



Re-submittal Form

Case Name/ Number: PRC2024-00003

Case Manager: Lia Campbell

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: **Engineering; Planner; Right-of-Way; Addressing; Building Safety;**

~~Neighborhood Services; Environmental; Parks; Attorney; Finance;~~ **Plan Coordination**



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan; **NOTED**
- Any revised plans or renderings; and **NOTED**
- A list identifying any additional changes made to the original submission other than those required by staff. **CONCEPTUAL PLAN IS ONLY ADDITION**

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 8/16/2024

Project Number: PRC2024-00003

Project Name: Tapia Residences Subdivision and Rezoning

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 08/16/2024

Email:

Resubmittal Required

ENG1: Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plan in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification submitted with the drainage letter and grading plan. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW. The applicant will need to provide the area of land disturbance for each lot that will result in a proposed impervious area will need to be addressed for each lot to support the wavier of stormwater and water quality requirements.

ENG2: The submitted The Trip Generation Analysis is acceptable. The applicant is required to provide a signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado for our records. The final Plat will require a Level 2 TIS to address any required improvements.

ENG3: This project adjoins North Converse Road. and East 72nd Avenue classified as a Section line Arterial Street. Dedication of right-of-way may be required adjoining the subject property measured 60 feet on either side from the centerline of the street if not previously dedicated. The centerline of the existing street and proposed rights-of-way or the boundaries and recording information of previously dedicated right-of-way shall be shown.

ENG4. The Fire Department may require Fire cisterns be provided in subdivisions which are not served by hydrants unless the responsible fire district, agency or authority has approved an alternative fire protection water supply system. All driveways shall be designed and constructed according to international fire code requirements. Turnarounds must be provided at the ends of private driveways that exceed 150 feet in length. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radii for all future driveways.

ENG5: If the applicant choses to use separate access point for access to North Converse Road. and East 72nd Avenue as the access to the proposed 3 lot subdivision, the applicant will be limit to one 30-foot access location that must meet spacing requirements for an Arterial Street of 250 feet between driveways and 100 feet from the intersection. Access permits are required for new driveways connecting with a County Maintained Street. The permit, which is necessary before construction in the County's right-of-way begins, will be issued by the Community and Economic Development and is subject to compliance with driveway permit requirements.

ENG1: THERE ARE NO IMPROVEMENTS BEING INSTALLED WITH THIS SUBDIVISION. ALL IMPROVEMENTS WILL BE MADE BY LOT OWNERS AFTER APPROVAL OF THE FINAL PLAT AT TIME OF BUILDING PERMITS. EACH LOT OWNER WILL BE RESPONSIBLE FOR POSSIBLE DRAINAGE IMPROVEMENTS TO THEIR OWN LOTS.

ENG2: NOTED

ENG3: NOTED, RIGHT OF WAY HAS BEEN DEDICATED PER THIS PLAT.

ENG4: VERIFICATION FROM THE FIRE DEPARTMENT STATED THAT NO CISTERNs ARE WARRANTED, BUT SUBMISSIONS WILL BE REQUIRED TO BE MADE TO BWFR FOR EACH DWELLING AND ACCESSORY STRUCTURE. FIRE SUPPRESSION SYSTEMS ARE REQUIRED.

ENG5: NO OVERALL ACCESS WILL BE DESIGNED, ONLY ACCESS TO EACH INDIVIDUAL LOT. NOTED ON PERMITS.

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 08/16/2024

Email:

Comment

ENG6: If applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG7: The sight distance at the intersection of Sight Access to North Converse Road. and East 72nd Avenue may be inadequate. The construction plans must be revised to provide for the removal of the obstruction. Verification that sight distance requirements are being met must be provided.

ENG8: The applicant plans to subdivide the property. In a subdivision case, the developer should know that prior to scheduling the Final plat with the BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports) as part of a EGR case (Subdivision Engineering Review) for any improvements that are required.

ENG9: Flood Insurance Rate Map – FIRM Panel # (08001C00710H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is partly located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG10: Property is not in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre. No Stormwater Quality (SWQ) Permit will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG11. These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning and Development to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (Preliminary Major Subdivision Platting, Final Subdivision Plats, EGR (Subdivision Engineering Review), additional submittals), Planning and Development reserves the right to modify these initial comments or add appropriate additional comments.

ENG6: NOTED

ENG7: THE SIGHT DISTANCE IS SHOWN ON THE CONCEPTUAL PLAN AND LIES FULLY WITHIN THE R.O.W. A POSTED SPEED OF 35 MPH WAS USED AND A MORE CONSERVATIVE SETBACK OF 15' FROM EDGE OF TRAVELED WAY.

ENG8: NOTED

ENG9: NOTED, NOT WITHIN THE FLOODPLAIN.

ENG10: NOTED.

ENG11: NOTED.

Commenting Division: Planner Review

Name of Reviewer: Lia Campbell

Date: 08/15/2024

Email:

Resubmittal Required

Major Subdivision Preliminary Plat Comments:

PLN01: Please add a plat note stating there is a 30' setback in accordance with Section 5-03-02-02-01.

PLN02: Please add case number to top, right corner of all plat pages. Case number is PRC2024-00003.

PLN03: CORE Electric comments need to be addressed. Please review attached comment and work with CORE to get the requested easements platted.

PLN04: Need an official "Certificate of Taxes Paid" from treasure's office. The tax document titled "Certificate of Taxes Due" submitted with application will not suffice. Please submit this with the resubmittal

PLN05: Water availability is not sufficiently addressed. Please see comment from DWR and work with the agency to ensure you have the water rights for this subdivision.

INFORMATION ONLY

PLN06: All lots meet the minimum dimensional standards for the A-2 zone district.

PLN07: All lots meet the width to length standard in accordance with Section 5-03-03-06

PLN08: Public Land Dedication (PLD) fees estimated at \$629.95. Final PLD assessment will be done at final plat. PLD fees due at final plat.

PLN09: Before this goes to hearing, you will need to submit surface development forms. We will discuss this process at our review comments consultation meeting.

Rezoning Comments:

All rezoning comments resolved, no action needed.

PLN01: Proposal meets future land use designation of agricultural small-scale. Comp plan amendment approved in case PLN2023-00008.

PLN02: All proposed and existing lots meet dimensional standards for the A-2 zone district.

PLN03: Lot is currently vacant.

PLN01: NOTE HAS BEEN ADDED TO THE PLAT.

PLN02: CASE NUMBER ADDED.

PLN03: THESE HAVE BEEN ADDRESSED.

PLN04: NOTED.

PLN05: NOTED.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 08/15/2024

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

ROW1: East 72nd Avenue is a section line arterial. At this time it is classified as a Collector and requires a half width of 40' , not 60' that future buildout will possibly require. Converse Road has the same conditions. There are no lands within Section 3, T3S-R63W that were included in the Public Domain Resolution as recorded in Book 33, page 279. Per Road Petition #515, recorded in Book 3, Page 110 of the Commissioners Minutes, provided for the construction of Hwy 79. Converse Road and East 72nd have been constructed and maintained by the county and provides prescriptive right-by-use. The current owners ownership is to the Section Line, and thus are paying taxes and have liability on the 30' strip that abuts their property boundary. Pending review of the traffic impact study, the county requests the 40' of right-of-way be dedicated to the county to eliminate the tax burden and liability issues. This is 10' more than what we will require for road dedication for the subdivision.

ROW2: The title commitment provided must be updated to within 30 days of the application date, or more recent. Hyperlinks or an abstract are required for all cited documents. It must provide fee simple ownership to the current owner. This will also require revision to the plat note.

ROW3: Revise the opening header to read: OWNERSHIP AND DEDICATION CERTIFICATE

ROW4: Add case number to the top right-hand corner of all sheets

ROW5: No color on any sheet will be allowed. Colors do not copy well on Mylar for indexing. Gray scale, including the vicinity map.

ROW6: No abbreviations with the title and legal description: Being situate in the northwest quarter of the northwest quarter of Section

ROW7: Redundant statements with the first statement and the second in the "Ownership and Dedication"

ROW8: Remove all construction related and SIA notes. Need to provide the following along with other notes as required. See application guidelines and checklist:

1. Storm Water
2. OWTS
3. Flood Plain (in or out)
4. Easements
5. Closure per CRS and PLS Bylaws

ROW9: Note 2 as provide is not per application guidelines and checklist. Revise/Remove.

ROW10: Why is Note 3 provided? This is a note for a transfer of ownership deed and not a plat.

ROW11: Remove redundant ownership signature block and affirmation. The two affirmation provided do not match either.

ROW12: Review the application checklist and guidelines for approval and signature blocks required

Planning Commission
Board of County Commissioners
County Attorney

ROW13: Preliminary plats are not recorded, remove C&R recording block

ROW14: Provide a revision block so we know we are reviewing the latest submittal

ROW15: Order of Appearance for signature/approvals:

OWNER
LIEN HOLDER (IF APPLICABLE)
SURVEYOR
PLANNING COMMISSION
BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY ATTORNEY'S OFFICE

ROW16: Need to properly state ROW dedication in the dedication statement. See application guidelines and checklist.

ROW17: Provide square footage along with acreage for all lots and ROW dedication.

ROW18: For abutting parcel owners. Do not provide a parcel number, just name and if in a subdivision or unplatted.

ROW19: Do not place zoning designation on the lots or abutting land owners or this lot.

ROW20: Do not provide the PIN for the subject lands, this PIN will be retired with the recording of this plat.

THESE COMMENTS HAVE ALL BEEN ADDRESSED ON THE REDLINE MARKUP, SEE THAT DOCUMENT FOR RESPONSES.

ROW21: Please provide clarity or revise as necessary the statement as to monuments accepted and not accepted in the NW corner. They both have the same PLS number and am wondering if the same surveyor, or different.

SEE REDLINE COMMENTS ON THE PLAT PROVIDED

THESE ARE TWO DIFFERENT PINS, THE CALLOUT SPECIFICS THAT ONE IS NOT ACCEPTED, LS NUMBERS UPDATED, IT WAS A TYPO

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 08/15/2024

Email:

Resubmittal Required

ENV1. The following needs to be included on the plat:

A NOTE HAS BEEN ADDED FOR OWTS

OWTS – Proposed Subdivision

The OWTS system(s) must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. Specific mechanisms for accomplishing this may consist of plat note(s), newsletters, reminder letters, and distribution of ACHD's "On-Site Wastewater Treatment System Homeowner Guidelines," which can be found at <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>.

An example plat note would read:

"Lots within the [insert name of subdivision] will be served by Onsite Wastewater Treatment Systems. Adams County Health Department requires that septic tanks be pumped and inspected every four years. At least every four years, each property owner shall have their septic tank pumped and inspected by a systems cleaner licensed by Adams County Health Department and shall submit a receipt indicating that the septic system has been pumped and inspected to the Adams County Health Department EHWaterProgram@adcogov.org."

ENV2. The permit to install an OWTS expired 11/22/2023. Please provide up to date proof of sewer/septic.

NOTED

ENV3. The permit to install a water well (permit number 328722) will expire 10/5/2024. Current proof of water availability may be required.

NOTED

ENV4. Please summarize the water court findings and water requirements for the proposed project to indicate proof of sufficient and applicable water resources for the specific proposed project. Please include if/how the proposed water supply meets the Adams County requirements.

Commenting Division: Attorney Review

Name of Reviewer: Sally Daggett

Date: 08/11/2024

Email:

Resubmittal Required

See staff comments and the Preliminary Plat Major Subdivision Checklist Requirements.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Meagan Cordova

Date: 08/06/2024

Email:

Complete

There are no open violations at this location at this time. No comment.

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 07/23/2024

Email:

Complete

Addressing will be provided to place on the subdivision plat prior to cutting mylars. An addressing sheet or the addressing will need to be placed within the respective lot.

NOTED

TAPIA RESIDENCES - FINAL PLAT

SITUATED IN PART OF SECTION 3, T.3S., R.63W., OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

OWNERSHIP AND DEDICATION:

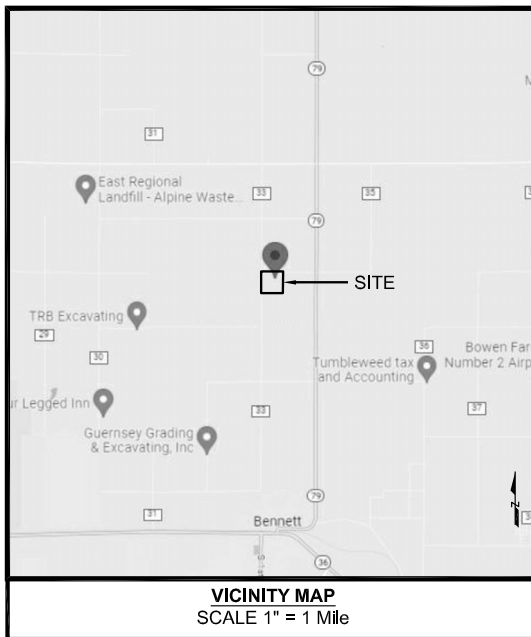
KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT EMMA ALAMILLO AND JUAN TAPIA ALAMILLO AS OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, TO BEAR SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, WITH BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1301.44 FEET TO THE NORTH SIXTEENTH CORNER BETWEEN SECTIONS 3 & 4; THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1307.12 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF PROPERTY AS DESCRIBED IN DOCUMENT RECORDED JANUARY 31, 2019 AT RECEPTION NUMBER 201900007689 OF THE ADAMS COUNTY RECORDS; THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1289.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1308.85 FEET TO SAID NORTHWEST CORNER OF SECTION 3, AND THE POINT OF BEGINNING.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "TAPIA RESIDENCES", AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE OWNER OR ARRANGEMENTS MADE BY THE OWNER THEREOF WHICH ARE APPROVED BY ADAMS COUNTY, COLORADO; THAT SUCH SUMS SHALL NOT BE PAID BY ADAMS COUNTY; AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY ADAMS COUNTY SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, AND/OR OTHER SERVING PUBLIC UTILITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, AND/OR OTHER SERVING PUBLIC ENTITIES, AND SHALL NOT BECOME THE PROPERTY OF ADAMS COUNTY.



VICINITY MAP
SCALE 1" = 1 Mile

SITE ADDRESS:

47790 E. 72ND AVENUE
ADAMS COUNTY

STATEMENT ADDED

Add dedication - : The utility easements as shown hereon are hereby dedicated for public utilities, cable communication systems fiber and other purposes as shown hereon. The entities responsible for providing the utility services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance and replacement of utility lines and related facilities.

OF BE... WEST LINE OF OF
HWEST QUARTER OF SAID SECTION 3 HAVING A BEARING OF

MENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED
NER OF THE LOT EXCEPTING THE COUNTY OF ADAMS FROM SUCH
ILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN

THE EASEMENT ARE PROHIBITED.

3. THE PROPERTY WITHIN THE BOUNDARIES OF THIS FINAL PLAT IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
4. NO CONFLICTING BOUNDARY EVIDENCE WAS DISCOVERED AT THE TIME OF THE SURVEY.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE INSURANCE COMMITMENT, POLICY NO. K70710576-2, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED MARCH 05, 2021. THIS INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.

JSS:
COUNTY OF DENVER)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF
___, 20___, BY ___ FOR ___
WITNESS MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MAY 24, 2023.

ELIJAH FRANE P.L.S. # 38376 DATE
FOR 2N CIVIL, LLC

OWNER:

EMMA ALAMILLO AND JUAN TAPIA ALAMILLO

SIGNATURE

PRINT NAME PRINT TITLE

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___
DAY OF ___ 20___ A.D.

EMMA ALAMILLO AND JUAN TAPIA ALAMILLO OWNERS.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MAY COMMISSION EXPIRES: _____

MORTGAGE / LIEN HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE
HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE
PLATTING OF SAID PROPERTY AS SHOWN HEREON.

XXXXXXXXXX, XXXXXXXXXX

COUNTY OF ADAMS APPROVALS:

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE
OF STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE
COUNTY OF ADAMS, COLORADO, THIS ___ DAY OF ___
20___ A.D. SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE
MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS
BEEN COMPLETED BY THE SUBDIVIDER TO COUNTY OF ADAMS
SPECIFICATIONS.

COUNTY ENGINEER PLANNING DIRECTOR

DATE:

CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER
OF ADAMS COUNTY, COLORADO ON THIS ___ DAY OF ___
20___ A.D. AT ___ O'CLOCK, ___ M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.

2N CIVIL
6 Inverness Ct. E. Suite, 125
Englewood, CO 80112
303.925.0544 T
303.925.0547 F
www.2ncivil.com

ISSUED DATE: 06-16-2023

PROJECT
NUMBER: 23004

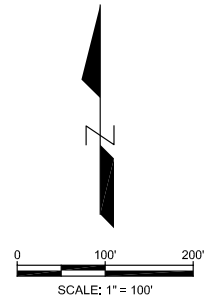
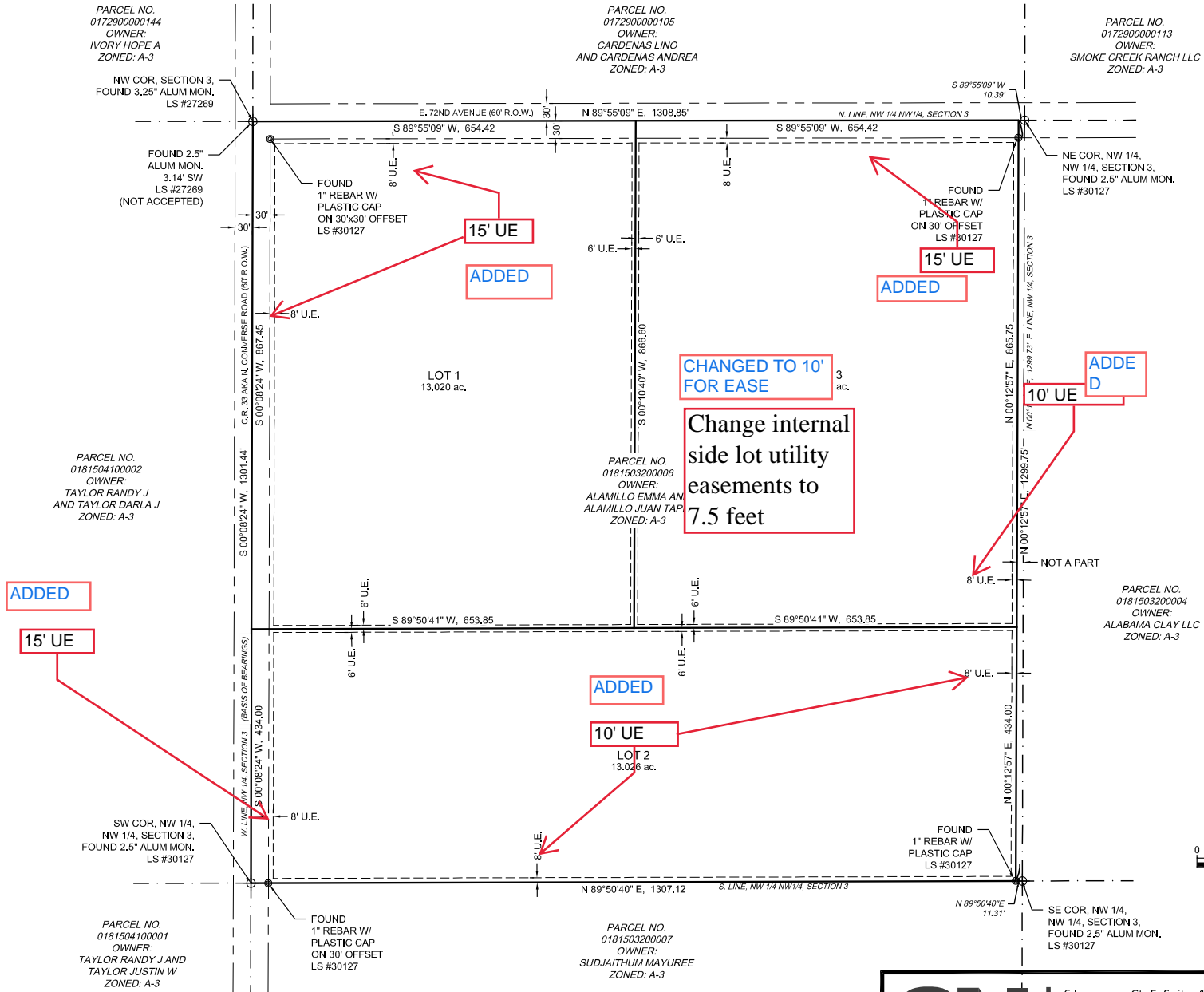
SHEET 01 OF 02

TAPIA RESIDENCES - FINAL PLAT

SITUATED IN PART OF SECTION 3, T.3S., R.63W., OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



2N CIVIL	6 Inverness Ct. E. Suite, 125 Englewood, CO 80112 303.925.0544 T 303.925.0547 F www.2ncivil.com	ISSUED DATE: 06-16-2023
		PROJECT NUMBER: 23004
		SHEET 02 OF 02

J:\Projects\23004\Map\Plate\Final\Plate.dwg 06/16/2023

TAPIA RESIDENCES - REZONING PLAN

SITUATED IN PART OF SECTION 3, T.3S., R.63W., OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 1



VICINITY MAP
 SCALE 1" = 1 Mile

SITE ADDRESS:
 47790 E. 72ND AVENUE
 BENNETT, COLORADO 80102

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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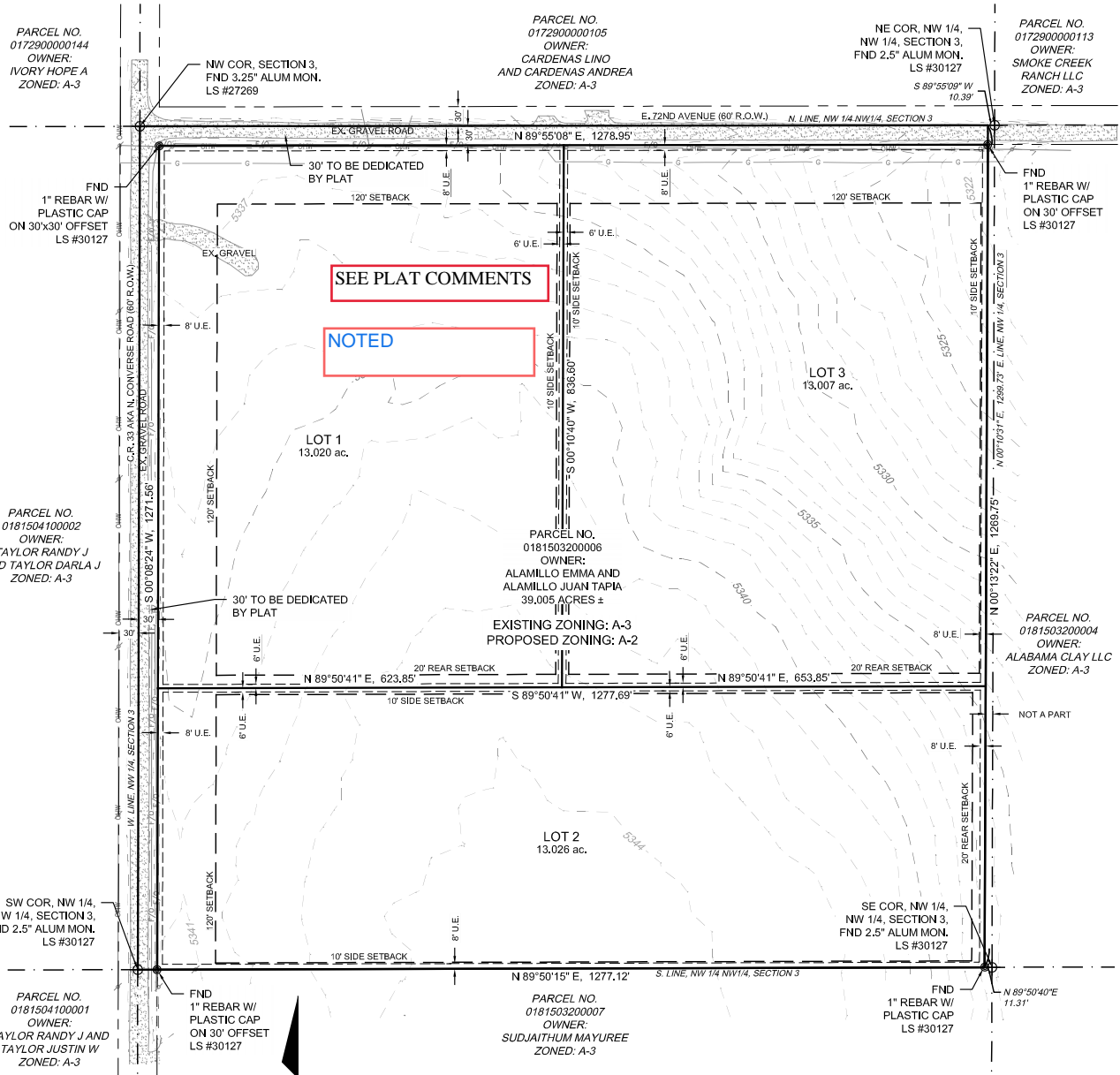
SURVEYING CERTIFICATE

I, ELIJAH FRANE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS REZONE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS REZONE PLAN ACCURATELY REPRESENTS SAID SURVEY.

LICENSED LAND SURVEYOR

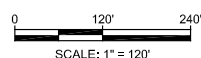
BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE WEST LINE OF OF THE NORTHWEST QUARTER OF SAID SECTION 3 HAVING A BEARING OF S00°08'24"W.



SEE PLAT COMMENTS

NOTED



2N CIVIL	6 Inverness Ct. E. Suite, 125 Englewood, CO 80112 303.925.0544 T 303.925.0547 F www.2ncivil.com	ISSUED DATE:	09-12-2023
		PROJECT NUMBER:	23004
		SHEET 01 OF 01	

J:\Projects\2303004\Rezone\Rezone\Plan.dwg 9/12/2023

TAPIA RESIDENCES SUBDIVISION - PRELIMINARY PLAT

SITUATED IN PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT EMMA ALAMILLO AND JUAN TAPIA ALAMILLO AS OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, TO BEAR SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, WITH BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1301.44 FEET TO THE NORTH SIXTEENTH CORNER BETWEEN SECTIONS 3 & 4; THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1307.12 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF PROPERTY AS DESCRIBED IN DOCUMENT RECORDED JANUARY 31, 2019 AT RECEPTION NUMBER 201900007689 OF THE ADAMS COUNTY RECORDS; THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1299.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1308.85 FEET TO SAID NORTHWEST CORNER OF SECTION 3, AND THE POINT OF BEGINNING.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "TAPIA RESIDENCES", AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, CABLE COMMUNICATIONS SYSTEMS, FIBER AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

TRACT A IS HEREBY DEDICATED TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES.

EXECUTED THIS ____ DAY OF _____, 20__

OWNERS:

EMMA ALAMILLO _____ JUAN TAPIA ALAMILLO _____

STATE OF COLORADO)
)SS:
 COUNTY OF)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ FOR _____.

WITNESS MY HAND AND SEAL.

 NOTARY PUBLIC

 MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MAY 24, 2023.

ELIJAH FRANE P.L.S. # 38376 _____ DATE _____
 FOR 2N CIVIL, LLC

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ A.D. 202_

 CHAIR

BOARD OF COUNTY COMMISSIONERS' APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____ A.D. 202_

 CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE WEST LINE OF OF THE NORTHWEST QUARTER OF SAID SECTION 3 HAVING A BEARING OF S00°08'24"W.
2. DISTANCES SHOWN ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT.
4. NO CONFLICTING BOUNDARY EVIDENCE WAS DISCOVERED AT THE TIME OF THE SURVEY.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE INSURANCE COMMITMENT, POLICY NO. HS0836829, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED SEPTEMBER 12, 2024. THIS INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.
6. THERE IS A 30' SETBACK FROM A COMMON PROPERTY LINE WITH AN ADJACENT RESIDENTIAL USE IN ACCORDANCE WITH SECTION 5-03-02-02-01 OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
7. TRACT A IS FOR THE DEDICATION OF RIGHT-OF-WAY TO ADAMS COUNTY.
8. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
9. FIFTEEN-FOOT (15') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF PARCELS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
10. LOTS WITHIN THE TAPIA RESIDENCES WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWATERPROGRAM@ADCOGOV.ORG. ALL PRIVATE OWTS SHALL BE OWNED AND MAINTAINED BY THE CURRENT PROPERTY OWNER, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS.
11. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08001C0710H BEARING AN EFFECTIVE DATE OF MARCH 5, 2007.

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.

4				
3				
2				
1	COUNTY COMMENTS	09-27-24	RCE	EF
NO.	REVISION	DATE	BY	CHK



6 Inverness Ct. E. Suite, 125
 Englewood, CO 80112
 303.925.0544 T
 303.925.0547 F
 www.2ncivil.com

ISSUED DATE:	12-11-2023
PROJECT NUMBER:	23004
SHEET 01 OF 02	



**NOT FOR
CONSTRUCTION**

PREPARED FOR:
TAPIA RESIDENCES

CONCEPTUAL PLAN
TAPIA RESIDENCES
ADAMS COUNTY, COLORADO

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER:
23004

ISSUED DATE:
9/26/2024

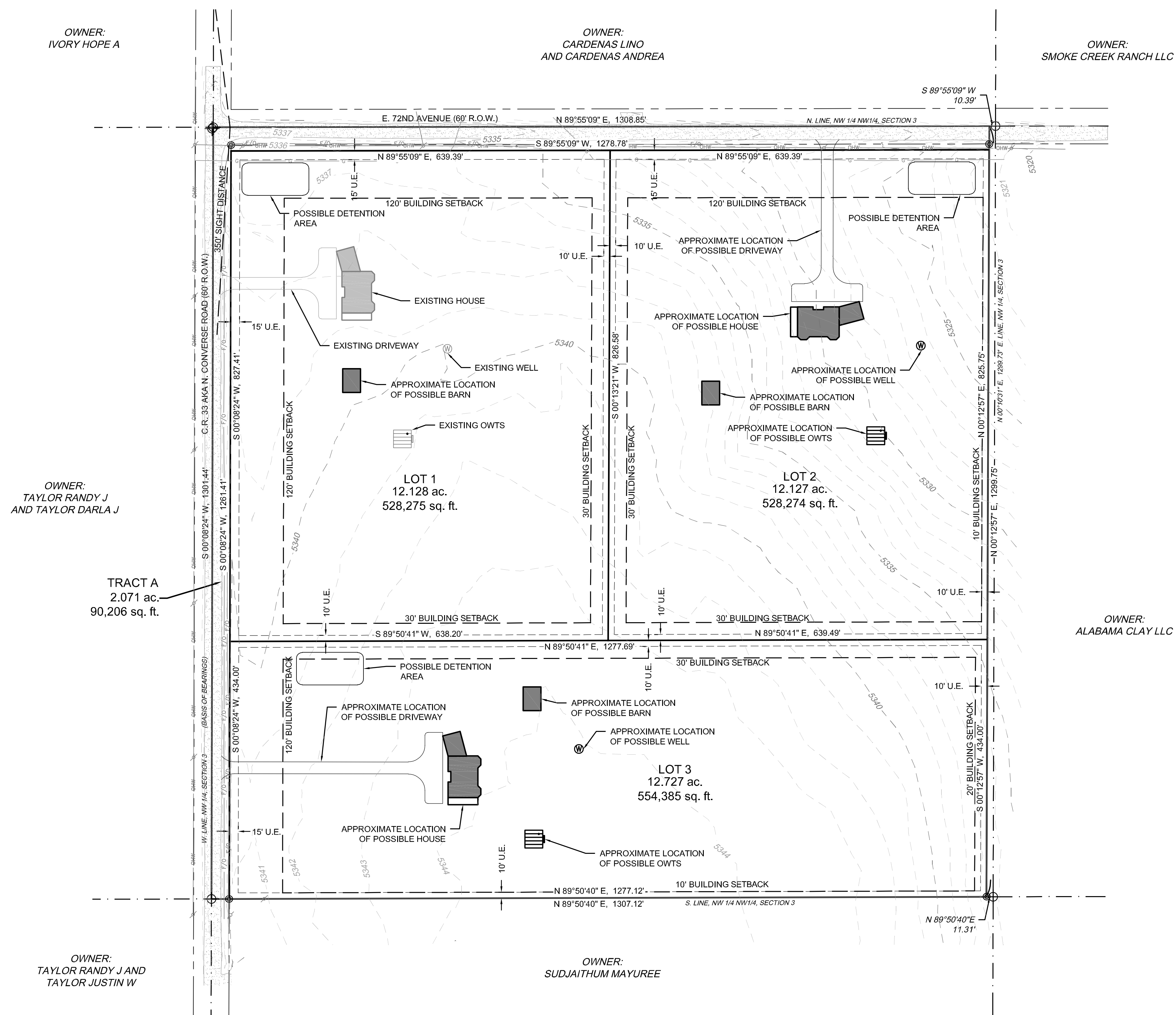
DESIGNED BY:
RCE

REVIEWED BY:
RCE

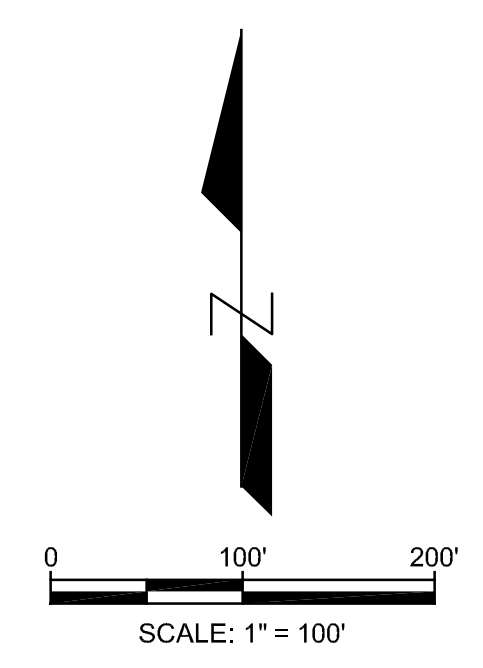
**CONCEPT
PLAN**

TAPIA RESIDENCES SUBDIVISION - CONCEPTUAL PLAN

SITUATED IN PART OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 1



- NOTES:
1. THIS PLAN IS FOR CONCEPTUAL LAYOUT ONLY AND SUBJECT TO CHANGE.
 2. DETENTION WILL BE ANALYZED AT TIME OF BUILDING PERMIT FOR EACH INDIVIDUAL LOT.



Parcel Map Check Report

Client:

TAPIA RESIDENCES

Prepared by:

RYAN EICHELE, P.E.
2N CIVIL, LLC
6 INVERNESS CT. E.
SUITE 125
ENGLEWOOD, CO 80112
303-925-0544

Date: 9/26/2024 12:29:19 PM

Parcel Name: Site - LOT 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:180,415.914'

East:300,595.028'

Segment# 1: Line

Course: N0.0824E (dms)

Length: 827.41'

North: 181,243.321'

East: 300,597.049'

Segment# 2: Line

Course: N89.5509E (dms)

Length: 639.39'

North: 181,244.224'

East: 301,236.439'

Segment# 3: Line

Course: S0.1321W (dms)

Length: 826.58'

North: 180,417.650'

East: 301,233.229'

Segment# 4: Line

Course: S89.5041W (dms)

Length: 638.20'

North: 180,415.920'

East: 300,595.031'

Perimeter: 2,931.58'

Area: 528,274.60Sq.Ft.

Error Closure: 0.007

Course: N29.4122E (dms)

Error North : 0.0062

East: 0.0036

Precision 1: 418,797.14

Parcel Name: Site - LOT 2

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:181,244.221'

East:301,236.439'

Segment# 1: Line

Course: N89.5509E (dms)

Length: 639.39'

North: 181,245.123' East: 301,875.828'

Segment# 2: Line

Course: S0.1257W (dms) Length: 825.75'
North: 180,419.379' East: 301,872.717'

Segment# 3: Line

Course: S89.5041W (dms) Length: 639.49'
North: 180,417.646' East: 301,233.230'

Segment# 4: Line

Course: N0.1321E (dms) Length: 826.58'
North: 181,244.220' East: 301,236.440'

Perimeter: 2,931.21' Area: 528,273.86Sq.Ft.
Error Closure: 0.002 Course: S35.5311E (dms)
Error North : -0.0014 East: 0.0010

Precision 1: 1,465,605.00

Parcel Name: Site - LOT 3

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:179,981.915' East:300,593.967'

Segment# 1: Line

Course: N0.0824E (dms) Length: 434.00'
North: 180,415.914' East: 300,595.028'

Segment# 2: Line

Course: N89.5041E (dms) Length: 638.20'
North: 180,417.644' East: 301,233.225'

Segment# 3: Line

Course: N89.5041E (dms) Length: 639.49'
North: 180,419.377' East: 301,872.713'

Segment# 4: Line

Course: S0.1257W (dms) Length: 434.00'
North: 179,985.380' East: 301,871.078'

Segment# 5: Line

Course: S89.5040W (dms) Length: 1,277.12'

North: 179,981.912'

East: 300,593.963'

Perimeter: 3,422.81'

Area: 554,385.00Sq.Ft.

Error Closure: 0.005

Course: S56.5637W (dms)

Error North : -0.0029

East: -0.0044

Precision 1: 684,562.00

Parcel Name: Site - TRACT A

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:181,243.319'

East:300,597.049'

Segment# 1: Line

Course: S0.0824W (dms)

Length: 827.41'

North: 180,415.912'

East: 300,595.028'

Segment# 2: Line

Course: S0.0824W (dms)

Length: 434.00'

North: 179,981.913'

East: 300,593.967'

Segment# 3: Line

Course: S89.5040W (dms)

Length: 30.00'

North: 179,981.831'

East: 300,563.967'

Segment# 4: Line

Course: N0.0821E (dms)

Length: 1,301.45'

North: 181,283.278'

East: 300,567.128'

Segment# 5: Line

Course: N89.5509E (dms)

Length: 1,308.85'

North: 181,285.124'

East: 301,875.977'

Segment# 6: Line

Course: S0.1257W (dms)

Length: 40.00'

North: 181,245.124'

East: 301,875.827'

Segment# 7: Line

Course: S89.5509W (dms)

Length: 639.39'

North: 181,244.222'

East: 301,236.437'

Segment# 8: Line

Course: S89.5509W (dms)

Length: 639.39'

North: 181,243.320'

East: 300,597.048'

Perimeter: 5,220.48'

Area: 90,206.38Sq.Ft.

Error Closure: 0.002

Course: N54.5946W (dms)

Error North : 0.0012

East: -0.0017

Precision 1: 2,610,245.00



June 15, 2023

David DeBoskey, AICP, Planner II
Adams County Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

**RE: Preliminary Drainage Analysis
Tapia Residences
2N Project No. 23004**

Dear Mr. DeBoskey,

This letter serves to address the stormwater drainage impact of the proposed Tapia Residences Subdivision. The 39.1-acre site is located in the southeast corner of the intersection of N Converse Rd. and E 72nd Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. The subject parcel is part of Section 3, Township 3 South, Range 63 West of the 6th Principal Meridian, County of Adams, State of Colorado. A Vicinity Map is included in Appendix A.

Existing Drainage Characteristics

The property is situated along a ridgeline which divides flow to the northeast and northwest. The parcel was divided into three existing drainage basins. Basin EX-1 flows to the northeast and continues offsite. Basins EX-2 and EX-3 flow to the west/northwest and continue offsite. These basins ultimately flow to Lost Sand Creek via a small tributary. The ridgeline acts to minimize offsite areas from draining onto the site. A small portion of the property is located offsite and is comprised of the north half of E 72nd Ave. This area has been disregarded from the analysis.

The existing property is a vacant field with sparse native vegetation. The terrain is composed mostly of native grasses and ranges in slope from 0-4%. The soil types present onsite are 48% Adena loam [0-3% slopes], 24% Adena-Colby association gently sloping, 1% Stoneham loam [3-5% slopes], and 27% Weld loam [1-3% slopes] as designated by the Natural Resources Conservation Services (see Appendix A). All of the site is within Hydrologic Group C. Soil classified as Hydraulic Group C exhibits a slow rate of infiltration when thoroughly wet. The site is located within a Zone X flood hazard area shown on the FEMA Map titled "National Flood Hazard Layer FIRMette", located in Adams County, Colorado and Incorporated Areas, Community 080001, Panel 0710, Map Number 08001C0710H, Dated March 5, 2007." (See Appendix A). Zone X areas are areas unmapped with an area of minimal flood hazard.

Runoff from the existing drainage basins was calculated using the Rational Method to determine runoff for the 100-year storm since the basins are smaller than 90-acres as recommended by Mile High Flood District.

Proposed Development and Drainage Characteristics

The proposed development for the site includes subdividing the property into three, approximately 10-acre single family residential parcels. Lots will be accessed from either N Converse Rd. or E 72nd Ave.

Proposed flow calculations were performed using the Rational Method to calculate the additional runoff generated from the development of driveways and buildings. As recommended by Adams County and the Mile High Flood District, the proposed lots were considered to have an imperviousness of 12% for single family lots of 2.5 acres or larger. A composite impervious value was used as part of the analysis for the applicable basins. The proposed basin delineation for this study is consistent with the existing basin delineation. Refer to the attached Existing and Proposed Drainage Plans included in the Appendix.

Below is a summary table comparing the existing and proposed basin runoff flows in the 100-yr storm event using the criteria discussed above and below. Runoff calculations can be found in Appendix B.

Basin	Design Point	Existing Q_{100-yr}	Proposed Q_{100-yr} (12% IMPERV)	Proposed Q_{100-yr} (5% IMPERV)
EX-1/PR-1	DP 1	46.49	53.15	48.41
EX-2/PR-2	DP 2	18.11	20.89	18.99
EX-3/PR-3	DP 3	2.98	3.34	3.09

An impervious area of 12% for a 10-acre lot would result in an area of 1.2 acres or 52,272 square feet of impervious area, which is unlikely for lots within this development. Based on the assumption of a 24-foot wide, 500-foot-long gravel driveway and 10,000 square feet for the home and outbuildings, the corresponding impervious value equals 5% (as compared to 12% used above). This impervious value would decrease the calculated runoff as shown in the values shown above.

Stormwater Quality Control

The individual homeowner is encouraged to implement steps to help prevent erosion and water pollution. Limiting the use of impervious surfaces such as asphalt or concrete driveways and walks/patios allows stormwater to soak into the ground instead of running downstream and causing erosion. Permeable pavers can be used to allow water to pass through them, rather than run off the surface. Redirecting downspouts away from hard surfaces and onto grass or shallow depressed planting beds can help reduce the amount of runoff. Planting native vegetation and

minimizing the use of fertilizers and pesticides will help reduce the impact of stormwater on the environment.

Conclusion

The additional impervious surfaces resulting from the construction of the single-family home sites and associated improvements such as driveways and outbuildings can be considered minimal in relation to the large lot size of over 10 acres. In our professional opinion, the low density of this development will contribute to a minimal increase in stormwater runoff and will not negatively affect downstream properties. The stormwater quality recommendations provided above can be applied by the homeowner to mitigate erosion and enhance stormwater quality for the site.

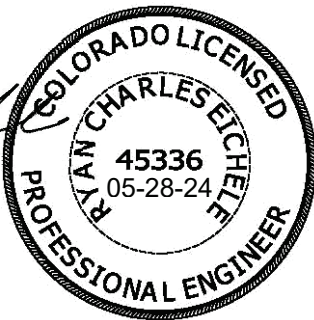
Thank you for taking the time to review this letter. If you have any questions or require additional information, please let us know.

Sincerely,

2N CIVIL, LLC



Ryan Eichele, P.E.
Project Manager

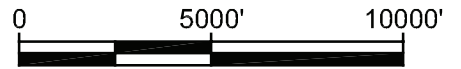
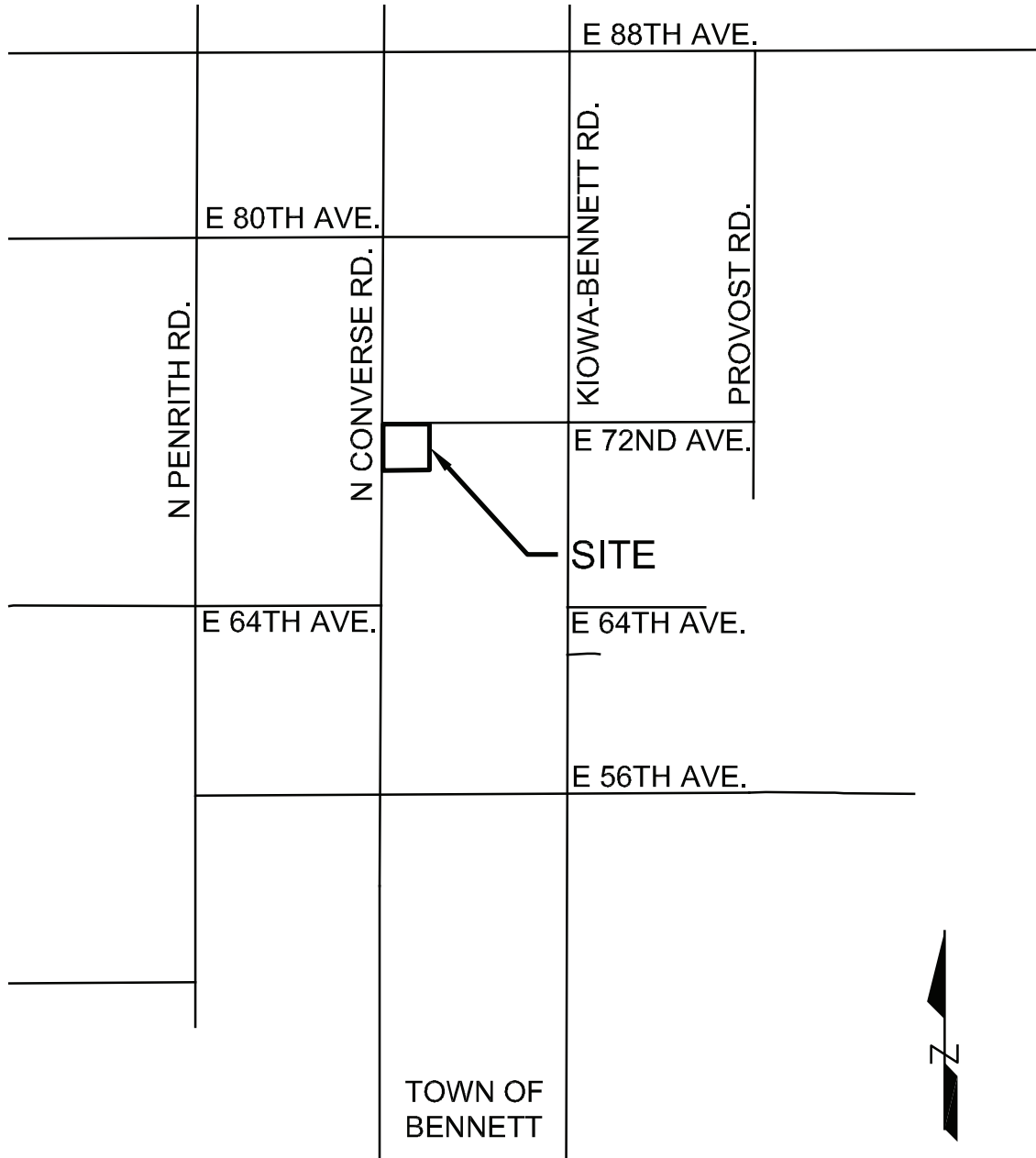


Enc.

APPENDIX A

Vicinity Map
Soils Map
FEMA Map

VICINITY MAP



SCALE: 1" = 5000'

Project Number: 23004

VICINITY MAP



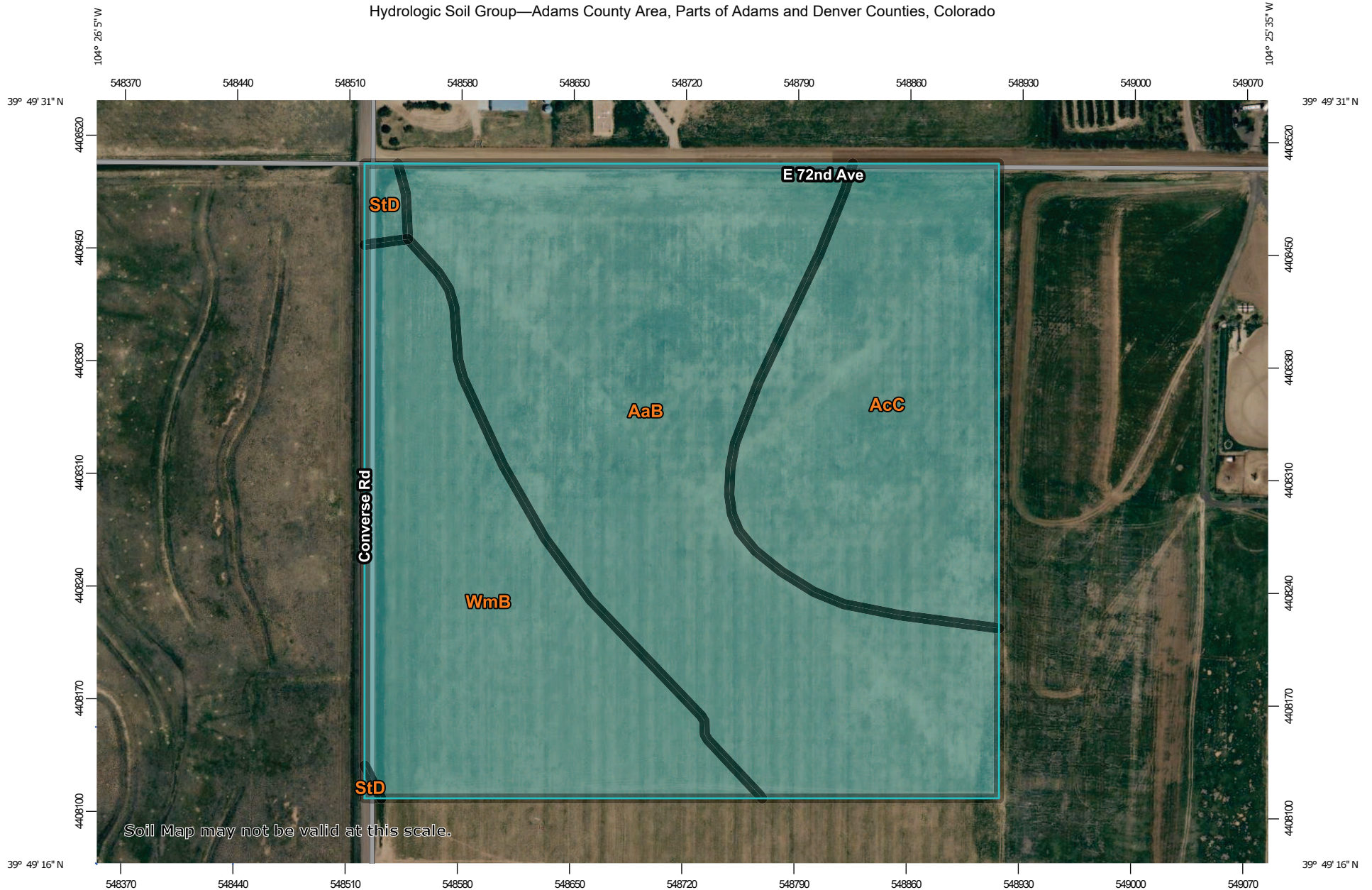
2N Civil, LLC

6 Inverness Ct. E., Suite 125
Englewood, CO 80112

Phone 303-925-0544 Fax 303-925-0547
www.2NCivil.com

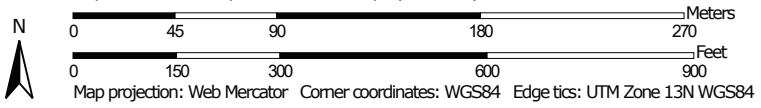
Drawn By: RCE
Checked By:
Revisions: 06-19-23

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




Soil Map may not be valid at this scale.

Map Scale: 1:3,340 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





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

Soil Rating Lines


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

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 19, Sep 1, 2022

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

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaB	Adena loam, 0 to 3 percent slopes	C	18.5	47.9%
AcC	Adena-Colby association, gently sloping	C	9.5	24.4%
StD	Stoneham loam, 3 to 5 percent slopes	C	0.3	0.9%
WmB	Weld loam, 1 to 3 percent slopes	C	10.4	26.8%
Totals for Area of Interest			38.7	100.0%

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the **Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations** tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for the jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Universal Transverse Mercator (UTM) zone 13. The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
 NOAA, NNGS12
 National Geodetic Survey
 SSMC-3, #9202
 1315 East-West Highway
 Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was provided by the Adams County and Commerce City GIS departments. The coordinate system used for the production of the digital FIRM is Universal Transverse Mercator, Zone 13N, referenced to North American Datum of 1983 and the GRS 80 spheroid, Western Hemisphere.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the **Flood Profiles and Floodway Data tables in the Flood Insurance Study report** (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

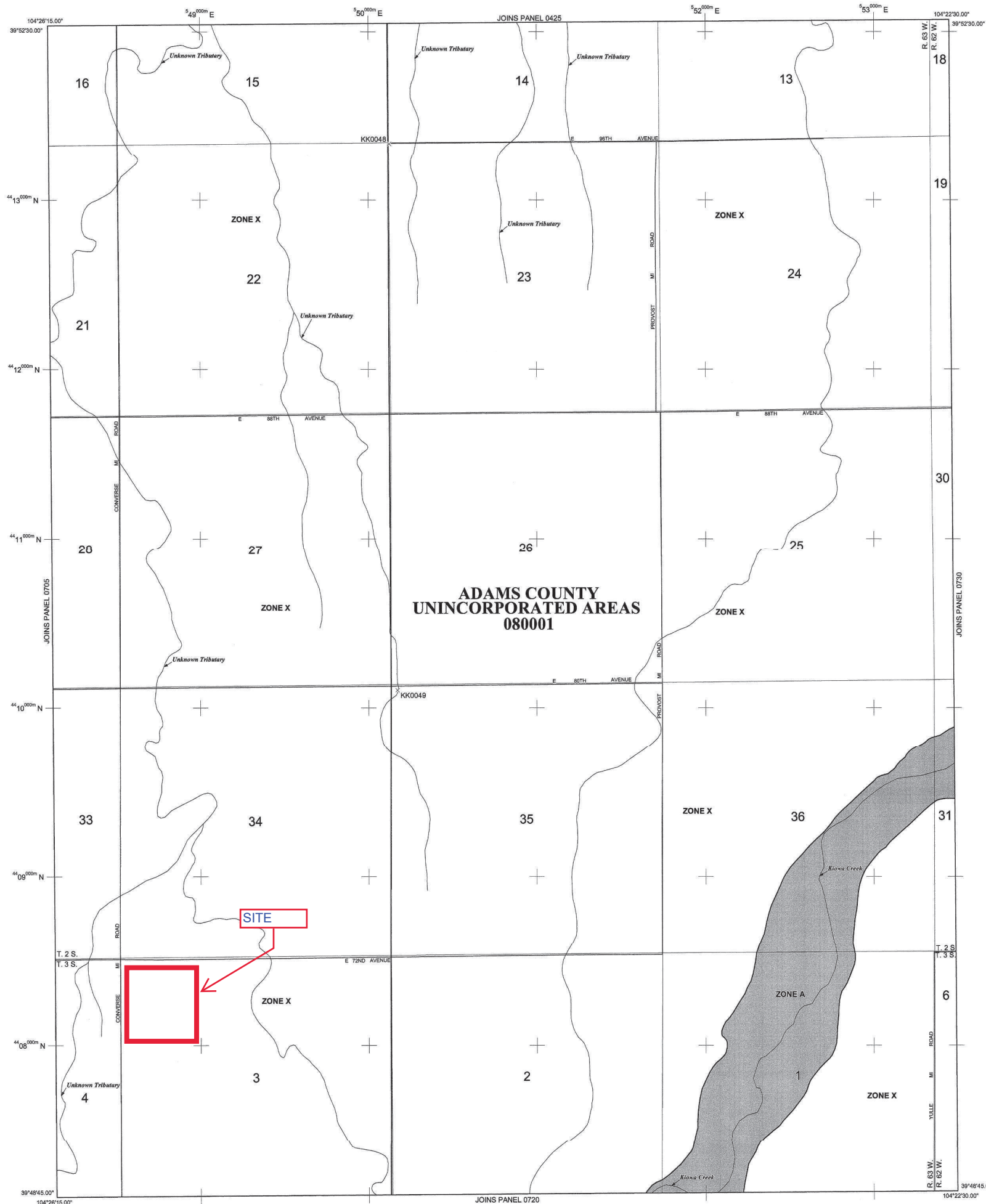
Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.

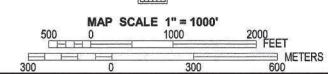
This digital Flood Insurance Rate Map (FIRM) was produced through a cooperative partnership between the State of Colorado Water Conservation Board, the Urban Drainage and Flood Control District, and the Federal Emergency Management Agency (FEMA). The State of Colorado Water Conservation Board and the Urban Drainage and Flood Control District have implemented a long-term approach of floodplain management to reduce the costs associated with flooding. As part of this effort, both the State of Colorado and the Urban Drainage and Flood Control District have joined in Cooperating Technical Partner agreements with FEMA to produce this digital FIRM.

Additional flood hazard information and resources are available from local communities, the Colorado Water Conservation Board, and the Urban Drainage and Flood Control District.



LEGEND

- SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**
- The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
- ZONE A** No Base Flood Elevations determined.
 - ZONE AE** Base Flood Elevations determined.
 - ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
 - ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
 - ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood.
 - ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
 - ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
 - ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
 - ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OTHERWISE PROTECTED AREAS (OPAs)**
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- Floodplain boundary
 - Floodway boundary
 - Zone D boundary
 - CBRS and OPA boundary
 - Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
 - Base Flood Elevation line and value; elevation in feet*
 - (EL 987) Base Flood Elevation value where uniform within zone; elevation in feet*
 - * Referenced to the North American Vertical Datum of 1988 (NAVD 88)
 - Cross section line
 - Transect line
 - Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
 - 1000-meter universal transverse mercator grid ticks, zone 13
 - 5000-foot grid ticks; Alabama State Plane coordinate system, east zone (FIPSZONE 0101), Transverse Mercator
 - DX5510 Bench mark (see explanation in Notes to Users section of this FIRM panel)
 - M1.5 River Mile
 - MAP REPOSITORIES Refer to Map Repositories list on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP: August 16, 1995
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL: March 5, 2007 - to update map format.
- For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
- To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6820.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0710H

FIRM
FLOOD INSURANCE RATE MAP
ADAMS COUNTY,
COLORADO
AND INCORPORATED AREAS

PANEL 710 OF 1150
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:	NUMBER	PANEL	SUFFIX
COMMUNITY	ADAMS COUNTY	080001	0710 H

Notes to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
08001C0710H

MAP REVISED
MARCH 5, 2007

Federal Emergency Management Agency

APPENDIX B

Rational Method Calculations
Existing Drainage Plan
Proposed Drainage Plan

Calculation of Peak Runoff using Rational Method

Designer: RYAN EICHELE, P.E.
 Company: ZN CIVIL, LLC
 Date: 6/16/2023
 Project: TAPIA RESIDENCES
 Location: ADAMS COUNTY

Version 2.00 released May 2017
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$$t_1 = \frac{0.395(1.1 - C_2)\sqrt{L_1}}{S^{0.33}}$$

$$t_1 = \frac{L_1}{60K\sqrt{S_1}} = \frac{L_1}{60V_1}$$

Computed $t_c = t_1 + t_2$

Regional $t_c = (26 - 17i) + \frac{L_1}{60(14i + 9)\sqrt{S_1}}$

$t_{\text{minimum}} = 5$ (urban)
 $t_{\text{minimum}} = 10$ (non-urban)

Selected $t_c = \max\{t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1.00	1.42	1.68	2.35	2.71		

1-hour rainfall depth, P1 (in) = $\frac{a}{b + t_c} + c$

Rainfall Intensity Equation Coefficients = $\frac{a}{b + t_c} + c$

$I(\text{in/hr}) = \frac{a + P_1}{(b + t_c)^c}$

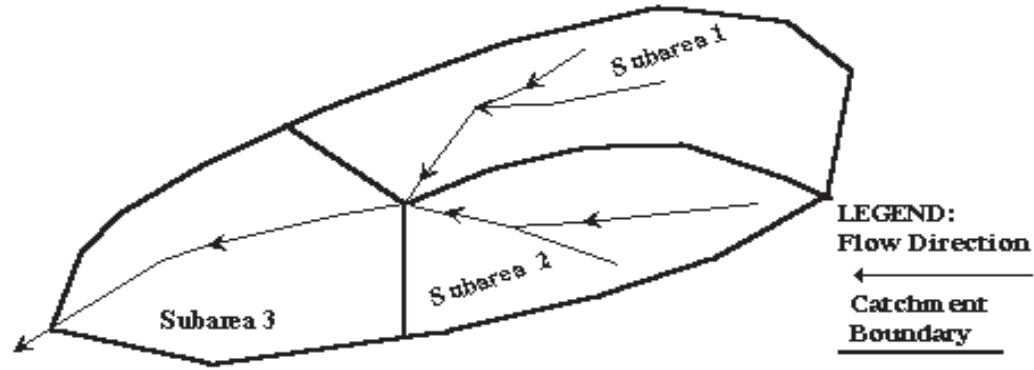
$Q(\text{cfs}) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time				Channelized (Travel) Flow Time					Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)								
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _i (ft/ft)	Overland Flow Time t _i (min)	Channelized Flow Length L _i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _i (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _i (ft/sec)	Channelized Flow Time t _i (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
EX-1	25.86	C	2.4	0.01	0.05	0.15	0.33	0.41	0.49	0.60	500.00	5342.66	5338.20	0.009	43.82	968.00	5338.20	5321.54	0.017	5	0.66	24.60	68.41	38.75	38.75	1.34	1.91	2.26		3.16	3.64		0.45	2.71	8.75		33.06	46.49
EX-2	11.64	C	3.9	0.02	0.07	0.16	0.34	0.41	0.50	0.60	500.00	5344.52	5342.98	0.003	61.54	1137.00	5342.98	5335.28	0.007	5	0.41	46.05	107.60	49.48	49.48	1.15	1.63	1.93		2.70	3.11		0.29	1.26	3.60		12.95	18.11
EX-3	1.28	C	3.5	0.02	0.06	0.16	0.34	0.41	0.50	0.60	409.00	5343.74	5340.73	0.007	41.88	0.01			0.000	5	0.02	0.01	41.89	25.41	25.41	1.73	2.45	2.90		4.06	4.68		0.04	0.20	0.59		2.13	2.98
PR-1	25.86	C	12.3	0.08	0.14	0.22	0.39	0.45	0.53	0.63	500.00			0.009	40.32	968.00			0.017	5	0.65	24.75	65.07	35.44	35.44	1.42	2.02	2.38		3.34	3.85		2.92	7.06	13.72		39.15	53.15
PR-2	11.64	C	13.4	0.09	0.14	0.23	0.39	0.46	0.54	0.63	500.00			0.003	57.43	1137.00			0.007	5	0.42	45.30	102.72	44.96	44.96	1.23	1.75	2.07		2.89	3.33		1.25	2.93	5.54		15.44	20.89
PR-3	1.28	C	13.1	0.09	0.14	0.23	0.39	0.46	0.54	0.63	409.00			0.007	39.36	0.01			0.000	5	0.02	0.01	39.37	23.78	23.78	1.79	2.54	3.01		4.21	4.86		0.20	0.46	0.88		2.47	3.34
PR-1	25.86	C	5.4	0.03	0.08	0.17	0.35	0.42	0.51	0.61	500.00			0.009	42.67	968.00			0.017	5	0.65	24.75	67.42	37.76	37.76	1.36	1.94	2.29		3.21	3.70		1.12	3.96	10.18		34.81	48.41
PR-2	11.64	C	6.7	0.04	0.09	0.18	0.36	0.43	0.51	0.61	500.00			0.003	60.69	1137.00			0.007	5	0.42	45.30	105.99	47.65	47.65	1.18	1.67	1.98		2.77	3.19		0.55	1.75	4.17		13.72	18.99
PR-3	1.28	C	6.4	0.04	0.09	0.18	0.35	0.42	0.51	0.61	409.00			0.007	41.61	0.01			0.000	5	0.05	0.00	41.62	24.92	24.92	1.75	2.48	2.93		4.10	4.73		0.08	0.28	0.67		2.23	3.09

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
Company: 2N CIVIL, LLC
Date: 6/16/2023
Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
EX-1

Cells of this color are for required user-input
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Cells of this color are for calculated results based on overrides

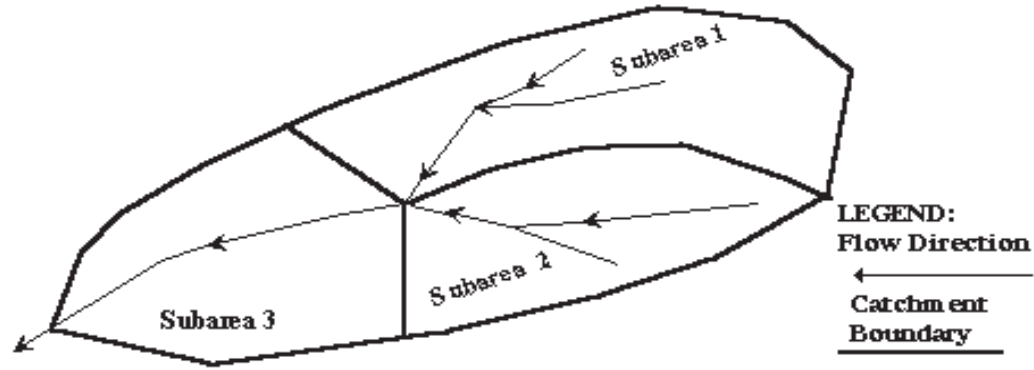
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
GRASS	25.56	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59
GRAVEL	0.30	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	25.86		Area-Weighted C	0.01	0.05	0.15	0.33	0.41	0.49	0.60
			Area-Weighted Override C	0.01	0.05	0.15	0.33	0.41	0.49	0.60

Area-Weighted Runoff Coefficient Calculations

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Company: 2N CIVIL, LLC
Date: 6/16/2023
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Location: ADAMS COUNTY



Subcatchment Name
EX-2

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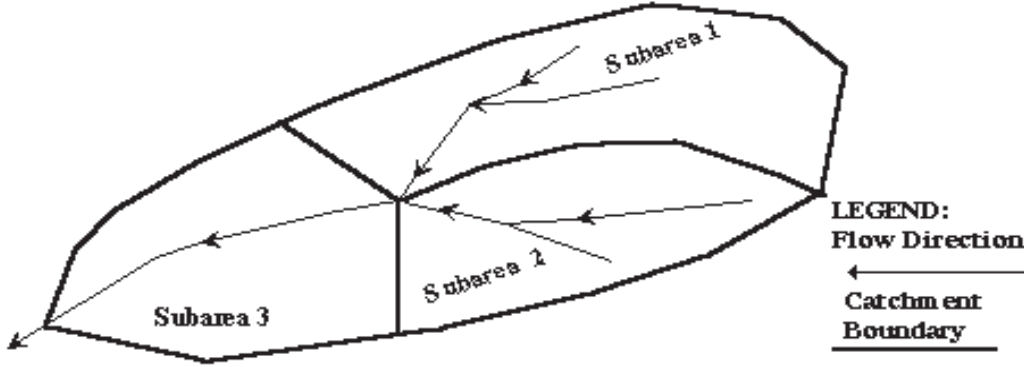
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
GRASS	11.07	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59
GRAVEL	0.57	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	11.64		Area-Weighted C	0.02	0.07	0.16	0.34	0.41	0.50	0.60
			Area-Weighted Override C	0.02	0.07	0.16	0.34	0.41	0.50	0.60

Area-Weighted Runoff Coefficient Calculations

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Company: 2N CIVIL, LLC
Date: 6/16/2023
Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
EX-3

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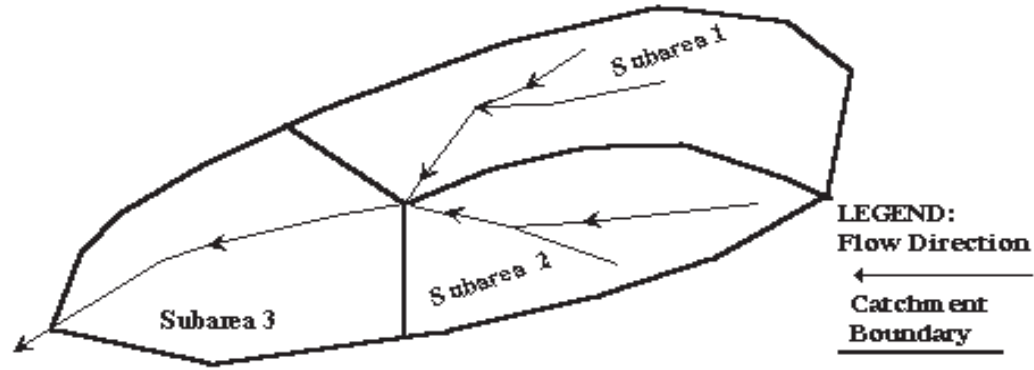
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
GRASS	1.23	C	2.0	0.01	0.05	0.15	0.33	0.40	0.49	0.59
GRAVEL	0.05	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	1.28		Area-Weighted C	0.02	0.06	0.16	0.34	0.41	0.50	0.60
			Area-Weighted Override C	0.02	0.06	0.16	0.34	0.41	0.50	0.60

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
Company: 2N CIVIL, LLC
Date: 6/16/2023
Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
PR-1 (12%)

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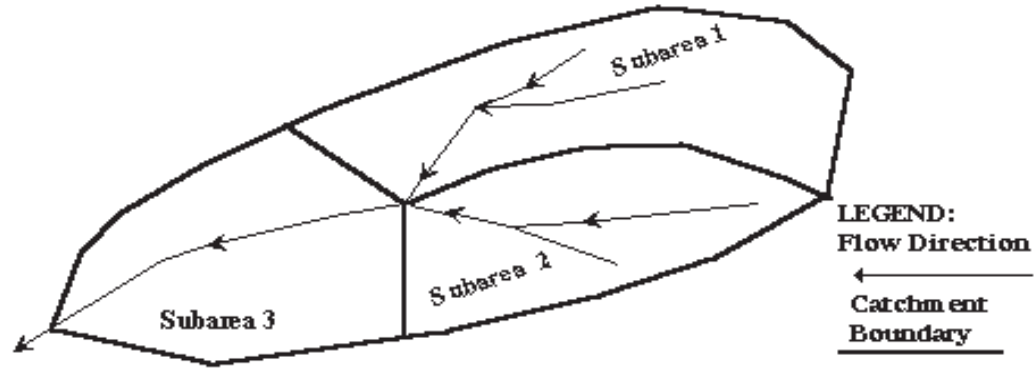
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	
SINGLE FAMILY	25.56	C	12.0	0.08	0.13	0.22	0.39	0.45	0.53	0.63	
GRAVEL	0.30	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71	
Total Area (ac)	25.86	Area-Weighted C		0.08	0.14	0.22	0.39	0.45	0.53	0.63	
				Area-Weighted Override C		0.08	0.14	0.22	0.39	0.45	0.63

Area-Weighted Runoff Coefficient Calculations

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Location: ADAMS COUNTY



Subcatchment Name
PR-2 (12%)

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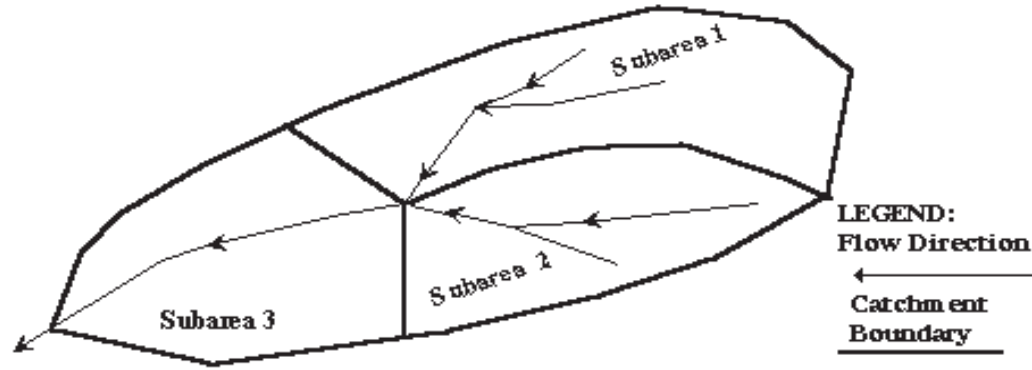
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
SINGLE FAMILY	11.07	C	12.0	0.08	0.13	0.22	0.39	0.45	0.53	0.63
GRAVEL	0.57	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	11.64	Area-Weighted C		0.09	0.14	0.23	0.39	0.46	0.54	0.63
		Area-Weighted Override C		0.09	0.14	0.23	0.39	0.46	0.54	0.63

Area-Weighted Runoff Coefficient Calculations

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Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
PR-3 (12%)

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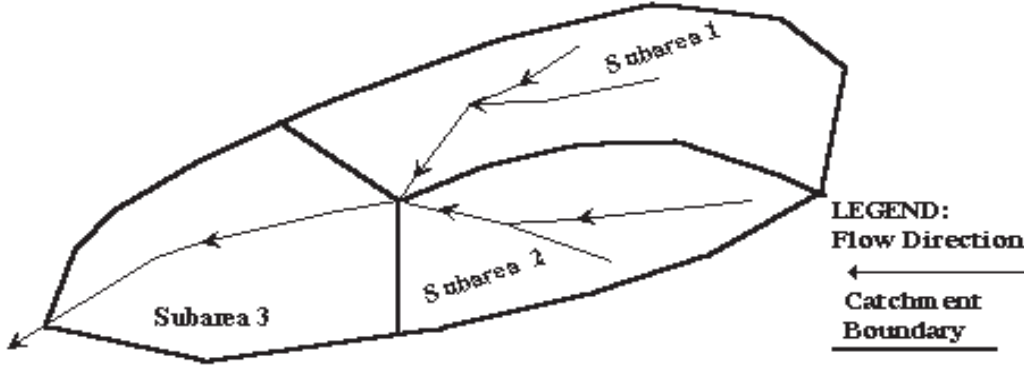
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
SINGLE FAMILY	1.23	C	12.0	0.08	0.13	0.22	0.39	0.45	0.53	0.63
GRAVEL	0.05	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	1.28			0.09	0.14	0.23	0.39	0.46	0.54	0.63
			Area-Weighted C	0.09	0.14	0.23	0.39	0.46	0.54	0.63
			Area-Weighted Override C	0.09	0.14	0.23	0.39	0.46	0.54	0.63

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

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Company: 2N CIVIL, LLC
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Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
PR-1 (5%)

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

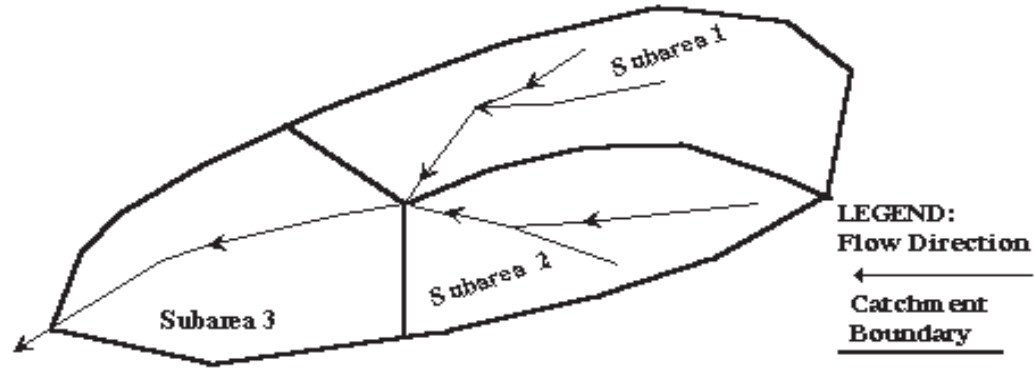
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
SINGLE FAMILY	25.56	C	5.0	0.03	0.08	0.17	0.35	0.42	0.50	0.60
GRAVEL	0.30	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	25.86	Area-Weighted C		0.03	0.08	0.17	0.35	0.42	0.51	0.61
		Area-Weighted Override C		0.03	0.08	0.17	0.35	0.42	0.51	0.61

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
Company: 2N CIVIL, LLC
Date: 6/16/2023
Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
PR-2 (5%)

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

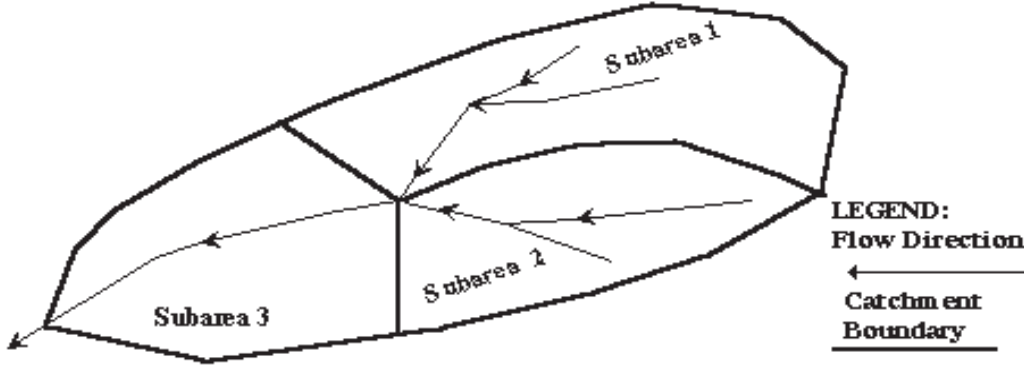
See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
SINGLE FAMILY	11.07	C	5.0	0.03	0.08	0.17	0.35	0.42	0.50	0.60
GRAVEL	0.57	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	11.64			0.04	0.09	0.18	0.36	0.43	0.51	0.61
			Area-Weighted C							
			Area-Weighted Override C	0.04	0.09	0.18	0.36	0.43	0.51	0.61

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: RYAN EICHELE, P.E.
Company: 2N CIVIL, LLC
Date: 6/16/2023
Project: TAPIA RESIDENCES
Location: ADAMS COUNTY



Subcatchment Name
PR-3 (5%)

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
SINGLE FAMILY	1.23	C	5.0	0.03	0.08	0.17	0.35	0.42	0.50	0.60
GRAVEL	0.05	C	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
Total Area (ac)	1.28	Area-Weighted C		0.04	0.09	0.18	0.35	0.42	0.51	0.61
		Area-Weighted Override C		0.04	0.09	0.18	0.35	0.42	0.51	0.61

Tapia Residences - Stormwater Calculations
Existing Conditions - Composite % Impervious Value

16-Jun-23



Basin EX-1

Land Use	Area	% I
Historic	25.56	2%
Gravel (packed)	0.30	40%
Sum Area =	25.86	
Composite % =		2.44%

Basin EX-2

Land Use	Area	% I
Historic	11.07	2%
Gravel (packed)	0.57	40%
Sum Area =	11.64	
Composite % =		3.86%

Basin EX-3

Land Use	Area	% I
Historic	1.23	2%
Gravel (packed)	0.05	40%
Sum Area =	1.28	
Composite % =		3.48%

Tapia Residences - Stormwater Calculations
Existing Conditions - Summary Runoff Table

16-Jun-23



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	25.86	8.75	46.49	Flows to Lost Sand Creek
2	EX-3	11.64	3.60	18.11	Flows to Lost Sand Creek
3	EX-3	1.28	0.59	2.98	Flows to Lost Sand Creek

Tapia Residences - Stormwater Calculations
Proposed Conditions - Composite % Impervious Value

16-Jun-23



Basin PR-1

Land Use	Area	% I
Gravel (packed)	0.30	40%
Single Family (2.5 ac or greater)	25.56	12%
Sum Area =	25.86	
Composite % =		12.32%

Basin PR-2

Land Use	Area	% I
Gravel (packed)	0.57	40%
Single Family (2.5 ac or greater)	11.07	12%
Sum Area =	11.64	
Composite % =		13.37%

Basin PR-3

Land Use	Area	% I
Gravel (packed)	0.05	40%
Single Family (2.5 ac or greater)	1.23	12%
Sum Area =	1.28	
Composite % =		13.09%

Basin PR-1

Land Use	Area	% I
Gravel (packed)	0.30	40%
Single Family (2.5 ac or greater)	25.56	5%
Sum Area =	25.86	
Composite % =		5.41%

Basin PR-2

Land Use	Area	% I
Gravel (packed)	0.57	40%
Single Family (2.5 ac or greater)	11.07	5%
Sum Area =	11.64	
Composite % =		6.71%

Basin PR-3

Land Use	Area	% I
Gravel (packed)	0.05	40%
Single Family (2.5 ac or greater)	1.23	5%
Sum Area =	1.28	
Composite % =		6.37%

Tapia Residences - Stormwater Calculations
Proposed Conditions - Summary Runoff Table

16-Jun-23



Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs) 12% IMPERV	Q ₁₀₀ (cfs) 12% IMPERV	Q ₁₀ (cfs) 5% IMPERV	Q ₁₀₀ (cfs) 5% IMPERV	NOTES:
1	PR-1	25.86	13.72	53.15	10.18	48.41	Flows to Lost Sand Creek
2	PR-2	11.64	5.54	20.89	4.17	18.99	Flows to Lost Sand Creek
3	PR-3	1.28	0.88	3.34	0.67	3.09	Flows to Lost Sand Creek

EXISTING DRAINAGE PLAN

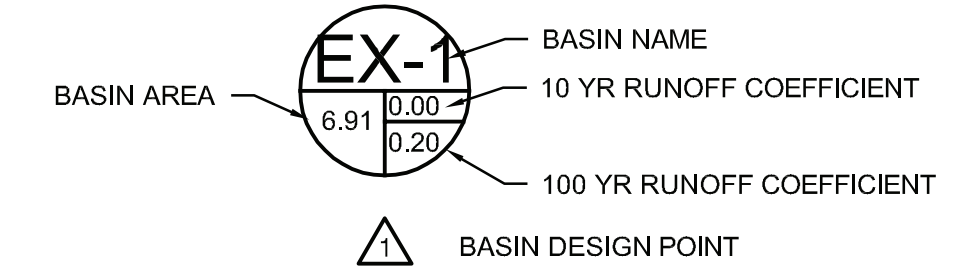
TAPIA RESIDENCES

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



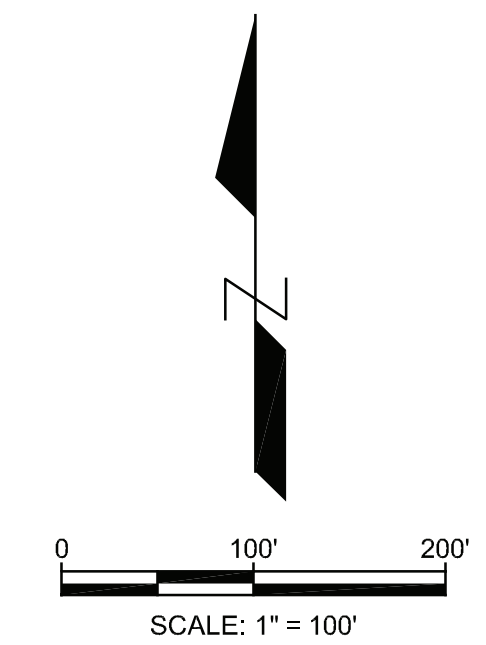
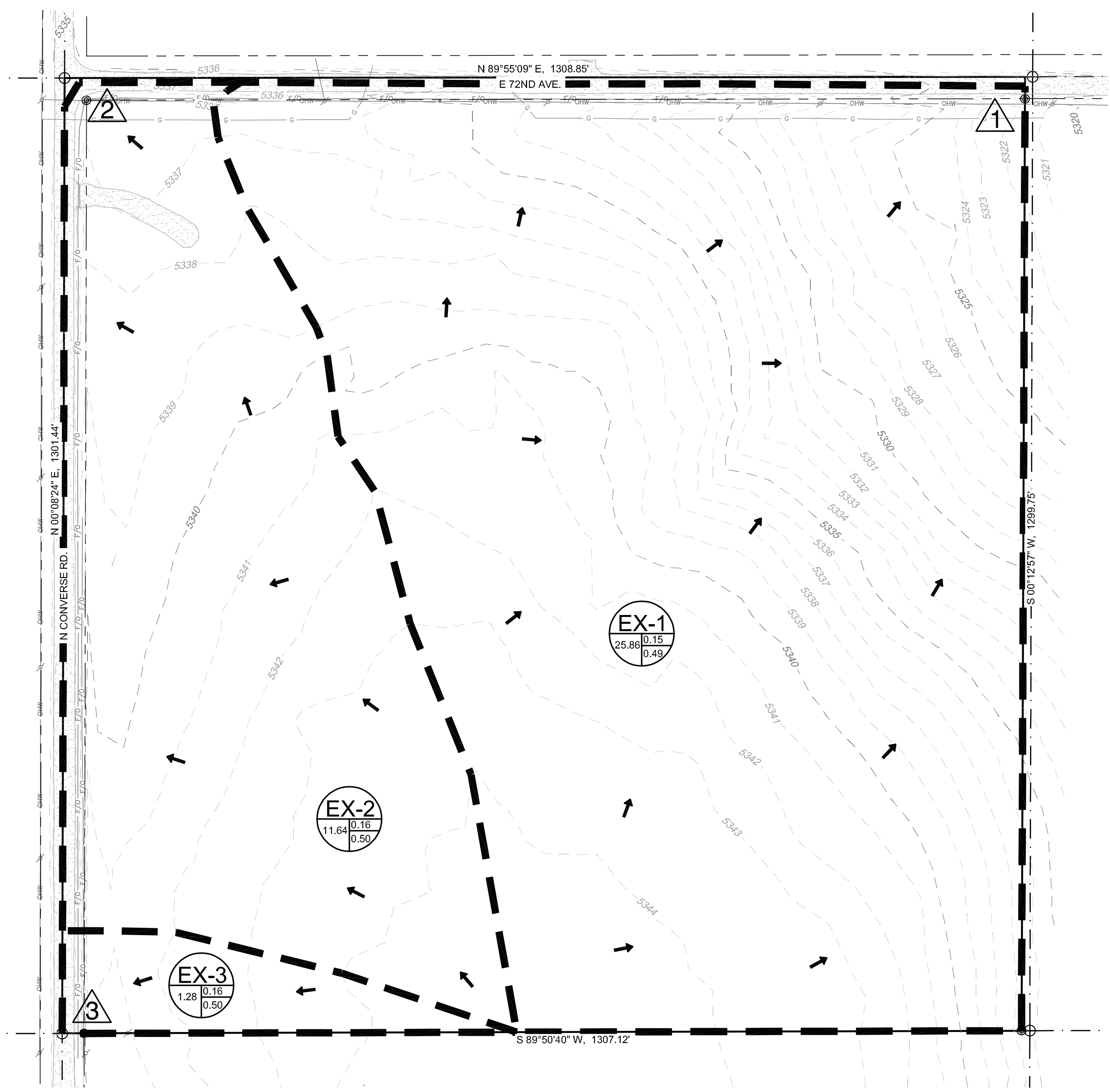
LEGEND

- 6550 --- EXISTING MAJOR CONTOUR
- 6551 --- EXISTING MINOR CONTOUR
- EXISTING FLOW DIRECTION
- EXISTING DRAINAGE BASIN LINES



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	25.86	8.75	46.49	Flows to Lost Sand Creek
2	EX-3	11.64	3.60	18.11	Flows to Lost Sand Creek
3	EX-3	1.28	0.59	2.98	Flows to Lost Sand Creek



PREPARED FOR:
TAPIA, LLC

EXISTING DRAINAGE PLAN
TAPIA RESIDENCES
ADAMS COUNTY, COLORADO

BY: DATE:

REVISIONS:

23004

PROJECT NUMBER:
ISSUED DATE: 6/16/2023
DESIGNED BY: RCE
REVIEWED BY: RCE

EXISTING DRAINAGE PLAN

J:\Projects\23004\Drawings\Drainage\EX- Basin Map.dwg 6/16/2023

PROPOSED DRAINAGE PLAN

TAPIA RESIDENCES

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



PREPARED FOR:
TAPIA, LLC

PROPOSED DRAINAGE PLAN
TAPIA RESIDENCES
ADAMS COUNTY, COLORADO

BY: DATE:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 23004

ISSUED DATE: 6/16/2023

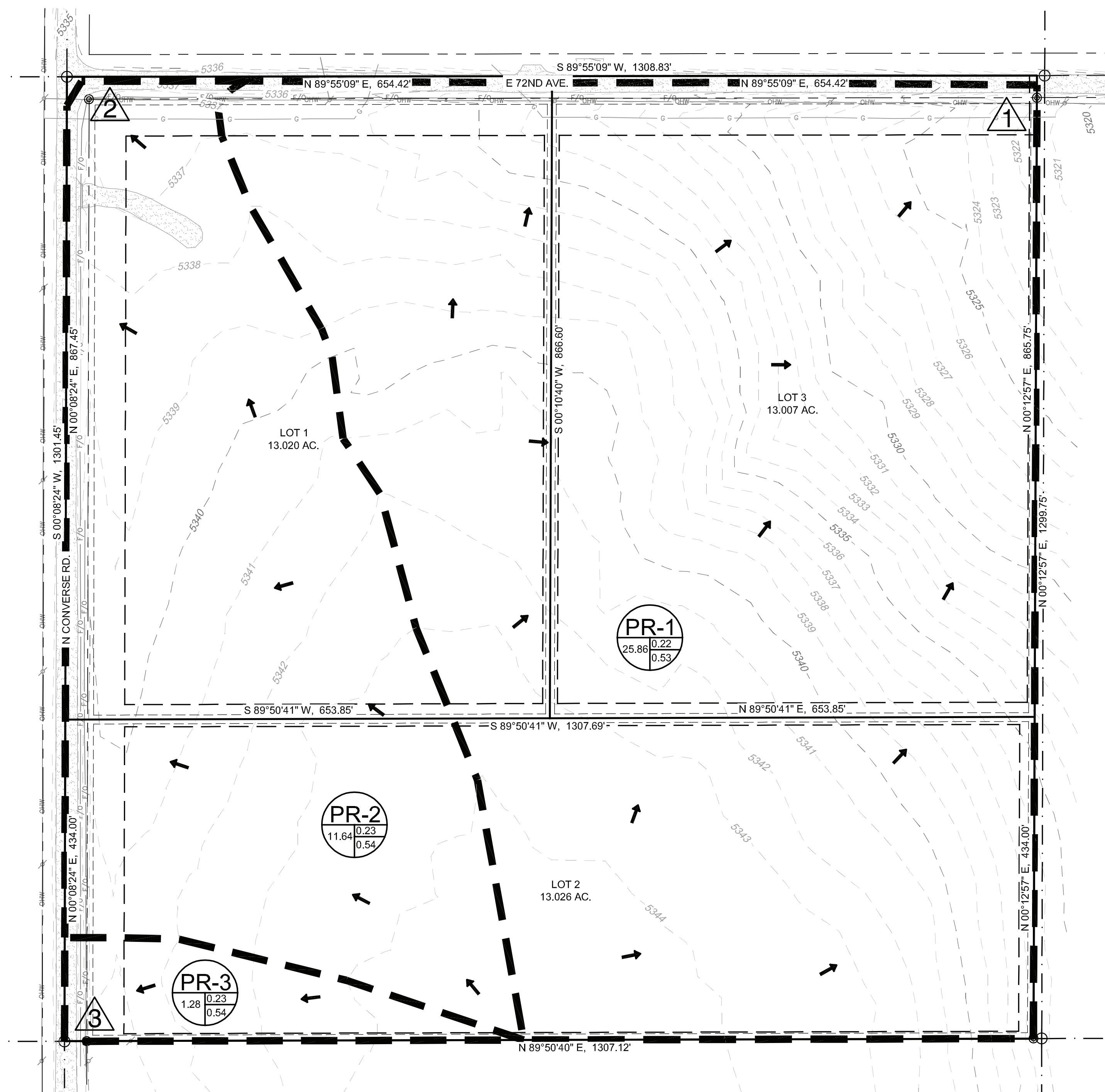
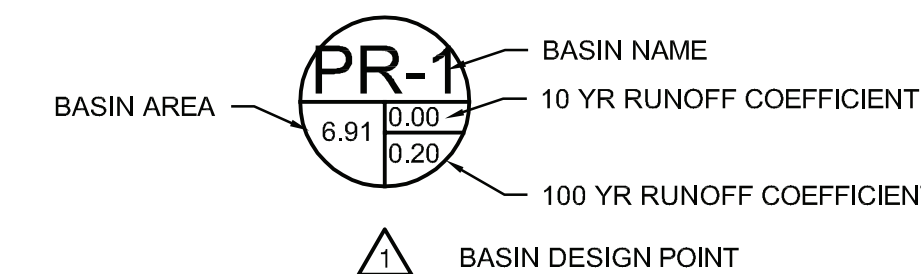
DESIGNED BY: RCE

REVIEWED BY: RCE

PROPOSED DRAINAGE PLAN

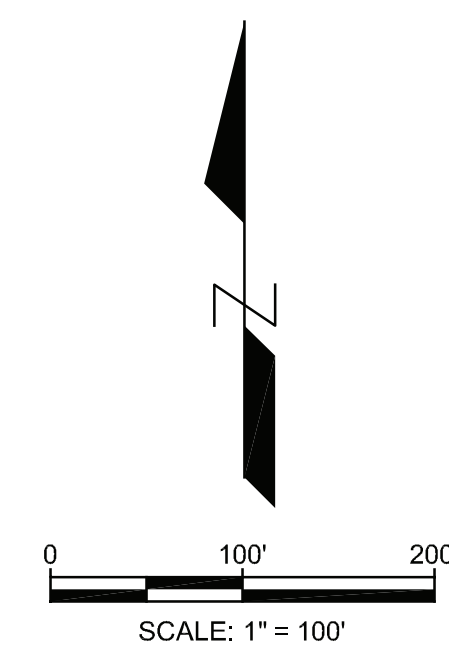
LEGEND

- 6550 --- EXISTING MAJOR CONTOUR
- 6551 --- EXISTING MINOR CONTOUR
- EXISTING FLOW DIRECTION
- PROPOSED DRAINAGE BASIN LINES



Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs) 12% IMPERV	Q ₁₀₀ (cfs) 12% IMPERV	Q ₁₀ (cfs) 5% IMPERV	Q ₁₀₀ (cfs) 5% IMPERV	NOTES:
1	PR-1	25.86	13.72	53.15	10.18	48.41	Flows to Lost Sand Creek
2	PR-2	11.64	5.54	20.89	4.17	18.99	Flows to Lost Sand Creek
3	PR-3	1.28	0.88	3.34	0.67	3.09	Flows to Lost Sand Creek



Date: September 18, 2024
File No.: 598-HS0836829-415
Buyer(s)/Borrower(s): Purchaser with contracted rights under a purchase agreement with the vested owner identified at item 4 below
Owner(s): Emma Alamillo and Juan Tapia Alamillo
Property: 000 East 72nd Avenue, Bennett, CO 80102
Assessor Parcel No.: 0181503200006

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Heritage Title Company - DTC
8055 E Tufts Ave
Suite 300
Denver, CO 80237

Attn: Juana Banuelos
Phone: 303-692-6699
Fax: 303-628-1682
Email: Juana.Banuelos@heritagetco.com
Attn: Rebecca Garcia
Phone: (303) 476-5818
Fax: (866) 300-8568
Email: Rebecca.Garcia@heritagetco.com
Attn: April Boje
Phone: (303) 264-1246
Fax: (303) 628-2477
Email: aboje@fnf.com

To: Purchaser with contracted rights under a purchase agreement with the vested owner identified at item 4 below

Attn: Contracted Purchaser or Designee

To: Emma Alamillo and Juan Tapia Alamillo

To: Brokers Guild Real Estate
2305 E. Arapahoe Rd
Centennial, CO 80122

Attn: Benjamin Gonzalez
Phone: 303-752-0007
Fax: 303-284-9167
Email: ben.realtor73@hotmail.com

To: Placeholder LB Transaction Coordinator/Or Co Agent

To: LB Transaction Coordinator/Or Co Agent

To: .

To: SB Transaction Coordinator/Or Co Agent

To: SB Transaction Coordinator/Or Co Agent

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

HS0836829

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 EXTRACTIONAL 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, Commonwealth Land Title Insurance Company, a Florida 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 one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commonwealth Land Title Insurance Company

By:

Handwritten signature of Michael J. Nolan in black ink.

Michael J. Nolan, President

Attest:

Handwritten signature of Marjorie Nemzura in black ink.

Marjorie Nemzura, Secretary

Countersigned By:

Handwritten signature of Terry N. Williams in black ink.

Terry N. Williams
Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; 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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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Denver Metro Title Heritage Title Company - DTC 8055 E Tufts Ave, Suite 300 Denver, CO 80237 Main Phone: 303-476-5800	Escrow Officer: Juana Banuelos Heritage Title Company - DTC 8055 E Tufts Ave, Suite 300 Denver, CO 80237 Phone: 303-692-6699 Main Phone: (303)476-5800 Email: Juana.Banuelos@heritagetco.com

Order Number: 598-HS0836829-415

Property Address: 000 East 72nd Avenue, Bennett, CO 80102

SCHEDULE A

1. Commitment Date: September 12, 2024 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021

Proposed Insured:	Purchaser with contracted rights under a purchase agreement with the vested owner identified at item 4 below
Proposed Amount of Insurance:	\$10,000.00
3. The estate or interest in the Land at the Commitment Date is:

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

[Emma Alamillo and Juan Tapia Alamillo](#)
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	\$970.00
CO 110.1-06	\$95.00
Tax Certificate	\$13.50

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

A Parcel of Land located in the Northwest Quarter of the Northwest Quarter of Section 3, Township 3 South, Range 63 West of the 6th P.M., County of Adams, State of Colorado, being more Particularly described as follows:

Beginning at the Northwest Corner of said Section 3, and considering the West Line of the Northwest Quarter of said Section 3, to bear South 00 Degrees 08 Minutes 24 Seconds West, with all Bearings contained herein relative thereto;

Thence South 00 Degrees 08 Minutes 24 Seconds West, a distance of 1301.44 Feet to the North Sixteenth Corner between Sections 3 & 4; thence North 89 Degrees 50 Minutes 40 Seconds East, along the South Line of the Northwest Quarter of the Northwest Quarter of said Section 3, a distance of 1307.12 Feet to a Point on the West Line of a parcel of property as described in document recorded January 31, 2019 at Reception Number [2019000007689](#) of the Adams County records; thence North 00 Degrees 12 Minutes 57 Seconds East along said West Line, a distance of 1299.75 Feet to a Point on the North Line of the Northwest Quarter of the Northwest Quarter of said Section 3; thence South 89 Degrees 55 Minutes 09 Seconds West, along said North Line, a distance of 1308.85 Feet to said Northwest Corner of Section 3, and the Point of beginning,
County of Adams, State of Colorado.

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4. Evidence that any and all assessments for common expenses, if any, have been paid.
5. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Emma Alamillo and Juan Tapia Alamillo

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
9. Furnish to the Company a Land Survey Plat or Improvement Location Certificate in form, content and certification to Commonwealth Land Title Insurance Company and Heritage Title Company - DTC.

NOTE: This requirement is necessary for the issuance of Owner's Extended Coverage and the deletion of Standard Exceptions numbered 1, 2 and 3. The Survey or ILC must identify any buildings, structures, fences, or evidence of easements, around the perimeter of the property, which may encroach upon or affect the vacant land to be insured.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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SCHEDULE B, PART I - Requirements

(continued)

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

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.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which 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 encroachments, encumbrances, 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 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 the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Reservations made by the Union Pacific Land Company in the deed set forth below, providing substantially as follows: Reserving unto the company and its assigns all coal that may be found underneath surface of the Land and the exclusive right to prospect and mine for same, also such right of way and other grounds as may appear necessary for proper working of any coal mines that may be developed upon the Land, and for transportation of coal from same, and any and all assignments thereof or interests therein:

Recording Date: September 4, 1907

Recording No: [Book 25 at Page 185](#)

9. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Bennett Fire Protection District, as evidenced by instrument recorded October 2, 1962 in [Book 1018 at Page 159](#).
10. Any tax, lien, fee or assessment by reason of inclusion of subject property in the Lost Creek Ground Water Management district, as evidenced by instrument recorded March 7, 1974 in [Book 1916 at Page 912](#).

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SCHEDULE B, PART II - Exceptions

(continued)

11. Right of Way Grant to Panhandle Eastern Pipe Line Company in instrument recorded February 2, 1979 in [Book 2315 at Page 354](#).
12. Reservation of Grantors right, title and interest in and to all oil, gas and other minerals, in, under and underlying and that may be produced from the property as contained in Deed recorded December 7, 1982 in [Book 2700 at Page 157](#).
13. Terms, conditions, provisions, agreements and obligations contained in the Mineral Deed as set forth below:
Recording Date: July 24, 1995
Recording No: [Book 4552 at Page 730](#)
14. Terms, conditions, provisions, agreements and obligations contained in the Request for Notification of Surface Development as set forth below:
Recording Date: May 20, 2002
Recording No: [971774](#)
15. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Gas Purchase and Sale Agreement as set forth below:
Recording Date: December 15, 2008
Recording No: [96558](#)
16. Right of way for a 30 foot road easement as shown on survey attached to Warrnaty Deed recorded October 30, 2017 at Reception No. 95163.
17. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:
Recording Date: October 17, 2018
Recording No: [84257](#)
18. All matters shown on Land Survey Plat recorded April 22, 2021 at Reception No. [49538](#).
19. Terms, conditions, provisions, agreements and obligations contained in the Resolution as set forth below:
Recording Date: June 8, 2023
Recording No: [32315](#)

END OF SCHEDULE B, PART II

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; 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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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 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, this 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;
- 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.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; 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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(continued)

- 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 closing, settlement, escrow, or any other purpose.

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 Two Million And No/100 Dollars (\$2,000,000.00) 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>.

END OF CONDITIONS

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; 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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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Heritage Title Company - DTC conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require 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 a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o 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.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land 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; 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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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information);
- biometric data (e.g. fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;

- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer