



*ENGINEERING YOUR VISION*

January 24, 2025

Mr. Brayan Marin, Senior Planner  
Mr. Steve Krawczyk, Civil Engineer II

Adams County Planning & Development Division  
4430 South Adams County Parkway, Suite W20000A  
Brighton, CO 80601

RE: **Resubmittal of EGR 2023-00015 and PLT2023-00012**  
5200 Sheridan Boulevard

Dear Brayan and Steve,

Regarding the correspondence of the various emails and comments since our last formal submittal, we offer the following responses:

**ENGINEERING REVIEW - EGR 2023-00015 (Steve Krawczyk)**

EGR comments (ENG1 – ENG9) received on November 18, 2024 were responded to on December 18, 2024. Since then, the following revisions / edits have been made:

1. The Civil Construction Plans have been revised as follows:
  - a. All grading associated with the detention pond is within the limits of Tract A. The grading shown on the neighboring property to the east has been approved as part of the Temporary Use Permit (TVM2024-00008).
  - b. Retaining Wall Sections and Details have been added. The proposed wall is an MSE Block wall with a maximum height of 4.0'. As discussed, no supporting calculations are needed.
2. The Exhibit B to the SIA has been updated to reflect the comments provided in your 1/10/25 email.
3. The Plat document has been revised to be consistent with the Civil Construction Plans. This is specific to Tract A and Lot 3.

The comments received on November 18, 2024 (and also included in your 1/10/25 email), were responded to on December 18, 2024. A summary of the comments and responses are summarized below:

ENG1: Public Works Comments: Public Works had comments on two issues. No frontage improvements on West 52nd Avenue are required if no access is proposed onto 52nd Avenue and the detention pond release into the 53rd should be addressed, a flow level spreader or low Tailwater Riprap Basins. The Revised Construction Plans are acceptable to this Department once revised. Provide a signed and stamped copy of the Construction Plans.

*No Access to West 52<sup>nd</sup> Avenue is proposed at this time and as a result, no frontage improvements to West 52<sup>nd</sup> Avenue are currently being proposed. A low tailwater basin has been added to the Extended Detention Basin (EDB) discharge. Signed and stamped Construction Drawings are attached.*

ENG2: The subject property is in the Adams County MS4 Stormwater Permit area. The proposed improvements appear to disturb more than one (1) acre of land. In such case, a Stormwater Quality (SWQ) Permit will be required revised to construction permit issuance based on the modified construction plans. If you have questions or concerns regarding the SWQ Permit process, contact Juliana Archuleta, the County's Stormwater Administrator, at [mjarchuleta@adcgov.org](mailto:mjarchuleta@adcgov.org), 720-523-6869.

*There is an existing SWQ Permit for the site (CS12021-00008) that was renewed on September 11, 2024 as part of the Temporary Use Permit (TVM2024-00008). According to Ms. Archuleta, this permit can be amended once the Construction Drawings with this EGR are approved. We have submitted the most recent Civil Construction plans, dated 1/23/25 to Ms. Archuleta to initiate the amendment to the permit.*

ENG3: See the attached CDOT comments for the 5200 Sheridan referral. The latest comments are highlighted in yellow.

*We reached out to Aaron Eyl with CDOT regarding their comments. According to Mr. Eyl, CDOT will not require an Access Permit until a Development Plan for Lot 1 has been submitted and new documents have been reviewed. It is expected that a Deceleration Lane will be constructed with development of Lot 1, similar to the previously proposed Maverik Gas Station. The Deceleration Lane design, TIS, etc. will be prepared with the future Lot 1 development.*

ENG4: Easements will be required for the off-site grading and drainage shown on the grading plans. The dedication of easements is done by a separate process. A legal description and deed must be submitted and reviewed through a separate process. Contact one-stop for the submittal requirements.

*As discussed, we have reconfigured the EDB outlet to discharge within the subject property boundary. As a result, no offsite easements are required.*

ENG5: Public works had no more questions other than if a DA (Development agreement is required)? Make sure that you address any outstanding questions or issues and also, give me a cost estimate for the public improvements to show they are less than \$50,000 otherwise, we will need a Development agreement for the improvements to address Public Work Concerns.

*We have updated Exhibit B to the Subdivision Improvements Agreement (SIA), which includes costs for the Drainage Improvements provided on the Construction Plans. It is our understanding that this amount will be the collateral. Additionally, there is a security in place (\$16,500) for erosion control as part of the existing SWQ Permit.*

ENG6: A Development Agreement is required for the improvements as described below. The Development Agreement must include a cost estimate for the public improvements that include but is not limited to the following task items:

- a. Erosion Control improvements
- b. Drainage improvements
- c. Any quantities for rotomilling and asphalt patching are necessary to make utility connections. (only for asphalted County maintained 52nd Avenue)

*See ENG5 above.*

ENG7: The Fire District must approve the fire truck's internal circulation. Please provide a letter or signed construction plans from the local fire district. Turnarounds must be provided at the ends of private roads that exceed 150 feet in length. Additionally, turnouts must be provided every 150 feet along private streets/roads with a total width of less than 20 feet. Please check with the Fire Protection District for the latest design requirements in the International Fire Code.

*We have reached out to the Fire District for their input on the Conceptual Access Plan. They indicated that they would review detailed Development Plans for individual lots as part of a formal referral process. Since there is no development proposed at this time, other than the drainage improvements, they have nothing to comment on.*

ENG8: Construction documents are required for all construction documents associated with the Infrastructure permit (INF). Please submit all plans and reports in an electronic PDF format of construction plans with the submittal of an INF permit.

*Signed and stamped Construction Drawings for the Drainage Improvements (in pdf) are attached. No INF Permit is being submitted at this time.*

ENG9: Public Works Requirements for the Infrastructure Permit:

- Prior to the issuance of a building per for each lot, on-site public improvements must be complete.
- Prior to the issuance of a Building Permit for each Lot, all drainage improvements must be complete and certified by the Design Engineer for this location. All Drainage Ponds must be registered with the State.

- Prior to the issuance of a Building Permit, As-Built Construction Plans must be submitted for the detention pond to show it is in compliance with the approved plans.

*Noted.*

## **PLAT REVIEW - PLT2023-00012**

The latest formal Plat comments (PLN01 – PLN07, ROW1 – ROW14 and ENG1 – ENG6) were received on October 8, 2024 and were responded to on November 12, 2024. While we have not received a formal response to our November 12, 2024 correspondence, we have received additional comments on 12/10/24 (from Brayan Marin) as well as additional ROW/ comments dated 1/17/25 (from Ian Cortez via Steve Krawczyk). Our responses to those additional comments are as follows:

### Additional Plat comments from Brayan Marin 12/10/24

- Drainage design for the entire property will need to be provided prior to the approval of the plat. This is to ensure compliance with the criteria for approval of the plat.

*A drainage design for the entire property has been completed. Please refer to the Construction Plans dated 1/23/25 and Level III Drainage Report which are part of EGR 2023-00015.*

- Per Section 5-02-04, the Subdivision Improvements Agreement may include a fair share reimbursement line item so that the costs of the drainage improvements can be recouped as the other lots get developed. Additionally, a timeline for completion of improvements will be required.

*A revised Exhibit B to the SIA has been prepared and updated to reflect the comments provided in Steve Krawczyk's 1/10/25 email.*

- Collateral will be required as part of any improvements agreement.

*It is our understanding that that collateral will match the amount of the Exhibit B to the SIA.*

- Additional improvements for the site will be evaluated at the time of building permit and Change in Use for each lot. These improvements will need to be completed prior to issuance of the building permit, not the C.O.

*Noted.*

- During the Change in Use process, CDOT will be consulted, and improvements to Tennyson Street may be required for the development for one or more lots.

*Noted.*

Additional ROW comments from Ian Cortez (via Steve Krawczyk) 1/17/25

ROW1: The civil plans don't show what the development is going to be. The grading and storm sewer plans show somewhat of a road going through Lots 2 & 3, but it doesn't depict how the road is matching up with the private ingress/egress easement on the north side of the property. An easement needs to be shown on the Easement Exhibit, as well as the Civil Plans, showing access being provided to Lot 3.

*Please refer to the Project Narrative originally submitted in November. To summarize, the original submittal made in 2023 proposed to subdivide the property into four (4) lots, a drainage tract and a right-of-way dedication. A Maverik Gas Station and Convenience Store was proposed on Lot 1. Maverik pull out of the deal with the Owner (James Goyette) in March 2024. Despite losing Maverik, the Owner requested that the platting process continue. Since Maverik pulled out, there is no proposed development at this time other than constructing the stormwater detention pond and related storm sewer. All access improvements, grading, drainage and utilities as well as traffic and geotechnical studies needed for each individual lot will be addressed with separate Engineering Review Permits once a plan for development has been initiated.*

*Please note that in November, the Plat was revised to three (3) lots, a drainage tract and a right-of-way dedication.*

*Regarding access, please refer to the 'Request for Waiver from Subdivision Design Standards' submitted on 11/14/24 (Permit No. 84288). This request details the existing and proposed access.*

ROW2: The 80-foot wide PSCo Easement states "No buildings, structures, signs or walls shall be erected, placed or permitted to remain on, under or over said premises." These civil plans clearly don't show what is planned for development. The applicant must obtain PSCo approval to construct upon the easement and the approval be submitted to the County in a form of a letter or written agreement, preferably.

*No buildings, structures, signs or walls are proposed within the PSCO Easement. The Owner understands that any future access improvements will need written permission.*

ROW3: The 5 and 10-foot wide utility and grading easement will be subordinate to the 80-foot wide PSCo easement, if needed.

*Noted. Does this note need to be on the Plat?*

ROW4: The 30-foot wide Denver Storm Sewer Easement states "that the storm sewer pipe or conduit to be placed in the right of way..., shall be covered with earth throughout to a minimum depth of two feet, and that the said storm sewer and storm sewer pipe or conduit shall be so constructed, maintained and operated at all times so as not in any to interfere with the operation or maintenance of the Rambox Ditch now on said premises." The plans should show a centerline profile of the pipe with the relationship of the proposed improvements to prove the minimum depth.

*We have attached a plan and profile of the 66" storm sewer. According to Jim Turner with Denver Transportation & Infrastructure (DTI), there is an expected minimum of 2' of cover over the pipe. We are working with DTI to increase that depth, specifically on the eastern half of the property. This is being done in conjunction with a revision to the existing Temporary Use Permit (TVM2024-00008). There is no area where we are proposing to reduce the cover over the pipe.*

ROW5: The proposed development must obtain written permission or an agreement from Denver and Berkeley Water & Sanitation to develop upon their easements along the westerly side of Lot 1.

*There is currently no development proposed on Lot 1. When there is, permissions and or agreements from Denver and Berkeley will be requested.*

ROW6: The easements shown on the Easement Exhibit must match what is shown on the final plat. The plat must be updated accordingly prior to approval.

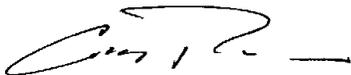
*The easements shown on the Easement Exhibit match what is shown on the Plat.*

The following attachments are included with this resubmittal.

<u>Document</u>	<u>EGR</u>	<u>PLAT</u>
Response Letter	X	X
Plat		X
Civil Construction Plans	X	X
Level III Drainage Report	X	
Conceptual Access Plan		X
Easement Exhibit		X
SIA		X
Exhibit B to the SIA	X	X
Storm Sewer Plan & Profile		X

Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,  
PURRINGTON CIVIL, LLC



Chris Purrington, P.E.  
Principal

cc: Jim Goyette, Owner



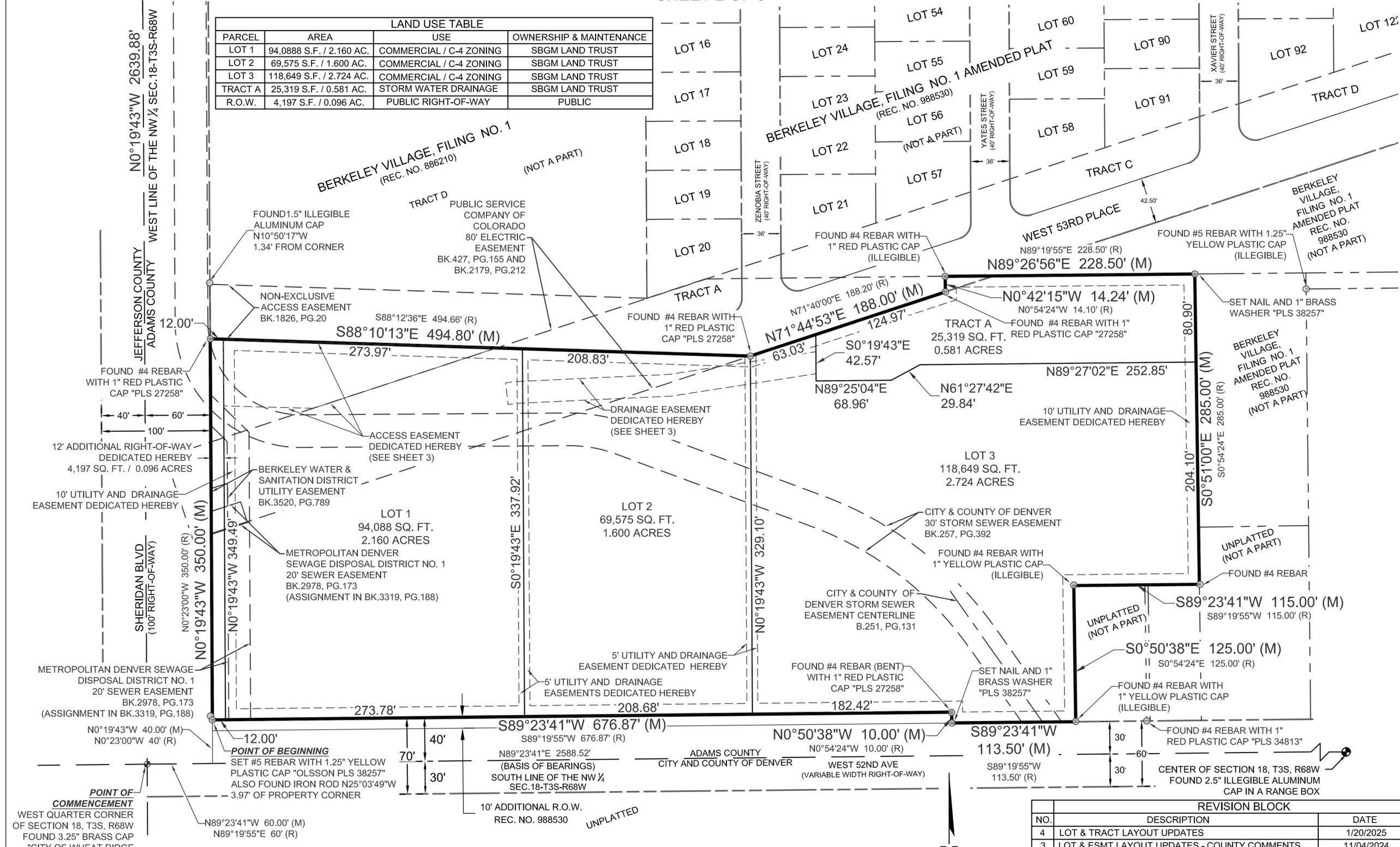
# 5200 SHERIDAN MINOR SUBDIVISION

CASE NO. PLT2023-00012

BEING A REPLAT OF PORTIONS OF TRACT D AND TRACT E, BERKELEY VILLAGE FILING NO. 1 TOGETHER WITH UNPLATTED LANDS  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

LAND USE TABLE			
PARCEL	AREA	USE	OWNERSHIP & MAINTENANCE
LOT 1	94,088 S.F. / 2.160 AC.	COMMERCIAL / C-4 ZONING	SBGM LAND TRUST
LOT 2	69,575 S.F. / 1.600 AC.	COMMERCIAL / C-4 ZONING	SBGM LAND TRUST
LOT 3	118,649 S.F. / 2.724 AC.	COMMERCIAL / C-4 ZONING	SBGM LAND TRUST
TRACT A	25,319 S.F. / 0.581 AC.	STORM WATER DRAINAGE	SBGM LAND TRUST
R.O.W.	4,197 S.F. / 0.096 AC.	PUBLIC RIGHT-OF-WAY	PUBLIC



BERKELEY VILLAGE, FILING NO. 1  
 (REC. NO. 886210)

BERKELEY VILLAGE, FILING NO. 1 AMENDED PLAT  
 (REC. NO. 988530)

BERKELEY VILLAGE, FILING NO. 1 AMENDED PLAT  
 REC. NO. 988530  
 (NOT A PARTY)

BERKELEY VILLAGE, FILING NO. 1 AMENDED PLAT  
 REC. NO. 988530  
 (NOT A PARTY)

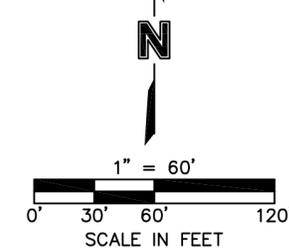
UNPLATTED (NOT A PARTY)

UNPLATTED (NOT A PARTY)

UNPLATTED (NOT A PARTY)

### LEGEND

- FOUND OR SET MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE



REVISION BLOCK		
NO.	DESCRIPTION	DATE
4	LOT & TRACT LAYOUT UPDATES	1/20/2025
3	LOT & ESMT LAYOUT UPDATES - COUNTY COMMENTS	11/04/2024
2	LOT & ESMT LAYOUT UPDATES - MISC.	9/16/2024
1	LOT & ESMT LAYOUT UPDATES, ADDRESS COMMENTS	4/22/2023

**olsson** 1525 RALEIGH STREET, SUITE 400  
 DENVER, COLORADO  
 TEL 303.237.2072  
 www.olsson.com

PLATTED SUBDIVISION APPROVED BY: \_\_\_\_\_ NSS  
 PROJECT #: A22-02737  
 DATE: 09.16.2024

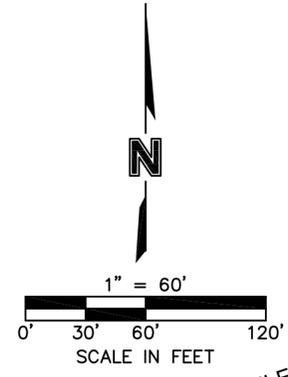
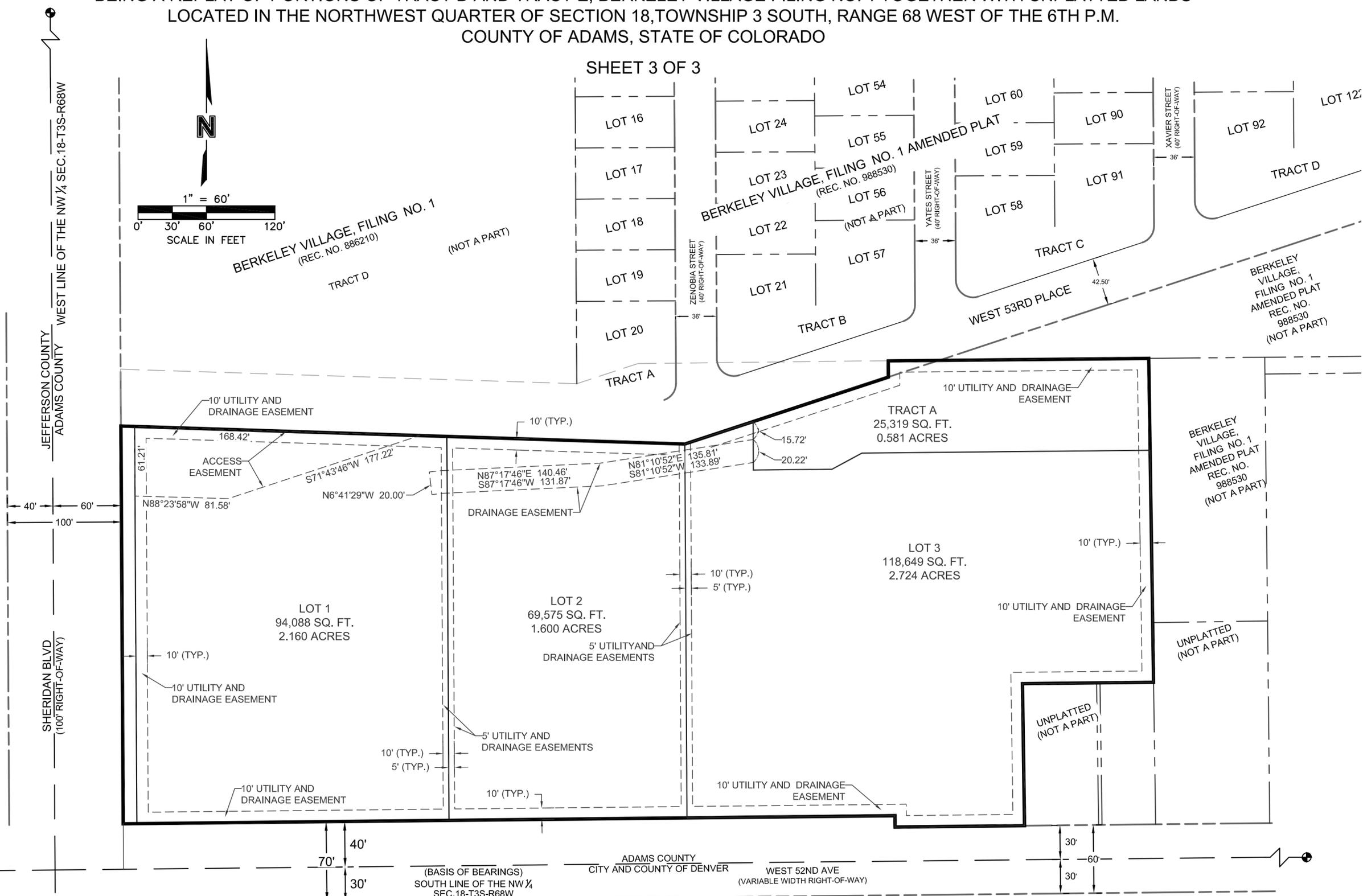
SHEET 2 OF 3

# 5200 SHERIDAN MINOR SUBDIVISION

CASE NO. PLT2023-00012

BEING A REPLAT OF PORTIONS OF TRACT D AND TRACT E, BERKELEY VILLAGE FILING NO. 1 TOGETHER WITH UNPLATTED LANDS  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3



### LEGEND

- FOUND OR SET MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED
- BOUNDARY LINE
- - - EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - SECTION LINE

NOTE: THIS SHEET ONLY SHOWS PROPOSED EASEMENTS DEDICATED BY THIS PLAT. EXISTING EASEMENTS ARE NOT SHOWN FOR CLARITY. SEE SHEET 2 FOR ADDITIONAL INFORMATION ON EXISTING EASEMENTS.

REVISION BLOCK		
NO.	DESCRIPTION	DATE
4	LOT & TRACT LAYOUT UPDATES	1/20/2025
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**olsson**  
 1525 RALEIGH STREET, SUITE 400  
 DENVER, COLORADO  
 TEL 303.237.2072  
 www.olsson.com

PLATTED SUBDIVISION  
 APPROVED BY: \_\_\_\_\_ NSS  
 PROJECT #: A22-02737  
 DATE: 09.16.2024

**SHEET 3 OF 3**

DATE: 9-17-24  
 JOB NUMBER: 24-035

# 5200 SHERIDAN MINOR SUBDIVISION PLAT

CIVIL CONSTRUCTION DOCUMENTS  
 for  
 ADAMS COUNTY MINOR SUBDIVISION

5200 SHERIDAN BOULEVARD  
 ARVADA, COLORADO  
 ADAMS COUNTY  
 ZONING : C-4  
 PARCEL ID: 0182518206004  
 7.183 ACRES

**LEGAL DESCRIPTION**

BERKELEY VILLAGE FILING NO 1. DESCRIPTION: PT OF BERKELEY VILLAGE FILING NO 1 TOG WITH A PT OF SEC 18/3/68 BEG AT W4 COR SEC 18 TH E 60 FT TH N 40 FT TO TRUE POB THEN 350 FT TH S 88D 12M E 494/66 FT TH N 71D 40M E 188/20 FT TH N 14/10 FT TH E 228/50 FT TH S 285 FT TH W 115 FT TH S 125 FT TO PT ON N ROW LN W 52ND AVE TH W 113/50 FT TH N 10 FT TH W ALG N ROW LN W 52ND AVE 676/87 FT TO TRUE POB 18/3/68

**PROJECT BENCHMARK**

B.M. #117A SHERIDAN BLVD & 52ND AVENUE  
 CCD BRASS CAP @ SE CORNER IN WALK  
 ELEV=5294.50FT. (NAVD 1988)

**PROJECT TEAM**

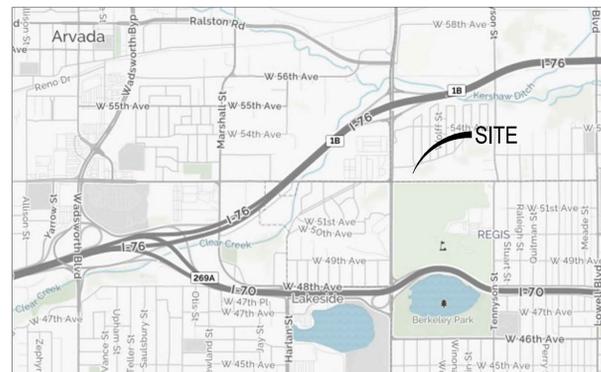
**Owner**  
 James Goyette, Trustee  
 SGBM Land Trust  
 P.O. Box 306  
 Pine, CO 80470  
 Phone: 303.838.2503

**Surveyor**  
 Olsson  
 1525 Raleigh Street, Ste 400  
 Denver, CO 80204  
 Phone: 303.347.3114  
 Contact: Nicholas Schrader

**Engineer**  
 Purrington Civil, LLC  
 1299 Washington Avenue, Ste 280  
 Golden, CO 80401  
 Phone: 303.956.8353  
 Contact: Chris Purrington, P.E.

**Landscape Architect**  
 Olsson  
 7878 N. 16th Street, Suite 205  
 Phoenix, AZ 85020  
 Phone: 480.560.8897  
 Contact: Devyn Diaz

Adams County Community & Economic  
 Development Department  
 4430 South Adams County Parkway  
 1st Floor, Suite W2000  
 Brighton, CO 80601-8204  
 Phone: 720-523-6800



VICINITY MAP  
 N.T.S.

**SHEET INDEX**

- C.01 COVER SHEET
- C.02 NOTES
- C.03 EXISTING CONDITIONS
- C.04 EXISTING CONDITIONS
- C.05 OVERALL GRADING PLAN
- C.06 PHASE I GESC PLAN
- C.07 PHASE II GESC PLAN
- C.08 EROSION CONTROL DETAILS
- C.09 EROSION CONTROL DETAILS
- C.10 EXTENDED DETENTION BASIN
- C.11 STORM SEWER PLAN AND PROFILES
- C.12 STORM SEWER AND DETENTION DETAILS
- C.13 RETAINING WALL PLAN AND PROFILE
- C.14 RETAINING WALL SECTIONS & DETAILS
- C.15 LANDSCAPE PLAN
- C.16 LANDSCAPE DETAILS

DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
 5200 SHERIDAN BOULEVARD  
 ARVADA, COLORADO  
 ADAMS COUNTY

**PURRINGTON CIVIL**  
 ENGINEERING YOUR VISION  
 1299 WASHINGTON AVENUE, SUITE 280  
 GOLDEN, CO 80401

COVER SHEET

SCALE: N.T.S.



REVIEW SET  
 NOT FOR CONSTRUCTION

C.01

**Performance Standard Notes:**

- Stormwater runoff from disturbed areas must flow to at least **one (1) CM** to minimize sediment in the discharge. Do not allow **sediment to leave** the site. The best way to prevent sediment or pollutants from entering the storm sewer system is to stabilize the site as quickly as possible, preventing erosion and stopping sediment runoff at its source.
- Phase construction to minimize disturbed areas, including disturbance of steep slopes. (i.e. the entire project site should not be disturbed if construction will only be occurring in one particular section of the site). Limit soil exposure to the shortest possible period of time. Protect natural features and **existing vegetation** whenever possible. Removal of existing vegetation shall be limited to the area required for immediate construction operations. Maintain pre-existing vegetation (or equivalent CMs) for areas within 50 horizontal ft of receiving waters.
- Soil compaction must be minimized for areas where infiltration CMs will occur or where final stabilization will be achieved through vegetative cover.
- All **soil imported** to or **exported** from the site shall be properly covered to prevent the loss of material during transport.
- Dust emissions resulting from grading activities or wind shall be controlled.
- Install construction fence (orange) to protect wetlands and other sensitive areas and to prevent access, and to delineate the Limits of Construction. Do not use silt fence to protect wetlands since trenching may impact these areas.
- CMs intended to capture overland, low velocity **sheet flow** at a fairly level grade shall only be installed along contours.
- Install CMs, such as **check dams**, perpendicular to the **concentrated flows** to reduce flow velocity.
- Storm drain **inlets** within and adjacent to the construction site must be protected. Any ponding of stormwater around inlet protection must not cause excessive flooding or damage adjacent areas or structures.
- Install **Vehicle Tracking Control (VTC)** to enter/exit unpaved area. Do not use recycled crushed concrete or asphalt millings for vehicle tracking pads.
- Straw bales shall not be used for primary erosion or sediment control (i.e. straw bales may be used for reinforcement behind another BMP such as silt fence).
- Outlets systems (such as skimmer or perforated riser pipe) shall be installed to withdraw water from or near the surface level when discharging from basins. Water cannot drain from the bottom of the pond.
- Temporary stabilization must be implemented for earth disturbing activities on any portion of the site where land disturbing activities have permanently or temporarily ceased (for more than 14 calendar days). Temporary stabilization methods examples: tarps, soil tackifier, and hydroseed. Temporary stabilization requirement may **exceed** the 14-day schedule when either the function of the specific area requires it to remain disturbed, or, physical characteristics of the terrain and climate prevent stabilization as long as the constraints and alternative schedule is documented on the SWMP, and locations are identified on the EC Plan (site map).
- Runoff from **stockpile area** must be controlled. Soils that will be stockpiled for more than 30 days shall be protected from wind and water erosion within 14 days of stockpile construction. Install CMs/BMPs 5 ft away from the toe of the stockpile's slope.
- Water use to clean concrete trucks shall be discharged into a **concrete washout area (CWA)**. The predefined containment area must be identified with a sign, and shall allow the liquids to evaporate or dry out. CWA discharges that may reach groundwater must flow through soil that has buffering capacity prior to reaching groundwater. The concrete washout location shall be not be located in an area where shallow groundwater may be present and would result in buffering capacity not being adequate, such as near natural drainages, springs, or wetlands. In this case, a liner underneath is needed for areas with high groundwater levels. CWA shall not be placed in low areas, ditches or adjacent to state waters. Place CWA 50 ft away from state waters.
- Waste, such as building materials, workers trash and construction debris, must be properly managed to prevent stormwater pollution.
- Install **stabilized staging area (SSA)** to store materials, construction trailer, etc.
- If conditions in the field warrant **additional** CMs/BMPs to the ones originally approved on the SWMP or EC Plan (civil drawing), the landowner or contractor shall implement measures determined necessary, as **directed by the County**.
- Permanent CMs/BMPs for slopes, channels, ditches, or disturbed land area shall be performed immediately after final grading. Consider the use **erosion control blankets** on slopes 3:1 or steeper and areas with **concentrated flows** such as swales, long channels and roadside ditches.
- The discharge of **sanitary waste** into the storm sewer system is prohibited. Portable toilets must be provided, secured and placed on permeable surfaces, away from the curbside, storm inlets and/or drainage ways.
- Remove temporary CMs/BMPs once final stabilization is reached, unless otherwise authorized.
- Final stabilization must be implemented. Final stabilization is reached when all soil disturbing activities have been completed, and either a uniform vegetative cover has been established with an individual plant density of at least 70% of pre-disturbance levels, or equivalent permanent alternative method has been implemented.

- Provide **spill prevention** and containment measures for construction materials, waste and fuel storage areas. **Bulk storage** (55 gallons or greater) of petroleum products and liquid chemicals must have secondary containment, or equivalent protection, in order to contain spills and to prevent spilled material from entering state waters.
- Spills or releases of chemical, oil, petroleum product, sewage, etc., which may reach the storm sewer or enter state waters within **24-hours** from time of discovery. Guidance available at [www.cdphe.state.co.us/emp/spillsandreleased.htm](http://www.cdphe.state.co.us/emp/spillsandreleased.htm). State of Colorado Spill-line: 1-877-518-5608. Adams County Stormwater Hotline: 720-523-6400; Public Works 303-453-8787 and the Tri-County Health Department at 303-220-9200.

**Adams County Erosion Control Plan - General Notes:**

- All construction projects, regardless of the size, shall install, maintain and repair stormwater pollution **control measures (CMs)** to effectively minimize erosion, sediment transport, and the release of pollutants related to construction activity. CMs example include: sediment control logs (SCL), silt fence (SF), dikes/swales, sediment traps (ST), inlet protection (IP), outlet protection (OP), check dams (CD), sediment basins (SB), temporary/permanent seeding and mulching (MU), soil roughening, maintaining existing vegetation and protection of trees. CMs must be selected, designed, adequately sized, installed and maintained in accordance with good engineering, hydrologic and pollution control practices. CMs/BMPs installation and maintenance details shall conform to Urban Drainage Flood Control Criteria Manual Volume 3, or the Colorado Department of Transportation (CDOT) Item Code Book. CMs must filter, settle, contain or strain pollutants from stormwater flows in order to prevent bypass of flows without treatment. CMs must be appropriate to treat the runoff from the amount of disturbed area, the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow). **CMs/BMPs shall be specified in the SWMP (if applicable), and the locations shown on the EC Plan.**
- Prior to construction, projects disturbing 1 or more acres of land, or any project belonging to a common plan of development disturb 1 or more acres, must obtain:
  - A General **Permit** for Stormwater Discharges associated with Construction Activities, from the Colorado Department of Public Health and Environment, and
  - An Adams County Stormwater Quality Permit within the unincorporated Adams County MS4 Area.
- Permitted projects shall develop a Stormwater Management Plan (**SWMP**), aka Erosion and Sediment Control Plan (ESCP), in compliance with CDPHE minimum requirements. The approved SWMP, including Erosion Control (EC) Plan (Site Map), shall be **kept** on site and **updated** at all times. The **Qualified Stormwater Manager** is responsible for implementing the SWMP and CMs (aka BMPs) during construction.
- Permitted projects shall perform regular **Stormwater Inspections** every 7 calendar days; or every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface erosion. Inspection frequency can be reduced for **Post-Storm Event inspections at Temporarily Idle Sites** and also for **Stormwater Inspections at Completed Sites waiting for final stabilization**. Inspection reports must identify any incidents of non-compliance.
- Tracking** of dirt onto paved public or private paved roads is not allowed. The use of dirt ramps to enter/exit from an unpaved into a paved area is prohibited. Vehicle tracking controls shall be implemented, otherwise entrance area must drain thru a CM towards the private site.
- Truck loads** of fill material imported to or cut material exported from the site shall be properly covered to prevent loss of the material during transportation on public ROW. Haul routes must be permitted by the County. No material shall be transported to another site without applicable permits.
- Control measures designed for **concrete washout waste** must be implemented. This includes washout waste discharged to the ground and washout waste from concrete trucks and masonry operations.
- Temporary **CMs/BMPs shall be removed** after the site has reached final stabilization.
- Dewatering operations** discharging off-site into any waters conveyance systems including wetlands, irrigation ditches, canals, rivers, streams or storm sewer systems, require a State Construction Dewatering Permit.
- Permitted projects shall **keep** the CDPHE's Stormwater Discharge Permit, Stormwater Management Plan (SWMP) and inspection logs available on-site throughout the duration of the project, and for an additional 3 years after permit close-out.

Permitted landowner and/or contractor shall **close** the State and City/County permit once **final stabilization** is reached. Stormwater inspections shall continue until Inactivation Notice is filed with CDPHE.

**Maintenance Standard Notes:**

- Maintain and repair CMs according to approved Erosion Control Plan (civil drawing) to assure they continue performing as originally intended.
- CMs/BMPs requiring maintenance or adjustment shall be **repaired immediately** after observation of the failing BMP.
- CMs shall be cleaned when sediment levels accumulate to **half the design** unless otherwise specified.
- SWMP and EC plan shall be continuously **updated** to reflect new or revised CMs/BMPs due to changes in design, construction, operation, or maintenance, to accurately reflect the actual field conditions. A notation shall be made in the SWMP, including date of changes in the field, identification of the CMs removed, modified or added, and the locations of those CMs. Updates must be made within 72-hours following the change.
- Maintain **Vehicle Tracking Control (VTC)**, if sediment tracking occurs, clean-up immediately. Sweep by hand or the use street sweepers (with vacuum system). Flushing off paved surfaces with water is prohibited.
- CWA** must be cleaned once waste accumulation reaches 2/3 of the wet storage capacity of the structure. Legally disposed of concrete waste. Do not bury on-site.
- Clean-up spills** immediately after discovery, or contain until appropriate cleanup methods can be employed. Follow Manufacturer's recommended methods for spill cleanup, along with proper disposal methods. **Records** of spills, leaks, or overflows that result in discharge of pollutants must be documented and maintained.
- Remove sediment from storm sewer infrastructure (ponds, storm pipes, outlets, inlets, roadside ditches, etc.), and restore volume capacity upon completion of project or prior to initial acceptance of public improvements (if applicable). Do not flush sediment offsite, capture on-site and disposed of at an approved location. These notes are not intended to be all-inclusive, but to highlight the basic stormwater pollution prevention requirements for construction activities to **comply** with CDPS Stormwater Construction Permit and be in **conformance** with County standards.

These notes are not intended to be all-inclusive, but to highlight the basic stormwater pollution prevention requirements for construction activities to **comply** with CDPS Stormwater Construction Permit and be in **conformance** with County standards.

**Seeding**

Permanent vegetative cover consisting of Loamy or Clayey Soils Mix must be applied with Bonded Fiber Matrix hydromulch as outlined below (Broadcast).

**Seed Mix**

A - Loamy or Clayey Soils Mix				
Species	Variety	Percent of Mix	[Drilled Planting] PLS lbs./Acre	[Broadcast] PLS lbs./Acre
Western wheatgrass	Arriba	25	4	8
Green needlegrass	Loderm	20	2	4
Blue grama	Loupington	20	0.6	1.2
Buffalograss	Tracka	10	1.7	3.3
Sandberg bluegrass	---	10	0.3	0.6
Sideoats grama	Vaughn	15	1.4	2.8
<b>TOTAL:</b>		<b>100</b>	<b>10 lbs./ac</b>	<b>19.9 lbs./ac</b>

**Adams County Flammable Gas Notes:**

- A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
- Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
- When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
- A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
- Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
- Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
- Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
- Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
- All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6) (i) & (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Subpart P).
- Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

PURRINGTON CIVIL  
ENGINEERING YOUR VISION  
1299 WASHINGTON AVENUE, SUITE 280  
GOLDEN, CO 80401

NOTES

SCALE: N.T.S



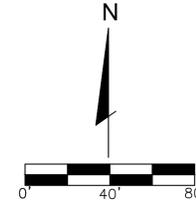
C.02

# 5200 SHERIDAN MINOR SUBDIVISION PLAT

## EXISTING CONDITIONS



Know what's below.  
Call before you dig.



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10.31.24	PLAT REVISION TO 3 LOTS	CP
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1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

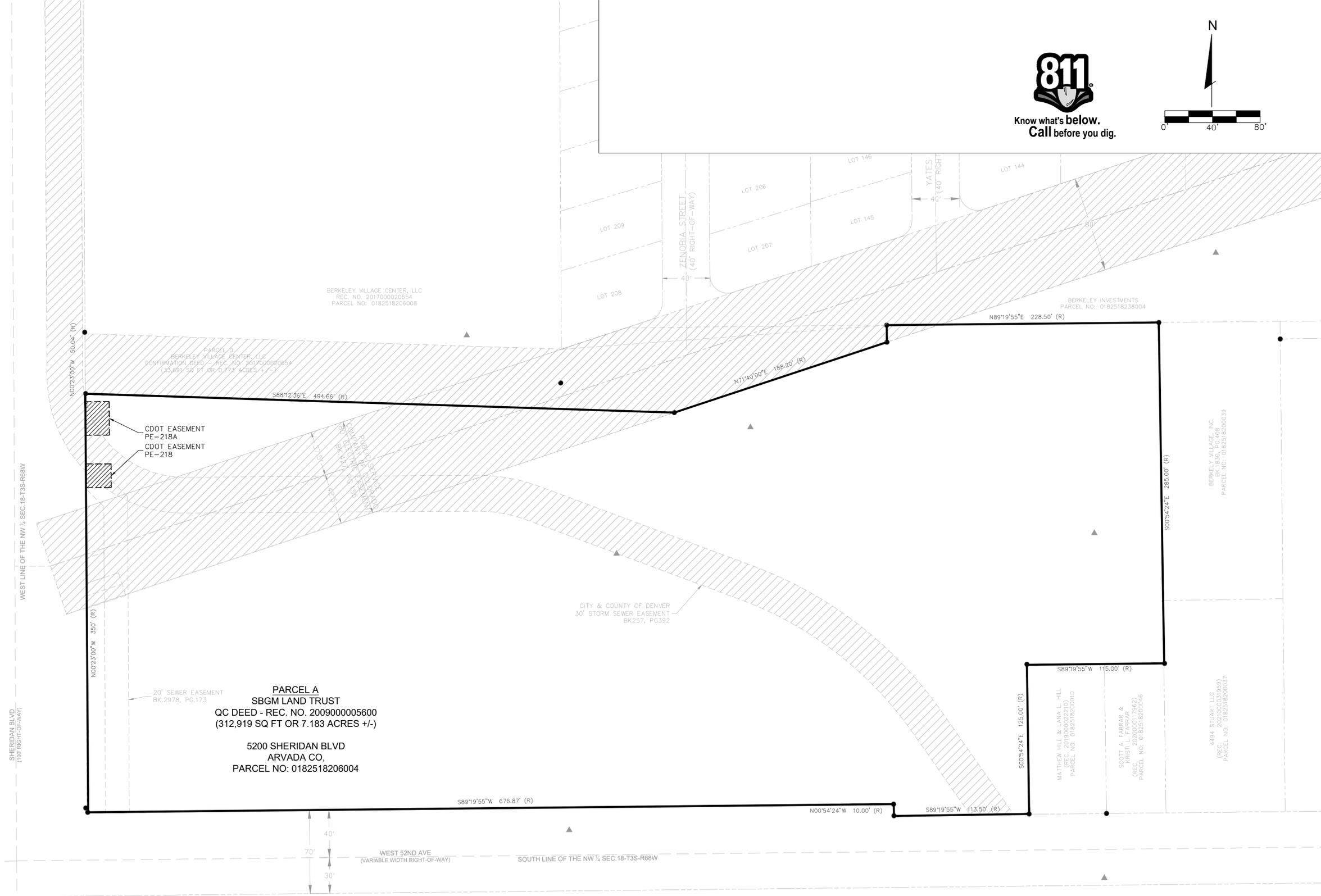
**PURRINGTON CIVIL**  
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GOLDEN, CO 80401

EXISTING  
CONDITIONS

SCALE: AS NOTED



C.03



# 5200 SHERIDAN MINOR SUBDIVISION PLAT

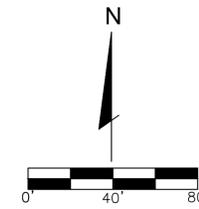
## EXISTING CONDITIONS

### LEGEND (EXISTING)

	PROPERTY BOUNDARY
	ADJOINER PROPERTY LINES
	RIGHT-OF-WAY
	EASEMENT
	2" CONTOUR
	10' CONTOUR
	EDGE OF PAVEMENT
	UNPAVED ROAD
	BENCHMARK/CONTROL POINT
	SIGN
	BOLLARD/POST
	MAILBOX
	LIGHT POST
	FLOWLINE
	ELECTRIC UTILITY LINE
	OVERHEAD ELECTRIC UTILITY LINE
	UTILITY POLE
	ELECTRICAL TRANSFORMER
	COMMUNICATION BOX
	RETAINING WALL
	FENCE
	GAS UTILITY LINE
	GAS METER
	SANITARY SEWER LINE
	WATER MAIN
	STORM SEWER
	STORM SEWER INLET



Know what's below.  
Call before you dig.



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MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

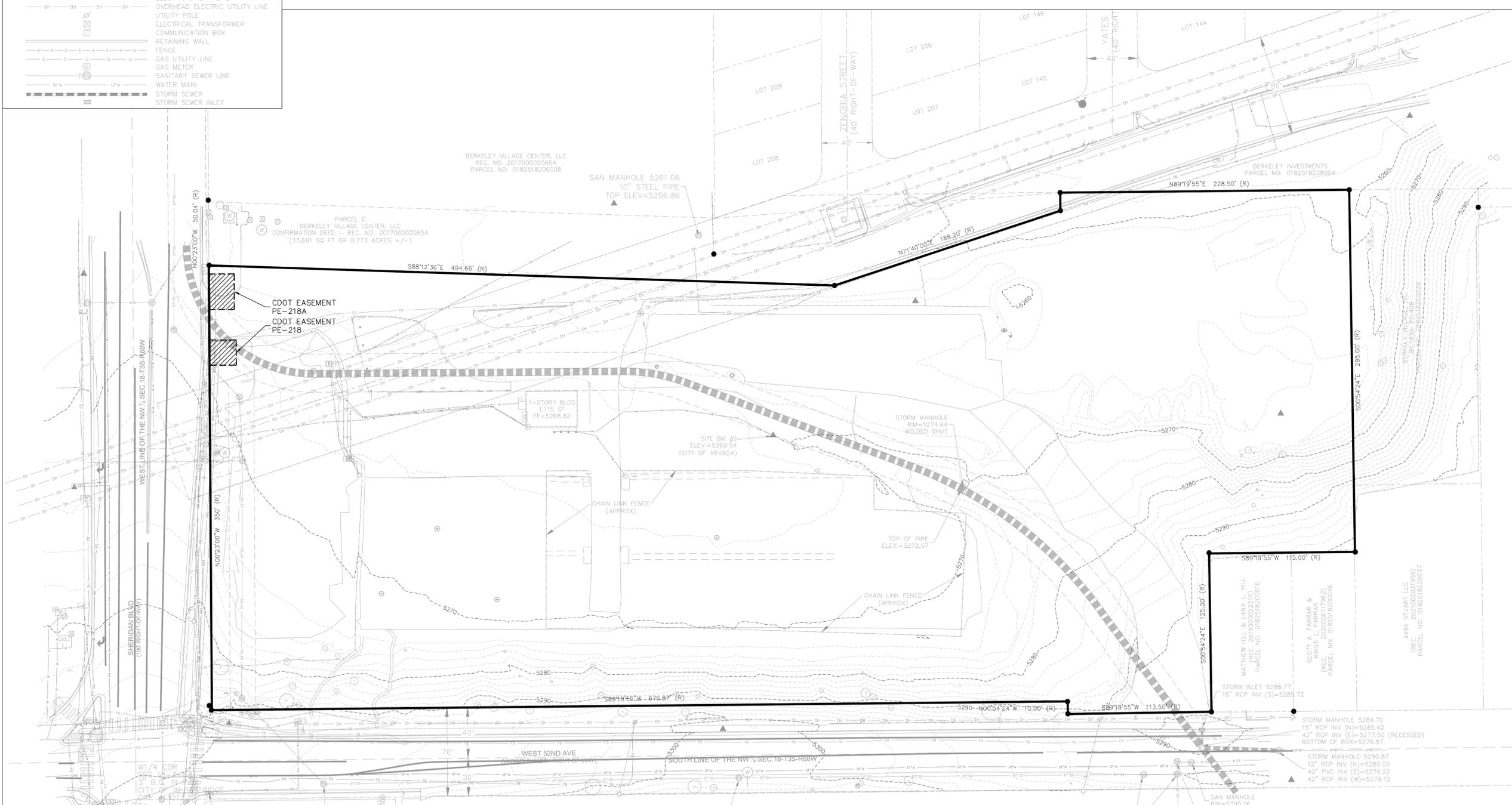
**PURRINGTON CIVIL**  
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EXISTING  
CONDITIONS

SCALE: AS NOTED

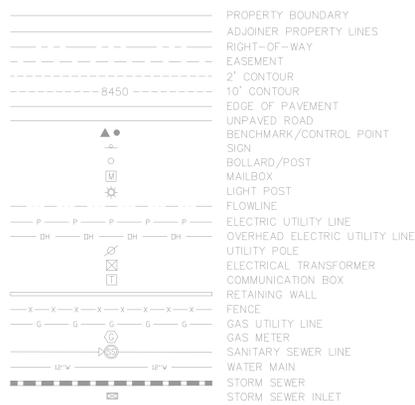


C.04

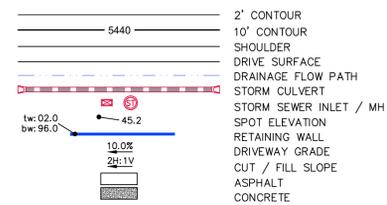


# 5200 SHERIDAN MINOR SUBDIVISION PLAT OVERALL GRADING PLAN

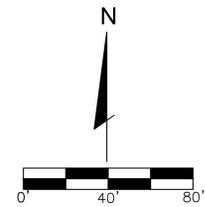
## LEGEND (EXISTING)



## LEGEND (PROPOSED)



Know what's below.  
Call before you dig.



DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
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MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
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ADAMS COUNTY

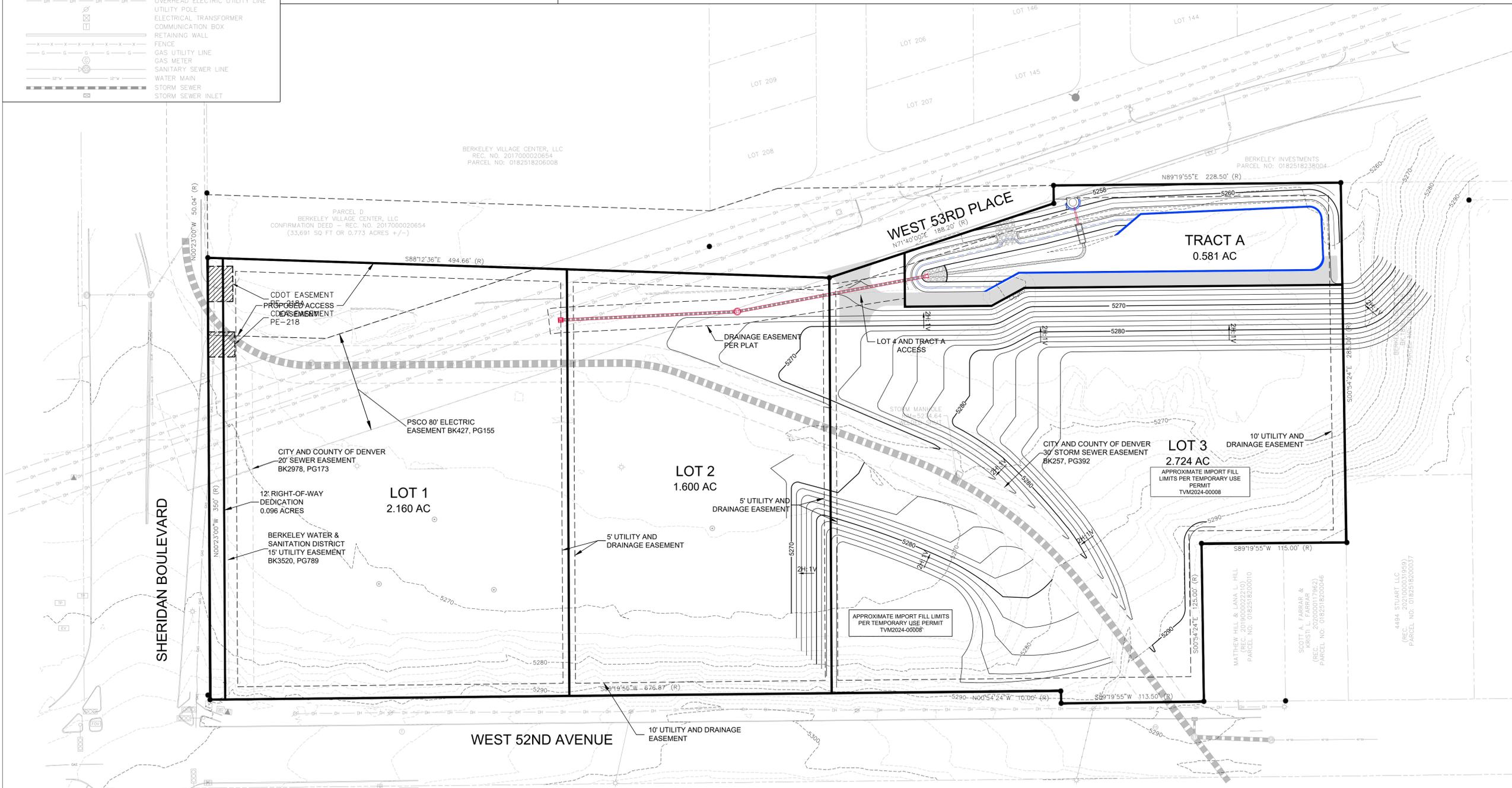
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OVERALL  
GRADING PLAN

SCALE: AS NOTED



C.05

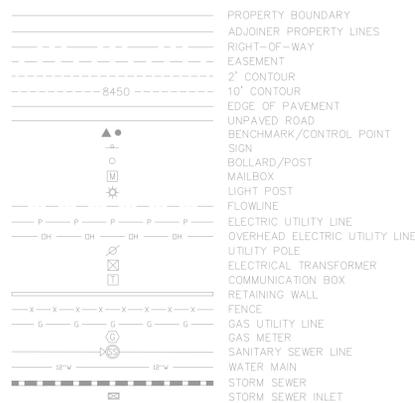


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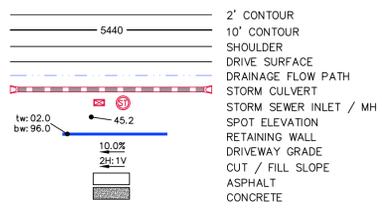
## PHASE I GRADING, EROSION, AND SEDIMENT CONTROL PLAN

- \* (CF) CONSTRUCTION FENCE
  - \* (SB) SEDIMENT BASIN
  - \* (DS) DRAINAGE SWALE
  - \* (SF) SILT FENCE
  - \* (VTC) VEHICLE TRACKING CONTROL
  - \* (SSA) STABILIZED STAGING AREA
  - \* (SP) STOCKPILE MANAGEMENT
  - \* (PV) PROTECTION OF EXISTING VEGETATION
  - \* (SR) SURFACE ROUGHENING
  - (DC) DUST CONTROL / WATER TRUCK
  - \* (IP) INLET PROTECTION
  - \* (SCL) SEDIMENT CONTROL LOG
  - \* (SCR) STABILIZED CONSTRUCTION ROADWAY
  - (PS) PERMANENT SEEDING
- SEE EROSION CONTROL DETAILS SHEETS

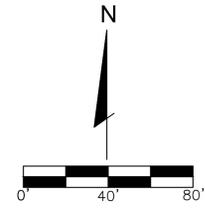
### LEGEND (EXISTING)



### LEGEND (PROPOSED)



Know what's below.  
Call before you dig.



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MINOR SUBDIVISION PLAT  
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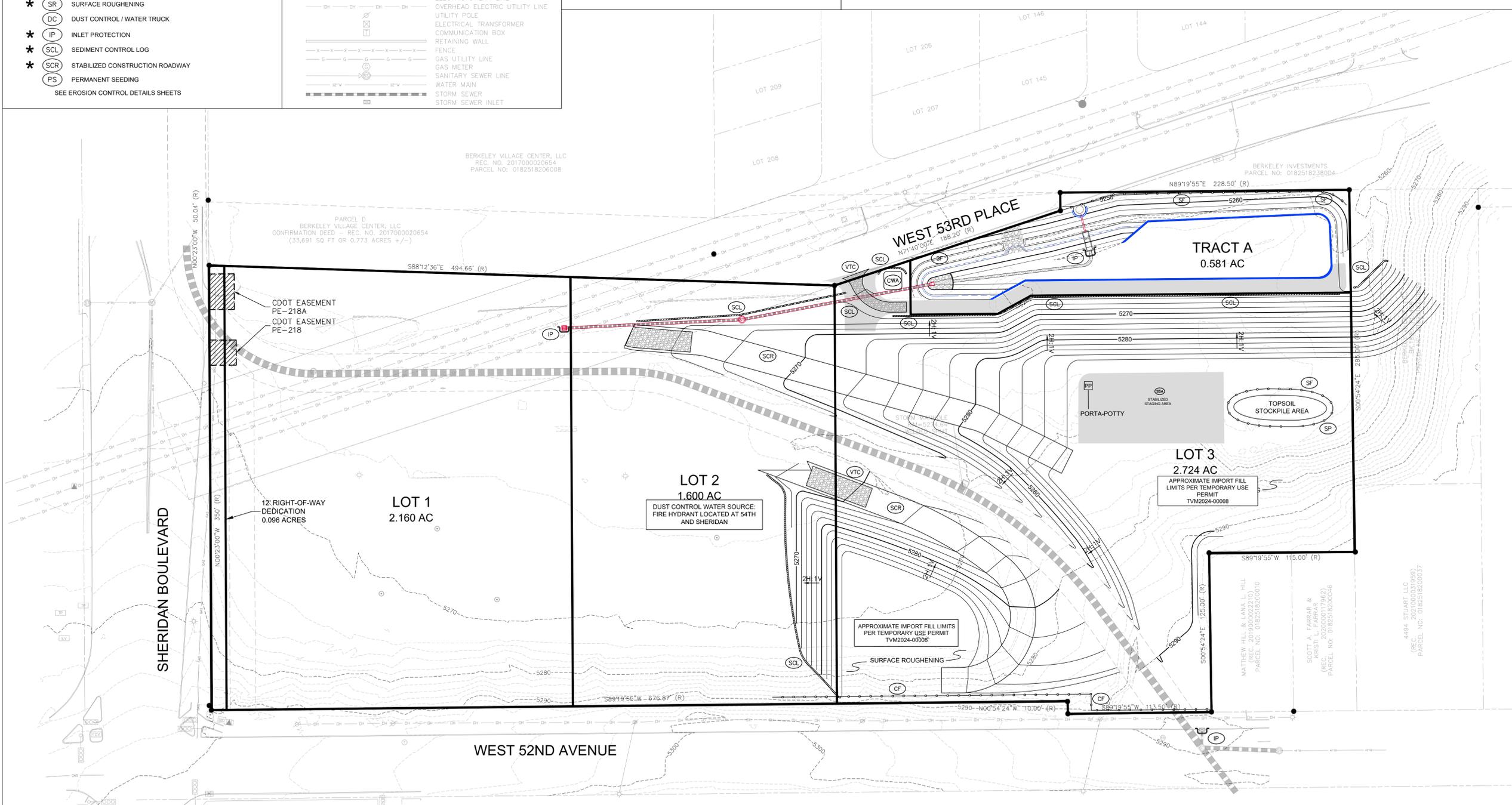
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PHASE I  
GESC PLAN

SCALE: AS NOTED



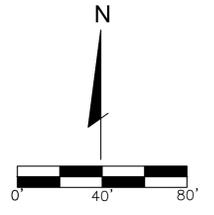
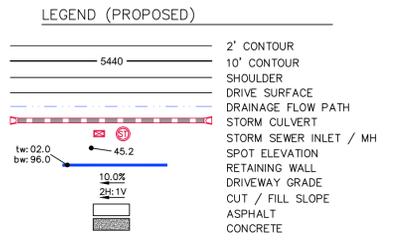
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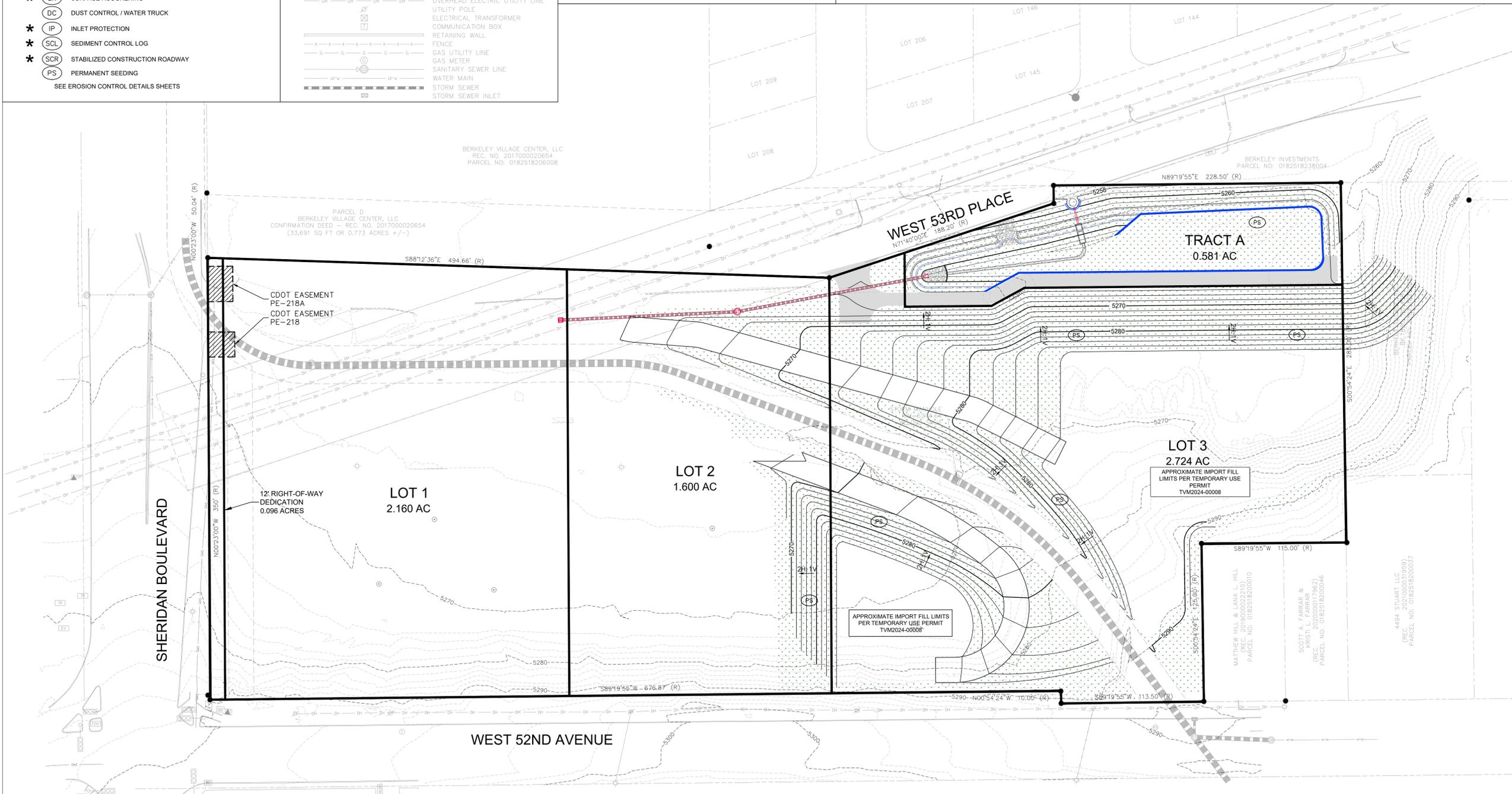
# 5200 SHERIDAN MINOR SUBDIVISION PLAT

## PHASE II GRADING, EROSION, AND SEDIMENT CONTROL PLAN

- \* (CF) CONSTRUCTION FENCE
  - \* (SB) SEDIMENT BASIN
  - \* (DS) DRAINAGE SWALE
  - \* (SF) SILT FENCE
  - \* (VTC) VEHICLE TRACKING CONTROL
  - \* (SSA) STABILIZED STAGING AREA
  - \* (SP) STOCKPILE MANAGEMENT
  - \* (PV) PROTECTION OF EXISTING VEGETATION
  - \* (SR) SURFACE ROUGHENING
  - (DC) DUST CONTROL / WATER TRUCK
  - \* (IP) INLET PROTECTION
  - \* (SCL) SEDIMENT CONTROL LOG
  - \* (SCR) STABILIZED CONSTRUCTION ROADWAY
  - (PS) PERMANENT SEEDING
- SEE EROSION CONTROL DETAILS SHEETS



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PHASE II  
GESC PLAN

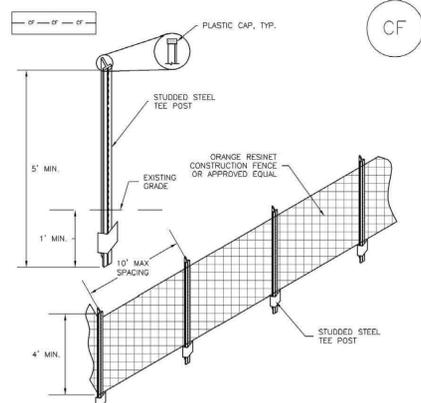
SCALE: AS NOTED



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# 5200 SHERIDAN MINOR SUBDIVISION PLAT EROSION CONTROL DETAILS

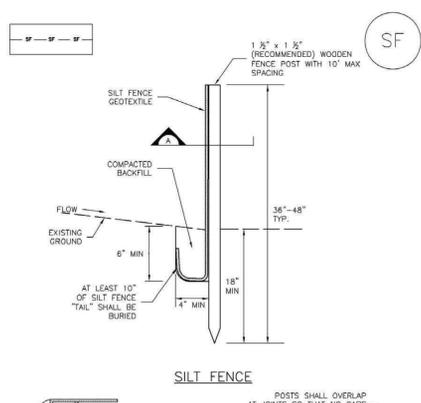
## SM-3 Construction Fence (CF)



- CF-1. PLASTIC MESH CONSTRUCTION FENCE**
- CONSTRUCTION FENCE INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF CONSTRUCTION FENCE.
  - CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
  - CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
  - STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
  - CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

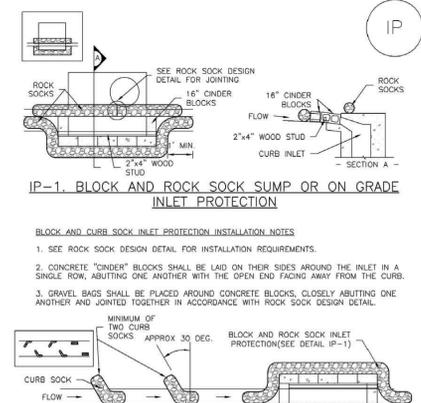
## Silt Fence (SF) SC-1



- SF-1. SILT FENCE**
- CONSTRUCTION FENCE INSTALLATION NOTES**
- SEE SITE PLAN FOR:
    - LOCATION OF DIVERSION SWALE.
    - LENGTH OF EACH SWALE.
    - DEPTH, D, AND WIDTH, W, DIMENSIONS.
    - FOR ECB/TM LINED DITCH, SEE ESB DETAIL.
    - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
  - SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
  - EARTH DIKES AND SWALES, INDICATED ON SWAMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
  - EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
  - SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
  - FOR LINED DITCHES, INSTALLATION OF ECB/TM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
  - WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

SF-3 November 2010 Urban Drainage and Flood Control District  
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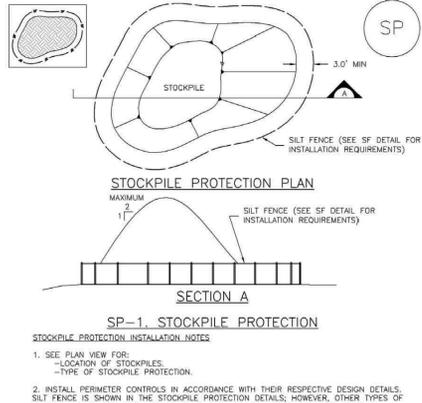
## IP-1 Block and Rock Sock Sump or On Grade Inlet Protection (IP) SC-6



- IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**
- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
  - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.
- IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**
- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
  - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
  - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
  - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District August 2013  
Urban Storm Drainage Criteria Manual Volume 3

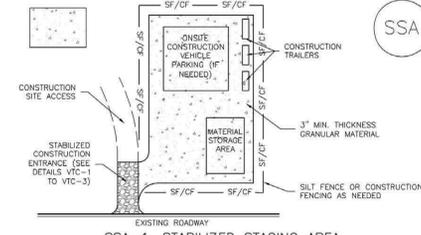
## Stockpile Management (SP) MM-2



- SP-1. STOCKPILE PROTECTION**
- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF STOCKPILE.
    - TYPE OF STOCKPILE PROTECTION.
  - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEDED 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).
  - 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.

SP-3 November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3

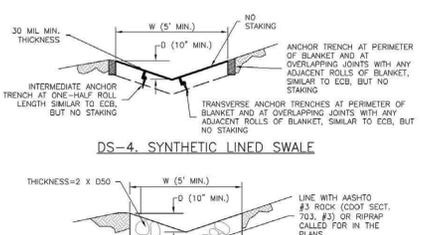
## Stabilized Staging Area (SSA) SM-6



- SSA-1. STABILIZED STAGING AREA**
- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF STAGING AREA(S).
    - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
  - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
  - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
  - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.
  - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

SSA-3 November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3

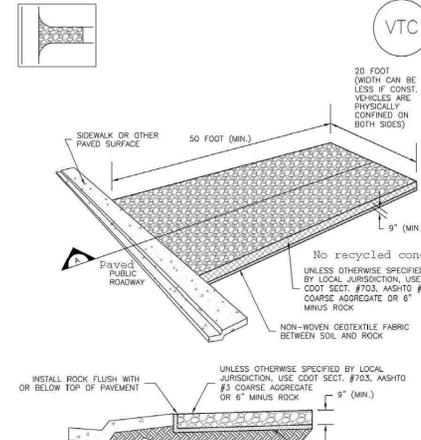
## EC-10 Earth Dikes and Drainage Swales (ED/DS) SM-4



- DS-4. SYNTHETIC LINED SWALE**
- DS-5. RIPRAP LINED SWALE**
- EARTH DIKE AND DRAINAGE SWALE INSTALLATION NOTES**
- SEE SITE PLAN FOR:
    - LOCATION OF DIVERSION SWALE.
    - TYPE OF SWALE (UNLINED, COMPACTED AND/OR LINED).
    - LENGTH OF EACH SWALE.
    - DEPTH, D, AND WIDTH, W, DIMENSIONS.
    - FOR ECB/TM LINED DITCH, SEE ESB DETAIL.
    - FOR RIPRAP LINED DITCH, SIZE OF RIPRAP, D50.
  - SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES AND/OR DIVERSION SWALES EXCEEDING 2-YEAR FLOW RATE OR 10 CFS.
  - EARTH DIKES AND SWALES, INDICATED ON SWAMP PLAN SHALL BE INSTALLED PRIOR TO LAND-DISTURBING ACTIVITIES IN PROXIMITY.
  - EMBANKMENT IS TO BE COMPACTED TO 90% OF MAXIMUM DENSITY AND WITHIN 2% OF OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698.
  - SWALES ARE TO DRAIN TO A SEDIMENT CONTROL BMP.
  - FOR LINED DITCHES, INSTALLATION OF ECB/TM SHALL CONFORM TO THE REQUIREMENTS OF THE ECB DETAIL.
  - WHEN CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION SWALE, INSTALL A TEMPORARY CULVERT WITH A MINIMUM DIAMETER OF 12 INCHES.

ED/DS-4 November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3

## Vehicle Tracking Control (VTC) SM-4



- VTC-1. AGGREGATE VEHICLE TRACKING CONTROL**
- INSTALLATION NOTES**
- INSTALL ROCK FLUSH WITH OR BELOW TOP OF PAVEMENT.
  - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, USE DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" MINUS ROCK.
  - NON-WOVEN GEOTEXTILE FABRIC BETWEEN SOIL AND ROCK.

VTC-3 November 2010 Urban Drainage and Flood Control District  
Rev. 3/12/12 Urban Storm Drainage Criteria Manual Volume 3

## Stabilized Construction Roadway (SCR) SM-5



- Description**
- A stabilized construction roadway is a temporary method to control sediment runoff, vehicle tracking, and dust from roads during construction activities.
- Appropriate Uses**
- Use on high traffic construction roads to minimize dust and erosion.
- Design and Installation**
- Stabilized construction roadways are used instead of rough-cut street controls on roadways with frequent construction traffic.
- Maintenance and Removal**
- Apply additional gravel as necessary to ensure roadway integrity.
- Inspect drainage ditches along the roadway for erosion and stabilize, as needed, through the use of check dams or rolled erosion control products.
- Gravel may be removed once the road is ready to be paved. Prior to paving, the road should be inspected for grade changes and damage. Regrade and repair as necessary.

SCR-1 November 2010 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 3

DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB /TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

**MINOR SUBDIVISION PLAT**  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

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GOLDEN, CO 80401

**EROSION CONTROL DETAILS**

**SCALE: N.T.S.**

**32559**  
1.23.25  
PROFESSIONAL ENGINEER

**C.08**

# 5200 SHERIDAN MINOR SUBDIVISION PLAT

# EROSION CONTROL DETAILS

## Temporary and Permanent Seeding (TS/PS) EC-2

### Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparation of a seedbed, selection of an appropriate seed mixture, proper planting techniques, and protection of the seeded area with mulch, geotextiles, or other appropriate measures.

### Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically 30 days or longer), protective stabilization measures should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

Typically, local governments have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

### Design and Installation

Effective seeding requires proper seedbed preparation, selection of an appropriate seed mixture, use of appropriate seeding equipment to ensure proper coverage and density, and protection with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mix, soil preparations, and seeding and mulching recommendations that may be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseding or hydromulching.

### Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Over-tilling can result in loss of topsoil, resulting in poor quality subsoils at the ground surface that have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other



Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-1

## Wind Erosion/Dust Control (DC) EC-14

### Description

Wind erosion and dust control BMPs help to keep soil particles from entering the air as a result of land disturbing construction activities. These BMPs include a variety of practices generally focused on either graded disturbed areas or construction roadways. For graded areas, practices such as seeding and mulching, use of soil binders, site watering, or other practices that provide prompt surface cover should be used. For construction roadways, road watering and stabilized surfaces should be considered.

### Appropriate Uses

Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies.

### Design and Installation

The following construction BMPs can be used for dust control:

- An irrigation/sprinkler system can be used to wet the top layer of disturbed soil to help keep dry soil particles from becoming airborne.
- Seeding and mulching can be used to stabilize disturbed surfaces and reduce dust emissions.
- Protecting existing vegetation can help to slow wind velocities across the ground surface, thereby limiting the likelihood of soil particles to become airborne.
- Spray-on soil binders form a bond between soil particles keeping them grounded. Chemical treatments may require additional permitting requirements. Potential impacts to surrounding waterways and habitat must be considered prior to use.
- Placing rock on construction roadways and entrances will help keep dust to a minimum across the construction site.
- Wind fences can be installed on site to reduce wind speeds. Install fences perpendicular to the prevailing wind direction for maximum effectiveness.



Photograph DC-1. Water truck used for dust suppression. Photo courtesy of Douglas County.

Wind Erosion Control/Dust Control	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	Moderate

### Maintenance and Removal

When using an irrigation/sprinkler control system to aid in dust control, be careful not to overwater. Overwatering will cause construction vehicles to track mud off-site.

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 DC-1

## Street Sweeping and Cleaning S-11

### Description

Street sweeping uses mechanical pavement cleaning practices to reduce sediment, litter and other debris washed into storm sewers by runoff. This can reduce pollutant loading to receiving waters and in some cases reduce clogging of storm sewers and prolong the life of infiltration oriented BMPs and reduce clogging of outlet structures in detention BMPs.

Different designs are available with typical sweepers categorized as a broom and conveyor belt sweeper, wet or dry vacuum-assisted sweepers, and regenerative-air sweepers. The effectiveness of street sweeping is dependent upon particle loadings in the area being swept, street texture, moisture conditions, parked car management, equipment operating conditions and frequency of cleaning (Pitt et al. 2004).

### Appropriate Uses

Street sweeping is an appropriate technique in urban areas where sediment and litter accumulation on streets is of concern for aesthetic, sanitary, water quality, and air quality reasons. From a pollutant loading perspective, street cleaning equipment can be most effective in areas where the surface to be cleaned is the major source of contaminants. These areas include freeways, large commercial parking lots, and paved storage areas (Pitt et al. 2004). Where significant sediment accumulation occurs on pervious surfaces tributary to infiltration BMPs, street sweeping may help to reduce clogging of infiltration media. In areas where construction activity is occurring, street sweeping should occur as part of construction site stormwater management plans. Vacuuming of permeable pavement systems is also considered a basic routine maintenance practice to maintain the BMP in effective operating condition. See the maintenance chapter for more information on permeable pavement systems. Not all sweepers are appropriate for this application.

### Practice Guidelines<sup>1</sup>

- Post street sweeping schedules with signs and on local government websites so that cars are not parked on the street during designated sweeping days.
- Sweeping frequency is dependent on local government budget, staffing, and equipment availability, but monthly sweeping during non-winter months is a common approach in the metro Denver urban

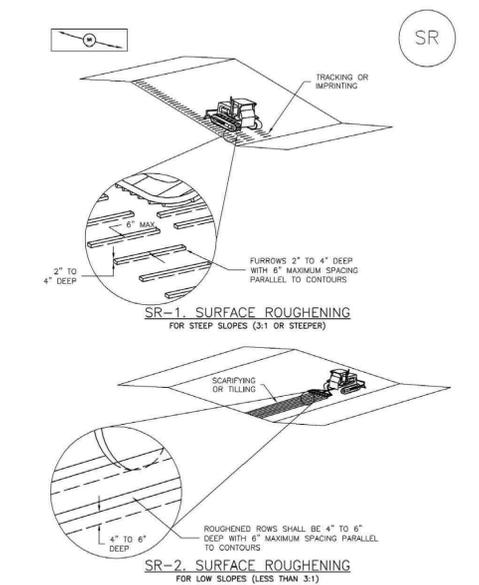
<sup>1</sup> Practice guidelines adapted from CASQA (2003) *California Stormwater BMP Handbook*, Practice SC-70 Road and Street Maintenance.

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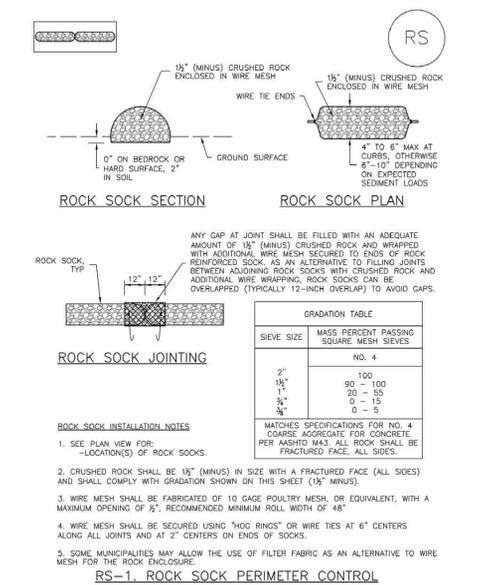
Photograph SSC-1. Monthly street sweeping from April through November removed nearly 40,690 cubic yards of sediment/debris from Denver streets in 2009. Photo courtesy of Denver Public Works.

## Surface Roughening (SR) EC-1



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SR-3

## Rock Sock (RS) SC-5



November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 RS-2

## Protection of Existing Vegetation (PV) SM-2

### Description

Protection of existing vegetation on a construction site can be accomplished through installation of a construction fence around the area requiring protection. In cases where upgradient areas are disturbed, it may also be necessary to install perimeter controls to minimize sediment loading to sensitive areas such as wetlands. Existing vegetation may be designated for protection to maintain a stable surface cover as part of construction phasing, or vegetation may be protected in areas designated to remain in natural condition under post-development conditions (e.g., wetlands, mature trees, riparian areas, open space).

### Appropriate Uses

Existing vegetation should be preserved for the maximum practical duration on a construction site through the use of effective construction phasing. Preserving vegetation helps to minimize erosion and can reduce revegetation costs following construction.

Protection of wetland areas is required under the Clean Water Act, unless a permit has been obtained from the U.S. Army Corps of Engineers (USACE) allowing impacts in limited areas.

If trees are to be protected as part of post-development landscaping, care must be taken to avoid several types of damage, some of which may not be apparent at the time of injury. Potential sources of injury include soil compaction during grading or due to construction traffic, direct equipment-related injury such as bark removal, branch breakage, surface grading and trenching, and soil cut and fill. In order to minimize injuries that may lead to immediate or later death of the tree, tree protection zones should be developed during site design, implemented at the beginning of a construction project, as well as continued during active construction.

### Design and Installation

#### General

Once an area has been designated as a preservation area, there should be no construction activity allowed within a set distance of the area. Clearly mark the area with construction fencing. Do not allow stockpiles, equipment, trailers or parking within the protected area. Guidelines to protect various types of existing vegetation follow.

Protection of Existing Vegetation	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	Yes

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 PV-1

## Street Sweeping and Cleaning S-11

area. Consider increasing sweeping frequency based on factors such as traffic volume, land use, field observations of sediment and trash accumulation, proximity to watercourses, etc. For example:

- Increase the sweeping frequency for streets with high pollutant loadings, especially in high traffic and industrial areas.
  - Conduct street sweeping prior to wetter seasons to remove accumulated sediments.
  - Increase the sweeping frequency for streets in special problem areas such as special events, high litter or erosion zones.
- Perform street cleaning during dry weather if possible.
  - Avoid wet cleaning the street; instead, utilize dry methods where possible.
  - Maintain cleaning equipment in good working condition and purchase replacement equipment as needed. Old sweepers should be replaced with more technologically advanced sweepers (preferably regenerative air sweepers) that maximize pollutant removal.
  - Operate sweepers at manufacturer recommended optimal speed levels to increase effectiveness.
  - Regularly inspect vehicles and equipment for leaks and repair promptly.
  - Keep accurate logs of the number of curb-miles swept and the amount of waste collected.
  - Dispose of street sweeping debris and dirt at a landfill.
  - Do not store swept material along the side of the street or near a storm drain inlet.

### Changes in Street Sweeper Technology (Source: Center for Watershed Protection 2002)

At one time, street sweepers were thought to have great potential to remove stormwater pollutants from urban street surfaces and were widely touted as a stormwater treatment practice in many communities. Street sweeping gradually fell out of favor, largely as a result of performance monitoring conducted as part of the National Urban Runoff Program (NURP). These studies generally concluded that street sweepers were not very effective in reducing pollutant loads (USEPA, 1983). The primary reason for the mediocre performance was that mechanical sweepers of that era were unable to pick up fine-grained sediment particles that carry a substantial portion of the stormwater pollutant load. In addition, the performance of sweepers is constrained by that portion of a street's stormwater pollutant load delivered from outside street pavements (e.g., pollutants that wash onto the street from adjacent areas or are directly deposited on the street by rainfall). Street sweeping technology, however, has evolved considerably since the days of the NURP testing. Today, communities have a choice in three basic sweeping technologies to clean their urban streets: traditional mechanical sweepers that utilize a broom and conveyor belt, vacuum-assisted sweepers, and regenerative-air sweepers (those that blast air onto the pavement to loosen sediment particles and vacuum them into a hopper).

For more information, see [http://www.cwp.org/Resource\\_Library/Center\\_Docs/PWP/ELC\\_PWP121.pdf](http://www.cwp.org/Resource_Library/Center_Docs/PWP/ELC_PWP121.pdf)

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DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
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ADAMS COUNTY

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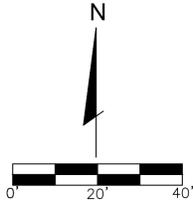
EROSION CONTROL  
DETAILS

SCALE: N.T.S.

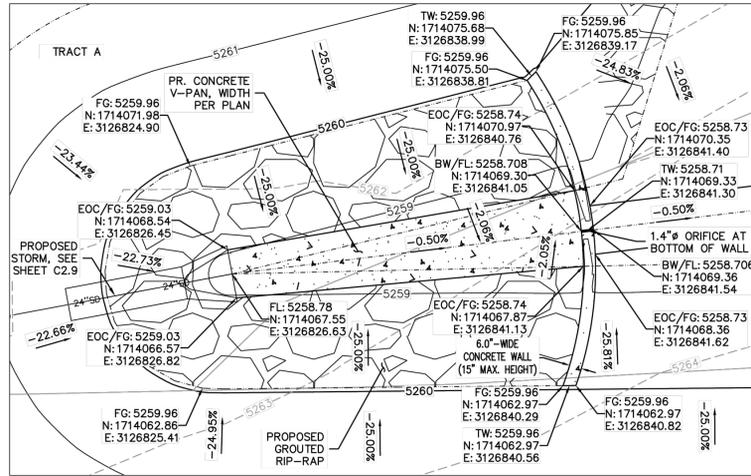
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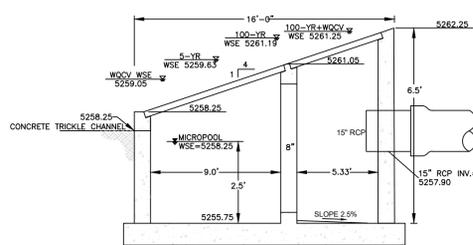
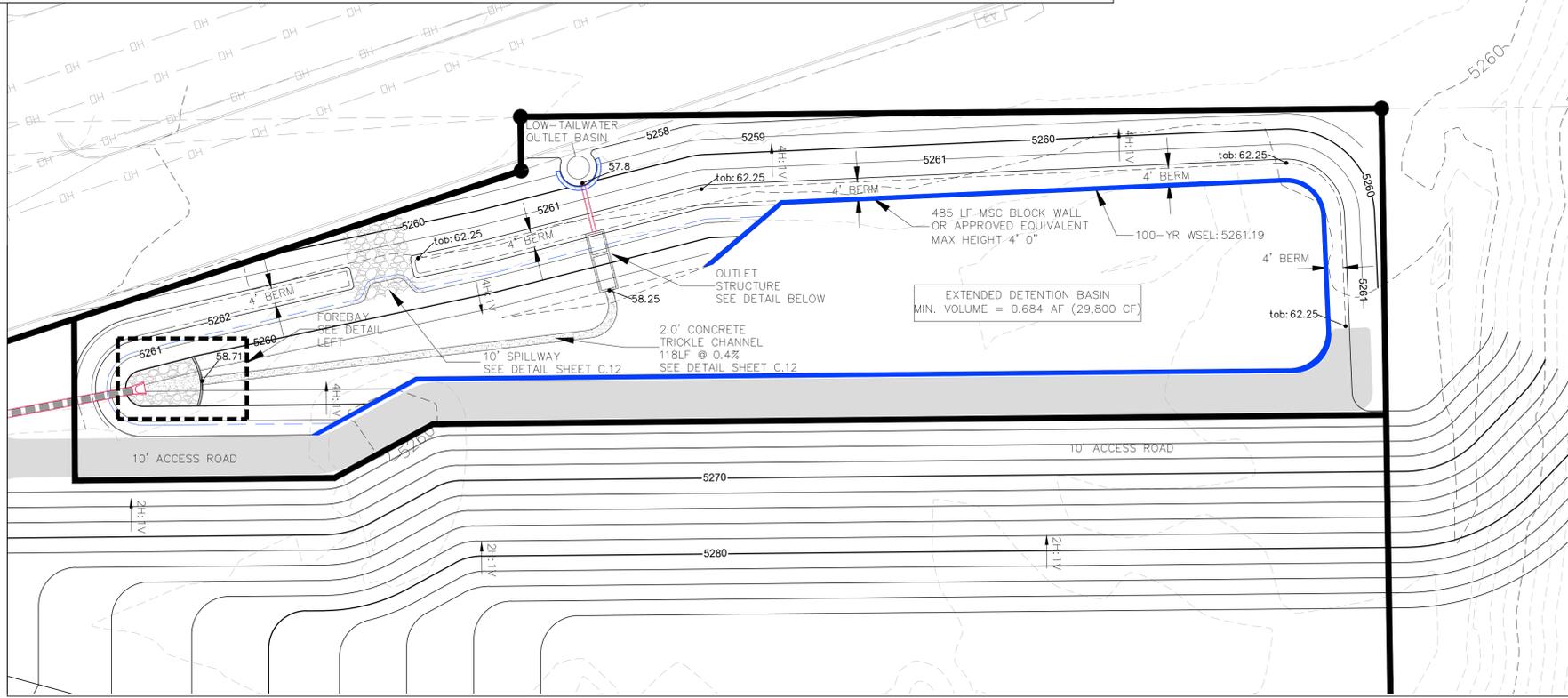
# 5200 SHERIDAN MINOR SUBDIVISION PLAT EXTENDED DETENTION BASIN PLAN AND DETAILS



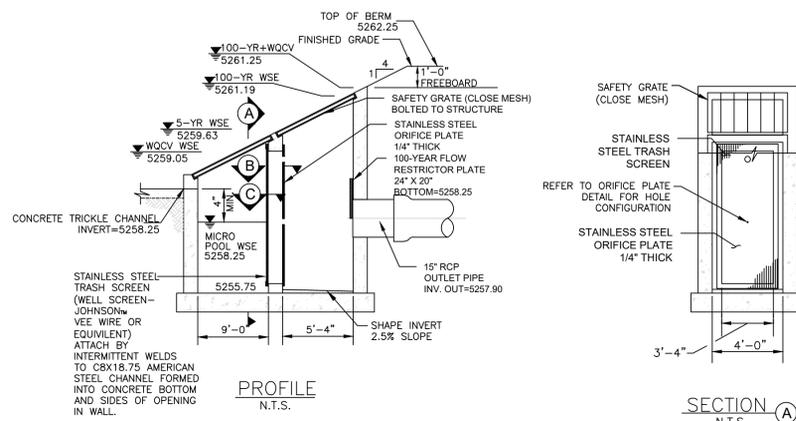
Know what's below.  
Call before you dig.



DETENTION BASIN FOREBAY  
NOT TO SCALE

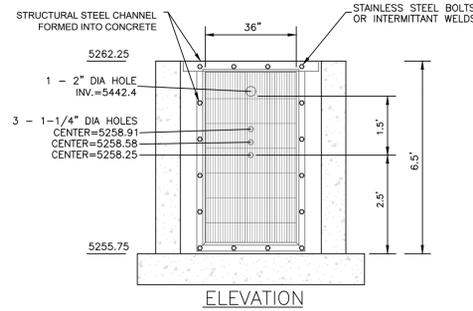


OUTLET STRUCTURE SECTIONS



SECTION B  
N.T.S.

OUTLET STRUCTURE WITH WELL SCREEN TRASH RACK



ORIFICE PLATE NOTES:

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

EURY AND WOCV TRASH RACKS:

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

OVERFLOW SAFETY GRATES:

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

ORIFICE PLATE AND TRASH RACK DETAILS AND NOTES

DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
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EDB PLAN AND DETAILS

SCALE: AS NOTED



C.10



# 5200 SHERIDAN MINOR SUBDIVISION PLAT STORM SEWER AND DETENTION DETAILS

DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

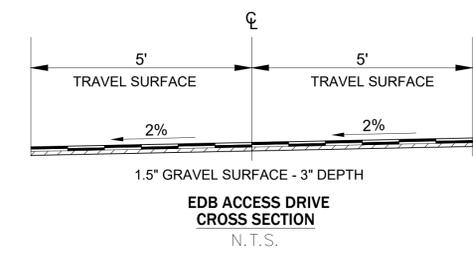
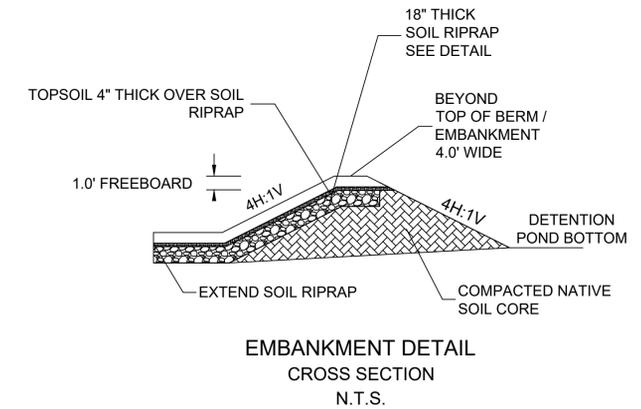
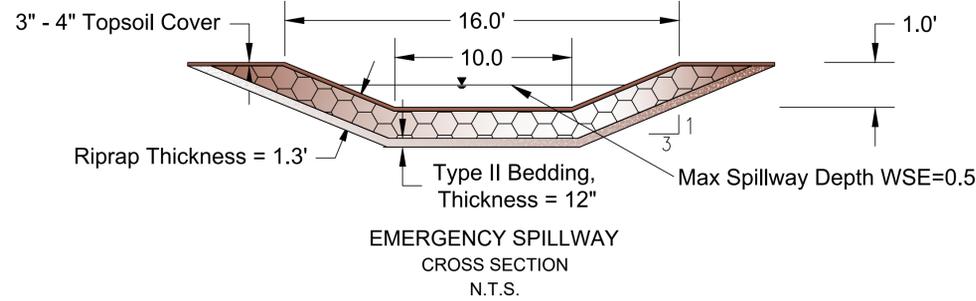
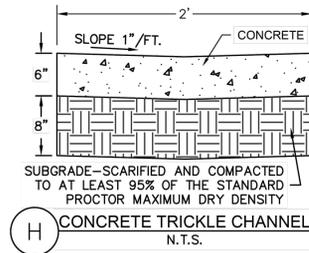
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EDB AND STORM SEWER DETAILS  
SCALE: AS NOTED



C.12



**PLAN VIEW TYPE 13 INLET FOR GUTTER TYPE 2**

**SECTION A-A**  
D MAX = 30 IN. FOR H > 4 FT.

**SECTION B-B**  
D MAX = 18 IN. FOR ALL H

**BENDING DIAGRAMS**  
ALL DIMENSIONS ARE OUT-TO-OUT OF BAR.

**GENERAL NOTES**

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 OF AN INCH.
- REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO ASTM M 199.
- ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
- STATION POINT IS AT THE CENTER OF THE INLET.
- GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

**SECTION C-C**  
A = 1 3/4"  
B = 1 1/2"  
C = 7 3/8"

**SECTION D-D**  
39 1/8"

**SECTION E-E**  
APPROXIMATE WEIGHT = 590 LBS.

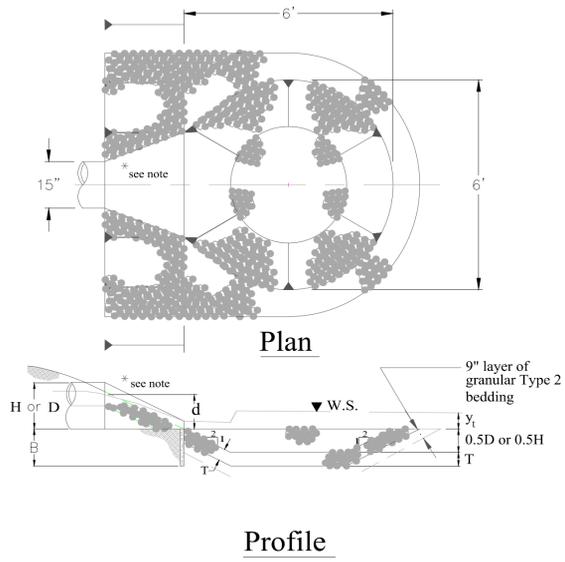
**SECTION F-F**

H	CONCRETE CUL. YDS.	REINFORCING STEEL #	NO. OF BARS	MAXIMUM PIPE I.D. IN.
3'-0"	1.3	72	4	18
3'-6"	1.5	76	4	24
4'-0"	1.6	90	5	30
4'-6"	1.8	104	6	30
5'-0"	1.9	109	6	30
5'-6"	2.1	122	7	30
6'-0"	2.2	136	8	30
6'-6"	2.4	141	8	30
7'-0"	2.5	154	9	30
7'-6"	2.7	168	10	30
8'-0"	2.8	173	10	30
8'-6"	3.0	187	11	30
9'-0"	3.1	200	12	30
9'-6"	3.3	205	12	30
10'-0"	3.4	219	13	30

**QUANTITIES FOR ONE INLET**

MARK	NO. REQ'D.	DIMENSIONS	LENGTH
401	4	3'-6"	2'-2"
402	2	3'-4 1/2"	2'-8 1/2"
403	5	2'-1/2"	2'-7"

ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.



\* Note: For rectangular conduits use a standard design for a headwall with wingwalls, paved bottom between the wingwalls, with an end cutoff wall extending to a minimum depth equal to B

Figure 1: Low tailwater basin at pipe outlets

Computer File Information		Sheet Revisions		Colorado Department of Transportation		CONCRETE INLET TYPE 13		STANDARD PLAN NO.	
Creation Date:	07/31/19	Date:		2829 West Howard Place		M-604-13			
Designer Initials:	JBK	Comments:		CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 1			
Last Modification Date:	07/31/19			Denver, CO 80204					
Detailer Initials:	LTA			Phone: 303-757-9021 FAX: 303-757-9868					
CAD Ver:	MicroStation V8			Project Development Branch	JBK				

# 5200 SHERIDAN MINOR SUBDIVISION PLAT

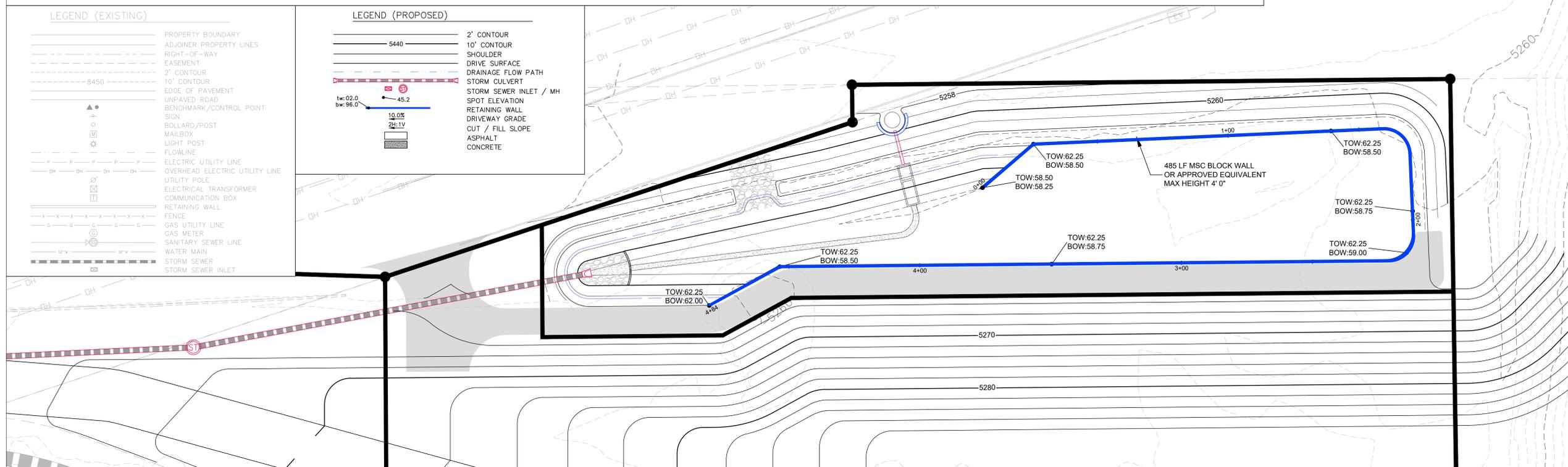
## RETAINING WALL PLAN AND PROFILE

### LEGEND (EXISTING)

- PROPERTY BOUNDARY
- ADJOINER PROPERTY LINES
- RIGHT-OF-WAY
- EASEMENT
- 2' CONTOUR
- 10' CONTOUR
- 8450
- EDGE OF PAVEMENT
- UNPAVED ROAD
- ▲ BENCHMARK/CONTROL POINT
- ▲ SIGN
- BOLLARD/POST
- MAILBOX
- LIGHT POST
- FLOWLINE
- ELECTRIC UTILITY LINE
- OVERHEAD ELECTRIC UTILITY LINE
- UTILITY POLE
- ELECTRICAL TRANSFORMER
- COMMUNICATION BOX
- RETAINING WALL
- FENCE
- GAS UTILITY LINE
- GAS METER
- SANITARY SEWER LINE
- WATER MAIN
- STORM SEWER
- STORM SEWER INLET

### LEGEND (PROPOSED)

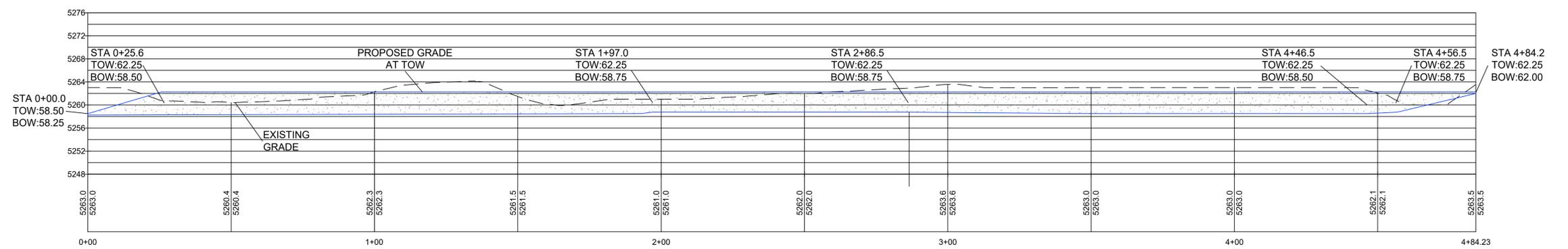
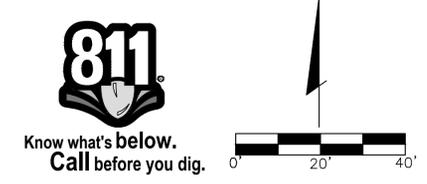
- 5440
- 2' CONTOUR
- 10' CONTOUR
- SHOULDER
- DRIVE SURFACE
- DRAINAGE FLOW PATH
- STORM CULVERT
- STORM SEWER INLET / MH
- SPOT ELEVATION
- RETAINING WALL
- DRIVEWAY GRADE
- CUT / FILL SLOPE
- ASPHALT
- CONCRETE



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RETAINING WALL PROFILE  
SCALE: 1" = 20'H : 1" = 10'V

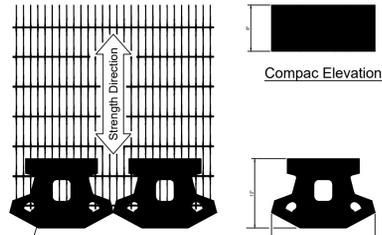
RETAINING WALL  
PLAN AND PROFILE  
SCALE: AS NOTED



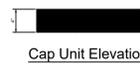
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# 5200 SHERIDAN MINOR SUBDIVISION PLAT

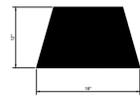
## RETAINING WALL SECTIONS & DETAILS



Grid & Pin Connection



Cap Unit Elevation

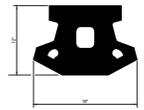


Cap Unit Plan

**Universal Cap Unit Option**  
\* Dimensions & Availability Will Vary by Region

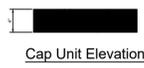


Compac Elevation

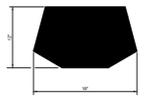


Compac Plan

**Compac Unit**  
\* Dimensions May Vary by Region



Cap Unit Elevation



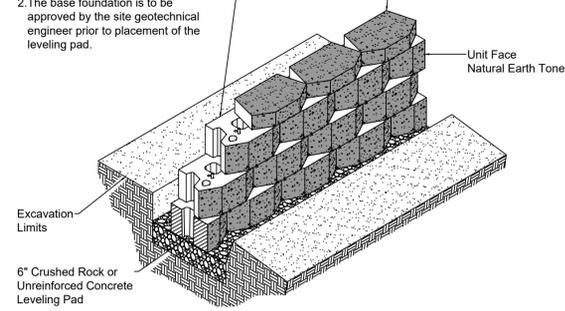
Cap Unit Plan

**3-Plane Split Cap Unit Option**  
\* Dimensions & Availability Will Vary by Region

### Base Leveling Pad Notes:

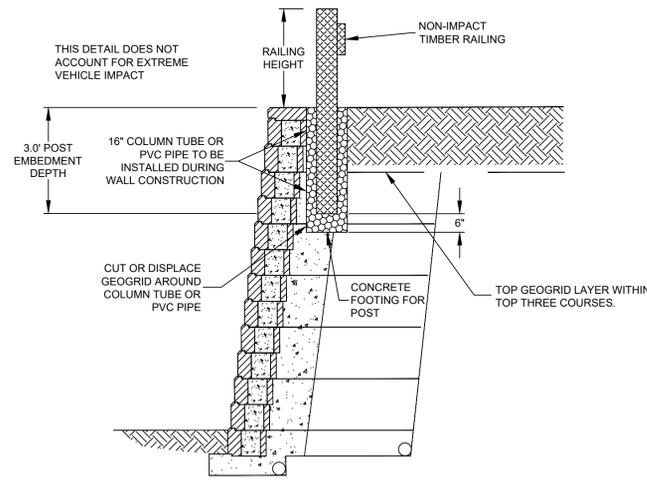
- The leveling pad is to be constructed of crushed stone or 2,000 psi unreinforced concrete.
- The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

	Compac Unit	Cap Unit
*Width:	18"	18"
*Depth:	12"	10 1/2"
*Height:	8"	4"
*Weight:	85 lbs	45 lbs



Compac Unit/Base Pad Isometric Section View

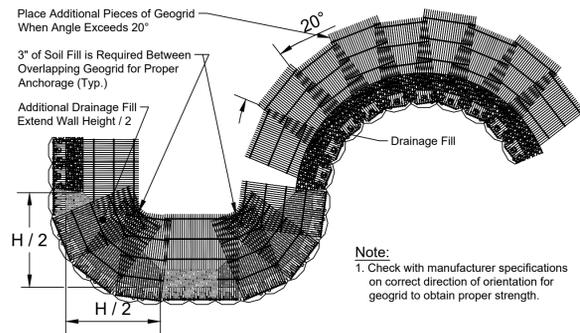
\* Dimensions & Weight May Vary by Region



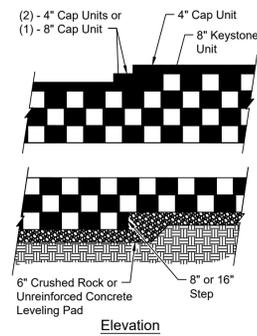
### Square American Timber Rail

We designed our American Timber Rail as a cost effective solution for jobs that do not need the strength of our Steel-Backed Timber Guardrail yet it looks great and offers protection around areas like parking lots, pathways and in parks. This easy to assemble guide rail system has 6 foot on center post spacing and 12 foot splicing.

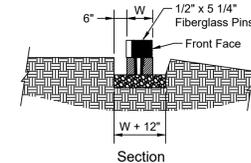
Using surfaced Southern Yellow Pine for a uniform look and reliable strength, we chamfer the 6 inch by 8 inch post tops and the face of the 4 inch by 8 inch rails for an attractive finish and all the plates and hardware are made from weathering steel for a rustic appeal. Then to make sure we get the longest life, we treat it to .60 with CCA



Geogrid Installation on Curves



Elevation



Section

### Notes:

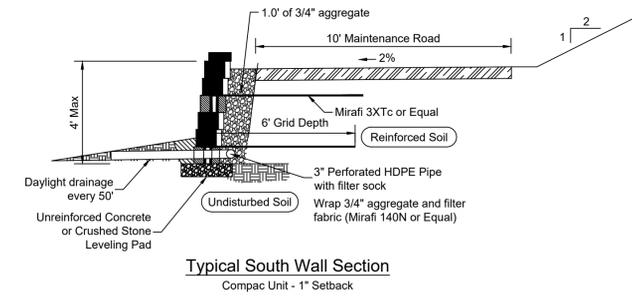
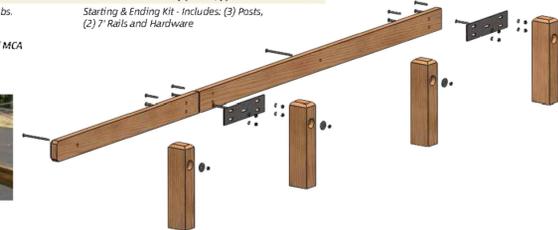
- Secure all cap units with Keystone Kapsel or equal.
- The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.

Leveling Pad Detail

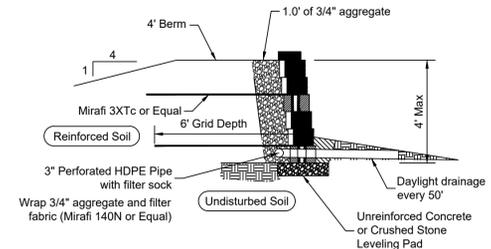
### Square American Timber Rail - 6" x 8" - 6' Posts with 4" x 8" - 12' Rails

Item #	Lbs. ea.	Description
ATS684I-2301	315 lbs.	12' Section - Includes: (2) Posts, (1) Rail and Hardware
ATS684I-2302	417 lbs.	Starting & Ending Kit - Includes: (3) Posts, (2) 7' Rails and Hardware

\* Also available in ACQ and MCA



Typical South Wall Section  
Compac Unit - 1" Setback



Typical North Wall Section  
Compac Unit - 1" Setback

DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

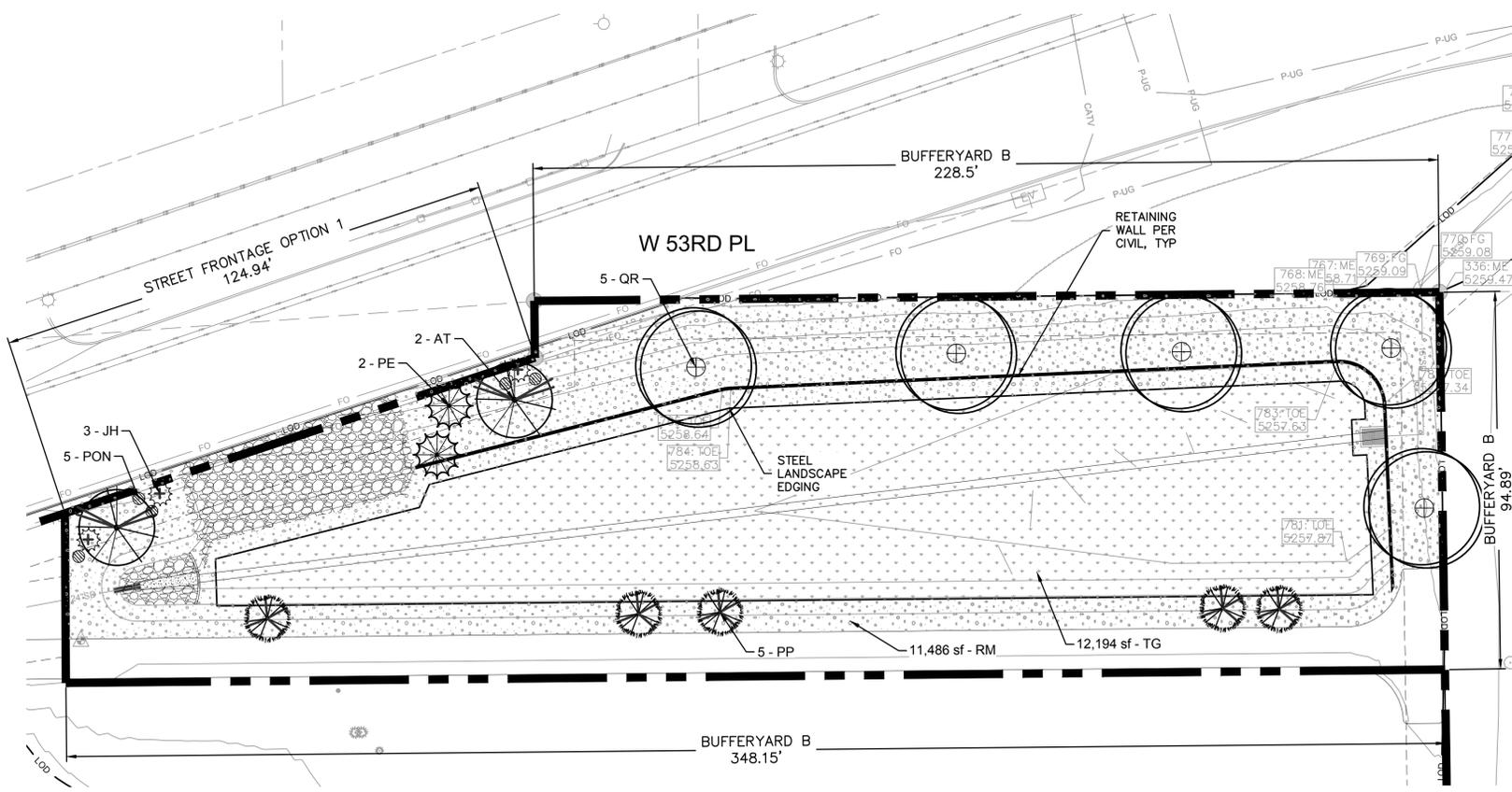
**PURRINGTON CIVIL**  
ENGINEERING YOUR VISION  
1299 WASHINGTON AVENUE, SUITE 280  
GOLDEN, CO 80401

RETAINING WALL  
SECTIONS & DETAILS

SCALE: AS NOTED



C.14

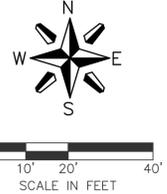


PLANT SCHEDULE	CODE QTY	BOTANICAL NAME COMMON NAME	CONTAINER CAL/HT	M. HT. M. SPR.	REMARKS WATER USE	
DECIDUOUS TREES	GT 5 (15%)	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	B & B 2" CAL	35' 35'	LOW	
	QR 7 (12%)	QUERCUS ROBUR ENGLISH OAK	B & B 2" CAL	50' 40'	LOW	
	PP 8 (12%)	PICEA PUNGENS 'GLAUCA' COLORADO BLUE SPRUCE	B & B 6' HT	45' 15'	FULL FORM MODERATE	
EVERGREEN TREES	PE 6 (23%)	PINUS EDULIS PINON PINE	B & B 6' HT	20' 15'	FULL FORM LOW	
	AT 6 (15%)	ACER TATARICUM 'HOT WINGS' HOT WINGS TATARIAN MAPLE	B & B 1" CAL	20'	MODERATE	
ORNAMENTAL TREESMS	MS 7 (23%)	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	B & B 1" CAL	20' 20'	MODERATE	
	DECIDUOUS SHRUBS	CB 15	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	#5	4' 3'	CAN FULL LOW
CF 10		CORNUS SERICEA FLAVIRAMEA' YELLOW TWIG DOGWOOD	#5	6' 8'	CAN FULL MODERATE	
CT 14		CORNUS STOLONIFERA 'BAILEY' BAILEY RED TWIGGED DOGWOOD	#5	6' 6'	CAN FULL MODERATE	
PON 62		PHYSOCARPUS OPULIFOLIUS 'NANUS' DWARF NINEBARK	#5	18" 3'	CAN FULL MODERATE	
PFS 14		POTENTILLA FRUTICOSA 'SUTTERS GOLD' SUTTERS GOLD POTENTILLA	#5	3' 4'	CAN FULL MODERATE	
PT 20		POTENTILLA THURBERI 'MONARCH'S VELVET' SCARLET CINQUEFOIL	#5	2' 2'	CAN FULL MODERATE	
RG 53		RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5	3' 8'	CAN FULL LOW	
SB 11		SPIRAEA BUMALDA 'FROEBEL' FROEBEL SPIREA	#5	3' 3'	CAN FULL LOW	
EVERGREEN SHRUBS		EA 24	EUONYMUS ALATUS 'COMPACTUS' COMPACT BURNING BUSH	#5	6' 6'	CAN FULL MODERATE
		JC2 24	JUNIPERUS CHINENSIS PFITZERIANA PFITZER JUNIPER	#5	4' 4'	CAN FULL LOW
		JH 34	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	#5	6" 6'	CAN FULL LOW
		JC 13	JUNIPERUS SABINA 'CALGARY CARPET' CALGARY CARPET JUNIPER	#5	9" 8'	CAN FULL LOW
		PM 9	PICEA PUNGENS 'MONTGOMERY' MONTGOMERY BLUE SPRUCE	#5	3' 3'	CAN FULL MODERATE
		ORNAMENTAL GRASS	FRG 24	CALAMAGROSTIS X 'KARL FOERSTER' FEATHER REED GRASS	#5	4' 2'
INERTS	RM 40,016 SF		ROCK MULCH 4-6" ROUNDED RIVER BED GRAVEL	N/A		4" DEPTH MIN
	LE 660 LF	LANDSCAPE EDGING STEEL / 4"x8"x16"	N/A			
SOD	TG 12,194 SF	TURF GRASS LOCAL HYBRID MIX	SOD		KY X TX BLUEGRASS 'BANDERA' PREFERRED	

- NOTES:  
 1. SOIL TO BE AMENDED WITH 3 CY ORGANIC MATERIAL PER 1,000 SF  
 2. ALL NEW PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND 8 CCR 1203-5, RULES PERTAINING TO THE ADMINISTRATION AND ENFORCEMENT OF THE COLORADO NURSERY ACT.

LANDSCAPE REQUIREMENTS				
SOURCE	DESCRIPTION	LOCATION	REQUIRED	PROVIDED
4-19-06-01	BUFFERYARD B (MIN 5 FT WD BTW NEW AND EXIST COMMERCIAL) 1 TREE PER 80 LF	NORTH LOT LINE (229 LF)	3 TREES	3 TREES
	BUFFERYARD B	EAST LOT LINE (95 LF)	2 TREES	2 TREES
	BUFFERYARD B	SOUTH LOT LINE (349 LF)	5 TREES	5 TREES
4-19-07	MIN LSC 10% OF LOT AREA (29,044 SF)	ENTIRE LOT	2,905 SF	23,681 SF (82%)
4-19-07-01	STREET FRONTAGE OPTION 1 (MIN 25 FT WIDTH ALONG ROW) 1 TREE AND 2 SHRUBS PER 40 LF	NORTHWEST LOT LINE (125 LF)	4 TREES AND 8 SHRUBS	4 TREES AND 8 SHRUBS
4-19-08-01	MIN 75% OF REQ LSC (2,905) TO BE LIVE MATERIAL	ENTIRE LOT	2,178 S.F.	12,194 S.F. TURF

\* - UNABLE TO MEET TREES DUE TO UTILITIES, EASEMENTS AND SIGN VISIBILITY.



CONFIDENTIAL DOCUMENT: INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO KUM & GO, L.C. AND SHALL NOT BE DISTRIBUTED.



DWG: F:\2022\02501-03000\02-02737-40-Design\AutoCAD\Final Plans\Sheets\GNCV\C\_LSC01\_02202737.dwg  
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REVISIONS

DATE



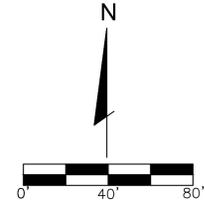
# 5200 SHERIDAN BOULEVARD CONCEPTUAL ACCESS PLAN

## LEGEND (EXISTING)

	PROPERTY BOUNDARY
	ADJOINER PROPERTY LINES
	RIGHT-OF-WAY EASEMENT
	2' CONTOUR
	10' CONTOUR
	EDGE OF PAVEMENT
	UNPAVED ROAD
	BENCHMARK/CONTROL POINT SIGN
	BOLLARD/POST
	MAILBOX
	LIGHT POST
	FLOWLINE
	ELECTRIC UTILITY LINE
	OVERHEAD ELECTRIC UTILITY LINE
	UTILITY POLE
	ELECTRICAL TRANSFORMER
	COMMUNICATION BOX
	RETAINING WALL
	FENCE
	GAS UTILITY LINE
	GAS METER
	SANITARY SEWER LINE
	WATER MAIN
	STORM SEWER
	STORM SEWER INLET



Know what's below.  
Call before you dig.



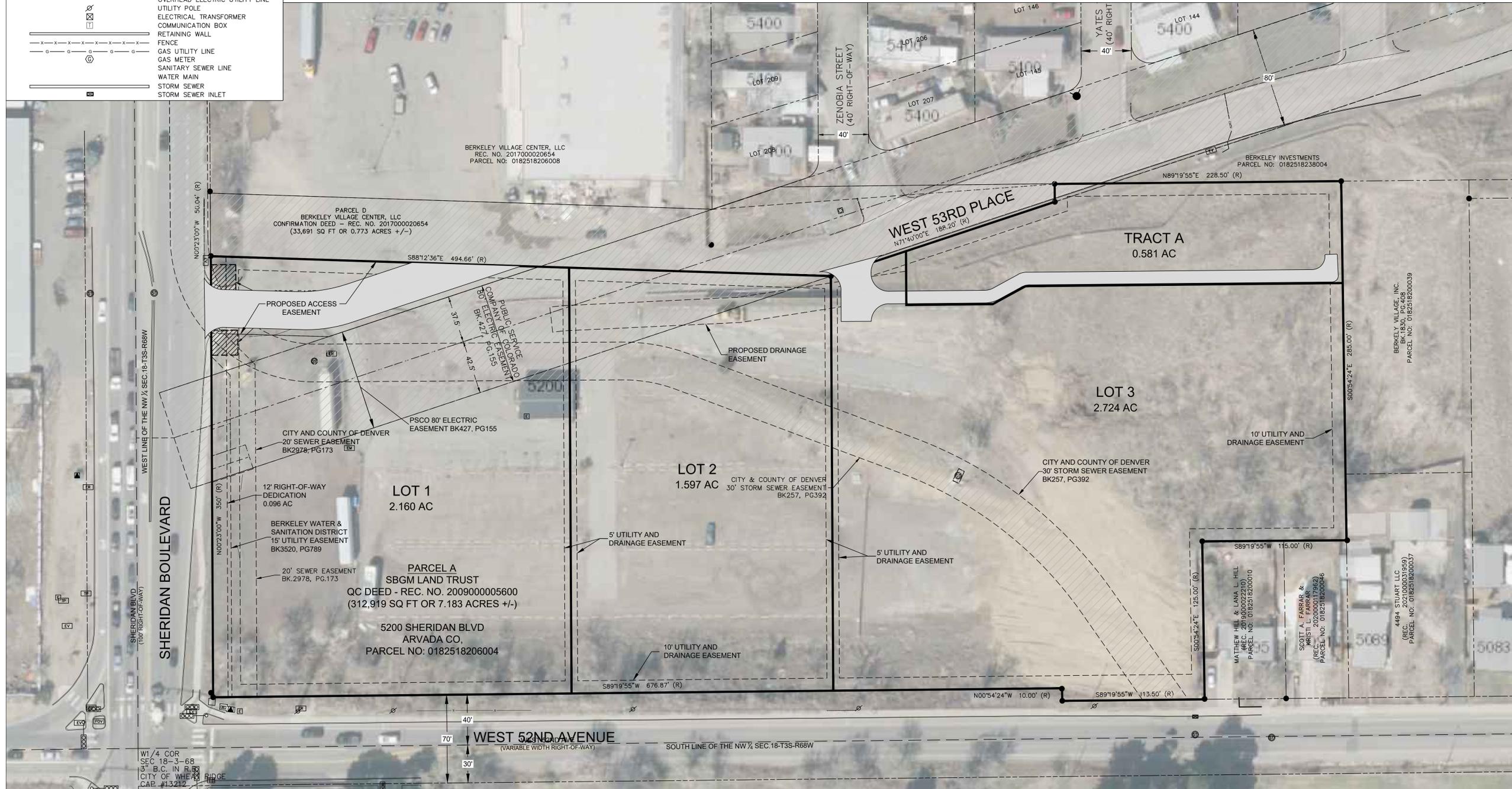
DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

**PURRINGTON CIVIL**  
ENGINEERING YOUR VISION  
1289 WASHINGTON AVENUE, SUITE 280  
GOLDEN, CO 80401

CONCEPTUAL ACCESS  
PLAN

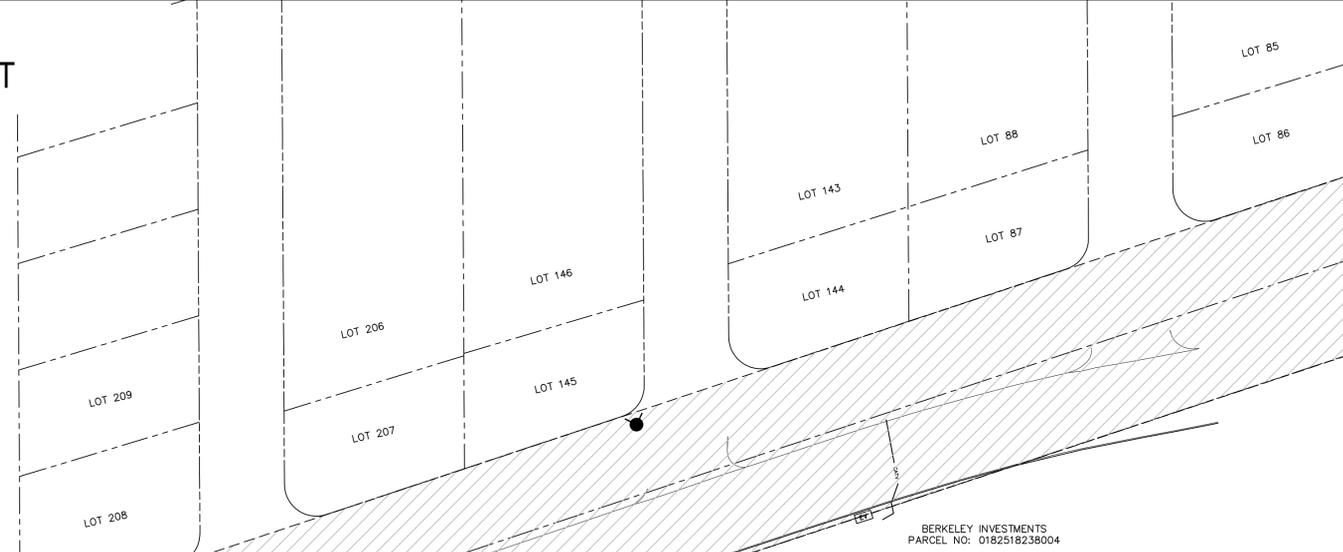
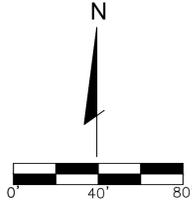
SCALE: AS NOTED



# 5200 SHERIDAN BOULEVARD EASEMENT EXHIBIT



Know what's below.  
Call before you dig.



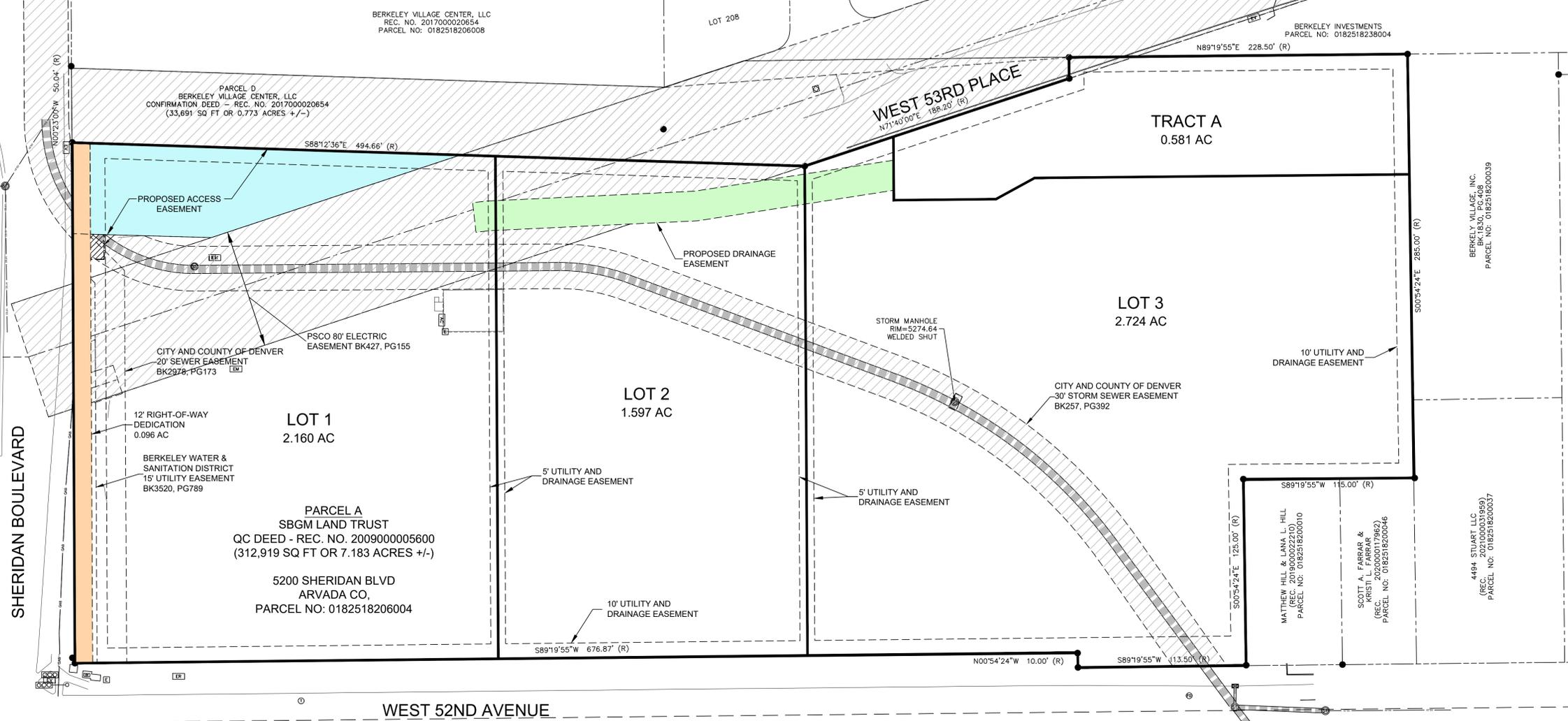
DATE	REVISION	BY
10.31.24	PLAT REVISION TO 3 LOTS	CP
12.18.24	REVISION TO EDB / TRACT A	CP
1.23.25	EDB WALL SECTIONS & DETAILS	CP

MINOR SUBDIVISION PLAT  
5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY

**PURRINGTON CIVIL**  
ENGINEERING YOUR VISION  
1289 WASHINGTON AVENUE, SUITE 280  
GOLDEN, CO 80401

EASEMENT EXHIBIT

SCALE: AS NOTED



SHERIDAN BOULEVARD

WEST 52ND AVENUE

WEST 53RD PLACE

PARCEL A  
SBCM LAND TRUST  
QC DEED - REC. NO. 2009000005600  
(312,919 SQ FT OR 7.183 ACRES +/-)  
5200 SHERIDAN BLVD  
ARVADA CO,  
PARCEL NO: 0182518206004

PARCEL D  
BERKELEY VILLAGE CENTER, LLC  
CONFIRMATION DEED - REC. NO. 2017000020654  
(33,691 SQ FT OR 0.773 ACRES +/-)

BERKELEY VILLAGE CENTER, LLC  
REC. NO. 2017000020654  
PARCEL NO: 0182518206008

BERKELEY INVESTMENTS  
PARCEL NO: 0182518238004

BERKELEY VILLAGE, INC.  
BK1830, PG408  
PARCEL NO: 0182518200039

4494 STUART LLC  
(REC. 2021000031959)  
PARCEL NO: 0182518200037

MATTHEW HILL & LANA L. HILL  
(REC. 2019000022210)  
PARCEL NO: 0182518200010

SCOTT A. FARRAR & KRISTI L. FARRAR  
(REC. 2020000017962)  
PARCEL NO: 0182518200046

## SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, between SGBM Land Trust (“Developer”), whose address is P.O. Box 306, Pine, CO 80470 and the Board of County Commissioners of the County of Adams, State of Colorado (“County”), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit “A” attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit “B” attached hereto, and by this reference made a part hereof (“Improvements”).
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit “B” for approval by the County. Upon request, the Developer shall furnish one set of reproducible “as built” drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit “B”.
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within “construction completion date” appearing in Exhibit “B”. The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit “B”. Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.
5. **Warranties of Developer.** Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship.

These warranties of Developer shall remain in effect until Preliminary Acceptance of the improvements by the County.

6. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$87,370.92, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of preliminary acceptance.

Collateral shall be furnished in the amount required and in a form acceptable to the Board of County Commissioners prior to final plat approval. No building permits shall be issued until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the Department of Public Works.

7. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.
8. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
9. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

- A. **Improvements.** Designate separately each public and private improvement.

Public Improvements: None

Private Improvements:

- 1) Stormwater Detention Pond and Appurtenances
- 2) Upstream Storm Sewer Piping and Appurtenances

See Exhibit "B" for description, estimated quantities and estimated construction costs.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit “B”.

- B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the Colorado Department of Transportation the following described land for right-of-way or other public purposes:

The west 12’ of the property as described in Exhibit “A” containing 4,197 sf (0.096 ac)

10. **Default by Developer.** A default by the Developer shall exist if (a) Developer fails to construct the Subdivision Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements by the Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

- A. **Remedies of County.** If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the Collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the Collateral provided.

- B. **County Right to Completion of Subdivision Improvements.** The right of the County to complete or cause completion of the Improvements as herein provided shall include the following rights:

- a. The County shall have the right to complete the Subdivision Improvements, in substantial accordance with the plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on

the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Improvements.

C. **Use of Funds by County.** Any funds obtained by the County through Collateral, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and the other Requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys' fees.

Name  
SBGM Land Trust

By: \_\_\_\_\_  
James Goyette, Trustee

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

My commission expires: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

APPROVED BY resolution at the meeting of \_\_\_\_\_, 20\_\_.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$87,370.92. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chair

**EXHIBIT A**

**Legal Description:**

A PORTION OF TRACT D AND TRACT E, BERKELEY VILLAGE FILING NO. 1 TOGETHER WITH UNPLATTED LANDS LOCATED IN A PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 19 MINUTES 55 SECONDS EAST, AND ALONG THE EAST - WEST CENTERLINE OF SAID SECTION 18, A DISTANCE OF 60 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF SHERIDAN BOULEVARD, A DISTANCE OF 350 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 36 SECONDS EAST, A DISTANCE OF 494.66 FEET; THENCE NORTH 71 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.20 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF 14.10 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 55 SECONDS EAST, ALONG DISTANCE OF 228.50 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 285.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 125.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST 52ND AVENUE; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST, AND ALONG THE NORTH RIGHT OF WAY LINE OF WEST 52ND AVENUE, A DISTANCE OF 113.50 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 55 SECONDS WEST AND ALONG THE NORTH RIGHT OF WAY LINE OF WEST 52ND AVENUE, A DISTANCE OF 676.87 FEET TO THE POINT OF BEGINNING.

---

ADAMS COUNTY PARCEL NO. 0182518206004

7.183 ACRES

C-4 ZONING

Exhibit B

Project: 5200 Sheridan Blvd Minor Subdivision Plat  
Date: 1/23/25  
Case #: PLT2023-00012

On-Site Improvements					
Category	Item	Unit	Quantity	Unit Cost	Total Cost
<b>On-Site Storm Sewer</b>	24" HDPE Storm Sewer	LIN FT	296	\$ 15.00	\$ 4,440.00
	CDOT Type 13 Inlet	EA	1	\$ 3,400.00	\$ 3,400.00
	24" Flared End Section	EA	1	\$ 850.00	\$ 850.00
	Storm Manhole 48"	EA	1	\$ 16,500.00	\$ 16,500.00
<b>Total:</b>					<b>\$ 25,190.00</b>
<b>Detention Pond</b>	Outlet Structure	EA	1	\$ 4,750.00	\$ 4,750.00
	MSE Block Wall	SQ FT	1900	\$ 10.00	\$ 19,000.00
	Detention Pond Grading	EA	1	\$ 16,500.00	\$ 16,500.00
	Riprap 6" (VL)	CU YD	5	\$ 120.00	\$ 600.00
<b>Total:</b>					<b>\$ 40,850.00</b>
Improvement Totals					
<b>Subtotal:</b>					<b>\$ 66,040.00</b>
20% Administration Cost					\$ 13,208.00
<b>Subtotal:</b>					<b>\$ 79,248.00</b>
5% Year 1 Inflation					\$ 3,962.40
5% Year 2 Inflation					\$ 4,160.52
<b>Total:</b>					<b>\$ 87,370.92</b>

Estimated Construction Completion Date: 1/15/2027

Initials or Signature of Developer: \_\_\_\_\_

## Exhibit B

Project: 5200 Sheridan Blvd Minor Subdivision Plat  
 Date: 1/23/25  
 Case #: PLT2023-00012

On-Site Improvements					
Category	Item	Unit	Quantity	Unit Cost	Total Cost
<b>On-Site Storm Sewer</b>	24" HDPE Storm Sewer	LIN FT	296	\$ 15.00	\$ 4,440.00
	CDOT Type 13 Inlet	EA	1	\$ 3,400.00	\$ 3,400.00
	24" Flared End Section	EA	1	\$ 850.00	\$ 850.00
	Storm Manhole 48"	EA	1	\$ 16,500.00	\$ 16,500.00
<b>Total:</b>					<b>\$ 25,190.00</b>
<b>Detention Pond</b>	Outlet Structure	EA	1	\$ 4,750.00	\$ 4,750.00
	MSE Block Wall	SQ FT	1900	\$ 10.00	\$ 19,000.00
	Detention Pond Grading	EA	1	\$ 16,500.00	\$ 16,500.00
	Riprap 6" (VL)	CU YD	5	\$ 120.00	\$ 600.00
<b>Total:</b>					<b>\$ 40,850.00</b>
Improvement Totals					
<b>Subtotal:</b>					<b>\$ 66,040.00</b>
20% Administration Cost					\$ 13,208.00
<b>Subtotal:</b>					<b>\$ 79,248.00</b>
5% Year 1 Inflation					\$ 3,962.40
5% Year 2 Inflation					\$ 4,160.52
<b>Total:</b>					<b>\$ 87,370.92</b>

Estimated Construction Completion Date: 1/15/2027

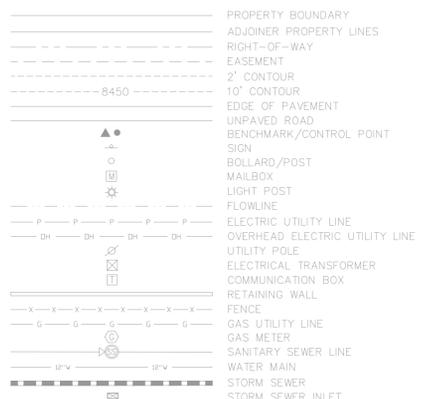
Initials or Signature of Developer: \_\_\_\_\_

# 5200 SHERIDAN BOULEVARD

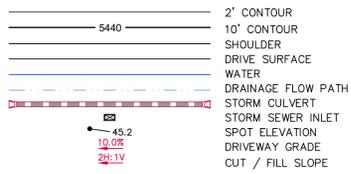
## PHASE I GRADING, EROSION, AND SEDIMENT CONTROL PLAN

- \* (CF) CONSTRUCTION FENCE
  - \* (SB) SEDIMENT BASIN
  - \* (DS) DRAINAGE SWALE
  - \* (SF) SILT FENCE
  - \* (VTC) VEHICLE TRACKING CONTROL
  - \* (SSA) STABILIZED STAGING AREA
  - \* (SP) STOCKPILE MANAGEMENT
  - \* (PV) PROTECTION OF EXISTING VEGETATION
  - \* (SR) SURFACE ROUGHENING
  - (DC) DUST CONTROL / WATER TRUCK
  - \* (IP) INLET PROTECTION
  - \* (SCL) SEDIMENT CONTROL LOG
  - \* (SCR) STABILIZED CONSTRUCTION ROADWAY
  - (PS) PERMANENT SEEDING
- SEE EROSION CONTROL DETAILS SHEETS

### LEGEND (EXISTING)



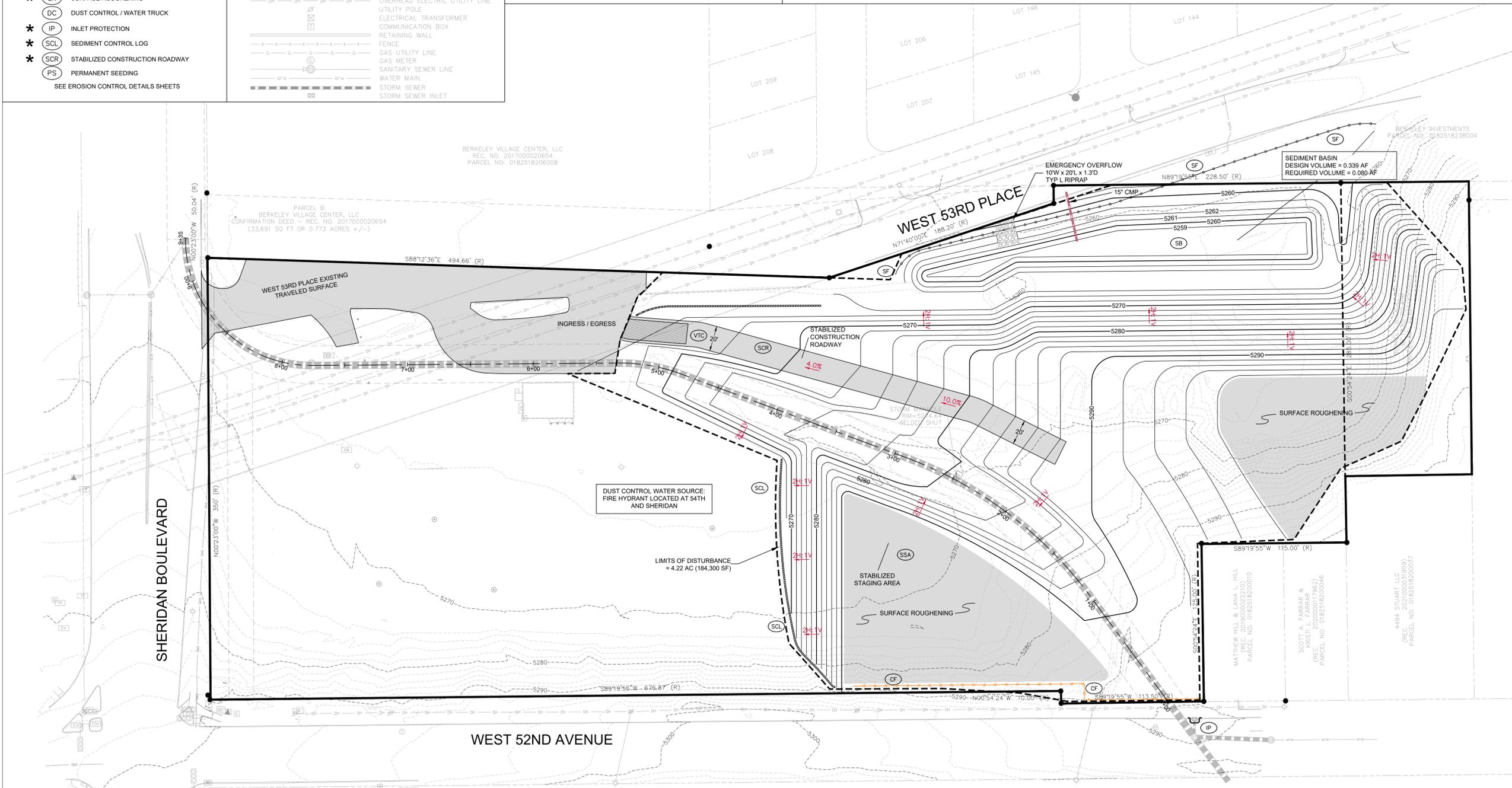
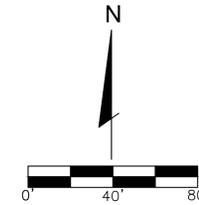
### LEGEND (PROPOSED)



**FILL OPERATIONS**  
**APPROXIMATE FILL**  
**69,500 CY**  
**(INCLUDES 25,000 CY FROM**  
**TVM2023-00009)**



Know what's below.  
 Call before you dig.



DATE	REVISION	BY
6-12-24	COUNTY COMMENT CHANGES	CB
7-31-24	COUNTY COMMENT CHANGES	CB
8-15-24	CCD COMMENTS 8/6	CB
9-09-24	COUNTY COMMENT CHANGES	CB
1-13-25	CCD SEWER REVISIONS	CB

5200 SHERIDAN BOULEVARD  
 ARVADA, COLORADO  
 ADAMS COUNTY

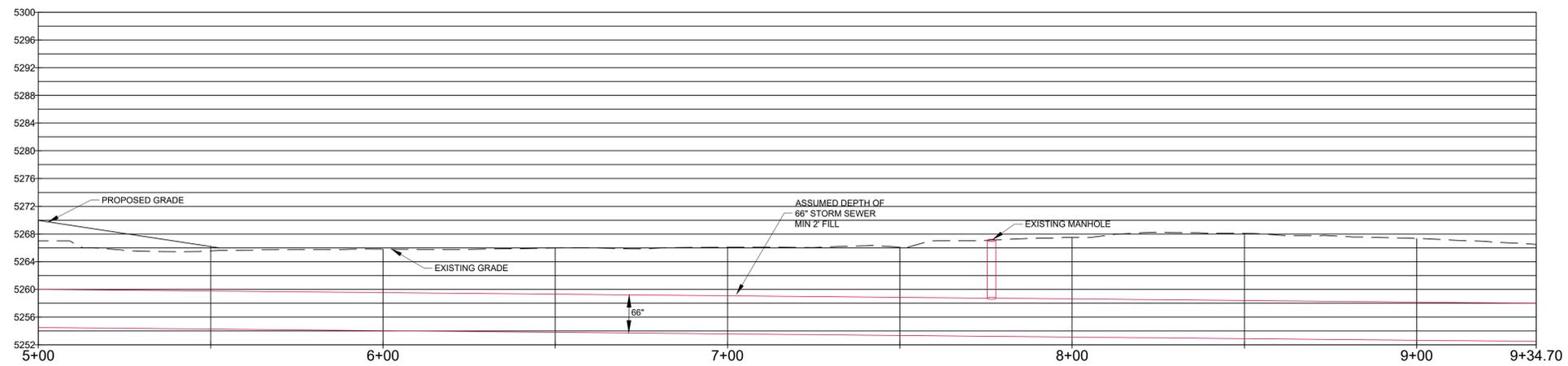
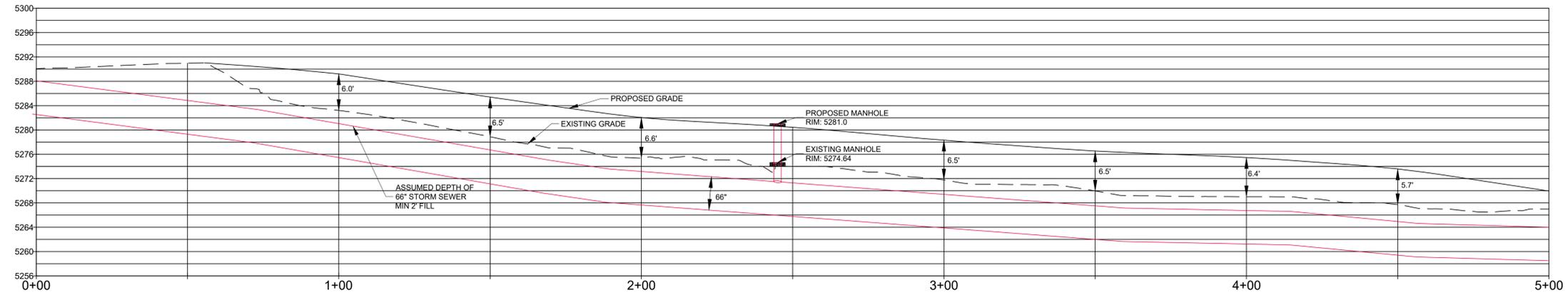
**PURRINGTON CIVIL**  
 ENGINEERING YOUR VISION  
 1289 WASHINGTON AVENUE, SUITE 280  
 GOLDEN, CO 80401

PHASE I  
 GESC PLAN

SCALE: AS NOTED

C.3

# 5200 SHERIDAN BOULEVARD CITY AND COUNTY OF DENVER STORM SEWER PROFILE



STORM SEWER PROFILE  
SCALE  
H: 1" = 20' V: 1" = 10'

DATE	REVISION	BY
6-12-24	COUNTY COMMENT CHANGES	CB
7-31-24	COUNTY COMMENT CHANGES	CB
8-15-24	CCD COMMENTS 86	CB
9-09-24	COUNTY COMMENT CHANGES	CB
1-13-25	CCD SEWER REVISIONS	CB

5200 SHERIDAN BOULEVARD  
ARVADA, COLORADO  
ADAMS COUNTY



CCD  
STORM SEWER  
PROFILE

SCALE: AS NOTED

C.8