



**FORT COLLINS • LOVELAND
WATER DISTRICT**



**SOUTH FORT COLLINS
SANITATION DISTRICT**

Development Infrastructure Acceptance and Approval Process



1. FCLWD/SFSCD Development Review Process

Every development project begins with a developer submitting plans to their local agency, who then forwards the design plans to District Engineering staff for review. District Engineering reviews plans against the enclosed plan review checklist while also considering future operational challenges that a design may cause. Once the review is complete, District Engineering sends the comments to the local agency to forward back to the applicant. Once all comments are addressed, District Engineering can sign off on the plans (preferably electronically).

After construction plans are approved by District Engineering staff via signature, the development project may move to the construction phase. This document provides the necessary steps that the developer must follow throughout the construction process. This starts with a preconstruction meeting and ends with final acceptance of the public infrastructure.

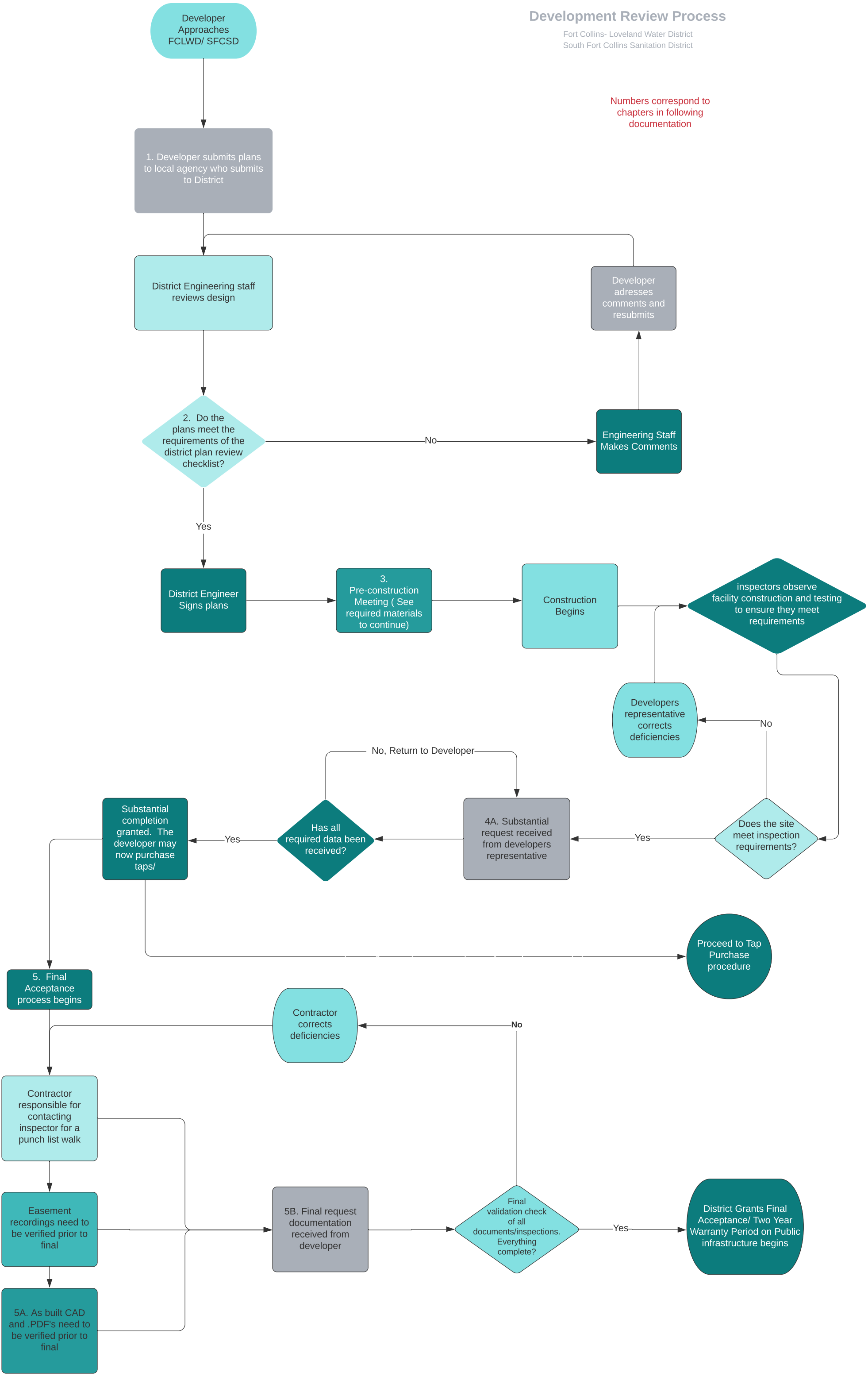
The District and developer share three critical milestones for every project. The first milestone is **a preconstruction meeting**. Contractors may not start water or sewer construction prior to attending a preconstruction meeting with District staff. The second milestone is **substantial completion**. Substantial completion officially allows the District to sell service taps for the project. The third and final milestone is **final acceptance**. Final acceptance initiates the developer's two-year warranty period on the infrastructure associated with that project, during which time the developer is responsible for maintenance of the infrastructure if necessary.

The enclosed packet provides more detailed information on the specific requirements required to cross each of the three major milestones.

Development Review Process

Fort Collins- Loveland Water District
South Fort Collins Sanitation District

Numbers correspond to
chapters in following
documentation





2. Engineering Plan Review

FLCWD and SFCSD engineering staff reviews all utility construction design plans to ensure that the proposed design conforms to the standard construction specifications as well as the below plan review checklist. Please submit your design plans to your local review agency (Loveland, Fort Collins, Windsor, Timnath or Larimer County). Your local agency will coordinate with the District to incorporate water and sewer review into the project. Once all comments are addressed, Engineering signs off on plans.

Cover Sheet:

- ☐ Include District signature block (posted on District website)
- ☐ Chris Pletcher, District Engineer, to be Point of Contact for FCLWD/SFCSD
5150 Snead Dr., Fort Collins, CO, (970) 226-3104

Water and Sewer Notes as printed on drawings (typically on a stand-alone notes sheet or the utility plan sheet):

1. ALL WATER AND SANITARY SEWER CONSTRUCTION SHALL BE PERFORMED ACCORDING TO THE FORT COLLINS-LOVELAND WATER DISTRICT AND THE SOUTH FORT COLLINS SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
2. CONSTRUCTION OF WATER AND SEWER FACILITIES REQUIRE A PRECON MEETING WITH DISTRICT INSPECTION STAFF PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY DISTRICT INSPECTORS PRIOR TO STARTING WORK.
4. CONTRACTOR SHALL CONTACT THE SANITATION DISTRICT INSPECTOR FOR SEWER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING SEWER STUBS.
5. IF GROUNDWATER IS ENCOUNTERED WITHIN DEPTH OF SEWER CONSTRUCTION, MANHOLES MUST BE WATER-PROOFED.
6. CONTRACTOR SHALL CONTACT THE WATER DISTRICT FOR WATER INSPECTION 48 HOURS PRIOR TO CONNECTING TO EXISTING INFRASTRUCTURE.
7. ALL COMMERCIAL DOMESTIC SERVICES REQUIRE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE.
8. ALL WATER LINES SHALL BE A MINIMUM OF (5) FIVE FEET AND A MAXIMUM OF (6) SIX FEET BELOW FINAL GRADE.
9. ALL DISTRICT VALVES SHALL ONLY BE OPERATED BY DISTRICT OPERATIONS STAFF.
10. PIPE PRESSURE AND VACUUM TESTING SHALL BE WITNESSED BY DISTRICT INSPECTORS. WATERLINE BACTERIA TESTS SHALL ALSO BE TAKEN BY DISTRICT INSPECTORS.

Fort Collins-Loveland Water District

South Fort Collins Sanitation District



11. ONCE THE SYSTEM IS OPERATIONAL AND ALL TESTS HAVE PASSED, CONTRACTOR SHALL REQUEST SUBSTANTIAL COMPLETION WITH A LETTER TO THE DISTRICT.

12. AS-BUILTS SHALL BE SUBMITTED IN PDF AND DWG TO THE DISTRICT FOR FINAL APPROVAL.

12. ONCE ALL PUNCH LIST ITEMS ARE COMPLETE, EASEMENTS ARE RECORDED, AND AS-BUILT FILES ARE APPROVED, THE CONTRACTOR SHALL REQUEST FINAL COMPLETION WITH A LETTER TO THE DISTRICT THAT INCLUDES THE DOLLAR VALUE OF THE WATER AND SEWER IMPROVEMENTS LISTED SEPARATELY.

Utility Plans:

Water Mains:

- ☐ Water mains are within Right-of-Way (ROW) or utility easement (20' wide easement for water mains of any size)
- ☐ 10' separation (horizontal) from any sewer, storm, or non-potable water
- ☐ 10' separation (horizontal) from tree trunks
- ☐ 6' separation (horizontal) from dry utilities
- ☐ 1.5' separation (vertical) from any other utilities
- ☐ 6' from dry utilities
- ☐ Material called out as PVC for pipes up to 12". For pipes larger than 12" the District holds the right to require alternate pipe materials as site conditions warrant.
- ☐ Gate Valves used for lines 12" or smaller; butterfly valves 14" or larger.
- ☐ Plan and profile included for lines 12" and larger
- ☐ High points along water mains incorporate a form of air release (combo air vac preferred)
- ☐ Joint restraints used on all fittings with required length of restrained pipe per detail, aside from when connecting to existing mains which require thrust blocks.
- ☐ Subdivisions must have more than 1 point of connection to an existing main (i.e., looping)
- ☐ 5' minimum burial depth, 6' max

Water Services:

- ☐ Water services are consistent size and continuous material (no couplers other than the setter) all the way from the tap on the main to 5' downstream of the meter pit. After 5', the water line is considered private and the developer can change size and material as desired.
- ☐ Service line to be perpendicular to the main until 5' downstream of the meter pit
- ☐ Meter Pit to be within Right-of-Way (ROW) or utility easement (20' wide easement for water lines of any size)
- ☐ Meter pit size to match District requirements for the service line size (i.e., 24" pit, 48" manhole or larger vault starting at 3" Service)
- ☐ No curb stop upstream of the water meter pit
- ☐ 10' separation (horizontal) from any sewer, storm, or non-potable water

Fort Collins-Loveland Water District

South Fort Collins Sanitation District



- ☐ 10' separation (horizontal) from tree trunks
- ☐ 6' separation (horizontal) from dry utilities
- ☐ 6' from dry utilities
- ☐ 1.5' separation (vertical) from any other utilities (sewer or storm)
- ☐ A note that reads "All commercial, irrigation, and fire sprinkler lines shall have a backflow prevention device as approved by the District"
- ☐ All Irrigation services shall have a curb stop downstream of meter pit or vault.

Fire Sprinkler Lines:

- ☐ Material is PVC from main to valve (line is private downstream of valve)
- ☐ A Gate valve shall be located directly off the tap on the water main.
- ☐ Reduced Pressure Principle Backflow Prevention Device is required and may be located in Building

Hydrants:

- ☐ Hydrant and associated line are in the ROW or 20' wide utility easement
- ☐ Hydrant dead-end length does not exceed 250'
- ☐ Hydrant is at least 2' from back of curb
- ☐ Valve upstream of the hydrant with no services in between
- ☐ Distance from above ground utilities such as electric transformers, pedestals, or light poles shall be 10' on either side.

Sewer Mains:

- ☐ Must be in ROW or 30' wide utility easement
- ☐ SDR 35 PVC specified
- ☐ Manholes per District specs
- ☐ Any more than 2' drop in a MH requires an outside drop (see District detail)
- ☐ Manhole bends compared to elevation drop meets the following requirement:
 - ☐ 0-45° = 0.10' drop minimum
 - ☐ 46-85° = 0.20' drop minimum
 - ☐ 86-100° = 0.30' drop minimum
- ☐ Slopes specified on plan and conform to 10-State Standards
- ☐ 10' from tree trunks and potable water (horizontal)
- ☐ 1.5' from other utilities (vertical)

Fort Collins-Loveland Water District

South Fort Collins Sanitation District



Private Sewer services:

- ☐ Minimum slope on 4" is 2%, minimum slope on 6" is 1%.
- ☐ SDR 35 PVC material
- ☐ Does not need to be in an easement since it is private
- ☐ Downstream of grease trap line (or sand/oil interceptor) connecting to domestic line, install a sampling port (2-way cleanout)
- ☐ For all commercial services a sample port (2-way clean out) must be installed at the property line, prior to discharge into the sewer main.
- ☐ For Projects that have the potential to discharge fats, oils and grease, the oil or grease interceptor must be illustrated on the plans
- ☐ For projects with the potential to discharge oil, sand and grit, the sand/oil interceptor must be illustrated on the plans.

1.



3. Preconstruction Meeting

After construction plans are approved by District engineering staff via signature, the development project may move to the construction phase. Prior to any water or sewer construction, the development team must attend a preconstruction meeting with District staff. This is an opportunity to communicate District expectations and answer any initial questions the developer may have.

Prior to scheduling a pre-con, the District needs the following **approved** documents:

- One (1) 24x36 hardcopy plan set with the District Engineer's signature and the engineer of record's stamp and signature.
- Two (2) 11x17 plan sets with the District Engineer's signature and the engineer of record's stamp and signature.
- An electronic PDF of the final compiled plan set with the District Engineer's signature and the engineer of record's stamp and signature.
- Water and Sewer material submittals for all material related to water and sewer construction.

Once District staff receives and approves all of the above documentation, then they will begin scheduling a preconstruction meeting. Review times on material submittals may take five to ten business days. Please schedule accordingly.

At a minimum, the contractor installing the public infrastructure must be at the preconstruction meeting. The owner and engineer may attend as well. At the preconstruction meeting, the project team will establish one official point of contact between the District and the developer moving forward. This single point of contact will be the team's representative as the project moves through substantial and final completion, and will be responsible for any corrections, punch-list or warranty items on the project.



4. Substantial Completion

After the preconstruction meeting has passed and the water and sewer infrastructure is tested and verified by District inspectors, the developer may apply for Substantial Completion. Substantial Completion allows the District to begin selling service taps for the approved project. To receive Substantial Completion approval, the developer must complete the following:

- All water and sewer facilities are tested and verified by District inspectors. District inspectors refer to standard construction specifications to confirm that the facilities meet the requirements.
 - All testing has been completed and approved by inspectors per the standard construction specifications
 - All facilities are to grade and accessible with an all-weather surface. For roadway facilities, minimum acceptable accessibility requirement is road base material, with preventative measures taken to avoid damage to facilities until asphalt is installed. Please note that district staff may require additional jetting and CCTV inspection prior to final acceptance to verify that no debris entered the system between substantial and final acceptance.
 - A substantial walk through has been completed by the Districts, developer or developer representative, and contractors' superintendents. It is the developer's or developer's representative's responsibility to schedule the walk through.
- Provide a letter to addressed to District Engineering staff requesting Substantial Completion. At a minimum, this letter shall include the lot(s), block(s), Larimer County Parcel Numbers, and street addresses as recorded with the County with supporting exhibits. If there are more than 4 parcels for approval, this information must be presented in a table format with supporting exhibits. Any irrigation taps and/or conservation taps must be identified as such in the request letter. Where reimbursement agreements exist, the District may be compelled to withhold approvals until the developer pays such reimbursements. An example Substantial Completion request letter is attached for reference.

Note that the developer is responsible for utility locates until final acceptance on the infrastructure.

Please also note that the developer is responsible for all facility repairs and maintenance until Final Acceptance is approved and two-year warranty period has expired.

Once a project is approved for Substantial Completion, the Developer has six (6) months to gain Final Acceptance. Failure to comply with the completion date may result in suspension of all remaining tap sales, future phases, and/or future projects with Developer until all requirements are satisfied.

Date: 10-19-20

To: Nate Ensley, PE
PE
Fort Collins / Loveland Water District
South Fort Collins Sanitation District

Re: Rendezvous Filing No.2 - Request For Substantial Completion – Phase 2G-1

Mr. Nate Ensley, PE,

As of Monday, October 19th, 2020, Connell Resources, Inc. has completed all the major sanitary sewer infrastructure and potable waterline work for Rendezvous Filing No.2 – Contractor Phasing 2G-1. Initial walk through for all sanitary sewer and potable waterline infrastructure have been completed with the district's inspector and all punch list items will be addressed by Thursday October 22nd, 2020. Final walk throughs with the district inspectors will be completed this week as well. Galloway Engineering is correctly working on final as-built documentation and will have this submitted to the district no later than Friday, October 23rd, 2020.

Rendezvous Filing No.2 is located in Timnath, CO. Attached to this letter is a full list of the lots included in this substantial completion request along with an address map. We have also included an overall utility plan indicating the utilities installed to date that will correspond to the as-builts to be submitted by Galloway Engineering.

This letter is requesting Substantial Completion for Rendezvous Filing No.2 – Contractor Phasing 2G-1 for all the major sanitary sewer and potable waterline infrastructure.

If any additional documentation is required, please let us know as soon as possible.

Regards,



Shane T. Westlind
Project Manager/Estimator
Connell Resources, Inc.

Cc.:

Chris Pletcher, PE – FCLWD/SFCSD
Terry Thompson – FCLWD – SFCSD
Steve Cicione – Hartford Homes
Chris Dejulio – Connell Resources, Inc.
James Prelog, PE – Galloway Engineering



RENDEZVOUS / TRAILSIDE 2G1 SUBSTANTIAL ACCEPTANCE LIST

Block	Lot	Subdivision	Address	Parcel No.
6	1	Rendezvous Second	5901 Isabella Ave.	8602426001
6	2	Rendezvous Second	5915 Isabella Ave.	8602426002
6	3	Rendezvous Second	5929 Isabella Ave.	8602426003
4	1	Rendezvous Second	5950 Rendezvous Pkwy	8602124001
4	2	Rendezvous Second	5954 Rendezvous Pkwy	8602124002
4	3	Rendezvous Second	5958 Rendezvous Pkwy	8602124003
4	4	Rendezvous Second	5962 Rendezvous Pkwy	8602124004
4	5	Rendezvous Second	5966 Rendezvous Pkwy	8602124005
4	6	Rendezvous Second	5970 Rendezvous Pkwy	8602124006
4	7	Rendezvous Second	5974 Rendezvous Pkwy	8602124007
4	8	Rendezvous Second	5978 Rendezvous Pkwy	8602124008
4	9	Rendezvous Second	5982 Rendezvous Pkwy	8602124009
4	10	Rendezvous Second	5986 Rendezvous Pkwy	8602124010
4	11	Rendezvous Second	5051 John Muir Drive	8602124011
4	12	Rendezvous Second	5057 John Muir Drive	8602124012
4	13	Rendezvous Second	5063 John Muir Drive	8602124013
4	14	Rendezvous Second	5069 John Muir Drive	8602124014
4	15	Rendezvous Second	5982 Isabella Ave.	8602124015
4	16	Rendezvous Second	5974 Isabella Ave.	8602124016
4	17	Rendezvous Second	5966 Isabella Ave.	8602124017
4	18	Rendezvous Second	5958 Isabella Ave.	8602124018
4	19	Rendezvous Second	5950 Isabella Ave.	8602124019
4	20	Rendezvous Second	5090 Brule Drive	8602124020
4	21	Rendezvous Second	5082 Brule Drive	8602124021
4	22	Rendezvous Second	5074 Brule Drive	8602124022
4	23	Rendezvous Second	5066 Brule Drive	8602124023
4	24	Rendezvous Second	5058 Brule Drive	8602124024
4	25	Rendezvous Second	5050 Brule Drive	8602124025
3	1	Rendezvous Second	6001 Denys Drive	8602123001
3	2	Rendezvous Second	6007 Denys Drive	8602123002
3	3	Rendezvous Second	6013 Denys Drive	8602123003
3	4	Rendezvous Second	6019 Denys Drive	8602123004
3	5	Rendezvous Second	6025 Denys Drive	8602123005
3	6	Rendezvous Second	6031 Denys Drive	8602123006
3	7	Rendezvous Second	6037 Denys Drive	8602123007
3	8	Rendezvous Second	6041 Denys Drive	8602123008
3	9	Rendezvous Second	6045 Denys Drive	8602123009
3	10	Rendezvous Second	6049 Denys Drive	8602123010
3	11	Rendezvous Second	5994 Rendezvous Pkwy	8602123011
3	12	Rendezvous Second	5990 Rendezvous Pkwy	8602123012
3	13	Rendezvous Second	5986 Rendezvous Pkwy	8602123013

BEING A REPLAT OF TRACTS H, K, L, O, S, BB AND CC, RENDEZVOUS FILING NO. 1, LOCATED IN
PART OF THE NORTH HALF AND PART OF THE SOUTHEAST QUARTER OF SECTION 2,
T. 6 N., R. 68 W. OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LOT 2, WALKER SUBDIVISION
REC. NO. 89016818
OWNER: DEAN M. AND
SUZANNE E. WALKER



22

BLOCK NUMBERS

— PROPERTY LINE

— LOT LINE

— SECTION LINE

PROPOSED ADDR

RENDEZVOUS FIL

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.

[illegible]

Project No: _____

Drawn By: _____

Checked By: _____

Date: _____





5. Final Acceptance

Once a project is approved for Substantial Completion, the Developer has six (6) months to gain Final Acceptance. Final Acceptance initiates the start of a two-year warranty period for the developer. The developer is responsible for repairing any infrastructure during this warranty period. The following is a list of items required for Final Acceptance:

- Verification that all water and sewer punch list items are complete per the following checklist:
 - Tracer wire has been tested and verified by the Districts.
 - All facilities are to operational and accessible.
 - A final walk through has been completed by the Districts representative, developer or developer's representative, and contractors' superintendents to confirm that the facilities meet the requirements published in the Standard Construction Specifications. It is the developer's or developer's representative's responsibility to schedule the walk through.
- Verification that any easements associated with the project have been recorded (a reception number is acceptable).
- Verification that as-built CAD and PDF drawings have been sent to and approved by District Engineering. Please see the requirements on the next sheets for as-built CAD and PDF requirements.
- Provide a letter addressed to district engineering staff requesting Final Acceptance. At a minimum, this letter shall include the cost of the public water and sewer infrastructure (separated) as well as the lot(s), block(s), Larimer County Parcel Address(es), and street addresses with supporting exhibits. If there are more than 4 parcels for approval, this information must be presented in a table format. Any irrigation taps and/or conservation taps must be identified as such in the request letter. Where reimbursement agreements exist, the District may be compelled to withhold approvals until the developer pays such reimbursements. An example Final Acceptance request letter is attached for reference.

Once the District issues Final Acceptance, the District is responsible for utility locate requests. The developer is required to repair any damaged or broken infrastructure until two (2) years after Final Acceptance.

Warranty Expiration Process:

Prior to the expiration of the 2-year warranty, (typically two months before expiration), the District will conduct an inspection of the project and note any repairs needed. The developer is responsible for providing new sewer CCTV information for the District's review. If the Developer fails to provide the District updated sewer CCTV's the warranty period shall extend

Fort Collins-Loveland Water District **South Fort Collins Sanitation District**



for the duration that the data is not provided. The District will inform the developer of the required repairs and the developer will cause the repairs to be completed. If no repairs are required, the warranty period will expire with no further action by the District or the developer

Fort Collins-Loveland Water District

South Fort Collins Sanitation District



Requirements for CAD and PDF Record Drawings

December 2020

Minimum Requirements for CAD Record Drawings

General

- District Coordinate System (Northern Colorado, US Feet) - NAD 83 or NAD 27
- Drawing must be in model space.
- No Referenced Drawings or Attachments in drawing; everything should be bound in.
- Delete old linework.
- All proxy AEC objects must be exploded into basic AutoCAD objects.

Water

- Locations of all water lines and points associated with the water.
- Show all water mains with designated sizes and materials.
- Show all fire lines with designated sizes and materials.
- Show all valves including but not limited to air release valves, blow off valves, butterfly valves, check valves, gate valves, pressure reducing valves with designated sizes.
- Show all service lines from the main to the meter with designated sizes.
- Show all fittings with designated sizes including but not limited to horizontal and vertical bends, couplings, reducers, crosses, tees, plugs and water services.
- Show all fire hydrant assemblies with tees, water lines and gate valves.
- Show all casings with designated sizes, materials, and lengths.
- Show location of cathodic protection / corrosion test stations.

Sewer

- Locations of all sewer lines and points associated with the sewer.
- Show all sewer mains with designated sizes and materials.
- Show all service lines from the main to the lot.
- Show all sewer force mains with designated sizes and materials.
- Show all sewer manholes.
- Show all sewer valves with designated sizes.
- Show all sewer fittings with designated sizes.
- Show all casings with designated sizes, materials, and lengths.
- Show cleanouts with designated sizes.
- Show location of cathodic protection / corrosion test stations.
- Location of pretreatment device- grease interceptor, sand/oil interceptor.

Fort Collins-Loveland Water District

South Fort Collins Sanitation District



Minimum Requirements PDF Record Drawings

- Certified Record Drawings shall be submitted by the Design Engineer to the Water Inspector and Sewer Inspector for review and approval.
- Cover sheet shall be labeled "DRAWINGS OF RECORD" and be stamped by a registered P.E. in the State of Colorado.
- Construction information shall be recorded concurrently with construction progress.
- Record Drawings shall include, as a minimum, the following:
 - Field dimensions, elevations, and details.
 - Changes which are made by modification.
 - Details which are not on the original Construction Drawings.
 - Horizontal and vertical locations of underground utilities and appurtenances.
 - Depths of various elements of work in relation to project datum.
 - All dimensions shall be referenced to property pins if surface improvements have not been constructed.



**FORT COLLINS-LOVELAND WATER DISTRICT
SOUTH FORT COLLINS SANITATION DISTRICT**

5150 Snead Dr., Fort Collins, CO 80525

Phone 970.226.3104 Fax 970.226.0186

www.fclwd.com

December 4th, 2020

Shane Westlind
Connell Resources, Inc.
7785 Highland Meadows Parkway, Suite 100
Fort Collins, CO 80528

RE: Rendezvous Filing 2 – Phase 2G-1 Final Completion Acceptance Letter

Dear Shane:

This letter is to advise you that the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District have approved the above-mentioned project for final completion, effective on December 4, 2020. The warranty period will expire two years from the effective date.

The asset value of the public water system improvements is \$550,828.00

The asset value of the public sewer system improvements is \$544,302.00

Please feel free to contact me at the phone number listed above if you have any questions or require additional information.

Sincerely,

Nate Ensley, PE
Civil Engineer I
Fort Collins-Loveland Water District
South Fort Collins Sanitation District

cc: Chris Pletcher, PE, District Engineer
Zach Gilbert, Operations Superintendent
Amanda Proctor, Controller
Kerry Flint, Administrative Associate
Debbie Way, Billing Supervisor

Date: 10-29-20

To: Nate Ensley, PE
PE
Fort Collins / Loveland Water District
South Fort Collins Sanitation District

Re: Rendezvous Filing No.2 - Request For Final Completion – Phase 2G-1

Mr. Nate Ensley, PE,

As of Thursday, October 29th, 2020, Connell Resources, Inc. has completed all the major sanitary sewer infrastructure and potable waterline work for Rendezvous Filing No.2 – Contractor Phasing 2G-1. Substantial Completion has been granted by the district as of October 28th, 2020 and final as-built documentation will be submitted to Galloway Engineering no later than October 30th, 2020. All punch list items have been completed per the district's inspectors.

Rendezvous Filing No.2 – Phase 2G-1 is in Timnath, CO (reference attached Substantial Completion letter, map, lots, blocks and parcel numbers).

The total estimated dollar amount for major infrastructure work is listed below for Rendezvous Filing No.2 – Phase 2G-1:

- SFCSD Sanitary Sewer Infrastructure = \$544,302.00
- FCLWD Potable Waterline Infrastructure = \$550,828.00

This letter is requesting Final Completion for Rendezvous Filing No.2 – Phase 2G-1 for all the major sanitary sewer and potable waterline infrastructure and the start of our 2-year warranty period

If any additional documentation is required, please let us know as soon as possible.

Regards,



Shane T. Westlind
Project Manager/Estimator
Connell Resources, Inc.

Cc.:
Chris Pletcher, PE – FCLWD/SFCSD
Terry Thompson – FCLWD/SFCSD
Steve Cicione – Hartford Homes
Patrick McMeekin – Hartford Homes
Chris DeJulio – Connell Resources, Inc.
James Prelog, PE – Galloway Engineering

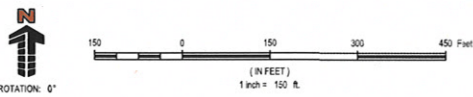


Rendezvous Filing No.2 - Trailside
Phasing Map
01-20-20

**FORT COLLINS - LOVELAND
WATER DISTRICT
SOUTH FORT COLLINS
SANITATION DISTRICT**

Nate Kelly 10/19/20
District Engineer Date

All changes, addendums, additions, deletions and modifications to these drawings must be approved, in writing, by the Fort Collins-Loveland Water District and the South Fort Collins Sanitation District.



- LEGEND:**
- PROJECT BOUNDARY
PHASE LINE
- NOTES:**
1. THE PHASE LINES SHOWN DELINEATE THE LOTS THAT ARE INCLUDED WITHIN A PHASE. GRADING AND INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
 2. ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED IN THE FIELD BY THE TOWN ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE FOR THE MOST CURRENT TOWN STANDARDS.
 3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY. THEY MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL CONSTRUCTION SEQUENCE. FINAL DESIGN MAY PROVIDE ADDITIONAL BREAKS IN THE PHASES.
 4. TEMPORARY FIRE HYDRANTS ARE REQUIRED AT THE UPSTREAM END OF ALL "DEAD-END" WATER LINES IN EACH PHASE. THE FIRE HYDRANTS SHALL BE REMOVED UPON COMPLETION OF THE WATER MAIN DURING THE CONSTRUCTION OF THE NEXT PHASE.
 5. SANITARY SEWER MAIN SHALL BE EXTENDED TO THE NEXT MANHOLE BEYOND THE PHASE LINE.
 6. FOR DETAILED OVERLOT GRADING SEE SHEETS C3.1 - C3.7.
 7. STORM MAY TERMINATE PRIOR TO THE MANHOLE NOTED WITHIN THE UTILITY PHASING TABLE. THE TERMINATION SHALL OCCUR 20' BEYOND PHASING LINE OR 20' BEYOND THE EDGE OF PAVEMENT WHICHEVER IS LONGER. IF THE STORM SYSTEM IS BROKEN BY PHASES, THE STORM SYSTEM MAY BE COMPLETED OR A TEMPORARY SHALE MAY BE PROVIDED FROM INVERT TO INVERT WITH A MINIMUM 2% FLAT BOTTOM AND A MAXIMUM 4:1 SIDE SLOPE.
 8. CONTRACTOR SHALL ADEQUATELY MAINTAIN AND PROVIDE SNOW REMOVAL AS NEEDED DURING SITE CONSTRUCTION.
 9. PHASES 1B, 1F, AND 1G ARE DESIGNED WITH THIS PLAN SET. HOWEVER, THESE PHASES ARE BEING PLATTED AS TRACTS WITH THIS FILING.
 10. FIRST PHASE OF FILING NO. 2 WILL REQUIRE CONNECTION TO THREE BELL PARKWAY.
 11. ALL DEDICATED PRIVATE ALLEYS SHALL BE BUILT TO MINIMUM FIRE LANE STANDARDS AND WILL REQUIRE "NO PARKING FIRE LANE" SIGNAGE THROUGHOUT. AT THE TIME OF FINAL DESIGN EACH FILING WILL REQUIRE A SIGNAGE PLAN PER LUCAS DETAILS 1418 AND 1419 FOR SIGN PLACEMENT AND SEPARATION DISTANCES THAT WILL INDICATE THE LOCATIONS OF FIRE LANE SIGNAGE PRIOR TO FINAL PLAN APPROVAL FOR THAT FILING.

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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Phase 1B

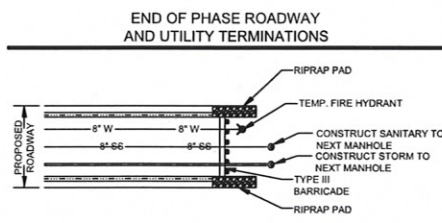
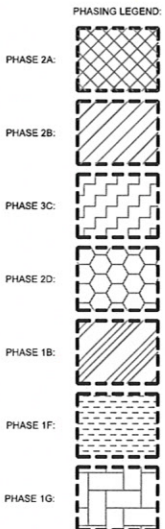
Phase 3A - Overlot
Grading Only

Phase 2G-1

Phase 2G-2

Phase 3B - Overlot
Grading Only

Sewer as
marked in black
shall be included
in phase 2G-1
-NE 10/19/2020



CALL UTILITY NOTIFICATION CENTER OF
COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

**TOWN OF TIMNATH, COLORADO
DRAWING APPROVAL**

REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

Town Engineer _____ Date _____

RENDEZVOUS FILING NO. 2

TIMNATH, CO

#	Date	Issue / Description	Init.

Project No: HFHLV0003.20
Drawn By: KJP
Checked By: JEP
Date: 08.21.19

PHASING PLAN PLATTED
AND FUTURE LOTS

C2.0

RENDEZVOUS / TRAILSIDE 2G1 SUBSTANTIAL ACCEPTANCE LIST

Block	Lot	Subdivision	Address	Parcel No.
6	1	Rendezvous Second	5901 Isabella Ave.	8602426001
6	2	Rendezvous Second	5915 Isabella Ave.	8602426002
6	3	Rendezvous Second	5929 Isabella Ave.	8602426003
4	1	Rendezvous Second	5950 Rendezvous Pkwy	8602124001
4	2	Rendezvous Second	5954 Rendezvous Pkwy	8602124002
4	3	Rendezvous Second	5958 Rendezvous Pkwy	8602124003
4	4	Rendezvous Second	5962 Rendezvous Pkwy	8602124004
4	5	Rendezvous Second	5966 Rendezvous Pkwy	8602124005
4	6	Rendezvous Second	5970 Rendezvous Pkwy	8602124006
4	7	Rendezvous Second	5974 Rendezvous Pkwy	8602124007
4	8	Rendezvous Second	5978 Rendezvous Pkwy	8602124008
4	9	Rendezvous Second	5982 Rendezvous Pkwy	8602124009
4	10	Rendezvous Second	5986 Rendezvous Pkwy	8602124010
4	11	Rendezvous Second	5051 John Muir Drive	8602124011
4	12	Rendezvous Second	5057 John Muir Drive	8602124012
4	13	Rendezvous Second	5063 John Muir Drive	8602124013
4	14	Rendezvous Second	5069 John Muir Drive	8602124014
4	15	Rendezvous Second	5982 Isabella Ave.	8602124015
4	16	Rendezvous Second	5974 Isabella Ave.	8602124016
4	17	Rendezvous Second	5966 Isabella Ave.	8602124017
4	18	Rendezvous Second	5958 Isabella Ave.	8602124018
4	19	Rendezvous Second	5950 Isabella Ave.	8602124019
4	20	Rendezvous Second	5090 Brule Drive	8602124020
4	21	Rendezvous Second	5082 Brule Drive	8602124021
4	22	Rendezvous Second	5074 Brule Drive	8602124022
4	23	Rendezvous Second	5066 Brule Drive	8602124023
4	24	Rendezvous Second	5058 Brule Drive	8602124024
4	25	Rendezvous Second	5050 Brule Drive	8602124025
3	1	Rendezvous Second	6001 Denys Drive	8602123001
3	2	Rendezvous Second	6007 Denys Drive	8602123002
3	3	Rendezvous Second	6013 Denys Drive	8602123003
3	4	Rendezvous Second	6019 Denys Drive	8602123004
3	5	Rendezvous Second	6025 Denys Drive	8602123005
3	6	Rendezvous Second	6031 Denys Drive	8602123006
3	7	Rendezvous Second	6037 Denys Drive	8602123007
3	8	Rendezvous Second	6041 Denys Drive	8602123008
3	9	Rendezvous Second	6045 Denys Drive	8602123009
3	10	Rendezvous Second	6049 Denys Drive	8602123010
3	11	Rendezvous Second	5994 Rendezvous Pkwy	8602123011
3	12	Rendezvous Second	5990 Rendezvous Pkwy	8602123012
3	13	Rendezvous Second	5986 Rendezvous Pkwy	8602123013

BEING A REPLAT OF TRACTS H, K, L, O, S, BB AND CC, RENDEZVOUS FILING NO. 1, LOCATED IN
PART OF THE NORTH HALF AND PART OF THE SOUTHEAST QUARTER OF SECTION 2,
T. 6 N., R. 68 W. OF THE 6TH P.M.
TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO

LOT 2, WALKER SUBDIVISION
REC. NO. 89016818
OWNER: DEAN M. AND
SUZANNE E. WALKER



22

BLOCK NUMBERS

— PROPERTY LINE

— LOT LINE
— SECTION LINE

PROPOSED ADDR

RENDEZVOUS FILING NO. 1

RENDEZVOUS FILING NO. 1

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
GallowayUS.com

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[illegible]

Project No: _____

Drawn By: _____

Checked By: _____

Date: _____

