

## EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the CITY OF COMMERCE CITY (hereinafter referred to as “City”) and GREYSTAR DEVELOPMENT CENTRAL, LLC, a Delaware limited liability company, and its successors and assigns (hereinafter referred to as “Greystar”).

### RECITALS

WHEREAS, Greystar requires an easement for constructing, accessing and maintaining stormwater improvements on City-owned property adjacent to O’Brian Canal, including installation of a stormwater outfall facility (hereinafter referred to as the “Project”);

WHEREAS, the City is the owner of certain real property adjacent to O’Brian Canal, which property encompasses the proposed easement area, which is legally described on **Exhibit A** attached hereto and is defined herein as the “Easement Area”; and

WHEREAS, Greystar shall be responsible for constructing the Project in the Easement Area, following which ownership of the Project shall transfer from Greystar to the City and this Agreement shall terminate.

### AGREEMENT

NOW, THEREFORE, for and in consideration of the promises and covenants contained herein, the sum of ten dollars (\$10.00), and other good and valuable consideration paid by Greystar to the City, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Easement. City does hereby grant and convey to Greystar an easement (the “Easement”) in, through, upon, over, under, and across the Easement Area for the construction, installation, operation, maintenance, repair, replacement, inspection and access to, including ingress and egress, on a regular and customary basis, the stormwater improvements described on **Exhibit B** hereto (the “Stormwater Improvements”), including the right to alter the topography of the Easement Area to the extent necessary to properly construct and maintain the Stormwater Improvements; provided, however, that the Stormwater Improvements shall be constructed in the manner and in the location shown on the engineering drawings prepared by J.R. Engineering, attached hereto as **Exhibit C** (the “Engineering Drawings”) and was approved by the City under permit number DIP24-00022. Greystar, together with its successors, assigns, licensees and its and their contractors, agents, employees and invitees, shall have the right to enter upon the Easement Area with machinery, trucks, materials, tools and other equipment which may be useful or required in the exercise of the Easement.

2. Term. The Easement shall begin on the date of complete execution of this Agreement and notwithstanding any provision contained herein, shall continue so that each and every benefit herein granted is a covenant running with title to the property from which the Easement Area is part of. Notwithstanding the foregoing, the Easement shall terminate once the

City issues a ‘Final Acceptance’ of the Stormwater Improvements, and ownership of the Stormwater Improvements is transferred to the City, or a third party designated by the City, at which point Greystar shall cease to have any rights or obligations under this Agreement.

3. Retained Rights. The City retains all rights to use, convey and enjoy the Easement Area, subject to the rights granted to Greystar herein. Except as otherwise authorized herein, Greystar shall not disturb or alter the Easement Area, except to the extent necessary to complete the Stormwater Improvements.

4. Indemnity. Greystar shall indemnify and hold the City harmless from and against any and all loss, cost, expense, liability and damages that result, or arise out of, or are in any way attributable to any negligence or reckless acts of Greystar, its agents, designees, contractors or any other persons authorized by Greystar to occupy the Easement Area in the use of the Easement.

5. Safety Measures. Greystar shall cause all contractors doing work on or about the Easement Area to take all necessary and appropriate safety measures with respect to all construction activities on or about the Easement Areas.

6. Mechanic’s Liens. Greystar shall pay or cause to be paid all costs for work done by or on behalf of Greystar or any of its designees, contractors, or assigns, occupying any portion of the Easement Area. And Greystar will keep the Easement Area free and clear of all mechanic’s liens and other liens on account of work done or performed on behalf of Greystar. Greystar hereby agrees to indemnify, defend and save the City harmless whatsoever including claims or liens of laborers or materials on or others for work performed for or materials or supplies furnished to Greystar or any persons claiming by, through, or under Greystar. Should any liens be filed or recorded against the Easement Area or any action affecting title thereto be commenced as a result of assigned work, Greystar shall cause such liens to be removed of record within ten (10) days thereof. If Greystar desires to contest any such claim of lien, Greystar shall furnish to the City adequate security of at least the amount of such claim, and obtain the release of such lien. If a final judgment establishing the validity or existence of any lien for any amount is entered, Greystar shall immediately pay and satisfy the claim.

7. Hazardous Substances. Greystar shall not use, store, or dispose of any hazardous substances on the Easement Area or adjacent property and Greystar shall prevent any of its agents, designees, contractors and any other person from using, storing or depositing any hazardous substances on the Easement Area or adjacent property. In the event that hazardous substances are deposited on the Easement Area or the adjacent property by Greystar or its assigns, Greystar shall be solely liable and responsible for the removal of such hazardous substances and shall immediately remove such substances from the Easement Area or the adjacent property, as the case may be, and restore the same to the conditions which existed prior to the introduction of such substances onto the property. For the purpose of this Agreement, the term “hazardous substances” shall have the meaning as set forth in any federal, or state law relating to hazardous substances or materials including OSHA, CERCLA, RECRA, and SARA.

8. Repair and Maintenance. Greystar shall repair and maintain the Stormwater Improvements installed in the Easement Area at its sole cost and expense, and shall keep the same

in good and operable condition at all times, until such time as the City issues a 'Final Acceptance' of the Stormwater Improvements and ownership of the Stormwater Improvements transfers to the City, or a third party designated by the City, at which point Greystar shall cease to have any obligations with respect to the Stormwater Improvements.

9. Utilities. In the event any party having an ownership interest in the Easement Area installs or authorizes installation of any improvement or any utility within such Easement Area, then such utilities and/or improvements shall be installed so as not to disturb, alter, injure, damage, or destroy the Stormwater Improvements. If the Stormwater Improvements are disturbed, altered, injured, damaged, or destroyed, it shall be the obligation of the responsible party to repair, replace, or rebuild the Stormwater Improvements to as good a condition as existed prior to the installation of the improvements to the property or the utility.

10. Binding Effect. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their agents, successors, and assigns.

11. Assignment. The parties acknowledge and agree that Greystar may assign its rights and obligations under this Agreement to an affiliated special purpose entity of Greystar's without the prior consent of the City. In the event Greystar assigns any rights or obligations of this Agreement, in whole or in part, including to a Greystar affiliated special purpose entity, Greystar shall provide notice of the assignment to the City, including a fully executed copy of the assignment, within 30 days of the execution of any assignment or assignment agreement. Notwithstanding the foregoing, none of Greystar's obligations or responsibilities under this Agreement shall be assigned, transferred, or conveyed to a Residential Metropolitan District, either directly or indirectly, unless the specified Project improvements are expressly identified and included in an existing and previously approved metropolitan district service plan. For the purposes of this Agreement, a Residential Metropolitan District is defined as a metropolitan district formed pursuant to the Special District Act in which ten percent or more of the property in the Metro District area is developed or is expected to be developed for residential purposes.

12. Notice. Any notice or communication between City and Greystar which may be required, or which may be given, under the terms of this Agreement shall be made in writing and shall be deemed effective upon personal service of the other party or upon the date of mailing by certified mail, return receipt requested, addressed as follows (or other address the party to be notified may have designated by like notice to the sender):

**DEVELOPER:**

Adam Lea and Bo Chapman  
Greystar Development Central, LLC  
5445 DTC Parkway, Penthouse 1  
Greenwood Village, CO 80111

**With a copy to:**

Kirsten Crawford and Hanna Gustafsson  
Kaplan Kirsch LLP

1675 Broadway, Suite 2300  
Denver, CO 80202  
(303) 825-7000

**CITY:**

Director, Dept. of Public Works  
City of Commerce City  
8602 Rosemary Street  
Commerce City, CO 80022  
(303) 289-8156

**With copies to:**

Director, Dept. of Community Development  
City of Commerce City  
7887 E. 60<sup>th</sup> Avenue  
Commerce City, CO 80222

Director, Dept. of Parks, Recreation & Golf  
City of Commerce City  
6060 E. Parkway Drive  
Commerce City, CO 80022

City Attorney's Office  
City of Commerce City  
7887 E. 60th Avenue  
Commerce City, CO 80022

13. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado.

14. Entire Agreement; Modifications. This Agreement constitutes the entire agreement between the parties relating to the subject matter hereof and may not be modified or amended except by written instrument executed by the City and Greystar.

15. Severability. If any term, provision, covenant or agreement contained in this Agreement is determined to be illegal or unenforceable to any extent, then such provision shall be deemed severed from this Agreement and this Agreement shall then be enforced to the fullest extent permitted by applicable law.



IN WITNESS WHEREOF, and agreeing to be fully bound by the terms of this EASEMENT AGREEMENT, the parties have executed this EASEMENT AGREEMENT as of the date first written above.

**CITY OF COMMERCE CITY**

\_\_\_\_\_  
Jason Rogers, City Manager

ATTEST:

\_\_\_\_\_  
Dylan A. Gibson, City Clerk

Approved as to form:

\_\_\_\_\_  
Genevieve "Jean" Gill Assistant City Attorney

Recommended for approval:

\_\_\_\_\_  
James E. Tolbert, Assistant City Manager  
For: Department of Community Development

\_\_\_\_\_  
City Engineer  
Department of Public Works

**GREYSTAR DEVELOPMENT CENTRAL,  
LLC**

\_\_\_\_\_  
Signature [signature must be notarized]

\_\_\_\_\_  
Printed Name & Title

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was signed before me this \_\_\_\_ day of \_\_\_\_\_,  
202\_, by \_\_\_\_\_ (Name of Authorized Signer), \_\_\_\_\_  
\_\_\_\_\_ (Title) of \_\_\_\_\_ (Developer).

WITNESS my hand and official seal.

My commission expires \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Exhibit A

**Easement Area**

[See following page]



TEMPORARY CONSTRUCTION EASEMENT

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF LOTS 1 AND 2, BLOCK 3, TRIANGLE POINT SUBDIVISION RECORDED UNDER RECEPTION NO. B579458 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP STAMPED "50' WC LS 38318" 50.00 FEET SOUTH OF LOCATION AND BEING MONUMENTED AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 37051", BEING ASSUMED TO BEAR N00°11'22"W.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, S89°43'33"W A DISTANCE OF 975.37 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 3, TRIANGLE POINT SUBDIVISION RECORDED UNDER RECEPTION NO. B579458 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 1, S89°43'33"W A DISTANCE OF 200.00 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, N00°16'27"W A DISTANCE OF 240.00 FEET;

THENCE N89°43'33"E A DISTANCE OF 440.00 FEET;

THENCE S00°16'27"E A DISTANCE OF 171.81 FEET, TO THE SOUTHERLY LINE OF LOT 2, BLOCK 3, TRIANGLE POINT SUBDIVISION AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID SOUTHERLY LINE, ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S10°05'01"E, HAVING A RADIUS OF 1183.45 FEET, A CENTRAL ANGLE OF 12°06'06" AND AN ARC LENGTH OF 249.96 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 96,320 SQUARE FEET OR 2.2112 ACRES.

**PROPERTY DESCRIPTION STATEMENT**

I, DEREK LEE VAGIAS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DEREK LEE VAGIAS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC



# EXHIBIT

NE1/4 SEC 11,  
T2S, R67W, 6TH PM

LOT 2, BLOCK 3,  
TRIANGLE POINT  
SUBDIVISION  
REC. NO. B579458

N89°43'33"E 440.00'

LOT 1, BLOCK 3,  
TRIANGLE POINT  
SUBDIVISION  
REC. NO. B579458

25' O'BRIEN CANAL TRAIL  
(PUBLIC WAY)  
REC. NO. B579458

15' R.O.W. & EASEMENT  
BOOK 81, PAGE 118, 119

S00°16'27"E 171.81'

LOT 1, BLOCK 2

POINT OF COMMENCEMENT  
E1/4 COR SEC 11,  
T2S, R67W, 6TH P.M.  
RECOVERED 2" ALUMINUM CAP  
STAMPED "50" WC LS 38318"  
SOUTH OF CALCULATED POSITION

S10°05'01"E(R)

975.37'

S89°43'33"W 200.00'

POINT OF  
BEGINNING  
SE CORNER  
LOT 1

$\Delta=12°06'06"$   
 $R=1183.45'$   
 $L=249.96'$

S89°43'33"W

30' COUNTY ROAD  
BOOK 207, PAGE 123

O'BRIAN CANAL

S. LINE NE1/4 SEC. 11

LOT 4, BLOCK 1,  
ABERDEEN SUBDIVISION FILING NO. 1  
REC. NO. 20050322000288820

BASIS OF BEARINGS  
E. LINE OF SEC. 11,  
T2S, R67W, 6TH P.M.  
N00°11'22"W 2644.63'

SE COR SEC. 11  
T2S, R67W, 6TH PM  
RECOVERED 3.25" ALUMINUM CAP  
STAMPED "LS 37051"

100 50 0 100

ORIGINAL SCALE: 1" = 100'



**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-8388 • Colorado Springs 719-588-2588  
Fort Collins 970-491-8888 • www.jrengineering.com



NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

TEMPORARY CONSTRUCTION EASEMENT  
ABERDEEN  
PROJECT NO.: 16012.01  
DATE: 11/14/2024

SHEET: 2 OF 2

Exhibit B

**Stormwater Improvements**

A 72" storm sewer pipe is proposed to be constructed from the southern right-of-way (ROW) of Peoria Parkway to the south side of the O'Brian Canal to pipe the flows of Ragweed Draw across the Aberdeen Subdivision. The flows are then piped across the O'Brian Canal in an 8'x3' reinforced concrete box culvert (RCBC) before they outfall to the north on Commerce City's property (Parcel No. 0172111003002). The outfall includes the construction of a headwall, wingwalls, and riprap on City property.

Exhibit C

**Engineering Drawings**

[See following page]

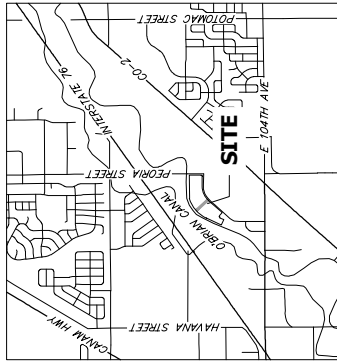
# PEORIA PARKWAY OUTFALL

## A PART OF THE SOUTH HALF OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

### 72" STORM SEWER CONSTRUCTION SET

#### GRADING GENERAL NOTES

1. THE CONTRACTOR SHALL NOTIFY THE CITY 48 HOURS PRIOR TO COMMENCING GRADING. THE FOLLOWING GENERAL NOTES SHOULD BE INCLUDED ON THE GRADING PLANS WHEN APPLICABLE:
2. GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING PLANS INTO COMPLIANCE WITH APPROVED DRAINAGE AND SITE PLANS.
3. ANY SETTLEMENT OF SOIL ACCUMULATIONS BEYOND THE PROPERTY LINES DUE TO GRADING OR EROSION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. NO GRADING SHALL TAKE PLACE IN ANY DESIGNATED FLOOD HAZARD AREA UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED BY THE CITY ENGINEERING DIVISION.
5. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS PROJECT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR UPON WRITTEN NOTICE BY THE CITY ENGINEERING DIVISION.
6. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEERING DIVISION'S STORMWATER EROSION CONTROL PLAN (SEMP).
7. AREAS DISTURBED BY GRADING SHALL BE MULCHED AND RESEEDED WITH NATIVE VEGETATION OR AS APPROVED BY THE CITY ENGINEERING DIVISION.
8. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR SAFETY CONDITIONS ON AND AROUND THE SITE 24 HOURS A DAY SEVEN DAYS A WEEK.
9. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION (01/01/2007-02/28/2007) AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION (01/01/2007-02/28/2007) AND BEFORE ANY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, HAS REVIEWED THE DOCUMENT AND FOUND IT IN COMPLIANCE WITH ALL CITY ORDINANCES, STANDARDS, AND SPECIFICATIONS (OTHER THAN US STATES APPLICABLE).
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEERING DIVISION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE.
14. ANY VARIATION IN MATERIAL, TYPE OR LOCATION OF EROSION AND SEDIMENT CONTROL BMP'S FROM THE CITY ENGINEERING DIVISION'S STORMWATER EROSION CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DIVISION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE.
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34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN ON THE SITE.



VICINITY MAP  
SCALE: 1"=200'

#### SHEET INDEX

- |     |   |
|-----|---|
| 1   | COVER SHEET AND PROFILE                         |
| 2   | STORM SEWER DETAILS                             |
| 3-4 | CONCRETE PIPE                                   |
| 5   | EROSION CONTROL PLAN-PHASE 1: INITIAL & INTERIM |
| 6   | EROSION CONTROL PLAN-PHASE 2: FINAL             |
| 7-9 | EROSION CONTROL DETAILS                         |

ATTACHED:  
ABERDEEN VILLAGES PHASE 1B/1C/7D - O'BRIAN CANAL CROSSING PLANS.  
DATED JANUARY 27, 2023

#### STORM SEWER GENERAL NOTES

1. ALL STORM SEWER CONSTRUCTION INCLUDING MANHOLE, INLETS AND PIPE TRENCHES SHALL BE COVERED BY THE CONTRACTOR CITY STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA MANUAL AND STANDARDS EDITION, IN THE EVENT OF CONFLICT THE COMMERCIAL CITY STANDARDS WILL GOVERN.
2. OTHER NOTES IN THESE PLANS, ASTM C913 CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE SPECIFIED IN THESE PLANS.
3. THE CONSTRUCTION IN THE CITY OF COMMERCE CITY, THE FOLLOWING MODIFICATIONS HAVE BEEN MADE TO THE CITY STANDARD SPECIFICATIONS:  
 A. THE 15-FOOT TYPE 'A' MANHOLE SHALL HAVE ONE MANHOLE RING AND LIDS.  
 B. THE 20-FOOT TYPE 'A' MANHOLE SHALL HAVE TWO MANHOLE RINGS AND LIDS.  
 C. THE 24-FOOT TYPE 'A' MANHOLE SHALL HAVE FOUR MANHOLE RINGS AND LIDS.  
 D. THE 24-FOOT TYPE 'A' MANHOLE SHALL HAVE FOUR MANHOLE RINGS AND LIDS, A HANGING CENTER WALL AND TWO MANHOLE RINGS SHALL BE LOCATED ON EACH, ON BOTH SIDES OF THE CENTER WALL.
4. ALL STORM SEWER MANHOLES SHALL BE 7/8" INCH LOW TO FLUSH WITH FINAL PAVED SURFACE. THE CONTRACTOR TO FILE A MAINTENANCE BOND WITH THE CITY IN THE AMOUNT OF FIFTEEN (15) PERCENT OF THE CONTRACT VALUE TO COVER THE COST OF THE WORK. THE BOND SHALL BE IN FULL FORCE AND EFFECT FOR THE ENTIRE TERM OF THE CONTRACT. THE CONTRACTOR SHALL FURNISH AND INSTALL PER SPECIFICATIONS, THE APPROPRIATE BURIED UTILITY WARNING AND IDENTIFICATION TAPE ABOVE ALL PUBLIC SEWER LINES INCLUDING SEWER LATERALS LOCATED UNDER THE ROADWAY.
5. AFTER COMPLETION OF PIPE LAYING, ALL MAIN LINE SEWERS, SERVICE LATERALS AND STRUCTURES SHALL BE BACKFILLED WITH GRANULAR FILL TO THE FINISH GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR THE COST OF THIS WORK. THE BOND SHALL BE IN FULL FORCE AND EFFECT FOR THE ENTIRE TERM OF THE CONTRACT.
6. BEARING FOR THE RCP PIPE SHALL BE A07218 NO. 57/67 CRUSHED ROCK, GUEGEE OR MATURES PIPE AND BACKFILLED TO THE SPRING LINE.
7. REQUEST FOR AN INSPECTION OF RESPONSIBILITY AND SUPERVISOR MUST BE CALLED 48 HOURS PRIOR TO THE START OF CONSTRUCTION BY THE CONTRACTOR FOR ALL TRENCHES.
8. ADDITIONAL PROBE INSPECTION BY THE ENGINEER FOR STORM SEWER IN THE ROADWAY AREA THROUGH THE CITY STANDARD SPECIFICATIONS. COMPACTION TESTS MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER AT 10% INTERVALS ALONG THE TRENCH. TESTING INTERVALS MAY BE INCREASED AT THE DISCRETION OF THE CITY INSPECTOR.

#### NOTICE TO CONTRACTOR

1. BY ACCEPTING AND UTILIZING THESE PLANS THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY AND PROTECTION OF ALL PERSON AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, REAL OR IMAGINARY, AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR IMAGINARY, ARISING FROM THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE IN THE PERFORMANCE OF HIS DUTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, REAL OR IMAGINARY, AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR IMAGINARY, ARISING FROM THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE IN THE PERFORMANCE OF HIS DUTY.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, REAL OR IMAGINARY, AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR IMAGINARY, ARISING FROM THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE IN THE PERFORMANCE OF HIS DUTY.
3. HE SHALL SUBMIT SHOP DRAWINGS AND SPECIFICATIONS ON ALL WORK TO THE CITY ENGINEERING DIVISION FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, REAL OR IMAGINARY, AND CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR IMAGINARY, ARISING FROM THE CONTRACTOR'S NEGLIGENCE OR MISFEASANCE IN THE PERFORMANCE OF HIS DUTY.

#### OWNER'S SIGNATURE

I HEREBY CERTIFY THAT THE EROSION AND SEDIMENT CONTROL MEASURES FOR ABERDEEN SUBDIVISION PLING NO. 1, BLOCK 1, LOT 4 DESIGNATED IN THIS DOCUMENT, HAVE BEEN REVIEWED AND UNDERSTAND THAT THE EROSION AND SEDIMENT CONTROL MEASURES, AS SHOWN ON THE ADJUTY DRAWING, WILL BE SUFFICIENT TO PROTECT THE WATER QUALITY OF THE WATER COURSE, AS WELL AS THE PROTECTION OF THE WATER COURSE AND HIS OR HER INTERESTS DUE TO UNDESIRABLE POLLUTANT DISCHARGE FROM THE PROJECT. THE REQUIREMENTS OF THE PLAN AND THE LAND SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS AGENT, WHICH SHALL BE COMPLETED, MODIFIED OR VOIDED.

OWNER OR AUTHORIZED AGENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

#### ENGINEER'S STATEMENT

THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN REVIEWED AND APPROVED BY ME AS A PROFESSIONAL ENGINEER WITH THE REQUIREMENTS OF CHAPTER 510 OF THE CITY OF COMMERCE CITY ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL.

KEVIN ROXBOROUGH, P.E.  
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC

#### ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION

KEVIN ROXBOROUGH, P.E.  
FOR AND ON BEHALF OF J.R. ENGINEERING, LLC



PEORIA PARKWAY OUTFALL  
COVER SHEET

SHEET 1 OF 9  
JOB NO. 16012.00

NO.	REVISION	DATE	BY	DATE
1	1/3/25	N/A		
2	1/3/25	N/A		
3	1/3/25	N/A		
4	1/3/25	N/A		
5	1/3/25	N/A		
6	1/3/25	N/A		
7	1/3/25	N/A		
8	1/3/25	N/A		
9	1/3/25	N/A		
10	1/3/25	N/A		

**J-R ENGINEERING**  
A Western Company  
Central 303-707-8988 • Colorado Springs 719-593-2593  
www.jrengr.com

PREPARED FOR  
PT ABERDEEN, LLC  
1864 WOODMOOR DRIVE, SUITE 100  
MOUNTAIN VIEW, CO 80123  
CONTRACT NO. 16012.00  
(719) 476-0800  
DESIGNATED BY WRITER  
AUTHORIZATION







NO.	REVISION	BY	DATE
1	SCALE	N/A	1/13/25
2	DESIGNED BY	H.L.G.	
3	DRAWN BY	H.L.G.	
4	CHECKED BY	H.L.G.	

PREPARED UNDER MY DIRECT SUPERVISION  
 KEVIN ROBBROUGH, P.E.  
 LICENSE NO. 169927  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

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

**ENGINEER'S STATEMENT**  
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 KEVIN ROBBROUGH, P.E.  
 LICENSE NO. 169927  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, AN ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR THEIR USE. APPROVE FOR THE PROJECT ONLY. CONTACT THE ENGINEER AT (719) 476-0800 FOR ANY CHANGES OR REVISIONS. AUTHORIZATION.

PT. ABERDEEN, LLC 100 WOODMOOR DRIVE, SUITE 100 MOUNTAIN VIEW, CO 80132  
 CONTACT: JOE PETERLIN (719) 476-0800  
 www.jr-engineering.com  
 Central 970-671-9988 • Colorado Springs 719-592-2599

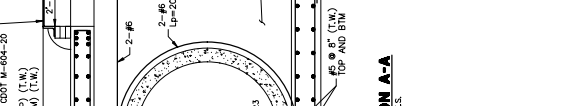
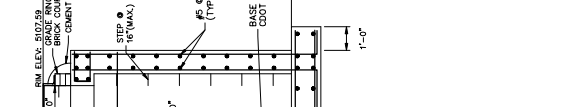
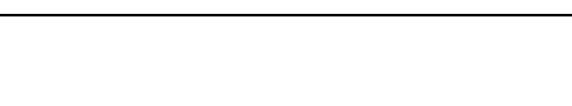
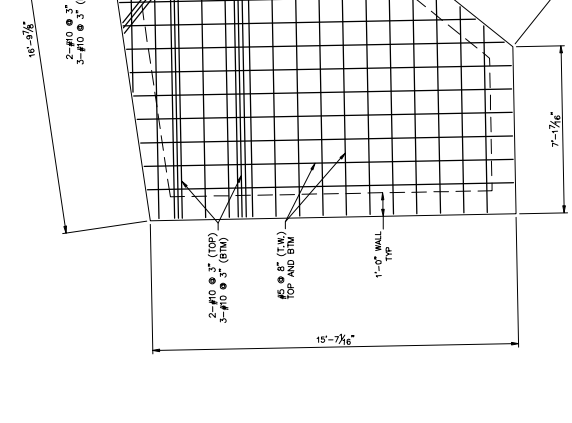
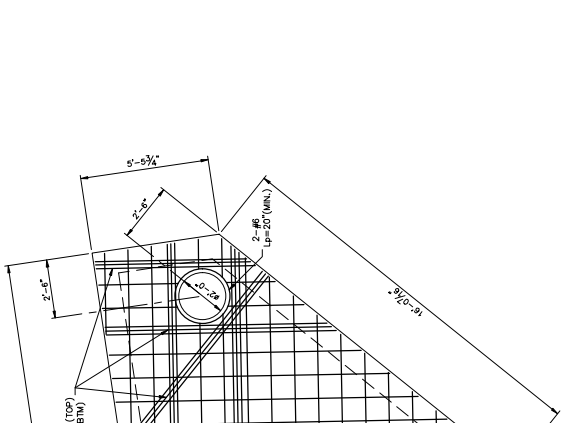
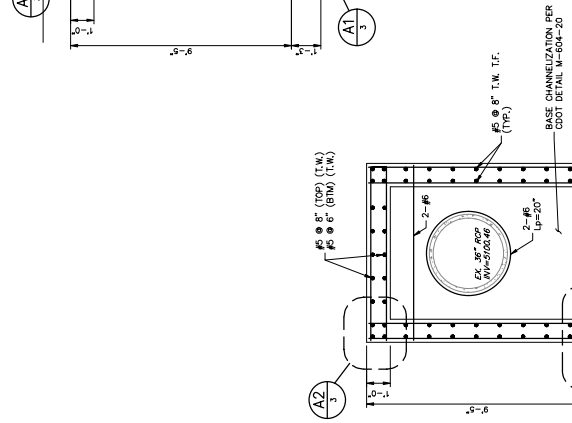
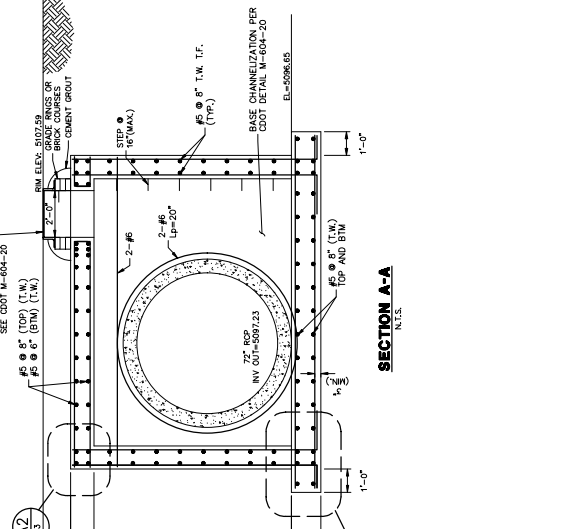
J-R ENGINEERING  
 A Western Company

PEORIA PARKWAY OUTFALL

STORM SEWER DETAILS

1"=30'

NO. REVISION BY DATE



**GENERAL STRUCTURE NOTES:**  
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.  
 MATERIAL SHALL MEET ASBTD SPECIFICATION M-213.  
 THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND DELETED PRIOR TO CONSTRUCTION.  
 NECESSARY TO AVOID DAMAGE THERE TO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.  
 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.  
 THE CONTRACTOR SHALL NOT BEIN UNIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.81C.  
 REINFORCING STEEL SHALL BE CLASS D UNLESS NOTED OTHERWISE.  
 ALL REINFORCING BARS SHALL CONFORM TO ASTM A618, GRADE 60.  
 REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.  
 ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, UNLSS OTHERWISE NOTED.  
 ALL LAP SPICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.  
 THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPICE LENGTH FOR EPOXY COATED REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.02. THESE SPICE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 8" ON CENTER INCREASED BY 40% FOR THRU #1 BARS MAY BE 25% 1/8" AND 4/8" RESPECTIVELY.  

#4	1'-3"
#5	1'-6"
#6	1'-9"
#7	2'-0"
#8	2'-3"
#9	2'-6"
#10	3'-0"
#11	3'-6"

 THIS CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS. THE MINIMUM LAP SPICE SHALL BE AS STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEFINITE DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.  
 THE CONTRACTOR SHALL SUBMIT DRAWINGS PLACING STEEL (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE ENGINEER'S DRAWINGS. THE DESIGN DRAWINGS SHALL COVER OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.  

O.F.	=	OUTSIDE FACE
T.F.	=	TOP FACE
B.F.	=	BOTTOM FACE
I.F.	=	INSIDE FACE
E.S.	=	EACH SIDE

MANHOLE RING AND COVER  
 SEE DETAIL M-604-20  
 #5 @ 8" (TOP) (T.W.)  
 #5 @ 8" (BTM) (T.W.)  
 STEP @ 16" (MAX.)  
 #5 @ 8" T.W. T.F.  
 BASE CHANNELIZATION PER DETAIL M-604-20  
 EL=5086.65

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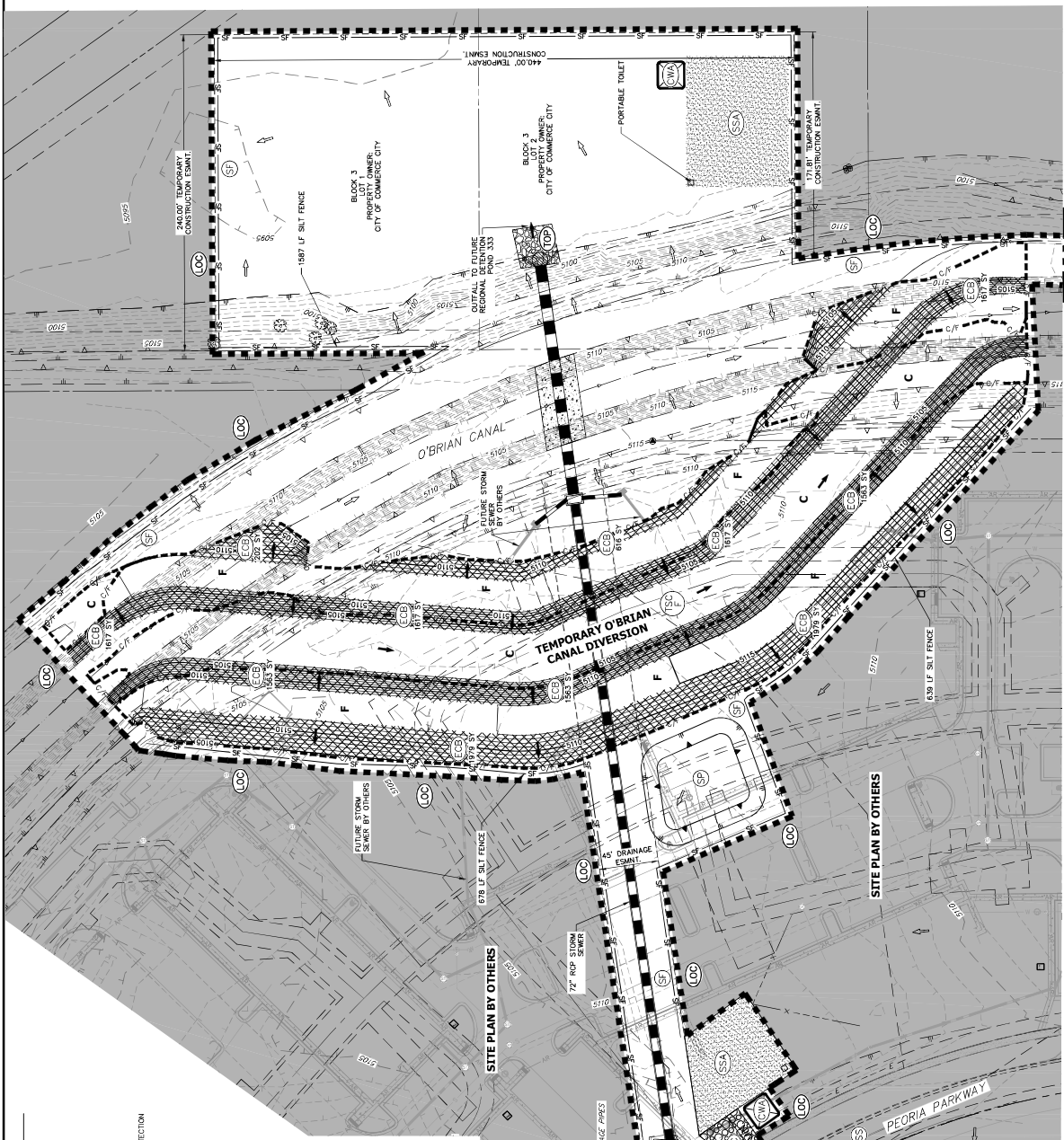
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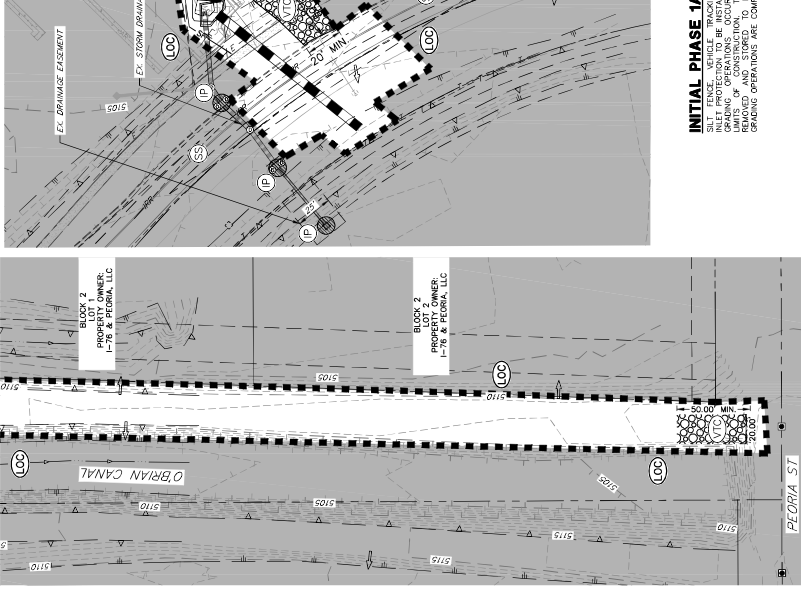


- LEGEND**
- PROP. RIGHT OF WAY
  - EX. RIGHT OF WAY
  - GENERAL NOTE
  - GENERAL LINE
  - PROP. EASEMENT
  - EX. EASEMENT
  - PROP. CLIMATE
  - PROP. CLIMATE
  - PROP. CLIMATE
  - EX. CURB & GUTTER
  - EX. METAL FENCE
  - PROP. CONTOUR
  - PROP. CONTOUR
  - PROP. STREET LIGHT
  - PROP. SIGN
  - EX. FIRE HYDRANT
  - EX. STORM MANHOLE
  - EX. CONCRETE SIDEWALK
  - PROP. CONCRETE
- SF SILT FENCE
  - VEHICLE TRACKING CONTROL
  - TEMPORARY STREAM CROSSING - FORD
  - EROSION CONTROL BLANKET
  - TEMPORARY OUTLET PROTECTION/INLET PROTECTION
  - SURFACE MULCHING/SEEDING AND MULCH
  - CONCRETE WASHOUT AREA
  - STABILIZED STAGING AREA
  - STOCKPILE
  - STREET SWEEPING
  - LIMITS OF CONSTRUCTION

**CONSTRUCTION SEQUENCE NOTES**

- THE TEMPORARY CANAL DIVERSION AND THE CONSTRUCTION OF THE TEMPORARY EROSION CONTROL MEASURES SHALL OCCUR PRIOR TO UPSTREAM CONSTRUCTION. EROSION CONTROL MEASURES SHALL OCCUR PRIOR TO UPSTREAM CONSTRUCTION.
- THE TEMPORARY CANAL DIVERSION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE O'BRIAN CANAL DIVERSION PLAN (P&ID) AND THE CITY OF COMMERCE CITY ENGINEERING DEPARTMENT'S CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE DIVERSION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE O'BRIAN CANAL DIVERSION PLAN (P&ID) AND THE CITY OF COMMERCE CITY ENGINEERING DEPARTMENT'S CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- APPROVED BY PRICO ON APRIL 14, 2023.

UPON COMPLETION OF THE CANAL CROSSING, THE O'BRIAN CANAL SHALL BE RESTORED TO ITS PROPOSED CONDITION IN COORDINATION WITH THE CITY OF COMMERCE CITY ENGINEERING DEPARTMENT AND THE REMAINDER OF UPSTREAM CONSTRUCTION MAY OCCUR.



**ENGINEER'S STATEMENT**  
 THE ENGINEER AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 8 OF THE LAND OF COMMERCE CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE ENGINEER'S RESPONSIBILITIES ARE LIMITED TO THE INFORMATION PROVIDED AND THE REQUIREMENTS OF THE CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL.

KEVIN J. ROHRBOUGH, P.E.  
 COLORADO NO. 48992  
 FOR AND ON BEHALF OF J-R ENGINEERING, LLC

**EARTHWORK DATA**  
 CUT VOLUME (UNPAVED) 7,006 CY  
 FILL VOLUME (UNPAVED) 1,677 CY  
 NET VOLUME (UNPAVED) 5,329 CY (FILL)

**INITIAL PHASE 1A**  
 SILT FENCE, VEHICLE TRACKING CONTROL, AND EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN THE RIGHT OF WAY AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL. GRADING OPERATIONS ARE COMPLETE.

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

ORIGINAL SCALE: 1" = 40'  
 40 20 0 40



**INITIAL PHASE 1B**

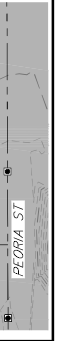
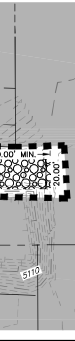
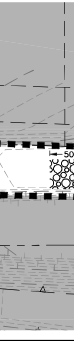
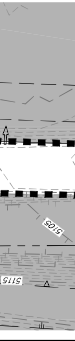
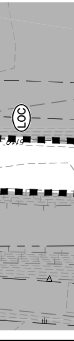
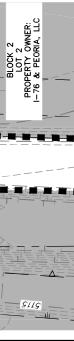
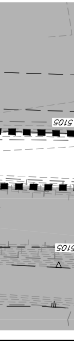
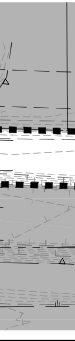
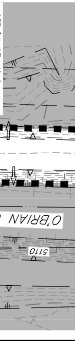
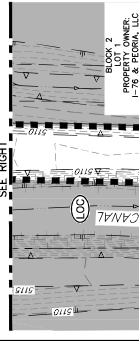
THE TEMPORARY CANAL DIVERSION AND THE CONSTRUCTION OF THE SILT FENCE, VEHICLE TRACKING CONTROL, EROSION CONTROL BLANKET AND PROTECTION SHALL BE INSTALLED PRIOR TO ANY EXCAVATION WORK. THE LIMITS OF CONSTRUCTION, TORSION, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE GRADING OPERATIONS ARE COMPLETE.

**CONSTRUCTION SEQUENCE NOTES**

THE TEMPORARY CANAL DIVERSION AND THE CONSTRUCTION OF THE SILT FENCE, VEHICLE TRACKING CONTROL, EROSION CONTROL BLANKET AND PROTECTION SHALL BE INSTALLED PRIOR TO ANY EXCAVATION WORK. THE LIMITS OF CONSTRUCTION, TORSION, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE GRADING OPERATIONS ARE COMPLETE.

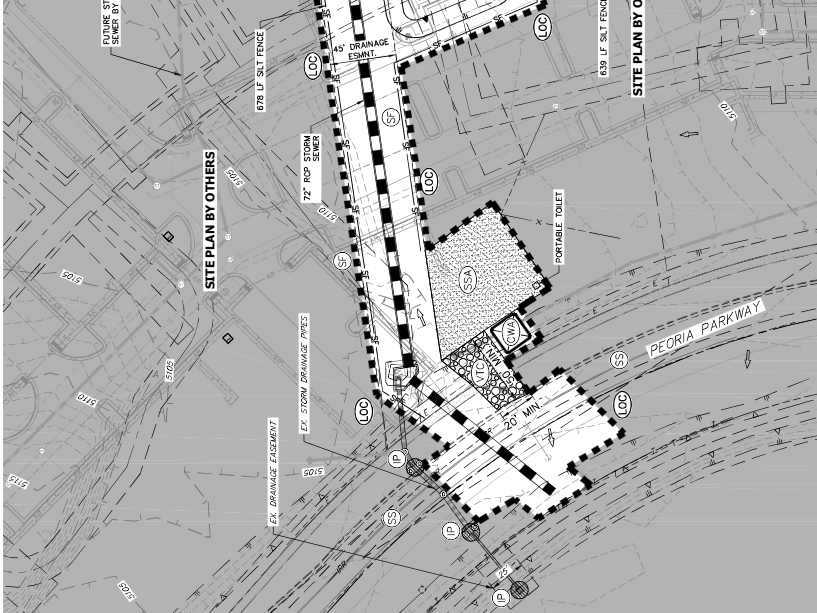
**NOTES**

- ALL CONSTRUCTION SHALL CONFORM TO COMMERCE CITY ENGINEERING CONSTRUCTION STANDARDS AND CITY ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- THE SITE IS LOCATED WITHIN THE BANKED BRAVE NEAR THE SOUTH PLATTE RIVER. THE RECEIVING WATERS IS THE SOUTH PLATTE RIVER. IS LOCATED IN THE STABILIZED STAGING AREA (SSA).
- STABILIZED STAGING AREA (SSA).



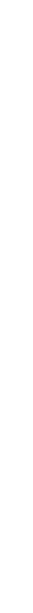
**LEGEND**

PROG. RIGHT OF WAY	SILT FENCE
EX. RIGHT OF WAY	VEHICLE TRACKING CONTROL
PROPERTY LINE	TEMPORARY STREAM CROSSING - FORD
BOUNDARY LINE	TEMPORARY STREAM CROSSING - TROD
PROP. EASEMENT	TEMPORARY STREAM CROSSING - TROD
PROP. FLOWLINE	EROSION CONTROL BLANKET
PROP. CURB & GUTTER	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
EX. CURB & GUTTER	PROP. FLOWLINE
PROP. CONTOUR	PROP. CURB & GUTTER
PROP. STREET LIGHT	EX. CONTOUR
PROP. SIGN	PROP. STREET LIGHT
EX. SIGN	PROP. SIGN
EX. SIGN MOUNT	EX. SIGN
EX. CONCRETE SIDEWALK	EX. SIGN MOUNT
PROP. CONCRETE	EX. CONCRETE SIDEWALK



**EARTHWORK DATA**  
 CUT VOLUME (UNPAVED) 2,006 CY  
 FILL VOLUME (UNPAVED) 1,677 CY (FILL)

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 Call before you dig.



**ENGINEER'S STATEMENT**  
 THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CITY ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL.

REVIEWED BY: [Signature]  
 FOR AND ON BEHALF OF: J.R. ENGINEERING, L.L.C.



NO. REVISION		DATE	BY
1=40'			
H-SCALE			
V-SCALE			
DATE		1/13/25	
DESIGNED BY		KAC	
DRAWN BY		JJ	
CHECKED BY			

PHASE 1B INITIAL & INTERM  
 EROSION CONTROL PLAN -  
 STORMWATER IMPROVEMENTS  
 PEORIA STREET DOWNSTREAM

**J.R. ENGINEERING**  
 A Western Company  
 Fort Collins 971-939-8888 • Colorado Springs 719-593-2593

PT. APPEARED FOR  
 PREPARED FOR  
 1864 WOODMOOR DRIVE, SUITE 100  
 MONUMENT, CO 80132  
 CONTACT: JOE ELSBERG  
 (719) 476-0800

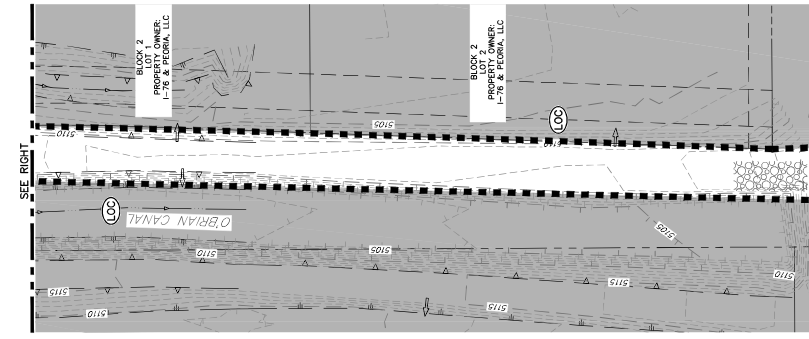
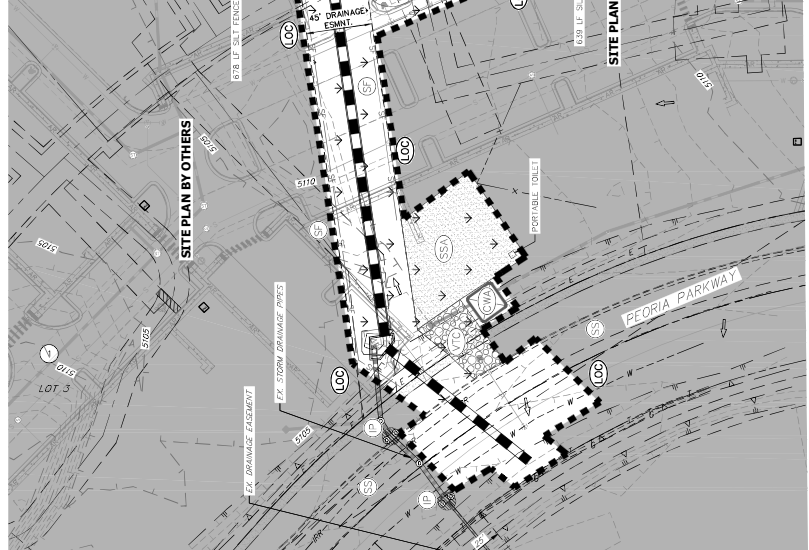
SHEET	6	OF	9
JOB NO.	16012.00		

**NOTES**

1. CONSTRUCTION SHALL COMPLY TO COMMERCE CITY ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. SEE SHEET #8 FOR COMMERCE CITY STANDARD GRADING NOTES AND LEGEND OF SIGN NAMES AND SYMBOLS.
3. SHARED SIGNS WERE INSTALLED IN INITIAL OR INTERIM STAGES. ALL SIGNS SHALL BE INSTALLED PER THE SPECIFICATIONS AND ESTABLISHMENT IS APPROVED BY COMMERCE CITY.
4. SEE CONSTRUCTION PLANS FOR DETAILS OF PERMANENT EROSION CONTROL, SILT FENCE, AND SLOPE PROTECTION. QUALITY CONTROL, STORM DRAINAGE, AND OUTLET PROTECTION.
5. A RELEASE OF ANY CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC. THAT MAY ENTER STATE WATERS (WHICH INCLUDES ANY ADJACENT WATER BODIES) SHALL BE REPORTED TO THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) IMMEDIATELY. THE ADEQ TELEPHONE NUMBER IS 602-974-2000. THE ADEQ WEBSITE IS WWW.AZDEQ.GOV. THE ADEQ EMERGENCY RESPONSE NUMBER IS 1-877-FAS-9999. SYSTEMS OPERATING UNDER PERMITS FROM THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) SHALL BE REPORTED TO THE ADEQ IMMEDIATELY. CONTACT THE COMMERCE CITY STORMWATER QUALITY HOTLINE IN THE EVENT OF A SPILL AT 303-227-8801.
6. THE ULTIMATE READING WATER TO THE SOUTH PLATE RIVER.

**LEGEND**

PROF. RIGHT OF WAY	5F	SILT FENCE
PROF. RIGHT OF WAY	5F	VEHICLE TRACKING CONTROL
BOUNDARY LINE	---	TEMPORARY STREAM CROSSING - FORD
CENTRELINE	---	EROSION CONTROL BLANKET
PROP. EMBANKMENT	---	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
EX. EMBANKMENT	---	TEMPORARY STREAM CROSSING - FORD
PROP. CURB & GUTTER	---	EROSION CONTROL BLANKET
EX. CURB & GUTTER	---	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
PROP. CONTOUR	---	VEHICLE TRACKING CONTROL
EX. CONTOUR	---	TEMPORARY STREAM CROSSING - FORD
PROP. STREET LIGHT	---	EROSION CONTROL BLANKET
EX. STREET LIGHT	---	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
PROP. SIGN	---	VEHICLE TRACKING CONTROL
EX. SIGN	---	TEMPORARY STREAM CROSSING - FORD
PROP. FIRE HYDRANT	---	EROSION CONTROL BLANKET
EX. FIRE HYDRANT	---	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
PROP. STORM MANHOLE	---	VEHICLE TRACKING CONTROL
EX. STORM MANHOLE	---	TEMPORARY STREAM CROSSING - FORD
PROP. CONCRETE	---	EROSION CONTROL BLANKET
EX. CONCRETE	---	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
PROP. STOCKPILE	---	VEHICLE TRACKING CONTROL
EX. STOCKPILE	---	TEMPORARY STREAM CROSSING - FORD
PROP. STREET SWEEPING	---	EROSION CONTROL BLANKET
EX. STREET SWEEPING	---	TEMPORARY OUTLET PROTECTION/INLET PROTECTION
PROP. LIMITS OF CONSTRUCTION	---	VEHICLE TRACKING CONTROL
EX. LIMITS OF CONSTRUCTION	---	TEMPORARY STREAM CROSSING - FORD



**ENGINEER'S STATEMENT**  
 THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE CITY OF COMMERCE CITY ENGINEERING CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL.  
 REVISED: 10/02/2024  
 FOR AND ON BEHALF OF: J.R. ENGINEERING, LLC  
 J.R. ENGINEERING, LLC  
 1854 WOODMOOR DRIVE, SUITE 100  
 MONUMENT, CO 80132  
 (719) 476-0800

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

ORIGINAL SCALE: 1" = 40'  
 40 20 0 40

SHEET 7 OF 9  
 JOB NO. 16012.00

PROJECT	PEORIA STREET DOWNSTREAM STORMWATER IMPROVEMENTS
DATE	1/13/25
DESIGNED BY	KAC
DRAWN BY	JJ
CHECKED BY	JJ

NO. REVISION	BY	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

J.R. ENGINEERING  
 A Western Company  
 Central 970-749-8888 • Colorado Springs 719-593-2593  
 Fort Collins 970-691-9888 • www.jrengineering.com

PREPARED FOR:  
 PT. ARBEREN, LLC  
 WOODMOOR DRIVE, SUITE 100  
 MONUMENT, CO 80132  
 (719) 476-0800  
 APPROVED BY THE ENGINEERING AGENTS IN CHARGE OF THESE DRAWINGS UNTIL SUCH TIME AS AUTHORIZED BY WRITTEN PERMISSION.











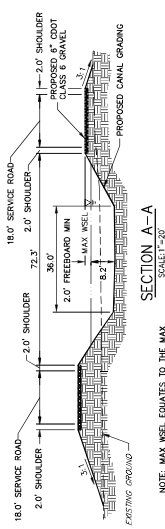
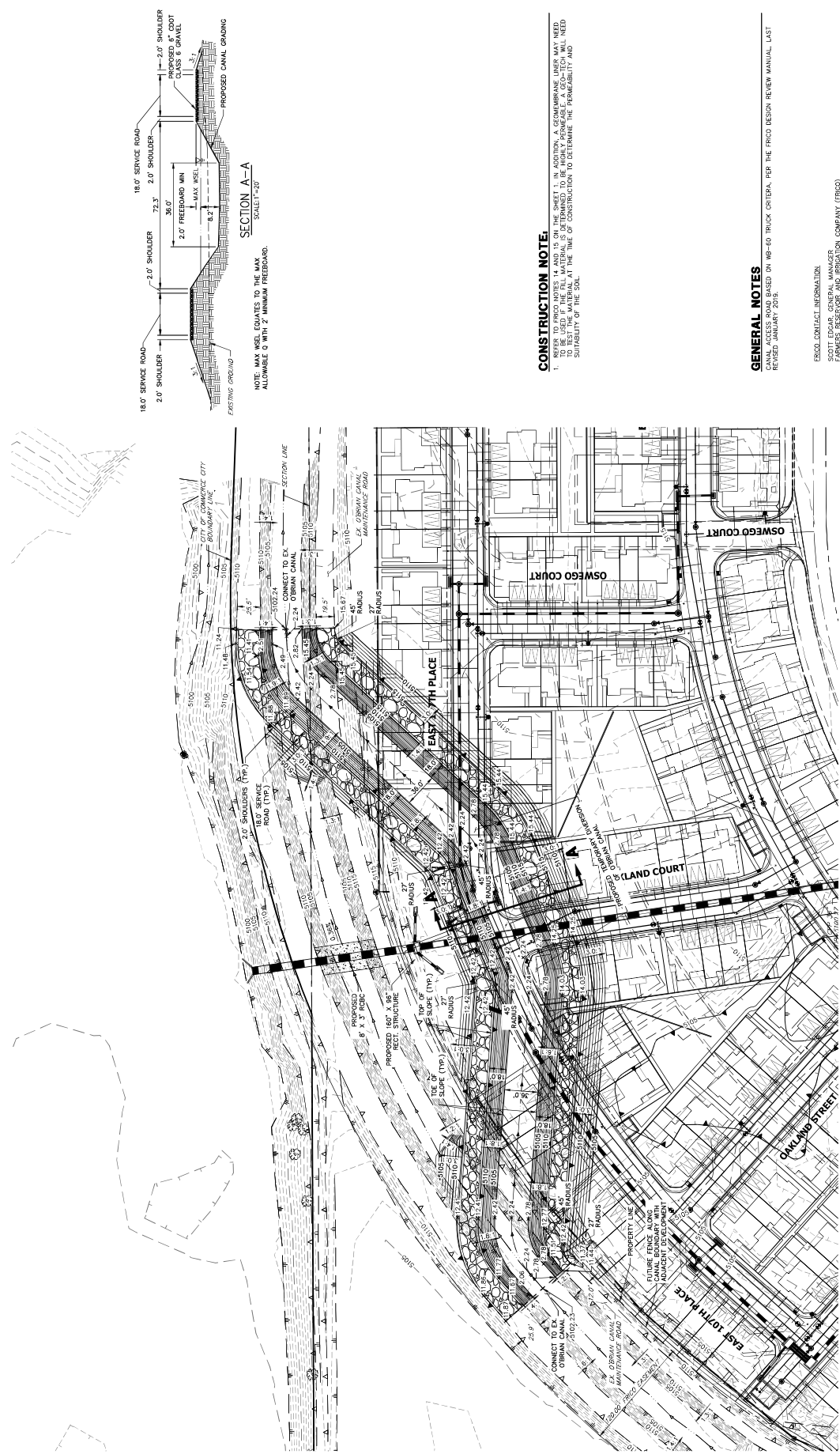
ABERDEEN VILLAGES PHASE  
18/1C/1D  
TEMPORARY CANAL  
DIVERSION

H-SCALE	1"=50'
V-SCALE	1"=5'
DATE	07/27/23
DESIGNED BY	KAU
DRAWN BY	KAU
CHECKED BY	KAU

NO.	REVISION	BY	DATE

**J-R ENGINEERING**  
A Water Company  
Central 970-760-9988 • www.jrengineering.com  
1864 WOODMOOR DRIVE, SUITE 100  
MOUNTAIN VIEW, CO 80131  
(719) 476-0800  
PREPARED FOR

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES IN ENGINEERING AND SURVEYING. APPROVED FOR THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.



**CONSTRUCTION NOTE.**

1. THE MAX WHEEL EQUATES TO THE MAX ALLOWABLE @ WITH 2" MINIMUM FREEBOARD. TO BE USED IF THE FILL MATERIAL IS DETERMINED TO BE HIGHLY PERMEABLE. A GSA-TECH WILL NEED TO BE CONSULTED AT THE TIME OF CONSTRUCTION TO DETERMINE THE PERMEABILITY AND SUITABILITY OF THE SOIL.

**GENERAL NOTES**

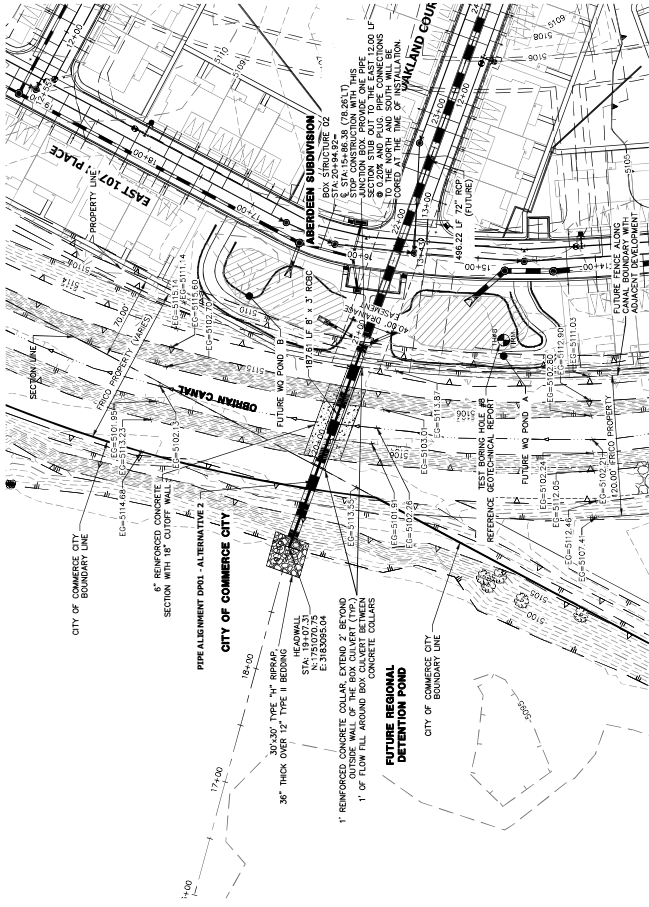
CANAL ACCESS ROAD BASED ON 18'-6" TRUCK CRUISE, PER THE PRCD DESIGN REVIEW MANUAL, LAST REVISED JANUARY 2016.

PERCD CONTACT INFORMATION  
SCOTT EDGAR, GENERAL MANAGER  
FARMERS RESERVOIR AND IRRIGATION COMPANY (FRIC)  
1800 W. 10TH AVENUE  
BRANDTOWN, CO 80601  
(303) 693-7373

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO. I AM THE DESIGNER OF THE WORK SHOWN ON THESE DRAWINGS.  
DATE: 07/27/2023  
CALIFORNIA NO. 32314  
FOR AND ON BEHALF OF J-R ENGINEERING, INC.



# 8'X3' RCBC WITH WQ ONSITE

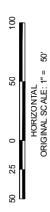


**LEGEND**

EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EXISTING RIGHT OF WAY	---
EXISTING CABLE TV	---
EXISTING ELECTRIC	---
EXISTING GAS MAIN	---
EXISTING TELEPHONE	---
EXISTING WATER MAIN	---
EXISTING WATER SEWER	---
EXISTING STORM SEWER	---
PROPOSED WATER MAIN	---
PROPOSED SANITARY SEWER	---
PROPOSED STORM SEWER	---
EXISTING FIRE HYDRANT	---
EXISTING VALVE	---
PROPOSED VALVE	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
PROPOSED TEE	---
PROPOSED BLOW OFF VALVE	---
EXISTING SANITARY MH	---
PROPOSED SANITARY MH	---
PROPOSED INLET	---
PROPOSED WATER MH	---
PROPOSED METER PIT	---

**NOTES**

- ALL STATING IS PIPE CENTERLINE UNLESS OTHERWISE NOTED.
- CONCRETE BOX CULVERT SHALL BE CAST-IN-PLACE PER AASHTO M-318. ALL CONCRETE SHALL BE 3000 PSI WITH 4% FIBER. ALL EXTERNAL JOINTS SHALL BE WEATHERTIGHT AND ALL EXTERNAL JOINTS SHALL BE WEATHERTIGHT. ALL EXTERNAL JOINTS SHALL HAVE A CONTINUOUS WATER STOP INSTALLED.
- MANHOLES AND APPROX SHALL CONFORM TO CDDT.
- MANHOLES SHALL CONFORM TO 1201 STANDARD M-60H-10.
- MANHOLES SHALL CONFORM TO 1201 STANDARD M-60H-10.
- MATERIAL INCLUDING ASSOCIATED LABOR AND EQUIPMENT, SHALL BE SUBMITTED TO THE CITY OF COMMERCE FOR APPROVAL. THESE ITEMS WILL NOT BE BILLED SEPARATELY AND ARE INCLUDED IN THE CONSTRUCTION PRICE PER FOOT.
- WATER TO BE USED FOR CONCRETE SHALL BE CLASS "D" AS STATED IN THE CDDT STANDARD SPECIFICATIONS TABLE.
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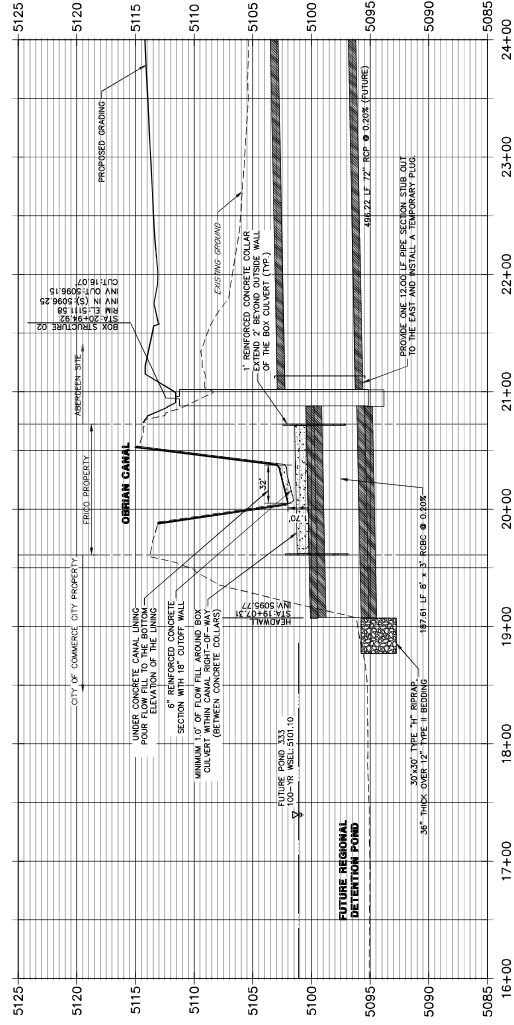
Know what's below. Call before you dig.

**ENGINEER'S STATEMENT**

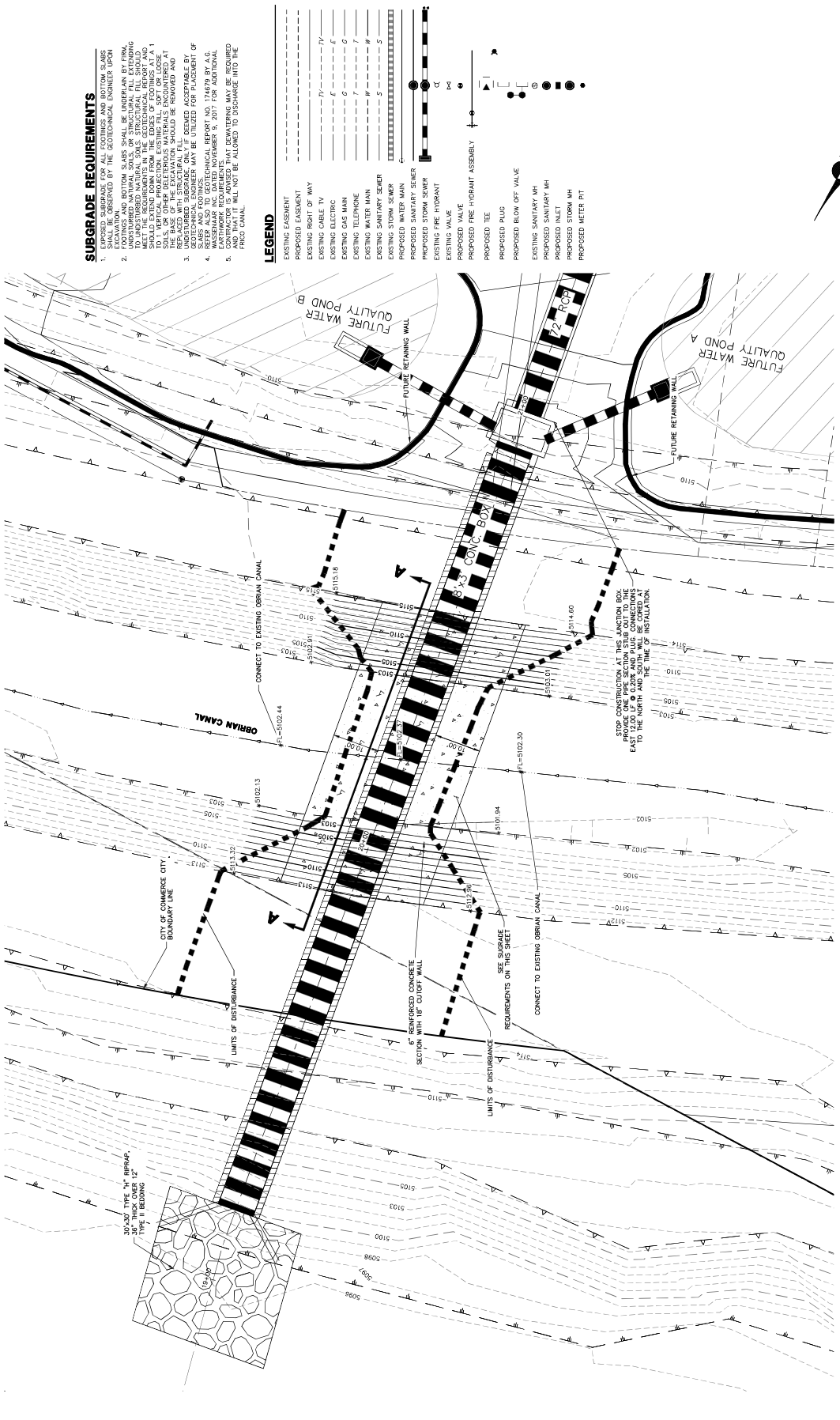
PREPARED UNDER MY DIRECT SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. My License No. is 32314. My Signature is [Signature]. My Title is [Title]. My Firm is [Firm Name]. My Address is [Address]. My Phone is [Phone]. My Fax is [Fax]. My Email is [Email]. My Website is [Website]. My Social Media is [Social Media]. My Other Information is [Other Information].

DATE: 07/27/23  
 DRAWN BY: RDO  
 CHECKED BY: RDO

## DP01 PROFILE STA 16+00.00 TO 24+00.00



NO.	REVISION	BY	DATE
1	10'		
2			
3			
4			
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6			
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8			
9			
10			



**SUBGRADE REQUIREMENTS**

1. SHALL BE SUBGRADE FOR THE EXISTING AND PROPOSED PAVEMENT.
2. EXCAVATIONS BOTTOM SLABS SHALL BE UNDERPAIN BY FIRM, UNDISTURBED NATURAL SOILS, OR STRUCTURAL FILL EXTENDING MEET THE REQUIREMENTS IN THE GEOTECHNICAL REPORT AND TO A VERTICAL PROJECTION EXISTING FILL SORT OR LOOSE. THE BASE OF THE EXCAVATION SHOULD BE REMOVED AND REPLACED WITH STRUCTURAL FILL DESIGNER ACCEPTABLE BY GEOTECHNICAL ENGINEER. MAY BE UTILIZED FOR PLACEMENT OF GEOTECHNICAL ENGINEER REPORT NO. 746789 BY A.G. REFER ALSO TO GEOTECHNICAL REPORT NUMBER 9, 2017 FOR ADDITIONAL EARTHWORK REQUIREMENTS.
3. ALL EXCAVATIONS SHALL BE PROTECTED BY SHIELDING AND THAT IT WILL NOT BE ALLOWED TO DISCHARGE INTO THE FRESH CANAL.

**LEGEND**

EXISTING EASEMENT	(Symbol)
PROPOSED EASEMENT	(Symbol)
EXISTING RIGHT OF WAY	(Symbol)
EXISTING CABLE TV	(Symbol)
EXISTING ELECTRIC	(Symbol)
EXISTING GAS MAIN	(Symbol)
EXISTING TELEPHONE	(Symbol)
EXISTING WATER MAIN	(Symbol)
EXISTING SANITARY SEWER	(Symbol)
EXISTING WATER MAIN	(Symbol)
PROPOSED WATER MAIN	(Symbol)
PROPOSED SANITARY SEWER	(Symbol)
EXISTING FIRE HYDRANT	(Symbol)
EXISTING VALVE	(Symbol)
PROPOSED FIRE HYDRANT ASSEMBLY	(Symbol)
PROPOSED VALVE	(Symbol)
PROPOSED TEE	(Symbol)
PROPOSED PLUG	(Symbol)
PROPOSED BLOW OFF VALVE	(Symbol)
EXISTING SANITARY MH	(Symbol)
PROPOSED SANITARY MH	(Symbol)
PROPOSED INLET	(Symbol)
PROPOSED STORM MH	(Symbol)
PROPOSED METER PIT	(Symbol)



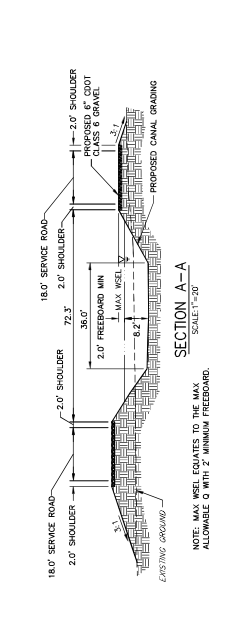
**ENGINEER'S STATEMENT**

PREPARED UNDER MY DIRECT SUPERVISION

32314

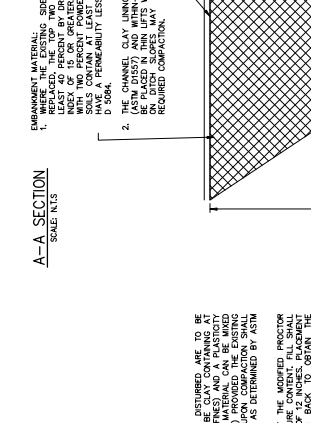
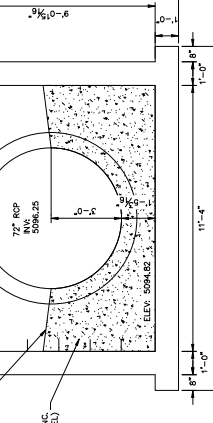
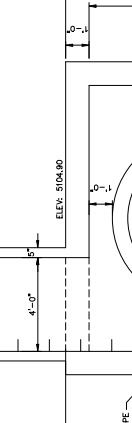
Mike A. Bramlett, P.E.  
 PROFESSIONAL ENGINEER  
 FOR AND ON BEHALF OF JR ENGINEERING, P.C.

DATE: 07/27/2023



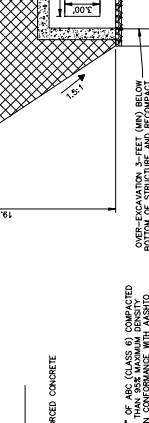






**EMBANMENT MATERIAL:** THE SOILS ON EITHER SIDE OF THE CANAL ARE DISTURBED AND TO BE REPAIRED. THE TOP TWO FEET OF BANKING OF MATERIAL SHALL BE CLAY CONTAINING AT LEAST 40 PERCENT BY DRY WEIGHT PASSING THE #200 SIEVE (FINES) AND A PLASTICITY INDEX OF 15 OR GREATER. AN ALTERNATE TO THE EXISTING MATERIAL MAY BE USED PROVIDED IT MEETS THE ABOVE STATED REQUIREMENTS. ALL MATERIALS TO BE USED SHALL HAVE A PERMEABILITY LESS THAN OR EQUAL TO 1 X 10<sup>-4</sup> CM/SEC. AS DETERMINED BY ASTM D 5094.

**NOTES:**  
SEE SHEET 5 FOR REBAR REQUIREMENTS.



**NOTES:**  
1. HEADWALL DETAIL PER CDDT M-601-10  
2. WINGWALL DETAIL PER CDDT M-601-20  
3. FOOTING WALLS CONSTRUCTION PER CDDT DETAIL

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE REGULATIONS AND SPECIFICATIONS.  
J.R. ENGINEERING  
382314  
777/7923

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