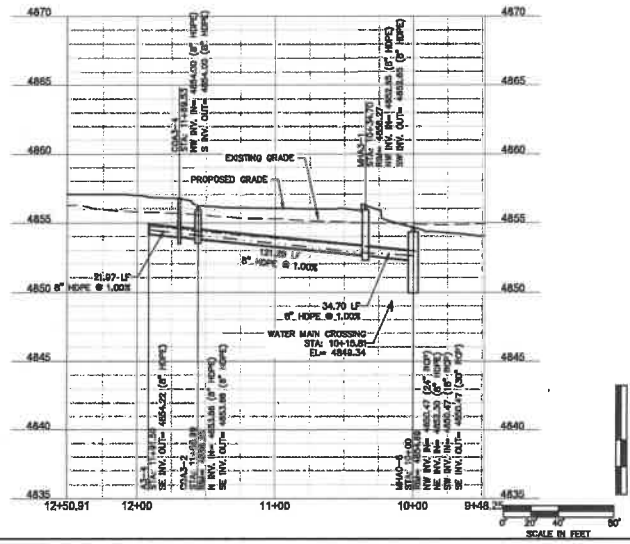

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: BR
designed by: TSB
approved by: TSB
QACC by: JB
project no.: 021-02026
drawing no.: 1
date: 11-17-2021

SHEET
C7.2

DWG: P:\2021\021-02026\021-02026\40-Design\AutoCAD\Final Plans\Sheets\CIVIL\C-STNR1_021-02026.dwg USER: jbosnak
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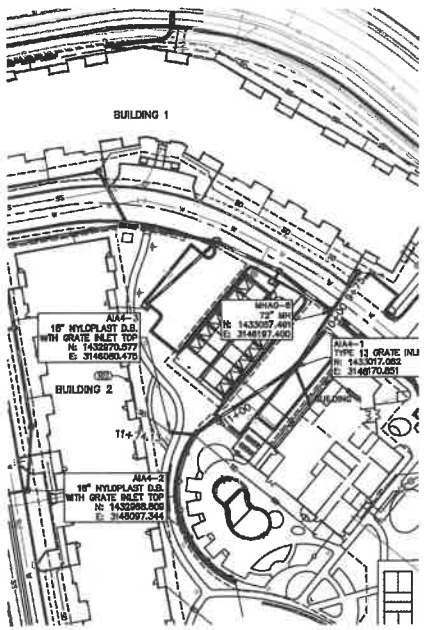

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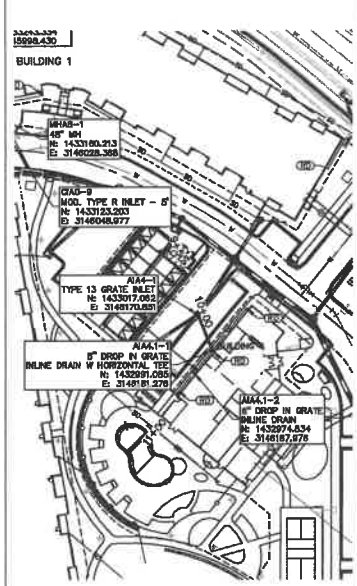

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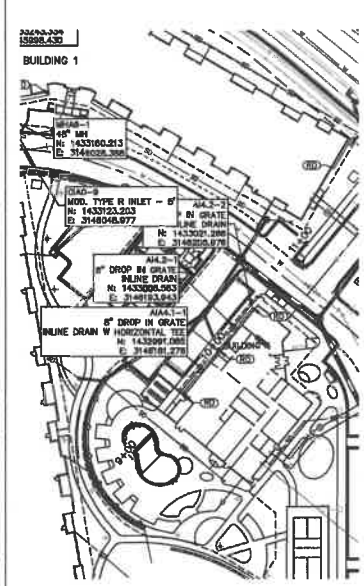

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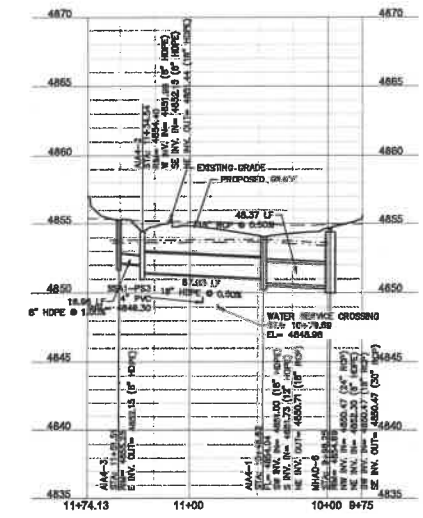

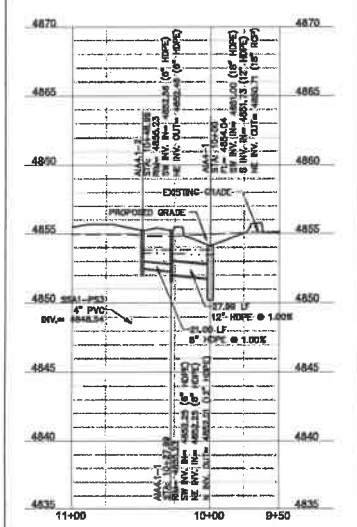

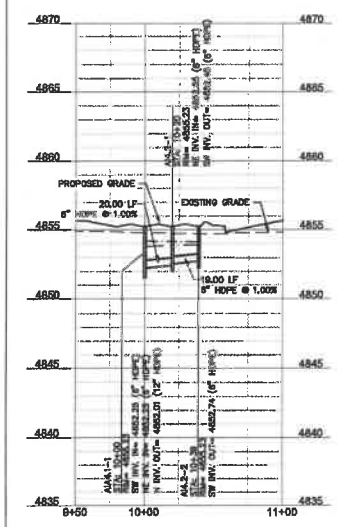

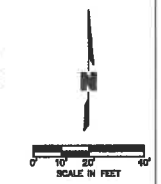

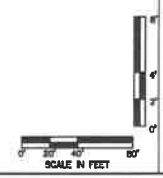

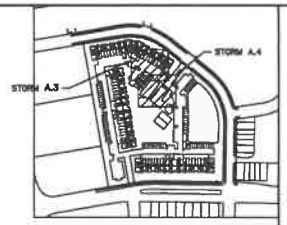

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W W
PROPOSED SANITARY SEWER	SS SS
PROPOSED STORM SEWER	SD SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE LINE	
EASEMENT	
100-YR EGL	
100 YR HGL	
FIRE HYDRANT	
VALVE	
MANHOLE	
GROUND LIGHT	
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10. ALL TYPE C INLETS TO BE FITTED WITH CLOSED MESH GRATES
11. ALL MODIFIED (MOD.) TYPE R INLETS TO HAVE A 1' GUTTER PAN.
12. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ENGINEER APPROVAL PRIOR TO ORDERING OF DURAMUT TRENCH DRAIN

ENGINEERING AND PIPE NOTES:

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   1.2. END OF SECTION FOR END SECTIONS
   1.3. FLOWLINE ELEVATIONS (FL) ARE TO FLOWLINE GUTTER AT CENTERLINE INLET UNLESS OTHERWISE SPECIFIED. SEE DETAIL FOR LOCAL DEPRESSION.
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
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   2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
   2.3. LENGTHS LISTED ARE 2D MEASUREMENTS

FL=CURB & GUTTER FLOWLINE

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

2021

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

drawn by: MK
designed by: MK
approved by: JB
QA/QC by: JB
project no.: 021-00096
drawing no.:
date: 11-17-2021

SHEET
C7.3

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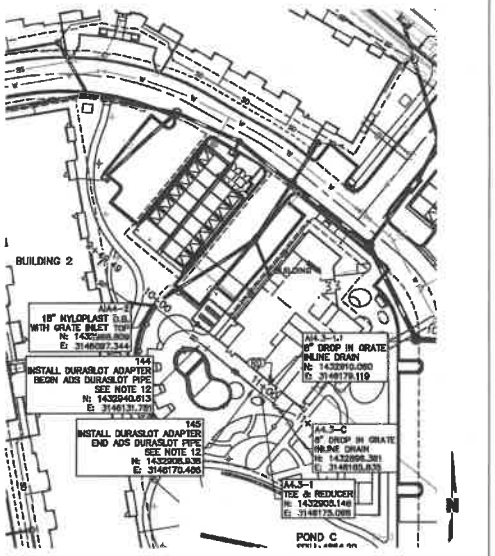

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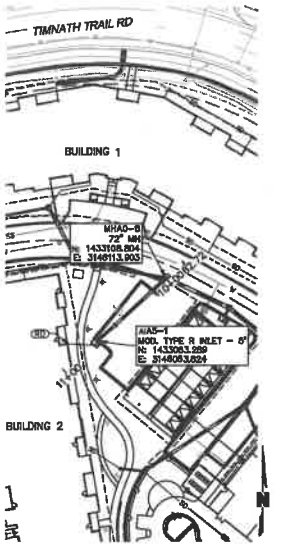

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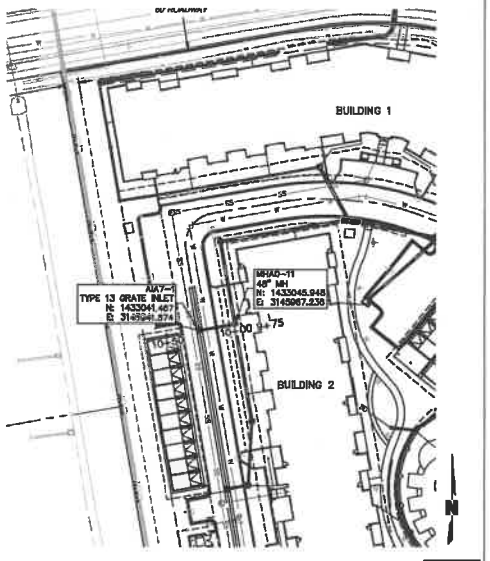

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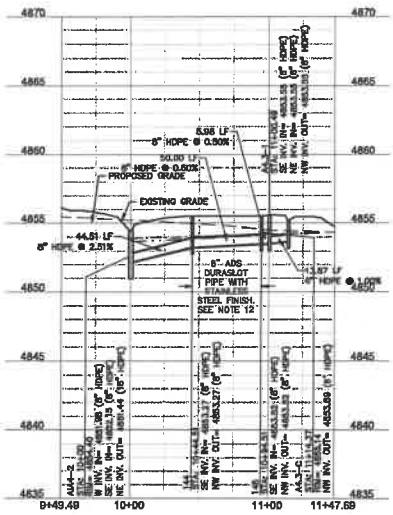

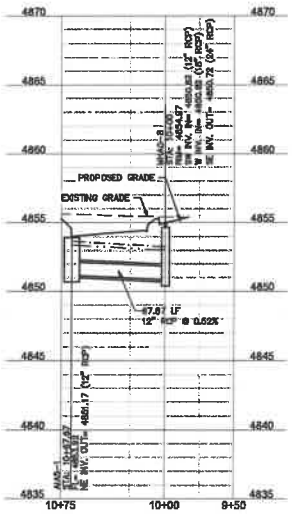

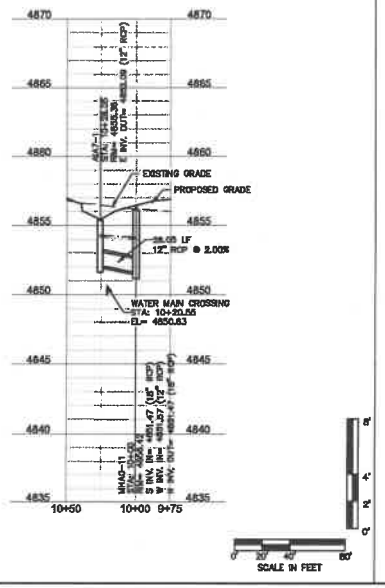

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING DIVERSION	DIV
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W W
PROPOSED SANITARY SEWER	SS SS
PROPOSED STORM SEWER	SD SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE LINE	
EASEMENT	
100-YR ESL	
100 YR HGL	
FIRE HYDRANT	
VALVE	
MANHOLE	
GROUND LIGHT	
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   - 2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
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FL=GUTTER @ GUTTER FLOWLINE

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	MV
checked by:	
approved by:	
CMHC by:	
project no.:	021-02058
drawing no.:	
date:	11-17-2021

SHEET
C7.4

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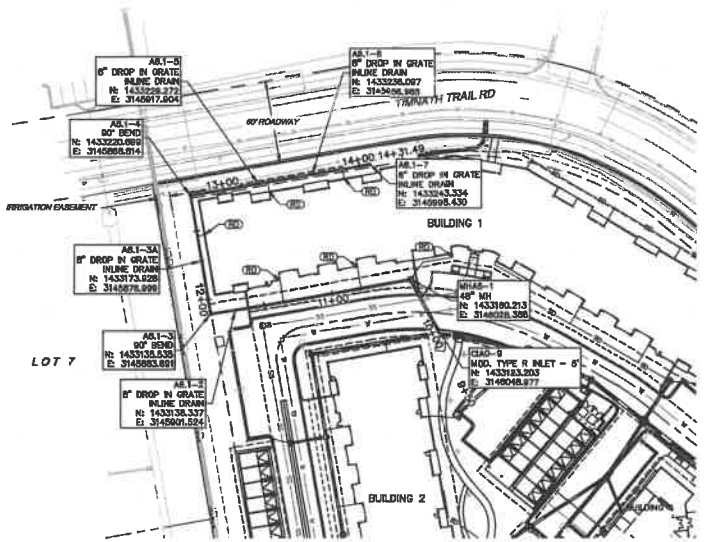

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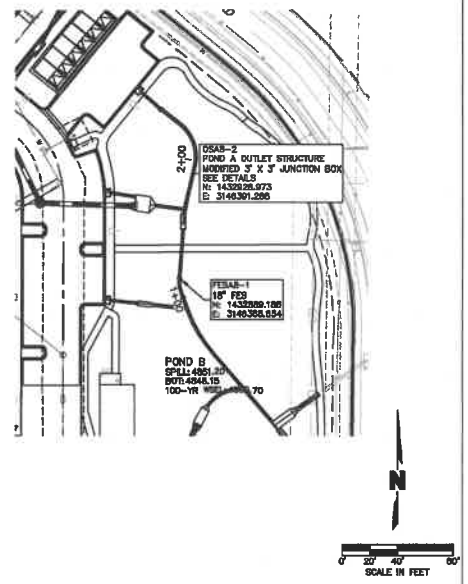

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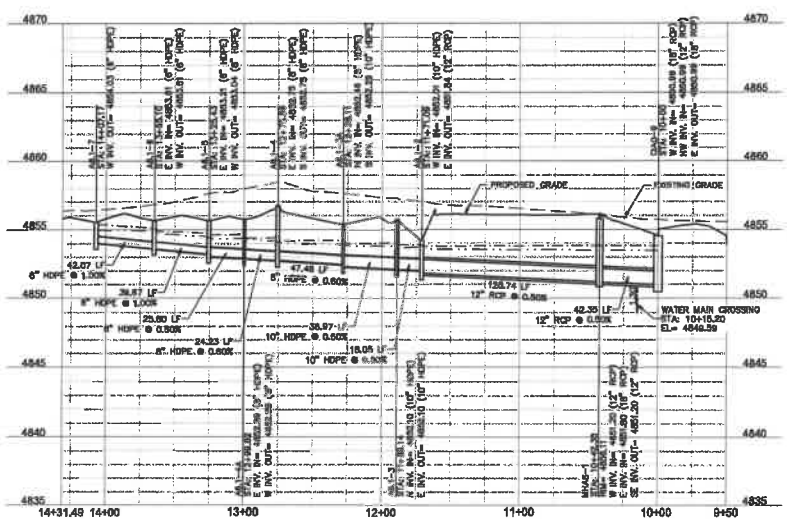

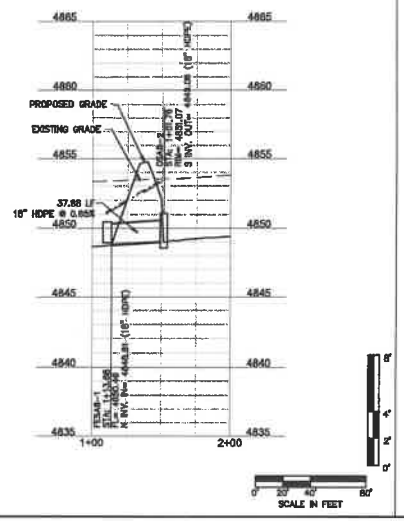

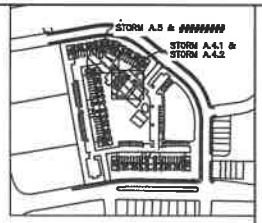

LEGEND:

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING IRRIGATION
- EXISTING FIBER OPTIC
- EXISTING UNDERDRAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE
- EASEMENT
- 100-YR EOL
- 100 YR HGL
- FIRE HYDRANT
- VALVE
- MANHOLE
- GROUND LIGHT
- PROPOSED WATER FITTING
- BUILDING ROOF DRAIN DOWNSPOUNT. SEE ROOF AND LANDSCAPE DRAIN PLAN. (RD)

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8. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE FORT COLLINS LOVELAND WATER DISTRICT AND SOUTH FORT COLLIN SANITATION DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS LATEST EDITION.
9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH TOWN STREET REPAIR STANDARDS.
10. ALL TYPE C INLETS TO BE FITTED WITH CLOSED MESH GRATES
11. ALL MODIFIED (MOD.) TYPE R INLETS TO HAVE A 7' GUTTER PAN.
12. CONTRACTOR TO PROVIDE SHOP DRAWING FOR ENGINEER APPROVAL PRIOR TO ORDERING OF DURASLOT TRENCH DRAIN.

STRUCTURE AND PIPE NOTES:

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   - 1.2. END OF SECTION FOR END SECTIONS
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   - 2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
   - 2.3. LENGTHS LISTED ARE 2D MEASUREMENTS

FL=CURB & GUTTER FLOWLINE

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TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	MV
checked by:	JB
approved by:	RD
CAVEO by:	
project no.:	081-06088
drawing no.	
date:	11-17-2021

SHEET
C7.5

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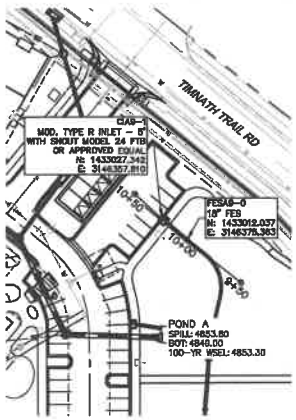

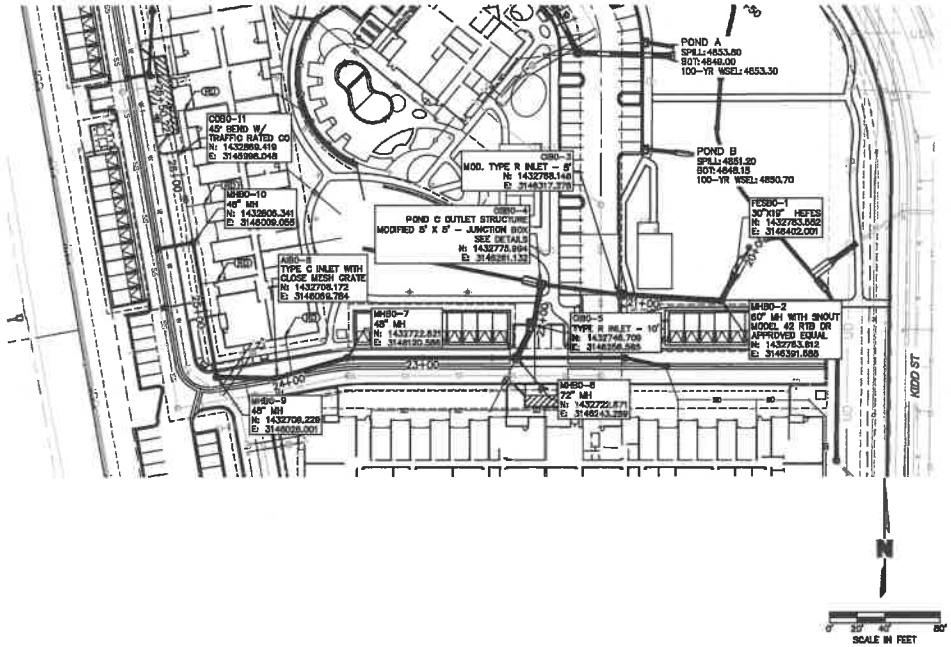

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	IR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	
PROPOSED WATER MAIN	W W
PROPOSED SANITARY SEWER	SS SS
PROPOSED STORM SEWER	SD SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE LINE	
EASEMENT	
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FIRE HYDRANT	
VALVE	
MANHOLE	
GROUND LIGHT	
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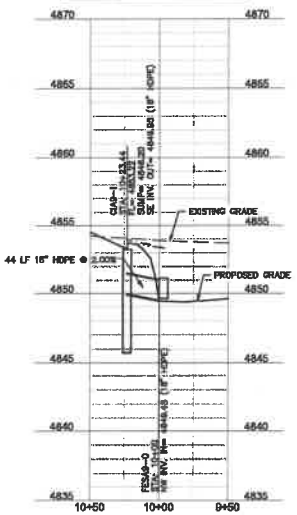
FL=CURB & GUTTER FLOWLINE

STORM B.0



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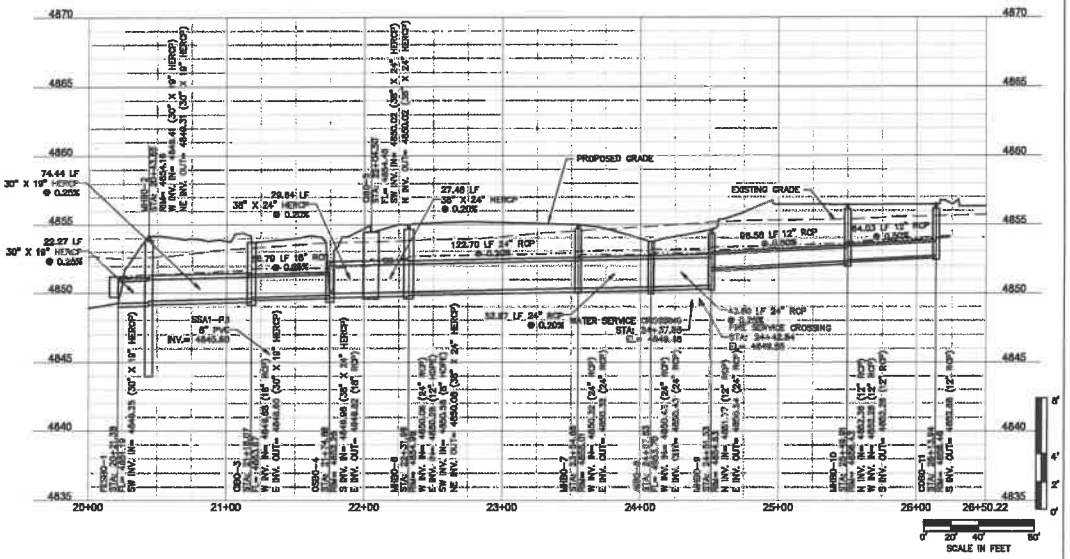

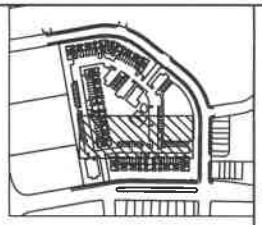

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TIMNATH, CO

drawn by:	MV
checked by:	BB
approved by:	JB
CADD by:	JB
project no.:	021-05058
drawing no.:	
date:	11-17-2021

SHEET
C7.6

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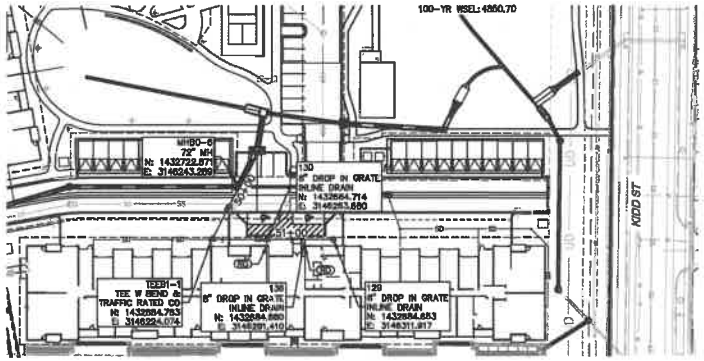

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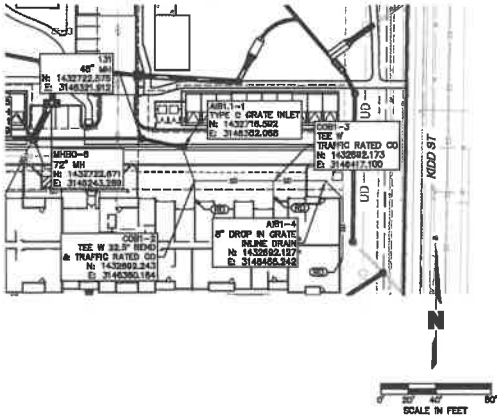

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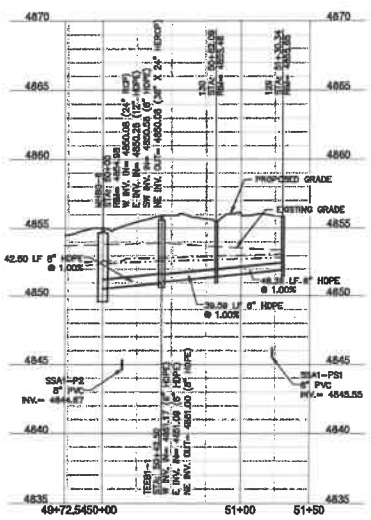

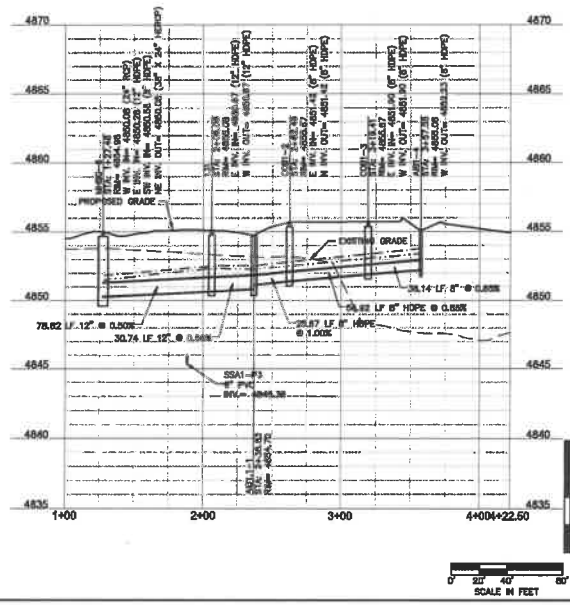

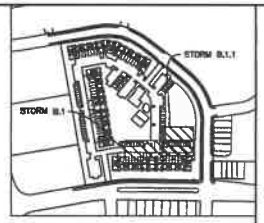

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drawn by: MV
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QA/QC by:
project no.: 021-02000
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SHEET
C7.7

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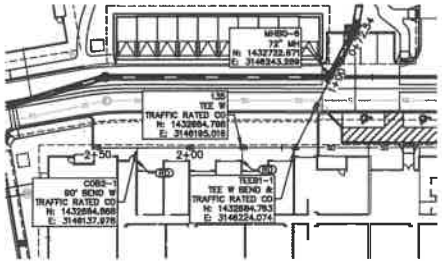
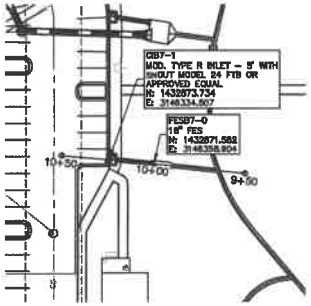
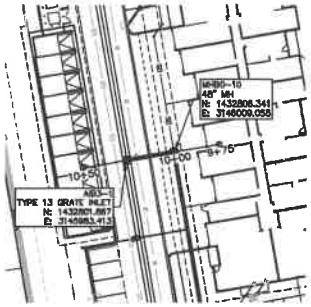
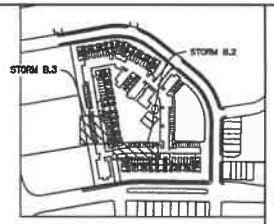
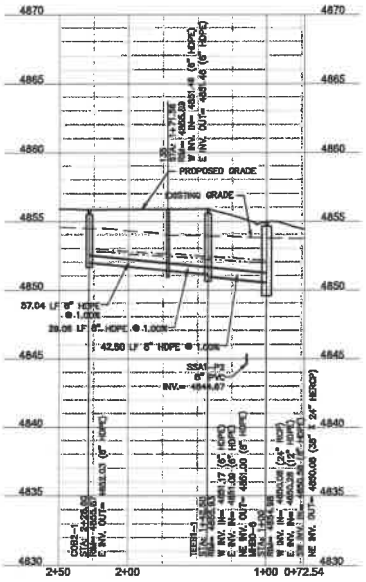




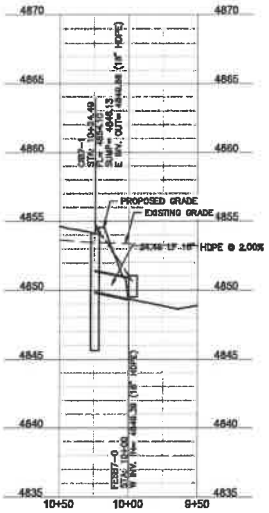




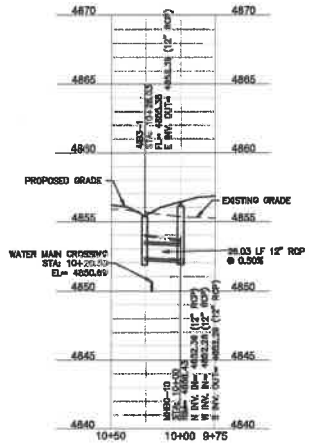
STORM B.2

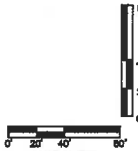


STORM B.7



STORM B.3





LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W W
PROPOSED SANITARY SEWER	SS SS
PROPOSED STORM SEWER	SD SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE LINE	
EASEMENT	
100-YR FCL	
100 YR HGL	
FIRE HYDRANT	
VALVE	M
MANHOLE	
GROUND LIGHT	
PROPOSED WATER FITTING	B
BUILDING ROOF DRAIN DOWNSPOUNT. SEE ROOF AND LANDSCAPE DRAIN PLAN.	RD

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10. ALL TYPE D INLETS TO BE FITTED WITH CLOSED MESH GRATES.
11. ALL MODIFIED (MOD) TYPE R INLETS TO HAVE F GUTTER PAN

STRUCTURE AND PIPE NOTES:

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   1.3. FLOWLINE ELEVATIONS (FL) ARE TO FLOWLINE GUTTER AT CENTERLINE INLET (UNLESS OTHERWISE SPECIFIED. SEE DETAIL FOR LOCAL DEPRESSION.
2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS
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   2.2. CENTER OF MANHOLE/INLET TO END OF SECTION/HEADWALL
   2.3. LENGTHS LISTED ARE 3D MEASUREMENTS

FL=CURB & GUTTER FLOWLINE

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Loveland, CO 80538
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Know what's below. Call before you dig.

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	MV
checked by:	
approved by:	
DACO by:	
project no.:	021-02008
drawing no.:	
date:	11-17-2021

SHEET
C7.8

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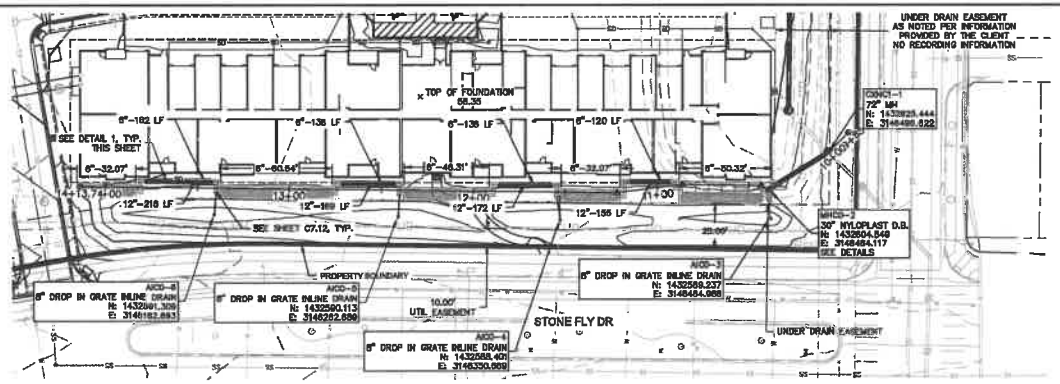
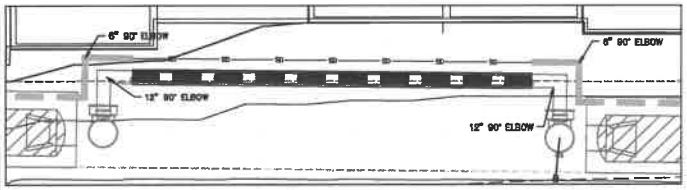
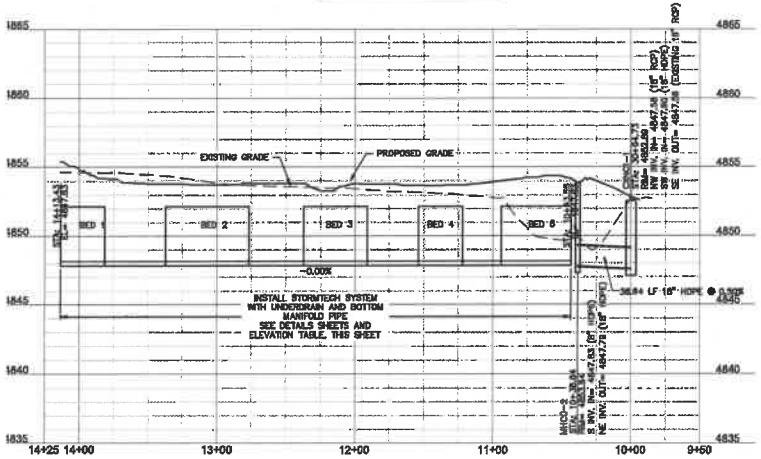


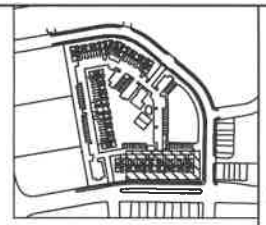


DETAIL 1 - TYPICAL UNDERDRAIN & MANIFOLD ELBOW CONNECTIONS
(1"=5')

STORM C.0



STORM TECH BED ELEVATIONS, TYP.	ELEV FT	HEAD FT
MINIMUM HG Above Ch Inlet	4853.18	3.31
100 YR HGL	4852.46	4.13
TOP STONE	4852.15	4.15
TOP CHAMBER	4851.68	3.83
1 HOUR SURCHARGE	4851.60	3.77
12" TOP MANIFOLD INV	4850.25	2.37
24" ISO ROW PLUS CKV INV	4849.17	1.34
BOT CHAMBER	4849.15	1.33
BOTTOM OF STONE /BOT OF EXCAVATION	4847.83	0.00
INV OF DS PIPE	4847.58	-0.15



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- EXISTING IRRIGATION
- EXISTING FIBER OPTIC — FO
- EXISTING UNDERDRAIN — UD
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- PROPOSED STORM SEWER — S
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE — F
- EASEMENT
- FIRE HYDRANT
- VALVE
- MANHOLE
- GROUND LIGHT
- PROPOSED WATER FITTING
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- 100 YR HGL

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FL=CURB & GUTTER FLOWLINE

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REV. NO.	DATE	DESCRIPTION

REVISIONS

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by:	MZ
checked by:	JB
approved by:	JB
CADD by:	JB
project no.:	021-03006
drawing no.:	
date:	11-17-2021

SHEET
C7.9

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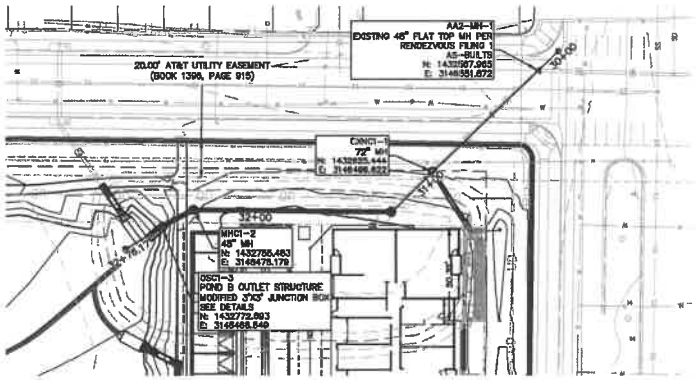

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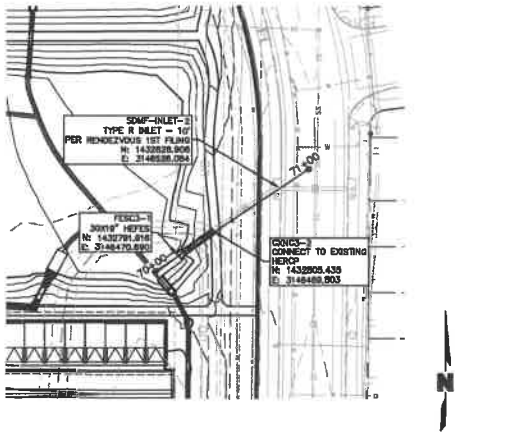

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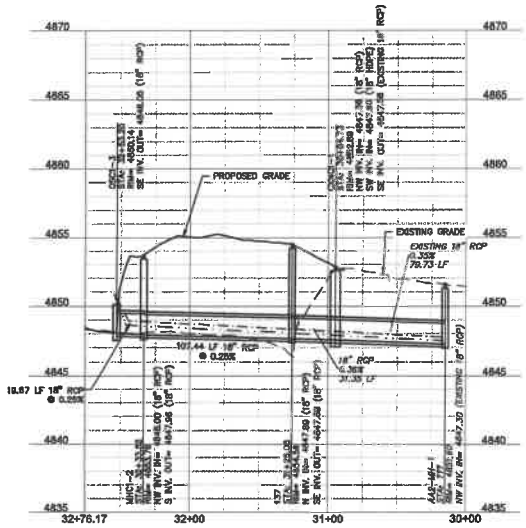

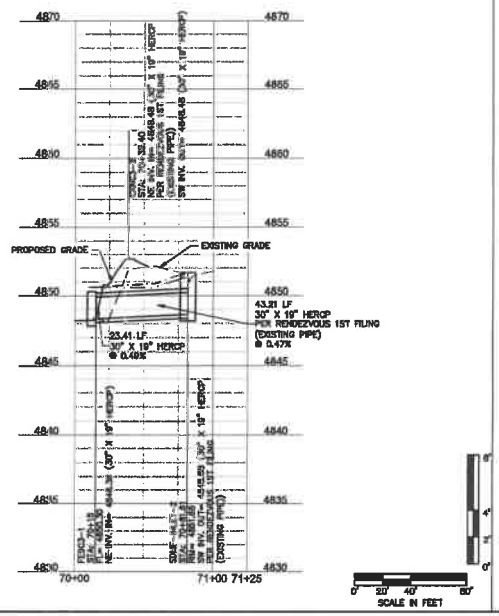

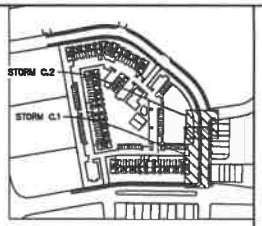

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- PROPOSED SANITARY SEWER — SS
- PROPOSED STORM SEWER — SD
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ESTIMATED SAND BEDDING

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REVISIONS

STORM SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MV
checked by: [illegible]
approved by: [illegible]
DWGS for: [illegible]
project no.: 021-0000
drawing no.: [illegible]
date: 11-17-2021

SHEET C7.10

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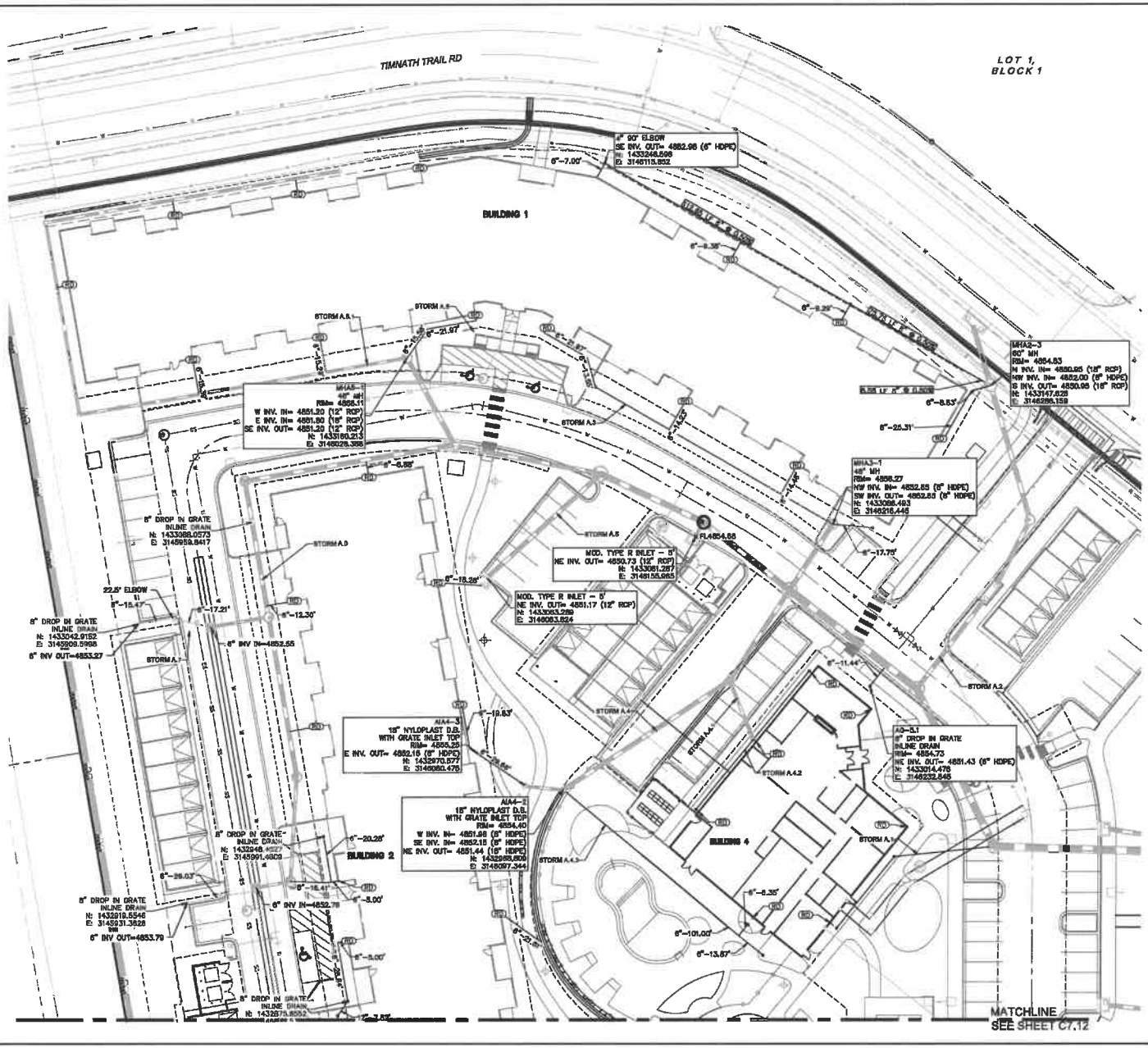

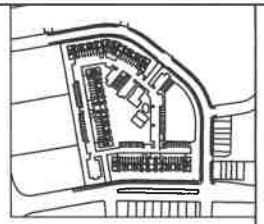

SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	RR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	
PROPOSED WATER MAIN	W W
PROPOSED SANITARY SEWER	SS SS
PROPOSED STORM SEWER	SD SD
PROPOSED SANITARY SERVICE	
PROPOSED WATER SERVICE	
PROPOSED FIRE LINE	
EASEMENT	
FIRE HYDRANT	
GROUND LIGHT	
PROPOSED WATER FITTING	
BUILDING ROOF DRAIN DOWNSPOUT. INSTALL HDPE AT 0.005 MINIMUM SLOPE UNLESS SHOWN OTHERWISE. PIPE LENGTH & SIZE PER PLAN. IF SHOWN IN PLAN, CONTRACTOR TO INSTALL BENDS & FITTINGS FROM AN INSERTATEE CONNECTION TO DOWNSPOUT LOCATION. SEE ROOF DRAIN WYE DETAIL SHEET C16.41	RD

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1680 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7723
www.olsson.com

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811
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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

ROOF AND LANDSCAPE DRAIN PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MZ
checked by: JB
approved by: RB
DAGD by: RB
project no.: 021-02058
drawing no.:
date: 11-17-2021

SHEET
C7.11

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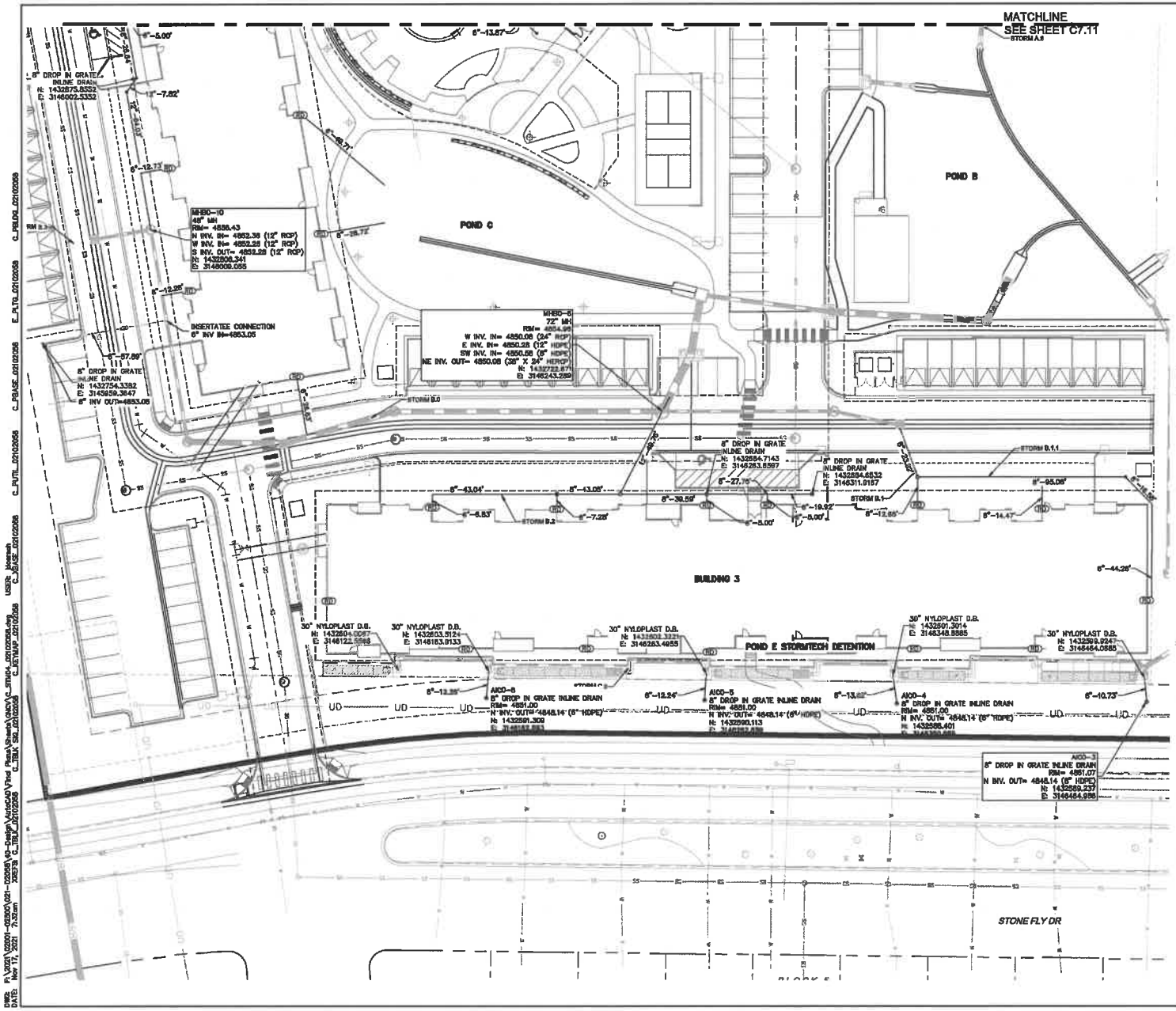

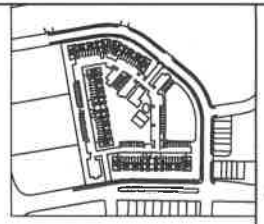

SCALE IN FEET
1" = 20'
AS PRINTED 24" X 36"

LEGEND:

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING IRRIGATION
- EXISTING FIBER OPTIC
- EXISTING UNDERDRAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE
- EASEMENT
- FIRE HYDRANT
- GROUND LIGHT
- PROPOSED WATER FITTING
- BUILDING ROOF DRAIN DOWNSPOUT. INSTALL HDPE AT 0.50% MINIMUM SLOPE UNLESS SHOWN OTHERWISE. PIPE SIZE PER PLAN. CONTRACTOR TO INSTALL WYE & FITTINGS SHOWN IN PLAN NEAR TO DOWNSPOUT LOCATION.

NOTES:

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REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION

ROOF AND LANDSCAPE DRAIN PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MV
checked by:
approved by: RB
QA/QC by: JB
project no.: 021-02058
drawing no.:
date: 11-17-2021

SHEET
C7.12

DWG: P:\2021\021201-025500\021-025500\VS-Design\AutoCAD\Final Plans\Sheets\C7\C7_STMDR_20102058.dwg
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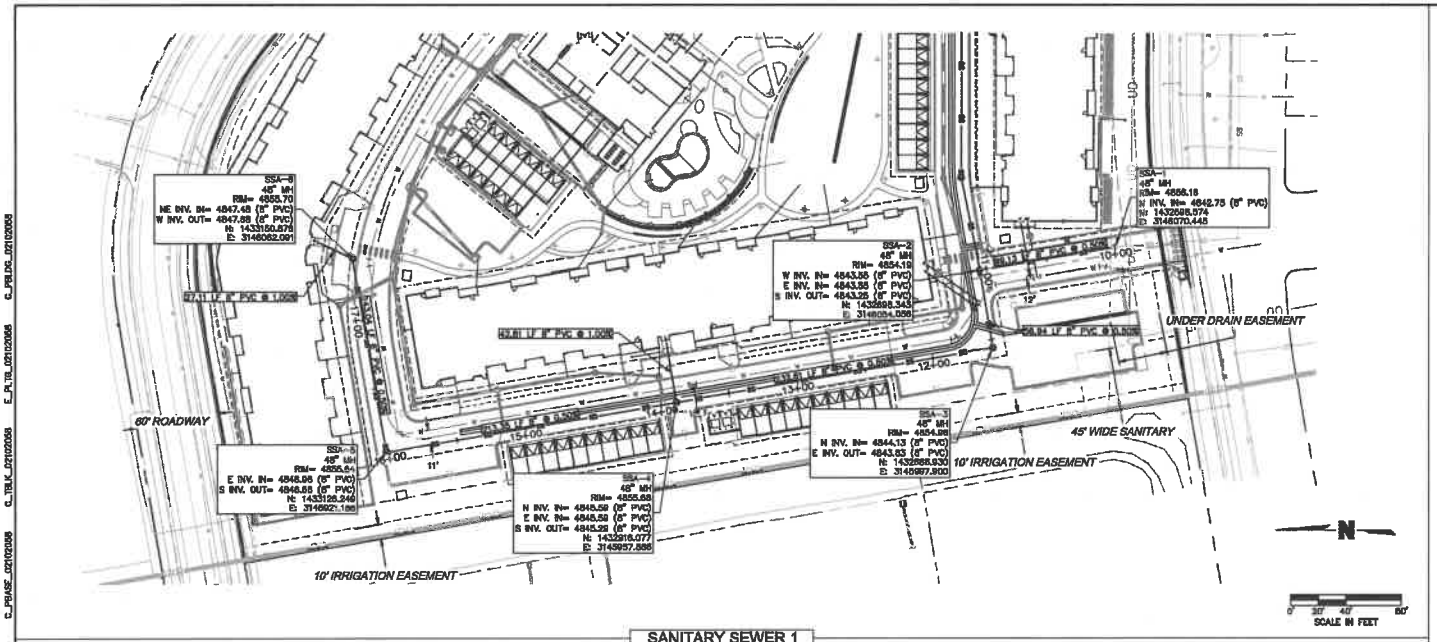

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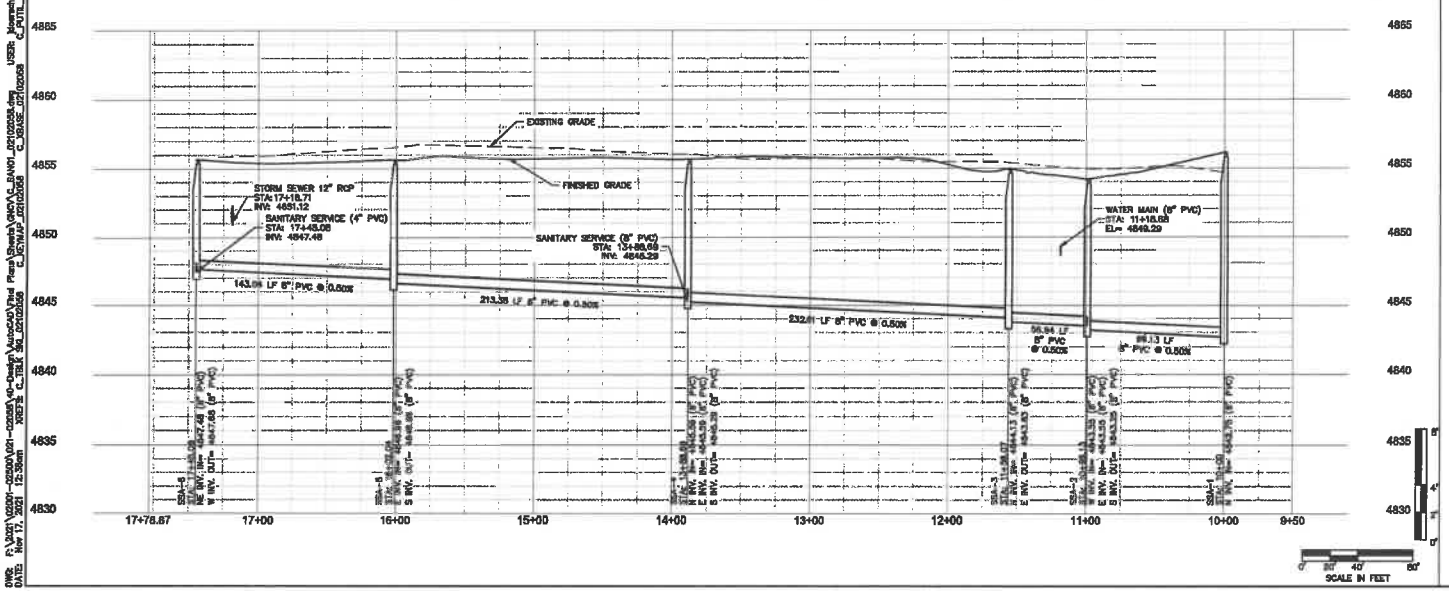

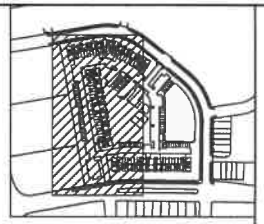

LEGEND:

EXISTING WATER MAIN	W
EXISTING SANITARY SEWER	SS
EXISTING IRRIGATION	IRR
EXISTING FIBER OPTIC	FO
EXISTING UNDERDRAIN	UD
PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPOSED STORM SEWER	SS
PROPOSED SANITARY SERVICE	S
PROPOSED WATER SERVICE	W
PROPOSED FIRE LINE	F
EASEMENT	
FIRE HYDRANT	
VALVE	M
MANHOLE	
GROUND LIGHT	
PROPOSED WATER FITTING	

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

SANITARY SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MV
checked by: JB
reviewed by: JB
QA/QC by: JB
project no.: 021-00068
drawing no.:
date: 11-17-2021

SHEET
C8.0

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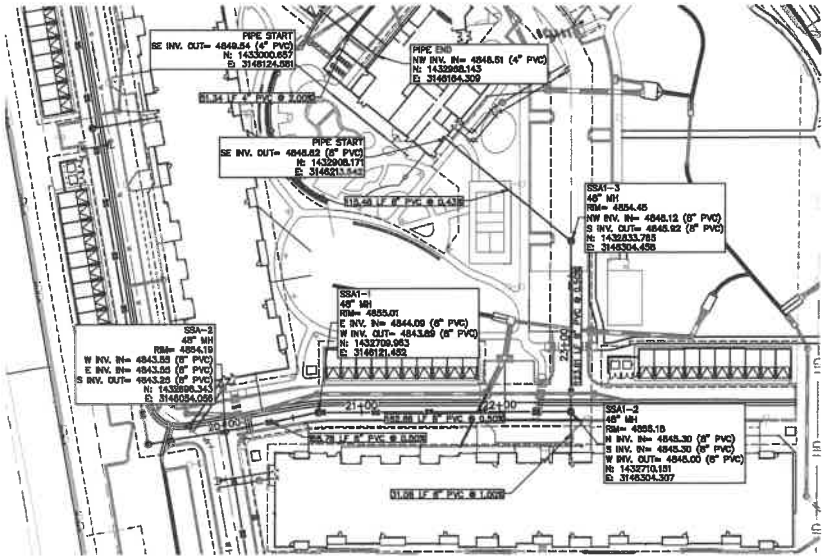
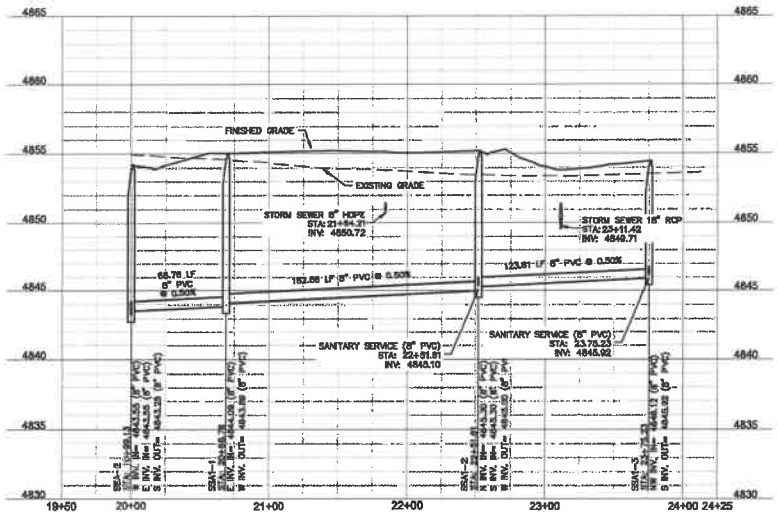
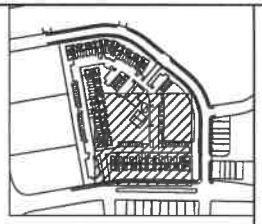


SANITARY SEWER 2





LEGEND:

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING IRRIGATION
- EXISTING FIBER OPTIC
- EXISTING UNDERDRAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED FIRE LINE
- EASEMENT
- FIRE HYDRANT
- VALVE
- MANHOLE
- GROUND LIGHT
- PROPOSED WATER FITTING

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REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

SANITARY SEWER PLAN AND PROFILE

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MN
checked by: [illegible]
approved by: [illegible]
CHECK by: [illegible]
project no.: 021-02035
drawing no.:
date: 11-17-2021

SHEET
C8.1

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SCALE IN FEET
AS PRINTED 24" X 36"

SUMMARY DRAINAGE TABLE

BASIN	AREA (SF)	PERCENT IMPERVIOUS
B1	4.16	67.5%
B2	2.26	58.8%
B3	0.52	60.3%
B4	0.70	37.8%
A10	1.48	37.0%
A11	1.07	84.0%

LEGEND

PROPOSED MAJOR CONTOUR — 5280
PROPOSED MINOR CONTOUR — 5279
EXISTING MAJOR CONTOUR — 5280
EXISTING MINOR CONTOUR — 5279
EXISTING STORM SEWER
PROPOSED STORM SEWER
BASIN DELINEATION (COLOR)
DRAINAGE ARROW

A = BASIN DESCRIPTION
B = BASIN AREA
C = PERCENT IMPERVIOUS

DESIGN POINT DESIGNATION

olsson
1560 Field River Drive,
Suite 200
Loveland, CO 80538
TEL 970.481.7733
www.olsson.com

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

OVERALL DRAINAGE PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MK
checked by:
approved by: BB
DAGO by: JB
project no.: 021-0808
drawing no.:
date: 11-17-2021

SHEET
C9.0

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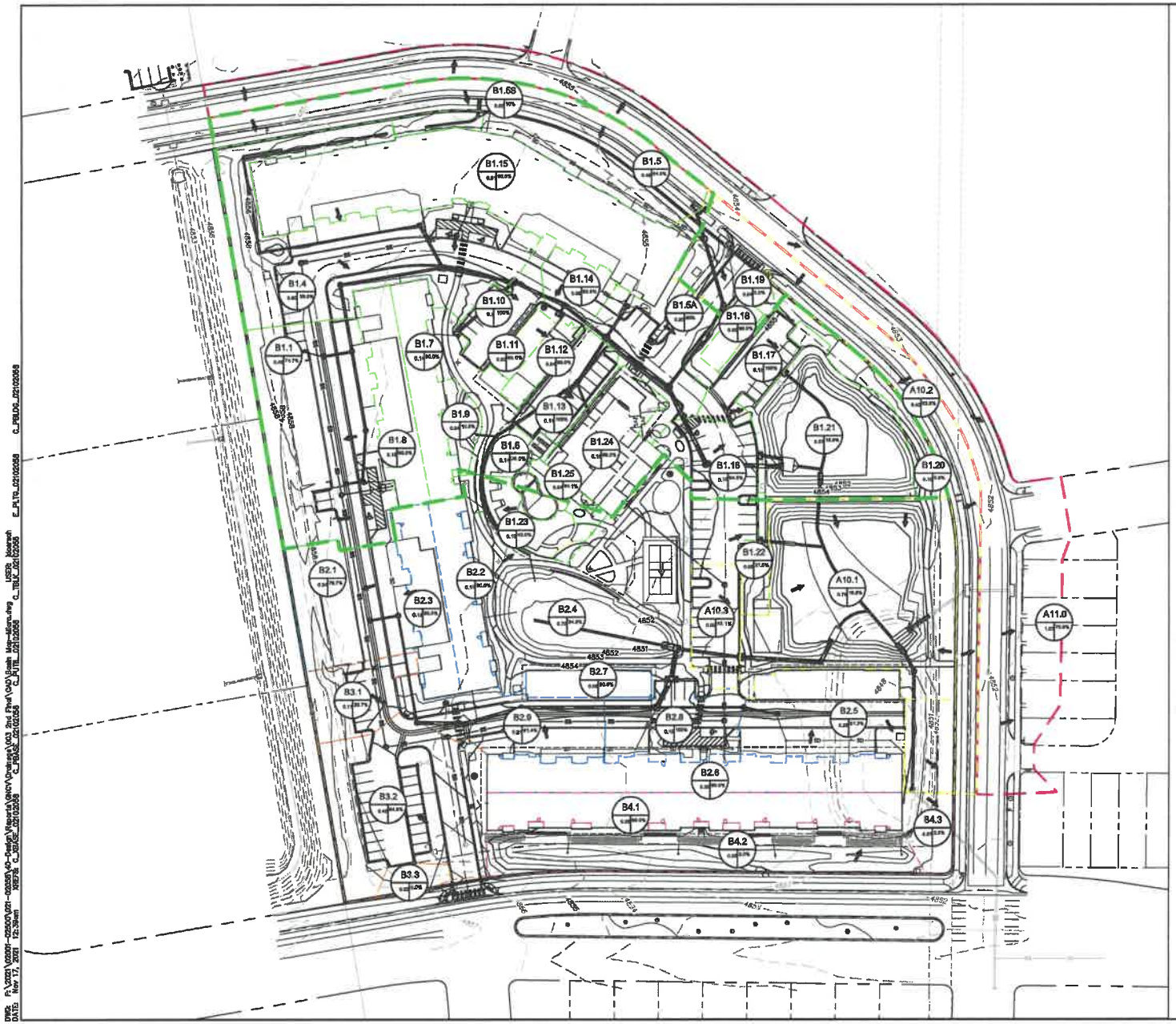
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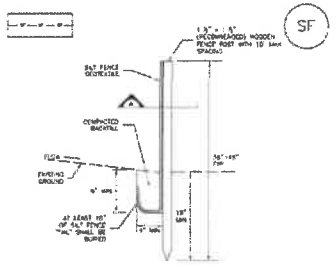
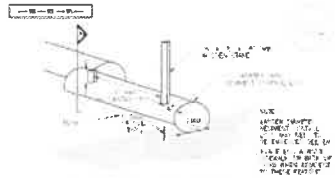
Silt Fence (SF) — SC-1



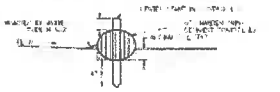
SECTION A

SF-1. SILT FENCE

Sediment Control Log (SCL) — SC-2



TRENCHED SEDIMENT CONTROL LOG



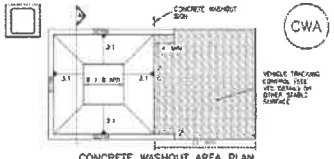
SECTION A

TRENCHED SEDIMENT CONTROL LOG

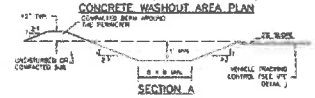
LOG JOINTS

SCL-1. TRENCHED SEDIMENT CONTROL LOG

Concrete Washout Area (CWA) — MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - CWA INSTALLATION LOCATION

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERWAY. DO NOT LOCATE WITHIN FLOOD OR WET AREAS OR DRAINAGE SWALE BOTTOMS. IF SITE CONSTRAINTS MAKE THIS IMPOSSIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (10 MIL MIN. THICKNESS) OR SURFACE STORAGE. ALTERNATIVES LIKE PREFABRICATED CONCRETE WASHOUT DEPOTS OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 1' DEEP

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION

MM-1 Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PREVENTIVE. NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. MORE FREQUENT AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THEREREIN.

3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE

4. THE CWA SHALL BE REPAIRED, CLEANED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

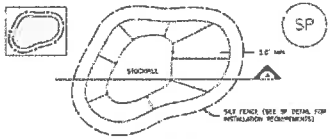
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED

7. WHEN THE CWA IS REMOVED, EITHER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR CONCRETE STABILIZE IN A MANNER APPROVED BY THE LOCAL JURISDICTION

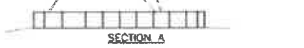
(BELOW ADDED FOR DOUGLAS COUNTY DRAINAGE AND THE CITY OF PARKER, COLORADO NOT AVAILABLE IN ALBERTA)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED

Stockpile Management (SP) — MM-2



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   - LOCATION OF STOCKPILES
   - TYPE OF STOCKPILE PROTECTION

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN AS THE STOCKPILE PROTECTION DETAILS, HOWEVER OTHER TYPES OF PERIMETER CONTROLS INCLUDING WOODEN CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE. AT THE TIME OF CONSTRUCTION, CONSIDERATION FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILURE IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE TEMPORARY WITH TEMPORARY VEGETATIVE, TEMPORARY EROSION AND WATERWAY EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 45 DAYS) SHOULD BE SEEDED AND MULCHED. WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS)

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PREVENTIVE, NOT REACTIVE. INSPECT BMPS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THEREREIN.

3. WHERE BMPS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE

STOCKPILE PROTECTION MAINTENANCE NOTES

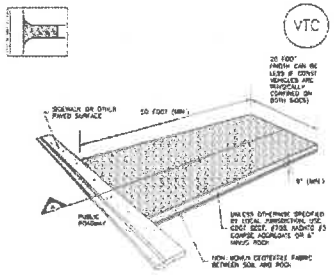
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY

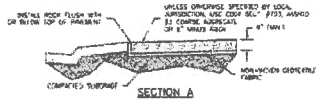
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED

(BELOW ADDED FOR DOUGLAS COUNTY DRAINAGE AND THE CITY OF PARKER)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED

Vehicle Tracking Control (VTC) — SM-4





SECTION A

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

olsson
1680 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MC
checked by: BR
approved by: BR
DATE: 8/2/21
project no.: 021-0308
drawing no.:
date:

SHEET C10.0

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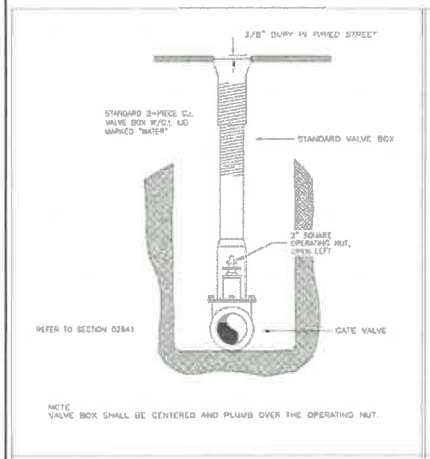
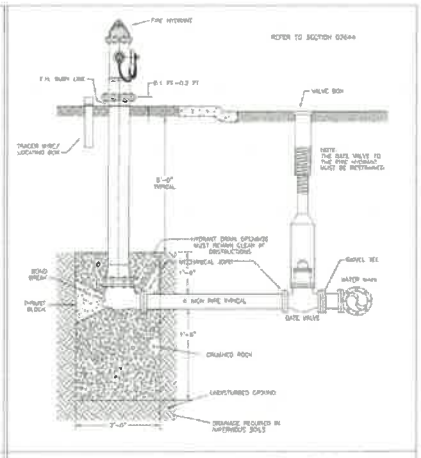


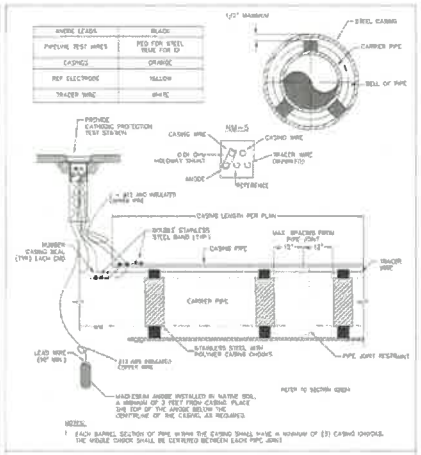
TYPICAL GATE VALVE INSTALLATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED
DATE 6-10-2010
SCALE: NTS



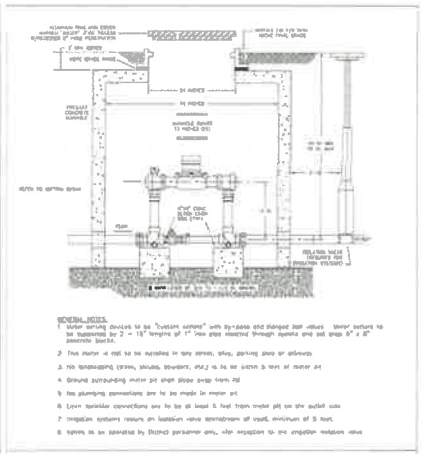
TYPICAL FIRE HYDRANT INSTALLATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED
DATE 6-10-2010
SCALE: NTS



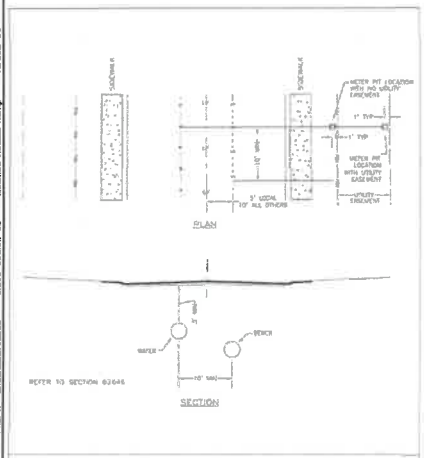
TYPICAL PIPE CASING

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED
DATE 6-22-2010
SCALE: NTS



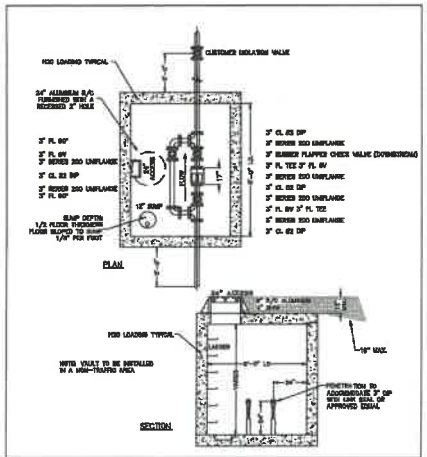
TYPICAL INSTALLATION FOR 1-1/2" & 2" METERS

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED
DATE 6-6-2014
SCALE: NTS



TYPICAL UTILITY SERVICE LOCATION

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED
DATE 6-10-2010
SCALE: NTS



TYPICAL 3" METER VAULT

FORT COLLINS – LOVELAND WATER DISTRICT
Office (970) 226-3104 Fax (970) 226-0186
APPROVED
DATE 6/8/2014
SCALE: NTS

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DATE: Nov 17, 2021 8:57am XREFS: C_TBLK_20210205 Modified Access Ramp Verified CO
Inflow Outflow CO

olsson
1690 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DETAILS

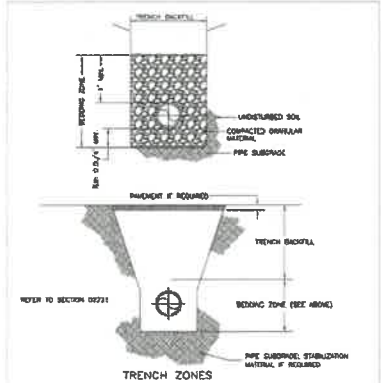
TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

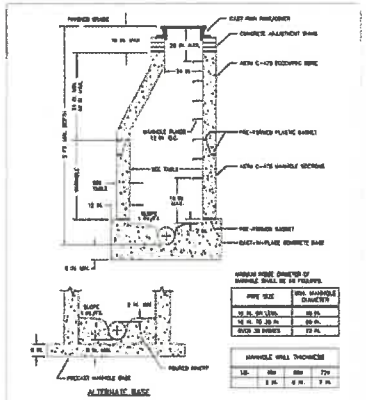
drawn by: MZ
checked by:
approved by:
CAD/GIS by:
project no: CH-02500
drawing no.:
date:

SHEET
C10.1



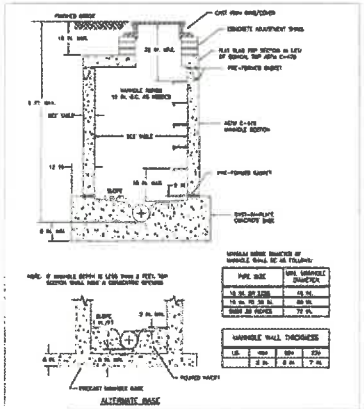
TRENCH AND BEDDING TYPICAL

SOUTH FORT COLLINS SANITATION DISTRICT | SCALE: NTS



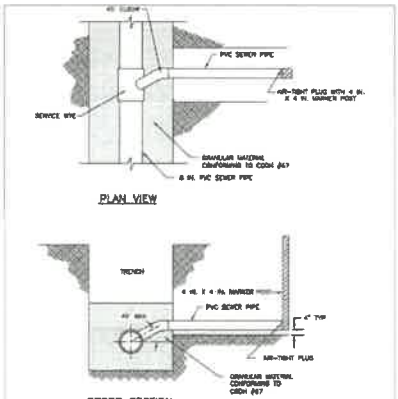
TYPICAL MANHOLE

SOUTH FORT COLLINS SANITATION DISTRICT | SCALE: NTS



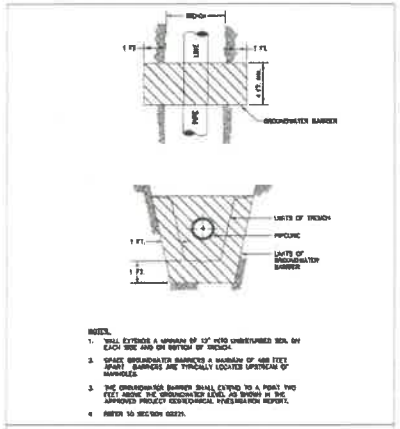
TYPICAL FLAT-TOP MANHOLE

SOUTH FORT COLLINS SANITATION DISTRICT | SCALE: NTS



TYPICAL SANITARY SEWER SERVICE CONNECTION

SOUTH FORT COLLINS SANITATION DISTRICT | SCALE: NTS

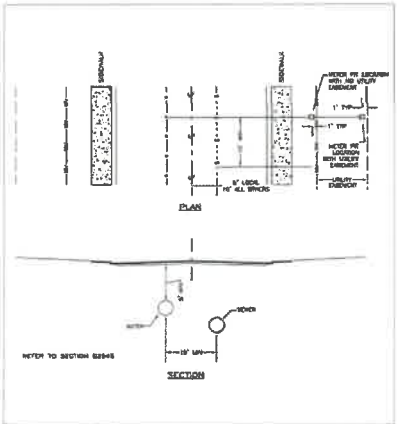


NOTES:

1. WALL EXTENDS A MINIMUM OF 12" INTO UNDISTURBED SOIL ON EACH SIDE AND ON BOTTOM OF TRENCH.
2. SPACE GROUNDWATER BARRIERS A MAXIMUM OF 400 FEET. (FOR BARRIERS ARE TYPICALLY LOCATED UPSTREAM OF MANHOLES.
3. THE GROUNDWATER BARRIER SHALL EXTEND TO A POINT TWO FEET ABOVE THE GROUNDWATER LEVEL AS SHOWN IN THE APPROVED PROJECT GEOTECHNICAL INVESTIGATION REPORT.
4. REFER TO SECTION 02231.

TYPICAL GROUNDWATER BARRIER

SOUTH FORT COLLINS SANITATION DISTRICT | SCALE: NTS



TYPICAL UTILITY SERVICE LOCATION

SOUTH FORT COLLINS SANITATION DISTRICT | SCALE: NTS

olsson
1680 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.461.7733
www.olsson.com

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REVISIONS

REV. NO.	DATE	REVISION DESCRIPTION

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MJ
checked by:
approved by: RB
CAD/CD by: JB
project no.: 021-02055
drawing no.:
date:

SHEET C10.2

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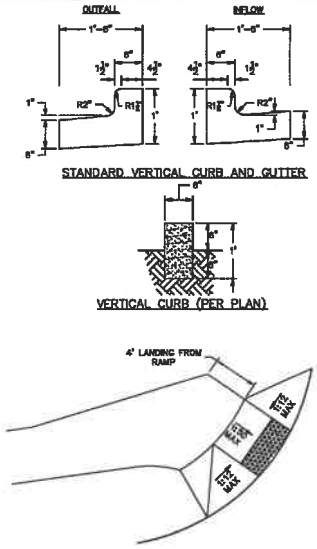
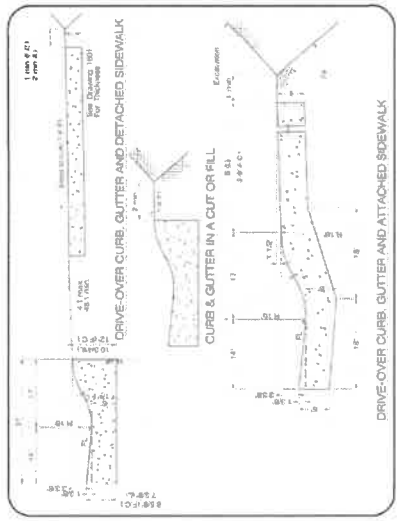
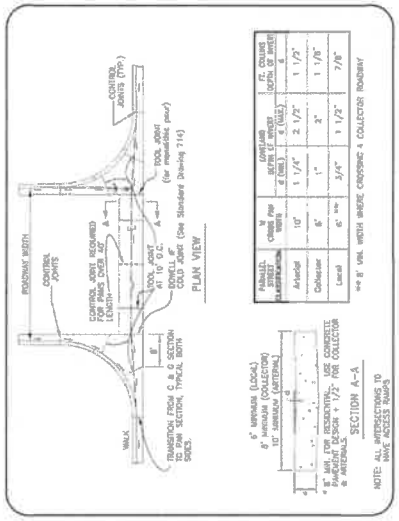




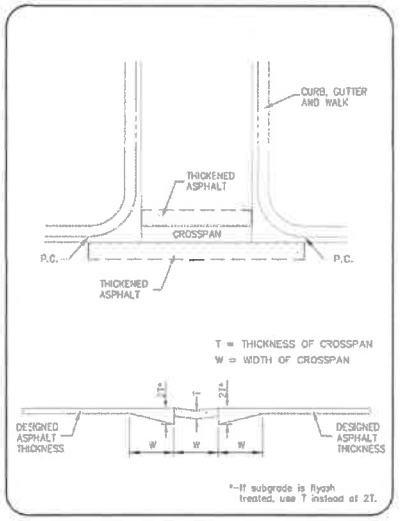
CURB AND GUTTER/SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 03/01/02	DRAWING 702



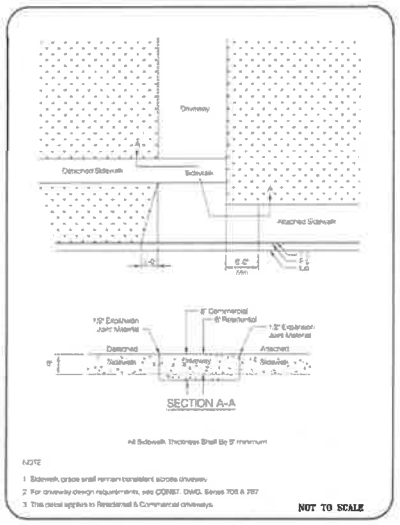
STREET INTERSECTION CROSSPAN

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 708



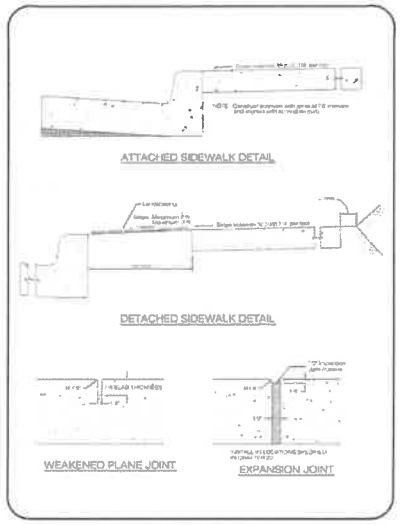
ASPHALT PAVING DETAIL (CROSSPAN)

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 1 DATE: 04/01/07	DRAWING 710



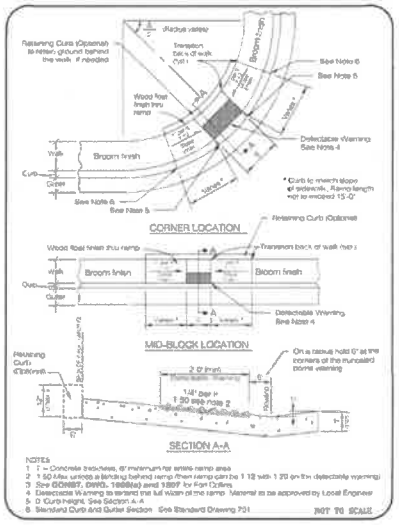
STANDARD SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 4 DATE: 02/17/15	DRAWING 1601



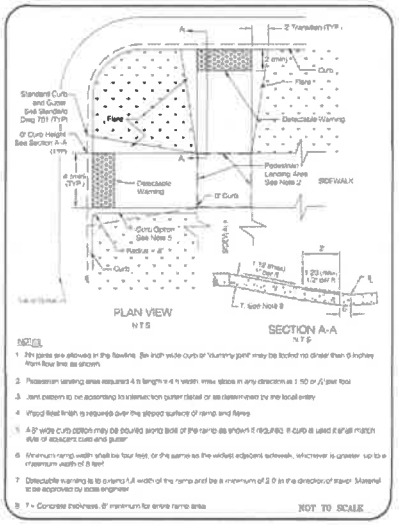
SIDEWALK DETAIL

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 04/01/07	DRAWING 1602



ACCESS RAMP DETAILS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 02/17/15	DRAWING 1603



DIRECTIONAL ACCESS RAMP DETAIL & DETACHED SIDEWALK

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 2 DATE: 02/17/15	DRAWING 1606

olsson
1680 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.481.7733 www.olsson.com

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CALL 1 BUSINESS DAY(S) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER SYSTEMS.

REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

2021

DETAILS

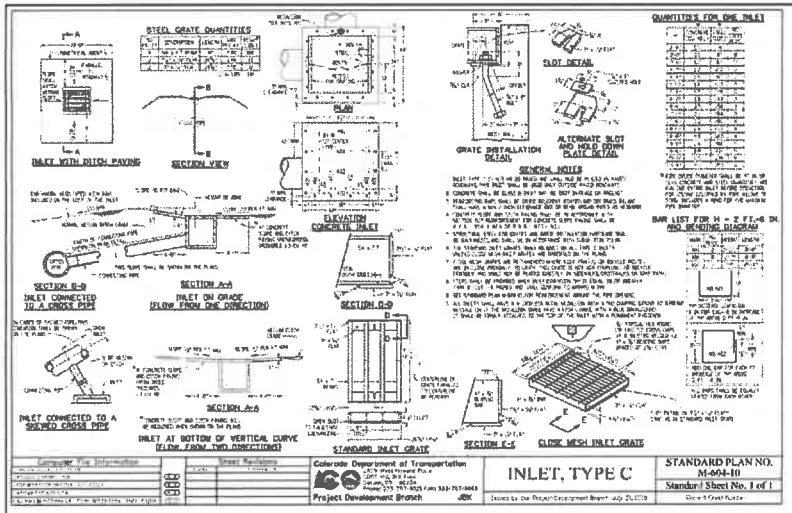
TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

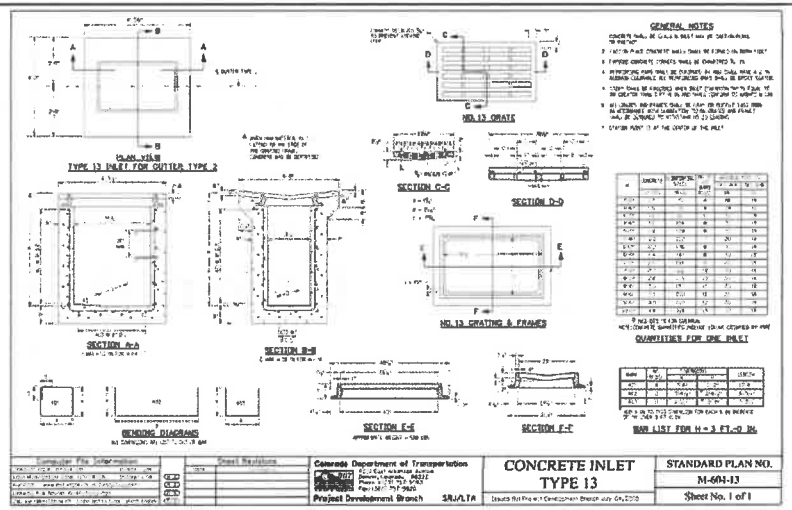
TIMNATH, CO

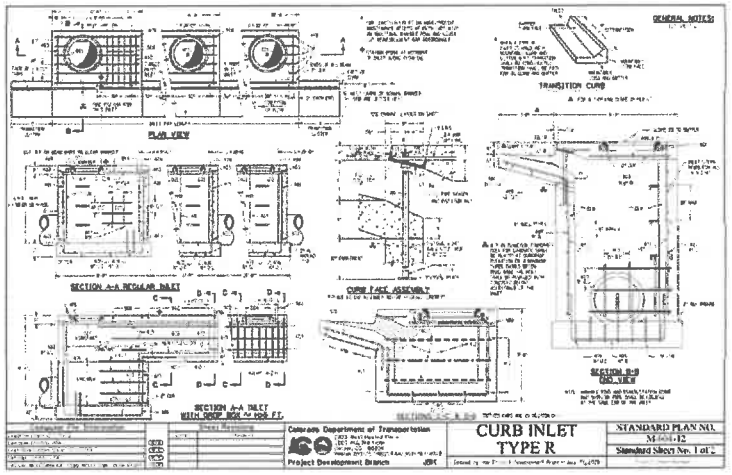
drawn by: BR
checked by: JB
approved by: BR
CAD by: BR
project no.: 017-18008
drawing no.:
date:

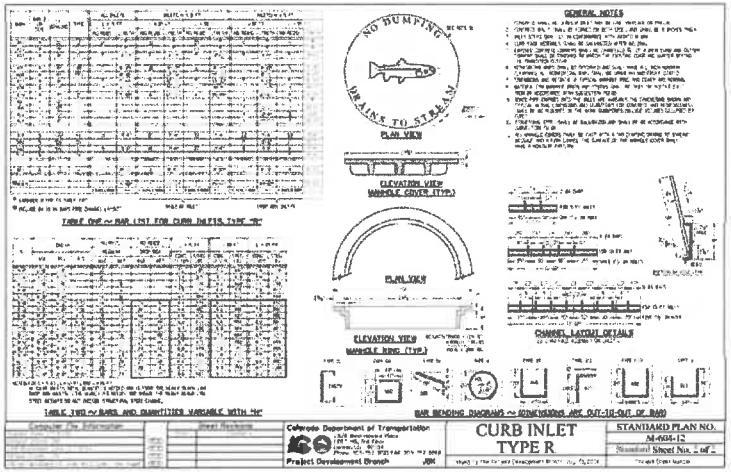
SHEET C10.3

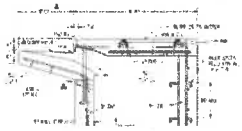
DWG: P:\2021\2020\01--2020\01-Design\AutoCAD\Final Plans\Details\DWG\C-DTL01_20120008.dwg USER: jbenesh
DATE: Nov 17, 2021 7:33am XREFS: C-TBLK_20120008 Modified Access Ramp Inflow Gutter CG Vertical CG











MODIFIED TYPE R INLET
1' GUTTER

olsson
1950 Fall River Drive, Suite 200
Loveland, CO 80538
TEL 970.491.7733
www.olsson.com

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: BR
checked by: RB/BZ
approved by: RB/BZ
OACO by: RB/BZ
project no.: 021-0008
drawing no.:
date:

SHEET
C10.4

DWG F:\2021\021001-025500\021-025500\CD-Design\Autocad\Final Plans\Sheets\GNCV\C_DTL01_20210205.dwg USER: Jbeneth
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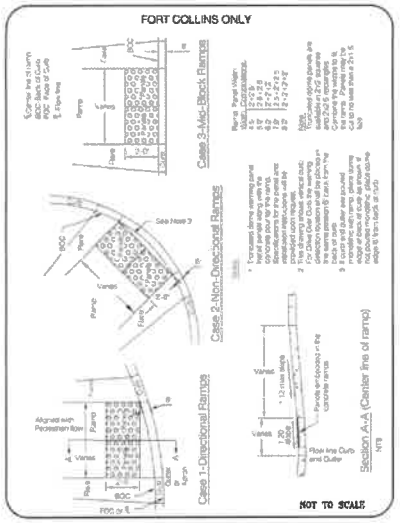
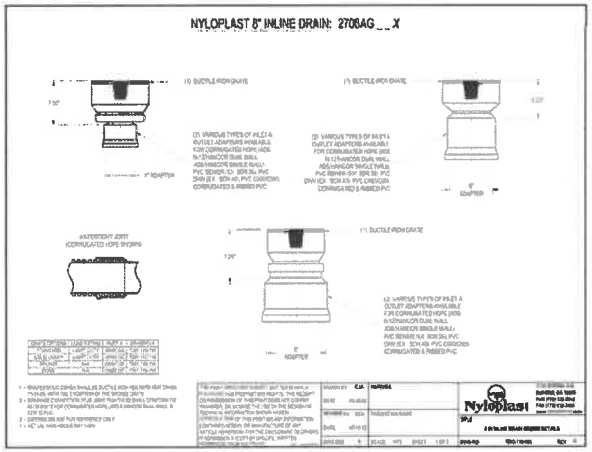
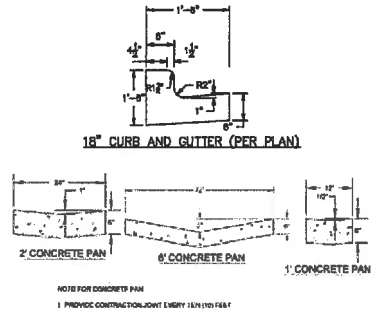
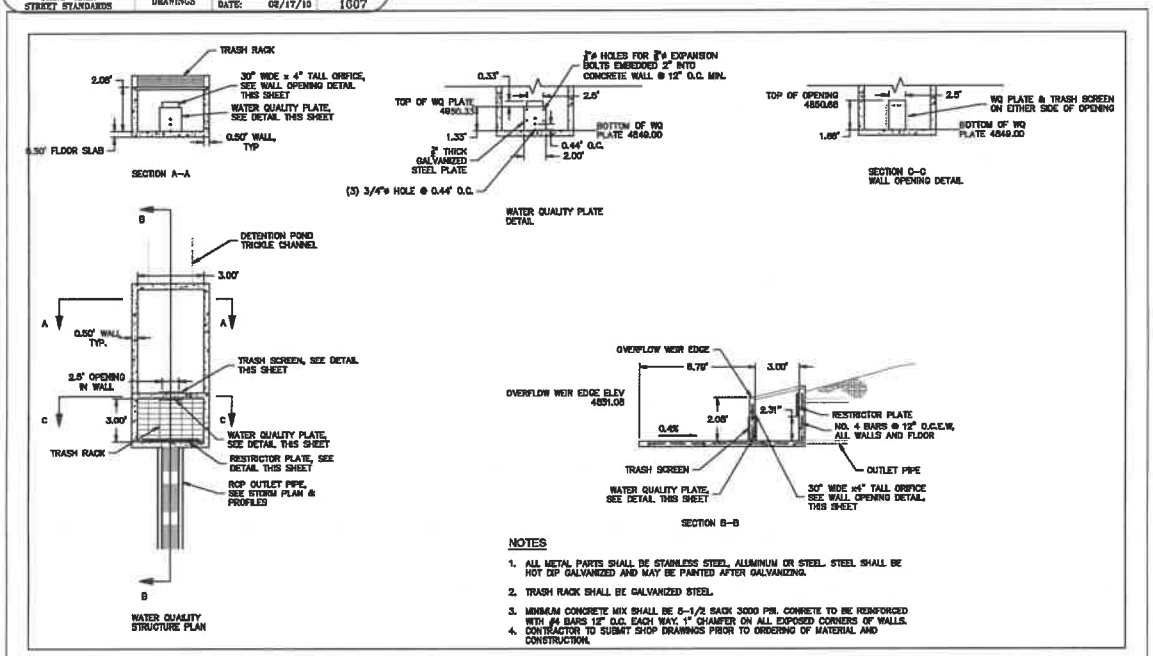


TRUNCATED DOME WARNING FOR ACCESS RAMPS

LARIMER COUNTY URBAN AREA STREET STANDARDS	CONSTRUCTION DRAWINGS	REVISION NO: 3	DRAWING
		DATE: 02/17/10	1607



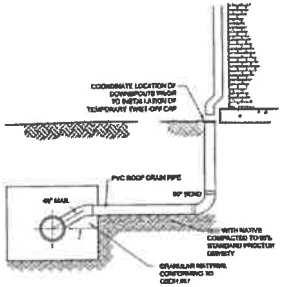




NOTES

1. ALL METAL PARTS SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL SHALL BE HOT DIP GALVANIZED AND MAY BE PAINTED AFTER GALVANIZING.
2. TRASH RACK SHALL BE GALVANIZED STEEL.
3. MINIMUM CONCRETE MIX SHALL BE 5-1/2 SACK 3000 PSI. CONCRETE TO BE REINFORCED WITH #4 BARS 12" O.C. EACH WAY. 1" CHAMFER ON ALL EXPOSED CORNERS OF WALLS.
4. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO ORDERING OF MATERIAL AND CONSTRUCTION.

WATER QUALITY & POND OUTLET STRUCTURE DETAIL - N.T.S.
STORM STRUCTURE O6-A8-2 (POND A). SEE STORM PLAN & PROFILE SHEETS



ROOF DRAIN WYE
NOT TO SCALE

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

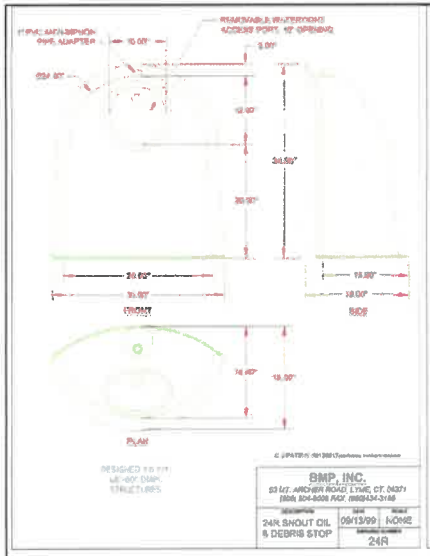
TIMNATH, CO

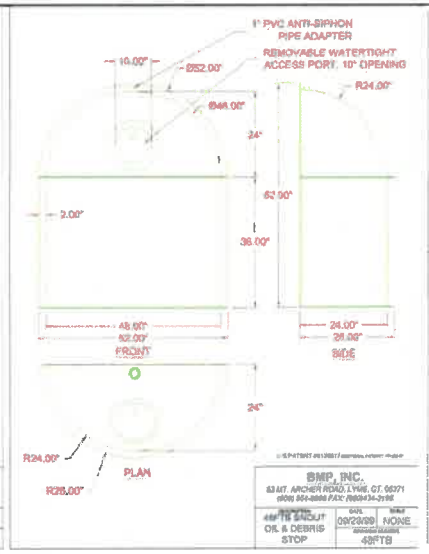
2021

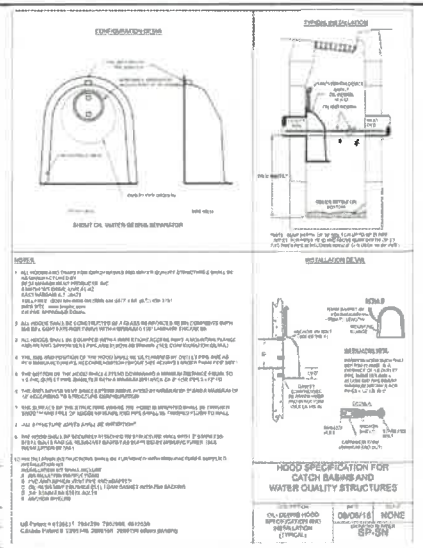
drawn by: MV
checked by: JB
approved by: JB
OAOC by:
project no.: 021-02026
drawing no.:
date:

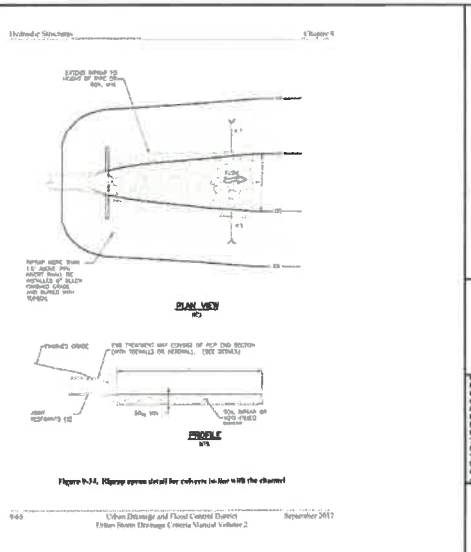
SHEET
C10.5

DWG. F:\2021\02021---02026\01-Design\Autocad\Plan Plans\Sheets\Grdc\C_DT1.01_C01C02026.dwg USER: Mbersch
DATE: Nov 17, 2021 7:33am XREFS: C_TBLK_22x17v2008 Modified Access Ramps Version 03









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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

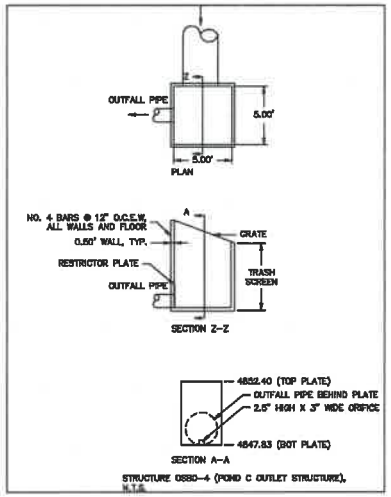
2021

TIMNATH, CO

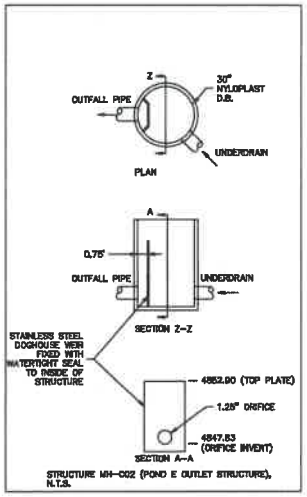
drawn by: MZ
checked by:
approved by: BS
DARCS for: 10/18/21
project no.: 021-0808
drawing no.:
date:

SHEET C10.6

DWG: F:\2021\021001-025001\001-025001\Vol-Design\AutoCAD\Final Plans\Sheets\Grov\C_DTL01_20210208.dwg USER: kbarnett
DATE: Nov 17, 2021 7:33am XREFS: C_TBLE_20210208 Modified Access Ramp Inflow Outflow CO Vertical CO

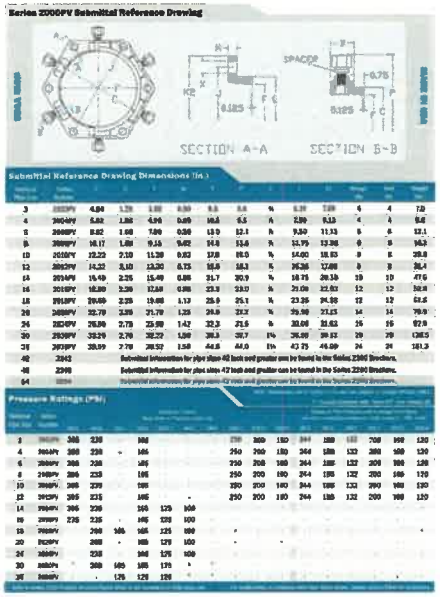


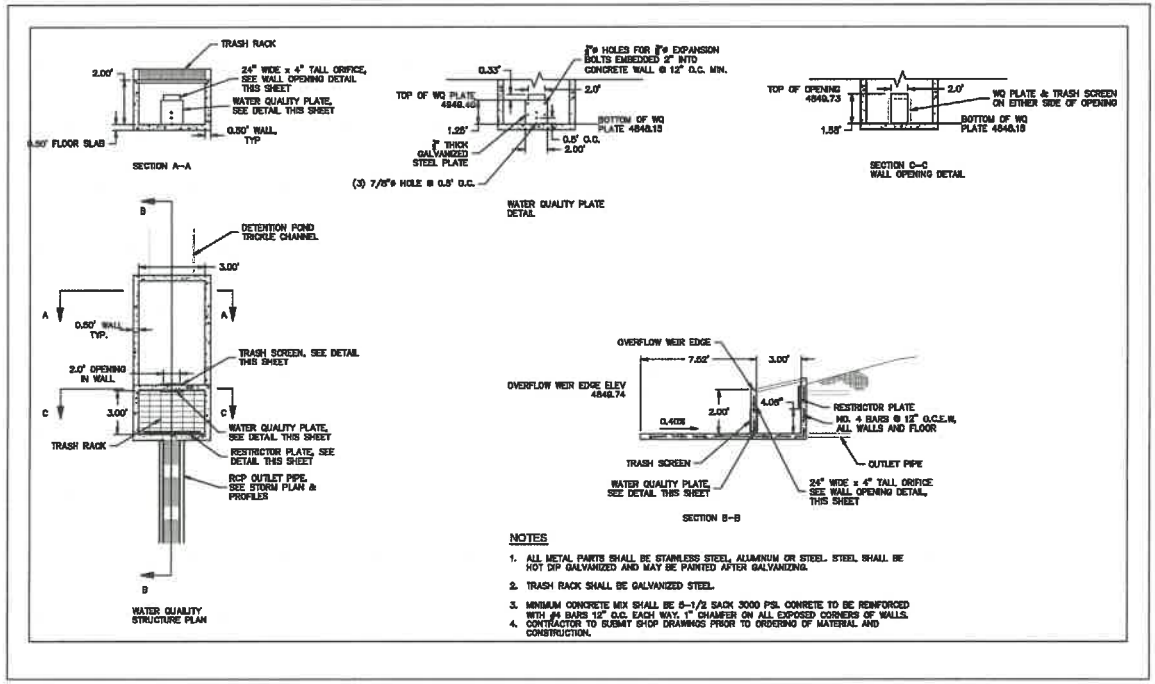
STRUCTURE OSSO-4 (POND C OUTLET STRUCTURE), N.T.S.



STRUCTURE MH-C02 (POND E OUTLET STRUCTURE), N.T.S.

NO.





NOTES

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4. CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO ORDERING OF MATERIAL AND CONSTRUCTION.

WATER QUALITY & POND OUTLET STRUCTURE DETAIL - N.T.S.
STORM STRUCTURE OSC-3 (POND B). SEE STORM PLAN & PROFILE SHEETS

olsson
1690 Fall River Drive, Suite 200
Loveland, CO 80538
TEL. 970.461.7733
www.olsson.com

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: MK
checked by:
approved by:
CHKD by:
project no.: 021-0508
drawing no.:
date:

SHEET C10.7

DWG F:\2021\021001-025500\021-02508\45-Design\AutoCAD\Final Plans\Sheets\C6CV\C_DT1.01_20120208.dwg USER: jkosmatt
DATE: Nov 17, 2021 7:33am XREFS: C_TBLK_20120208 Modified Access Ramp Vertical CG Inflow Outflow CG

PROJECT INFORMATION	
COMPANY	ADS
PROJECT	TRAILSIDE SENIOR LIVING
LOCATION	TIMNATH, CO
JOB SITE CONTACT	
PHONE	
JOB SITE ADDRESS	TRAILSIDE SENIOR LIVING TIMNATH, CO
PROJECT NO.	00 TBD

ADS
Advanced Drainage Systems, Inc.

TRAILSIDE SENIOR LIVING

TIMNATH, CO

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, NON-RECYCLED POLYETHYLENE RESIN. RECYCLED POLYPROPYLENE CONTENT WILL BE UNACCEPTABLE.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBERS SHALL BE PRODUCED IN THE UNITED STATES.
5. THE INSTALLATION, USAGE OF REQUIREMENTS, TYPE PROVIDED, INSTALL, AND THE INSTALLATION REQUIREMENTS SHALL BEGIN WITH THE MANUFACTURER'S STANDARD INSTALLATION PRACTICE. ADDITIONAL PROVISIONS MAY BE SPECIFIED BY THE PROJECT ENGINEER PROVIDED THESE ADDITIONAL PROVISIONS ARE NOT IN CONFLICT WITH THE MANUFACTURER'S STANDARD INSTALLATION PRACTICE. THE ADDITIONAL PROVISIONS SHALL BE LIMITED TO SPECIFYING THE MINIMUM PERMISSIBLE SITE PREPARATION AND MATERIAL REQUIREMENTS, MINIMUM AND MAXIMUM ALLOWABLE BURIAL DEPTHS, MINIMUM ALLOWABLE COVER OVER THE CHAMBERS, AND MINIMUM AND MAXIMUM ALLOWABLE LIVE LOADING.
6. CHAMBERS SHALL BE ARCH-SHAPED AND HAVE A MINIMUM INSTALLED HEIGHT OF 30 INCHES (762 MM). THE CHAMBERS SHALL BE BLOW MOLDED, SEAMLESS, CORRUGATED WALL, STORMWATER COLLECTION CHAMBERS WITH INTERNAL STRUTS FOR ADDITIONAL STRUCTURE. THE CHAMBER SHALL BE OPEN-BOTTOMED, WITH A PLURALITY OF INTERNAL STRUTS PROVIDING STRUCTURAL SUPPORT DURING BACKFILLING AND VEHICLE LOADING. THE CHAMBER SHALL BE ARCHED TO ALLOW THE FLOW OF STORMWATER BENEATH THE CHAMBER AND TO AVOID ARCHING OF BACKFILL MATERIAL.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - THE NUMBER OF CHAMBERS DURING SHIPPING AND HANDLING CHAMBERS SHALL NOT EXCEED 15 CHAMBERS.
   - THE CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S STANDARD INSTALLATION PRACTICE AND THE PROJECT PLANS.
   - THE MINIMUM AND MAXIMUM ALLOWABLE BURIAL DEPTHS, MINIMUM ALLOWABLE COVER OVER THE CHAMBERS, AND MINIMUM AND MAXIMUM ALLOWABLE LIVE LOADING SHALL BE LIMITED TO SPECIFYING THE MINIMUM PERMISSIBLE SITE PREPARATION AND MATERIAL REQUIREMENTS, MINIMUM AND MAXIMUM ALLOWABLE BURIAL DEPTHS, MINIMUM ALLOWABLE COVER OVER THE CHAMBERS, AND MINIMUM AND MAXIMUM ALLOWABLE LIVE LOADING.
8. A SINGLE CHAMBER THAT IS NOT ATTACHED TO THE REST OF THE CHAMBER ROW WILL BE ALLOWED. UPON REQUEST TO THE SITE DESIGN ENGINEER, A PLAN SHALL BE SUBMITTED FOR A SINGLE CHAMBER THAT IS NOT ATTACHED TO THE REST OF THE CHAMBER ROW.
9. CHAMBERS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

INFORMATION - NOTES FOR THE DESIGN AND INSTALLATION OF THE SC-740 SYSTEM

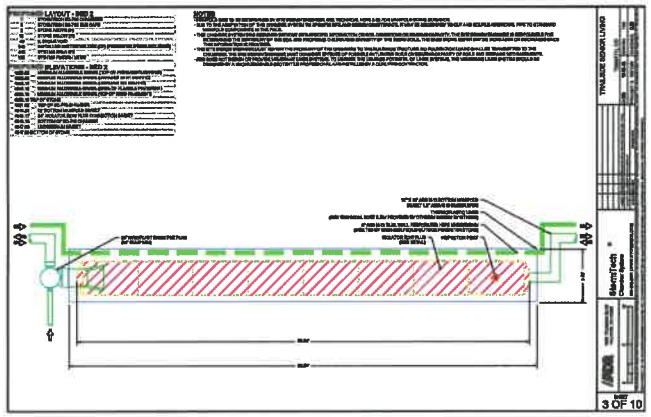
1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS INSPECTED THE FOUNDATION FOR THE STORMWATER CHAMBER SYSTEM TO BE INSTALLED.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-740 CHAMBER SYSTEM FOR STORMWATER CONVEYANCE, STORMWATER STORAGE AND STORMWATER TREATMENT INSTALLATION INSTRUCTIONS".
3. CHAMBERS ARE NOT TO BE INSTALLED UNTIL WORK IS AS-BUILT ACCEPTABLE TO THE OWNER. THE CHAMBERS ARE A PERMANENT STORMWATER STORAGE SYSTEM. THE CHAMBERS ARE NOT TO BE USED FOR CONSTRUCTION EQUIPMENT TRAFFIC OR STORAGE UNTIL:
   - THE SITE IS STABILIZED
   - TOP OF THE CHAMBERS
   - 24" OF SOIL OVER THE CHAMBERS IS ACCEPTABLE TO THE OWNER AND THE STORMTECH REPRESENTATIVE.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING STONE.
5. ALL JOINTS BETWEEN CHAMBERS SHALL BE TIGHTLY SEALED PRIOR TO PLACING STONE.
6. EXCAVATION SUPPORT OF THE SYSTEM IS RESPONSIBILITY OF THE CONTRACTOR.
7. EXCAVATION OF STONE FOR CHAMBER SYSTEM SHALL BE DONE WITH EXCAVATOR EQUIPMENT. THE EXCAVATOR SHALL BE LOCATED ON TOP OF THE CHAMBER SYSTEM.
8. THE STORMTECH SYSTEM SHALL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE "STORMTECH SC-740 CHAMBER SYSTEM FOR STORMWATER CONVEYANCE, STORMWATER STORAGE AND STORMWATER TREATMENT INSTALLATION INSTRUCTIONS".
9. A MINIMUM OF 9" OF STONE BETWEEN THE CHAMBERS IS REQUIRED FOR STONE TYPES #4 TO #1. A MINIMUM OF 6" OF STONE BETWEEN THE CHAMBERS IS REQUIRED FOR STONE TYPES #57 TO #2.
10. THE NON-WOVEN GEOTEXTILE MUST BE PLACED BETWEEN THE STONE AND THE SOIL ENVIRONMENT TO AVOID MIGRATION OF FINES.
11. ADDITIONAL WARRANTY THE USE OF THE ADDITIONAL DEPTH OF WARRANTY IS REQUIRED FOR ALL SITES TO PROTECT THE ADDITIONAL STORMWATER STORAGE AND TREATMENT FUNCTIONALITY OF THE SYSTEM.

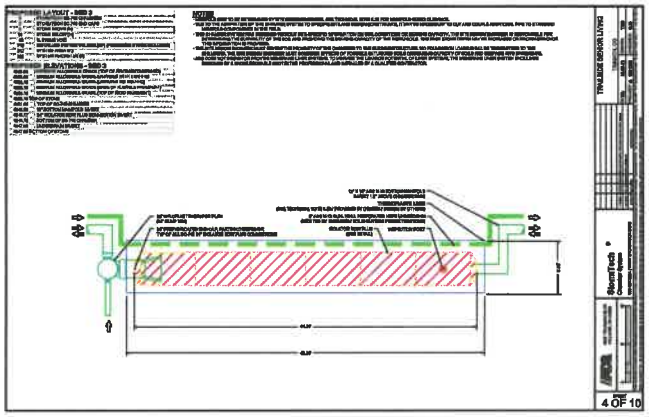
NOTES FOR CONSTRUCTION EQUIPMENT

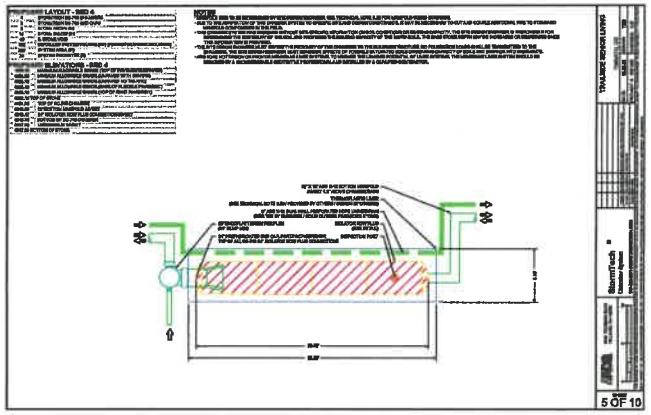
1. STORMTECH DO NOT RECOMMEND THE USE OF CONSTRUCTION EQUIPMENT OVER THE STORMWATER SYSTEM UNTIL FINISHED GRADE IS ACHIEVED. IF THE STORMWATER SYSTEM IS TO BE USED FOR CONSTRUCTION EQUIPMENT, THE FOLLOWING MINIMUM REQUIREMENTS MUST BE MET:
   - THE SITE IS STABILIZED
   - TOP OF THE CHAMBERS
   - 24" OF SOIL OVER THE CHAMBERS IS ACCEPTABLE TO THE OWNER AND THE STORMTECH REPRESENTATIVE.
2. THE USE OF CONSTRUCTION EQUIPMENT OVER BARE CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - EQUIPMENT WITH MINIMUM GROUND PRESSURE OF 12 PSI OR LESS WHEN PROPERLY INSTALLED MAY BE ALLOWED OVER CHAMBERS PROVIDED THE STORMWATER SYSTEM HAS BEEN INSPECTED AND DEEMED ACCEPTABLE BY THE STORMTECH REPRESENTATIVE.
   - REFER TO THE "STORMTECH SC-740 CHAMBER SYSTEM FOR STORMWATER CONVEYANCE, STORMWATER STORAGE AND STORMWATER TREATMENT INSTALLATION INSTRUCTIONS" FOR ADDITIONAL INFORMATION.
3. PLEASE CONTACT STORMTECH PRIOR TO CONSTRUCTION IF THE ABOVE RULES ARE NOT FOLLOWED TO DISCUSS POSSIBLE EXCEPTIONS.

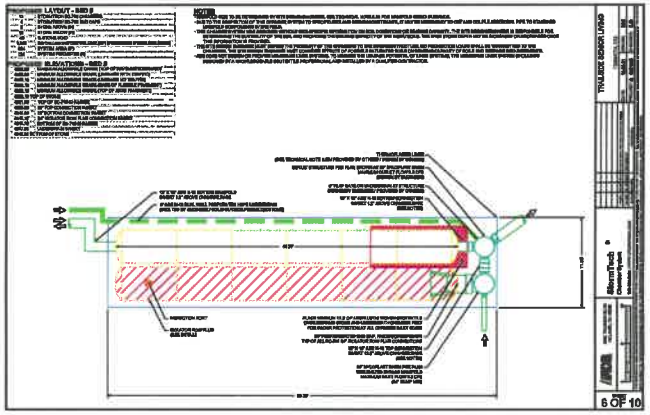
LIST OF 8 PLANS TO THIS STORMWATER SYSTEM INSTALLATION PLANS, AS DESCRIBED, MUST INCLUDE THE CHAMBERS AND BE SENT ON ACCEPTANCE PLANS FOR REVIEW. THE CONTRACTOR SUBMITTED TO THE "PLAN" AND PLAN" SHALL INCLUDE STORMTECH'S SUBMITTED STANDARD DRAWINGS.

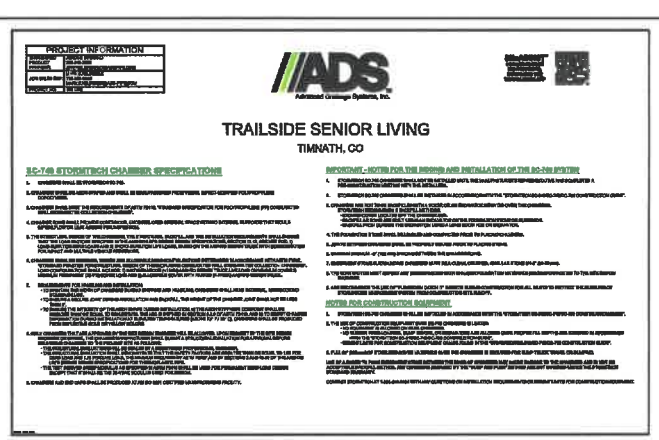
CONTACT STORMTECH AT 1.800.848.1993 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR REQUIREMENTS FOR CONSTRUCTION EQUIPMENT.











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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: JS
checked by:
approved by:
DATE: 11/18/21
project no.: 021-0208
drawing no.:
date:

SHEET
C10.8

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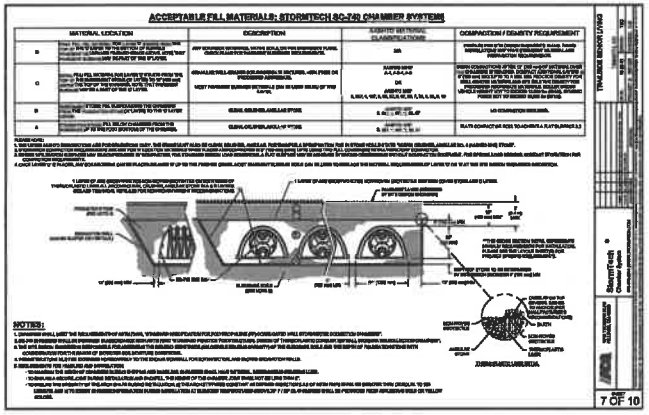

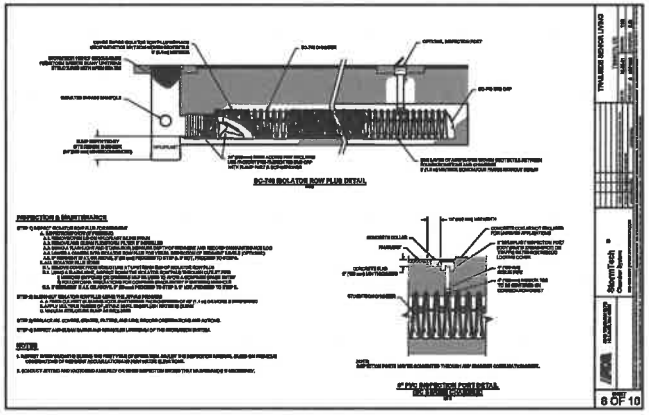

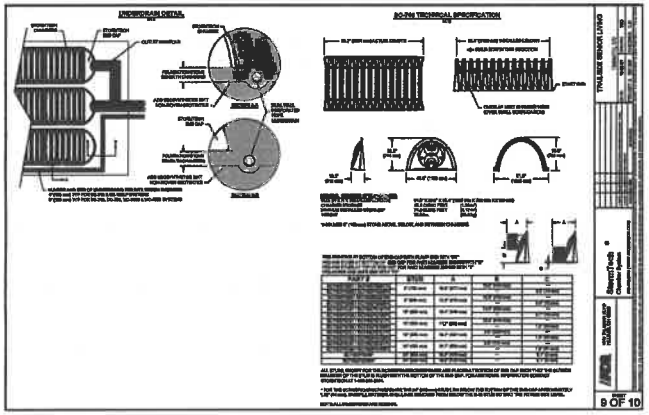

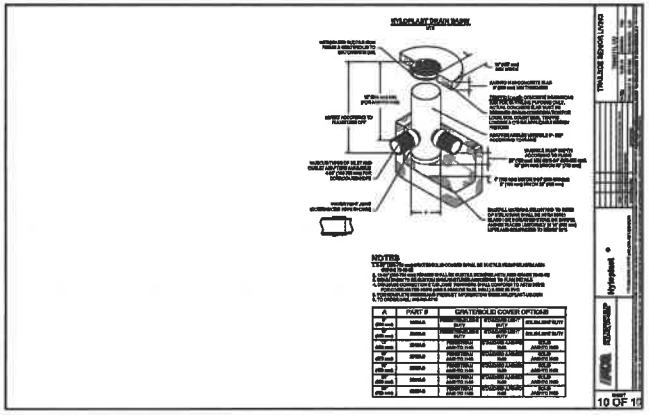

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: [illegible]
checked by: [illegible]
approved by: [illegible]
CAD/CE No: [illegible]
project no.: 021-0300
drawing no.: [illegible]
date: [illegible]

SHEET
C10.9

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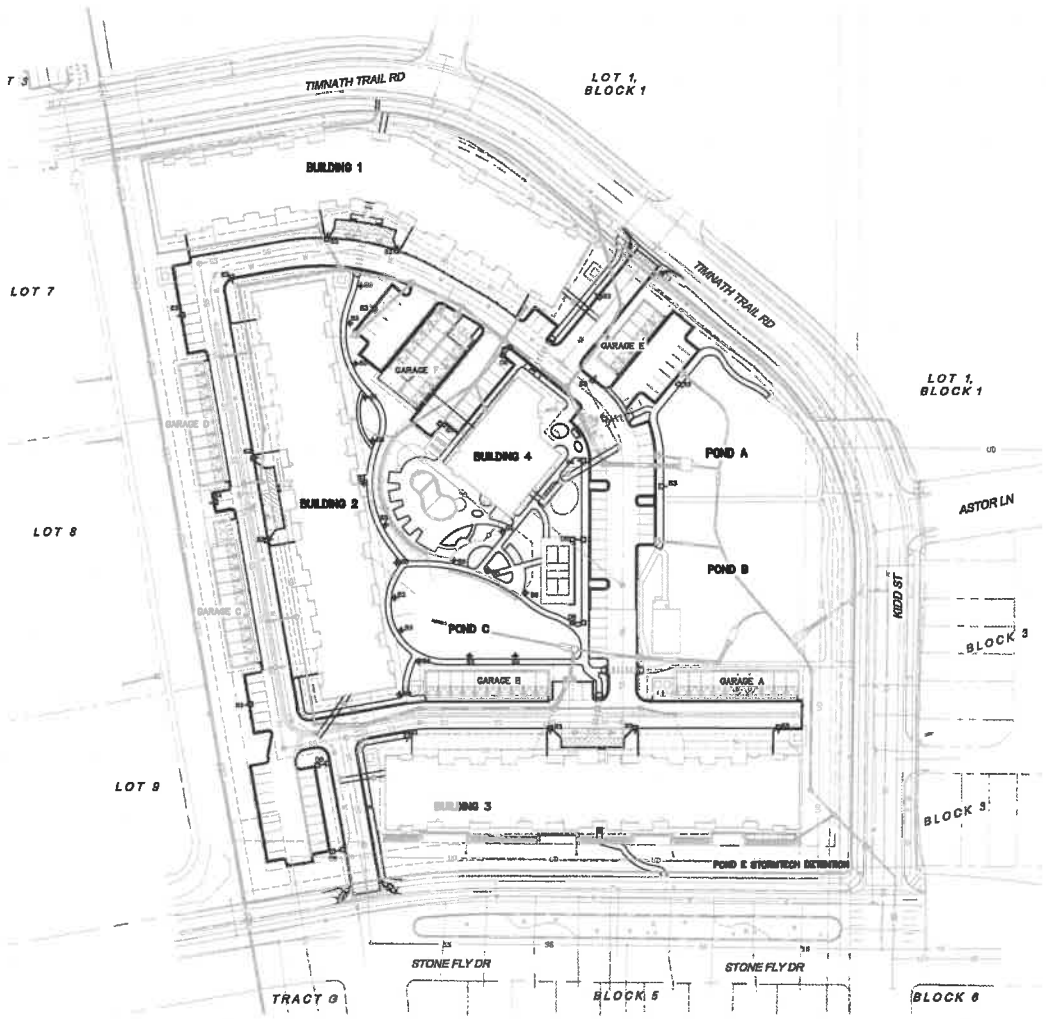
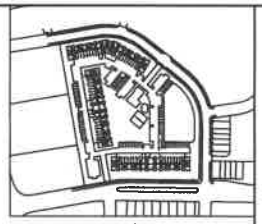
Inflow Outflow CO





N

0' 25' 50' 100'
SCALE IN FEET
1" = 50'-0"
AS PRINTED 24" X 36"

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REV. NO.	DATE	REVISIONS DESCRIPTION

REVISIONS

2021

SITE LIGHTING PLAN

TRAILSIDE ACTIVE ADULT
CONSTRUCTION DOCUMENTS

TIMNATH, CO

drawn by:
checked by:
approved by:
CAD/CD by:
project no.: 023-02058
drawing no.:
date: 11/17/2021

SHEET
SL1.0

DWG: \\ols.ad.olsonassociates.com\jobs-mst\pro\jobs-active\2023\\02001-02500\021-02058\40-Design\Architect\Final Plans\Sheets\MECH\Electrical\E_SITE.DWG
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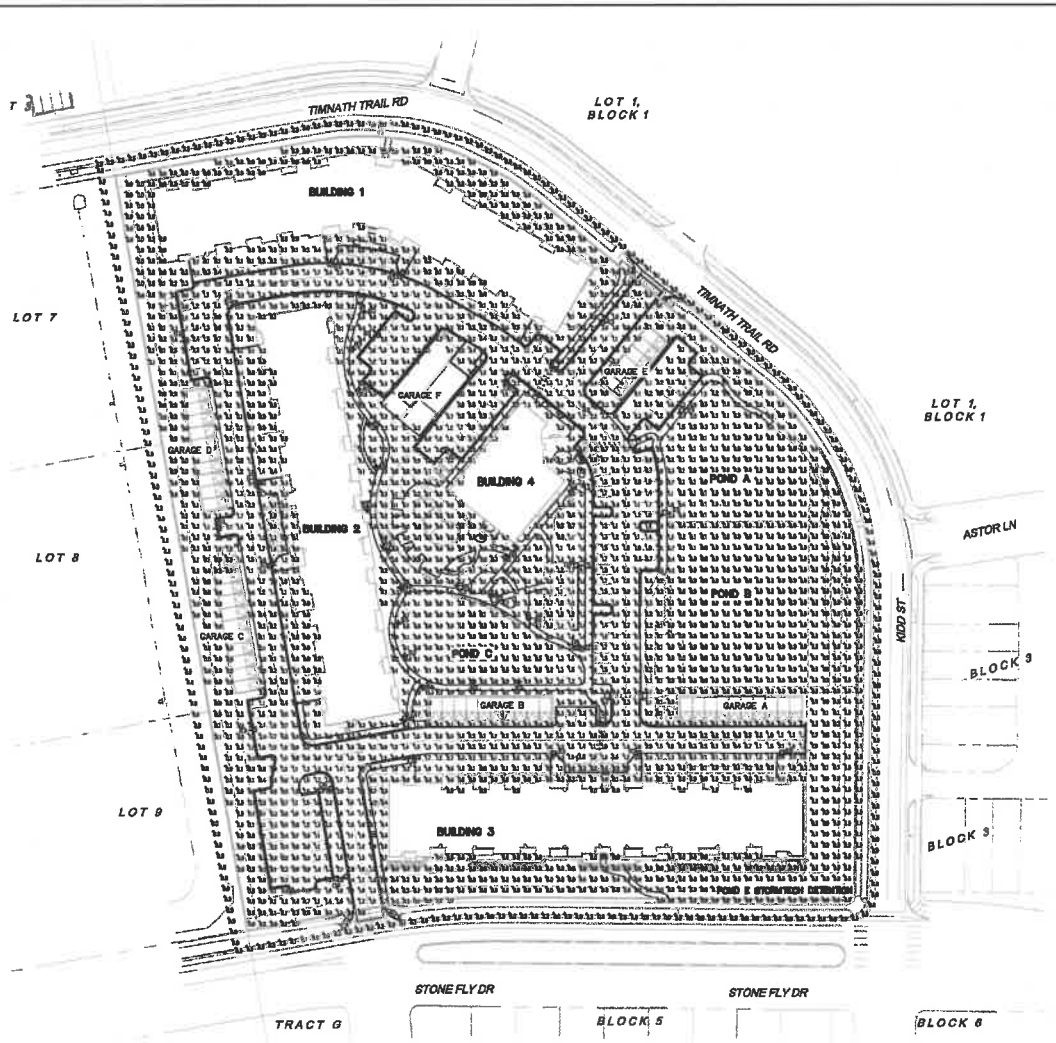

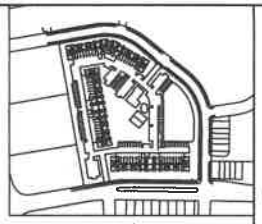

N

0' 25' 50' 100'
SCALE IN FEET
1" = 50'-0"
AS PRINTED 24" X 36"

GENERAL NOTES:

A. BUILDING LUMINAIRES ARE CURRENTLY NOT SHOWN FOR PHOTOMETRIC CONTRUCTION. REFER TO BUILDING ELECTRICAL AND ARCHITECTURAL SHEETS FOR EXACT SPECIFICATIONS AND LOCATIONS.

B. REFER TO ELECTRICAL SITE PLAN FOR CIRCUITING AND CONDUIT REQUIREMENTS FOR SITE LIGHTING.

HORIZONTAL LIGHTING CALCULATIONS

AREA	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAXIMUM	AVG/MIN
PARKING AND DRIVES	+	0.94	3.7	0.1	27.00	9.40
PERIMETER	+	0.37	10.0	0.0	N/A	N/A
10' EXTENDED PROPERTY BOUNDRY	+	0.01	0.3	0.0	N/A	N/A

NOTES:
1. CALCULATION VALUES ARE IN FOOTCANDLES.
2. CALCULATIONS INCLUDE AREA LIGHTING LUMINAIRES ONLY.
3. CALCULATION POINTS ARE AT GRADE ON THE HORIZONTAL PLANE.

CALCULATIONS LUMINAIRE SCHEDULE

SYMBOLS	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS	MOUNTING HEIGHT	B-U-G RATING
✦	S3	SRT9-A3-730-U-T3-G1-S2-BRT/ANCHOR	LED BOLLARD, TYPE III DISTRIBUTION	3000K LED'S	SRT9-A3-730-U-T3-3000K	1,462	1.0	11	3'-0"	B0-U0-G1
✦	S5	SRT9-A5-730-U-T5-G1-S2-BRT/ANCHOR	LED BOLLARD, TYPE V DISTRIBUTION	3000K LED'S	SRT9-A5-730-U-T5-3000K	2,213	1.0	18	3'-0"	B1-U0-G1
□→□	D2	GLEON-SA1-A-730-U-W/HO-S2-MB/DM-L30	DUAL AREA LED, TYPE V DISTRIBUTION	3000K LED'S	GLEON-SA1A-730-U-W/CLIES	4,879	1.0	34	18'-0"	B2-U0-G1
+□	S3	GLEON-SA1-A-730-U-T3-S2-MB/DM-L30	SINGLE AREA LED, TYPE III DISTRIBUTION	3000K LED'S	GLEON-SA1A-730-U-T3.IES	4,445	1.0	34	18'-0"	B1-U0-G1
+□	S4	GLEON-SA1-A-730-U-T4/T1-S2-MB/DM-L30	SINGLE AREA LED, TYPE IV DISTRIBUTION	3000K LED'S	GLEON-SA1A-730-U-T4/T1.IES	4,471	1.0	34	18'-0"	B1-U0-G2

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

2021

SITE LIGHTING PHOTOMETRIC PLAN

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

drawn by: MHZ
checked by: ____
approved by: ____
CADD by: JLB/MHZ
project no.: 021-02000
drawing no.: ____
date: 11-17-2021

SHEET
SL2.0

DWG: \\ocs-ad.olssonassoc.com\Jobs-ren\Year Jobs-Brad\2021\02001-02500\021-02000\40-Design\AutoCAD\Final Plans\Sheets\VIEW\Photometrics\E_NSL01_20211022058.dwg USER: bchister
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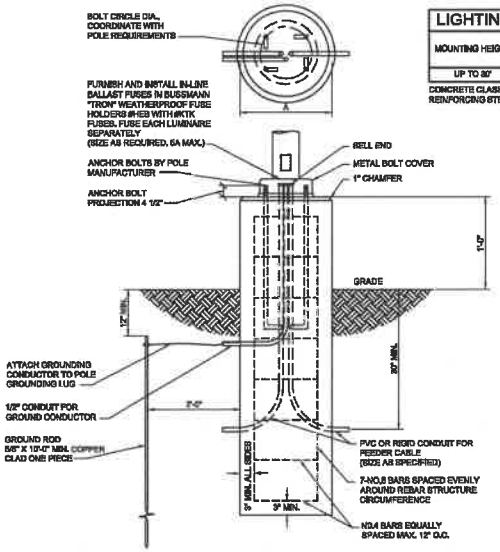

1 / SL3.0 **RAISED CONCRETE FOUNDATION**

NOT TO SCALE

LIGHTING FOUNDATION DATA

MOUNTING HEIGHT	A	B	STEEL	CONCRETE
UP TO 30'	2'-0"	5'-0"	70 lb.	0.61 CU. YDS.

CONCRETE CLASS: AS-4000
REINFORCING STEEL: GRADE 60

LIGHTING FIXTURE SCHEDULE

ID	DESCRIPTION	MANUFACTURER	CATALOG NO.	LAMPS	LOAD	VOLTAGE	MOUNTING
B2	LED BOLLARD, TYPE III DISTRIBUTION, BRONZE FINISH	COOPER LIGHTING	BRTB-AG-730-U-T3-42-BZ-BRTBANCHOR	3000K LED'S	11	208	MOUNT ON FLUSH WITH GRADE BOLLARD CONCRETE BASE
B5	LED BOLLARD, TYPE V DISTRIBUTION, BRONZE FINISH	COOPER LIGHTING	BRTB-AG-730-U-T5-42-BZ-BRTBANCHOR	3000K LED'S	11	208	MOUNT ON FLUSH WITH GRADE BOLLARD CONCRETE BASE
D5	DUAL AREA LED, TYPE V WIDE DISTRIBUTION, BRONZE FINISH	COOPER LIGHTING	GLEON-SA1-A-730-U-5WQ-BZ-MS/DM-L20	3000K LED'S	34	208	15'-0" SQUARE STRAIGHT POLE ON 1'-0" AFG CONCRETE BASE
S3	SINGLE AREA LED, TYPE III DISTRIBUTION, BRONZE FINISH	COOPER LIGHTING	GLEON-SA1-A-730-U-T3-BZ-MS/DM-L20	3000K LED'S	34	208	15'-0" SQUARE STRAIGHT POLE ON 1'-0" AFG CONCRETE BASE
S4	SINGLE AREA LED, FORWARD THROW DISTRIBUTION, BRONZE FINISH	COOPER LIGHTING	GLEON-SA1-A-730-U-T4FT-BZ-MS/DM-L20	3000K LED'S	34	208	15'-0" SQUARE STRAIGHT POLE ON 1'-0" AFG CONCRETE BASE

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REV. NO.	DATE	REVISION DESCRIPTION

REVISIONS

SITE LIGHTING SCHEDULES AND DETAILS

TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS

TIMNATH, CO

2021

drawn by: _____
checked by: _____
approved by: _____
QA/QC by: _____
project no.: 021-02058
drawing no.: _____
date: 11-17-2021

SHEET
SL3.0

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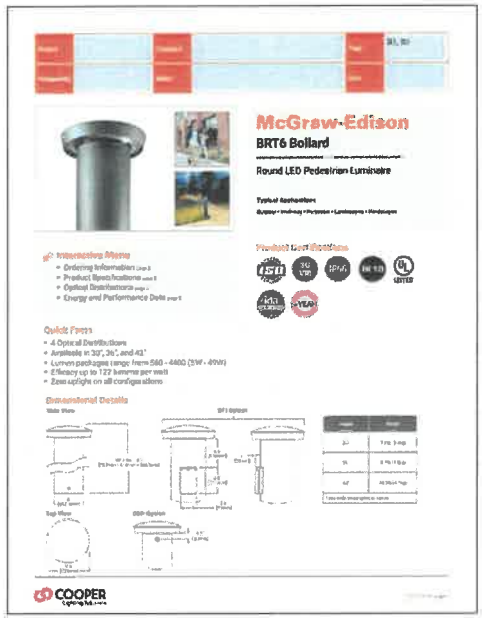

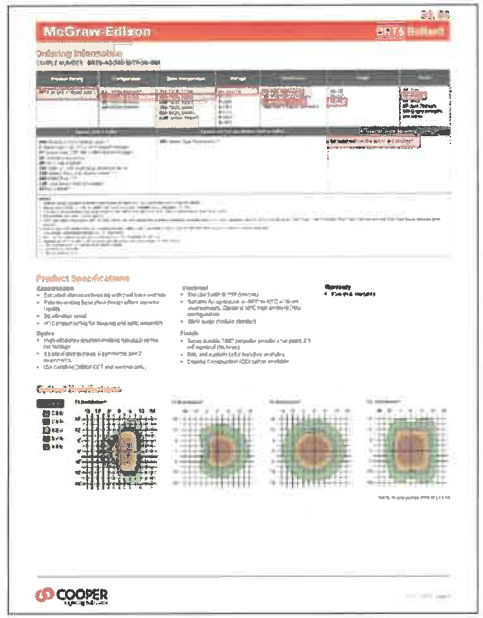

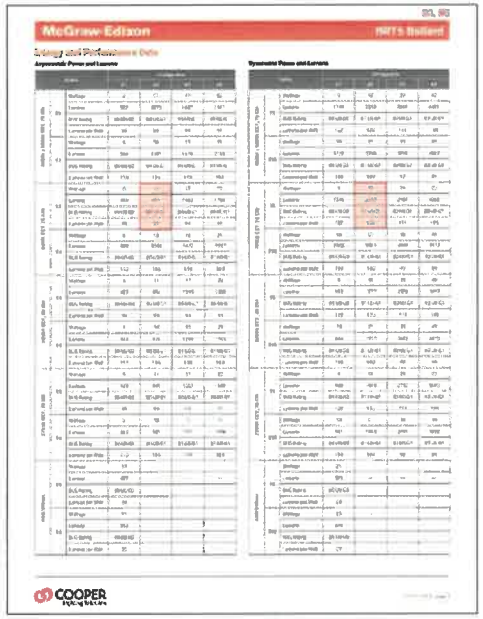

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REV.	DATE	REVISION DESCRIPTION

REVISIONS

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SITE LIGHTING CUTSHEETS
TRAILSIDE ACTIVE ADULT CONSTRUCTION DOCUMENTS
TIMNATH, CO

drawn by: MK
checked by:
approved by: JB
QA/QC by: JB
project no.: 021-02008
drawing no.:
date: 11-17-2021

SHEET
SL4.0

DWG \\olsson.com\data\drawing\proj\co\fc\fc-01\2021\02008-02008\021-02008\Civil-Design\AutoCAD\Final Plans\Sheets\MECH\Electrical\E_SITE LIGHTING CUTSHEETS.dwg USER: bahlar
DATE Nov 17, 2021 8:08am XREFS: C_PBASE_02102008 C_NGAS_02102008 C_KITL_02102008 C_PGAS_02102008 C_TELE_02102008 C_NCAP_02102008 C_PBLDG_02102008 C_PSLDG_02102008 C_PBLDG_TOAP_02102008