

MONTHLY BOARD OF DIRECTORS MEETING

September 24, 2025 by Zoom

https://us06web.zoom.us/webinar/register/WN i5McGKw6Tx68fK1wm8xHrA

Mission Statement: The Five Points Business Improvement District unites businesses and commercial property owners by maintaining the business corridor and catalyzing inclusive economic development and cultural preservation.

10:00 AM	I.	Call to Order	Board
10:05 AM	II.	Introductions	Board
10:10 AM	III.	 Administrative Items A. Disclosure of Potential Conflicts of Interest B. Board Meeting Minutes – August 13, 2025 C. Treasurer's Report - (July & August will be covered in October) 	Board Board N. Beal
10:20 AM	IV.	Old Business A. DOTI Proposed Green Infrastructure Project (IGA)	Norman Harris
10:40 AM	V.	New Business B. Hi Point Festival - Sponsorship (ratify vote) C. 2025 Amended Budget Presentation D. 2026 Proposed Budget Presentation	Norman Harris Norman Harris Norman Harris
11:10 AM	VI.	Public Comment	
11:30 AM	VII.	Adjourn	



FIVE POINTS BUSINESS IMPROVEMENT DISTRICT BOARD OF DIRECTORS REGULAR MEETING Aug 13, 2025

MINUTES

Meeting Invite by Zoom (General Public Invite)	General Public Registration Link
Web ID Meeting Passcode:	884 9538 9241
Zoom Cloud Recording Link	2025-08-13 Zoom Recording Link
Zoom Passcode:	s4mc%b?Y

Summary:

• The Five Points Business Improvement District board meeting covered financial updates, project statuses, and event planning, including the upcoming High Points Festival and First Friday Jazz events. The board discussed various infrastructure improvements and maintenance work, including historic marker installations and security measures along the Welton Corridor. The conversation ended with updates on partnerships, grants, and stakeholder engagement, highlighting ongoing efforts to improve the district's safety and community involvement.

Attendance:

The meeting of the Board of Directors of the Five Points Business Improvement District was called and held as shown above in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Call to order:

The meeting was called to order by President Haroun Cowans at 10:15 AM

II. Introductions / Attendance:

Haroun Cowans	Board Chair	Present
Paul Books	Co-Vice Chair	Present
Nina Rupp	Board Member	Present
Nathan Beal	Treasurer	Present
Fathima Dickerson	Board Member	Present
	Quorum Was Met	Yes

Absent:

Maedella Stiger	Co-Vice Chair (Excused)	Not Present
John Pirkopf	Board Member	Absent

BID Staff:

Norman Harris	Executive Director	Present
Nova Elu El	Admin Assistant	Note Taker

Invited Special Guests:

NAME	TOPIC	ROLE

- III. Administrative Items / Board Meeting Packet
- A. Disclosure of potential conflicts of Interest: **None to mention**
- B. Board Meeting Minutes: There were no corrections to the **August 13**, **2025** Board meetings minutes.

Fathima Dickerson moved to approve the August 13, 2025 Board Meeting Minutes. Nathan Beal seconded to approve the minutes. All were in favor of the Motion to approve the minutes.

C. Treasurer's Report for **2025 June** reported by Nathan Beal.

June 2025	Expenditures totaling \$ 44697.00	
Conjure	\$ 1725.00	
Constant Contact	\$ 62.00	
Denver Water	\$ 1262.65	
Gusto	\$ 30,258.98	
Intuit-QuickBooks	\$ 104.10	
Izone	\$ 1541.58	
JMF Corporation	\$ 7461.00	
Sean Patrick Bryce	\$ 1250.00	
US Bank	\$ 26.00	
Xcel Energy	\$ 119.48	
YSI Ventures	\$ 496.88	
Ending Balance	\$ 465,506	

June 2025 vote for approving the Treasury Report **Paul Books** Motioned, **Fathima Dickerson** Seconded, All in favor of passing the **June 2025** Treasury Report.

Budget Explanations requested:

Denver Water: We had not been paying Denver Water the entire year, There are 3 different accounts and bills were sent to the Downtown Denver Partnership and is not related to the backflow water leak.

Izone: Company that produces the historic Markers. An update for the installations will come later.

D . BID	Project Plan & Status update (Color Coding Legend For The Report)
Green	On task as planned
Yellow	There is some risk that could cause delays if the issues are not addressed
Orange	There is a delay, but there are some recovery plans or work. It's continuing.
Red	There are issues impacting progress.
Blue	There is a project being actively worked on, but we haven't reached a milestone.
Purple	There is a temporary pause.

Gray	Have not started the project
Black	Project has permanently stopped

1. Events

a. August's First Friday a partnership with Denver Arts and Venues: Placer Al updates will come later to summarize the impact. The event consisted of 8 different locations including Sunny Lawson Park and businesses along the corridor.

b. Murals:

Location #1: Discussions have been ongoing with the property owners located at 3005 Welton Street. A mural concept is still going through the approval process. Once buy-in is confirmed Norman Harris will show the concept. Location #2: The operator of Queen City Coffee and Nathan Beal have approved the having a mural painted on the north wall of Queen City Coffee. The next step is to approve the design. Steps must be followed for proper installation and approval from the city which takes about a month. The goal is to install Murals during the fall.

- **c.** High Points Festival will share updates later in today's meeting.
- 2. Marketing & Promotion (No Update)

3. Special Projects

- a. University of Denver Update from Dr. Karish
- b. Historic Markers have all been installed and pictures will be shared during the meeting.
- 4. Fundraising Grants & Scholarships (No Update)
- 5. Reporting (No Update)

6. Community Engagement

- a. Five Points Stakeholders Summit: Invites were shared on the call. The meeting is hosted by Darrell Watson and District 9 with a theme of Communication, Collaboration and Commitment. The goal is to create a cadence of at least twice a year. The meeting is later today at 5:30. We are hoping to see everyone there. Norman Harris mentioned that Adeeb Khan from DEDO is expected with about 50 Guests total including business owners, property owners and community members.
- 7. Business Support (No Update)
- 8. Maintenance
 - **a.** Backflow Preventor maintenance: Work was performed by CSG to fix the backflow issues.
- 9. Accounting & Bookkeeping (No Update)
- 10. Security & Safety (See Backflow Update)

IV. Old Business Norman Harris

A. DOTI Proposed Green Infrastructure Project Update

Norman Harris confirmed that pending agreement with DOTI regarding the planned new trees to be installed in front of the Wise Harris Building would be in perpetuity with the City. The City will send over an intergovernmental transfer agreement next. It includes the backflow preventer that was stolen. Once the contract is received it will be shared with the board and also sent to the attorney for review.

B. Five Points Stakeholders Summit Updates

A long list of Attendees are expected to attend tonight's meeting including, the Denver Urban Renewal Authority, the Department of Economic Development, Hosted by Darrell Watson and his office. Thanks to Darius from the D9 office, Nova and Jalaya who have been supporting efforts in planning and invites. The event will occur from 5:30 pm to 7:30 pm at the 5 Points Media Center

C. High Points Festival Update

Stephen Bennet: Curtis Park Neighbors received a grant from Denver Arts & Venues Jazz Activation Fund. Those funds will be used to host a Jazz Tribute in Sonny Lawson Park and the Cousins Plaza on September 13th. Don Middleton of State Farm is also a Sponsor.

For those not a part of the event, we decided to host a Jazz Hop First Friday Launch Party this Saturday at the Roxy. The Show is called the "Shape of Jazz". Four Jazz Artists who play gigs like Red Rocks will collaborate. The event is free and everyone is encouraged to attend. The event is similar to the footprint with venues like Marigold, who already participate in First Friday's Jazz Hop only the goal is to incorporate others like Pines of Fifth Coffe House and LaRougagou and activate the space at 2844 Welton and the Bodies By Perseverance location.

D. Historical Marker Installation Update

This project began in 2023. There are about 20+ Historic Markers designed to provide a walking tour of different landmarks along the corridor. Jalaya Gilmore worked with the new designer and the install team of CSG to get them installed. The colors really pop, the goal is to cover the makers with a clear protective sheath and possibly install a QR code. Norman Harris encourages everyone to take the tour.

Haroun Cowans asked what is the shelf life of these? 5, 10 year shelf life. Norman Harris will reach out to Izone. He is not aware of when they were installed. Factors may include exposure to sun. The city is contemplating digital markers, Digital Markers on an LED screen which require power that will be a direction we may want to go in the future.

E. Vandalism and Theft of Backflow Preventers

Overnight someone came and cut the lock of the Backflow and water was flowing down the street. This is the Second backflow preventer stolen. This backflow stolen from this site was cut nearly to the concrete. We have filed police reports and are working to file insurance claims. This expense will cost us around 2500.00. The equipment is locked, happens occasionally and seems to be of value because of the copper inside.

F. DURA STAND Grant Info Meeting at the Blair Caldwell Building

The DURA STAND Grant meeting is today. When the grant application portal opens Norman Harris will share the information. The goal was to concentrate money toward the Five Points. 4-5 businesses received funds during the last grant cycle. The mural installations for Five Points are coming from this DURA STAND Grant. \$50,000 is a helpful insurgence into any business. Attending these meetings are not required. But it is important for them to put a name to their face. Norman Harris has shared his concerns with not spreading money all around the city and focusing on the community makes a larger impact.

G. Denver University Partnership Update

Dr. Marji Karissh provided an update regarding the upcoming fall session. To date, the BID has successfully completed two quarters in partnership with Denver University, involving three classes and a total of 75 students. This year, the program will expand to include nine classes with participation from over 200 students.

Completed Sessions:

Winter Session Focus:

Students conducted a study of local businesses and delivered presentations to community leaders, offering insights and recommendations.

Spring Session Focus:

A "Shark Tank" style competition challenged students with a hypothetical scenario: Given a \$50,000 budget, how would you increase foot traffic along the Welton Street Corridor? The creative and strategic proposals showcased the students' innovation and understanding of community dynamics.

Upcoming Fall Session:

- a. Communication Class Students will build on previous projects, students will engage in a listening-focused study with business owners, expanding outreach to additional community stakeholders. This session will include upper-level juniors and seniors, bringing advanced perspectives to the work.
- b. Business Class Students will revisit the winning proposals from the spring Shark Tank competition and conduct a second round, this time focused on feasibility and implementation. Working in teams of five, students will develop actionable proposals aimed at enhancing the corridor's vitality.

We deeply appreciate Dr. Karish's leadership and the university's continued commitment to this partnership. The energy and creativity these students bring to the Five Points Corridor are invaluable, and we look forward to the impactful work ahead.

V. Public Comment

1. Jesse Parrish (Community Member)

- a. Asked for an update on the Impact Building? (A building next to the Lydian) No mention of the exact address was given.
 Haroun Cowans shared he heard it may be under contract for a new business but not sure.
- b. What is going on with the damage that is being done is it all on CSG to fix and prevent? Norman Harris answered regarding security measures there is a great connection with the Denver Police Department. The issue with Backflow Preventers being stolen has been happening around the City. The BID will continue to leverage our relationship with the DPD, beyond that graffiti, and vandalism are challenges to prevent.
- c. Jesse Parrish asked if there is any review of the cameras, who has access to the cameras? When DPD asks businesses they comply.
- d. Jesse Parrish asked if the DPD can provide security on foot patrol. His God Mother has cameras to see what is going on around her property.
- e. Norman Harris shared private security is not within the capacity of the BID to hire, nor is it the role to pay for overnight security for 10 blocks, we would be chasing ghosts, instead we need to utilize security cameras. We attempted to get camera footage of the theft, but were unsuccessful.
- f. Jesse Parrish asked if the stakeholder meetings are open to the public? Norman Harris answered by saying he is welcome to attend.
- g. Norman Harris shared the attempted bike theft of a bike rack in broad daylight. Having the pictures of the individuals, and calling DPD in real-time there was still no arrest. The BID is doing the best we can to protect the property of the folks on Welton.
- h. Jesse Parrish reported a bike rack between 24th and 25th looks vandalized.
- i. Norman Harris shared, thankfully the type of crime happening on the corridor is far less severe and petty, unlike what has happened on Larimer who recently had 8 shootings.
- j. Norman Harris shared we have a higher level of safety than we have in the past.
- k. Jesse Parrish asked if the RTD meeting still happening? Norman Harris shared it's supposed to be in September or October and will share the details once he receives the official invite.
- I. Norman Harris shared we need more voices like Jesse Parrish to come to our meetings to stay engaged and informed. Norman Harris will call upon him to help get the BID's priorities heard in the future.

2. Fathima Dickerson (Board Member / Business Owner / Welton Street Cafe)

- a. Fathima Dickerson asked who is the best contact for directing individuals who are wanting to perform in the First Friday Events. Norman Harris is sharing an email with Fathima and the event producer.
- b. When will Placer Information be shared? Norman shared next month. Fathima shared that the traffic was much slower than the past. Bringing concern with needing more marketing as the summer dies down.

VI. Adjourn the meeting

Paul Books moved to adjourn the meeting. **Nathan Beal** seconded the motion and **a unanimous** vote in favor of the motion passed.

The meeting adjourned at 11:30 AM.

The foregoing minutes constitute a true and correct copy of the Five Points Business Improvement District. Approved this **23th day of September**, **2025**.

Five Points BID Chairman

Attest.

Images of HighPoints Festival Flier September 13 2025





Images of Sites #2 of Stolen Backflow 2600 Block of Welton Street

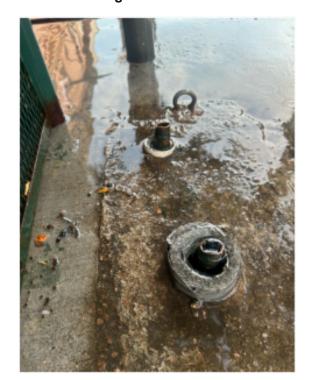
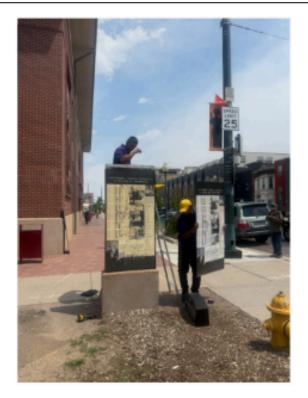
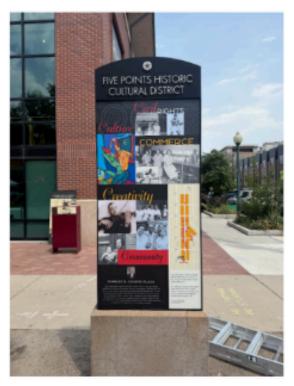






Image of Installation of Historic Placquard in Five Points









Next Steps

- 1. Norman to reach out to iZone to understand the shelf life of the historic markers and how often they need to be replaced
- 2. Norman to file an insurance claim for the stolen backflow preventers
- 3. Norman to invite Denver Police Department representatives to attend next month's meeting to discuss security measures
- 4. Norman to share the intergovernmental transfer agreement from DOTI regarding tree maintenance when received
- 5. Norman to provide detailed placer data and business survey results from First Friday Jazz events at next month's meeting
- 6. Fatima to connect with Sean regarding bands interested in participating in First Friday Jazz
- 7. Board members to attend the Five Points Stakeholder Summit at the Five Points Media Center
- 8. Norman to inform the board when the R2D meeting date is confirmed

INTERGOVERNMENTAL A G R E E M E N T

(26th & Welton Green Infrastructure Improvements)

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into as of latest of the date of the City's signature below (the "Effective Date") by and between the CITY AND COUNTY OF DENVER, a municipal corporation and home rule city of the State of Colorado ("City") and the FIVE POINTS BUSINESS IMPROVEMENT DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, created pursuant to Part 12, Article 25 of Title 31 of the Colorado Revised Statutes and by enabling ordinance of the City, with an address of 2590 Welton St., Suite #200, Denver, Colorado 80202 ("District" or "BID"), sometimes individually referred to as "Party" and collectively referred to as "Parties."

WITNESSETH

WHEREAS, the District was formed pursuant to the provisions of C.R.S. §§ 31-25-1201, *et seq.*, and possesses the power to enter into contractual agreements with other governmental entities; and

WHEREAS, the District was created by Ordinance No. 341, Series of 2016, as amended by Ordinance No. 1102, Series of 2019 (collectively, the "Creation Ordinance"), in part, to provide and maintain enhanced or otherwise unavailable services, facilities and improvements along a portion of Welton Street in the City; and

WHEREAS, the City currently owns an existing, underground irrigation system for street trees on northwest side of Welton Street from 26th Street to 27th Street, as detailed in **Exhibit A** ("Existing Irrigation and Trees," as defined more fully in Section 1.G, below); and

WHEREAS, the District currently maintains the Existing Irrigation and Trees on behalf of the City; and

WHEREAS, the City desires to construct certain streetscape improvements along 26th Street to the northwest of Welton Street, which improvements shall generally consist of green infrastructure landscape planters with irrigation and seat walls ("Improvements," as detailed in Exhibit B and as defined more fully in Section 1.F, below), which Improvements shall be owned and maintained by the City; and

WHEREAS, collectively, the Existing Irrigation and Trees and the Improvements shall be referred to herein as the "Irrigation Improvements;" and

WHEREAS, this Agreement supersedes and replaces any previous agreements between the District and the City, whether written or oral, regarding design, construction, installation, maintenance, and/or ownership of the Existing Irrigation and Trees specified in **Exhibit A** and the Improvements specified in **Exhibit B**, attached hereto and incorporated herein by reference; and

WHEREAS, this Agreement does not modify any other contractual obligations or responsibilities of the BID or the City with respect to matters not related to the Existing Irrigation and Trees specified in **Exhibit A** and the specific Improvements detailed in **Exhibit B**; and

WHEREAS, the City is ready, willing, and able to undertake such services; and

WHEREAS, the Parties have determined that the construction and ongoing maintenance of the Improvements, as well as the continued maintenance of the Existing Irrigation and Trees, will benefit both the City and the District as a whole and that consequently a public purpose will be served by entering into this agreement.

NOW, THEREFORE, in consideration of the premises, the mutual agreements herein contained, and subject to the terms and conditions hereinafter stated, it is hereby understood and agreed by the parties hereto as follows:

- **1. <u>Definitions</u>**. The following terms shall have the meanings set forth below:
- **A.** "EXECUTIVE DIRECTOR": means the Executive Director of the Department of Transportation and Infrastructure ("DOTI") of the City, or the Executive Director's designee.
- **B.** "PROJECT": shall mean the work being performed by DOTI to construct and install the Improvements.
- **C.** "**PLANS**": means detailed design plans prepared by Wenk Associates titled "Swift Implementation of Green Infrastructure 5 Points Neighbored; 26th & Welton, Denver CO 80205," and any amendments or restatements thereto.
- **D.** "SERVICE AREA": means all property located within the boundaries of the District, which are generally set forth in the Creation Ordinance.
- E. "STANDARDS AND CRITERIA": means all proper and applicable ordinances, rules, regulations, standards and criteria issued under the authority of the Executive Director, any other applicable department of the

 City or any other governmental entity

having jurisdiction which relate to work being performed by a business improvement district pursuant to this Agreement and the Improvements.

- F. "IMPROVEMENTS": A description of the Improvements currently contemplated in this Agreement is attached hereto and incorporated herein as **Exhibit**B. Improvements may be altered or expanded over time as new improvements may be built pursuant to written mutual agreement between the City and the District. Improvements shall not include sidewalk, street lights, and utilities not related to Improvements.
- **G.** "EXISTING IRRIGATION AND TREES": A diagrammatic exhibit of the Existing Irrigation and Trees is attached hereto and incorporated herein as **Exhibit A**. The existing irrigation system includes a water supply meter, water supply curb stop, water supply line, backflow preventer and enclosure; irrigation controller, underground main lines, zone valves, laterals, and drip lines that collectively deliver water to ten (10) street tree planters on the northwest side of Welton Street between 26th Street and 27th Street. The ten (10) street tree planters comprise of concrete curb walls, cast iron tree grates, soil, and tree plantings.
- H. "MAINTENANCE": including such derivations as context within this Agreement may require, means the continuing reasonable care, operation, security, repair, and maintenance of the specific Irrigation Improvements within the Service Area, limited to the specific Existing Irrigation and Trees and the specific Improvements described herein. Such Maintenance shall include, at a minimum, the reasonable routine assessments of the condition of all Irrigation Improvements, and maintenance, repair or removal as needed to keep the Irrigation Improvements operational, in reasonable working condition, and aesthetically functional. All Maintenance hereunder shall be performed in accordance with all current Standards and Criteria applicable to each type of Irrigation Improvement and shall be performed at no cost to the District. Maintenance activities must comply with all laws, ordinances, rules and regulations for performance of work in City rights-of-way, (including, without limitation, the City's then-current Bicycle Parking Program maintenance requirements), as such laws, ordinance, rules, regulations, and requirements may be amended, revised or restated from time to time. Notwithstanding the foregoing, the City shall remain responsible for the replacement of Irrigation Improvements in the event of severe damage or destruction that necessitate the total replacement of such Irrigation

Improvement(s). After the City has replaced such Irrigation Improvement(s), the City shall be responsible for ongoing Maintenance of such replaced Irrigation Improvement(s).

- **2. Authority.** The Executive Director is vested with the City's authority to act on behalf of the City in performing and granting approvals under this Agreement. The Executive Director may designate one or more authorized representatives to act on his or her behalf by written notice and may change authorized representatives at any time by providing written notice to the District.
- 3. Project. The Parties agree that the City will undertake the construction of the Project, including the Improvements in the Service Area, substantially in accordance with the Plans. In the event that the District desires to construct additional improvements related to the Project utilizing its own funds ("Additional Improvements"), it may do so subject to the City's prior approval as set forth below in Section 4.

4. Work to be Performed by the District.

- A. Prior to the District undertaking the construction of Additional I mprovements hereunder, the District shall prepare and submit proposed plans for the proposed Additional Improvements to be constructed to the City; provided however the District shall not be obligated to undertake any planning, design or construction of said Additional Improvements. The proposed plans shall comply with all current and applicable City design criteria and all applicable Standards and Criteria. The City, including DOTI and other applicable City departments and agencies, shall review the proposed plans and may require any modifications or revisions deemed necessary prior to formal written acceptance of the proposed plans. Upon formal written acceptance of the proposed plans by the City (as accepted by the City, the "Accepted Plans"), the District may construct the new Additional Improvements in accordance with such Accepted Plans. Such acceptance by the City shall not, however, be construed as a representation by the City as to the adequacy or sufficiency of the Accepted Plans or as a waiver by the City of any errors or omissions contained in the Accepted Plans. The terms, conditions and covenants of this Agreement shall prevail over any contradictory or inconsistent terms, conditions or covenants contained in the Accepted Plans.
- **B.** In the event the District constructs any new Additional Improvements in accordance with Accepted Plans, the District agrees to perform all such work or cause to be

performed all such work necessary to complete the new Additional Improvements in accordance with the Accepted Plans and all applicable laws, ordinances, rules and regulations, and Standards and Criteria.

- C. Each time the District constructs new Additional Improvements pursuant to Accepted Plans, the District shall give the City written notification of "substantial completion" of such Additional Improvements, as such term is defined pursuant to the City's Standard Specifications for Construction General Contract Conditions, as may be amended from time to time. The City will then undertake such final inspection as it deems necessary to verify, to the City's satisfaction, that the new Additional Improvements have been constructed in accordance with the Accepted Plans, as may be amended in accordance with the procedures set forth herein, and all applicable City laws, ordinances, rules, regulations, Standards and Criteria, and other requirements, and that the project is at final completion. Following such inspection, the City will either notify the District of any observed construction deficiencies, unauthorized design changes or incomplete or substandard work that must be corrected or completed prior to final acceptance by the City of the Additional Improvements. The District shall promptly address each observed construction deficiency, design change or incomplete work item prior to requesting City reinspection for final acceptance. The District shall submit, prior to final acceptance, all documentation or other certifications required to demonstrate to the City that the project is free of all liens and claims. Following such inspection, and receipt of "as built drawings" and any other requested materials, the City shall issue its final acceptance of the new Additional Improvements as designed and constructed by the District, and such Additional Improvements shall be conveyed over to the City for ownership in accordance with the City's then-current Standards and Criteria.
- **D.** The District shall comply with the City's Public Art Program in the construction of new Additional Improvements in accordance with the Denver Revised Municipal Code, §§ 20-85, *et seq.*, as the same may be amended from time to time.

5. Ownership and Maintenance.

A. After completion of the Project by the City, or the completion of other new Additional Improvements as detailed in Section 4, above, the City shall own all Irrigation Improvements. After completion of the Project by the City as detailed in Section 4, above, the City shall Maintain all Irrigation Improvements. After completion of other new Additional

Improvements by the District, the District shall Maintain all Additional Improvements. Further, unless the City otherwise expressly accepts ownership in conformance with then-current Standards and Criteria, all new Additional Improvements not otherwise identified in **Exhibit B** that are constructed by the District in conformance with Section 4, above, shall be owned and Maintained by the District. The Parties acknowledge and agree by execution of this Agreement that it is their express intention that all Improvements identified in **Exhibit B** are, upon their installation, to be owned and Maintained by the City.

- **B.** The City shall be solely responsible for the care and Maintenance of the Existing Irrigation and Trees in conformance with **Exhibit A** and all Improvements within the Service Area in conformance with **Exhibit B**.
- C. The City shall coordinate with the District as appropriate for coordination and contracting with any and all necessary utility providers for the provision of water, power, gas, electrical and other utility system maintenance to the Irrigation Improvements, if required. The City shall be solely responsible for the cost of all water, power, gas, electricity, and other utilities used for Irrigation Improvement purposes.
- D. Prior to the commencement of any Maintenance services for any Additional Improvements, if any, the District shall notify the Executive Director and comply with any access or use limitations or conditions required by DOTI. Following the completion of any Maintenance services for such Additional Improvements, the District shall promptly repair at its own cost and expense any damage to the Irrigation Improvements or adjacent City-owned public right-of-way caused by the District or the District's employees, agents, contractors, successors or assigns performing Maintenance services on behalf of the District (collectively, "District Parties") to their condition existing immediately prior to the commencement of such Maintenance services, which shall be inspected and approved by the City in the City's sole discretion. All Maintenance services shall be conducted by the District Parties in accordance with all terms set forth herein. Any and all equipment, materials or other property that is owned and/or used by the District Parties in the performance of the Maintenance services shall be referred to herein as "Materials." The City shall have no responsibility for any costs or expenses associated with the Maintenance services related to such Additional Improvements, if any, including, without limitation, any costs of the Materials or other costs associated with the District Parties' use of the Additional Improvements.

- F. If not performed by the District, the District shall be solely responsible for coordination and contracting with any and all necessary District Parties to perform the Maintenance services described herein for all Additional Improvements, if any. All costs of performing the District's obligations under this Agreement shall be borne solely by the District. If the District fails or neglects to perform any obligation hereunder or otherwise to comply with any term or condition of this Agreement including, without limitation, the performance of the Maintenance services for all Additional Improvements, if any, such act or omission shall be considered a breach of this Agreement.
- G. The District covenants and agrees that it and the other District Parties shall use the Additional Improvements and any adjacent City-owned public right-of-way only for the purposes set forth in this Section 5 including, without limitation, the performance of the Maintenance services. Such uses shall be subject to all terms and conditions of this Agreement and any other or additional licenses and/or permits issued by the City or any other governmental entity with applicable jurisdiction in connection with the purposes set forth in this Section 5 including, without limitation, the performance of the Maintenance services. The City may, as applicable and upon proper application, issue on-going general access permits for routine Maintenance services ("General Access Permits"), such as snow removal, trash and graffiti removal, litter control, replacing lighting, cleaning and related Maintenance services that do not interfere with or restrict traffic within the street right-of-way or involve construction or reconstruction of the Additional Improvements. In accordance with Section 14, below, nothing contained herein shall release or waive any requirement for the District to obtain any further necessary or appropriate licenses and/or permits from the City or any other governmental entity with applicable jurisdiction to perform its obligations described herein. In no event shall the District Parties use the Additional Improvements, or permit it to be used by others, for any purpose that is prohibited by the laws, rules, regulations or orders of the United States, the State of Colorado, or the City, or by any agreements, codes, regulations or restrictions applicable to and binding upon the District with respect to the performance of the Maintenance services.
- 6. <u>Coordination and Liaison</u>. The District agrees that during the term of this Agreement it shall fully coordinate services hereunder with the City, including the Executive Director, or as otherwise directed by the Executive Director. The District also agrees to allow the

City to review any of the procedures used by it in performing construction or Maintenance work hereunder, as such procedures may exist now or in the future, and to make available for inspection all records, invoices and other documents used in the performance of any of the work required hereunder, in order to coordinate the performance of work by the District in accordance with the terms of this Agreement.

7. <u>Time is of the Essence</u>. The Parties agree that in the performance of the terms, conditions, and requirements of this Agreement time is of the essence.

8. Funding.

- **A.** The City shall spend the amount budgeted for the Improvements, as may be amended, to fund the actual cost of designing and constructing the Improvements in accordance with the Plans.
- **B.** The City shall pay for the ongoing costs of all utilities associated with the operation and Maintenance of the Irrigation Improvements.
- C. The District shall pay for the costs of designing and constructing any new Additional Improvements not otherwise described in **Exhibit A** or **Exhibit B**, in accordance with the process detailed in Section 4, above.
- 9. Appropriation. It is understood and agreed that any payment obligations of the City hereunder, whether direct or contingent, shall extend only to funds which may be appropriated by the Denver City Council from time to time for the purpose of this Agreement, encumbered for the purpose of the Agreement and paid into the Treasury of the City. The District acknowledges that: (i) the City does not by this Agreement irrevocably pledge present cash reserves for payments in future fiscal years, and (ii) this Agreement is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of the City. Further, all obligations of the District hereunder are subject to annual appropriation and budget approval by the District's Board of Directors, and shall not be considered to create a multi-fiscal year direct or indirect debt or financial obligation of the District.
- 10. <u>No Discrimination in Employment</u>. In connection with the performance of work under the Agreement, the District may not refuse to hire, discharge, promote, demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of

race, color, religion, national origin, ethnicity, citizenship, immigration status, gender, age, sexual orientation, gender identity, gender expression, marital status, source of income, military status, protective hairstyle, or disability. The District shall insert the foregoing provision in all subcontracts.

- Auditor or his or her representative, has the right to access, and the right to examine, copy and retain copies, at City's election in paper or electronic form, any pertinent books, documents, papers and records related to the District's performance pursuant to this Agreement, provision of any goods or services to the City, and any other transactions related to this Agreement. The District shall cooperate with City representatives and City representatives shall be granted access to the foregoing documents and information during reasonable business hours and until the latter of three (3) years after the termination of this Agreement according to its terms or expiration of the applicable statute of limitations. When conducting an audit of this Agreement, the City Auditor shall be subject to government auditing standards issued by the United States Government Accountability Office by the Comptroller General of the United States, including with respect to disclosure of information acquired during the course of an audit. No examination of records and audits pursuant to this paragraph shall require District to make disclosures in violation of state or federal privacy laws. The District shall at all times comply with D.R.M.C. 20-276.
- 12. Prevailing Wages. The District shall comply, to the extent applicable to its specific performance obligations under this Agreement, with the prevailing wage requirements of Sections 20-76, et seq., D.R.M.C. As such, the District agrees to cooperate fully with the City Auditor's Officer in implementing, administering and enforcing all applicable requirements of Section 20-76, D.R.M.C. Prevailing wage and fringe rates will adjust on the yearly anniversary of the actual date of bid or proposal issuance, if applicable, or the date of the written encumbrance if no bid/proposal issuance date is applicable.
- 13. <u>Compliance with Denver Wage Laws</u>. To the extent applicable to the District's provision of services hereunder, the District shall comply with, and agrees to be bound by, all rules, regulations, requirements, conditions, and City determinations regarding the City's Minimum Wage and Civil Wage Theft Ordinances, Sections 58-1 through 58-26 D.R.M.C., including, but not limited to, the requirement that every covered worker shall be paid all earned

wages under applicable state, federal, and city law in accordance with the foregoing D.R.M.C. sections. By executing this Agreement, the District expressly acknowledges that the District is aware of the requirements of the City's Minimum Wage and Civil Wage Theft Ordinances and that any failure by the District, or any other individual or entity acting subject to this Agreement, to strictly comply with the foregoing D.R.M.C. sections shall result in the penalties and other remedies authorized therein. The District shall insert the foregoing provision in all subcontracts.

14. Taxes, Licenses and Permits. The City may consider, at the time an applicable request and/or application is filed by the District (including without limitation for a General Access Permit), a waiver of a portion or all of the costs and/or fees associated with any taxes, excises, licenses and/or permits issued and/or required by the City as a prerequisite to the District performing the Maintenance services contemplated hereunder for any Additional Improvements, if any. To the extent such costs and fees are not waived, the District agrees to pay promptly all taxes, excises, license fees and permit fees of whatever nature applicable to its operations, and to take out and keep current all required municipal, state or federal licenses required for the conduct of its business hereunder, and further agrees not to permit any of said taxes, excises or license fees to become delinquent.

15. Insurance.

A. At all times during the term of this Agreement, including any renewals or extensions, the District shall maintain such insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §§ 24-10-101, *et seq.*, C.R.S. (as amended, "CGIA"). This obligation shall survive the termination of this Agreement.

B. The District shall ensure that all such subcontractors and subconsultants engaged to perform its Maintenance responsibilities hereunder (collectively for purposes of this Section 15 and Section 18, below, "Subcontractors") maintain the following insurance covering all operations, goods or services provided pursuant to this Agreement in accordance with this Section 15. The District agrees to provide proof of insurance for all such Subcontractors upon request by the District. The insurance coverages specified in this Agreement are the minimum requirements, and do not lessen or limit the liability of the Subcontractor. The Subcontractor shall

maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this Agreement.

- C. For Commercial General Liability and Auto Liability, Subcontractor's insurer(s) shall include the District and the City and County of Denver, its elected and appointed officials, employees and volunteers as additional insured.
- **D.** Subcontractor shall maintain coverage as required by statute for each work location and shall maintain Employer's Liability insurance with limits of \$100,000 per occurrence for each bodily injury claim, \$100,000 per occurrence for each bodily injury caused by disease claim, and \$500,000 aggregate for all bodily injuries caused by disease claims.
- **E.** Subcontractor shall maintain a Commercial General Liability insurance policy with minimum limits of \$1,000,000 for each occurrence, \$1,000,000 for each personal and advertising injury claim, \$2,000,000 products and completed operations aggregate (if applicable), and \$2,000,000 policy aggregate.
- **F.** Subcontractor shall maintain Automobile Liability with minimum limits of \$1,000,000 combined single limit applicable to all owned, hired and non-owned vehicles used in performing services under this Agreement.

16. Indemnification.

- A. The District shall cause its consultants and contractors (individually, a "Consultant" and collectively, "Consultants") to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, agents and employees for, from and against all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to the work performed under this Agreement ("Claims"), unless such Claims have been specifically determined by the trier of fact to be the sole negligence or willful misconduct of the City, all in accordance with this Section 16. This indemnity shall be interpreted in the broadest possible manner to indemnify City for any acts or omissions of the Consultants either passive or active, irrespective of fault, including City's concurrent negligence whether active or passive, except for the sole negligence or willful misconduct of City.
- **B.** A Consultant's duty to defend and indemnify City shall arise at the time written notice of the Claim is first provided to City regardless of whether claimant has filed suit on the Claim. A Consultant's duty to defend and indemnify City shall arise even if City is the only

party sued by claimant and/or claimant alleges that City's negligence or willful misconduct was the sole cause of claimant's damages.

- C. A Consultant will defend any and all Claims which may be brought or threatened against City and will pay on behalf of City any expenses incurred by reason of such Claims including, but not limited to, court costs and attorney fees incurred in defending and investigating such Claims or seeking to enforce this indemnity obligation. Such payments on behalf of City shall be in addition to any other legal remedies available to City and shall not be considered City's exclusive remedy.
- **D.** Insurance coverage requirements specified in this Agreement shall in no way lessen or limit the liability of a Consultant under the terms of this indemnification obligation. A Consultant shall obtain, at its own expense, any additional insurance that it deems necessary for the City's protection.
- **E.** This indemnification obligation shall survive termination of this Agreement.
- **F.** The Parties understand and agree that each Party is relying upon, and does not waive or intend to waive, any provision, right, immunity or protection provided by the CGIA.
- **17.** Relationship of Parties. No Party to this Agreement shall be deemed to be an agent of the other or be deemed as acting on the other's behalf for agency purposes. Each Party agrees not to assume, create, or enter into any obligation, agreement, or commitment of any nature on behalf of the other, except as specifically authorized in this Agreement. All Parties further agree not to make any warranties to any third party concerning any matters that are not in accordance with this Agreement.
- Agreement to any party other than the District named herein. The District shall not assign or subcontract with respect to any of its rights, benefits, obligations or duties under this Agreement except upon prior written consent and approval of the City. However, the City hereby approves the District's right and intention to subcontract for typical Maintenance and construction activities to Subcontractors without the prior written consent and approval of the City, subject to applicable competitive bidding and other pertinent requirements that may be imposed upon the District.

19. Term and Termination.

- **A.** Except as detailed in Section 19.B, below, the term of this Agreement shall commence as of the Effective Date and extend in perpetuity unless and until terminated hereunder.
- **B.** This Agreement may be terminated without cause by the Executive Director upon thirty (30) days written advance notice, or with cause effective immediately. The City may also by written notice to the District terminate the whole or part of this Agreement in the event of the District or any of its officers or employees are convicted, plead *nolo contendere*, enter into a formal agreement in which they admit guilt, enter plead of guilty, or otherwise admit culpability to criminal offenses of bribery, kickbacks, collusive bidding, bid-rigging, antitrust, fraud, undue influence, theft, racketeering, extortion or any offense of a similar nature in connection with District's business.
- C. In the event that the District is dissolved for any reason, including, without limitation, pursuant to any requirements as may be detailed in the Creation Ordinance or in accordance with the provisions of C.R.S. § 31-25-1225, as amended, such dissolution shall not be effective unless and until the Parties have mutually amended this Agreement and other arrangements are made to satisfactorily account for the City or another third party assuming the costs associated with the ongoing Maintenance, or the deconstruction and removal, of any then-currently-existing Additional Improvements for which the District is responsible, as either option may be determined by the Executive Director.
- **20.** When Rights and Remedies not Waived. In no event shall any payment or performance hereunder by either Party constitute or be construed to be a waiver by such Party of any breach of covenant or condition, or any default which may then exist on the part of the other Party, and the making of any such payment or rendering of such performance when any such breach or default shall exist shall not impair or prejudice any right or remedy available to the non-breaching Party with respect to such breach or default; and no assent, expressed or implied, to any breach of any one or more covenants, provisions or conditions of the Agreement shall be construed as a waiver of any succeeding or other breach.
- **21. Conflict of Interest.** The Parties agree that no employee of the City shall have any personal or beneficial interest whatsoever in the services or property described herein and the District further agrees not to hire or contract for services any employee or officer of the City which would be in violation of the Denver Revised Municipal Code.

- 22. No Third-Party Beneficiary. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the District, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of the City and the District that any person other than the City or the District receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.
- **23.** Confidential Information. Subject to the requirements of the Colorado Open Records Act, C.R.S. §§ 24-72-201, *et seq.*, the Parties shall not at any time or in any manner, either directly or indirectly, divulge, disclose or communicate to any person, firm or corporation in any manner whatsoever any information concerning any matters which are not subject to public disclosure, including without limitation the trade secrets of businesses or entities doing business with either of the Parties and other privileged or confidential information.
- **24.** Charges and Penalties. The City shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by the City's Revised Municipal Code.
- 25. Subject to Local Laws, Venue. Each and every term, provision or condition herein is subject to and shall be construed in accordance with the provisions of Colorado law, the Charter of the City and County of Denver, and the ordinances, regulations, executive orders, or fiscal rules, enacted or promulgated pursuant thereto. The Charter and Revised Municipal Code of the City and County of Denver, as the same may be amended from time to time, are hereby expressly incorporated into this Agreement as if fully set out herein by this reference. Venue for any legal action relating to this Agreement shall lie in the District Court in and for the City and County of Denver, Colorado.
- **26. Supplementary Documents**. The following documents are attached and/or incorporated herein and made part of this Agreement:

Exhibit A – Existing Irrigation and Trees Maintenance Exhibit

Exhibit B – Improvements Exhibit

The terms and conditions of Articles 1 through 37 hereof shall control over any contradictory or inconsistent terms and conditions which may be found or contained in the above referenced **Exhibit A** and **Exhibit B**.

27. Notices. Any notice to be given hereunder shall be deemed given when sent by registered or certified mail or hand delivered to the addresses below:

To the City: Mayor

1437 Bannock Street, Room 350

Denver, CO 80202

With copies to: Executive Director

Department of Transportation & Infrastructure

201 W. Colfax Avenue, Dept. 608

Denver, CO 80202

City Attorney's Office

1437 Bannock Street, Room 353

Denver, CO 80202

To the District: Five Points Business Improvement District

2590 Welton, Suite 200 Denver, CO 80202 Attn: Norman Harris

Each Party may change its address from time to time by notice in writing to the other Party.

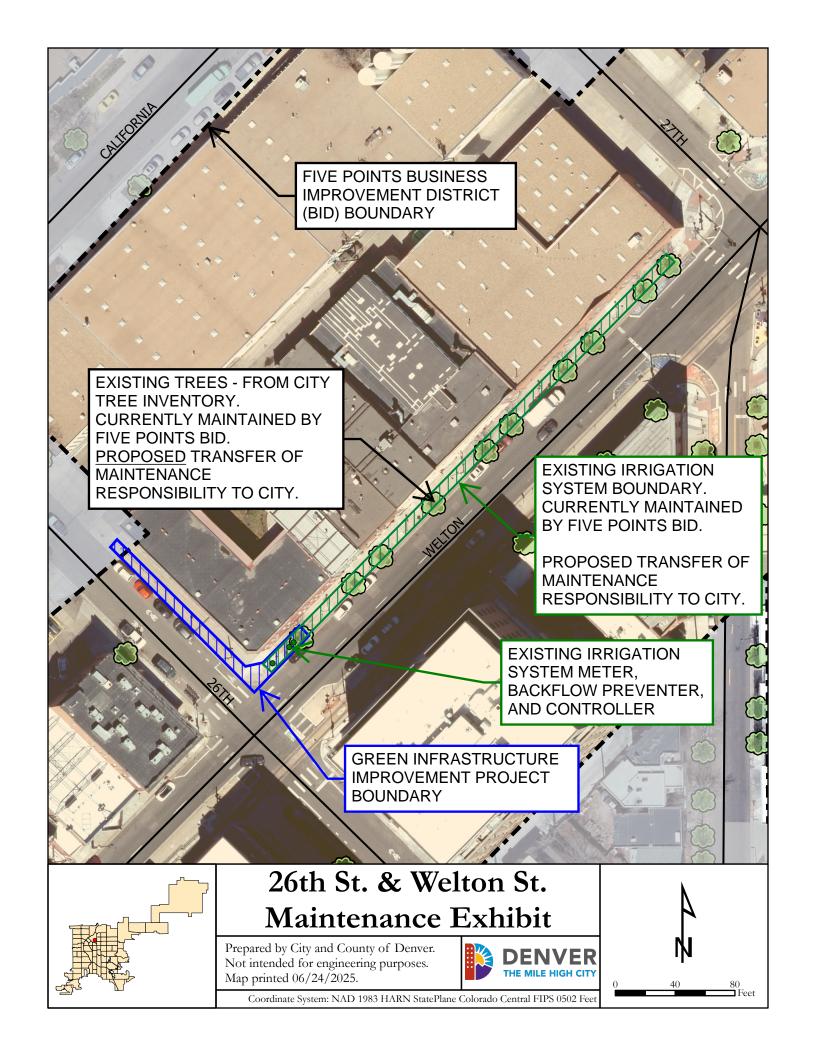
- **28. Disputes**. All disputes of any nature whatsoever regarding this Agreement, including but not limited to disputes concerning payment or breach or default of this Agreement, shall be ultimately resolved by administrative hearing procedure described pursuant to D.R.M.C. § 56-106, as amended.
- **29.** Agreement as Complete Integration, Amendments. This Agreement is intended as the complete integration of all understandings between the Parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect, unless embodied herein in writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a written amendatory or other agreement properly executed by the Parties, including all required signatories of the City and County and Denver and,

if required by the City Charter, approved by the City Council. This Agreement and any amendments shall be binding upon the Parties, their successors and assigns.

- **30.** <u>Section Headings.</u> The captions and headings set forth herein are for convenience of reference only and shall not be construed so as to define or limit the terms and provisions hereof.
- 31. <u>Severability.</u> It is understood and agreed by the Parties that if any part, term, or provision of this Agreement is held to be illegal by the courts or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.
- **32. Survival of Certain Provisions.** The Parties understand and agree that all terms, conditions and covenants of this Agreement, together with the exhibits and attachments hereto, if any, any or all of which, by reasonable implication or express statement, contemplate continued performance or compliance beyond the expiration or termination of this Agreement (by expiration of the term or otherwise), shall survive such expiration or termination and shall continue to be enforceable as provided herein for a period equal to any and all relevant statutes of limitation, plus the time necessary to fully resolve any claims, matters, or actions begun within that period.
- **33.** <u>Legal Authority</u>. Each Party represents that it possesses the legal authority, pursuant to any proper, appropriate, and official motion, resolution, or action passed or taken to enter into this Agreement.
- **34.** Reasonableness of Consent or Approval. Whenever under this Agreement "reasonableness" is the standard for the granting or denial of the consent or approval of either Party hereto, such Party shall be entitled to consider public and governmental policy, moral and ethical standards, as well as business and economic considerations.
- **35. Prior Agreement.** Notwithstanding any prior or contemporaneous agreements, discussions or promises to the contrary, this Agreement shall supersede and control the relationship between the City and the District regarding their respective rights and obligations for Improvements and Maintenance in the Service Area resulting from the Project.
- **36. Police Powers.** Nothing in this Agreement shall impair the City's exercise of its police powers as a home rule municipality of the State of Colorado.

37. Electronic Signatures and Electronic Records. The Parties hereto consent to the use of electronic signatures by each Party. The Agreement, and any other documents requiring a signature hereunder, may be signed electronically by each Party in the manner specified by each Party. The Parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

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PLANNERS & LANDSCAPE ARCHITECTS

CITY MASTER ID #: 2025-PROJMSTR-0000087 WENK PROJECT #: 25050 DATE: JUNE 27, 2025

CONSTRUCTION

DOCUMENTS **COVER SHEET**

SHEET:

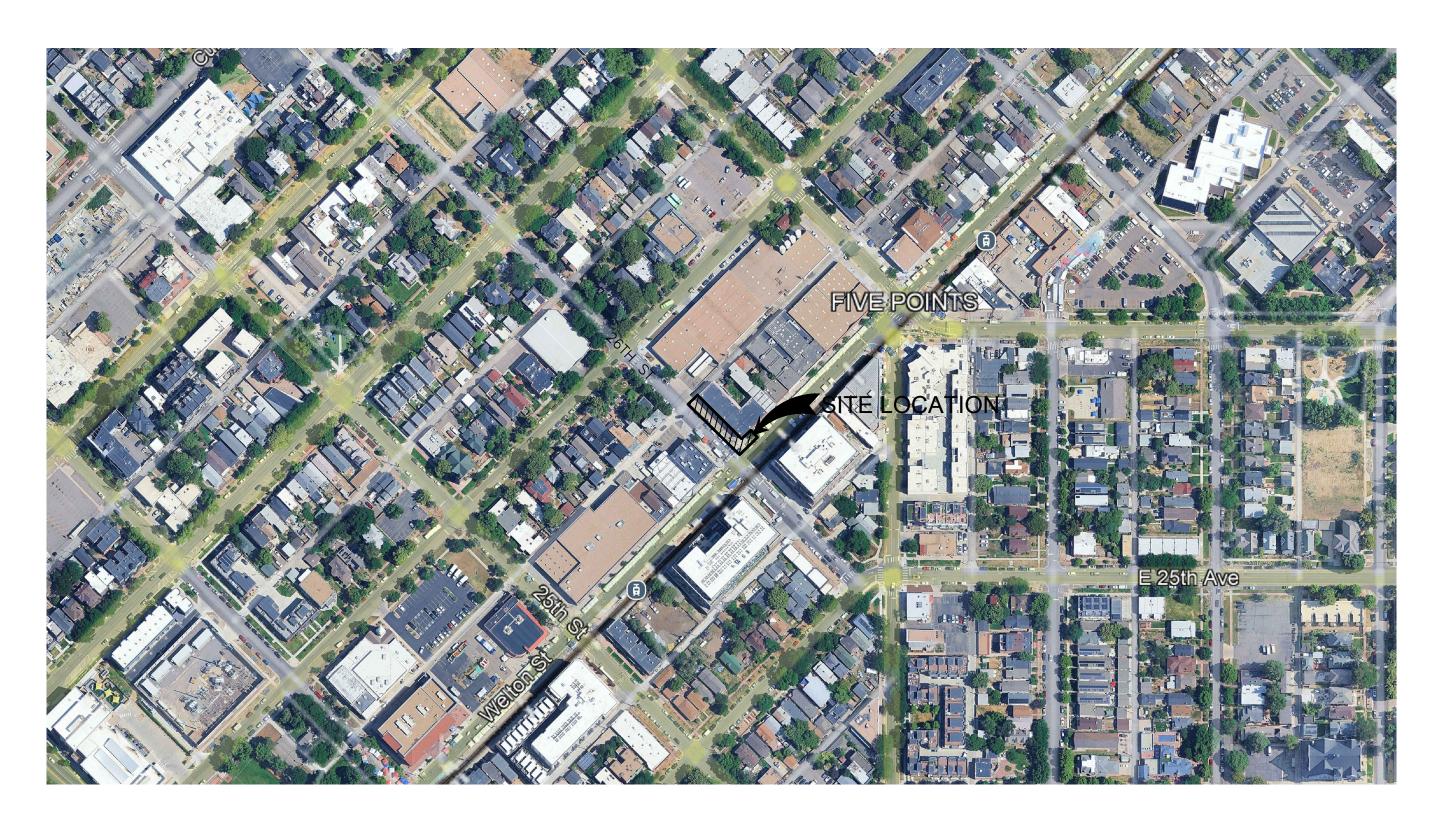


GENERAL NOTES:

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL SHORING, TRAFFIC CONTROL AND SECURITY. THIS REQUIREMENT SHALL APPLY
- 2. THE CITY AND COUNTY OF DENVER/OWNER/ ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY
- APPROVED PILING INSTEAD OF SHEETING AND SHORING.
- CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITY INTERRUPTIONS AND
- 5. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND
- 7. EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S
- EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS. 8. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING REASONABLE ACCESS TO AND FROM ALL OF THE ADJACENT PROPERTIES THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE REQUIRED TO MEET (INDIVIDUALLY OR COLLECTIVELY) WITH ALL ADJACENT PROPERTY OWNERS WHO'S DRIVEWAY ACCESS WILL BE AFFECTED BY THE WORK. AS CONSTRUCTION CONDITIONS CHANGE AND THE WORK PROGRESSES, THE CONTRACTOR SHALL BE REQUIRED TO PERIODICALLY UPDATE THOSE PROPERTY OWNERS SO
- THAT THEY ARE KEPT INFORMED ABOUT THEIR ACCESS. 9. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT
- ALL UTILITIES TO COORDINATE SCHEDULES. 10. CONTRACTOR SHALL NOTIFY ALL BUSINESSES/RESIDENTS IN WRITING 48 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT OFFS MUST BE APPROVED BY THE CITY AND COUNTY OF DENVER UTILITY DIVISION, AND DENVER WATER VALVES AND APPURTENANCES SHALL BE OPERATED BY
- DENVER PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE. 11. ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A CITY AND COUNTY OF DENVER REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO. THE JURISDICTION RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT
- 12. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE JURISDICTION PRIOR TO FINAL ACCEPTANCE. 23. DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH

EXISTED BEFORE CONSTRUCTION.

- 24. THESE CONSTRUCTION DOCUMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION OF THE DEVELOPMENT DEPICTED HEREIN. PERIODIC, SYSTEMATIC MAINTENANCE IS NECESSARY FOR THE OWNER TO REALIZE THE DESIGN LIFE AND PERFORMANCE OF THE FACILITIES OF THIS PROJECT. INSPECTION, MAINTENANCE AND REPAIR ARE THE SOLE RESPONSIBILITY OF THE OWNER. THE DESIGN RELIES UPON A RESPONSIBLE EFFORT BY THE OWNER TO MAINTAIN THE FACILITIES, THUS, ANY DAMAGES ARISING OUT OF THE OWNER'S FAILURE TO PERFORM SAID MAINTENANCE ARE BEYOND THE DESIGNERS CONTROL. ASCHERMANN CONSULTING EMPHASIZES THE IMPORTANCE OF A MAINTENANCE PROGRAM AND IF REQUESTED WOULD BE AVAILABLE TO SUBMIT A PROPOSAL FOR ASSISTING THE OWNER IN THE DEVELOPMENT OF A COMPREHENSIVE, SYSTEMATIC MAINTENANCE PROGRAM TO MAINTAIN THE MAJOR INFRASTRUCTURE COMPONENTS OF THIS PROJECT. OWNER SHOULD BE COGNIZANT OF THE IMPORTANCE OF MAINTAINING DRAINAGE PATTERNS AND TO AVOID EXCESSIVE IRRITATION. THE SOILS TYPICALLY FOUND IN COLORADO ARE SENSITIVE TO EXCESS MOISTURE. THIS COULD POTENTIALLY RESULT IN PAVEMENT/STRUCTURE MOVEMENTS WHICH MAY BE UNACCEPTABLE AND COMPROMISE THE DESIGN INTENT AND FUNCTIONALITY OF THE PROJECT. ASCHERMANN CONSULTING RECOMMENDS THE OWNER MAINTAIN A COMPLETE SET OF SOILS/DRAINAGE REPORTS AND DESIGN PLANS OF THE PROJECT FOR FUTURE REFERENCE.
- 25. MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.



VICINITY MAP <u>1"=200'</u>

SHEET LIST

SHEET#	SHEET TITLE
C-000 C-001 C-100 C-200 C-400 L-200 L-300 L-301 L-302 L-303 IR-200 IR-201 IR-202	COVER SHEET NOTES SHEET EXISTING CONDITIONS AND DEMOLITION CIVIL PLAN CIVIL DETAILS SOILS, MULCH, & PLANTING PLAN LANDSCAPE SECTIONS PLANTING DETAILS LANDSCAPE DETAILS LANDSCAPE DETAILS IRRIGATION NOTES & SCHEDULE IRRIGATION PLANS IRRIGATION DETAILS



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

ASCHERMANN CONSULTING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

<u>GENERAL</u>

- 1. ALL WORK SHALL CONFORM TO CURRENT CITY AND COUNTY OF DENVER STANDARDS AND SPECIFICATIONS. THE CITY RESERVES
 THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE LATEST EDITION OF
 THE CITY STANDARDS SPECIFICATIONS, OR HALT CONSTRUCTION UNTIL THE CONFLICT IS RESOLVED.
- 2. THE CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, ONE COPY OF THE APPROVED PLANS, ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND COPIES OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- 3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING, INCLUDING CITY INSPECTORS (FROM ALL APPLICABLE DEPARTMENTS), AND OBTAIN PERMITS FROM RIGHT-OF-WAY SERVICES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL NECESSARY PERMITS ARE IN PLACE PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE, AT A MINIMUM, FOR OBTAINING THE DOTI STREET OCCUPANCY PERMITS WITH THE APPROPRIATE MHT. CONSTRUCTION AND STREET CUT PERMITS ARE ONLY REQUIRED FOR ALL PRIVATE DEVELOPMENT WORK IN THE PUBLIC RIGHT—OF—WAY, AND OBTAINING A DEWATERING PERMIT IF WATER IS ENCOUNTERED WHILE DOING UNDERGROUND EXCAVATIONS. NO ADDITIONAL TIME WILL BE ALLOTTED TO OBTAIN ANY PERMITS, AND NO ADDITIONAL COMPENSATION SHALL BE PAID FOR ANY FEES AND WORK, BUT SUCH COSTS SHALL BE INCLUDED IN THE WORK. CONTRACTOR SHALL SUBMIT THE SOP PERMIT APPLICATION TO DENVER ROWS MINIMUM OF 7 DAYS PRIOR TO NEEDING THE PERMIT.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE. ALL WORK, INCLUDING CORRECTION WORK, IS SUBJECT TO NOTIFICATION AND INSPECTION REQUIREMENTS.
- 6. PROPOSED FINISHED GROUND ELEVATIONS FOR ITEMS TO BE ADJUSTED, RESET, OR MODIFIED SHALL BE FIELD VERIFIED BY THE
- CONTRACTOR.

 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- 8. THE CONTRACTOR SHOULD REMOVE MATERIALS AND EQUIPMENT FROM THE ROADWAY RIGHT-OF-WAY AT THE CLOSE OF DAILY OPERATIONS. THE TRAFFIC CONTROL PLAN (TCP) MUST INCLUDE PROTECTIVE MEASURES WHERE MATERIALS AND EQUIPMENT MAY BE STORED IN THE RIGHT-OF-WAY, AND SHALL ENSURE A MINIMUM FIVE FEET OF PEDESTRIAN CLEARANCE ON SIDEWALKS. THE CONTRACTOR SHALL NOT STOCKPILE MATERIAL IN THE CLEAR ZONE OF THE TRAVELED WAY.
- CONTRACTOR SHALL NOT STOCKPILE MATERIAL IN THE CLEAR ZONE OF THE TRAVELED WAY.

 9. ALL EQUIPMENT IS TO REMAIN ON THE ROAD SURFACE, PAVED PARKING AREAS, OR AREAS OF DISTURBANCE AS SHOWN IN THE PLANS. ANY OFF-ROAD STAGING AREAS MUST BE PRE-APPROVED BY THE ENGINEER. IF THE ENGINEER APPROVES A STAGING AREA, IT MUST BE RETURNED TO ITS EXISTING CONDITION OR BETTER AFTER IT IS NO LONGER NEEDED AT NO ADDITIONAL COST TO THE PROJECT.
- 10. IF ANY OF THE CONTRACTOR'S OPERATIONS DESTROY OR DAMAGE ANY PROPERTY, PUBLIC OR PRIVATE, THE CONTRACTOR SHALL PROMPTLY REPAIR OR REPLACE SUCH PROPERTY, TO THE SATISFACTION OF THE PROJECT MANAGER, BEFORE THE CITY WILL ACCEPT OR PAY FOR THE WORK PERFORMED UNDER THE CONTRACT. IF THE CONTRACTOR FAILS TO REPAIR OR REPLACE SUCH PROPERTY, THE CITY, AT THE SOLE DISCRETION OF THE EXECUTIVE DIRECTOR OR DESIGNEE, MAY UNDERTAKE SUCH REPAIR OR

REPLACEMENT AND DEDUCT THE COST OF THE SAME FROM AMOUNTS PAYABLE TO THE CONTRACTOR UNDER THE CONTRACT.

- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS—BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY INSPECTOR AT ALL TIMES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS, IN A PDF OR AN AUTOCAD COMPATIBLE FORMAT, TO THE CITY AS DETERMINED BY THE CITY INSPECTOR. THE PRODUCTION OF THESE DOCUMENTS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE COST OF THE WORK.
- 12. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, ALL STORM DRAIN INLETS, LATERALS, MAINS AND OTHER STORM RUNOFF APPURTENANCES WITHIN THE PROJECT LIMITS SHALL BE CLEARED OF SEDIMENT AND DEBRIS IN ACCORDANCE WITH DENVER WASTEWATER MANAGEMENT DEPARTMENT STANDARDS. AFTER CONSTRUCTION, THE CONTRACTOR SHALL REMOVE ANY SEDIMENT OR DEBRIS FROM THE STORM SEWER SYSTEM AT NO COST TO THE CITY.
- 13. PRIOR TO FINAL ACCEPTANCE, ALL DISTURBED PORTIONS OF ROADWAY RIGHT—OF—WAY SHALL BE CLEANED UP AND RESTORED TO THEIR ORIGINAL CONDITION, SUBJECT TO CITY APPROVAL.
 14. NO WORK SHALL BE PERMITTED ON WEEKENDS OR HOLIDAYS WITHOUT PRIOR AUTHORIZATION OR UNLESS OTHERWISE SPECIFIED.
- THE CITY MAY RESTRICT WORK IN THE RIGHT—OF—WAY DURING ADVERSE WEATHER CONDITIONS OR DURING PERIODS OF HIGH TRAFFIC VOLUME.
- 15. NO CLEATED OR TRACKED EQUIPMENT MAY WORK IN OR MOVE OVER PAVED SURFACES WITHOUT MATS.

 16. WHERE FENCES IN THE RIGHT—OF—WAY MUST BE REMOVED OR CUT TO FACILITATE CONSTRUCTION, APPROVAL MUST FIRST BE
- GIVEN BY THE CITY. EXISTING RIGHT-OF-WAY/FENCE LINE MUST BE ESTABLISHED BY GOOD SURVEY PRACTICES. FENCES SHALL BE REPLACED IN KIND ACCORDING TO CITY FENCING STANDARDS.
- 17. PROTECTION AND REPLACEMENT OF STREET IMPROVEMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THESE IMPROVEMENTS ARE FULLY COMPLETED AND ACCEPTED BY THE CITY.

TOUCH OR ENCROACH UPON ANY CITY PARK, PARKWAY OR PARK EASEMENT.

- 18. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE PROJECT MANAGER IMMEDIATELY.
- 19. ALL NEW CONSTRUCTION TO BE ADJUSTED IN THE FIELD AS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS, AND TO PROVIDE ADEQUATE DRAINAGE MUST BE APPROVED BY THE PROJECT MANAGER PRIOR TO THE START OF WORK.
 20. CONTRACTOR MUST CONTACT PARKS.LOCATORS@DENVERGOV.ORG, 720-865-6976, WHEN ANY WORK IS OCCURRING ADJACENT TO CITY PARKS, PARKWAYS, OR PARK EASEMENTS. CONTRACTOR WILL NEED DENVER PARKS PERMIT IF THERE IS ANY INTENT TO

<u>UTILITIES</u>

- 1. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS, UNLESS OTHERWISE NOTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. RESPONSIBILITIES FOR THE RELOCATION OF UTILITY LINES ARE AS NOTED IN THE PROJECT SPECIAL PROVISIONS. THE CONTRACTOR SHALL COOPERATE WITH COMPANIES TRYING TO COORDINATE THE RELOCATION EFFORT. LINES NOT RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR IN PLACE. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING.
- ENGINEERS HARMLESS FOR DAMAGES ARISING FROM THE CONTRACTOR'S FAILURE TO ADEQUATELY PROTECT EXISTING UTILITIES.

 DAMAGED UTILITIES SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.

 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE FOR EVIDENCE OF FAILURES OF OR DEFICIENCIES IN

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITIES DURING CONSTRUCTION AND SHALL HOLD THE CITY AND ITS

- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE FOR EVIDENCE OF FAILURES OF OR DEFICIENCIES IN UTILITY COMPANY FACILITIES (I.E. XCEL, DENVER WATER, DOTI, WMD, ETC) AND TO IMMEDIATELY CALL ANY SUCH EVIDENCE OF PRE—EXISTING DAMAGE TO THE ATTENTION OF THE UTILITY COMPANY ALONG WITH PROPER DOCUMENTATION.
- 4. THE CONTRACTOR IS REQUIRED TO RESET, ADJUST OR REPLACE ANY UTILITIES THAT ARE IMPACTED BY CONSTRUCTION AND ARE DESIGNED TO REMAIN WITHIN THE PROJECT LIMITS.
- LOCATIONS FOR POTHOLING SHALL BE AS APPROVED BY THE PROJECT MANAGER.
 ALL UTILITY INSTALLATIONS AND POTHOLE RESTORATIONS SHALL COMPLY WITH CITY AND UTILITY STANDARDS. ANY POTHOLES DRILLED INTO SIDEWALKS WILL REQUIRE FULL PANEL REPLACEMENT. PERMANENT PATCHING OF POTHOLES OR CUTS IS ALSO REQUIRED IN ASPHALT PAVEMENTS, AND FOR CONCRETE PAVEMENT WITH 2 TO 6 UTILITY LOCATE POTHOLES AS DEFINED IN DWG 11.10 OF THE TRANSPORTATION STANDARDS AND DETAILS.

REMOVALS, EXISTING ITEMS, SAW CUTTING

- 1. ALL ITEMS TO BE REMOVED AND NOT RESET SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- 2. PAVEMENT MARKINGS SHALL BE REMOVED FROM THE PAVEMENT TO THE MAXIMUM EXTENT FEASIBLE BY METHODS THAT DO NOT ALTER OR DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT TO THE SATISFACTION OF THE ENGINEER. REMOVAL SHALL BE IN ACCORDANCE WITH SPECIFICATIONS. ALL MATERIAL ON EXISTING ROADWAY, WHICH IS LOOSENED IN THE PROCESS OF PREPARATION OF THE SURFACE FOR STRIPING, NEEDS TO BE CLEARED OFF THE ROADWAY IMMEDIATELY, AND WILL NOT BE PAID FOR SEPARATELY.
- 3. SIGNS, CITY OWNED STREET LIGHTS AND / OR SIGNAL EQUIPMENT DESIGNATED AS REMOVAL ITEMS SHALL BE CAREFULLY REMOVED AND DELIVERED BY THE CONTRACTOR TO THE CITY YARD AT 5440 ROSLYN STREET, BUILDING E. ANY MATERIAL DESIGNATED FOR SALVAGE THAT IS DAMAGED AFTER REMOVAL SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER. NO SEPARATE PAYMENT SHALL BE MADE FOR LOADING, HAULING, UNLOADING, OR PLACING SALVAGED MATERIALS IN THE CITY YARD.
- 4. WHERE IT IS REQUIRED TO REMOVE EXISTING CONCRETE OR ASPHALT, CUTTING SHALL BE DONE TO A NEAT WORK LINE TO FULL DEPTH USING A SAW, CUTTING WHEEL, OR OTHER METHOD APPROVED BY THE PROJECT MANAGER. THIS WILL NOT BE PAID SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- 5. REMOVAL OF EXISTING CURB AND GUTTER, SIDEWALK, DRIVEWAYS, CURB CUTS, AND OTHER CONCRETE ITEMS THAT ARE ATTACHED OR ADJACENT TO OTHER CONCRETE ITEMS SHALL BE REMOVED TO THE NEAREST JOINT, AS NEEDED TO AVOID DAMAGING THE REMAINING CONCRETE ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT SIDEWALK DURING CURB AND GUTTER REMOVAL AND SHALL REPLACE DAMAGED SECTIONS AT NO ADDITIONAL COST TO THE PROJECT.
- 6. ALL SAW, SANDBLASTING, ABRASIVE WATER BLASTING, AND JET CUTTING RESIDUE MATERIAL SHALL BE PROPERLY CONTAINED, COLLECTED, AND DISPOSED OF AND SHALL NOT RUNOFF INTO WATERS OF THE STATE THROUGH INLETS, STORM DRAINS, VEGETATIVE SWALES OR BY ANY OTHER MEANS.REMOVAL OF RESIDUE SHALL BE ON A DAILY BASIS, SHALL CONFORM TO SPECIFICATIONS AND IS INCLUDED IN THE COST OF THE WORK.
- 7. THE CONTRACTOR IS REQUIRED TO RESET, ADJUST, OR REPLACE ANY UTILITIES, LANDSCAPING, SPRINKLER SYSTEMS, SIGNS, SIDEWALKS, ETC. THAT ARE IMPACTED BY CONSTRUCTION AND ARE NOT DESIGNATED TO BE REMOVED.
- 8. THE CONTRACTOR SHALL USE AGGREGATE BASE COURSE TO FILL AREA LEFT BY REMOVAL OF DRIVEWAY OR CURB RAMP PRIOR TO PLACEMENT OF NEW SIDEWALK, DRIVEWAY OR CURB RAMP.

ASPHALT PAVEMENT

- 1. A TACK COAT IS REQUIRED ON ADJOINING SURFACES PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS OF ASPHALT. THIS WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- 2. WHERE NEW CONSTRUCTION IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE TO CREATE A CLEAN CONSTRUCTION JOINT.
- 3. PATCH ASPHALT PAVEMENT AS NECESSARY TO JOIN NEW GUTTERS WITH EXISTING PAVEMENT.
- 4. WHEN AN EXISTING ASPHALT STREET IS CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BEFORE ANY CUTS ARE MADE. PATCHING SHALL BE DONE IN CONFORMANCE WITH THE PROJECT STANDARDS. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY—DOWN MACHINE.
- 5. BEFORE FINAL PAVING IS COMPLETED, CONTRACTOR SHALL PROVIDE SMOOTH AND SAFE TRANSITIONS BETWEEN NEW AND ACTIVE EXISTING PAVEMENTS. TRANSVERSE JOINTS SHALL BE MAXIMUM 1 INCH VERTICAL TO 20 INCH HORIZONTAL. LONGITUDINAL JOINTS WITH VERTICAL DROPOFF SHALL BE TAPERED PAST THE NEW LANE LINE TO MAXIMUM 1 INCH VERTICAL TO 8 INCH HORIZONTAL.
- 6. HMA (PATCHING)(ASPHALT) SHALL BE 9 INCHES THICK OR MATCH THE DEPTH OF THE SURROUNDING EXISTING PAVEMENT, WHICHEVER IS GREATER, AND APPROVED BY THE ENGINEER. HOT MIX ASPHALT FOR PATCHING SHALL CONFORM TO THE GRADATION REQUIREMENTS FOR HMA (GRADING S100) (PG64-22). ASPHALT PATCHING SHALL FOLLOW CITY AND COUNTY OF DENVER STANDARD DRAWINGS 12.0 THROUGH 12.5, AVAILABLE ON THE CITY'S WEBSITE.

EARTHWORK AND EXCAVATIONS

- 1. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND TOES OF SLOPE AS SHOWN ON THE PLANS AND CROSS SECTION. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS AT THE EXPENSE OF THE CONTRACTOR.
- ORIGINAL CONDITIONS AT THE EXPENSE OF THE CONTRACTOR.

 2. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. COST FOR DUST PALLIATIVE SHALL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED INCIDENTAL TO THE WORK.

- THE DEPTH OF RECONDITIONING AND FOR THE BASES OF CUTS AND FILLS SHALL BE MINIMUM 6 INCHES. THE PROJECT SPECIFIED MOISTURE DENSITY CONTROL SHALL BE APPLIED FOR THE SPECIFIED DEPTH. THE EXCAVATION REQUIRED FOR COMPACTION OF BASES OF CUTS AND FILLS WILL BE CONSIDERED SUBSIDIARY TO THAT OPERATION AND WILL NOT BE PAID FOR SEPARATELY.
 MOISTURE DENSITY CONTROL SHALL BE APPLIED FULL DEPTH FOR ALL EMBANKMENTS.
- 5. DURING EACH PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL SHAPE TO DRAIN AND COMPACT THE WORK AREA TO A UNIFORM CROSS—SECTION. ELIMINATE ALL RUTS AND LOW SPOTS THAT COULD HOLD WATER. AREAS AND FACILITIES SUBJECTED TO FLOODING, REGARDLESS OF THE SOURCE OF WATER, SHALL BE PROMPTLY DEWATERED AND RESTORED AT NO ADDITIONAL COST TO THE CITY.
- 6. ALL WORK SHALL BE PROPERLY BACKFILLED PRIOR TO THE END OF THE WORKDAY, OR PROTECTED APPROPRIATELY PER ALLOWABLE PRACTICES AND PER THE CITY INSPECTOR. NO OPEN HOLES ARE ALLOWED OVERNIGHT.
 7. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF
- TRENCHES.

 8. MATERIAL REMOVED FROM ANY PORTION OF THE ROADWAY PRISM MUST BE REPLACED IN LIKE KIND WITH EQUAL OR BETTER
- COMPACTION. NO SEGREGATION OF MATERIALS WILL BE PERMITTED.

 9. ALL SOIL SUBGRADE FOR PATCHBACK ALONG CURB AND GUTTER, CONCRETE PAVEMENT, SIDEWALK AND MEDIAN COVER SHALL BE PROOF ROLLED BY THE CONTRACTOR TO FIND ANY UNSTABLE AREAS OF SUPPORT.
- 10. THE INSPECTOR MAY ALLOW HAND OPERATED COMPACTION EQUIPMENTS, SUCH AS A JUMPING JACK OR HEAVY ROLLER, FOR PROOF ROLLING, OR FOLLOW CDOT 203.09 CRITERIA, IN TIGHT SPACES, DEPENDING ON THE SIZE OF THE CONSTRUCTION AREA.

FNVIRONMENTAL

- 1. REGULATED ASBESTOS CONTAMINATED SOILS (RACS) MAY BE ENCOUNTERED IN BUILDING DEBRIS THROUGHOUT THE CITY DURING EXCAVATION. ALL RACS MUST BE MANAGED, DOCUMENTED, AND DISPOSED IN ACCORDANCE WITH STATE REGULATIONS PERTAINING TO SOLID WASTE SITES AND FACILITIES, SECTION 5 ASBESTOS WASTE MANAGEMENT. STATE REGULATIONS REQUIRE ANY DISTURBED DEBRIS BE CHARACTERIZED TO DETERMINE APPLICABILITY OF THE REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPETENT TRAINED PERSONNEL CAPABLE OF IDENTIFYING RACS IN DEBRIS AND HAVING ACCESS TO AN ONSITE CERTIFIED ASBESTOS BUILDING INSPECTOR (CABI) IN CASE OF RACS DISCOVERY.
- 2. CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE AND TO PREVENT THE VISIBLE DISCHARGE OF FUGITIVE PARTICULATE EMISSIONS BEYOND THE PROPERTY LINE FROM WHICH THE EMISSIONS ORIGINATE. THE MEASURES TAKEN MUST BE EFFECTIVE AT ALL TIMES ON THE SITE, INCLUDING PERIODS OF INACTIVITY SUCH AS EVENINGS, WEEKENDS, AND HOLIDAYS AS WELL AS ANY OTHER PERIOD OF INACTIVITY.
- 3. DURING ANY SOIL DISTURBING ACTIVITIES, IF UNKNOWN/UNIDENTIFIED UNDERGROUND STORAGE TANKS, DRUMS, ODOROUS SOIL, STAINED SOIL, ASBESTOS—CEMENT PIPE (TRANSIT), BUILDING DEBRIS, OR WASTE MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA OF THE DISCOVERY UNTIL DENVER DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (DDPHE) MAKES A DETERMINATION OF HOW TO PROCEED. CONTRACTOR SHALL IMMEDIATELY NOTIFY DDPHE OF THE DISCOVERY AT (720) 460—8376.
- 4. ANY SOIL EXCAVATED AND REUSED ON THE PROPERTY OR IMPORTED TO THE PROPERTY MUST MEET APPLICABLE SOIL REUSE ACCEPTANCE CRITERIA AS EXPLAINED IN THE DDPHE OCTOBER 10, 2017 MEMORANDUM TITLED "GUIDANCE FOR REUSE OF SOIL ON CITY PROJECTS" LOCATED ON THE DENVER DDPHE WEBSITE UNDER THE "ABOUT" TAB FOR ENVIRONMENTAL REVIEW AND ASSESSMENT: HTTPS: //WWW.DENVERGOV.ORG/GOVERNMENT/AGENCIES—DEPARTMENTS—OFFICES/AGENCIES DEPARTMENTS—OFFICES—DIRECTORY/PUBLIC—HEALTH—ENVIRONMENT/ENVIRONMENTAL—QUALITY/LAND USE—AND—PLANNING.
- 5. THE CONTRACTOR SHALL DIRECT NON-RECYCLABLE, NON-HAZARDOUS WASTES FROM CITY-OWNED OR CONTROLLED PROPERTY OR FACILITIES TO THE DENVER ARAPAHOE DISPOSAL SITE (DADS) LANDFILL FOR DISPOSAL, FOLLOWING THE REQUIREMENT AND PROCEDURAL GUIDANCE PER CITY EXECUTIVE ORDER 115. LABORATORY ANALYTICAL RESULTS WILL BE REQUIRED PRIOR TO DADS ACCEPTANCE FOR SOIL AND POSSIBLY OTHER MATERIALS. EARLY TESTING IS RECOMMENDED; DDPHE CAN ASSIST. CONTACT DDPHE AT (720) 865-5448 WITH QUESTIONS.
- 5. NOISE CONTROL. ALL NOISE CAUSED BY CONSTRUCTION OF, OR RESULTING FROM COMPLETED PROJECTS, MUST COMPLY WITH DENVER'S NOISE ORDINANCE, DENVER REVISED MUNICIPAL CODE CHAPTER 36 "NOISE CONTROL". EXEMPTED HOURS FOR CONSTRUCTION IN THE CITY AND COUNTY OF DENVER ARE FROM 7 AM TO 9 PM MONDAY THROUGH FRIDAY AND 8 AM TO 5 PM ON SATURDAYS AND SUNDAYS. IF THERE IS A NEED TO WORK OUTSIDE OF THE EXEMPTED HOURS: 1) THE CONTRACTOR SHALL REQUEST A VARIANCE, AND 2) THE VARIANCE PROCESS NEEDS TO BE STARTED A MINIMUM OF THREE MONTHS PRIOR TO THE DESIRED START DATE. ANY QUESTIONS SHOULD BE DIRECTED TO DDPHE COMMUNITY NOISE PROGRAM AT (720) 865-5410.

<u>CONCRETE</u>

- IF CONCRETE REPLACEMENT IS NECESSARY, THE ENTIRE AFFECTED SLAB OR PANEL MUST BE REPLACED.
 THE CONTRACTOR SHALL USE A CIRCULAR BLOCKOUT AT NEW MANHOLES AND OTHER ROADWAY APPURTENANCES OF SIMILAR AND LARGER SIZE. SMALL APPURTENANCES, SUCH AS VALVES, MONUMENT BOXES, AND EXISTING MANHOLES DO NOT REQUIRE A
- BLOCKOUT, BUT DO REQUIRE A BOND BREAKER AND FLEXIBLE EXPANSION JOINT MATERIAL. SEE CCD STD DWG NO. 11.6.

 3. SIDEWALK SHALL BE CLASS P CONCRETE WITH 28 DAY COMPRESSIVE STRENGTH REQUIRED OF 4,500 PSI. THE USE OF ¾ IN (#67) TOP SIZE AGGREGATE IS ALLOWED. 1.5 LB/CY FIBER MESH REQUIRED.
- 4. CONCRETE STREET PAVEMENT SHALL BE CDOT CLASS P CONCRETE WITH 28 DAY COMPRESSIVE STRENGTH REQUIRED OF 4,500 PSI, AND FLEXURE STRENGTH OF 650 PSI. THE USE OF UP TO 1.5 INCH (#357 or 467) TOP SIZE, WITH INTERMEDIATE AGGREGATE IS ALLOWED.
- 5. CDOT CLASS E MIXES FOR HIGH EARLY OPENING SHALL OBTAIN COMPRESSIVE STRENGTH OF 3,000 PSI TO ALLOW FULL TRAFFIC. STRENGTH MATURITY METHODS ARE ENCOURAGED TO DETERMINE OPENING STRENGTH.
- 5. FLEXIBLE FORMS (WELL STAKED TO BE AS STIFF AS TWO—INCH NOMINAL MINIMUM THICKNESS) SHALL BE USED ON ALL CURVES
 OF LESS THAN 75 FOOT RADIUS.
- 7. ALL THICKNESSES SHALL BE ACCORDING TO THE STANDARDS, NOT LIMITED TO THE AVAILABLE NOMINAL FORM DEPTHS.
- 8. CURB AND GUTTER ANGLE BREAKS SHALL BE SMOOTHED WITH A 2 FT RADIUS UNLESS OTHERWISE SHOWN ON THE PLANS.
 9. PROVIDE A 2 FT CURB AND GUTTER TRANSITION AT EACH END OF INLETS.
- 10. THE CONTRACTOR SHALL INSTALL ½ IN EXPANSION JOINT MATERIAL BETWEEN THE CURB OR CURB AND GUTTER AND THE
- ATTACHED SIDEWALK, AND AROUND INLET STRUCTURES OR BLOCKOUTS OR AS DIRECTED BY THE PROJECT MANAGER.

 11. CURB RAMPS SHALL BE CONSTRUCTED USING TRUNCATED DOMES AS SHOWN IN THE CITY AND COUNTY OF DENVER STANDARD DETAILS. TRUNCATED DOMES SHALL NOT BE PAID SEPARATELY, BUT INCLUDED IN THE COST OF THE CONCRETE CURB RAMP.

TRAFF

- 1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND PERSONNEL. A TRAFFIC CONTROL PLAN (TCP) IS SUBJECT TO CITY APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY RIGHT—OF—WAY. A COPY OF APPROVED TCPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL IS TO BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). SITE SPECIFIC PLANS ARE REQUIRED ON COLLECTOR AND ARTERIAL STREETS, AND MUST SHOW ALL EXISTING FEATURES.
- 2. ALL PAVEMENT MARKINGS MUST BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- ALL PAVEMENT MARKINGS MUST BE INSTALLED ACCORDING TO MANOPACTURER'S SPECIFICATIONS.
 COORDINATE ALL TRAFFIC SIGNAL EQUIPMENT RELOCATIONS WITH DOTI TRAFFIC ENGINEERING.
 UNIFORMED TRAFFIC CONTROL (UTC) REQUIRED TO BE USED TO CONTROL (OVER—RIDE) TRAFFIC AT SIGNALIZED INTERSECTIONS,
- OR WHEN DIGGING WITHIN 100 FT OF A LIGHTED, SIGNALIZED INTERSECTION. MUST USE OFF DUTY DENVER POLICE. CALL KEVIN SMOLKA, 720–327–7333, SEVERAL DAYS IN ADVANCE TO SCHEDULE.

 5. RTD REQUIRES A THREE DAY NOTIFICATION FOR ALL BUS STOP CLOSURES. ALL REQUESTS NEED TO BE SENT TO RTD SIGN DEPARTMENT, BUS.STOP@RTD—DENVER.COM, 303–299–6563 OR 303–299–6561. ANY EMERGENCY CLOSURES SHOULD BE SENT TO

OFFICE OF THE CITY FORESTER

- 1. EXISTING TREES TO BE PRESERVED IN PUBLIC RIGHT—OF—WAY SHALL BE PROTECTED PER OFFICE OF THE CITY FORESTER STANDARDS AND PRACTICES. TREE PROTECTION SHALL BE INSTALLED PRIOR TO ISSUE OF DEMOLITION/BUILDING PERMIT, APPROVED BY OFFICE OF THE CITY FORESTER STAFE AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION
- APPROVED BY OFFICE OF THE CITY FORESTER STAFF, AND SHALL REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

 2. NO CONSTRUCTION ACTIVITIES OR STORAGE OF CONSTRUCTION MATERIALS/DEBRIS/EQUIPMENT SHALL TAKE PLACE WITHIN TREE PROTECTION ZONES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OFFICE OF THE CITY FORESTER. ALL CONSTRUCTION ACTIVITY SHALL OCCUR OUTSIDE TREE PROTECTION ZONES (I.E. DRIPLINES OF TREES).
- 3. IF PRUNING FOR CONSTRUCTION ACTIVITY IS NECESSARY, CONTRACTOR SHALL CONSULT WITH OFFICE OF THE CITY FORESTER PRIOR TO COMMENCEMENT OF WORK.
- 4. MINIMUM TREE PROTECTION REQUIREMENTS: TREE PROTECTION SHALL BE INSTALLED AT THE CRITICAL ROOT ZONE (CRZ). THE CRZ IS EQUAL TO THE DRIPLINE, FURTHEST EXTENT OF TREE CANOPY, OR IS EQUAL TO ONE FOOT RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT BREAST HEIGHT (DBH = 4.5 FT ABOVE SOIL LINE). WHICHEVER IS GREATER.
 - a. FOR DEMOLITION ACTIVITIES: ORANGE PLASTIC SAFETY FENCING IS ACCEPTABLE. FENCING SHALL BE MIN 48 INCHES IN HEIGHT, TOP SECURED TO METAL T-POSTS WITH 12-GAUGE WIRE WOVEN THROUGH TOP OF FENCING FOR ENTIRE LENGTH. HEAVY DUTY T-POSTS SHALL BE PLACED SO THAT WIRE AND FENCE ARE TAUT.
- b. FOR CONSTRUCTION ACTIVITIES: USE 6 FT CHAIN LINK FENCING TO ESTABLISH TREE PROTECTION ZONE (TPZ). ONCE TPZ IS IN PLACE, IT MAY NOT BE MOVED, RESIZED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL FROM OFFICE OF THE CITY FORESTER.
 5. OFFICE OF THE CITY FORESTER STAFF SHALL INSPECT AND APPROVE BOUNDARIES OF TREE PROTECTION ZONE(S) PRIOR TO
- COMMENCEMENT OF CONSTRUCTION ACTIVITIES; INCLUDING WHEN PLASTIC FENCING IS TO BE REPLACED WITH CHÂIN LINK FENCING (IF PLASTIC FENCING IS INITIALLY INSTALLED). ONCE APPROVED BY OFFICE OF THE CITY FORESTER, THE TPZ SHALL NOT BE MOVED, RESIZED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT PRIOR WRITTEN APPROVAL.
- 6. "TREE PROTECTION ZONE" SIGNS SHALL REMAIN IN PLACE AS POSTED BY OFFICE OF THE CITY FORESTER AND SHALL BE MAINTAINED IN THE CONDITION IN WHICH THEY WERE INSTALLED.
- 7. NO ENTRANCE AND/OR ACCESS TO THE TREE PROTECTION ZONE, INCLUDING CONSTRUCTION ACTIVITIES, IS PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM OFFICE OF THE CITY FORESTER.
 8. EXISTING RIGHT—OF—WAY TREES APPROVED FOR REMOVAL BY OFFICE OF THE CITY FORESTER MUST BE PROTECTED IN PLACE PER FORESTRY STANDARDS AND SPECIFICATIONS UNTIL REMOVED BY AN OFFICE OF THE CITY FORESTER LICENSED TREE
- CONTRACTOR.

 9. A TREE REMOVAL PERMIT IS REQUIRED FROM OFFICE OF THE CITY FORESTER PRIOR TO REMOVAL. FAILURE TO PROTECT SUCH TREES UNTIL REMOVAL, OR REMOVING TREES WITHOUT A FORESTRY ISSUED PERMIT WILL RESULT IN NOTICE OF VIOLATION AND MAY INCLUDE CITATIONS/FINES. TREE REMOVAL PERMITS ARE NOT INCLUDED WITH BUILDING PERMITS AND MUST BE OBTAINED SEPARATELY FROM OFFICE OF THE CITY FORESTER.

DRAINAGE

- 1. ALL SEWER PIPES SHALL BE INSTALLED WITH CLASS B BEDDING AS A MINIMUM.
- 2. SANITARY SEWER PIPES SHALL BE PVC AND CONFORM TO: ASTMD3034 SDR 35 FOR SIZES 8 INCHES TO 15 INCHES IN DIAMETER (SOLID WALL), ASTM F789 FOR 18 INCHES (SOLID WALL), ASTM F679 FOR SIZES 18 TO 36 INCHES (SOLID WALL), ASTM F949 FOR SIZES 8 TO 36 INCHES (PVC PROFILE WALL), ASTM F794 FOR SIZES 8 TO 48 INCHES (PROFILE WALL), OR ASTM F1803 FOR SIZES 18 TO 60 INCHES (CLOSED PROFILE GRAVITY PIPE).
- 3. THE CONTRACTOR PERFORMING WORK ON ANY PUBLIC OR PRIVATE STORM SEWER FACILITY OR APPURTENANCE MUST BE PROPERLY TRADE LICENSED AS A COMPANY AND HAVE A LICENSED PLUMBER OR CERTIFIED JOURNEYMAN DRAINLAYER ON SITE DURING THE WORK.

- 4. ACCESS MUST BE MAINTAINED FOR ALL SEWER MANHOLES DURING CONSTRUCTION. MINIMUM ACCESS TO EACH MANHOLE IS A 20-FOOT-WIDE LANE FROM THE NEAREST PUBLIC RIGHT OF WAY, CENTERED AT THE MANHOLE INCLUDING A 10 FOOT RADIUS AROUND THE MANHOLE AND 22.0 FEET OF VERTICAL CLEARANCE.
- 5. THERE SHALL BE NO STOCKPILING OR SIDE CASTING OF WASTE MATERIAL INCLUDING, BUT NOT LIMITED TO PAINT CHIPS, ASPHALT, OR CONCRETE ADJACENT TO ANY DRAINAGEWAYS (INCLUDING DRY DRAINAGEWAYS). PAINT MATERIAL REMOVED IN THE COURSE OF RESTRIPING SHALL BE PROPERLY CONTAINED AND DISPOSED OF TO PREVENT SUCH MATERIALS FROM ENTERING WATERS OF THE STATE.
- 6. ALL DROP STRUCTURES SHALL BE INSPECTED BY CCD MAINLINE INSPECTIONS. THE CONTRACTOR MUST CALL MAINLINE INSPECTIONS AT (303) 446-3722 A MINIMUM OF 24 HOURS PRIOR TO THE PRECONSTRUCTION MEETING AND PRIOR TO STARTING ANY WORK

EROSION CONTROL

- 1. THE OWNER, CONTRACTOR AND THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL POTENTIAL POLLUTANTS GENERATED DURING DEMOLITION OR CONSTRUCTION WORK ASSOCIATED WITH THIS PROJECT, BE PREVENTED FROM DISCHARGE TO STORMWATER CONVEYANCE SYSTEMS IN THE VICINITY OF THIS PROJECT SITE IN ACCORDANCE WITH THE FOLLOWING:
- 1.1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- 1.2. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR, ACCUMULATE IN THE FLOW LINES OF STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AND COUNTY OF DENVER, AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. ALL REMOVALS SHALL BE CONDUCTED IN A TIMELY MANNER.
- 1.3. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY. (SEC.49-552; REVISED MUNICIPAL CODE).
- 1.4. THE USE OF REBAR TO ANCHOR BEST MANAGEMENT PRACTICES, OTHER THAN PORTABLE TOILETS, IS PROHIBITED.
 1.5. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL IMPLEMENT THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) ON SITE DURING CONSTRUCTION:
- .5.1. VEHICLE TRACKING CONTROL: THIS BMP IS REQUIRED AT ALL ACCESS POINTS FOR INGRESS/EGRESS FROM OFF—SITE IMPERVIOUS SURFACES TO CONSTRUCTION SITE PERVIOUS AREAS THAT ARE USED BY VEHICULAR TRAFFIC OR CONSTRUCTION FOLIPMENT
- CONSTRUCTION EQUIPMENT.

 1.5.2. INLET PROTECTION: THIS BMP IS REQUIRED ON ALL EXISTING OR PROPOSED STORM SEWER INLETS IN THE VICINITY OF THE CONSTRUCTION SITE THAT MAY RECEIVE SITE RUNOFF. THE BMP MUST BE APPROPRIATE TO THE TYPE OF STORM
- INLET AND APPROPRIATE FOR THE GROUND SURFACE AT THE INLET.

 1.5.3. INTERIM SITE STABILIZATION: THIS BMP IS REQUIRED TO PROVIDE A MEASURE FOR PREVENTING THE DISCHARGE OF SEDIMENT FROM CONSTRUCTION SITES WHERE OVERLOT GRADING OR OTHER SITE DISTURBANCE HAS OCCURRED. THIS BMP IS PARTICULARLY NECESSARY ON SITES WHERE CONSTRUCTION ACTIVITIES/DISTURBANCE WILL BE LIMITED TO SMALL AREAS OF THE PROJECT SITE. ACCEPTABLE BMPS INCLUDE:
- 1.5.3.1. PRESERVING EXISTING VEGETATION
- 1.5.3.2. SEEDING AND PLANTING 1.5.3.3. MULCHING
- 1.5.3.3. MULCHING
 1.5.3.4. MULCHING AND SEEDING
- 1.5.3.1. TEMPORARY/PERMANENT RE-VEGETATION OPERATIONS
- 1.5.3.2. CHEMICAL SOIL STABILIZER APPLICATION (REQUIRES WMD APPROVAL)
- 1.5.4. WASTE MANAGEMENT/CONTAINMENT: THIS BMP REQUIRES THAT ALL CONSTRUCTION WASTES, FUELS, LUBRICANTS, CHEMICAL WASTES, TRASH, SANITARY WASTES, CONTAMINATED SOILS OR DEBRIS SHALL BE CONTAINED ON SITE, PROTECTED FROM CONTACT WITH PRECIPITATION OR SURFACE RUNOFF, PERIODICALLY REMOVED FROM THE CONSTRUCTION SITE, AND PROPERLY DISPOSED OF.
- .5.5. SPILL PREVENTION /CONTAINMENT: THIS BMP DEFINES THE MEASURES PROPOSED FOR PREVENTING, CONTROLLING, OR CONTAINING SPILLS OF FUEL, LUBRICANTS, OR OTHER POLLUTANTS; AND PROTECTING POTENTIAL POLLUTANTS FROM CONTACT WITH PRECIPITATION OR RUNOFF.
- 1.5.6. CHUTE WASHOUT CONTAINMENT: WATER USED IN THE CLEANING OF CEMENT TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CEMENT WASTE IS REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF.
- 1.5.7. THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS
- PROHIBITED (SEC.56-102A, C; REVISED MUNICIPAL CODE, CITY AND COUNTY OF DENVER).

 1.5.8. SWEEPING: THIS BMP REQUIRES THAT IMPERVIOUS SURFACES WHICH ARE ADJACENT TO OR CONTAINED WITHIN CONSTRUCTION SITES BE SWEPT ON A DAILY BASIS OR AS NEEDED DURING THE DAY WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
- 1.5.9. PERIMETER CONTROL: THIS BMP REQUIRES THAT A CONSTRUCTION SITE INSTALL A PERIMETER CONTROL MEASURE ALONG THE EDGE OF THE CONSTRUCTION SITE, TO PREVENT, OR FILTER THE DISCHARGE OF SURFACE RUNOFF FROM THE CONSTRUCTION SITE. THE TYPE OF PERIMETER CONTROL USED SHALL BE DETERMINED BASED ON—SITE CONDITIONS AND
- LOCATION. MAINTENANCE AND REPAIR OF THE CONTROL MEASURE SHALL OCCUR AS NEEDED, IN A TIMELY MANNER.

 1.5.10. STOCK PILES: SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION. STABILIZATION OF STOCKPILES LOCATED WITHIN 100 FEET OF RECEIVING WATERS, OR WITH SLOPES 3 TO 1 OR GREATER SHALL BE COMPLETED WITHIN SEVEN (7) DAYS FOLLOWING STOCKPILE CONSTRUCTION. STABILIZATION AND PROTECTION OF THE STOCKPILE MAY BE ACCOMPLISHED BY ANY OF THE FOLLOWING: MULCHING, TEMPORARY/PERMANENT REVEGETATION OPERATIONS, CHEMICAL SOIL STABILIZER APPLICATION (REQUIRES DENVER DOTI APPROVAL), OR EROSION CONTROL MATTING/GEOTEXTILES. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF RECEIVING WATERS, A DRAINAGEWAY OR THE SITE PERIMETER, ADDITIONAL SEDIMENT
- CONTROLS SHALL BE REQUIRED.

 1.5.11. SAW CUTTING OPERATIONS: THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS OR AS NEEDED THROUGHOUT THE WORK DAY. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER
- SYSTEM IS PROHIBITED. (SEC.56—102A, C; REVISED MUNICIPAL CODE, CITY AND COUNTY OF DENVER).

 1.5.12. STRUCTURAL CONTROLS: DEVELOPMENT SITES THAT ARE REQUIRED TO PROVIDE DETENTION AND WATER QUALITY ENHANCEMENT FACILITIES FOR STORM RUNOFF NEED TO INSTALL THE DETENTION FACILITIES EARLY IN THE CONSTRUCTION BUILD—OUT OF THE SITE. PROJECTS THAT ARE USING UNDERGROUND DETENTION ARE REQUIRED TO INSTALL A PRETREATMENT STRUCTURE(S) OR SEDIMENTATION BASIN(S) AS A MEANS OF TREATING POTENTIALLY POLLUTED STORM WATER PRIOR TO ENTERING THE DETENTION STRUCTURE. USE OF THESE STRUCTURES IS REQUIRED FOR ENTRAPPING SEDIMENT AND CONSTRUCTION DEBRIS DURING THE ACTIVE CONSTRUCTION PHASE OF THE PROJECT. A NARRATIVE SECTION OF A MANAGEMENT PLAN SHOULD ADDRESS OPERATION AND MAINTENANCE OF THE STRUCTURAL CONTROLS BEING USED AS AN ACTIVE CONSTRUCTION BMP.
- 1.6. EROSION AND SEDIMENT CONTROL 'BEST MANAGEMENT PRACTICES' SHALL BE MAINTAINED AND KEPT IN EFFECTIVE OPERATING CONDITION FOR THE DURATION OF THIS PROJECT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY UPON DISCOVERY OF ANY DEFICIENCY OR DEFECT.

DOWNHILL OF LIMITS OF CONSTRUCTION. ROCK SOCKS SHALL BE PLACED 25LF APART.

1.7. CONTRACTOR SHALL INSTALL INLET PROTECTION AT INLETS ADJACENT TO LIMITS OF CONSTRUCTION AND AT INLETS WITHIN 50' DOWNHILL OF LIMITS OF CONSTRUCTION.
1.8. CONTRACTOR SHALL INSTALL ROCK SOCKS IN THE FLOWLINE ADJACENT TO LIMITS OF CONSTRUCTION AND EXTEND 50'

ASCHERMANN CONSULTING

PLANNERS &

LANDSCAPE

ARCHITECTS

SWIFT IMPLEMENTATION O GREEN INFRASTRUCTURE 5 POINTS NEIGHBORHOOD

 REVISIONS:

 #
 DATE
 DESCRIPTION

 1
 6/27/2025
 60% SUBMITTAL

CITY REVIEW ID #: 2025-CIP-0000037
CITY MASTER ID #: 2025-PROJMSTR-

WENK PROJECT #: 25050 DATE: JUNE 27, 2025

DOCUMENTS

NOTES SHEET

CONSTRUCTION

C-001

- EXISTING FIBER OPTIC LINES TO REMAIN PROTECTED IN PLACE

	ASPHALT	
	CONCRETE/ SIDEWALK	4. 44 4. 44
	CONTOURS	
ST	STORM SEWER	ST
ST	STORM MANHOLE	(57)
	STORM INLET	
<	FLARED END SECTION	<
	SANITARY SEWER	ss
(\$3)	SANITARY MANHOLE	S
	WATER LINE	
\otimes	WATER VALVE	⊗
Q	FIRE HYDRANT	Δ
⊗ WM	WATER METER	⊗
IR	IRRIGATION LINE	
IRR	IRRIGATION CONTROL	IRR
——————————————————————————————————————	OVERHEAD ELECTRIC	————OHE————
E	ELECTRIC LINE	E
\Diamond	LIGHT POLE	\rightarrow
Ø	POWER POLE	ø
ELEC	ELECTRIC METER	ELEC
T	TELEPHONE LINE	
TEL	TELEPHONE PEDESTAL	T
	CABLE TV	
	SIGN	<u>ھ</u>
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
	GAS LINE	G
	DECODIDITIONS	



BEFORE YOU DIG, GRADE OR EXCAVATE FOR

ASCHERMANN CONSULTING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

<u>LEGEND</u>

EXISTING		DEMOLITION
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	ASPHALT	
	CONCRETE/ SIDEWALK	
	CONTOURS	
ST	STORM SEWER	ST
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	STORM INLET	
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SS	SANITARY SEWER	ss
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⊗ WM	WATER METER	⊗ wm
IR	IRRIGATION LINE	IR
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E	ELECTRIC LINE	E
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TEL	TELEPHONE PEDESTAL	T
	CABLE TV	
	SIGN	ڪ
	DECIDUOUS TREE	
	EVERGREEN TREE	**
	BUSH/SHRUB	
	GAS LINE	
DRIVE	DESCRIPTIONS	DRIVE

CALL 811 2-BUSINESS DAYS IN ADVANCE MARKING OF UNDERGROUND MEMBER UTILITIES ASSOCIATES
PLANNERS &
LANDSCAPE

ARCHITECTS



REVIS	IONS:	DESCRIPTION
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DRAWN: DS REVIEWED: KP CITY REVIEW ID #: 2025-CIP-0000037 CITY MASTER ID #: 2025-PROJMSTR-

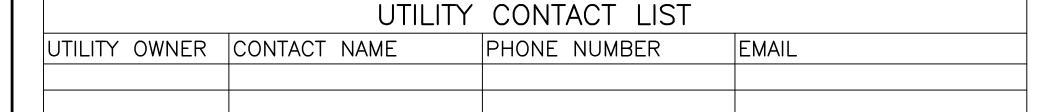
0000087 WENK PROJECT #: 25050 DATE: JUNE 27, 2025

CONSTRUCTION

DOCUMENTS

EXISTING CONDITIONS AND DEMOLITION

SHEET:



1. REFER TO SHEET C-001 FOR ADDITIONAL NOTES.

THE PLACEMENT OF THE PROPOSED JUNCTION BOX.

SCALE: 1"=10'

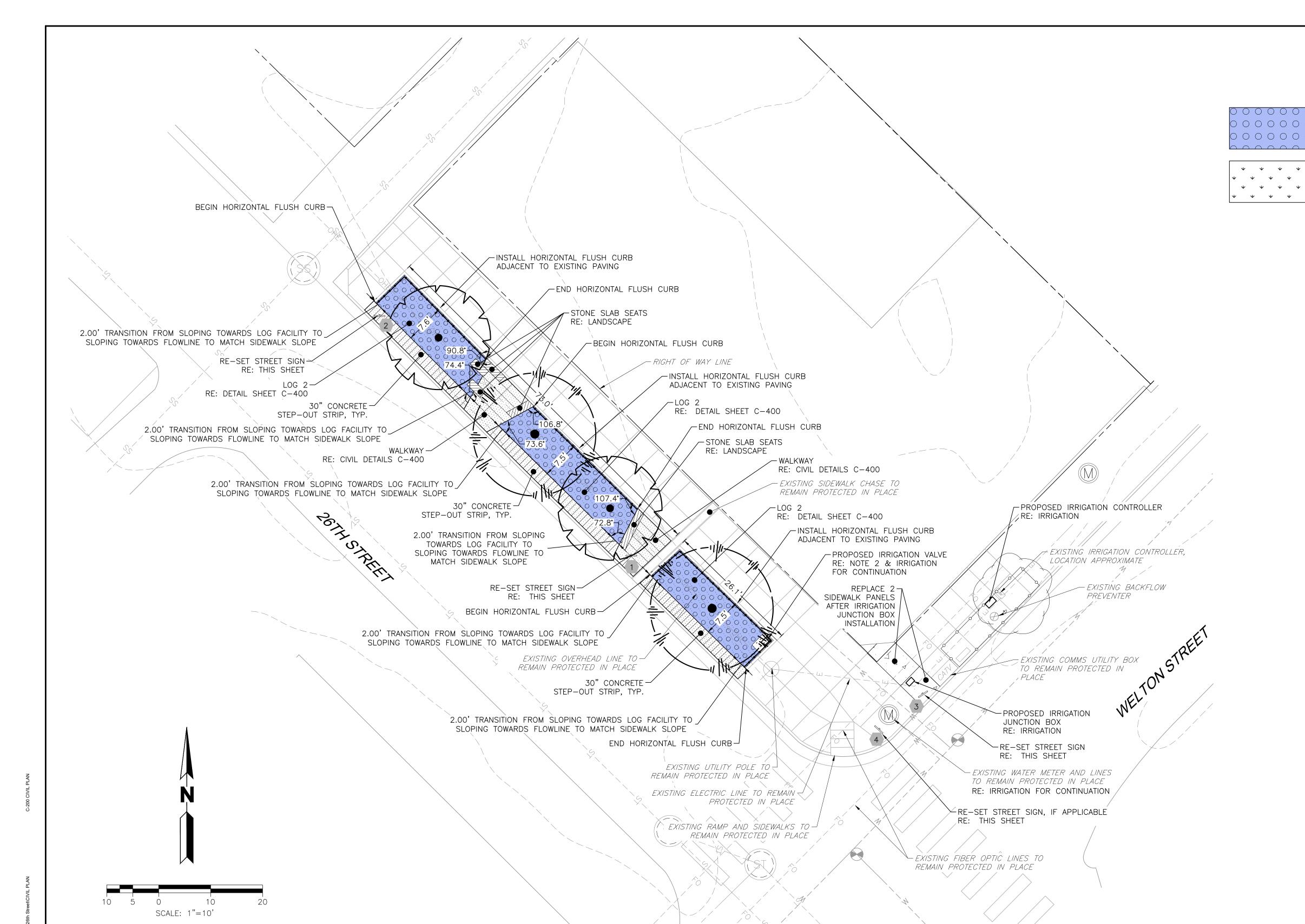
2. ALL EXISTING CONDITIONS AND UTILITY LOCATIONS ARE APPROXIMATE AND NOT BASED ON SITE SURVEY. CONTRACTOR TO LOCATE UTILITIES PRIOR TO BEGINNING OF WORK.

3. LIMITS OF CONSTRUCTION ARE TO BE COORDINATED WITH PROPOSED IMPROVEMENTS.

4. EXISTING SIGNS SHALL BE REMOVED AND REPLACED AS NECESSARY TO COORDINATE WITH PROPOSED IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR PROTECTING SIGNAGE AND POSTS DURING REMOVAL. IF EITHER ARE DAMAGED CONTRACTOR SHALL REPLACE TO MATCH CURRENT MUTCD STANDARDS. 5. THE CONTRACTOR SHALL NOT IMPACT ANY SIDEWALKS WITHIN 10-FT OF EXISTING CURB RAMPS. IF ANY PEDESTRIAN FACILITY (I.E. SIDEWALK, CROSS WALK,

OR CURB RAMP LANDING) IS AFFECTED WITHIN 10-FT OF AN EXISTING CURB RAMP (NOT INCLUSIVE OF THE LANDING), THEN PER RULES AND REGS FOR SIDEWALK AND CURB RAMP CONSTRUCTION, THAT RAMP SHALL BE UPDATEDED TO CURRENT ADA AND CCD CRITERIA. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION AND HAND DIG AS NEEDED TO PROTECT ALL EXISTING UTILITIES IN PLACE FOR

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1	2	3	4
THIS SIDE THIS SIDE THE SIDE TOWN AVERY ZONE TOWN AVERY ZONE NO PARKING ANY TIME TOWN AVAY ZONE TOWN AVAY ZONE	THIS SIDE ATH FRIDAY APR THRU NOV ATH FRIDAY APR THRU NOV ANALYZONE TOW AWAY ZONE ANY TIME TOW AWAY ZONE SAT SUN & HOL EXC TOW AWAY ZONE ANY TIME TOW AWAY ZONE ANY TIME TOW AWAY ZONE ANY TIME TOW AWAY ZONE ANY TOW AWAY ZONE ANY TOW AWAY ZONE TOW AWAY ZONE	NO PARKING PARKING 2 AM - 6 AM SAT SUN & HOL EXC	2600 St St St



DRIVE

SURFACE LEGEND:

<u>LEGEND</u>

SECTION LINE

EASEMENT

RETAINING WALL

CURB & GUTTER

CONCRETE/

SIDEWALK

CONTOURS

STORM SEWER

STORM MANHOLE

ROOF DRAIN

STORM INLET

FLARED END SECTION

SANITARY SEWER

SANITARY MANHOLE

CLEAN OUT

WATER LINE

WATER VALVE

FIRE HYDRANT

WATER METER

----OHE---- OVERHEAD ELECTRIC ----OHE----

CABLE TV

GAS LINE

FIBER OPTIC

SIGN

DIRECTION OF FLOW

GRADING ARROW

SPOT ELEVATIONS

DESCRIPTIONS

ELECTRIC LINE -

TELEPHONE LINE ---

LANDSCAPE

EXISTING

----E----

DRIVE

CONCRETE RE: LANDSCAPE

CONCRETE SEAT WALL

PROPOSED

CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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. **1**

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS



SWIFT IMPLEMENTATION OF GREEN INFRASTRUCTURE 5 POINTS NEIGHBORHOOD

REVIS	SIONS:	
#	DATE	DESCRIPTION
1	6/27/2025	60% SUBMITTAL
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CITY REVIEW ID #: 2025-CIP-0000037
CITY MASTER ID #: 2025-PROJMSTR-

0000087 WENK PROJECT #: 25050 DATE: JUNE 27, 2025

60%
CONSTRUCTION
DOCUMENTS

CIVIL PLAN

SHEET:

C-200

UTILITY CONTACT LIST

PHONE NUMBER

2. PROPOSED IRRIGATION VALVE TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK. CONTRACTOR TO START GRADING DOWN TO LOG 2.5' PAST

3. ALL EXISTING CONDITIONS AND UTILITY LOCATIONS ARE APPROXIMATE AND NOT BASED ON SITE SURVEY. CONTRACTOR TO LOCATE UTILITIES

EMAIL

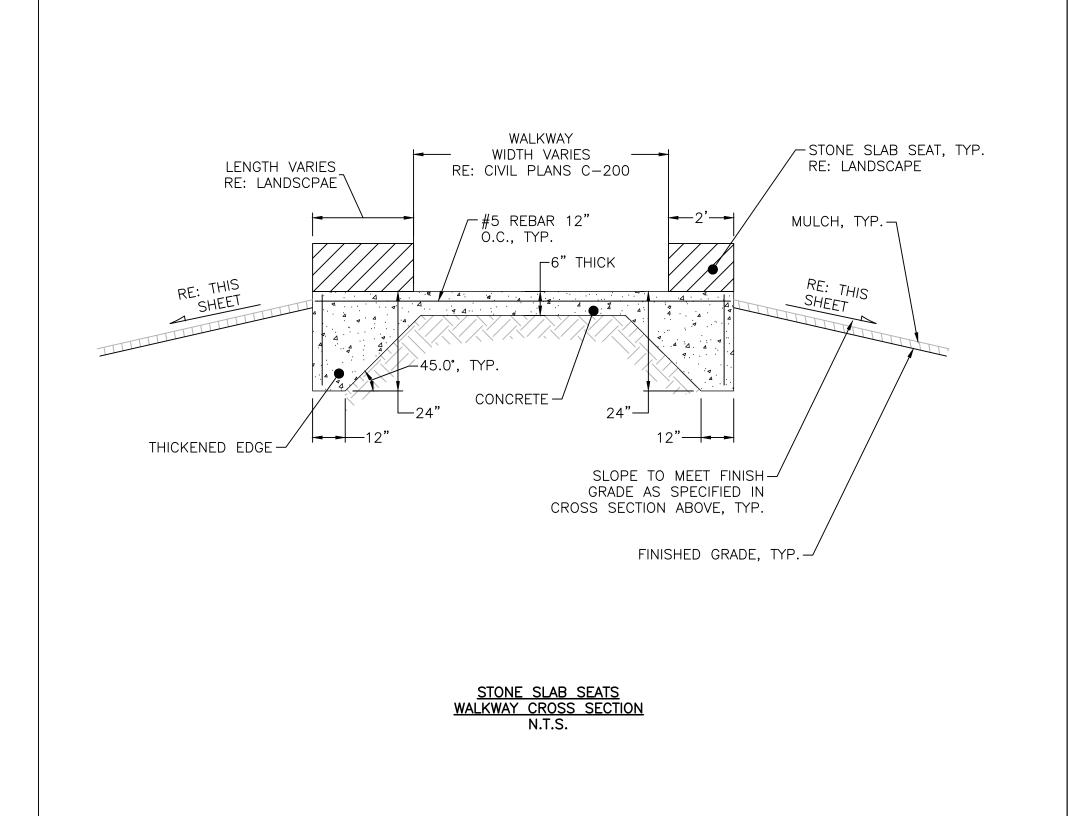
UTILITY OWNER | CONTACT NAME

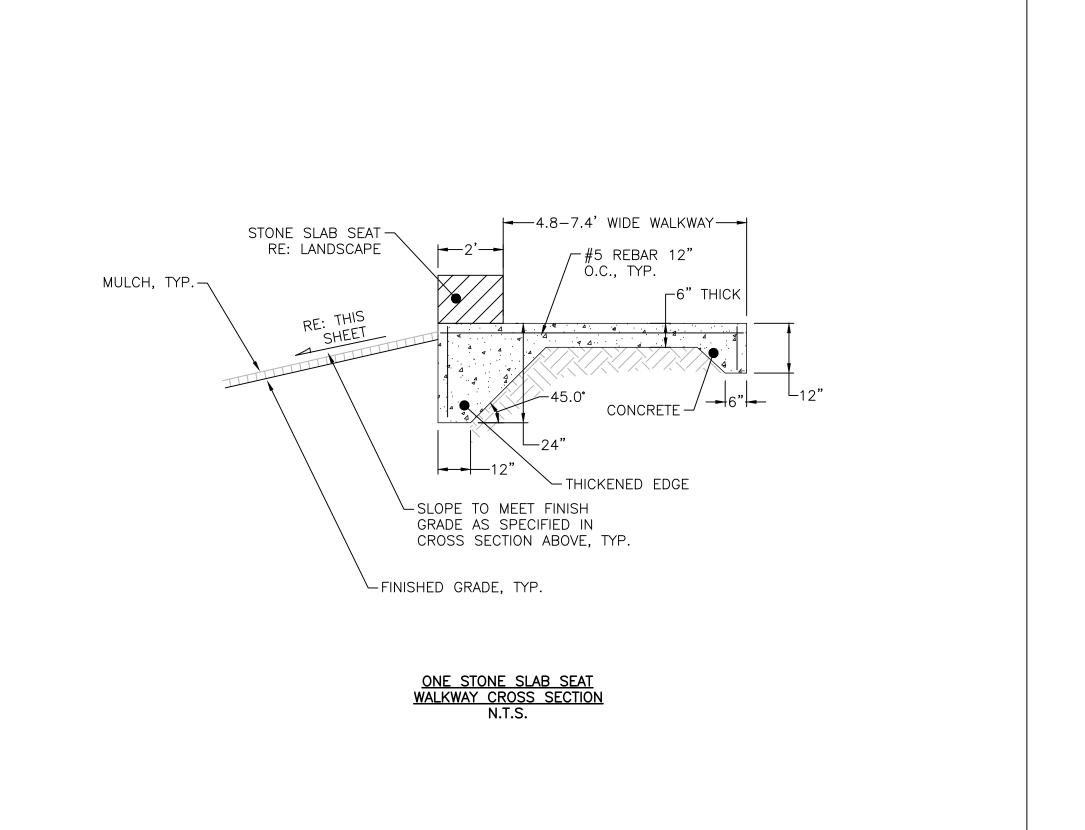
REFER TO SHEET C-001 FOR ADDITIONAL NOTES.

4. ALL WATER LINE INSTALLATION SHALL BE PER DENVER WATER CURRENT STANDARDS.

METER AND IRRIGATION VALVE.

PRIOR TO BEGINNING OF WORK.





SWIFT IMPLEMENTATION OF GREEN INFRASTRUCTURE 5 POINTS NEIGHBORHOOD

REVISIONS:

DATE DESCRIPTION

1 6/27/2025 60% SUBMITTAL

DRAWN: DS REVIEWED: KP

CITY REVIEW ID #: 2025-CIP-0000037

CITY MASTER ID #: 2025-PROJMSTR-0000087 WENK PROJECT #: 25050

DATE: JUNE 27, 2025

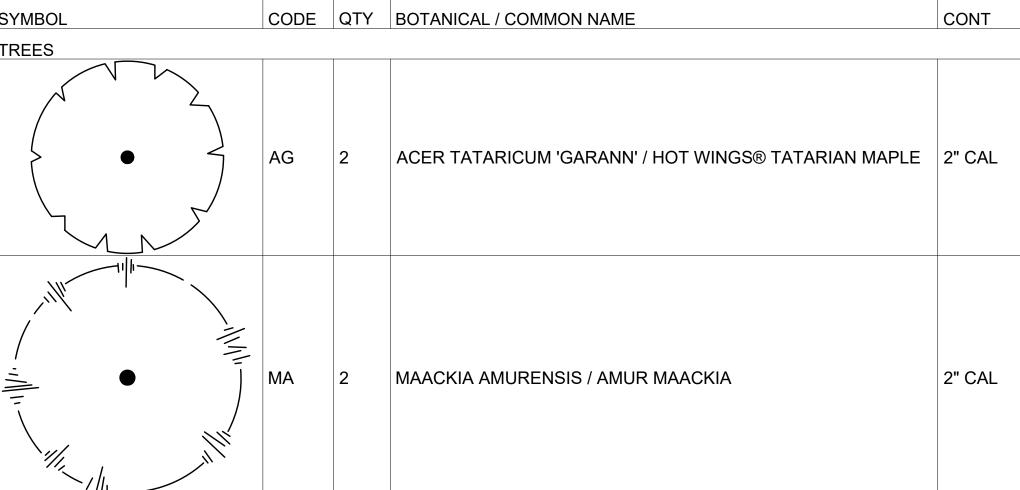
60% CONSTRUCTION DOCUMENTS

CIVIL DETAILS

SHEET:

C-400

TREE SCHEDULE



PLANTING SCHEDULE

	1	I		
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
\odot	AF	5	ARTEMISIA FRIGIDA / FRINGED WORMWOOD	5 GAL
\odot	CCB	11	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD	5 GAL
	ENN	4	ERICAMERIA NAUSEOSA VAR. NAUREOSUS / BABY BLUE RABBITBRUSH	5 GAL
+ 1	HPR	8	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL
GRASSES	·			
•	BGB	54	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL
•	MNP	26	MELINIS NERVIGLUMIS 'PINK CRYSTALS' / PINK CRYSTALS RUBY GRASS	1 GAL
GROUND	COVERS			
•	PRR	16	PETROSEDUM RUPESTRE 'RICE CREEK' / WINTER FIRE® STONECROP	F15
PERENNIA	ALS			
₹;3	ART	14	AGASTACHE RUPESTRIS / SUNSET HYSSOP	1 GAL
٥	EUS	22	ERIOGONUM UMBELLATUM / SULFURFLOWER BUCKWHEAT	1 GAL
Ф	OMI	24	OENOTHERA MACROCARPA INCANA / SILVER BLADE EVENING PRIMROSE	1 GAL
(+)	RB	21	RUDBECKIA FULGIDA / CONEFLOWER	1 GAL
0	SPR	14	SALVIA PACHYPHYLLA / DESERT SAGE	1 GAL

LEGEND

LEGEND		
	LIMIT OF WORK	NOTES: 1. ALL EXISTING CONDITIONS AND SITE UTILITY LOCATIONS ARE
	PROPERTY LINE	APPROXIMATE AND NOT BASED ON A SITE SURVEY, CONTRACTOR TO
	CONCRETE SCORE JOINT	LOCATE UTILITIES PRIOR TO BEGINNING WORK.
	CONCRETE CURB	
	GRADE BREAK	
	EX. ELECTRIC LINE	
ST ST ST	EX. STORM LINE	
SSSS	EX. SANITARY LINE	
	EX. WATER LINE	
	EX. GAS LINE	
	EX. FIBER OPTICS LINE	
••••	PROPOSED PLANTER RAIL	

STONE INFORMATION

STONE SLAB SEATS Davis Colors Inc. LYONS SANDSTONE 2493 CO RD 37E, Lyons, CO, 80540 3232658323 3038235659, lyonssandstone.com, Daviscolors.com, info@lyonssandstone.com Stone Type/Description: Buff Sandstone Stone Size: length-varies; height-18"; width-24" Stone Color/Finish: buff, rockface finish Cut: some stones require angled ends, refer to plans. Or approved equivalent.

CONCRETE COLOR 3700 East Olympic Blvd. Los Angeles, CA, 90023 Color: Omaha Tan

02 SOILS, MULCH, & MATERIALS PLAN

1" = 10'-0"

PROPOSED LoG2 PLANTING AREA

12" AMENDED NATIVE SOIL (AMENDMENTS TO INCLUDE

3" AMENDED NATIVE SOIL (AMENDMENTS TO INCLUDE

BLENDED WITH 6" NATIVE SOIL TO 9" TRANSITION. • 1" MINUS FINE ORGANIC MULCH SURFACE TREATMENT

1.2LB NITROGEN AND 1LB SULFATE PER 1,000 SQ/FT)

1.2LB NITROGEN AND 1LB SULFATE PER 1,000 SQ/FT)

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SOILS & MULCH LEGEND

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DESCRIPTION

DRAWN: _____ REVIEWED: ____

WENK PROJECT #: 25050

DATE: JUNE 27, 2025

CITY REVIEW ID #: 2025-CIP-0000037

CITY MASTER ID #: 2025-PROJMSTR-

CONSTRUCTION

DOCUMENTS

SOILS, MULCH, &

PLANTING PLAN

0000087

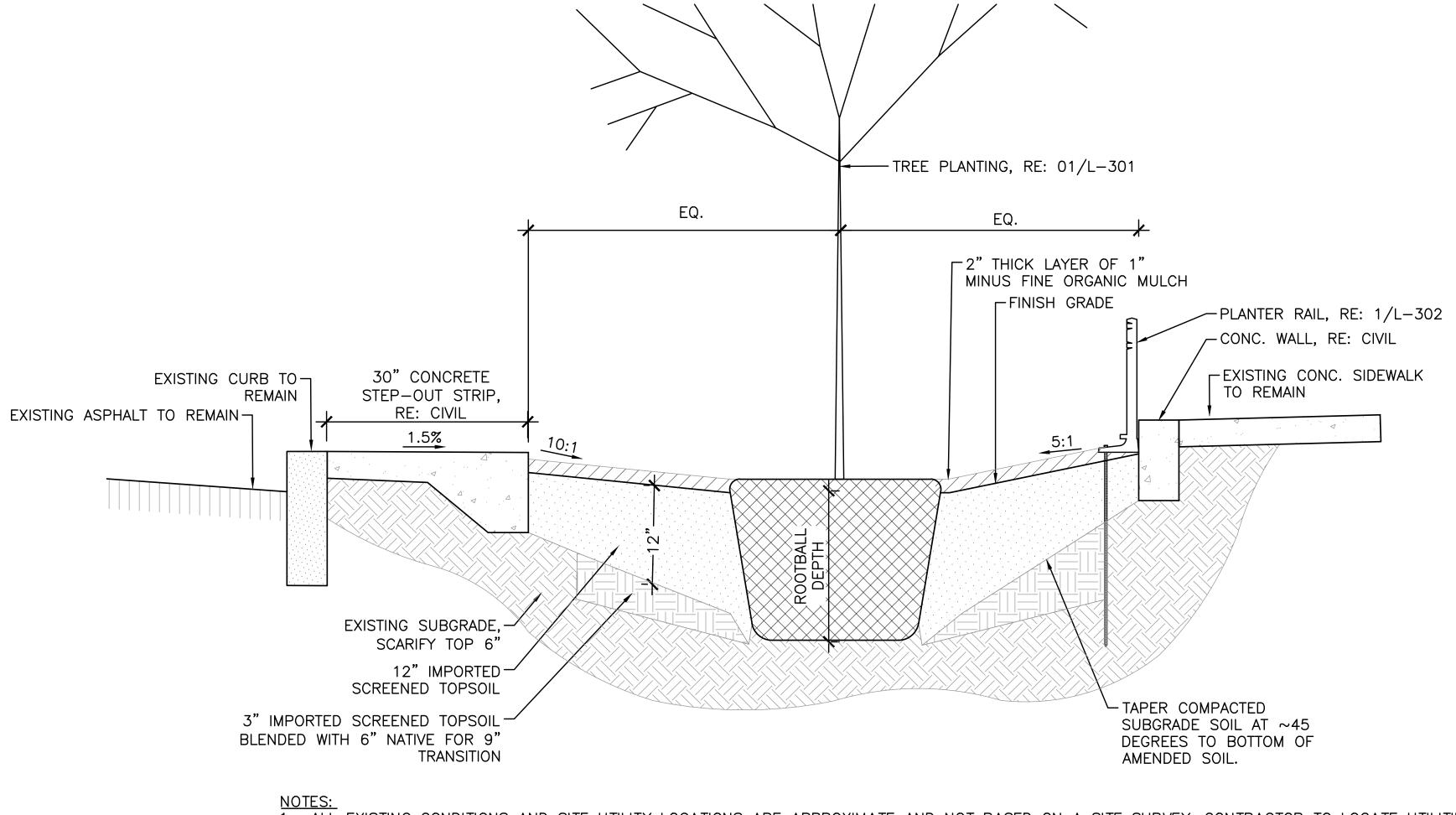
REVISIONS: # DATE

PLANNERS & LANDSCAPE ARCHITECTS

ASCHERMANN CONSULTING



SWIFT IN GREEN 5 POINT



NOTES:

1. ALL EXISTING CONDITIONS AND SITE UTILITY LOCATIONS ARE APPROXIMATE AND NOT BASED ON A SITE SURVEY, CONTRACTOR TO LOCATE UTILITIES PRIOR TO BEGINNING WORK.

2. FOR SLOPES, GRADING, AND SPOT ELEVATIONS, REFER TO CIVIL.

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01 LOG 2 PLANTER 1"=1'-0"

REVISIONS:

DATE DESCRIPTION

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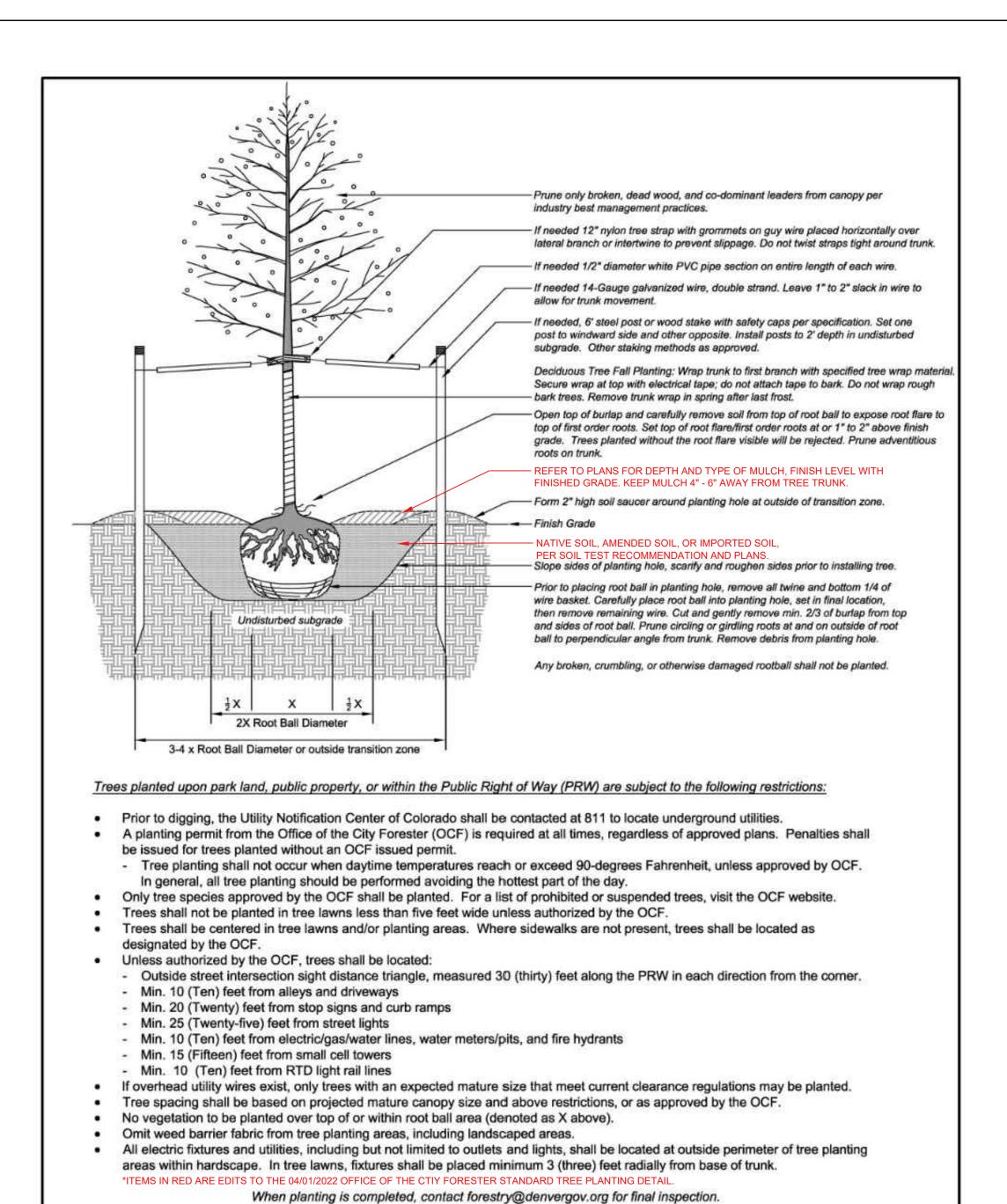
WENK PROJECT #: 25050 DATE: JUNE 27, 2025

CONSTRUCTION DOCUMENTS

LANDSCAPE SECTIONS







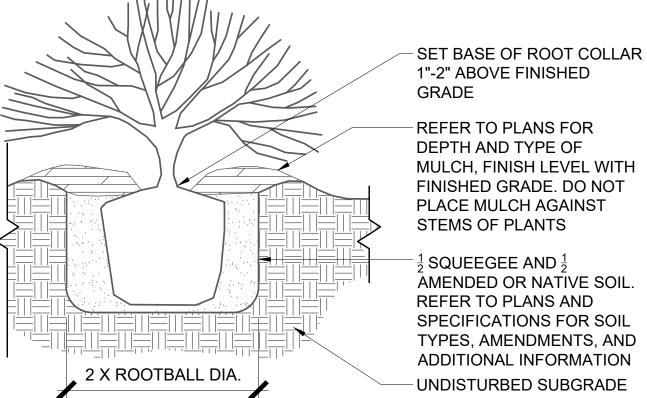


City and County of Denver Office of the City Forester 101 W. Colfax Ave, Denver, CO 80202 Tree Planting Detail - Public Space

Detail: OCF-PLNT 1

Effective: 4-01-2022

01 TREE PLANTING NTS



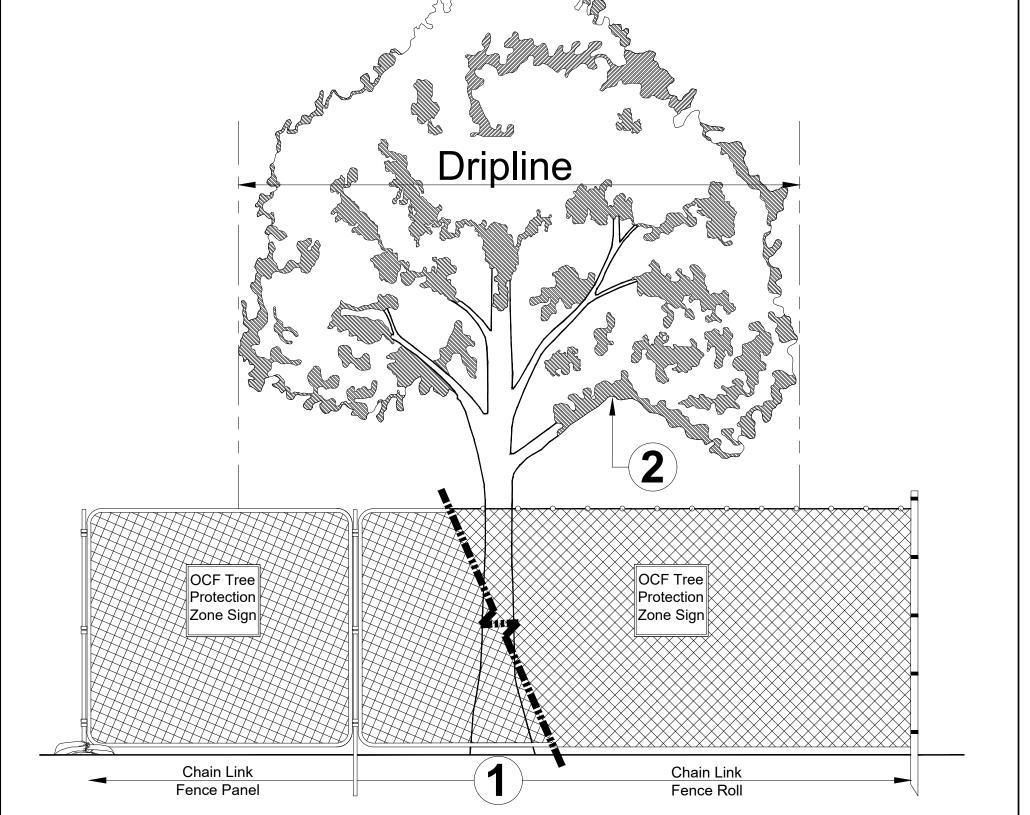
MULCH, FINISH LEVEL WITH

TYPES, AMENDMENTS, AND

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1. REFER TO SPECIFICATIONS FOR SHRUB AND PLANTING REQUIREMENTS.

04 PERENNIAL/ORNAMENTAL GRASS PLANTING
NTS



Any work in these areas must have written approval of OCF prior to commencement of activity. Contact OCF for instruction.

Area 1: Tree Protection Zone and Critical Root Zone Protection

The <u>Tree Protection Zone</u> (TPZ) shall be equal to dripline or 1.5 feet radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), whichever is greater.

- A. Min 6' in height steel chain link fence is required unless otherwise approved by the Office of the City Forester (OCF). Steel chain link
- fence panels or rolls are acceptable.
- 1. When chain link panels are installed, anchor to ground or weight with sandbags to hold panels in place. 2. When chain link rolls are installed, it shall be fastened to heavy duty steel posts with safety caps at minimum five (5) attachment
- points with 12-gauge wire, including points at top and bottom. Weave wire through top of roll to eliminate sag. 3. Posts shall be driven 2' to 3' below grade and spaced at max. five to ten foot (5' - 10') o.c. intervals. Fencing must be kept taut at all
- . "Tree Protection Zone" signs shall be placed one (1) per each tree protection zone minimum or more per direction of the OCF;
- maintain in the location and condition in which approved.
- 5. TPZ, including signage, shall be maintained in the location and condition in which approved.
- 6. Trunk protection may be required and shall be installed at the direction of the OCF.

Area 2: Canopy Protection

Contact OCF if potential for damage exists and/or if pruning is needed for any clearance issues prior to performing work.

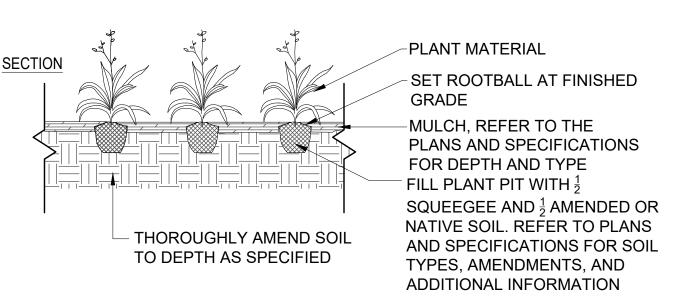
1. OCF Tree Retention and Protection Specifications shall be followed throughout duration of work.

2. After TPZ is approved;

- - A. TPZ shall not be resized, modified, removed, or altered in any manner without prior written approval. TPZ shall be maintained in place as approved until removal is authorized by OCF.
 - B. Entrance/access to the TPZ is not permitted without prior written approval from the OCF.
- C. No materials, debris, equipment, or site amenities shall be stored within the TPZ without prior written approval from the OCF. 3. While TPZ fencing is in place, trees shall be deep-root watered at an interval of once every two weeks when temperatures are at or above 40 degrees F. Trees shall be watered at the rate of twenty-five (25) gallons per inch DBH. OCF may ask for proof of watering.
- 4. Violation of TPZ or damage to protected trees is subject to penalty per City Ordinance.



03 TREE PROTECTION NTS



1. WHEN BACKFILLING AROUND PLANTS, DO NOT ALLOW AIR POCKETS TO FORM 2. AFTER PLANTING, WATER THOROUGHLY

ASSOCIATES PLANNERS & LANDSCAPE ARCHITECTS



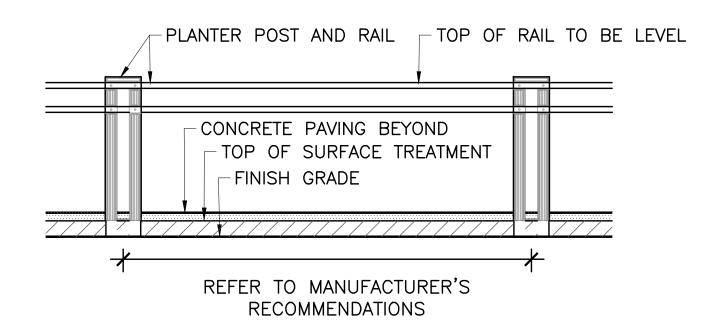
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CITY MASTER ID #: 2025-PROJMSTR-

WENK PROJECT #: 25050 DATE: JUNE 27, 2025

> CONSTRUCTION DOCUMENTS

PLANTING DETAILS



Log2 ELEVATION: INSIDE OF STORMWATER PLANTER

NOTES:

1. PLANTER RAIL TO BE SUPPLIED BY IRON AGE DESIGNS, CONTACT RICH LEE AT PLAY CREATION, 425-501-7321, richlee@ironagegrates.com. MODEL: PROTO PLANTER FENCE, PRODUCT ID: PRPF2S, SIZE: 18" TALL, MATERIAL: CAST IRON, FINISH/COLOR: POWDERCOATED BLACK. LEAD TIMES FOR THE PLANTER FENCE VARY FROM 8 TO 12 WEEKS. OR APPROVED EQUAL.

2. CONTRACTOR SHALL ASSUME FIELD FITTING AND PAINT TOUCH UP. PAINT TO BE PROVIDED BY IRON AGE DESIGNS.

PLANTER RAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

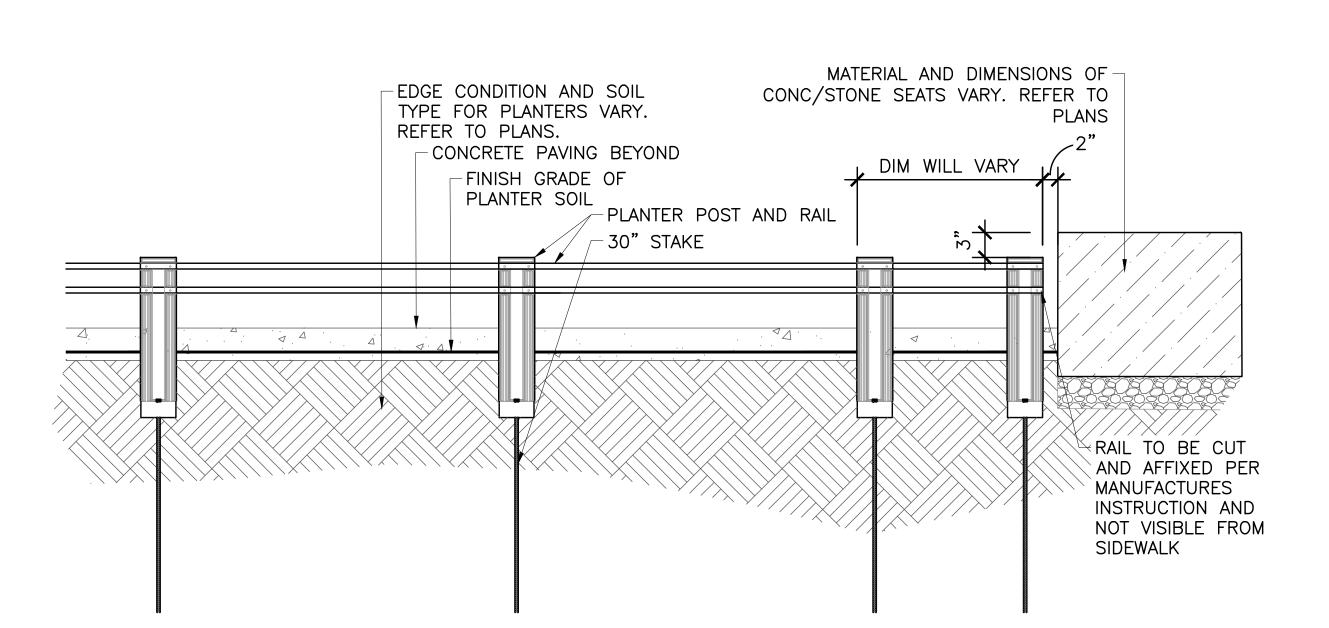
3. RAILS HALL BE CUT TO LENGTHS REQUIRED PER SPECIFIC LAYOUT DIMENSIONS, AND DRILLED FOR ATTACHMENT TO

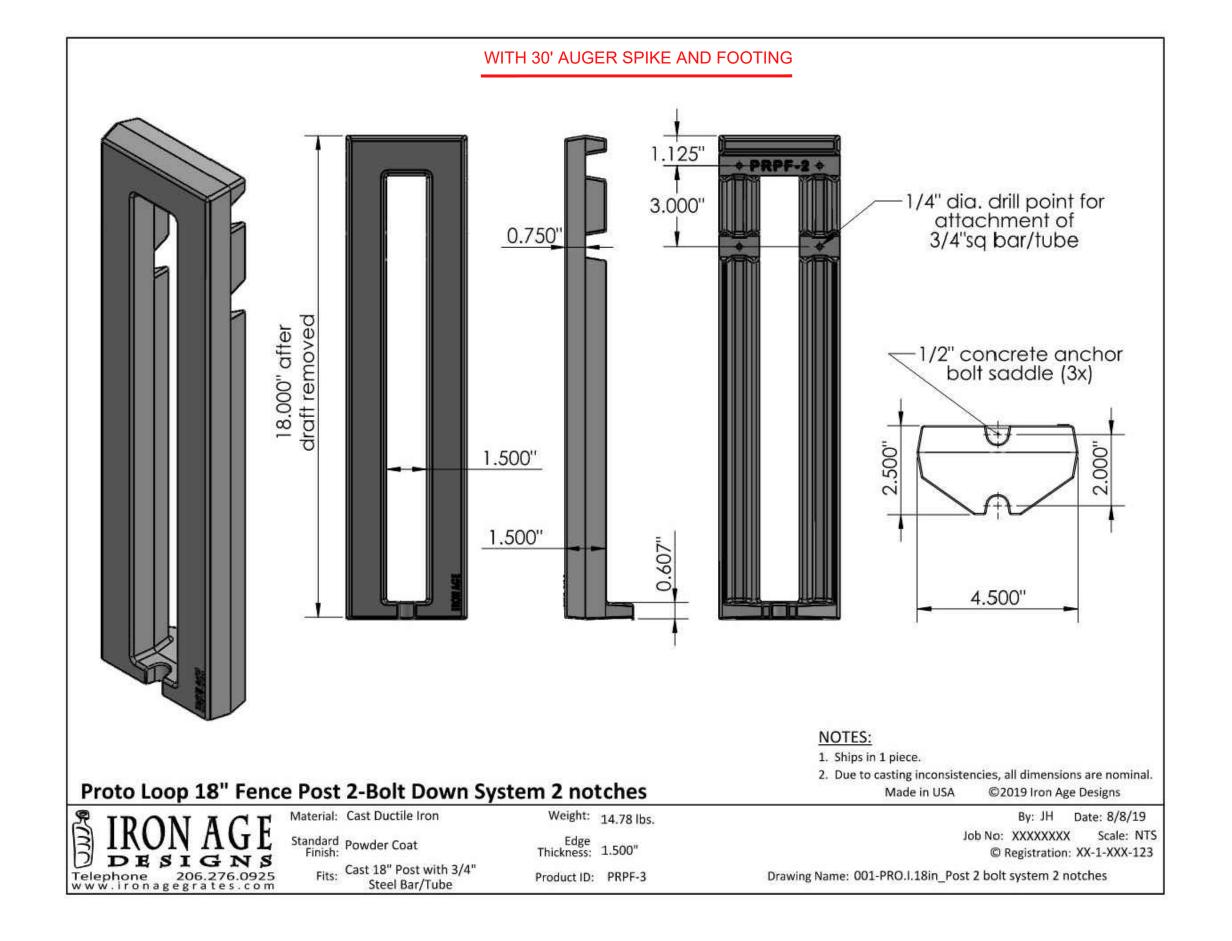
POSTS. END CUTS SHALL BE BEVELED TO MATCH DRAFT OF POST CASTINGS.

4. CONTRACTOR TO COORDINATE CORNER PIECES WITH MANUFACTURER.

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01 PLANTER RAIL





PLANNERS &

LANDSCAPE

ARCHITECTS

ASCHERMANN CONSULTING

REVISIONS: _____ REVIEWED:____ CITY REVIEW ID #: 2025-CIP-0000037 CITY MASTER ID #: 2025-PROJMSTR-

WENK PROJECT #: 25050 DATE: JUNE 27, 2025

> CONSTRUCTION DOCUMENTS

LANDSCAPE DETAILS

01 CONCRETE SAW CUT JOINTS

SAW CUT JOINT:

5/8"MAX

FULL DEPTHSAW CUT JOINT:

1/4"<u>M</u>AX

BEVELED SAW-CUT

CONCRETE SLAB

-BEVELED SAW-CUT

JOINT, 1/3 DEPTH OF CONCRETE SLAB

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RE: PLANS

USE IN ALL 'FRACTURED' PAVING AREAS & WHERE INDICATED ON LAYOUT PLANS.

USE IN ALL 'FRACTURED' PAVING AREAS & WHERE INDICATED ON LAYOUT PLANS.

JOINT, FULL DEPTH OF

-CAST-IN-PLACE CONCRETE PAVING.

03 STONE SLAB SEAT - SET ON CONCRETE

TYP. SECTION - STONE SET ON CONCRETE

STONE SLAB SEAT,

STONE ADHESIVE

EPOXY, RE: SPECS-

CONCRETE SIDEWALK,-

COMPACTED AGGREGATE

COMPACTED SUBGRADE

#4 REBAR @ 12" O.C.—

CONCRETE CAISSON

BASE COURSE

SET STONE ON-

CAULKED JOINT-

RE: CIVIL

RE: SPECS

SEE PLANS FOR DIMS

CL

TYP. SECTION - STONE SET ON CAISSON

SEE PLANS FOR-

ADJACENT CONTEXT

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF SLABS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT SHEETS FOR LOCATIONS. 2. STONE DIMENSIONS INDICATED ARE APPROXIMATE. AVAILABLE SIZES TO BE CONFIRMED BY CONTRACTOR. RE: PLANS FOR STONE INFO AND COLOR, L-200 4. STONE DIMS. INDICATED ARE APPROXIMATE AVAILABLE SIZE TO BE CONFIRMED BY CONTRACTOR. 02 STONE SLAB SEAT - SET IN PLANTER 1" = 1'-0" SAWCUT SLABS-TO FIT TIGHT 2'-0" -STONE SLAB SEAT, SAWCUT ALL SIDES & TOP ADJACENT CONDITIONS VARY, \(\tau\) _EPOXY, RE: SPECS RE: PLANS -REINFORCED CONCRETE, RE: CIVIL TYP. ELEVATION -COMPACTED AGGREGATE BASE

COURSE, RE: CIVIL

NOTES:
1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF SLABS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT SHEETS

COMPACTED

2. STONE DIMENSIONS INDICATED ARE APPROXIMATE. AVAILABLE SIZES TO BE CONFIRMED BY CONTRACTOR.
3. RE: SPECS FOR STONE INFO AND COLOR.

4. STONE DIMS. INDICATED ARE APPROXIMATE AVAILABLE SIZE TO BE CONFIRMED BY CONTRACTOR.

SWIFT IMPLEMENTATION OF GREEN INFRASTRUCTURE 5 POINTS NEIGHBORHOOD

REVISIONS:

CITY REVIEW ID #: 2025-CIP-0000037 CITY MASTER ID #: 2025-PROJMSTR-

CONSTRUCTION DOCUMENTS

LANDSCAPE DETAILS

WENK PROJECT #: 25050 DATE: JUNE 27, 2025

ASSOCIATES

PLANNERS & LANDSCAPE

ARCHITECTS

ASCHERMANN CONSULTING

STONE SLAB SEAT,

RE: SPECS

-1'-0" DIA CONC

CAISSON, BELOW

-CAULKED JOINT

RE: CIVIL

SEE PLANS FOR DIMS

TYP. PLAN VIEW

-CONCRETE SIDEWALK,

	POINTS OF CONNECTION & CONTROLLER DATA						
TAP NO.	TAP NO. TAP SIZE (INCH) BACKFLOW PREVENTER STATION COUNT CONTROLLER STATION COUNT CONTROLLER STATION (GPM) REQUIRED STATIC PRESSURE (PSI) TAP LOCATION - SEE SHEET						
1 (EXISTING)	3/4" (EXISTING)	3/4"	Α	12	8	70 MIN.	IR201

POINTS OF CONNECTION EQUIPMENT SIZING		
TAP SIZE	3/4"	
SERVICE LINE FROM CITY MAIN TO 5' DOWNSTREAM METER	3/4"	
METER	3/4"	
SERVICE LINE TO BACKFLOW PREVENTER	3/4"	
STOP & WASTE VALVE	3/4"	
BACKFLOW PREVENTER	3/4"	
MASTER VALVE	1"	
GATE VALVE	1"	

REFER TO SHEET

IR-200 IRRIGATION NOTES
IR-200 IRRIGATION SCHEDULE
IR-201 IRRIGATION PLANS

IR-202 IRRIGATION DETAILS

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY WENK. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, THEY ASSUME ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- 2. SYSTEM PRESSURE HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE TO GATHER PRESSURES IN THE AREA. REFER TO EACH POC NOTE FOR PROVIDED/REQUIRED PRESSURE AT THAT LOCATION. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN THEY ASSUME ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR SPECIFIC PRESSURE REQUIRED AT THAT LOCATION
- 3. IRRIGATION SYSTEM OPERATION INTENT THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A THREE NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

ORNAMENTAL PLANTINGS 0.93" PER WEEK PEAK SEASON

DENVER WATER WILL NOT ALLOW ANY GIVEN ZONE TO OPERATE MORE THAN THREE DAYS PER WEEK. CONTROLLER SHALL BE PROGRAMMED TO ALTERNATE ZONE OPERATION.

- 4. EQUIPMENT INSTALLATION IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. INSTALLATION SHALL BE COORDINATED WITH OTHER UTILITY WORK, ALL OTHER UTILITIES SHALL TAKE PRECEDENCE OVER IRRIGATION LOCATION. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES WITHIN PLANTED AREAS SHALL BE STAKED FOR APPROVAL FOR FINAL LOCATIONS. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER. WHERE EQUIPMENT IS LOCATED IN CONCRETE, CONCRETE POLYMER VALVE BOXES SHALL BE USED AND ALIGNED WITH CONCRETE SCORING. COORDINATE WITH FLATWORK. REFER TO LANDSCAPE FOR ADDITIONAL INFORMATION, TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- 5. PIPING INSTALLATION IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.
- 6. MANUAL DRAIN VALVES CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- 7. UNLABELED PIPING ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- 8. SLEEVING ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

 SLEEVED PIPE SIZE/WIRE QUANTITY REQUIRED SLEEVE SIZE & (QUANTITY)

3/4" - 1/4" PIPING 2" PVC (1) 1/2" - 2" PIPING 4" PVC (1) COMMUNICATION CABLE 2" PVC (1)

- 9. ADJUSTMENT CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- 10. PLANS AND SPECIFICATIONS CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. DO NOT CONSTRUCT ANY PORTIONS OF THE IRRIGATION OFF OF PLANS MARKED NOT FOR CONSTRUCTION OR FOR REVIEW ONLY. FAILURE TO VERIFY CURRENT PLANS MAY RESULT IN RECONSTRUCTION AT CONTRACTOR'S EXPENSE. WHERE REQUIRED BY CITY, TOWN OR WATER DISTRICT ENTITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF PLANS STAMPED WITH APPROVAL. REVISIONS TO APPROVED OR STAMPED PLANS SHALL CONFORM TO FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- 11. SIMULTANEOUS ZONE OPERATION THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- 12. BACKFLOW DEVICES: ALL CONNECTION COMPONENTS AND BACKFLOW DEVICES SHALL BE LEAD-FREE. CONTRACTOR SHALL CONTACT WATER SERVICE PROVIDER FOR ANY ADDITIONAL REQUIREMENTS REGARDING BACKFLOW TESTING.
- 13. WATER BUDGETS AND PROJECTIONS HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.
- 14. PRESSURE TESTING CONDUCT MAINLINE TEST IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT 48 HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. COMPRESSED AIR SHALL NOT BE USED FOR PRESSURE TESTING SYSTEM.
- 14.1 AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES, FILL PRESSURE SUPPLY LINE WITH WATER, AND PRESSURIZE TO 40 PSI
- OVER THE DESIGNATED STATIC PRESSURE OR 120 PSI, WHICHEVER IS GREATER, FOR A PERIOD OF 2 HOURS.

 14.2 LEAKAGE, PRESSURE LOSS TEST IS ACCEPTABLE IF NO LOSS OF PRESSURE IS EVIDENT DURING THE TEST PERIOD.
- 14.2 LEAKAGE, PRESSURE LOSS TEST IS 14.3 LEAKS - DETECT AND REPAIR LEAKS.
- 14.4 RETEST SYSTEM UNTIL TEST PRESSURE CAN BE MAINTAINED FOR DURATION OF TEST.
 14.5 BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF 48 HOURS.
- 14.6 PRESSURE TEST SHALL BE SCHEDULED AND PASSED PRIOR TO SCHEDULING OF SUBSTANTIAL COMPLETION WALK-THROUGH.







ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS



SWIFT IMPLEMENTATION OF GREEN INFRASTRUCTURE 5 POINTS NEIGHBORHOOD

REVISI	ONS:	DESCRIPTION
DRAWN:	KJD	REVIEWED: JSB
CITY R	EVIEW ID#	: 2025-CIP-0000037
CITY M	ASTER ID#	#: 2025-PROJMSTR- 0000087
WENK	PROJECT#	<i>‡</i> : 25050

DATE: JUNE 27, 2025

60%

CONSTRUCTION

DOCUMENTS

IRRIGATION NOTES

& SCHEDULE

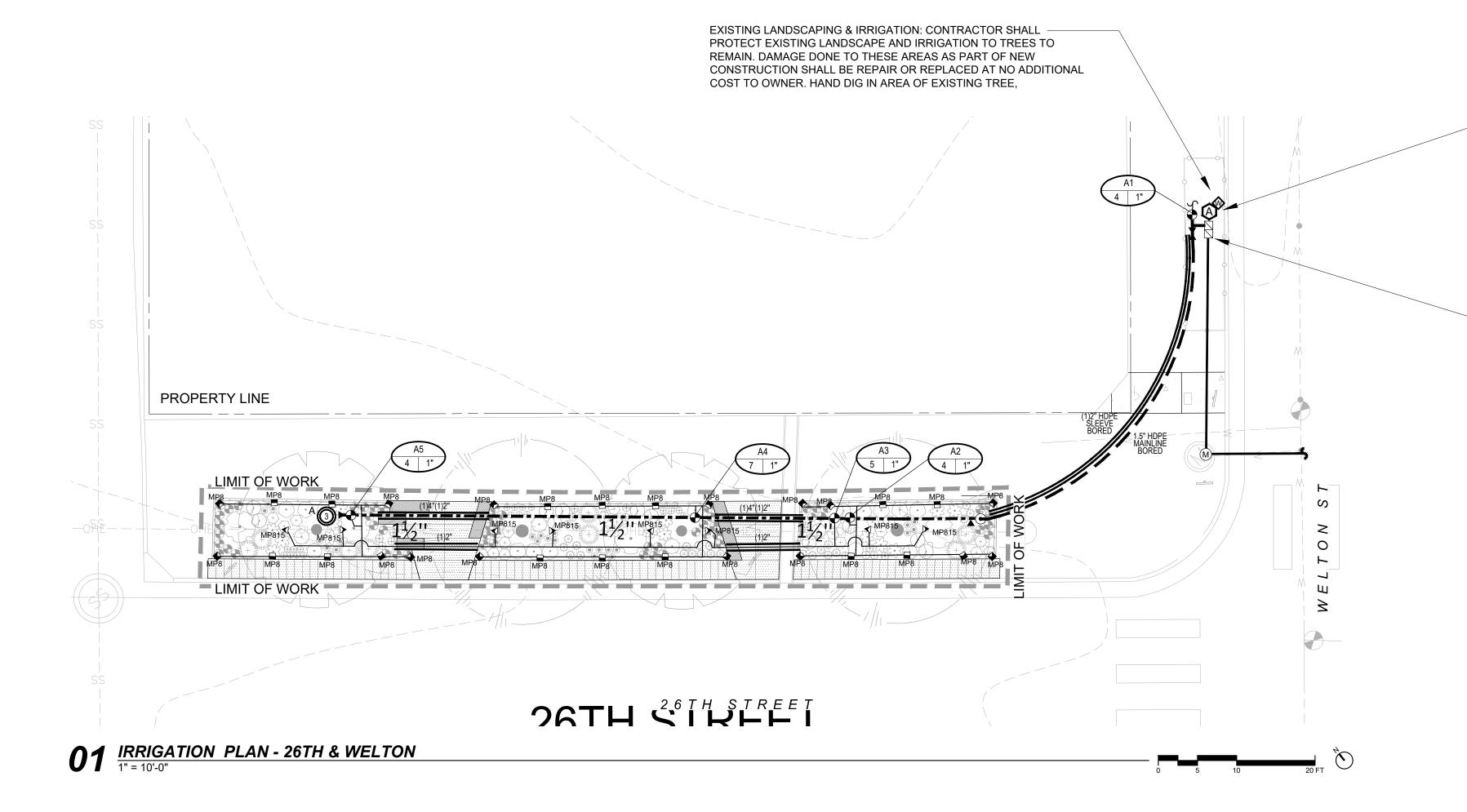
SHEET:



ARCHITECTS

SWIFT IMPLEMENTATION OF GREEN INFRASTRUCTURE 5 POINTS NEIGHBORHOOD





CONTROLLER LOCATION "A"

CONTRACTOR TO LOCATE EXISTING SOLAR CONTROLLER, REMOVE AND RETURN TO DOTI STAFF. INSTALL ONE PEDESTAL MOUNT SOLAR/BATTERY CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT) AT INDICATED LOCATION. LOCATE MASTER VALVE WIRES WITH SPARES AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. ALSO EXTEND ALL NEW WIRES TO NEW ELECTRIC CONTROL VALVES, AS SHOWN. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON CONTROLLER ENCLOSURE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT SENSOR RECEIVER WIRES TO IRRIGATION CONTROLLER SENSOR PORT THROUGH CONDUIT. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

POINT OF CONNECTION #1 - 3/4" (EXISTING)

PEAK FLOW REQUIREMENT: 8 GPM. REQUIRED STATIC PRESSURE: 70PSI MIN. (TBD) CONTRACTOR SHALL LOCATE EXISTING 3/4" BACKFLOW ASSEMBLY AND PROTECTIVE ENCLOSURE, AT THIS APPROXIMATE LOCATION. REMOVE EXISTING BACKFLOW (RETURN TO DOTI STAFF) AND REPLACE WITH NEW 3/4" RP BACKFLOW DEVICE. RE-USE EXISTING BACKFLOW ENCLOSURE. DOWN STREAM OF EXISTING BACKFLOW, LOCATE EXISTING MAINLINE AND CONTROL VALVE TO IRRIGATE THE TREES ALONG WELTON STREET. REMOVE AND RETURN TO DOTI STAFF. INSTALL ONE MANUAL DRAIN VALVE AND NEW 1.5" PVC TEE, INSTALL ONE NEW 1" CONTROL VALVE FOR THE EXISTING TREE SYSTEM. RECONNECT TO EXISTING PIPING TO TREES AND ASSURE THAT TREE IRRIGATION IS OPERATIONAL. EXTEND SHORT PIECE OF 1.5" PVC AND ADAPT TO 1.5" HDPE, EXTEND, AS SHOWN, TO NEW LANDSCAPE AREA (BORED), INSTALL ONE 1" GATE VALVE AND ADAPT TO 1.5" PVC, INSTALL ONE QUICK COUPLING VALVE, ONE 1" MASTER VALVE AND EXTEND 1.5" PVC MAINLINE AS SHOWN.

CONTRACTOR TO INSTALL (1)2" HDPE SLEEVE (BORED) ALONG SIDE OF NEW MAINLINE FROM CONTROLLER LOCATION. STUB 2" SLEEVE INTO NEW CONTROLLER PEDESTAL. EXTEND 4 UFUL14# WIRE (TWO ORANGE AND TWO BLUE) AND CONNECT 2 OF THE WIRES FROM THE MASTER VALVE TO THE DATA RETRIEVAL BOARD IN ASSOCIATED CONTROLLER. ALSO EXTEND 4- HOT #14UF RED WIRES, 2-COMMON WHITE WIRES AND 2-PURPLE SPARE WIRES FROM NEW CONTROLLER TO ALL NEW ELECTRIC CONTROL VALVES. EXTEND 1-RED-HOT AND 1-WHITE COMMON WIRE TO NEW CONTROL VALVE FOR THE EXISTING TREE SYSTEM.

WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

REFER TO SHEET

IR-200 IRRIGATION NOTES
IR-200 IRRIGATION SCHEDULE

IR-201 IRRIGATION PLANS IR-202 IRRIGATION DETAILS

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REVISIONS:
DATE DESCRIPTION

DRAWN: KJD REVIEWED: JSB

CITY REVIEW ID #: 2025-CIP-0000037

CITY MASTER ID #: 2025-PROJMSTR-0000087

WENK PROJECT #: 25050
DATE: JUNE 27, 2025

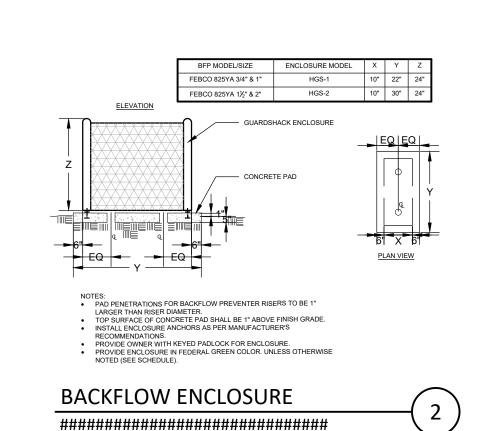
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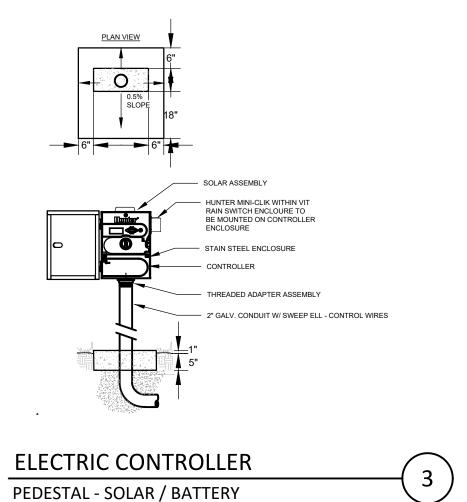
CONSTRUCTION
DOCUMENTS

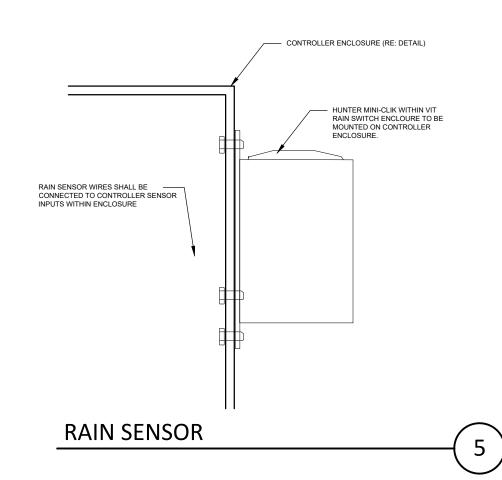
IRRIGATION PLAN

SHEET:

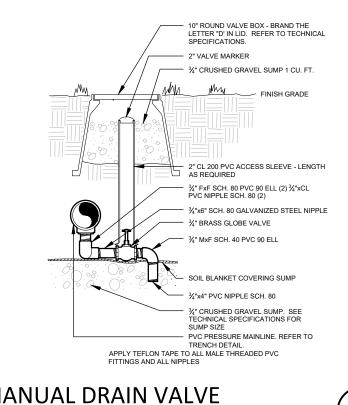
IR-201



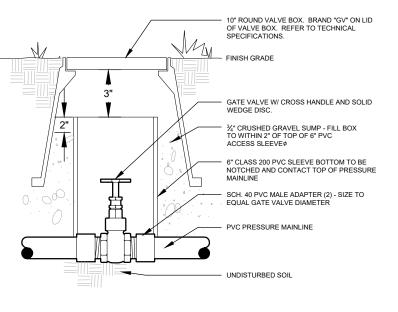




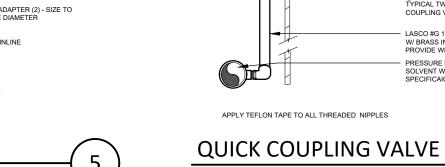
PAVED SURFACE APPLICABLE)

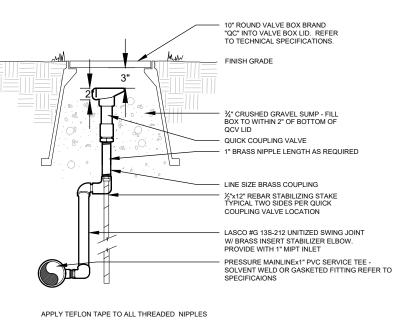


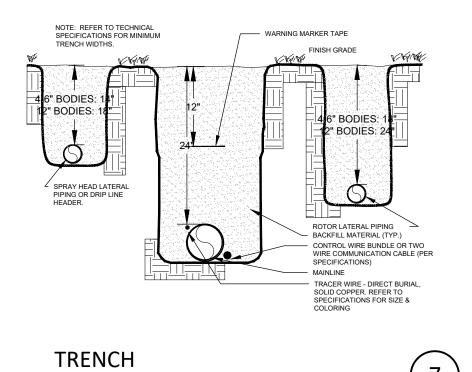
MANUAL DRAIN VALVE



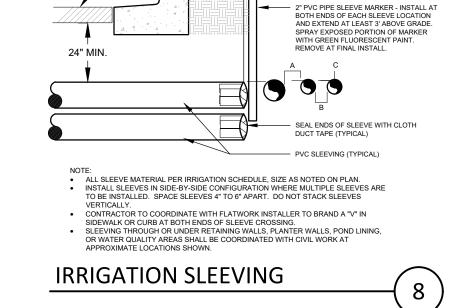
GATE VALVE

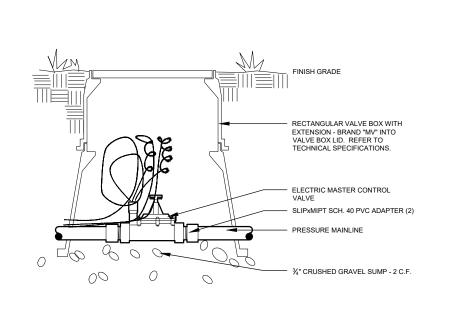




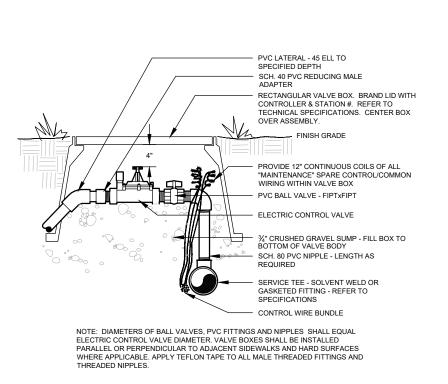


WITH TRACER WIRE

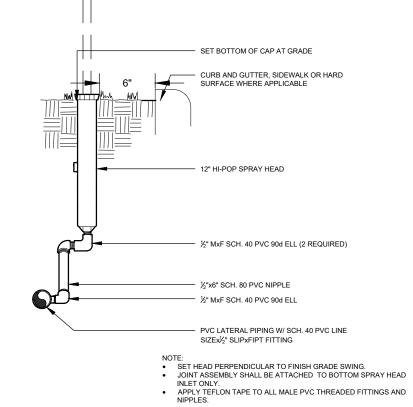




MASTER VALVE 24V - Small - Typical







HI-POP SPRAY HEAD

#################

Know what's below. Call before you dig. CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.





ASCHERMANN

CONSULTING

REVISIONS: ____#___DATE DRAWN: KJD REVIEWED: JSB CITY REVIEW ID #: 2025-CIP-0000037 CITY MASTER ID #: 2025-PROJMSTR 0000087 WENK PROJECT #: 25050 DATE: JUNE 27, 2025 CONSTRUCTION DOCUMENTS IRRIGATION DETAILS

SHEET: **IR-202**

IRRIGATION NOTES IR-200 IR-200 IRRIGATION SCHEDULE IR-201 IRRIGATION PLANS

IRRIGATION DETAILS

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Five Points Busin	_		
FY2025 Budget Projections &	Amenaments	and 2026 DRA 2025 Budget	AF I Budget
		Projections	
	2025	&	
	Proposed	Amendment	Proposed 2026
	Budget	S	Budget
Beginning Cash and Fund			
Balance	\$338,909	\$414,135	\$286,50
Income and Other Sources of	·	·	·
Funds			
Net Mill Levy Income	\$312,160	\$312,160	\$276,10
DURA Payments	\$35,461	\$35,461	\$35,83
Sponsorship/Grants	\$5,000	\$190,389	\$125,00
Interest Earned	\$10,000	\$15,877	\$10,00
Total Income and Souces of Funds	\$362,621	\$553,887	\$446,93
Total Avalable Resources	\$701,530	\$968,022	\$733,43
- "			
Expenditures			
Maintenance	# 04.400	400.004	474.00
Monthly Maintenance Contract	\$81,492	\$68,324	\$71,00
Other maintenance	\$2,000	\$2,000	\$4,50
Snow Removal	\$40,000	\$40,000	\$40,00
Utilities	\$3,500	\$3,905	\$4,00
Pedestrian Streetlight Maintenance &	^ ~ ~ ~ ~	** ***	
Repair	\$2,000	\$2,000	\$2,00
Historical Monuments Maintenance &	^ ^	***	-
Repair	\$2,000	\$38,317	\$
Irrigation Repairs	\$1,500	\$6,391	\$5,00
Tree & Landscape Maintenance	\$17,000	\$22,987	\$17,00
Corridor Beautification Projects	\$0	\$0	\$15,00
Total Maintenance	\$149,492	\$183,923	\$158,50
Marketing/Branding			
Marketing Administration	\$26,250	\$26,250	\$26,25
Marketing Collateral (Add Spends,			
Direct Mailers etc)	\$12,000	\$3,000	\$3,00
District Marketing/Placemaking		\$0	
Banners - Pedestrians Streetlights	\$3,500	\$0	\$3,50
Banners - Xcel Light Poles	\$5,000	\$0	\$5,00
Constant Contact Email Service	\$600	\$600	\$60
Holiday Lighting	\$15,000	\$20,000	\$20,00
Wesite Map&Listings (My City Bikes)	\$1,000	\$0	\$
Website Redesign	\$0	\$7,000	
Brand Development / Message			
Development	\$0	\$8,500	
Total Marketing/Branding	\$63,350	\$65,350	\$58,35
New Event Activation Concepts			
Chalk Art	\$1,733	\$0	\$
Christmas Jazz Jamz	\$2,195	\$10,000	\$10,00
First Friday Jazz Hop	\$22,407	\$92,447	\$92,44
Five Points Music Festival / Hi Points	\$7,461	\$60,000	\$15,00
Jazz in the Park	\$13,860	\$15,000	\$10,00
Jazz Roots	\$3,904	\$22,438	\$15,00
St Paddy's Day	\$809	\$0	\$
Juneteenth	\$7,461	\$7,461	\$7,50
Total Nam Front Asther	#FO 000	400= 5 : 5	****
Total New Event Activation Concepts	\$59,830	\$207,346	\$149,94
Administrative	£4.020	#4.00 5	ф 7 .00
Office Rent at the Lydian	\$4,920	\$4,985	\$7,20
Executive Director	\$90,370	\$97,331	\$99,57
Accounting Services	\$0	\$1,246	\$1,24
Gusto	\$0	\$734	\$73
CFO/Bookkeeper/Accountant	\$32,812	\$39,852	\$39,85
Admin Assistant	\$2,362	\$13,590	\$13,90
Special Projects Admin	\$11,812	***	*
Project Strategist/Coordinator	\$35,700	\$14,008	\$14,33
Sponsorship Procurement Firm	***	\$0	\$7,50
BID Renewal	\$30,000	\$45,000	\$11.00
Dues/Memberships/Subscriptions	\$700	\$14,323	\$14,32
Insurance	\$3,000	\$3,978	\$3,97
Legal Fees	\$4,000	\$5,000	\$5,00
Bank Charges & Fees	\$255	\$354	\$35
Miscelleneous	\$0		
Contingency Funds	\$5,000	\$0	\$5,00
Total Administrative	\$220,931	\$240,402	\$212,99
Total Ongoing Expenditures	\$493,603	\$681,521	\$579,78
Total Use of Reserve Funds	\$130,982	\$127,634	\$132,85
	\$207,927	\$286,501	\$153,65

2025 Budget Amendment notes	2026 Projected Budget notes	
Income		
Beginning Fund Balance: The 2025 budget which	We project for 2026 to have a starting	
was set in October of 2024 projected that the BID	fund balance of \$288,683.50. Assuming	
would start the year with a beginning balance of	no changes in gross revenues or	
cash reserves at \$338,909, the actual was	expenses.	
\$414,135.15. The surplus came from various		
sources including:		
1) Maintenance - \$7,968 (closing of Soul Street and		
stopped daily set up of tables and chairs behind the		
Five Points Plaza.		
2) Test event activations - \$25,000		
3) Security - \$10,000		
4) Interest Income - \$7,748		
5) Tree & Landscape maintenance - \$13,000		
Income: For 2025 the BID anticipated:	Income: For 2026 the BID anticipates:	
1) 2025 income to be \$362,621.	1) \$446,936.50 in gross revenue	
	2) 19.3% lower than 2025	
2) Projected 2025 income for 2025 is \$553,886.63		
3) (+) \$191,265.63 - The income surplus is driven by		
sponsorship/grant revenue		

Mill Levy: Mill Levy income was projected at	Mill Levy: Per city assement data, mil
\$312,160. As of June 2025, the BID has collected	levy revenue for 2026 will be
\$272,448.40. As of 9/17/25 an additional \$72,041.66	\$276,101.05 compared to \$312,160 in
of Mill Levy Incom (unaudited) has been deposited -	2025. Down \$36,058.95 or 11.5%.
totaling \$344,490.06 in Mill Levy income for 2025.	
 At year end a reconciliation will occur to provide an update to the total amount of mill levy revenue collected in 2025. There appears to be more Mill Levy revenue in 2025 than anticipated. 	
Dura: As of 6/30/2025 total DURA revenue is	Dura: Revenue from DURA in 2026 will
\$33,767.13, the projected amount for 2025 is	be \$35,835.45, up from 2025 which is
\$35,461.00.	projected at \$35,461.
	, , , , , , , ,
1) At year end a reconcilition will occur to provide an	
update to the total amount of DURA revenue	
collected.	

EXPENSES	
3) The projected interest for 2025 is \$15,876.63 - suplus of \$5,876.63.	
(unaudited) amount of \$2857.71.	
2) In July and August the BID earned an additional	
1) a/o 6/30/2025 interest income is \$8970.43.	
\$10,000.	income is \$10,000.
Interest: For 2025, interest income was projected at	Interest: For 2026, the projected interest
We will discuss the strategy to increase sponsorships, grants and other creative fundraising efforts.	
Revenue earned through sponsorships/grants were allocated to increased events and landscape improvements.	
6) Denver Foundation (First Friday Event Sponsorship) - \$2,000	
5) Denver Water (Event Sponsorship) - \$15,000	First Friday and other events.
4) DURA STAND GRANT -\$48,390	2) Sponsorships/Grants are an area of opportunity for the BID to increase revenue to fund programming such as
3) Denver Arts & Venues (jazz activation) - \$125,000	
The surplus was sourced from the following:	committed \$125,000 for Jazz programming.
2) At year end 2025, the projection \$190,389.00.	1) Denver Arts and Venues has
1) Sponsorship and grant revenue - \$5000.00.	project sponsorship/grant revenue to total \$125,000 down 34% from 2025.
Sponsorships/Grants: For 2025, the BID projected:	Sponsorships/Grants: For 2026, we

2025 Expense Summary:	Proposed 2026 Expenses:
1) The BID budgeted \$493,603 for total expenses in	1) Proposed expenses for 2026 are
2025.	\$575,453.32
2) Projected expenses for 2025 is \$680,902.42.	, , -
3) For 2025 the BID expected to use \$130,982 of	2) Proposed use of reserve funds is
reserve funds.	\$128,516.82
4)The projected reserve fund use is \$127,015.79	
Monthly Maintenance Contract: For 2025 the BID	Monthly Maintenance Contract:The
projected \$81,492.00 for the monthly maintenance	current contract for monthly
contract. The BID reduced the daily maintenance	maintenance totals 5891.10 per month x
service from 7 days to 5. As a result the projected	12 months = \$70,693.20 annually.
monthly maintenance expense is \$65,237.40 for	Providing: 5 days per week: Surface
2025 for the "Monthly Maintenance Contract" which	
provides:	wipe down, grate cleaning, trash
	removal, plant watering.
5 days per week: Surface cleaning, graffiti removal,	
weed removal, wipe down, grate cleaning, trash	12 months per year: Pressure washing
removal, plant watering, The Point Seating set	
up/breakdown.	52 weeks per year: Lighting audit
10 months per year: Pressure washing (once per month.	1 time per year: Globe dome cleaning
52 weeks per year: Lighting audit	
1 time per year: Globe dome cleaning	
Other Maintenance: For 2025 the BID allocated	Other Maintenance: For 2026 the
\$2,000 for other maintenance. The projected cost is	projected other maintenance costs is
\$2,000.	\$2,000

Snow removal: YTD a/o 6/30/2025 the BID has	Snow removal: For 2026 the BID will
incurred \$15,156.75 for snow removal services.	buget \$40,000 for snow removal
1) \$40,000 was budgeted for 2025, we budgeted	remaining with current service provider
\$40,000 for the entire year.	CSG. CSG will no longer provide service
	at 2" threshold for any of its clients.
2) It is not possible to project snow fall amounts.	
Utilities: For 2025, the BID allocated \$3,500 for	Utilities: For 2026 the BID will budget
utilities. The projected utility expense for 2025 is	\$4,000 for utilities.
\$4,000.	
Pedestrian Streetlight Maintenance & Repair: For	Pedestrian Streetlight Maintenance &
2025 the BID projected \$2,000 for maintenance and	Repair: For 2026 the BID will budget
repair of streetlights expenses. To date there have	\$2,000 for maintenance and repair of
been no charges against this budget.	streetlights.

Historical Monuments Maintenance & Repair: For 2025 the BID budgeted \$2,000 to replace historical markers located on various buildings, at Sonny Lawson Park and The Point. The incurred expense for repairs and replacements was \$2,316.58.

The BID won a grant from DURA to install/refurbish murals - incurred expenses for mural installations will be we placed under this category. The total expense incurred in for 2025 is projected at \$38,316.58.

In summary the BID was \$316.58 over budget from the BID's general fund, the gap in expenses will be paid by the DURA grant which is directed to the BID, then paid to contractors providing services.

Historical Monuments Maintenance projects:

- 1) Replacement/installation of historical markers
- 2) Refurbishment of American Beauty Mural 3001 Welton
- 3) Installation of 2 new murals 3005 Welton
- 4) Installation of new mural at Queen City Coffee

Historical Monuments Maintenance &

Repair: For 2026 the BID will not allocate funds towards Historical Monuments Maintenance & Repair as all monuments were replaced in 2025.

Irrigation Repairs: For 2025, the BID budgeted \$1,500 for irrigation repairs which is normally allocated to fix irrigation systems which water trees on sidewalks within the district. In 2025 the projected expense is \$6,391 due to the replacement of stolen backflow preventers.

Irrigation Repairs: For 2026, the BID will allocate \$5,000 for irrigation repairs.

Tree and Landscape Maintenance: The 2025 budget | Tree and Landscape Maintenance: The was set at \$17,000, the BID projects to incur \$22,986.50 in expenses, \$5986.50 more than the original projection. The BID will utilize its allocation budget for tree and lanscape maintenance + revenue it will earn from the DURA STAND grant to pay for associated projects. Projects completed to date:

- 1) Removing dead tree's from planters on Soul Street
- 2) Pruning tree in front of My Wine & Spirits
- 3) Installing flowers and tall grass at The Point and near Rosenbergs Bagels
- 4) Encroachment application to install flower pots near parking garage at 20th & Welton
- 5) Purchase of water hoses to water plants at The Point
- 6) Installation of flower pots at 20th & Welton
- 7) Seasonal tree maintenace and care.

2026 the BID will allocate \$17,000 towards Tree and Landscape Maintenance.

 Corridor Beautification Projects: For
2026 the BID will allocate \$15,000
towards corridor beautification projects
which could include enhanced lighting
elements for street poles, permanent
seating fixtures, flower pots or other
elements determined by a committee of
stakeholders.

Marketing Administration: For 2025, the BID approved an annual budget of \$26,250 to employ a marketing manager who led the strategic management, and execution of all social media and digital marketing efforts across Instagram and Facebook. The Marketing Administrator also filmed, edited, and designed all creative content while aligning campaigns with the BID's mission of revitalizing the Welton Corridor and supporting local businesses.

Accomplishments include:

- 1) Transformed BID's digital presence through consistent, professional content production.
- 2) Created unified marketing campaigns around First Fridays, Five Points Jazz Hop, and Faces of Five Points, resulting in significant spikes in reach and engagement.
- 3) Delivered analytics reports that demonstrated ROI and informed future BID strategy.
- 4) Positioned BID as a trusted community voice, connecting businesses, residents, and cultural stakeholders.

Key Metrics

Marketing Administration: For 2026, the BID will continue the employment of a Marketing Administrator and set performance goals based on 2025 performance metrics.

Marketing Collateral: (ad spends, direct mailers,	Marketing Collateral: For 2026, the BID
etc): For 2025, the BID approved a budget of	will allocate \$3,000 for sponsored ads
\$12,000 to pay for marketing and advertising efforts	which market and advertise businesses
related to promoting businesses and events along	along the corridor.
the corridor. The BID projects to spend a total of	
\$3,000 of the \$12,000 alloted. In January, the BID	
created a coupons which were inserted into the	
Curtis Park Neighbors newsletter. However the	
effort did not yield overwhelming results from all	
businesses featured. The BID has paid for sponsored	
ads to promote events and will look to develop a	
more comprehensive strategy for 2026.	
Banners - Pedestrian Streetlights: For 2025 the BID	Banners - Pedestrian Streetlights: For
approved \$3,500 to design, print and install banners	2026 the BID will allocate \$3,500 to
on pedestrian streetlights. Current banners installed	design, print and install banners on
did not need to be replaced for 2025.	pedestrian streetlights.
Banners - Xcel Poles: For 2025 the BID approved	Banners - Xcel Poles: For 2026 the BID
\$5,000 to design, print and install banners on	will allocate \$5,000 to design, print and
pedestrian streetlights. Current banners installed did	install banners on pedestrian
not need to be replaced for 2025.	streetlights.
Constant Contact Email Service: For 2025, the BID	Constant Contact Email Service: For
budgeted \$600 to pay for Constant Contact email	2026, the BID will allocate \$600 for
	2020, the Did tim anotate \$000 to.

Holiday Lighting: For 2025, the BID budgeted	Holiday Lighting: For 2026, the BID will
\$15,000 to install holiday themed lights along the	allocate \$20,000 to install holiday
corridor. In 2024, lights were installed primarily	themed lights along the corridor.
between 25th and 28th streets. To better serve the	
entire corridor, the BID projects to spend \$20,000	
with the goal of increasing light instalations on	
buildings on 22nd Street along with lights on poles	
between 25th Street and 28th Street.	
Website Map & Listings (My City Bikes): For 2025,	Website Map & Listings (My City Bikes):
the BID allocated \$1000 for listing on My City Bikes.	For 2026 will not allocate funds towards
This service was not utilized	listing on My City Bikes.
Website redesign: For 2025 the BID did not allocate	Website redesign: For 2026 the BID will
a budget for the BID's website redesign. In 2024 the	not allocate a budget for the BID's
BID allocated \$5,000 for the project. Before year	website redesign.
end, the BID will contract a firm to redesign the BID's	
website with a deadline of 12/15/2025	

Brand Development / Message development : For
2025 the BID did not allocate a budget for Brand and
Message development, which will live on the BID's
new website and event collateral. To ensure Five
Points' future honors its rich heritage while driving
inclusive growth, there is a need to invest in
professional brand and message development.
Clear, consistent messaging builds trust with
residents, strengthens business recruitment,
promotes cultural tourism, and protects against
misperceptions. Engaging a professional firm will
help the BID articulate its identity, who it serves, and
why its distinct — maximizing ROI for every dollar
spent.

Brand Development / Message development: For 2026 the BID will not allocate a budget for Brand and Message development.

New Event Activations and Concepts

Chalk Art: For 2025 the BID allocated \$1,733 for a chalk art event. The event was not facilatated, therefor no money was spent for this activation

Chalk Art: For 2026 the BID will not allocate a budget towards a chalk art event.

Christmas Jazz Jamz: For 2025, the BID allocated \$2,195 for a holiday, jazz themed celebration. The event will occur with a total projected cost of \$10,000. The excess cost of the event will be paid through the Denver Arts & Venues sponsorship of jazz related events produced by the Five Points BID.

Christmas Jazz Jamz: For 2026, the BID will allocate \$10,000, for a holiday, jazz themed celebration paid from revenue generated from the Denver Arts & Venues sponsorship of jazz related events produced by the Five Points BID.

First Friday Five Points Jazz Hop: For 2026, the BID will allocate \$92,446.50 for the First Friday Five Points Jazz Hop activation paid from revenue generated from the Denver Arts & Venues sponsorship of jazz related events produced by the Five Points BID.
Jazz in the Park: For 2026, the BID will allocate \$10,000 for the Jazz in the Park event series, paid from revenue generated from the Denver Arts & Venues sponsorship of jazz related events produced by the Five Points BID.
Jazz Roots: For 2025, the BID allocated \$15,000 for the Five Points Jazz Roots event series, paid from revenue generated from the Denver Arts & Venues sponsorship of jazz related events produced by the Five Points BID.
St. Paddy's Day: For 2026, the BID will not allocate funds towards the St. Paddy's Day celebration. The event will occur with revenue from sponsorships
Juneteenth: For 2026, the BID will allocate \$7,500 to sponsor the Juneteenth Music Festival.

Office Rent at the Lydian: For 2025, the BID allocated \$4920 to pay for office space in Venture X. The projected amount for 2025 is \$4,985, \$65 more than the original budgeted amount.

Office Rent at the Lydian: For 2026, the BID will allocate \$7,200 to pay for office space in Venture X. The BID currently recieves a 50% discount on office space from Venture X.

Executive Director: For 2025, the BID allocated \$90,370 to pay the salaray of the Executive Director. the Executive Director. Which includes, The projected cost for 2025 is \$97,331.40. The projection is over budget due to added employer tax increase per the BID's employment expenses.

Executive Director: For 2026, the BID will allocate \$99,570.02 to pay the salaray of payroll taxes and a 2.5% cost of living contract with the ED. Performance expectations for the ED will be set by the Board of Directors.

The ED's Role ED's accomplishments:

- 1) Sponsorships Denver Water, DURA, Denver Foundation, Denver Arts & Venues
- 2) Landscape improvements Historical Markers, Tree planters at the point
- 3) Community outreach and communication -Monthly community stakeholder meeting and Five Points Stakeholder Summit
- 4) Light Rail Revision movement
- 5) Downtown Denver Area Plan Inclusion
- 6) DURA STAND Grants to Five Points Businesses
- 7) Impactful events and activations
- 10) Business store front openings/new leases (La Rougaroo, Fifth, Padel Haus, Culture Bar

Accounting Services: For 2025, the BID did not budget for accounting software. Accouting software costs for 2025 project to be 1,246.02. The BID paid for a Quickbooks subscription. In 2024, the BID's Quickbooks account was managed and paid for by the Downtown Denver Partnership

Accounting Services: For 2026, the BID will allocate \$1246.03 for a Quickbooks subscription.

Gusto: For 2025, the BID did not budget for payroll services. Payroll services through Gusto for 2025 are \$1,246.03 for payroll service fees projected to be \$733.92

Gusto: For 2026, the BID will allocate charged from Gusto.

CFO/Bookkeeper/Accountant: For 2025, the BID allocated \$31,812 for an on staff CFO/Bookkeeper/Account. The projected cost for 2025 is \$39,852. The projection is over budget due to added employer tax expenses. In 2025 the CFO provided the following services:

- 1) Invoice management
- 2) Board meeting preparation
- 3) Administrative accounting
- 4) Strategic planning
- 5) Stakeholder engagement
- Streamlined quickbooks account, through creating new chart of accounts which align with 2025 Operational budget line items.
- Responsible for DU committing for a two (2) year relationship with Five Points BID
- Responsible for 400+ Business students actively engaged with BID community (requires 9+ classes)
- High level design of the course work to make sure

CFO/Bookkeeper/Accountant: For 2026, the BID will allocate \$39,852 for an on staff CFO/Bookkeeper/Account which includes payroll taxes. Along with current duties, the employee will be tasked with converting the BID's payment systems to quickbooks for employees and contractors and harvesting the relationship with the University of Denver.

Admin Assistant / Special Projects Admin: For 2025, Admin: For 2026 the BID will allocated the BID allocated \$14,174 for an Administrative Assistant and Special Projects Administrator. The projected cost for 2025 is \$13,590.00. In 2025, the Admin Assistant / Special Projects Admin provided the following services:

- 1) Recorded monthly board meetings
- 2) Drafted board meeting minutes
- 3) Attended special board meetings
- 4) Assisted with administrative tasks, monitoring and responding incoming emails
- 5) Attended community stakeholder meetings
- 6) Streamlined document sharing for accounting staff
- 7) Transferred Five Points BID documents (budget documents, tax documents, historical meeting minutes, invoices, etc) from Downtown Denver Partnership Microsoft Teams Drive, to FivePointsBID Google Drive.
- 8) Supported the coordination of the Five Points Summit
- 9) Filed insurance claims and police reports for theft incidents

Admin Assistant / Special Projects

\$13902.57 for an Administrative Assistant and Special Projects Administrator. The employees role and responsibilities will remain the same.

Project Strategist / Coordinator: In 2025 the BID	Project Strategist / Coordinator: For
allocated \$35,700 for a Project Strategist /	2026 the BID will allocate \$14,330.18 for
Coordinator, whose responsibilities included	a Project Strategist / Coordinator, whose
facilitation of committess, community engagement,	role and responsibilities will remain the
strategic planning support, collaboration with	same. Performance expectations will be
stakeholders. Accomplishement in 2025 include:	set by the ED and approved by the Board
1) Created Five Points property owner database	of Directors.
2) Coordinated creation and installation of historic markers	
3) Served as a liason and point of contact with DURA	
for STAND Grant reporting	
4) Coordinated meetings with condo owners	
regarding installation of 3 new murals	
Sponsorship Procurement: In 2025, the BID did not	Sponsorship Procurement: For 2026 the
allocate a budget for sponsorship procurement.	BID will allocate \$7,500 to employ a
	sponsorship procurement firm with the
	goal to raise \$75,000 of sponsorship and
	grant revenue to support events and
	activations along the corridor.
BID Renewal: In 2025, the BID allocated \$30,000 to	BID Renewal: For 2025, the BID will not
pay a contractor to assist with the renewal of the	allocate a budget for a BID Renewal firm
organization. The projected cost for this service is	as fees for the service will be paid in
\$45,000	2025.

Dues/Memberships/Subscriptions: In 2025, the BID	Dues/Memberships/Subscriptions: For
allocated \$700 for Dues, Memberships, Subsciptions.	2026, the BID will allocate \$14,323.33
The projected for for 2025 is \$14,323.33. For 2025,	Dues, Memberships, Subsciptions for the
the BID paid for:	following:
1) \$12,000 - Placer.Al	1) \$12,000 - Placer.Al
2) \$856.89 - Special Districts of Colorado	2) \$856.89 - Special Districts of Colorado
3) \$927.67 - Zoom Account	3) \$927.67 - Zoom Account
4) \$412.50 - Visit Denver	4) \$412.50 - Visit Denver
5) \$22.17 - Go Daddy	5) \$22.17 - Go Daddy
6) 104.10 - Intuit Quickbooks	6) 104.10 - Intuit Quickbooks
Insurance - For 2025, the BID allocated \$3000 for	Insurance - For 2026, the BID will
Insurance. The projected cost for 2025 is \$3978.	allocate \$39780 for insurance.
Legal Fees - For 2025, the BID allocated \$4,000 for	Legal Fees - For 2026, the BID will
legal fees. The projected cost for 2025 is \$5,000.	allocate \$5,000 for legal fees.
Added services in 2025 from legal council included:	
1) Review of BID renewal processes	
2) Contract review and drafting (DURA STAND	
GRANT Agreement, Denver Arts & Venues SOW,	
Denver Water Sponsorship Agreement)	
Bank Charges & Fees - For 2025, the BID allocated	Bank Charges & Fees - For 2026, the BID
\$255 for bank charges and fees. The projected cost	will allocate \$354.19 for bank charges
for 2025 is \$354.18	and fees.