



**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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**OWNER**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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

Name:  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

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**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  YES NO

If yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

## Item #2: WRITTEN EXPLANATION

Re: 7061 E. 96<sup>TH</sup> AVE Henderson, CO 80640

Case: PLN2024-00003

This Rezoning Application is to Rezone the future land use from Agricultural Small Scale (A-1) to Industrial Medium (I-2).

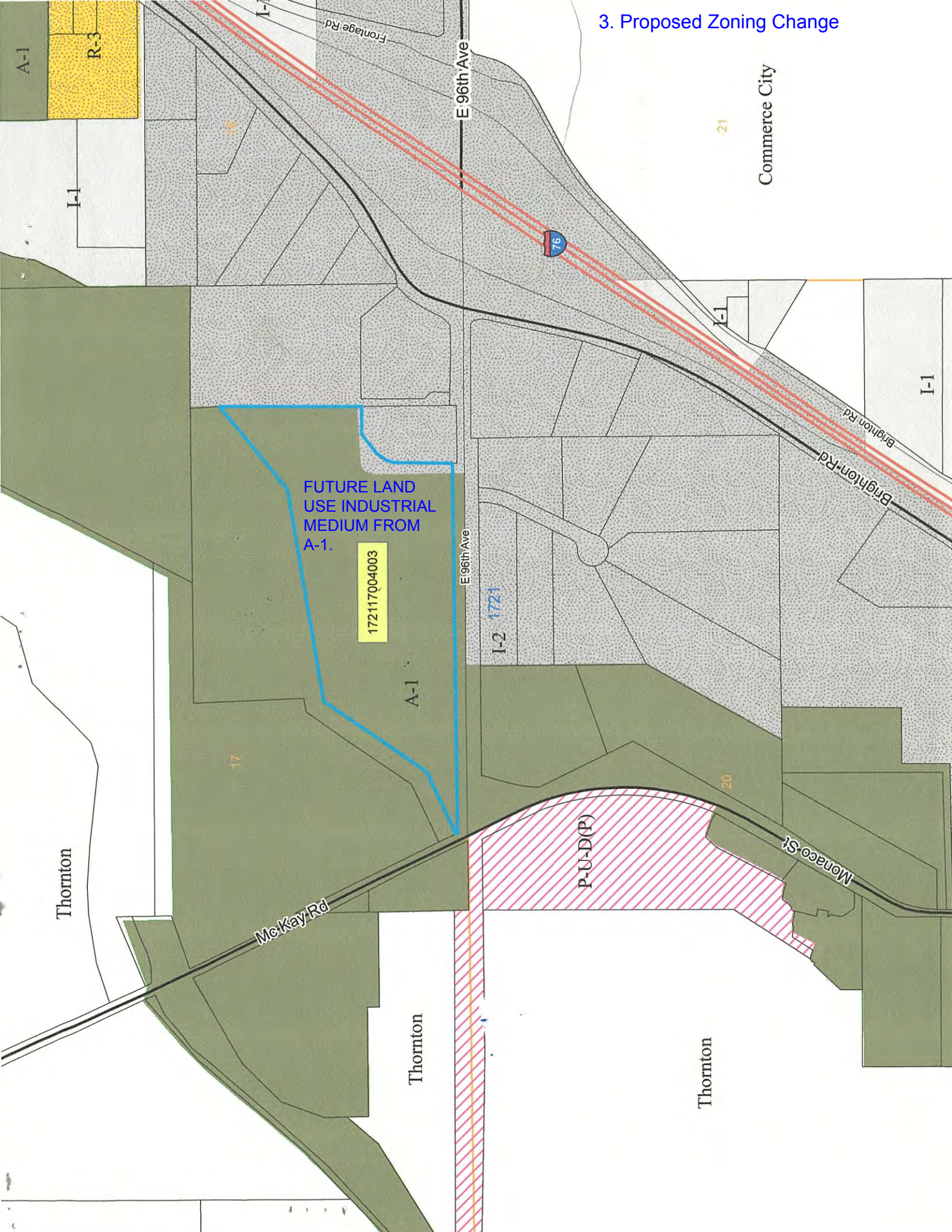
The plan is to infill the site with gravel utilizing the existing grade above the approximate elevation 5,088. The proposed infill area will be only 4.2 acres of the total 20.26. The infill area will be fenced with a large (97 ft) wide gated entrance, with a water quality swale directing the site runoff. Two concrete wash pads will be positioned on the North Side of the site as a maintenance pad for our equipment. This site will host nine conventional crawler cranes, three tractors and various trailers for a local crane rental company Gibbons Crane Rental, owned by Brett Gibbons.

The remaining acreage below elevation 5060 will be assigned as an easement with a legal description.

Please refer to the following drawings:

- Preliminary Design Drawings (7-12-24)
- ALTA Land Survey

3. Proposed Zoning Change



# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



**THE VERTX**  
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211  
Main: 303.623.9116 | VERTXENG.COM

### ADAMS COUNTY EROSION CONTROL PLAN - GENERAL NOTES:

- ALL CONSTRUCTION PROJECTS, REGARDLESS OF THE SIZE, SHALL INSTALL, MAINTAIN AND REPAIR STORMWATER POLLUTION CONTROL MEASURES (CMS) TO EFFECTIVELY MINIMIZE EROSION, SEDIMENT TRANSPORT, AND THE RELEASE OF POLLUTANTS RELATED TO CONSTRUCTION ACTIVITY. CMS EXAMPLE INCLUDE: SEDIMENT CONTROL LOGS (SCL), SILT FENCE (SF), DIKES/SWALES, SEDIMENT TRAPS (ST), INLET PROTECTION (IP), OUTLET PROTECTION (OP), CHECK DAMS (CD), SEDIMENT BASINS (SB), TEMPORARY/PERMANENT SEEDING AND MULCHING (MU), SOIL ROUGHENING, MAINTAINING EXISTING VEGETATION AND PROTECTION OF TREES. CMS MUST BE SELECTED, DESIGNED, ADEQUATELY SIZED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES. CMS/BMPS INSTALLATION AND MAINTENANCE DETAILS SHALL CONFORM TO URBAN DRAINAGE FLOOD CONTROL CRITERIA MANUAL VOLUME 3, OR THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) ITEM CODE BOOK. CMS MUST FILTER, SETTLE, CONTAIN OR STRAIN POLLUTANTS FROM STORMWATER FLOWS IN ORDER TO PREVENT BYPASS OF FLOWS WITHOUT TREATMENT. CMS MUST BE APPROPRIATE TO TREAT THE RUNOFF FROM THE AMOUNT OF DISTURBED AREA, THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (I.E., SHEET OR CONCENTRATED FLOW). CMS/BMPS SHALL BE SPECIFIED IN THE SWMP (IF APPLICABLE), AND THE LOCATIONS SHOWN ON THE EC PLAN.
- PRIOR TO CONSTRUCTION, PROJECTS DISTURBING 1 OR MORE ACRES OF LAND, OR ANY PROJECT BELONGING TO A COMMON PLAN OF DEVELOPMENT DISTURB 1 OR MORE ACRES, MUST OBTAIN:
  - A GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AND
  - AN ADAMS COUNTY STORMWATER QUALITY PERMIT WITHIN THE UNINCORPORATED ADAMS COUNTY MS4 AREA.
- PERMITTED PROJECTS SHALL DEVELOP A STORMWATER MANAGEMENT PLAN (SWMP), AKA EROSION AND SEDIMENT CONTROL PLAN (ESCP), IN COMPLIANCE WITH CDPHE MINIMUM REQUIREMENTS. THE APPROVED SWMP, INCLUDING EROSION CONTROL (EC) PLAN (SITE MAP), SHALL BE KEPT ON SITE AND UPDATED AT ALL TIMES. THE QUALIFIED STORMWATER MANAGER IS RESPONSIBLE FOR IMPLEMENTING THE SWMP AND CMS (AKA BMPS) DURING CONSTRUCTION.
- PERMITTED PROJECTS SHALL PERFORM REGULAR STORMWATER INSPECTIONS EVERY 7 CALENDAR DAYS; OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION. INSPECTION FREQUENCY CAN BE REDUCED FOR POST-STORM EVENT INSPECTIONS AT TEMPORARILY IDLE SITES AND ALSO FOR STORMWATER INSPECTIONS AT COMPLETED SITES WAITING FOR FINAL STABILIZATION. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- TRACKING OF DIRT ONTO PAVED PUBLIC OR PRIVATE PAVED ROADS IS NOT ALLOWED. THE USE OF DIRT RAMPS TO ENTER/EXIT FROM AN UNPAVED INTO A PAVED AREA IS PROHIBITED. VEHICLE TRACKING CONTROLS SHALL BE IMPLEMENTED, OTHERWISE ENTRANCE AREA MUST DRAIN THRU A CM TOWARDS THE PRIVATE SITE.
- TRUCK LOADS OF FILL MATERIAL IMPORTED TO OR CUT MATERIAL EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW. HAUL ROUTES MUST BE PERMITTED BY THE COUNTY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE WITHOUT APPLICABLE PERMITS.
- CONTROL MEASURES DESIGNED FOR CONCRETE WASHOUT WASTE MUST BE IMPLEMENTED. THIS INCLUDES WASHOUT WASTE DISCHARGED TO THE GROUND AND WASHOUT WASTE FROM CONCRETE TRUCKS AND MASONRY OPERATIONS.
- TEMPORARY CMS/BMPS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION.
- DEWATERING OPERATIONS DISCHARGING OFF-SITE INTO ANY WATERS CONVEYANCE SYSTEMS INCLUDING WETLANDS, IRRIGATION DITCHES, CANALS, RIVERS, STREAMS OR STORM SEWER SYSTEMS, REQUIRE A STATE CONSTRUCTION DEWATERING PERMIT.
- PERMITTED PROJECTS SHALL KEEP THE CDPHE'S STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOGS AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL 3 YEARS AFTER PERMIT CLOSE-OUT.
- PERMITTED LANDOWNER AND/OR CONTRACTOR SHALL CLOSE THE STATE AND CITY/COUNTY PERMIT ONCE FINAL STABILIZATION IS REACHED. STORMWATER INSPECTIONS SHALL CONTINUE UNTIL INACTIVATION NOTICE IS FILED WITH CDPHE.

### MAINTENANCE STANDARD NOTES:

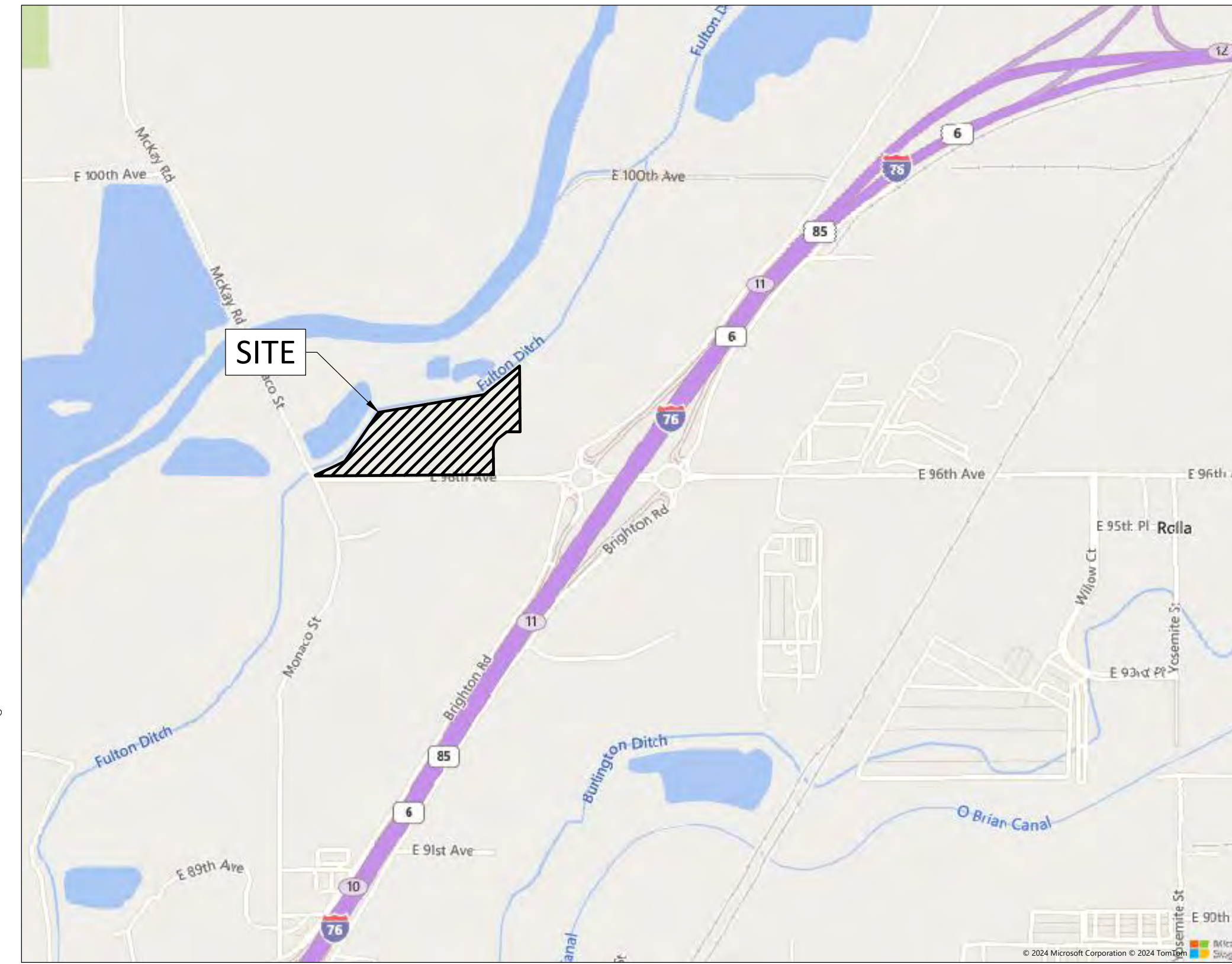
- MAINTAIN AND REPAIR CMS ACCORDING TO APPROVED EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS ORIGINALLY INTENDED.
- CMS/BMPS REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.
- CMS SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN UNLESS OTHERWISE SPECIFIED.
- SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CMS/BMPS DUE TO CHANGES IN DESIGN, CONSTRUCTION, OR MAINTENANCE, TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS. A NOTATION SHALL BE MADE IN THE SWMP, INCLUDING DATE OF CHANGES IN THE FIELD, IDENTIFICATION OF THE CMS REMOVED, MODIFIED OR ADDED, AND THE LOCATIONS OF THOSE CMS. UPDATES MUST BE MADE WITHIN 72-HOURS FOLLOWING THE CHANGE.
- MAINTAIN VEHICLE TRACKING CONTROL (VTC) IF SEDIMENT TRACKING OCCURS, CLEAN-UP IMMEDIATELY. SWEEP BY HAND OR THE USE STREET SWEEPERS (WITH VACUUM SYSTEM). FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
- CWA MUST BE CLEANED ONCE WASTE ACCUMULATION REACHES  $\frac{3}{4}$  OF THE WET STORAGE CAPACITY OF THE STRUCTURE. LEGALLY DISPOSED OF CONCRETE WASTE. DO NOT BURY ON-SITE.
- CLEAN-UP SPILLS IMMEDIATELY AFTER DISCOVERY, OR CONTAIN UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. FOLLOW MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP, ALONG WITH PROPER DISPOSAL METHODS. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED.
- REMOVE SEDIMENT FROM STORM SEWER INFRASTRUCTURE (PONDS, STORM PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ETC.), AND RESTORE VOLUME CAPACITY UPON COMPLETION OF PROJECT OR PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS (IF APPLICABLE). DO NOT FLUSH SEDIMENT OFFSITE, CAPTURE ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION.

THESE NOTES ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT TO HIGHLIGHT THE BASIC STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR CONSTRUCTION ACTIVITIES TO COMPLY WITH CDPS STORMWATER CONSTRUCTION PERMIT AND BE IN CONFORMANCE WITH COUNTY STANDARDS.

### PROJECT CONTACTS

OWNER:  
GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY SUITE 115  
ENGLEWOOD, CO 80112  
303.841.0457

CIVIL ENGINEER:  
THE VERTX COMPANIES, LLC  
2420 W. 26TH AVENUE, SUITE 100-D  
DENVER, CO 80211  
303.623.9116



0' 1000' 2000' 3000'  
SCALE: 1" = 1000'

### SHEET INDEX

- C0 COVER
- C1 EXISTING SITE PLAN
- C2 SITE PLAN
- C3 GRADING PLAN
- C4 UTILITY PLAN
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- C7 FINAL EROSION CONTROL PLAN
- C8 EROSION CONTROL DETAILS 1
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- C11 CONSTRUCTION DETAILS 1
- C12 CONSTRUCTION DETAILS 2

### PERFORMANCE STANDARD NOTES:

- STORMWATER RUNOFF FROM DISTURBED AREAS MUST FLOW TO AT LEAST ONE (1) CM TO MINIMIZE SEDIMENT IN THE DISCHARGE. DO NOT ALLOW SEDIMENT TO LEAVE THE SITE. THE BEST WAY TO PREVENT SEDIMENT OR POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM IS TO STABILIZE THE SITE AS QUICKLY AS POSSIBLE, PREVENTING EROSION AND STOPPING SEDIMENT RUN-OFF AT ITS SOURCE.
- PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREAS, INCLUDING DISTURBANCE OF STEEP SLOPES. (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION OF THE SITE). LIMIT SOIL EXPOSURE TO THE SHORTEST POSSIBLE PERIOD OF TIME. PROTECT NATURAL FEATURES AND EXISTING VEGETATION WHENEVER POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. MAINTAIN PRE-EXISTING VEGETATION (OR EQUIVALENT CMS) FOR AREAS WITHIN 50 HORIZONTAL FT OF RECEIVING WATERS.
- SOIL COMPACTION MUST BE MINIMIZED FOR AREAS WHERE INFILTRATION CMS WILL OCCUR OR WHERE FINAL STABILIZATION WILL BE ACHIEVED THROUGH VEGETATIVE COVER.
- ALL SOIL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT.
- DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES OR WIND SHALL BE CONTROLLED.
- INSTALL CONSTRUCTION FENCE (ORANGE) TO PROTECT WETLANDS AND OTHER SENSITIVE AREAS AND TO PREVENT ACCESS, AND TO DELINEATE THE LIMITS OF CONSTRUCTION. DO NOT USE SILT FENCE TO PROTECT WETLANDS SINCE TRENCHING MAY IMPACT THESE AREAS.
- CMS INTENDED TO CAPTURE OVERLAND, LOW VELOCITY SHEET FLOW AT A FAIRLY LEVEL GRADE SHALL ONLY BE INSTALLED ALONG CONTOURS.
- STORM DRAIN INLETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE FLOODING OR DAMAGE ADJACENT AREAS OR STRUCTURES.
- INSTALL VEHICLE TRACKING CONTROL (VTC) TO ENTER/EXIT UNPAVED AREA. DO NOT USE RECYCLED CRUSHED CONCRETE OR ASPHALT MILLINGS FOR VEHICLE TRACKING PADS.
- STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
- OUTLETS SYSTEMS (SUCH AS SKIMMER OR PERFORATED RISER PIPE) SHALL BE INSTALLED TO WITHDRAW WATER FROM OR NEAR THE SURFACE LEVEL WHEN DISCHARGING FROM BASINS. WATER CANNOT DRAIN FROM THE BOTTOM OF THE POND.
- TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED (FOR MORE THAN 14 CALENDAR DAYS). TEMPORARY STABILIZATION METHODS EXAMPLES: TARPS, SOIL TACKIFIER, AND HYDROSEED. TEMPORARY STABILIZATION REQUIREMENT MAY EXCEED THE 14-DAY SCHEDULE WHEN EITHER THE FUNCTION OF THE SPECIFIC AREA REQUIRES IT TO REMAIN DISTURBED, OR, PHYSICAL CHARACTERISTICS OF THE TERRAIN AND CLIMATE PREVENT STABILIZATION AS LONG AS THE CONSTRAINTS AND ALTERNATIVE SCHEDULE IS DOCUMENTED ON THE SWMP, AND LOCATIONS ARE IDENTIFIED ON THE EC PLAN (SITE MAP).
- RUNOFF FROM STOCKPILE AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. INSTALL CMS/BMPS 5 FT AWAY FROM THE TOE OF THE STOCKPILE'S SLOPE.
- WATER USE TO CLEAN CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO EVAPORATE OR DRY OUT. CWA DISCHARGES THAT MAY REACH GROUNDWATER MUST FLOW THROUGH SOIL THAT HAS BUFFERING CAPACITY PRIOR TO REACHING GROUNDWATER. THE CONCRETE WASHOUT LOCATION SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT AND WOULD RESULT IN BUFFERING CAPACITY NOT BEING ADEQUATE, SUCH AS NEAR NATURAL DRAINAGES, SPRINGS, OR WETLANDS. IN THIS CASE, A LINER UNDERNEATH IS NEEDED FOR AREAS WITH HIGH GROUNDWATER LEVELS. CWA SHALL NOT BE PLACED IN LOW AREAS, DITCHES OR ADJACENT TO STATE WATERS. PLACE CWA 50 FT AWAY FROM STATE WATERS.
- WASTE, SUCH AS BUILDING MATERIALS, WORKERS TRASH AND CONSTRUCTION DEBRIS, MUST BE PROPERLY MANAGED TO PREVENT STORMWATER POLLUTION.
- INSTALL STABILIZED STAGING AREA (SSA) TO STORE MATERIALS, CONSTRUCTION TRAILER, ETC.
- IF CONDITIONS IN THE FIELD WARRANT ADDITIONAL CMS/BMPS TO THE ONES ORIGINALLY APPROVED ON THE SWMP OR EC PLAN (CIVIL DRAWING), THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT MEASURES DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
- PERMANENT CMS/BMPS FOR SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING. CONSIDER THE USE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER AND AREAS WITH CONCENTRATED FLOWS SUCH AS SWALES, LONG CHANNELS AND ROADSIDE DITCHES.
- THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED, SECURED AND PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE, STORM INLETS AND/OR DRAINAGE WAYS.
- REMOVE TEMPORARY CMS/BMPS ONCE FINAL STABILIZATION IS REACHED, UNLESS OTHERWISE AUTHORIZED.
- FINAL STABILIZATION MUST BE IMPLEMENTED. FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED, AND EITHER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT ALTERNATIVE METHOD HAS BEEN IMPLEMENTED.
- PROVIDE SPILL PREVENTION AND CONTAINMENT MEASURES FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS. BULK STORAGE (55 GALLONS OR GREATER) OF PETROLEUM PRODUCTS AND LIQUID CHEMICALS MUST HAVE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, IN ORDER TO CONTAIN SPILLS AND TO PREVENT SPILLED MATERIAL FROM ENTERING STATE WATERS.
- REPORT SPILLS OR RELEASES OF CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY REACH THE STORM SEWER OR ENTER STATE WATERS WITHIN 24-HOURS FROM TIME OF DISCOVERY. GUIDANCE AVAILABLE AT WWW.CDPHE.STATE.CO.US/EMP/SPILLSANDRELEASED.HTM. STATE OF COLORADO SPILL-LINE: 1-877-518-5608. ADAMS COUNTY STORMWATER HOTLINE: 720-523-6400; PUBLIC WORKS 303-453-8787 AND THE TRI-COUNTY HEALTH DEPARTMENT AT 303- 220-9200.

COVER

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640

FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
1	PRELIMINARY DESIGN
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DATE: 07/01/2024	C0
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JOB #: 96312	

# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



**VERTIX**  
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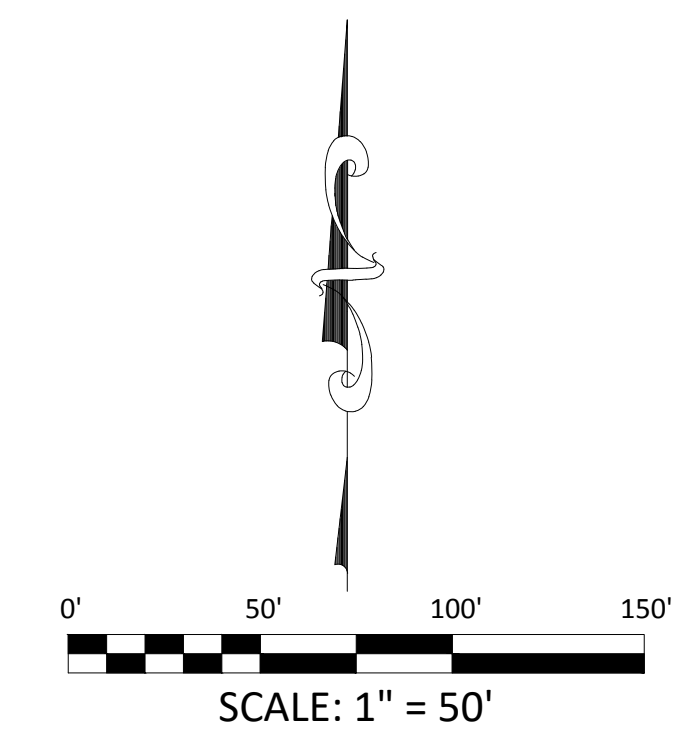


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**LEGEND**

EX PROPERTY LINE	---
EX MAJOR CONTOUR	—5090—
EX MINOR CONTOUR	- -5090 - -
EX EASEMENT	---
EX FLOODPLAIN BOUNDARY	---
EX METAL FENCE	—○—
EX SANITARY MANHOLE	⊕
EX DIRT ROAD	---

- NOTES**
1. CONTOUR INTERVALS = 1 FOOT
  2. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
  3. ELEVATIONS ARE BASED ON USGS LIDAR DATA OBTAINED FROM THE USGS LIDAR EXPLORER WEBSITE ON 4/1/2024 AND IS BASED ON NAVD88 VERTICAL DATUM.



EXISTING SITE PLAN

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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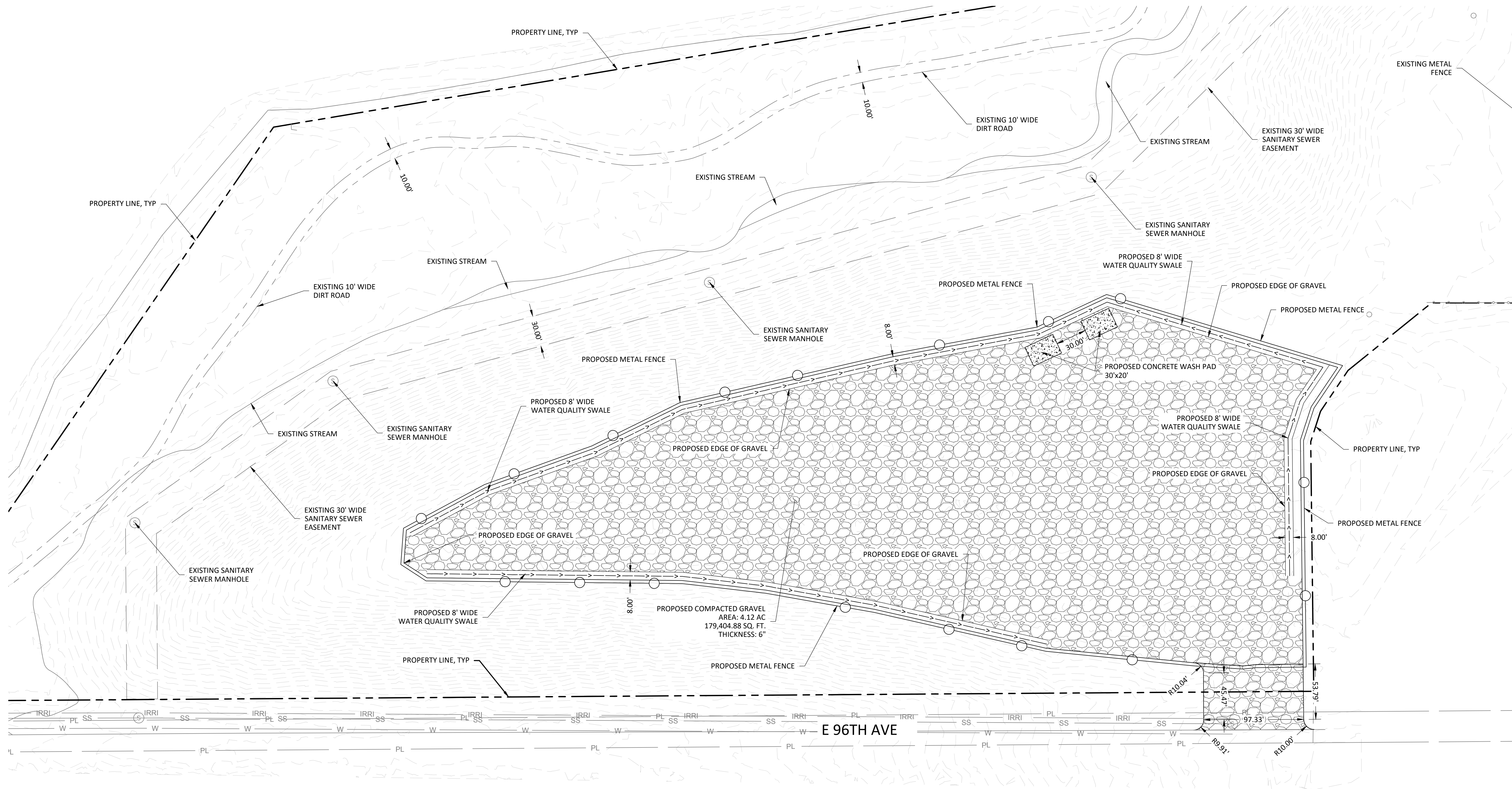
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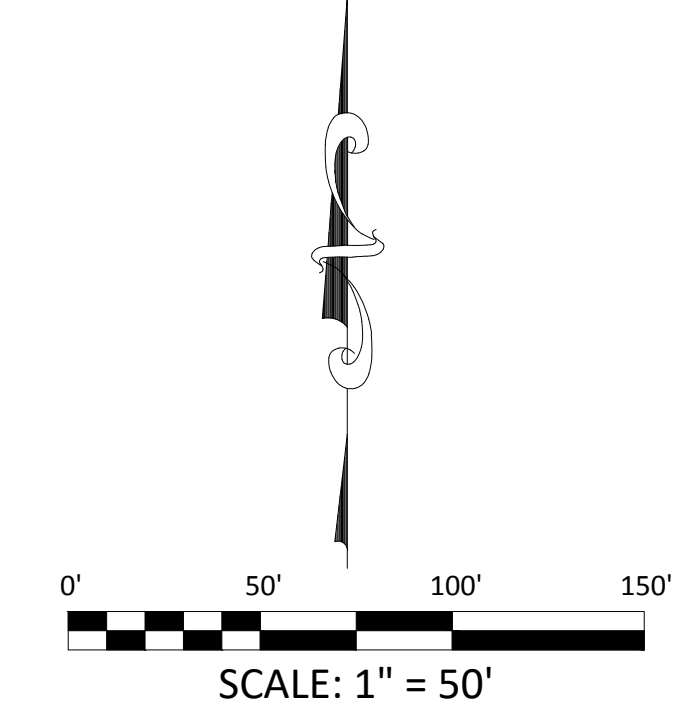
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### LEGEND

- EX PROPERTY LINE
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX EASEMENT
- EX FLOODPLAIN BOUNDARY
- EX METAL FENCE
- EX SANITARY MANHOLE
- EX DIRT ROAD
- PR EDGE OF GRAVEL
- PR METAL FENCE
- PR SWALE CENTERLINE
- PR CONCRETE
- PR GRAVEL

### NOTES

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SITE PLAN

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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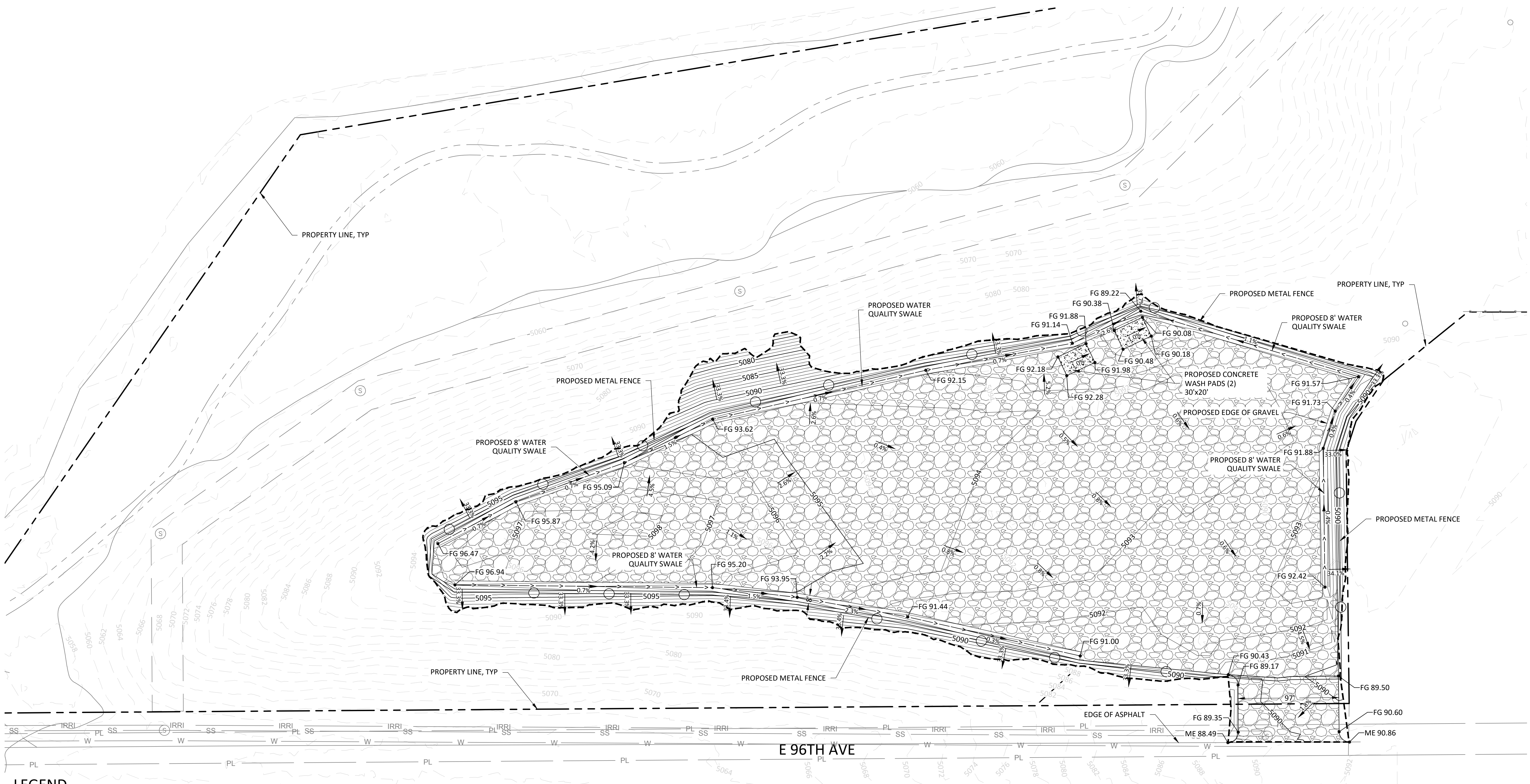
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A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



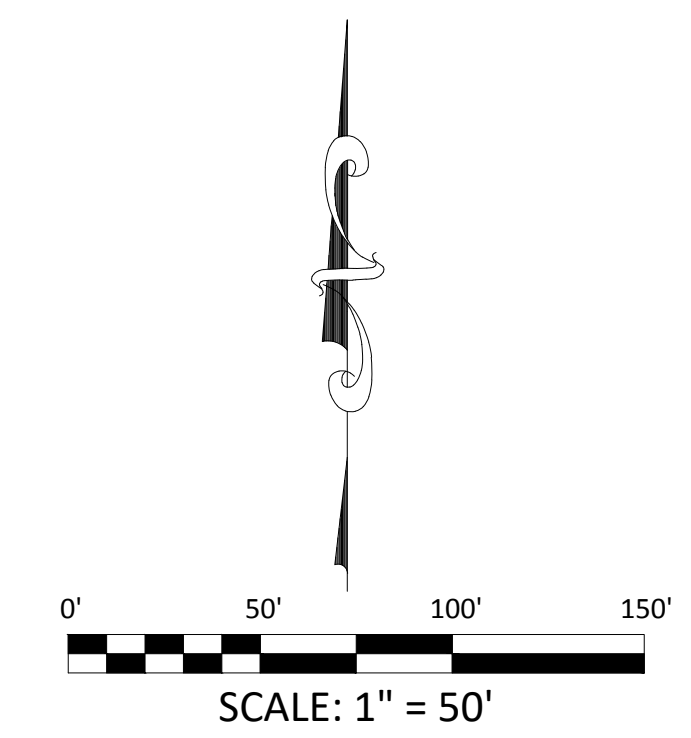
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**LEGEND**

EX PROPERTY LINE	---
EX MAJOR CONTOUR	--- 5090
EX MINOR CONTOUR	--- 5085
EX EASEMENT	---
EX FLOODPLAIN BOUNDARY	---
EX METAL FENCE	---o---
EX SANITARY MANHOLE	(S)
EX DIRT ROAD	---
PR EDGE OF GRAVEL	---o---
PR METAL FENCE	---o---
PR SWALE CENTERLINE	---o---
PR MAJOR CONTOUR	--- 5085
PR MINOR CONTOUR	--- 5084
PR SLOPE	2.00%
PR SPOT ELEVATION	● FG 91.31
PR LIMITS OF DISTURBANCE	---
PR CONCRETE	---o---
PR GRAVEL	---o---

- NOTES**
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GRADING PLAN

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
1	PRELIMINARY DESIGN (19/2024)
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DATE: 07/01/2024	<b>C3</b>
DRAWN BY: ELT	
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JOB #: 96312	

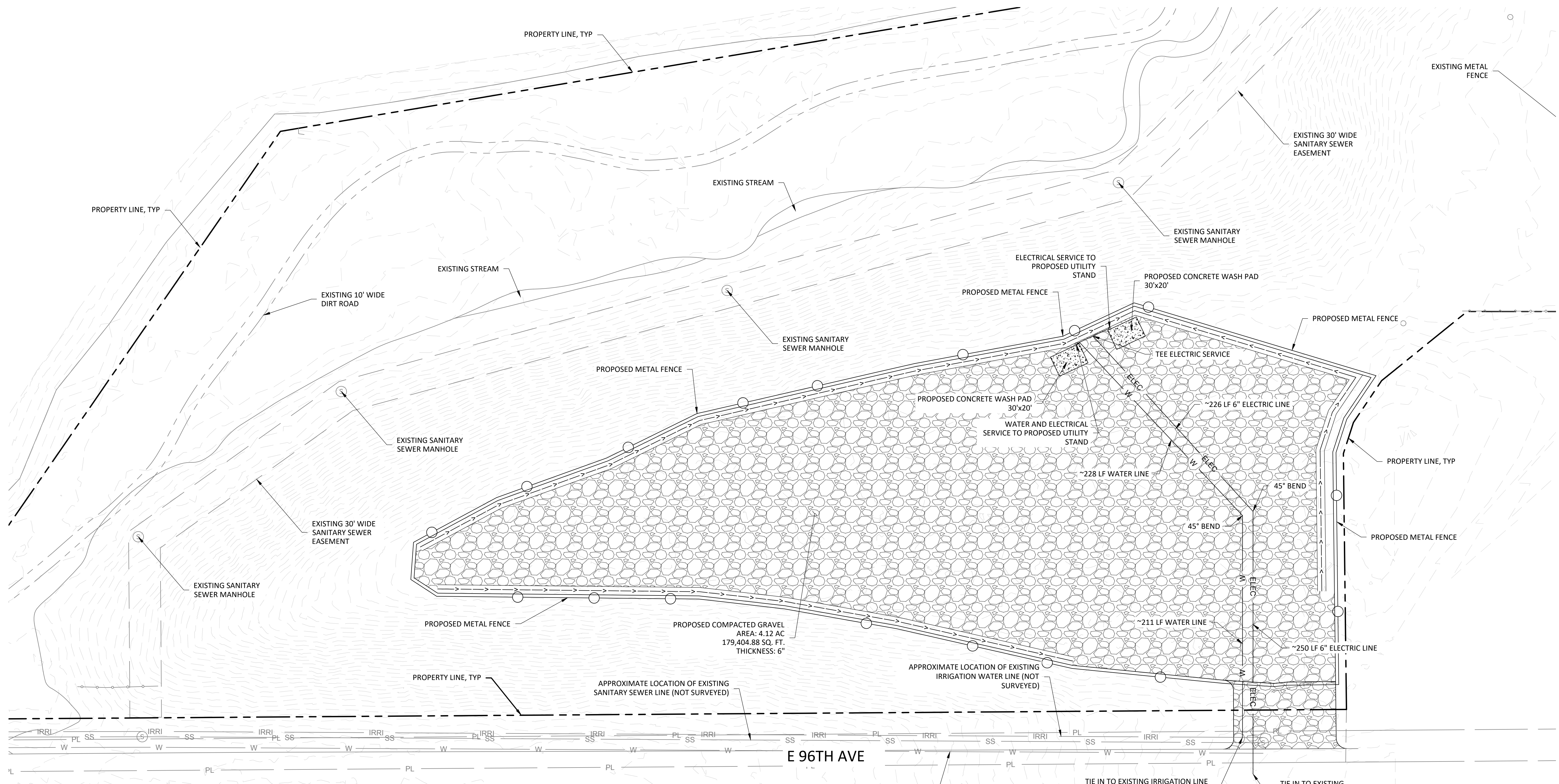


# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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### LEGEND

- EX PROPERTY LINE
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- EX EASEMENT
- EX FLOODPLAIN BOUNDARY
- EX METAL FENCE
- EX SANITARY MANHOLE
- EX DIRT ROAD
- EX WATER LINE
- EX SANITARY SEWER LINE
- EX IRRIGATION LINE
- PR EDGE OF GRAVEL
- PR METAL FENCE
- PR SWALE CENTERLINE
- PR CONCRETE
- PR GRAVEL
- PR WATER LINE
- PR ELECTRIC LINE

### NOTES

- CONTOUR INTERVALS = 1 FOOT
- BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
- ELEVATIONS ARE BASED ON USGS LIDAR DATA OBTAINED FROM THE USGS LIDAR EXPLORER WEBSITE ON 4/1/2024 AND IS BASED ON NAVD88 VERTICAL DATUM.
- EXISTING UNDERGROUND UTILITIES WERE NOT AVAILABLE AT THE TIME OF SURVEY PREPARATION. UTILITIES SHOWN ARE BASED ON AVAILABLE SURFACE EVIDENCE AND SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT'S TYPICAL RESIDENTIAL STREET SECTION SHOWING RELATIONSHIP BETWEEN UTILITIES' DETAIL.

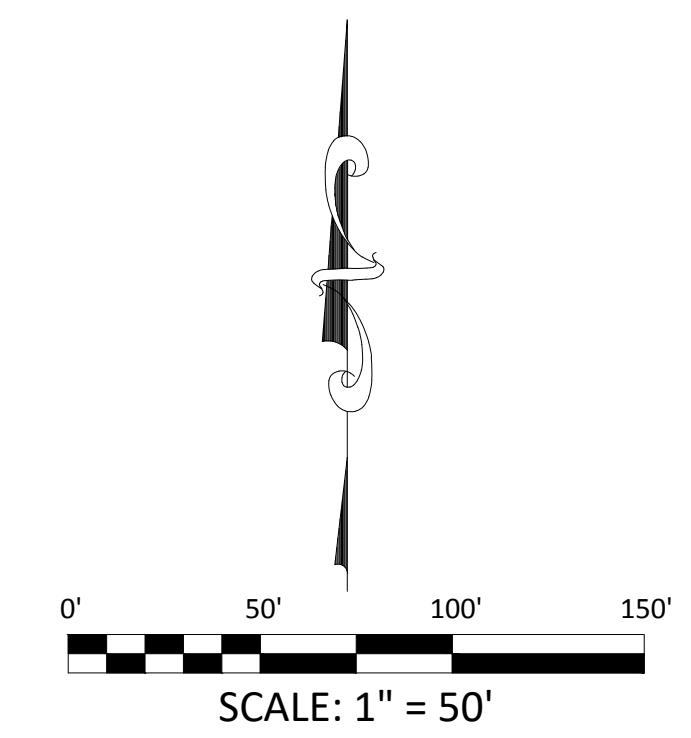
UTILITY PLAN

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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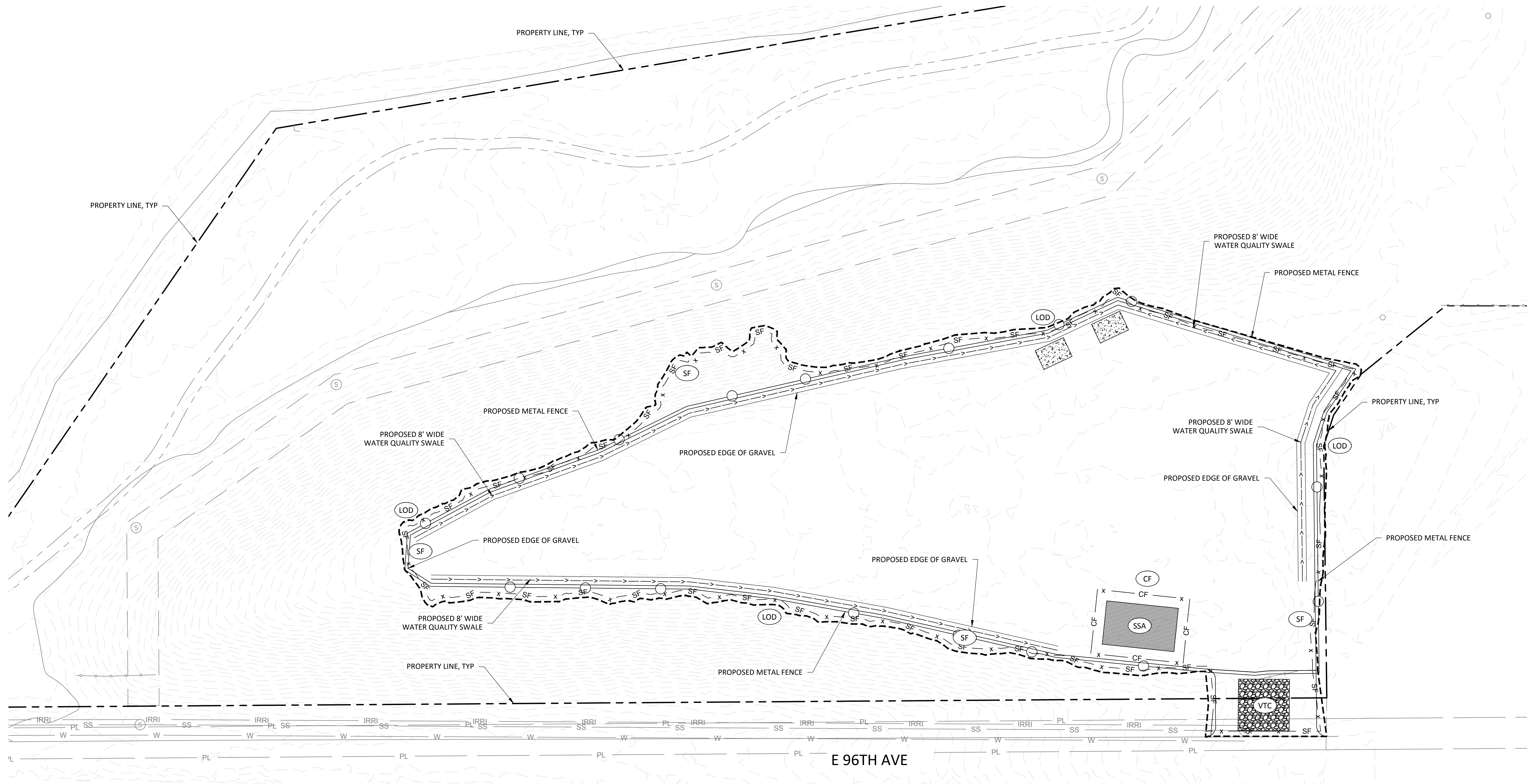


# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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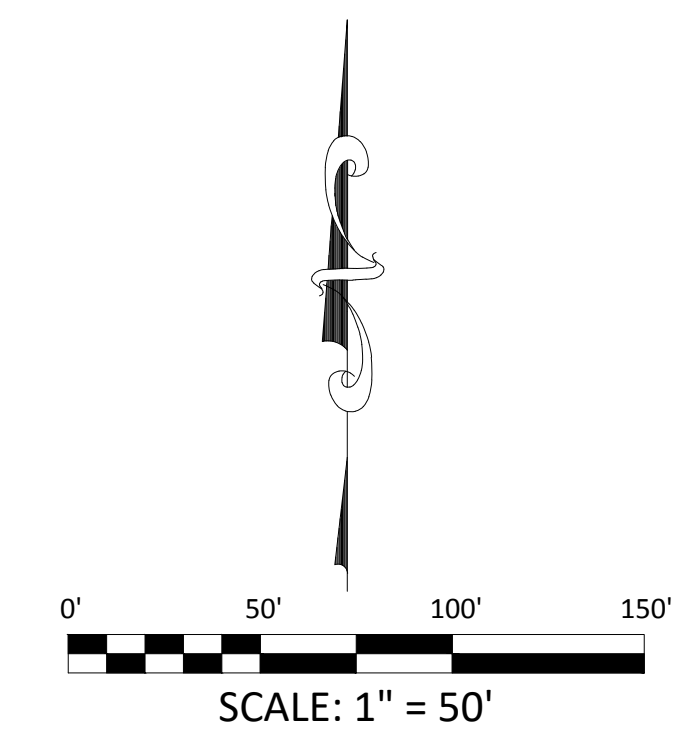
**LEGEND**

EX PROPERTY LINE	---
EX MAJOR CONTOUR	--- 5090 ---
EX MINOR CONTOUR	--- 5090 ---
EX EASEMENT	---
EX FLOODPLAIN BOUNDARY	---
EX METAL FENCE	--- x ---
EX SANITARY MANHOLE	(S)
EX DIRT ROAD	---
PR EDGE OF GRAVEL	--- x ---
PR METAL FENCE	--- x ---
PR SWALE CENTERLINE	--- x ---
PR MAJOR CONTOUR	--- 5085 ---
PR MINOR CONTOUR	--- 5084 ---
PR LIMITS OF DISTURBANCE	---
PR CONCRETE	--- x ---
PR GRAVEL	--- x ---

**BMP LEGEND**

(SF)	SILT FENCE	--- x ---
(VTC)	VEHICLE TRACKING CONTROL	--- x ---
(SSA)	STABILIZED STAGING AREA	--- x ---
(LOD)	LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY	---
(CF)	CONSTRUCTION FENCE	--- x ---

- NOTES**
- CONTOUR INTERVALS = 1 FOOT
  - BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
  - ELEVATIONS ARE BASED ON USGS LIDAR DATA OBTAINED FROM THE USGS LIDAR EXPLORER WEBSITE ON 4/1/2024 AND IS BASED ON NAVD88 VERTICAL DATUM.



**INITIAL EROSION CONTROL PLAN**  
SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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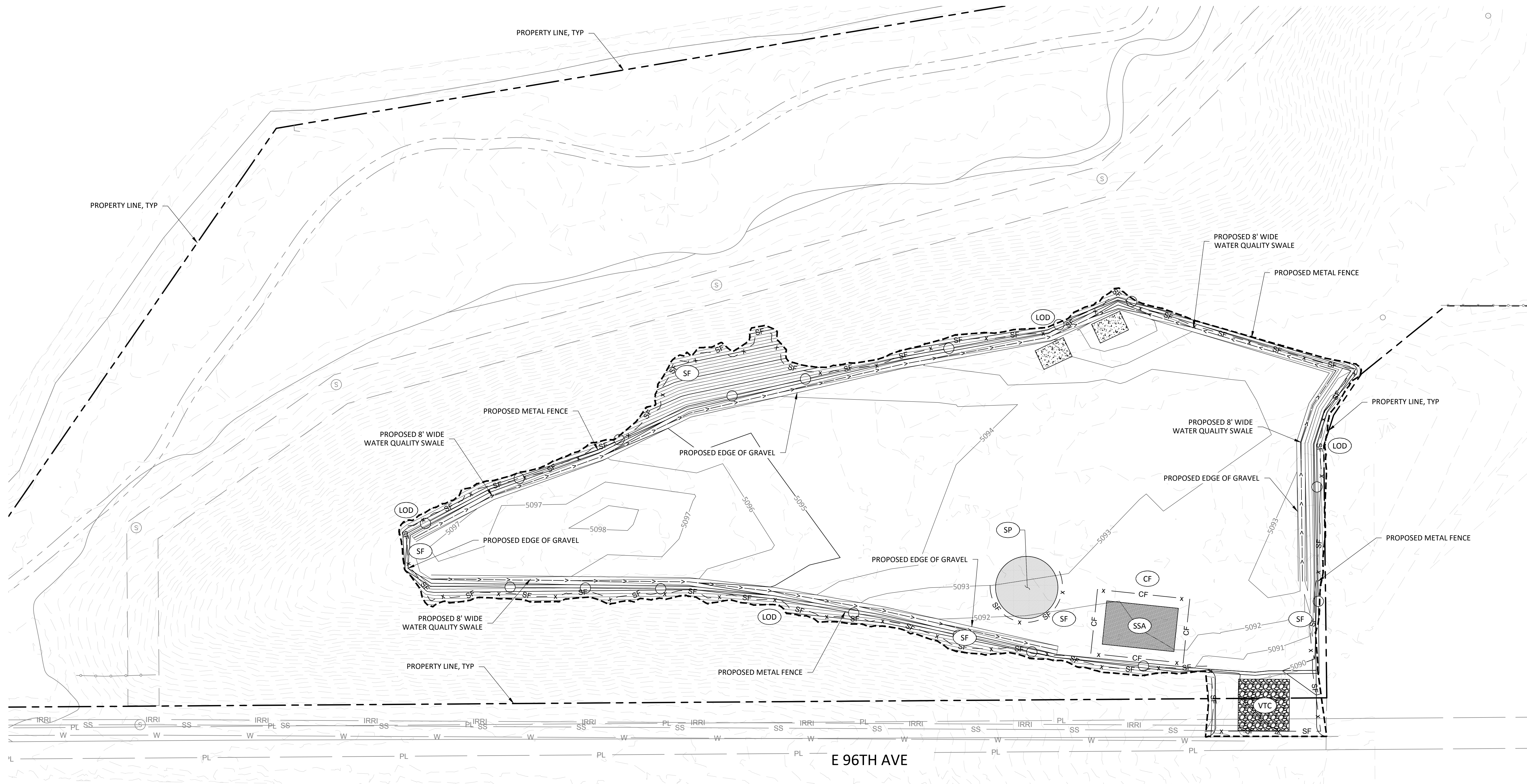
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# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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### LEGEND

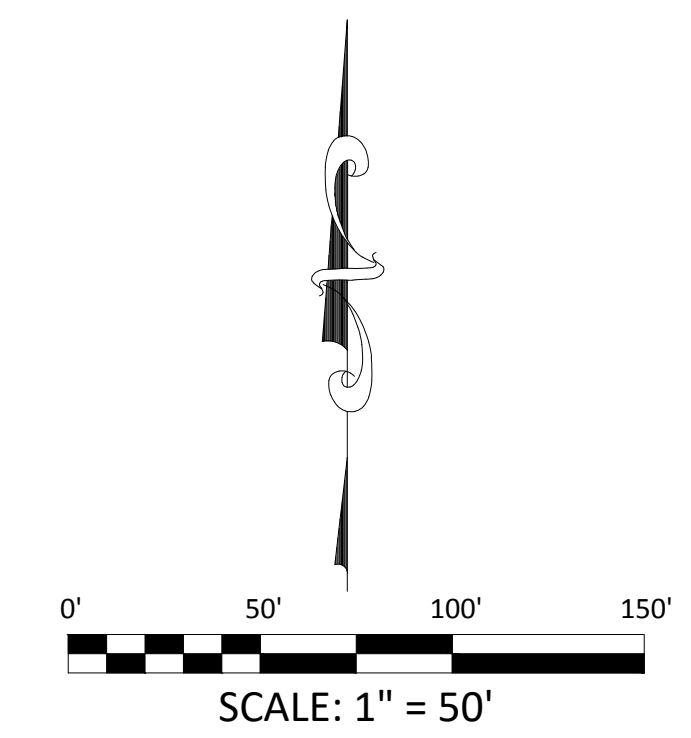
EX PROPERTY LINE	---
EX MAJOR CONTOUR	--- 5090 ---
EX MINOR CONTOUR	--- 5090 ---
EX EASEMENT	---
EX FLOODPLAIN BOUNDARY	---
EX METAL FENCE	--- x ---
EX SANITARY MANHOLE	(S)
EX DIRT ROAD	---
PR EDGE OF GRAVEL	--- x ---
PR METAL FENCE	--- x ---
PR SWALE CENTERLINE	--- x ---
PR MAJOR CONTOUR	--- 5085 ---
PR MINOR CONTOUR	--- 5084 ---
PR LIMITS OF DISTURBANCE	---
PR CONCRETE	--- x ---
PR GRAVEL	--- x ---

### BMP LEGEND

(SF)	SILT FENCE	--- x ---
(VTC)	VEHICLE TRACKING CONTROL	--- x ---
(SSA)	STABILIZED STAGING AREA	--- x ---
(SP)	STOCK PILE	--- x ---
(LOD)	LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY	---
(CF)	CONSTRUCTION FENCE	--- x ---

### NOTES

- CONTOUR INTERVALS = 1 FOOT
- BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
- ELEVATIONS ARE BASED ON USGS LIDAR DATA OBTAINED FROM THE USGS LIDAR EXPLORER WEBSITE ON 4/1/2024 AND IS BASED ON NAVD88 VERTICAL DATUM.



INTERIM EROSION CONTROL PLAN  
SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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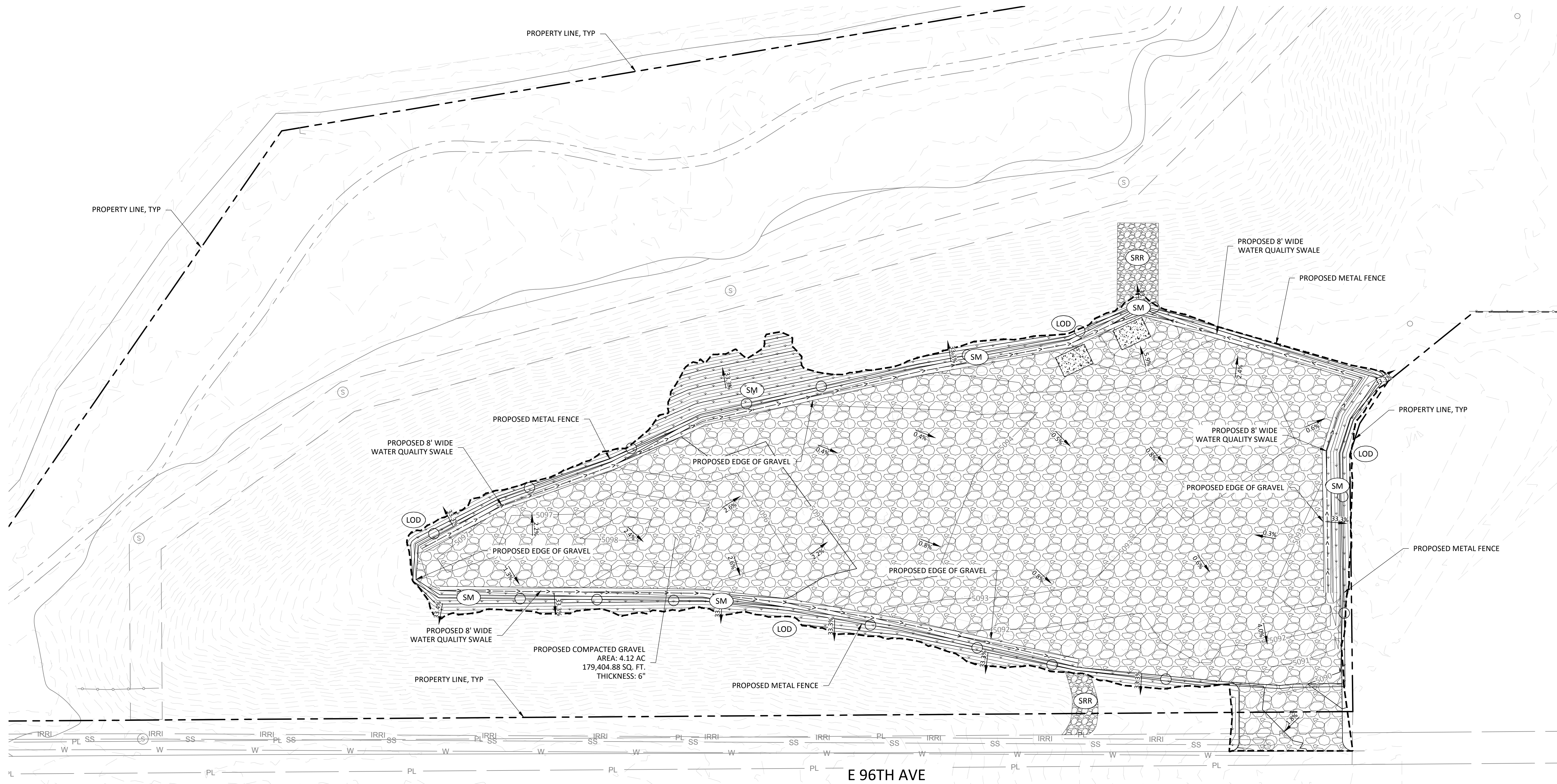
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# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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### LEGEND

EX PROPERTY LINE	---
EX MAJOR CONTOUR	5090
EX MINOR CONTOUR	5090
EX EASEMENT	---
EX FLOODPLAIN BOUNDARY	---
EX METAL FENCE	---
EX SANITARY MANHOLE	(S)
EX DIRT ROAD	---
PR EDGE OF GRAVEL	---
PR METAL FENCE	---
PR SWALE CENTERLINE	---
PR MAJOR CONTOUR	5085
PR MINOR CONTOUR	5084
PR SLOPE	2.00%
PR SPOT ELEVATION	FG 91.31
PR LIMITS OF DISTURBANCE	---
PR CONCRETE	---
PR GRAVEL	---

### BMP LEGEND

(LOD)	LIMITS OF DISTURBANCE/ CONSTRUCTION SITE BOUNDARY	---
(SRR)	SOIL RIPRAP	---
(SM)	SEEDING AND MULCHING	---

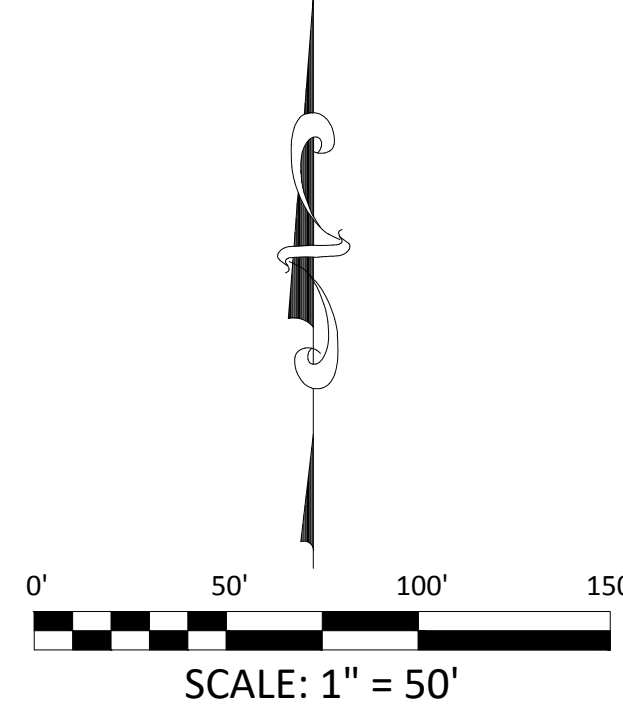
### NOTES

- CONTOUR INTERVALS = 1 FOOT
- BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983.
- ELEVATIONS ARE BASED ON USGS LIDAR DATA OBTAINED FROM THE USGS LIDAR EXPLORER WEBSITE ON 4/1/2024 AND IS BASED ON NAVD88 VERTICAL DATUM.

FINAL EROSION CONTROL PLAN  
SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

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JOB #: 96312	



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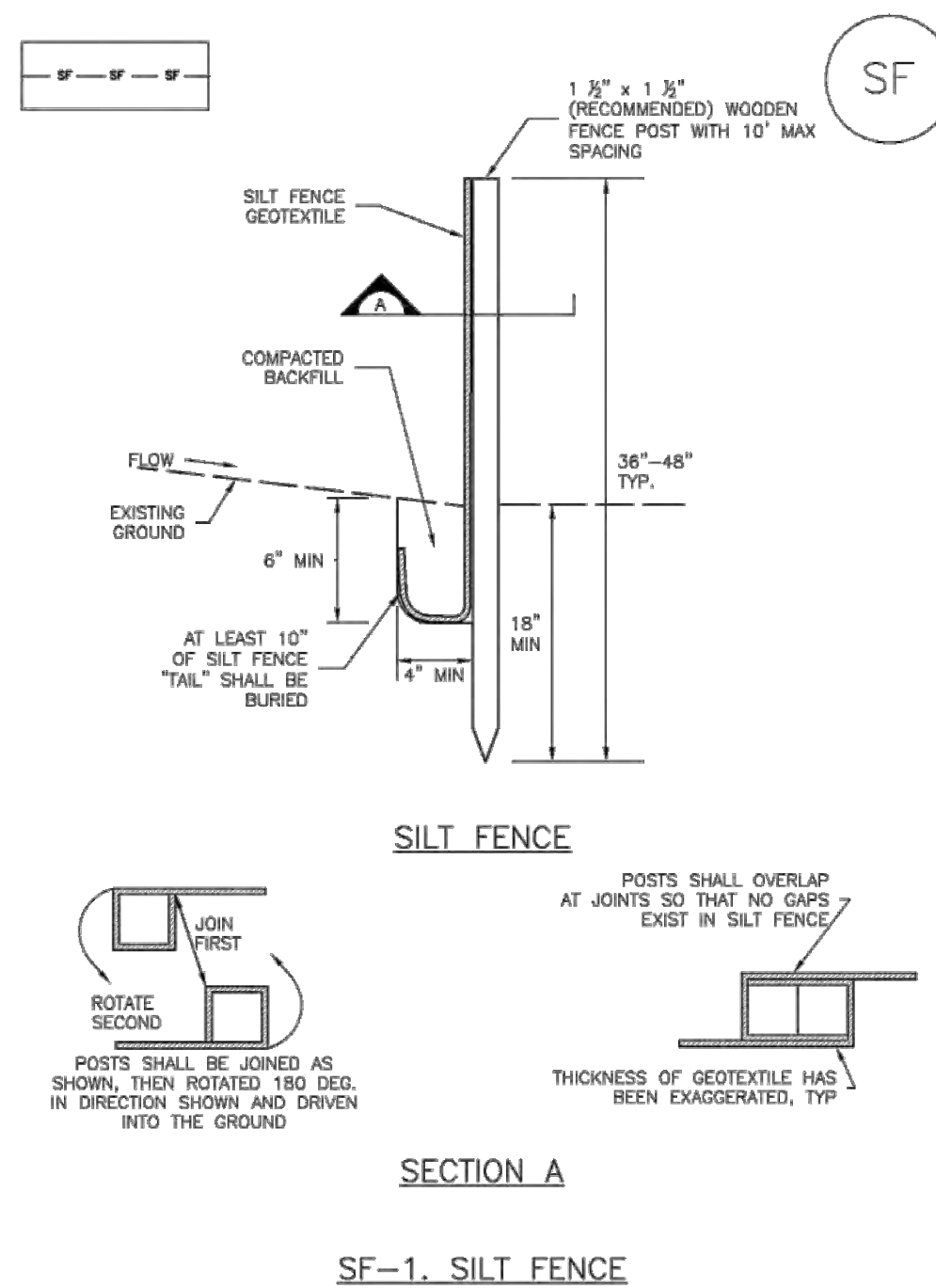
# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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## Silt Fence (SF) SC-1



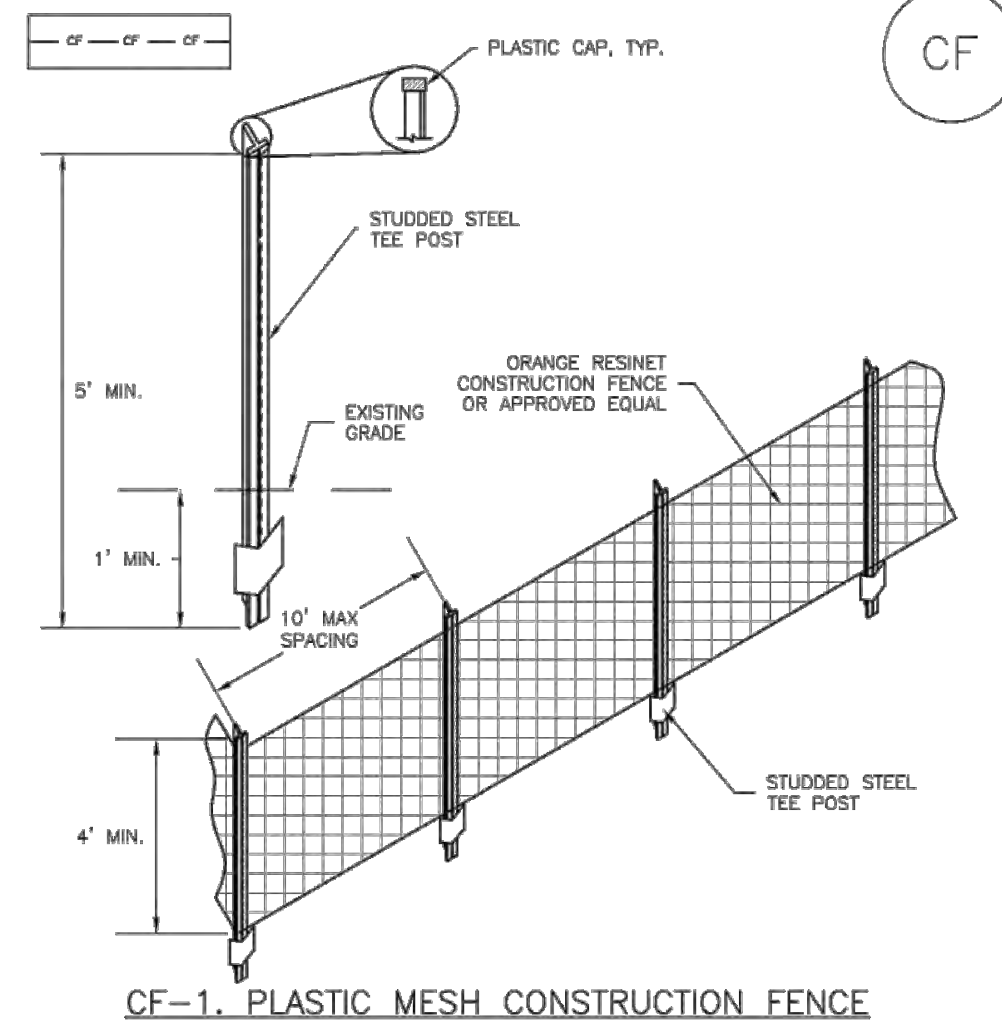
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

## SC-1 Silt Fence (SF)

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
  - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
  - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTOR SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
  - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
  - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
  - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
  - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
  - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
  - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
  - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTES:** MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SF-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

## SM-3 Construction Fence (CF)



**CF-1. PLASTIC MESH CONSTRUCTION FENCE**

**CONSTRUCTION FENCE INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
- STudded steel tee posts shall be utilized to support the construction fence. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

**CONSTRUCTION FENCE MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

CF-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

## Construction Fence (CF) SM-3

- CONSTRUCTION FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
  - WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

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## Mulching (MU) EC-4

### Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

### Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

### Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites, including the following types:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

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## EC-4 Mulching (MU)

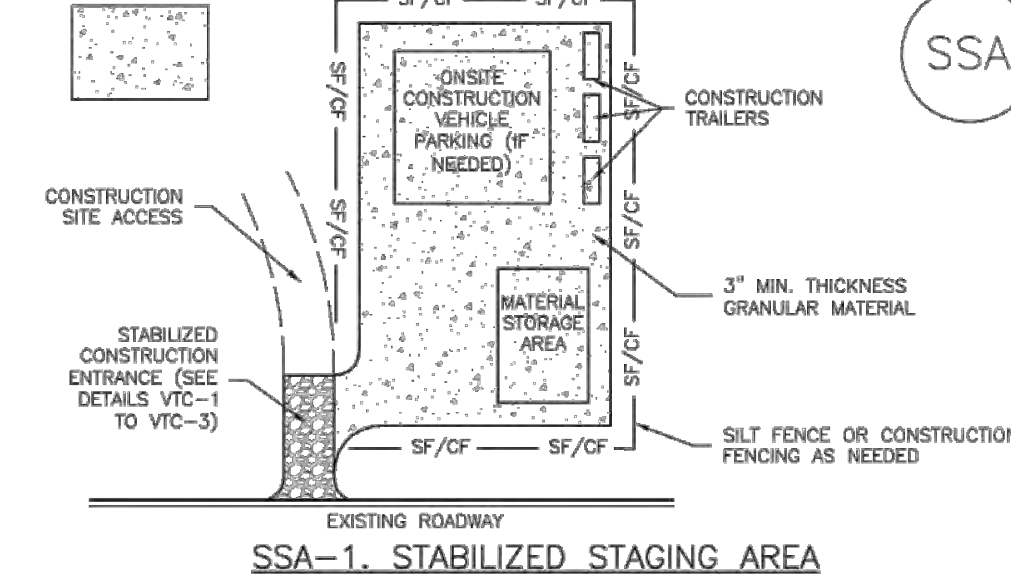
- Clean, weed- and seed-free, long-stemmed grass hay (preferred) or cereal grain straw. Hay is preferred because it is less susceptible to removal by wind. Mulch should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by an approved method suitable for the type of mulch used. At least 50 percent of the grass hay mulch, by weight, should be 10 inches or more in length.
- Grass hay mulch must be anchored and not merely placed on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.
- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.
- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.
- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)
- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)
- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

### Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

## Stabilized Staging Area (SSA) SM-6



**SSA-1. STABILIZED STAGING AREA**

**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF STAGING AREA(S). CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, #40SHO #3 COMPACT AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SSA-3

## SM-6 Stabilized Staging Area (SSA)

- STABILIZED STAGING AREA MAINTENANCE NOTES**
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
  - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EROSION CONTROL DETAILS 1  
SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
1	#PRELIMINARY DESIGN/06/2024
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DATE: 07/01/2024  
DRAWN BY: ELT  
CHECKED BY: OMM  
JOB #: 96312  
**C8**

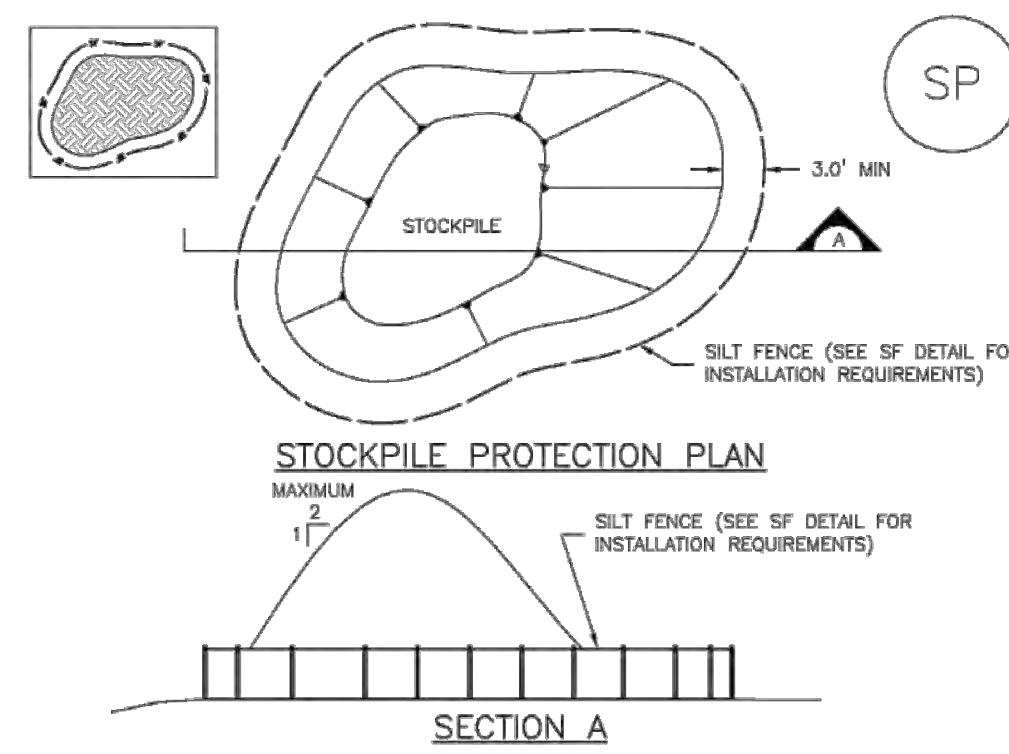
# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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## Stockpile Management (SP) MM-2

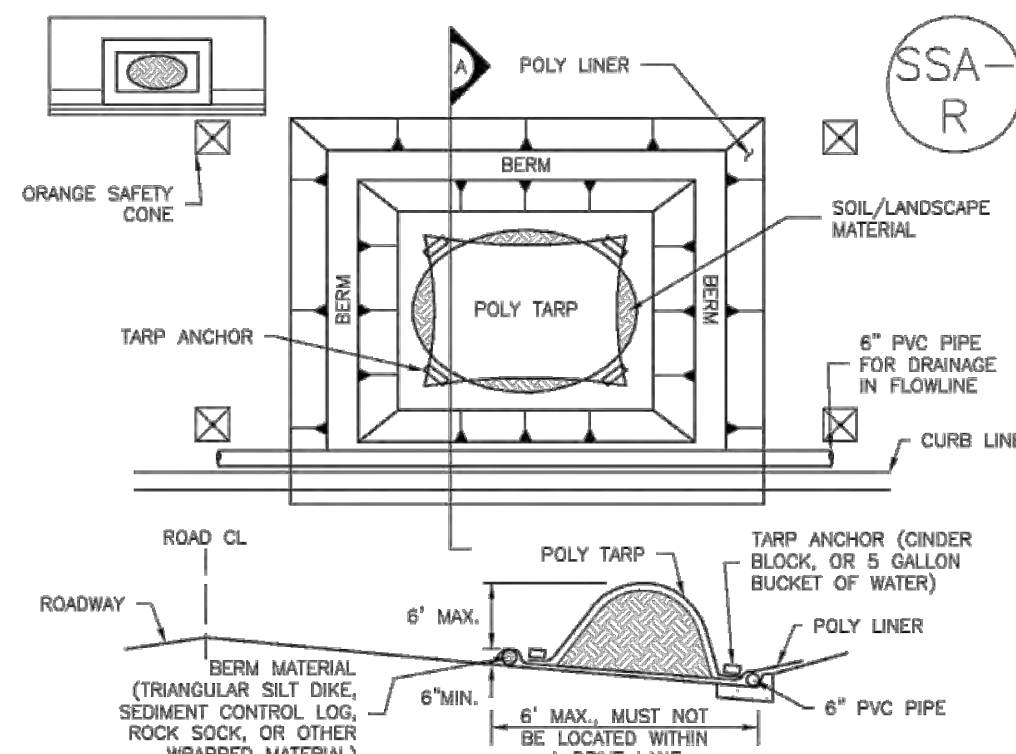


**SP-1. STOCKPILE PROTECTION**

- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF STOCKPILES.
    - TYPE OF STOCKPILE PROTECTION.
  - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. STOCKPILES FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
  - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNSTREAM CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

November 2010 Urban Drainage and Flood Control District SP-3  
Urban Storm Drainage Criteria Manual Volume 3

## Stockpile Management (SP) MM-2



**SP-2. MATERIALS STAGING IN ROADWAY**

- MATERIALS STAGING IN ROADWAY INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF MATERIAL STAGING AREA(S).
    - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  - FEATURES MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
  - MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
  - POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
  - SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINES.
  - FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL, THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
  - THIS FEATURE CAN BE USED FOR:
    - UTILITY REPAIRS.
    - WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
    - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

November 2010 Urban Drainage and Flood Control District SP-5  
Urban Storm Drainage Criteria Manual Volume 3

## MM-2 Stockpile Management (SM)

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL, STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
  - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

## MM-2 Stockpile Management (SM)

- MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
  - CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM AURORA, COLORADO)

SP-6 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

## Wind Erosion/Dust Control (DC) EC-14

### Description

Wind erosion and dust control BMPs help to keep soil particles from entering the air as a result of land disturbing construction activities. These BMPs include a variety of practices generally focused on either graded disturbed areas or construction roadways. For graded areas, practices such as seeding and mulching, use of soil binders, site watering, or other practices that provide prompt surface cover should be used. For construction roadways, road watering and stabilized surfaces should be considered.



Photograph DC-1. Water truck used for dust suppression. Photo courtesy of Douglas County.

### Appropriate Uses

Dust control measures should be used on any site where dust poses a problem to air quality. Dust control is important to control for the health of construction workers and surrounding waterbodies.

### Design and Installation

The following construction BMPs can be used for dust control:

- An irrigation/sprinkler system can be used to wet the top layer of disturbed soil to help keep dry soil particles from becoming airborne.
- Seeding and mulching can be used to stabilize disturbed surfaces and reduce dust emissions.
- Protecting existing vegetation can help to slow wind velocities across the ground surface, thereby limiting the likelihood of soil particles to become airborne.
- Spray-on soil binders form a bond between soil particles keeping them grounded. Chemical treatments may require additional permitting requirements. Potential impacts to surrounding waterways and habitat must be considered prior to use.
- Placing rock on construction roadways and entrances will help keep dust to a minimum across the construction site.
- Wind fences can be installed on site to reduce wind speeds. Install fences perpendicular to the prevailing wind direction for maximum effectiveness.

Wind Erosion Control/ Dust Control	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	Moderate

### Maintenance and Removal

When using an irrigation/sprinkler control system to aid in dust control, be careful not to overwater. Overwatering will cause construction vehicles to track mud off-site.

November 2010 Urban Drainage and Flood Control District DC-1  
Urban Storm Drainage Criteria Manual Volume 3

## SP-4 Stockpile Management (SM)

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL, STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
  - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SP-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

## SP-6 Stockpile Management (SM)

- MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
  - CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM AURORA, COLORADO)

SP-6 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

## Temporary and Permanent Seeding (TS/PS) EC-2

### Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparation of a seedbed, selection of an appropriate seed mixture, proper planting techniques, and protection of the seeded area with mulch, geotextiles, or other appropriate measures.



Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

### Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically 30 days or longer), proactive stabilization measures should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

Typically, local governments have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

### Design and Installation

Effective seeding requires proper seedbed preparation, selection of an appropriate seed mixture, use of appropriate seeding equipment to ensure proper coverage and density, and protection with mulch or fabric until plants are established.

The USDCM Volume 2, *Revegetation* Chapter contains detailed seed mix, soil preparations, and seeding and mulching recommendations that may be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

### Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlot grading can result in loss of topsoil, resulting in poor quality subsoils at the ground surface that have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

November 2010 Urban Drainage and Flood Control District TS/PS-1  
Urban Storm Drainage Criteria Manual Volume 3

EROSION CONTROL DETAILS 2

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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DATE: 07/01/2024  
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JOB #: 96312

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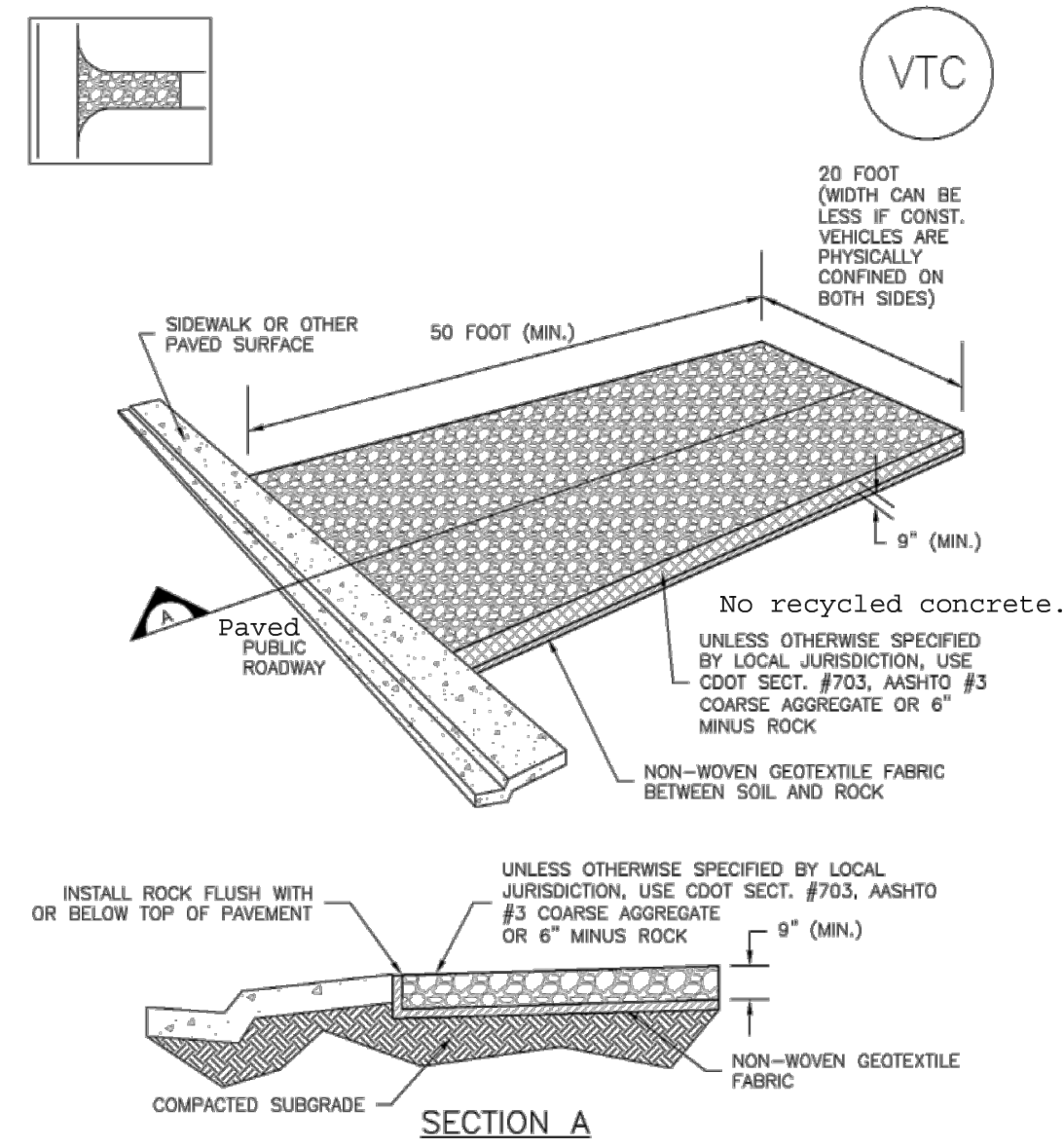
# PRELIMINARY DESIGN 7061 E 96TH AVE

A PARCEL IN THE SE  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO



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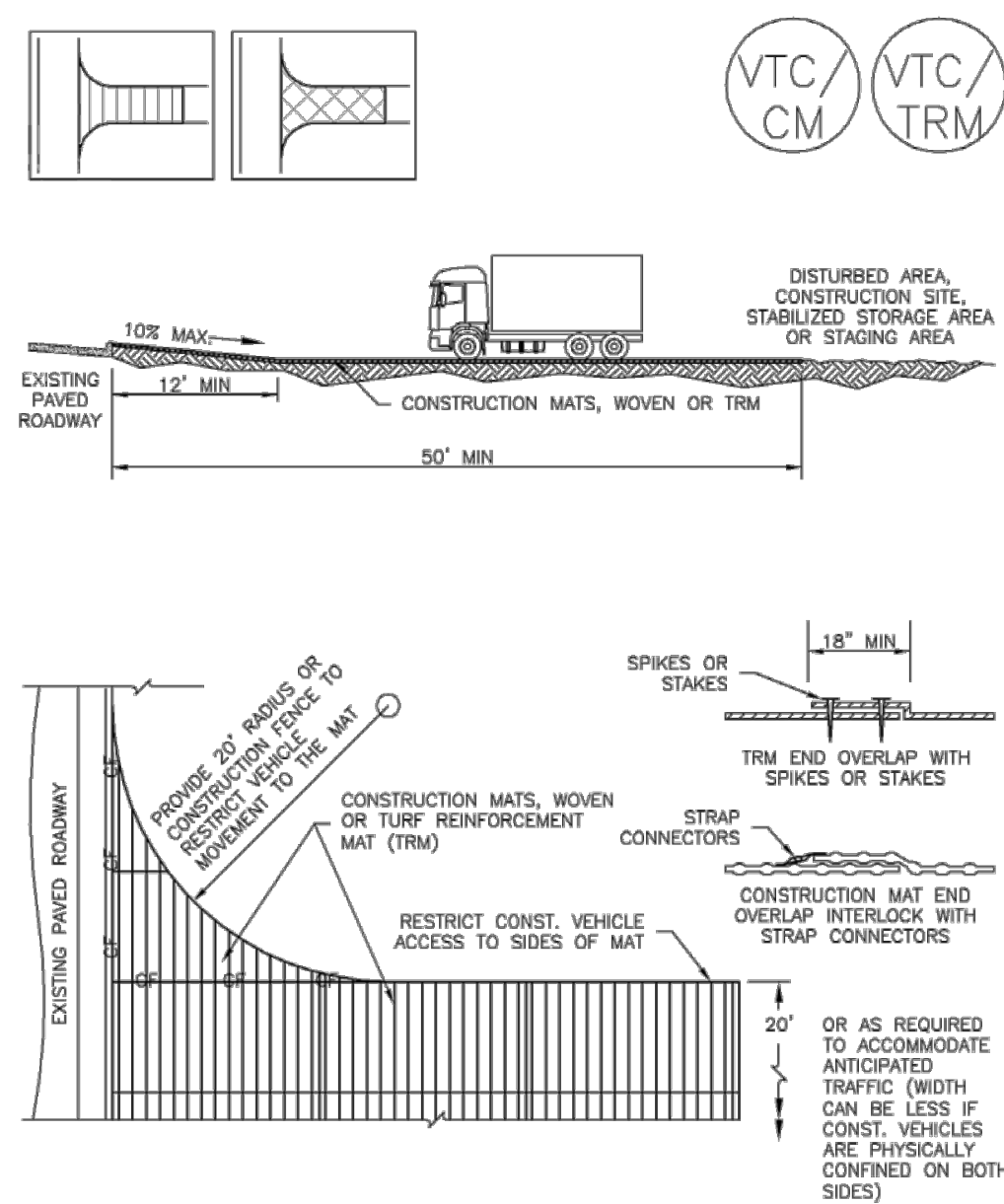
## Vehicle Tracking Control (VTC) SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

November 2010 Urban Drainage and Flood Control District VTC-3  
Rev. 3/12/12 Urban Storm Drainage Criteria Manual Volume 3

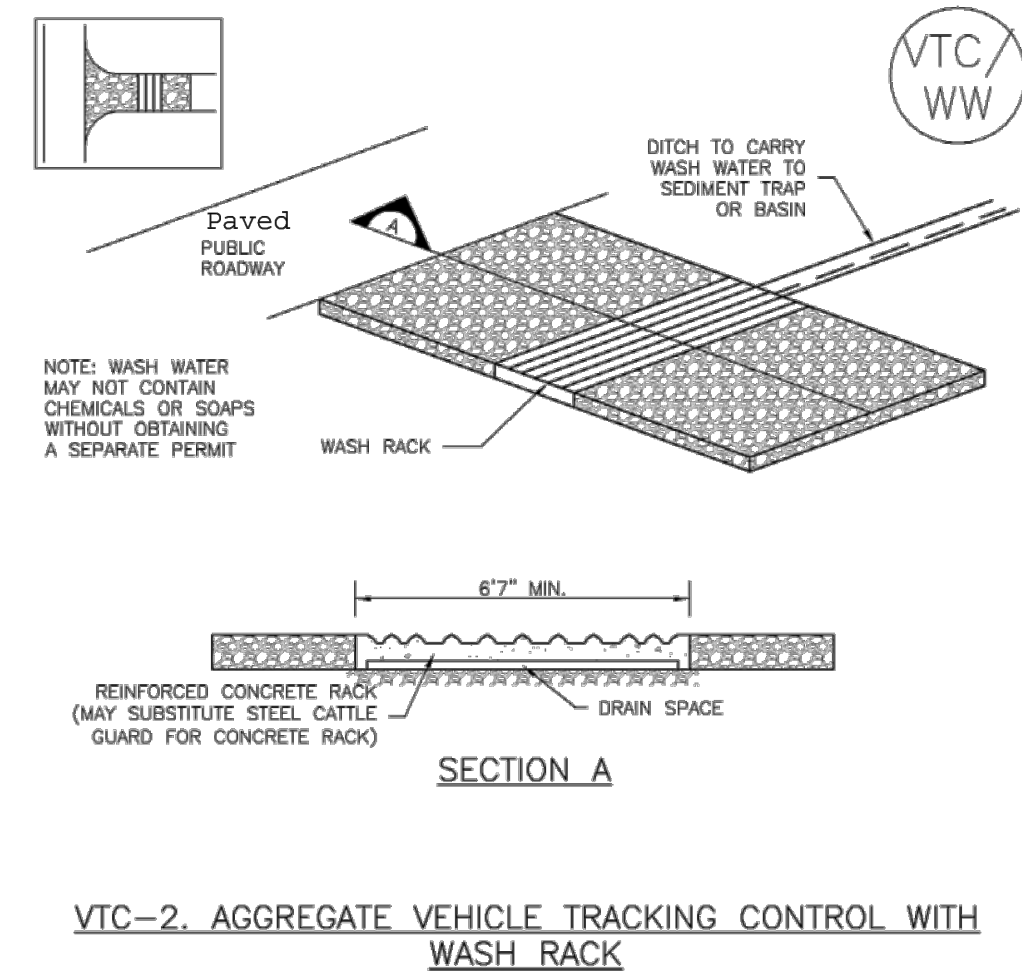
## Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

November 2010 Urban Drainage and Flood Control District VTC-5  
Urban Storm Drainage Criteria Manual Volume 3

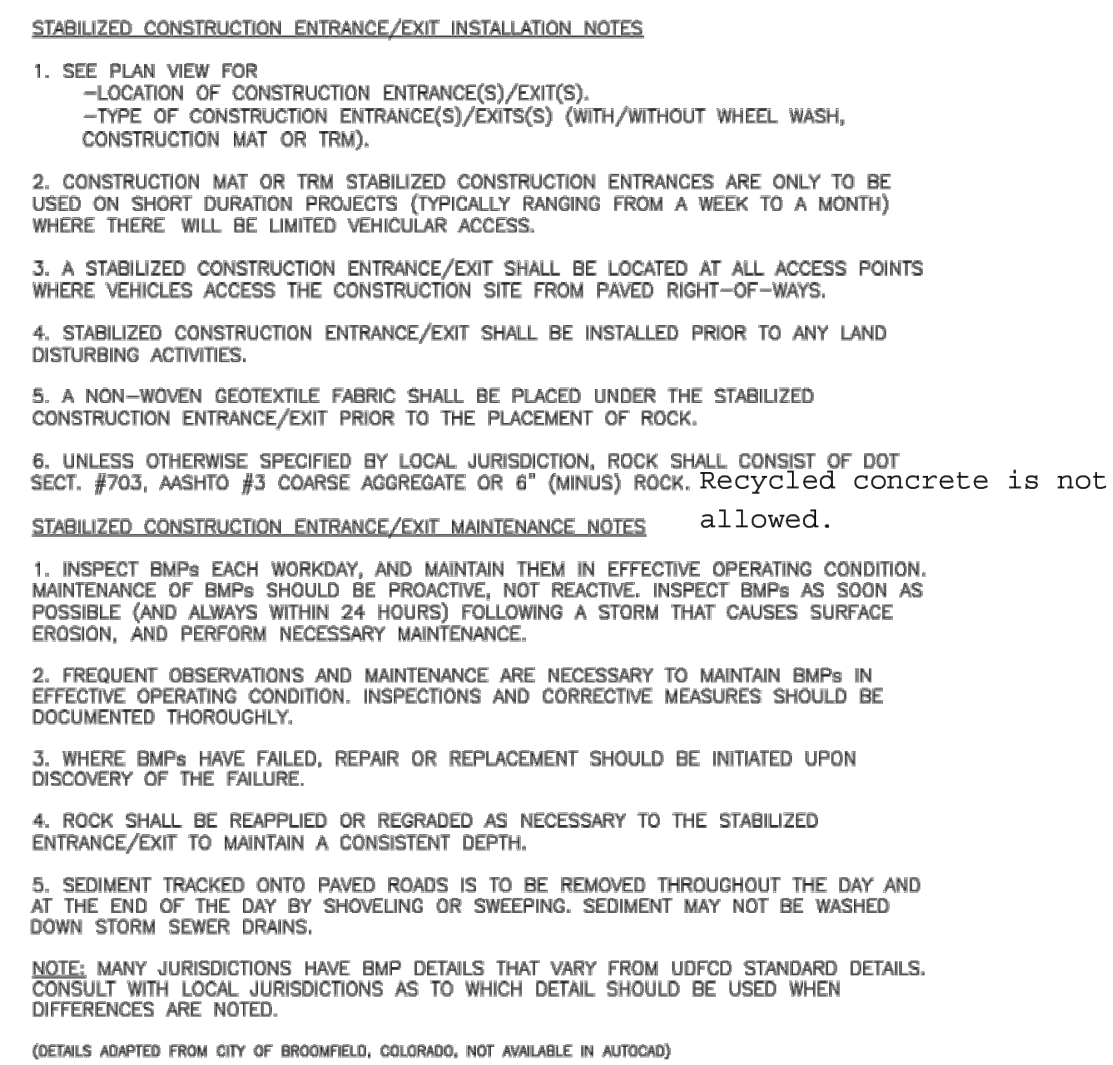
## SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

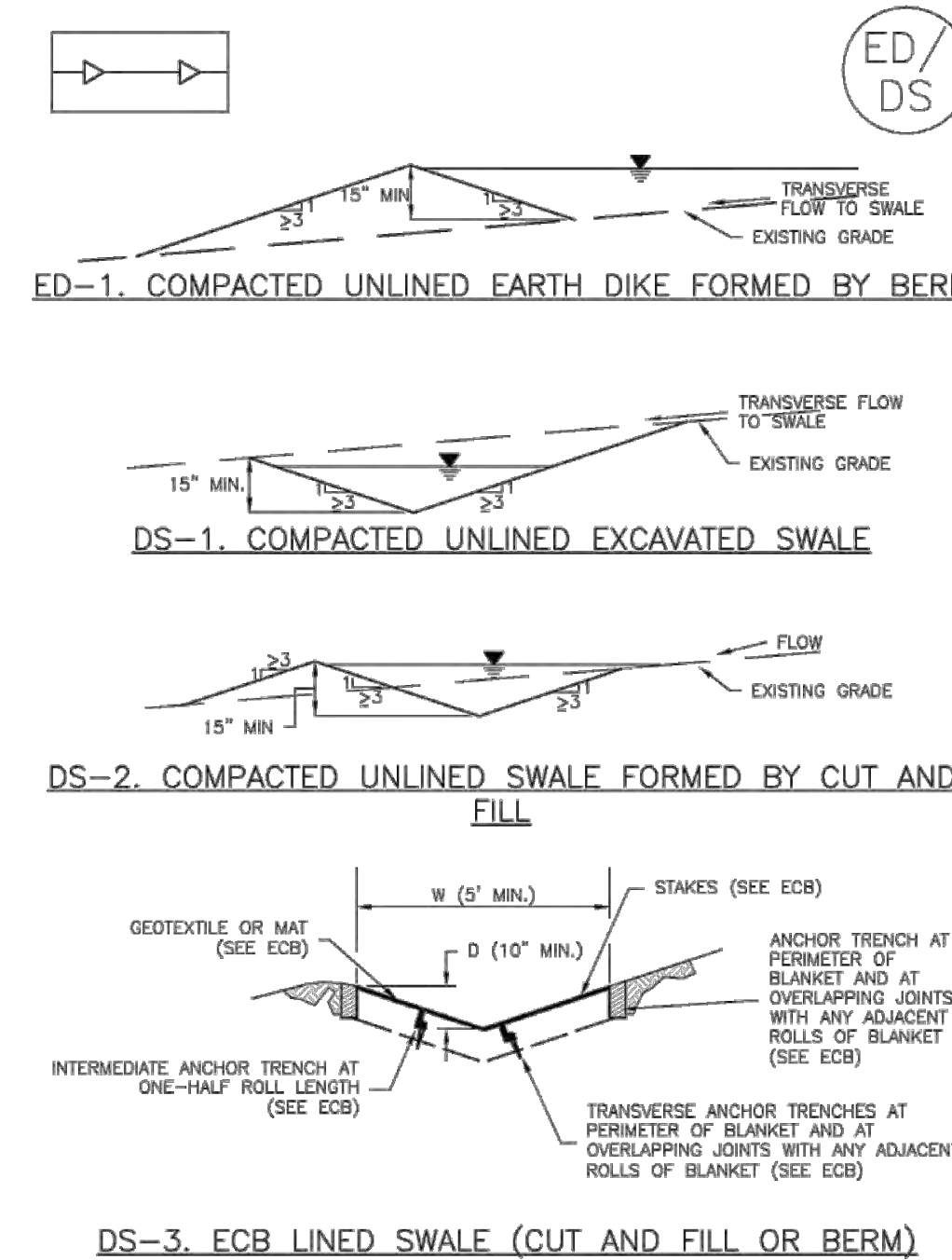
VTC-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3 Rev. 3/12/12

## SM-4 Vehicle Tracking Control (VTC)



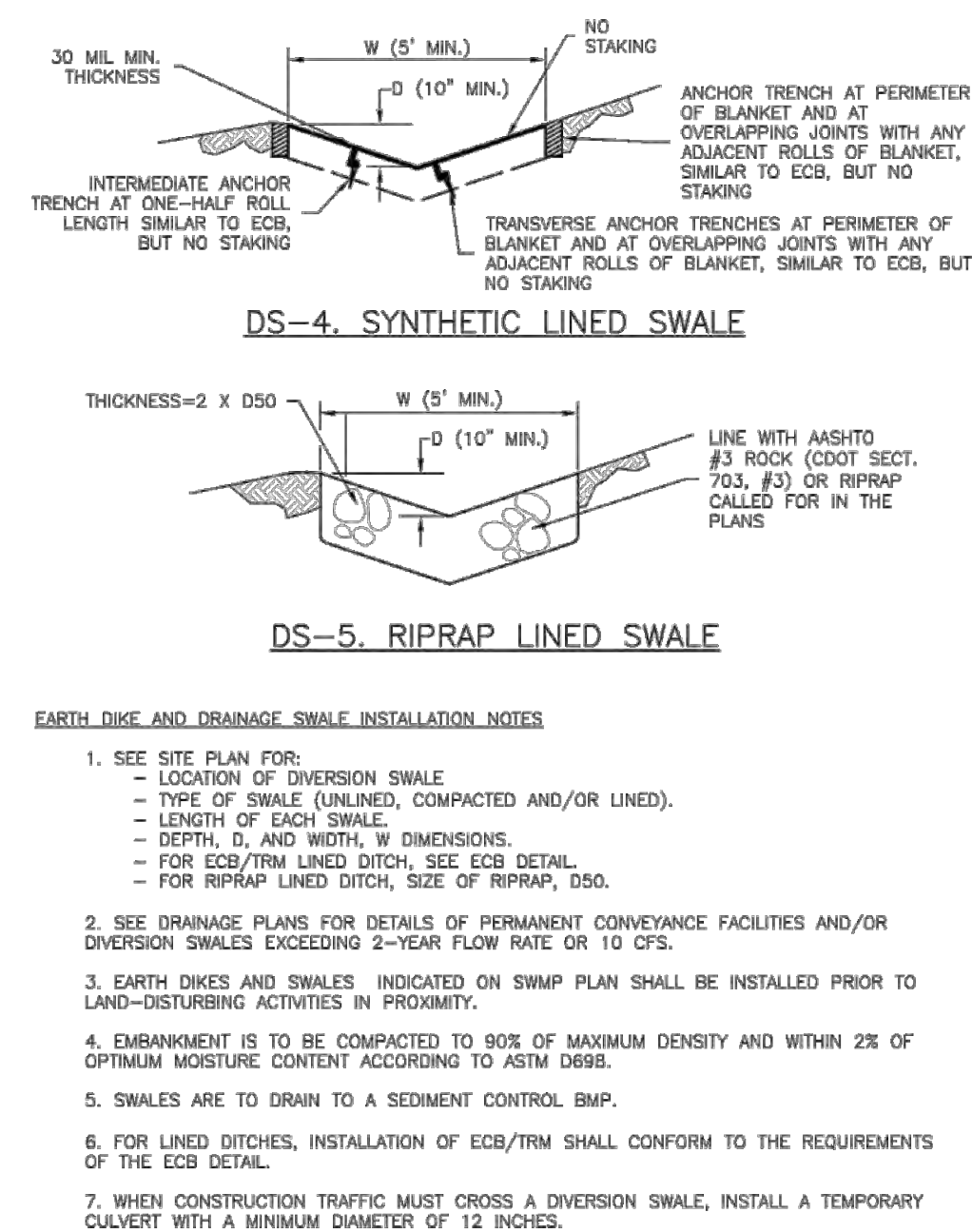
VTC-6 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3 Rev. 3/12/12

## Earth Dikes and Drainage Swales (ED/DS) EC-10



November 2010 Urban Drainage and Flood Control District ED/DS-3  
Urban Storm Drainage Criteria Manual Volume 3

## EC-10 Earth Dikes and Drainage Swales (ED/DS)



ED/DS-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

## Earth Dikes and Drainage Swales (ED/DS) EC-10

- EARTH DIKE AND DRAINAGE SWALE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - SWALES SHALL REMAIN IN PLACE UNTIL THE END OF CONSTRUCTION; IF APPROVED BY LOCAL JURISDICTION, SWALES MAY BE LEFT IN PLACE.
  - WHEN A SWALE IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEED, AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF COLORADO SPRINGS, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Urban Storm Drainage Criteria Manual Volume 3

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EROSION CONTROL DETAILS 3

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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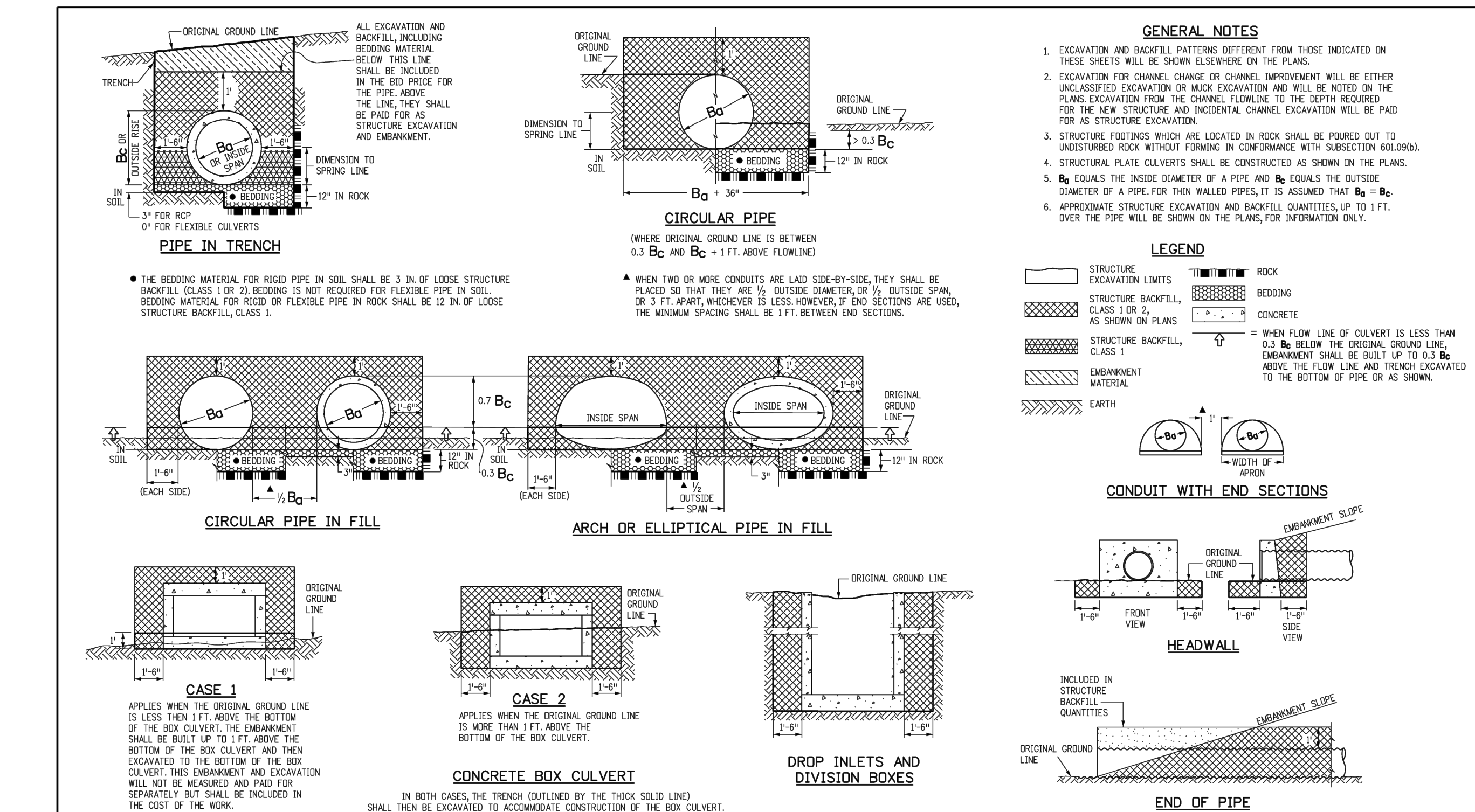
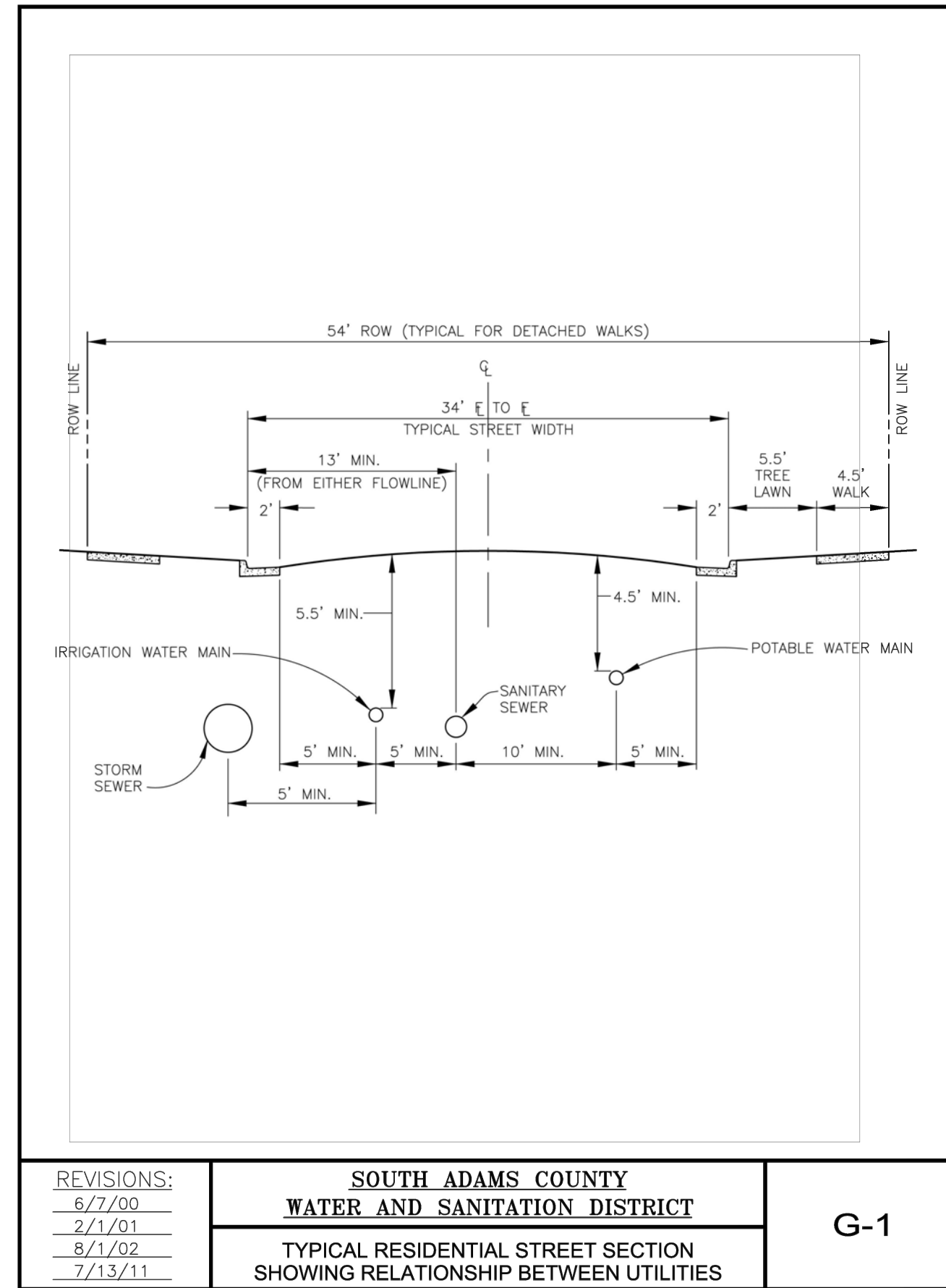
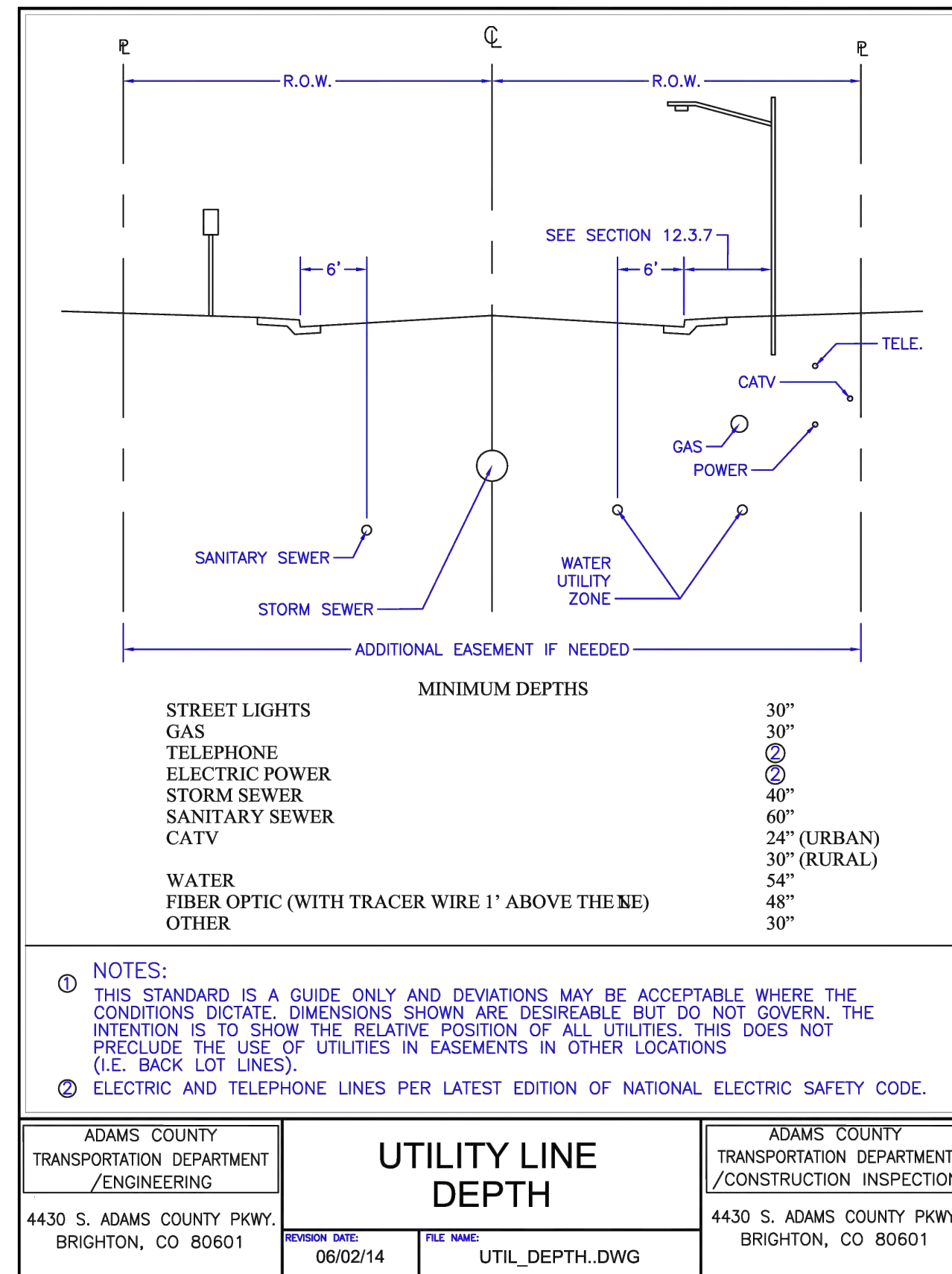
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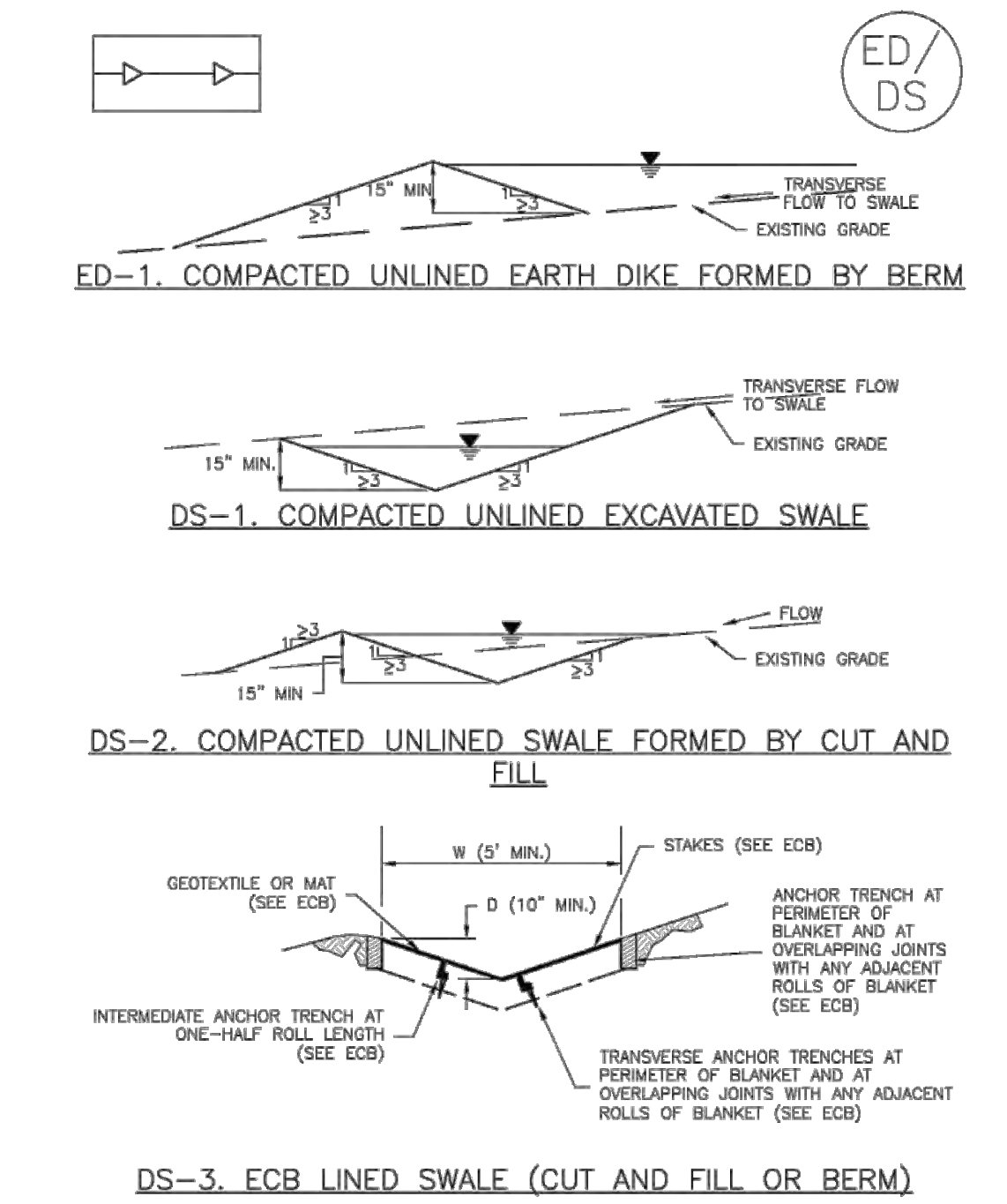
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COUNTY OF ADAMS, STATE OF COLORADO



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## Earth Dikes and Drainage Swales (ED/DS) EC-10



Computer File Information		Sheet Revisions		Colorado Department of Transportation		EXCAVATION AND BACKFILL FOR STRUCTURES		STANDARD PLAN NO.	
Creation Date: 07/31/19	DESIGN	Date:	Comments:	2829 West Howard Place	2829 West Howard Place	M-206-1	Standard Sheet No. 1 of 2	November 2010	
Designer Initials: SBK	DESIGN			2007 HD, 3rd Floor	2007 HD, 3rd Floor			Urban Drainage and Flood Control District	
Last Modification Date: 07/31/19	DESIGN			Denver, CO 80204	Denver, CO 80204			Urban Storm Drainage Criteria Manual Volume 3	
Detailer Initials: LTA	DESIGN			Phone: 303-757-9021 FAX: 303-757-8868	Phone: 303-757-9021 FAX: 303-757-8868			ED/DS-3	
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	DESIGN			Project Development Branch	Project Development Branch			Project Sheet Number:	

CONSTRUCTION DETAILS 1

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
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Designer Initials: JBK  
Last Modification Date: 07/31/19  
Detailer Initials: LTA  
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English

**Sheet Revisions**

Date:	Comments:

**Colorado Department of Transportation**  
2829 West Howard Place  
CSDT HO, 3rd Floor  
Denver, CO 80204  
Phone: 303-757-9021 FAX: 303-757-9868  
Project Development Branch JBK

**CHAIN LINK FENCE**

STANDARD PLAN NO. M-607-2  
Standard Sheet No. 3 of 3

**Computer File Information**  
Creation Date: 07/31/19  
Designer Initials: JBK  
Last Modification Date: 07/31/19  
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**CHAIN LINK FENCE**

STANDARD PLAN NO. M-607-2  
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**CHAIN LINK FENCE**

STANDARD PLAN NO. M-607-2  
Standard Sheet No. 1 of 3

Z:\Shared\Projects\96300-96999\96300-96999\96312-7061 E 96th Avenue Site Civil - Gibbons Erectors - Henderson CO\05-Engineering\Vertex Drawings\Preliminary Design\96312-PD\_DETAILS.dwg Friday, July 12, 2024 1:36:23 PM Copyright © 2024 The Vertex Companies, Inc.

CONSTRUCTION DETAILS 2

SITE: 7061 E 96TH AVE  
ADAMS COUNTY, CO 80640  
FOR: GIBBONS ERECTORS, INC.  
8811 AMERICAN WAY, SUITE 115  
ENGLEWOOD, CO 80112

NO.	REVISIONS
1	PRELIMINARY DESIGN
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE: 07/01/2024  
DRAWN BY: ELT  
CHECKED BY: OMM  
JOB #: 96312

C12

# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL IN THE SE 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 2

**TITLE EXCEPTION:**

TITLE EXCEPTIONS 1 THROUGH 8 ARE GENERAL IN NATURE AND NOT SHOWN HEREON.

9. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF ADAMS AND JACQUEZ-LEIN COMPANY RECORDED JANUARY 4, 1977 IN BOOK 2113 AT PAGE 887.

10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BY AND BETWEEN THE FULTON IRRIGATING DITCH COMPANY AND ELIGIO JACQUEZ AND JACQUEZ-LEIN GRAVEL OPERATION RECORDED JANUARY 4, 1977 IN BOOK 2113 AT PAGE 891.

11. THE EFFECT OF ORDER INCLUDING SUBJECT PROPERTY IN THE SOUTH ADAMS WATER AND SANITATION DISTRICT RECORDED JUNE 22, 1977 IN BOOK 2152 AT PAGE 463.

12. EASEMENT AND RIGHT OF WAY FOR THE SPRING CREEK DITCH AS SHOWN ON THE PLAT OF JACQUEZ-LIEN CO, GRAVEL OPERATION RECORDED JANUARY 4, 1977 UNDER RECEPTION NO. 55808.

13. ANY AND ALL RIGHTS OF THE SPRING CREEK DITCH COMPANY RELATING TO SPRING CREEK DITCH OR CANAL, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY PLAT RECORDED JANUARY 4, 1977 UNDER RECEPTION NO. 55808.

14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 06, 2003 UNDER RECEPTION NO. C1219324.

15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 06, 2003 UNDER RECEPTION NO. C1219325.

16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONDITIONAL USE AGREEMENT RECORDED NOVEMBER 08, 2007 UNDER RECEPTION NO. 2007000104524.

17. ANY CLAIMS OF RIGHT TITLE OR INTEREST BY THE COUNTY OF ADAMS IN AND TO THAT PORTION OF THE LAND CONTAINED IN NOTICE OF INTENT TO ACQUIRE RIGHT OF WAY PARCEL DATED JULY 11, 2018. SAID DOCUMENT IS NOT OF RECORD AND IS STORED AS OUR IMAGE 61677348 NOTE: NO DEED OR DECREES RELATED TO THE ABOVE NOTICE APPEAR OF RECORD.

18. ANY LOSS OR DAMAGE BY VIRTUE OF THE FACT THAT THE SOUTHERLY 20 FEET OF BLOCK 3 IS BEING ASSESSED TO THE PROPERTY, BUT THE PRESENT OWNER DOES NOT HAVE RECORD TITLE TO THE SOUTH 20 FEET OF BLOCK 3.

19. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT DATED AUGUST 06, 2023 LAST REVISED \_\_\_\_\_ PREPARED BY COLORADO ILC LAND SURVEYING, JOB NO. 23-04-333

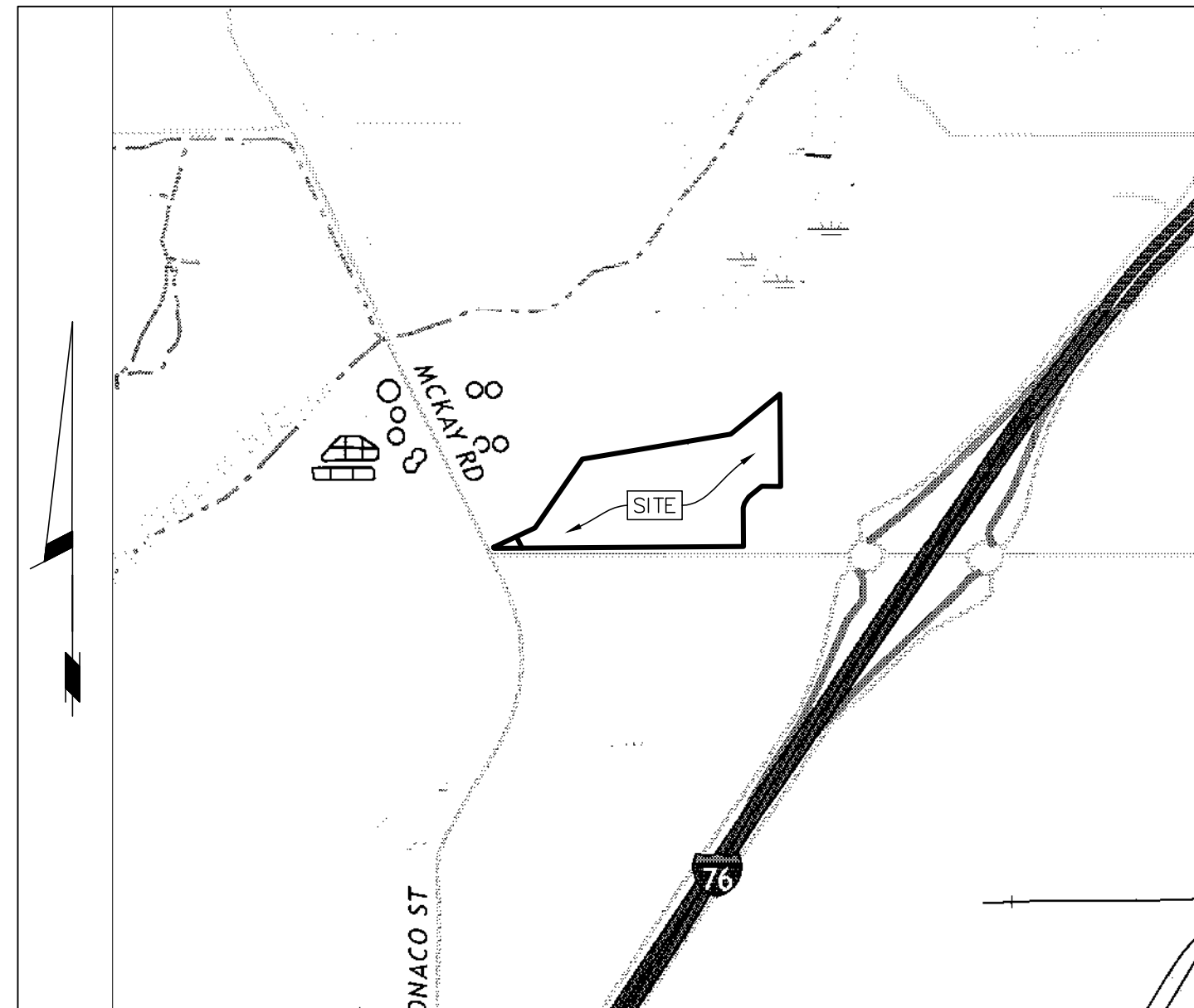
SAID DOCUMENT IS STORED AS OUR IMAGE 65520786

A. FENCES ARE NOT ENTIRELY COINCIDENT WITH BOUNDARY LINES.

B. 2 TRACK DIRT ROAD TRAVERSES THE PROPERTY WITHOUT BENEFIT OF A RECORDED EASEMENT.

C. LEGAL DESCRIPTION OF THE IMPROVEMENT SURVEY PLAT DOES NOT MATCH THE HISTORIC LEGAL DESCRIPTION SET FORTH ON SCHEDULE A AND THE DRAWING DOES NOT MATCH THE LEGAL DESCRIPTION.

NOTE: THE LAND DEFINED IN THE UNRECORDED NOTICE MAY BE HATCHED, BUT SHOULD NOT, AT THIS TIME, BE EXCLUDED FROM THE PERIMETER LEGAL.



**VICINITY MAP**

SCALE 1" = 1000'

**ALTA TABLE A OPTIONS:**

1. MONUMENTS FOUND AND SET ARE SHOWN GRAPHICALLY HEREON.
2. THE SITE ADDRESS IS: 7061 E 96TH AVE  
HENDERSON, CO 80640
3. THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD HAZARD AREAS HAVING ZONE DESIGNATION ZONE "AE" AND ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 08001C0606H, EFFECTIVE MARCH 5, 2007.
- 4 GROSS LAND AREA IS 882,524 SQ FT, 20.260 ACRES, MORE OR LESS.
5. ELEVATIONS ARE BASED ON USGS LIDAR DATA OBTAINED FROM THE USGS LIDAR EXPLORER WEBSITE ON 4/1/2024 AND IS BASED ON NAVD88 VERTICAL DATUM.
8. SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF FIELD WORK ARE SHOWN GRAPHICALLY HEREON.
- 11(A). UNDERGROUND UTILITIES PLANS/REPORTS WERE NOT AVAILABLE AT THE TIME OF SURVEY PREPARATION. UTILITIES SHOWN ARE BASED ON AVAILABLE SURFACE EVIDENCE ONLY.
- 11(B). UNDERGROUND UTILITIES MARKINGS WERE NOT AVAILABLE AT THE TIME OF FIELD WORK. UTILITIES SHOWN ARE BASED ON AVAILABLE SURFACE EVIDENCE ONLY.

**LEGAL DESCRIPTION:**

ALL OF BLOCK 3, EXCEPT THE SOUTHERLY 20 FEET THEREOF, JACQUEZ-LIEN CO, GRAVEL OPERATION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS RECORDED JANUARY 4, 1977 UNDER RECEPTION NO. 55808, COUNTY OF ADAMS, STATE OF COLORADO.

**GENERAL NOTES**

1. NOTICE: 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.

2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3. THIS SURVEY WAS PREPARED WITH OLD REUBLICAN NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER: ABZ70831562 DATED 02/29/2024 AT 5:00 P.M. INFORMATION CONTAINED HEREON IS BASED ON THE PLAT OF JACQUEZ - LEIN CO. GRAVEL OPERATION, RECORDED AT THE ADAMS COUNTY CLERK AND RECORDER.

4. BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17, BETWEEN MONUMENTS AS SHOWN HEREON IS S89°35'47"W, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

5. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.

**SURVEYOR'S CERTIFICATE:**

BRETT & SUNNI GIBBONS & OLD REUBLICAN NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 11(A) AND 11(B) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/14/2024.

DATE OF PLAT OR MAP: 4/14/2024

**PRELIMINARY  
FOR COMMENT**

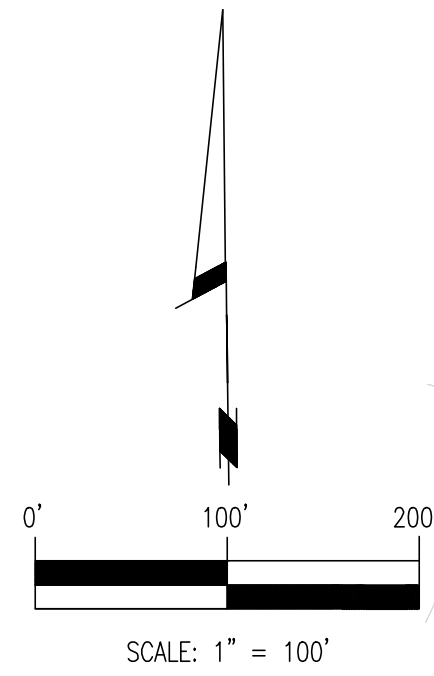
DAVID L. SWANSON, COLORADO PLS 36070

COUNTY CLERK / RECORDER FILING CERTIFICATE  
 DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, RECEPTION No. \_\_\_\_\_  
 COUNTY CLERK / RECORDER

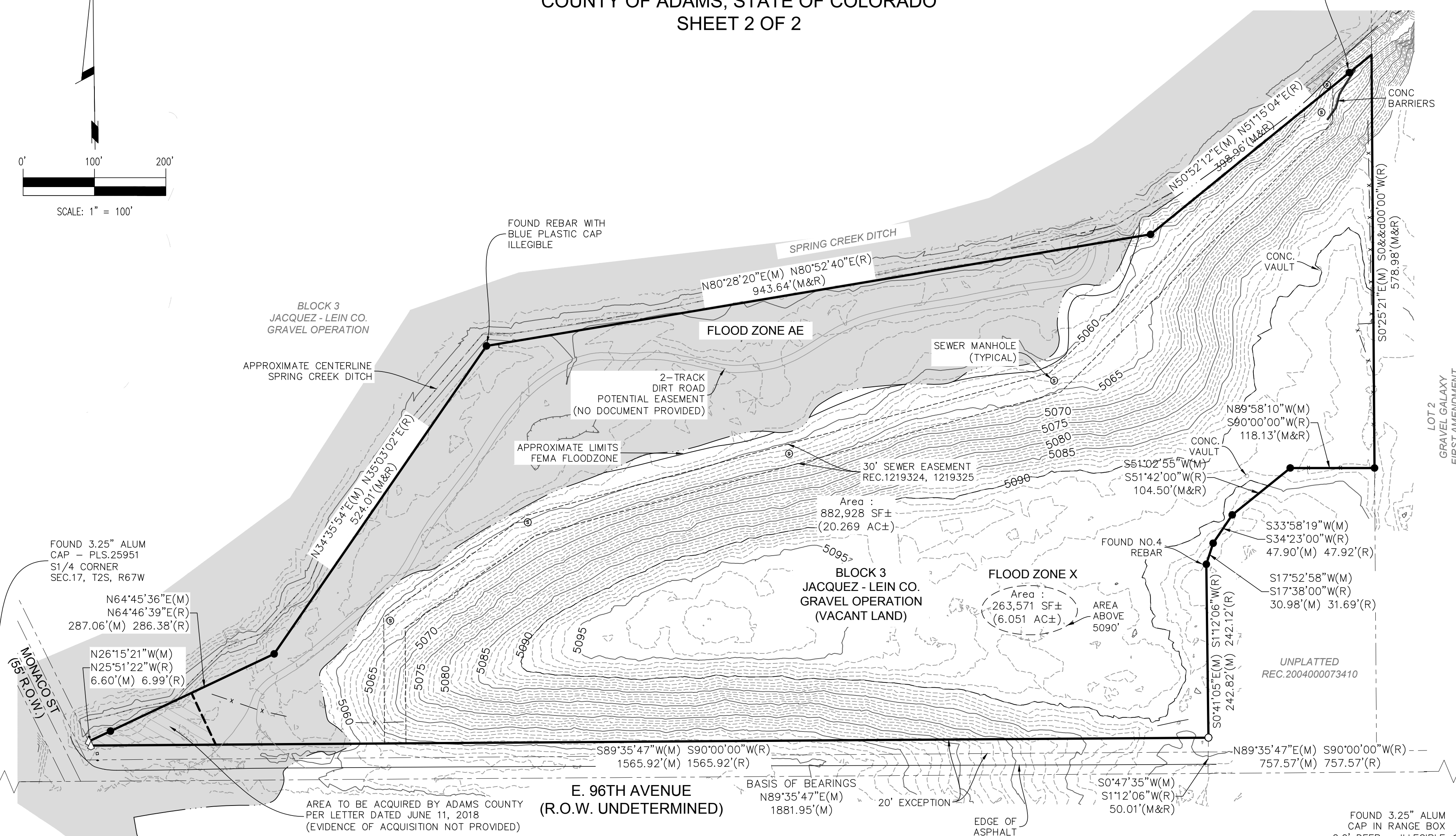
		<b>PREPARED FOR:</b>	
		BRETT & SUNNI GIBBONS	
		JOB NUMBER	
2	4/26/2024	24-03-266	
1	4/23/2024		
0	4/14/2024		
NO.	DATE	DRAWN BY:	
REVISION		F. CHAVEZ	
		<b>Colorado ilc</b> LAND SURVEYING 3000 LAWRENCE ST, STE#111 DENVER, CO 80205 O: 303.668.7540 F: 928.962.3123	

# ALTA/NSPS LAND TITLE SURVEY

OF A PARCEL IN THE SE 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 2



FOUND REBAR WITH ALUM. CAP PLS.38064 40' W.C.



COUNTY CLERK / RECORDER FILING CERTIFICATE  
 DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024  
 COUNTY CLERK / RECORDER PAGE \_\_\_\_\_ RECEPTION No. \_\_\_\_\_

- LEGEND**
- = SET NO.5x18" REBAR W/PLASTIC CAP LS# 36070 (UNLESS OTHERWISE NOTED)
  - = FOUND REBAR WITH ORANGE PLASTIC CAP - PLS.38064 (UNLESS OTHERWISE NOTED)
  - △ = CALCULATED POSITION (POINT FALLS IN DITCH)
  - (R) = RECORD INFORMATION
  - (M) = MEASURED
  - (S) = SANITARY MANHOLE
  - = PROPERTY LINE
  - - - = LOT LINE
  - x - x - x = FENCE LINE
  - = MAJOR CONTOUR LINE
  - - - = MINOR CONTOUR LINE
  - · - · - · = FLOOD ZONE LIMITS
  - · - · - · = APPROXIMATE CENTERLINE DITCH
  - = FLOOD ZONE AE

**PRELIMINARY FOR COMMENT**

		PREPARED FOR:	
		BRETT & SUNNI GIBBONS	
		JOB NUMBER	
		24-03-266	
		DRAWN BY:	
		F. CHAVEZ	
2	4/26/2024	<b>Colorado ilc</b> LAND SURVEYING 3000 LAWRENCE ST, STE#111 DENVER, CO 80205 O: 303.668.7540 F: 928.962.3123	
1	4/23/2024		
0	4/14/2024		
NO.	DATE		
REVISION			



## Customer Distribution



**Prevent fraud** - Please call a member of our closing team for wire transfer instructions or to initiate a wire transfer. Note that our wiring instructions will never change.

Order Number: **ABZ70831562**

Date: **03/06/2024**

Property Address: **7061 E 96TH AVENUE, HENDERSON, CO 80640**

### For Closing Assistance

Katherine C. Talcott  
3033 EAST FIRST AVENUE,  
SUITE 600  
DENVER, CO 80206  
(303) 331-6229 (Work)  
(303) 393-4926 (Work Fax)  
[ktalcott@ltgc.com](mailto:ktalcott@ltgc.com)  
Company License: CO44565

### Closer's Assistant

Kate Quarnberg  
3033 EAST FIRST AVENUE,  
SUITE 600  
DENVER, CO 80206  
(303) 331-6272 (Work)  
(303) 393-3997 (Work Fax)  
[kquarnberg@ltgc.com](mailto:kquarnberg@ltgc.com)  
Company License: CO44565

### For Title Assistance

Kim Zimmerman  
5975 GREENWOOD PLAZA  
BLVD  
GREENWOOD VILLAGE, CO  
80111  
(720) 406-2083 (Work)  
[kzimmerman@ltgc.com](mailto:kzimmerman@ltgc.com)

BRETT DONALD GIBBONS  
[brett@gibbonscranerental.com](mailto:brett@gibbonscranerental.com)  
Delivered via: Electronic Mail

NEWHEIGHT REAL ESTATE SERVICES INC  
Attention: PETER R PASQUE  
7015 S COOK WAY  
LITTLETON, CO 80122  
(303) 618-7882 (Cell)  
(303) 779-4001 (Work)  
(206) 203-0487 (Work Fax)  
[prpasque@gmail.com](mailto:prpasque@gmail.com)  
Delivered via: Electronic Mail

SUNNI LIV GIBBONS  
[sunnigibbons@gmail.com](mailto:sunnigibbons@gmail.com)  
Delivered via: Electronic Mail

RE/MAX NORTHWEST  
Attention: CHRISTOPHER APPLE  
12000 PECOS ST #160  
WESTMINSTER, CO 80234  
(720) 220-8973 (Cell)  
(303) 457-4800 (Work)  
(303) 252-8133 (Work Fax)  
[chrisapple12@yahoo.com](mailto:chrisapple12@yahoo.com)  
Delivered via: Electronic Mail

NEW DIRECTION IRA FBO DAVID LAWRENCE  
HALL  
Attention: DAVID LAWRENCE HALL  
7061 E 96TH AVE  
HENDERSON, CO 80640  
Delivered via: Electronic Mail

LAND TITLE GUARANTEE COMPANY  
Attention: LUKE DAVIDSON  
3033 EAST FIRST AVENUE SUITE 600  
DENVER, CO 80206  
(303) 321-1880 (Work)  
(303) 393-4912 (Work Fax)  
ldavidson@ltgc.com  
Delivered via: Electronic Mail



## Estimate of Title Fees

**Order Number:** ABZ70831562

**Date:** 03/06/2024

**Property Address:** 7061 E 96TH AVENUE, HENDERSON, CO 80640

**Seller(s):** NEW DIRECTION IRA FBO DAVID LAWRENCE HALL

**Buyer(s):** BRETT DONALD GIBBONS AND SUNNI LIV GIBBONS

Thank you for putting your trust in Land Title. Below is the estimate of title fees for the transaction. The final fees will be collected at closing. Visit [ltgc.com](http://ltgc.com) to learn more about Land Title.

Estimate of Title Insurance Fees	
"ALTA" Owner's Policy 07-30-21	\$4,154.00
Deletion of Standard Exception(s)	\$100.00
"ALTA" Loan Policy 07-30-21 Purchase Loan Rate	\$300.00
Tax Certificate	\$27.00
<b>TOTAL</b>	<b>\$4,581.00</b>

**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 documents on your property.

### Chain of Title Documents:

[Adams county recorded 04/28/2000 under reception no. C0664825 at book 6110 page 87](#)

[Adams county recorded 02/19/2004 under reception no. C1280294](#)

[Adams county recorded 04/23/2014 under reception no. 2014000024409](#)

[Adams county recorded 06/14/2017 under reception no. 2017000051082](#)

### Plat Map(s):

[Adams county recorded 01/04/1977 under reception no. 55808](#)

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule A**

Order Number: ABZ70831562

**Property Address:**

7061 E 96TH AVENUE, HENDERSON, CO 80640

**1. Commitment Date:**

02/29/2024 at 5:00 P.M.

**2. Policy to be Issued and Proposed Insured:**

"ALTA" Owner's Policy 07-30-21 \$1,700,000.00

Proposed Insured:

BRETT DONALD GIBBONS AND SUNNI LIV GIBBONS

"ALTA" Loan Policy 07-30-21 Purchase Loan Rate \$1,275,000.00

Proposed Insured:

A LENDER TO BE DETERMINED, ITS SUCCESSORS AND/OR  
ASSIGNS

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

FEE SIMPLE

**4. The Title is, at the Commitment Date, vested in:**

NEW DIRECTION IRA FBO DAVID LAWRENCE HALL

**5. The Land is described as follows:**

ALL OF BLOCK 3, EXCEPT THE SOUTHERLY 20 FEET THEREOF, JACQUEZ-LIEN CO, GRAVEL  
OPERATION, A SUBDIVISION OF A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 2  
SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS RECORDED JANUARY 4, 1977 UNDER  
RECEPTION NO. [55808](#),  
COUNTY OF ADAMS, STATE OF COLORADO.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**AMERICAN  
LAND TITLE  
ASSOCIATION**



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**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** ABZ70831562

**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. PROVIDE LAND TITLE GUARANTEE COMPANY WITH A FINAL, EXECUTED SURVEY OF SUBJECT PROPERTY. UPON REVIEW, ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS MAY BE NECESSARY.

LAND TITLE IS NOT RESPONSIBLE FOR ORDERING SAID SURVEY.

SAID SURVEY MUST BE CERTIFIED TO LAND TITLE GUARANTEE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

NOTE: A DRAFT SURVEY HAS BEEN RECEIVED.

2. DEED, COURT ORDER OR OTHER PROPER EVIDENCE DIVESTING THE INTERESTS OF ELIGIO JACQUEZ IN AND TO THE SOUTHERLY 20 FEET OF BLOCK 3, JACQUEZ-LIEN CO, GRAVEL OPERATION SUBDIVISION.

NOTE: ELIGIO JACQUEZ OBTAIN TITLE TO THE LAND IN THE SE1/4 OF 17-2S-67W IN DEED RECORDED AUGUST 17, 1945 IN BOOK 308 AT PAGE [558](#), AND RECORDED THE PLAT OF JACQUEZ-LIEN CO, GRAVEL OPERATION SUBDIVISION JANUARY 4, 1977 UNDER RECEPTION NO. [55808](#). THE SOUTHERLY 30 FEET OF THE SECTION WAS WITHIN 96TH AVE RIGHT OF WAY AND WAS NOT PART OF THE PLATTED LEGAL DESCRIPTION.

THE SOUTHERLY 20 FEET OF THE PLATTED LEGAL DESCRIPTION WAS DEDICATED AS ADDITIONAL RIGHT OF WAY, AND IS NOT A PART OF BLOCK 3.

ALL DEEDS POST PLAT CONVEY "ALL OF BLOCK 3, EXCEPT THE SOUTHERLY 20 FEET THEREOF..."

THE ABOVE REQUIREMENT IS NECESSARY TO INSURE ALL OF BLOCK 3, INCLUDING THE SOUTHERLY 20 FEET.

3. SPECIAL WARRANTY DEED FROM NEW DIRECTION IRA FBO DAVID LAWRENCE HALL TO BRETT DONALD GIBBONS AND SUNNI LIV GIBBONS CONVEYING SUBJECT PROPERTY.
4. DEED OF TRUST FROM BRETT DONALD GIBBONS AND SUNNI LIV GIBBONS TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF A LENDER TO BE DETERMINED TO SECURE THE SUM OF \$1,275,000.00.



**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part I**

**(Requirements)**

**Order Number:** ABZ70831562

**All of the following Requirements must be met:**

REQUIREMENTS TO DELETE THE PRE-PRINTED EXCEPTIONS IN THE OWNER'S POLICY TO BE ISSUED

A. ITEMS 1-3 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED UPON RECEIPT OF AN APPROVED SURVEY. MATTERS DISCLOSED BY SAID SURVEY MAY BE ADDED TO SCHEDULE B, PART II HEREOF.

B. UPON THE APPROVAL OF THE COMPANY AND THE RECEIPT OF A NOTARIZED FINAL LIEN AFFIDAVIT, ITEM 4 OF THE PRE-PRINTED EXCEPTIONS, WILL BE AMENDED TO READ:

ITEM 4 OF THE PRE-PRINTED EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF NEW DIRECTION IRA FBO DAVID LAWRENCE HALL.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF BRETT DONALD GIBBONS AND SUNNI LIV GIBBONS.

C. ITEM 5 OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED IF LAND TITLE GUARANTEE COMPANY CONDUCTS THE CLOSING OF THE CONTEMPLATED TRANSACTION(S) AND RECORDS THE DOCUMENTS IN CONNECTION THEREWITH.

D. UPON PROOF OF PAYMENT OF ALL DUE TAXES AND ASSESSMENTS, ITEM 6 OF THE PRE-PRINTED EXCEPTIONS WILL BE AMENDED TO READ:

TAXES AND ASSESSMENTS FOR THE YEAR OF CLOSING AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE.

E. ITEMS 7(A) AND 7(B) OF THE PRE-PRINTED EXCEPTIONS WILL BE DELETED

**ALTA COMMITMENT**  
**Old Republic National Title Insurance Company**  
**Schedule B, Part II**  
**(Exceptions)**

Order Number: ABZ70831562

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF ADAMS AND JACQUEZ-LEIN COMPANY RECORDED JANUARY 4, 1977 IN BOOK 2113 AT PAGE [887](#).
10. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT BY AND BETWEEN THE FULTON IRRIGATING DITCH COMPANY AND ELIGIO JACQUEZ AND JACQUEZ-LEIN GRAVEL OPERATION RECORDED JANUARY 4, 1977 IN BOOK 2113 AT PAGE [891](#).
11. THE EFFECT OF ORDER INCLUDING SUBJECT PROPERTY IN THE SOUTH ADAMS WATER AND SANITATION DISTRICT RECORDED JUNE 22, 1977 IN BOOK 2152 AT PAGE [463](#).
12. EASEMENT AND RIGHT OF WAY FOR THE SPRING CREEK DITCH AS SHOWN ON THE PLAT OF JACQUEZ-LIEN CO, GRAVEL OPERATION RECORDED JANUARY 4, 1977 UNDER RECEPTION NO. [55808](#).
13. ANY AND ALL RIGHTS OF THE SPRING CREEK DITCH DITCH COMPANY RELATING TO SPRING CREEK DITCH DITCH OR CANAL, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY PLAT RECORDED JANUARY 4, 1977 UNDER RECEPTION NO. [55808](#).
14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 06, 2003 UNDER RECEPTION NO. [C1219324](#).

**ALTA COMMITMENT**

**Old Republic National Title Insurance Company**

**Schedule B, Part II**

**(Exceptions)**

**Order Number:** ABZ70831562

15. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT AGREEMENT RECORDED OCTOBER 06, 2003 UNDER RECEPTION NO. [C1219325](#).
16. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONDITIONAL USE AGREEMENT RECORDED NOVEMBER 08, 2007 UNDER RECEPTION NO. [2007000104524](#).
17. ANY CLAIMS OF RIGHT TITLE OR INTEREST BY THE COUNTY OF ADAMS IN AND TO THAT PORTION OF THE LAND CONTAINED IN NOTICE OF INTENT TO ACQUIRE RIGHT OF WAY PARCEL DATED JULY 11, 2018.

SAID DOCUMENT IS NOT OF RECORD AND IS STORED AS OUR IMAGE [61677348](#)

NOTE: NO DEED OR DECREES RELATED TO THE ABOVE NOTICE APPEAR OF RECORD.

18. ANY LOSS OR DAMAGE BY VIRTUE OF THE FACT THAT THE SOUTHERLY 20 FEET OF BLOCK 3 IS BEING ASSESSED TO THE PROPERTY, BUT THE PRESENT OWNER DOES NOT HAVE RECORD TITLE TO THE SOUTH 20 FEET OF BLOCK 3.
19. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON IMPROVEMENT SURVEY PLAT DATED AUGUST 06, 2023 LAST REVISED \_\_\_\_\_ PREPARED BY COLORADO ILC LAND SURVEYING, JOB NO. 23-04-333

SAID DOCUMENT IS STORED AS OUR IMAGE [65520786](#)

A. FENCES ARE NOT ENTIRELY COINCIDENT WITH BOUNDARY LINES.

B. 2 TRACK DIRT ROAD TRAVERSES THE PROPERTY WITHOUT BENEFIT OF A RECORDED EASEMENT.

C. LEGAL DESCRIPTION OF THE IMPROVEMENT SURVEY PLAT DOES NOT MATCH THE HISTORIC LEGAL DESCRIPTION SET FORTH ON SCHEDULE A AND THE DRAWING DOES NOT MATCH THE LEGAL DESCRIPTION.

NOTE: THE LAND DEFINED IN THE UNRECORDED NOTICE MAY BE HATCHED, BUT SHOULD NOT, AT THIS TIME, BE EXCLUDED FROM THE PERIMETER LEGAL.



# ALTA 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 Amount of insurance 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) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- (b) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- (c) "Land": The land described in item 5 of Schedule A and affixed improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (d) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- (e) "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.
- (f) "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- (g) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (h) "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- (i) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- (j) "Title": The estate or interest in the Land identified in Item 3 of 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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5(a) or the Proposed Amount of Insurance.
- (e) The Company is not liable for the content of the Transaction Identification Data, if any.
- (f) The Company is not 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) The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT. CHOICE OF LAW AND CHOICE OF FORUM**

- (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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction
- (c) 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 IS 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. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of insurance is \$2,000,000 or less may be arbitrated at the election 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, Old Republic National Title Insurance Company 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  President

Attest  Secretary

This page is only a part of a 2021 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.

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## 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 24-21-514.5, 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 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.

## Item #5: Proof of Water & Sewer

Re: 7061 E. 96<sup>TH</sup> AVE Henderson, CO 80640

Case: PLN2024-00003

This rezoning application will require no service ties into county water and sewer lines. The new site will be a storage yard for conventional crawler cranes and other related equipment. The site will have storm water management, through the use of, water quality swales draining to soil rip rap, and surrounding the site with silt fence, as seen on the preliminary design drawings.

Please refer to the following drawings:

- Preliminary Design Drawings (7-12-24)
- ALTA Land Survey

Item 6: Legal Description

Re: 7061 E. 96<sup>TH</sup> AVE Henderson, CO 80640

A Parcel in the SE  $\frac{1}{4}$  of Section 17, Township 2 South, Range 67  
West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado.



# TREASURER & PUBLIC TRUSTEE

## ADAMS COUNTY, COLORADO

### Certificate Of Taxes Due

Account Number R0075399  
 Parcel 0172117004003  
 Assessed To  
 NEW DIRECTION IRA FBO DAVID LAWRENCE HALL  
 1070 W CENTURY DR STE 101  
 LOUISVILLE, CO 80027-1657

Certificate Number 2024-246199  
 Order Number  
 Vendor ID 35  
 ICE MORTGAGE TECHNOLOGY  
 601 RIVERSIDE AVE.  
 JACKSONVILLE, FL 32204

<b>Legal Description</b>	<b>Situs Address</b>
SUB:JACQUEZ-LIEN GRAVEL BLK:3	7061 E 96TH AVE

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2023	\$1,227.06	\$0.00	\$0.00	(\$1,227.06)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 06/04/2024</b>					<b>\$0.00</b>

Tax Billed at 2023 Rates for Tax Area 217 - 217

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$52.02	UNIM LND 10-34.99 AC	\$51,025	\$14,240
CENTRAL COLO WATER CONSERVA	0.8910000	\$12.69			
			Total	\$51,025	\$14,240
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$210.04			
ADAMS COUNTY	26.8350000	\$382.12			
SD 14	37.0750000	\$527.95			
SOUTH ADAMS WATER & SANITAT	1.9660000*	\$28.00			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$1.42			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$12.82			
Taxes Billed 2023		86.1700000	\$1,227.06		

\* Credit Levy

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURER'S OFFICE PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Alexander

L Villagran



4430 S. Adams County Parkway  
 Brighton, CO 80601



## Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE  
Traffic Engineer / Principal

May 29, 2024

Brett Gibbons  
6598 North Windmont Avenue  
Parker, CO 80134

RE: Trip Generation Estimate for Gibbons Crane Rental in Adams County

Dear Brett,

This letter contains a trip generation estimate for Gibbons Crane Rental that will be located on the northeast corner of McKay Road / East 96<sup>th</sup> Avenue. Gibbons Crane Rental is planning to establish an equipment yard at 7061 East 96<sup>th</sup> Avenue in unincorporated Adams County. The equipment that is owned by the company includes nine cranes and 33 trailers. Cranes are typically on a project from two weeks to one year and often move from site to site without returning to the yard. Depending on the size of the crane, eight to 14 trailers are required to mobilize the crane. It is necessary to mobilize the trailers even if the cranes don't originate at the yard. Therefore, moving cranes is not a normal occurrence and should not be used as the basis to determine the daily trip generation.

A trip generation estimate was prepared for the development using rates that are contained in the Institute of Transportation Engineers Trip Generation<sup>1</sup> manual. The estimate was based on three employees who work daily in the yard. The development is expected to generate approximately nine new trips on an average weekday, two new trips during the morning peak hour, and one new trip during the evening peak hour. The trip generation estimate is contained in Table 1.

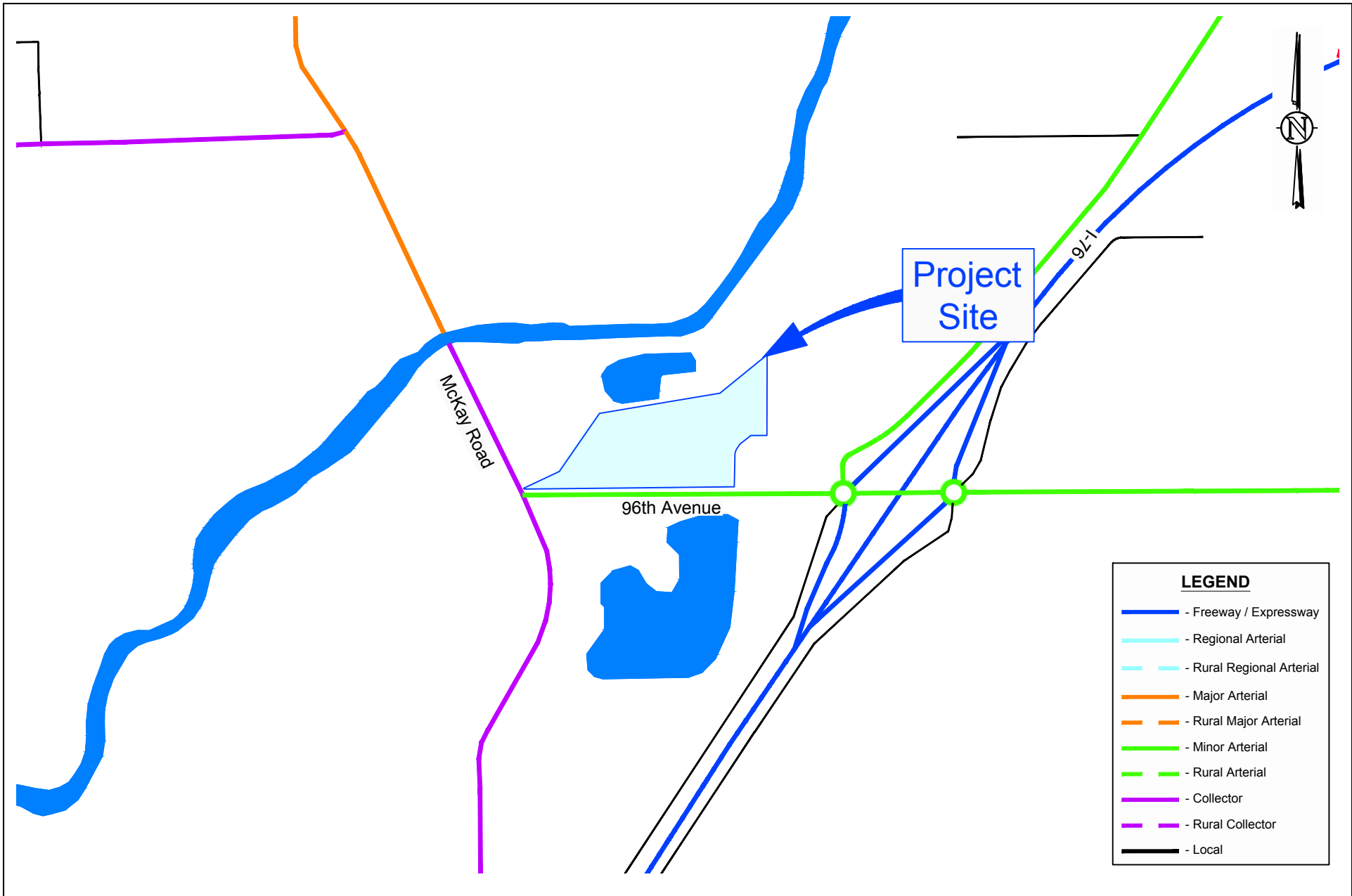
Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE  
Project Manager / Principal  
Gibbons Crane Rental Trip Generation Letter



<sup>1</sup> Trip Generation, 11<sup>th</sup> Edition. Institute of Transportation Engineers. September 2021.



LEGEND	
	- Freeway / Expressway
	- Regional Arterial
	- Rural Regional Arterial
	- Major Arterial
	- Rural Major Arterial
	- Minor Arterial
	- Rural Arterial
	- Collector
	- Rural Collector
	- Local



Gibbons Crane Rental Trip Generation Letter  
VICINITY MAP

Scale	1" = 1,000'	Date	May 29, 2024	Drawn by	JLH	Job #	Gibbons Crane Rental	Figure	1
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**Table 1. Trip Generation Estimate**

Land Use	ITE Code <sup>1</sup>	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
General Light Industrial	110	3	Employees	3.1	9	5	4	0.53	2	1	1	0.49	1	0	1

**Notes:**

1. The trip generation estimate is based on rates contained in Trip Generation, 11th Edition (Institute of Transportation Engineers, September 2021).



**To:** Brett Gibbons – Gibbons Crane Rental

**From:** Peter Wall – Wall Kane Consulting

**Date:** June 4, 2024

**Re:** Community Meeting and Engagement Summary for Proposed 7061 E. 96<sup>th</sup> Ave Rezone

---

The following is a summary of the community meeting and ongoing engagement with nearby property owners as it pertains to the proposed rezoning of the property located at 7061 E. 96<sup>th</sup> Ave in unincorporated Adams County.

### **Community Meeting Summary**

On May 22, 2024, Brett Gibbons (the Applicant) and his consultant team held a required community meeting for the proposed rezoning at 7061 E. 96<sup>th</sup> Ave in unincorporated Adams County. The meeting was held at the Anythink Library located at 5877 E. 120<sup>th</sup> Ave in Thornton from 5:30pm to 6:30pm. The location was approved by our case planner, Lia Campbell. Included at the end of this summary is the neighborhood meeting sign-in sheet.

Brett Gibbons, Peter Pasque (the Applicant's broker), and Peter Wall (the Applicant's government affairs consultant) were present. The applicant team arrived at 5:05pm and stayed till approximately 6:35pm.

Two neighbors, Shayla and Ray Stryker, attended the community meeting. Mr. and Mrs. Stryker live at 7101 E. 96<sup>th</sup> Ave, adjacent to the property. The Applicant team and the Stryker's discussed the following over the course of 20 minutes:

- The construction of a privacy fence between the eastern border of 7061 E. 96<sup>th</sup> Ave and their property. Mr. Gibbons said he would be more than happy to build the fence and committed to working with them on design. Mrs. Stryker said she would discuss the privacy fence with her step-grandmother who owns the 7101 E. 96<sup>th</sup> Ave property.
- Potentially paving a portion of their driveway if a shared entrance was constructed.
- Gibbons' current operations on the south side of 96<sup>th</sup> Ave and planned future operations on the north side if the rezoning is approved.
- Mr. Gibbons willingness to let the Stryker's cross a portion of his property to fish the ponds to the north.
- Drainage on both properties.
- The potential purchase of the 7101 E. 96<sup>th</sup> Ave property.

At the conclusion of the conversation, Mr. and Mrs. Stryker expressed their support for the rezoning, appreciating Mr. Gibbons willingness to collaborate with them while noting the low intensity nature of their current operations to the south of 96<sup>th</sup>.



**Ongoing Engagement Summary**

On Thursday, May 23<sup>rd</sup>, Peter Wall reached out to Mr. and Mrs. Stryker via email, thanking them for their attendance at the community meeting. In that email, he connected the Strykers and Mr. Gibbons. Mr. Gibbons replied on May 23<sup>rd</sup>, also thanking the Strykers. He expressed his desire to continue conversations with them during his property visit on Friday, May 24<sup>th</sup>.

**Friday May 24<sup>th</sup> Site Meeting Summary**

On Friday May 24<sup>th</sup> around 11:00 am Mrs. Stryker walked the site with Brett Gibbons and his Environmental Engineer to discuss the previous uses to get a better understanding for the Environmental Phase 1 & Phase 2 studies. Mrs. Stryker informed Brett that the water on her property was from an existing well, and no county water lines exist on the site.