

PLANNING AND DEVELOPMENT DEPARTMENT

MEMORANDUM 17-16

DATE: March 27, 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 *BS*
Becky Smith, AICP, Planning Manager *BSM*

SUBJECT: CB-1884 –Rezoning for Certain Real Properties at 11355 York Street – North Metro Line Preliminary and Final Planned Unit Development (PUD)

Purpose

To rezone the existing parcels from Agriculture and C-4 Commercial to Planned Unit Development (PUD) to accommodate the development of a commuter rail station.

Background

Attached to this memo is a proposed ordinance, which if approved, would rezone the existing properties from Agriculture and C-4 Commercial to PUD, located at 11355 York Street. Staff presented the Preliminary and Final PUD application, and Minor Subdivision application combining the two unplatted parcels into one, to the Planning Commission at a Public Hearing held February 7, 2017. A copy of the Planning Commission Resolution and Staff Report with PUD Plan Set are included as **Attachments 1 & 2**.

The Planning Commission basis for the decision for a PUD proposal on the following criteria:

- The proposed development is compatible with the surrounding area;
- The proposed development is not inconsistent with the City's Master Plan;
- The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- Additional municipal service costs will not be incurred.

The Planning Commission Resolution 2017-03, also include the following conditions for final adoption by the Council:

1. RTD and Northglenn will enter into an Agreement for access and on-going maintenance for the Pedestrian Trail. Said agreement shall be considered by the City Council at the time of the Public Hearing for Preliminary PUD.
2. RTD will be required to enter into a Stormwater Facilities Maintenance Agreement.
3. RTD/RRP will be required to pull all necessary permits prior to construction.

Update

RRP has requested to revise the utility plan to revised the waterline from a looped system that goes into the York Street right-of-way controlled by Thornton in favor of a system where the line dead ends at the Station. Public Works has reviewed and approved the proposed revisions. Staff recommends the Council approve the PUD as submitted with the added condition:

RRP/RTD will update the utility plans, to reflect the revised waterline configuration, on the Mylars submitted to be recorded with Adams County.

Budget Implications

This ordinance amendment request has no budgetary impacts.

Schedule/Time Implications

NA

City Council Options

The City Council makes the final decision regarding Preliminary PUD. The City Council options are as follows:

1. Approve the request, with or without conditions or stipulations;
2. Deny the request for reasons stated; or
3. Table the request for further consideration.

Staff Recommendation

Staff recommends approval of CB-1884

Staff Reference

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

Attachments

- Attachment 1 Planning Commission Resolution 2017-03
- Attachment 2 Staff Report
- Attachment 3 Staff Presentation

**RESOLUTION 2017-03
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING A FAVORABLE
RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL
OF THE NORTH METRO RAIL LINE PRELIMINARY PLANNED
UNIT DEVELOPMENT (PUD) AND APPROVAL OF FINAL PUD**

WHEREAS, Northglenn Ordinance 11-37-2 requires that the Northglenn Planning Commission review and make recommendation to Council any application for rezoning; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its recommendations to the City Council as required by law.

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for rezoning and PUD criteria under 11-37-2 & 11-16-2 for purposes of approving the Final PUD respectively;

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

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for approval of the NORTH METRO RAIL LINE PRELIMINARY PUD and approval of the FINAL PUD in accordance with the proposed Ordinance for adoption.

Section 2. The City of Northglenn Planning Commission hereby recommends that in addition to the conditions spelled out in the proposed adopting ordinance, they shall be reflected, if necessary, on the Final PUD to be recorded with the Adams County Clerk and Recorder, as required by law.

1. RTD and Northglenn will enter into an Agreement for access and on-going maintenance for the Pedestrian Trail. Said agreement shall be considered by the City Council at the time of the Public Hearing for Preliminary PUD.
2. RTD will be required to enter into a Stormwater Facilities Maintenance Agreement.
3. RTD/RRP will be required to pull all necessary permits prior to construction.

DATED this _____ day of _____, 2017

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Rebecca Smith, AICP
Secretary

Case No. Z-2-17 & SUB-1-17

Applicant: Regional Rail Partners (RRP) on behalf of Regional Transportation District (RTD)
Location: 11355 York St
Ordinance: 11-16, 11-37-2 and 12-6-3

NORTHGLENN AT 112TH PRELIMINARY & FINAL PLANNED UNIT DEVELOPMENT (PUD) AND MINOR SUBDIVISION STAFF REPORT AND RECOMMENDATION

REQUEST:

The applicant, Regional Rail Partners (RRP) on behalf of the owner the Regional Transportation District (RTD), requests, the Planning Commission hear and recommend to the City Council, a change of zoning for Preliminary Planned Unit Development (PUD) of the parcel located at 11355 York Street, grant approval of the Final PUD (**Exhibit A**), and approve a Minor Subdivision that will combine two (2) existing parcels into one.

REASON FOR REQUEST:

The applicant proposes to combine and rezone the two (2) existing parcels currently zoned C-4 Commercial with Conditional zoning and Agriculture to PUD in order to develop a commuter rail platform, parking lot and driver relief station (DRS) (**EXHIBIT B & C**) to serve the North Metro Rail Line.

BACKGROUND:

In 2018, the Denver area Regional Transportation District (RTD) is scheduled to open the North Metro electric commuter rail line, the culmination of years of planning and inter-governmental cooperation between the agency and the communities along the 18.5-mile line. The North Metro line is focused on serving the rapidly growing northern suburbs of the Denver metro area, including the Cities of Northglenn and Thornton. One of the North Metro line's stations is located at E. 112th Ave., on the east side of the City of Northglenn adjacent to the City of Thornton's municipal limits at E. 112th Ave. and York Street.

The City's Zoning Ordinance does not have a zone district that contemplates or allows for a station platform, parking area and DRS, as a use by right. Therefore, the applicant has requested that the Planning Commission hear and make recommendation on the Preliminary PUD and also hear and approve the Final PUD (contingent upon City Council approving the Preliminary PUD) during this hearing. If the Planning Commission makes a recommendation on the Preliminary PUD and approves the Final PUD, the recommendation will be forwarded to the City Council for approval.

In conjunction with this request, the development will also be subject to Minor Subdivision. Planning Commission has final approval for Minor Subdivisions.

The Planning Commission recommendation of the Preliminary and Final PUD are based on the criteria from Sections 11-16-2 and 11-37-2 of the Northglenn Zoning Ordinance, outlined in the Approval Criteria Section below.

SURROUNDING LAND USES:

North: Northglenn Moose Lodge, C-4 Commercial
South: Vacant, Agriculture
West: RTD Right of Way, Multi-Family Residential, R-1-C
East: Vacant Properties (City of Thornton)

CASE ANALYSIS:

The analysis of the case was completed with the review of submitted materials for the Preliminary PUD, Final PUD and Minor Subdivision.

MINOR SUBDIVISION (See Attachment C)

Regulatory Criteria

Chapter 12 – Subdivision Regulations offers limited approval criteria for a minor subdivision. Staff has outlined a series of findings of fact at the end of this report that are in context with the intent of the Subdivision Ordinance and requirements of content and form. The parcel’s legal description is:

Southeast quarter section 2, Township 2 South, Range 68 West of the 6th P.M. City of Northglenn, County of Adams, State of Colorado.

Lot Layout

To date, these parcels have not been formally subdivided through a City of Northglenn process. To facilitate the development, a minor subdivision is being performed to combine the two parcels into one and create a formal City subdivision. The lot size is 3.988 acres.

Utility Easements

A 20’ waterline easement is being dedicated, through the plat, as part of this process. A drainage easement is also being dedicated around the proposed detention pond facility. This allows future access to the detention facility if City maintenance is required.

PLANNED UNIT DEVELOPMENT (See Attachment B)

Land Use / Site Plan

The Northglenn at 112th Station proposal shows development of the commuter rail platform occurring in the RTD right-of-way, development of 315 space parking lot, and driver relief station (DRS). There will be three (3) access points off of York Street, one will be for the bus loop, which only buses will utilize. The other two (2) access points are for vehicles to access the parking lot and station platform.

The site plan shows that a 5'-8' pedestrian path will be provided in the RTD right-of-way (parallel to the tracks). RTD and the City will enter into an agreement to allow the access and determine maintenance for the trail. Staff will be recommending a condition that this agreement be brought to City Council for consideration at that same time as the Preliminary PUD.

The second sheet of the PUD includes the Development Standards proposed for the site. These standards address parking, lighting, and landscaping requirements, as well as site performance standards and architectural standards. Maximum height is proposed at 35' and the setbacks for any building structure are as follows:

- Front: 25 feet
- Side: 10 feet
- Rear: 10 feet

Traffic & Parking

The Environmental Impact Statement (EIS) included an analysis of the traffic impacts due to the station being developed and required mitigation. Sheet X-100 include improvements to York Street, showing the future lane widening to accommodate bus right turn movements. The sheet also shows an extension of the existing sidewalk along 112th Ave. to York St. Sheet X-101 shows the future widening of 112th Avenue on the north side to accommodate right turn movements into York Street and the installation of future intersection improvements including signalization at the intersection of 112th and Fox Run Pkwy.

The Station has been designated as a "kiss and ride", so will not requires as much parking. 315 spaces are proposed in the PUD. Staff has reviewed this and finds that this is sufficient parking for this station.

Landscaping

Total landscape area equates to 15%. This landscaping exceeds the City's standard of 12% required on-site landscaping. The landscape plan is providing tree quantities in accordance with the City's ordinance. No prohibited species are proposed.

Architecture/Elevations

Elevations of the station platform are included with the submittal. The pillars holding up

the canopy and the canopy are intended to represent trees to honor Northglenn's history as a Tree City. The Canopy will have a green tint and the pillars will be covered in a textured metal that is painted brown.

The Northglenn Arts and Humanities Foundation is interested in adding an art program to this station, but has not yet identified specifics for the program. There will be a several of opportunities for art to be integrated into the site, including but not limited to, the windscreens on the platform, the vertical wall, and the ability to add a installation in the bus loop area with the option of lighting. While the budget and scope of an art program have not been determined at this time, approval of the PUD will ensure that these installations could occur a future date.

Utilities

The applicant is connecting to the City of Northglenn water and is showing a looped water line that will be placed in the City of Thornton's right-of-way. The applicant will be required to obtain necessary permits from the City of Northglenn and Thornton to construct the waterline in their right-of-way.

Public utility easements are dedicated to the City through the proposed Plat, including a waterline easement and detention easement. A portion of the utilities will be dedicated to the City as part of the City's mainline infrastructure. The City will operate and maintain those utilities once formally dedicated to the City.

Drainage

The proposal included onsite detention that will mitigate the impacts of this development. Public Works has reviewed and approved the drainage plan. A Stormwater Facilities Maintenance Agreement will be a condition of approval – this will ensure ongoing maintenance of the facility. A Stormwater Facilities Maintenance Agreement shall be executed prior to the issuance of the Certificate of Occupancy.

Administration

In accordance with 11-16-6 Approval Criteria, staff has found that the proposal for the Preliminary and Final PUD is in conformity with the Northglenn Zoning Ordinance and Comprehensive Plan.

The North Metro Fire Rescue District has reviewed the submitted plans and has no objections to the proposal. At time of construction the applicant will be required to meet all code requirements of the North Metro Fire Rescue District and the City of Northglenn's Chief Building Official.

The scheduled public hearing for this application was noticed in the legal section of the Northglenn Sentinel. Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was posted as required by Section 11-41-3(b).

APPROVAL CRITERIA:

Section 11-16-6-Approval Criteria:

- (a) *Prior to granting approval for any preliminary or final planned unit development plan, the Planning Commission and City Council shall give consideration to the purpose and intent of this Article 16 as listed in Section 11-16-2, above, and those criteria for any rezoning request as listed in Section 11-37-2(h) of this Chapter 11 of the Municipal Code. In addition, prior to approval of any final planned unit development plans, the Planning Commission shall find them to be in conformity with the approved preliminary planned unit development plans.*

Section 11-16-2 reads as follows:

Purpose and Intent.

(a) *The purpose and intent of this Article is to create a Planned Unit Development regulation which will maximize the land resources available within the City of Northglenn. More specifically, the purposes are as follows:*

- (1) *To ensure that zoning decisions are directed toward achievement of community goals and objectives, as embodied in the adopted Master Development Plan, rather than satisfying arbitrary minimum standards.*
- (2) *To recognize the unique nature of each parcel of land and allow flexibility in the planning and design response.*
- (3) *To encourage and promote innovation in land development by allowing more variety in type, design, layout, and architectural design of buildings and site amenities.*
- (4) *To ensure that proposed rezonings and specific proposals presented to staff and the Planning Commission are constructed as presented and not used merely as a tool to facilitate property sale or some other transfer of real estate to make it more marketable.*
- (5) *To encourage economic development to expand the City's tax base and provide employment opportunities.*
- (6) *To create a PUD ordinance that streamlines, consolidates and simplifies zoning and subdivision, an ordinance that expedites rather than hinders the development process.*
- (7) *To allow for the preservation of natural site amenities such as mature trees, water bodies and channels, exceptional views, etc.*

- (8) *To promote the judicious use of open space and landscaped areas with regard to utility and visual impact.*
- (9) *To encourage a harmonious and integrated mix of land uses and require compatibility between new and existing development.*
- (10) *To provide for the efficient and safe movement of vehicular and pedestrian traffic on both public and private roadways. “*

Additionally;

Section 11-37-2-Zone Changes

(h) Basis for Approval. The Commission and Council shall give consideration to and satisfy themselves to the following:

- (1) That a need exists for the proposal;*
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;*
- (3) That there has been an error in the original zoning; or*
- (4) That there have been significant changes in the area to warrant a zone change;*
- (5) That adequate circulation exists and traffic movement would not be impeded by development; and*
- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.*

APPROVAL CRITERIA ANALYSIS

- (1) That a need exists for the proposal
Staff finds that a need exists in that it creates an opportunity for residents of Northglenn and the surrounding area access to commuter rail as a mode of travel.
- (2) That this particular parcel of ground is indeed the correct site for the proposed development;
Staff finds the proposed development is appropriate for this site based on the configuration of the North Metro rail line and the proximity to existing residential and business development.
- (3) That there has been an error in the original zoning; or
Not Applicable
- (4) That there have been significant changes in the area to warrant a zone change;

Staff finds that construction of the North Metro rail line through the City of Northglenn does warrant a zone change to allow for a stop within the city limits.

- (5) That adequate circulation exists and traffic movement would not be impeded by development; and

Traffic and circulation impacts have been studied in an Environmental Impact Statement and will be mitigated accordingly.

- (6) That additional municipal service costs will not be incurred which the City is not prepared to meet.

Staff finds that there will be no additional municipal service costs incurred.

COMMISSION OPTIONS:

The Planning Commission is making a recommendation for Preliminary PUD to the City Council and a final decision regarding the Final PUD and the Minor Subdivision. The Commissions options are as follows:

- 1) Approve the request, with or without conditions or stipulations;
- 2) Deny the request for reasons stated; or
- 3) Table the request for further consideration.

STAFF RECOMMENDATION:

Staff recommends a recommendation of the Preliminary PUD to the City Council and approval of the Final PUD and Minor Subdivision with the following conditions and based on six recommended Findings of Fact per the criteria of Section 11-37-2 of the Northglenn Zoning Ordinance.

RECOMMENDED CONDITIONS OF APPROVAL:

- 1. RTD and Northglenn will enter into an Agreement for access and on-going maintenance for the Pedestrian Trail. Said agreement shall be considered by the City Council at the time of the Public Hearing for Preliminary PUD.
- 2. RTD will be required to enter into a Stormwater Facilities Maintenance Agreement.
- 3. RTD/RRP will be required to pull all necessary permits prior to construction.

RESPECTFULLY SUBMITTED:

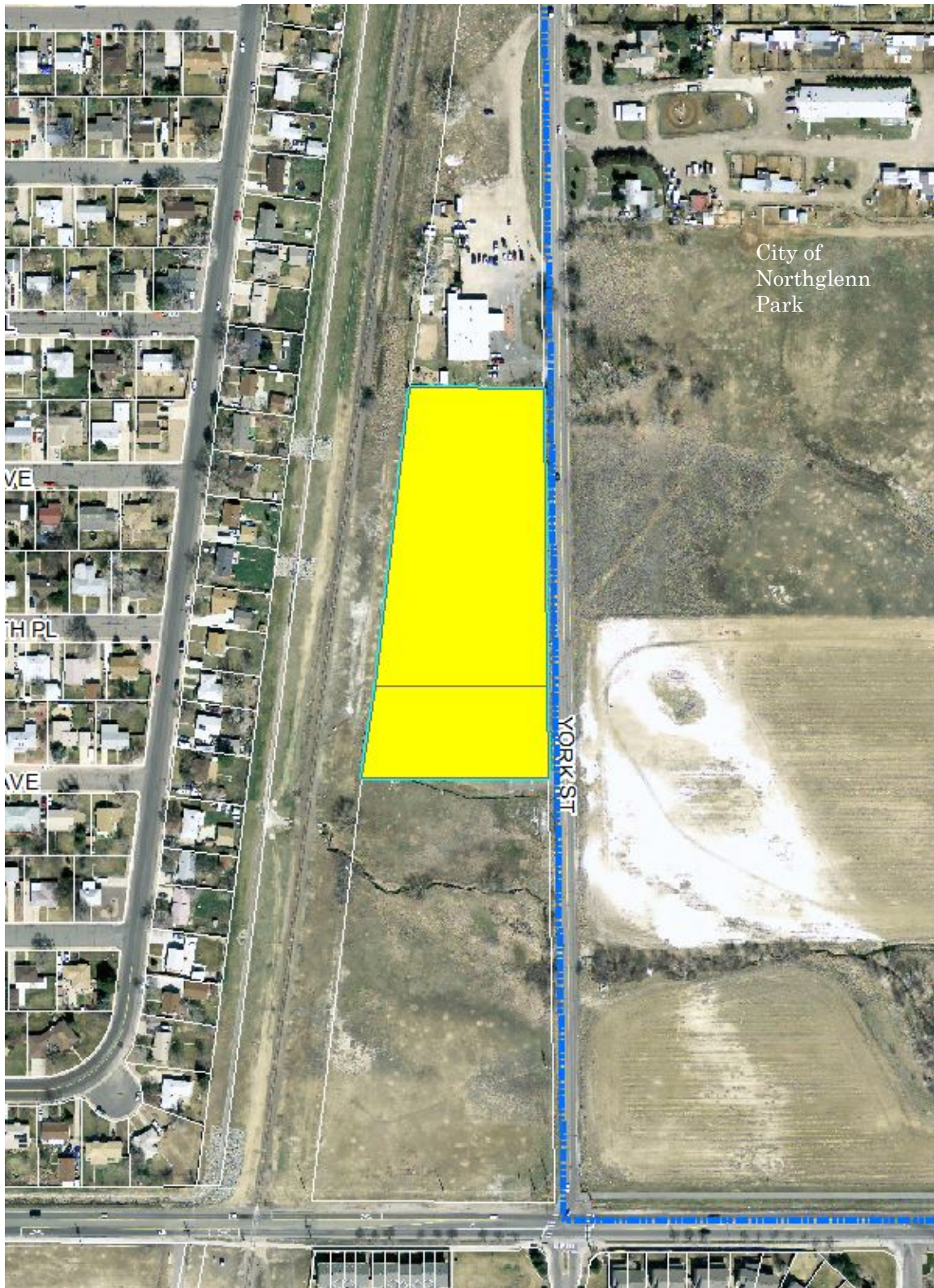
Becky Smith, AICP
Planning Manager

WHAT'S NEXT: *The City Council will next hear the preliminary PUD portion of this application. If the Commission recommends approval of the preliminary portion and approves the Final PUD portion at the hearing then the rezoning will be finalized.*

FUTURE APPLICATIONS:

- 1. Preliminary PUD** **Considered by City Council – TBD**
- 2. ROW / Grading Permits** **Approved administratively by staff**
- 3. Building Permits** **Approved administratively by staff**

EXHIBIT A



2/7/16

Z-1-17 RTD 112th Ave Station

**RESOLUTION 2017-02
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING APPROVAL OF THE NORTHGLENN
NORTHGLENN AT 112TH - SUBDIVISION PLAT**

WHEREAS, Northglenn Ordinance 12-6-3 requires that the Northglenn Planning Commission review and approve or deny any application for Minor Subdivision Plat; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its decision as required by law.

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for approval of a Minor Subdivision plat;

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

Section 1. The City of Northglenn Planning Commission hereby provides approval of the NORTHGLENN AT 112TH plat in accordance with the applicable Ordinance 12-2-2(a)(3).

Dated at Northglenn, Colorado, this _____ day of _____, 2017.

DATED this _____ day of _____, 2017

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Becky Smith, AICP
Secretary

**RESOLUTION 2017-03
NORTHGLENN PLANNING COMMISSION**

**A RESOLUTION PROVIDING A FAVORABLE
RECOMMENDATION TO THE CITY COUNCIL FOR APPROVAL
OF THE NORTH METRO RAIL LINE PRELIMINARY PLANNED
UNIT DEVELOPMENT (PUD) AND APPROVAL OF FINAL PUD**

WHEREAS, Northglenn Ordinance 11-37-2 requires that the Northglenn Planning Commission review and make recommendation to Council any application for rezoning; and

WHEREAS, the Northglenn Planning Commission therefore desires to make its recommendations to the City Council as required by law.

WHEREAS, the Planning Commission has found that the application satisfies the applicable criteria for rezoning and PUD criteria under 11-37-2 & 11-16-2 for purposes of approving the Final PUD respectively;

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

Section 1. The City of Northglenn Planning Commission hereby provides a favorable recommendation to the City Council for approval of the NORTH METRO RAIL LINE PRELIMINARY PUD and approval of the FINAL PUD in accordance with the proposed Ordinance for adoption.

Section 2. The City of Northglenn Planning Commission hereby recommends that in addition to the conditions spelled out in the proposed adopting ordinance, they shall be reflected, if necessary, on the Final PUD to be recorded with the Adams County Clerk and Recorder, as required by law.

1. RTD and Northglenn will enter into an Agreement for access and on-going maintenance for the Pedestrian Trail. Said agreement shall be considered by the City Council at the time of the Public Hearing for Preliminary PUD.
2. RTD will be required to enter into a Stormwater Facilities Maintenance Agreement.
3. RTD/RRP will be required to pull all necessary permits prior to construction.

DATED this _____ day of _____, 2017

Sonia Di Carlo
Planning Commission Chair

ATTEST:

Rebecca Smith, AICP
Secretary

LEGAL DESCRIPTION OF PROPERTY

NORTHGLENN AT 112TH OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING ALL OF THE TRACTS OF LAND DESCRIBED AT RECEPTION NO. 2015000064551, RECORDED ON AUGUST 6, 2015, AND RECEPTION NO. 2015000053837, RECORDED ON JULY 7, 2015, BOTH IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "JR ENG T2S R68W 1/4 S2 S1 1998 PLS 24308"); WHENCE THE SOUTHEAST CORNER OF SAID SECTION 2 (A FOUND 2-1/2" ALUMINUM CAP SET ON AN AXLE IN RANGE BOX STAMPED "T2S R68W S2 S1 S11 S12 2000 PLS 28286") BEARS S00°34'18"E A DISTANCE OF 2,627.20 FEET (BASIS OF BEARING - ASSUMED); THENCE N89°09'59"W, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YORK STREET;

THENCE S00°34'18"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,252.37 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2015000064551, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°34'18"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 674.65 FEET TO THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000053437;

THENCE S89°28'30"W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 305.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE RTD NORTH METRO CORRIDOR AS DESCRIBED AT RECEPTION NO. 2009000046216, RECORDED JUNE 26, 2009 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE N07°30'24"E, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 681.34 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064551;

THENCE N89°25'42"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 208.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,727 SQUARE FEET, (3.988 ACRES), MORE OR LESS.

Kenneth Jacobs
 Prepared by: 9/30/15
 Kenneth Jacobs
 For and on behalf of Jacobs Engineering Group Inc.
 707 17th Street, #2400
 Denver, CO 80202
 303.820.5240

GENERAL NOTES

RTD IS RESPONSIBLE FOR MAINTENANCE OF COMMON AND RIGHT-OF-WAY LANDSCAPE.

ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.

INSTALLATION OF ALL UTILITY TAPS SHALL BE OBSERVED BY CITY OF NORTHGLENN PERSONNEL.

CONSTRUCTION OF THE YORK STREET PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF THORNTON STREET STANDARDS AND SPECIFICATIONS. ALL OTHER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN STREET AND DRAINAGE STANDARDS AND SPECIFICATIONS.

ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:

1. GRADING AND DRAINAGE PLAN REPORT
2. EROSION CONTROL PLAN
3. WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
4. LANDSCAPE PLAN
5. IRRIGATION PLAN
6. COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS

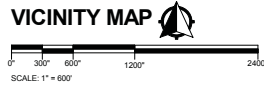
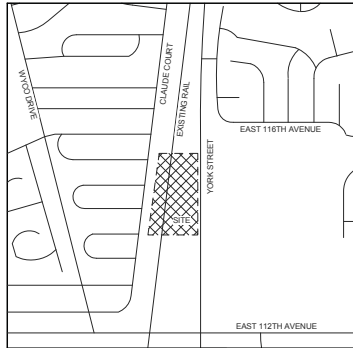
ALL EXISTING METER VAULTS, UTILITY SERVICE LINES APPURTENANCES, STREET CURB, GUTTER, SIDEWALK AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

STREET LIGHTS ON PUBLIC STREETS ADJACENT TO THIS SITE, IF NECESSARY, SHALL BE DESIGNED AND INSTALLED BY XCEL ENERGY ACCORDING TO CITY APPROVED STANDARDS AND PAID FOR BY THE DEVELOPER OR PROPERTY OWNER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

DESCRIPTION OF PROPOSED ARCHITECTURAL USE, STYLE, AND MATERIALS

112TH STATION IS A SINGLE SIDE PLATFORM CONFIGURATION WITH A TRANSITION PLAZA AND PARK-N-RIDE INCLUDING 315 PARKING SPACES. THE ARCHITECTURE AND LANDSCAPE APPROACH INCLUDES A TREE LIKE CANOPY STRUCTURE REMINISCENT OF THE MANICURED PARKS OF THE 1960S INGRAINED IN THE SUBURBAN LIFESTYLE AND MODERN AMERICAN LIVING. THE PLAZA INCLUDES TWO LARGE PLANTERS AND A MANICURED TREE LAWN ALONG YORK STREET. THE PLANNING CONCEPT INCLUDES A PALETTE OF DIVERSE, LOW WATER SPECIES TO SUPPORT NORTHGLENN'S WATER CONSERVING MEASURES.

PRELIMINARY AND FINAL P.U.D
NORTH METRO RAIL LINE
P.U.D. 112TH AVENUE STATION, NORTHGLENN, COLORADO
COVER SHEET



SITE DATA TABLE

LOT SIZE	173,727 SQ FT	3.99 ACRES	
BUILDING FLOOR AREA	9,500 SQ FT ALLOWABLE PER IBC		
BUILDING CONSTRUCTION TYPE	EXISTING	PROPOSED	
ZONING DISTRICT	C-4 & A-1	P.U.D.	
LAND USE	ALLOWED	PROPOSED	
BUILDING HEIGHT	35	DRS: 1 STORY, 12' - 7"	
FLOOR AREA RATIO	REQUIRED	PROPOSED	
SETBACKS	NORTH	25'	578.11'
	EAST	10'	244.06'
	SOUTH	10'	73.06'
	WEST	10'	28.42'
PARKING SPACES		310	315 TOTAL SPACES
	LOADING SPACES		NONE
OFF-STREET PARKING	HANDICAP SPACES	7	6 REGULAR ADA SPACES, 2 VAN ACCESSIBLE ADA SPACES
BUILDING AREA		15%	56,332 SQ FT 32%

LAND USE TABLE

SURFACE	AREA (SQ. FT.)
STATION PLAZA AND SIDEWALK	33,905
STATION PARKING LOT	106,997
BISELOP	19,274
RETENTION BASIN ACCESS ROAD	1,348
LANDSCAPE AREA	45,533
PLATFORM	5,440
DRIVER RELIEF STATION	213

PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENTS IDENTIFIED BY THE DESIGN OF THIS PROJECT INCLUDE:	
YORK ST. IMPROVEMENTS	\$410,000
8" WATER MAIN IMPROVEMENTS	\$245,200
STATION FRONTAGE IMPROVEMENTS (SIDEWALK, LANDSCAPING)	\$37,500

SHEET INDEX

COVER PAGE
 PUD STANDARDS PAGE
 CIVIL
 CS-6200 - OVERALL SITE PLAN
 UB-6100 - OVERALL UTILITY PLAN
 DJ-6204 - DRAINAGE BASIN MAP - PROPOSED
 LANDSCAPE
 LS-6101 - PLANTING PLAN - SOUTH
 LS-6102 - PLANTING PLAN - NORTH
 LS-6200 - PLANTING NOTES

ARCHITECTURAL
 AS-6200 - PLATFORM ELEVATIONS
 AS-6201 - STATION ELEVATIONS

ELECTRICAL
 ES-6103 - SITE PHOTOMETRIC PLAN - SOUTH
 ES-6104 - SITE PHOTOMETRIC PLAN - NORTH
 ES-6213 - PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH
 ES-6214 - PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER
 ES-6215 - PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH
 ES-6903 - LUMINAIRE SCHEDULE
 ES-1800 - PEDESTRIAN LIGHT POLE DETAILS
 ES-1808 - PARKING LOT LIGHT POLE DETAILS

SUPPLEMENTAL
 X-100 - 112TH AVE & YORK STREET SIGNING AND STRIPING PLAN
 X-101 - 112TH AVE & FOX RUN SIGNING AND STRIPING PLAN

OWNER

RTD
 1600 BLAKE STREET
 DENVER, CO 80202

ARCHITECT OF RECORD

IRON HORSE ARCHITECTS, INC.
 475 17TH ST, #720
 DENVER, CO 80202
 720-855-7572

CONSTRUCTION SCHEDULE

THIS SITE WILL DEVELOP IN A LOGICAL SEQUENCE BEGINNING WITH STATION PLATFORM WORK, UNDERGROUND UTILITIES, SITE GRADING, HARDSCAPES, THEN LANDSCAPING AND FINISHES.

THE FOLLOWING MILESTONES ARE ANTICIPATED TO OVERLAP WITH A FINAL COMPLETION BY JANUARY 2018:

- A) PLATFORM WORK (3-4 MONTHS): INCLUDES CONCRETE FOUNDATIONS AND UNDERGROUND ELECTRICAL SYSTEMS.
- B) UNDERGROUND UTILITIES (3 MONTHS): INCLUDES PARKING LOT DRAIN PIPING, WATER MAIN EXTENSIONS, AND SEWER SERVICE CONNECTING TO SERVICE IN 112TH AVE.
- C) SITE GRADING (2 MONTHS): INCLUDES BASE COURSE FOR HARDSCAPES AND GRADING OF THE WATER QUALITY POND.
- D) HARDSCAPES (3 MONTHS): INCLUDES CURB AND GUTTER, ASPHALT PAVING, CONCRETE PAVING (BUS LOOP), PLAZA PAVING, AND SIDEWALKS.
- E) LANDSCAPING AND FINISHES (4 MONTHS): INCLUDES IRRIGATION SYSTEMS, LANDSCAPING, SIGNS, LIGHT POLES/FIXTURES, PLATFORM CANOPIES, PLATFORM GUARDRAIL, AND BUS SHELTERS.

CIVIL ENGINEER

STANTEC
 2000 S. COLORADO BLVD, #2-300
 DENVER, CO 80222

LANDSCAPE ARCHITECT

VALERIAN, LLC
 3001 BRIGHTON BLVD, #643
 DENVER, CO 80216
 720-855-7572

ARCHITECT'S CERTIFICATE:

I, VIRGINIA MCALLISTER, A REGISTERED PROFESSIONAL ARCHITECT, DO HEREBY CERTIFY THAT THE PLANS FOR THE P.U.D. NORTH METRO RAIL LINE 112TH AVENUE STATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

VIRGINIA MCALLISTER DATE

ENGINEER'S CERTIFICATE:

I, ROB PRATT, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR THE P.U.D. NORTH METRO RAIL LINE 112TH AVENUE STATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

ROB PRATT DATE

OWNER'S CERTIFICATE:

I, ASHLAND VAUGHN, AS PROJECT MANAGER OF THE NORTH METRO RAIL LINE FOR RTD, OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE NORTHGLENN 112TH SUBDIVISION.

ASHLAND VAUGHN DATE

MAYOR ATTEST: CITY CLERK

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

MAYOR _____

ATTEST: CITY CLERK _____

PLANNING COMMISSION CHAIRPERSON

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PLANNING COMMISSION, CHAIRPERSON _____

DIRECTOR OF PLANNING AND DEVELOPMENT

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PLANNING AND DEVELOPMENT, DIRECTOR _____

DIRECTOR PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PUBLIC WORKS AND UTILITIES, DIRECTOR _____

ADAMS COUNTY CLERK AND RECORDER

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY COUNTY CLERK OF THE CITY OF ADAMS COUNTY OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

CLERK AND RECORDER _____

NOTARY:

STATE OF COLORADO
 COUNTY OF ADAMS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2016 BY _____

MY COMMISSION EXPIRES _____ DATE

**PRELIMINARY AND FINAL DEVELOPMENT PERMIT
NORTH METRO RAIL LINE
P.U.D. 112TH AVENUE STATION, NORTHGLENN, COLORADO
PLANNED UNIT DEVELOPMENT STANDARDS**

(a) Purpose. The RTD Planned Unit Development serves to provide high-quality, environmentally friendly public transit service and facilities on established corridors. The P.U.D Standards provide accessible, and convenient services capable of attracting and promoting development and investment around stations and along corridors.

(b) All regulations not specified in these Planned Unit Development (P.U.D) standards for the development shall conform to the requirements for each use or most compatible zoning districts as outlined within the City Code in effect at the time of development as determined by the Planning and Development Director. The Planning and Development Director may administratively approve a change to these P.U.D Standards if the requested change is determined by the Planning and Development Director to be a minor amendment to the P.U.D Standards.

(c) The Director of Planning and Development or designee may authorize minor changes or adjustments through an administrative amendment to the approved P.U.D in response to alterations needed when specific applications are submitted. These changes can include (but are not limited to) the reconfiguration, relocation, or reorientation of building pad sites, parking areas and common landscape areas. Minor amendments to the P.U.D Standards must meet the intent of the project.

(d) Main uses permitted.

(1) Temporary Uses permitted only through the approval of a Temporary Use Permit (TUP).

Seasonal sales stand
Food truck
Temporary construction trailers and offices are permitted, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a Certificate of Occupancy for the building to which the office is related.

(2) Transportation uses.

(3) All uses necessary for Transit operations including but not limited to:

Transit passenger shelters and canopies
Ticket kiosks
Passenger platforms
Bus stops and shelters
Bike lockers
Parking structures
Pedestrian bridges or walkways
Operations support facilities
Driver's relief facilities
Surface parking
Parking Garage

(4) Utility and public service uses.

Local utilities
(5) Commercial Mobile Radio Service facilities as allowed in the Zoning Ordinance (CMRS)

(6) Accessory uses.

Accessory outside display
Accessory outside sales
Accessory outside storage
Artwork
Attached telecommunication antenna to existing structure
Photovoltaic Systems (PV Power systems)

(e) Maximum height of any structure is 35' feet.

b. Building Structure Setbacks:

Front: 25 feet
Side: 10 feet
Rear: 10 feet

(f) Parking

a. Setbacks are to be a minimum 15' from collector and arterial streets.

(g) Lighting

1. An overall lighting plan shall be developed in order to coordinate with public street lighting and to establish a hierarchy of illuminated areas.
2. Site lighting shall be even across public spaces, avoiding dark or overly bright areas.
3. Lighting shall be located, oriented, and shielded so as to reduce glare for surrounding buildings, especially residential buildings.
4. Maximum height of pole lights shall not exceed 30' feet in height.
5. All fixtures require full shielding where light emissions are directed downward.

(h) Landscape Requirements

1. Minimum amount of landscaped area per lot is 15%. Plaza areas with landscape elements such as trees in grates, benches, and bike racks qualify towards the 15% landscape area requirement).
2. Along all collector and arterial streets adjacent to or within the P.U.D, there shall be a minimum 15' foot wide landscaped area measured from the curb of the street to any building or parking area. Landscaped width may include paved sidewalks or plaza areas. Along all collector and arterial street right-of-ways.
3. No more than 25 percent of the ground surface area can be exposed gravel or mulch.
4. Within all parking areas, there shall be landscaped end islands and interior islands provided to break up the large expanse of parking area.
5. Landscaping of parking islands shall be at least one tree and five shrubs for each 150 square feet of island unless utilities, traffic sight lines, and heavy anticipated pedestrian traffic make shrubs and trees impractical or as determined through the Development Permit process.
6. All land disturbed by grading shall be re-vegetated with adequate vegetative cover within one year of the disturbance. All finished grades shall emulate natural conditions with all cuts and fill slopes blended back into natural grade with smooth, rounded transitions rather than distinct, angular grade breaks.
7. A change in plant materials over more than five percent (5%) of the total landscaped area shall require submission of an amended landscape plan to the City of Northglenn Planning and Development Department, and such amended landscape plan may be administratively approved by the Director of Planning and Development. Any change over 5% is subject to Planning Commission approval.

(i) Architectural Standards

1. The architectural finish or surface plane, change must be varied along the façade of the building.
2. All buildings shall be designed with the approach of 360 degree architecture. All facades must use the same finish materials, but the percentage of each

type of material used can vary from the front façade. Architectural finishes must be evident on all facades visible from any adjoining property or street.

(j) Site Furnishings

1. Site furnishings shall be designed according to a consistent form, materials, and color. This design shall be coordinated and consistent with the station lighting, and signage.
2. Location of seating shall take into account the needs of transit users and visitors.
3. Benches and bike racks and bike lockers should be provided where appropriate to serve bus stops and other specific needs.

(k) Fences and Retaining Walls not related to transit operations

1. Fences and walls should generally contribute to the visual quality of the project or development, while being by design as unobtrusive as possible. A combination of fencing and landscaping should be incorporated wherever practicable.
2. Walls and fencing shall be constructed of materials and finishes that are compatible with, and complementary of, the adjacent building architecture. Fences and walls should be constructed from durable material such as concrete, stone, brick, metal having a dark finish, or any combination approved through the development permit process.

(l) Signs not related to transit operations

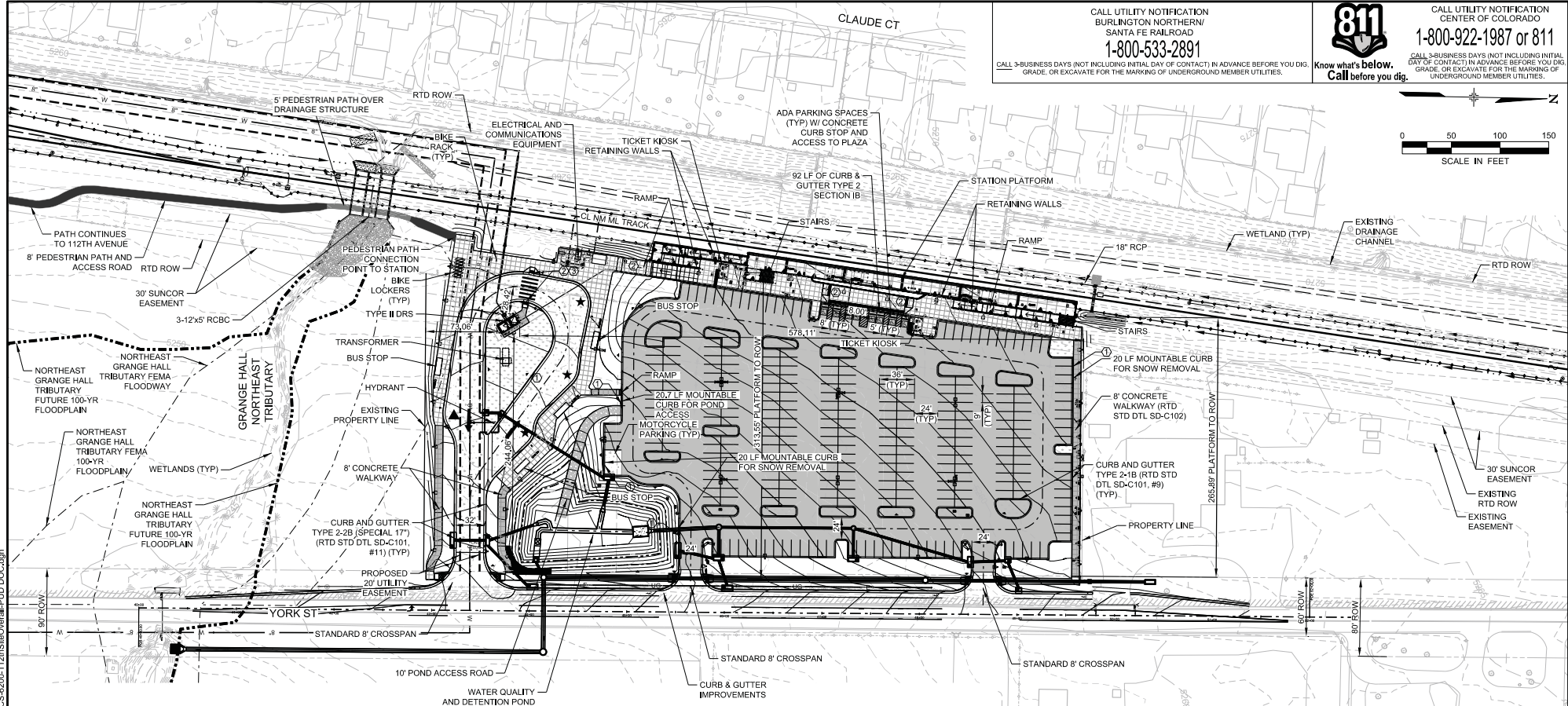
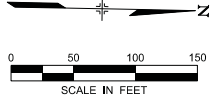
1. All other signs are subject to Chapter 21 of the City of Northglenn Municipal Code, the City of Northglenn Sign Code.

(m) General

1. Other issues, requirements or specifications not covered by these standards will be addressed by the general provisions, regulations and standards of the City of Northglenn Municipal Code in effect at the time of building permit application.

CALL UTILITY NOTIFICATION
 BURLINGTON NORTHERN
 SANTA FE RAILROAD
1-800-533-2891
 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.

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



- NOTES:**
1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF NORTHGLENN AND RTD STANDARDS AND SPECIFICATIONS.
 2. REFER TO 40 SCALE DRAWINGS FOR ADDITIONAL CONTROL.
 3. CONTRACTION JOINTS AT BUS LOOP PER CDOT STANDARD JOINT LAYOUT D-412-2.
 4. ▲ DENOTES ARTICULATED BUS BAY (RTD STD SD-C121A).
 5. ★ DENOTES 45' BUS BAY (RTD STD SD-C121B).
 6. PAVEMENT DEPTHS SHOWN PER DRAFT FINAL GEOTECHNICAL REPORT BY YEH AND ASSOCIATES, 12/8/14 (SEE REPORT FOR SUBGRADE RECOMMENDATIONS).
 7. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

STATION SUMMARY

310	-----	PARKING SPACES REQUIRED
301	-----	REGULAR PARKING SPACES
6	-----	REGULAR ADA PARKING SPACES
2	-----	VAN ACCESSIBLE ADA PARKING SPACES
309	-----	SUBTOTAL REGULAR/ADA SPACES PROVIDED
6	-----	MOTORCYCLE SPACES
315	-----	TOTAL SPACES PROVIDED
4	-----	BUS BAYS PROVIDED

LEGEND

[Symbol]	CONCRETE PAVEMENT (10")
[Symbol]	ASPHALT PAVEMENT (4")
[Symbol]	STATION PLAZA PAVING (6") (SEE ARCH PLANS)
[Symbol]	BUS LOOP SURFACING (LANDSCAPE AND GRAVEL PER LS-7200 SERIES)
[Symbol]	GRAVEL

- SCHEDULE**
- ① 4" MOUNTABLE CURB WITH 1" GUTTER PAN CDOT STD M-609-1
 - ② NEW TRUNCATED DOME/ DETECTABLE WARNINGS (CITY OF NORTHGLENN STD DWG R11)
 - ③ NEW CURB RAMP (CITY OF NORTHGLENN STD DWG R9)

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-036.10.06	REP	05/19/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	ALH	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	ALH	10/22/2014

DESIGNED BY: KLR DATE: 07/08/2014
 DRAWN BY: KLR DATE: 07/08/2014

CHECKED BY: REP DATE: 05/11/2016
 APPROVED BY: DATE:

2000 SOUTH COLORADO BOULEVARD
 SUITE 2-300
 DENVER, COLORADO 80222
 (303) 758-4050

RTD FastTracks
 North Metro
 Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BEARS STREET
 DENVER, COLORADO 80202
 (303) 628-6000

NORTH METRO RAIL LINE

CIVIL
 NORTHGLENN AT 112TH STATION
 OVERALL SITE PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

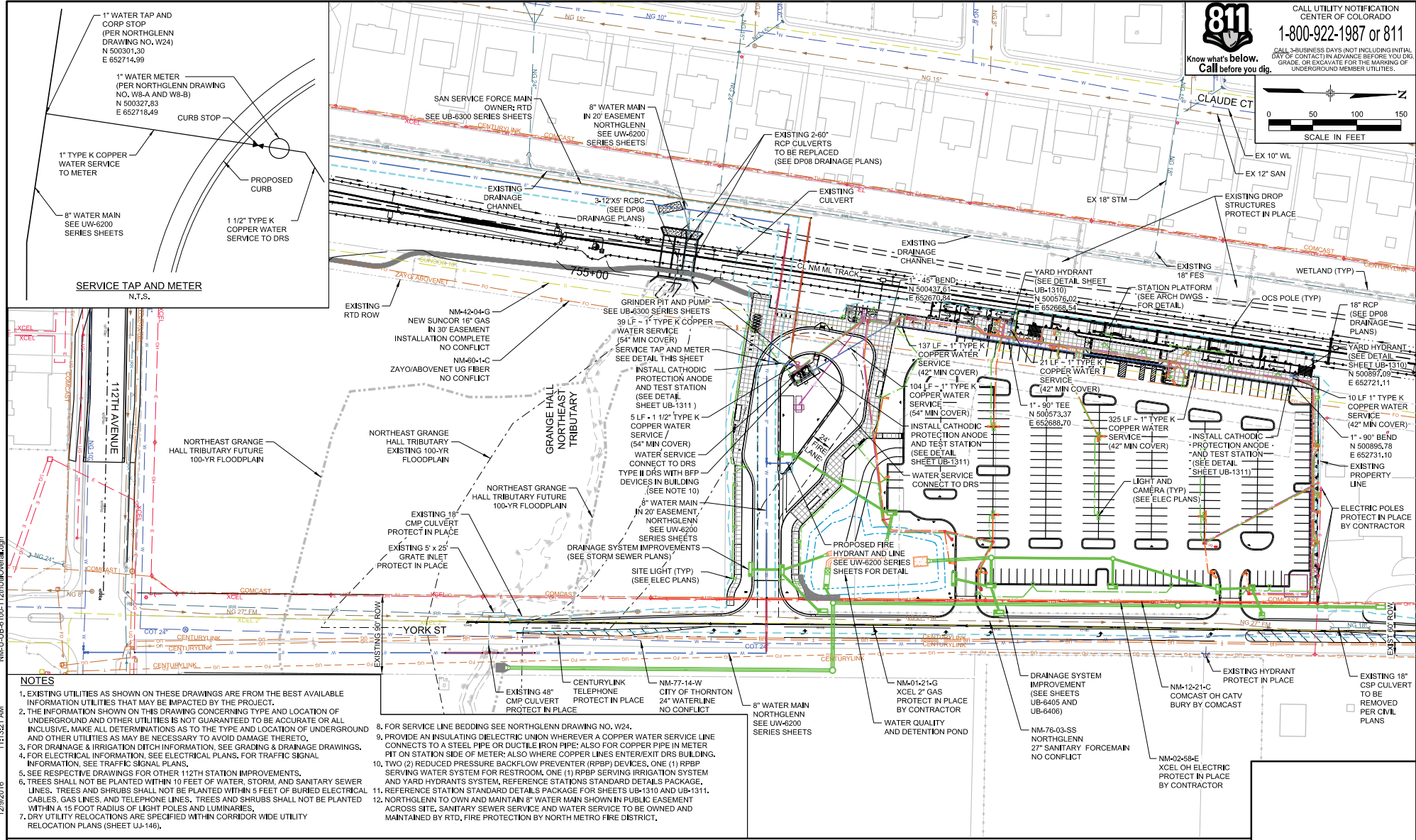
DWG No. CS-6200

USER: jbarone 12/13/2016 3:45:54 PM NM-C-6200-112thStOverall.PUD DOC.dgn

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

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS NOT INCLUDING INITIAL
DATE OF CONTACT IN ADVANCE BEFORE YOU DIG.
GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



- NOTES**
- EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE INFORMATION UTILITIES THAT MAY BE IMPACTED BY THE PROJECT.
 - THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. MAKE ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
 - FOR DRAINAGE & IRRIGATION DITCH INFORMATION, SEE GRADING & DRAINAGE DRAWINGS.
 - FOR ELECTRICAL INFORMATION, SEE ELECTRICAL PLANS, FOR TRAFFIC SIGNAL INFORMATION, SEE TRAFFIC SIGNAL PLANS.
 - SEE RESPECTIVE DRAWINGS FOR OTHER 112TH STATION IMPROVEMENTS.
 - TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF WATER, STORM, AND SANITARY SEWER LINES. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN 5 FEET OF BURIED ELECTRICAL CABLES, GAS LINES, AND TELEPHONE LINES. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN A 15 FOOT RADIUS OF LIGHT POLES AND LUMINARIES.
 - DRY UTILITY RELOCATIONS ARE SPECIFIED WITHIN CORRIDOR WIDE UTILITY RELOCATION PLANS (SHEET UJ-146).
 - FOR SERVICE LINE BEDDING SEE NORTHGLENN DRAWING NO. W24.
 - PROVIDE AN INSULATING DIELECTRIC UNION WHEREVER A COPPER WATER SERVICE LINE CONNECTS TO A STEEL PIPE OR DUCTILE IRON PIPE; ALSO FOR COPPER PIPE IN METER PIT ON STATION SIDE OF METER; ALSO WHERE COPPER LINES ENTER/EXIT DRS BUILDING.
 - TWO (2) REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) DEVICES, ONE (1) RPBP SERVING WATER SYSTEM FOR RESTROOM, ONE (1) RPBP SERVING IRRIGATION SYSTEM AND YARD HYDRANTS SYSTEM, REFERENCE STATIONS STANDARD DETAILS PACKAGE.
 - REFERENCE STATION STANDARD DETAILS PACKAGE FOR SHEETS UB-1310 AND UB-1311.
 - NORTHGLENN TO OWN AND MAINTAIN 8" WATER MAIN SHOWN IN PUBLIC EASEMENT ACROSS SITE, SANITARY SEWER SERVICE AND WATER SERVICE TO BE OWNED AND MAINTAINED BY RTD, FIRE PROTECTION BY NORTH METRO FIRE DISTRICT.

DESIGNED BY: BEP	DATE: 11/16/2015	CHECKED BY: CRH	DATE: 11/30/2016	HORIZ. SCALE: 1"=100'
DRAWN BY: VRE	DATE: 11/16/2015	APPROVED BY: BEP	DATE: 12/01/2016	VERT. SCALE: N/A
0	ISSUED FOR CONSTRUCTION	BEP	12/12/2016	
NO.	REVISIONS	BY	DATE	

2009 SOUTH COLORADO BOULEVARD
SUITE 2-300
DENVER, COLORADO 80222
(303) 758-0050

REGIONAL RAIL PARTNERS
AMTRAK, BNSF, CHESAPEAKE, COAST GUARDIAN, CSX, DART, DEERFIELD, HARTLEPOOL, HULL, LONDON, MTR, NORTHERN, NORTHERN AVON, NORTHERN CALIFORNIA, NORTHERN VIRGINIA, NORTHERN WISCONSIN, NORTHERN INDIANA, NORTHERN ILLINOIS, NORTHERN MICHIGAN, NORTHERN OHIO, NORTHERN PENNSYLVANIA, NORTHERN VIRGINIA, NORTHERN WISCONSIN, NORTHERN INDIANA, NORTHERN ILLINOIS, NORTHERN MICHIGAN, NORTHERN OHIO, NORTHERN PENNSYLVANIA

RTD FastTracks
North Metro
Rail Line

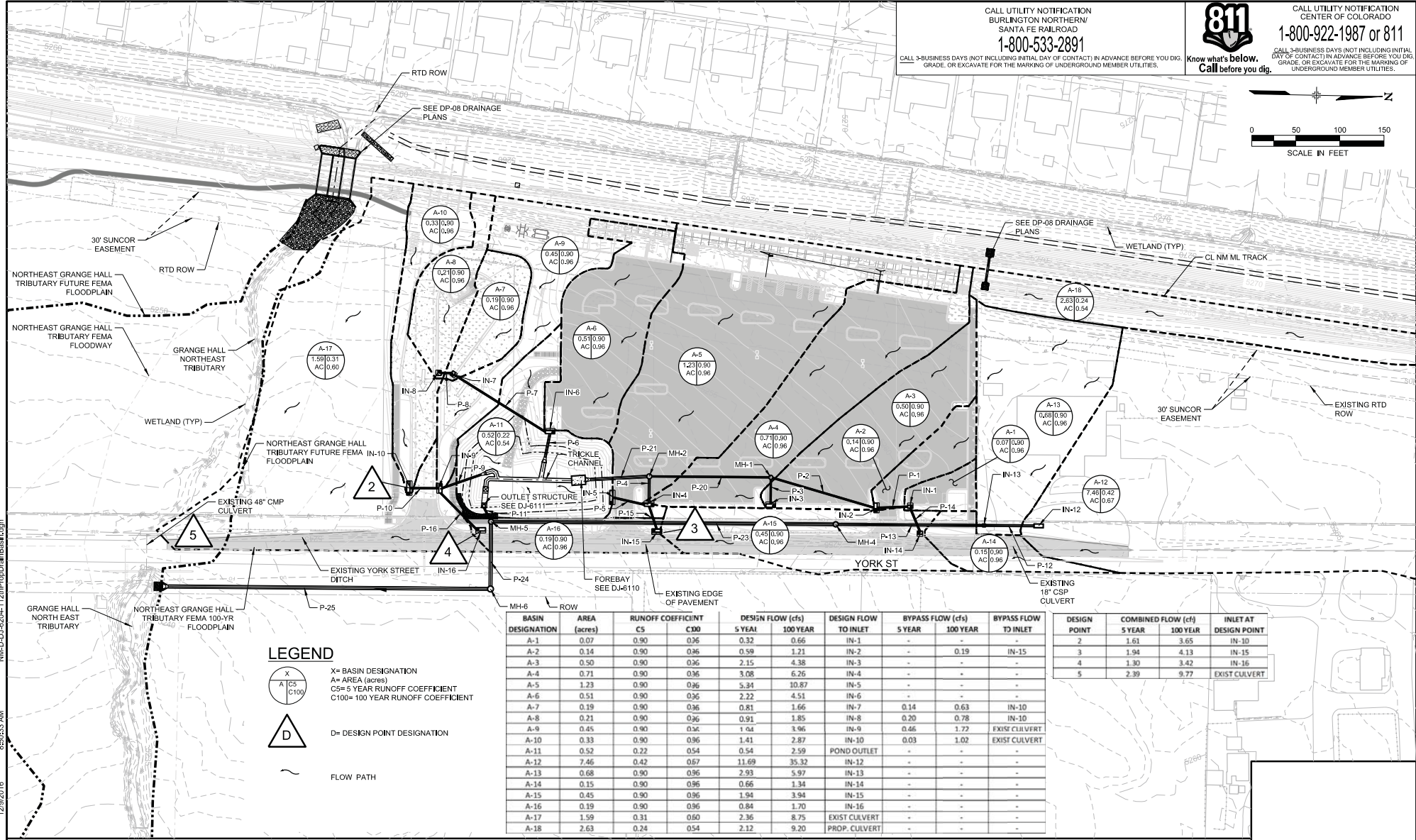
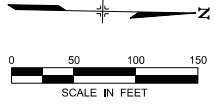
REGIONAL TRANSPORTATION DISTRICT
1600 BLAUG STREET
DENVER, COLORADO 80202
(303) 628-0000

NORTH METRO RAIL LINE
CIVIL
NORTHGLENN AT 112TH STATION
OVERALL UTILITY PLAN

DWG No. UB-6100

CALL UTILITY NOTIFICATION
BURLINGTON NORTHERN/
SANTA FE RAILROAD
1-800-533-2891
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.

811
Know what's below.
Call before you dig.
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
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LEGEND

X = BASIN DESIGNATION
A = AREA (acres)
C5 = 5 YEAR RUNOFF COEFFICIENT
C100 = 100 YEAR RUNOFF COEFFICIENT

D = DESIGN POINT DESIGNATION

~ FLOW PATH

BASIN DESIGNATION	AREA (acres)	RUNOFF COEFFICIENT		DESIGN FLOW (cfs)		DESIGN FLOW TO INLET	BYPASS FLOW (cfs)		BYPASS FLOW TO INLET
		C5	C100	5 YEAR	100 YEAR		5 YEAR	100 YEAR	
A-1	0.07	0.90	0.96	0.32	0.66	IN-1	-	-	-
A-2	0.14	0.90	0.96	0.59	1.21	IN-2	-	0.19	IN-15
A-3	0.50	0.90	0.96	2.15	4.38	IN-3	-	-	-
A-4	0.71	0.90	0.96	3.08	6.26	IN-4	-	-	-
A-5	1.23	0.90	0.96	5.34	10.87	IN-5	-	-	-
A-6	0.51	0.90	0.96	2.22	4.51	IN-6	-	-	-
A-7	0.19	0.90	0.96	0.81	1.66	IN-7	0.14	0.63	IN-10
A-8	0.21	0.90	0.96	0.91	1.85	IN-8	0.20	0.78	IN-10
A-9	0.45	0.90	0.96	1.04	3.96	IN-9	0.46	1.72	EXIST CULVERT
A-10	0.33	0.90	0.96	1.41	2.87	IN-10	0.03	1.02	EXIST CULVERT
A-11	0.52	0.22	0.54	0.54	2.59	POND OUTLET	-	-	-
A-12	7.46	0.42	0.67	11.69	35.32	IN-12	-	-	-
A-13	0.68	0.90	0.96	2.93	5.97	IN-13	-	-	-
A-14	0.15	0.90	0.96	0.66	1.34	IN-14	-	-	-
A-15	0.45	0.90	0.96	1.94	3.94	IN-15	-	-	-
A-16	0.19	0.90	0.96	0.84	1.70	IN-16	-	-	-
A-17	1.59	0.31	0.50	2.36	8.75	EXIST CULVERT	-	-	-
A-18	2.63	0.24	0.54	2.12	9.20	PROP. CULVERT	-	-	-

DESIGN POINT	COMBINED FLOW (cfs)		INLET AT DESIGN POINT
	5 YEAR	100 YEAR	
2	1.61	3.65	IN-10
3	1.94	4.13	IN-15
4	1.30	3.42	IN-16
5	2.39	9.77	EXIST CULVERT

USER: chngerty
 12/29/2016
 855033 AM
 N:\D-DJ6204-121PropDrainBasin.dgn

NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	JSG	12/12/2016

DESIGNED BY: JMM DATE: 04/25/2016
 DRAWN BY: PEB DATE: 04/25/2016
 CHECKED BY: CRH DATE: 12/05/2016
 APPROVED BY: JSG DATE: 12/07/2016
 HORIZ. SCALE: 1"=100'
 VERT. SCALE: N/A

2000 SOUTH COLORADO BOULEVARD
 SUITE 2-300
 DENVER, COLORADO 80222
 (303) 758-4050

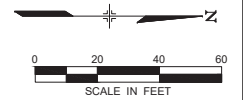
North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAIR STREET
 DENVER, COLORADO 80202
 (303) 628-5000

NORTH METRO RAIL LINE
 CIVIL
 NORTHGLENN AT 112TH STATION
 DRAINAGE BASIN MAP - PROPOSED

DWG No. DJ-6204

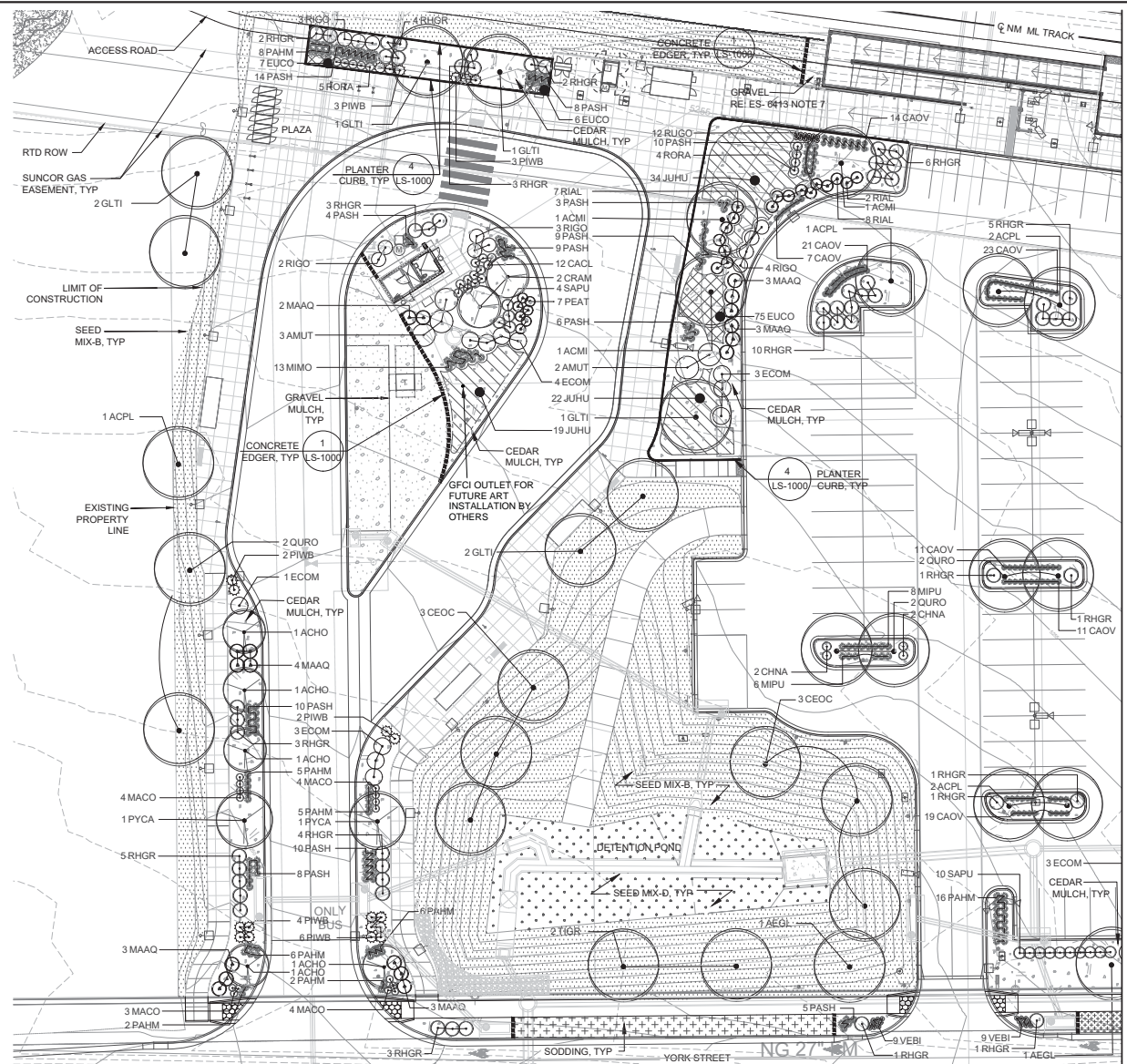
811
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987 or 811
 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG.
 GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 Know what's Below. Call before you dig.

- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - PERENNIALS
 - GROUNDCOVER
 - CONCRETE EDGER
 - PLANTER CURB
 - SODDING
 - SEED MIX - B
 - SEED MIX - D
 - GRAVEL MULCH
 - CEDAR MULCH



PRELIMINARY NOT FOR CONSTRUCTION

DWG No. LS-6101



NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	SLB	12/12/2016

DESIGNED BY: SES DATE: 09/01/2014
 DRAWN BY: BMK DATE: 09/16/2014
 CHECKED BY: SES DATE: 12/12/2016
 APPROVED BY: SLB DATE: 12/12/2016

HORIZ SCALE: 1"=40'
 VERT SCALE: NA

RID FasTracks
 North Metro Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 629-9000






NORTH METRO RAIL LINE

LANDSCAPE
 NORTHGLENN AT 112TH STATION
 PLANTING PLAN - SOUTH

12/12/2016 6:18 PM USER: StaceyS NML-LS-6101.dwg

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ACMI	3	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	B & B	2'CAL
ACPL	14	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2'CAL
AEG	3	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2'CAL
CEOC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2'CAL
GLTI	19	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE COMMON HONEYLOCUST	B & B	2'CAL
QURO	6	QUERCUS ROBUR	ENGLISH OAK	B & B	2'CAL
TIGR	6	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2'CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
PICO	6	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	15 GAL	
PSST	1	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	B & B	6' HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ACHO	6	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	6' CLUMP
CRAM	2	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	6' CLUMP
PYCA	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	B & B	2'CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AMUT	10	AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY	5 GAL	
CACL	16	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	
CHNA	26	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	
ECOM	22	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	
MAAQ	32	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	
MACO	29	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	
PEAT	33	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	
PRBE	10	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	
RHGR	82	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	
RIAL	25	RIBES ALPINUM	ALPINE CURRANT	5 GAL	
RIGO	16	RIBES AUREUM	GOLDEN CURRANT	5 GAL	
RORA	9	ROSA X 'RADCON'	RADCON KNOCKOUT ROSE	5 GAL	
SAPU	14	SALIX PURPUREA 'NANA'	WILLOW ARCTIC WILLOW	5 GAL	
EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	CONT	
JUCH	10	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	
JUCO	1	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	15 GAL	
PIMU	1	PINUS MUGO 'MOPS'	MOP'S MUGO PINE	5 GAL	
PIWB	31	PINUS MUGO 'WHITEBUD'	MUGO PINE	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CAOV	242	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL	
MIMO	13	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	1 GAL	
MIPU	120	MISCANTHUS SINENSIS 'PURPURESCENS'	FLAME GRASS	1 GAL	
NAPO	21	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	1 GAL	
PAHM	88	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	
PASH	160	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	1 GAL	
SCSC	26	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AGCO	6	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	
RUGO	18	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	1 GAL	
VEBI	36	VERBENA BIPINNATIFIDA	NATIVE VERBENA	1 GAL	

GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @
 - EUCO	88	EUONYMUS COLORATUS	PURPLE WINTERCREEPER	1 GAL
 - JUHU	75	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL
SODDING/SEEDING	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	22,989 SF	SEED MIX - B	NATIVE SEED MIX	SEED
	3,013 SF	SEED MIX - D	WET/DRY SEED MIX	SEED
	2,027 SF	SODDING	TEXAS HYBRID BLUEGRASS SOD	SOD

LANDSCAPE NOTES

- SOIL:**
- SOIL PREPARATION FOR LANDSCAPE AREAS TO RECEIVE SOD, TREES, SHRUBS AND ALL PLANTING BEDS SHALL INCLUDE COMPOST ADDED AT A RATE OF FOUR (4) CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED SIX INCHES INTO THE SOIL.
 - SOIL PREPARATION FOR LANDSCAPE AREAS TO RECEIVE NATIVE SEED SHALL BE AMENDED WITH 1,000 LBS /ACRE BIOSOL. ALL LANDSCAPE AREAS SHALL RECEIVE 4" TOPSOIL AND SOIL PREPARATION AS SPECIFIED.
- MULCH:**
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF CEDAR MULCH.
 - ALL PARKING LOT ISLAND PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF CEDAR MULCH.
 - TREES AND SHRUBS IN SOD OR NATIVE AREAS - 3" DEPTH CEDAR MULCH AS SPECIFIED ON PLANTING DETAILS.
 - ALL GRAVEL AREAS SHALL HAVE A MINIMUM 3" DEPTH OF 3/4" BUTTER ROCK GRAVEL MULCH WITH GEOTEXTILE FABRIC AS WEED BARRIER.
- IRRIGATION:**
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A PERMANENT, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - TURF AREAS SHALL BE ZONED SEPARATELY FROM BED AREAS.
 - THE CONTROLLER SHALL INCLUDE A RAIN SHUT-OFF.
 - THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT.
 - IRRIGATION CONSTRUCTION DRAWINGS SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE CIVIL CONSTRUCTION DRAWINGS.
- MAINTENANCE:**
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ARTERIAL AND COLLECTOR RIGHT-OF-WAY LANDSCAPING.
- PRE-CONSTRUCTION MEETING:**
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND CITY OF NORTHGLENN PERSONNEL BEFORE START OF CONSTRUCTION.
- SOD**
- SOD SHALL BE TEXAS HYBRID BLUEGRASS VARIETY THAT IS LOCALLY GROWN AND SHALL CONFORM TO NORTHGLENN REQUIREMENTS.
- SEED**
- ALL NATIVE GRASS SEED AREAS SHALL BE SEEDED WITH SEED MIXES AND RATES PER THE CITY OF NORTHGLENN STANDARDS AND SPECIFICATIONS.
- PLANTING NOTES:**
- PLANT DECIDUOUS TREES MINIMUM 4" AND SHRUBS 2" OR 1/2" MATURE WIDTH FROM SIDEWALKS, BED EDGES, FENCES AND BUILDINGS.
 - ALL DECIDUOUS TREES SHALL BE BALLED AND BURLAPPED WITH FULL HEADS, STRAIGHT TRUNKS, AND SINGLE LEADERS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO SELECT TREES THAT HAVE THEIR FIRST BRANCH 6'-0" ABOVE THE TOP OF THE ROOTBALL. IF NEEDED, THE CONTRACTOR SHALL REQUEST THE SUPPLIER TO PRUNE ACCORDINGLY.
 - NO TREE OR SHRUB MORE THAN 30 INCHES HIGHER THAN TOP OF CURB SHALL BE PLANTED NEITHER IN ANY 50 FOOT VISION TRIANGLE AT ANY STREET INTERSECTION NOR IN ANY 25 FOOT VISION TRIANGLE.
 - NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY.
- DETENTION POND NOTES:**
- THE DETENTION POND SHALL BE ON A PERMANENT IRRIGATION SYSTEM ZONED SEPARATE FROM THE SURROUNDING AREA.
 - THE DETENTION POND SHALL BE SEEDED WITH A NATIVE SEED MIX.

SEED MIX SCHEDULE

SEED MIX - B - NATIVE SEED MIX	
40% - BUFFALOGRASS (BUCHLOE DACTYLOIDES)	25.0 LBS/ACRE
40% - BLUE GRAMA (BOUTELLOUA GRACILIS)	5.0 LBS/ACRE
20% - SIDEOTS GRAMA (BOUTELLOUA CURTIPENDULA)	10.0 LBS/ACRE
	40.0 LBS/ACRE
SEED MIX - B - WILDFLOWERS	
20% PURPLE PRAIRIE CLOVER (PETALOSTEMON PURPUREA)	0.6 LBS/ACRE
20% AMERICAN VETCH (VICIA AMERICANA)	2.3 LBS/ACRE
15% PRAIRIE CONEFLOWER (RATIBIDA COLUMNIFERA)	0.15 LBS/ACRE
10% PERENNIAL GALLARDIA (GALLARDIA ARISTATA)	0.55 LBS/ACRE
10% GOLDEN CROWNBEARD (VERBESINE ENCELLIODES)	0.65 LBS/ACRE
10% ROCKY MOUNTAIN BEEPLANT (CLEOME SERRULATA)	1.4 LBS/ACRE
5% FRINGED SAGE (ARTEMESIA FRIGIDA)	0.01 LBS/ACRE
5% NARROWLEAF PENSTEMON (PENSTEMON ANGUSTIFOLIUS)	0.15 LBS/ACRE
5% WESTERN YARROW (ACHILLEA LANULOSA)	0.01 LBS/ACRE
	5.83 LBS/ACRE
SEED MIX - D - WET/DRY SEED MIX	
40% - ALKALIGRASS (FUCINELLA DISTANS)	2.00 LBS/ACRE
30% - WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	22.0 LBS/ACRE
30% - SMOOTH BROME (BROMUS INERMIS)	16.0 LBS/ACRE
	40.0 LBS/ACRE

LANDSCAPE TABLE

DESCRIPTION	AREA	PERCENTAGE
SITE AREA (INCLUDING TRACKWAY)	276,276 SF	--
AREA OF ON-SITE LIVING MATERIAL	48,672 SF	17.7%
AREA OF ON-SITE NON-LIVING MATERIAL	45,732 SF	16.7%
AREA OF PAVING AND STRUCTURES	180,108 SF	65.6%
AREA OF LIVING MATERIAL IN ROW	3,067 SF	
AREA OF NON-LIVING MATERIAL IN ROW	6,524 SF	
TOTAL SF OF SPRAY IRRIGATED AREA	26,210 SF	
TOTAL SF OF DRIP IRRIGATED AREA	22,462 SF	

NML-LS-6200.dwg



6:19 PM

12/12/2016

USER: StanleyS

NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	SLB	12/12/2016

DESIGNED BY: SES DATE: 09/01/2014	CHECKED BY: SES DATE: 12/12/2016	HORIZ SCALE: NA
DRAWN BY: BMK DATE: 09/16/2014	APPROVED BY: SLB DATE: 12/12/2016	VERT SCALE: NA

RID FasTracks
North Metro Rail Line


REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

NORTH METRO RAIL LINE

LANDSCAPE
NORTHGLENN AT 112TH STATION
PLANTING NOTES

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DWG No. LS-6200



CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

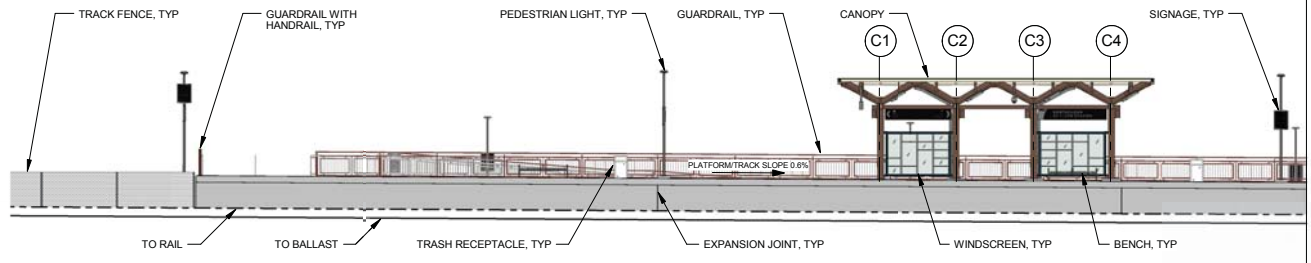
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG.

GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

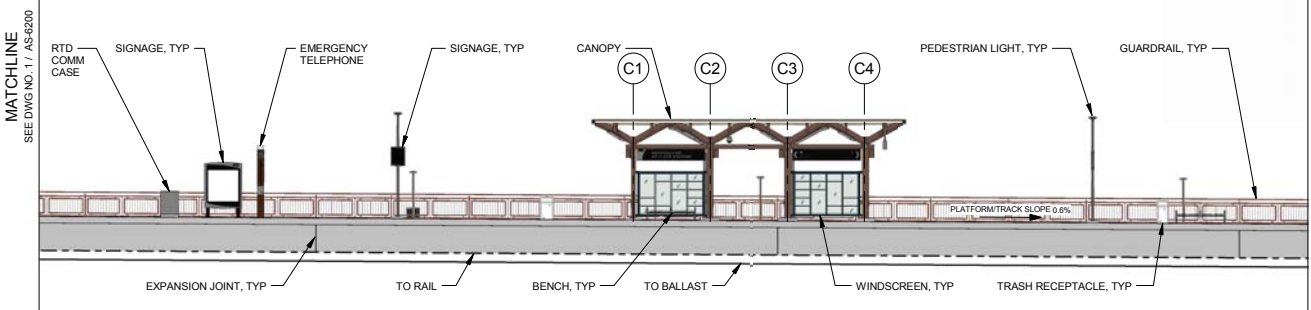
Know what's Below.
Call before you dig.

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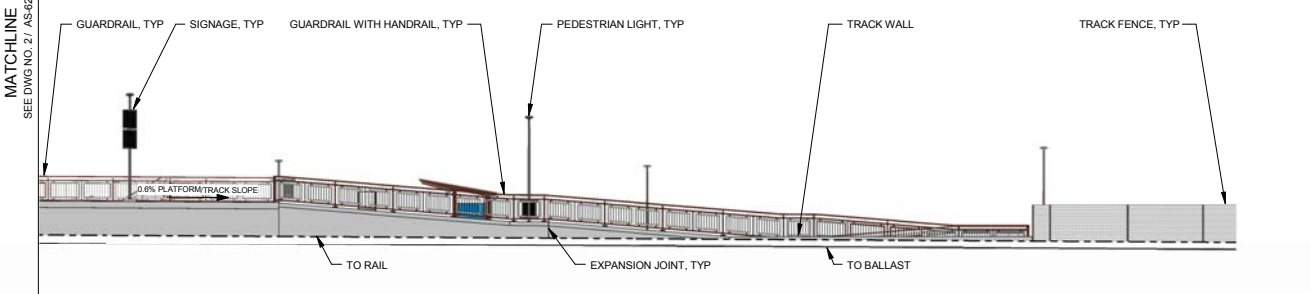
USER: Tblmke



1 PLATFORM ELEVATION - NORTH



2 PLATFORM ELEVATION - SOUTH



3 PLATFORM ELEVATION - SOUTH RAMP

MATCHLINE
SEE DWG NO. 2 / AS-6200

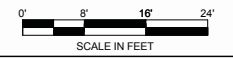
MATCHLINE
SEE DWG NO. 3 / AS-6200

- NOTES:**
1. FOR STATION SPECIFIC STRUCTURAL DETAILS, SEE DRAWING SERIES SS-6000
 2. FOR STATION SPECIFIC MECHANICAL DETAILS, SEE DRAWING SERIES MS-6000
 3. FOR STATION SPECIFIC PLUMBING DETAILS, SEE DRAWING SERIES PS-6000
 4. FOR STATION SPECIFIC ELECTRICAL DETAILS, SEE DRAWING SERIES ES-6000
 5. FOR STATION SPECIFIC CIVIL DETAILS, SEE DRAWING SERIES CS-6000
 6. FOR STATION SPECIFIC GRADING DETAILS, SEE DRAWING SERIES DJ-6000
 7. FOR STATION SPECIFIC UTILITY DETAILS, SEE DRAWING SERIES UB-6000
 8. FOR STATION SPECIFIC LANDSCAPE DETAILS, SEE DRAWING SERIES LS-6000
 9. FOR STATIONS STANDARD ARCHITECTURAL DETAILS SEE DRAWING SERIES AS-1000
 10. FOR STATION STANDARD ARCHITECTURAL STRUCTURAL DETAILS SEE DRAWING SERIES SS-1000

AMENITY	MATERIAL	FINISH COLOR	REMARKS
TICKET WINK ROOF	GLASS	OLD CASTLE CLEAR WITH ARCTIC SNOW LAMINATE	LAMINATED, TEMPERED
JAIL METAL: STEEL STRUCTURE, DOWNSPOUT GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM B
CANOPY JAIL METAL: STEEL STRUCTURE, DOWNSPOUT GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC - SEE STATION SPECIFIC PLANS FOR COLOR	COATING SYSTEM B; ALL EXPOSED METAL TO BE COATED, UON
VARIABLE MESSAGE SIGN MOUNTING	METAL	BLACK, RAL 9005	COATING SYSTEM B
LIGHT POLE & FIXTURE	METAL	BLACK, RAL 9005	POWDER COATED
BENCH	METAL	BLACK, RAL 9005	
PAVING - PLATFORM, RAMPS, STAIRS, LANDINGS, PLAZA, SIDEWALKS	CONCRETE	GRAY	MEDIUM BROOM FINISH
TRASH RECEPTACLE	METAL	BLACK, RAL 9005	PREFINISHED
DETECTABLE WARNING STRIP	-	FEDERAL YELLOW #3338	PER MANUFACTURER
BIKE RACK	METAL	GREEN, RAL 6009	GALVANIZED, PANGARD II POLYESTER POWDER COAT
BIKE LOCKER	FIBERGLASS	TAN	PER MANUFACTURER
RAILINGS - DECORATIVE RAILS & GUARDRAILS	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM C
-HANDRAILS	METAL	-	STAINLESS STEEL
-HANDRAIL BRACKETS	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM C
-BASE PLATE	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM C
PEDESTRIAN BUS SHELTER	METAL	BLACK, RAL 9005	PER MANUFACTURER
CAST IN PLACE CONCRETE RETAINING WALLS AT 20th, 112th AND 104th STATIONS	PAINTED CONCRETE	BROWN, FS 30450	FRACTURED FIN FORMLINER, 3/4" MAX DEPTH, 1-1/2" OC MAX FIN SPACING, EXTERIOR PAINT
OCS POLES AT STATION PLATFORM	STEEL	BLACK, RAL 9005	
YARD HYDRANT CAGE	STEEL	STAINLESS STEEL	

CANOPY FINISHES LEGEND

ELEMENT	FINISH	COATING SYSTEM
COLUMN	TNEMEC IRONWOOD 288R	B
SPINE BEAM	TNEMEC IRONWOOD 288R	B
OUTRIGGER	TNEMEC IRONWOOD 288R	B
GLASS PANEL FRAME	TNEMEC BALSAWOOD 134GN	B
GUTTER	TNEMEC BALSAWOOD 134GN	B
DOWNSPOUT	TNEMEC IRONWOOD 288R	B
WINDSCREEN	TNEMEC BALSAWOOD 134GN	B
GLASS LITES	OLDCASTLE SOLEXA WITH ARCTIC SNOW LAMINATE	-
SEALANT	CLEAR	B
ACCESS PANEL COVER	MATCH ADJACENT STEEL FINISH	B
JUNCTION BOX	TNEMEC IRONWOOD 288R	B
STEEL PLATE	TNEMEC IRONWOOD 288R	B



NO.	ISSUED FOR CONSTRUCTION	VAM	09/21/2016

DESIGNED BY: MBB DATE: 07/14/14
 DRAWN BY: TJG DATE: 07/14/14
 CHECKED BY: TLB DATE: 09/26/2016
 APPROVED BY: VAM DATE: 09/26/2016
 HORZ SCALE: 1/16" = 1'
 VERT SCALE: N/A

IRON HORSE ARCHITECTS
 RESPONSIBLE DESIGN

475 17th Street Suite 720
 Denver, Colorado 80202
 iron-horse-architects.com

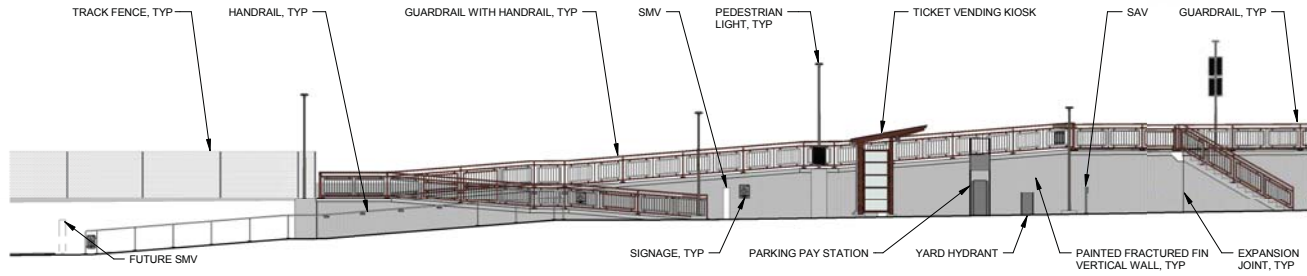
RTD FasTracks
 North Metro Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

NORTH METRO RAIL LINE

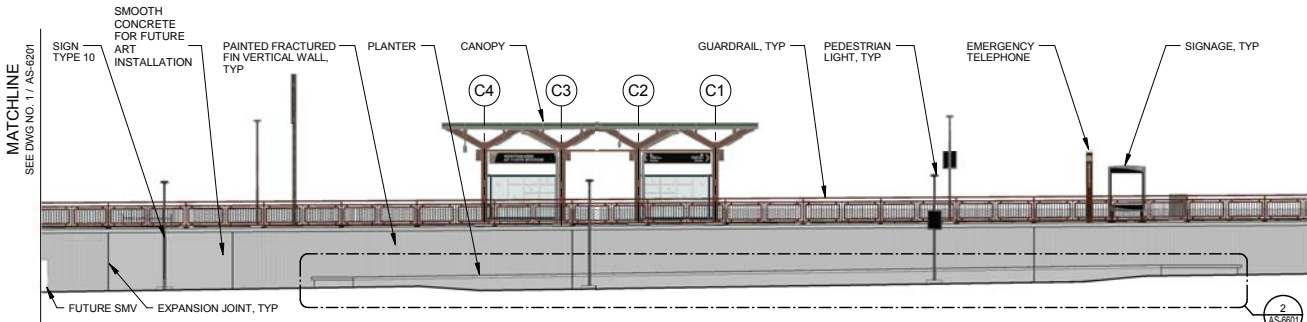
ARCHITECTURAL
 NORTHGLENN AT 112TH STATION
 STATION ELEVATION - EAST PLATFORM

DWG No. AS-6200



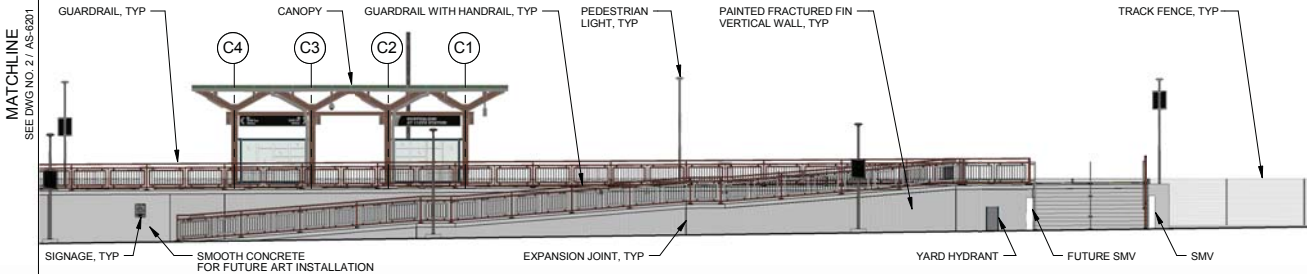
1 STATION ELEVATION - SOUTH RAMP

MATCHLINE
SEE DWG NO. 2 / AS-6201



2 STATION ELEVATION - SOUTH

MATCHLINE
SEE DWG NO. 3 / AS-6201



3 STATION ELEVATION - NORTH

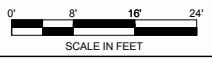
MATCHLINE
SEE DWG NO. 2 / AS-6201

- NOTES:**
- FOR STATION SPECIFIC STRUCTURAL DETAILS, SEE DRAWING SERIES SS-6000
 - FOR STATION SPECIFIC MECHANICAL DETAILS, SEE DRAWING SERIES MS-6000
 - FOR STATION SPECIFIC PLUMBING DETAILS, SEE DRAWING SERIES PS-6000
 - FOR STATION SPECIFIC ELECTRICAL DETAILS, SEE DRAWING SERIES ES-6000
 - FOR STATION SPECIFIC CIVIL DETAILS, SEE DRAWING SERIES CS-6000
 - FOR STATION SPECIFIC GRADING DETAILS, SEE DRAWING SERIES DJ-6000
 - FOR STATION SPECIFIC UTILITY DETAILS, SEE DRAWING SERIES UB-6000
 - FOR STATION SPECIFIC LANDSCAPE DETAILS, SEE DRAWING SERIES LS-6000
 - FOR STATIONS STANDARD ARCHITECTURAL DETAILS SEE DRAWING SERIES AS-1000
 - FOR STATION STANDARD ARCHITECTURAL STRUCTURAL DETAILS SEE DRAWING SERIES SS-1000

AMENITY	MATERIAL	FINISH COLOR	REMARKS
TICKET KIOSK ROOF	GLASS	OLD CASTLE CLEAR WITH ARCTIC SNOW LAMINATE	LAMINATED, TEMPERED
JAIL METAL: STEEL STRUCTURE, DOWNSPOUT GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM B
CANOPY	METAL	TNEMEC - SEE CANOPY FINISHES LEGEND	COATING SYSTEM B; ALL EXPOSED METAL TO BE COATED, UCN
VARIABLE MESSAGE SIGN MOUNTING	METAL	BLACK, RAL 9005	COATING SYSTEM B
LIGHT POLE & FIXTURE	METAL	BLACK, RAL 9005	POWDER COATED
BENCH	METAL	BLACK, RAL 9005	
PAVING - PLATFORM, RAMPS, STAIRS, LANDINGS, PLAZA, SIDEWALKS	CONCRETE	GRAY	MEDIUM BROOM FINISH
TRASH RECEPTACLE	METAL	BLACK, RAL 9005	PREFINISHED
DETECTABLE WARNING STRIP	-	FEDERAL YELLOW #3538	PER MANUFACTURER
BIKE RACK	METAL	GREEN, RAL 6009	GALVANIZED, PANGARD II POLYESTER POWDER COAT
BIKE LOCKER	FIBERGLASS	TAN	PER MANUFACTURER
RAILINGS - DECORATIVE RAILS & GUARDRAILS	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM C
-HANDRAILS	METAL	-	STAINLESS STEEL
-HANDRAIL BRACKETS	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM C
-BASE PLATE	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM C
PEDESTRIAN BUS SHELTER	METAL	BLACK, RAL 9005	PER MANUFACTURER
CAST IN PLACE CONCRETE RETAINING WALLS AT 20th, 112th AND 104th STATIONS	PAINTED CONCRETE	BROWN, FS 30450	FRACTURED FIN FORMLINER, 1/2" MAX. DEPTH, 1-1/2" OC MAX. FIN SPACING, EXTERIOR PAINT
OCS POLES AT STATION PLATFORM	STEEL	BLACK, RAL 9005	
YARD HYDRANT CAGE	STEEL	STAINLESS STEEL	

CANOPY FINISHES LEGEND

ELEMENT	FINISH	COATING SYSTEM
COLUMN	TNEMEC IRONWOOD 28BR	B
SPINE BEAM	TNEMEC IRONWOOD 28BR	B
OUTRIGGER	TNEMEC IRONWOOD 28BR	B
GLASS PANEL FRAME	TNEMEC BALSAMWOOD 136GN	B
GUTTER	TNEMEC BALSAMWOOD 136GN	B
DOWNSPOUT	TNEMEC IRONWOOD 28BR	B
WINDSCREEN	TNEMEC BALSAMWOOD 136GN	B
GLASS LITES	OLDCASTLE SOLEXIA WITH ARCTIC SNOW LAMINATE	-
SEALANT	CLEAR	B
ACCESS PANEL COVER	MATCH ADJACENT STEEL FINISH	B
JUNCTION BOX	TNEMEC IRONWOOD 28BR	B
STEEL PLATE	TNEMEC IRONWOOD 28BR	B



NO.	ISSUED FOR CONSTRUCTION	BY	DATE
0	ISSUED FOR CONSTRUCTION	VAM	09/21/2016
NO.	REVISIONS	BY	DATE

DESIGNED BY: MBB DATE: 01/05/15
 DRAWN BY: TJG DATE: 01/05/15
 CHECKED BY: TLB DATE: 09/26/2016
 APPROVED BY: VAM DATE: 09/26/2016
 HORZ. SCALE: 1/16" = 1'
 VERT. SCALE: N/A

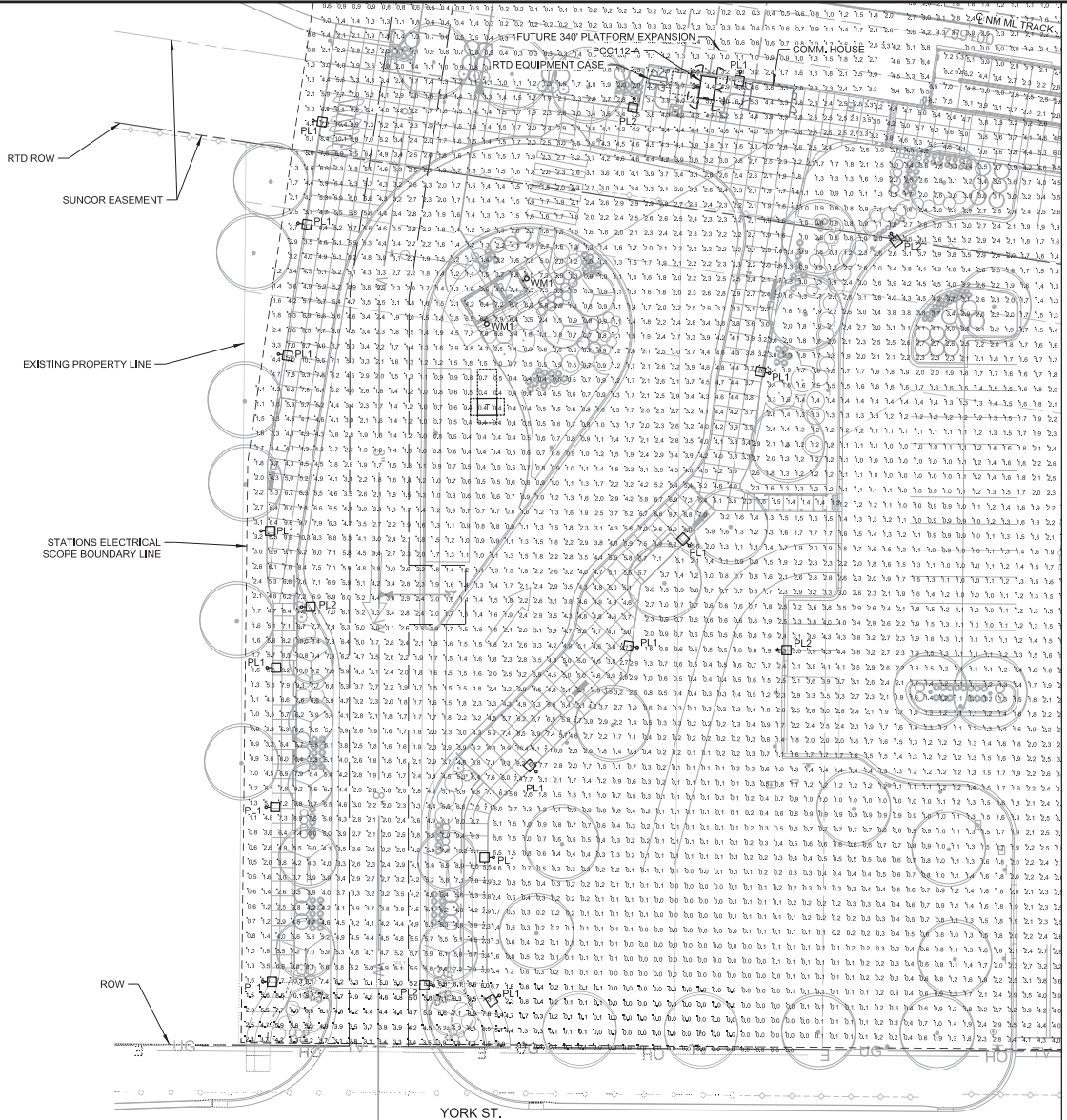
IRON HORSE ARCHITECTS
 RESPONSIBLE DESIGN
 475 17th Street Suite 720
 Denver, Colorado 80202
 iron-horse-architects.com

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

NORTH METRO RAIL LINE
 ARCHITECTURAL
 NORTHGLENN AT 112TH STATION
 STATION ELEVATION - EAST PLATFORM WALL

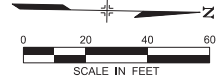
DWG No. AS-6201

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 5/12/2016 3:46:49 PM NMLE-ES-0103-112thStnPHotMPS.dgn



MATCHLINE SEEING NO. 656104

GENERAL NOTES:
 1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AG32 VERSION 16.3.
 2. REFER TO PHOTOMETRIC INPUT SUMMARIES SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



1 SITE PHOTOMETRIC PLAN - SOUTH

PRELIMINARY
 NOT FOR
 CONSTRUCTION

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-036.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SJ/GP DATE: 05/09/2016
 DRAWN BY: AR/TE DATE: 05/06/2016

CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

SSG MEP, Inc.
 3025 S. Parker Road, Suite 1100
 Aurora, Co 80014-2950
 303.696.2600 Fax: 303.696.0812
 www.ssggroupinc.com

RTD FastTracks
 North Metro
 Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BLAIR STREET
 DENVER, CO 80202
 (303) 628-6000

NORTH METRO RAIL LINE

ELECTRICAL
 NORTHGLENN AT 112TH STATION
 SITE PHOTOMETRIC PLAN - SOUTH

DWG No. ES-6103

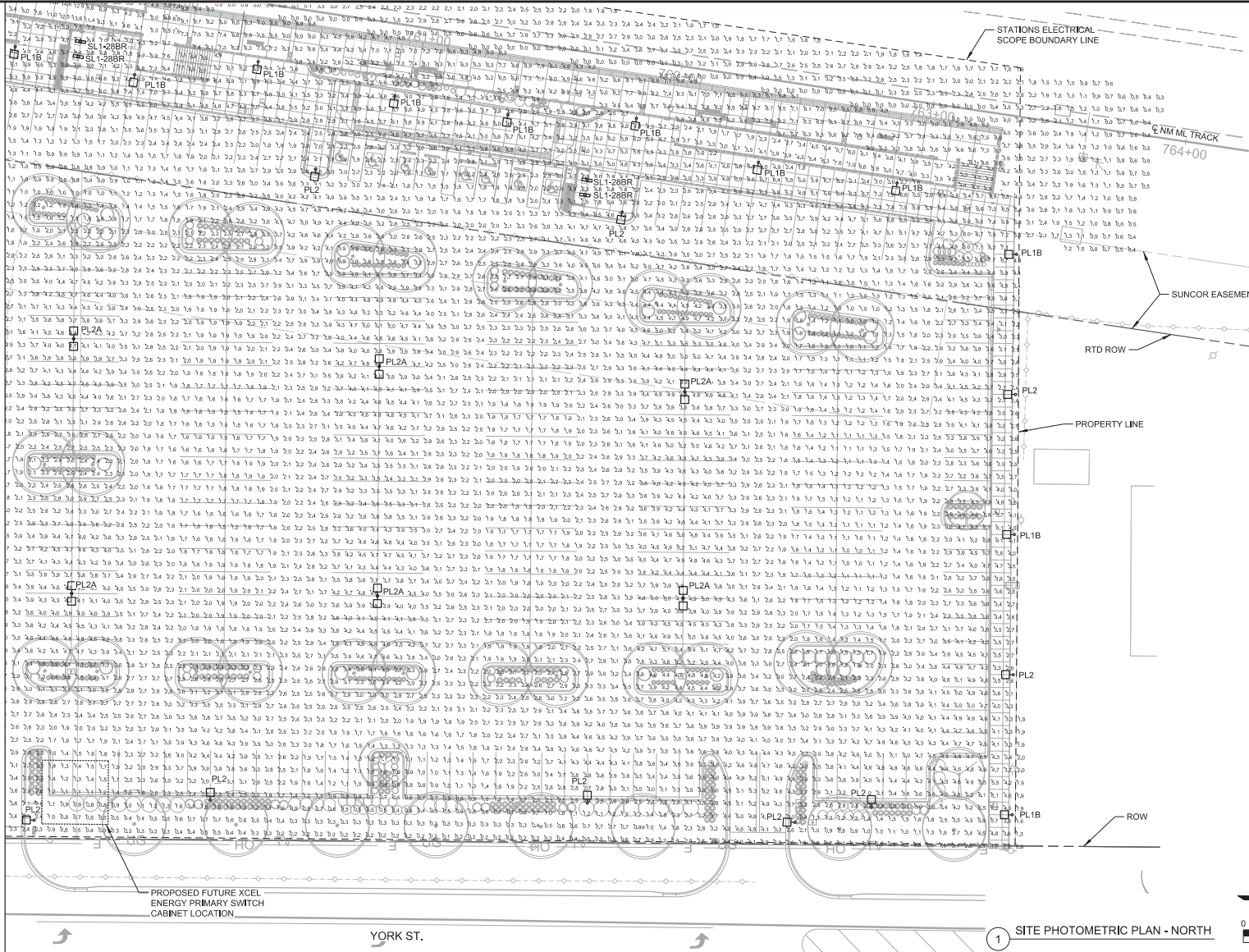
MATCHLINE
SEE DWG NO. ES-6103

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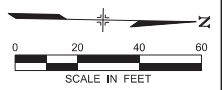
3/4/2016 PM

5/12/2016

USER: Admin08



GENERAL NOTES:
 1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AG32 VERSION 16.3.
 2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



1 SITE PHOTOMETRIC PLAN - NORTH

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-038.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: S/JGP DATE: 05/09/2016
 DRAWN BY: AR/TE DATE: 05/06/2016
 CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

REGIONAL RAIL PARTNERS

SSG MEP, Inc.
 3025 S. Parker Road, Suite 1100
 Aurora, CO 80014-2950
 303.696.2600 fax 303.696.0812
 www.ssggroupinc.com

RTD FastTracks
 North Metro
 Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BEARS STREET
 DENVER, CO 80202
 (303) 628-8000

NORTH METRO RAIL LINE

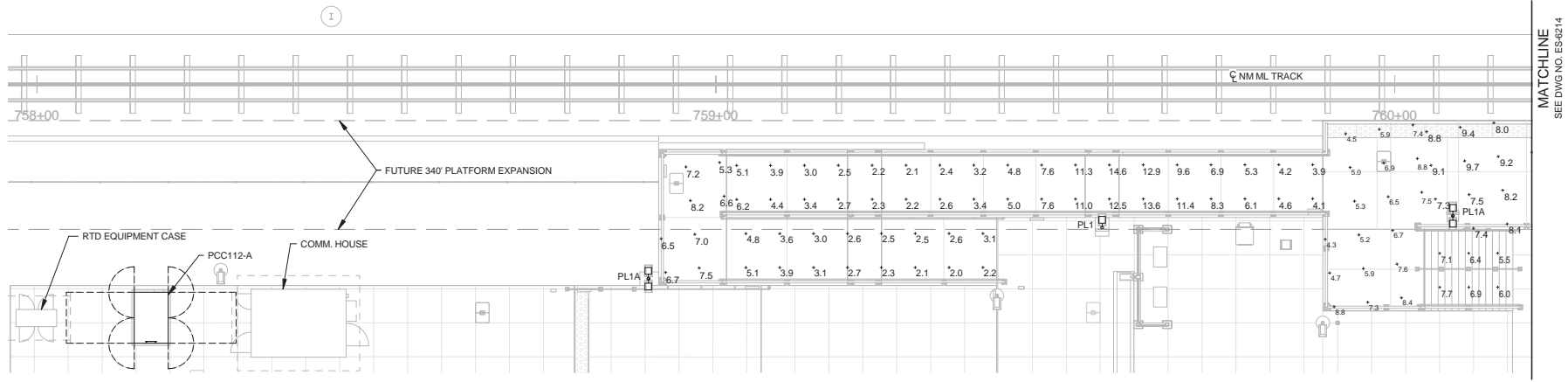
ELECTRICAL
NORTHGLENN AT 112TH STATION
SITE PHOTOMETRIC PLAN - NORTH

DWG No. ES-6104

NM-E-ES-6213-112thPhotoSo.dwg

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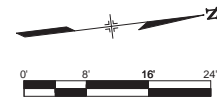
USER: Alberto



1 PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH

GENERAL NOTES:

1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AGI32 VERSION 16.3.
2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED BY: SRJ	DATE: 05/05/2016	CHECKED BY: KAT	DATE: 05/09/2016	HORIZ. SCALE: 1/16" = 1'
DRAWN BY: AR/TE	DATE: 05/06/2016	APPROVED BY: KAT	DATE: 05/20/2016	VERT. SCALE: N/A
C	ISSUED FOR 100% SUBMITTAL_CDRL 03-038.10.06	KAT	05/20/2016	
B	ISSUED FOR 90% SUBMITTAL_CDRL 03-037.10.06	KAT	04/29/2015	
A	ISSUED FOR 60% SUBMITTAL_CDRL 03-036.10.06	KAT	10/17/2014	
NO.	REVISIONS	BY	DATE	



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REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-8000

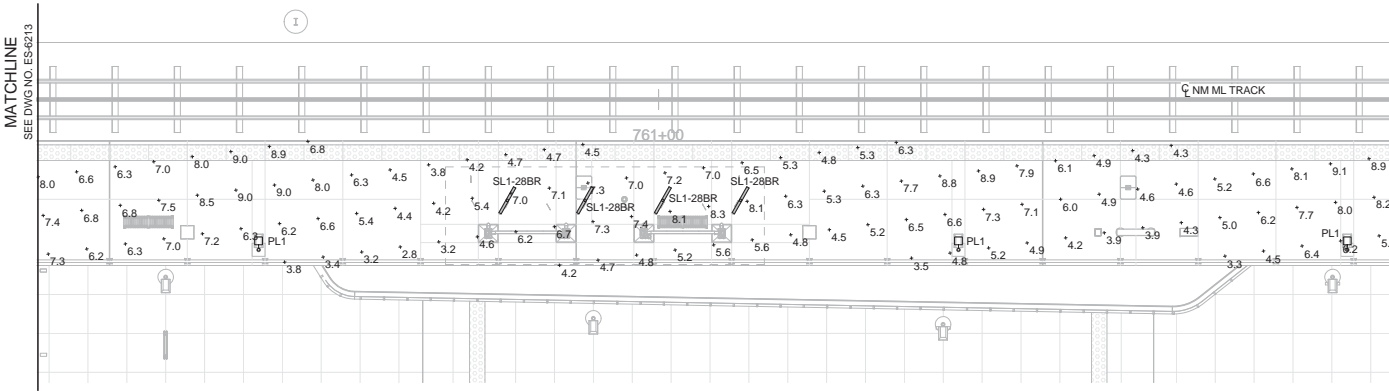
NORTH METRO RAIL LINE

ELECTRICAL
 NORTHGLENN AT 112TH STATION
 PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH

DWG No. ES-6213

MATCHLINE
SEE DWG NO. ES-6213

MATCHLINE
SEE DWG NO. ES-6215



GENERAL NOTES:

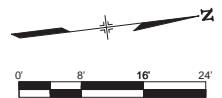
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2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.

1 PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER

NM-E-ES-6214-112thPhotoCn.dwg

5/12/2016 4:49:03 PM

USER: Albert



NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL CDRL 03-038.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SRJ DATE: 05/05/2016
 DRAWN BY: AR/TE DATE: 05/06/2016

CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

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 DENVER, COLORADO 80202
 (303) 628-8000

NORTH METRO RAIL LINE

ELECTRICAL
NORTHGLENN AT 112TH STATION
PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER

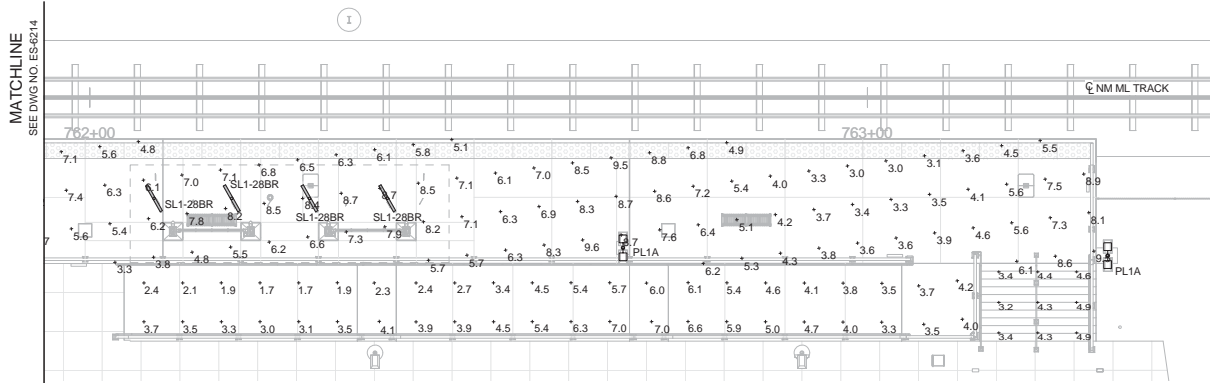
PRELIMINARY
NOT FOR
CONSTRUCTION

DWG No. ES-6214

NM-E-ES-6215-112thPlatformNo.dwg

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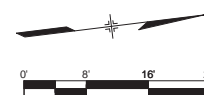
USER: Albario



1 PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH

GENERAL NOTES:

1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AG32 VERSION 16.3.
2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL CDRL 03-038.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SRJ DATE: 05/05/2016
 DRAWN BY: AR/TE DATE: 05/06/2016

CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

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 DENVER, COLORADO 80202
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NORTH METRO RAIL LINE

ELECTRICAL
 NORTHGLENN AT 112TH STATION
 PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH

DWG No. ES-6215

NORTH METRO RAIL LUMINAIRE SCHEDULE - NORTHGLENN AT 112TH STATION

IMAGE	KEY	LAMPS				DESCRIPTION	FINISH	MOUNTING	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LLF	INPUT WATTS	NOTES	
		QTY	TYPE	LUMENS	CFI										CCT
	PL1		LED ARRAY	9,375 LUMENS	70+	4,000 K	SINGLE HEAD PEDESTRIAN LED LUMINAIRE, DIE-CAST ALUMINUM HOUSING WITH 9" ARM LENGTH AND INTEGRAL THERMAL CONTROL SYSTEM, VIBRATION RESISTANT 3G RATING, UL WET LOCATION, FULL CUT-OFF TYPE III OPTICS.	BLACK	7" BASE DIAMETER, 20'-0" ROUND TAPERED STEEL POLE CUT TO 14'-3" WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (4) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 1 - 3 - 90LA - NW - JNV - BLP -OR APPROVED EQUAL- DS210 - R700A140 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - SL - VD	120 - 277 V	0.87	89.0	1
	PL1A		LED ARRAY	9,375 LUMENS EACH LUMINAIRE	70+	4,000 K	SAME AS PL1 EXCEPT DOUBLE HEAD.	BLACK	7" BASE DIAMETER, 20'-0" ROUND TAPERED STEEL POLE CUT TO 14'-3" WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (4) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 2 - 3 - 90LA - NW - JNV - BLP -OR APPROVED EQUAL- DS210 - R700A140 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - SL - VD	120 - 277 V	0.87	178.0	1
	PL1B		LED ARRAY	5,330 LUMENS	70+	4,000 K	SAME AS PL1 EXCEPT LUMEN OUTPUT.	BLACK	7" BASE DIAMETER, 20'-0" ROUND TAPERED STEEL POLE CUT TO 14'-3" WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (4) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 1 - 3 - 55LA - NW - JNV - BLP -OR APPROVED EQUAL- US210 - R700A140 - U1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - SL - VD	120 - 277 V	0.87	54.0	1
	PL2		LED ARRAY	16,732 LUMENS	70+	4,000 K	SINGLE HEAD PARKING LOT LED LUMINAIRE, DIE-CAST ALUMINUM HOUSING WITH 9" ARM LENGTH AND INTEGRAL THERMAL CONTROL SYSTEM, VIBRATION RESISTANT 3G RATING, UL WET LOCATION, FULL CUT-OFF TYPE III OPTICS.	BLACK	7" BASE DIAMETER, 25'-0" ROUND TAPERED STEEL POLE WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (5) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 1 - 3 - 180LA - NW - UNV - 3LP -OR APPROVED EQUAL- DS210 - R700A250 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - VD	120 - 277 V	0.87	177.0	1
	PL2A		LED ARRAY	16,732 LUMENS EACH LUMINAIRE	70+	4,000 K	SAME AS PL2 EXCEPT DOUBLE HEAD.	BLACK	7" BASE DIAMETER, 25'-0" ROUND TAPERED STEEL POLE WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (5) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 2 - 3 - 180LA - NW - UNV - 3LP -OR APPROVED EQUAL- DS210 - R700A250 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - VD	120 - 277 V	0.87	354.0	1
	SL1-288R		LED ARRAY	2,582 LUMENS	80+	4,000 K	SURFACE MOUNT LINEAR LED LUMINAIRE, 4' LENGTH X 4" WIDTH X 4-5/8" OVERALL HEIGHT, EXTRUDED ALUMINUM HOUSING WITH GAS TIGHT ENDS AND HIGH IMPACT ACRYLIC LENS, UL WET LOCATION, IP66.	TO MATCH CANOPY FINISH - TNE MEC IRONWOOD 288R	SURFACE MOUNT	ALW	LIGHTPLANE 3.5 WET LOCATION LP3.5SMB-WL - 4' - HP900-400K - LED - 277 - CUSTOM COLOR - CUSTOM MOUNTING BRACKET -OR APPROVED EQUAL-	277 V	0.87	28.0	1
	WM1		LED ARRAY	3,607 LUMENS	70+	4,000 K	PERFORMANCE LED WALL SOURCE, DIE-CAST ALUMINUM HOUSING AND INTEGRAL THERMAL CONTROL SYSTEM, DIFFUSING GLASS LENS, UL WET LOCATION, FULL CUT-OFF OPTICS.	BRONZE	WALL MOUNT, 8"-C AFF TO BOTTOM OF FIXTURE	PHILIPS GRDCC	121 LED PERFORMANCE SOURCE 121 - 1 - 3 - 35LA-700 - NW - BL2 - DL -OR APPROVED EQUAL-	120 - 277 V	0.87	52.0	1

GENERAL NOTES:

- CONTRACTOR SHALL BID BASED ON THE LUMINAIRE SCHEDULE ONLY. REFER TO SPECIFICATIONS FOR SUBMITTAL, SUBSTITUTION, AND EQUIPMENT LIST REQUIREMENTS.
- CONTRACTOR SHALL SUPPLY UNIT PRICES AT TIME OF BID. LOT PRICES ARE INACCEPTABLE.

DETAIL NOTES:

- FINAL COLOR SELECTION SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO ORDERING.

USER: Adminor 4/29/2016 1:28:12 PM NMLE-ES-6903-112thLumSch.dgn

DESIGNED BY: SJ/GP	DATE: 05/05/2016	CHECKED BY: KAT	DATE: 05/09/2016	HORIZ. SCALE: N/A
DRAWN BY: AR/TE	DATE: 05/06/2016	APPROVED BY: KAT	DATE: 05/20/2016	VERT. SCALE: N/A
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-036.10.06	KAT	05/20/2016	
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	KAT	04/29/2015	
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	KAT	10/17/2014	
NO.	REVISIONS	BY	DATE	

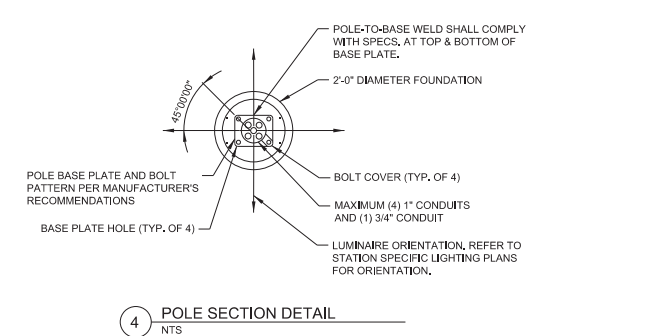
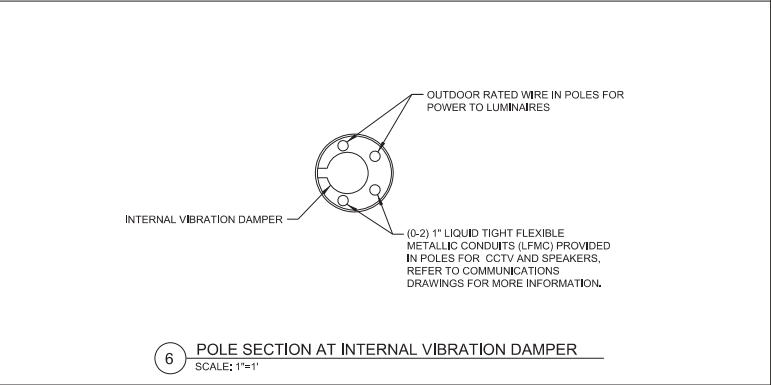
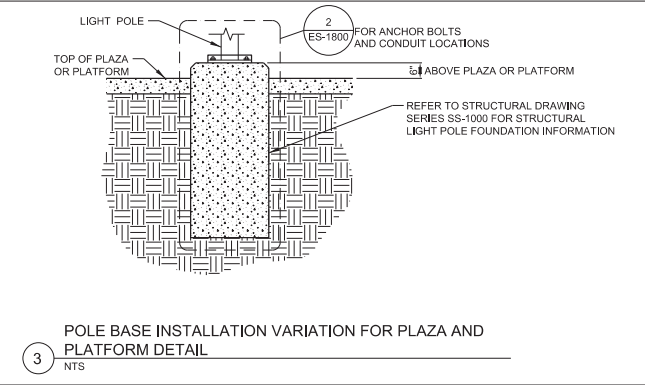
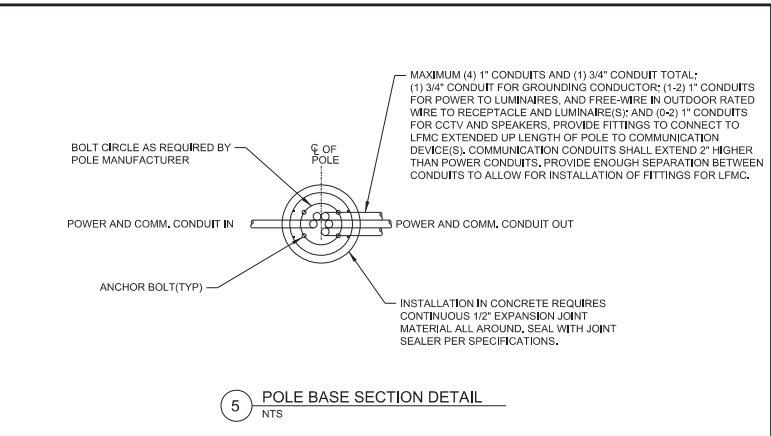
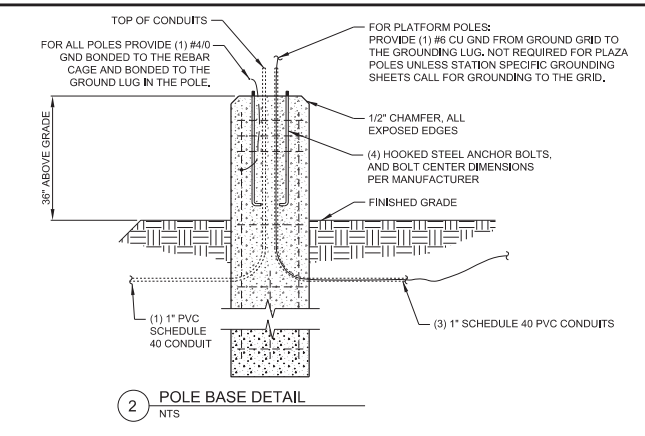
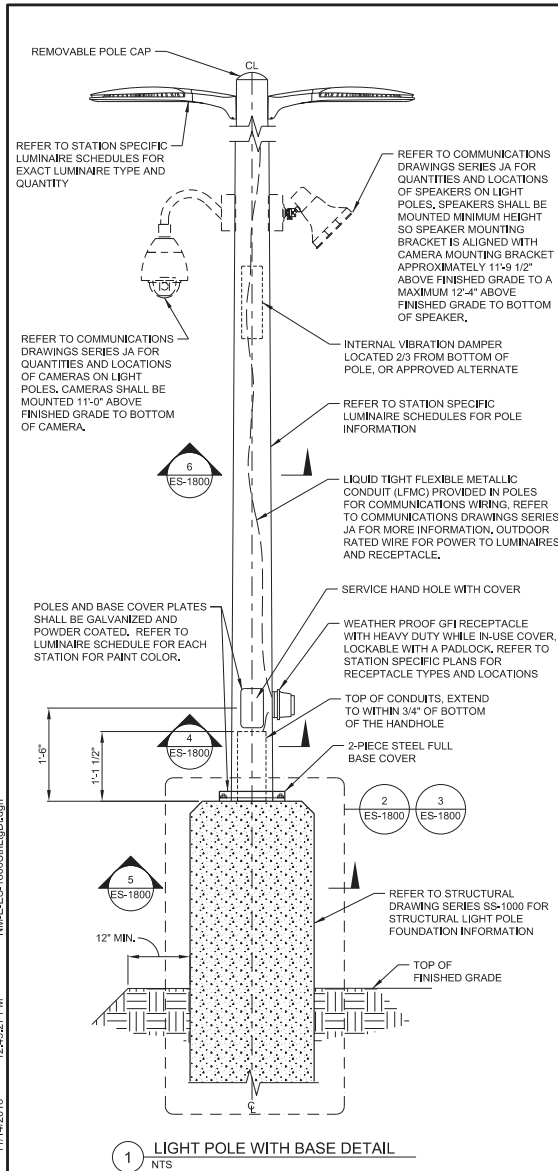


SSG MEP, Inc.
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Aurora, Co 80014-2950
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NORTH METRO RAIL LINE
ELECTRICAL
NORTHGLENN AT 112TH STATION
LUMINAIRE SCHEDULE

PRELIMINARY
NOT FOR
CONSTRUCTION
DWG No. ES-6903



NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	KAT	11/15/2016

DESIGNED BY: SRJ DATE: 11/02/2015
 DRAWN BY: AR/TE DATE: 11/03/2015
 CHECKED BY: KAT DATE: 11/14/2016
 APPROVED BY: KAT DATE: 11/15/2016
 HORIZ. SCALE: N/A
 VERT. SCALE: N/A

RTP REGIONAL RAIL PARTNERS
 RailAmerica | BNSF | CSX | GATX | KCS | NICTD | NORTHEAST | NORTHERN | PORTLAND | ROCKWELL HILL | SOUTHERN | TEXAS | WESTERN

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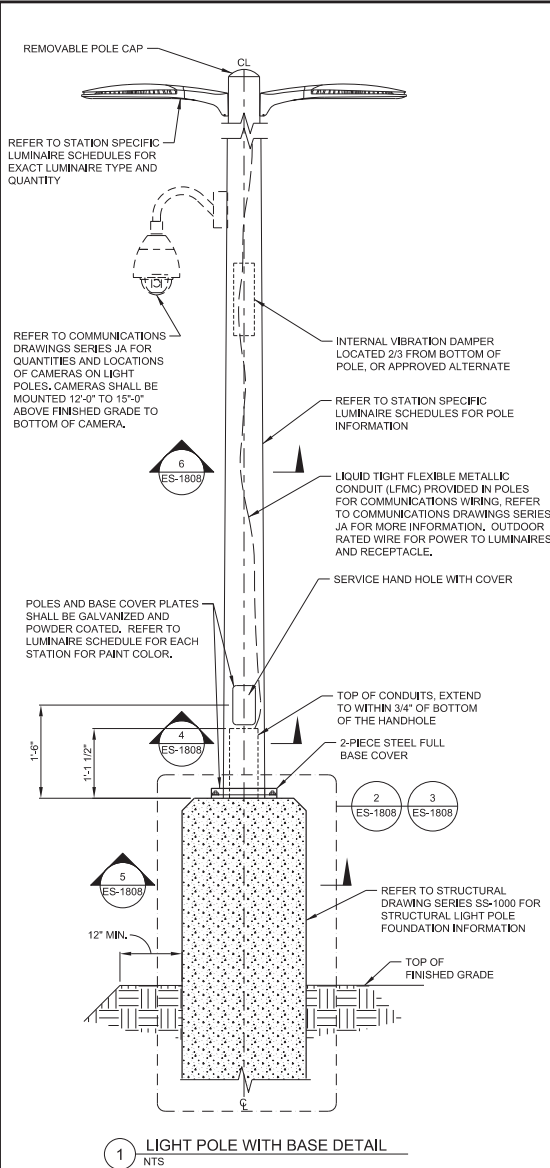
RTD FastTracks
 North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BEARS STREET
 DENVER, CO 80202
 (303) 628-8000

NORTH METRO RAIL LINE
 ELECTRICAL STATIONS, STANDARD DETAILS
 PEDESTRIAN LIGHT POLE DETAILS

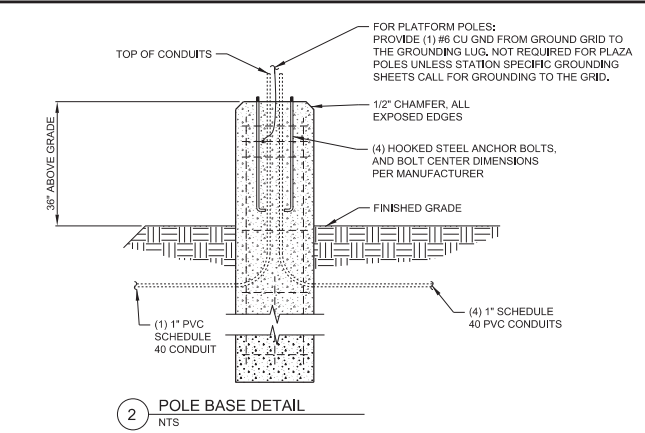
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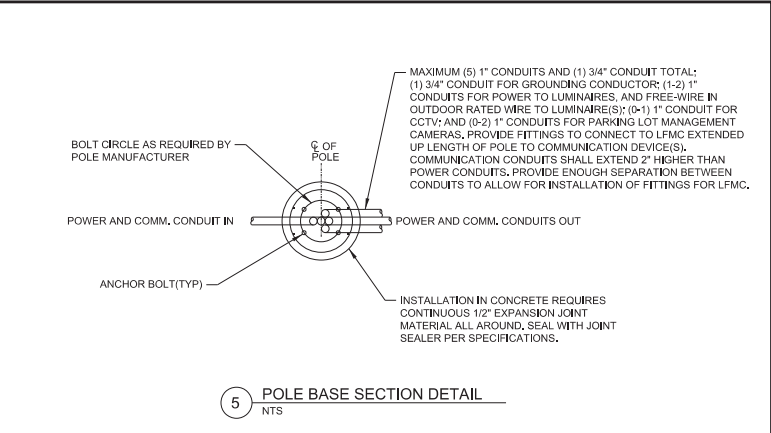
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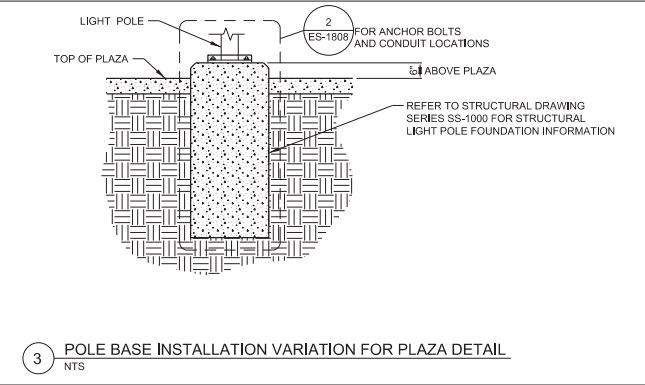
1 LIGHT POLE WITH BASE DETAIL
NTS



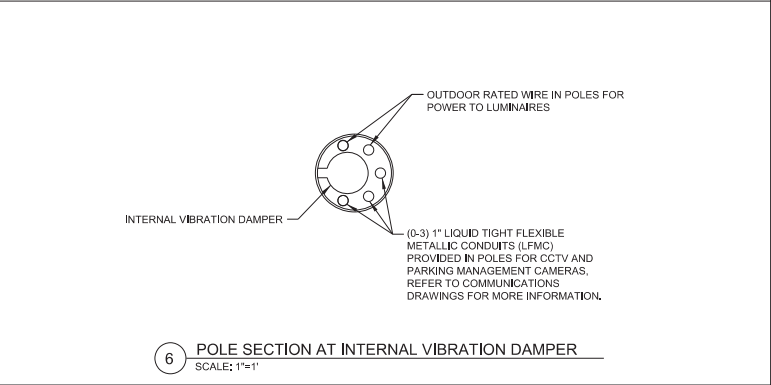
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NTS



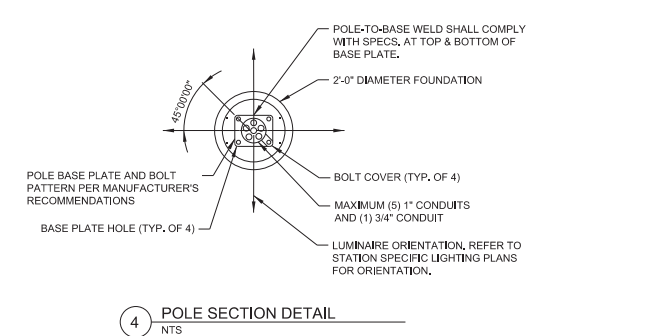
5 POLE BASE SECTION DETAIL
NTS



3 POLE BASE INSTALLATION VARIATION FOR PLAZA DETAIL
NTS



6 POLE SECTION AT INTERNAL VIBRATION DAMPER
SCALE: 1"=1'



4 POLE SECTION DETAIL
NTS

NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	KAT	11/15/2016

DESIGNED BY: SRJ DATE: 11/02/2015
 DRAWN BY: AR/TE DATE: 11/03/2015
 CHECKED BY: KAT DATE: 11/14/2016
 APPROVED BY: KAT DATE: 11/15/2016
 HRZ. SCALE: N/A
 VERT. SCALE: N/A

SSG MEP, Inc.
 3025 S. Parker Road, Suite 1100
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RID FasTracks
 North Metro
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 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAIR STREET
 DENVER, CO, COLORADO 80202
 (303) 628-6000

NORTH METRO RAIL LINE
 ELECTRICAL
 STATIONS, STANDARD DETAILS
 PARKING LOT LIGHT POLE DETAILS

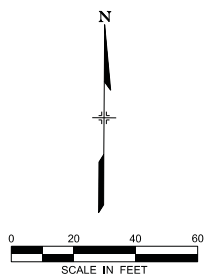
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LEGEND

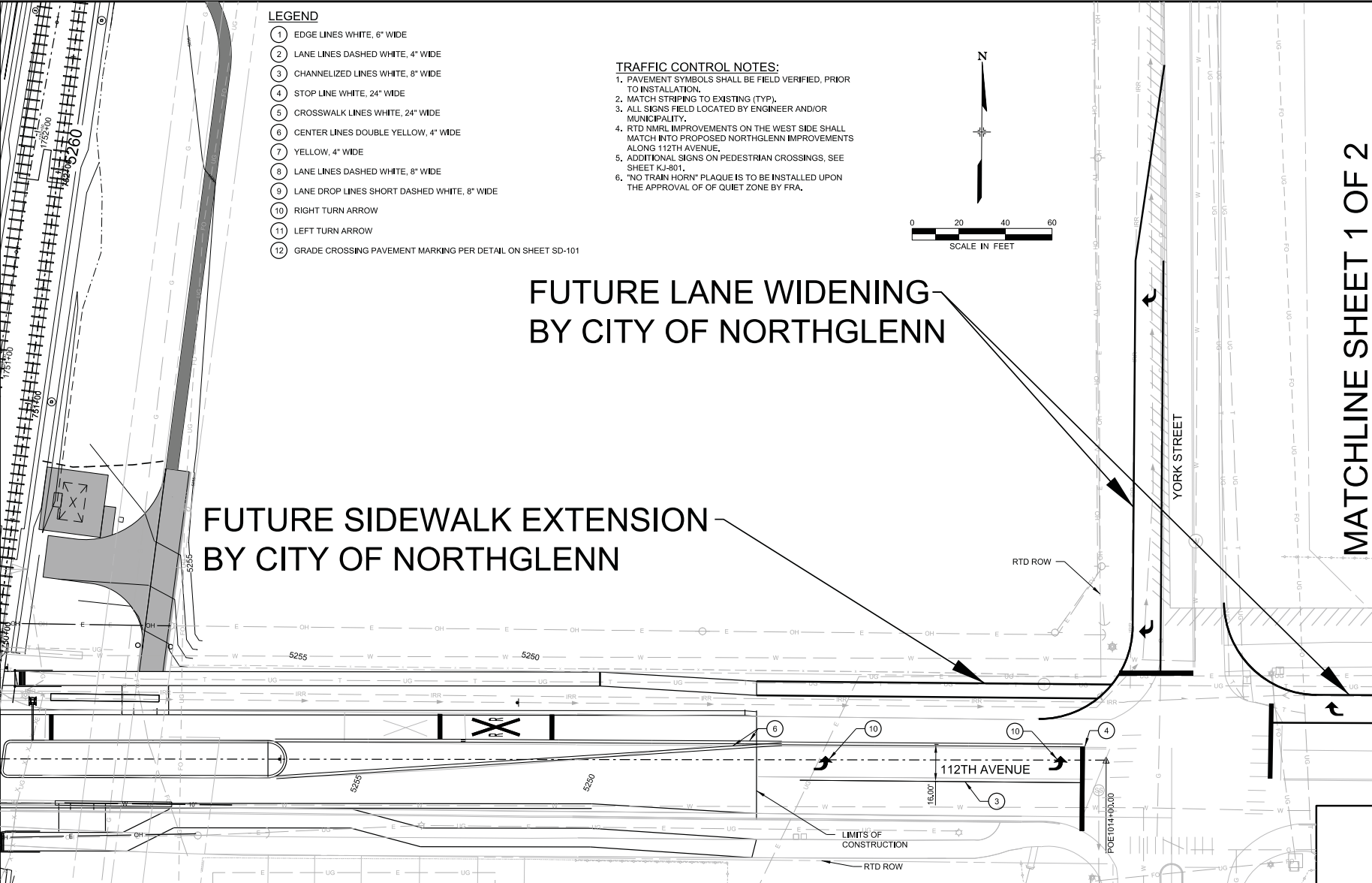
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- ② LANE LINES DASHED WHITE, 4" WIDE
- ③ CHANNELIZED LINES WHITE, 8" WIDE
- ④ STOP LINE WHITE, 24" WIDE
- ⑤ CROSSWALK LINES WHITE, 24" WIDE
- ⑥ CENTER LINES DOUBLE YELLOW, 4" WIDE
- ⑦ YELLOW, 4" WIDE
- ⑧ LANE LINES DASHED WHITE, 8" WIDE
- ⑨ LANE DROP LINES SHORT DASHED WHITE, 8" WIDE
- ⑩ RIGHT TURN ARROW
- ⑪ LEFT TURN ARROW
- ⑫ GRADE CROSSING PAVEMENT MARKING PER DETAIL ON SHEET SD-101

- TRAFFIC CONTROL NOTES:**
1. PAVEMENT SYMBOLS SHALL BE FIELD VERIFIED, PRIOR TO INSTALLATION.
 2. MATCH STRIPING TO EXISTING (TYP).
 3. ALL SIGNS FIELD LOCATED BY ENGINEER AND/OR MUNICIPALITY.
 4. RTD NMRL IMPROVEMENTS ON THE WEST SIDE SHALL MATCH INTO PROPOSED NORTHGLENN IMPROVEMENTS ALONG 112TH AVENUE.
 5. ADDITIONAL SIGNS ON PEDESTRIAN CROSSINGS, SEE SHEET KJ-801.
 6. "NO TRAIN HORN" PLAQUE IS TO BE INSTALLED UPON THE APPROVAL OF OF QUIET ZONE BY FRA.



**FUTURE LANE WIDENING
BY CITY OF NORTHGLENN**

**FUTURE SIDEWALK EXTENSION
BY CITY OF NORTHGLENN**



MATCHLINE SHEET 1 OF 2
MATCHLINE SHEET 2 OF 2

NO.	REVISIONS	BY	DATE

DESIGNED BY:	DATE:	CHECKED BY:	DATE:
DRAWN BY:	DATE:	APPROVED BY:	DATE:

HORZ. SCALE: 1" = 40'
 VERT. SCALE: N/A

RTD FastTracks
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 DENVER, COLORADO 80202
 (303) 628-6000

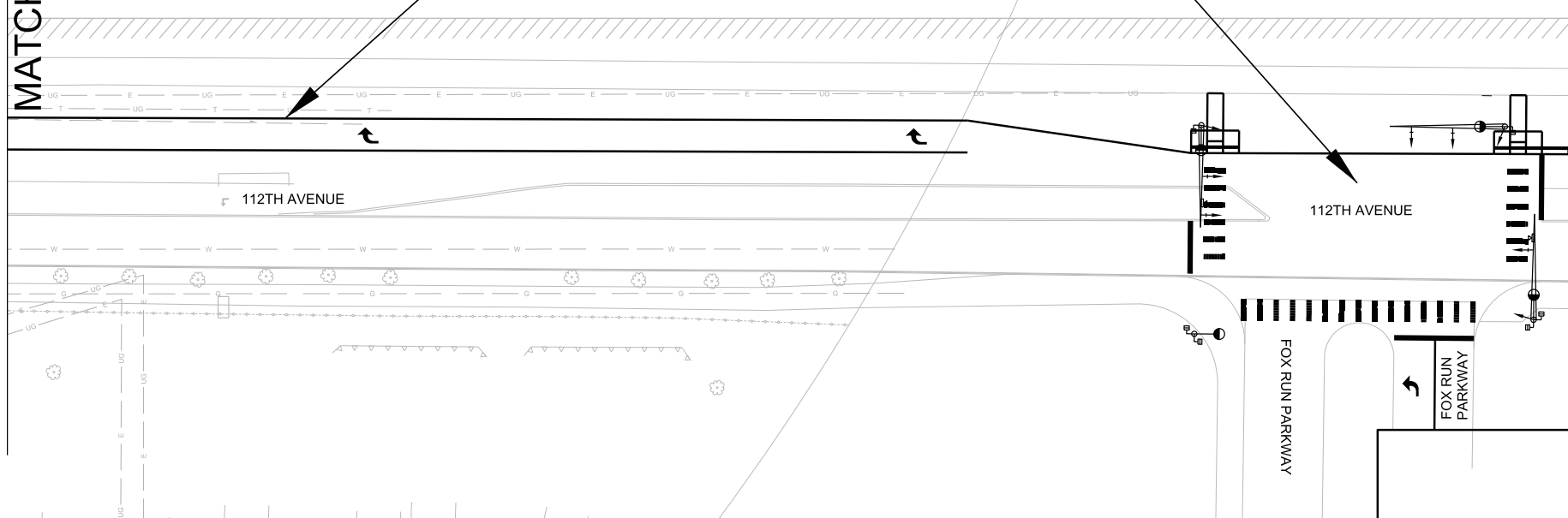
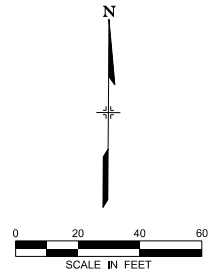
NORTH METRO RAIL LINE
SIGNING AND STRIPING PLAN
112TH AVENUE & YORK STREET (CITY OF NORTHGLENN)
SHEET 1 OF 2

DWG No. X-100

MATCHLINE SHEET 1 OF 2
 MATCHLINE SHEET 2 OF 2

FUTURE INTERSECTION IMPROVEMENTS
 BY CITY OF NORTHGLENN

FUTURE LANE WIDENING
 BY CITY OF NORTHGLENN



USER: sld07672
 10/26/2016 3:55:23 PM
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NO.	REVISIONS	BY	DATE

DESIGNED BY:	DATE:	CHECKED BY:	DATE:	HORIZ. SCALE: 1" = 40'
DRAWN BY:	DATE:	APPROVED BY:	DATE:	VERT. SCALE: N/A

RTD **FasTracks**
 North Metro
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 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAIR STREET
 DENVER, COLORADO 80202
 (303) 628-5000

NORTH METRO RAIL LINE
 SIGNING AND STRIPING PLAN
 112TH AVENUE & YORK STREET (CITY OF NORTHGLENN)
 SHEET 2 OF 2

DWG No. X-101

NORTHGLENN AT 112TH

SOUTHEAST QUARTER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

Exhibit C

LEGAL DESCRIPTION:

NORTHGLENN AT 112TH OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING ALL OF THE TRACTS OF LAND DESCRIBED AT RECEPTION NO. 201500064551, RECORDED ON AUGUST 6, 2015, AND RECEPTION NO. 2015000053437, RECORDED ON JULY 7, 2015, BOTH IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "JR ENG T2S R68W 1/4 S2 S1 1998 PLS 24308"); WHENCE THE SOUTHEAST CORNER OF SAID SECTION 2 (A FOUND 2-1/2" ALUMINUM CAP SET ATOP AN AXLE IN RANGE BOX STAMPED "T2S R68W S2 S1 S11 S12 2000 PLS 28286") BEARS S00°34'18"E A DISTANCE OF 2,627.20 FEET (BASIS OF BEARING - ASSUMED); THENCE S00°34'18"E, COINCIDENT WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,252.23 FEET; THENCE S89°25'42"W A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YORK STREET AND THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064551, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°34'18"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 674.65 FEET TO THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000053437; THENCE S89°26'30"W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 305.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE RTD NORTH METRO CORRIDOR AS DESCRIBED AT RECEPTION NO. 2009000046216, RECORDED JUNE 26, 2009 IN SAID CLERK AND RECORDER'S OFFICE; THENCE N07°30'24"E, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 681.34 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064551; THENCE N89°25'42"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 209.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,727 SQUARE FEET, (3.988 ACRES), MORE OR LESS.

OWNERSHIP AND DEDICATION:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLENN CITY, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE THE REGIONAL TRANSPORTATION DISTRICT OF DENVER, BEING THE OWNER OF THE LAND DESCRIBED ABOVE, HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS OF WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY NORTHGLENN CITY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF NORTHGLENN AT 112TH AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO NORTHGLENN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2016.

REGIONAL TRANSPORTATION DISTRICT

(IF BY CORPORATION, PRESIDENT SIGNS, SECRETARY ATTESTS AND CORPORATE SEAL IS AFFIXED)

STATE OF _____)
) SS.

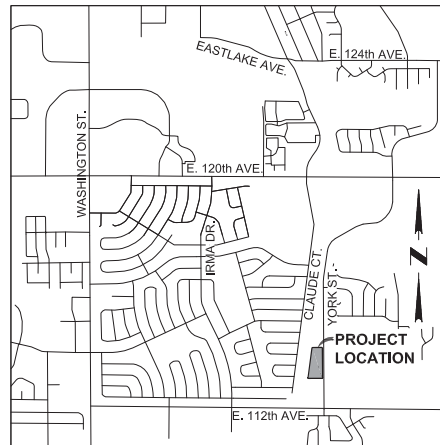
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, ____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 2000'

STANDARD NOTES:

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING BUT NOT LIMITED TO STREETS, ROADS, DRIVES AND ALLEYS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT. YORK STREET EAST OF THE EAST LINE OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN LIES WITHIN THE CITY OF THORNTON. YORK STREET WEST OF SAID EAST LINE LIES WITHIN THE CITY OF NORTHGLENN.
- DRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. DRAINAGE IMPROVEMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPS, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND. TRANSFORMER, SWITCHING BOXES, TERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UTILITIES MAY BE PLACED ABOVE GROUND.

SURVEYOR'S NOTES:

- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, KENNETH W. CARLSON, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF NORTHGLENN AT 112TH WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR SOUTH 00°34'18" EAST. MONUMENTS FOUND FOR THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 2 ARE SHOWN ON THE ACCOMPANYING PLAT. THIS SUBDIVISION PLAT COMPLIES WITH COLORADO REVISED STATUTE 38-51-105.

KENNETH W. CARLSON
COLORADO REGISTRATION NO. 24942
FOR AND ON BEHALF OF JACOBS ENGINEERING GROUP INC.

TITLE INSURANCE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JACOBS ENGINEERING GROUP, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND EASEMENTS OF RECORD JACOBS ENGINEERING GROUP, INC. RELIED UPON TITLE COMMITMENT NUMBER 063662015, EFFECTIVE DATE FEBRUARY 17, 2016, PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY DATED FEBRUARY 17, 2016, AS ISSUED BY H.C. PECK & ASSOCIATES, TO DELINEATE THE AFORESAID INFORMATION.

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY OF NORTHGLENN, COLORADO, THIS ____ DAY OF _____, 2016.

BY _____ CHAIRPERSON

PLANNING AND DEVELOPMENT APPROVAL:

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE ____ DAY OF _____, 2016.

PLANNING AND DEVELOPMENT, DIRECTOR

PUBLIC WORKS AND UTILITIES APPROVAL:

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE ____ DAY OF _____, 2016.

PUBLIC WORKS AND UTILITIES, DIRECTOR

CITY APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVEWAYS AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED IN THE STREET MAINTENANCE NOTE HEREIN, THE DEDICATION OF PUBLIC LANDS SHOWN HEREON, AND THE DEDICATION OF THE EASEMENTS SHOWN HEREON. SIGNED THIS ____ DAY OF _____, 2016

BY _____ MAYOR

ATTEST: BY _____ CITY CLERK

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____ M. ON THE ____ DAY OF _____, A.D. 2016.

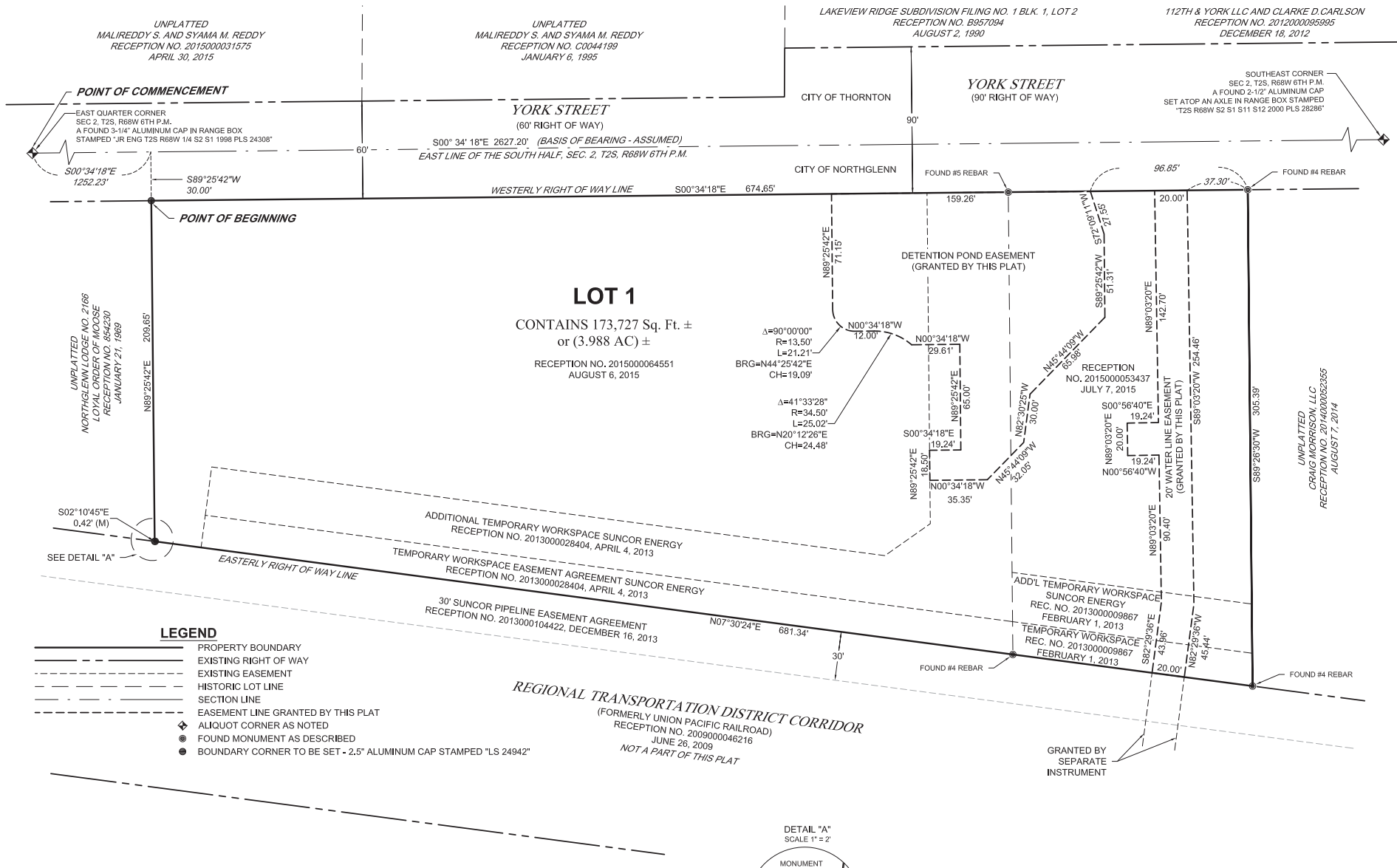
DEPUTY: _____ COUNTY CLERK AND RECORDER

RECEPTION NO. _____

JACOBS PROJECT NO. CLIENT PROJECT NO. REVISION DESCRIPTION DRAWN _____ WML DATE 7/29/2016 SCALE 1"=40'	WVXV7416	NORTHGLENN AT 112TH SE 1/4 SEC. 2, T2S, R68W, 6TH P.M. City of Northglenn, County of Adams, Colorado	
<p>707 11th Street, Suite 2400, Denver CO 80202 (303) 526-2400 Fax (303) 526-2296</p> <p><small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.</small></p>		TITLE: NORTHGLENN AT 112TH	
REVISION:	DRAWING NO. Northglenn-112th-Plat_20160729	SHEET NO. Sheet 1 of 2	

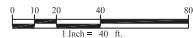
NORTHGLENN AT 112TH

BEING A PORTION OF THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

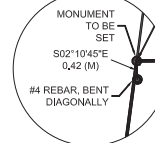


LEGEND

- PROPERTY BOUNDARY
- - - EXISTING RIGHT OF WAY
- - - EXISTING EASEMENT
- - - HISTORIC LOT LINE
- - - SECTION LINE
- - - EASEMENT LINE GRANTED BY THIS PLAT
- ◆ ALIQUOT CORNER AS NOTED
- FOUND MONUMENT AS DESCRIBED
- BOUNDARY CORNER TO BE SET - 2.5" ALUMINUM CAP STAMPED "LS 24942"



DETAIL "A"
SCALE 1" = 2'



JACOBS PROJECT NO. WXXV7416		NORTHGLENN AT 112TH	
CLIENT PROJECT NO.		SE 1/4 SEC. 2, T2S, R68W, 6th P.M.	
REVISION DESCRIPTION		City of Northglenn, County of Adams, Colorado	
DRAWN	WML DATE: 7/29/2016 SCALE: 1" = 40'	TITLE: NORTHGLENN AT 112TH	
JACOBS			
<small>707 17th Street, Suite 2400, Denver CO 80202 (303) 526-2400 Fax: (303) 526-2296</small>			
<small>THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.</small>			
REVISION:	DRAWING NO. Northglenn-112th-Plat_20160729	SHEET NO.	Sheet 2 of 2



CITY OF
Northglenn

Northglenn-112th station
Planned Unit Development (PUD)
Case # Z-2-17

Presented to:

The Northglenn City Council:

March 27th, 2017



INTRODUCTION

Location - 11355 York St

Request - Rezoning to Preliminary and Final PUD

Proposal - Commuter Rail Station and Parking Lot

Approval Criteria – PUD

- That a need exists for the proposal;
- That this particular parcel of ground is indeed the correct site for the proposed development;
- That there has been an error in the original zoning; or
- That there have been significant changes in the area to warrant a zone change;
- That adequate circulation exists and traffic movement would not be impeded by development; and
- That additional municipal service costs will not be incurred which the City is not prepared to meet.



OVERVIEW

- Preliminary and Final PUD approval requested. City Council will need to approve the Preliminary PUD rezoning.

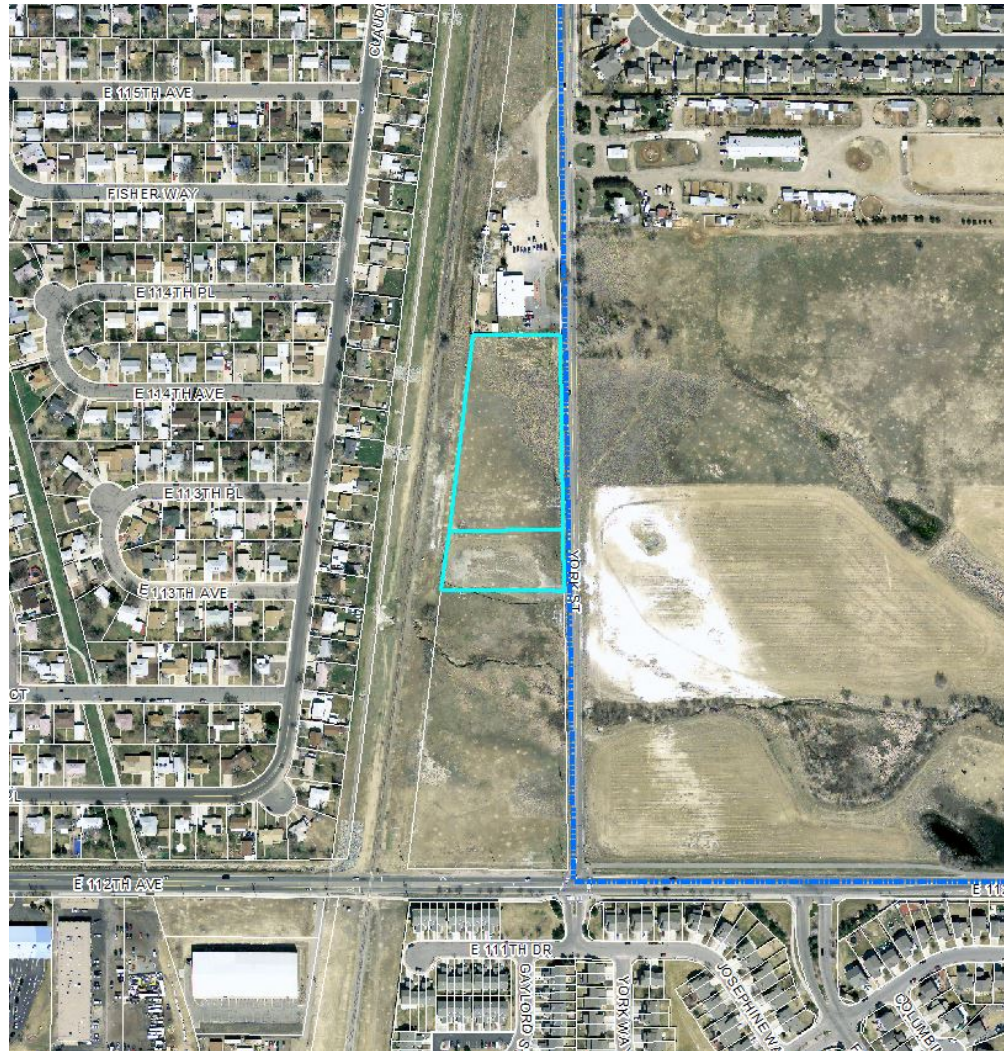


BACKGROUND

- Currently vacant lot(s)
- RTD North Metro commuter rail line to open in 2018
- Current Zoning:
 - C-4 Commercial with Conditional Zoning
 - AG Agriculture
- Applicant proposes Preliminary and Final PUD to allow facilities associated with a commuter rail stop



VICINITY MAP





LAND USE MAP



LAND USE	
Red	COMMERCIAL
Grey	INDUSTRIAL
Blue	INSTITUTIONAL
Light Blue	MIXED USE
Orange	MULTI-FAMILY RESIDENTIAL
Green	OPEN AND AGRICULTURE; UNDEFINED
Light Green	PARKS AND OPEN SPACE
Yellow	SINGLE-FAMILY RESIDENTIAL

LEGAL DESCRIPTION OF PROPERTY

NORTHGLENN AT 112TH OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING ALL THE TRACTS OF LAND DESCRIBED AT RECEPTION NO. 2015000064851, RECORDED ON AUGUST 8, 2015, AND RECEPTION NO. 2015000053437, RECORDED ON JULY 7, 2015, BOTH IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "J.R. ENG 128 R88W 14 S2 S1 1886 PLS 24308"); WHENCE THE SOUTHEAST CORNER OF SAID SECTION 2 (A FOUND 2-1/2" ALUMINUM CAP SET ON AN AXLE IN RANGE BOX STAMPED "128 R88W S2 S1 S11 S12 2000 PLS 28286") BEARS S00°34'16"E A DISTANCE OF 2,627.20 FEET (BASIS OF BEARING - ASSUMED); THENCE N89°09'52"W, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YORK STREET;

THENCE S00°34'16"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,252.97 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2015000064851, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°34'16"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 674.86 FEET TO THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000053437;

THENCE S89°29'42"W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 305.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE RTD NORTH METRO CORRIDOR AS DESCRIBED AT RECEPTION NO. 2009000046216, RECORDED JUNE 26, 2009 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE N07°30'24"E, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 681.34 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064851;

THENCE N89°29'42"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 209.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,727 SQUARE FEET, (3.986 ACRES), MORE OR LESS.

Kenneth W. Carlson
 Prepared by: 7/30/16
 Kenneth W. Carlson P.E. 2492
 For and on behalf of Jacobs Engineering Group Inc.
 707 17th Street, Suite 32400
 Denver, CO 80202
 303.820.5240

GENERAL NOTES

RTD IS RESPONSIBLE FOR MAINTENANCE OF COMMON AND RIGHT-OF-WAY LANDSCAPE.

ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.

INSTALLATION OF ALL UTILITY TAPS SHALL BE OBSERVED BY CITY OF NORTHGLENN PERSONNEL.

CONSTRUCTION OF THE YORK STREET PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF THORNTON STREET STANDARDS AND SPECIFICATIONS. ALL OTHER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN STREET AND DRAINAGE STANDARDS AND SPECIFICATIONS.

ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:

1. GRADING AND DRAINAGE PLAN REPORT
2. EROSION CONTROL PLAN
3. WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
4. LANDSCAPE PLAN
5. IRRIGATION PLAN
6. COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS

ALL EXISTING METER VAULTS, UTILITY SERVICE LINES APPURTENANCES, STREET CURB, GUTTER, SIDEWALK AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

STREET LIGHTS ON PUBLIC STREETS ADJACENT TO THIS SITE, IF NECESSARY, SHALL BE DESIGNED AND INSTALLED BY XCEL ENERGY ACCORDING TO CITY APPROVED STANDARDS AND PAID FOR BY THE DEVELOPER OR PROPERTY OWNER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

DESCRIPTION OF PROPOSED ARCHITECTURAL USE, STYLE, AND MATERIALS

112TH STATION IS A SINGLE SIDE PLATFORM CONFIGURATION WITH A TRANSITION PLAZA AND PARK-RIDE INCLUDING 316 PARKING SPACES. THE ARCHITECTURE AND LANDSCAPE APPROACH INCLUDES A TREE LINE CANOPY STRUCTURE REMINISCENT OF THE MANICURED PARKS OF THE 1960S INCORPORATED IN THE SUBURBAN LIFESTYLE AND MODERN AMERICAN LIVING. THE PLAZA INCLUDES TWO LARGE PLANTERS AND A MANICURED TREE LAWN ALONG YORK STREET. THE PLANNING CONCEPT INCLUDES A PALETTE OF DIVERSE, LOW WATER SPECIES TO SUPPORT NORTHGLENN'S WATER CONSERVING MEASURES.

PRELIMINARY AND FINAL P.U.D

**NORTH METRO RAIL LINE
 P.U.D. 112TH AVENUE STATION, NORTHGLENN, COLORADO
 COVER SHEET**



SITE DATA TABLE

LOT SIZE	173,727 SQ FT	3.98 ACRES
BUILDING FLOOR AREA	9,880 SQ FT ALLOWABLE PER IBC	
BUILDING CONSTRUCTION TYPE	C-4B A1	PROPOSED P.U.D.
ZONING DISTRICT	C-4B A1	PROPOSED P.U.D.
LAND USE	ALLOWED	PROPOSED
BUILDING HEIGHT	35'	ONE 1 STORY, 32', 3'
FLOOR AREA RATIO	5.6	
SETBACKS	NORTH 26' EAST 10' SOUTH 10' WEST 10'	PROPOSED 26' 244.00' 722.00' 234.00'
PARKING SPACES	316	316 TOTAL SPACES
OFF-STREET PARKING	LANDING SPACES HANDICAP SPACES	NONE 6 REGULAR ADA SPACES, 2 VAN ACCESSIBLE ADA SPACES
LANDSCAPE AREA	7%	66,333 SQ FT 33%

LAND USE TABLE

SURFACE	AREA (SQ FT)
STATION PLATFORM AND SIDEWALK	1,150
STATION PARKING LOT	108,987
BUS LOOP	19,338
PLATFORM BASKETBALL HOOP	1,044
LANDSCAPE AREA	43,333
PLAZA AREA	3,500
CONCRETE PAVEMENT	332

PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENTS IDENTIFIED BY THE DESIGN OF THIS PROJECT INCLUDE:	
YORK ST. IMPROVEMENTS	\$410,000
1" WATER MAIN BYPASS (2000'S)	\$240,300
STATION FRONTAGE IMPROVEMENTS (SIDEWALK, LANDSCAPING)	\$57,500

SHEET INDEX

- COVER PAGE
- PUD STANDARDS PAGE
- CIVIL
- CS-6200 - OVERALL SITE PLAN
- UB-6100 - OVERALL UTILITY PLAN
- DJ-6204 - DRAINAGE BASIN MAP - PROPOSED
- LANDSCAPE
- LS-6101 - PLANTING PLAN - SOUTH
- LS-6102 - PLANTING PLAN - NORTH
- LS-6200 - PLANTING NOTES

ARCHITECTURAL

- AS-6200 - PLATFORM ELEVATIONS
- AS-6201 - STATION ELEVATIONS

ELECTRICAL

- ES-6103 - SITE PHOTOMETRIC PLAN - SOUTH
- ES-6104 - SITE PHOTOMETRIC PLAN - NORTH
- ES-6213 - PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH
- ES-6214 - PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER
- ES-6215 - PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH
- ES-6303 - LUMINAIRE SCHEDULE
- ES-1000 - PEDESTRIAN LIGHT POLE DETAILS
- ES-1008 - PARKING LOT LIGHT POLE DETAILS

SUPPLEMENTAL

- X-100 - 112TH AVE & YORK STREET SIGNING AND STRIPING PLAN
- X-101 - 112TH AVE & FOX RUN SIGNING AND STRIPING PLAN

OWNER

RTD
 1500 BLAKE STREET
 DENVER, CO 80202

ARCHITECT OF RECORD

IRON HORSE ARCHITECTS, INC.
 475 17TH ST., #720
 DENVER, CO 80202
 720-855-7572

CONSTRUCTION SCHEDULE

THIS SITE WILL DEVELOP IN A LOGICAL SEQUENCE BEGINNING WITH STATION PLATFORM WORK, UNDERGROUND UTILITIES, SITE GRADING, HARDSCAPES, THEN LANDSCAPING AND FINISHES.

THE FOLLOWING MILESTONES ARE ANTICIPATED TO OVERLAP WITH A FINAL COMPLETION BY JANUARY 2018:

- A) PLATFORM WORK (3-4 MONTHS): INCLUDES CONCRETE FOUNDATIONS AND UNDERGROUND ELECTRICAL SYSTEMS.
- B) UNDERGROUND UTILITIES (3 MONTHS): INCLUDES PARKING LOT DRAIN PIPING, WATER MAIN EXTENSIONS, AND SEWER SERVICE CONNECTING TO SERVICE IN 112TH AVE.
- C) SITE GRADING (2 MONTHS): INCLUDES BASE COURSE FOR HARDSCAPES AND GRADING OF THE WATER QUALITY POND.
- D) HARDSCAPES (3 MONTHS): INCLUDES CURB AND GUTTER, ASPHALT PAVING, CONCRETE PAVING (BUS LOOP), PLAZA PAVING, AND SIDEWALKS.
- E) LANDSCAPING AND FINISHES (4 MONTHS): INCLUDES IRRIGATION SYSTEMS, LANDSCAPING, SIGNS, LIGHT POLES/FIXTURES, PLATFORM CANOPIES, PLATFORM QUADRIL, AND BUS SHELTERS.

CIVIL ENGINEER

STANTEC
 2000 S. COLORADO BLVD., #2-300
 DENVER, CO 80222

LANDSCAPE ARCHITECT

VALERIAN, LLC
 3501 BRIGHTON BLVD, #643
 DENVER, CO 80216
 720-855-7572

ARCHITECT'S CERTIFICATE:

I, VIRGINIA MCALLISTER, A REGISTERED PROFESSIONAL ARCHITECT, DO HEREBY CERTIFY THAT THE PLANS FOR THE P.U.D. NORTH METRO RAIL LINE 112TH AVENUE STATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

VIRGINIA MCALLISTER _____ DATE _____

ENGINEER'S CERTIFICATE:

I, ROB PRATT, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR THE P.U.D. NORTH METRO RAIL LINE 112TH AVENUE STATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

ROB PRATT _____ DATE _____

OWNER'S CERTIFICATE:

I, ASHLAND VAUGHN, AS PROJECT MANAGER OF THE NORTH METRO RAIL LINE FOR RTD, OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE NORTHGLENN 112TH SUBDIVISION.

ASHLAND VAUGHN _____ DATE _____

MAYOR ATTEST: CITY CLERK

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

MAYOR _____

ATTEST: CITY CLERK _____

PLANNING COMMISSION CHAIRPERSON

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PLANNING COMMISSION, CHAIRPERSON _____

DIRECTOR OF PLANNING AND DEVELOPMENT

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PLANNING AND DEVELOPMENT, DIRECTOR _____

DIRECTOR PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PUBLIC WORKS AND UTILITIES, DIRECTOR _____

ADAMS COUNTY CLERK AND RECORDER

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY COUNTY CLERK OF THE CITY OF ADAMS COUNTY OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

CLERK AND RECORDER _____

NOTARY:

STATE OF COLORADO
 COUNTY OF ADAMS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2016 BY _____

MY COMMISSION EXPIRES _____ DATE _____



LAND USE/SITE PLAN

- “Kiss & Ride” Station
- Platform on east side of tracks
- 3 access points off York Street
 - Bus access
 - 2 vehicle access points
- Pedestrian Path
- Development standards:
 - Front: 25 feet
 - Side: 10 feet
 - Rear: 10 feet

PRELIMINARY AND FINAL DEVELOPMENT PERMIT
NORTH METRO RAIL LINE
P.U.D. 112TH AVENUE STATION, NORTHGLENN, COLORADO
PLANNED UNIT DEVELOPMENT STANDARDS

(a) Purpose. The RTD Planned Unit Development serves to provide high-quality, environmentally friendly public transit service and facilities on established corridors. The P.U.D Standards provide accessible, and convenient services capable of attracting and promoting development and investment around stations and along corridors.

(b) All regulations not specified in these Planned Unit Development (P.U.D) standards for the development shall conform to the requirements for each use or most compatible zoning districts as outlined within the City Code in effect at the time of development as determined by the Planning and Development Director. The Planning and Development Director may administratively approve a change to these P.U.D Standards if the requested change is determined by the Planning and Development Director to be a minor amendment to the P.U.D Standards.

(c) The Director of Planning and Development or designee may authorize minor changes or adjustments through an administrative amendment to the approved P.U.D in response to alterations needed when specific applications are submitted. These changes can include (but are not limited to) the reconfiguration, relocation, or reorientation of building pad sites, parking areas and common landscape areas. Minor amendments to the P.U.D Standards must meet the intent of the project.

(d) Main uses permitted.

(1) Temporary Uses permitted only through the approval of a Temporary Use Permit (TUP).
Seasonal sales stand
Food truck
Temporary construction trailers and offices are permitted, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a Certificate of Occupancy for the building to which the office is related.

(2) Transportation uses.

(3) All uses necessary for Transit operations including but not limited to:

Transit passenger shelters and canopies
Ticket kiosks
Passenger platforms
Bus stops and shelters
Bike lockers
Parking structures
Pedestrian bridges or walkways
Operations support facilities
Driver's relief facilities
Surface parking
Parking Garage

(4) Utility and public service uses.

Local utilities

(5) Commercial Mobile Radio Service facilities as allowed in the Zoning Ordinance (CMRS)

(6) Accessory uses.

Accessory outside display
Accessory outside sales
Accessory outside storage
Artwork
Attached telecommunication antenna to existing structure
Photovoltaic Systems (PV Power systems)

(e) Maximum height of any structure is 35' feet.

b. Building Structure Setbacks:

Front: 25 feet
Side: 10 feet
Rear: 10 feet

(f) Parking

a. Setbacks are to be a minimum 15' from collector and arterial streets.

(g) Lighting

1. An overall lighting plan shall be developed in order to coordinate with public street lighting and to establish a hierarchy of illuminated areas.
2. Site lighting shall be even across public spaces, avoiding dark or overly bright areas.
3. Lighting shall be located, oriented, and shielded so as to reduce glare for surrounding buildings, especially residential buildings.
4. Maximum height of pole lights shall not exceed 30' feet in height.
5. All fixtures require full shielding where light emissions are directed downward.

(h) Landscape Requirements

1. Minimum amount of landscaped area per lot is 15%. Plaza areas with landscape elements such as trees in grates, benches, and bike racks qualify towards the 15% landscape area requirement).
2. Along all collector and arterial streets adjacent to or within the P.U.D, there shall be a minimum 15' foot wide landscaped area measured from the curb of the street to any building or parking area. Landscaped width may include paved sidewalks or plaza areas. Along all collector and arterial street right-of-ways.
3. No more than 25 percent of the ground surface area can be exposed gravel or mulch.
4. Within all parking areas, there shall be landscaped end islands and interior islands provided to break up the large expanse of parking area.
5. Landscaping of parking islands shall be at least one tree and five shrubs for each 150 square feet of island unless utilities, traffic sight lines, and heavy anticipated pedestrian traffic make shrubs and trees impractical or as determined through the Development Permit process.
6. All land disturbed by grading shall be re-vegetated with adequate vegetative cover within one year of the disturbance. All finished grades shall emulate natural conditions with all cuts and fill slopes blended back into natural grade with smooth, rounded transitions rather than distinct, angular grade breaks.
7. A change in plant materials over more than five percent (5%) of the total landscaped area shall require submission of an amended landscape plan to the City of Northglenn Planning and Development Department, and such amended landscape plan may be administratively approved by the Director of Planning and Development. Any change over 5% is subject to Planning Commission approval.

(i) Architectural Standards

1. The architectural finish or surface plane, change must be varied along the façade of the building.
2. All buildings shall be designed with the approach of 360 degree architecture. All facades must use the same finish materials, but the percentage of each

type of material used can vary from the front façade. Architectural finishes must be evident on all facades visible from any adjoining property or street.

(j) Site Furnishings

1. Site furnishings shall be designed according to a consistent form, materials, and color. This design shall be coordinated and consistent with the station lighting, and signage.
2. Location of seating shall take into account the needs of transit users and visitors.
3. Benches and bike racks and bike lockers should be provided where appropriate to serve bus stops and other specific needs.

(k) Fences and Retaining Walls not related to transit operations

1. Fences and walls should generally contribute to the visual quality of the project or development, while being by design as unobtrusive as possible. A combination of fencing and landscaping should be incorporated wherever practicable.
2. Walls and fencing shall be constructed of materials and finishes that are compatible with, and complementary of, the adjacent building architecture. Fences and walls should be constructed from durable material such as concrete, stone, brick, metal having a dark finish, or any combination approved through the development permit process.

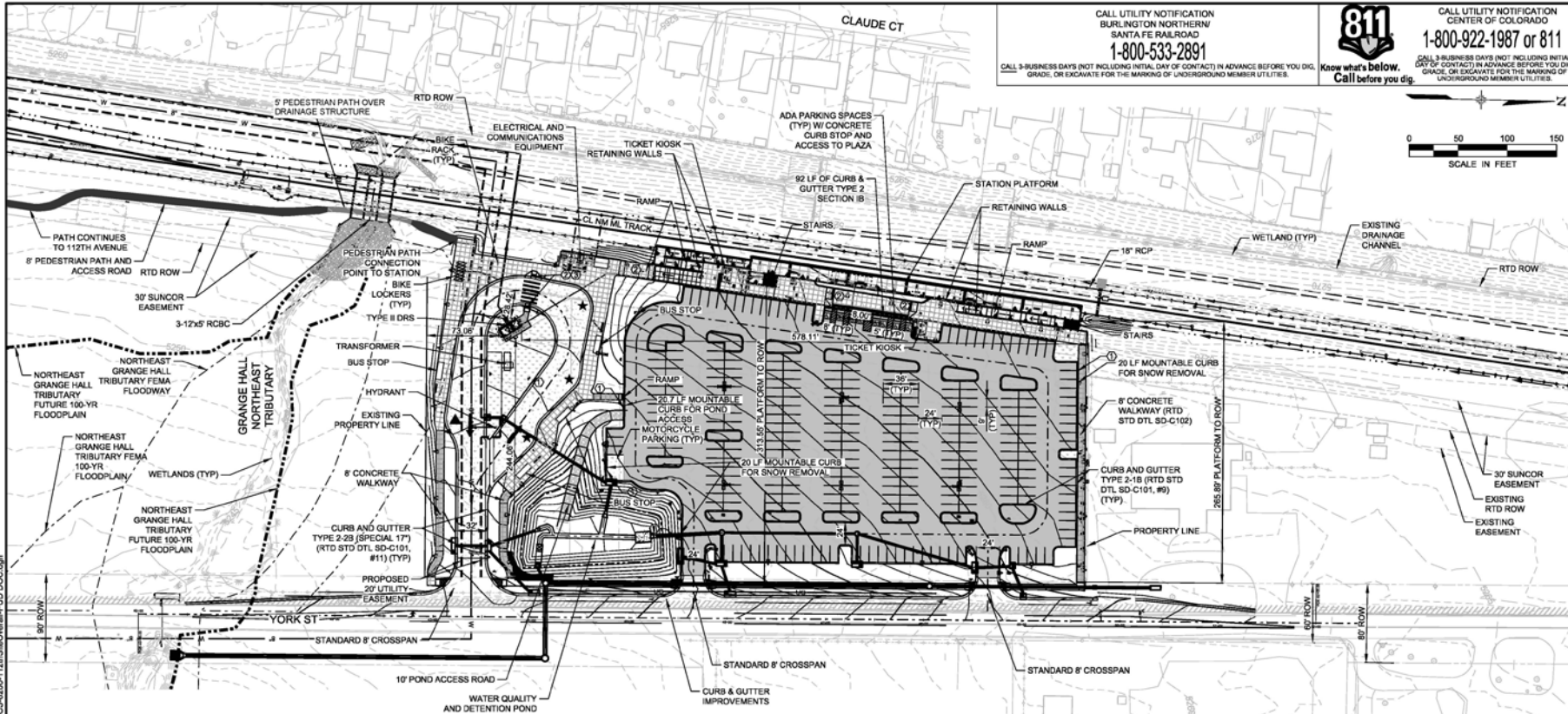
(l) Signs not related to transit operations

1. All other signs are subject to Chapter 21 of the City of Northglenn Municipal Code, the City of Northglenn Sign Code.

(m) General

1. Other issues, requirements or specifications not covered by these standards will be addressed by the general provisions, regulations and standards of the City of Northglenn Municipal Code in effect at the time of building permit application.

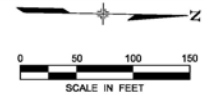
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 12/13/2016
 USER: jbarco



CALL UTILITY NOTIFICATION
 BURLINGTON NORTHERN/
 SANTA FE RAILROAD
1-800-533-2891
 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.

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

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.



- NOTES:**
- ALL CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF NORTHGLEN AND RTD STANDARDS AND SPECIFICATIONS.
 - REFER TO 40 SCALE DRAWINGS FOR ADDITIONAL CONTROL.
 - CONTRACTION JOINTS AT BUS LOOP PER CDOT STANDARD JOINT LAYOUT D-412.2.
 - ▲ DENOTES ARTICULATED BUS BAY (RTD STD SD-C121A)
 - ★ DENOTES 45' BUS BAY (RTD STD SD-C121B).
 - PAVEMENT DEPTHS SHOWN PER DRAFT FINAL GEOTECHNICAL REPORT BY YEH AND ASSOCIATES, 12/9/14 (SEE REPORT FOR SUBGRADE RECOMMENDATIONS).
 - THE CITY OF NORTHGLEN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

STATION SUMMARY

310	—	PARKING SPACES REQUIRED
301	—	REGULAR PARKING SPACES
6	—	REGULAR ADA PARKING SPACES
2	—	VAN ACCESSIBLE ADA PARKING SPACES
309	—	SUBTOTAL REGULAR ADA SPACES PROVIDED
6	—	MOTORCYCLE SPACES
315	—	TOTAL SPACES PROVIDED
4	—	BUS BAYS PROVIDED

LEGEND

	CONCRETE PAVEMENT (10')
	ASPHALT PAVEMENT (4')
	STATION PLAZA PAVING (6') (SEE ARCH PLANS)
	BUS LOOP SURFACING (LANDSCAPE AND GRAVEL PER LS-7200 SERIES)
	GRAVEL

- SCHEDULE**
- 4' MOUNTABLE CURB WITH 1" GUTTER PAN CDOT STD M-609-1
 - NEW TRUNCATED DOME/ DETECTABLE WARNING (CITY OF NORTHGLEN STD DWG R11)
 - NEW CURB RAMP (CITY OF NORTHGLEN STD DWG R9)

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-036.10.06	REP	05/19/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	ALH	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	ALH	10/22/2014

DESIGNED BY: KLR DATE: 07/08/2014
 DRAWN BY: KLR DATE: 07/08/2014
 CHECKED BY: REP DATE: 05/11/2016
 APPROVED BY: DATE:

2006 SOUTH COLORADO BOULEVARD
 SUITE 2-300
 DENVER, CO DORAHO 80222
 (303) 738-4558

REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 629-6900

NORTH METRO RAIL LINE
 CIVIL
 NORTHGLEN AT 112TH STATION
 OVERALL SITE PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION



PARKING & TRAFFIC

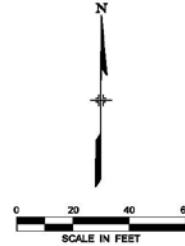
- Environmental Impact Statement (EIS)
 - Future lane widening on York Street to accommodate bus right turn movements onto 112th
 - Sidewalk extended to York on 112th Ave
 - Widening of 112th Avenue on the north side for right turn movements into York Street
 - Intersection improvements at 112th and Fox Run Pkwy
- 315 Parking Spaces provided

LEGEND

- ① EDGE LINES WHITE, 6" WIDE
- ② LANE LINES DASHED WHITE, 4" WIDE
- ③ CHANNELIZED LINES WHITE, 8" WIDE
- ④ STOP LINE WHITE, 24" WIDE
- ⑤ CROSSWALK LINES WHITE, 24" WIDE
- ⑥ CENTER LINES DOUBLE YELLOW, 4" WIDE
- ⑦ YELLOW, 4" WIDE
- ⑧ LANE LINES DASHED WHITE, 8" WIDE
- ⑨ LANE DROP LINES SHORT DASHED WHITE, 8" WIDE
- ⑩ RIGHT TURN ARROW
- ⑪ LEFT TURN ARROW
- ⑫ GRADE CROSSING PAVEMENT MARKING PER DETAIL ON SHEET SD-101

TRAFFIC CONTROL NOTES:

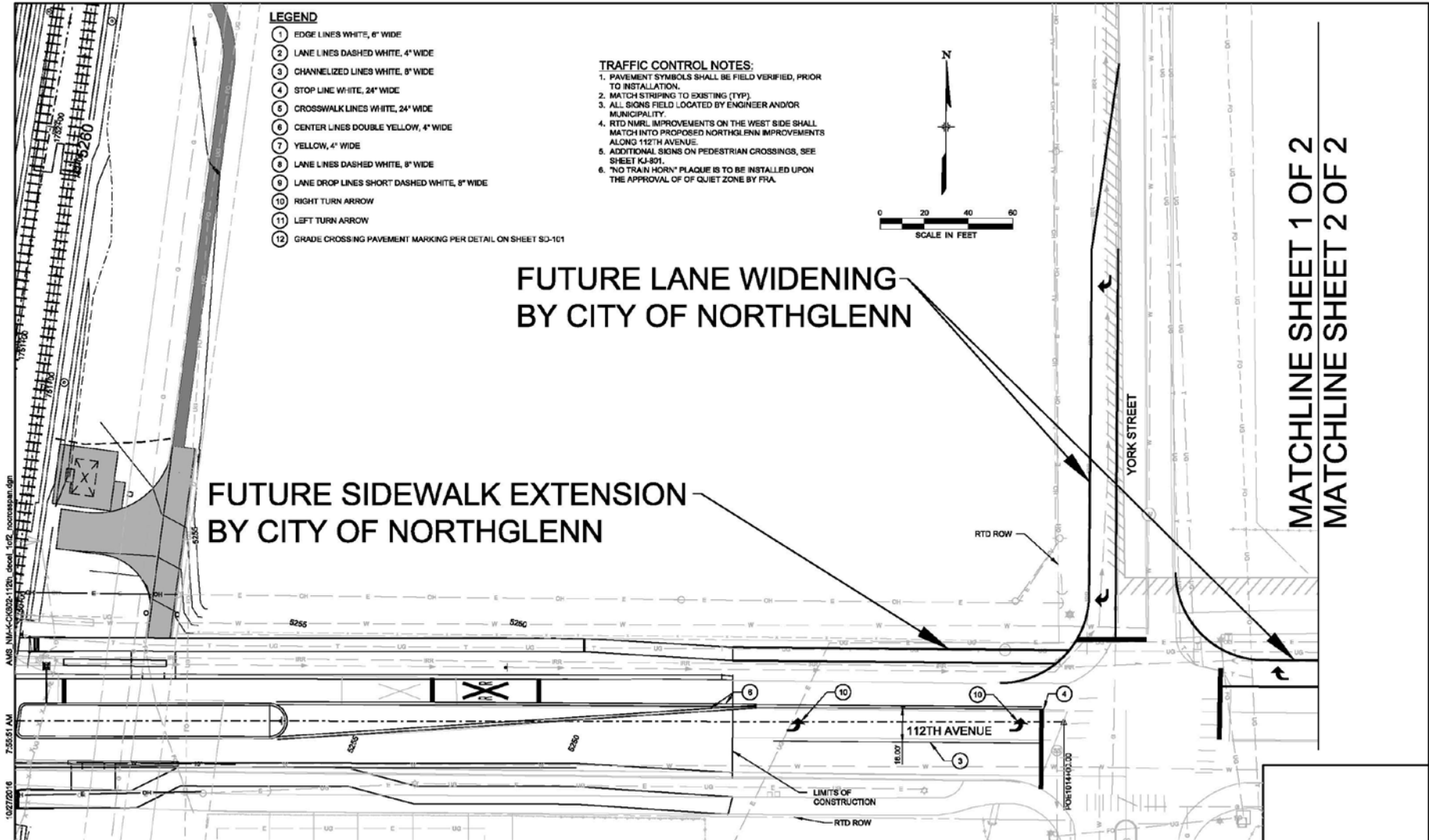
1. PAVEMENT SYMBOLS SHALL BE FIELD VERIFIED, PRIOR TO INSTALLATION.
2. MATCH STRIPING TO EXISTING (TYP).
3. ALL SIGNS FIELD LOCATED BY ENGINEER AND/OR MUNICIPALITY.
4. RTD NMRL IMPROVEMENTS ON THE WEST SIDE SHALL MATCH INTO PROPOSED NORTHGLENN IMPROVEMENTS ALONG 112TH AVENUE.
5. ADDITIONAL SIGNS ON PEDESTRIAN CROSSINGS, SEE SHEET KJ-801.
6. "NO TRAIN HORN" PLAQUE IS TO BE INSTALLED UPON THE APPROVAL OF OF QUIET ZONE BY FRA.



**FUTURE LANE WIDENING
BY CITY OF NORTHGLENN**

**FUTURE SIDEWALK EXTENSION
BY CITY OF NORTHGLENN**

**MATCHLINE SHEET 1 OF 2
MATCHLINE SHEET 2 OF 2**



USER: ad07672
 10/27/2016 7:55:51 AM
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NO.	REVISIONS	BY	DATE

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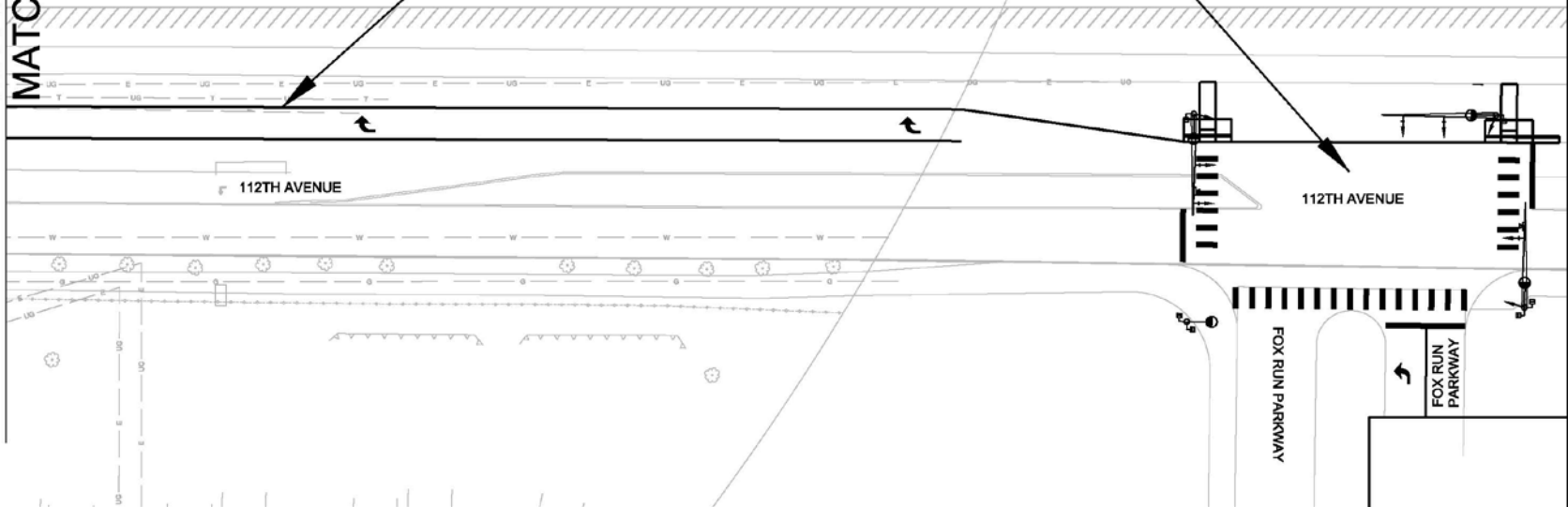
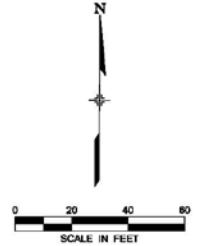
RTD FasTracks
North Metro Rail Line
REGIONAL TRANSPORTATION DISTRICT
3900 BLAKE STREET
DENVER, COLORADO 80202
(303) 429-4900

NORTH METRO RAIL LINE
SIGNING AND STRIPING PLAN
112TH AVENUE & YORK STREET (CITY OF NORTHGLENN)
SHEET 1 OF 2

MATCHLINE SHEET 1 OF 2
MATCHLINE SHEET 2 OF 2

FUTURE INTERSECTION IMPROVEMENTS
BY CITY OF NORTHGLENN

FUTURE LANE WIDENING
BY CITY OF NORTHGLENN



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NO.	REVISIONS	BY	DATE

DESIGNED BY:	DATE:	CHECKED BY:	DATE:	HORIZ. SCALE: 1" = 40'
DRAWN BY:	DATE:	APPROVED BY:	DATE:	VERT. SCALE: N/A

RTD FasTracks
North Metro
Rail Line

REGIONAL TRANSPORTATION DISTRICT
390 BLAINE STREET
DENVER, COLORADO 80202
(303) 429-4500

NORTH METRO RAIL LINE

SIGNING AND STRIPING PLAN
112TH AVENUE & YORK STREET (CITY OF NORTHGLENN)
SHEET 2 OF 2

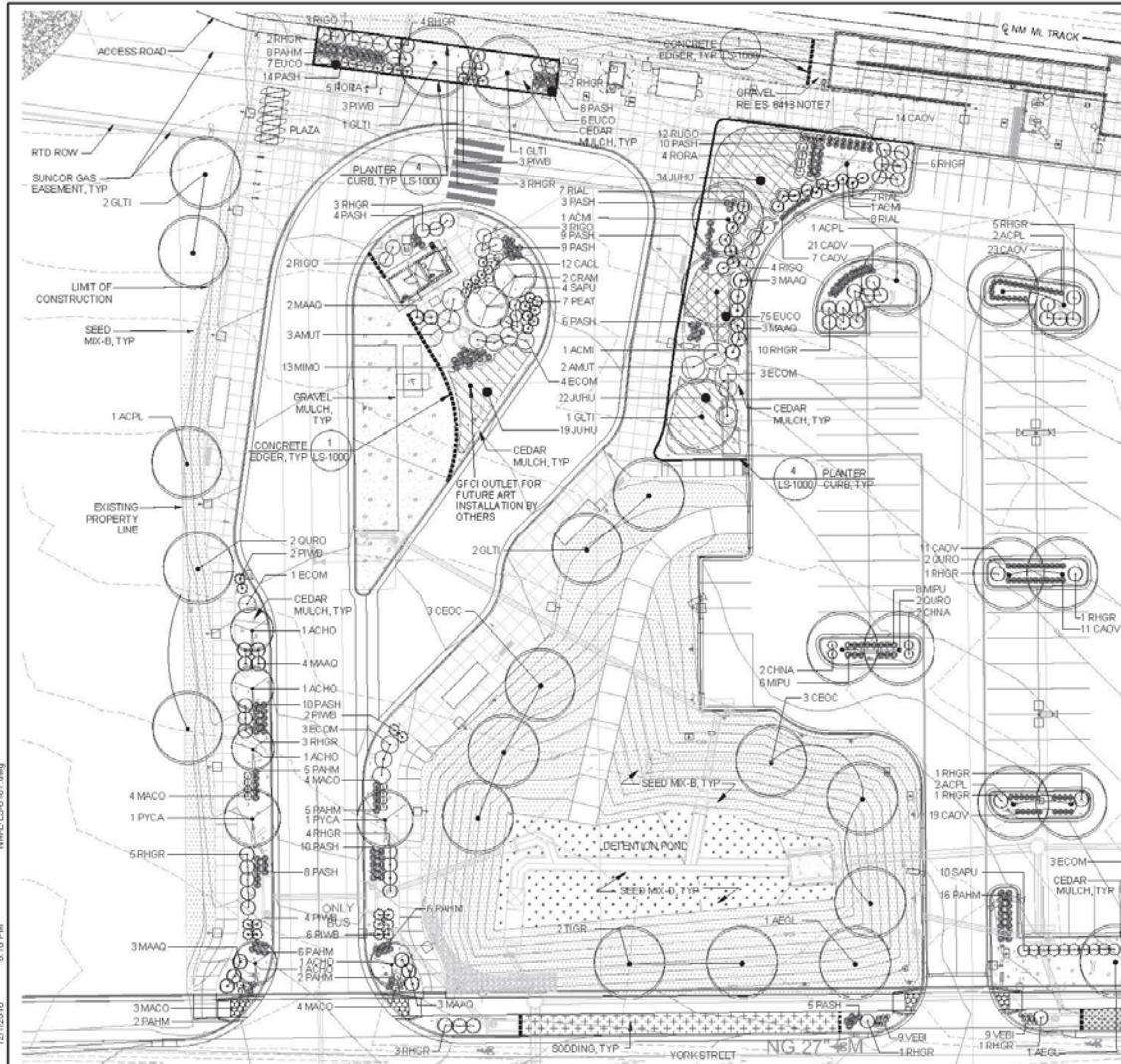
DWG No. X-101



LANDSCAPING

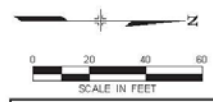
Total
landscape
area
equates to
15%

811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987 or 811
SMALL BUSINESS RATE NOT INCLUDING RETAIL
CALL BEFORE YOU DIG
GRADE OR EXCAVATE FOR THE MARKINGS OF UNDERGROUND MEMBER UTILITIES.



LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- GROUNDCOVER
- CONCRETE EDGER
- PLANTER CURB
- SODDING
- SEED MIX - B
- SEED MIX - D
- GRAVEL MULCH
- CEDAR MULCH



**PRELIMINARY
NOT FOR
CONSTRUCTION**

NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	SLB	12/12/2016

DESIGNED BY: SES DATE: 09/01/2014
 DRAWN BY: EMK DATE: 08/16/2014
 CHECKED BY: SES DATE: 12/12/2016
 APPROVED BY: SLB DATE: 12/12/2016
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: NA

RTD FasTracks
 North Metro
 Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 100 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 429-9000

NORTH METRO RAIL LINE
 LANDSCAPE
 NORTHGLENN AT 112TH STATION
 PLANTING PLAN - SOUTH

DWG No. LS-6101

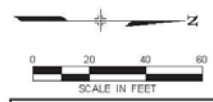


LANDSCAPING

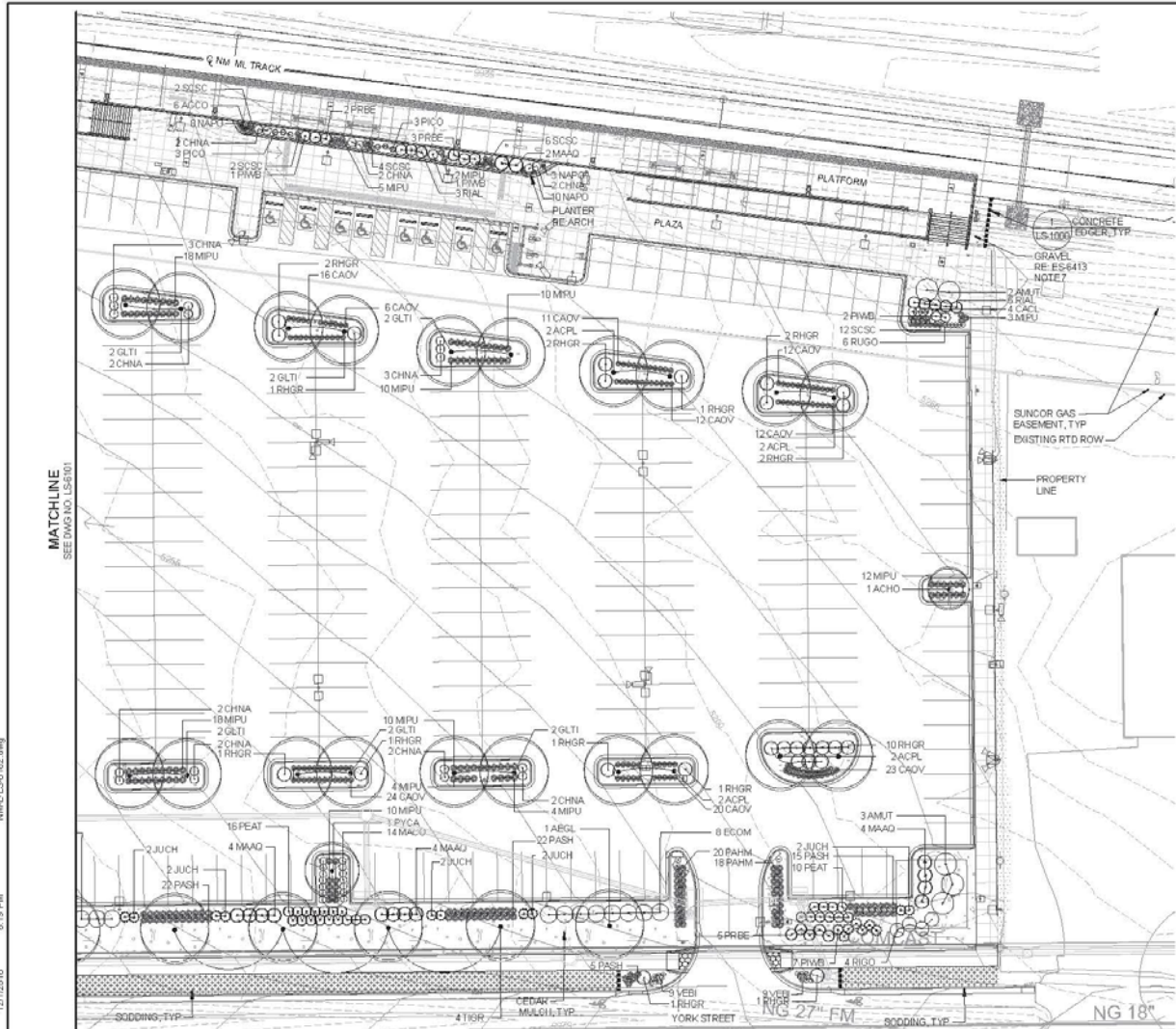
811 CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987 or 811
SCALE: BUSINESS DAYS (NOT INCLUDING SATURDAY) OF CONTACT TO BE MADE BEFORE YOU GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
Know what's below. Call before you dig.

Total landscape area equates to 15%

- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL GRASS
 - PERENNIALS
 - GROUNDCOVER
 - CONCRETE EDGER
 - PLANTER CURB
 - SODDING
 - SEED MIX - B
 - SEED MIX - D
 - GRAVEL MULCH
 - CEDAR MULCH



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	SLB	12/1/2016

DESIGNED BY: SES DATE: 09/01/2014
 DRAWN BY: EMK DATE: 09/16/2014
 CHECKED BY: SES DATE: 12/1/2016
 APPROVED BY: SLB DATE: 12/1/2016

RIP REGIONAL RAIL PARTNERS
 VALERIAN
 1800 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

RTD FasTracks
 North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1000 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 959-9000

NORTH METRO RAIL LINE
 LANDSCAPE
 NORTHGLENN AT 112TH STATION
 PLANTING PLAN - NORTH

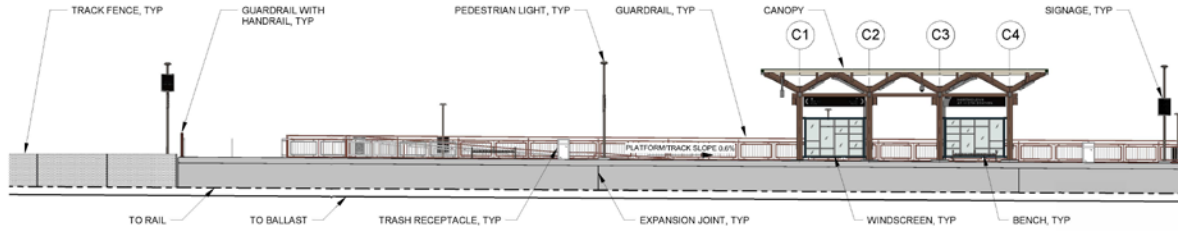
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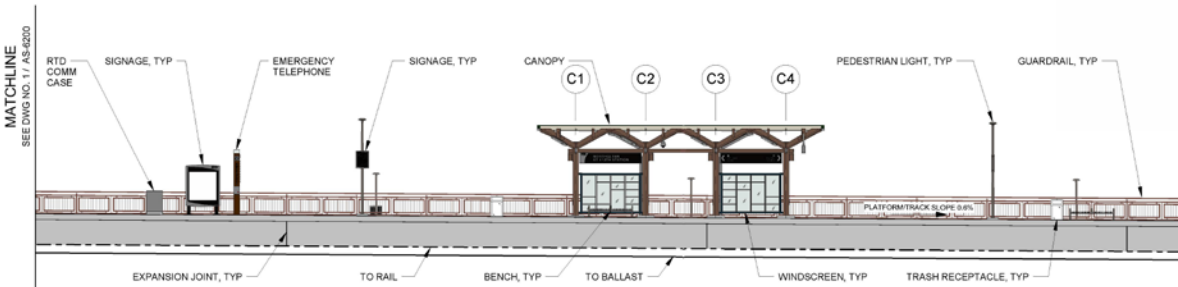
ARCHITECTURE

- Station theme is trees:
 - Canopy will have green tint
 - Pillars textured and painted to represent bark
- Art program for station TBD

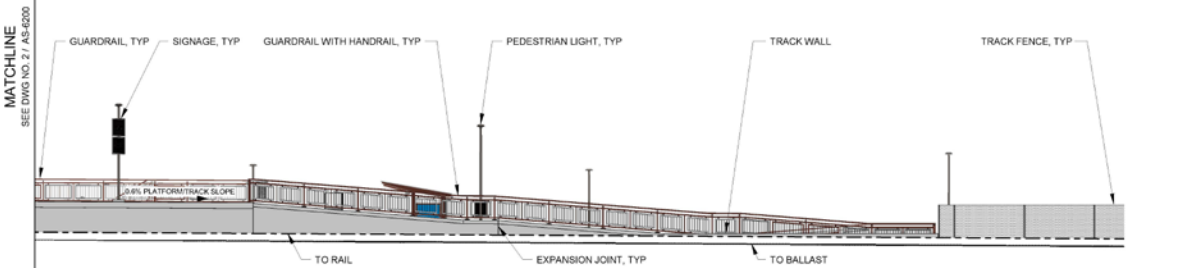
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1 PLATFORM ELEVATION - NORTH



2 PLATFORM ELEVATION - SOUTH



3 PLATFORM ELEVATION - SOUTH RAMP

MATCHLINE
SEE DWG NO. 27 / AS-6200

MATCHLINE
SEE DWG NO. 31 / AS-6200

- NOTES:**
1. FOR STATION SPECIFIC STRUCTURAL DETAILS, SEE DRAWING SERIES SS-6000
 2. FOR STATION SPECIFIC MECHANICAL DETAILS, SEE DRAWING SERIES MS-6000
 3. FOR STATION SPECIFIC PLUMBING DETAILS, SEE DRAWING SERIES PS-6000
 4. FOR STATION SPECIFIC ELECTRICAL DETAILS, SEE DRAWING SERIES ES-6000
 5. FOR STATION SPECIFIC CIVIL DETAILS, SEE DRAWING SERIES CS-6000
 6. FOR STATION SPECIFIC GRADING DETAILS, SEE DRAWING SERIES GS-6000
 7. FOR STATION SPECIFIC UTILITY DETAILS, SEE DRAWING SERIES US-6000
 8. FOR STATION SPECIFIC LANDSCAPE DETAILS, SEE DRAWING SERIES LS-6000
 9. FOR STATIONS STANDARD ARCHITECTURAL DETAILS SEE DRAWING SERIES AS-1000
 10. FOR STATION STANDARD ARCHITECTURAL STRUCTURAL DETAILS SEE DRAWING SERIES SS-1000

AMENITY	MATERIAL	FINISH COLOR	REMARKS
TICKET KIOSK ROOF	GLASS	OLD CASTLE CLEAR WITH ARCTIC SNOW LAMINATE	LAMINATED, TEMPERED
ALL METAL STEEL STRUCTURE DOWNPOUT, GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC-TERRA COTTA 012D	COATING SYSTEM B
CANOPY ALL METAL STEEL STRUCTURE DOWNPOUT, GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC-SEE STATION SPECIFIC PLANS FOR COLOR	COATING SYSTEM B ALL EXPOSED METAL TO BE COATED, UN
VARIABLE MESSAGE SIGN MOUNTING	METAL	BLACK, RAL 9005	COATING SYSTEM B
LIGHT POLE & FIXTURE	METAL	BLACK, RAL 9005	POWDER COATED
BENCH	METAL	BLACK, RAL 9005	
PAVING PLATFORM RAMPS, STAIRS, LANDING, PLAZA, SIDEWALKS	CONCRETE	GRAY	MEDIUM BROOM FINISH
TRASH RECEPTACLE	METAL	BLACK, RAL 9005	PRE-FINISHED
DETECTABLE WARNING STRIP	-	FEDERAL YELLOW #3039	PER MANUFACTURER
BIKE RACK	METAL	GREEN, RAL 6009	GALVANIZED, PANGLOSS E POLYURETHANE POWDER COAT
BIKE LOCKER	FIBERGLASS	TAN	PER MANUFACTURER
RAILINGS - DECORATIVE RAILS & GUARDRAILS	METAL	TNEMEC-TERRA COTTA 012D	COATING SYSTEM C
HANDRAILS	METAL	-	STAINLESS STEEL
HANDRAIL BRACKETS	METAL	TNEMEC-TERRA COTTA 012D	COATING SYSTEM C
GRAB PLATE	METAL	TNEMEC-TERRA COTTA 012D	COATING SYSTEM C
PEDESTRIAN BUS SHELTER	METAL	BLACK, RAL 9005	PER MANUFACTURER
CAST IN PLACE CONCRETE RETAINING WALLS AT 7ND, 12TH AND 14TH STATIONS	PAINTED CONCRETE	BROWN, F/S 3040	FRACTURED FIN FORSALNER (MIN MAX DEPTH 1-1/2" (2 MAX FIN SPRING), EXTERIOR PAINT
OCB POLES AT STATION PLATFORM	STEEL	BLACK, RAL 9005	
YARD HYDRANT CAGE	STEEL	STAINLESS STEEL	

CANOPY FINISHES LEGEND

ELEMENT	FINISH	COATING SYSTEM
COLUMN	TNEMEC IRONWOOD 28BR	B
SPINE BEAM	TNEMEC IRONWOOD 28BR	B
OUTRIGGER	TNEMEC IRONWOOD 28BR	B
GLASS PANEL FRAME	TNEMEC BALSWOOD 154GN	B
GUTTER	TNEMEC BALSWOOD 154GN	B
DOWNPOUT	TNEMEC IRONWOOD 28BR	B
WINDSCREEN	TNEMEC BALSWOOD 154GN	B
GLASS LITES	OLDCASTLE SOLIDIA WITH ARCTIC SNOW LAMINATE	-
SEALANT	CLEAR	B
ACCESS PANEL COVER	MATCH ADJACENT STEEL FINISH	B
JUNCTION BOX	TNEMEC IRONWOOD 28BR	B
STEEL PLATE	TNEMEC IRONWOOD 28BR	B



DESIGNED BY: MBB	DATE: 07/14/14	CHECKED BY: TLB	DATE: 09/25/2016	HORIZ. SCALE: 1/16" = 1'
DRAWN BY: T.J.G.	DATE: 07/14/14	APPROVED BY: VAM	DATE: 09/25/2016	VERT. SCALE: N/A
0 ISSUED FOR CONSTRUCTION	VAM	09/21/2016		
NO.	REVISIONS	BY	DATE	

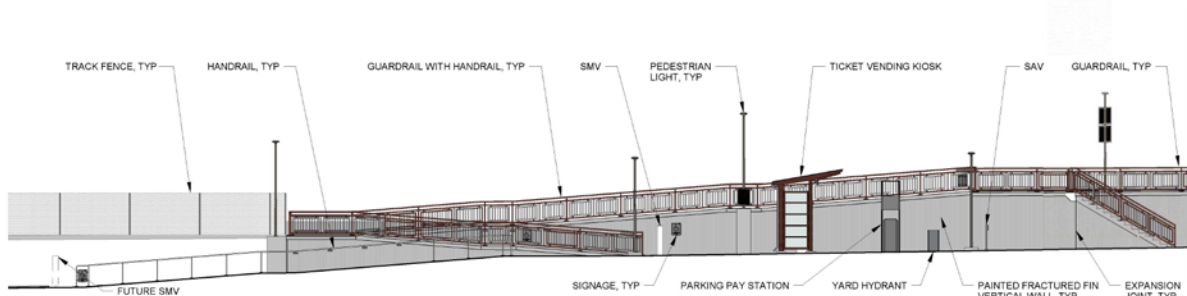
475 17th Street Suite 720
 Denver, Colorado 80202
 iron-horse-architects.com

North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 100 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 528-9000

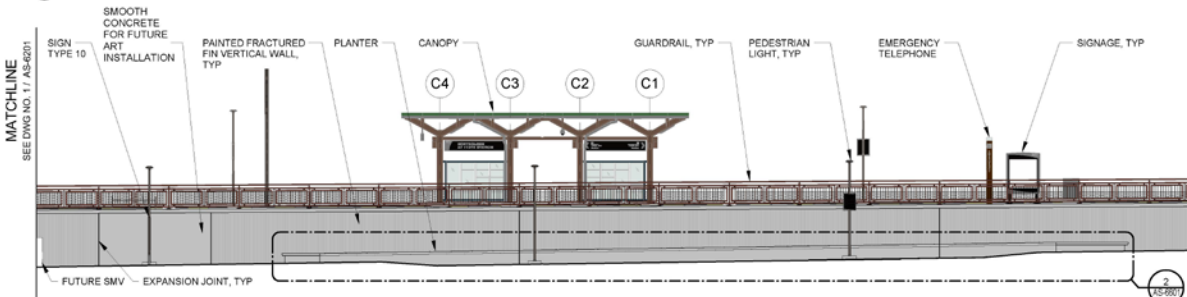
NORTH METRO RAIL LINE
 ARCHITECTURAL
 NORTHGLENN AT 112TH STATION
 STATION ELEVATION - EAST PLATFORM

DWG No. AS-6200

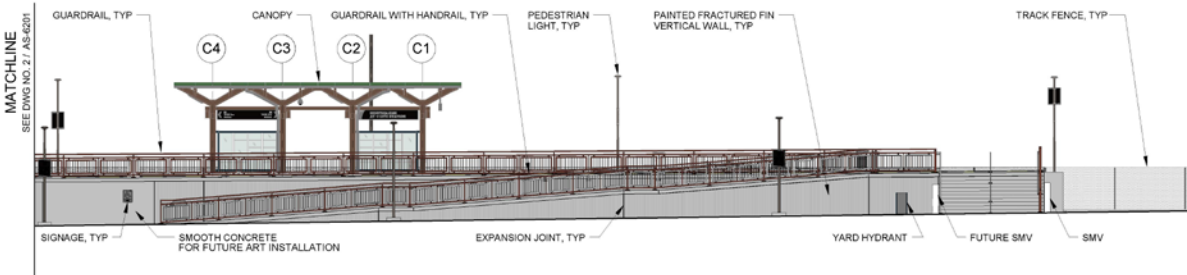
USER: TBM/KW 11/22/2018 2:22:04 PM N:\A-AS-6201-SPR\Elevations.dwg



1 STATION ELEVATION - SOUTH RAMP



2 STATION ELEVATION - SOUTH



3 STATION ELEVATION - NORTH

- NOTES:**
1. FOR STATION SPECIFIC STRUCTURAL DETAILS, SEE DRAWING SERIES SS-6000
 2. FOR STATION SPECIFIC MECHANICAL DETAILS, SEE DRAWING SERIES MS-6000
 3. FOR STATION SPECIFIC PLUMBING DETAILS, SEE DRAWING SERIES PS-6000
 4. FOR STATION SPECIFIC ELECTRICAL DETAILS, SEE DRAWING SERIES ES-6000
 5. FOR STATION SPECIFIC CIVIL DETAILS, SEE DRAWING SERIES CS-6000
 6. FOR STATION SPECIFIC GRADING DETAILS, SEE DRAWING SERIES DJ-6000
 7. FOR STATION SPECIFIC UTILITY DETAILS, SEE DRAWING SERIES US-6000
 8. FOR STATION SPECIFIC LANDSCAPE DETAILS, SEE DRAWING SERIES LS-6000
 9. FOR STATIONS STANDARD ARCHITECTURAL DETAILS SEE DRAWING SERIES AS-1000
 10. FOR STATION STANDARD ARCHITECTURAL STRUCTURAL DETAILS, SEE DRAWING SERIES SS-1000

AMENITY	MATERIAL	FINISH COLOR	REMARKS
TICKET KIOSK ROOF	GLASS	OLD CASTLE CLEAR WITH ARCTIC SNOW LAMINATE	LAMINATED, TEMPERED
ALL METAL STEEL STRUCTURE, DOWNPOUT, GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	THEMEC - MONTERREY TILE	COATING SYSTEM B
CANOPY ALL METAL STEEL STRUCTURE, DOWNPOUT, GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	THEMEC - ESE CANOPY FINISHES US800	COATING SYSTEM B ALL EXPOSED METAL TO BE COATED, UNO
VARIABLE MESSAGE SIGN MOUNTING	METAL	BLACK, RAL 9005	COATING SYSTEM B
LIGHT POLE & FIXTURE	METAL	BLACK, RAL 9005	POWDER COATED
BENCH	METAL	BLACK, RAL 9005	FINISH
PAVING PLATFORM RAMPS, STAIRS, LANDING, PLAZA, SIDEWALKS	CONCRETE	GRAY	MEDIUM BROOM FINISH
TRASH RECEPTACLE	METAL	BLACK, RAL 9005	PRE-FINISHED
DETECTABLE WARNING STRIP	-	FEDERAL YELLOW #3039	PER MANUFACTURER
BIKE RACK	METAL	GREEN, RAL 6009	GALVANIZED, PANGARD 5 POLYUREA POWDER COAT
BIKE LOCKER	FIBERGLASS	TAN	PER MANUFACTURER
RAILINGS - DECORATIVE RAILS & GUARDRAILS	METAL	THEMEC - MONTERREY TILE	COATING SYSTEM C
HANDRAILS	METAL	-	STAINLESS STEEL
HANDRAIL BRACKETS	METAL	THEMEC - MONTERREY TILE	COATING SYSTEM C
BASE PLATE	METAL	THEMEC - MONTERREY TILE	COATING SYSTEM C
PEDESTRIAN BUS SHELTER	METAL	BLACK, RAL 9005	PER MANUFACTURER
CAST IN PLACE CONCRETE RETAINING WALLS AT 72ND, 112TH AND 124TH STATIONS	PAINTED CONCRETE	BROWN, F8 3040	FRACTURED FIN FORBURNER (MIN MAX DEPTH 1-1/2" @ MAX FIN SPACING), EXTERIOR PAINT
OGS POLES AT STATION PLATFORM	STEEL	BLACK, RAL 9005	
YARD HYDRANT CAGE	STEEL	STAINLESS STEEL	

CANOPY FINISHES LEGEND

ELEMENT	FINISH	COATING SYSTEM
COLUMN	THEMEC IRONWOOD 28BR	B
RIPPE BEAM	THEMEC IRONWOOD 28BR	B
OUTRIGGER	THEMEC IRONWOOD 28BR	B
GLASS PANEL FRAME	THEMEC BALSAWOOD 134SN	B
GUTTER	THEMEC BALSAWOOD 134SN	B
DOWNPOUT	THEMEC IRONWOOD 28BR	B
WINDSCREEN	THEMEC BALSAWOOD 134SN	B
GLASS LITES	OLDCASTLE SOLESA WITH ARCTIC SNOW LAMINATE	-
REALANT	CLEAR	B
ACCESS PANEL COVER	MATCH ADJACENT STEEL FINISH	B
JUNCTION BOX	THEMEC IRONWOOD 28BR	B
STEEL PLATE	THEMEC IRONWOOD 28BR	B



DESIGNED BY: MBB	DATE: 01/05/15	CHECKED BY: TLB	DATE: 09/26/2018	HOSE SCALE: 1/16" = 1'
DRAWN BY: T.J.G.	DATE: 01/05/15	APPROVED BY: VAM	DATE: 09/26/2018	VERS. SCALE: N/A
ISSUED FOR CONSTRUCTION	VAM	09/21/2016		
NO.	REVISIONS	BY	DATE	

475 17th Street Suite 720
 Denver, Colorado 80202
 iron-horse-architects.com

North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 100 BLADE STREET
 DENVER, COLORADO 80202
 (303) 528-9000

NORTH METRO RAIL LINE
 ARCHITECTURAL
 NORTHGLENN AT 112TH STATION
 STATION ELEVATION - EAST PLATFORM WALL

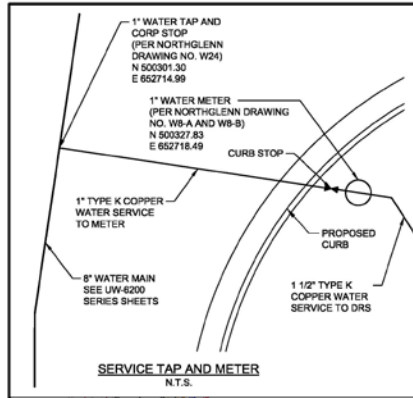
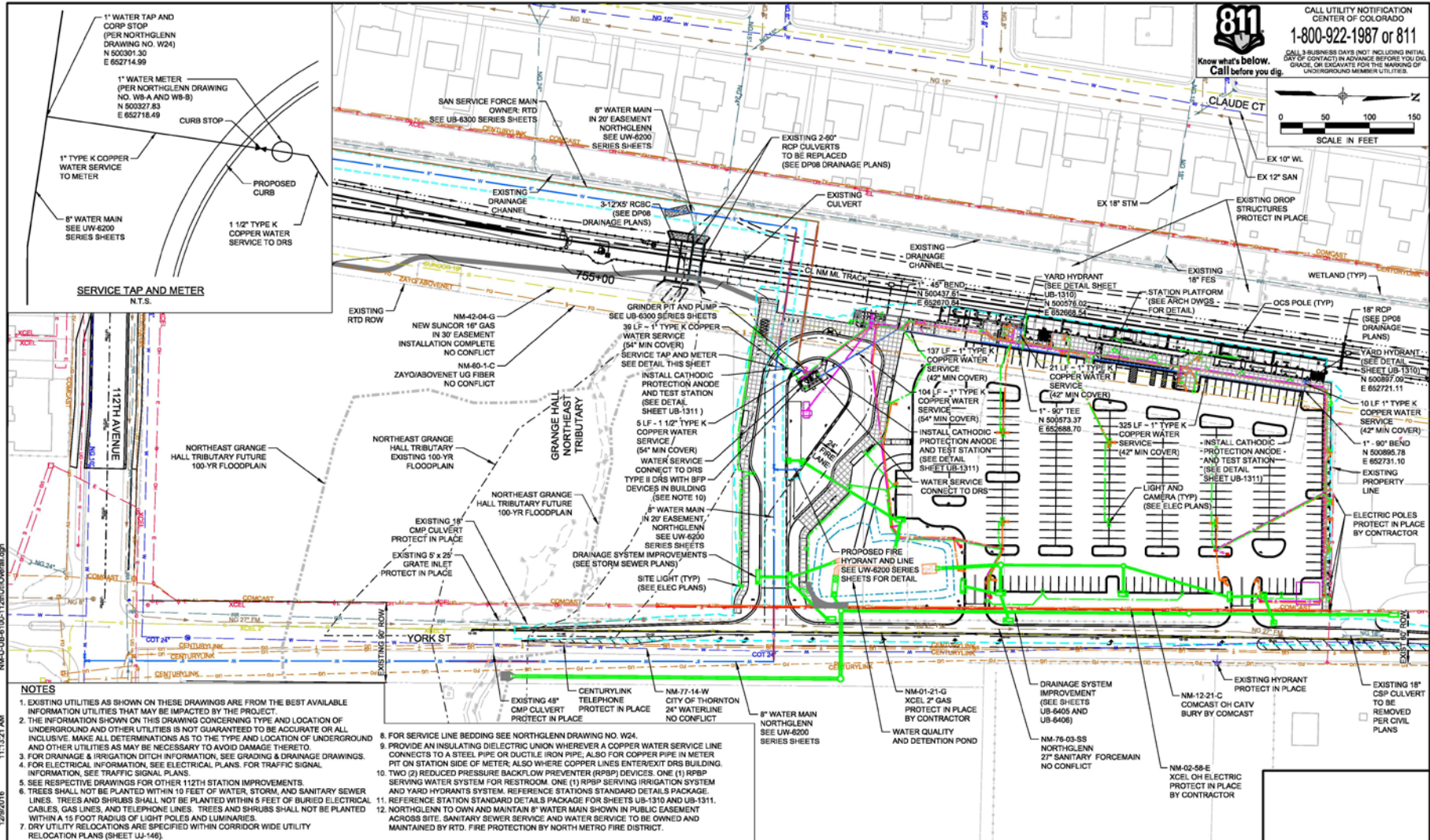
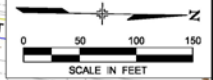
DWG No. AS-6201



UTILITIES & DRAINAGE

- Looped water line
 - City of Northglenn water
 - City main water line in City of Thornton's right-of-way
 - Required to obtain necessary permits to construct the waterline in their right-of-way
- Drainage
 - Onsite detention to mitigate impacts
 - SWFMA required

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,
 GRAVE, OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.
 Know what's below.
 Call before you dig.



- NOTES**
- EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE INFORMATION UTILITIES THAT MAY BE IMPACTED BY THE PROJECT.
 - THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. MAKE ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
 - FOR DRAINAGE & IRRIGATION DITCH INFORMATION, SEE GRADING & DRAINAGE DRAWINGS.
 - FOR ELECTRICAL INFORMATION, SEE ELECTRICAL PLANS. FOR TRAFFIC SIGNAL INFORMATION, SEE TRAFFIC SIGNAL PLANS.
 - SEE RESPECTIVE DRAWINGS FOR OTHER 112TH STATION IMPROVEMENTS.
 - TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF WATER, STORM, AND SANITARY SEWER LINES. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN 5 FEET OF BURIED ELECTRICAL CABLES, GAS LINES, AND TELEPHONE LINES. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN A 15 FOOT RADIUS OF LIGHT POLES AND LUMINAIRES.
 - DRY UTILITY RELOCATIONS ARE SPECIFIED WITHIN CORRIDOR WIDE UTILITY RELOCATION PLANS (SHEET UB-146).
 - FOR SERVICE LINE BEDDING SEE NORTHGLENN DRAWING NO. W24.
 - PROVIDE AN INSULATING DIELECTRIC UNION WHEREVER A COPPER WATER SERVICE LINE CONNECTS TO A STEEL PIPE OR DUCTILE IRON PIPE, ALSO FOR COPPER PIPE IN METER PIT ON STATION SIDE OF METER; ALSO WHERE COPPER LINES ENTER/EXIT DRB BUILDING.
 - TWO (2) REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) DEVICES: ONE (1) RPBP SERVING WATER SYSTEM FOR RESTROOM. ONE (1) RPBP SERVING IRRIGATION SYSTEM AND YARD HYDRANT'S SYSTEM. REFERENCE STATIONS STANDARD DETAILS PACKAGE.
 - REFERENCE STATION STANDARD DETAILS PACKAGE FOR SHEETS UB-1310 AND UB-1311.
 - NORTHGLENN TO OWN AND MAINTAIN 8" WATER MAIN SHOWN IN PUBLIC EASEMENT ACROSS SITE. SANITARY SEWER SERVICE AND WATER SERVICE TO BE OWNED AND MAINTAINED BY RTD. FIRE PROTECTION BY NORTH METRO FIRE DISTRICT.

DESIGNED BY: BEP	DATE: 11/16/2015	CHECKED BY: CRH	DATE: 11/30/2015
DRAWN BY: VRE	DATE: 11/16/2015	APPROVED BY: BEP	DATE: 12/01/2016
2008 SOUTH COLORADO BOULEVARD SUITE 2-900 DENVER, COLORADO 80222 (303) 798-6556			

2008 SOUTH COLORADO BOULEVARD SUITE 2-900 DENVER, COLORADO 80222 (303) 798-6556			

<p>FasTracks North Metro Rail Line</p>	<p>REGIONAL TRANSPORTATION DISTRICT 1600 BLAKE STREET DENVER, COLORADO 80202 (303) 693-6900</p>
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<p>NORTH METRO RAIL LINE</p> <p>CIVIL NORTHGLENN AT 112TH STATION OVERALL UTILITY PLAN</p>

<p>USER: JohnBarone</p> <p>12/9/2016</p> <p>11:13:21 AM</p> <p>12/9/2016</p> <p>11:13:21 AM</p>	<p>ISSUED FOR CONSTRUCTION</p> <p>REVISIONS</p> <p>NO. REVISIONS BY DATE</p>	<p>DATE: 12/12/2016</p> <p>BY: BEP</p>	<p>DATE: 12/12/2016</p> <p>BY: BEP</p>
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COUNCIL OPTIONS

Options:

1. Approve the request, with or without conditions or stipulations;
2. Deny the request for reasons stated; or
3. Table the request for further consideration.



RECOMMENDATION

Planning Commission recommended City Council approve the Preliminary PUD pursuant to Resolution 2017-03 included in the Council Packet.

Staff recommends approval of Preliminary PUD with the following conditions and based on these Findings of Fact (Section 11-37-2).



CONDITIONS OF APPROVAL

- RTD and Northglenn will enter into an Agreement for access and on-going maintenance for the Pedestrian Trail. Said agreement shall be considered by the City Council at the time of the Public Hearing for Preliminary PUD.
- RTD will be required to enter into a Stormwater Facilities Maintenance Agreement.
- RTD/RRP will be required to pull all necessary permits prior to construction.
- RRP/RTD will update the utility plans, to reflect the revised waterline configuration, on the Mylars submitted to be recorded with Adams County.

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S BILL

ORDINANCE NO.

No. CB-1884
Series of 2017

Series of 2017

A BILL FOR A SPECIAL ORDINANCE REZONING FROM AGRICULTURE AND C-4 COMMERCIAL, TO PLANNED UNIT DEVELOPMENT, CERTAIN REAL PROPERTY IN THE CITY OF NORTHGLENN COMMONLY KNOWN AS THE “NORTHGLENN STATION AT 112TH” IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, all of the property described in **Exhibit A** is currently zoned Agriculture and C-4 Commercial with a legal description as follows:

Southeast Quarter Section 2, Township 2 South, Range 68 West of the 6th P.M. City of Northglenn, County of Adams, State of Colorado

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to PUD, pursuant to the “North Metro Rail Line Preliminary and Final Planned Unit Development (PUD)” attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

- (a) The proposed development is compatible with the surrounding area;
- (b) The proposed development is not inconsistent with the City’s Master Plan;
- (c) The proposed development does not adversely affect the health, safety, and welfare of the inhabitants of the area and the City of Northglenn;
- (d) Adequate circulation exists and traffic movement will not be impeded by the proposed development; and
- (e) Additional municipal service costs will not be incurred.

Section 2. Rezoning. Pursuant to the provisions of the Northglenn Zoning Ordinance, as amended, and upon the recommendation of the Northglenn Planning Commission (Case No. Z-2-17), a zoning change to Planned Unit Development (PUD) is hereby allowed and granted for the real property in the City of Northglenn, Colorado described in the attached **Exhibit A**, pursuant to the “Preliminary & Final PUD” attached as **Exhibit B**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, pursuant to the provisions of Section 11-3-1 of the Municipal Code of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby are ordered amended to conform with the provisions of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this 27th day of February, 2017.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2017.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:



COREY Y. HOFFMANN
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Southeast Quarter Section 2, Township 2 South, Range 68 West of the 6th P.M. City of Northglenn, County of Adams, State of Colorado.

EXHIBIT B

[ATTACH PRELIMINARY PUD]

LEGAL DESCRIPTION OF PROPERTY

NORTHGLENN AT 112TH OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING ALL OF THE TRACTS OF LAND DESCRIBED AT RECEPTION NO. 2015000064551, RECORDED ON AUGUST 6, 2015, AND RECEPTION NO. 2015000053837, RECORDED ON JULY 7, 2015, BOTH IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "JR ENG T2S R68W 1/4 S2 S1 1998 PLS 24308"); WHENCE THE SOUTHEAST CORNER OF SAID SECTION 2 (A FOUND 2-1/2" ALUMINUM CAP SET ON AN AXLE IN RANGE BOX STAMPED "T2S R68W S2 S1 S11 S12 2000 PLS 28286") BEARS S00°34'18"E A DISTANCE OF 2,627.20 FEET (BASIS OF BEARING - ASSUMED); THENCE N89°09'59"W, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 30.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YORK STREET;

THENCE S00°34'18"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,252.37 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2015000064551, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°34'18"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 674.65 FEET TO THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000053437;

THENCE S89°28'30"W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 305.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE RTD NORTH METRO CORRIDOR AS DESCRIBED AT RECEPTION NO. 2009000046216, RECORDED JUNE 26, 2009 IN SAID CLERK AND RECORDER'S OFFICE;

THENCE N07°30'24"E, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 681.34 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064551;

THENCE N89°25'42"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 208.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,727 SQUARE FEET, (3.988 ACRES), MORE OR LESS.

Kenneth Jacobs
 Prepared by: 9/30/15
 Kenneth Jacobs
 For and on behalf of Jacobs Engineering Group Inc.
 707 17th Street, #2400
 Denver, CO 80202
 303.820.5240

GENERAL NOTES

RTD IS RESPONSIBLE FOR MAINTENANCE OF COMMON AND RIGHT-OF-WAY LANDSCAPE.

ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CITY OF NORTHGLENN UTILITY STANDARDS AND SPECIFICATIONS.

INSTALLATION OF ALL UTILITY TAPS SHALL BE OBSERVED BY CITY OF NORTHGLENN PERSONNEL.

CONSTRUCTION OF THE YORK STREET PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF THORNTON STREET STANDARDS AND SPECIFICATIONS. ALL OTHER CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY OF NORTHGLENN STREET AND DRAINAGE STANDARDS AND SPECIFICATIONS.

ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.

PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE CITY MUST REVIEW AND APPROVE THE FOLLOWING:

1. GRADING AND DRAINAGE PLAN REPORT
2. EROSION CONTROL PLAN
3. WATER AND SANITARY SEWER UTILITY CONSTRUCTION PLAN
4. LANDSCAPE PLAN
5. IRRIGATION PLAN
6. COMPLETE CONSTRUCTION PLANS FOR ALL REQUIRED PUBLIC IMPROVEMENTS

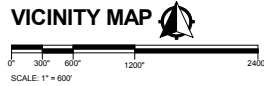
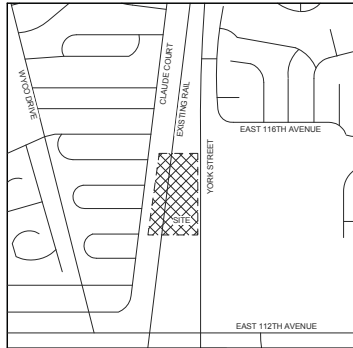
ALL EXISTING METER VAULTS, UTILITY SERVICE LINES APPURTENANCES, STREET CURB, GUTTER, SIDEWALK AND TRAIL ON AND ADJACENT TO THIS SITE SHALL BE REPAIRED AS NECESSARY AND BROUGHT TO CURRENT CITY STANDARDS.

STREET LIGHTS ON PUBLIC STREETS ADJACENT TO THIS SITE, IF NECESSARY, SHALL BE DESIGNED AND INSTALLED BY XCEL ENERGY ACCORDING TO CITY APPROVED STANDARDS AND PAID FOR BY THE DEVELOPER OR PROPERTY OWNER PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

DESCRIPTION OF PROPOSED ARCHITECTURAL USE, STYLE, AND MATERIALS

112TH STATION IS A SINGLE SIDE PLATFORM CONFIGURATION WITH A TRANSITION PLAZA AND PARK-N-RIDE INCLUDING 315 PARKING SPACES. THE ARCHITECTURE AND LANDSCAPE APPROACH INCLUDES A TREE LIKE CANOPY STRUCTURE REMINISCENT OF THE MANICURED PARKS OF THE 1960S INGRAINED IN THE SUBURBAN LIFESTYLE AND MODERN AMERICAN LIVING. THE PLAZA INCLUDES TWO LARGE PLANTERS AND A MANICURED TREE LAWN ALONG YORK STREET. THE PLANNING CONCEPT INCLUDES A PALETTE OF DIVERSE, LOW WATER SPECIES TO SUPPORT NORTHGLENN'S WATER CONSERVING MEASURES.

PRELIMINARY AND FINAL P.U.D
NORTH METRO RAIL LINE
P.U.D. 112TH AVENUE STATION, NORTHGLENN, COLORADO
COVER SHEET



SITE DATA TABLE

LOT SIZE	173,727 SQ FT	3.99 ACRES	
BUILDING FLOOR AREA	9,500 SQ FT ALLOWABLE PER IBC		
BUILDING CONSTRUCTION TYPE	EXISTING	PROPOSED	
ZONING DISTRICT	C-4 & A-1	P.U.D.	
LAND USE	ALLOWED	PROPOSED	
BUILDING HEIGHT	35	DRS: 1 STORY, 12' - 7"	
FLOOR AREA RATIO	REQUIRED	PROPOSED	
SETBACKS	NORTH	25'	578.11'
	EAST	10'	244.06'
	SOUTH	10'	73.06'
	WEST	10'	28.42'
PARKING SPACES		310	315 TOTAL SPACES
	LOADING SPACES		NONE
OFF-STREET PARKING	HANDICAP SPACES	7	6 REGULAR ADA SPACES, 2 VAN ACCESSIBLE ADA SPACES
BUILDING AREA		15%	56,332 SQ FT 32%

LAND USE TABLE

SURFACE	AREA (SQ. FT.)
STATION PLAZA AND SIDEWALK	33,905
STATION PARKING LOT	106,997
BISELOP	19,274
RETENTION BASIN ACCESS ROAD	1,348
LANDSCAPE AREA	45,533
PLATFORM	5,440
DRIVER RELIEF STATION	213

PUBLIC IMPROVEMENTS

PUBLIC IMPROVEMENTS IDENTIFIED BY THE DESIGN OF THIS PROJECT INCLUDE:	
YORK ST. IMPROVEMENTS	\$410,000
8" WATER MAIN IMPROVEMENTS	\$245,200
STATION FRONTAGE IMPROVEMENTS (SIDEWALK, LANDSCAPING)	\$37,500

SHEET INDEX

COVER PAGE
 PUD STANDARDS PAGE
CIVIL
 CS-6200 - OVERALL SITE PLAN
 UB-6100 - OVERALL UTILITY PLAN
 DJ-6204 - DRAINAGE BASIN MAP - PROPOSED
LANDSCAPE
 LS-6101 - PLANTING PLAN - SOUTH
 LS-6102 - PLANTING PLAN - NORTH
 LS-6200 - PLANTING NOTES

ARCHITECTURAL
 AS-6200 - PLATFORM ELEVATIONS
 AS-6201 - STATION ELEVATIONS

ELECTRICAL
 ES-6103 - SITE PHOTOMETRIC PLAN - SOUTH
 ES-6104 - SITE PHOTOMETRIC PLAN - NORTH
 ES-6213 - PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH
 ES-6214 - PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER
 ES-6215 - PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH
 ES-6903 - LUMINAIRE SCHEDULE
 ES-1800 - PEDESTRIAN LIGHT POLE DETAILS
 ES-1808 - PARKING LOT LIGHT POLE DETAILS

SUPPLEMENTAL
 X-100 - 112TH AVE & YORK STREET SIGNING AND STRIPING PLAN
 X-101 - 112TH AVE & FOX RUN SIGNING AND STRIPING PLAN

OWNER

RTD
 1600 BLAKE STREET
 DENVER, CO 80202

ARCHITECT OF RECORD

IRON HORSE ARCHITECTS, INC.
 475 17TH ST, #720
 DENVER, CO 80202
 720-855-7572

CONSTRUCTION SCHEDULE

THIS SITE WILL DEVELOP IN A LOGICAL SEQUENCE BEGINNING WITH STATION PLATFORM WORK, UNDERGROUND UTILITIES, SITE GRADING, HARDSCAPES, THEN LANDSCAPING AND FINISHES.

THE FOLLOWING MILESTONES ARE ANTICIPATED TO OVERLAP WITH A FINAL COMPLETION BY JANUARY 2018:

- A) PLATFORM WORK (3-4 MONTHS): INCLUDES CONCRETE FOUNDATIONS AND UNDERGROUND ELECTRICAL SYSTEMS.
- B) UNDERGROUND UTILITIES (3 MONTHS): INCLUDES PARKING LOT DRAIN PIPING, WATER MAIN EXTENSIONS, AND SEWER SERVICE CONNECTING TO SERVICE IN 112TH AVE.
- C) SITE GRADING (2 MONTHS): INCLUDES BASE COURSE FOR HARDSCAPES AND GRADING OF THE WATER QUALITY POND.
- D) HARDSCAPES (3 MONTHS): INCLUDES CURB AND GUTTER, ASPHALT PAVING, CONCRETE PAVING (BUS LOOP), PLAZA PAVING, AND SIDEWALKS.
- E) LANDSCAPING AND FINISHES (4 MONTHS): INCLUDES IRRIGATION SYSTEMS, LANDSCAPING, SIGNS, LIGHT POLES/FIXTURES, PLATFORM CANOPIES, PLATFORM GUARDRAIL, AND BUS SHELTERS.

CIVIL ENGINEER

STANTEC
 2000 S. COLORADO BLVD, #2-300
 DENVER, CO 80222

LANDSCAPE ARCHITECT

VALERIAN, LLC
 3001 BRIGHTON BLVD, #643
 DENVER, CO 80216
 720-855-7572

ARCHITECT'S CERTIFICATE:

I, VIRGINIA MCALLISTER, A REGISTERED PROFESSIONAL ARCHITECT, DO HEREBY CERTIFY THAT THE PLANS FOR THE P.U.D. NORTH METRO RAIL LINE 112TH AVENUE STATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

VIRGINIA MCALLISTER DATE

ENGINEER'S CERTIFICATE:

I, ROB PRATT, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE PLANS FOR THE P.U.D. NORTH METRO RAIL LINE 112TH AVENUE STATION WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

ROB PRATT DATE

OWNER'S CERTIFICATE:

I, ASHLAND VAUGHN, AS PROJECT MANAGER OF THE NORTH METRO RAIL LINE FOR RTD, OWNER OF THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE NORTHGLENN 112TH SUBDIVISION.

ASHLAND VAUGHN DATE

MAYOR ATTEST: CITY CLERK

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE MAYOR OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

MAYOR

ATTEST: CITY CLERK

PLANNING COMMISSION CHAIRPERSON

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PLANNING COMMISSION, CHAIRPERSON

DIRECTOR OF PLANNING AND DEVELOPMENT

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PLANNING AND DEVELOPMENT, DIRECTOR

DIRECTOR PUBLIC WORKS AND UTILITIES

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

PUBLIC WORKS AND UTILITIES, DIRECTOR

ADAMS COUNTY CLERK AND RECORDER

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) HAS BEEN APPROVED BY COUNTY CLERK OF THE CITY OF ADAMS COUNTY OF THE CITY OF NORTHGLENN, COLORADO, ON THE _____ DAY OF _____, 2016.

CLERK AND RECORDER

NOTARY:

STATE OF COLORADO
 COUNTY OF ADAMS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2016 BY _____

MY COMMISSION EXPIRES _____ DATE

PRELIMINARY AND FINAL DEVELOPMENT PERMIT
NORTH METRO RAIL LINE
P.U.D. 112TH AVENUE STATION, NORTHGLENN, COLORADO
PLANNED UNIT DEVELOPMENT STANDARDS

(a) Purpose. The RTD Planned Unit Development serves to provide high-quality, environmentally friendly public transit service and facilities on established corridors. The P.U.D Standards provide accessible, and convenient services capable of attracting and promoting development and investment around stations and along corridors.

(b) All regulations not specified in these Planned Unit Development (P.U.D) standards for the development shall conform to the requirements for each use or most compatible zoning districts as outlined within the City Code in effect at the time of development as determined by the Planning and Development Director. The Planning and Development Director may administratively approve a change to these P.U.D Standards if the requested change is determined by the Planning and Development Director to be a minor amendment to the P.U.D Standards.

(c) The Director of Planning and Development or designee may authorize minor changes or adjustments through an administrative amendment to the approved P.U.D in response to alterations needed when specific applications are submitted. These changes can include (but are not limited to) the reconfiguration, relocation, or reorientation of building pad sites, parking areas and common landscape areas. Minor amendments to the P.U.D Standards must meet the intent of the project.

(d) Main uses permitted.

(1) Temporary Uses permitted only through the approval of a Temporary Use Permit (TUP).

Seasonal sales stand
 Food truck
 Temporary construction trailers and offices are permitted, provided that construction offices and trailers are removed from the site within 30 days of the issuance of a Certificate of Occupancy for the building to which the office is related.

(2) Transportation uses.

(3) All uses necessary for Transit operations including but not limited to:

Transit passenger shelters and canopies
 Ticket kiosks
 Passenger platforms
 Bus stops and shelters
 Bike lockers
 Parking structures
 Pedestrian bridges or walkways
 Operations support facilities
 Driver's relief facilities
 Surface parking
 Parking Garage

(4) Utility and public service uses.

Local utilities
 Commercial Mobile Radio Service facilities as allowed in the Zoning Ordinance (CMRS)

(6) Accessory uses.

Accessory outside display
 Accessory outside sales
 Accessory outside storage
 Artwork
 Attached telecommunication antenna to existing structure
 Photovoltaic Systems (PV Power systems)

(e) Maximum height of any structure is 35' feet.

b. Building Structure Setbacks:

Front: 25 feet
 Side: 10 feet
 Rear: 10 feet

(f) Parking

a. Setbacks are to be a minimum 15' from collector and arterial streets.

(g) Lighting

1. An overall lighting plan shall be developed in order to coordinate with public street lighting and to establish a hierarchy of illuminated areas.
2. Site lighting shall be even across public spaces, avoiding dark or overly bright areas.
3. Lighting shall be located, oriented, and shielded so as to reduce glare for surrounding buildings, especially residential buildings.
4. Maximum height of pole lights shall not exceed 30' feet in height.
5. All fixtures require full shielding where light emissions are directed downward.

(h) Landscape Requirements

1. Minimum amount of landscaped area per lot is 15%. Plaza areas with landscape elements such as trees in grates, benches, and bike racks qualify towards the 15% landscape area requirement).
2. Along all collector and arterial streets adjacent to or within the P.U.D, there shall be a minimum 15' foot wide landscaped area measured from the curb of the street to any building or parking area. Landscaped width may include paved sidewalks or plaza areas. Along all collector and arterial street right-of-ways.
3. No more than 25 percent of the ground surface area can be exposed gravel or mulch.
4. Within all parking areas, there shall be landscaped end islands and interior islands provided to break up the large expanse of parking area.
5. Landscaping of parking islands shall be at least one tree and five shrubs for each 150 square feet of island unless utilities, traffic sight lines, and heavy anticipated pedestrian traffic make shrubs and trees impractical or as determined through the Development Permit process.
6. All land disturbed by grading shall be re-vegetated with adequate vegetative cover within one year of the disturbance. All finished grades shall emulate natural conditions with all cuts and fill slopes blended back into natural grade with smooth, rounded transitions rather than distinct, angular grade breaks.
7. A change in plant materials over more than five percent (5%) of the total landscaped area shall require submission of an amended landscape plan to the City of Northglenn Planning and Development Department, and such amended landscape plan may be administratively approved by the Director of Planning and Development. Any change over 5% is subject to Planning Commission approval.

(i) Architectural Standards

1. The architectural finish or surface plane, change must be varied along the façade of the building.
2. All buildings shall be designed with the approach of 360 degree architecture. All facades must use the same finish materials, but the percentage of each

type of material used can vary from the front façade. Architectural finishes must be evident on all facades visible from any adjoining property or street.

(j) Site Furnishings

1. Site furnishings shall be designed according to a consistent form, materials, and color. This design shall be coordinated and consistent with the station lighting, and signage.
2. Location of seating shall take into account the needs of transit users and visitors.
3. Benches and bike racks and bike lockers should be provided where appropriate to serve bus stops and other specific needs.

(k) Fences and Retaining Walls not related to transit operations

1. Fences and walls should generally contribute to the visual quality of the project or development, while being by design as unobtrusive as possible. A combination of fencing and landscaping should be incorporated wherever practicable.
2. Walls and fencing shall be constructed of materials and finishes that are compatible with, and complementary of, the adjacent building architecture. Fences and walls should be constructed from durable material such as concrete, stone, brick, metal having a dark finish, or any combination approved through the development permit process.

(l) Signs not related to transit operations

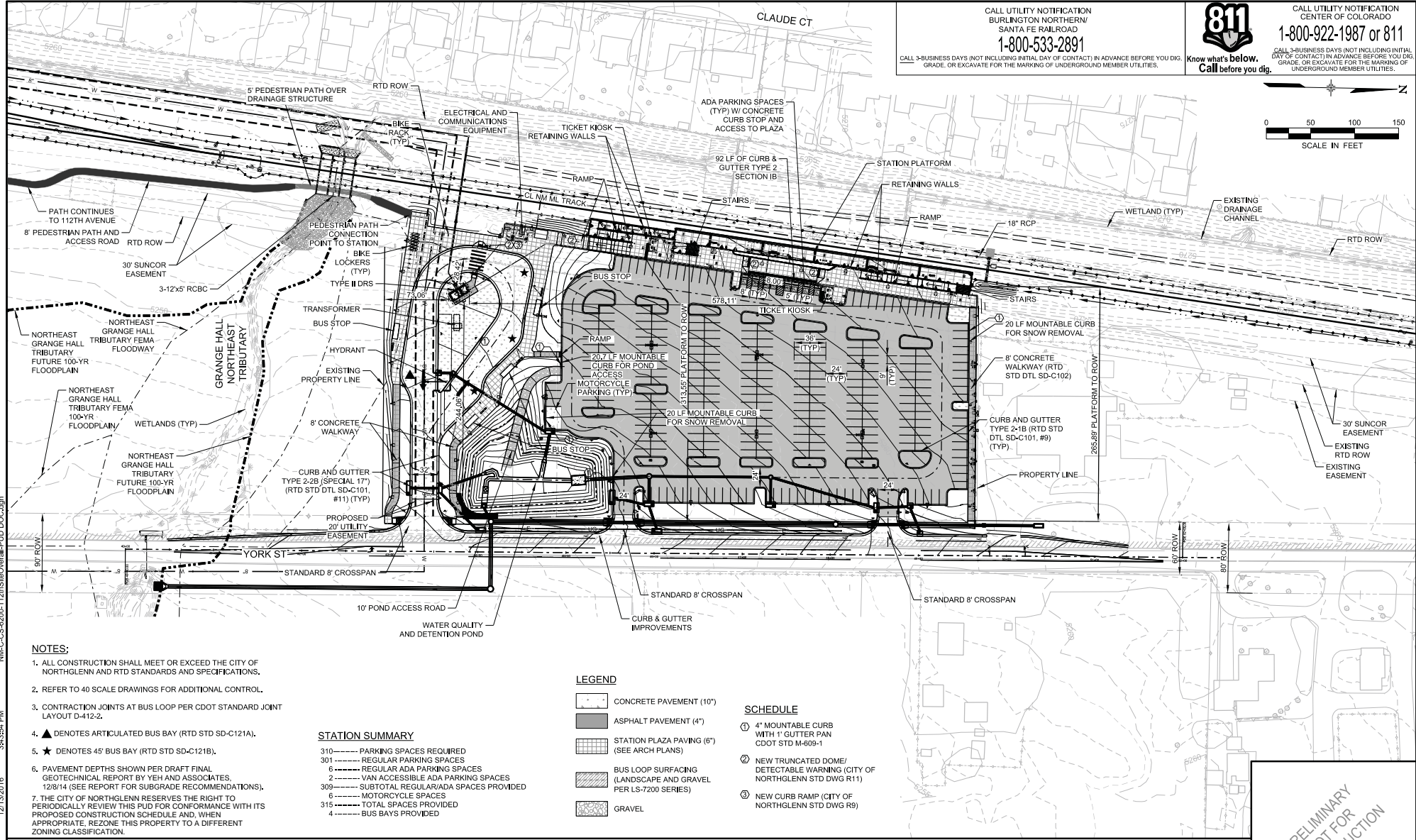
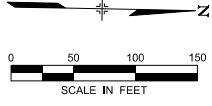
1. All other signs are subject to Chapter 21 of the City of Northglenn Municipal Code, the City of Northglenn Sign Code.

(m) General

1. Other issues, requirements or specifications not covered by these standards will be addressed by the general provisions, regulations and standards of the City of Northglenn Municipal Code in effect at the time of building permit application.

CALL UTILITY NOTIFICATION
 BURLINGTON NORTHERN
 SANTA FE RAILROAD
1-800-533-2891
 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.

811
 Know what's below.
 Call before you dig.
 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,
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- NOTES:**
1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CITY OF NORTHGLENN AND RTD STANDARDS AND SPECIFICATIONS.
 2. REFER TO 40 SCALE DRAWINGS FOR ADDITIONAL CONTROL.
 3. CONTRACTION JOINTS AT BUS LOOP PER CDOT STANDARD JOINT LAYOUT D-412-2.
 4. ▲ DENOTES ARTICULATED BUS BAY (RTD STD SD-C121A).
 5. ★ DENOTES 45' BUS BAY (RTD STD SD-C121B).
 6. PAVEMENT DEPTHS SHOWN PER DRAFT FINAL GEOTECHNICAL REPORT BY YEH AND ASSOCIATES, 12/8/14 (SEE REPORT FOR SUBGRADE RECOMMENDATIONS).
 7. THE CITY OF NORTHGLENN RESERVES THE RIGHT TO PERIODICALLY REVIEW THIS PUD FOR CONFORMANCE WITH ITS PROPOSED CONSTRUCTION SCHEDULE AND, WHEN APPROPRIATE, REZONE THIS PROPERTY TO A DIFFERENT ZONING CLASSIFICATION.

STATION SUMMARY

310	-----	PARKING SPACES REQUIRED
301	-----	REGULAR PARKING SPACES
6	-----	REGULAR ADA PARKING SPACES
2	-----	VAN ACCESSIBLE ADA PARKING SPACES
309	-----	SUBTOTAL REGULAR/ADA SPACES PROVIDED
6	-----	MOTORCYCLE SPACES
315	-----	TOTAL SPACES PROVIDED
4	-----	BUS BAYS PROVIDED

LEGEND

[Symbol]	CONCRETE PAVEMENT (10")
[Symbol]	ASPHALT PAVEMENT (4")
[Symbol]	STATION PLAZA PAVING (6") (SEE ARCH PLANS)
[Symbol]	BUS LOOP SURFACING (LANDSCAPE AND GRAVEL PER LS-7200 SERIES)
[Symbol]	GRAVEL

- SCHEDULE**
- ① 4" MOUNTABLE CURB WITH 1" GUTTER PAN CDOT STD M-609-1
 - ② NEW TRUNCATED DOME/ DETECTABLE WARNINGS (CITY OF NORTHGLENN STD DWG R11)
 - ③ NEW CURB RAMP (CITY OF NORTHGLENN STD DWG R9)

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-036.10.06	REP	05/19/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	ALH	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	ALH	10/22/2014

DESIGNED BY: KLR	DATE: 07/08/2014	CHECKED BY: REP	DATE: 05/11/2016	HORIZ. SCALE: 1"=100'
DRAWN BY: KLR	DATE: 07/08/2014	APPROVED BY:	DATE:	VERT. SCALE: N/A

Stantec

2300 SOUTH COLORADO BOULEVARD
 SUITE 2-300
 DENVER, COLORADO 80222
 (303) 758-4050

RTD FasTracks
 North Metro
 Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BEARS STREET
 DENVER, COLORADO 80202
 (303) 628-6000

NORTH METRO RAIL LINE

CIVIL
 NORTHGLENN AT 112TH STATION
 OVERALL SITE PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DWG No. CS-6200

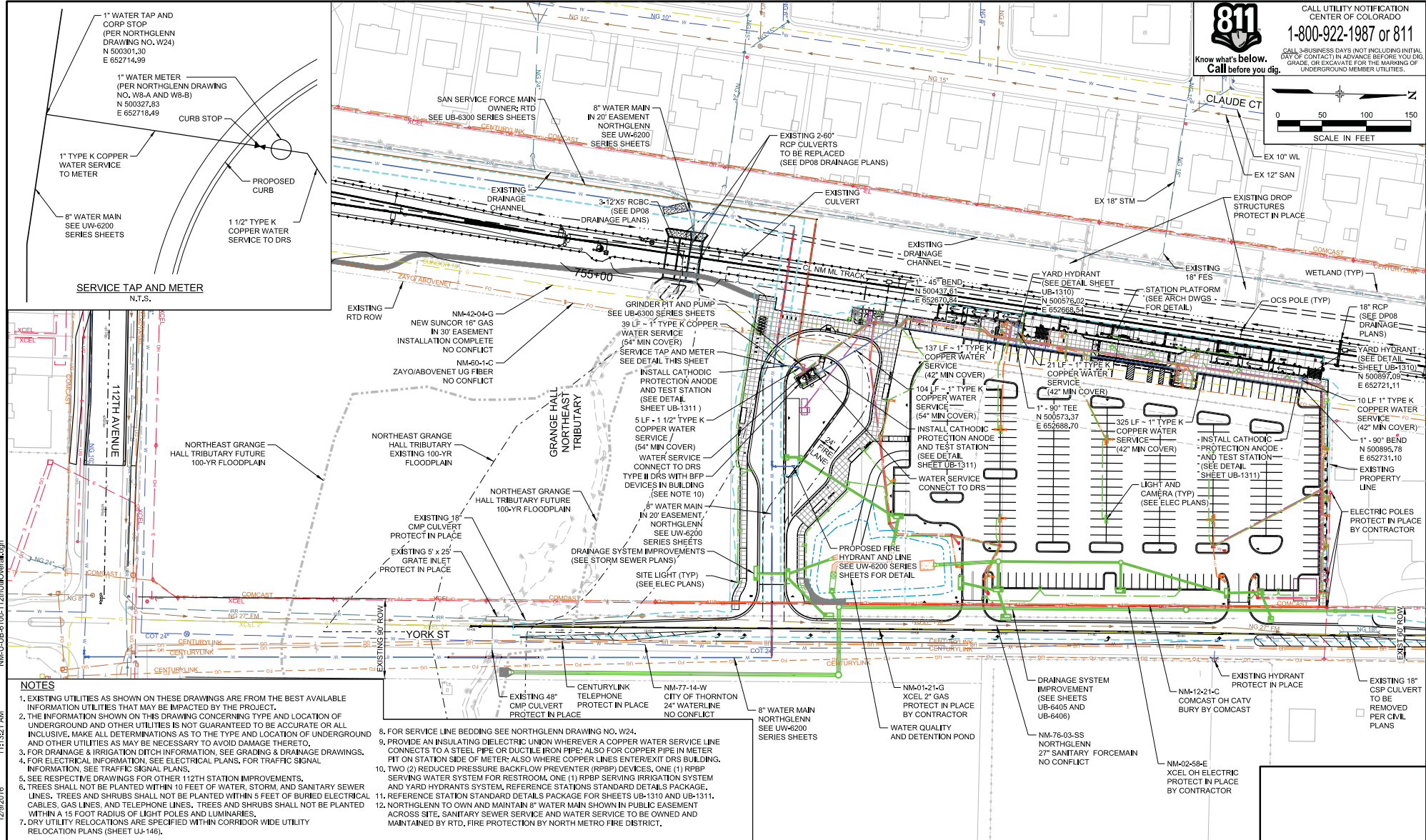
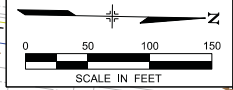
USER: jbarone 12/13/2016 3:45:54 PM NM-C-6200-112thStOverall.PUD DOC.dgn



Know what's below. Call before you dig.

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.



- NOTES**
- EXISTING UTILITIES AS SHOWN ON THESE DRAWINGS ARE FROM THE BEST AVAILABLE INFORMATION UTILITIES THAT MAY BE IMPACTED BY THE PROJECT.
 - THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. MAKE ALL DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
 - FOR DRAINAGE & IRRIGATION DITCH INFORMATION, SEE GRADING & DRAINAGE DRAWINGS.
 - FOR ELECTRICAL INFORMATION, SEE ELECTRICAL PLANS, FOR TRAFFIC SIGNAL INFORMATION, SEE TRAFFIC SIGNAL PLANS.
 - SEE RESPECTIVE DRAWINGS FOR OTHER 112TH STATION IMPROVEMENTS.
 - TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF WATER, STORM, AND SANITARY SEWER LINES. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN 5 FEET OF BURIED ELECTRICAL CABLES, GAS LINES, AND TELEPHONE LINES. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN A 15 FOOT RADIUS OF LIGHT POLES AND LUMINARIES.
 - DRY UTILITY RELOCATIONS ARE SPECIFIED WITHIN CORRIDOR WIDE UTILITY RELOCATION PLANS (SHEET UJ-146).
 - FOR SERVICE LINE BEDDING SEE NORTHGLENN DRAWING NO. W24.
 - PROVIDE AN INSULATING DIELECTRIC UNION WHEREVER A COPPER WATER SERVICE LINE CONNECTS TO A STEEL PIPE OR DUCTILE IRON PIPE; ALSO FOR COPPER PIPE IN METER PIT ON STATION SIDE OF METER; ALSO WHERE COPPER LINES ENTER/EXIT DRS BUILDING.
 - TWO (2) REDUCED PRESSURE BACKFLOW PREVENTER (RPBP) DEVICES, ONE (1) RPBP SERVING WATER SYSTEM FOR RESTROOM, ONE (1) RPBP SERVING IRRIGATION SYSTEM AND YARD HYDRANTS SYSTEM, REFERENCE STATIONS STANDARD DETAILS PACKAGE.
 - REFERENCE STATION STANDARD DETAILS PACKAGE FOR SHEETS UB-1310 AND UB-1311.
 - NORTHGLENN TO OWN AND MAINTAIN 8" WATER MAIN SHOWN IN PUBLIC EASEMENT ACROSS SITE, SANITARY SEWER SERVICE AND WATER SERVICE TO BE OWNED AND MAINTAINED BY RTD, FIRE PROTECTION BY NORTH METRO FIRE DISTRICT.

DESIGNED BY: BEP	DATE: 11/16/2015	CHECKED BY: CRH	DATE: 11/30/2016	HORIZ. SCALE: 1"=100'
DRAWN BY: VRE	DATE: 11/16/2015	APPROVED BY: BEP	DATE: 12/01/2016	VERT. SCALE: N/A
0	ISSUED FOR CONSTRUCTION	BEP	12/12/2016	
NO.	REVISIONS	BY	DATE	

2009 SOUTH COLORADO BOULEVARD
SUITE 2-300
DENVER, COLORADO 80222
(303) 758-0050

RTD FastTracks
North Metro Rail Line

REGIONAL TRANSPORTATION DISTRICT
1600 BLAINE STREET
DENVER, COLORADO 80202
(303) 628-0000

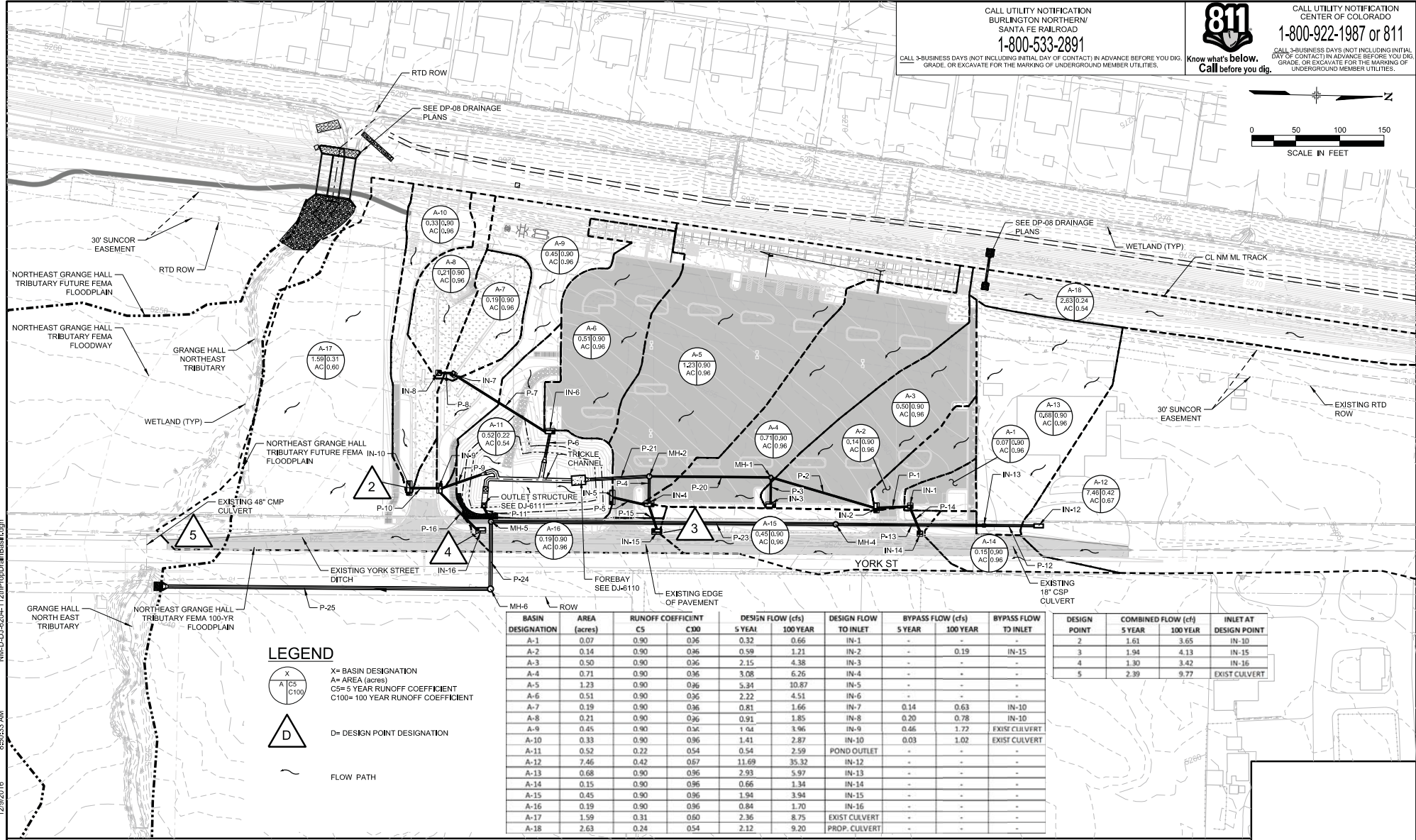
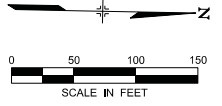
NORTH METRO RAIL LINE

CIVIL
NORTHGLENN AT 112TH STATION
OVERALL UTILITY PLAN

DWG No. UB-6100

CALL UTILITY NOTIFICATION
 BURLINGTON NORTHERN/
 SANTA FE RAILROAD
1-800-533-2891
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LEGEND

X = BASIN DESIGNATION
 A = AREA (acres)
 C5 = 5 YEAR RUNOFF COEFFICIENT
 C100 = 100 YEAR RUNOFF COEFFICIENT

D = DESIGN POINT DESIGNATION

~ FLOW PATH

BASIN DESIGNATION	AREA (acres)	RUNOFF COEFFICIENT		DESIGN FLOW (cfs)		DESIGN FLOW TO INLET	BYPASS FLOW (cfs)		BYPASS FLOW TO INLET
		C5	C100	5 YEAR	100 YEAR		5 YEAR	100 YEAR	
A-1	0.07	0.90	0.96	0.32	0.66	IN-1	-	-	-
A-2	0.14	0.90	0.96	0.59	1.21	IN-2	-	0.19	IN-15
A-3	0.50	0.90	0.96	2.15	4.38	IN-3	-	-	-
A-4	0.71	0.90	0.96	3.08	6.26	IN-4	-	-	-
A-5	1.23	0.90	0.96	5.34	10.87	IN-5	-	-	-
A-6	0.51	0.90	0.96	2.22	4.51	IN-6	-	-	-
A-7	0.19	0.90	0.96	0.81	1.66	IN-7	0.14	0.63	IN-10
A-8	0.21	0.90	0.96	0.91	1.85	IN-8	0.20	0.78	IN-10
A-9	0.45	0.90	0.96	1.04	3.96	IN-9	0.46	1.72	EXIST CULVERT
A-10	0.33	0.90	0.96	1.41	2.87	IN-10	0.03	1.02	EXIST CULVERT
A-11	0.52	0.22	0.54	0.54	2.59	POND OUTLET	-	-	-
A-12	7.46	0.42	0.67	11.69	35.32	IN-12	-	-	-
A-13	0.68	0.90	0.96	2.93	5.97	IN-13	-	-	-
A-14	0.15	0.90	0.96	0.66	1.34	IN-14	-	-	-
A-15	0.45	0.90	0.96	1.94	3.94	IN-15	-	-	-
A-16	0.19	0.90	0.96	0.84	1.70	IN-16	-	-	-
A-17	1.59	0.31	0.50	2.36	8.75	EXIST CULVERT	-	-	-
A-18	2.63	0.24	0.54	2.12	9.20	PROP. CULVERT	-	-	-

DESIGN POINT	COMBINED FLOW (cfs)		INLET AT DESIGN POINT
	5 YEAR	100 YEAR	
2	1.61	3.65	IN-10
3	1.94	4.13	IN-15
4	1.30	3.42	IN-16
5	2.39	9.77	EXIST CULVERT

NL-DJ-6204-12thPropDrainBasin.dgn
 855033 AM
 12/29/2016
 USER: chapperty

NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	JSG	12/12/2016

DESIGNED BY: JMM DATE: 04/25/2016
 DRAWN BY: PEB DATE: 04/25/2016

CHECKED BY: CRH DATE: 12/05/2016
 APPROVED BY: JSG DATE: 12/07/2016

2000 SOUTH COLORADO BOULEVARD
 SUITE 2-300
 DENVER, COLORADO 80222
 (303) 758-4050

North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAINE STREET
 DENVER, COLORADO 80202
 (303) 628-5000

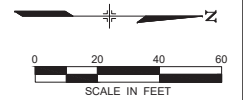
NORTH METRO RAIL LINE
 CIVIL
 NORTHGLENN AT 112TH STATION
 DRAINAGE BASIN MAP - PROPOSED

DWG No. DJ-6204

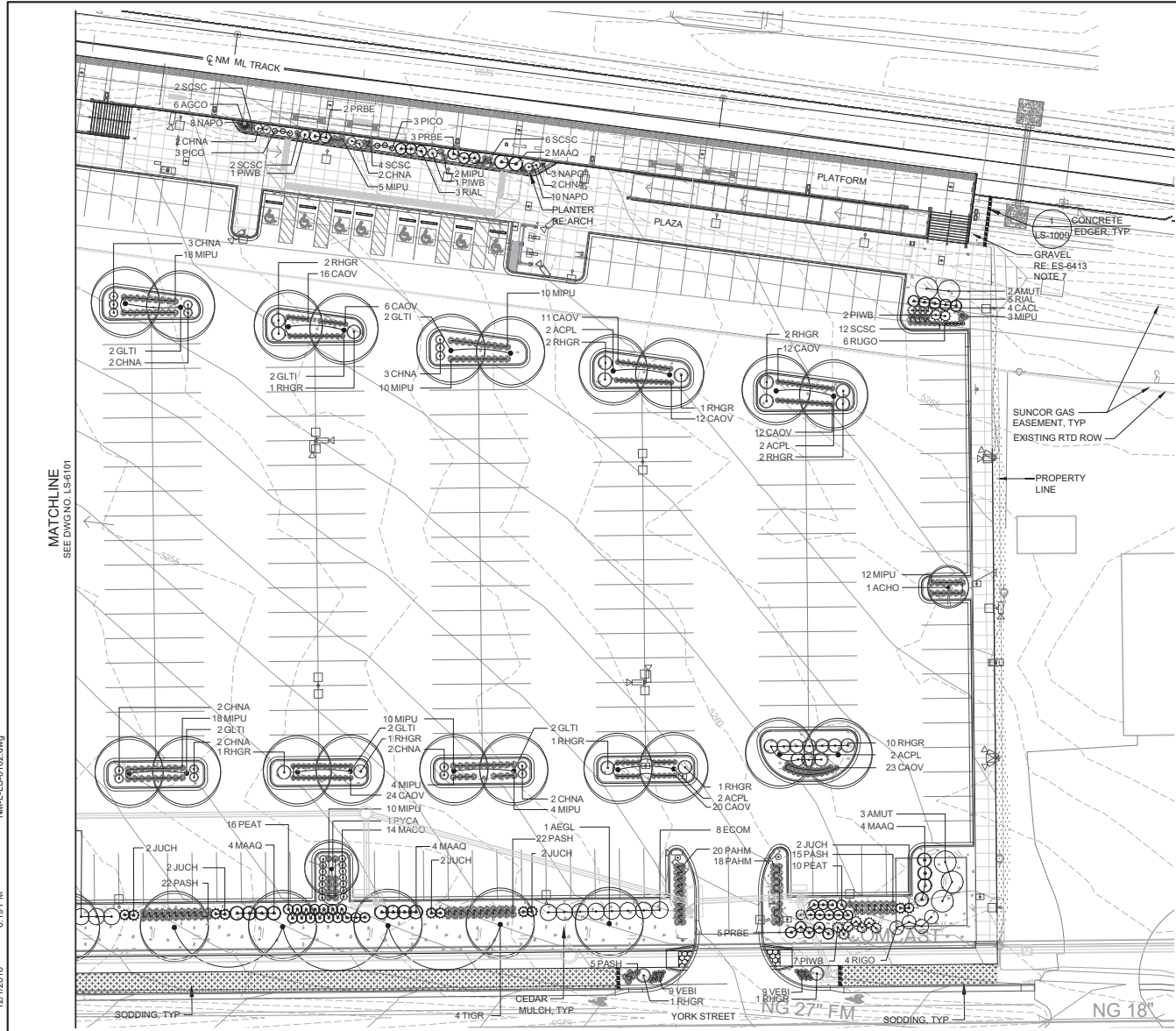
811
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 GRADE, OR EXCAVATE FOR THE MARKING OF
 UNDERGROUND MEMBER UTILITIES.
 Know what's Below.
 Call before you dig.

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- GROUNDCOVER
- CONCRETE EDGER
- PLANTER CURB
- SODDING
- SEED MIX - B
- SEED MIX - D
- GRAVEL MULCH
- CEDAR MULCH



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**



MATCHLINE
 SEE DWG NO. LS-6101

USER: StaceyS
 12/12/2016 6:19 PM NML-LS-6102.dwg

NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	SLB	12/12/2016

DESIGNED BY: SES DATE: 09/01/2014
 DRAWN BY: BMK DATE: 09/16/2014
 CHECKED BY: SES DATE: 12/12/2016
 APPROVED BY: SLB DATE: 12/12/2016
 HORZ SCALE: 1"=40'
 VERT SCALE: NA






RID FasTracks
 North Metro
 Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 629-9000

NORTH METRO RAIL LINE
 LANDSCAPE
 NORTHGLENN AT 112TH STATION
 PLANTING PLAN - NORTH

DWG No. LS-6102

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ACMI	3	ACER MIYABEI 'STATE STREET'	STATE STREET MAPLE	B & B	2'CAL
ACPL	14	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2'CAL
AEG	3	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2'CAL
CEOC	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2'CAL
GLTI	19	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE COMMON HONEYLOCUST	B & B	2'CAL
QURO	6	QUERCUS ROBUR	ENGLISH OAK	B & B	2'CAL
TIGR	6	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B	2'CAL
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
PICO	6	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	15 GAL	
PSST	1	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	B & B	6' HT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
ACHO	6	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	8' CLUMP
CRAM	2	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	6' CLUMP
PYCA	3	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR	B & B	2'CAL
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AMUT	10	AMELANCHIER UTAHENSIS	UTAH SERVICEBERRY	5 GAL	
CACL	16	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	
CHNA	26	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	
ECOM	22	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	
MAAQ	32	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL	
MACO	29	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	5 GAL	
PEAT	33	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	
PRBE	10	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	
RHGR	82	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	
RIAL	25	RIBES ALPINUM	ALPINE CURRANT	5 GAL	
RIGO	16	RIBES AUREUM	GOLDEN CURRANT	5 GAL	
RORA	9	ROSA X 'RADCON'	RADCON KNOCKOUT ROSE	5 GAL	
SAPU	14	SALIX PURPUREA 'NANA'	WILLOW ARCTIC WILLOW	5 GAL	
EVERGREEN SHRUB	QTY	BOTANICAL NAME	COMMON NAME	CONT	
JUCH	10	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	
JUCC	1	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	15 GAL	
PIMU	1	PINUS MUGO 'MOPS'	MOP'S MUGO PINE	5 GAL	
PIWB	31	PINUS MUGO 'WHITEBUD'	MUGO PINE	5 GAL	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONT	
CAOV	242	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM'	OVERDAM FEATHER REED GRASS	1 GAL	
MIMO	13	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	1 GAL	
MIPU	120	MISCANTHUS SINENSIS 'PURPURESCENS'	FLAME GRASS	1 GAL	
NAPO	21	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	1 GAL	
PAHM	88	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	
PASH	160	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	1 GAL	
SCSC	26	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	1 GAL	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONT	
AGCO	6	AGASTACHE X 'CORANADO RED'	ANISE HYSSOP	1 GAL	
RUGO	18	RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	1 GAL	
VEBI	36	VERBENA BIPINNATIFIDA	NATIVE VERBENA	1 GAL	

GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT @
 - EUCO	88	EUONYMUS COLORATUS	PURPLE WINTERCREEPER	1 GAL
 - JUHU	75	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	5 GAL
SODDING/SEEDING	QTY	BOTANICAL NAME	COMMON NAME	CONT @
	22,989 SF	SEED MIX - B	NATIVE SEED MIX	SEED
	3,013 SF	SEED MIX - D	WET/DRY SEED MIX	SEED
	2,027 SF	SODDING	TEXAS HYBRID BLUEGRASS SOD	SOD

LANDSCAPE NOTES

- SOIL:**
- SOIL PREPARATION FOR LANDSCAPE AREAS TO RECEIVE SOD, TREES, SHRUBS AND ALL PLANTING BEDS SHALL INCLUDE COMPOST ADDED AT A RATE OF FOUR (4) CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED SIX INCHES INTO THE SOIL.
 - SOIL PREPARATION FOR LANDSCAPE AREAS TO RECEIVE NATIVE SEED SHALL BE AMENDED WITH 1,000 LBS /ACRE BIOSOL. ALL LANDSCAPE AREAS SHALL RECEIVE 4" TOPSOIL AND SOIL PREPARATION AS SPECIFIED.
- MULCH:**
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF CEDAR MULCH.
 - ALL PARKING LOT ISLAND PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH OF CEDAR MULCH.
 - TREES AND SHRUBS IN SOD OR NATIVE AREAS - 3" DEPTH CEDAR MULCH AS SPECIFIED ON PLANTING DETAILS.
 - ALL GRAVEL AREAS SHALL HAVE A MINIMUM 3" DEPTH OF 3/4" BUTTER ROCK GRAVEL MULCH WITH GEOTEXTILE FABRIC AS WEED BARRIER.
- IRRIGATION:**
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A PERMANENT, AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - TURF AREAS SHALL BE ZONED SEPARATELY FROM BED AREAS.
 - THE CONTROLLER SHALL INCLUDE A RAIN SHUT-OFF.
 - THE SYSTEM SHALL BE PROPERLY ZONED TO SEPARATE PLANT MATERIAL BY WATER REQUIREMENT.
 - IRRIGATION CONSTRUCTION DRAWINGS SHALL BE SUBMITTED PRIOR TO APPROVAL OF THE CIVIL CONSTRUCTION DRAWINGS.
- MAINTENANCE:**
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ARTERIAL AND COLLECTOR RIGHT-OF-WAY LANDSCAPING.
- PRE-CONSTRUCTION MEETING:**
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND CITY OF NORTHGLENN PERSONNEL BEFORE START OF CONSTRUCTION.
- SOD**
- SOD SHALL BE TEXAS HYBRID BLUEGRASS VARIETY THAT IS LOCALLY GROWN AND SHALL CONFORM TO NORTHGLENN REQUIREMENTS.
- SEED**
- ALL NATIVE GRASS SEED AREAS SHALL BE SEEDED WITH SEED MIXES AND RATES PER THE CITY OF NORTHGLENN STANDARDS AND SPECIFICATIONS.
- PLANTING NOTES:**
- PLANT DECIDUOUS TREES MINIMUM 4" AND SHRUBS 2" OR 1/2" MATURE WIDTH FROM SIDEWALKS, BED EDGES, FENCES AND BUILDINGS.
 - ALL DECIDUOUS TREES SHALL BE BALLED AND BURLAPPED WITH FULL HEADS, STRAIGHT TRUNKS, AND SINGLE LEADERS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO SELECT TREES THAT HAVE THEIR FIRST BRANCH 6'-0" ABOVE THE TOP OF THE ROOTBALL. IF NEEDED, THE CONTRACTOR SHALL REQUEST THE SUPPLIER TO PRUNE ACCORDINGLY.
 - NO TREE OR SHRUB MORE THAN 30 INCHES HIGHER THAN TOP OF CURB SHALL BE PLANTED NEITHER IN ANY 50 FOOT VISION TRIANGLE AT ANY STREET INTERSECTION NOR IN ANY 25 FOOT VISION TRIANGLE.
 - NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY.
- DETENTION POND NOTES:**
- THE DETENTION POND SHALL BE ON A PERMANENT IRRIGATION SYSTEM ZONED SEPARATE FROM THE SURROUNDING AREA.
 - THE DETENTION POND SHALL BE SEEDED WITH A NATIVE SEED MIX.

SEED MIX SCHEDULE

SEED MIX - B - NATIVE SEED MIX	
40% - BUFFALOGRASS (BUCHLOE DACTYLOIDES)	25.0 LBS/ACRE
40% - BLUE GRAMA (BOUTELLOUA GRACILIS)	5.0 LBS/ACRE
20% - SIDEOTS GRAMA (BOUTELLOUA CURTIPENDULA)	10.0 LBS/ACRE
	40.0 LBS/ACRE
SEED MIX - B - WILDFLOWERS	
20% PURPLE PRAIRIE CLOVER (PETALOSTEMON PURPUREA)	0.6 LBS/ACRE
20% AMERICAN VETCH (VICIA AMERICANA)	2.3 LBS/ACRE
15% PRAIRIE CONEFLOWER (RATIBIDA COLUMNIFERA)	0.15 LBS/ACRE
10% PERENNIAL GALLARDIA (GALLARDIA ARISTATA)	0.55 LBS/ACRE
10% GOLDEN CROWNBEARD (VERBESINE ENCELLIOIDES)	0.65 LBS/ACRE
10% ROCKY MOUNTAIN BEEPLANT (CLEOME SERRULATA)	1.4 LBS/ACRE
5% FRINGED SAGE (ARTEMESIA FRIGIDA)	0.01 LBS/ACRE
5% NARROWLEAF PENSTEMON (PENSTEMON ANGUSTIFOLIUS)	0.15 LBS/ACRE
5% WESTERN YARROW (ACHILLEA LANULOSA)	0.01 LBS/ACRE
	5.83 LBS/ACRE
SEED MIX - D - WET/DRY SEED MIX	
40% - ALKALIGRASS (FUCINELLA DISTANS)	2.00 LBS/ACRE
30% - WESTERN WHEATGRASS (PASCOPYRUM SMITHII)	22.0 LBS/ACRE
30% - SMOOTH BROME (BROMUS INERMIS)	16.0 LBS/ACRE
	40.0 LBS/ACRE

LANDSCAPE TABLE

DESCRIPTION	AREA	PERCENTAGE
SITE AREA (INCLUDING TRACKWAY)	276,276 SF	--
AREA OF ON-SITE LIVING MATERIAL	48,672 SF	17.7%
AREA OF ON-SITE NON-LIVING MATERIAL	45,732 SF	16.7%
AREA OF PAVING AND STRUCTURES	180,108 SF	65.6%
AREA OF LIVING MATERIAL IN ROW	3,067 SF	
AREA OF NON-LIVING MATERIAL IN ROW	6,524 SF	
TOTAL SF OF SPRAY IRRIGATED AREA	26,210 SF	
TOTAL SF OF DRIP IRRIGATED AREA	22,462 SF	

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NO.	REVISIONS	BY	DATE	DESIGNED BY: SES	DATE: 09/01/2014	CHECKED BY: SES	DATE: 12/12/2016	HORIZ SCALE: NA
				DRAWN BY: BMK	DATE: 09/16/2014	APPROVED BY: SLB	DATE: 12/12/2016	VERT SCALE: NA
0	ISSUED FOR CONSTRUCTION	SLB	12/12/2016					

NORTH METRO RAIL LINE
North Metro Rail Line
REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

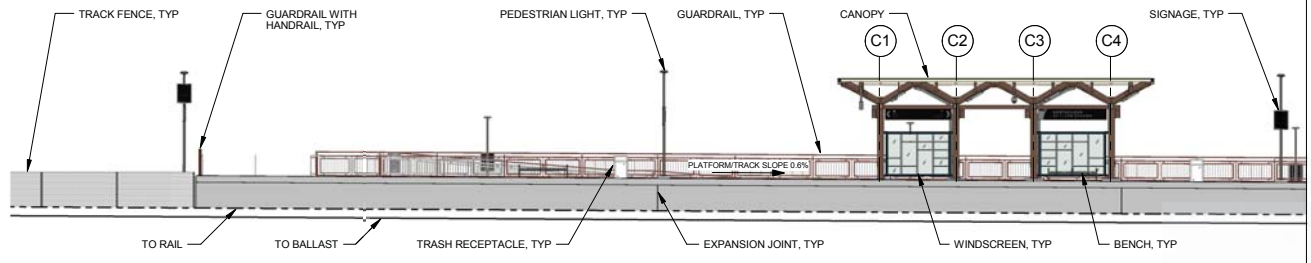
LANDSCAPE NORTHGLENN AT 112TH STATION PLANTING NOTES

PRELIMINARY NOT FOR CONSTRUCTION

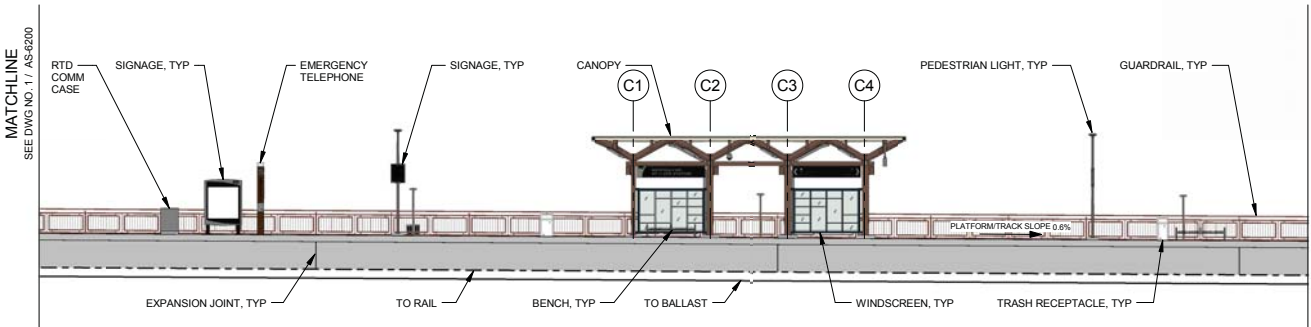
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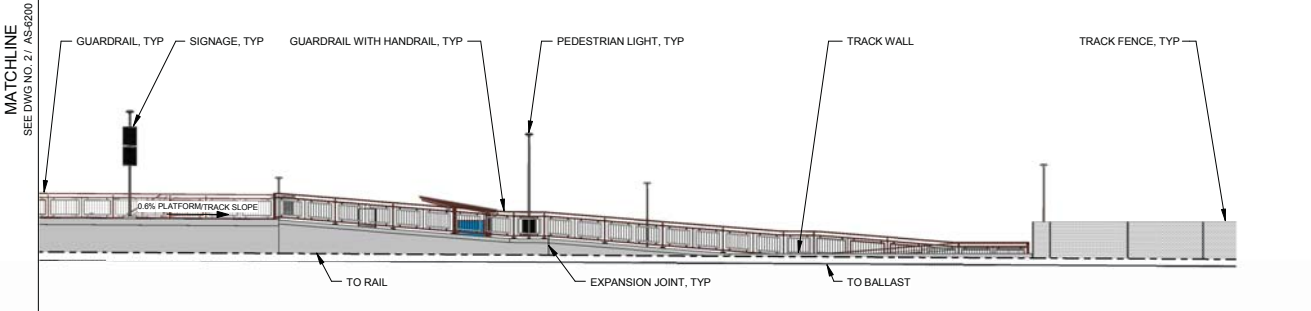
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1 PLATFORM ELEVATION - NORTH



2 PLATFORM ELEVATION - SOUTH



3 PLATFORM ELEVATION - SOUTH RAMP

MATCHLINE
SEE DWG NO. 2 / AS-6200

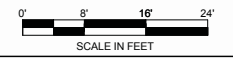
MATCHLINE
SEE DWG NO. 3 / AS-6200

- NOTES:**
1. FOR STATION SPECIFIC STRUCTURAL DETAILS, SEE DRAWING SERIES SS-6000
 2. FOR STATION SPECIFIC MECHANICAL DETAILS, SEE DRAWING SERIES MS-6000
 3. FOR STATION SPECIFIC PLUMBING DETAILS, SEE DRAWING SERIES PS-6000
 4. FOR STATION SPECIFIC ELECTRICAL DETAILS, SEE DRAWING SERIES ES-6000
 5. FOR STATION SPECIFIC CIVIL DETAILS, SEE DRAWING SERIES CS-6000
 6. FOR STATION SPECIFIC GRADING DETAILS, SEE DRAWING SERIES DJ-6000
 7. FOR STATION SPECIFIC UTILITY DETAILS, SEE DRAWING SERIES UB-6000
 8. FOR STATION SPECIFIC LANDSCAPE DETAILS, SEE DRAWING SERIES LS-6000
 9. FOR STATIONS STANDARD ARCHITECTURAL DETAILS SEE DRAWING SERIES AS-1000
 10. FOR STATION STANDARD ARCHITECTURAL STRUCTURAL DETAILS SEE DRAWING SERIES SS-1000

AMENITY	MATERIAL	FINISH COLOR	REMARKS
TICKET WINK ROOF	GLASS	OLD CASTLE CLEAR WITH ARCTIC SNOW LAMINATE	LAMINATED, TEMPERED
JAIL METAL: STEEL STRUCTURE, DOWNSPOUT GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM B
CANOPY JAIL METAL: STEEL STRUCTURE, DOWNSPOUT GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC - SEE STATION SPECIFIC PLANS FOR COLOR	COATING SYSTEM B; ALL EXPOSED METAL TO BE COATED, UON
VARIABLE MESSAGE SIGN MOUNTING	METAL	BLACK, RAL 9005	COATING SYSTEM B
LIGHT POLE & FIXTURE	METAL	BLACK, RAL 9005	POWDER COATED
BENCH	METAL	BLACK, RAL 9005	
PAVING - PLATFORM, RAMPS, STAIRS, LANDINGS, PLAZA, SIDEWALKS	CONCRETE	GRAY	MEDIUM BROOM FINISH
TRASH RECEPTACLE	METAL	BLACK, RAL 9005	PREFINISHED
DETECTABLE WARNING STRIP	-	FEDERAL YELLOW #3338	PER MANUFACTURER
BIKE RACK	METAL	GREEN, RAL 6009	GALVANIZED, PANGARD II POLYESTER POWDER COAT
BIKE LOCKER	FIBERGLASS	TAN	PER MANUFACTURER
RAILINGS - DECORATIVE RAILS & GUARDRAILS	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM C
-HANDRAILS	METAL	-	STAINLESS STEEL
-HANDRAIL BRACKETS	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM C
-BASE PLATE	METAL	TNEMEC - TERRA COTTA 07RD	COATING SYSTEM C
PEDESTRIAN BUS SHELTER	METAL	BLACK, RAL 9005	PER MANUFACTURER
CAST IN PLACE CONCRETE RETAINING WALLS AT 20th, 112th AND 104th STATIONS	PAINTED CONCRETE	BROWN, FS 30450	FRACTURED FIN FORMLINER, 3/4" MAX. DEPTH, 1-1/2" OC MAX. FIN SPACING, EXTERIOR PAINT
OCS POLES AT STATION PLATFORM	STEEL	BLACK, RAL 9005	
YARD HYDRANT CAGE	STEEL	STAINLESS STEEL	

CANOPY FINISHES LEGEND

ELEMENT	FINISH	COATING SYSTEM
COLUMN	TNEMEC IRONWOOD 288R	B
SPINE BEAM	TNEMEC IRONWOOD 288R	B
OUTRIGGER	TNEMEC IRONWOOD 288R	B
GLASS PANEL FRAME	TNEMEC BALSAWOOD 134GN	B
GUTTER	TNEMEC BALSAWOOD 134GN	B
DOWNSPOUT	TNEMEC IRONWOOD 288R	B
WINDSCREEN	TNEMEC BALSAWOOD 134GN	B
GLASS LITES	OLDCASTLE SOLEXIA WITH ARCTIC SNOW LAMINATE	-
SEALANT	CLEAR	B
ACCESS PANEL COVER	MATCH ADJACENT STEEL FINISH	B
JUNCTION BOX	TNEMEC IRONWOOD 288R	B
STEEL PLATE	TNEMEC IRONWOOD 288R	B



NO.	ISSUED FOR CONSTRUCTION	VAM	09/21/2016

DESIGNED BY: MBB DATE: 07/14/14
 DRAWN BY: TJG DATE: 07/14/14
 CHECKED BY: TLB DATE: 09/26/2016
 APPROVED BY: VAM DATE: 09/26/2016
 HORZ SCALE: 1/16" = 1'
 VERT SCALE: N/A

IRON HORSE ARCHITECTS
 RESPONSIBLE DESIGN

475 17th Street Suite 720
 Denver, Colorado 80202
 iron-horse-architects.com

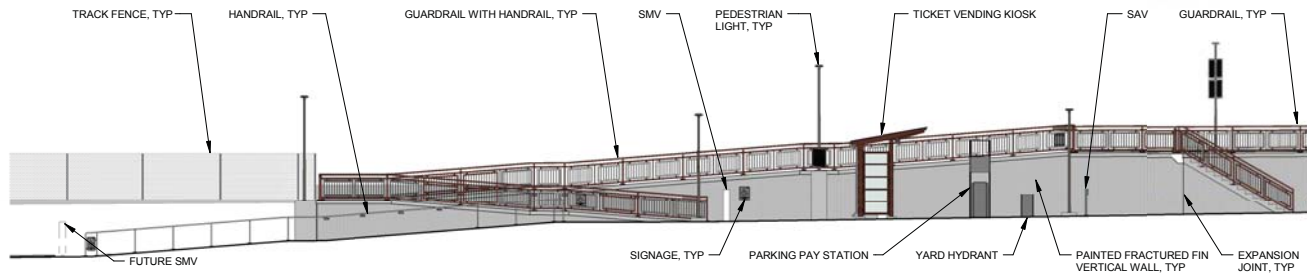
RTD FasTracks
 North Metro Rail Line

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NORTH METRO RAIL LINE

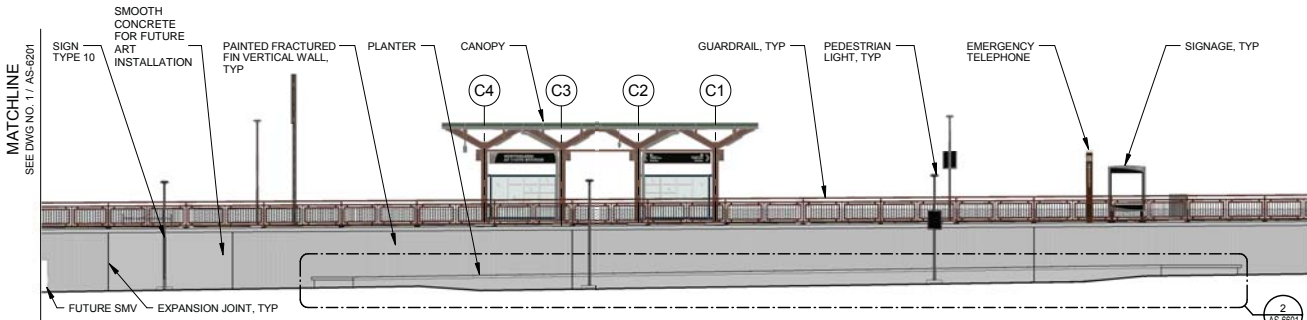
ARCHITECTURAL
 NORTHGLENN AT 112TH STATION
 STATION ELEVATION - EAST PLATFORM

DWG No. AS-6200



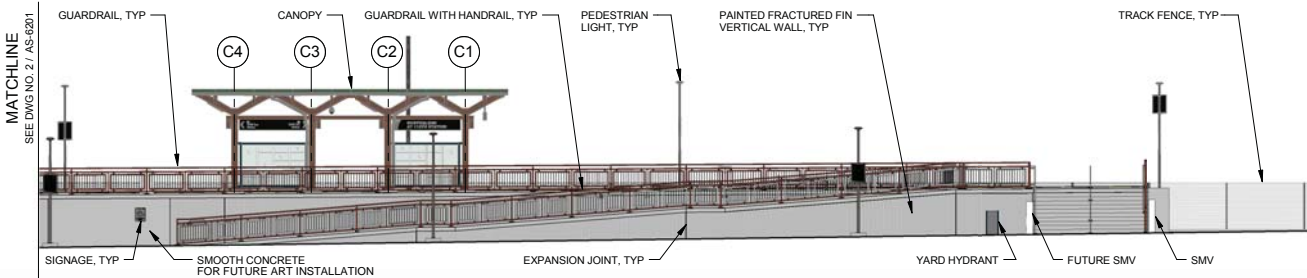
1 STATION ELEVATION - SOUTH RAMP

MATCHLINE
SEE DWG NO. 2 / AS-6201



2 STATION ELEVATION - SOUTH

MATCHLINE
SEE DWG NO. 3 / AS-6201



3 STATION ELEVATION - NORTH

MATCHLINE
SEE DWG NO. 2 / AS-6201

NOTES:

- FOR STATION SPECIFIC STRUCTURAL DETAILS, SEE DRAWING SERIES SS-6000
- FOR STATION SPECIFIC MECHANICAL DETAILS, SEE DRAWING SERIES MS-6000
- FOR STATION SPECIFIC PLUMBING DETAILS, SEE DRAWING SERIES PS-6000
- FOR STATION SPECIFIC ELECTRICAL DETAILS, SEE DRAWING SERIES ES-6000
- FOR STATION SPECIFIC GRADING DETAILS, SEE DRAWING SERIES GS-6000
- FOR STATION SPECIFIC UTILITY DETAILS, SEE DRAWING SERIES US-6000
- FOR STATION SPECIFIC LANDSCAPE DETAILS, SEE DRAWING SERIES LS-6000
- FOR STATIONS STANDARD ARCHITECTURAL DETAILS SEE DRAWING SERIES AS-1000
- FOR STATION STANDARD ARCHITECTURAL STRUCTURAL DETAILS SEE DRAWING SERIES SS-1000

AMENITY	MATERIAL	FINISH COLOR	REMARKS
TICKET KIOSK ROOF	GLASS	OLD CASTLE CLEAR WITH ARCTIC SNOW LAMINATE	LAMINATED, TEMPERED
JAIL METAL: STEEL STRUCTURE, DOWNSPOUT GUTTER, FLASHING, JUNCTION BOX, HAND HOLE COVER PLATES	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM B
CANOPY	METAL	TNEMEC - SEE CANOPY FINISHES LEGEND	COATING SYSTEM B; ALL EXPOSED METAL TO BE COATED, UCN
VARIABLE MESSAGE SIGN MOUNTING	METAL	BLACK, RAL 9005	COATING SYSTEM B
LIGHT POLE & FIXTURE	METAL	BLACK, RAL 9005	POWDER COATED
BENCH	METAL	BLACK, RAL 9005	
PAVING - PLATFORM, RAMPS, STAIRS, LANDINGS, PLAZA, SIDEWALKS	CONCRETE	GRAY	MEDIUM BROOM FINISH
TRASH RECEPTACLE	METAL	BLACK, RAL 9005	PREFINISHED
DETECTABLE WARNING STRIP	-	FEDERAL YELLOW #3538	PER MANUFACTURER
BIKE RACK	METAL	GREEN, RAL 6009	GALVANIZED, PANGARD II POLYESTER POWDER COAT
BIKE LOCKER	FIBERGLASS	TAN	PER MANUFACTURER
RAILINGS - DECORATIVE RAILS & GUARDRAILS	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM C
-HANDRAILS	METAL	-	STAINLESS STEEL
-HANDRAIL BRACKETS	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM C
-BASE PLATE	METAL	TNEMEC - MONTERREY TILE	COATING SYSTEM C
PEDESTRIAN BUS SHELTER	METAL	BLACK, RAL 9005	PER MANUFACTURER
CAST IN PLACE CONCRETE RETAINING WALLS AT 20th, 112th AND 104th STATIONS	PAINTED CONCRETE	BROWN, FS 30450	FRACTURED FIN FORMLINER, 1/2" MAX. SPACING, EXTERIOR PAINT
OCS POLES AT STATION PLATFORM	STEEL	BLACK, RAL 9005	
YARD HYDRANT CAGE	STEEL	STAINLESS STEEL	

CANOPY FINISHES LEGEND

ELEMENT	FINISH	COATING SYSTEM
COLUMN	TNEMEC IRONWOOD 28BR	B
SPINE BEAM	TNEMEC IRONWOOD 28BR	B
OUTRIGGER	TNEMEC IRONWOOD 28BR	B
GLASS PANEL FRAME	TNEMEC BALSAMWOOD 136GN	B
GUTTER	TNEMEC BALSAMWOOD 136GN	B
DOWNSPOUT	TNEMEC IRONWOOD 28BR	B
WINDSCREEN	TNEMEC BALSAMWOOD 136GN	B
GLASS LITES	OLDCASTLE SOLEXIA WITH ARCTIC SNOW LAMINATE	-
SEALANT	CLEAR	B
ACCESS PANEL COVER	MATCH ADJACENT STEEL FINISH	B
JUNCTION BOX	TNEMEC IRONWOOD 28BR	B
STEEL PLATE	TNEMEC IRONWOOD 28BR	B



NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	VAM	09/21/2016

DESIGNED BY: MBB DATE: 01/05/15
 DRAWN BY: TJG DATE: 01/05/15
 CHECKED BY: TLB DATE: 09/26/2016
 APPROVED BY: VAM DATE: 09/26/2016
 HORZ. SCALE: 1/16" = 1'
 VERT. SCALE: N/A

IRON HORSE ARCHITECTS
 RESPONSIBLE DESIGN

475 17th Street Suite 720
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 iron-horse-architects.com

RTD FasTracks
 North Metro Rail Line

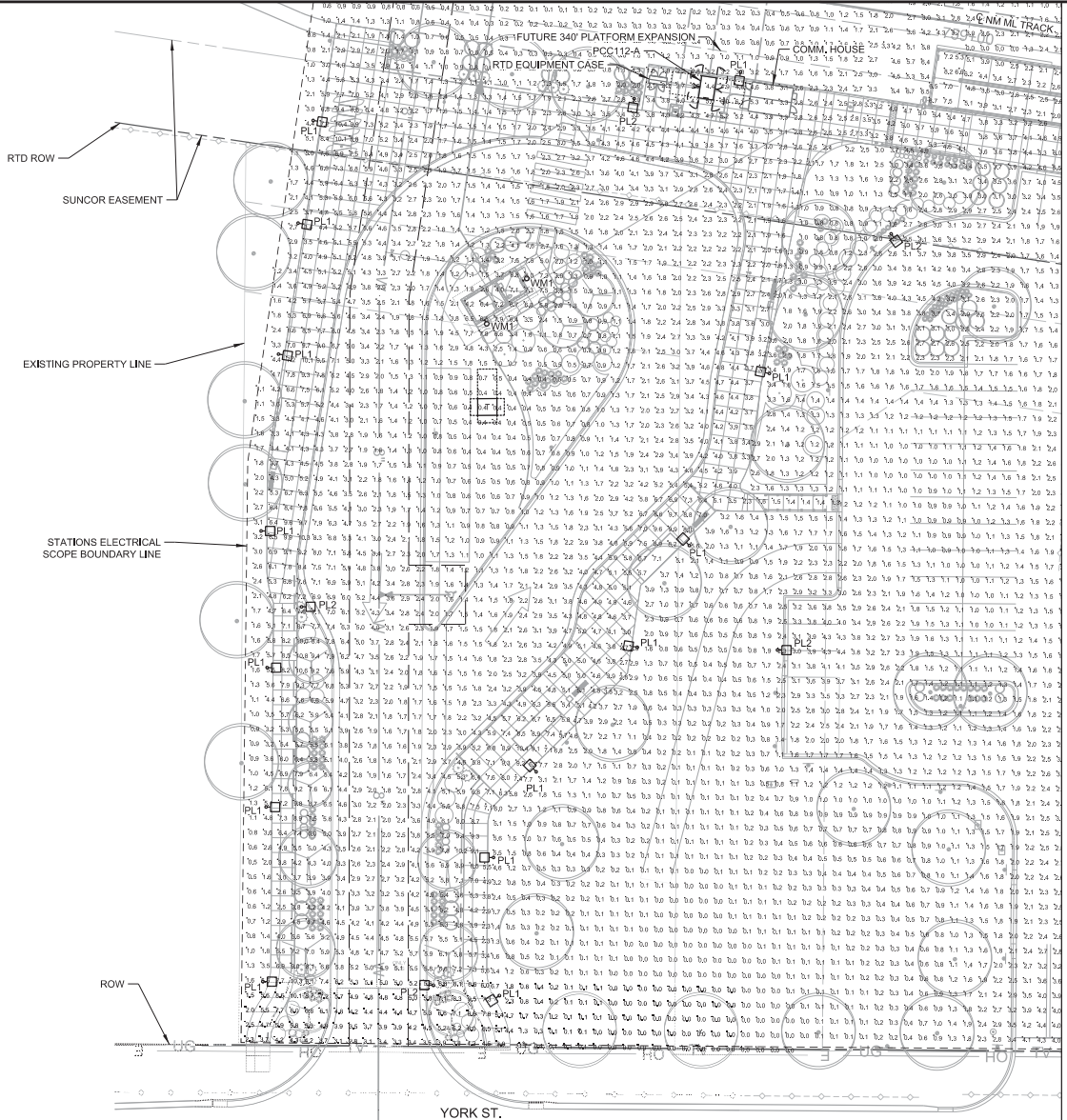
REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-9000

NORTH METRO RAIL LINE

ARCHITECTURAL
 NORTHGLENN AT 112TH STATION
 STATION ELEVATION - EAST PLATFORM WALL

DWG No. AS-6201

USER: AdminOR
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MATCHLINE
SEE DRAWING NO. ES-6104

GENERAL NOTES:
 1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AG32 VERSION 16.3.
 2. REFER TO PHOTOMETRIC INPUT SUMMARIES SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.

1 SITE PHOTOMETRIC PLAN - SOUTH

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-036.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SJ/GP DATE: 05/09/2016
 DRAWN BY: AR/TE DATE: 05/06/2016

CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

SSG MEP, Inc.
 3025 S. Parker Road, Suite 1100
 Aurora, Co 80014-2950
 303.696.2600 Fax: 303.696.0812
 www.ssggroupinc.com

RTD FastTracks
 North Metro Rail Line

REGIONAL TRANSPORTATION DISTRICT
 1600 BEARS STREET
 DENVER, CO 80202
 (303) 628-6000

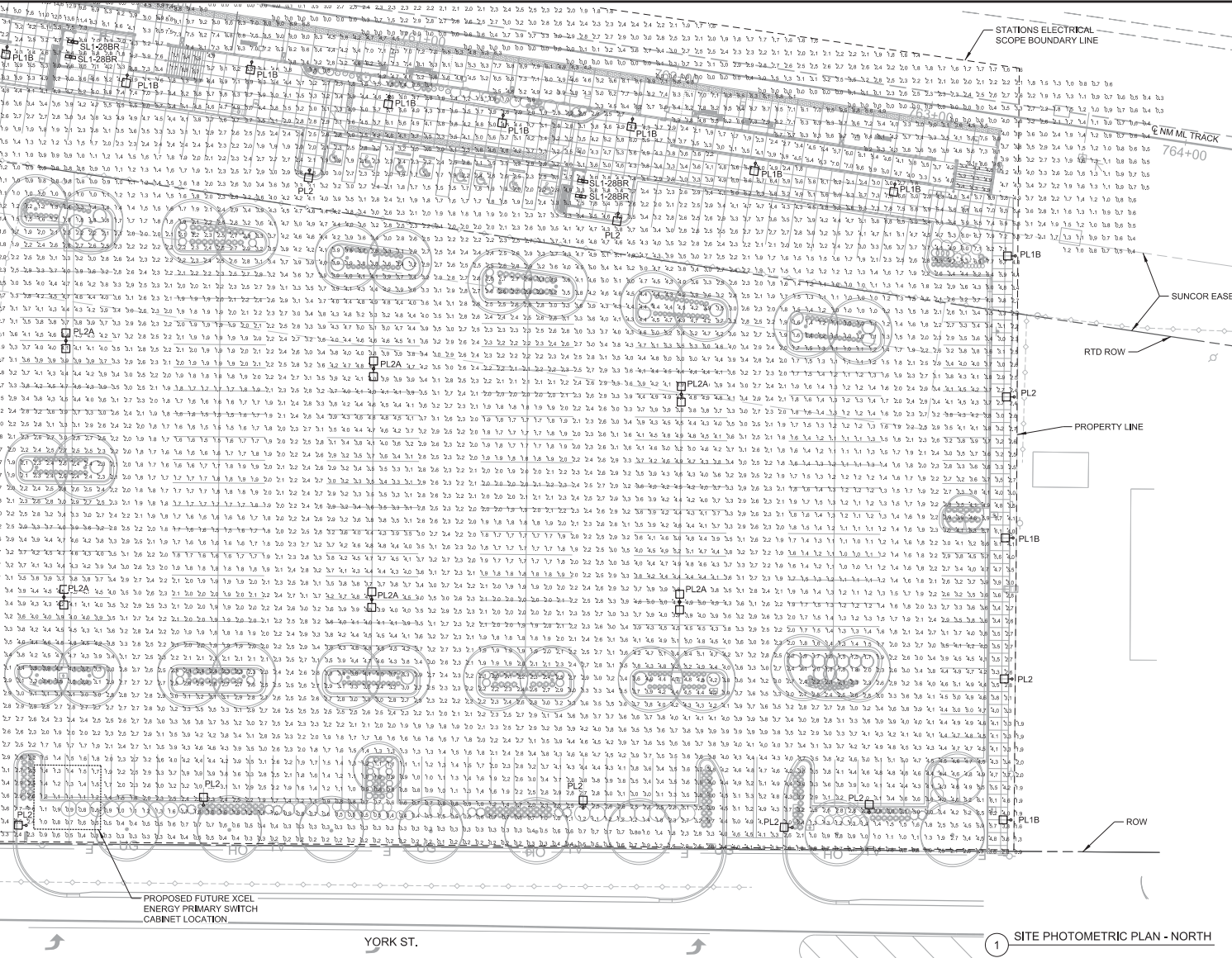
NORTH METRO RAIL LINE

ELECTRICAL
 NORTHGLENN AT 112TH STATION
 SITE PHOTOMETRIC PLAN - SOUTH

PRELIMINARY
 NOT FOR
 CONSTRUCTION

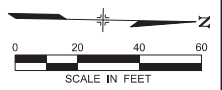
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GENERAL NOTES:

1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AG32 VERSION 16.3.
2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6004, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



1 SITE PHOTOMETRIC PLAN - NORTH

PRELIMINARY
 NOT FOR
 CONSTRUCTION

NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL, CDRL 03-038.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SJ/GP DATE: 05/09/2016
 DRAWN BY: AR/TE DATE: 05/06/2016
 CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

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 (303) 628-8000

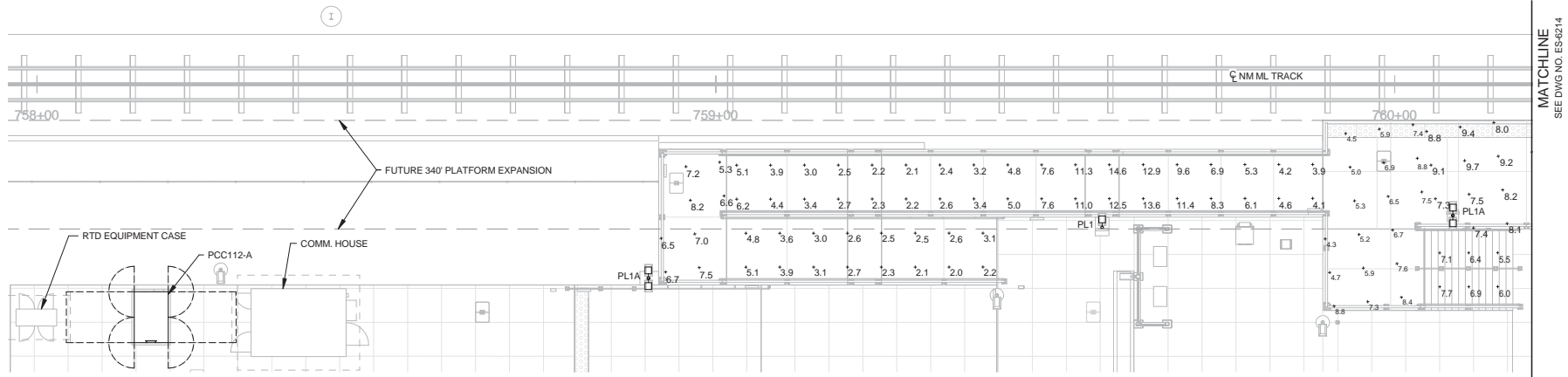
NORTH METRO RAIL LINE
 ELECTRICAL
 NORTHGLENN AT 112TH STATION
 SITE PHOTOMETRIC PLAN - NORTH

DWG No. ES-6104

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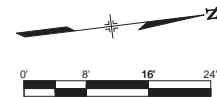
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1 PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH

GENERAL NOTES:

1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AGI32 VERSION 16.3.
2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL_CDRL 03-038.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL_CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL_CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SRJ DATE: 05/05/2016
 DRAWN BY: AR/TE DATE: 05/06/2016

REGIONAL RAIL PARTNERS
 A Balfour Beatty / KIMBERLY JONES GROUP COMPANY

CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

SSG MEP, Inc.
 3025 S. Parker Road, Suite 1100
 Aurora, Co 80014-2950
 303.696.2602 fax: 303.696.0812
 www.ssggroupinc.com

REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-8000

NORTH METRO RAIL LINE

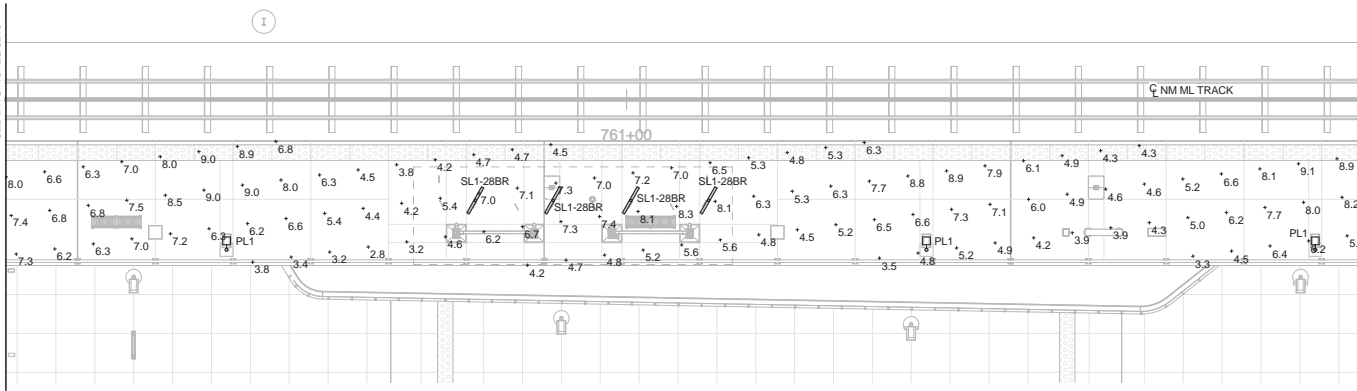
ELECTRICAL
 NORTHGLENN AT 112TH STATION
 PLATFORM PHOTOMETRIC LIGHTING PLAN - SOUTH

PRELIMINARY
 NOT FOR
 CONSTRUCTION

DWG No. ES-6213

MATCHLINE
SEE DWG NO. ES-6213

MATCHLINE
SEE DWG NO. ES-6215



GENERAL NOTES:

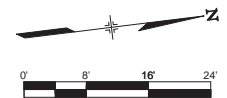
1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AGI32 VERSION 16.3.
2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.

1 PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER

NM-ES-6214-112nPhoCen.dwg

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USER: Albert



NO.	REVISIONS	BY	DATE
C	ISSUED FOR 100% SUBMITTAL CDRL 03-038.10.06	KAT	05/20/2016
B	ISSUED FOR 90% SUBMITTAL CDRL 03-037.10.06	KAT	04/29/2015
A	ISSUED FOR 60% SUBMITTAL CDRL 03-036.10.06	KAT	10/17/2014

DESIGNED BY: SRJ DATE: 05/05/2016
 DRAWN BY: AR/TE DATE: 05/06/2016

CHECKED BY: KAT DATE: 05/09/2016
 APPROVED BY: KAT DATE: 05/20/2016

SSG MEP, Inc.
 3025 S. Parker Road, Suite 1100
 Aurora, Co 80014-2950
 303.696.2602 fax: 303.696.0812
 www.ssgroupinc.com

REGIONAL TRANSPORTATION DISTRICT
 1600 BLAKE STREET
 DENVER, COLORADO 80202
 (303) 628-8000

NORTH METRO RAIL LINE

ELECTRICAL
NORTHGLENN AT 112TH STATION
PLATFORM PHOTOMETRIC LIGHTING PLAN - CENTER

PRELIMINARY
 NOT FOR
 CONSTRUCTION

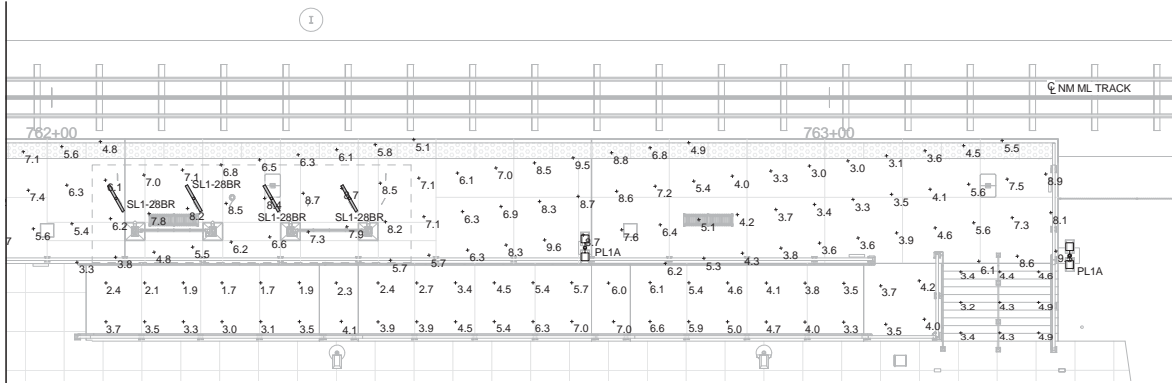
DWG No. ES-6214

NM-E-ES-6215-112thPlatformNo.dwg

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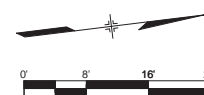
MATCHLINE
SEE DWG NO. ES-6214



1 PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH

GENERAL NOTES:

1. LIGHTING CALCULATIONS INCLUDE PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER. CALCULATION DATA POINTS ARE ILLUMINANCE (FC) VALUES. CALCULATIONS WERE PERFORMED USING AG32 VERSION 16.3.
2. REFER TO PHOTOMETRIC INPUT SUMMARIES, SHEET ES-6904, AND PHOTOMETRIC CALCULATION SUMMARIES, SHEET ES-6905, FOR ADDITIONAL CALCULATION INFORMATION.



PRELIMINARY
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NO.	REVISIONS	BY	DATE
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DESIGNED BY: SRJ DATE: 05/05/2016
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NORTH METRO RAIL LINE

ELECTRICAL
NORTHGLENN AT 112TH STATION
PLATFORM PHOTOMETRIC LIGHTING PLAN - NORTH

DWG No. ES-6215

NORTH METRO RAIL LUMINAIRE SCHEDULE - NORTHGLENN AT 112TH STATION

IMAGE	KEY	LAMPS				DESCRIPTION	FINISH	MOUNTING	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LLF	INPUT WATTS	NOTES	
		QTY	TYPE	LUMENS	CFI										CCT
	PL1		LED ARRAY	9,375 LUMENS	70+	4,000 K	SINGLE HEAD PEDESTRIAN LED LUMINAIRE, DIE-CAST ALUMINUM HOUSING WITH 9" ARM LENGTH AND INTEGRAL THERMAL CONTROL SYSTEM, VIBRATION RESISTANT 3G RATING, UL WET LOCATION, FULL CUT-OFF TYPE III OPTICS.	BLACK	7" BASE DIAMETER, 20'-0" ROUND TAPERED STEEL POLE CUT TO 14'-3" WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (4) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 1 - 3 - 90LA - NW - JNV - BLP -OR APPROVED EQUAL- DS210 - R700A140 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - SL - VD	120 - 277 V	0.87	89.0	1
	PL1A		LED ARRAY	9,375 LUMENS EACH LUMINAIRE	70+	4,000 K	SAME AS PL1 EXCEPT DOUBLE HEAD.	BLACK	7" BASE DIAMETER, 20'-0" ROUND TAPERED STEEL POLE CUT TO 14'-3" WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (4) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 2 - 3 - 90LA - NW - JNV - BLP -OR APPROVED EQUAL- DS210 - R700A140 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - SL - VD	120 - 277 V	0.87	178.0	1
	PL1B		LED ARRAY	5,330 LUMENS	70+	4,000 K	SAME AS PL1 EXCEPT LUMEN OUTPUT.	BLACK	7" BASE DIAMETER, 20'-0" ROUND TAPERED STEEL POLE CUT TO 14'-3" WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (4) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 1 - 3 - 55LA - NW - JNV - BLP -OR APPROVED EQUAL- US210 - R700A140 - U1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - SL - VD	120 - 277 V	0.87	54.0	1
	PL2		LED ARRAY	16,732 LUMENS	70+	4,000 K	SINGLE HEAD PARKING LOT LED LUMINAIRE, DIE-CAST ALUMINUM HOUSING WITH 9" ARM LENGTH AND INTEGRAL THERMAL CONTROL SYSTEM, VIBRATION RESISTANT 3G RATING, UL WET LOCATION, FULL CUT-OFF TYPE III OPTICS.	BLACK	7" BASE DIAMETER, 25'-0" ROUND TAPERED STEEL POLE WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (5) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 1 - 3 - 180LA - NW - UNV - 3LP -OR APPROVED EQUAL- DS210 - R700A250 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - VD	120 - 277 V	0.87	177.0	1
	PL2A		LED ARRAY	16,732 LUMENS EACH LUMINAIRE	70+	4,000 K	SAME AS PL2 EXCEPT DOUBLE HEAD.	BLACK	7" BASE DIAMETER, 25'-0" ROUND TAPERED STEEL POLE WITH INTERNAL VIBRATION DAMPER AS REQUIRED BY RTD, SIZED TO ACCOMMODATE (5) 1" CONDUITS, 100MPH MINIMUM SPEED RATING	PHILIPS GRDCC VALMONT POLE MILLERBERND	PUREFORM P21 - A1 - 2 - 3 - 180LA - NW - UNV - 3LP -OR APPROVED EQUAL- DS210 - R700A250 - D1/D2 - GV/FP - (F-540) ** - AB - SFBC - HH - PC - VD	120 - 277 V	0.87	354.0	1
	SL1-288R		LED ARRAY	2,582 LUMENS	80+	4,000 K	SURFACE MOUNT LINEAR LED LUMINAIRE, 4" LENGTH X 4" WIDTH X 4-5/8" OVERALL HEIGHT, EXTRUDED ALUMINUM HOUSING WITH GAS TIGHT ENDED CAPS AND HIGH IMPACT ACRYLIC LENS, UL WET LOCATION, IP66.	TO MATCH CANOPY FINISH - TNE MEC IRONWOOD 288R	SURFACE MOUNT	ALW	LIGHTPLANE 3.5 WET LOCATION LP3.5SMB-WL - 4" - HP900-400K - LED - 277 - CUSTOM COLOR - CUSTOM MOUNTING BRACKET -OR APPROVED EQUAL-	277 V	0.87	28.0	1
	WM1		LED ARRAY	3,607 LUMENS	70+	4,000 K	PERFORMANCE LED WALL SIGNAGE, DIE-CAST ALUMINUM HOUSING AND INTEGRAL THERMAL CONTROL SYSTEM, DIFFUSING GLASS LENS, UL WET LOCATION, FULL CUT-OFF OPTICS.	BRONZE	WALL MOUNT, 8"-C AFF TO BOTTOM OF FIXTURE	PHILIPS GRDCC	121 LED PERFORMANCE SIGNAGE 121 - 3 - 35LA-700 - NW - BL2 - DL -OR APPROVED EQUAL-	120 - 277 V	0.87	52.0	1

- GENERAL NOTES:**
- CONTRACTOR SHALL BID BASED ON THE LUMINAIRE SCHEDULE ONLY. REFER TO SPECIFICATIONS FOR SUBMITTAL, SUBSTITUTION, AND EQUIPMENT LIST REQUIREMENTS.
 - CONTRACTOR SHALL SUPPLY UNIT PRICES AT TIME OF BID. LOT PRICES ARE INACCEPTABLE.

- DETAIL NOTES:**
- FINAL COLOR SELECTION SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO ORDERING.

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DESIGNED BY: SJ/GP	DATE: 05/05/2016	CHECKED BY: KAT	DATE: 05/09/2016	HORIZ. SCALE: N/A
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B	ISSUED FOR 90% SUBMITTAL, CDRL 03-037.10.06	KAT	04/29/2015	
A	ISSUED FOR 60% SUBMITTAL, CDRL 03-036.10.06	KAT	10/17/2014	
NO.	REVISIONS	BY	DATE	

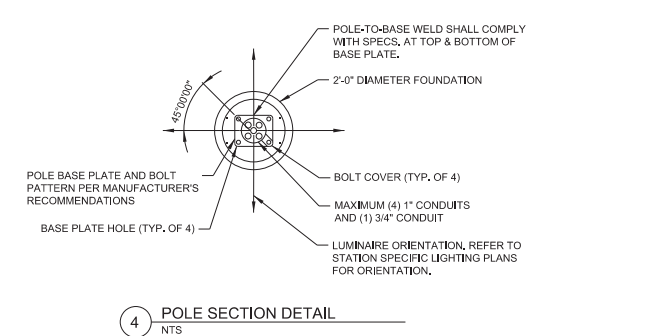
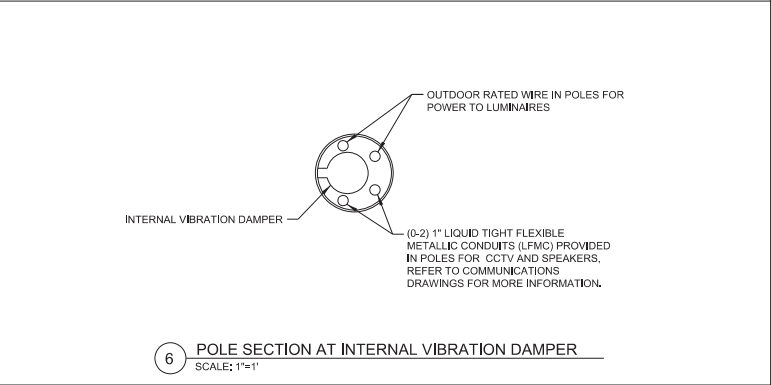
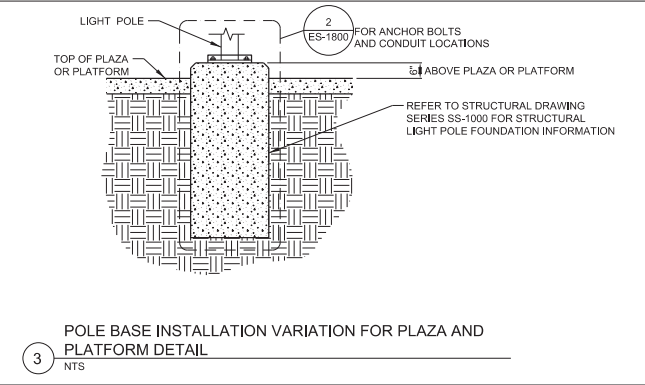
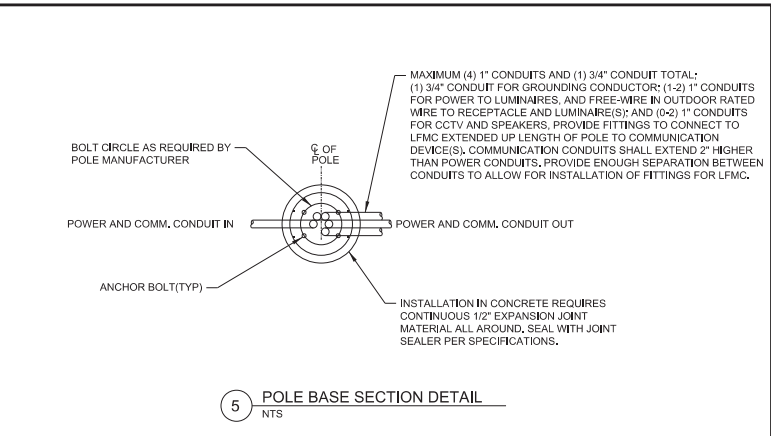
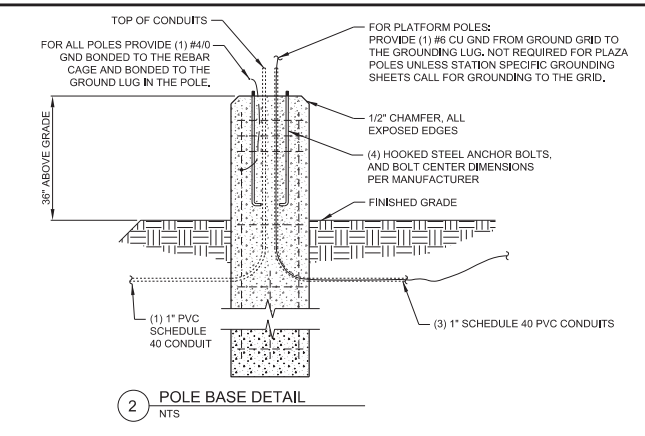
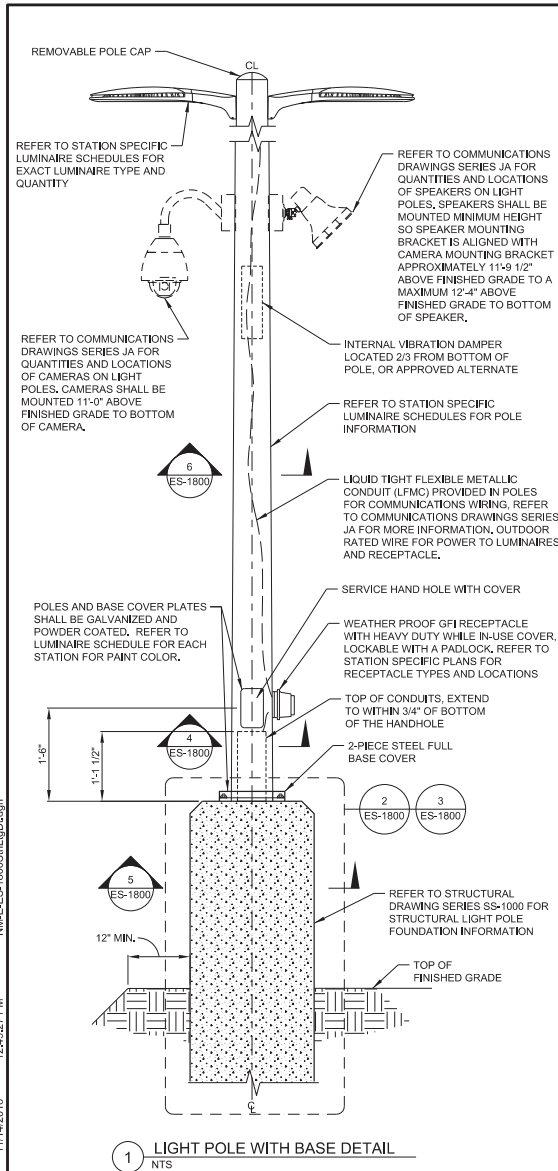


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 303.696.2602 fax 303.696.0812
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NORTH METRO RAIL LINE
 NORTHGLENN AT 112TH STATION
 LUMINAIRE SCHEDULE

PRELIMINARY NOT FOR CONSTRUCTION
 DWG No. ES-6903



NO.	REVISIONS	BY	DATE
0	ISSUED FOR CONSTRUCTION	KAT	11/15/2016

DESIGNED BY: SRJ DATE: 11/02/2015
 DRAWN BY: AR/TE DATE: 11/03/2015
 CHECKED BY: KAT DATE: 11/14/2016
 APPROVED BY: KAT DATE: 11/15/2016
 HORZ. SCALE: N/A
 VERT. SCALE: N/A

RTP REGIONAL RAIL PARTNERS
 Railcar Realty / GRAHAM JOINT VENTURE

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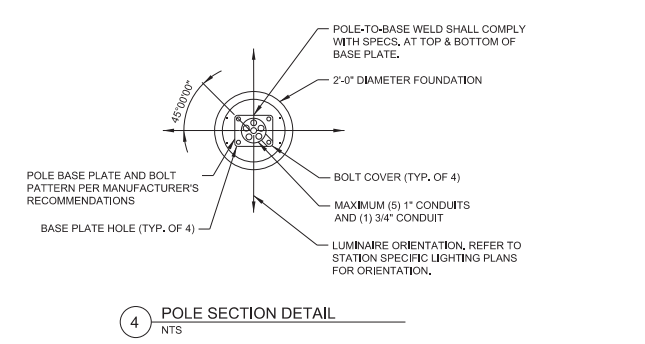
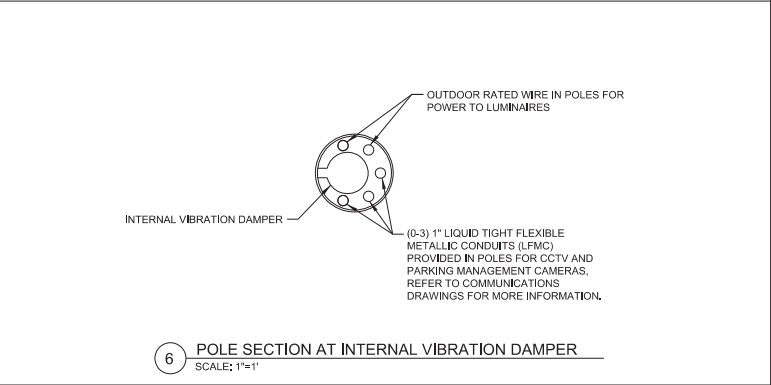
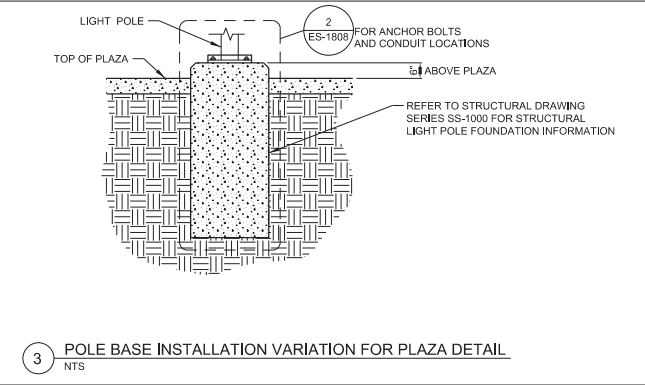
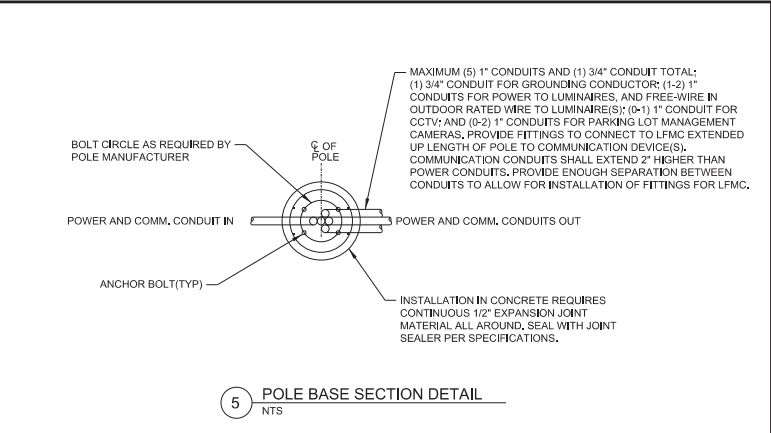
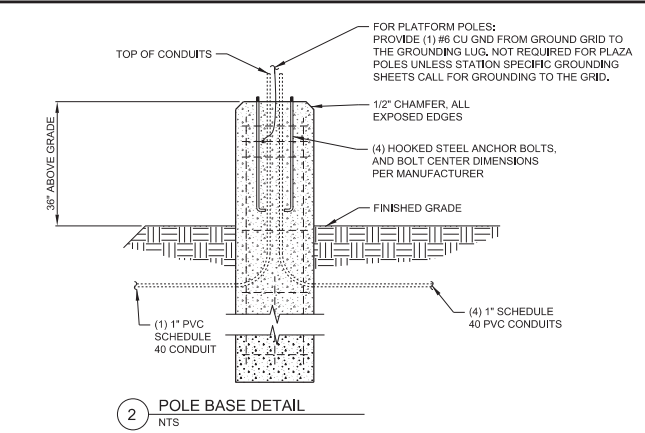
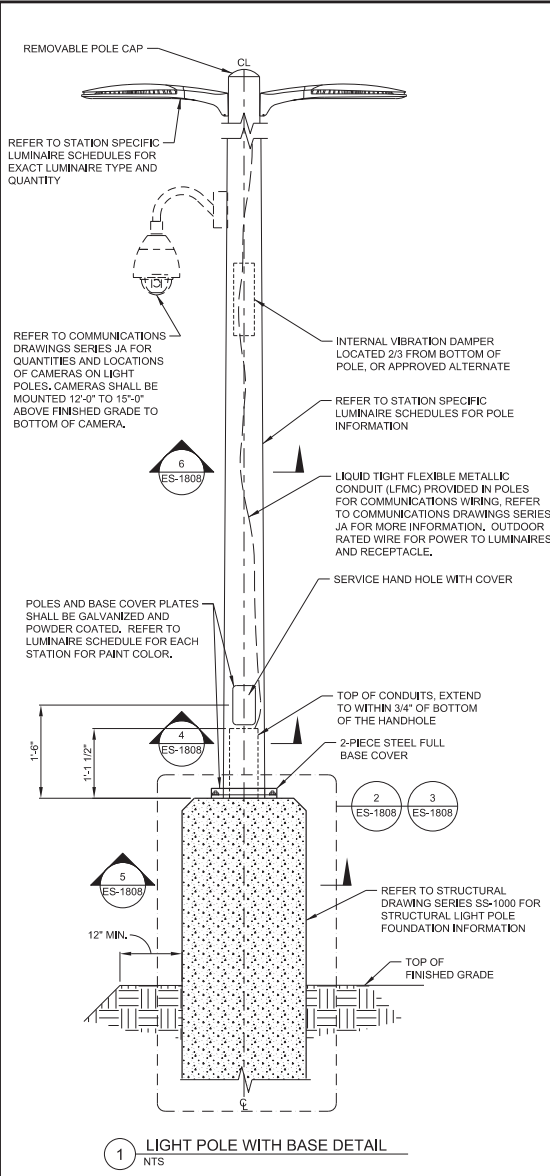
RTD FastTracks
 North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BELAIR STREET
 DENVER, CO 80202
 (303) 628-8000

NORTH METRO RAIL LINE
 ELECTRICAL STATIONS, STANDARD DETAILS
 PEDESTRIAN LIGHT POLE DETAILS

DWG No. ES-1800

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NO.	REVISIONS	BY	DATE
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DESIGNED BY: SRJ DATE: 11/02/2015
 DRAWN BY: ARTE DATE: 11/03/2015
 CHECKED BY: KAT DATE: 11/14/2016
 APPROVED BY: KAT DATE: 11/15/2016
 HRZ. SCALE: N/A
 VERT. SCALE: N/A

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 303.696.2602 fax: 303.696.0812
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RTD FasTracks
 North Metro Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAIR STREET
 DENVER, CO, COLORADO 80202
 (303) 628-6000

NORTH METRO RAIL LINE
 ELECTRICAL STATIONS, STANDARD DETAILS
 PARKING LOT LIGHT POLE DETAILS

DWG No. ES-1808

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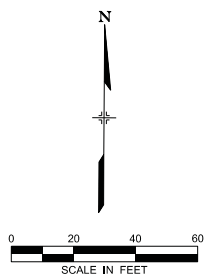
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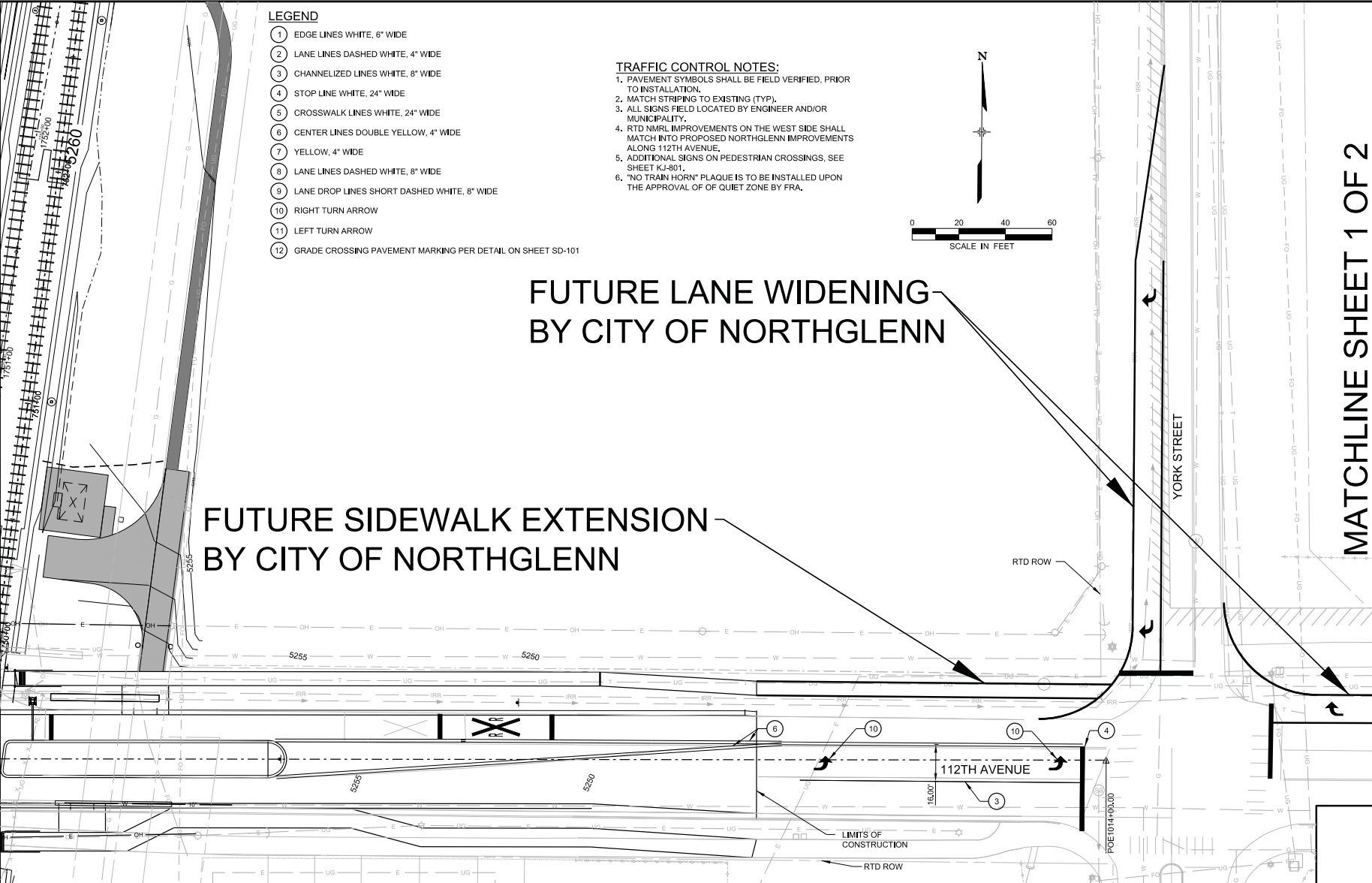
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- ② LANE LINES DASHED WHITE, 4" WIDE
- ③ CHANNELIZED LINES WHITE, 8" WIDE
- ④ STOP LINE WHITE, 24" WIDE
- ⑤ CROSSWALK LINES WHITE, 24" WIDE
- ⑥ CENTER LINES DOUBLE YELLOW, 4" WIDE
- ⑦ YELLOW, 4" WIDE
- ⑧ LANE LINES DASHED WHITE, 8" WIDE
- ⑨ LANE DROP LINES SHORT DASHED WHITE, 8" WIDE
- ⑩ RIGHT TURN ARROW
- ⑪ LEFT TURN ARROW
- ⑫ GRADE CROSSING PAVEMENT MARKING PER DETAIL ON SHEET SD-101

- TRAFFIC CONTROL NOTES:**
1. PAVEMENT SYMBOLS SHALL BE FIELD VERIFIED, PRIOR TO INSTALLATION.
 2. MATCH STRIPING TO EXISTING (TYP).
 3. ALL SIGNS FIELD LOCATED BY ENGINEER AND/OR MUNICIPALITY.
 4. RTD NMRL IMPROVEMENTS ON THE WEST SIDE SHALL MATCH INTO PROPOSED NORTHGLENN IMPROVEMENTS ALONG 112TH AVENUE.
 5. ADDITIONAL SIGNS ON PEDESTRIAN CROSSINGS, SEE SHEET KJ-901.
 6. "NO TRAIN HORN" PLAQUE IS TO BE INSTALLED UPON THE APPROVAL OF OF QUIET ZONE BY FRA.



FUTURE LANE WIDENING BY CITY OF NORTHGLENN

FUTURE SIDEWALK EXTENSION BY CITY OF NORTHGLENN



MATCHLINE SHEET 1 OF 2
MATCHLINE SHEET 2 OF 2

NO.	REVISIONS	BY	DATE

DESIGNED BY:	DATE:	CHECKED BY:	DATE:	HORZ. SCALE: 1" = 40'
DRAWN BY:	DATE:	APPROVED BY:	DATE:	VERT. SCALE: N/A

RTD FastTracks
North Metro Rail Line
REGIONAL TRANSPORTATION DISTRICT
1600 BLAINE STREET
DENVER, COLORADO 80202
(303) 628-6000

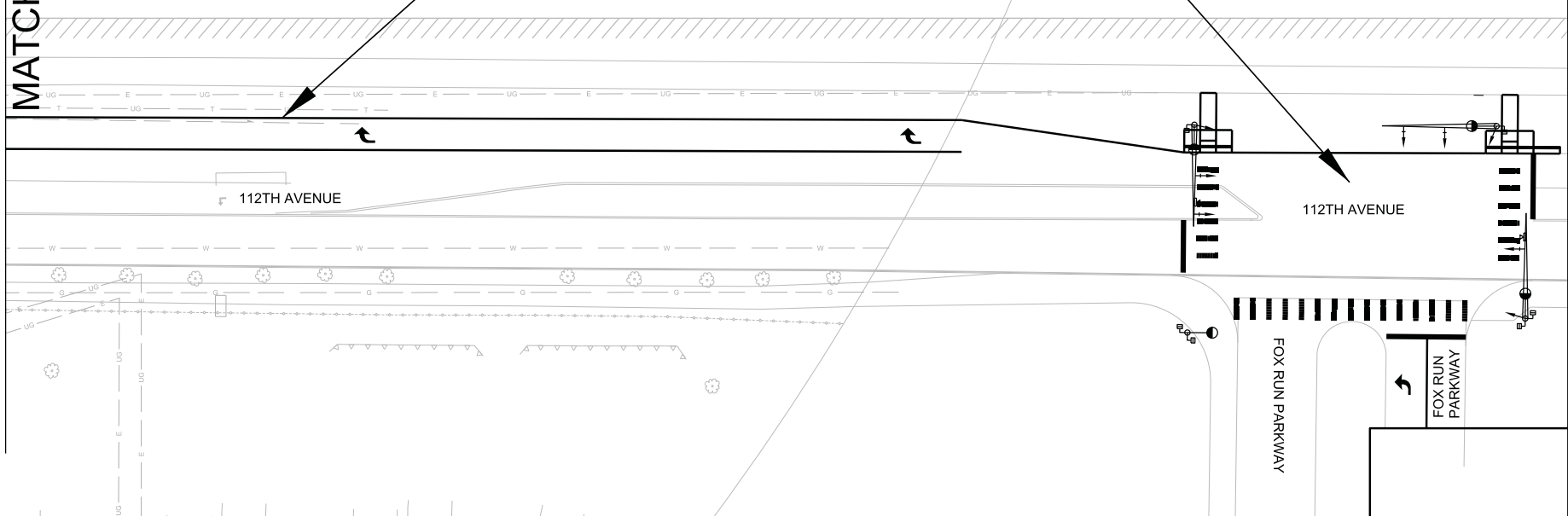
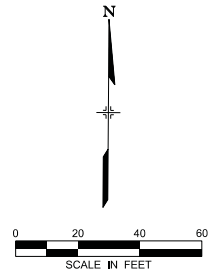
NORTH METRO RAIL LINE
SIGNING AND STRIPING PLAN
112TH AVENUE & YORK STREET (CITY OF NORTHGLENN)
SHEET 1 OF 2

DWG No. X-100

MATCHLINE SHEET 1 OF 2
 MATCHLINE SHEET 2 OF 2

FUTURE INTERSECTION IMPROVEMENTS
 BY CITY OF NORTHGLENN

FUTURE LANE WIDENING
 BY CITY OF NORTHGLENN



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NO.	REVISIONS	BY	DATE

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DRAWN BY:	DATE:	APPROVED BY:	DATE:	VERT. SCALE: N/A

RTD **FasTracks**
 North Metro
 Rail Line
 REGIONAL TRANSPORTATION DISTRICT
 1600 BLAIR STREET
 DENVER, COLORADO 80202
 (303) 628-5000

NORTH METRO RAIL LINE
 SIGNING AND STRIPING PLAN
 112TH AVENUE & YORK STREET (CITY OF NORTHGLENN)
 SHEET 2 OF 2

DWG No. X-101

NORTHGLENN AT 112TH

SOUTHEAST QUARTER SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

Exhibit C

LEGAL DESCRIPTION:

NORTHGLENN AT 112TH OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING ALL OF THE TRACTS OF LAND DESCRIBED AT RECEPTION NO. 201500064551, RECORDED ON AUGUST 6, 2015, AND RECEPTION NO. 2015000053437, RECORDED ON JULY 7, 2015, BOTH IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 2 (A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX STAMPED "JR ENG T2S R68W 1/4 S2 S1 1998 PLS 24308"); WHENCE THE SOUTHEAST CORNER OF SAID SECTION 2 (A FOUND 2-1/2" ALUMINUM CAP SET ATOP AN AXLE IN RANGE BOX STAMPED "T2S R68W S2 S1 S11 S12 2000 PLS 28286") BEARS S00°34'18"E A DISTANCE OF 2,627.20 FEET (BASIS OF BEARING - ASSUMED); THENCE S00°34'18"E, COINCIDENT WITH THE EASTERLY LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,252.23 FEET; THENCE S89°25'42"W A DISTANCE OF 30.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF YORK STREET AND THE NORTHEAST CORNER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064551, ALSO BEING THE POINT OF BEGINNING;

THENCE S00°34'18"E, COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 674.65 FEET TO THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000053437; THENCE S89°26'30"W, COINCIDENT WITH SAID SOUTHERLY LINE, A DISTANCE OF 305.39 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE RTD NORTH METRO CORRIDOR AS DESCRIBED AT RECEPTION NO. 2009000046216, RECORDED JUNE 26, 2009 IN SAID CLERK AND RECORDER'S OFFICE; THENCE N07°30'24"E, COINCIDENT WITH SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 681.34 FEET TO THE NORTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2015000064551; THENCE N89°25'42"E, COINCIDENT WITH SAID NORTHERLY LINE, A DISTANCE OF 209.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 173,727 SQUARE FEET, (3.988 ACRES), MORE OR LESS.

OWNERSHIP AND DEDICATION:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE CITY COUNCIL OF NORTHGLENN CITY, COLORADO, THAT AS OF THE DATE SET FORTH BELOW, WE THE REGIONAL TRANSPORTATION DISTRICT OF DENVER, BEING THE OWNER OF THE LAND DESCRIBED ABOVE, HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS OF WAY DEPICTED ON THIS PLAT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY NORTHGLENN CITY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE OR LIEN HOLDER OF THE LAND DESCRIBED ABOVE, HAVE CAUSED THE LAND TO BE LAID OUT AND PLATTED UNDER THE NAME OF NORTHGLENN AT 112TH AND DO HEREBY DEDICATE AND GRANT TO THE PUBLIC FOREVER AND IN FEE SIMPLE THE ROADS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO NORTHGLENN CITY, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED IN COMPLIANCE WITH THE CITY OF NORTHGLENN SUBDIVISION REGULATIONS AND THE LANDOWNERS SHALL BEAR ALL EXPENSE INVOLVED IN PLANNING, DESIGN, AND CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS EXCEPT TO THE EXTENT EXPRESSLY STATED IN ANY CITY-APPROVED AND RECORDED SUBDIVISION IMPROVEMENT AGREEMENT. DEDICATION SHALL BE FINAL UPON ADOPTION BY THE CITY COUNCIL ACCEPTING THE PROPERTY DEDICATED BY THIS PLAT. EXCEPT AS OTHERWISE STATED ON THIS PLAT, THERE SHALL BE NO LIMITATION OR RESTRICTION UPON THE PURPOSE OR PUBLIC USE OF PROPERTY DEDICATED BY THIS PLAT.

IN WITNESS WHEREOF, WE DO HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 2016.

REGIONAL TRANSPORTATION DISTRICT

(IF BY CORPORATION, PRESIDENT SIGNS, SECRETARY ATTESTS AND CORPORATE SEAL IS AFFIXED)

STATE OF _____)

) SS.

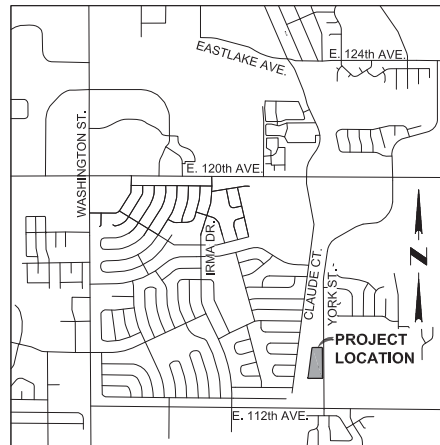
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, ____ BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE: 1" = 2000'

STANDARD NOTES:

- STREET MAINTENANCE. IT IS MUTUALLY AGREED BY THE SUBDIVIDER AND THE CITY THAT THE DEDICATED PUBLIC WAYS, INCLUDING BUT NOT LIMITED TO STREETS, ROADS, DRIVES AND ALLEYS, SHOWN ON THIS PLAT, WILL NOT BE ACCEPTED FINALLY FOR MAINTENANCE BY THE CITY UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENT AGREEMENT AND SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF RECORDING THIS PLAT AND APPROVAL OF THE CITY HAS ISSUED TO THAT EFFECT. YORK STREET EAST OF THE EAST LINE OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN LIES WITHIN THE CITY OF THORNTON. YORK STREET WEST OF SAID EAST LINE LIES WITHIN THE CITY OF NORTHGLENN.
- DRAINAGE MAINTENANCE. THE OWNER, ITS LEGAL REPRESENTATIVES, HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS IN INTEREST AND ASSIGNS SHALL BE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY AND OPERATIONAL FUNCTIONS OF ALL DRAINAGE FACILITIES LOCATED ON THE PROPERTY SHOWN HEREON UNLESS OTHERWISE SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, PRIVATE DRAINAGE FACILITIES AND PUBLIC AND PRIVATE DRAINAGE EASEMENTS. DRAINAGE IMPROVEMENTS ARE SUBJECT TO SECTION 16-17-13. POST-CONSTRUCTION REQUIREMENT OF PERMANENT BMPS, AS AMENDED.
- VEHICULAR ACCESS CONTROL. VEHICULAR ACCESS TO PUBLIC STREETS IN THIS SUBDIVISION SHALL BE SOLELY BY WAY OF DRIVEWAYS SPECIFICALLY APPROVED BY THE CITY OF NORTHGLENN.
- UNDERGROUND UTILITIES. ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND. TRANSFORMER, SWITCHING BOXES, TERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UTILITIES MAY BE PLACED ABOVE GROUND.

SURVEYOR'S NOTES:

- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, KENNETH W. CARLSON, DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF NORTHGLENN AT 112TH WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY REPRESENTS SAID SURVEY.

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR SOUTH 00°34'18" EAST. MONUMENTS FOUND FOR THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 2 ARE SHOWN ON THE ACCOMPANYING PLAT. THIS SUBDIVISION PLAT COMPLIES WITH COLORADO REVISED STATUTE 38-51-105.

KENNETH W. CARLSON
COLORADO REGISTRATION NO. 24942
FOR AND ON BEHALF OF JACOBS ENGINEERING GROUP INC.

TITLE INSURANCE NOTE:

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JACOBS ENGINEERING GROUP, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND EASEMENTS OF RECORD JACOBS ENGINEERING GROUP, INC. RELIED UPON TITLE COMMITMENT NUMBER 063662015, EFFECTIVE DATE FEBRUARY 17, 2016, PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY DATED FEBRUARY 17, 2016, AS ISSUED BY H.C. PECK & ASSOCIATES, TO DELINEATE THE AFORESAID INFORMATION.

PLANNING COMMISSION APPROVAL:

THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE CITY OF NORTHGLENN, COLORADO, THIS ____ DAY OF _____, 2016.

BY _____ CHAIRPERSON

PLANNING AND DEVELOPMENT APPROVAL:

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT OF THE CITY OF NORTHGLENN, COLORADO ON THE ____ DAY OF _____, 2016.

PLANNING AND DEVELOPMENT, DIRECTOR

PUBLIC WORKS AND UTILITIES APPROVAL:

THIS MINOR SUBDIVISION HAS BEEN APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND UTILITIES OF THE CITY OF NORTHGLENN, COLORADO ON THE ____ DAY OF _____, 2016.

PUBLIC WORKS AND UTILITIES, DIRECTOR

CITY APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC WAYS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, THE STREETS, ROADS, DRIVEWAYS AND ALLEYS FOR PUBLIC USE SUBJECT TO THE PROVISIONS CONTAINED IN THE STREET MAINTENANCE NOTE HEREIN, THE DEDICATION OF PUBLIC LANDS SHOWN HEREON, AND THE DEDICATION OF THE EASEMENTS SHOWN HEREON. SIGNED THIS ____ DAY OF _____, 2016

BY _____ MAYOR

ATTEST: BY _____ CITY CLERK

CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ____ M. ON THE ____ DAY OF _____, A.D. 2016.

DEPUTY: _____ COUNTY CLERK AND RECORDER

RECEPTION NO. _____

JACOBS PROJECT NO. WVVX7416	NORTHGLENN AT 112TH	
CLIENT PROJECT NO.	SE 1/4 SEC. 2, T2S, R68W, 6TH P.M.	
REVISION DESCRIPTION	City of Northglenn, County of Adams, Colorado	
DRAWN: _____	DATE: 7/29/2016	SCALE: 1"=40'
JACOBS 707 11th Street, Suite 2400, Denver CO 80202 (303) 526-2400 Fax: (303) 526-2296		
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY JACOBS FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF JACOBS SHALL BE AT THE SOLE RISK OF THE USER.		
REVISION: _____	DRAWING NO. Northglenn-112th-Plat_20160729	SHEET NO. Sheet 1 of 2

