



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.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

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

3075 W. 53RD AVE MINOR SUBDIVISION

PRELIMINARY CONSTRUCTION DOCUMENTS

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 3075 W. 53RD AVE. & 5320 GROVE ST - DENVER, CO 80221)



CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

PROPERTY DESCRIPTION:

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, T3S, R68W OF THE 6TH P.M.
COUNTY OF ADAMS,
CITY OF DENVER,
STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH ONE-QUARTER OF SECTION 17, T3S, R68W OF THE 6TH P.M.
THENCE S10°32' 20"W A DISTANCE OF 1,758.38 FEET TO A POINT ON THE NORTH PROPERTY LINE, ALSO BEING THE POINT OF BEGINNING.

THENCE S00°14'04"E A DISTANCE OF 70.71 FEET, TO A POINT ON THE WEST PROPERTY LINE;
THENCE S00°14'02"E A DISTANCE OF 70.71 FEET, TO A POINT ON THE WEST PROPERTY LINE;
THENCE S00°14'00"E A DISTANCE OF 220.62 FEET, TO A POINT ON THE SOUTH PROPERTY LINE;
THENCE N65°13'17"W A DISTANCE OF 253.25 FEET TO A POINT ON THE SOUTH PROPERTY LINE;
THENCE N00°14'03"W A DISTANCE OF 61.63 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE N00°14'02"W A DISTANCE OF 53.30 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE S89°46'51"W A DISTANCE OF 80.04 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE N00°10'35"W A DISTANCE OF 70.15 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE N89°49'24"E A DISTANCE OF 158.00 FEET TO A POINT ON THE NORTH PROPERTY LINE;
THENCE N00°10'35"W A DISTANCE OF 70.36 FEET TO A POINT ON THE NORTH PROPERTY LINE;
THENCE N89°49'24"E A DISTANCE OF 151.40 FEET TO A POINT ON THE NORTH PROPERTY LINE, ALSO KNOWN AS THE POINT OF BEGINNING.

CONTAINING 1.615 ACRES OR 70,350.38 SQUARE FEET OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #6 REBAR WITH ON CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.

BENCHMARK:

ELEVATIONS ARE BASED ON DENVER BENCHMARK 157B, A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 52ND AVENUE AND FEDERAL BOULEVARD ON THE BACK OF THE SIDEWALK. ELEVATIONS = 5360.23 (NAVD88).

FLOODZONE DESIGNATION:

THE PROPERTY DESCRIBED AND SHOWN HEREON LIES WITHIN FLOOD HAZARDS AREA ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FEDERAL MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" MAP NO. 08001C0592H, PANEL 592 OF 1080, FOR DENVER COUNTY, COLORADO WITH AN REVISED DATE OF MARCH 05, 2007.

UTILITY LOCATE INFORMATION:

KNOW WHAT'S BELOW, CALL BEFORE YOU DIG.

811 - ALL ENTITIES PERFORMING EXCAVATION ON SITE SHALL CALL 811 PRIOR TO COMMENCEMENT OF CONSTRUCTION TO CONFIRM UTILITY LOCATIONS

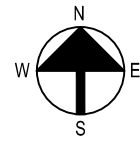
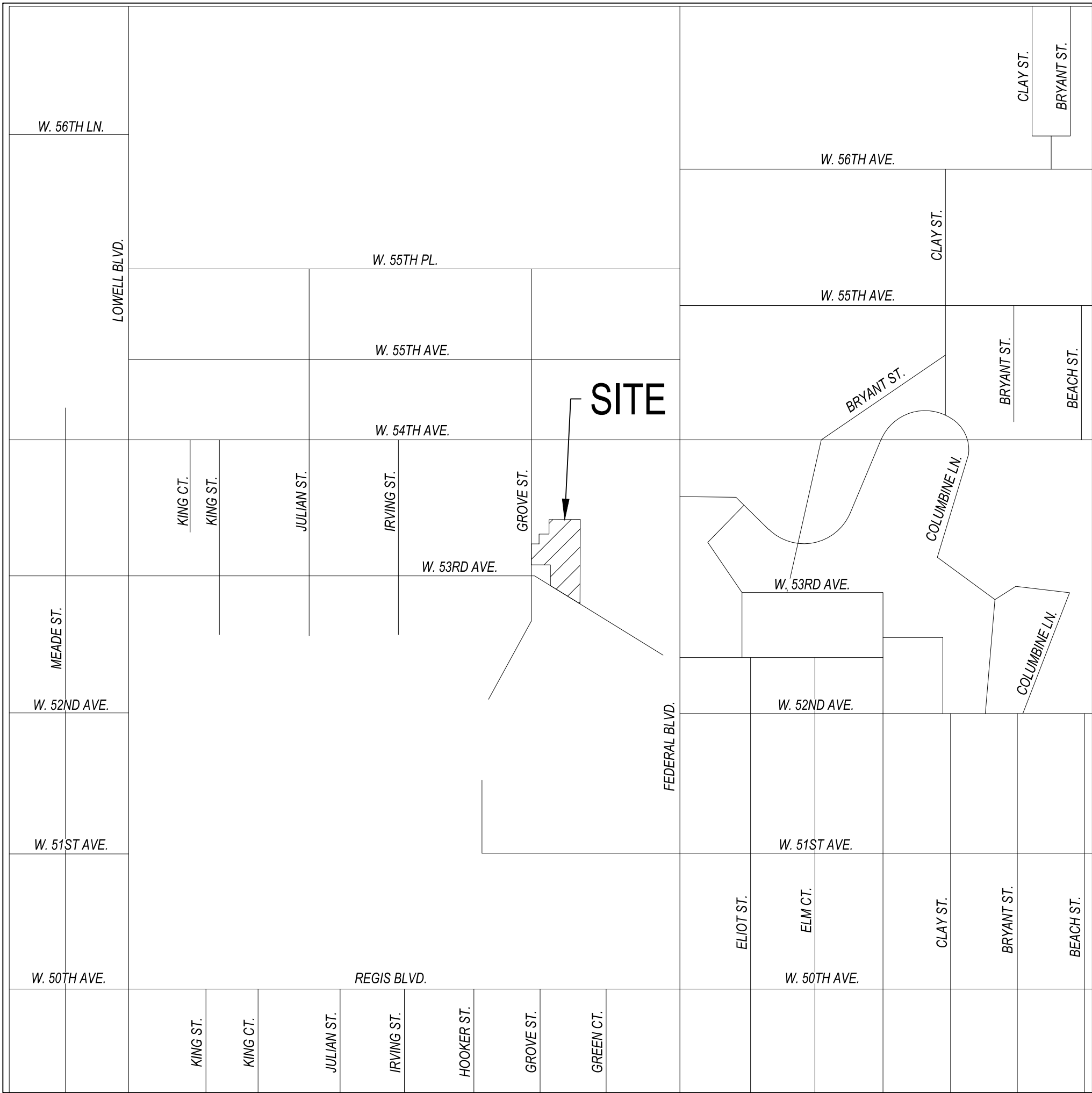
PUBLIC UTILITY INDEX:

UTILITY	GOVERNING ORGANIZATION	PHONE NUMBER
DOMESTIC WATER	DENVER WATER	(303) 893 - 2444
SANITARY	BERKELEY WATER & SANITARY DISTRICT	(303) 477 - 1914
STORMWATER	ADAMS COUNTY STORMWATER UTILITY	(720) 523 - 6400
ELECTRIC	XCEL ENERGY	(800) 628 - 2121
GAS	XCEL ENERGY	(800) 628 - 2121

GENERAL NOTES:

- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE INDIVIDUAL SITES SHALL BE LANDSCAPED WITHIN FORTY-FIVE (45) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LIVE MATERIAL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND ORNAMENTAL GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/TURFGRASS. THIS INCLUDES TREES PLANTED IN SOD/TURFGRASS AREA. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR SHUTOFF INSTALLED. THE APPLICANT SHALL BE RESPONSIBLE FOR ENSURING THE INSTALLED IRRIGATION SYSTEM IS DESIGNED AND FUNCTIONS TO PROVIDE EFFECTIVE AND EFFICIENT IRRIGATION TO ALL LIVE MATERIAL LANDSCAPE AREAS ON SITE.
- RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWED LAND CONSTRUCTED AS A PART OF THIS DEVELOPMENT WILL BE THAT OF THE PROPERTY OWNER(S).
- PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTRY STANDARDS AND SPECIFICATIONS AND LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

VICINITY MAP:



SCALE: 1" = 500'

SHEET INDEX:

DRAWING NO.	DRAWING NAME	SHEET NO.
CD1.0	COVER SHEET AND NOTES	01 OF 7
CD2.0	EXISTING CONDITIONS PLAN	02 OF 7
CD3.0	DEMOLITION PLAN	03 OF 7
CD4.0	SITE PLAN	04 OF 7
CD5.0	GRADING PLAN	05 OF 7
CD6.0	DRAINAGE PLAN	06 OF 7
CD7.0	UTILITY PLAN	07 OF 7

DEVELOPER:
TOM SPAETH

ATTN: TOM SPAETH
PH: (303) 881-6293

CIVIL ENGINEER CONSULTANT:
ALTITUDE LAND CONSULTANTS, INC.



CIVIL | SURVEY | PLANNING | LANDSCAPE
ATTN: ADAM DIMATTEO
ADD: 3461 RINGSBY COURT, #125
DENVER, CO 80216
PH: (720) 840-2749

3075 W. 53RD AVE MINOR SUBDIVISION
PRELIMINARY CONSTRUCTION DOCUMENTS
ADDRESS: 3075 W. 53RD AVE. & 5320 GROVE ST. - DENVER, CO 80221
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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REVISION:
NO. DATE BY

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

COVER SHEET
AND NOTES

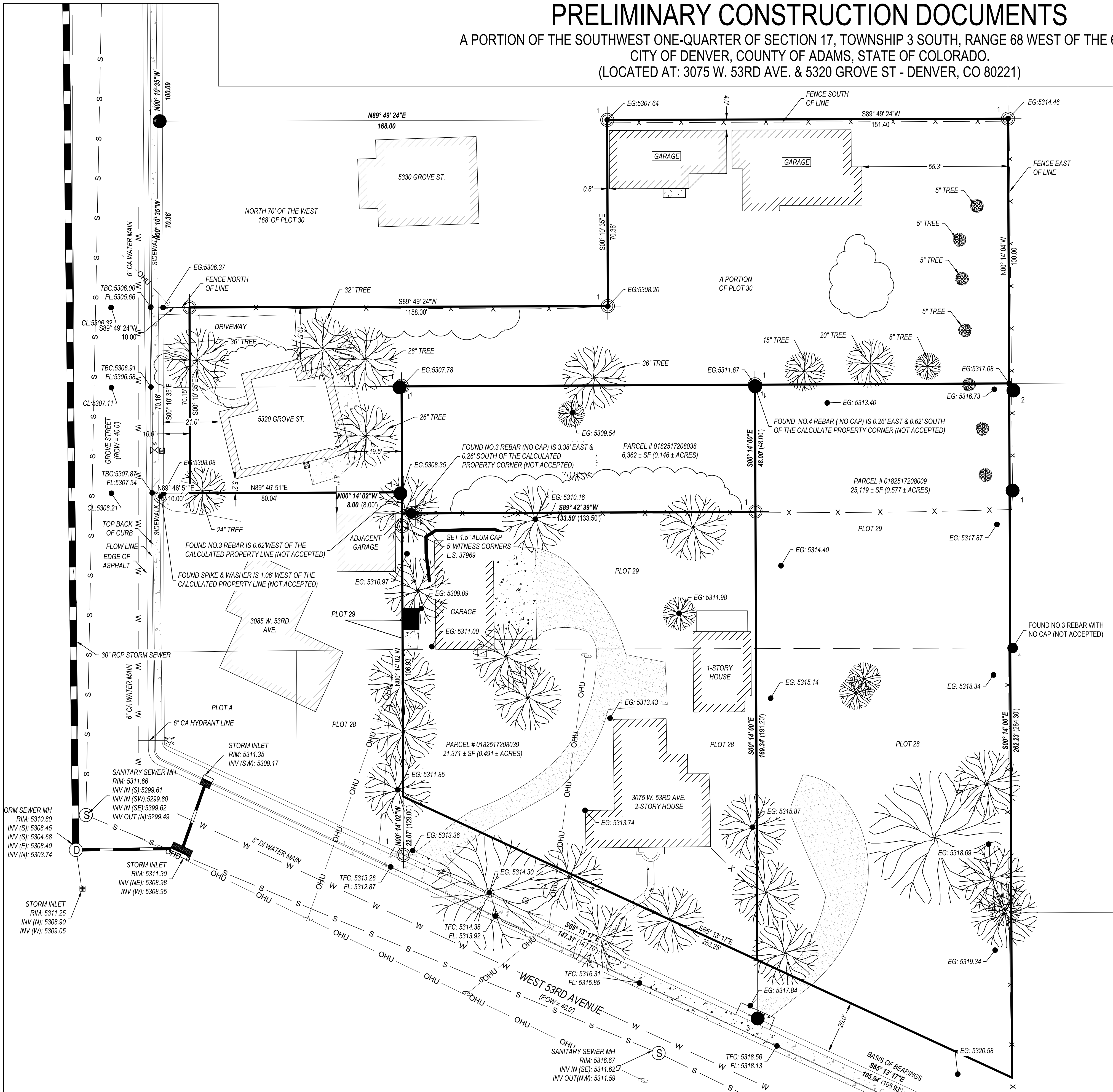
CD1.0

SHEET 1 OF 7

3075 W. 53RD AVE MINOR SUBDIVISION

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(LOCATED AT: 3075 W. 53RD AVE. & 5320 GROVE ST - DENVER, CO 80221)



- GENERAL NOTES:**
1. FIELD WORK PERFORMED IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY ALTITUDE LAND CONSULTANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
 3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
 4. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
 5. ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT, ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
 6. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
 7. SITE ADDRESS IS: 5320 GROVE STREET - DENVER, CO 80221.
 8. **BENCHMARK:** ELEVATIONS ARE BASED ON DENVER BENCHMARK 1578, A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 52ND AVENUE AND FEDERAL BOULEVARD ON THE BACK OF THE SIDEWALK. ELEVATION = 5360.23' (NAVD88).
 9. SEE THE BLOCK SENSITIVE SETBACK DIAGRAM FOR ALL EXISTING BUILDING SETBACK INFORMATION (SAME SHEET).

LEGAL DESCRIPTION:
A PORTION OF PLOTS 28, 29, & 30;
BERKELEY GARDENS NUMBER TWO SUBDIVISION;
CITY OF DENVER;
COUNTY OF ADAMS;
STATE OF COLORADO.

LEGAL NOTICE:
ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER A DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



CIVIL | SURVEY | PLANNING | LANDSCAPE
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WWW.ALTITUDELANDCO.COM

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REVISION:		
NO.	DATE	BY

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

EXISTING
CONDITIONS PLAN

CD2.0

SHEET 2 OF 7

3075 W. 53RD AVE MINOR SUBDIVISION

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REVISION:			
NO.	DATE	BY	

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

DEMOLITION PLAN

CD3.0

SHEET 3 OF 7

GENERAL NOTES:

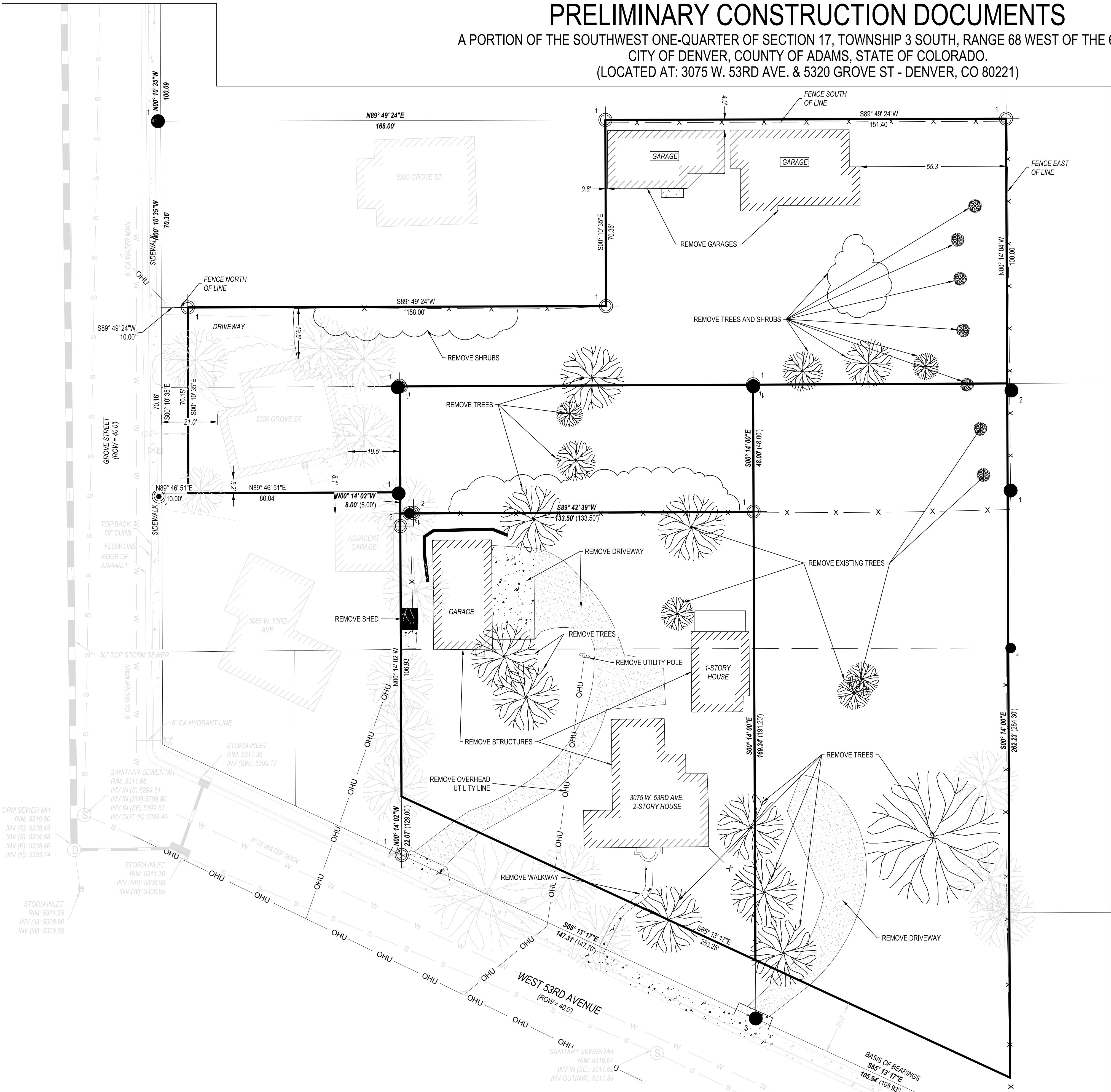
1. FIELD WORK PERFORMED IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY ALTITUDE LAND CONSULTANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
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4. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
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6. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
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LEGAL DESCRIPTION:

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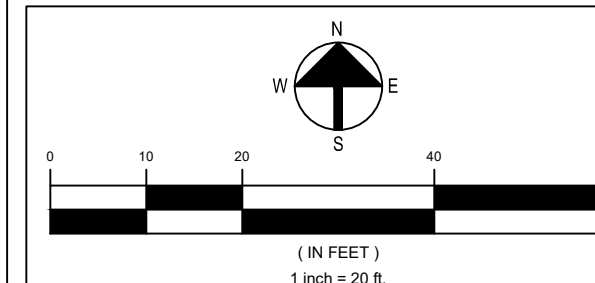
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LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING CONCRETE
	EXISTING CONTOUR
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER
	WATER LINE
	WATER METER
	WATER VALVE



3075 W. 53RD AVE MINOR SUBDIVISION

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NO. DATE REVISION: BY

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

SITE PLAN

CD4.0

SHEET 4 OF 7

GENERAL NOTES:

1. FIELD WORK PERFORMED IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
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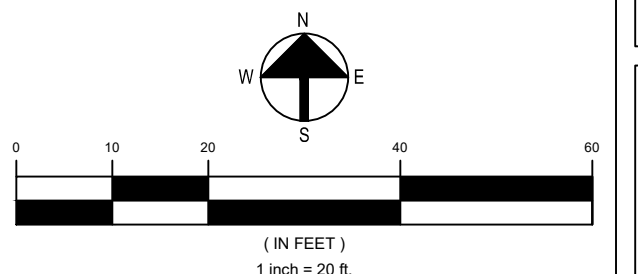
Line Table		
Line #	Length	Direction
L1	176.062	N00° 14' 01.05"W
L2	5.963	S89° 30' 19.70"W
L3	20.000	N00° 17' 20.55"W
L4	6.037	N89° 30' 28.71"E
L5	41.262	N00° 14' 01.05"W
L6	36.000	N89° 45' 58.95"E
L7	323.909	S00° 14' 01.05"E

Curve Table			
Curve #	Length	Radius	Delta
C1	29.424	15,020	112.2399
C2	44.009	28,000	090.0554
C3	43.955	28,000	089.9446
C4	17.055	15,000	065.1436

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	CONCRETE
	EXISTING CONCRETE
	EXISTING FENCE
	PROP. FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROP. SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING TREE
	EXISTING STORM MANHOLE
	STORM MANHOLE
	COMBINATION INLET
	EXISTING COMBINATION INLET
	EXISTING GRATE INLET
	GRATE INLET
	RIPRAP
	EXISTING UTILITY POLE

ALL PLANIMETRIC LINWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



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REVISION:		
NO.	DATE	BY

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

GRADING &
DRAINAGE PLAN

CD5.0

SHEET 5 OF 7

GENERAL NOTES:

1. FIELD WORK PERFORMED IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
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9. CONTRACTOR SHALL SLOPE ALL FINED GRADES DOWN AWAY FROM ALL BUILDING DOOR LOCATIONS, AS SHOWN.

DOWNSPOUT NOTES:

1. ALL DISCHARGE POINTS FOR DOWNSPOUT LINES MUST BE AT LEAST 3 FEET AWAY FROM ADJACENT PROPERTIES AND PUBLIC SIDEWALKS, IF EXTENDERS ON THE DOWNSPOUTS OR SUMP LINES DO NOT DISCHARGE TO A FOUNDATION SPLASH BLOCK, EXTENDERS MUST BE AT LEAST 2 FEET FROM THE BUILDING FOUNDATION.

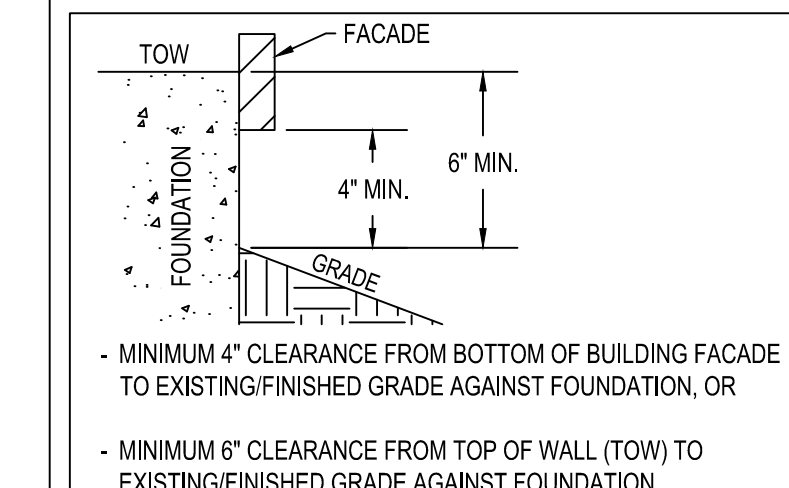
LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	EASEMENT
	CONCRETE
	EXISTING CONCRETE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING SPOT ELEVATION
	STORM MANHOLE
	EXISTING STORM MANHOLE
	STORM SEWER
	EXISTING STORM SEWER
	COMBINATION INLET
	EXISTING COMBINATION INLET
	GRATE INLET
	EXISTING GRATE INLET
	RIPRAP

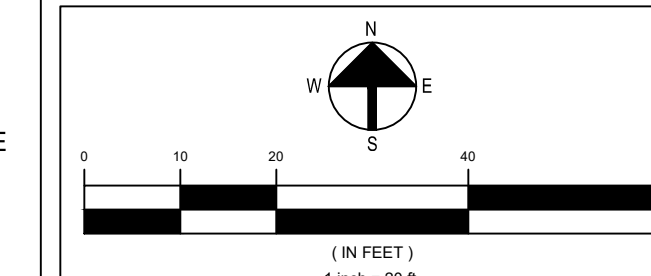
ABBREVIATION LEGEND

FG: FINISHED GRADE
EG: EXISTING GRADE
FL: FLOW LINE
TBC: TOP BACK CURB
TC: TOP OF CURB
BC: BOTTOM OF CURB
TS: TOP OF STEP
BS: BOTTOM OF STEP
TOW: TOP OF WALL
BOW: BOTTOM OF WALL
DS: DOWNSPOUT
GS: GROUND SHOT
HP: HIGH POINT
LP: LOW POINT
FFE: FINISHED FLOOR ELEVATION

GRADING DETAIL



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3075 W. 53RD AVE MINOR SUBDIVISION

PRELIMINARY CONSTRUCTION DOCUMENTS

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 3075 W. 53RD AVE. & 5320 GROVE ST - DENVER, CO 80221)



CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 RINGSBY CT., SUITE #125
DENVER, CO 80216

2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907

720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

3075 W. 53RD AVE MINOR SUBDIVISION
PRELIMINARY CONSTRUCTION DOCUMENTS
ADDRESS: 3075 W. 53RD AVE. & 5320 GROVE ST. - DENVER, CO 80221
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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REVISION:		
NO.	DATE	BY

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

DRAINAGE PLAN

CD6.0

SHEET 6 OF 7

GENERAL NOTES:

1. FIELD WORK PERFORMED IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY ALTITUDE LAND CONSULTANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
4. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
5. ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT, ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
6. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
7. SITE ADDRESS IS: 5320 GROVE STREET - DENVER, CO 80221.
8. **BENCHMARK:** ELEVATIONS ARE BASED ON DENVER BENCHMARK 157B, A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 52ND AVENUE AND FEDERAL BOULEVARD ON THE BACK OF THE SIDEWALK. ELEVATION = 5360.23'
9. CONTRACTOR SHALL SLOPE ALL FINED GRADES DOWN AWAY FROM ALL BUILDING DOOR LOCATIONS, AS SHOWN.

DOWNSPOUT NOTES:

1. ALL DISCHARGE POINTS FOR DOWNSPOUT LINES MUST BE AT LEAST 3 FEET AWAY FROM ADJACENT PROPERTIES AND PUBLIC SIDEWALKS, IF EXTENDERS ON THE DOWNSPOUTS OR SUMP LINES DO NOT DISCHARGE TO A FOUNDATION SPLASH BLOCK, EXTENDERS MUST BE AT LEAST 2 FEET FROM THE BUILDING FOUNDATION.

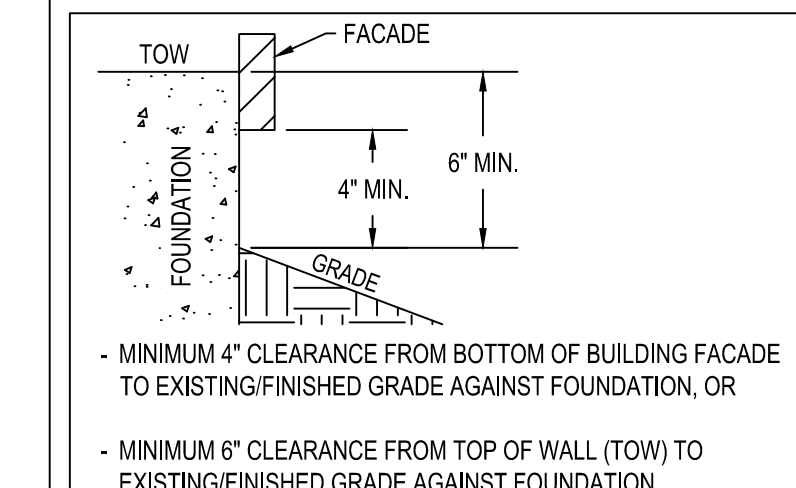
LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	EASEMENT
	CONCRETE
	EXISTING CONCRETE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPOT ELEVATION
	EXISTING SPOT ELEVATION
	STORM MANHOLE
	EXISTING STORM MANHOLE
	STORM SEWER
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	EXISTING GRATE INLET
	RIPRAP

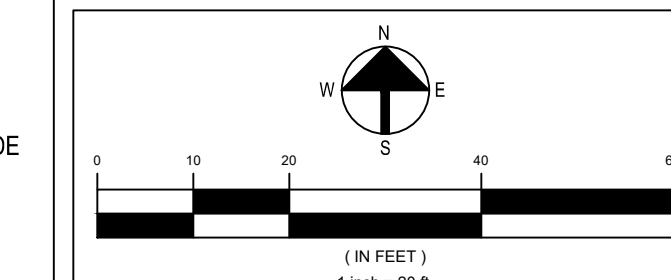
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3075 W. 53RD AVE MINOR SUBDIVISION

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CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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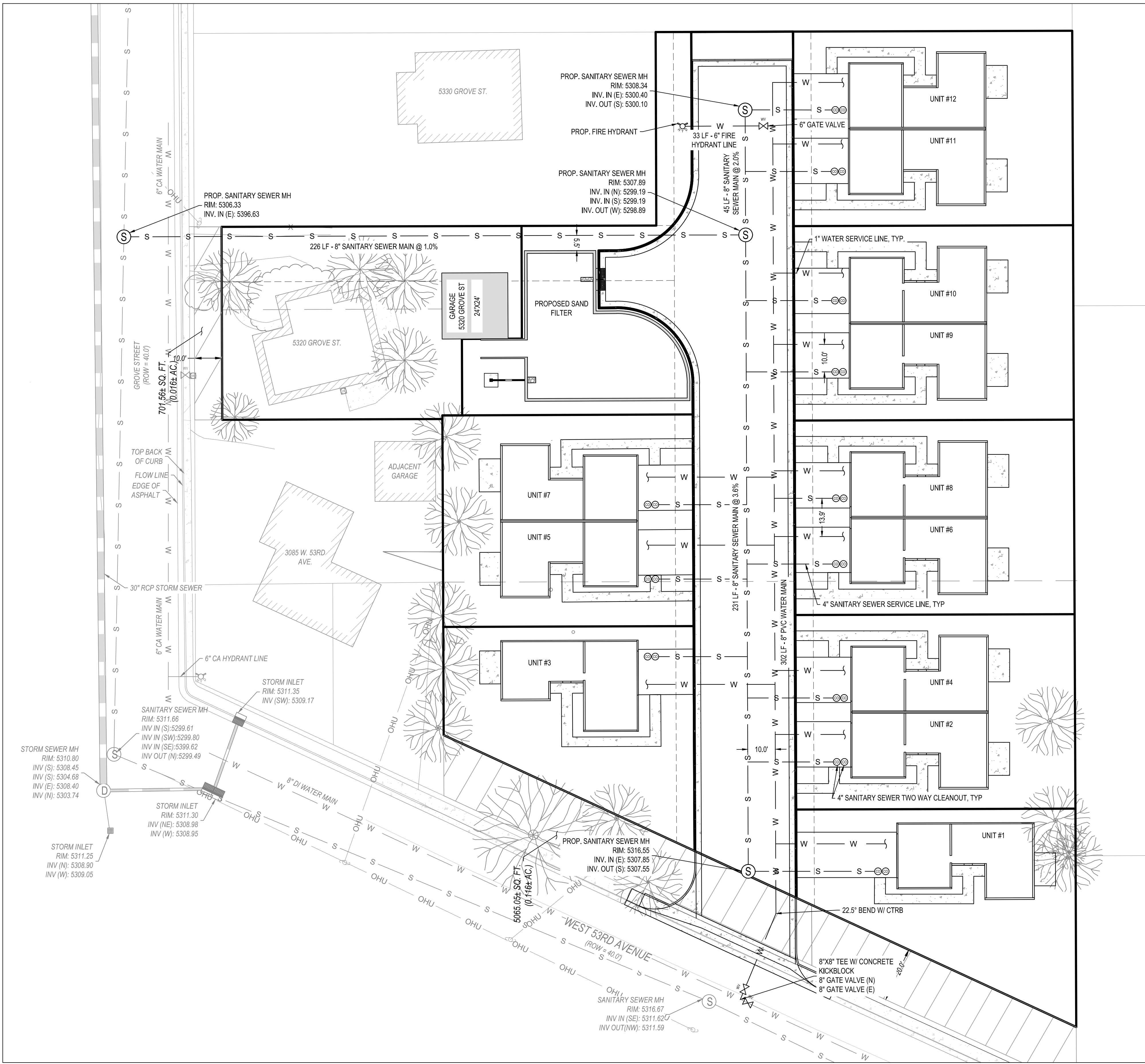
NO. DATE BY

DATE: 04.12.2022
DRAWN BY: ADD
CHECKED BY: SCC

UTILITY PLAN

CD7.0

SHEET 7 OF 7



GENERAL NOTES:

1. ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN FEBRUARY 2020 BY ALTITUDE LAND CONSULTANTS.
2. UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
3. SITE ADDRESS IS: 5320 GROVE STREET - DENVER, CO 80221.
4. SITE BENCHMARK IS: THE ELEVATIONS ARE BASED ON DENVER BENCHMARK 157B, A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 52ND AVENUE AND FEDERAL BOULEVARD ON THE BACK OF THE SIDEWALK. ELEVATION = 5360.23'
5. CONTRACTOR SHALL CUT AND REMOVE EXISTING SANITARY SERVICE IN ACCORDANCE WITH CITY AND COUNTY OF DENVER STANDARDS. ABSOLUTELY NO PORTION OF ANY OLD/CUTOFF BUILDING SEWER LINE OR SEWER TAP WHICH SERVED ANY BUILDING ON THIS SITE WILL BE ALLOWED TO BE REUSED.

UTILITY NOTES:

1. THE BUILDING SEWER LINE SERVING THE EXISTING BUILDING TO BE DEMOLISHED OR MOVED MUST BE PROPERLY CUT-OFF, AND FINAL CUT-OFF INSPECTION APPROVED BY PWDES, PRIOR TO ISSUANCE OF A SEWER USE & DRAINAGE PERMIT FOR ANY BUILDING. CUT-OFF LOCATION MUST BE COORDINATED WITH PLUMBING INSPECTOR ON SITE. THE PROPERLY LICENSED PLUMBING OR SEWER CONTRACTOR AND THE LICENSED PLUMBING OR SEWER CONTRACTOR MUST CALL PWPO AT 303-446-3759 FOR A CUT-OFF INSPECTION WITH A VALID LICENSE NUMBER. NO LATER THAN 3:30 P.M. ON THE PREVIOUS BUSINESS DAY, TO SCHEDULE INSPECTIONS.
2. ABSOLUTELY NO PORTION OF ANY OLD/CUTOFF BUILDING SEWER LINE OR SEWER TAP WHICH SERVED ANY BUILDING ON THIS SITE WILL BE ALLOWED TO BE REUSED.
3. ALL WORK RELATED TO UTILITY POLES SHALL BE PERFORMED BY XCEL ENERGY. THE CONTRACTOR IS RESPONSIBLE FOR ALL XCEL EXPENSES RELATED TO UTILITY POLE RELOCATIONS OR UNDERGROUNDING DURING WORK.
4. THE CONTRACTOR SHALL CALL XCEL ENERGY'S BUILDERS CALL LINE, 1-800-628-2121, TO INITIATE PROCESS WITH XCEL ENERGY.

DENVER WATER (DW) STANDARD NOTES:

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW FOR REVIEW AND APPROVAL, SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED ON FIRE LINES, COMMERCIAL AND MULTI-FAMILY DWELLINGS.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT CHARGE CREDITS FOR TAP CUTS WILL BE ISSUED WITH DW POLICY.
8. WHEN A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN SEPARATE TAP, SERVICE LINE AND METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERVICES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.

UTILITY POLE NOTES:

1. ALL WORK RELATED TO UTILITY POLES SHALL BE PERFORMED BY XCEL ENERGY. THE CONTRACTOR IS RESPONSIBLE FOR ALL XCEL EXPENSES RELATED TO UTILITY POLE RELOCATIONS OR UNDERGROUNDING DURING WORK.
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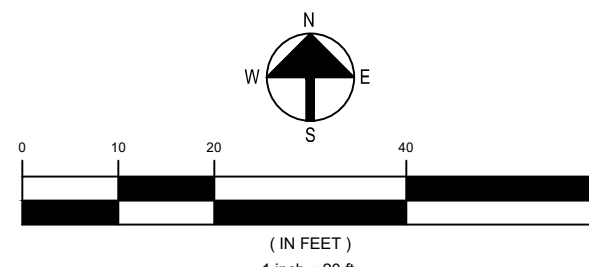
UTILITY GENERAL NOTES:

1. NEAREST FIRE HYDRANT IS THE PROPOSED FIRE HYDRANT LOCATED AT THE NORTH END OF THE PROPOSED DEVELOPMENT.

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED CONCRETE
	EXISTING CONCRETE
	EXISTING CURB INLET
	PROPOSED CURB INLET
	PROPOSED AREA INLET
	EXST. STORM SEWER PIPE
	STORM SEWER PIPE
	STORM SEWER MANHOLE
	FIRE HYDRANT
	EXST. SANITARY SEWER
	SANITARY SEWER
	PROP. SAN SEWER MH
	EXST. SAN SEWER MH
	EXISTING WATER LINE
	PROPOSED WATER LINE
	WATER VALVE

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5320 GROVE ST.
PRELIMINARY EROSION AND SEDIMENT CONTROL PLANS
A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 5320 GROVE ST. DENVER, CO 80221)

Adams County Erosion Control Plan - General Notes:

- All construction projects, regardless of the size, shall install, maintain and repair stormwater pollution control measures (CMs) to effectively minimize erosion, sediment transport, and the release of pollutants related to construction activity. CMs example include: sediment control logs (SCL), silt fence (SF), dikes/swales, sediment traps (ST), inlet protection (IP), outlet protection (OP), check dams (CD), sediment basins (SB), temporary/permanent seeding and mulching (MU), soil roughening, maintaining existing vegetation and protection of trees. CMs must be selected, designed, adequately sized, installed and maintained in accordance with good engineering, hydrologic and pollution control practices. CMs/BMPs installation and maintenance details shall conform to Urban Drainage Flood Control Criteria Manual Volume 3, or the Colorado Department of Transportation (CDOT) Item Code Book. CMs must filter, settle, contain or strain pollutants from stormwater flows in order to prevent bypass of flows without treatment. CMs must be appropriate to treat the runoff from the amount of disturbed area, the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow). CMs/BMPs shall be specified in the SWMP (if applicable), and the locations shown on the EC Plan.
- Prior to construction, projects disturbing 1 or more acres of land, or any project belonging to a common plan of development disturb 1 or more acres, must obtain:
 - A General Permit for Stormwater Discharges associated with Construction Activities, from the Colorado Department of Public Health and Environment, and
 - An Adams County Stormwater Quality Permit within the unincorporated Adams County MS4 Area.
- Permitted projects shall develop a Stormwater Management Plan (SWMP), aka Erosion and Sediment Control Plan (ESCP), in compliance with CDPHE minimum requirements. The approved SWMP, including Erosion Control Plan (Site Map), shall be kept on site and updated at all times. The Qualified Stormwater Manager is responsible for implementing the SWMP and CMs (aka BMPs) during construction.
- Permitted projects shall perform regular Stormwater Inspections every 7 calendar days; or every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface erosion. Inspection frequency can be reduced for Post-Storm Event inspections at Temporarily Idle Sites and also for Stormwater Inspections at Completed Sites waiting for final stabilization. Inspection reports must identify any incidents of non-compliance.
- Tracking of dirt onto paved public or private paved roads is not allowed. The use of dirt ramps to enter/exit from an unpaved into a paved area is prohibited. Vehicle tracking controls shall be implemented, otherwise entrance area must drain thru a CM towards the private site.
- Truck loads of fill material imported to or cut material exported from the site shall be properly covered to prevent loss of the material during transportation on public ROW. Haul routes must be permitted by the County. No material shall be transported to another site without applicable permits.
- Control measures designed for concrete washout waste must be implemented. This includes washout waste discharged to the ground and washout waste from concrete trucks and masonry operations.
- Temporary CMs/BMPs shall be removed after the site has reached final stabilization.
- Dewatering operations discharging off site into any waters conveyance systems including wetlands, irrigation ditches, canals, rivers, streams or storm sewer systems, require a State Construction Dewatering Permit.
- Permitted projects shall keep the CDPHE's Stormwater Discharge Permit, Stormwater Management Plan and inspection logs available on-site throughout the duration of the project, and for an additional 3 years after permit close-out.
- Permitted landowner and/or contractor shall close the State and City/County permit once final stabilization isreached. Stormwater inspections shall continue until Inactivation Notice is filed with CDPHE.

Performance Standard Notes:

- Stormwater runoff from disturbed areas must flow to at least one (1) CM to minimize sediment in the discharge. Do not allow sediment to leave the site. The best way to prevent sediment or pollutants from entering the storm sewer system is to stabilize the site as quickly as possible, preventing erosion and stopping sediment run-off at its source.
- Phase construction to minimize disturbed areas, including disturbance of steep slopes. (i.e. the entire project site should not be disturbed if construction will only be occurring in one particular section of the site).Limit soil exposure to the shortest possible period of time. Protect natural features and existing vegetation whenever possible. Removal of existing vegetation shall be limited to the area required for immediate construction operations. Maintain pre-existing vegetation (or equivalent CMs) for areas within 50 horizontal ft of receiving waters.
- Soil compaction must be minimized for areas where infiltration CMs will occur or where final stabilization will be achieved through vegetative cover.
- All soil imported to or exported from the site shall be properly covered to prevent the loss of material during transport.
- Dust emissions resulting from grading activities or wind shall be controlled.
- Install construction fence (orange) to protect wetlands and other sensitive areas and to prevent access, and to delineate the Limits of Construction. Do not use silt fence to protect wetlands since trenching may impact these areas.
- CMs intended to capture overland, low velocity sheet flow at a fairly level grade shall only be installed along contours.
- Install CMs, such as check dams, perpendicular to the concentrated flows to reduce flow velocity.
- Storm drain inlets within and adjacent to the construction site must be protected. Any ponding of stormwater around inlet protection must not cause excessive flooding or damage adjacent areas or structures.
- Install Vehicle Tracking Control (VTC) to enter/exit unpaved area. Do not use recycled crushed concrete or asphalt millings for vehicle tracking pads.
- Straw bales shall not be used for primary erosion or sediment control (i.e. straw bales may be used for reinforcement behind another BMP such as silt fence).
- Outlets systems (such as skimmer or perforated riser pipe) shall be installed to withdraw water from or near the surface level when discharging from basins. Water cannot drain from the bottom of the pond.
- Temporary stabilization must be implemented for earth disturbing activities on any portion of the site where land disturbing activities have permanently or temporarily ceased (for more than 14 calendar days). Temporary stabilization methods examples: tarps, soil tackifier, and hydroseed. Temporary stabilization requirement may exceed the 14-day schedule when either the function of the specific area requires it to remain disturbed, or, physical characteristics of the terrain and climate prevent stabilization as long as the constraints and alternative

- schedule is documented on the SWMP, and locations are identified on the EC Plan (site map).
- Runoff from stockpile area must be controlled. Soils that will be stockpiled for more than 30 days shall be protected from wind and water erosion within 14 days of stockpile construction. Install CMs/BMPs 5 ft away from the toe of the stockpile's slope.
 - Water use to clean concrete trucks shall be discharged into a concrete washout area (CWA). The predefined containment area must be identified with a sign, and shall allow the liquids to evaporate or dry out. CWA discharges that may reach groundwater must flow through soil that has buffering capacity prior to reaching groundwater. The concrete washout location shall be not be located in an area where shallow groundwater may be present and would result in buffering capacity not being adequate, such as near natural drainages, springs, or wetlands. In this case, a liner underneath is needed for areas with high groundwater levels. CWA shall not be placed in low areas, ditches or adjacent to state waters. Place CWA 50 ft away from state waters.
 - Waste, such as building materials, workers trash and construction debris, must be properly managed to prevent stormwater pollution.
 - Install stabilized staging area (SSA) to store materials, construction trailer, etc.
 - If conditions in the field warrant additional CMs/BMPs to the ones originally approved on the SWMP or EC Plan (civil drawing), the landowner or contractor shall implement measures determined necessary, as directed by the County.
 - Permanent CMs/BMPs for slopes, channels, ditches, or disturbed land area shall be performed immediately after final grading. Consider the use erosion control blankets on slopes 3:1 or steeper and areas with concentrated flows such as swales, long channels and roadside ditches.
 - The discharge of sanitary waste into the storm sewer system is prohibited. Portable toilets must be provided, secured and placed on permeable surfaces, away from the curbside, storm inlets and/or drainage ways.
 - Remove temporary CMs/BMPs once final stabilization is reached, unless otherwise authorized.
 - Final stabilization must be implemented. Final stabilization is reached when all soil disturbing activities have been completed, and either a uniform vegetative cover has been established with an individual plant density of at least 70% of pre-disturbance levels, or equivalent permanent alternative method has been implemented.
 - Provide spill prevention and containment measures for construction materials, waste and fuel storage areas. Bulk storage (55 gallons or greater) of petroleum products and liquid chemicals must have secondary containment, or equivalent protection, in order to contain spills and to prevent spilled material from entering state waters.
 - Report spills or releases of chemical, oil, petroleum product, sewage, etc., which may reach the storm sewer or enter state waters within 24-hours from time of discovery. Guidance available at www.cdphe.state.co.us/emp/spillsandreleased.htm. State of Colorado Spill-line: 1-877-518-5608. Adams County Stormwater Hotline: 720-523-6400; Public Works 303-453-8787 and the Tri-County Health Department at 303-220-9200.

Maintenance Standard Notes:

- Maintain and repair CMs according to approved Erosion Control Plan (civil drawing) to assure they continue performing as originally intended.
- CMs/BMPs requiring maintenance or adjustment shall be repaired immediately after observation of the failingBMP.
- CMs shall be cleaned when sediment levels accumulate to half the design unless otherwise specified.
- SWMP and EC plan shall be continuously updated to reflect new or revised CMs/BMPs due to changes in design, construction, operation, or maintenance, to accurately reflect the actual field conditions. A notation shall be made in the SWMP, including date of changes in the field, identification of the CMs removed, modified or added, and the locations of those CMs. Updates must be made within 72 hours following the change.
- Maintain Vehicle Tracking Control (VTC), if sediment tracking occurs, clean-up immediately. Sweep by hand or the use street sweepers (with vacuum system). Flushing off paved surfaces with water is prohibited.
- CWA must be cleaned once waste accumulation reaches ⅔ of the wet storage capacity of the structure. Legally disposed of concrete waste. Do not bury on-site.
- Clean-up spills immediately after discovery, or contain until appropriate cleanup methods can be employed. Follow Manufacturer's recommended methods for spill cleanup, along with proper disposal methods. Records of spills, leaks, or overflows that result in discharge of pollutants must be documented and maintained.
- Remove sediment from storm sewer infrastructure (ponds, storm pipes, outlets, inlets, roadside ditches, etc.), and restore volume capacity upon completion of project or prior to initial acceptance of public improvements (if applicable). Do not flush sediment offsite, capture on site and disposed of at an approved location.



5320 GROVE ST
PRELIMINARY EROSION AND SEDIMENT CONTROL PLANS
ADDRESS: 5320 GROVE ST, DENVER, CO
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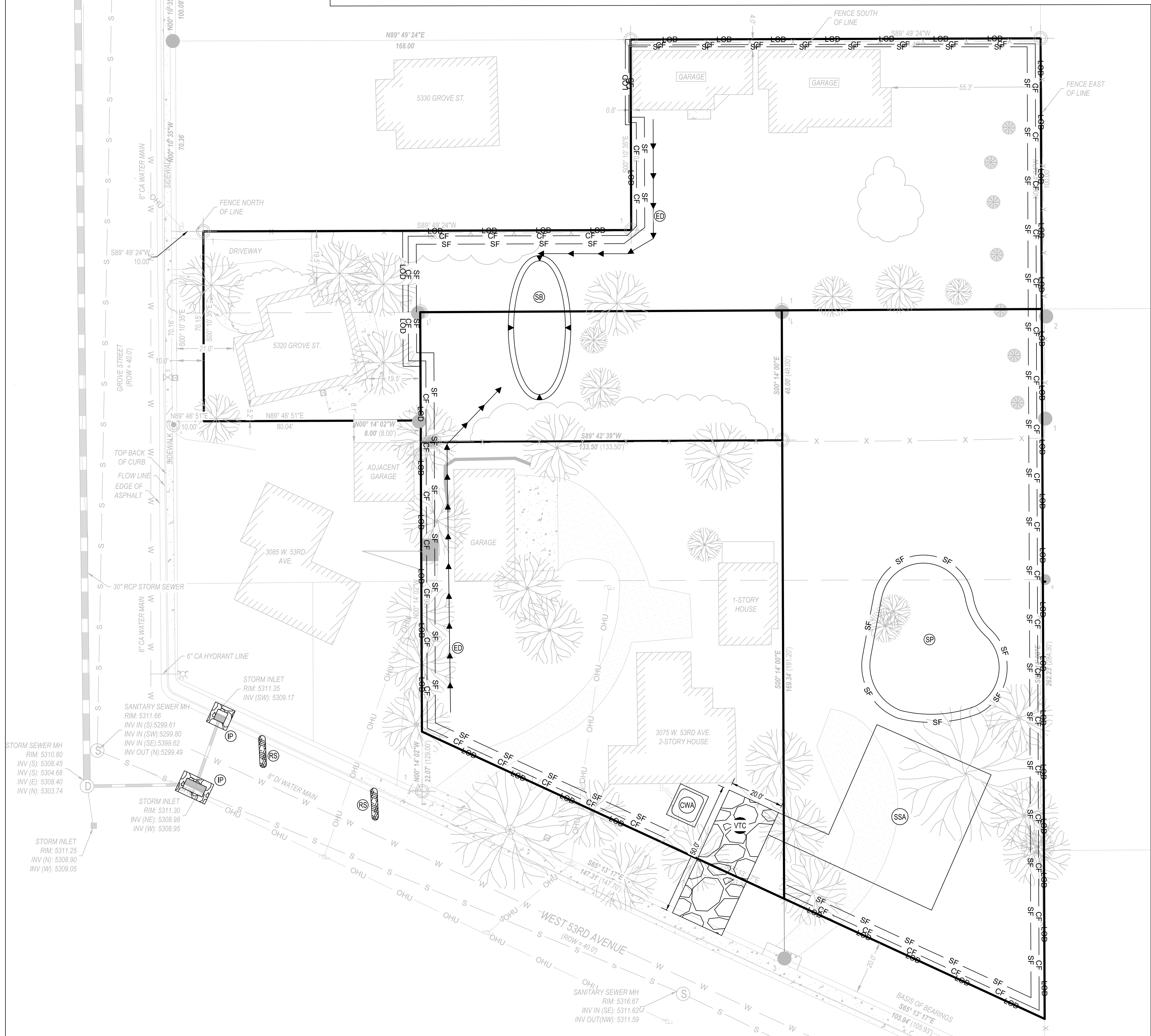
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GENERAL NOTES

5320 GROVE ST.

PRELIMINARY EROSION AND SEDIMENT CONTROL PLANS

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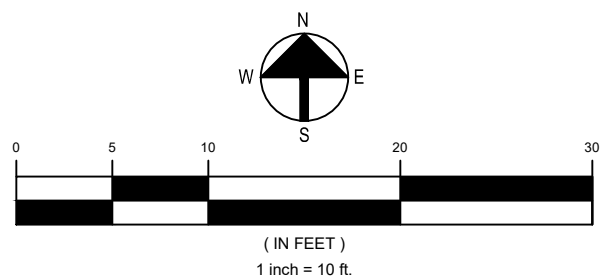
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 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH. BY ALTITUDE LAND CONSULTANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
 3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S65°13'17"E.
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 7. SITE ADDRESS IS: 5320 GROVE STREET - DENVER, CO 80221.
 8. **BENCHMARK:** ELEVATIONS ARE BASED ON ELEVATIONS ARE BASED ON DENVER BENCHMARK 157B, A BRASS CAP LOCATED AT THE SOUTHEAST CORNER OF 52ND AVENUE AND FEDERAL BOULEVARD ON THE BACK OF THE SIDEWALK. ELEVATION = 5360.23 (NAVD88).

- LEGAL NOTICE:**
1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	STOCKPILE AREA
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	STABILIZED STAGING AREA
	VEHICLE TRACKING CONTROL
	LIMITS OF DISTURBANCE
	CONSTRUCTION FENCE
	SILT FENCE
	EXISTING CONCRETE
	FIRE HYDRANT
	SANITARY MANHOLE
	ACCESSIBLE PARKING
	EXISTING AREA INLET
	EXISTING CURB INLET
	STORM MANHOLE
	EXST. STORM SEWER PIPE

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5320 GROVE ST

PRELIMINARY EROSION AND SEDIMENT CONTROL PLANS
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CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO

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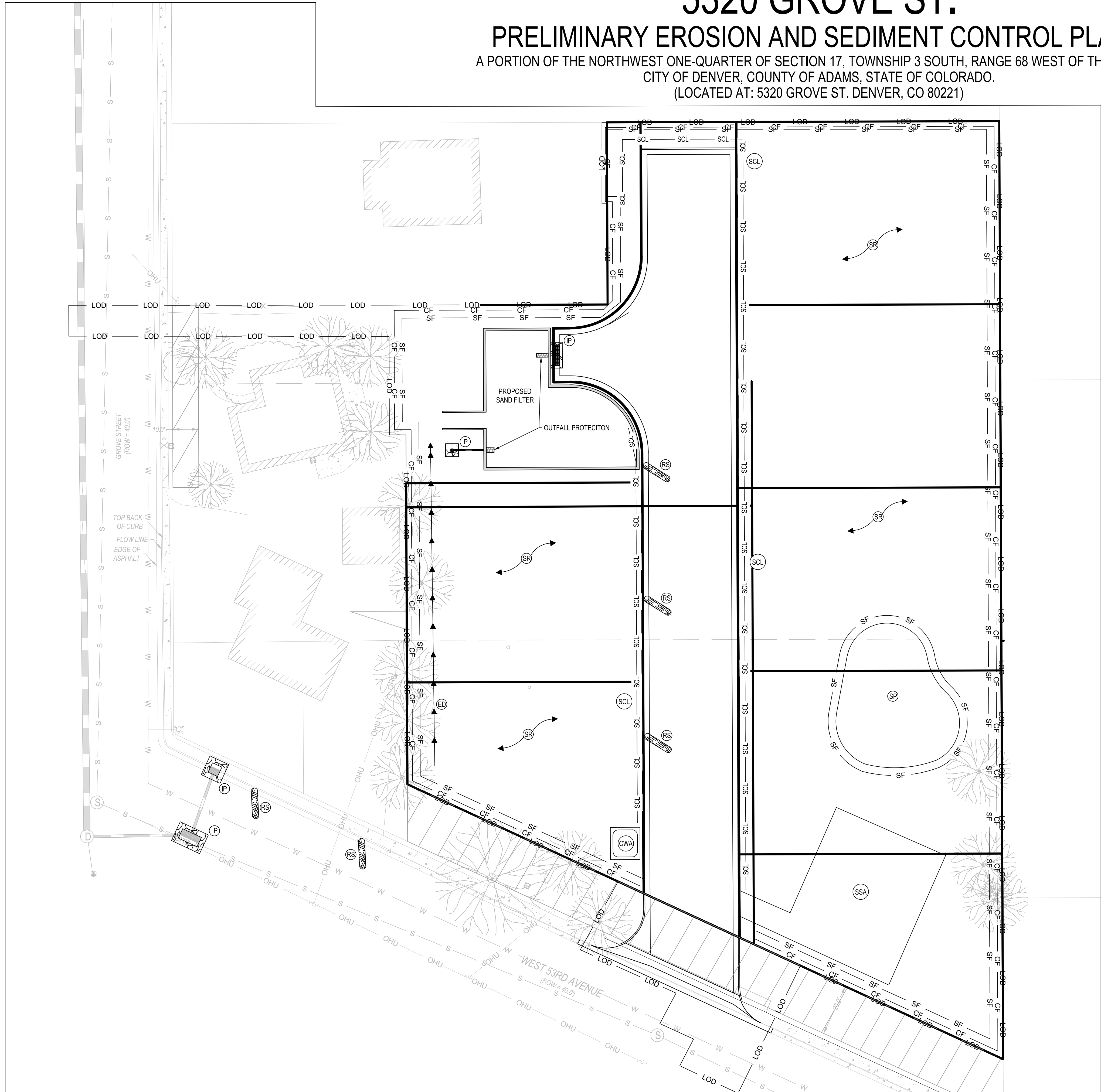
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INITIAL EROSION
CONTROL PLAN

SHEET 2 OF 6

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A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
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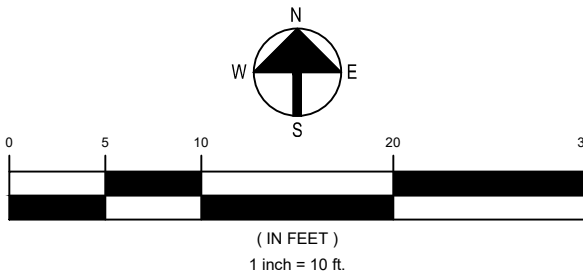
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LEGEND:

—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
SP	STOCKPILE AREA
CWA	CONCRETE WASHOUT AREA
IP	INLET PROTECTION
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL
SR	SURFACE ROUGHENING
SCL	SEDIMENT CONTROL LOG
LOD	LIMITS OF DISTURBANCE
CF	CONSTRUCTION FENCE
SF	SILT FENCE
	EXISTING CONCRETE
	FIRE HYDRANT
	SANITARY MANHOLE
	ACCESSIBLE PARKING
	EXISTING AREA INLET
	EXISTING CURB INLET
	STORM MANHOLE
	PROP. STORM SEWER PIPE
	EXST. STORM SEWER PIPE

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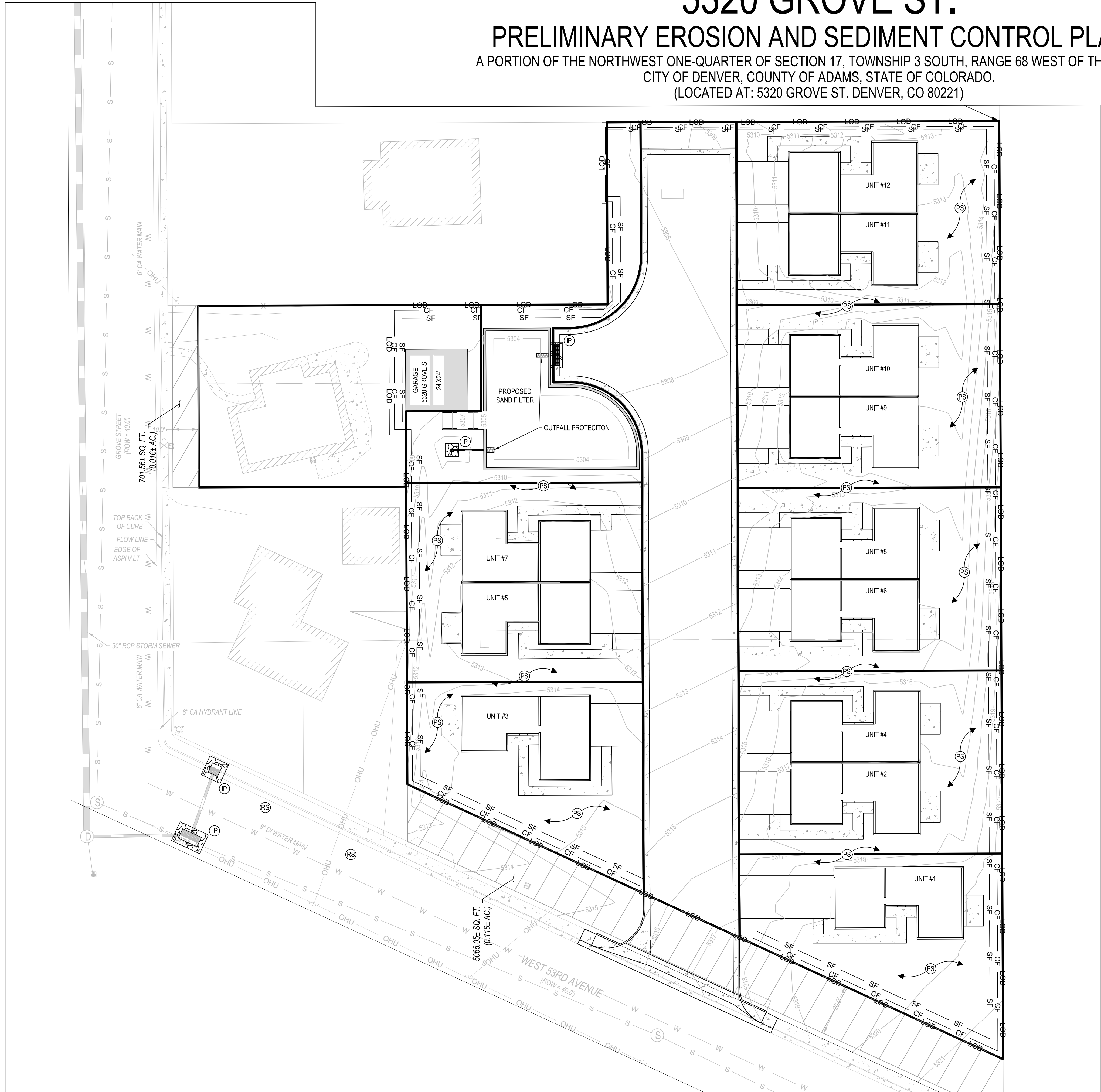
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INTERIM EROSION
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5320 GROVE ST.
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A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
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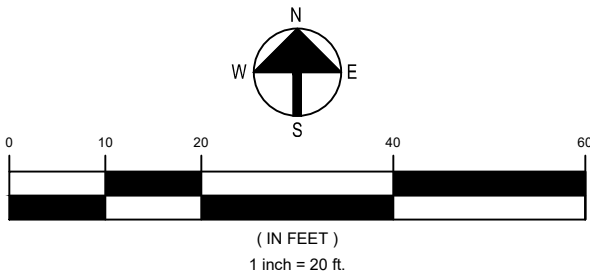
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CWA	CONCRETE WASHOUT AREA
IP	INLET PROTECTION
SSA	STABILIZED STAGING AREA
VTC	VEHICLE TRACKING CONTROL
LOD	LIMITS OF DISTURBANCE
CF	CONSTRUCTION FENCE
SF	SILT FENCE
—	EXISTING CONCRETE
⊗	FIRE HYDRANT
⊙	SANITARY MANHOLE
⊕	ACCESSIBLE PARKING
▨	EXISTING AREA INLET
▩	EXISTING CURB INLET
⊙	STORM MANHOLE
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FINAL EROSION
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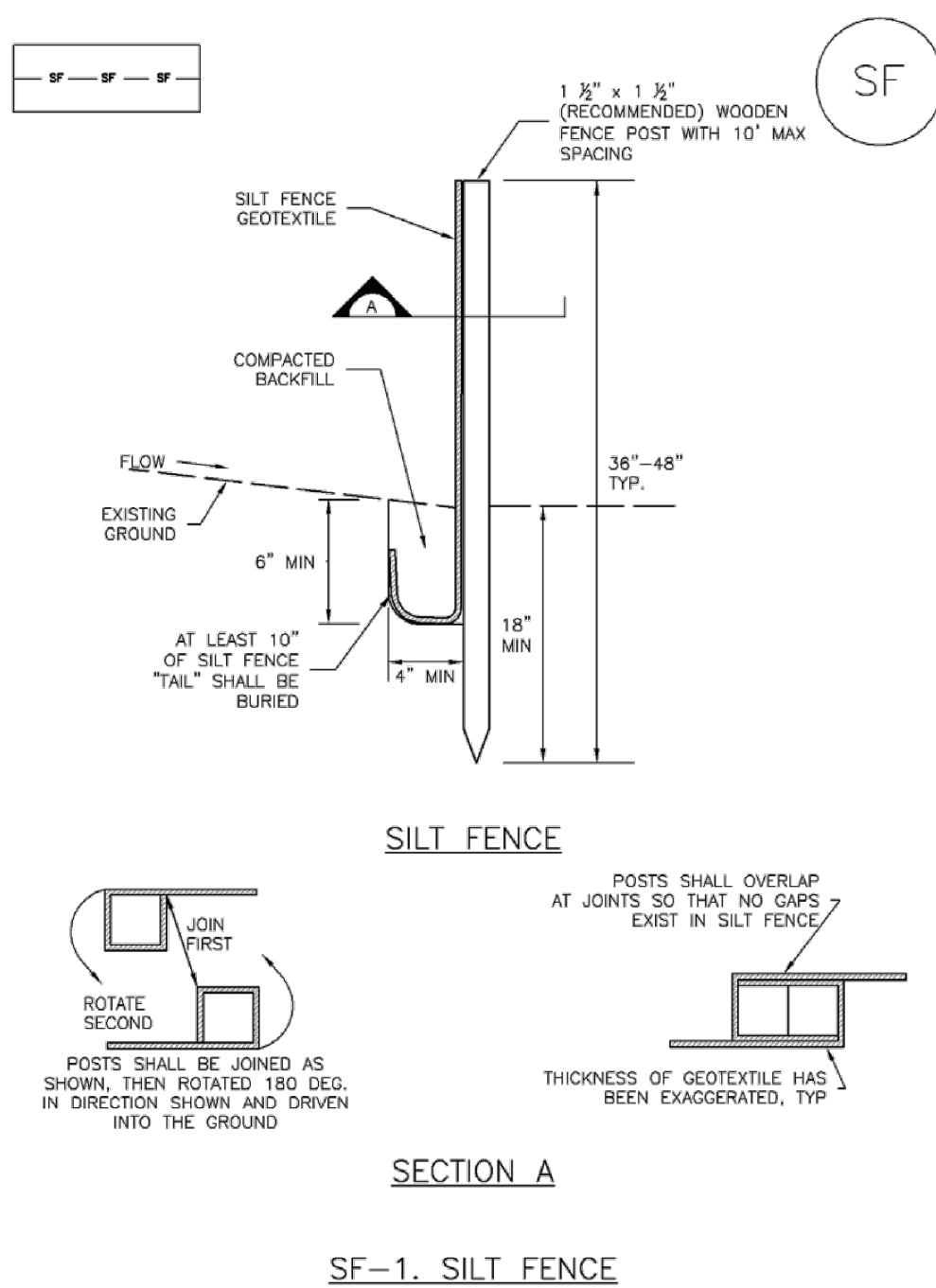
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Silt Fence (SF)

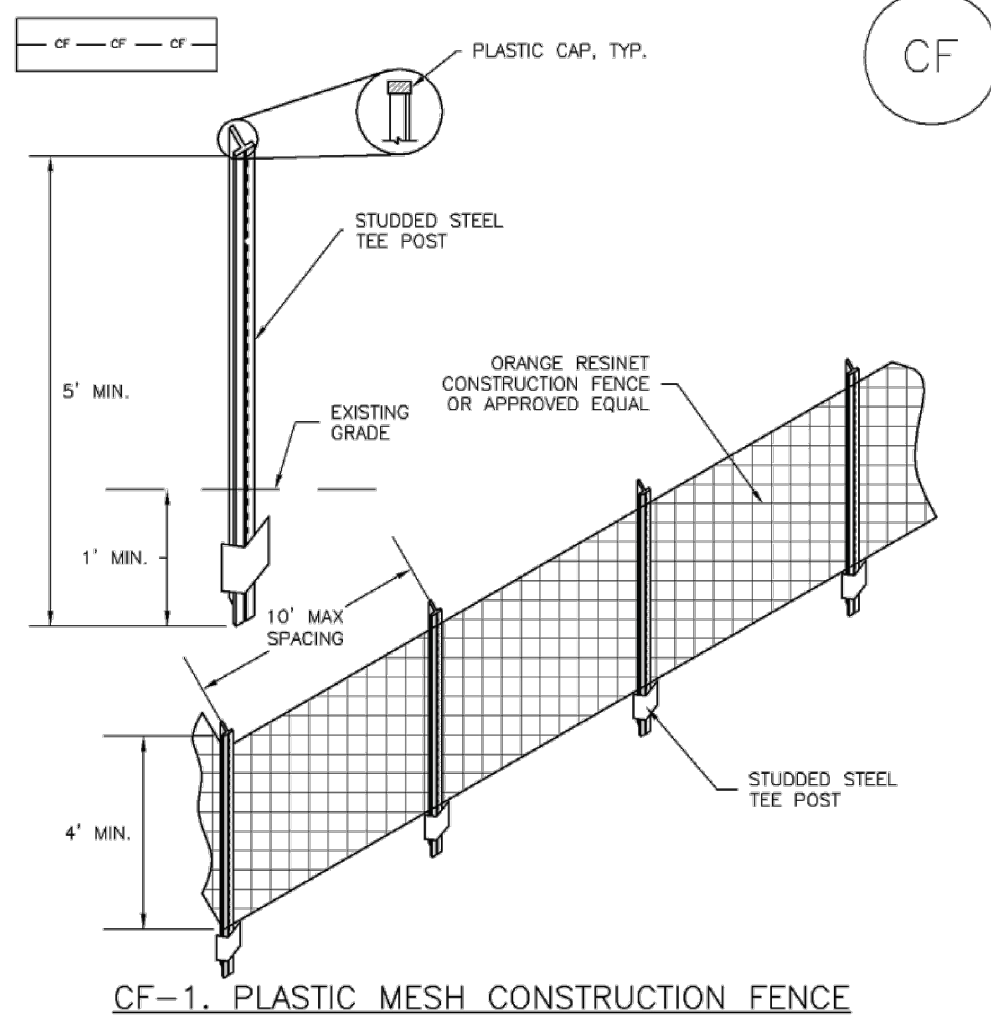
SC-1



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SM-3

Construction Fence (CF)

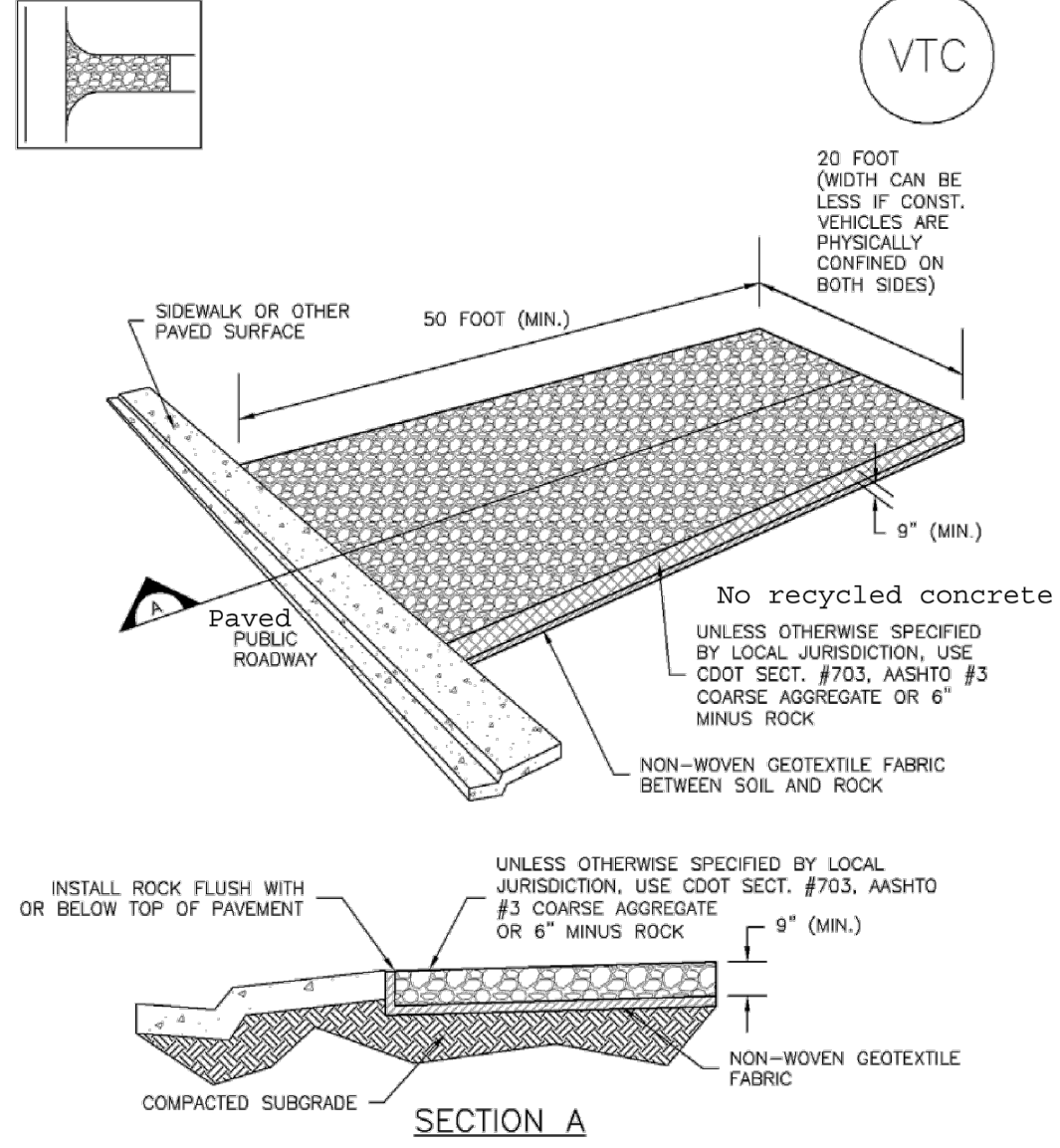


CF-1. PLASTIC MESH CONSTRUCTION FENCE
CONSTRUCTION FENCE INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
- LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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

Vehicle Tracking Control (VTC)

SM-4

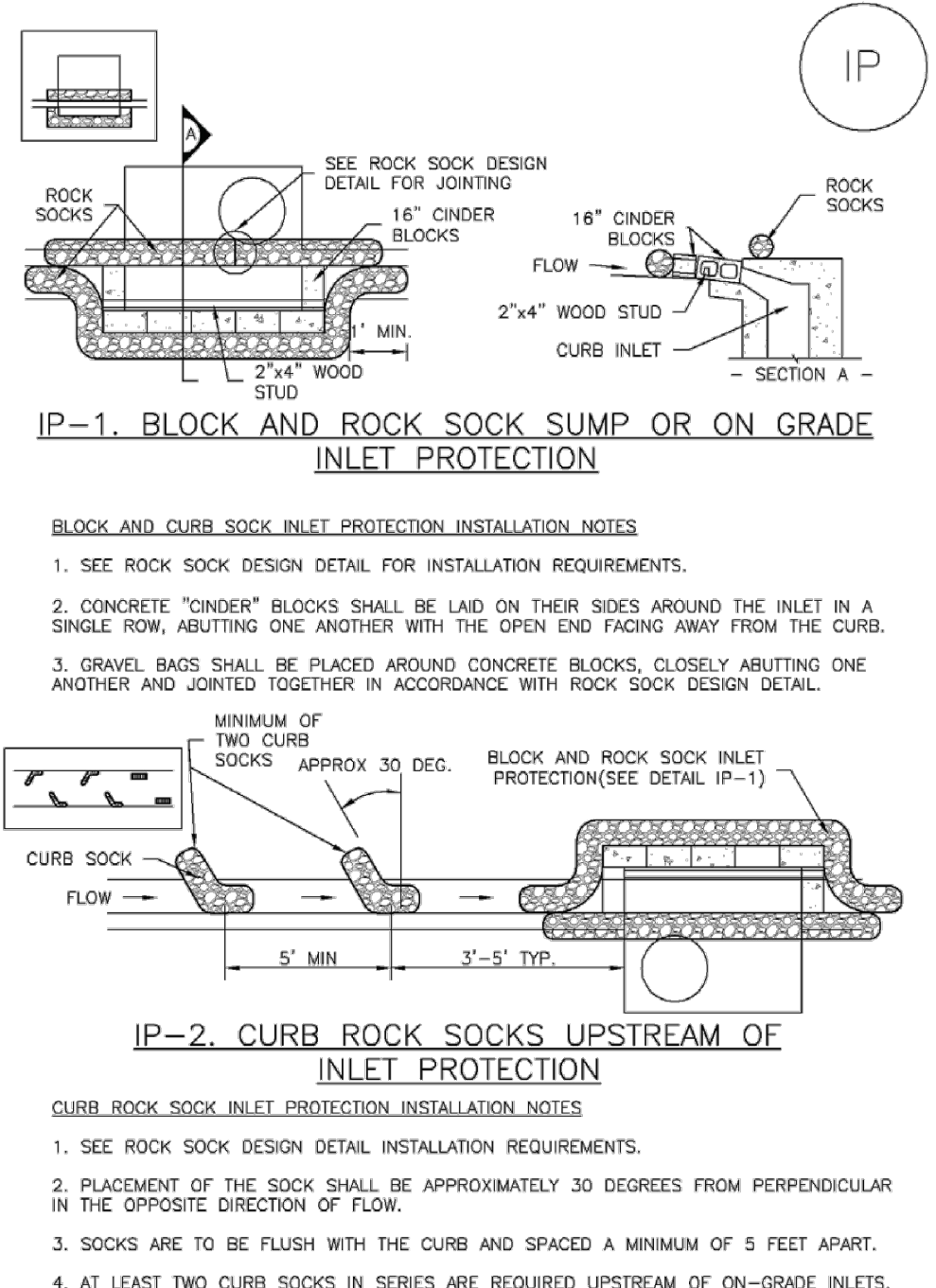


VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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SC-6

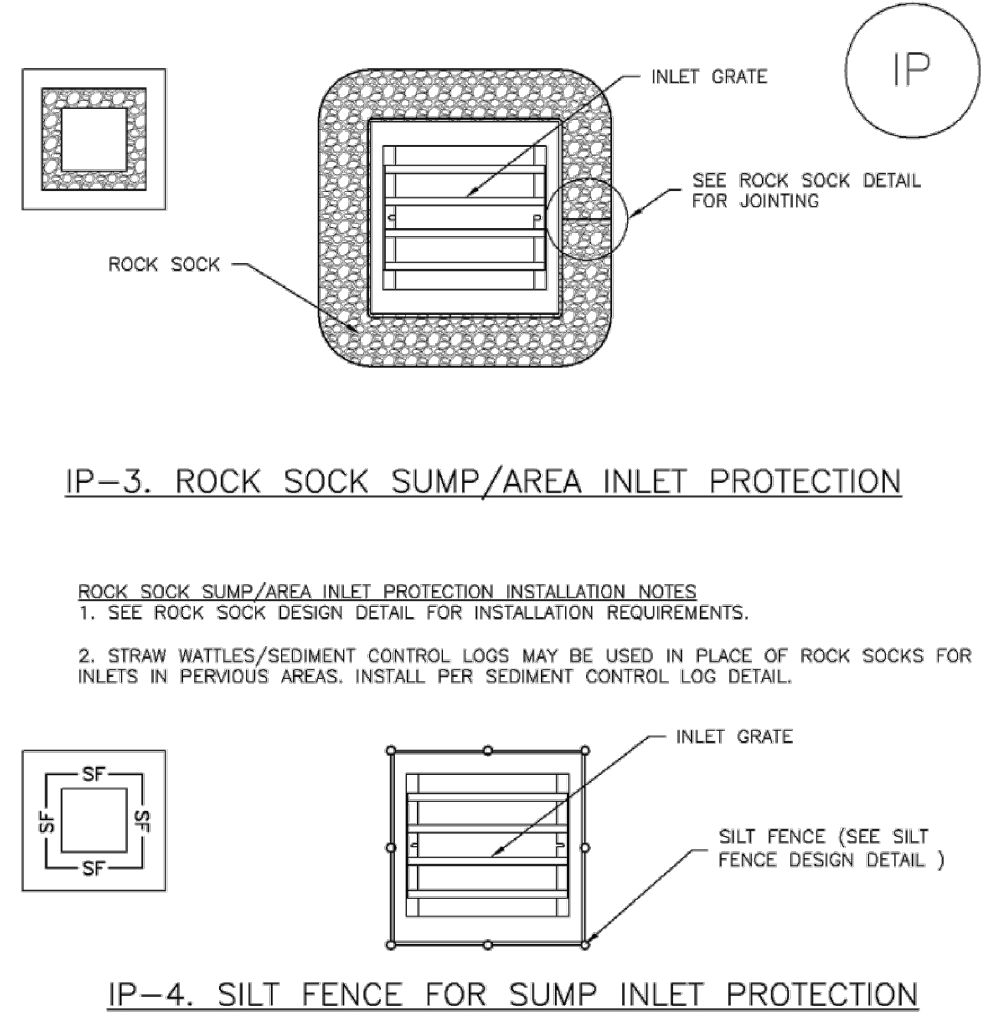
Inlet Protection (IP)



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

Inlet Protection (IP)

SC-6

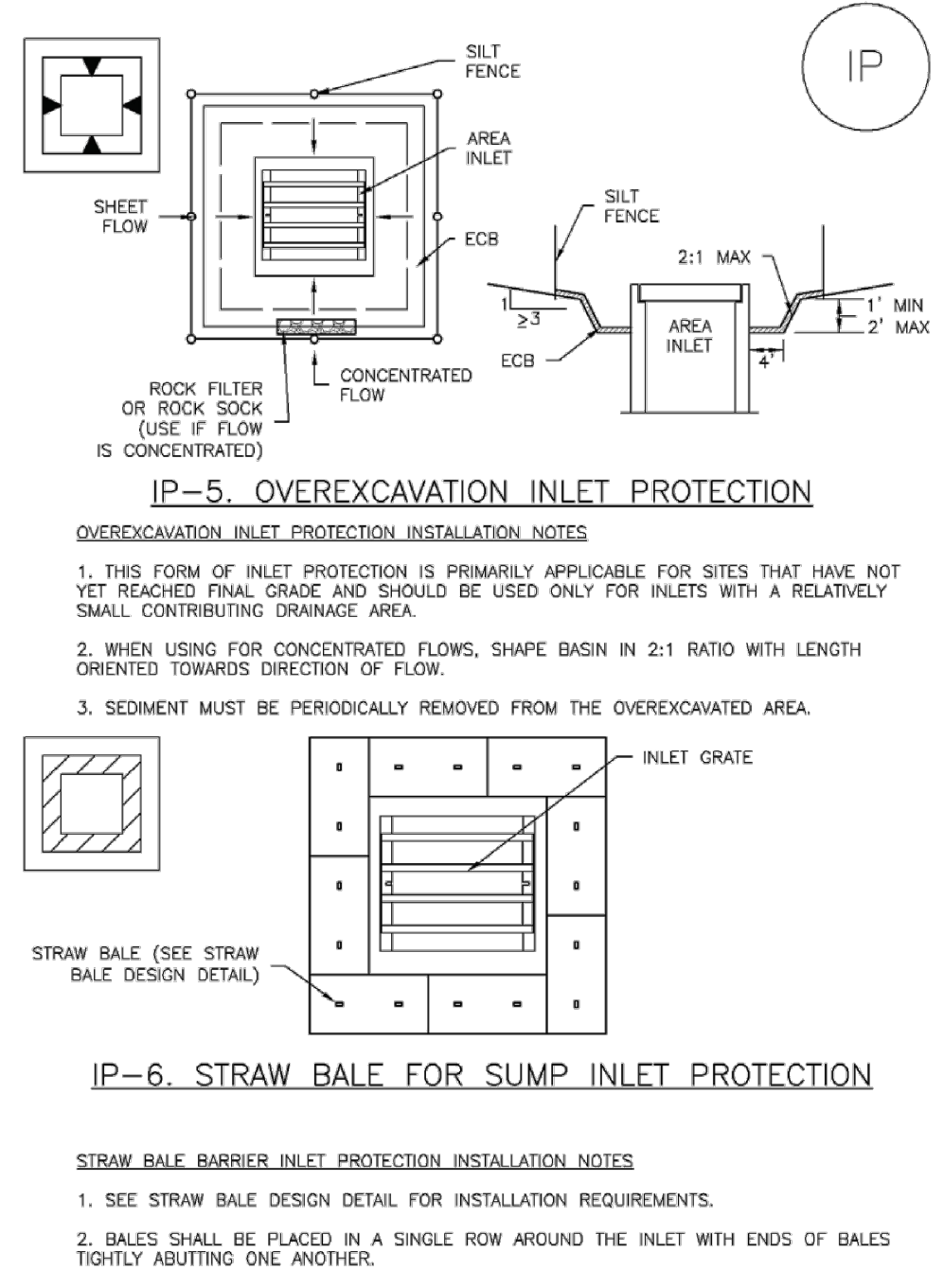


IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION
ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
IP-4. SILT FENCE FOR SUMP INLET PROTECTION
SILT FENCE INLET PROTECTION INSTALLATION NOTES
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

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SC-6

Inlet Protection (IP)



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

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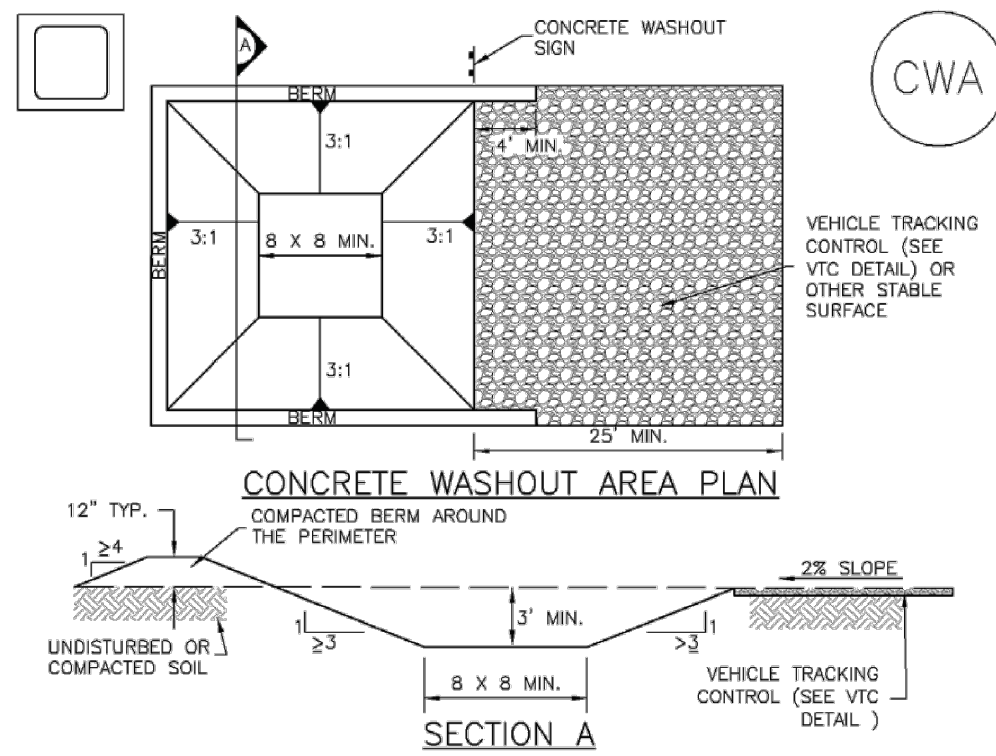
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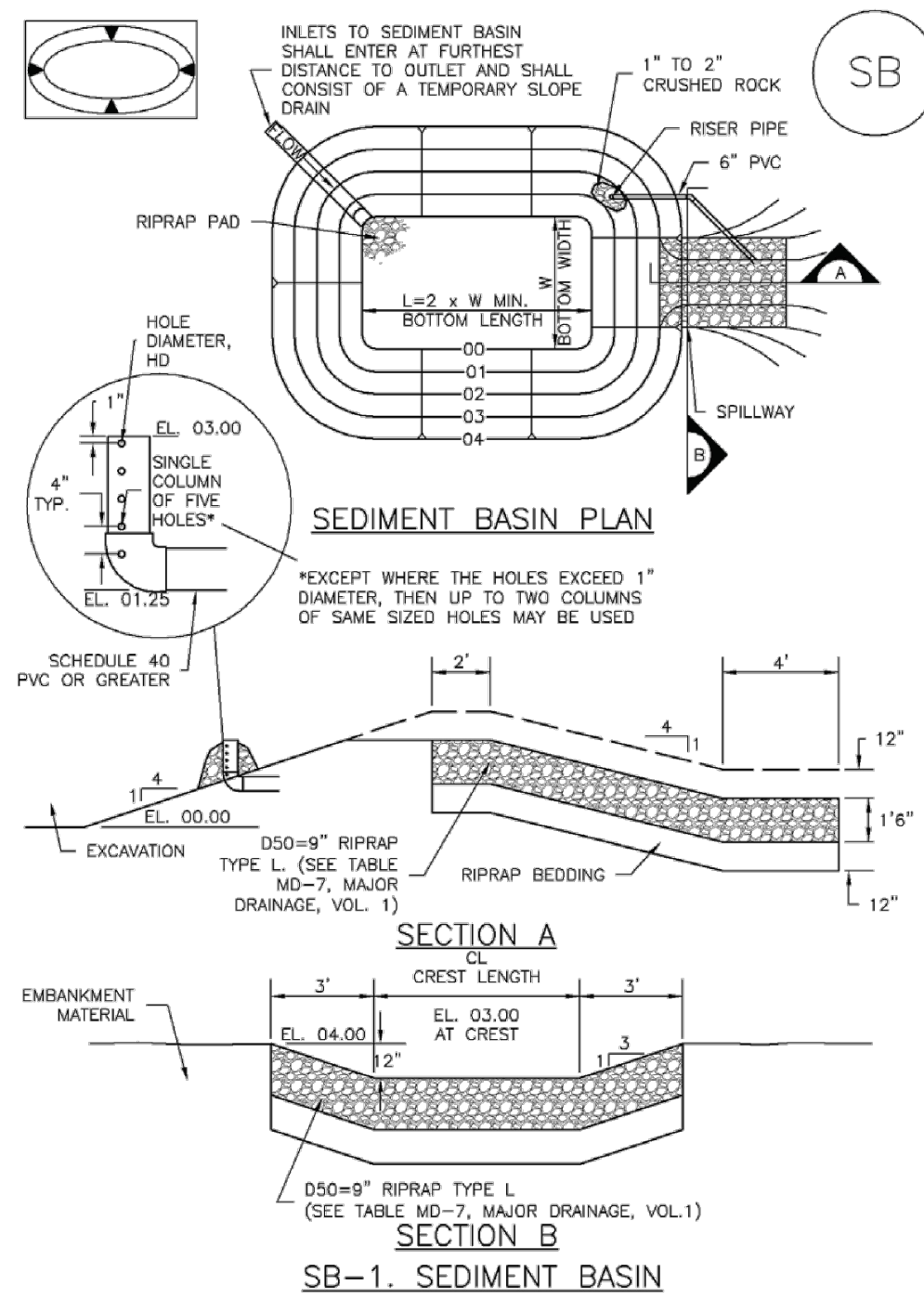
Concrete Washout Area (CWA) MM-1



- CWA-1. CONCRETE WASHOUT AREA**
- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

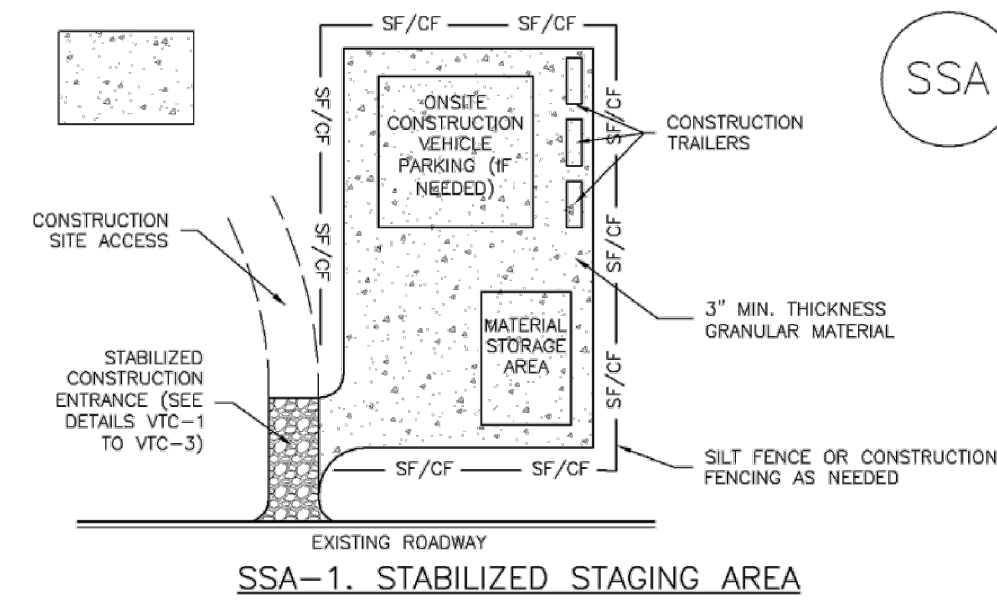
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Sediment Basin (SB) SC-7



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

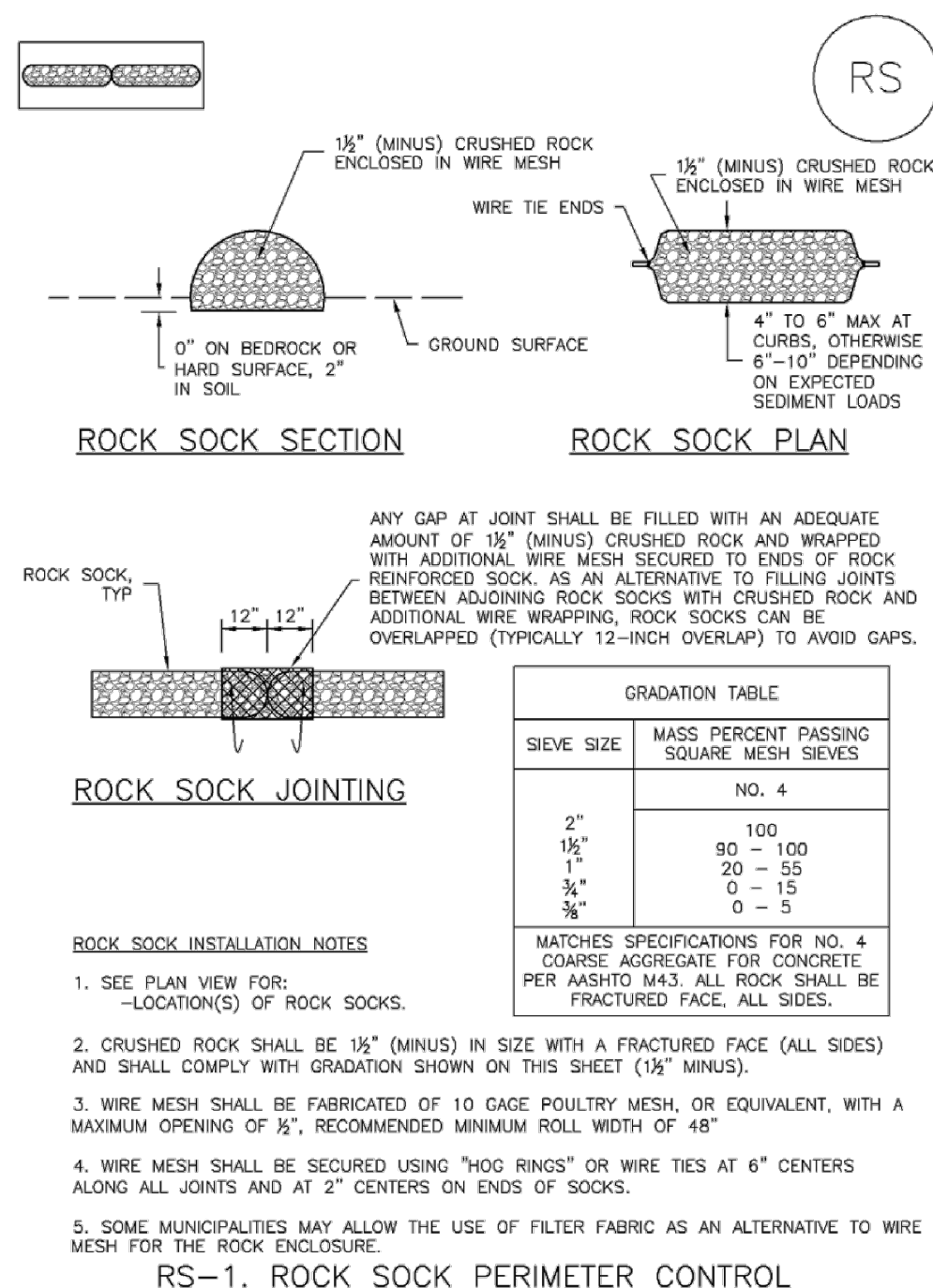
Stabilized Staging Area (SSA) SM-6



- SSA-1. STABILIZED STAGING AREA**
- STABILIZED STAGING AREA INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
 - STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
 - STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
 - THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
 - UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
 - ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.
- STABILIZED STAGING AREA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SURFACE BECOMES EXPOSED.

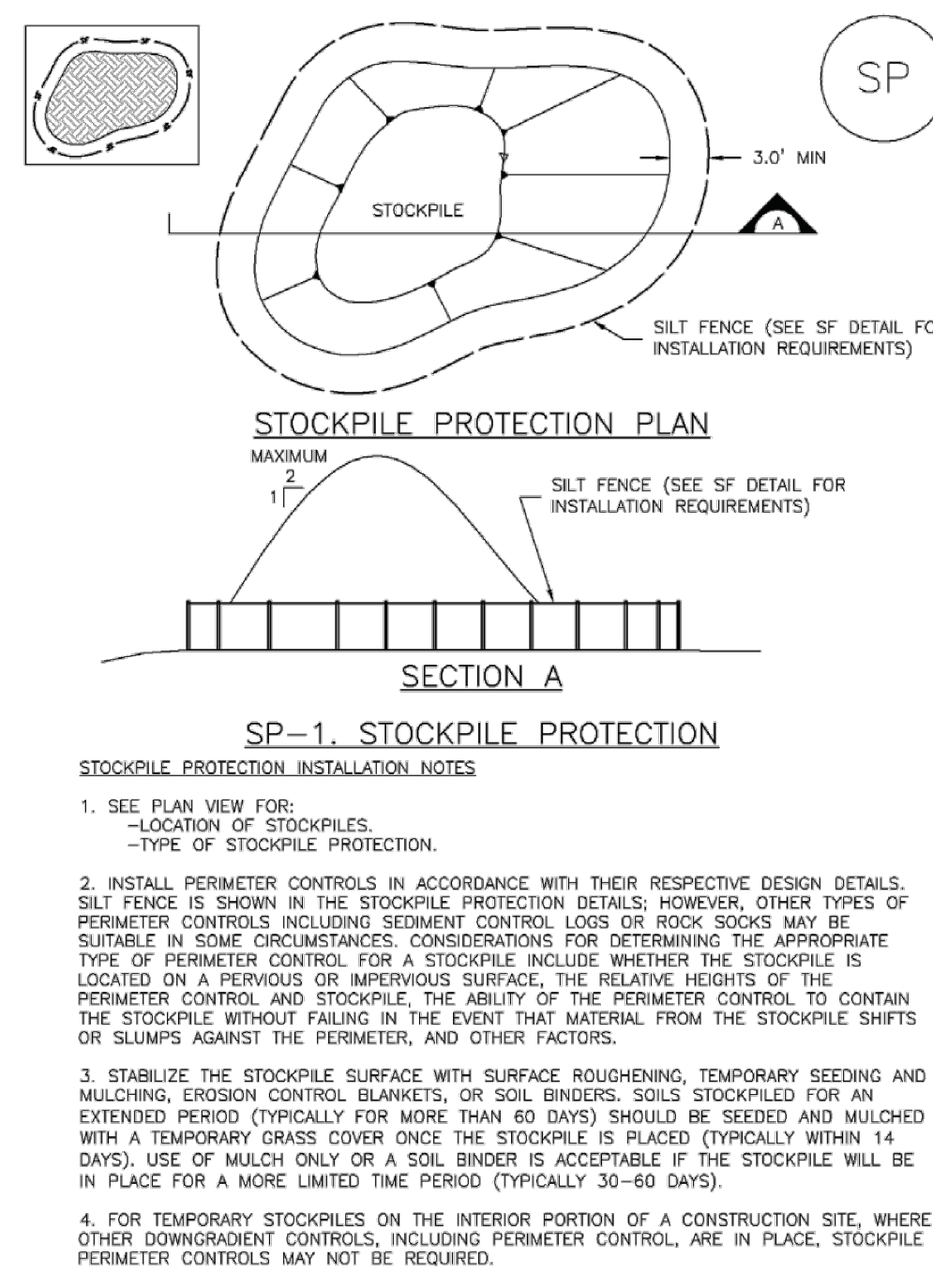
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SC-5 Rock Sock (RS)



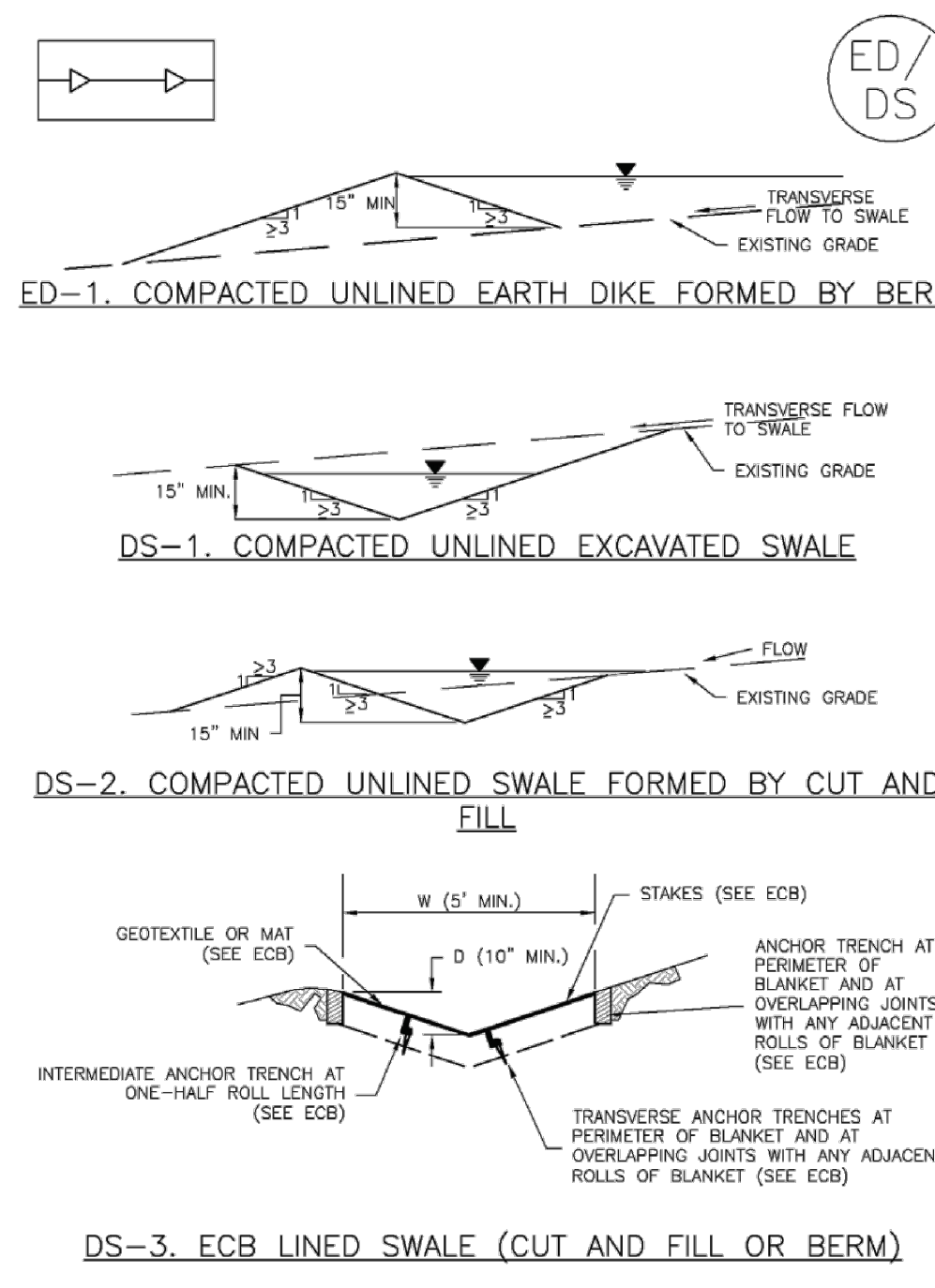
RS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

Stockpile Management (SP) MM-2



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

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



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DETAILS

SHEET 6 OF 6

3075 W. 53RD AVE MINOR SUBDIVISION

FIRE TRUCK TURNING EXHIBIT

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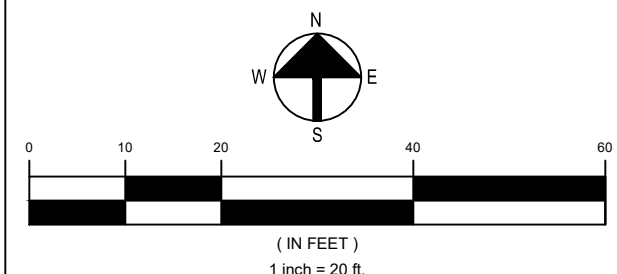
FIRE TRUCK
TURNING EXHIBIT

SHEET 1 OF 1

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CONCRETE
- EXISTING CONCRETE
- EXISTING FENCE
- PROP. FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROP. SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING TREE
- EXISTING STORM MANHOLE
- STORM MANHOLE
- COMBINATION INLET
- EXISTING COMBINATION INLET
- EXISTING GRATE INLET
- GRATE INLET
- RIPRAP
- EXISTING UTILITY POLE

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3075 W. 53RD AVE MINOR SUBDIVISION - FIRE TRUCK TURNING EXHIBIT

5320 GROVE STREET SUBDIVISION - PRELIMINARY PLAT

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SHEET 1 OF 2

PROPERTY DESCRIPTION:

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS,
CITY OF DENVER,
STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH ONE-QUARTER OF SECTION 17, T3S, R68W OF THE 6TH P.M.;
THENCE S10°52' 26"W A DISTANCE OF 1,758.38 FEET TO A POINT ON THE NORTH PROPERTY LINE, ALSO BEING THE POINT OF BEGINNING;
THENCE S00°14'04"E A DISTANCE OF 70.71 FEET, TO A POINT ON THE WEST PROPERTY LINE;
THENCE S00°14'02"E A DISTANCE OF 70.71 FEET, TO A POINT ON THE WEST PROPERTY LINE;
THENCE S00°14'00"E A DISTANCE OF 220.82 FEET, TO A POINT ON THE SOUTH PROPERTY LINE;
THENCE N65°13'17"W A DISTANCE OF 253.25 FEET TO A POINT ON THE SOUTH PROPERTY LINE;
THENCE N00°14'03"W A DISTANCE OF 61.63 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE N00°14'02"W A DISTANCE OF 53.30 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE S89°46'51"W A DISTANCE OF 80.04 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE N00°10'35"W A DISTANCE OF 70.15 FEET TO A POINT ON THE EAST PROPERTY LINE;
THENCE N89°49'24"E A DISTANCE OF 158.00 FEET TO A POINT ON THE NORTH PROPERTY LINE;
THENCE N00°10'35"W A DISTANCE OF 70.36 FEET TO A POINT ON THE NORTH PROPERTY LINE;
THENCE N89°49'24"E A DISTANCE OF 151.40 FEET TO A POINT ON THE NORTH PROPERTY LINE, ALSO KNOWN AS THE POINT OF BEGINNING;

CONTAINING 1.615 ACRES OR 70,350.38 SQUARE FEET OF LAND, MORE OR LESS.

OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT TOM SPAETH, BEING THE SOLE OWNER OF SAID TRACT OF LAND HAVE (HAS) BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THE 5380 GROVE STREET SUBDIVISION- PRELIMINARY PLAT.

DEDICATION STATEMENTS:

- THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT, AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/P.R 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 PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED BY THE GROVE STREET SUBDIVISION OWNER'S ASSOCIATION.

PURPOSE STATEMENT:

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO REPLAT THE EXISTING 5320 GROVE STREET LOT INTO EIGHT (8) LOTS AND TWO (2) TRACTS.

OWNER:

SIGNATURE

TOM SPAETH,

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS.

ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____
BY _____, AS _____
OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

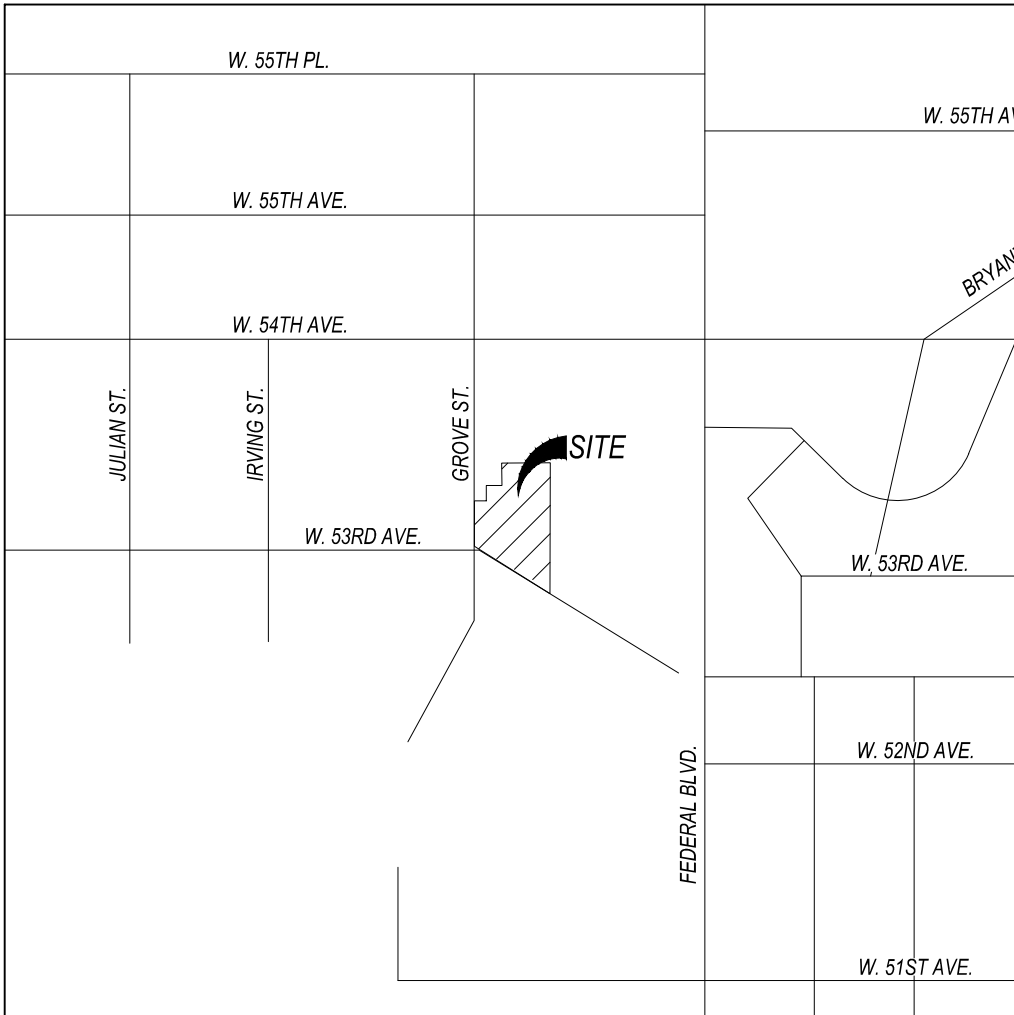
OWNERSHIP AND TITLE DEDICATION:

I, _____, A DULY AUTHORIZED OFFICE OF _____,
HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

AUTHORIZED OFFICIAL

DATE

TITLE COMPANY



VICINITY MAP:

SCALE 1" = 600'

SHEET INDEX

SHEET 1 OF 2 COVER SHEET
SHEET 2 OF 2 PLAN SHEET

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF PLOT 28 BETWEEN A FOUND #4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) LOCATED AT THE SOUTHWEST CORNER OF SAID PLOT 28 AND A FOUND #5 REBAR WITH NO CAP LOCATED AT THE SOUTHEAST CORNER OF SAID PLOT 28. ASSUMED TO BEAR S85°13'17"E.
- ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
- THIS PLAT WAS PREPARED IN OCTOBER 2021
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITH LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNERS TO GRANT PSCO AND EASEMENT ON ITS STANDARD FORM.
- 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.
- ACCESS RIGHT ACROSS THE RIGHT-OF-WAY LINE OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS IS RESTRICTED WHERE REQUIRED AS A PROVISION OF APPROVAL.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THE SUBJECT SITE IS LOCATED WITHIN ZONE 'X' (A MINIMAL FLOOD HAZARD), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 08001C0592H, MAP REVISED MARCH 5, 2007, PANEL 592 OF 1150.
- LOT OWNERS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL STORM DRAINAGE FACILITIES LOCATED ON RESPECTIVE LOT(S) INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS. THE GROVE STREET SUBDIVISION OWNER'S ASSOCIATIONS SHALL BE RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF STORM DRAINAGE FACILITIES ON PRIVATELY OWNED LOTS LOCATED WITHIN MAINTENANCE AND ACCESS EASEMENT(S) DEDICATED TO THE ASSOCIATION BY SEPARATE INSTRUMENTS. SHOULD A LOT OWNER, OR THE ASSOCIATION WHERE APPLICABLE, FAIL TO MAINTAIN SAID STORM DRAINAGE FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER UPON SAID LOT FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE OF THE STORM DRAINAGE FACILITIES.
- REFER TO THE OPERATION AND MAINTENANCE MANUAL RECORDED _____ AT RECEPTION NO. _____ FOR ADDITIONAL DRAINAGE GUIDELINES.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TOM SPAETH OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. TOM SPAETH HAS RELIED UPON ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2204-065, 2204-066, AND 2204-067, DATED APRIL 7, 2022, APRIL 7, 2022, AND APRIL 8, 2022, RESPECTIVELY, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE TITLE COMMITMENTS.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



KARL W. FRANKLIN,
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. #37969
FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

CLERK & RECORDER:

RECEPTION NO.

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

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



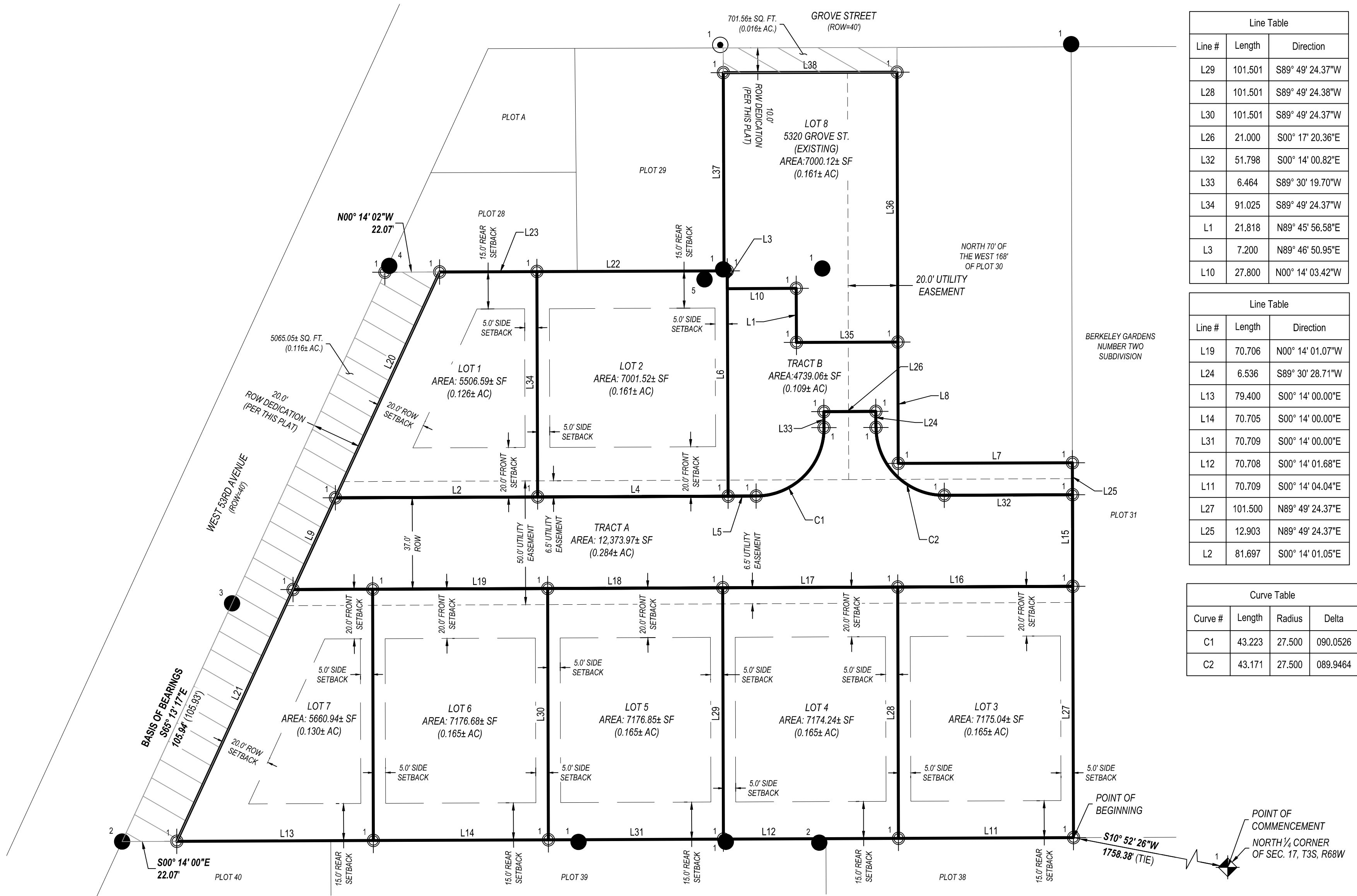
CIVIL | SURVEY | PLANNING | LANDSCAPE
3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudelandco.com
AltitudeLandCo.com

DATE: 12/14/2021
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

5320 GROVE STREET SUBDIVISION - PRELIMINARY PLAT

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2



Line Table		
Line #	Length	Direction
L29	101.501	S89° 49' 24.37"W
L28	101.501	S89° 49' 24.38"W
L30	101.501	S89° 49' 24.37"W
L26	21.000	S00° 17' 20.36"E
L32	51.798	S00° 14' 00.82"E
L33	6.464	S89° 30' 19.70"W
L34	91.025	S89° 49' 24.37"W
L1	21.818	N89° 45' 56.58"E
L3	7.200	N89° 46' 50.95"E
L10	27.800	N00° 14' 03.42"W

Line Table		
Line #	Length	Direction
L35	40.966	N00° 11' 34.69"W
L36	109.017	N89° 49' 24.37"E
L37	80.040	S89° 46' 50.95"W
L38	70.153	N00° 10' 34.73"W
L23	39.329	N00° 14' 02.60"W
L9	40.829	N65° 13' 17.14"W
L15	37.000	N89° 49' 24.37"E
L16	70.709	N00° 14' 00.93"W
L17	70.708	N00° 14' 01.12"W
L18	70.707	N00° 14' 00.97"W

Line Table		
Line #	Length	Direction
L19	70.706	N00° 14' 01.07"W
L24	6.536	S89° 30' 28.71"W
L13	79.400	S00° 14' 00.00"E
L14	70.705	S00° 14' 00.00"E
L31	70.709	S00° 14' 00.00"E
L12	70.708	S00° 14' 01.68"E
L11	70.709	S00° 14' 04.04"E
L27	101.500	N89° 49' 24.37"E
L25	12.903	N89° 49' 24.37"E
L2	81.697	S00° 14' 01.05"E

Line Table		
Line #	Length	Direction
L5	11.284	S00° 14' 01.05"E
L4	76.969	S00° 14' 01.05"E
L6	91.003	S89° 46' 50.95"W
L20	100.420	N65° 13' 17.14"W
L22	76.901	N00° 14' 02.36"W
L7	70.357	N00° 10' 34.73"W
L8	48.983	N89° 49' 24.37"E
L21	112.004	N65° 13' 17.14"W

Curve Table			
Curve #	Length	Radius	Delta
C1	43.223	27.500	090.0526
C2	43.171	27.500	089.9464

PARCEL TABLE			
LOT / TRACT	AREA (SQ. FT.)	AREA (ACRES)	LAND USE
LOT 1	5506.59	0.126	RESIDENTIAL
LOT 2	7001.52	0.161	RESIDENTIAL
LOT 3	7175.04	0.165	RESIDENTIAL
LOT 4	7174.24	0.165	RESIDENTIAL
LOT 5	7176.85	0.165	RESIDENTIAL
LOT 6	7176.68	0.165	RESIDENTIAL
LOT 7	5660.94	0.130	RESIDENTIAL
LOT 8	6800.32	0.156	RESIDENTIAL
TRACT A	12373.97	0.284	R.O.W.
TRACT B	4938.86	0.113	STORMWATER

RIGHT OF WAY		
LOCATION	AREA (SQ. FT.)	AREA (ACRES)
20' RIGHT OF WAY TO ADAMS COUNTY (WEST 53RD AVENUE)	5065.05	0.116
10' RIGHT OF WAY TO ADAMS COUNTY (GROVE STREET)	701.56	0.016

OWNERSHIP AND MAINTENANCE					
TRACT	AREA (ACRES)	OWNERSHIP	DEDICATION	MAINTENANCE	USE
TRACT A	0.113	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES
TRACT B	0.284	TOM SPAETH	HOA	HOA	DRAINAGE/UTILITIES

**HOA NAME: BRIGID LANE

LEGEND:

1. SET #5 REBAR WITH 1-1/2" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"

2. FOUND #5 REBAR WITH NO CAP

3. FOUND #5 REBAR WITH YELLOW PLASTIC CAP ILLEGIBLE

4. FOUND 1" PIPE

1. FOUND #3 REBAR WITH NO CAP

2. FOUND #5 REBAR WITH NO CAP

1. FOUND NAIL AND TAG ILLEGIBLE

PROPERTY LINE

ADJACENT PROPERTY LINE

EASEMENT

SETBACK LINE

DATE: 12/14/2021
JOB NO: 20-185

DRAWN BY: BCW
CHECKED BY: KWF

0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

ALTITUDE
CIVIL | SURVEY | PLANNING | LANDSCAPE

3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudelandco.com
AltitudeLandCo.com



To: Community and Economic Development – Adams County
From: Altitude Land Consultants, Inc
Date: May 9, 2022
Subject: 1st Preliminary Subdivision Submittal Comments

To Whom This May Concern,

Below you will find a point-by-point comment response in regard to the 3075 W. 53rd Ave Preliminary Subdivision comments:

Planning

Comment: The subject plat must include the existing single – family home at 5320 Grove Street on the plat as a lot

Response: The subject plat now includes the existing single-family home

Comment: Waivers: The requests must be applied for an approved at the time of the preliminary plat

Response: All waivers will be submitted within the same time frame as the 2nd plat submittal

Comment: The size of Lot 7 is proposed at 5,660sf which does not meet the min lot size of 7500 sf for a single family corner lot

Response: Lot size only needs to be 5500 sf

Comment: The width of Lot 2 is proposed at 65 lf, which does not meet the minimum lot width of 70 ft for a two family lot

Response: The lot width of Lot 2 has been adjusted to 76 lf

Comment: The PLD fees will be assessed at the time of the final plat

Response: Noted

Comment: Please see the attached comments from Adams County Fire Rescue District. The proposed turnaround must be built to fire department requirements

Response: The Turn around is built to their requirements

ROW Agent

Comment: Title Commitment must be submitted for review dated within 30 days of the application. None found in first submittal

Response: Title Commitment has been submitted for review

Comment: Cannot plat what you do not own

Response: Noted

Comment: Revise title to say “5320 Grove St Subdivision Preliminary Plat”

Response: Title has been revised as requested

Denver Office:
3461 Ringsby Court, #125
Denver, CO 80216
720.413.9691

Colorado Springs Office:
2727 N. Cascade Avenue, #160
Colorado Springs, CO 80907
719.231.3959



Comment: Provide Correct Ownership and Dedication statement

Response: Correct statement has been provided

Comment: If individual executing the plat does not have fee simple ownership of all lots being vacated, need to revise statement to same as it is not a true statement

Response: Owner has fee simple interest

Comment: Remove redundant legal description

Response: Redundant legal has been removed

Comment: Add case number to all sheets in upper right-hand corner

Response: Case number has been added to all sheets

Comment: Need to correct dedication statement to include the Tracts as laid out

Response: The dedication statement has been corrected to include the Tracts as laid out

Comment: Are you planning on an HOA owning and maintaining tracts? If so will need name of HOA as will be registered with the state

Response: The name of the HOA is Brigid Lane

Comment: Provide all the required notes

Response: All the required notes listed in the comments are now provided

Comment: Vicinity map needs to be revised to 1" = 600' to 1"=2000'

Response: The vicinity map has been revised

Comment: Provide Sheet index, Tract table provided ownership and maintenance responsibilities

Response: A sheet index, tract table, and responsibility table has been provided

Comment: If any lien holders, they will have to acknowledge the platting

Response: No lien holders

Comment: A title commitment company cannot dedicate or own anything on the plat and the required title commitment note should be added to the plat

Response: The title commitment note has been added to the plat

Comment: Need to provide Land Use table

Response: A land use table is now provided

Comment: Pending engineering review, if detention pond or drainage easement be required, these will be located within a tract

Response: Noted

Comment: Provide hash-marks or other delineating line work for ROW dedications and provide square footage and acreage of dedication area

Response: All ROW dedications are now delineated by a hatch and areas are called out

Comment: Provide information as to what the area with 5320 Grove Street is.

Response: Grove street is Lot 8 of the plat

Comment: Review all redline comments provided

Response: All redline comments have been reviewed

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Engineering

Comment: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required

Response: Noted

Comment: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000

Response: A SWMP plan has been prepared and the SWQ Permit process and State Permit process has started

Comment: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:

<http://www.adcogov.org/one-stop-customer-center>

Response: Noted. The applicant has submitted an Engineering Review application

Comment: The applicant has submitted preliminary construction drawings with the preliminary plat submittal. Adams County does not review preliminary construction plans. All construction documents must be complete, final and stamped and signed by an engineer licensed in Colorado. In addition, the review of construction documents is done with a separate application and case (an EGR case). The applicant must submit the construction documents and an EGR application to initiate the Engineering Review of construction documents

Response: The EGR as begun.

Comment: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of ensuring that the County's rural road cross section for collector roadway is complete and, any roadway improvements as required by the approved traffic impact study

Response: No roadway improvements are required per the traffic study

Comment: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements

Response: Noted

Comment: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept

Response: Noted

Comment: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk

Response: Noted

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Comment: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices

Response: the project reduces the stormwater impact by collecting, treating and infiltrating a large majority of the stormwater runoff onsite

Comment: The hammer head turnaround at the north end of the site does not appear to meet standard fire department requirements. The applicant shall be required to obtain approval of the hammerhead turnaround prior to scheduling of a BoCC hearings. The fire protection district for this area is the Adams County Fire Protection District

Response: the hammerhead turn meets requirements

Comment: The preliminary plans show a storm sewer connection being made to an existing pipe within Grove St. This pipe is currently beyond capacity and a connection will not be allowed to this pipe. A different outfall will need to be found

Response: The stormwater outfall has been removed. The project proposes to infiltrate all stormwater

Comment: The preliminary plans appear to show a sand filter to provide water quality, but no detention is shown. Detention will be required for this development

Response: The sand filter detains and infiltrates all the stormwater

Fire Department

Comment: An auto-turn path analysis shall be submitted with our fire apparatus specifications. Fire apparatus specifications have been attached to this letter

Response: A truck turnaround exhibit has been submitted with this plat

Comment: Proposed fire apparatus access road appears to be 32 feet wide. If the bldgs. Are over 30 feet in height, the min unobstructed road width is 26 feet, parking would only be allowed on one side of the street

Response: Noted

Comment: Dimensions for the alternative hammerhead must meet the min requirements as shown below

Response: Dimensions meet the minimum requirements and a truck turnaround has been submitted with this submittal

Comment: Minimum fire flow requirement will be 1,000 gpm, if duplexes are under 3,600 square feet

Response: Noted

Comment: Please show the distance between the 2 hydrants. The average spacing between the hydrants shall not exceed 500 feet

Response: The distance between the two hydrants is shown in the truck turn around

If there are any questions regarding this comment response, please feel free to contact Altitude Land Consultants directly at adam@altitudelandco.com or 720-840-2749

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Colorado Springs Office:
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AltitudeLandCo.com

2755 S. Locust St. Suite 255
Denver, CO 80222



Telephone: 303-558-6623
Facsimile: 720-465-6886
www.FirstAllianceTitle.com

File Info:
Property: 5320 Grove St, Denver, CO 80221
Closing Date:
File Number: 2204-065

Your Closing Team:

Thank you for trusting First Alliance Title with your transaction! We realize the importance of continuous communication to ensure a successful closing. Knowing this, we have assigned the following escrow team to assist you:

Escrow Closer

Vince Sergi
vince@firstalliancetitle.com
720.739.1882

Assistant

Jennifer Eaves
jennifer@firstalliancetitle.com

Please don't hesitate to call or email us at any time during your transaction.

Your Title Commitment:

The initial title commitment is attached for your review. The title commitment contains hyperlinks to supporting documentation.

If you have questions about how to review your title commitment, please visit this helpful article for assistance: [How To Read Your Title Commitment](#)

Wire Fraud Alert:

Do NOT rely upon emailed funding instructions. Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction. The criminals send emails that appear to come from legitimate parties to the transaction, like the mortgage broker, a real estate agent or the title company. These fraudulent emails request that you wire funds for the transaction, but the wire instructions contained in the emails divert funds to the criminal's bank account.

Buyers: Before you wire any funds to us, or any other party, personally call your Escrow Closer to confirm the instructions are legitimate. Don't rely on emailed wire instructions from any party to the transaction.

Sellers: If you want proceeds wired to your bank, bring the wire instructions to the closing. We do not accept emailed wire instructions.

To learn more on how to protect yourself against cyber-fraud visit: [Wire Fraud Protection](#)

Secure Portal:

If you need to send us a document containing private information, please call our closing team so that we may send you a link for secure document upload.



ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

Alliant National Title Insurance Company, a Colorado corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 120 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Alliant National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

First Alliance Title, LLC
2755 South Locust Street #255
Denver, CO 80222

Gregory C. Parham,
Authorized Agent/Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By:  President
Attest:  Secretary

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AMERICAN
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ASSOCIATION



ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

SCHEDULE A

1. Commitment Date: April 7, 2022 at 12:00 AM
2. Policy (or Policies) to be issued:
 - a. Loan Policy **ALTA Short Form (12/3/12)** Policy Amount TBD
Proposed Insured: TBD
 - b. Owner's Policy **ALTA (06/17/06)** Policy Amount TBD
Proposed Insured: TBD
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by [Jerome M Gerk](#).
4. The land referred to in the Commitment is described as follows:

The North 40 feet of the West 90 feet of Plot 29 and all of Plot 30, except the North 70 feet of the West 168 feet of said Plot, Berkeley Gardens Number Two, County of Adams, State of Colorado.

Commonly known as:
5320 Grove St
Denver, CO 80221
APN # R0104986

First Alliance Title, LLC
2755 South Locust Street #255
Denver, CO 80222



Gregory C. Parham,
Authorized Agent/Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By:  President
Attest:  Secretary

ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

SCHEDULE B - SECTION I
REQUIREMENTS

The following are the requirements that must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

Special Warranty Deed from Jerome M Gerk to TBD.

Deed of Trust from TBD to Denver County Public Trustee , Trustee for TBD, securing the principal amount of \$0.00.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Payment of all taxes through and including those for the current year.

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

Requirements to provide owners' extended coverage (OEC) in the owner's policy to be issued:

Upon receipt by the company of a satisfactory final affidavit and agreement from the seller and proposed insured, exceptions 1 through 4 of the standard exceptions will be deleted. Any adverse matters disclosed by the final affidavit and agreement will be added as exceptions.

If First Alliance Title, LLC conducts the closing of the contemplated transactions and records the documents in connection therewith, exception no. 5 of the standard exceptions will be deleted.

Upon receipt of proof of payment of all prior years' taxes and assessments, exception no. 6 of the standard exceptions will be amended to read: *Taxes and assessments for the **current** and subsequent years.*

Note: items 1-3 of the standard exceptions are hereby deleted from the mortgagee's policy. Item 4 of the standard exceptions will be deleted upon receipt of a satisfactory lien affidavit signed by all parties at closing. Form 100 will be attached to the mortgagee's policy when issued.

Note: bundled loan premium rate includes: loan policy premium, included loan endorsement charges and tax certificate charge. (contact your escrow officer for the tax certificate)

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

**SCHEDULE B – SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien and right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon conveyed 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 of title to water, whether or not the matters excepted under (a), (b), or (c) are shown in the public records.
8. Any rights, easements, interests, claims or other matters which may exist by reason of or reflected by the Plat recorded 09/11/1918 at Reception No. [51024](#).

ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

DISCLOSURES

NOTE: Pursuant to C.R.S. §10-11-122, for each Commitment for an Owner's Policy of Title Insurance pertaining to the sale of residential real property, 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 or the County Treasurer's authorized agent unless the proposed insured provides written instructions to the contrary.
- C) 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.
- D) The company will not issue its policy of policies of title insurance contemplated by the commitment until it has been provided a Certificate of Taxes due from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

NOTE: Pursuant to C.R.S. §10-11-123, for each Commitment for an Owner's Policy of Title Insurance containing a mineral severance instrument exception or exceptions in Schedule B, Section 2, notice is hereby given that:

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

NOTE: Pursuant to Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that affirmative mechanic's lien protection for the prospective insured owner may be available 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 may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive appropriate affidavits indemnifying the Company against all unfilled mechanic's and materialmen's liens.
- D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary; or, at its option, the Company may refuse to delete the exception.

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 Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

NOTE: Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given of the availability of a Closing Protection Letter which may, upon request, be provided to certain parties to the transaction

NOTE: C.R.S. §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

ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

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ALLIANT NATIONAL TITLE INSURANCE COMPANY

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or filing information at the top margin of the document. Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

NOTE: Pursuant to C.R.S. §38-35-125(2), no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: If the transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. §39-22-604.5 (Nonresident withholding).

NOTE: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

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

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

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-065

Commitment No.: 2204-065

PRIVACY POLICY NOTICE

Purpose of Notice:

First Alliance Title, LLC and its underwriters (collectively referred to as "Us or We") respect the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us. We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes.

We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.

Revisions: First Alliance Privacy Notice (January 2015)

2755 S. Locust St. Suite 255
Denver, CO 80222



Telephone: 303-558-6623
Facsimile: 720-465-6886
www.FirstAllianceTitle.com

File Info: **Property:** 3075 W 53rd Ave, Denver, CO 80221
 Closing Date:
 File Number: 2204-066

Your Closing Team:

Thank you for trusting First Alliance Title with your transaction! We realize the importance of continuous communication to ensure a successful closing. Knowing this, we have assigned the following escrow team to assist you:

Escrow Closer

Vince Sergi
vince@firstalliancetitle.com
720.739.1882

Assistant

Jennifer Eaves
jennifer@firstalliancetitle.com

Please don't hesitate to call or email us at any time during your transaction.

Your Title Commitment:

The initial title commitment is attached for your review. The title commitment contains hyperlinks to supporting documentation.

If you have questions about how to review your title commitment, please visit this helpful article for assistance: [How To Read Your Title Commitment](#)

Wire Fraud Alert:

Do NOT rely upon emailed funding instructions. Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction. The criminals send emails that appear to come from legitimate parties to the transaction, like the mortgage broker, a real estate agent or the title company. These fraudulent emails request that you wire funds for the transaction, but the wire instructions contained in the emails divert funds to the criminal's bank account.

Buyers: Before you wire any funds to us, or any other party, personally call your Escrow Closer to confirm the instructions are legitimate. Don't rely on emailed wire instructions from any party to the transaction.

Sellers: If you want proceeds wired to your bank, bring the wire instructions to the closing. We do not accept emailed wire instructions.

To learn more on how to protect yourself against cyber-fraud visit: [Wire Fraud Protection](#)

Secure Portal:

If you need to send us a document containing private information, please call our closing team so that we may send you a link for secure document upload.



ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

Alliant National Title Insurance Company, a Colorado corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 120 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Alliant National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

First Alliance Title, LLC
2755 South Locust Street #255
Denver, CO 80222

Gregory C. Parham,
Authorized Agent/Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By:  President
Attest:  Secretary

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ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

SCHEDULE A

1. Commitment Date: April 7, 2022 at 12:00 AM
2. Policy (or Policies) to be issued:
 - a. Loan Policy **ALTA Short Form (12/3/12)** Policy Amount TBD
Proposed Insured: TBD
 - b. Owner's Policy **ALTA (06/17/06)** Policy Amount TBD
Proposed Insured: TBD
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by [Tom Spaeth](#).
4. The land referred to in the Commitment is described as follows:
SEE SCHEDULE C ATTACHED HERETO

Commonly known as:
3075 W 53rd Ave
Denver, CO 80221
APN # 1825-17-2-08-047

First Alliance Title, LLC
2755 South Locust Street #255
Denver, CO 80222



Gregory C. Parham,
Authorized Agent/Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By:  President
Attest:  Secretary

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements that must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

Special Warranty Deed from Tom Spaeth to TBD.

Deed of Trust from TBD to Denver County Public Trustee , Trustee for TBD, securing the principal amount of \$0.00.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Payment of all taxes through and including those for the current year.
- f. Release of Deed of Trust executed by Tom Spaeth for the benefit of Home Point Financial Corporation, recorded 03/26/21 at Reception No [2021000037340](#), Clerk and Recorder of Adams County, securing the principal sum of \$482,500.00.
- g. Owner and Contractor to execute company New Construction Affidavit pertaining to project completion and payment for work performed. Information to be provided to Title prior to close with Affidavit signed at close. Affidavit to include:
 - 1) Date of latest work performed
 - 2) List of any outstanding payments due and payable at close
 - 3) Information on any disbursements including whether disbursements were made in exchange for lien waivers
- h. Company to receive an Improvement Location Certificate certified to Alliant National Title Insurance Company. Company may take exception to matters disclosed therein.

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

Requirements to provide owners' extended coverage (OEC) in the owner's policy to be issued:

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

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ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

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Upon receipt by the company of a satisfactory final affidavit and agreement from the seller and proposed insured, exceptions 1 through 4 of the standard exceptions will be deleted. Any adverse matters disclosed by the final affidavit and agreement will be added as exceptions.

If First Alliance Title, LLC conducts the closing of the contemplated transactions and records the documents in connection therewith, exception no. 5 of the standard exceptions will be deleted.

Upon receipt of proof of payment of all prior years' taxes and assessments, exception no. 6 of the standard exceptions will be amended to read: *Taxes and assessments for the **current** and subsequent years.*

Note: items 1-3 of the standard exceptions are hereby deleted from the mortgagee's policy. Item 4 of the standard exceptions will be deleted upon receipt of a satisfactory lien affidavit signed by all parties at closing. Form 100 will be attached to the mortgagee's policy when issued.

Note: bundled loan premium rate includes: loan policy premium, included loan endorsement charges and tax certificate charge. (contact your escrow officer for the tax certificate)

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

**SCHEDULE B – SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien and right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon conveyed 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 of title to water, whether or not the matters excepted under (a), (b), or (c) are shown in the public records.
8. Any rights, easements, interests, claims or other matters which may exist by reason of or reflected by the Plat recorded 09/11/1918 in [Book 1 Page 56](#).
9. Rights of tenants in possession as tenants only under unrecorded leases.

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

SCHEDULE C

File No.: 2204-066

The land referred to in this Commitment is described as follows:

**PART OF PLOTS 28 AND 29, BERKELEY GARDENS NUMBER TWO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF PLOT 29 WHENCE THE NORTHEAST CORNER
THEREOF BEARS EAST 96.00 FEET;
THENCE SOUTH 0°14' EAST 239.2 FEET ON A LINE PARALLEL WITH THE EAST LINE OF PLOTS 29
AND 28 TO THE SOUTH LINE OF PLOT 28;
THENCE NORTH 64°58' WEST 147.7 FEET ALONG THE SOUTH LINE OF PLOT 28;
THENCE NORTH 177.0 FEET ON A LINE PARALLEL WITH THE WEST LINE OF PLOT 29 AND TO A
POINT ON THE NORTH LINE PLOT 29;
THENCE EAST 133.5 FEET ALONG THE NORTH LINE OF SAID PLOT TO THE POINT OF BEGINNING,
COUNTY OF ADAMS, STATE OF COLORADO.**

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

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ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

Commitment No.: 2204-066

DISCLOSURES

NOTE: Pursuant to C.R.S. §10-11-122, for each Commitment for an Owner's Policy of Title Insurance pertaining to the sale of residential real property, 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 or the County Treasurer's authorized agent unless the proposed insured provides written instructions to the contrary.
- C) 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.
- D) The company will not issue its policy of policies of title insurance contemplated by the commitment until it has been provided a Certificate of Taxes due from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

NOTE: Pursuant to C.R.S. §10-11-123, for each Commitment for an Owner's Policy of Title Insurance containing a mineral severance instrument exception or exceptions in Schedule B, Section 2, notice is hereby given that:

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

NOTE: Pursuant to Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that affirmative mechanic's lien protection for the prospective insured owner may be available 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 may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive appropriate affidavits indemnifying the Company against all unfiled mechanic's and materialmen's liens.
- D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary; or, at its option, the Company may refuse to delete the exception.

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 Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

NOTE: Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given of the availability of a Closing Protection Letter which may, upon request, be provided to certain parties to the transaction

NOTE: C.R.S. §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

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

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or filing information at the top margin of the document. Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

NOTE: Pursuant to C.R.S. §38-35-125(2), no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: If the transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. §39-22-604.5 (Nonresident withholding).

NOTE: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

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

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

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

**ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE**

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ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-066

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PRIVACY POLICY NOTICE

Purpose of Notice:

First Alliance Title, LLC and its underwriters (collectively referred to as "Us or We") respect the privacy of our customers' personal information, so we want you to know the ways in which we may collect and use non-public personal information ("personal information"). Our practices and policies are set out in this notice.

Types of Information We May Collect:

In the course of our business, the types of personal information that we may collect about you include:

- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us. We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes.

We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.

Revisions: First Alliance Privacy Notice (January 2015)

2755 S. Locust St. Suite 255
Denver, CO 80222



Telephone: 303-558-6623
Facsimile: 720-465-6886
www.FirstAllianceTitle.com

File Info: **Property:** LOT - 3075 W 53rd Ave, Denver, CO 80221
 Closing Date:
 File Number: 2204-067

Your Closing Team:

Thank you for trusting First Alliance Title with your transaction! We realize the importance of continuous communication to ensure a successful closing. Knowing this, we have assigned the following escrow team to assist you:

Escrow Closer

Vince Sergi
vince@firstalliancetitle.com
720.739.1882

Assistant

Jennifer Eaves
jennifer@firstalliancetitle.com

Please don't hesitate to call or email us at any time during your transaction.

Your Title Commitment:

The initial title commitment is attached for your review. The title commitment contains hyperlinks to supporting documentation.

If you have questions about how to review your title commitment, please visit this helpful article for assistance: [How To Read Your Title Commitment](#)

Wire Fraud Alert:

Do NOT rely upon emailed funding instructions. Criminals/hackers are targeting email accounts of various parties involved in a real estate transaction. The criminals send emails that appear to come from legitimate parties to the transaction, like the mortgage broker, a real estate agent or the title company. These fraudulent emails request that you wire funds for the transaction, but the wire instructions contained in the emails divert funds to the criminal's bank account.

Buyers: Before you wire any funds to us, or any other party, personally call your Escrow Closer to confirm the instructions are legitimate. Don't rely on emailed wire instructions from any party to the transaction.

Sellers: If you want proceeds wired to your bank, bring the wire instructions to the closing. We do not accept emailed wire instructions.

To learn more on how to protect yourself against cyber-fraud visit: [Wire Fraud Protection](#)

Secure Portal:

If you need to send us a document containing private information, please call our closing team so that we may send you a link for secure document upload.



ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-067

Commitment No.: 2204-067

Alliant National Title Insurance Company, a Colorado corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 120 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Alliant National Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

First Alliance Title, LLC
2755 South Locust Street #255
Denver, CO 80222

Gregory C. Parham,
Authorized Agent/Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By:  President
Attest:  Secretary

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

ALLIANT NATIONAL TITLE INSURANCE COMPANY

File No.: 2204-067

Commitment No.: 2204-067

SCHEDULE A

1. Commitment Date: April 8, 2022 at 12:00 AM
2. Policy (or Policies) to be issued:
 - a. Loan Policy **ALTA Short Form (12/3/12)** Policy Amount TBD
Proposed Insured: TBD
 - b. Owner's Policy **ALTA (06/17/06)** Policy Amount TBD
Proposed Insured: TBD
3. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by [W 53rd LLC, a Colorado Limited Liability Company](#).
4. The land referred to in the Commitment is described as follows:

THE EAST 96 FEET OF PLOTS 28 AND 29, BERKELEY GARDENS NUMBER TWO, COUNTY OF ADAMS, STATE OF COLORADO.

Commonly known as:
LOT - 3075 W 53rd Ave
Denver, CO 80221
APN # 1825-17-2-08-009

First Alliance Title, LLC
2755 South Locust Street #255
Denver, CO 80222



Gregory C. Parham,
Authorized Agent/Officer

ALLIANT NATIONAL TITLE INSURANCE COMPANY



By:  President
Attest:  Secretary

**ALTA COMMITMENT FORM
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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following are the requirements that must be met:

- a. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded:

Special Warranty Deed from W 53rd LLC, a Colorado Limited Liability Company to TBD.

Deed of Trust from TBD to Denver County Public Trustee , Trustee for TBD, securing the principal amount of \$0.00.
- d. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- e. Payment of all taxes through and including those for the current year.
- f. The requirements for a Colorado Limited Liability Company are as follows:
 - A. Certificate of Good Standing from the Colorado Secretary of State for W 53rd LLC, a Colorado LLC.
 - B. A copy of the Articles of Organization for W 53rd LLC, a Colorado LLC issued by the Colorado Secretary of State, or a certified copy thereof, to be submitted to the company for review.
 - C. A copy of a company resolution or operating agreement disclosing who can sign on behalf of the entity along with their title(s) within the entity.

Note: SOA for W 53rd LLC recorded 06/19/2020 at 2020000055735, Tom Spaeth, Managing Member as authorized to sign for the company . *An updated SOA may be required after review of the operating agreement.*
- g. Owner and Contractor to execute company New Construction Affidavit pertaining to project completion and payment for work performed. Information to be provided to Title prior to close with Affidavit signed at close. Affidavit to include:
 - 1) Date of latest work performed
 - 2) List of any outstanding payments due and payable at close
 - 3) Information on any disbursements including whether disbursements were made in exchange for lien waivers

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

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Requirements to provide owners' extended coverage (OEC) in the owner's policy to be issued:

Upon receipt by the company of a satisfactory final affidavit and agreement from the seller and proposed insured, exceptions 1 through 4 of the standard exceptions will be deleted. Any adverse matters disclosed by the final affidavit and agreement will be added as exceptions.

If First Alliance Title, LLC conducts the closing of the contemplated transactions and records the documents in connection therewith, exception no. 5 of the standard exceptions will be deleted.

Upon receipt of proof of payment of all prior years' taxes and assessments, exception no. 6 of the standard exceptions will be amended to read: *Taxes and assessments for the **current** and subsequent years.*

Note: items 1-3 of the standard exceptions are hereby deleted from the mortgagee's policy. Item 4 of the standard exceptions will be deleted upon receipt of a satisfactory lien affidavit signed by all parties at closing. Form 100 will be attached to the mortgagee's policy when issued.

Note: bundled loan premium rate includes: loan policy premium, included loan endorsement charges and tax certificate charge. (contact your escrow officer for the tax certificate)

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**SCHEDULE B – SECTION II
EXCEPTIONS**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien and right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon conveyed 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 of title to water, whether or not the matters excepted under (a), (b), or (c) are shown in the public records.
8. Any rights, easements, interests, claims or other matters which may exist by reason of or reflected by the Plat recorded 09/11/1918 in [Book 1 Page 56](#).
9. Rights of tenants in possession as tenants only under unrecorded leases.

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CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

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DISCLOSURES

NOTE: Pursuant to C.R.S. §10-11-122, for each Commitment for an Owner's Policy of Title Insurance pertaining to the sale of residential real property, 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 or the County Treasurer's authorized agent unless the proposed insured provides written instructions to the contrary.
- C) 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.
- D) The company will not issue its policy of policies of title insurance contemplated by the commitment until it has been provided a Certificate of Taxes due from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

NOTE: Pursuant to C.R.S. §10-11-123, for each Commitment for an Owner's Policy of Title Insurance containing a mineral severance instrument exception or exceptions in Schedule B, Section 2, notice is hereby given that:

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

NOTE: Pursuant to Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that affirmative mechanic's lien protection for the prospective insured owner may be available 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 may have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive appropriate affidavits indemnifying the Company against all unfilled mechanic's and materialmen's liens.
- D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary; or, at its option, the Company may refuse to delete the exception.

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 Colorado Division of Insurance Regulation 8-1-2, notice is hereby given that every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

NOTE: Pursuant to Colorado Division of Insurance Regulation 8-1-3, notice is hereby given of the availability of a Closing Protection Letter which may, upon request, be provided to certain parties to the transaction

NOTE: C.R.S. §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

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NOTE: Pursuant to C.R.S. §38-35-125(2), no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: If the transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. §39-22-604.5 (Nonresident withholding).

NOTE: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

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

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

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- Information we receive from you or your authorized representative on applications and forms, and in other communications to us;
- Information about your transactions with us, our affiliated companies, or others;
- Information from consumer or other reporting agencies.

Use and Disclosure of Information:

We use your information to provide the product or service you or your authorized agent have requested of us. We may disclose information to our affiliated companies and unrelated companies as necessary to service your transaction, to protect against fraudulent or criminal activities, when required to do so by law, and as otherwise permitted by law.

We do not share any personal information we collect from you with unrelated companies for their own use.

Protection of Your Personal Information:

We restrict access to personal information about you to those employees who need to know that information in order to provide products and services to you or for other legitimate business purposes.

We maintain physical, electronic and procedural safeguards to protect your personal information from unauthorized access or intrusion.

Changes:

This notice may be revised in accordance with applicable privacy laws.

Revisions: First Alliance Privacy Notice (January 2015)