SHERRELWOOD VILLAGE P.U.D. AMENDMENT NO. 2

LOT 1, BLOCK 4, SHERRLEWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO.1
LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 33 & THE SOUTHEAST ONE-QUATER OF SECTION 28,
TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

ELMWOOD NORTH PLAT BOUNDARY

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

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

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

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

1. S 76°46'56" E, A DISTANCE OF 178.56 FEET;
2. S 21°38'59" E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED IN BOOK 3254 AT PAGE 139 AND SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A DISTANCE OF 459.50 FEET TO THE EAST CORNER OF LOT 1, BLOCK 4, SAID SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1;
3. THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING
4. ELEVEN (11) COURSES:
5. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°25'57" W, A DISTANCE OF 6.02 FEET;
7. N 89°58'07" W, A DISTANCE OF 214.00 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
9. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
10. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
12. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST
13. QUARTER OF SAID SECTION 33, A DISTANCE OF 21.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
14. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 218.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
15. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 21.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
16. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL OF THAT LAND CONTAINED IN QUIT CLAIM DEED RECORDED ON MAY 13, 2021 AT RECEPTION NUMBER 2021000058939 AND IN QUIT CLAIM DEED RECORDED JANUARY 28, 2022 AT RECEPTION NUMBER 2022000008812 AND ALL OF LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A PLAT RECORDED JUNE 7, 2022 AT RECEPTION NUMBER 2022000050487, ALL IN ADAMS COUNTY, COLORADO.

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

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

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

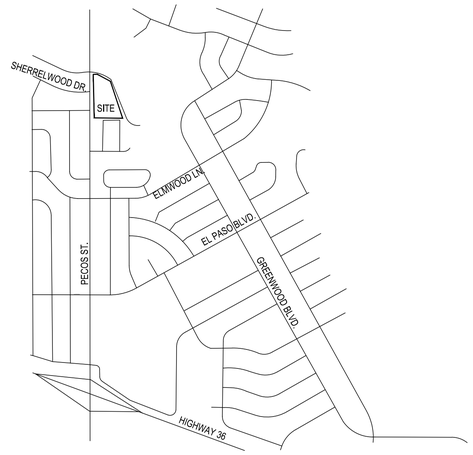
BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25' BELOW GRADE IN RANGE BOX WITH NO LID BEING THE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

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

PURPOSE STATEMENT:
THIS P.U.D AMENDMENT IS TO REPLAT THE EXISTING LOTS INTO TWO LOTS AND ONE TRACT FOR A MULTI-FAMILY DEVELOPMENT. .

MINIMUM SETBACKS	
FRONT (PECOS ST.)	10'
REAR	5'
SIDE	5'
FRONT (WALK/PARKING)	5'
SEPARATION	10'

DEVELOPMENT STANDARDS	ALLOWED	PROPOSED
MINIMUM FLOOR AREA	1,700 S.F.	1,700 S.F.
MAXIMUM LOT COVERAGE	70%	
MAXIMUM DENSITY	70 UNITS	69 UNITS
MINIMUM LANDSCAPED AREA	30%	30%
ACTIVE OPEN SPACE	25%	25%
MAXIMUM BUILDING HEIGHT	40'	36'-4"
MINIMUM PARKING SPACES	140	135



VICINITY MAP
(SCALE 1"=1,000')

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LEGEND

EXISTING

- 5548 — EXISTING INTERIM CONTOUR
- 5550 — EXISTING INDEX CONTOUR
- E — ELECTRICAL LINE
- FO — FIBER OPTIC
- G — GAS LINE
- SS — SANITARY SEWER LINE
- STS — STORM SEWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- 00 — CONTOUR LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL
- 5410.68 — SPOT ELEVATION
- DECIDUOUS TREE / DIAMETER OF TRUNK
- EVERGREEN TREE / DIAMETER OF TRUNK
- SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE
- ACCESS PLATE
- BOLLARD
- CLEANOUT
- GAS METER
- LIGHT POLE
- MANHOLE
- 0 — NUMBER OF PARKING STALLS
- POWER POLE
- SIGN
- CONCRETE
- LANDSCAPING
- (TYP.) — TYPICAL
- (XXXX) — AS RECORDED
- BK. ~ PG. — BOOK ~ PAGE
- REC. NO. — RECEPTION NUMBER

PROPOSED

- CIP — CURB INLET PROTECTION
- VTC — VEHICLE TRACKING CONTROL PAD
- SF — SILT FENCE
- TW — TOP OF WALL
- BW — BOTTOM OF WALL
- SITE TRIANGLE
- PARKING LOT LIGHT
- HANDICAP PARKING STALL
- SPOT GRADE
- SPILL CURB
- CATCH CURB
- WALL
- CO — CLEANOUT
- 5260 — INDEX CONTOUR
- 5261 — INTERIM CONTOUR
- ADA ACCESSABLE ROUTE
- ELECTRICAL
- NATURAL GAS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELE
- WATER LINE

PROJECT CONTACTS

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

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

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
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303-794-8798

SITE ENGINEER
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CONTACT: MR. ROBERT PALMER, P.E.
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(720) 384-7661

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

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

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CLIENT/DEVELOPER:
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DELWEST
155 SOUTH MADISON ST., SUITE 326
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CIVIL ENGINEER:
Strategic Land Solutions, Inc.
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SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

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

NO.	DATE	REVISION DESCRIPTION

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SITE ADDRESS:

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

SCALE:	AS NOTED	.	
DATE:	06/27/2025	.	
DESIGNED BY:	RJP	.	
DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:

TITLE SHEET

SHEET NO:

1 OF 21

GENERAL NOTES

A. LIGHTING NOTE:

1. IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES. ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.
2. OPERATIONS AND MAINTENANCE OF ALL STREET LIGHTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, DEVELOPER. OR THEIR ASSIGNS.

B. MAINTENANCE RESPONSIBILITY NOTES:

1. ALL COMMON AREAS SHALL BE MAINTAINED BY THE HOA.
2. ALL SNOW REMOVEAL FROM COMMON AREAS SHALL BE PERFOREMED BY THE HOA.
3. ALL LANDSCAPING WITHIN THE COMMON AREAS SHALL BE MAINTAINED BY THE HOA.
4. LANDSCAPE EASEMENT ALONG PECOS ST WILL BE OWNED AND MAINTAINED BY THE HOA
5. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING. PRUNING, PEST CONTROL. AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN: FOR EXAMPLE A TREE MUST REPLACE A TREE. A SHRUB MUST REPLACE A SHRUB. A GROUND COVER MUST REPLACE A GROUND COVER, ETC .. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION. SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

C. DOWNSPOUT NOTE.

1. NO ROOF DOWNSPOUT OUTFALLS Will BE ALLOWED TO DRAIN OVER SIDEWALKS. BIKE PATHS. OR ANY PEDESTRIAN ROUTE.
2.

D. MAILBOX LOCATIONS

1. MAILBOXES SHALL BE LOCATED IN TRACT A FOR SINGLE FAMILY HOMES. MAILBOXES WILL BE LOCATED IN TRACT B FOR THE TOWNHOMES AND COMPLY WITH UNITED STATES POSTAL SERVICE REQUIREMENTS AND GUIDELINES.

E. FENCING:

1. SIX FOOT HEIGHT PRIVACY FENCE IS PROVIDED ON THE FOP.
2. FENCING MAY NOT BE PAINTED ANY COLORS. ONLY A SEALANT PRODUCT TO PROTECT THE WOOD MAY BE USED AS LONG AS IT DOES NOT ALTER THE NATURAL COLOR OF THE WOOD.

F. TRASH NOTE:

1. TOWNHOME UNITS SHALL HAVE MULTIPLE DUMPSTER LOCATIONS. THE DUMPSTERS SHALL BE SERVICED THROUGH THE HOA.

NARRATIVE

A. EXPLANATION OF THE CHARACTERISTICS OF THE PUD AND ITS POTENTIAL IMPACT ON THE SURROUNDING AREA SHERRELWOOD VILLAGE PUD CONSISTS OF APPROXIMATELY 10.4 ACRES IN ADAMS COUNTY, COLORADO. THE SITE IS BOUNDED BY RESIDENTIAL HOMES TO THE WEST AND SOUTH. SHERRELWOOD ELEMENTARY AND PARK TO THE EAST AND VACANT LAND AND PRIVATE BUSINESS TO THE NORTH. SHERRELWOOD VILLAGE IMPROVEMENTS INCLUDE 41 SINGLE FAMILY DETACHED HOMES. 47 TOWNHOME UNITS, ROADWAYS AND OPEN SPACE. THE CONDITION OF THIS SITE IS SUITABLE FOR BOTH SINGLE FAMILY RESIDENTIAL UNITS AND TOWNHOME UNITS WITHOUT ANY LIMITATIONS OR RESTRICTIONS.

B. EXPECTED DENSITIES AND LAND COVERAGE.

SHERRELWOOD VILLAGE CONSISTS OF 41 SINGLE FAMILY DETACHED LOTS AND 47 TOWNHOMES UNITS ON 10.4 ACRES FOR A DENSITY OF 8.4 DU/AC.

C. NUMBER, TYPE AND SIZE OF BUILDINGS=70 TOWNHOME UNITS LOCATED IN FIVE (5) BUILDINGS.

D. PROVISIONS FOR PARKING:

THE SITE WILL BE PARKED AT MINIMUM OF 1.68 SPACES/UNIT

E. CIRCULATION AND ROAD PATTERNS:

THE ROAD SERVING THE SITE WILL BE A PRIVATE ROAD CONNECTING ON THE SOUTH TO W. 79TH WAY (PUBLIC STREET) AND ON THE NORTH TO PECOS STREET (PUBLIC STREET).

F. TYPE. LOCATION, EXAMPLES OF COPY AND CONSTRUCTION SIGNS

1 . PERMANENT SIGNS:
THE COMMUNITY MAY HAVE ONE ENTRY MONUMENT SIGN LOCATED WITHIN TRACT A, SETBACK AT LEAST EIGHT (8) FEET FROM THE FRONT PROPERTY LINE (ROW) AND EQUAL TO THE HEIGHT OF THE SIGN FROM SIDE AND REAR PROPERTY LINES THE MONUMENT WILL BE A MAXIMUM OF SIX (6) FEET IN HEIGHT AND TEN(IO) FEET IN LENGTH WITH A MAX SIGN AREA OF THIRTY (30) SQUARE FEET PER SIGN FACE. THE MONUMENT MAY BE INTERNALLY LIGHTED OR HAVE ACCENT LANDSCAPE LIGHTING AND INCLUDE LANDSCAPING OF 2.5 SQUARE FEET PER SQUARE FOOT OF SIGN AREA. THE ENTRY MONUMENT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.
2. APPROVAL OF A SIGN PERMIT IS REQUIRED WHICH WILL INCLUDE A SITE PLAN TO VERIFY ANY POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS.

G. TYPE AND ALLOCATION OF ALL USES INCLUDING PERMITTED USES, USE AS PERMITTED AFTER AMENDMENT TO THE PUD AND PROHIBITED USES:

3. PERMITTED USES WITHIN SHERRELWOOD VILLAGE AMENDMENT 2 TOWNHOMES, OPEN SPACE, AND HOME BASED OCCUPATIONS AS PERMITTED BY ADAMS COUNTY. TEMPORARY USES INCLUDE OPEN SPACE AND LANDSCAPE IMPROVEMENTS. CONSTRUCTION OFFICES, LEASING OFFICE AND RELATED IMPROVEMENTS. SALES CENTERS AND TEMPORARY CONSTRUCTION TRAILERS REQUIRE PERMITS FROM ADAMS COUNTY PRIOR TO LOCATING ON THE PROPERTY. ANY STANDARDS AND ALLOWANCES FOR TOVNNHOMES NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R.3 ZONING ANY STANDARDS AND ALLOWANCES FOR SFD NOT EXPLICITLY LISTED IN THIS PUD SHALL FOLLOW R-I-C ZONING.

H. LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS

1. THE HOA IS RESPONSIBLE FOR ALL EXTERIOR AND COMMON SPACE MAINTENANCE. THE HOA IS ALSO RESPONSIBLE FOR SNOW REMOVAL, AND ROADWAY AND SIDEWALK MAINTENANCE AND REPLACEMENT. ADAMS COUNTY IS NOT RESPONSIBLE FOR REPAIRING OR MAINTAINING LANDSCAPING THAT IS DAMAGED AS A RESULT OF ROADWAY MAINTENANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO DE-ICING CHEMICALS AND STREET REPAIRS.

I. COVENANTS. CONDITIONS & RESTRICTIONS TO BE IMPOSED ON THE PUD ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES WILL BE DEVELOPED FOR SHERRELWOOD VILLAGE THROUGH THE COVENANTS. CONDITIONS & RESTRICTIONS (CC&RS); TO BE ADMINISTERED BY THE ESTABLISHED ASSOCIATION OR DISTRICT.

J. ADDITIONAL CONTROLS SUCH AS ARCHITECTURAL CONTROL COMMITTEE OF A PROPERTY OWNERS ASSOCIATION
THE COMMUNITY WILL HAVE AN ASSOCIATION OR DISTRICT THAT WILL ENFORCE THE DESIGN STANDARDS THROUGH THE
CC&RS.

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

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
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Robert J. Palmer, PE
President

ARCHITECT:
LAWRENCE ARCHITECTURE, INC.
RICK LAWRENCE, AIA
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SEAL: PREPARED UNDER THE DIRECT SUPERVISION OF:

SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

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

NO.	DATE	REVISION DESCRIPTION

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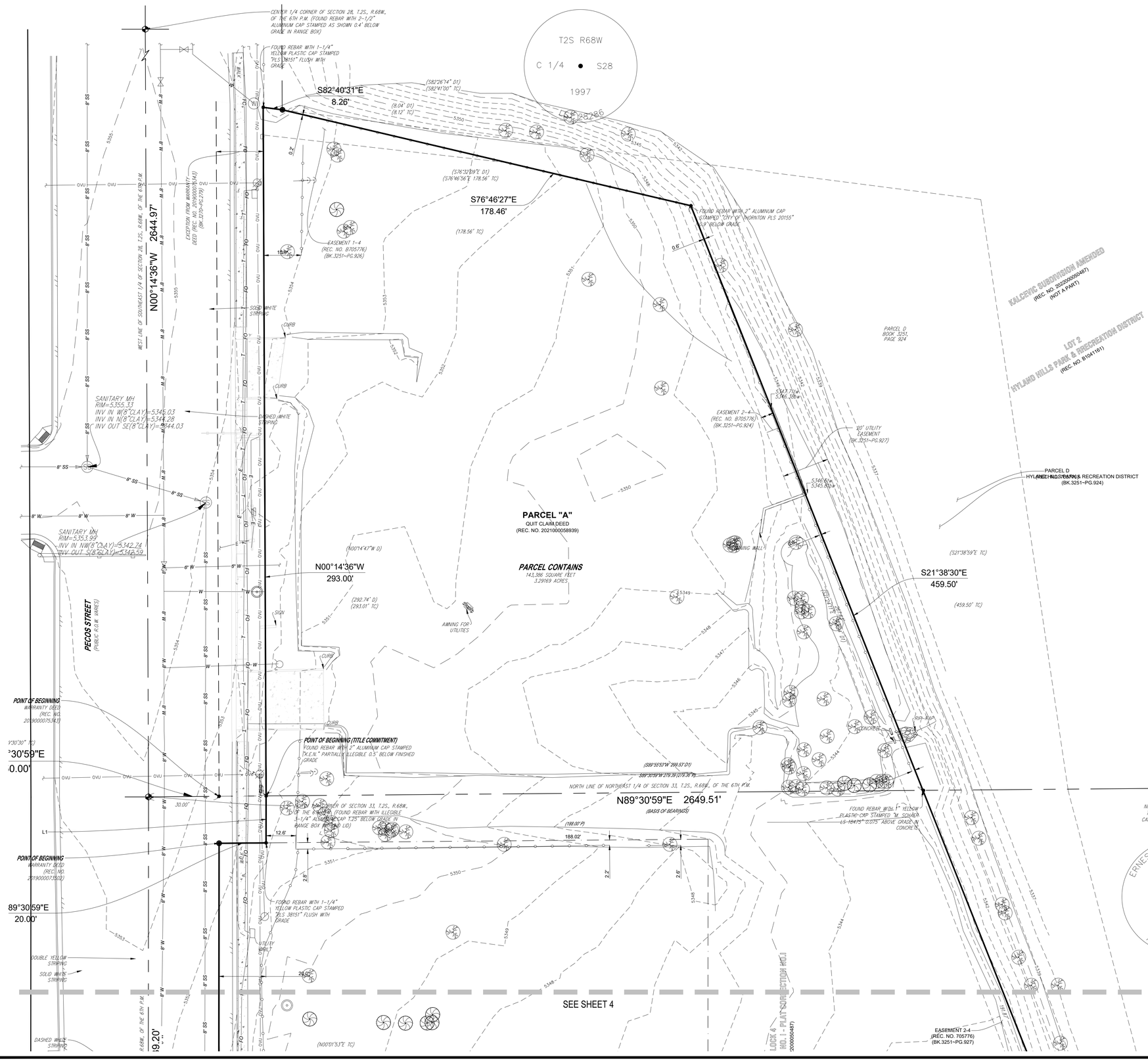
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
8000 N. PECOS STREET
ADAMS COUNTY, CO

SCALE:	AS NOTED	.	
DATE:	06/27/2025	.	
DESIGNED BY:	RJP	.	
DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:
TITLE SHEET

SHEET NO:
2 OF 21



NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

ITEMS 1 THROUGH 7 ARE NON-SURVEY RELATED ITEMS.

8. EXISTING LEASES AND TENANCIES, IF ANY.
(NOT ADDRESSED.)

9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
(APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)

10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. B7057576.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE 371.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE 924.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. 20180000026268.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 20180000066629.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 20180000066681.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 20180000726300 AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. 2019000025839.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075940.
AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. 2019000073330.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENTFINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075941.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. 2019000063643.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. 2019000096873 AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 2020000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. 2020000041819 AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. 2022000062521.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 2021000029929.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. 2022000033903 AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. 2022000050487.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED _____ UNDER RECEPTION NO. _____.
(NOT ADDRESSED.)

20 0 10 20
1 inch = 20 ft.

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Robert J. Palmer, PE
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ARCHITECT:
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RICK LAWRENCE, AIA
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Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

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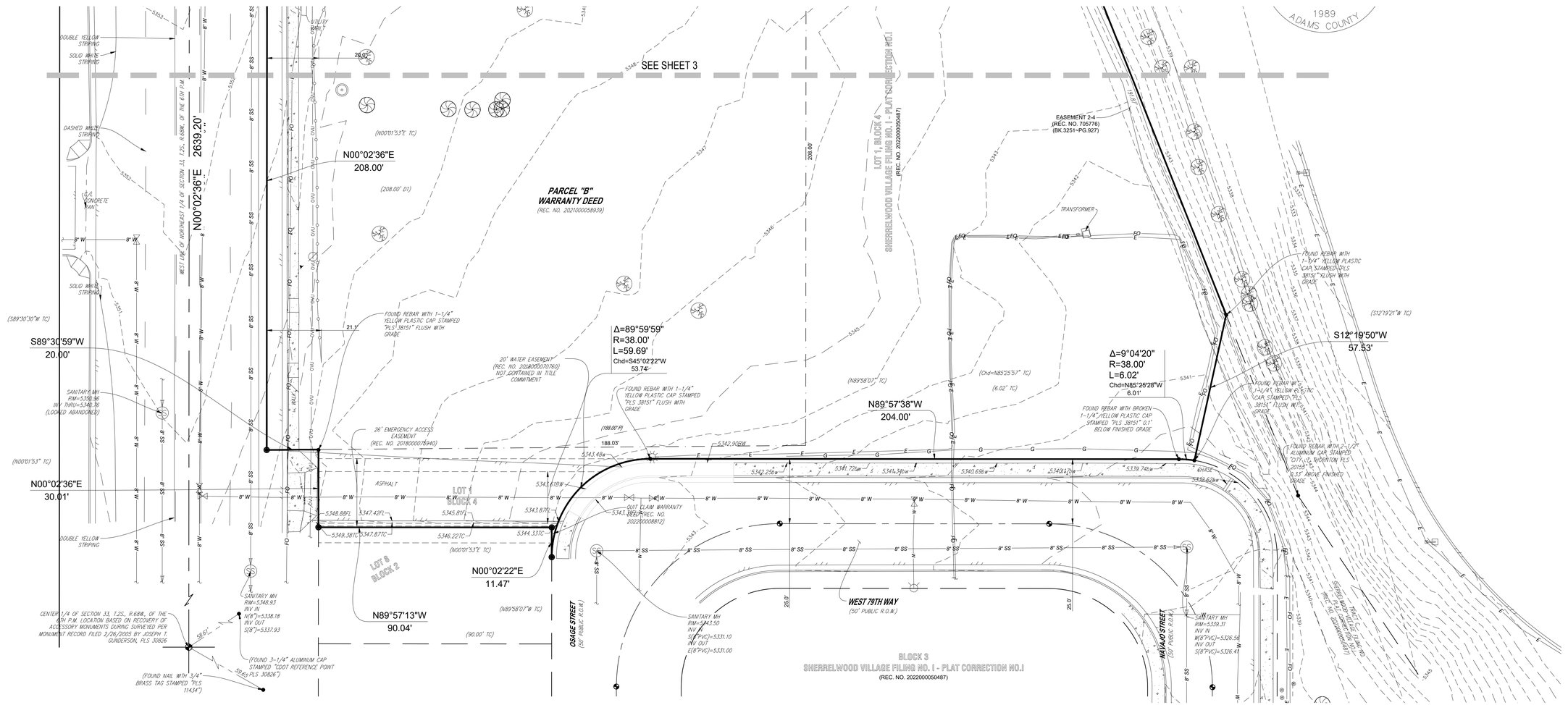
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
8000 N. PECOS STREET
ADAMS COUNTY, CO

SCALE: AS NOTED	.
DATE: 06/27/2025	.
DESIGNED BY: RJP	.
DRAWN BY: SEL	FILE NAME: CURRENTCIVIL.DWG
CHECKED BY: FPP	SLS JN: 24-0024-01

DRAWING TITLE:
EXISTING CONDITIONS NORTH

SHEET NO:
3 OF 21



NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

ITEMS 1 THROUGH 7 ARE NON-SURVEY RELATED ITEMS.

8. EXISTING LEASES AND TENANCIES, IF ANY.
(NOT ADDRESSED.)

9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
(APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)

10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. B705776.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE 371.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE 924.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. 2018000026268.
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Robert J. Palmer, PE
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BY Robert J. Palmer, PE
Licensed Professional Engineer (CO PE #36320), AS PRESIDENT FOR STRATEGIC LAND SOLUTIONS, INC.

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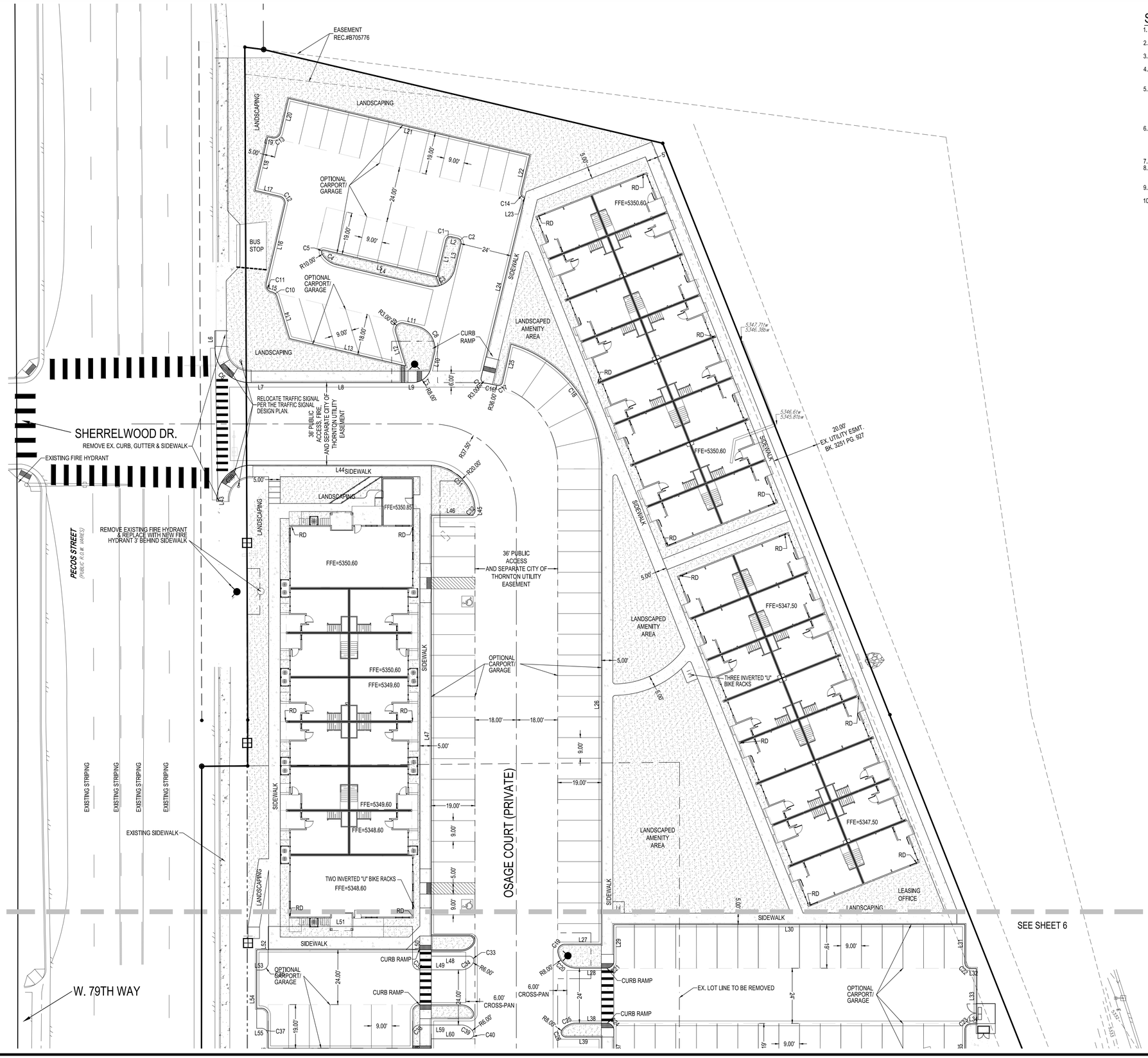
8000 N. PECOS STREET
ADAMS COUNTY, CO

SCALE:	AS NOTED	.	
DATE:	06/27/2025	.	
DESIGNED BY:	RJP	.	
DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:
EXISTING CONDITIONS SOUTH

SHEET NO:
4 OF 21



SITE PLAN NOTES

1. ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
2. PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
3. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY CLC, INC.
4. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SAWCUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAWCUT IS WITHIN 5 FOOT OF A JOINT.
5. THE PARKING AREAS AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF SIX-INCHES OF ASPHALT OVER FOUR-INCHES OF AGGREGATE BASE COURSE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE WEIGHT IMPOSED BY FIRE APPARATUS (40.5 TON, 3 AXLES).
6. THE DRIVE THRU, LOADING AREA, AND TRASH DUMPSTER AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI.
7. ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS.
8. ALL-CONSTRUCTION WITHIN PUBLIC-RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT ADAMS COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
9. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS.
10. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SITE PLAN LEGEND

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
- ADA ACCESSIBLE ROUTE
- ADJACENT PARCEL PROPERTY LINE
- EXISTING CURBLINE
- PROPOSED 6" CURB LINE W/MONOLITHIC GUTTER
- PROPOSED 6" CURBLINE W/1' CATCH PAN GUTTER,
- PROPOSED 6" CURBLINE W/1' SPILL PAN GUTTER,
- PROPOSED STRIPED ISLAND (NOT RAISED)
- PROPOSED CONCRETE PAVEMENT (WITH THICKNESS NOTED)
- LANDSCAPED AREA
- GRASS PAVE II REINFORCED LANDSCAPED AREA
- PROPOSED OVERHEAD ROOF/CANOPY LINE
- PROPOSED BUILDING LINE / EXISTING ESMT. AS CALLED OUT HEREON
- EXISTING STREET LIGHT
- EXISTING PARKING LOT LIGHT
- EXISTING OVERHEAD POWER POLE

20 0 10 20
1 inch = 20 ft.

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DENVER, CO 80209

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
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DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:
SITE PLAN NORTH

SHEET NO:
5 OF 21

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9. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNEI ACCESSIBILITY REQUIREMENTS.
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SITE PLAN LEGEND

- SITE PROPERTY LINE (WITH METES & BOUNDS NOTED)
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- LANDSCAPED AREA
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- EXISTING PARKING LOT LIGHT
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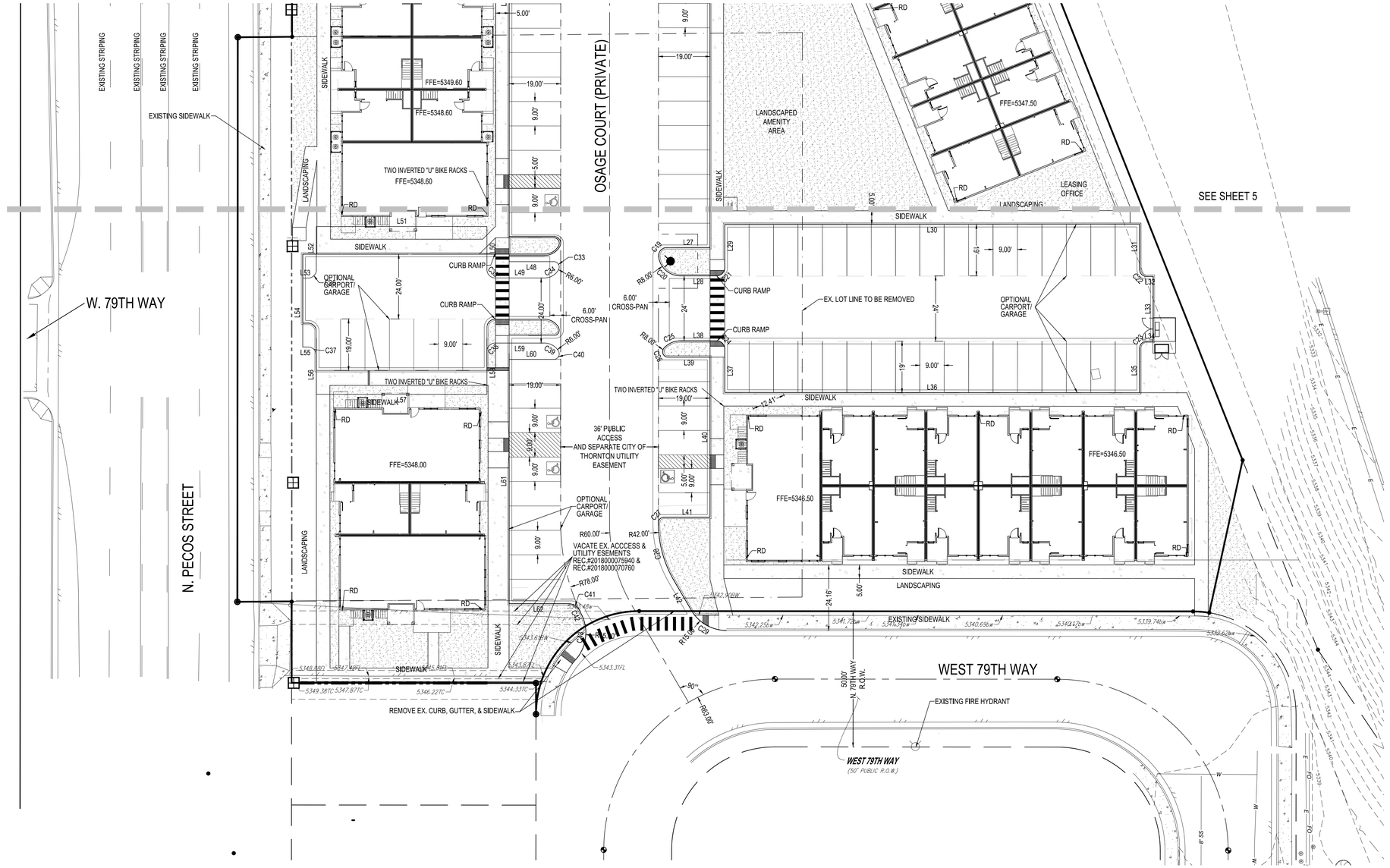

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SITE PLAN SOUTH

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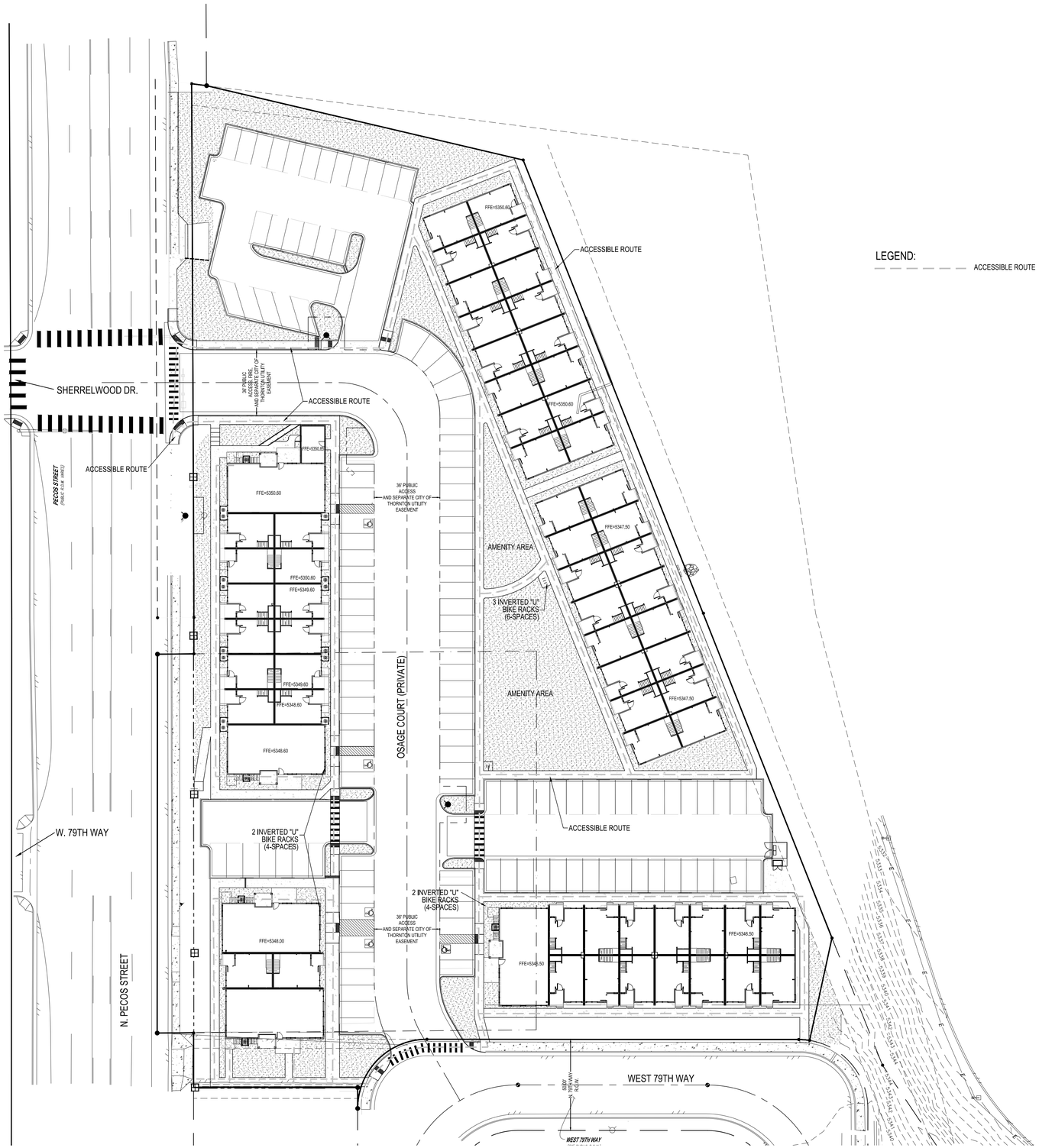
6 OF 21



LEGEND:

ACCESSIBLE ROUTE

30 0 15 30

1 inch = 30 ft.

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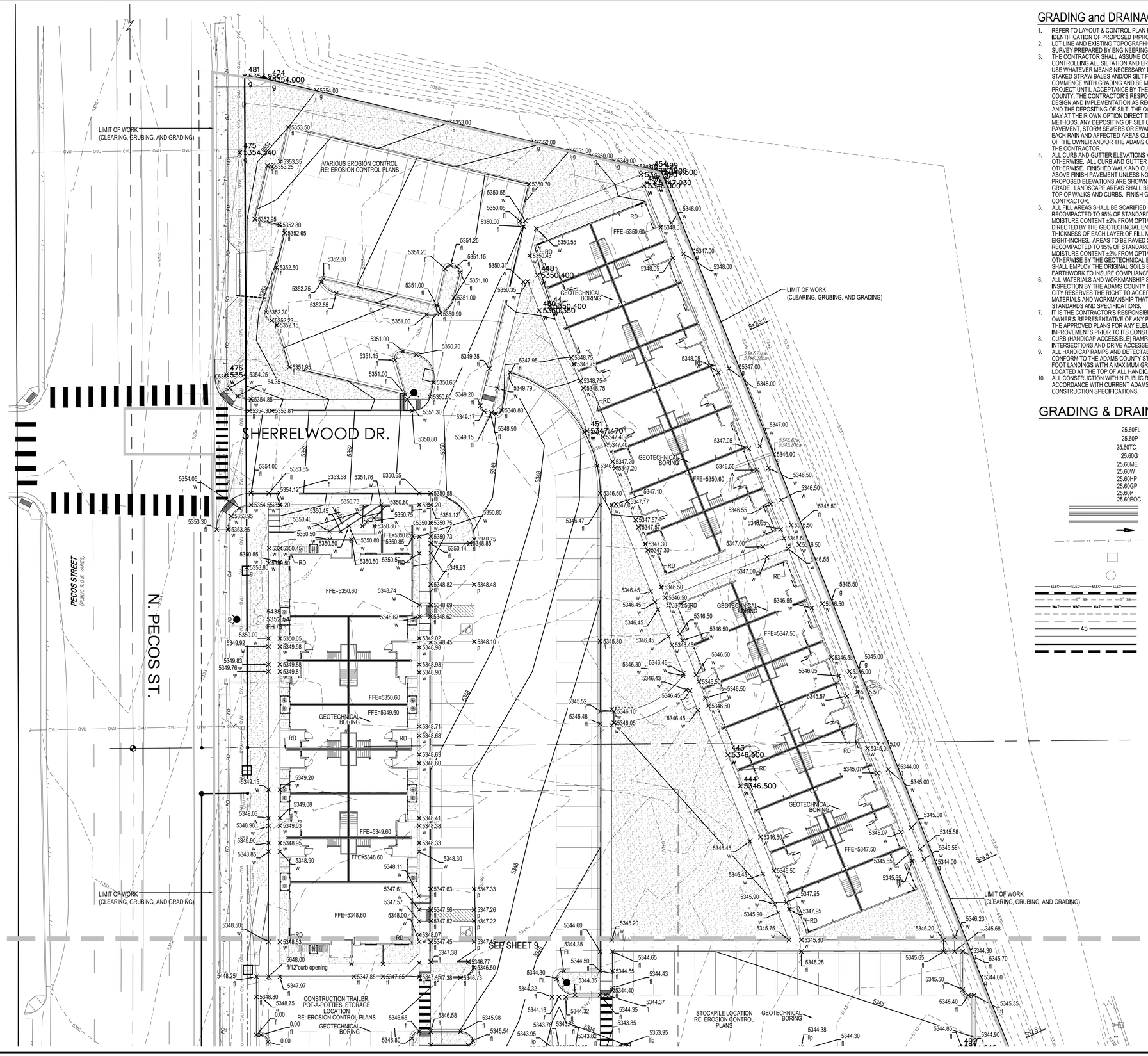
DRAWING TITLE:

MULTI-MODAL PLAN

SHEET NO:

7 OF 21



GRADING and DRAINAGE NOTES

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

GRADING & DRAINAGE LEGEND

25.60FL	PROPOSED SPOT GRADE - FLOW LINE
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	EXISTING STORM MANHOLE
ELEC	PROPOSED ELECTRICAL LINE
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
WAT	WATER LINE
	EXISTING INTERM CONTOUR
	EXISTING INDEX CONTOUR
45	PROPOSED INDEX CONTOUR
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	PROPERTY LINE
	100-YEAR FLOOD BOUNDARY

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SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

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

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8000 N. PECOS STREET
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SCALE:	AS NOTED	.	
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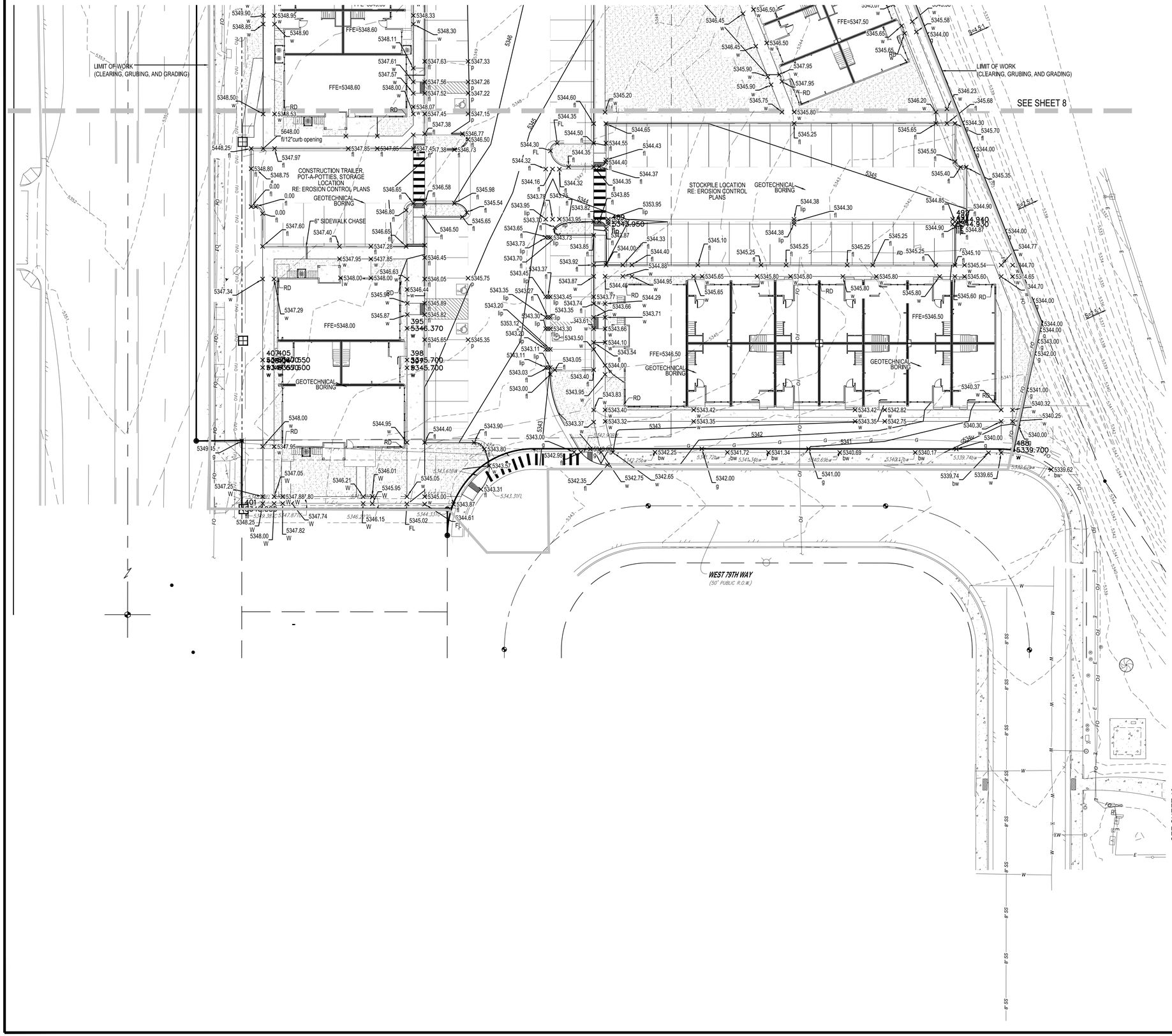
DESIGNED BY:	RJP	.	
DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:
PRELIMINARY GRADING PLAN NORTH

SHEET NO:
8 OF 21



GRADING and DRAINAGE NOTES

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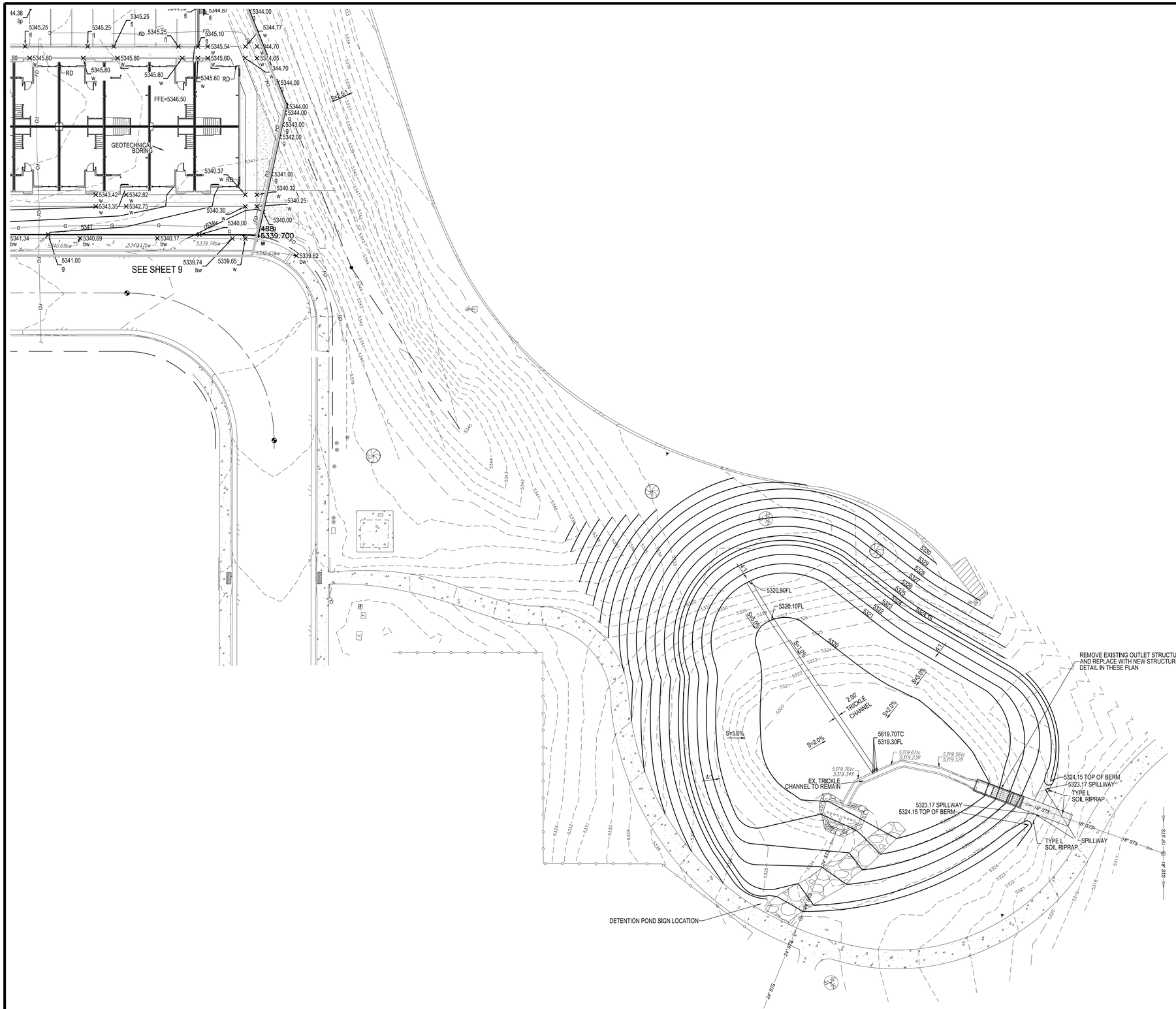
SHEET NO:
9 OF 21



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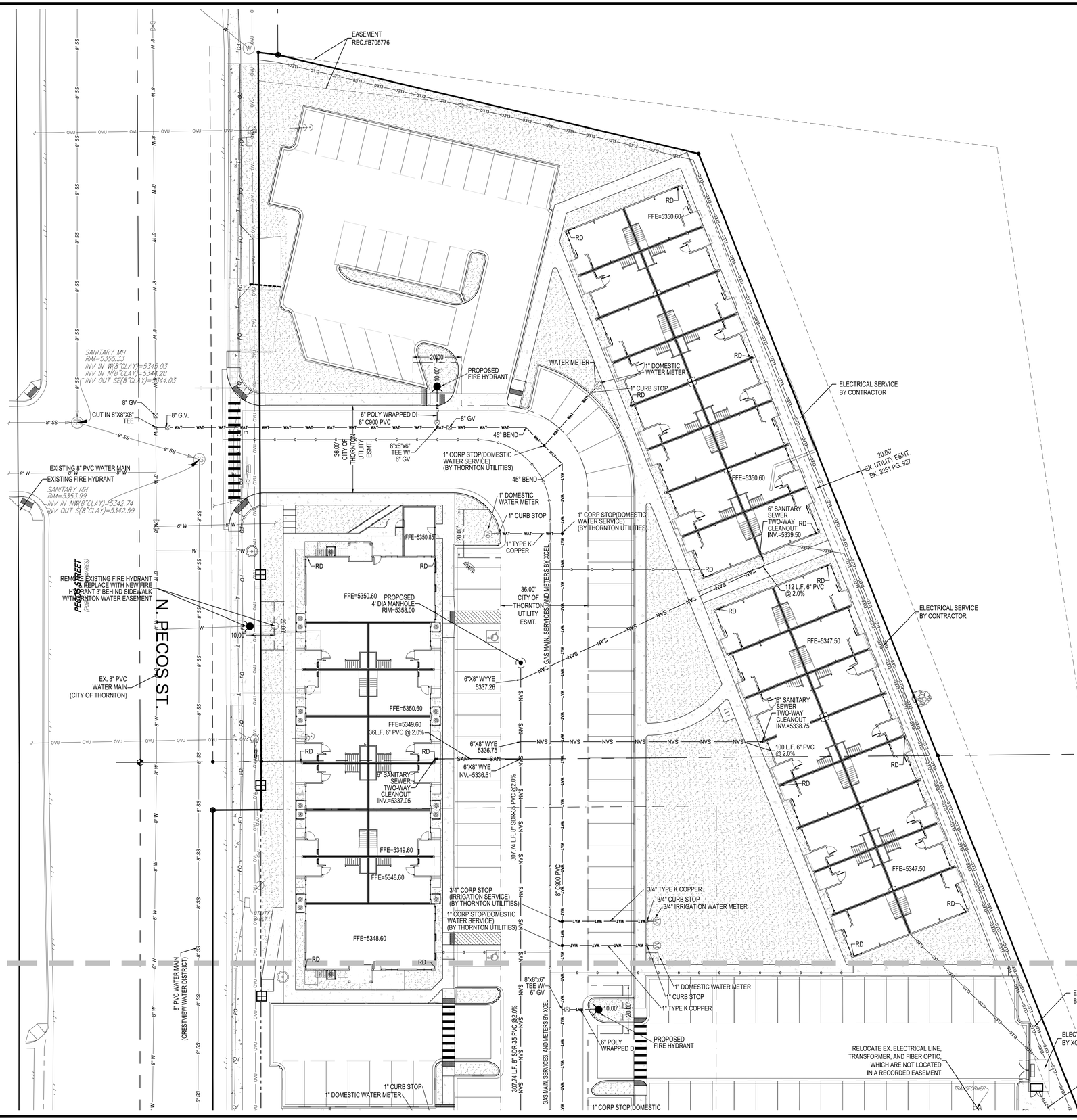
CHECKED BY: FPP	SLS JN: 24-0024-01

DRAWING TITLE:
PRELIMINARY DETENTION POND MODIFICATION

SHEET NO:
10 OF 21



UTILITY NOTES:

1. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK. PROTECT UTILITIES FROM DAMAGE DURING CONSTRUCTION.
2. OWNER WILL OBTAIN ALL PERMITS FOR UTILITY HOOKUPS. CONTRACTOR WILL COORDINATE ACTUAL HOOKUPS WITH UTILITY COMPANIES IMPACTED.
3. REFER TO LAYOUT & CONTROL PLAN FOR DIMENSIONS AND IDENTIFICATION OF PROPOSED IMPROVEMENTS.
4. EXISTING UTILITY INFORMATION TAKEN FROM THE SURVEY PREPARED BY ENGINEERING SERVICE COMPANY.
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6. THE CONTRACTOR SHALL NOTIFY THE ADAMS COUNTY ENGINEERING DIVISION INSPECTION SECTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 116 HOURS PRIOR TO STARTING CONSTRUCTION.
7. THE CONSTRUCTION PLANS SHALL BE CONSIDERED VALID FOR ONE (1) YEAR FROM THE DATE OF CITY ACCEPTANCE, AFTER WHICH TIME THESE PLANS SHALL BE VOID AND WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE ADAMS COUNTY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / OWNER'S REPRESENTATIVE OF ANY PROBLEM(S) IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
9. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS. PIPE ZONE (BEDDING) COMPACTION SHALL BE 97% STANDARD PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY. TRENCH ZONE COMPACTION SHALL BE 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITE INSIDE STREET RIGHTS-OF-WAY; AND 97% STANDARD OR MODIFIED PROCTOR DENSITY OR EQUIVALENT RELATIVE DENSITY OUTSIDE STREET RIGHTS-OF-WAY UNLESS SPECIFIED OTHERWISE.
10. PRIVATE STORM SEWERS WILL BE SDR-35 PVC, OR OTHER MATERIAL APPROVED BY THE ADAMS COUNTY ENGINEERING DEPARTMENT.
11. ALL PIPE SHALL BE INSTALLED WITH CLASS B BEDDING.
12. POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D-3034 TYPE PSM WITH A MINIMUM SDR OF 35. JOINTS SHALL BE ELASTOMETRIC GASKET TYPE MEETING THE REQUIREMENTS OF ASTM D-3212.
13. WATER SERVICE LINES SHALL BE TYPE "K" COPPER.
14. COORDINATE LOCATION OF ELECTRIC METER AND TRANSFORMER, AND GAS METER WITH MECHANICAL DRAWINGS. CONTRACTOR TO COORDINATE SERVICE CONNECTIONS WITH UTILITY COMPANY.
15. ALL CONSTRUCTION WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT ADAMS COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.

UTILITY PLAN LEGEND

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

UTILITY NOTE:

THE WATER AND SANITARY SEWER INFORMATION SHOWN HERE IS FOR INFORMATION ONLY. ALL WATER AND SANITARY SEWER WORK SHALL BE PER THE APPROVED CITY OF THORNTON UTILITIES PLAN.

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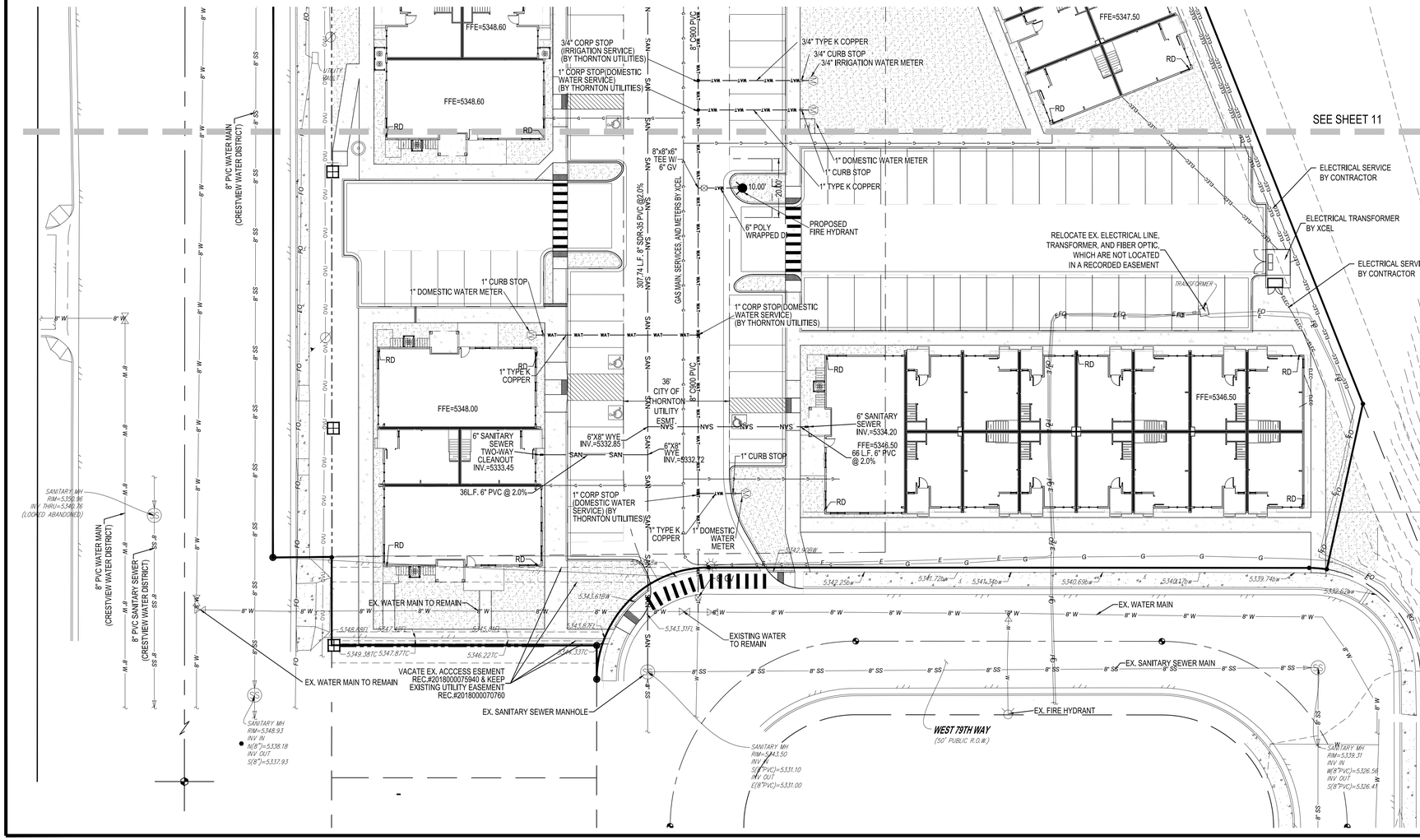
SHEET NO:
11 OF 21



UTILITY NOTES:

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

UTILITY PLAN LEGEND

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

UTILITY NOTE:
THE WATER AND SANITARY SEWER INFORMATION SHOWN HERE IS FOR INFORMATION ONLY. ALL WATER AND SANITARY SEWER WORK SHALL BE PER THE APPROVED CITY OF THORNTON UTILITIES PLAN.

20 0 10 20

1 inch = 20 ft.

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

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

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

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

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

NO.	DATE	REVISION DESCRIPTION

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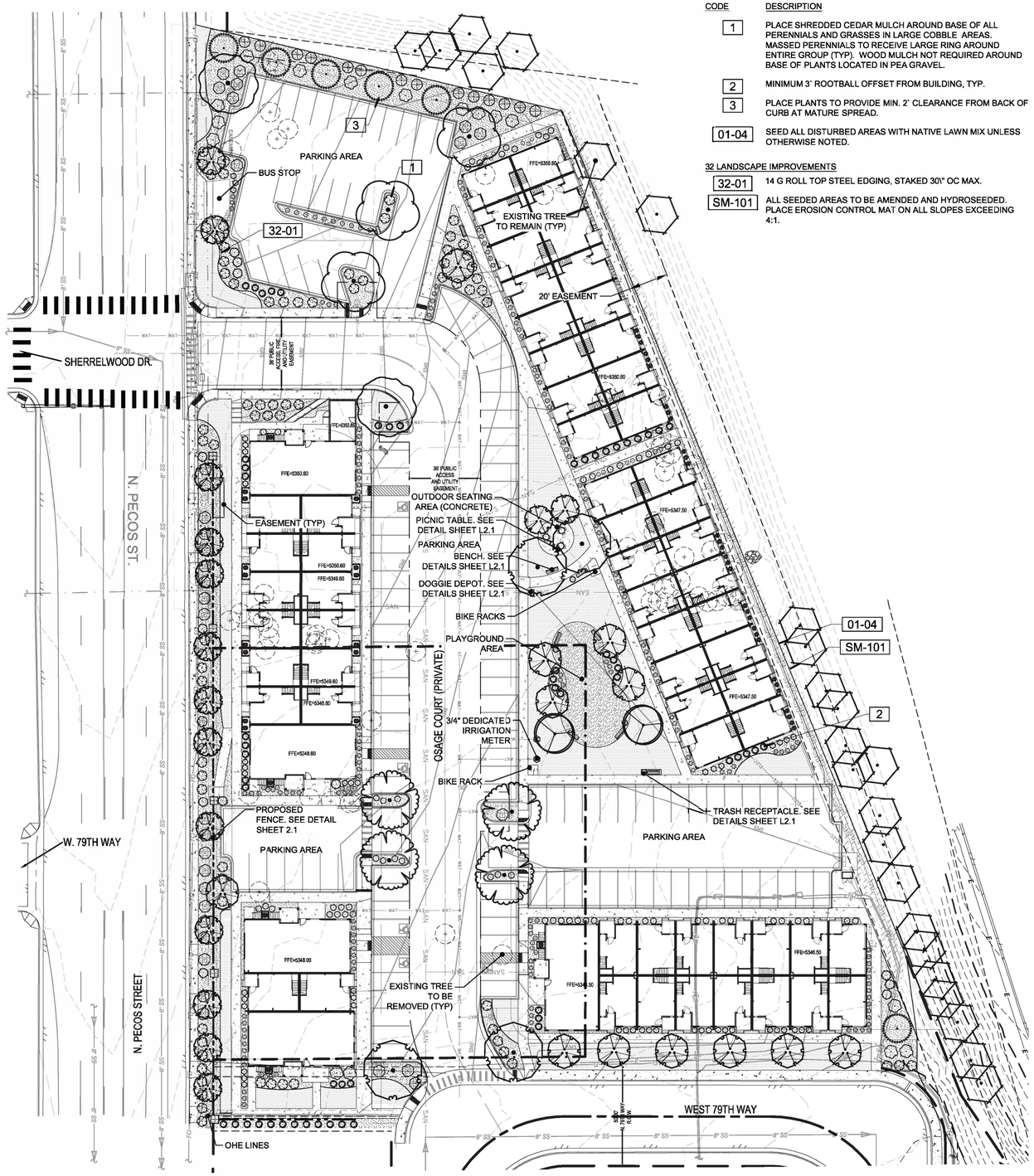
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
8000 N. PECOS STREET
ADAMS COUNTY, CO

SCALE: AS NOTED	.
DATE: 06/27/2025	.
DESIGNED BY: RJP	.
DRAWN BY: SEL	FILE NAME: CURRENTCIVIL.DWG
CHECKED BY: FPP	SLS JN: 24-0024-01

DRAWING TITLE:
PRELIMINARY UTILITY PLAN SOUTH

SHEET NO:
12 OF 21



LANDSCAPE PLAN

SCALE: 1" = 30'

0 30 60 90

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.
3	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.

32 LANDSCAPE IMPROVEMENTS

32-01	14 G ROLL TOP STEEL EDGING, STAKED 30\" OC MAX.
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	AH	15	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	1.5" B&B MULTISTEM
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B
	GTS	4	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	2" B&B
	GD	3	GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	2" B&B
	MS	12	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	1.5" B&B
	PE	6	PINUS EDULIS / PINON PINE	6` B&B
	PCC	2	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR	1.5" B&B
	EX-REM	66	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX
	EX-RET	24	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX
	UC	2	ULMUS X `FRONTIER` / AMERICAN ELM	1.5" B&B
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS				
	CMF	14	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` / FERNBUSH	5 GAL
	MR	7	MAHONIA REPENS / CREEPING MAHONIA	1 GAL
	MR	53	MAHONIA REPENS / CREEPING MAHONIA	5 GAL
	PAL	47	PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` / DWARF RUSSIAN SAGE	5 GAL
	POD	16	PHYSOCARPUS OPULIFOLIUS `DIABLO` / DIABLO NINEBARK	5 GAL
	POL	57	PHYSOCARPUS OPULIFOLIUS `LITTLE DEVIL` / DWARF PURPLE NINEBARK	5 GAL
	PBP	79	PRUNUS BESSEYI `PAWNEE BUTTES` / SAND CHERRY	5 GAL
	RG	34	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL
GRASSES				
	BB	150	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLUE GRAMA	1 GAL
	PVD	22	PANICUM VIRGATUM `DALLAS BLUES` / DALLAS BLUES SWITCH GRASS	1 GAL
	SP	31	SCHIZACHYRIUM SCOPARIUM `PRAIRIE BLUES` / LITTLE BLUESTEM GRASS	1 GAL
	SW	12	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL
PERENNIALS				
	AQ	28	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
MULCHES				
	PM	1,646 SF	PLAYGROUND MULCH / 12" DEPTH	MULCH
	RMM	18,476 SF	ROCK MULCH / 1-2" RIVER ROCK	MULCH
SOD/SEED				
	NLS	2,296 SF	NATIVE LAWN SEED MIX / PAWNEE BUTTES SEED CO NATIVE LAWN MIX	SEED
	TURF	11,620 SF	TURF / TEXAS HYBRID BLUEGRASS	SOD

SITE CATEGORY REQUIREMENTS

RIGHT OF WAY LANDSCAPE

Street Name or Zone Boundary (elev.)	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.	Shrubs Req./Prov.
N Pecos St	Arterial	10' / 10'	556	1 / 40	14 / 14	70 / 70

BUFFER AREAS

Street Name or Zone Boundary (elev.)	Linear Footage	Trees Required	Trees Provided
Northern Property line	188	1/40 lf	5 evergreen

PARKING AREAS

No. of Vehicle Spaces Provided	Shade Trees (1/10) Required / Provided	Landscape Req / Prov (1/35 parking)
136	14 / 14	778 / 820

Frontage Screening Req/ Provided	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided
No public frontage	N/A	N/A	75% / 82%

OVERALL LANDSCAPING

Site area	Landscape % Req	Landscape % Prov	Tree Req / Prov (1 / 1500 sf)	Plant Coverage SF
143,386 sf	30% / 43,016 sf	30.1% / 43,206 sf	22 / 22	78%

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

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

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

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

SEAL:

NO.	DATE	REVISION DESCRIPTION

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

SCALE:	AS NOTED
DATE:	06/07/2024
DESIGNED BY:	JRO
DRAWN BY:	JRO
CHECKED BY:	NAM
FILE NAME:	CURRENTCIVIL.DWG
	SLS JN: 24-0024-01

DRAWING TITLE:
Landscape Plan

SHEET NO:
13 of 21

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
   A. 1" BELOW CURB FOR ALL SEEDED AREAS.
   B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
   C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

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

   TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

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

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

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

    PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

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

IRRIGATION NOTES

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

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

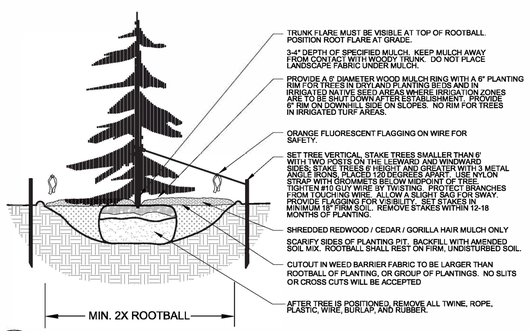
ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

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

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

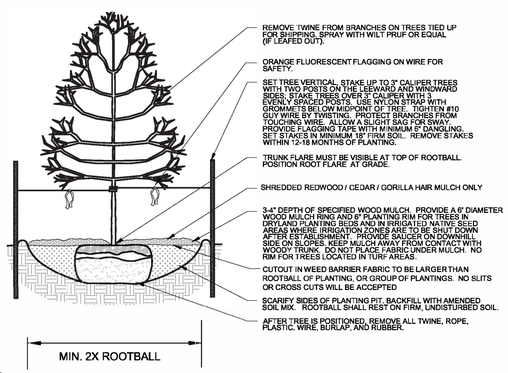
ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED FOR A PERIOD OF 1 YEAR, OR UNTIL FULLY ESTABLISHED.

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

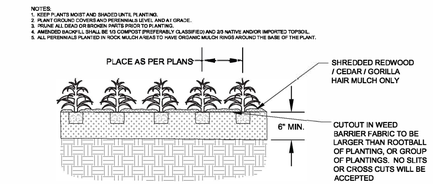


1 L2.0 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE SECTION

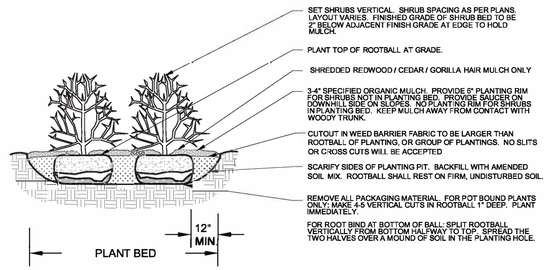
NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



2 L2.0 DECIDUOUS TREE PLANTING DETAIL
SECTION



3 L2.1 PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



4 L2.0 SHRUB PLANTING DETAIL
NOT TO SCALE SECTION

EXISTING TREE PROTECTION DIRECTIONS:

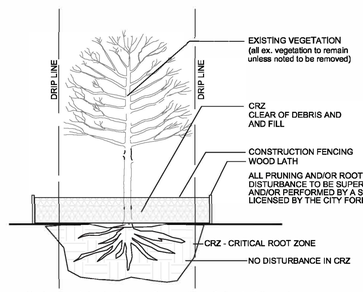
PROTECTIVE FENCING:

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

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

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



Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.

5 L2.0 EXISTING TREE PROTECTION DETAIL

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

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

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
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FRANKTOWN, CO 80116
720.384.7981 Phone
rpalmer@strategiclis.net
Robert J. Palmer, PE
President

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

SEAL:

NO.	DATE	REVISION DESCRIPTION

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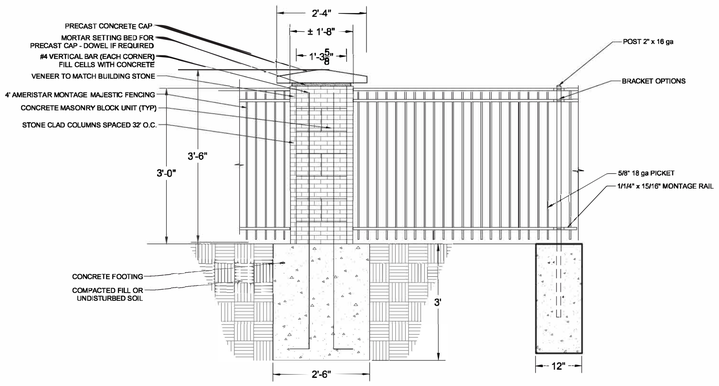
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
8000 N. PECOS STREET
ADAMS COUNTY, CO

SCALE: AS NOTED	
DATE: 06/07/2024	
DESIGNED BY: JRO	
DRAWN BY: JRO	FILE NAME: CURRENTCIVIL.DWG
CHECKED BY: NAM	SLS JN: 24-0024-01

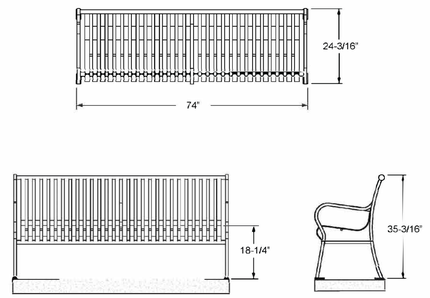
DRAWING TITLE:
Landscape Details & Notes

SHEET NO:
14 of 21



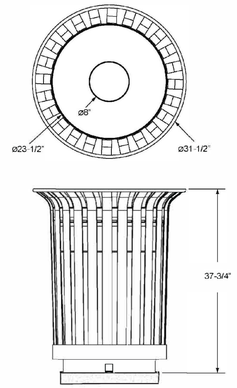
1 L2.1 FENCE / COLUMN SECTION

HAMILTON COLLECTION SLAT STYLE PARK BENCHES



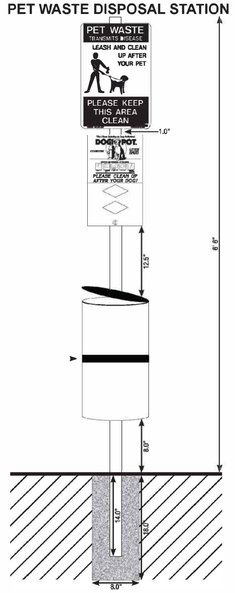
2 L2.1 SURFACE MOUNT BENCH
NOT TO SCALE
SECTION

LEXINGTON COLLECTION TRASH RECEPTACLES

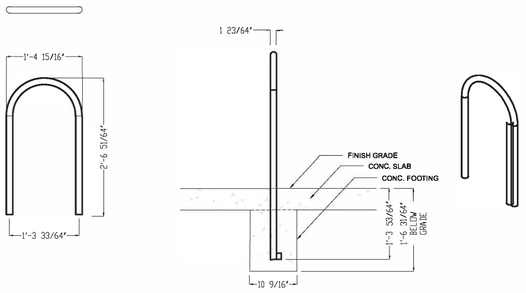


3 L2.1 SURFACE MOUNT TRASH ENCLOSURE
NOT TO SCALE
SECTION

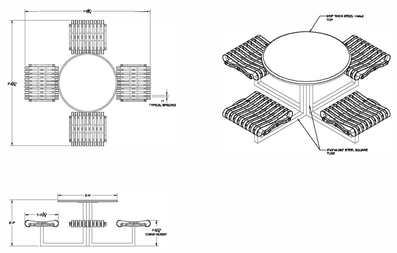
PET WASTE DISPOSAL STATION



4 L2.1 DOGIPOT STATION
NOT TO SCALE



5 L2.1 MAGLIN 500 STEEL BIKE RACK DETAIL (MBR500-DB)
NOT TO SCALE



6 L2.1 PICNIC TABLE
NOT TO SCALE

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DENVER, CO 80209

CIVIL ENGINEER:
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Landscape Details

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15 of 21

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5539 Colt Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com

SECTION 32 90 00
PLANTING

PART 1 - GENERAL
1.01 SPECIAL CONDITIONS

A. Permits and Surveys

The contractor shall establish all lot lines and restrictions. All other lines, grades and levels shall be established by the contractor and he shall verify all dimensions, lines and grades indicated on the drawings. The contractor shall furnish all surveys. Permits and licenses required for execution of the work shall be procured and paid for by the contractor. The contractor shall give all notices, call for inspections and comply with all laws and ordinances bearing on the work.

B. Contractor's Responsibilities

The contractor shall give efficient supervision to the work, using his best skill and attention. When absent from the job, he shall appoint a supervisor capable of discussing minor matters with the contractor on the site. He shall carefully study and compare all drawings, specifications and other instructions for the work. Any work indicated in a manner which would make it difficult to produce first class work, or any discrepancies or conflicts which appear between drawings and specifications and local ordinances or restrictions shall be referred to the contractor for interpretation or correction before proceeding with work. Any alleged extra shall be presumed to be part of the Contract without additional charge unless certified by contractor.

C. Hidden Obstacles

Prior to cutting into the soil, the Contractor shall locate all cables, conduits, water, gas, electric, sewers, septic tanks and such other utilities as are commonly encountered underground and he shall take proper precaution as not to damage or disturb such improvements. If a conflict exists between such obstacles and the proposed work, he shall promptly notify the Landscape Architect who will arrange for relocation. contractor will proceed in the same manner if rock layers or any other condition encountered underground makes changes advisable.

D. Final Inspection

Upon completion of work in its entirety, contractor shall notify the Owner's Representative who will arrange for final inspection at which time the contractor shall be present. Any assumed or existing variance or omission shall be noted at this time, and the contractor shall stipulate when and how he will rectify said variance. When these changes, if any, have been carried out and the areas of work cleaned, the job shall be considered completed and the General Contract executed.

E. Responsibility for Workmanship

Neither completion of the job nor final payment shall relieve the contractor of responsibility for guarantee stated in the Contract, or of responsibility for faulty materials or poor workmanship. The contractor shall promptly remedy any defects which occur during the guarantee period. Notice of observed defects will be forwarded to the Contractor by the Owner's Representative in duplicate. Contractor will return one (1) copy to the Owner's Representative, noting thereon what action was taken. All questions arising under this article shall be decided by the Owner's Representative.

F. Termination of Contract

The Owner's Representative reserves the right to terminate the contract if in his reasonable opinion the Contractor is not performing the contract as required. Owner's Representative will remunerate contractor for work to date of termination.

G. Insurance

Contractor as well as his Sub-contractors, shall not commence work prior to obtaining the necessary insurance policies outlined in the Construction Agreement. These policies shall be maintained during the life of the Contract and should be produced to the Owner's Representative upon request.

H. Compliance with Building Codes

All work under this Contract shall comply with all laws, ordinances, and regulations applicable.

I. Interpretation of Drawings and Documents

1. Should a Contractor find discrepancies in, or omission from the drawings or specifications, or should he be in doubt as to their meaning, he shall at once notify the Landscape Architect, and immediately confirm same in writing.

2. Should the Contractor discover any points of conflict between the work and any rules, laws, or ordinances of the municipality in which the work is to be performed, he shall notify the Landscape Architect at once and immediately confirm same in writing.

3. Should the Owner's Representative find it necessary to issue a clarification or change, a written Addendum will be delivered to all bidders.

J. Addendum

Any and all Addenda issued by the Owner's Representative during the time of bidding shall form a part of the drawings, specifications and Contract Documents, and shall be included by the Contractor in his proposal.

1.02 GENERAL CONDITIONS

A. General

1. The terms and definitions stated in these General Conditions shall apply to all sections of the specifications as set forth fully therein.

2. The indications on the drawings or the requirements of the specifications and listings shall be as binding as thought shown and/or required by both.

3. All part of the work specified herein and/or indicated on the plans, may be completed by separate contractors and it shall be the responsibility of each contractor to determine the effect of their work upon the work of others. The Landscape contractor, however, is to coordinate the various trades under his jurisdiction.

4. The Contractor shall perform all work in accordance with all applicable building requirements and ordinances even though such requirements are not specifically mentioned herein. Any work in conflict with such requirements shall be brought to the attention of the Landscape Architect by the Contractor and the Contractor shall not proceed with such work without the written approval of the Landscape Architect.

B. Definitions

1. Contractor shall mean the contractor or his Sub-contractor, or his supplier performing work for the contractor.

2. Work shall mean all labor, material, equipment, services, permits and licenses, necessary to furnish and/or install in place all materials, equipment and/or appliances specified in any one section and/or shown on the plans and/or specifications.

3. Furnish shall mean to purchase and deliver all materials, equipment, or appliances specified in any one section and/or shown on the plans and/or specifications.

4. Install shall mean all labor, material, equipment, services necessary to set in place, connect, hook-up and/or make ready for operation all materials, equipment and/or appliances furnished by the Contractor and/or by others.

5. Contract shall consist of the written agreement between the Owner or Owner's Representative and the Contractor, Plans, General Conditions, and entire Specification Section for the work being performed and what is indicated in one part shall be as binding as if indicated in all parts.

6. Construction site shall mean the site as indicated by plans and specifications.

C. Guarantee

Unless otherwise specified herein, the Contractor, upon completion of the entire work described in the Contract, shall provide the Owner's Representative with a written guarantee stating that all work performed as a part to the Contract is fully guaranteed for a period of one 365 days from the date of acceptance, and that during said 365 day period, all defective workmanship and/or materials shall be repaired and/or replaced in place, including any work or other which has been damaged by such defective workmanship and/or materials and by the repair and/or replacement of same, at no additional cost to the Owner.

D. Add On's (Extras)

A purchase order is to be issued to the Contractor prior to the execution of work other than specified in the Contract. The Contract cannot be amended or added to except by an Amendment or Purchase Order signed by the Owner's Representative. Any work performed without such an executed writing shall be presumed to have been included in the Contract without additional charge.

GENERAL WORK PROCEDURES

32 91 13 SOIL PREPARATION

A. Stockpiled Native Soil

1. Stockpiled native soil may be available from Owner's stockpile for use in planting areas. Soils for turf beds are classified as "3/8 inch minus"; soils for general mounding are classified as "2 inch minus".

2. Composition 3/8 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger than 3/8" diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.

3. Composition 2 inch minus: Fertile, friable, well-drained soil of uniform quality; free of material larger that 2" diameter, sticks, plaster, concrete, oils, chemicals, and other deleterious materials.

4. Analysis: If soil has not been tested, obtain a Soil Test Report of the proposed soil from Colorado State University, Soil, Water and Plant Testing Laborotory, or other consultant approved by Owner. Cost of testing will be paid for by the Contractor. Analysis to include:

a. Element Analysis: Nitrate Nitrogen, Phosphorus, Potassium, Calcium, Magnesium, Sulfur, Sodium, Zinc, Iron, Copper, Manganese, Boron, free lime.
b. Other: pH factor, % base saturation, electrical conductivity, mechanical analysis, % of organic content, cation exchange capacity (C.E.C).
c. Recommendations: Type and quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring topsoil to satisfactory level for planting.

5. If required, the Owner's stockpiled soil will be amended; this work is not in the Contract and the Contractor will be compensated for it on a Time and Materials basis. Rates for labor and equipment will be charged according to the Construction Agreement.

B. Imported Soil

1. Composition: To match or exceed in quality the 3/8" minus native soil, as determined by analysis described. Submit test results to Owner's Representative and Landscape Architect prior to ordering material.

2. Sample: Deliver one half cubic foot sample of proposed import soil to Landscape Architect for approval. Owner reserves the right to reject soil delivered to the site that does not meet the approved test results and/or the Specifications.

C. Soil Conditioning

1. Deliver products in manufacturer's standard packaging. When bulk materials are made, provide Owner's Representative with Bill of Ladening for each delivery. Transport organic amendments directly from the source to the staging area and stockpile as directed by the Owner.

2. Store products to protect them from damage and contamination and comply with manufacturer's storage instructions.

3. Coordinate work with other site work.

4. Inspect job for conditions which would prevent execution of this work as specified. Do not proceed until such conditions are corrected.

5. Trucks and vehicles shall not be permitted to pass over curbs, paving, etc., unless adequately protected against damage.

6. Landscape Architect reserves the right to take and analyze sample of materials for conformity to specifications at any time. Furnish samples upon request by Landscape Architect.

7. Immediately remove rejected materials from the site, at Contractor's expense. Cost of testing of materials not meeting specifications shall be paid by Contractor.

8. Incorporate the following in areas to be planted. Thoroughly cultivate soil in two directions to a depth of 12" for shrub areas, and 4"-6" for lawn and ground cover areas, both by means of rototiller or equal.

Program Recommendations / Landscape Areas:

General Soil Preparation. Amend all planting beds with class 1 compost, (Biocomp or equal). Apply at rate of 3 CYDS. per 1000 square feet to all planting beds and manicured lawn areas, and 2 CYDS. per 1000 square feet to all seeded areas. Apply pH amendments as recommended by soil test report. Till, mixing thoroughly, into the upper 8" of soil. Note: Raised planters shall be back filled with on site soil then amended as above. See Landscape Architect to determine definition of raised planter.

9. Back fill: Back Fill Mix -See planting details. 1 part by volume Compost to 2 parts native soil. 1 lb. Apply pH amendments as recommended by soil test report. The above materials should by thoroughly blended prior to use for backfill purposes. Also, iron sulfate should not contact cement surfaces since severe staining could occur.

10. Native Plant Fertilization:

Native plants do not need to be fertilized. Native plants shall receive amended soil backfill at a rate of 2 parts native soil and 1 part class I compost (Biocomp or equal). Mycorrhizae treatments may be performed within planting pit with approval of landscape architect and owner. Mycorrhizal treatments must consist of several ecto and endo fungi, and be provided with a food source and other natural minerals.

D Chemical Components:

The following additives may be used depending on the outcome of the soils report:

1. Ground Limestone: Agricultural limestone containing not less than 85% of total carbonates, ground to such fineness that 50% will pass #100 sieve and 90% will pass #20 sieve.

2. Dolomite Lime: Agricultural grade mineral soil conditioner containing 35% minimum magnesium carbonate and 49% minimum calcium carbonate, 100% passing #65 sieve. "Kaiser Dolomite 65AG" as manufactured by Kaiser, Inc. Mineral Products Dept. or equal.

3. Gypsum: Agricultural grade product containing 80% minimum calcium sulfate.

4. Iron Sulfate (Ferric or Ferrous): Supplied by a commercial fertilizer, containing 20% to 30% iron and 35% to 40% sulfur.

5. Sulfate or Potash: Agricultural grade containing 50% to 53% of water-soluble potash.

6. Single Superphosphate: Commercial product containing 20% to 25% available phosphoric acid.

7. Ammonium Sulfate: Commercial product containing approximately 21% ammonia nitrogen.

8. Ammonium Formaldehyde: Granular commercial product containing 34% ammonia nitrogen.

9. Urea Formaldehyde: Granular Commercial product containing 38% nitrogen.

10. I.B.D.U. (Iso Butyldiene Diurea): Commercial product containing 31% nitrogen.

11. Soil Sulfur: Agricultural grade sulfur containing a minimum of 96% sulfur.

12. Iron Sequestrene: Geigy Iron Sequestrene 138 Fe, or approved equal.

E. Top Soil Application

1. General: Spread topsoil over accepted subgrades in designated areas prior to incorporating amendments.

2. Restrictions: Do not commence spreading topsoil prior to acceptance of soil cultivation. Do not place soil under muddy conditions.

3. Soil Depth: Topsoil depth indicated in the Construction Documents is after natural settlement and light rolling. Conform to finished grades on the Civil Drawings.

32 93 00 PLANTING SPECIFICATIONS GENERAL FOR TREES, SHRUBS AND GROUNDCOVER

A. QUALITY ASSURANCE

1. Comply with federal, state and local laws requiring inspection for plant disease and infestations. Inspection certificates required by state law shall accompany each shipment of plants and deliver certificates to the Owner. Inspections are to be performed in the state of origin.

2. Transport plant materials in enclosed or tarped vehicles to minimize damage from wind.

3. All plants shall be true to name and one of each lot shall be tagged with the name and size of the plants in accordance with the standards of practice recommended by the American Association of Nurserymen.

4. Shipments of plants will be carefully inspected by the Owner's Representative and/or Landscape Architect at the site at the time of off-loading trucks to verify compliance with the above shipping requirements.

5. Substitutions of plant materials will not by permitted unless authorized in writing by Landscape Architect. If proof is submitted that plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of Contract Price.

6. Special care shall be taken to insure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

7. Plants in containers specified for shade locations are to be protected from sun prior to planting.

8. Personnel: Employ only qualified personnel familiar with required work.

B. INSPECTIONS AND SUBMITTALS

1. The Owner's Representative reserves the right to inspect plant materials at the nursery or growing ground prior to loading and transporting. If Owner's Representative selects to inspect at the nursery, tag all trees and representative samples of shrubs and groundcover prior to the inspection and arrange with the Owner's Representative ten (10) days in advance for the inspection. Such approval shall not impair the right of inspection and rejection during progress of the work.

2. If trees are not hand selected by Landscape Architect then three representative samples of each size of tree and shrub species are to be delivered to the project site for the Owner's Representative to review and approve, prior to ordering any plants. Accepted samples are to be maintained in good condition by the contractor at the contractor's storage yard during the construction period, and installed as the last plants on the project. Rejected plants are to be immediately replaced with acceptable samples. All plants delivered to the project will meet the standards of these representative samples.

3. File Certificates of inspection of plant materials by County, State and Federal authorities with Owner's Representative. All plants are to have a certificate of origin.

4. Submit within 30 days after Notice to Proceed a complete list of materials to be furnished and confirmed sources for same. Owner reserves the right to approve or reject suppliers and contractors.

5. Gravel and Organic Mulch: Submit within 30 days after Notice to Proceed a one cubic foot sample of specified gravel mulch to the Owner's Representative.

NDS
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5539 Gals Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com

CLIENT/DEVELOPER:
..\SLS_CLIENT LOGOS\delwest.png
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SLS JN:	24-0024-01

DRAWING TITLE:
Landscape Specifications

SHEET NO:
16 OF 21

32 93 00 PLANTS

PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation

1. Balled and Burlapped (B & B) Plants: Dig and prepare shipment according to the accepted industry standards and in a manner that will not damage roots, branches, shape, short and long term health, and future development. Size of rootball shall be as defined in the American Standard for Nursery Stock (American Association of Nurserymen; latest edition). B & B plants may only be used if specified in the Contract Documents or if authorized in writing by the Landscape Architect.

2. Container Grown Plants: Deliver plants in container sufficiently rigid to hold ball shape and protect root mass.

3. At contractor's option, spray evergreen plants and deciduous plants in full leaf with anti-dessicant immediately prior to shipment.

4. Pre-Delivery Inspection: Notify Owner's Representative minimum of two weeks prior to shipping to allow for Pre-Delivery inspection of plant materials at the nursery.

B. Delivery

1. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on project site.

2. Protect B & B root balls during shipping by proper handling techniques; cracked or crumbling rootballs will be rejected. Protect at the site by maintaining a thoroughly moist rootball; heel in with sawdust (or comparable material) if not planted within 24 hours of delivery. Maintain rootball in a moist condition and do not allow to dry out.

3. Notify Owner's Representative of delivery schedule a minimum of 48 hours in advance so plant material can be inspected prior to unloading from trucks.

4. Remove rejected material immediately from site.

5. Do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PLANT STANDARDS

A. Use the following publications for qualifying plant material acceptable for installation:

1. "American Standard for Nursery Stock"; Edition approved 1985 by American National Standards Institute, Inc. (Z60.1) Plant materials.

2. "Hortus Third", 1976; Cornell University plant nomenclature.

3. Arizona Nursery Association Grower's Committee "Recommended Specifications", 1988, Arizona Nursery Association.

B. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of project for at least two years unless specifically noted otherwise. Plants shall be exceptionally heavy, symmetrical, tightly knit, so trained or favored in development and appearance as to be superior in form, number of branches, compactness and symmetry.

C. Plants shall be sound, heavy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth. Soil in the containers shall be free of disease and pathogens.

D. Plants shall be true to species and variety and shall conform to measurements specified, except that plants larger that specified may be used if approved by Landscape Architect. Use of such plants shall not increase Contract price. If larger plants are approved, the ball of earth shall by increased in proportion to the size of the plant. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to main body of plant and not branch to tip. Caliper measurement shall be taken at a point on the trunk 6" above natural ground line. For trees over 4" in caliper, this measurement should be taken from a point 12" above the natural ground line. If a range of size is given, no plant shall be less than the minimum range of size and not less that 40% of the plants shall be as large as the maximum size specified. The measurements specified are the minimum size acceptable and are the measurements after pruning, where pruning is required. Plants not conforming to the requirements specified will be considered defective. Such plants, whether in place or not, will be marked as rejected and shall be immediately removed from the premises. These will be replaced with new acceptable plants.

E. Special care shall be taken to insure that plants in containers are adequately watered. Water for soil preparation, planting and irrigation will be furnished by owner.

F. Under no conditions will there be any substitution of plants or sizes for those listed on the accompanying plans, except with the express written consent on the Landscape Architect.

G. Container stock shall have grown in the containers in which delivered for at least six months, but not over two years. Samples must prove no rootbound condition exist. No container plants that have cracked or broken balls of earth when taken from container shall be planted except upon special approval by Landscape Architect.

H. Field dug plants may be used only if specifically approved in writing by the Landscape Architect prior to ordering. Unless otherwise authorized, field dug plants will be harvested with a two step method, in which the four sides are cut and box sides installed for a minimum of four (4) months during the growth season prior to digging and boxing the bottom.. Spray field dug trees immediately prior to boxing the bottom with anti-dessicant. Ensure adequate coverage to trunks, branches and foliage.

I. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified, will be rejected. Trees with abrasions of the bark, sunscalds, disfiguring knots, or fresh cuts of limbs over 3/4" which have not completely calloused, will be rejected.

PREPLANTING

A. Site Preparation

1. Examine subgrade and verify conditions under which work will be performed. Notify Owner's Representative if there is a discrepancy between site conditions and Contract Documents.

2. Do not begin soil preparation and planting until all work such as header installation, walks, paving, concrete work, electrical except for fixture location, fencing except where access is necessary, drainage work, gas line installation, irrigation work, and any other work required under plans and specifications around planting areas is completed and approved. Specimen trees twenty (20) inch, and larger box sizes are exempt from this rule where access might be restricted by construction phases of landscaping or building. All plants and planting shall be continually maintained by the Landscape contractor.

3. Soil Preparation: Do not commence planting work prior to completion and acceptance of soil preparation.

4. Irrigation: Do not commence planting work prior to installation and acceptance of irrigation system, unless approved in writing by Owner's Representative.

5. Weed before and during preliminary grading and finish grading. All weed and grasses shall be dug out by the roots and removed from site. Site shall be maintained and remain weed free until turnover to the Owner's Authorized Representative.

6. Layout and Staking: Lay out plants at locations shown on Drawings. Use steel wired flags, color coded for each species of plants, or set plants in containers on grade. Stake each tree.

7. Right is reserved to refuse on site review at any time if, in the opinion of the Landscape Architect, an insufficient quantity of plants is provided. Landscape Architect reserves the right to interchange or adjust the locations of plants prior to planting.

8. Equipment for digging plant pits: Use backhoe, tree spade or hand work to dig tree pits. Scarify sides of the tree pit after excavation (see below).

9. Containerized Plant Pits: Excavate square plant pits as follows: See planting details Remove excess excavated soil from project site and/or dispose of as directed by Owner's Representative.

B. Drainage Test of Plant Pits/Obstructions

1. Pre-wetting of tree plant pits: Fill tree plant pits to the top with water within 72 hours of planting. Plant pits can be planted as soon as water is completely drained. If water is not 90% gone within 24 hours, do not plant and bring to the immediate attention of the Owner and Landscape Architect. contractor may be required to either dig a substitute plant pit or to mitigate the existing plant pit with a drainage sump. Substitute plant pits and drainage sumps are not part of the basic services and compensation will be awarded to the contractor.

2. Documentation: Submit written documentation of test pit drainage results, with locations, date and signature of tester.

3. Obstructions: If rock, caliche, underground construction work, tree roots or other obstructions are encountered in the excavation of plant pits, acceptable alternate locations may be used as directed by the Landscape Architect. Excavation of caliche is not part of the Contract price, and if authorized by the Owner's Representative, contractor will be compensated for excavation pursuant to the Schedule of Labor and Equipment Rates.

4. Auxiliary Tree Stakes: Some trees may require an auxiliary or leader tree stake in addition to the stakes shown in the standard details. This will be determined by the Owner's Representative; this work is part of the Contract Price.

5. Multi-Trunk Trees: At the option of the Owner's Representative, an alternate form of staking on multi-trunk trees will consist of three tree stakes placed adjacent to the main trunks and at a similar angle. Existing nursery leader stakes or auxiliary tree stakes may or may not be required. An encircling tree tie may or may not be required. This alternate staking method is part of the Contract Price.

6. All tree stakes, guy wires and other staking materials to be removed at the end of the Guarantee period.

GROUNDCOVER

A. Planting

1. Ground cover plants shall have been grown in flats or containers and shall remain in those flats or containers until time for transplanting. At time of transplanting, the plant soil shall contain sufficient moisture so that the soil does not fall apart when lifting plants from the flat or container. Each plant shall be planted with it's proportionate amount of the soil in a manner that will insure a minimum of disturbance to the root system.

2. Ground cover plants shall not be allowed to dry out before or while being planted. Wilted plants will not be accepted.

3. Ground covers shall be planted sufficiently deep to cover all roots and spaced as specified in ground cover list on landscape plan.

4. Install in neat, evenly spaced rows in triangular layout, or as shown in the Drawings.

5. Top-dress Fertilizer (N-P-K ratio of 3:3:1): Apply at the rate of 1 lb. Nitrogen per 1,000 sq. ft. immediately after completion of planting. Provide organic mulch for all perennial beds (typical).

6. Watering: Immediately water groundcover areas after fertilizer application to wash fertilizer off leaves.

PLANTING OPERATIONS - TREES, SHRUBS AND VINES

A. Handling and De-Potting

1. Moisture Level: Thoroughly moisten rootballs prior to planting to ensure soil cohesiveness; do not plant dry rootballs.

2. Carefully remove plant from the container. Cut tin containers, other than knock-out cans, on two sides with the proper type of can cutter to facilitate removal of plants with a minimum of rootball disturbance. Support rootball during installation to prevent cracking.

3. Pry off bottom boards of boxed trees rather than hammering boards off. Boxed plants may not be planted with the bottom or sides of the box in place, unlessauthorized in writing by the Landscape Architect.

B. Scarification

1. Plant Pit: Scarify sides of plant pit thoroughly breaking up surface and eliminating "glazed" areas.

2. Plant Rootball: After removing plant from container, scarify the sides of the rootball to a depth of 1 inch at four to six equally spaced intervals around the perimeter of the ball or at 12 inch intervals around the sides of boxed material. Cut and remove circling roots over 3/8 inch diameter. Scarification should be performed with a sharp soil knife.

C. Planting

1. For trees, backfill plant pit to allow crown of rootball to settle to a position even with finished grade. Thoroughly tamp backfill under rootball to reduce settling, and on sides of rootball. Prepare a raised basin as wide as the rootball at each tree for watering prior to shrub and ground cover planting. Refer to detail.

2. Place fertilizer tablets, as directed, evenly in plant pits when backfilled.

3. All shrubs and vines shall be set so that when settled the rootballs are 1-2" above finished grade. Provide basin, refer to detail.

4. When plant pits have been backfilled approximately 2/3 full, water thoroughly and saturate rootball, before installing remainder of the backfill mix on top of pit, eliminating air pockets.

5. Remove nursery type plant labels from plants.

6. For trees in lawn areas, keep a 2' diameter circle centered on the tree trunk free of turf and weeds. Use a precise template covering the area outside of the 2' circle if applying herbicide to prevent overspray dieback.

D. Staking and Guying

1. Trees shall be able to stand upright without support, and shall return to the vertical after their tops have been deflected horizontally and released. Immediately stake trees which do not meet this qualification, as well as plants that are subject to breakage as a result of strong winds.

2. Trees shall remain plumb and straight from installation throughout the maintenance and warranty period.

3. Refer to standard details for staking and guying requirements.

Notes:
See Project Plan for additional information and specifications. Planting details supercede any discrepancies found here/within specifications pages.

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

CLIENT/DEVELOPER:
..\SLS_CLIENT LOGOS\delwest.png
DELWEST
155 SOUTH MADISON ST., SUITE 326
DENVER, CO 80209

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

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

SEAL:

NO.	DATE	REVISION DESCRIPTION

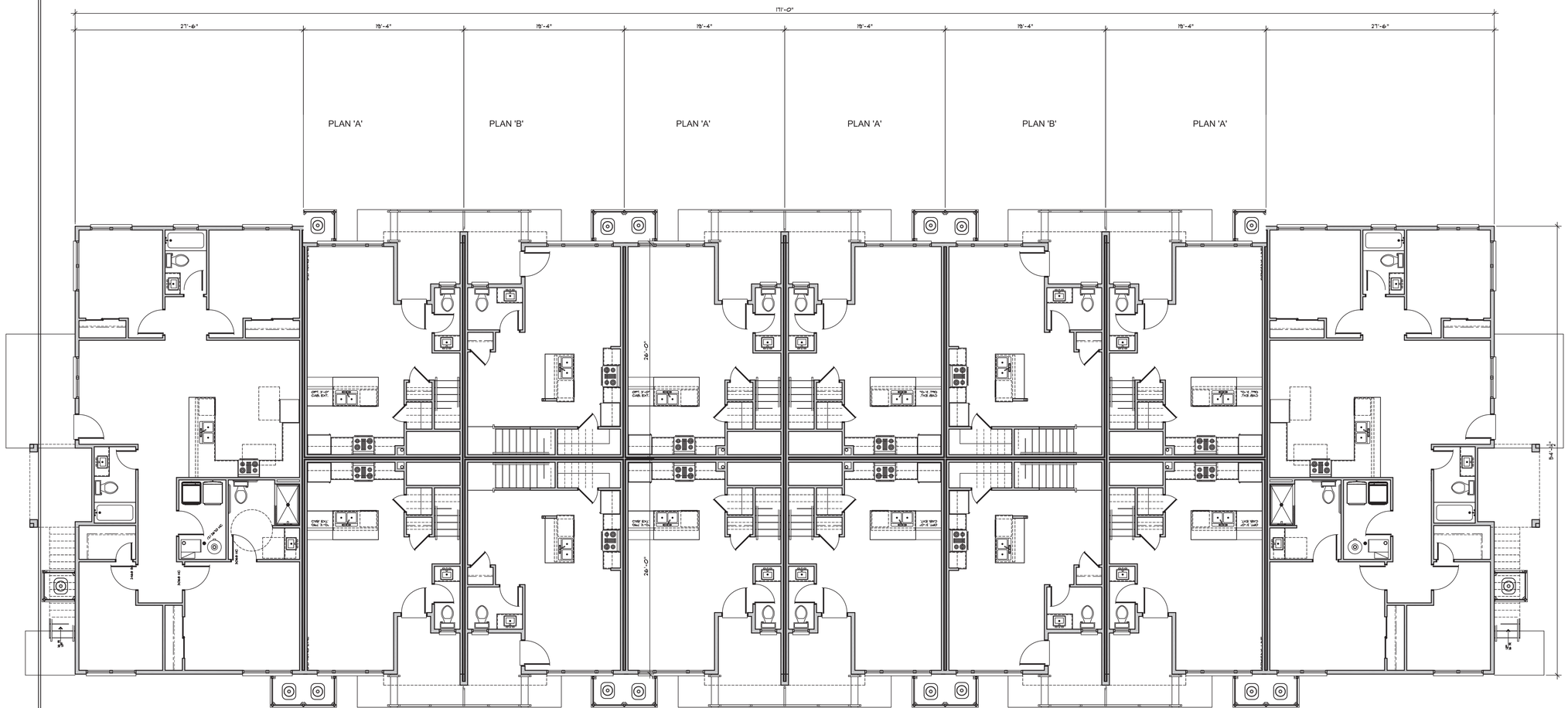
CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright to the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict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

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

SCALE:	AS NOTED
DATE:	06/07/2024
DESIGNED BY:	JRO
DRAWN BY:	JRO
CHECKED BY:	NAM
FILE NAME:	CURRENTCIVIL.DWG
	SLS JOB: 24-0024-01

DRAWING TITLE:
Landscape Specifications

SHEET NO:
17 OF 21



PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

PLAN 'A'

PLAN 'B'

PLAN 'A'

PLAN 'A'

PLAN 'B'

PLAN 'A'

PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

ELMWOOD NORTH TOWNHOMES
OVERALL BUILDING MAIN LEVEL FLOOR PLAN

1
A1
3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION !!

DEVELOPER / BUILDER:

DELWEST

Delwest Development Corp.
155 South Madison Street, Suite 326
Denver, Colorado 80209
Office Phone: (720) 708.4065
Office Fax: (303) 974.5239

SEAL:

ARCHITECT:

LAWRENCE ARCHITECTURE, INC.
6778 Green River Dr., Unit D
Highlands Ranch, CO 80130
Phone: 303.346.7246
rick@lawarch.com
lawarch.com

PROJECT: MULTI-FAMILY TOWNHOMES
8000 N. PECOS BOULEVARD
ADAMS COUNTY, COLORADO

SHEET TITLE: OVERALL BUILDING
MAIN LEVEL FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION!!

DATE: 28 NOV 2023

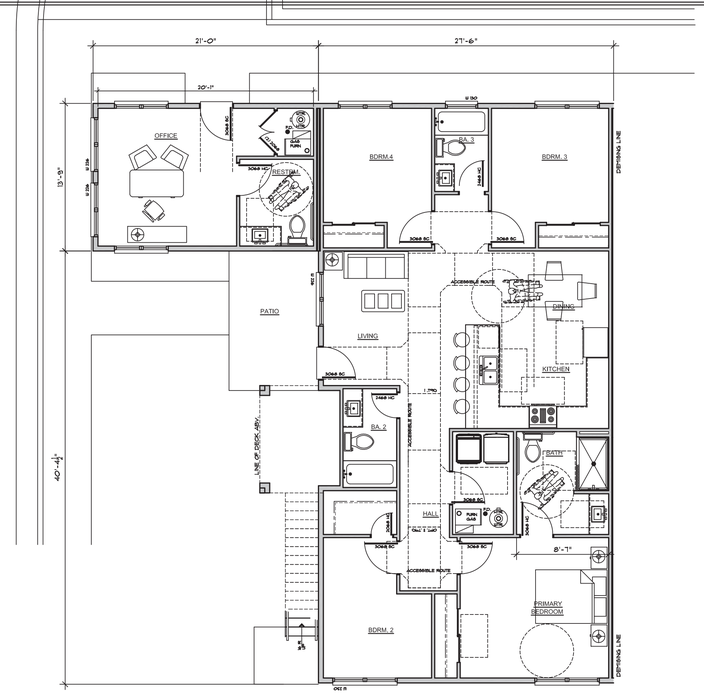
REVISIONS:
PRELIM. 15 JAN 2024
PRELIM. 19 JAN 2024
PRELIM. 13 DEC 2024
REV. PRELIM. 26 JAN 2025

FILE NO.: 23027 A1

PROJECT NO.: 23027

ELMWOOD NORTH

SHEET NO.: 18 of 21

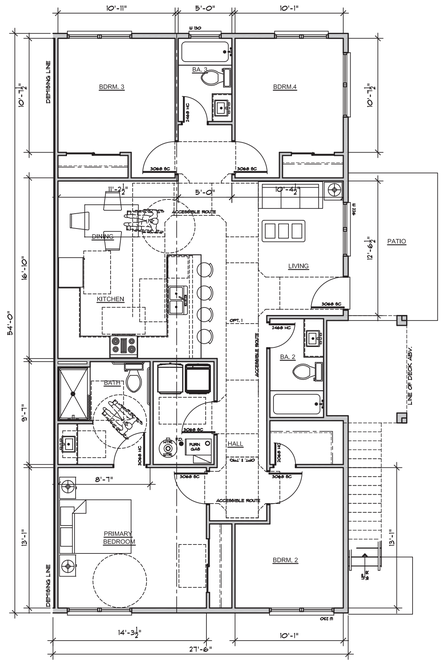


2 / A2 — PLAN 'C' H/C ACCESSIBLE END UNIT - FIRST FLOOR PLAN w/ SALES OFFICE

1/4" = 1'-0"

18 JUN 2025

TOTAL FOOTPRINT - UNIT 'C'	1,467.3 S.F.
TOTAL FOOTPRINT - SALES OFFICE	288.8 S.F.



1 / A2 — PLAN 'C' H/C ACCESSIBLE END UNIT - FIRST FLOOR PLAN

1/4" = 1'-0"

TOTAL FOOTPRINT	1,467.3 S.F.

PRELIMINARY - NOT FOR CONSTRUCTION !!

DEVELOPER / BUILDER:

DELWEST

Delwest Development Corp.
155 South Madison Street, Suite 326
Denver, Colorado 80209
Office Phone: (720) 708.4065
Office Fax: (303) 974.5239

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ARCHITECT:

LAWRENCE ARCHITECTURE, INC.
6778 Green River Dr., Unit D
Highlands Ranch, CO 80130
P: 303.470.8446
rick@lawarch.com
lawarch.com

PROJECT: MULTI-FAMILY TOWNHOMES
8000 N. PECOS BOULEVARD
ADAMS COUNTY, COLORADO

SHEET TITLE: PLAN 'C' - ENLARGED FIRST FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION!

DATE: 28 NOV 2023

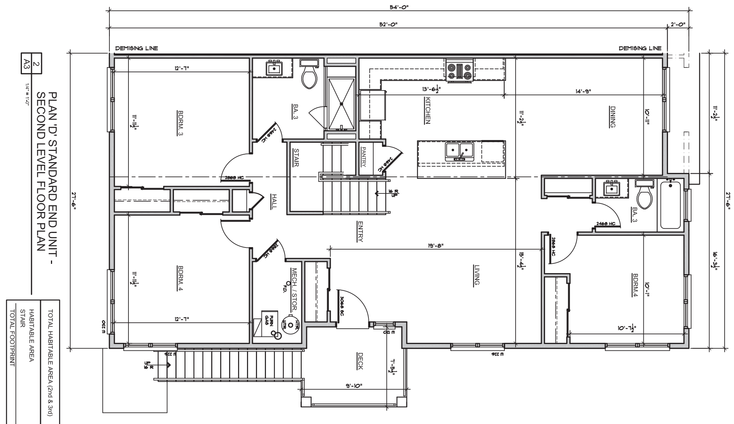
REVISIONS:
PRELIM. 15 JAN 2024
PRELIM. 19 JAN 2024
PRELIM. 13 DEC 2024
REV. PRELIM. 26 JUN 2025

FILE NO.: 23027 A2

PROJECT NO.: 23027

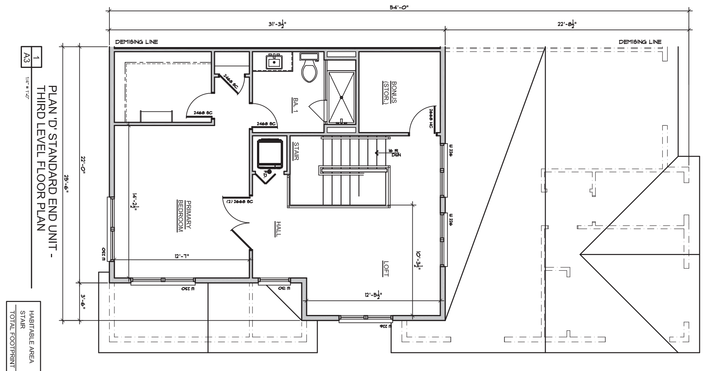
ELMWOOD NORTH

SHEET NO.: 19 of 21



A3 2 — PLAN 'D' STANDARD END UNIT - SECOND LEVEL FLOOR PLAN

HABITABLE AREA	
STAIR	144± S.F.
TOTAL FOOTPRINT	513 S.F.
	1,307 S.F.
TOTAL HABITABLE AREA (2nd & 3rd)	2,064± S.F.



A3 3 — PLAN 'D' STANDARD END UNIT - THIRD LEVEL FLOOR PLAN

HABITABLE AREA	
STAIR	752± S.F.
TOTAL FOOTPRINT	574 S.F.
	978 S.F.

PRELIMINARY - NOT FOR CONSTRUCTION !!

SHEET NO.: 20 of 21

ELMWOOD NORTH

DATE: 28 NOV 2023

REVISIONS:
PRELIM. 15 JAN 2024
PRELIM. 19 JAN 2024
PRELIM. 13 DEC 2024
REV. PRELIM. 26 JUN 2025

FILE NO.: A3

PROJECT NO.: 23027

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT: MULTI-FAMILY TOWNHOMES
8000 N. PECOS BOULEVARD
ADAMS COUNTY, COLORADO

SHEET TITLE: PLAN 'D' - ENLARGED
SECOND & THIRD FLOOR PLANS

ARCHITECT:
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6775 Green River Dr., Unit D
Highlands Ranch, CO 80130
P: 3 0 3.7 9 4.8 7 9 8
rick@lawarch.com
lawarch.com

SEAL:

DEVELOPER / BUILDER:
Delwest Development Corp.
155 South Madison Street, Suite 326
Denver, Colorado 80209
Office Phone: (720) 708.4065
Office Fax: (303) 974.5239

PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

PLAN 'A'

PLAN 'B'

PLAN 'A'

PLAN 'A'

PLAN 'B'

PLAN 'A'

PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

1 / A4 ELMWOOD NORTH TOWNHOMES
OVERALL BUILDING FRONT ELEVATION
3/16" = 1'-0"

PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

4 / A4 ELMWOOD NORTH TOWNHOMES
ENLARGED END UNIT BUILDING ELEVATION
3/16" = 1'-0"

PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

3 / A4 ELMWOOD NORTH TOWNHOMES
ENLARGED END UNIT BUILDING ELEVATION
3/16" = 1'-0"

PLAN 'C' - MAIN LEVEL
PLAN 'D' - 2nd / 3rd LEVEL

2 / A4 ELMWOOD NORTH TOWNHOMES
OVERALL BUILDING SIDE ELEVATION
3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION !!

DEVELOPER / BUILDER:

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Phone: (303) 470-7948
rick@lawarch.com
lawarch.com

PROJECT: MULTI-FAMILY TOWNHOMES
8000 N. PECOS BOULEVARD
ADAMS COUNTY, COLORADO

SHEET TITLE: BUILDING ELEVATIONS

PRELIMINARY - NOT FOR CONSTRUCTION!!

DATE: 28 NOV 2023

REVISIONS:
PRELIM. 15 JAN 2024
PRELIM. 19 JAN 2024
PRELIM. 13 FEB 2024
REV.-PRELIM. 26 JUN 2025

FILE NO.: 23027 A4

PROJECT NO.: 23027

ELMWOOD NORTH

SHEET NO.: 21 of 21

ADAMS COUNTY
COLORADO

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218
Phone: 720.523.6800
Website: adcogov.org

WAIVER FROM SUBDIVISION DESIGN STANDARDS

The purpose of this application is to request a waiver from subdivision design and improvement standards (found within Chapter 5 of the Development Standards & Regulations). A waiver is required to obtain a release from the requirements of subdivision design by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations. **This application typically accompanies an ongoing subdivision application.**

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

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

- ☑ Development Application Form
- ☑ An active application for subdivision plat
- ☑ Written Explanation of Alternative Design: A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.
- ☑ Site Plan or Details Showing Proposed Design

Fees Due When Application Deemed Complete	
Waiver from Subdivision Design	$500

Accela Case Type: PLT - Waiver

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Application Type: Waiver from Subdivision Design Standards

PROJECT NAME: Elmwood North PRC2024-0012

APPLICANT

Name(s):	Delwest Development Corporation	Phone #:	720-434-0693
Address:	155 S. Madison Street # 326		
City, State, Zip:	Denver, CO 80209		
2nd Phone #:	720-7084065	Email:	rose@delwest.com

OWNER

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

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

Name:	Strategic Land Solutions-Robert Palmer	Phone #:	702-384-7661
Address:	2595 Ponderosa Road		
City, State, Zip:	Franktown, CO 80166		
2nd Phone #:	720-384-7661	Email:	rpalmer@strategicls.net

Accela Case Type: PLT - Waiver

DESCRIPTION OF SITE

Address:	8000 N. Pecos Street
City, State, Zip:	Denver, CO 80221
Area (acres or square feet):	3.29 Acres
Tax Assessor Parcel Number	0171928400003 & 0171933000009
Existing Zoning:	PUD
Existing Land Use:	Vacant
Proposed Land Use:	Townhomes

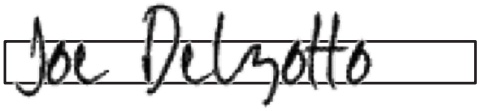
Have you attended a Conceptual Review? YES [X] NO [ ]

If Yes, please list PRE#: PRC2025-00012

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

Name: Joe Delzotto Date: 06/27/2025

Owner's Printed Name

Name: 

Owner's Signature

Accela Case Type: PLT - Waiver

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

Friday – June 27, 2025

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

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

Attention: Mr. Greg Barnes

Project Description-Waiver Request

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

SLS JN: 24-0024-01

Dear Mr. Barnes,

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

Furthermore, Elmwood North, LLC. is proposing a privately maintained road through the project, which would include a 36-feet wide public access easement, public utility easement, and City of Thornton utility easement. The road is proposed as private so that parking can be installed along the street, which does not meet any current Adams County public street section requirements. Therefore, a waiver is being requested to allow the use of a private street. Parking off the street allows for more efficient use of the site and allows the site to operate as a typical townhome project rather than having a single-family development feel.

As described above, Elmwood North, LLC. is requesting a waiver to use a private road through their townhome development. A 36-feet wide public access easement, public utility easement, and City of Thornton utility easement will be provided over the private road. All road maintenance and snow plowing will be the responsibility of the property owner.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

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

Attachments: As noted above.

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

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Elmwood North LLC, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust
☐ other: _____	

3. The entity is formed under the laws of: Colorado

4. The mailing address for the entity is: 155 South Madison Street, Suite 326, Denver, CO 80209

5. The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Joseph A. DelZotto, as Manager.

6. The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:

_____

7. Other matters concerning the manner in which the entity deals with interests in real property:

_____

_____

Executed this 1st day of July, 2025.

Elmwood North LLC, a Colorado limited liability company

_____
Signature (Type or Print Name Below)

Joseph A. DelZotto, Manager

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 1st day of July, 2025, by Joseph A. DelZotto, as Manager of Elmwood North LLC, a Colorado limited liability company.

Witness my hand and official seal.

_____
Notary Public
My commission expires: 6/27/27

CLAIRE BAYNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234024292
MY COMMISSION EXPIRES JUNE 27, 2027

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

Friday – November 22, 2024

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

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

Attention: Mr. Nick Eagleson

Comment Response

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

SLS JN: 24-0024-01

Dear Mr. Eagleson,

On behalf of Elmwood North, LLC., we are pleased to resubmit the Sherrelwood Townhomes Development Plans and civil engineering plans. We have addressed your team's comments as follows:

PLANNING

1. The planning summary is noted.
2. The PUD title has been updated.
3. The case number has been added to the upper right corner of all sheets.
4. The end units in the west buildings have separate 1st floor and upper floor units. The total number of proposed units is 70.
5. The additional zoning requirements have been listed.
6. The required and proposed open space has been added.
7. A multi-modal plan has been added to the PUD.
8. Parking stickers will be provided for residents, but parking spaces will not be designated for individual residents or individual buildings.
9. The private drive is meant to operate more like a drive aisle in a multi-family development instead of a public street. Parking off drive aisles is common in multi-family developments.
10. The site is currently designed with 135 spaces. Based on our experience, 135 parking spaces is sufficient to adequately serve the proposed development.
11. Additional trees have been added to the landscape plan. Note that most of the existing trees are in poor health and unkept.
12. Based on the proposed development costs and the surrounding area, the proposed density is appropriate for the site. Based on construction costs for the previously approved project, the density of 5.4 units/acre was not financially feasible.
13. These will be for rent units.
14. The additional density will provide more affordable housing for the community, which is desperately needed.
15. The offsite detention was included in the previously approved plan. Furthermore, the original detention pond design accounted for the proposed development.
16. There are no building elevations developed for the project at this time. However, architectural requirements have been added to the PUD notes.
17. The site is for rent units, so all maintenance will be provided by the owner. An HOA will be formed if the buildings are ever separated into individual ownership.
18. A neighborhood meeting was held to present the project to the adjacent owners. The meeting was advertised ahead of time by mailed notices and site postings. Only three neighbors showed up to the meeting. There was no substantial opposition presented at the meeting. We believe the density is warranted to provide more cost-effective housing in the area.

ENVIRONMENTAL

1. The proposed development is designed to promote activity with pedestrian connections throughout the site. Furthermore, the landscaping is designed with active uses and thoughtful residence amenities.
2. Bicycle parking has been added at each building.
3. Crosswalks have been added to the site.
4. A direct midblock connection to Pecos Street has been added near the existing bus stop.
5. Direct access has been added to Pecos Street and the existing housing to the south. The grade difference does not allow a direct connection to Sherrelwood Park.
6. Wide sidewalks have been added to the site. sight lighting will be provided with the construction plan submittal.

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

RIGHT-OF-WAY

1. W. 79th Way callouts have been corrected.
2. The purposed statement has been updated.
3. The vesting documents are included in the active links in the updated title commitment included with this submittal.
4. The legal description on the PUD matched the proposed Elmwood North plat. However, the current Land Title survey shown hereon is based on the title. We can update the survey to remove the current lotting after the plat is approved.
5. The new updated title commitment contains links to the current ownership documents.
6. The area will be conveyed on the Elmwood North plat.

Please feel free to call me (720-384-7661) if you have any questions about the attached information.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

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

Attachments: As noted above.

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

PRC2024-00006

CONCEPTUAL SITE PLAN

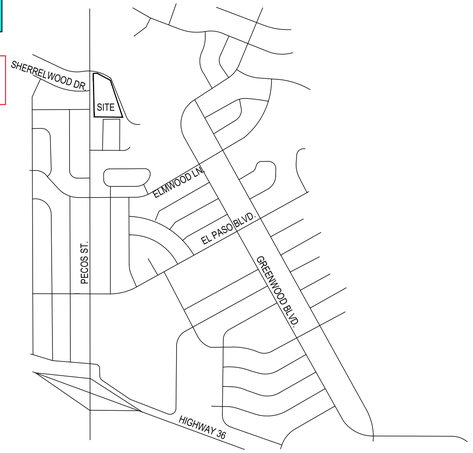
LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO.1
LOCATED IN THE NE ¼ OF SECTION 33 & THE SE ¼ OF SECTION 28,
TOWNSHIP 2S, RANGE 68 W, OF THE 6TH PM,
COUNTY OF ADAMS, STATE OF COLORADO
SITE ~~CONTAINS~~ 3.29 ACRES ±
~~8000~~ NORTH PECOS ~~STREET~~

No Abbreviations

ABBREVIATIONS REMOVED ALONG WITH THE LOT AREA AND ADDRESS.

WHERE ARE PARCELS A AND B AS SHOWN ON THE FOLLOWING SHEETS WITHIN THIS LEGAL DESCRIPTION PROVIDED? OWNERSHIP IS INCORRECT AND VESTING IS CLOUDED.

THE PARCELS SHOWN ON THE ATTACHED PLAN ARE PER THE CURRENT TITLE AND ALTA. THIS LEGAL IS PER THE PROPOSED ELMWOOD NORTH MINOR SUBDIVISION.



VICINITY MAP
(SCALE 1"=1,000')

LIST OF DRAWINGS

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

UPDATED TITLE INCLUDED

The updated title provided has an effective date of 7/27/2022. This must be updated and be effective within 30 days of the plat application. All documents cited must have a hyperlink or an abstract provided.

LEGAL DESCRIPTION:
ELMWOOD NORTH FILING NO. 1 PLAT BOUNDARY

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

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

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

THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;
THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:

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

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL OF THAT LAND CONTAINED IN QUIT CLAIM DEED RECORDED ON MAY 13, 2021 AT RECEPTION NUMBER 2021000058939 AND IN QUIT CLAIM DEED RECORDED JANUARY 28, 2022 AT RECEPTION NUMBER 2022000008812 AND ALL OF LOT 1, BLOCK 4, SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1, A PLAT RECORDED JUNE 7, 2022 AT RECEPTION NUMBER 2022000050487, ALL IN ADAMS COUNTY, COLORADO.

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

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

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

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

BENCHMARK:
BENCHMARK: THE STATION IS A 3.25-INCH COLORADO DEPARTMENT OF TRANSPORTATION DISK STAMPED "COLORADO DEPT OF TRANSPORTATION PLS 29039 POINT 547 ROW" MONUMENT--SET INTO THE GROUND IN A COBBLE-FILLED LANDSCAPED AREA, 99 FT NORTH FROM THE SIGNAL MAST IN THE RIGHT-TURN ISLAND OF THE WEST-BOUND OFF-RAMP FROM US 36, 66 FT EAST FROM THE CENTERLINE OF PECOS STREET, 7 FT EAST FROM THE EAST EDGE OF THE CONCRETE WALK, 0.5 FT WEST FROM A GREEN CARSONITE WITNESS POST
ELEVATION: 5286.20 FEET (NAVD 1988 DATUM)

DESCRIPTION UPDATED

This is not a PLAT

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

LEGEND

EXISTING

- 5548 — EXISTING INTERIM CONTOUR
- 5550 — EXISTING INDEX CONTOUR
- E — ELECTRICAL LINE
- FO — FIBER OPTIC
- G — GAS LINE
- SS — SANITARY SEWER LINE
- STS — STORM SEWER LINE
- T — TELEPHONE LINE
- W — WATER LINE
- OH — CONTOUR LINE
- OVERHEAD UTILITY LINE
- FENCE LINE
- GUARD RAIL
- SPOT ELEVATION
- DECIDUOUS TREE, DIAMETER OF TRUNK
- EVERGREEN TREE, DIAMETER OF TRUNK
- SET 5/8"x24" PIN & YELLOW PLASTIC CAP L.S. NO. 33202 UNLESS NOTED OTHERWISE
- ACCESS PLATE
- BOLLARD
- CLEANOUT
- GAS METER
- LIGHT POLE
- MANHOLE
- NUMBER OF PARKING STALLS
- POWER POLE
- SIGN
- CONCRETE
- LANDSCAPING
- (TYP.) TYPICAL
- (XXXX) AS RECORDED
- BK. PG. BOOK PAGE
- REC. NO. RECEPTION NUMBER

PROPOSED

- CIP — CURB INLET PROTECTION
- VTC — VEHICLE TRACKING CONTROL PAD
- SF — SILT FENCE
- TW TOP OF WALL / BW BOTTOM OF WALL — PARKING LOT LIGHT
- SITE TRIANGLE — HANDICAP PARKING STALL
- SPOT GRADE
- SPILL CURB
- CATCH CURB
- WALL
- CO — CLEANOUT
- 5260 — INDEX CONTOUR
- 5261 — INTERIM CONTOUR
- ADA ACCESSABLE ROUTE
- ELECTRICAL
- NATURAL GAS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELE
- WATER LINE

PROJECTS

PROJ. # ADDED

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

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

ARCHITECT
LAWRENCE ARCHITECTURE, INC.
CONTACT: MR. RICK LAWRENCE
6778 GREEN RIVER DR. UNIT D
HIGHLANDS RANCH, CO 80130
303-794-8798

SITE ENGINEER
STRATEGIC LAND SOLUTIONS, INC.
CONTACT: MR. ROBERT PALMER, P.E.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
(720) 384-7661

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

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

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

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

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

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

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

NO.	DATE	REVISION DESCRIPTION

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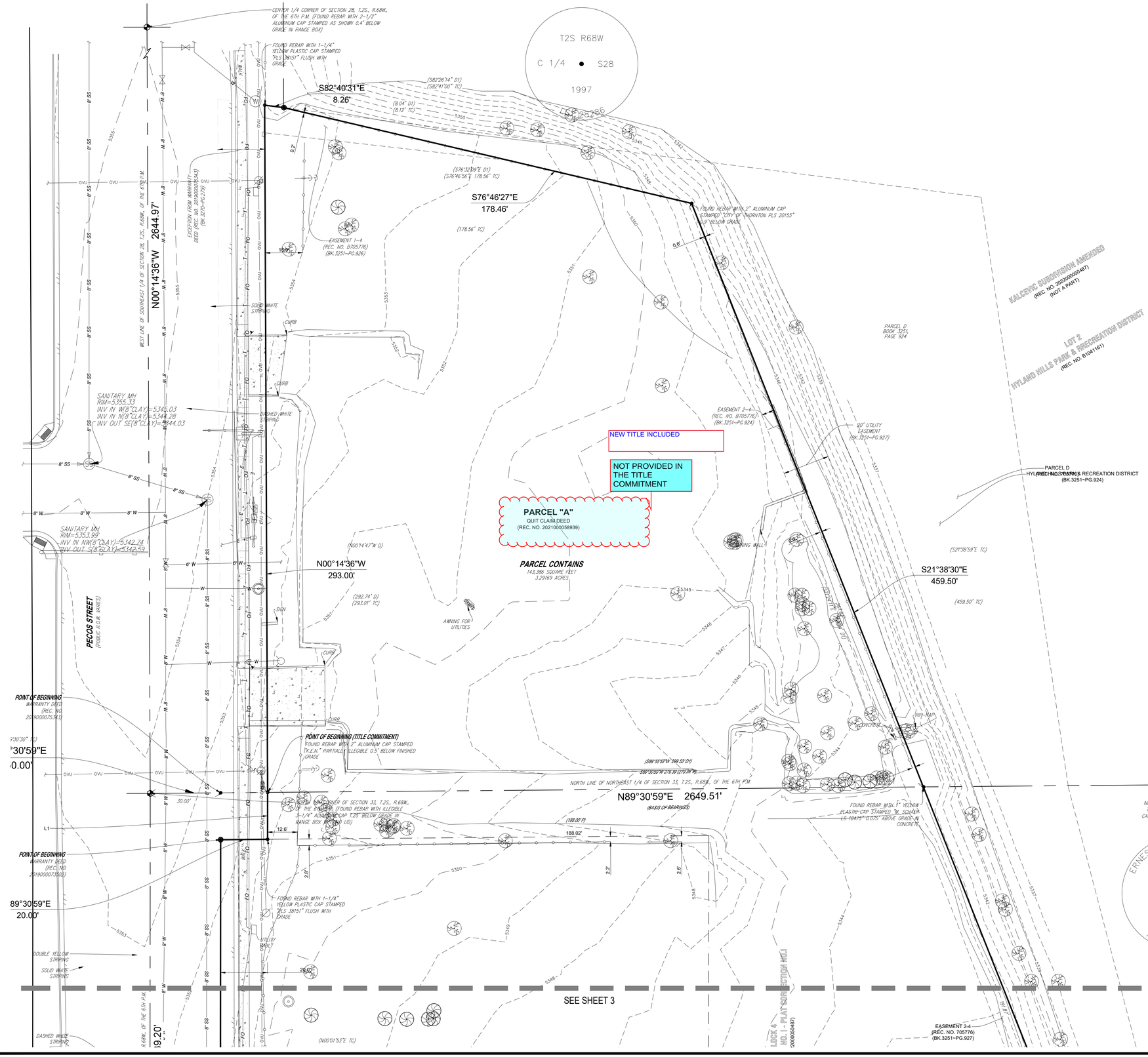
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
8000 N. PECOS STREET
ADAMS COUNTY, CO

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

DRAWING TITLE:
TITLE SHEET

SHEET NO:
1 OF 12



NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

ITEMS 1 THROUGH 7 ARE NON-SURVEY RELATED ITEMS.

8. EXISTING LEASES AND TENANCIES, IF ANY. *(NOT ADDRESSED.)*

9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET. *(APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)*

10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. B7057?6. *(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)*

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE 371. *(DOES NOT APPLY TO THE SUBJECT PROPERTY.)*

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE 924. *(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)*

13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. 20180000026268. *(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)*

14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 2018000066629. *(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)*

15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 2018000066681. *(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)*

16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 2018000072630 AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. 2019000025839. *(DOES NOT APPLY TO THE SUBJECT PROPERTY.)*

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075940.
AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. 2019000073330. *(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)*

18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENTFINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075941. *(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)*

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. 2019000063643. *(DOES NOT APPLY TO THE SUBJECT PROPERTY.)*

20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. 2019000096873 AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 2020000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. 2020000041819 AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. 2022000062521. *(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)*

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 2021000029929. *(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)*

22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. 2022000033903 AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. 2022000050487. *(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)*

23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED _____ UNDER RECEPTION NO. _____. *(NOT ADDRESSED.)*

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

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7981 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

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

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

NO.	DATE	REVISION DESCRIPTION

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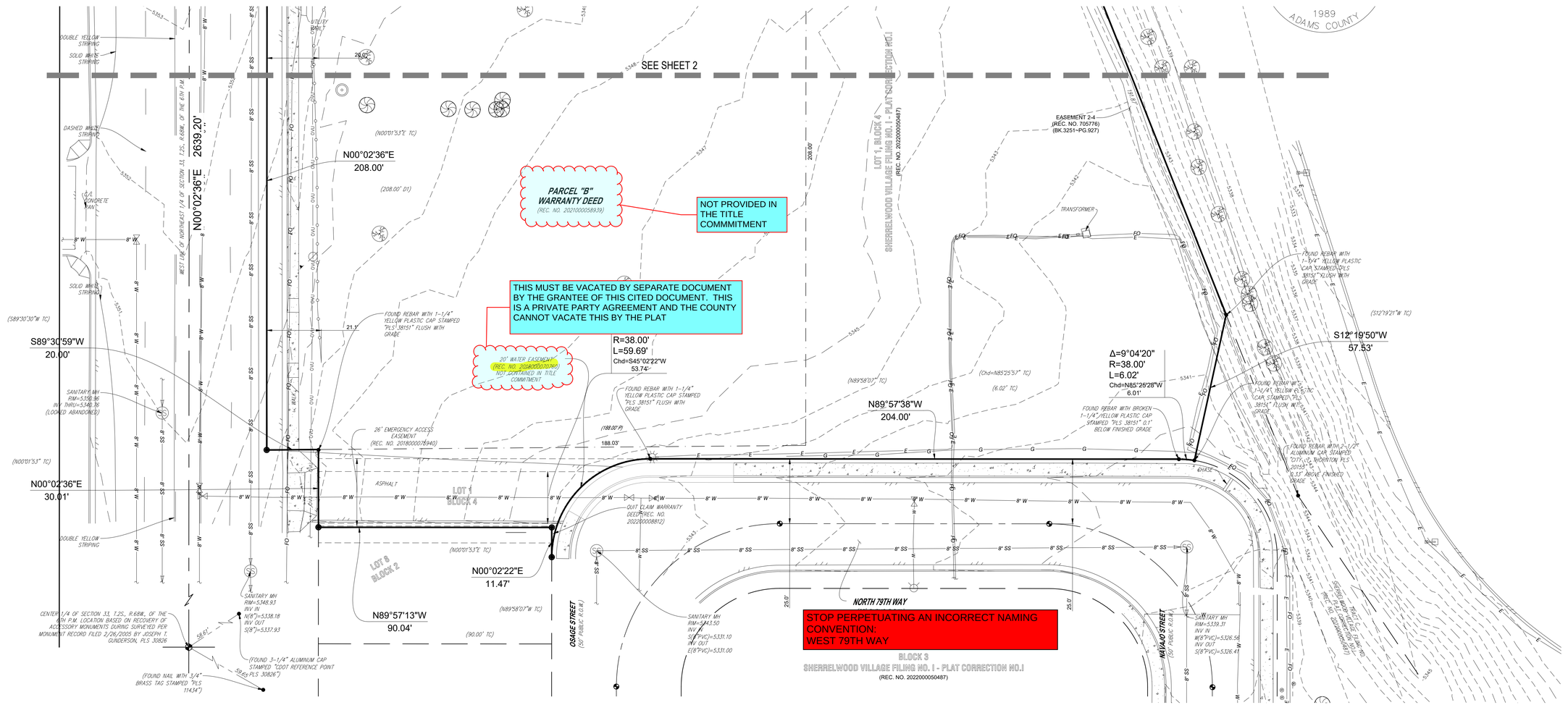
SITE ADDRESS:
ELMWOOD NORTH TOWNHOMES
8000 N. PECOS STREET
ADAMS COUNTY, CO

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

DRAWING TITLE:
EXISTING CONDITIONS

SHEET NO:
2 OF 12



NOTES CORRESPONDING TO SCHEDULE B - SECTION 2 OF TITLE COMMITMENT:

ITEMS 1 THROUGH 7 ARE NON-SURVEY RELATED ITEMS.

8. EXISTING LEASES AND TENANCIES, IF ANY.
(NOT ADDRESSED.)

9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
(APPLIES TO THE SUBJECT PROPERTY, IMPROVEMENTS SHOWN HEREON.)

10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. B705776.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE 371.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE 924.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. 2018000026268.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 2018000066629.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. 2018000066681.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. 2018000072630 AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. 2019000025839.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075940.
AFFIDAVIT OF PLAT CORRECTION RECORDED SEPTEMBER 4, 2019 UNDER RECEPTION NO. 2019000073330.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENTFINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. 2018000075941.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COUNSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. 2019000063643.
(DOES NOT APPLY TO THE SUBJECT PROPERTY.)

20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. 2019000098973 AND FIRST SUPPLEMENTAL DECLARATION RECORDED MARCH 23, 2020 UNDER RECEPTION NO. 2020000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. 2020000041819 AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. 2022000062521.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. 2021000029929.
(APPLIES TO THE SUBJECT PROPERTY, HOWEVER CONTAINS NO PLOTTABLE ITEMS.)

22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. 2022000033903 AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. 2022000050487.
(APPLIES TO THE SUBJECT PROPERTY, PLOTTABLE ITEMS ARE SHOWN HEREON.)

23. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH FILING NO. 1 RECORDED _____ UNDER RECEPTION NO. _____.
(NOT ADDRESSED.)

20 0 10 20
1 inch = 20 ft.

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1-800-922-1987
CALL 2 BUSINESS DAYS PRIOR TO EXCAVATION FOR UTILITY LOCATIONS

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

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7681 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

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

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

NO.	DATE	REVISION DESCRIPTION

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

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

DRAWING TITLE:
EXISTING CONDITIONS

SHEET NO:
3 OF 12

SITE PLAN NOTES

1. ALL DIMENSIONS AND RADII ARE TO THE FACE (FOR 6" REVEAL CURB) OR FLOWLINE (FOR CURB & GUTTER) UNLESS OTHERWISE NOTED.
2. PARKING SPACE STRIPING TO BE WHITE, 4" WIDE, UNLESS OTHERWISE NOTED.
3. LOT LINE AND EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY PREPARED BY: [illegible]
4. CONCRETE PAVEMENT, SIDEWALK, CURB & GUTTER TO BE REMOVED (IF APPLICABLE) SHALL BE SAWCUT. CONTRACTOR SHALL REMOVE TO NEXT JOINT IF SAWCUT IS WITHIN 5 FOOT OF A JOINT.
5. THE PARKING AREAS AND ACCESS DRIVES SHALL CONSIST OF A FLEXIBLE COMPOSITE PAVEMENT SECTION OF SIX-INCHES OF ASPHALT OVER FOUR-INCHES OF AGGREGATE BASE COURSE (REFERENCE: SOILS REPORT). AT A MINIMUM, THE PAVEMENT SHALL BE DESIGNED TO SUPPORT THE LOADING IMPOSED BY SINGLE UNIT TRUCKS (SU) WITH 3 AXLES.
6. THE SERVICE TYPE, ENGINE AND TRUCK DOOR AREAS SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI.
7. ALL HANDICAP RAMPS TO INCLUDE DETECTABLE WARNING PANELS.
8. ALL CONSTRUCTION WITHIN PUBLIC-RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CASTLE ROCK STANDARD CONSTRUCTION SPECIFICATIONS.
9. ALL ACCESS AND ACCESSIBLE PARKING IS DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS.
10. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SITE PLAN LEGEND

EASEMENT REC.#B705776

LANDSCAPING

OPTIONAL CARPORT/ GARAGE

BUS STOP

SIDEWALK

CURB RAMP

LANDSCAPED AMENITY AREA

RELOCATE TRAFFIC SIGNAL PER THE TRAFFIC SIGNAL DESIGN PLAN

30' PUBLIC ACCESS, FIRE AND UTILITY EASEMENT

SHERRELWOOD DR.

REMOVE EX. CURB, GUTTER & SIDEWALK

EXISTING FIRE HYDRANT

THERE WAS TO BE A WATER/SEWER EASEMENT IN THIS VICINITY PER THE OTHER PLAT. IS THIS STILL BEING INSTALLED WITHIN THE SAME FOOTPRINT?

THE EASEMENT WAS NEVER RECORDED AND IS NOT BEING PROPOSED WITH THIS DEVELOPMENT.

20.00' EX. UTILITY ESMT. BK. 3251 PG. 927

OSAGE COURT

STREET ADDED

PUBLIC ACCESS & UTILITY EASEMENT

PRIVATE DRIVE

EXISTING STRIPING

EXISTING SIDEWALK

2.00' GUTTER

6.00' CROSS-PAN

EX. LOT LINE TO BE REMOVED

W. 79TH WAY

SEE SHEET 5

1 inch = 20 ft.

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DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO:
4 OF 12

SHERRELWOOD DR.

REMOVE EX. CURB, GUTTER & SIDEWALK

EXISTING FIRE HYDRANT

RELOCATE TRAFFIC SIGNAL PER THE TRAFFIC SIGNAL DESIGN PLAN.

30' PUBLIC ACCESS, FIRE, AND UTILITY EASEMENT

R4.00' R3.00' R36.00' 6.00'

R37.50' R20.00'

SIDEWALK

LANDSCAPING

5.00'

EXISTING FIRE HYDRANT

30' PUBLIC ACCESS AND UTILITY EASEMENT

OPTIONAL CARPORT/ GARAGE

18.00' 18.00'

5.00' 2.00' GUTTER 9.00'

19.00'

9.00' 2.00' GUTTER

19.00'

9.00' 5.00'

9.00'

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING STRIPING

EXISTING SIDEWALK

PRIVATE DRIVE

SIDEWALK

LANDSCAPING

SIDEWALK

19.00' 9.00'

STREET ADDED TO TRACT A AND PARKING ADDED TO AN EASEMENT ON THE MONOR SUBDIVISION.

OPTIONAL ALLEY OR TRACT

CURB RAMP

6.00' CROSS-PAN

R8.00' R6.00'

24.00'

19.00' 9.00'

SIDEWALK

19.00'

9.00' 9.00' 9.00' 9.00' 9.00'

OPTIONAL CARPORT/ GARAGE

R60.00' R42.00'

VACATE EX. ACCCESS & UTILITY ESEMENTS REC.#2018000075940 & REC.#2018000070760

R78.00'

R15.00'

SIDEWALK

REMOVE EX. CURB, GUTTER, & SIDEWALK

W. 79TH WAY

N. PECOS STREET

20.00' EX. UTILITY ESMT. BK. 3251 PG. 927

SIDEWALK

5.00'

LANDSCAPED AMENITY AREA

5.00'

6.00'

LANDSCAPED AMENITY AREA

SIDEWALK

5.00'

LANDSCAPING

SEE SHEET 4

SIDEWALK

19.00' 9.00'

STREET ADDED TO TRACT A AND PARKING ADDED TO AN EASEMENT ON THE MONOR SUBDIVISION.

CURB RAMP

EX. LOT LINE TO BE REMOVED

OPTIONAL CARPORT/ GARAGE

ALLEY OR TRACT

CURB RAMP

19.00' 9.00'

5.00'

SIDEWALK

19.00'

9.00'

5.00' 5.00'

SIDEWALK

LANDSCAPING

24.16' 5.00'

EXISTING SIDEWALK

STREET NAME UPDATED

R15.00'

N. 79TH WAY

50.00' N. 79TH WAY R.O.W.

EXISTING FIRE HYDRANT

90°

R60.00'

SITE PLAN NOTES

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6. THE SERVICE TYPE, ENTRY AND EXIT DRIVEWAYS AREA SHALL CONSIST OF A PORTLAND CEMENT CONCRETE PAVEMENT WITH A MINIMUM THICKNESS OF EIGHT (8) INCHES (UNLESS OTHERWISE NOTED) WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI.
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10. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED

SITE PLAN LEGEND

20 0 10 20

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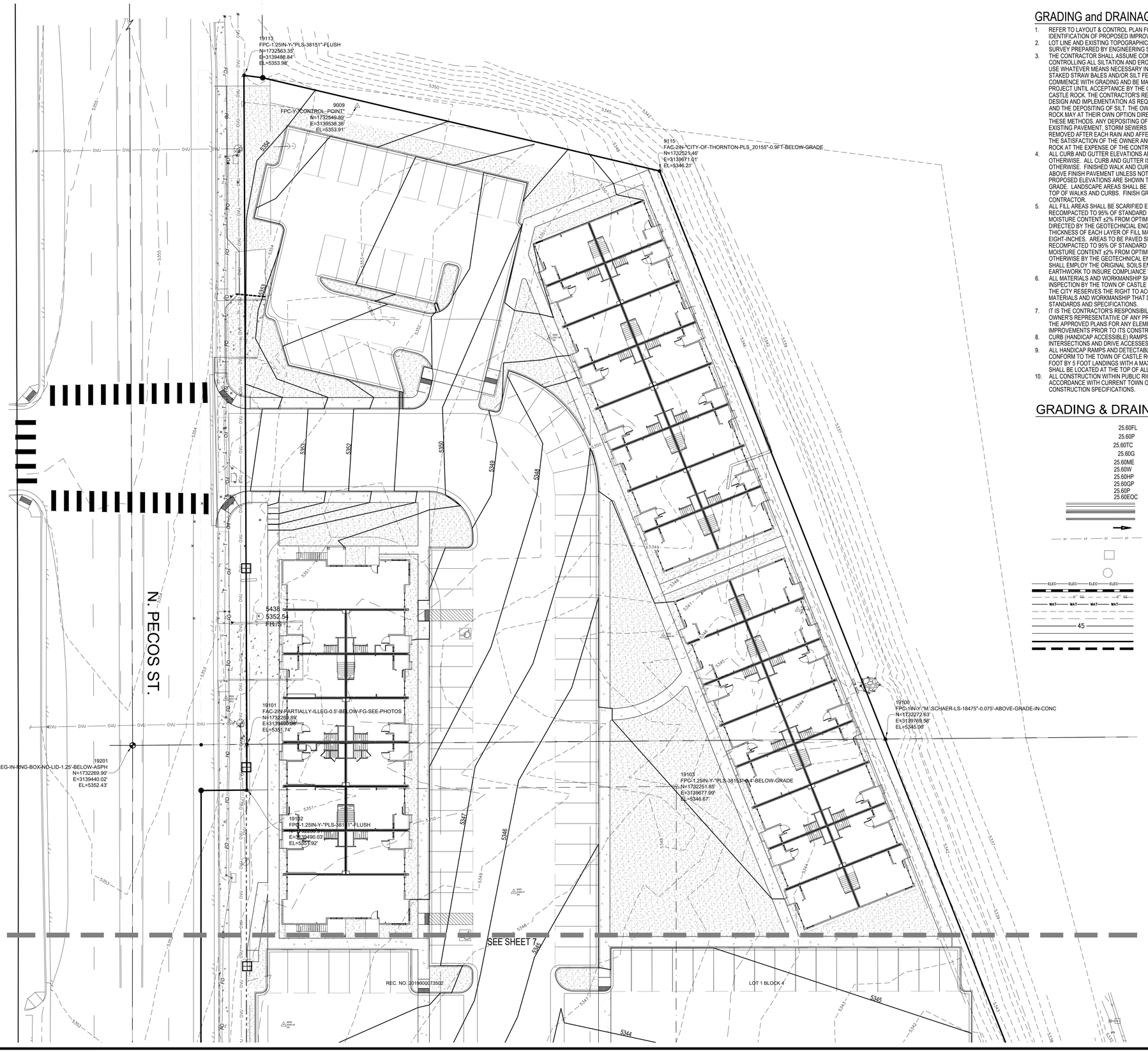
DRAWING TITLE:
CONCEPTUAL SITE PLAN

SHEET NO:
5 OF 12



GRADING and DRAINAGE NOTES

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

GRADING & DRAINAGE LEGEND

25.60FL	PROPOSED SPOT GRADE - FLOW LINE
25.60P	PROPOSED SPOT GRADE - PAVEMENT
25.60TC	PROPOSED SPOT GRADE - TOP OF CURB
25.60G	PROPOSED SPOT GRADE - GROUND
25.60ME	PROPOSED SPOT GRADE - MATCH EXISTING
25.60W	PROPOSED SPOT GRADE - TOP OF WALK
25.60HP	PROPOSED SPOT GRADE -HIGH POINT
25.60GP	PROPOSED SPOT GRADE -GRADE BREAK
25.60P	PROPOSED SPOT GRADE -TOP OF PAVEMENT
25.60EOC	PROPOSED SPOT GRADE -EDGE OF CONCRETE
	6" CURB WITH 1' CATCH GUTTER
	6" CURB WITH 1' SPILL GUTTER
	6" MONOLITHIC CURB WITH 1' SPILL GUTTER
	EXISTING FLOW
ST ST ST ST	EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
ELEC ELEC ELEC ELEC	PROPOSED ELECTRICAL LINE
8" SS 8" SS	PROPOSED STORM DRAIN PROPOSED SANITARY SEWER
WAT WAT WAT WAT	WATER LINE
	EXISTING INTERM CONTOUR
	EXISTING INDEX CONTOUR
45	PROPOSED INDEX CONTOUR
	PROPOSED INTERIM CONTOUR
	PROPERTY LINE
	100-YEAR FLOOD BOUNDARY

20 0 10 20

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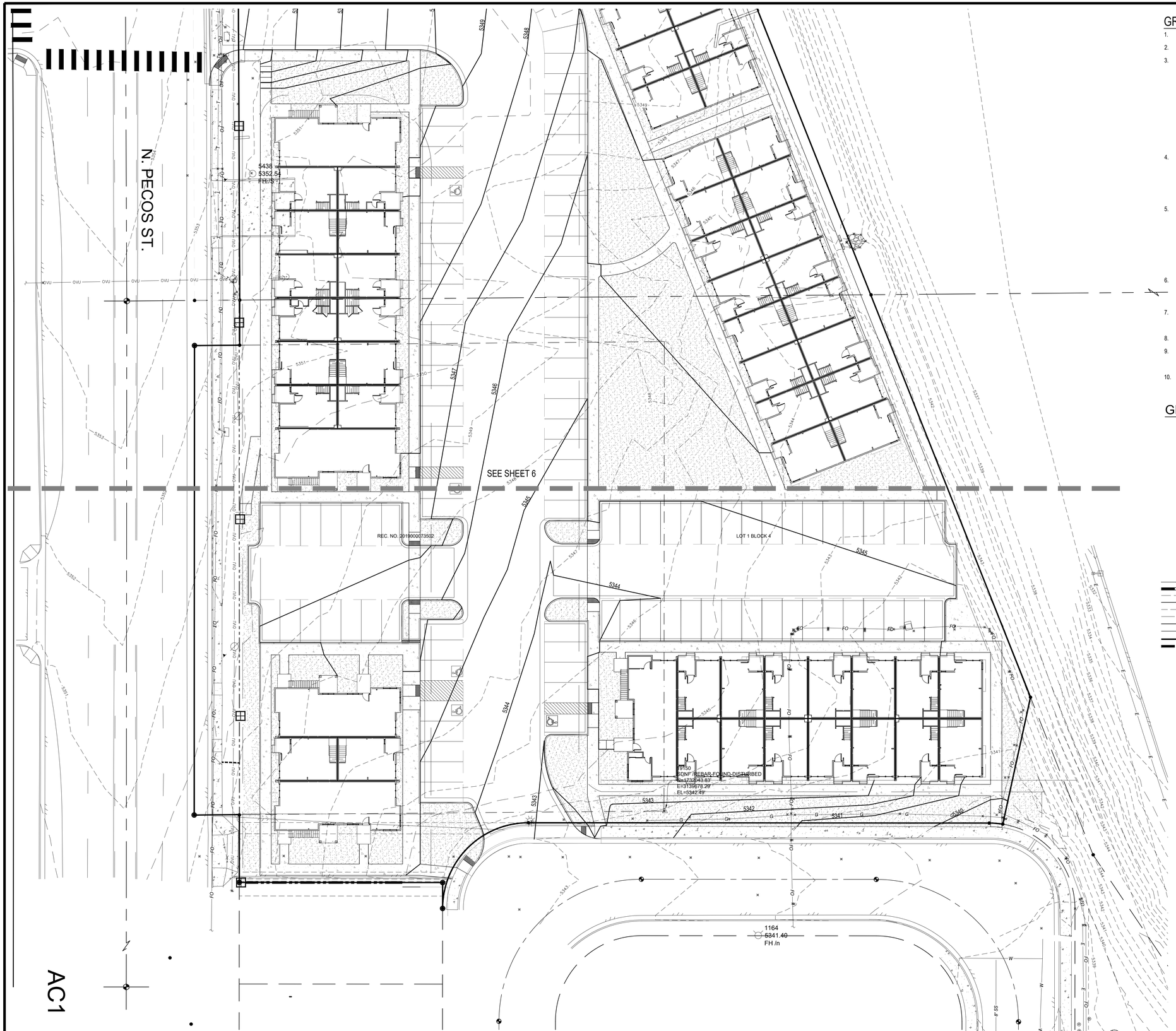
DRAWING TITLE:
CONCEPTUAL GRADING PLAN

SHEET NO:
6 OF 12



GRADING and DRAINAGE NOTES

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4. ALL CURB AND GUTTER ELEVATIONS ARE FLOWLINE UNLESS NOTED OTHERWISE. ALL CURB AND GUTTER IS CATCH UNLESS NOTED OTHERWISE. FINISHED WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT UNLESS NOTED OTHERWISE NOTED. PROPOSED ELEVATIONS ARE SHOWN TO FINISHED PAVEMENT OR GRADE. LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF WALKS AND CURBS. FINISH GRADING IS BY THE GENERAL CONTRACTOR.
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25.60TC	PROPOSED SPOT GRADE - TOP OF CURB
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25.60EOC	PROPOSED SPOT GRADE -EDGE OF CONCRETE
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	6" CURB WITH 1' SPILL GUTTER
	6" MONOLITHIC CURB WITH 1' SPILL GUTTER
	EXISTING FLOW
ST ST ST ST	EXISTING STORM DRAIN WITH PIPE SIZE & TYPE NOTED
	EXISTING STORM INLET
	EXISTING STORM MANHOLE
ELEC ELEC ELEC ELEC	PROPOSED ELECTRICAL LINE
SS SS SS SS	PROPOSED STORM DRAIN
SS SS SS SS	PROPOSED SANITARY SEWER
WAT WAT WAT WAT	WATER LINE
	EXISTING INTERM CONTOUR
	EXISTING INDEX CONTOUR
45	PROPOSED INDEX CONTOUR
	PROPOSED INTERIM CONTOUR
	PROPERTY LINE
	100-YEAR FLOOD BOUNDARY

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1 inch = 20 ft.

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SEAL: COLORADO REGISTERED ROBERT J. PALMER 36320 PROFESSIONAL ENGINEER

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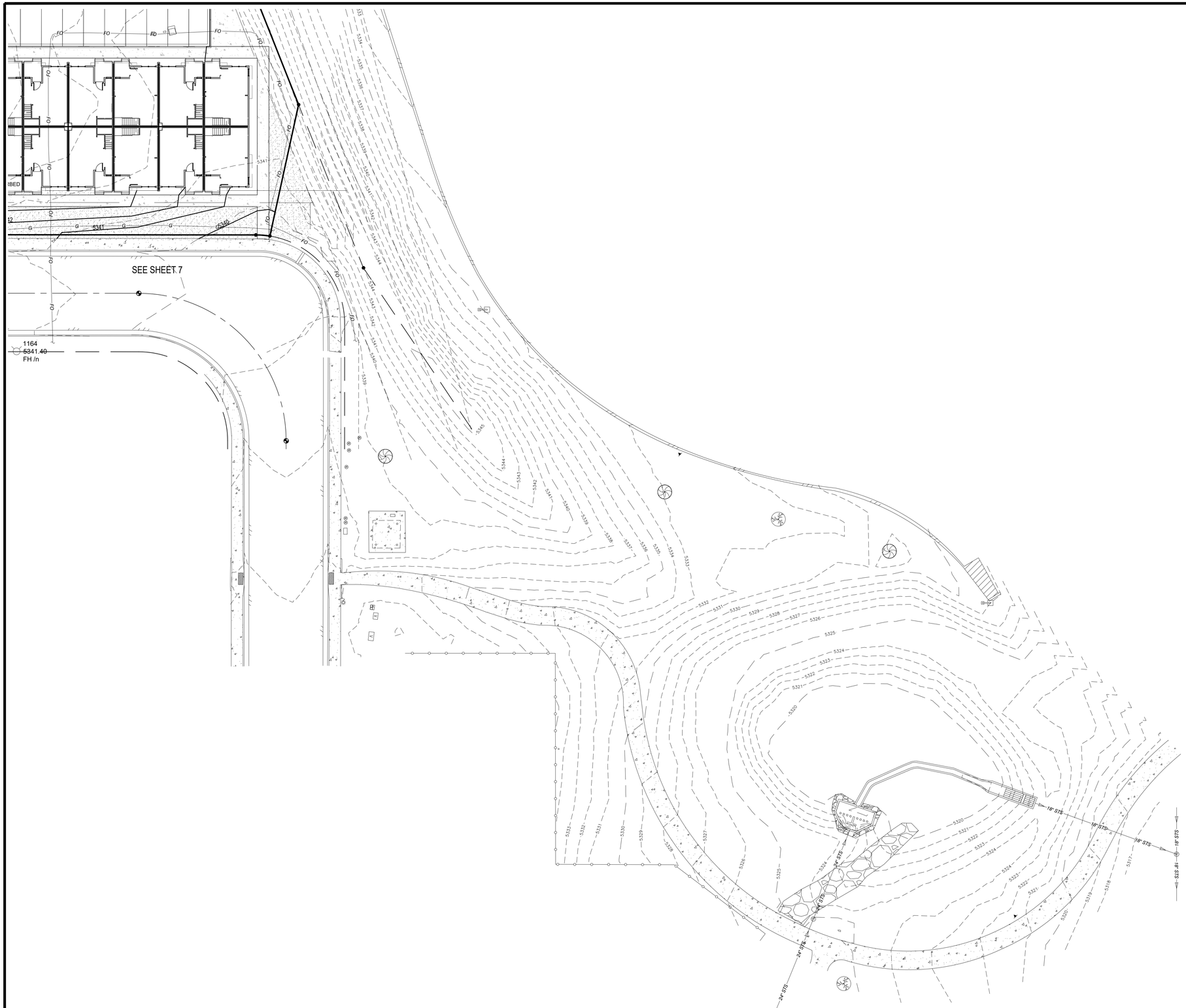
DATE: 06/18/2024	.
DESIGNED BY: RJP	.
DRAWN BY: SEL	FILE NAME: CURRENTCIVIL.DWG
CHECKED BY: FPP	SLS JN: 24-0024-01

DRAWING TITLE:

CONCEPTUAL GRADING PLAN

SHEET NO:

7 OF 12



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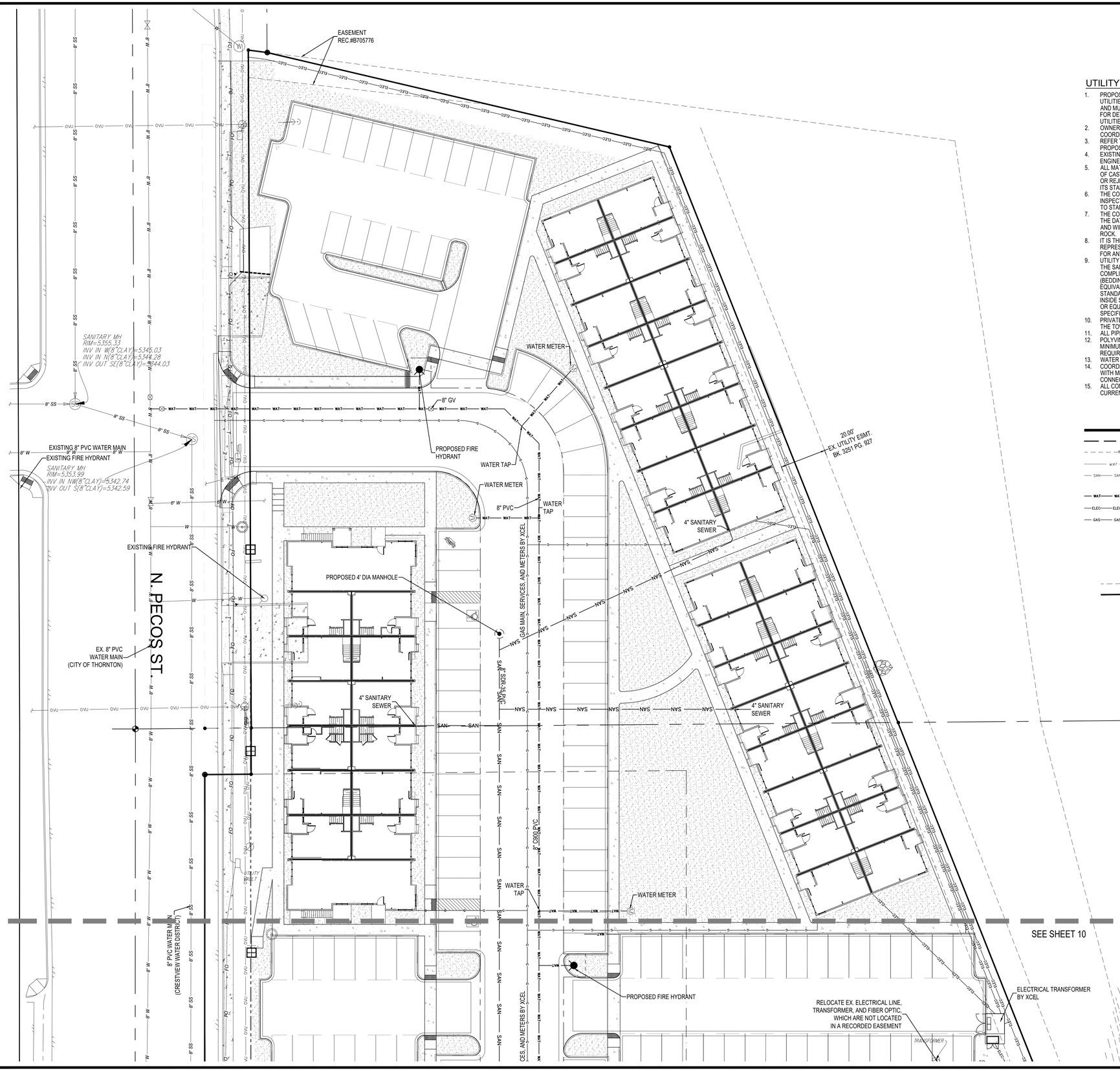
DESIGNED BY:	RJP	.	
DRAWN BY:	SEL	FILE NAME:	CURRENTCIVIL.DWG
CHECKED BY:	FPP	SLS JN: 24-0024-01	

DRAWING TITLE:
DETENTION POND MODIFICATION

SHEET NO:
8 OF 12



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- PROPOSED WATER SERVICE W/SIZE & TYPE NOTED
- PROPOSED ELECTRIC SERVICE
- PROPOSED GAS SERVICE
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20 0 10 20

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DRAWING TITLE:
CONCEPTUAL UTILITY PLAN

SHEET NO:
9 OF 12

EXISTING 8" PVC WATER MAIN
EXISTING FIRE HYDRANT
SANITARY MH
RIM=5353.99
INV IN NW(8"CLAY)=5342.74
INV OUT S(8"CLAY)=5342.59
EXISTING FIRE HYDRANT
N. PECOS ST.
EX. 8" PVC WATER MAIN (CITY OF THORNTON)
PROPOSED FIRE HYDRANT
WATER TAP
WATER METER
8" PVC
WATER TAP
PROPOSED 4' DIA MANHOLE
GAS MAIN, SERVICES, AND METERS BY XCEL
4" SANITARY SEWER
4" SANITARY SEWER
4" SANITARY SEWER
20.00'
EX. UTILITY ESMT.
BK. 3251 PG. 927
4" C900 PVC
UTILITY VAULT
WATER TAP
WATER METER
SEE SHEET 9
8" PVC WATER MAIN (CRESTVIEW WATER DISTRICT)
PROPOSED FIRE HYDRANT
RELOCATE EX. ELECTRICAL LINE, TRANSFORMER, AND FIBER OPTIC, WHICH ARE NOT LOCATED IN A RECORDED EASEMENT
ELECTRICAL TRANSFORMER BY XCEL
TRANSFORMER
WATER TAP
WATER METER
4" SANITARY SEWER
4" SANITARY SEWER
WATER TAP
WATER METER
8" GV
SANITARY MH
RIM=5350.96
INV=5340.76
ABANDONED)
8" PVC WATER MAIN (CRESTVIEW WATER DISTRICT)
8" PVC SANITARY SEWER (CRESTVIEW WATER DISTRICT)
ABANDON EX. WATER MAIN
EX. WATER MAIN
CLOSE VALVE AND ABANDONED WATER MAIN TO THE WEST
CLOSE VALVE AND ABANDONED WATER MAIN TO THE EAST
VACATE EX. ACCESS & UTILITY ESEMENTS REC.#2018000075940 & REC.#2018000070760
EX. SANITARY SEWER MANHOLE
EX. SANITARY SEWER MAIN
EX. FIRE HYDRANT
SANITARY MH
RIM=5348.93
INV IN N(8")=5338.18
INV OUT S(8")=5337.93
SANITARY MH
RIM=5343.50
INV IN S(8"PVC)=5331.10
INV OUT E(8"PVC)=5331.00
SANITARY MH
RIM=5339.31
INV IN W(8"PVC)=5326.56
INV OUT E(8"PVC)=5326.41

AC1

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FRANKTOWN, CO 80116
720.384.7981 Phone
rpalmer@strategicls.net
Robert J. Palmer, PE
President

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

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

NO.	DATE	REVISION DESCRIPTION

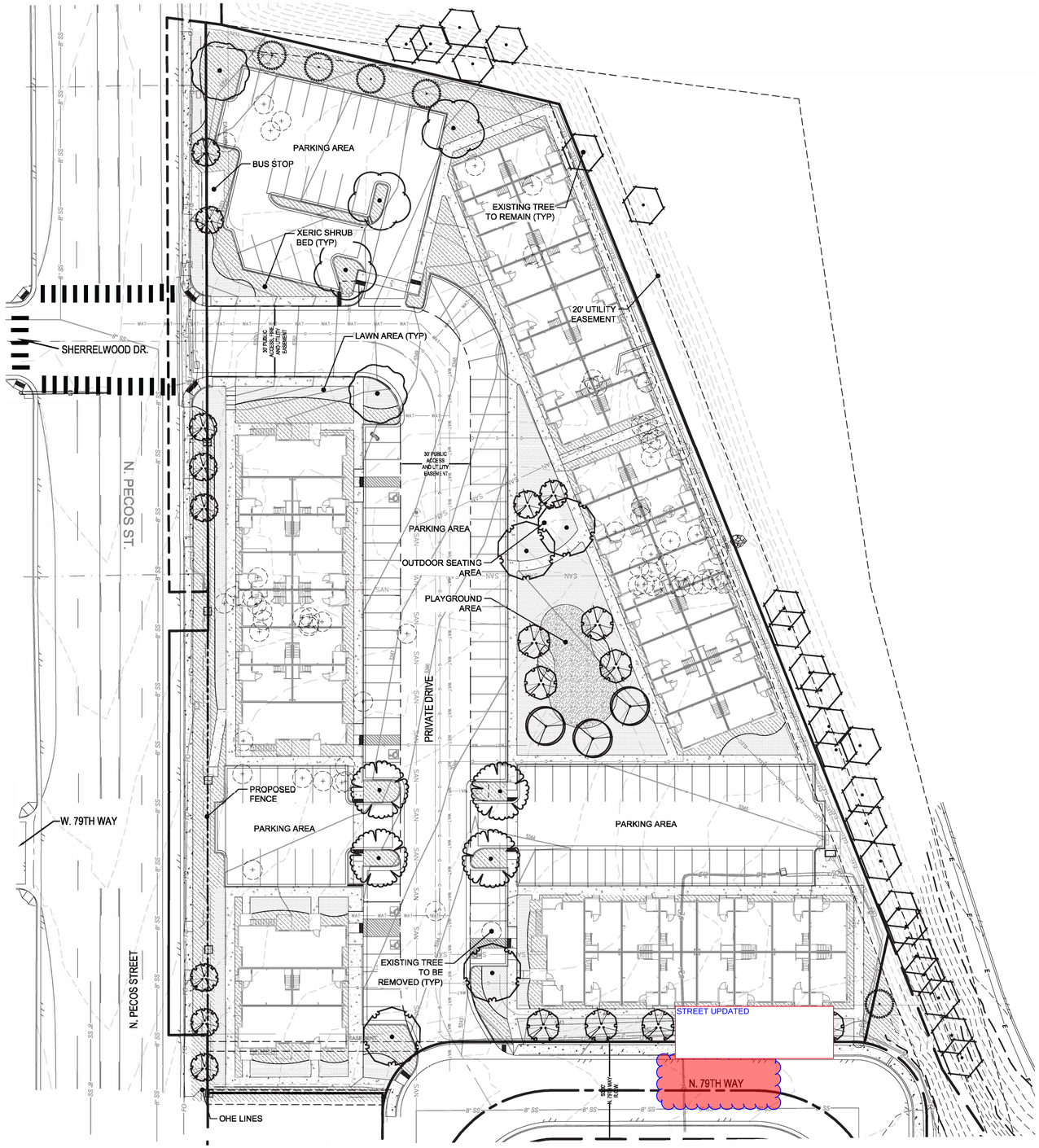
CONFIDENTIALITY STATEMENT:
The recipient of these materials understands that copyright in the materials is owned by SLS, and also, that the materials contain privileged and confidential business information of SLS and/or their Client. Accordingly, the recipient agrees to retain these materials in strict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

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

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

DRAWING TITLE:
CONCEPTUAL UTILITY PLAN

SHEET NO:
10 OF 12



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 30'

N

0 30 60 90

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES				
	AH	10	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	1.5" B&B MULTISTEM
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" B&B
	GTS	4	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM / SHADEMASTER LOCUST	2" B&B
	GD	3	GYMNOCLADUS DIOICA `ESPRESSO` / KENTUCKY COFFEETREE	2" B&B
	MS	10	MALUS X `SPRING SNOW` / SPRING SNOW CRAB APPLE	1.5" B&B
	PE	5	PINUS EDULIS / PINON PINE	6` B&B
	PCC	3	PYRUS CALLERYANA `CHANTICLEER` / CHANTICLEER PEAR	1.5" B&B
	EX-REM	67	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX
	EX-RET	24	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX
	UC	2	ULMUS X `FRONTIER` / AMERICAN ELM	1.5" B&B
GROUND COVERS				
	PM	1,646 SF	PLAYGROUND MULCH / 12" DEPTH	MULCH
	SHBD	20,279 SF	PROPOSED XERIC SHRUB BED	MULCH
	TURF	12,761 SF	TURF / TEXAS HYBRID BLUEGRASS	SOD

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

CIVIL ENGINEER:
Strategic Land Solutions, Inc.
2595 PONDEROSA ROAD
FRANKTOWN, CO 80116
720.384.7661 Phone
rpalmer@strategicls.net
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SOIL:

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	SLS JN: 24-0024-01

DRAWING TITLE:
Landscape Plan

SHEET NO:
11 OF 12

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

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
   A. 1" BELOW CURB FOR ALL SEEDED AREAS.
   B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
   C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST, APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ¼"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCH: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

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

   TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.
10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

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

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

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

    PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

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

IRRIGATION NOTES

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

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

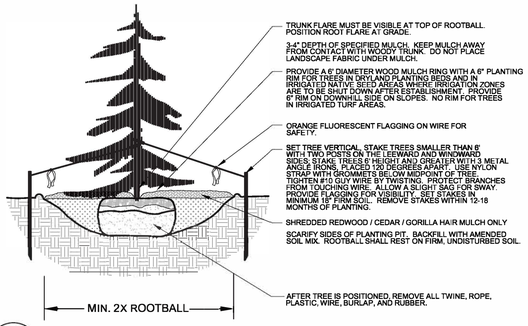
ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

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

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

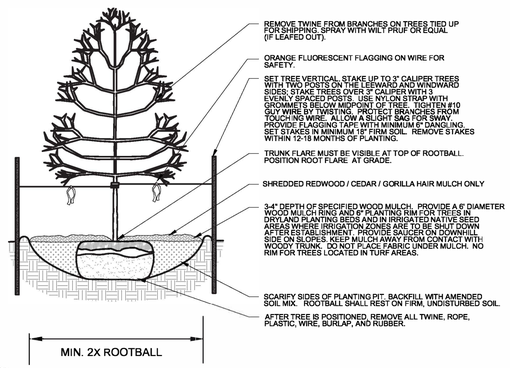
ALL NATIVE SEED AREAS TO BE TEMPORARILY IRRIGATED FOR A PERIOD OF 1 YEAR, OR UNTIL FULLY ESTABLISHED.

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



L2.0 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE SECTION

NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



L2.0 DECIDUOUS TREE PLANTING DETAIL
SECTION

EXISTING TREE PROTECTION DIRECTIONS:

PROTECTIVE FENCING:

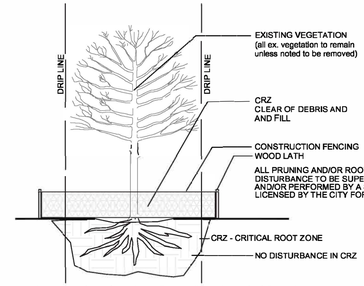
FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE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

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

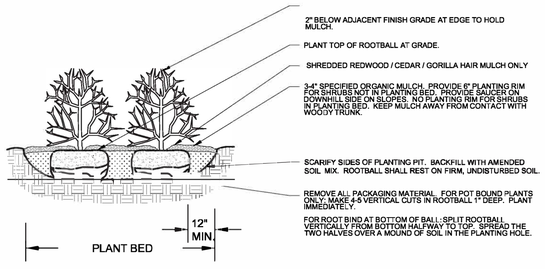
WATERING, MULCHING, AND FERTILIZATION:

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

L2.0 EXISTING TREE PROTECTION DETAIL



Use trees spade to relocate trees. Preserve the rootball and existing roots. Deep water for three months, provide drip irrigation thereafter.



L2.0 SHRUB PLANTING DETAIL
NOT TO SCALE SECTION

L2.0

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

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Landscape Details

SHEET NO:
12 OF 12

Strategic Land Solutions, Inc.
Civil Engineering • Land Planning • Entitlements

Friday – June 27, 2025

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

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

Attention: Mr. Nick Eagleson

Comment Response

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

SLS JN: 24-0024-01

Dear Permit Counter,

On behalf of Elmwood North, LLC., we are pleased to resubmit the Sherrelwood Townhomes Development Plans. We have addressed your team's comments as follows:

PLANNING
1. The private drive waiver application is included with this submittal.
2. The City of Thornton comments were addressed with the last PUD Amendment submittal. However, the PUD was not reviewed. The PUD is included again with this submittal and the comment responses are included again.
3. The PUD Amendment (site Plan) drawing is included hereon.
4. We are working with Laurie Clark on the Improvements Agreement costs.

RIGHT-OF-WAY
1. The note has been added to the plat and updated title is included.
2. The parent case number has been added.
3. A revised title commitment and deed are included with this submittal.
4. The vacation sheet has been added.
5. The signature blocks have been added to the plat.
6. A revision block has been added.
7. A statement of authority is included.
8. The vacation citations have been added.
9. The access easement is being vacated, but the water easement is remaining. The buildings have been adjusted to work with the existing water main and easement.
10. There are no overlapping interests.
11. The dedication font has been emboldened.
12. The plat easement dedication callouts have been added.
13. The parking wings are shown as easements.
14. The discrepancies have been corrected.
15. The C2 curve is labeled.

Please feel free to call me (720-384-7661) if you have any questions about the attached information.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

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

Attachments: As noted above.

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

CASE NO. PRC2024-00012

MINOR SUBDIVISION

ELMWOOD NORTH

A RESUBDIVISION OF LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE
TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF SECTION 33,
ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION AND OWNERSHIP:

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

A PARCEL OF LAND BEING LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE, TOGETHER WITH THAT PARCEL OF LAND, AS DESCRIBED IN A QUITCLAIM DEED RECORDED AT RECEPTION NO. 2021000058939, ALL IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, BOTH IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N89°30'59"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE **POINT OF BEGINNING**;

THENCE N00°14'36"W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.00 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2021000058939;
THENCE S82°4'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 8.26 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL D, THE FOLLOWING TWO (2) COURSES:
1. S76°46'27"E, A DISTANCE OF 178.46 FEET;
2. S21°38'30"E, ALONG THE EAST LINES OF SAID PARCEL DESCRIBED AT RECEPTION NUMBER 2021000058939 AND SAID SHERRELWOOD VILLAGE, A DISTANCE OF 459.50 FEET;

THENCE S12°19'50"W, CONTINUING ALONG SAID EAST LINE OF SHERRELWOOD VILLAGE, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF WEST 79TH WAY AS DEDICATED BY SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075940 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID NORTH R.O.W. LINE, THE FOLLOWING THREE (3) COURSES:
1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N85°25'28"W, A DISTANCE OF 6.01 FEET;
2. N89°57'38" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 42°01'36" AND AN ARC LENGTH OF 59.69 FEET, THE CHORD OF WHICH BEARS S38°37'14"W, A DISTANCE OF 27.25 FEET TO THE NORTHEAST CORNER OF LOT 8, BLOCK 2 OF SAID SHERRELWOOD VILLAGE;

THENCE N89°57'13"W, ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 91.81 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
THENCE N00°02'36"E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NUMBER 2021000058939;
THENCE S89°30'59"W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE N00°02'36"E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE N89°30'59"E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
THENCE N00°02'36"E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING (143,379 SQUARE FEET) 3.29152 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ELMWOOD NORTH. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWEN ON THIS PLAN; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. ALL PRIVATE STREETS (OSAGE COURT) ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

EXECUTED THIS _____ DAY OF _____, 20_____.

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

BY: _____
JOSEPH A. DELZOTTO

NOTARY PUBLIC:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY JOSEPH A. DELZOTTO AS / FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY.

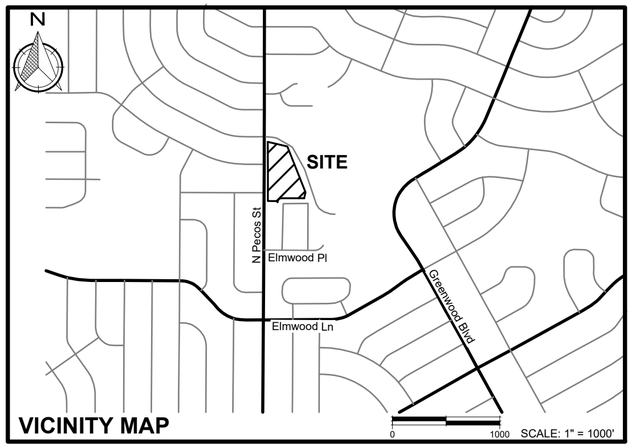
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AND

EXECUTED THIS _____ DAY OF _____, 20_____.



VICINITY MAP

SHEET INDEX

SHEET	TITLE
1 OF 3	COVER SHEET
2 OF 3	PLAT MAP
3 OF 3	PLAT AND EASEMENT VACATION MAP

NOTES AND RESTRICTIONS:

1. THIS PLAT WAS BASED ON TITLE COMMITMENT NUMBER RND70782714-6 PREPARED BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JUNE 24, 2025 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR FOR OTHER EASEMENTS AND/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25' BELOW GRADE IN RANGE BOX WITH NO LID BEING THE NORTH 1/4 CORNER OF SAID SECTION 33 AND A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "ERNEST KNIGHT LS 7276 1998 ADAMS COUNTY" 0.3' IN RANGE BOX WITH NO LID AT THE NORTHEAST CORNER OF SAID SECTION 33.
3. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08001C0584H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
4. ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.
6. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
7. 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.
8. 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.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
10. 20-FOOT UTILITY EASEMENT AS DEPICTED BUT NOT RECORDED IN A QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SAID QUIT CLAIM DEED ONLY TRANSFERS PROPERTY DESCRIBED AS PARCEL "D" TO THE EASTERLY PROPERTY OWNER. THIS EASEMENT IS ALSO DEPICTED ON THE RECORDED PLATS OF KALCEVIC SUBDIVISION AMENDED (REC. NO. B1041161); AND SHERRELWOOD VILLAGE (REC. NO. 2018000075940) BUT THESE PLATS DID NOT DEDICATE SAID EASEMENT. THE FOREMENTIONED SHERRELWOOD PLATS LISTS THAT THIS EASEMENT WAS RECORDED IN BOOK 3251 AT PAGE 927 BUT SAID DOCUMENT IS A PORTION OF THE FOREMENTIONED QUIT CLAIM DEED WHICH DID NOT FORMALLY DEDICATE SAID EASEMENT.

SURVEYOR'S CERTIFICATE:

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

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

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

PLANNING COMMISSION APPROVAL:

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20_____.

_____
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

_____
CHAIRMAN

ADAMS COUNTY ATTORNEY'S OFFICE:

_____
APPROVED AS TO FORM

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
engineeringserviceco.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:
10/28/2024
7/3/2025

Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
24-006-P	814.039	6/7/2024	951	1 OF 3

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 7/3/2025 Company: ESC

MINOR SUBDIVISION

ELMWOOD NORTH

CASE NO. PRC2024-00012

A RESUBDIVISION OF LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE
TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF SECTION 33,
ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 3

BLOCK 48
PERL-MACK MANOR, EIGHTH FILING
(PLAT - FILE 10~MAP 241)

BLOCK 1, PECOS PLAZA SUBDIVISION
(PLAT - FILE 13~MAP 108)

BLOCK 1
SHERRELWOOD ESTATES-FILING NO. 2
(PLAT - FILE 10~MAP 302)

SHERRELWOOD DRIVE
(60' PUBLIC R.O.W.)

BLOCK 2
SHERRELWOOD ESTATES-FILING NO. 2
(PLAT - FILE 10~MAP 302)

T2S R68W
C 1/4 • S28
1997
LS 28286

CENTER 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (UNABLE TO LOCATE DUE TO TRAFFIC CONCERNS. LOCATION BASED ON ACCESSORY MONUMENTS PER MONUMENT RECORDED PREPARED BY JOSEPH T. GUNDERSON, PLS 30826 DATED FEBRUARY 26, 2005.)

FOUND NAIL WITH 3/4" BRASS TAG SET IN CONCRETE, STAMPED "PLS 11434"

FOUND 3-1/4" ALUMINUM CAP SET IN CONCRETE, STAMPED "COLO DEPT OF TRANSPORTATION, REF 1, PLS 30826"

59.65'

59.61'

50.0'

N00°02'36"E 2639.20'
WEST LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS, 1.3' BELOW GRADE IN A RANGE BOX.)

N00°14'36"W 2644.97'
WEST LINE OF SOUTHEAST 1/4 OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M.

CENTER 1/4 CORNER OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M. (FOUND 2-1/2" ALUMINUM CAP ON A #6 REBAR, 0.4' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

PECOS STREET
(PUBLIC R.O.W. VARIES)
(R.O.W. - BK.3270~PG.279)

S89°30'59"W 20.00'
N00°02'36"E 30.01'
N89°57'13"W 91.81' (90.00' R3)

N00°02'36"E 208.00'

4,160 SQUARE FEET, 0.09549 ACRES
DEDICATED TO THE COUNTY OF ADAMS AS PUBLIC RIGHT-OF-WAY

FOUND NAIL & 3/4" BRASS TAG WITH ILLEGIBLE MARKINGS

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 38151"

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 38151" AT 7' OFFSET

N89°30'59"E 20.00'

N89°30'59"E 50.00'
110.94'
N89°58'02"E 5.54'
56.00'
54.95'
20' UTILITY EASEMENT DEDICATED BY THIS PLAT

N00°14'36"W 293.00' (292.74' R1)
146.06'

S82°40'31"E 8.26' (8.04' R2)

POINT OF BEGINNING
FOUND 2" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS

N00°00'00"E 24.00'
N00°02'36"E 20.00'

12.0' 12.0'
24' PUBLIC ACCESS EASEMENT DEDICATED BY THIS PLAT

20' WATER EASEMENT (REC. NO. 2018000070760)

BLOCK 2
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

84.02'
N90°00'00"W 108.03'
84.03'

79.93'

PRIVATE ROAD
S89°59'45"E 80.01'
73.20'

OSAGE COURT
99.59'
N00°00'15"E 36.00'
6.81'
10'
10'
20' UTILITY EASEMENT DEDICATED BY THIS PLAT

LOT 1, BLOCK 1
34,399 SQUARE FEET
0.78968 ACRES

LOT 2
KALCEVIC SUBDIVISION AMENDED
(PLAT - REC. NO. B1041161)

Δ=90°00'13"
R=37.50'
L=58.91'
Chd=S44°59'39"E
53.03'

S76°46'27"E 178.46' (178.58' R2)

Δ=90°00'13"
R=36.00'
L=56.55'
Chd=N44°59'39"W
50.91'

60.28'
C4
C5
194.26'
30.63'

78.28'
79.00'
0.71'
17.46'
OSAGE COURT
S00°00'27"W 212.26'
194.09'
211.55'

TRACT A
23,564 SQUARE FEET
0.54095 ACRES

18.0'
18.0'

S89°59'33"E 32.45'
PRIVATE ROAD

61.00'
C3
C6
213.05'

36' PUBLIC ACCESS & EXCLUSIVE WATER & SANITARY EASEMENT DEDICATED BY THIS PLAT

20' UTILITY EASEMENT DEDICATED BY THIS PLAT

SEE DETAIL "A"

Δ=90°00'00"
R=63.00'
L=98.96'

25.0' 25.0'

WEST 79TH WAY
(PUBLIC R.O.W. VARIES)
S89°57'38"E 104.00'
N89°57'38"W 204.00'

BLOCK 3
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

171.26'
N90°00'00"E 195.26'
171.26'

12.0' 12.0'
24' PUBLIC ACCESS EASEMENT DEDICATED BY THIS PLAT

S89°30'59"W 279.39'
(279.36' R3)

LOT 2, BLOCK 1
81,257 SQUARE FEET
1.86540 ACRES

20' UTILITY EASEMENT (RE: NOTES AND RESTRICTIONS NO. 10)

PARCEL "D" (BK.3251~PG.924)

S21°38'30"E 267.63' (268.24' R2)

S21°38'30"E 459.50'

LOT 2
KALCEVIC SUBDIVISION AMENDED
(PLAT - REC. NO. B1041161)

Δ=90°00'00"
R=63.00'
L=98.96'

N00°00'00"E 24.00'

C1

TRACT C
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

S21°38'30"E 75.05'

S12°19'50"W 57.53'

N89°30'59"E 2649.51' (BASIS OF BEARINGS)
NORTH LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

NORTHEAST CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM CAP ON A REBAR, 0.3' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

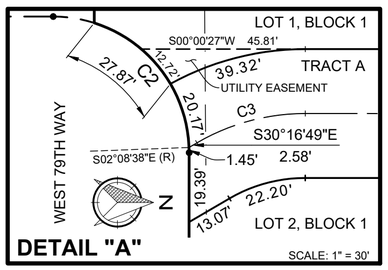
ERNEST KNIGHT LS 7276
T 2 S
R 6 8 W
28 | 27
33 | 32
1989
ADAMS COUNTY

N

0 40 80

Scale: 1" = 40'

DETAIL "A"



SCALE: 1" = 30'

LEGEND

	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	NEW R.O.W. LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
	NEW EASEMENT & R.O.W. CENTERLINE
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	FOUND 1-1/2" ALUMINUM CAP IN A RANGE BOX, STAMPED "RANGE POINT PLS 38151"
	SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	FOUND 1-1/4" YELLOW PLASTIC CAP ON A REBAR, STAMPED "PLS 38151" UNLESS NOTED OTHERWISE
	FOUND 2" ALUMINUM CAP ON A REBAR, STAMPED "CITY OF THORNTON, PLS 20155"
	FOUND 1" BROKEN YELLOW PLASTIC CAP ON A REBAR, STAMPED "M. SCHEAR, LS 18475"

RECORD REFERENCE

(XX.XX' R1)	PER THE DEED FOR PECOS STREET R.O.W. (BK.3270~PG.279) IF DIFFERENT FROM AS-MEASURED
(XX.XX' R2)	PER A QUITCLAIM DEED (REC. NO. 2021000058939) IF DIFFERENT FROM AS-MEASURED
(XX.XX' R3)	PER THE PLAT OF SHERRELWOOD VILLAGE (REC. NO. 2018000075940) IF DIFFERENT FROM AS-MEASURED
	ALL DIMENSIONS SHOWN WITH NO PARENTHESIS ARE AS-MEASURED DIMENSION

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	9°04'20"	38.00'	6.02'	N85°25'28"W	6.01'
C2	42°01'36"	38.00'	27.87'	S38°37'14"W	27.25'
C3	30°17'17"	60.00'	31.72'	S15°08'11"E	31.35'
C4	90°00'27"	6.00'	9.43'	N44°59'46"W	8.49'
C5	89°59'33"	6.00'	9.42'	N45°00'14"E	8.48'
C6	90°00'27"	6.00'	9.43'	N44°59'46"W	8.49'
C7	89°59'33"	6.00'	9.42'	N45°00'14"E	8.48'

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
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T/F 1.877.273.0659

Revision Dates:
10/28/2024
7/3/2025

Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
24-006-P	814.039	6/7/2024	951	2 OF 3

File Name: N:\Projects\Strategic Land Solutions, Inc\Adams\Co-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 7/3/2025 Company: ESC

MINOR SUBDIVISION

CASE NO. PRC2024-00012

ELMWOOD NORTH

A RESUBDIVISION OF LOTS 1 THROUGH 4, BLOCK 1, TRACTS B AND D, SHERRELWOOD VILLAGE
TOGETHER WITH A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTHEAST 1/4 OF SECTION 33,
ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 3

BLOCK 48
PERL-MACK MANOR, EIGHTH FILING
(PLAT - FILE 10~MAP 241)

BLOCK 1, PECOS PLAZA SUBDIVISION
(PLAT - FILE 13~MAP 108)

BLOCK 1
SHERRELWOOD ESTATES-FILING NO. 2
(PLAT - FILE 10~MAP 302)

SHERRELWOOD DRIVE
(60' PUBLIC R.O.W.)

BLOCK 2
SHERRELWOOD ESTATES-FILING NO. 2
(PLAT - FILE 10~MAP 302)

T2S R68W
C 1/4 • S28
1997
LS 28286

CENTER 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (UNABLE TO LOCATE DUE TO TRAFFIC CONCERNS. LOCATION BASED ON ACCESSORY MONUMENTS PER MONUMENT RECORDED PREPARED BY JOSEPH T. GUNDERSON, PLS 30826 DATED FEBRUARY 26, 2005.)

59.65'
59.61'

FOUND NAIL WITH 3/4" BRASS TAG SET IN CONCRETE, STAMPED "PLS 11434"

FOUND 3-1/4" ALUMINUM CAP SET IN CONCRETE, STAMPED "COLO DEPT OF TRANSPORTATION, REF 1, PLS 30826"

50.0'

N00°02'36"E 2639.20'
WEST LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS, 1.3' BELOW GRADE IN A RANGE BOX.)

N00°14'36"W 2644.97'
WEST LINE OF SOUTHEAST 1/4 OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M.

50.0'

CENTER 1/4 CORNER OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M. (FOUND 2-1/2" ALUMINUM CAP ON A #6 REBAR, 0.4' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

PECOS STREET
(PUBLIC R.O.W. VARIES)

30.0'

S89°30'59"W
20.00'

N89°30'59"E
20.00'

N00°02'36"E 208.00'

FOUND NAIL & 3/4" BRASS TAG WITH ILLEGIBLE MARKINGS

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 38151"

N89°30'59"E
50.00'

(R.O.W. - BK.3270~PG.279)

N00°14'36"W 293.00' (292.74' R1)

20.0'

S82°40'31"E
8.26'
(8.04' R2)

N00°02'36"E
30.01'

N89°57'13"W
91.81'
(90.00' R3)

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 38151" AT 7' OFFSET

N00°02'36"E
20.00'

POINT OF BEGINNING
FOUND 2" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS

BLOCK 2
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

26' EMERGENCY ACCESS EASEMENT
(REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

8' UTILITY EASEMENT
(REC.NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

UNPLATTED
(DEED - REC. NO. 2021000058939)

UNPLATTED
(DEED - REC. NO. 2021000058939)

LOT 2
KALCEVIC SUBDIVISION AMENDED
(PLAT - REC. NO. B1041161)

S76°46'27"E
178.46'
(178.58' R2)

TRACT D
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

TRACT B
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

C2

Δ=90°00'00"
R=63.00'
L=98.96'

25.0'
25.0'

5' UTILITY EASEMENT
(REC.NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

S89°30'59"W 279.39'
(279.36' R3)

LOT 1, BLOCK 1
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

LOT 2, BLOCK 1
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

BLOCK 3
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

WEST 79TH WAY
(PUBLIC R.O.W. VARIES)

S89°57'38"E 104.00'

N89°57'38"W 204.00'

LOT 3, BLOCK 1
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

8' UTILITY EASEMENT
(REC.NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

6' UTILITY EASEMENT
(REC.NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

S21°38'30"E 267.63' (268.24' R2)

S21°38'30"E 459.50'

LOT 2
KALCEVIC SUBDIVISION AMENDED
(PLAT - REC. NO. B1041161)

Δ=90°00'00"
R=63.00'
L=98.96'

LOT 4, BLOCK 1
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

N89°30'59"E 2649.51' (BASIS OF BEARINGS)
NORTH LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

C1

10' UTILITY & DRAINAGE EASEMENT
(REC. NO. 2018000075940)
HEREBY VACATED BY THIS PLAT

TRACT C
SHERRELWOOD VILLAGE
(PLAT - REC. NO. 2018000075940)

S21°38'30"E
75.05'

S12°19'50"W
57.53'

ERNEST KNIGHT LS 7276
T 2 S
R 6 8 W
28 | 27
33 | 32
1989
ADAMS COUNTY

NORTHEAST CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM CAP ON A REBAR, 0.3' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

N

0 40 80

Scale: 1" = 40'

ESC ENGINEERING SERVICE COMPANY
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CIVIL ENGINEERS | LAND SURVEYORS
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14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:
10/28/2024
7/3/2025

Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
24-006-P	814.039	6/7/2024	951	3 OF 3

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 7/3/2025 Company: ESC

Mapcheck Report

Elmwood North Filing No. 1
Plat Boundary

Point of Beginning :
North: 1732270.3231' East: 3139490.0177'

Segment #1 : Line
Course: N00°14'36"W Length: 293.00'
North: 1732563.3204' East: 3139488.7734'

Segment #2 : Line
Course: S82°40'31"E Length: 8.26'
North: 1732562.2673' East: 3139496.9660'

Segment #3 : Line
Course: S76°46'27"E Length: 178.46'
North: 1732521.4375' East: 3139670.6925'

Segment #4 : Line
Course: S21°38'30"E Length: 459.50'
North: 1732094.3283' East: 3139840.1564'

Segment #5 : Line
Course: S12°19'50"W Length: 57.53'
North: 1732038.1254' East: 3139827.8707'

Segment #6 : Curve
Length: 6.02' Radius: 38.00'
Delta: 9°04'20" Tangent: 3.01'
Chord: 6.01' Course: N85°25'28"W
Course In: S09°06'42"W Course Out: N00°02'22"E
RP North: 1732000.6049' East: 3139821.8531'
End North: 1732038.6049' East: 3139821.8799'

Segment #7 : Line
Course: N89°57'38"W Length: 204.00'
North: 1732038.7453' East: 3139617.8799'

Segment #8 : Curve
Length: 48.04' Radius: 38.00'
Delta: 72°25'55" Tangent: 27.83'
Chord: 44.90' Course: S53°49'24"W
Course In: S00°02'22"W Course Out: N72°23'34"W
RP North: 1732000.7453' East: 3139617.8538'
End North: 1732012.2419' East: 3139581.6366'

Segment #9 : Line
Course: N89°57'13"W Length: 91.81'
North: 1732012.3162' East: 3139489.8267'

Segment #10 : Line
Course: N00°02'36"E Length: 30.01'
North: 1732042.3262' East: 3139489.8494'

Segment #11 : Line
Course: S89°30'59"W Length: 20.00'
North: 1732042.1574' East: 3139469.8501'

Segment #12 : Line
Course: N00°02'36"E Length: 208.00'
North: 1732250.1573' East: 3139470.0074'

Segment #13 : Line
Course: N89°30'59"E Length: 20.00'
North: 1732250.3262' East: 3139490.0067'

Segment #14 : Line
Course: N00°02'36"E Length: 20.00'
North: 1732270.3261' East: 3139490.0218'

Perimeter: 1644.62' Area: 143378.79 Sq. Ft.
Error Closure: 0.0051 Course: N52°45'29"E
Error North: 0.00308 East: 0.00406

Precision 1: 321858.82

ENGINEERING SERVICE COMPANY
14190 East Evans Avenue, Aurora, Colorado 80014-1431
P 303.337.1393 | **F** 303.337.7481 | **T/F** 1.877.273.0659
engineeringserviceco.com

File: n:\projects\strategic land solutions, inc\adamsco-8000 n pecos st\survey\3 survey docs\mapchecks\8000 n pecos st adamsco - preplat mk.docx
Printed Date: July 3, 2025

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

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;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

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 O'Dorisio — DISTRICT 4
Mary Hodge — DISTRICT 5

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

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

Re-submittal Form

Case Name/ Number: PRC2024-00012/ Elmwood North

Case Manager: Nick Eagleson

Re-submitted Items:

- [ ] Development Plan/ Site Plan
- [X] Plat
- [ ] Parking/ Landscape Plan
- [ ] Engineering Documents
- [X] Subdivision Improvements Agreement
- [ ] 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: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney

Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Development Review Team Comments

Date: 2/18/2025

Project Number: PRC2024-00012

Project Name: Elmwood North Filing No. 1

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Nick Eagleson

Date: 02/18/2025

Email:

Resubmittal Required

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica — DISTRICT 1
Kathy Henson — DISTRICT 2
Emma Pinter — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Lynn Baca — DISTRICT 5

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 02/14/2025

Email:

Resubmittal Required

ROW1: Sherrelwood Village Filing No 1, Plat Correction No. 1 recorded at 20220000050487. The vested interested in this subdivision plat as approved by the Adams County Planning Commission and Board of County Commissioners will be a NOTE within the current plat, vacating all vested rights to this subdivision. Re-Title the plat according to current legally described property per the Assessors Office. This is due to the Assessor never acknowledging the plat due to overlapping ownership interests that need or needed to be corrected. This is a conversation with the Assessor's Office.

ROW2: Revise the case number on all sheets to the parent case PRC2024-00012

ROW3: The Title Commitment provided does not match that of the current vesting ownership per the Assessor's records. This commitment must match that, or provide an explanation as to why it is not being used. As such the Title Commitment must match the property records as Lots and unplatted property. This legal description will be followed by the new boundary of the newly created Elmwood North Subdivision.

ROW4: A sheet will be required vacating the current LOT and PARCEL lines. Maintain proper descriptions per dedication and/or ownership.

ROW5: Revise two signature blocks as follows:

PLANNING COMMISSION APPROVAL:

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 202___

_____

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

_____

APPROVED AS TO FORM

ROW6: Provide a Revision Block, and date the current submission so we can verify we are commenting on the correct plat.

ROW7: Current recorded copies of a Statement of Authority is required for review and verification of signatories ability to encumber the entity.

ROW8: Missing vacation citations - See comments provided on the plat submitted.

ROW9: As stated prior, the vacation of the Water easement as recorded at 2018000075940 must be vacated and the vacation cited on plat by reception number. This should be an easy vacation as no utilities should have been installed within the location.

ROW10: Verify that there is no overlapping ownership interest with the Assessor's office.

ROW11: Bold font the ROW area being dedicated.

ROW12: Remember to state all easements dedicated by the plat.

ROW13: Should the entirety of TRACT A include the "Wings"? It is all public access. The only additional information is the utility easement within the wider portion.

ROW14: Review the vectors and distances throughout sheet 1 and 2. Numerous discrepancies.

ROW15: Label curves as detailed on the curve C2, etc.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Nick Eagleson

Date: 02/12/2025

Email:

Resubmittal Required

PLN01: An application for a waiver is still needed for the private drive. This can run concurrently with these two applications.

PLN02: There were quite a few comments from the City of Thornton on the conceptual site plan initially provided. Please provide an updated site plan that addresses the City of Thornton's concerns/questions. This will need to be sent to them when a resubmittal comes in.

PLN03: A site plan, similar to the one initially submitted, should be submitted with all updated changes.

PLN04: An Improvements Agreement needs to be submitted with the next resubmittal. Please work with Laurie from Engineering on the template and submittal requirements.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Laurie Clark

Date: 02/05/2025

Email:

Resubmittal Required

ENG1: The engineering documents will be reviewed under EGR2024-00064.

ENG2: An Improvements Agreement will be required for all public improvements and drainage facilities.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Amanda Buesgens

Date: 01/15/2025

Email:

Complete

The title is missing information. Lots 1-4 are located in Sherrlwood Village Block 1, Lots 1-4, there is no property per GIS located within Sherrelwood Village Filing No. 1, Plat Correction No. 1. Verify all legal descriptions, name of subdivision and the title must correspond to the current legal descriptions pursuant to the Assessors Records.

Acknowledged, the information has been updated

MINOR SUBDIVISION

ELMWOOD NORTH

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

CASE NO. PLT2024-00017

Revise case number to parent case: PRC2024-00012

Acknowledged and revised

No Abbreviations allowed

Acknowledged and revised

DEDICATION AND OWNERSHIP:

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

Title Commitment has been revised.

As previously stated, the title commitment must provide the legal descriptions as they currently are recorded and by parcel number/lots. These legal descriptions are then followed by the boundary of the newly created subdivision with a correct describer. Current ownership is 4 Lots, Tract D, and two m/b legal descriptions by T-R-S.

A PARCEL OF LAN…ECTION NO. 1, A SUBDIVISION PLAT RECORDED AT RE…ESCRIBED IN THAT WARRANTY DEED RECORDED AT RE…THAT WARRANTY DEED RECORDED AT RECEPTION NO. 2…CORDER'S OFFICE, LYING WITHIN THE SOUTHEAST QUA…IN TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PR…PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT…ALONG THE NORTH LINE OF THE NORTHEAST QUA…AST LINE OF THE PECOS STREET RIGHT-OF-WAY, A…SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;

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

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

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

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ELMWOOD NORTH. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWEN ON THIS PLAN; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. ALL PRIVATE STREETS (OSAGE COURT) ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

EXECUTED THIS _____ DAY OF _____, 20_____.

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

BY: _____
JOSEPH A. DELZOTTO, ~~MANAGER~~

Acknowledged and revised

NOTARY PUBLIC:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY JOSEPH A. DELZOTTO.

AS/FOR ELMWOOD NORTH, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AND

EXECUTED THIS _____ DAY OF _____, 20_____.

OWNER: DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION

No longer a part of this subdivision

BY: _____
JOSEPH A. DELZOTTO, ~~PRESIDENT~~

NOTARY PUBLIC:

STATE OF _____)
) SS
COUNTY OF _____)

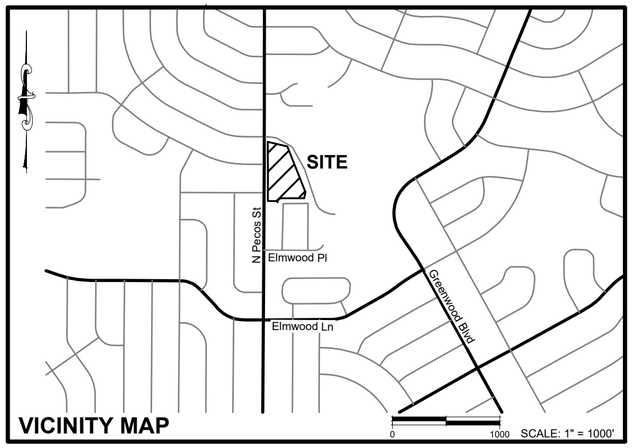
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY JOSEPH A. DELZOTTO.

BY JOSEPH A. DELZOTTO AS PRESIDENT OF DELWEST DEVELOPMENT CORPORATION

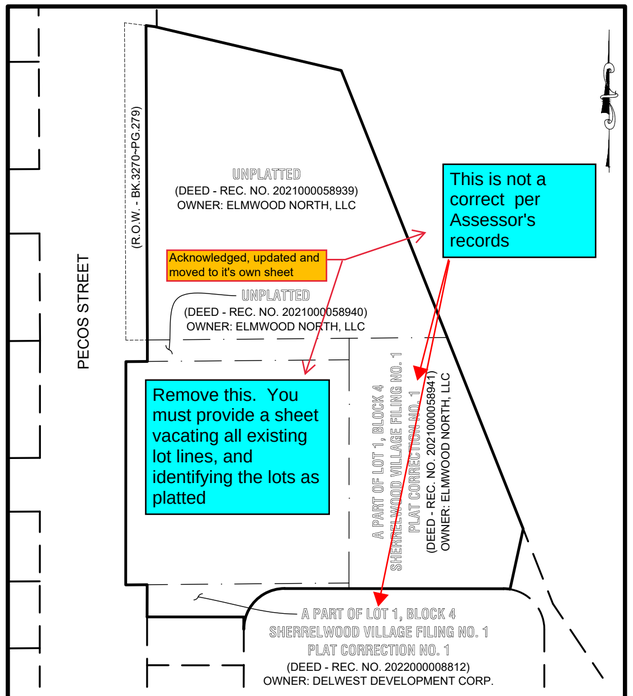
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP



Acknowledged, updated and moved to it's own sheet

This is not a correct per Assessor's records

Remove this. You must provide a sheet vacating all existing lot lines, and identifying the lots as platted

EXISTING PARCELS HEREBY VACATED

SCALE: 1" = 100'

NOTES AND RESTRICTIONS:

Note has been updated to reflect the revised title commitment

This will have to be revised

1. THIS PLAT WAS BASED ON TITLE COMMITMENT NUMB… TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURAN…TE OF JULY 27, 2022 AT 5:00 P.M., AND DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SU…/OR EXCEPTIONS OF RECORD.
2. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN HAVING AN ASSUMED BEARING OF N89°30'59"E AND BOUNDED BY A FOUND REBAR WITH ILLEGIBLE 3.25" ALUMINUM CAP 1.25' BELOW GRADE IN RANGE BOX WITH NO LID BEING THE NORTH 1/4 CORNER OF SAID SECTION 33 AND A FOUND REBAR WITH 3.25" ALUMINUM CAP STAMPED "ERNEST KNIGHT LS 7276 1998 ADAMS COUNTY" 0.3' IN RANGE BOX WITH NO LID AT THE NORTHEAST CORNER OF SAID SECTION 33.
3. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08001C0584H WITH AN EFFECTIVE DATE OF MARCH 5, 2007. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
4. ALL LINEAL DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
5. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED…ROUGH ANY AND ALL PRIVATE ROADS, DRIVES AND ALLEYS.

Acknowledged and removed

6. ~~ALL PRIVATE ROADS, ALLEYS AND DRIVES ARE HEREBY D…~~ …HALL BE POSTED "NO PARKING-FIRE LANE"

Remove - Construction related and SIA

7. ALL INTERNAL ROADS AND DRAINAGE FACILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FINAL PUD, STREET CONSTRUCTION PLANS, PAVEMENT DESIGN, GRADING & EROSION CONTROL PLAN, AND A FINAL DRAINAGE PLAN SUBMITTED TO AND APPROVED BY ADAMS COUNTY. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES WITHIN THE SUBDIVISION, ALL COUNTY IMPROVEMENTS REQUIRED IN ACCORDANCE WITH APPROVED PLANS BY ADAMS COUNTY, SHALL HAVE RECEIVED PRELIMINARY ACCEPTANCE OF CONSTRUCTION BY THE DEPARTMENT OF PUBLIC WORKS.
8. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
9. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
11. 20-FOOT UTILITY EASEMENT AS DEPICTED BUT NOT RECORDED IN A QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SAID QUIT CLAIM DEED ONLY TRANSFERS PROPERTY DESCRIBED AS PARCEL "D" TO THE EASTERLY PROPERTY OWNER. THIS EASEMENT IS ALSO DEPICTED ON THE RECORDED PLATS OF KALCEVIC SUBDIVISION AMENDED (REC. NO. B1041161); SHERRELWOOD VILLAGE (REC. NO. 2018000075940); ~~AND SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1~~ (REC. NO. 2022000050487) BUT THESE PLATS DID NOT DEDICATE SAID EASEMENT. THE FOREMENTIONED SHERRELWOOD PLATS LISTS THAT THIS EASEMENT WAS RECORDED IN BOOK 3251 AT PAGE 927 BUT SAID DOCUMENT IS A PORTION OF THE FOREMENTIONED QUIT CLAIM DEED WHICH DID NOT FORMALLY DEDICATE SAID EASEMENT.

Acknowledged and revised

SURVEYOR'S CERTIFICATE:

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

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

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

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20_____.

Revise

_____
CHAIRMAN

Acknowledged and revised

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

_____
CHAIRMAN

ADAMS C…NEY'S OFFICE:

APPROVED BY T… Revise …TORNEY THIS _____ DAY OF _____ A.D. 20_____.

Acknowledged and revised

_____
ADAMS COUNTY ATTORNEY

ESC ENGINEERING SERVICE COMPANY — 14190 East Evans Avenue				Revision Dates: 10/28/2024
Creative Solutions Since 1954 — CIVIL ENGINEERS | LAND SURVEYORS — engineeringserviceco.com — F 303.337.7481 — T/F 1.877.273.0659				
Survey No.: 24-006-P	Project No.: 814.039	Date: 6/7/2024	Field Book No.: 951	Sheet No.: 1 OF 2

Provide a Revision Block

70th Anniversary

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 10/28/2024 Company: ESC

MINOR SUBDIVISION

ELMWOOD NORTH

CASE NO. PLT2024-00017

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

SHEET 2 OF 2

This must be vacated prior to approval of the plat and the vacation cited on the plat. If no water line installed, this is an easy vacation between the parties.
Sheet 5 of the Conceptual Site Plan states that utility and access easement as recorded at 2018000075940 and 2018000070750 must be vacated. If these were dedicated to the county, they can be vacated by this plat, and must be shown and vacated.

Water Easement is no longer being vacated

Bold font this statement

Acknowledged and adjusted

BLOCK 1 PECOS PLAZA SUBDIVISION (PLAT - FILE 13~MAP 108)

BLOCK 1 SHERRELWOOD ESTATES-FILING NO. 2 (PLAT - FILE 10~MAP 302)

SHERRELWOOD DRIVE (60' PUBLIC R.O.W.)

BLOCK 2 SHERRELWOOD ESTATES-FILING NO. 2 (PLAT - FILE 10~MAP 302)

T2S R68W C ¼ S28 1997 LS 28286

CENTER 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF T 6TH P.M. (UNABLE TO LOCATE DUE TO TRAFFIC CONCE LOCATION BASED ON ACCESSORY MONUMENTS PER MONUMENT RECORDED PREPARED BY JOSEPH T. GUNDERSON, PLS 30826 DATED FEBRUARY 26, 2005.)

FOUND NAIL WITH 3/4" BRASS TAG SET IN CONCRETE, STAMPED "PLS 11434"

FOUND 3-1/4" ALUMINUM CAP SET IN CONCRETE, STAMPED "COLO DEPT OF TRANSPORTATION, REF 1, PLS 30826"

59.65' 59.61'

POINT OF COMMENCEMENT
NORTH 1/4 CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS, 1.3' BELOW GRADE IN A RANGE BOX.)

N00°14'36"W 2644.97'
WEST LINE OF SOUTHEAST 1/4 OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M.

CENTER 1/4 CORNER OF SECTION 28, T.2S., R.68W. OF THE 6TH P.M. (FOUND 2-1/2" ALUMINUM CAP ON A #6 REBAR, 0.4' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

PECOS STREET (PUBLIC R.O.W. VARIES)

(R.O.W. - BK.3270~PG.279)

S89°30'59"W 20.00'

N00°02'36"E 30.01'

N89°57'13"W 90.03' (90.00' R3)

N00°02'36"E 208.00'

FOUND NAIL & 3/4" BRASS TAG WITH ILLEGIBLE MARKINGS

4,160 SQUARE FEET, 0.09549 ACRES DEDICATED TO THE COUNTY OF ADAMS AS PUBLIC RIGHT-OF-WAY

N89°30'59"E 20.00'

N89°30'59"E 50.00' 110.94'

N89°58'02"E 5.54'

N00°14'36"W 293.00' (292.74' R1)

S82°40'31"E 8.26' (8.04' R2)

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 38151" AT 7' OFFSET

FOUND NAIL & 3/4" BRASS TAG, STAMPED "PLS 38151"

POINT OF BEGINNING
FOUND 2" ALUMINUM CAP ON A REBAR WITH ILLEGIBLE MARKINGS

N00°02'36"E 20.00'

20' UTILITY EASEMENT

Is this dedicated by this plat?

Yes, language has been added

20' WATER EASEMENT (REC. NO. 2018000070760)

26' EMERGENCY ACCESS EASEMENT (REC. NO. 2018000075940) HEREBY VACATED BY THIS PLAT

24' PUBLIC ACCESS EASEMENT

LOT 1, BLOCK 1
36,581 SQUARE FEET
0.83980 ACRES

8' UTILITY EASEMENT (REC.NO. 2018000075940) HEREBY VACATED BY THIS PLAT

Acknowledged and added

OSAGE COURT Private Road

TRACT A
17,119 SQUARE FEET
0.39297 ACRES
30' PUBLIC ACCESS & UTILITY EASEMENT

S00°00'27"W 290.54'

290.54'

310.05'

N00°00'15"E 36.00'

20' UTILITY EASEMENT

The "wings" have been added to Tract A

Should Tract A include the "wing" portions of the private access easement?

Δ=90°00'13" R=37.50' L=58.91' Chd=S44°59'39"E 53.03'

Δ=90°00'13" R=36.00' L=56.55' Chd=N44°59'39"W 50.91'

S76°46'27"E 178.46' (178.58' R2)

LOT 2 KALCEVIC SUBDIVISION AMENDED (PLAT - REC. NO. B1041161)

SEE DETAIL "A"

DETAIL "A"
SCALE: 1" = 30'

LOT 1, BLOCK 1
S00°00'27"W 45.81'
39.52' C2 12.72' 39.32'
TRACT A
UTILITY EASEMENT
20.17' C3 S30°16'49"E 2.58'
S02°08'38"E (R) 1.45'
19.39' 13.07' 22.20'
LOT 2, BLOCK 1
WEST 79TH WAY

Verify that this small piece is owned by either party of the plat and no longer Delwest. This is one area of overlapping ownership issues according to the Assessor

BLOCK 2 SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 (PLAT - REC. NO. 2022000050487)

N00°02'22"E 11.47'

25.0'

WEST 79TH WAY (PUBLIC R.O.W. VARIES)

S89°57'38"E 104.00'

N89°57'38"W 204.00'

104.02'

Parcel has been removed

BLOCK 3 SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 (PLAT - REC. NO. 2022000050487)

Δ=90°00'00" R=63.00' L=98.96'

C1

S21°38'30"E 75.05'

S12°19'50"W 57.53'

5' UTILITY EASEMENT (REC.NO. 2018000075940) HEREBY VACATED BY THIS PLAT

24' PUBLIC ACCESS EASEMENT

8' UTILITY EASEMENT (REC. NO. 2018000075940) HEREBY VACATED BY THIS PLAT

10' UTILITY & DRAINAGE EASEMENT (REC. NO. 2018000075940) HEREBY VACATED BY THIS PLAT

6' UTILITY EASEMENT (REC. NO. 2018000075940) HEREBY VACATED BY THIS PLAT

LOT 2, BLOCK 1
85,527 SQUARE FEET
1.96342 ACRES

S89°30'59"W 279.39' (279.36' R3)

20' UTILITY EASEMENT (RE: NOTES AND RESTRICTIONS NO. 11)

PARCEL "D" (BK.3251~PG.924)

S21°38'30"E 267.63' (268.24' R2)

S21°38'30"E 459.50'

LOT 2 KALCEVIC SUBDIVISION AMENDED (PLAT - REC. NO. B1041161)

N89°30'59"E 2649.51' (BASIS OF BEARINGS) NORTH LINE OF NORTHEAST 1/4 OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M.

NORTHEAST CORNER OF SECTION 33, T.2S., R.68W. OF THE 6TH P.M. (3-1/4" ALUMINUM CAP ON A REBAR, 0.3' BELOW GRADE IN A RANGE BOX, STAMPED AS SHOWN.)

ERNEST KNIGHT LS37276 T 2 S R 6 8 W 28 27 33 32 1989 ADAMS COUNTY

0 40 80

Scale: 1" = 40'

LEGEND

	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL L
	SECTION LINE
	NEW LOT LINE
	NEW R.O.W. LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
	NEW EASEMENT & R.O.W. CENTERLINE
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	FOUND 1-1/2" ALUMINUM CAP IN A RANGE BOX, STAMPED "RANGE POINT PLS 38151"
	SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	FOUND 1-1/4" YELLOW PLASTIC CAP ON A REBAR, STAMPED "PLS 38151" UNLESS NOTED OTHERWISE
	FOUND 2" ALUMINUM CAP ON A REBAR, STAMPED "CITY OF THORNTON, PLS 20155"
	FOUND 1" BROKEN YELLOW PLASTIC CAP ON A REBAR, STAMPED "M. SCHEAR, LS 18475"

RECORD REFERENCE

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

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	9°04'20"	38.00'	6.02'	N85°25'28"W	6.01'
C2	90°00'00"	38.00'	59.69'	S45°02'22"W	53.74'
C3	30°17'17"	60.00'	31.72'	S15°08'11"E	31.35'

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
engineeringserviceco.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:	Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
10/28/2024	24-006-P	814.039	6/7/2024	951	2 OF 2

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 10/28/2024 Company: ESC

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

February 14, 2025

Nick Eagleson
Adams County Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80602

RE: Request for comments for Elmwood North, Filing No.1 (PLT2024-00017) – PLOSR202401286

Dear Mr. Eagleson:

Thank you for the opportunity to provide comments on the above-referenced project. The city of Thornton requests to be included in all subsequent submittals for the variance.

City of Thornton staff have reviewed the proposal and have the following comments:

CURRENT PLANNING (CP)
Planner II (Erinn Rogowski, 303-538-7301)

1. Please include the city of Thornton on all subsequent referrals.

2. See attached red-lines for comments from CP.

DEVELOPMENT ENGINEERING (DE)
Civil Engineer (Michael Flanagan, 303-538-7426)

1. See attached for DE comments on the Plat.

2. A conceptual site plan (CSP) has not been provided to the City at this time. Additional comments should be expected once an updated CSP is provided for review. Address of comments previously provided by the City on the first submittal of the CSP are expected to be responded to and addressed.

3. "Utility Easement" is not an adequate easement designation for City of Thornton sanitary sewer and water main lines located within non-right-of-way drives. Exclusive water and sanitary easements must be dedicated to the City of Thornton. If easements are not dedicated which satisfy the City's requirements, water and sanitary sewer lines connected to City owned mains shall not be allowed to extend into this subdivision. Storm drainage facilities and dry utilities shall not be permitted within the exclusive water and sanitary easements.

4. Individual water meters, water service lines, and sanitary service lines are required for each townhome unit proposed. Water meters must be located within an exclusive water easement dedicated to the City.

5. City of Thornton Construction Plans must be provided for all Thornton utilities despite being outside of City limits. Plans must satisfy all requirements of the City Standards and Specifications. City of Thornton inspections must also occur in the field throughout the installation and inspection of the proposed water and sanitary main lines. If these conditions are not met, City of Thornton owned utilities (including water and sanitary sewer) shall not be allowed to extend to serve this project.

6. The Title Commitment noted on the plat is more than 30 months out of date. This should be updated on resubmittal. Further, a title insurance policy over the water and sanitary sewer easements naming the City of Thornton as an insured party will be required to be prepared and executed within 3 days of the recordation of the plat.

END OF COMMENTS

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for questions related to this response. You can also reach out to the staff member listed for specific comment information.

Sincerely,

Erinn Rogowski, AICP
Planner II

cc: Nick Eagleson, neagleson@adcogov.org
Mike Garrott, Planning Director
Warren Campbell, Current Planning Manager
Collin Wahab, Principal Planner
Cassie Free, Development Engineering Manager
Michael Flanagan, Civil Engineer

V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2024\Adams County - Elmwood North, Filing No. 1 PLOSR202401286\2nd Plat submittal\Issue Letter

MINOR SUBDIVISION

ELMWOOD NORTH

CASE NO. PLT2024-00017

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

DEDICATION AND OWNERSHIP:

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

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

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

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

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

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

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO BLOCKS, LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ELMWOOD NORTH. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWEN ON THIS PLAN; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. ALL PRIVATE STREETS (OSAGE COURT) ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

EXECUTED THIS _____ DAY OF _____, 20_____.

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

BY: _____
JOSEPH A. DELZOTTO, MANAGER

NOTARY PUBLIC:

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY JOSEPH A. DELZOTTO.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AND

EXECUTED THIS _____ DAY OF _____, 20_____.

OWNER: DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION

BY: _____
JOSEPH A. DELZOTTO, PRESIDENT

NOTARY PUBLIC:

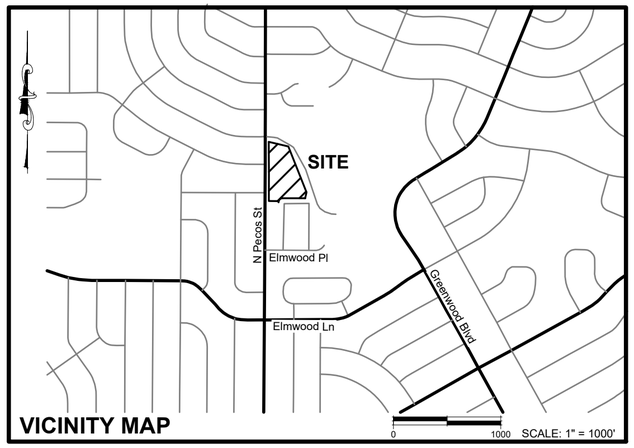
STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____ BY JOSEPH A. DELZOTTO.

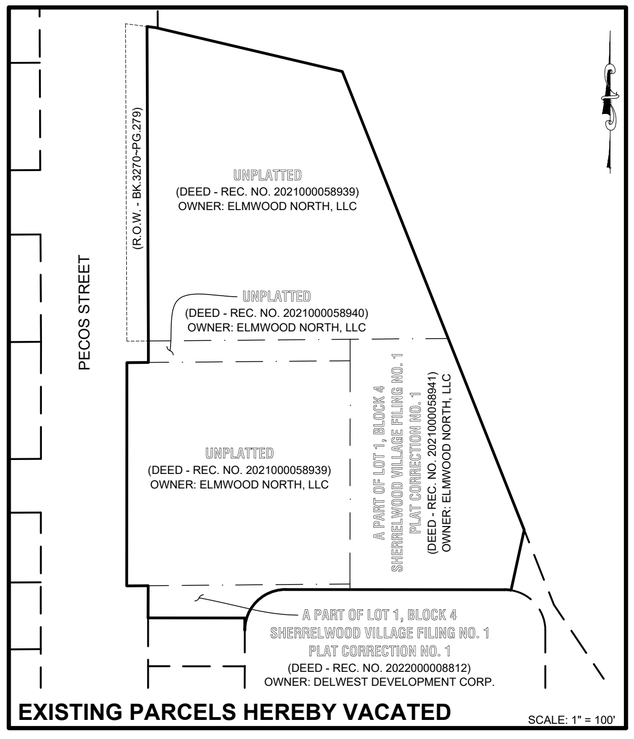
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP



EXISTING PARCELS HEREBY VACATED

SCALE: 1" = 100'

NOTES AND RESTRICTIONS:

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

SURVEYOR'S CERTIFICATE:

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

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

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

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____ A.D. 20_____.

_____
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

_____
CHAIRMAN

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED BY THE ADAMS COUNTY ATTORNEY THIS _____ DAY OF _____ A.D. 20_____.

_____
ADAMS COUNTY ATTORNEY

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
engineeringserviceco.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:	Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
10/28/2024	24-006-P	814.039	6/7/2024	951	1 OF 2

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 10/28/2024 Company: ESC

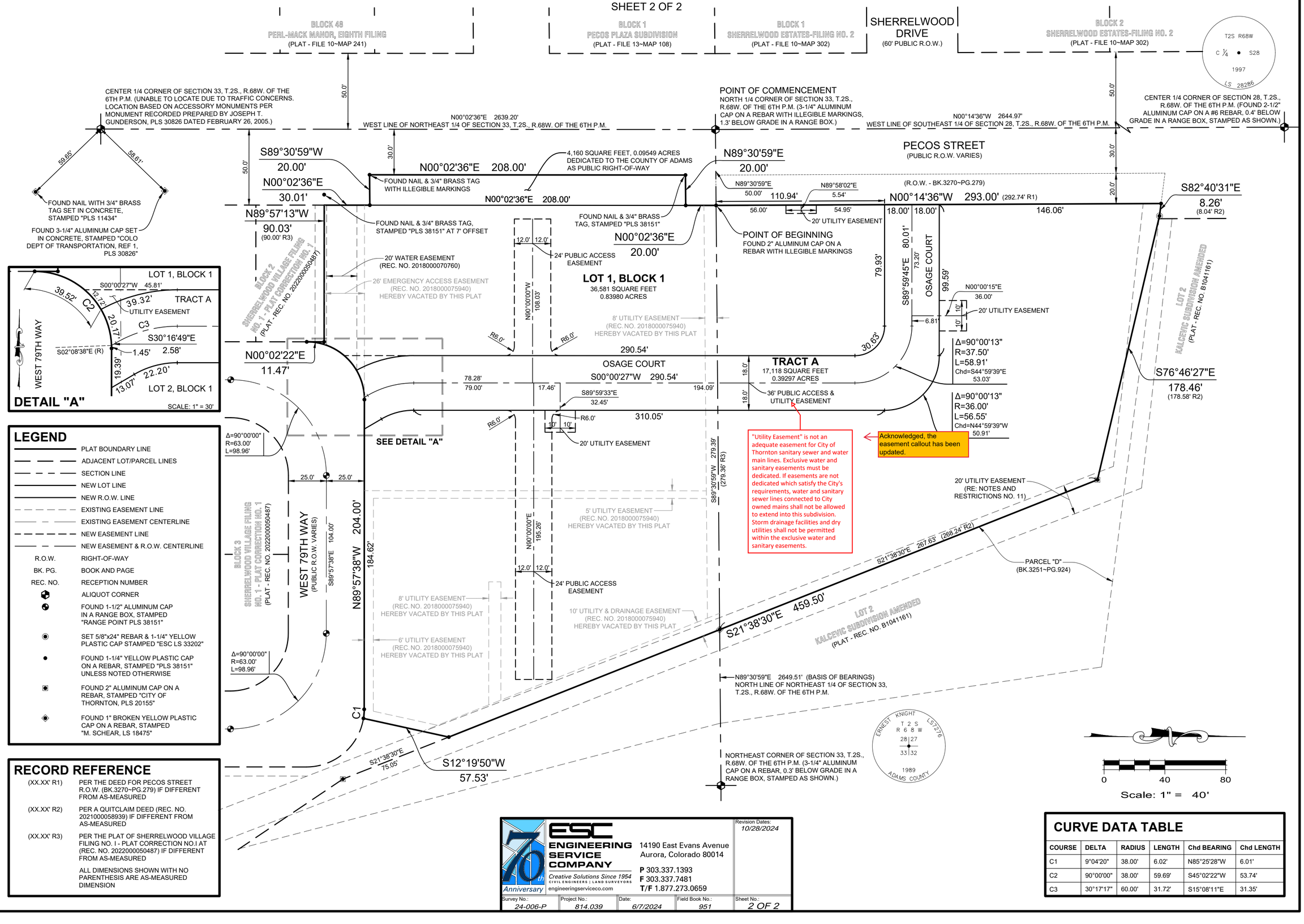
MINOR SUBDIVISION

ELMWOOD NORTH

CASE NO. PLT2024-00017

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

SHEET 2 OF 2



LEGEND

	PLAT BOUNDARY LINE
	ADJACENT LOT/PARCEL LINES
	SECTION LINE
	NEW LOT LINE
	NEW R.O.W. LINE
	EXISTING EASEMENT LINE
	EXISTING EASEMENT CENTERLINE
	NEW EASEMENT LINE
	NEW EASEMENT & R.O.W. CENTERLINE
R.O.W.	RIGHT-OF-WAY
BK. PG.	BOOK AND PAGE
REC. NO.	RECEPTION NUMBER
	ALIQUOT CORNER
	FOUND 1-1/2" ALUMINUM CAP IN A RANGE BOX, STAMPED "RANGE POINT PLS 38151"
	SET 5/8"x24" REBAR & 1-1/4" YELLOW PLASTIC CAP STAMPED "ESC LS 33202"
	FOUND 1-1/4" YELLOW PLASTIC CAP ON A REBAR, STAMPED "PLS 38151" UNLESS NOTED OTHERWISE
	FOUND 2" ALUMINUM CAP ON A REBAR, STAMPED "CITY OF THORNTON, PLS 20155"
	FOUND 1" BROKEN YELLOW PLASTIC CAP ON A REBAR, STAMPED "M. SCHEAR, LS 18475"

RECORD REFERENCE

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

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	9°04'20"	38.00'	6.02'	N85°25'28"W	6.01'
C2	90°00'00"	38.00'	59.69'	S45°02'22"W	53.74'
C3	30°17'17"	60.00'	31.72'	S15°08'11"E	31.35'

ESC ENGINEERING SERVICE COMPANY
Creative Solutions Since 1954
CIVIL ENGINEERS | LAND SURVEYORS
engineeringserviceco.com
14190 East Evans Avenue
Aurora, Colorado 80014
P 303.337.1393
F 303.337.7481
T/F 1.877.273.0659

Revision Dates:	Survey No.:	Project No.:	Date:	Field Book No.:	Sheet No.:
10/28/2024	24-006-P	814.039	6/7/2024	951	2 OF 2

File Name: N:\Projects\Strategic Land Solutions, Inc\AdamsCo-8000 N Pecos St\CAD\Plat\Preliminary\8000 N Pecos St AdamsCo - PrePlat.dwg Plot Date: 10/28/2024 Company: ESC

Customer Distribution

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

Order Number: **RND70782714-6** Date: **06/27/2025**

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

For Closing Assistance

For Title Assistance

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

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

Estimate of Title Fees

Order Number: RND70782714-6 **Date:** 06/27/2025

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

Seller(s): ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A THROUGH D

Buyer(s): A BUYER TO BE DETERMINED

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

Estimate of Title Insurance Fees	
"TBD" Commitment	$436.00
Tax Certificate	$216.00
TBD - TBD Income	$-436.00
Other Title Income ADDITIONAL SEARCH	$135.00
RESEARCH INCOME-COMML 6 ADDTIONAL HOURS OF RESEARCH @ $135.00 PER HOUR	$810.00
TOTAL	**$1,161.00**

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

Chain of Title Documents:

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

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

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

Adams county recorded 03/31/2020 under reception no. 2020000029031

Adams county recorded 05/13/2021 under reception no. 2021000058939 ← Parcels A & B

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

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

~~Adams county recorded 01/28/2022 under reception no. 2022000008812~~

Plat Map(s):

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

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

Both is the same plat that is not recognized by Adams County

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-6

Property Address:

ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

1. **Effective Date:**

   06/24/2025 at 5:00 P.M.

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

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

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

   A FEE SIMPLE

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

   ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A THROUGH D

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

PARCEL A:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;
THENCE NORTH 89°55'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°00'00" EAST, 295.42 FEET;
SOUTH 82°26'14" EAST, 20.18 FEET;
SOUTH 82°26'14" EAST, 8.04 FEET;
SOUTH 76°32'09" EAST, 178.58 FEET;
SOUTH 21°24'11" EAST, 268.24 FEET;
SOUTH 89°55'33" WEST, 299.53 FEET
TO TRUE POINT OF BEGINNING. EXCEPTING THAT PORTION DEEDED TO THE COUNTY OF ADAMS IN INSTRUMENT RECORDED FEBRUARY 5, 1987 IN BOOK 3270 AT PAGE **279**.

PARCEL B:

A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2), RANGE SIXTY-EIGHT (68) WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTH PECOS STREET AS IT EXISTED JUNE 30, 1948 TWENTY (20) FEET SOUTH OF THE NORTH LINE OF SAID SECTION THIRTY-THREE (33);
THENCE SOUTH ALONG THE EAST LINE OF PECOS STREET AS IT EXISTED JUNE 30, 1948, A DISTANCE OF TWO HUNDRED EIGHT (208) FEET TO A POINT;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION THIRTY-THREE (33), A DISTANCE OF TWO HUNDRED EIGHT (208) FEET TO A POINT;
THENCE NORTH AT RIGHT ANGLES A DISTANCE OF TWO HUNDRED EIGHT (208) FEET MORE OR LESS TO A POINT TWENTY (20) FEET SOUTH OF THE NORTH LINE OF SAID SECTION THIRTY-THREE (33);

THENCE WEST ALONG A LINE PARALLEL TO AND TWENTY (20) FEET SOUTH AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION THIRTY-THREE (33) TWO HUNDRED EIGHT (208) FEET MORE OR LESS TO THE POINT OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

TRACTS B AND D, SHERRELWOOD VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:

LOTS 1 - 4, BLOCK 1, SHERRELWOOD VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

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

ELMWOOD NORTH

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

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE 279, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE 139;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE 924;

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-6

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

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID LOT 1, BLOCK 4, THE FOLLOWING ELEVEN (11) COURSES:
1. S 12°19'21" W, A DISTANCE OF 57.53 FEET TO A POINT ON THE NORTH LINE OF WEST 79TH WAY RIGHT-OF-WAY, AS DEDICATED BY SHERRELWOOD VILLAGE PLAT, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2018000075040 AND A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 09°04'20" AND AN ARC LENGTH OF 6.02 FEET, THE CHORD OF WHICH BEARS N 85°25'57" W, A DISTANCE OF 6.02 FEET;
3. N 89°58'07" W, A DISTANCE OF 204.00 FEET TO A POINT OF CURVATURE;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 59.69 FEET;
5. N 00°01'53" E, A DISTANCE OF 11.47 FEET;
6. N 89°58'07" W, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
7. N 00°01'53" E, ALONG SAID EAST LINE, A DISTANCE OF 30.01 FEET TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID RECEPTION NO. 2019000073502;
8. S 89°30'30" W, ALONG A LINE BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BDING 30.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
9. N 00°01'53" E, ALONG A LINE BEING 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 208.00 FEET TO A POINT BEING 20.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
10. N 89°30'30" E, ALONG A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO A POINT BEING 50.00 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, ALSO BEING A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714-6

All of the following Requirements must be met:

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

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

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

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

1. RELEASE OF DEED OF TRUST DATED DECEMBER 26, 2019 FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MERCY LOAN FUND TO SECURE THE SUM OF $1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. **2019000114918**.

   Applies to Parcels A & B - No longer owned by Delwest. It was deeded to Elmwood North in 2021

   UCC FINANCING STATEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED DECEMBER 30, 2019 UNDER RECEPTION NO. **2019000114919**.

2. PARTIAL RELEASE OF DEED OF TRUST DATED MARCH 27, 2020, FROM SHIRLEY DUNOMES TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNITED WHOLESALE MORTGAGE TO SECURE THE SUM OF $459,900.00 RECORDED MARCH 31, 2020, UNDER RECEPTION NO. **2020000029032**.

   Property not a part of this commitment

3. RELEASE OF DEED OF TRUST DATED MAY 10, 2021 FROM ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRST AMERICAN STATE BANK TO SECURE THE SUM OF $1,080,000.00 RECORDED MAY 13, 2021, UNDER RECEPTION NO. **2021000058942**.

4. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

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

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

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

6. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF ELMWOOD NORTH AND ANY OTHER INSTRUMENT INCLUDING AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO CREATE THE LEGAL DESCRIBED IN SCHEDULE A.

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-6

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

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. **B705776**.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE **371**.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE **924**.
13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. **20180000026268**.
14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. **2018000066629**.
15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. **2018000066681**.
16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. **2018000072630** AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. **2019000025839**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-6

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. **2018000075940**.

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

18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. **2018000075941** AND AS AMENDED BY DOCUMENT RECORDED SEPTEMBER 30, 2022 UNDER RECEPTION NO. **2022081327**.

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. **2019000063643** AND AS MODIFIED BY AGREEMENT RECORDED JUNE 27, 2024 UNDER RECEPTION NO. **202400034640**

20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. **2019000096873** AND FIRST SUPPLEMENTAL DECLARATION RECORDED (DENVER COUNTY DOCUMENT) MARCH 13, 2020 UNDER RECEPTION NO. **2020037911** AND (ADAMS COUNTY DOCUMENT) MARCH 23, 2020 UNDER RECEPTION NO. **2020000024705** AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. **2020000041819** AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. **2022000062521** AND AUGUST 23, 2022 UNDER RECEPTION NO. **2022000071757**
    .

21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. **2021000029929**.

22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. **2022000033903** AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. **2022000050487**.

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 22, 2022 UNDER RECEPTION NO. **202200079271**.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING CASE #SIA2023-00005 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 16, 2023 UNDER RECEPTION NO. **2023000034178**.

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE PLT2022-00042 ELMWOOD NORTH RECORDED JUNE 08, 2023 UNDER RECEPTION NO. **202300032362**.

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ADOPTING AND RECORDING THE 2022 OFFICIAL ZONING MAPS RECORDED JUNE 08, 2023 UNDER RECEPTION NO. **2023000032315**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-6

27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH RECORDED _____ UNDER RECEPTION NO. _____.

Land Title Guarantee Company
Disclosure Statements

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

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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

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

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

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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

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

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

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

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

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

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

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

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

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

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

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

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

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

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

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

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

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

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

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

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

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

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

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

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By President

Attest Secretary

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

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Electronically Recorded RECEPTION#: 2025000035112,
6/17/2025 at 2:13 PM, 1 OF 3,
REC: $23.00 DocStamp: $0.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

AFTER RECORDING RETURN TO:
Mark Shaner
70 South Potomac Street
Aurora, Colorado 80012

QUITCLAIM DEED

THIS DEED, made this 9th day of April, 2025 , is between **Delwest Development Corp.,** a Colorado corporation ("**Grantor**"), whose address is 155 South Madison Street, Suite 326, Denver, Colorado 80209, and **Shirley Dunomes ("Grantee"),** whose address is 7957 Osage Street, Denver, Colorado 80221.

WITNESSETH, that the Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold, and QUITCLAIMED, and by these presents, does remise, release, sell, and QUITCLAIM unto the Grantee, its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the Granter has in and to the real property, together with improvements, if any, situated, lying and being in the County of Adams and State of Colorado described as follows:

A PARCEL OF LAND CONTAINING AN AREA OF 7 SQUARE FEET MORE OR LESS, LEGALLY DESCRIBED AND DEPICTED ON THE 2 PAGE EXHIBIT ATTACHED HERETO PREPARED BY CORE CONSULTANTS, INC. ON JANUARY 11, 2022.

TO **HAVE AND** TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Granter, either in law or equity, to the only proper use, benefit and behoof of the Grantee, her heirs and assigns forever. The singular number shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

GRANTOR:

DELWEST DEVELOPMENT CORP., a Colorado corporation

By: _____
Joseph A. DelZotto, President

STATE OF COLORADO)
) ss:
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 9th day of April, 2025, by Joseph A. DelZotto as President of Delwest Development Corp., a Colorado corporation.

Witness my hand and official seal.

My Commission expires: 6/27/27

[SEAL]

CLAIRE BAYNE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234024292
MY COMMISSION EXPIRES JUNE 27, 2027

Claire Bayne
Notary Public

Electronically Recorded RECEPTION#: 2025000035112,
6/17/2025 at 2:13 PM, 2 OF 3,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT

LOT 8, BLOCK 2, SHERRELWOOD VILLAGE

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 2, SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2019000075940, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, BEING A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE WEST LINE OF THE OSAGE STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
THENCE ALONG THE WEST LINE OF SAID OSAGE STREET RIGHT-OF-WAY AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 17°33'47" AND AN ARC LENGTH OF 11.65 FEET, THE CHORD OF WHICH BEARS S 08°48'47" W, A DISTANCE OF 11.60 FEET TO THE POINT OF CURVATURE ON THE WEST LINE OF SAID OSAGE STREET RIGHT-OF-WAY, AS SHOWN ON SAID SHERRELWOOD VILLAGE PLAT;
THENCE N 00°01'53" E, A DISTANCE OF 11.47 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8;
THENCE S 89°58'07" E, ALONG SAID NORTH LINE, A DISTANCE OF 1.77 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7 SQUARE FEET, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 8, BLOCK 2, SHERRELWOOD VILLAGE, BEING SHOWN TO BEAR S 89°58'07" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.

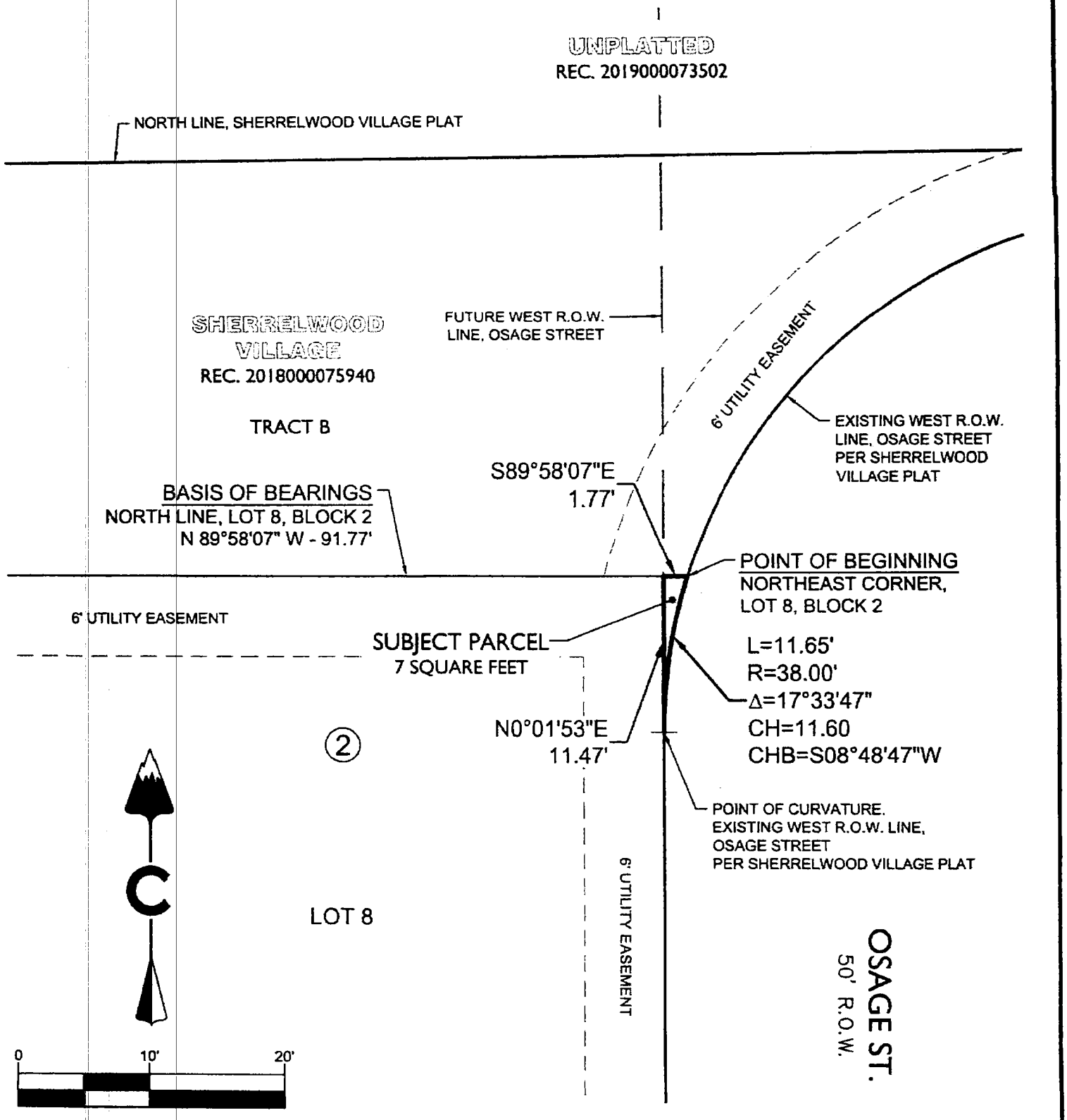
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 15-018 ELMWOOD
DATE: 1/11/2022
SHEET 1 OF 2
DRAWN BY: JCA
REVIEWED BY: MS

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

Electronically Recorded RECEPTION#: 2025000035112,
6/17/2025 at 2:13 PM, 3 OF 3,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

EXHIBIT

LOT 8, BLOCK 2, SHERRELWOOD VILLAGE



PARCEL CONTAINS 7 SQUARE FEET, MORE OR LESS.
NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 15-018 ELMWOOD DRAWN BY: JCA
DATE: 1/11/2022 REVIEWED BY: MS
SHEET 2 OF 2

CORE
CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0198063
Parcel 0171933124036
Assessed To

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

Certificate Number 2023-227611
Order Number
Vendor ID 35

BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description
SHERRELWOOD VILLAGE BLK 1 LOT 1

Situs Address
1517 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	$3,452.08	$0.00	$0.00	$0.00	$3,452.08
Total Tax Charge					$3,452.08
Grand Total Due as of 03/15/2023					**$3,452.08**

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6150000*	$104.84
ADAMS COUNTY FIRE PROTECTIO	17.5540000	$509.07
ADAMS COUNTY	26.9670000	$782.03
HYLAND HILLS PARK & RECREAT	5.1240000	$148.60
SD 50	64.7770000	$1,878.54
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$2.90
URBAN DRAINAGE & FLOOD CONT	0.9000000	$26.10
Taxes Billed 2022	119.0370000	$3,452.08

* Credit Levy

Values	Actual	Assessed
VACANT RESIDENTIAL	$100,000	$29,000
Total	$100,000	$29,000

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper, J.D.

OFFICIAL SEAL

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0198066
Parcel 0171933124039
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227612
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description
SHERRELWOOD VILLAGE BLK 1 LOT 4

Situs Address
1485 W 79TH WAY

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	$3,452.08	$0.00	$0.00	$0.00	$3,452.08
Total Tax Charge					$3,452.08
Grand Total Due as of 03/15/2023					**$3,452.08**

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6150000*	$104.84
ADAMS COUNTY FIRE PROTECTIO	17.5540000	$509.07
ADAMS COUNTY	26.9670000	$782.03
HYLAND HILLS PARK & RECREAT	5.1240000	$148.60
SD 50	64.7770000	$1,878.54
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$2.90
URBAN DRAINAGE & FLOOD CONT	0.9000000	$26.10
Taxes Billed 2022	119.0370000	$3,452.08

* Credit Levy

Values	Actual	Assessed
VACANT RESIDENTIAL	$100,000	$29,000
Total	$100,000	$29,000

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper, J.D.

OFFICIAL SEAL

4430 S. Adams County Parkway
Brighton, CO 80601

TREASURER & PUBLIC TRUSTEE
ADAMS COUNTY, COLORADO
Certificate Of Taxes Due

Account Number R0060226
Parcel 0171928400003
Assessed To
ELMWOOD NORTH LLC
8000 PECOS ST
DENVER, CO 80221-3979

Certificate Number 2023-227613
Order Number
Vendor ID 35
BLACK KNIGHT FINANCIAL SERVICE
601 RIVERSIDE AVE.
JACKSONVILLE, FL 32204

Legal Description

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

Situs Address

8000 PECOS ST

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	$13,019.08	$0.00	$0.00	$0.00	$13,019.08
Total Tax Charge					$13,019.08
Grand Total Due as of 03/15/2023					**$13,019.08**

Tax Billed at 2022 Rates for Tax Area 490 - 490

Authority	Mill Levy	Amount
RANGEVIEW LIBRARY DISTRICT	3.6150000*	$395.37
ADAMS COUNTY FIRE PROTECTIO	17.5540000	$1,919.88
ADAMS COUNTY	26.9670000	$2,949.39
HYLAND HILLS PARK & RECREAT	5.1240000	$560.41
SD 50	64.7770000	$7,084.66
URBAN DRAINAGE SOUTH PLATTE	0.1000000	$10.94
URBAN DRAINAGE & FLOOD CONT	0.9000000	$98.43
Taxes Billed 2022	119.0370000	$13,019.08

* Credit Levy

Values	Actual	Assessed
VACANT RESIDENTIAL	$377,138	$109,370
Total	$377,138	$109,370

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

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

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

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

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY, Lisa L. Culpepper, J.D.

OFFICIAL SEAL

4430 S. Adams County Parkway
Brighton, CO 80601

Customer Distribution

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

Order Number: **RND70782714-5** Date: **04/30/2025**

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

For Closing Assistance

For Title Assistance

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

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

Seller/Owner
DELWEST DEVELOPMENT CORP
Attention: DERRELL SCHREINER
155 S MADISON ST, SUITE 326
DENVER, CO 80209
derrell@delwest.com
Delivered via: Electronic Mail

Seller/Owner
DELWEST DEVELOPMENT CORP
Attention: ROSE GALLUCCI
155 S MADISON ST #326
DENVER, CO 80209
(720) 708-4065 (Work)
rose@delwest.com
Delivered via: No Commitment Delivery

Estimate of Title Fees

Order Number: RND70782714-5 **Date:** 04/30/2025

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

Seller(s): ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A THROUGH D AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, AS TO PARCEL E

Buyer(s): A BUYER TO BE DETERMINED

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

Estimate of Title Insurance Fees	
"TBD" Commitment	$436.00
Tax Certificate	$216.00
TBD - TBD Income	$-436.00
Other Title Income ADDITIONAL SEARCH	$135.00
RESEARCH INCOME-COMML 6 ADDTIONAL HOURS OF RESEARCH @ $135.00 PER HOUR	$810.00
TOTAL	**$1,161.00**

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

Chain of Title Documents:

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

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

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

Adams county recorded 03/31/2020 under reception no. 2020000029031

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

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

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

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

Plat Map(s):

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-5

Property Address:

ELMWOOD NORTH FILING NO. 1, DENVER, CO 80221

1. **Effective Date:**

   04/24/2025 at 5:00 P.M.

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

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

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

   A FEE SIMPLE

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

   ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS TO PARCELS A THROUGH D AND DELWEST DEVELOPEMENT CORP., A COLORADO CORPORATION, AS TO PARCEL E

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

PARCEL A:

A PARCEL OF LAND IN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;
THENCE NORTH 89°55'33" EAST, A DISTANCE OF 30.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°00'00" EAST, 295.42 FEET;
SOUTH 82°26'14" EAST, 20.18 FEET;
SOUTH 82°26'14" EAST, 8.04 FEET;
SOUTH 76°32'09" EAST, 178.58 FEET;
SOUTH 21°24'11" EAST, 268.24 FEET;
SOUTH 89°55'33" WEST, 299.53 FEET
TO TRUE POINT OF BEGINNING. EXCEPTING THAT PORTION DEEDED TO THE COUNTY OF ADAMS IN INSTRUMENT RECORDED FEBRUARY 5, 1987 IN BOOK 3270 AT PAGE **279**.

PARCEL B:

A PARCEL OF LAND IN THE NORTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-THREE (33), TOWNSHIP TWO (2), RANGE SIXTY-EIGHT (68) WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTH PECOS STREET AS IT EXISTED JUNE 30, 1948 TWENTY (20) FEET SOUTH OF THE NORTH LINE OF SAID SECTION THIRTY-THREE (33);
THENCE SOUTH ALONG THE EAST LINE OF PECOS STREET AS IT EXISTED JUNE 30, 1948, A DISTANCE OF TWO HUNDRED EIGHT (208) FEET TO A POINT;
THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SECTION THIRTY-THREE (33), A DISTANCE OF TWO HUNDRED EIGHT (208) FEET TO A POINT;
THENCE NORTH AT RIGHT ANGLES A DISTANCE OF TWO HUNDRED EIGHT (208) FEET MORE OR LESS

TO A POINT TWENTY (20) FEET SOUTH OF THE NORTH LINE OF SAID SECTION THIRTY-THREE (33); THENCE WEST ALONG A LINE PARALLEL TO AND TWENTY (20) FEET SOUTH AT RIGHT ANGLES FROM THE NORTH LINE OF SAID SECTION THIRTY-THREE (33) TWO HUNDRED EIGHT (208) FEET MORE OR LESS TO THE POINT OF BEGINNING. COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL C:

TRACTS B AND D, SHERRELWOOD VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL D:

LOTS 1 - 4, BLOCK 1, SHERRELWOOD VILLAGE, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL E:

A PARCEL OF LAND BEING A PORTION OF LOT 8, BLOCK 2, SHERRELWOOD VILLAGE, A SUBDIVISION PLAT RECORDED AT RECEPTION NO.2019000075940, IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8, BEING A POINT OF NON-TANGENT CURVATURE AND A POINT ON THE WEST LINE OF THE OSAGE STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
THENCE ALONG THE WEST LINE OF SAID OSAGE STREET RIGHT-OF-WAY AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 17°33'47" AND AN ARC LENGTH OF 11.65 FEET, THE CHORD OF WHICH BEARS S 08°48'47" W, A DISTANCE OF 11.60 FEET TO THE POINT OF CURVATURE ON THE WEST LINE OF SAID OSAGE STREET RIGHT-OF-WAY, AS SHOWN ON SAID SHERRELWOOD VILLAGE PLAT;
THENCE N 00°01'53" E, A DISTANCE OF 11.47 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8;
THENCE S 89°58'07" E, ALONG SAID NORTH LINE, A DISTANCE OF 1.77 FEET TO THE POINT OF BEGINNING.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF LOT 8, BLOCK 2, SHERRELWOOD VILLAGE, BEING SHOWN TO BEAR S 89°58'07" E, WITH ALL BEARINGS CONTAINED HERE IN RELATIVE THERETO.

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

ELMWOOD NORTH

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-5

DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 33, THENCE N 89°30'30" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY THAT RESOLUTION RECORDED IN BOOK 3270 AT PAGE **279**, SAID ADAMS COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE N 00°14'47" W, ALONG THE EAST LINE OF SAID PECOS STREET RIGHT-OF-WAY, AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 293.01 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3254 AT PAGE **139**;
THENCE S 82°41'00" E, ALONG SAID NORTH LINE, A DISTANCE OF 8.12 FEET TO THE WEST CORNER OF PARCEL D, AS DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 3251 AT PAGE **924**;

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule A

Order Number: RND70782714-5

A POINT ON THE EAST LINE OF THE PECOS STREET RIGHT-OF-WAY, AS DEDICATED BY SAID SHERRELWOOD VILLAGE PLAT;
11. THENCE N 00°01'53" E, ALONG SAID EAST LINE AND ALONG A LINE BEING 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

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ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part I

(Requirements)

Order Number: RND70782714-5

All of the following Requirements must be met:

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

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

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

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

1. RELEASE OF DEED OF TRUST DATED DECEMBER 26, 2019 FROM DELWEST DEVELOPMENT CORP., A COLORADO CORPORATION TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MERCY LOAN FUND TO SECURE THE SUM OF $1,250,000.00 RECORDED DECEMBER 30, 2019, UNDER RECEPTION NO. **2019000114918**.

   UCC FINANCING STATEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED DECEMBER 30, 2019 UNDER RECEPTION NO. **2019000114919**.

2. PARTIAL RELEASE OF DEED OF TRUST DATED MARCH 27, 2020, FROM SHIRLEY DUNOMES TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. UNITED WHOLESALE MORTGAGE TO SECURE THE SUM OF $459,900.00 RECORDED MARCH 31, 2020, UNDER RECEPTION NO. **2020000029032**.

3. RELEASE OF DEED OF TRUST DATED MAY 10, 2021 FROM ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF ADAMS COUNTY FOR THE USE OF FIRST AMERICAN STATE BANK TO SECURE THE SUM OF $1,080,000.00 RECORDED MAY 13, 2021, UNDER RECEPTION NO. **2021000058942**.

4. A FULL COPY OF THE FULLY EXECUTED OPERATING AGREEMENT AND ANY AND ALL AMENDMENTS THERETO FOR ELMWOOD NORTH, LLC, A COLORADO LIMITED LIABILITY COMPANY MUST BE FURNISHED TO LAND TITLE GUARANTEE COMPANY. SAID AGREEMENT MUST DISCLOSE WHO MAY CONVEY, ACQUIRE, ENCUMBER, LEASE OR OTHERWISE DEAL WITH INTERESTS IN REAL PROPERTY FOR SAID ENTITY.

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

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

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

6. RECORD DULY EXECUTED AND ACKNOWLEDGED PLAT OF ELMWOOD NORTH AND ANY OTHER INSTRUMENT INCLUDING AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO CREATE THE LEGAL DESCRIBED IN SCHEDULE A.

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

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

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-5

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

1. **Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.**
2. **Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.**
3. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.**
4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**
5. **Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.**
6. **(a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.**
7. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
8. EXISTING LEASES AND TENANCIES, IF ANY.
9. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE RIGHT OF WAY OF PECOS STREET.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EXCLUSIVE EASEMENT FOR PIPELINE RECORDED DECEMBER 29, 1986 UNDER RECEPTION NO. **B705776**.
11. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENT DESCRIBED WARRANTY DEED RECORDED APRIL 10, 1963 IN BOOK 1058 AT PAGE **371**.
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS OF EASEMENTS DESCRIBED IN DEED RECORDED DECEMBER 29, 1986 IN BOOK 3251 AT PAGE **924**.
13. TERMS, CONDITIONS AND PROVISIONS OF OPERATION AND MAINTENANCE MANUAL RECORDED APRIL 02, 2018 AT RECEPTION NO. **20180000026268**.
14. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 2018-533 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. **2018000066629**.
15. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION 20108-534 RECORDED AUGUST 16, 2018 UNDER RECEPTION NO. **2018000066681**.
16. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT DRAINAGE EASEMENT RECORDED SEPTEMBER 06, 2018 UNDER RECEPTION NO. **2018000072630** AND RECORDED APRIL 9, 2019 UNDER RECEPTION NO. **2019000025839**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-5

17. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. **2018000075940**.

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

18. TERMS, CONDITIONS AND PROVISIONS OF SHERRELWOOD VILLAGE PLANNED UNIT DEVELOPMENT-FINAL DEVELOPMENT PLAN RECORDED SEPTEMBER 18, 2018 UNDER RECEPTION NO. **2018000075941** AND AS AMENDED BY DOCUMENT RECORDED SEPTEMBER 30, 2022 UNDER RECEPTION NO. **2022081327**.

19. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 07, 2019 UNDER RECEPTION NO. **2019000063643** AND AS MODIFIED BY AGREEMENT RECORDED JUNE 27, 2024 UNDER RECEPTION NO. **202400034640**

20. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 08, 2019, UNDER RECEPTION NO. **2019000096873** AND FIRST SUPPLEMENTAL DECLARATION RECORDED (DENVER COUNTY DOCUMENT) MARCH 13, 2020 UNDER RECEPTION NO. **2020037911** AND (ADAMS COUNTY DOCUMENT) MARCH 23, 2020 UNDER RECEPTION NO. 2020000024705 AND LIMITED AMENDMENT TO DECLARATION RECORDED MAY 7, 2020 UNDER RECEPTION NO. **2020000041819** AND SUPPLEMENT AND CORRECTION DECLARATION RECORDED JULY 20, 2022 UNDER RECEPTION NO. **2022000062521** AND AUGUST 23, 2022 UNDER RECEPTION NO. **2022000071757**

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21. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE #PRC2020-00010; SHERRELWOOD VILLAGE PUD AMENDMENT RECORDED MARCH 11, 2021 UNDER RECEPTION NO. **2021000029929**.

22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHERRELWOOD VILLAGE FILING NO. 1 - PLAT CORRECTION NO. 1 RECORDED APRIL 15, 2022 UNDER RECEPTION NO. **2022000033903** AND RECORDED JUNE 7, 2022 UNDER RECEPTION NO. **2022000050487**.

23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED SEPTEMBER 22, 2022 UNDER RECEPTION NO. **202200079271**.

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING CASE #SIA2023-00005 SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED JUNE 16, 2023 UNDER RECEPTION NO. **2023000034178**.

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION APPROVING APPLICATION IN CASE PLT2022-00042 ELMWOOD NORTH RECORDED JUNE 08, 2023 UNDER RECEPTION NO. **202300032362**.

26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION ADOPTING AND RECORDING THE 2022 OFFICIAL ZONING MAPS RECORDED JUNE 08, 2023 UNDER RECEPTION NO. **2023000032315**.

ALTA COMMITMENT

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: RND70782714-5

27. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF ELMWOOD NORTH RECORDED _____ UNDER RECEPTION NO. _____.

Land Title Guarantee Company
Disclosure Statements

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

(A) The Subject real property may be located in a special taxing district.

(B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).

(C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

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

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

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

(A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.

(B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

(C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.

(D) The Company must receive payment of the appropriate premium.

(E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

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

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

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

(A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

(B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

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

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

Note: Pursuant to CRS 24-21-514.5, Colorado notaries may remotely notarize real estate deeds and other documents using real-time audio-video communication technology. You may choose not to use remote notarization for any document.

Joint Notice of Privacy Policy of
Land Title Guarantee Company
Land Title Insurance Corporation and
Old Republic National Title Insurancy Company

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

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

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

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

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

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

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

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

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

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration

Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Commitment For Title Insurance
Issued by Old Republic National Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

COMMITMENT CONDITIONS

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

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

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**

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

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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

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

8. **PRO-FORMA POLICY**

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

9. **ARBITRATION**

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

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

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

Craig B. Rants, Senior Vice President

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By President

Attest Secretary

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

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