



Request for Comments

Case Name: Elmwood North, Filing No. 1 Minor Subdivision Final Plat

Case Number: PLT2024-00017

July 25, 2024

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision final plat to create two lots within the Sherrelwood Village/Elmwood North Planned Unit Development.** This request is located at 8000 PECOS ST. The Assessor's Parcel Number is 0171928400003, 0171933100009, 0171933124036, 0171933124037, 0171933124038, 0171933124039, 0171933124057.

Applicant Information:

ROBERT PALMER
2595 PONDEROSA RAOD
FRANKTOWN, CO 80116

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 08/16/2024 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to NEagleson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



PRELIMINARY PLAT (MAJOR SUBDIVISION)

A major subdivision shall only be used to divide parcels of twenty (20) or more acres or create five (5) or more lots. The first approval required is the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including design of geologic hazards, environmentally sensitive areas, required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

Please include this page with your submittal. More information about checklist items can be found on page 2-3. Submittal instructions are at the top of page 2.

Required Checklist Items

- Development Application Form
- Written Explanation
- Preliminary Plat
- Legal Description
- Conceptual Site Plan
- Proof of Ownership
- Proof of Water and Sewer Services
- Proof of Utilities
- Certificate of Taxes Paid
- Storm Drainage Study
- Trip Generation Analysis
- Receipt of Payment from the Colorado Geological Survey

Supplementary Checklist Items

- School Impact Analysis

Fees Due When Application is Deemed Complete	
Major Subdivision Preliminary Plat	\$1,400



Development Application

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input checked="" type="checkbox"/> Other: Preliminary Plat _____

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

APPLICANT

Name(s): Company:

Address:

City, State, Zip:

Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Company:

Address:

City, State, Zip:

Phone #: Email:

DESCRIPTION OF SITE

Address: 8000 Pecos Street

City, State, Zip: Denver, CO 80221

Area (acres or square feet): 3.29 Acres

Tax Assessor Parcel Number 0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039

Existing Zoning: P-U-D

Existing Land Use: Vacant

Proposed Land Use: Multi-Family, roads, parking, and landscaping

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

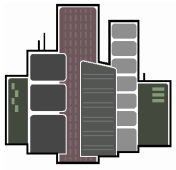
Name: Joe DelZotto

Date: 06/18/2024

Owner's Printed Name

Name: 

Owner's Signature



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Friday – May 31, 2024

Sent Via: 1st Class FedEx Courier Hand Deliver
 Facsimile to: **UPLOAD: E PERMIT CENTER**

ADAMS COUNTY

Planning Department
4430 S. Adams County Pkwy.
1st floor, Suite W2000B
Brighton, CO 80601-8218

Attention: Mr. Greg Barnes

Dear Mr. Barnes,

Project Description-Preliminary Plat

ELMWOOD NORTH TOWNHOMES

8000 N. Pecos Street
Unincorporated Adams County (Denver), CO

SLS JN: 24-0024-01

Elmwood North, LLC. Is planning to develop the 3.3 Acres of vacant land north of Sherrelwood Village single-family homes (N. 79th Way) with 70 Townhome units, roads, utilities, landscaping, and resident amenities. The site is located within the existing Sherrelwood Village Amendment 1 Planned Unit Development.

Sherrelwood Village Amendment 1 Planned Unit Development was approved for 40 multi-family units, and therefore, this project includes a Plat Vacation/Correction, a Preliminary Development Plan Major Modification, a Preliminary Plat, a Final Plat, and a Final Development Plan to incorporate the current townhome design and density.

Furthermore, Elmwood North, LLC. is proposing a privately maintained road through the project, which would include a 30-foot wide public access and public utility easement. The road is proposed as private, so that parking can be installed along the street, which does not meet any current Adams County public street section requirements. The street adjacent parking allows for more efficient use of the site and allows for a greater unit density providing a more efficient housing product. As part of the final design clear signage will be shown demarking the private road from the public roads, so that county maintenance staff can easily determine the limits of their maintenance area. A public access and utility easement will be provided over the roads and adjacent sidewalks, so that street and pedestrian access will operate as public access. Sidewalk connection will be provided through the site to N. Pecos Street and N. 79th Way.

As shown on the attached conceptual utility plan, the proposed sanitary sewer includes a section of new 8-inch main that will tie into the existing public sanitary sewer located in N. 79th Way south of the development. The proposed water system will connect to the existing main in N. 79th Way, where it will continue through the project tying into the existing water main in N. Pecos Street creating a water loop. A section of water main currently connecting the mains in N. 79th Way and N. Pecos Street will be abandoned, and the existing easement will be vacated. The proposed water main will replace the portion of water main being abandoned, and it completes the water loop in a manner that will provide more efficient fire service and water service to the proposed development. The water and sewer will be provided by the city of Thornton utility department. Will serve letters are included with this submittal. The water and sewer services for this project were modeled as part of the single-family residences project south of the site, and therefore, the existing water and sanitary sewer mains are sized to accommodate this townhome project.

Runoff water quality treatment and detention will be provided by modifying the detention pond constructed with the single-family development. Runoff from this area was included in the drainage calculations and pond sizing for the single-family development to the south. The detention pond will be modified to include the additional required detention and water quality volume, and the outlet control structure will be modified to incorporate the revised waste surface elevations and allowable release rates. The streets and storm drain system in the single-family development are sized to convey the flow from this project to the detention pond. Therefore, the proposed townhome development will not adversely affect the existing development to the south. A drainage report will be provided with the engineering drawings showing conformance to the existing approved drainage report.

2595 Ponderosa Road – Franktown, CO 80116

ROBERT PALMER, PE: 720.384.7661 phone • rpalmer@strategicsl.com • WEBSITE: <http://www.strategicsl.com>

file: c:\s\projects\2024-projects\23-delwest\01-8000 n. pecos-adams county\docs\2024-05-31-elmwood north-project description-preliminary plat .doc

Mr. Greg Barnes
Project Description
Friday – May 31, 2024
Page 2



As described above, Elmwood North, LLC. is proposing a townhome project north of N. 79th Way. The area is shown as a townhome project in the current P.U.D., but an amendment is being sought to show the current townhome layout and density. The proposed utilities were included in the single-family development, so no service issues are expected. Please feel free to reach out to me if there are any questions about what is being offered.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

A handwritten signature in black ink that reads "Robert J. Palmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Joe Delzotto, Elmwood North, LLC. via: jad@delwest.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0060226	0171928400003	Apr 30, 2024	2024-04-30-WEB-22947

ELMWOOD NORTH LLC
 8000 PECOS ST
 DENVER, CO 80221-3979

Situs Address	Payor
8000 PECOS ST	Anthony Bui

Legal Description
 SECT, TWN, RNG 33-2-68 DESC: BEG AT THE N4 COR OF SEC 33 TH N 89D 55M 33S E A DIST OF 30 FT TO A PT SD PT BEING THE POB TH THE FOL COURSES AND DIST N 00D 00M 00S E 295/42 FT S 82D 26M 14S E 20/18 FT S 82D 26M 14S E 8/04 FT S 76D 32M 09S E 178/58 FT S 21D 24M 11S E 268/24 FT S 89D 55M 33S W 299/53 FT TO THE POB EXC RD (BK 3720 PG 279) 1/48A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT RESIDENTIAL - 0100	406,148	113,320	2023	490	113.471

Payments Received	
E-check	Multi-Account Payment

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$12,858.54	\$0.00	\$12,858.54	\$0.00
				\$12,858.54	\$0.00
Balance Due as of Apr 30, 2024					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0067193	0171933100009	Apr 30, 2024	2024-04-30-WEB-22947

ELMWOOD NORTH LLC
 8000 PECOS ST
 DENVER, CO 80221-3979

Situs Address	Payor
---------------	-------

7996 PECOS ST	Anthony Bui
---------------	-------------

Legal Description

SECT,TWN,RNG:33-2-68 DESC: BEG AT A PT ON E LN N PECOS ST 20 FT S OF N LN SEC 33 TH S ALG E LN PECOS ST 208 FT TH E 208 FT TH N AT R/A 208 FT M/L TO A PT 20 FT S OF N LN SD SEC TH W 208 FT M/L TO POB 1A

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT RESIDENTIAL - 0100	348,480	97,230	2023	490	113.471

Payments Received

E-check	Multi-Account Payment
---------	-----------------------

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance

2023	Tax Charge	\$11,032.80	\$0.00	\$11,032.80	\$0.00
------	------------	-------------	--------	-------------	--------

				\$11,032.80	\$0.00
--	--	--	--	-------------	--------

Balance Due as of Apr 30, 2024					\$0.00
---------------------------------------	--	--	--	--	---------------

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139; THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

Elmwood Townhomes-Elmwood North Filing No. 2
8000 N. Pecos Street
Denver, Colorado (Adams County)

PRELIMINARY (LEVEL 2) DRAINAGE REPORT

Strategic Land Solutions, Inc. JN: 24-023-01

Report Date/History: May 31, 2024

Revised:

Prepared for:

DELWESTSM

ATTN: Mr. Joe DelZotto – President
Delwest Development Corp.

155 South Madison Street Suite 326

Denver, CO 80209

720-708-4065

Email: jad@delwest.com

Prepared by:



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Robert J. Palmer, P.E., as President

Strategic Land Solutions, Inc.

2595 Ponderosa Road

Franktown, CO 80116

Phone (720) 384-7661

Email rpalmer@strategicls.net

2024 Copyright © by Strategic Land Solutions, Inc.
All rights reserved.

This report or parts thereof may not be reproduced in any form, stored in a retrieval system, or transmitted in any form by any means – electronic, mechanical, photocopy, recording, or otherwise – without prior written permission of Strategic Land Solutions, Inc., except as provided by United States of America copyright law.

Published by Strategic Land Solutions, Inc. (2595 Ponderosa Road, Franktown, CO 80116, www.strategicls.net, 720-384-7661 phone)

TABLE OF CONTENTS

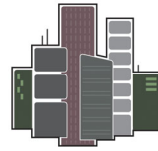
TABLE OF CONTENTS	i
ENGINEER'S AND DEVELOPER'S CERTIFICATIONS.....	ii
1. GENERAL LOCATION AND DESCRIPTION	1
1.1. LOCATION.....	1
1.2. DESCRIPTION OF PROPERTY	1
2. DRAINAGE BASINS AND SUB-BASINS	1
2.1. MAJOR BASIN DESCRIPTION	1
2.2. SUB-BASIN DESCRIPTION	2
3. DRAINAGE DESIGN CRITERIA	2
3.1. REGULATIONS.....	2
3.2. DEVELOPMENT RESTRAINTS.....	2
3.3. HYDROLOGICAL CRITERIA.....	2
3.4. HYDRAULIC CRITERIA.....	3
3.5. WATER QUALITY REQUIREMENTS.....	3
3.6. WAIVERS FROM CRITERIA	3
4. DRAINAGE FACILITY DESIGN	3
4.1. GENERAL CONCEPT.....	3
4.2. SPECIFIC DETAILS	3
5. CONCLUSIONS	3
5.1. COMPLIANCE WITH STANDARDS	3
5.2. DESIGN	4
6. REFERENCES	5

LIST OF FIGURES

Figure 1 - SITE LOCATION MAP	1
Figure 2 - SITE LOCATION ENLARGEMENT	1

APPENDICES

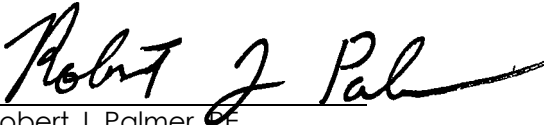
- APPENDIX A: HYDROLOGIC COMPUTATIONS
- APPENDIX B: HYDRAULIC COMPUTATIONS
- APPENDIX C: MAP POCKET
- APPENDIX D: OPERATIONS AND MAINTENANCE

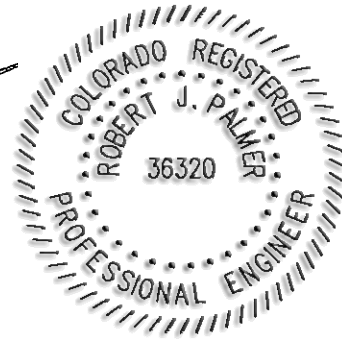


ENGINEER'S CERTIFICATION

I hereby certify that this report (plan) for the Preliminary Drainage design of Elmwood North was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

SIGNATURE:


Robert J. Palmer, PE
CO PE #36320



DEVELOPER'S CERTIFICATION

DELWEST (hereinafter **DEVELOPER**) hereby certifies that the drainage facilities for the project detailed within this Report will be constructed according to the design presented. It is understood that Adams County does not and will not assume liability for the drainage facilities designed and/or certified by my engineer and that Adams County reviews drainage plans pursuant to Colorado Revised Statutes, Title 24, Article 28; but cannot, on behalf of **DEVELOPER**, guarantee that final drainage design review will absolve **DEVELOPER** and/or their successor and/or assigns of future liability for improper design.

SIGNATURE: _____

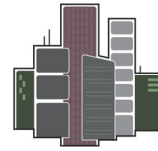
Printed Name –

Title –

DRAINAGE REPORT

Friday – March 31, 2024

Page 1



1. GENERAL LOCATION AND DESCRIPTION

1.1. LOCATION

The planned **townhomes** will consist of 70 new townhome units in four (4) buildings, located at 8000 N. Pecos Street within the northeast ¼ of Section 33 and the southeast ¼ of section 28, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

The site is bounded on the west by N. Pecos Street, on the north and east by Sherrelwood Park, and on the south by Single Family Residences.

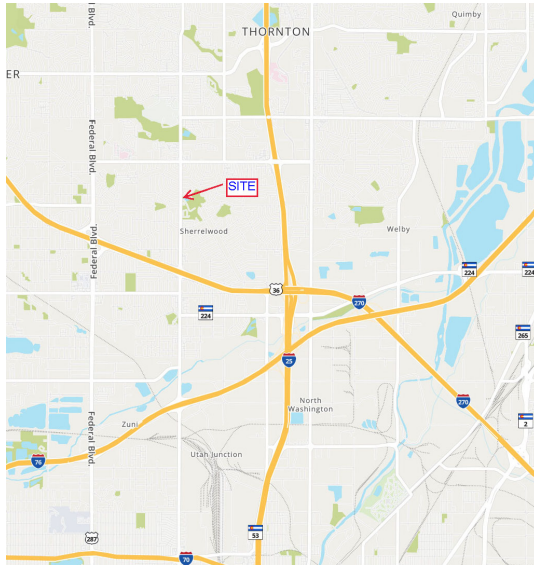


Figure 1 - SITE LOCATION MAP



Figure 2 - SITE LOCATION ENLARGEMENT

1.2. DESCRIPTION OF PROPERTY

The site currently encompasses approximately 3.29 acres of vacant land.

1.3. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed redevelopment of this property includes the addition of 70 townhome units in four (4) buildings, landscaping, lighting, utilities, parking, and drive lanes.

2. DRAINAGE BASINS AND SUB-BASINS

2.1. MAJOR BASIN DESCRIPTION

The site lies within the South Platte River Drainage Basin. Runoff from the site drains from northwest to southeast at approximately 3% to adjacent streets, where it is conveyed to the storm drain detention pond constructed with the single-family residences to the south.

There are no adjacent irrigation facilities.

The project is located within Flood Zone X, as shown on the National Flood Insurance Program's Flood Insurance map community panel 08001C0582H with an effective date of March 5, 2007, City and County of Denver.

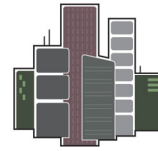
According to the Natural Resources Conservation Service (NRCS) web site, the onsite soils are Plantner loam (11.3%), Samsil-Shingle complex (35.3%), and Ulm loam (53.4%). The onsite soils have a hydraulic rating of C or D (Plantner loam=C, Samsil-Shingle complex=D, and Ulm loam=C).

As shown in the geotechnical report ground water was encountered at 11-FEET TO 19-FEET BELOW GROUND. The proposed development will not have basements, so groundwater is not expected to adversely affect the project.

DRAINAGE REPORT

Friday – March 31, 2024

Page 2



2.2. SUB-BASIN DESCRIPTION

Under proposed conditions, the site is roughly divided into two drainage sub-basins. One onsite basin, and one offsite basin. All runoff from the newly developed portion of the project, except a small area north of the existing building, is tributary to the proposed drainage facilities.

The following is a description of the two proposed sub-basins A and B.

Basin A contains approximately 0.07 acre, and it is comprised of a portion of the parking lot at the northwest corner of the site. Runoff from the area sheet flows to gutters, where it is conveyed south through a sidewalk chase to subbasin C.

Basin B contains approximately 0.28 acre, and it is comprised of a portion of the parking lot, building roof, sidewalk, and landscaping along the west side of the project. Runoff from the area sheet flows to gutters, where it is conveyed south through a sidewalk chase to subbasin C.

Basin C contains approximately 2.54 acres, and it is comprised of most of the parking lots, drive lanes, building roofs, sidewalk, and landscaping throughout the project. Runoff from this area sheet flows to gutters, where it combines with runoff from basin A and basin B. The combined runoff flows south in gutters through the existing single-family development to the detention pond. The streets, storm drain, and detention pond designed and constructed with the single-family development are sized to convey runoff from this project.

Basin D contains approximately 0.15 acre and it is comprised of sidewalk and landscaping along N. Pecos Street. Runoff from this basin sheet flows west to the gutter in N. Pecos Street, where it is conveyed south.

Basin E contains approximately 0.25 acre, and it is comprised of a portion of the building roof, sidewalk, and landscaping along the east side of the project. Runoff from the area sheet flows east to Sherlewood park. Runoff tributary to Sherlewood park will be reduced with this project.

3. DRAINAGE DESIGN CRITERIA

3.1. REGULATIONS

This drainage report was prepared in compliance with the following criteria:

- Adams County, *Stormwater Drainage and Stormwater Quality Control Regulations (ACSCR)*
- *Elmwood North-Filing No. 1 Phase III Drainage Report*
- Mile High Flood District (MHFD) *Urban Storm Drainage Criteria Manual*

During construction, disturbed areas will be stabilized for erosion and sediment control in accordance with Adams County and MHFD *Criteria*. The methods used to control erosion and sediment during construction of this project will comply with the non-structural and structural Best Management Practices (BMPs) described within the Adams County and MHFD manuals. A separate Erosion Control Report will be submitted to Denver Wastewater for approval.

No deviation from the Adams County *Criteria* is being requested except for the use as a sand filter within the underground detention vault.

3.2. DEVELOPMENT RESTRAINTS

The site is confined by existing improvements on all sides. Therefore, two small areas of the development are not being conveyed to the detention pond. However, the undetained runoff is being reduced to both areas compared to the existing conditions.

3.3. HYDROLOGIC CRITERIA

Runoff was calculated per the Adams County *Criteria*. Rainfall intensity was Calculated per MHFD equation 5-1, and runoff coefficients were taken from MHFD Table RO-3 utilizing soil type "C". The rational method was used to calculate runoff from the proposed development. The following formula was used to determine the runoff values:

$$Q=CIA$$

Where Q = Storm runoff, cubic feet per second (CFS)

C = Runoff coefficient

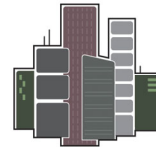
I = Storm intensity, inches per hour

A = Drainage area, acres

DRAINAGE REPORT

Friday – March 31, 2024

Page 3



3.4. HYDRAULIC CRITERIA

Street capacity will be evaluated using MHFD spreadsheets during the phase III drainage report.

The hydraulic design has been done in accordance with the Adams County *Criteria*.

3.5. WATER QUALITY REQUIREMENTS

Stormwater quality for the project will be provided by the existing extended detention basin constructed with the single-family development.

3.6. WAIVERS FROM CRITERIA

No deviation from the Adams County *Criteria* is being requested.

4. DRAINAGE FACILITY DESIGN

4.1. GENERAL CONCEPT

Runoff from the buildings will be captured by roof drains where it will be conveyed to downspouts and conveyed to landscaped areas. The runoff will combine with runoff from the drive lanes, parking, and landscaped areas, where it will be conveyed south through the proposed street gutters. The runoff will be captured by existing gutters in the single family projected to the south, where it will be conveyed through a storm inlet into the existing detention pond. The runoff will be treated for water quality, detained for the 10-year and 100-year storms, before being released into the adjacent drainage swale.

4.2. SPECIFIC DETAILS

As described and shown in the approved Phase III Drainage Report for Elmwood North-Filing No. 1 Prepared July 2022 by Core Consultants, the existing drainage improvements and detention pond constructed with the single-family development are sized to convey and treat runoff from this project. The water quality volume of runoff will be captured in the pond and released over 40-hours. Runoff in excess of the water quality volume will be captured and released at the 10-year and 100-year allowable release rates. The proposed development meets the requirements illustrated in the approved phase III drainage report as illustrated in the following table.

DESCRIPTION	APPROVED PHASE III REPORT	PROPOSED
ACRES TO POND	3.13 ACRES	2.89 ACRES
% IMPERVIOUS TO POND	78.93%	57.39%
5-YEAR RUNOFF TO POND	9.2 CFS	7.05 CFS
100-YEAR RUNOFF TO POND	20.05 CFS	16.51 CFS
100-YEAR TO SHERRLEWOOD PARK	7.43 EXISTING CONDITION	1.82

4.3. OPERATION AND MAINTENANCE PLAN

The detention pond shall be inspected monthly, and any trash shall be removed. Sediment should be removed from the detention pond yearly.

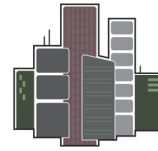
All maintenance is the responsibility of the property owner. Adams County is not responsible for maintenance of private onsite facilities.

5. CONCLUSIONS

5.1. COMPLIANCE WITH STANDARDS

This stormwater Management Report was prepared in compliance with the Adams County *Stormwater Drainage and Stormwater Quality Control Regulations* and the MHFD *Urban Storm Drainage Criteria Manual*. No variances will be requested.

Based on a current survey of the existing detention pond the pond will need minor grading to regain the initial design volume and water surface elevations. The current survey and pond volume spreadsheet show deficient volume compared to the original design report.

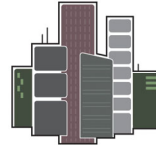


5.2. MAINTENANCE

All proposed drainage facilities proposed with this project are private and will be maintained by the property owner per section 4.3 of this report.

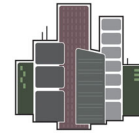
5.3. DESIGN

This project meets the requirements shown in the Adams County *Stormwater Drainage and Stormwater Quality Control Regulations* and the MHPD *Urban Storm Drainage Criteria Manual*. Furthermore, as discussed in section 2.1 of this report groundwater is not expected to affect this project. As such, this project should not have a negative impact on the surrounding developments or existing drainage facilities.



6. REFERENCES

1. Adams County, Storm Drainage Design and Technical Criteria, December 8, 2020
2. Flood Insurance Rate Map – Adams County, Colorado, Community Panel Number 08001C0582H, Effective date of March 05, 2007.
3. Mile High Flood District (Volumes 1, 2, and 3); Mile High Flood District, 2021 (latest revision).



APPENDIX

A HYDROLOGIC COMPUTATIONS

Appendix A – HYDROLOGIC COMPUTATIONS

8000 N. PECOS ST.-ADAMS COUNTY, COLORADO- Existing Drainage Calculations

LAND USAGE FOR EACH SUB-BASIN

LAND USAGE	PERCENT IMPERVIOUS (%)	2-YR RUNOFF COEFF. C ₂	5-YR RUNOFF COEFF. C ₅	100-YR RUNOFF COEFF. C ₁₀₀	AREA						SUM OF AREA (ACRE)
					AREA	B	C	D	E		
LANDSCAPE (clay)	2	0.01	0.05	0.49	0.029	0.051	0.648	0.062	0.019		0.809
ROOF	90	0.74	0.77	0.85		0.098	0.557		0.190		0.845
DRIVES AND WALKS (IMPERVIOUS)	100	0.84	0.86	0.89	0.039	0.126	1.339	0.090	0.044		1.638
Total					0.068	0.275	2.544	0.152	0.253	0.000	3.292

COMPOSITE % IMPERVIOUSNESS AND RUNOFF COEFFICIENTS PROPOSED

SUB-BASIN	EFFECTIVE % IMPERVIOUS	COMPOSITE C ₂	COMPOSITE C ₅	COMPOSITE C ₁₀₀	AREA acres
A	58.21	0.49	0.51	0.72	0.068
B	78.26	0.65	0.68	0.80	0.275
C	55.12	0.61	0.63	0.78	2.544
Total to Pond	57.39	0.61	0.64	0.78	2.887
D (PECOS)	60.05	0.50	0.53	0.73	0.152
E (SHERRLEWOOD PARK)	85.20	0.70	0.73	0.83	0.253
Total Site	59.65	0.68	0.71	0.82	3.292

COMPOSITE % IMPERVIOUSNESS AND RUNOFF COEFFICIENTS APPROVED SINGLE FAMILY REPORT

SUB-BASIN	EFFECTIVE % IMPERVIOUS	COMPOSITE C ₂	COMPOSITE C ₅	COMPOSITE C ₁₀₀	AREA acres
EA-1	41.40	0.31	0.37	0.65	0.400
EB-2	90.50	0.74	0.78	0.80	2.730
Total to Pond	84.23	0.69	0.73	0.78	3.130
OF-1	2.00	0.01	0.05	0.15	0.020
OF-2	14.50	0.10	0.15	0.54	0.250
Total Site	78.61	0.64	0.68	0.76	3.400

8000 N. PECOS ST.-ADAMS COUNTY, COLORADO- Existing Drainage Calculations

LAND USAGE FOR EACH SUB-BASIN

LAND USAGE	PERCENT IMPERVIOUS (%)	2-YR RUNOFF COEFF. C ₂	5-YR RUNOFF COEFF. C ₅	100-YR RUNOFF COEFF. C ₁₀₀	AREA						SUM OF AREA (ACRE)
					E1	E2	E3				
LANDSCAPE (clay)	2	0.01	0.05	0.49	2.044	1.175					3.219
ROOF	90	0.74	0.77	0.85							0.000
DRIVES AND WALKS (IMPERVIOUS)	100	0.84	0.86	0.89	0.014		0.059				0.073
Total					2.058	1.175	0.059	0.000	0.000	0.000	3.292

COMPOSITE % IMPERVIOUSNESS AND RUNOFF COEFFICIENTS

SUB-BASIN	EFFECTIVE % IMPERVIOUS	COMPOSITE C ₂	COMPOSITE C ₅	COMPOSITE C ₁₀₀	AREA acres
E1	2.67	0.02	0.06	0.49	2.058
E2	2.00	0.01	0.05	0.49	1.175
E3	100.00	0.84	0.86	0.89	0.059
Total Existing Site	4.17	0.03	0.07	0.50	3.292

Existing Rainfall intensity Calculations

$$I=28.5P_1/(10+Tc)^{0.786}$$

I=rainfall intensity (inches per hour)

P_1 = one-hour rainfall

Tc = Time of concentration

Design Point 1

$P_{1(2\text{-year})}$ = 1.42
 $P_{1(100\text{-year})}$ = 2.71
Tc= 10.00
 $I_{(5\text{-year})}$ 3.84
 $I_{(100\text{-year})}$ 7.33

Design Point 2

$P_{1(2\text{-year})}$ = 1.42
 $P_{1(100\text{-year})}$ = 2.71
Tc= 10.00
 $I_{(5\text{-year})}$ 3.84
 $I_{(100\text{-year})}$ 7.33

Design Point 3

$P_{1(2\text{-year})}$ = 1.42
 $P_{1(100\text{-year})}$ = 2.71
Tc= 5.00
 $I_{(5\text{-year})}$ 4.82
 $I_{(100\text{-year})}$ 9.19

Design Point 4

$P_{1(2\text{-year})}$ = 1.42
 $P_{1(100\text{-year})}$ = 2.71
Tc= 10.00
 $I_{(5\text{-year})}$ 3.84
 $I_{(100\text{-year})}$ 7.33

Proposed Rainfall intensity Calculations

$$I = 28.5 P_1 / (10 + T_c)^{0.786}$$

I = rainfall intensity (inches per hour)

P_1 = one-hour rainfall

T_c = Time of concentration

Design Point 1

$P_{1(2\text{-year})} =$	1.42
$P_{1(100\text{-year})} =$	2.71
$T_c =$	5.71
$I_{(5\text{-year})}$	4.64
$I_{(100\text{-year})}$	8.86

Design Point 2

$P_{1(2\text{-year})} =$	1.42
$P_{1(100\text{-year})} =$	2.71
$T_c =$	5.00
$I_{(5\text{-year})}$	4.82
$I_{(100\text{-year})}$	9.19

Design Point 3

$P_{1(2\text{-year})} =$	1.42
$P_{1(100\text{-year})} =$	2.71
$T_c =$	10.00
$I_{(5\text{-year})}$	3.84
$I_{(100\text{-year})}$	7.33

Design Po

$P_{1(2\text{-year})} =$	
$P_{1(100\text{-year})} =$	
$T_c =$	
$I_{(5\text{-year})}$	
$I_{(100\text{-year})}$	

Design Point 5

$P_{1(2\text{-year})} =$	1.42
$P_{1(100\text{-year})} =$	2.71
$T_c =$	5.00
$I_{(5\text{-year})}$	4.82
$I_{(100\text{-year})}$	9.19

Design Point 6

$P_{1(2\text{-year})} =$	1.42
$P_{1(100\text{-year})} =$	2.71
$T_c =$	6.14
$I_{(5\text{-year})}$	4.55
$I_{(100\text{-year})}$	8.68

Design Point 7

$P_{1(2\text{-year})} =$	1.42
$P_{1(100\text{-year})} =$	2.71
$T_c =$	10.00
$I_{(5\text{-year})}$	3.84
$I_{(100\text{-year})}$	7.33

APPROVED PHASE III

BASIN	AREA	% IMPERVIOUSNESSS
EA-1	0.4	41.4
EB-2	2.73	90.5
B	0.86	48
C	1.43	48
D	2.17	48
E	1.51	48
H	0.32	48
TOTAL	9.42	60.0

Proposed North and South to Pond

BASIN	AREA	% IMPERVIOUSNESSS
A-TOWNHOMES	0.068	58.21
B-TOWNHOMES	0.275	78.26
C-TOWNHOMES	2.544	55.12
B	0.86	48
C	1.43	48
D	2.17	48
E	1.51	48
H	0.32	48
TOTAL	9.177	51.0

int 4

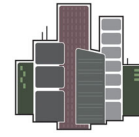
1.42

2.71

10.00

3.84

7.33

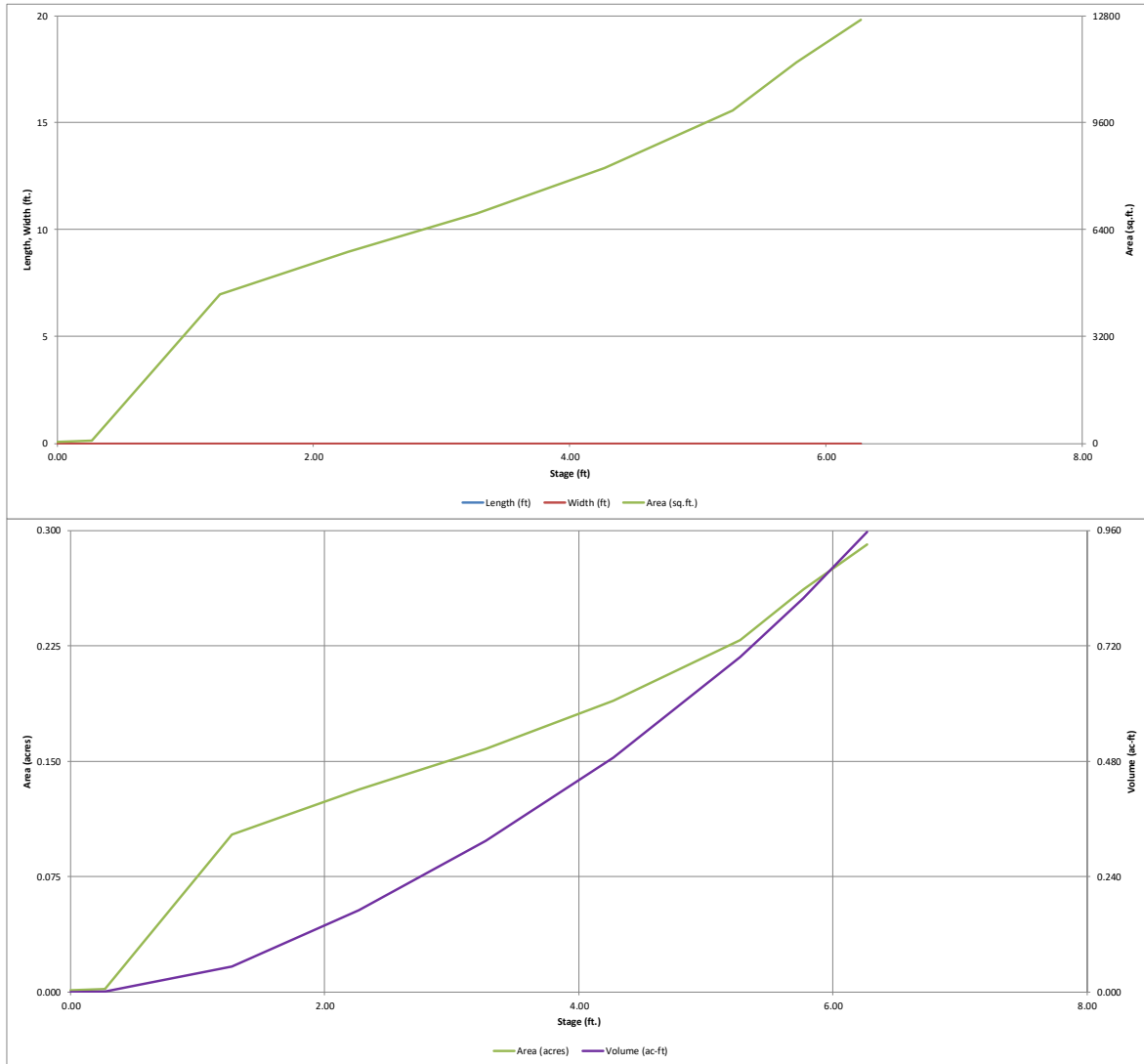


B. HYDRAULIC COMPUTATIONS

Appendix B – HYDRAULIC COMPUTATIONS

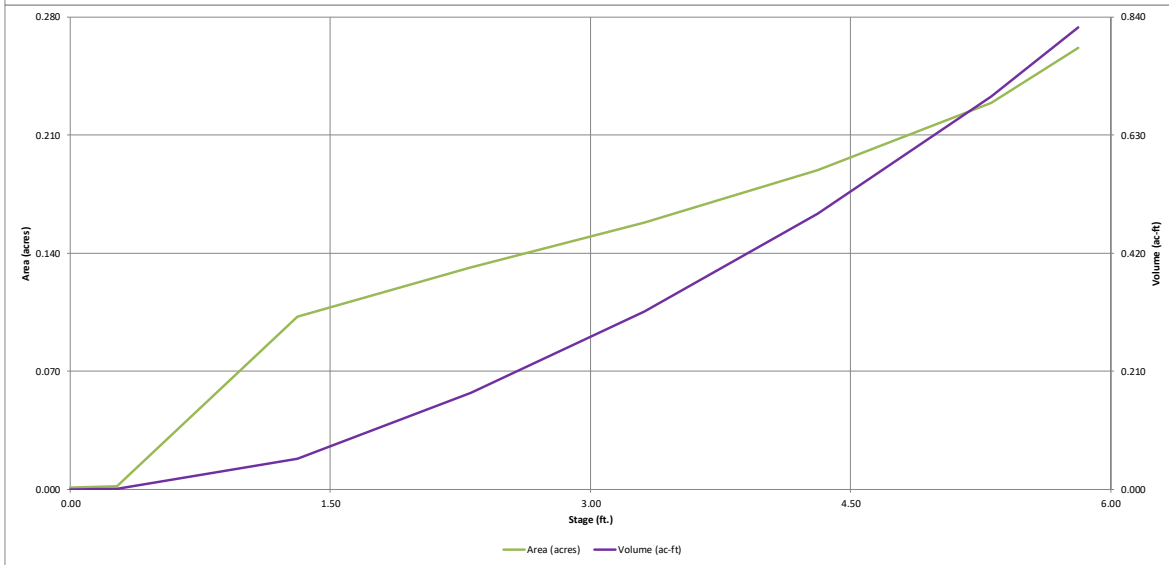
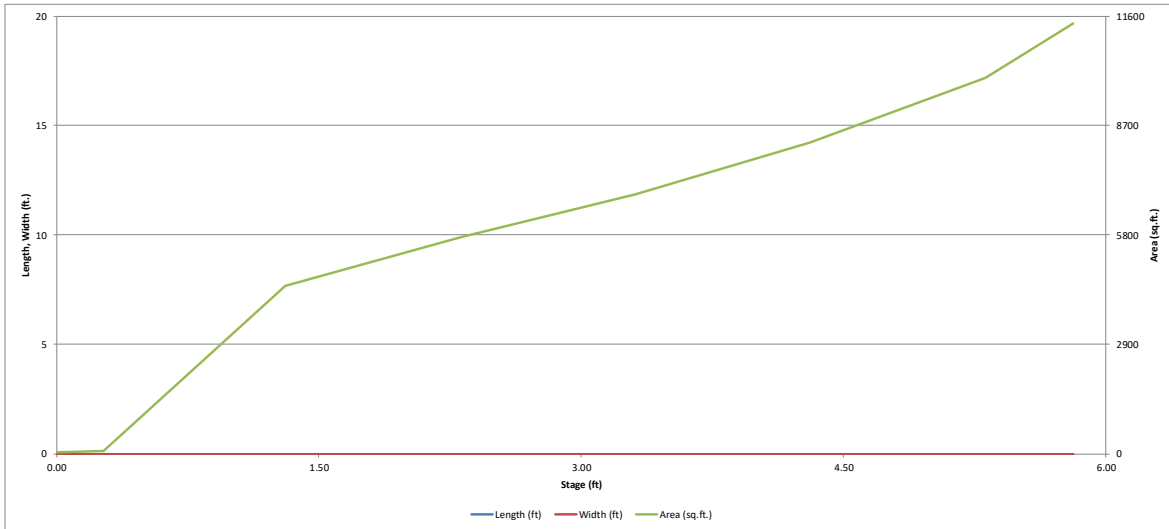
DETENTION BASIN STAGE-STORAGE TABLE BUILDER

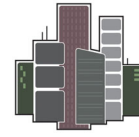
MHFD-Detention, Version 4.03 (May 2020)



DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.03 (May 2020)





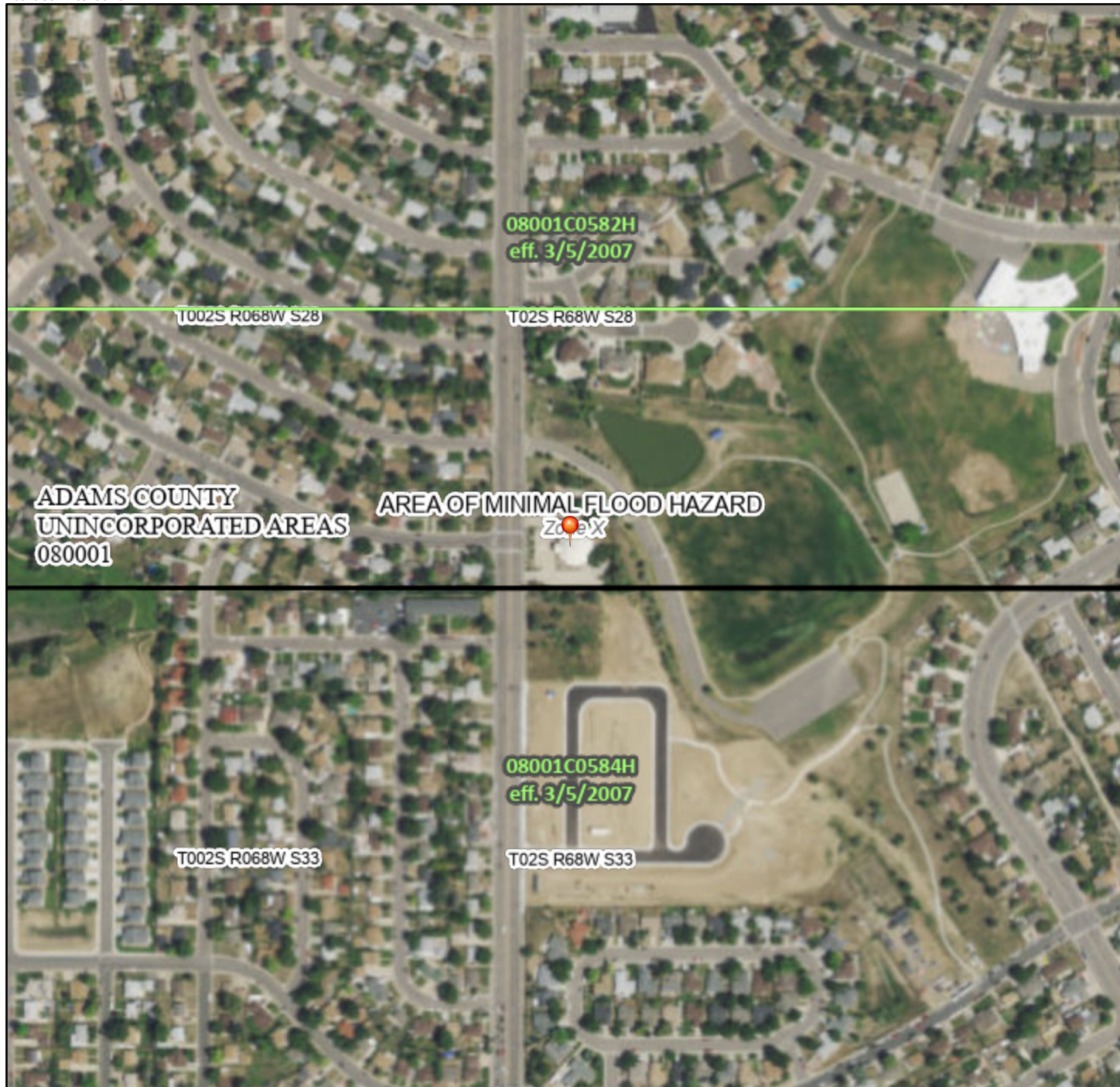
C. MAP POCKET

Appendix C – MAP POCKET

National Flood Hazard Layer FIRMMette



105°0'38"W 39°50'45"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

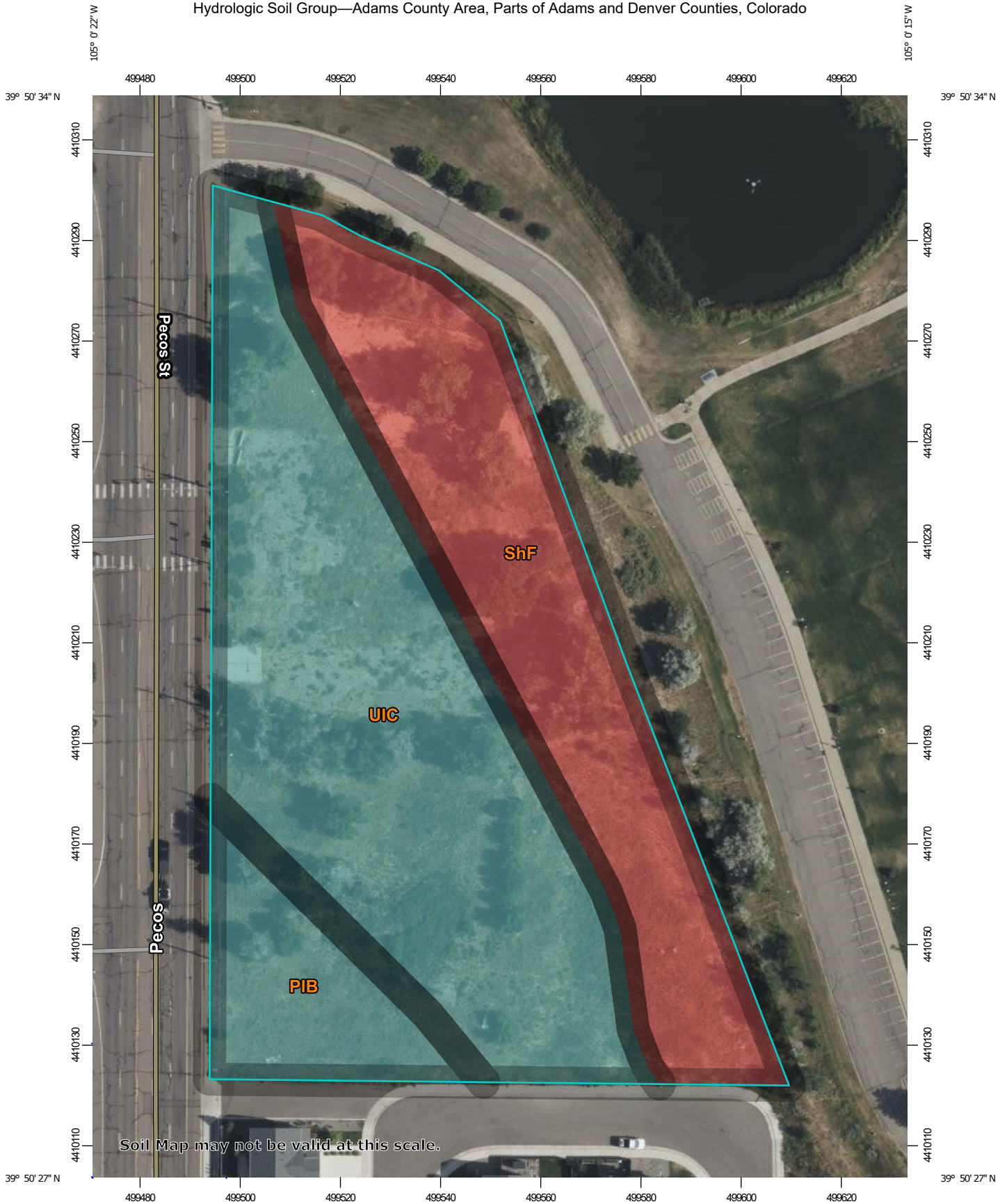
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/6/2024 at 5:09 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

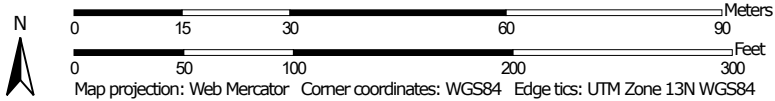


105°0'1"W 39°50'18"N

Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado



Map Scale: 1:1,050 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 20, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PIB	Platner loam, 0 to 3 percent slopes	C	0.4	11.3%
ShF	Samsil-Shingle complex, 3 to 35 percent slopes	D	1.2	35.3%
UIC	Ulm loam, 3 to 5 percent slopes	C	1.9	53.4%
Totals for Area of Interest			3.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

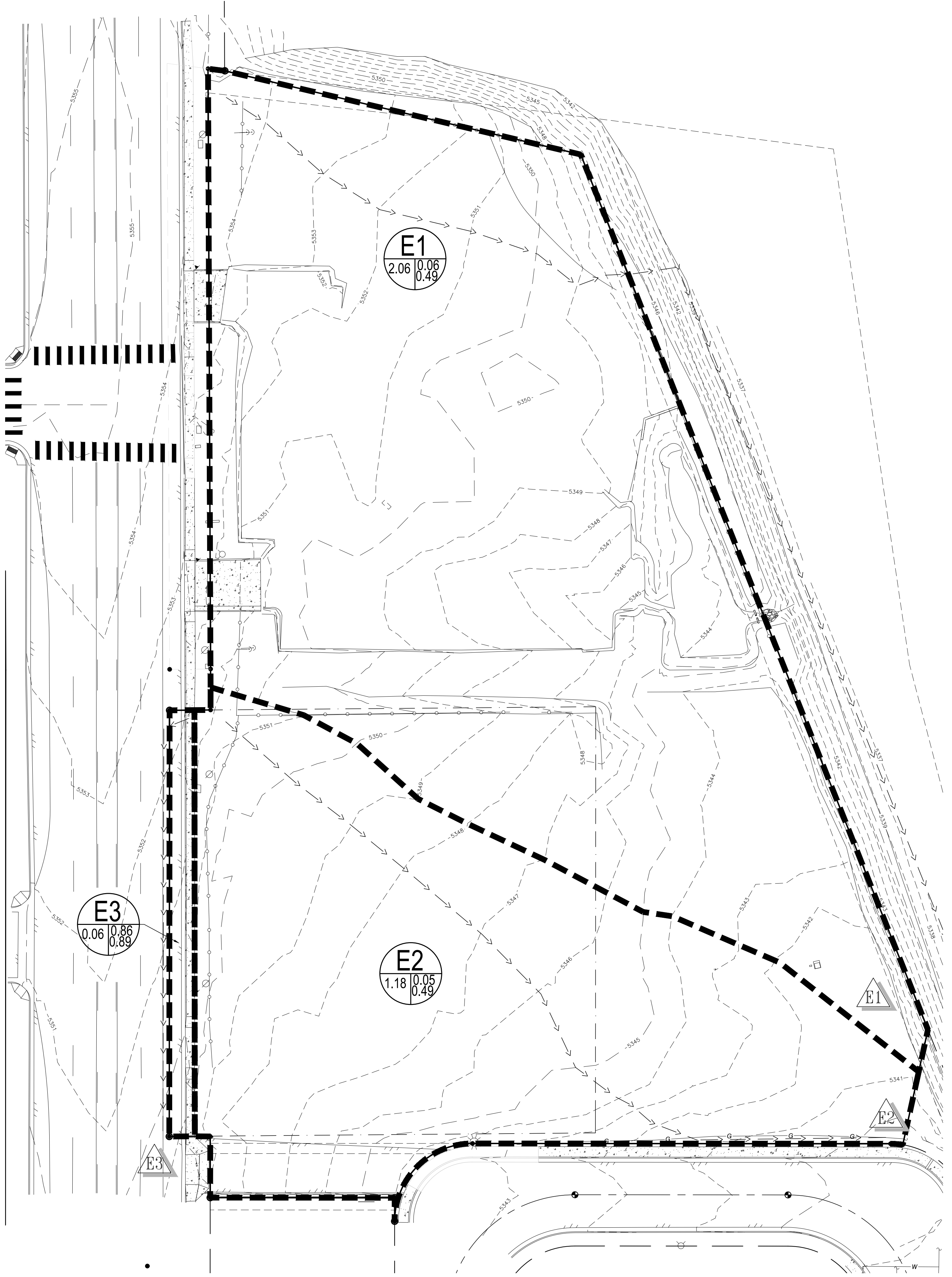
Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

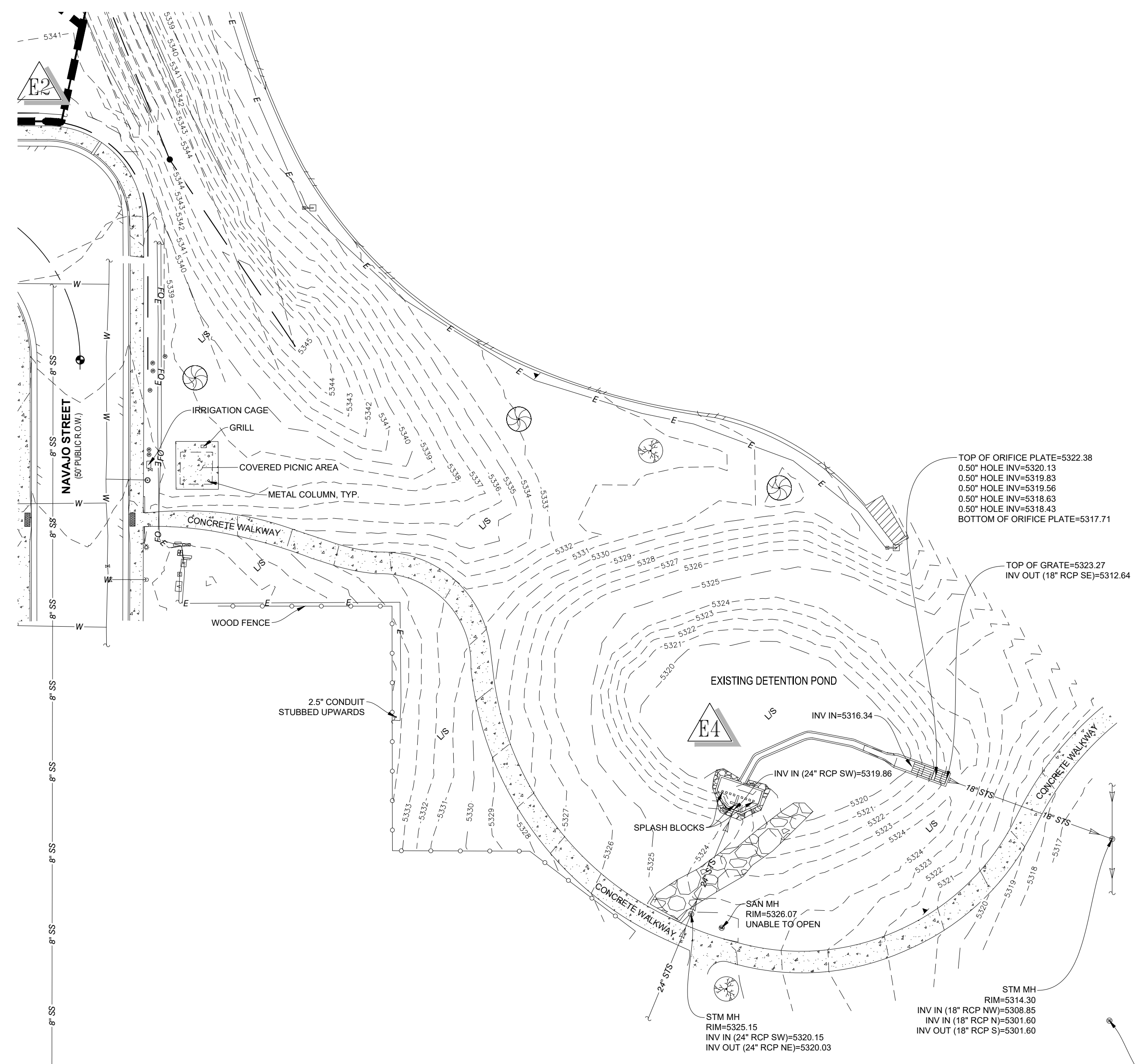
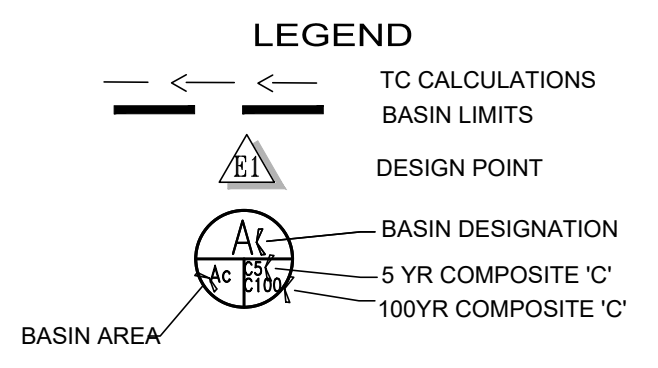
Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.



PROPOSED SUMMARY RUNOFF TABLE

DESIGN PT	CONTRIBUTING BASINS / AREA (acres)	5-YEAR RUNOFF (cfs)	100-YEAR PEAK RUNOFF (cfs)
E1	E1/2.058	0.44	7.43
E2	E2/1.175	0.23	4.22
E3	E3/0.059	0.24	0.48
E1-E3	E1-E3/3.292	0.86	12.04



TOP OF ORIFICE PLATE=5322.38
 0.50' HOLE INV=5320.13
 0.50' HOLE INV=5319.83
 0.50' HOLE INV=5319.56
 0.50' HOLE INV=5318.83
 0.50' HOLE INV=5318.43
 BOTTOM OF ORIFICE PLATE=5317.71

TOP OF GRATE=5323.27
 INV OUT (18" RCP SE)=5312.64

EXISTING DETENTION POND
 INV IN=5316.34
 INV IN (24" RCP SW)=5319.86

SPLASH BLOCKS

STM MH
 RIM=5308.07
 UNABLE TO OPEN

STM MH
 RIM=5314.30
 INV IN (18" RCP NW)=5308.85
 INV IN (18" RCP N)=5301.60
 INV OUT (18" RCP S)=5301.60

STM MH
 RIM=5326.15
 INV IN (24" RCP SW)=5320.15
 INV OUT (24" RCP NE)=5320.03

CLIENT/DEVELOPER
DELWEST
 DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER
Strategic Land Solutions, Inc.
 Civil Engineering • Land Planning • Estimating
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.384.7161 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:
 SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
 ROBERT J. PALMER
 36320
 BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO.	DATE	REVISION DESCRIPTION

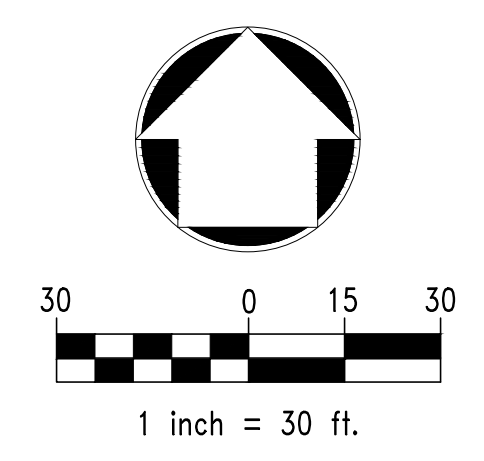
CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

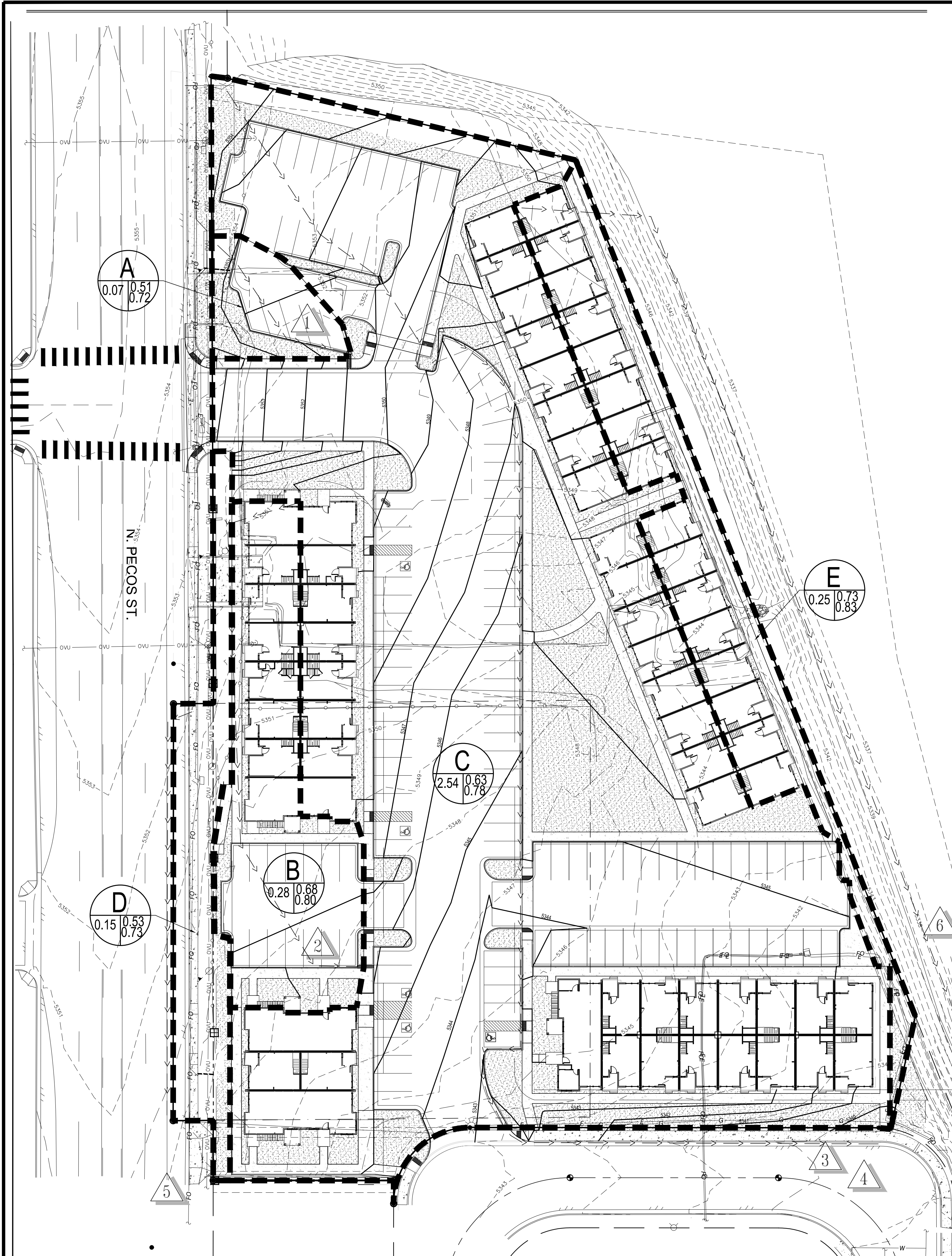
SCALE: AS NOTED
 DATE: 06/07/2024
 DESIGNED BY: RJP
 DRAWN BY: SEL
 CHECKED BY: FPP
 FILE NAME: CURRENTCIVIL.DWG
 SLS IN: 24-0024-01

DRAWING TITLE
EXISTING DRAINAGE

SHEET NO.
DR-1

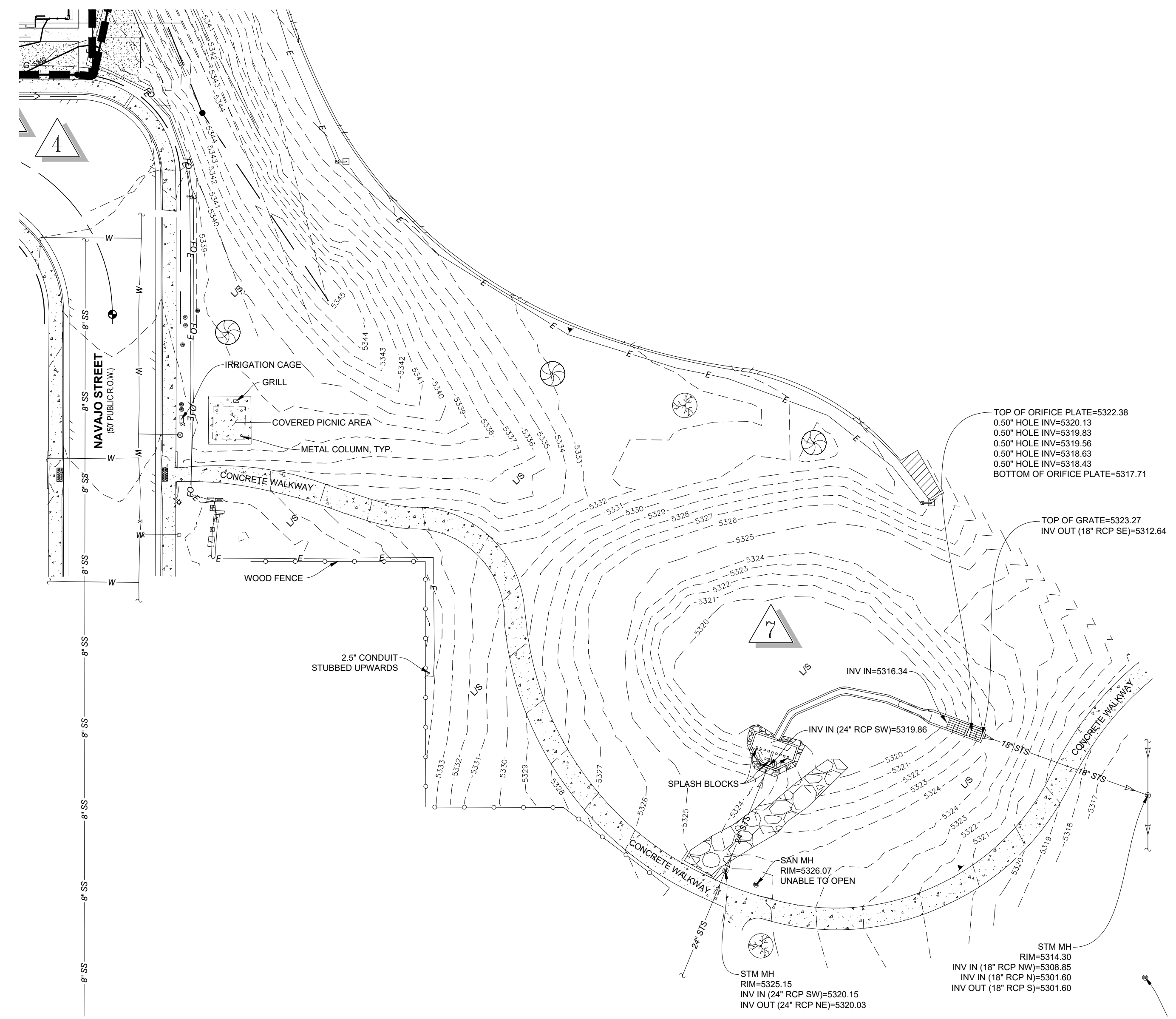
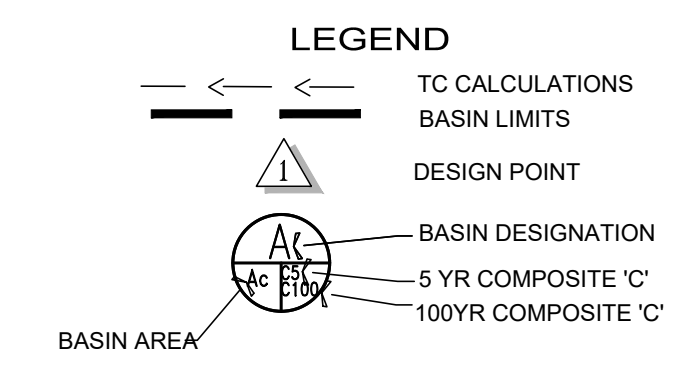


IF YOU DIG COLORADO - CALL US FIRST!
 UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS



PROPOSED SUMMARY RUNOFF TABLE

DESIGN PT	CONTRIBUTING BASINS / AREA (acres)	5-YEAR RUNOFF (cfs)	100-YEAR PEAK RUNOFF (cfs)
1	A/0.07	0.16	0.43
2	B/0.28	0.20	2.03
3	C/2.57	6.20	14.54
4	A-C/2.89	7.05	16.51
5	D/0.15	0.39	1.02
6	E/0.25	0.84	1.82
7	A-E/3.29	8.99	19.77



CLIENT/DEVELOPER
DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER
Strategic Land Solutions, Inc.
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.384.7161 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

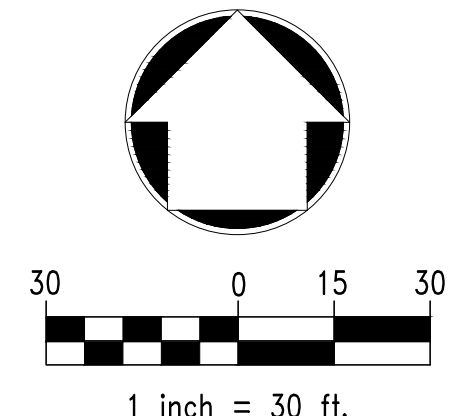
SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:
 SEAL: **COLORADO REGISTERED PROFESSIONAL ENGINEER**
 ROBERT J. PALMER
 36320
 BY Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO. DATE REVISION DESCRIPTION
 CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE: AS NOTED
 DATE: 06/07/2024
 DESIGNED BY: RJP
 DRAWN BY: SEL
 CHECKED BY: FPP
 FILE NAME: CURRENTCIVIL.DWG
 SHEET NO. SLS IN: 24-0024-01

PROPOSED DRAINAGE
DR-2



IF YOU DIG COLORADO - CALL US FIRST!
 UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

June 4, 2024

Adams County Planning & Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8216



To Whom It May Concern:

RE: Proposed Development at 8000 North Pecos: DelWest

The District welcomes both residential and commercial development within its boundaries and, while the District takes no position on the specific plans presented by Delwest Development Corp., we believe that a vibrant community should include a wide choice of housing options. This project proposes to provide additional housing options to the community.

In reviewing the Delwest proposal for the development of the site, we have determined that the proposed development would have no additional (or minimal) impact on the District. Using an average number of students generated by housing type, based on information provided by Delwest, the District has conservatively calculated the following student yield:

Townhomes

Number of Bedrooms	Number of New Units of that Size	Average Number of School-Aged Residents Per Unit	New School-Aged Residents
4	70	x 0.31	=22 (low end estimate)
4	70	x 0.49	= 33 (high end estimate)

Estimated Total Number of Students Generated by Proposed Development:

22-33

In considering the minimal impact to the District by new students who may reside in the development, the District believes it is important to focus on the quality of the development and the degree to which it will revitalize the community in the years ahead. The District believes development on the southeast side of the District will provide economic benefit for the citizens of the community and, in general, will have an overall positive impact on the existing neighborhood.

Sincerely,



James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools



**Land Title Guarantee Company
Customer Distribution**



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: **RND70782714**

Date: **08/02/2022**

Property Address: **ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221**

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance

For Title Assistance

MARY CLARKE-GENTRY
5975 GREENWOOD PLAZA BLVD
GREENWOOD VILLAGE, CO 80111
(303) 850-4198 (Work)
mclarke@ltgc.com

Seller/Owner

ELMWOOD NORTH, LLC, A COLORADO LIMITED
LIABILITY COMPANY
155 S MADISON ST #326
DENVER, CO 80209
(720) 708-4065 (Work)
Delivered via: No Commitment Delivery

Surveyor

TERRACINA DESIGN
Attention: MICHAEL WEIHER
10200 E GIRARD AVE #A314
DENVER, CO 80231
(303) 632-8867 (Work)
mweiher@terracinadesign.com
Delivered via: Electronic Mail



Land Title Guarantee Company
Estimate of Title Fees

Order Number: **RND70782714**

Date: **08/02/2022**

Property Address: **ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221**

Parties: **A BUYER TO BE DETERMINED**

ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, AS THEIR INTERESTS MAY APPEAR

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

Estimate of Title insurance Fees	
"TBD" Commitment	\$436.00
	Total \$436.00
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing.	
Thank you for your order!	

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

[Adams county recorded 06/10/2019 under reception no. 2019000044105](#)

[Adams county recorded 09/05/2019 under reception no. 2019000073502](#)

[Adams county recorded 09/10/2019 under reception no. 2019000075343](#)

[Adams county recorded 03/31/2020 under reception no. 2020000029031](#)

[Adams county recorded 05/13/2021 under reception no. 2021000058939](#)

[Adams county recorded 05/13/2021 under reception no. 2021000058940](#)

[Adams county recorded 05/13/2021 under reception no. 2021000058941](#)

[Adams county recorded 01/28/2022 under reception no. 202200008812](#)

Plat Map(s):

[Adams county recorded 06/07/2022 under reception no. 2022000050487 at book F36 page 133](#)

[Adams county recorded 04/15/2022 under reception no. 2022000033903 at book F36 page 90](#)

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714

Property Address:

ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

1. Effective Date:

07/27/2022 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment

\$0.00

Proposed Insured:

A BUYER TO BE DETERMINED

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A FEE SIMPLE

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, AS THEIR INTERESTS MAY APPEAR

5. The Land referred to in this Commitment is described as follows:

NOTE: THE FOLLOWING LEGAL DESCRIPTION IS PRELIMINARY AND IS SUBJECT TO CHANGE UPON COMPLIANCE WITH THE REQUIREMENTS UNDER SCHEDULE B-1, HEREIN.

ELMWOOD NORTH FILING NO. 1 PLAT BOUNDARY

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°30'30" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 23519" TO THE NORTHEAST CORNER OF SAID SECTION 33, BEING MONUMENTED BY A REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 7276", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714

POINT OF BEGINNING;

THENCE N 00° 14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;

THENCE S 82° 41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

1. S 76° 46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21° 38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 12° 19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09° 04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85° 25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89° 58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90° 00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00° 01'53" E, A DISTANCE OF 11.47 FEET;
6. N 89° 58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00° 01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89° 30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
9. N 00° 01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 89° 30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00° 01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714

Copyright 2006-2022 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

1. RELEASE OF DEED OF TRUST DATED DECEMBER 26, 2019 FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MERCY LOAN FUND TO SECURE THE SUM OF \$1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. [2019000114918](#).
2. PARTIAL RELEASE OF DEED OF TRUST DATED MARCH 27, 2020, FROM SHIRLEY DUNOMES TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNITED WHOLESAL MORTGAGE TO SECURE THE SUM OF \$459,900.00 RECORDED MARCH 31, 2020, UNDER RECEPTION NO. [202000029032](#).
3. RELEASE OF DEED OF TRUST DATED MAY 10, 2021 FROM ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRST AMERICAN STATE BANK TO SECURE THE SUM OF \$1,080,000.00 RECORDED MAY 13, 2021, UNDER RECEPTION NO. [2021000058942](#).
4. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

NOTE: ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON REVIEW OF THIS DOCUMENTATION.

5. WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 13, 2021 UNDER RECEPTION NO. [2021000058936](#) IS CURRENT.

NOTE: SAID INSTRUMENT DISCLOSES JOSEPH A DELZOTTO AS THE MANAGER AUTHORIZED TO EXECUTE INSTRUMENTS CONVEYING, ENCUMBERING OR OTHERWISE AFFECTING TITLE TO REAL PROPERTY ON BEHALF OF SAID ENTITY. IF THIS INFORMATION IS NOT ACCURATE, A CURRENT STATEMENT OF AUTHORITY MUST BE RECORDED.

6. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF ELMWOOD NORTH FILING NO. 1 AND ANY OTHER INSTRUMENT INCLUDING AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO CREATE THE LEGAL DESCRIBED IN SCHEDULE A.

NOTE: A COPY OF SAID PLAT MUST BE SUBMITTED TO LAND TITLE GUARANTEE COMPANY PRIOR TO RECORDATION. UPON RECEIPT AND REVIEW FURTHER REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714

All of the following Requirements must be met:

NOTE: ADDITIONAL REQUIREMENTS OR EXCEPTIONS MAY BE NECESSARY WHEN THE BUYERS NAMES ARE ADDED TO THIS COMMITMENT. COVERAGES AND/OR CHARGES REFLECTED HEREIN, IF ANY, ARE SUBJECT TO CHANGE UPON RECEIPT OF THE CONTRACT TO BUY AND SELL REAL ESTATE AND ANY AMENDMENTS THERETO.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. [B705776](#).
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE [371](#).
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE [924](#).
13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. [20180000026268](#).
14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. [2018000066629](#).

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714

15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. [2018000066681](#).
16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. [2018000072630](#) AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. [2019000025839](#).
17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. [2018000075940](#).

AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. [2019000073330](#).
18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. [2018000075941](#).
19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. [2019000063643](#).
20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. [2019000096873](#) AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. [2020000024705](#) AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. [2020000041819](#) AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. [2022000062521](#).
21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. [2021000029929](#).
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. [2022000033903](#) AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. [2022000050487](#).
23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED _____ UNDER RECEPTION NO. _____.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.

Note: Pursuant to CRS 10-1-11(4)(a)(1), Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.



**JOINT NOTICE OF PRIVACY POLICY OF
LAND TITLE GUARANTEE COMPANY,
LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY
LAND TITLE INSURANCE CORPORATION AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to your non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
 - your transactions with, or from the services being performed by us, our affiliates, or others;
 - a consumer reporting agency, if such information is provided to us in connection with your transaction;
- and
- The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We may share your Personal Information with affiliated contractors or service providers who provide services in the course of our business, but only to the extent necessary for these providers to perform their services and to provide these services to you as may be required by your transaction.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT STATED ABOVE OR PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON. .

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements; and
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:
Land Title Guarantee Company
3033 East First Avenue Suite 600
Denver, Colorado 80206
303-321-1880



Craig B. Rants, Senior Vice President



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  *C. Monroe* President

Attest  *David Wold* Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



December 17, 2019

Ms. Melissa Hale
Delwest Development Corp.
155 South Madison Street
Suite 326
Denver, CO 80209

Re: Sherrelwood Village – Trip Generation Calculation Study Letter
Pecos Street and 79th Way
Adams County, Colorado

Dear Ms. Hale:

This traffic evaluation letter documents a project trip generation for the proposed Sherrelwood Village residential neighborhood project to be located at the Pecos Street and 79th Way intersection in Adams County, Colorado. The development is located along the east side of Pecos Street, approximately halfway between US-36 and 84th Avenue. The residential neighborhood development currently proposes 41 single family detached homes and 48 multi-family townhome units. A conceptual site plan of the proposed development is attached. This letter identifies the amount of traffic associated with this proposed project.

Trip Generation

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. Trip generation is based on the ITE Trip Generation, 10th Edition (most current edition) regression equations for Single-Family Detached Housing (ITE Code 210) and Multifamily Housing (Low-Rise) (ITE Code 220) for traffic associated with these proposed uses.

The following table summarizes the anticipated trip generation for the proposed single family detached and townhome residential neighborhood (trip generation calculations are attached). Project generated traffic volumes are identified on a weekday daily as well as on a morning peak hour and afternoon peak hour basis. The morning peak hour is the highest one-hour time period of adjacent street traffic during four consecutive 15-minute intervals during the morning peak hour, between 7:00 am and 9:00 am. The afternoon peak hour is the highest one-hour time period of four consecutive 15-minute intervals between the hours of 4:00 pm and 6:00 pm representing the afternoon peak hour.

Sherrelwood Village Traffic Generation

Land Use and Size	Daily Vehicle Trips	Weekday Vehicle Trips					
		AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single Family Detached Homes (ITE 210) 41 Units	458	7	27	34	27	16	43
Multifamily Housing Townhomes (ITE 220) 48 Units	322	6	18	24	20	11	31
Total 89 Units	780	13	45	58	47	27	74

As summarized in the table, the proposed Sherrelwood Village residential neighborhood is anticipated to generate 780 weekday daily trips with 58 trips (13 in and 45 out) occurring during the morning peak hour, and 74 trips (47 in and 27 out) occurring during the afternoon peak hour.

Site Area and Project Access

The existing site is comprised of vacant land while the immediate area surrounding consists primarily of single-family residences. Sherrelwood Elementary School is located to the northeast of the site. The extended area consists of some commercial space to the south on the northeast quadrant of the US-36 and Pecos Street interchange and to the north on both the northwest and northeast corners of the 84th Avenue and Pecos Street intersection.

Regional access to the site will be provided US-36 and Interstate 25 while primary access will be provided by Pecos Street and 84th Avenue. Direct access to the site will be provided from two full movement access streets located along the east side of Pecos Street. Pecos Street is currently a five-lane roadway providing two through lanes northbound and southbound and a continuous two way left turn lane adjacent to the project site. The roadway has striped shoulders that allow parking and it has a posted speed limit of 35 miles per hour adjacent to the project site. The northern access street for the residential neighborhood is proposed to align with 79th Way, while the southern access street will be located approximately 550 feet south of the north access at 79th Way (650 feet north of Elmwood Lane).

Summary and Conclusions

In summary, this Sherrelwood Village residential neighborhood project of 41 single family detached homes and 48 townhomes is anticipated to generate a relatively low traffic volume to the surrounding area. When distributed and assigned to the surrounding public street intersections, a relatively negligible increase in traffic volumes are expected; therefore, it is anticipated that the surrounding street network will successfully accommodate this project traffic volume. If you have any questions or require anything further, please feel free to call me at (303) 228-2304.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Curtis D. Rowe, P.E., PTOE
Vice President



Project Sherrelwood Village
 Subject Trip Generation for Single-Family Detached Housing
 Designed by CDR Date December 17, 2019 Job No. _____
 Checked by _____ Date _____ Sheet No. _____ of _____

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Fitted Curve Equations

Land Use Code - Single-Family Detached Housing (210)

Independent Variable - Dwelling Units (X)

$$X = 41$$

T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (200 Series Page 3)

Average Weekday	Directional Distribution:	25% ent.	75% exit.
(T) = 0.71 (X) + 4.80	T = 34	Average Vehicle Trip Ends	
(T) = 0.71 * (41) + 4.80	7 entering	26	exiting
	7 + 27 = 34		

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (200 Series Page 4)

Average Weekday	Directional Distribution:	63% ent.	37% exit.
Ln(T) = 0.96 Ln(X) + 0.20	T = 43	Average Vehicle Trip Ends	
Ln(T) = 0.96 * Ln(41) + 0.20	27 entering	16	exiting
	27 + 16 = 43		

Peak Hour of Generator, Saturday (200 Series Page 8)

Average Saturday	Directional Distribution:	54% ent.	46% exit.
(T) = 0.84 (X) + 17.99	T = 52	Average Vehicle Trip Ends	
(T) = 0.84 * (41) + 17.99	28 entering	24	exiting
	28 + 24 = 52		

Weekday (200 Series Page 2)

Average Weekday	Directional Distribution:	50% entering,	50% exiting
Ln(T) = 0.92 Ln(X) + 2.71	T = 458	Average Vehicle Trip Ends	
Ln(T) = 0.92 * Ln(41) + 2.71	229 entering	229	exiting
	229 + 229 = 458		

Project Sherrelwood Village
 Subject Trip Generation for Multifamily Housing (Low-Rise)
 Designed by Curtis Rowe Date December 17, 2019 Job No. _____
 Checked by _____ Date _____ Sheet No. 1 of 1

TRIP GENERATION MANUAL TECHNIQUES

ITE Trip Generation Manual 10th Edition, Fitted Curve Equations

Land Use Code - Multifamily Housing (Low-Rise) (220)

Independent Variable - Dwelling Units (X)

X = 48
 T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m. (Series 200 Page 32)

Ln(T) = 0.95 Ln(X) - 0.51	Directional Distribution:	23% ent.	77% exit.
Ln(T) = 0.95 * Ln(48.0) - 0.51	T = 24	Average Vehicle Trip Ends	
	6 entering	18 exiting	
	6 + 18 = 24		

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m. (Series 200 Page 33)

Ln(T) = 0.89 Ln(X) - 0.02	Directional Distribution:	63% ent.	37% exit.
Ln(T) = 0.89 * Ln(48.0) - 0.02	T = 31	Average Vehicle Trip Ends	
	20 entering	11 exiting	
	20 + 11 = 31		

Weekday (Series 200 Page 31)

(T) = 7.56*(X) - 40.86	Directional Distribution:	50% ent.	50% exit.
(T) = 7.56 * 48 - 40.86	T = 322	Average Vehicle Trip Ends	
	161 entering	161 exiting	
	161 + 161 = 322		

Peak Hour of Generator, Saturday (Series 200 Page 37)

(T) = 1.08*(X) - 33.24	Directional Distribution:	50% ent.	50% exit.
(T) = 1.08 * 48 - 33.24	T = 19	Average Vehicle Trip Ends	
	8 entering	10 exiting	
	8 + 10 = not ok		


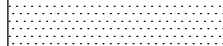

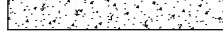



SHERRELWOOD VILLAGE

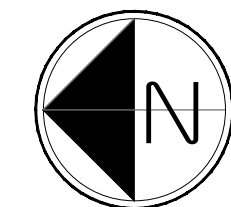
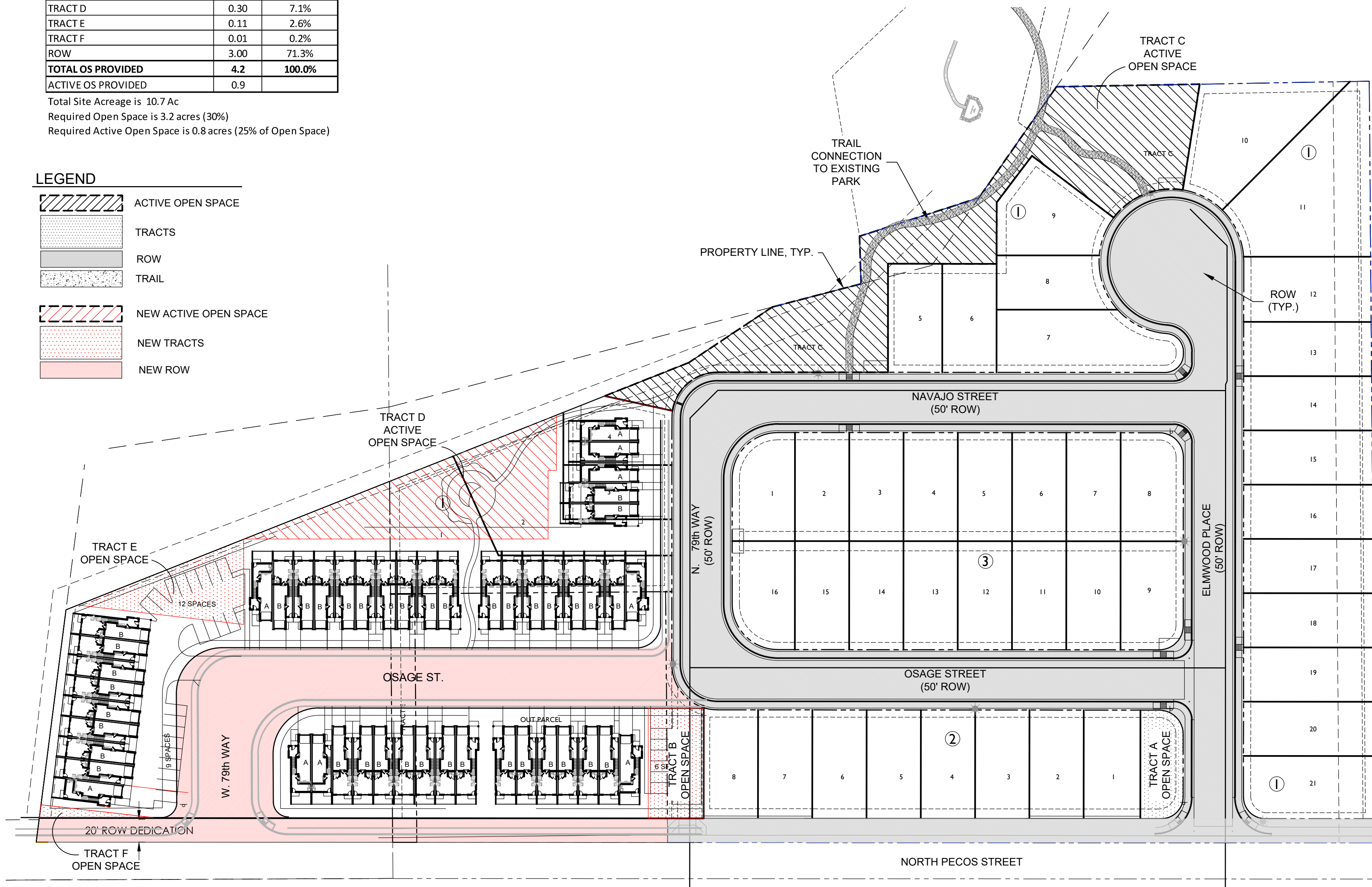
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN
IN THE COUNTY OF ADAMS, COLORADO

OPEN SPACE SUMMARY		
LAND USE	ACRES	% ACRES
TRACT A	0.07	1.7%
TRACT B	0.10	2.4%
TRACT C	0.62	14.7%
TRACT D	0.30	7.1%
TRACT E	0.11	2.6%
TRACT F	0.01	0.2%
ROW	3.00	71.3%
TOTAL OS PROVIDED	4.2	100.0%
ACTIVE OS PROVIDED	0.9	

Total Site Acreage is 10.7 Ac
Required Open Space is 3.2 acres (30%)
Required Active Open Space is 0.8 acres (25% of Open Space)

LEGEND

-  ACTIVE OPEN SPACE
-  TRACTS
-  ROW
-  TRAIL
-  NEW ACTIVE OPEN SPACE
-  NEW TRACTS
-  NEW ROW



Scale: 1" = 60'-0"
0 30 60 120

Case No. PRC2016-00008

SHEET TITLE

OPEN SPACE PLAN

SHEET NUMBER

5



PROJECT NAME

SHERRELWOOD VILLAGE
FINAL DEVELOPMENT PLAN
ADAMS COUNTY, COLORADO

ISSUE DATE

- 06-20-2016
- 06-02-2017
- 07-21-2017
- 12-19-2017
- 02-06-2018
- 03-23-2018
- 04-26-2018
- 05-14-2018
- 06-11-2018
- 06-26-2018

NOT FOR CONSTRUCTION

\\tcd-dc\projects\delwest master folder\roush\78th-pecos\cod\submittals\fdp amendment 1\roush pud 05 os plan rev3.dwg



WILL SERVE LETTER

June 5, 2024

Delwest Development Corp.
155 S Madison St. # 326
Denver, CO 80209

Re: 7996 N Pecos St. Denver, CO

Dear Rose Gallucci,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 7996 N. Pecos St. Denver. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](#).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Christine Nakwa
Xcel Energy Technician

Mailing address: Xcel Energy
5460 W 60th Ave
Arvada, CO 80003



WILL SERVE LETTER

June 5, 2024

Delwest Development Corp.
155 S Madison St. # 326
Denver, CO 80209

Re: 8000 N Pecos St. Denver, CO

Dear Rose Gallucci,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 8000 N. Pecos St. Denver. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](#).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Christine Nakwa
Xcel Energy Technician

Mailing address: Xcel Energy
5460 W 60th Ave
Arvada, CO 80003



Receipt

#843116

Date: 6/12/24
Method: American Express

Total amount

\$950.00

Description	Amount
-------------	--------

Pre-Pay the Colorado Geological Survey Land Use Review Fee	\$950.00
---	-----------------

Pre-Pay the Colorado Geological Survey Land Use Review Fee
 Must select project size to calculate a price: Small Subdivision -
 Project Name: Elmwood North
 County of Project: Adams County
 Applicant's Name: Elmwood North LLC
 Applicant's Address (line 1): 155 S Madison St #326
 Applicant's Address (line 2):
 Applicant's City: Denver
 Applicant's State: CO
 Applicant's Zip Code: 80209
 Applicant's Phone: 7207084065
 Applicant's Email: dylan@delwest.com
 Section: 33
 Township: 2
 Range: 68
 Latitude: 39.842050
 Longitude: 105.005480

Subtotal	\$950.00
-----------------	-----------------

Total	\$950.00
--------------	-----------------

Payments received	Amount
<small>AMERICAN EXPRESS</small> (•••• 3004) Authorization #225761	\$950.00
Total	\$950.00

Thank you for the payment.



Water Resources/Infrastructure Department | 12450 Washington St. | Thornton, CO 80241
720-977-6600 | emily.hunt@ThorntonCO.gov | ThorntonWater.com

TO:

ROSE GALLUCCI

DELWEST DEVELOPMENT CORP.

155 S. MADISON ST. STE. 326

DENVER, CO 80209

June 17, 2024

RE: City Water and Wastewater Service for 8000 N Pecos St and 7996 Pecos St

Dear Ms. Gallucci,

This letter is to confirm that currently there is adequate capacity in the City of Thornton (City) water and wastewater systems to serve 70 units at the above-identified property subject to the limitations stated below. However, please be aware that the City does not guarantee capacity of proposed developments indefinitely or capacity for future developments. System capacity must be verified at the time of development.

The extension of City water and wastewater mains and service connections necessary to serve this property shall be installed at the expense of the property owner/developer. The design and installation of all water and wastewater improvements shall conform to all ordinances and regulations, codes and specifications in effect at the time of development. Also, the property owner shall comply with all the requirements of any utility extension agreements or other agreements that may affect this property. This property will need to comply with the most current ordinances applicable to water and sewer rates and charges.

System capacity is based on a use consistent with development plans and can be affected by drought, emergency or lack of available water resources. The City has the authority to and may suspend the issuance of new water taps and connections to the City water mains for an indefinite





period of time for these reasons, and/or take other emergency measures that may affect the availability of water service.

This letter is valid for a period of one (1) year from the date of this letter.

Please contact me at 720-977-6600 or Emily.Hunt@ThorntonCO.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Emily Hunt".

Emily Hunt
Deputy Utilities Director

cc: Cassie Free, Development Engineering Manager

PRELIMINARY PLAT ELMWOOD NORTH FILING NO. 1

A RESUBDIVISION OF LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FLING NO. 1 - PLAT CORRECTION NO. 1
TOGETHER WITH A PORTION OF THE SE 1/4 OF SECTION 28 AND THE NE 1/4 OF SECTION 33, ALL WITHIN T.2S., R.68W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000073502 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ELMWOOD NORTH FILING NO. 1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY TRACT A AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

OWNER: ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
SIGNATURE PRINT NAME AND TITLE

NOTARY PUBLIC:
STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

OWNER: DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION

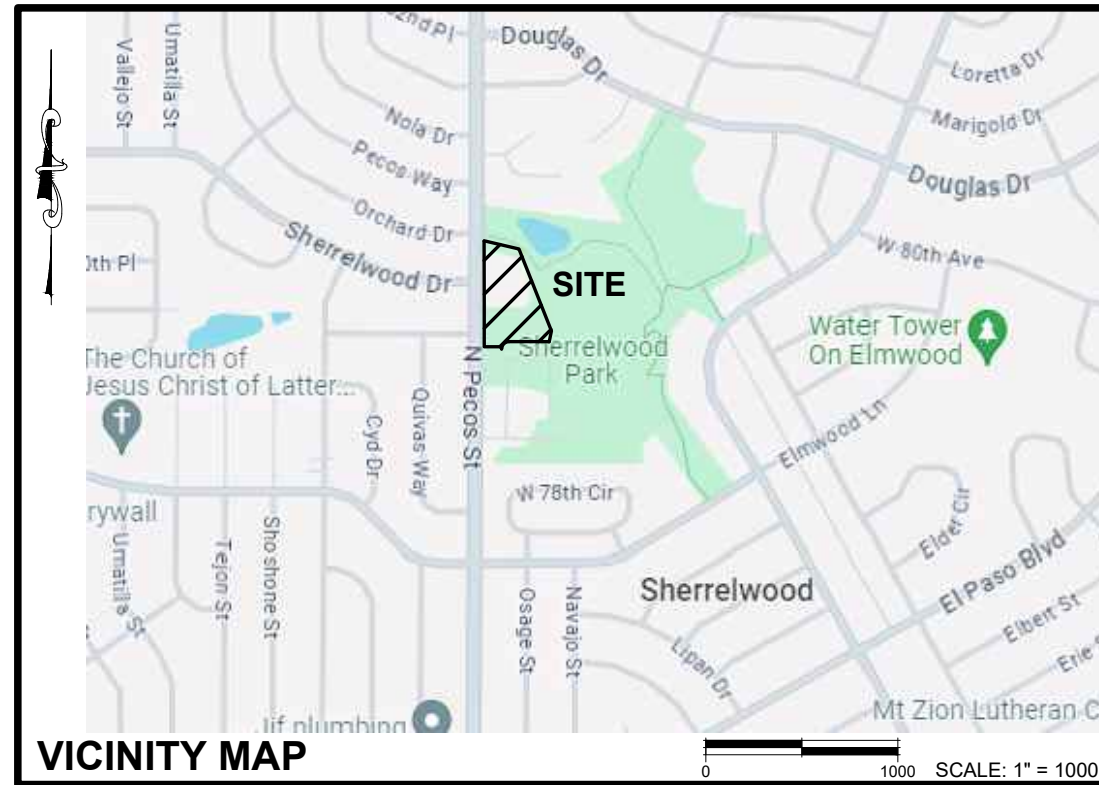
BY: _____
SIGNATURE PRINT NAME AND TITLE

NOTARY PUBLIC:
STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



NOTES AND RESTRICTIONS:

1. THIS PLAT WAS BASED ON TITLE COMMITMENT NUMBER RND70782714 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 27, 2022 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25" BELOW GRADE IN RANGE BOX WITH NO LID BEING THE NORTH 1/4 CORNER OF SAID SECTION 33 AND A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "ERNEST KNIGHT LS 7276 1998 ADAMS COUNTY" 0.3' IN RANGE BOX WITH NO LID AT THE NORTHEAST CORNER OF SAID SECTION 33.
3. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08001C0584H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
4. ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
6. ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE ADAMS COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
7. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY, PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION. ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
8. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
9. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
11. 20-FOOT UTILITY EASEMENT AS DEPICTED BUT NOT RECORDED IN A QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SAID QUIT CLAIM DEED ONLY TRANSFERS PROPERTY DESCRIBED AS PARCEL "D" TO THE EASTERLY PROPERTY OWNER. THIS EASEMENT IS ALSO DEPICTED ON THE RECORDED PLATS OF KALCEVIC SUBDIVISION AMENDED (REC. NO. B1041161); SHERRELWOOD VILLAGE (REC. NO. 2018000075940); AND SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 (REC. NO. 2022000050487) BUT THESE PLATS DID NOT DEDICATE SAID EASEMENT. THE FOREMENTIONED SHERRELWOOD PLATS LISTS THAT THIS EASEMENT WAS RECORDED IN BOOK 3251 AT PAGE 927 BUT SAID DOCUMENT IS A PORTION OF THE FOREMENTIONED QUIT CLAIM DEED WHICH DID NOT FORMALLY DEDICATE SAID EASEMENT.

SURVEYOR'S CERTIFICATE:

I, CHARLES N. BECKSTROM, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 9TH DAY OF JANUARY, 2024, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

I FURTHER CERTIFY THAT I, CHARLES N. BECKSTROM, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, CERTIFY FOR AND ON BEHALF OF ENGINEERING SERVICE COMPANY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT IT IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE, THAT IT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND IS, TO THE BEST OF MY KNOWLEDGE, ACCURATE AND COMPLETE.

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202
FOR AND ON BEHALF OF
ENGINEERING SERVICE COMPANY

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS _____ DAY OF _____, A.D. 20____

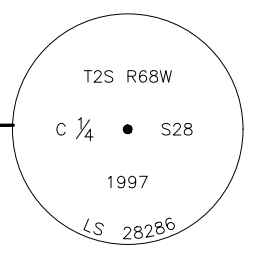
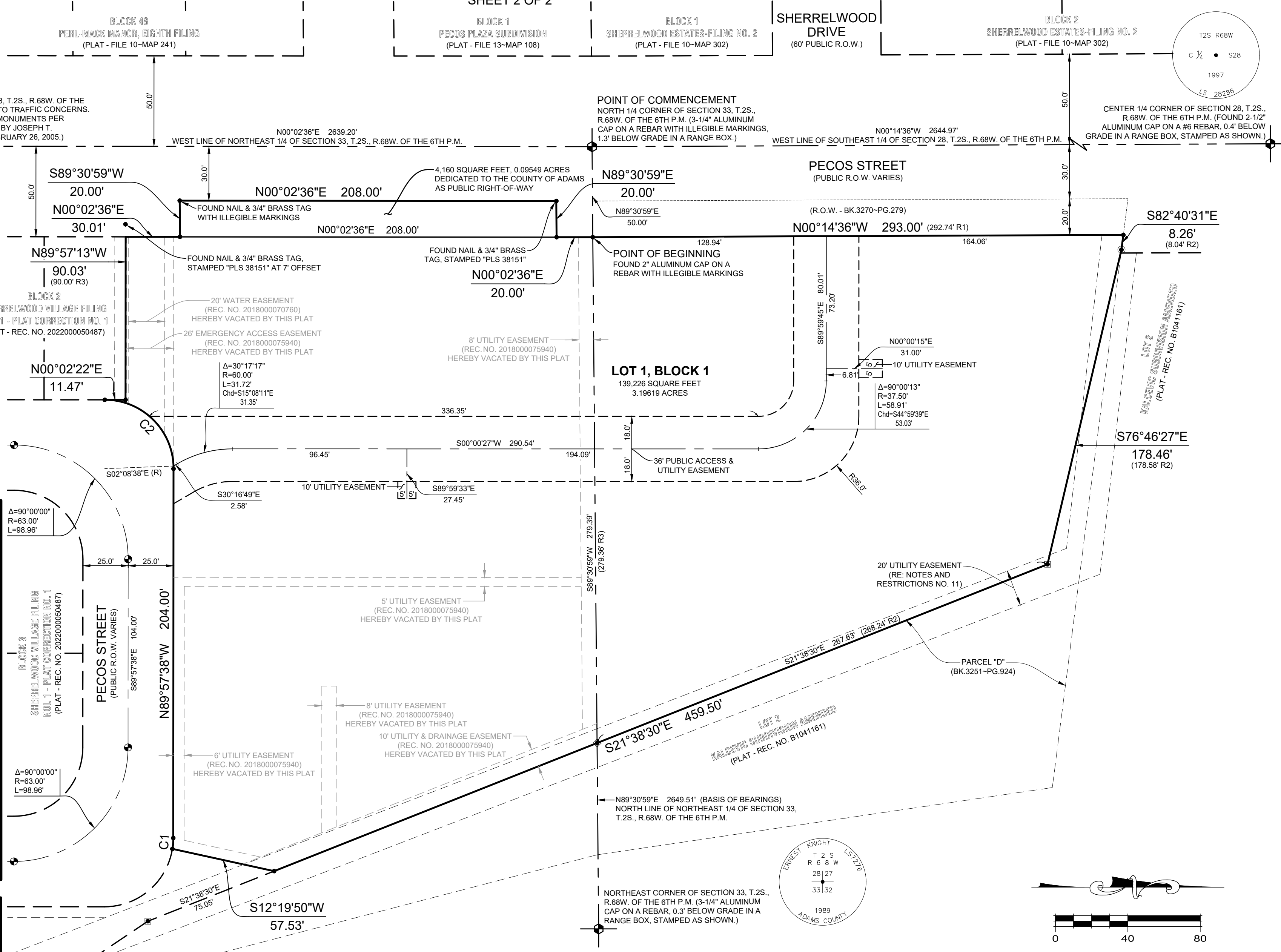
CHAIRMAN _____

	ESC ENGINEERING SERVICE COMPANY	14190 East Evans Avenue Aurora, Colorado 80014	Revision Dates:
	<small>Creative Solutions Since 1954 CIVIL ENGINEERS & LAND SURVEYORS engineeringserviceco.com</small>	P 303.337.1393 F 303.337.7481 T/F 1.877.273.0659	
Survey No.: 24-006-P	Project No.: 814.039	Date: 6/7/2024	Field Book No.: 951
			Sheet No.: 1 OF 2

PRELIMINARY PLAT ELMWOOD NORTH FILING NO. 1

A RESUBDIVISION OF LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1
TOGETHER WITH A PORTION OF THE SE 1/4 OF SECTION 28 AND THE NE 1/4 OF SECTION 33, ALL WITHIN T.2S., R.68W. OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



LEGEND	
	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	NEW R.O.W. LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
	NEW EASEMENT & R.O.W. CENTERLINE
	R.O.W. RIGHT-OF-WAY
	BK. PG. BOOK AND PAGE
	REC. NO. RECEPTION NUMBER
	ALIQUOT CORNER
	FOUND 1-1/2\"/>
	SET 5/8"x24\"/>
	FOUND 1-1/4\"/>
	FOUND 2\"/>
	FOUND 1\"/>

RECORD REFERENCE	
(XX.XX' R1)	PER THE DEED FOR PECOS STREET R.O.W. (BK.3270-PG.279) IF DIFFERENT FROM AS-MEASURED
(XX.XX' R2)	PER A QUITCLAIM DEED (REC. NO. 2021000058939) IF DIFFERENT FROM AS-MEASURED
(XX.XX' R3)	PER THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO.1 AT (REC. NO. 2022000050487) IF DIFFERENT FROM AS-MEASURED
ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION	

ESC
ENGINEERING
SERVICE
COMPANY

Creative Solutions Since 1954
CIVIL ENGINEERS & LAND SURVEYORS
engineeringservicecoco.com

14190 East Evans Avenue
Aurora, Colorado 80014

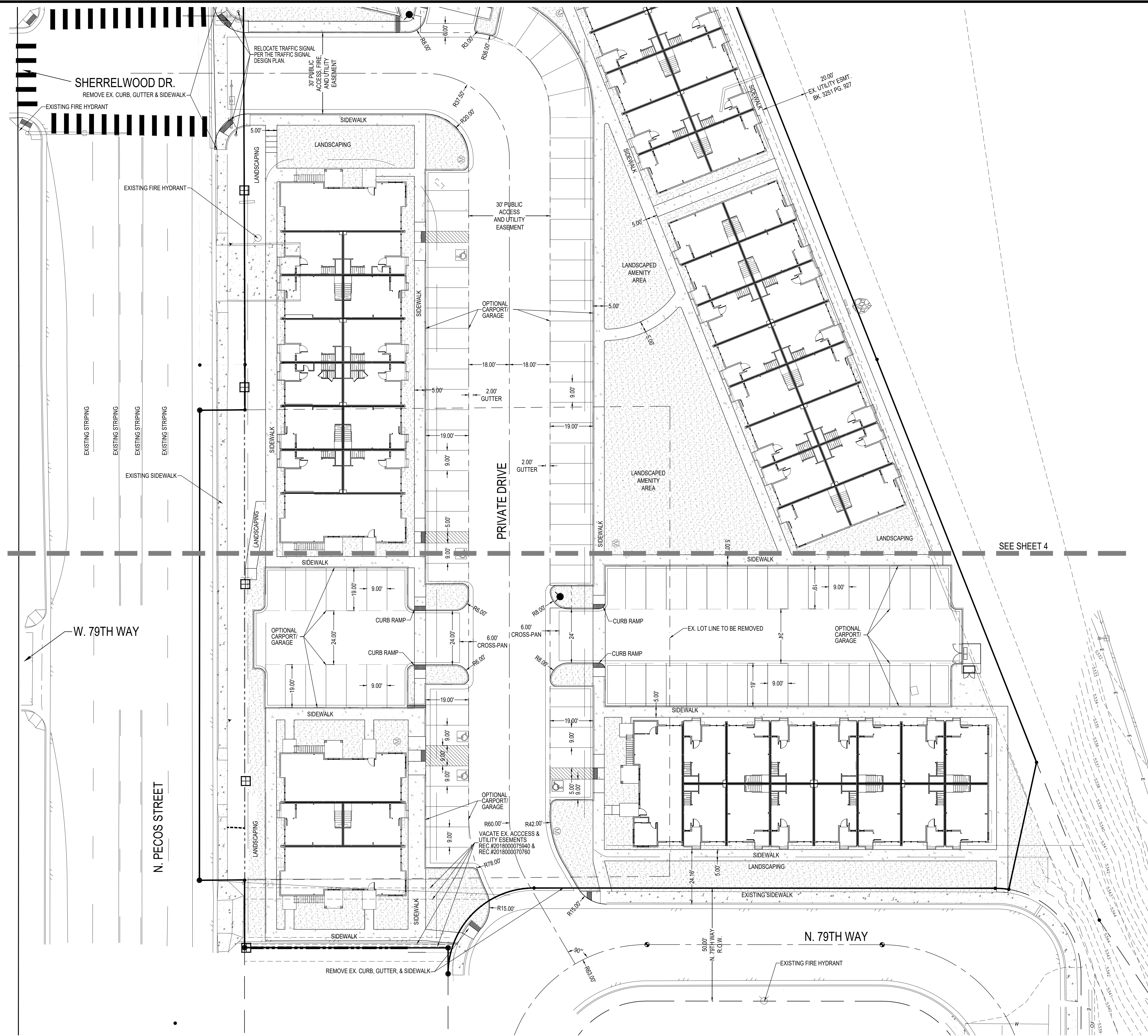
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:

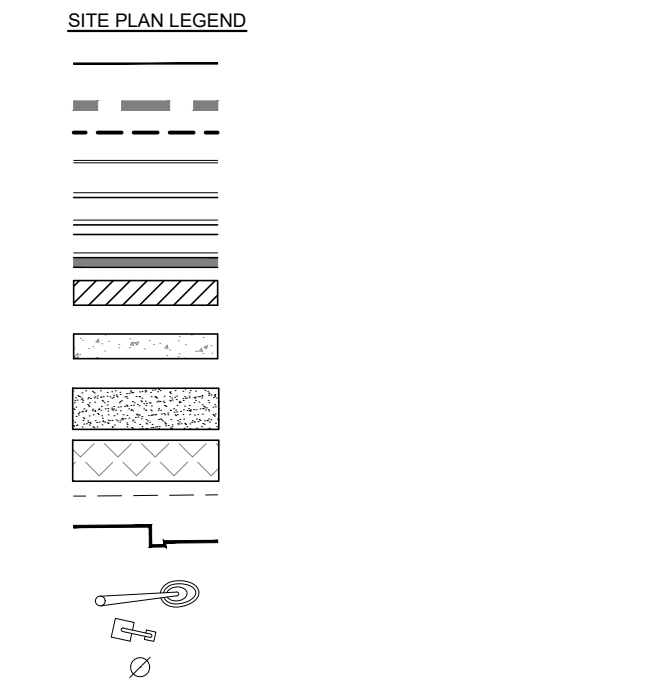
Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
24-006-P	814.039	6/7/2024	951	2 OF 2

CURVE DATA TABLE					
COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	9°04'20"	38.00'	6.02'	N85°25'28"W	6.01'
C2	90°00'00"	38.00'	59.69'	S45°02'22"W	53.74'

File Name: N:\Projects\Strategic Land Solutions - Inco\AdamsCo\8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrelPlat.dwg Plot Date: 6/7/2024 Company: ESC



- SITE PLAN NOTES**
1. ALL DIMENSIONS AND FINISH ARE TO THE FACE (FOR 4" REVEAL CURB) OR FINLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
 2. PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
 3. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY SLS, INC.
 4. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SUBJECT. CONTRACTOR SHALL VERIFY TO MEET ONLY IF SHOWN TO WITHIN 3 FEET OF A DATE.
 5. THE PARKING AREA AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF 50% BITUMEN ASPHALT OVER FOUR INCHES OF AGGREGATE BASE COURSE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY THE APPROPRIATE (SEE TRK 3.3.3.3.3).
 6. THE DRIVE SHALL INCLUDE AREA AND TRASH COMPACTOR AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM FINISH OF 4000 PSI (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI.
 7. ALL WALKWAY FINISH TO INCLUDE DETECTABLE WARNING PANELS.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF GREEK HOOK STANDARD CONSTRUCTION SPECIFICATIONS.
 9. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS.
 10. ALL CURBS ARE 4" HIGH UNLESS OTHERWISE NOTED.



CLIENT/DEVELOPER
DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

Strategic Land Solutions, Inc.
 Civil Engineering + Land Planning + Construction
 2505 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.284.7861 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
 ROBERT J. PALMER
 36320
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

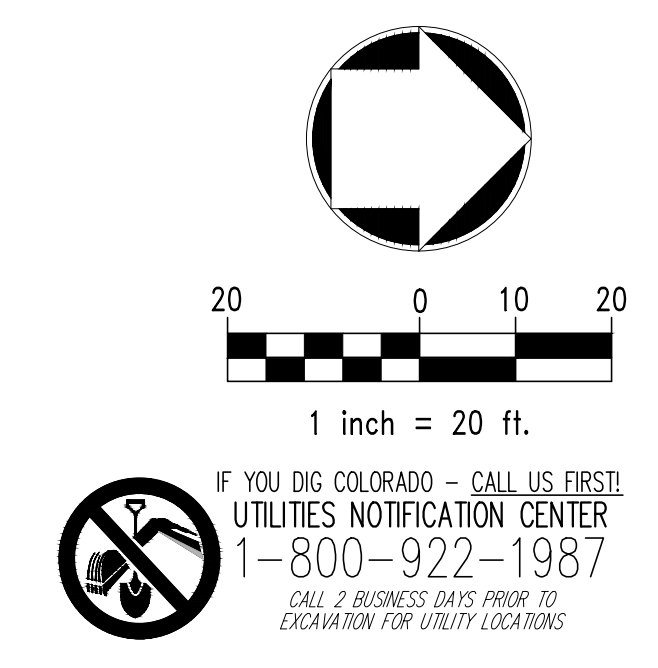
NO.	DATE	REVISION DESCRIPTION

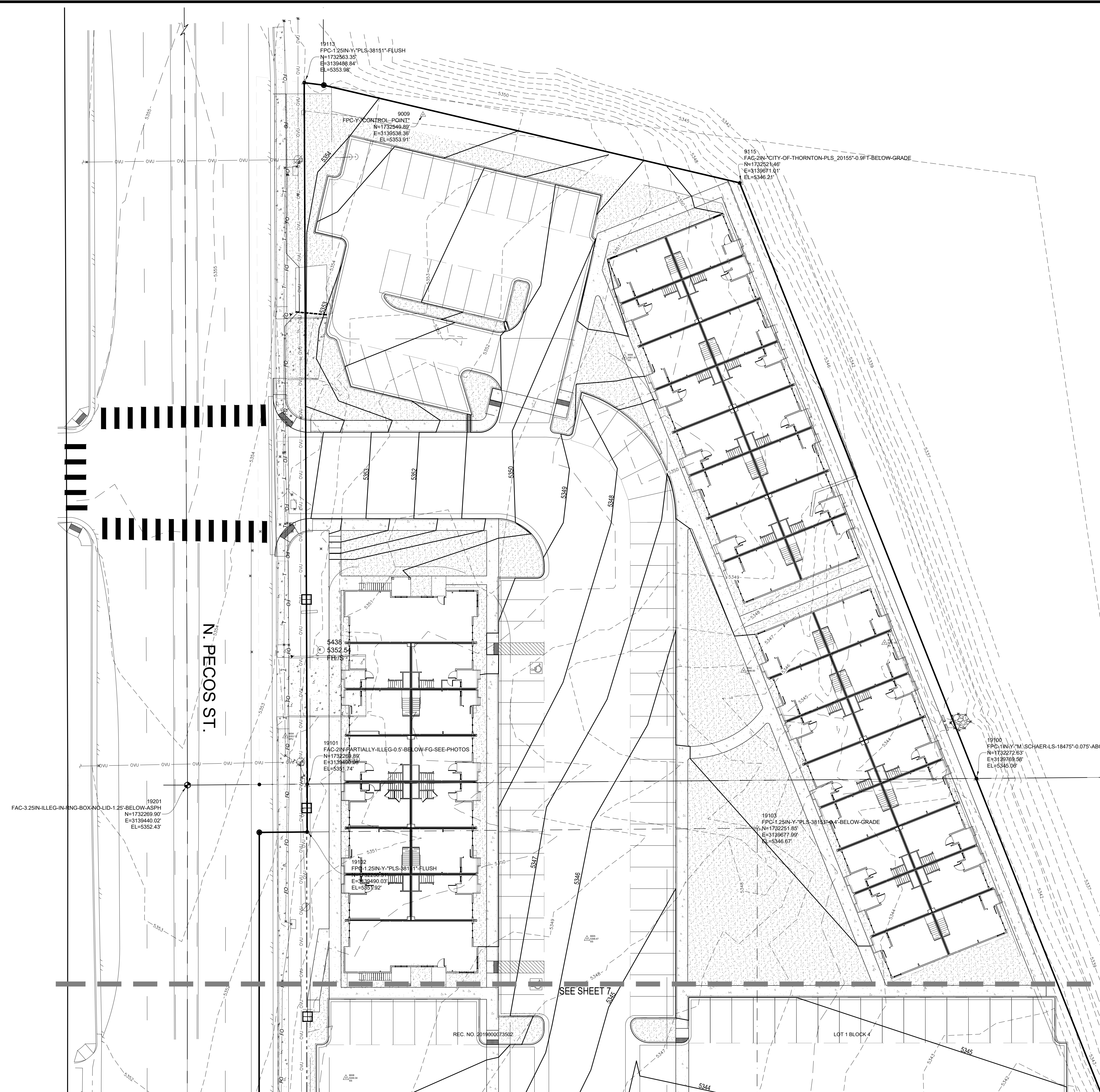
CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE: AS NOTED
DATE: 06/18/2024
DESIGNED BY: RJP
DRAWN BY: SEL
CHECKED BY: FPP
FILE NAME: CURRENTCIVIL.DWG
SLS IN: 24-0024-01

CONCEPTUAL SITE PLAN





GRADING and DRAINAGE NOTES

- REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
- LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING SERVICES COMPANY, INC.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. USE WHATEVER MEANS NECESSARY INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE BY THE OWNER AND/OR THE TOWN OF CASTLE ROCK. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR TOWN OF CASTLE ROCK MAY AT THEIR OWN OPTION DIRECT THE CONTRACTOR IN THESE METHODS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE TOWN OF CASTLE ROCK AT THE EXPENSE OF THE CONTRACTOR.
- ALL CURB AND GUTTER ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE. NOTED PROPOSED ELEVATIONS ARE SHOWN TO FINISHED PAVEMENT OR GRADE. LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF WALKS AND CURBS. FINISH GRADING IS BY THE GENERAL CONTRACTOR.
- ALL FILL AREAS SHALL BE SCARIFIED EIGHT-INCHES AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM, UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE LOOSE THICKNESS OF EACH LAYER OF FILL MATERIAL SHALL NOT EXCEED EIGHT-INCHES. AREAS TO BE PAVED SHALL BE SCARIFIED AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL EMPLOY THE ORIGINAL SOILS ENGINEER TO TEST ALL EARTHWORK TO INSURE COMPLIANCE WITH SOILS REPORT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- CURB (HANDICAP ACCESSIBLE) RAMPS ARE TO BE PROVIDED AT INTERSECTIONS AND DRIVE ACCESSES. AS NOTED.
- ALL HANDICAP RAMPS AND DETECTABLE WARNINGS SHALL CONFORM TO THE TOWN OF CASTLE ROCK STANDARD DETAILS. 5 FOOT BY 5 FOOT LANDINGS WITH A MAXIMUM GRADE OF 2 PERCENT SHALL BE LOCATED AT THE TOP OF ALL HANDICAP RAMPS.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.

GRADING & DRAINAGE LEGEND

25.60FL	PROPOSED SPOT GRADE - FLOWLINE
25.60P	PROPOSED SPOT GRADE - PAVEMENT
25.60TC	PROPOSED SPOT GRADE - TOP OF CURB
25.60G	PROPOSED SPOT GRADE - GROUND
25.60ME	PROPOSED SPOT GRADE - MATCH EXISTING
25.60W	PROPOSED SPOT GRADE - TOP OF WALK
25.60HP	PROPOSED SPOT GRADE - HIGH POINT
25.60GP	PROPOSED SPOT GRADE - GRADE BREAK
25.60P	PROPOSED SPOT GRADE - TOP OF PAVEMENT
25.60EOC	PROPOSED SPOT GRADE - EDGE OF CONCRETE
	6" CURB WITH 1" CATCH GUTTER
	6" CURB WITH 1" SPILL GUTTER
	6" MONOLITHIC CURB WITH 1" SPILL GUTTER
	EXISTING FLOW
	EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER WATER LINE
	EXISTING INTERM CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERM CONTOUR
	PROPERTY LINE
	100-YEAR FLOOD BOUNDARY

CLIENT/DEVELOPER
DELWEST
 DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

Strategic Land Solutions, Inc.
 Civil Engineering • Land Planning • Cost Estimation
 2505 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.884.7861 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

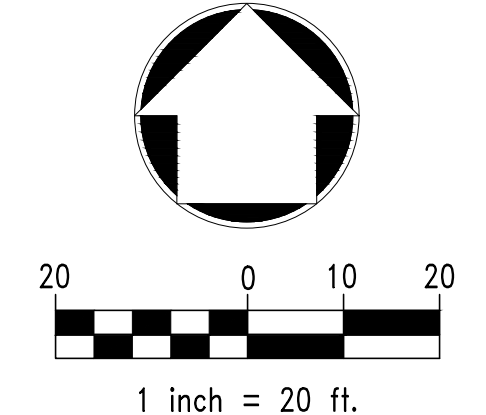
SCALE: PREPARED UNDER THE DIRECT SUPERVISION OF:
 SEAL:
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO.	DATE	REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

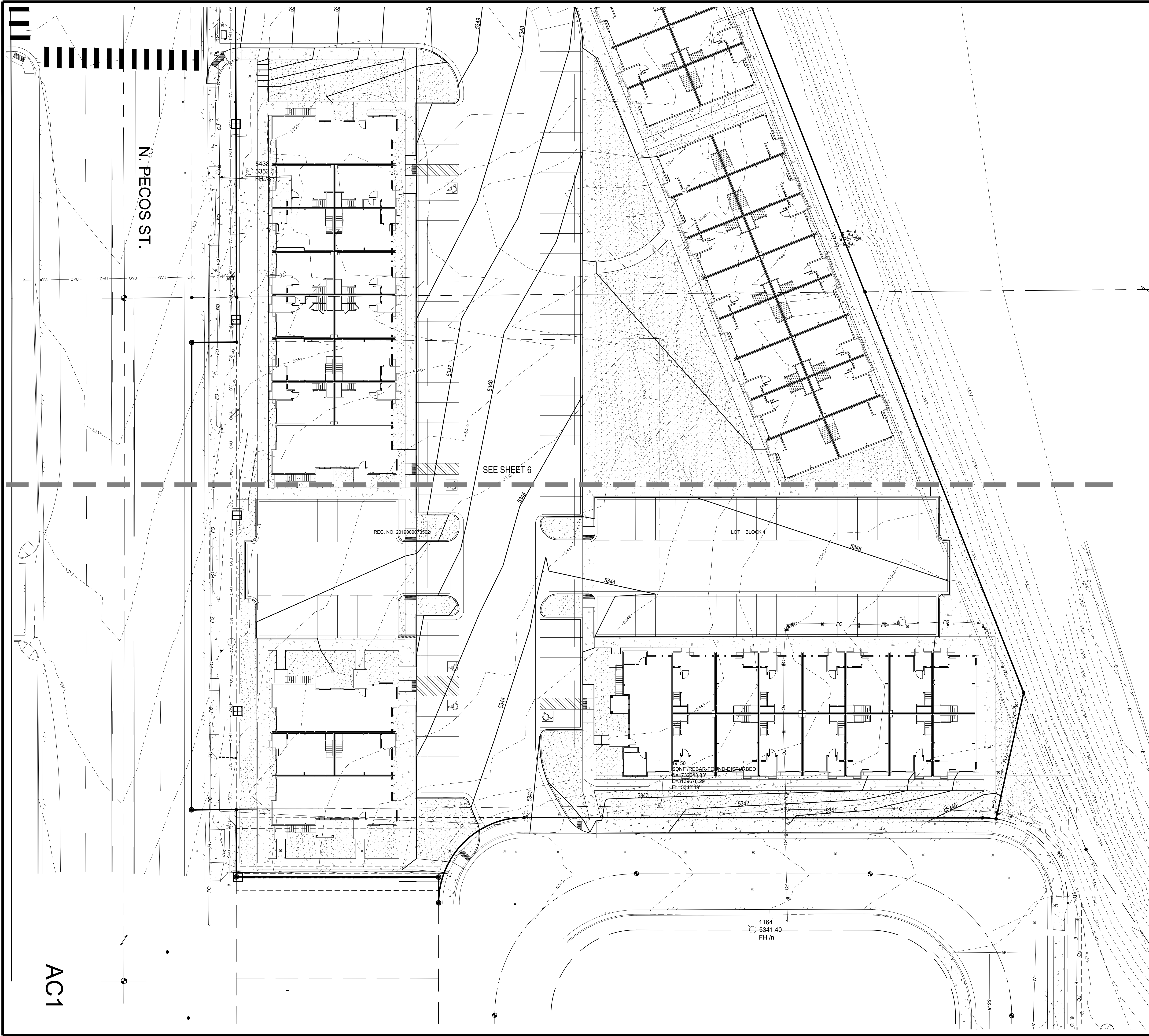
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE: AS NOTED
 DATE: 06/18/2024
 DESIGNED BY: RJP
 DRAWN BY: SEL
 CHECKED BY: FPP
 FILE NAME: CURRENTCIVIL.DWG
 SHEET NO.: SLS IN: 24-0024-01



IF YOU DIG COLORADO - CALL US FIRST!
UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

CONCEPTUAL GRADING PLAN
 SHEET NO.
6 OF 12



GRADING and DRAINAGE NOTES

- REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
- LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING SERVICES COMPANY, INC.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. USE WHATEVER MEANS NECESSARY INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE BY THE OWNER AND/OR THE TOWN OF CASTLE ROCK. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR TOWN OF CASTLE ROCK MAY AT THEIR OWN OPTION DIRECT THE CONTRACTOR IN THESE METHODS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE TOWN OF CASTLE ROCK AT THE EXPENSE OF THE CONTRACTOR.
- ALL CURB AND GUTTER ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE. FINISHED GRADE, LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF WALKS AND CURBS. FINISH GRADING IS BY THE GENERAL CONTRACTOR.
- ALL FILL AREAS SHALL BE SCARIFIED EIGHT-INCHES AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM, UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE LOOSE THICKNESS OF EACH LAYER OF FILL MATERIAL SHALL NOT EXCEED EIGHT-INCHES. AREAS TO BE PAVED SHALL BE SCARIFIED AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL EMPLOY THE ORIGINAL SOILS REPORT TO TEST ALL EARTHWORK TO INSURE COMPLIANCE WITH SOILS REPORT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- CURB (HANDICAP ACCESSIBLE) RAMPS ARE TO BE PROVIDED AT INTERSECTIONS AND DRIVE ACCESSSES. AS SHOWN ON THESE PLANS.
- ALL HANDICAP RAMPS AND DETECTABLE WARNINGS SHALL CONFORM TO THE TOWN OF CASTLE ROCK STANDARD DETAILS. 5 FOOT BY 5 FOOT LANDINGS WITH A MAXIMUM GRADE OF 2 PERCENT SHALL BE LOCATED AT THE TOP OF ALL HANDICAP RAMPS.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.

GRADING & DRAINAGE LEGEND

25.60FL	PROPOSED SPOT GRADE - FLOWLINE
25.60P	PROPOSED SPOT GRADE - PAVEMENT
25.60TC	PROPOSED SPOT GRADE - TOP OF CURB
25.60G	PROPOSED SPOT GRADE - GROUND
25.60ME	PROPOSED SPOT GRADE - MATCH EXISTING
25.60W	PROPOSED SPOT GRADE - TOP OF WALK
25.60HP	PROPOSED SPOT GRADE - HIGH POINT
25.60GP	PROPOSED SPOT GRADE - GRADE BREAK
25.60P	PROPOSED SPOT GRADE - TOP OF PAVEMENT
25.60P	PROPOSED SPOT GRADE - EDGE OF CONCRETE
25.60ECC	6" CURB WITH 1" CATCH GUTTER
	6" CURB WITH 1" SPILL GUTTER
	6" MONOLITHIC CURB WITH 1" SPILL GUTTER
	EXISTING FLOW
	EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	WATER LINE
	EXISTING INTERM CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERM CONTOUR
	PROPERTY LINE
	100-YEAR FLOOD BOUNDARY

CLIENT/DEVELOPER
DELWEST
 DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

 Strategic Land Solutions, Inc.
 Civil Engineering & Land Planning-Consultants
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.884.7861 Phone
 rpalmr@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
 LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SCALE: PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER

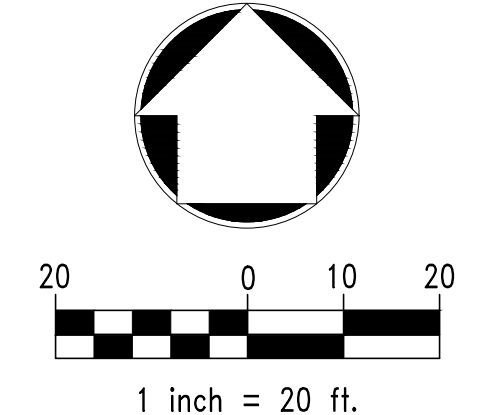
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

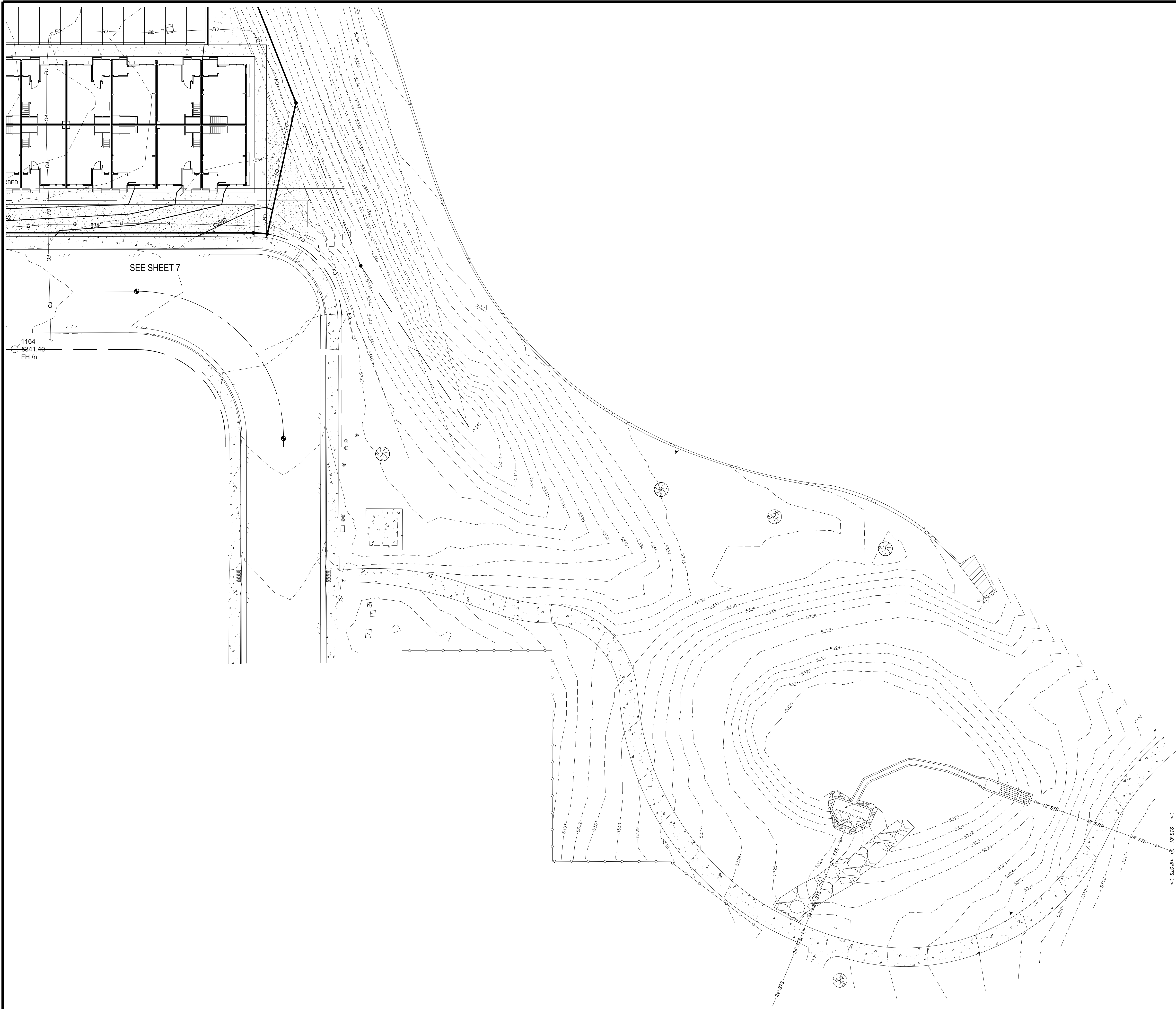
NO.	DATE	REVISION DESCRIPTION
CONFIDENTIALITY STATEMENT:		
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.		
SITE ADDRESS:		
ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO		
SCALE:	AS NOTED	
DATE:	06/18/2024	
DESIGNED BY:	RJP	
DRAWN BY:	SEL	FILE NAME: CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS IN: 24-0024-01
DRAWING TITLE		
CONCEPTUAL GRADING PLAN		
SHEET NO:		
7 OF 12		

IF YOU DIG COLORADO - CALL US FIRST!
 UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

AC1

SEE SHEET 8





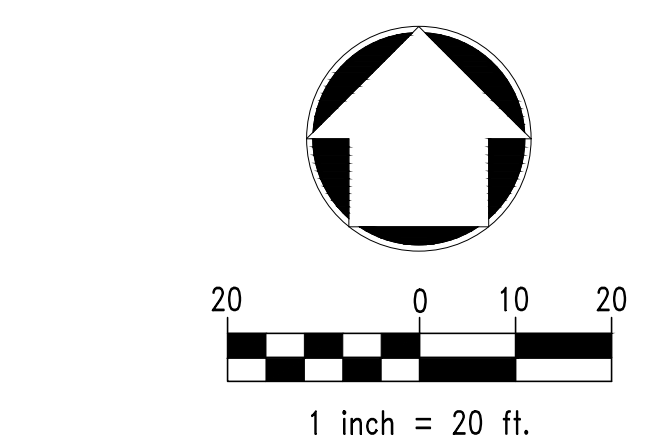
GRADING and DRAINAGE NOTES

- REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
- LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY ENGINEERING SERVICES COMPANY, INC.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. USE WHATEVER MEANS NECESSARY INCLUDING BUT NOT LIMITED TO STAKED STRAW BALES AND/OR SILT FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE BY THE OWNER AND/OR THE TOWN OF CASTLE ROCK. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR TOWN OF CASTLE ROCK MAY AT THEIR OWN OPTION DIRECT THE CONTRACTOR IN THESE METHODS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT, STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE TOWN OF CASTLE ROCK AT THE EXPENSE OF THE CONTRACTOR.
- ALL CURB AND GUTTER ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE. NOTED PROPOSED ELEVATIONS ARE SHOWN TO FINISHED PAVEMENT OR GRADE. LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF WALKS AND CURBS. FINISH GRADING IS BY THE GENERAL CONTRACTOR.
- ALL FILL AREAS SHALL BE SCARIFIED EIGHT-INCHES AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM, UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. THE LOOSE THICKNESS OF EACH LAYER OF FILL MATERIAL SHALL NOT EXCEED EIGHT-INCHES. AREAS TO BE PAVED SHALL BE SCARIFIED AND RECOMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT ±2% FROM OPTIMUM UNLESS DIRECTED OTHERWISE BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL EMPLOY THE ORIGINAL SOILS ENGINEER TO TEST ALL EARTHWORK TO INSURE COMPLIANCE WITH SOILS REPORT.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- CURB (HANDICAP ACCESSIBLE) RAMPS ARE TO BE PROVIDED AT INTERSECTIONS AND DRIVE ACCESSES, AS SHOWN.
- ALL HANDICAP RAMPS AND DETECTABLE WARNINGS SHALL CONFORM TO THE TOWN OF CASTLE ROCK STANDARD DETAILS. 5 FOOT BY 5 FOOT LANDINGS WITH A MAXIMUM GRADE OF 2 PERCENT SHALL BE LOCATED AT THE TOP OF ALL HANDICAP RAMPS.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.

GRADING & DRAINAGE LEGEND

25.60FL	PROPOSED SPOT GRADE - FLOW LINE
25.60P	PROPOSED SPOT GRADE - PAVEMENT
25.60TC	PROPOSED SPOT GRADE - TOP OF CURB
25.60G	PROPOSED SPOT GRADE - GROUND
25.60ME	PROPOSED SPOT GRADE - MATCH EXISTING
25.60W	PROPOSED SPOT GRADE - TOP OF WALK
25.60HP	PROPOSED SPOT GRADE - HIGH POINT
25.60GP	PROPOSED SPOT GRADE - GRADE BREAK
25.60P	PROPOSED SPOT GRADE - TOP OF PAVEMENT
25.60EC	PROPOSED SPOT GRADE - EDGE OF CONCRETE
	6" CURB WITH 1" CATCH GUTTER
	6" CURB WITH 1" SPILL GUTTER
	6" MONOLITHIC CURB WITH 1" SPILL GUTTER
	EXISTING FLOW
	EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
	PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER WATER LINE
	EXISTING INTERM CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED INTERM CONTOUR
	PROPERTY LINE
	100-YEAR FLOOD BOUNDARY

SEE SHEET 8



IF YOU DIG COLORADO - CALL US FIRST!
 UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO
 EXCAVATION FOR UTILITY LOCATIONS

CLIENT/DEVELOPER
DELWEST
 DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

Strategic Land Solutions, Inc.
 Civil Engineering • Land Planning • Erosion Control
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.884.7861 Phone
 palmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
 LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:
 SEAL:
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

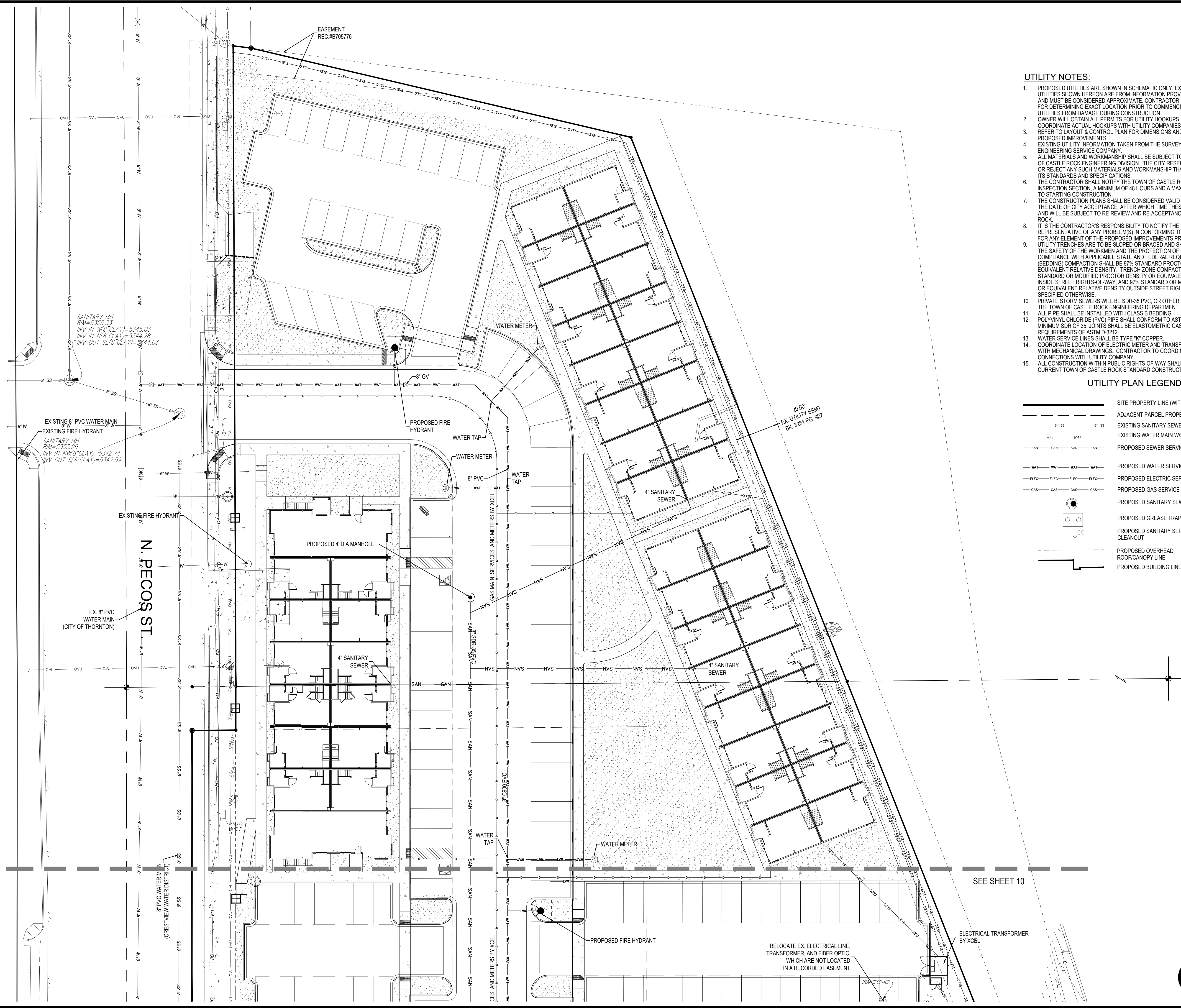
NO.	DATE	REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:
 ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE:	AS NOTED
DATE:	06/18/2024
DESIGNED BY:	RJP
DRAWN BY:	SEL
CHECKED BY:	FPP
FILE NAME:	CURRENTCIVIL.DWG
SLS IN:	24-0024-01

DETENTION POND MODIFICATION
 SHEET NO:
8 OF 12



- UTILITY NOTES:**
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK. PROTECT UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 - OWNER WILL OBTAIN ALL PERMITS FOR UTILITY HOOKUPS. CONTRACTOR WILL COORDINATE ACTUAL HOOKUPS WITH UTILITY COMPANIES IMPACTED.
 - REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
 - EXISTING UTILITY INFORMATION TAKEN FROM THE SURVEY PREPARED BY ENGINEERING SERVICE COMPANY.
 - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 116 HOURS PRIOR TO STARTING CONSTRUCTION.
 - THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF CASTLE ROCK.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEM(S) IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
 - UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS. PIPE ZONE (BEDDING) COMPACTION SHALL BE 97% STANDARD PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY. TRENCH ZONE COMPACTION SHALL BE 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY INSIDE STREET RIGHTS-OF-WAY, AND 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY OUTSIDE STREET RIGHTS-OF-WAY UNLESS SPECIFIED OTHERWISE.
 - PRIVATE STORM SEWERS WILL BE SDR-35 PVC, OR OTHER MATERIAL APPROVED BY THE TOWN OF CASTLE ROCK ENGINEERING DEPARTMENT.
 - ALL PIPE SHALL BE INSTALLED WITH CLASS B BEDDING.
 - POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D-3034 TYPE PSM WITH A MINIMUM SDR OF 35. JOINTS SHALL BE ELASTOMETRIC GASKET TYPE MEETING THE REQUIREMENTS OF ASTM D-3212.
 - WATER SERVICE LINES SHALL BE TYPE "K" COPPER.
 - COORDINATE LOCATION OF ELECTRIC METER AND TRANSFORMER, AND GAS METER WITH MECHANICAL DRAWINGS. CONTRACTOR TO COORDINATE SERVICE CONNECTIONS WITH UTILITY COMPANY.
 - ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.

UTILITY PLAN LEGEND

	SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
	ADJACENT PARCEL PROPERTY LINE
	EXISTING SANITARY SEWER W/SIZE & TYPE NOTED
	EXISTING WATER MAIN W/SIZE & TYPE NOTED
	PROPOSED SEWER SERVICE W/SIZE, TYPE & SLOPE
	PROPOSED WATER SERVICE W/SIZE & TYPE NOTED
	PROPOSED ELECTRIC SERVICE
	PROPOSED GAS SERVICE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED GREASE TRAP
	PROPOSED SANITARY SERVICE CLEANOUT
	PROPOSED OVERHEAD ROOF/CANOPY LINE
	PROPOSED BUILDING LINE

CLIENT/DEVELOPER
DELWEST
 DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

 Strategic Land Solutions, Inc.
 Civil Engineering • Land Planning • Estimating
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.884.7661 Phone
 rpalmer@strategics.net
 Robert J. Palmer, PE
 President

ARCHITECT
 LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SCALE: PREPARED UNDER THE DIRECT SUPERVISION OF:
SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
 ROBERT J. PALMER
 36320
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO.	DATE	REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

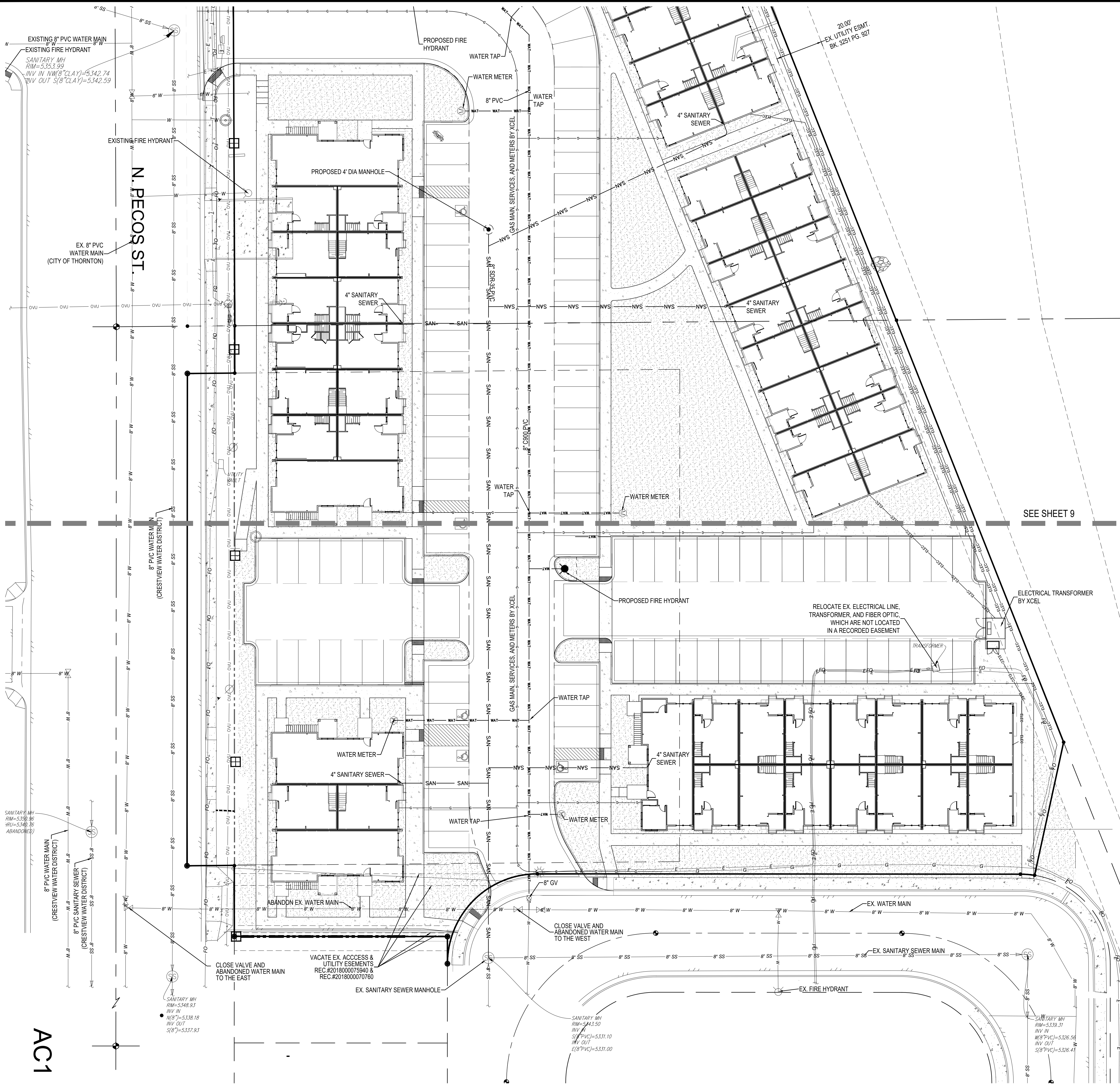
SITE ADDRESS:
 ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE: AS NOTED	
DATE: 06/18/2024	
DESIGNED BY: RJP	FILE NAME: CURRENTCIVIL.DWG
DRAWN BY: SEL	
CHECKED BY: FPP	

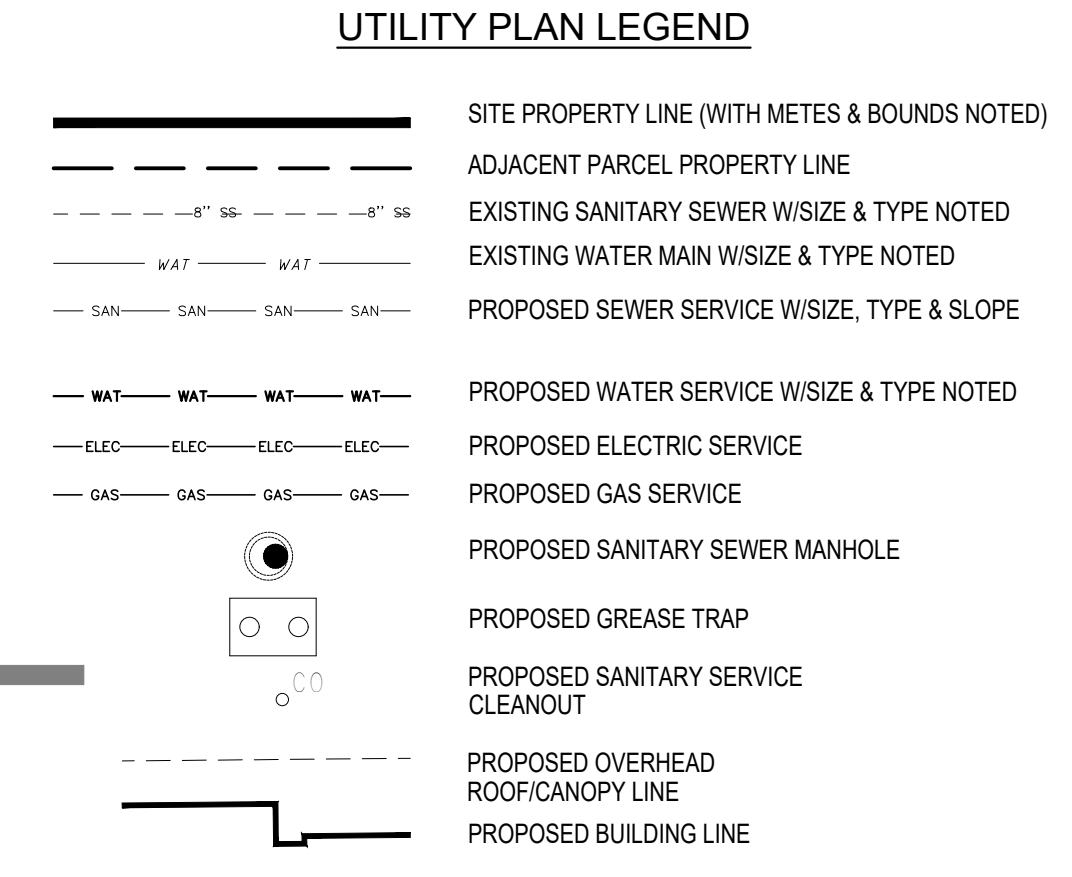
DRAWING TITLE
CONCEPTUAL UTILITY PLAN

SHEET NO.
9 OF 12

IF YOU DIG COLORADO - CALL US FIRST!
 UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS



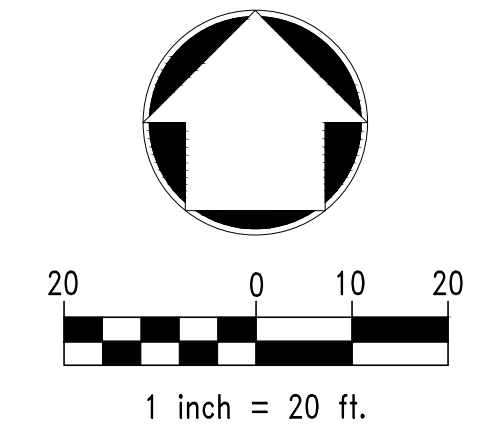
- UTILITY NOTES:**
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK. PROTECT UTILITIES FROM DAMAGE DURING CONSTRUCTION.
 - OWNER WILL OBTAIN ALL PERMITS FOR UTILITY HOOKUPS. CONTRACTOR WILL COORDINATE ACTUAL HOOKUPS WITH UTILITY COMPANIES IMPACTED.
 - REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
 - EXISTING UTILITY INFORMATION TAKEN FROM THE SURVEY PREPARED BY ENGINEERING SERVICE COMPANY.
 - ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 116 HOURS PRIOR TO STARTING CONSTRUCTION.
 - THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE TOWN OF CASTLE ROCK.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
 - UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS. PIPE ZONE (BEDDING) COMPACTION SHALL BE 97% STANDARD PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY. TRENCH ZONE COMPACTION SHALL BE 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY INSIDE STREET RIGHTS-OF-WAY, AND 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY OUTSIDE STREET RIGHTS-OF-WAY UNLESS SPECIFIED OTHERWISE.
 - PRIVATE STORM SEWERS WILL BE SDR-35 PVC, OR OTHER MATERIAL APPROVED BY THE TOWN OF CASTLE ROCK ENGINEERING DEPARTMENT.
 - ALL PIPE SHALL BE INSTALLED WITH CLASS B BEDDING.
 - POLY(VINYL CHLORIDE) (PVC) PIPE SHALL CONFORM TO ASTM D-3034 TYPE PSM WITH A MINIMUM SDR OF 35. JOINTS SHALL BE ELASTOMETRIC GASKET TYPE MEETING THE REQUIREMENTS OF ASTM D-3212.
 - WATER SERVICE LINES SHALL BE TYPE 1/2" COPPER.
 - COORDINATE LOCATION OF ELECTRIC METER AND TRANSFORMER, AND GAS METER WITH MECHANICAL DRAWINGS. CONTRACTOR TO COORDINATE SERVICE CONNECTIONS WITH UTILITY COMPANY.
 - ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.



SEE SHEET 9

ELECTRICAL TRANSFORMER BY XCEL

RELOCATE EX. ELECTRICAL LINE, TRANSFORMER, AND FIBER OPTIC, WHICH ARE NOT LOCATED IN A RECORDED EASEMENT



IF YOU DIG COLORADO - CALL US FIRST!
 UTILITIES NOTIFICATION CENTER
 1-800-922-1987
 CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

CLIENT/DEVELOPER
DELWEST
 DELWEST
 155 SOUTH MADISON ST., SUITE 326
 DENVER, CO 80209

CIVIL ENGINEER

 Strategic Land Solutions, Inc.
 Civil Engineering & Land Planning-Subsidiaries
 2595 PONDEROSA ROAD
 FRANKTOWN, CO 80116
 703.884.7661 Phone
 rpalmr@strategicls.net
 Robert J. Palmer, PE
 President

ARCHITECT
 LAWRENCE ARCHITECTURE, INC.
 RICK LAWRENCE, AIA
 RICK@LAWARCH.COM

SCALE: PREPARED UNDER THE DIRECT SUPERVISION OF:
 SEAL: COLORADO REGISTERED PROFESSIONAL ENGINEER
 ROBERT J. PALMER
 36320
 By Robert J. Palmer, PE
 Licensed Professional Engineer (CO PE #36320),
 AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

NO.	DATE	REVISION DESCRIPTION

CONFIDENTIALITY STATEMENT:
 The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to SLS either upon completion of the intended purpose or upon the request of SLS, whichever comes first.

SITE ADDRESS:
 ELMWOOD NORTH TOWNHOMES
 8000 N. PECOS STREET
 ADAMS COUNTY, CO

SCALE: AS NOTED
 DATE: 06/18/2024
 DESIGNED BY: RJP
 DRAWN BY: SEL
 CHECKED BY: FPP
 FILE NAME: CURRENTCIVIL.DWG
 SLS IN: 24-0024-01

CONCEPTUAL UTILITY PLAN
 SHEET NO:
10 OF 12

AC1

