Community & Economic Development Department

adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218

phone 720.523.6800

EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name:

Sherrelwood Village Planned Unit Development, Amendment No. 2

Project Number: PUD2024-00006

July 25, 2024

The Adams County Planning Commission is requesting comments on the following application: **Major amendment to the Sherrelwood Village Planned Unit Development. The amendment proposes 70 townhouse dwellings.** This request is located at 8000 PECOS ST. The Assessor's Parcel Number is 0171928400003, 0171933100009, 0171933124036, 0171933124037, 0171933124038, 0171933124039, 0171933124057.

Applicant Information:

ROBERT PALMER 2595 PONDEROSA RAOD FRANKTOWN, CO 80116

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

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

Thank you for your review of this case.

Nick Cagleson

Nick Eagleson Senior Strategic Planner

- BOARD OF COUNTY COMMISSIONERS

Community & Economic Development Department www.adcogov.org



PLANNED UNIT DEVELOPMENT – MAJOR AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to <u>epermitcenter@adcogov.org</u>. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <u>https://permits.adcogov.org/CitizenAccess/</u>.

- ✓ 1. Development Application Form (pg. 3)
- ✓ 2. Application Fees (see table)
- ✓ 3. Written Explanation of the Project
- ✓ 4. Site Plan Showing Proposed Development
- ✓ 5. Proof of Ownership (warranty deed or title policy)
- ✓ 6. Legal Description
- ✓ 7. Certificate of Taxes Paid

Application Fees	Amount	Due
PUD Major Amendment	\$2,300	After complete application received
Adams County Health	\$210 (public utilities - Level 2) \$360 (individual septic - Level 3)	After complete application received
Copying	\$5 per page	Prior to public hearing
Recording	\$13 (first page); \$10 (ea. additional)	Prior to public hearing

Community & Economic Development Department





4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 рноме 720.523.6800 гах 720.523.6998

Development Application

Application Type:

Subo	ceptual Review Preliminary PUDdivision, Preliminary Final PUDdivision, Final Rezone	Temporary Use Variance Conditional Use
Plat	Correction/ Vacation Special Use	Other:
Have y	ou attended a Conceptual Review?	YES 🖌 NO
If Yes,	please list PRE#: PRE2024-00022	
APPLICANT		
Name(s):	Rose Gallucci	Company: Delwest
Address:	8000 Pecos Street	
City, State, Zip:	Denver, CO 80209	
Phone #:	720-708-4065	Email: rose@delwest.com
OWNER		
Name(s):	Elmwood North LLC-Joe DelZotto	Phone #: 720-708-4065
Address:	155 S. Madison Street Suite 326	
City, State, Zip:	Denver, CO 80209	
2nd Phone #:	303-888-8048	Email: jad@delwest.com
TECHNICAL REF	PRESENTATIVE (Consultant, Engin	eer, Surveyor, Architect, etc.)
Name:	Robert Palmer, PE	Company: Strategic Land Solutions, Inc.
Address:	2595 Ponderosa Road	
City, State, Zip:	Franktown, CO 80116	
Phone #:	720-384-7661	Email: rpalmer@strategicls.net

DESCRIPTION OF SITE

Address:	8000 Pecos Street
City, State, Zip:	Denver, CO 80221
Area (acres or square feet):	3.29 Acres
Tax Assessor Parcel Number	0171928400003, 0171933100009, 0171933124057, 0171933124036, 0171933124037, 0171933124038, 0171933124039
Existing Zoning:	P-U-D
Existing Land Use:	Vacant
Proposed Land Use:	Multi-Family, roads, parking, and landscaping

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

Name:	Joe DelZotto	Date:	06/18/2024
Name:	Owner's Printed Name		
	Owner's Signature		



Friday – May 3	31, 2024	
Sent Via:	1 st Class	F

Facsimile to:

🗌 FedEx 🗌 Courier

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

Attention: Mr. Greg Barnes

Hand Deliver UPLOAD: E PERMIT CENTER

ProjectDescription-PreliminaryDevelopmentPlan AmendmentELMWOOD NORTH TOWNHOMES8000 N. Pecos StreetUnincorporated Adams County (Denver), CO

SLS JN: 24-0024-01

Dear Mr. Barnes,

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

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

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

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

Runoff water quality treatment and detention will be provided by modifying the detention pond constructed with the single-family development. Runoff from this area was included in the drainage calculations and pond sizing for the single-family development to the south. The detention pond will be modified to include the additional required detention and water quality volume, and the outlet control structure will be modified to incorporate the revised waste surface elevations and allowable release rates. The streets and storm drain system in the single-family development are sized to convey the flow form this project to the detention pond. Therefore, the proposed townhome development will not adversely affect the existing development to the south. A drainage report will pe provided with the engineering drawings showing conformance to the existing approved drainage report. Mr. Greg Barnes <u>Project Description</u> Friday – May 31, 2024 Page 2



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

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

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

Attachments: As noted above.

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

A PARCEL OF LAND BEING LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2022000050487, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075302 AND THAT PARCEL OF LAND, AS DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2019000075343, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

Land Title Guarantee Company Customer Distribution



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

Order Number: RND70782714

Date: 08/02/2022

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

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

For Closing Assistance

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

Seller/Owner

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

Surveyor

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



Land Title Guarantee Company Estimate of Title Fees

Order Number:	RND70782714	Date: 08/02/2022
Property Address:	ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221	
Parties:	A BUYER TO BE DETERMINED	
	ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPAN DEVELOPEMENT CORP., A COLORADO CORPORATION, AS THEIR IN APPEAR	

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

Estimate of Title insurance Fees
"TBD" Commitment \$436.0
Total \$436.0
If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at
closing.
Thank you for your order!

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

Chain of Title Documents:

Adams county recorded 06/10/2019 under reception no. 2019000044105

Adams county recorded 09/05/2019 under reception no. 2019000073502

Adams county recorded 09/10/2019 under reception no. 2019000075343

Adams county recorded 03/31/2020 under reception no. 202000029031

Adams county recorded 05/13/2021 under reception no. 2021000058939

Adams county recorded 05/13/2021 under reception no. 2021000058940

Adams county recorded 05/13/2021 under reception no. 2021000058941

Adams county recorded 01/28/2022 under reception no. 202200008812

Plat Map(s):

Adams county recorded 06/07/2022 under reception no. 2022000050487 at book F36 page 133

Adams county recorded 04/15/2022 under reception no. 2022000033903 at book F36 page 90

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714

Property Address:

ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

1. Effective Date:

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

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment Proposed Insured: A BUYER TO BE DETERMINED \$0.00

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

A FEE SIMPLE

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

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

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

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

ELMWOOD NORTH FILING NO. 1 PLAT BOUNDARY

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

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

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

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714

POINT OF BEGINNING;

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

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

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

1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;

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

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

1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;

2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.02 FEET;

3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;

4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;

5. N 00°01'53" E, A DISTANCE OF 11.47 FEET;

6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;

8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33; 10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;

11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714

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Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714

All of the following Requirements must be met:

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

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

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

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

- RELEASE OF DEED OF TRUST DATED DECEMBER 26, 2019 FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MERCY LOAN FUND TO SECURE THE SUM OF \$1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. <u>2019000114918</u>.
- 2. PARTIAL RELEASE OF DEED OF TRUST DATED MARCH 27, 2020, FROM SHIRLEY DUNOMES TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNITED WHOLESALE MORTGAGE TO SECURE THE SUM OF \$459,900.00 RECORDED MARCH 31, 2020, UNDER RECEPTION NO. 2020000029032.
- 3. RELEASE OF DEED OF TRUST DATED MAY 10, 2021 FROM ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRST AMERICAN STATE BANK TO SECURE THE SUM OF \$1,080,000.00 RECORDED MAY 13, 2021, UNDER RECEPTION NO. 2021000058942.
- 4. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

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

 WRITTEN CONFIRMATION THAT THE INFORMATION CONTAINED IN STATEMENT OF AUTHORITY FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 13, 2021 UNDER RECEPTION NO. <u>2021000058936</u> IS CURRENT.

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

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

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

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714

All of the following Requirements must be met:

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

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714

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

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

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714

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

AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. 2019000073330.

- TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. <u>2018000075941</u>.
- TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. <u>2019000063643</u>.
- 20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. 2019000096873 AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 202000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. 202000041819 AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. 202200062521.
- 21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 2021000029929.
- 22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. <u>2022000033903</u> AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. <u>2022000050487</u>.
- 23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED ______ UNDER RECEPTION NO. _____.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

and Title

Since 1967

• The public records maintained by governmental entities that we obtain either directly from those entities, or from our affiliates and non-affiliates.

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

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

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

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

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



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

(g)In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

(a)Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

- (b)Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e)Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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

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

Craig B. Rants, Senior Vice President



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

and Wol Secretary

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

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LEGAL DESCRIPTION: ELMWOOD NORTH FILING NO. 1 PLAT BOUNDARY

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

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

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

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

THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924; THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2)

- COURSES: 1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
- S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;
- THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING
 ELEVEN (11) COURSES:
- S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°25'57" W, A DISTANCE OF 6.02 FEET;
- 7. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
 N 00°01'52" F. A DISTANCE OF 11.47 FEET;
- 9. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
- 10. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
- N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
- S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST
 QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE
- NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A FOINT BUING 30.00 FEET EAST OF THE WEST LINE NORTHEAST QUARTER OF SAID SECTION 33;
- 14. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
- 15. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
- 16. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL OF THAT LAND CONTAINED IN QUIT CLAIM DEED RECORDED ON MAY 13, 2021 AT RECEPTION NUMBER 2021000058939 AND IN QUIT CLAIM DEED RECORDED JANUARY 28, 2022 AT RECEPTION NUMBER 202200008812 AND ALL OF LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A PLAT RECORDED JUNE 7, 2022 AT RECEPTION NUMBER 2022000050487, ALL IN ADAMS COUNTY, COLORADO.

ASSURANCE NOTE: THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND INSURED IN SCHEDULE A(5) OF TITLE COMMITMENT NUMBER RND70782714 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JULY 27, 2022.

ZONING INFORMATION:

THIS SITE IS CURRENTLY ZONED: PUD-ELMWOOD NORTH (PLANNED UNIT DEVELOPMENT)

FLOOD PLAIN:

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08001C0584H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25' BELOW GRADE IN RANGE BOX WITH NO LID BEING THE NORTH 1/4 CORNER OF SAID SECTION 33 AND A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "ERNEST KNIGHT LS 7276 1998 ADAMS COUNTY" 0.3' IN RANGE BOX WITH NO LID AT THE NORTHEAST CORNER OF SAID SECTION 33.

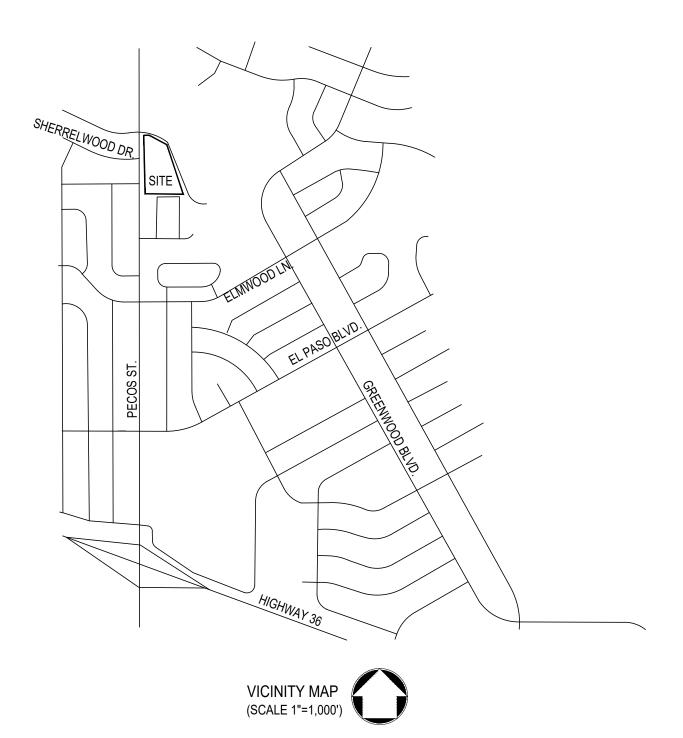
BENCHMARK:

BENCHMARK: THE STATION IS A 3.25-INCH COLORADO DEPARTMENT OF TRANSPORTATION DISK STAMPED "COLORADO DEPT OF TRANSPORTATION PLS 29039 POINT 547 ROW" MONUMENT--SET INTO THE GROUND IN A COBBLE-FILLED LANDSCAPED AREA, 99 FT NORTH FROM THE SIGNAL MAST IN THE RIGHT-TURN ISLAND OF THE WEST-BOUND OFF-RAMP FROM US 36, 66 FT EAST FROM THE CENTERLINE OF PECOS STREET, 7 FT EAST FROM THE EAST EDGE OF THE CONCRETE WALK, 0.5 FT WEST FROM A GREEN CARSONITE WITNESS POST ELEVATION: 5286.39 FEET (NAVD 1988 DATUM).

PURPOSE STATEMENT:

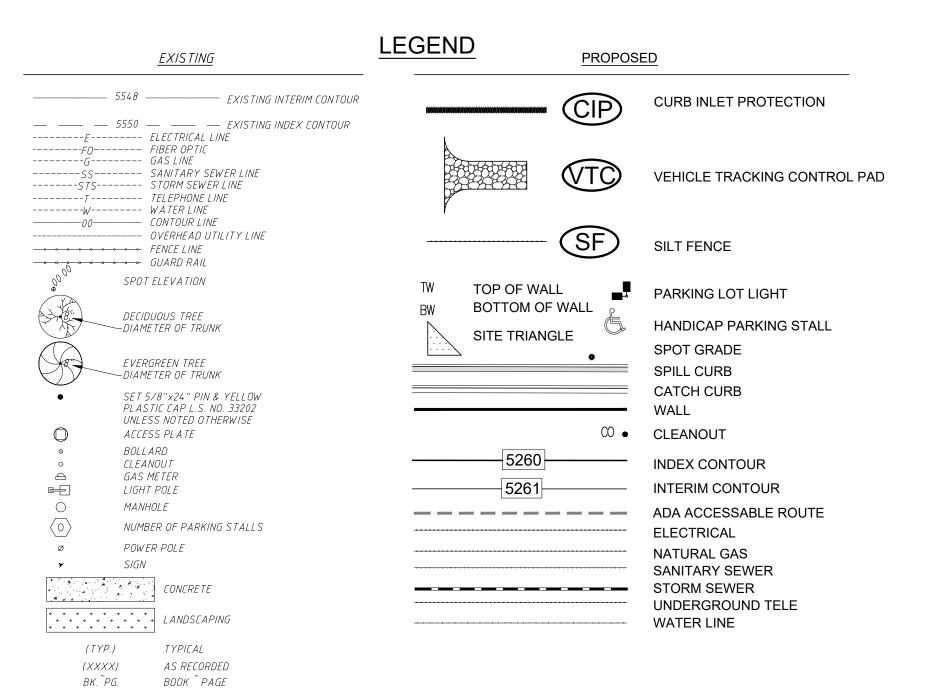
THIS PLAT AMENDMENT IS TO REPLAT THE EXISTING LOTS INTO A SINGLE LOT FOR A MULTI-FAMILY DEVELOPMENT.

CONCEPTUAL SITE PLAN LOT 1, BLOCK 4, SHERRLEWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO.1 LOCATED IN THE NE ¹/₄ OF SECTION 33 & THE SE ¹/₄ OF SECTION 28, TOWNSHIP 2S, RANGE 68 W, OF THE 6TH PM, COUNTY OF ADAMS, STATE OF COLORADO SITE CONTAINS 3.29 ACRES 8000 NORTH PECOS STREET



LIST OF DRAWINGS

1 OF 12	TITLE SHEET
2 OF 12	EXISTING CONDITIONS NORTH
3 OF 12	EXISTING CONDITIONS SOUTH
4 OF 12	CONCEPTUAL SITE PLAN NORTH
5 OF 12	CONCEPTUAL SITE PLAN SOUTH
6 OF 12	PRELIMINARY GRADING PLAN NORTH
7 OF 12	PRELIMINARY GRADING PLAN SOUTH
8 OF 12	DETENTION POND MODIFICATION
9 OF 12	PRELIMINARY UTILITY PLAN NORTH
10 OF 12	PRELIMINARY UTILITY PLAN SOUTH
11 OF 12	LANDSCAPE PLAN
12 OF 12	LANDSCAPE DETAILS



REC. NO.

RECEPTION NUMBER

PROJECT CONTACTS

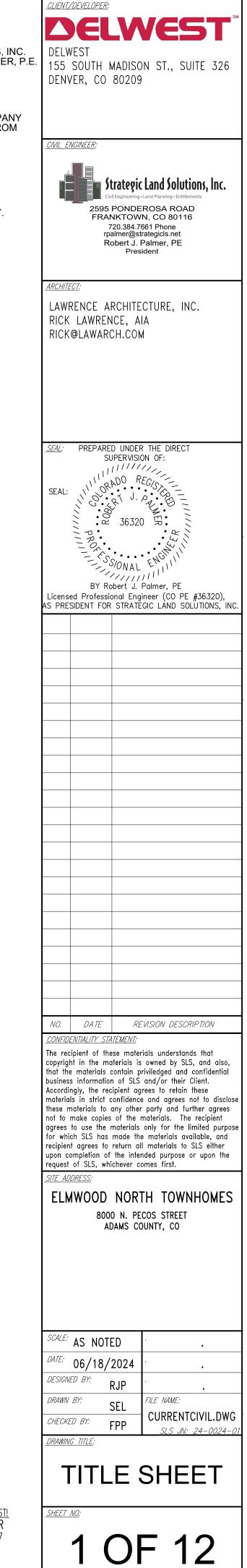
OWNER/DEVELOPER ELMWOOD NORTH LLC CONTACT: MR. JOE DELZOTTO 155 S. MADISON STREET, STE 326 DENVER, CO 80209 303-888-8048

LANDSCAPE ARCHITECT NATURAL DESIGN SOLUTIONS CONTACT: JASON OLDHAM 5539 COLT DRIVE LONGMONT, CO 80503 303-443-0388

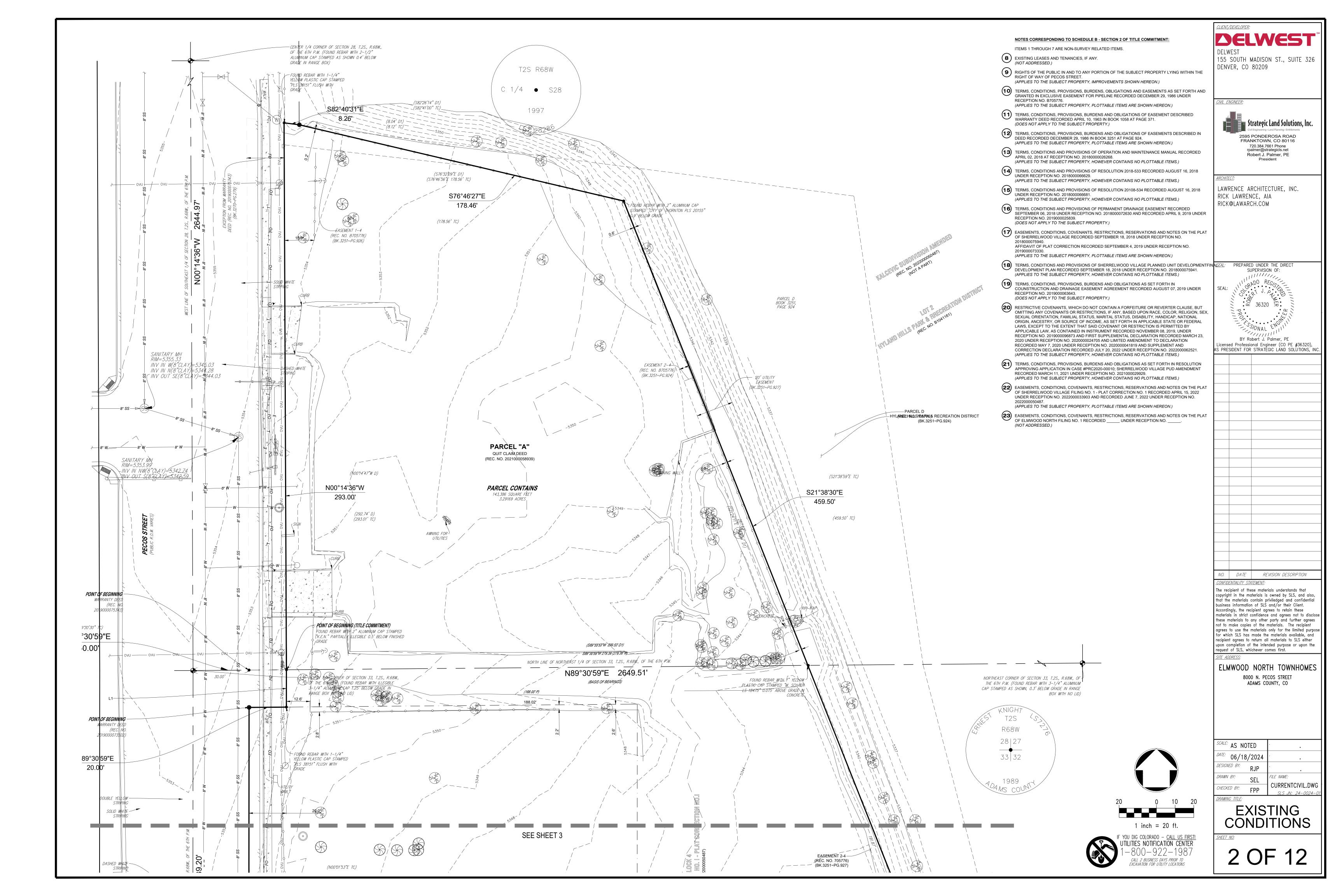
ARCHITECT LAWRENCE ARCHITECTURE, INC. CONTACT: MR. RICK LAWRENCE 6778 GREEN RIVER DR. UNIT D HIGHLANDS RANCH, CO 80130 303-794-8798 SITE ENGINEER STRATEGIC LAND SOLUTIONS, INC. CONTACT: MR. ROBERT PALMER, P.E. 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 (720) 384-7661

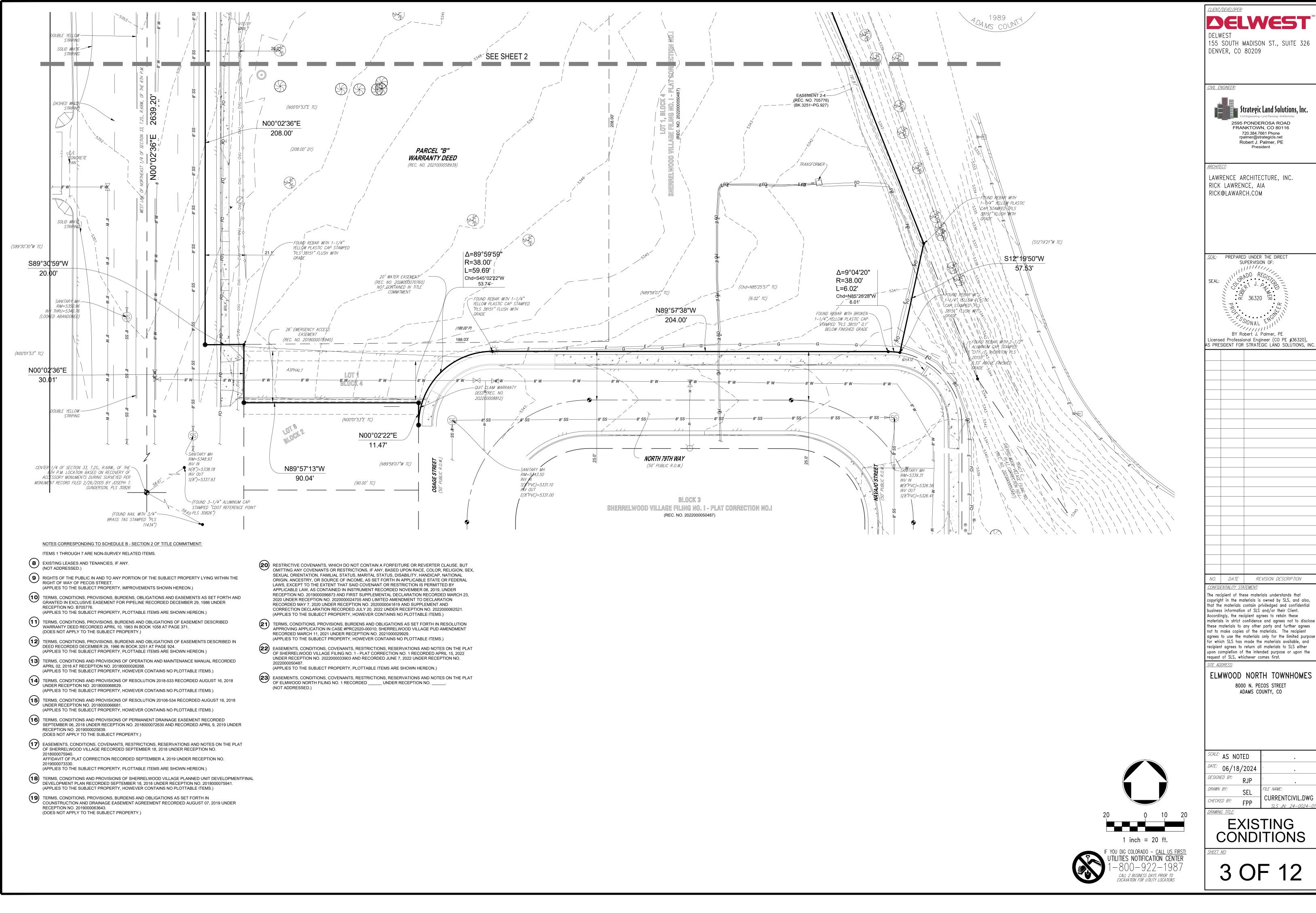
ENGINEERING SERVICE COMPANY CONTACT: MR. CHIP BECKSTROM 14190 EAST EVANS AVENUE DENVER, CO 80014 (303) 1393 | PHONE

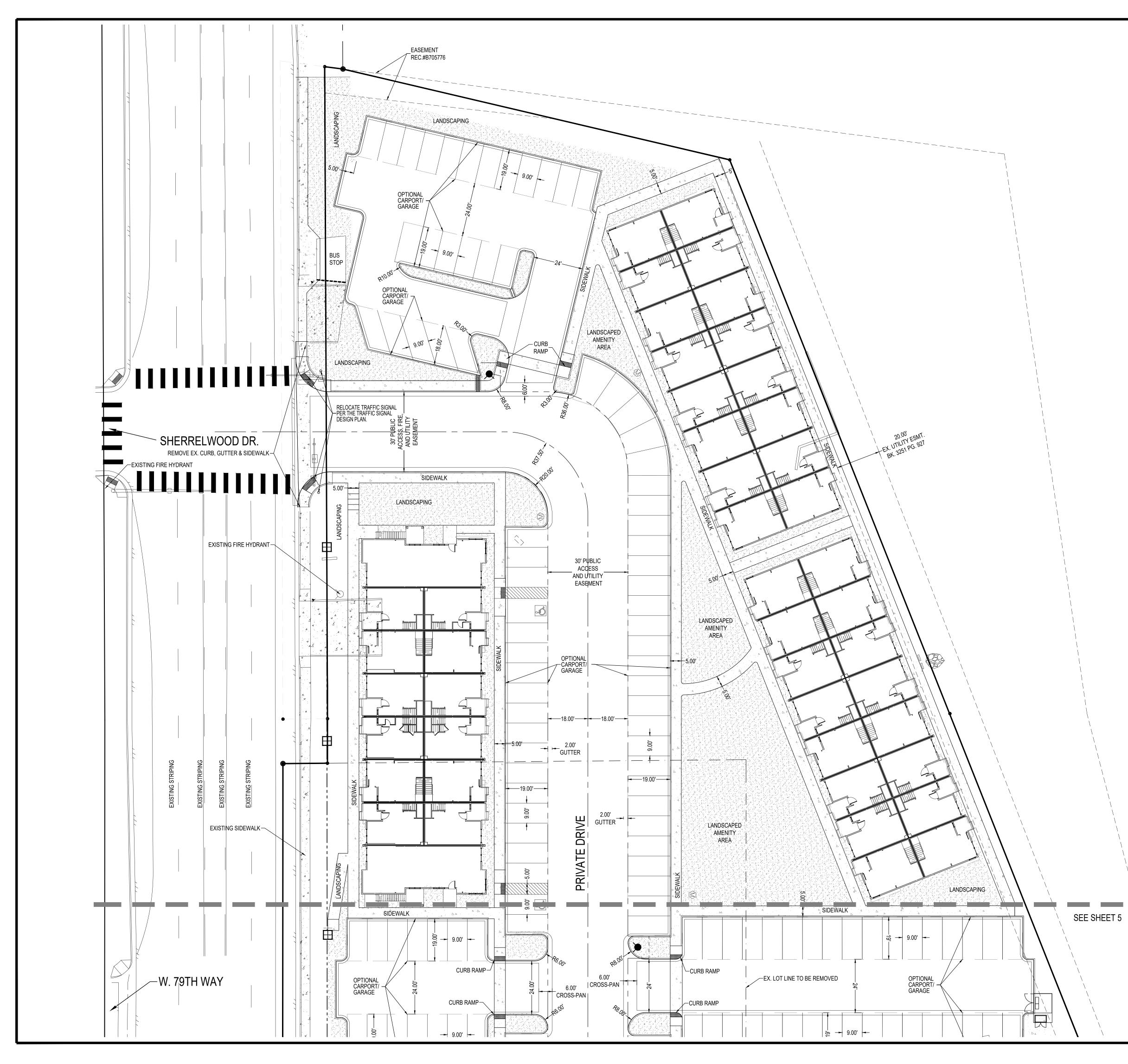
REVIEW AGENCY ADAMS COUNTY, CO PLANNING DEPT. CONTACT: Mr. Greg Barnes 4430 S. ADAMS COUNTY PKWY. 1ST FLOOR, SUITE W2000B BRIGHTON, CO 80601-8218 720-523-6880





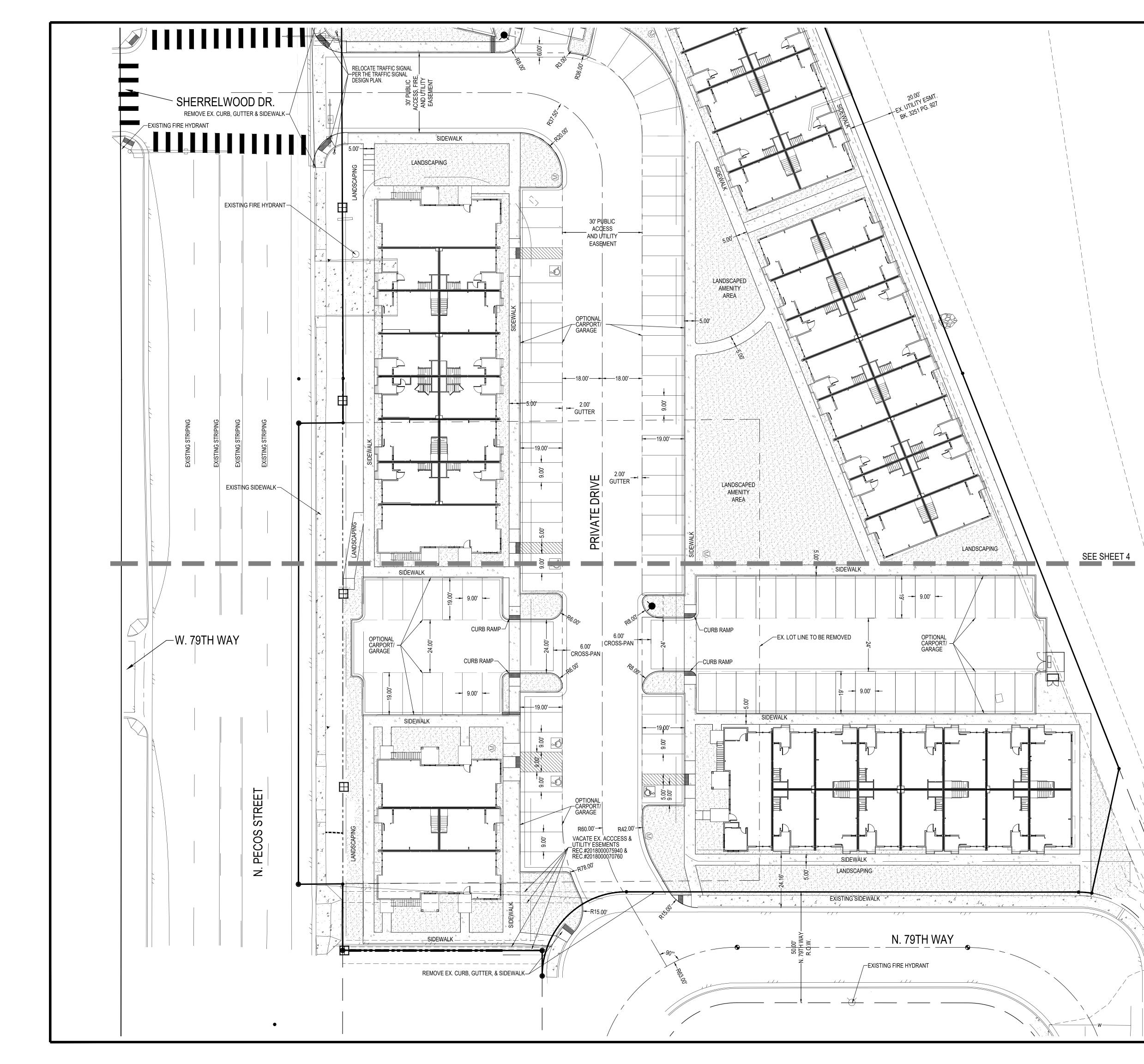


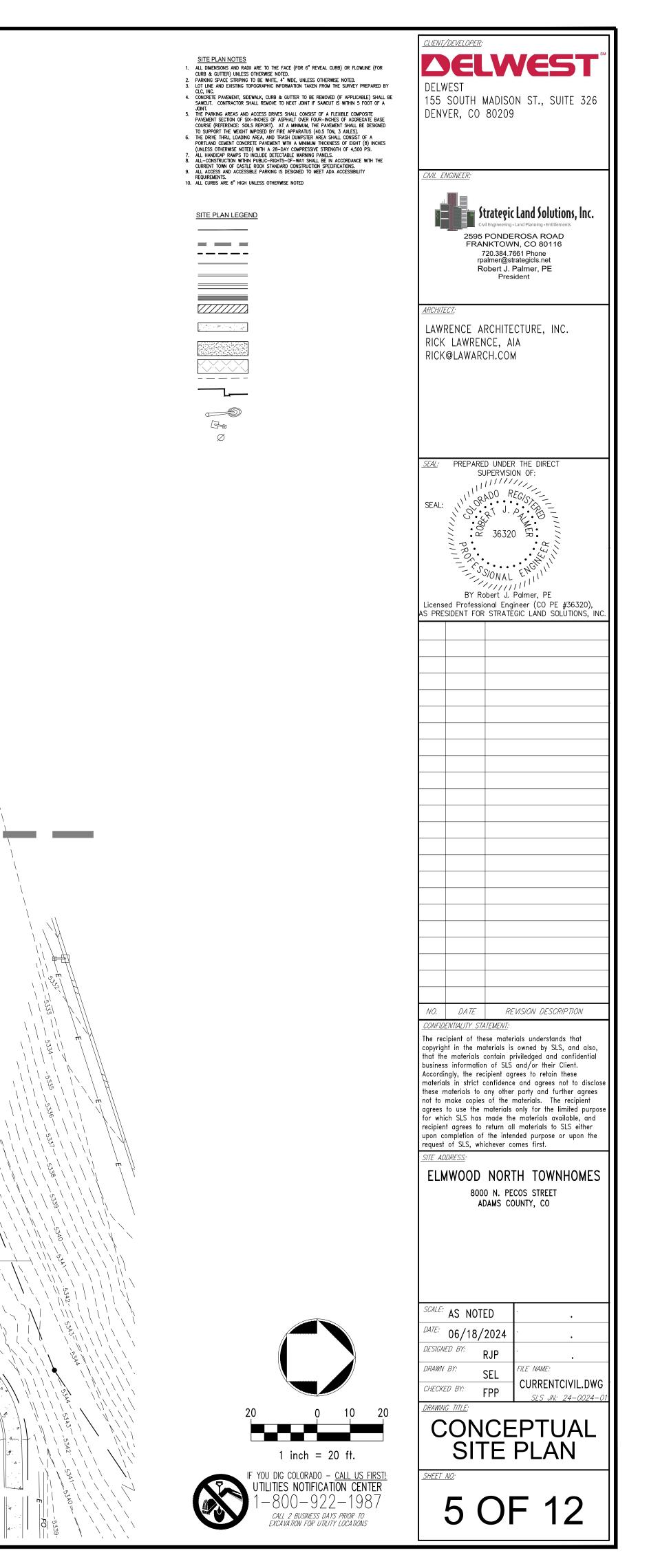


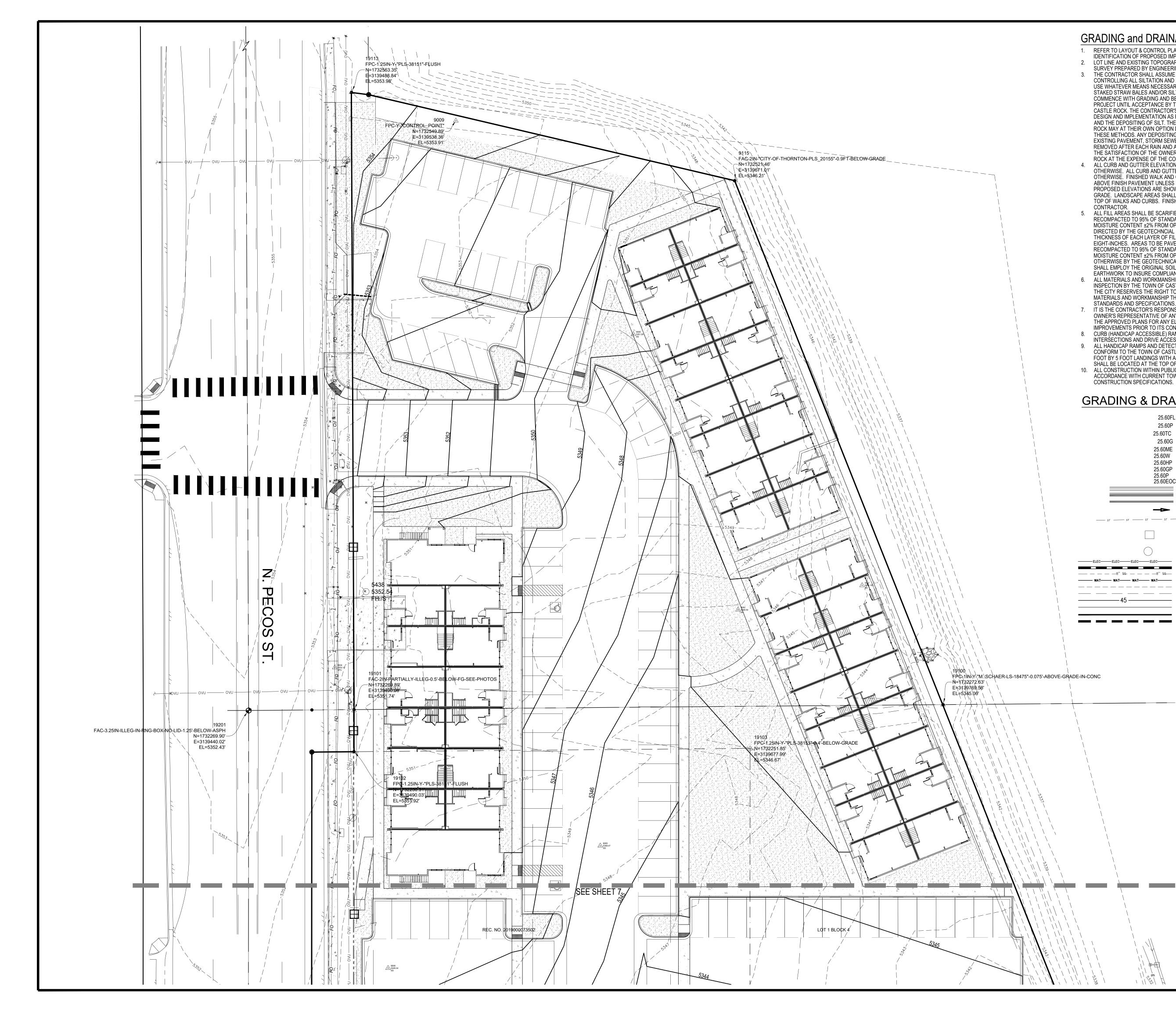


 <u>SITE PLAN NOTES</u> ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED. PARKING SPACE STRIPING TO BE WHITE, 4" MUE, UNLESS OTHERWISE NOTED. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY CLC, INC. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SAWCUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAWCUT IS WITHIN 5 FOOT OF A JOINT. THE PARKING AREAS AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF SUS-INCHES OF ASPHALT OVER FOUR-INCHES OF ACGREGATE BASE COURSE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY FIRE APPARATUS (40.5 TON, 3 AXLES). THE DRIVE THRU, LOADING AREA, AND TRASH DUMPSTER AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EICHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF (4.50 PSI. ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS. ALL HANDICAP REAMES TOR CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS. 	CLIENT/DEVELOPER: DELWEST 155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209
AIL ACCESSIBLE PARING IS DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED	CIVIL ENGINEER: Strategic Land Solutions, Inc. Civil Engineering - Land Planning - Entitlements 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President
	ARCHITECT: LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICK@LAWARCH.COM
	SEAL: PREPARED UNDER THE DIRECT SEAL: IND. REGULATION IND. REGULATION SEAL: IND. DATE REUSION DESCRIPTION CONTIDUCTION STATEMENT: The recipient of these materials understands that confidential business information of SLS and/or their Client. ACCONTIDUCTION STATEMENT: The recipient of these materials. The recipient agrees to relation these materials to any other party and further agrees not to disclose these materials to any other party and further agrees not to disclose these materials to any other party and further agrees not to disclose these materials to any other party and further agrees not to disclose thes
	upon completion of the intended purpose or upon the request of SLS, whichever comes first. <u>SITE ADDRESS</u> : ELMWOOD NORTH TOWNHOMES 8000 N. PECOS STREET ADAMS COUNTY, CO
i inch = 20 ft. Fyou Dig Colorado - <u>Call US FIRST</u> 1 - 800 - 922 - 1987 <i>Call 2 BUSINESS DAYS PRIOR</i> TO <i>CALL 2 BUSINESS DAYS PRIOR</i> TO	SCALE: AS NOTED DATE: 06/18/2024 DESIGNED BY: RJP DRAWN BY: SEL CHECKED BY: FPP FILE NAME: CURRENTCIVIL.DWG SLS JN: 24-0024-01 DRAWING TITLE: CONCEPTUAL SHEET NO: 4 OF 12

SEE SHEET 5



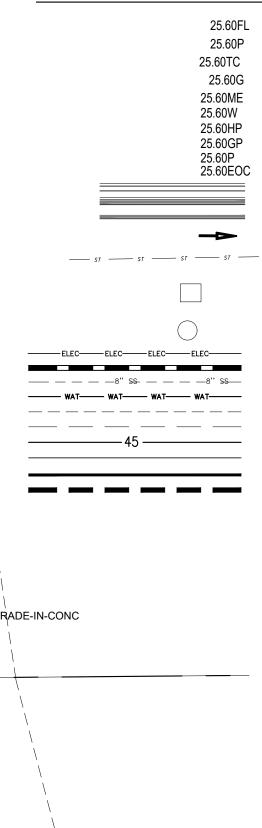




GRADING and DRAINAGE NOTES

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GRADING & DRAINAGE LEGEND

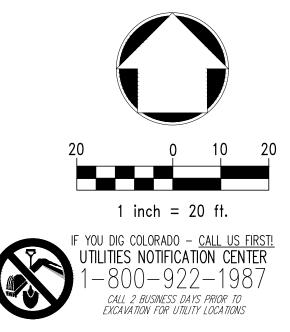


25.60FL PROPOSED SPOT GRADE - FLOW LINE PROPOSED SPOT GRADE - PAVEMENT PROPOSED SPOT GRADE - TOP OF CURB PROPOSED SPOT GRADE - GROUND PROPOSED SPOT GRADE - MATCH EXISTING PROPOSED SPOT GRADE - TOP OF WALK PROPOSED SPOT GRADE -HIGH POINT PROPOSED SPOT GRADE -GRADE BREAK PROPOSED SPOT GRADE -TOP OF PAVEMENT PROPOSED SPOT GRADE -EDGE OF CONCRETE 6" CURB WITH 1' CATCH GUTTER 6" CURB WITH 1' SPILL GUTTER 6" MONOLITHIC CURB WITH 1' SPILL GUTTER EXISTING FLOW TYPE NOTED

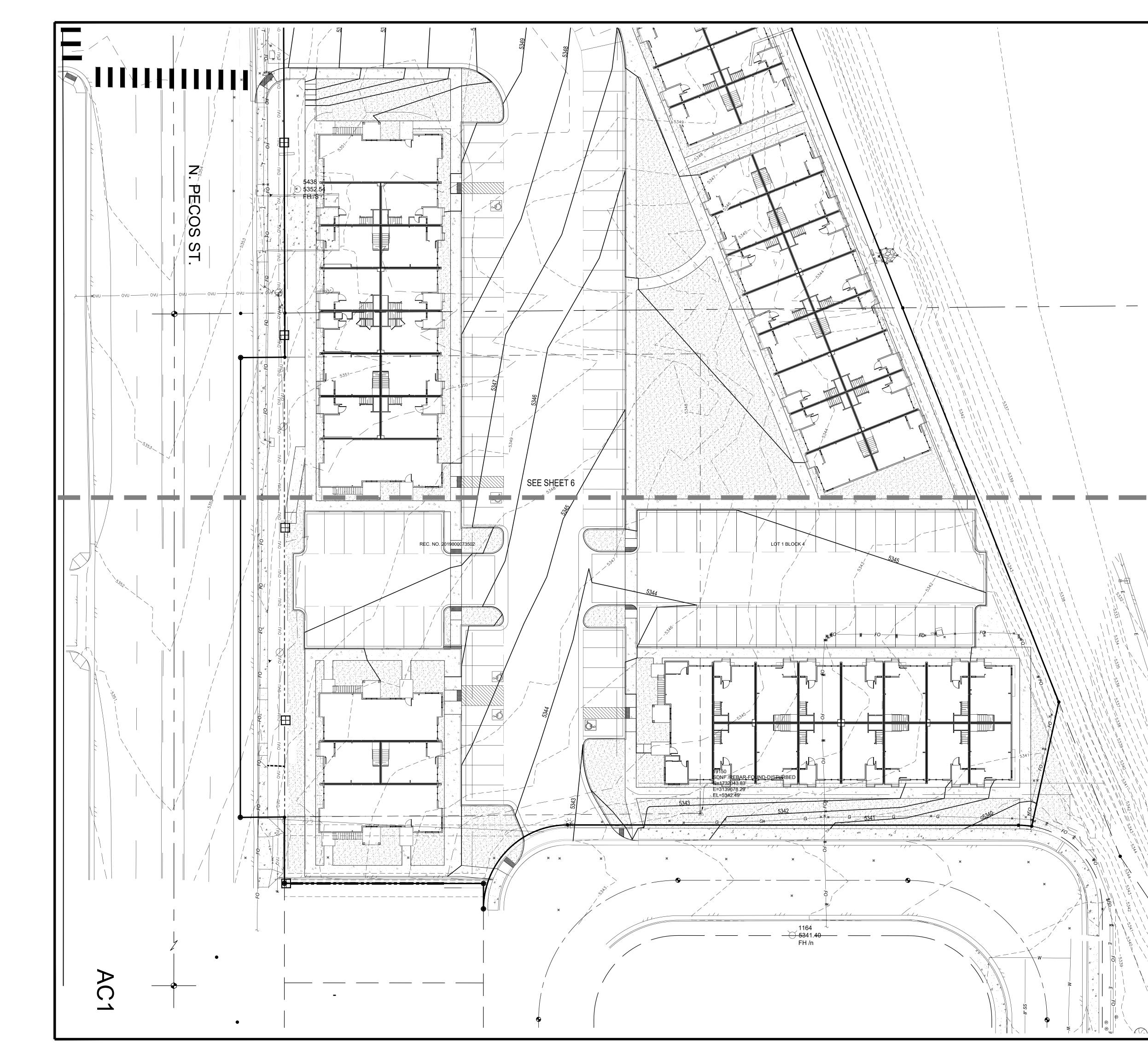
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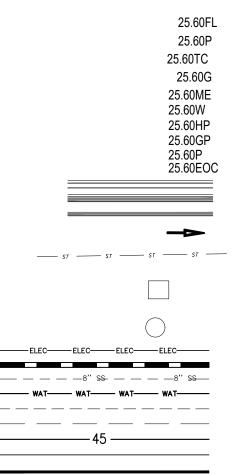
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GRADING and DRAINAGE NOTES

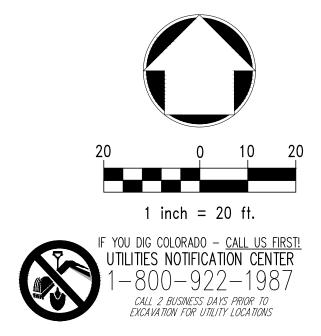
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GRADING & DRAINAGE LEGEND



25.60FL PROPOSED SPOT GRADE - FLOW LINE PROPOSED SPOT GRADE - PAVEMENT 25.60TC PROPOSED SPOT GRADE - TOP OF CURB PROPOSED SPOT GRADE - GROUND PROPOSED SPOT GRADE - MATCH EXISTING PROPOSED SPOT GRADE - TOP OF WALK PROPOSED SPOT GRADE -HIGH POINT PROPOSED SPOT GRADE -GRADE BREAK PROPOSED SPOT GRADE -TOP OF PAVEMENT PROPOSED SPOT GRADE -EDGE OF CONCRETE 6" CURB WITH 1' CATCH GUTTER 6" CURB WITH 1' SPILL GUTTER 6" MONOLITHIC CURB WITH 1' SPILL GUTTER EXISTING FLOW EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED EXISTING STORM INLET EXISTING STORM MANHOLE

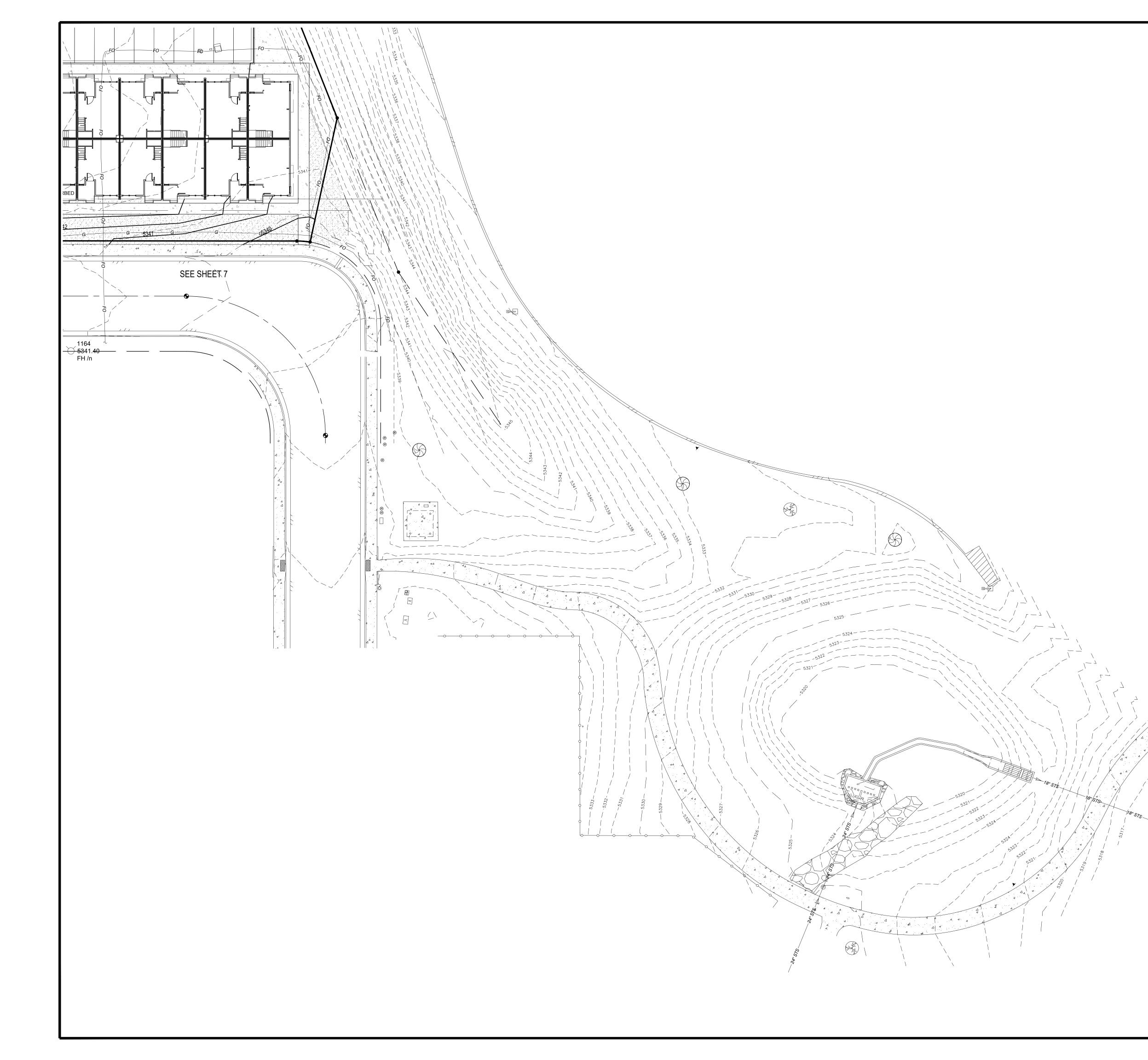
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	Strategic Land Solutions, Inc. Civil Engineering - Land Planning - Entitlements 2595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE President	
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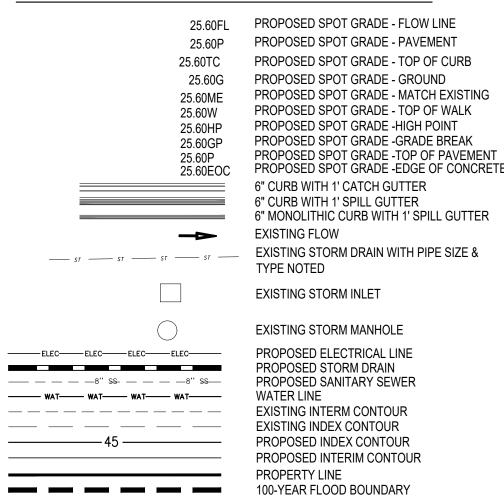
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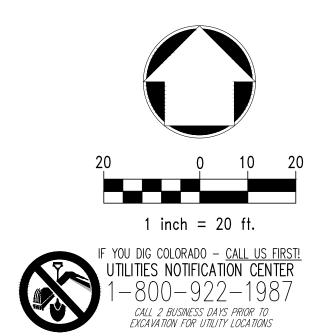


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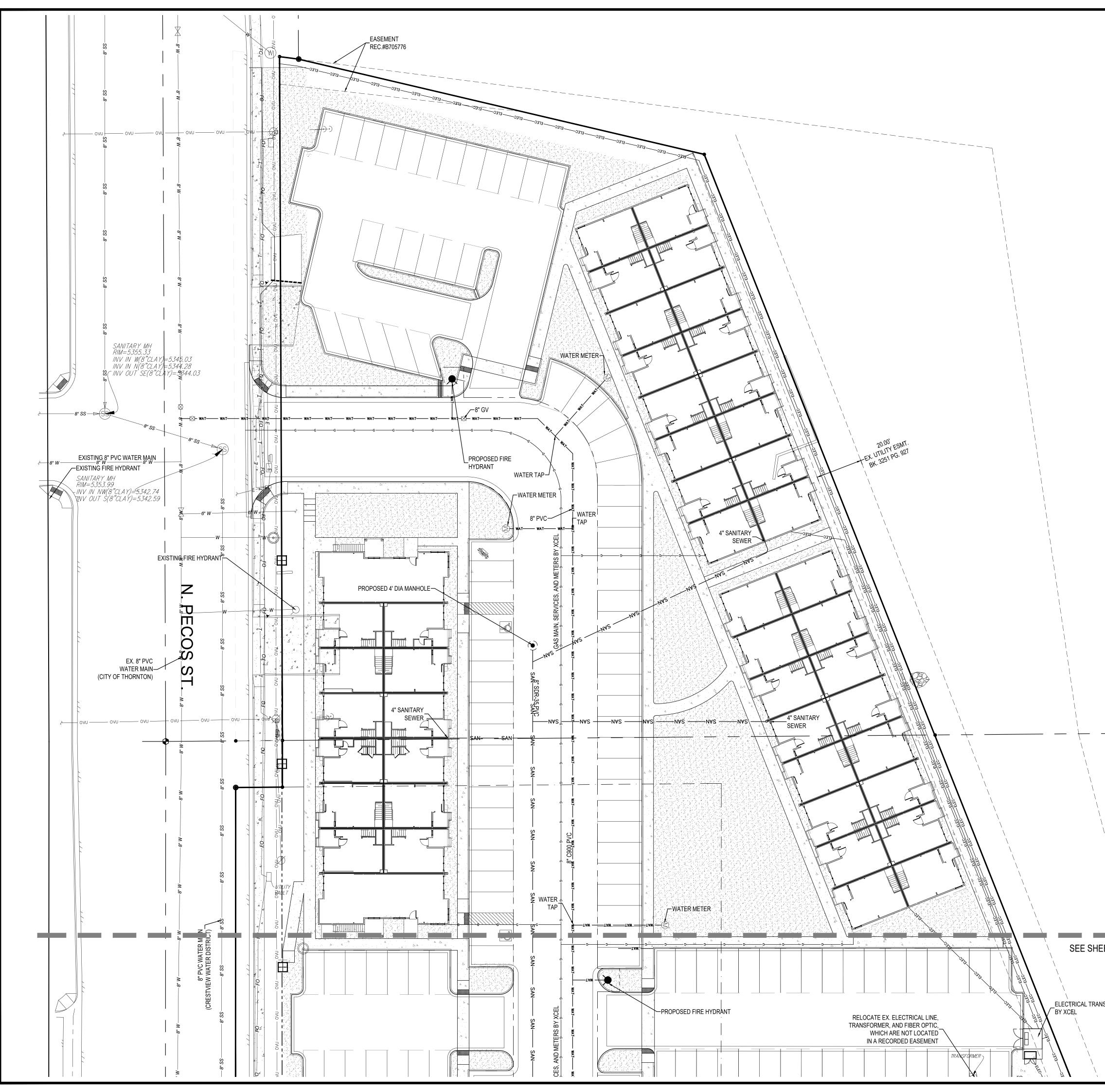


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8 OF 12

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	2595 FRA	5 PONDE NKTOW 720.384.7 palmer@st Robert J.	- Land Planning - Entitlements EROSA ROAD (N, CO 80116 661 Phone trategicls.net Palmer, PE sident	
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2. 3. 4.	AND MUST BE CONSIDERED AF FOR DETERMINING EXACT LOC UTILITIES FROM DAMAGE DUR OWNER WILL OBTAIN ALL PERI COORDINATE ACTUAL HOOKUI REFER TO LAYOUT & CONTROL PROPOSED IMPROVEMENTS. EXISTING UTILITY INFORMATIC ENGINEERING SERVICE COMP.	CATION PRIOR TO COMMEN ING CONSTRUCTION. MITS FOR UTILITY HOOKUF PS WITH UTILITY COMPANI L PLAN FOR DIMENSIONS A IN TAKEN FROM THE SURV ANY.	ICING WORK. PROTEC PS. CONTRACTOR WIL ES IMPACTED. IND IDENTIFICATION C EY PREPARED BY	CT LL DF			Strategic Land Solutions, Inc. Civil Engineering - Land Planning - Entitlements 595 PONDEROSA ROAD FRANKTOWN, CO 80116 720.384 7661 Phone
5.	ALL MATERIALS AND WORKMA OF CASTLE ROCK ENGINEERIN OR REJECT ANY SUCH MATER	ig division. The city res Ials and workmanship t	SERVES THE RIGHT TO	D ACCEPT			rpalmer@strategicls.net Robert J. Palmer, PE President
6.	ITS STANDARDS AND SPECIFIC THE CONTRACTOR SHALL NOT INSPECTION SECTION, A MINIM	TIFY THE TOWN OF CASTLE IUM OF 48 HOURS AND A M				ARCHITECT:	
7.	TO STARTING CONSTRUCTION THE CONSTRUCTION PLANS SI THE DATE OF CITY ACCEPTAN AND WILL BE SUBJECT TO RE- ROCK.	HALL BE CONSIDERED VAL CE, AFTER WHICH TIME TH	ESE PLANS SHALL BE	VOID		RICK LAW	E ARCHITECTURE, INC. RENCE, AIA /ARCH.COM
8.	IT IS THE CONTRACTOR'S RESI REPRESENTATIVE OF ANY PRO FOR ANY ELEMENT OF THE PR	DBLEM(S) IN CONFORMING	TO THE APPROVED P				
9.	UTILITY TRENCHES ARE TO BE THE SAFETY OF THE WORKME COMPLIANCE WITH APPLICABL (BEDDING) COMPACTION SHAL EQUIVALENT RELATIVE DENSI STANDARD OR MODIFIED PRO INSIDE STREET RIGHTS-OF-WA OR EQUIVALENT RELATIVE DE	SLOPED OR BRACED AND N AND THE PROTECTION C E STATE AND FEDERAL RE L BE 97% STANDARD PROC IY. TRENCH ZONE COMPA CTOR DENSITY OR EQUIVA (Y, AND 97% STANDARD OF	SHEETED AS NECESS OF OTHER UTILITIES IN EQUIREMENTS. PIPE Z CTOR DENSITY OR CTION SHALL BE 97% LENT RELATIVE DENS MODIFIED PROCTOR	SARY FOR I ZONE SITE 2 DENSITY			
10.	SPECIFIED OTHERWISE. PRIVATE STORM SEWERS WILL THE TOWN OF CASTLE ROCK E	_ BE SDR-35 PVC, OR OTHE	R MATERIAL APPROV			<u>SEAL</u> : PREP	PARED UNDER THE DIRECT SUPERVISION OF:
12.	ALL PIPE SHALL BE INSTALLED POLYVINYL CHLORIDE (PVC) P MINIMUM SDR OF 35. JOINTS S REQUIREMENTS OF ASTM D-32) WITH CLASS B BEDDING. IPE SHALL CONFORM TO A HALL BE ELASTOMETRIC G 212.	STM D-3034 TYPE PSM			SEAL:	
	WATER SERVICE LINES SHALL COORDINATE LOCATION OF EL WITH MECHANICAL DRAWINGS	ECTRIC METER AND TRAN CONTRACTOR TO COOR	SFORMER, AND GAS N DINATE SERVICE	METER		1/111	
15.	CONNECTIONS WITH UTILITY C ALL CONSTRUCTION WITHIN P CURRENT TOWN OF CASTLE R	UBLIC RIGHTS-OF-WAY SH					SONAL ENGLIN SONAL ENGLIN Y Robert J. Palmer, PE
	UTILIT	TY PLAN LEGEN	D			Licensed Prof	Y Robert J. Palmer, PE ressional Engineer (CO PE #36320), FOR STRATEGIC LAND SOLUTIONS, IN
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		PROPOSED OVERHEAD ROOF/CANOPY LINE PROPOSED BUILDING LI					
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						The recipient o copyright in the	f these materials understands that e materials is owned by SLS, and also,
		`				business inform Accordingly, the	ials contain priviledged and confidential nation of SLS and/or their Client. e recipient agrees to retain these rict confidence and agrees not to disclo
						these materials not to make co	to any other party and further agrees opies of the materials. The recipient the materials only for the limited purp
						for which SLS recipient agrees upon completio	has made the materials available, and s to return all materials to SLS either n of the intended purpose or upon the
l.						request of SLS; <u>SITE ADDRESS</u> :	, whichever comes first.
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				EXCAVATION FOR UTILITY LO	ICA IIUNS		

UTILITY NOTES:

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PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES

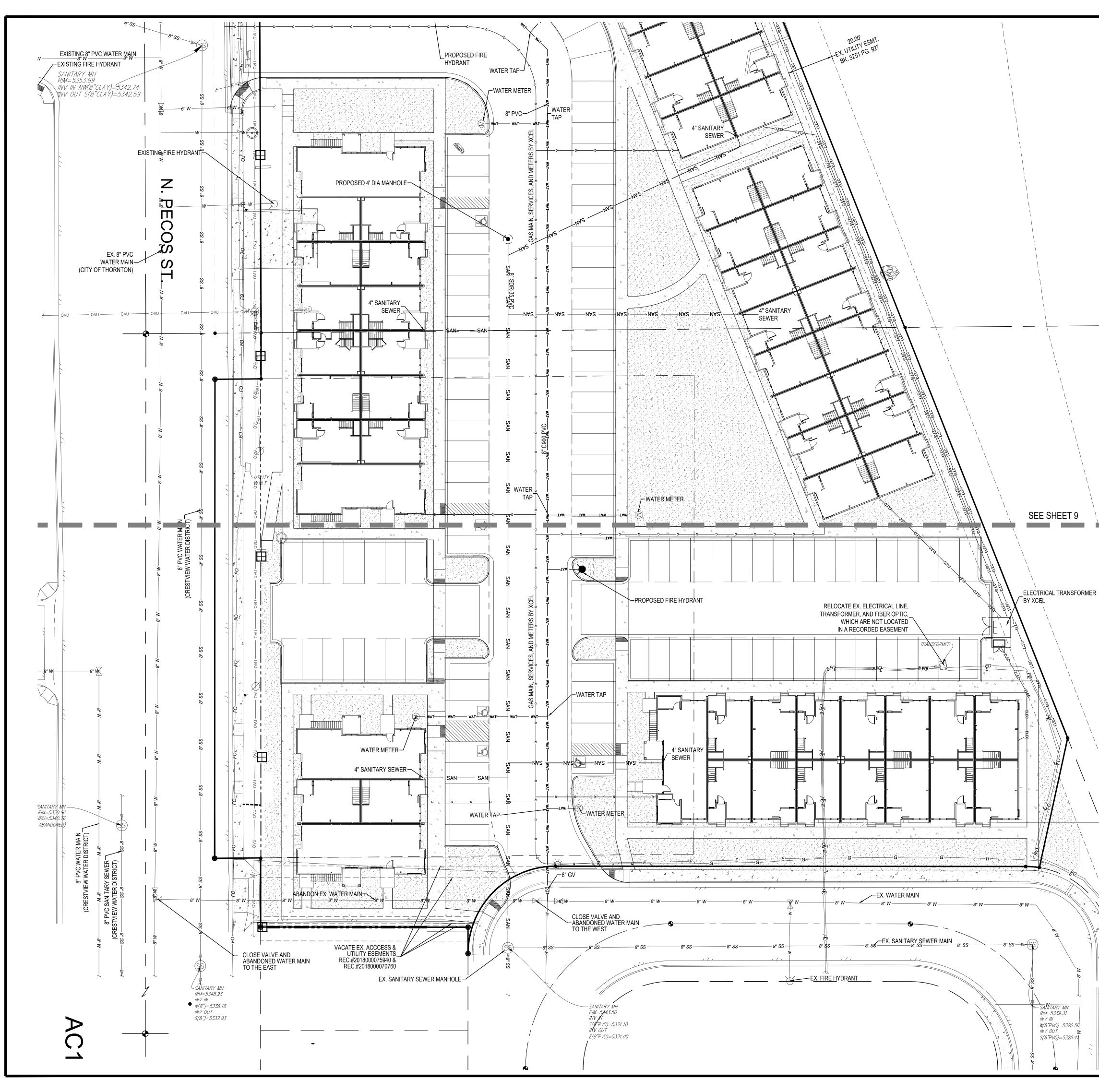
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DENVER, CO 80209

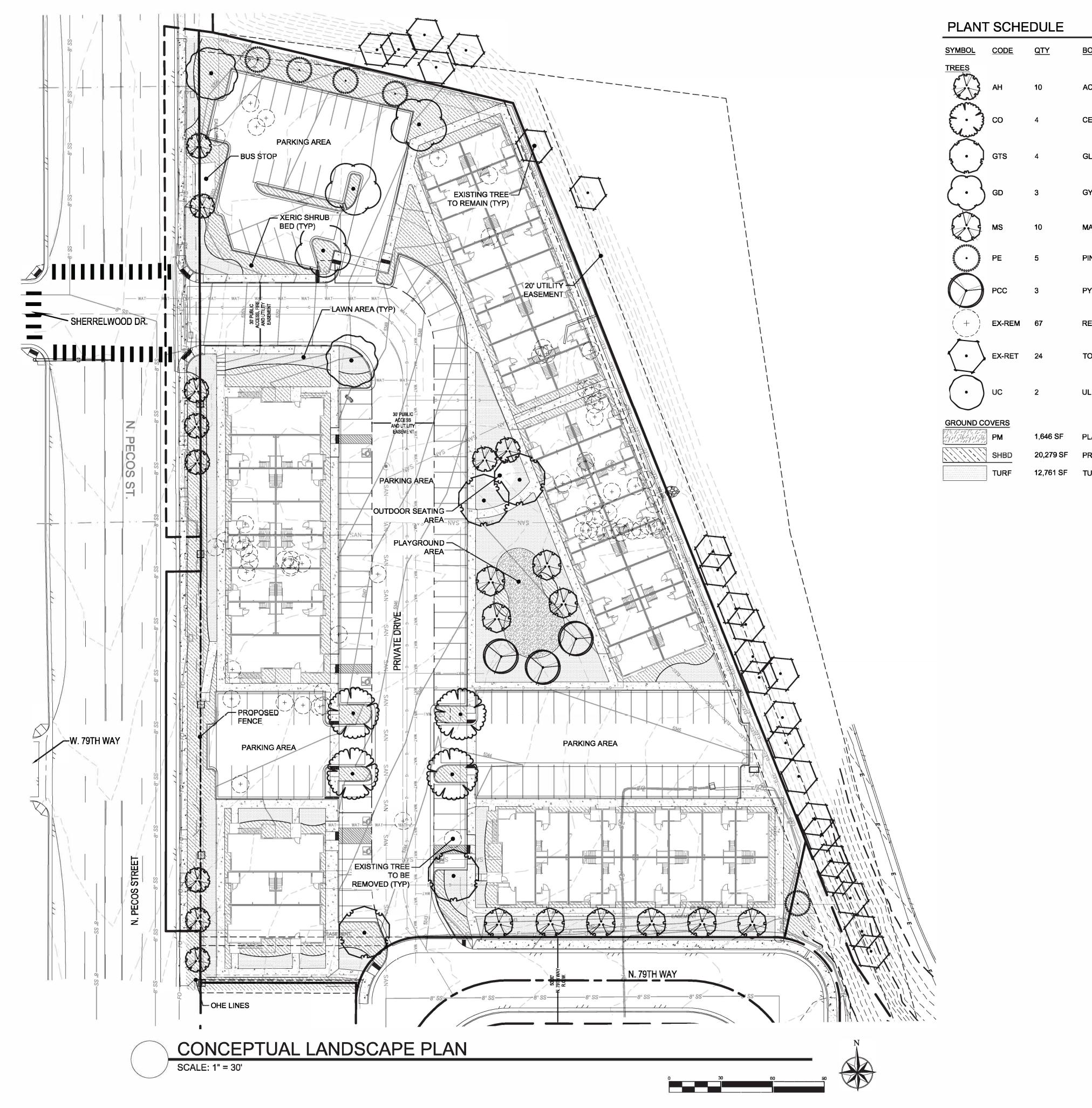
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155 SOUTH MADISON ST., SUITE 326



			<u>CLIENT/DEVELOPER:</u>
	UTILITY NOTES:		DELWEST
		WN IN SCHEMATIC ONLY. EXISTING UNDERGROUND	DELWEST
	AND MUST BE CONSIDERED APP	FROM INFORMATION PROVIDED BY UTILITY COMPANIES PROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE	155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209
	UTILITIES FROM DAMAGE DURIN		DENVER, CO COZOS
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-	PROPOSED IMPROVEMENTS.	I TAKEN FROM THE SURVEY PREPARED BY	CIVIL ENGINEER:
5	ENGINEERING SERVICE COMPA 5. ALL MATERIALS AND WORKMAN	NY. SHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN	
	OR REJECT ANY SUCH MATERIA	S DIVISION. THE CITY RESERVES THE RIGHT TO ACCEPT LS AND WORKMANSHIP THAT DOES NOT CONFORM TO	Strategic Land Solutions, Inc.
6		TIONS. FY THE TOWN OF CASTLE ROCK ENGINEERING DIVISION JM OF 48 HOURS AND A MAXIMUM OF 116 HOURS PRIOR	Civil Engineering - Land Planning - Entitlements
7	TO STARTING CONSTRUCTION.	ALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM	FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net
	AND WILL BE SUBJECT TO RE-R	E, AFTER WHICH TIME THESE PLANS SHALL BE VOID EVIEW AND RE-ACCEPTANCE BY THE TOWN OF CASTLE	Robert J. Palmer, PE President
8		ONSIBILITY TO NOTIFY THE OWNER / OWNER'S BLEM(S) IN CONFORMING TO THE APPROVED PLANS	
9	FOR ANY ELEMENT OF THE PRO	POSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION. SLOPED OR BRACED AND SHEETED AS NECESSARY FOR	Architect: LAWRENCE ARCHITECTURE, INC.
	COMPLIANCE WITH APPLICABLE	AND THE PROTECTION OF OTHER UTILITIES IN STATE AND FEDERAL REQUIREMENTS. PIPE ZONE	RICK LAWRENCE, AIA
	ÈQUIVALENT RELATIVE DENSITY	BE 97% STANDARD PROCTOR DENSITY OR (. TRENCH ZONE COMPACTION SHALL BE 97% TOR DENSITY OR EQUIVALENT RELATIVE DENSITE	RICK@LAWARCH.COM
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	WITH MECHANICAL DRAWING\$. CONNECTIONS WITH UTILITY CO	CONTRACTOR TO COORDINATE SERVICE DMPANY.	REGIST
1:	D. ALL CONSTRUCTION WITHIN PU CURRENT TOWN OF CASTLE RC	BLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH OCK STANDARD CONSTRUCTION SPECIFICATIONS.	SEAL:
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_		SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)	- ROCE
-		ADJACENT PARCEL PROPERTY LINE	SONAL ENUL
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-	WAT		AS PRESIDENT FOR STRATĚGIC LÀND SOLÜTIONS, INC.
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	L	PROPOSED BUILDING LINE	
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			NO. DATE REVISION DESCRIPTION
			<u>CONFIDENTIALITY STATEMENT:</u> The recipient of these materials understands that
\			copyright in the materials is owned by SLS, and also, that the materials contain priviledged and confidential business information of SLS and/or their Client.
\ \			Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose
\setminus	Ϊ / Ħ		these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose
			for which SLS has made the materials available, and recipient agrees to return all materials to SLS either
`\			upon completion of the intended purpose or upon the request of SLS, whichever comes first.
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			ADAMS COUNTY, CO
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		1-800-922-1987	
		CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS	
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		Delwiist 155 South I	ADISON ST., SUITE 326
BOTANICAL / COMMON NAME	CONT	DENVER, CO	80209
ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	1.5" B&B MULTISTEM	<u>.CML_ENGNEER</u>	
CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B	2595	rategic Land Solutions, Inc.
GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	2" B&B	7 7	NKTOWN, CO 80116 20.384.7661 Phone almer@strategicls.net obert J. Palmer, PE President
GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	2" B&B	ARCHITECT: LAWRENCE A	RCHITECTURE, INC.
MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	1.5" B&B	RICK LAWREN RICKOLAWAR	ICE, AIA
PINUS EDULIS / PINON PINE	6` B&B		
PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR	1.5" B&B		
REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX	<u>SEN:</u>	
TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX		
ULMUS X `FRONTIER` / AMERICAN ELM	1.5" B&B		
PLAYGROUND MULCH / 12" DEPTH	MULCH		
PROPOSED XERIC SHRUB BED	MULCH		
TURF / TEXAS HYBRID BLUEGRASS	SOD		
		NO. DATE	REVISION DESCRIPTION
		The recipient of the copyright in the ma- that the materials of business information Accordingly, the rea materials in strict of these materials to not to make copies agrees to use the for which SLS has	ter materials understands that terials is owned by SLS, and also, contain priviledgud and confidential a of SLS and/or their Client. appent agrees to retain these confidence and agrees not to disclose any other party and turther agrees of the materials. The recipient materials only for the Builted purpose made the materials available, and
		recipient agrees to upon compilation of request of SLS, whi	return all materials to SLS either the <u>Intended perpase or upon the</u> chover comes first.

request of SLS, whichever comes first.

ELMWOOD NORTH TOWNHOMES 8000 N. PIICOS STREET ADAMS COUNTY, CO

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11 OF 12

Plan SHET MG



Landscape Architecture Land Planning · Irrigation Design 5539 Colt Drive, Longmont, CO 80503 (303) 443-0388 · neil@ndscolorado.com

GENERAL NOTES

notified as "General or other type of Contractor") CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS. ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS: A. 1" BELOW CURB FOR ALL SEEDED AREAS. B. 2.5" BELOW CURB FOR ALL SODDED AREAS. C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS. 5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30". 6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL. 7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 3/ AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS $\frac{1}{4}$ "AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless

MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/ PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

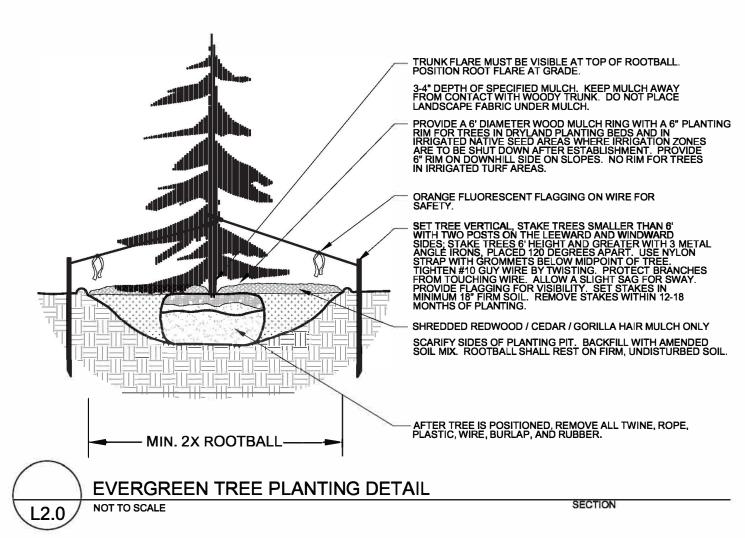
TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP, SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

NOTES:

1. DO NOT REMOVE OR CUT LEADER.

SUBSTITUTED WITH SOD.

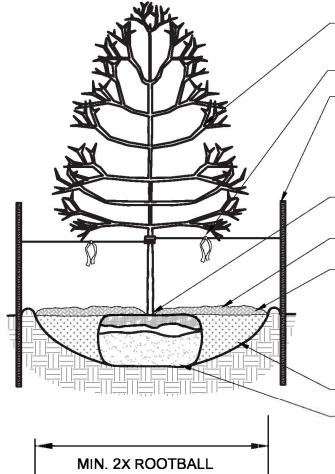
- 2 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE. 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- 5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE
- WHENEVER POSSIBLE. 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH
- CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



- 10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND
- GREATER REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- 12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF
- FERTILIZERS. 13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
- 14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- 15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- 16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- 17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
- 18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

NOTES:

- WHENEVER POSSIBLE.
- CROWN
- SEASONS
- 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- 6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- PLANTING.
- 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



DECIDUOUS TREE PLANTING DETAIL

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19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES

EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD. SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION. ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (¹/₂) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRI ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATIC IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDI MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABL PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIF REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THES

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIR INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONE MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SE

ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED FOR A PERI UNTIL FULLY ESTABLISHED.

EXISTING TREE PROTECTION DIRECTION

PROTECTIVE FENCING:

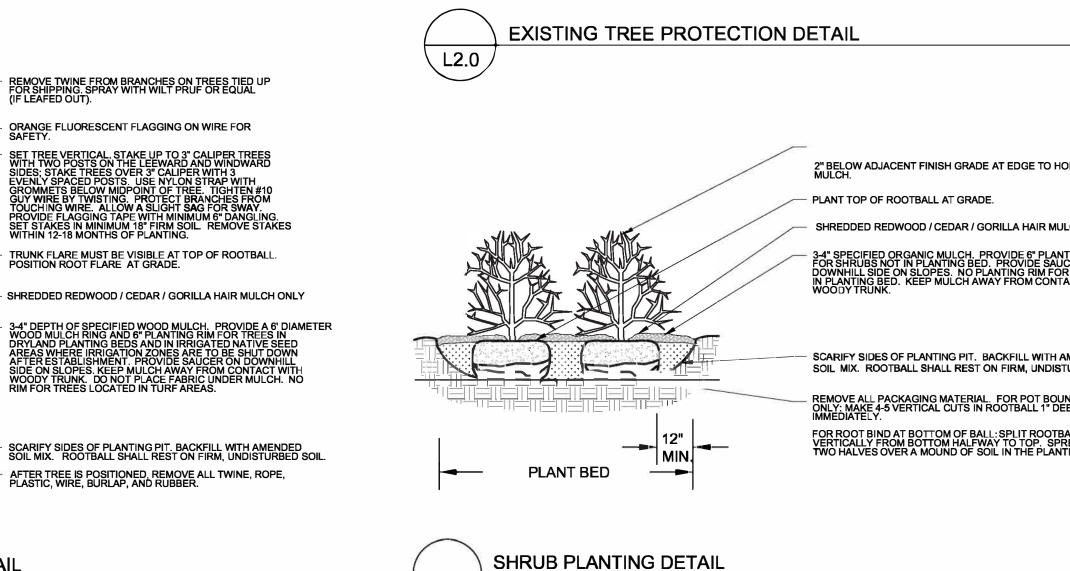
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATIO ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THA BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONST SLOW-RELEASE NITROGREN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE / 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).

SECTION



NOT TO SCALE

L2.0

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE

2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES, SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE

3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING

7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE. 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO

SECTION

INKLER SYSTEM.		CLENT/DEVELVER: DELWEST 155 SOUTH MADISON ST., SUITE 326 DENVER, CO 80209
ON SYSTEM. THE IVIDUAL PLANT		
LISHMENT FOR A		
FIC PLANT SE PLANS.		Strategic Land Solutions, Inc. Civil Engineering +Larid Plannling +Entitlentente 2595 PONDEROSA ROAD
REMENTS AND DEVELOPMENT		FRANKTOWN, CO 80116 720.384.7661 Phone rpalmer@strategicls.net Robert J. Palmer, PE
ENTS FOR PLANT ENSOR.		
OD OF 1 YEAR, OR		LAWRENCE ARCHITECTURE, INC. RICK LAWRENCE, AIA RICKOLAWARCH.COM
		SEN:
ONS:		
	EXISTING VEGETATION (all ex. vegetation to remain unless noted to be removed)	
TO REMAIN THAT EXISTING TO BE		
IS TO REMAIN IN	CLEAR OF DEBRIS AND AND FILL	
ON SYSTEM, TREE. AN 2" ARE TO ROOTS INSIDE	CONSTRUCTION FENCING WOOD LATH ALL PRUNING AND/OR ROOT	
	DISTURBANCE TO BE SUPERVISED AND/OR PERFORMED BY A SERVICE LICENSED BY THE CITY FORESTER.	NO. DATE REVISION DESCRIPTION
INSIDE THE R DEEP TRUCTION A AT A RATE OF	Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.	<u>CONFIDENTIALITY STATEMENT</u> : The recipient of these maturials understands that copyright in the maturials is control by <u>SLS</u> , and also, that the maturials contain priviled and confidential business information of <u>SLS</u> and/or their Client. Accordingly, the recipient agrees to relain these maturials in strict confidences and agrees not to disclose these maturials to any other party and further agrees not to make copies of the maturials. The recipient
		agrees to use the materials only for the limited purpose for which SLS has made the materials available, and recipient agrees to return all materials to <u>SLS</u> either
		upon completion of the intended purpose or upon the request of SLS, whichever comes first.
DLD		8000 N. PECOS STREET ADAMS COUNTY, CO
TING RIM CER ON R SHRUBS ACT WITH		
		SOME: AS NOTED · . DMTE: 06/07/2024 · .
MENDED 'URBED SOIL.		DESIGNED BY: JRO
ND PLANTS EP. PLANT		CHECKED BY: NAM CURRENTCIVIL.DWG SLS JN: 24-0024-01
ALL READ THE FING HOLE.	Δ	Landscape
		Details
L2.	NATURAL DESIGN SOLUTIONS	<u>SHET MR</u> 12 OF 12
	(303) 443-0388 · neil@ndscolorado.com	