

PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM 17-14

DATE: March 13, 2017
TO: Honorable Mayor Joyce Downing and City Council Members
FROM: James A. Hayes, AICP, City Manager JH
Brook Svoboda, Director of Planning and Development SA
SUBJECT: CR-29 1st Amendment to Intergovernmental Agreement Between the City of Northglenn and the Regional Transportation District regarding the North Metro Commuter Rail Line

Purpose

The proposed IGA amendment will memorialize that the Regional Transportation District (RTD) will provide pedestrian trail access through its right-of-way (ROW) from 112th Ave to the Station; and that the City will assume the ongoing maintenance for the trail.

Background

The Environmental Impact Statement process (2009-2011) for the Commuter Rail Line, did not identify pedestrian access to the station. When the RTD funded the project for construction, Staff worked with RTD to identify pedestrian access options. York St alignment was ruled out, due to ongoing flooding and the road will be rebuilt (when development occurs) to an ultimate template that will be substantially different than the current configuration. As a result, the City and RTD Staff determined that the safest and most direct route would be through RTD ROW, adjacent to the line from 112th Ave to the Station. The alignment is depicted in the attached exhibits to the IGA Amendment and on the PUD (land use entitlement). RTD has agreed to construct to the access, an 8' wide, 4" (depth) asphalt trail at no cost to the City. The City would assume the ongoing maintenance costs for the trail.

The IGA Amendment memorizes each party's obligations - RTD will build the trail and the City will maintain the trail.

Update

N/A

Budget Implications

The City's Parks Department will be responsible for snow removal and ongoing maintenance and repair. The park's department will add this segment to their snow removal route with no additional budget impacts. It is anticipated that every 7-10 years, routine repair and maintenance will be required for the trail. A specific dollar amount has not been determined at this time.

Schedule/Time Implications

The trail is scheduled to be installed in 2017, however, the City's ongoing obligations will not be required until the station becomes operational, which is anticipated sometime in late 2018.

Next Steps/City Council Options

N/A

Staff Recommendation

Staff recommends Council approve Council Resolution 29, a resolution approving the first amendment to the IGA between RTD and Northglenn concerning trail access and maintenance for the 112th Ave Northglenn station.

Staff Reference

Brook Svoboda, Director of Planning and Development, bsvoboda@northglenn.org 303.450.8937

Attachments

N/A

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-29
Series of 2017

Series of 2017

A RESOLUTION APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND THE REGIONAL TRANSPORTATION DISTRICT FOR THE FASTTRACKS NORTH METRO RAIL LINE PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The Amendment to the Intergovernmental Agreement between the City of Northglenn and the Regional Transportation District regarding pedestrian trail access at the 112th Station for the FasTracks North Metro Rail Line Project, attached hereto as **Exhibit 1**, is hereby approved and the Mayor is authorized to execute same on behalf of the City.

DATED at Northglenn, Colorado, this ____ day of _____, 2017.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

AMENDMENT

This Amendment (this "Amendment") is made this ____ day of March 2017, (the "Effective Date") between the **REGIONAL TRANSPORTATION DISTRICT**, a political subdivision of the state of Colorado with a mailing address of 1600 Blake Street, Denver, Colorado 80202-1399 ("RTD"), and the **CITY OF NORTHGLENN** ("City"), a Colorado home rule municipality organized pursuant to the Colorado Constitution with a mailing address of 11701 Community Center Drive, Northglenn, CO 80233. The City and RTD may hereinafter be referred to individually as a "Party" and collectively as "Parties".

RECITALS

The Parties entered into an Intergovernmental Agreement ("IGA") dated March 10th 2014, attached hereto as Exhibit A related to implementation of the North Metro Rail Line project and the Local Agency Contribution by the City; and

Due to modifications with the design of pedestrian access at the 112th Station site, the Parties intend to amend the IGA.

AGREEMENT

NOW, THEREFORE, RTD and the City in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. It is expressly agreed by the parties that this Amendment is supplemental to the IGA and all terms, conditions, and provisions thereof, unless specifically modified herein, are to apply to this Amendment as though they were expressly re-written, incorporated, and included herein. Unless otherwise indicated, all capitalized terms contained in this Amendment shall have the same meaning as given to them in the IGA.
2. It is agreed the IGA is and shall be modified, altered, and changed in the following respects only:

Subsection 9.12 is hereby added in its entirety:

9.12 PEDESTRIAN SIDEWALK AT 112TH

- a. RTD's design/build Contractor shall construct an 8' wide paved sidewalk from the south end of the NMRL station to a connection at 112th Avenue (the "Sidewalk") as indicated on drawings attached hereto as Exhibit B as a Project Cost. Construction of the Sidewalk shall be completed before Final Acceptance of the design/build Contract. Final design of the Sidewalk shall be subject to review and approval by the City. Final inspections and acceptance of the Sidewalk shall be in accordance with Subsection 12.1 of the IGA.

Subsection 13.1(a) RTD Responsibilities is hereby added to Subsection 13.1:

- (a) Notwithstanding the fact that RTD will retain ownership of the Sidewalk, the City will maintain at its sole cost and expense the entire Sidewalk ("Maintenance Costs") shown in Exhibit B between stations 103+25.59 and 109+43.93.

Maintenance responsibilities shall include but not be limited to snow removal, graffiti removal, repair and replacement. With written approval from RTD, the City may replace the entire sidewalk surface with concrete at its sole cost and expense. The City shall remove snow and ice from and apply ice melt compound to the Sidewalk within 24 hours of any fall of snow, sleet or freezing rain. Upon completion of the initial construction of the Sidewalk by the design/ build Contractor, RTD shall grant the City a License Agreement to permit access to the Sidewalk in order to allow the City to fulfill the Sidewalk maintenance obligations contained herein. Maintenance Costs shall not be attributed to the Local Agency Contribution.

The Parties acknowledge that the Sidewalk may be removed in the future with written concurrence from the Parties, should pedestrian travel patterns change or alternative access be established.

[Signatures appear on the next page.]

IN WITNESS WHEREOF, the parties have executed this Amendment on the day first above written.

REGIONAL TRANSPORTATION
DISTRICT,
a political subdivision of the State of
Colorado

By: _____

Name:

Title:

Approved as to Legal Form:

By: _____

Name: Lori L. Graham

Title: Associate General Counsel

CITY OF NORTHGLENN:

By: _____

Name: Joyce Downing

Title: Mayor

EXHIBIT A

INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF NORTHGLENN

and

REGIONAL TRANSPORTATION DISTRICT

This Intergovernmental Agreement (this "IGA") is made this 10th day of March, 2014 (the "Effective Date") by and between the **CITY OF NORTHGLENN** ("City"), a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution, and the **REGIONAL TRANSPORTATION DISTRICT** ("RTD"), a political subdivision of the State of Colorado organized pursuant to the Regional Transportation District Act, C.R.S. § 32-9-101, *et seq.* The City and RTD may hereinafter be referred to individually as a "Party" and collectively as "Parties".

RECITALS

- A. RTD is statutorily authorized to develop, maintain, and operate a mass transportation system for the benefit of the inhabitants of the district;
- B. The City is authorized by its Charter and RTD is authorized by its enabling statute to enter into this IGA;
- C. Pursuant to the Colorado Constitution, Article XIV, § 18(2)(a), and C.R.S. § 29-1-201, *et seq.* the Parties may cooperate or contract with each other to provide any function, service or facility lawfully authorized to each, and any such contract may provide for sharing of costs;
- D. RTD is authorized to implement the multimodal public transportation expansion plan that was adopted by RTD's Board of Directors ("**Board**"), approved by voters on November 2, 2004, and approved by the Denver Regional Council of Governments as per the requirements of C.R.S. § 32-9-107.7 ("**FasTracks Plan**");
- E. As part of the FasTracks Plan, RTD proposes to construct the North Metro Rail Line commuter rail corridor, consisting of commuter rail transit connecting Denver Union Station ("**DUS**") with Adams County, the City and County of Denver, the City of Commerce City, the City of Thornton, and the City of Northglenn, identified in the FasTracks Plan and more fully described in the Final Environmental Impact Statement for the Project dated January, 2011 ("**FEIS**") as approved by the Record of Decision for the Project ("**ROD**") signed by the Federal Transit Administration ("**FTA**") on April 22, 2011 and the final design plans ("**NMRL**" or "**Project**");
- F. RTD intends to accept proposals to a Request for Proposal ("**RFP**") to design/build the NMRL from DUS to 72nd Avenue (with options to go further) in the 4th quarter of 2013; which options may include design/build of the NMRL to the end-of-line station at 162nd Avenue ("**End-of-Line Station**") or design/build to intermediate stations at 88th Avenue, 104th Avenue, and 124th Avenue (Eastlake);

- G. The FasTracks Financial Plan assumes and requires a two and one-half percent (2.5%) local agencies contributions from local jurisdictions in the RTD district in consideration for the construction of transit improvements that will benefit the City and its citizens and the other governmental entities along the NMRL.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. SCOPE OF AGREEMENT.

1.1 This IGA, including without limitation the Recitals (which are incorporated herein by this reference), provides for the Local Agency Contribution (defined below) and for close coordination of the efforts of the City and RTD in the planning and construction of the NMRL within the City.

1.2 If RTD awards a contract to design and construct the NMRL in segments short of the End-of-Line Station, RTD will provide estimated dates, contingent upon acquisition of funding to complete such construction, as to when the remaining segments will be constructed.

1.3 The Parties acknowledge that without benefit of final design or a contract award, aspects of this IGA may need to be amended from time-to-time to reflect updated information, including but not limited to changes in Project scope and/or costs that are brought to light through the design/build process.

2. GENERAL.

2.1 **Definitions.** Capitalized terms shall have the meanings prescribed to them in this IGA. In addition, the following capitalized terms shall have the meanings set forth below:

a. Base System means the major elements of the base Project (e.g. general alignment, technology, number of stations, parking spaces required, canopy types, fencing types, grade crossings) as defined in the FEIS and ROD for the Project and as further refined in the design/build process.

b. Contractor means the entity selected by a competitive procurement process to provide the design/build services for the Project.

c. Contractors means the Contractor selected by RTD to construct the NMRL and all other RTD consultants, contractors and subcontractors and each of their respective consultants, contractors, and subcontractors.

d. Discipline Review Meetings are regular ongoing technical meetings that occur during the design process. The purpose of these discipline specific meetings is to discuss technical items related to the project, track progress, and resolve issues encountered during the design process. Members of each Discipline Review Meetings team generally include Contractor representatives, RTD representatives, local agency representatives, and relevant third party representatives. At the appropriate time

following the start of final design, Discipline Review Meetings teams will be established, and kick-off meetings scheduled, for each of the project disciplines (i.e. utilities, structures, etc.). Ongoing Discipline Review Meetings will be scheduled by the Contractor, depending on the Project needs occurring at a time that works for a majority of participants.

e. Periodic Design Review Meetings are meetings held by the Contractor in order to review the design submittals in their entirety (page turn). The purpose of the meeting will be to capture any preliminary comments and ensure a complete submittal is provided to the City. Comments will be recorded and circulated in the form of meeting minutes.

f. Project means the design and construction of the North Metro Line commuter rail corridor and associated improvements to be constructed as described in the FasTracks Plan and the FEIS as approved by the ROD; provided, however that the Project is subject to change based upon the RFP options selected, mitigations included in the ROD, and other factors.

g. Project Permits means all applicable permits for construction, inspections and approvals required by City codes, ordinances, regulations, or resolutions effective as of the effective date (the “**Construction Contract Date**”) of the design/build contract issued to the Contractor by RTD (the “**Construction Contract**”) necessary for implementation of the Project.

h. Project Costs means all necessary costs and fees required to design, finance and construct the Project in accordance with the FEIS and ROD, including: planning; design (including value engineering); design review and approval; plan review and approval; permit fees and costs; financing costs; property acquisition, relocation costs associated with property acquisition; all costs associated with changes to City property that are the sole result of implementation of the Project; construction; construction inspection; utility relocation, including but not limited to City utility and infrastructure; utility upgrades required by law; traffic control during construction; traffic signal modification; and City staff time and City consulting costs associated with planning, design, construction and inspection of the Project as shown or required by the plans prepared by RTD and approved by the City.

2.2 **Exhibits.** The following exhibits are attached hereto and incorporated herein by this reference:

Exhibit A: Applicable portions of the RTD Row of Way Plans (the “**ROW Plans**”) where the Project is within the City, which are attached for informational purposes only, as they are subject to change as the Project design is refined;

Exhibit B: Northglenn Permit Requirements and Fee Schedule (“**Permit Fee Schedule**”);

Exhibit C: City of Northglenn 2013 Pay Plan (the “**City Pay Plan**”);

Exhibit D: 112TH Ave to IRMA Roadway Improvements Depiction; and

Exhibit E: August 3, 2011 “Guidance for Stormwater Best Management Practices,” produced by the Urban Drainage and Flood Control District (“UDFCD”).

3. COORDINATION WITH THIRD PARTIES.

3.1 Contractors. The City agrees to coordinate and cooperate with the Contractors concerning the performance of RTD’s obligations hereunder and agrees to cooperate with the Contractors and RTD, as appropriate. The City acknowledges that RTD can and will delegate to any of the Contractors the duty to perform certain of RTD’s obligations hereunder; provided, however, that RTD will not delegate its obligation to collect payment(s) from the City, if any.

3.2 Contractor Duties. With the exception of collecting payment(s) from the City, if any, the Contractor may perform any or all of RTD’s obligations under this IGA including without limitation, the design and construction of the Project; coordination with the City for exchange and approval of design plans, specifications, design criteria, and traffic control plans; interfacing of construction schedules with the City, as necessary; application for Project Permits, coordination of City construction inspections; coordination of relocation of any City-owned utilities in conflict with the Project; and negotiation of any Betterments (defined below) requested by the City in connection with the Project.

3.3 Utility Providers. The City shall coordinate and cooperate with all utility providers affected by the construction of the Project and treat permits requested by utility owners as Project Permits for the purposes of review periods and expedited processing of such utility permits in accordance with Section 6, Permitting Processes of this IGA, provided, however, that utility owners shall apply for and pay all costs of such utility permits. The City shall also cooperate with utility providers in the provision, if necessary, of water, storm sewer, sanitary sewer, and other utility service connections at Project passenger stations and other points of connection, all as mutually agreed upon by the Parties.

4. LOCAL AGENCY CONTRIBUTION.

4.1 Total. The total local agency contribution shall not exceed two and one-half percent (2.5%) of the cost of the Project. The cost of the Project for the purposes of establishing the local agency contribution is Nine Hundred and Nine Million Dollars (\$909,000,000) in year of expenditure dollars. Therefore, the total local agency contribution is Twenty-Two Million Seven Hundred Twenty-Five Thousand Dollars (\$22,725,000), to be shared by and between by Adams County, the City and County of Denver, and the Cities of Commerce City, Northglenn, and Thornton and, accordingly, the City’s “Local Agency Contribution” is **Two Million Five Hundred Twenty Thousand Dollars (\$2,520,000)**. In the event the actual cost of the Project is less than \$909 million in year of expenditure dollars, the net reduction in the total local agency contribution shall be shared by and between the Local Jurisdictions in the same proportion as the \$22,725,000. In the event one or more of the Local Jurisdictions has a Local Agency Contribution that exceeds their share, the Local Jurisdictions and RTD may, by separate administrative memorandum, agree to a reallocation of the overall local agency contribution.

4.2 Payment. The City may satisfy the Local Agency Contribution by: a) a lump sum cash payment; b) annual cash payments; c) the value of Project Permits and fees for plan review; d) the value of City staff time required to perform necessary activities associated with planning, design, construction and inspection of the Project beginning as of the Construction Contract Date; e) the value of utility relocation credits due to the City if relocation of public

utilities is necessitated by construction of the Project; f) the fair market value of real property interests owned or controlled by the City that are identified by RTD and the City as required to implement and operate the Project and granted or conveyed to RTD by the City (collectively, “**Property Interests**”); g) the value of customary fees including storm water utility fees and water tap fees and sales/use taxes that are legally required to be paid by RTD or the Contractors that may be rebated by the City; and i) the cost of mutually agreed construction projects that are necessary for the NMRL from funding sources secured by the City (exclusive of Betterments). The City shall complete the Local Agency Contribution payment to RTD no later than the start of NMRL commuter rail revenue service to the City.

4.3 Other Expenditures. All other expenditures required to complete the Project or other costs associated with the Project are the sole responsibility of RTD or parties other than the City. Funds submitted to RTD by the City pursuant to this IGA, if any, shall be used only for the Project.

5. **LOCAL AGENCY CONTRIBUTION CREDIT**. The following specified expenses shall be applied to the City’s Local Agency Contribution:

5.1 City Property Interests. The City shall grant or convey to RTD the Property Interests as indicated on the ROW Plans (when such plans are available). Property Interests shall not include, and no fees will be assessed or credited to Local Agency Contribution for, land utilized by RTD upon, within, above or below the City’s public right-of-way. The Local Agency Contribution amount shall be adjusted by an amount equal to the value of the Property Interests (including customary costs associated with conveyance, such as survey and recording costs but not including appraisals, which are addressed below), that the City grants or conveys to RTD. RTD and the City agree to make good faith efforts to reach a mutual agreement as to a dollar per square foot value generally applicable to land granted to RTD in fee or easement. RTD and the City will utilize such credible information as they have available for determining comparable land values in the vicinity of the Property Interests to be transferred and may utilize to this end, at their own individual expense, the services of private appraisers or similar private sources, or mutually agree upon an appraiser and share the cost.

5.2 Sales and Use Taxes. Provided that RTD or the Contractors are legally required to pay sales and use taxes, the City shall rebate to RTD the City’s three and one-half percent (3.5%) general sales and use taxes that are legally required to be paid by RTD or the Contractors for Project work. As consideration for the City’s rebate of such sales and use taxes, RTD shall credit the value of sales and use tax receipts rebated by the City toward fulfillment of the Local Agency Contribution.

5.3 Other Funds Contributed. Funds received by the City from outside sources that are not otherwise available to RTD and that are contributed toward work necessary for the completion of the Project, whether grants, gifts, or other types of receipts, whether required to be matched or not, and whether from federal, state, local, private or regional sources, will be applied to the Local Agency Contribution. All such funds, including the amount of any grant match not paid by RTD, will be credited to the Local Agency Contribution; provided, however, federal funds for mass transit received by the City shall not be credited toward the Local Agency Contribution unless such funds are separately pursued by the City and not pursued by RTD. If

other non-anticipated or non-traditional sources of funding for the Project are secured by RTD or through RTD's efforts, such funding will not be credited toward the Local Agency Contribution:

5.4 Other Improvements. Other improvements that add value to the Project may be considered for credit toward the Local Agency Contribution subject to mutual agreement of both Parties. If any unforeseen work is necessitated by the Project that the City desires to fund and/or perform, the Parties shall enter into an amendment to this IGA, or a subsequent intergovernmental agreement, to govern such work and the credit to be applied toward the Local Agency Contribution. RTD agrees that the following improvements will be credited toward the Local Agency Contribution.

5.4.1 112th Ave. to IRMA Drive Roadway Improvements: The City has designed, and plans to construct in 2014, roadway improvements as depicted on Exhibit D (the "**Roadway Improvements**") that are consistent with the Base Project traffic mitigations measures identified in the FEIS and the ROD. Upon completion and dedication of the Roadway Improvements to the public, the City will receive credit toward the Local Match Contribution. The amount of the credit will be equal to the amount that RTD would have spent for the roadway improvements shown on the 30% plans, not to exceed Two Million Five Hundred Thousand Dollars (\$2,500,000).

5.5 City Staff Review. The City shall receive credit toward the Local Agency Contribution for staff time utilized, beginning as of the Construction Contract Date, to review and analyze Project plans and documents, and provide inspections, only to the extent such plans, documents and inspections cover property that is within the City boundaries. These expenses shall include employees and contractor's salaries and an hourly proportionate share of benefits (a multiplier of thirty percent (30%)), as indicated in the City Pay Plan, Exhibit C, but shall not include staff or contractor time utilized in the review, analysis and production of Project Permits.

5.6 Reconciliation. Within sixty (60) calendar days after the end of each calendar year during construction of the Project within the City, the City shall prepare and deliver to RTD a reconciliation of the Local Agency Contribution, which will value both in-kind and cash contributions and include such supporting documentation as RTD may reasonably request ("**Reconciliation**"). In addition to the annual Reconciliation, the City shall prepare a final Reconciliation within one (1) year of opening day of revenue service for the NMRL within the City and deliver it to RTD for review and acceptance or objection. Within sixty (60) calendar days after receipt of a Reconciliation, RTD shall accept or object to the Reconciliation in writing. If RTD does not object within such sixty (60) calendar day period, the Reconciliation will be deemed accepted. If RTD objects to a Reconciliation and staff cannot agree on changes, the dispute will be governed by the Disputes Section of this IGA. Each Party reserves the right to submit costs that may have been omitted in previous Reconciliations. RTD will have the right to audit any Reconciliation at RTD's expense.

6. **PERMITTING PROCESSES AND REVIEW**. RTD or the Contractors will apply for all Project Permits in accordance with this Section and Section 8, below. Except as otherwise provided herein, all Project Permit fees customarily charged by the City as indicated in the Permit Requirements and Fee Schedule, Exhibit C, shall be rebated to RTD and RTD shall credit the amount of the Project Permit fees rebated toward fulfillment of the Local Agency Contribution. Applicable City permitting requirements shall apply to all Project elements

constructed within the City except Transit System Elements as defined in Section 8, and as otherwise provided herein. Except as noted, nothing will be construed as committing the City to issue permits for construction or other related work or work product that does not meet applicable codes, ordinances, regulations and any variances granted to the Project in accordance therewith. The City will not unreasonably withhold, condition or delay any Project Permits, including without limitation, requiring that any new improvements not required by the Project be provided at RTD cost as a condition of any Project Permit(s). Except as otherwise provided herein, applicable City permitting requirements, as identified on Exhibit B, will apply to all Project elements constructed on property owned or controlled by the City. The City will review all Project Permits in accordance with the streamlined process contained in this Section and will cooperate with RTD and/or its Contractors with a goal of issuing any and all Project Permits within ten (10) calendar days of application.

6.1 Street Occupancy/Traffic Control Permits. RTD and the City will mutually determine the reasonable time period(s) that construction of the Project will impact City rights-of-way (the “**Impact Period(s)**”). The City, through the normal course of its review, shall issue the Contractor street occupancy/traffic control permits and the associated permit fees, including without limitation fees related to traffic lanes, curb lanes, alleys, sidewalks, and meter permits, shall be rebated by the City to RTD and RTD shall credit the amount of permit fees toward fulfillment of the Local Agency Contribution. The duration of the occupancy permits shall be the Impact Period(s) plus a grace period of ten percent (10%) of that time (the “**Street Occupancy/Traffic Control Permit Period**”). If the impact of the Project on City right-of-way has not ceased or will not cease prior to the expiration of the Street Occupancy/Traffic Control Permit Period, the Contractor shall apply for a new or amended permit and any time it occupies City right-of-way beyond the Permit Period shall be charged to and paid for by the Contractor.

6.2 Review Process. Upon design plan completion for any portion of the Project, RTD shall provide the City with ninety percent (90%) submittal plans for that portion (“Submittal”) and the City shall conduct and complete a review of the Submittal for compliance with its permitting codes and site development standards within fifteen (15) work days of receipt. If the City does not submit comments within such fifteen (15) work day period, the Submittal shall be deemed approved by the City. If the City submits comments within such fifteen (15) work day period, the City may subsequently review the Release for Construction Submittal (or the Permit Set as defined in Section 10.7) to ensure that all previous City comments are addressed to the satisfaction of the City. Project elements included in any Submittal shall not be subject to a second review at the time of permitting, provided that the City has already reviewed and approved the Submittal. Any Released for Construction Submittal shall constitute the City’s Permitting Set for reference when issuing Project Permits. At the time of permit application, RTD (or its Contractor) will supply the City permit department with the appropriate permit application (properly completed) but, rather than supplying a plan for review, shall instead make reference to the corresponding page of the Release for Construction Submittal that had previously been approved by the City. The permit department will issue the permit without further review. In order for the City to confirm prior approval of any such expedited Project elements, RTD shall make reference in its permit application to the page or pages of the Permitting Set that contains the Project element requested to be permitted.

6.2.1 Referral Agency Requirements. RTD will resolve all referral agency requirements prior to the issuance of City permits, as applicable. RTD will provide the City with documentation from referral agencies of the resolution of these requirements.

6.2.2 Flood Control and Water Quality. Project features within the commuter rail transit (“**CRT**”) trackway clearance envelope boundaries will be subject to City review, approval and inspection processes pertaining to flood control and water quality as provided for in this IGA.

6.2.3 Required Public Meetings. All City construction permits require some level of public outreach, including an initial public meeting to explain larger projects. To fulfill this requirement, and to assist in facilitating a streamlined permitting process, RTD will conduct, prior to the issuance of Project Permits, a public meeting in the City to review the Project construction timeline, structure and station aesthetics, construction impacts, etc. The purpose of the public meeting is for information only. Before and during construction, RTD will provide public information support, including conducting stakeholder briefings, preparation of information in response to media requests, and notification to the public of upcoming work by signage, flyers, notices, and regular construction updates, copies of which will be provided to the City. RTD will work cooperatively with the City to minimize disruptions to City business activities and will submit construction work schedules in advance of construction when working within City limits.

6.2.4 Zoning. Zoning changes that may be required for implementation of the Project will be accomplished in accordance with the City’s standard procedures.

7. UTILITIES.

7.1 Relocation of Non-City Owned Public Utilities. Except as provided herein, or when the City or the utility is obligated by law or contract (including without limitation a contract right assigned to RTD by a third party) to be responsible for the costs of relocating non-City owned public utilities, RTD or a party other than the City shall be responsible for such costs. If relocation of non-City owned public utilities (including but not limited to, electric, gas, sewer, water, fiber-optic, cable or telephone lines) is necessitated by the Project, RTD shall notify the City and the City shall cooperate with RTD to seek such relocation at no or minimal cost to RTD, including by exercising any contract, legal or other rights not inconsistent with existing utility agreements. If the City causes affected utility owners to relocate facilities pursuant to the exercise of the City’s contract, legal or other rights, the City shall receive Local Agency Contribution credit in an amount equal to the estimated not-to-exceed costs of relocation (exclusive of the cost of any Betterments) incurred by the utility as agreed by the Parties. Local Agency Contribution credit for a utility relocation shall be applied after the relocation has been substantially completed and RTD has received binding documentation from the utility owner relieving RTD of any payment responsibility for the cost of such relocation.

7.2 Relocation of City-Owned Utilities. Except as provided herein, or when the City is obligated by law or contract (including without limitation a contract right assigned to RTD by a third party), RTD shall be responsible for the costs of relocating City-owned public utilities. If the relocation of City-owned utilities (including but not limited to sewer, water, fiber-optic, radio

communications, traffic signals) is necessitated by the Project, RTD shall notify the City and the City will cooperate with RTD to relocate the City-owned utilities. Placement of relocated utilities shall not preclude the future connection of approved master planned utilities. RTD will coordinate such required utility relocations with the City. The City may elect to perform relocation of any City-owned utilities that are in conflict with the Project and, if entitled to reimbursement pursuant to this Section, be reimbursed for the reasonable, documented costs of any such relocation. If the City elects to perform the relocation and is entitled to reimbursement, the City may choose to not be reimbursed and elect to have the reasonable, documented costs of such relocation credited to fulfillment of the Local Agency Contribution. If RTD performs the required utility relocations, the City may desire to take advantage of such relocation to install new or upgraded utilities as Betterments, contingent upon approval by RTD as provided in Section 15 of this IGA.

7.3 Utility Fees. The City shall cooperate with utility providers in the provision, if any, of water, storm sewer, sanitary sewer and other utility service connections at Project passenger stations and other points of connection, all as mutually agreed by the Parties. RTD or the Contractor shall pay the utility fees for City water and sanitary sewer, if applicable, that would normally be charged. The City may rebate the amount of such utility fees, and the amount rebated shall be credited to fulfillment of the Local Agency Contribution.

8. **GENERAL DESIGN CRITERIA.**

8.1 Applicable Law. The Project design and construction shall comply with state and federal law, including Federal Railroad Administration (“**FRA**”) Track Safety Standards, all applicable FTA as well as all local applicable standards and regulations and will incorporate any mitigations described in the ROD or required for the Base System. The Parties acknowledge that the Base System for the Project may be refined throughout the design/build process and agree that such refinements will abide by all applicable local, state, and federal requirements in effect as of the Construction Contract Date. RTD assumes the responsibility for National Environmental Policy Act (“**NEPA**”) process and documentation.

8.2 Transit System Elements. Certain Project elements are transit elements that are crucial to CRT system operation, and must comply with NEPA documentation, and/or compliance with FTA or FRA requirements (collectively referred to as “**Transit System Elements**”).

8.2.1. City permitting requirements shall not apply to Transit System Elements constructed within the CRT trackway clearance envelope as described in RTD’s Commuter Rail Design Criteria or to Transit System Elements that are constructed outside the boundaries of the CRT trackway clearance envelope on RTD Project property.

8.2.2. Transit System Elements include, without limitation, trackage, prefabricated traction power substations, prefabricated signal houses, prefabricated communications houses, structures which house operating equipment and ballast walls.

8.2.3. Plans provided by RTD or the Contractor for Transit System Elements are for information purposes only, and are not subject to the City’s review fees or processes. Provided, however, that plans provided by RTD or the Contractor for the stations,

streets, traffic control, stormwater and water quality improvements, hauling materials, noise walls, utility relocations, location of signal equipment at at-grade crossings (subject to Public Utilities Commission (“**PUC**”) approval), and erosion control are subject to the City’s review and permitting processes as applicable. Notwithstanding the foregoing, nothing contained in this IGA shall be construed as a waiver, express or implied, by the City of its authority to exercise its land use jurisdiction where applicable. Should any land use approvals be required, including AASI permits, the City acknowledges that RTD has performed its due diligence concerning the location of the CRT trackway and transit stations, and an FEIS and ROD for the NMRL has been completed and approved by the appropriate authority as they pertain to the Project.

8.3. Design Criteria. RTD will also design Project or Project-related improvements that will be owned and maintained by the City. Such Project or Project-related improvements shall be designed according to City standards unless a variance is granted by the City. Upon request by RTD, the City shall provide RTD with written copies of the City’s design and construction criteria and other relevant City standards that are or will be applicable on the Effective Date (“**City Design Standards**”).

8.3.1. All updates and amendments to the design criteria referenced herein shall be provided in writing or electronically to the other Party within thirty (30) days of any change or amendment.

8.4 Building Code. RTD will design and construct all building structures requiring issuance of a certificate of occupancy in accordance with the City’s building codes and other applicable codes at the time the Contractor submits sixty percent (60%) design review plans for a building structure.

9. SPECIFIC DESIGN REQUIREMENTS. In accordance with the ROD, essential elements of the Project have been identified but are subject to change, as follows:

9.1 Electric Multiple Units (“EMUs”). RTD anticipates operating EMUs on the Project. The City shall permit RTD to construct or authorize construction of utilities related to the operation of the NMRL.

9.2 Water Quality and Detention. RTD shall provide, at its own expense, permanent storm water quality treatment and detention for the Project sufficient to mitigate impacts resulting from the implementation of the Project in accordance with federal, state and City requirements. The Parties adopt the August 3, 2011 “Guidance for Stormwater Best Management Practices in Conjunction with the FasTracks Eagle P3 Project,” (Exhibit E) produced by the UDFCD which indicates that ballasted track acts as its own water quality feature that RTD shall operate, maintain, repair and replace, as needed and at its own expense, all such water quality and detention facilities. The Parties may agree, by a separate contract, to construct a regional water detention facility in the vicinity of the Project suitable for the Project’s water detention needs. If the Parties pursue this option, each shall pay a proportional share of the cost of the regional facility.

9.3 Storm Drainage Conduits. For any storm sewer pipe that the City has designed and constructed downstream of, and up to, RTD’s NMRL right-of-way line on or before the date RTD begins construction of that portion of the NMRL, RTD at its expense will install such storm sewer pipe across RTD’s right-of-way and terminate it at RTD’s upstream right-of-way line.

RTD and the City will also coordinate and communicate regarding upcoming City projects to establish construction schedules. The Project assumes that no new storm sewer drainage conduits will be constructed at the expense of RTD and the City will not require that any new storm sewer drainage improvements be provided at RTD cost as a condition of any permitting for the Project.

9.4 Parking Mitigation. RTD will design and construct parking for Project stations, in accordance with the ROD, reasonably sufficient for opening day of the Project. Once a Project station is open to the public, RTD will begin conducting monthly Park-n-Ride utilization surveys at the Project stations. At such time as parking at a Project station is determined by such surveys to have reached ninety percent (90%) capacity, RTD will begin conducting weekly parking utilization surveys. Provided that funds are available and contingent upon Board approval, if a weekly survey confirms that a station has reached ninety percent (90%) capacity, RTD will increase the amount of parking at such station. RTD will coordinate with the City if significant changes to parking within City limits reflected in the ROD are warranted.

9.5 Traffic Mitigations. RTD will construct traffic mitigations in accordance with the ROD, City ordinances and Standards and Specifications in effect as of the Construction Contract Date, and final design as approved by the City.

9.6 Roadway/Rail Crossings/Quiet Zones. RTD will design and construct at-grade crossings of City streets in accordance with PUC requirements, FRA requirements, and all applicable City standards and regulations in effect as of the Construction Contract Date. At-grade crossings may be designed and constructed as quiet zones to allow for minimization of train horn noise and automated wayside horns in accordance with FRA Quiet Zone requirements. As applicable, RTD will apply to the PUC for approval of all crossings of City streets. RTD will assist the City in applying for Quiet Zones to the FRA and/or the Colorado PUC with respect to the NMRL. RTD will pay for Base System improvements required to meet safety and Quiet Zone standards per FRA guidelines that have not already been provided by the City. In consideration of the foregoing, the City will not oppose RTD's PUC filings for at-grade crossings at intersections in the City or otherwise seek new or additional pedestrian or bicycle improvements at crossings. The Project assumes that no new pedestrian and/or bike lanes or sidewalks will be constructed at the expense of RTD, and the City will not require that any new pedestrian and/or bicycle lanes or sidewalks be provided at RTD cost as a condition of any Project Permit. The Project will not preclude the City's plan to have bicycle lanes and trails at specific crossings as noted in the City's Parks and Open Space Master Plan dated 2010. Improvements beyond the scope of the Project shall be considered Betterments.

9.7 Overpass Fencing Protection. RTD shall design and install all overpass fencing for the Project within the City in compliance with RTD's current design standards. RTD will be responsible for designing and installing overpass fences in compliance with such standards, including protections to minimize the potential for falling objects to land on the contact wire system.

9.8 Stations and Structures Design Aesthetics Review. RTD will coordinate with the City and the public during final design on the aesthetics of station areas and structures in the City. RTD will provide the City station and structure options from which the City may select including, but not limited to, the following: color palette options, lighting options, structure

fencing options, pedestrian and bicycle overpass/underpass design options, retaining wall options (e.g. patterned forms). Station and structure designs shall comply with City codes, ordinances, and regulations in effect at the time of sixty percent (60%) design review. In addition, RTD shall comply with any post-design-review amendments made to City codes, ordinances, and regulations provided such amendments are necessary for fire/life safety compliance at the time of permitting.

9.9 Impacts to Trees. RTD will comply with City regulations in effect as of the Construction Contract Date regarding impacts to trees along the alignment within City limits.

9.10 Construction Noise. RTD and the Contractors shall comply with the City Code provisions addressing construction noise in effect as of the Construction Contract Date.

9.11 Utility/Trail Corridors. If RTD determines that granting of license(s) for City utilities will not conflict with the Project, RTD shall grant such license(s) to the City at no cost, for City utilities upon, within, above or below NMRL right-of-way.

10. DESIGN PLAN REVIEW APPROVAL.

10.1 Review Periods. RTD shall provide the City with Project and right-of-way design plans and specifications for elements of the Project to be implemented on property owned or controlled by the City. The City shall have fifteen (15) work days from the date of receipt of such plans and specifications to submit review comments, and if the City does not submit comments within fifteen (15) work day period, such plans and specifications shall be deemed approved by the City.

10.2 Design Review Process. During final design of the NMRL, relevant City representatives will attend and participate in periodic Discipline Review Meetings. These regular Discipline Review Meetings allow the City to be an active participant in the design process and facilitate the Contractor's ability to develop an approvable design.

10.3 Intermediate Submittal – 60%. The Contractor will formally submit the Intermediate Submittal to the City for review and comment.

10.4 Final Submittal – 90%. The Contractor will formally submit a Final Submittal to the City for review and comment.

10.5 Periodic Design Review Meetings. Prior to the Intermediate or Final Submittals, the Contractor will hold a Periodic Design Review Meetings (“PDR”). Comments made by the City during PDR Meetings, and annotated in the meeting minutes, shall not constitute City approval or denial of the Project.

10.6 Comment Resolution Meetings. Intermediate and Final Submittal comment resolution meetings will be held as needed to review and understand comments, ask questions, and review proposed solutions prior to the next submittal.

10.7 Release for Construction Submittal – 100%. The Contractor will submit a Release for Construction Submittal to the City. This submittal should reflect resolution to comments made during the Intermediate and Final submittals. The Release for Construction Submittal shall constitute the “Permit Set” for the City's permitting process. The Release for Construction Permit Set will not be an opportunity to introduce any new elements requiring

additional review(s) by the City or an opportunity for the City to introduce new comments on elements that were included in a prior submittal.

10.8 Design Changes. RTD will implement design changes required by City codes, ordinances, policies, agreements, and regulations in effect as of August 26, 2013.

10.9 Objections. In the event of an objection by the City to any design plans or specifications, the Parties will meet in a timely manner and in good faith to resolve the objection. RTD will not, however, be obligated to implement design changes not required by federal, state, or local law, City Design Standards as of August 26, 2013.

11. CONSTRUCTION AND FIELD ENGINEERING; REVIEW AND INSPECTION.

11.1 Start Work. RTD will notify the City in writing not less than seven (7) days prior to the date for the start of work for any portion of the Project that is located within the boundaries of the City. RTD will invite the City to any pre-construction conferences. No work will be done in City rights-of-way, or any parcel under the City's jurisdictional permitting authority by RTD or its Contractors without approved plans, applicable permits and methods of handling traffic. RTD or its Contractor will notify the City at least seventy-two (72) hours prior to the implementation of any traffic control plan. Additional coordination may be required by the City to avoid impacts to future special events.

11.2 Temporary Construction Easements. Temporary construction easements required by RTD on property owned or controlled by the City that are necessary for implementation of the Project will be requested by RTD in the final design plans and considered on a site-specific basis. Construction easements will be granted at no cost to RTD but the City will be given credit toward the Local Agency Contribution. RTD will restore City property temporarily burdened by a Construction Easement to substantially the same condition it was in prior to RTD's use of the property, except for the improvements added pursuant to the easement.

11.3 City Inspector. As a part of the Construction Permit, a designated City Construction Inspector ("**Inspector**") will be assigned to observe the Contractor's work under the permit. The City may have the Inspector present in the construction area whenever City-permitted construction activities are being performed within the City. To facilitate orderly inspections and prevent the need for dual inspections, the City will coordinate its inspections, in accordance with its standard policies and procedures, through RTD. The Inspector will be required to adhere to all applicable RTD and Contractor safety requirements. The City will not give direction to the Contractor except with respect to the Contractor's compliance with terms and conditions issued with Project Permits; otherwise, any direction will be provided through the RTD project liaison or assignee. In the event of an unforeseen condition, RTD/Contractor agrees to expeditiously determine whether the Contractor may continue work and provide the necessary corrective measures in the field, or if construction operations must cease until the issue is resolved. If substantial unforeseen conditions require substantial changes to the design, the Contractor will provide revised plans to the City for review and approval per this IGA. Once the Contractor determines the best course of action, the Contractor will provide to the Inspector written documentation of the unforeseen conditions during construction and

summarize the solutions. Any expenses incurred by the need for corrective work during or after construction are solely at the cost of RTD/Contractor.

12. FINAL INSPECTIONS AND ACCEPTANCE

12.1 Notice. RTD will inform the City when City-permitted Project elements or elements to be owned and maintained by the City, if any, have been completed and are ready for final inspection. Any such final inspection will be attended by RTD, the City and the Contractor. RTD will be responsible for directing any corrective work relating to deficiencies. Once all such corrective work is complete, RTD shall notify the City and the City shall have fourteen (14) calendar days to give written notice of acceptance or rejection of work. If the City does not accept or reject the corrective work within such fourteen (14) day period, such work shall be deemed accepted by the City.

12.2 As-Built Drawings. RTD will comply with City requirements regarding as-built drawings for, including but not limited to, all utilities, facilities, buildings, etc. located within the City limits affected by implementation of the Project. As built street construction and drainage plans stamped by a registered Professional Engineer will be provided to and approved by the City prior to granting initial acceptance.

12.3 Initial and Final Acceptance. Initial acceptance of City-permitted Project elements or elements to be owned and/or maintained by the City will be granted by the City Development and/or Infrastructure Department, as appropriate. No portion or phase of the Project will be granted final acceptance until all City-permitted project elements to be owned and/or maintained by the City, if any, have been completed and granted initial acceptance. Warranty obligations from the Contractor shall begin upon final acceptance of the project elements to be owned and maintained by the City.

12.4 Warranty. RTD will assign to the City all Contractor warranties for all work performed by the Contractor that will be owned and maintained by the City. RTD will require that the Contractor warrants to the City that all work, equipment, and materials furnished under the Construction Contract are free from defects in workmanship and materials for a period of one (1) year after final acceptance by the City. RTD will further require the Contractor to warrant that the plans and specifications for all work performed in the City are free of fault and defect sufficient for the Contractor to warrant the finished product after final acceptance by the City. This Section does not relieve the Contractor from liability for defects which become known after one (1) year from final acceptance. Any contractor warranty to be assigned to the City that is subject to or part of the City's ROW and/or Grading Permitting requirements shall be subject to the warranty requirements required by such permits.

13. OPERATIONS AND MAINTENANCE.

13.1 RTD Responsibilities. Except as otherwise provided herein, RTD will operate and maintain the Project in conformity with applicable federal, state and local laws, rules and regulations and with the requirements of those entities having jurisdiction over the Project or its component parts. RTD will obtain all applicable permits and will pay the costs associated with the maintenance of crossing gates and other CRT warning devices on the City streets in accordance with applicable regulations. In operating and maintaining the Project, RTD will take

the actions necessary to provide, install, and maintain, at no cost to the City, any new safety equipment mandated by state and federal regulatory agency with jurisdiction over the Project.

13.2 City Improvements. The City will own and maintain any structures or improvements constructed by RTD on property owned or controlled by the City that are unrelated to operation of the Project but necessary to accommodate the Project as mutually agreed to by the Parties, unless such structures or improvements are part of the Base System of the Project.

13.3 Additional Agreements. The City and RTD may enter into subsequent intergovernmental agreements for any shared maintenance responsibilities.

13.4 Maintenance of Crossings. RTD and the City shall maintain all at-grade crossings in compliance with 4 CCR 723-7 and specifically PUC Regulations 7211 and 7301 regulating railroads, rail fixed guideways, transportation by rail and rail crossings. RTD agrees to remove graffiti from any equipment or structure RTD maintains within the City as soon as possible and in accordance with City regulations. RTD will keep the City informed of an appropriate maintenance contact for this work. RTD agrees to respond within thirty-five (35) minutes to malfunctioning gates and to provide emergency contact information (24 hours per day seven days per week) to the City. Absent emergency or system failure, trains shall not be operated in a manner that blocks streets, sidewalks or trails at at-grade crossings.

14. ASSOCIATED COSTS. Costs associated with changes to City property that the Parties agree are the result of implementation of the Project will be the responsibility of RTD, unless a part of the City's fulfillment of its Local Agency Contribution. Such costs include but are not limited to all costs related to the reconstruction, realignment or maintenance of City streets during construction, temporary and permanent traffic control, and modifications to streetlights, City-owned utilities, and drainage. Associated costs shall not include the costs of any Betterments (as defined herein).

15. BETTERMENTS.

15.1 Definition. For purposes of this IGA, "Betterments" means any element of work requested by the City or a third party that is: (i) not included in the approved Scope of Work, which includes the approved FEIS, ROD, 30% plans and the City's comments thereto; and (ii) not otherwise required by federal or state law or by those City codes, ordinances or regulations in effect at the time that the ninety percent (90%) plans are received by the City. This definition supplements the RTD FasTracks Stakeholder Participation Policy dated February 6, 2007; however, to the extent that there are any conflicts or inconsistencies between the definition of the term "Betterments" contained in this IGA and the Participation Policy, such conflict or inconsistency will be resolved in favor of the definition contained in this IGA.

15.2 Approval to Construct Betterment. Before agreeing to construct any Betterment, RTD will evaluate the technical feasibility of and costs associated with the Betterment to ensure there will be no adverse impact to the Project schedule or budget and, if RTD determines that there is such an adverse impact, RTD may, in its sole discretion, deny the City's request for the Betterment. If RTD approves a Betterment, and the City requests that RTD construct a Betterment per this Section, the City (or any third party that has agreed with the City in advance

to be responsible for payment) will pay all expenses incurred, including without limitation, incremental design, delay and/or maintenance costs to RTD.

15.3 City Costs. The City, in its sole discretion, may choose to perform work concurrently or in coordination with the Project, provided that the City will bear all costs for such work, including incremental design and/or delay costs to RTD, and will coordinate with the Contractors to avoid interference with the Project construction schedule. If the City requests and RTD agrees to perform concurrent work by and through the Contractors, the City shall bear the costs, if any, of incorporating the City's design into RTD's design and construction schedule and of any additional work performed by RTD at the City's request.

16. PROJECT LIAISONS.

16.1 City. The City's project liaison will coordinate the exchange of documentation, plan review and approval, construction inspection and any other similar activities with the City required under this IGA. The City Manager will designate the City's representative authorized to make and be responsible for City approvals required hereunder.

16.2 RTD. RTD's project liaison will coordinate the exchange of documentation, plan review and approval, construction inspection and any other similar activities with RTD required under this IGA. RTD's Project Manager, or duly authorized delegate, is the RTD representative authorized to make and be responsible for RTD approvals required hereunder.

17. DISPUTES. Disputes will be initially resolved between the project liaisons. If the respective project liaisons are unable to resolve the dispute, they will document the basis for dispute, either independently or together, and forward such information to senior management in accordance with the following escalation process: (i) RTD FasTracks Senior Implementation Manager and the City's FasTracks Coordinator; (ii) RTD's Assistant General Manager for Capital Programs and the City's Deputy City Manager-Infrastructure; and (iii) RTD's General Manager and the City Manager.

18. LIABILITY. As between the Parties, and without either the City or RTD waiving any of the rights and protections provided under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et. seq.*, each Party hereto will be responsible for its own negligence and that of its agents and employees in the performance of this IGA. If either Party is given notice of claim or suit against or involving the other arising from the implementation of this IGA or the design or construction of the Project, it agrees to give the other Party prompt written notice of such claim or suit.

19. APPROVAL BY CITY COUNCIL AND THE BOARD. This IGA is expressly subject to approval by, and will not be or become effective or binding on the City or RTD until approved by, the City Council and the Board, respectively. In addition, the Parties expressly acknowledge and agree that funding for construction of the NMRL within the City has not been obtained by RTD as of the Effective Date and this IGA is subject to the ROD and contingent upon the securing of such funding.

20. APPROPRIATION BY CITY COUNCIL AND THE BOARD. This IGA does not commit any present funding by either Party. Implementation of this IGA implies future financial commitments by both Parties subject to approval by the City Council and the Board and subject

to each entity's legally required budgeting, authorization, and appropriation process. Any and all obligations of the City and RTD under and pursuant to this IGA which require funding are subject to prior annual appropriations of funds expressly made by the City Council and the securing of funding for construction of the NMRL within the City by RTD and the appropriation of such funding to such construction by the Board, respectively, for the purposes of this IGA. Nothing herein will be construed by either Party as a multiple fiscal year obligation as described by Article X, Section 20 of the Colorado Constitution.

21. NO INTERFERENCE WITH PROJECT IMPLEMENTATION. The City will not conduct or knowingly approve any activity that would unreasonably interfere with, impact or compromise the design, construction or operations of the Project (collectively, a “**City Impact**”). Notwithstanding the foregoing, prior to engaging in, or permitting others to engage in, any activity that may be a City Impact, the City will provide written notice to RTD of the proposed activity. RTD shall determine, in its sole discretion, if any such activity constitutes a City Impact.

22. MISCELLANEOUS.

22.1 Merger. This IGA represents the entire agreement between the Parties with respect to the subject matter hereof and all prior agreements, understandings or negotiations will be deemed merged herein. No representations, warranties, promises or agreements, express or implied, will exist between the Parties, except as stated herein.

22.2 Amendment. No amendment to this IGA will be made or deemed to have been made unless in writing executed and delivered by the Party to be bound thereby.

22.3 Governing Law. This IGA will be interpreted and enforced according to the laws of the State of Colorado, the ordinances of the City, the applicable provisions of federal law and the applicable rules and regulations promulgated under any of them. Venue for any action hereunder will be in Adams County District Court, Brighton, Colorado.

22.4 Term and Termination. This IGA will commence on the Effective Date and will remain in effect until terminated in writing by the Parties or by court order. All provisions of this IGA that provide rights or create responsibilities for the Parties after termination will survive termination of this IGA.

22.5 Authority. The Parties represent that each has taken all actions necessary or required by its procedures, bylaws, or applicable law to legally authorize the undersigned signatories to execute this IGA on behalf of the Parties and to bind the Parties to its terms.

22.6 Severability. To the extent that this IGA may be executed and performance of the obligations of the Parties may be accomplished within the intent of the IGA, the terms of the IGA are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure will not affect the validity of any other terms or provision hereof.

22.7 Waiver. The waiver of any breach of a term hereof will not be construed as a waiver of any other term, or the same term upon a subsequent breach.

22.8 No Third Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this IGA, and all rights of action relating to such

enforcement, will be strictly reserved to the Parties hereto, and nothing contained in this IGA will give or allow any such claim or right of action by any other or third person under this IGA. It is the express intention of the Parties to this IGA that any person or entity other than the Parties receiving services or benefits under this IGA be deemed an incidental beneficiary only.

22.9 Changes in Law. This IGA is subject to such modifications as may be required by changes in City, state or federal law, or their implementing regulations. Any such required modification will automatically be incorporated into and be part of this IGA on the effective date of such change as if fully set forth herein.

22.10 Independent Contractors. The Parties hereto are independent contractors and not partners or joint venturers of one another.

22.11 Conflict of Interest. No officer, employee or agent of RTD, nor any member of its Board, nor any member of Congress, nor any other public official or employee of the governing body of the locality or localities included within the District, during his or her tenure, or for one (1) year thereafter, will have any personal pecuniary or property interest, direct or indirect, in this IGA or the proceeds hereof.

22.12 Paragraph Headings. The captions and headings set forth in this IGA are for convenience of reference only and will not be construed so as to define or limit its terms and provisions.

22.13 Counterparts. This IGA may be executed in counterparts. Signatures on separate originals will constitute and be of the same effect as signatures on the same original. Electronic and faxed signatures will constitute original signatures.

23. NOTICES. Except as may be specifically required herein, all communications required by this IGA will be made in writing, via U.S. First Class Post, e-mail or facsimile, to the following individuals (or their delegates), who will be the project liaisons for their respective organizations:

To the City: City of Northglenn
City Manager, John Pick
11701 Community Center Dr.
Northglenn, CO 80233

Copy to: Brook Svoboda
Director, Planning and Development
11701 Community Center Dr.
Northglenn, CO 80233
Email: bsvoboda@northglenn.org
Phone: 303-450-8937

To RTD: North Metro Rail Line Project Manager
Regional Transportation District
1560 Broadway, Suite 650
Denver, Colorado 80202

Copy to: North Metro Rail Line Deputy Project Manager
Regional Transportation District
1560 Broadway, Suite 650
Denver, Colorado 80202

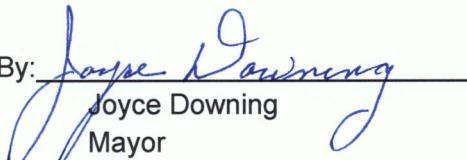
Project liaisons may be changed or additions made at the discretion of each Party by written notice to the other Party.

IN WITNESS WHEREOF, the City and RTD have executed, through their respective lawfully empowered representatives, this IGA as of the day and year above written.

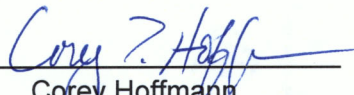
ATTEST:

CITY OF NORTHGLENN

By: 
Johanna Small
City Clerk, CMC


By: 
Joyce Downing
Mayor


APPROVED AS TO LEGAL FORM:

By: 
Corey Hoffmann
City Attorney

APPROVED AS TO LEGAL FORM:

REGIONAL TRANSPORTATION DISTRICT

By: 
Lori L. Graham
Associate General Counsel

By: 
Phillip A. Washington
General Manager

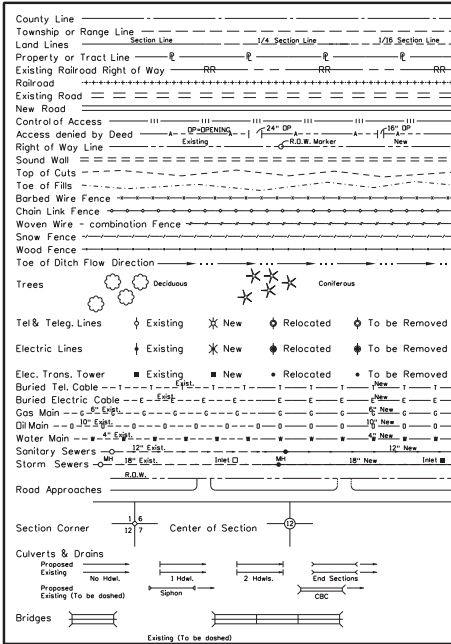


Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
06-27-13	Released for RFP	SOO						

JACOBS
 707 17th Street, Suite 2300
 Denver, Colorado 80202
 Phone: 303-820-5240
 Fax: 303-820-5298

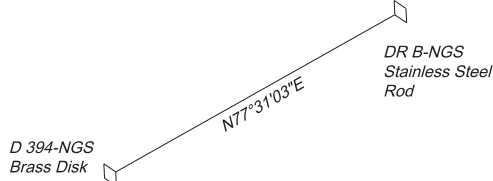
Right of Way Plans				
Title Sheet				
Project Number:	072120			
Project Location:	RTD Fastracks North Metro Rail Line			
Project Location:	Denver Union Station to Highway 7			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
	06-27-13		177	177

CONVENTIONAL SYMBOLS



BASIS OF BEARINGS

Basis of Bearings: All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North.
"D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983".
"DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".



**REGIONAL TRANSPORTATION DISTRICT
 STATE OF COLORADO
 RIGHT OF WAY PLAN OF PROPOSED
 FEDERAL AID PROJECT NO. NH 2854-093
 RTD FASTRACKS NORTH METRO RAIL LINE
 CITY AND COUNTY OF DENVER
 Sec.'s 13 14 22 23 & 27 T. 3 S., R. 68 W., 6th P.M.
 ADAMS COUNTY
 Sec.'s 1 12 13 24 25 26 25 & 36 T. 1 S., R. 68 W., 6th P.M.
 Sec.'s 1 2 12 13 24 25 & 36 T. 2 S., R. 68 W., 6th P.M.
 Sec.'s 1 & 12 T. 3 S., R. 68 W., 6th P.M.**

SCALES OF ORIGINAL DRAWINGS
 PLAN SHEETS : 1"=50'
 RTD STATION PLAN SHEETS : 1"=100'
 OWNERSHIP SHEETS: 1"=300'
 CONTROL DIAGRAM: 1"=1000'
 APPROXIMATE R.O.W. LENGTH: 18.43 MILES

INDEX OF SHEETS

1	Title Sheet
2 - 2D	Tabulation of Properties
3 - 3R	Control Diagram
4 -	Monumentation Sheets
5 - 5H	Key Map of Plan Sheets
6 -	Alignment Data (Not used)
7 - 148	Plan Sheets
149 - 172	Ownership Sheets

LEGEND

	CONTROL POINT
	ROW MONUMENT TO BE SET
	PARCEL NUMBER
	POINT NUMBER
	FOUND MONUMENT
	FOUND ROW MONUMENT
	BOUNDARY MONUMENT
	ALIQUOT CORNER LOCATION
	OTHER CONTROL LOCATION

FASTRACKS
 RTD
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 299-6990

JACOBS
 707 17th Street, Suite 2300
 Denver, Colorado 80202
 Phone: 303-820-5240
 Fax: 303-820-5298

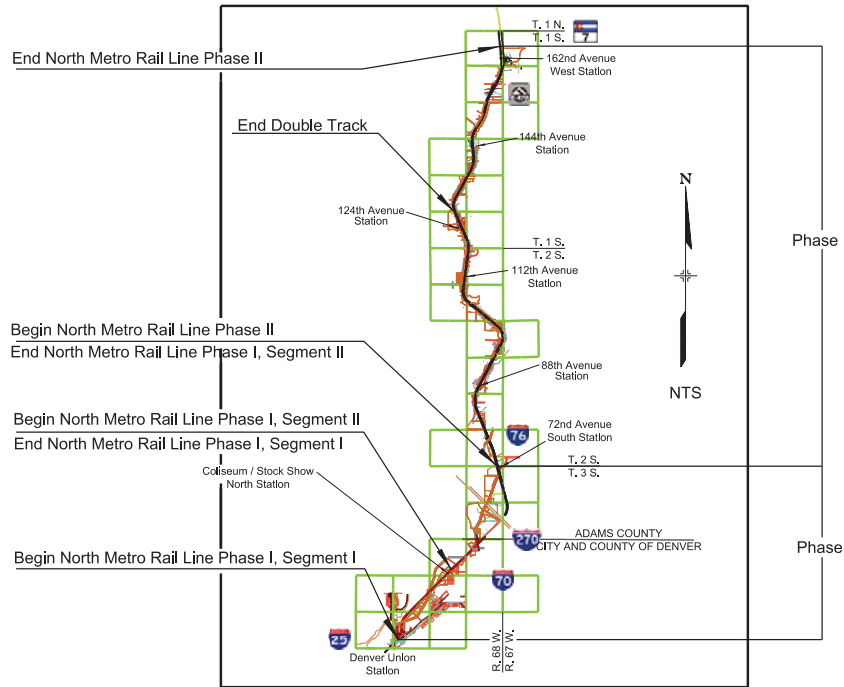


EXHIBIT A

8/21/2013 2:41:41 PM K:\072120_Fastracks\NORTH METRO\Drawings\ROW\Plan_Sheets\NM-R-PL-001\TIT.dgn

PROJECT: FASTRACKS
 LOCATION: NORTH METRO CORRIDOR
 DATE: DECEMBER / 2009



1560 BROADWAY, SUITE 700
DENVER, COLORADO 80202
(303) 299-6990

Sheet Revisions		
Date	Description	Initials
06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right of Way Plans				
Title Sheet				
Project Number: 072120				
Project Location: RTD Fastracks North Metro Rail Line				
Project Location: Denver Union Station to Highway 7				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
	08-03-13	1A	172	

Date	Description	Sheets	Initials
03/28/13	Revised Parcels NM-10 & PE-9	2A, 16-18	JSX
04/01/13	Revised Parcels NM-6 & PE-6	2, 13-15	JSX
04/02/13	Revised Parcels NM-5, PE-5, NM-11	2, 2A, 13, 18	JSX
04/03/13	Revised Parcels NM-4, NM-13, Removed Parcel PE-4, PE-15	2-2B, 9, 10	JSX
04/04/13	Revised Parcel PE-8	2, 16	JSX
04/08/13	Added Parcel PE-6A, PE-14A	2, 15	JSX
05/20/13	Removed Parcel PE-6-REV1, Revised Parcel PE-6A, PE-20	2, 2C, 13-15, 32	MAH
06/04/13	Revised Parcels PE-20A, PE-20C, PE-20D, & PE-20W	2C, 32-34, 36, 39	MWV
06/20/13	Revised Parcels NM-5-REV1 & PE-5-REV1	2, 13, 28	JSX
06/27/13	Released for RFP		
07/15/13	Revised Parcels NM-3, NM-5 & PE-5	2, 10, 149	JSX
07/16/13	Revised Parcels NM-12C & PE-12B	2A, 2B, 22-26, 151	JSX
07/26/13	Revised Parcel NM-12	2A, 21-24, 151	JSX
07/31/13	Added Parcels NM-25R, NM-29R, NM-29AR, NM-30R & NM-32R	2C, 32, 41, 47, 153-155	JSX
08/08/13	Added Parcels NM-3B, NM-3C, NM-3D, NM-3E, NM-3F & Revised Parcels NM-3, NM-3A, NM-14, NM-14A, NM-14B	2, 2B, 10-13, 18-20, 149-151	JSX
08/20/13	Removed Parcel NM-45 & Revised Parcel NM-34	2D, 66, 67, 158, 159	JSX

Date	Description	Sheets	Initials

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Sheet Revisions		
Date	Description	Initials
06-27-13	Released for RFP	SOO
06-20-13	Removed Parcel NM-45 & Revised Parcel NM-34	JSK

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298

Right of Way Plans				
Tabulation of Properties				
Project Number:	072120			
Project Location:	RTD Fastracks North Metro Rail Line			
Project Location:	Denver Union Station to Highway 7			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
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Parcel Number	ROW Sheet Number	Owner / Address	Parcel Address	State Parcel I.D. Number	Area In Acres (Square Feet)				Bk. & Pg. No. And / Or Rec. No.	Property Release Date	Remarks
					Area of Parcel	Existing ROW	Net Area	Remainder Left			
NM 33C	39-41	FARMERS RESERVOIR AND IRRIGATION CO 80 South 27th Avenue Brighton CO 80601	Commerce City CO				0.550 (23,972)	N/A N/A	N/A N/A		
NM 33D	41, 42	FARMERS RESERVOIR AND IRRIGATION CO 80 South 27th Avenue Brighton CO 80601	Commerce City CO				0.104 (4,533)	N/A N/A	N/A N/A		
NM 33E	42, 43	FARMERS RESERVOIR AND IRRIGATION CO 80 South 27th Avenue Brighton CO 80601	Commerce City CO				0.131 (5,715)	N/A N/A	N/A N/A		
NM 33F	45	FARMERS RESERVOIR AND IRRIGATION CO 80 South 27th Avenue Brighton CO 80601	Commerce City CO				0.096 (4,198)	N/A N/A	N/A N/A		
NM 33G	46, 47	FARMERS RESERVOIR AND IRRIGATION CO 80 South 27th Avenue Brighton CO 80601	Commerce City CO				0.305 (13,277)	N/A N/A	N/A N/A		
NM 33H	41	FARMERS RESERVOIR AND IRRIGATION CO 80 South 27th Avenue Brighton CO 80601	Commerce City CO				0.001 (64)	N/A N/A	N/A N/A		
NM34 REV1	66, 67	LSC Denver Colorado LLC		0171924320001	22.702 (988,892)		2.011 (87,604)	N/A N/A	20.691 (901,288)		
NM 35		G and G Property Holdings Inc		0171924300020	3.031 (132,021)		2.907 (126,633)	N/A N/A	0.124 (5,388)		
NM 35A		G and G Property Holdings Inc		0171924300018			0.961 (41,856)	N/A N/A	N/A N/A		
NM 36		Russian Baptist Church		01719243000019	0.911 (39,703)		0.092 (4,014)	N/A N/A	0.819 (35,689)		
NM 37		Adams County			2.003 (87,233)		1.645 (71,639)	N/A N/A	0.358 (15,594)		
NM 37A		Adams County					1.265 (55,118)	N/A N/A	N/A N/A		
NM 38		Northglenn Elks Home Inc		0171902400007			2.991 (130,280)	N/A N/A	N/A N/A		
NM 39		Clay & Scott L Carlson		0171902400005			0.997 (43,446)	N/A N/A	N/A N/A		
NM 40		Adams County School District No 12		0157335104003	44.036 (1,918,192)		0.139 (6,067)	N/A N/A	43.896 (1,912,125)		
NM 41		Glen H & Susan H Lambertson		0157335104004	19.319 (841,557)		4.703 (204,857)	N/A N/A	14.617 (636,700)		
NM 42		City of Thornton			6.622 (288,463)		0.127 (5,525)	N/A N/A	6.495 (282,938)		
NM 42A		City of Thornton			6.622 (288,463)		0.008 (346)	N/A N/A	6.614 (288,117)		
NM 42B		City of Thornton			6.622 (288,463)		1.840 (80,149)	4.782 (208,314)	N/A N/A		
NM 42C		City of Thornton			3.973 (173,076)		1.238 (53,941)	2.735 (119,135)	N/A N/A		
NM 43		Rocky Top LLC & 144th and York LLC		0157324220001	27.648 (1,204,345)		4.911 (213,933)	22.737 (990,412)	N/A N/A		
NM 44		Thornton Gateway Properties LLC		0157106000021	125.764 (5,478,285)		12.410 (540,601)	N/A N/A	113.354 (4,937,684)		
NM 45	N/A	PARCEL REMOVED	N/A	N/A				N/A N/A N/A N/A		Parcel Removed	

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1560 BROADWAY, SUITE 700
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(303) 299-6990

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
06-27-13	Released for RFP	SOO						

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Fax: 303-820-5298

Right of Way Plans			
Control Diagram			
Project Number:	072120		
Project Location:	RTD Fastracks North Metro Rail Line		
Project Location:	Denver Union Station to Highway 7		
Project Code:	Last Mod. Date:	Subset Sheets:	Total No. of Sheets:
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RTD FASTRACKS NORTH METRO RAIL LINE LAND SURVEY CONTROL DIAGRAM

CITY AND COUNTY OF DENVER, STATE OF COLORADO

SEC'S 13, 14, 22, 23 & 27, - T. 3 S., R. 68 W., 6th P.M. & ADAMS COUNTY, STATE OF COLORADO

SEC'S 1, 12, 13, 24, 25, 26, 35 & 36 - T. 1 S., R. 68 W., 6th P.M. SEC'S 1, 2, 11, 12, 13, 24, 25 & 36 - T. 2 S., R. 68 W., 6th P.M. SEC'S 1 & 12 - T. 3 S., R. 68 W., 6th P.M.

LEGEND

- PRIMARY CONTROL POINT
- SECONDARY CONTROL POINT
- OTHER CONTROL LOCATION
- MONUMENT POINT NUMBER
- FOUND ROW MONUMENT
- FOUND BOUNDARY MONUMENT
- ALIQUOT POINT NUMBER
- ALIQUOT CORNER LOCATION
- CALCULATED ALIQUOT CORNER

INDEX OF SHEETS

3	Survey Control Diagram Cover Sheet
3A	Tabulation of Geodetic & Project Control Coordinates
3B - 3C	Primary Control Exhibit Sheets - North Metro Corridor
3D	Index of Sheets for Found Aliquot Land Corners
3E - 3F	Found Aliquot Land Corner Plan Sheets
3G - 3J	Tabulation of Found Aliquot Corners
3X	Property Corner Evidence Index Sheet
3X	Tabulation of Evidence of Found Property Monuments

JACOBS™
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Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298

Please contact the Jacobs Engineering group survey and mapping department at (303) 820-5240 if any monuments shown hereon are found missing, damaged, or disturbed.

BASIS OF BEARINGS

Basis of Bearings: All bearings are based on the line connecting "D 394" to "DR B" being a grid bearing of N77°31'03"E as obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North.

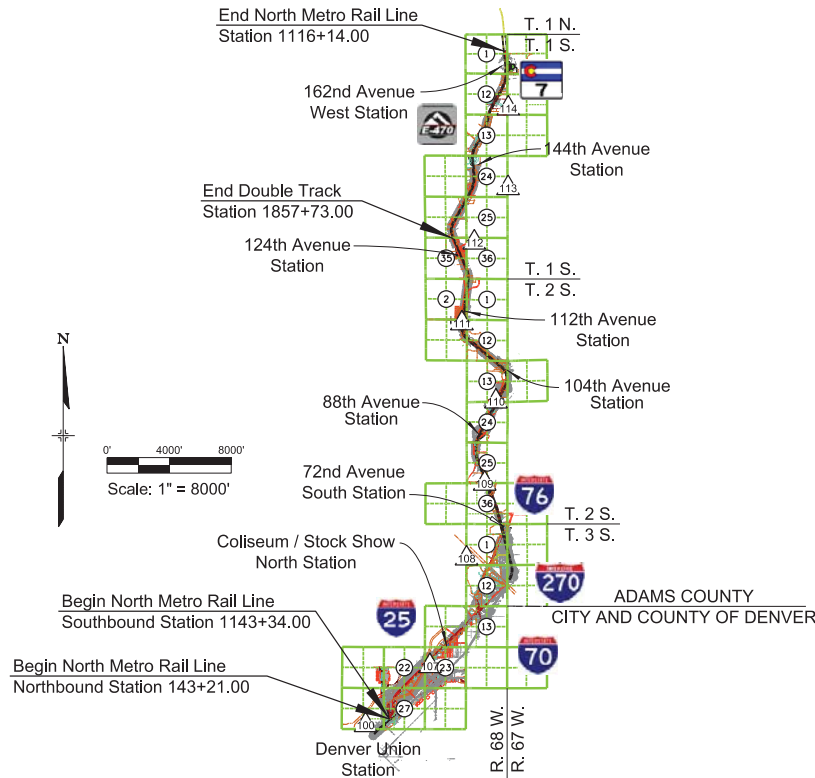
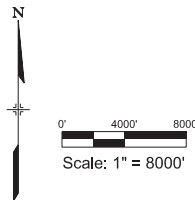
"D 394" (PID KK1292) is a NGS mark monumented with a 3.5 inch disk set flush in concrete bridge abutment, stamped in part "NGS D 394 1983".

"DR B" (PID DH9129) is a NGS mark monumented with a flange encased stainless steel rod in 5 inch logo box and cap surrounded by concrete collar, flange stamped in part "DR B 807".

D 394-NGS
Brass Disk

N77°31'03"E

DR B-NGS
Stainless Steel
Rod



PROJECT CONTROL NOTES

The control shown hereon is a project specific control network to be used for all RTD Fastracks tasks. The control values shown may not match published values from other sources such as NGS, Cities & Counties, or private control networks. The RTD Fastracks control values and monumentation shown hereon, and on any supplemental information to this document must be used for all tasks. No other survey control source may supersede the RTD Fastracks published control information for work performed on the RTD Fastracks project.

See individual control point monument data sheets for exact monument descriptions, detailed point locations, and additional geodetic/UTM control point value information.

Horizontal accuracies of the RTD Fastracks control points meet or exceed those defined as a Class A-Primary control point by the Colorado Department of Transportation survey manual Chapter 5-Preliminary Surveys, section 5.5.1 and 5.5.2. The Class A-Primary Control point published minimum accuracy tolerance at 95% confidence, 0.020 meters or 0.07 survey feet. Elevations of the RTD Fastracks control points were established using processes defined by the Colorado Department of Transportation survey manual Chapter 3-GPS Surveys, section 3.7.3, paragraphs 4 & 5. Selective differential leveling was performed to verify and fix elevations within the network to insure a minimum vertical accuracy tolerance of 0.035 ft. X / d miles.

VERTICAL DATUM NOTE

Project vertical information was derived from static GPS observations and/or leveling utilizing NAVD 1988 published values on NGS points throughout the control network areas. The following NGS monuments were fixed vertically in the project control calculations: DVX H, DVX J, PENA, B394, ALAMEDA, K 407, JEFFCO AZ MARK, N 260 RESET, E 393, B 394, CCD214A, EMIL, DR B, DR D, U 406, and D 394.

HORIZONTAL DATUM NOTE

Project horizontal information was derived from static GPS observations utilizing NAD 83 (1992) published values on NGS points throughout the control network areas. The following NGS monuments were fixed horizontally in the project control calculations: MCDONNELL, ALAMEDA, KING, DVX H, DVX J, PENA, B394, K 407, JEFFCO AZ MARK, N 260 RESET, 48V A, CENTER, COMMITMENT, HILLCREST, E 393, K 406, B 394, and A 407.

Sheet Revisions		
Date	Description	Initials
06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

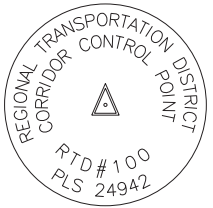
Sheet Revisions		
Date	Description	Initials

Right of Way Plans				
Control Diagram				
Project Number: 072120				
Project Location: RTD Fastracks North Metro Rail Line				
Project Location: Denver Union Station to Highway 7				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
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RTD FASTRACKS NORTH METRO CORRIDOR LAND SURVEY CONTROL DIAGRAM

ADAMS COUNTY, STATE OF COLORADO

SECTION'S 1, 12, 13, 24, 25, 26, 35 & 36 - T. 1 S., R. 68 W., 6th P.M.
 SECTION'S 1, 2, 11, 12, 13, 24, 25 & 36 - T. 2 S., R. 68 W., 6th P.M.
 SECTION'S 1 & 12 - T. 3 S., R. 68 W., 6th P.M. &
 CITY & COUNTY OF DENVER, STATE OF COLORADO
 SECTION'S 13, 14, 22, 23 & 27, - T. 3 S., R. 68 W., 6th P.M.



Typical Control Monument Cap
 Not to Scale



ALL SET RTD CONTROL MONUMENTS ARE 3.25" BRASS CAPS ATTACHED TO A 30" LONG #6 REBAR SET IN CONCRETE COLLARS AND MEET THE HORIZONTAL ACCURACY STANDARD FOR CDOT TYPE "A" CONTROL AND MEET OR EXCEED VERTICAL STANDARDS OF (0.035' X (dist)^0.5 IN MILE.)

MAPPING PROJECTION

Geodetic coordinates are based on NAD 83(1992)
 Orthometric Heights are based on the NAVD88
 Coordinates are based on the Universal Transverse Mercator (UTM) North Zone (13)
 Units are in Meters and US Survey Feet (sft)
 Project (Ground) coordinates are modified as follows:
 1. UTM coords are converted from Meters to US Survey Feet One meter equals 3937 / 1200 feet.
 2. Multiplied by the Scale factor = 1.000650402
 3. Truncation applied to Coordinates:
 Northing - 14,000,000 sft
 Easting - 1,000,000 sft
 Project coordinates were modified to ground at NGS B Order Horizontal Control Station "MCDONNELL"
 Designation = MCDONNELL
 NGS PID = KK2099
 NAD 83(1992) Coordinates
 Latitude = 39°44'34.68938" (N)
 Longitude = 105°00'03.94511" (W)
 Ellp. Height = 1570.58 MT
 NAVD 88 Elevation = 1587.6 MT

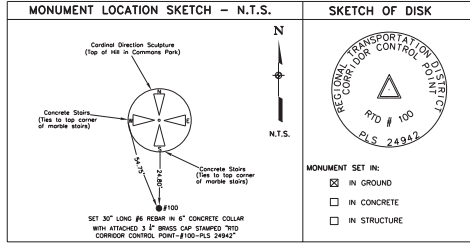
SURVEY CONTROL POINTS (U.S. SURVEY FEET) - PROJECT COORDINATES

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	447329.561	639965.010	5203.65'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
107	454932.014	648252.733	5175.53'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
108	468795.594	652974.715	5150.26'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
109	478432.528	655309.631	5120.56'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
110	489019.475	656761.914	5186.44'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
111	499083.328	652372.331	5262.80'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
112	509489.157	653967.590	5245.63'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
113	516501.558	658317.731	5336.20'	SET 3 1/4" BRASS CAP ON #6 REBAR 30" LONG IN CONC. PLS 24942
114	526759.266	658352.581	5158.06'	FOUND 2 1/2" ALUMINUM CAP E-470 ROW "RTD 114"

Sheet Revisions				Sheet Revisions				Sheet Revisions				
Date	Released for RFP	Description	Initials	Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
06-27-13			SOO									

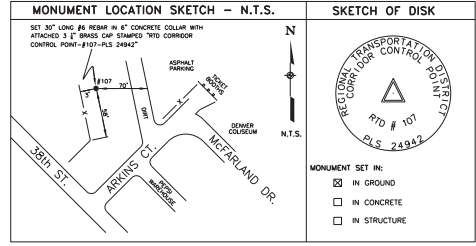
Right of Way Plans				
Control Diagram				
Project Number:	072120			
Project Location:	RTD Fastracks North Metro Rail Line			
Project Location:	Denver Union Station to Highway 7			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
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POINT NUMBER : 100	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 28, T3S, R66W, 6TH P.M.	DATE: September 2007
MONUMENT DESCRIPTION: SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#100-PLS 24942"	
MODIFIED PROJECT NORTHING (USFT): 447329.561	NORTHING (UTM 13 NORTH): 14437939.095
MODIFIED PROJECT EASTING (USFT): 639865.010	EASTING (UTM 13 NORTH): 1638899.067
ELEVATION (NAVD 88 USFT): 5203.65 sft	LATITUDE NAD83 (1992): 39°45'22.13349"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 105°00'19.43947"W
VERTICAL METHOD: LEVEL	
COMBINED PROJECT FACTOR: 1.000650402 Modified Coordinates = UTM Zone 13 X Combined Factor then Subtract 14,000,000 from Northing and 1,000,000 from Easting.	



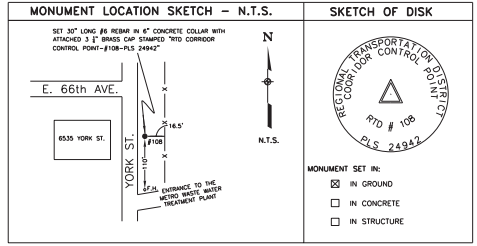
WALK/DRIVE IN DIRECTIONS:
 Control Monument is located on the top of the hill at Commons Park at the South end of the Cardinal Direction Sculpture. Intersection of 15th Street and Little Raven Street. Monument is North of Little Raven Street.

POINT NUMBER : 107	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 23, T3S, R66W, 6TH P.M.	DATE: September 2007
MONUMENT DESCRIPTION: SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#107-PLS 24942"	
MODIFIED PROJECT NORTHING (USFT): 454932.014	NORTHING (UTM 13 NORTH): 14445536.608
MODIFIED PROJECT EASTING (USFT): 648252.734	EASTING (UTM 13 NORTH): 1647181.404
ELEVATION (NAVD 88 USFT): 5175.53 sft	LATITUDE NAD83 (1992): 39°46'37.23924"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°58'33.32191"W
VERTICAL METHOD: LEVEL	
COMBINED PROJECT FACTOR: 1.000650402 Modified Coordinates = UTM Zone 13 X Combined Factor then Subtract 14,000,000 from Northing and 1,000,000 from Easting.	



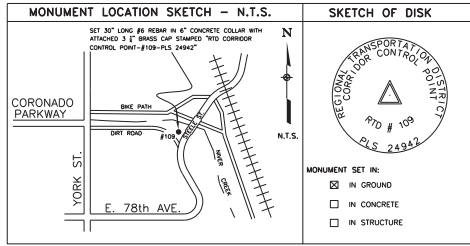
WALK/DRIVE IN DIRECTIONS:
 Monument set between intersections of 38th Street and Arvins Court and McFarland Drive and Arvins Court. Located in park West of the Denver Coliseum parking lot. Monument is +/- 58 feet from fence corner and siting +/- 3 feet of the fence line, +/- 70 feet West of dirt road.

POINT NUMBER : 108	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 2, T3S, R66W, 6TH P.M.	DATE: September 2007
MONUMENT DESCRIPTION: SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#108-PLS 24942"	
MODIFIED PROJECT NORTHING (USFT): 468795.594	NORTHING (UTM 13 NORTH): 14459391.176
MODIFIED PROJECT EASTING (USFT): 652974.715	EASTING (UTM 13 NORTH): 1651900.317
ELEVATION (NAVD 88 USFT): 5150.25 sft	LATITUDE NAD83 (1992): 39°48'54.19748"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°57'32.77635"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402 Modified Coordinates = UTM Zone 13 X Combined Factor then Subtract 14,000,000 from Northing and 1,000,000 from Easting.	



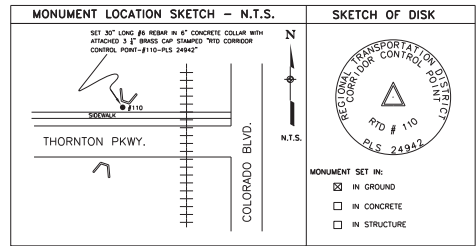
WALK/DRIVE IN DIRECTIONS:
 Intersection of York Street and East 66th Avenue, the monument is set East of address 6535 York Street. Located East of York Street and North of the Entrance to the Metro Waste Water Treatment Plant. +/- 16.5 feet West of fence and +/- 110 feet North of fire hydrant located North of said entrance.

POINT NUMBER : 109	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 36, T2S, R66W, 6TH P.M.	DATE: September 2007
MONUMENT DESCRIPTION: SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#109-PLS 24942"	
MODIFIED PROJECT NORTHING (USFT): 478432.528	NORTHING (UTM 13 NORTH): 14489921.847
MODIFIED PROJECT EASTING (USFT): 655209.631	EASTING (UTM 13 NORTH): 1654233.715
ELEVATION (NAVD 88 USFT): 5120.56 sft	LATITUDE NAD83 (1992): 39°50'29.40033"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°5'02.79359"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402 Modified Coordinates = UTM Zone 13 X Combined Factor then Subtract 14,000,000 from Northing and 1,000,000 from Easting.	



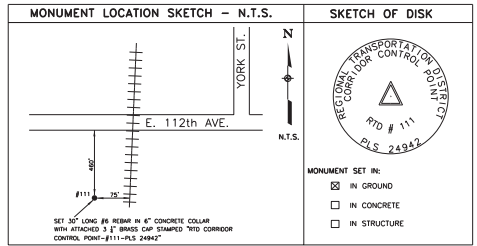
WALK/DRIVE IN DIRECTIONS:
 Intersection of York Street and Coronado Parkway, monument is set +/- 0.5 mi. East of intersection. West of Stee Street, North of Dirt Road, South of River Creek. +/- 20 feet South of the Southwest corner of bridge. +/- 5 feet west of guardrail.

POINT NUMBER : 110	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 13, T2S, R66W, 6TH P.M.	DATE: September 2007
MONUMENT DESCRIPTION: SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#110-PLS 24942"	
MODIFIED PROJECT NORTHING (USFT): 489019.475	NORTHING (UTM 13 NORTH): 14479601.912
MODIFIED PROJECT EASTING (USFT): 656761.914	EASTING (UTM 13 NORTH): 1655685.054
ELEVATION (NAVD 88 USFT): 5186.44 sft	LATITUDE NAD83 (1992): 39°52'13.99223"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°56'44.09730"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402 Modified Coordinates = UTM Zone 13 X Combined Factor then Subtract 14,000,000 from Northing and 1,000,000 from Easting.	



WALK/DRIVE IN DIRECTIONS:
 Intersection of Colorado Boulevard and Thornton Parkway. Monument is set West of railroad tracks and North of Thornton Parkway between the sidewalk and the drainage headcut.

POINT NUMBER : 111	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 11, T2S, R66W, 6TH P.M.	DATE: September 2007
MONUMENT DESCRIPTION: SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#111-PLS 24942"	
MODIFIED PROJECT NORTHING (USFT): 499083.328	NORTHING (UTM 13 NORTH): 14489509.224
MODIFIED PROJECT EASTING (USFT): 652372.331	EASTING (UTM 13 NORTH): 1651298.324
ELEVATION (NAVD 88 USFT): 5262.80 sft	LATITUDE NAD83 (1992): 39°53'44.637"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°57'40.32567"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402 Modified Coordinates = UTM Zone 13 X Combined Factor then Subtract 14,000,000 from Northing and 1,000,000 from Easting.	



WALK/DRIVE IN DIRECTIONS:
 West of railroad tracts on 112 Avenue, monument is +/- 460' South of 112th and +/- 75' West of the railroad tracks.

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Date	Description	Initials	

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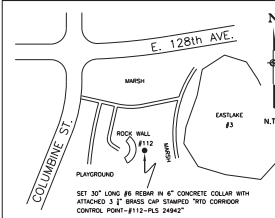
Right of Way Plans
Control Diagram

Project Number: 072120			
Project Location: RTD Fastracks North Metro Rail Line			
Project Location: Denver Union Station to Highway 7			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
	06-27-13		30
			Total No. of Sheets
			172

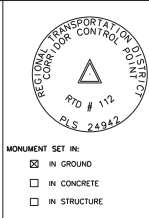
POINT NUMBER : 112	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 36, T1S, R66W, 6TH P.M.	DATE: September, 2007
MONUMENT DESCRIPTION:	
SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3 1/2" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#112-PLS 24942"	

MODIFIED PROJECT NORTHING (USFT): 509489.157	NORTHING (UTM 13 NORTH): 14500058.289
MODIFIED PROJECT EASTING (USFT): 653967.590	EASTING (UTM 13 NORTH): 1652892.546
ELEVATION (NAVD 88 USFT): 5245.63 ft	LATITUDE NAD83 (1992): 39°55'36.24880"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°57'19.79611"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402	
Modified Coordinates = UTM Zone 13 X Combined Factor then Subtracted 14,000,000 from Northing and 1,000,000 from Easting.	

MONUMENT LOCATION SKETCH - N.T.S.



SKETCH OF DISK

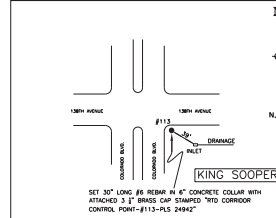


WALK/DRIVE IN DIRECTIONS:
Intersection of Columbine Street and 128th Avenue. Monument is set East of Columbine Street and South of 128th Avenue, located +/- 5.5 feet East of the rock wall.

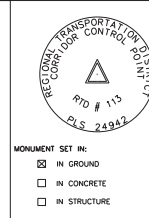
POINT NUMBER : 113	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 19, T1S, R67W, 6TH P.M.	DATE: September, 2007
MONUMENT DESCRIPTION:	
SET 30" LONG #6 REBAR IN 6" CONCRETE COLLAR WITH ATTACHED 3 1/2" BRASS CAP STAMPED "RTD CORRIDOR CONTROL POINT-#113-PLS 24942"	

MODIFIED PROJECT NORTHING (USFT): 516501.558	NORTHING (UTM 13 NORTH): 14507066.133
MODIFIED PROJECT EASTING (USFT): 658317.731	EASTING (UTM 13 NORTH): 1657239.860
ELEVATION (NAVD 88 USFT): 5336.20 sft	LATITUDE NAD83 (1992): 39°56'45.50599"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°56'23.91136"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402	
Modified Coordinates = UTM Zone 13 X Combined Factor then Subtracted 14,000,000 from Northing and 1,000,000 from Easting.	

MONUMENT LOCATION SKETCH - N.T.S.



SKETCH OF DISK

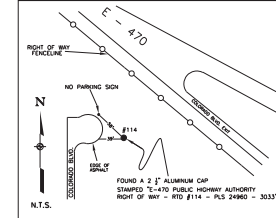


WALK/DRIVE IN DIRECTIONS:
Intersection of Colorado Boulevard and 138th Avenue. Monument is located in the Southeast quadrant of intersection, +/- 39 feet Northwest of inlet in drainage area.

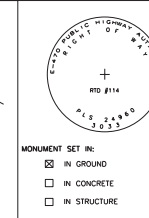
POINT NUMBER : 114	PROJECT: NORTH METRO CORRIDOR
LOCATION: Section 7, T1S, R67W, 6TH P.M.	DATE: September, 2007
MONUMENT DESCRIPTION:	
FOUND A 2 1/2" ALUMINUM CAP STAMPED "E-470 PUBLIC HIGHWAY AUTHORITY RIGHT OF WAY - RTD #114 - PLS 24960 - 3033"	

MODIFIED PROJECT NORTHING (USFT): 526759.266	NORTHING (UTM 13 NORTH): 14517317.173
MODIFIED PROJECT EASTING (USFT): 658352.581	EASTING (UTM 13 NORTH): 1657274.687
ELEVATION (NAVD 88 USFT): 5158.06 sft	LATITUDE NAD83 (1992): 39°58'26.85122"N
HORIZONTAL METHOD: STATIC GPS	LONGITUDE NAD83 (1992): 104°56'23.37520"W
VERTICAL METHOD: STATIC GPS	
COMBINED PROJECT FACTOR: 1.000650402	
Modified Coordinates = UTM Zone 13 X Combined Factor then Subtracted 14,000,000 from Northing and 1,000,000 from Easting.	

MONUMENT LOCATION SKETCH - N.T.S.



SKETCH OF DISK



WALK/DRIVE IN DIRECTIONS:
Colorado Boulevard dead ends into a cul-de-sac South of E-470, a found monument is located +/- 39 feet East of the cul-de-sac and +/- 58 feet Southeast of a no parking sign.

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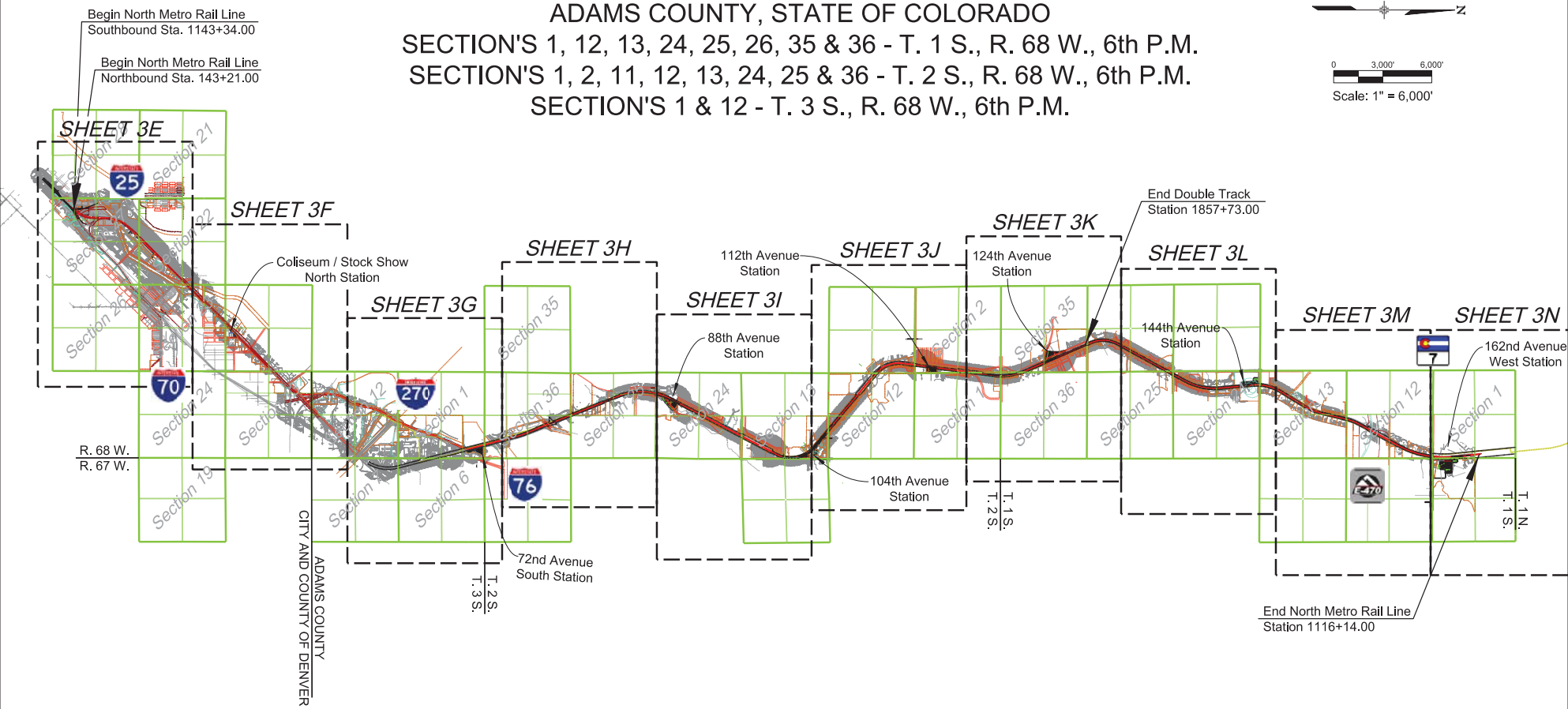
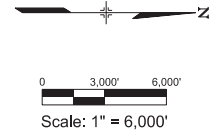
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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans				
Control Diagram				
Project Number: 072120				
Project Location: RTD Fastracks North Metro Rail Line				
Project Location: Denver Union Station to Highway 7				
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RTD FASTRACKS NORTH METRO RAIL LINE LAND SURVEY CONTROL DIAGRAM

CITY AND COUNTY OF DENVER, STATE OF COLORADO
 SECTION'S 13, 14, 22, 23 & 27, - T. 3 S., R. 68 W., 6th P.M. &
 ADAMS COUNTY, STATE OF COLORADO
 SECTION'S 1, 12, 13, 24, 25, 26, 35 & 36 - T. 1 S., R. 68 W., 6th P.M.
 SECTION'S 1, 2, 11, 12, 13, 24, 25 & 36 - T. 2 S., R. 68 W., 6th P.M.
 SECTION'S 1 & 12 - T. 3 S., R. 68 W., 6th P.M.



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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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Right of Way Plans
Key Plan

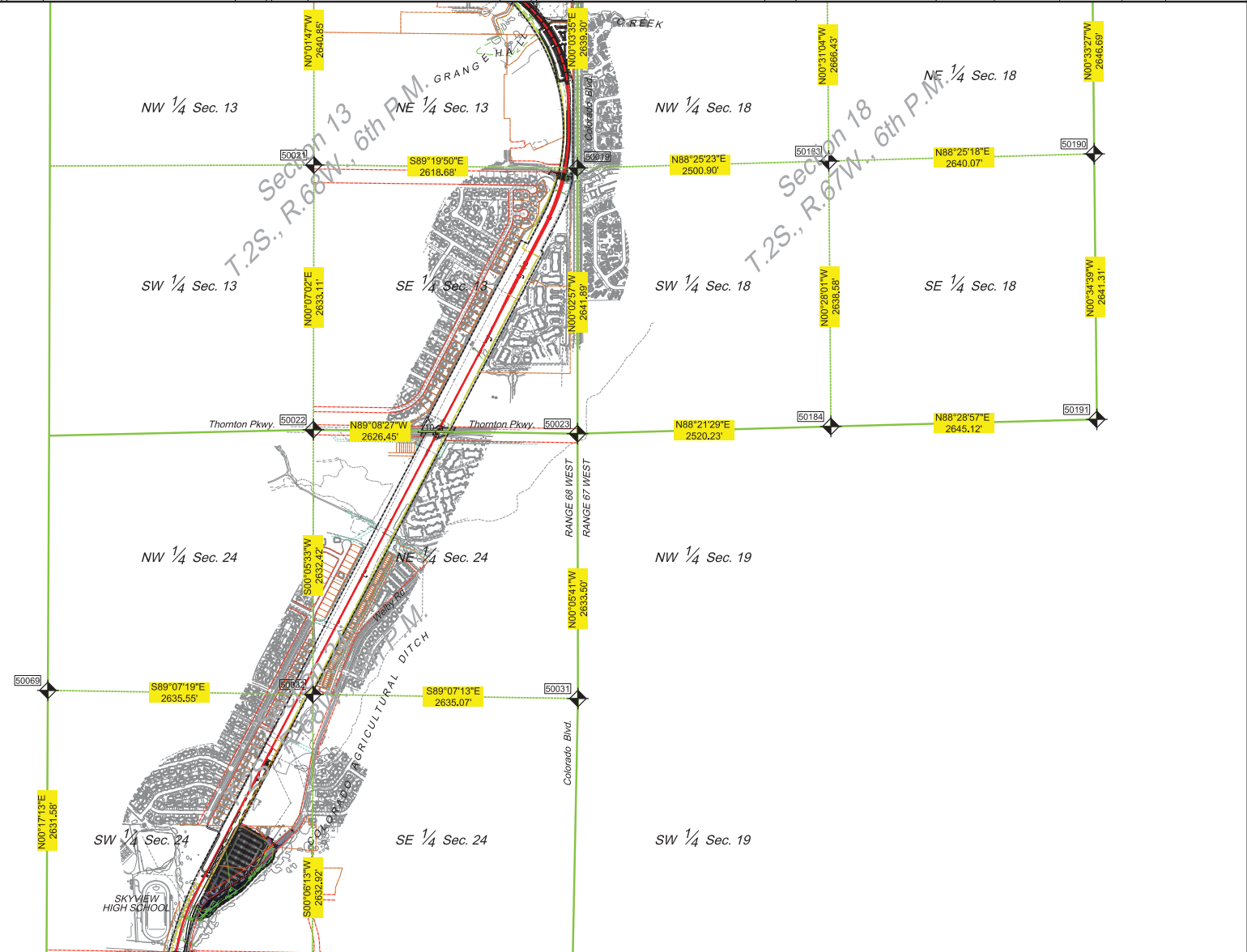
Project Number: 072120
Project Location: RTD Fastracks North Metro Rail Line
Project Location: Denver Union Station to Highway 7
Project Code: 06-27-13
Last Mod. Date: 06-27-13
Subset Sheets: 31
Sheet No.: 31
Total No. of Sheets: 172

LEGEND

- PRIMARY CONTROL POINT
- SECONDARY CONTROL POINT
- OTHER CONTROL LOCATION
- MONUMENT POINT NUMBER
- FOUND ROW MONUMENT
- FOUND BOUNDARY MONUMENT
- ALIQUOT POINT NUMBER
- ALIQUOT CORNER LOCATION
- CALCULATED ALIQUOT CORNER



0 500' 1,000'
Scale: 1" = 1,000'



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Date	Description	Initials	
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Sheet Revisions			
Date	Description	Initials	

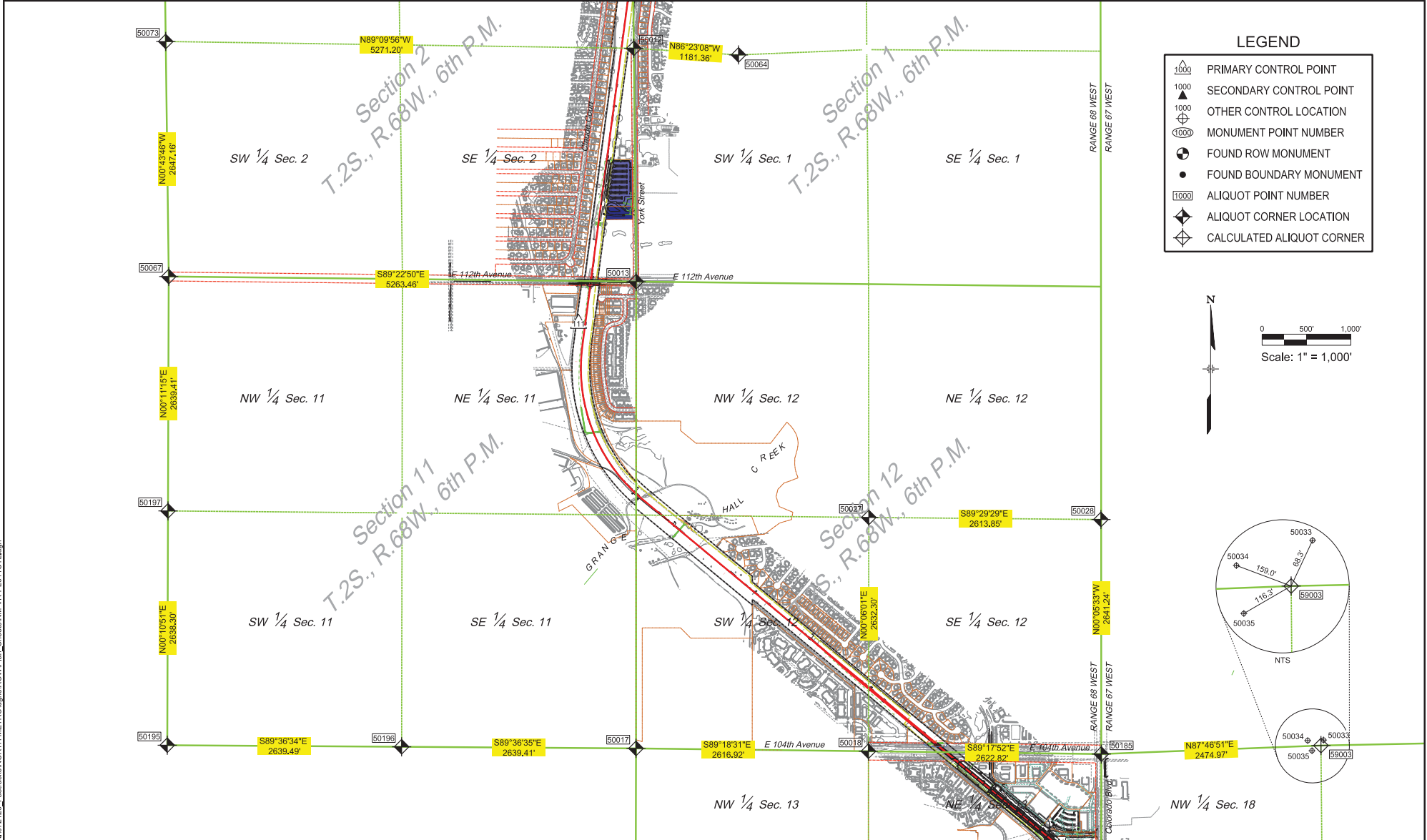
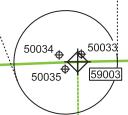
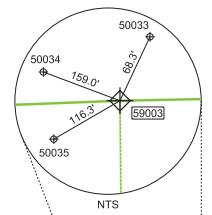
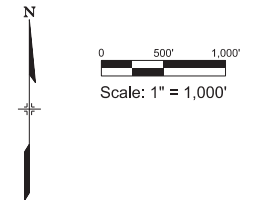
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Right of Way Plans
Control Diagram

Project Number: 072120			
Project Location: RTD Fastracks North Metro Rail Line			
Project Location: Denver Union Station to Highway 7			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No. Total No. of Sheets
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LEGEND

- PRIMARY CONTROL POINT
- SECONDARY CONTROL POINT
- OTHER CONTROL LOCATION
- MONUMENT POINT NUMBER
- FOUND ROW MONUMENT
- FOUND BOUNDARY MONUMENT
- ALIQUOT POINT NUMBER
- ALIQUOT CORNER LOCATION
- CALCULATED ALIQUOT CORNER



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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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Right of Way Plans			
Control Diagram			
Project Number:	072120		
Project Location:	RTD Fastracks North Metro Rail Line		
Project Location:	Denver Union Station to Highway 7		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No. Total No. of Sheets
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LEGEND

- PRIMARY CONTROL POINT
- SECONDARY CONTROL POINT
- OTHER CONTROL LOCATION
- MONUMENT POINT NUMBER
- FOUND ROW MONUMENT
- FOUND BOUNDARY MONUMENT
- ALIQUOT POINT NUMBER
- ALIQUOT CORNER LOCATION
- CALCULATED ALIQUOT CORNER

N

0 500' 1,000'

Scale: 1" = 1,000'



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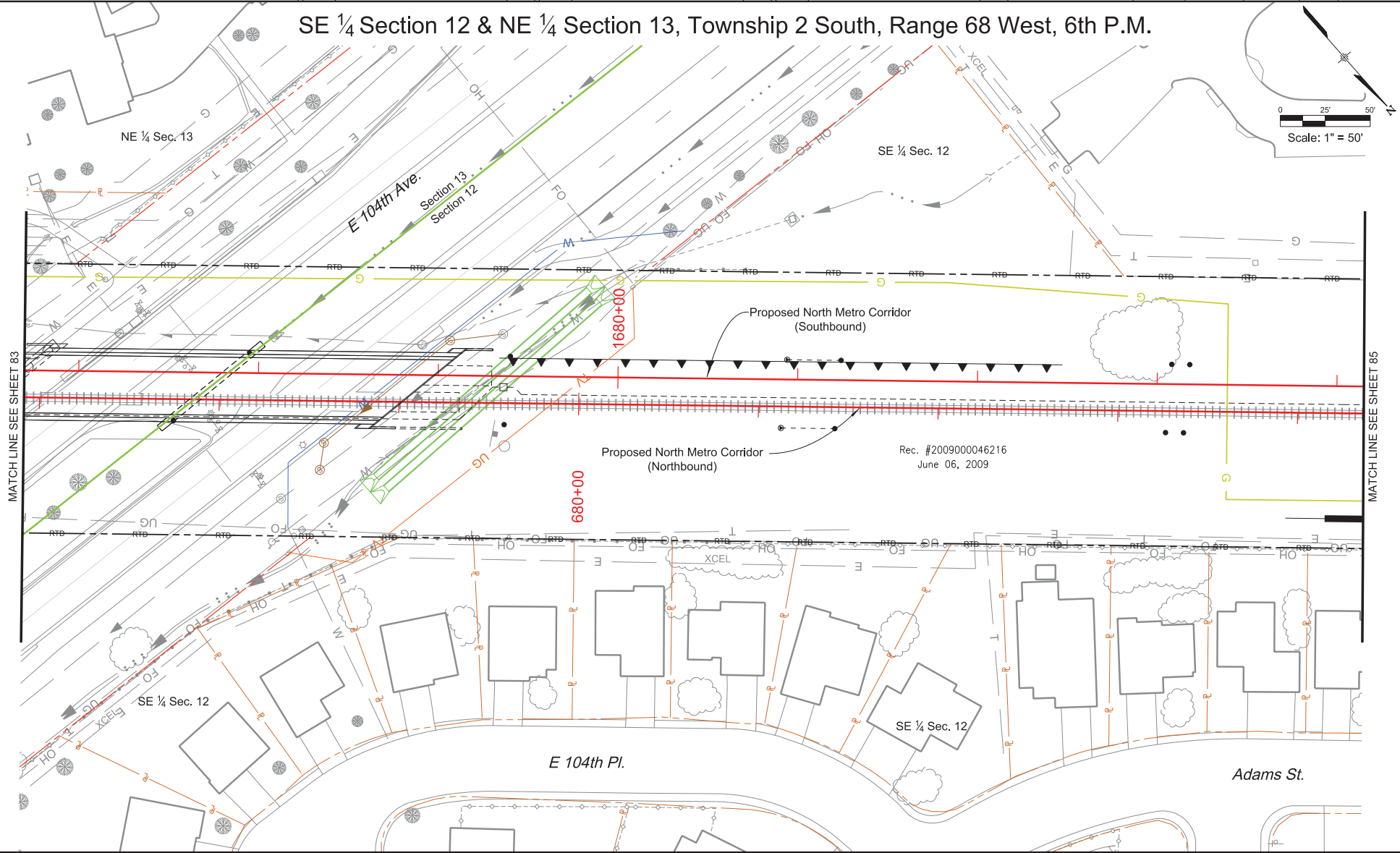
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Sheet Revisions		
Date	Description	Initials

Right of Way Plans Plan Sheets				
Project Number:	072120			
Project Location:	RTD Fastracks North Metro Rail Line			
Project Location:	Phase II			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
	04/27-13		84	172

SE ¼ Section 12 & NE ¼ Section 13, Township 2 South, Range 68 West, 6th P.M.



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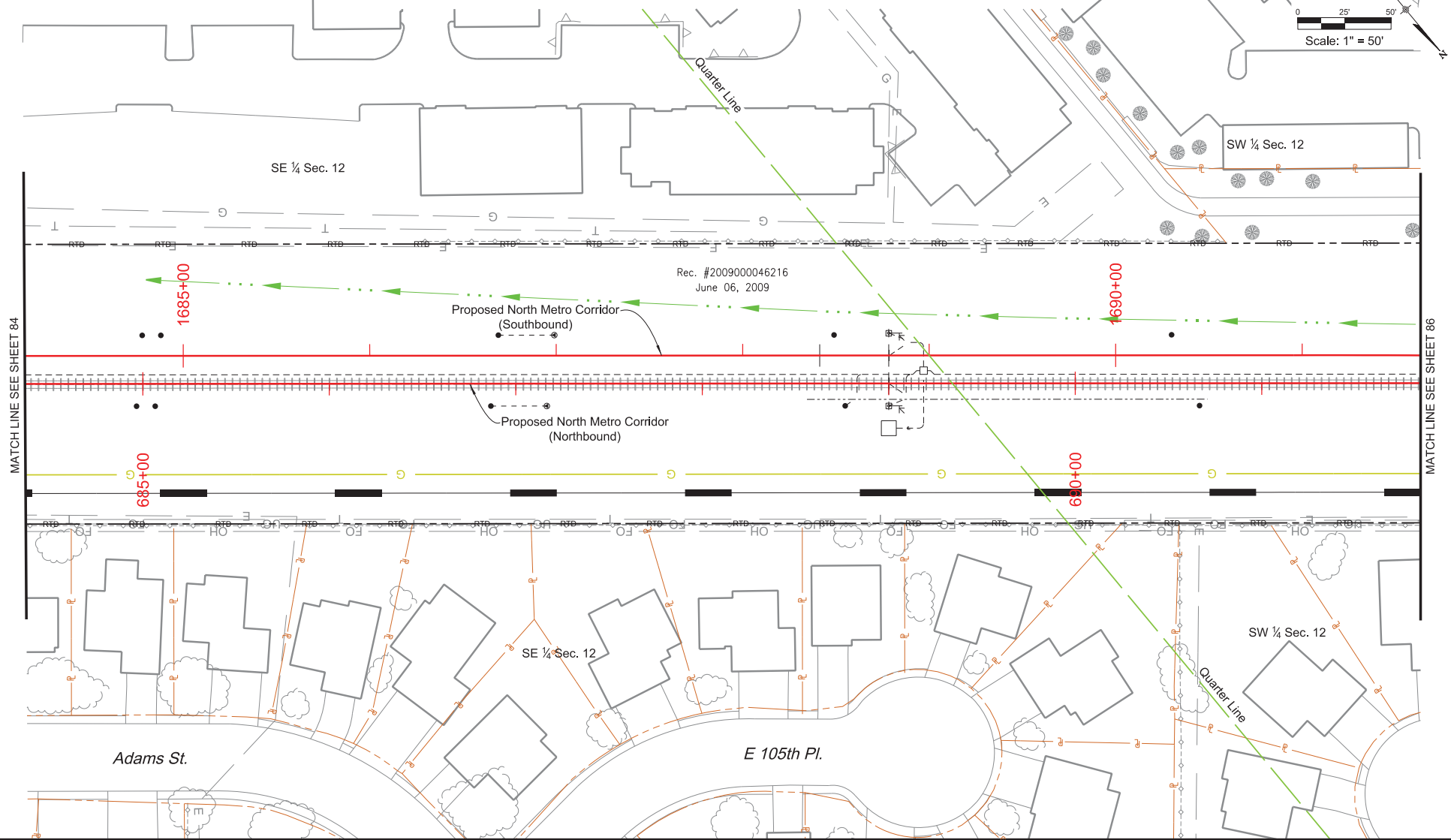
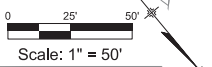
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Right of Way Plans			
Plan Sheets			
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S 1/2 Section 12, Township 2 South, Range 68 West, 6th P.M.



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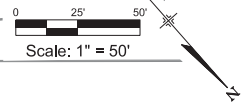
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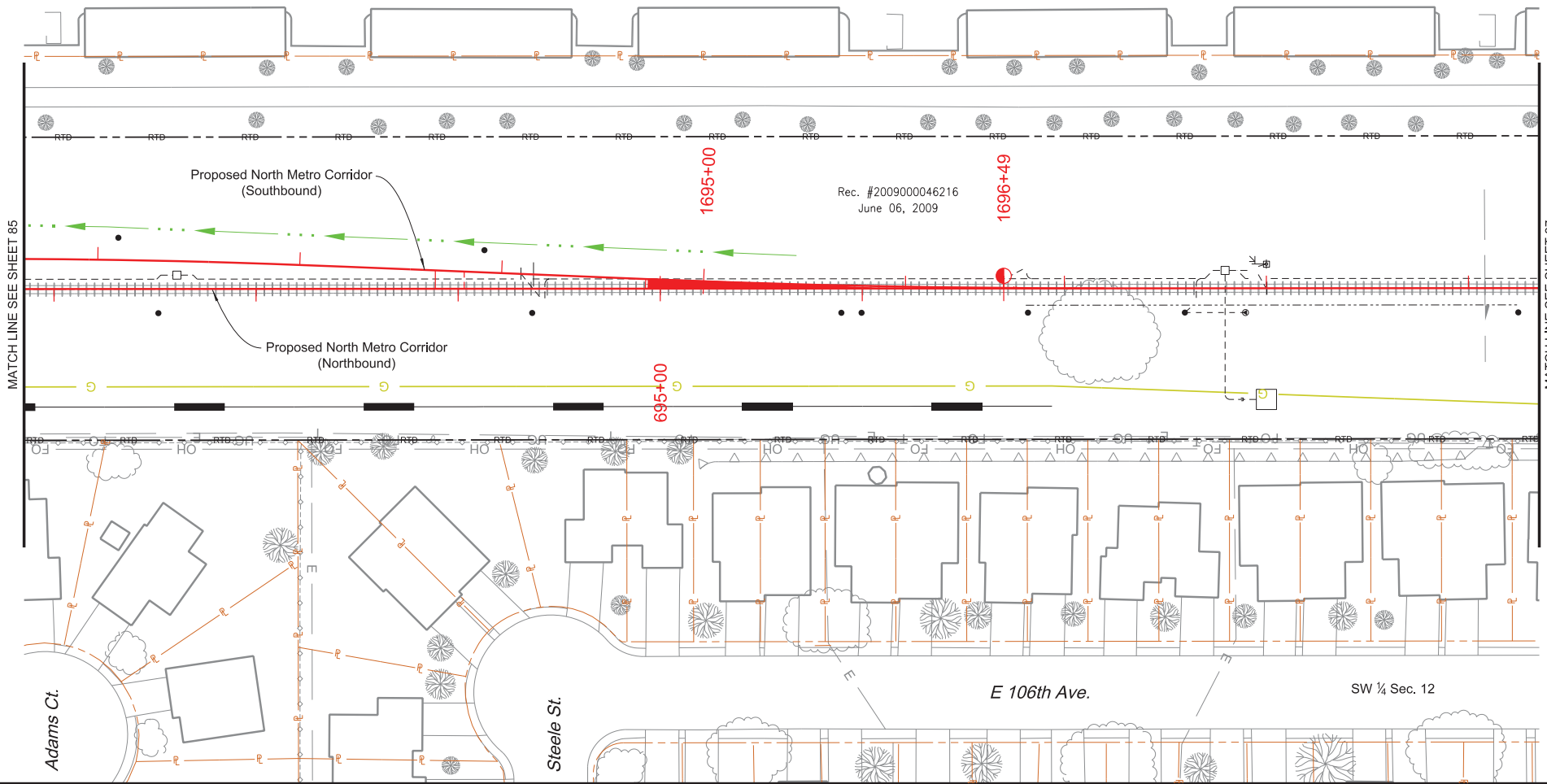
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Plan Sheets

Project Number: 072120			
Project Location: RTD Fastracks North Metro Rail Line			
Project Location: Phase II			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No. / Total No. of Sheets:
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SW ¼ Section 12, Township 2 South, Range 68 West, 6th P.M.



SW ¼ Sec. 12



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Date	Description	Initials

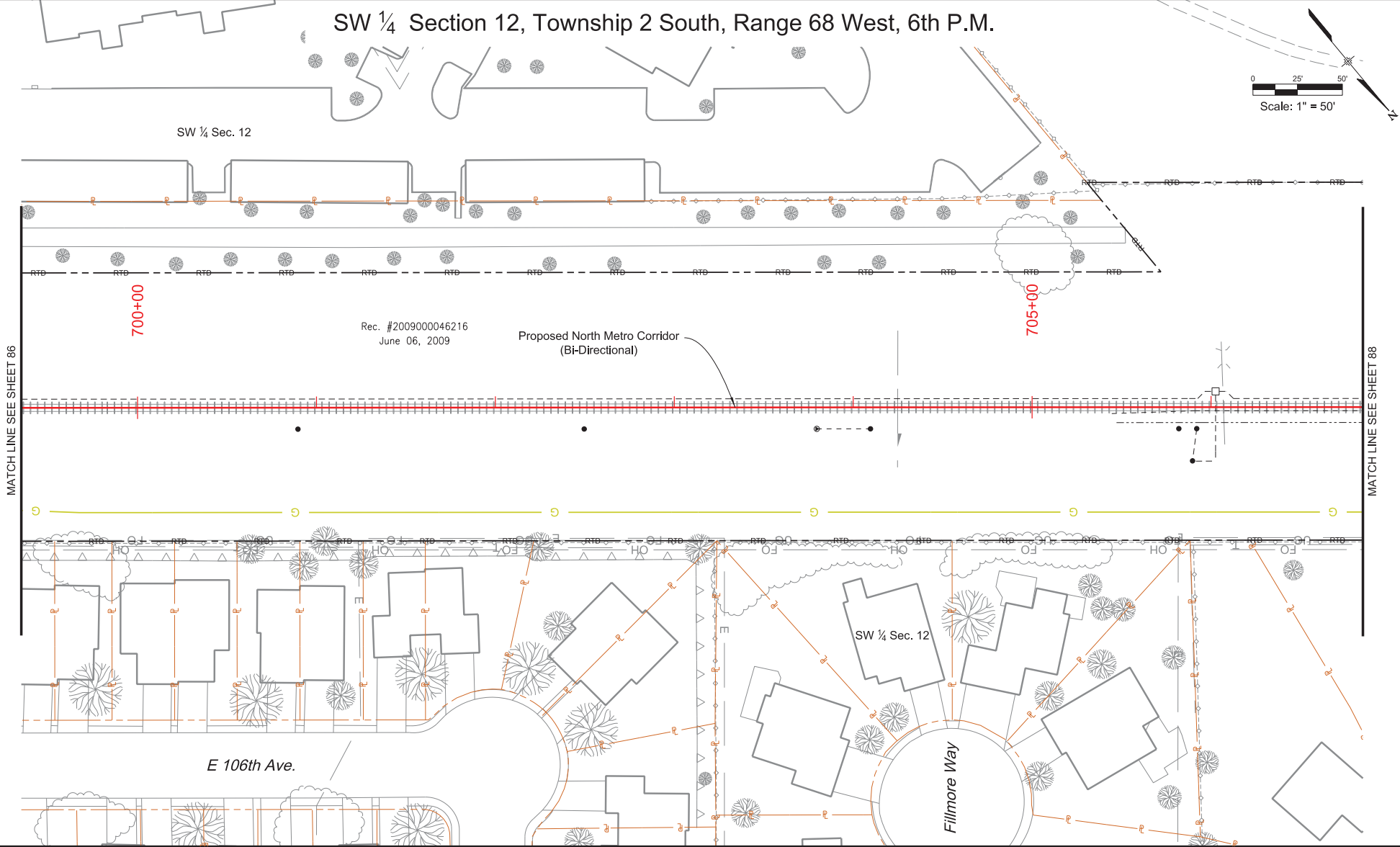
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Plan Sheets

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SW ¼ Section 12, Township 2 South, Range 68 West, 6th P.M.

0 25' 50'
Scale: 1" = 50'



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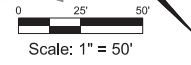
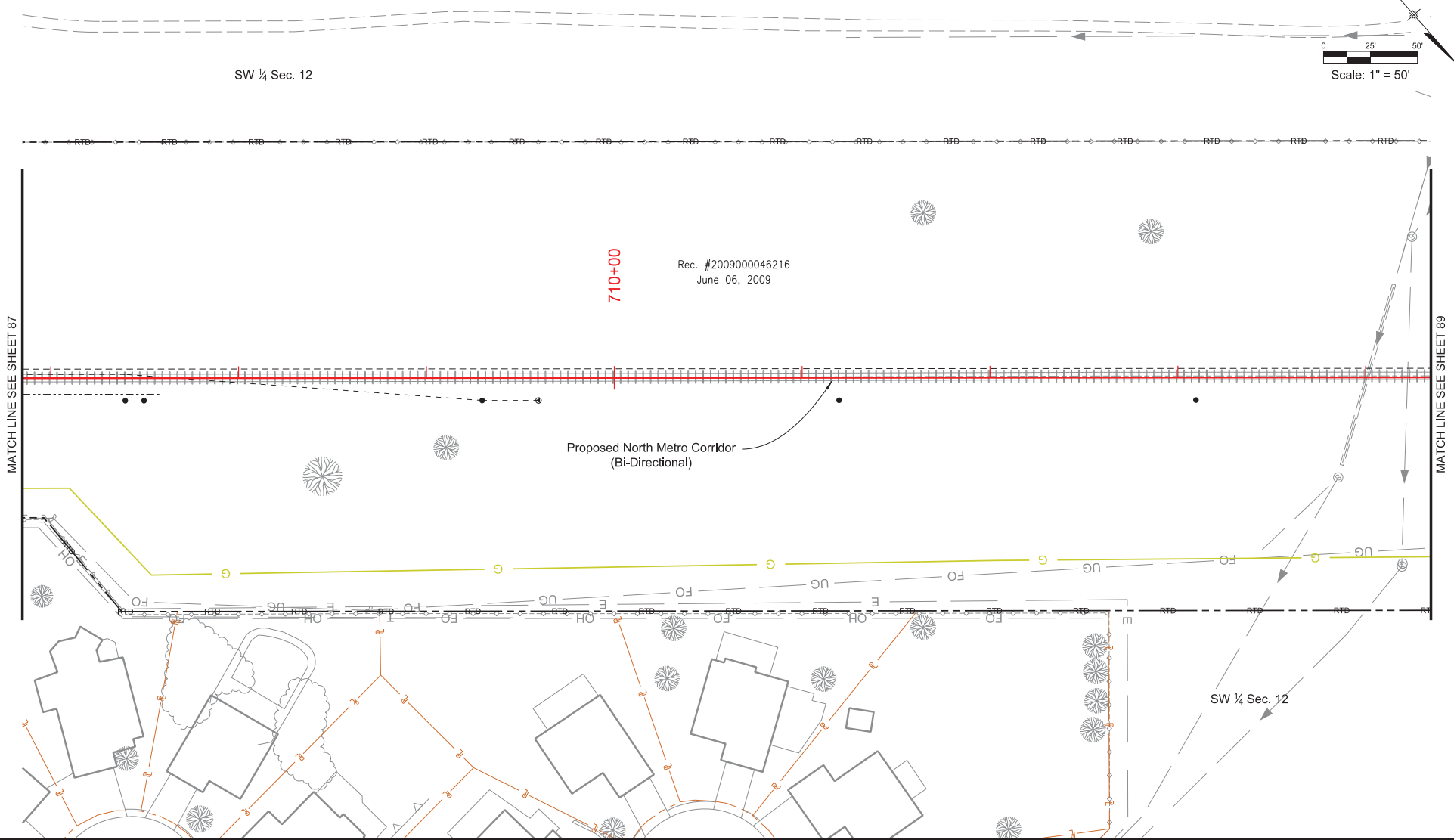
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Right of Way Plans
Plan Sheets

Project Number: 072120			
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SW ¼ Section 12, Township 2 South, Range 68 West, 6th P.M.



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Right of Way Plans
Plan Sheets

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W 1/2 Section 12, Township 2 South, Range 68 West, 6th P.M.

SW 1/4 Sec. 12

NW 1/4 Sec. 12

Rec. #2009000046216
June 06, 2009

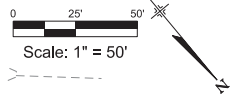
715+00
Proposed North Metro Corridor
(Bi-Directional)

720+00

MATCH LINE SEE SHEET 88

MATCH LINE SEE SHEET 90

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Date	Description	Initials



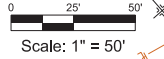
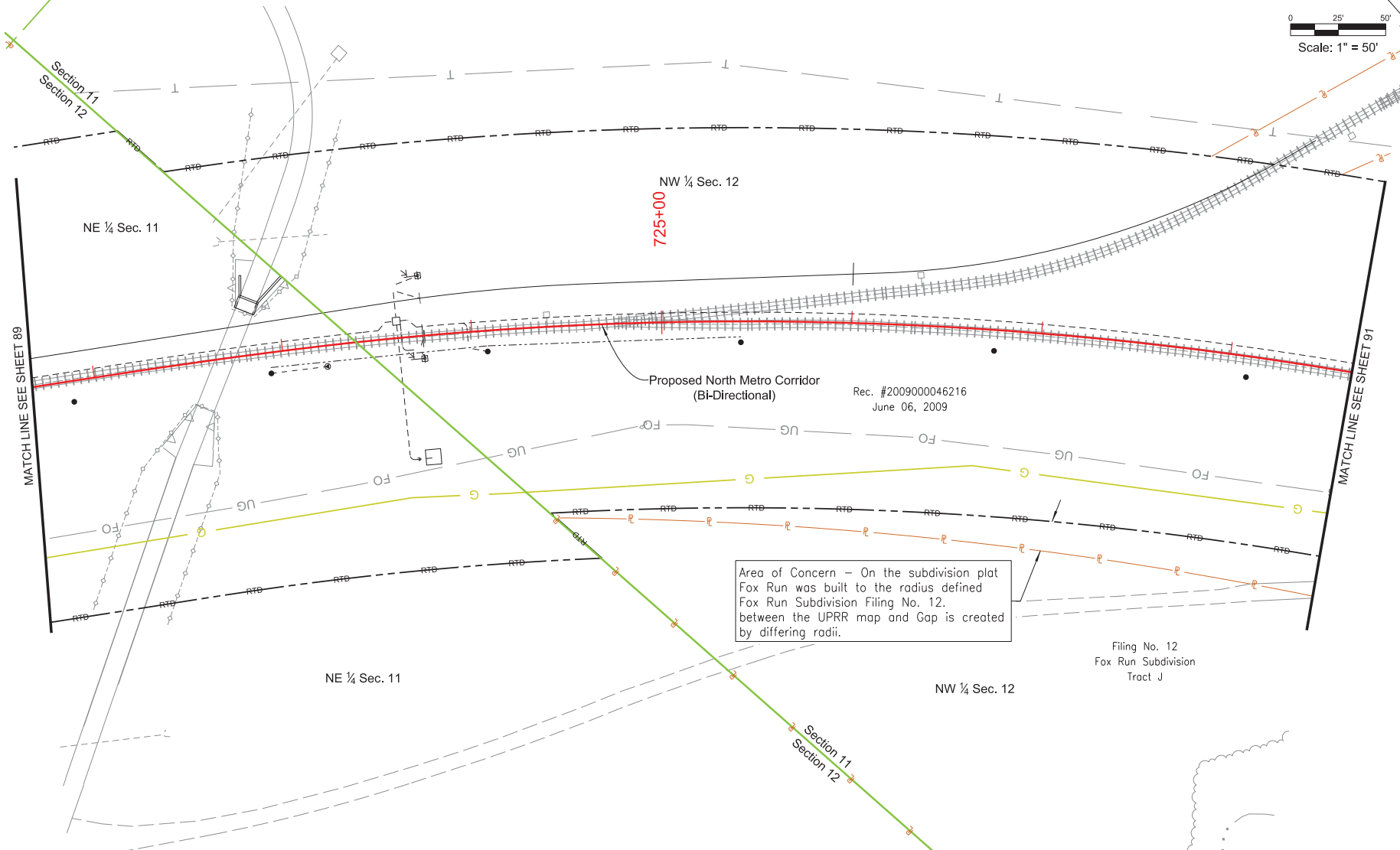
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Right of Way Plans

Plan Sheets

Project Number: 072120			
Project Location: RTD Fastracks North Metro Rail Line			
Project Location: Phase II			
Project Code:	Last Mod. Date:	Sheet No.:	Total No. of Sheets:
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NE 1/4 Section 11 & NW 1/4 Section 12, Township 2 South, Range 68 West, 6th P.M.



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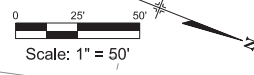
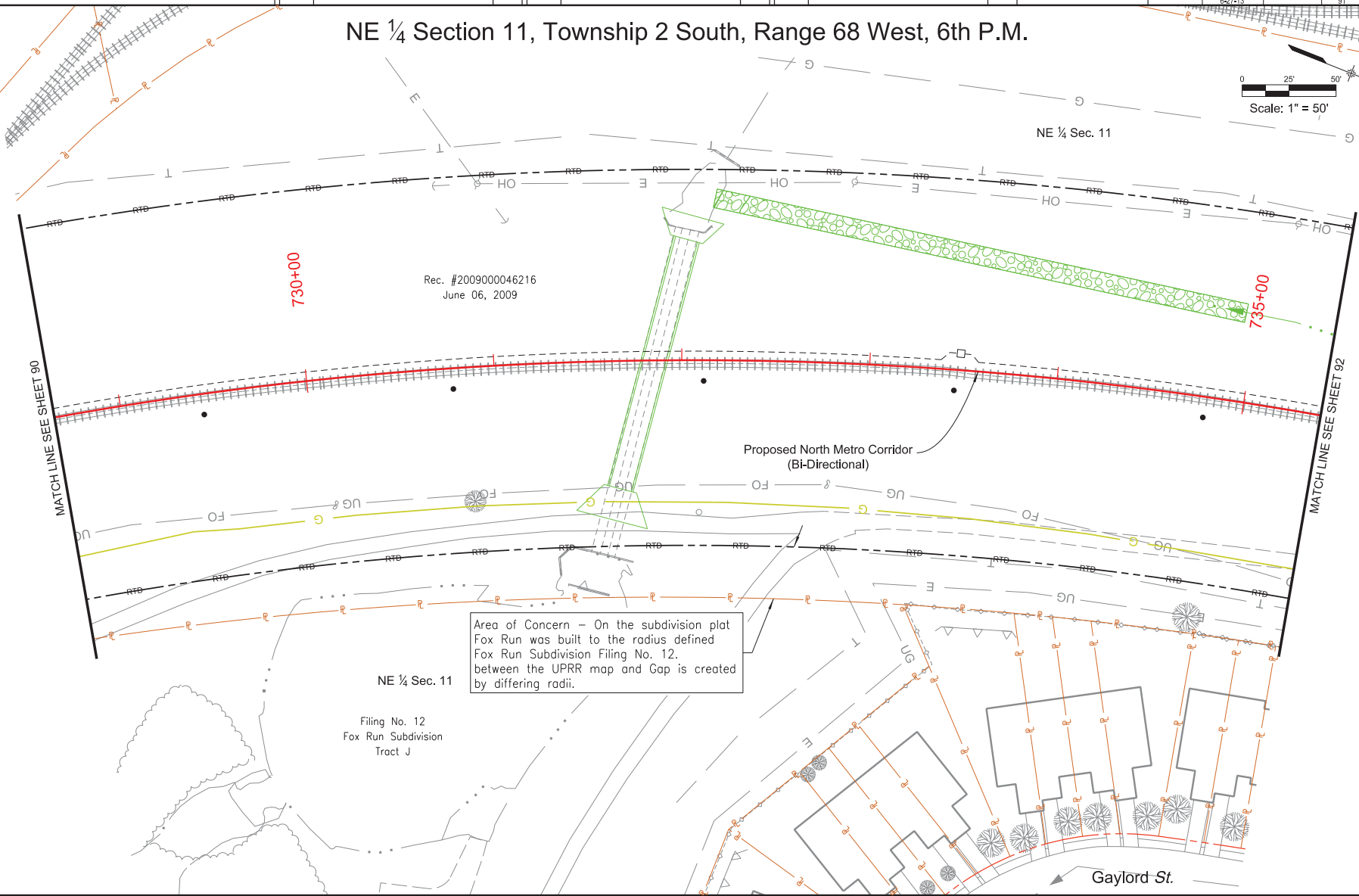
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Date	Description	Initials

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Right of Way Plans			
Plan Sheets			
Project Number:	072120		
Project Location:	RTD Fastracks North Metro Rail Line		
Project Location:	Phase II		
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No. / Total No. of Sheets
	6-27-13		81 / 172

NE 1/4 Section 11, Township 2 South, Range 68 West, 6th P.M.



Rec. #2009000046216
June 06, 2009

Area of Concern - On the subdivision plat Fox Run was built to the radius defined Fox Run Subdivision Filing No. 12. between the UPRR map and Gap is created by differing radii.

Filing No. 12
Fox Run Subdivision
Tract J

Gaylord St.

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Sheet Revisions		
Date	Description	Initials

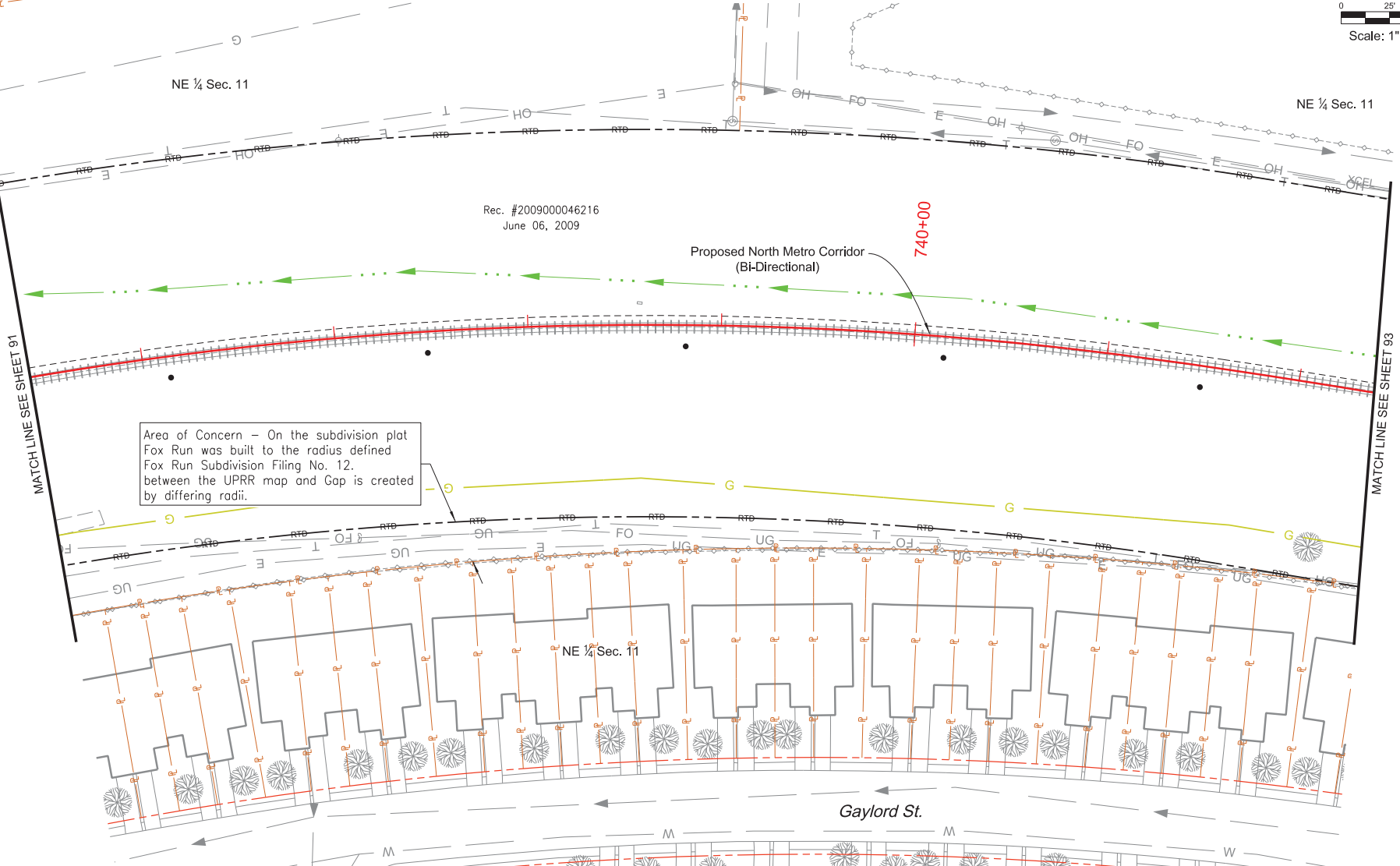
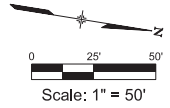
Sheet Revisions		
Date	Description	Initials

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Right of Way Plans
Plan Sheets

Project Number: 072120			
Project Location: RTD Fastracks North Metro Rail Line			
Project Location: Phase II			
Project Code:	Last Mod. Date:	Sheet No.:	Total No. of Sheets:
	8-27-13	82	172

NE 1/4 Section 11, Township 2 South, Range 68 West, 6th P.M.



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Date	Description	Initials
06-27-13	Released for RFP	SOO

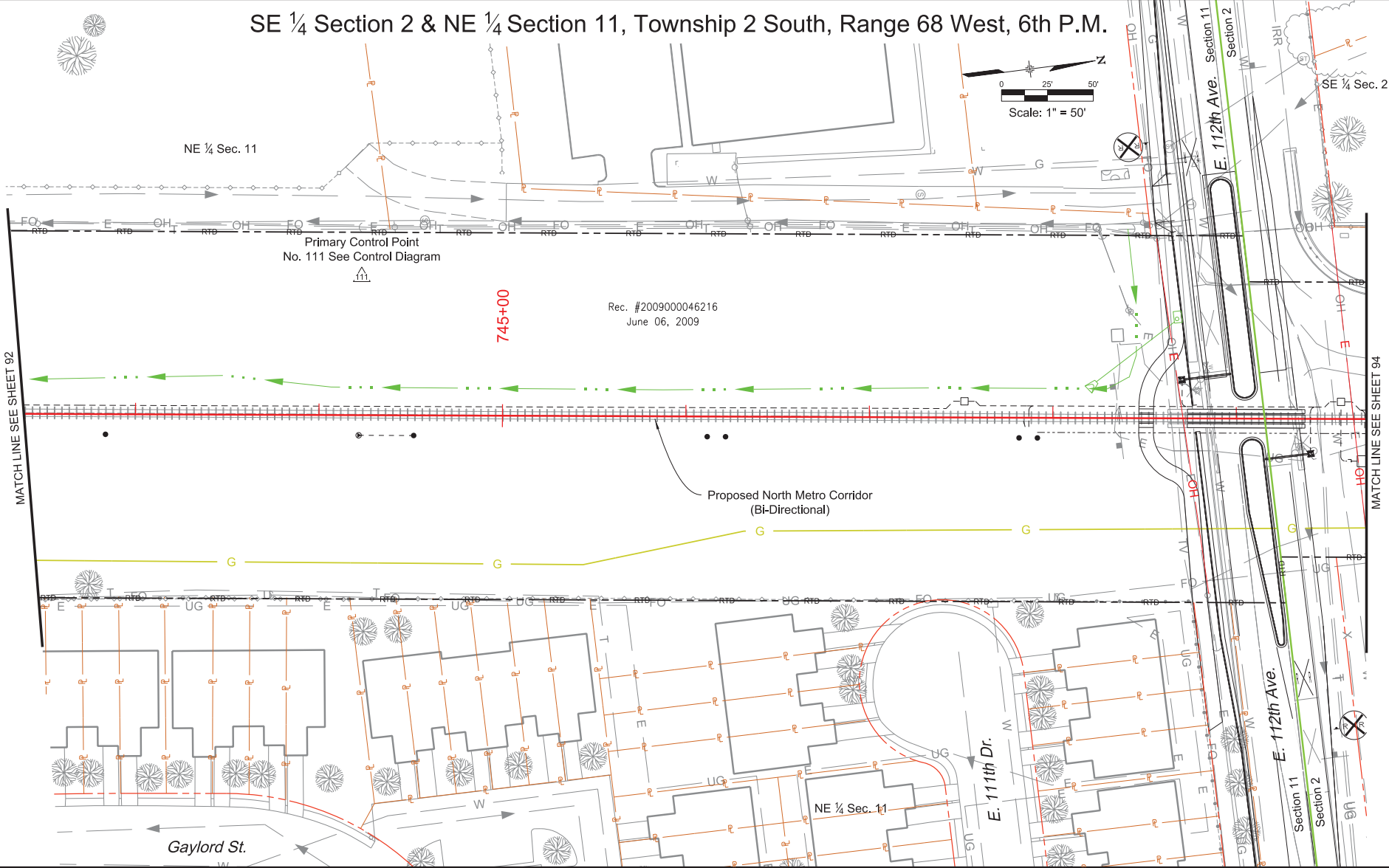
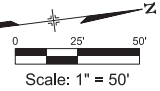
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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 707 17th Street, Suite 2300
 Denver, Colorado 80202
 Phone: 303-820-5240
 Fax: 303-820-5298

Right of Way Plans			
Plan Sheets			
Project Number:	072120		
Project Location:	RTD Fastracks North Metro Rail Line		
Project Location:	Phase II		
Project Code:	Last Mod. Date:	Subset Sheets:	Total No. of Sheets:
	06-27-13	83	172

SE ¼ Section 2 & NE ¼ Section 11, Township 2 South, Range 68 West, 6th P.M.



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1560 BROADWAY, SUITE 700
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(303) 299-6990

Sheet Revisions		
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06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

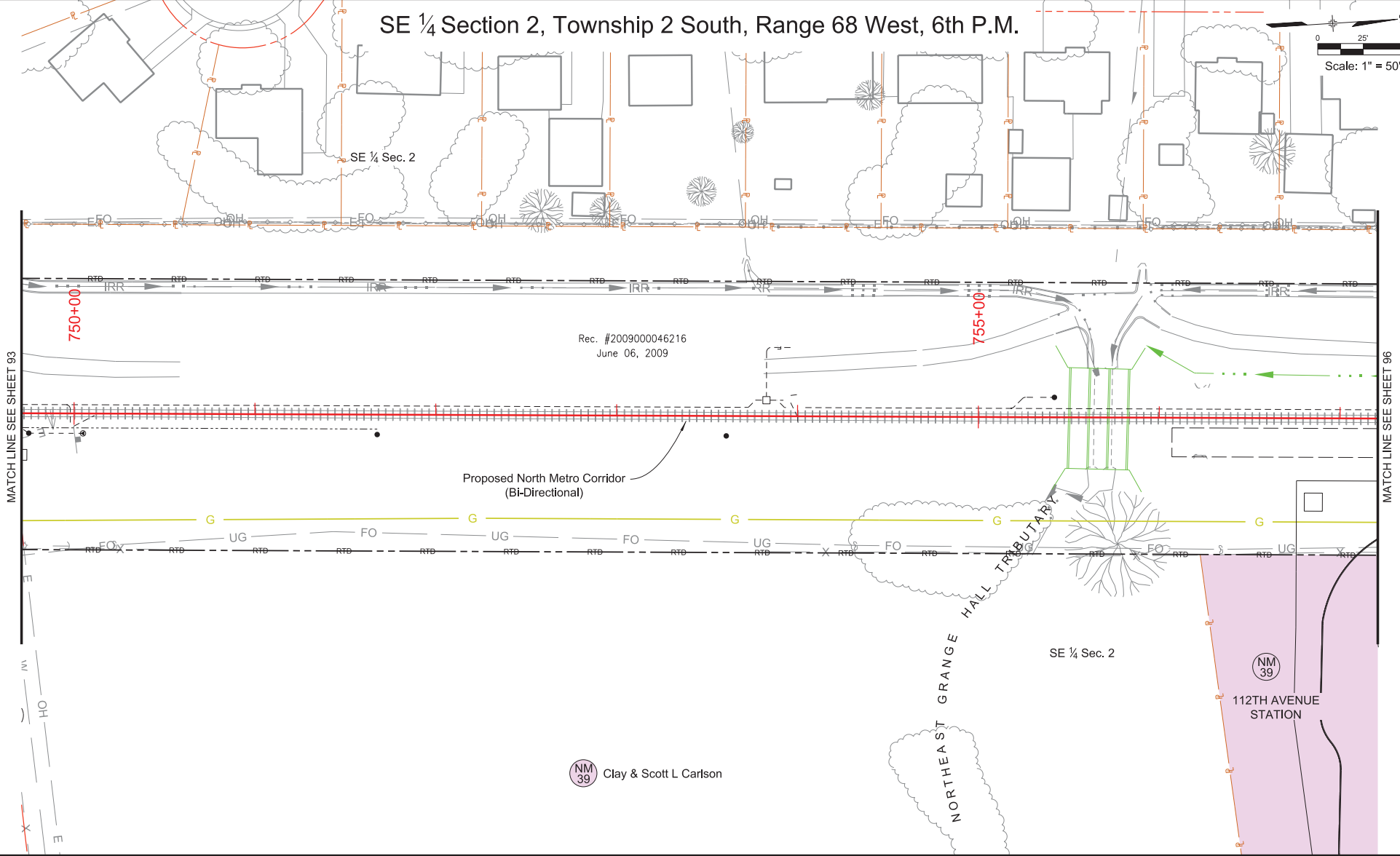
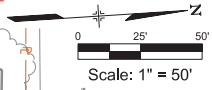


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Fax: 303-820-5298

Right of Way Plans
Plan Sheets

Project Number: 072120
Project Location: RTD Fastracks North Metro Rail Line
Project Location: Phase II
Project Code: 4-27-13
Last Mod. Date: 4-27-13
Subset Sheets: 84
Sheet No.: 84
Total No. of Sheets: 172

SE ¼ Section 2, Township 2 South, Range 68 West, 6th P.M.



Rec. #2009000046216
June 06, 2009

Proposed North Metro Corridor
(Bi-Directional)

NM 39 Clay & Scott L Carlson

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Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

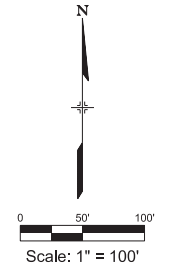
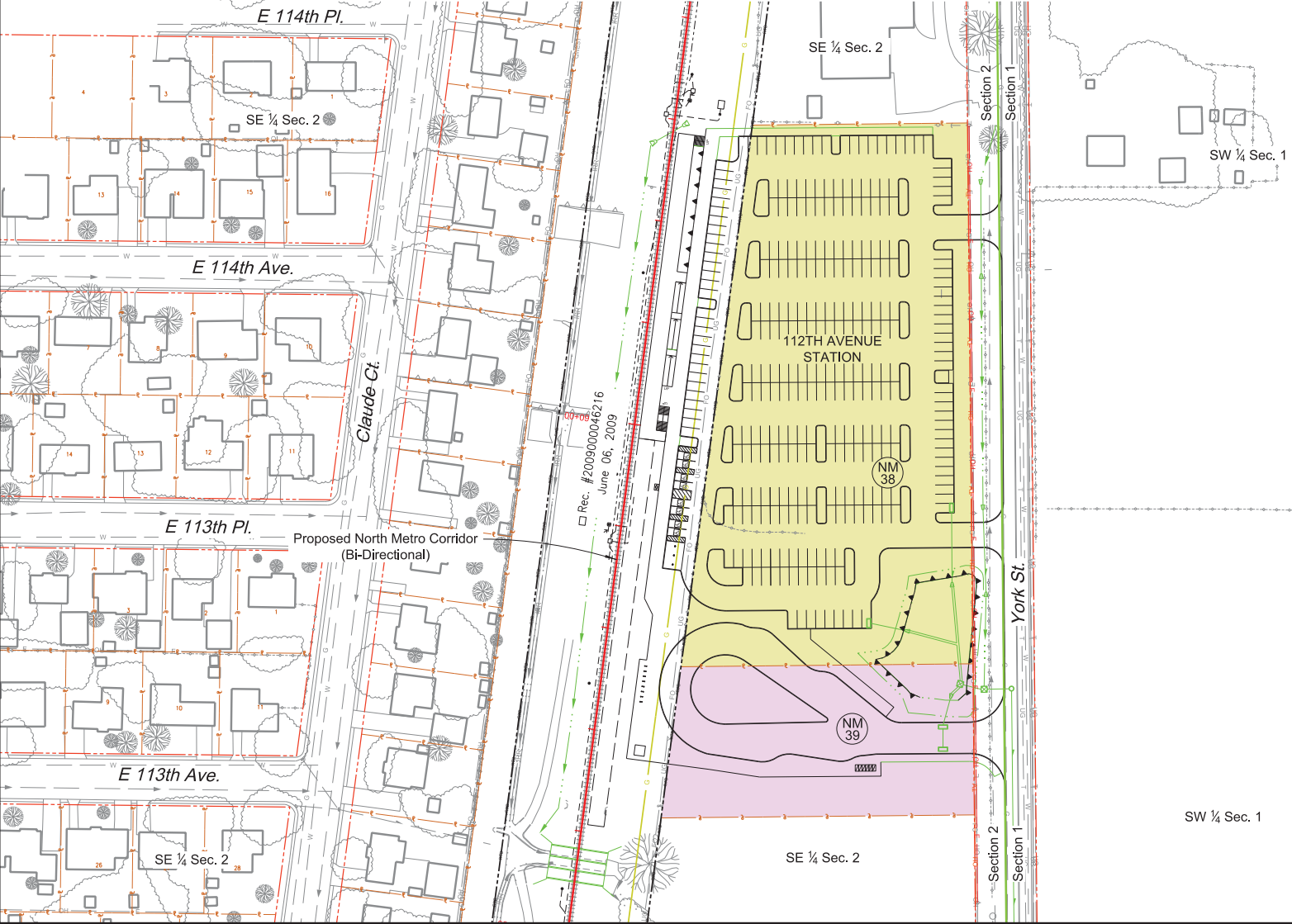
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Right of Way Plans
Plan Sheets

Project Number: 072120			
Project Location: RTD Fastracks North Metro Rail Line			
Project Location: Phase II			
Project Code:	Last Mod. Date:	Subset Sheets:	Total No. of Sheets:
	6-27-13	86	172

SW ¼ Section 1 & SE ¼ Section 2, Township 2 South, Range 68 West, 6th P.M.

112th Avenue Station
RTD North Metro Corridor



- NM
38 Northless Elks Home Inc
- NM
39 Clay & Scott L Carlson

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Sheet Revisions		
Date	Description	Initials

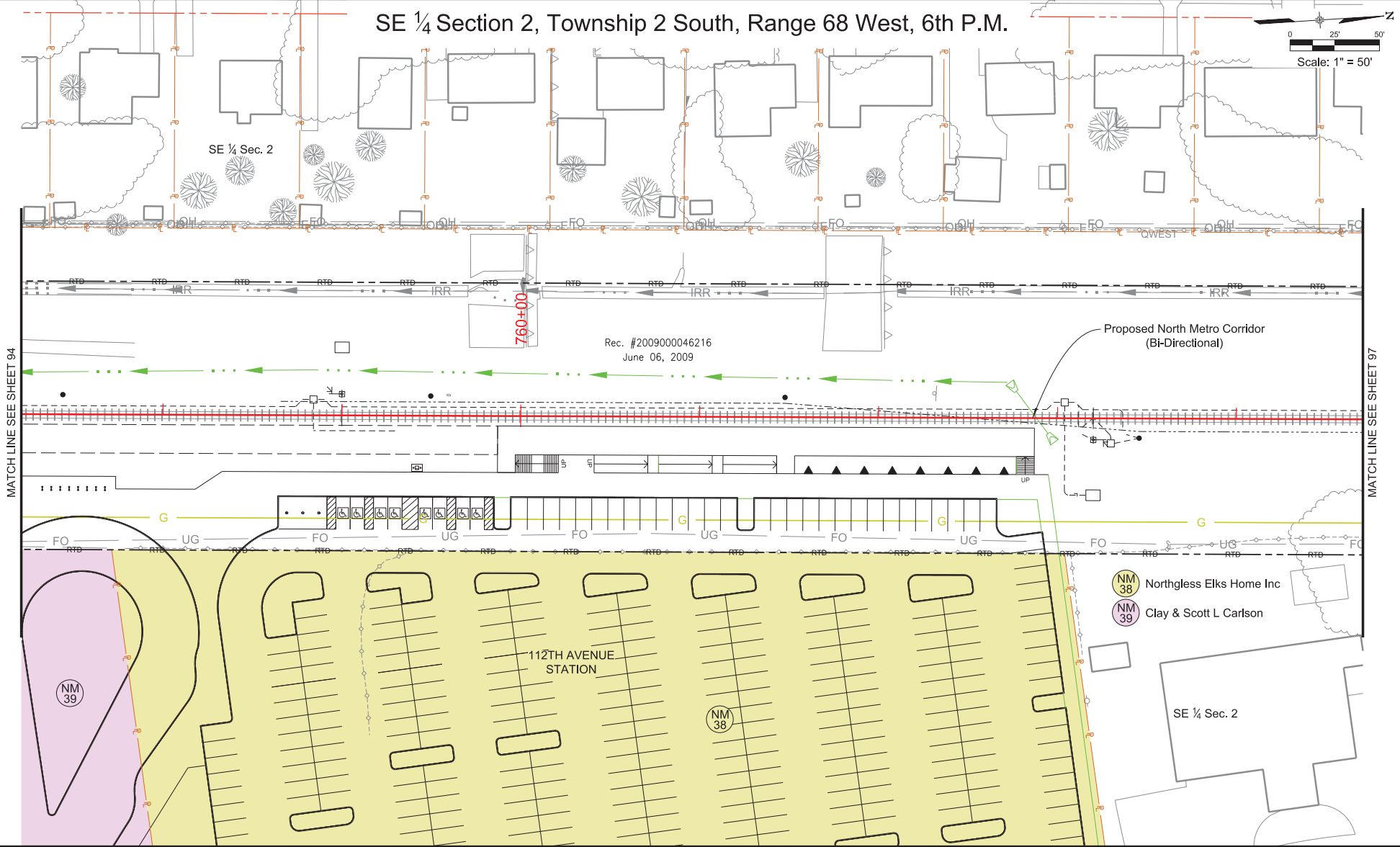
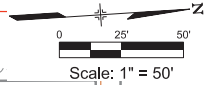
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Date	Description	Initials

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Right of Way Plans
Plan Sheets

Project Number: 072120
Project Location: RTD Fastracks North Metro Rail Line
Project Location: Phase II
Project Code: 4-27-13
Last Mod. Date: 8-27-13
Subset Sheets: 86
Sheet No.: 86
Total No. of Sheets: 172

SE ¼ Section 2, Township 2 South, Range 68 West, 6th P.M.



MATCH LINE SEE SHEET 94

MATCH LINE SEE SHEET 97

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Sheet Revisions		
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Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

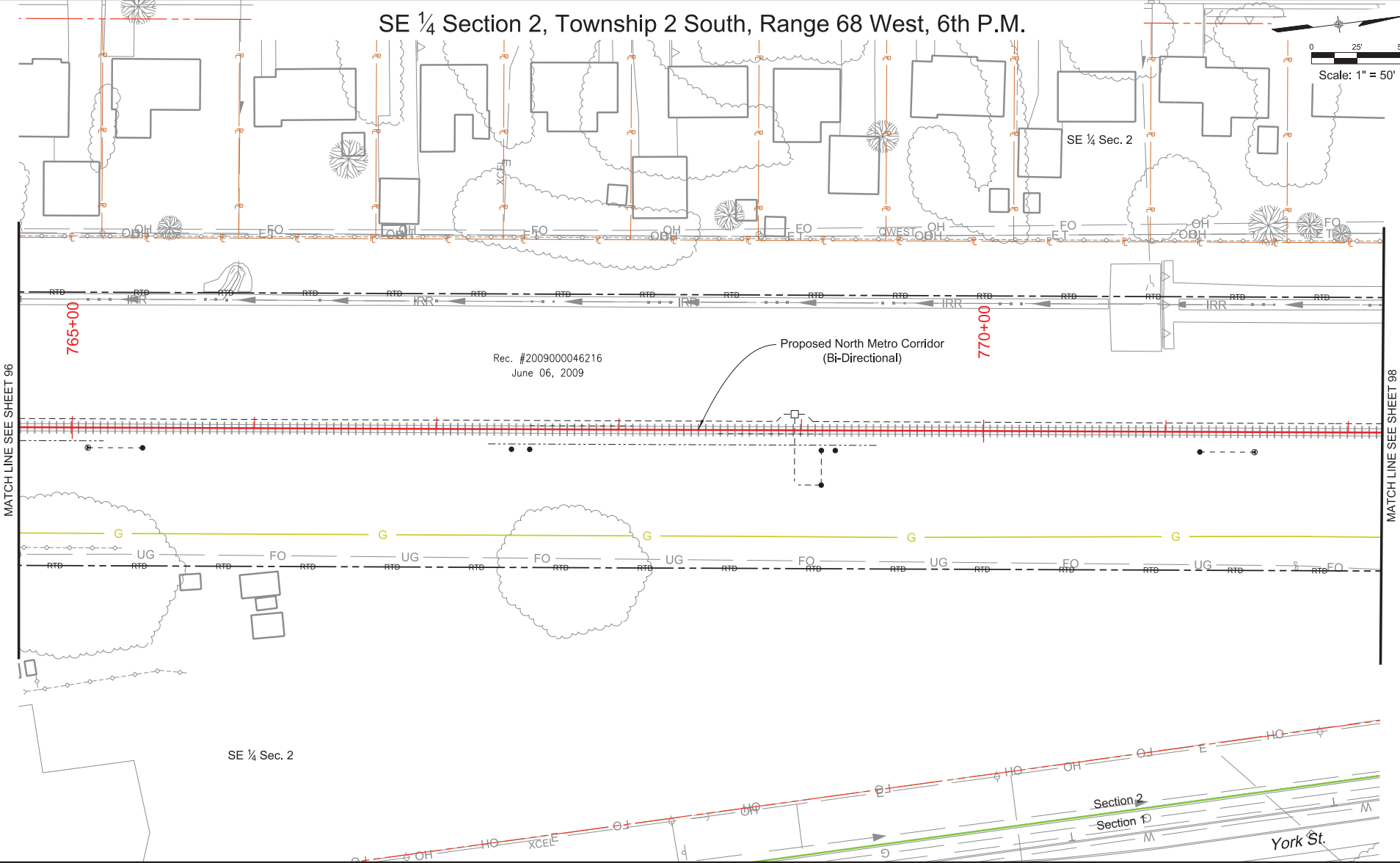


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Right of Way Plans
Plan Sheets

Project Number: 072120	Sheet No. 97	Total No. of Sheets 172
Project Location: RTD Fastracks North Metro Rail Line		
Project Location: Phase II		
Project Code: 3-27-13		

SE ¼ Section 2, Township 2 South, Range 68 West, 6th P.M.



Rec. #2009000046216
June 06, 2009

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Sheet Revisions		
Date	Description	Initials
06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

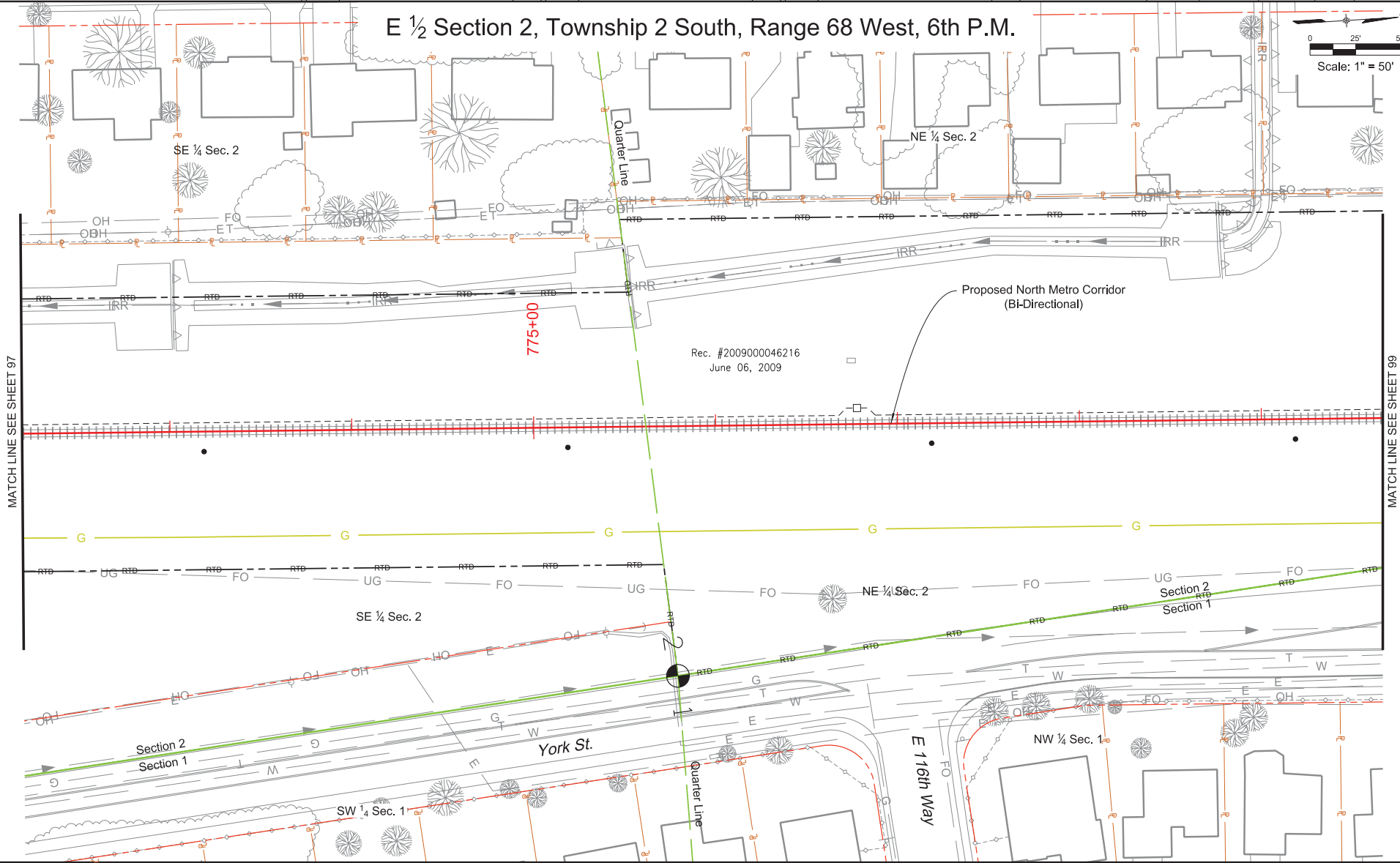
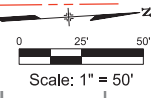
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Date	Description	Initials

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Right of Way Plans
Plan Sheets

Project Number: 072120	Sheet No. 88	Total No. of Sheets 172
Project Location: RTD Fastracks North Metro Rail Line		
Project Location: Phase II		
Project Code: 8-27-13	Subset Sheets 88	

E 1/2 Section 2, Township 2 South, Range 68 West, 6th P.M.



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Sheet Revisions		
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06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

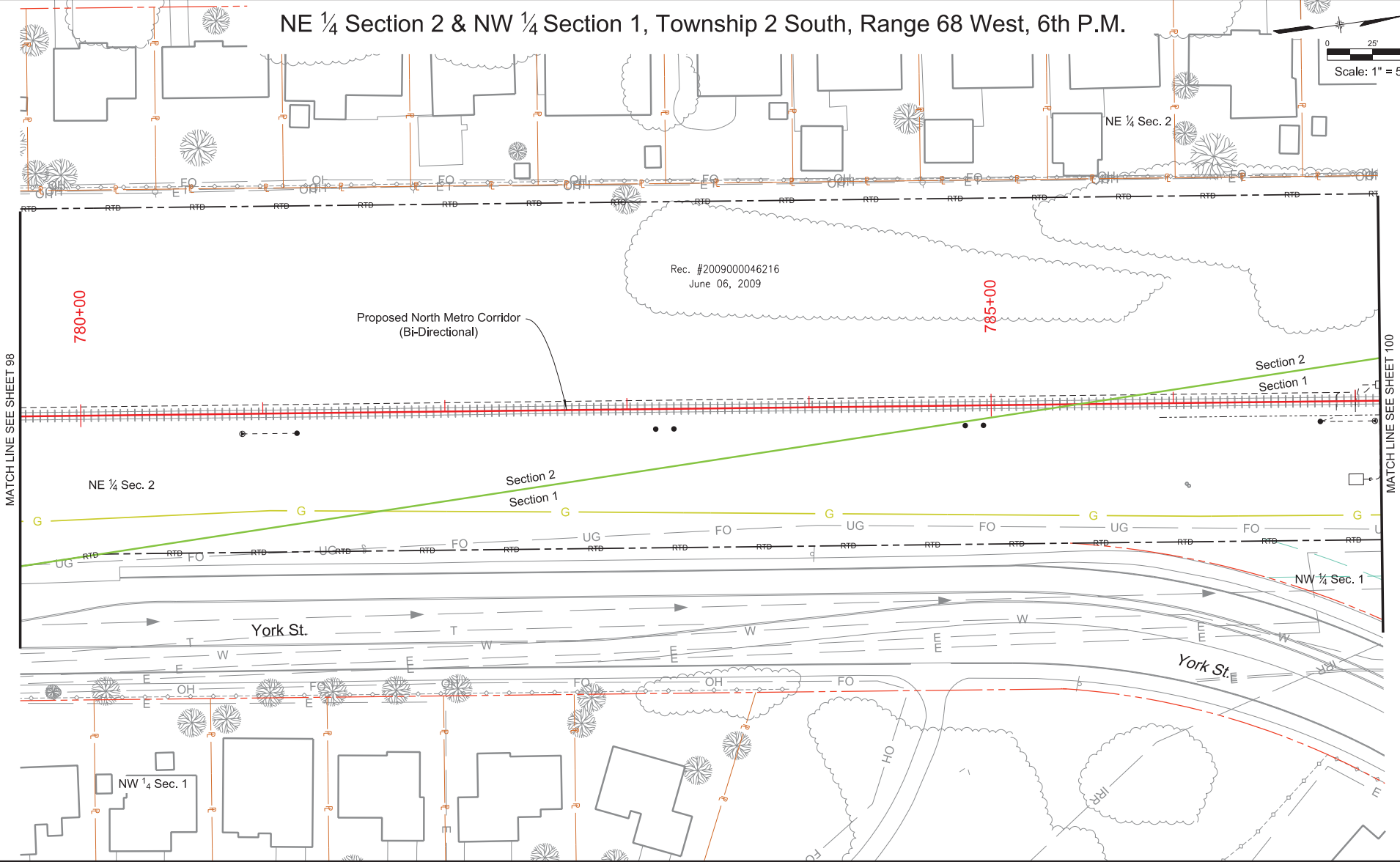
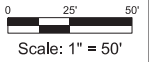
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Date	Description	Initials

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Right of Way Plans
Plan Sheets

Project Number: 072120	Sheet No. 99	Total No. of Sheets 172
Project Location: RTD Fastracks North Metro Rail Line		
Project Location: Phase II		
Project Code: 4-27-13	Subst Sheets	

NE 1/4 Section 2 & NW 1/4 Section 1, Township 2 South, Range 68 West, 6th P.M.



MATCH LINE SEE SHEET 98

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Sheet Revisions			
Date	Description	Initials	SOO
06-27-13	Released for RFP		

Sheet Revisions			
Date	Description	Initials	SOO

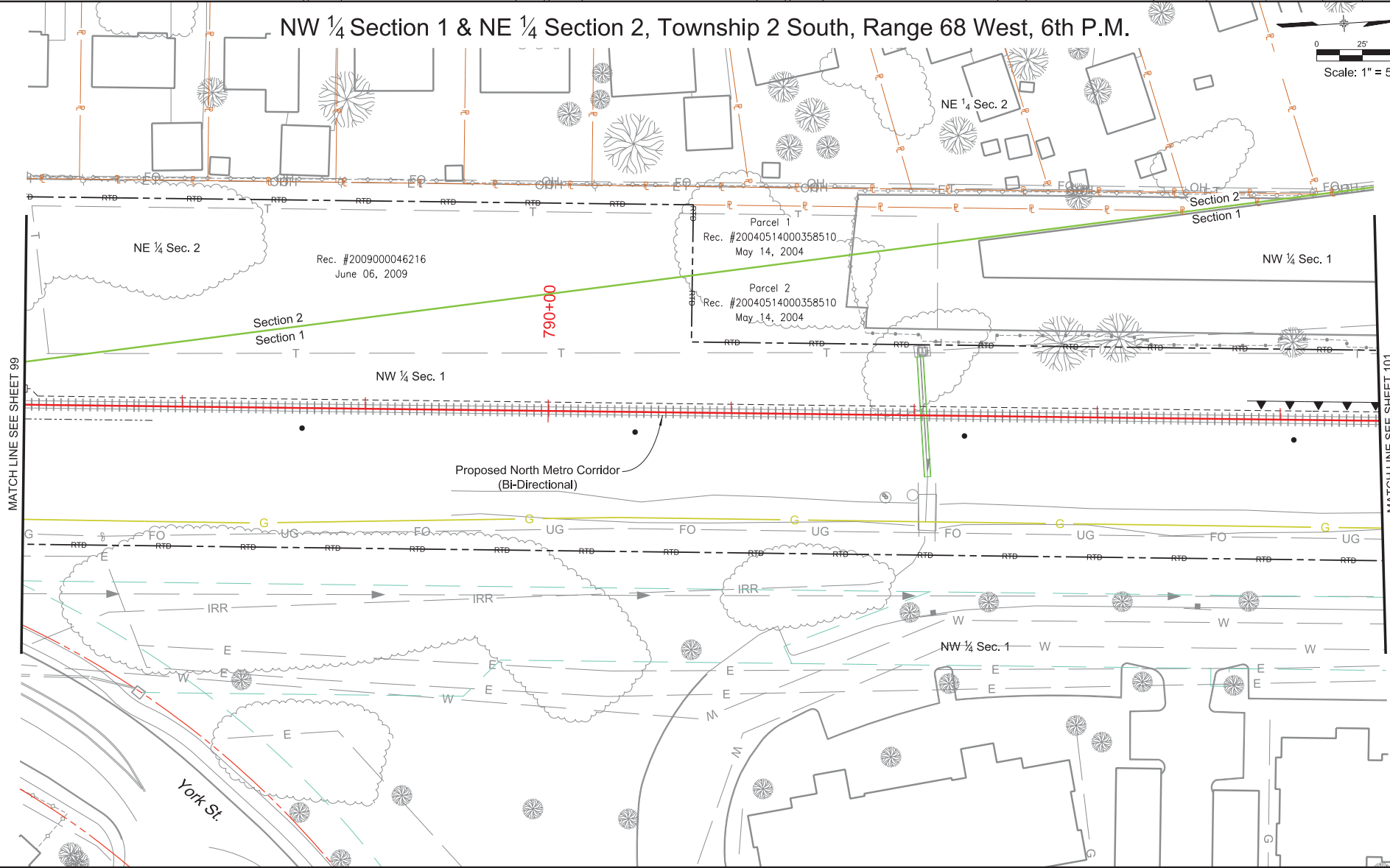
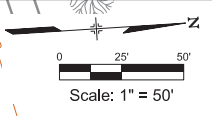
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Date	Description	Initials	SOO

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Right of Way Plans
Plan Sheets

Project Number: 072120	Sheet No. 100	Total No. of Sheets 172
Project Location: RTD Fastracks North Metro Rail Line		
Project Location: Phase II		
Project Code: 342-13	Subset Sheets 100	

NW ¼ Section 1 & NE ¼ Section 2, Township 2 South, Range 68 West, 6th P.M.



MATCH LINE SEE SHEET 99

MATCH LINE SEE SHEET 101

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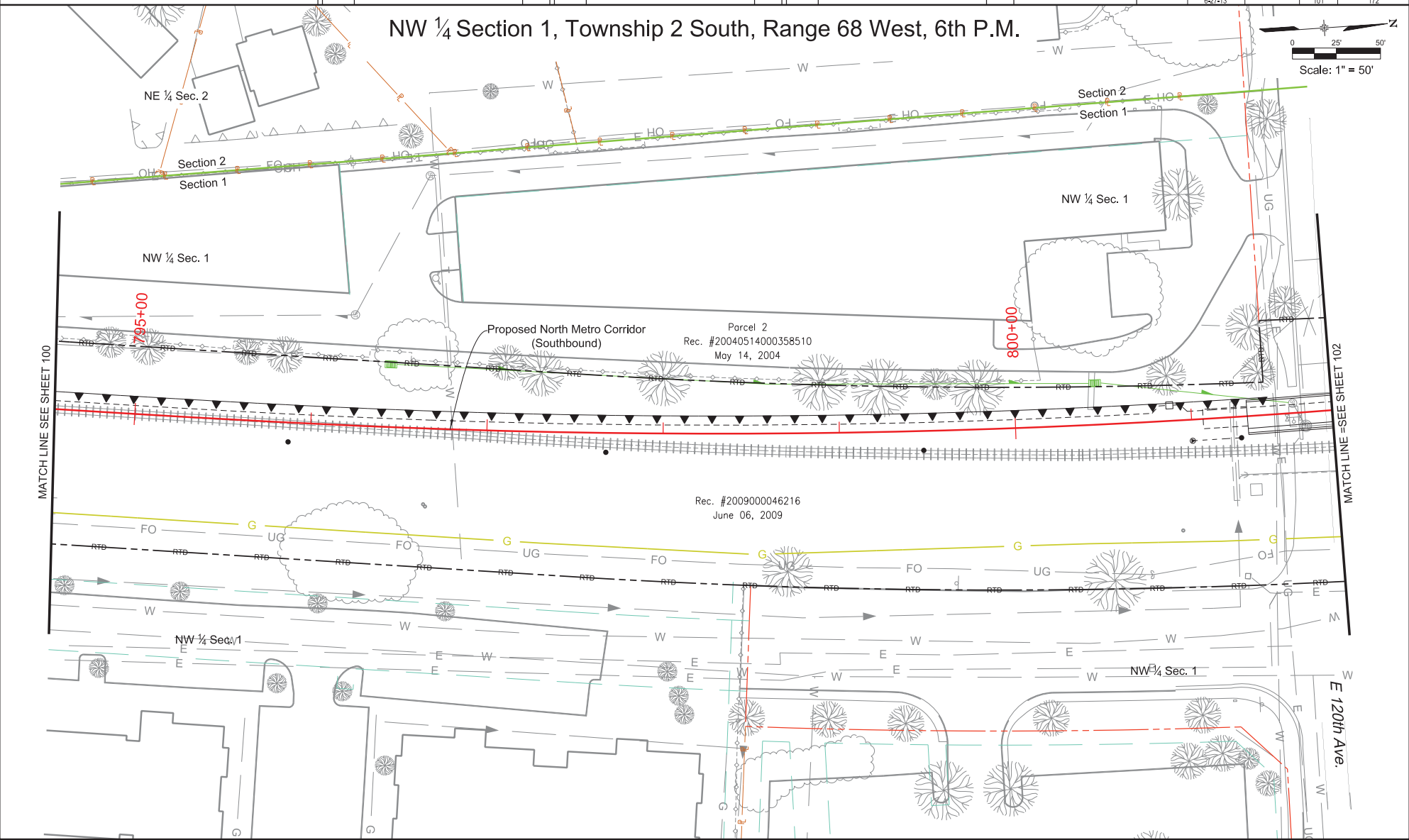
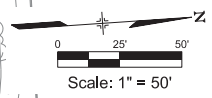
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Date	Description	Initials
06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans			
Plan Sheets			
Project Number:	072120		
Project Location:	RTD Fastracks North Metro Rail Line		
Project Location:	Phase II		
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No. / Total No. of Sheets
	8-27-13		101 / 172

NW ¼ Section 1, Township 2 South, Range 68 West, 6th P.M.



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(303) 299-6990

Sheet Revisions		
Date	Description	Initials
06-27-13	Released for RFP	SOO

Sheet Revisions		
Date	Description	Initials

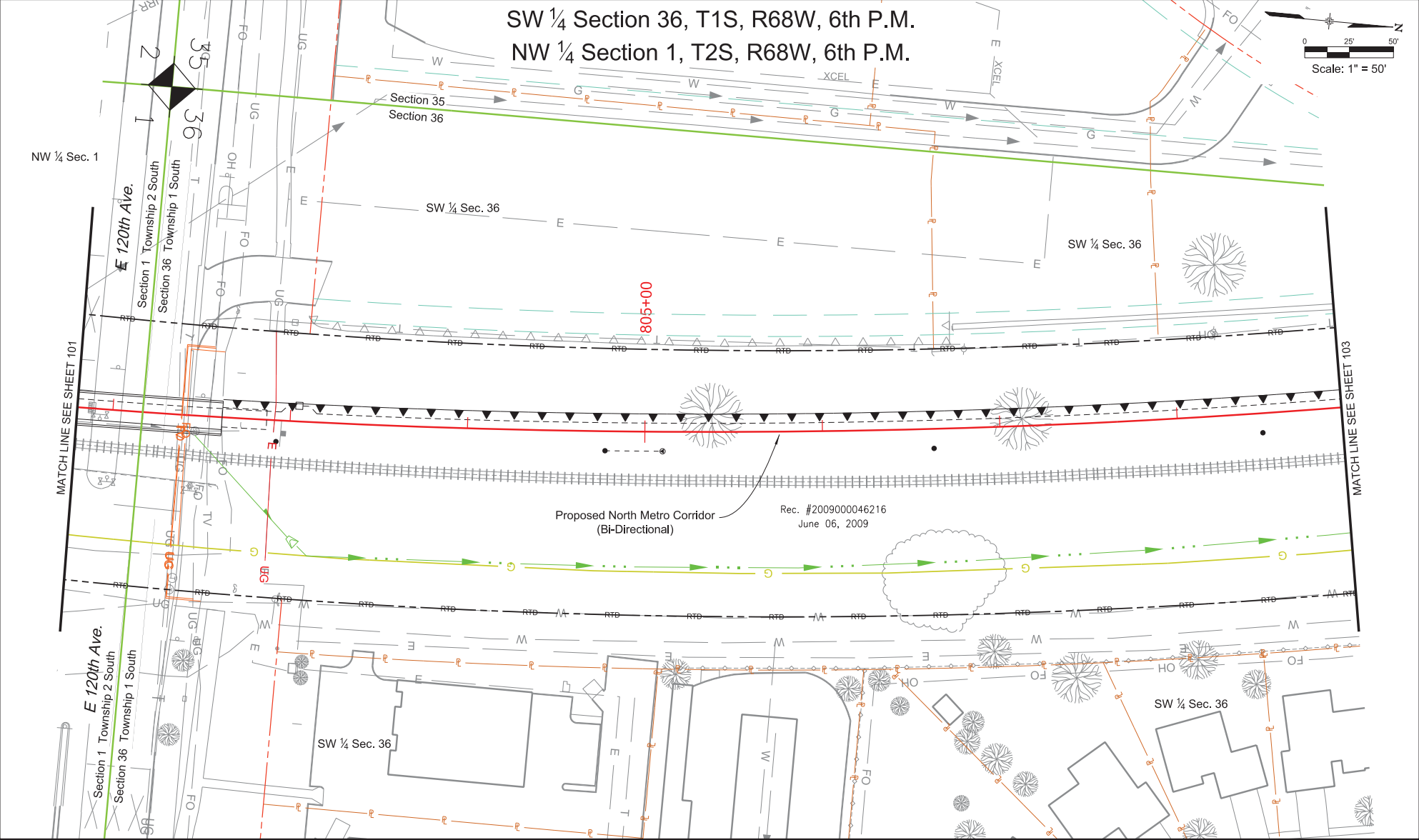
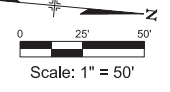
Sheet Revisions		
Date	Description	Initials

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Fax: 303-820-5298

Right of Way Plans
Plan Sheets

Project Number: 072120
Project Location: RTD Fastracks North Metro Rail Line
Project Location: Phase II
Project Code: 1-27-13
Last Mod. Date: 1-27-13
Subst Sheets: 102
Sheet No.: 102
Total No. of Sheets: 172

SW ¼ Section 36, T1S, R68W, 6th P.M.
NW ¼ Section 1, T2S, R68W, 6th P.M.



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Exhibit B
Northglenn Permitting Requirements
Updated 11-25-13

Element	Permits Required	Plan Approvals Required
Trackway Clearance Envelope	<p>No City permits or inspection for Transit System Elements(1) constructed within Trackway Clearance Envelope or outside the Envelope within RTD Project property</p> <p>No City permits for electrical work association with Traction Power Substations, Signal/Communications Systems, Overhead Catenary Systems and associated conduits, cables and wiring. Electrical connections into these units permitted and inspected by City.</p> <p>Stormwater permit issued by CDPHE</p>	<p>Approvals required for all structures, including station platforms, whether prefabricated or built on site, except those structures whose main purpose is to house equipment.</p> <p>Plan review and approval of siting of Traction power substations, signal houses, communications houses.</p> <p>Stormwater Management Plan</p>
All work in City rights-of-way or easements	Grading Permit Right-of-way Permit	Construction Drawings Traffic control plans
Fences/Railings	Building/Fence Permit for fences not in Trackway Clearance Envelope. Minor Development Permit	Planning approval of fence plan which includes fence detail, height, style, location.
Floodplain Encroachment	Grading Permit and Floodplain Development Permit	Drainage Report; as a minimum "no rise" certification; potentially CLOMR/LOMR
Retaining walls including ballast walls greater than 4 feet	<p>No COT permit for walls that are within the Trackway Clearance Envelope.</p> <p>Building and/or Grading Permit for walls outside of Trackway Clearance Envelope.</p>	Construction Drawings
Utility relocations in City rights-of-way	Grading Permit Right-of-way Permit	Construction Drawings

Exhibit B
Northglenn Permitting Requirements
Updated 11-25-13

General Station Elements	Permits Required	Plan Approvals Required
Elevators	Elevator Permit	Elevator Plans
Fences/Railings	Building/Fence Permit	Planning approval of fence plan which includes fence detail, height, style, location.
Driver relief stations	Building Permit Plumbing Permit Electrical Permit Mechanical Permit	Structural Plans Construction Drawings Plumbing Plans Electrical Plans Mechanical Plans
Parking structures	Building Permit Electrical Permit Elevator Permit Mechanical Permits Smoke detector/fire suppression Grading & Erosion Control Permit Final Development Plan (where applicable) Grading Permit	Structural Plans Electrical Plans Elevator Plans Mechanical Plans Grading & erosion control plan; final drainage report Planning Commission approval which includes site plan, building elevation, landscaping, lighting Construction Drawings
Parking lots	Grading Control Permit Building Permit – paving Electrical Permit if lighted Fence Permit if fenced	Grading & erosion control plan; final drainage report Site plan showing striping, pavement design; Construction Drawings Electrical Plans Planning approval
Construction Staging Areas	Temporary Use Permit	Planning approval of plan showing placement of materials, etc.
Construction office trailers	Building Permit Electrical Permit	Site plan, Tie-down plans Electrical Plans
Temporary storage trailers Temporary constr. Fences	Temporary Use Permit Building/Fence Permit	Planning approval of plan indication location, access, parking associated with temporary storage trailers and construction fences

Exhibit B
Northglenn Permitting Requirements
 Updated 11-25-13

Building and Permit Fees and Taxes

Building construction permit fees are based upon construction value. The value should include all materials, labor, contractor overhead and profit (essentially replacement costs for the building or structure). Separate fees are calculated for electrical projects. A plan review fee is charged for commercial projects and residential plan reviews, calculated at 65 percent of the building permit fee and shall be collected at the time of submittal for plan review. The building permit fee and use tax will be collected at time of issuance of the building permit. Depending on the scope of the project, separate plan review fees for electrical, plumbing and mechanical may be assessed in the same manner.

Fees are based on the 1997 Uniform Building Code and are as follows:

Valuation Chart: Plumbing, Heating and HVAC

Valuation of Work	Building, Plumbing, or HVAC Fees
\$1 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$69.25 for the first \$2,000 plus \$14 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 to \$1 million	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof.
\$1,000,001 and up	\$5,608.75 for the first \$1 million plus \$3.65 for each additional \$1,000 or fraction thereof.

Exhibit B
Northglenn Permitting Requirements
Updated 11-25-13

Other Inspections and Fees

1. Inspections outside of normal business hours (min. charge – two hours): \$47 per hour*
2. Reinspection fees: \$47 per hour*
3. Inspections for which no fee is specifically indicated (min. charge – one-half hour): \$47 per hour*
4. Additional plan review required by changes, additions or revisions to plans (min. charge – one-half hour): \$47 per hour*

**Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.*

Plan review fee

Plan review fees are 65 percent of the building permit fee and shall be paid at the time the plans are submitted for review. Depending on the scope of the project, separate plan review fees for electrical, plumbing and mechanical may be assessed in the same manner.

Use tax

The city collects use tax on building materials at the time of building permit issuance. For use tax purposes, 50 percent of the total project valuation is assumed to be materials with the balance being labor. When purchasing materials for the project, the purchaser should show the building permit payment receipt to the supplier or retail home center. The supplier or home center should not charge any city sales tax since the Northglenn use tax has been paid with the permit. Payment of county, state and RTD taxes is still required on materials.

Use tax = Total valuation x 50% (materials) x assessed rate

Example of fees associated with a job

Total project value:	\$20,000
Permit fee:	\$321.25 (taken from fee schedule)
Plan check fee:*	\$208.81 (65% of permit fee)
Use tax	\$400.00 (\$20,000 x 50% = \$10,000 (material cost) x 4%

Total amount due for permit is \$930.06

*Plan check fee is collected on commercial jobs (both new and tenant finish) and for some residential jobs.

Exhibit B
Northglenn Permitting Requirements
 Updated 11-25-13

Electrical permit fees

Residential: this includes single family, multi-family and condominiums, and extensive remodeling and additions. Fees are based on enclosed living area, and are as follows:

Not more than 1,000 sq.ft.	\$115
Over 1,000 sq. ft. and not more than 1,500 sq. ft.	\$172.50
Over 1,500 sq. ft. and not more than 2,000 sq. ft.	\$230
For each additional 100 sq. ft. or fraction thereof	\$11.50

All other fees shall be computed on the dollar value of the electrical installation as determined by the Building Official, including fixtures and installation costs thereof, and such fees shall be as follows:

Valuation of work

Not more than \$500	\$50
Not more than \$2,000	\$115
More than \$2,000	\$115 plus \$25 per \$1,000 or fraction thereof

***Example:** The cost of the installation is \$5,150 (round up to \$6,000). The base fee is calculated as $6 \times 25 = \$150$, plus \$115.*

Other Permits

The North Metro Fire Rescue District is the fire department serving the city. It is involved in various aspects of plan review, permits and inspections, depending on the nature and scope of your project. Additional fees and plans may be required for fire district reviews or permits.

CITY OF NORTHGLENN				Date:	
Page 1 of 2				Last Revised:	4/1/2013
Contractor:				Project:	
RIGHT-OF-WAY FEES	COST	UNIT	MIN. FEE	QUANTITY	TOTAL
ROW Permit Fee	\$ 30.00	EA.	\$ 30.00		\$ 30.00
Plan Review Fee					
50% of inspection fees			\$ 20.00		\$ 20.00
Routine Inspection Fee	\$ 25.00	EA.			\$ 25.00
Street Cut, plus	\$ 50.00	EA.			
Street Subgrade/Fill	\$ 0.15	S.Y.	\$ 60.00		
Street Sub-base	\$ 0.15	S.Y.	\$ 60.00		
Pot Holing/Geotechnical Coring	\$ 25.00	EA.			
Street Re-Surface					
Asphalt	\$ 0.30	S.Y.	\$ 90.00		
Concrete	\$ 0.30	S.Y.	\$ 90.00		
Directional Bore	\$ 0.26	L.F.	\$ 60.00		
Concrete Flatwork					
Sidewalks	\$ 0.20	L.F.	\$ 60.00		
Cross Pans	\$ 0.20	L.F.	\$ 60.00		
Drive Cuts	\$ 0.20	L.F.	\$ 60.00		
Curb & Gutter	\$ 0.20	L.F.	\$ 60.00		
Comb. Walk/Curb & Gutter	\$ 0.20	L.F.	\$ 60.00		
Gutter	\$ 0.20	L.F.	\$ 60.00		
Detached Walk/Trail	\$ 0.30	L.F.	\$ 60.00		
Concrete Structures					
Structural Concrete	\$ 15.00	C.Y.	\$ 150.00		
Masonry	\$ 15.00	C.Y.	\$ 150.00		
Stonework	\$ 15.00	C.Y.	\$ 150.00		
Bridge/Precast Box Culvert	\$ 386.00	E.A.			
Water System					
Pipes	\$ 0.26	L.F.	\$ 60.00		
Valves	\$ 5.00	EA.			
Fire Hydrants	\$ 5.00	EA.			
Blow-Offs	\$ 5.00	EA.			
Water Tap Inspection	\$ 50.00	EA.			
Water Tap Reinspection	\$ 75.00	EA.			
Meter Pit Inspection	\$ 50.00	EA.			
Meter Pit Reinspection	\$ 75.00	EA.			

RIGHT-OF-WAY FEES	COST	UNIT	MIN. FEE	QUANTITY	TOTAL
Sanitary Sewer System					
Pipes	\$ 0.26	L.F.	\$ 60.00		
Manholes	\$ 20.00	EA.			
Sewer Tap Inspection	\$ 50.00	EA.			
Sewer Taps Reinspection	\$ 75.00	EA.			
Storm Drain System					
Pipes	\$ 0.26	L.F.	\$ 60.00		
Inlet Structures	\$ 20.00	EA.			
Manholes	\$ 20.00	EA.			
Pipe Culverts/Precast Box	0 - 36"	EA.	\$ 35.00		
Pipe Culverts/Precast Box	large pipe	EA.	\$ 80.00		
Traffic Control Fee					
Less than 10,000 ADT	\$ 30.00		\$ 30.00		\$ 30.00
Equal/Greater than 10,000 ADT	\$ 10.00	Day			
	\$ 100.00	Day			
Traffic Signal Installation					
	\$ 300.00		\$ 300.00		
ROW Standards & Specification					
	\$ 50.00	Set			
TOTAL PERMIT FEE					
Start Work W/O Permit Fee	\$ 500.00	EA.			
Stop Work Fee	\$ 250.00	DAY			
OTHER FEES					

Grading Permit Fee

For all Types of Projects

\$20.00 plus \$5.00 per acre for project. Minimum of \$95.00

Exhibit B
Northglenn Permitting Requirements
Updated 11-25-13

Notes:

1. **Transit System Elements** are defined as trackage, prefabricated traction power substations, prefabricated signal houses, prefabricated communications houses, and ballast walls.
(Section 7.2 of Draft IGA)
2. Approved Traffic Control Plans are required for any permit that affects vehicular, bike or pedestrian traffic.
3. CDOT permit(s) are required for any work affecting state highways and must be issued before the City of Thornton Public Right-of-Way Permit is issued.
4. No work or use of power equipment is allowed between 7:00 p.m. and 7:00 a.m. without express written permission of the City.
5. All contractors and subcontractors must have a current City of Northglenn licensing and bonding in the appropriate class for the work performed.
6. Referrals

EXHIBIT C

2013 Pay Plan



Administrative Support	Grade	Steps	2013 Market Adj	Minimum	Maximum
Administrative Assistant (II)	H143	30	0	36,348.00	48,509.00
Administrative Clerk	H118	30	0	28,343.00	37,822.00
Administrative Specialist (I)	H128	30	0	31,308.00	41,782.00
Administrative Technician (III)	S158	30	0	42,199.00	56,317.00
Central Rec Spec	H130	30	0	31,938.00	42,623.00
Clerical Asst	H98	30	0	23,228.00	30,999.00
Court Clerk	H137	30	2	34,241.00	45,696.00
Deputy City Clerk/Lic Spec	S161	30	2	43,477.00	58,023.00
Executive Asst. To CM	S162	30	2	43,912.00	58,603.00

Management Services/Administration	Grade	Steps	2013 Market Adj	Minimum	Maximum
Communcations Manager	S192	30	2	59,187.00	78,986.00
Community Outreach Coord	S168	30	2	46,614.00	62,209.00
Community Services Coordinator	S146	30	1	37,449.00	49,979.00
Deputy City Manager	S244	22	2	99,296.00	122,373.00
Dir. of Management Service	S244	22	2	99,296.00	122,373.00
Human Resources Analyst	S176	30	0	50,476.00	67,362.00
Human Resources Technician	S159	30	0	42,621.00	56,880.00
Intern I	H077	30	0	18,848.00	25,150.00
Intern II	H122	30	0	29,494.00	39,359.00
Municipal Court Supervisor	S203	30	2	66,033.00	88,121.00
Neigh Prg Spec	S179	30	2	52,005.00	69,402.00
Probation Officer	S151	30	1	39,360.00	52,531.00
Public Comm Specialist	S158	30	2	42,199.00	56,317.00
Sr. Human Resources Analyst	S185	30	2	55,205.00	73,671.00
Risk Manager	S202	30	0	65,379.00	87,249.00

Technology	Grade	Steps	2013 Market Adj	Minimum	Maximum
CIS Coordinator	S180	30	2	52,526.00	70,097.00
Director of Technology	S244	22	2	99,296.00	122,373.00
IT Resource Coordinator	S177	30	0	50,981.00	68,036.00
Software Engineer	S203	30	2	66,033.00	88,121.00
Sr. Network Admin	S202	30	2	65,379.00	87,249.00
Tech Support Spec II	H161	30	0	43,477.00	58,023.00
Tech Support Specialist	H151	30	0	39,360.00	52,531.00
Web Administrator	S195	30	2	60,981.00	81,380.00

Effective February 25, 2013

Finance	Grade	Steps	2013 Market Adj	Minimum	Maximum
Accountant I	S160	30	0	43,047.00	57,449.00
Accountant II	S170	30	0	47,551.00	63,459.00
Accounting Manager	S209	30	2	70,095.00	93,542.00
Accounting Specialist	H140	30	2	35,279.00	47,082.00
Director of Finance	S244	22	2	99,296.00	122,373.00
Finance Cust Ser Rep	H125	30	2	30,388.00	40,553.00
Financial Analyst	S171	30	2	48,026.00	64,093.00
Revenue Supervisor	S181	30	2	53,051.00	70,798.00
Sales Tax Auditor I	S164	30	2	44,795.00	59,781.00
Sales Tax Auditor II	S174	30	2	49,481.00	66,035.00
Sales Tax Spec	H133	30	2	32,905.00	43,913.00
Sales Tax Manager	S208	30	2	69,401.00	92,616.00

Parks & Recreation	Grade	Steps	2013 Market Adj	Minimum	Maximum
Aqua Inst cert	H130	30	0	15.36	20.49
Aqua Inst non	H110	30	0	12.58	16.79
Cashier	H056	30	1	7.35	9.81
Childcare Provider	H067	30	2	8.20	10.94
Custodian	H111	30	0	26,436.00	35,278.00
Customer Solutions Spec	S148	30	2	38,202.00	50,986.00
Day Camp Aide	H069	30	0	8.37	11.17
Day Camp Asst Director	H091	30	2	10.41	13.90
Day Camp Director	H101	30	2	11.51	15.35
Director of Parks & Rec	S244	22	2	99,296.00	122,373.00
Drop In Sports Sup	H092	30	2	10.52	14.04
Fitness Ins cer	H130	30	0	15.36	20.49
Fitness Inst non	H110	30	0	12.58	16.79
Guest Relations Spec	H096	30	2	10.95	14.61
Head Lifeguard	H092	30	1	10.52	14.04
Lifeguard	H072	30	1	8.62	11.50
Lifeguard/Ins	H087	30	1	10.01	13.36
MS Foreman/Parks	H181	30	2	53,051.00	70,798.00
Pedal Boat Att	H062	30	1	7.81	10.41
Pedal Boat Op	H072	30	1	8.62	11.50
PMW I	H122	30	2	29,494.00	39,359.00
PMW II	H137	30	2	34,241.00	45,696.00
PMW III	H154	30	2	40,552.00	54,120.00
Rec Program Sup	S183	30	2	54,117.00	72,220.00
Recreation Spec	S148	30	2	38,202.00	50,986.00
Seasonal Laborer	H090	30	0	10.31	13.76
Seasonal Spec	H105	30	0	11.97	15.98
Seasonal Trainee	H080	30	0	9.34	12.46
Spec Fitness Instructor	H188	30	0	27.35	36.49
Sports Scorekeeper	H058	30	2	7.50	10.01
Recreation Asst	H113	30	2	12.96	17.30

Effective February 25, 2013

Parks & Recreation		Grade	Steps	2013 Market Adj	Minimum	Maximum
Theatre Inst	H109	30	0	12.46	16.63	
Theatre Tech	H148	30	2	18.37	24.51	
Tiny/Teeny Tot Aide	H082	30	0	9.52	12.71	
Tiny/Teeny Tot Ins	H087	30	0	10.01	13.36	
Weight Train Inst cert	H130	30	0	15.36	20.49	
Weight Train Inst non	H110	30	0	12.58	16.79	
Youth Sports Inst	H084	30	2	9.72	12.97	
Planning & Development		Grade	Steps	2013 Market Adj	Minimum	Maximum
Abatement Coordinator	H179	30	0	52,005.00	69,402.00	
Bldg Inspector	S172	30	0	48,506.00	64,734.00	
Chief Build Off	S212	30	2	72,219.00	96,376.00	
City/Urban Planner	S197	30	0	62,206.00	83,015.00	
Director of P&D	S244	22	2	99,296.00	122,373.00	
ED Coordinator	S164	30	2	44,795.00	59,781.00	
ED Manager	S214	30	2	73,670.00	98,313.00	
Neigh Serv Officer	H156	30	1	41,367.00	55,207.00	
Neigh Serv Sup	S176	30	1	50,476.00	67,362.00	
Planner	S179	30	2	52,005.00	69,402.00	
Zoning Admin	S197	30	0	62,206.00	83,015.00	
Public Works		Grade	Steps	2013 Market Adj	Minimum	Maximum
Chief Plant Operator	S189	30	0	57,446.00	76,662.00	
Civil Eng I	S184	30	2	54,658.00	72,942.00	
Civil Eng II	S207	30	1	68,714.00	91,699.00	
Director PW	S244	22	2	99,296.00	122,373.00	
Ditch Rider	H122	30	2	29,494.00	39,359.00	
E&M Foreman	H191	30	2	58,601.00	78,204.00	
E&M Tech I	H171	30	2	48,026.00	64,093.00	
E&M Tech II	H176	30	2	50,476.00	67,362.00	
Eng Tech I	H144	30	2	36,711.00	48,994.00	
Eng Tech II	H164	30	2	44,795.00	59,781.00	
Fac Maint Foreman	H189	30	0	57,446.00	76,662.00	
Fac Maint Tech	H151	30	0	39,360.00	52,531.00	
Fleet Services Foreman	H181	30	2	53,051.00	70,798.00	
Fleet Services Tech	H156	30	0	41,367.00	55,207.00	
GIS Specialist	S178	30	1	51,491.00	68,716.00	
IP/BF Prev Spec	S171	30	2	48,026.00	64,093.00	
Lab Aide	H117	30	2	13.49	18.00	
Lab Analyst	S171	30	2	48,026.00	64,093.00	
Lab Helper	H091	30	2	10.42	13.90	
Lab Technician	S151	30	2	39,360.00	52,531.00	
Lead Lab Anaylst	S181	30	2	53,051.00	70,798.00	
Meter Reader I	H129	30	2	31,621.00	42,200.00	
Meter Reader II	H139	30	2	34,930.00	46,616.00	
Mgr of Ditch Maintenance	S174	30	2	49,481.00	66,035.00	

Effective February 25,2013

Public Works	Grade	Steps	2013 Market Adj	Minimum	Maximum
MS Foreman Sant	H181	30	2	53,051.00	70,798.00
MS Foreman Streets	H181	30	2	53,051.00	70,798.00
MS Foreman Utilities	H181	30	2	53,051.00	70,798.00
MSW I Sant	H122	30	2	29,494.00	39,359.00
MSW I Streets	H122	30	2	29,494.00	39,359.00
MSW I Water Fac Ops	H122	30	2	29,494.00	39,359.00
MSW I WTF	H122	30	2	29,494.00	39,359.00
MSW I WWTF	H122	30	2	29,494.00	39,359.00
MSW II Sant	H137	30	2	34,241.00	45,696.00
MSW II Streets	H137	30	2	34,241.00	45,696.00
MSW II WTF	H137	30	2	34,241.00	45,696.00
MSW II WWTF	H137	30	2	34,241.00	45,696.00
MSW III Sant	H152	30	0	39,753.00	53,054.00
MSW III Streets	H152	30	0	39,753.00	53,045.00
MSW III WTF	H152	30	0	39,573.00	53,054.00
MSW III WWTF	H152	30	0	39,573.00	53,054.00
PW Superintendent	S218	30	2	76,662.00	102,305.00
Stormwater Coord	S169	30	1	47,080.00	62,831.00
UPO A	H170	30	2	47,551.00	63,459.00
UPO B	H158	30	2	42,199.00	56,317.00
UPO C	H148	30	2	38,202.00	50,986.00
UPO Trainee	H143	30	2	36,348.00	48,509.00
Utility Tech	H151	30	0	39,360.00	52,531.00
Utl Locate & Maint Worker	H152	30	0	39,753.00	53,054.00
Water Conservationist	S170	30	2	47,551.00	63,459.00
Water Quality Coordinator	S181	30	2	53,051.00	70,798.00
Water Resources Administrator	S208	30	2	69,401.00	92,616.00
Water Res Tech	S162	30	2	43,912.00	58,603.00
Public Safety	Grade	Steps	2013 Market Adj	Minimum	Maximum
Animal Control Officer	H153	30	0	40,151.00	53,585.00
Chief of Police	S244	22	2	99,296.00	122,373.00
Crime Analyst	S177	30	0	50,981.00	68,036.00
Criminalist	S178	30	2	51,491.00	68,716.00
Customer Service Rep	H118	30	0	28,343.00	37,822.00
Division Commander	S567	25	2	83,976.00	106,628.00
Lt Commander	S555	23	0	74,089.00	92,218.00
Police Officer	H521	37	6	49,407.00	70,689.00
Police Records Specialist	H138	30	2	34,584.00	46,154.00
Police Trainee	H520	10	6	43,993.00	48,114.00
Property/Evd Custodian	H148	30	2	38,202.00	50,986.00
Records Unit Sup	S172	30	0	48,506.00	64,734.00
Sergeant	H550	25	2	68,741.00	87,280.00

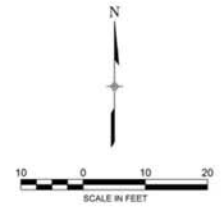
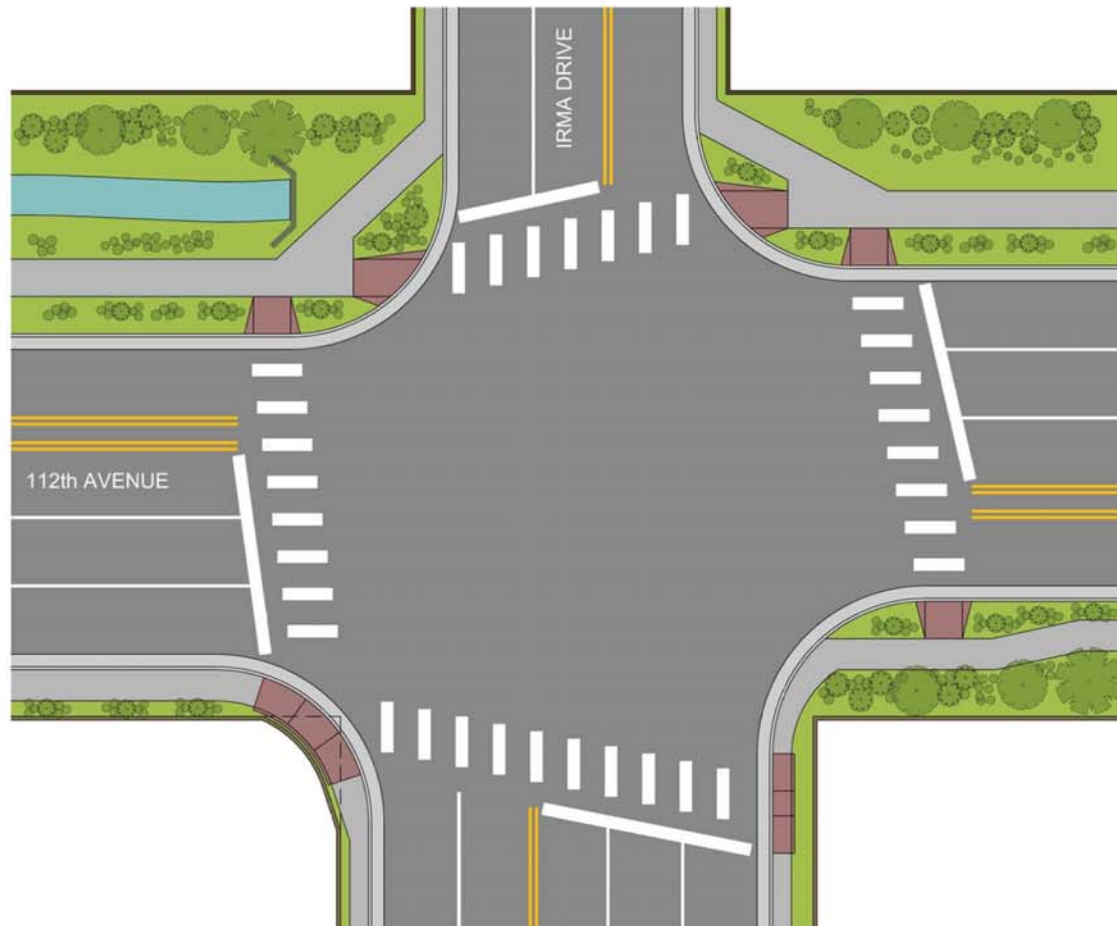
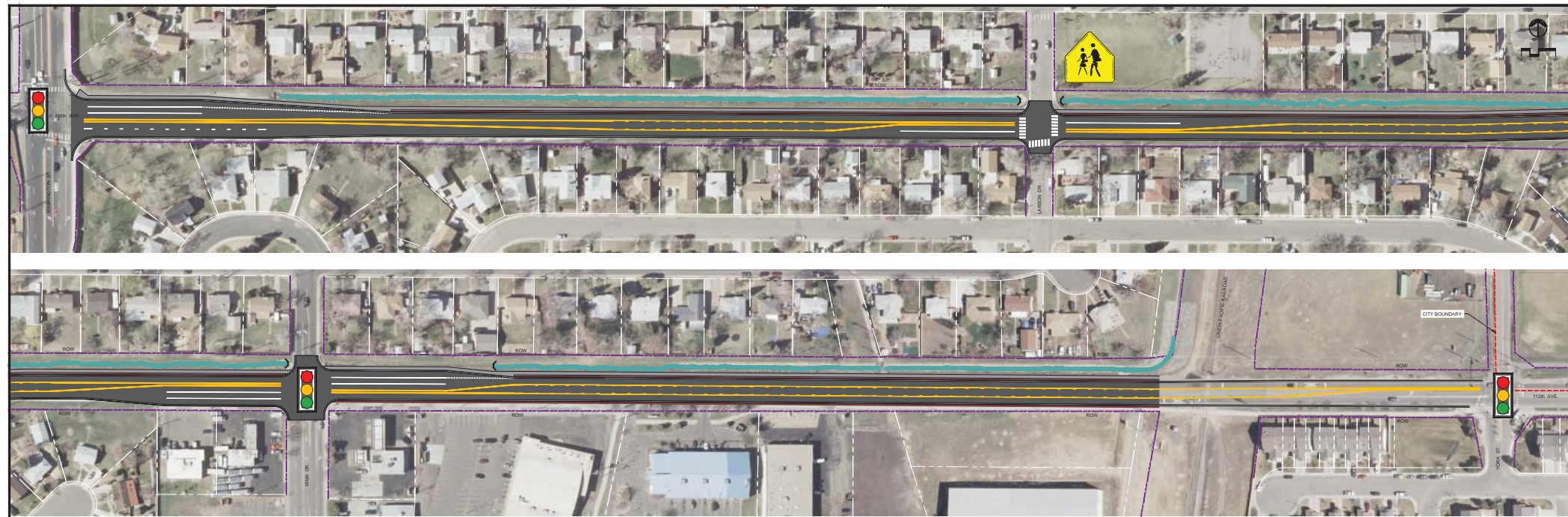


EXHIBIT D

112th AVENUE / IRMA DRIVE



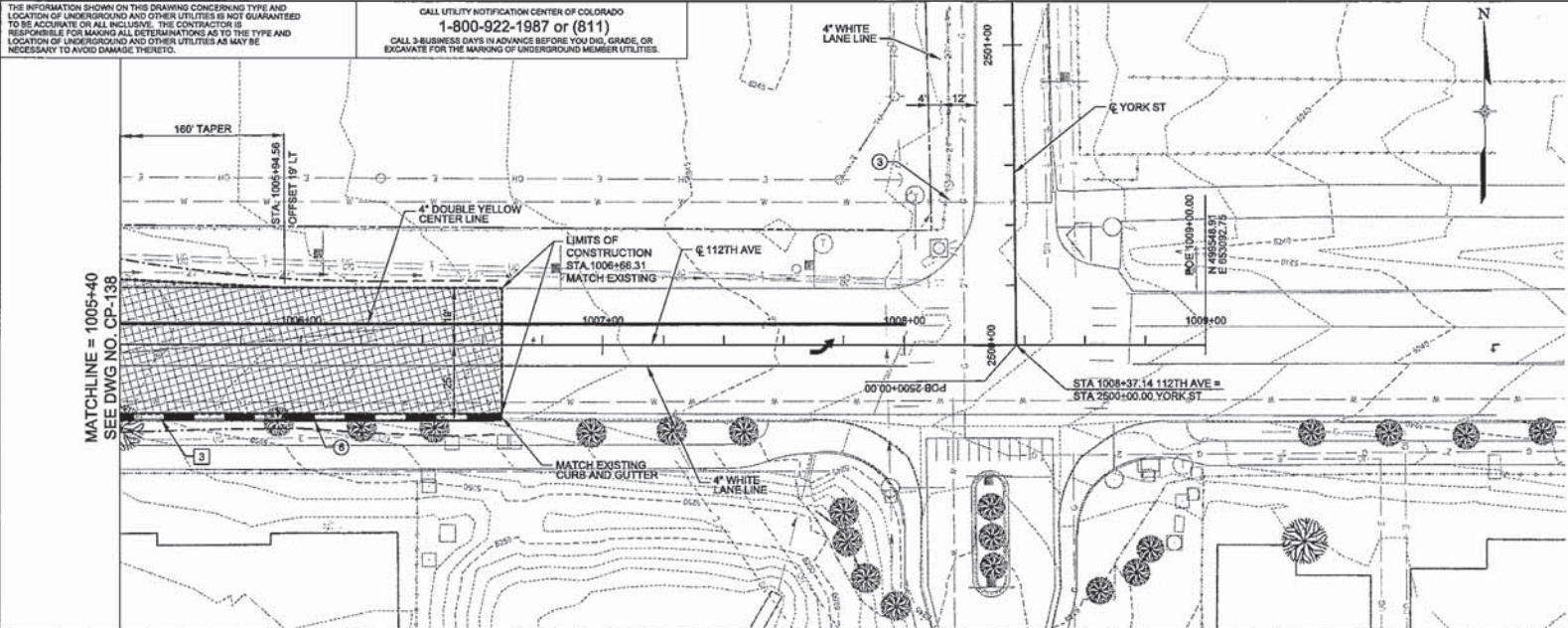


CITY OF NORTHGLENN - 112th Avenue Corridor Project
Preferred Alternative - 3 Lane Roadway with Painted Median and Open Drainage Swale



THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

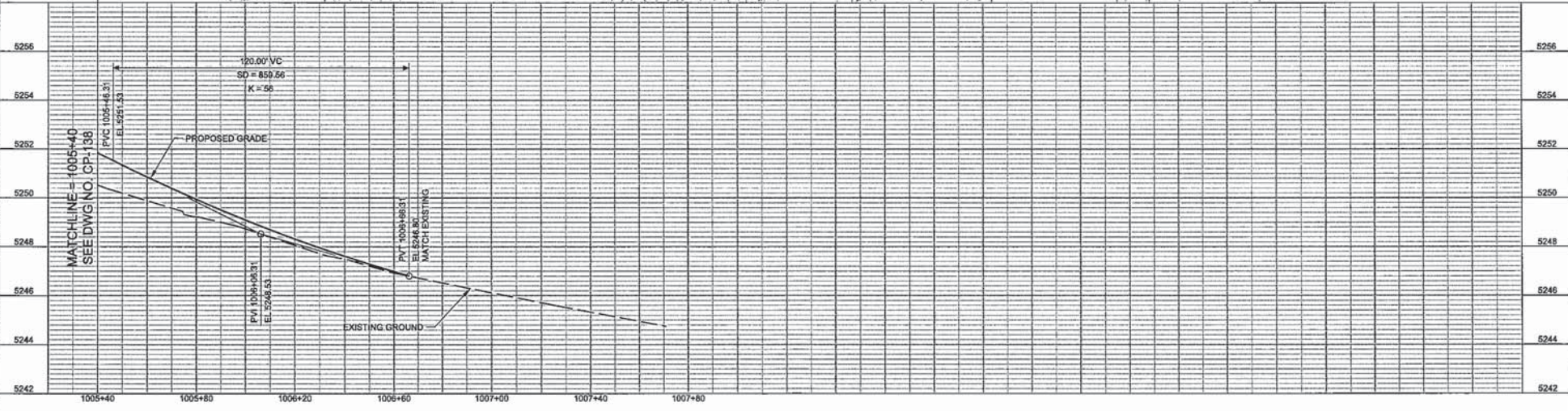
CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or (811)
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



- CROSSING CONSTRUCTION NOTES:**
- 1 CROSSING GATE AND SIGNAL
 - 2 CANTILEVERED CROSSING SIGNAL
 - 3 STOP BAR, 24" WHITE TYP.
 - 4 CONCRETE SIDEWALK
 - 5 CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IB
 - 6 CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IIB
 - 7 RAISED MEDIAN

- CROSSING REMOVAL NOTES:**
- 1 REMOVE EXISTING CROSSING GATE AND FOUNDATION
 - 2 REMOVE EXISTING CANTILEVERED CROSSING SIGNAL AND FOUNDATION
 - 3 REMOVE CONCRETE CURB AND GUTTER
 - 4 REMOVE CONCRETE SIDEWALK

NOTE:
 - DIMENSIONS ARE MEASURED TO THE FLOWLINE UNLESS OTHERWISE NOTED.
 - SEE DRAINAGE PLANS FOR ALL DRAINAGE DESIGN INFORMATION.
 - SEE UTILITY PLANS FOR ALL UTILITY DESIGN INFORMATION.



USER: mandy_brown 1/19/2011 10:37:42 AM N:\CC-CP-PL-139\DrawProfile.dgn

NO.	REVISIONS	BY	DATE

DESIGNED BY: MSP DATE: 12/29/10
 DRAWN BY: BAT DATE: 12/29/10

CHECKED BY: PAW DATE: 12/29/10
 APPROVED BY: MTD DATE: 12/29/10

URS
 8181 East Tufa Ave. Denver, CO 80237
 303-694-2770 (Phone)
 303-694-3945 (Fax)

HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'

HALF SIZE - Double The Scale

FASTTRACKS
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 359-6999

NORTH METRO CORRIDOR
 ROADWAY PLAN AND PROFILE
 112TH AVENUE AT GRADE CROSSING

SHEET REFERENCE NUMBER:
CP-139
 SHEET 058

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or (811)
 CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

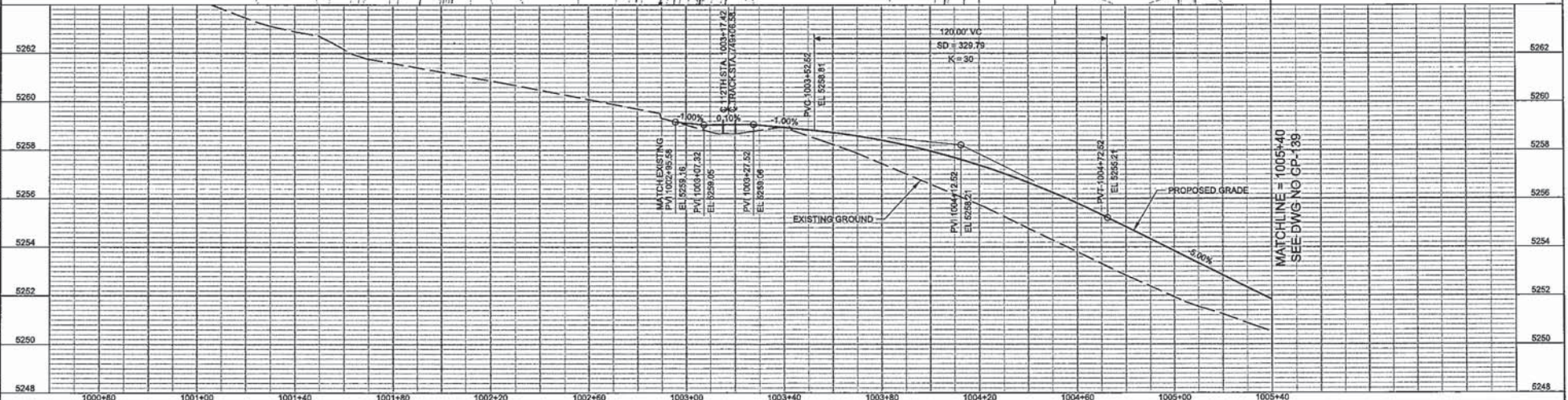
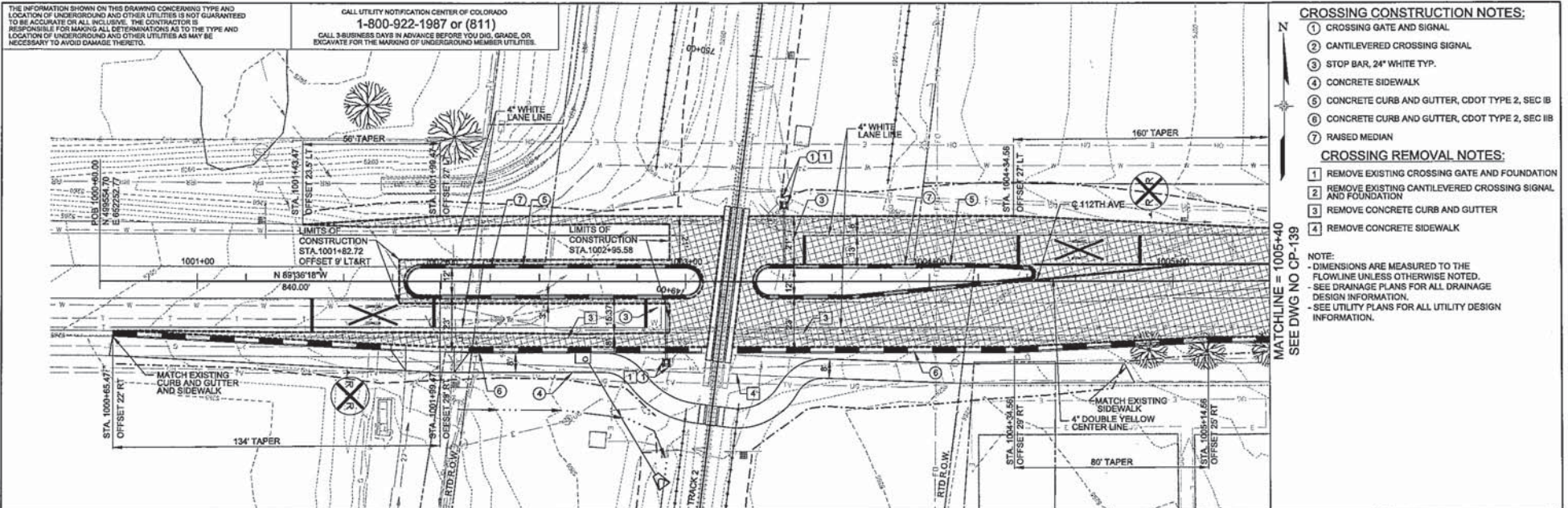
CROSSING CONSTRUCTION NOTES:

- ① CROSSING GATE AND SIGNAL
- ② CANTILEVERED CROSSING SIGNAL
- ③ STOP BAR, 24" WHITE TYP.
- ④ CONCRETE SIDEWALK
- ⑤ CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IB
- ⑥ CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IIB
- ⑦ RAISED MEDIAN

CROSSING REMOVAL NOTES:

- ① REMOVE EXISTING CROSSING GATE AND FOUNDATION
- ② REMOVE EXISTING CANTILEVERED CROSSING SIGNAL AND FOUNDATION
- ③ REMOVE CONCRETE CURB AND GUTTER
- ④ REMOVE CONCRETE SIDEWALK

NOTE:
 - DIMENSIONS ARE MEASURED TO THE FLOWLINE UNLESS OTHERWISE NOTED.
 - SEE DRAINAGE PLANS FOR ALL DRAINAGE DESIGN INFORMATION.
 - SEE UTILITY PLANS FOR ALL UTILITY DESIGN INFORMATION.



USER: mambdy_jmasan 1/18/2011 10:35:43 AM NMC-CP-PL138CPlanProfile.dgn

NO.	REVISIONS	BY	DATE

DESIGNED BY: MSP	DATE: 12/29/10	CHECKED BY: PAW	DATE: 12/29/10
DRAWN BY: BAT	DATE: 12/29/10	APPROVED BY: MTD	DATE: 12/29/10

URS
 5151 Ems Tully Ave. 303-696-3770 (Phone)
 Denver, CO 80227 303-696-3946 (Fax)

HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'
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 HALF SIZE - Double The Scale

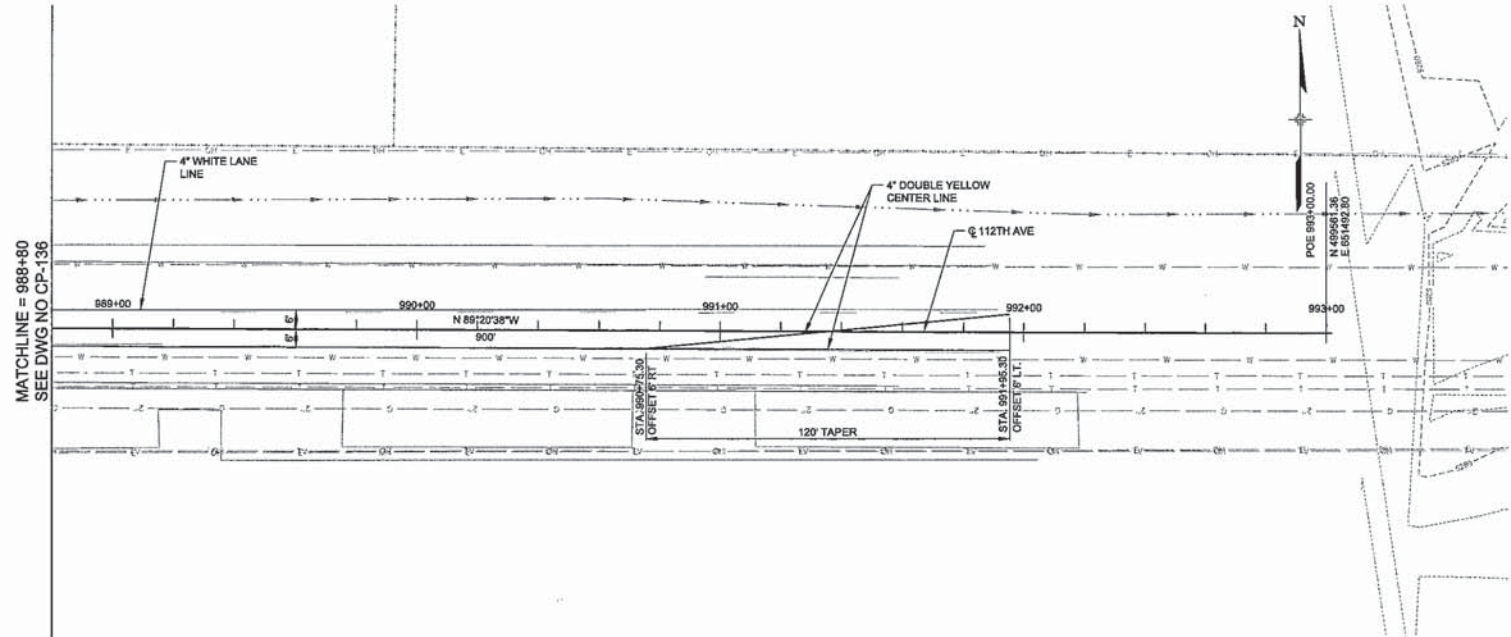
FASTTRACKS
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 299-8990

NORTH METRO CORRIDOR
 ROADWAY PLAN AND PROFILE
 112TH AVENUE AT GRADE CROSSING

SHEET REFERENCE NUMBER:
CP-138
 SHEET 055

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or (811)
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



MATCHLINE = 988+80
SEE DWG NO CP-136

- CROSSING CONSTRUCTION NOTES:**
- ① CROSSING GATE AND SIGNAL
 - ② CANTILEVERED CROSSING SIGNAL
 - ③ STOP BAR, 24" WHITE TYP.
 - ④ CONCRETE SIDEWALK
 - ⑤ CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IB
 - ⑥ CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IIB
 - ⑦ RAISED MEDIAN
- CROSSING REMOVAL NOTES:**
- ① REMOVE EXISTING CROSSING GATE AND FOUNDATION
 - ② REMOVE EXISTING CANTILEVERED CROSSING SIGNAL AND FOUNDATION
 - ③ REMOVE CONCRETE CURB AND GUTTER
 - ④ REMOVE CONCRETE SIDEWALK

NOTE:

- DIMENSIONS ARE MEASURED TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- CROSS-SLOPE OF PROPOSED WIDENING SHALL MATCH THE EXISTING CROSS-SLOPE.
- SEE DRAINAGE PLANS FOR ALL DRAINAGE DESIGN INFORMATION.
- SEE UTILITY PLANS FOR ALL UTILITY DESIGN INFORMATION.

USER: mendi_jarman 1/18/2011 10:33:19 AM NMC-CP-PL137CivilPlanPrelim.dgn

NO.	REVISIONS	BY	DATE

DESIGNED BY: MSP	DATE: 12/29/10	CHECKED BY: PAW	DATE: 12/29/10
DRAWN BY: BAT	DATE: 12/29/10	APPROVED BY: MTD	DATE: 12/29/10

URS

8181 East 7th Ave. Denver, CO 80237 303-694-2779 (Phone) 303-694-3945 (Fax)

HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'

HALF SIZE - Double The Scale

FASTTRACKS

1500 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 359-6399

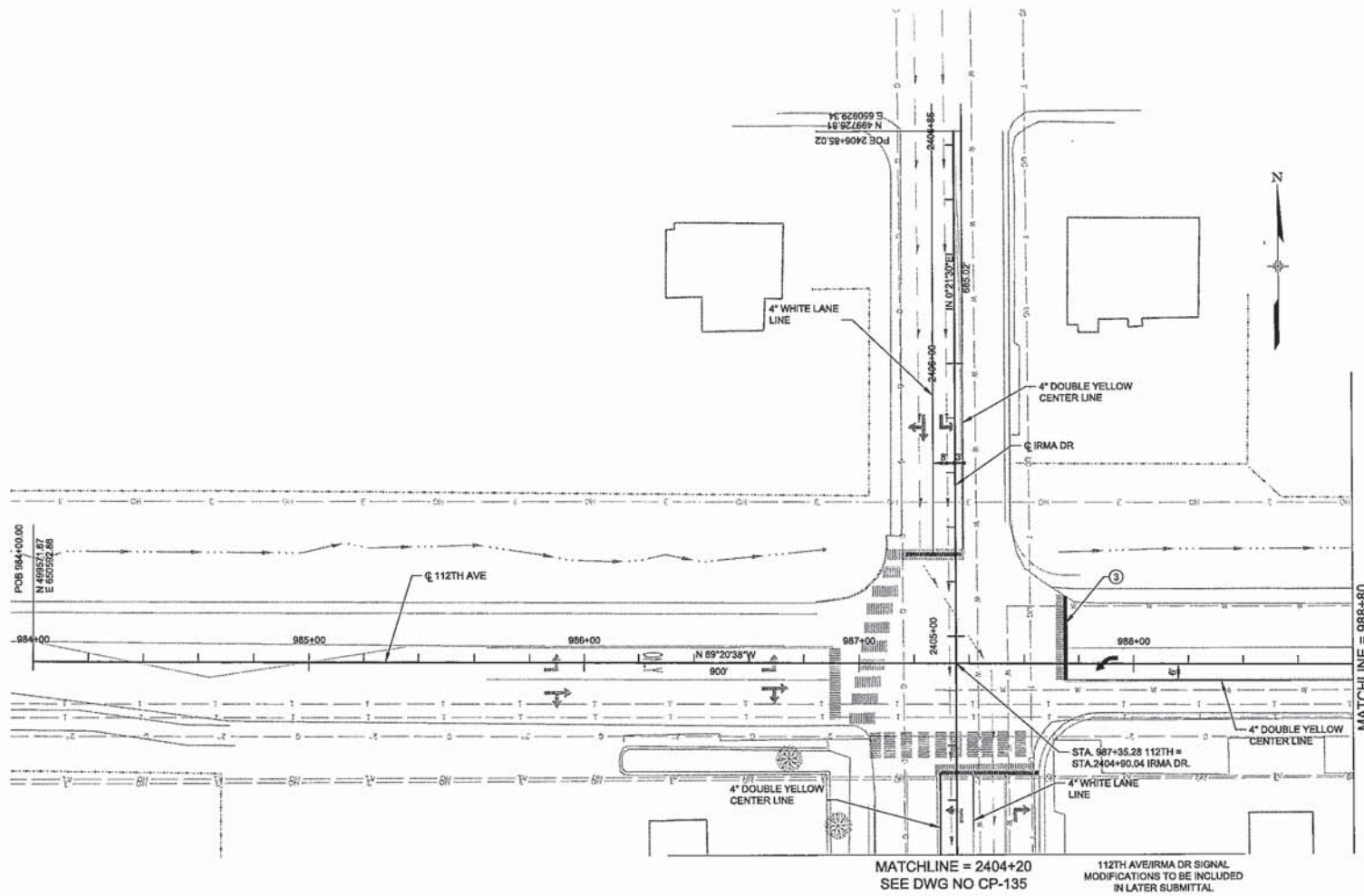
NORTH METRO CORRIDOR

ROADWAY PLAN
112TH AVENUE ROADWAY IMPROVEMENTS

SHEET REFERENCE NUMBER:
CP-137
 SHEET 054

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or (811)
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



- CROSSING CONSTRUCTION NOTES:**
- ① CROSSING GATE AND SIGNAL
 - ② CANTILEVERED CROSSING SIGNAL
 - ③ STOP BAR, 24\"/>
- CROSSING REMOVAL NOTES:**
- ① REMOVE EXISTING CROSSING GATE AND FOUNDATION
 - ② REMOVE EXISTING CANTILEVERED CROSSING SIGNAL AND FOUNDATION
 - ③ REMOVE CONCRETE CURB AND GUTTER
 - ④ REMOVE CONCRETE SIDEWALK

NOTE:

- DIMENSIONS ARE MEASURED TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- CROSS-SLOPE OF PROPOSED WIDENING SHALL MATCH THE EXISTING CROSS-SLOPE.
- SEE DRAINAGE PLANS FOR ALL DRAINAGE DESIGN INFORMATION.
- SEE UTILITY PLANS FOR ALL UTILITY DESIGN INFORMATION.

MATCHLINE = 988+80
SEE DWG NO CP-137

MATCHLINE = 2404+20
SEE DWG NO CP-135

112TH AVE/IRMA DR SIGNAL
MODIFICATIONS TO BE INCLUDED
IN LAYER SUBMITTAL

USER: meandy_jensen 11/02/2011 10:30:43 AM N:\C-CP-PL135\CP135.dwg

NO.	REVISIONS	BY	DATE

DESIGNED BY: MSP	DATE: 12/29/10	CHECKED BY: PAW	DATE: 12/29/10
DRAWN BY: BAT	DATE: 12/29/10	APPROVED BY: MTD	DATE: 12/29/10

URS
 8181 East Tulsa Ave. 303-494-2770 (Phone)
 Denver, CO 80237 303-494-3446 (Fax)

HORZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'

HALF SIZE - Double The Scale

FASTTRACKS
 CONSTRUCTION SOFTWARE

1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 294-6999

NORTH METRO CORRIDOR

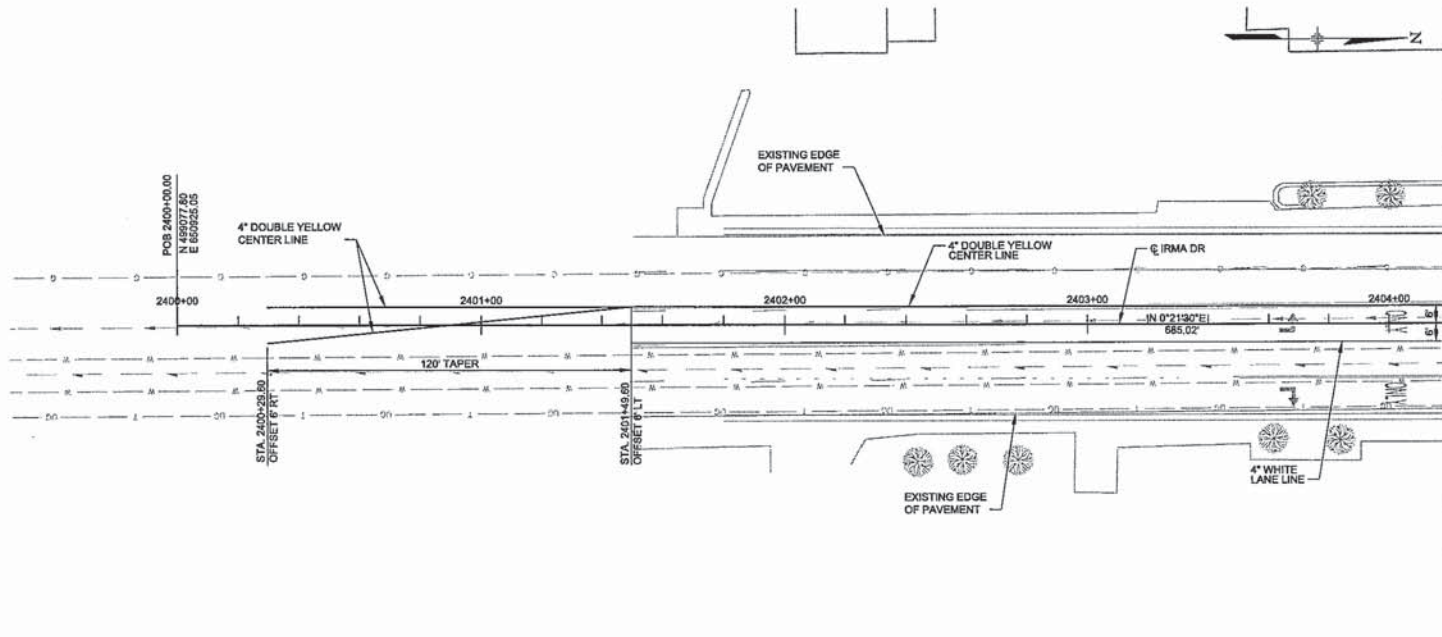
ROADWAY PLAN
 112TH AVENUE ROADWAY IMPROVEMENTS

SHEET
 REFERENCE
 NUMBER:
CP-136

SHEET 053

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or (811)
 CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



CROSSING CONSTRUCTION NOTES:

- ① CROSSING GATE AND SIGNAL
- ② CANTILEVERED CROSSING SIGNAL
- ③ STOP BAR, 24" WHITE TYP.
- ④ CONCRETE SIDEWALK
- ⑤ CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IB
- ⑥ CONCRETE CURB AND GUTTER, CDOT TYPE 2, SEC IIB
- ⑦ RAISED MEDIAN

CROSSING REMOVAL NOTES:

- ① REMOVE EXISTING CROSSING GATE AND FOUNDATION
- ② REMOVE EXISTING CANTILEVERED CROSSING SIGNAL AND FOUNDATION
- ③ REMOVE CONCRETE CURB AND GUTTER
- ④ REMOVE CONCRETE SIDEWALK

NOTE:
 - DIMENSIONS ARE MEASURED TO THE FLOWLINE UNLESS OTHERWISE NOTED.
 - CROSS-SLOPE OF PROPOSED WIDENING SHALL MATCH THE EXISTING CROSS-SLOPE.
 - SEE DRAINAGE PLANS FOR ALL DRAINAGE DESIGN INFORMATION.
 - SEE UTILITY PLANS FOR ALL UTILITY DESIGN INFORMATION.

MATCHLINE = 2404+20
 SEE DWG NO CP-136

USER: merridy_james 1/19/2011 10:27:42 AM NMC-CP-PL135CH-RoadPlanPro.dgn

NO.	REVISIONS	BY	DATE

DESIGNED BY: MSP	DATE: 12/29/10	CHECKED BY: PAW	DATE: 12/29/10
DRAWN BY: BAT	DATE: 12/29/10	APPROVED BY: MTD	DATE: 12/29/10
<small>8181 East Tully Ave. 303-694-2770 (Phone) Denver, CO 80237 303-694-3545 (Fax)</small>			

HORIZ. SCALE: 1"=20'
 VERT. SCALE: 1"=4'

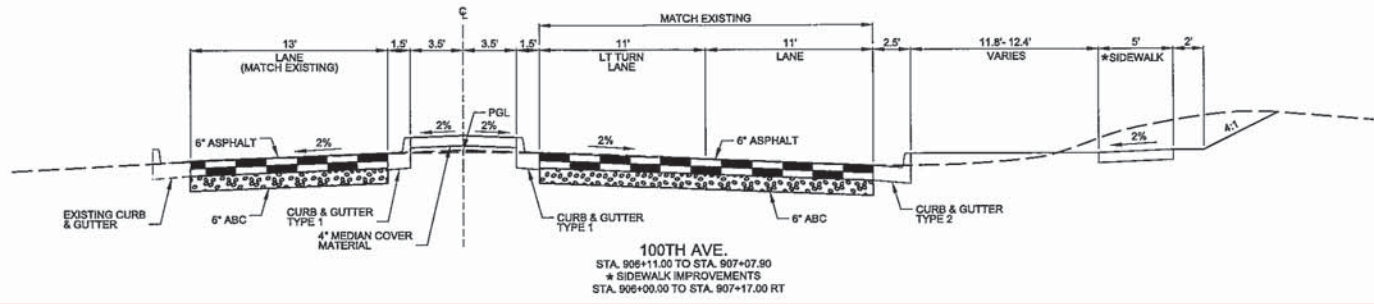
 HALF SIZE - Double The Scale

FASTTRACKS
1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 299-6996

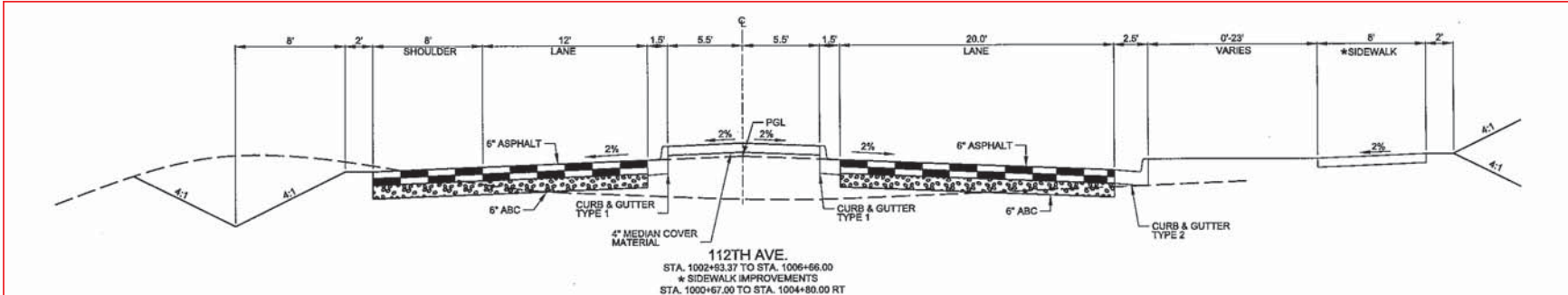
NORTH METRO CORRIDOR
 ROADWAY PLAN
 IRMA DRIVE ROADWAY IMPROVEMENTS

SHEET REFERENCE NUMBER:
CP-135
 SHEET 052

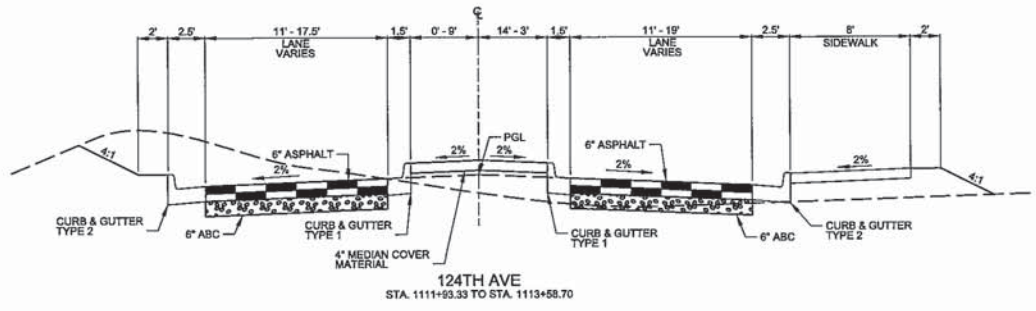
USER: anplha_bna
 12/28/2010 6:11:30 PM
 NMC-CP-CT005TypSection.dgn



100TH AVE.
 STA. 906+11.00 TO STA. 907+07.50
 * SIDEWALK IMPROVEMENTS
 STA. 906+00.00 TO STA. 907+17.00 RT



112TH AVE.
 STA. 1002+53.37 TO STA. 1006+66.00
 * SIDEWALK IMPROVEMENTS
 STA. 1000+67.00 TO STA. 1004+80.00 RT



124TH AVE
 STA. 1111+93.33 TO STA. 1113+58.70

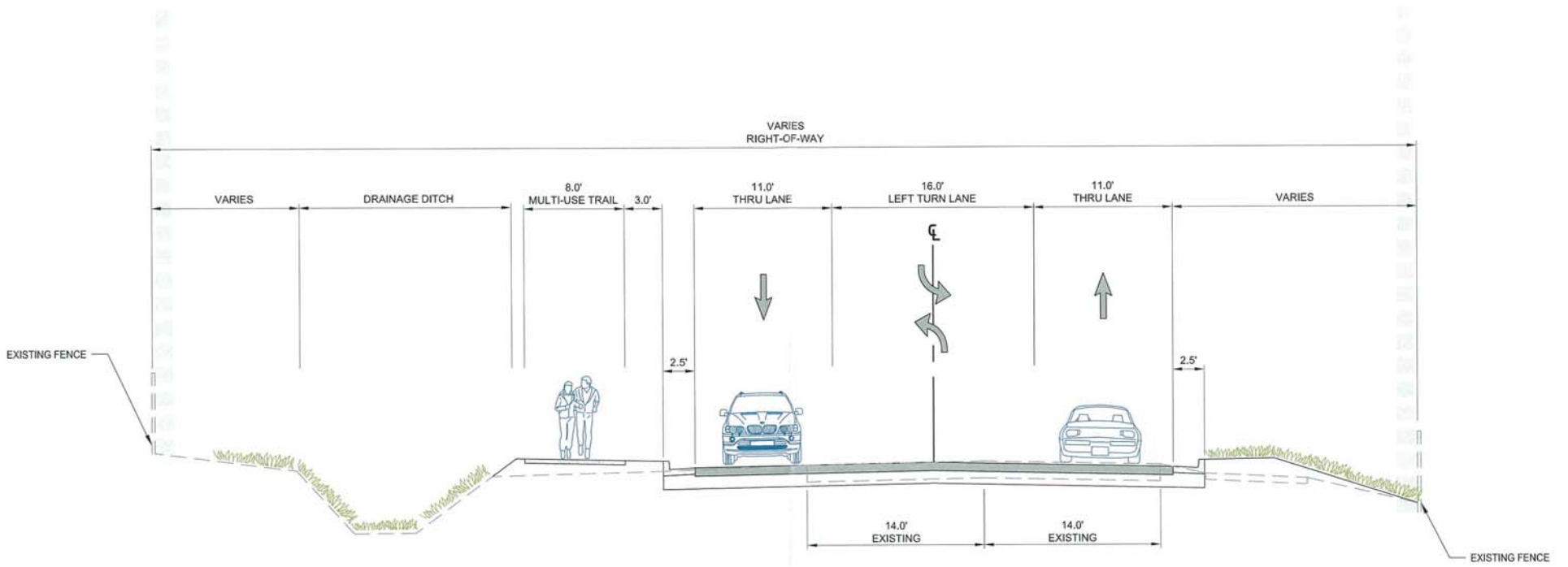
For Information Only
 Not for Bidding or Construction

DESIGNED BY: ACB	DATE: 10/30/10	CHECKED BY: MSP	DATE: 10/30/10	HORIZ. SCALE: NOT TO SCALE
DRAWN BY: BAT	DATE: 10/30/10	APPROVED BY: PAW	DATE: 10/30/10	VERT. SCALE:
URS 181 East Tufts Ave. Denver, CO 80237		303-494-2770 (Phone) 303-494-3945 (Fax)		

FASTRACKS
CONSTRUCTION MANAGEMENT
 1560 BROADWAY, SUITE 700
 DENVER, COLORADO 80202
 (303) 599-6999

NORTH METRO CORRIDOR
 TYPICAL SECTIONS

SHEET REFERENCE NUMBER:
CT-005
 SHEET 016



LOOKING EAST - WASH ST TO IRMA DR

112th AVENUE - PREFERRED ALTERNATIVE

NOT TO SCALE



EXHIBIT E



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Paul A. Hindman, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

MEMORANDUM

FROM: Ken MacKenzie, P.E., CFM
Manager, Master Planning Program

SUBJECT: Guidance for Stormwater Best Management Practices in Conjunction with the FasTracks Eagle P3 Project

DATE: August 3, 2011

The purpose of this memorandum is to record the decision of the Eagle P3 local government stakeholder group regarding a unified approach to implementing stormwater best management practices (BMPs) in conjunction with the ongoing RTD FasTracks Eagle P3 Project.

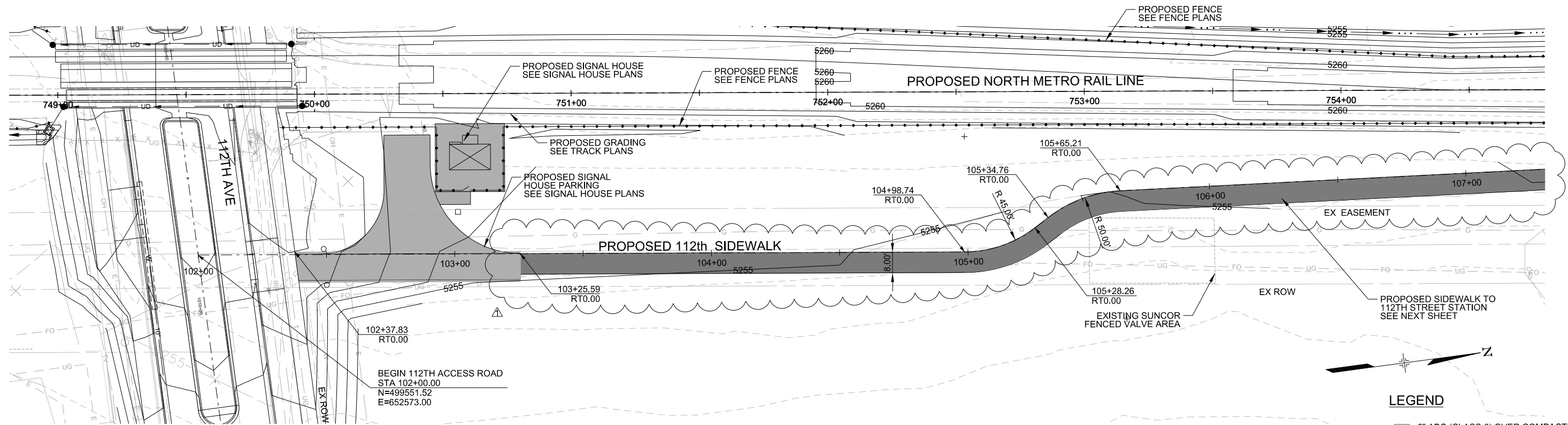
Stormwater BMPs that detain (or retain) and treat rainfall events up to the 80th percentile storm (the water quality capture volume, or WQCV) should be required for all RTD FasTracks Eagle P3 Project improvements with the exception of ballasted tracks.

A physical model study completed in 2011 by Colorado State University determined that the first 0.4" of rainfall landing on the ballasted track is lost to adsorption in the ballast and sub-ballast material. This represents nearly the full water quality capture volume, and it is expected that what little runoff may occur from frequent storms exceeding this rainfall depth will receive some degree of treatment via filtering action in the sub-ballast layer.

The Colorado State University study also included field sampling of soil contamination in the areas adjacent to heavily used RTD light rail tracks which have been in service for 15 years. This field testing indicated that very little contamination is produced by light rail train operations.

Other RTD light rail features such as areas of track hardening, train stations and terminals, parking lots, access roads, and transit-oriented commercial development are expected to produce stormwater pollutants in quantities associated with each activity's land use as predicted by Table 1-2 of the *Urban Storm Drainage Criteria Manual, Volume 3* (USDCMV3, 2010). For these developments, volumetric stormwater treatment BMPs targeting those specific pollutants should be required.

Specific source control (i.e., not treatment) BMPs to consider as minimum measures for ballasted tracks include regular and frequent trash and debris removal up in the trackside ditches, placing rock larger than track ballast (e.g., type M riprap) adjacent to inlets to prevent ballast from entering storm systems, and annual inlet inspection, cleaning, and maintenance.



NOTE:

1. STATION AND OFFSET CALLOUTS SHOWN ARE AT POINT OF CURVATURES AND POINT OF TANGENTS.
2. 112th AVENUE SIDEWALK SHALL BE 4" ASPHALT PER CDOT SPECIFICATIONS.

LEGEND

- 6" ABC (CLASS 6) OVER COMPACTED SUBGRADE (12" MIN)
- 4" ASPHALT SIDEWALK

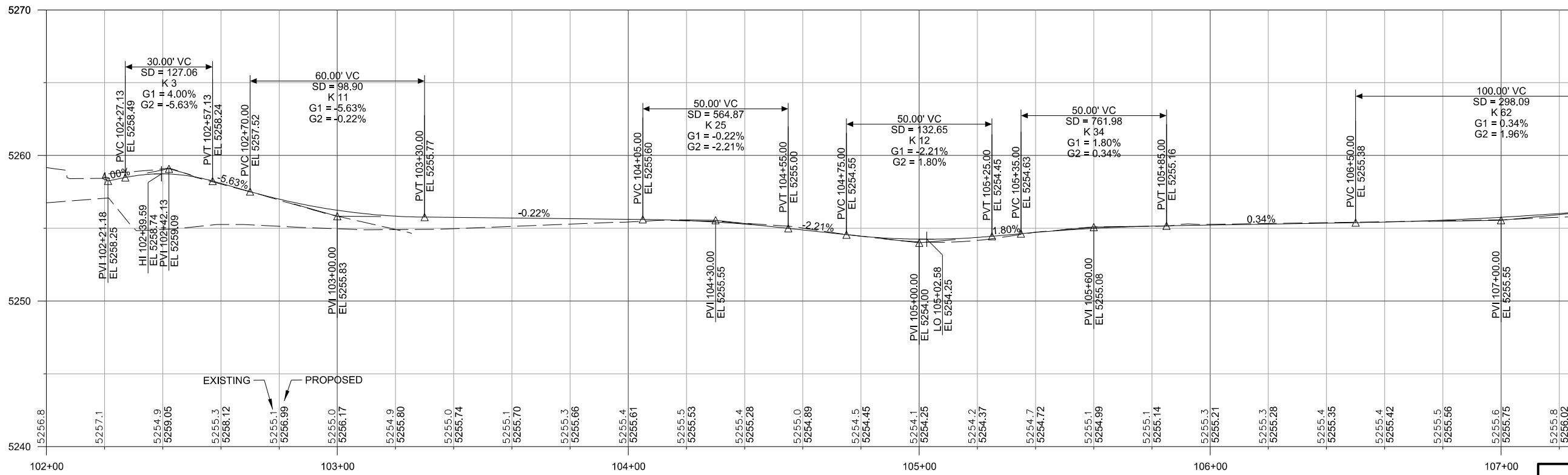


EXHIBIT B





811
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987 or 811
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 Know what's below. Call before you dig.

USER: mwolf 1/30/2017 3:55:41 PM NM-C-CA-27-ph1b.dgn

NO.	REVISIONS	BY	DATE
1	NMC-DCN000064; 112TH AVENUE RETAINING WALL	REP	01/30/2017
0	ISSUED FOR CONSTRUCTION	REP	05/23/2016

DESIGNED BY: CLD	DATE: 01/20/2015	CHECKED BY: REP	DATE: 05/23/2016	HORIZ. SCALE: 1"=40'
DRAWN BY: RM	DATE: 01/29/2015	APPROVED BY: REP	DATE: 05/23/2016	VERT. SCALE: 1"=10'

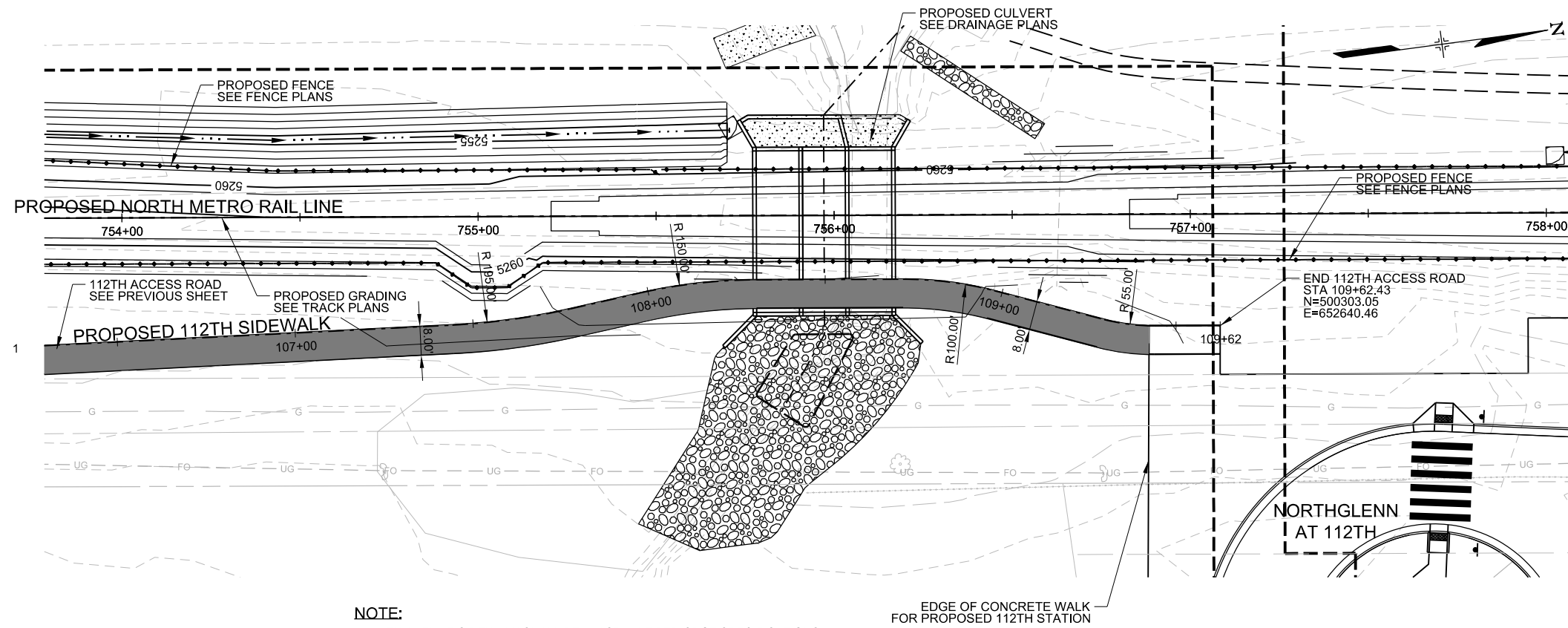
2000 SOUTH COLORADO BOULEVARD
 SUITE 2-300
 DENVER, COLORADO 80222
 (303) 758-4058

RTD FasTracks
 North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

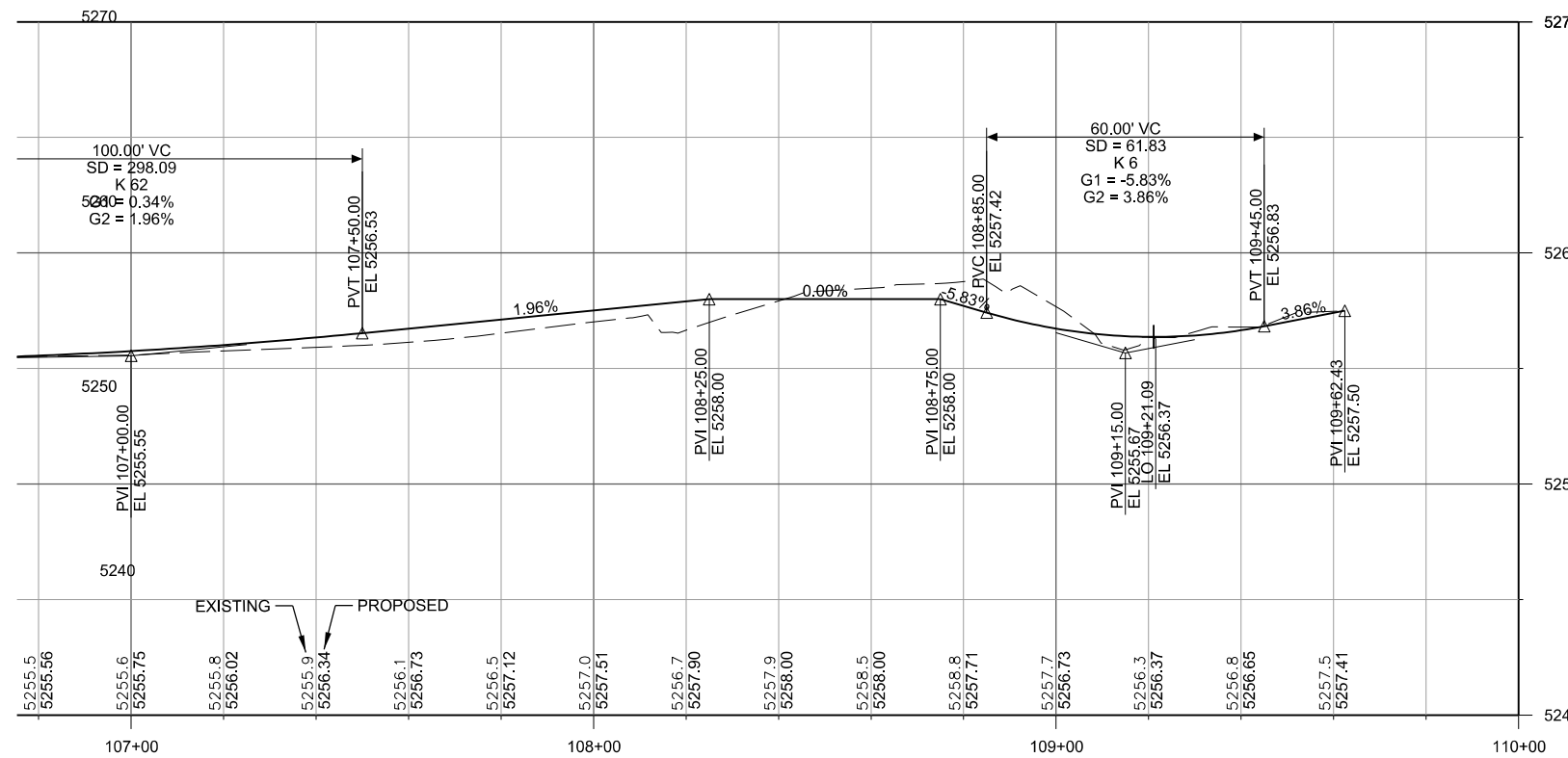
NORTH METRO RAIL LINE

PLAN AND PROFILE
112TH SIDEWALK

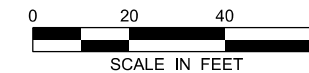
DWG No. CA-27



NOTE:
1. 112TH AVENUE SIDEWALK SHALL BE 4" ASPHALT PER CDOT SPECIFICATIONS.



NOTE:
STATION AND OFFSET CALLOUTS SHOWN ARE AT POINT OF CURVATURES AND POINT OF TANGENTS



811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
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Know what's below. Call before you dig.

NM-C-CA-28-ph1b.dgn

4:38:28 PM

1/30/2017

USER: mwolf

NO.	REVISIONS	BY	DATE
1	NMC-DCN000064; 112TH AVENUE RETAINING WALL	REP	01/30/2017
0	ISSUED FOR CONSTRUCTION	REP	05/23/2016

DESIGNED BY: CLD DATE: 01/20/2015
DRAWN BY: RM DATE: 01/29/2015
CHECKED BY: REP DATE: 05/23/2016
APPROVED BY: REP DATE: 05/23/2016

HORZ. SCALE: 1"=40'
VERT. SCALE: 1"=10'

RTD FasTracks
North Metro Rail Line
REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

NORTH METRO RAIL LINE
PLAN AND PROFILE
112TH SIDEWALK

DWG No. CA-28