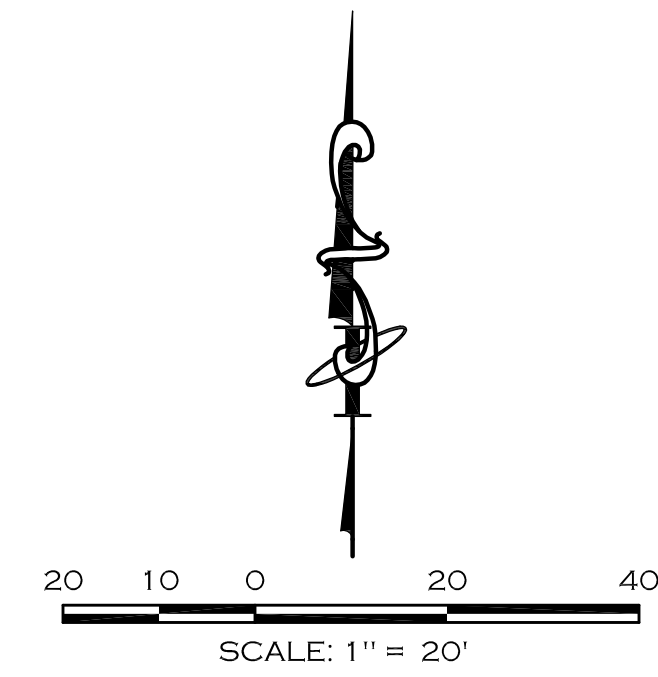
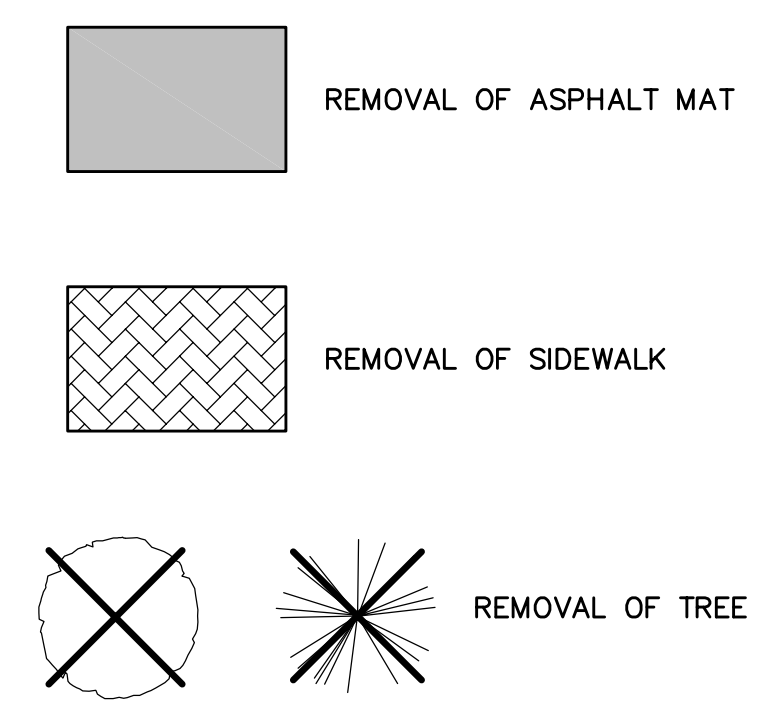


ELIZABETH STREET

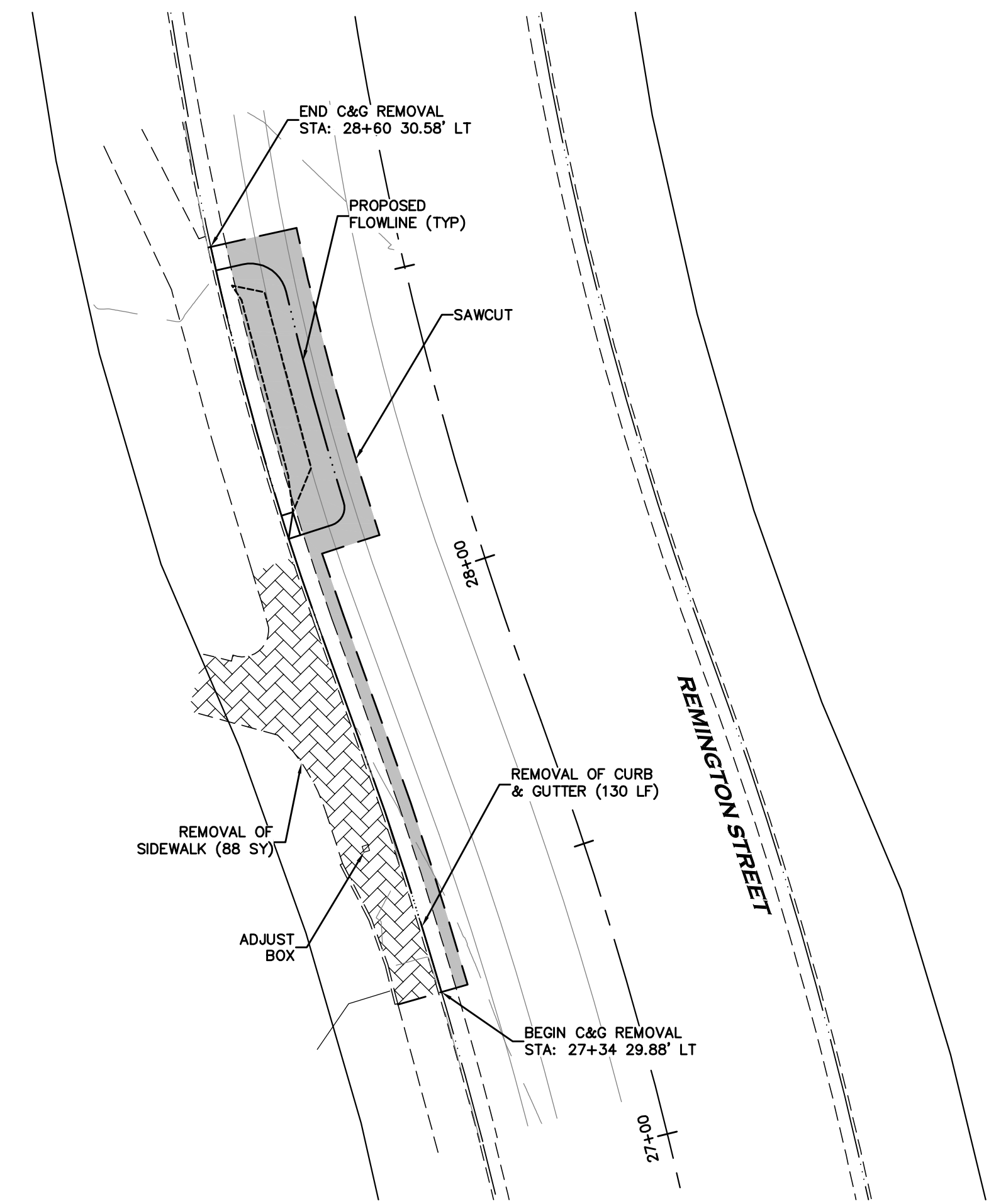


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CENTER OF COLORADO  
**811**  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
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MEMBER UTILITIES.

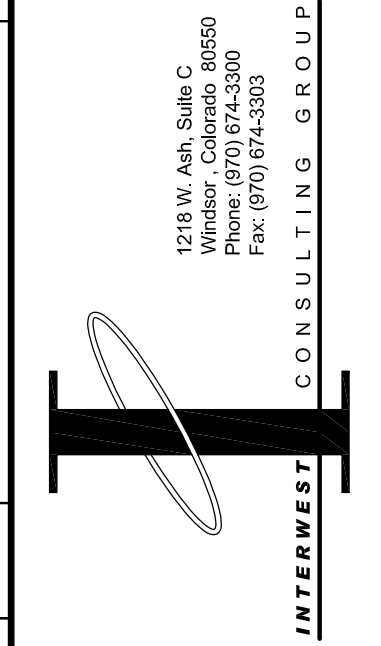


**NOTES:**  
1. LIMITS OF STREET CUT SHOWN ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE CITY STREET REPAIR STANDARDS.  
2. ITEMS SHOWN FOR REMOVAL ARE NOT SHOWN IN SUBSEQUENT PLANS.  
3. CONTRACTOR TO COORDINATE ALL REMOVALS AND RESETS BY OTHERS.  
4. ALL TREES NOT MARKED FOR REMOVAL SHALL BE PROTECTED IN PLACE.



RAIN GARDEN  
BETWEEN LAKE ST & PITKIN ST

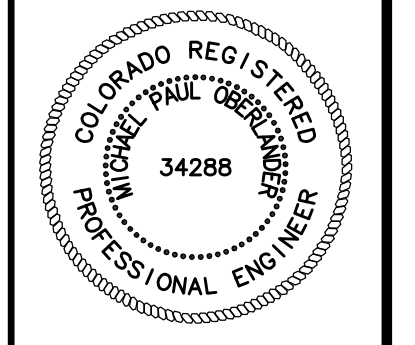
| NO. | DATE | REVISIONS DESCRIPTION | BY |
|-----|------|-----------------------|----|
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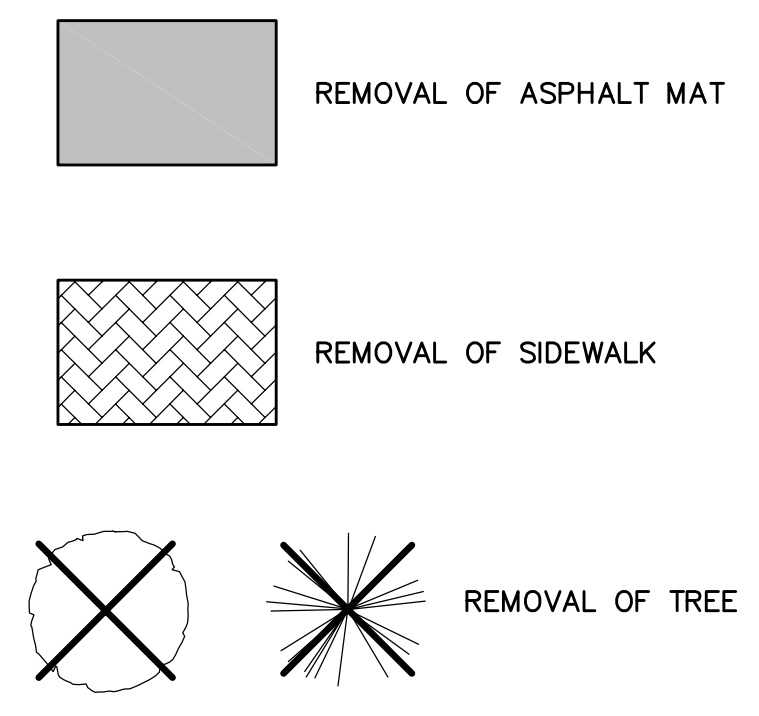
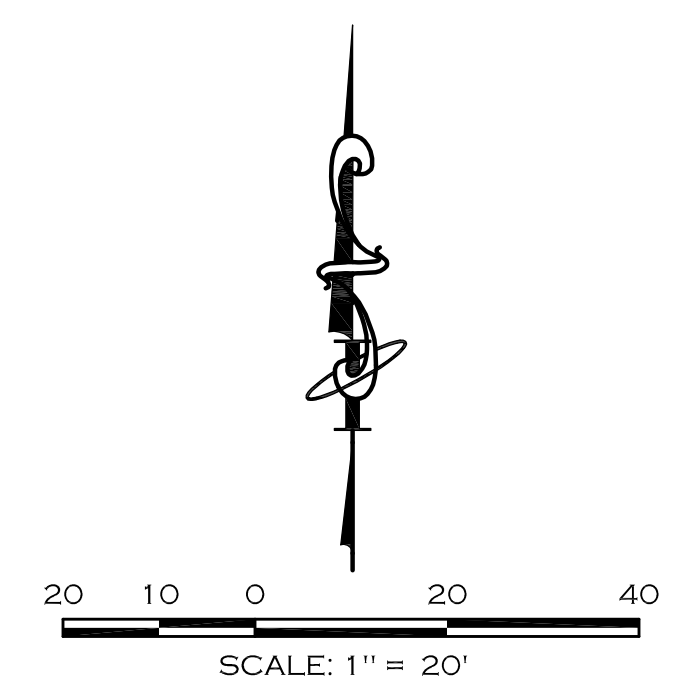
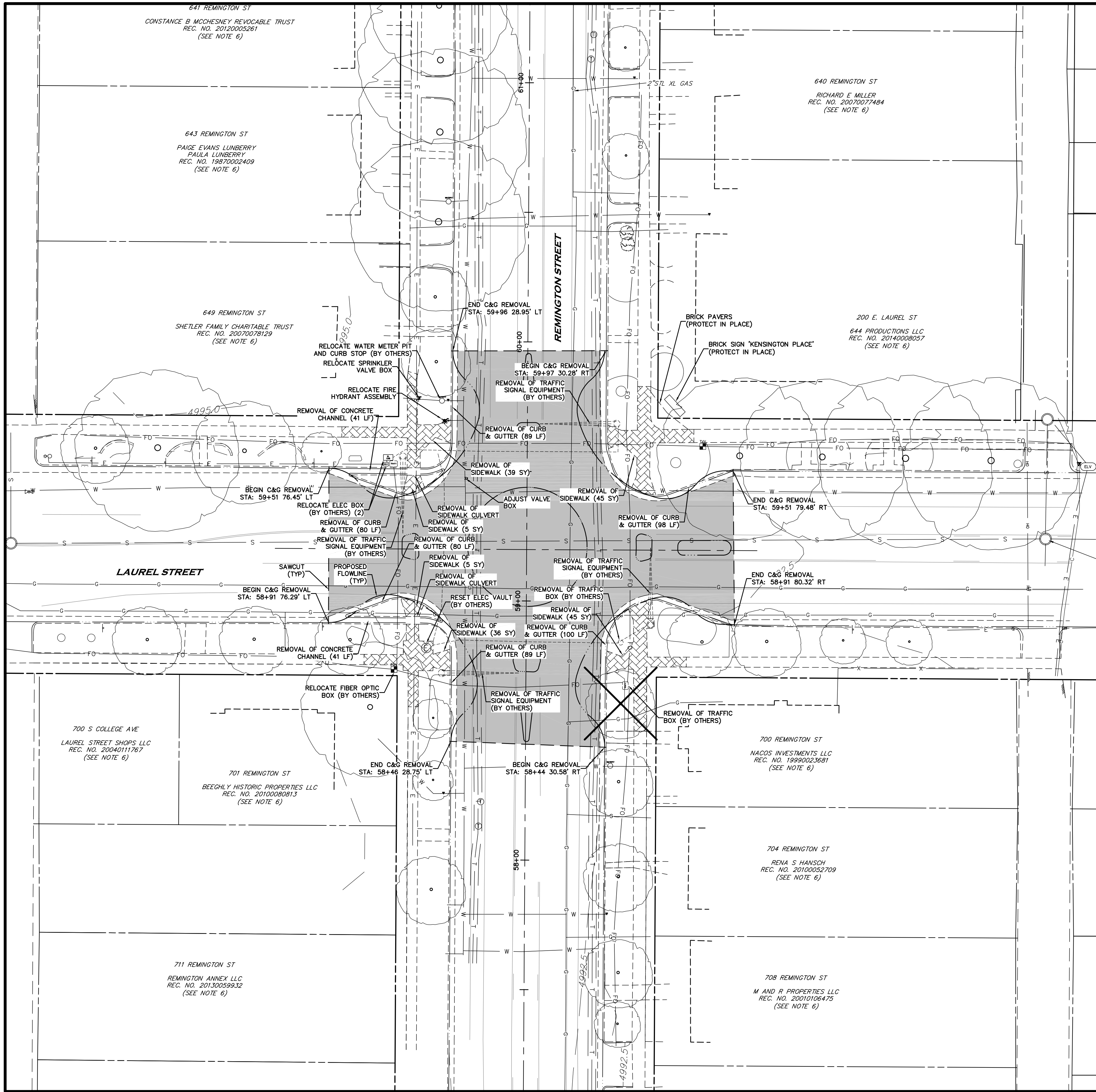
PREPARED FOR  
**City of Fort Collins**  
ENGINEERING DEPARTMENT

**REMINGTON GREENWAY  
ELIZABETH STREET & RAIN GARDEN  
DEMOLITION PLAN**

DATE: 2-19-15  
SCALE (PI): 1"=20'  
SCALE (V): N/A  
DESIGNED BY: STW  
CHECKED BY: MPO



PROJ. NO. 1206-082-00

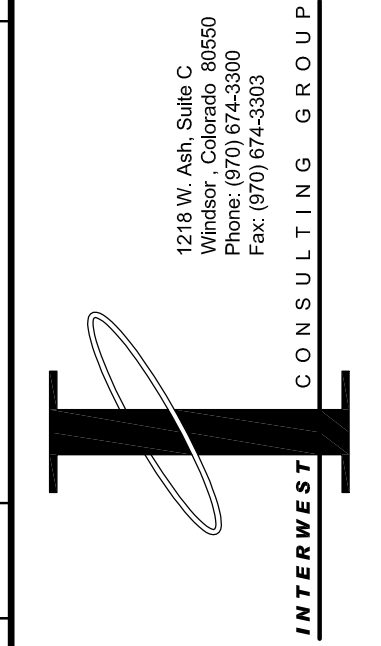


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| NO. | DATE | REVISIONS | DESCRIPTION | BY |
|-----|------|-----------|-------------|----|
|     |      |           |             |    |



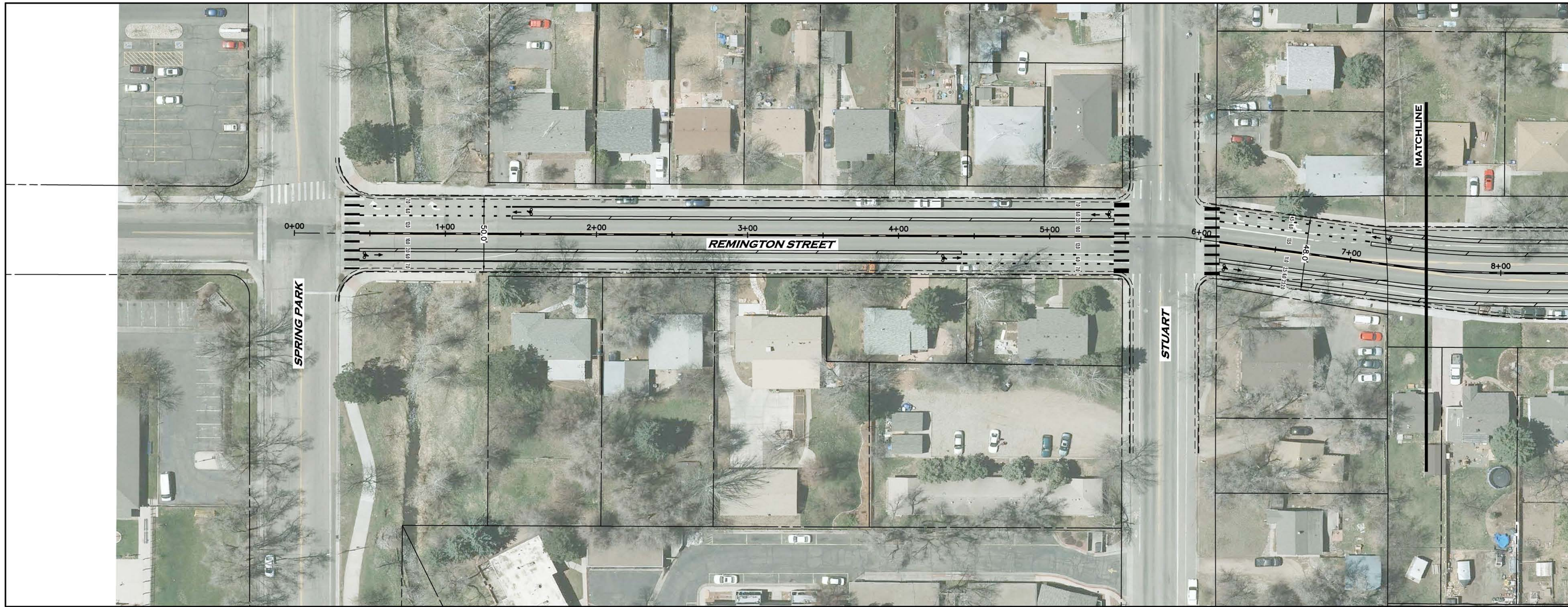
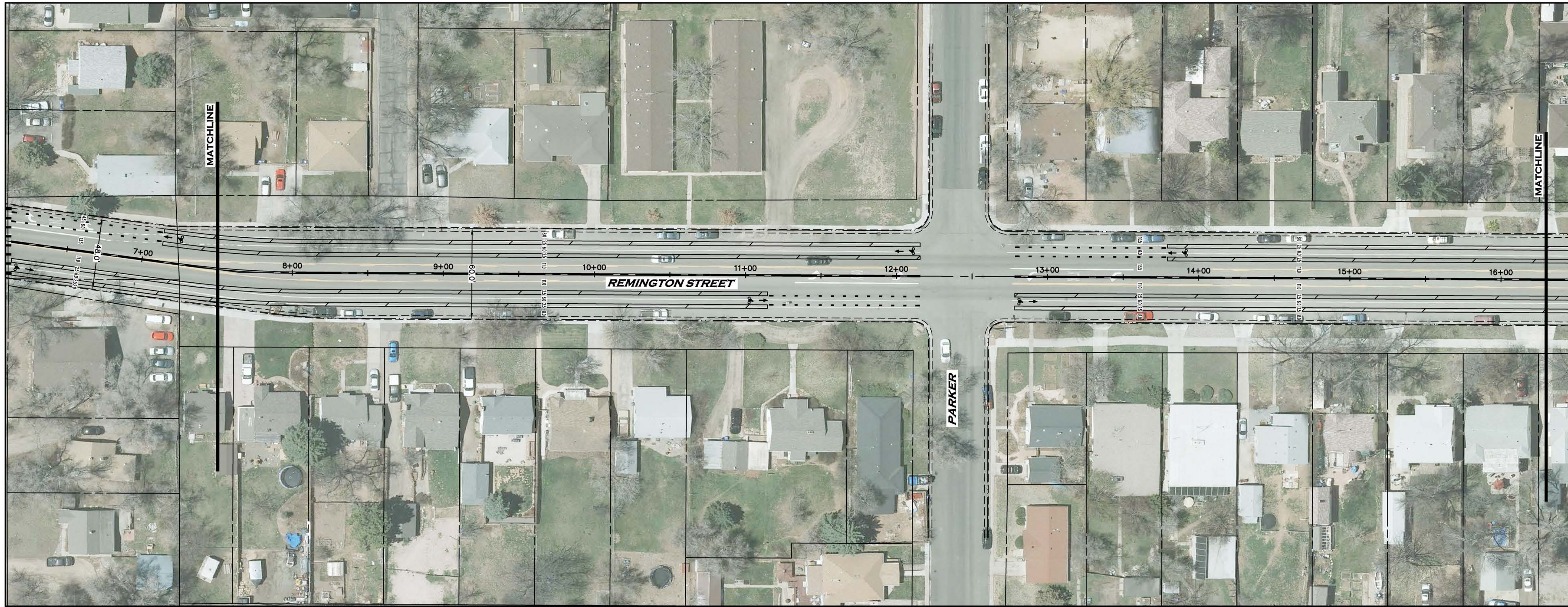
PREPARED FOR  
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ENGINEERING DEPARTMENT

**REMINGTON GREENWAY  
LAUREL STREET DEMOLITION PLAN**

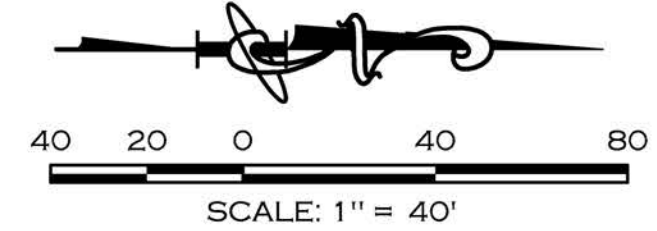
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| DATE: 2-19-15      |
| SCALE (PI): 1"=20' |
| SCALE (VI): N/A    |
| DESIGNED BY: STW   |
| CHECKED BY: MPO    |



PROJ. NO. 1206-082-00



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DATE: 2/19/15  
SCALE (H): 1"=40'  
SCALE (V): N/A  
DESIGNED BY: MFO  
CHECKED BY:



PROJ. NO. 1206-082-00

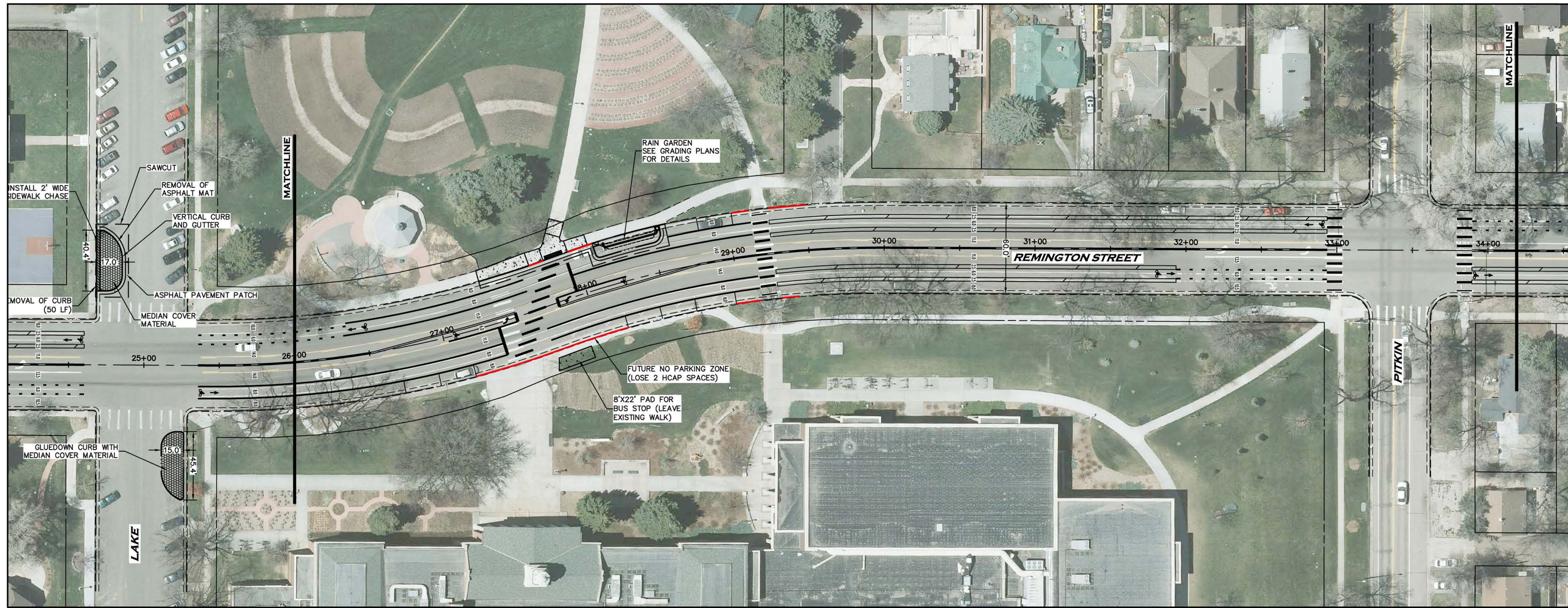
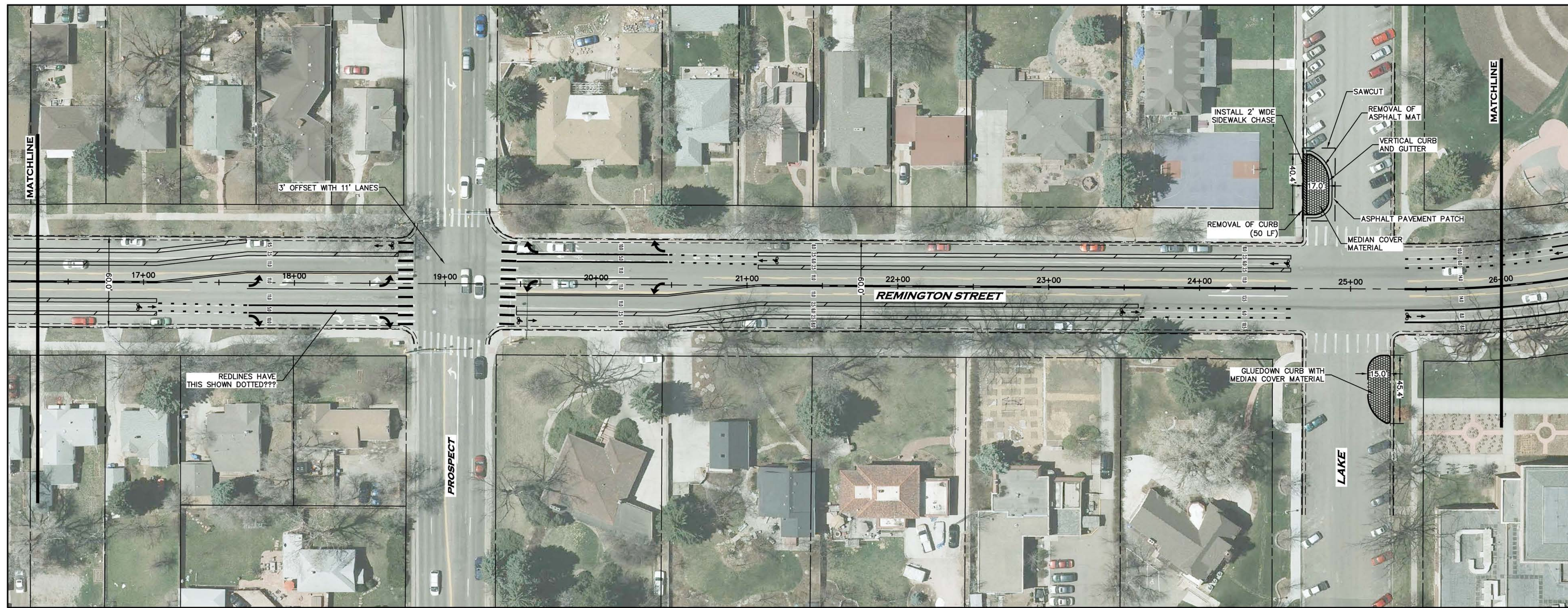
**REMINGTON GREENWAY**  
**PROJECT LAYOUT PLANS**

PREPARED FOR  
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ENGINEERING DEPARTMENT

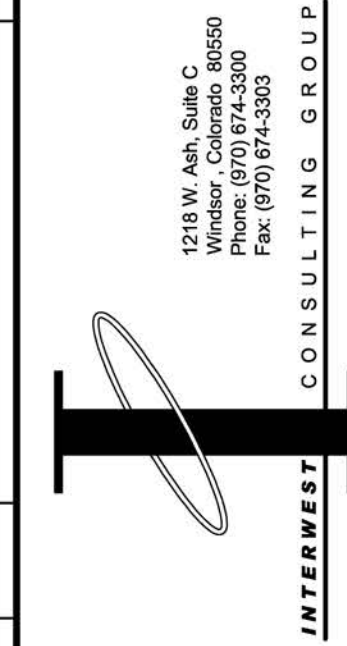
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1219 W. Ash, Suite C  
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Fax: (970) 674-5303

**INTEREST CONSULTING GROUP**



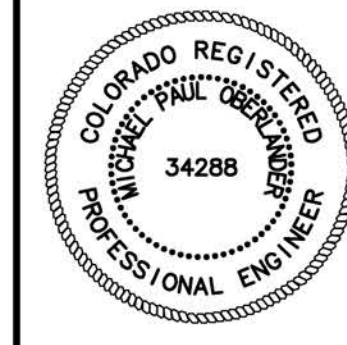
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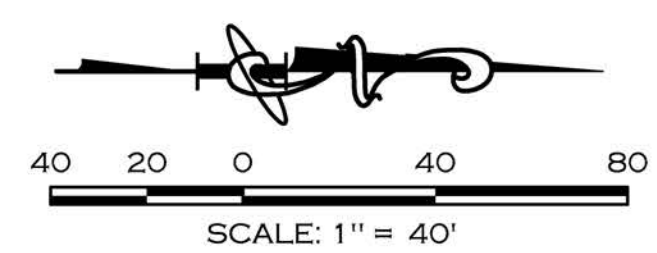
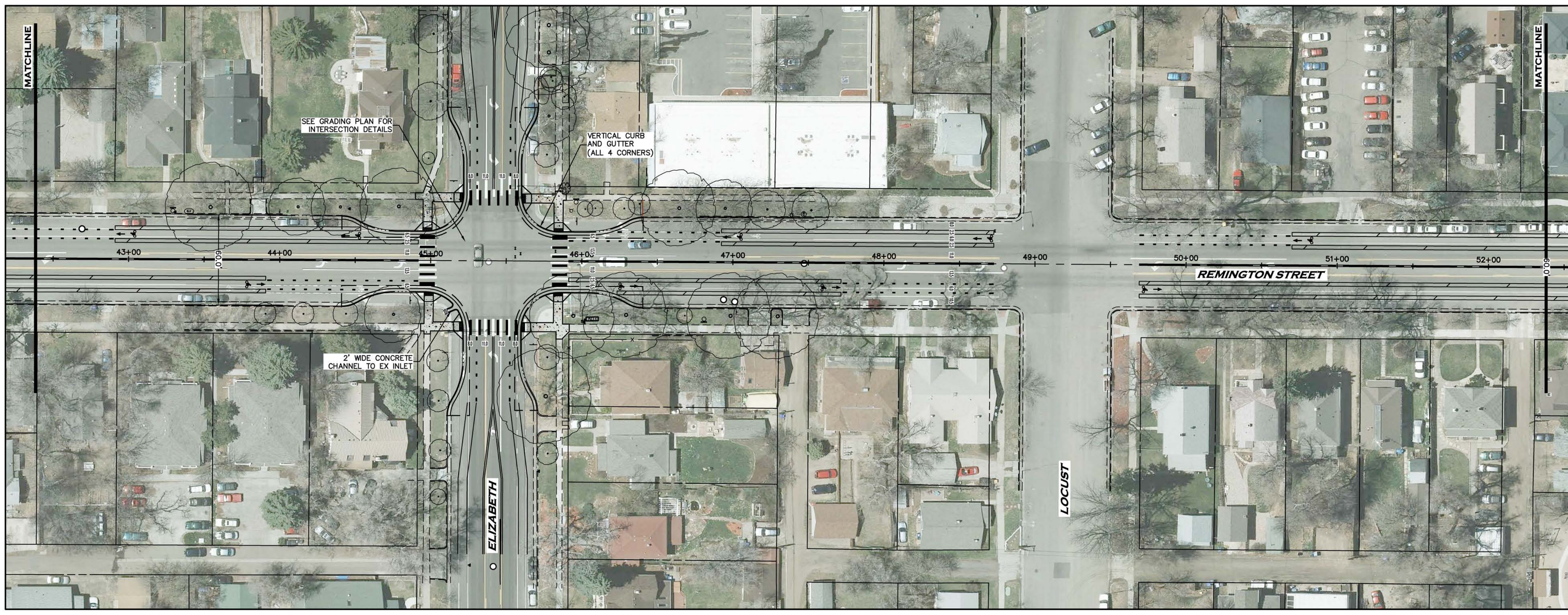
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**REMININGTON GREENWAY**  
**PROJECT LAYOUT PLANS**

DATE: 2/18/15  
SCALE (H): 1"=40'  
SCALE (V): N/A  
DESIGNED BY: MFO  
CHECKED BY:



PROJ. NO. 1206-082-00



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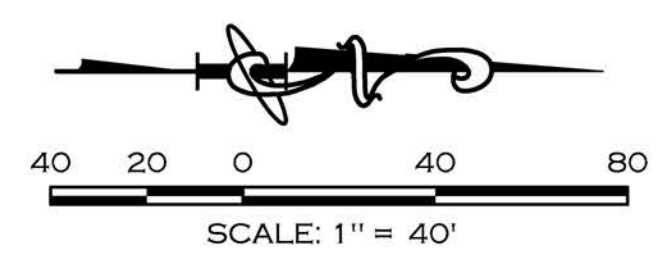
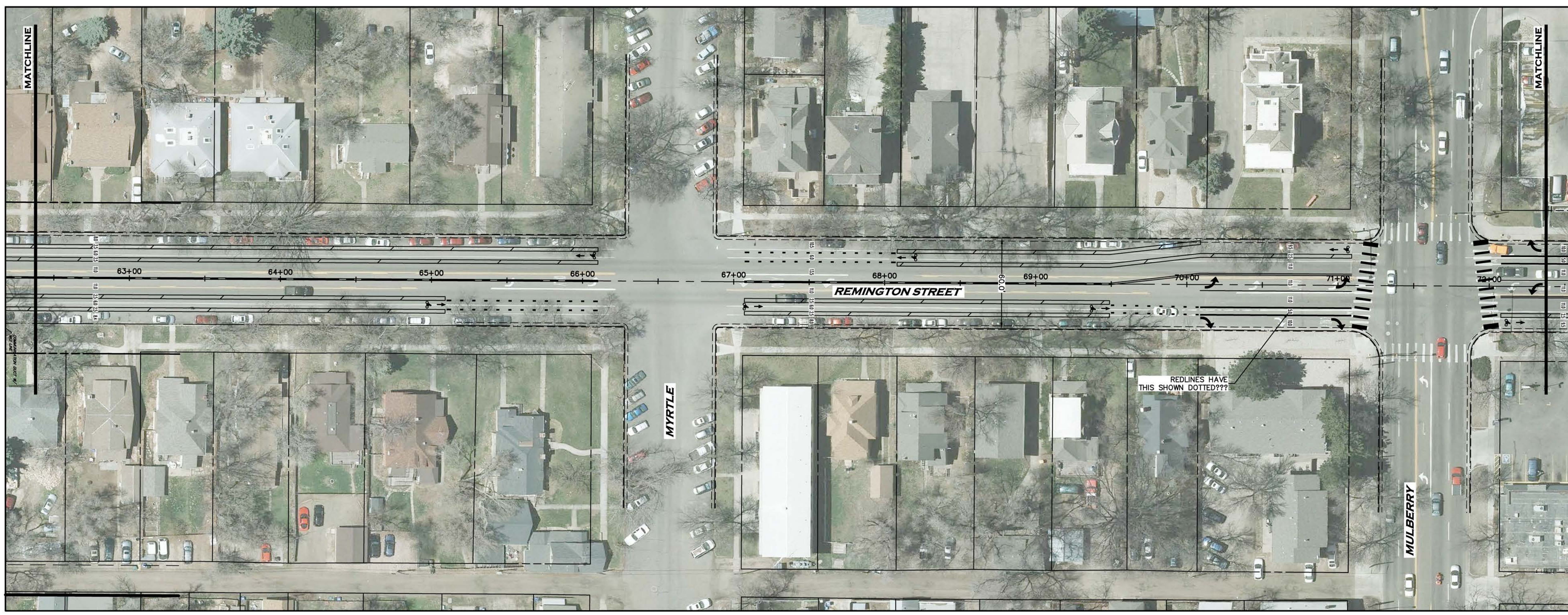
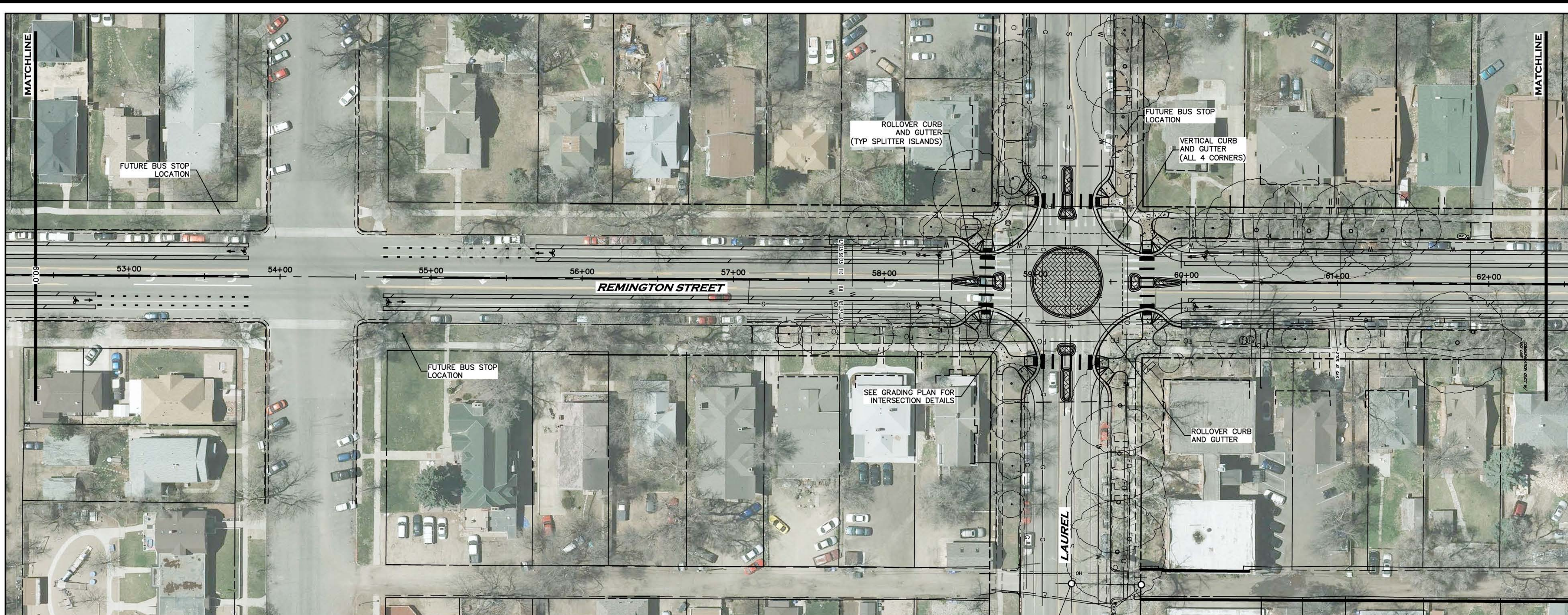
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**REMINGTON GREENWAY**  
**PROJECT LAYOUT PLANS**

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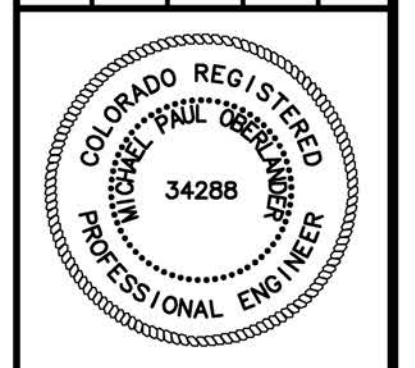
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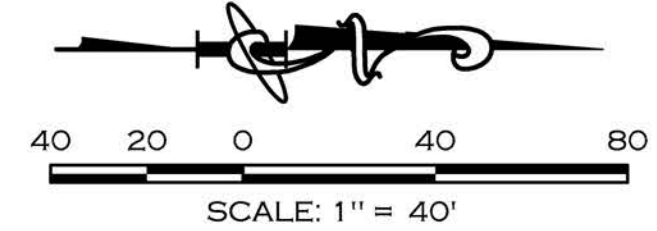
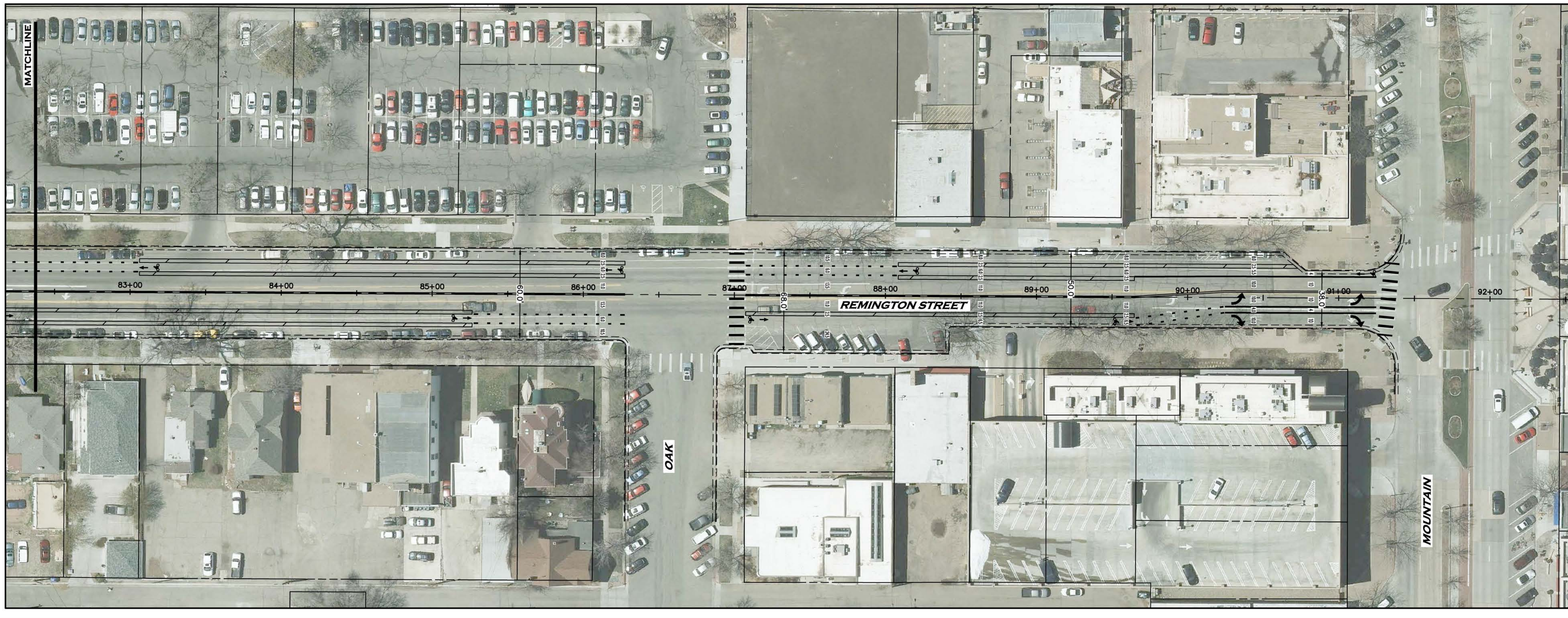
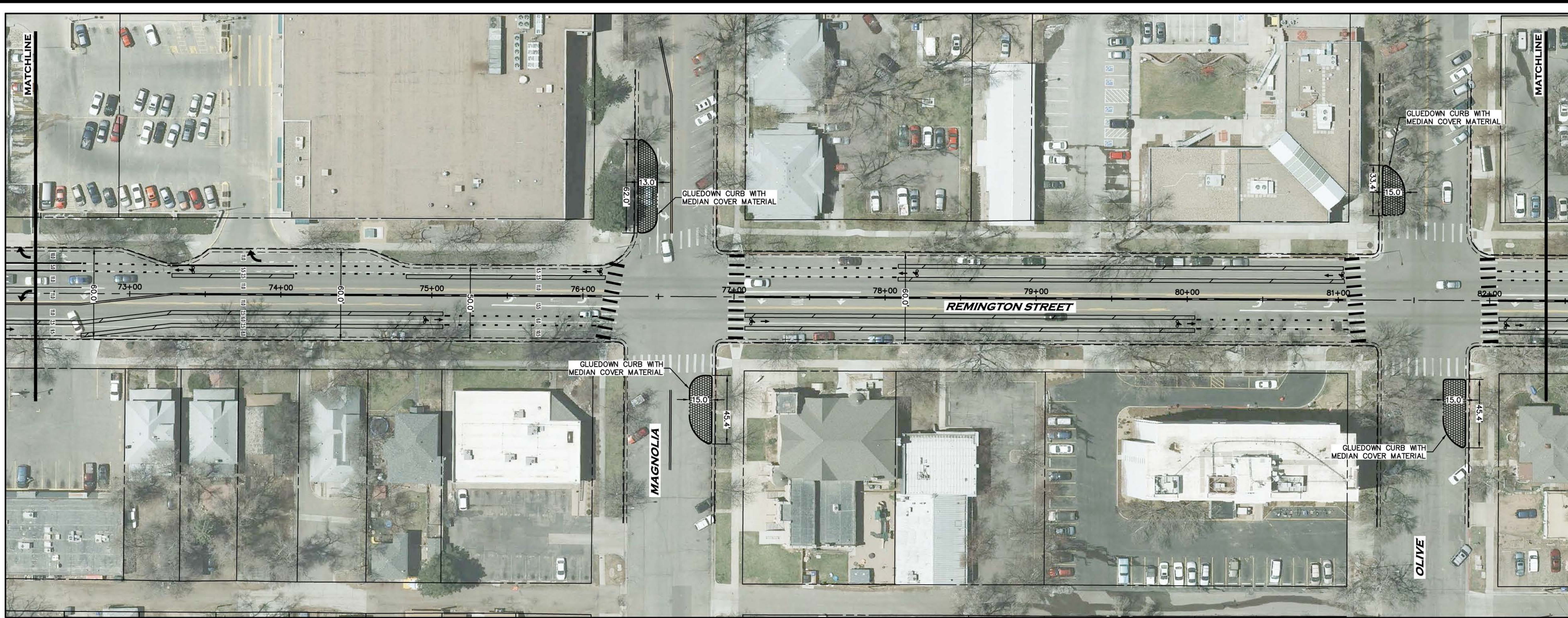
**REMINGTON GREENWAY**  
**PROJECT LAYOUT PLANS**

DATE: 2/18/15  
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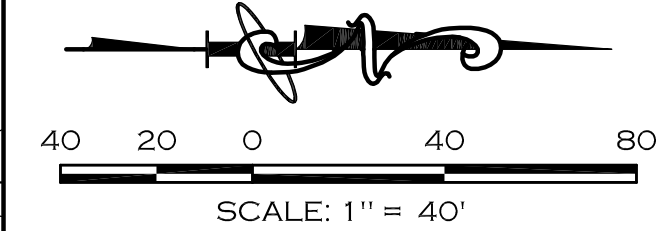
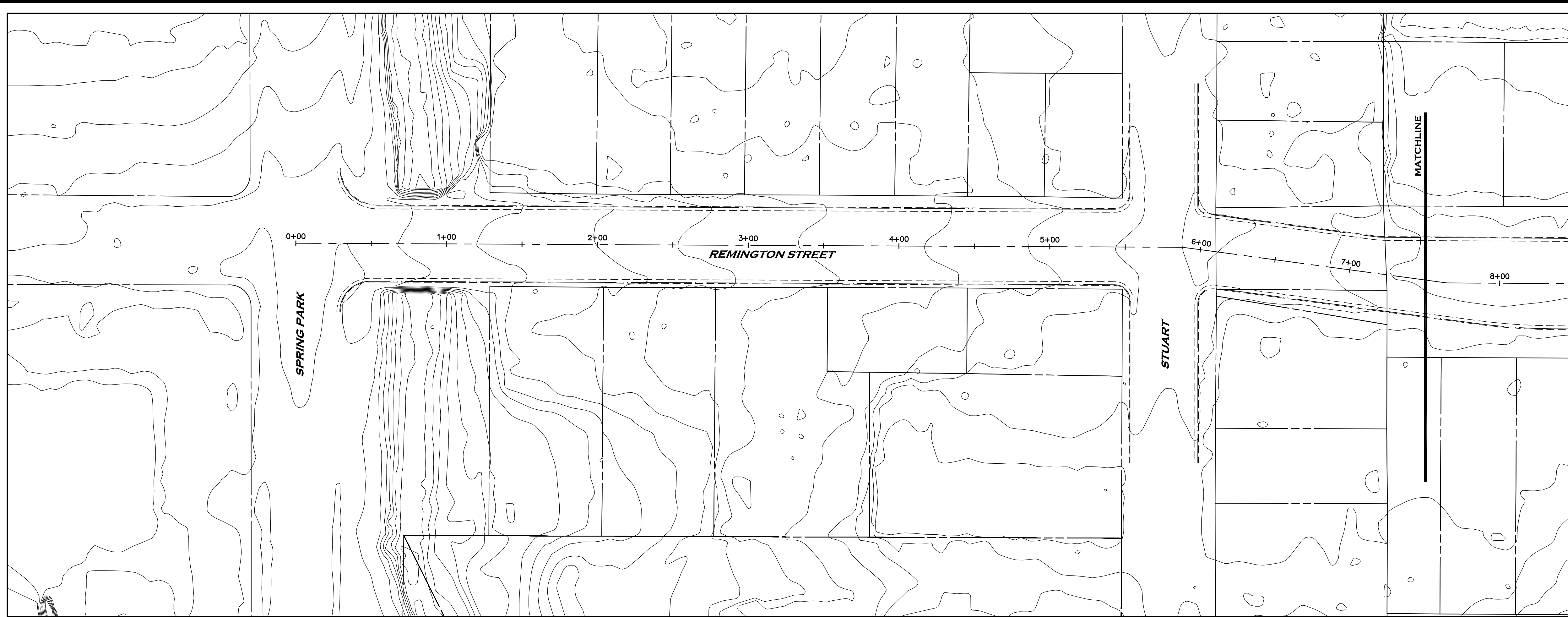
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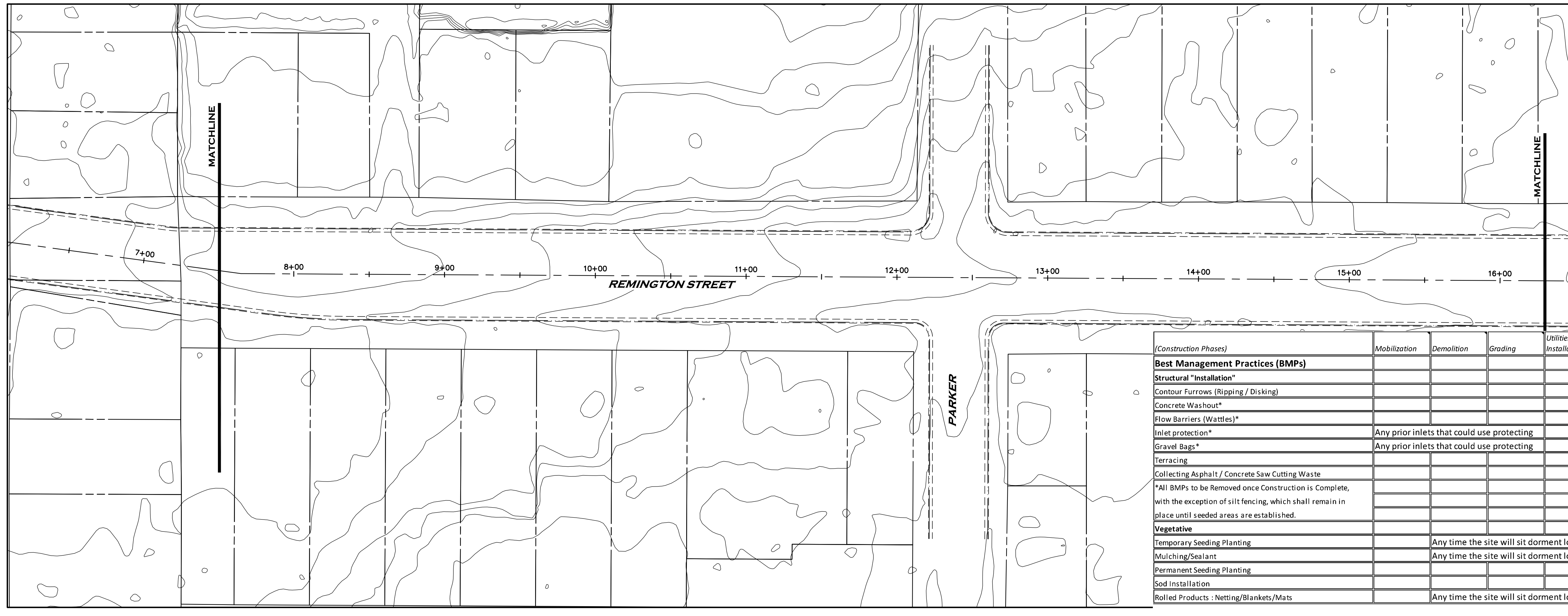
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**LEGEND**

- XXXX— PROPOSED MINOR CONTOUR
- XXXX— PROPOSED MAJOR CONTOUR
- - - - - EXISTING MINOR CONTOUR
- - - - - EXISTING MAJOR CONTOUR
- (GB) GRAVEL BAG CURB CHECK
- (IP) GRAVEL INLET PROTECTION
- (CW) MOBILE CONCRETE WASHOUT

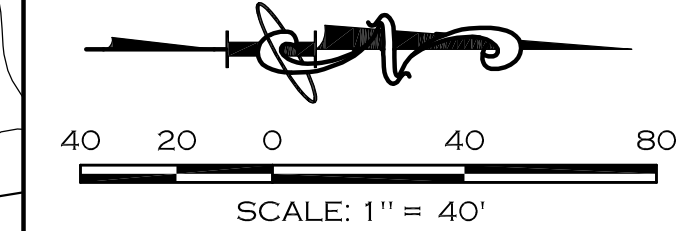
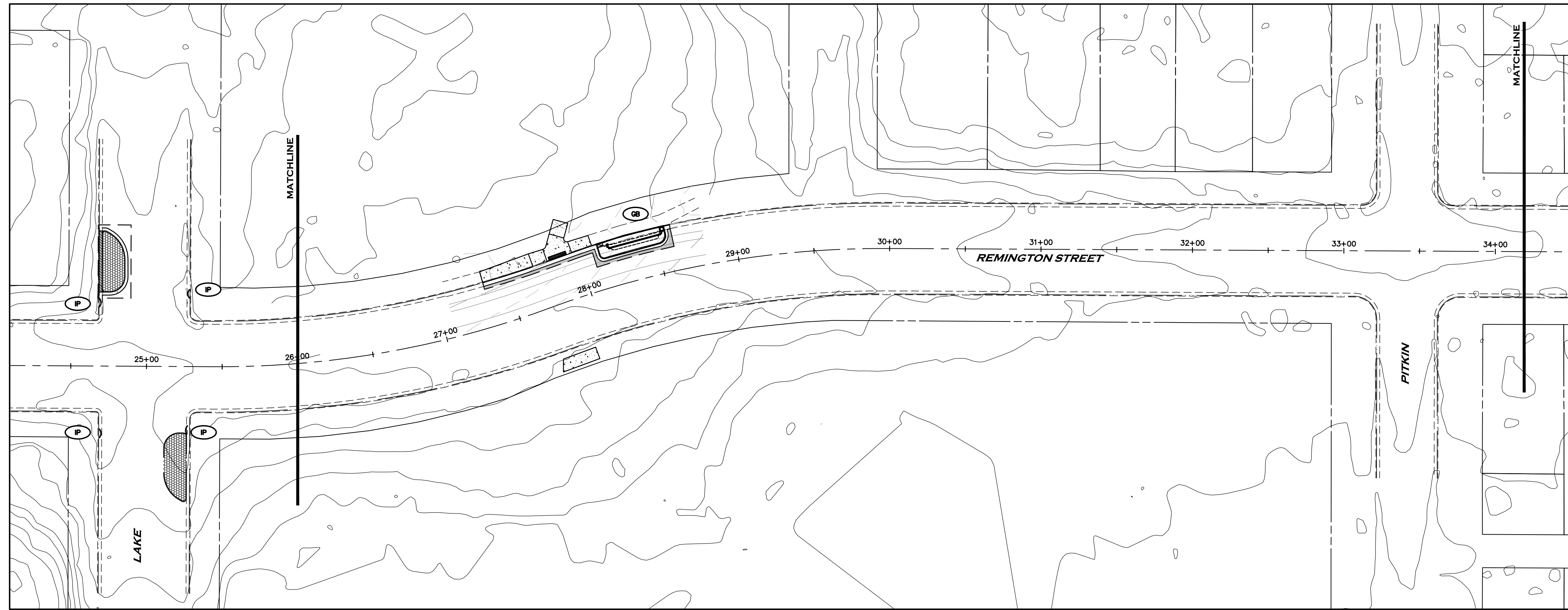
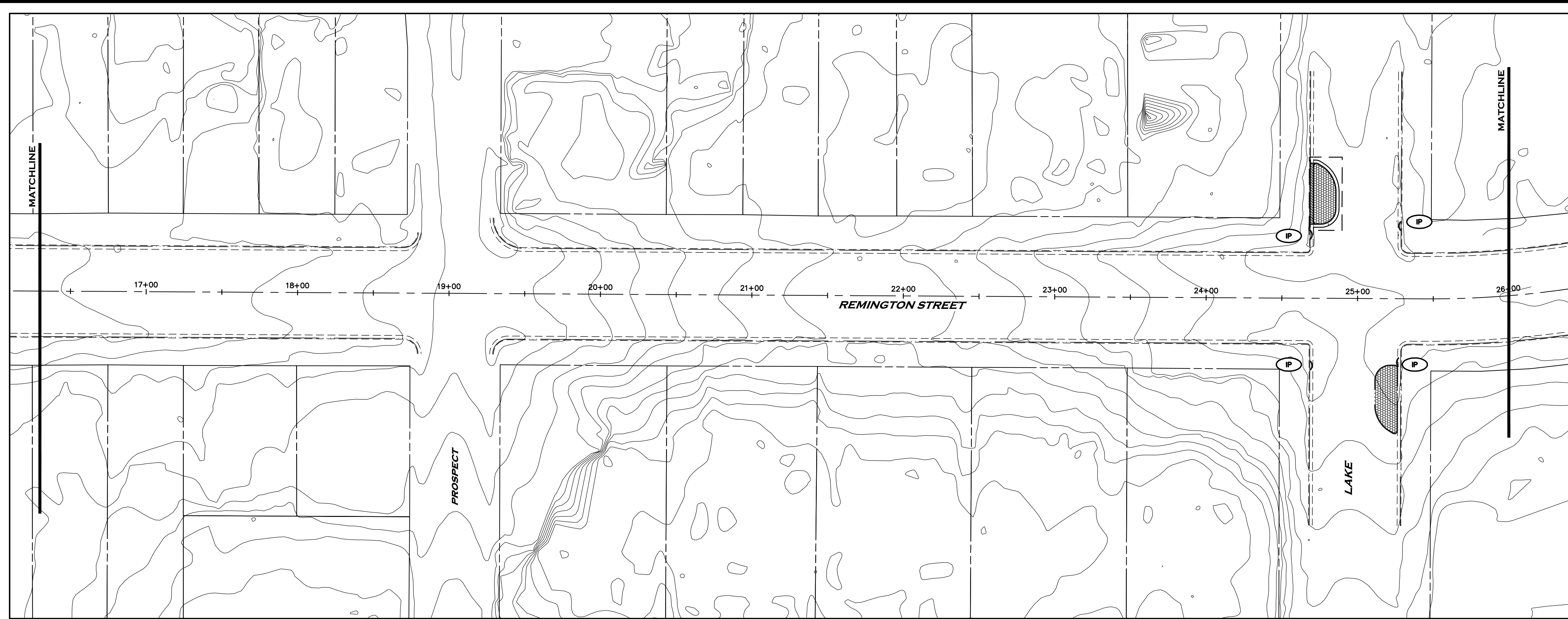
**REMINGTON GREENWAY  
EROSION CONTROL PLAN**

| (Construction Phases)  | Mobilization | Demolition                                 | Grading | Utilities Installation | Flat work Installation | Vertical Installation                                   | Landscape | Demobilization |
|--|--------------|--|---------|------------------------|------------------------|---|-----------|----------------|
| <b>Best Management Practices (BMPs)</b>  |              |  |         |                        |                        |   |           |                |
| Structural "Installation"  |              |  |         |                        |                        |   |           |                |
| Contour Furrows (Ripping / Disking)  |              |  |         |                        |                        |   |           |                |
| Concrete Washout*  |              |  |         |                        |                        |   |           |                |
| Flow Barriers (Wattles)*   |              |  |         |                        |                        |   |           |                |
| Inlet protection*  |              | Any prior inlets that could use protecting |         |                        |                        |   |           |                |
| Gravel Bags*   |              | Any prior inlets that could use protecting |         |                        |                        |   |           |                |
| Terracing  |              |  |         |                        |                        |   |           |                |
| Collecting Asphalt / Concrete Saw Cutting Waste  |              |  |         |                        |                        |   |           |                |
| *All BMPs to be Removed once Construction is Complete, with the exception of silt fencing, which shall remain in place until seeded areas are established. |              |  |         |                        |                        |   |           |                |
| <b>Vegetative</b>  |              |  |         |                        |                        |   |           |                |
| Temporary Seeding Planting   |              |  |         |                        |                        | Any time the site will sit dormant longer than 30 Days. |           |                |
| Mulching/Sealant   |              |  |         |                        |                        | Any time the site will sit dormant longer than 30 Days. |           |                |
| Permanent Seeding Planting   |              |  |         |                        |                        |   |           |                |
| Sod Installation   |              |  |         |                        |                        |   |           |                |
| Rollied Products : Netting/Blankets/Mats   |              |  |         |                        |                        | Any time the site will sit dormant longer than 30 Days. |           |                |

DATE: 2-19-15  
SCALE (PI): 1"=40'  
SCALE (V): N/A  
DESIGNED BY: MFO  
CHECKED BY:



PROJ. NO. 1206-082-00



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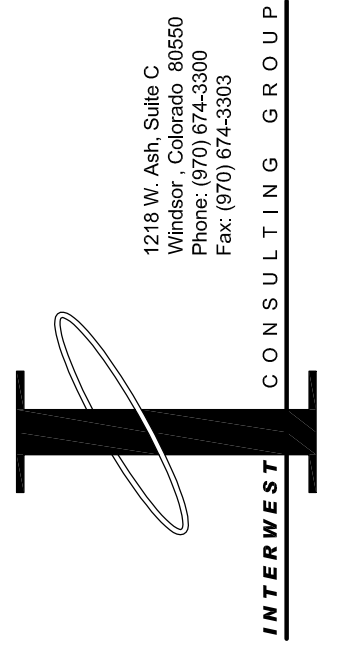
PREPARED FOR  
**City of Fort Collins**  
ENGINEERING DEPARTMENT

**REMINGTON GREENWAY  
EROSION CONTROL PLAN**

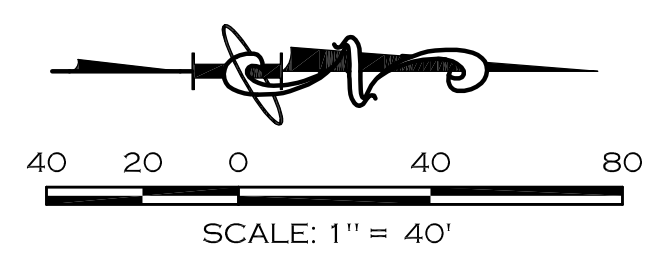
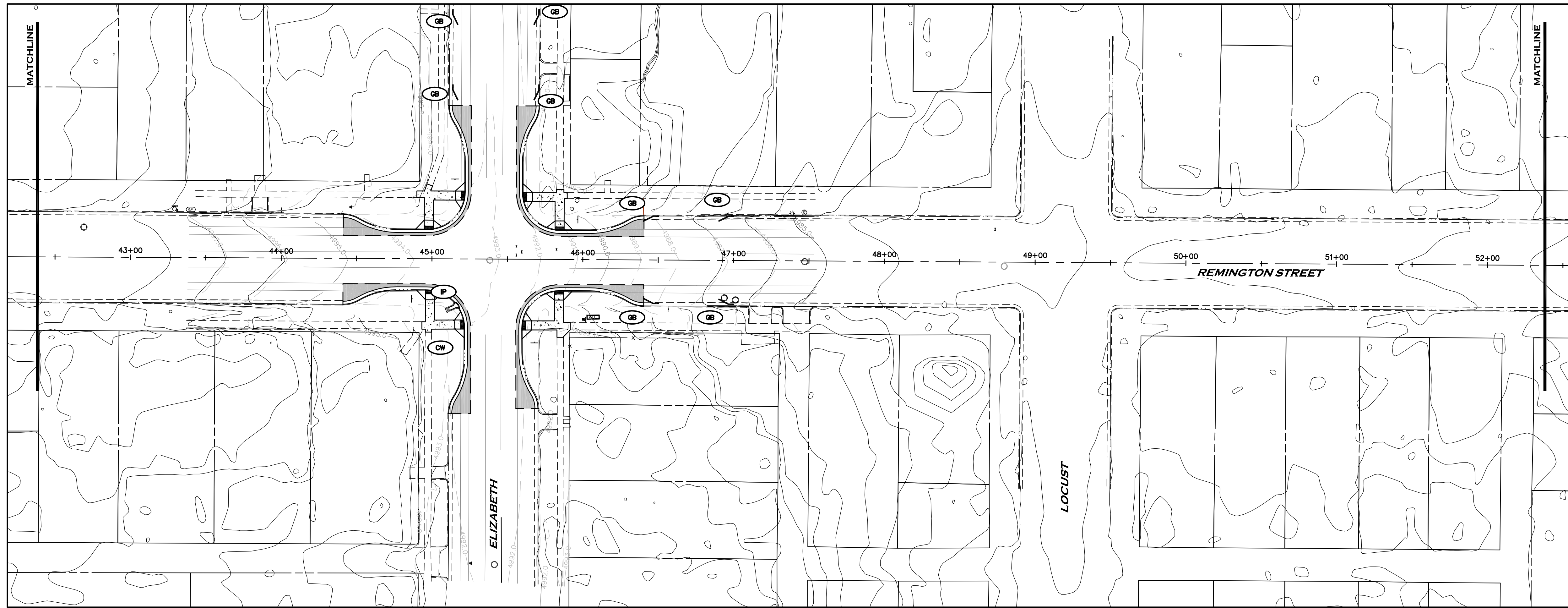
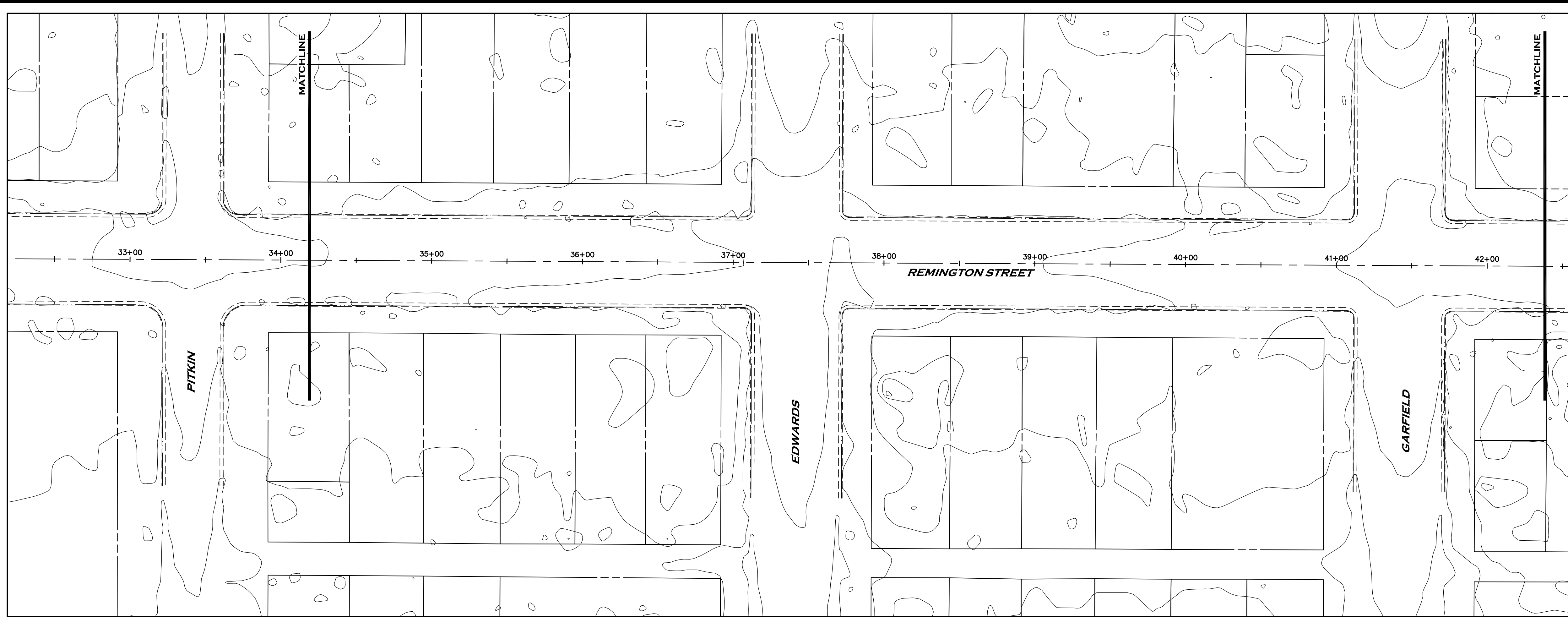
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PROJ. NO. 1206-082-00



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**INTEREST CONSULTING GROUP**

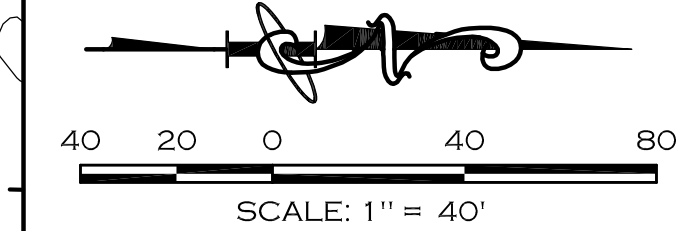
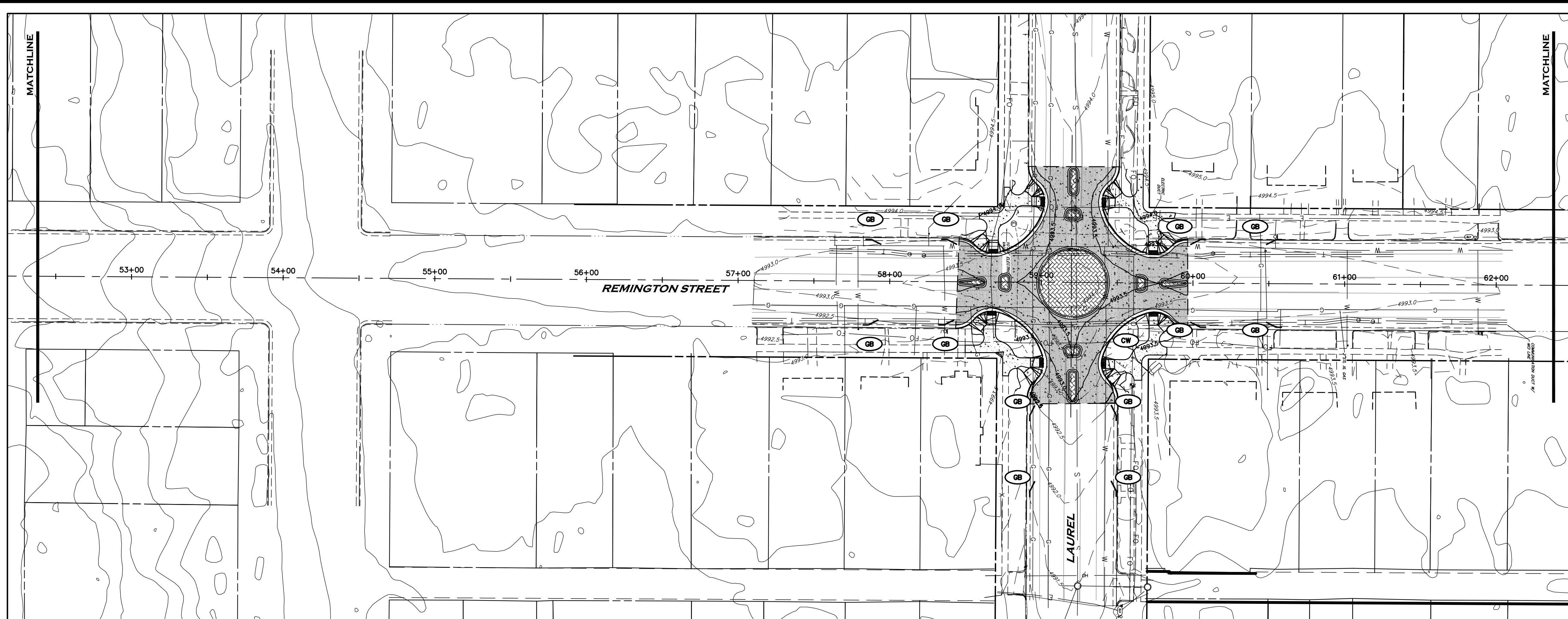
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**REMINGTON GREENWAY  
EROSION CONTROL PLAN**

DATE: 2-19-15  
 SCALE (P): 1"=40'  
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**I**  
INTERWEST  
CONSULTING GROUP

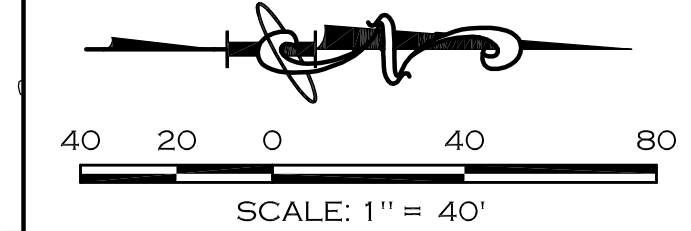
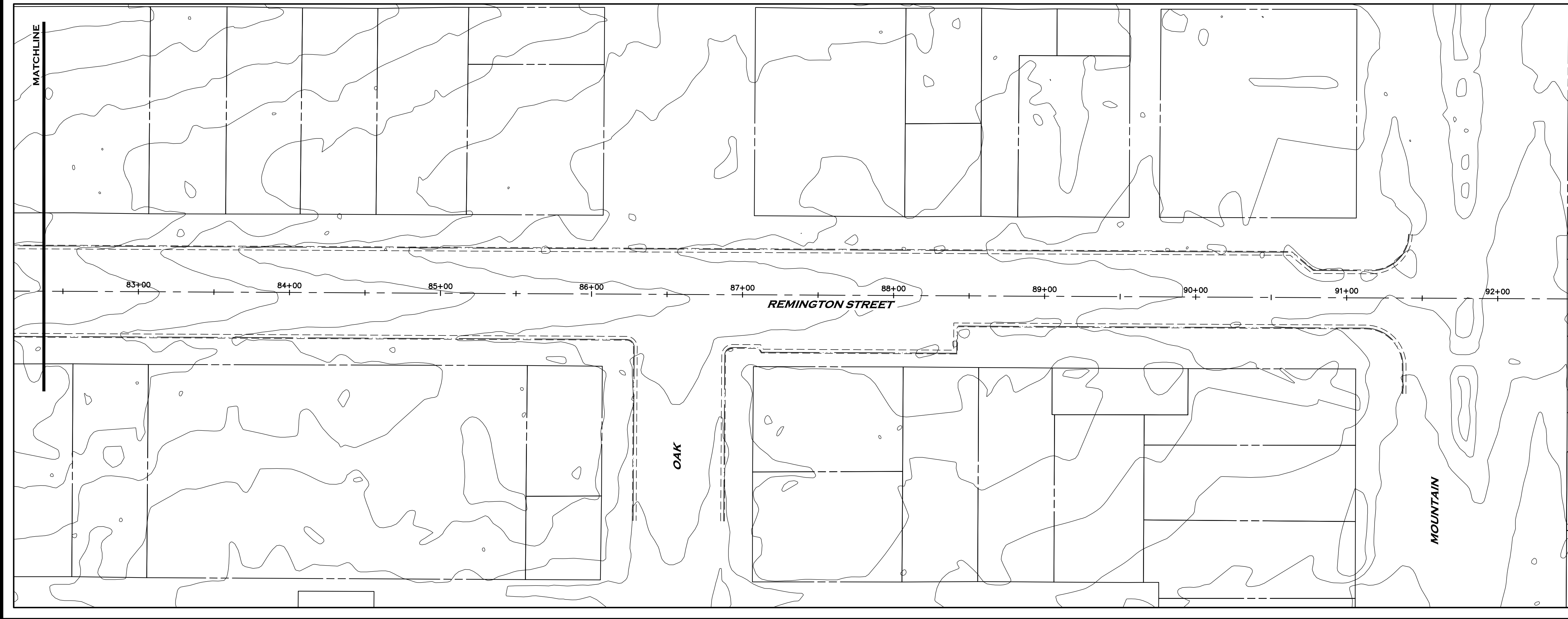
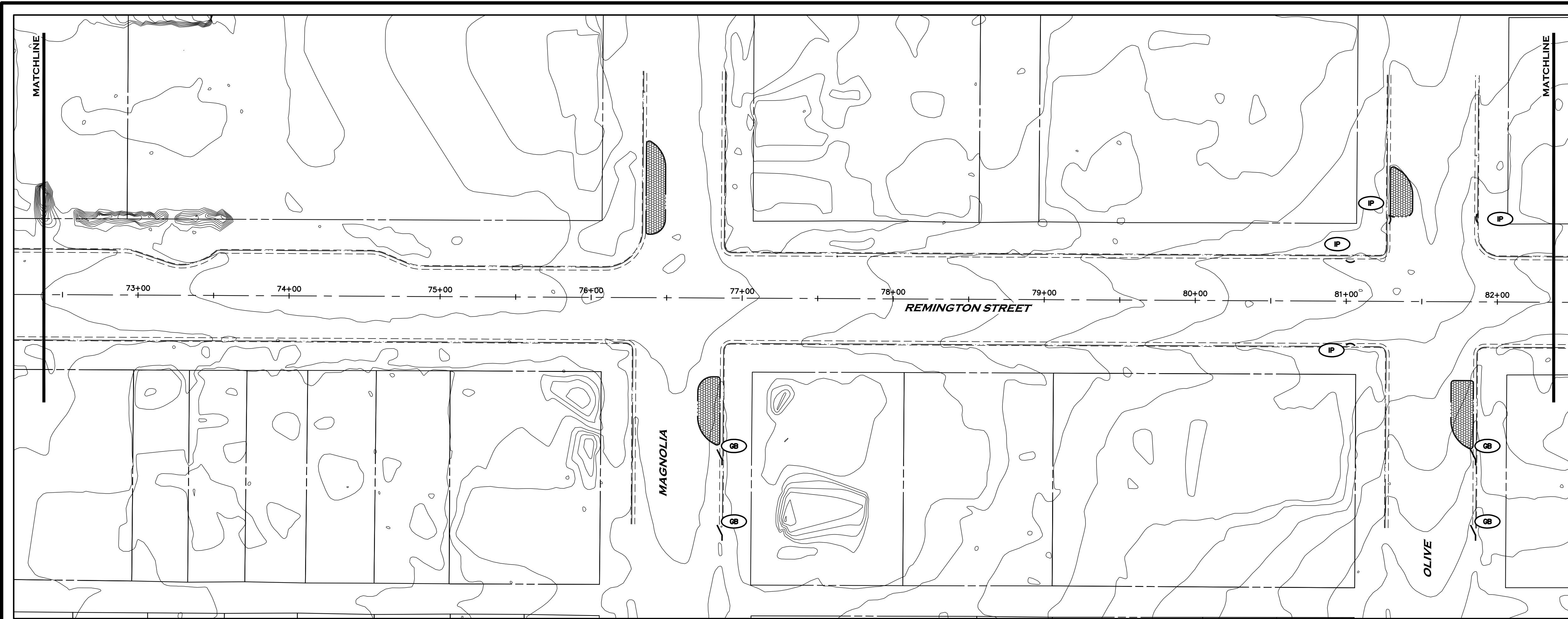
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**REMINGTON GREENWAY  
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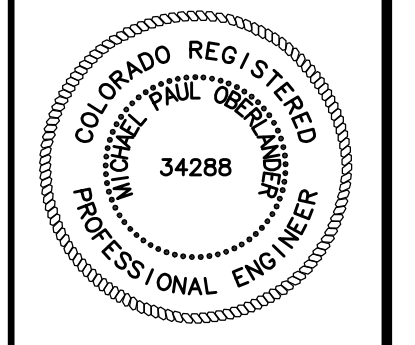
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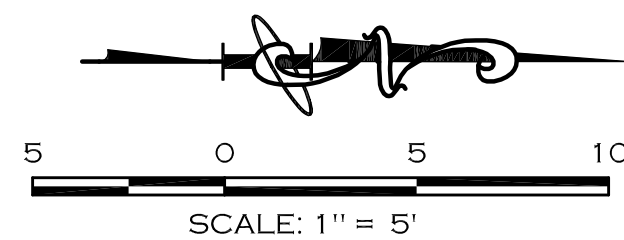
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| DESIGNED BY: MFO   |
| CHECKED BY:        |



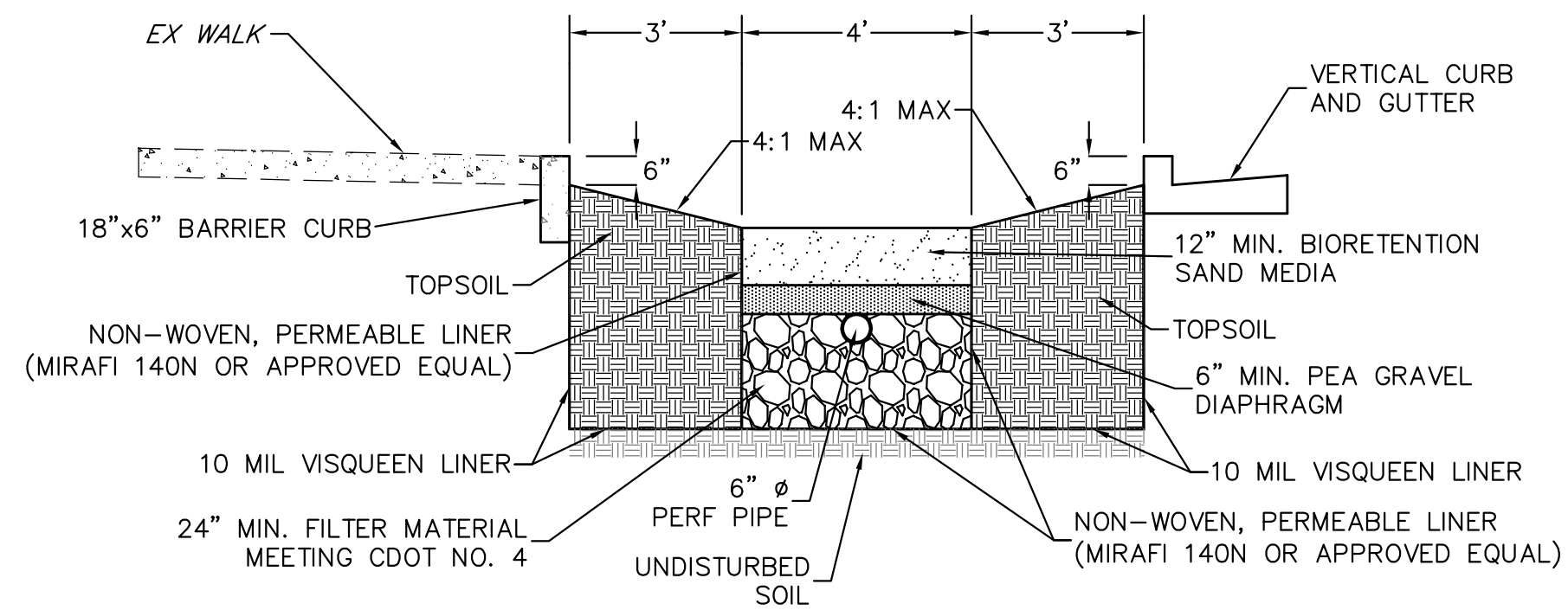
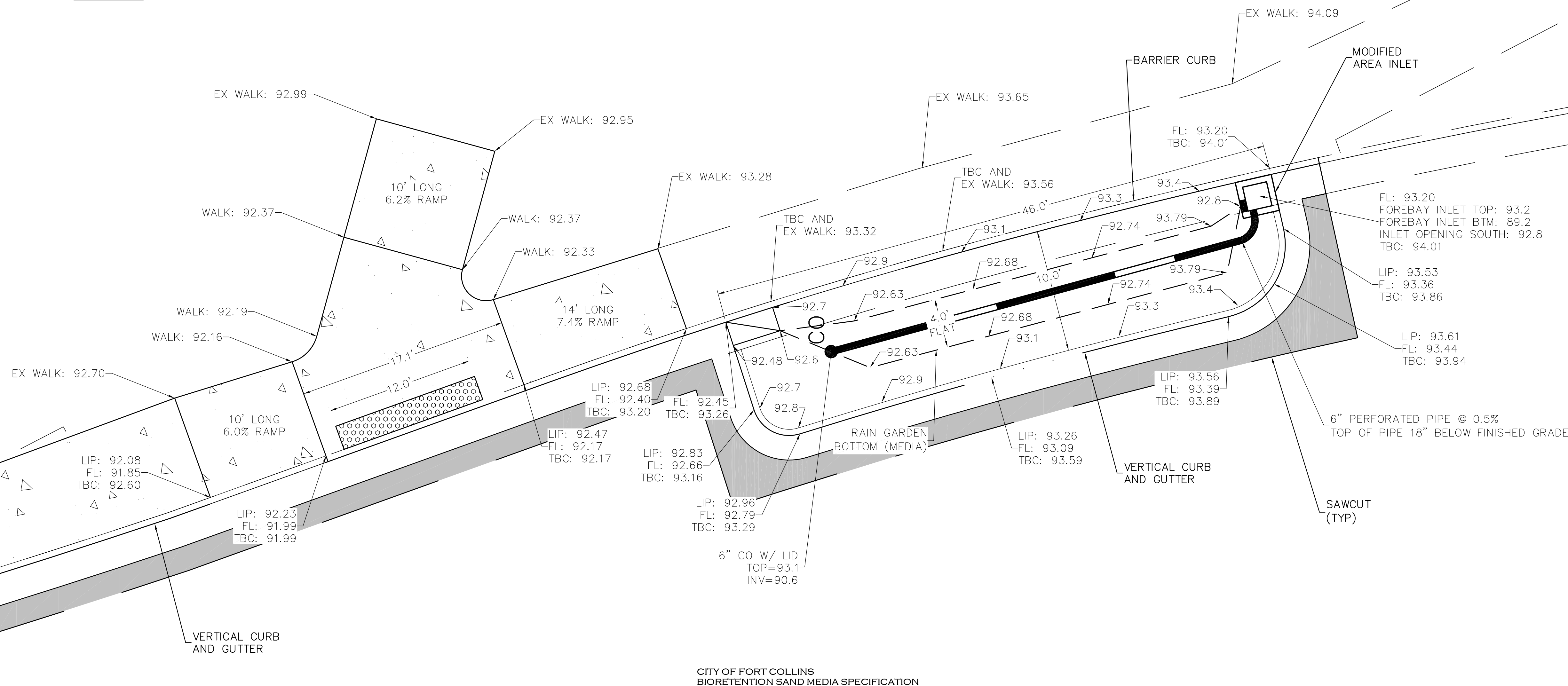
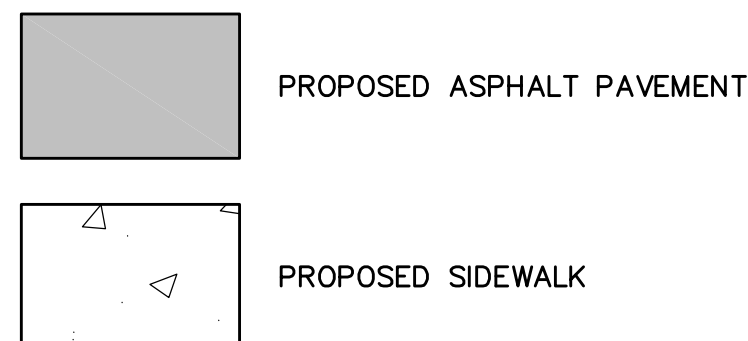
PROJ. NO. 1206-082-00

1515 W. Ash, Suite C  
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NOTE: SEE URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3 FOR ADDITIONAL INFORMATION.

**RAINGARDEN CROSS-SECTION (TYP)**  
N.T.S

**CITY OF FORT COLLINS  
BIORETENTION SAND MEDIA SPECIFICATION**

**CITY OF FORT COLLINS  
BIORETENTION SAND MEDIA SPECIFICATION**

- PART 1 - GENERAL**
- BIORETENTION SAND MEDIA (BSM) SHALL BE UNIFORMLY MIXED, UNCOMPACTED, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVE A HINDRANCE TO THE FACILITY'S FUNCTION AND MAINTENANCE.
  - BSM SHALL BE FREE OF PLANT OR SEED MATERIAL OF NON-NATIVE, INVASIVE SPECIES, OR WEEDS.
  - FULLY MIXED BSM SHALL BE TESTED PRIOR TO INSTALLATION AND MEET THE FOLLOWING CRITERIA:
    - PINDEX OF LESS THAN 30
    - PH OF 5.5-6.5. SHOULD PH FALL OUTSIDE OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED WITH LIME (TO RAISE) OR IRON SULFATE PLUS SULFUR (TO LOWER). THE LIME OR IRON SULFATE MUST BE MIXED UNIFORMLY INTO THE BSM PRIOR TO USE IN THE BIORETENTION FACILITY.
    - CATION EXCHANGE CAPACITY (CEC) GREATER THAN 10
    - PHOSPHOROUS (PHOSPHATE, P205) NOT TO EXCEED 69 PPM
    - BSM THAT FAILS TO MEET THE MINIMUM REQUIREMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  - BSM SHALL BE DELIVERED FULLY MIXED IN A DRUM MIXER. ON-SITE MIXING OF PILES WILL NOT BE ALLOWED. MIXING OF THE BSM TO A HOMOGENEOUS CONSISTENCY SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
- PART 2 - SOIL MATERIALS**
- A. SAND**
- BSM SHALL CONSIST OF 60-70% SAND BY VOLUME MEETING ASTM C-33.
- B. SHREDDED PAPER**
- BSM SHALL CONSIST OF 5-10% SHREDDED PAPER BY VOLUME.
  - SHREDDED PAPER SHALL BE LOOSELY PACKED, APPROXIMATE BULK DENSITY OF 50-100 LBS/CY.
  - SHREDDED PAPER SHALL CONSIST OF LOOSE LEAF PAPER, NOT SHREDDED PHONE BOOKS, AND SHALL BE THOROUGHLY AND MECHANICALLY MIXED TO PREVENT CLUMPING.
- C. TOPSOIL**
- BSM SHALL CONSIST OF 5-10% TOPSOIL BY VOLUME.
  - TOPSOIL SHALL BE CLASSIFIED AS SANDY LOAM, LOAMY SAND, OR LOAM PER USDA TEXTURAL TRIANGLE WITH LESS THAN 5% CLAY MATERIAL.
  - ON-SITE, NATIVE MATERIAL SHALL NOT BE USED AS TOPSOIL.
  - TEXTURAL ANALYSIS SHALL BE PERFORMED ON TOPSOIL, PREFERABLY AT ITS SOURCE, PRIOR TO INCLUDING TOPSOIL IN THE MIX. TOPSOIL SHALL BE FREE OF SUBSOIL, DEBRIS, WEEDS, FOREIGN MATTER, AND ANY OTHER MATERIAL DELETERIOUS TO PLANT HEALTH.
  - TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.5 AND MOISTURE CONTENT BETWEEN 25-55%.
  - CONTRACTOR SHALL CERTIFY THAT TOPSOIL MEETS THESE SPECIFICATIONS.

**PART 2 - SOIL MATERIALS (CONTINUED)**

- D. LEAF COMPOST**
- BSM SHALL CONSIST OF 10-20% LEAF COMPOST BY VOLUME.
  - LEAF COMPOST SHALL CONSIST OF CLASS 1 ORGANIC LEAF COMPOST CONSISTING OF AGED LEAF MULCH RESULTING FROM BIOLOGICAL DEGRADATION AND TRANSFORMATION OF PLANT-DERIVED MATERIALS UNDER CONTROLLED CONDITIONS DESIGNED TO PROMOTE AEROBIC DECOMPOSITION.
  - THE MATERIAL SHALL BE WELL COMPOSTED, FREE OF VIABLE WEED SEEDS AND CONTAIN MATERIAL OF A GENERALLY HELMS NATURE CAPABLE OF SUSTAINING GROWTH OF VEGETATION, WITH NO MATERIALS TOXIC TO PLANT GROWTH.
  - COMPOST SHALL BE PROVIDED BY A LOCAL US COMPOSTING COUNCIL SEAL OF TESTING ASSURANCE (STA) MEMBER. A COPY OF THE PROVIDER'S MOST RECENT INDEPENDENT STA TEST REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO DELIVERY OF BSM TO THE PROJECT SITE.
  - COMPOST MATERIAL SHALL ALSO MEET THE FOLLOWING CRITERIA:
    - 100 PERCENT OF THE MATERIAL SHALL PASS THROUGH A 1/2 INCH SCREEN
    - PH OF THE MATERIAL SHALL BE BETWEEN 6.0 AND 8.4
    - MOISTURE CONTENT SHALL BE BETWEEN 35 AND 50 PERCENT
    - MATURITY GREATER THAN 80 PERCENT (MATURITY INDICATOR EXPRESSED AS PERCENTAGE OF GERMINATION/VIGOR, 80+80%)
    - MATURITY INDICATOR EXPRESSED AS CARBON TO NITROGEN RATION < 12
    - MATURITY INDICATOR EXPRESSED AS AMMONIUM/NITRATEN RATIO < 4
    - MINIMUM ORGANIC MATTER SHALL BE 40 PERCENT DRY WEIGHT BASIS
    - SOLUBLE SALT CONTENT SHALL BE NO GREATER THAN 5500 PARTS PER MILLION OR 0.5 MMHOS/CM
    - PHOSPHOROUS CONTENT SHALL BE NO GREATER THAN 325 PARTS PER MILLION
    - HEAVY METALS (TRACE) SHALL NOT EXCEED 0.5 PARTS PER MILLION
    - CHEMICAL CONTAMINANTS: MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.13, TABLES 1 & 3 LEVELS
    - PATHOGENS: MEET OR EXCEED US EPA CLASS A STANDARD, 40 CFR 503.32(A) LEVELS

**PART 3 - EXECUTION**

- A. GENERAL**
- REFER TO PROJECT SPECIFICATIONS FOR EXCAVATION REQUIREMENTS.
- B. PLACEMENT METHOD**
- BSM MATERIAL SHALL BE SPREAD EVENLY IN HORIZONTAL LAYERS.
  - THICKNESS OF LOOSE MATERIAL IN EACH LAYER SHALL NOT EXCEED 9-INCHES.
  - COMPACTION OF BSM MATERIAL IS NOT REQUIRED.

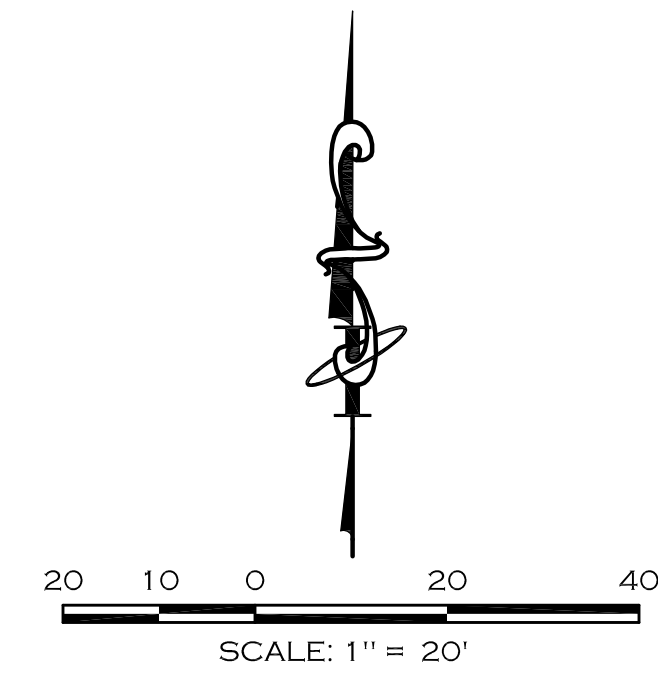
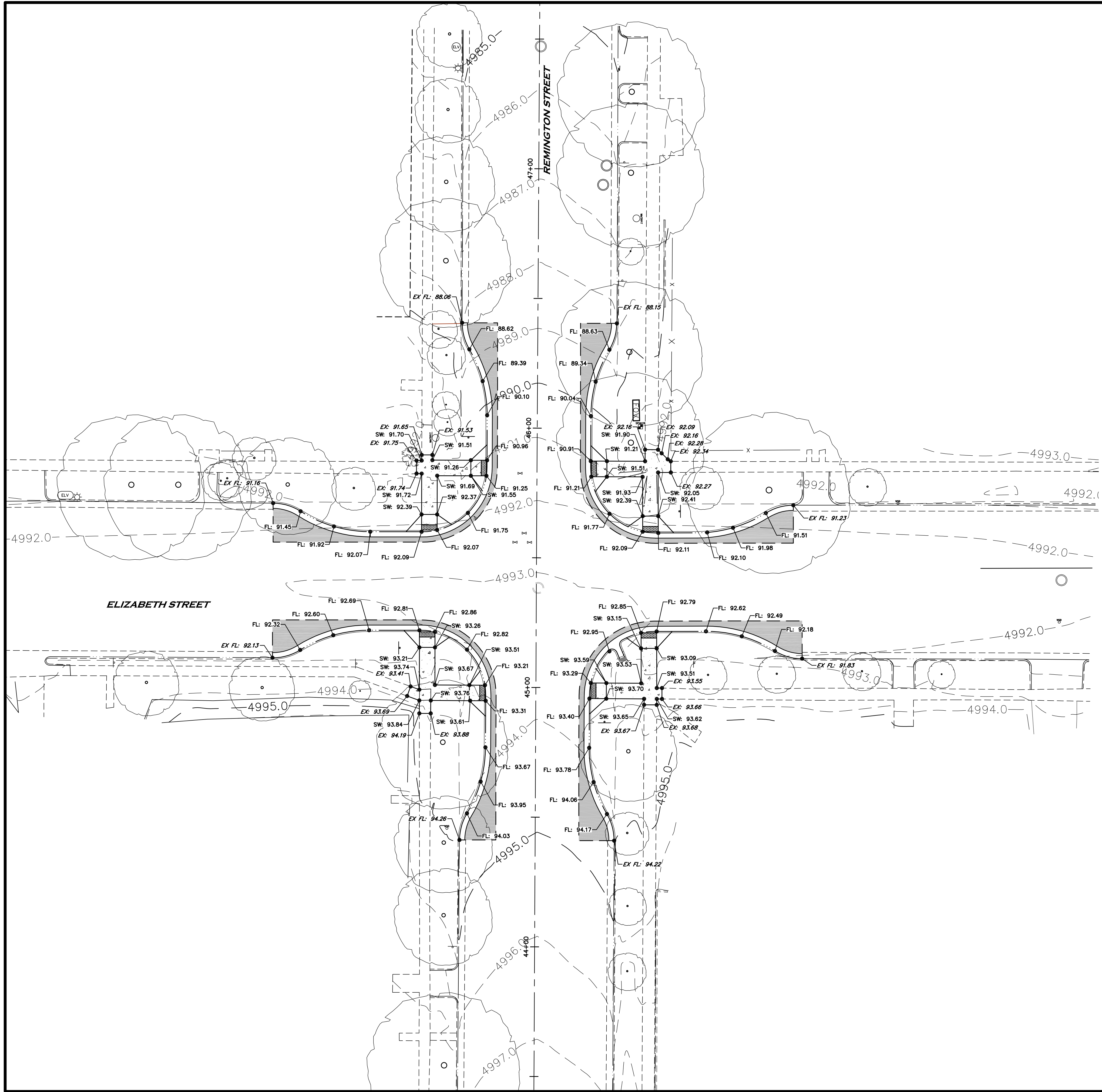
1918 W. Ash, Suite C  
Windsor, Colorado 80550  
Phone: (970) 674-3300  
Fax: (970) 674-3303  
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PREPARED FOR  
**City of Fort Collins**  
ENGINEERING DEPARTMENT

**REMINGTON GREENWAY**  
**RAIN GARDEN GRADING PLAN**

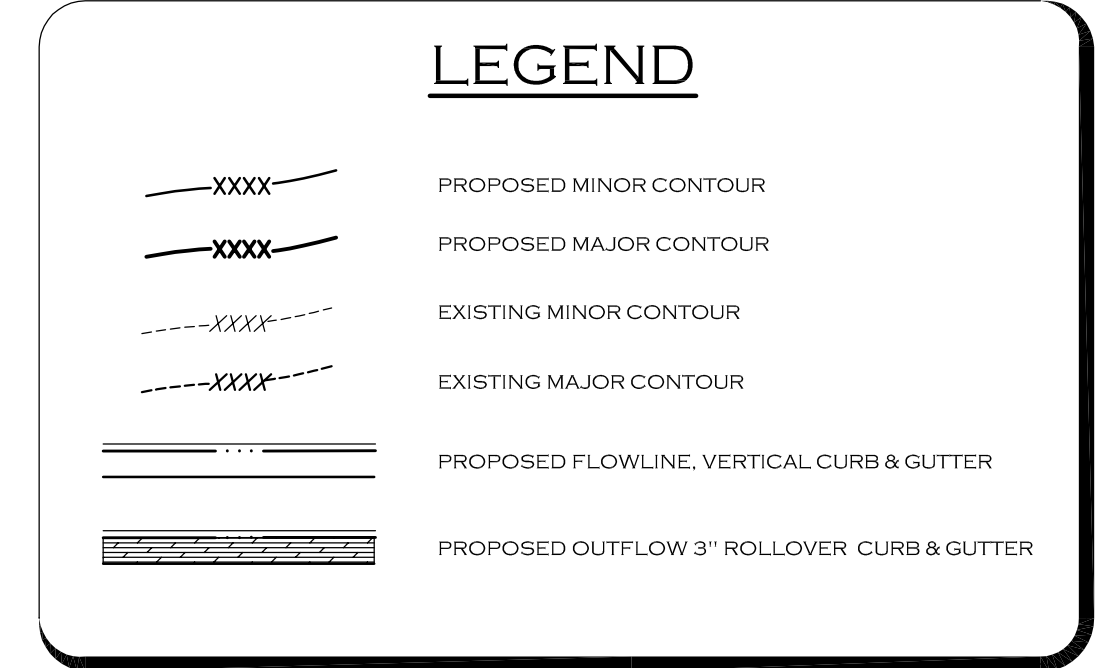
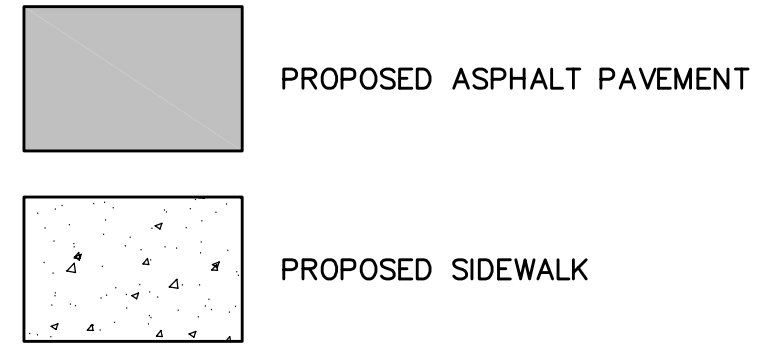
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| DATE: 2-19-15 | SCALE (PI): 1"=5' | SCALE (V): N/A | DESIGNED BY: MFO | CHECKED BY: |
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PROJ. NO. 1206-082-00



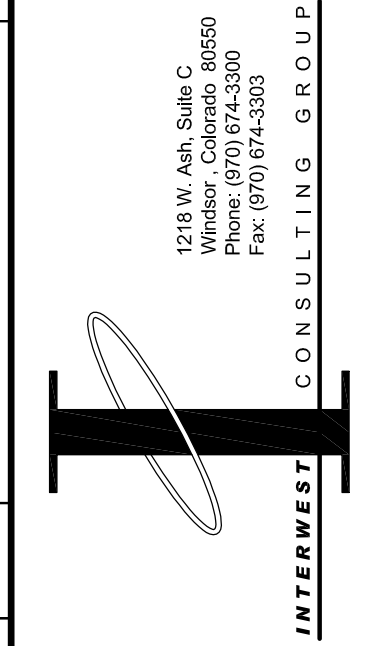
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**NOTES:**  
1. LIMITS OF STREET CUT SHOWN ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS SHALL BE IN ACCORDANCE WITH THE CITY STREET REPAIR STANDARDS.  
2. ADD 4900 - FT TO ALL SPOT ELEVATIONS.

| NO. | DATE | REVISIONS DESCRIPTION | BY |
|-----|------|-----------------------|----|
|     |      |                       |    |



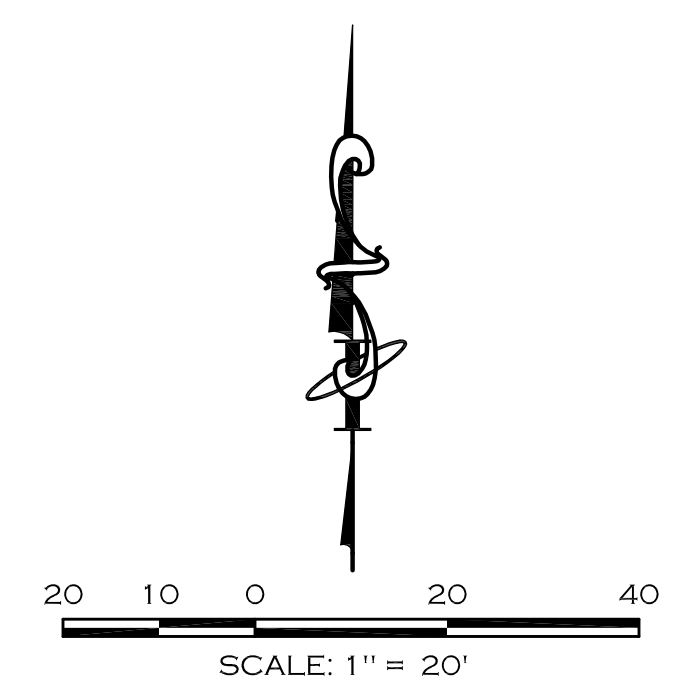
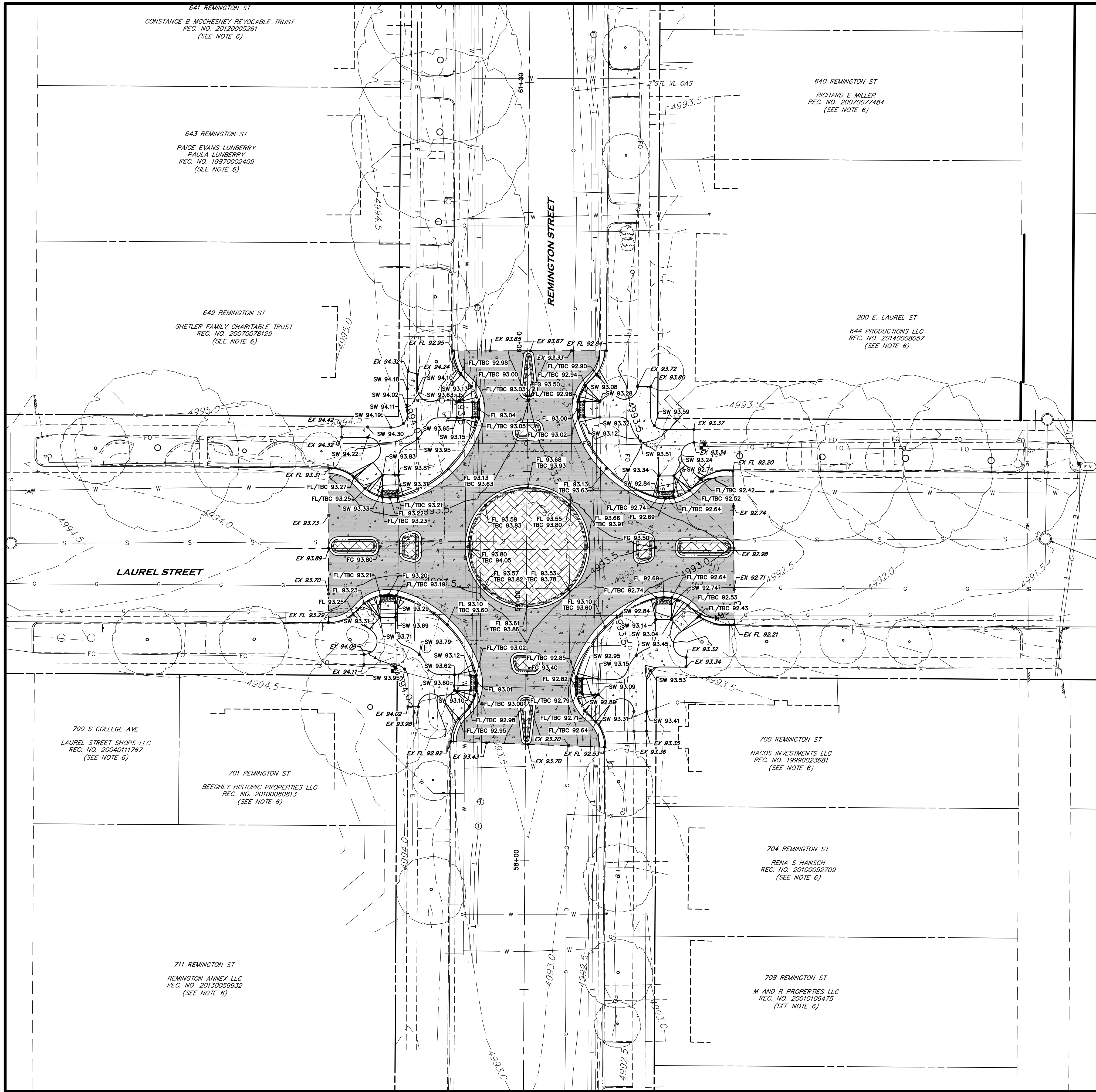
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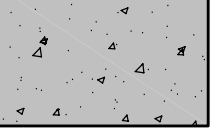

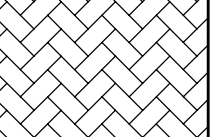
**REMINGTON GREENWAY  
ELIZABETH STREET GRADING PLAN**

|                    |
|--------------------|
| DATE: 2-19-15      |
| SCALE (PI): 1"=20' |
| SCALE (VI): N/A    |
| DESIGNED BY: STW   |
| CHECKED BY: MPO    |



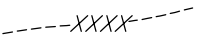
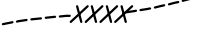
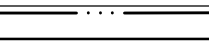
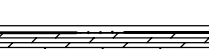


PROJ. NO. 1206-082-00



-  PROPOSED 8" CONCRETE PAVEMENT
-  PROPOSED SIDEWALK
-  PROPOSED 8" MEDIAN COVER MATERIAL

**LEGEND**

-  PROPOSED MINOR CONTOUR
-  PROPOSED MAJOR CONTOUR
-  EXISTING MINOR CONTOUR
-  EXISTING MAJOR CONTOUR
-  PROPOSED FLOWLINE, VERTICAL CURB & GUTTER
-  PROPOSED OUTFLOW 3" ROLLOVER CURB & GUTTER

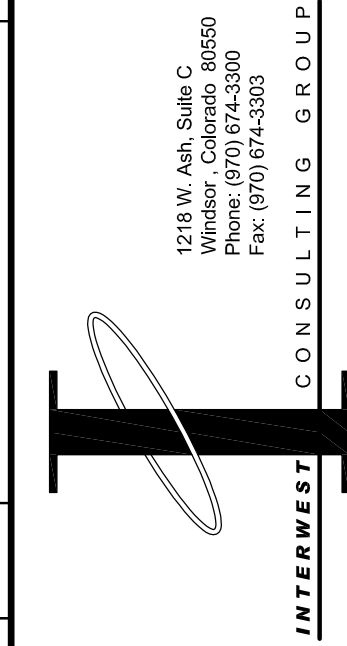
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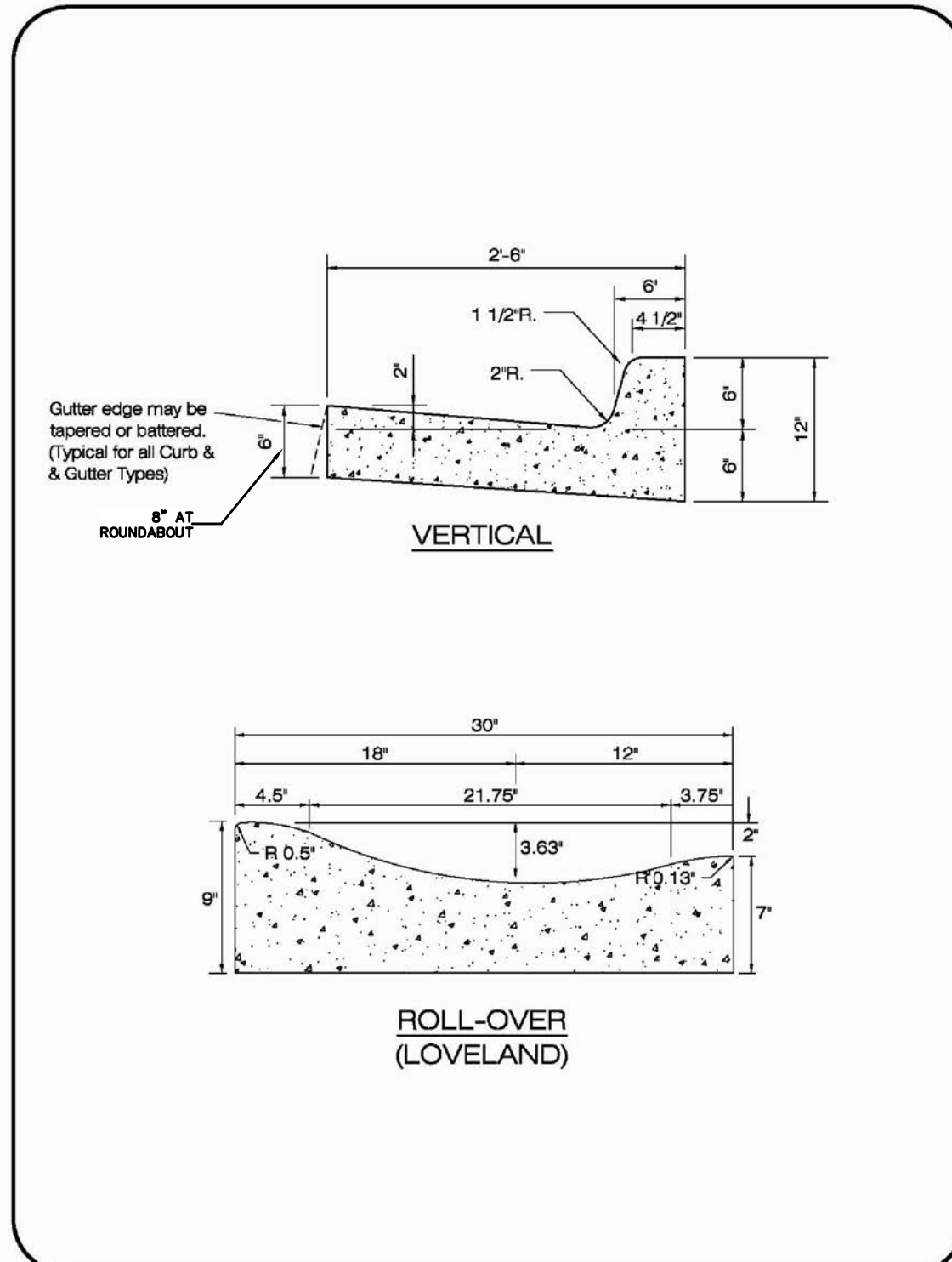
**REMINGTON GREENWAY  
LAUREL STREET GRADING PLAN**

DATE: 2-19-15  
SCALE (PI): 1"=20'  
SCALE (VI): N/A  
DESIGNED BY: STW  
CHECKED BY: MPO

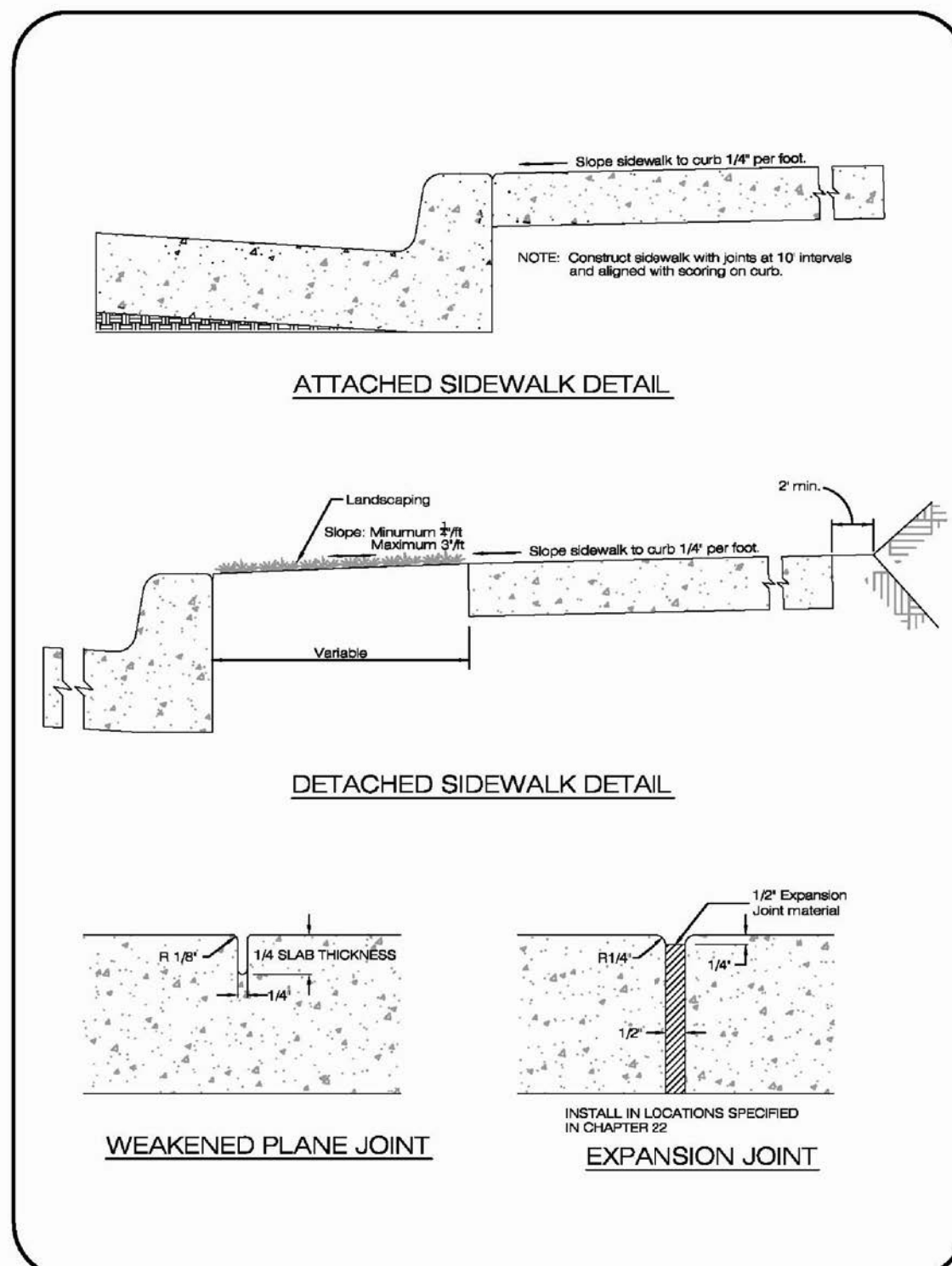


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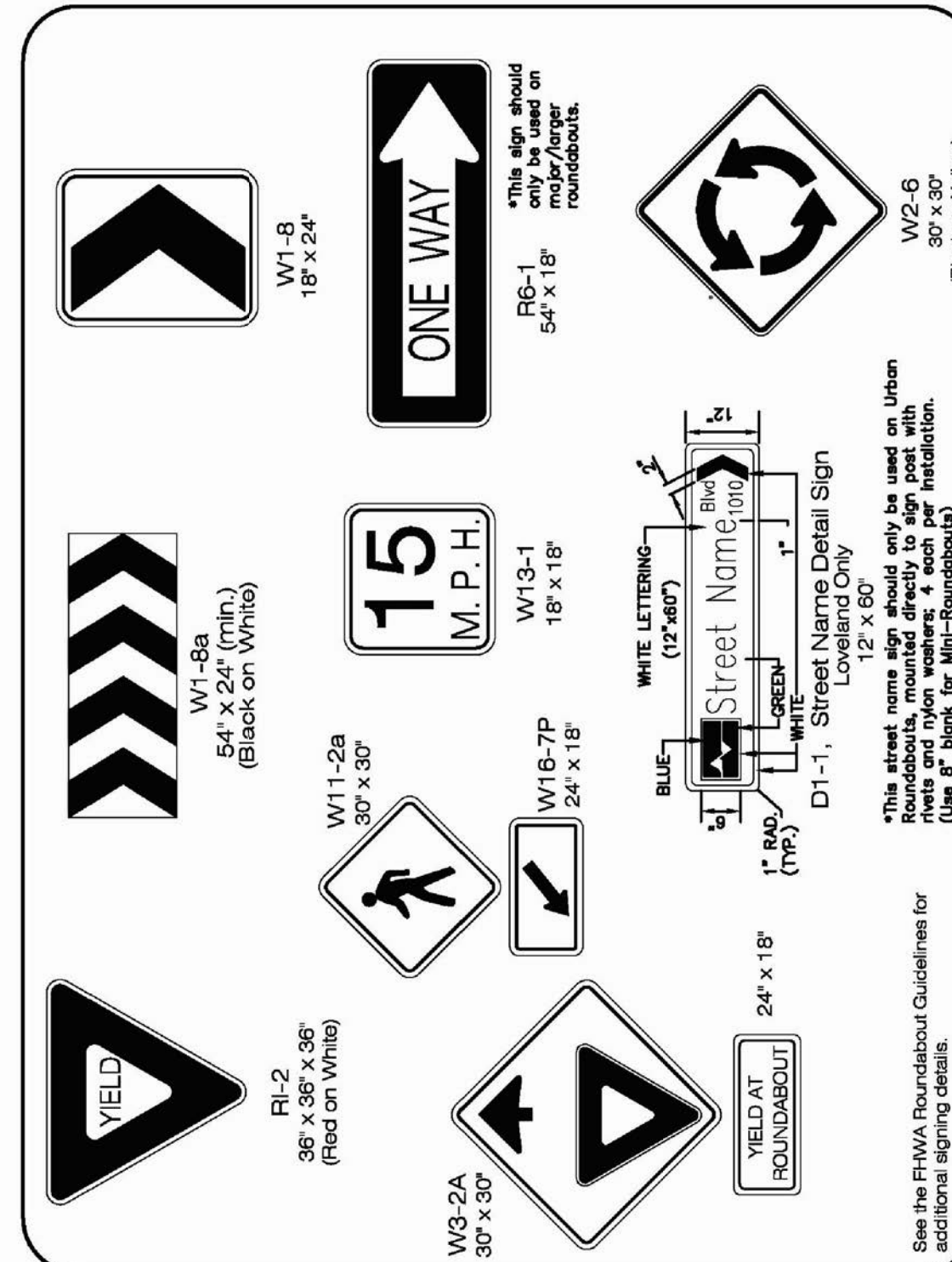




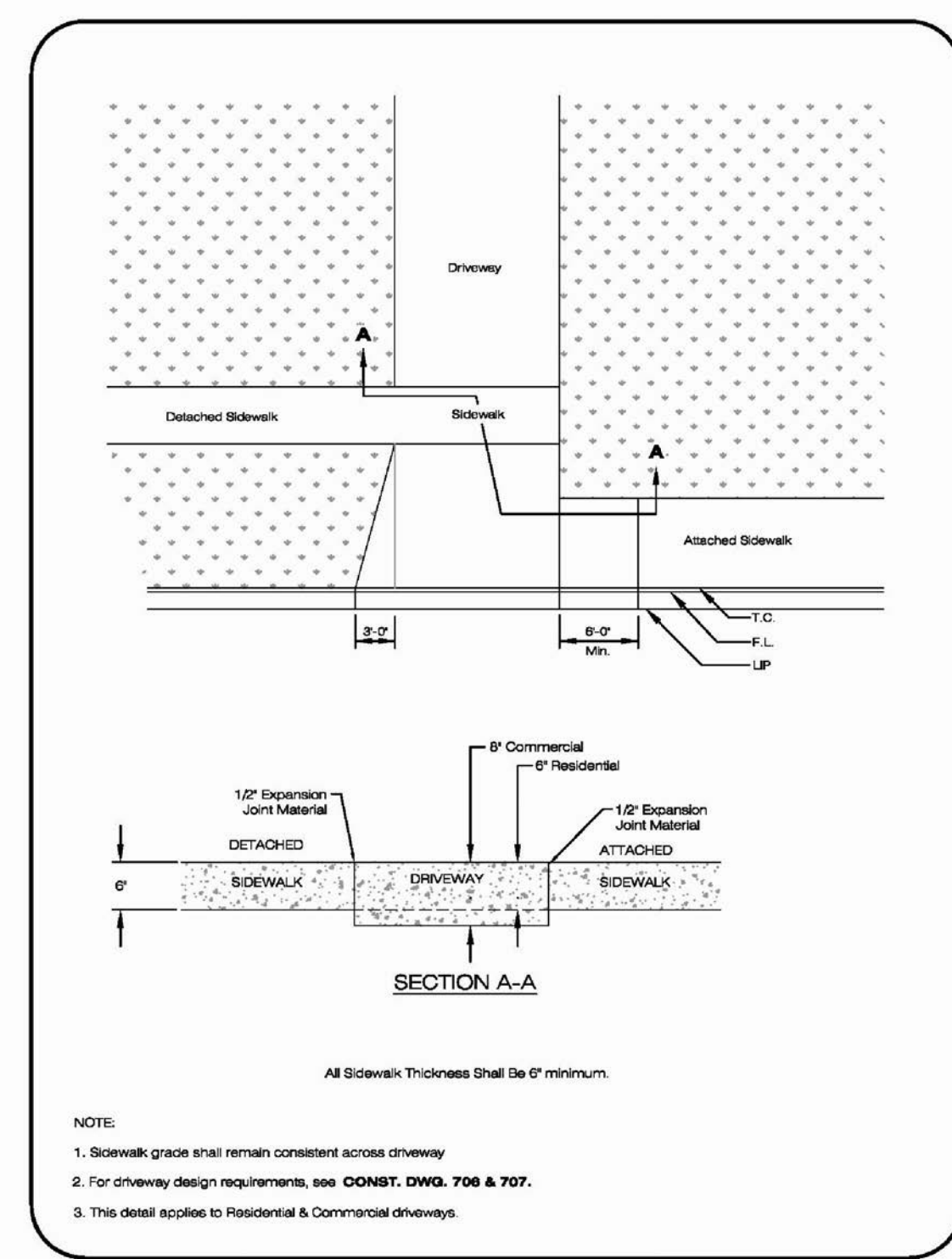
| CURB AND GUTTER                            |                       |                |         |
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| LARIMER COUNTY URBAN AREA STREET STANDARDS | CONSTRUCTION DRAWINGS | REVISION NO: 1 | DRAWING |
|  |                       | DATE: 03/01/02 | 701     |



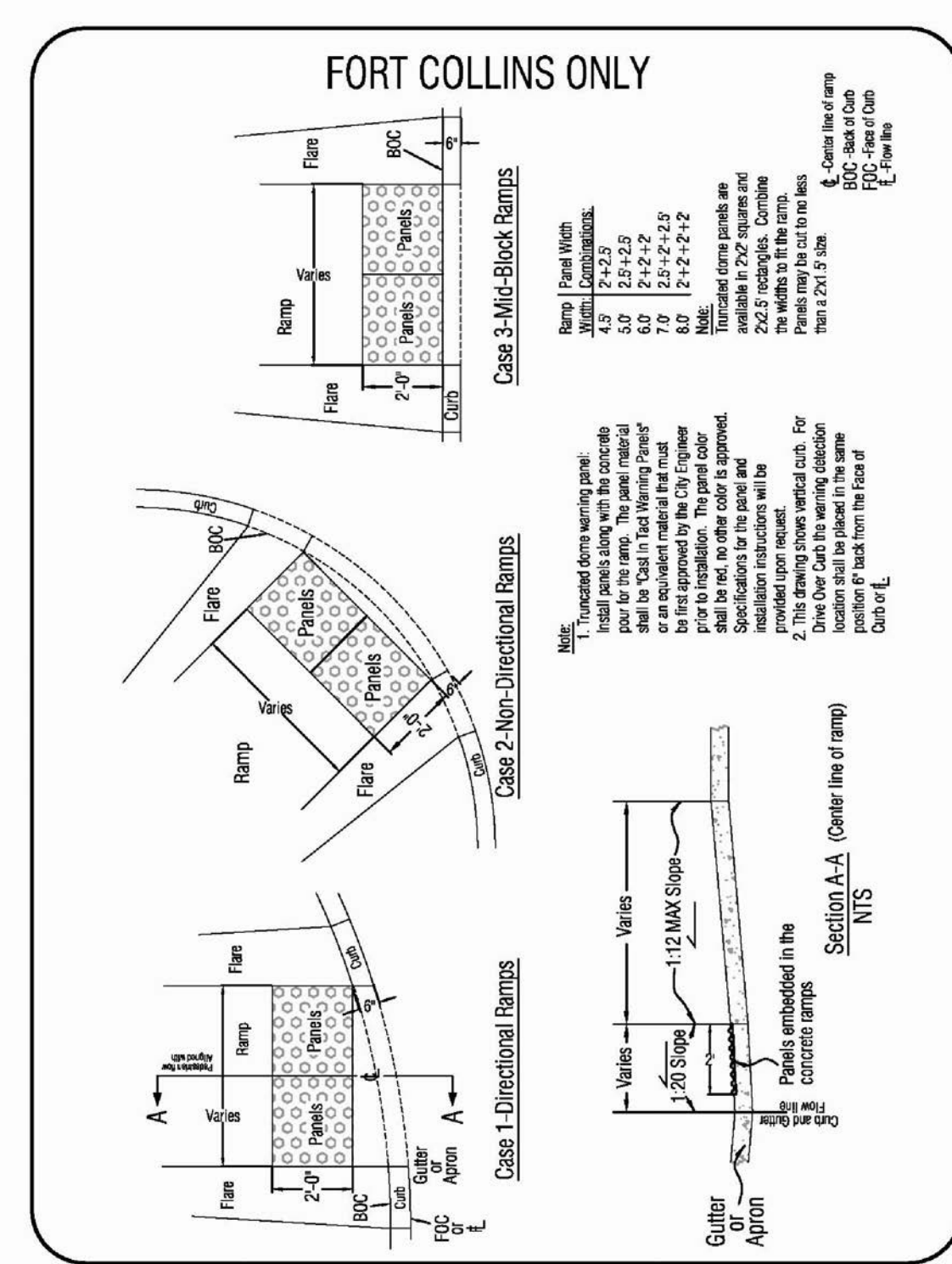
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|  |                       | DATE: 04/01/07 | 1602    |



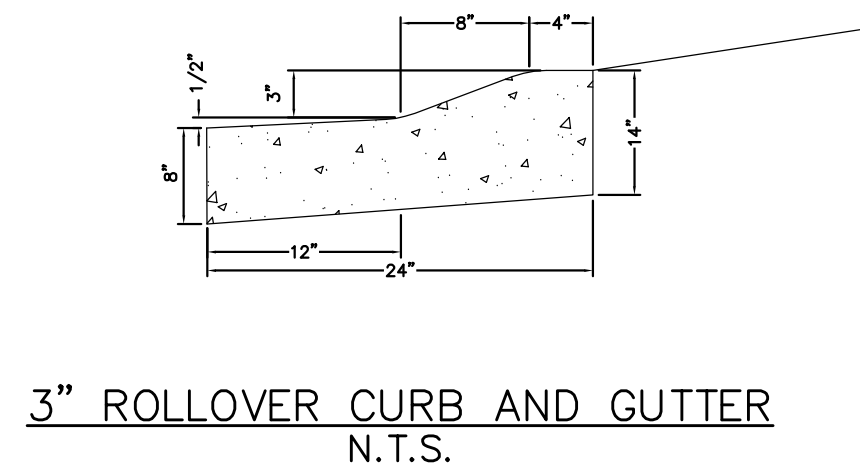
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| LARIMER COUNTY URBAN AREA STREET STANDARDS | CONSTRUCTION DRAWINGS | REVISION NO: 2 | DRAWING |
|  |                       | DATE: 04/01/07 | 1412    |



| STANDARD SIDEWALK                          |                       |                |         |
|--|-----------------------|----------------|---------|
| LARIMER COUNTY URBAN AREA STREET STANDARDS | CONSTRUCTION DRAWINGS | REVISION NO: 1 | DRAWING |
|  |                       | DATE: 04/01/07 | 1601    |



| TRUNCATED DOME WARNING FOR ACCESS RAMP     |                       |                |         |
|--|-----------------------|----------------|---------|
| LARIMER COUNTY URBAN AREA STREET STANDARDS | CONSTRUCTION DRAWINGS | REVISION NO: 1 | DRAWING |
|  |                       | DATE: 04/01/07 | 1607    |



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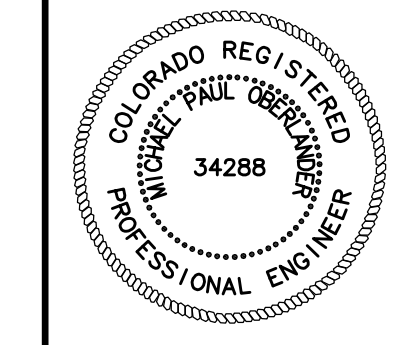
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ENGINEERING DEPARTMENT

**REMINGTON GREENWAY**

**DETAILS**

|               |                |                |                  |                 |
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| DATE: 2-19-15 | SCALE (H): N/A | SCALE (V): N/A | DESIGNED BY: STW | CHECKED BY: MPO |
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