STAPLETON SECTION 10
GENERAL DEVELOPMENT PLAN - FIRST MINOR DEVIATION
A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
LOCATED AT THE INTERSECTION OF 56TH AVENUE AND CENTRAL PARK BOULEVARD
COVER SHEET

APPLICANT:
Forest City Stapleton, Inc. a Colorado Corporation

By
James R. Chrisman
vice President - Development

STATE OF COLORADO

COUNTY OF DENVER

The application was acknowledged before me the 23rd day of October, 2017,
by James R. Chrisman as Senior Vice President of Forest City Stapleton, Inc.

WITNESS my hand and official seal
My commission expires: 06/26/20.
Notary Public

APPLICANT AND OWNER:
Park Creek Metropolitan District, a special municipal corporation and political subdivision of the State of Colorado

By
Terry Reynolds
Executive Director

State of Colorado

City and County of Denver

The foregoing instrument was acknowledged in the 23rd day of October, 2017,
by Terry Reynolds as Robert Secretary

Witness my hand and official seal
My commission expires: 06/26/20
Notary Public

FIRST MINOR DEVIATION:

INTERNAL ROADWAY NETWORK FOR THE AREA EAST OF DALLAS STREET
HAVE BEEN REVISED IN RESPONSE TO THE ADDITION OF TWO K-8 ELEMENTARY SCHOOLS BEING ADDDED. PREVIOUS GDP INCLUDED 1 SCHOOL WITHIN THE INFRASTRUCTURE SIZING PURPOSES, AND THIS GDP INCLUDES A 2ND SCHOOL, AREA WEST OF DALLAS REMAINING THE SAME (KNOWN AS FLANS 4B), AND IS NOT INCLUDED IN THIS DEVIATION.
STAPLETON SECTION 10
GENERAL DEVELOPMENT PLAN - FIRST MINOR DEVIATION
A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 8 WEST, 8TH PRINCIPAL MERIDIAN
LOCATED AT THE INTERSECTION OF 76TH AVENUE AND CENTRAL PARK BOULEVARD
ROADWAY CROSS SECTIONS

TYPICAL 30' LOCAL STREET

TYPICAL 32' LOCAL STREET

TYPICAL 40' COLLECTOR STREET & LOCAL STREET ADJACENT
TO LAND USES THAT REQUIRE 25' CLEAR WIDTH FOR FIRE

NOTES
(1): The Roadway Cross Sections described on this Sheet 3 are noted as outlined in Section 5 of the Development Concept on Sheet 4. When x-ray references are completed, the width of the Roadway is allowed as described in Note 3 and the on-street parking as described in Note 6. For roads constructed within Section 10, no greater standards shall be required than those detailed unless based on filling level traffic studies or requiring an amendment or waiver deviation to this Section 10.

(2): Exception to the above Cross Sections including modifications to address Enhanced Crossings may be allowed by the Manager of Public Works on a case-by-case basis without affecting existing rights or requiring an amendment or waiver deviation to this Section 10.

(3): Cross Sections shown above are for mid-block locations. Roadway sections may need to be increased to meet Fire Department clear width standards depending on type, size, and scale of adjacent land use. Additional width may be needed at intersections and other areas where traffic and pedestrian volumes require additional studies. The median in Central Park Blvd. will be adjusted at intersections in order to accommodate turn lanes as required.

(4): Location and type of on-street parking will be determined and managed by Public Works.

MEDIAN DIVIDED COUPLET

TYPICAL 36' COLLECTOR STREET

ROADWAY CROSS SECTIONS
SHEET 3 OF 10
STAPLETON SECTION 10
GENERAL DEVELOPMENT PLAN - FIRST MINOR DEVIATION
A PART OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 WEST, 8TH PRINCIPAL MERIDIAN
LOCATED AT THE INTERSECTION OF 56TH AVENUE AND CENTRAL PARK BOULEVARD
EXISTING & PROPOSED SANITARY SEWER

LEGEND
- Existing Sanitary Sewer
- Proposed Sanitary Sewer (Gravity Flow)
- Proposed Sanitary Sewer (Force Main)
- Pipe Flow Direction
- Major Sanitary Sewer Boundary

NOTES
1. Section 10 sanitary sewer collection will be served by existing Metro
Wastewater Reclamation District (MWRRD) interceptor within 56th Ave, with a
single point of connection at approximately 59th Ave. & Central Park Blvd.
The final area associated with Section 11 is projected to produce 1.4 MGD
(mean daily flow) of wastewater, which will flow through the proposed
56th Ave. interceptor. The slope of the line is downgradient to the northeast
from 56th Avenue requiring a lift station near the northeast corner of Section
10. From the lift station a force main will be needed to convey effluent to the
connection point with the 59th Ave. interceptor.
2. Sanitary sewer plans for individual parcels must be in conformance with
the 500' plot and the Stapleton Section 10 RFP.
3. Alignments shown are for illustrative purposes only. Final alignments to be
determined during the design process.
4. Properties along 56th Avenue will not be permitted a private service line
connection into the Metro Main. Public sewer will need to be extended to
ensure all properties are serviced and limit the number of Metro Main
connections.